

Building 41 Site Tour Q&A

July 7, 2026

Answers provided by Ben Burtzos, Seattle Parks and Recreation.

Question: Have the fuel tanks been removed, and is abatement required?

Answer: The tanks have been removed by the Navy. Testing in 2010 detected TPH-Gx and BTEX in soil samples. However, we are unaware of any subsequent testing and I cannot say with certainty the condition of the soil presently.

Q: Is the building a contributing part of the historic district?

A: Yes, Building 41 is a contributing building to the local historic district. It does not have any features identified by the state Office of Architecture and Historic Preservation.

Q: There is some bowing in the external roof facing. Is there any structural weakness or other issue with the roof?

A: What we know about the building is in the report by OAI that is on the RFP website.

Q: Would a tenant be obligated to retain the murals currently on the outside of the building?

A: No, those are designed to help protect the building while it is vacant.

Q: It looks like there is an old pressurized water system inside the building. Do you know what that is or was used for?

A: Unfortunately, I could only speculate on that, I've not read anything about it.

Q: Would SPR consider siting a professional office in this building?

A: The building has some restrictions on use and development that are described in the quitclaim deed. The most significant of these are the "Recreation Use Covenants" on pages 2-3 of the deed, which is linked on the RFP website. Proposers are welcome to submit a proposal for review.

Q: Would the landscape of the surrounding area be considered in a successful proposal?

A: Yes, within the context of the proposal, and it would be subject to discussion along with other elements of the proposal. The building interior is more clearly defined than the landscape elements, so it's a little hard to give answers on that without seeing a proposal.