

GREEN LAKE COMMUNITY CENTER & POOL LANDMARKS ARC MEETING 2

July 31, 2026



TODAY'S AGENDA

- **REVIEW PROJECT BACKGROUND**
- **RECAP: LANDMARKS ARC MEETING 1**
- **INTRODUCE CURRENT EVANS POOL
RENOVATION/ADDITION OPTIONS**
- **DISCUSSION + NEXT STEPS**

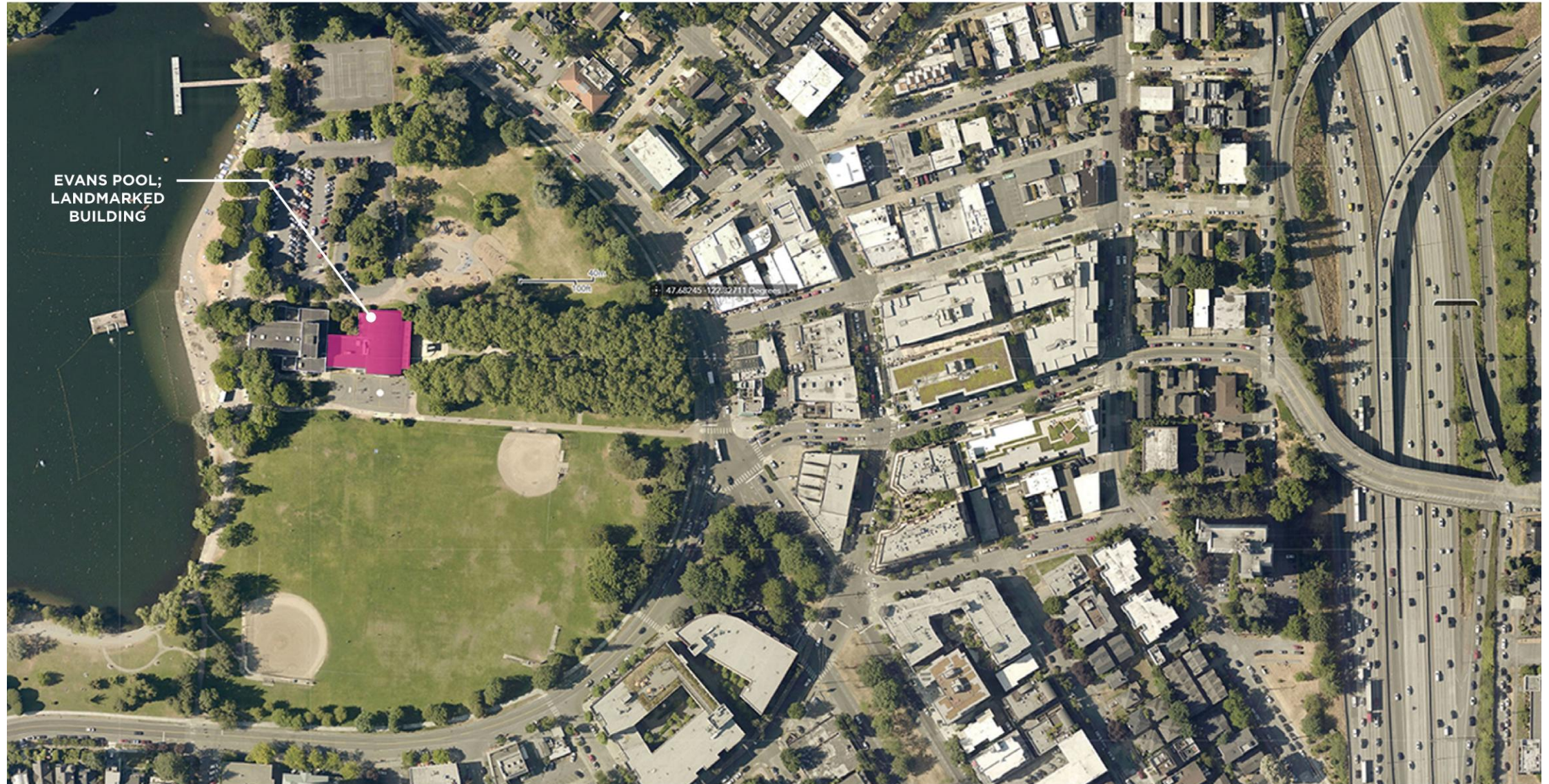
PROJECT BACKGROUND



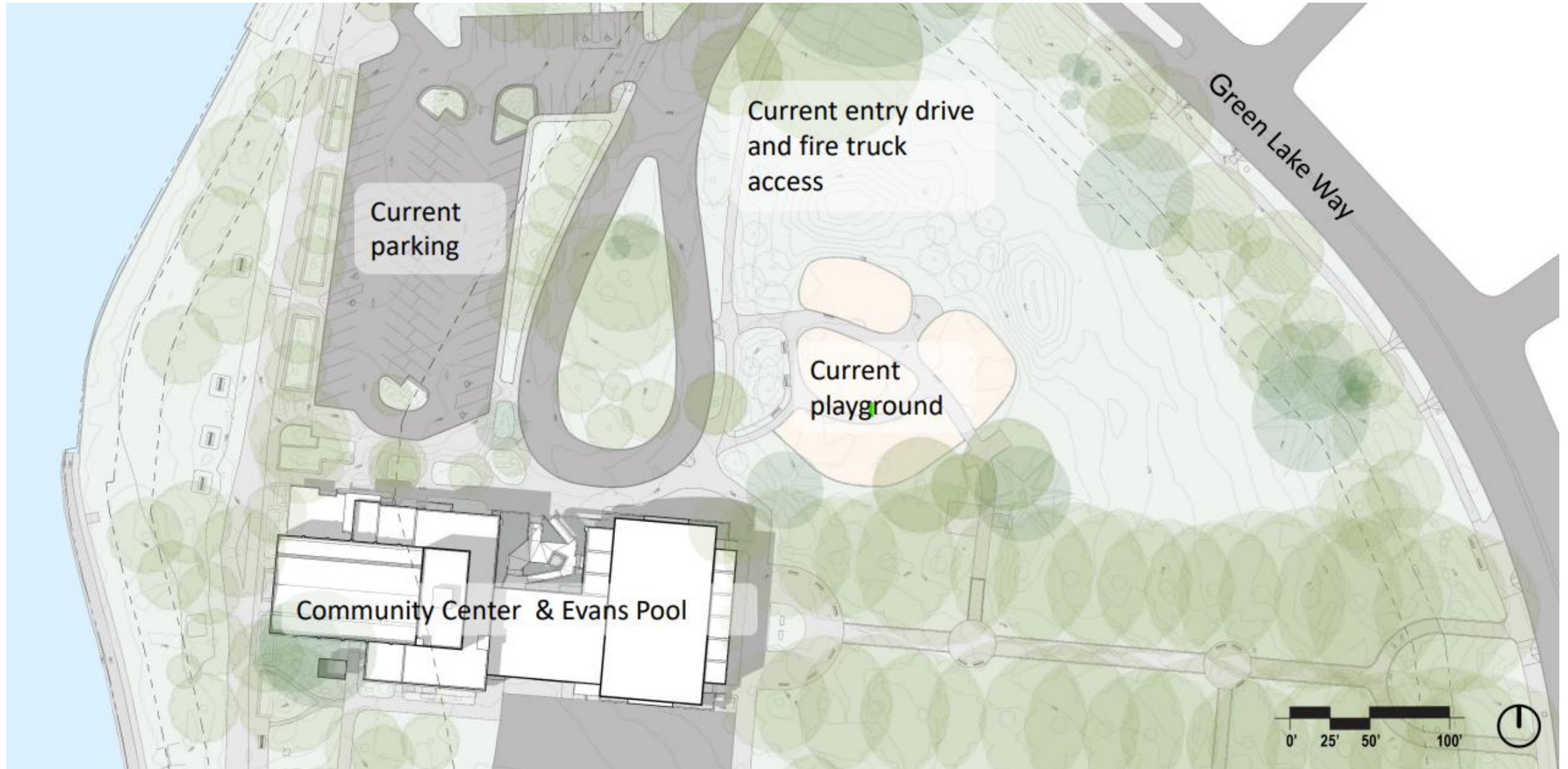
PROJECT GOALS

- **SERVE A BROAD GEOGRAPHICAL AREA AND DEMOGRAPHIC AS A REGIONAL FACILITY**
- **BE RESPONSIVE TO THE IMPORTANCE OF GREEN LAKE IN THE CITY OF SEATTLE AS WELL AS THE DESIGN LEGACY OF OLMSTED AND CHRISTIANSEN.**
- **CELEBRATE SITE CONNECTIONS:**
 - » CREATE WELCOMING, VIBRANT, ACTIVE CONNECTION TO THE LAKE
 - » MAINTAIN EXISTING SITE PROGRAMS
- **BE GOOD STEWARDS OF RESOURCES (MINIMUM LEED GOLD)**
- **MAKE DURABLE DECISIONS BASED ON LONG TERM PLANNING GOALS**

CONTEXT: GREEN LAKE PARK



CONTEXT: EXISTING CONDITIONS



CONTEXT: EVANS POOL BUILDING, LANDMARKED ON NOVEMBER 24, 2021

NORTH & EAST FACADE



CONTEXT: EVANS POOL BUILDING, LANDMARKED ON NOVEMBER 24, 2021

SOUTH FACADE



EVANS POOL SUMMARY OF CHANGES OVER TIME

1954-1955

Evans pool addition construction

1972-1973

Pool renovation

New pool rails

New 1 meter and 3 meter diving board

New pool concrete curb

New east spectator windows

New electrical upgrades

New pool filter area

1981-1982

Re-roof replacement

Barrier free facility ramp addition

1987

Field house renovation

Pool acoustic panel additions

Locker room renovation

Pool mechanical upgrade

1996-1997

Parking renovation

Exterior paint

Elevator alteration

Restroom and change room renovation

Mechanical upgrades

Pool viewing

2003

Sprinkler system installed

2019

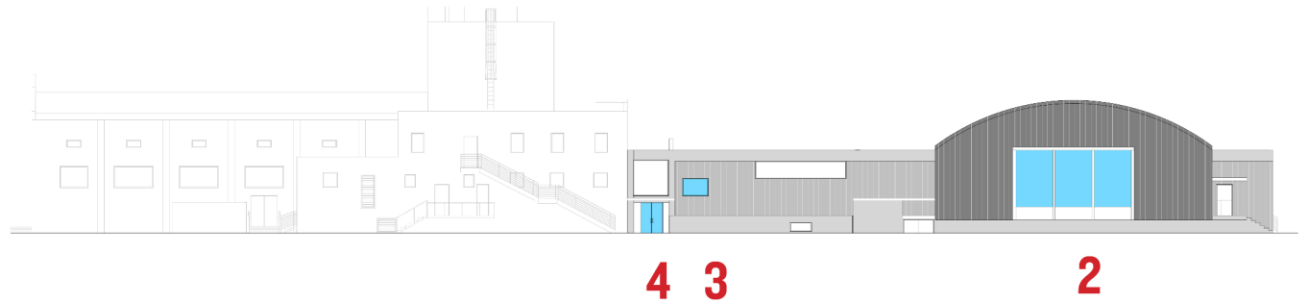
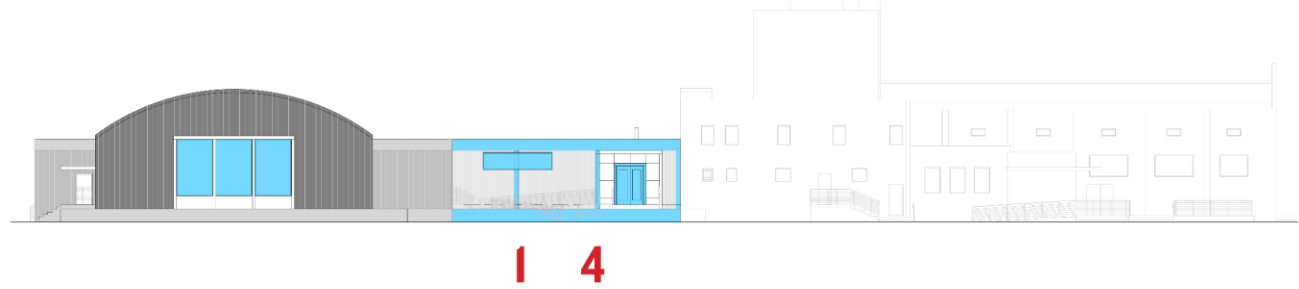
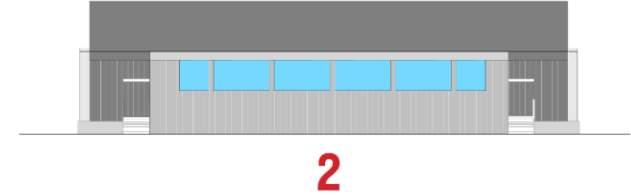
Pool reroof



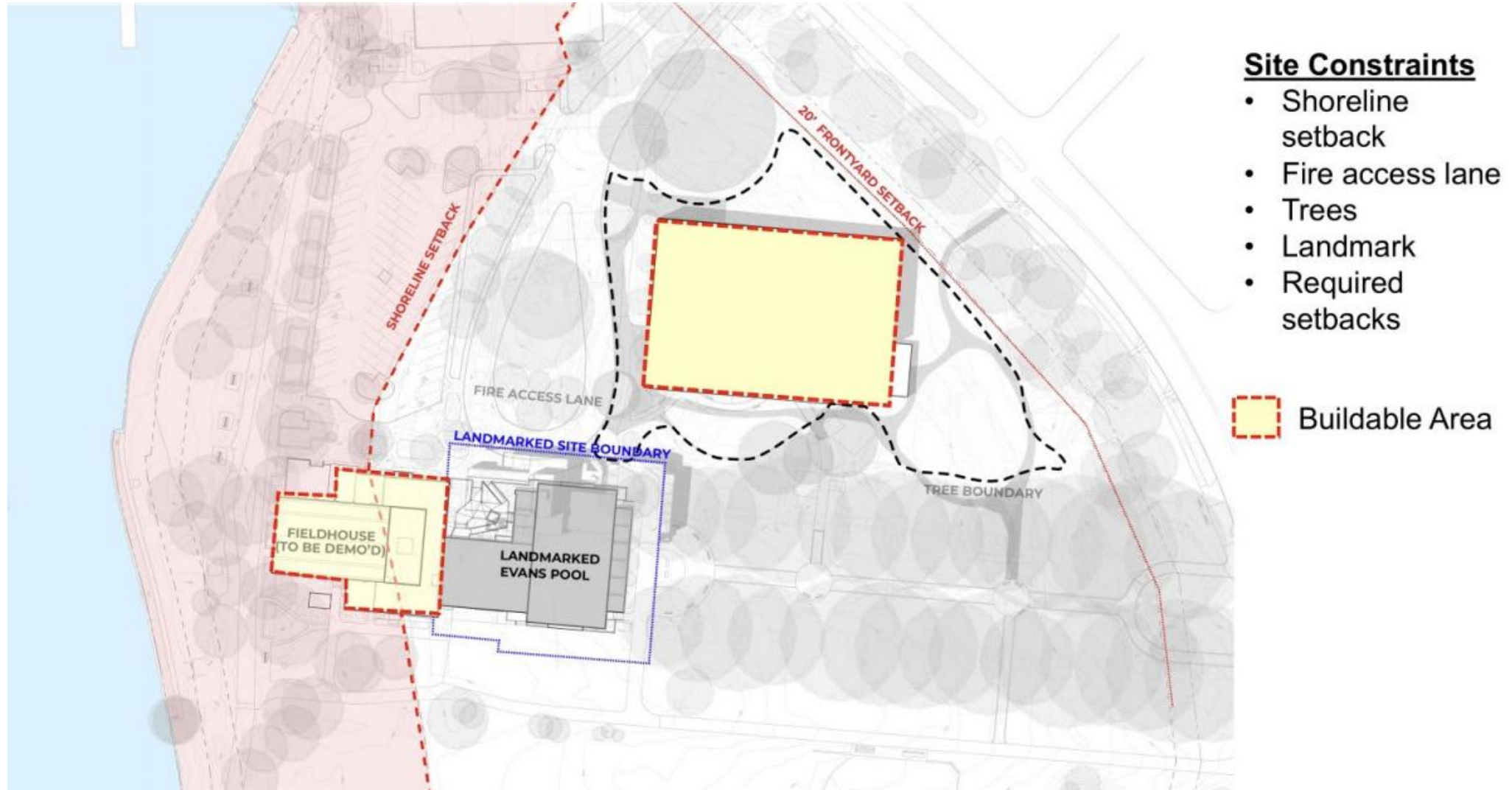
EVANS POOL SUMMARY OF CHANGES OVER TIME

 HIGHLIGHTED AREAS
INDICATE AREA OF
CHANGES SINCE EVANS
POOL ADDITION

1. Courtyard changed for barrier free access
2. Exterior windows boarded
3. Exterior windows changed
4. Exterior doors changed



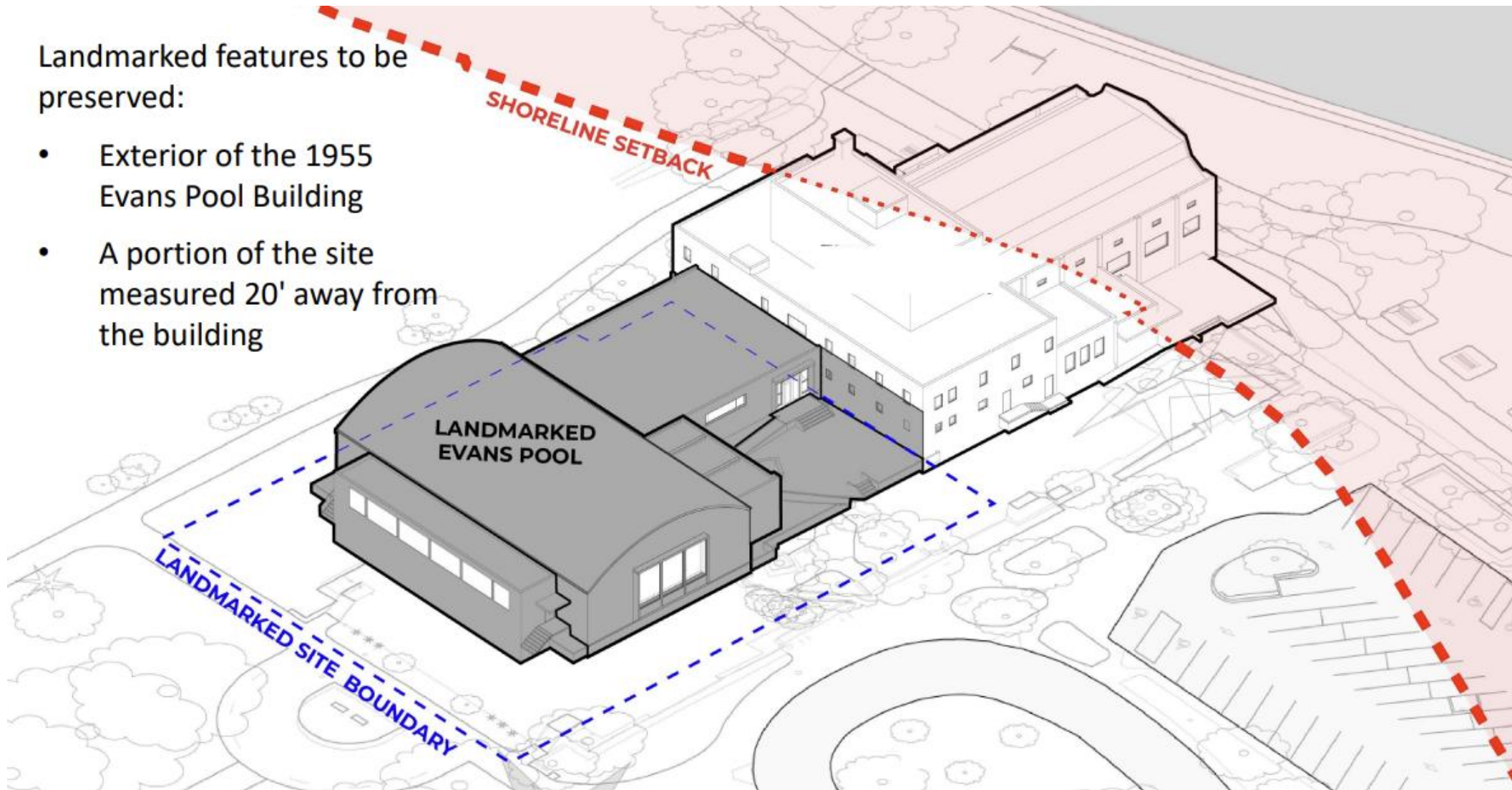
CONTEXT: EVANS POOL BUILDING, LANDMARKED ON NOVEMBER 24, 2021



CONTEXT: EVANS POOL BUILDING, LANDMARKED ON NOVEMBER 24, 2021

Landmarked features to be preserved:

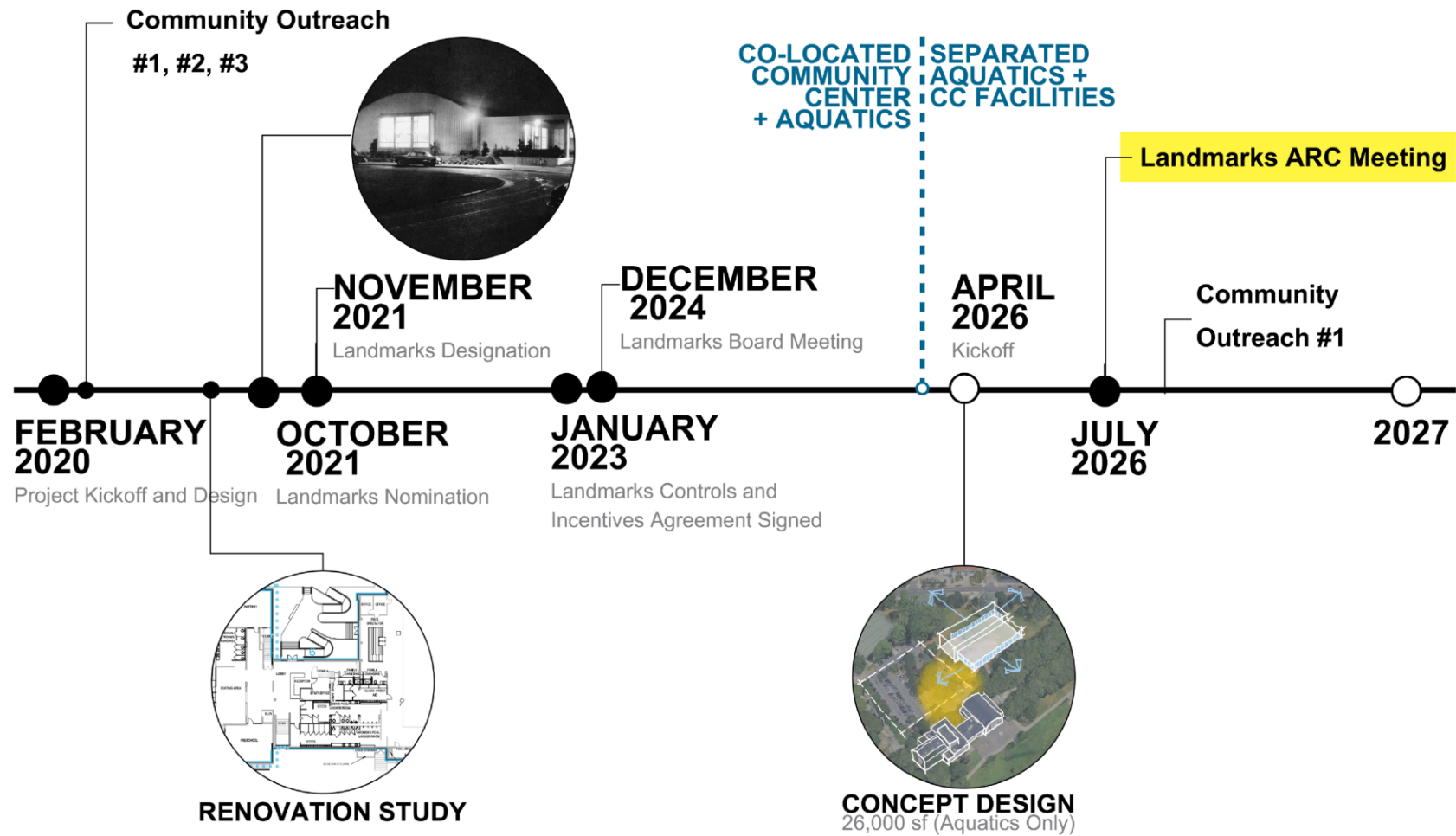
- Exterior of the 1955 Evans Pool Building
- A portion of the site measured 20' away from the building



PREVIOUS LANDMARKS MEETINGS



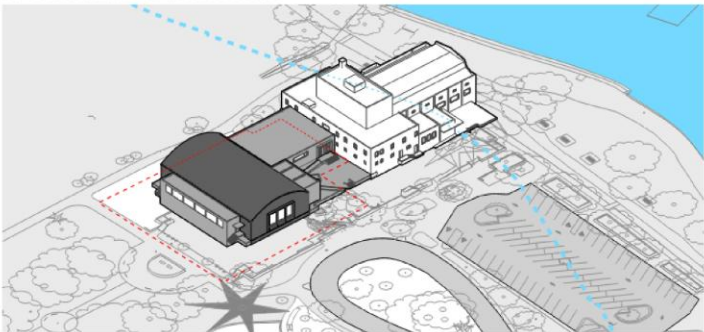
CONTEXT: PROJECT TIMELINE



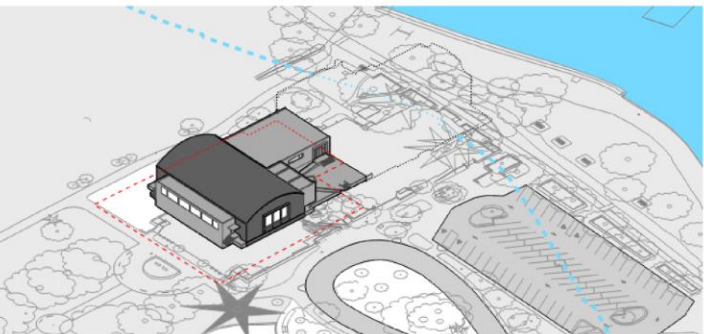
RECAP: LANDMARKS BOARD MEETING I - DECEMBER 4, 2024

CELEBRATING THE THIN SHELL

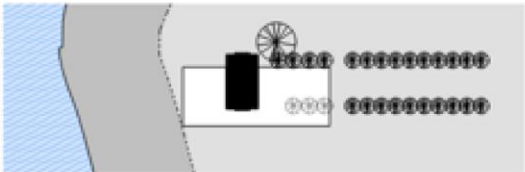
1. CURRENT CONDITION



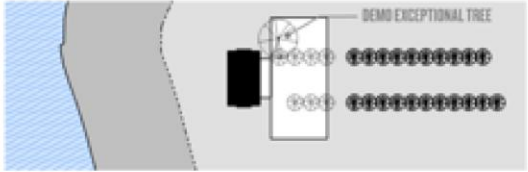
2. DEMO FIELDHOUSE



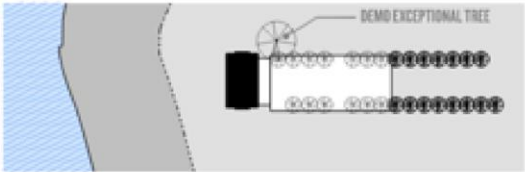
“WRAP”



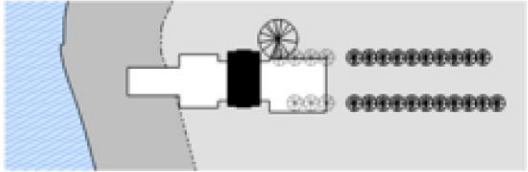
“ROTATED BAR”



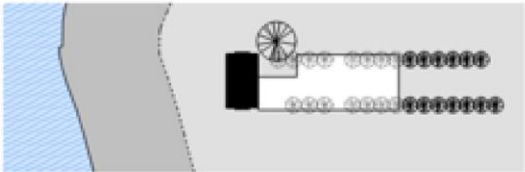
“BAR WITH GASKET”



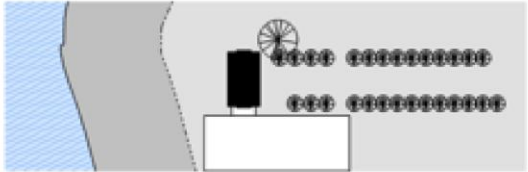
“BUILD IN SETBACK”



“NOTCH FOR TREE”



“BAR TO SOUTH”



RECAP: LANDMARKS BOARD MEETING I - DECEMBER 4, 2024

- DEMOLITION OF PORTIONS OF THE LANDMARKED STRUCTURE ARE NOT APPROVED AT THIS TIME. HOWEVER, THE LANDMARK PRESERVATION BOARD MAY BE AMENABLE IN THE FUTURE AFTER CAREFUL STUDY OF THE DESIGN OPTIONS, AND IN-DEPTH ANALYSIS.
- SIGNIFICANT ADDITION TO THE LANDMARKED STRUCTURE IS NOT AS MUCH OF A CONCERN.

CURRENT RENOVATION + ADDITION OPTIONS



DESIGN RESPONSE: LANDMARKS ARC MEETING 2

WHAT HAS CHANGED

- NEW COMMUNITY CENTER
- MORE EFFICIENT USE OF SPACE IN A BRAND-NEW FACILITY
- NO CONVERSION OF THE AQUATICS BUILDING INTO A COMMUNITY CENTER

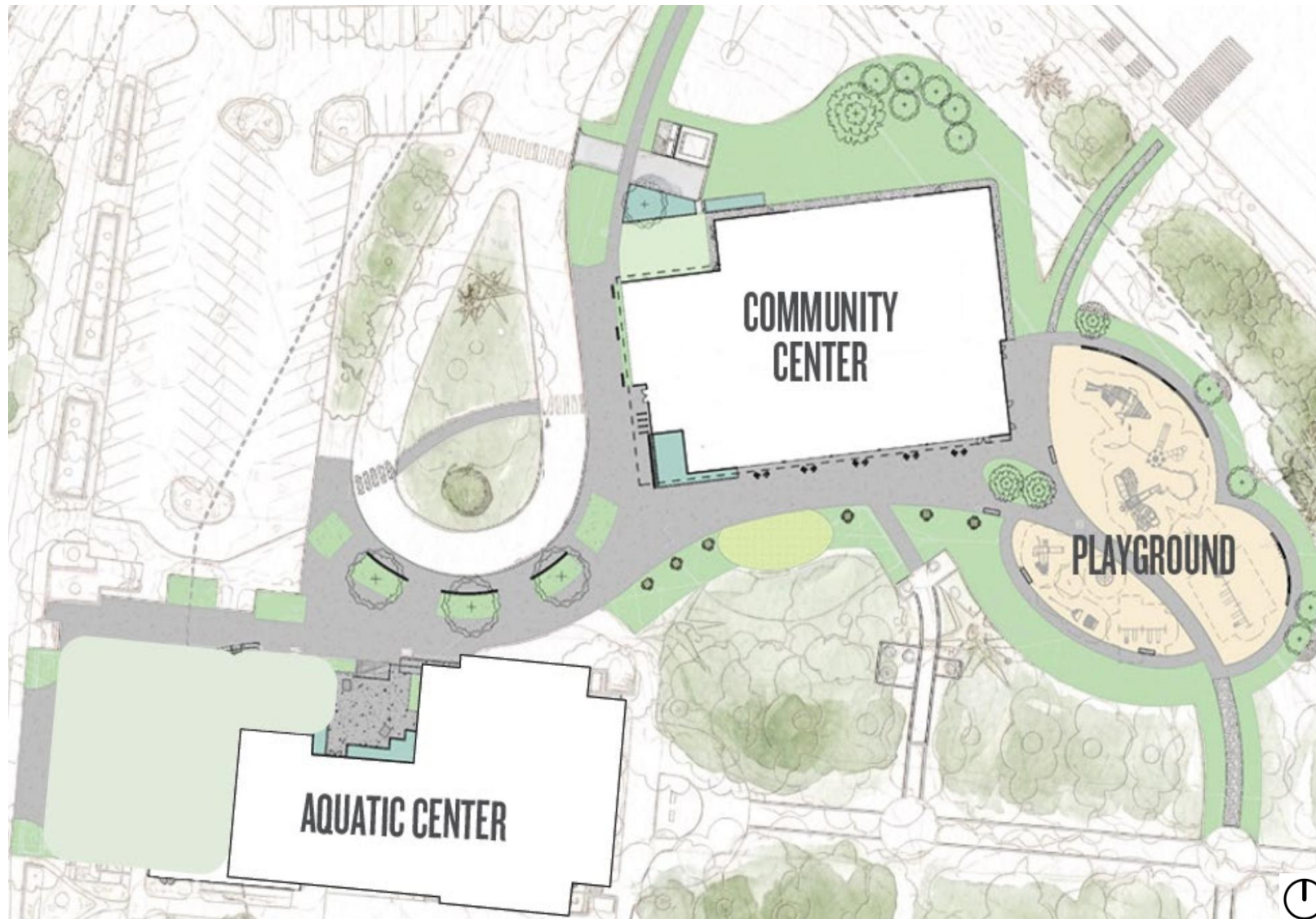
EVANS POOL

- EXISTING POOL RENOVATED/REBUILT WITHIN THE EXISTING HISTORIC BUILDING, WITH 100% NEW SYSTEMS, DECK, GUTTERS, AND BOTTOM
- TEACHING POOL OPPORTUNITY AT WARMER WATER TEMPERATURES

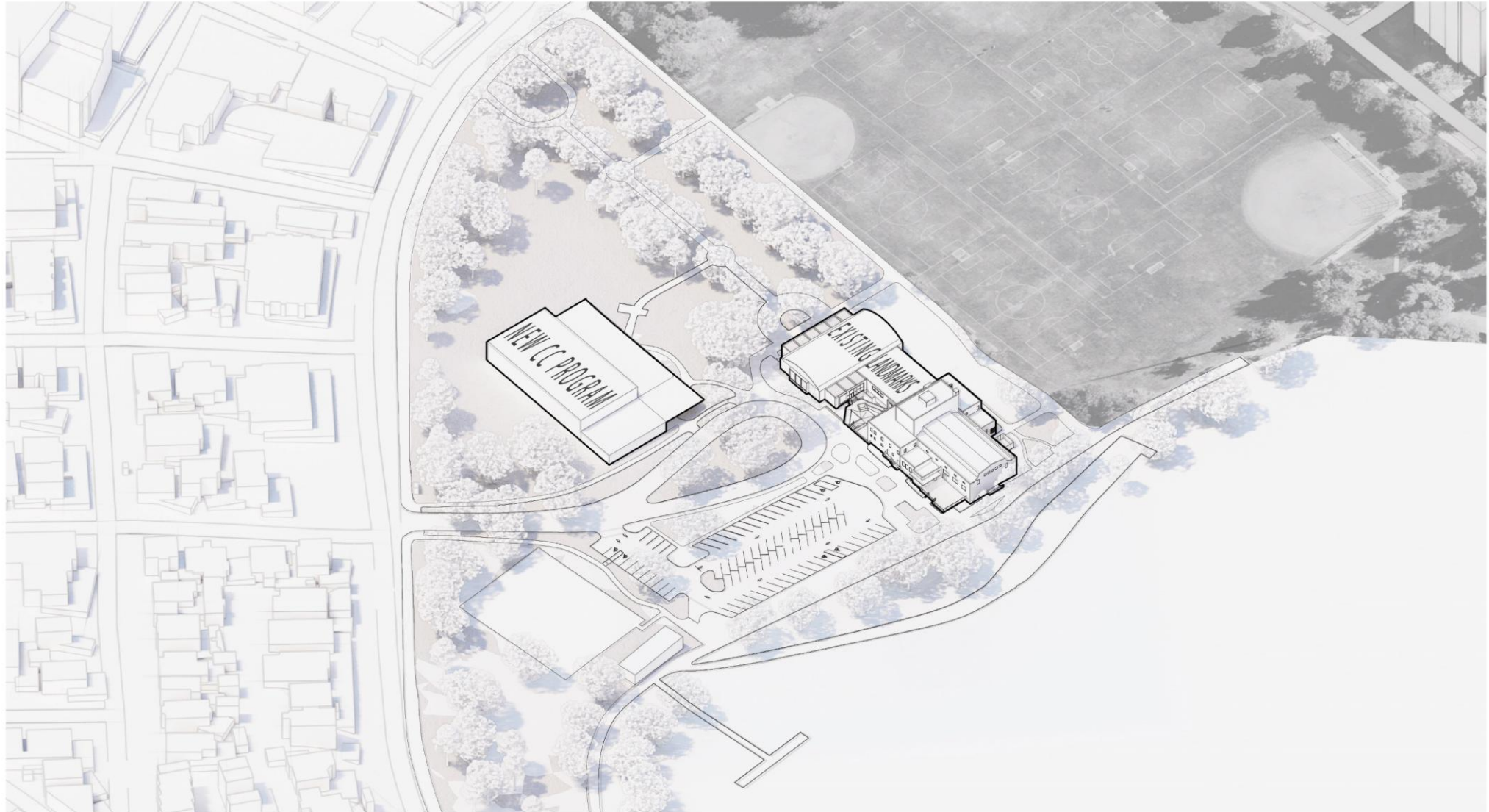
SITE AREA

- NEW OPEN SPACE BETWEEN THE POOL AND THE LAKE
- IMPROVED CIRCULATION AROUND THE BUILDINGS
- OPPORTUNITY FOR LAKE VIEWS FROM BOTH BUILDINGS
- CAMPUS FEEL BETWEEN BUILDINGS AND PLAY AREA
- BASKETBALL COURT OPPORTUNITIES

UPDATED SITE PLAN



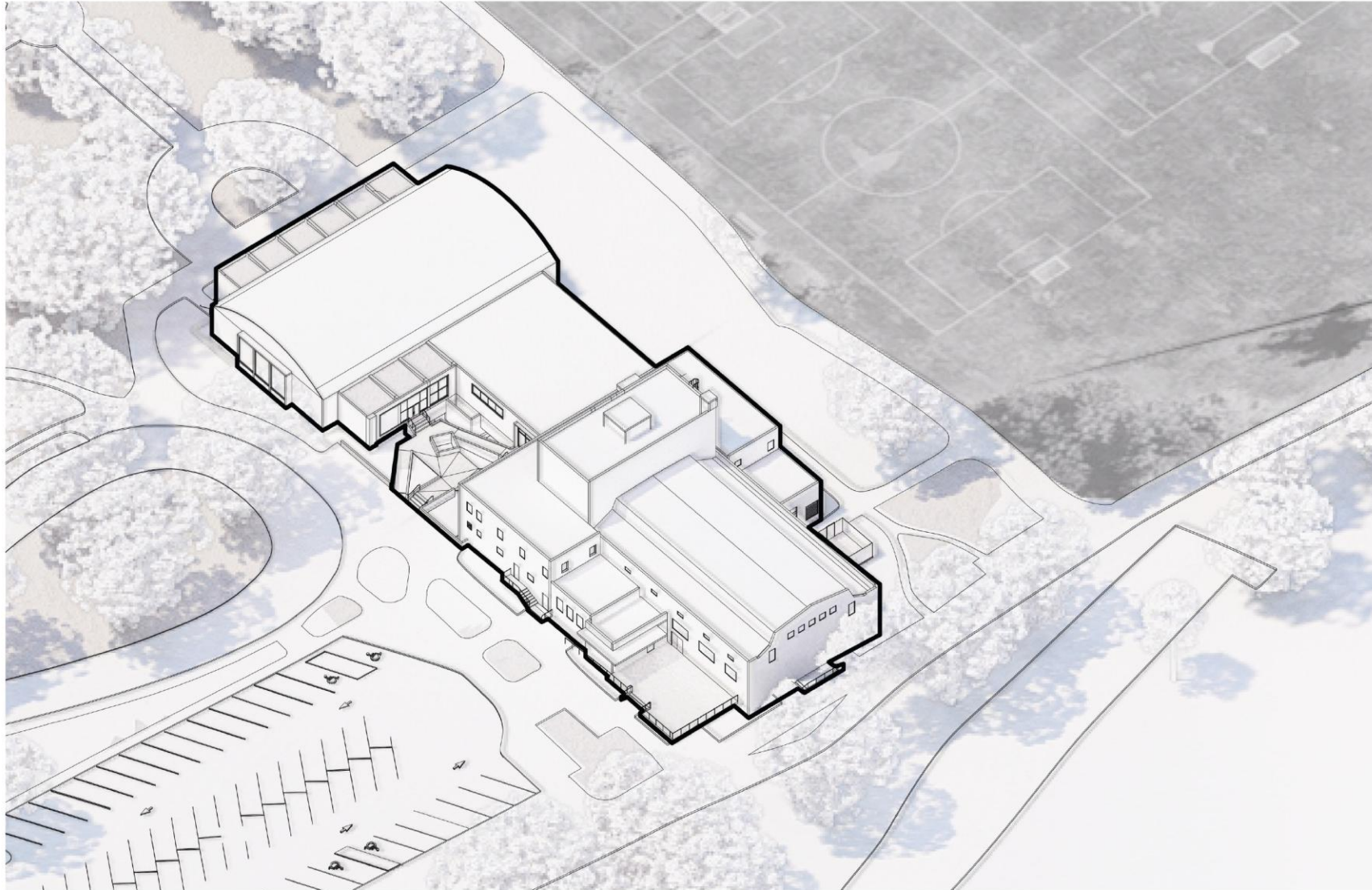
SITE OVERVIEW



LARGER SITE CONSTRAINTS



EXISTING LANDMARK CONDITIONS



FIELD HOUSE DEMO



APPROACHES TO BUILDING NEXT TO LANDMARKED STRUCTURE

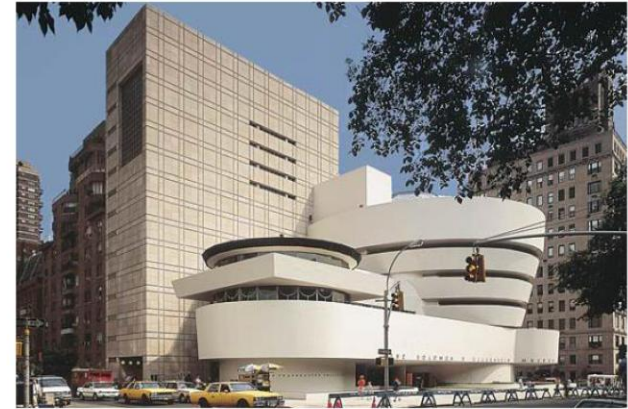
ECHO ORIGINAL FORMS



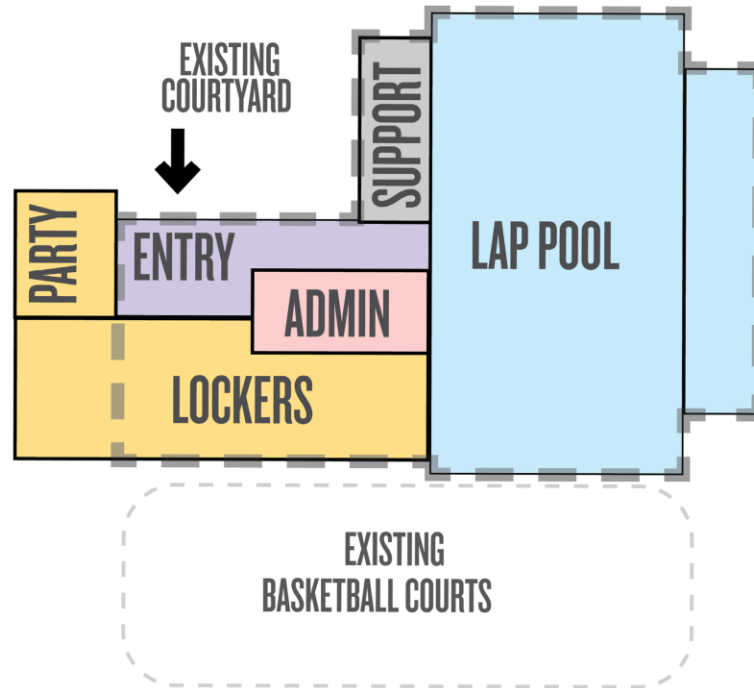
INSERT GASKET



NEW FORM AS BACKDROP



OPTION A



PROs

- Entry maintained
- Low impact to Landmark
- Basketball court maintained
- Opportunity for open space/views to the lake
- Meets budget

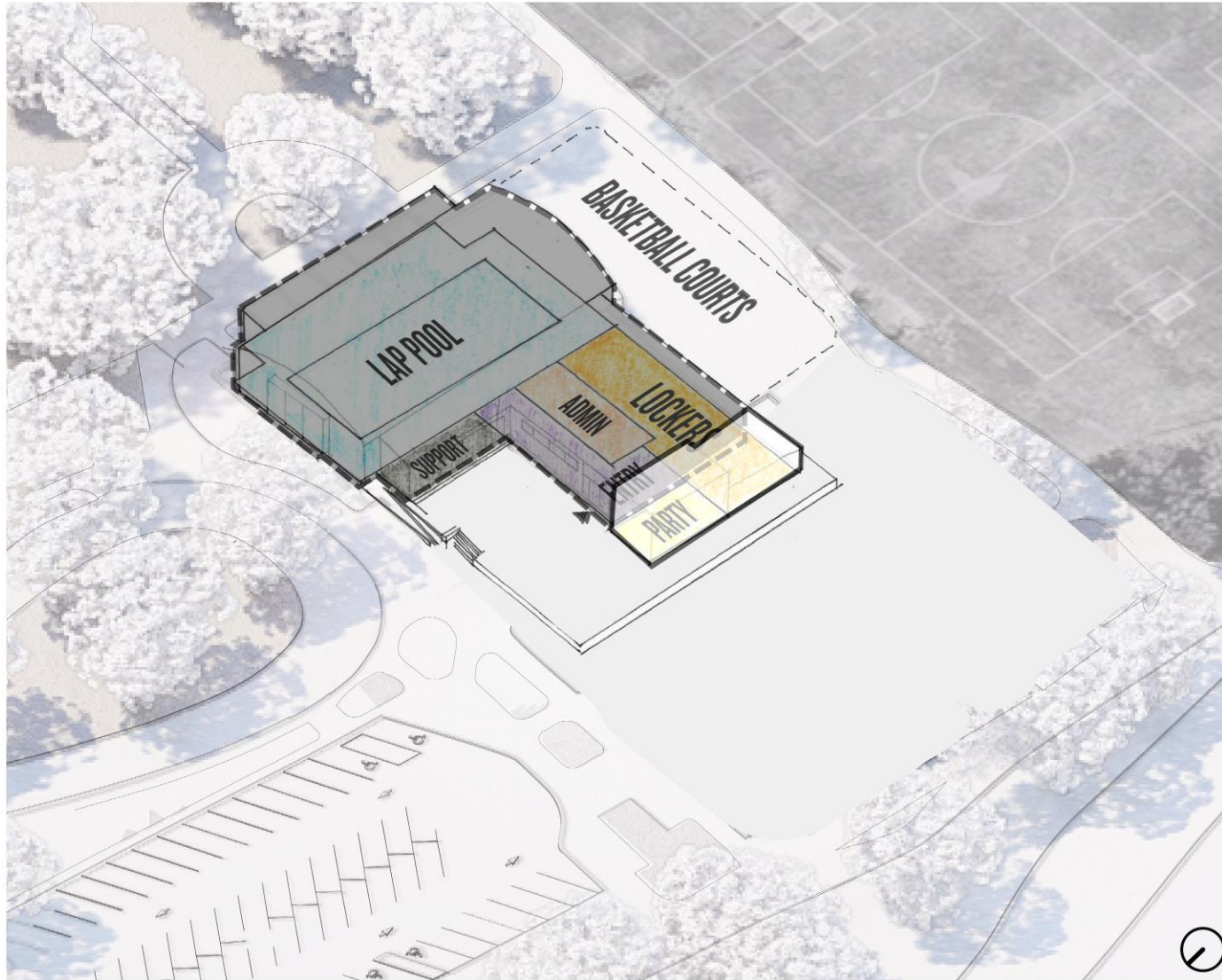
CONs

- No expanded program

OPTION A CONSIDERATIONS

- Historical use remains intact
- Fieldhouse demolished; no aquatics expansion
- Courtyard entrance restored, ADA accessible
- West courtyard wall removed — opens entrance to west/south
- Outdoor amenities possible in fieldhouse footprint
- Small west addition: party room, locker expansion
- Minor south elevation fenestration and exit impacts
- Smallest addition of the three options
- Meets construction budget

OPTION A



PROs

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- Low impact to Landmark
- Basketball court maintained
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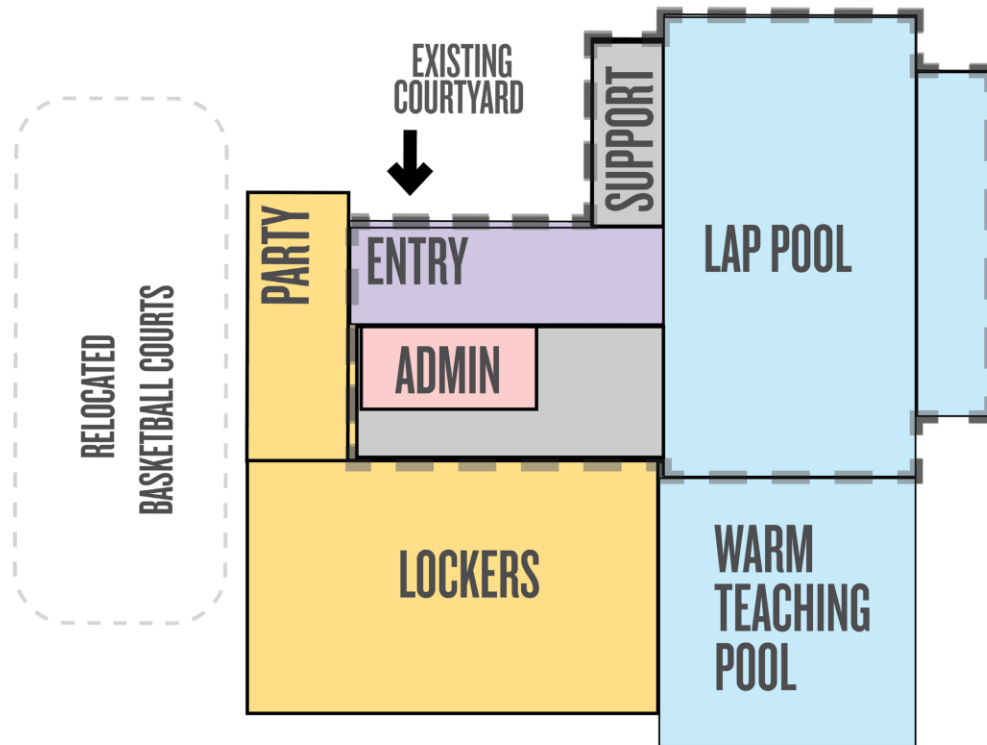
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OPTION B



PROs

- Pools adjacent
- Entry maintained
- Logical circulation
- Operationally cost effective

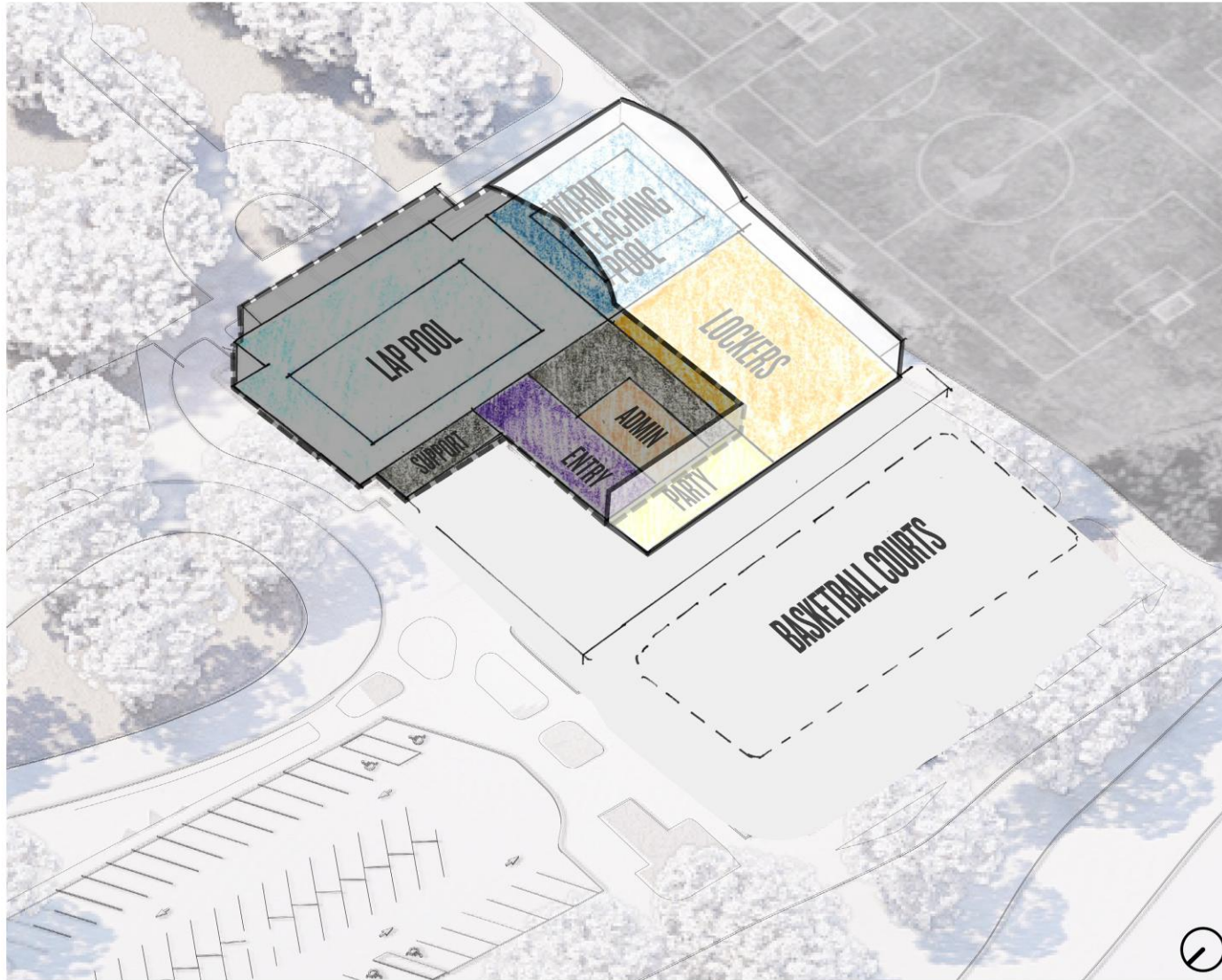
CONs

- Potential additional impacts to Landmark
- Requires basement expansion
- Requires basketball courts relocation to lake side of building

OPTION B CONSIDERATIONS

- Historical use remains intact
- Fieldhouse demolished; aquatics expanded
- Courtyard entrance restored, ADA accessible
- West courtyard wall removed — opens entrance to west/south
- Small west addition: within Fieldhouse footprint
- Teaching pool addition south, adjacent to lap pool vault — preferred for safety/operations, parental oversight
- South elevation altered; modest one-story addition
- Similar addition SF to Option C
- Basketball courts relocated west
- **Cost estimates exceed available funds**
- **Preferred by SPR**

OPTION B



PROs

- Pools adjacent
- Entry maintained
- Logical circulation
- Operationally cost effective

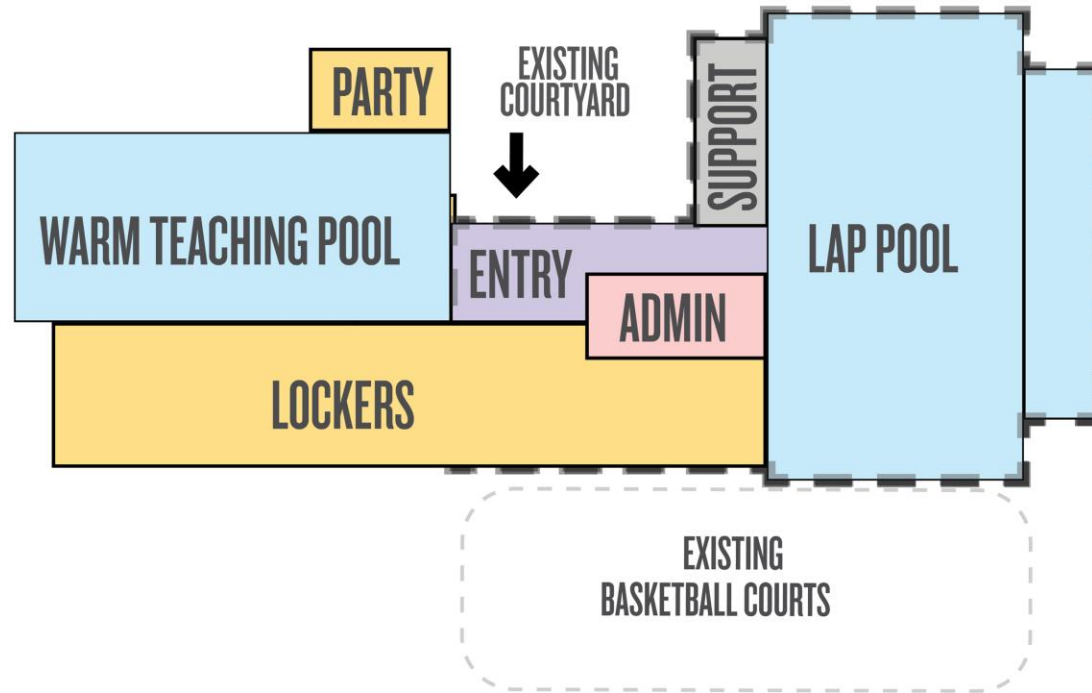
CONs

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OPTION B CONSIDERATIONS

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- South elevation altered; modest one-story addition
- Similar addition SF to Option C
- Basketball courts relocated west
- **Cost estimates exceed available funds**
- **Preferred by SPR**

OPTION C



PROs

- Entry & pool maintained
- Logical circulation
- Lower impact to Landmark
- Basketball court maintained in current location

CONs

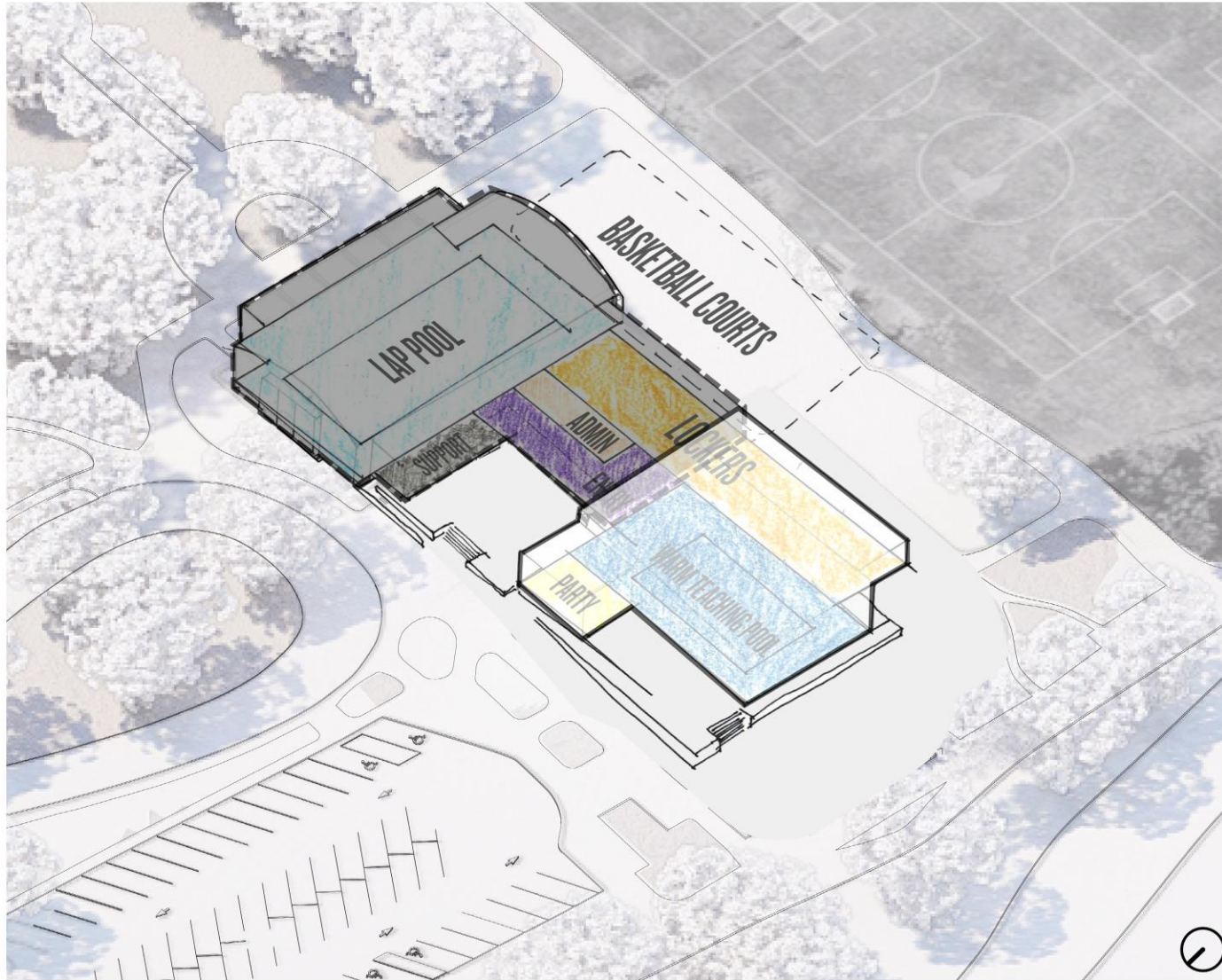
- Pools not adjacent
- Requires expanded basement
- Higher operating cost

OPTION C CONSIDERATIONS

- Historical use remains intact
- Fieldhouse demolished; aquatics expanded
- Courtyard entrance restored, ADA accessible
- West courtyard wall may be retained
- Single west addition: teaching pool, training room, locker expansion
- Pool separation less desirable — requires added staffing
- Similar addition SF to Option B,
- **Cost estimates exceed available funds**
- **Not recommended by SPR**



OPTION C



PROs

- Entry & pool maintained
- Logical circulation
- Lower impact to Landmark
- Basketball court maintained in current location

CONs

- Pools not adjacent
- Requires expanded basement
- Higher operating cost

OPTION C CONSIDERATIONS

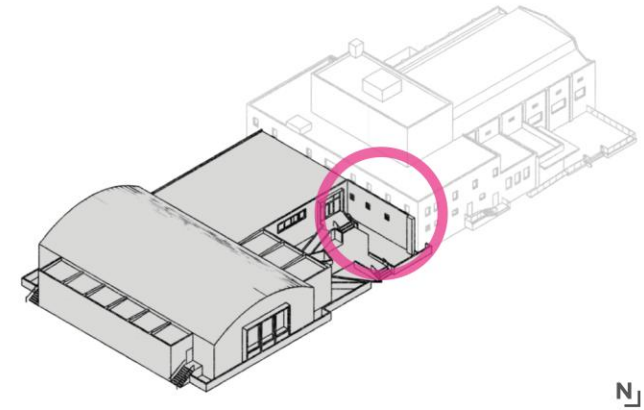
- Historical use remains intact
- Fieldhouse demolished; aquatics expanded
- Courtyard entrance restored, ADA accessible
- West courtyard wall may be retained
- Single west addition: teaching pool, training room, locker expansion
- Pool separation less desirable — requires added staffing
- Similar addition SF to Option B,
- **Cost estimates exceed available funds**
- **Not recommended by SPR**

DESIGN OPTION COMPARISON



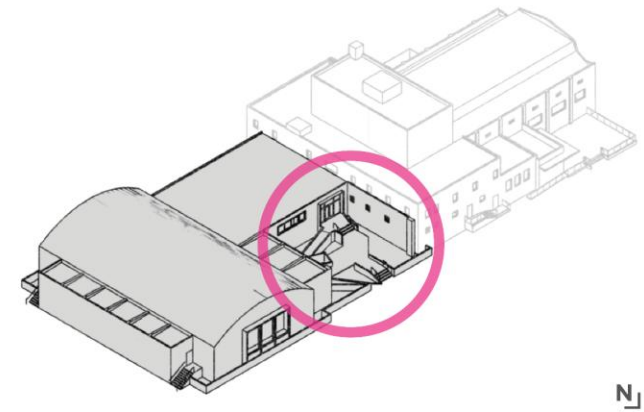
Consideration	Option A	Option B	Option C
Historical use	Intact	Intact	Intact
Fieldhouse	Demolished; no aquatics expansion	Demolished; aquatics expanded	Demolished; aquatics expanded
Courtyard entrance	Restored, ADA accessible	Restored, ADA accessible	Restored, ADA accessible
West courtyard wall	Removed — opens entrance to west/south	Removed — opens entrance to west/south	May be retained
Outdoor amenities	Possible in fieldhouse footprint	Some possible in conjunction with relocated Basketball courts	—
West addition	Small: party room, locker expansion	Small: party room, locker expansion	Single addition: warm teaching pool, party room, locker expansion
Basketball courts	Unchanged	Relocated west	Unchanged
South elevation	Minor fenestration and exit impacts only	Warm Teaching pool added south, adjacent to lap pool vault — preferred for safety/operations; south elevation altered, modest one-story addition	Minor fenestration and exit impacts only
Pool adjacency	NA	Pools adjacent — preferred for operations/safety	Warm Teaching pool added to the west. Pools separated — requires added staffing
Addition size	Smallest of the three options	Similar to Option C, mostly added to south side of Landmark	Similar to Option B, consolidated on west side
Budget	Meets construction budget	Cost estimates exceed available funds	Cost estimates exceed available funds
SPR preference	—	Preferred by SPR	Not recommended by SPR

WEST COURTYARD WALL



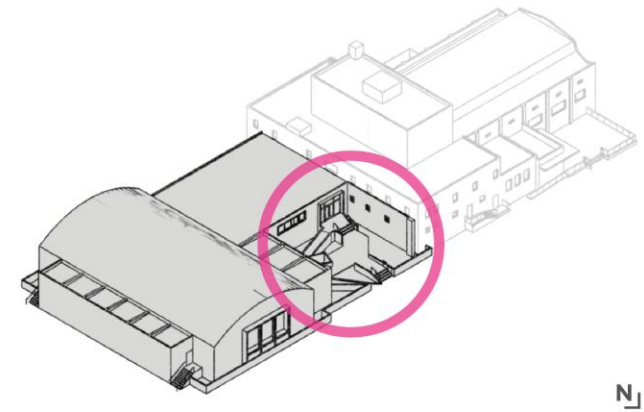
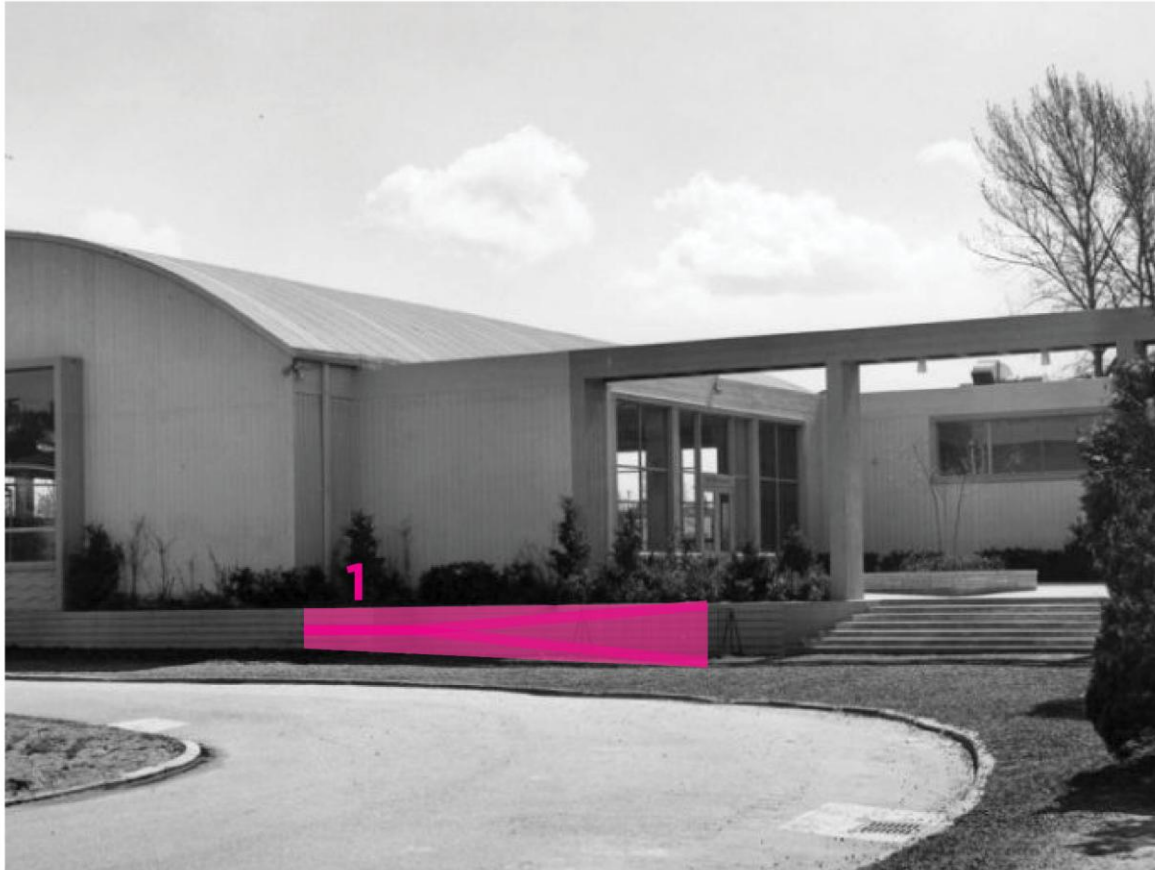
1. WHAT IS APPROACH TO LANDMARKED WALL ONCE FIELDHOUSE IS REMOVED?

COURTYARD DESIGN

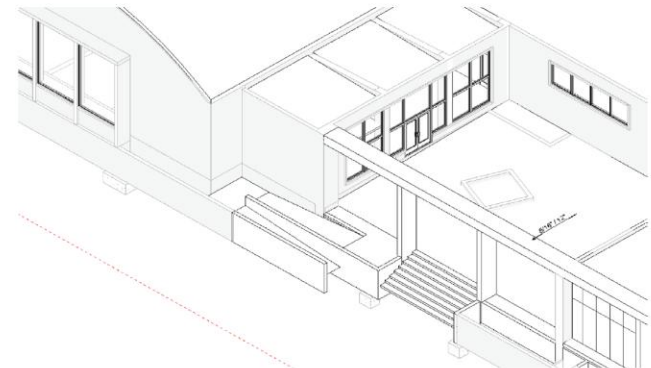


1. DESIRE TO RESTORE THE ORIGINAL COLUMN AND BEAM FRAME ELEMENT TO THE ENTRY COURTYARD
2. ADDRESS OVERGROWN STATE OF LANDSCAPING IN COURTYARD TO GIVE ROOM FOR GATHERING AND HIGHLIGHT THE BUILDING
3. BRING BACK THE MORE GENEROUS ENTRY STAIR

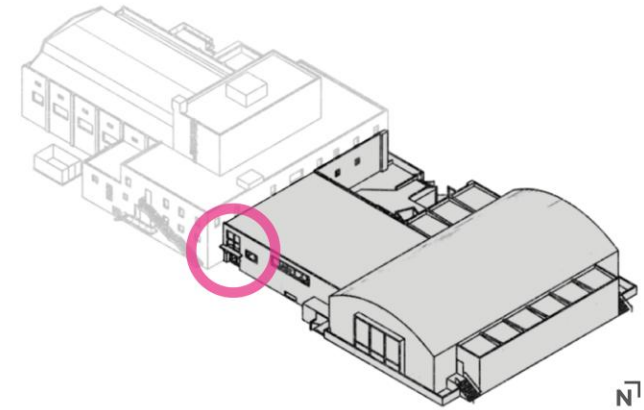
COURTYARD ACCESSIBILITY



**1. PROPOSE TO INSERT NEW ADA COMPLIANT RAMP
WITH SITE WALL TO MATCH DATUMS OF HISTORIC
STRUCTURE**

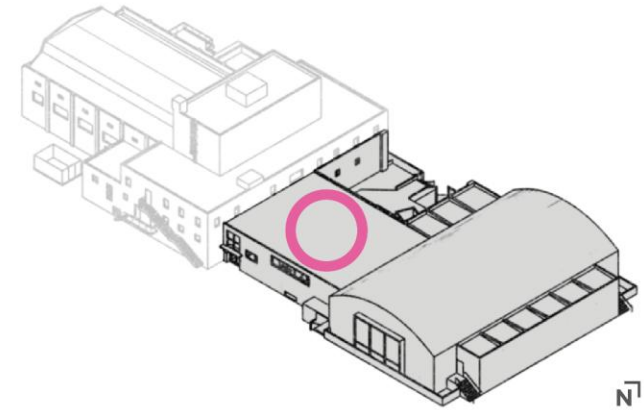


SOUTH ENTRANCE



- 1. EXISTING WINDOW ABOVE SOUTH ENTRY STAIR
- 2. EXISTING CONCRETE CANOPY OVER SOUTH ENTRY.
- 3. EXISTING ENTRY AT SOUTH SIDE OF BUILDING
- 4. APPROXIMATE LOCATION OF INTERIOR FLOOR LINE

ROOFTOP EQUIPMENT



1. OUTDATED EQUIPMENT NEEDS REPLACEMENT. NEW EQUIPMENT WILL BE LARGER

NEXT STEPS



LANDMARKS ARC MEETING WORK PLAN

Meeting	Date	Proposed topics
ARC Meeting 01	December 2024	• Project introduction & overview for new members • Site, context and history • Landmark analysis • Space needs analysis • How to add to a landmark • Workplan for future ARC meeting topics
ARC Meeting 02	July 2026	• Summary of ARC 01 • Community/stakeholder input • Three massing options • Preferred massing
ARC Meeting 03	TBD	• Summary of ARC 02 • Massing update • Critical detail • Preliminary COA/MUP application • Workplan for future ARC meeting topics
ARC Meeting 04	TBD	• Summary of ARC 03 • Critical detail • Workplan for future ARC meeting topics (if needed)
ARC Meeting 05	TBD	• Topic A • Topic B • Topic C
ARC Meeting 06 (final briefing)	TBD	• Final COA vote

GREEN LAKE COMMUNITY CENTER & POOL LANDMARKS ARC MEETING 2

July 31, 2026



Seattle
Parks & Recreation

