



# GREEN LAKE COMMUNITY CENTER

**7201 EAST GREEN LAKE DRIVE NORTH**

Project #: TBD

**ARC BRIEFING PACKET 01**

LANDMARKS PRESERVATION BOARD

December 13th, 2024



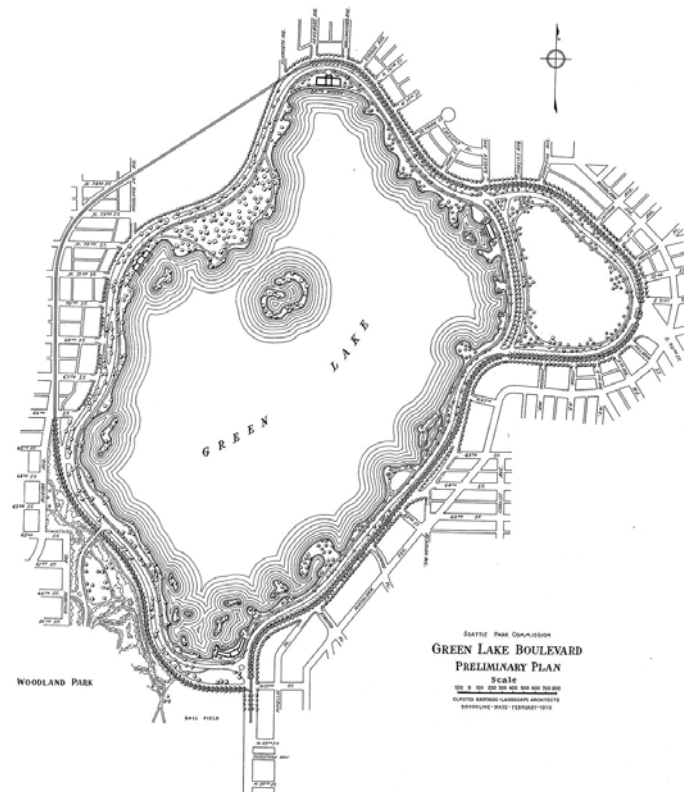
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01

# PROJECT INTRODUCTION & OVERVIEWS



# PROJECT INFORMATION



**ADDRESS:**

7201 East Green Lake Drive N, Seattle, WA 98115

**PARCEL NO:**

952810-07090

**SDCI PROJECT NO:**

TBD

**LEGAL DESCRIPTION:**

Woodlawn Addition to Green Lake Blcoks 18, 19 and 106 thru 112, all of said blocks being along and up the shores of Green Lake, held and owned by said parties as upland owners upon said Green Lake together with the now upland area that is dfined on the south, east and north sides by blocks 106-112 of the Woodlawn Addition to G reen Lake and blocks 18-19 Woodlawn Addition to Green Lake, and said Green Lake to the west.

**OWNER:**

City of Seattle  
Department of Parks and Recreation  
AP Diaz, Superintendent  
100 Dexter Ave N, Seattle, WA, 98109

**CONTACT:** David Graves

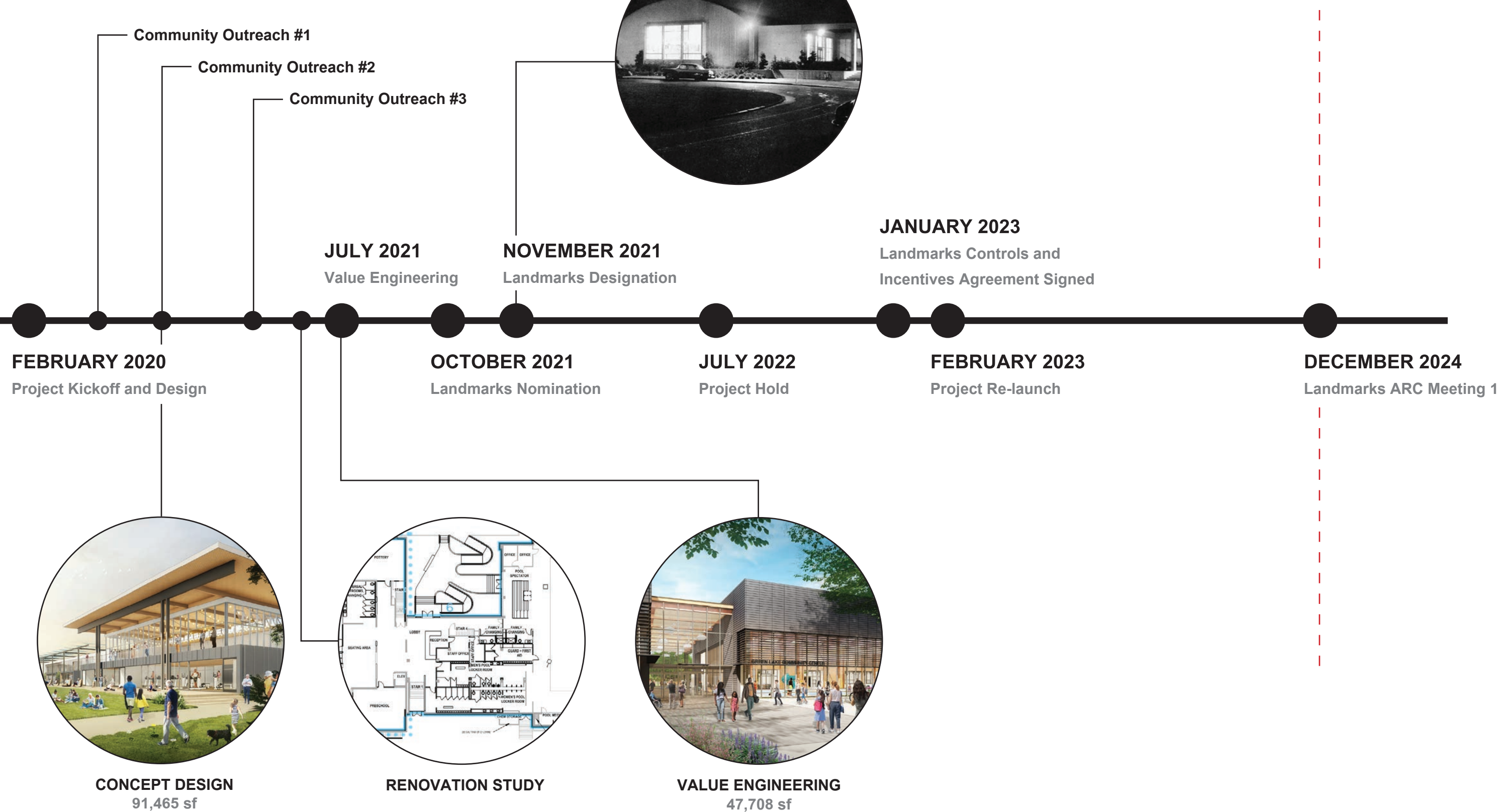
**ARCHITECT:**

Miller Hull Partnership, LLP  
71 Columbia Street, 6th floor  
Seattle, WA 98104

**CONTACT:** Margaret Sprug



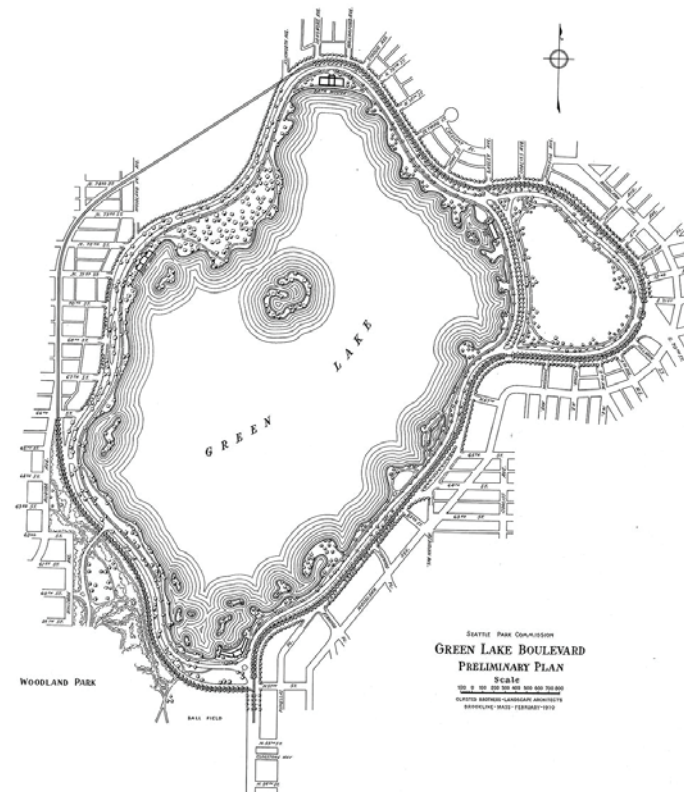
# PROEJECT TIMELINE





## 02

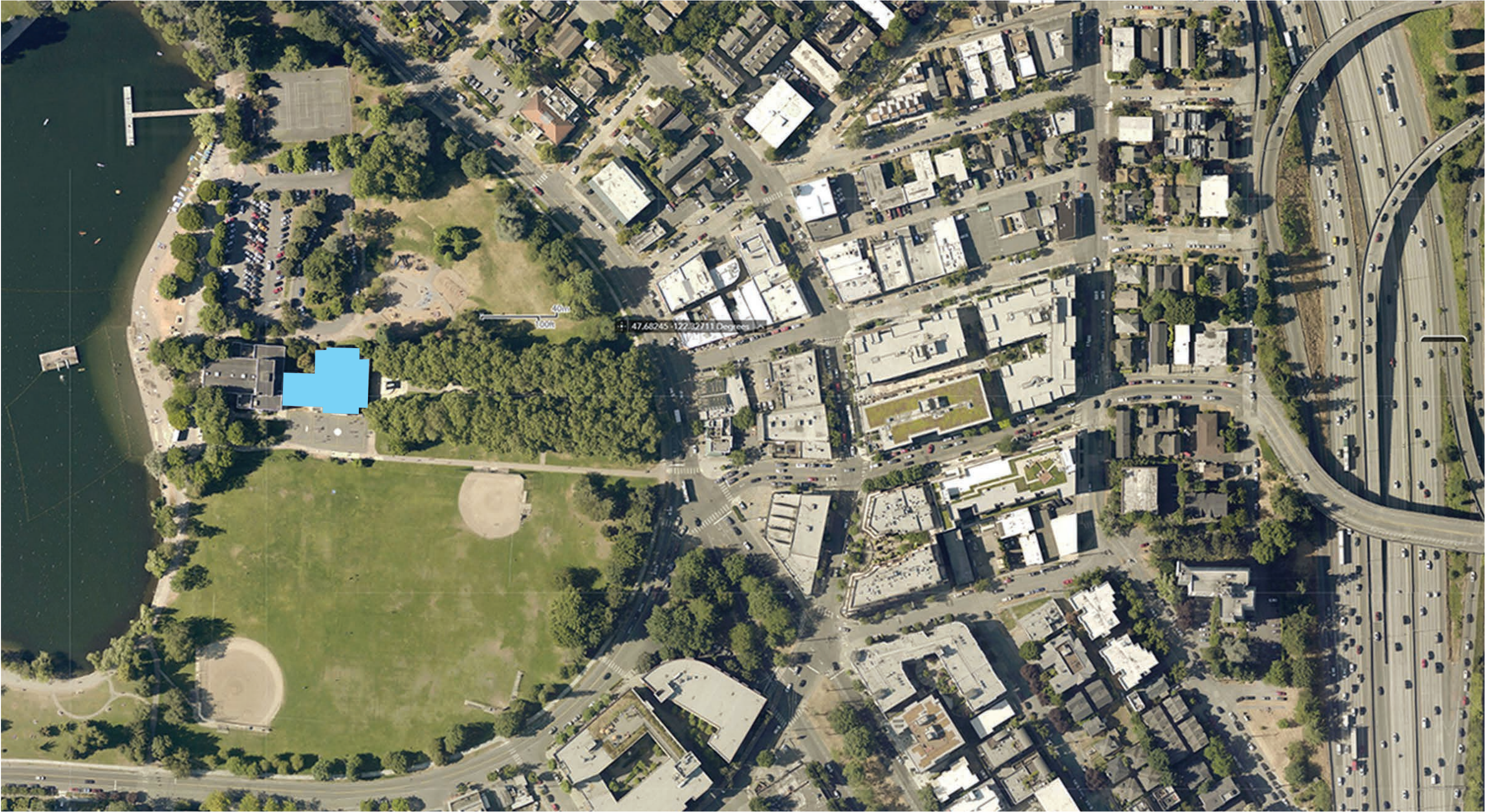
# SITE AND CONTEXT





EVANS POOL VICINITY MAP

North

























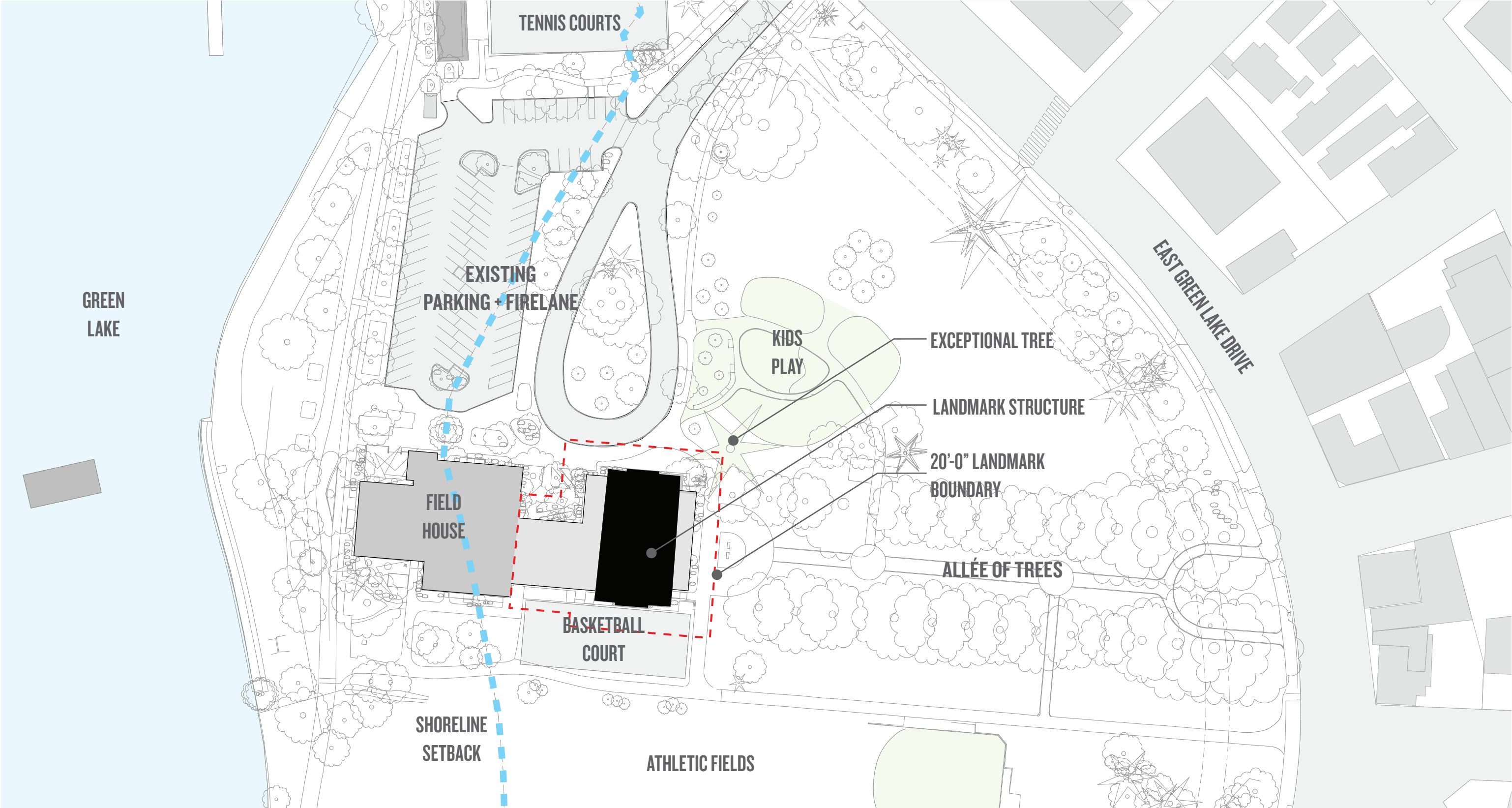








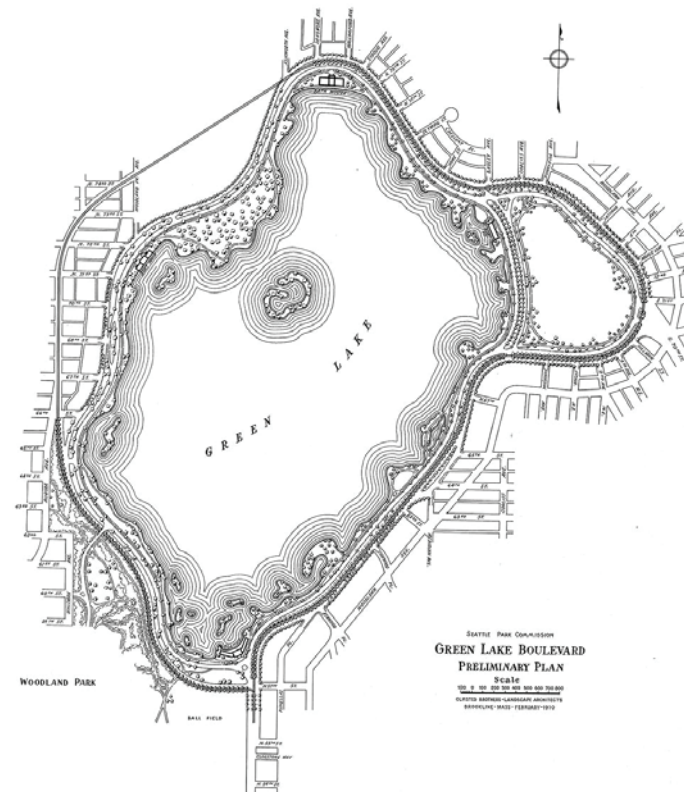
# EVANS POOL CONTEXT MAP





03

**7201 - 7359 E GREEN LAKE DRIVE N  
THE HISTORIC EVANS POOL**





# EVANS POOL HISTORIC INFORMATION & SITE EXISTING CONDITIONS



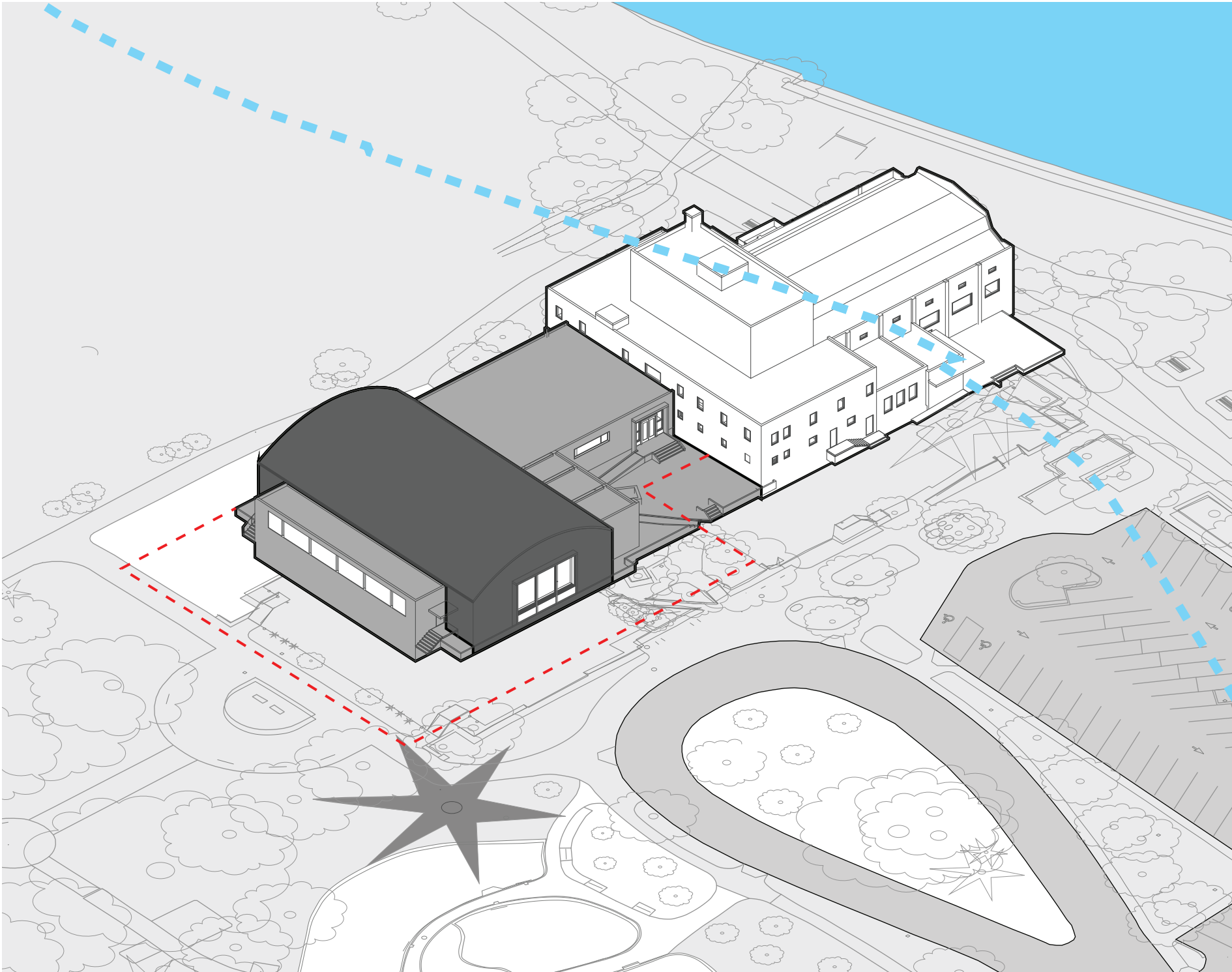
## HISTORICAL INFORMATION

- **Date of Completion:** 1955
- **Architect:** Lester P. Fey
- **Structural Engineers:** Jack Christiansen and John B. Skilling
- **Contractor:** Cawdrey & Vemo
- **Green Lake Landscape Architect:** John C Olmsted
- **Building Technologies:** Thin shell concrete building
- **Height:** Single story structure addition
- **Date of Landmark designation:** 2021
- **Features of the Landmark to be preserved:** exterior of the 1955 Evans Pool building and a portion of the site measured 20’ away from the building

## LANDMARKED & SPECIAL CHARACTERISTICS

Designated a Seattle Landmark based on satisfaction of the following standards for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction; or
- E. It is an outstanding work of a designer or builder.



LANDMARK STRUCTURE AND SITE EXTENTS



# EVANS POOL HISTORIC INFORMATION & EXTERIOR EXISTING CONDITIONS

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# EVANS POOL HISTORIC INFORMATION & INTERIOR EXISTING CONDITIONS

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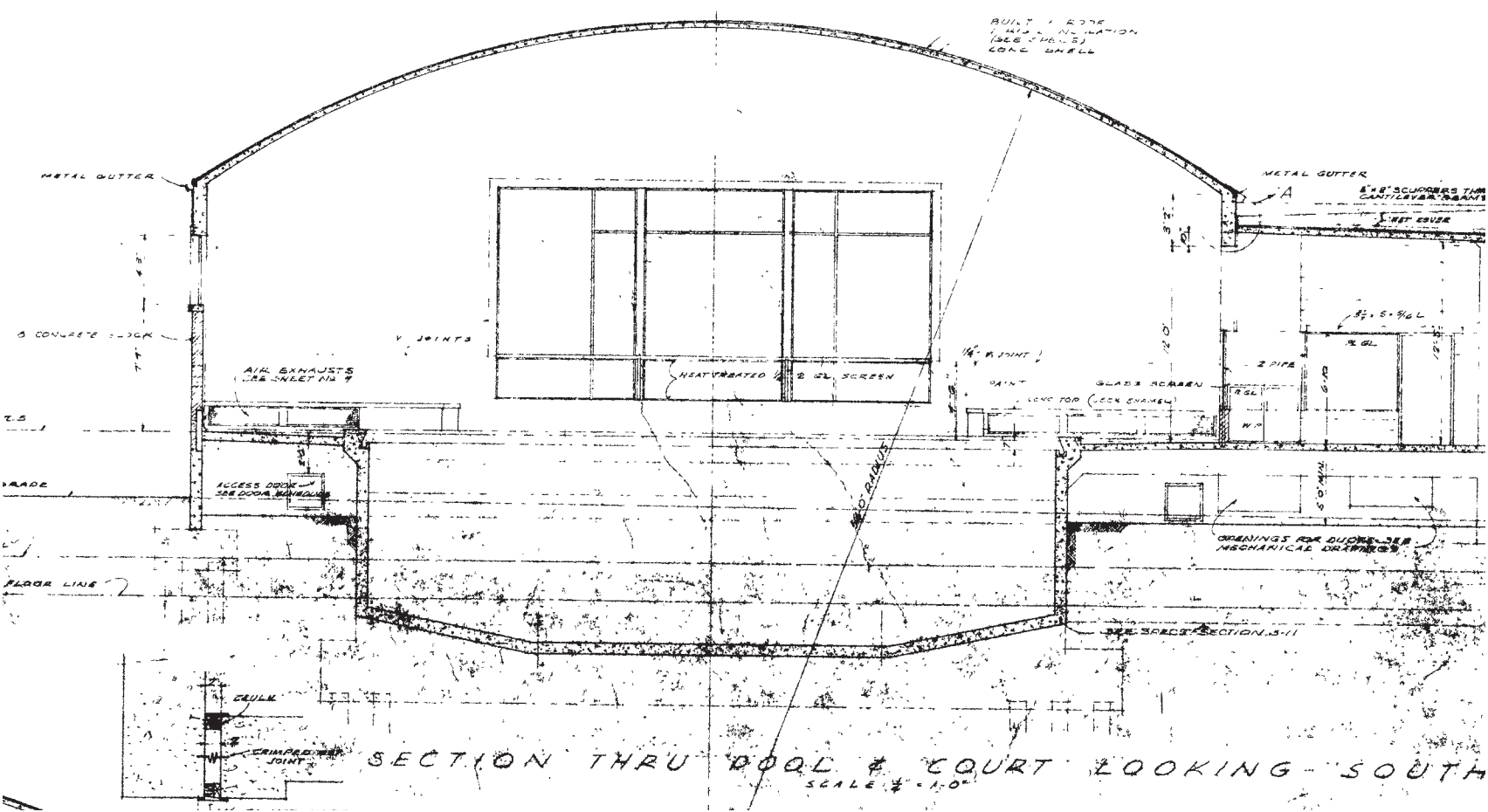
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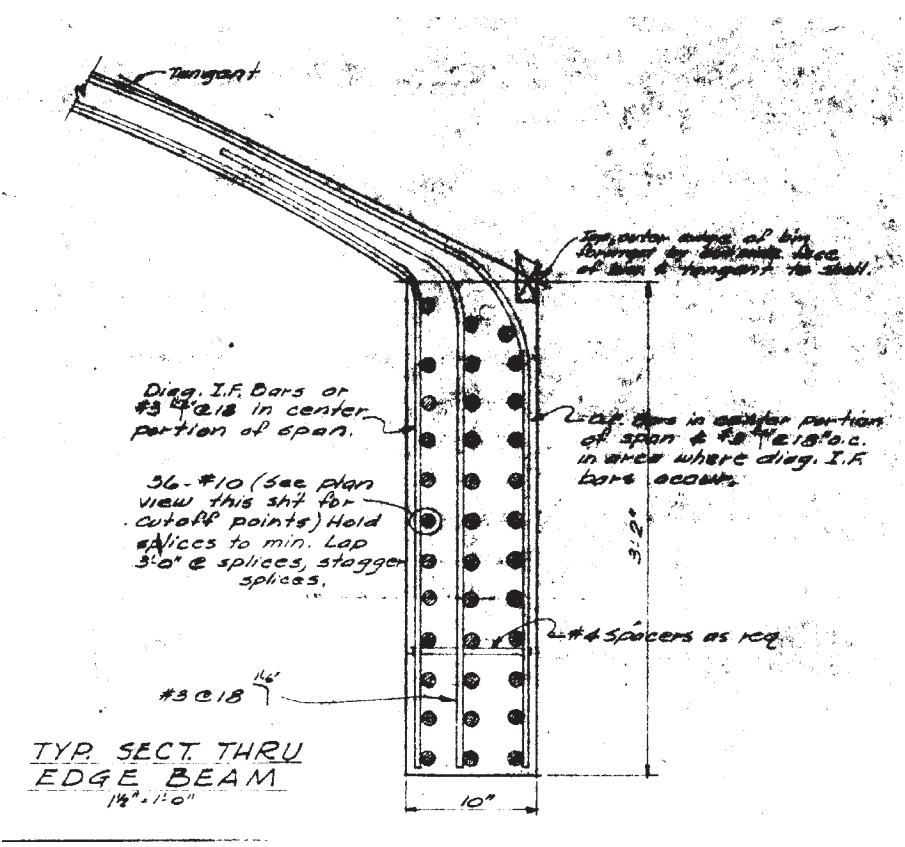


# THIN-SHELL CONCRETE TECHNOLOGIES

The Pacific Northwest is known as a center of thin-shell concrete design and construction. This is due in large part to reusable formwork design by John V. Christiansen, who is attributed with the engineering design of more than 60 freestanding thin-shell concrete structures in the Pacific Northwest region.



1955 POOL SECTION



1955 THIN SHELL DETAIL



# THREE PHASES OF THIN-SHELL: JACK V. CHRISTIANSEN (1927-2017)

Phase I (1954-1956): Early shells are **simple barrel vaults, circular shells** designed in accordance with the 1951 ASCE Manual 31: Design of Cylindrical Concrete Shell Roofs.

Evans Pool at Green Lake

Seattle School District Warehouse

Boeing hangars for the B-52 bombers

Wilson Junior High School in Yakima



EVANS POOL



SEATTLE DISTRICT WAREHOUSE



BOEING HANGARS



# THREE PHASES OF THIN-SHELL: JACK V. CHRISTIANSEN (1927-2017)

Phase 2 (1956-1960s): Free standing hyperbolic paraboloids, inspired by Felix Candela.

In order to modularize the shape, Christiansen developed a reusable formwork system with an associate who owned a sheet metal business called Form, Inc.

Pedestrian bridge at the University of Washington

Six-sided umbrellas for the 1962 Seattle World's Fair

Warehouses formed by Shell Forms Inc.

Covered walkways of the Wenatchee Junior High School



1962 SEATTLE WORLD FAIR



BAINBRIDGE STADIUM



PACIFIC SCIENCE CENTER



# THREE PHASES OF THIN-SHELL: JACK V. CHRISTIANSEN (1927-2017)

Phase 3 (1962-1970s): space-enclosing hyperbolic paraboloids, featuring **warped panels** as a module of design.

Mercer Island High School multi-purpose room

Ingraham High School auditorium

Kingdome (*built 1976, demolished 2000*)



MERCER ISLAND HIGH SCHOOL



INGRAHAM HIGH SCHOOL



KINGDOME



# EVAN 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

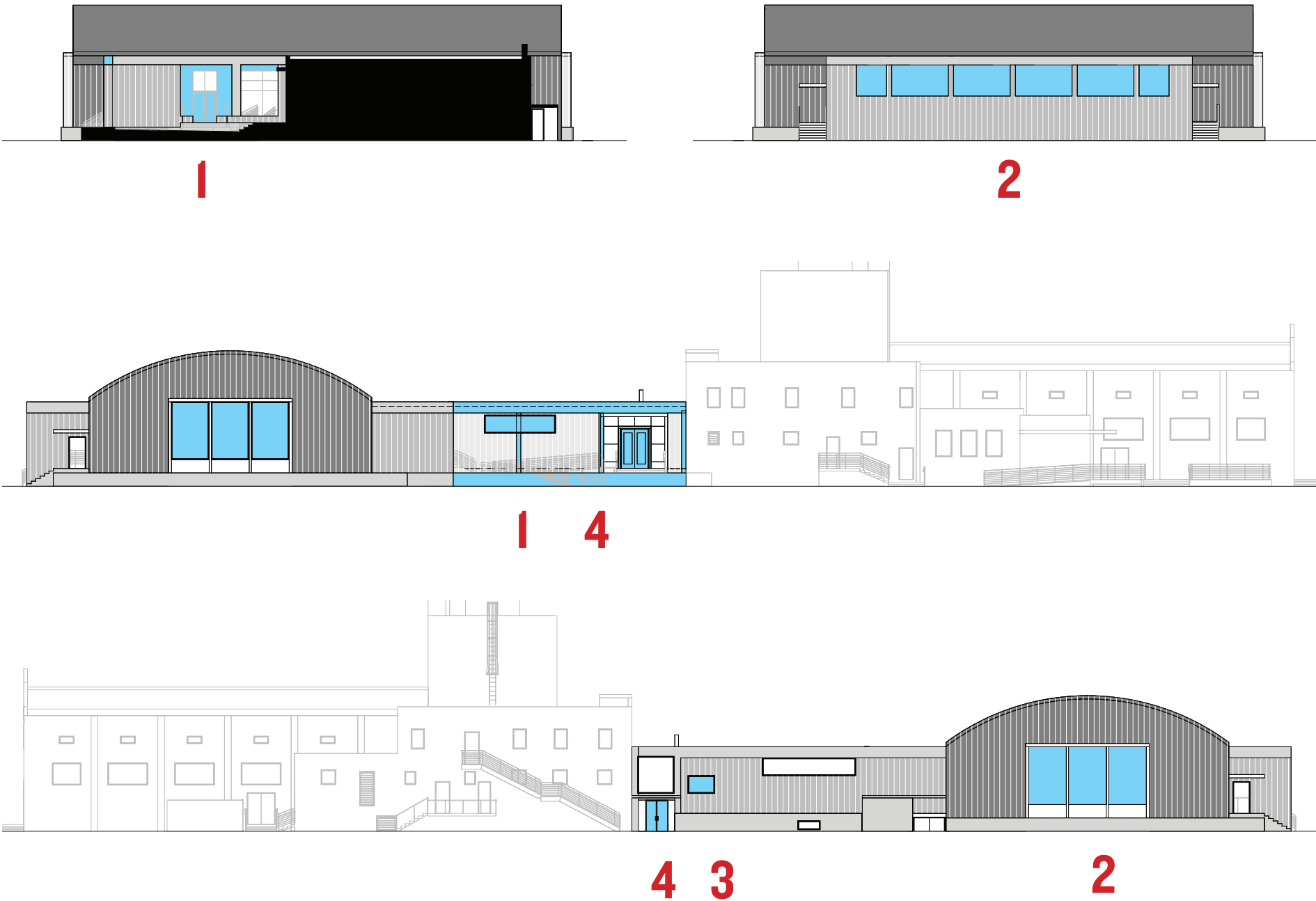




# EVAN POOL SUMMARY OF CHANGES OVER TIME

 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



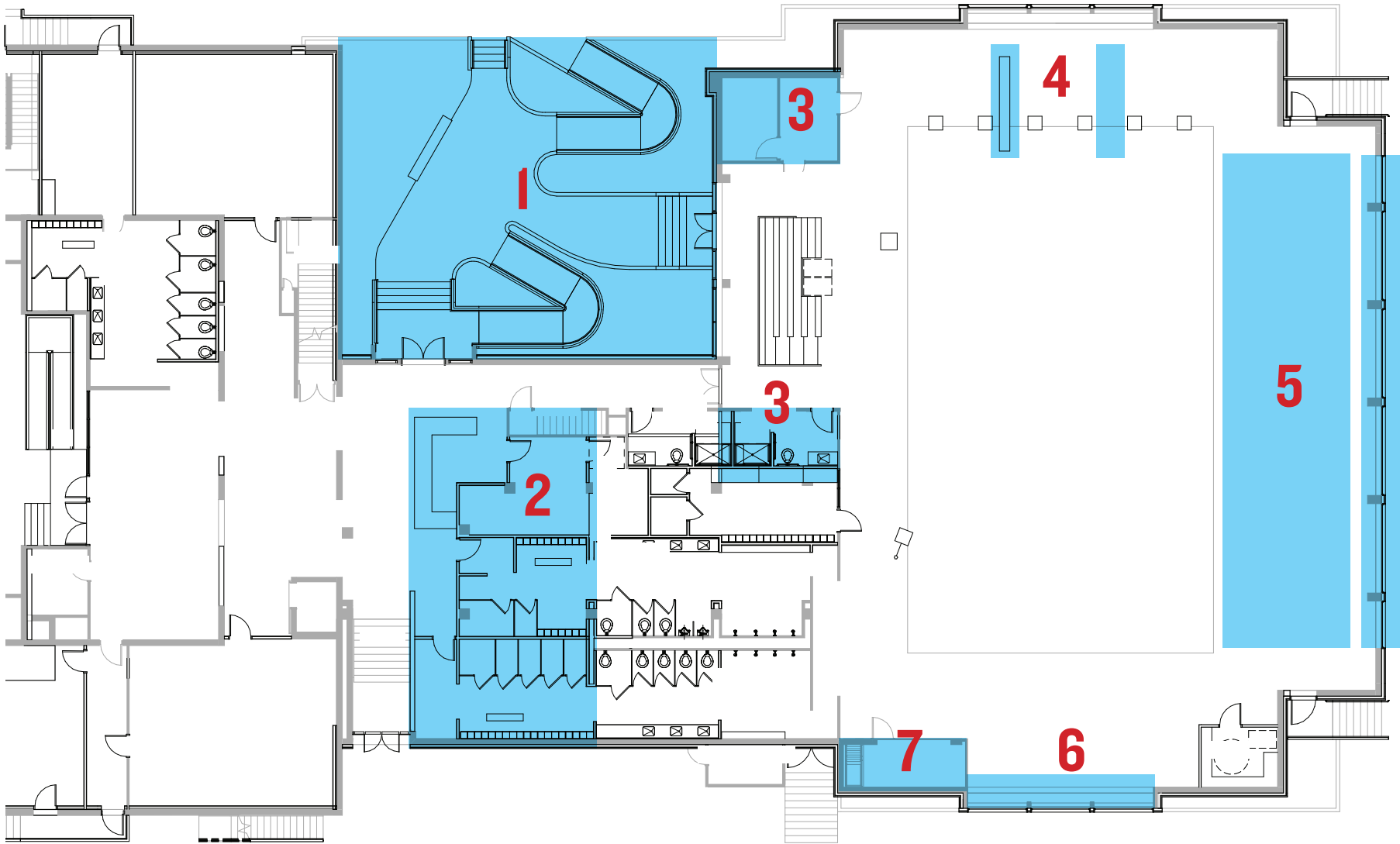


# EVAN POOL SUMMARY OF CHANGES OVER TIME



**HIGHLIGHTED AREAS  
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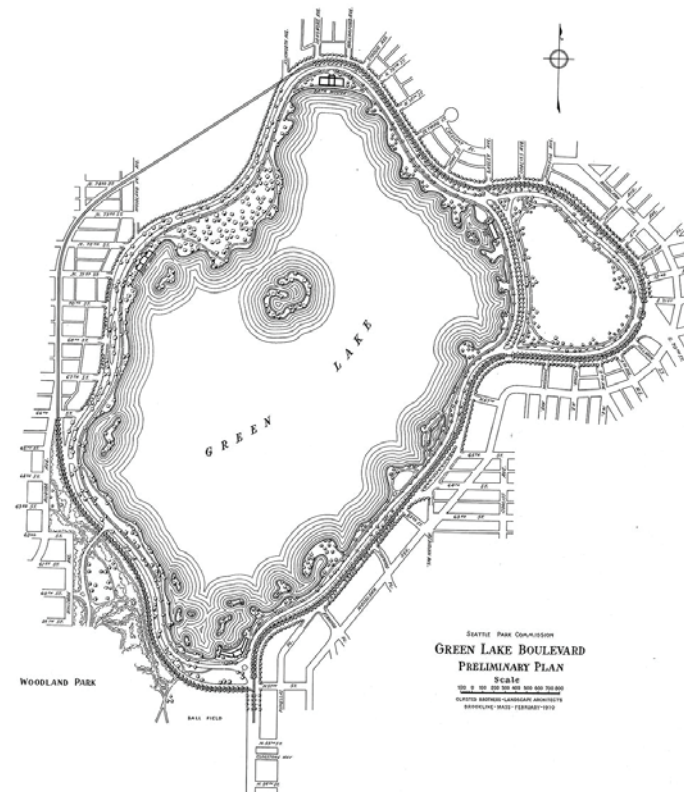
- 1. Courtyard changed for barrier-free access
- 2. Locker room renovations
- 3. Staff office and restroom renovations
- 4. Pool renovations
- 5. New spectator seating and windows
- 6. Windows boarded to reduce glare
- 7. Mechanical room upgrades





# 04

## SITE CONSTRAINTS





# SITE CONSTRAINTS

## I : REQUIRED BY LAW

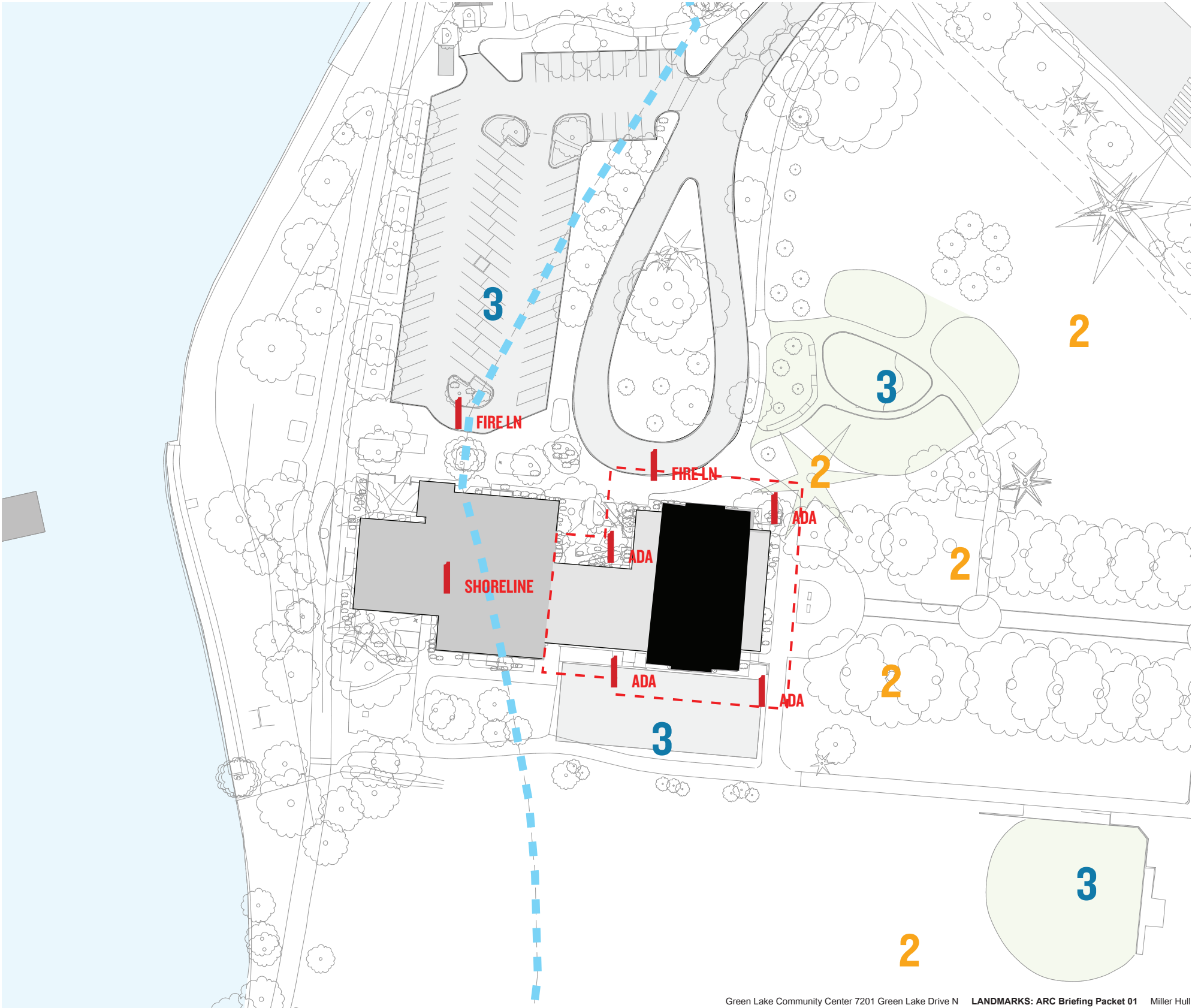
- Shoreline Setback
- Fire Access
- ADA Access

## 2 : LOCAL ORDINANCE

- Landmarks Designation
- Allée of Trees
- Sequoia
- Olmstead Park

## 3 : COMMUNITY PRIORITIES

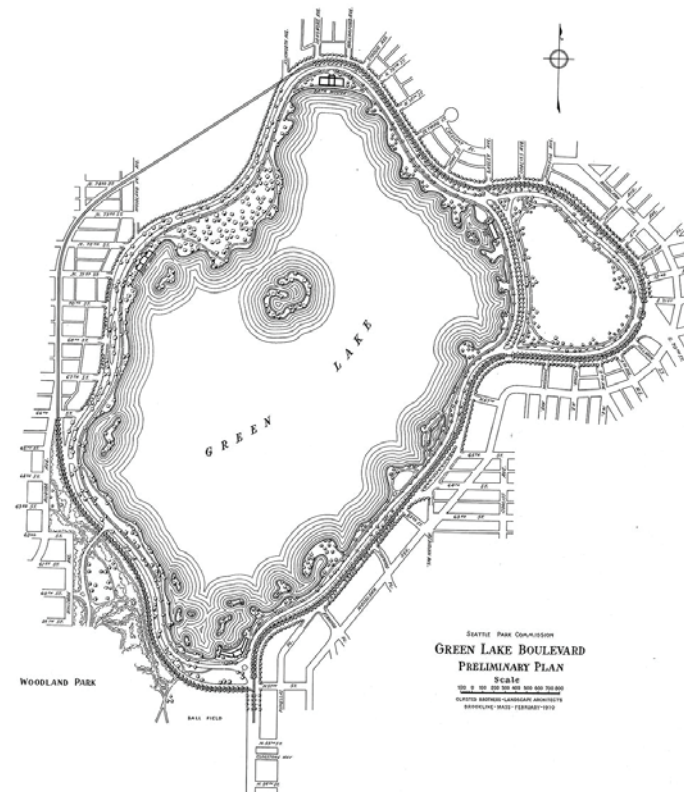
- Basketball Courts
- Parking
- Playground
- Ball fields





# 05

## PROGRAM DEFICIENCIES





# EVANS POOL KEY CONSIDERATIONS

## PROGRAM

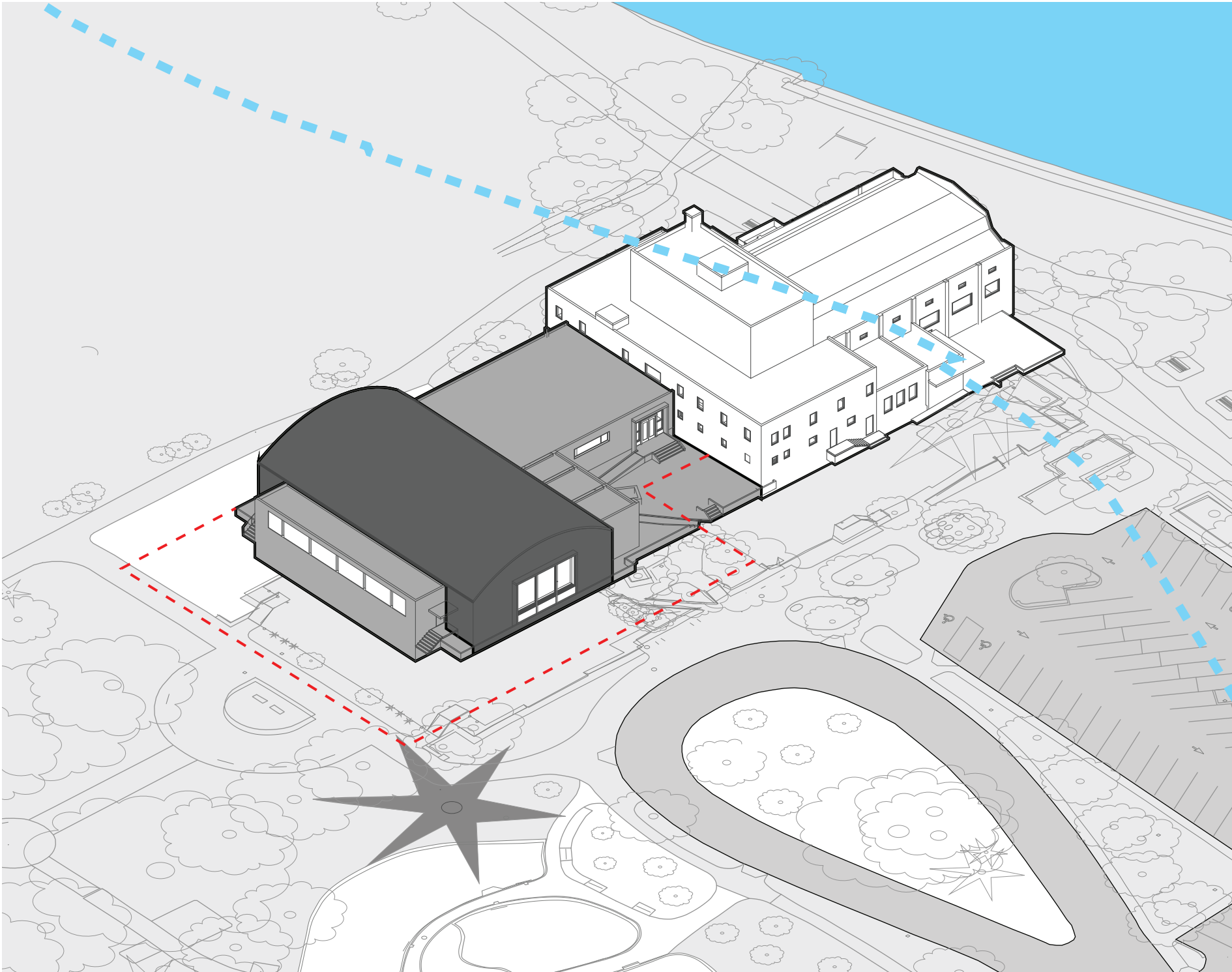
- Responsible allocation of of \$35 taxpayer investment for adequate facility
- Existing pool does not meet competitive pool size
- Existing barrel volume does not meet standard gymnasium clearances
- Existing pool is at end of life; there are building foundation liabilities, leaks, and drainage limitations due to the water table.
- Pool mechanical systems are at end of life
- Pool does not meet ADA requirements

## EXTERIOR ENVELOPE

- Existing envelope does not meet energy code
- Required envelope insulation would either impact landmark exterior façade, or create elevated moisture risks for high interior humidity environments.

## SITE

- Significant trees
- Playground and outdoor basketball court
- Accessibility and site grades
- Shoreline setback
- Future project phases and additions

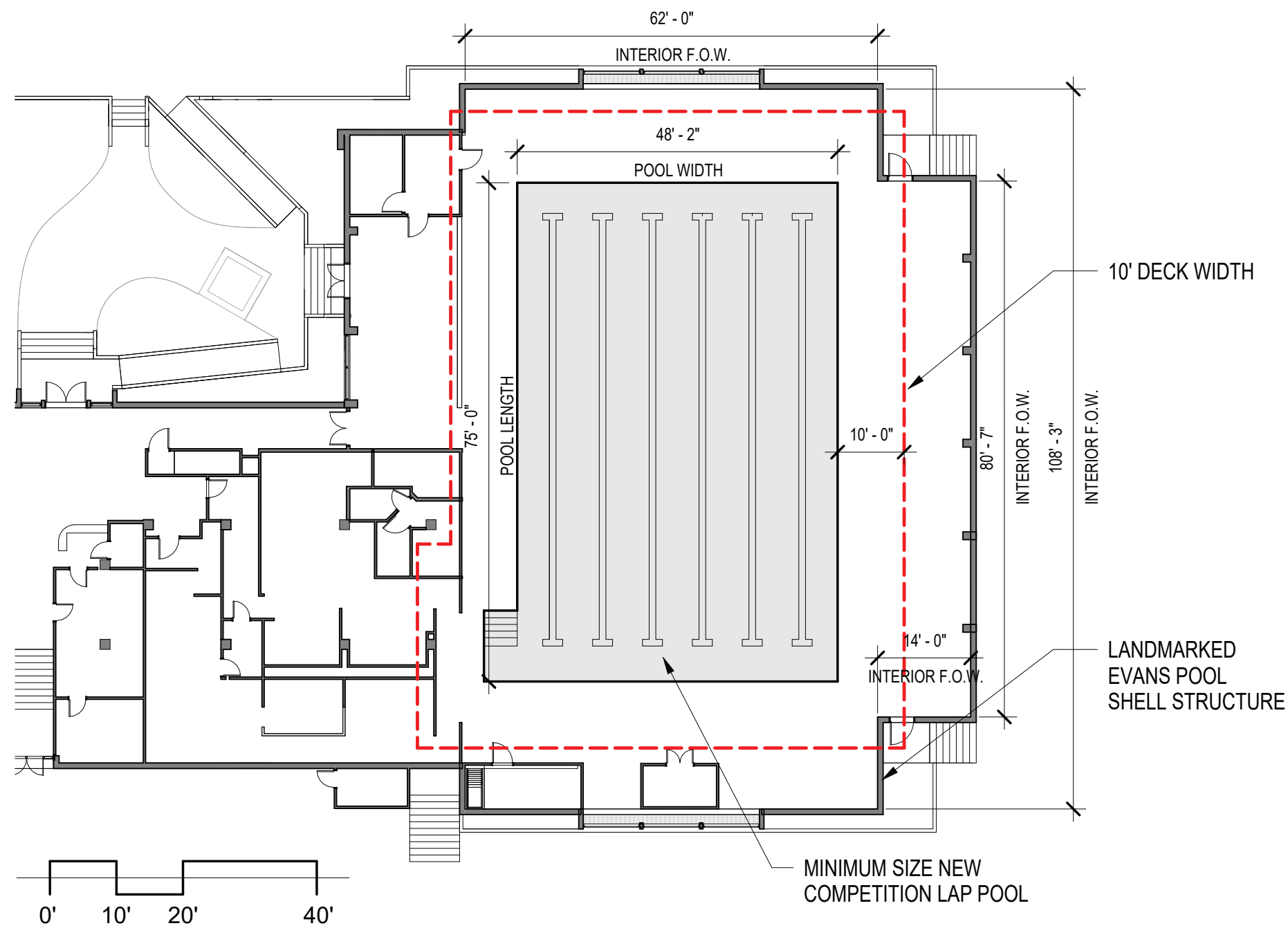




# EVANS POOL CONTEMPORARY POOL ANALYSIS

## THE THIN SHELL STRUCTURE IS NOT LARGE ENOUGH TO HOUSE A REGULATION POOL THAT IS ADEQUATE FOR HOSTING COMPETITIVE EVENTS

- 7’-6” minimum lane width (8’-0” recommended)
- 75’ length required
- Recommended deck width is 10’-0” minimum (15’ desired on diving side)
- ADA access does not comply with current standards (Current standards require 2 means of access; plus lift at either stair or beach entry)



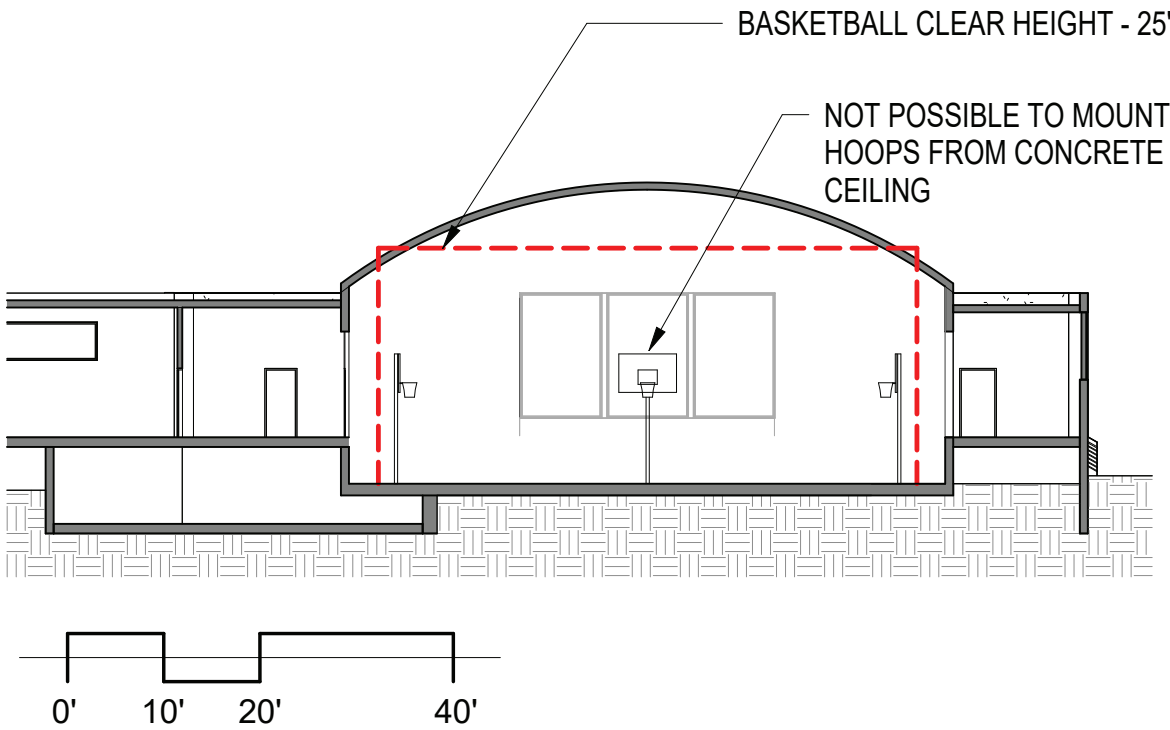
NEW COMPETITIVE POOL WITHIN EXISTING STRUCTURE



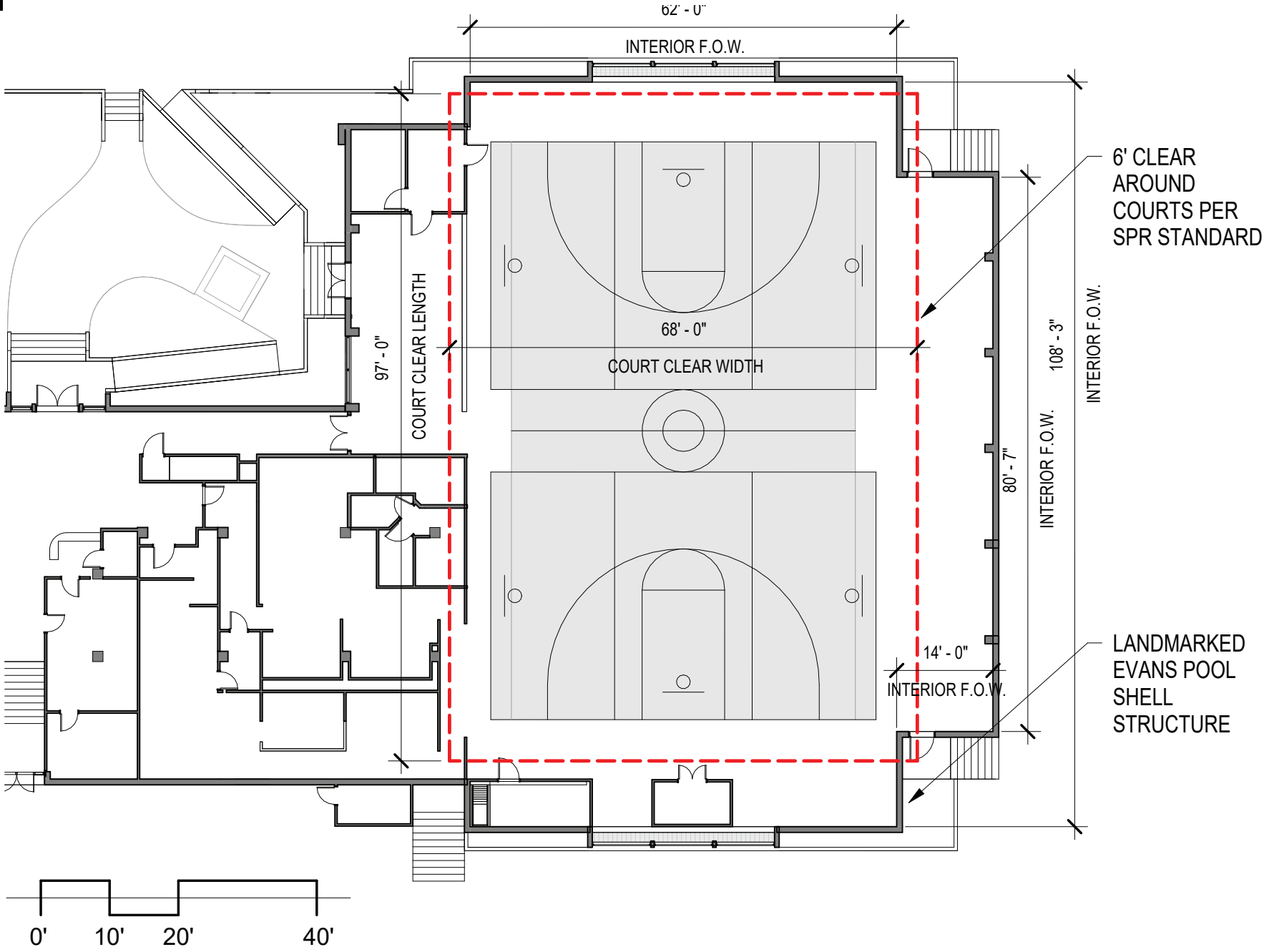
# EVANS POOL GYMNASIUM ANALYSIS

## THE THIN SHELL STRUCTURE IS NOT LARGE ENOUGH TO HOUSE A STANDARD SEATTLE PARKS AND RECREATION MULTI USE COURT

- Existing Evans Pool height does not provide the required 25'-0" minimum basketball clearance height
- Existing Evans Pool dimensions do not provide the required minimum basketball overrun



BASKETBALL CLEARANCE SECTION OVERLAY



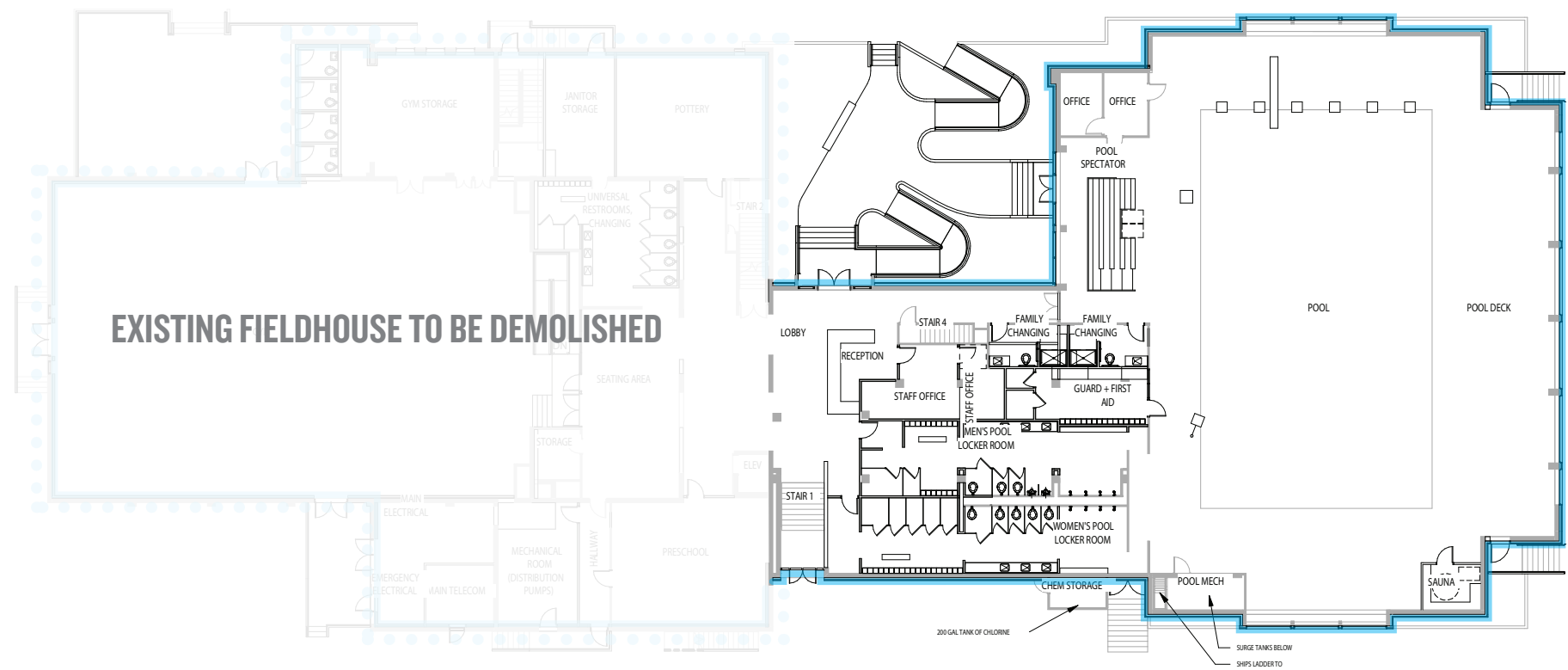
BASKETBALL CLEARANCE OVERLAY



# RENOVATION STUDY, 2021

## PROGRAM DEFICIENCIES AT POOL BUILDING

- Length cannot accommodate competitive pool
- Existing pool depth can not accommodate flip turns.
- Existing lane widths are at minimum of 7’-0”.
- Existing pool depth cannot host diving competitions.
- High cost/risk associated with invasive renovation.
- Deck space not adequate for event circulation; not ADA compliant
- Review ADA accessibility needs via permanent or modular stair



## ENVELOPE REPAIRS NEEDED

1. Exterior concrete repair
2. New paint
3. New flashing to reduce staining
4. New waterproofing
5. Continuous exterior insulation at pool



Uninsulated concrete interior



Concrete cracks



Stained concrete at window head

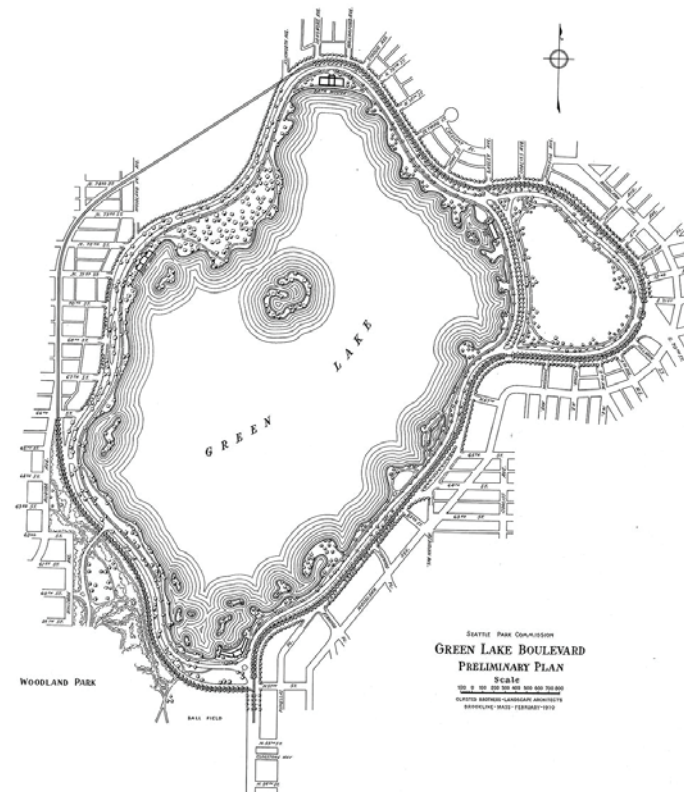


Failed sealant



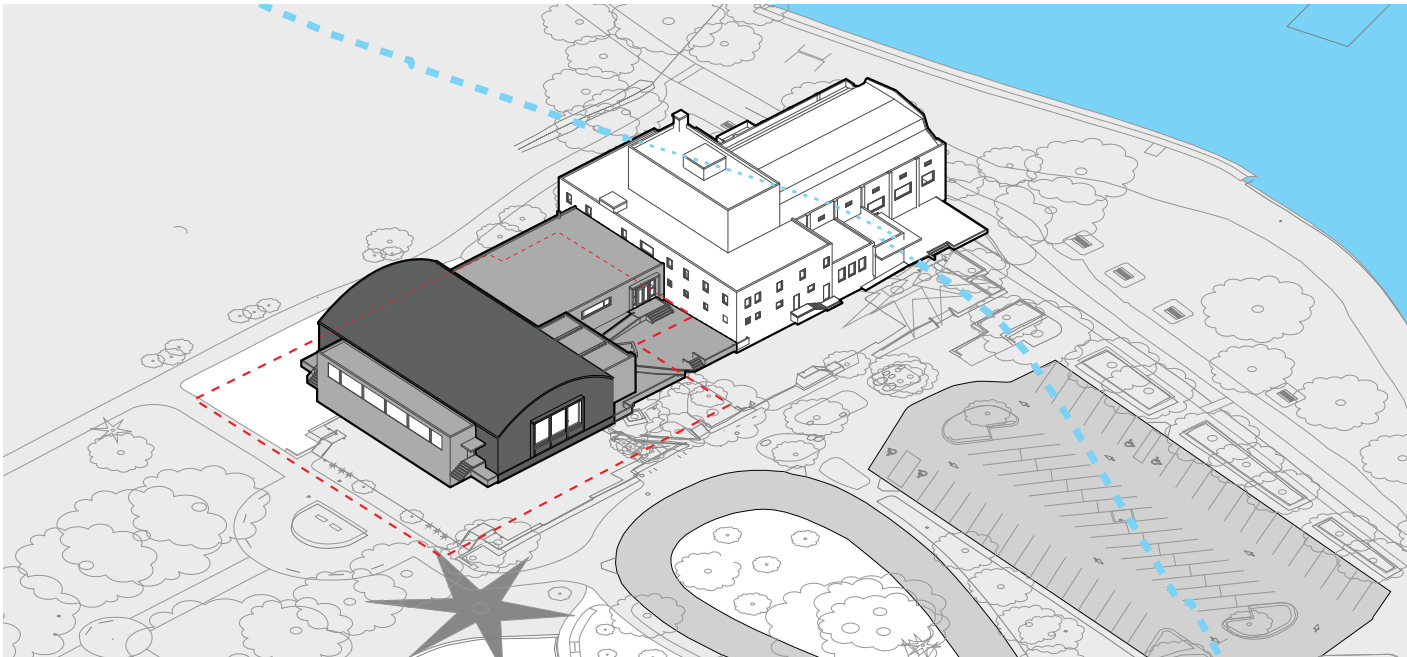
# 06

## DESIGN APPROACH

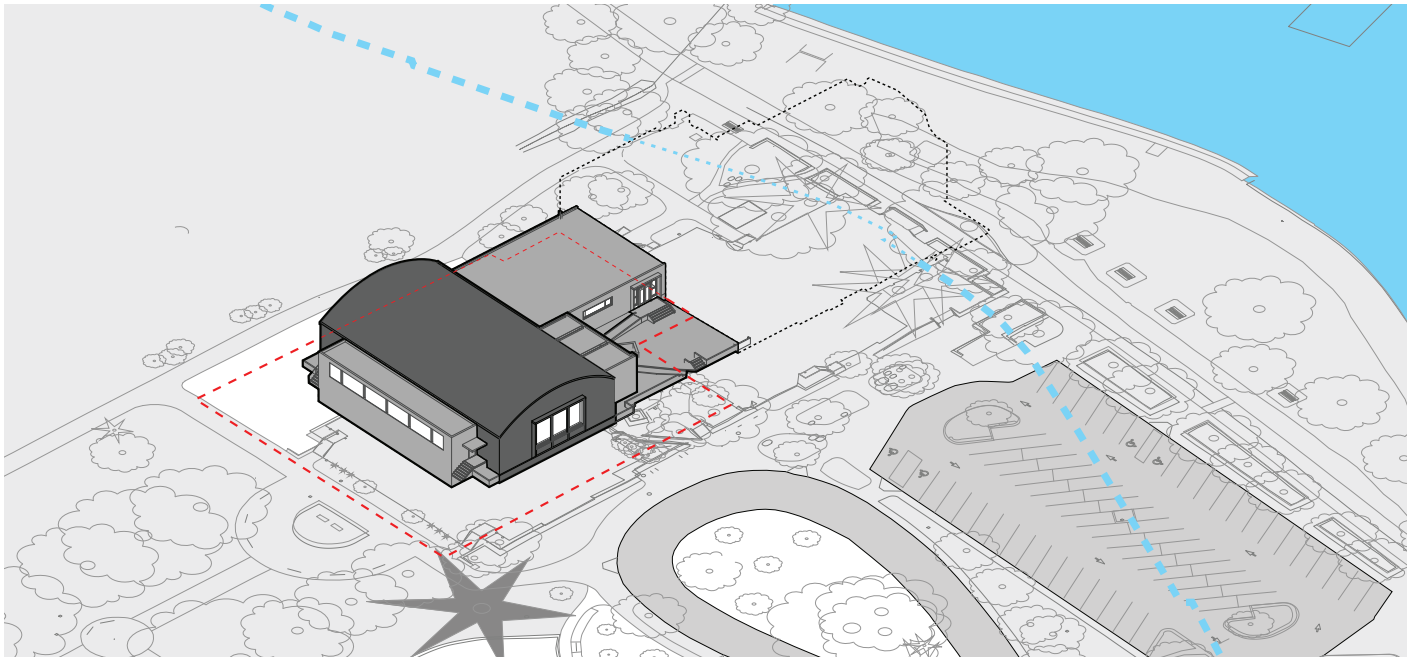


# CELEBRATING THE THIN SHELL

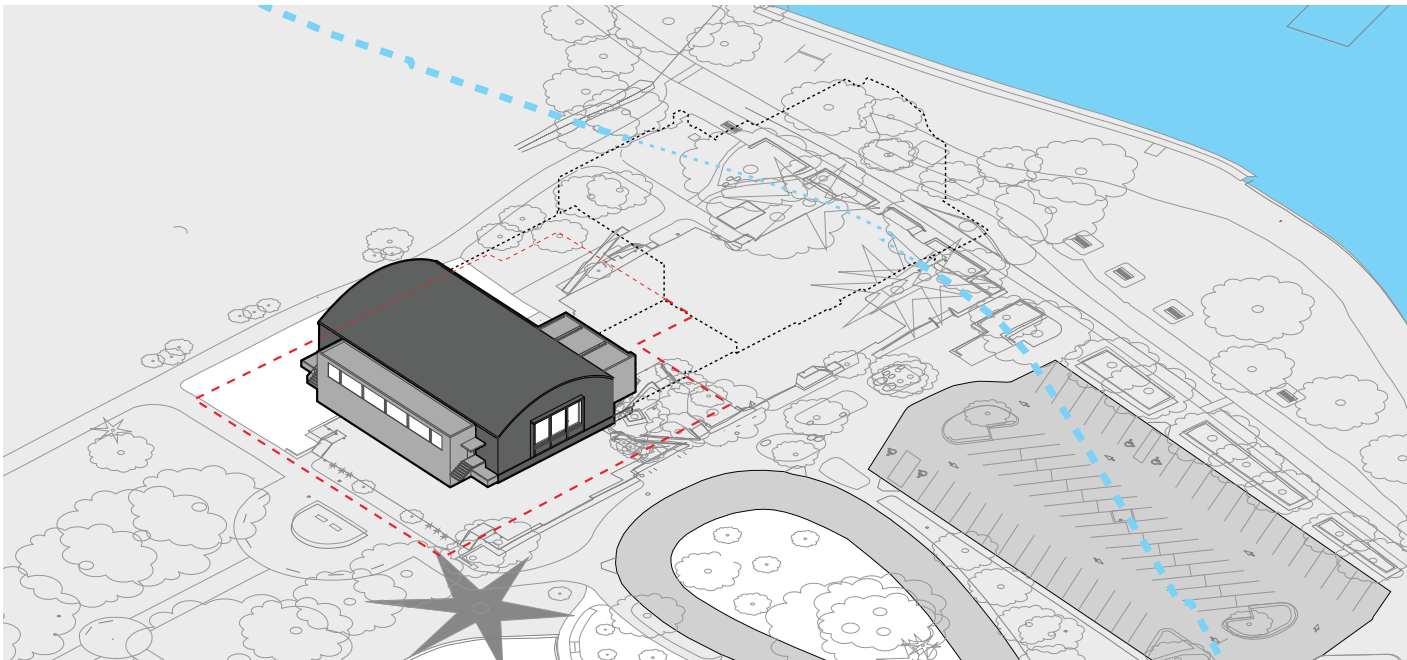
1. CURRENT CONDITION



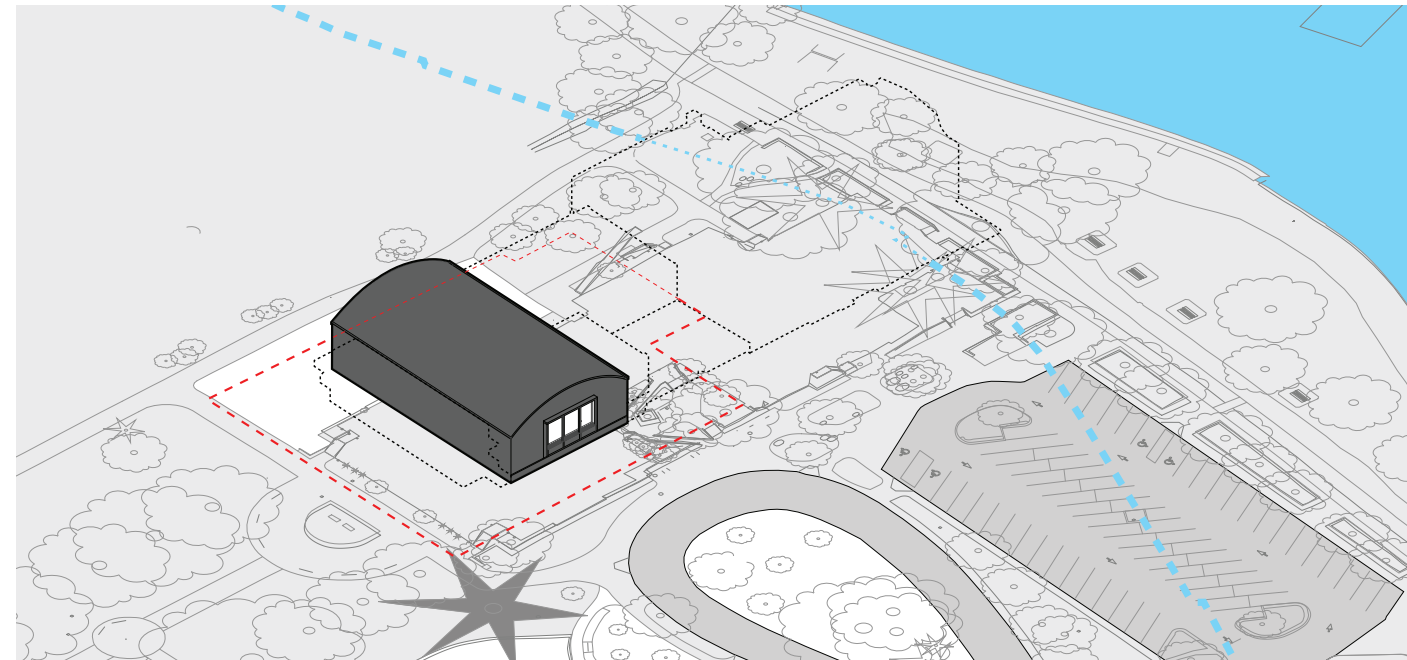
2. DEMO FIELDHOUSE



3. DEMO ENTRY PAVILION AND COURTYARD



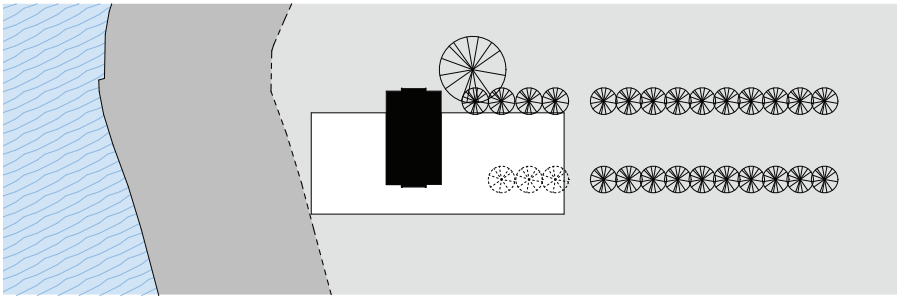
4. DEMO SADDLEBAGS



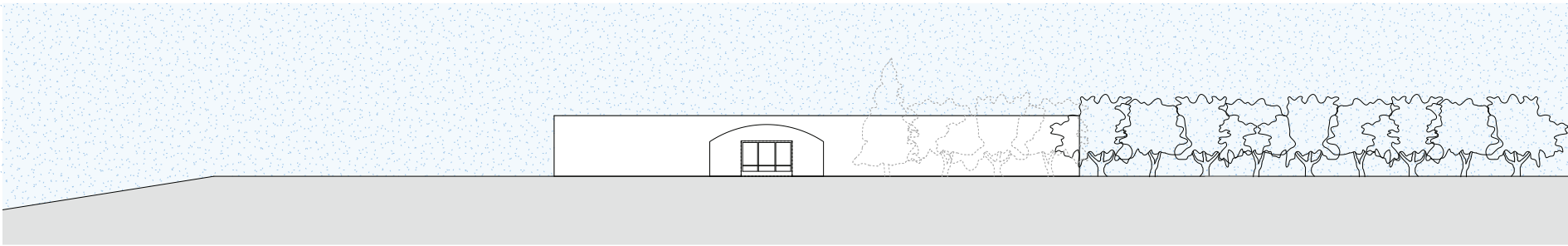


# MASSING OPTION

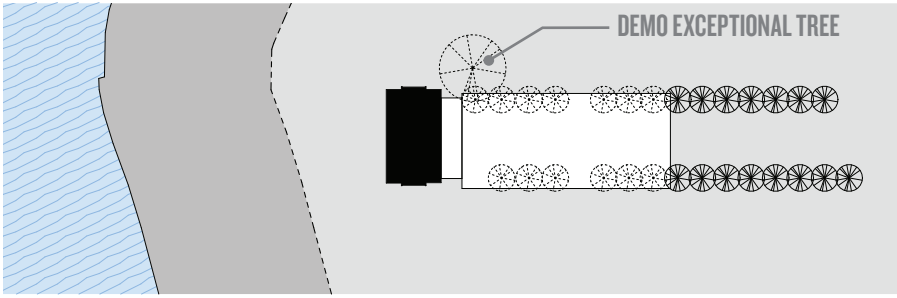
“WRAP”



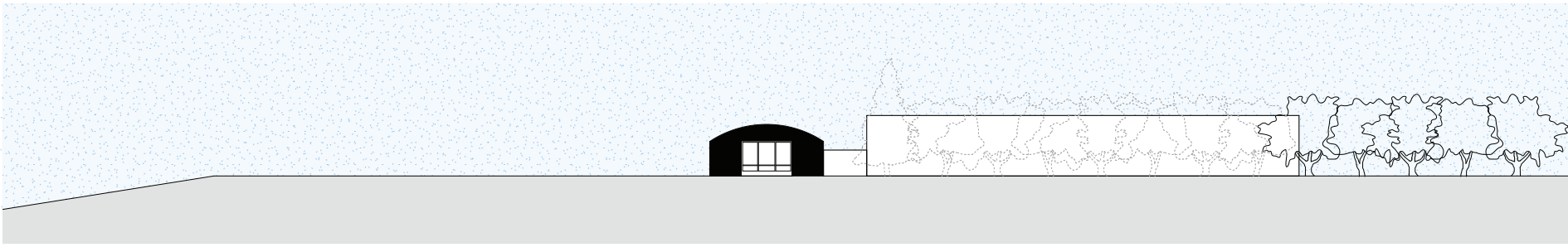
“WRAP”



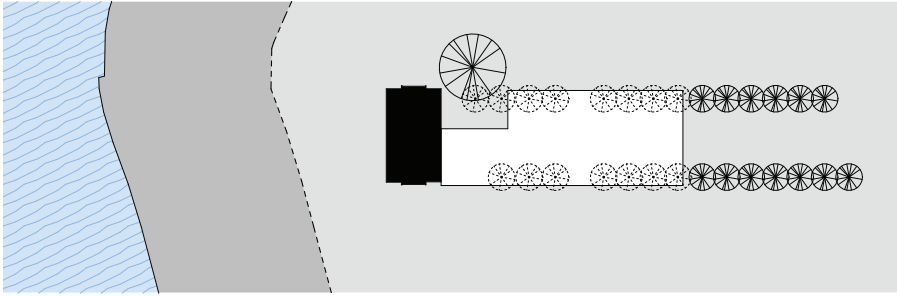
“BAR WITH GASKET”



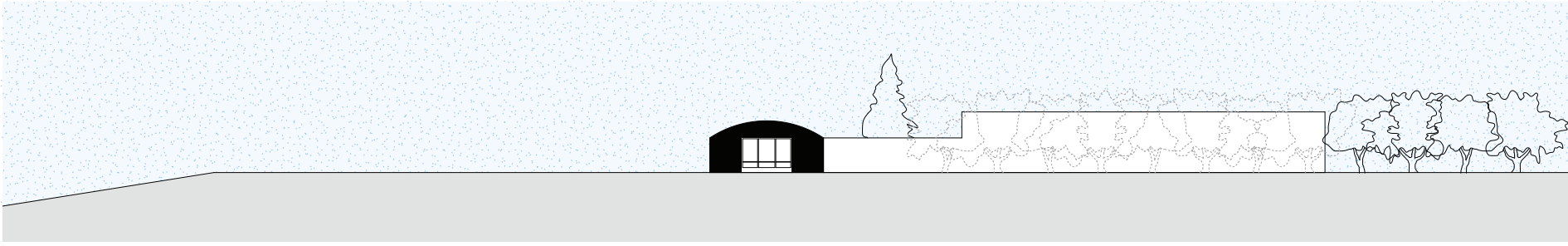
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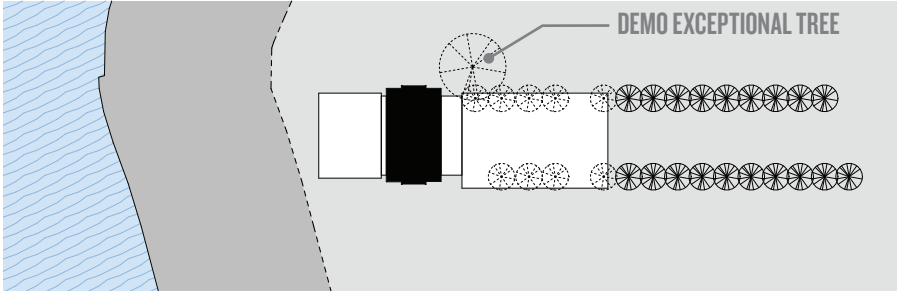
“NOTCH FOR TREE”



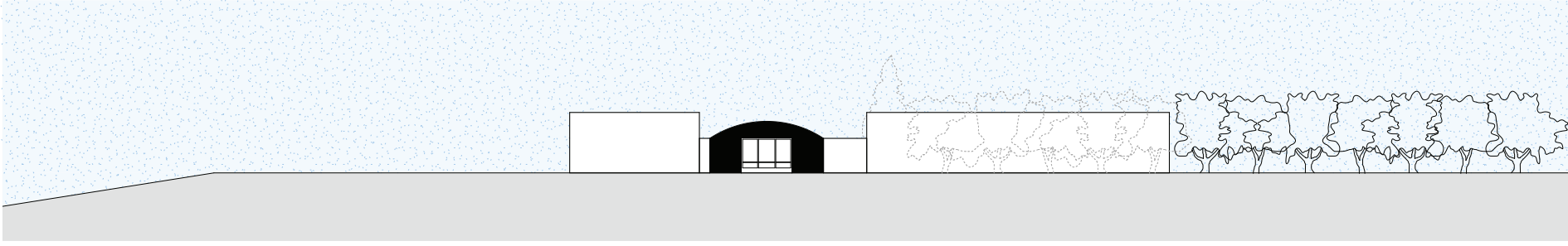
“NOTCH FOR TREE”



“TWO BOXES WITH GASKETS”

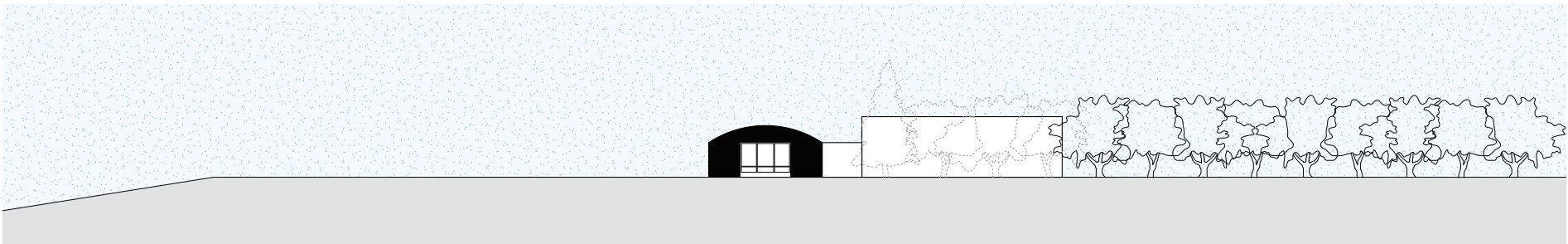
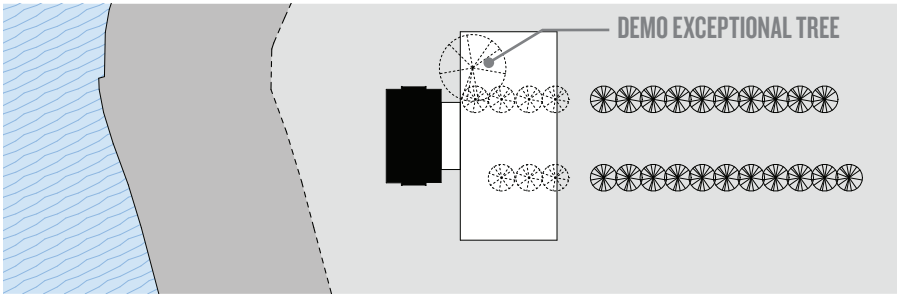


“TWO BOXES WITH GASKET”

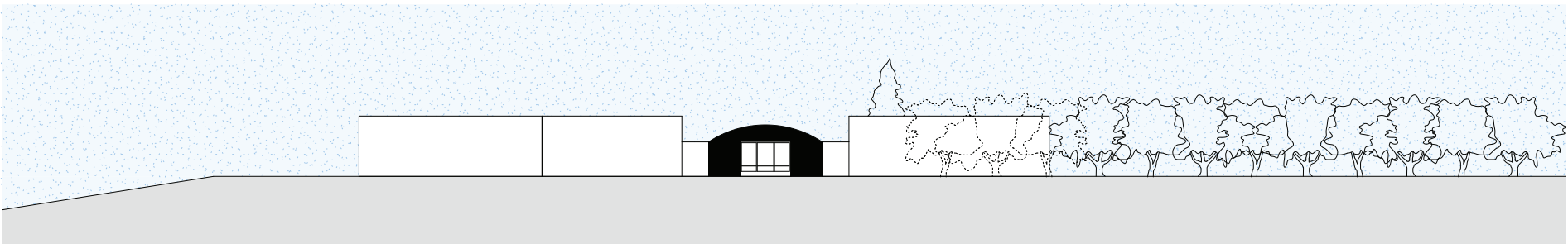
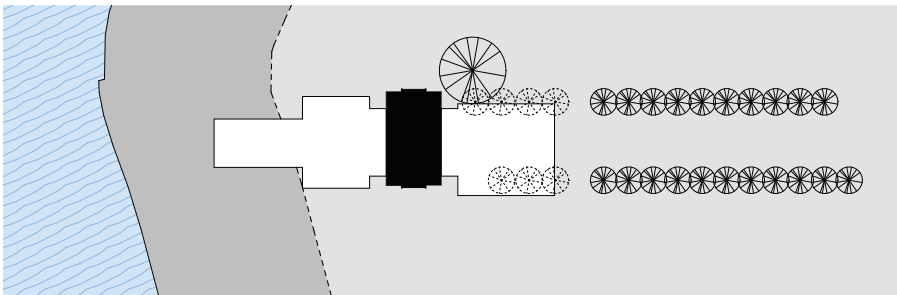


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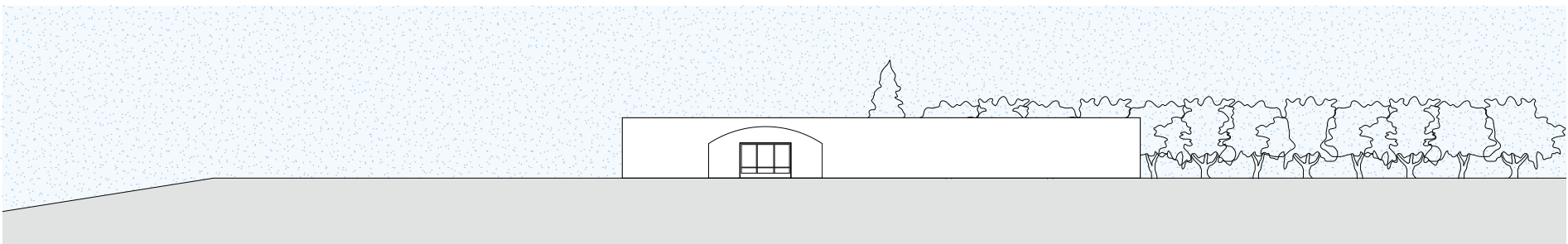
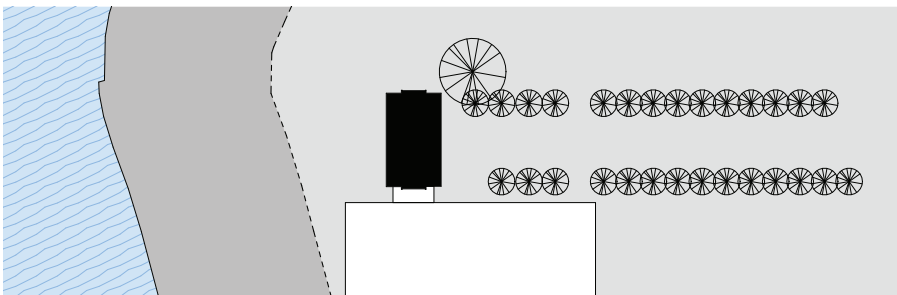
“ROTATED BAR”



“BUILD IN SETBACK”



“BAR TO SOUTH”





# APPROVAL FOR SELECTIVE DEMOLITION

## SCOPE TO BE PRESERVED

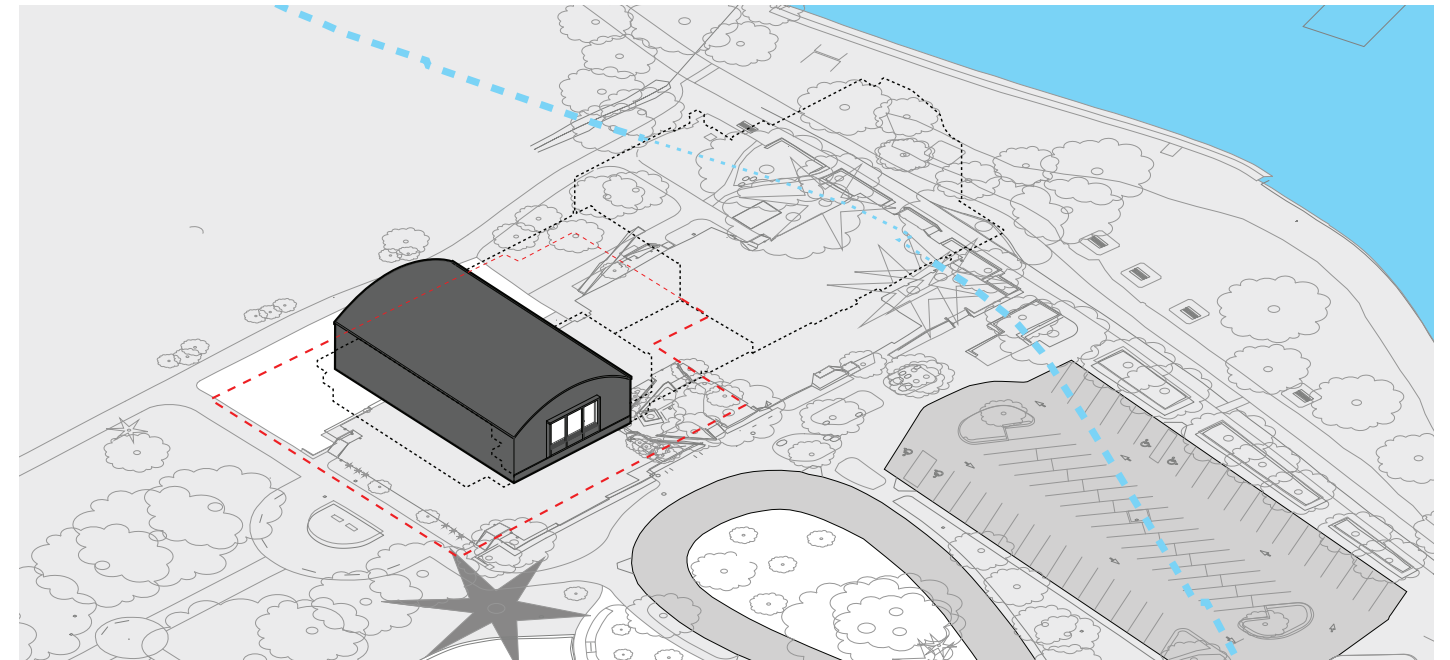
- Thin Shell Barrel Vault
- North, South, West and East facade portions of the pool volume
- Site elements

## REMOVAL/REPLACEMENT SCOPE

- Exterior windows and storefronts
- Envelope repair of spalls, cracks and sealants
- Waterproofing around base perimeter
- Continuous exterior wall insulation
- Exterior Painting

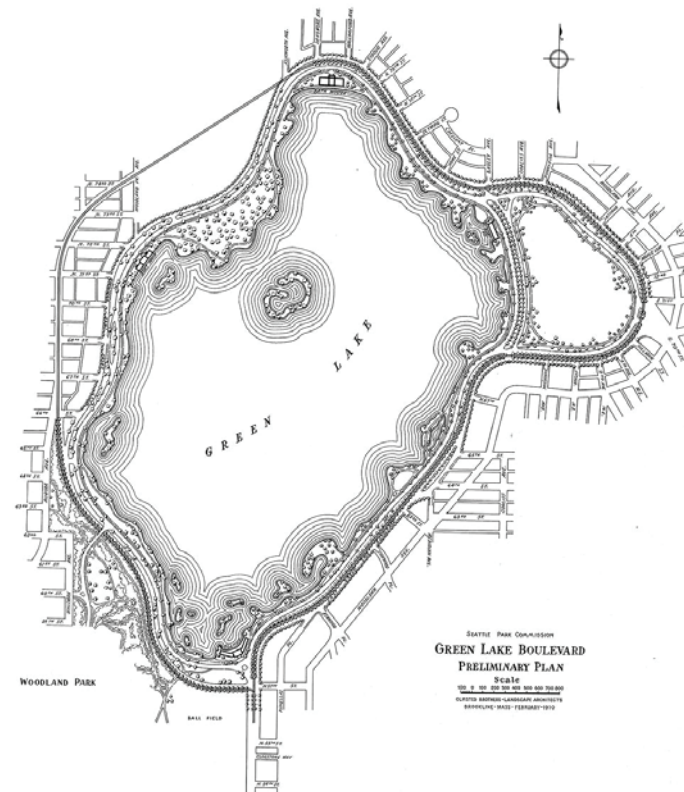
## SELECTIVE REMOVAL

- Non landmarked Field House
- West Lobby and Spectator Lounge
- East Spectator Galley (currently storage)
- Exterior Main Entry court
- Interior partitions, finishes, mechanical systems and elevator
- Perimeter Landscape and Walkways
- Basketball Court



# 07

## WORK PLAN FOR FUTURE ARC MEETINGS





# LANDMARKS ARC MEETING WORK PLAN

## ARC Meeting 01

Date: December 2024

### PROPOSED TOPICS:

- 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

Date: April 2025

### PROPOSED TOPICS:

- Summary of ARC 01
- Community/Stakeholder input
- Three massing options
- Preferred massing
- Workplan for future ARC meeting topics

## ARC Meeting 03

Date: August 2025

### PROPOSED TOPICS:

- Summary of ARC 02
- Massing update
- Critical detail
- Preliminary COA/MUP application
- Workplan for future ARC meeting topics

## ARC Meeting 04

Date: February 2026

### PROPOSED TOPICS:

- Summary of ARC 03
- Critical detail
- Workplan for future ARC meeting topics (if needed)

## ARC Meeting 05

Date if needed (June 2026)

### PROPOSED TOPICS: TBD

- Topic A
- Topic B
- Topic C

## ARC Meeting 06 (final briefing)

Date: October 2026

### PROPOSED TOPICS:

- Final COA vote