

## Minutes for the Magnuson Park Advisory Committee

November 8, 2017

Lower Conference Room, Bldg. 30

Members Present: Tom Kelly (Vice-Chair), Lynne-Ferguson, Carol Valdrighi, Humberto Alvarez, Sandy Bricel-Miller, Loren Hill, Chandra Hampson

Members Absent: Gabrielle Gerhard (Chair), Mary Ann Ward (Secretary), Jan Bragg, Aaron Hoard, Mitch Cameron

Guests: Alisa Luber, Mercy Housing

Magnuson Staff: Brian Judd

Called to order: Meeting came to order at 6:00pm

Approval of October minutes: deferred to December meeting

Public Comment: Tom mentioned that Seattle Parks is starting a new Park Volunteer Inspection program. The purpose of the program is to assist Seattle Parks in inspecting parks to identify problems, such as the condition of athletic fields, among other things. The idea for the program is to guide maintenance. Volunteers need to attend a training and committee to 1-2 inspections. Additional info about the program can be found here:

<https://www.seattle.gov/parks/volunteer/park-volunteer-inspection-program>

Environmental Issues in the Park: Vera McDaniel was unable to attend the meeting, so this item was postponed.

Building 9 Update:

Alisa Luber provided the following update on Building 9 construction:

- The financial closing for Building 9 occurred on Sept. 21. Project financing was extremely difficult process as 11 entities were involved. Different tax plans under consideration at the federal, state, and local level provided additional uncertainty, but these issues were addressed, and the project is now moving forward. Ms. Luber thanked all who supported the project, including MPAC members.
- Construction started in September 2017 and will last 23 months. Work is progressing from the southern end of Building 9 and moving northwards. The south and central wings should be completed by March 2019, while the North-end should be completed after May 2019.
- The contractor initially power-washed the exterior, including extracting the old stained-glass windows in the chapel. Those windows are now located in the fire station waiting a permanent home.
- The contractor has been terrific to work with. Dickson and PBS Environmental are two subcontractors that are currently performing demolition and abatement of the interior

walls and ceilings. This work entails removal of lathe & plaster walls and asbestos. The work is revealing old-growth Douglas Fir framing and very solid construction, especially of the ceiling and roof on the south-end of the building. Ms. Luber equated the original construction of the southern end of the building to a battleship. In addition to the demolition, the subcontractor is using techniques to ensure that no dust or other pollutants from the building contaminate the work site and park. They are measuring air quality and cleaning and recycling water on-site. The demolition materials are covered at all time and leave the building through a temporary transfer location. Construction employees are required to wear a respirator, hazmat suit and glasses to avoid contamination.

- The contractor initially power-washed the exterior of the building, including extracting the old stained-glass windows in the chapel. Those windows are now located in the fire station waiting a permanent home.
- Seismic retrofitting work will begin in a couple weeks. The contractor will install 10,000 helix anchors to shore up the building in the event of an earthquake. In addition, sewer and utility work is beginning, including a new storm sewer riser in the SE corner of the property. A lot of this work is taking place on the backside of the building.
- Ms. Luber noted that the demo work is occurring at amazing speed. The result is a structure that is clean and generally in great shape. There are some exceptions, but overall the condition of the structure is exceeding expectations.
- In summary, the project is currently on schedule (after 2 months!), but the contractor has been a good neighbor. There have been some minor truck traffic issues, but these issues are being addressed.

#### Building 9 resident housing:

- With construction underway, Mercy Housing is shifting some focus to how to house future tenants. The current plan is to set up a leasing trailer in 2018 to begin advertising for the new housing and to take applications. This will not be a first-come, first served selection process, rather it is a very complicated selection process with various restrictions and income requirements.
- There are no residency requirements for applicants to Mercy Housing Magnuson. A large number of the future tenants are expected to be from the area.

#### *Discussion:*

- Tom Kelly asked if the cost of the demolition is in the \$20 million range, which MPAC heard was needed for basics in the past decade. Ms. Luber said that demo cost is lower, but still very expensive given the volume of the materials and the requirement to do it right.
- Tom also said he and others would be curious to know the cost of the project's public financing if it could be shared now. Ms. Luber said she'd prefer to not disclose it at this time.
- Tom also mentioned that although he didn't think it a problem or damaging, project trucks hauling long trash dumpsters had been using Sports Field Drive NE instead of

62<sup>nd</sup> Ave NE. Ms. Luber said that was due to rogue drivers and that the intent is to use 62<sup>nd</sup>.

- Lynn Feguson asked about landscaping. Ms. Luber noted that she has been to the Landmark Historic Board 5 times and worked with Karen Keist, landscape architect, to ensure that the grounds are properly landscaped given the historic nature of the property. Ms. Luber noted that they have to plant more trees.
- Finally, please save the date for the Mercy Magnuson Place groundbreaking on November 29, 2017 from 11am-12:30pm. Several state and local politicians will be on hand for the ceremony.
- Attendees agreed that “Mercy Magnuson Place” is a classy name!

#### Community Center Update:

Carol Valdrighi provided an update on the community center renovation project. She asked that the following update be included for the record: “We are optimistic that the renovation 4800 sq ft of currently unusable first floor space in Magnuson Community Center will be fully funded. The estimated cost for the renovation is \$1,874,040. King County has allocated \$1 million for the renovation to provide space for active physical recreation. The terms of the \$1 million preclude its use to build a kitchen or study hall areas. To fund construction on those areas, we have received notice from City Council Member Lisa Herbold, Chair of the City Council’s Budget Committee, that the City Council’s initial proposed balancing package includes \$1.15 million for capital improvement at the community center.”

“Councilmember’s Herbold’s balancing package also includes \$138,353 to fund three positions to increase permanent staffing at Magnuson Community Center. As of Nov. 8, we await the City Council’s budget vote on Nov. 20 for capital and operating funding at the Center.”

#### *Discussion:*

- Carol mentioned that if any money is left over, she will look to air condition certain areas of the building that are too warm to use during the summer months. She noted that the State and King County have both sought funding for the renovation project. She specifically mentioned Rod Dembowski for his work on behalf of the center. Loren Hill mentioned that he will share the city council budget once it passes in order to shed light on additional resources that may be available. If there is extra money from the feasibility study, Carol mentioned that she would like to address the lack of handrails on the bleachers in the gym.
- Tom Kelly asked how many full-time equivalents \$138,000 would cover. No one was sure, although it may be less than three because the funds cover benefits as well as salary.
- If anyone wants to tour the community center following the Mercy Magnuson Place groundbreaking, Carol will be happy to accommodate that.

Director's Report: Brian Judd discussed the Park Department's Invitation for Investment in Building 2. Brian mentioned the following points with respect to the Invitation:

- This is an open-ended process. Seattle Parks has notified the two finalists from the previous RFP process and invited them to talk if they think they meet the financial requirement.
- The key criteria for the new investment is the project's demonstrated ability to finance and complete the project.
- Mothballing Building 2 has not started and it is unclear if money has been allocated for this process.

#### Tour of Building 18

- Sandy is going to take the lead to set up a tour of the building with Brian. The tour may occur before or after the next MPAC meeting.

#### Mollusk Brewing

- The negotiation is completed and Cody from Mollusk is aiming for a signed agreement with Seattle Parks by the end of the year, with opening of the restaurant in March or April. Cody is very excited!

#### Open Studio Space

- Sandy reported that most of the artists (25 or 30) participated in the recent open house event. She said it was a very positive event with many people interested in art and the building.

#### MPAC Slate for 2018

- Brian is working on the slate of items for discussion in 2018 and should have that for consideration to MPAC members in December. MPAC is in need of a secretary for 2018.
- The Parks Superintendent has resigned, effective January 2018. He plans to help run the family welding business. The decision is nothing political. Brian reported that he has no insight on the next Parks superintendent. Christopher Williams may fill in, but his health is an issue.

SPR 2017 Parks and Open Space Plan: Loren Hill presented the following ideas for moving forward with ensuring that Magnuson Park is included in discussion about future funding.

- The Plan is a document with lots of glossy photos. The information contained in the plan is sometimes misleading however, specially in how it counts fields. For example, an athletic field that includes a baseball diamond together with a soccer field is counted as 2 separate fields when in reality there is one field and it is dual-use.
- The Plan is the 6-year planning document, which is approved by City Council. It is a good vehicle for planning for recreation at Magnuson.

- We are now currently 3 years through the 6 year cycle. Fix it first has been the priority for the first 3 years of the plan. Opportunities to fund projects in Magnuson (whether through Fix it First) or other priorities would suit Magnuson Park very well.
- One thing that Lauren has advocated for is a circulation plan for the park, including an overarching plan for trails, pedestrian walkways, and bikes.
- Chandra wondered if we should adopt a resolution that would articulate MPAC priorities for the next 3 years of funding via the plan. MPAC members supported the creation of a subcommittee to work through these issues. Meeting prior to the MPAC board meeting is the preferred strategy.
- Tom said that he thought the targets for park space and distances to parks in the City's comprehensive plan which the Park and Open Space Plan had to use were too low. Otherwise he though the Park and Open Space Plan was well done and provides great information on how people use parks, demographics of users, and parts of town which are underserved. When it comes to Magnuson he thinks waiting for the Council budget hearings is too late. Best time to influence things is early in the year or early in processes or before processes begin.
- Lauren suggested that the beginning of the new year is a good time to inform Parks of MPAC's priorities.

Miscellaneous:

Sand Point Elementary and the Seattle Musical Theatre are joining forces on the first all-school musical set for Thursday, Nov. 30. All donations will go towards supporting Sand Point Elementary School.

Meeting adjourned at 7:30pm