

# Magnuson Park Master Plan and Site Improvements Implementation Plan

August 2020

## Introduction

This Implementation Plan has been developed to provide background information and as a guide for major maintenance investments by Seattle Parks and Recreation (SPR) in Warren G. Magnuson Park. It is prompted by the planned allocation of approximately \$7.8 million over the course of 6 years from the Seattle Park District’s Major Maintenance Backlog and Asset Management Initiative to a project called the Magnuson Park Master Plan and Site Improvements. The purpose of this plan is not to re-create, replace, or supplant previous planning efforts – it is to provide an update on the major maintenance needs at Magnuson Park and establish concrete scopes, budgets, and steps to be taken through these immediate planned allocations.



Figure 1: The cover of the Warren G. Magnuson Park Strategic Development Plan

The primary document that this Implementation Plan references and builds off is the **Warren G. Magnuson Park Strategic Development Plan** (2012 Development Plan). As described below, the 2012 Development Plan was derived through an extensive stakeholder engagement process to develop a big-picture set of goals for the park. The focus of *this* plan, in contrast, is near-term major maintenance capital projects. As such, it touches only peripherally on programming and events, though there are some unavoidable overlaps with improvement-related capital needs. In particular, this is the case for the circulation study recommended in this plan as will be discussed in more detail below.

## Background

The transformation of Naval Station Puget Sound to a vibrant civilian complex that includes housing, educational, passive and active recreational uses, non-profit activity and wildlife habitat has been dramatic to say the least. Naval offices have been turned into artist studios, barracks have been turned into a far different type of subsidized housing, and runways have been converted to wetlands, sports fields, and gardens.

While an enormous gift to the community, the Sand Point properties have also taken a large investment by the agencies that took them over. Since the U.S. Navy began conveying these parcels to the City of Seattle and University of Washington in 1975, more than \$111 million has been spent by the three primary land owners: Seattle Parks and Recreation (Parks), Solid Ground, and the University of Washington. The current construction of new affordable housing units by Mercy Housing is a \$73 million project on its own.

Much is still needed and desired within the area often collectively referred to as Magnuson Park. In 2011 and 2012, Seattle Parks and Recreation staff led a planning process to produce the 2012 Development Plan. The plan reconfirmed the vision for the park as a multi-use, urban regional park, with historic value, prioritized needed unfunded capital improvements, and identified desired programming activities and amenities for the park. This process involved extensive meetings with existing land owners, other partner organizations, and stakeholders. Input was gathered in the form of a half-day workshop and from hundreds of interested Seattle residents, organizations, park neighbors, tenant partners and city leaders.

In respect to capital needs, the 2012 Development Plan identified an estimated (at the time) \$61 million worth of potential projects. Each of those projects was categorized under either building, land, or infrastructure needs. Many of the selected priority projects identified from each category are either completed or are currently under way. Table 1 below contains a summary of the status of each of the projects identified as priorities in the 2012 Development Plan. In 2014, the Magnuson Park Master Plan and Site Improvements project was added to SPR’s Asset Management Plan. The scope of the project was to implement renovation and major maintenance projects identified within the 2012 Development Plan and those that have arisen since that time. This Implementation Plan delivers more specific project scopes, budgets, and expected timelines for implementation of the Magnuson Park Master Plan and Site Improvements Project.



Figure 2: Naval Station Puget Sound in 1958 (above) and in 2018 (below - © Google 2018)

Table 1: Status of Selected Priority Projects from the Warren G. Magnuson Park Strategic Development Plan

Project Category	#	Project	Project Status
Buildings	B-1	Firehouse (Building 18): Stabilization and development strategy	A project to mothball the building was completed in 2015. Seattle Parks and Recreation currently is currently working with Outdoors for All to plan and design improvements to this facility so that Outdoors for All can become a future tenant.

<b>Project Category</b>	<b>#</b>	<b>Project</b>	<b>Project Status</b>
	B-2	Buildings 2 and 12	The north wing of Building 2 was improved in 2014 to house the Seattle Conservation Corps. An RFP is currently open for redevelopment and renovation, though proposals have focused on Building 2.
	B-3	The Brig (Building 406)	Building 406 is being renovated in 2020. Improvements include a new roof, solar panels, accessibility improvements and HVAC replacement.
	B-4	Magnuson Community Center (Building 47)	Funds have been raised from the City, County, and State to build out the south wing of the community center and make accessibility improvements from the entrance through the lobby to the new space. This project will take place in 2021.
	B-5	The Gatehouse (Building 138)	Work on the Gatehouse, including roof replacement, seismic upgrades, and accessibility improvements are still needed.
Land	L-1	Restoration of Park Shoreline	Seattle Parks and Recreation has periodically re-nourished the gravel beaches along the north and south shore but removal of bulkheads and shoreline restoration is still needed.
	L-2	Preservation and Enhancement of Natural Areas	Significant restoration progress has been made in the park through the work of the Green Seattle Partnership and its Forest Steward volunteers. Of the roughly 146 acres of natural areas in Magnuson Park, at least 67 (45%) are in restoration.
	L-3	Development of Additional Sports Fields from Wetland/Sport Fields Master Plan	A feasibility study for Field 12 was completed in 2018 and a project is scheduled in Seattle Parks and Recreation's Capital Improvement Program for 2021.
Infrastructure	I-1	Modernize Historic District Buildings Electrical System	All of the buildings south of the NOAA access road have been connected to the Seattle City Light System. Those on the North Shore are were connected in 2019.
	I-2	Improve Multi-modal Circulation	NOAA's Facility Manager is open to opening the gate to the access road to allow access to the north shore, however internal NOAA stakeholders are still opposed to that change. Other limited improvements have been made, but the complex still lacks a circulation plan.
	I-3	Construct Primary Loop Trail	Requires additional funding and design, could be included in a circulation plan.
	I-4	Install Wayfinding and Historical Signage	Signage has been added strategically in limited locations by SPR, and by tenants in the course of renovating their facilities per standards developed as part of the 2004 Signage and Wayfinding Master Plan.
	I-5	Construct Additional Comfort Stations	Requires additional funding and planning to identify and prioritize locations.

## Planning Process

This plan was developed through a concurrent process of fact-finding and prioritization. While the 2012 Development Plan contains broad directives and directions for certain projects, in many cases it lacked specificity. Furthermore, since 2012 conditions and uses of SPR assets have evolved and construction costs are no longer what they were 6 years ago.

The first steps involved fact finding - making site visits and talking to stakeholders that were involved in the planning process in 2012 and have knowledge of the background of the items listed in the 2012 Development Plan, in addition to those that know about the current condition of Magnuson Park's various assets. The following steps were conducted in April-July of 2019:

- A site visit was made with the manager at Magnuson Park, and a visual inspection of each of the sites was made accompanied by a discussion of their current use;
- multiple meetings and discussions were had with the SPR planner that worked on-site for many years to discuss the background of individual Development Plan line items;
- research into past projects was conducted both through looking into departmental files for past capital projects in addition to discussions with project managers involved in those projects.

This initial investigation produced a list of potential major maintenance projects, both from the initial 2012 Development Plan, in addition to a number that have arisen since. As information about the condition of particular assets was noted, their needs for improvement were also weighed against criteria including:

- **Safety:** does the need for a particular project reduce the risk of harm to park users, SPR staff or tenants?
- **Legal obligation:** is SPR committed to implement a particular project as part of a regulatory or contractual obligation?
- **Facility integrity:** does the condition of an asset require immediate action?
- **Timing/sequencing:** is there an existing capital project that will promote efficiencies for this work, or is it a necessary or recommended precursor to other important projects?
- **Use:** How is the facility currently used? Is it open to the public or rented by tenants?

Development of these criteria were based on those used for SPR's broader Asset Management Plan. They were further elaborated and project performance against them were informed through a series of fact-finding and engagement events including:

- Two presentations with questions and feedback taken at the Magnuson Park Advisory Council (MPAC) meetings;
- A working group session with MPAC members that took place on July 6<sup>th</sup> 2018;
- Discussions with SPR facilities maintenance staff, environmental analysts, and project managers working on current projects within Magnuson Park;
- A meeting with University of Washington staff;
- A site visit with SPR's Senior Landscape Architect for the north sector of the city.

The projects selected through this process were presented for review and approval by the Magnuson Park Manager, the Director of SPR's Enterprise Partnerships in Communities (EPIC) Division, Planning and Development Division Director, and ultimately, SPR's Project Steering Committee on April 15, 2019.

## Planned Projects

The summary of projects below was presented to the Magnuson Park Advisory Council on June 12, 2019 and includes a brief description of each project. Detailed information along with initial proposed budgets have been entered into SPR's Asset Management & Work Order System (AMWO), to be updated as more information is gathered and planning is completed for each of the below projects. The appendices include maps that indicate the location of these projects, along with an evaluation matrix and the initial proposed funding schedule approved by the SPR Project Steering Committee on April 15, 2019.

Project Steering Approved Projects (through 2020 – Park District Cycle presumed at the time of approval):

### **Implementation Plan– substantially complete**

This is the planning effort to define and prioritize Major Maintenance projects within Magnuson Park in order to allocate planned funding from the Seattle Parks District.

### **North Shore Electrical Upgrade– complete**

This project connected the north shore area of the park (north of the NOAA road) to the new Seattle City Light electrical service serving the remainder of the park and facilities south of the NOAA road.

### **Building 31 (Sail Sand Point Boathouse) Emergency Repair – complete**

This emergency public works contract replaced a failing pile cap that supports the deck of Building 31.

### **Circulation Plan – to begin in 2020**

This project will develop a circulation plan for Magnuson Park and include recommended scopes with cost estimates for a number of future projects. The plan will focus on:

- improving vehicle, pedestrian, and bicycle circulation
- evaluating existing and potential future restroom locations
- prioritizing accessibility improvements to parking lots and walkways
- associated signs and wayfinding

### **Building 47 (Magnuson Community Center) Hazardous Material Remediation – in progress**

This will be combined with the current Magnuson Community Center Improvements Project and will cover remediation of any identified friable hazardous materials.

### **Building 47 (Magnuson Community Center) Fire Sprinkler Expansion – in progress**

This will be combined with the current Magnuson Community Center Improvements Project and will add fire sprinklers to the first floor of the south wing to increase safety.

### **Building 406 and 116 Tank Removals – in progress**

This project will remove old single-shell oil tanks for emergency generators at Buildings 116 (the lift station for the north shore area) and Building 406 (the Brig).

Project Steering Endorsed Projects (through 2023, assumes renewal of Park District major maintenance funding):

### **Building 138 (Gatehouse) Roof Replacement and Associated Seismic - approved for design in 2020**



This project will replace the failing roof of Building 138 and provide seismic upgrades to the roof and wall connections.

**Avenue A Repairs – approved for design in 2020**

This project will redesign and replace damaged portions of Avenue A in alignment with the Circulation Plan.

**Building 315 (Tower Comfort Station) Replacement– approved for design in 2020**

This project will replace the currently burned-out tower comfort station either in place or demolish it and replace with a new restroom structure elsewhere per recommendations in the Circulation Plan.

**Building (Hangar) 2 Roof Replacement – approved for design in 2019-2020, construction 2023**

This project will replace the roof of Hanger 2.

**Road, Walkway and Accessibility Improvements – endorsed for funding in 2021**

Approximately \$400,000 have been endorsed for road, walkway, and accessibility improvements recommended in the Circulation Plan

**Building 31 (Sail Sand Point Boathouse) Piling Replacement – expected 2022**

Approximately \$500,000 from the Magnuson Park Master Plan and Site Improvements Project has been endorsed to go toward replacing pilings for the Sail Sand Point Boathouse.

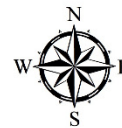
## Appendix 1: Map Markup Indicating Proposed Projects

### Warren G. Magnuson Park 7400 Sand Point Way NE



**Legend**

Parking Lot	Baseball Infield
Restroom	Turf Ballfield
Sanican	Artificial Turf Ballfield
Picnic Shelter	Open Space
Environmental Learning Center	Parking
Dog Off Leash Area	Road
Play Area	P-Patch
Sport Court	Park Boundary
Building	University of Washington



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## Appendix 2: Project Evaluation Matrix Approved by SPR Project Steering 4/15/2019\*

	Project	Estimate	Original Plan	Safety	Critical Timing	Code/Regulatory Need	Accessibility	In Use/Leased	Facility Integrity (1=poorest)	Historic District	Sequencing Dependency	Notes
	The Brig (Building 406) HVAC Replacement	\$620,000			X			X	1			Likely funded from Levy Funding
	North Shore Electrical (Gap)	\$500,000			X	X		X				Completed
	Building 31 Emergency Repair	\$25,000		X	X			X	1	X		Completed
Building	Building 138 (Gatehouse) Roof Replacement and Associated Seismic Work	\$1,017,318	X		X			X	1	X		
	Building 138 (Gatehouse) Renovation						X	X				
	Building 47 Hazardous Material Abatement	\$200,000		X				X				Abatement in areas not included in renovation project
	Building 47 Fire Sprinklers	\$300,000		X		X		X	3			Installation in bottom floor of south wing and pool area
	Building 116 Fuel Tank Replacement and Building 406 Fuel Tank Removal	\$100,000		X				X				Still scoping
	Building 2 Roof Replacement	\$2,800,000	X		X				1	X		
	Building 2 Renovation	\$26,000,000	X		X		X		1	X		Cost prohibitive
	Building 315 (Tower CS) Renovation	\$900,000						X	1		Circulation Plan	To be funded through partnership with tenants
	Building 116 Updates							X	2	X		
	Building 31 Piling Replacement			X				X	1	X		Potentially at least partially funded by SSP
	Building 12 Mothballing	\$500,000	X		X				1	X		
	Building 406 Sewer Upgrade			X				X	3			
	Building 11 Sewer Replacement			X				X	3	X		
	Building 312 Renovation			X				X	2	X		
	Building 19, 54, 55 (Navy era munitions bunkers) Improvements			X					3	X		
Magnuson Park Picnic Shelter Replacement							X			X		To be incorporated into picnic shelter program
Infrastructure	Circulation Plan	\$250,000		X	X		X	X				Outlines circulation, with special attention to wayfinding, restrooms, and accessibility improvements
	Historic District Road Repairs (Avenue A)	\$350,000	X	X			X	X	1	X	Circulation Plan	
	Lakeshore Drive Parking Improvements		X				X	X	2		Circulation Plan	
	Park Signage Replacement and Installation (Wayfinding)		X				X	X		X	Circulation Plan	
	Accessibility Improvements for Building 11	\$100,000					X	X				
	Junior League Parking Lot Improvements		X				X	X	3			
	North Shore Recreation Area Parking Lot Repairs		X				X	X	3	X		
	Magnuson Park Pathways Renovation						X	X			Circulation Plan	
	Magnuson Park Roads and Parking Lot Renovation						X	X			Circulation Plan	
Historic District Road Repairs							X	2	X		Need definition from circulation plan	
Historic District Pedestrian & Bicycle Improvements			X			X	X		X	Circulation Plan		
Land	Re-vegetation & Reforestation (100 acres)								2			Largely occurring through efforts of GSP Program
	Magnuson Park Beach Re-nourishment				X			X				Monitored and conducted with beach restoration fund
	Basketball Court Renovation				X				2			
	Shoreline Restoration			X								Try to receive funding from FUDs Program
Tennis court renovation								2				
Improvements	North Shore Recreation Area Site Lighting			X				X				Major maintenance?
	Visitor's Center (Building 41)											
	Entrance to Avenue A for Access to North Shore											
	Improvements to Open 63rd Ave crossing of NOAA road											One or the other desired - to be included in circulation plan

\*Estimates and notes above reflect the best knowledge at the time of presentation (April 15<sup>th</sup>, 2019)



### Appendix 3: Proposed Funding Schedule Approved and Endorsed by SPR Project Steering Committee on 4/15/20\*

	Current PD Funding Cycle (Approved)			Future PD Funding Cycle (Endorsed) -->		
	2018	2019	2020	2021	2022	2023
<b>Planned Funding (Total) from Park District (\$8.325 million)</b>	\$319,116	\$1,382,809	\$190,006	\$2,632,110	\$2,682,438	\$1,119,212
Implementation Plan	\$15,000	\$7,809				
North Shore Electrical (Gap)		\$500,000				
Building 31 Emergency Repair		\$25,000				
Circulation Plan		\$250,000				
Building 47 Hazardous Material Abatement		\$200,000				
Building 47 Fire Sprinklers		\$300,000				
Building 116 Fuel Tank Replacement and Building 406 Fuel Tank Removal		\$100,000				
Building 2 Roof Replacement	\$304,116				\$2,120,006	\$1,119,212
Building 138 (Gatehouse) Roof Replacement and Associated Seismic Work			\$105,392	\$952,618.38		
Avenue A Replacement			\$34,614	\$359,088		
Tower Comfort Station Renovation/Replacement			\$50,000	\$923,440		
Building 31 Piling Replacement					\$562,432	
Road and Walkway Accessibility Improvements (TBD by Circulation Plan)				\$396,963		

\*Budget and funding schedule above is as of April 15<sup>th</sup>, 2020 and subject to change based on emerging needs and shortfalls in future funding.