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Sand Point Arts and Cultural Exchange (SPACE) would like to work with the City of Seattle, the surrounding neighborhood and the arts community to develop the west side of Building 30 into artist's studios, arts offices, workshops and an exhibition space. This would fulfill the mutual long-term goal of providing a vital arts and cultural presence at Magnuson Park. A combination of grants, rental income and city funding will cover the cost of the needed improvements.

The benefits resulting from the development of an arts facility in the currently unused wing of Building 30 include the following:

- establishment of a permanent arts and cultural presence at Magnuson, thus fulfilling the conceptual provisions of the Blue Ribbon Committee and the deed restrictions from the Navy,
- creation of an arts resource for the north end of Seattle as well as the region,
- fulfillment of an established need of the arts community
- provision of a revenue stream to the City
- low impact from traffic and noise to the neighboring community
- improvement of park security by reducing the number of unoccupied buildings.

The vision of the Blue Ribbon Committee was to integrate “park and recreation, the arts, environmental protection and restoration, education and residential---which will work together to create a unique park in our region.” Currently the campus houses a number of arts groups which include Thistle Theater, Civic Light Opera, Empty Space Theater, Greenstage and Northwest Crafts Alliance. There are also a number of temporary workshop rentals for individual artists that will no longer be available with the development of Building 11. With the eventual development of other campus facilities for recreation and sports, the arts will become a diminished presence of the Magnuson tenant community. Developing the west wing of building 30 into individual work spaces and arts offices would insure the arts flourish as a strong presence and along with the rest of the Park's offerings, provide the community with programs and opportunities to educate, challenge, relax and enjoy themselves.

Traditionally the arts resources of a city are centrally located. However Seattle's downtown area has become too expensive for both individual and arts groups to reside as well as increasingly more difficult for patrons of the arts to access. A public arts facility that offers classes, workshops, meeting and exhibition space would mean that the north end community would have these resources available in their neighborhood.

Individual workspaces and offices will produce little or no noise or traffic impact to the neighborhood. There are already offices and temporary work spaces being used in several buildings in the historic district of Magnuson Park. The City has received no complaints from the neighboring community regarding the presence of this type of activity.

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On a temporary basis, artists have used previous Navy workshops as artist's workshops. According to Magnuson Park staff, there are more calls inquiring about studio availability than any other single need. Revenue from temporary studio rentals and existing arts groups account for almost twenty percent of the 2006 tenant revenue. A letter was sent to individual artists who contacted Parks' staff and either rented or wanted to rent space requesting a response as to individual's need for studio space in the north end. The results from this very preliminary study were written requests for 11,000 square feet of studio space. This need can be translated into a future revenue stream for the City. Although revenue from rental would provide a long term solution to the cost of renovating the building, SPACE intends to apply for grants to help defray the cost of building improvements and subsequent building operation. It should be noted that developing workshop spaces requires less finish work than traditional office space, thus minimizing the total cost of the renovation.

Anyone living near to or is a frequent park user is aware of the lack of park security, partly due to the openness and large number of unoccupied buildings. It can safely be assumed that developing the west side of building 30 would mean an additional active presence, hopefully increasing park security and making it less attractive to vagrants and vandals.

The City has already invested in a new roof and some seismic upgrades. Parks HVAC crews determined that the existing heat system could be used with the installation of a new boiler. The electrical system and plumbing are in place but would have to be upgraded. Removing the ceiling grids and flooring, along with lead paint remediation would prepare the spaces for the tenants to make their own improvements. The former admiral's office and entertainment area could be renovated and used as a rental for seminars, parties and meetings. ADA accommodations and a freight elevator would be included in the development.

This is an exciting project. There is already an active group of artists who believe that Magnuson Park can evolve into a creative hub for the regional art scene and are determined to work with SPACE and the Parks' Department to make this happen. The idea of a multi-disciplined art facility with individuals and groups from all arts disciplines collaborating and working side-by-side is unique to this region. Magnuson already has a tenant base devoted to the arts. Building on that base to create a cooperative and communally responsive arts facility will provide the region with an invaluable resource. The possibilities are existing and endless. The arts as well as the surrounding community will be the beneficiaries.