

GREEN LAKE COMMUNITY BOATHOUSE

SEATTLE DESIGN COMMISSION

SCHEMATIC DESIGN REVIEW (60%)

18 APRIL 2019

PROGRAM

USERS/PARTNERS

ASSOCIATED RECREATION COUNCIL (ARC) GROUPS AT GLSCC

- Green Lake Crew
- Seattle Sailing Club
- Seattle Canoe and Kayak Club

ROWING ADVISORY COUNCIL (RAC)

- Oversees decisions regarding budget, equipment, race development and fundraising for the ARC groups at the center

PROJECT GOALS

STEWARDSHIP

- Provide a safe and secure place for rowing and paddling programs

PROGRAMS

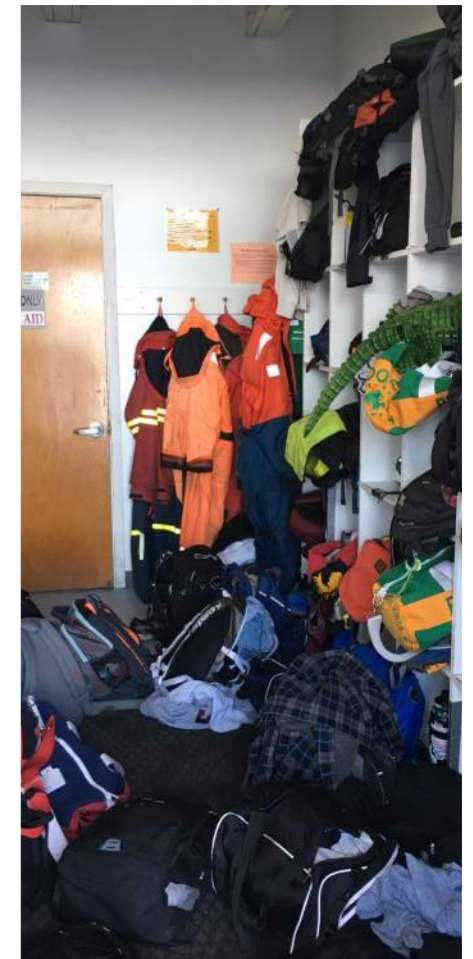
- Meet increased demand for public rowing and paddling programs

ACCESS

- Expand facilities to reach underserved populations and access for all

COMMUNITY

- Foster youth activities that promote teamwork, health and bonding
- Create more opportunities for the public to enjoy Green Lake



SITE

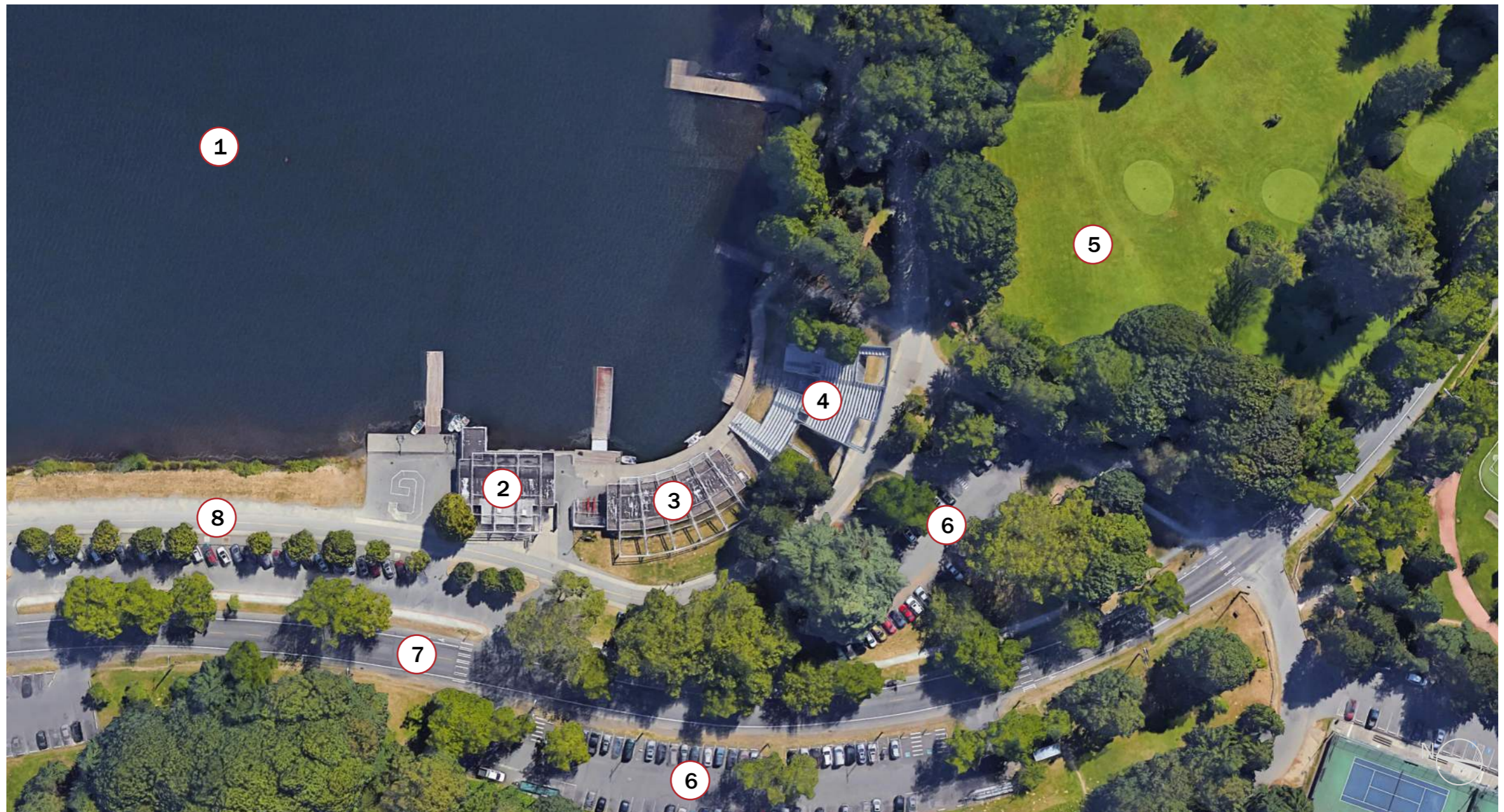
VICINITY MAP



KEY

- | | | | | |
|----------------------|-----------------|---------------------|-------------------------|-------------------------|
| 1 GREEN LAKE PARK | 3 GOLF COURSE | 5 WOODLAND PARK ZOO | 7 GREEN LAKE WAY N | 9 WEST GREEN LAKE WAY N |
| 2 SMALL CRAFT CENTER | 4 WOODLAND PARK | 6 SPORTS FIELDS | 8 EAST GREEN LAKE WAY N | |

EXISTING SMALL CRAFT CENTER



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

SITE & BUILDING DESIGN

SITE PROGRAM

Building Areas	Existing	Concept (30% Design)	Schematic (60% Design)
Aquatheater	4,635	4,635*	4,635*
Shellhouse	4,560	4,560	4,560
Boathouse Building	3,475	12,730	11,280
Total Building Area (GSF)	12,670	21,925	20,475

* *Aquatheater as overflow storage only*

** *Mt Baker Rowing and Sailing Center = 17,147 gsf*

CHANGES SINCE CONCEPT DESIGN (30%)

BUILDING FOOTPRINT

- Reduced size = reduced cost
- Improved site relationship to adjacent structure

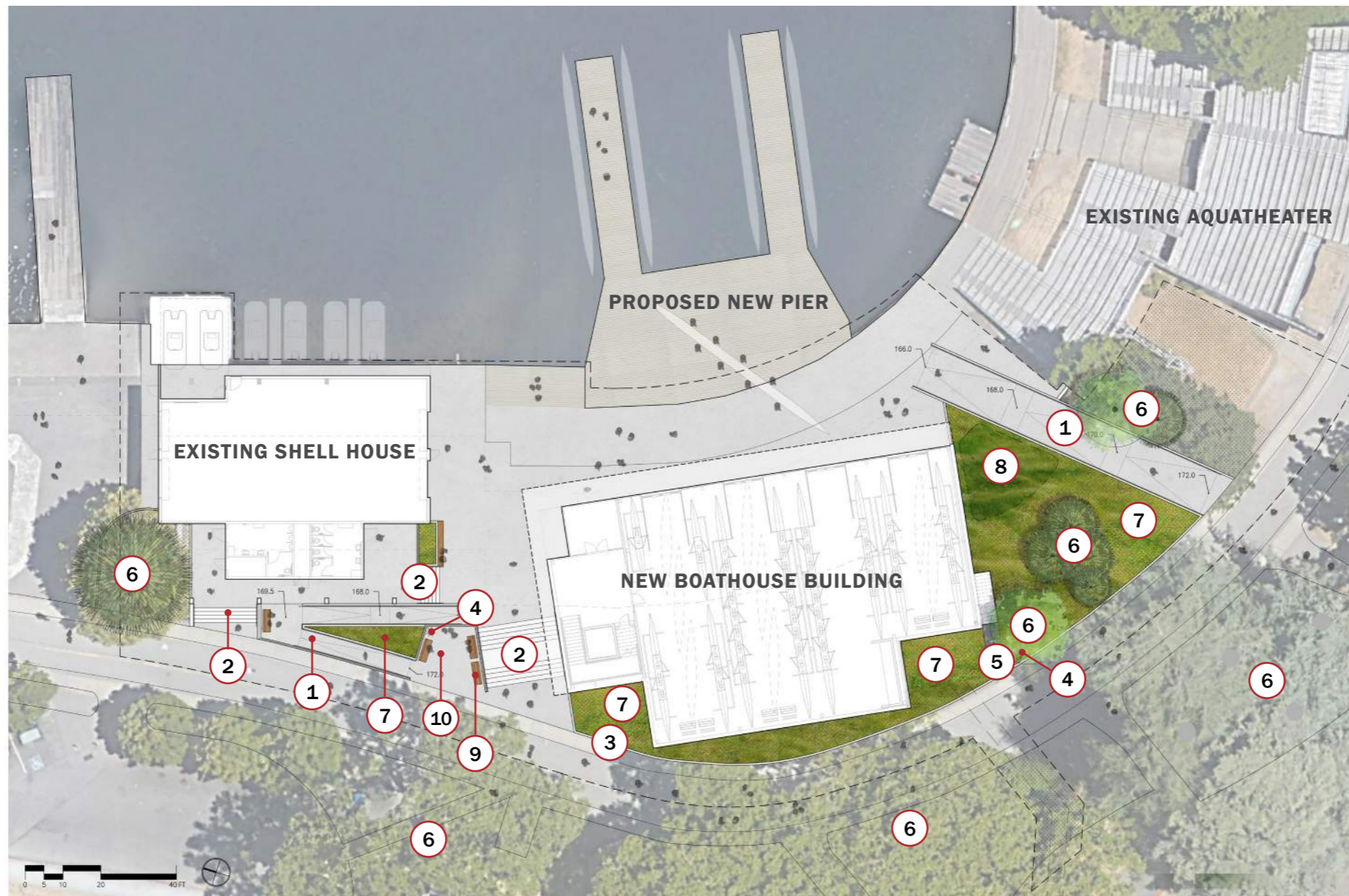
PLANNING AND EXPRESSION

- More efficient plan
- Glazing to opaque wall ratio
- Sloped roof / concrete wall at base / clear windows to boat bays

LANDSCAPE

- Access improvements consolidated to north side
- Surface stormwater and landscape integration
- landscape response to the park

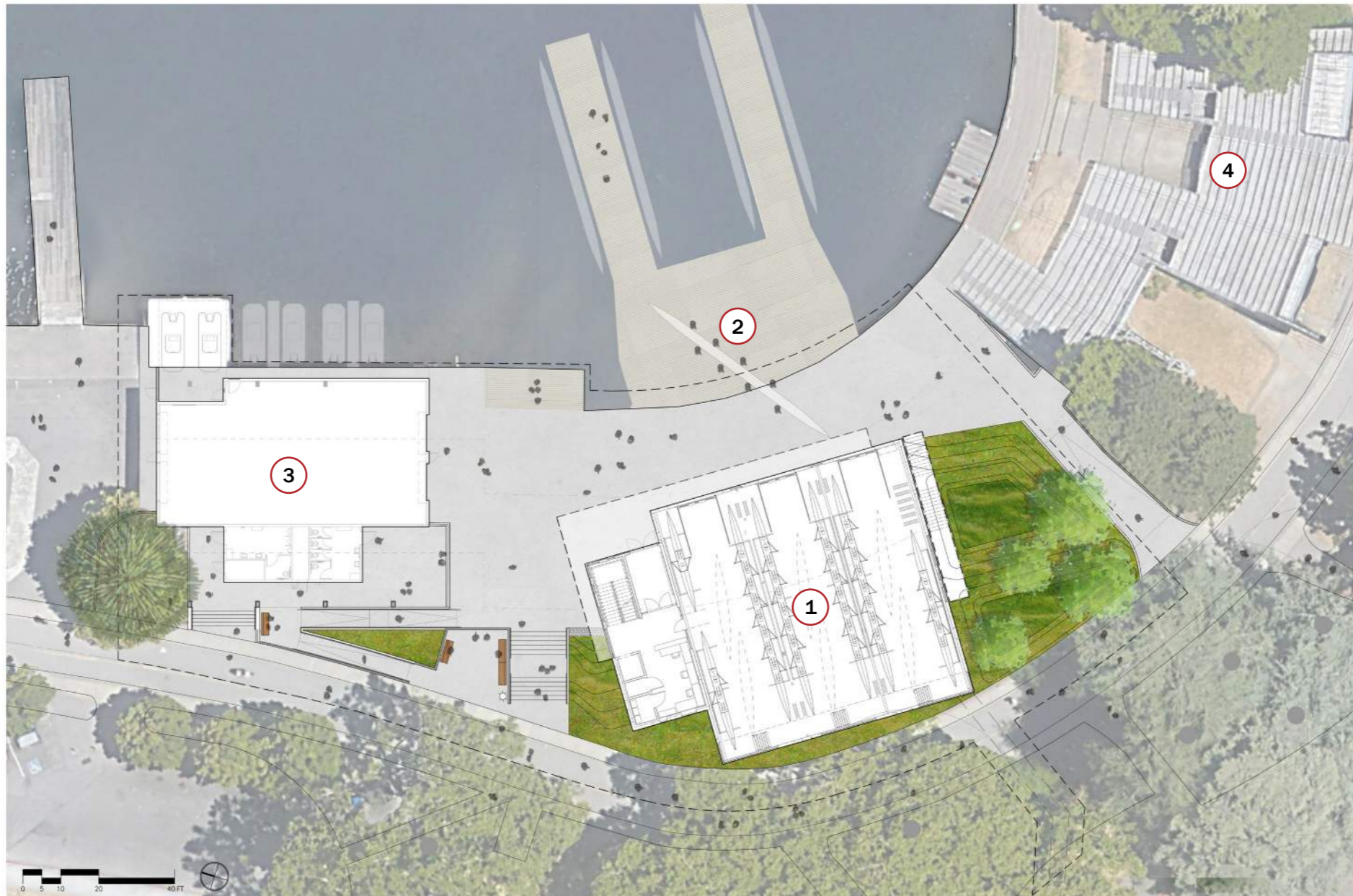
LANDSCAPE PLAN (CONCEPT DESIGN)



KEY

- | | | | | |
|---|---|-----------------------------------|-----------------------------------|-----------------------------------|
| 1 CIP CONCRETE RAMP WITH HANDRAILS 1:12 MAX. SLOPE | 3 CIP CONCRETE PLANTING CURB | 5 CRUSHED GRAVEL PATH | 7 DROUGHT-TOLERANT GRASSES | 9 BENCH |
| 2 CIP CONCRETE STAIRS WITH HANDRAILS | 4 PEDESTRIAN-SCALE LIGHT FIXTURE | 6 EXISTING TREES TO REMAIN | 8 BIORETENTION POND | 10 OVERLOOK WITH GUARDRAIL |

SITE PLAN



KEY

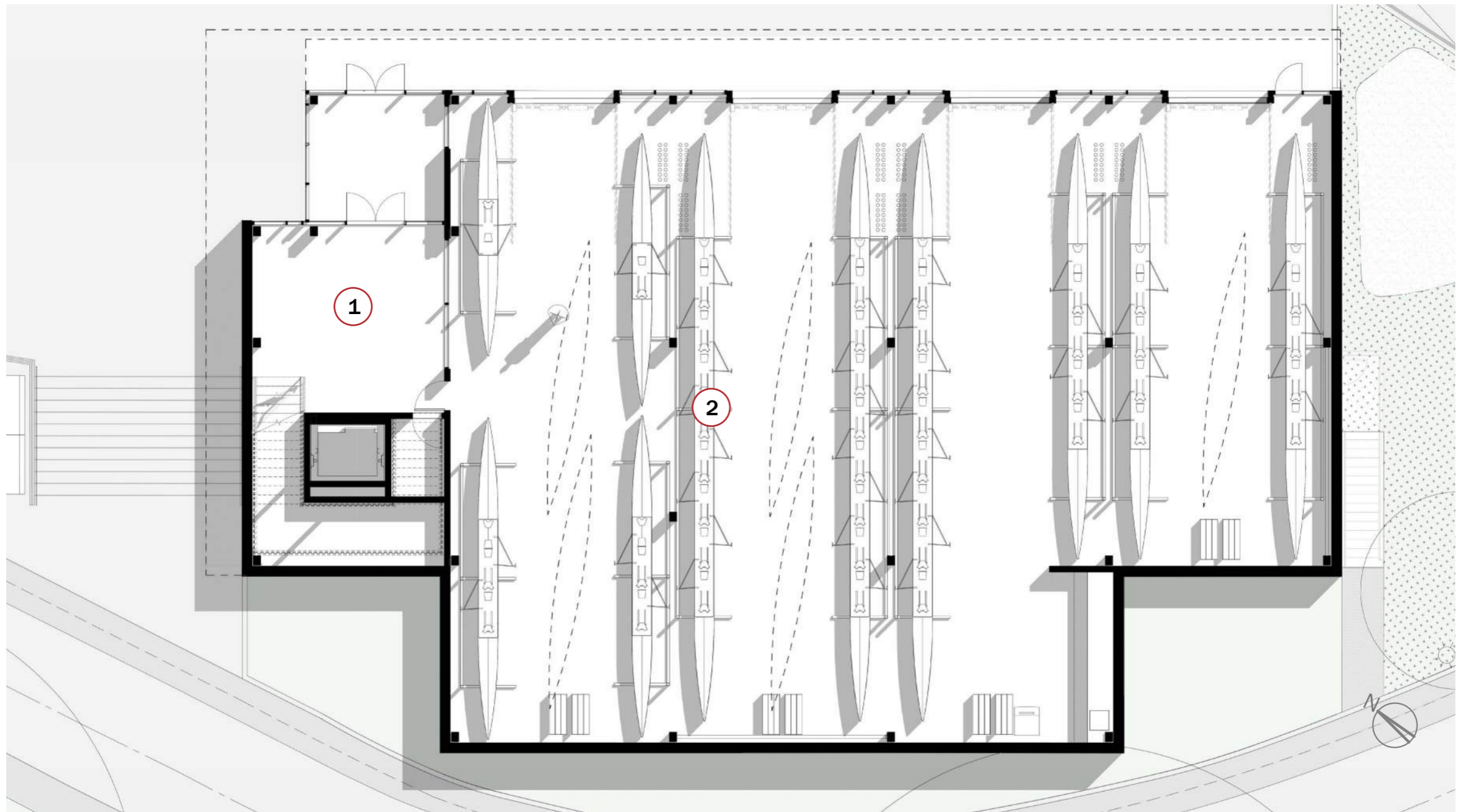
1 NEW BOATHOUSE
BUILDING

3 NEW LAUNCH PIER

3 EXISTING SHELLHOUSE

4 EXISTING AQUATHEATER

BOATHOUSE LEVEL 1 (CONCEPT DESIGN)

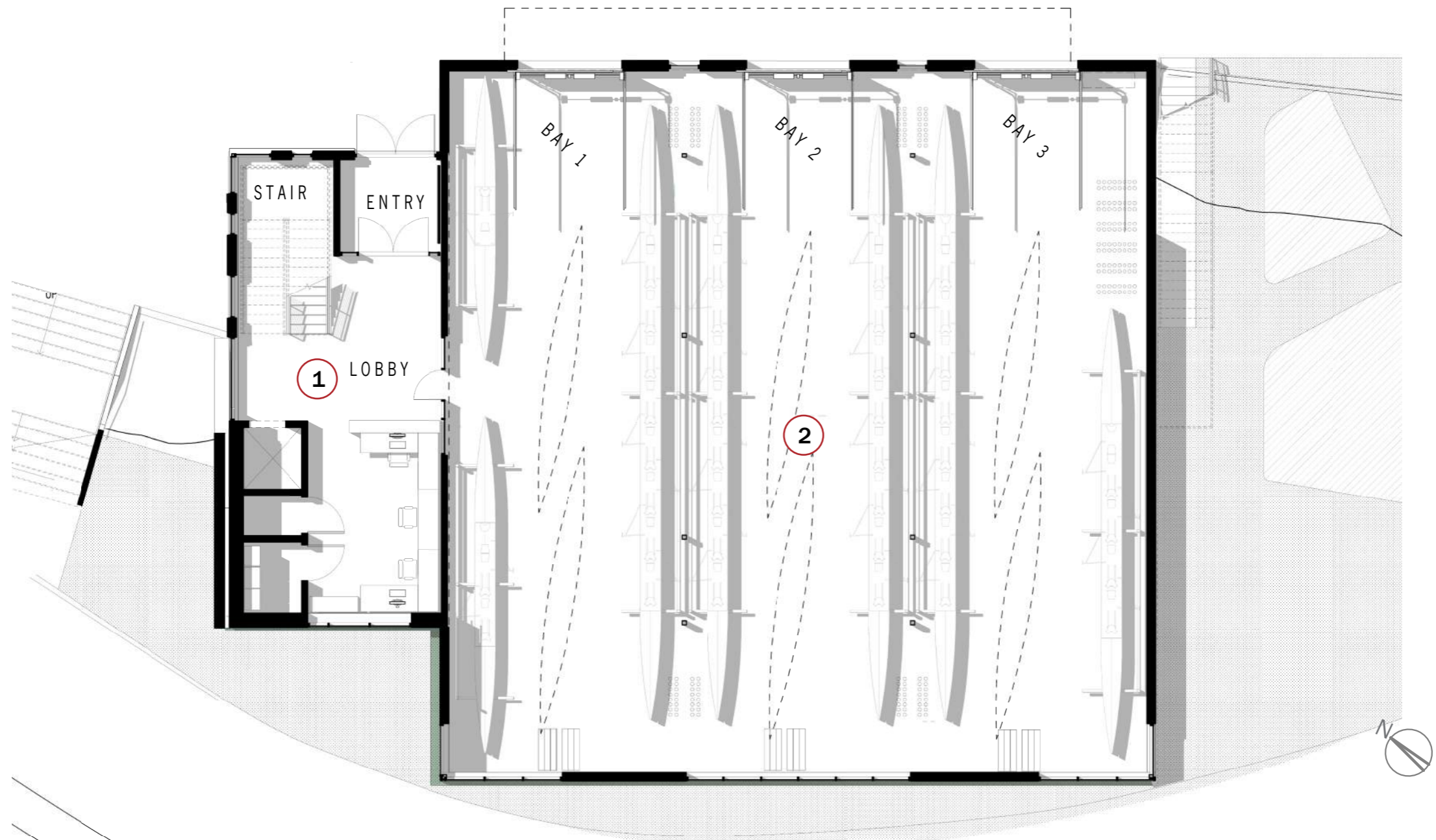


KEY

1 LOBBY

2 BOAT STORAGE

BOATHOUSE LEVEL 1 (CURRENT)

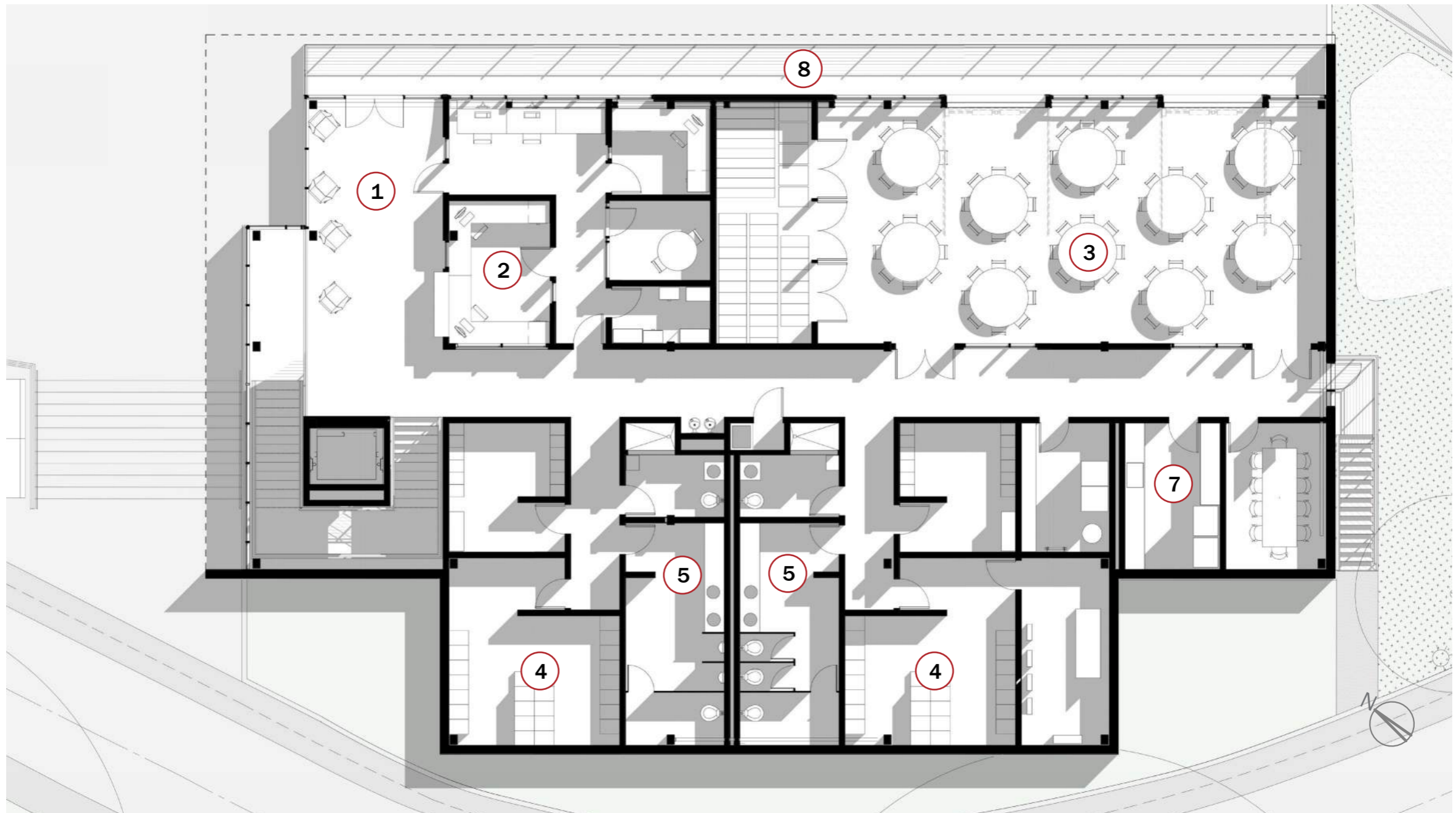


KEY

1 LOBBY

2 BOAT STORAGE

BOATHOUSE LEVEL 2 (CONCEPT DESIGN)



KEY

1 LOBBY

2 OFFICE

3 MULTIPURPOSE

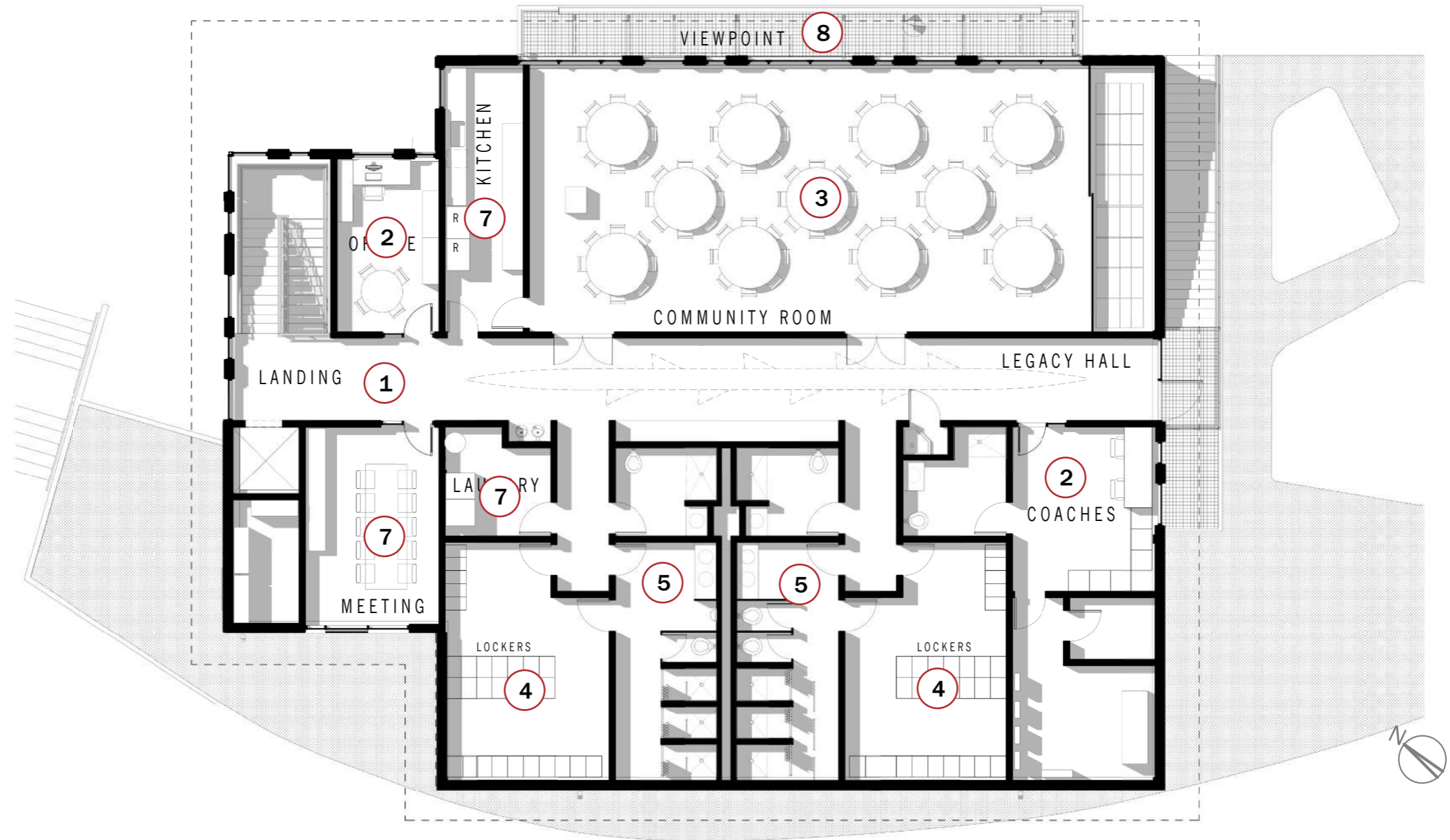
4 LOCKER ROOMS

5 RESTROOM

7 KITCHEN/LAUNDRY/CONF

8 EXTERIOR DECK

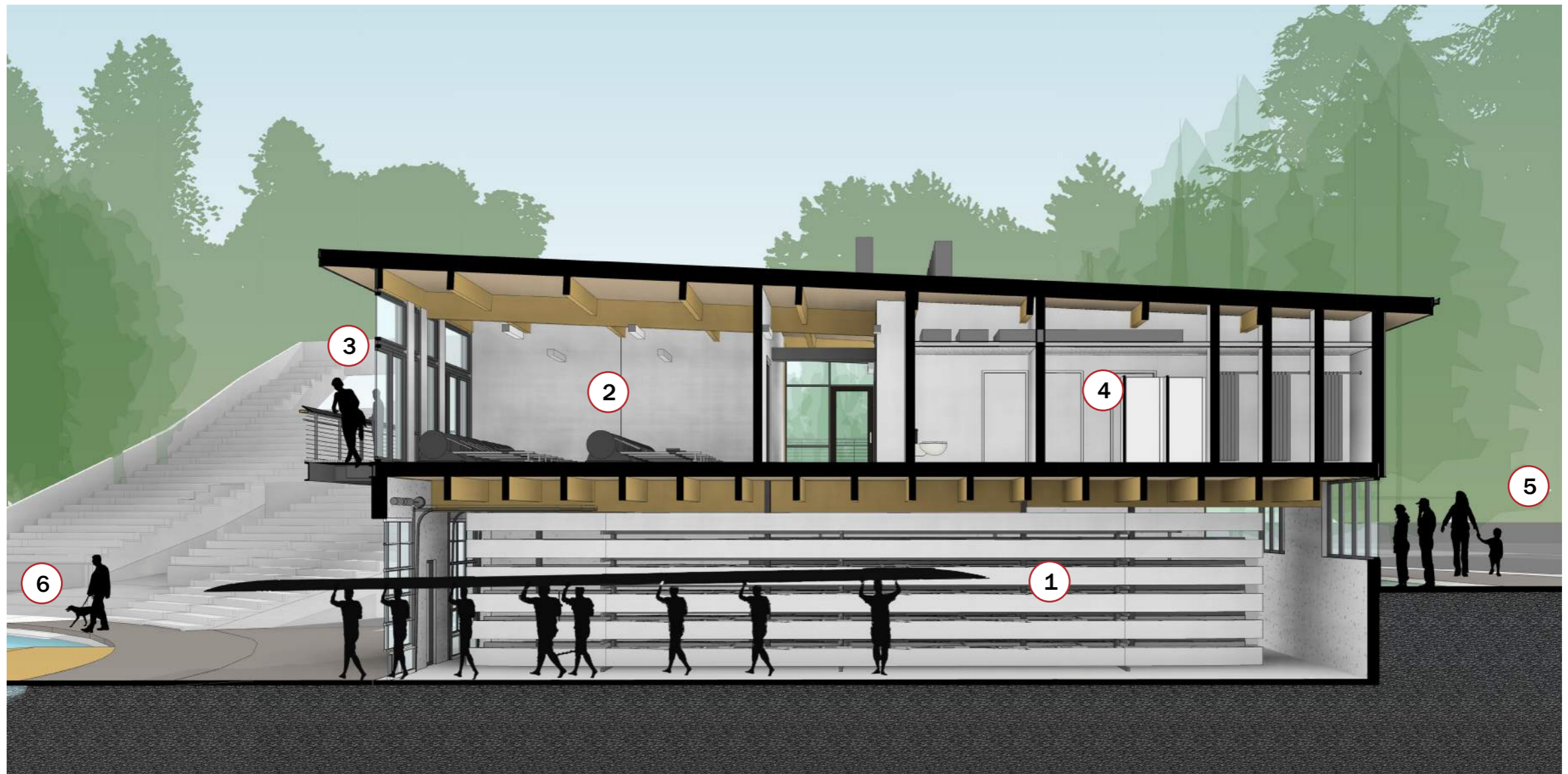
BOATHOUSE LEVEL 2 (CURRENT)



KEY

- | | | | |
|-----------------|-----------------------|-------------------------------|------------------------|
| 1 LOBBY | 3 MULTIPURPOSE | 5 RESTROOM | 8 EXTERIOR DECK |
| 2 OFFICE | 4 LOCKER ROOMS | 7 KITCHEN/LAUNDRY/CONF | |

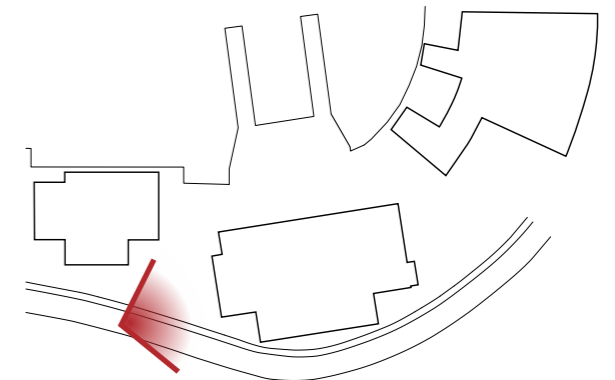
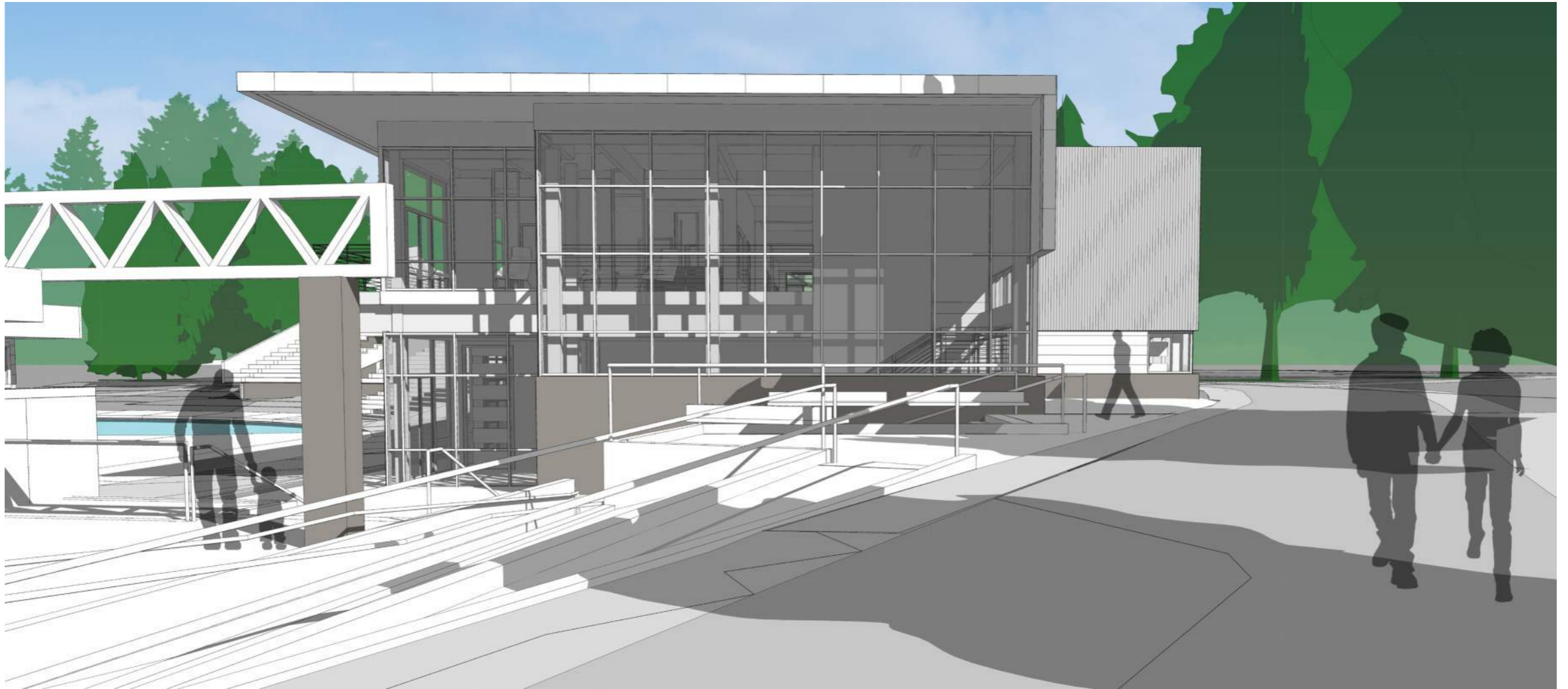
E-W SECTION



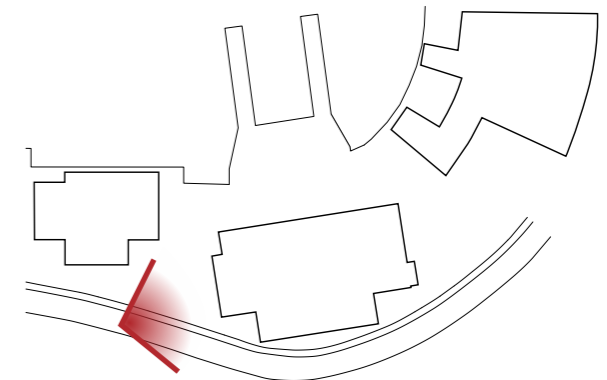
KEY

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|-----------------|-------------------------------------|-------------------|
| 1 BOAT STORAGE | 3 EXTERIOR DECK | 5 GREEN LAKE PATH |
| 2 TRAINING ROOM | 4 RESTROOMS/SHOWER/
LOCKER ROOMS | 6 PIER |

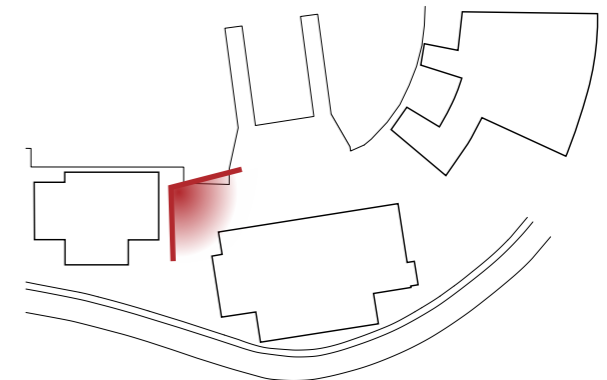
NORTH ENTRY PLAZA (CONCEPT DESIGN)



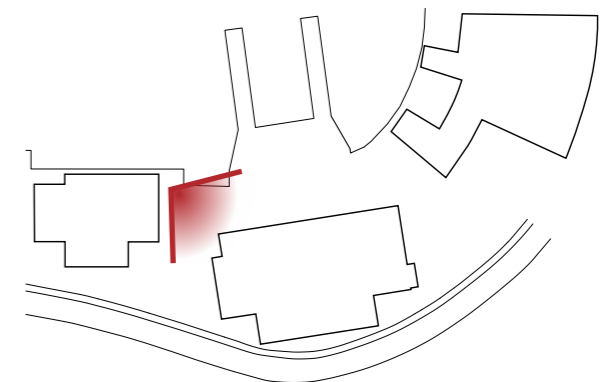
NORTH ENTRY PLAZA (CURRENT)



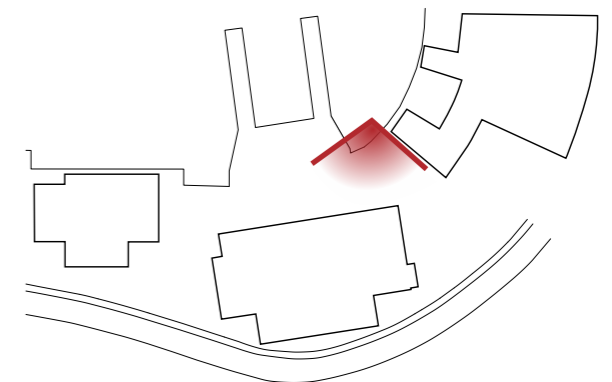
WATERS EDGE (CONCEPT DESIGN)



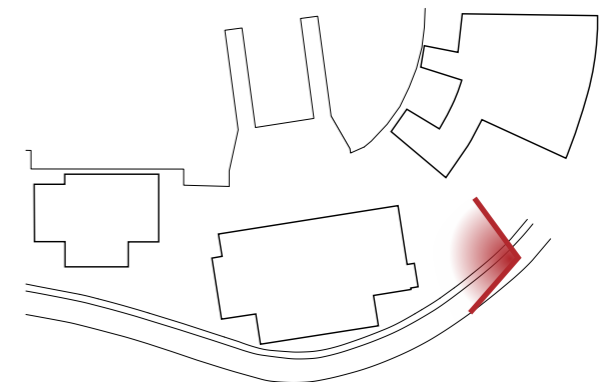
WATERS EDGE (CURRENT)



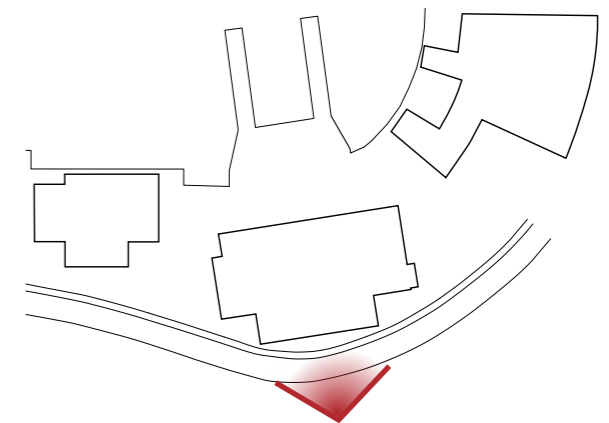
WATER VIEW (CURRENT)



PATH SIDE (CURRENT)



FROM W GREEN LAKE WAY N (CURRENT)



SUSTAINABLE DESIGN

SUSTAINABLE STRATEGIES

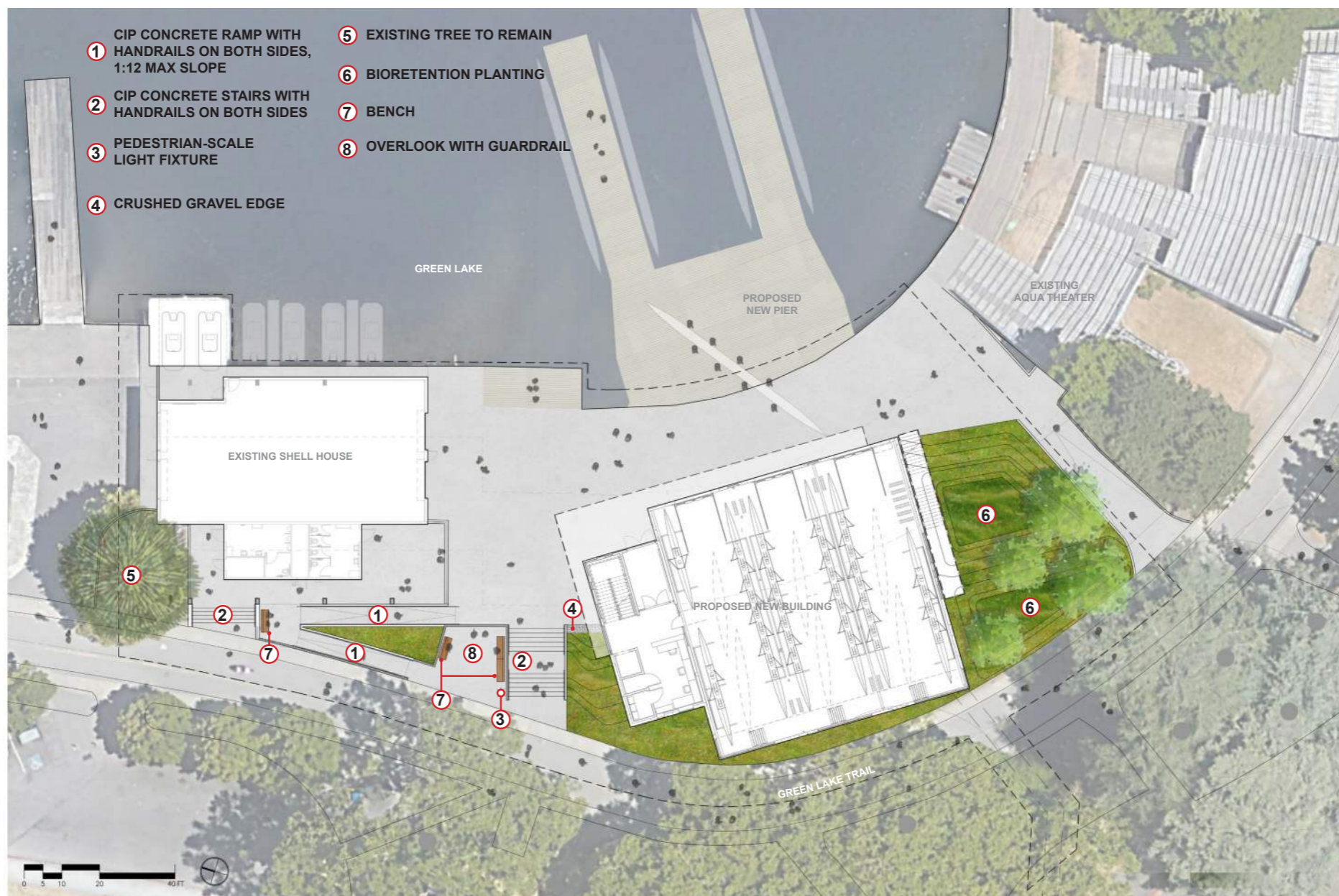
BUILDING

- LEED v4 Gold Certification
- EPD, HPD and LEM materials credits
- Ultra-Low flow plumbing fixtures (WE credits)
- Ultra-high efficiency heat pumps (2x more efficient than SEC).

SITE

- Native and/or drought-tolerant planting palette
- Smart irrigation system to reduce water use
- Paving materials designed to reduce heat island effect
- On-site natural drainage bioretention for stormwater
- Sewer pump station replacement

LANDSCAPE



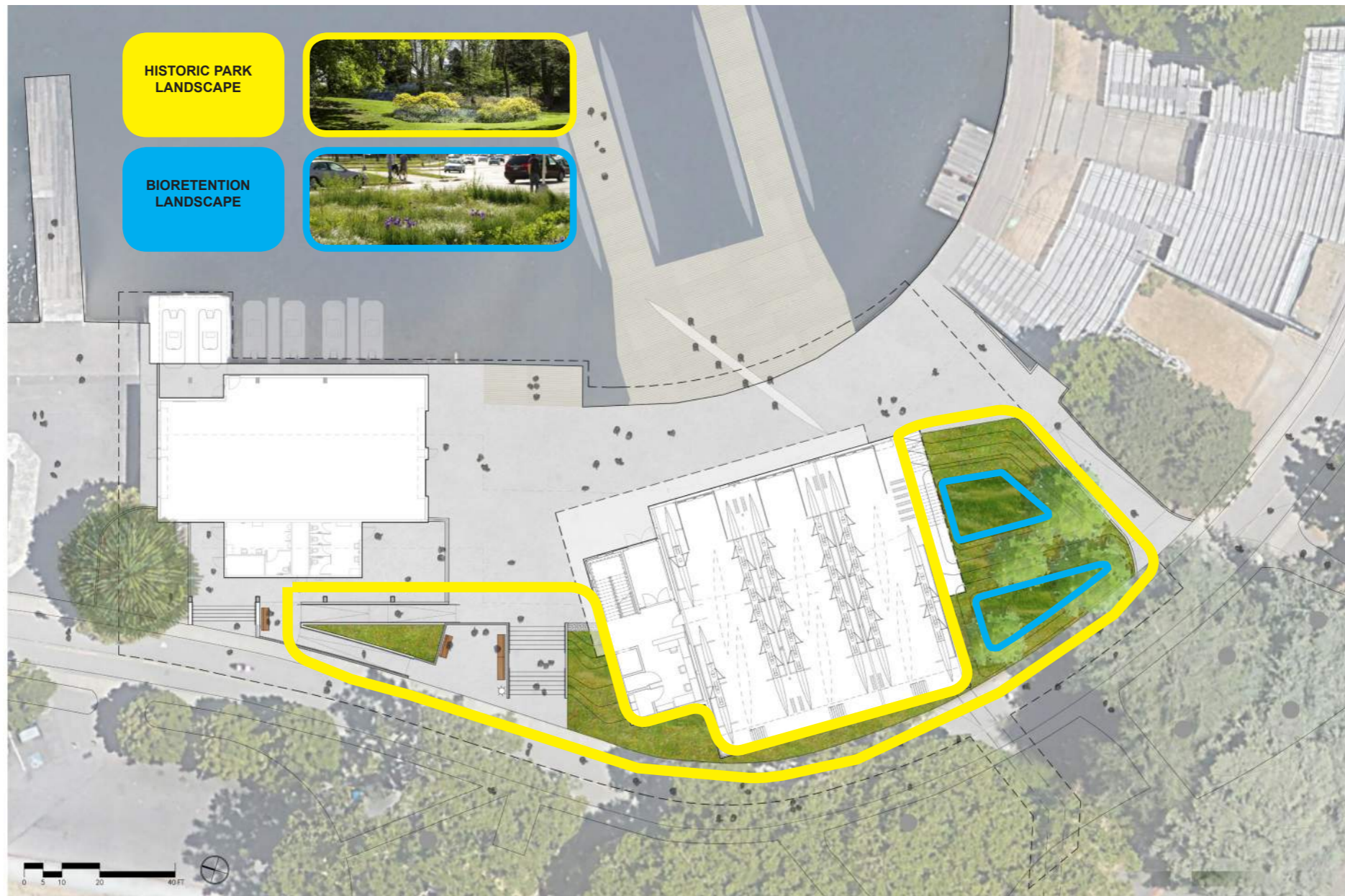
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BIORETENTION LANDSCAPE



PLANTING TYPOLOGIES



LANDSCAPE PLAN (CURRENT)

Historic Park Representative Palette



Nyssa sylvatica
Black Gum



Itea virginica 'Little Henry'
Sweetspire



Fothergilla gardenii
Witch Alder



Lonicera pileata
Privet Honeysuckle



Waldsteinia ternata
Barren Strawberry

Bioretention Representative Palette



Acer circinatum
Vine Maple



Carex pachystacha
Chamisso Sedge



Itea virginica 'Little Henry'
Sweetspire



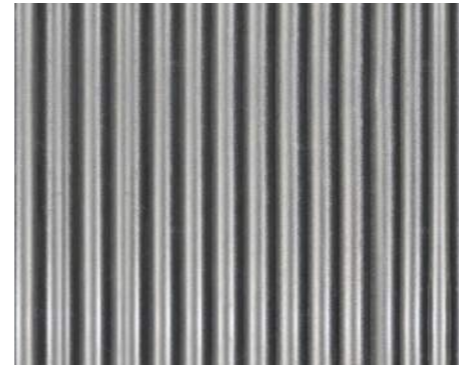
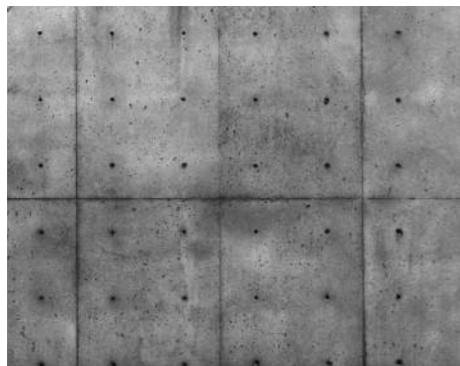
Juncus effusus
Soft Rush



Iris douglasiana
Douglas Iris

MATERIALS & ELEVATIONS

MATERIALS



CONCRETE



STOREFRONT



METAL SIDING



EXTERIOR ELEVATIONS

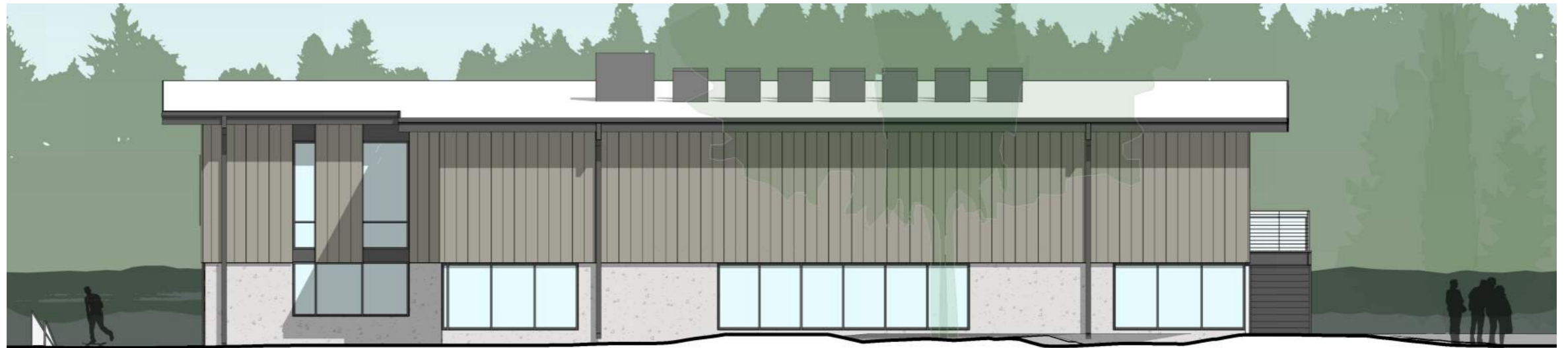


NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

SCHEDULE

MILESTONE SCHEDULE

DESIGN

- July 2018 - October 2019

PERMITTING

- July 2019 - April 2020

CONSTRUCTION

- May 2020 - Feb 2021

GRAND RE-OPENING

- Spring 2021