

4.1.5 Planting

Existing Conditions

Only a remnant vestige remains of the historic landscape of Sand Point, on Promontory Hill in the southeast portion of the site. The second growth conifers in this area give a hint of the rolling, forested character of the landscape that existed prior to pioneer settlement. The second growth canopy is composed of a combination of evergreen trees (Douglas fir, cedar, hemlock, and madrona) and deciduous trees (willow, cottonwood, and vine maple). The Mud Lake and Pontiac Bay areas previously had wetland shorelines, with small volume streams flowing to Lake Washington.

As the Naval Station was developed, the forest, wetlands and knolls gave way to open, level expanses of airplane runways and Navy facilities. Within the Naval Station the original street trees were planted in the 1930s and many trees from that era remain, including large trees along Sand Point Way, deodar cedars along 62nd Avenue NE, ornamental trees throughout the residential open space, and other scattered trees throughout the remaining site (Photo 4.1.5.1). In addition to trees, significant historical plantings and garden areas exist within the Naval Station (Photo 4.1.5.2). South of Building 26 South, a remnant of a brick lined rose garden remains, and the gardens of the adjacent officer's quarters on the east side of 62nd Avenue NE still evoke the character of the original planting designs.

In 1975, the Navy relinquished the airfields for use as a NOAA facility and a Seattle park. The character of the new Magnuson Park parcel was founded on a plan prepared by the firm of Jones and Jones in 1975. This plan aimed to restore a "natural" character to the site. Discrete areas of the site were designed to convey a particular landscape character (e.g., natural shorelines, grasslands, wetlands, and active recreation fields) in an effort to recall some of the original site features. In a 1988 plan, Worthy and Associates reinforced this concept and proposed boulevard plantings along site entry roads (not implemented). One of the major features of both of these plans, and the subsequent EDAW plan from 1993, was the re-establishment of

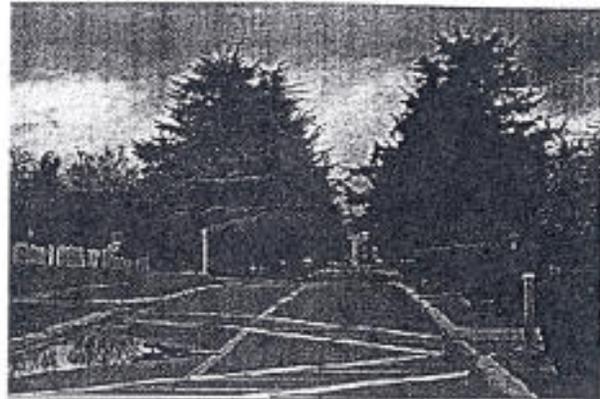


Photo 4.1.5.1 Deodar cedars in the Sand Point Historic District



Photo 4.1.5.2 Historic landscape at Building 9

Mud Lake and its connecting stream to Lake Washington. Currently the plantings within Magnuson Park are a mix of ornamental species, native plants, and invasive exotics. Irrigation within the park is limited to active recreation turf areas.

Design Objectives

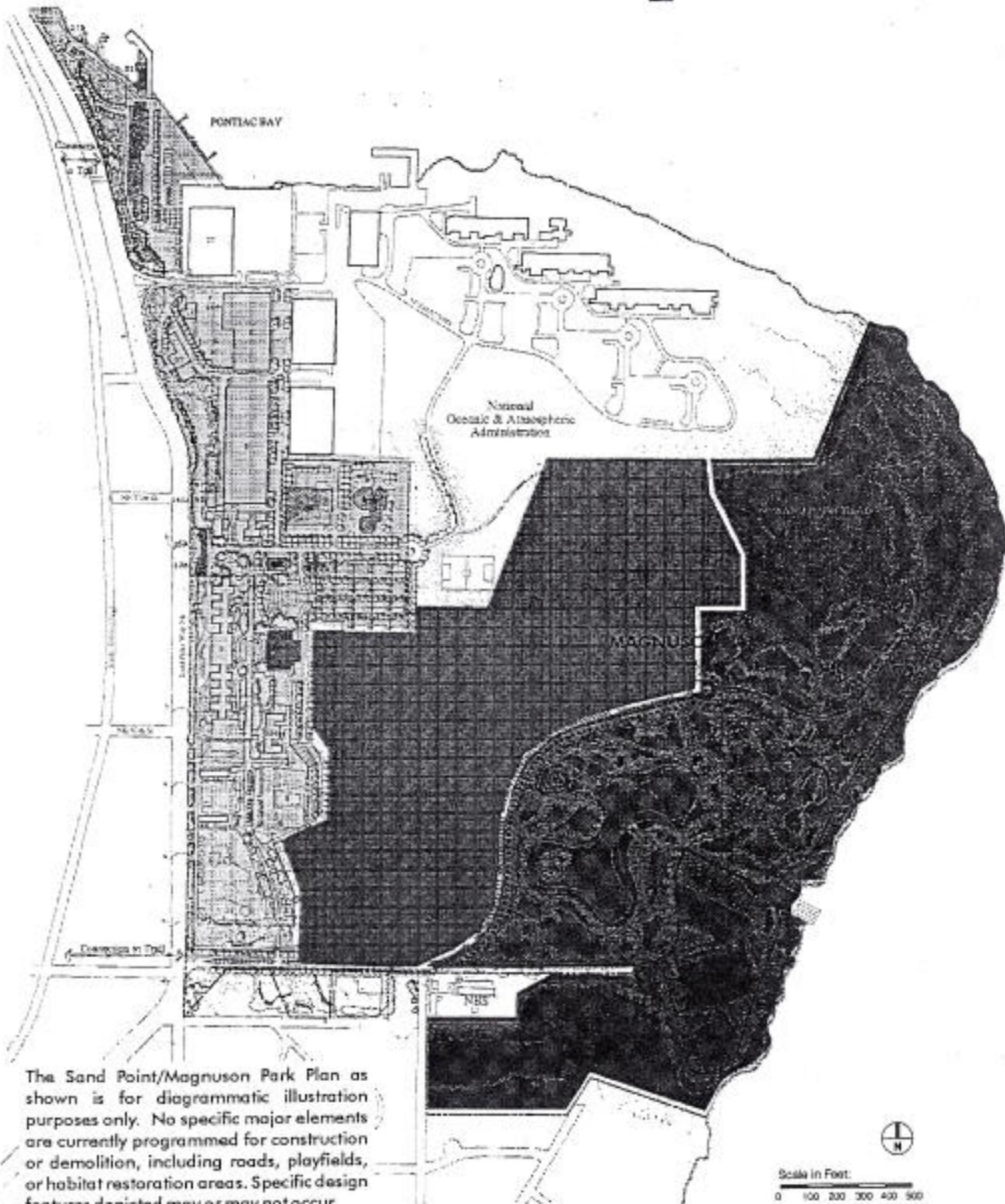
When looked at from a landscape perspective, there are three major environments at Sand Point/Magnuson Park, based on existing vegetation as well as planned future uses: the proposed Historic District, an active recreation zone, and a passive recreation zone (Figure 4.1.5.1). The major design objective for the Historic District is to preserve and enhance the existing landscape settings of the Naval Station to maintain the historic 1930s character, by ensuring that new projects and restorations adhere to the stylistic landscape character of this era. The major objective for the active recreation zone is to

Landscape Types

Figure 4.1.5.1

LEGEND

-  Historic Landscape
-  Active Recreation
-  Passive Recreation



The Sand Point/Magnuson Park Plan as shown is for diagrammatic illustration purposes only. No specific major elements are currently programmed for construction or demolition, including roads, playfields, or habitat restoration areas. Specific design features depicted may or may not occur.

create a landscape setting which provides a complementary transition from the historic district to the more naturalized Magnuson Park on the east (Photo 4.1.5.3), while providing planting and turf areas that can accommodate intense group recreation activities and present an efficient, orderly, and low maintenance park setting. The principal objective of the passive recreation zone is to preserve the open character of the passive recreation areas within Magnuson Park and enhance wildlife habitat.

Design Criteria

Historic District

- Preserve 1930s historical landscape character by using plants and design conventions from the era as well as the original design documents of the Naval Station.
- Increase the overall quantity and quality of tree, shrub, and ground cover plantings throughout the proposed Historic District while keeping in mind the limited maintenance budget of the City agencies.
- Allow flexibility in plant type decisions in new landscape designs. Incorporate a significant number of historic plants and utilize them in an historical planting design manner.
- Preserve existing mature street trees and replant new large-scale trees to ensure the existing character of the street tree canopy.

Active Recreation

- Enhance and create active landscape areas that can accommodate intense group recreation use.



Photo 4.1.5.3 Looking east into the active recreation zone of Magnuson Park

- Simplify planting types and layout to ensure moderate maintenance.
- Use planting to assist in organizing facilities to create a sense of setting within the active recreation area.

Passive Recreation

- Restore the landscape to a stable naturalized plant community which emphasizes native plants and balances human access and wildlife habitat needs.
- Create informal and naturalistic planting designs which follow the subtleties of existing and proposed topography, drainage, aspect, and soil conditions.
- Maintain the open savanna-like character of Magnuson Park (Photo 4.1.5.4).

Technical Guidelines

The following technical guidelines should be referred to in a variety of situations, from preparing conceptual design ideas to developing planting plans. They give input ranging from specific techniques to general design treatment.

Historic District

- Maintain remnant ornamental plantings such as the historic formal rose gardens, south of Building 26 South (Photo 4.1.5.5). Use these plantings as the foundation of future plantings design to the degree possible.
- Maintain the tradition of foundation plantings adjacent to the building facades, particularly at entries and along primary walkways (Figure 4.1.5.2).

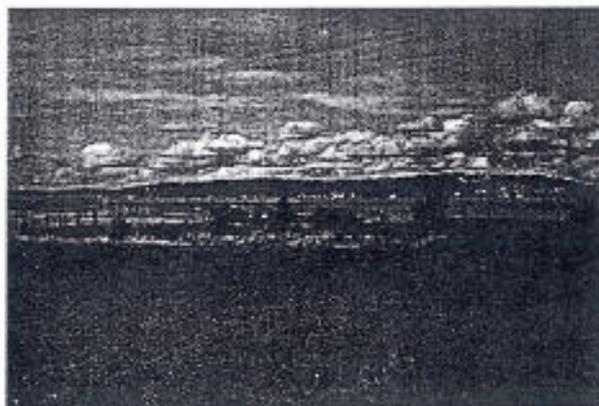


Photo 4.1.5.4 Viewing east to Lake Washington from Sand Point Head

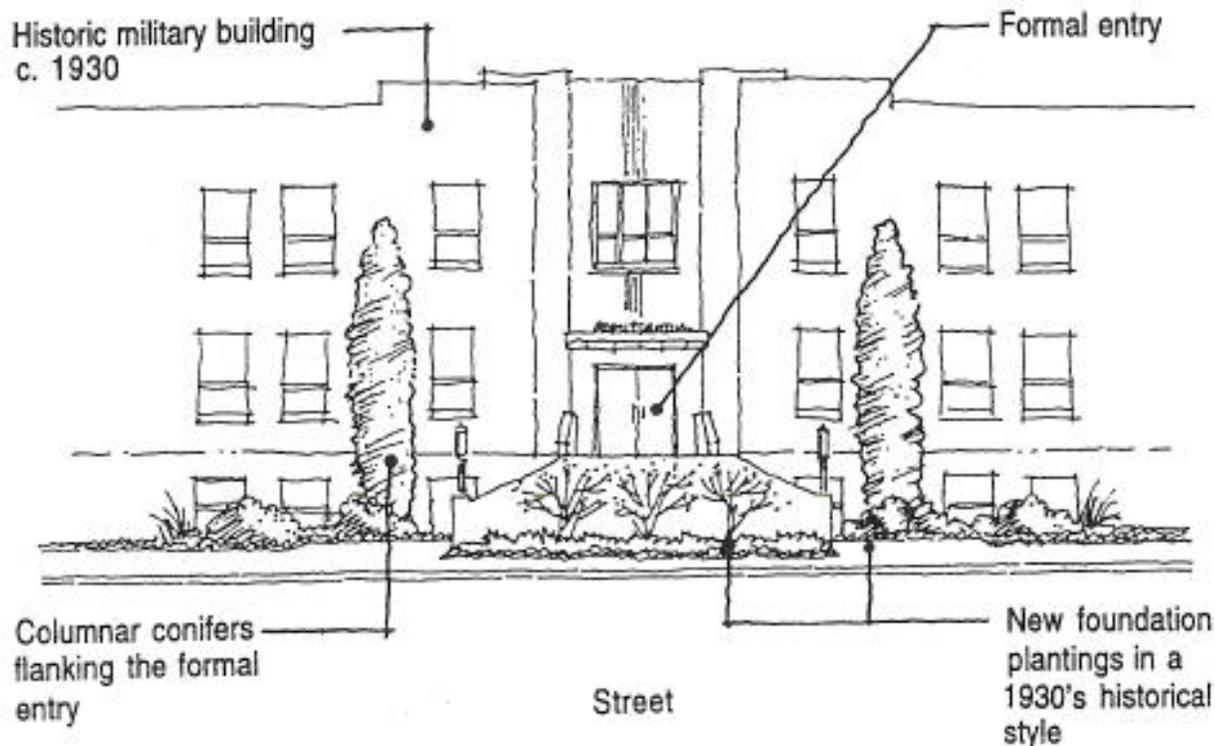


Figure 4.1.5.2 Formal entry landscape at former Navy buildings

- Preserve and reinforce view corridors with new plantings and by pruning or removing selected existing plantings. Thin the existing tightly spaced tree planting to ensure future health of trees.
- Preserve and enhance existing street tree plantings, especially the deodar cedar trees along 62nd Avenue NE. Plant similar species as individual trees die, except for cottonwoods and poplars which should slowly be replaced by tree species with less aggressive root systems. Be familiar with original planting plans in archives when specifying plants.
- As an aid to designers, a list of historic plants has been provided, based on archived drawings (see Table 4.1.5.1, or consult the archived historic landscape plans). Augment this list with plants that are in character with the historic plantings, drought tolerant species when appropriate, and native plants. Confirm that plants from this historic list perform adequately in the Seattle area. Suggest reasonable substitutions if similar plants exist which are more suited to Northwest conditions.
- Target specific discrete areas within public rights-of-way for establishment of richer plantings featuring perennials and small shrubs. These should be associated with high visibility, high use public areas such as seating areas or the traffic islands in front of Buildings 9, 25, and 47, originally planted in turf.
- Select appropriate trees, shrubs, and ground covers with cultural requirements consistent with the setting



Photo 4.1.5.5 Rose garden south of Building 26S

which will grow to the desired mature size with a reasonable amount of care. Provide adequate clearance between plant material and building facade to prevent damage to building by plant materials.

- Do not prune trees and shrubs into individual elements. Allow trees and shrubs to grow into their characteristic form and mature size while forming groves or masses. Topping shrubs and trees should be avoided.
- Provide permanent sprayhead irrigation systems for each building or area landscape which is restored with new plantings. If possible, link irrigation systems to a central computerized control system which monitors flow rates, evaporation, and daily rainfall.
- Utilize turf grasses as the predominant ground cover in larger areas accessible via mowers. Maintain existing turf on steep erodible slopes. Provide non-invasive ground cover plants such as Periwinkle beneath all shrubs in planting areas.
- Maintain current steep slope turf areas. Do not utilize turf on new or restored slopes greater than 3:1.

Active Recreation

- Design landscape areas to be compatible with intense public use, to hold up under heavy pedestrian traffic, and to withstand short cutting through planting areas and across lawns.
- The landscape character should be defined by tree plantings and lawn areas. Limit the extent of landscape plantings to accommodate open, flexible circulation, visibility, and to reduce maintenance and irrigation demand.
- Provide shade trees adjacent to all sports field areas and at play areas and site furniture locations to ensure summer shade for users, particularly in the afternoon.
- Plant shade trees adjacent to streets and in parking lots to break up expanses of paving, provide shade, and enhance the pedestrian scale.
- Provide turf in all sports field areas except within the infield of baseball fields. Underdrain recreation turf in all areas with drainage problems. Use open swale drainage conveyances between fields for drainage and water quality. Surface drainage from rainfall and

irrigation systems should be connected to designated wet areas within Magnuson Park.

- Minimize mown turf, other than athletic fields, to avoid attracting geese. Other deterrents to geese include letting meadows grow tall between fields, and maintaining a tall vegetation buffer between water and turf.
- Utilize a free-draining soil material for turf areas which enhances long-term turf management (e.g., sand). Field levels will need to be significantly raised from existing elevations for positive drainage in most of Activity Area 4.
- Irrigate all regularly used recreation turf and associated planting areas to ensure these areas are maintained to City Parks standards.

Passive Recreation

- Preserve and enhance the five habitat types documented to appear in Magnuson Park (Audubon Society 1997): Forest, Scrub/Shrub, Meadow/Wet Meadow, Managed and Disturbed Areas, and Shoreline.
- Focus plant restoration efforts on preserving and enhancing habitat.
- Maintain the natural character of the Magnuson Park landscape by avoiding formal planting arrangements and encouraging loose, informal, naturalistic landscape treatments.
- Preserve the open, savanna-like character of the central and shoreline sections of Magnuson Park. Restrict new, existing, and naturalized tree plantings to limited areas which complement and enhance existing open views and view corridors (Figure 4.1.5.3).
- Maintain the forested setting of Promontory Hill in the southeast corner of the park.
- Follow prescriptions for site restoration noted in the recent Magnuson Park habitat report (Audubon Society 1997). Establish a program to eliminate or control invasive exotic species and promote the introduction of native species (see Table 4.1.5.2 at the end of this section for plant list), particularly in wildlife habitat areas. Eradicate to the extent possible the following species: Reed-canary grass, Himalayan Blackberry, Scot's Broom, Ivy, Pyracantha, Holly,

Lake Washington and Cascade Mountain views



Figure 4.1.5.3 View from Sand Point Head

Clematis, Purple Loosestrife, and Poplar. While elimination of all exotic species may not be feasible, management of exotic species is a realistic goal. Focus efforts on mechanical plant removal measures. Avoid using chemical means to eradicate exotic species, except as a last resort, and then only in clearly defined situations under controlled conditions.

- Survey existing hydrology and soils to determine specific cultural characteristics of the various settings within Magnuson Park.
- Emphasize native plants, drought tolerance, hardiness, vigor, and aesthetic appropriateness when establishing new plantings.
- Maintenance of new and existing plantings should be minimized by proper selection of species, planting in fall or early spring, deep soil preparation and proper drainage, mulching, weed eradication, and if necessary temporary irrigation.
- Site irrigation should be limited to swimming beach areas and temporary irrigation measures for new plantings or restoration areas.
- Restrict turf irrigation to limited high visibility, high use lawn areas. Irrigate all recreation turf areas. Large, informal open space areas of turf should be left

unirrigated.

General Irrigation

- Irrigate all new tree and shrub plantings either with permanent irrigation systems, temporary systems, or quick couplers and hose bibbs. New tree plantings in unirrigated lawn areas, along streets, or otherwise isolated from planting beds should have individual bubbler type irrigation.
- Restrict turf irrigation to limited high visibility, high use lawn areas. Irrigate all recreation turf areas. Large, informal open space areas of turf should be left unirrigated.
- Permanent irrigation systems should utilize conventional pop-up sprayhead type irrigation equipment which meets City standards and specifications. Provide flow metering, electronic controllers, and central control capabilities.
- Irrigation systems should be separated by building, project area, or activity zone and be accompanied by individual irrigation controllers.
- Restrict irrigation on all steep slopes and in planting areas less than 5' wide. Avoid overspray onto walkways or against building facades.

Table 4.1.5.1 Sand Point Naval Station Historical Plant List

(Compiled from archival landscape plans of the officers facilities at the former Naval Station. In most cases spellings of the various species were taken verbatim from the 1930s plans.)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Abelia grandiflora</i>	Hybrid Abelia	<i>Cotoneaster microphylla</i>	Small Leaf Cotoneaster
<i>Acer atropurpureum dissectum</i>	Red Cutleaf Japanese Maple	<i>Cotoneaster pannosa</i>	Silverleaf Cotoneaster
<i>Acer platanoides</i>	Norway Maple	<i>Cotoneaster rugosa henryi</i>	Weeping Cotoneaster
<i>Aesculus rubrus</i>	Red Horsechestnut	<i>Crataegus oxyantha pauli</i>	Paul's Scarlet Hawthorn
<i>Andromeda catesbaei</i>	Lily-of-the-Valley Bush	<i>Cydonia japonica</i>	Japanese Quince
<i>Andromeda japonica</i>	Japanese Andromeda	<i>Cydonia japonica "Boule d'Feu"</i>	Japanese Quince - Fireball
<i>Arctostaphylos uva-ursi</i>	Kinn Kinnick	<i>Cytissus dragonfly</i>	Garnet Wing Broom
<i>Aucuba japonica variegata</i>	Gold Dust Japanese Laurel	<i>Cytissus andreanus</i>	Redwing Broom
<i>Azalea altaclarensis</i>	Yellow/Orange Azalea	<i>Cytissus atropurpurea</i>	Lavender Broom
<i>Azalea amoena supurba</i>	Claret Pink Azalea	<i>Cytissus praecox</i>	Moonlight Broom
<i>Azalea citrinus</i>	Lemon Azalea	<i>Daboiccia purpurla</i>	Purple Irish Heather
<i>Azalea hinodiotri</i>	Scarlet Azalea	<i>Daphne cneorum</i>	Dwarf Daphne
<i>Azalea kaempfer</i>	Torch Azalea	<i>Daphne odora</i>	Fragrant Daphne
<i>Azalea mollis</i>	Chinese Azalea	<i>Daphne serium</i>	Early Daphne
<i>Azalea occidentalis</i>	Western Azalea	<i>Erica hybrida</i>	Christmas Heather
<i>Berberis atropurpurea</i>	Purpleleaf Barberry	<i>Erica mediteranean hybrid</i>	Christmas Heather
<i>Berberis buxifolia</i>	Boxleaf Barberry	<i>Erica stricta</i>	Upright Heather
<i>Berberis darwin</i>	Darwin's Barberry	<i>Erica vagans rubra</i>	Red Cornish Heather
<i>Berberis verruculosa</i>	Leatherleaf Barberry	<i>Espalier apple</i>	Red Delicious
<i>Betula alba</i>	White Birch	<i>Espalier pear</i>	Bartlet Pear
<i>Betula alba laciniata pendula</i>	Cutleaf Weeping Birch	<i>Espalier plum</i>	Plum-Flat-Trained
<i>Bignonia radicans</i>	Trumpet Vine	<i>Forrytaia suspensa</i>	Weeping Golden Bell
<i>Buxus arborescens</i>	Tree Boxwood	<i>Fuchsia - Hardy Bush Type</i>	Mrs. Tenny's Fuchsia
<i>Buxus sempervirens</i>	Common Boxwood	<i>Genista hispanica</i>	Dwarf Spanish Gorse
<i>Camelia japonica - Dbl Red</i>	Mrs. Tenny's Camelia	<i>Gledisia tricanthos</i>	Honey Locust
<i>Catalpa speciosa</i>	Western Catalpa	<i>Hedera helix conglomerata</i>	Bunchleaf Ivy
<i>Cedrus deodar</i>	Deodar Cedar	<i>Hellanthemum "Copper Queen"</i>	Sunrose - "Copper Queen"
<i>Celastrus scandens</i>	American Bittersweet	<i>Hydrangea hortensis</i>	Red Japanese Hydrangea
<i>Cercis canadensis</i>	American Redbud	<i>Hypericum calycinum</i>	St. John's Wort
<i>Chamaecyparis lawsoniana</i>	Lawson Cypress	<i>Jasminum nudiflorum</i>	Winter Jasmine
<i>Chamaecyparis lawsoniana alumni</i>	Alumni Cypress	<i>Juniperus pfitzeriana</i>	Pfitzers Juniper
<i>Choisya ternata</i>	Mexican Orange	<i>Juniperus tamariscifolia</i>	Gray Carpet Juniper
<i>Clematis jackmanii</i>	Purple Clematis	<i>Kalmia latifolia</i>	Mountain Laurel
<i>Cornus florida rubra</i>	Red Flowering Dogwood	<i>Kerria japonica</i>	Globe Flower
<i>Cornus nuttalli</i>	Pacific Dogwood	<i>Laburnum vulgare</i>	Common Goldenchain
<i>Cotoneaster franchetti</i>	Broadleaf Cotoneaster		

Table 4.1.5.1 Sand Point Naval Station Historical Plant List (cont'd)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Laurocerasus lusitanica</i>	Portugal Laurel	<i>Rhododendron "Pink Pearl"</i>	"Pink Pearl" Rhododendron
<i>Laurocerasus officinalis</i>	English Laurel	<i>Rhododendron ponticum</i>	Lavender Rhododendron
<i>Lavandula spicea</i>	Dwarf Lavender	<i>Rhus glabra laluniata</i>	Cutleaf Sumac
<i>Ligustrum japonicum</i>	Japanese Privet	<i>Rosa kaiserine "Augusta Victoria"</i>	White Climbing Rose
<i>Ligustrum ovalifolium</i>	California Privet	<i>Rosa "Paul's Scarlet"</i>	Scarlet Climbing Rose
<i>Lonicera nitida</i>	Box Honeysuckle	<i>Sarcococcus hookertiana</i>	Hooker's Sarcococcus
<i>Lycium chinese</i>	Chinese Matrimony Vine	<i>Sorbus aucuparia pendula</i>	Weeping Mountain Ash
<i>Magnolia tripetala</i>	Mrs. Tenny's Magnolia	<i>Sorbus aucuparius</i>	Mountain Ash
<i>Mahonia aquifolium</i>	Oregon Hollygrape	<i>Spiraea "Anthony Waterer"</i>	Deep Rose Bridalwreath
<i>Mahonia nervosa</i>	Native Oregongrape	<i>Strandwesia davidiana</i>	David's Standwesia
<i>Malus neidwetzkyana</i>	Redvein Crab	<i>Styrax japonica</i>	Mrs. Tenny's Lily-of-the-Valley Tree
<i>Marlicacea chromatelia</i>	Canary Yellow Waterlily	<i>Syringa "Charles Joly"</i>	Lilac "Charles Joly"
<i>Morus alba pendula</i>	Weeping Mulberry	<i>Syringa "Mme. Lemqine"</i>	Double White Lilac
<i>Nandina domestica</i>	Sacred Japanese Bamboo	<i>Taxus baccata</i>	English Yew
<i>Pernettya lilacina</i>	Violetberry Pernettya	<i>Taxus hibernicus</i>	Irish Yew (Green)
<i>Pernettya rosea</i>	Pinkberry/Rose Pernettya	<i>Thuja obtusa aurea</i>	Gold Hinoki Cypress
<i>Pernettya rubra</i>	Red Pernettya	<i>Thuja orientalis pyramidalis</i>	Pyramidal Arborvitae
<i>Philadelphus virginial</i>	Double Mock Orange	<i>Tsuga heterophylla</i>	Pacific Hemlock
<i>Photinia serrulata</i>	Toothleaf Photinia	<i>Ulmus americana</i>	American Elm
<i>Picea kosteriana-Christmas Tree</i>	Koster's Blue Spruce	<i>Ulmus parvifolia</i>	Chinese Elm
<i>Pinus thunbergi</i>	Japanese Black Pine	<i>Veronica hectori</i>	Whipcord Veronica
<i>Populus nigra italica</i>	Lombardy Poplar	<i>Viburnum davidianum</i>	Dwarf Evergreen Snowball
<i>Prunus blirieana</i>	Double Purple Plum	<i>Viburnum rhytidophyllum</i>	Evergreen Snowball
<i>Prunus pissardi</i>	Purpleleaf Plum	<i>Viburnum tinus</i>	Laurestinus
<i>Prunus serrulata "Kwanzan"</i>	Kwanzan Japanese Cherry	<i>Vinca minor</i>	Trailing Myrtle
<i>Prunus subhirtella pendula</i>	Weeping Japanese Cherry	<i>Weigelia "Eva Rathke"</i>	Rose Weigelia
<i>Pyracantha lalandi</i>	Laland Firethorn	<i>Wisteria chinensis</i>	Purple Wisteria
<i>Retinospora pisifera flifera</i>	Thread Retinospora	<i>Wisteria sinensis</i>	Chinese Wisteria
<i>Retinospora squarrosa</i>	Fuzzy Retinospora		

Table 4.1.5.2 Magnuson Park Existing Conditions Plant List

Source: Magnuson Park Habitats Project Survey of Existing Conditions, Sand Point Environmental Stewardship Committee & Seattle Audubon Society, 31 January 1997 (cited as: Audubon Society 1997).

Scientific Name	Common Name	Plant Type
<i>Abies concolor</i>	White Fir	Native
<i>Acer macrophyllum</i>	Big Maple	Native
<i>Acer palmatum</i>	Japanese Maple	Exotic
<i>Acer platanoides</i>	Norway Maple	Exotic
<i>Achillea millefolium</i>	Yarrow	Invasive Exotic
<i>Agropyron repens</i>	Quackgrass	Invasive Exotic
<i>Agrostis capillaris</i>	Slender Bentgrass	Exotic
<i>Agrostis gigantea</i>	Hair Bentgrass	Exotic
<i>Agrostis oregonensis</i>	Oregon Bentgrass	Exotic
<i>Aira caryophylla</i>	Silver Hairgrass	Invasive Exotic
<i>Alnus rubra</i>	Alder	Native
<i>Alopecurus aequalis</i>	Shortawn Foxtail	Exotic
<i>Amelanchier alnifolia</i>	Saskatoon	Native
<i>Anaphalis margaritacea</i>	Pearly Everlasting	Invasive Exotic
<i>Anthoxanthum odoratum</i>	Sweet Vernalgrass	Exotic
<i>Anthriacus scandicina</i>	Bur Chervil	Exotic
<i>Arbutus menziesii</i>	Madrone	Native
<i>Aster sp.</i>	Aster	Various
<i>Avena sp.</i>	True scots	Exotic
<i>Bellis perennis</i>	English Lawn Daisy	Invasive Exotic
<i>Betula papyrifera</i>	Paper Birch	Exotic
<i>Bromus spp.</i>	Brome Grass	Invasive Exotic
<i>Buddleia davidii</i>	Butterfly Bush	Exotic
<i>Calocedrus decurrens</i>	Incense Cedar	Native
<i>Campanula sp.</i>	Harebell	Various
<i>Carex spp.</i>	Sedge	Native
<i>Carex obnupta</i>	Slough Sedge	Native
<i>Cerastium arvense</i>	Mouse-ear Chickweed	Invasive Exotic
<i>Chrysanthemum sp.</i>	Chrysanthemum	Various
<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	Invasive Exotic
<i>Cichorium intybus</i>	Chicory	Exotic
<i>Cirsium arvense</i>	Canada Thistle	Invasive Exotic
<i>Cirsium vulgare</i>	Bull Thistle	Invasive Exotic
<i>Clematis vitalba</i>	Clematis	Invasive Exotic
<i>Convolvulus arvensis</i>	Bindweed	Invasive Exotic
<i>Cornus sericea</i>	Red Osier Dogwood	Native
<i>Corylus cornuta</i>	Beaked Hazelnut	Native
<i>Cotoneaster spp.</i>		Exotic
<i>Crataegus monogyna</i>	One Seeded Hawthorne	Exotic
<i>Cytisus scoparius</i>	Scot's Broom	Invasive Exotic
<i>Dactylis glomerata</i>	Orchard Grass	Exotic
<i>Daphne laureola</i>	Spurge Laurel	Exotic
<i>Daucus carota</i>	Wild Carrot/Queen Anne's Lace	Invasive Exotic
<i>Echinochloa crusgallii</i>	Large Barnyard Grass	Invasive Exotic
<i>Eleocharis palustris</i>	Creeping Spikerush	
<i>Epilobium angustifolium</i>	Fireweed	Native
<i>Epilobium hirsutum</i>	Hairy Willow herb	Invasive Exotic
<i>Equisetum arvense</i>	Horsetail	Native
<i>Escallonia spp.</i>	Escallonia	Exotic

Table 4.1.5.2 Magnuson Park Existing Conditions Plant List (cont'd)

Scientific Name	Common Name	Plant Type
<i>Euonymus spp.</i>	Euonymous	Exotic
<i>Festuca arundinacea</i>	Tail Fescue	Exotic
<i>Festuca rubra</i>	Red Fescue	Exotic
<i>Fraxinus latifolia</i>	Oregon Ash	Native
<i>Gaultheria shallon</i>	Salal	Native
<i>Geranium robertianum</i>	Herb-Robert	Exotic
<i>Glyceria sp.</i>	Mannagrass	Various
<i>Hedera helix</i>	English Ivy	Invasive Exotic
<i>Holcus lanatus</i>	Velvet Grass	Exotic
<i>Holodiscus discolor</i>	Oceanspray	Native
<i>Hypericum perforatum</i>	Common St. John's Wort	Invasive Exotic
<i>Hypochaeris radicata</i>	Cat's Ear	Invasive Exotic
<i>Ilex aquifolium</i>	English Holly	Exotic
<i>Iris pseudoacorus</i>	Yellow-Flag Iris	Exotic
<i>Juncus acuminatus</i>	Tapered Rush	
<i>Juncus effusus</i>	Common Rush	Native
<i>Juncus tenuis</i>	Slender Rush	
<i>Lolium multiflora</i>	Italian Ryegrass	Exotic
<i>Lolium perenne</i>	Italian Ryegrass	
<i>Lonicera spp.</i>	Honeysuckle	Exotic
<i>Lotus corniculatus</i>	Birds-foot Trefoil	Invasive Exotic
<i>Lotus spp.</i>	Lotus	
<i>Luneria annua</i>		Exotic
<i>Lupinus albicaulis</i>	Sickle-keeled Lupine	Native
<i>Lupinus micranthus</i>	Small-flowered Lupine	Native
<i>Lythrum salicaria</i>	Purple Loosestrife	Invasive Exotic
<i>Mahonia nervosa</i>	Dull Oregon-Grape	Native
<i>Malus spp.</i>	Crabapple	Exotic
<i>Matricaria matricarioides</i>	Pineapple Weed	Invasive Exotic
<i>Melilotus alba</i>	White Sweet Clover	Invasive Exotic
<i>Moss</i>	Moss	Various
<i>Oemleria cerasiformis</i>	Indian-Plum	Native
<i>Orthocarpus castillejooides</i>	Paintbrush Owl-clover	Exotic
<i>Parentucellia viscosa</i>	Yellow Parentucallia	Invasive Exotic
<i>Phalaris arundinacea</i>	Reed Canary Grass	Invasive Exotic
<i>Philadelphus lewisii</i>	Mock-Orange	Native
<i>Phleum pratense</i>	Timothy	Exotic
<i>Photinia spp.</i>		Exotic
<i>Pinus contorta</i>	Shore Pine	Native
<i>Plantago lanceolata</i>	Plantain	Invasive Exotic
<i>Plantago ovata</i>		
<i>Plantanus acerifolia</i>	London Plane Tree	Exotic
<i>Poa annua</i>	Annual Bluegrass	Native
<i>Poa palustris</i>	Fowl Bluegrass	
<i>Poa pratensis</i>	Kentucky Bluegrass	Exotic
<i>Polygonum cuspidatum</i>	Japanese Knotweed	Invasive Exotic
<i>Polygonum persicaria</i>	Common Smartweed	Invasive Exotic
<i>Polystichum munitum</i>	Western Sword Fern	Native
<i>Populus balsamifera</i>	Black Cottonwood	Native

4.1.6 Lighting

Existing Conditions

In general, both Sand Point and Magnuson Park are under lit. Both vehicular or pedestrian-oriented lighting is scarce at either locale. Lighting that does exist is security-oriented, building-mounted spot lighting. Some precedent-setting pedestrian lighting bollards are incorporated into design of the Brig. Pole-mounted street lights exist in several isolated instances. These are modern “shoe box” fixtures that are not appropriate in the Historic District (Photo 4.1.6.1).

There are some notable historical lighting precedents at Sand Point. In particular, several interesting Art Deco light elements exist mounted to the outside of Buildings 25 and 30 (Photo 4.1.6.2). Several unique cast concrete pole lights exist in the parking lot in front of Building 6 (Photo 4.1.6.3) and immediately north of Building 138.

Design Objectives

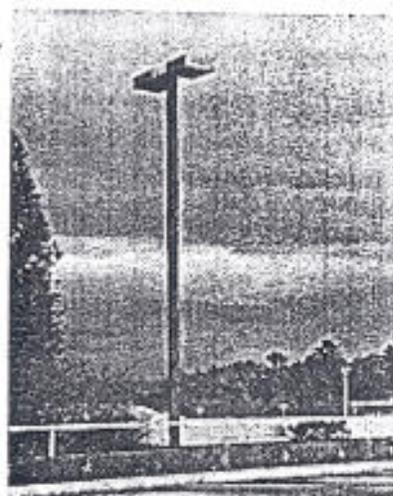
With a civilian population beginning to live and work at Sand Point, there is a need to increase light levels to typical City of Seattle urban standards. The need for higher light levels may be particularly true in the Northwest environment. This should be done for reasons of safety, wayfinding, and the psychological comfort of security.

Design Criteria

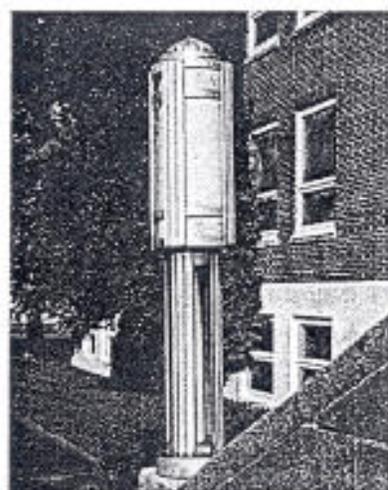
The following design criteria for lighting guidelines have been identified:

- Adopt a family of light fixtures which can be used in all typical design situations at Sand Point/Magnuson Park, from urban to natural settings.
- Adopt light fixtures appropriate to the historical character of the Sand Point Historic District.
- Remove street, pedestrian, and security lighting inappropriately placed on historic building exteriors and replace with other means of lighting, to the extent possible. Historical fixtures in original building designs are to remain.

*Photo 4.1.6.1
Existing “shoe box”
lights in parking
areas*



*Photo 4.1.6.2
Existing Art Deco
light fixtures*



*Photo 4.1.6.3
Existing cast
concrete light
fixture*



- Minimize off-site lighting glare, particularly with regards to the lighting of athletic fields.
- Maximize energy efficiency.

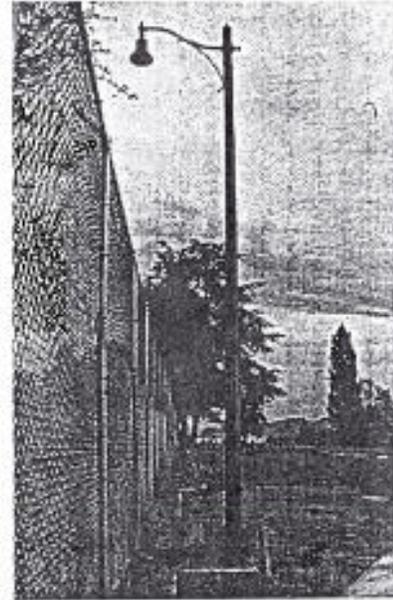
Technical Guidelines

Typical site lighting elements are identified in this section. The proposed family of lighting elements are identified in Figure 4.1.6.1.

Sand Point

- Replicate existing historic light standards for pole-mounted lights (Photos 4.1.6.4 and 4.1.6.5). These consist of concrete poles with either a simple globe (pedestrian situations) or down-light on an arm (street lights). Street lights should have a minimum pole height of 25 feet. Pedestrian lights should have a minimum pole height of 12 feet.
- Light element should be high pressure sodium. Wattage and spacing should be selected to provide light levels per City standards. Ambient light levels requirements are based on site zoning.
- Street lighting should produce average street light levels of 0.6 footcandles, per City standards. While the intended streetlight is to replicate the form of the existing light standard north of Building 138, a direct-burial pole is not required.
- Where it is desirable to mount lights on a building, for area way or entrance lighting, match existing utilitarian "gooseneck" lights or similar design. Do not use building-mounted lights to illuminate streets, parking lots, or large public areas. Remove existing building-mounted spotlights and replace with pole-mounted area lights.
- If light bollards are found to be necessary are desired, use simple black vandal-resistant metal bollards with rounded tops. Pole-mounted pedestrian lighting is preferable to bollards.
- If athletic fields are lit for night-time play, only low-glare downlights which minimize off-site glare are permissible. Only the planned clover-leaf and adjacent fields may be lit. Glare into habitat areas is to be avoided, as is glare into neighborhoods.
- Direct burial low voltage lights are permitted in the Historic District for purposes of lighting signage.
- Significant architectural lighting such as Art Deco entry lights on Building 30 should remain.
- Maintain required lateral separation from other utilities when placing street lights. See Utilities Guidelines (Section 4.4).

*Photo 4.1.6.4
Historic street
light north of
Building 138*



*Photo 4.1.6.5
Close-up of historic
globe light near
Building 6*



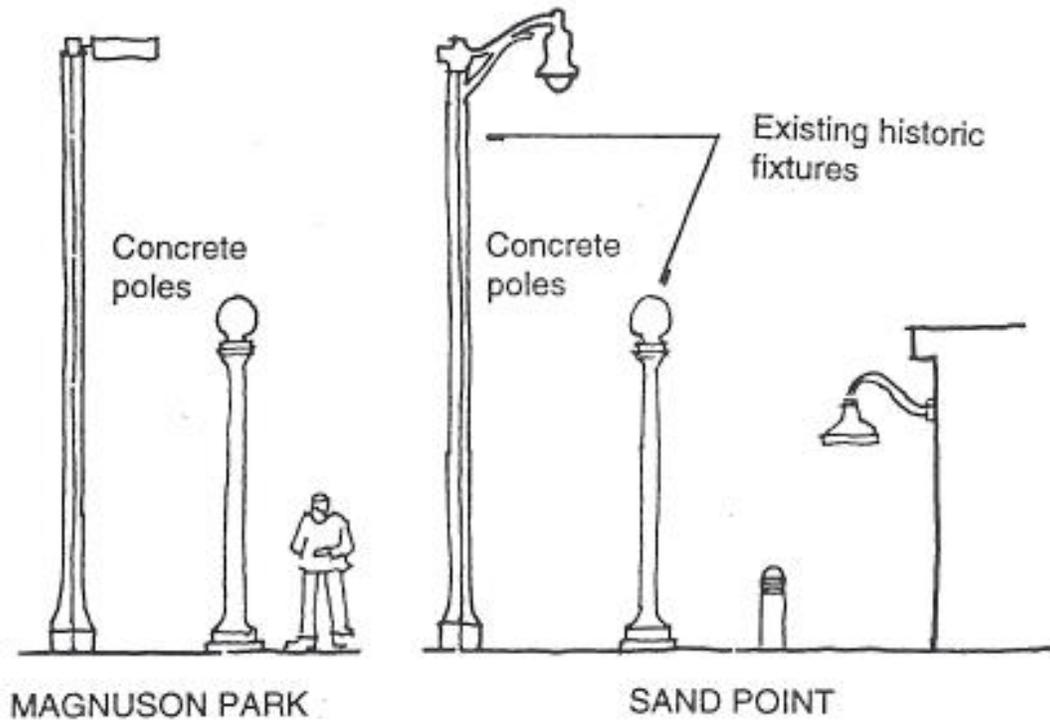


Figure 4.1.6.1 Family of lighting elements at Sand Point/Magnuson Park

Magnuson Park

- Street and parking area lights should consist of a modern "shoe-box" light mounted on a concrete pole (e.g., parking lot lights at Discovery Park visitor's center).
- Shorter, pedestrian-oriented light standards should typically replicate the existing light pole in the parking lot adjacent Building 6.
- Lighting of athletic fields at Magnuson Park should have glare cutoff features reducing or eliminating glare in neighborhoods or habitat areas. Analysis of lighting suitability and anticipated glare levels should be performed by a competent lighting professional prior to installation.

4.1.7 Furnishings

Existing Conditions

Sand Point

Minimal site furnishings currently exist at Sand Point. The few existing benches and trash cans are old and worn, but are not original to the Historic District (Photo 4.1.7.1). There are a few existing monuments, such as the World Flight monument at the NE 74th Street entrance, and the Freedom Tree, with its Monument to Prisoners of War adjacent to Building 25, which help give a sense of identity to Sand Point. The overall site image is often one of a jumble of utility appurtenances, including small buildings, vaults, protective bollards, and other devices, most of which no longer serve a functional purpose.

Existing site furnishings lack a coherent relationship. These existing furnishings include a variety of disparate elements such as orange trash cans in redwood containers, nautical chain fencing, cast-iron and wood benches, redwood picnic tables, and a mixture of railing types (Photos 4.1.7.2 and 4.1.7.3). There are no bus shelters, plazas, established seating areas, or other such minor public amenities which often serve to give expression to an identifiable sense of place. This "placemaking" is an important civic function of site furnishings.

Magnuson Park

Image and furnishings at Magnuson Park are different from those at Sand Point. Here, the returning natural landscape predominates, oriented toward the water and open space. Large logs in circulation areas delineate traffic lanes, define space, act as retaining walls, and are strong image-givers. This appears to be a response to the need to reclaim and give shape to the large flat former runway areas. Apart from this distinctive use of logs, Magnuson Park makes use of standard Seattle Parks Department furnishings, including entrance signs, benches and trash cans. Most activity areas and seating are oriented toward the waterfront.

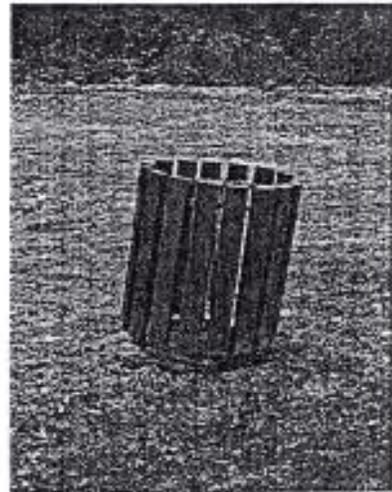
Design Objectives

Furnishings should be functional, durable, and vandal-resistant. They should harmonize with and enhance their

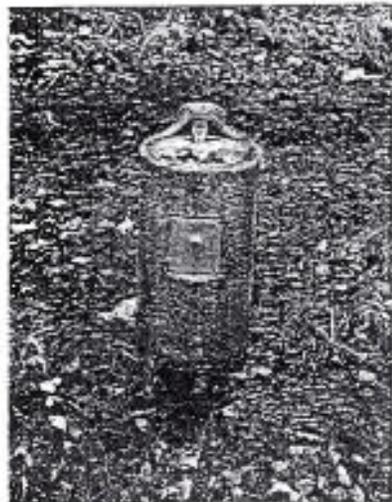
*Photo 4.1.7.1
Existing bench*



*Photo 4.1.7.2
Existing trash receptacle*



*Photo 4.1.7.3
Existing drinking fountain*



surroundings. At Sand Point /Magnuson Park, a wide range of landscapes are experienced, from urban to wild. A variety of land uses will continue to emerge as the site develops, from recreation to housing to cultural and educational uses. These different landscapes and functional uses call for an overall strategy toward site furnishings that can accommodate a variety of circumstances.

Design Criteria

To that end, the following design criteria have been identified:

- Identify a family of site furnishings that are integrated with pavements, lighting, signage, etc., to develop of a unified sense of place at Sand Point.
- Strengthen and enhance the unique historic character of Sand Point through the judicious use of appropriate furnishings.
- Identify opportunities for defining public space and creating functional public areas through appropriate design and use of furnishings.
- Respect the different landscapes and land uses at Sand Point/Magnuson Park, and provide furnishings to accommodate the spectrum of uses.
- Provide the criteria for identifying existing furnishings which are outdated or inappropriate in their context and should be removed.

Technical Guidelines

- Two separate furnishing "families" are recommended for Sand Point and Magnuson Park (see Table 4.1.7.1 at the end of this section). Furnishings for Sand Point reflect the historic and industrial character of the site (Figure 4.1.7.1), while furnishings for Magnuson Park are drawn from the standard Seattle Department of Parks and Recreation (DPR) palette (Photo 4.1.7.4).
- Furnishings chosen should match examples given in Figure 4.1.7.1 and described in Table 4.1.7.1. Once a furnishing type is specified at Sand Point/Magnuson Park, it should be used consistently thereafter.
- Metal finishes are different for the two areas: black or deep blue finishes for the proposed Historic District,

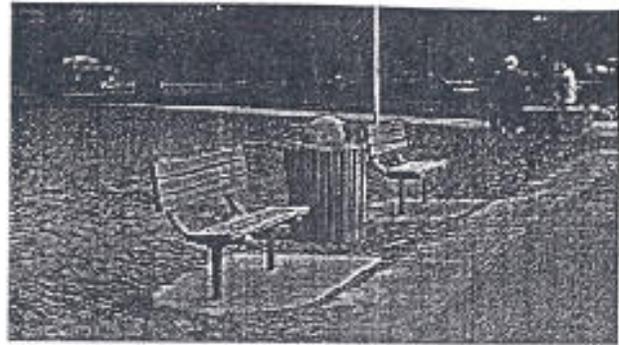


Photo 4.1.7.4 Standard DPR furnishings at Golden Gardens

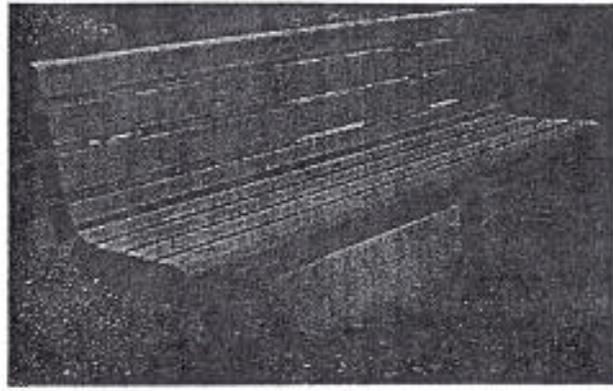
galvanized finish for Magnuson Park. Deep blue is an accent color on bus shelters and signage to commemorate the Navy heritage.

- Where standard DPR furnishings are identified, consider use of furnishings made from recycled materials reflective of sustainability values.
- Should bus stops be located within Sand Point/Magnuson Park, use standard METRO bus kiosks if shelter is desired. Paint kiosks a deep blue rather than the standard brown (see section 4.2, Architecture, for color chart). As an alternative to METRO shelters, bus kiosks could be designed as part of the arts program at Sand Point, through an open competition which includes guidelines based on historic preservation needs. Kiosk citing and design will require SHPO review.
- Consider removing typical bollard and chain or cable fencing which is common at Sand Point. They are inconsistent and unsightly. Use landscaping or other less visually intrusive means to guide pedestrian traffic.
- Remove and replace furnishings which are not in compliance with the guidelines, including benches, trash cans, and signage.
- Take advantage of opportunities to create public use areas combining seating, lighting, trash receptacles, bike racks, and other amenities. Key locations for such civic amenities include entrance areas to potential future public use buildings, such as Buildings 2, 30, and 47, and in combination with bus kiosks at designated stops.
- Placement of pavements, lighting, and planting in conjunction with furnishings should be done in a manner consistent with these guidelines.

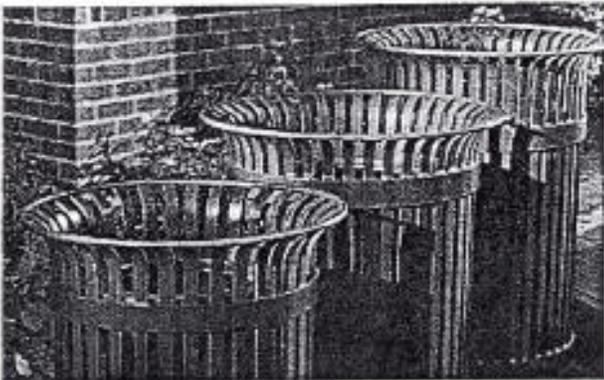
Figure 4.1.7.1 Site Furnishings Palette at Sand Point



Typical bench example



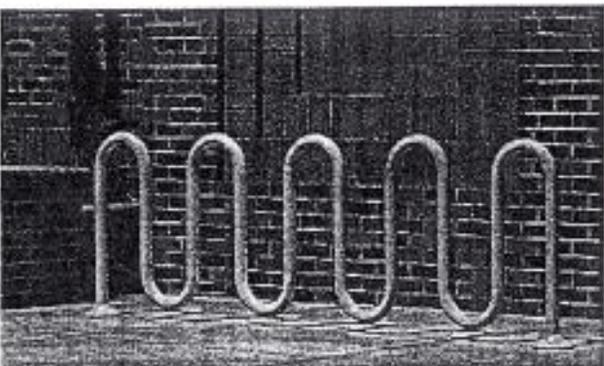
Residential bench example



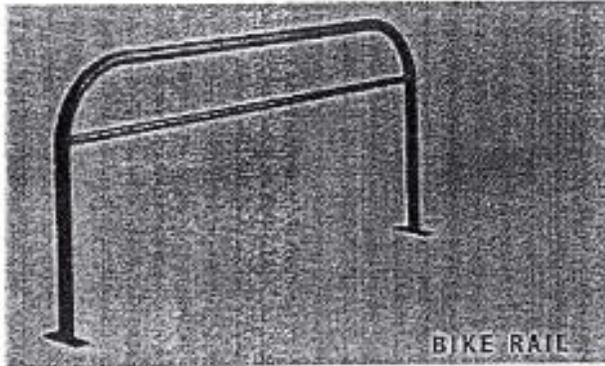
Typical trash receptacle



Typical drinking fountain



Ribbon bike rack



Bike rail

**Table 4.1.7.1 Site Furnishings at Sand Point/Magnuson Park**

Furnishing Type	Locations	
	Sand Point	Magnuson Park
<i>Bench</i>	<ul style="list-style-type: none"> Use a simple robust cast iron and wood bench, with cast iron arm rests, except in the residential area. Finishes should be natural wood and black metal. Ironwork should not be excessively ornamental. Use a simple unpainted wood bench without arms in the Residential Area, mounted on black steel posts. 	<ul style="list-style-type: none"> Use standard DPR benches. When possible, use of recycled materials in the construction of park furnishings is encouraged.
<i>Trash Receptacles</i>	<ul style="list-style-type: none"> Place trash cans within a steel, post-mounted container constructed of individual straps. Container should flare at the top, and be painted black. 	<ul style="list-style-type: none"> Use standard DPR receptacles, consisting of cans placed within a post-mounted container.
<i>Drinking Fountains</i>	<ul style="list-style-type: none"> Use a simple metal drinking fountain which meets ADA standards. Finish in black or stainless steel. 	<ul style="list-style-type: none"> Use standard DPR drinking fountains.
<i>Bike Racks</i>	<ul style="list-style-type: none"> Use the following DPR-approved bike racks, in a black finish: <ul style="list-style-type: none"> -A. Bikeways Bike Rail -C. Bicycle Hitch Model A -D. Ribbon Racks 	<ul style="list-style-type: none"> All DPR-approved bicycle racks may be used.
<i>Picnic Tables</i>	<ul style="list-style-type: none"> DPR-approved tables permitted in Activity Areas 1 and 5. Finish to be natural wood and black metal. 	<ul style="list-style-type: none"> Use standard DPR tables.
<i>Bollards</i>	<ul style="list-style-type: none"> Use simple steel pipe bollard painted black, when needed. Pipe to be capped and weld ground smooth. Cap should be domed, not flat. 	<ul style="list-style-type: none"> Adhere to DPR standards. Black steel pipe bollard preferred in Activity Area 4, per Sand Point bollard.
<i>Handrails and Guardrails</i>	<ul style="list-style-type: none"> When code or conditions dictate the need for handrails, they should be a simple tubular steel painted black. 	<ul style="list-style-type: none"> Handrails and guardrails should be constructed of a simple tubular steel, with a galvanized finish.
<i>Bus Kiosk</i>	<ul style="list-style-type: none"> Use standard METRO steel and acrylic bus shelter. Finish in royal blue rather than standard METRO brown. As an alternative, incorporate artist-designed shelter as part of an arts program for Sand Point. 	<ul style="list-style-type: none"> Use standard METRO steel and acrylic bus shelter. Finish in deep blue rather than standard METRO brown. As an alternative, incorporate artist-designed shelter as part of an arts program.

4.1.8 Fences, Walls, and Screens

Existing Conditions

Fencing is a major existing site element at Sand Point. Security fencing, typically chain link with barbed wire, secures the perimeter and certain interior parcels from uncontrolled access (Photo 4.1.8.1). The US Navy, NOAA, and Seattle Parks Department all have constructed and maintained security fencing within the Sand Point/Magnuson Park site. Controlled access to the site occurs at three main entry points which serve individual land owners: Seattle Parks Department's Magnuson Park entry at NE 65th Street, City of Seattle's Sand Point entry at NE 74th Street, and NOAA's entrance at NE 77th Street. The NE 65th Street and NE 80th Street entries allow public access while the NE 77th Street entry is restricted at this time.

Chain link fencing is the predominant fencing material at Sand Point (Photo 4.1.8.2). At the perimeter and interior of the site, a barbed wire section is often included atop the fence. Various grades and coatings of chain link are used on the campus. A concrete footing is often present, depending on topography.

Fences typically divide the site into secured sections and limit accessibility both physically and visually, while not reflecting any particular historic or site character. The most obtrusive example is the perimeter fence along Sand Point Way. The proximity of the fence to Sand Point Way and its barbed wire top section present an uninviting presence to the community and visitor.

Chain link fencing is not the only enclosing element used on site. Low fences, bollard and chain fencing, and bollards are also used to direct and restrict pedestrian and vehicular traffic (Photo 4.1.8.3). The bollard and chain fencing is a maritime theme element which serves to demarcate pedestrian circulation and planting areas as well as serve a decorative function. Concrete and rock retaining walls are used throughout the site to accommodate changes in grade, secure steep slopes, and create landscape or paved terraces (Photo 4.1.8.4).

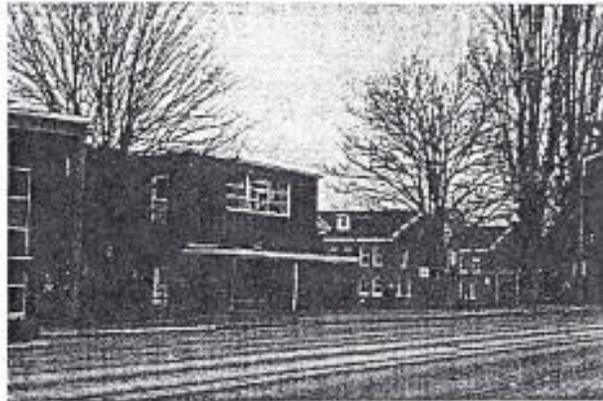


Photo 4.1.8.1 Perimeter chain link fence and barbed wire at Sand Point Way

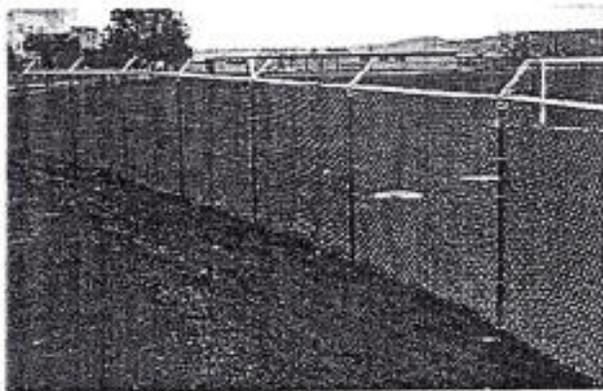


Photo 4.1.8.2 Interior chain link fence between Sand Point and Magnuson Park active recreation area

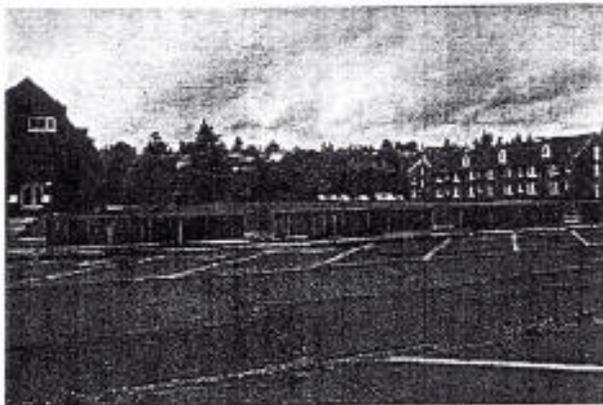


Photo 4.1.8.3 Wooden screens in parking east of Building 26 North and South

Screening of service functions, drives, parking, or buildings is limited at Sand Point (Photo 4.1.8.5). The functional and industrial military character of the Naval Station did not require the use of screening. Within Magnuson Park service functions are limited to trash receptacles and restrooms, neither of which requires visual screening. Landscape rarely serves to screen or enclose spaces, except around the residential buildings.

Design Objective

- Encourage the reduction of fenced enclosures on site, and improve access between site elements and through the site. Investigate the possibility of eliminating or reducing physical and visual barriers between NOAA, Sand Point, and Magnuson Park.
- Develop a coordinated ensemble of site enclosures including fences, walls, and screens that are compatible with the site and building program and aesthetic criteria. Ensure that enclosures are designed to complement the architectural and landscape architectural context of the various Activity Areas within Sand Point/Magnuson Park. Identify appropriate walls and screens to block views of utility, service, and other visually unattractive functions.

Design Criteria

- Limit security fencing to required areas. Site such fencing so as to not detract from the setting.
- Identify appropriate styles of walls, fences, and screens to complement the character of existing site areas: proposed Historic District, active recreation, and passive recreation.
- Coordinate enclosure size, material, and function to present a unified ensemble of elements.
- Screen visually undesirable service areas, utility elements, and storage functions from public roadways, parking, open space, and walkways.
- Utilize walls, rockeries, and terracing to retain steep grades, provide planting terraces and usable land area, screen service functions, and separate incompatible land uses.



Photo 4.1.8.4 Concrete retaining wall at Sand Point

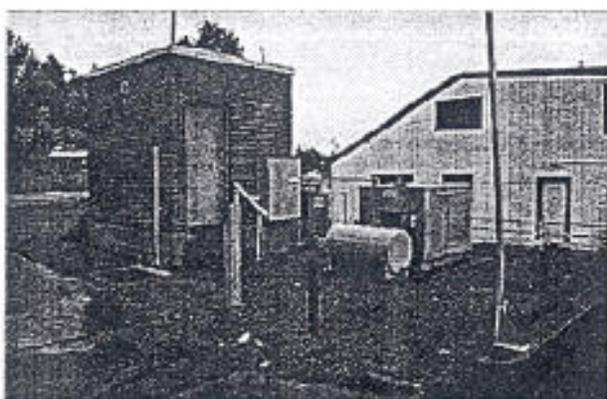


Photo 4.1.8.5 Unscreened utility unit

Technical Guidelines

Fencing

- Limit security fencing at Sand Point to the extent feasible. Evaluate the opportunity to remove, shorten, or limit the perimeter fence along Sand Point Way. At a minimum, investigate the possibility of removing the barbed wire top section from the perimeter fence to soften its hostile appearance.
- Provide pedestrian gates at critical points along the perimeter fence, such as along Sand Point Way, for either short or long term, as needed. Gates should be at least 3' wide.
- Should the perimeter fence remain, upgrade it to better reflect the character of the Sand Point/Magnuson Park and the surrounding Sand Point residential community. Upgrading could include a combination of painting, removal of barbed wire, and

- placement of gates. This could be done in conjunction with an arts program (see Chapter 4.3).
- Incorporate historical design elements into any new fencing within the proposed Historic District.
 - Use building facades to define spaces and to serve as boundaries between uses. Place fences between buildings, not along their face, thus minimizing use of fencing. Use the minimum amount of fencing feasible (Figure 4.1.8.1). The east side of 63rd Avenue NE adjacent to NOAA is an opportunity for visual improvement. If this is not agreeable to NOAA, consider placing fence in a planting strip which includes a walkway along the east side of 63rd Avenue NE. Adequate area is available within the existing parking bays.
 - Eliminate internal security fencing between Sand Point and Magnuson Park.
 - Restrict fencing within Magnuson Park to recreation and security areas only. Avoid having fencing become a visual element within the park.
 - Design the form, detail, and layout of recreational fencing to be an integrated, efficient, and thoughtful element in the landscape. Avoid duplicate fencing elements and unorganized fence layouts.
 - Use black vinyl-coated chainlink fencing as the standard throughout Sand Point/Magnuson Park when chainlink is specified.
 - Use low chainlink dog run fencing at off-leash areas to secure unleashed dogs from habitat and public recreation areas.
 - Use temporary fencing to establish seeded and planted landscape and habitat areas throughout Sand Point/Magnuson Park. Use of orange construction fencing is permissible on a temporary basis (defined as less than 3 months).
 - Minimize enclosures within Magnuson Park that would have an adverse effect on habitat areas and wildlife movements through the site.

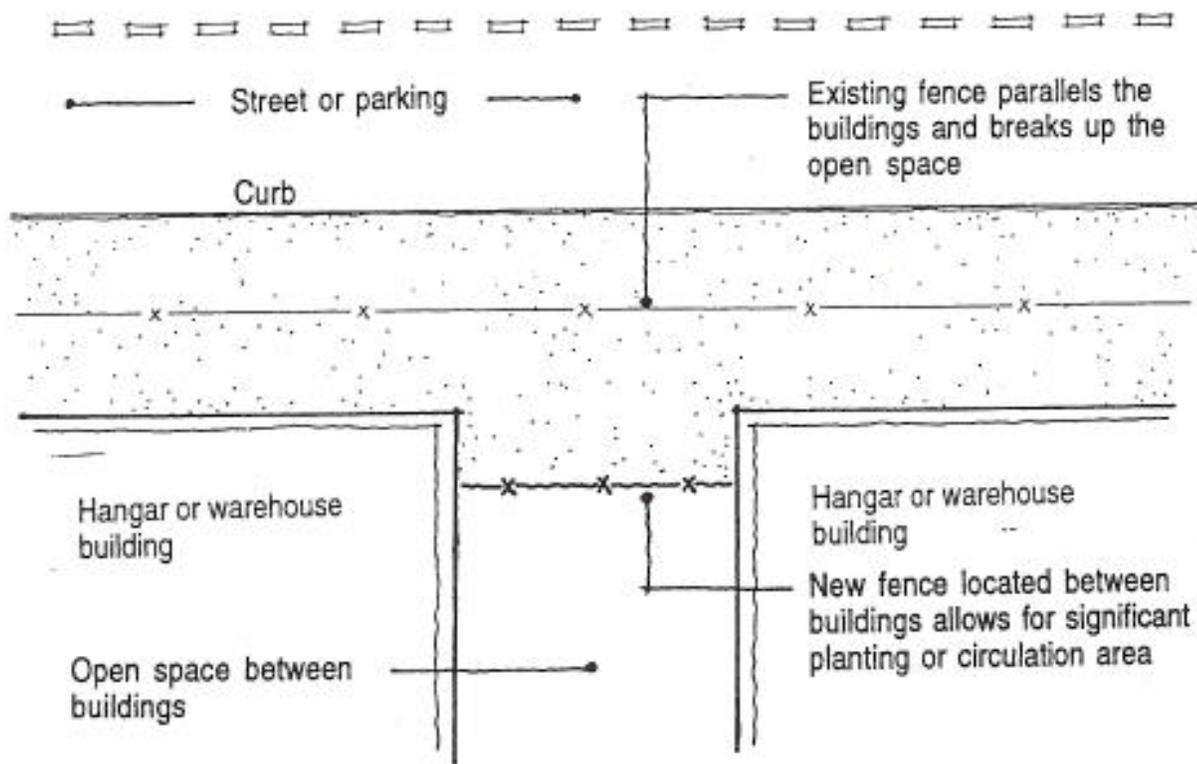


Figure 4.1.8.1 Hangar building/fence layout plan

- In conjunction with development of small Boat Center in Area 1, develop an appropriate rail or barrier along bulkhead for public safety.

Walls and Screens

- Design walls and screens for architectural compatibility with adjacent buildings. Use similar materials (e.g., brick and black metal) either in whole or as accents, to create a sense of continuity between the original building and the new enclosure. This is particularly important throughout the proposed Historic District (Figure 4.1.8.2).
- Avoid enclosures that affect view corridors or the visual character of the various landscape settings within Sand Point/Magnuson Park.
- Screen visually undesirable utility, service, and storage functions with either solid wall, solid fencing, evergreen plantings, or a combination of these elements.
- Placement of service and storage functions outside of enclosures is strongly discouraged.
- Use informal planted screens of native plants in Magnuson Park to soften built structures. Within Sand Point, formal planted screens should be utilized, rather than walls or fences, where sufficient room for planting is available and maintenance can ensure the success of the planted screen. In areas where planting area and maintenance cannot be ensured, an architectural solution may be used.
- Use existing buildings, walls, screens, and drives to screen utility, service, and storage functions where feasible and compatible with these guidelines.
- Use existing topography and new grading to shelter enclosures into hill slopes.
- Create terracing on slopes to provide planting areas, usable land area, and circulation routes and parking areas. Use both the new topography and new plantings to screen any associated service elements (Figure 4.1.8.3).

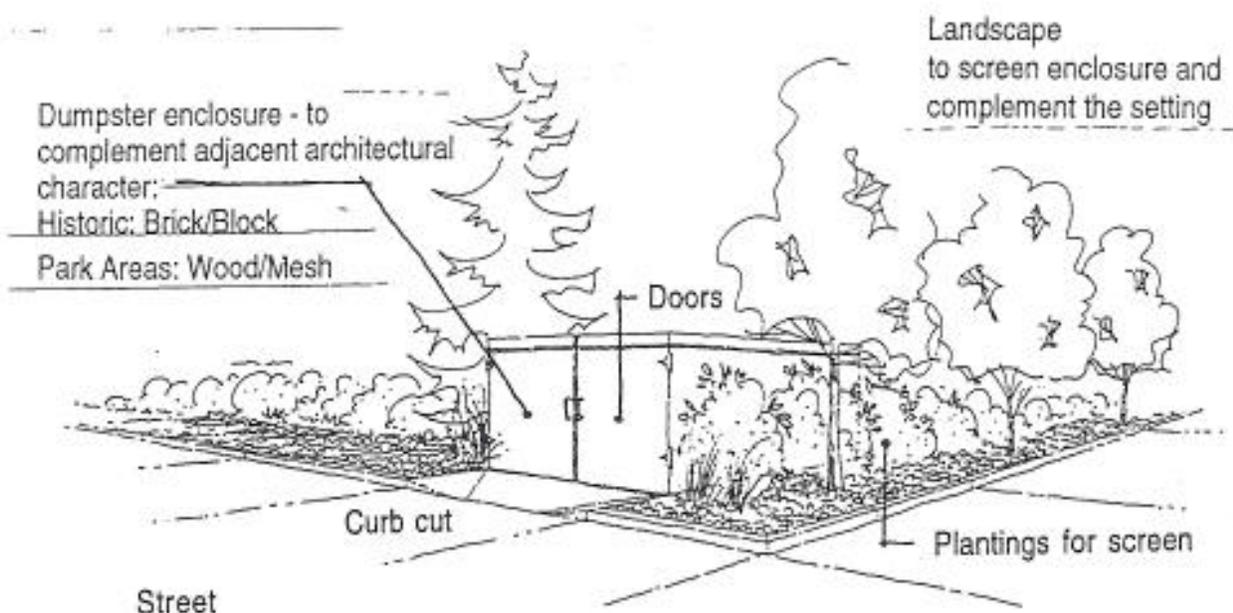


Figure 4.1.8.2 Dumpster screen sketch

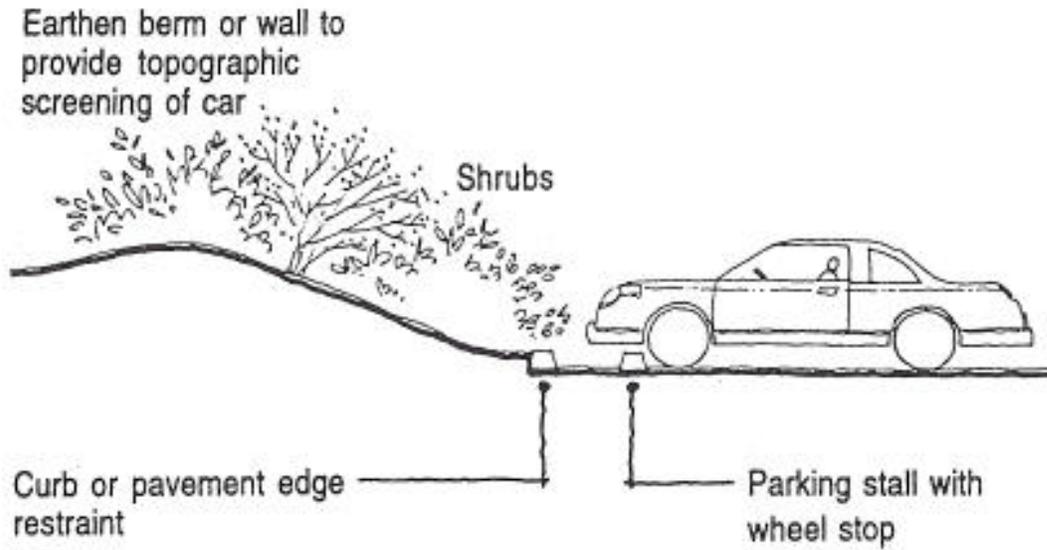


Figure 4.1.8.3 Screening parking with topography and plantings

4.1.9 Signage and Graphics

Existing Conditions

Sand Point

Signage at Sand Point consists of building-mounted and freestanding signs identifying Navy occupants and organizations. It is mostly outdated and should be removed (Photo 4.1.9.1). Many of these signs are not in keeping with the character of the buildings. A few buildings have distinctive signage integrated into their facades, characteristic of their Art Deco heritage, which identify their former use (Photo 4.1.9.2). Examples include the "Sand Point Naval Station" entrance sign on the canopy over the base entrance at Building 138, and the "Administration" sign on Building 30. The former, while not original, is appropriate to the character of the proposed Historic District. At present, there is no orientation or way-finding system at Sand Point. Also, there are no street signs beyond a few traffic control signs.

Magnuson Park

Magnuson Park is similarly lacking in way-finding signage. There are the typical colorful Parks Department signs at the park entrance (Photo 4.1.9.3), and a number of traffic control signs. The way to the boat launch is well marked. Some temporary signs are in use for way-finding to particular places, such as the off-leash area and the Navy ballfields.

Design Objectives

With the development of the public and private facilities at Sand Point and Magnuson Park, there is a clear need for a good signage system which is comprehensive and adaptable enough to work in many situations. This signage system must be adaptable for both Sand Point and Magnuson Park, integrating the two sites. It should be rugged and handsome, contributing significantly to developing a positive image for both sites.

Design Criteria

- Identify typical signage needs at Sand Point/ Magnuson Park.
- Develop a signage system which includes directional, informational, and identification signs, and which

*Photo 4.1.9.1
Freestanding sign
at Sand Point*



*Photo 4.1.9.2 Deco
signage integrated
into facade of
Building 30
entrance*



*Photo 4.1.9.3 Standard Department of Parks entry sign
at 65th Street and Sand Point Way*

integrates well with other site furnishings while respecting the historical integrity of the buildings.

- Develop guidelines which allow for the development of consistency in lettering, size, and overall “look and feel” of signage at Sand Point.
- Identify signage materials which offer enduring solutions while remaining low-cost and flexible enough to work in all situations.

Technical Guidelines

- All signage at Magnuson Park will adhere to Department of Parks standards.
- Signage within the Historic District will typically belong to a family of signage based on Department of Parks standards. The following exterior sign types will be used at Sand Point (see Table 4.1.9.1):
 - Primary site directional (A1.1)
 - Secondary site directional (A1.2)
 - Building mounted (modified A1.2)
 - Large rainbow sign (B1)
 - Site monument/readerboard (B2)
 - Street signs
- Street signs at Sand Point will be standard City of Seattle street signs mounted a custom pole (similar to street signs found at Fisherman's Terminal—Photo 4.1.9.4). Additional wayfinding signs will be mounted on this pole below the street signs. This additional signage will be distinguishable in color from street signs (Figure 4.1.9.1). The custom pole can be an artist-created item.
- Predominant signage colors will be black for posts, royal blue for primary signboard color, with white lettering (see Section 4.2, Architecture for color chart). Standard typeface to be Garamond bold. One exception will be the custom street signage, which will have a deep blue pole, standard white on green street signs, and gold wayfinding signs with black lettering and trim.
- In general, minimize signage fastened to buildings. Building-mounted signage is not to detract from the historic character of the building. If a building-

mounted sign is desired, modify Parks Department Sign Type A1.2. Sign should be mounted beside, not on, entrance door. Maximum vertical dimension of sign is to be 2'.

- Remove all outdated and unnecessary signage remaining from the Navy that is not an integral part of a building's character. In particular, this includes painted plywood signage. Painted building numbers or aluminum Deco signage are considered as “character defining.”

Photo 4.1.9.4
Street signage at
Fisherman's
Terminal

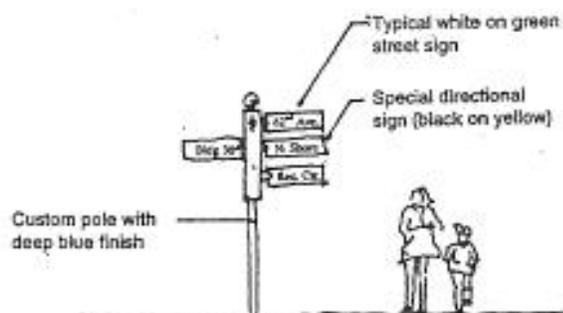
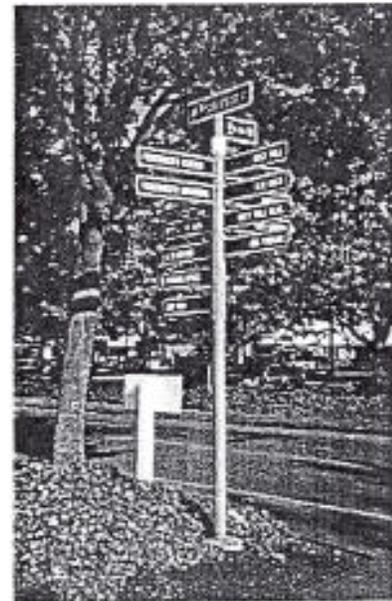
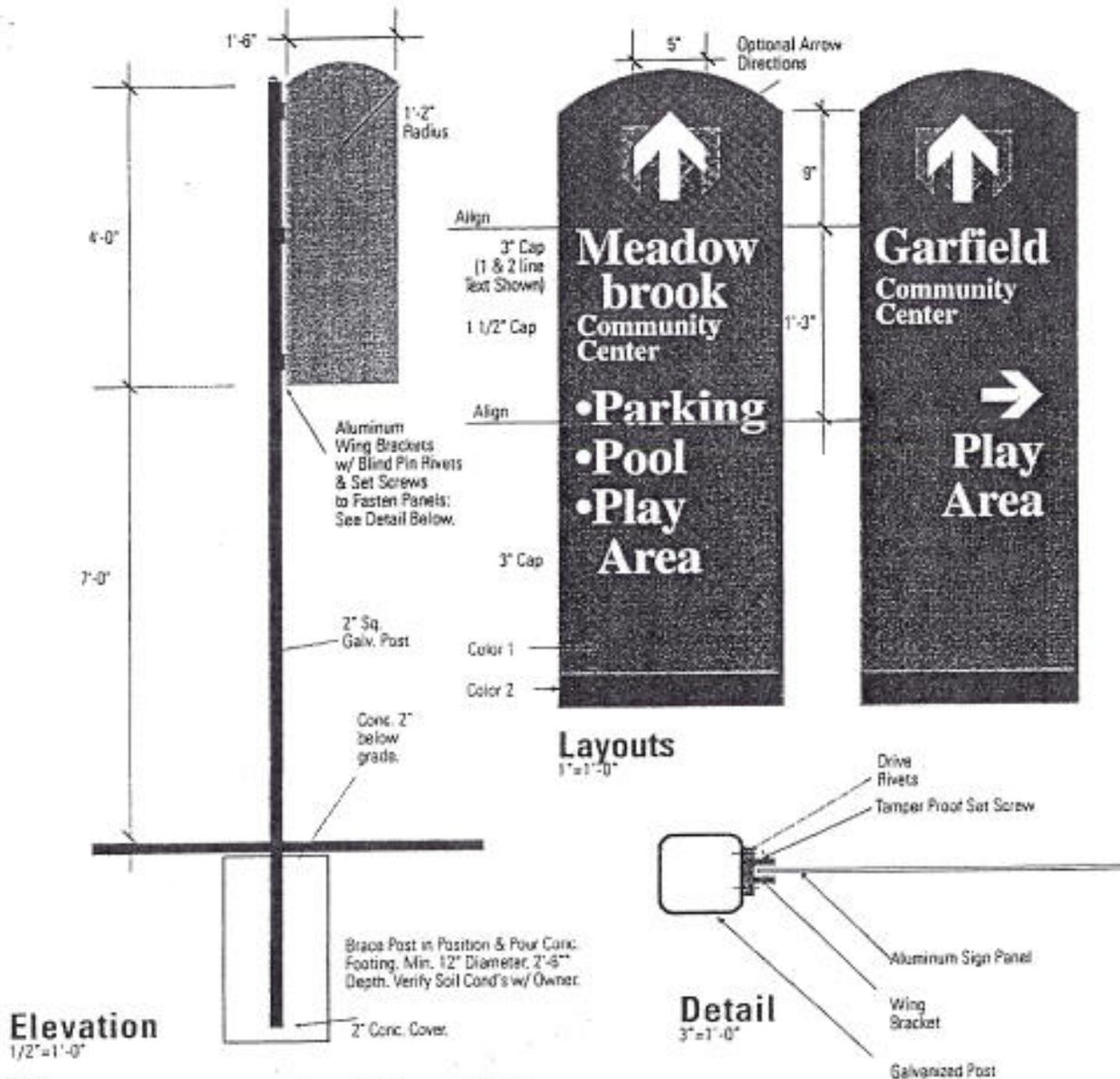


Figure 4.1.9.1 Proposed street sign at Sand Point

Table 4.1.9.1 Signage Types at Sand Point/Magnuson Park

Sign Types		Materials		Finish				Font Type
		Sign Board	Structure	Lettering	Color 1	Color 2	Structure	
A1.1	Primary Site Directional	Aluminum	Steel	White Vinyl	Royal Blue	Black	Black	Garamond Bold
A1.2	Secondary Site Directional	Aluminum	Steel	White Vinyl	Royal Blue	Black	Black	Garamond Bold
A1.2 (mod.)	Building Mounted	Aluminum	N/A	White Vinyl	Royal Blue	Black	N/A	Garamond Bold
B1	Large Rainbow Sign	Wood	Wood	Black Painted	Varies	Varies	Varies	Park Standard
B2	Site Monument/ Reader Board	Per specs	Steel	Transparent	Royal Blue	Black	Black	Helvetica
C2	Primary Site Information Sign	Varies	Recycled Planks	Varies	Royal Blue	Black	Black	Garamond Bold
	Street Signs	Aluminum	Steel	White/ Black	Green	Yellow/ Gold	Royal Blue	City Standard

- Construction of the above signs will follow Seattle Parks Department standards, illustrated in Figures 4.1.9.2 through 4.1.9.6. Standard Parks Department signs consisting of painted horizontal slats should not be used in the proposed Historic District.
- Consider replacing the existing Navy signboard located at the intersection of 62nd Avenue NE and NE 74th Street, adjacent Building 18, with a high quality and visually attractive announcement board capable of being read from a passing automobile. This would be useful for informing visitors of various upcoming events planned for Sand Point/Magnuson Park. Design of this signboard should demonstrate a use of materials and finishes consistent with the furnishings guidelines, i.e., black of deep blue metal finishes, red brick and/or buff precast concrete in the base. Signboard should be vandal resistant and easily changeable.

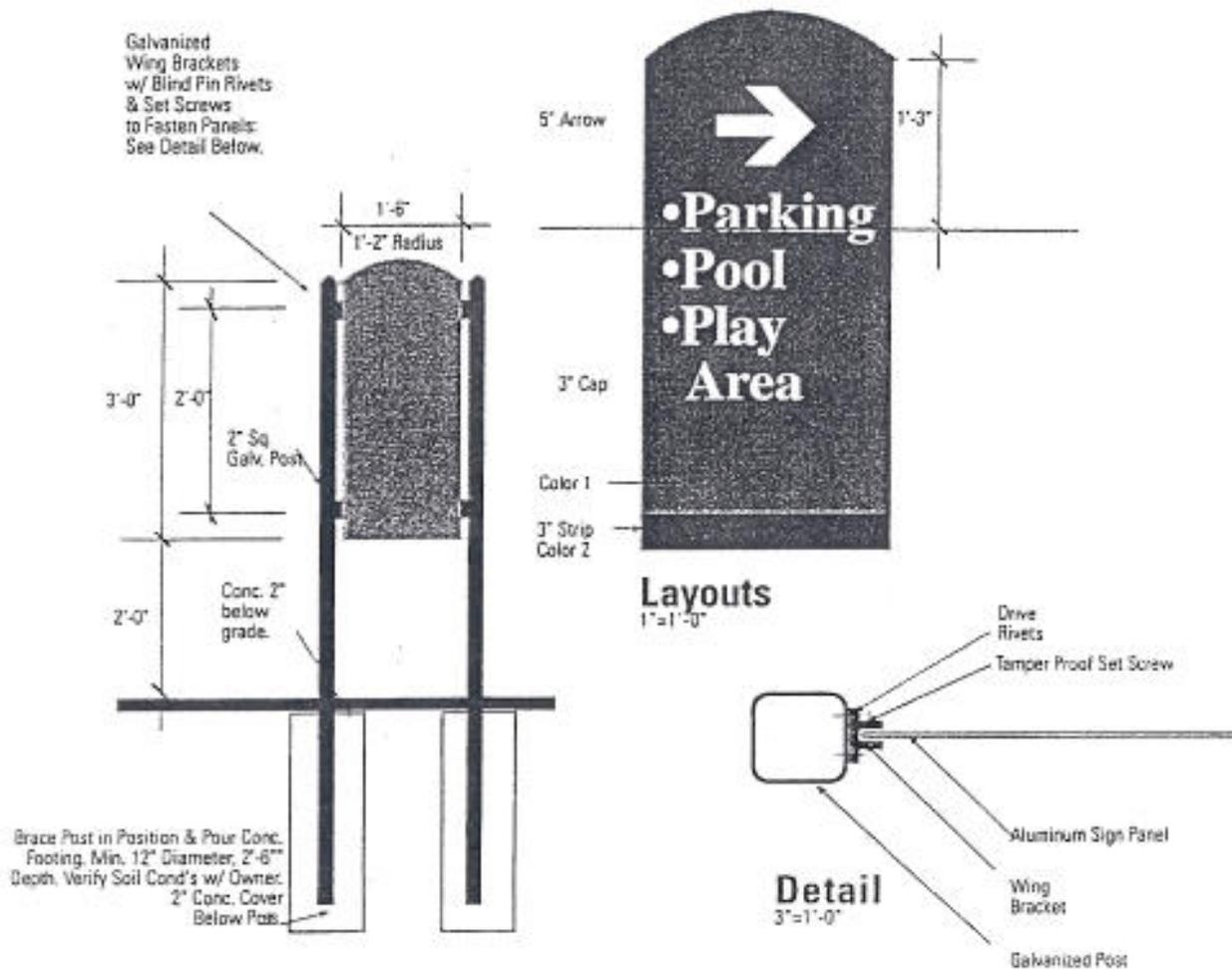


- Notes:
- Colors. Provide 8"x10" samples on actual materials for approval by Owner.
 - Submit Shop Drawings for Owner's Approval showing:
 - Foundation Assembly: shall withstand 200# impact at 6'-0".
 - Graphic layout at full scale showing all elements in relation to background, Text & Arrow Direction by Owner.
 - Fabrication Details, connections to foundation if applicable.
 - Painted 5052-H36 .125" Aluminum Sign w/ White Vinyl Text.
 - Background Colors 1 & 2 as Selected by Owner. Paint Front & Back of Panel
 - Two-Part Polyurethane Paint.
 - Post & Base Assembly: 2" Square Solid Steel galvanized Post, by Unistrut or approved.
 - Brackets & Cap
 - Manufactured by Traffic Safety Co., P.O. Box 1450, Green Forest, Arkansas, (501) 438-5282, or approved.
 - Aluminum Cap Closure #850.
 - Aluminum Wing Brackets (#1111F2 with Ribs).
 - Verify locations with Owner before installation.

 **Seattle Department of Parks and Recreation**
 2911 2nd Avenue, 4th Floor
 Seattle, WA 98121-1079

1/30/55
 Drawn
 ARG
 Approved
Sign Type A1.1
Primary Site Directional Signage Standards

Figure 4.1.9.2 Sign Type A1.1



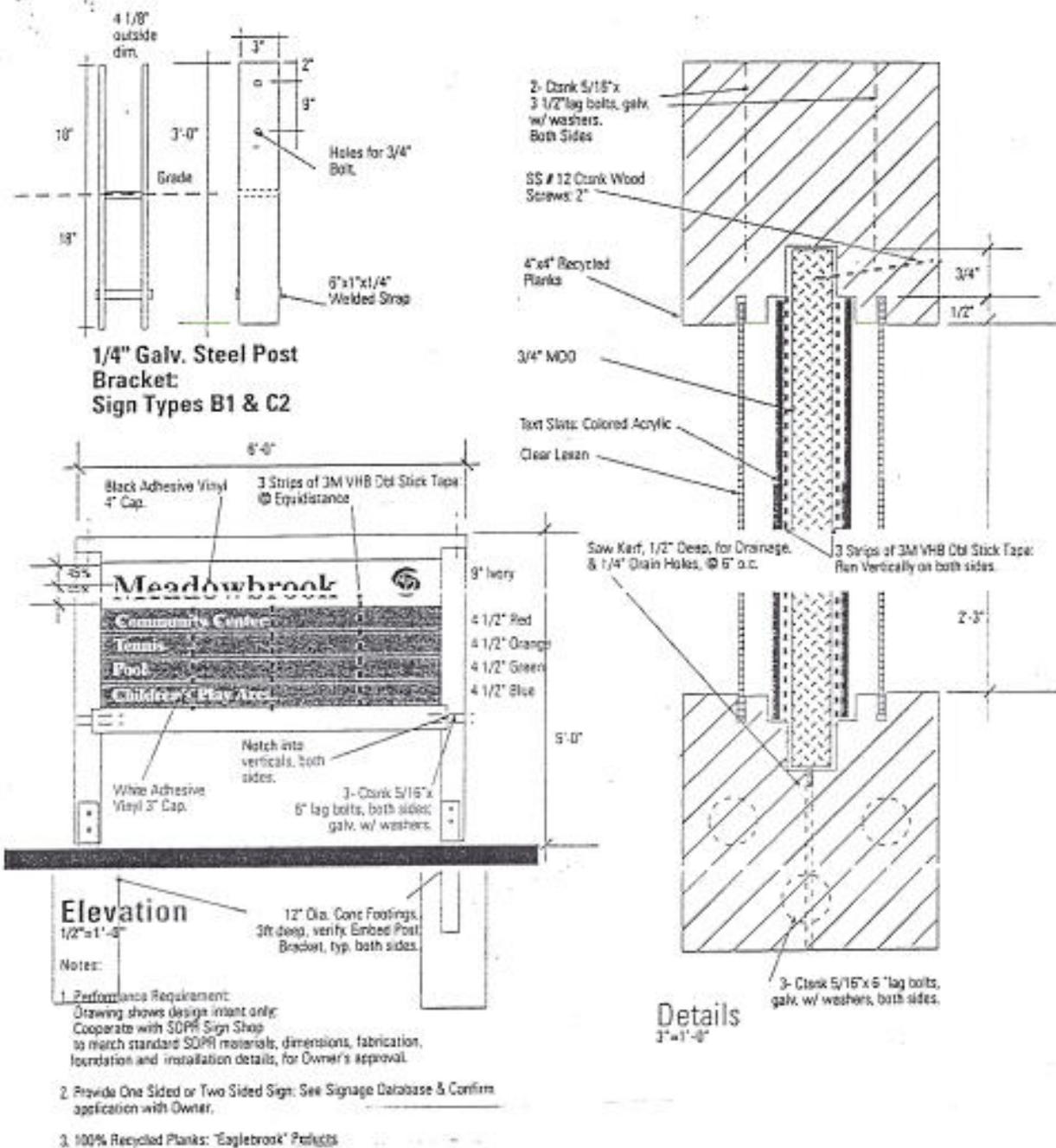
Elevation
1/2"=1'-0"

- Notes:
- Colors: Provide 8"x10" samples on actual materials for approval by Owner.
 - Submit Shop Drawings for Owner's Approval showing:
 - Foundation Assembly: shall withstand 200# impact at 5'-0".
 - Graphic layout at full scale showing all elements in relation to background, Text & Arrow Direction by Owner.
 - Fabrication Details, connections to foundation if applicable.
 - Painted 5052-H38 125' Aluminum Sign w/ White Vinyl Text.
 - Background Colors 1 & 2 as Selected by Owner. Paint Front & Back of Panel.
 - Two-Part Polyurethane Paint.
 - Post & Base Assembly: 2" Square Solid Steel galvanized Post, by Unistrut or approved.
 - Brackets & Cap
 - Manufactured by Traffic Safety Co., PO. Box 1450, Green Forest, Arkansas, (501) 438-5292, or approved.
 - Galvanized Cap Closure #850.
 - Galvanized Wing Brackets (#1111F2 with Ribs).



1/30/98
Drawn
APG
Approved
Sign Type A1.2
Secondary Site Directional
Signage Standards

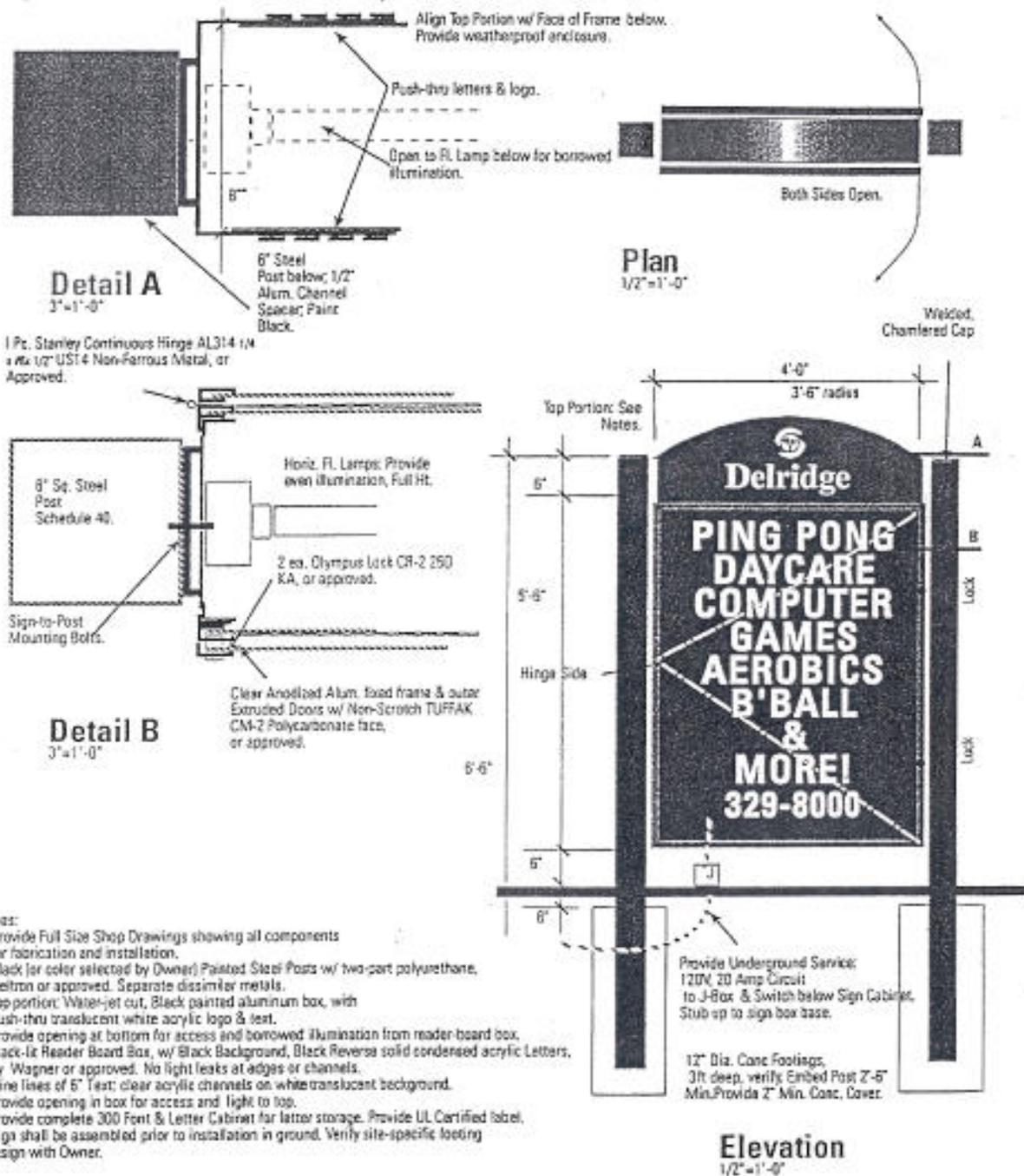
Figure 4.1.9.3 Sign Type A1.2



Rev. 8/24/05 1/31/95
 5/21/16 Drawn
 ARG
 Approved

Sign Type B1
 Large Rainbow Sign
 Signage Standards

Figure 4.1.9.4 Sign Type B.1



- Notes:
1. Provide Full Size Shop Drawings showing all components for fabrication and installation.
 2. Black (or color selected by Owner) Painted Steel Posts w/ two-part polyurethane, Deltron or approved. Separate dissimilar metals.
 3. Top portion: Water-jet cut, Black painted aluminum box, with push-thru translucent white acrylic logo & text. Provide opening at bottom for access and borrowed illumination from reader board box.
 4. Back-lit Reader Board Box, w/ Black Background, Black Reverse solid condensed acrylic Letters, by Wagner or approved. No light leaks at edges or channels. Nine lines of 6" Text: clear acrylic channels on white translucent background. Provide opening in box for access and light to top. Provide complete 300 Font & Letter Cabinet for letter storage. Provide UL Certified label.
 5. Sign shall be assembled prior to installation in ground. Verify site-specific footing design with Owner.

 **Seattle Department of Parks and Recreation**
2911 2nd Avenue, 4th Floor
Seattle, WA 98121-1079

10/13/94 **Sign Type B2**
Drawn ARG Site Monument/ Reader Board
Approved Signage Standards

Figure 4.1.9.5 Sign Type B.2

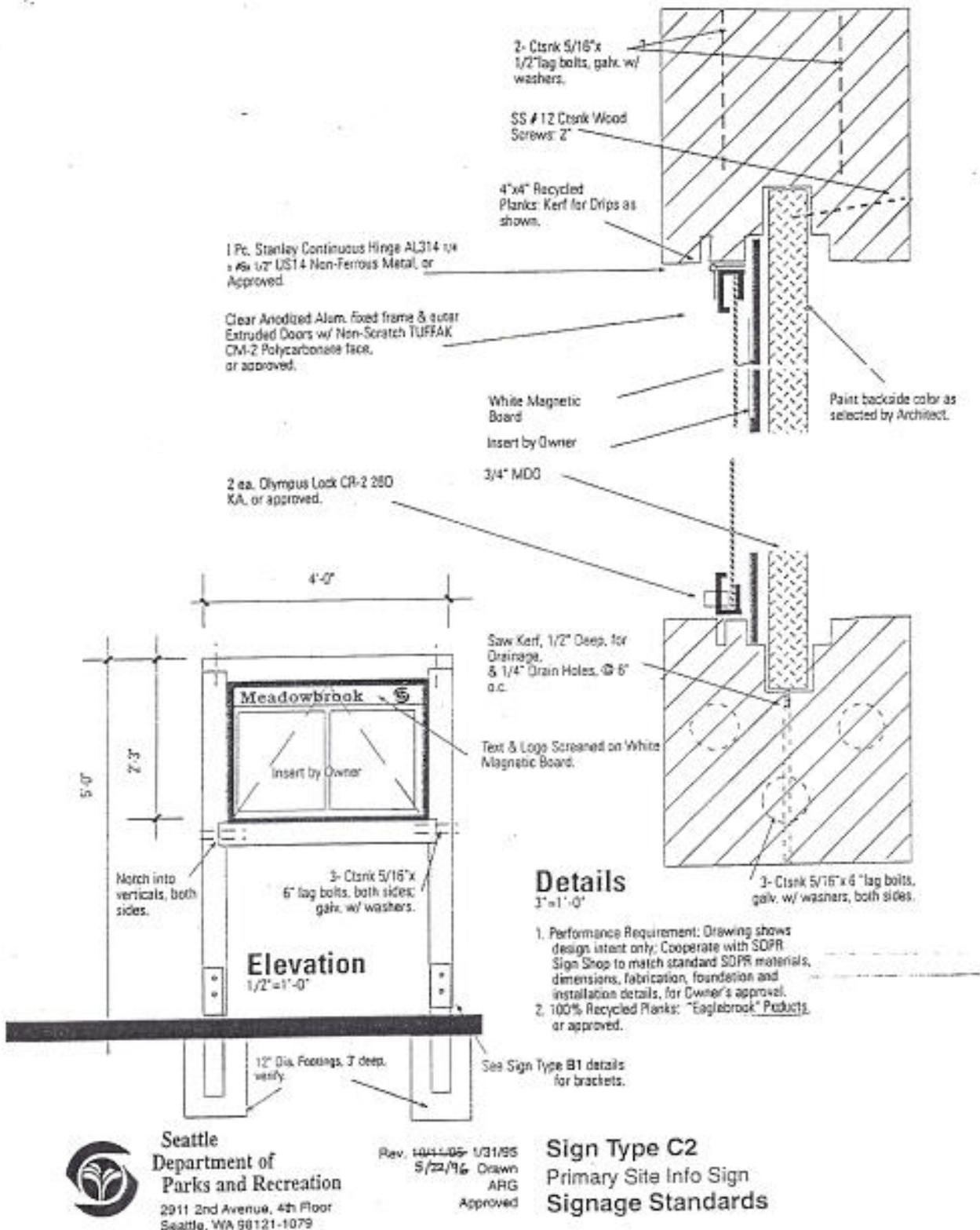


Figure 4.1.9.6 Sign Type C.2

4.2 Architectural Guidelines

Introduction

Buildings and landscape are the primary features of the man-made environment and create the greatest opportunity to influence the visual character of the community. The former Naval Station Puget Sound, Sand Point is a unique community of structures ranging in scale from small to large; has supported uses including residential, recreational, and industrial; and presents an array of architectural styles from different eras. Essential to the identity and visual integrity of the Sand Point community is the identification of historic building characteristics. Maintaining these characteristics will enhance the vitality and livability of Sand Point/Magnuson Park as it becomes a new community with a wide variety of users and inhabitants.

Previous planning efforts have determined that most buildings at Sand Point will remain. Although a number of newer structures are currently slated for demolition, preservation of the pre-WWII and older structures is a priority at Sand Point. The only new construction on site is scheduled to occur in the Residential Area.

Purpose

Each building at Sand Point has unique characteristics that establish its place, time, and original use. Although the activities occurring within each building may change with the introduction of new tenants and new programs, it is important to maintain the original integrity of the buildings. The primary purpose of the architectural guidelines is to assist the owners, tenants, engineers, architects, and others in identifying ways to maintain the visual continuity and historic architectural character of the existing buildings. The architectural guidelines are *not* standards, but are to be used to assist in the design process by identifying elements and features found on existing buildings and giving guidelines to promote and preserve visual continuity and cohesion of building form.

Objectives

The architectural guidelines have been developed to maintain and preserve the unique character and qualities of the buildings found on the site, and address issues that

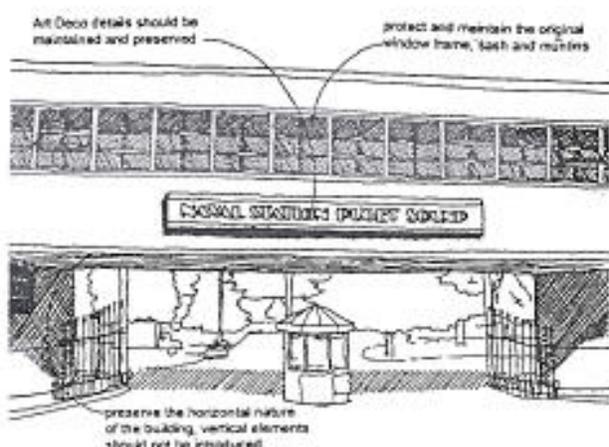


Figure 4.2.1 Sand Point entry

affect these buildings, primarily the exteriors (Figure 4.2.1). For any project at Sand Point, design team members are responsible for addressing and complying with all building code issues, along with coordinating efforts with other review agencies.

The objectives of the architectural guidelines are:

- to provide an assessment of the buildings and provide guidelines to assist designers, tenants, and owners when adapting buildings to new uses;
- to ensure that the original design and visual integrity of each unique building is respected;
- to recommend potential courses of action when the guidelines are not being met, or when code issues call for modifications that will affect the exterior character of the building; and
- to promote sustainability and a sense of community by adapting and re-using historic resources.

Context

Although Sand Point is no longer an active base, one can easily imagine the days when people filled the streets and the hangars buzzed with activity. Some maintenance and emergency repairs have been carried out, but for the most part, little has been done to alter most of the buildings. In the 1970s, 347 acres were surplus for use by NOAA and the City of Seattle Parks Department (Magnuson Park). The buildings that

are now part of NOAA's facility are not included in this document. The Historic District is contained in this urbanized area.

Historic Significance

A total of 20 buildings at Sand Point have been identified as historic resources and are considered eligible for listing as contributing elements to an historic district on the National Register of Historic Places. The National Park Service (NPS) has developed a set of criteria for buildings, districts, structures, and sites to be considered for National Register listing. Buildings must meet the following criteria:

- Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: Properties that are associated with the lives of persons significant in our past;
- Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, of that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

In 1994, an Historic and Archaeological Resources Protection (HARP) Plan was completed to provide Navy officials with guidance for compliance with the National Historic Preservation Act (NHPA) of 1966 and Federal archaeological protection legislation.

The HARP Plan used the above criteria to determine the historic eligibility of the buildings at Sand Point. The selected buildings exhibit a high degree of consistency in terms of design style from two historic periods of American architecture (Art Deco and Colonial Revival), materials (red brick cladding), trim, and decorative elements (precast concrete). The scale and volume of the large hangar structures is also considered to be

unique (Photo 4.2.1).

In terms of design, the Colonial Revival style is best exhibited in Building 9, with its regular and symmetrical massing, fenestration pattern, bracketed gable roof, and dormers (Photo 4.2.2). Art Deco is exhibited on Buildings 2, 25, 27, and 47, all of which accent horizontal lines with the use of precast concrete bands and have distinctive detailing in terms of lintels, recesses, and fluting (Photo 4.2.3).

Review Process for Proposals within Historic District

The way in which the property is received by the City will ultimately define the review process for projects at Sand Point. The Navy is currently developing a

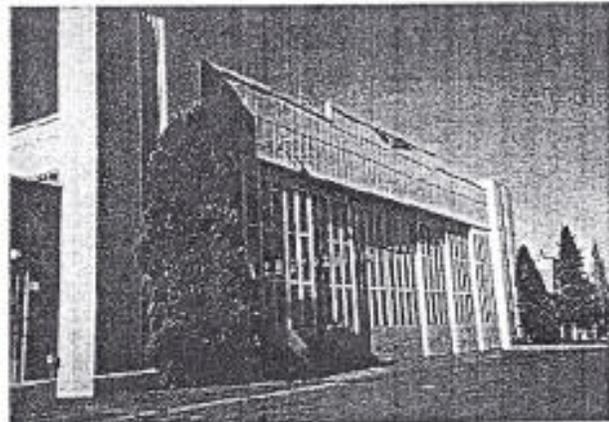


Photo 4.2.1 Former airplane hangar

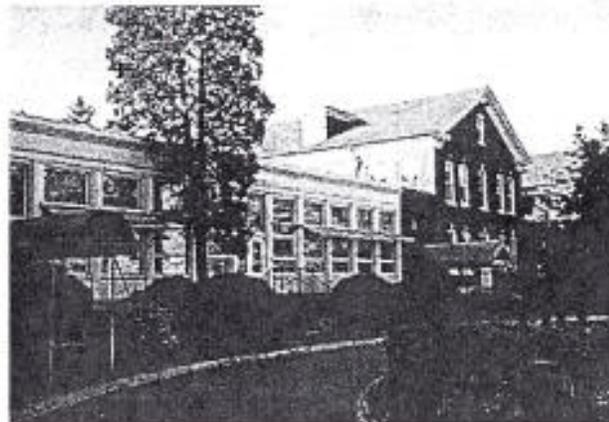


Photo 4.2.2 Former enlisted residence



Programmatic Agreement (PA) with the State to ensure that historic properties are maintained when Sand Point is no longer under Federal jurisdiction. This PA will define the role that the SHPO will play in review of projects within the proposed Historic District at Sand Point. For improvements or alterations to character defining features which will affect the integrity or appearance of a contributing historic resource, consultation with SHPO is required. In anticipation of this process, design proposals should be coordinated from the outset with OSPO staff trained in historic preservation, particularly if the project may affect property that has been determined to be contributing to the Historic District.

Additionally, it is recommended that project applicants seek design services from professionals in historic preservation architecture and design in developing these projects. The primary source that will be used by the SHPO in evaluating the propriety of proposed building alterations will be the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. From the SHPO's point of view, the Secretary of the Interior's Standards take precedence over the Design Guidelines should any conflicts be discovered (see Appendix A for Summary of Standards).

The City is currently preparing an Historic Properties Reuse and Protection (HPRP) Plan as required by their PA with the Navy. This plan will supplement the Design

Guidelines by identifying in greater detail proposed actions affecting historic properties, and proposals to avoid or mitigate adverse impacts. In addition, it will identify specific goals and policies related to the management and protection of historic resources. The HPRP Plan includes a tracking mechanism and a consultation process to address new proposals for building reuse in the proposed Historic District. As the HPRP Plan will be developed in consultation with the SHPO, it will become another vehicle to assist project proponents to ensure their proposals are acceptable from the viewpoint of historic preservation.

Other agencies that may play a role in the review process include:

- Office of Sand Point Operations (OSPO). The Director at OSPO may be the first point of contact for design proposals at Sand Point, and would be responsible for forwarding design proposals to the Sand Point Design Review Subcommittee for review, a subcommittee of Sand Point Advisory Committee (SPAC) for review.
- Design Review Board. Design Review is carried out by the City of Seattle Department of Construction and Land Use (DCLU) and occurs for certain types of structures (such as multi-family) in specified zones (such as Neighborhood Commercial). Additional housing construction in Activity Area 5 may meet these criteria.
- Landmarks Preservation Board. The Landmarks Preservation Board reviews the design and impacts of all projects that have an impact on the City's designated historic resources and those involving federal funding through the Department of Housing and Urban Development. City designated historic districts, generally have a separate design review board. Since the proposed Sand Point Historic District is considered eligible for the National Register, but has not been designated as a City Landmark or district, these boards do not have jurisdiction at Sand Point (except for HUD-funded projects).



Photo 4.2.3 Former headquarters building

Resources

To prepare for the review process, building owners and developers are encouraged to consult the many resources available for the Sand Point site.

- Sand Point Archival Records. Extensive records were kept on the historical buildings at Sand Point, and are currently contained in the facility's archives. Building plans, sections, and details can be found for almost every structure on the site.
- The *HARP Plan* was prepared for the Naval Station Puget Sound at Sand Point to provide Navy officials with guidance for compliance with the NHPA and Federal archaeological protection legislation.
- The Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings*, National Park Service (1990). This document is used to establish standards and advise Federal agencies on the preservation of historic properties. These standards have been used widely by both Federal and state agencies, and have been adopted by historic district and planning commissions across the country. They will act as the OAHF's governing document in design review.
- *Base Exterior Architecture Plan* for Naval Station, Seattle (1983). The BEAP is an evaluation of existing conditions, identifies priority problem areas, and describes criteria for architectural character, signage, color-coordination, planting, and parking areas.
- *Historic Structures Preservation Manual*, Naval Facilities Engineering Command (1991). This document provides direction and guidance on historic preservation policies and procedures for Navy properties.
- *HPRP Plan*, City of Seattle (1997). See above.
- Seattle Building Code. The Seattle Building Code provides minimum standards to "safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of all buildings within the city..." (1-1, 1994 Seattle Building Code). Essentially, the Building Code addresses issues including, but not limited to: fire protection, means of egress, accessibility, energy conservation, structural forces, and all building systems for both new and existing structures.
- Since many historic buildings were constructed prior to the introduction of building codes, many do not comply with current standards for safety, security, energy conservation, fire protection, or accessibility. In such cases, the building code provides two types of standards. Prescriptive standards spell out precisely the methods of construction and materials that must be used to reach a particular safety goal, and are usually applied when people will be living or working in a building. Performance standards specify a result to be achieved without prescribing rigid standards on how to reach that goal. In general, performance standards are a more flexible method to find ways to protect both the health and safety of those occupying a building, while also protecting the integrity of an historic structure. Performance standards can be used to determine the safe, workable alternatives that meet code requirements without affecting the overall appearance of the building. The acting building official may modify the requirements of the code in individual cases.
- Americans with Disabilities Act (ADA). Approximately 10% of the U.S. population is affected by temporary or permanent disabilities; however, few historic buildings were designed to accommodate the needs of people who may be using wheelchairs, crutches, or who are visually impaired (Photo 4.2.4). For example, wheelchair access is often lacking in historic structures where monumental stairs and rough floor surfaces can impair movement and accessibility. Lighting levels and signage in historic structures may not be adequate to assist someone who is visually

DCLU Review

In addition to historic review, all design proposals at Sand Point will be subject to review by the City's DCLU for Building Code compliance. The DCLU acts as the code enforcement agency, with the Director of the DCLU acting as the code official.



Photo 4.2.4 Existing barrier-free entrance

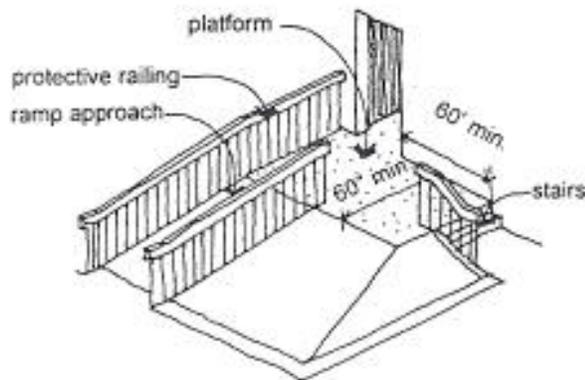


Figure 4.2.2 Building entrance platform

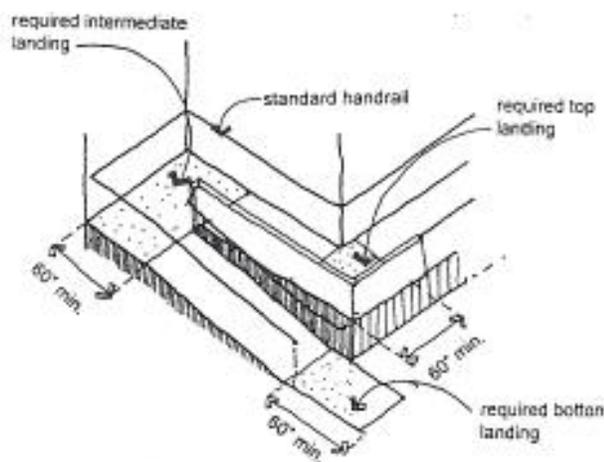


Figure 4.2.3 Accessibility ramps

impaired. The ADA requires "reasonable accommodations" to facilitate building access for visitors, employees, and others who may be affected by a disability.

The law states that architectural barriers should be removed when the removal is "readily achievable" (Figures 4.2.2 and 4.2.3). In regard to historic structures, the significance and use of the building determines the type(s) of access that should be provided. The objective is to provide independent access for all users of the facility, while interfering as little as possible with the architectural character.

Other Issues

Health hazards may be present in historic structures. Hazardous materials may be found within buildings or on the exterior and could be affected during maintenance, restoration, or remodeling. These may include asbestos, lead paint, and bird and bat deposits (guano). Before beginning any project, potential hazards should be identified and analyzed, and samples of any questionable material should be processed at a qualified laboratory. Other hazards may include outdated wiring systems, structures that have been affected by termites and rot, as well as unprotected openings or protruding elements. Asbestos siding may be found on several of the buildings. Removal of asbestos must take place prior to demolition or renovation in accordance with the regulations of the EPA and the Puget Sound Air Pollution Control Agency. In general however, renovation and preservation can be performed safely with adequate ventilation and protective clothing and/or masks.

Architectural Design Guidelines

The guidelines are divided into two sections: General Principles and Building Rehabilitation Guidelines. The general principles apply whether the project involves an existing building or new construction. The second section deals with issues that will pertain specifically to new construction. These guidelines deal only with the exteriors of the buildings, although some structures may have historically significant interior features. Project proponents should consult with the SHPO for guidance regarding interior issues.

General Principles

Although the parameters relating to specific buildings are dealt with on a case-by-case basis, there are considerations that apply to the overall historical character of Sand Point/Magnuson Park.

Retain Historic Character: Identifying significant character defining features is an important first step in establishing the historical character of the building. Such features can include the overall facade composition; window arrangement and details; and articulation of entry areas, stairs, railings, roof lines, cornices, materials, patterns, and colors (Photo 4.2.5). Care should be taken when altering an existing structure, as adding mechanical equipment or architectural elements can affect the overall character of the building.

Integration: Architectural details should be integrated with building form and materials. Buildings designated as historic should be altered as little as possible, and renovations to existing buildings should respect the original character and style (Photo 4.2.6). New buildings should reflect the qualities of existing buildings in terms of scale, material, fenestration, rooflines, and other details.

Sustainability: The architectural guidelines are part of an integrated approach for the adaptation and re-use of the buildings at Magnuson Park/Sand Point. Sustainable design should seek to optimize use of both energy and natural resources; protect the quality of air, land, and water; and promote recycling and reuse.

Site

Although site planning is addressed in greater detail in Section 4.1, it plays an important role in terms of the architectural quality of the Sand Point community, especially where new construction is concerned.

- Buildings should respond to surrounding site conditions. Characteristics to consider during project design include:
 - design in relation to existing topography, natural features, or unique site conditions

- maximizing solar access
- preservation of existing vegetation
- compatibility with surrounding structures
- protecting significant views

Scale and Massing

State and local building codes have policies to ensure that the height, bulk and scale of buildings will fit in with their surroundings.

- The scale and massing of buildings should be consistently maintained (Figure 4.2.4).
- Setbacks should be recognized and maintained for both renovation projects and new construction.



Photo 4.2.5 Historic architectural details

Photo 4.2.6
Building 26S
addition





- Additions to existing buildings should match the scale of the structure.

Architectural Elements

This section addresses specific exterior elements that define the appearance of a building, and which help to preserve the characteristics and qualities that have been determined to have significant architectural value. As mentioned previously, these are not standards but are a tool to assist during the design process.

Unique/Historic Features

Unique and historic architectural elements are found on many buildings throughout the Sand Point site (Photo 4.2.7). Maintaining these features is critical to architectural integrity of both the existing buildings and to the Historic District as a whole. These features must be identified on a case-by-case basis. In the following section, each building is inventoried, and some (but not all) of the unique elements have been identified. Additionally, the HPRP Plan presents a more detailed discussion based on a series of meetings including SHPO, the Navy, and OSPO. However, even this list is not all inclusive. It will be the responsibility of the owner or developer to undertake a more thorough review of the specific features of a particular building, and show that their proposal is not harmful to the historic integrity of the building.

- Unique architectural features should be protected and maintained.
- Alterations to the building should not impact or detract from elements that are considered to be character defining features of that building or building type.

Windows

The pattern and type of windows are often the primary defining feature of a building. In industrial-type buildings, the window units are often very simple, but the repetition of openings along the surface is very important (Photo 4.2.8). Windows can present serious problems during rehabilitation. This is because many older windows do not meet current energy standards and are often replaced with new windows that have none of the



INAPPROPRIATE MASSING



APPROPRIATE MASSING

Figure 4.2.4 Appropriate building massing



Photo 4.2.7 Building 9 detailing

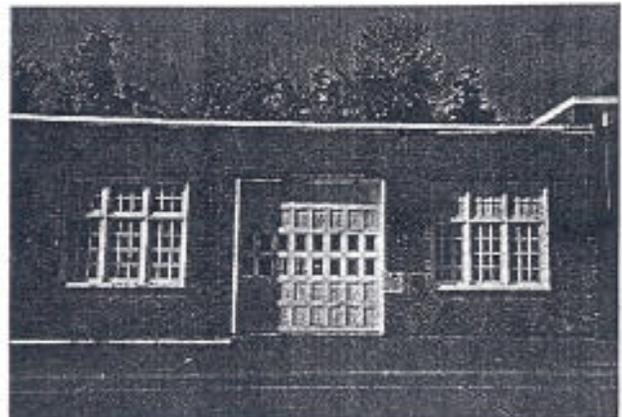


Photo 4.2.8 Window patterns in Building 11

characteristics of the original. It is essential that windows be assessed in regard to their contribution to the overall building facade. One alternative to replacing windows is to install interior storm windows behind the existing units since finding new windows to match the original windows can be difficult, and having windows custom-made can be costly. Another option can be to negotiate trade-offs to achieve higher energy efficiency without compromising the character of the building. Such trade-offs may involve “overbalancing” other areas of the building (roof and/or walls in terms of insulation value) to compensate for energy lost through the windows.

- Identify contribution of window pattern to overall facade character.
- Identify functional/decorative characteristics such as frame, sash, muntins, glazing, sills, heads, jambs, and molding and match as closely as possible.
- Careful attention should also be given to interior/exterior shutters, louvers, and blinds and awnings. Such additions should not be made to windows unless they were part of the original architecture.
- Hung ceilings or room partitions on the interior should not intersect windows or be visible through the windows from the outside.

Entry Areas

Entry areas play an important role in the composition of the building facade and are usually a primary point of contact between the building and users (Photo 4.2.9).

- The composition of the entry area should be altered as little as possible if it is determined to be a significant architectural feature of the facade.
- Entry areas should be adequately lit, and the lighting should relate to the architectural style of the building.
- Entry areas should provide some measure of protection against the weather, and such protection should be related to the overall architectural style of the building.
- Doors should be retained in their original condition. If modified, they should complement the scale, texture, and materials of the surrounding facade.

Roof Shape and Roof Lines

The shape and line of the roof are very important in identifying the architectural character of a building (Photo 4.2.10). Features such as dormers, parapets, chimneys, and drainage systems are also critical to the overall appearance of the roof (Photo 4.2.11). In addition to visual appearance, the roof is a critical element in maintaining the weather-tightness of a building; therefore, maintenance and repair of any problem is critical.

- Critical features of the roof, both functional and decorative, should be identified.

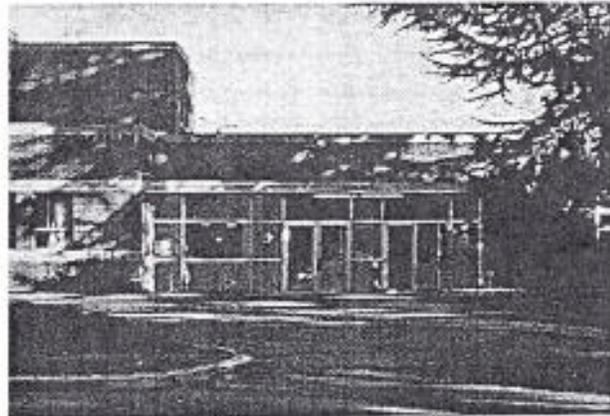


Photo 4.2.9 Entrance to Building 47 showing use of glass

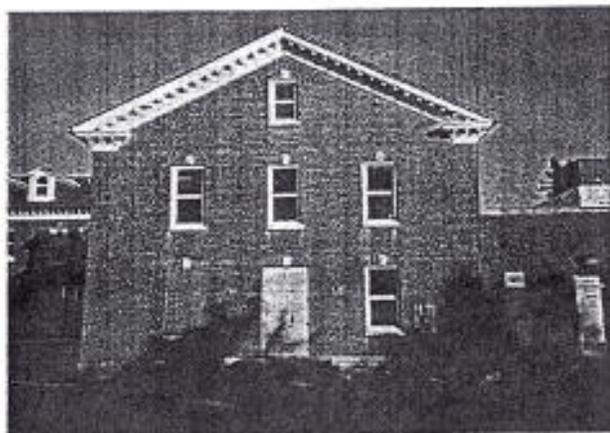


Photo 4.2.10 Building 9 roofline showing Colonial Revival detailing

- Roof material should be identified and matched when making repairs whenever possible.
- The roof should be protected and maintained - clean gutters and downspouts, and replace deteriorated flashing.
- Roof repairs should include reinforcement of historic materials or features.
- Roof forms should not be changed, and elements that will be visible from the street should not be added
- Features that did not originally exist should not be added, such as dormers, cupolas, or skylights, if the historic character will be compromised.

Exterior Materials and Colors

Exterior material surfaces play a major role in defining the historic character of a building. Material type (brick, metal, wood, concrete), application and use of patterns, as well as molded or tooled features contribute to the overall character of the building or indicate specific architectural periods. Some materials are affiliated with a certain "type" of building - such as wood for residential and brick for institutional. Exterior materials should be carefully considered during the design of new buildings or additions to existing buildings. A palette of paint colors has been researched and identified (Figure 4.2.5).

- Paint colors for the body of existing buildings and new construction should be selected according to the identified color palette, if other than brick.
- Hangars should be painted light warm gray. Contrasting trim should be White Solitude and Black Deco.
- All other wood, metal, or concrete exterior walls should be painted a warm, creamy white.
- Trim on wooden and brick Colonial Revival style buildings should remain white.
- Trim colors for other buildings has been applied as red or one of the three shades of gray-blue by the Navy in the recent past. These colors may continue to be used on all painted doors, window mullions, downspouts, and other exterior features. Project proponents may propose alternative trim colors to the Design Review Subcommittee.



Photo 4.2.11 Distinctive building drains

- Decorative elements of masonry should be respected - string courses and/or projecting elements should not be smoothed over.
- When repairing brick walls, existing brick patterns and replacement bricks should match the original as closely as possible.
- Vinyl or aluminum siding should not be used to replace wood siding on historic buildings, or be used for new construction.
- Brick walls should not be painted.

Additions - Mechanical Equipment

Installation of mechanical equipment should be done so that added elements are inconspicuous from public view and do not obscure, interfere with, or damage any existing historical features. Such equipment may include flues, boilers, exterior electrical service, gas meters, emergency generators, exterior ductwork, air conditioning units, vents, transformers, and antennae.

- Previous additions that were not part of the original building, which may include venting, ductwork, and piping, should be removed wherever possible.
- If feasible, consider removal of non-mechanical exterior attachments such as fire escape ladders and/or stairs. Interior means of egress should be created whenever feasible (Photo 4.2.12).
- Exterior attachments and features such as crane beams and chimneys that were part of the original building or serve to define its historical use should remain in place.

Additions - Architectural Elements

Mechanical equipment is not the only addition that may occur on an existing building. Architectural additions may also occur for a space to be utilized. One particular addition may be ramps for universal access, or exterior stairs to meet egress requirements (Photo 4.2.13).

- Additions of architectural details should be carefully considered before implementation.
- Additions should not compromise the historic architectural qualities of an existing building, and should be carried out in a manner consistent with that found on the original building. For example, a ramp added to a residential unit should utilize materials consistent with that style of architecture (e.g., painted wood), and be done in such a way that it matches the details found on the building.
- Additions should not obscure significant or unique existing features.

Lighting

Lighting can have a strong impact on the visual and architectural character of the buildings at Sand Point.

- Additional or new lighting should match original fixtures for each building type (Photo 4.2.14).
- Large flood lamps to light parking lots should not be attached to the exterior of buildings.

Signage

Several of the buildings at Sand Point retain the original lettering for building identification and possess unique architectural characteristics (Photo 4.2.15).

- Original architectural signage should be maintained and preserved, as well as building identifying numbers.
- New signage should be visible but unobtrusive, and relate to signage for Sand Point as a whole (see Section 4.1.9).
- Any new building identification signs should be bracket-mounted for future removal.

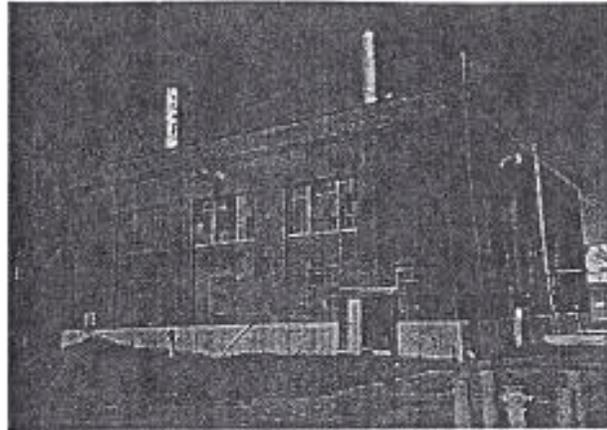


Photo 4.2.12 Building 12

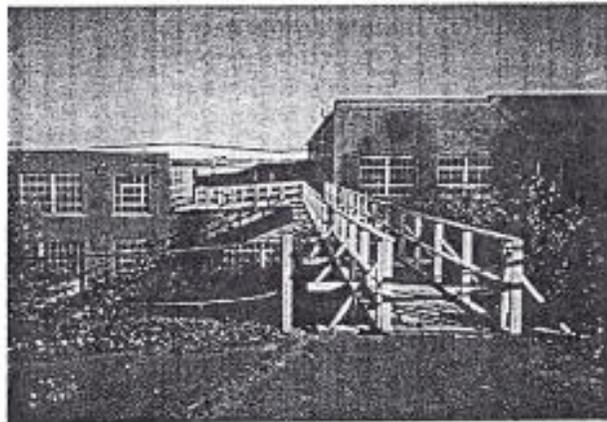


Photo 4.2.13 Bridge addition for roof access Building 5

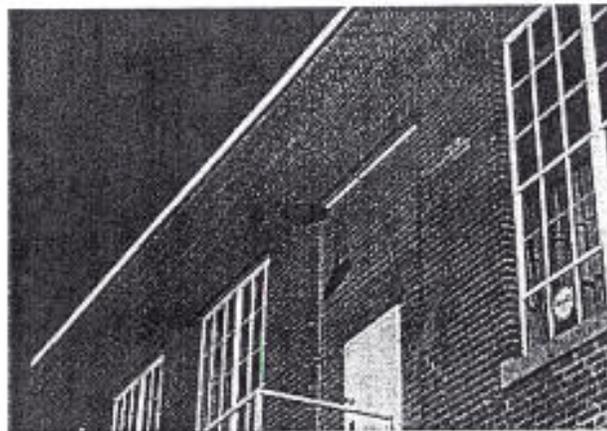


Photo 4.2.14 "Gooseneck" light on building



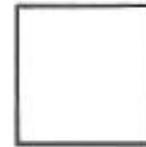
Color Chart Identifying Acceptable Colors for Buildings and Site Furnishings at Sand Point

Figure 4.2.5

Building Base Colors



Whipporwill
8652W



White Solitude
#CW 057W

Building Trim Colors



Clean Vapour
#8610W



Duberry Red
#7896N



Still Creek
8513M



Black Deco
AC 144N



Valley Forge Blue
#8506A



White Solitude
#CW 057W

Furnishing and Signage Colors



Black Deco
AC 144N



Blue Brilliance
AC 079N

Note: Paint names and numbers refer to Parker Paints. This is not a brand endorsement.

- New signage should not be painted onto the exterior of the building; however, existing painted building numbers should be retained.
- Signs should not be placed in such a way that they interfere with existing historical elements, or compromise the historical character of the building.

Support Buildings/Auxiliary Spaces

Numerous support and auxiliary buildings exist throughout the Magnuson Park/Sand Point site. These buildings should be identified in terms of their use and classified with the building they are meant to support. The same general guidelines should apply to the auxiliary buildings (Photo 4.2.16).

New Construction

New buildings that are developed in an established context should respond positively to the surrounding architectural characteristics. The area identified for new construction is found in the southern portion of the site, where the existing buildings have distinct "residential" characteristics.

New construction at Sand Point should:

- Incorporate or draw upon concepts/elements found in adjacent building types that contain similar uses, and building forms and features should help to identify functions that occur within the building.
- For example, the senior officer's quarters are designed in a single-family home style, with setbacks from the street, wood and brick cladding, painted divided light windows, and landscaping. New construction for similar use-types should be rendered in a similar manner (Figure 4.2.6).
- New building forms should be unified and well proportioned; details should relate to the structure as a whole, and not be viewed as distinctly different "add ons" as happened with Building 26S (Photo 4.2.17).

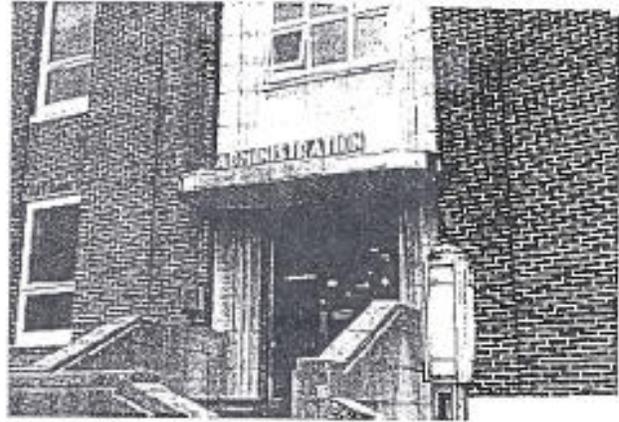


Photo 4.2.15 Built-in Art Deco lettering



Photo 4.2.16 Building 11 support structures

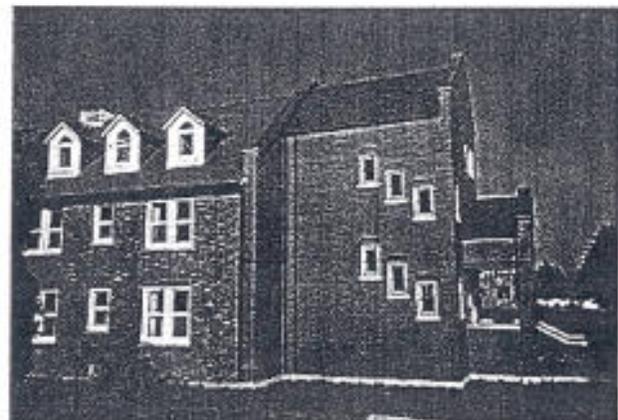


Photo 4.2.17 Building 26S: addition is incompatible with original structure

Attention to the details of surrounding buildings can help a new building “fit” better if there are:

- Similar scale/proportions
- Similar articulation of facade
- Similar roof forms, window patterns and details
- Similar materials
- Exhibit features and details that are “human” in scale. Since new construction will occur in the Residential Area, it will be crucial that entry areas, window placement, and other elements contribute to a scale that is comfortable. A good sense of human scale will also encourage activity in and around the building. This sense of scale can be achieved by avoiding such elements as: large blank walls; exaggerated elements such as windows or dormers; and flat roofs on residential units. Human scale is reinforced by incorporating elements such as human scale openings at building entries, appropriate overhangs, and adequate lighting (Figure 4.2.7).
- Utilize durable and maintainable materials on the exterior, but ensure that these materials fit in with the surroundings.
- Materials typical to Sand Point residential architecture include: brick and painted wood siding. Other building materials may be appropriate, but they should be compatible with nearby structures.

Building Rehabilitation Guidelines

The following section provides information about individual buildings, including historic status. It also includes ideas and guidelines related to rehabilitation of specific buildings. Buildings 222 and 15 are not discussed, as they are scheduled for demolition. However, it must be noted that their removal is still subject to review by the Design Review subcommittee and may require consultation with SHPO under the requirements of the HPRP Plan.



Figure 4.2.6 Former senior officer's quarters

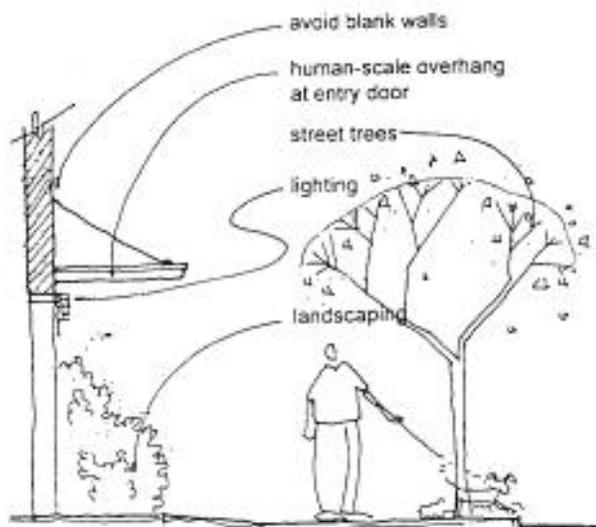


Figure 4.2.7 Human-scale detailing

North Shore Recreation Area Building Area

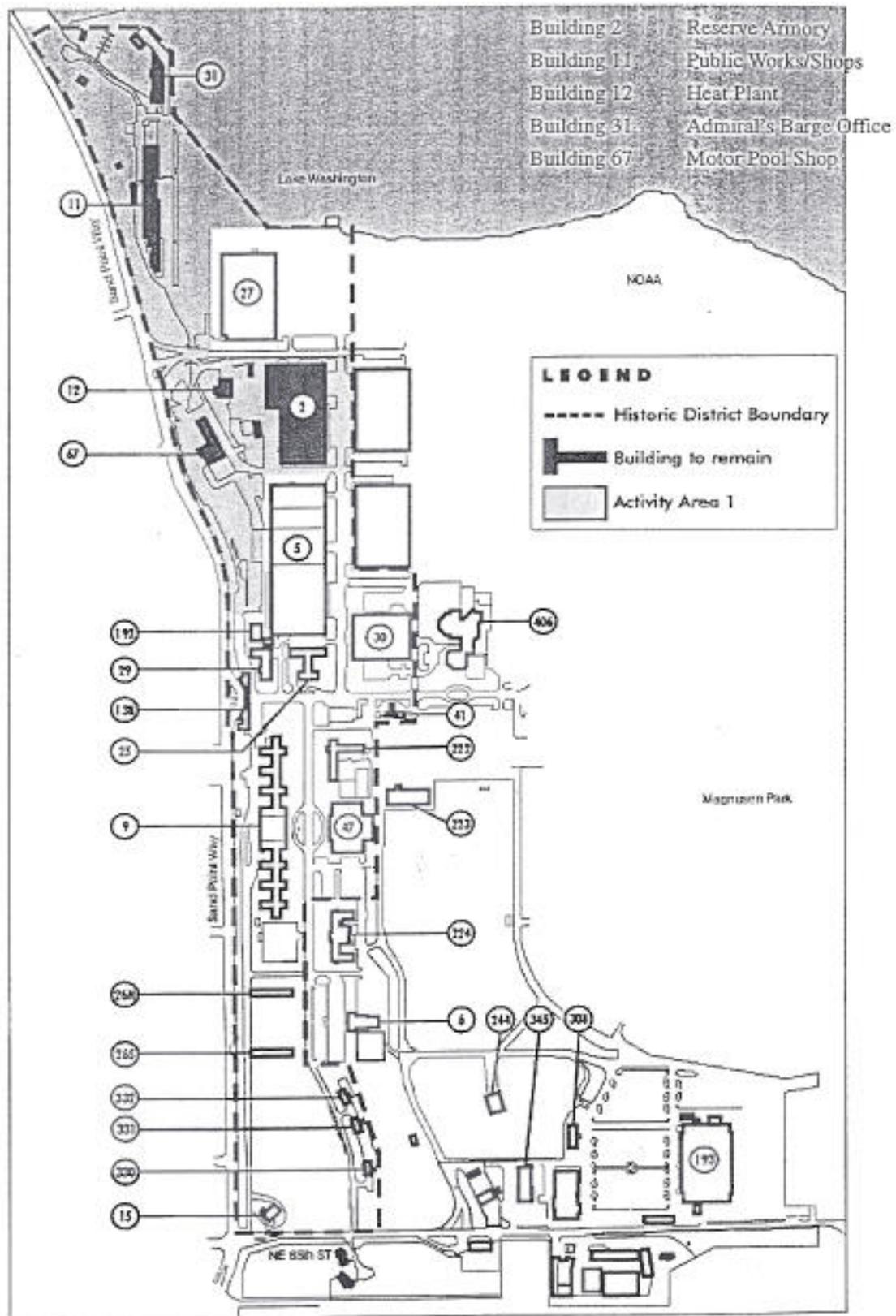


Figure 4.2.8 Area 1 Buildings

Building Number: 2**Building Type:** Reserve Armory**Classification:** Contributing to Historic District**Description**

Constructed in 1929, this large structure is made of two hangars and exhibits elements common to the Art Deco style. The taller south hangar has a distinctive Art Deco facade on the east, while the north facade is brick and wraps around to the east elevation. Fenestration consists of metal frame windows with divided lights. Tall, metal-framed rolling doors reach the full height of the building on the east and west sides. Cladding on the rest of the building is corrugated transite. Clerestory windows on the south side admit daylight to the interior spaces. Few changes have been made to the original plan and exterior cladding, though interior changes have been extensive.

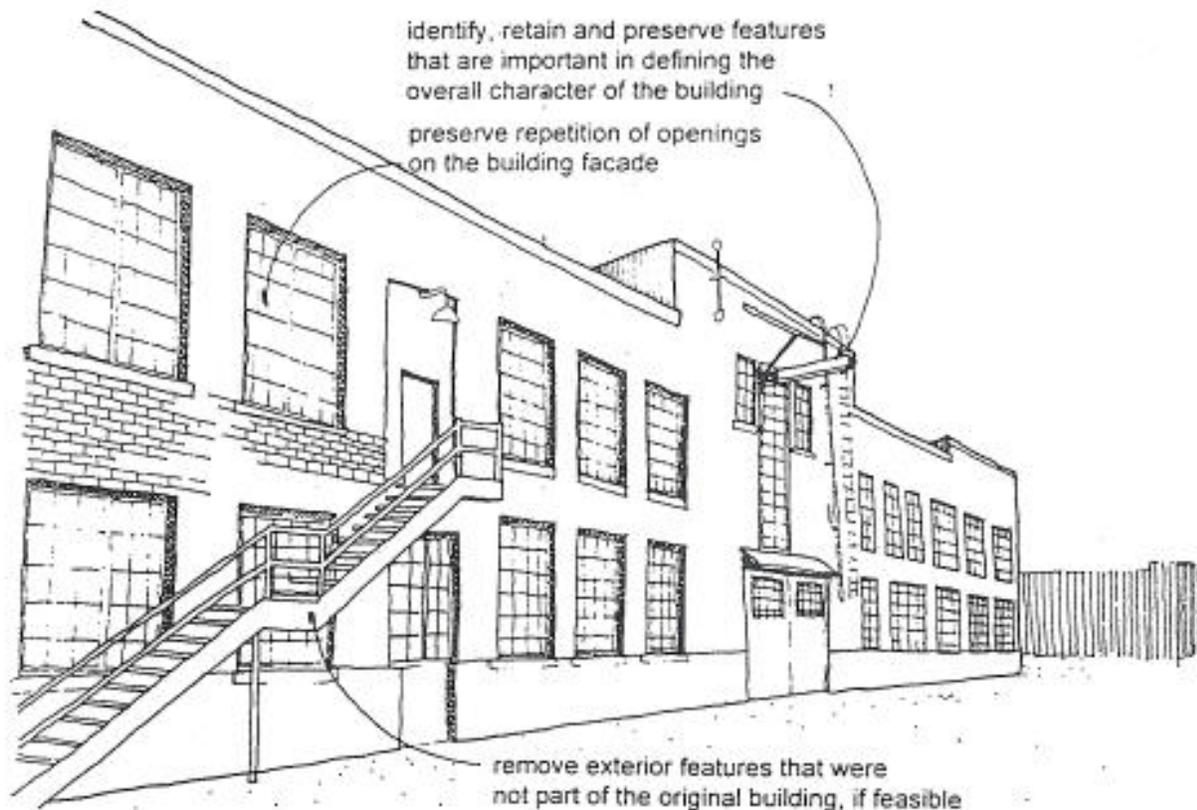
Architectural Guidelines:

Figure 4.2.9 Building 2 recommendations (west facade)

Specific Elements

Unique Features

The tall hangar doors are one distinctive feature of Building 2. Replacing such doors may be difficult; therefore, efforts should be made to preserve and repair the original doors.

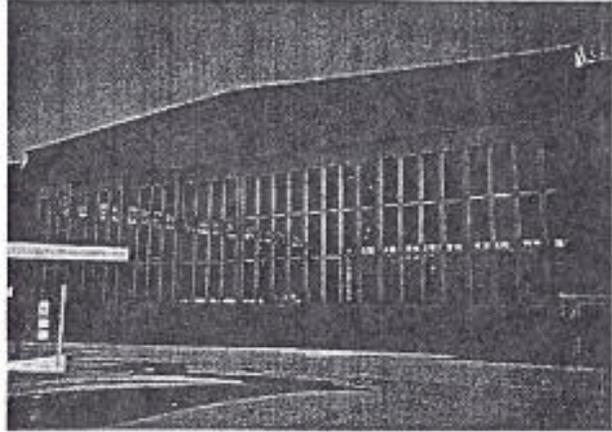
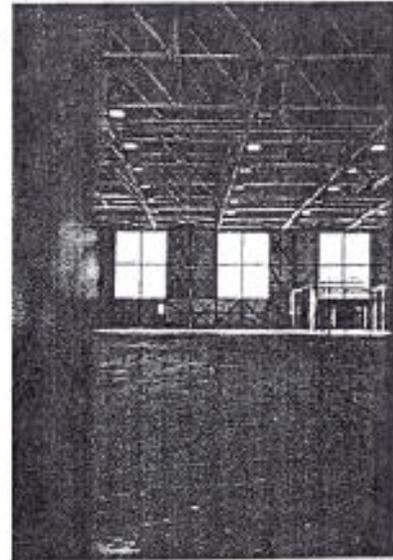


Photo 4.2.18 Building 2 hangar doors

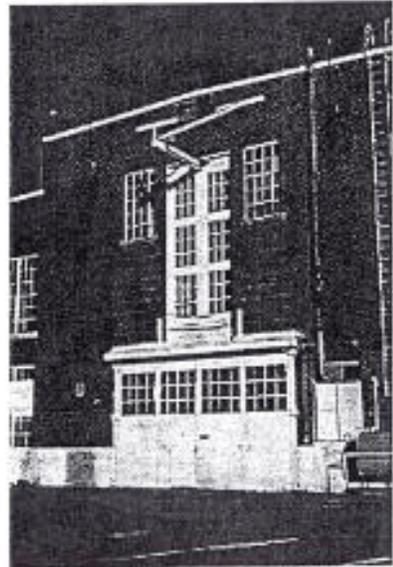
The vast open interior of Building 2 should be preserved and maintained, and structure should remain visible.

*Photo 4.2.19
Building 2 interior
of hangar space*



The west facade has interesting features such as the overhead beam for loading and lifting. The tall divided light doors and windows should also be maintained in their original state.

*Photo 4.2.20
Building 2
exteriors*





On the east facade, features such as the exterior material and emblem above the door should be maintained and preserved. Additions such as exterior lighting should be carefully placed, and original landscaping should be preserved whenever possible.

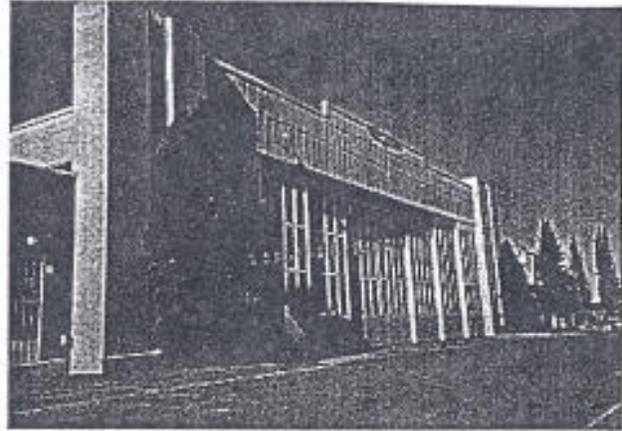


Photo 4.2.21 Building 2 east facade

Windows

The divided light windows should be maintained. If replacements are necessary, they should match the originals as closely as possible.

Repairs, whether temporary or permanent, should not alter the original composition of the windows or the pattern of fenestration.

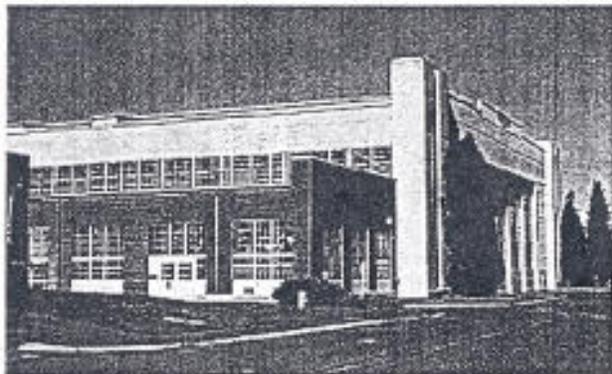
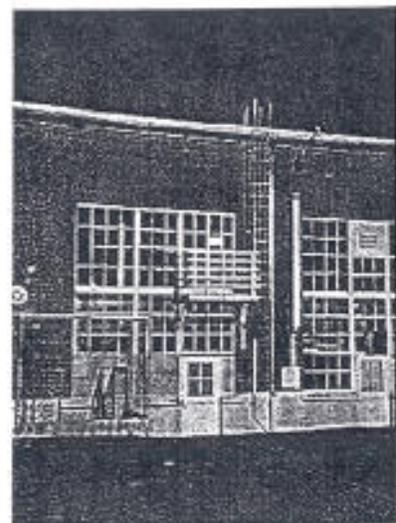


Photo 4.2.22 Building 2 side windows

Additions

Additions to the exterior of the building should not obscure features such as windows or doors. Repair work, particularly on windows, should not alter the overall composition of the facade.

*Photo 4.2.23
Building 2
exterior additions
on west facade*





Building Number: 11**Building Type:** Public Works/Shops**Classification:** Contributing to Historic District**Description**

Constructed in 1940, this long building is characterized by a combination of materials on the exterior and a regular pattern of window openings. The building has an irregular rectangular plan and is divided into two areas: Public Works and the Shop Area. The single-story Public Works section is made of brick veneer which continues around the entire building at the first level. At the north end of the building over the Shop Area, there is a second floor with office space. The second story is sheathed in corrugated steel panels. The front door at the Public Works entry has been replaced with double doors of anodized aluminum, and there are few decorative or stylistic features.

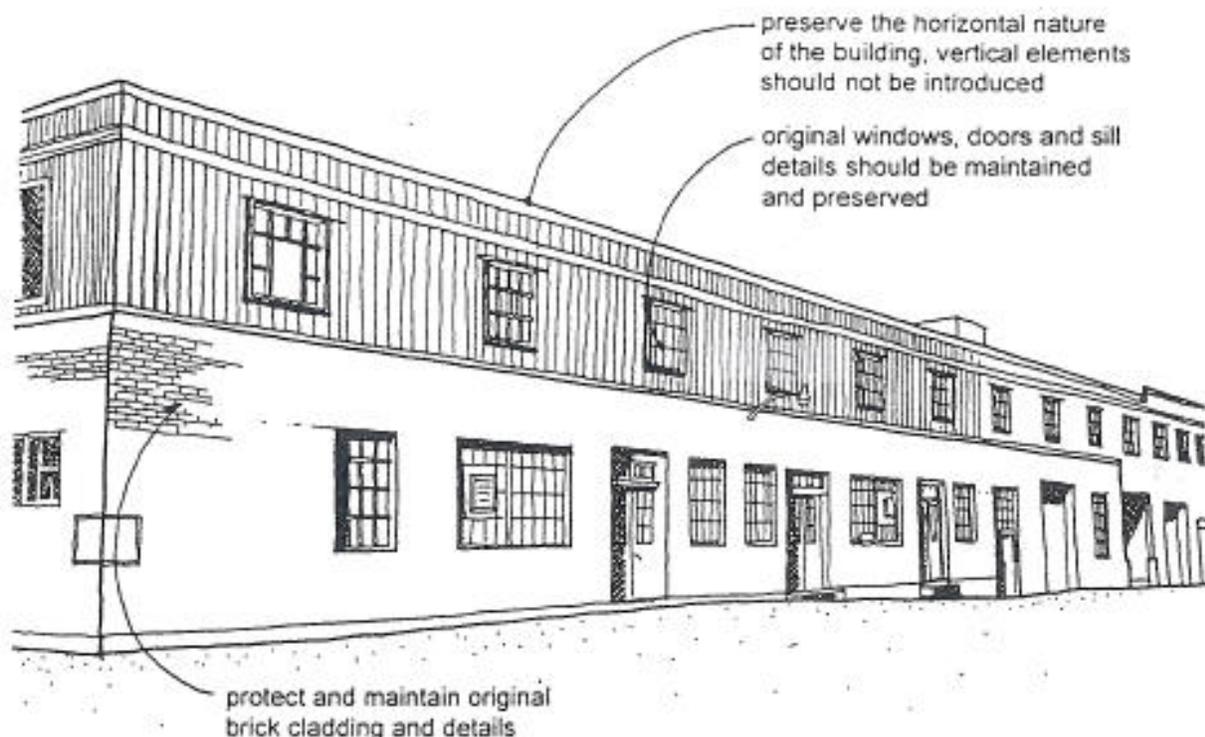
Architectural Guidelines:

Figure 4.2.10 Building 11 recommendations

Specific Elements

Scale and Massing

Although this is a very long building, the form and massing achieve both a sense of balance and of human scale. The upper floor is proportionate to the lower level, and several jogs on the perimeter break up the long facade.

- The horizontal nature of the building should be maintained.

Windows and Doors

The divided light windows and painted wood doors are distinguishing features of this building. The pattern of openings on the building is regular and the window type is similar on both the upper and lower floors. The windows on the brick portion have divided lights and painted wood trim; the windows on the upper floors also have divided lights, but have a much narrower profile.

- Original windows and doors should be preserved and maintained. If replacement is necessary, new windows should match existing.
- Air conditioners and vents should not be placed in the middle of windows.

Facade

The facade combines both brick and corrugated metal siding. There is also a more "formal" entry to the building, although the original doors and windows in this area have been replaced.

- New materials should not be introduced on the facade.

Additions

- Large flood or area lights should not be placed on the building's exterior.
- Mechanical equipment should not interfere with architectural elements on the facade.

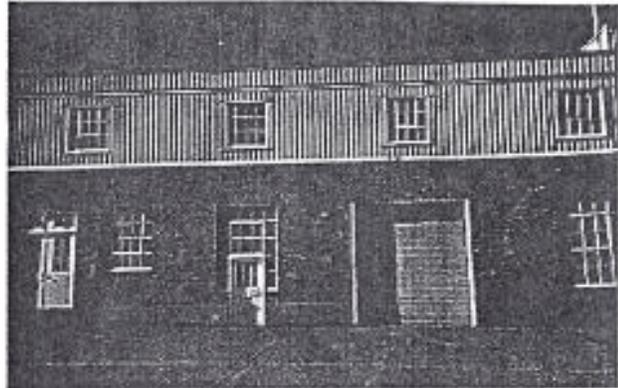


Photo 4.2.24 Horizontal character of Building 11

Photo 4.2.25 Building 11 showing scale and texture of windows & doors

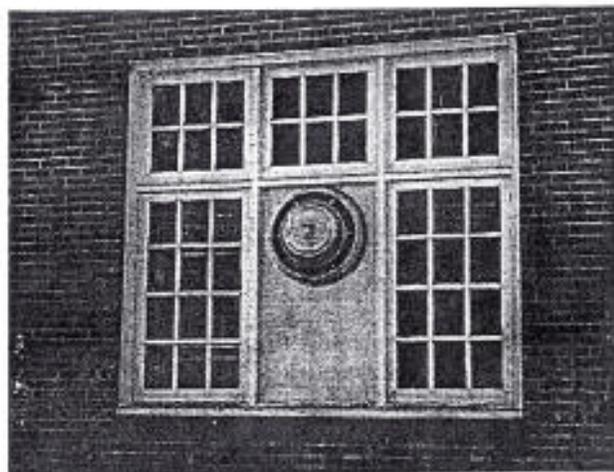
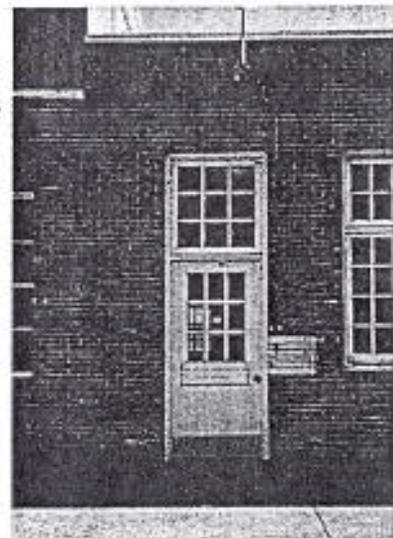


Photo 4.2.26 Building 11 mechanical devices in window

Building Number: 12

Building Type: Heating Plant

Classification: Contributing to Historic District

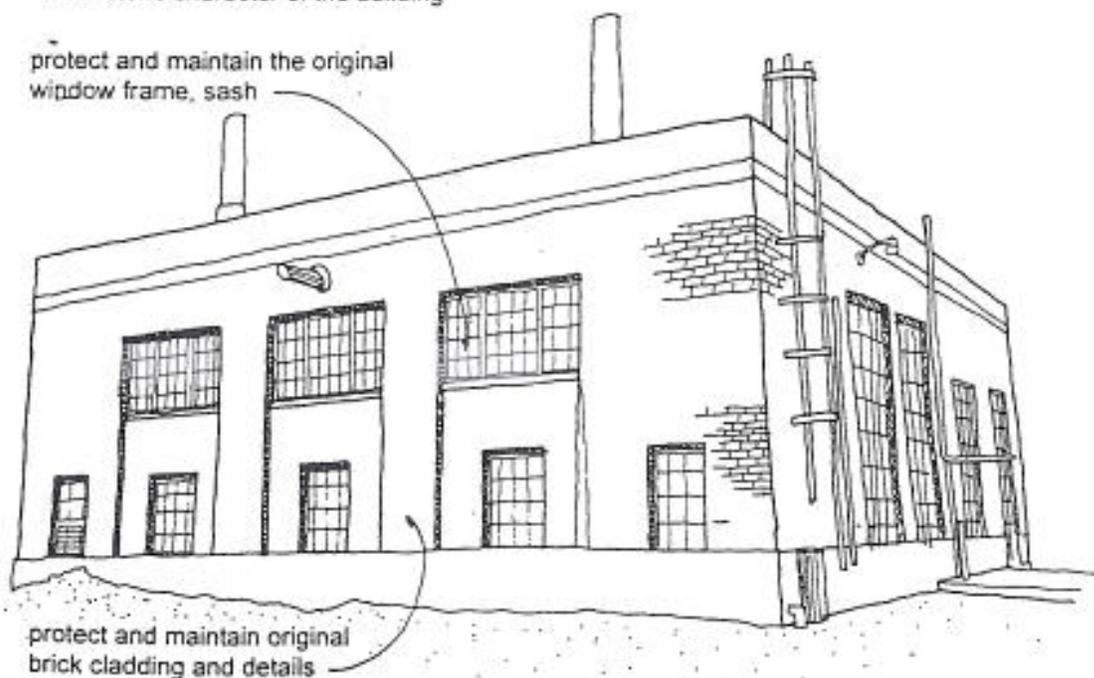
Description

The brick structure served as the steam heating plant for the Naval Station Puget Sound, Sand Point. Distinctive features include tall vent stacks on the roof and large glazed windows and doors. The lack of ornament and detail is fitting for such a building.

Architectural Guidelines:

additional elements should not be added if they will compromise the historic character of the building

protect and maintain the original window frame, sash



protect and maintain original brick cladding and details

Figure 4.2.11 Building 12 recommendations

Specific Elements

Unique Features

The vents and pipes are distinguishing features of this building. Since the building functioned as the heat plant for the former base, these are consistent with its use.

- Placement of additional mechanical equipment, if necessary, should be carefully considered in terms of the overall building composition and appearance.

Windows and Doors

The large windows and doors are also distinguishing features of the building. The double height windows have operable panels in the center, and the large doors can open to accommodate equipment.

- Original windows and doors should be maintained and preserved.
- If changes are necessary, they should be designed to match the original as closely as possible.

Facade

The original brick facade is in good condition and, although there is no ornamentation on the building, the pattern of brickwork around the windows and doors provides some detail and visual relief.

- Care should be taken to preserve the existing facade material. If cleaning is determined to be necessary, it should be done with the gentlest method possible.
- Original brickwork patterns should be maintained to the greatest extent possible if additions or changes are made to the building.
- If repair is necessary, mortar joints should be repointed and duplicated in width, color, and joint profile.

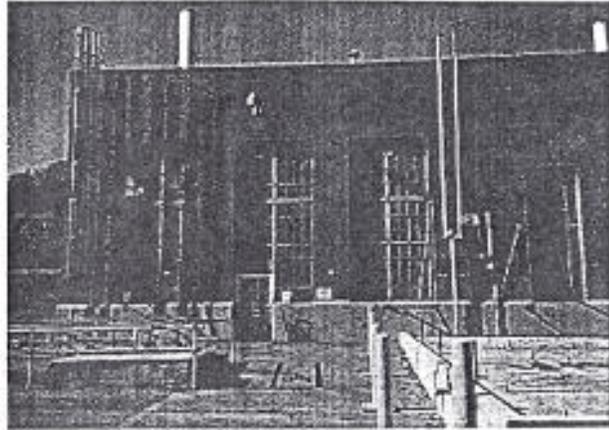


Photo 4.2.27 Building 12 vents & pipes

Photo 4.2.28
Building 12
metal doors

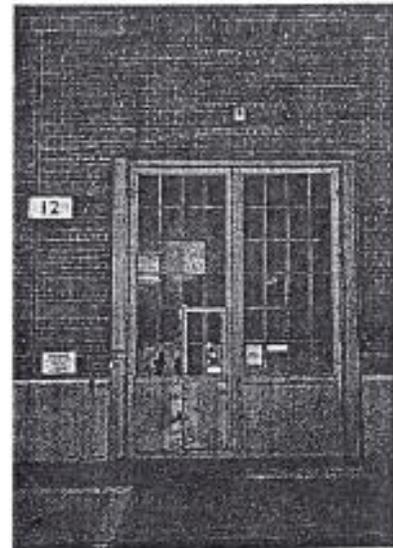
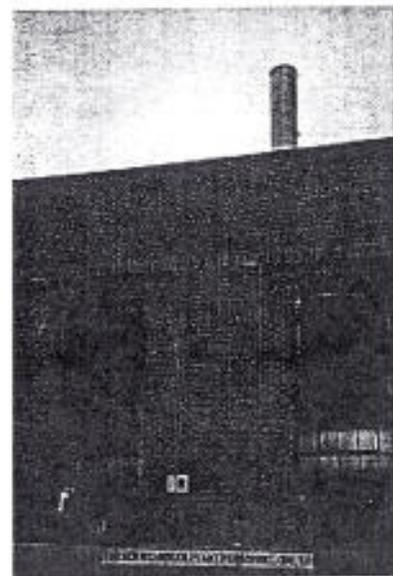


Photo 4.2.29
Building 12
brickwork
patterns



Building Number: 31**Building Type:** Admiral's Barge Office**Classification:** Contributing to Historic District**Description**

This small building is located on pilings over the water and has changed relatively little since its construction in 1938. The gable roof lifts on the east side to create a two-story space, and the roof continues out over the water to cover several boat slips. The structure is clad with painted wood siding, and the windows are all wood framed with sliders on the first floor and double-hung on the second. The northern triangular end of the building is a later addition to the original structure.

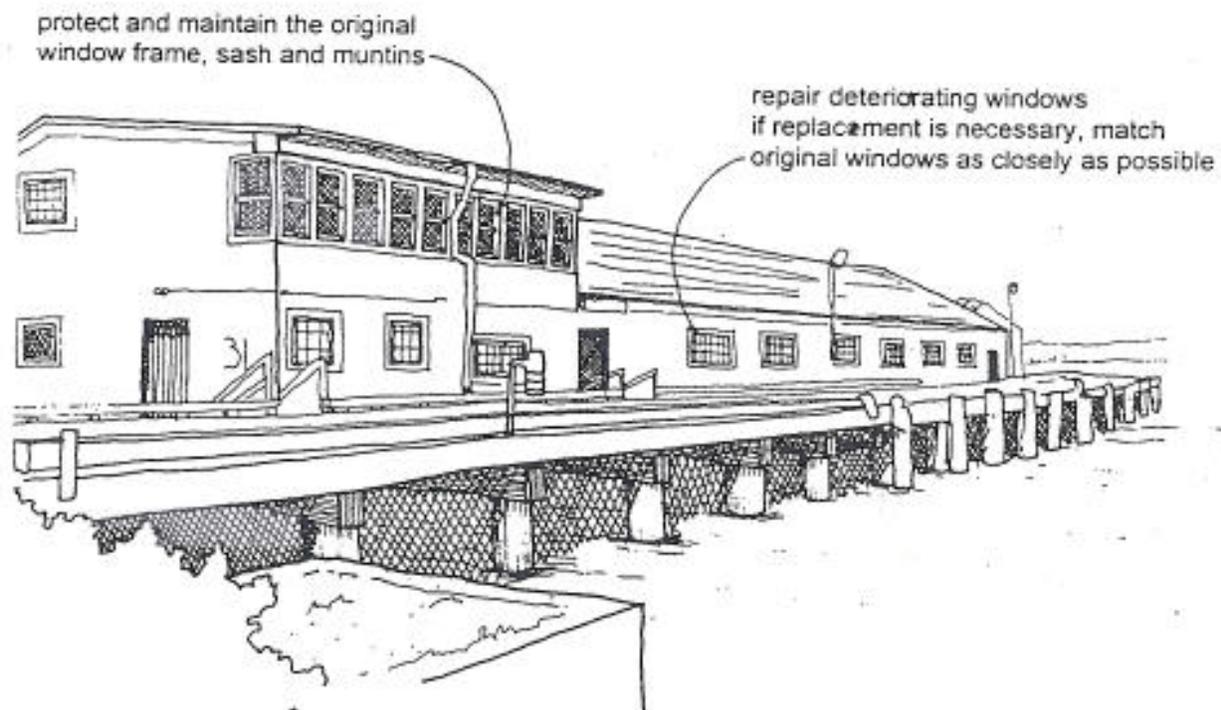
Architectural Guidelines:

Figure 4.2.12 Building 31 recommendations

Specific Elements

Unique Features

The boat slips are a unique feature of this building.

- If feasible, the boat slips and covered area should be preserved.

Windows and Doors

The windows and doors are in need of repair.

- Window replacements should have divided lights and wood trim, as do the originals.
- Windows on the upper floor should remain operable and have wood trim.

Additions

- Future changes should relate to the original form of the building. Distinct roofline should be retained.
- Historic building identification number should remain painted on the side of the building.

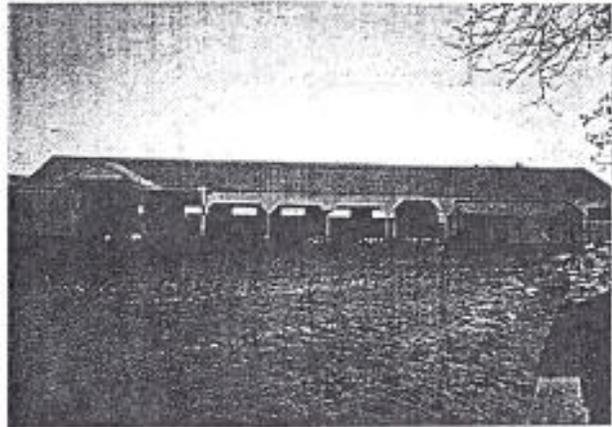


Photo 4.2.30 Building 31 boat slips on west side

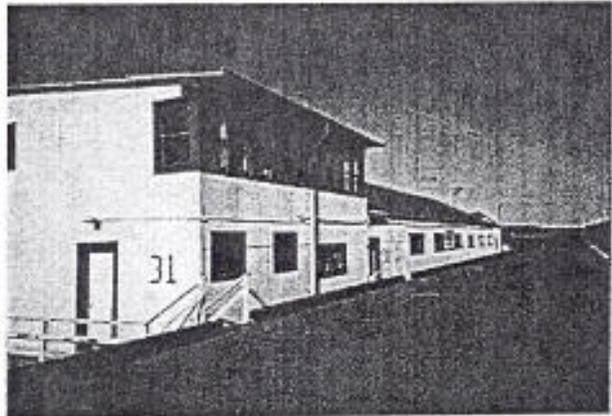


Photo 4.2.31 Building 31 east facade

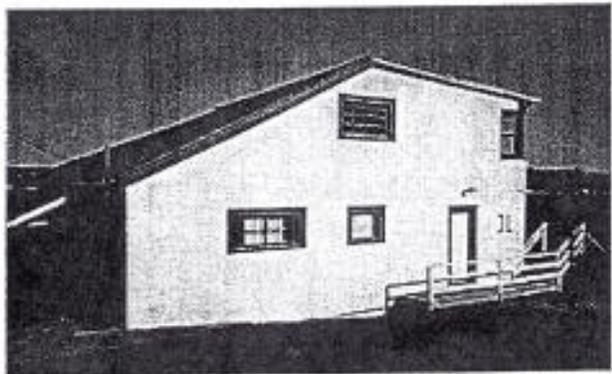


Photo 4.2.32 Building 31 south facade

Building Number: 67

Building Type: Motor Pool Shop

Classification: Contributing to Historic District

Description

Constructed in 1941, this building is three stories tall and was built on a hillside to accommodate vehicular access to the service and garage areas at different levels. The main front entrance is located at the upper level and exhibits Art Deco Industrial details, emphasizing horizontal and vertical lines, has a half-round cover over the entrance that is edged with brushed stainless steel, and glass block lights around the entry door. The ground level on the east facade has several large metal roll-up garage doors. The door near the main entrance has been filled in with CMU blocks, but has a 36' wide door cut into the blocks. The south section appears to have been added at a later date and is constructed of large timbers with wood siding.

Architectural Guidelines:

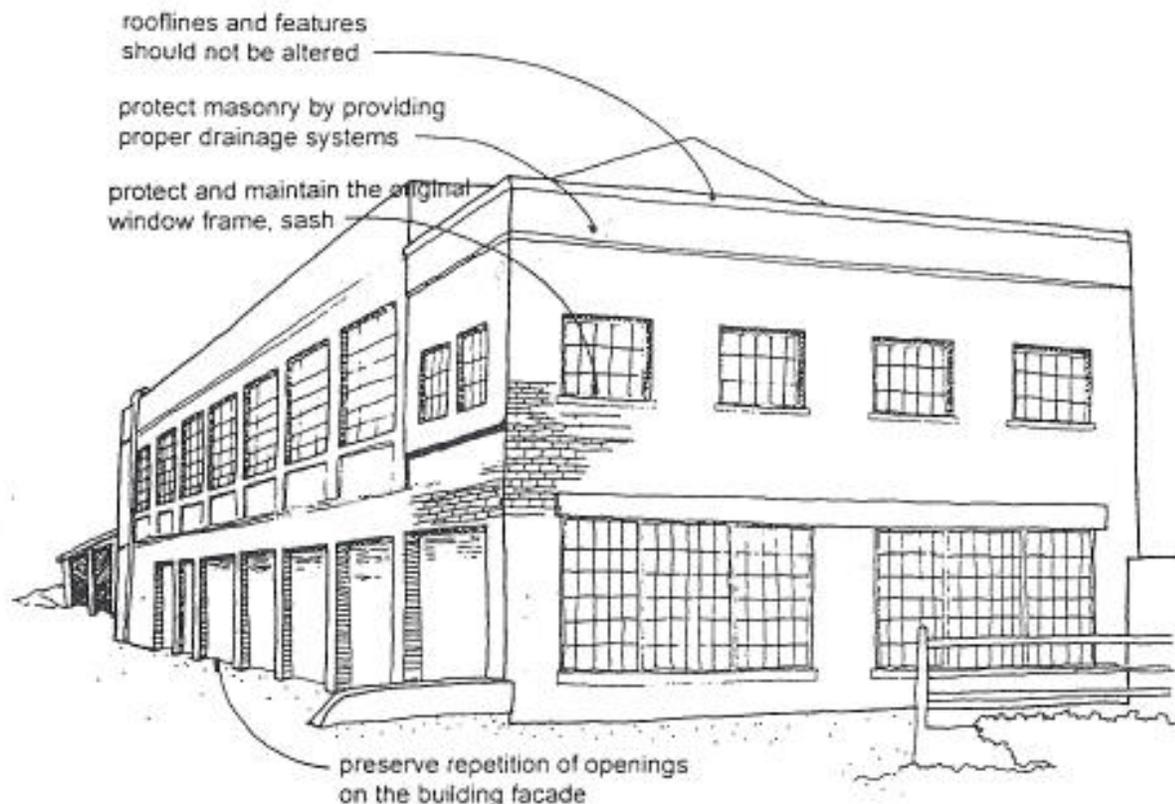


Figure 4.2.13 Building 67 recommendations

Specific Elements

Unique Features

The entry area is one of the unique features of the building. There are some subtle Art Deco details, such as the round-edged, fluted aluminum canopy extending over the main entry area, similar to those found on Buildings 30 and 25.

- Entry canopy and glass block features should be maintained and preserved.

Facade

While the facade is devoid of detail, the openings along both the front and back sides create a sense of rhythm, particularly the relationship of the garage doors on the lower level to the windows above.

- The repetition of openings on east facade should be preserved.
- Building should be painted to match colors as designated for the site.

Additions

- Additions such as mechanical venting should not obscure windows or other architectural features.

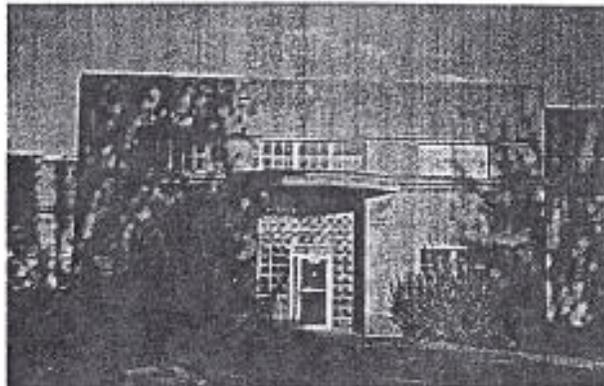


Photo 4.2.33 Building 67 entrance showing Art Deco styling

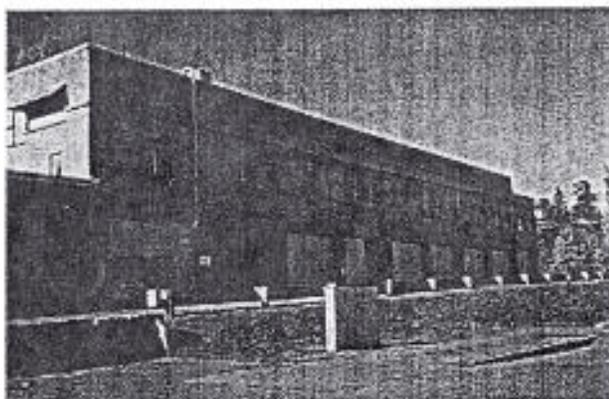


Photo 4.2.34 Building 67 east facade showing vehicle garage doors

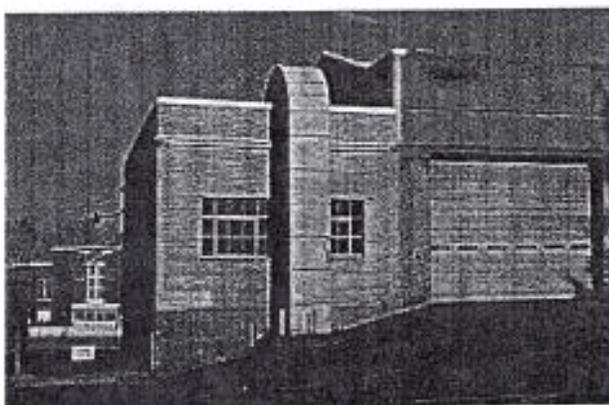


Photo 4.2.35 Building 67 mechanical venting at northwest corner