

DRAFT MASTER PLAN UPDATE
WARREN G. MAGNUSON PARK

The Future

The attached Master Plan update for Magnuson Park realistically marks a point in time representing design ideals, public sentiment and is visionary to a lesser degree than it is current. This master plan update will soon need updating since a large portion of the unsolved mystery of the park - the future of the disposition of remaining U.S. Navy property at Sand Point - will be revealed. Speculation along the lines of incorporating of some if not all the current Navy property into Warren G. Magnuson Park is justified and appropriate.

Where a handfull of "park visionaries" persisted in Vancouver, B.C., until the Province turned over the 2,000 acres of largely urban forested, University Endowment Lands - Magnuson Park's constituency group should also be persistent and justified in not stopping till they get what is needed. Where compromises of total area and access, program conflicts and other limitations exist currently within the park, the additional acreage and structures of the soon to be surplussed Navy property would serve to validate past efforts and rekindle dreams of completing this magnificent park facility.

Acknowledgements

As early as 1970 when the last aircraft was launched from the Naval airfield at Sand Point, public and private individuals were developing a vision for Warren G. Magnuson (formerly Sand Point) Park. When the General Services Administration completed its procedures for surplussing the airfield and transferring 197 acres of property to the City of Seattle for a park, the Sand Point Park Citizens' Advisory Committee was already proposing to shepherd the park's development. This dedicated group (now the Sand Point Community Liaison Committee) with new and original members still are vigilant in their quest to complete Magnuson Park as a mixed use facility, serving city wide needs for preserved wildlife habitat, passive and active recreation.

Within the City of Seattle, Department of Parks and Recreation an effort parallel and supported by the Sand Point Community Liaison Committee exists in the contributions of many people, only a few of whom are listed below. To all the unlisted that have contributed their ideas, insights and support of this Master Plan update, our appreciation is also extended:

City of Seattle:

Charles Royer, Mayor

Department of Parks and Recreation:

Holly Miller, Superintendant
Donald Harris, Director of Development
Fritz Hedges, Deputy Director
Peter Marshall, Project Planner
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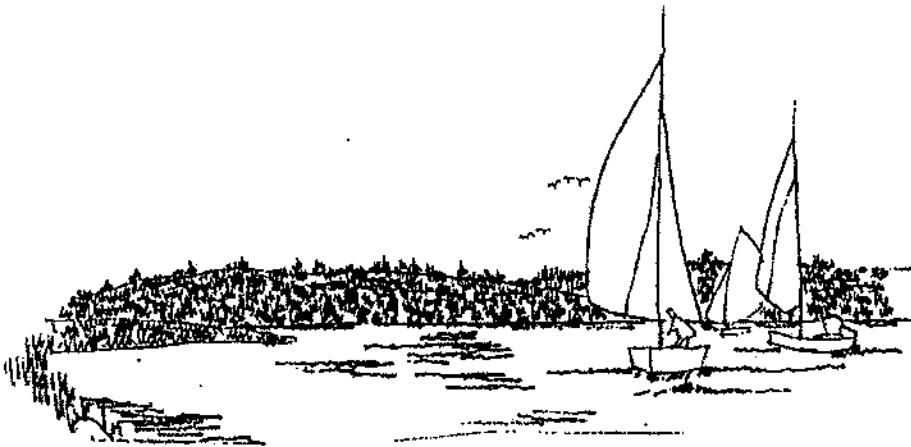
Prepared by

WORTHY AND ASSOCIATES

MULTIPLE USES - ACCESS TO LEISURE

For a large cross section of people the outdoor setting where sky, water and earth merge is the preferred location to retreat from the rigors of urban living. In Seattle, these special places are our urban shoreline parks - highly prized by all ages and physical motivations. Whether to gain physical access to the water, or simply stroll or run along the shoreline pathways, the affect of the combined environmental elements is nourishing to the human spirit.

With over one mile of shoreline, 197 acres of largely undeveloped property (and adjacent parcels totalling over 100 additional acres) the setting is complete for a facility capable of accomodating a wide range of leisure pursuits. Proposed on land recreational additions will include an improved boat launch area with added parking, childrens play area, sand lot volleyball, a small boating center for non-motorized hand launch and public rentals, improved restrooms and picnic shelters, a system of segregated paths and roads for walking, bicycling and motorized vehicular movement. Multiple and varied park and recreation activities can be accomodated at Magnuson Park unlike any other City park.



Magnuson Park has been planned since its inception as a multi-purpose developed facility with a "fun zone" concentrating water related activities along a two hundred foot wide shoreline strip. Existing facilities in the "fun zone" include a boat launch, swimming beach and picnic areas. Proposed improvements to the shoreline include enhancement and protection of the water/land edge through natural means. Meeting requirements of City, State and Federal agencies, concerns related to fish spawning and migration, water quality enhancement and erosion protection will be incorporated into improved public access to the water. Where seawalls, bulkheads and revetments once were used to protect shorlines from erosion, more natural methods are now proposed. These softer approaches will include sand, gravels, vegetation and minor grading and small stabilizing rock groins to create "pocket beaches".

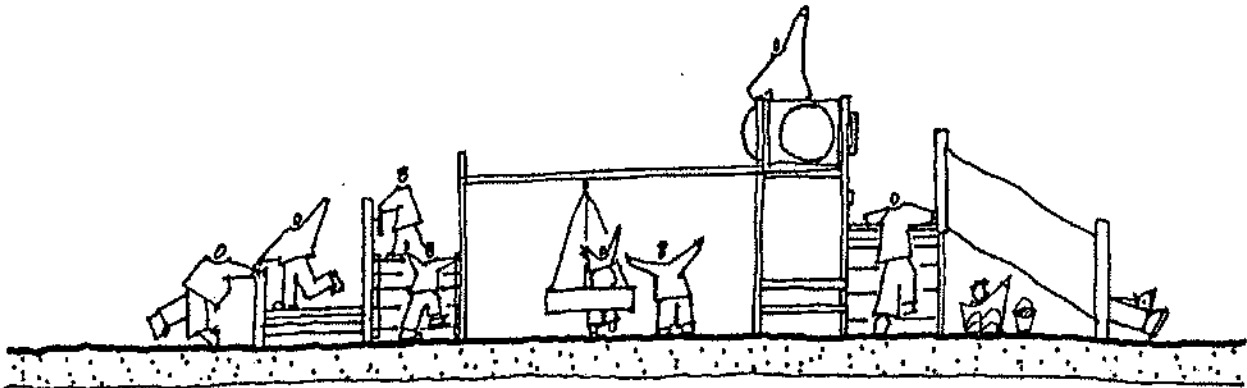
Inland activities will afford a similarly wide range from organized team sports (the popular existing sportsfields are proposed to be expanded), a kite flying and territorial viewing mound at Sand Point Head will finally be a reality, specialized access wildlife observation areas with habitats to protect rare and endangered species from unsuitable intrusions of dogs and people.

Persistent problems with access, parking, circulation and orientation have been addressed. Recommendations include a widened access corridor to Sand Point Way with a separated walkway/bikeway (with enhanced linkage to the Burke Gilman Trail), divided park boulevard roadway with treed shoulders and median strip, connecting Sand Point Way to the most popular park destination centers (swimming beach / boating center, sports fields complex and boat launch).

Where random puddles of water on roadways, open fields and walkways has been the nemesis of park users for years, it will be collected and redirected into the multiple use site drainage, wetland, water quality improvement system.

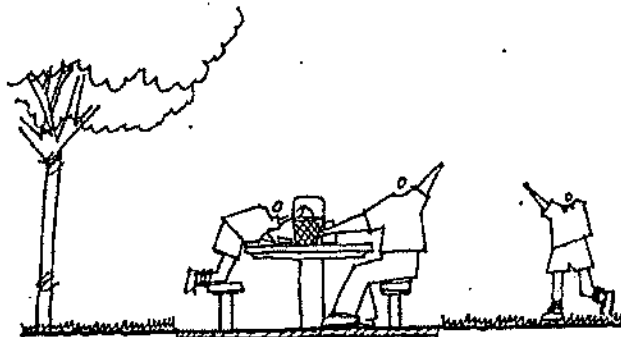
The attached graphic Master Plan of Magnuson Park has been coded with a series of numbered, titled improvements. These improvements are described in more detail on the following pages.

1. **Remove Existing Building:** This is one of several remaining Navy structures proposed for removal due to aesthetics, age, condition, asbestos and poor adaptability to any proposed park use. Refer to note 36 for a discussion of alternate storage once this and other buildings/bunkers are removed.
2. **Children's Play Area:** More than a piece of childrens play equipment - it is part of a family play area. The play area integrated with pathways, earthforms, passive seating areas, a picnic area, shelter and swimming beach.



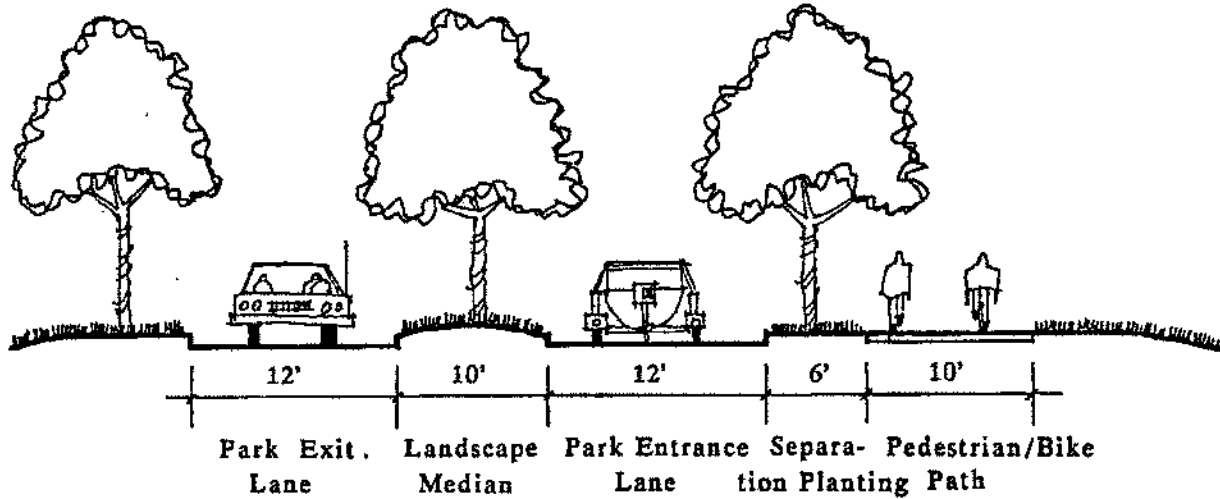
3. **Enhanced Picnic Area and New Shelter:** Near the existing swimming beach but in a more aesthetic location further away from the beach a new picnic shelter will be developed. The existing shelter and wading pool would be removed and the area would be enhanced with new picnic tables, sand lot volleyball court(s) and an upgraded lawn with earth shaping to simulate room size picnic environments.
4. **Replace Existing Pier with Swimming Floats:** The existing pier has been removed and will soon be replaced with 2 swim floats, improving both safety and function.
5. **Swimming Beach Improvements and New Bathhouse:** The existing wooden bathhouse would be replaced with a facility built to current needs and standards. The swimming beach will receive a major upgrade including beach rebuilding and aesthetic enhancements.
6. **Sandlot Volleyball:** Volleyball courts with a sand playing surface would be part of an enhanced picnic area in this location.
7. **Shoreline Improvements/Pocket Beaches:** Part of the water edge Fun Zone, these improvements would include removal of existing construction debris and rip rap and the addition of sand/gravel pocket beaches and stabilizing beach anchor groins.

8. **Car Top Launch and Marina:** In conjunction with the boating center there would be a cartop non-motorized boat and sailboard launch with controlled vehicle access from the swimming beach parking lot. A mini-marina for temporary or transient "day" moorage is also planned for this area.
9. **Boating Center with Restrooms:** Due to poor condition and adaptability, the existing structures would be demolished and a new building center constructed that would house a small boat rental facility storage, concessions and restrooms. An outdoor courtyard sitting and gathering area would be developed.
10. **Remove Existing Observation Tower:** With new restroom facilities at the boating center and swimming beach and better views from Sand Point Head - this former Navy radio and observation tower would be removed and the area used for open lawn picnicing.

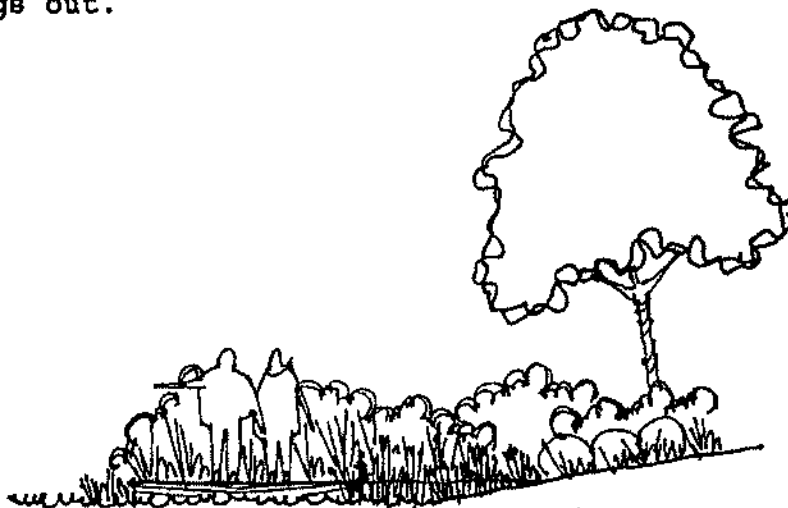


11. **Log Boom Float:** To improve retrieval of boats at the boat launch this "queing lane" will organize circulation and reduce conflicts.
12. **Extend Existing Piers:** The existing piers at the trailer boat launch will be extended to accommodate increased boat launching and retrievals.
13. **Existing Boat Launch:** Improvements to this area will be included in the boat launch parking expansion, scheduled for late summer/fall 1989. The apron area at the top of the ramps will be expanded to regulation size.
14. **New Picnic Shelter:** The existing picnic shelter should be replaced and restrooms added in the boat launch area. These facilities would accommodate boat launch users with weather shelter and sanitary facilities much needed at this location.
15. **Boat Launch Parking:** The existing paved boat launch trailer parking area will be expanded from approximately 100 to 180 car and trailer spaces. This increase is consistent with demonstrated need and national standards (45-50 stalls per launch lane).

16. **Main Entry Boulevard:** A divided 2 lane boulevard with a landscaped median and adjacent hard surface pedestrian/bicycle path will lead from the main park access road to the swimming beach/boating center area where it will terminate in a plaza and large parking lot. The boulevard will provide an entry experience for the park affording major improvements to circulation, orientation and user safety.



17. **Drainage Wetland and Wildlife Sanctuary:** Existing topography and drainage patterns are the major factors in the location of this area. Turning existing liabilities of poor drainage into an environmental opportunity - the two acre pond would be fed by storm water runoff from most areas of the park. Runoff from parking areas and roadway surfaces would be biologically filtered through open grass lined swales thereby dramatically regulating flow and filtering out contaminants before they could enter the wetlands area or Lake Washington. Total wildlife sanctuary area is seven acres and would include limited access trails and viewpoints for wildlife observation. The area would be fenced to keep dogs out.



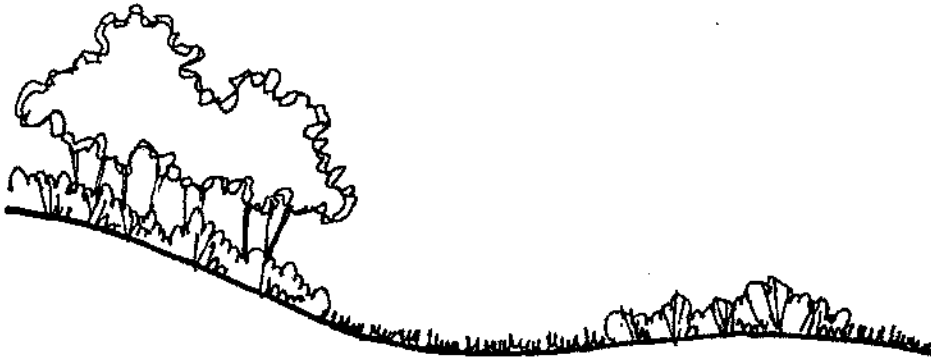
18. **Sports Field Expansion:** The existing flat, grassy area is an excellent location for sports field expansion. The site can accommodate up to 4 soccer fields. Alternately surplus NAVY property to the west is also well suited to sportsfield expansions. In either case, playing surfaces would be unlit turf and not all-weather material due to neighbors view/aesthetic considerations. Added parking would be adjacent to the main entry boulevard and the secondary roadway leading to the NOAA site.
19. **Widened Entry Corridor:** Correcting long standing problems with entry image and safety, the primary entry into the park would be widened into a 2 lane boulevard with a landscaped median and adjacent pedestrian/bicycle path and landscaping. To widen the corridor, acquisition of adjacent property needs to be pursued, and utilities relocated. The alignment of the entry corridor could be far more aesthetic and functional if the NAVY Commissary area were added to park property.
20. **Bleacher Seats:** Permanent bleacher seating to accommodate viewing of soccer games.
21. **U.S. Fish and Wildlife Service, National Fisheries Research Center:** Discussions with the Fish and Wildlife Service should continue in an effort to improve the appearance of the facility, or relocate facilities to a less visually prominent location.
22. **Promontory Point:** This steep, wooded hillside would contain trails leading up to viewpoints that overlook the park and Lake Washington. Retention of this area in a near natural state would continue to provide a buffer zone with the adjacent neighborhood. Vegetation management should encourage diverse species and wildlife habitats.
23. **District Grounds Maintenance Facility:** A DOPAR district maintenance headquarters could occupy the present archery facility. Access would be off the main entry corridor near the Fish & Wildlife facility. Acquisition of Naval Station property would allow alternate site locations for this facility and retain the City's only public archery range.
24. **Access Easement:** If the proposed maintenance facility was sited as proposed, an access easement from Fish & Wildlife would be needed in order to get to and from the site. Also, NOAA has offered alternate park user access to the northwest corner of the park.
25. **Plaza:** A plaza would be sited at the terminus of the main entry boulevard. It could be used for pick-up and drop-off and would be a transitional space between roadway/parking and open space and shoreline. Amenities would include such items as sheltered seating, tables, site furnishings, decorative paving and grouped bosque tree plantings.

26. **NOAA Trail:** At the northeast corner of the site a trail will continue to connect the park with the NOAA site. Additionally the NOAA pedestrian walkways may be signed to facilitate controlled pedestrian movement from the north through the NOAA site to Magnuson Park.
27. **Sand Point Head:** Currently 40,000 cubic yards of fill is being added to this area, which will establish the ultimate finished elevation of Sand Point Head. Slopes will be graded to be aesthetically pleasing and maintainable. The hill will be planted with a combination of meadow grasses and wildflower mix. Eventually trails will lead to the top of the hill where there will be a sculptural feature and viewpoint. Visible points of interest would be located by pavement or sculptural integration.



28. **Barrier Free Access:** Serving park users with a wide range of physical capabilities would be a pathway system with gentle slope and resting/seating points.
29. **Terraced Lawn Seating:** In conjunction with the scheme for Sand Point Head described in #27 (trails, viewpoint, sculpture) a terraced lawn seating area could be developed. An informal outdoor area for concerts and events might be sited in this warm south facing location. The terraced lawn seating would take advantage of the hill's topography. Users of this area would have views out over the park and to Lake Washington.
30. **Shelter and Restrooms:** Serving Sand Point Head and adjacent picnic and sports areas, this combination facility would serve as an impromptu stage/backdrop as well as restroom facility.
31. **Cross Country Trail:** A soft surface walking/running track of varying lengths from 2 to 5 kilometers would weave through the different areas of the park. The preferred surface is stabilized underdrained turf (similar to a soccer field) except where the track crosses roadways or paved pedestrian paths. An alternative to grass is a well draining durable crushed rock or mineral surface, but a track of this sort would be visually obtrusive in the park due to its length and scope.

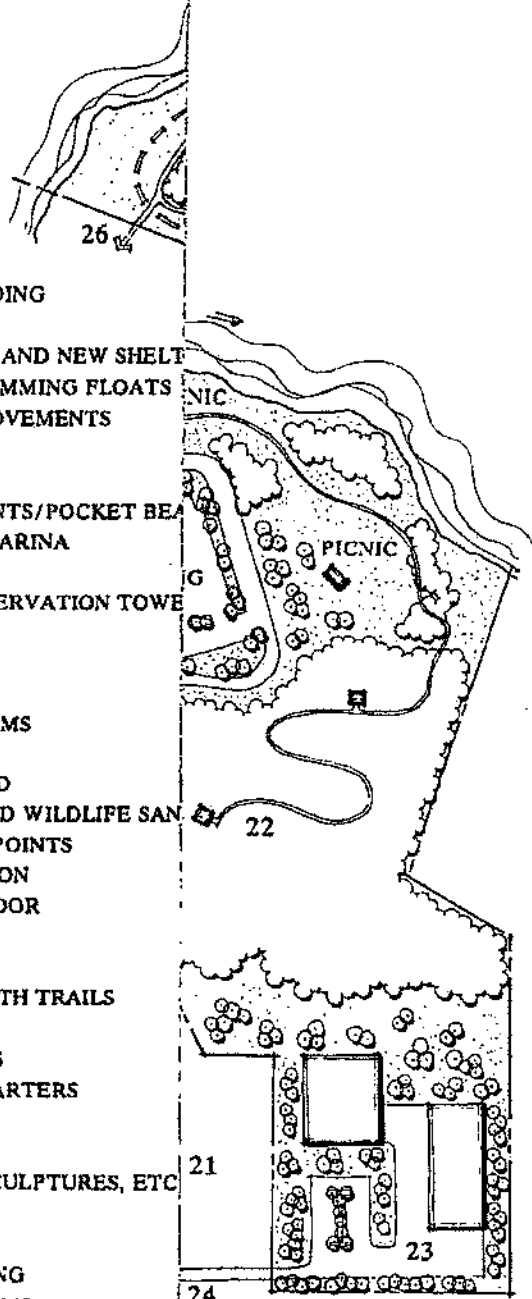
32. **Existing Sports Fields:** The sports fields would remain as is with a new regulation size baseball field added to the west.
33. **Restrooms:** Sports fields expansion in this area would necessitate the building of another restroom facility to accommodate large groups of users. It would be sized and customized for the user groups anticipated.
34. **Existing Tennis Courts:** The existing courts would remain as is. Additional courts in this area would be inappropriate due to the need to buffer Sand Point Head from sports activities. Better locations for new courts exist in the sports field expansion area, or on NAVY property soon to be surplused.
35. **Existing Roads:** Some existing roads which were part of the former naval base and are now primarily for pedestrian use should be narrowed to not more than twelve feet in width. This would reduce their visual impact and enhance the pedestrian experience. It would also reduce on site storm water run off.
36. **Landscape Plantings and Vegetation Restoration:** Much of the park will remain in a semi-natural state but can be upgraded with meadow grasses and supplemental planting at a limited cost per square foot. The goals should be to restore permanent native wildlife enhancing low maintenance planting in most areas. Areas with a more visible profile such as the main entry boulevard, boating center, etc. will receive more finished/maintained landscape plantings. Plant growth, adaptability to existing soil conditions and maintenance are important elements that need to be addressed with further study. Vegetation management for the Drainage Wetland & Wildlife Sanctuary will include fostering wildlife habitats suited to preserving rare and endangered species.



37. **Existing Navy Structures:** Existing structures such as the one at the proposed boating center are proposed to be removed due to age, condition, asbestos and poor adaptability to new uses. Adaptive reuse of the buildings and bunkers is not recommended due to their unsightly appearance and disruptive placement - they should be removed. As these structures are currently used for storage, that capacity will have to be transferred somewhere else, perhaps to the proposed maintenance headquarters (23). Soon to be surplus buildings on the Naval Station could also be used for DOPAR storage needs. The Department of Parks and Recreation could study its citywide storage facilities and perhaps plan a more centralized storage site than Magnuson Park, one that is closer to the I-5 corridor, thus cutting down on trip time to and from the different parks around the city.
38. **Parking:** Currently, there are 300 car only parking spaces, indesignated stalls and along roads, in the park. There are also about 100 car and trailer spaces at the boat launch parking lot. The new Master Plan increases parking to 1,262 spaces including 180 car and trailer spaces at the boat launch parking. As the park becomes more developed, drug related and social problems associated with isolated parking areas should decrease as the park users increase.
39. **Pedestrian Trail System:** A system of soft (see item 31) and hard surfaced pedestrian trails will link the various areas of the park together. Adjacent to the main entry boulevard is a paved pedestrian/bicycle path that would connect with the existing park pathway along the shoreline. Other trails throughout the park could be soft surfaces, i.e. drained mowed turf, crushed rock, bark mulch, etc. - these softer surfaces would discourage bicycle use, thus separating pedestrian and bicycle traffic. Paint striping and directional arrows will be used to separate bicycle, pedestrian and jogging traffic on the hard surface trails.
40. **Utilities:** Utilities were only briefly addressed in the master plan due to the limited scope of the contract. An overall utility plan needs further study in order to assess long range goals and adequate costs. Program requirements need refinement in conjunction with proposals to vacate the Naval Station. The utility plan should be an integral part of the master plan in a park of this magnitude. Utility requirements that need study include power, communications, water supply, fire control, sanitary, storm drainage and solid waste.

LEGEND

1. REMOVE EXISTING BUILDING
2. CHILDREN'S PLAY AREA
3. ENHANCED PICNIC AREA AND NEW SHELTER
4. REPLACE PIER WITH SWIMMING FLOATS
5. SWIMMING BEACH IMPROVEMENTS AND NEW BATHHOUSE
6. SANDLOT VOLLEYBALL
7. SHORELINE IMPROVEMENTS/POCKET BEACH
8. CAR TOP LAUNCH AND MARINA
9. BOATING CENTER
10. ENHANCE EXISTING OBSERVATION TOWER
11. LOG BOOM FLOAT
12. EXTEND EXISTING PIERS
13. EXISTING BOAT LAUNCH
14. NEW SHELTER/RESTROOMS
15. BOAT LAUNCH PARKING
16. MAIN ENTRY BOULEVARD
17. DRAINAGE WETLAND AND WILDLIFE SANCTUARY WITH TRAILS AND VIEWPOINTS
18. SPORTS FIELDS EXPANSION
19. WIDENED ENTRY CORRIDOR
20. BLEACHER SEATS
21. FISH AND WILDLIFE
22. PROMONTORY POINT WITH TRAILS AND VIEWPOINTS
23. NEW DISTRICT GROUNDS MAINTENANCE HEADQUARTERS
24. ACCESS EASEMENT
25. PLAZA
26. NOAA TRAIL TO WIND SCULPTURES, ETC
27. SAND POINT HEAD
28. BARRIER FREE ACCESS
29. TERRACED LAWN SEATING
30. NEW SHELTER/RESTROOMS
31. CROSS COUNTRY TRAIL
32. EXISTING SPORTS FIELDS
33. NEW SHELTER/RESTROOMS
34. EXISTING TENNIS COURTS
35. NARROW EXISTING ASPHALTIC CONCRETE ROAD TO 10'-0"



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