



Magnuson Park Sand Point Historic District Realizing the Vision

**Sand Point Tennis Center Clubhouse
Building 41 Retention Options**

June 9, 2010



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Sand Point Historic District
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Historic Background – Building 41

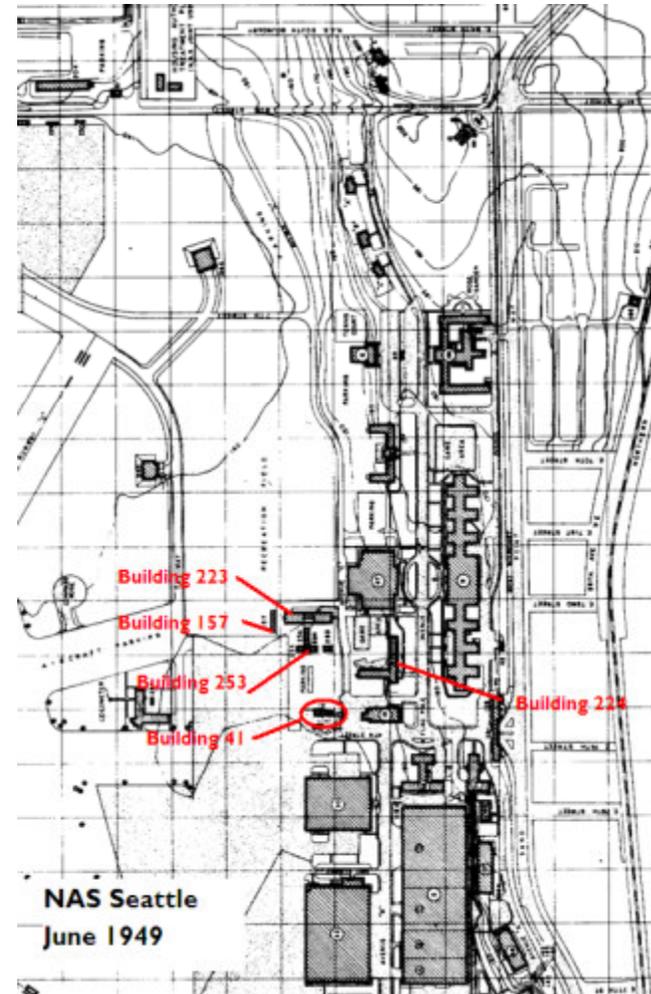
Ship's Service Station to Seattle Parks Crew Quarters





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Historic Background – Building 41





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Historic Background – Building 41

Bldg Number	Historical Assignment	Address	Owner	Year Const	Status
41	Ships' Service, Gasoline Station	6327 NE 74th Street	DPR	1939	Seattle Parks Crew Quarters
47	Recreation Building	7110 62nd Avenue NE	DPR	1941	Magnuson Community Center
170	Ordinance Vehicle Shed		DPR		Demolished
222	Enlisted WAVES Barracks		DPR		Demolished 2000
223	Aerial Free Gunnery Training School		DPR	1940s	Demolished
224	Junior Officer's Quarters	6940 62nd Avenue NE	Solid Ground	1944	Renovated 2000
253	Aviation Technical Training Building		DPR	1940s	Demolished
254	Aviation Technical Training Building		DPR	1940s	Demolished
255	Aviation Technical Training Building		DPR	1940s	Demolished
257	Gunnery Training Building		DPR	1945	Demolished



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Tennis Center Clubhouse – Design Development



Building 41 Proposed Renovation
(north elevation)

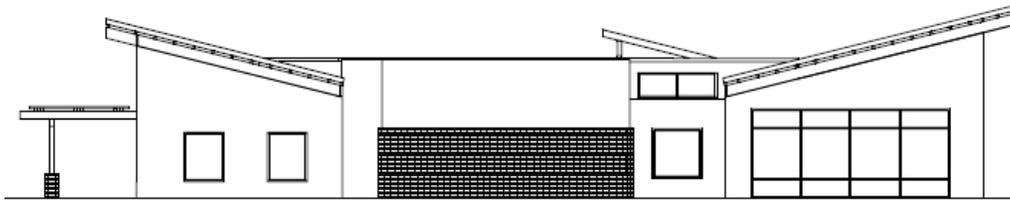


Proposed Outdoor Courts and Building 41
Reuse, July 2008



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WEST BAY

New Clubhouse, Initial Design
(*north elevation*), May 2009



New Clubhouse, Initial Design
(*south elevation*), May 2009



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Tennis Center Clubhouse – Design Development



WEST ELEVATION

- LEGEND**
- STANDING SEAM METAL ROOF
 - METAL TRELLIS & ACCESSORIES
 - NATURAL MATERIALS, MIRROR STYUC RUBY RED TO MATCH EXISTING BRICK
 - GLASS
 - FIBER REINFORCED CONCRETE
 - MANUFACTURED TYPE CEMENT BOARD

- NOTES**
1. "CONCRETE" SPEC CONCRETE TO MATCH NATURAL EXISTING STONEMORE.
 2. TRELLIS - SUNSHADE TO PROVIDE TORSURE, SHADE & SHADOW.



EAST ELEVATION

New Clubhouse, Final Design
(north & east elevations),
December 2009



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Tennis Center Clubhouse – Design Development



- NOTES**
- 1 STEEL GRATES AT DOOR, CERAMIC TILES
 - 2 RECYCLE AREA
 - 3 1/2" BRASS METAL ROOF, LOOK OUT TOWNS GRAY TO MATCH GRAY BRICK
 - 4 WOOD ENTRANCE
 - 5 RECLAMED
 - 6 BRICK TRAILER
 - 7 EXTERIOR WALL, DOOR, SWITCH, SCHEDULE
 - 8 FINISHED CLERK ALUMINUM SPOKES
 - 9 EDUCTION HOOD ON 2' DIA. D.S.



New Clubhouse, Final Design
(south & west elevations),
December 2009



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Building 41 Reuse Options - Table 1

Option	Uses/Activities	Historic Preservation	Site Design	Building Design – Site Aesthetics	Parking	Permits
Construct New Clubhouse South Side Building 41	<p>Building 41 retained for potential use as visitor/interpretive center, approximately 400-500 SF</p> <p>No city funding available for renovation or operation visitor/interpretive center</p> <p>Provide visitor/interpretive center, approximate 400-500 SF, estimated construction cost \$102,000 – 128,000</p>	<p>Building 41 retained for future undefined use</p> <p>Federal historic preservation tax credits ONLY available for Building 41 renovation not connection to new clubhouse</p> <p>New historic preservation review by SHPO, involving additional cost and time</p> <p>Potential issues to achieve acceptable roof line compared to Building 41</p>	<p>More than two foot finished grade difference between Building 41 and south side parking area</p> <p>ADA pedestrian access requirements, ramps and stairs linking clubhouse to courts</p> <p>New sewer, electrical, water connections required</p>	<p>New clubhouse not visible from main park entry road (NE 74th Street)</p> <p>Building 41 has no identified use or maintenance funding, visually detracting from new tennis center</p>	<p>Off-street parking available in Junior League lot adjacent to the east, approximately 320 spaces immediately adjacent to clubhouse</p> <p>Loss of 10-15 parking spaces, estimated parking space value \$200,000 - \$300,000</p>	<p>New development permit review required, additional time and costs</p> <p>To obtain certificate of occupancy required full building renovation Building 41</p>
Retain Shell North Façade Building 41, Construct New Clubhouse	<p>Provide visitor/interpretive center, approximate 400-500 SF, estimated construction cost \$102,000 – 128,000</p>	<p>Building 41 façade retained to maintain historic district character</p> <p>NO federal historic preservation tax credits available for Building 41 façade retention</p> <p>New historic preservation review by SHPO, involving additional cost and time</p>	<p>More than two foot finished grade difference between Building 41 and south side parking area</p> <p>ADA pedestrian access requirements, ramps and stairs linking clubhouse to courts</p> <p>New sewer, electrical, water connections required</p>	<p>Clubhouse visible from main park entry road (NE 74th Street)</p> <p>Additional design cost to incorporate existing façade</p> <p>Significant construction cost to stabilize building façade and tie into new construction</p>	<p>Off-street parking available in Junior League lot adjacent to the east, approximately 320 spaces immediately adjacent to clubhouse</p>	<p>New development permit review required, additional time and costs</p>



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Building 41 Reuse Options – Table 2

Option	Uses/Activities	Historic Preservation	Site Design	Building Design – Site Aesthetics	Parking	Permits
Construct New Clubhouse Along 62 nd Avenue NE	<p>Building 41 retained for potential use as visitor/interpretive center, approximately 400-500 SF</p> <p>No city funding available for renovation or operation visitor/interpretive center</p>	<p>Building 41 retained for future undefined use</p> <p>New historic preservation review by SHPO, involving additional cost and time</p>	<p>More than six foot finished grade difference between tennis courts and 62nd Avenue NE</p> <p>ADA pedestrian access requirements, ramps and stairs to link clubhouse to courts</p> <p>Interior elevator linking clubhouse to courts – estimated cost \$100,000</p> <p>New sewer, electrical, water connections required</p>	<p>New clubhouse not visible from main park entry road (NE 74th Street)</p> <p>Potential for clubhouse views over tennis courts and park</p> <p>Building 41 has no identified use or maintenance funding, visually detracting from new tennis center</p> <p>Renovated Building 41 contain less than 2030 SF due to seismic and energy code updates, and visitor interpretive center, need to construct 2000 SF new structure</p> <p>Higher SF costs for smaller, new structure</p>	<p>On-street parking available along 62nd Avenue NE, approximately 20-30 spaces, competing with other campus uses</p> <p>Off-street parking available in Junior League lot 5-minute walk to east, approximately 320 spaces immediately adjacent to clubhouse</p>	<p>New development permit review required, additional time and costs</p>
Renovate Building 18, SCSU Minority User	<p>Building 41 retained for potential use as visitor/interpretive center, approximately 400-500 SF</p> <p>No city funding available for renovation or operation visitor/interpretive center</p> <p>Building 18 contains 14,000 SF and SCSU requires less than 25% of available space</p> <p>No other defined tenants for remaining Building 18 SF</p>	<p>Building 41 retained for future undefined use</p> <p>Building 18 retained as key historic building along main park entry road (NE 74th Street)</p> <p>Federal historic preservation tax credits available for renovation</p> <p>New historic preservation review by SHPO, involving additional cost and time</p>	<p>Interior elevator linking clubhouse to courts – estimated cost \$100,000</p> <p>New sewer, electrical, water connections required</p>	<p>Clubhouse portion potentially visible from main park entry road (NE 74th Street)</p>	<p>No on-street parking available, only on adjacent 62nd Avenue NE or 63rd Avenue NE, competing uses with pediatric dentistry clinic</p> <p>Off-street parking available in Junior League lot 5-minute walk to east, approximately 320 spaces immediately adjacent to clubhouse</p>	<p>New development permit review required, additional time and costs</p> <p>To obtain certificate of occupancy require full building renovation</p>



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Building 41 Reuse Options – Issues





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