

# Building 18 Redeveloping Facilities and Operating Public Programming

WARREN G. MAGNUSON PARK  
SEATTLE, WASHINGTON

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**Seattle**  
Parks & Recreation



# ***REDEVELOPMENT & PUBLIC PROGRAMMING OPPORTUNITIES***

- Seattle Parks and Recreation (SPR) is seeking proposals to develop Building 18 and to operate/manage recreation, arts and cultural, or environmental programming open to the public.
- Lead entity or organization will be responsible for financing, design, construction and operating public programming in Building 18.
- Selected proposal will result in a multi-year Agreement to redevelop the building and to operate/manage public programming.



# ***MAGNUSON PARK AMENITIES & ACTIVITIES***

**Magnuson Park attracts approximately 1.5 million visits annually.**

<https://www.seattle.gov/parks/find/parks/magnuson-park>

**This is the dynamic location for YOUR investment plans and ideas.  
Some of our current amenities include:**

## **Recreation**

- 9 Athletic Fields, 5 all-weather, 5 lighted, 100,000-140,000 users each year
- Year-Round programming: Magnuson Community Center, Arena Sports, The Mountaineers, Sail Sand Point, Outdoors for All, Cascade Bicycle Club, Tennis Center Sand Point (10 indoor courts)
- 9-acre off-leash dog park

## **Arts & Culture**

- 300-seat theater operated by Seattle Musical Theatre
- 21 artist studios and art gallery in Building 30
- Special Event Hangar with more than 70 event days, 70,000 participants/visitors each year

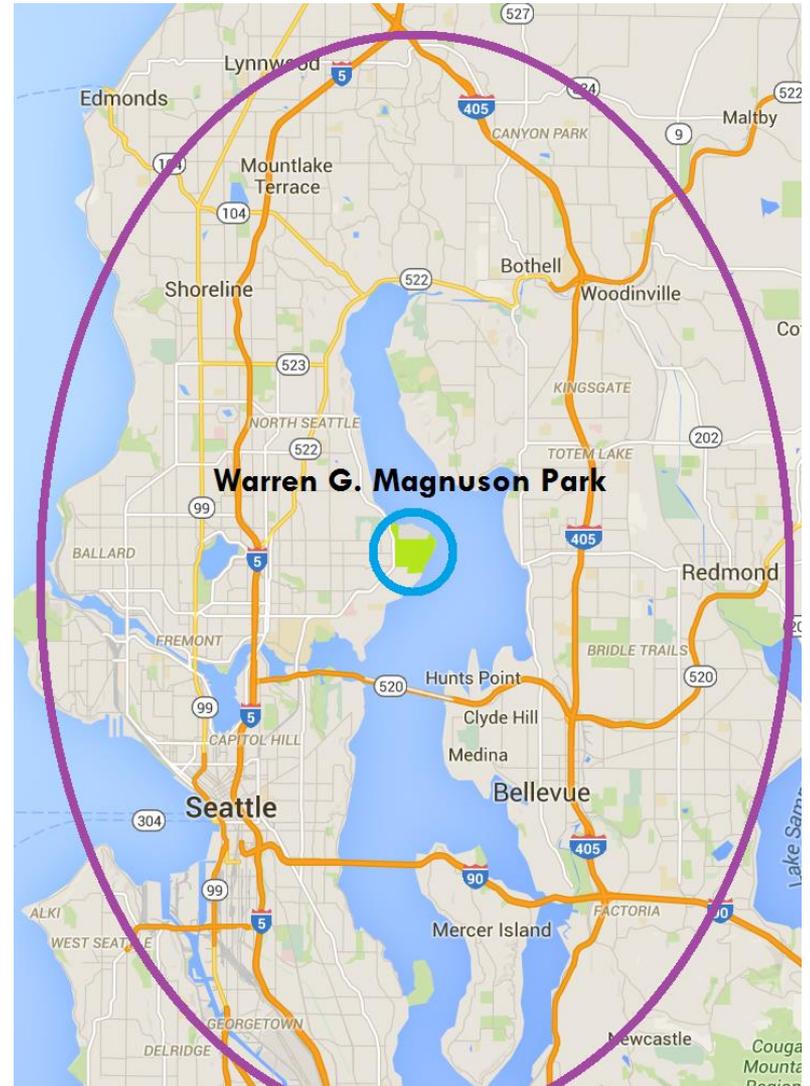
## **Environment**

- 53-acre reconstructed wetland complex
- Headquarters: Earth Corps, The Mountaineers



# PRIME REGIONAL LOCATION

- Warren G. Magnuson Park is located on the former Naval Air Station Seattle and covers more than 300 acres along the western shore of Lake Washington
- **Linked to transit:** 2.2 miles northeast from UW Link Light Rail Station & University of Washington main campus
- **Urban Connection:** 7.5 miles northeast from downtown Seattle
- **Convenient:** 21 miles northeast from Seattle-Tacoma International Airport
- **Captive Audience:** More than a million people live within 30-minute driving distance



# ***BUILDING 18: UNIQUE FIRE STATION (OR FIREHOUSE)***

- Building 18 is an approximately 13,247-square foot, 2-story brick building. It was initially designed in 1935 and constructed in 1936 as a single-story building with a 4-bay garage, workshop and 2 bays for a fire truck and ambulance, totaling 5,274-square feet.



# ***PREVIOUS REDEVELOPMENT & INVESTMENT AT MAGNUSON PARK***

**Magnuson Park has a track record for successful investment and development since 1999.**

**\$60 million from City of Seattle**

**\$30 million from SPR public-private partnerships:**

- The Mountaineers Headquarters (2008)
- Arena Sports & Magnuson Athletic Club (2010)
- Tennis Center Sand Point (2013)
- Cascade Bicycle Club (2014)
- Waldorf High School (2014)

**\$40 Million from University of Washington & Solid Ground**

**Potential Development Parameters**

- Contract terms negotiable
- Federal historic preservation tax credits may be available



# ***PROPOSAL REVIEW CRITERIA***

- A. OVERVIEW AND PROPOSED USES**
- B. RECREATIONAL, ARTS AND CULTURAL, OR ENVIRONMENTAL PROGRAM NEEDS**
- C. BUSINESS AND STAFFING PLANS**
- D. PLANNING, DESIGN AND CONSTRUCTION**
- E. CONSTRUCTION PHASING PLAN**
- F. ENVIRONMENTAL AND ENERGY EFFICIENT DESIGN AND CONSTRUCTION**
- G. HISTORIC PRESERVATION**
- H. FUNDING OF CONSTRUCTION AND OPERATIONS**
- I. COMMUNITY OUTREACH PLAN**
- J. PUBLIC BENEFIT**
- K. PROJECT TEAM AND ORGANIZATIONAL STRUCTURE**



# Request For Proposals Building 18

WARREN G. MAGNUSON PARK  
SEATTLE, WASHINGTON

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<http://www.seattle.gov/parks/about-us/do-business-with-us/current-opportunities/magnuson-park-building-18>



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