



# **Magnuson Park Sand Point Historic District Realizing the Vision**

## **Sand Point Peninsula Redevelopment Status Report**

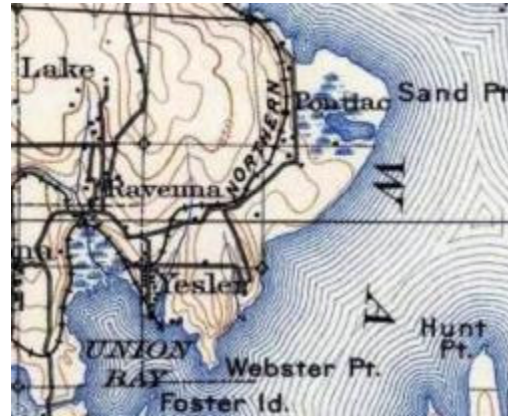
**November 2011**



## Magnuson Park Sand Point Historic District Realizing the Vision

### What was the Sand Point Peninsula?

1880s to 1920s – Town of Pontiac

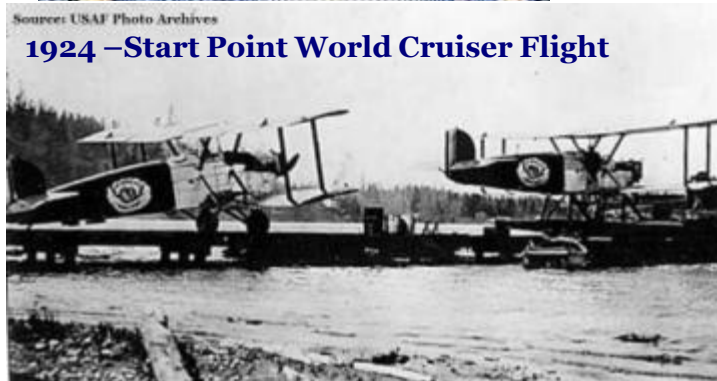


1918 to 1926 – “First” Carkeek Park



Source: USAF Photo Archives

1924 – Start Point World Cruiser Flight





## Magnuson Park Sand Point Historic District Realizing the Vision

### What was the Sand Point Peninsula?





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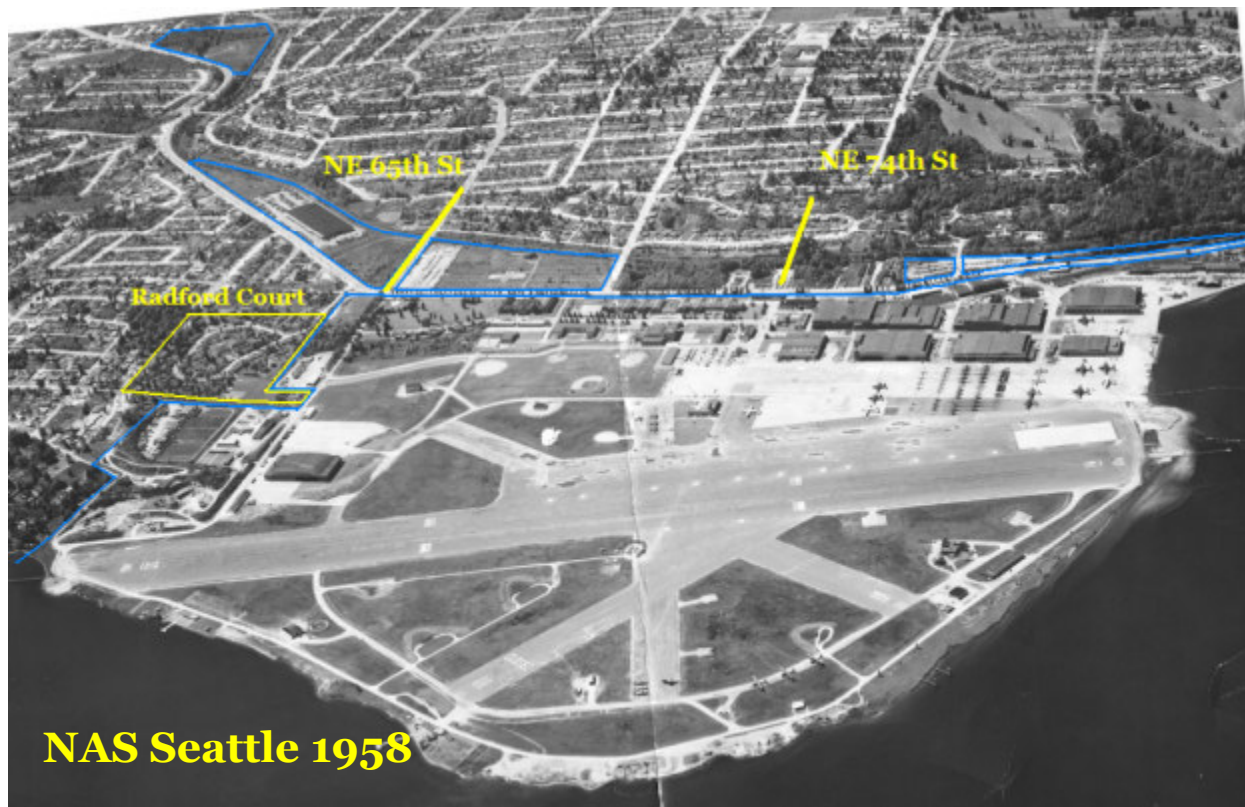
### What was the Sand Point Peninsula?





## Magnuson Park Sand Point Historic District Realizing the Vision

### What was the Sand Point Peninsula?



1929 to 1970 – Naval Air Station Seattle



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### What was the Sand Point Peninsula?



1970s – Properties conveyed to NOAA – WRC (90.5 acres) and Seattle Parks (196.5 acres)

1970 to 1995 – Naval Station Puget Sound, western peninsula

1977 to 1994 – Warren G. Magnuson Park, eastern peninsula



## **Magnuson Park Sand Point Historic District Realizing the Vision**

### **What was the Sand Point Peninsula?**

#### **Naval Air Station – Seattle / Naval Station Puget Sound (1929-1995)**

Estimated Value Land & Buildings (1953): \$70,000,000

- 343 structures constructed on station, two contiguous sites (National Archives and Records Administration, Seattle Children's Hospital offices, Parkpoint Condominiums), three off-site parcels (Burke-Gilman Park, SPU – NE 75<sup>th</sup> St. Water Reservoir, Thornton Creek Elementary School)
- 205 structures demolished (60% of total) most by Navy, others by City of Seattle, University of Washington, Solid Ground, USGS
- Base Realignment and Closure Commission Costs (1992-1997)
  - Environmental Studies and Restoration - \$5,469,000
  - Operations & Maintenance, Security, Etc. - \$13,455,000



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### What was the Sand Point Peninsula?



1996 to 1999 – Naval Station Puget Sound properties conveyed to City of Seattle (96 acres), University of Washington (35 acres), Solid Ground (15 acres), USGS (5 acres)



## Magnuson Park Sand Point Historic District Realizing the Vision

### 30 Years of Planning...

1975 – Sand Point Master Park Plan

1989 – Warren G. Magnuson (Sand Point) Park Plan Update

1993 – Community Preferred Reuse Plan for Sand Point” (Resolution 28832)

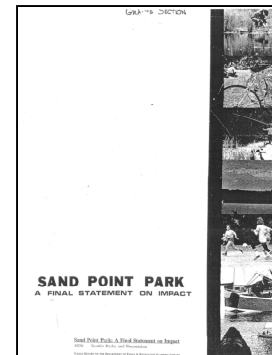
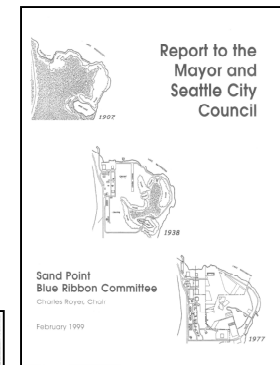
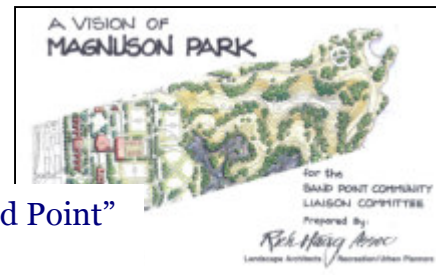
1994 – Citizen’s Sand Point Liaison Committee issued “A Vision of Magnuson Park”

1997 – “Physical Development Management Plan for Sand Point” (Resolution 29429) and “Sand Point Amendments to the Comprehensive Plan” (Ordinance 118622)

1999 – Sand Point Blue Ribbon Committee Report to the Mayor and Seattle City Council

1999 – (Resolution 30063) and 2001 (Resolution 30293) amendments to the Physical Development Management Plan for Sand Point

2004 & 2006 – Full City Council approval Magnuson Park Wetland/Habitat & Athletic Fields Complex Master Plan





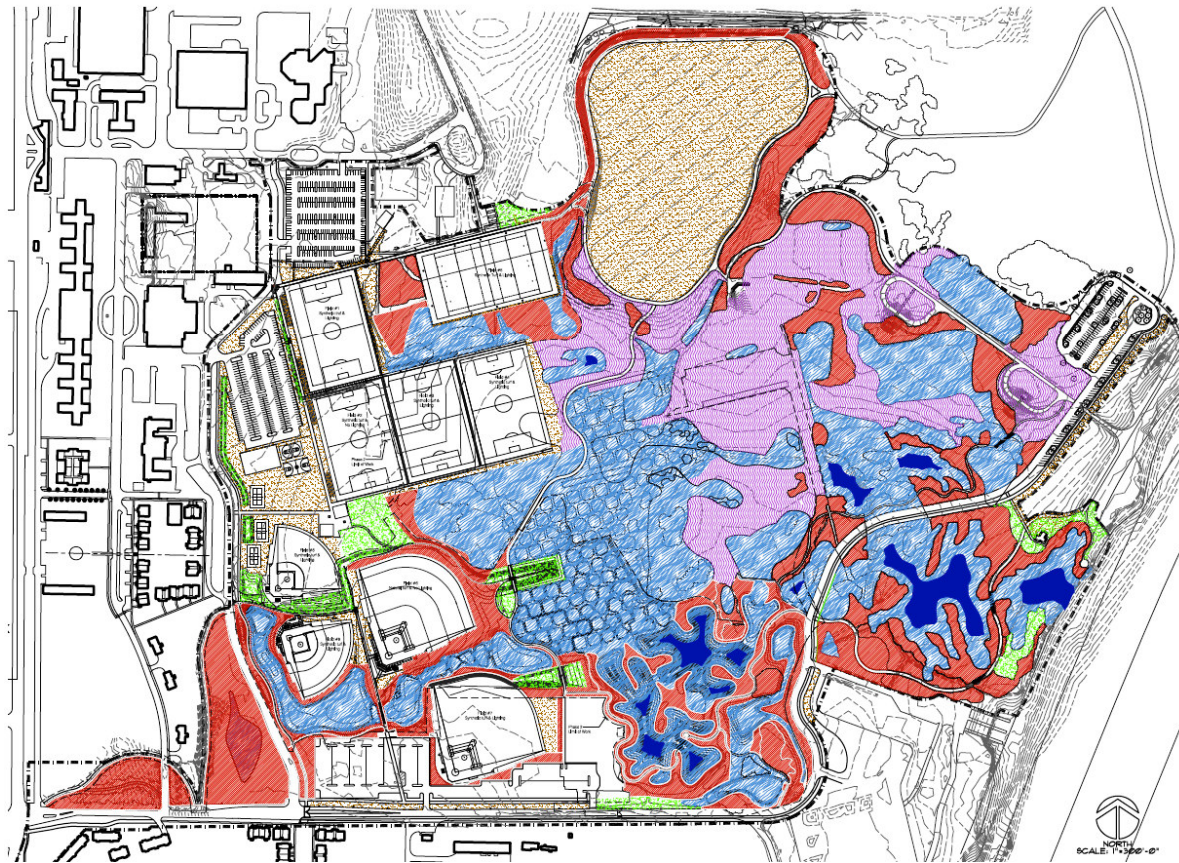
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**1999 – Magnuson Park Concept Plan**



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**2004-2006 – Phase 2 Drainage Wetland/Habitat Complex and Sports Fields/Courts Project**



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## What is the Sand Point Peninsula Today?

### 1) Land Ownership & Historic Buildings

<b>Owner</b>	<b>Acres</b>	<b>SF Bldgs</b>	<b>Navy-era Structures</b>
Seattle Parks and Recreation	300.56	572,615	33
NOAA - WRC	90.48	497,208	2
University of Washington	34.64	703,226	11
Solid Ground/Office of Housing	15.13	96,558	8
Seattle Department of Transportation	13.50	5,490	3
USGS – WFRC	4.88		2
<b>Totals</b>	<b>459.19</b>	<b>1,875,097</b>	<b>54</b>

### 2) Transportation System – Owned/Maintained

Public Streets – SDOT	1.4
Parks Roads – Parks	3.2
Private Driveways – Parks, UW, Solid Ground/OH	0.8
<b>Total Miles</b>	<b>5.4</b>
Parking Spaces (On & Off-Street) – SDOT, Parks, UW, Solid Ground/OH	3462

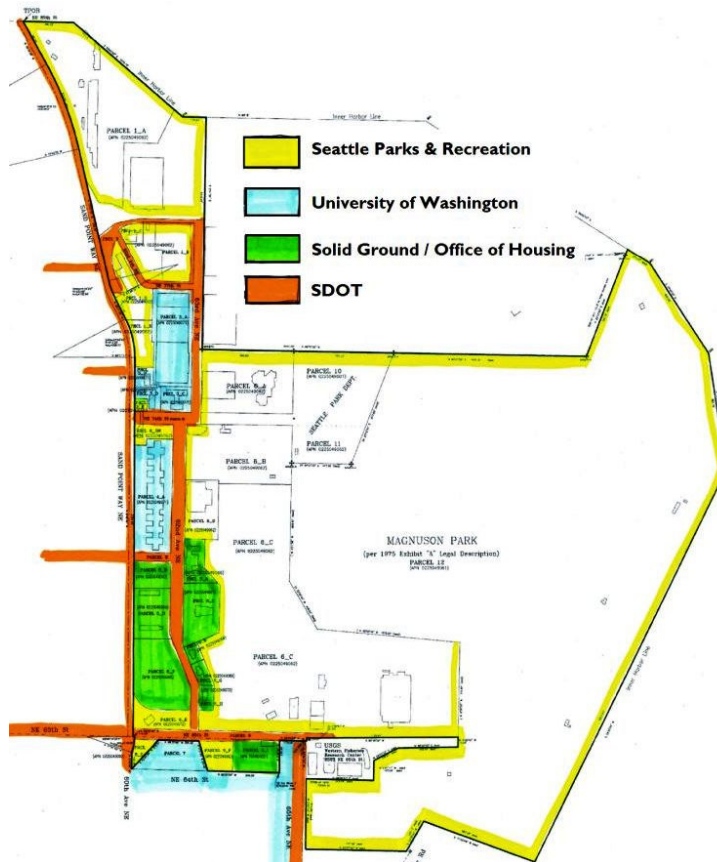
### 3) Utility Systems – Owned/Maintained

Electric Power – SCL (2.6 kV) & Parks, UW – (4.8 kV, Navy-era)	
Sewer (Storm & Sanitary) – SPU, Parks, UW, Solid Ground	
Water – SPU, Parks, UW, Solid Ground	



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### What is the Sand Point Peninsula Today?





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## **How Much Invested on Sand Point Peninsula?**

**More than \$45 Million - City of Seattle (Strategic Planning Office & Seattle Parks)**

**Since 1977 more than 40 Capital Improvement Projects Completed**

***Largest Projects by Cost (year) – Millions:***

- 1) Magnuson Wetlands & Athletic Fields (2009) - \$16.2
- 2) Sand Point Utility Improvements (1999-2000) - \$9.5
- 3) Magnuson Community Center (2002-2003) - \$4.1
- 4) North Shore Shoreline Improvements (2006) - \$2.6
- 5) Building 30 Roof Replacement (2003) - \$1.6
- 6) Magnuson Sports Meadow Improvements (2004) - \$1.5
- 7) Magnuson Swim Beach Comfort Station (2009) - \$1.1
- 8) Sand Point / Magnuson Park Construction (1977-1980) - \$1.1 (\$3.97 – 2010 dollars)  
renovation existing beach facilities, picnic shelters; construction boat launch and parking lot. Demolition 120 acres existing runways, tarmac and taxiways.
- 9) Magnuson Park Motorized Boat Ramp (2006) - \$1.0
- 10) Magnuson Off-Leash Area (2004) - \$750,000
- 11) Brig Improvements (2002-2003) - \$618,000



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## **How Much Invested on Sand Point Peninsula?**

**More than \$48 Million - University of Washington**

***Largest Projects by Cost (year) – Millions:***

- 1) Building 25, Pediatric Dentistry (2010) - \$20.0
- 2) Building 29, School of Public Health (2001) - \$4.5
- 3) Building 5, Various Programs (2001 – 2007) - \$13.0

**Radford Court Housing Redevelopment (2001-2002)**

Initially constructed 1940-41 to house enlisted Navy personnel and families, not officially part of NAS – Seattle, transferred to UW in 1957. Portion of NAS – Seattle conveyed 1999 and included in redevelopment project.

Estimated Cost: \$53.1 Million



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## **How Much Invested on Sand Point Peninsula?**

### **More than \$16 Million - Low Income Housing Institute (LIHI), Solid Ground**

#### ***Largest Projects by Cost (year) – Millions:***

- 1) Brettler Family Place Townhomes (2010) - \$8.1
- 2) Buildings 26N & 26S (Family Housing), Building 224 (Santos Place), Buildings 330, 331, 332 (Transitional Teen Housing) - \$8.1

### **More than \$70 Million - Federal Agencies**

#### ***Largest Projects by Cost (year) – Millions:***

- 1) NOAA – Western Regional Center (1977-1983) - \$60.0 (\$131.8 – 2010 dollars)
- 2) USGS – Western Fisheries Research Center (1992-1994) - \$10.0 (\$15.1 – 2010 dollars)



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## How Much Invested on Sand Point Peninsula?

### Estimated Investments (1977 – 2010)

Property Owner/Developer	Dollars (Millions)	
	Low	High
U.S. Navy (decommissioning, on-going materials cleanup)	\$19.0	\$30.0
City of Seattle (Strategic Planning Office, Seattle Parks)	\$45.0	\$50.0
University of Washington	\$48.0	\$101.0
LIHI, Solid Ground	\$16.0	\$20.0
NOAA – Western Regional Center (\$60 million 1977)	\$98.0	\$132.0
USGS – Western Fisheries Research Center (\$10 million 1993)	\$10.0	\$15.0
Public-Private (Mountaineers, Arena Sports, Promontory Point, Magnuson Community Garden, Etc.)	\$15.0	\$19.0
<b>Total</b>	<b>\$251.0</b>	<b>\$367.0</b>



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### How Much Revenue at Magnuson Park?

**Since 1999 More than \$14 Million Earned by Seattle Parks**  
*Building Rental, Special Events, Community Classes*

Year	Revenue
1999	\$1,061,228
2000	\$1,158,333
2001	\$1,288,748
2002	\$1,124,033
2003	\$989,049
2004	\$1,205,559
2005	\$1,339,801
2006	\$1,420,526
2007	\$1,482,025
2008	\$1,460,270
2009	\$1,497,721
<b>Total</b>	<b>\$14,027,293</b>





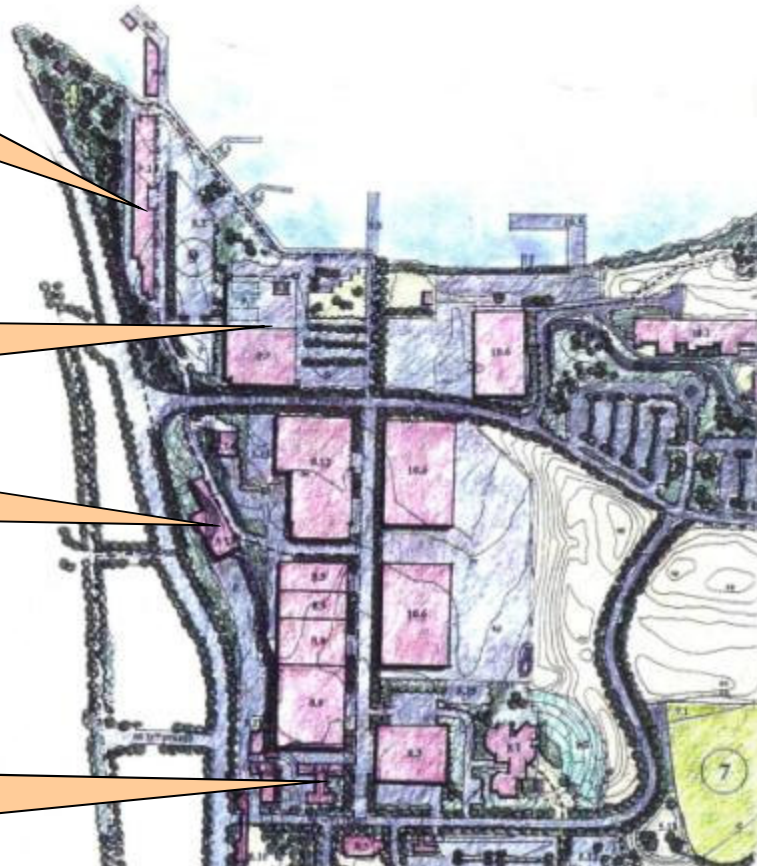
## Magnuson Park Sand Point Historic District Realizing the Vision

Building 11 LLC – Mixed  
Use Recreation  
Est. Cost \$4-7 million  
**Construction 2012**

Arena Sports – Indoor  
Participant Sports  
Est. Cost \$8-9 million  
**Completed 2010**

The Mountaineers  
Headquarters  
Est. Cost \$4-5 million  
**Completed 2008**

UW – Seattle Children's –  
Building 25 Pediatric  
Dentistry Clinic  
Est. Cost \$18-20 million  
**Completed 2010**



### Recent & Current Redevelopment Projects Sand Point Historic District - North



## Magnuson Park Sand Point Historic District Realizing the Vision

Seattle Court Sports  
Unlimited – Sand Point  
Tennis Center  
Est. Cost \$2-4 million  
**Construction 2012**

Solid Ground – Site C  
Housing  
**Planning & Design 2012**

Solid Ground – Site B  
Housing  
**Completed February 2011**



Phase 2 Wetland &  
Athletic Fields  
Project  
**Completed 2009**

NE 65<sup>th</sup> Street Trail  
Improvements  
**Completed 2009**

Windermere  
Combined Sewer  
Overflow Tank  
**Construction  
2012-2014**

### Recent & Current Redevelopment Projects Sand Point Historic District - South



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## **Future Investment at Magnuson Park and the Sand Point Historic District?**

### **More Than \$54 Million Future Capital Improvement Projects**

<b>Historic District Building Improvements</b>	<b>Estimated Cost</b>
Building 2 Renovation – <i>Alternative is to Mothball</i>	\$27,630,000
Building 2 Mothballing	\$200,000
Building 30 Renovation	\$8,920,000
Building 18 Renovation	\$3,600,000
Magnuson Community Center (Building 47 south wing)	\$3,000,000
Building 138 Renovation	\$2,609,039
Building 138 Roof Replacement	\$390,961
Building 406 Roof Replacement	\$1,515,919
Building 12 Demolition	\$150,000
Building 116 Renovation & Sewage Pump Maintenance/Upgrades	\$75,000
Building 299 Maintenance	\$20,000
Building 38 Maintenance or Demolition – SDOT owned	Unknown
Building 98 Maintenance or Demolition	Unknown
Building 407 Demolition	Unknown
<b>Total Seattle Parks and Recreation</b>	<b>\$48,110,919</b>



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## **Future Investment at Magnuson Park and the Sand Point Historic District?**

### **More Than \$50 Million Future Capital Improvement Projects**

<b>Historic District Building Improvements</b>	<b>Estimated Cost (millions)</b>
Site B Development	Unknown
Site C Development	Unknown
<b><i>Total Solid Ground/OH</i></b>	
Building 9	\$25-50
Building 141/192 Demolition	Unknown
<b><i>Total University of Washington</i></b>	



## Magnuson Park Sand Point Historic District Realizing the Vision

### Many Layers Regulate Development

- 1997 – Sand Point Overlay District establishes land use and development standards within former NAVSTA Puget Sound boundaries
- 1998 – Sand Point Historic Properties Reuse and Protection Plan identifies key historic architectural elements and process for evaluating development proposals
- 1999 – Deed Covenants specify building/land use and historic preservation, coordination with National Park Service (Seattle Parks property) and Department of Education (UW property)
- 2008 – Sand Point Overlay District amended to reflect actual and proposed land uses, e.g. mixed-uses, tennis center, and infill development, height limits
- 2010 – NAS Seattle Historic District listed in National Register of Historic Places (NRHP) , allow for-profit development to access federal tax credits
- 2011 – Sign standards established in land use code for Sand Point Overlay District
- 2011 – Sand Point Naval Air Station Landmarks Preservation District designated by City Landmark Preservation Board
- NRHP & Landmark Preservation District both allow building demolition after review & mitigation



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### How do Other Cities Reuse BRAC Sites?

- BRAC sites planned to replace lost military/civilian employment, conveyed to local governments for creating employment centers – “Economic Development Conveyances”
- EDCs allowed local governments redevelop buildings and properties for commercial, industrial, residential uses, to sell properties
- Many EDCs retained revenue generating components such as aircraft runways, provided revenue streams to fund redevelopment projects
- Some EDCs with Master Developer Agreements stalled or ended
- More than 80 sites conveyed to local governments for parks and recreation uses via NPS “Federal Lands to Parks Program”
- Single building and small acreage FLTP conveyances successful, few large sites exist – Sand Point is one of largest conveyances including historic district



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## **Most Sites Planned for New Uses**

- More than 380 bases closed 1988-2005, full EDCs approximately 60-80 bases
- EDCs allowed local governments redevelop buildings and properties for commercial, residential uses, to sell properties (Hamilton AFB, CA; Lowry AFB, CO; Mather AFB, CA; NAS Glenview, IL; etc.)
- Many EDCs retained revenue generating components such as aircraft runways, provided revenue streams to fund infrastructure improvements (Mather AFB, CA; NAS Cecil Field, FL)
- Many military era buildings demolished on EDC sites (NAS Glenview, IL; NAS Cecil Field, FL)
- Parks uses comprise small portion overall development, mostly open space, golf courses or conservation



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### EDCs – New Uses



NAS Glenview, IL – The Glen Town Center



Hamilton AFB, CA – Light Industrial



Lowry AFB, CO – Housing Lofts



NAS Cecil Field, FL – Jacksonville Airport



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## Some EDCs Experiencing Delayed Development

- Citizen initiatives halting planning, investment & development (NAS Alameda, MCAS El Toro)
- Significant previously undeclared hazardous wastes (NAS Alameda, MCAS El Toro)
- Buildings & site infrastructure worse condition than previously understood

### Los Angeles Times

LOCAL U.S. WORLD BUSINESS SPORTS ENTERTAINMENT HEALTH  
L.A. NOW POLITICS CRIME EDUCATION O.C. WESTSIDE

YOU ARE HERE: LAT Home → Collections → Development And Redevelopment

#### Great Park Grounds Will Need Scrubbing

*Toxic substances must be removed and tons of concrete hauled off the base before Irvine can make its 1,300-acre dream come true.*

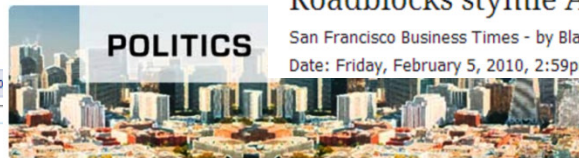
January 25, 2006 | Jean O. Pasco | Times Staff Writer



### SAN FRANCISCO Business Times

#### Roadblocks stymie Alameda project

San Francisco Business Times - by Blanca Torres  
Date: Friday, February 5, 2010, 2:59pm PST



#### SunCal threatens to sue, as Alameda votes to kick out base developer

07.21.10 - 7:38 am | Sarah Phelan | (0)



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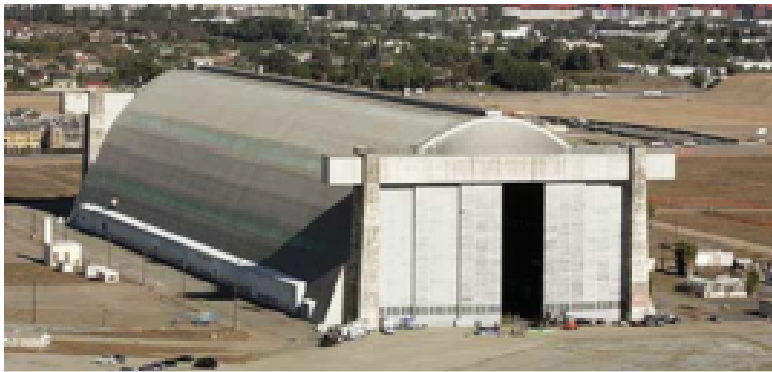
## **Federal Lands to Parks Program Mixed Results**

- More than 80 sites conveyed to local governments via NPS “Federal Lands to Parks Program”
- Single building and small acreage FLTP conveyances successful, few large sites exist – Sand Point is one of the largest conveyances including historic district
- Unique building reuse or demolition very difficult due to historic preservation controls (MCAS Tustin, CA; Hamilton AFB, CA)
- When economic development & park and recreation parcels conveyed to separate local governments, park improvement very difficult (MCAS Tustin, CA; Hamilton AFB, CA; NAWC Westminster, PA; MCAS El Toro, CA)
- Fort Mason Center & Presidio cited key “park and recreation” example; not BRAC conveyances, part of Golden Gate National Parks & federally funded



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## Federal Lands to Parks Program Mixed Results



MCAS Tustin, CA – “What would you do with a 17-story-tall wooden blimp hangar?”



Hamilton AFB, CA – Vacant Theater 2009



Fort Mason Center, CA – Mixed Use

Dec. 22, 2010

### Hangars, runways to stay in Great Park cultural plan

By ELLYN PAK  
THE ORANGE COUNTY REGISTER

“The real challenge is to find the funding to build the park,” said Jeff Lalloway, Irvine councilman and new board member.

A mix of donations, tax increments from planned surrounding developments, public-private partnerships, rent from cultural organizations and parking could be used as revenue, according to park staff.



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## **Why Continue City Investment at Sand Point?**

- **More than \$11 Million North Shore Investments by Private Partners & City**
- **Significant Sand Point Investments by Institutions 1977 – 2010**
- **Total City Sand Point Investment \$45-50 million**
- **Estimated Total Sand Point Investments \$250-367 million**



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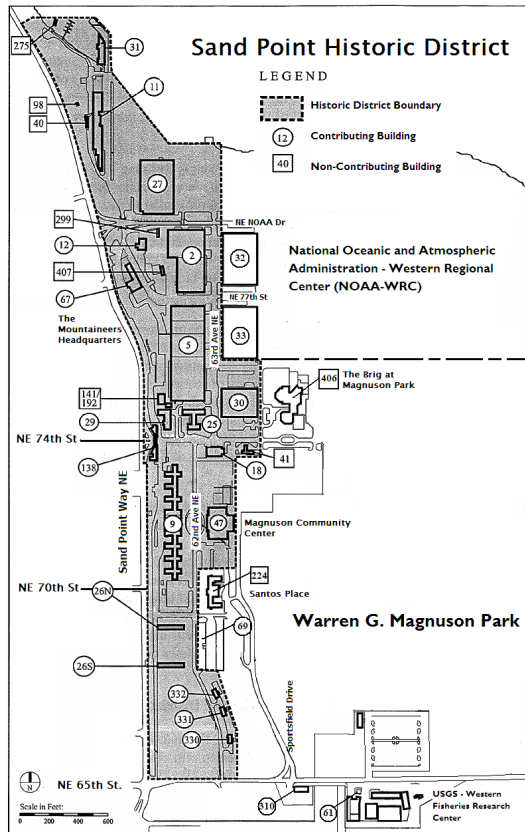
## **How Much Future Investment at Sand Point?**

- **Historic District Building Improvements \$48 million.** Examples: Building 2 Renovation \$27 million; Building 30 Renovation \$9 million; Building 18 Renovation \$3.5 million
- **Historic District Site Improvements \$6 million.** Examples: Electrical System Renovation \$1 million; Sanitary & Storm Sewer Renovation \$1.1 million; NE NOAA Drive/63<sup>rd</sup> Avenue NE Improvements \$450,000
- **Magnuson Park Improvements/Maintenance \$2.5 million.** Examples: Building 308 Crew Quarters Replacement \$770,000; Sportsfield Drive Improvements \$300,000; Wayfinding Signage \$200,000
- ***Total Estimated Future Investment \$57 million***
- **Future Public-Private Partnerships Could Resolve Site Needs**



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## Future Investment – Historic District Building Improvements



**Building 30 – Renovation \$9 Million**



**Building 116 – Sewer Pump Upgrades**



**Building 12 – Demolition**



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## **Future Investment – Historic District Site Improvements**



**District Wide Road  
Damage**



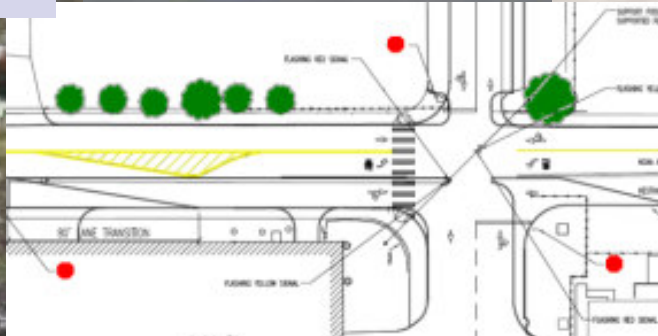
**NE 74<sup>th</sup> St Intersection Improvements**



**Electric System Upgrades  
Navy 4 kV to SCL 2.6 kV**



**Road Drainage**



**NE NOAA Drive Access Improvements**

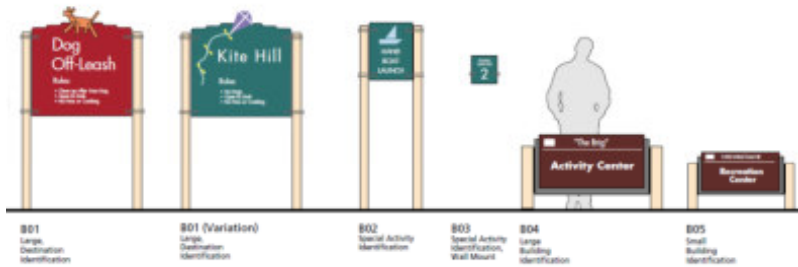


**Electric System Upgrades –  
Feeder Lines, Vaults**



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## Future Investment – Magnuson Park Improvements & Maintenance



Wayfinding Signage



Buildings 54, 55 Maintenance



Building 69 Maintenance - SDOT



Buildings 54, 55 Maintenance



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## **Sand Point Historic District**

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