

Green Lake Small Craft Center

Jenny A. Durkan
Mayor

Samuel Asefa
Director, OPCD

John Savo, Chair

Ben de Rubertis Vice Chair

Justin Clark

Rikerrious Geter

Rachel Gleeson

Laura Haddad

Brianna Holan

Mark Johnson

Rick Krochalis

Ross Tilghman

Michael Jenkins
Director

Valerie Kinast
Coordinator

Aaron Hursey
Planner

Matthew Allen
Administrative Staff

**Office of Planning and
Community Development**
Seattle City Hall
600 4th Avenue, 5th Floor
Seattle, WA 98124

TEL 206-684-0435
FAX 206-233-2784
seattle.gov/designcommission

Commissioners Present

John Savo, Chair
Rikerrious Geter
Brianna Holan
Mark Johnson
Rick Krochalis
Ross Tilghman

Commissioners Excused

Ben de Rubertis, Vice Chair
Justin Clark
Rachel Gleeson
Laura Haddad

Project Description

Seattle Parks and Recreation (SPR) is proposing to redevelop the existing Green Lake Small Craft Center, which is located on the southwestern edge of Green Lake. The center offers rowing, canoeing, and kayaking programs for youth and adults. Currently the site includes the existing center, shell house and public restrooms, Aqua Theater, and several piers. The project would include the redevelopment of the small craft center only. The proposed redevelopment project will increase the amount of programmable space from 10,000 SF to 17,000 SF and will provide additional space for boat storage, workout equipment, meeting/office space, and bathroom/changing facilities.

Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the Green Lake Small Craft Center Redevelopment project. The purpose of today's meeting was to review the concept design phase for the project. The SDC voted, 6-0, to approve the concept design phase for the Green Lake Small Craft Center Redevelopment project with no conditions or recommendations.

Recusals and Disclosures

Ross Tilghman Disclosed that he is working with Seattle Parks on a project unrelated to the Green Lake Small Craft Center Redevelopment.

October 4, 2018

2:30 - 4:00 pm

Type

CIP

Phase

Concept Design

Previous Reviews

None

Presenters

Evan Bourquard

Schacht Aslani

Walter Schacht

Schacht Aslani

Attendees

Brian Bishop

SiteWorkshop

David Graves

SPR

Mike Stanley

Green Lake RAC

Emily Van Geldren

Siteworkshop

Summary of Presentation

Evan Bourquard and Walter Schacht of Schacht/Aslani presented the concept design for the redevelopment of the Green Lake Small Craft Center. The presentation started with the history and context of site and evaluated the organization and function of the proposed building. The project team conveyed the importance and prominence of this site, being a heavily-used facility at one of Seattle's busiest parks. The current small craft center facility is small and no longer meets the needs of the rowing and canoeing programs. (See figure 1)

The development team's proposal seeks to provide a safe, sustainable, accessible and functional facility that can meet increased use and park capacity. The preferred option for this site increases interior space from 10,740 ft² to 17,092 ft², including a multipurpose and support room that does not exist in the current building. Several sustainable strategies have been incorporated in this design of the building, such as a targeted LEED (v4) Gold certification,



KEY

- 1 GREEN LAKE PARK
- 2 SHELLHOUSE
- 3 SMALL CRAFT CENTER
- 4 AQUATHEATER
- 5 GOLF COURSE
- 6 PARKING
- 7 WEST GREEN LAKE WAY N
- 8 GREEN LAKE TRAIL

Figure 1: Project location

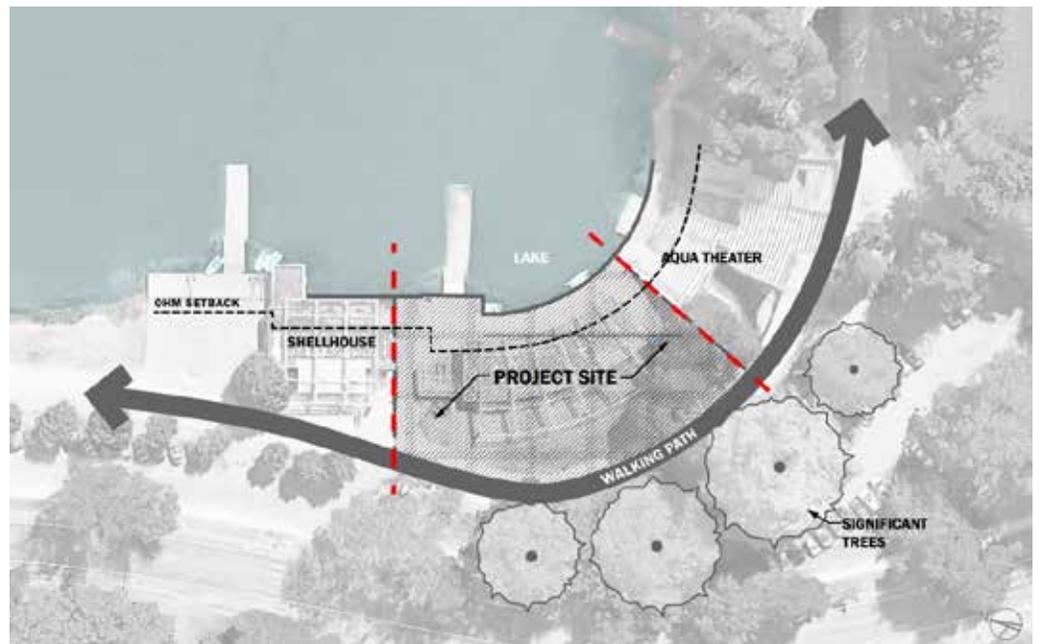


Figure 2: Project Site

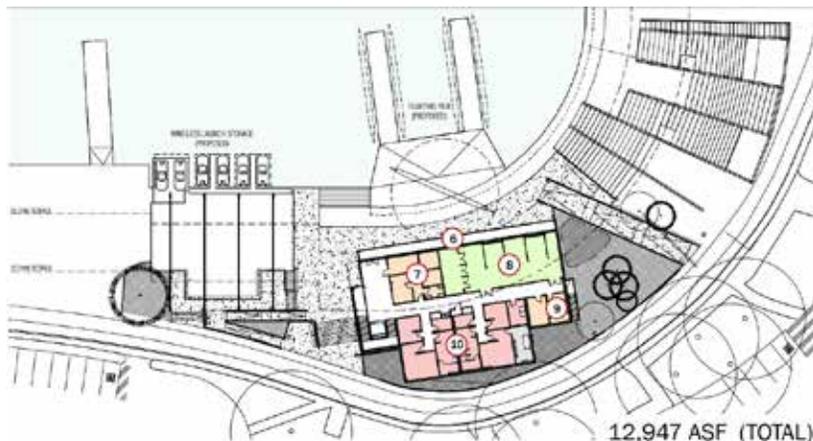
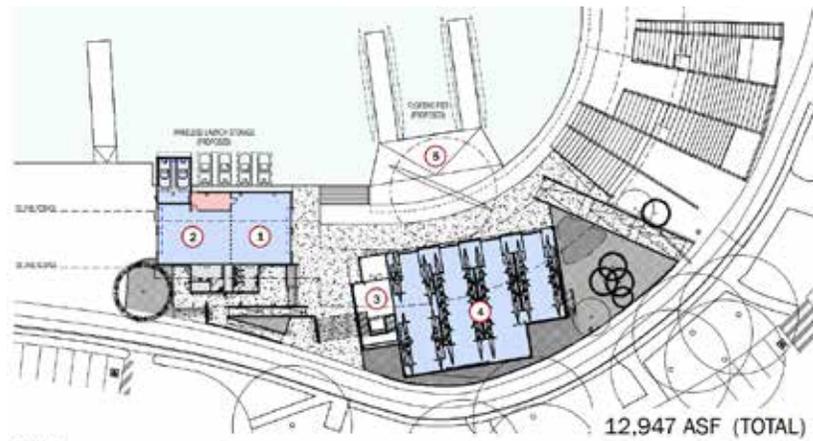


Figure 3: Proposed facility plan

natural daylighting, ultra-low flow plumbing fixtures, and ultra-high efficiency heat pumps. Additionally, the proposal includes sustainable landscaping, paving and drainage. See figures 2-4 for more detail.

The preferred design and aesthetics of the building are meant to create transparency, interest, and cohesion with the site. The team described the use of storefront glazing as creating a 'museum-like' appearance, where pedestrians can view the functions of the facility from outside. The team also described using materials like wood siding and polycarbonate, along with concrete, glass and metal.

The team also highlighted the current facilities restroom, which is the busiest in the Seattle Parks system. A new restroom will be developed.

The team also showed the design in context with this area of Green Lake. A prominent part of the redevelopment includes improved circulation and access to the building and this portion of the lake, including an ADA-compliant ramp. The project team has projected a construction timeline of June 2019 through April 2020, and a grand re-opening of May 2020.



Figure 4: Proposed landscape plan

Agency Comments

David Graves, SPR, reminded everyone that existing small craft center has needed to be redevelopment for many years. Mr. Graves then said that a portion of project funding will be provided through the Parks district, while another major funding source will occur through the Major Project Challenge Fund, which encouraged private organizations to match public funds Mr. Graves then stated that everyone in the community and associated with the boating programs are excited about the project.

Public Comments

None

Summary of Discussion

The Commission organized its discussion around the following issues:

- Site access & circulation
- Architectural expression & massing
- Sustainability & materials
- What if's

Site access and circulation

The SDC agreed the proposed access and circulation around the exterior of the facility was well thought out. Although several commissioners would have preferred providing access to the facility from the Green Lake Trail, they understood the difficulty with providing an additional entrance given the layout/programming of the facility and the grade change between the trail and waterfront. The Commission supported the proposed access from the storage area and the waterfront.

Architectural expression and massing

The SDC appreciated the overall architectural expression, massing, and high level of transparency. As the design continues to evolve, commissioners encouraged the project team to continue to provide a high level of transparency. The Commission then strongly encouraged the project team to consider using the metal shingles that were discussed in the project presentation. Commissioners agreed the shingles would create an opportunity to provide a narrative about the site as well as providing an artistic element.

Sustainability and materials

The SDC commended the project team for their presentation on sustainability and materials palettes. Commissioners are excited to see how the paving and stair access from the trail to waterfront continue to evolve through the design process. The Commission then encouraged the project team to consider the existing habitat when choosing landscape and hardscape materials. Commissioners also appreciated the use of bioretention within the landscape. Several commissioners were concerned with specifying large planting areas between the Green Lake Trail and facility as park users might trample over plants in order to view the boat storage area and waterfront. The commission encouraged the project team to find a balance between planting and providing views from the trail.

What if's

The SDC appreciated the scale of the proposed facility, which is proportional to the surrounding context. The commission then reiterated the necessity of redeveloping the existing facility to meet the current and future needs of the boating programs and classes. Commissioners encouraged the project team to remind the public of this when conduction community outreach. The Commission then encouraged the project team to think about how they could incorporate the history of the boating program and site into the design.

Action

The SDC thanked the project team for their presentation of the concept design for the Green Lake Small Craft Center Redevelopment project. Overall, the Commission appreciated the project team's approach to include civic goals within the design proposal, as well as their approach to materials and sustainability, which is evident throughout the project design. The SDC voted, 6-0, to approve the concept design for the Green Lake Small Craft Center Redevelopment. The Commission is excited to see how the project design continues to develop.