

**Minutes for Magnuson Park Advisory Committee**  
**July 10, 2019**  
**Lower Conference Room, Building 30**

**Members Present:** Gabrielle Gerhard (Chair), Tom Kelly, Jon Carver, Dianne Hofbeck, Diana Kincaid, Humberto Alvarez, Lhorna Murray

**Members Absent:** Jan Bragg, Aaron Hoard, Sandy Miller, Juli Horan, Atsuko Tamura, Chauncy Gibbs, Megan Castellano

**Magnuson Parks Staff:** Robert Stowers, Brian Judd

**Guests:** Carol Valdrighi, Lynn Ferguson, John Castle, Duke Vivian, Karen DeLucas, Tony Yuchasz, Frank Chopp, Tony Yuchasz, Will Gibbs

Call to Order: Gabrielle Gerhard called the meeting to order at 6:05pm, followed by introductions.

Approval of June minutes: Lacking a quorum, the decision to adopt the June meeting minutes was deferred until the next MPAC meeting.

Public Comment:

- Humberto announced that Solid Ground's 3<sup>rd</sup> Annual Taste-Off Tasting event featuring food trucks is happening at Hangar 30 on August 8 from 5-9pm.
- John Castle announced the Grand Opening for Mercy Magnuson Place, which is scheduled for August 10 from 10:30am-12:30pm. He also thanked the Low Income Housing Institute (LIHI) for their work developing and operating housing for the benefit of low-income and homeless people in Washington State.

Park Manager's report:

- Brian Judd announced:
  - Robert Stowers is the new Enterprise and Partnerships in Community (EPIC) Division Director.
  - SPR Strategic Plan Outreach Meeting is scheduled for Wednesday, July 24 @ 6pm in the Officers Club.
  - The city is anticipating a handful of days this summer where wildfire smoke will impact air quality. On days where air quality reaches dangerous levels, Seattle residents can visit community centers in the ID/Chinatown and Rainier Beach. Both sites have air conditioning and associated filtration systems. SPR staff working outdoors will be provided with the appropriate masks that filter harmful particulates.
  - Magnuson Park Street Lighting Improvements: Contact Steve Crume (206) 615-1385, [Stephen.crume@seattle.gov](mailto:Stephen.crume@seattle.gov) to provide feedback on new lights installed on 62<sup>nd</sup> Ave., NE
  - Good news! The Magnuson Park Wading Pool has been repaired, just in time for summer. As previously reported, a bonfire in the wading pool caused extensive damages that required a new filter, grate replacement and cement repair.
  - General security update: There have been fewer security "issues" this summer compared to previous summers. Some activity at the outdoor building 11 restrooms necessitated the installation of key pads to manage access. Brian

- credited the increased Seattle Police Department patrols in the park for some of the improvement.
- Mercy Magnuson Place Grand Opening takes place August 10, as mentioned above. All are invited. See this website to RSVP: <https://www.mercyhousing.org/events/mercy-magnuson-place-grand-opening/>
  - Finally, Seattle Parks is looking to hire a new Administrative Specialist at Magnuson Park.

Robert Stowers, new SPR Division Director:

Mr. Stowers described his prior experience with Seattle Parks Department. He started with the Department in 1980 and is entering his 40<sup>th</sup> year of public service. Prior responsibilities include acting director of the Seattle Aquarium, loan executive with the Salmon Homecoming Alliance, South Regional Manager and Director Park Resources and Education. Mr. Stowers is replacing Cheryl Fraser and intends to continue and improve upon her work in the department. In response to a question regarding programming at Magnuson Park, he stated that he cares deeply about equity and access to park programs. Brian Judd said that Mr. Stowers plans to attend MPAC meetings going forward with a standing agenda item.

Councilmember Abel Pacheco, District 4 Rep on the Seattle City Council: Mr. Pacheco outlined his vision while he serves in a caretaker capacity on the Seattle City Council representing District 4, following the departure of Rob Johnson. Mr. Pacheco stated that he plans to focus on the city budget, including building out the budget priorities. He attends the District 4 presidents meeting (of the neighborhood associations) to understand local priorities.

- Mr. Pacheco is not seeking reelection and he is not endorsing any of the candidates running in District 4.
- In response to a question about how much he can accomplish during his remaining time in the District 4 seat, Mr. Pacheco said that he was proud of his work on the Hotel Workers Bill and all of his work successful adding amendments to certain bills.
- He kept nearly everyone on staff from Rob Johnson's team, including: Noah An, Chief of Staff; Geri Morris, Director of Constituent Relations; Karlene Rytkenon, Legislative Affairs Director; and Alyssa Patrick, Legislative Affairs Director.
- He opened a new district office the UDistrict. His contact info is [Abel.Pacheco@seattle.gov](mailto:Abel.Pacheco@seattle.gov)

1020 Flats at Magnuson Park: Will Gibbs presented his concept and proposal for converting Building 2 into an environmentally sustainable innovation hub and event space. Key discussion points include:

- Modica Microindustries has a track record of successfully upcycling shipping containers into workspace. The Brickhouse in south Seattle (<https://www.mmicroindustries.com/the-brickhouse>) is a place to work and explore the intersection of art and industry. In addition to 6 private offices, the Brickhouse features flexible common areas and shared resources.

- According to Mr. Gibbs, by 2050 the global human population will surpass 10 billion people. The challenge will be to sustain our growing population, especially in terms of food production. There is currently lots of research focused on developing new plant-based proteins and improving transportation logistics, but Mr. Gibbs noted that Seattle is lacking facilities to share resources, especially for some of those companies that do not yet have a public presence. Moreover, Magnuson Park is situated in a food desert
- The idea for Building 2 is for a “mosaic” of activities under 1 roof. The name 1020 Flats comes from seed trays and the modular nature of Modica Microindustries modular design approach. Specifically, the various entities proposed in a future Building 2 space include:
  - urban agriculture/tech incubator program
  - event space / art performance
  - interactive demonstration space
  - daily “fresh greens” sales
- Mr. Gibbs emphasized the public benefits to be achieved, including internships and apprenticeships, class and workshops in urban farming, among others.
- The funding and revenue sources would come from rents, events space rent, donations, and grants.
- Partners include LOT-EK.com, squarerootsgrow.com, farm2050.com.
- Mr. Gibbs fielded questions relating to heating Building 2, ensuring the historical integrity of the building, and what would happen with current tenants, including Earthcorps. In addition, Mr. Gibbs discussed future partnerships with the Magnuson P-Patch and Waldorf schools, which also have hydroponic growing programs.

Sand Point Cottage Community: As discussed at the June 2019 MPAC meeting, the Low Income House Institute (LIHI) and other partners are proposing to build 22-25 studio and one-bedroom cottages in a residential village community in the park. (See: <https://lihi.org/2019/07/29/announcing-sand-point-cottage-community/>). The goal of the project is to provide long-term workforce housing for individuals and families. Frank Chopp reiterated that developers are carrying out the 1997 Magnuson strategic plan that called for workforce housing at the park. The housing will be built using an apprenticeship program. Since the last meeting, the developers have obtained an agreement with Seattle Public Utilities to build on top of the tank and have a good faith agreement with Solid Ground. Apprenticeship partners include Woodtech, Seattle Public Schools, and the Washington Department of Corrections.

Karen Delucas discussed the latest thinking on the design and construction of the cottages. She stated that each cottage will be built off-site by students training in construction trade programs. Each module will have the same basic footprint, including an open and closed side, and all will have a porch to create community. A common area and building will be located in the middle of the community, while parking will be located on top of the tank to the west of the development. LIHI will manage the property. Key points from the presentation include:

- Developers are going to be working fast to construct the cottage community with an expected completion date for the entire project by end of 2020. These are “worker cottages” not tiny houses. The basic distinction is that the cottages will come with kitchenettes, bathrooms and running water. Tiny houses do not have plumbing.
- Final design isn’t completed but developers are looking to ensure that native plants are included in the landscaping.
- Parking is limited and developers are looking at crosswalks and other pathway design to ensure safety.
- The houses are for low-income residents. LIHI has extensive experience managing these types of properties. While the land is owned by the city of Seattle, the work cottages and other on-site structures will be owned by LIHI.
- Quality craftsmanship is essential to the integrity of the cottages. LIHI will have a construction manager to ensure each cottage is well built. Each cottage will be well-insulated and use radiant heat.
- MPAC members voiced no objections to the project.

There will be no August 2019 MPAC meeting.

The meeting adjourned at 7:31pm.