



WARREN G. MAGNUSON PARK

Introduction

After 15 years, it is time to pause and **celebrate** how far we have come, and to make some decisions that will help us to move forward in realizing the full potential of Magnuson Park.

The goals of this immediate planning effort are to:

- Reconfirm a vision for the park
- Identify desired programming, activities and amenities for the park
- Prioritize unfunded capital improvements

These answers to “What do we want?” lay the groundwork for answering the question: “And, how do we get there?” - The future conversations and decisions around operations and management structure and short and long- term funding mechanisms.

History

Seattle Naval Air Station properties conveyed by the Navy to the City, Solid Ground and the University of Washington, total 336 acres. The 309 acres which comprise Warren G. Magnuson Park has slowly transformed, in over 30 years, from large paved runways, aging buildings and a leveled topography, to a park offering users a variety of activities, both recreational and passive, provided by Parks and our many partner organizations. With the completion of the wetlands and shore ponds project, park users also enjoy wonderful opportunities to view a variety of wildlife and habitat. Add in the one mile of shoreline and public access to Lake Washington, and the park truly is one of Seattle’s treasures.

This transformation is not without a price. Seattle Parks and Recreation, Solid Ground and the University of Washington, park owners, have invested more than \$93.5 million in developing the park and the buildings in the historic district. Our tenant partners have invested more than \$17 million in improvements.

Park Planning and Policies

Over the years, in collaboration with many interested citizens, the city has developed extensive planning documents and legal agreements that have provided the vision for the park. The most significant of which are:

- ***The Sand Point Physical Development Management Plan*** (Resolution 29429, 1997) which defines six activity areas for the Park:
 - North Shore Recreation Area
 - Education and Community Activities Area
 - Arts, Culture and Community Center
 - Residential Areas

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- Open Space and Recreation Expansion
- Federal Institutional Use (Building 27, later transferred to the City)

The Plan has been amended three times by Resolution: 1999 (Magnuson Park Concept Plan, 30063) to provide additional guidance on the park; 2001 (30293) to provide additional guidance for design; and, 2004, to include language regarding the wetland and sports fields project, off-leash dog area, and other recreational facilities

- ***The Sand Point Amendments to the Comprehensive Plan*** (Ordinance 118622, 1997) provides land use policies that supported the following uses within the Sand Point Overlay District:
 - ❖ North Shore Recreation Area
 - ❖ Education and Community Activities Area
 - ❖ Arts, Culture and Community Center
 - ❖ Park Open Space/Recreation Expansion
- ***The Sand Point Historic Properties Reuse and Protection Plan*** (Resolution 29725, 1998) guides development of buildings that comprise the historic district. Historic preservation covenants were contained in property transfer documents from the Navy to the City and University of Washington.
- ***The Sand Point Magnuson Park Final Design Guidelines*** (Resolution 29624, 1997) provides guidance to the physical development of the 151-acre site of the former Naval Air Station-Seattle, including building construction, utilities, circulation systems, landscape and open space treatment, demolition, public art and other development. The guidelines provided detailed guidance on signs within the district.

It is also important to note that included in the Secretary of Interior’s transfer of the Sand Point Naval Station to the city, were three types of covenants:

- ❖ ***Recreation Use Covenant*** – requires that the “property shall be used and maintained for public park and recreation purposed in perpetuity”.
- ❖ ***Historic Preservation Covenant*** – requires approval of the National Park Service (NPS) or its designee, The Washington State Historic Preservation Office (SHPO), for “any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structure or settings...”
- ❖ ***Education Use Covenant*** requires that the University-owned property be used for education purposes for 30 years.

In 1997, a Blue Ribbon Committee, composed of 14 Seattle residents, was charged by then Mayor Paul Schell, to conduct a comprehensive look at the current status of the Park and recommend future direction. The vision of the committee was to create...“A Great Urban Park...the Park will integrate several uses – park and recreation, the arts, environmental protection and restoration, education and residential.” Although the report was not taken to Council for adoption, the report has played an important role in the park’s development.

In 2008 and early 2009 three workshops were held with the Magnuson Park Community Communication Committee (MPCCC) and the public to identify future capital improvement projects. Consensus was reached on two projects:

1. Retain Bldg 30 as a Citywide community Event Space

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2. Develop the west side of Bldg 30 into an Arts Facilities

The Park Today

Historic Preservation Planning

The Sand Point campus now has federal, state and city historic district designations which require 42 structures (Parks, SDOT, Solid Ground, UW owned) be maintained to preserve historic architectural characteristics. The federal designation provides developers eligibility for federal historic tax credits. Parks, UW and Solid Ground are working with staff from the Department of Neighborhoods to develop a Controls & Incentives agreement and design guidelines for the historic district. The Controls and Incentives agreement must be approved by the City Council, and the design guidelines have to be approved by the City Landmarks Preservation Board (LPB). Currently, any new development, building exterior or landscape alterations must be approved by both the State Historic Preservation Office (SHPO) and the City Landmarks Preservation Board (LPB). SHPO may delegate its review authority to the LRB, which would likely occur after the City Landmarks Board approves new design guidelines.

- ❖ There are 11 major City-owned buildings within the Sand Point Campus
- ❖ Some buildings remain underused and require substantial capital investment
- ❖ Re-use of the nine buildings that contribute to the Historic District is subject to federal historic and recreation covenants

Capital Investment Needs

There is almost \$70M in estimated projects still needing completion, including building, site and infrastructure improvements, and major maintenance. Of the 11 City-owned buildings within the Historic District, several remain underused and require substantial capital investment. Sanitary and storm sewer system upgrades, connecting DPR buildings to the SCL electrical system, and general site and transportation improvements add up to about \$6M.

Magnuson Park Building and Site Improvements	Estimated Cost
Buildings	
Building 116 Renovation & Sewage Pump Maintenance/Upgrades	\$75,000
Building 12 Demolition	\$150,000
Building 138 Renovation	\$2,600,000
Building 138 Roof Replacement	\$400,000
Building 18 Renovation	\$3,600,000
Building 19, 54, 55 Improvements – Navy era bunkers	\$165,000
Building 2 Mothballing	\$200,000
Building 308 Crew Quarters Replacement (in Parks 2012 CIP)	\$770,000
Building 312 Renovation	\$50,000
Building 406 Roof Replacement	\$1,600,000
Building 69 Improvements – Included as SDOT CIP	\$500,000
Magnuson Community Center (Building 47 south wing)	\$3,000,000

Magnuson Park Building and Site Improvements	Estimated Cost
<i>Total Buildings</i>	<i>\$13,060,000</i>
Transportation/Circulation	
Historic District Pedestrian & Bicycle Improvements	\$55,000
Historic District Road Repairs	\$60,000
Lakeshore Drive Parking Improvements	\$100,000
Magnuson Park Pathways Renovation	\$140,000
Sportsfield Drive Improvements	\$300,000
Sportsfield Drive Intersection Improvements	\$100,000
NE 65th Street Improvements – partial SPU CSO project	\$300,000
NE 74th Street/Sand Point Way NE Intersection Improvements –included as SDOT CIP	\$500,000
NE NOAA Drive/63rd Ave NE Intersection Improvements	\$430,000
62nd Avenue NE Improvements South – SDOT	\$300,000
<i>Totals Transportation/Circulation</i>	<i>\$2,285,000</i>
Environmental Restoration	
Revegetation & Reforestation (100 acres)	\$4,000,000
Shoreline Restoration	\$1,500,000
Magnuson Park Beach Renourishment	\$60,000
<i>Total Environmental Restoration</i>	<i>\$5,560,000</i>
Utilities/Infrastructure	
North Shore Recreation Area Parking Lot Repairs	\$35,000
Junior League Parking Lot Improvements	\$100,000
Magnuson Park Electrical System Renovation – upgrade from 4.8 kV Navy-era system to 2.6 kV SCL standard	\$1,000,000
North Shore Recreation Area Site Lighting	\$100,000
Park Signage Replacement (Wayfinding)	\$200,000
Magnuson Park Sanitary & Storm Sewers Renovation – partial SPU systems, partial Parks-owned system	\$1,100,000
Magnuson Park Roads and Parking Lot Renovation	\$240,000
Wayfinding & Signage	\$250,000
<i>Totals Utilities/Infrastructure</i>	<i>\$3,025,000</i>
Recreation	
Wetland/Athletic Field Phase 4 (2 baseball, 1 soccer)	\$20,000,000
Magnuson Park Picnic Shelter Replacement	\$160,000
<i>Totals Recreation</i>	<i>\$20,160,000</i>
Building 2 Renovation – <i>Alternative is to Mothball</i>	<i>\$27,630,000</i>