

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

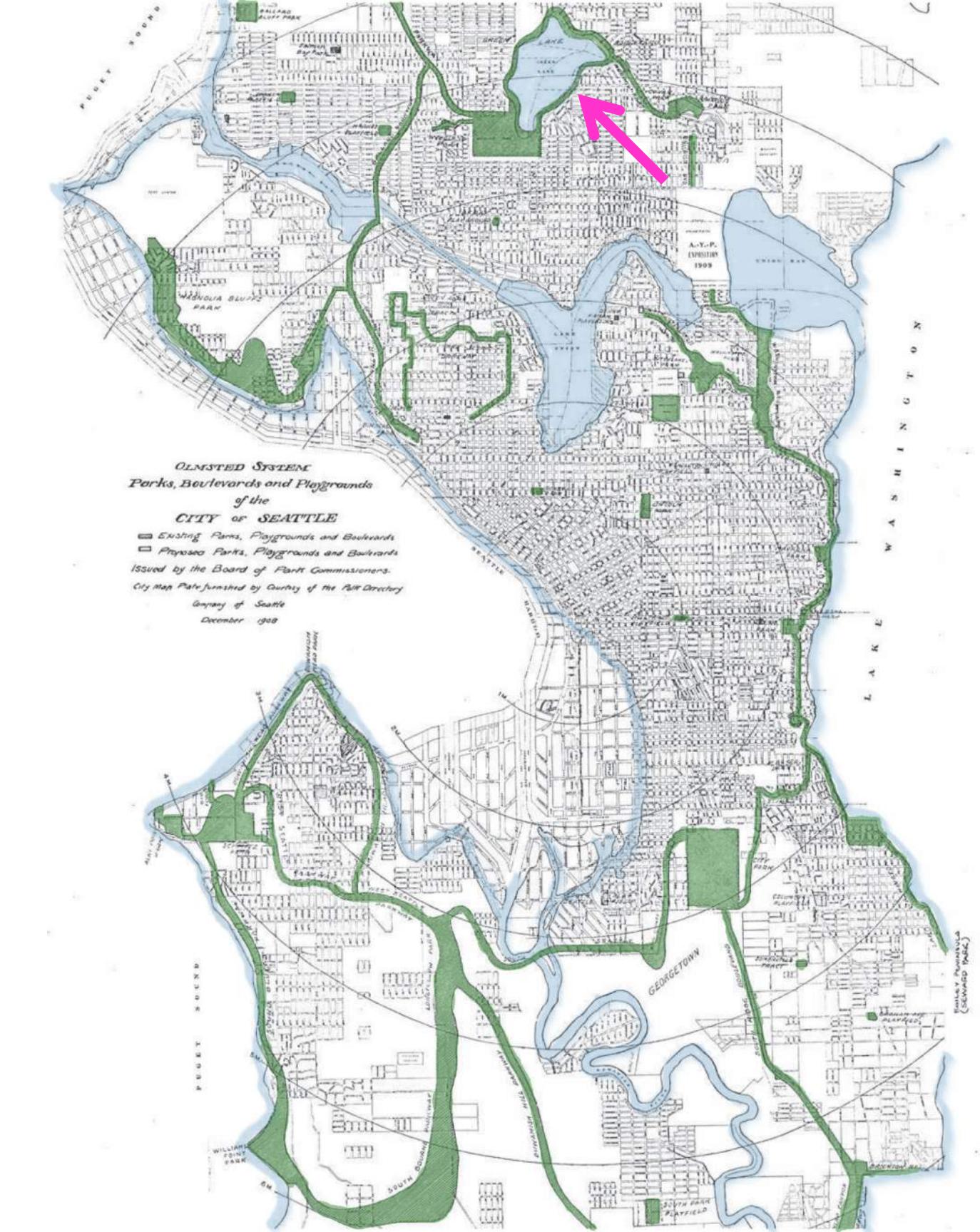
Community + Site Integration

User Experience

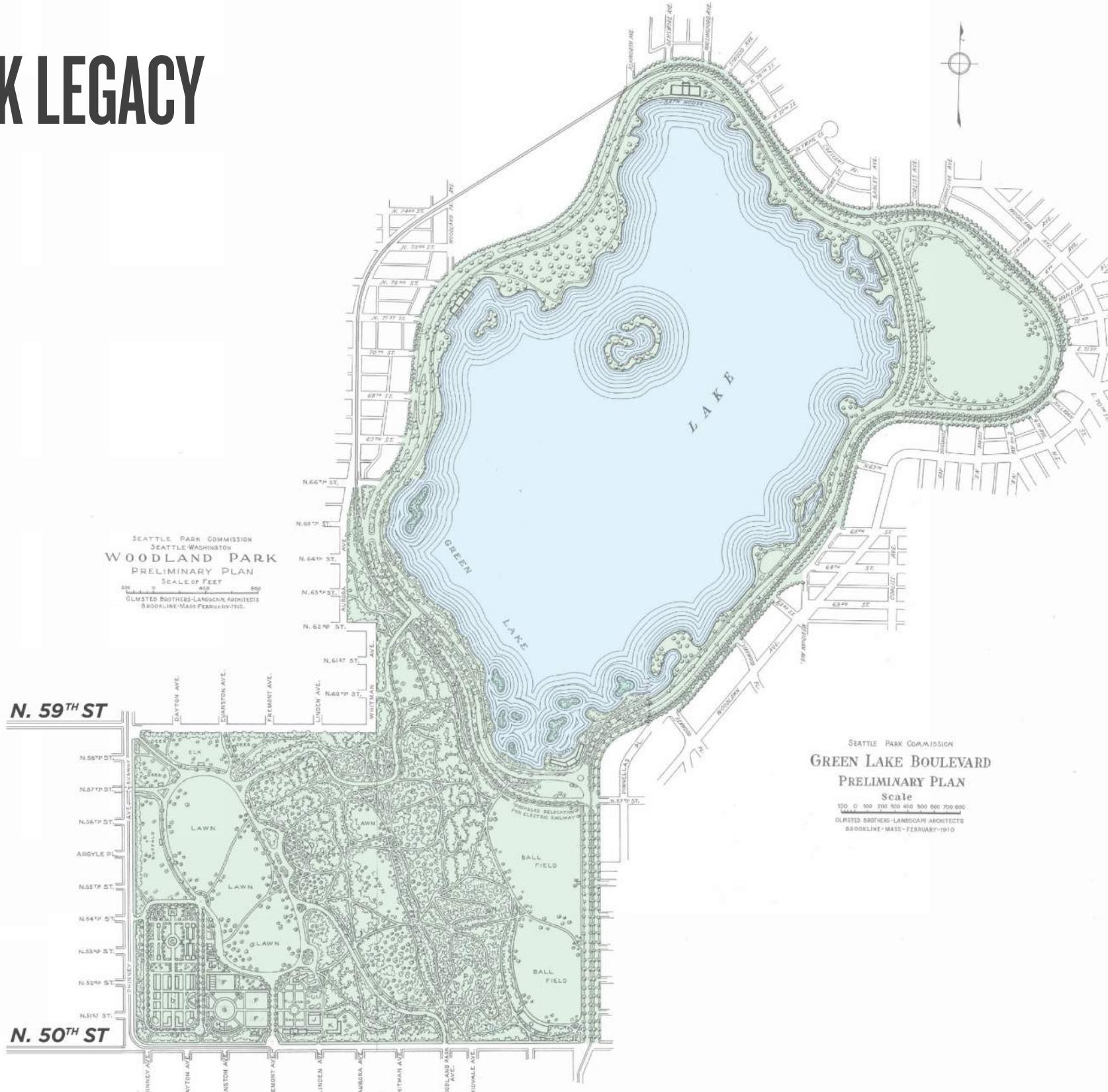
Design + Longevity

Operations + Sustainability

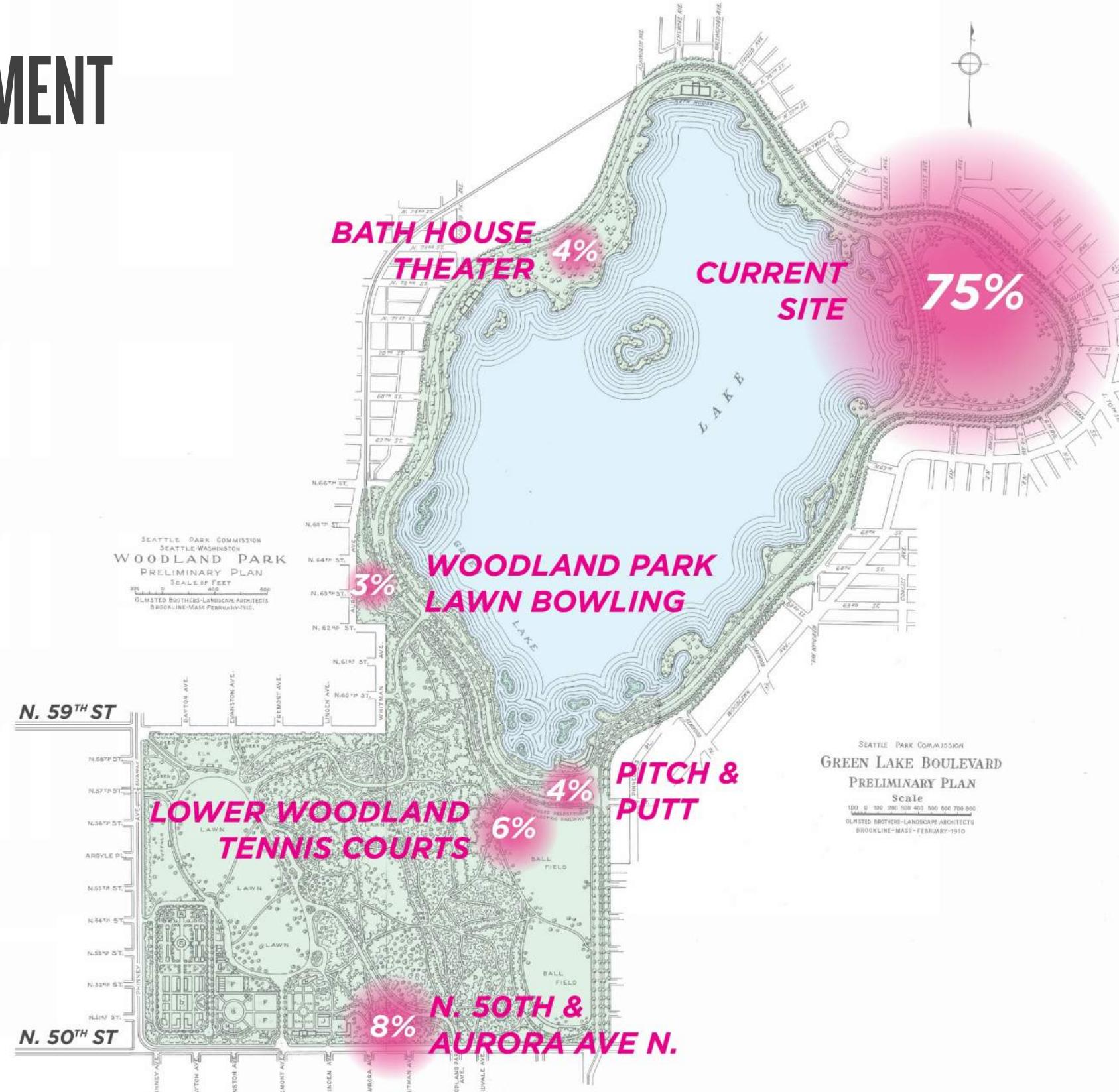
OLMSTED SEATTLE LEGACY



GREEN LAKE PARK LEGACY



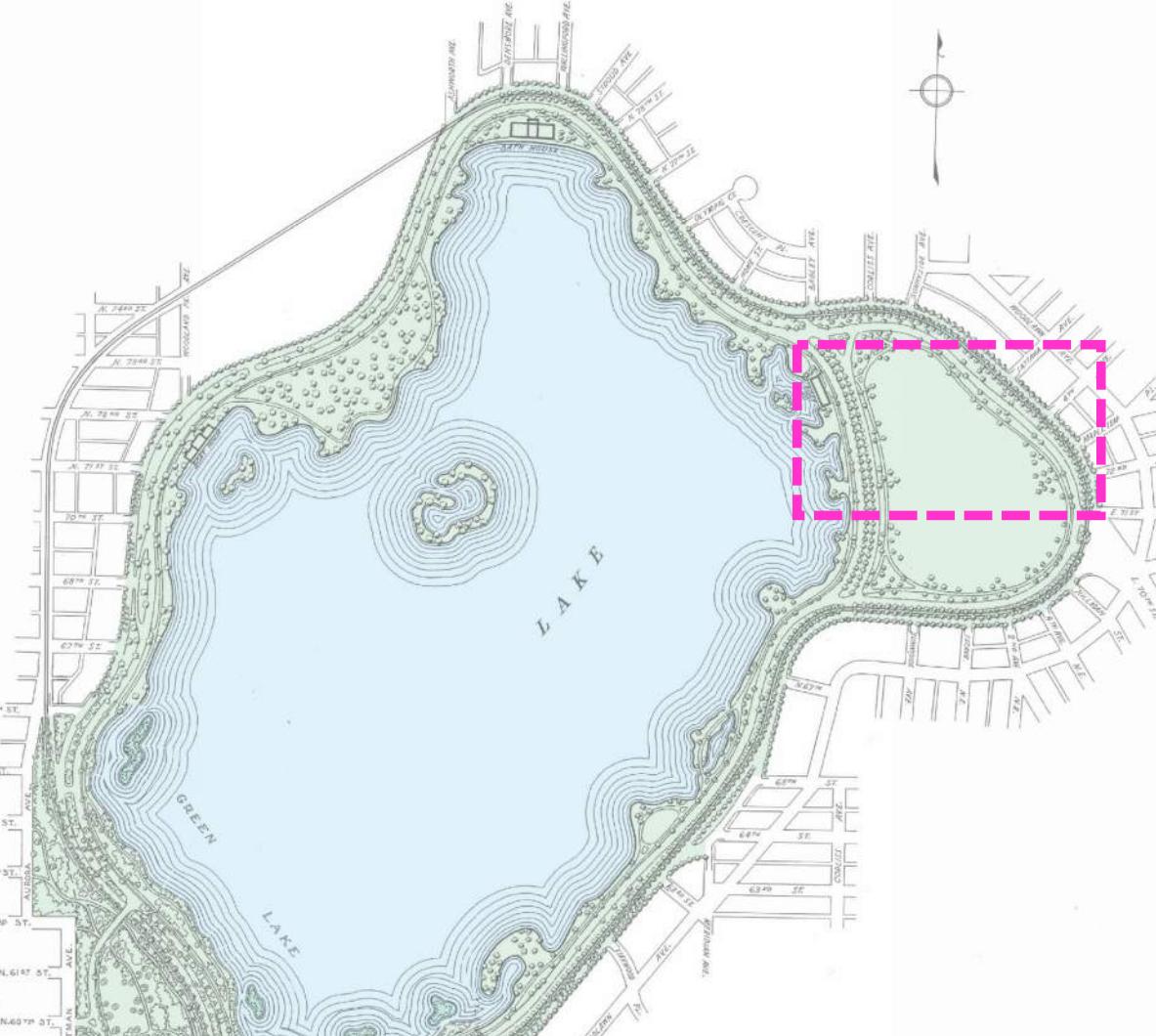
PUBLIC ENGAGEMENT



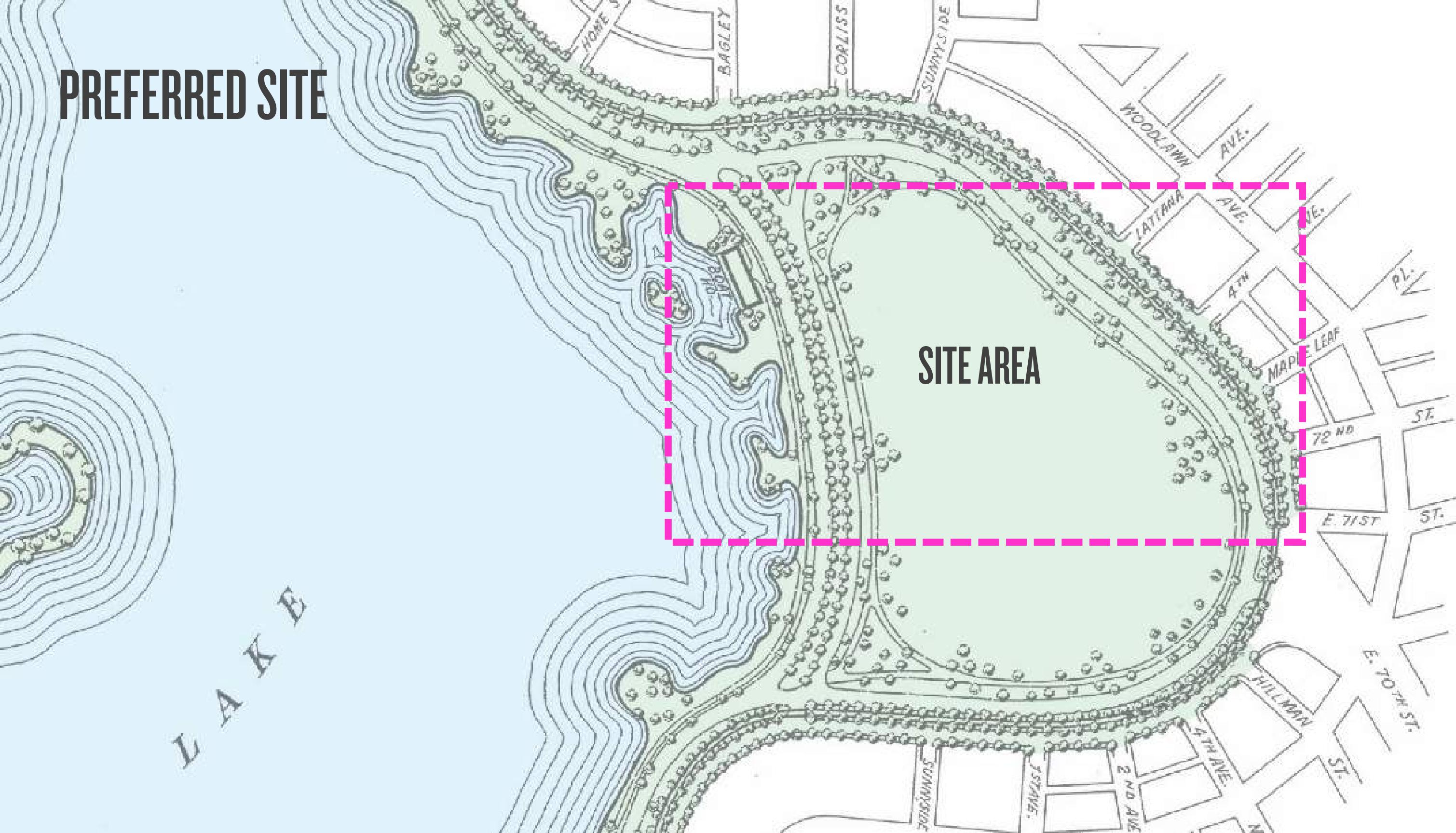
PUBLIC ENGAGEMENT

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

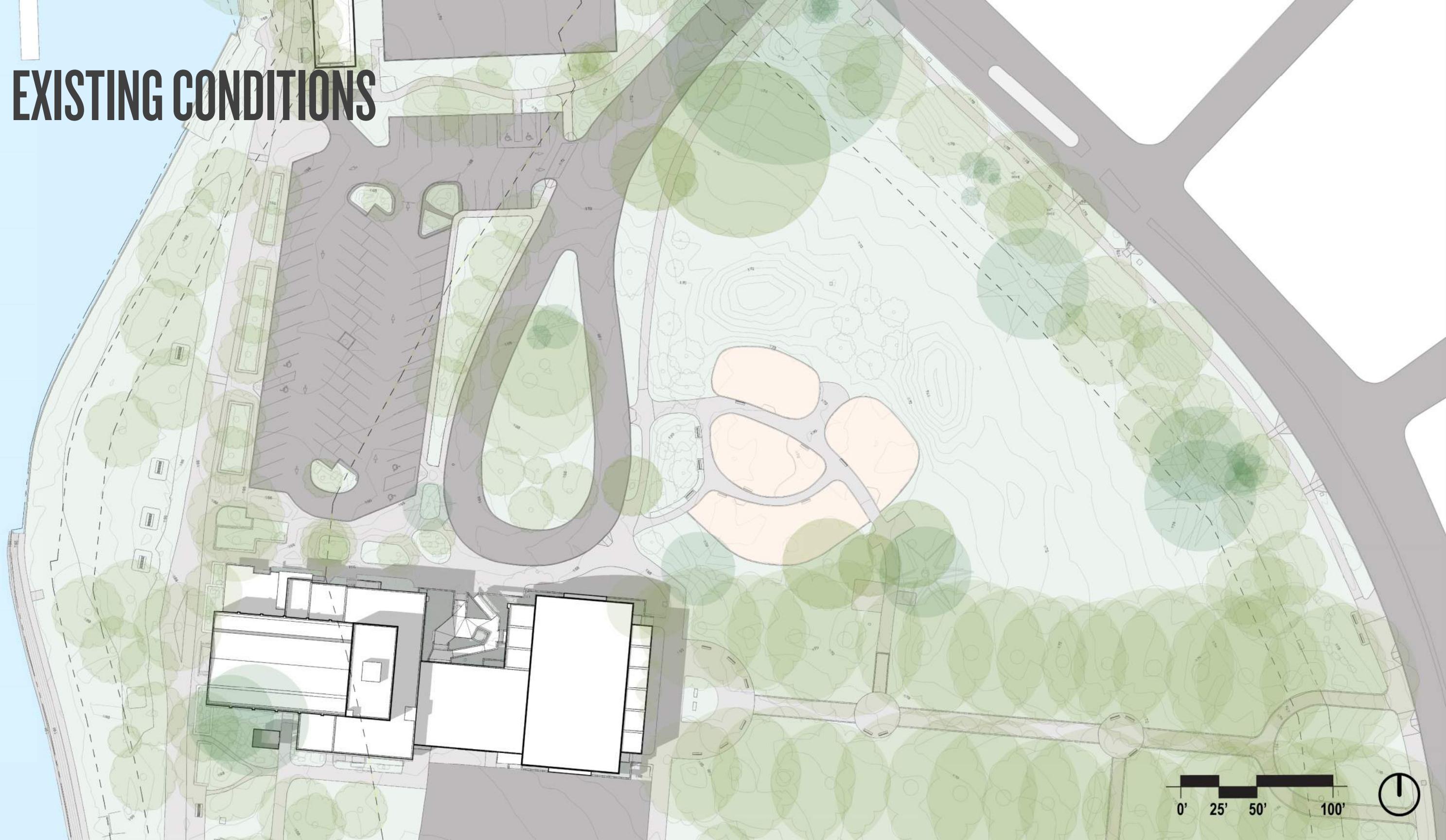
Minimal displacement of other park program



PREFERRED SITE



EXISTING CONDITIONS



EXISTING CONDITIONS

1946

1912

1929

1969

1929

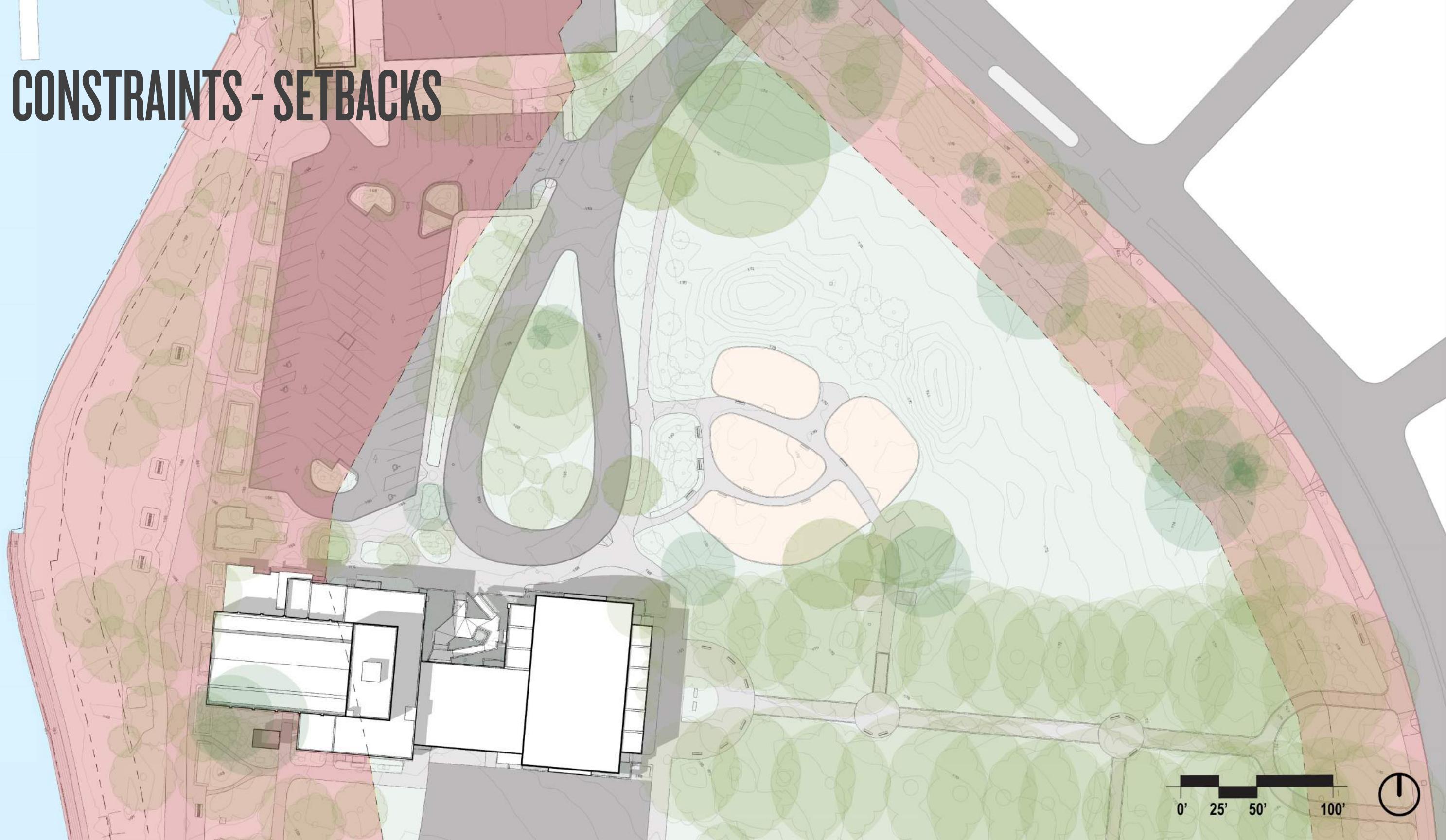
1955

1929

0' 25' 50' 100'



CONSTRAINTS - SETBACKS



CONSTRAINTS - CODE



CONSTRAINTS – TIER 2 TREES



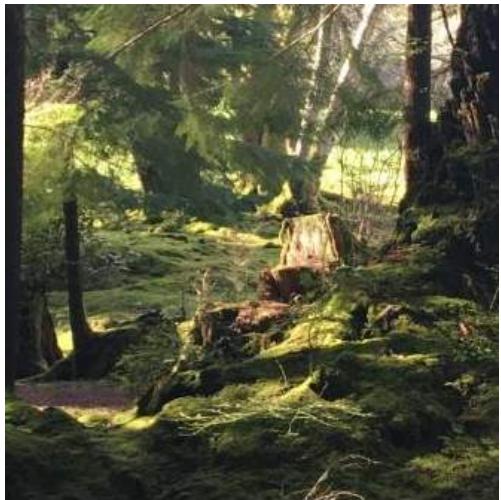
BUILDABLE AREA



0' 25' 50' 100'



OLMSTED PRINCIPLES



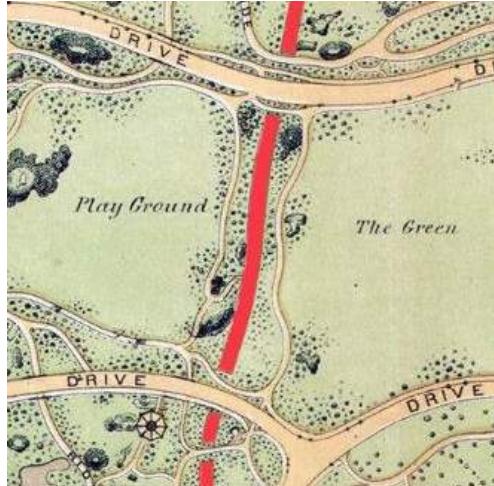
1. Respect the
“genius of place”



6. Formal training not
required



2. Subordinate details
to the whole



7. Words matter



3. The art is to
conceal art



8. Stand for something



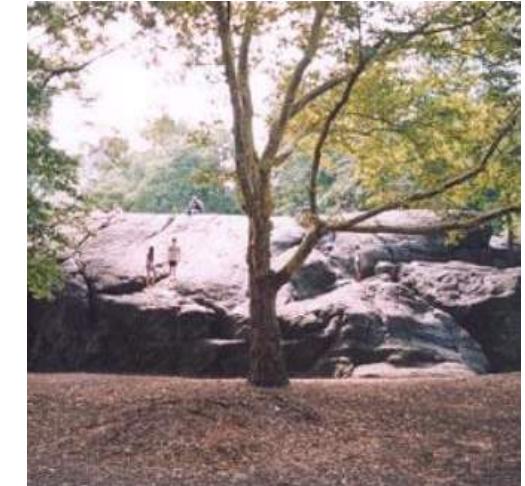
4. Aim for the
unconscious



9. Utility trumps
ornament

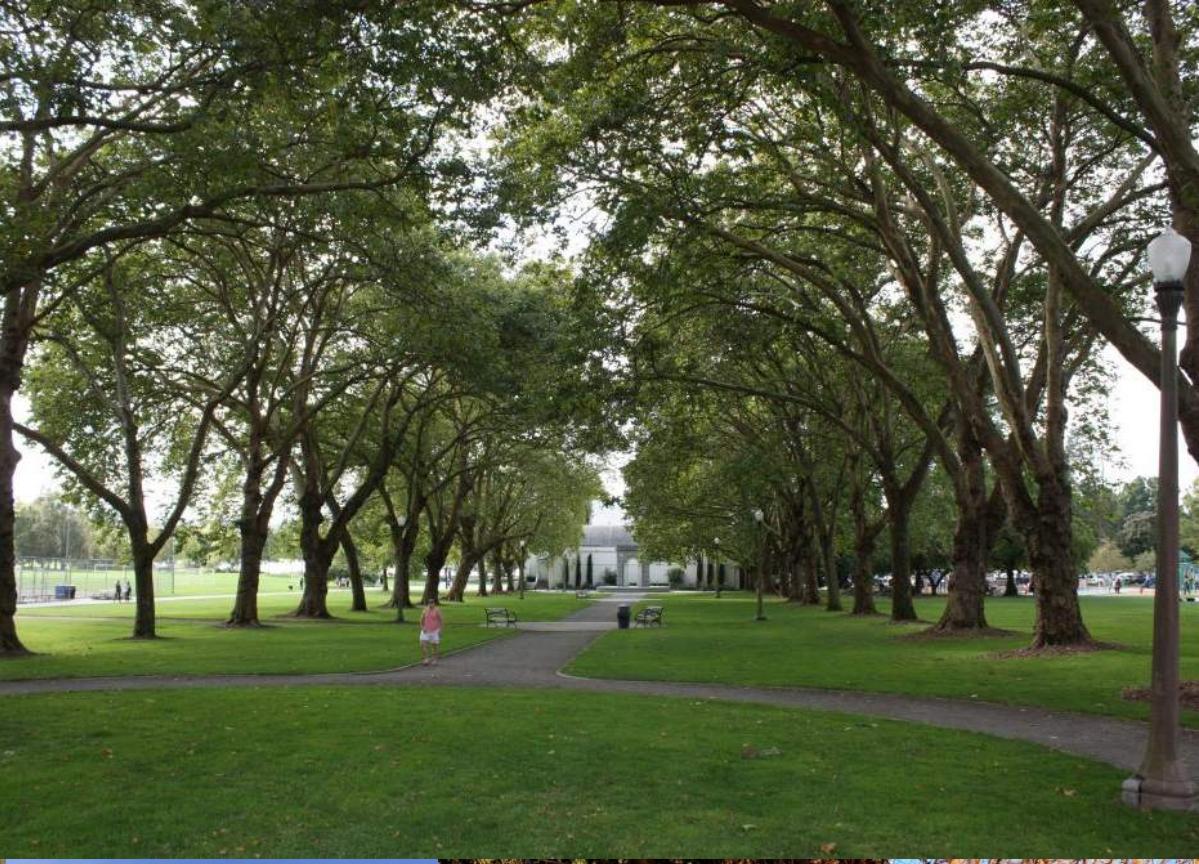


5. Avoid fashion for
fashion's sake



10. Never too much,
hardly enough

GREEN LAKE CONTEXT





EVANS POOL



BATHHOUSE THEATER



BOATHOUSE

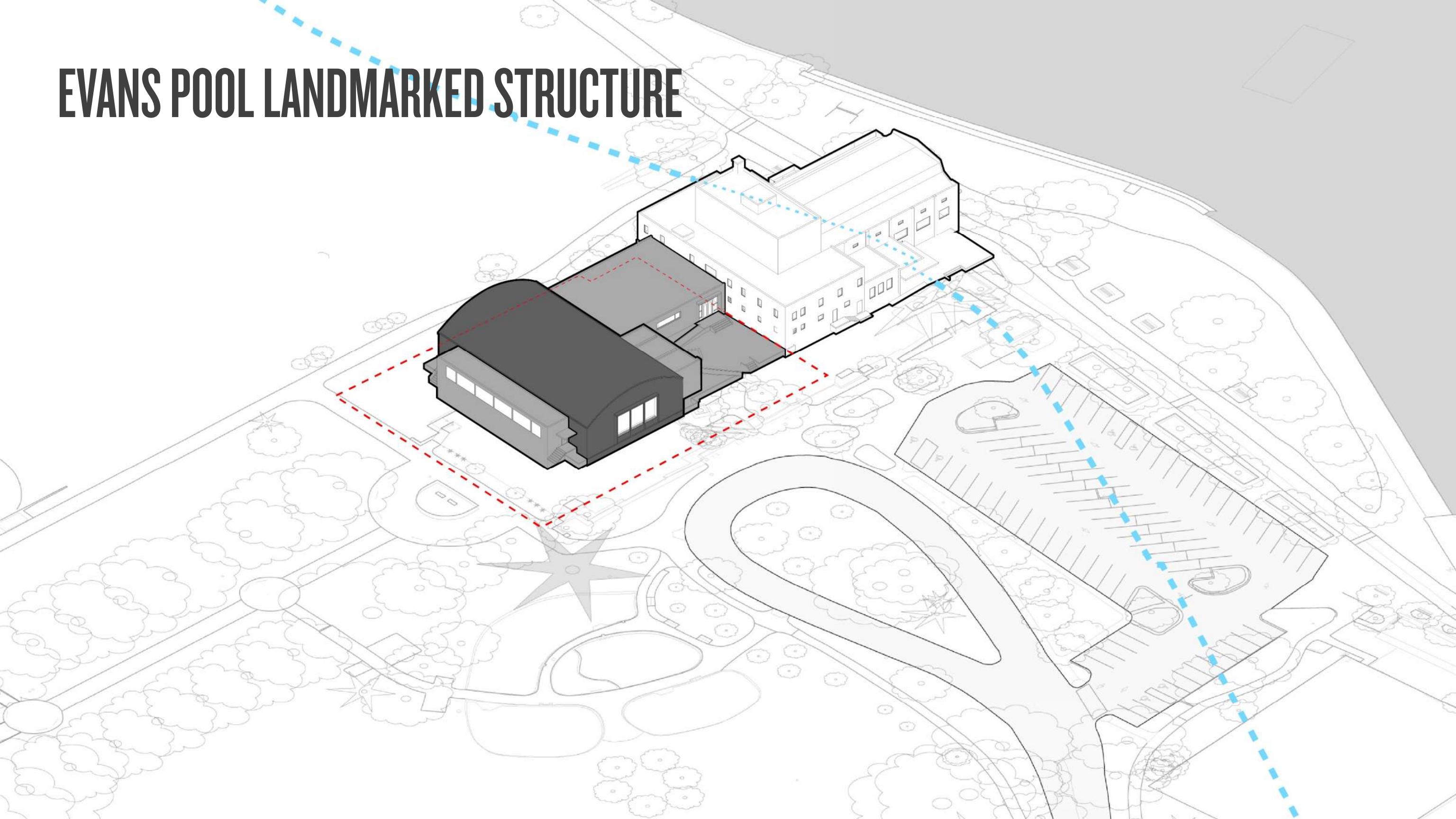


SMALL CRAFT CENTER

EVANS POOL LANDMARKED STRUCTURE



EVANS POOL LANDMARKED STRUCTURE



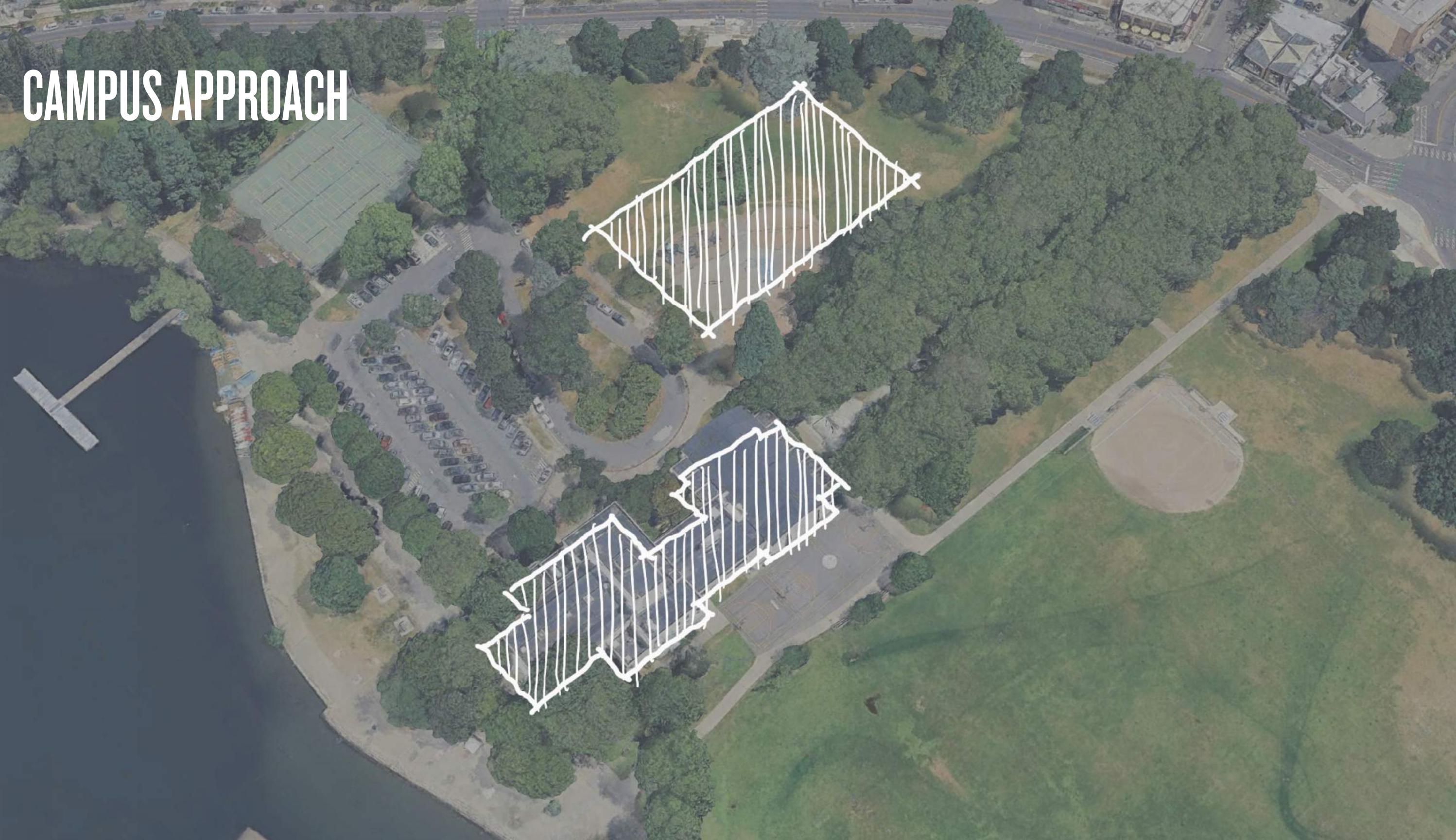
CAMPUS APPROACH



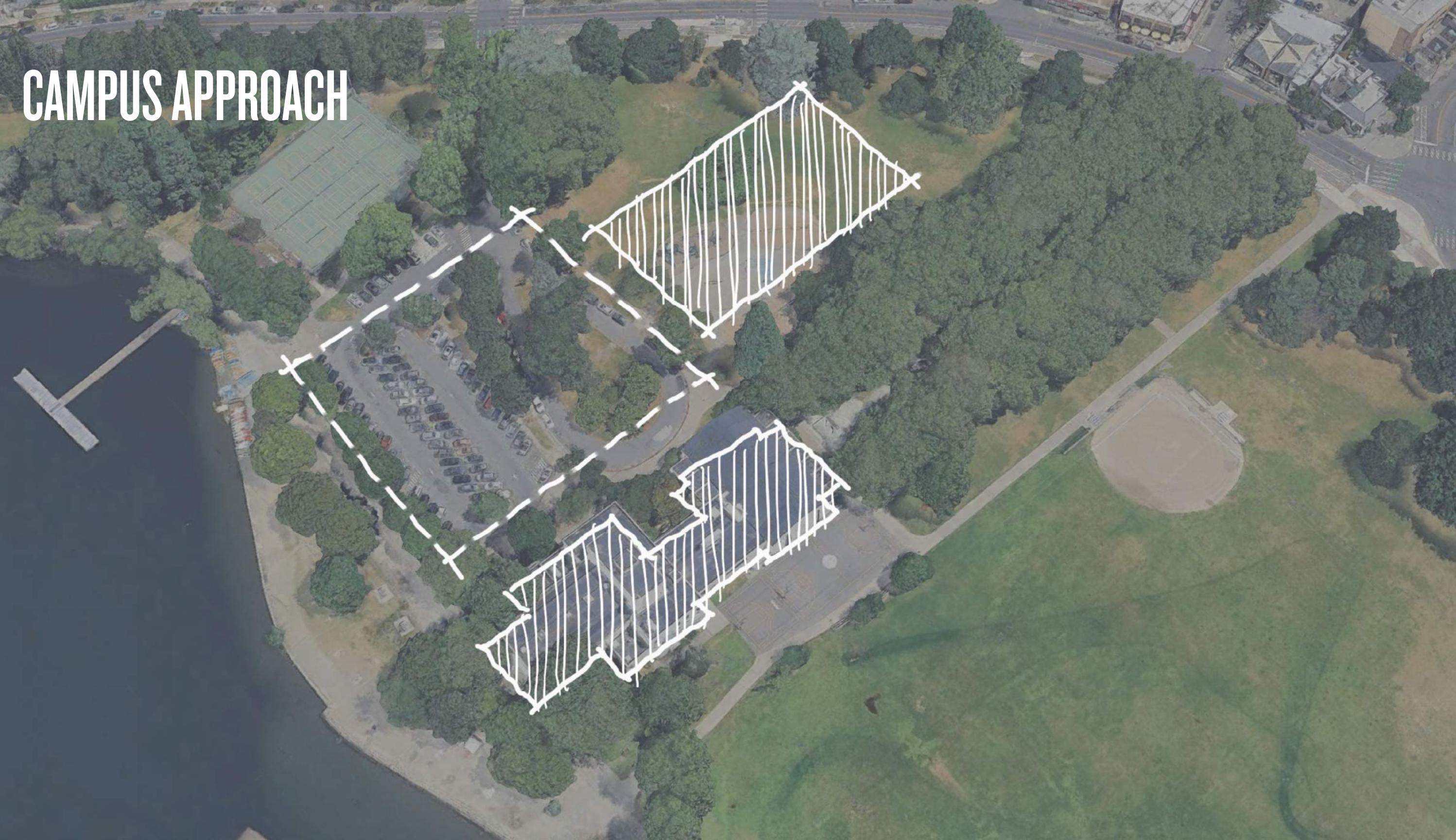
CAMPUS APPROACH



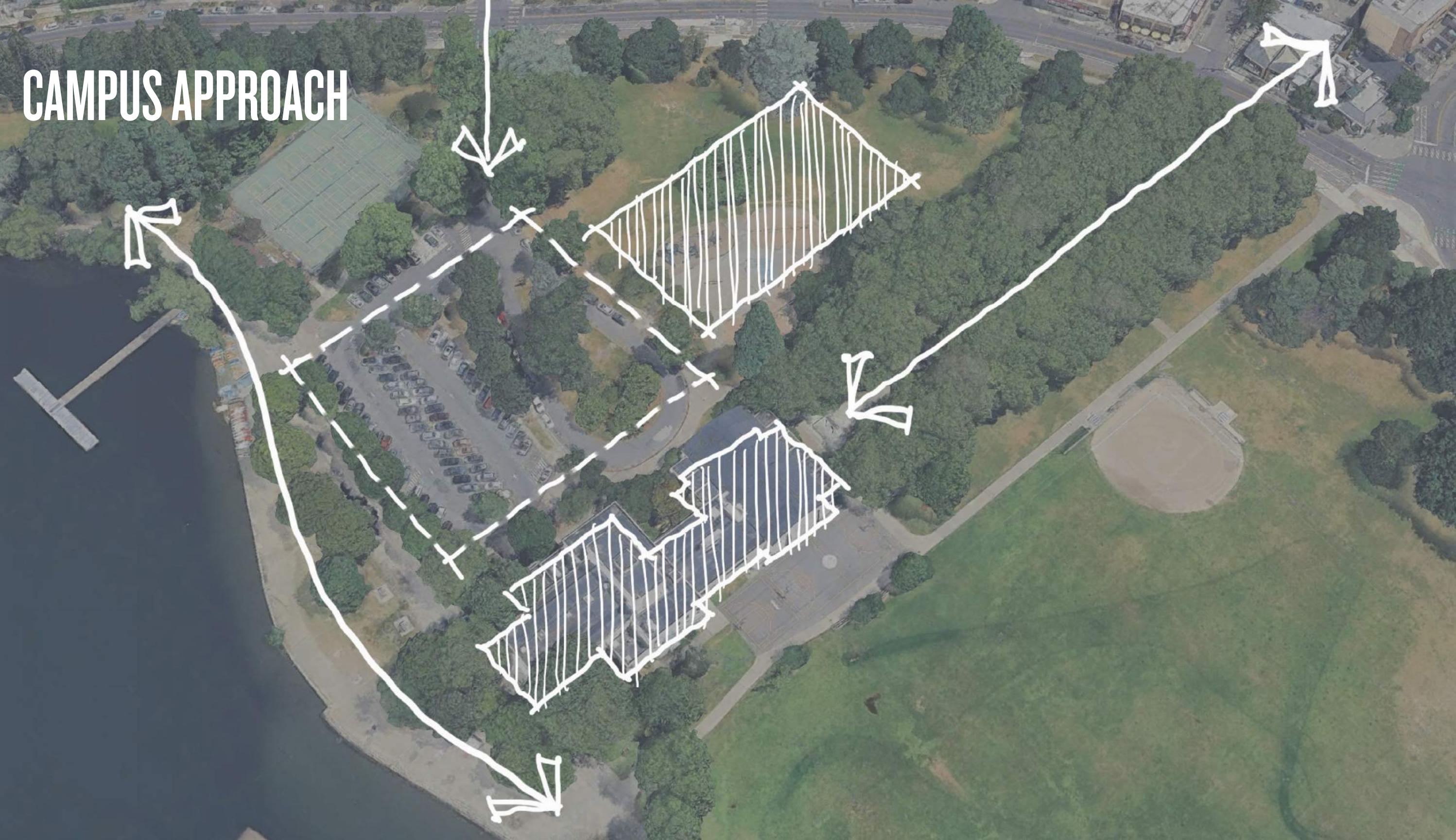
CAMPUS APPROACH



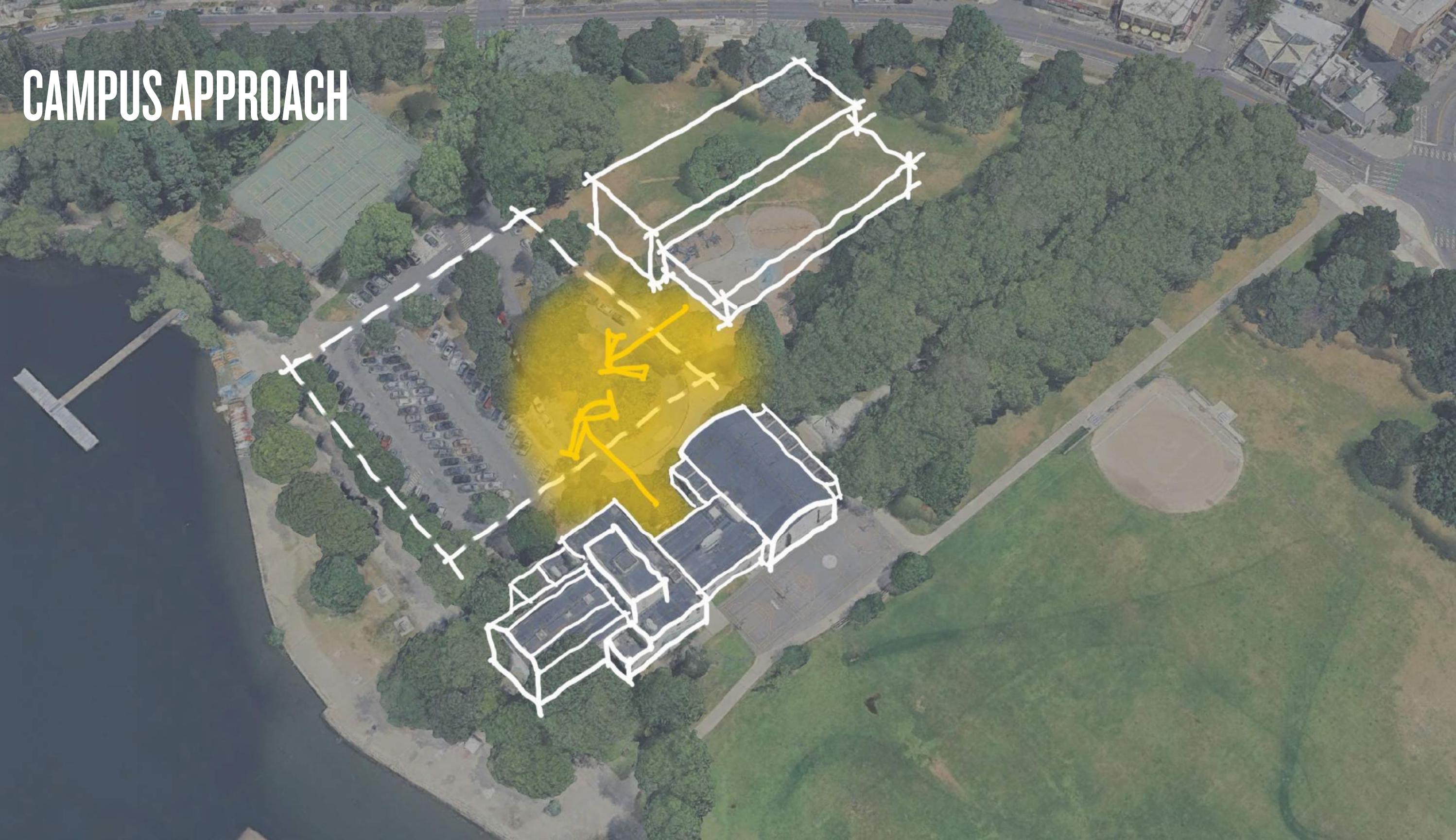
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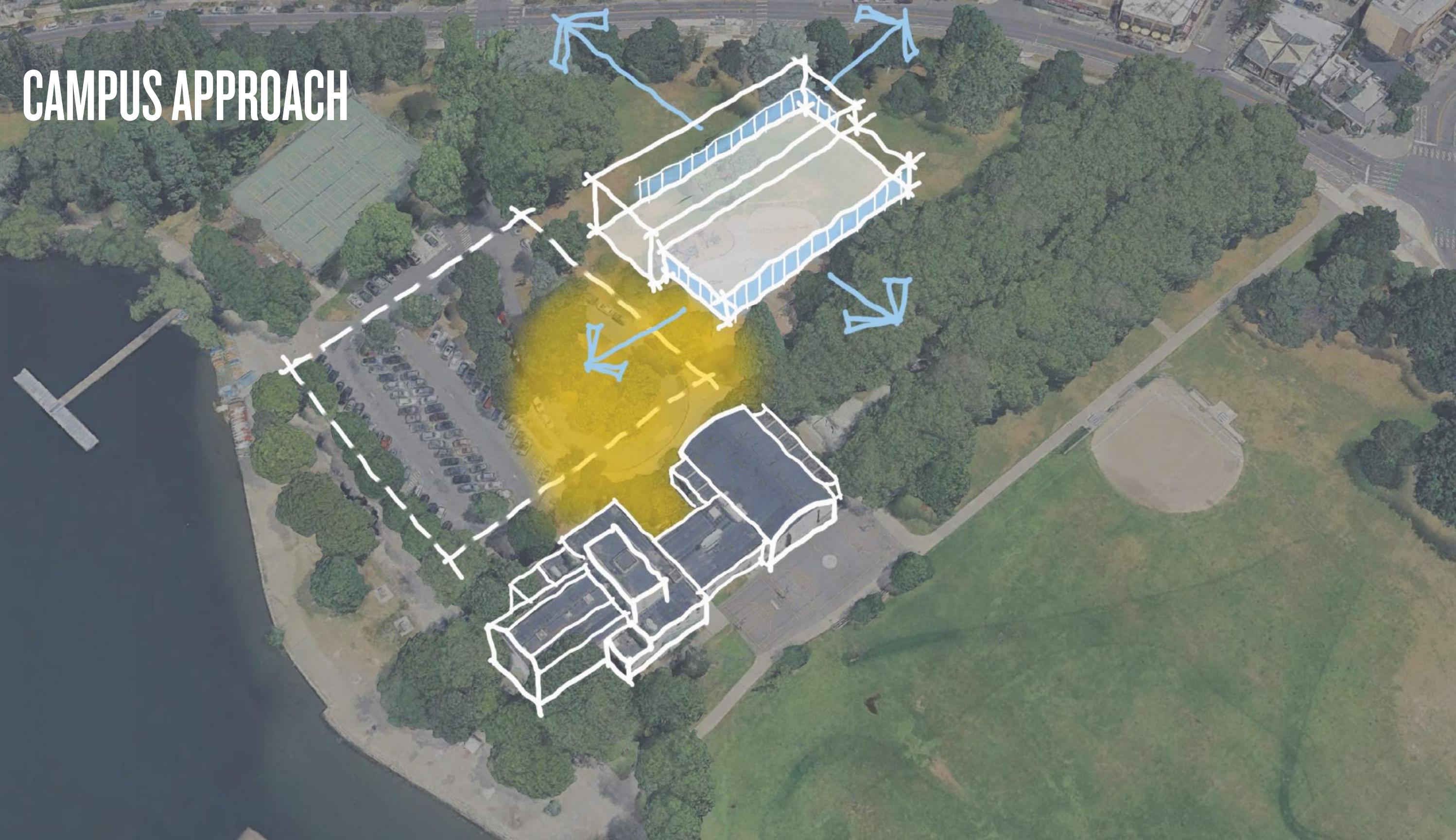
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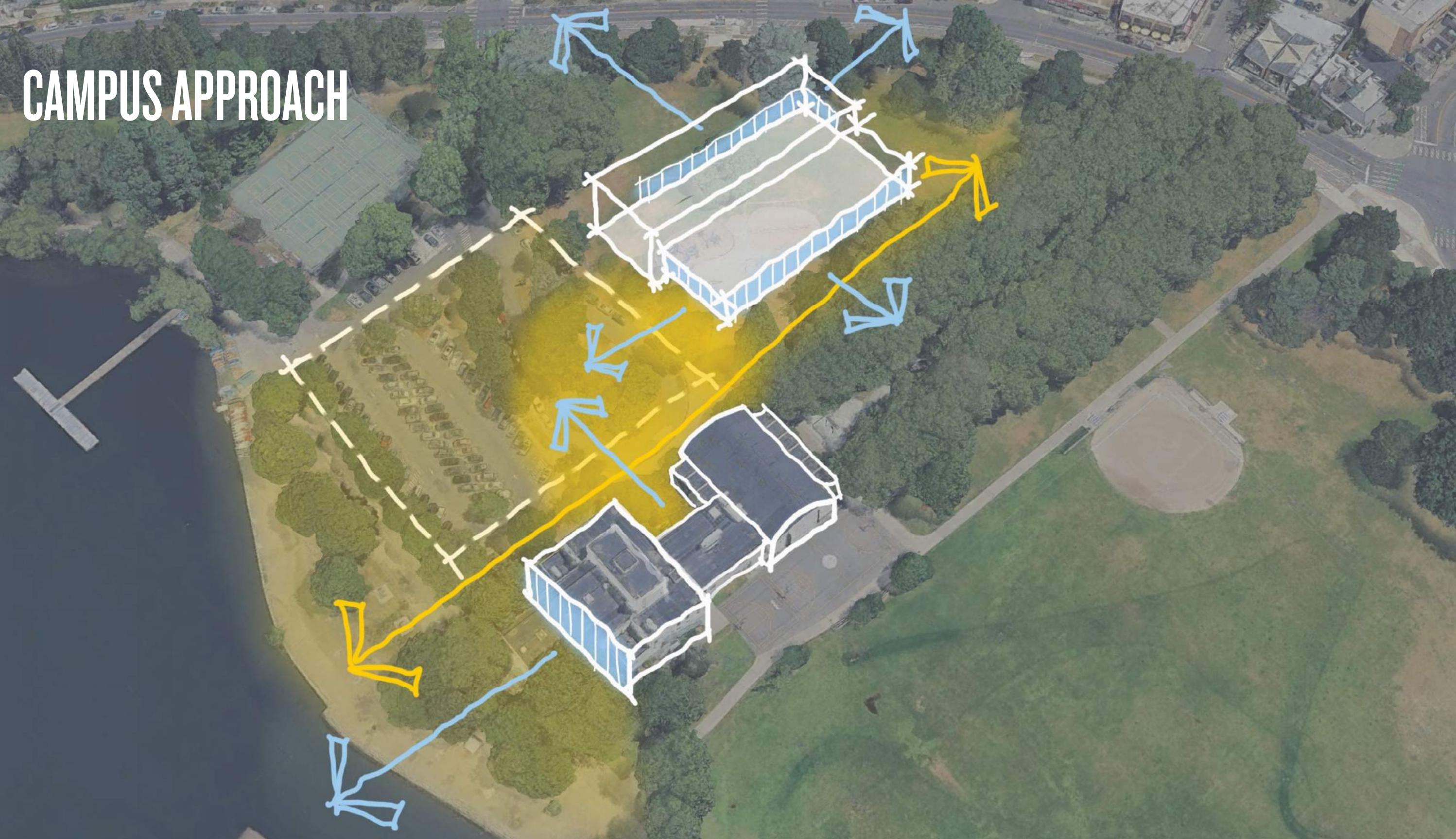
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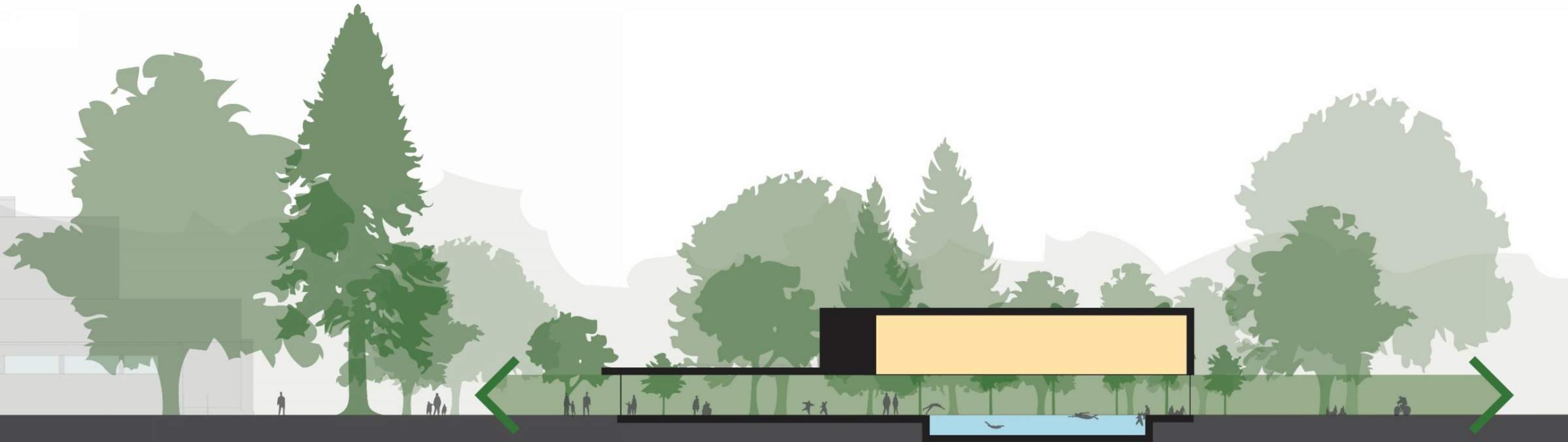
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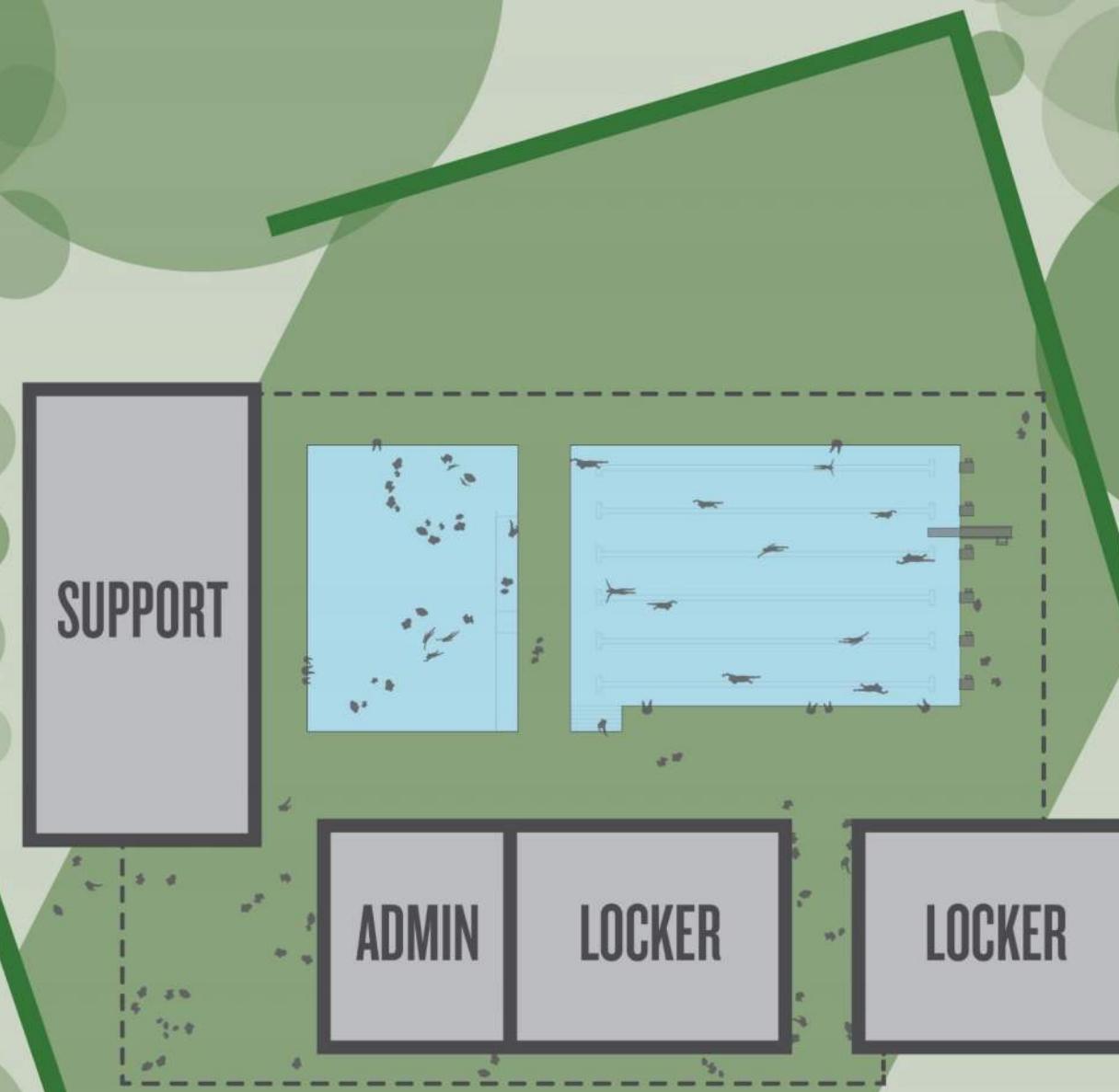
CAMPUS APPROACH



CONCEPTUAL SECTION



CONCEPTUAL PLAN DIAGRAM



PROPOSED SITE PLAN

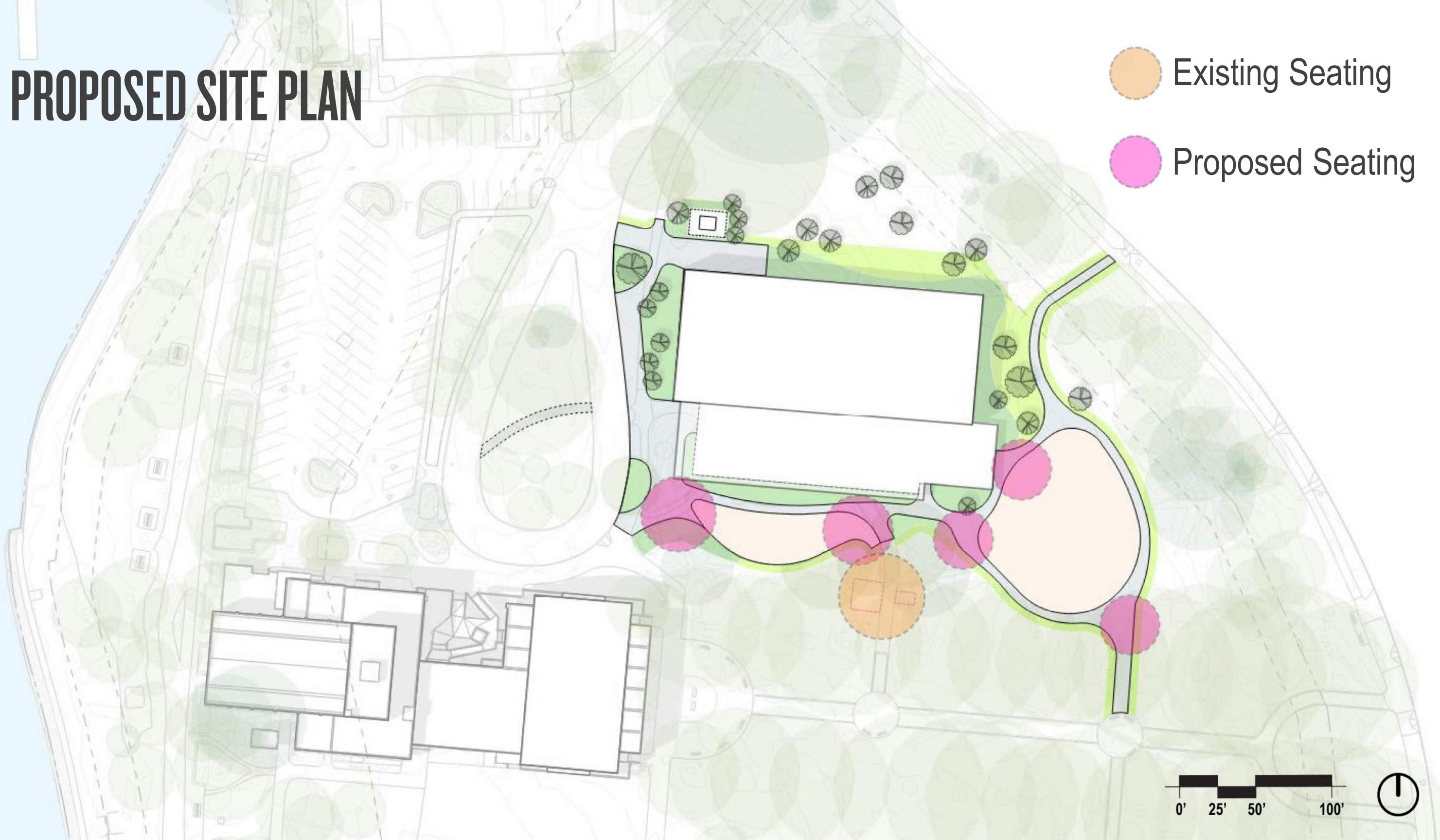


0' 25' 50' 100'



PROPOSED SITE PLAN

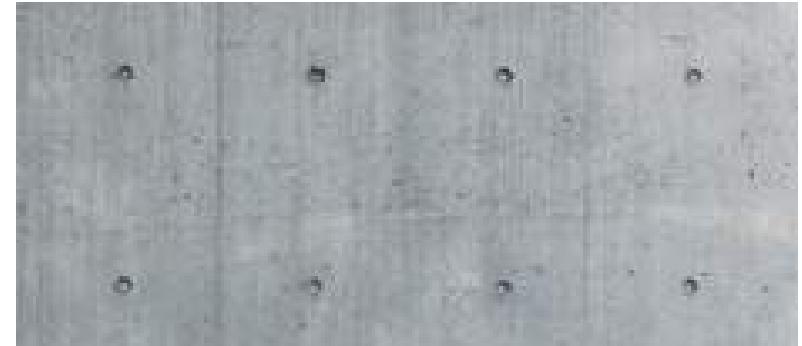
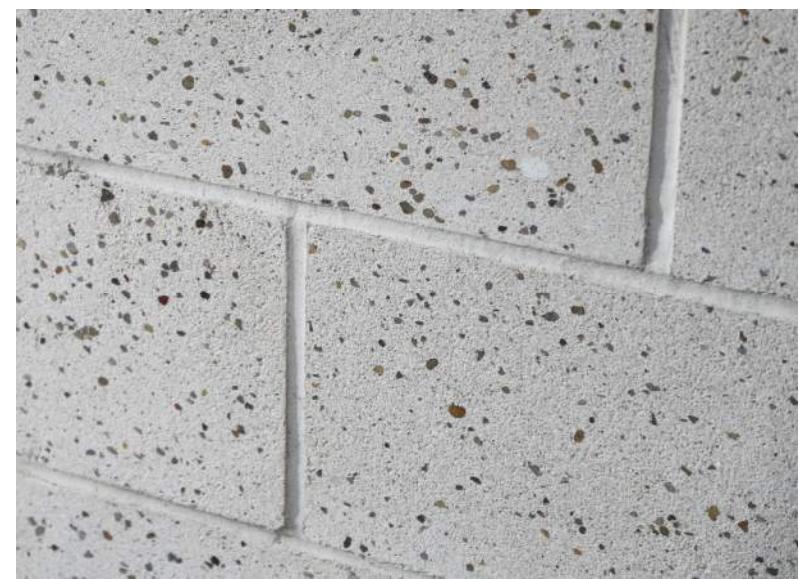
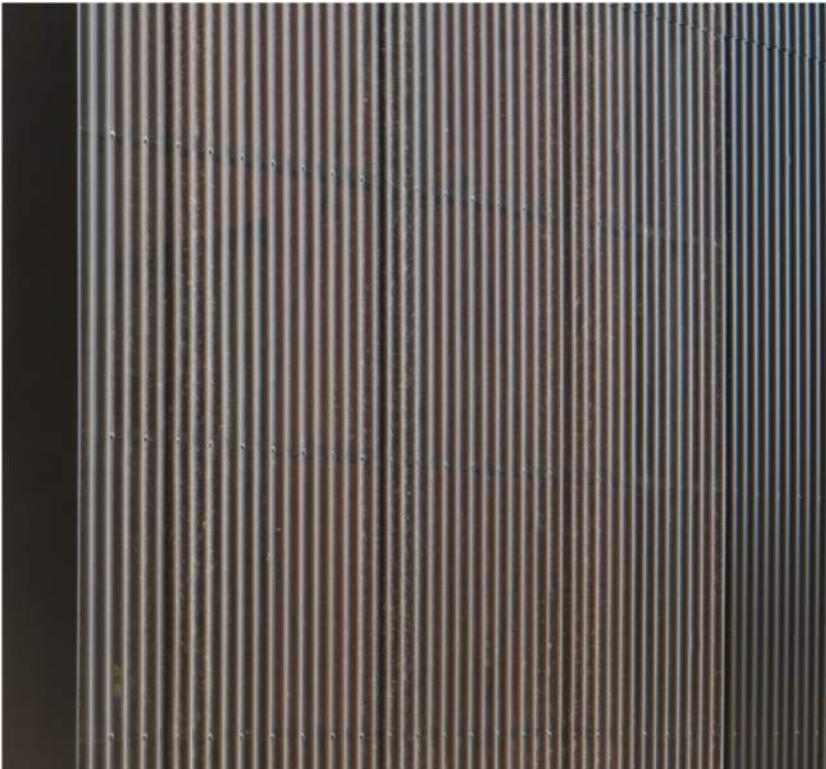
- Existing Seating
- Proposed Seating

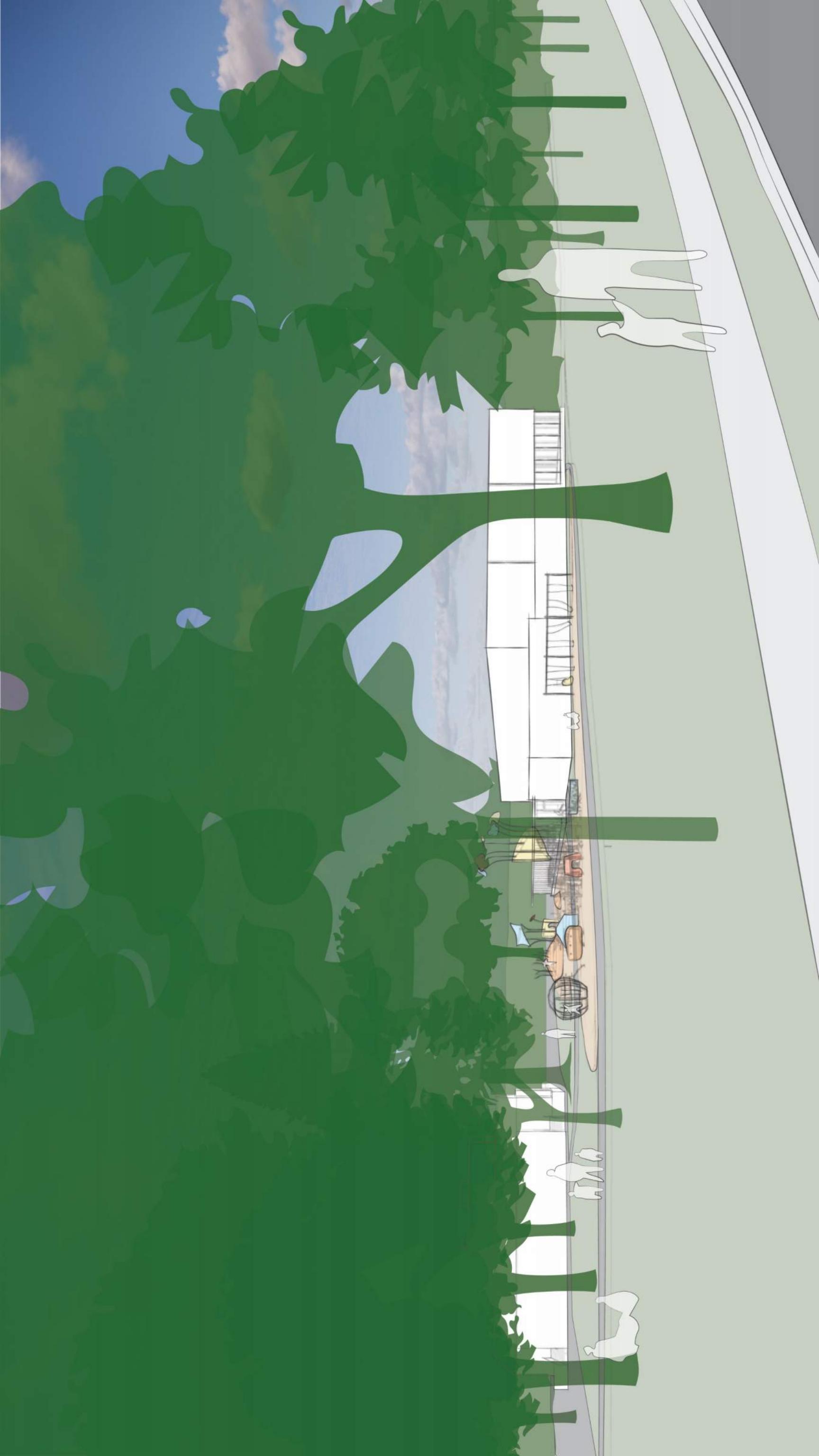


PLANTING PALETTE



MATERIAL PALETTE

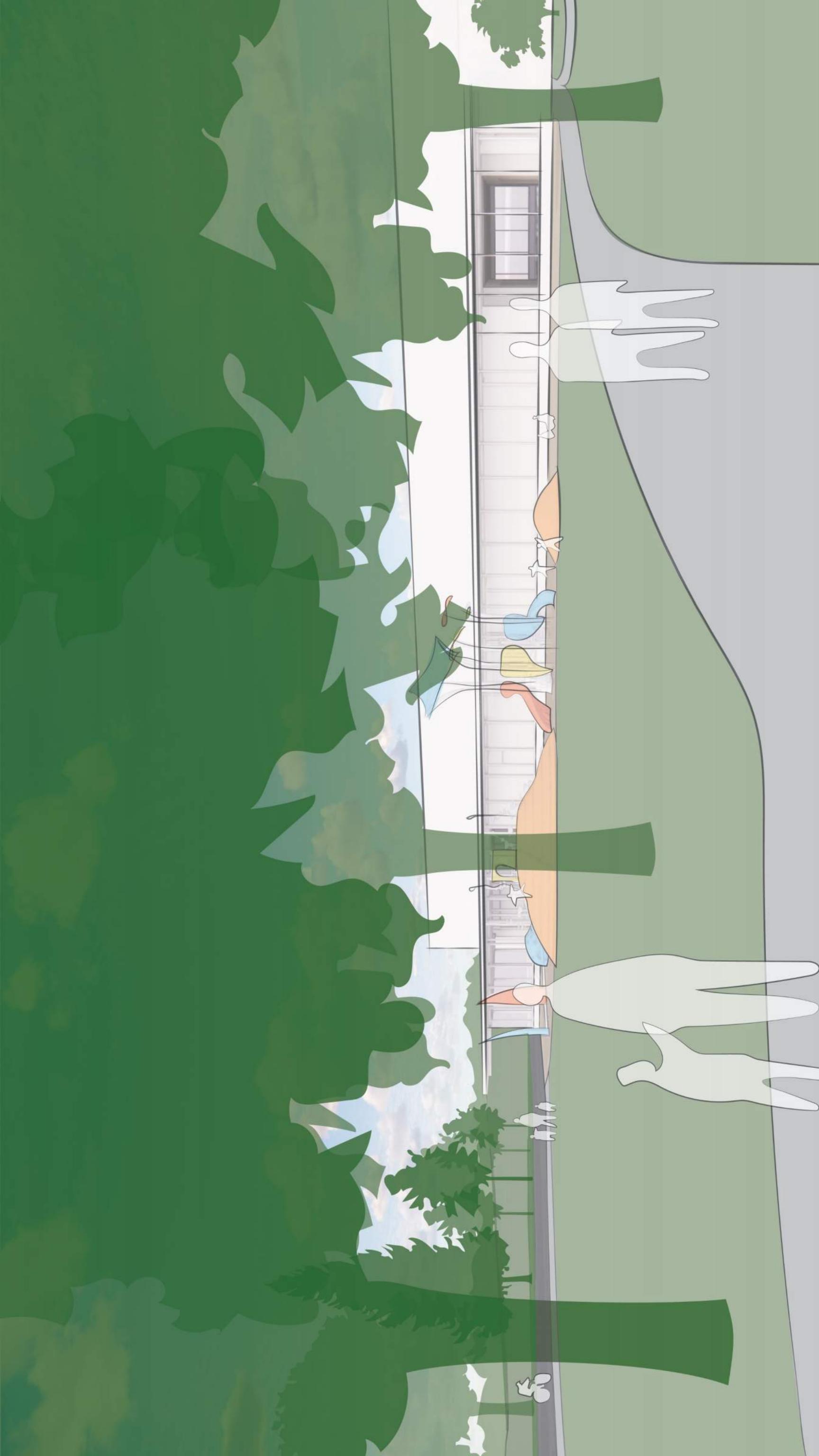














NEXT STEPS

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
TOTAL Construction Cost	\$33,815,579
<i>Project Budget</i>	<i>\$36,600,000</i>
<i>Cost Delta</i>	<i>\$2,784,421</i>

*Estimate of direct costs provided by JMB Consulting Group LLC.
Estimate of markups, escalation, and contingencies produced by Shields Oblitz Johnsons (SOJ)*

Project Add Alts

To be incorporated as the project budget can accommodate, in consultation with GC/CM partner

- 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

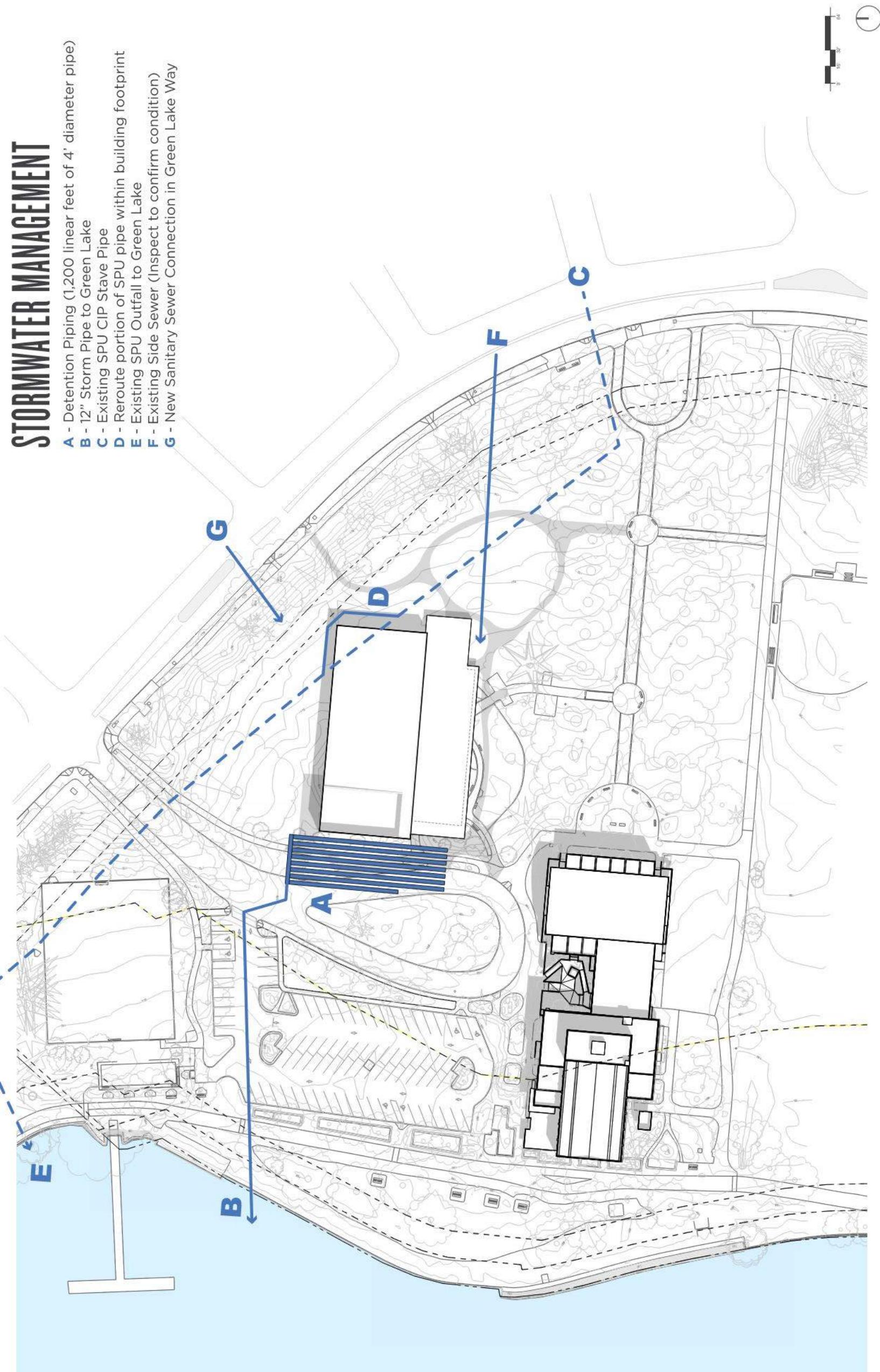
Existing evergreen and deciduous trees

Tree protection fencing

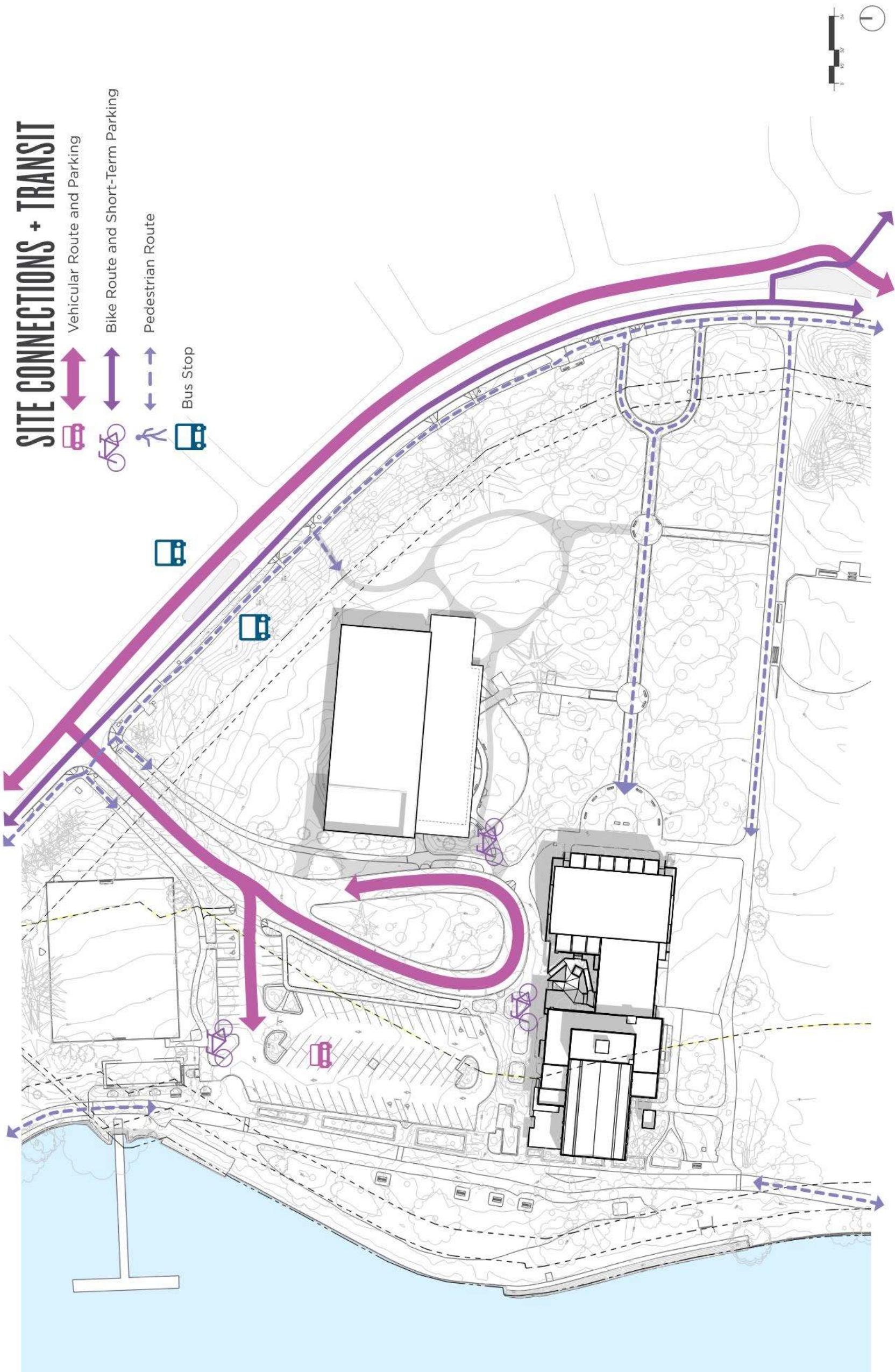


STORMWATER MANAGEMENT

- 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



SITE ACCESSIBILITY

● Accessible upgrades to parking lot

▲ Main building Entry

△ Egress door from building

— Accessible Site Path

