

An aerial photograph of Green Lake in Seattle, showing the lake on the left, a large green park area with baseball fields in the center, and a dense urban neighborhood with various buildings and streets on the right.

GREEN LAKE AQUATICS CENTER SEATTLE DESIGN COMMISSION – CONCEPT REVIEW

October 16, 2025

TODAY'S DISCUSSION

Project Scope, Timeline, Goals

Green Lake Park Legacy

Public Engagement

Conceptual Inspiration

Q&A

PROJECT SCOPE + TIMELINE

Standalone Aquatic Center (25-28,000SF)

Playground

Site improvements

Timeline:

2020: Project Kickoff, Initial Concept + Public Engagement

2021: Value Engineering + Renovation Study

2021: Evans Pool Designated a Landmark

2022: Project Hold

2023: Project Restart

2025: Two Phase Scheme: Aquatics + CC

2025: Aquatics Center - Proview, Design Commission, + Public Engagement

PROJECT GOALS

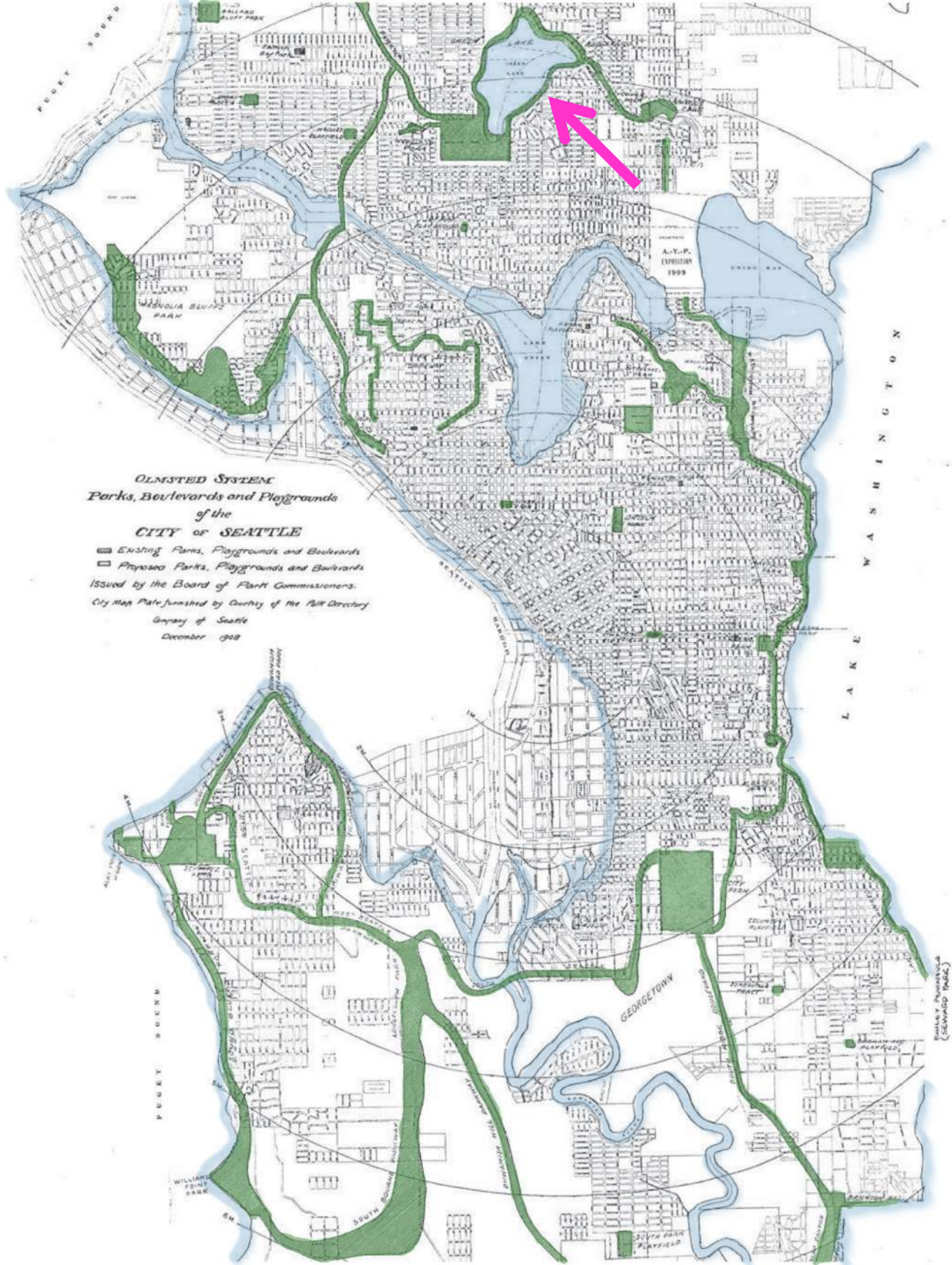
Community + Site Integration

User Experience

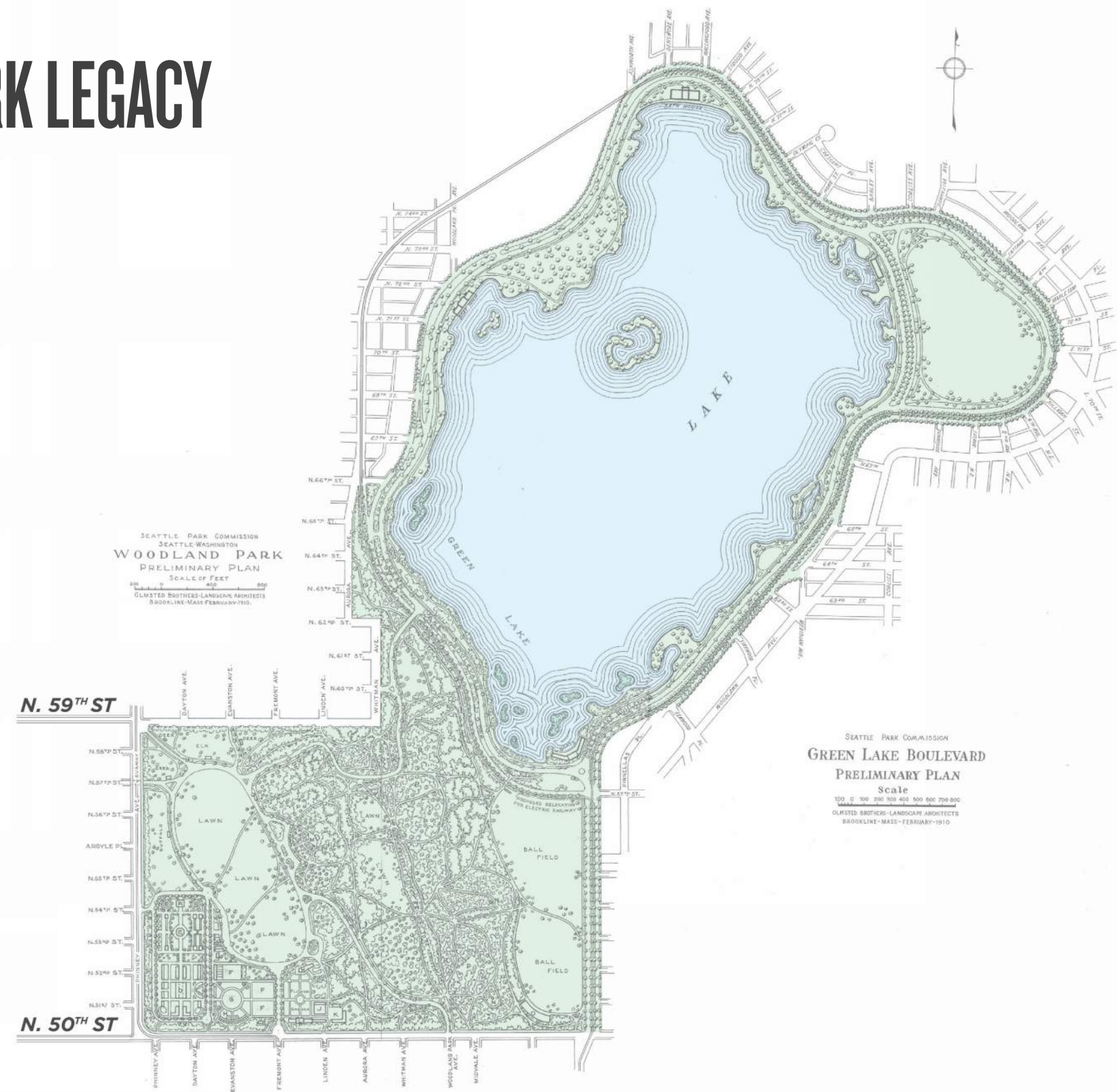
Design + Longevity

Operations + Sustainability

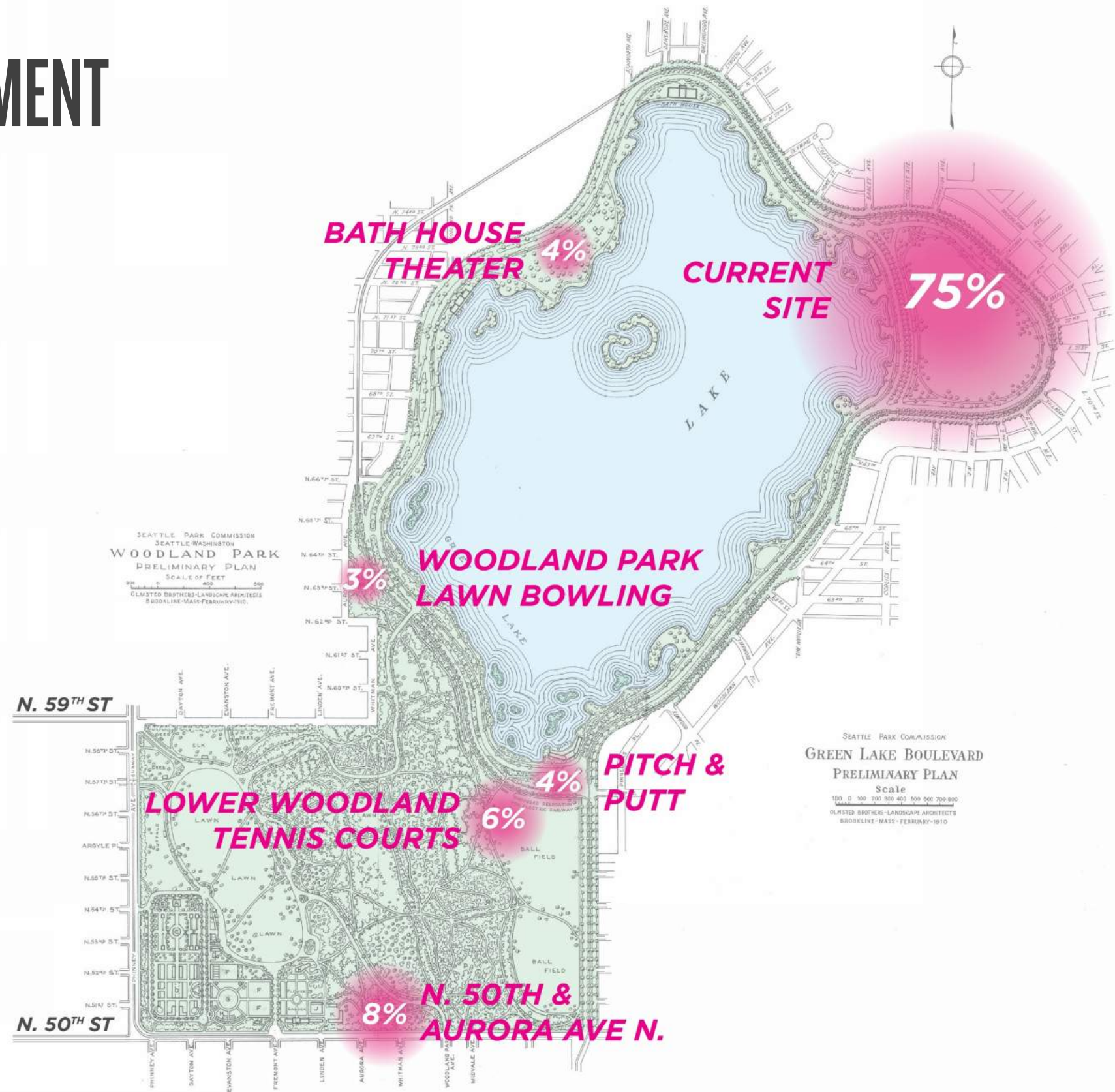
OLMSTED SEATTLE LEGACY



GREEN LAKE PARK LEGACY



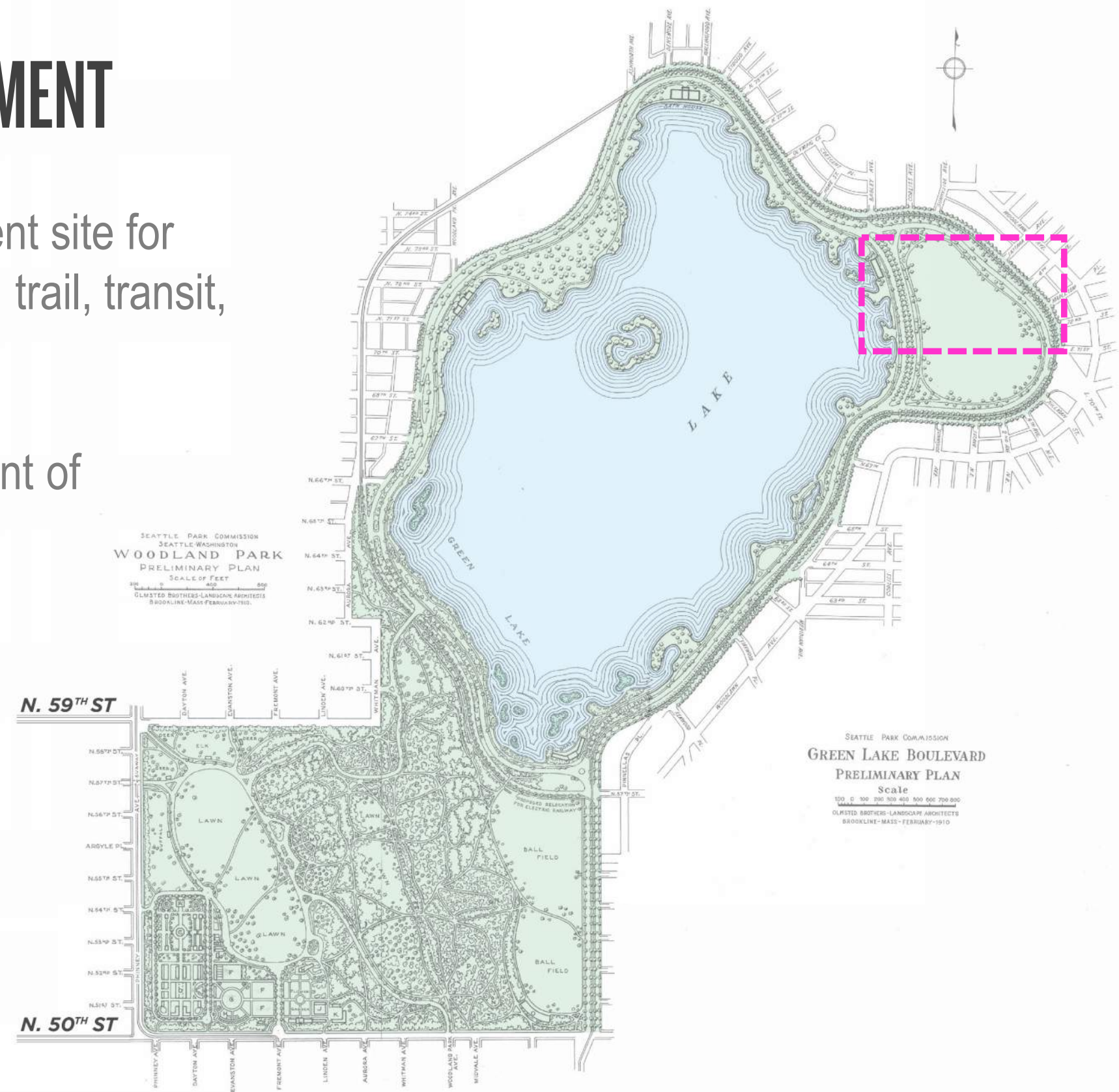
PUBLIC ENGAGEMENT



PUBLIC ENGAGEMENT

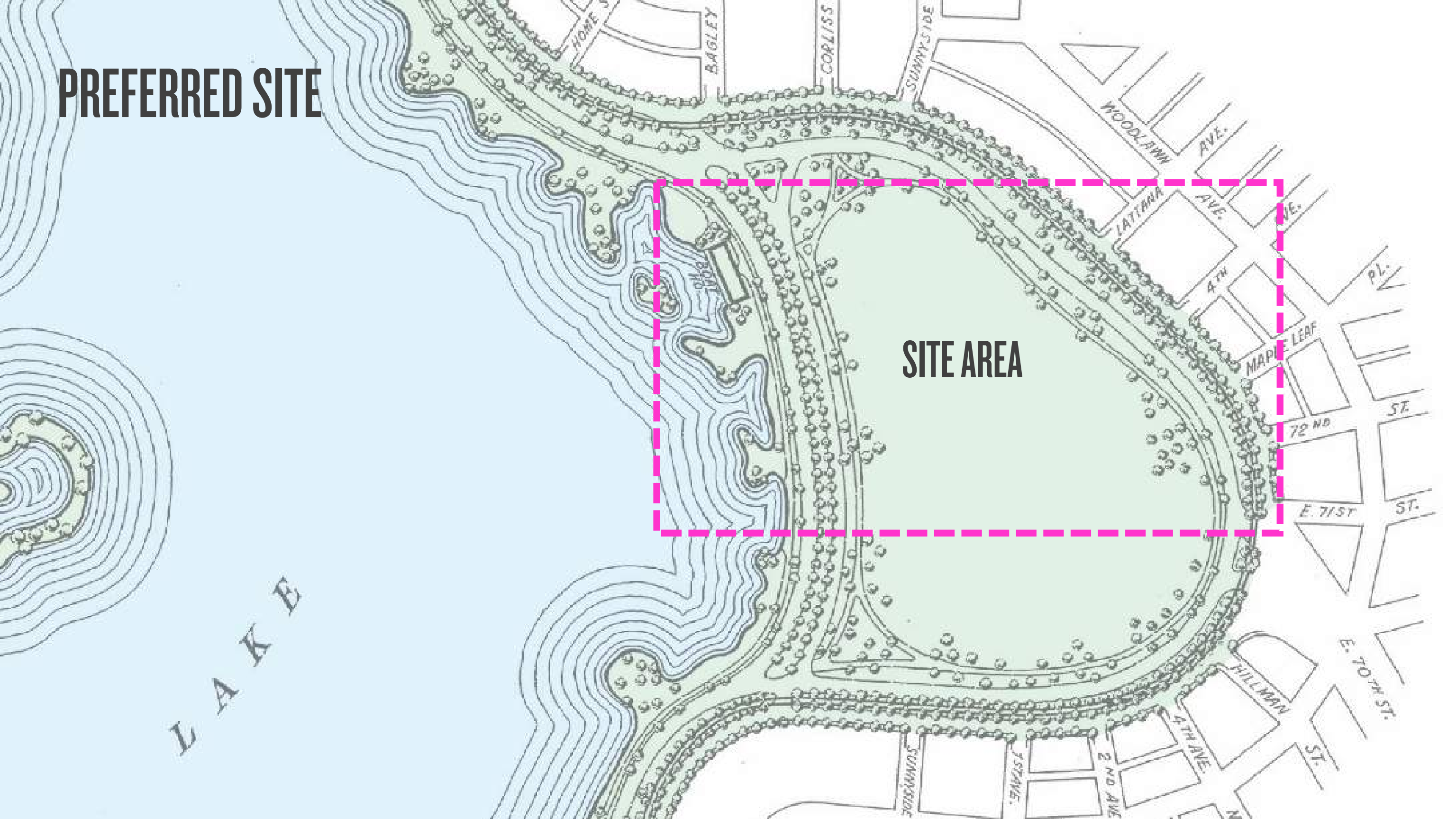
75% preferred current site for connections to lake, trail, transit, commercial area

Minimal displacement of other park program

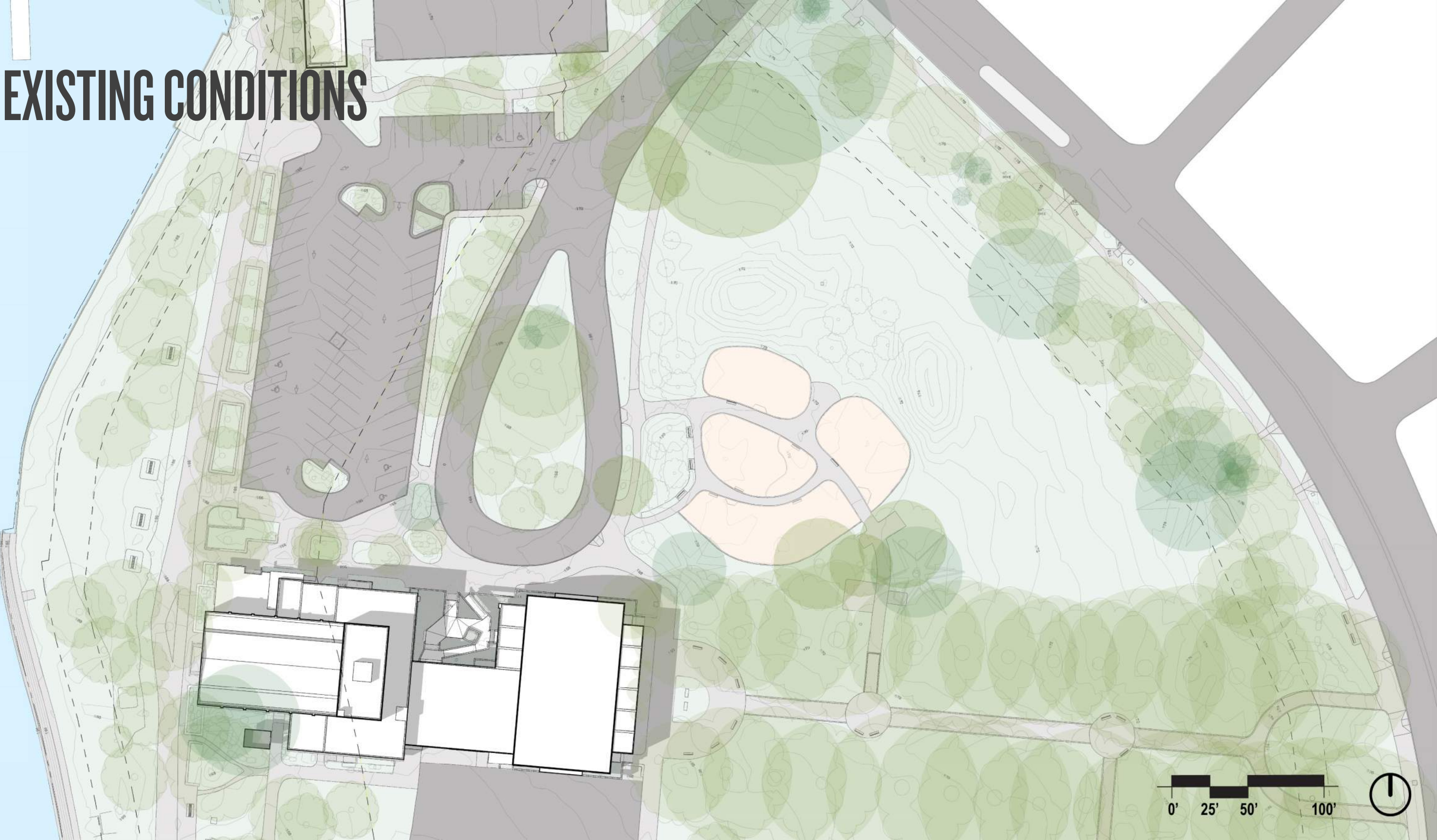


PREFERRED SITE

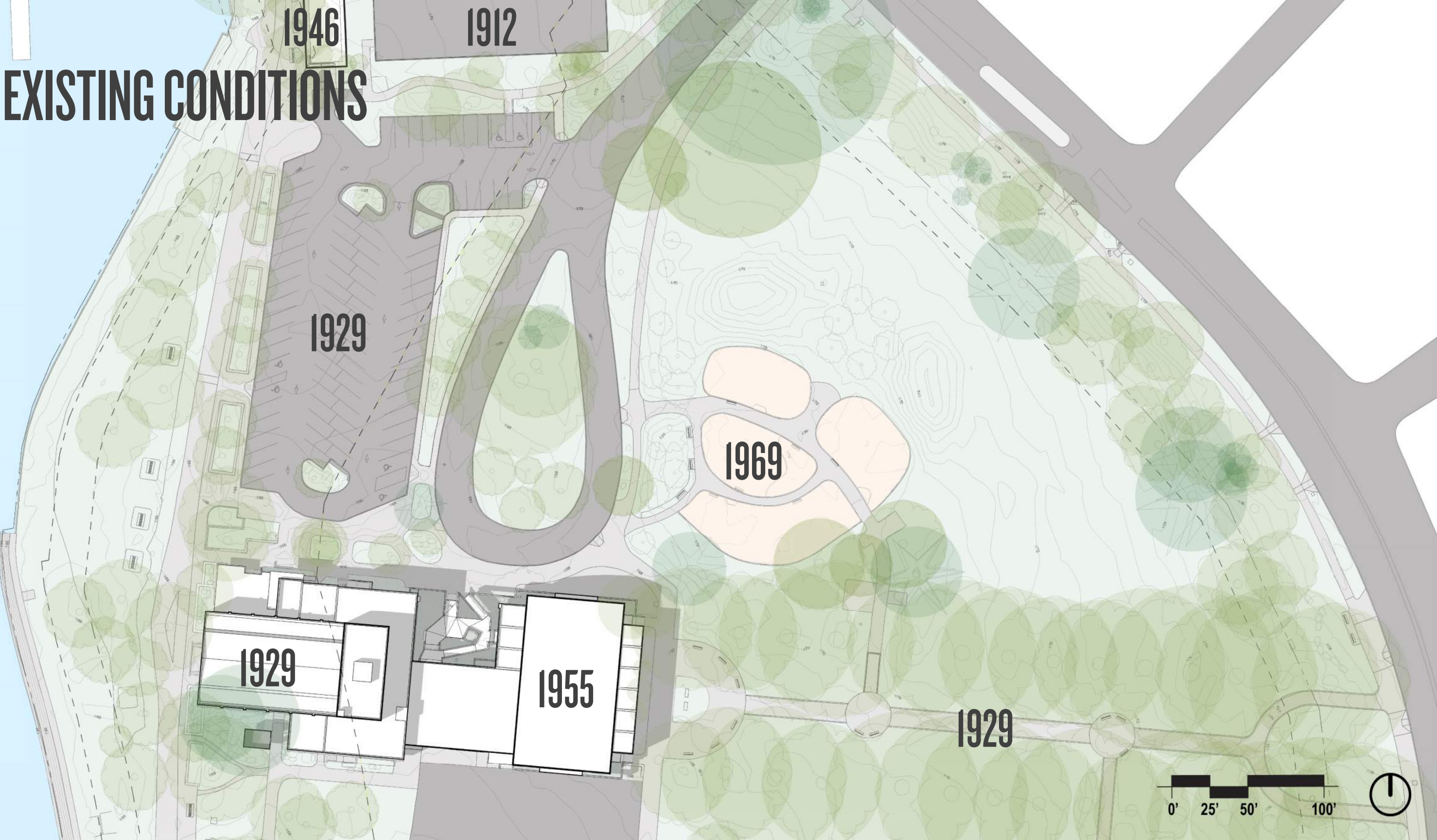
SITE AREA



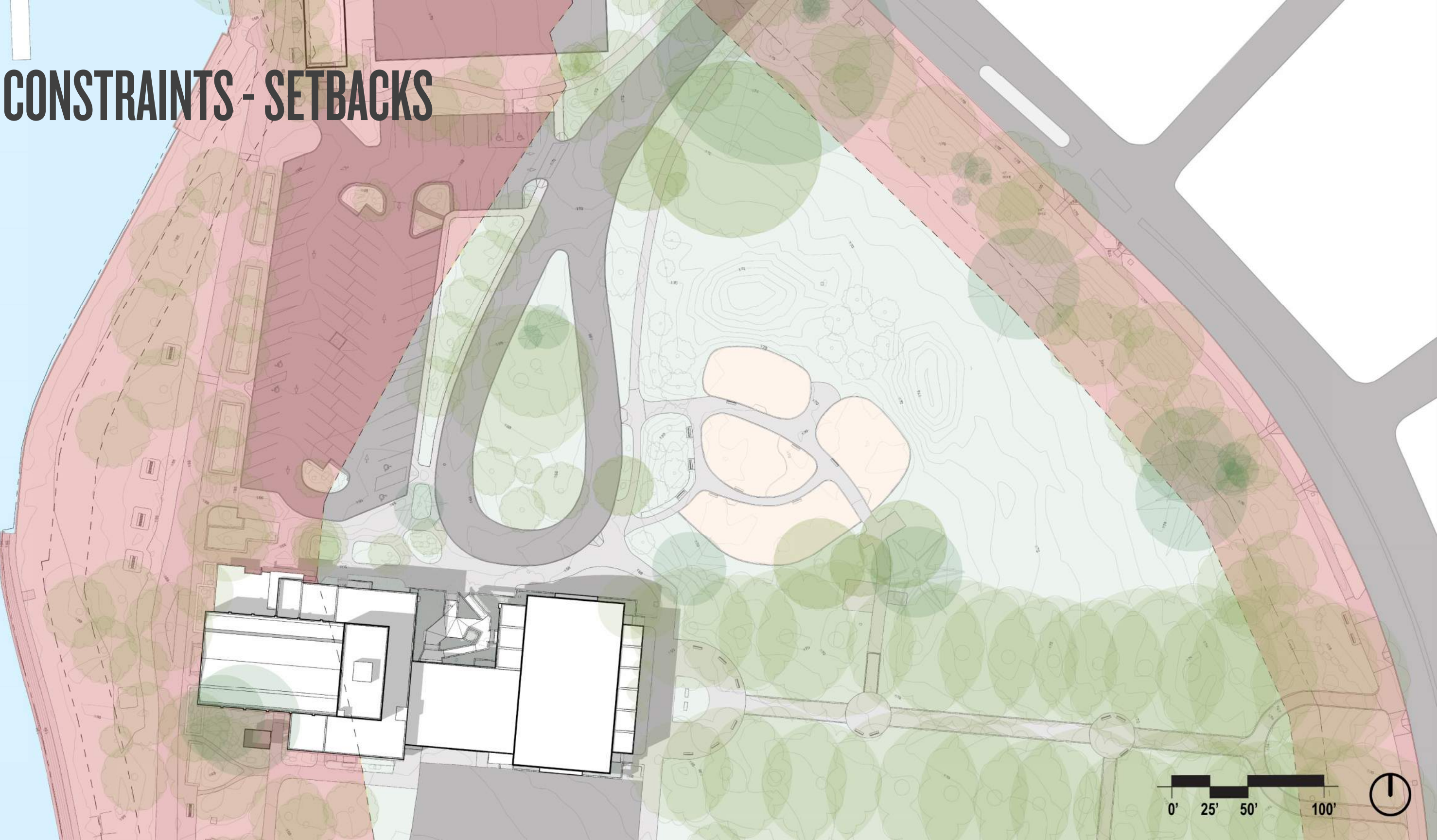
EXISTING CONDITIONS



EXISTING CONDITIONS



CONSTRAINTS - SETBACKS



CONSTRAINTS - CODE



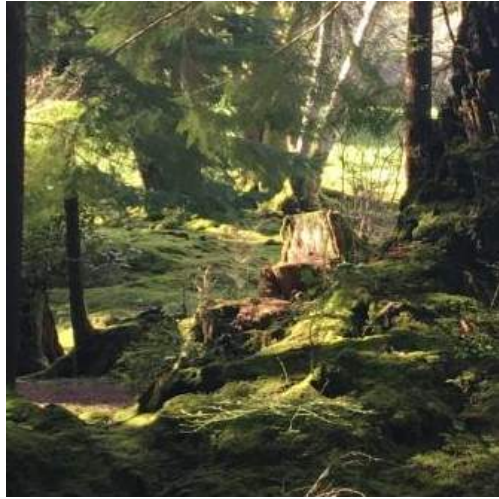
CONSTRAINTS – TIER 2 TREES



BUILDABLE AREA



OLMSTED PRINCIPLES



1. Respect the
“genius of place”



2. Subordinate details
to the whole



3. The art is to
conceal art



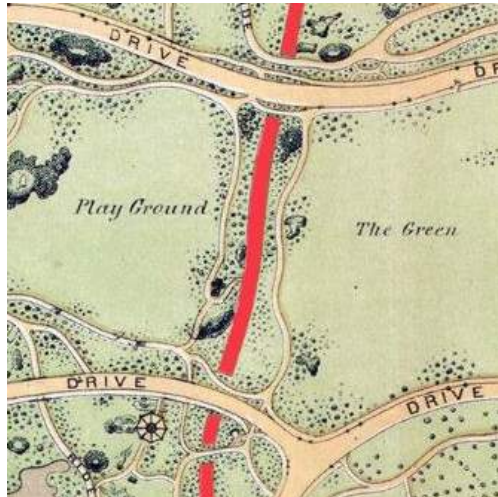
4. Aim for the
unconscious



5. Avoid fashion for
fashion's sake



6. Formal training not
required



7. Words matter



8. Stand for something

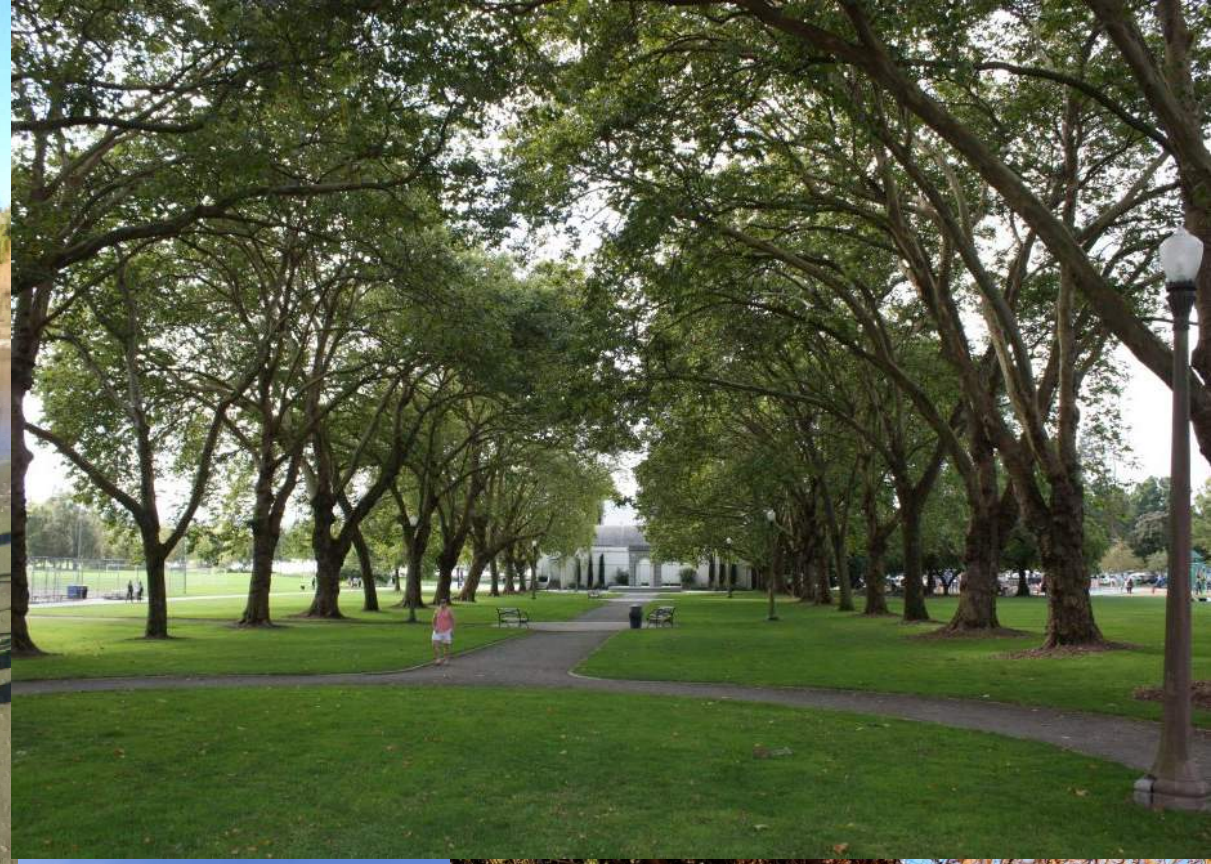


9. Utility trumps
ornament



10. Never too much,
hardly enough

GREEN LAKE CONTEXT





EVANS POOL



BATHHOUSE THEATER



BOATHOUSE

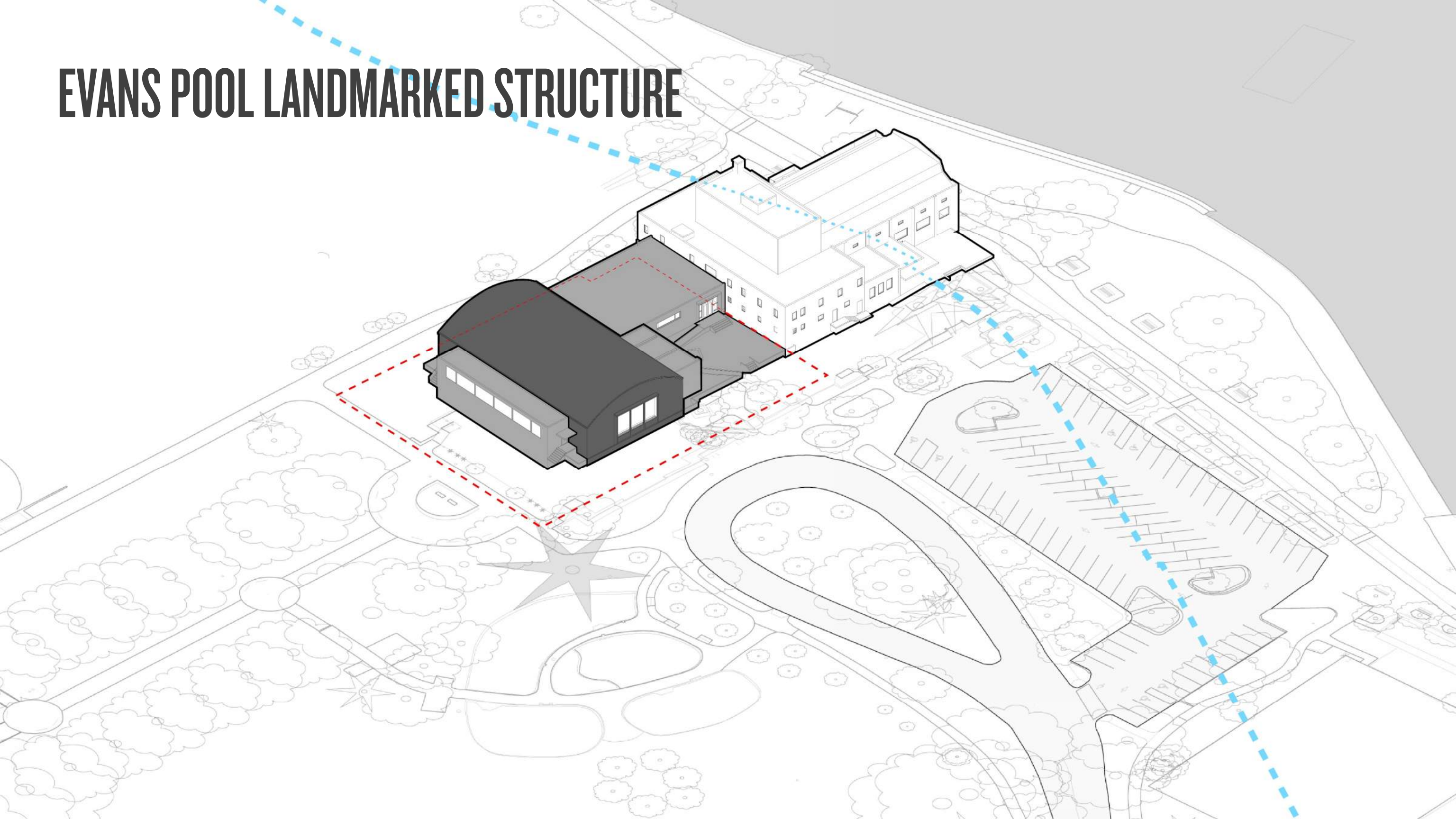


SMALL CRAFT CENTER

EVANS POOL LANDMARKED STRUCTURE



EVANS POOL LANDMARKED STRUCTURE



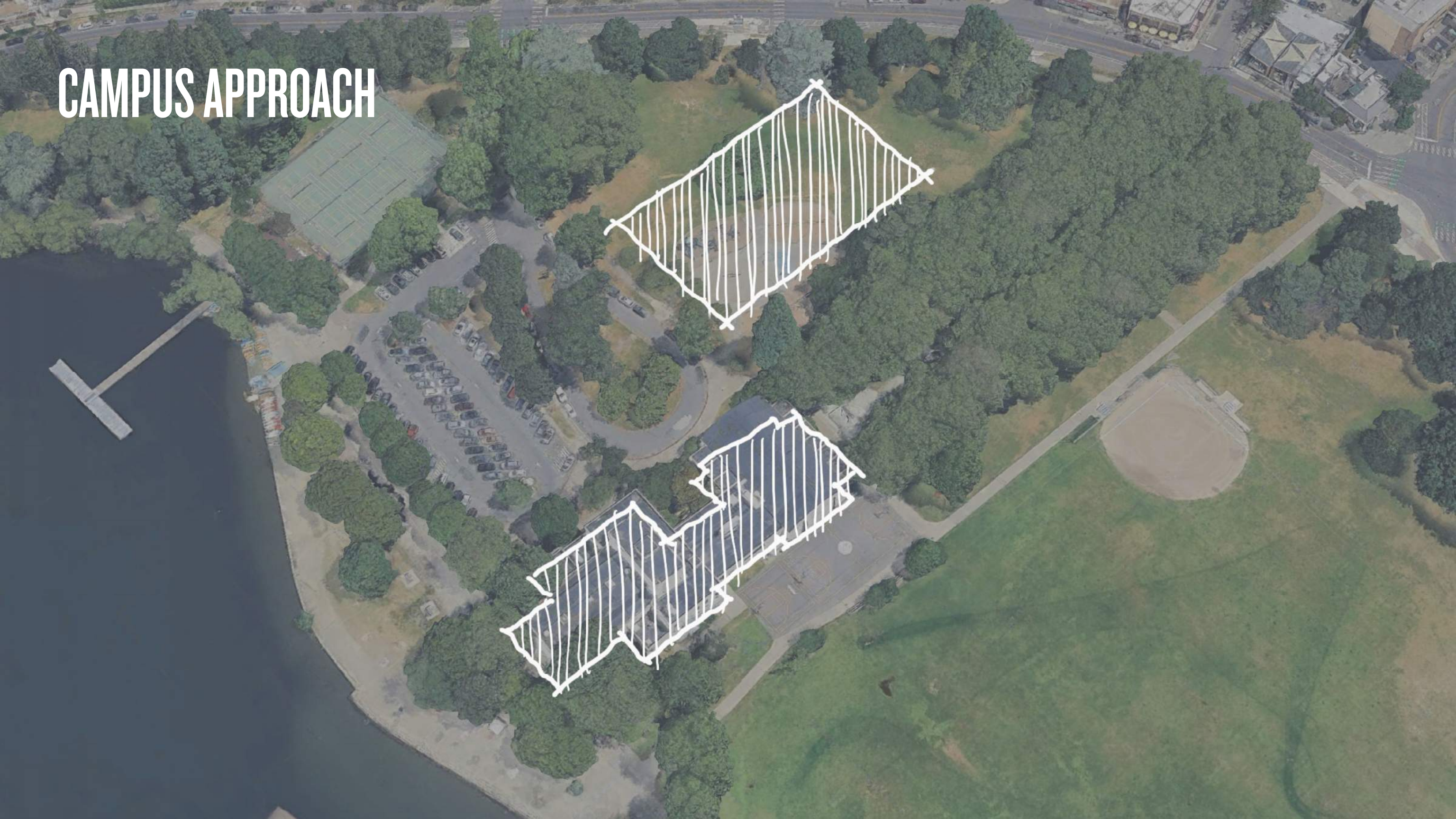
CAMPUS APPROACH



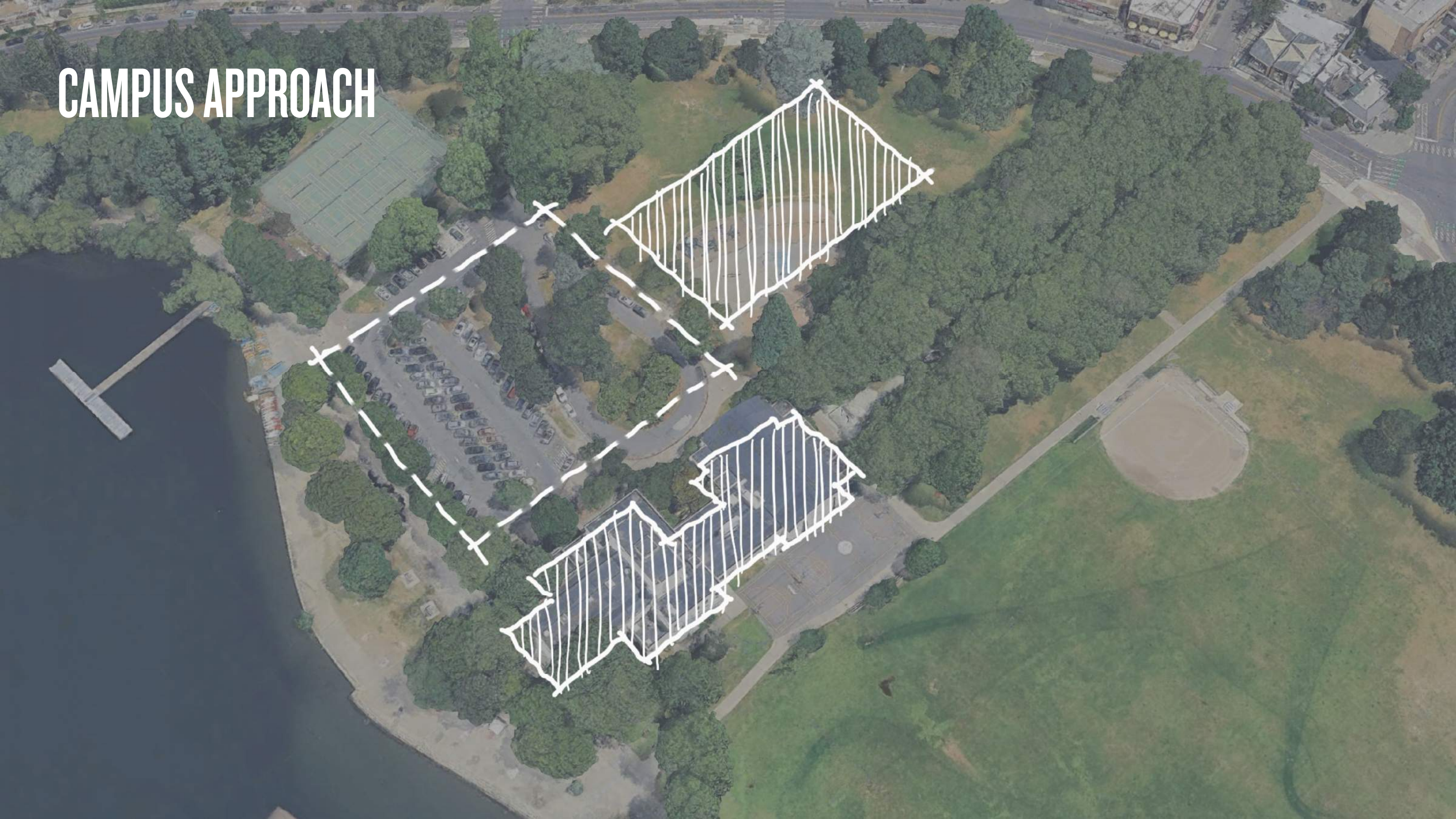
CAMPUS APPROACH



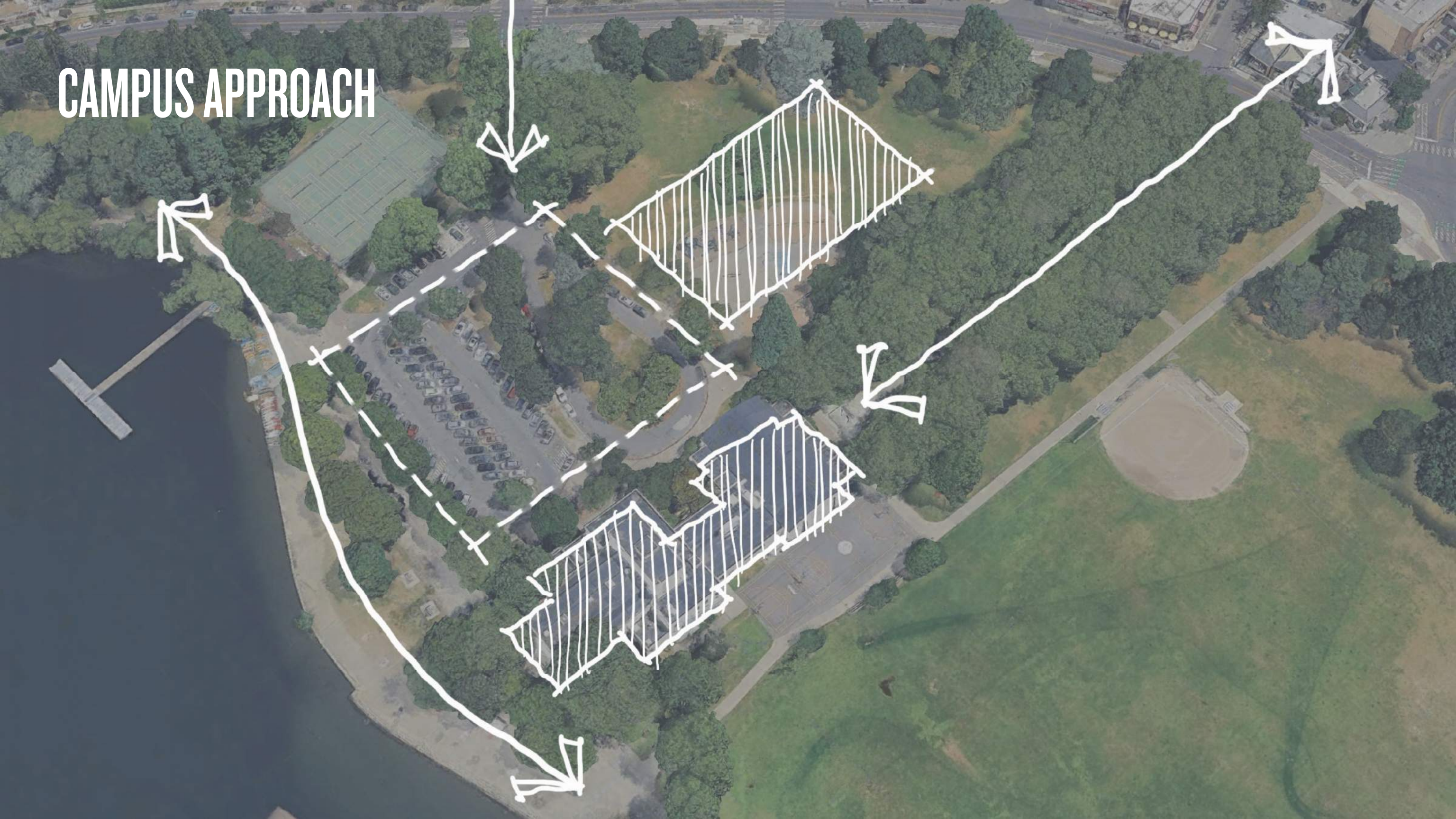
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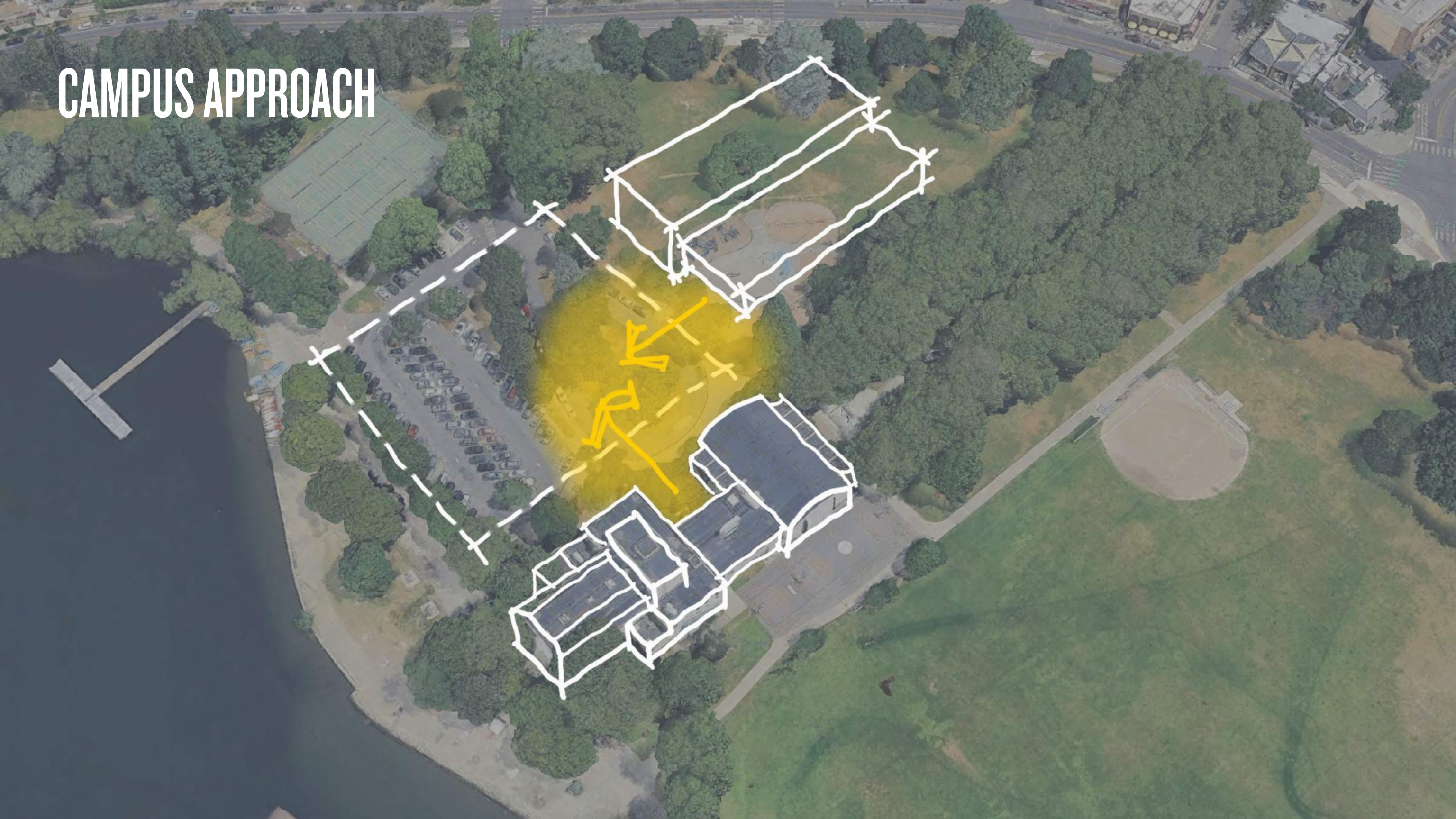
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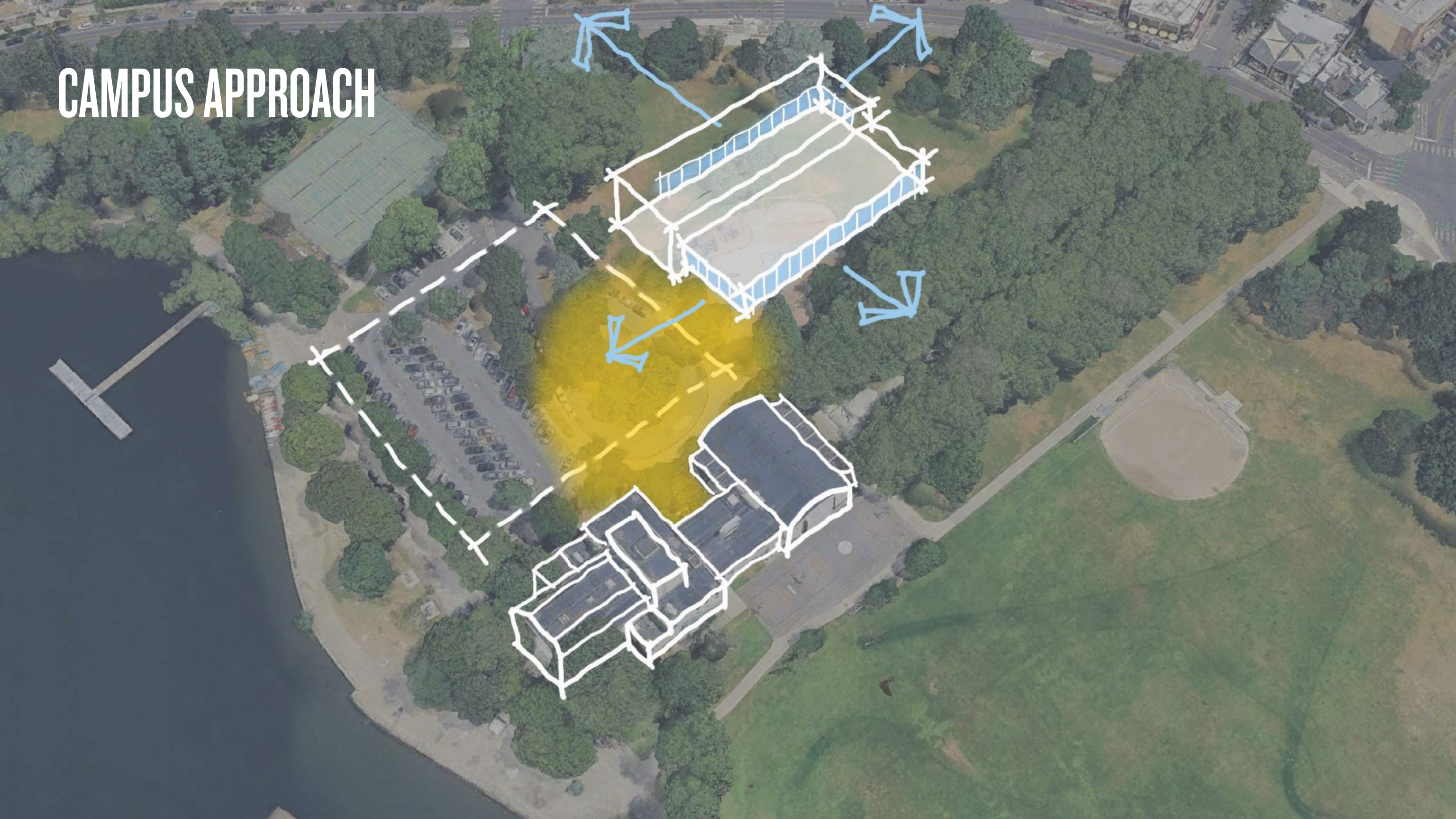
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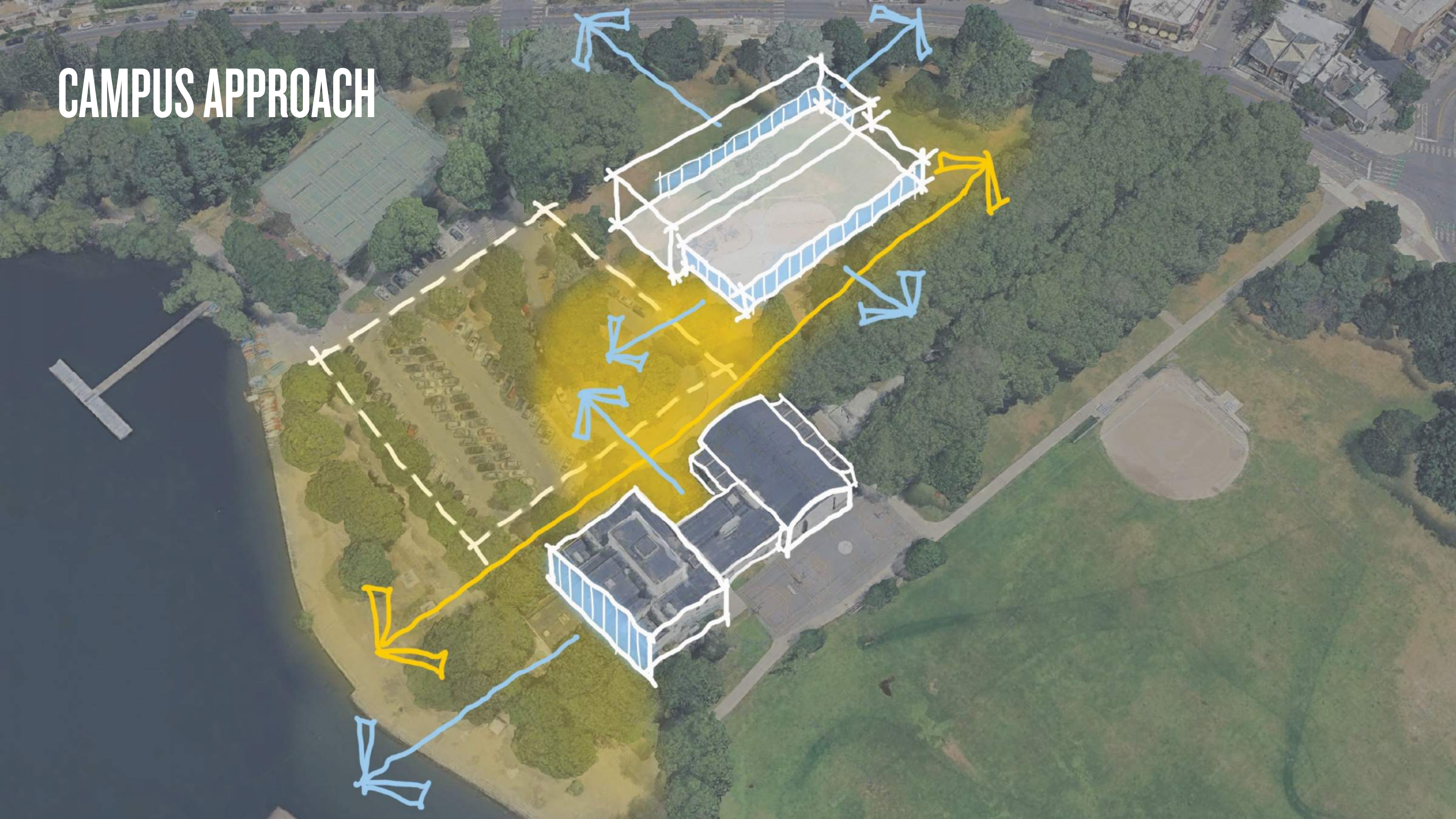
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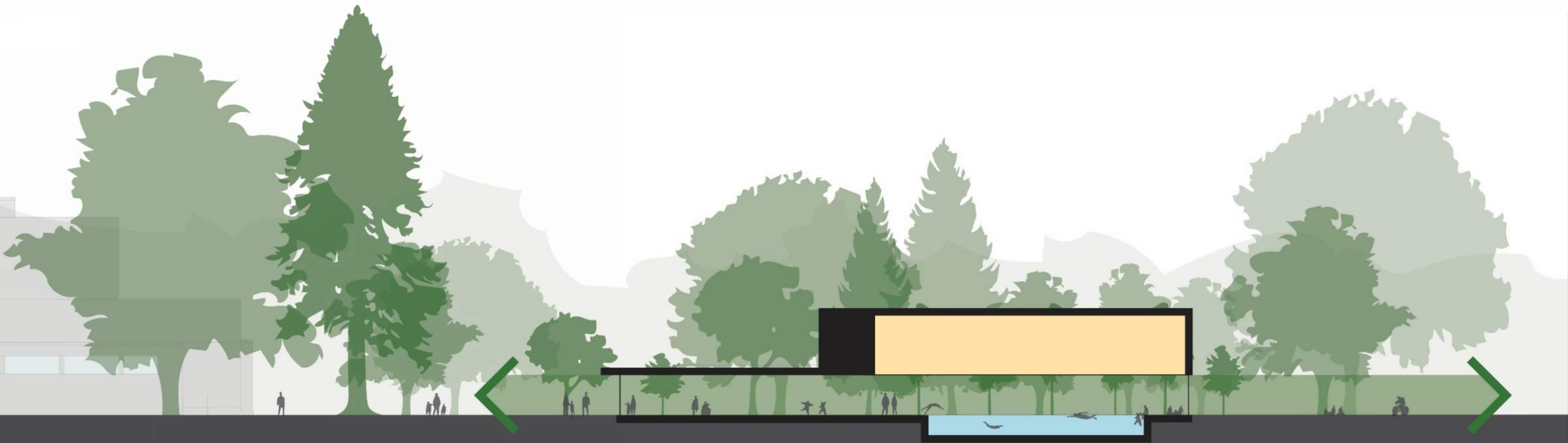
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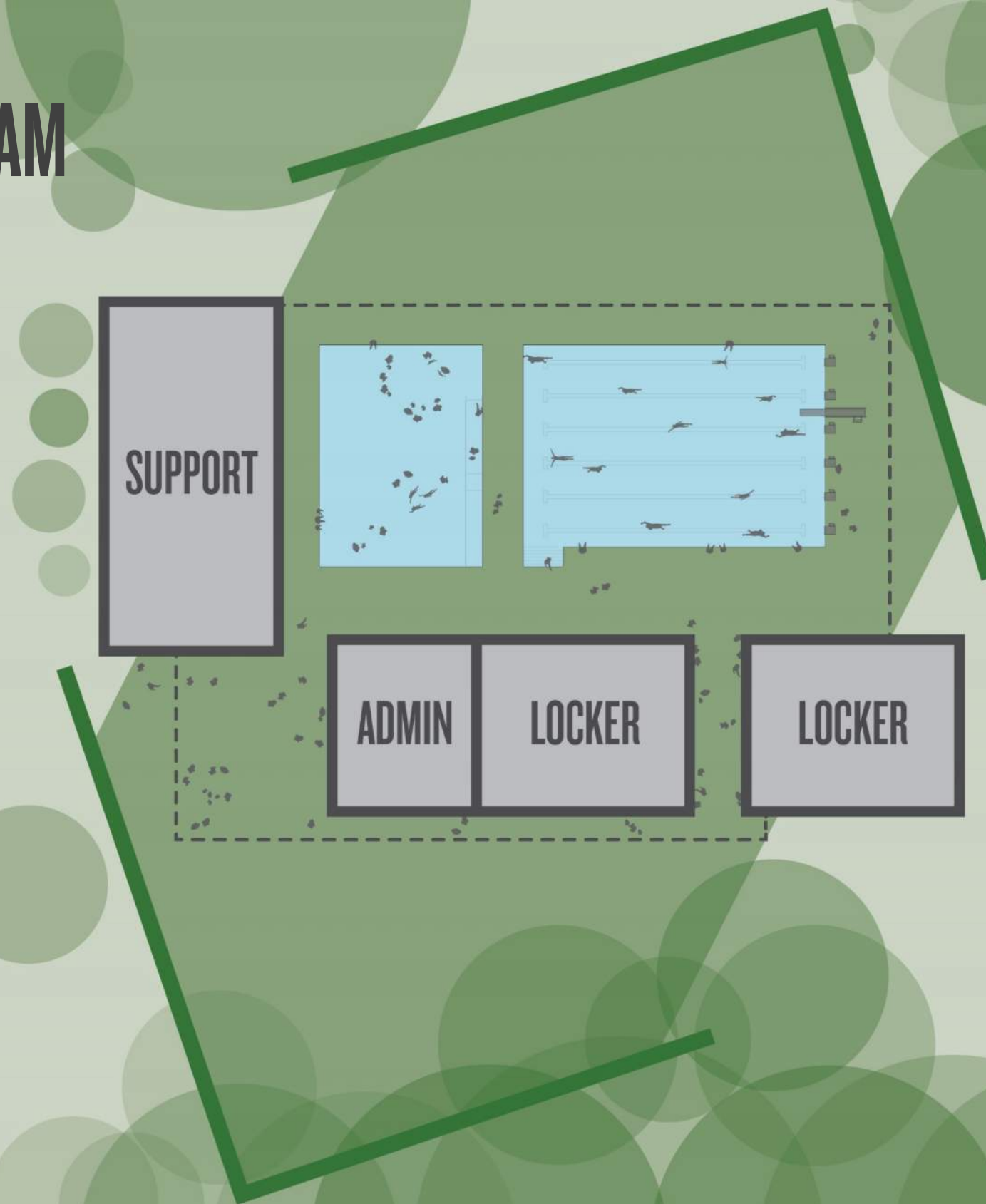
CAMPUS APPROACH



CONCEPTUAL SECTION



CONCEPTUAL PLAN DIAGRAM

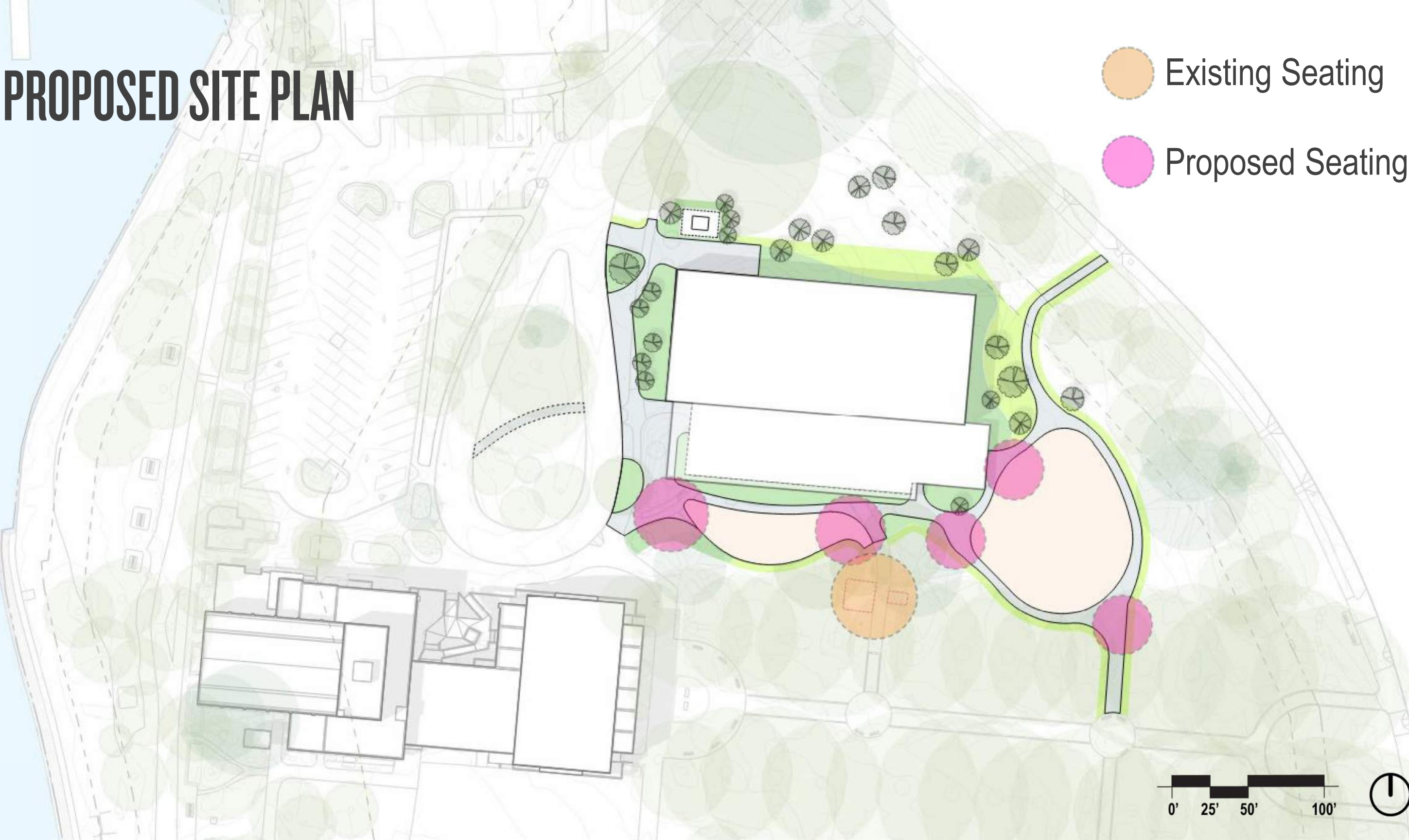


PROPOSED SITE PLAN



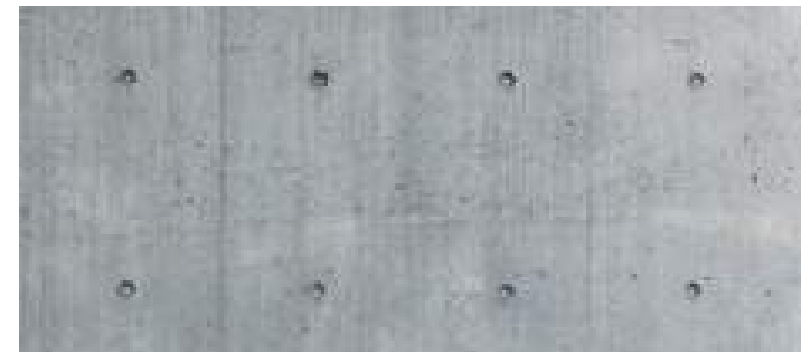
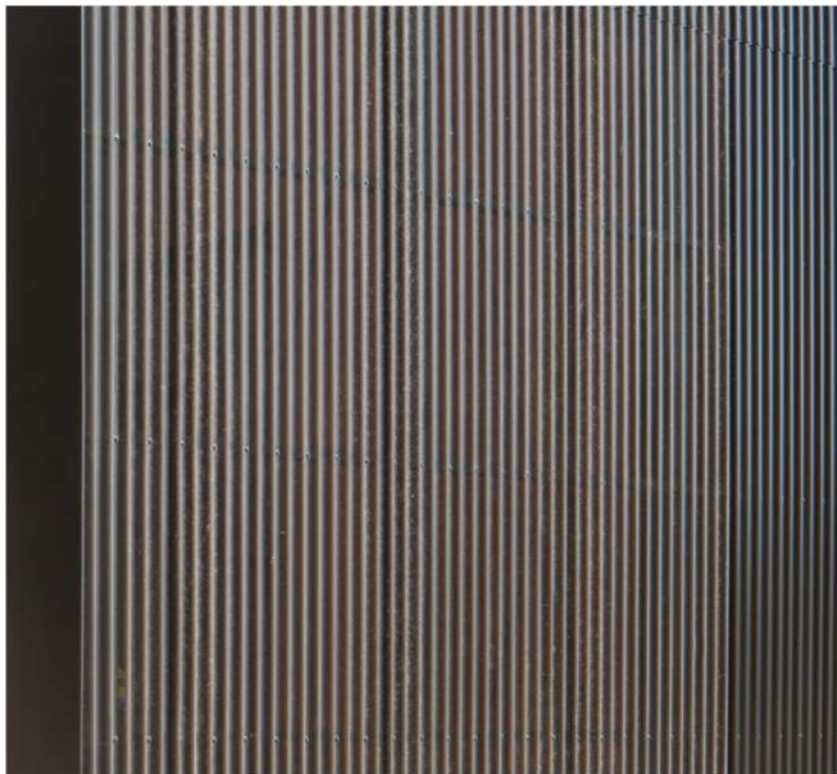
PROPOSED SITE PLAN

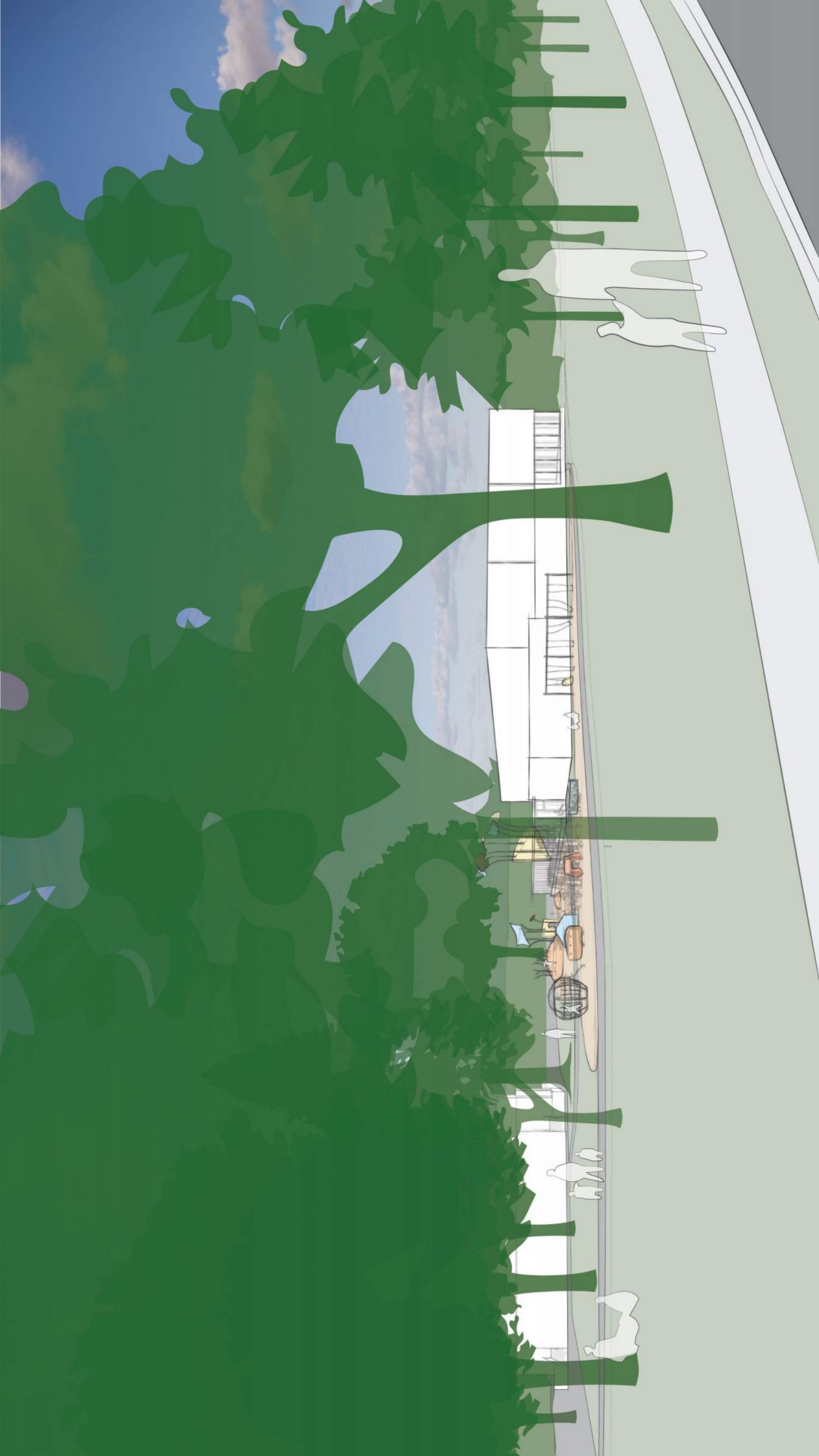
- Existing Seating
- Proposed Seating





MATERIAL PALETTE

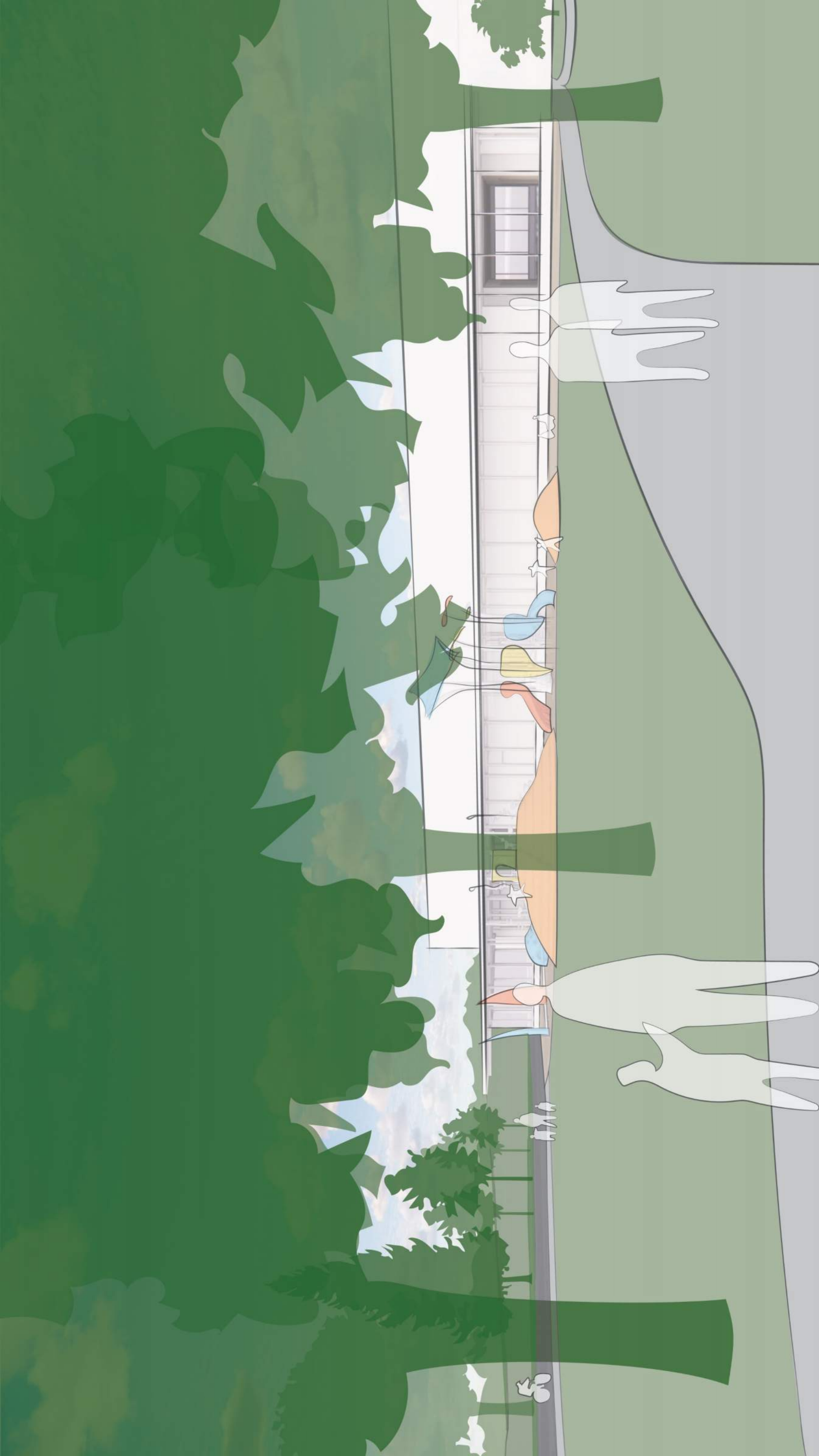














NEXT STEPS

Lean in to Park Experience
Incorporate Olmsted Principles
Consider Campus Approach
Materiality +Detailing

DISCUSSION

APPENDIX

BUDGET ALIGNMENT

<u>Estimated Costs</u>	<u>Cost (\$)</u>
Total Direct Cost.....	\$23,216,000
+ 46% Indirect Costs.....	\$10,599,579
<u>TOTAL Construction Cost</u>	<u>\$33,815,579</u>
<i>Project Budget</i>	<i>\$36,600,000</i>
<i>Cost Delta</i>	<i>\$2,784,421</i>
<i>Estimate of direct costs provided by JMB Consulting Group LLC.</i>	
<i>Estimate of markups, escalation, and contingencies produced by Shields Obletz Johnsen (SOJ)</i>	
<u>Project Add Alts</u>	<i>To be incorporated as the project budget can accommodate, in consultation with GC/CM partner</i>
Alt 1 Radiant Floors	
Alt 2 Regenerative Pool Filtration	
Alt 3 Pool Covers	
Alt 4 Slide	
Alt 5 Manual Window Treatments	
Alt 6 Raised Planters	
Alt 7 Site Features	
Alt 8 Skylights	
Alt 9 Redundant Air Source Heat Pumps	
Alt 10 Motorized Window Treatments	
Alt 11 Concrete Paving	
Alt 12 Enhanced Wall Finishes	
Alt 13 Timing and Scoreboard	

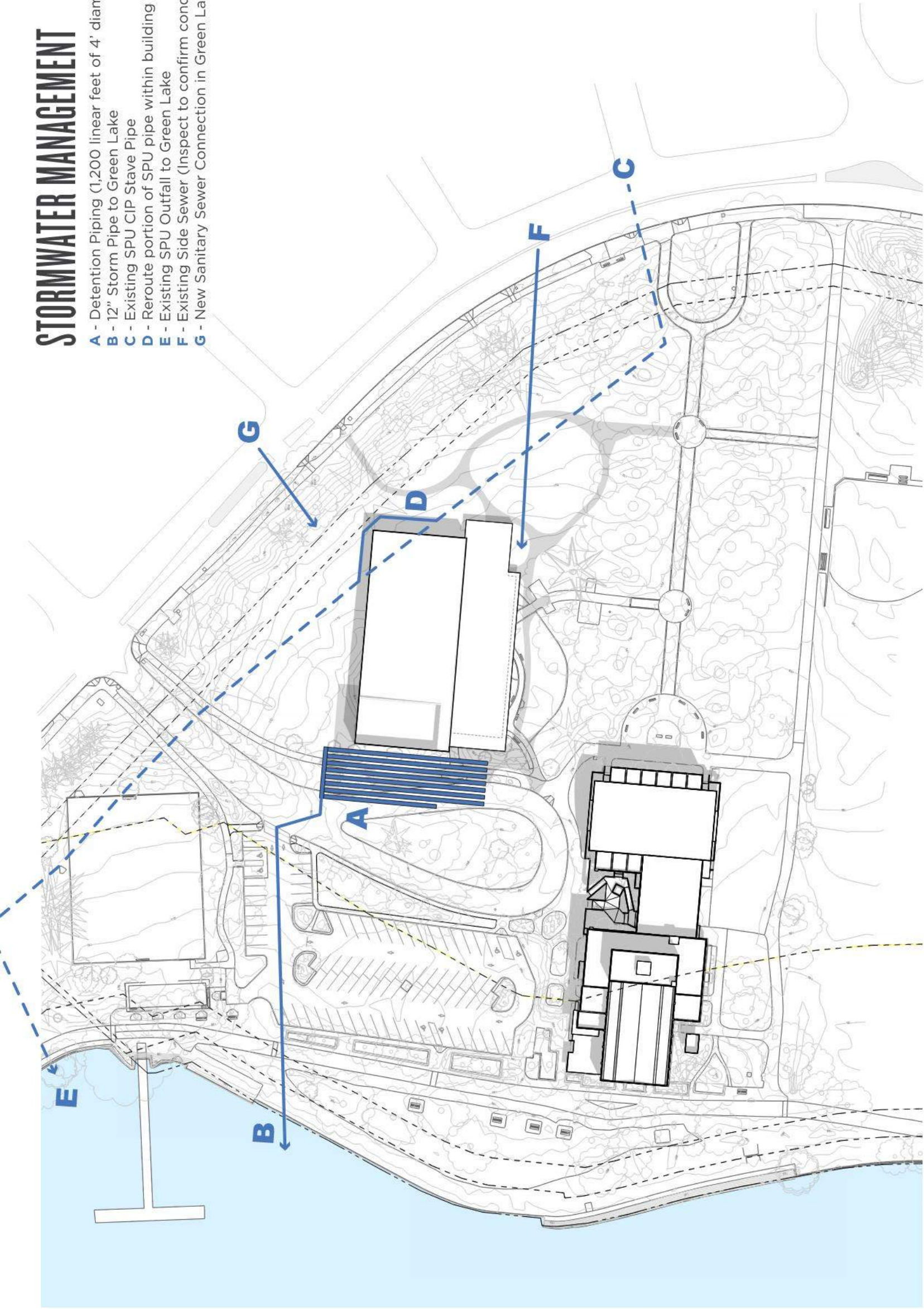
IMPACT TO EXISTING VEGETATION

- # Removal of (1) Tier 3 tree required
Removal of (13) Tier 4 trees required
Removal of (4) Non-Tiered trees required
- # Robust tree protection will be required for trees close to the construction impacts, including the Sequoia
- Proposed trees
- Existing evergreen and deciduous trees
- Tree protection fencing



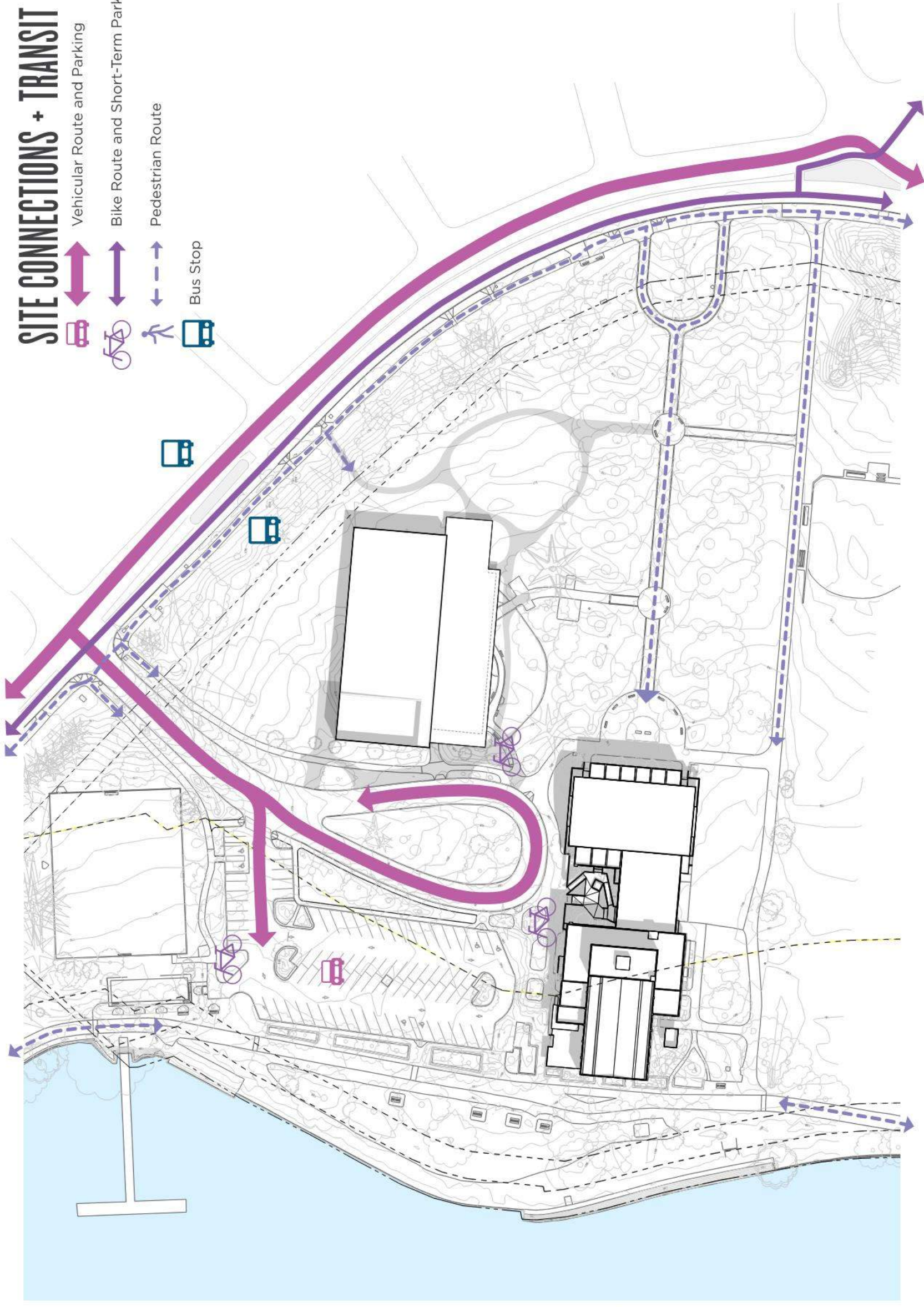
STORMWATER MANAGEMENT

- A** - Detention Piping (1,200 linear feet of 4' diameter pipe)
- B** - 12" Storm Pipe to Green Lake
- C** - Existing SPU CIP Stave Pipe
- D** - Reroute portion of SPU pipe within building footprint
- E** - Existing SPU Outfall to Green Lake
- F** - Existing Side Sewer (Inspect to confirm condition)
- G** - New Sanitary Sewer Connection in Green Lake Way



SITE CONNECTIONS + TRANSIT

-  Vehicular Route and Parking
-  Bike Route and Short-Term Parking
-  Pedestrian Route
-  Bus Stop



SITE ACCESSIBILITY

- Accessible upgrades to parking lot
- ▲ Main building Entry
- △ Egress door from building
- Accessible Site Path

