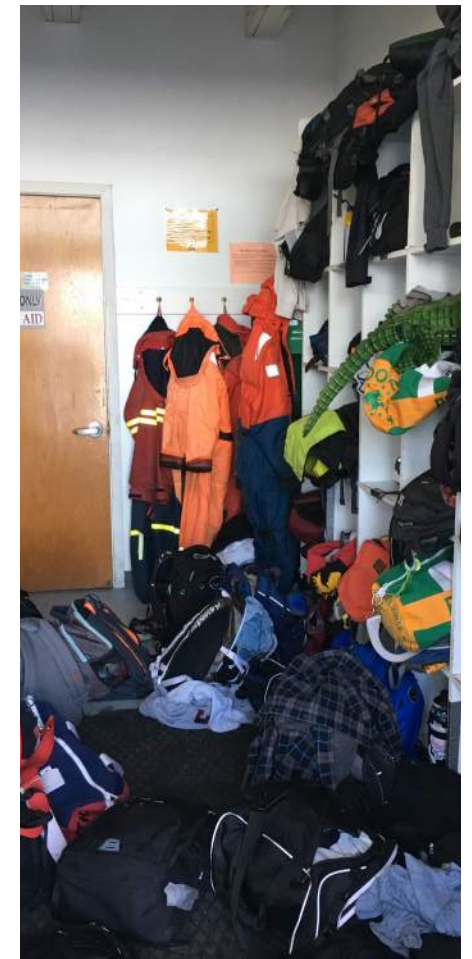


**GREEN LAKE  
SMALL CRAFT CENTER  
SEATTLE DESIGN COMMISSION - CONCEPT REVIEW**

**4 OCTOBER 2018**







# ORGANIZATIONS AT THE CENTER

## 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
- Manages instruction and training of individuals at the center
- Operates under a MOU with Seattle Parks and Recreation
- Leading the parallel private fundraising efforts

# EVENTS AT THE CENTER

## ROWING SPECIAL EVENTS

- Frostbite Regatta (November)
- Green Lake Spring Regatta (April)
- Summer Rowing Extravaganza (August)
- Ted Houk Regatta (June)

# PROJECT GOALS

## STEWARDSHIP

- Provide a safe and secure place for rowing and paddling programs through improved accessibility, building upgrades & seismic compliance

## PROGRAMS

- Meet increased demand for public rowing and paddling programs through boat storage and program support spaces

## ACCESS

- Expand facilities to reach underserved populations and continue the legacy for “access for all” through accessible facilities

## COMMUNITY

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

**CONTEXT**



# SITE CONTEXT



## 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 |                         |

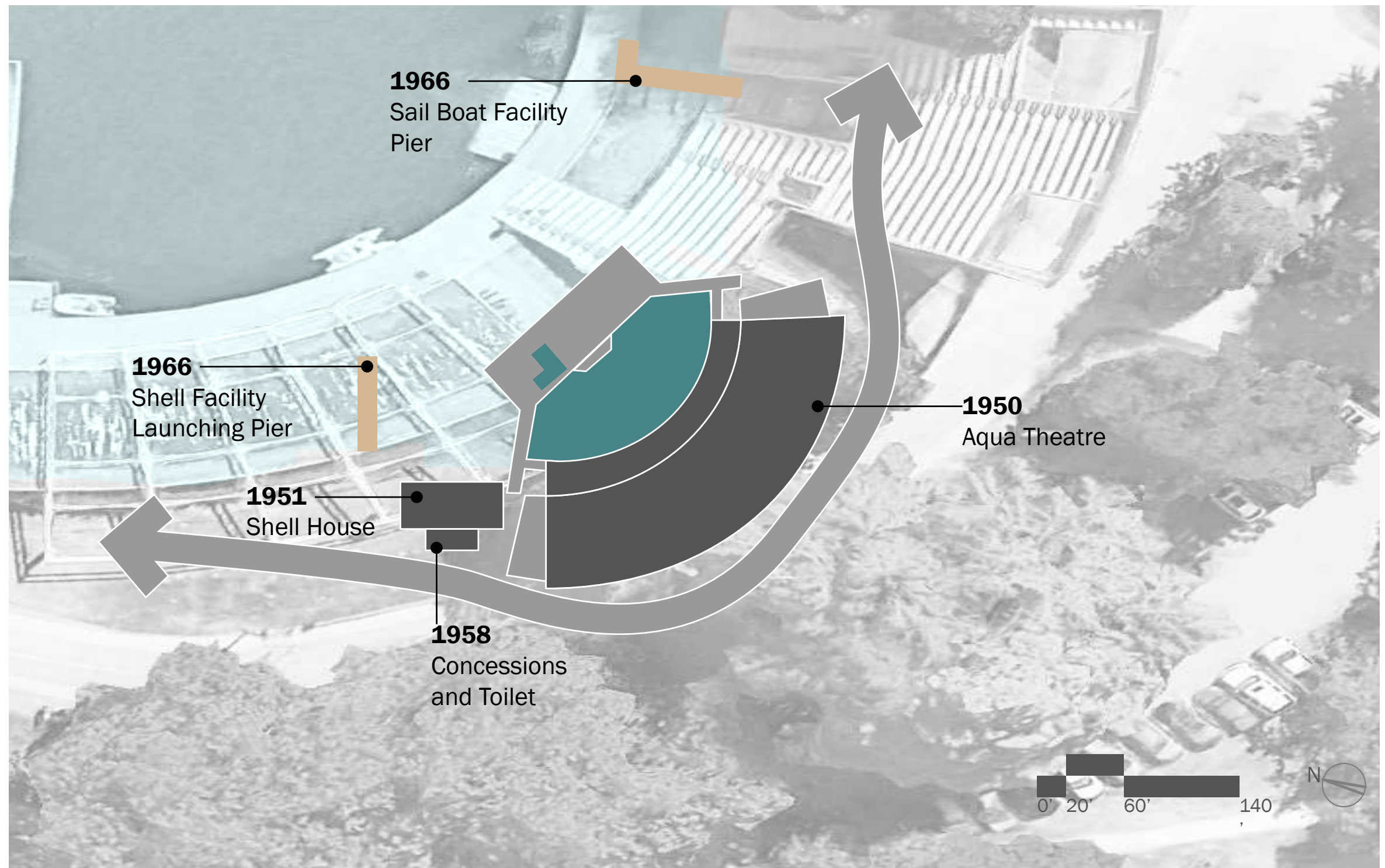


# SITE HISTORY - OLMSTED PLAN

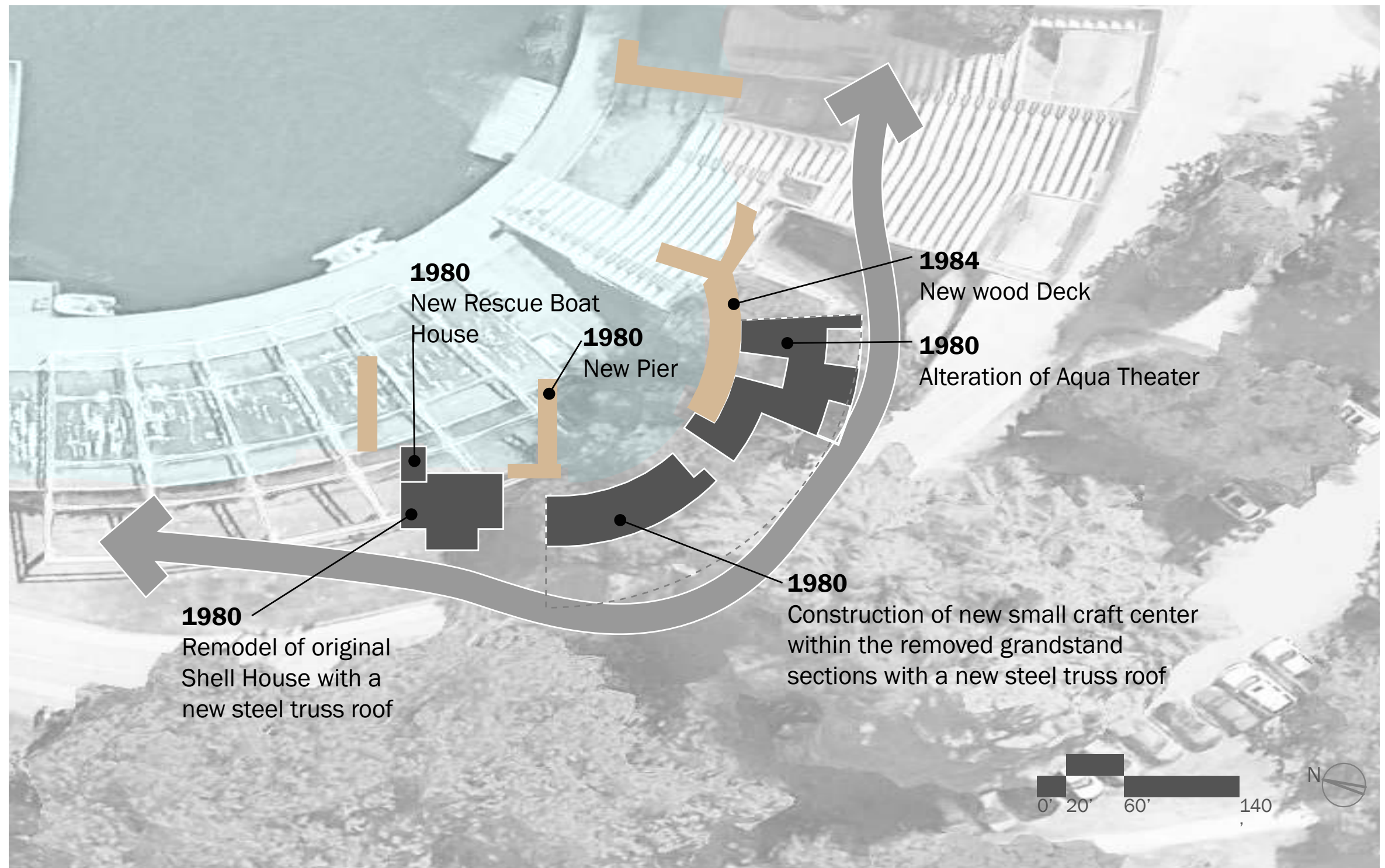




# SITE HISTORY - 1950'S/1960'S

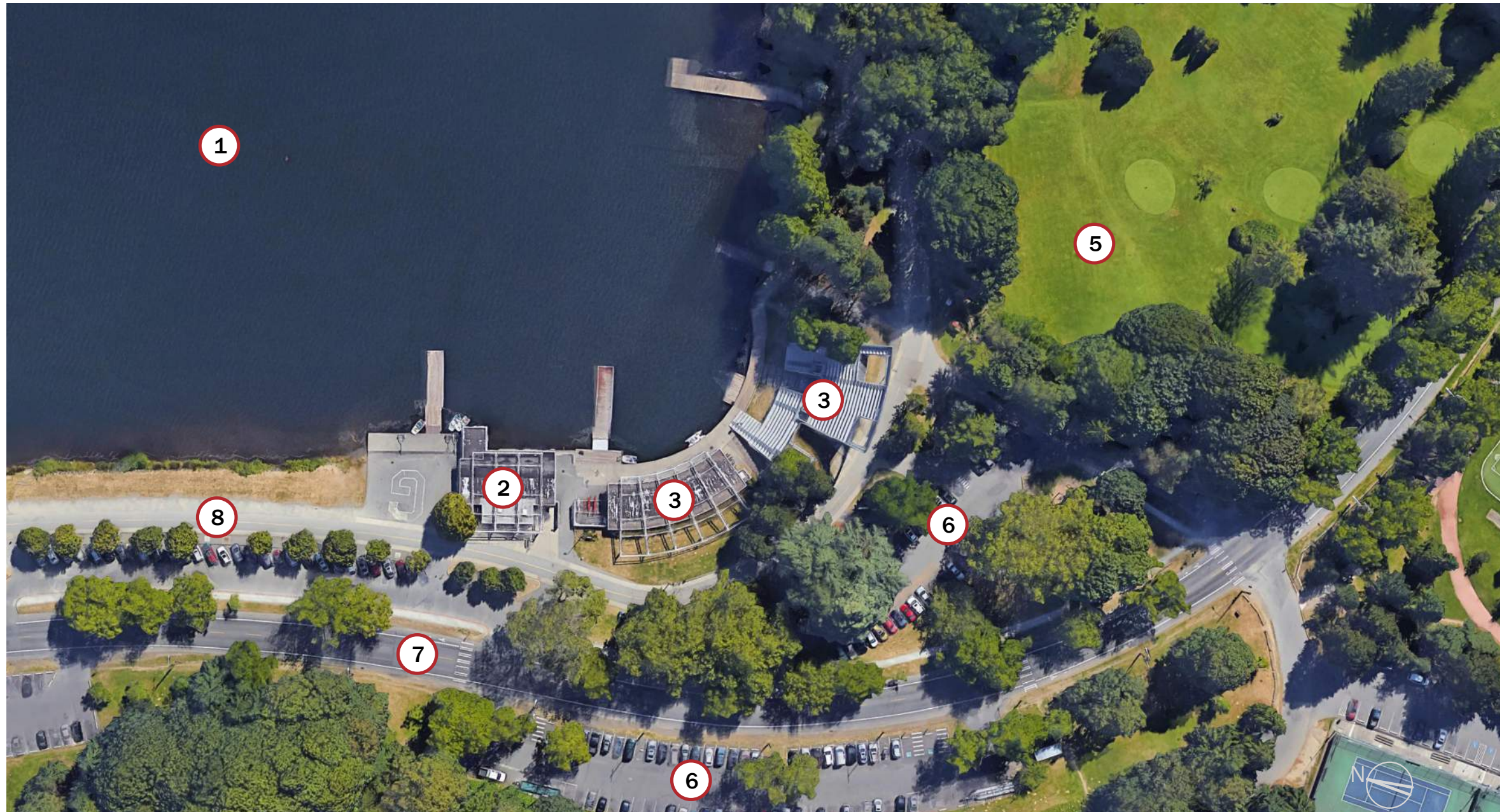


# SITE HISTORY - 1980'S





# EXISTING SMALL CRAFT CENTER



## KEY

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



# EXISTING SMALL CRAFT CENTER





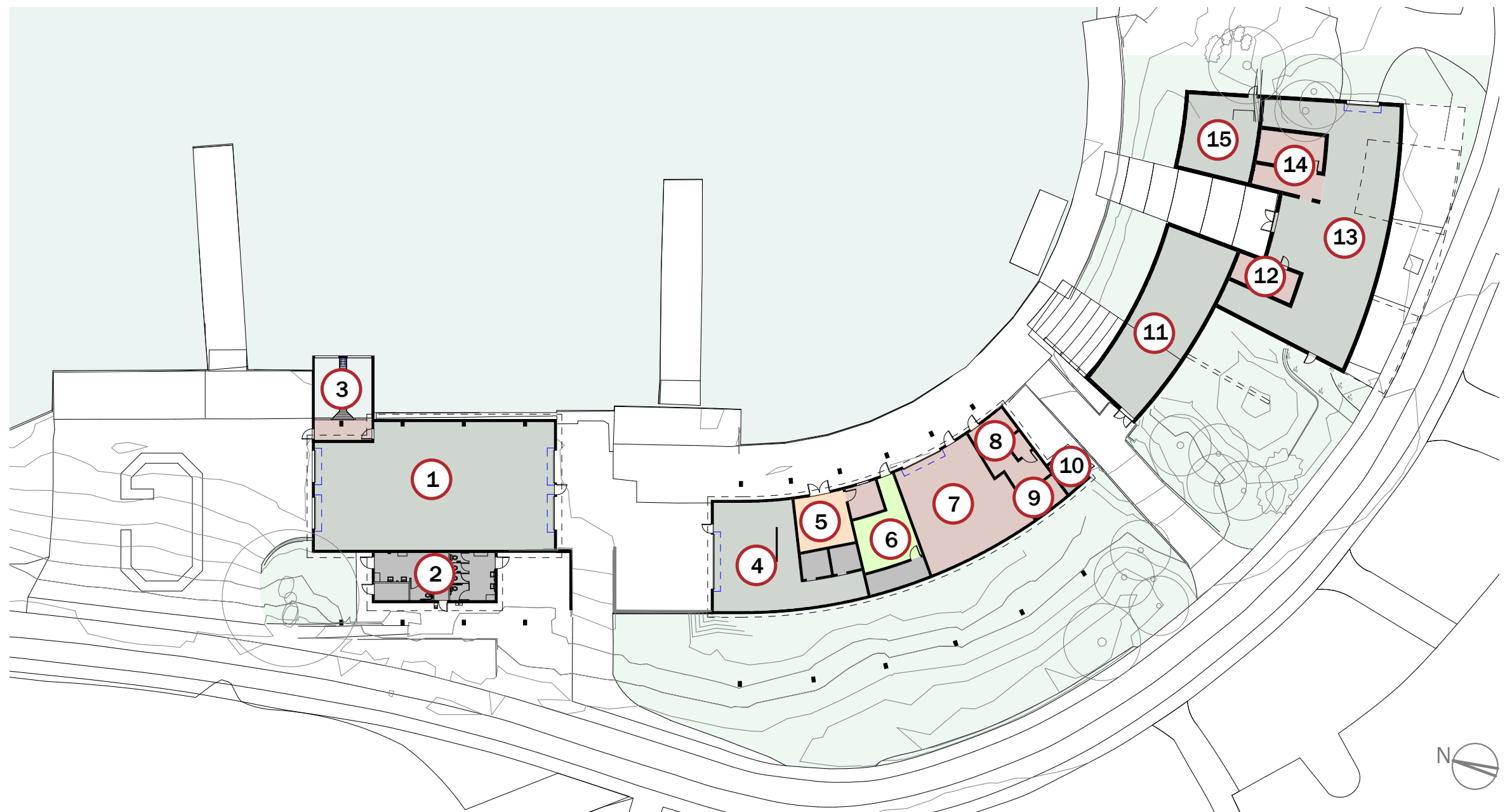
# EXISTING SMALL CRAFT CENTER



# **SITE & BUILDING PLANNING**



# EXISTING



## KEY

- |                     |                 |                      |                        |                          |
|---------------------|-----------------|----------------------|------------------------|--------------------------|
| 1 SHELL HOUSE       | 4 CANOE & KAYAK | 7 WORKOUT ROOM       | 10 SEWER PUMP          | 13 SHELL STORAGE         |
| 2 RESTROOMS         | 5 OFFICES       | 8 CUBBIES/CHANGING   | 11 ERG ROOM            | 14 TRIP STORAGE ROOM     |
| 3 RESCUE BOAT HOUSE | 6 MEETING ROOM  | 9 TOILET/KITCHENETTE | 12 REPAIR/STORAGE ROOM | 15 CANOE & KAYAK STORAGE |

# SPACE NEEDS

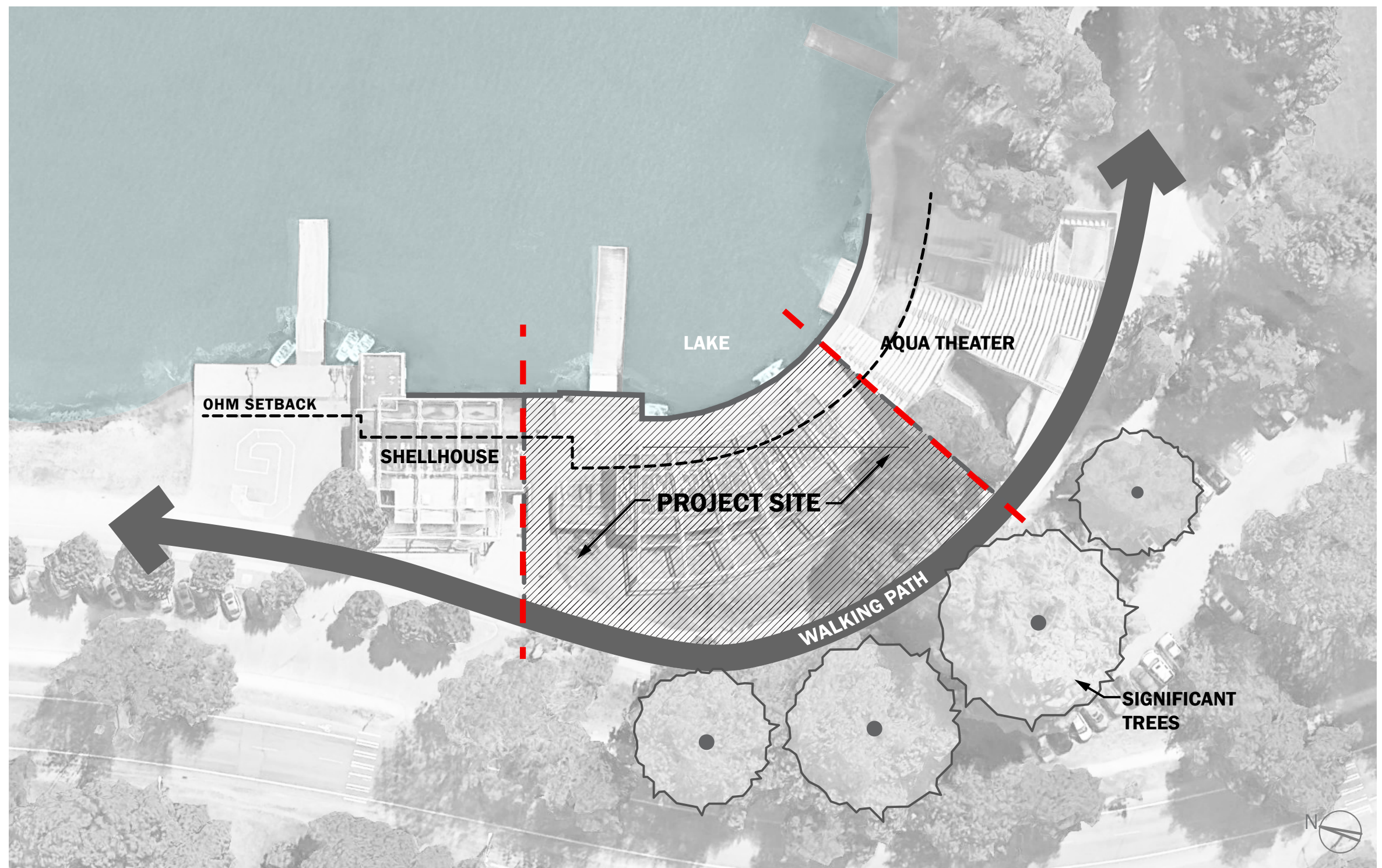
Program Area	Existing	Preferred Option
Multipurpose Room & Support	0	1,489
Parks Office	760	912
Boat Program Support	2,530	1,779
Boat Storage	6,995	8,110
Shared Support Spaces	465	657
Aqua Theater (unassigned)	Incl. above	4,145
<b>Total (ASF)</b>	<b>*10,750</b>	<b>**17,092</b>

\* 6,605 sf in existing Boathouse and Shellhouse

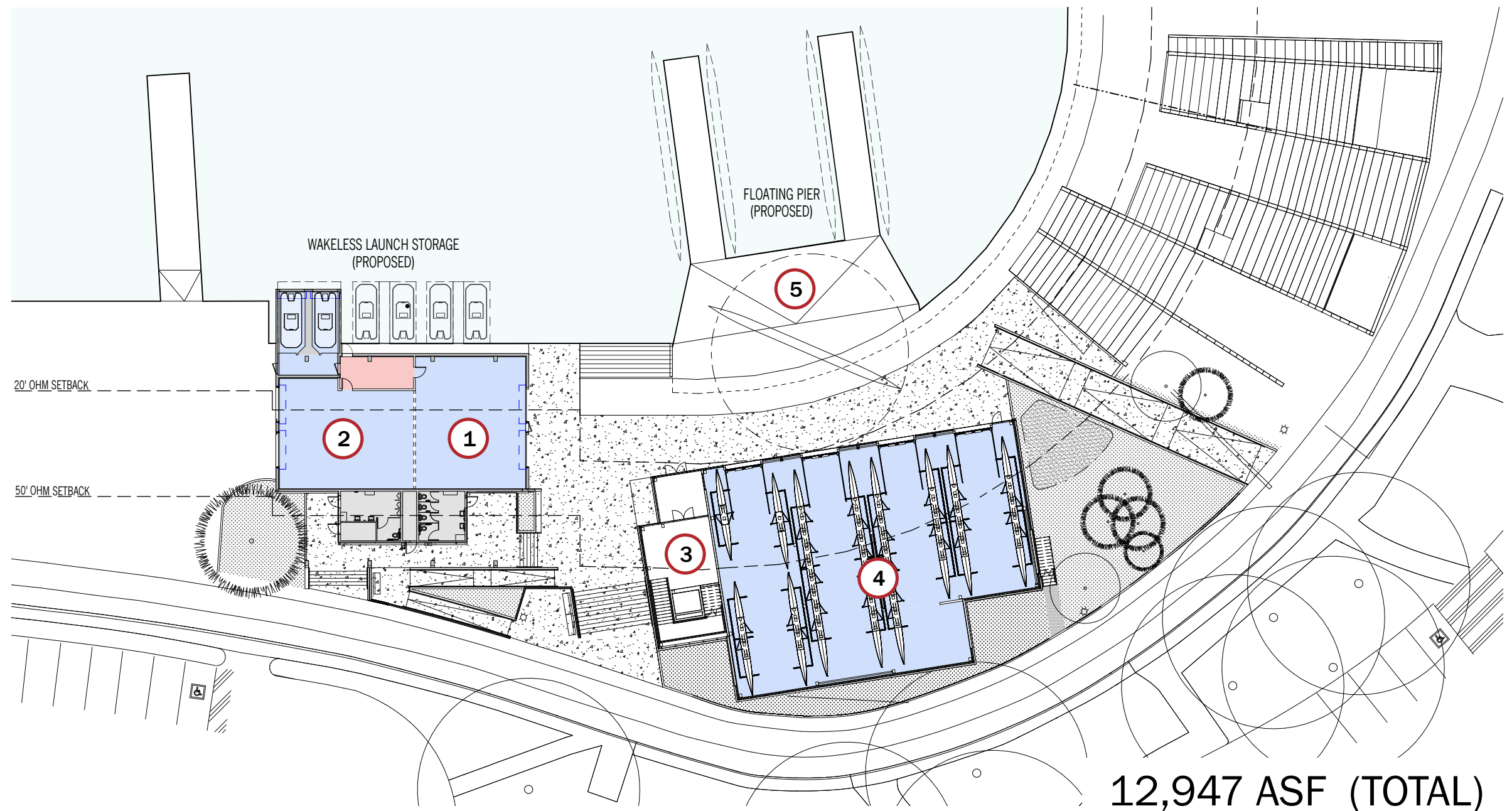
\*\* Mt Baker Rowing and Sailing Center = 17,147 sf



# SITE CONSTRAINTS



# PREFERRED OPTION - LEVEL 1



## KEY

1 STORAGE/FLEX

2 CANOE/KAYAK

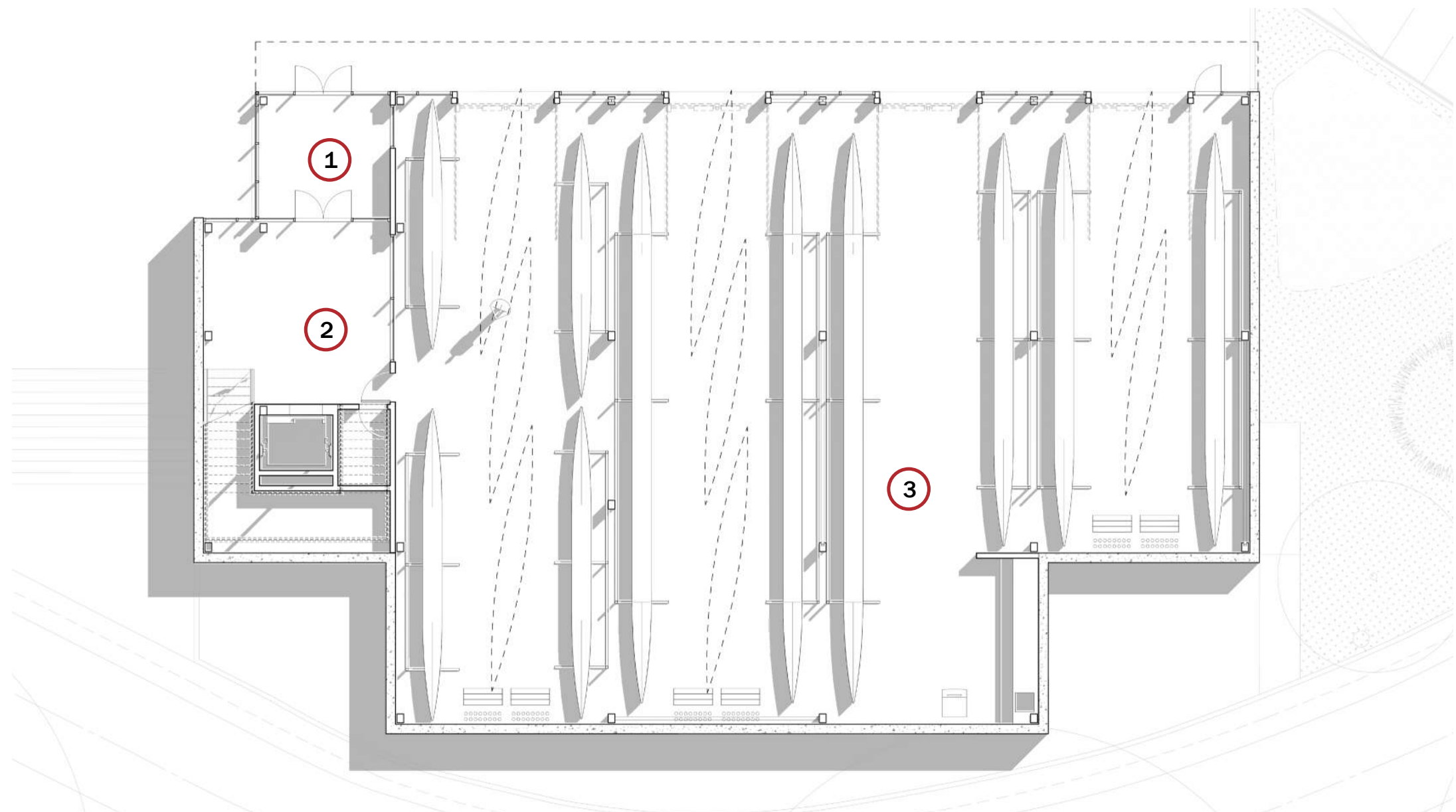
3 LOBBY/COUNTER

4 SHELL STORAGE - NEW

5 PIER



# PREFERRED OPTION - LEVEL 1



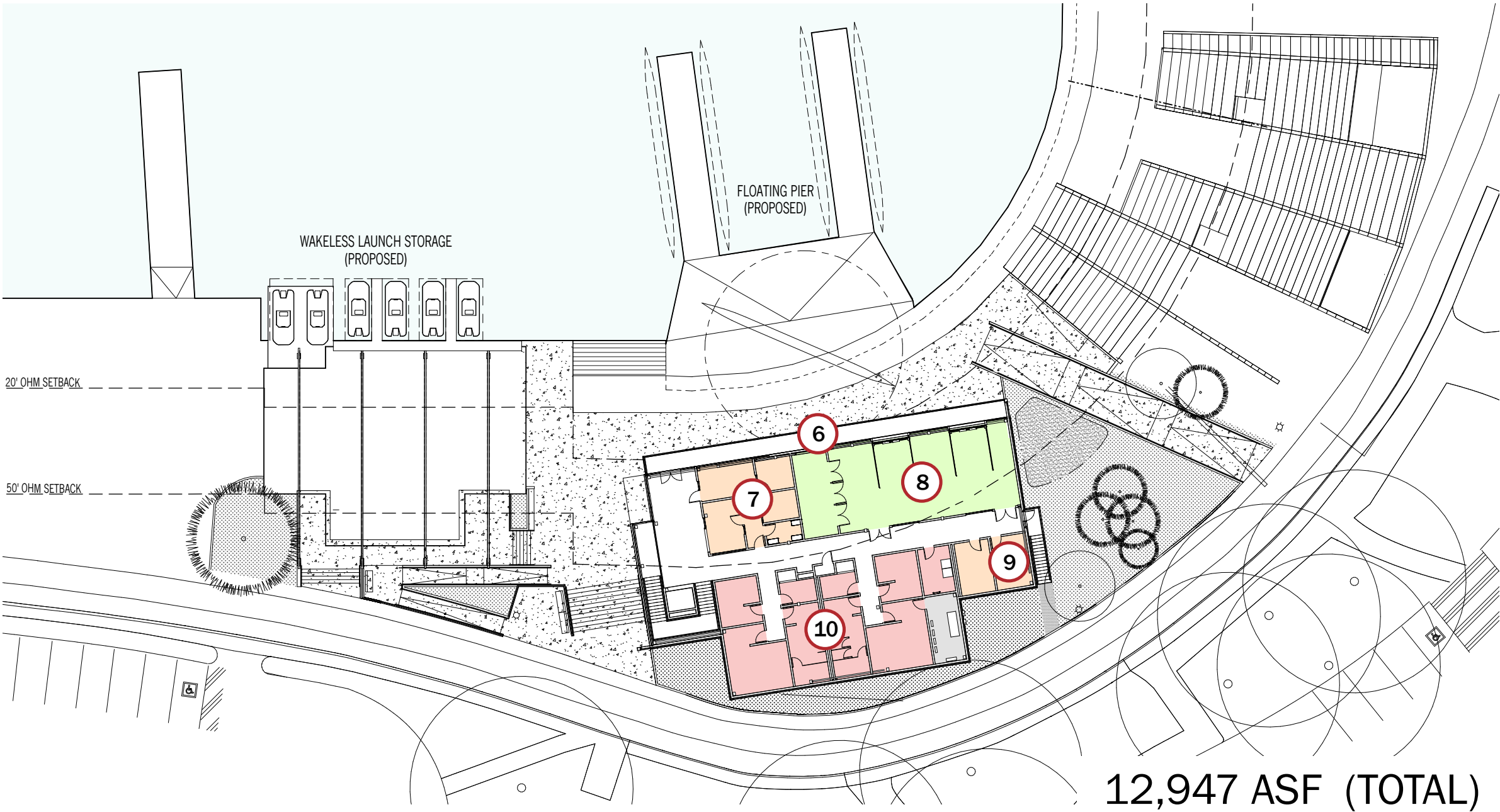
## KEY

1 VESTIBULE

2 LOBBY

3 BOAT STORAGE

# PREFERRED OPTION - LEVEL 2

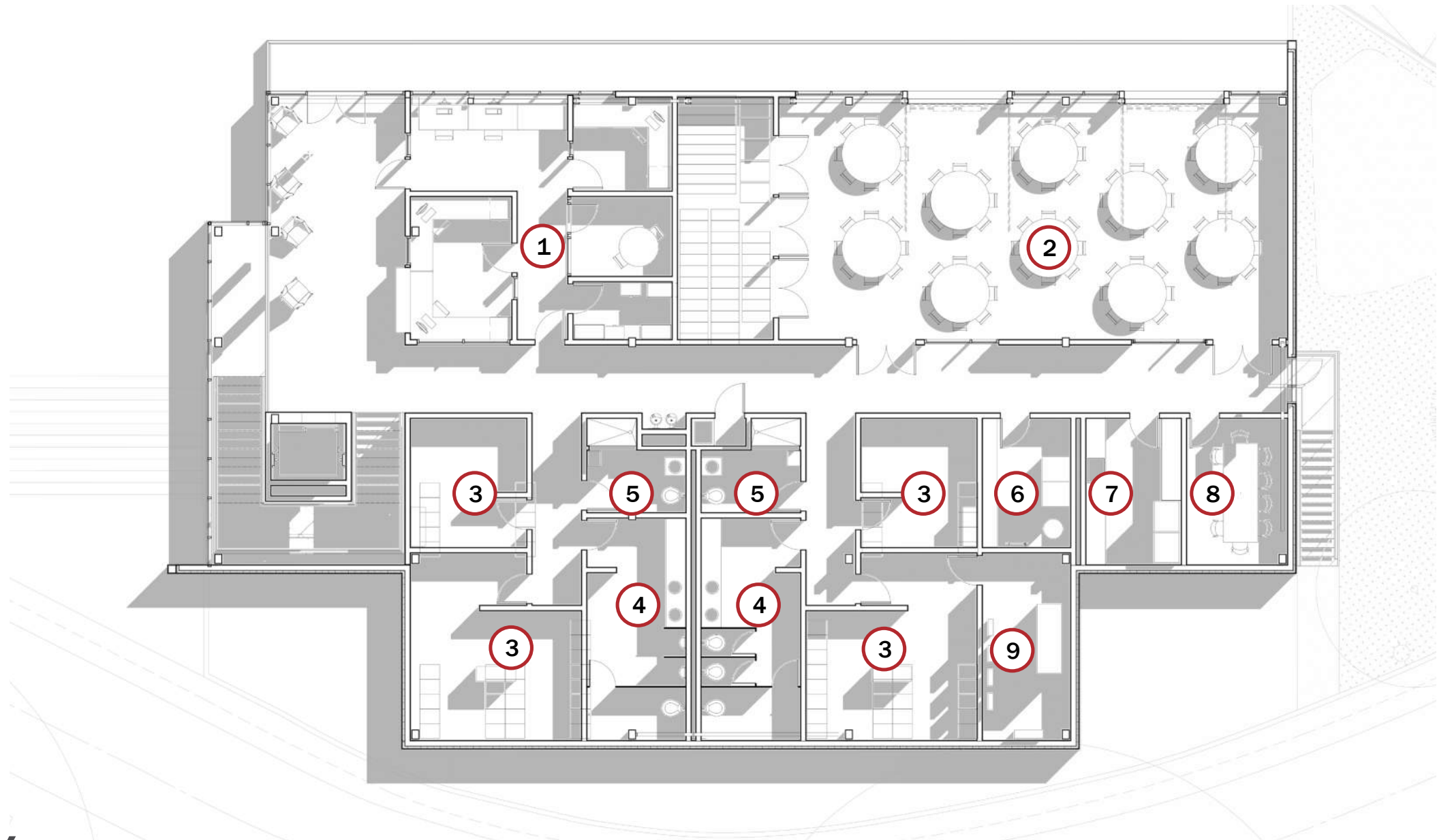


## KEY

- 6 EXTERIOR DECK
- 7 PARKS OFFICE
- 8 MULTIPURPOSE ROOM
- 9 KITCHEN
- 10 BOAT PROGRAM



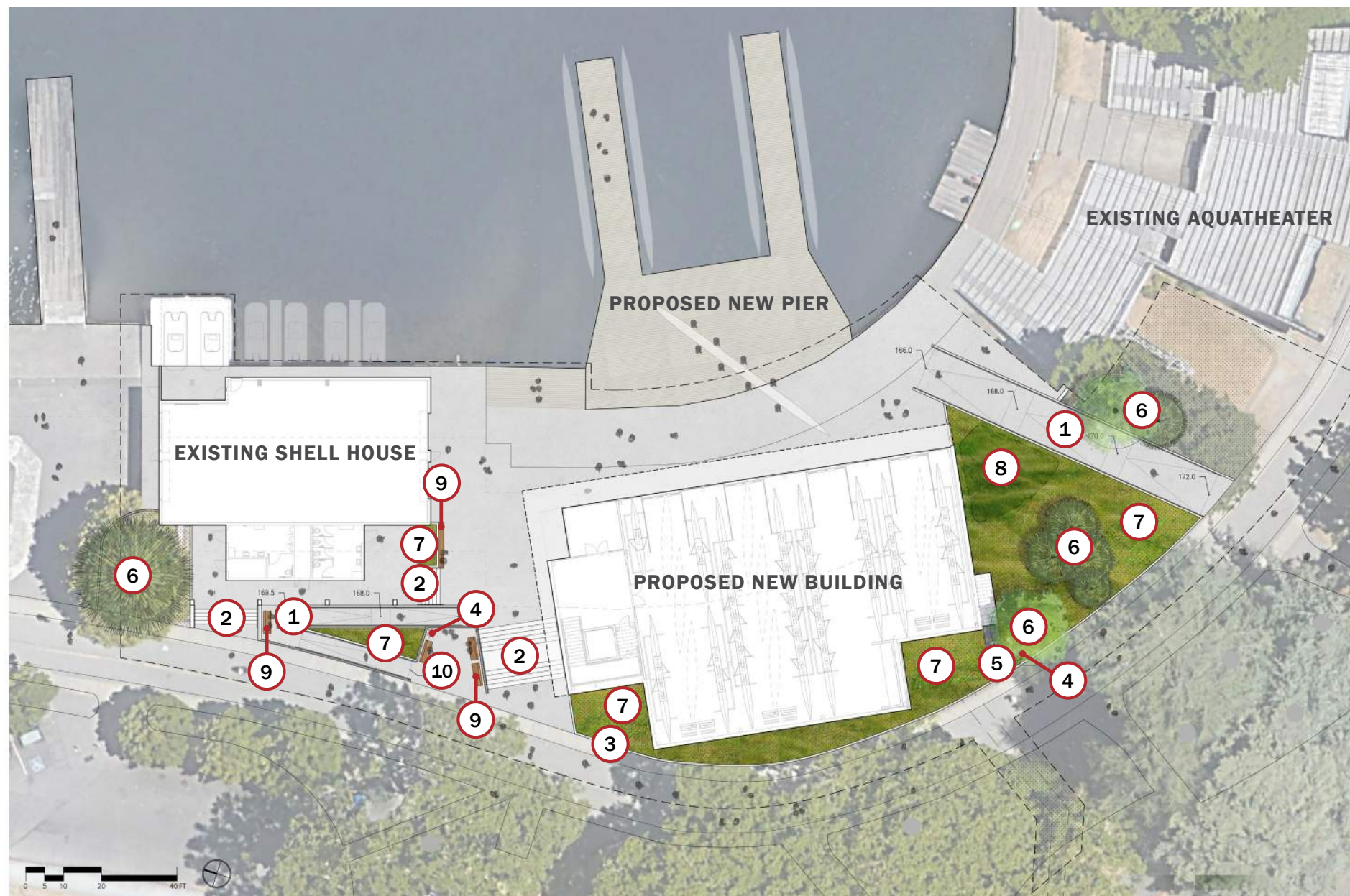
# PREFERRED OPTION - LEVEL 2



## KEY

- |                |               |           |                |              |
|----------------|---------------|-----------|----------------|--------------|
| 1 OFFICES      | 3 LOCKER ROOM | 5 SHOWER  | 7 KITCHEN      | 9 ELECTRICAL |
| 2 MULTIPURPOSE | 4 RESTROOM    | 6 LAUNDRY | 8 MEETING ROOM |              |

# LANDSCAPE



## KEY

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



# LANDSCAPE



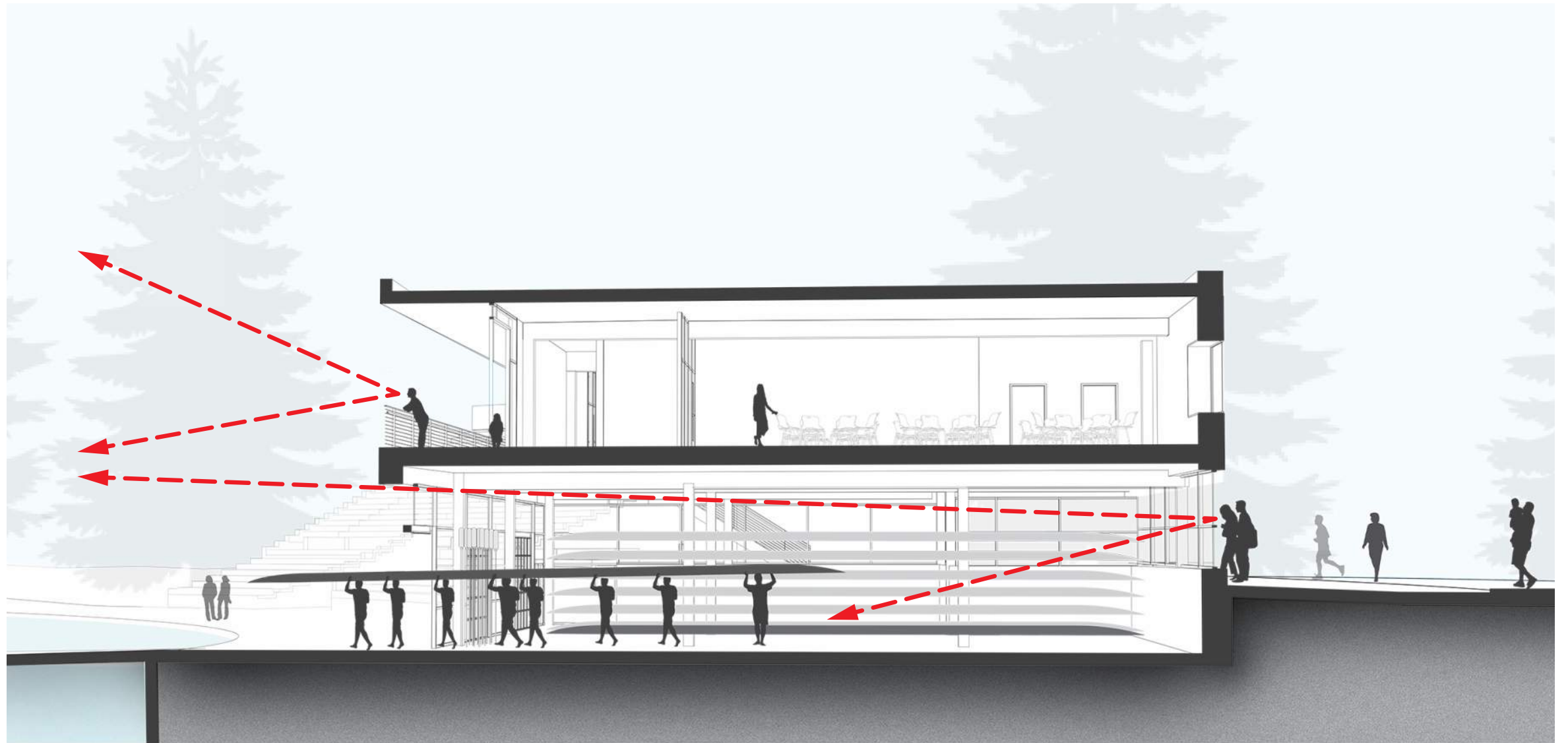
## DROUGHT-TOLERANT GRASSES



## BIORETENTION



# PREFERRED OPTION - SECTION





# SUSTAINABLE STRATEGIES

## BUILDING

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

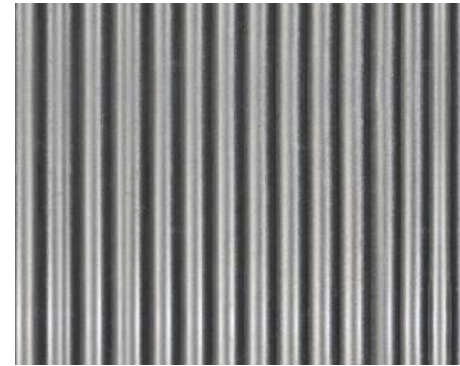
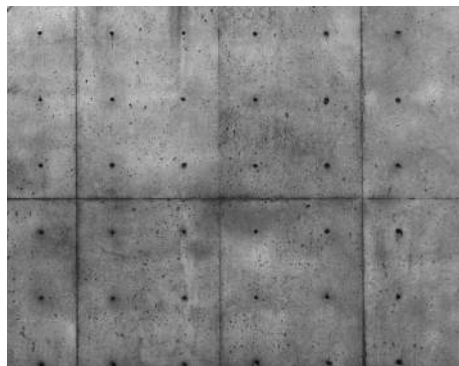
## SITE

- 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

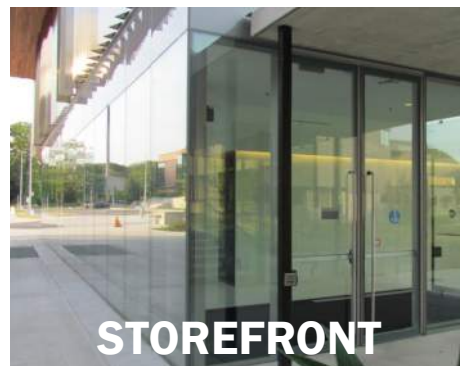
# **MASS & MATERIALS**



# MATERIALS



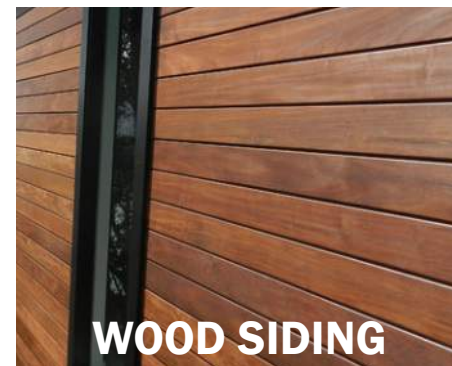
**CONCRETE**



**STOREFRONT**



**CORRUGATED METAL**



**WOOD SIDING**



**POLYCARBONATE**

# EXTERIOR ELEVATIONS



**NORTH ELEVATION**



**EAST ELEVATION**



# EXTERIOR ELEVATIONS

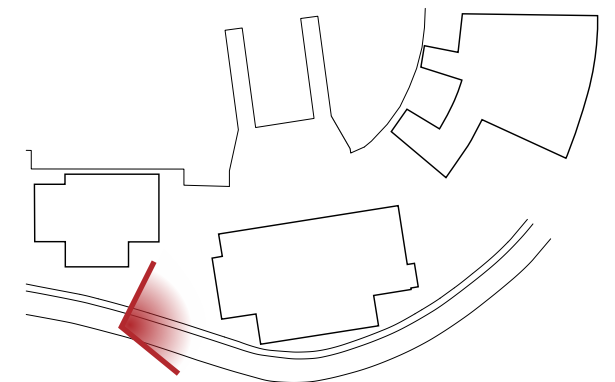
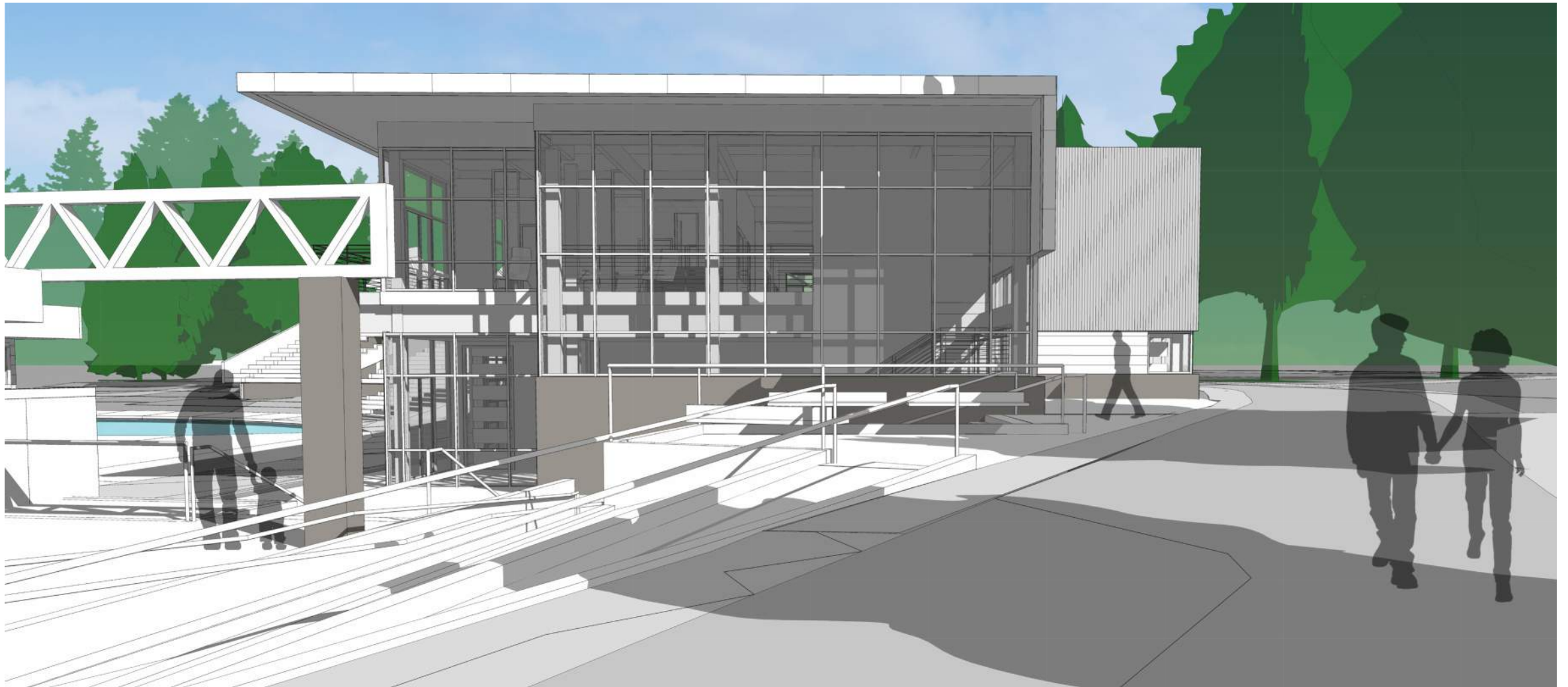


**SOUTH ELEVATION**



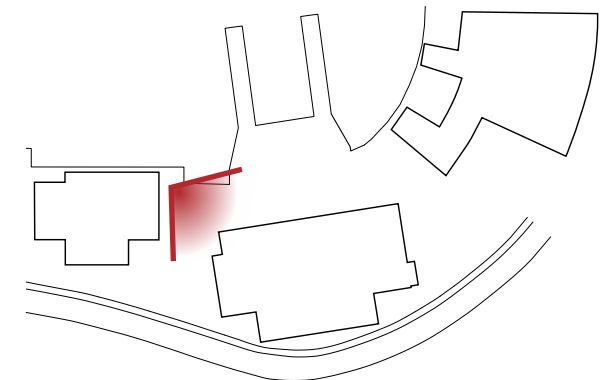
**WEST ELEVATION**

# NORTH ENTRY PLAZA

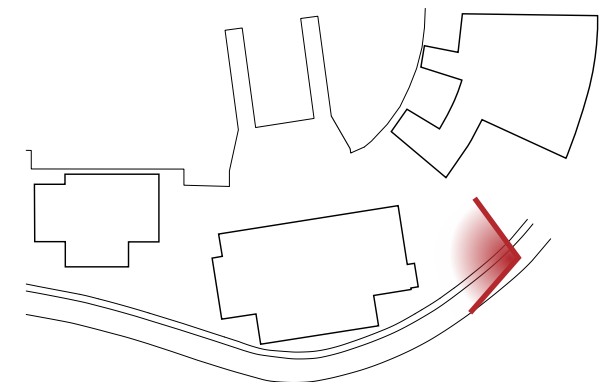




# WATERS EDGE

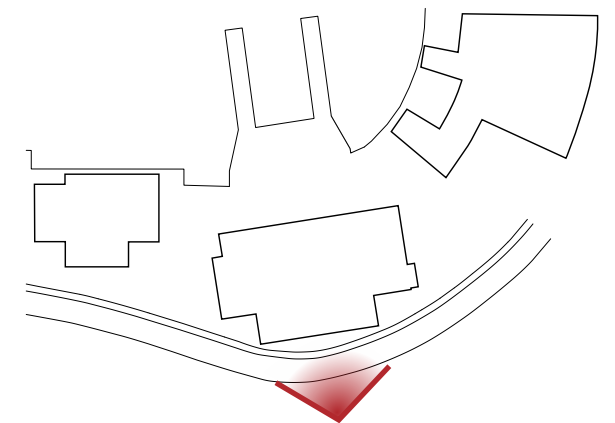
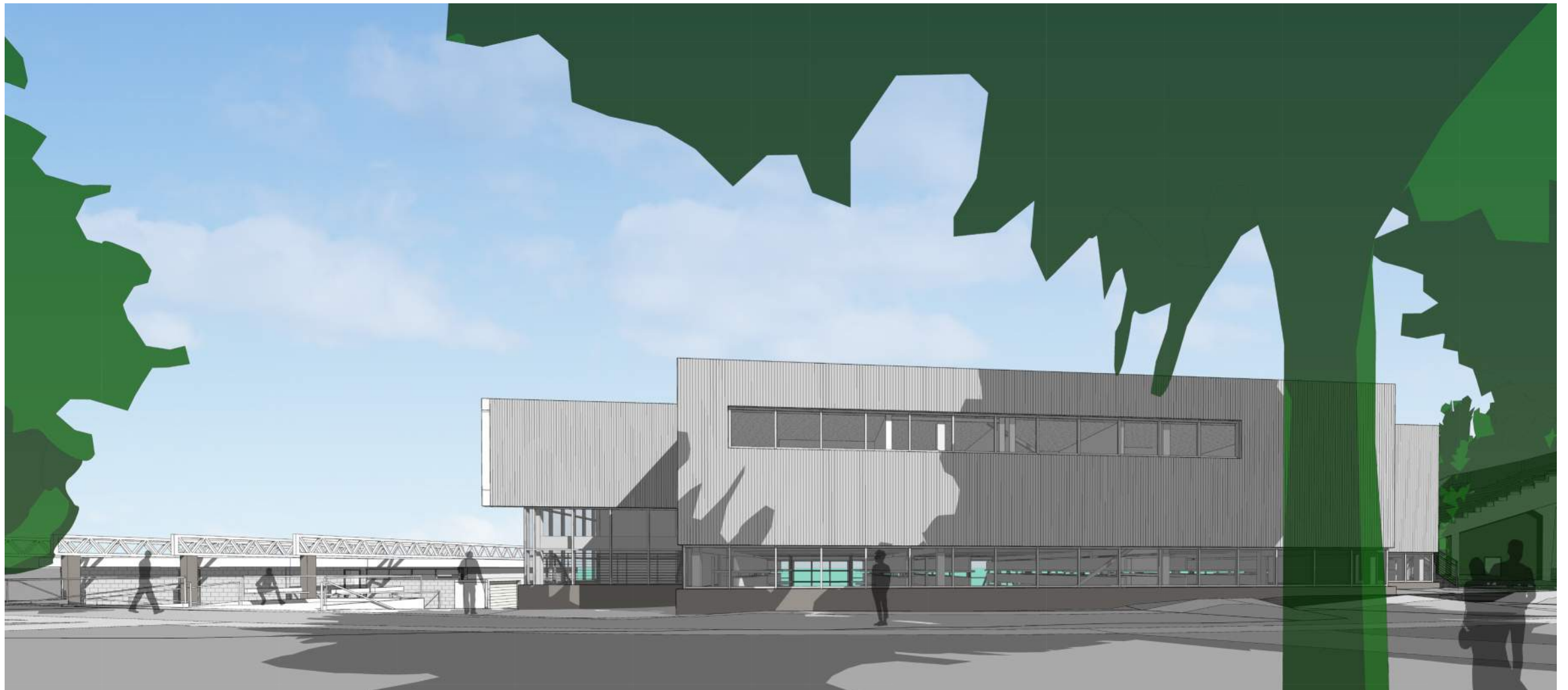


# PATH SIDE

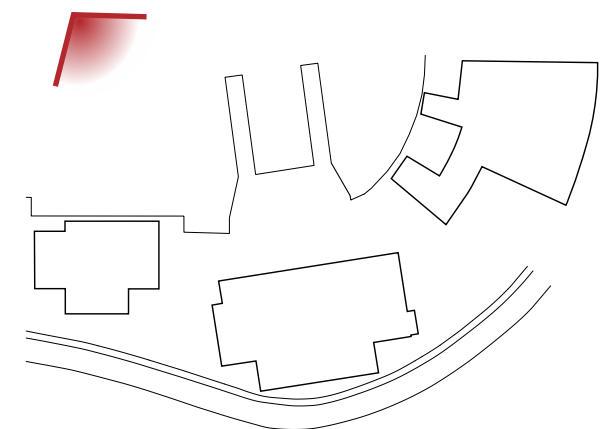
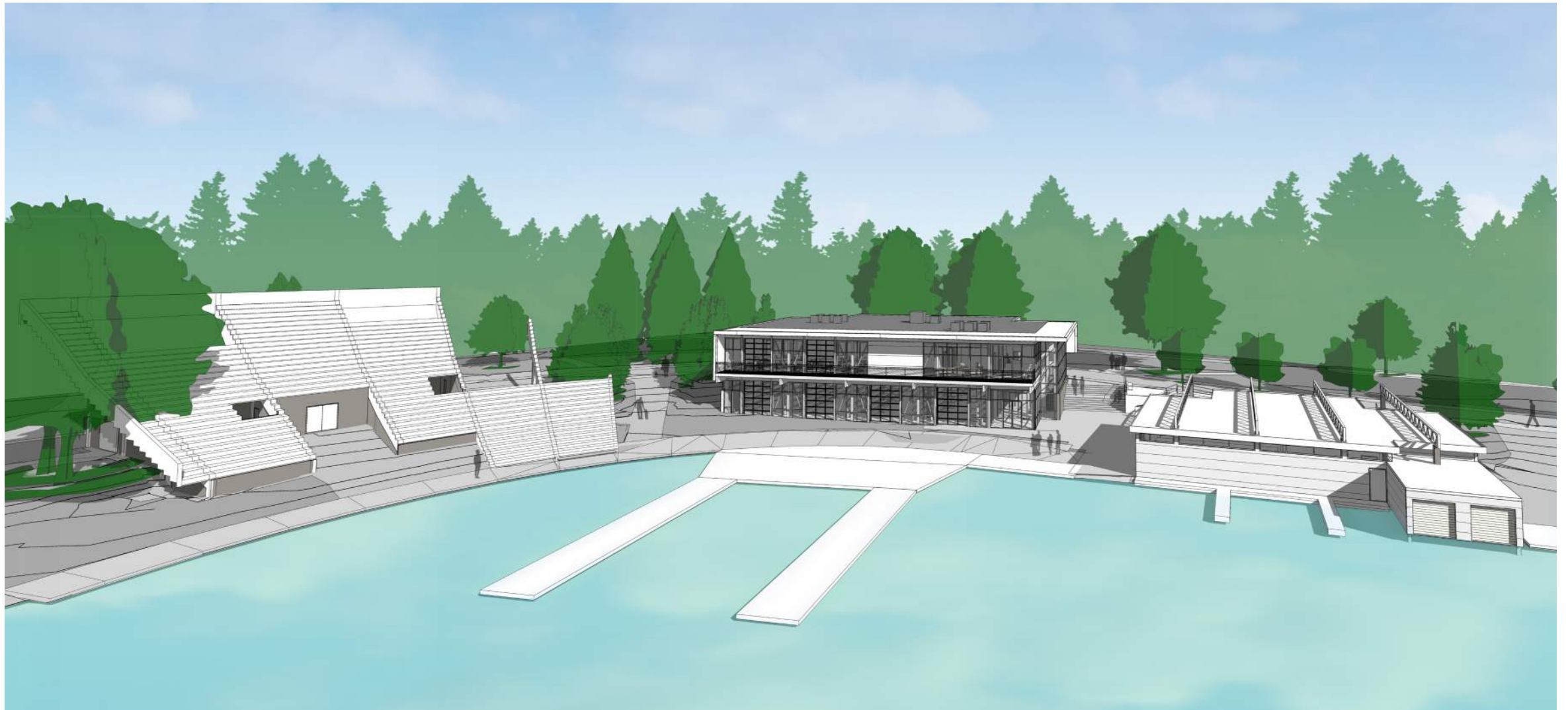




# FROM W GREEN LAKE WAY N



# BIRD'S-EYE VIEW





# MILESTONE SCHEDULE

## DESIGN

- July 2018 - April 2019

## PERMITTING

- Jan 2019 - April 2019

## CONSTRUCTION

- June 2019 - April 2020

## GRAND RE-OPENING

- May 2020