

Lake Union Steam Plant North Garage Stair Enclosures

SEATTLE, WASHINGTON
LANDMARK REVIEW | MAY 2022

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COLLINS
VERMAN



ALEXANDRIA

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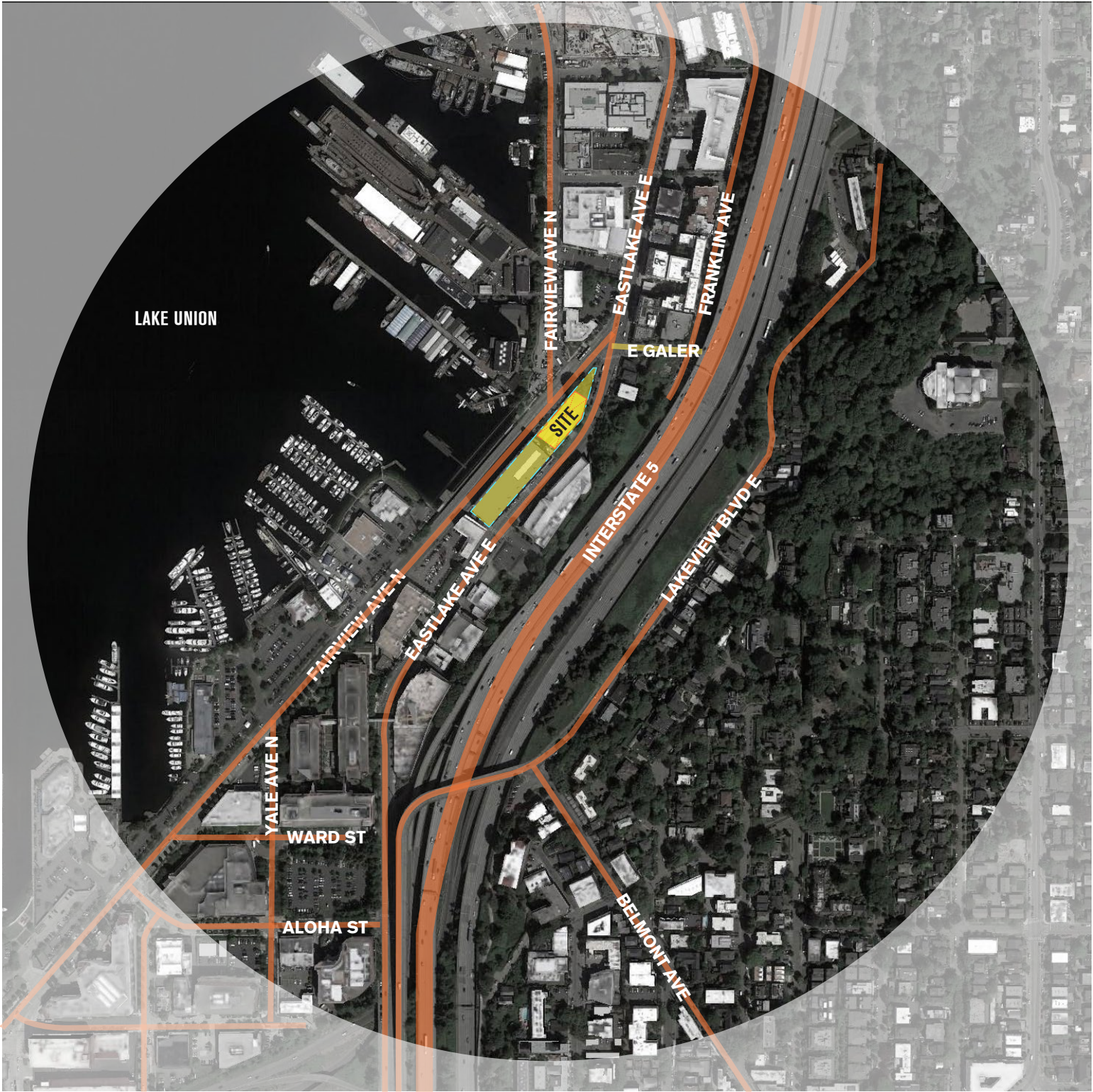
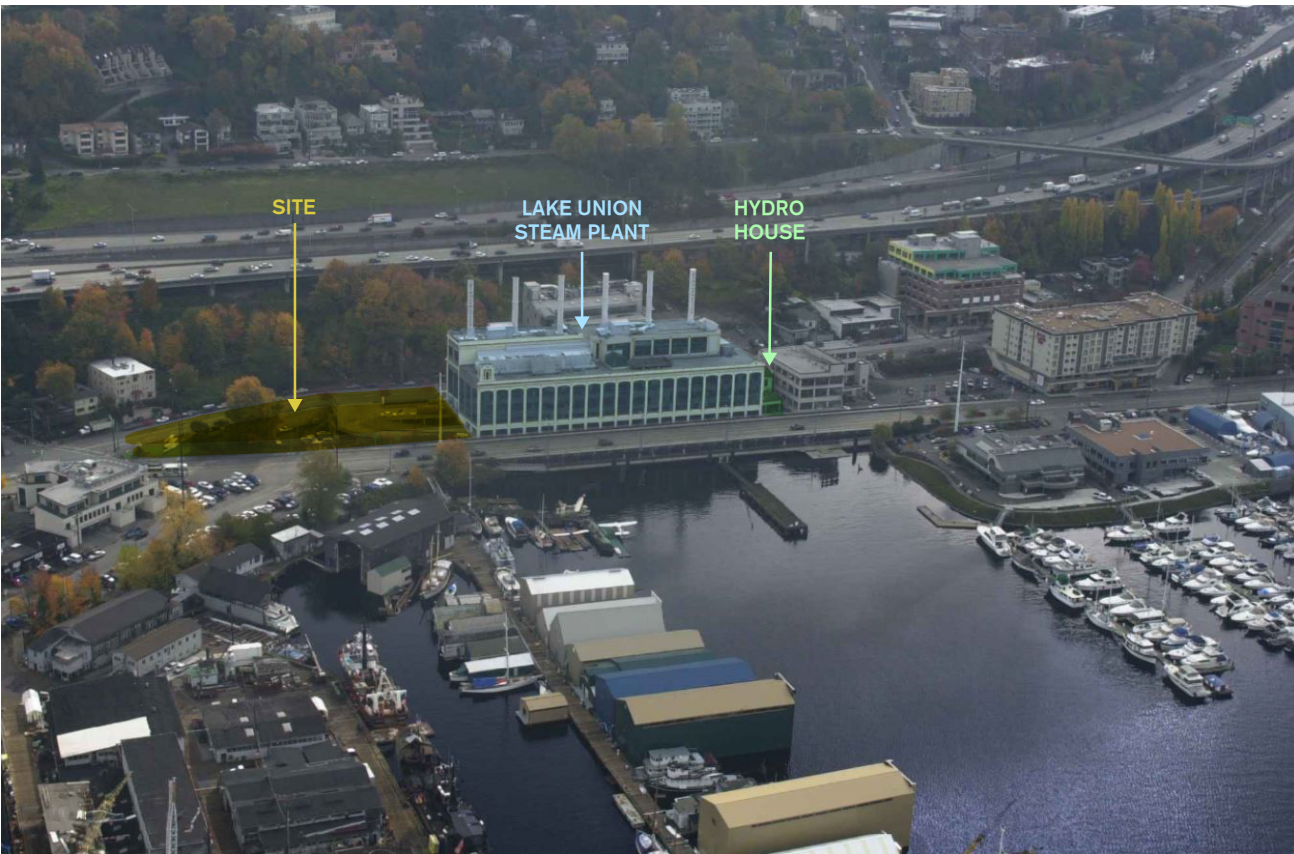
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Site Context

The project site is located in the Eastlake neighborhood of Seattle on a wedge shaped property shared with the historic Lake Union Steam Plant and Hydro House. Pinned between Lake Union to the west and I-5 to the north, the site hosts waterfront views and serves as a connection point between Eastlake Avenue East and Fairview Avenue.

The area was initially inhabited by Coast Salish tribes and known as "Little Lake" until Euro-American arrival and settlement transitioned the area into an industrial district. Lake Union was used primarily for industrial transportation purposes by numerous sawmills, shipbuilders, tanneries and ironworks. Extensive growth followed the opening of the Lake Union Ship Canal, the Locks and the Montlake Cut in 1916. During this time, the Lake Union Hydroelectric Plant and subsequent additions were built to provide power to a developing population. The building ceased service as a steam generation plant in 1987.

In 1993, the bioengineering firm ZymoGenetics acquired the Lake Union Steam Plant and established their company headquarters and research center. The neighborhood has been in a transitional phase since and has become a base for biotechnology companies. In 2019, the property changed hands from ZymoGenetics to Fred Hutch. This change of tenants necessitated an expansion to the existing parking garage to meet the growing demands of the neighborhood. The garage expansion was completed in the fall of 2021.



VICINITY PLAN_SCALE: NTS

Project Description

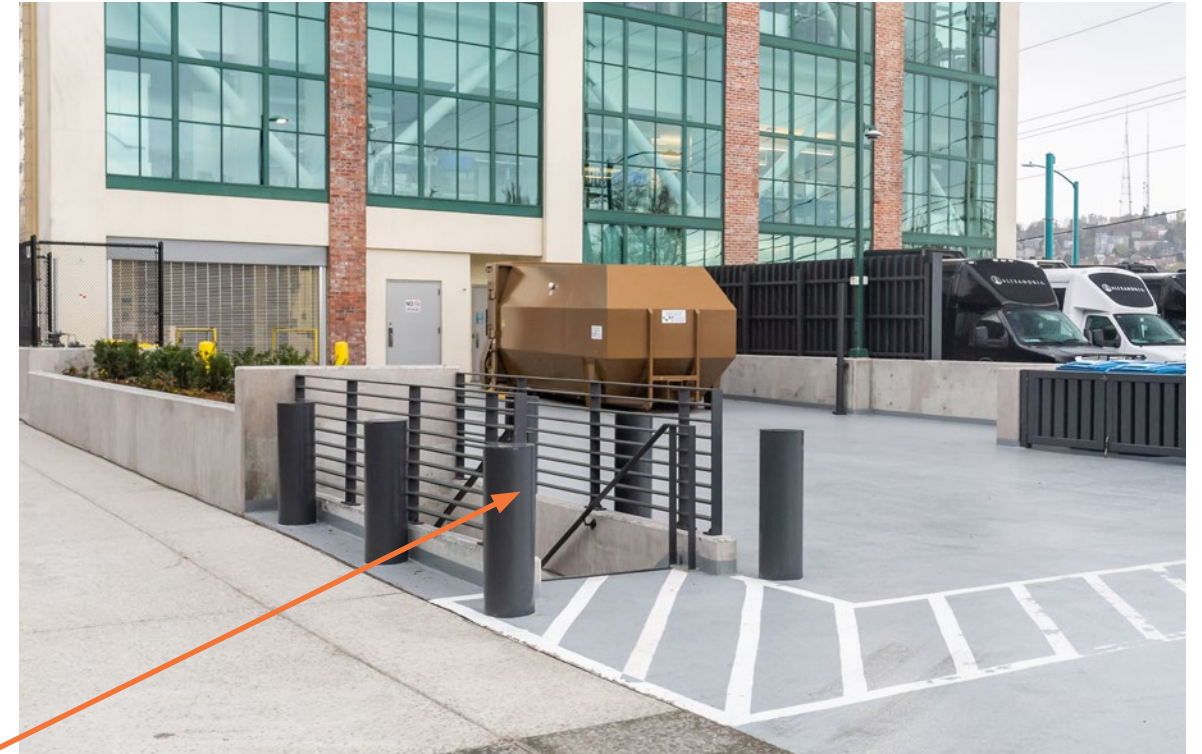
In August of 2021 Alexandria Real Estate completed the addition of a 122 vehicle garage adjacent to and connected (below grade) with the original Lake Union Steam Plant. The design of that project was approved by the Landmarks Review Board in July, 2020 (project #: LPB 255/20). With usage there has been a persistent issue with security as a variable transient population has discovered the 2 open stairwells located at the north and east sides of the garage.

The objective of this proposed project is to provide modest, but secure enclosure to those stairwells and is illustrated in this package. It should be noted that no areas of the existing landmark building will be touched with this project.

There are a number of considerations that influenced this design. These new, small insertions of architecture need to:

- Work with the existing stair configurations
- Provide a durable and secure enclosure system
- Conform with life-safety and code requirements for egress
- Minimize the apparent volume of the 2 small structures
- Blend with the language of both the garage and the Landmarked former Steam Plant

AREAS OF WORK
over existing stairways
currently open to sky



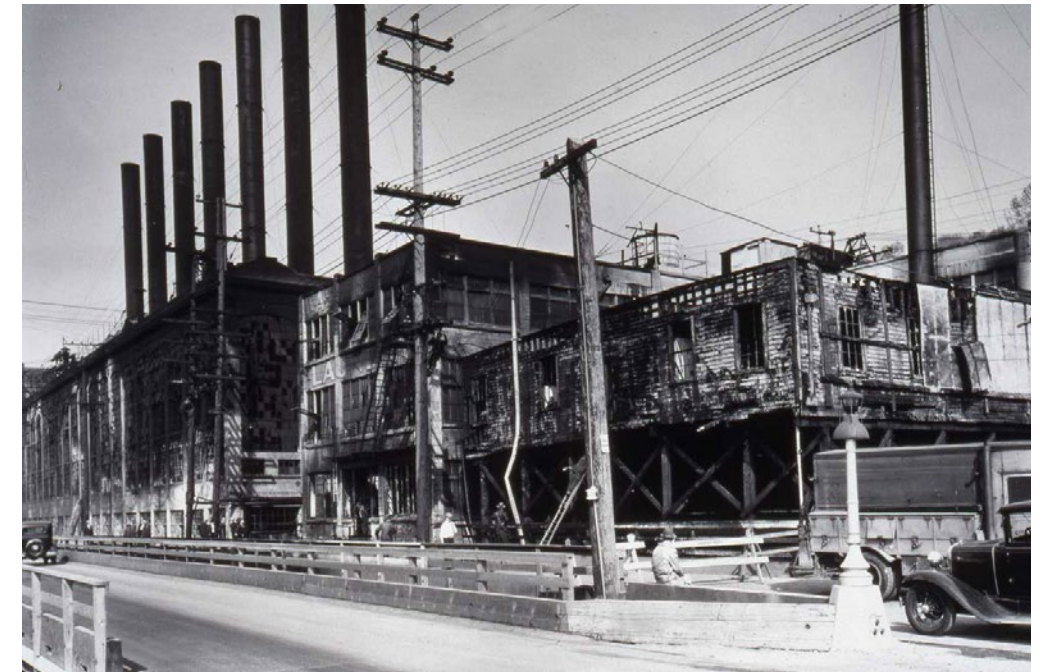
Building History



Hydro House and Auxiliary Steam Plant, view across Eastlake Avenue, 1917. Courtesy of Seattle Now & Then.



View from Lake Union, 1930. Courtesy of Seattle Municipal Archives, 78085.



Southwest corner of Steam Plant after a fire on April 30th, 1935. Courtesy of Seattle Now & Then.

Historic Significance

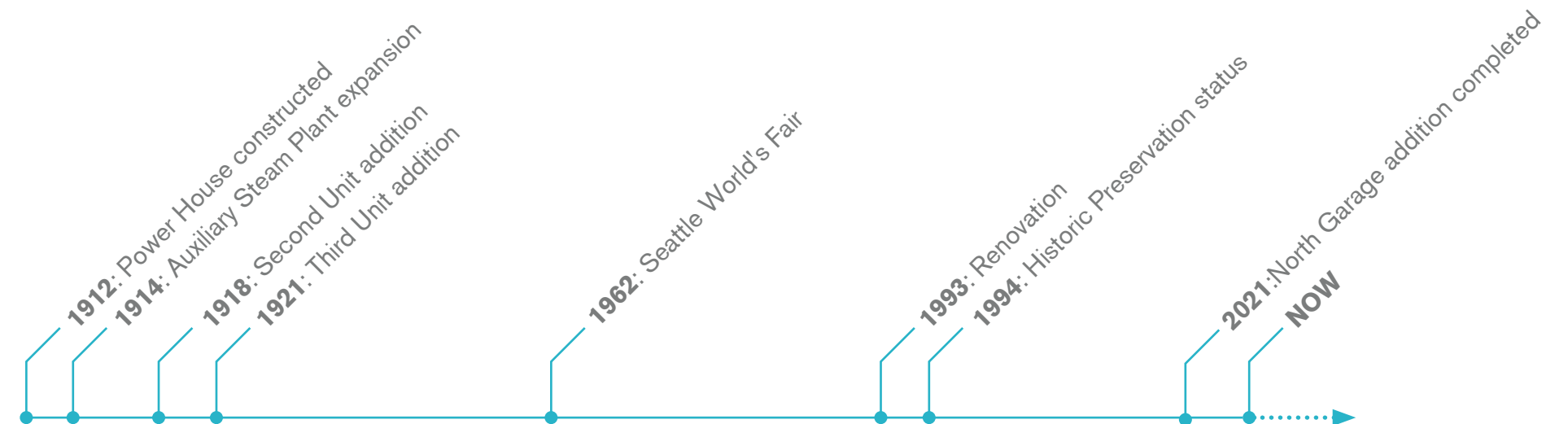
The South Lake Union Steam Plant at 1201 Eastlake Avenue was constructed in Seattle in 1912. Originally known as the "Power House", the plant employed hydro power and went through several additions and renovations between 1912 and 1921 by Seattle City Light (SCL). The Steam Plant's construction is evidence of a regional and national public utility movement that developed during the late 1800s Progressive Era. Seattle City Light commissioned the building, and several other electric generating plants, as a part of a greater goal of establishing public power facilities in a burgeoning Seattle.

The building was designed by architect Daniel R. Huntington, operated as a steam plant until 1987, and was declared a city landmark in 1994.

The Steam Plant required an extensive renovation in 1994 when biotechnology company, ZymoGenetics, acquired tenancy. The plant's seven original smokestacks were removed in 1991 due to attrition, and six decorative replacement stacks were installed during the renovation in 1994.

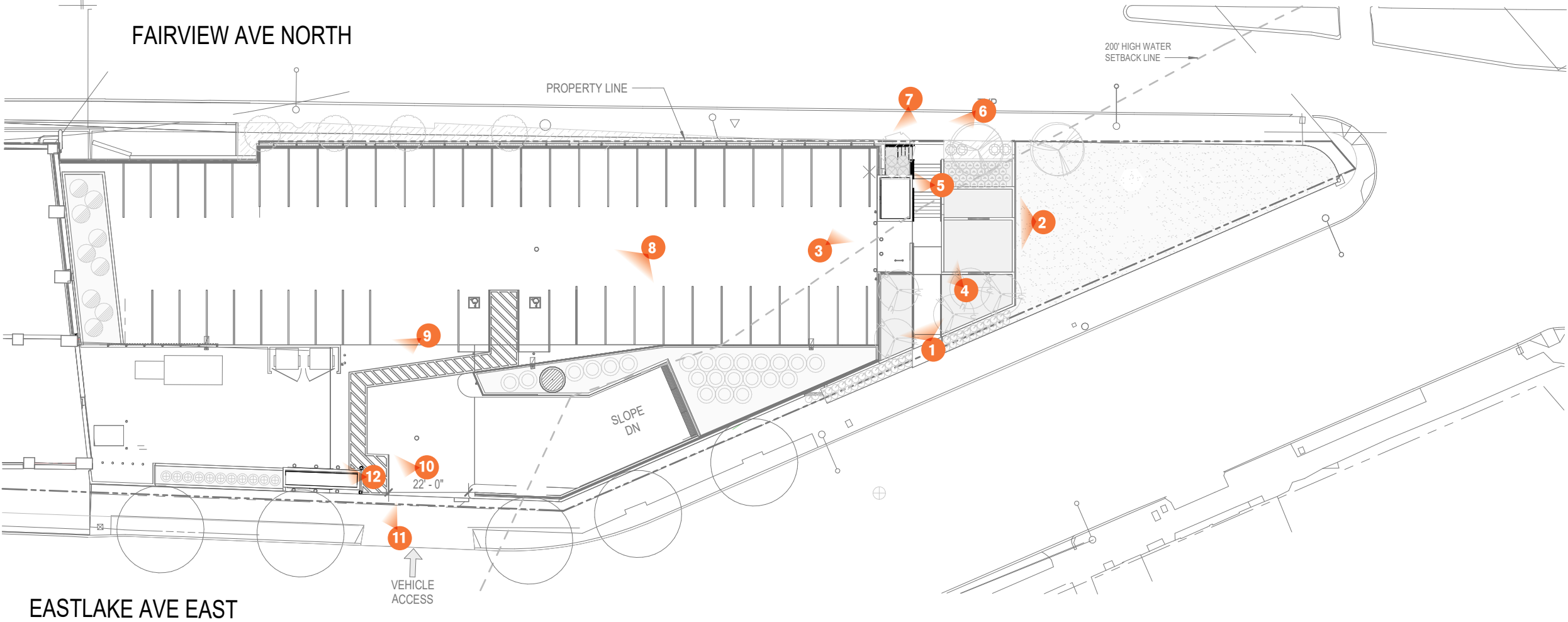
In 2019, the company decided not to continue the lease.

Timeline



Source: City of Seattle Landmark Nomination: Lake Union Steam Plant, Susan Boyle.

Existing Site



Overall Site Survey
Not to scale

Existing Site Photos



Existing bridge and walkway at northend of garage looking west towards Lake Union from Eastlake Ave



Existing bioretention planters and roof parking level looking south to Lake Union Steam Plant

Existing Site Photos



North stair from south at parking.



Parking to walkway connection, area above North stair



Existing access to North stair.



North connection stair and access to North garage stair. Looking south west.



Looking west to stairs from Fairview Ave

Existing Site Photos



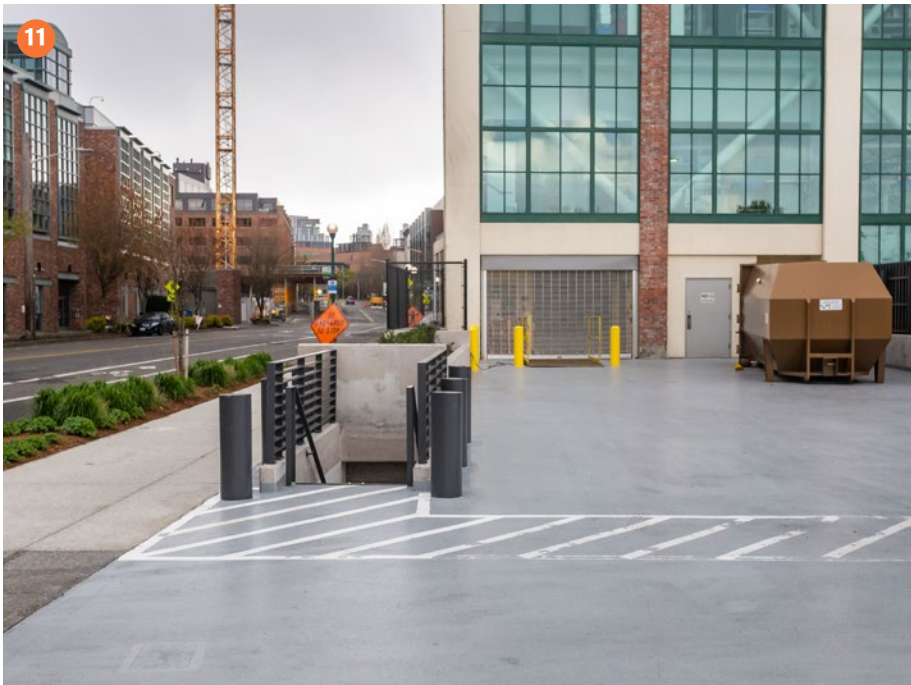
Looking south at East garage stair



Looking south east across parking to garage exhaust east stair next to loading .



East stair exi and loading area, looking east .



Looking south at East garage stair and loading area



Looking south west at East garage stair and loading area

Project in Context



Looking West to Lake Union

Project in Context



Existing

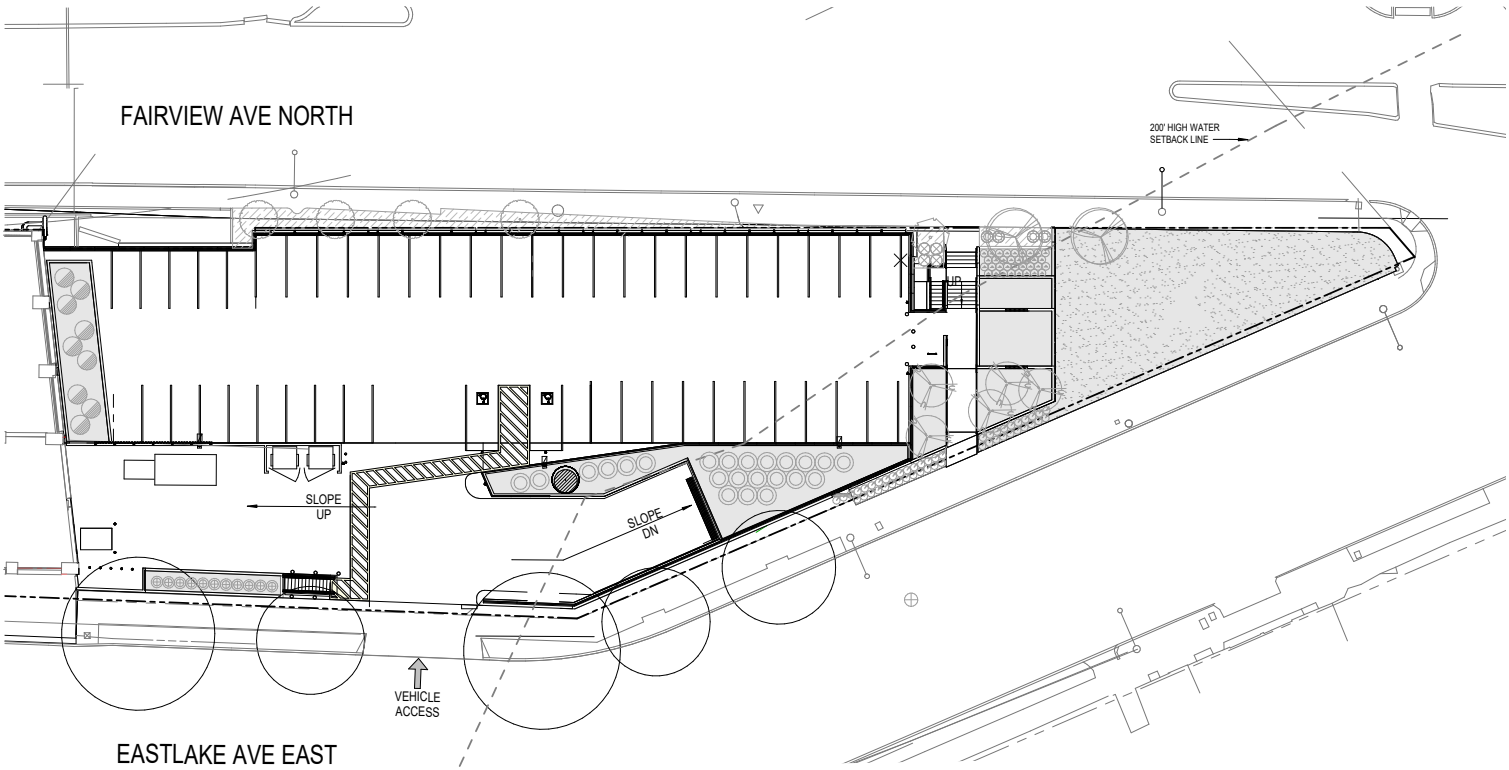


Proposed

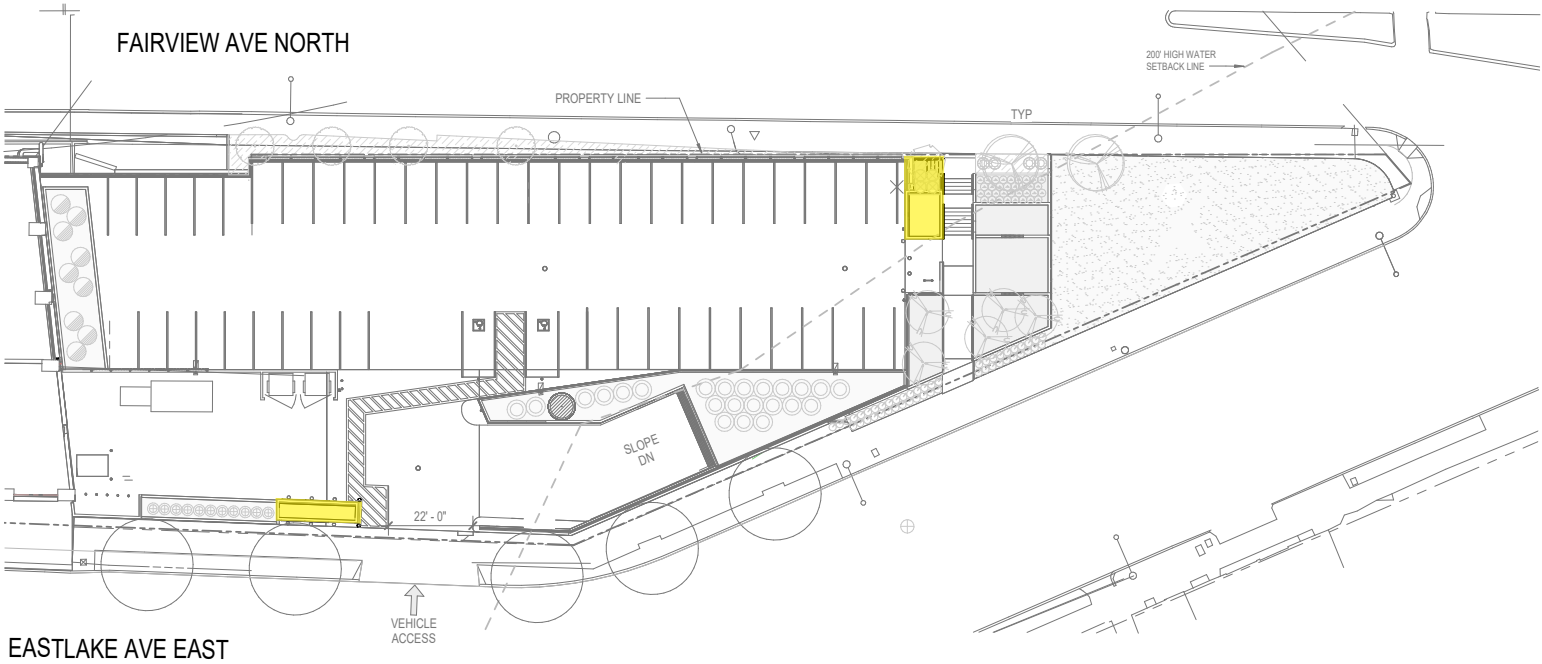
Looking south on Fairview Avenue.

Design Comparison

Site Plan



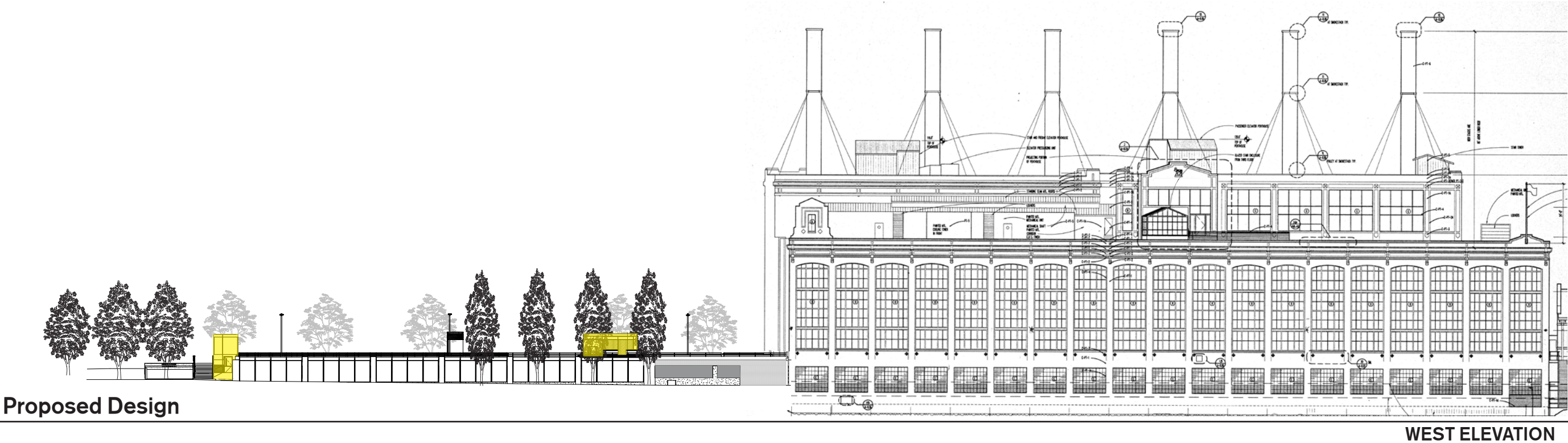
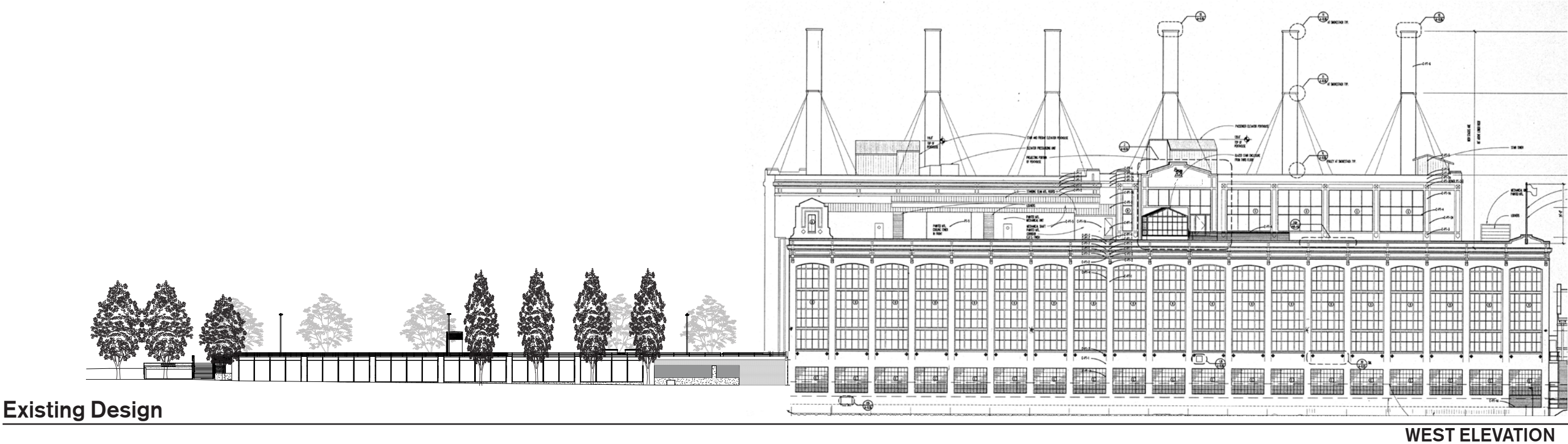
Existing Design



Proposed Design

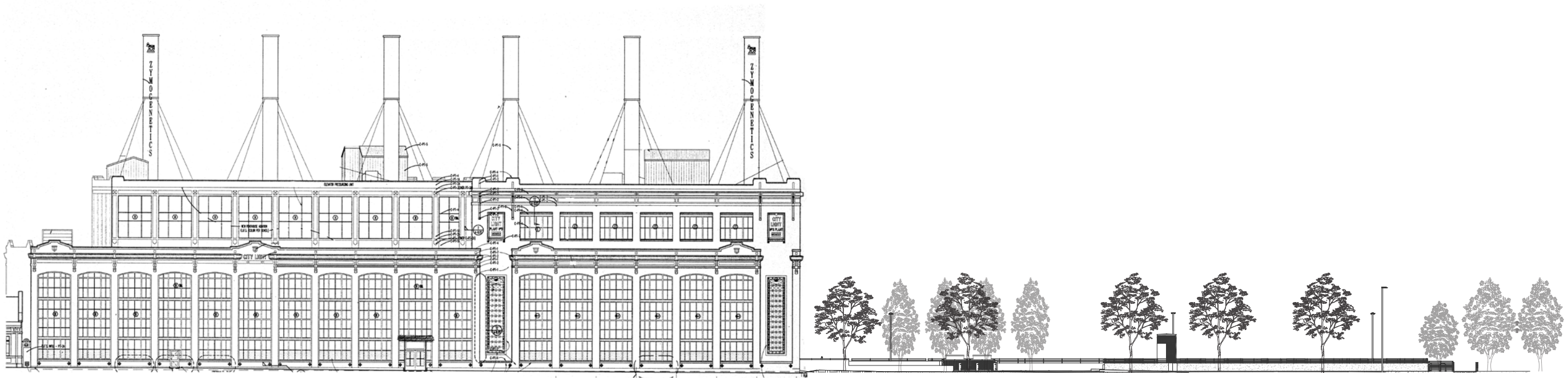
Design Comparison

West Elevation



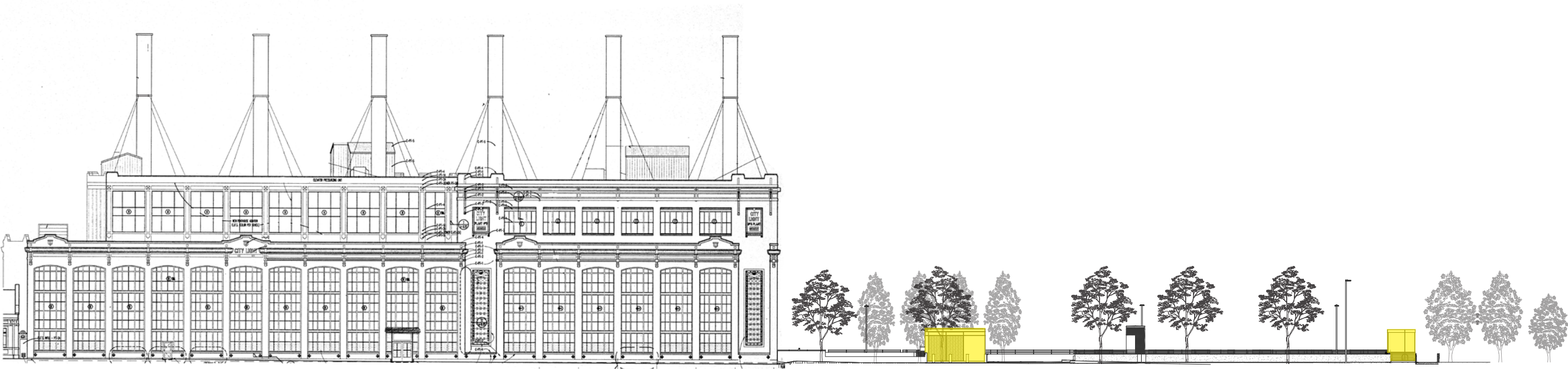
Design Comparison

East Elevation



Existing Design

EAST ELEVATION

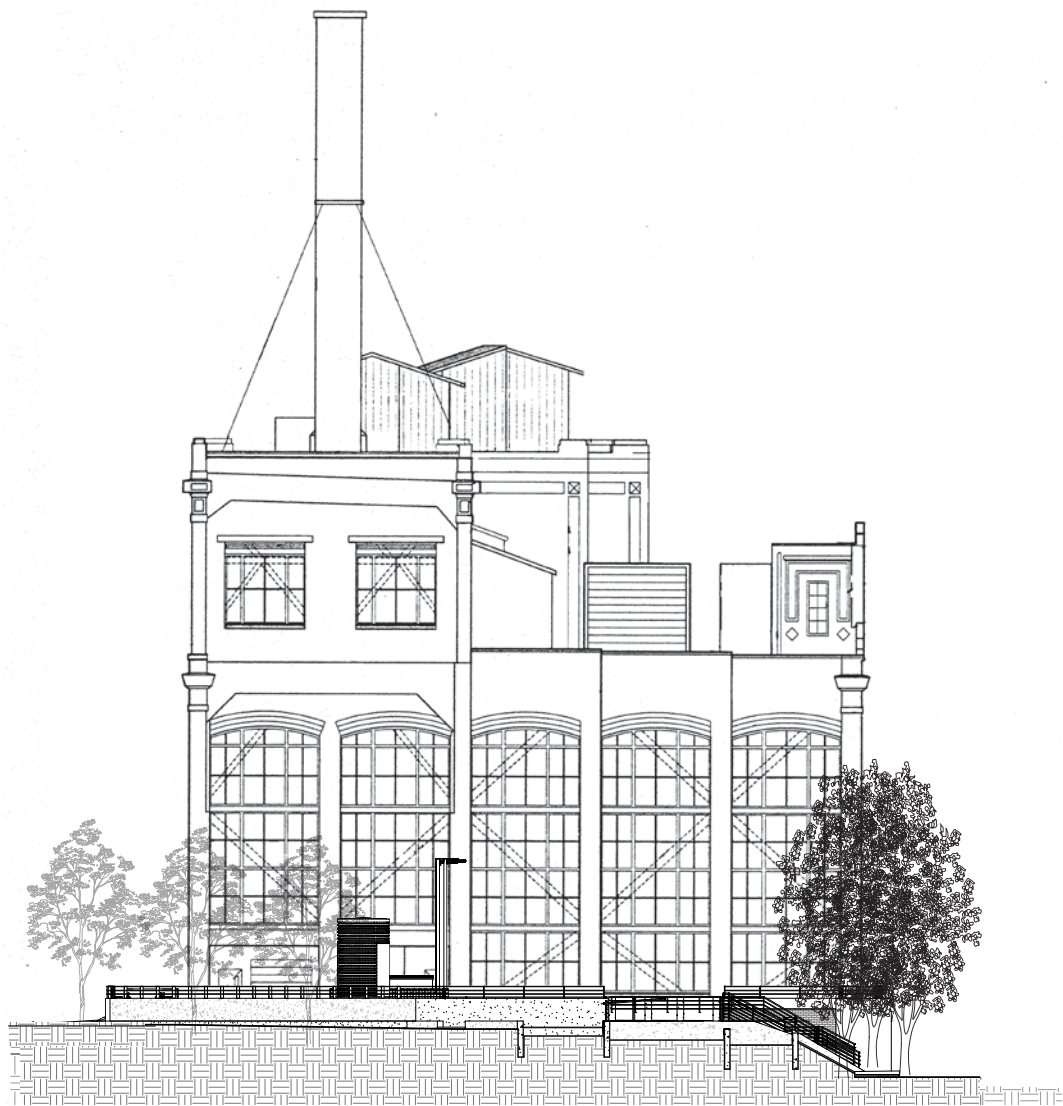


Proposed Design

EAST ELEVATION

Design Comparison

North Elevation



Existing Design

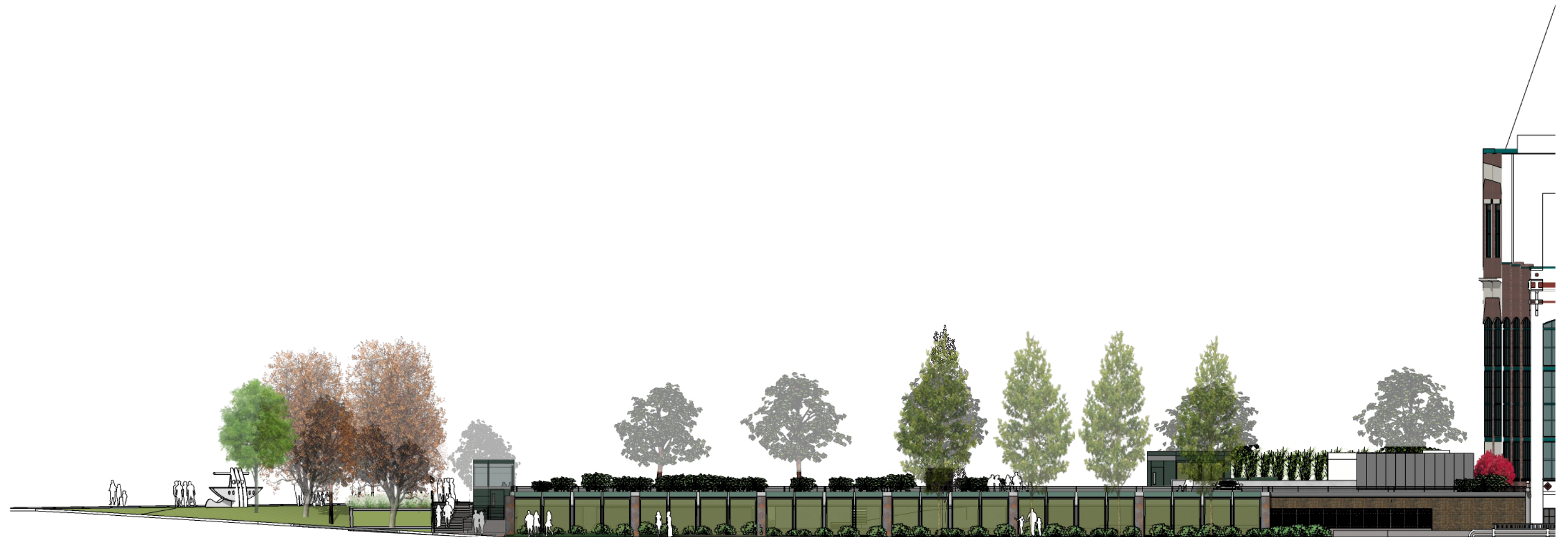
NORTH ELEVATION



Proposed Design

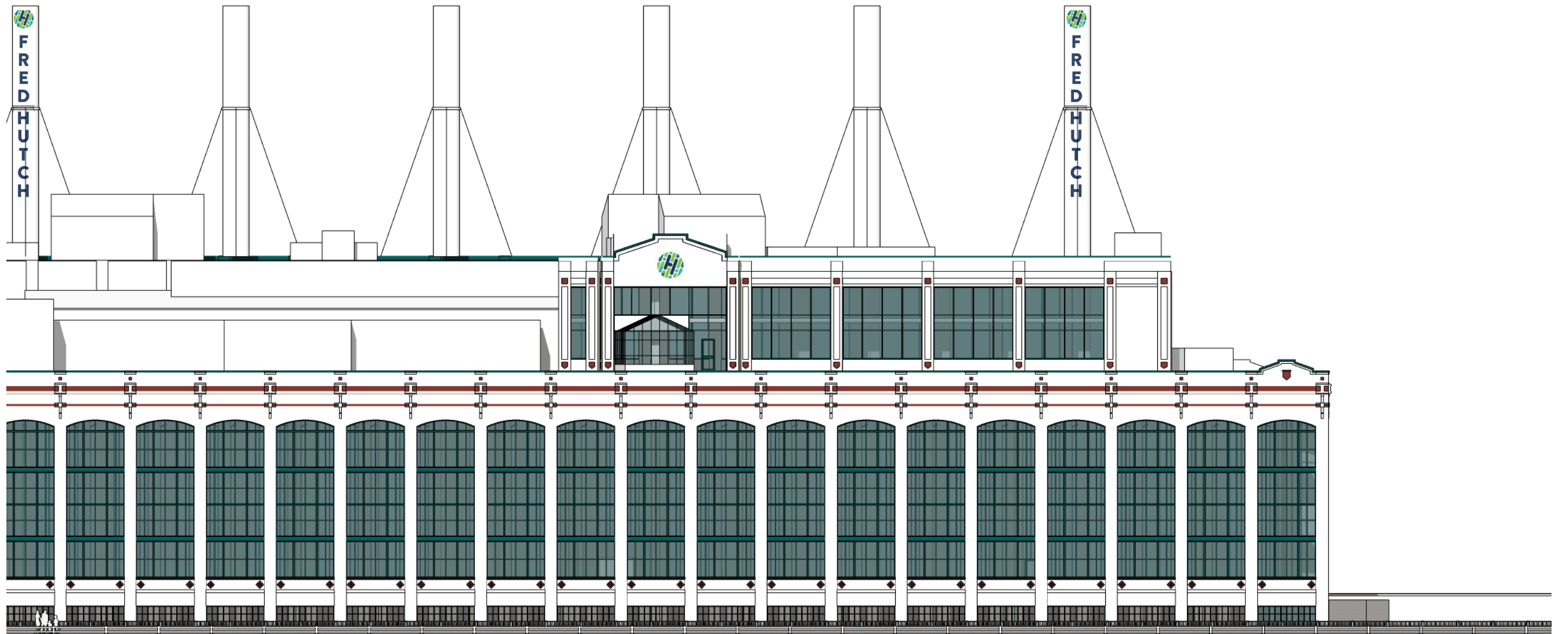
NORTH ELEVATION

Elevations



Full West Elevation

Not to scale

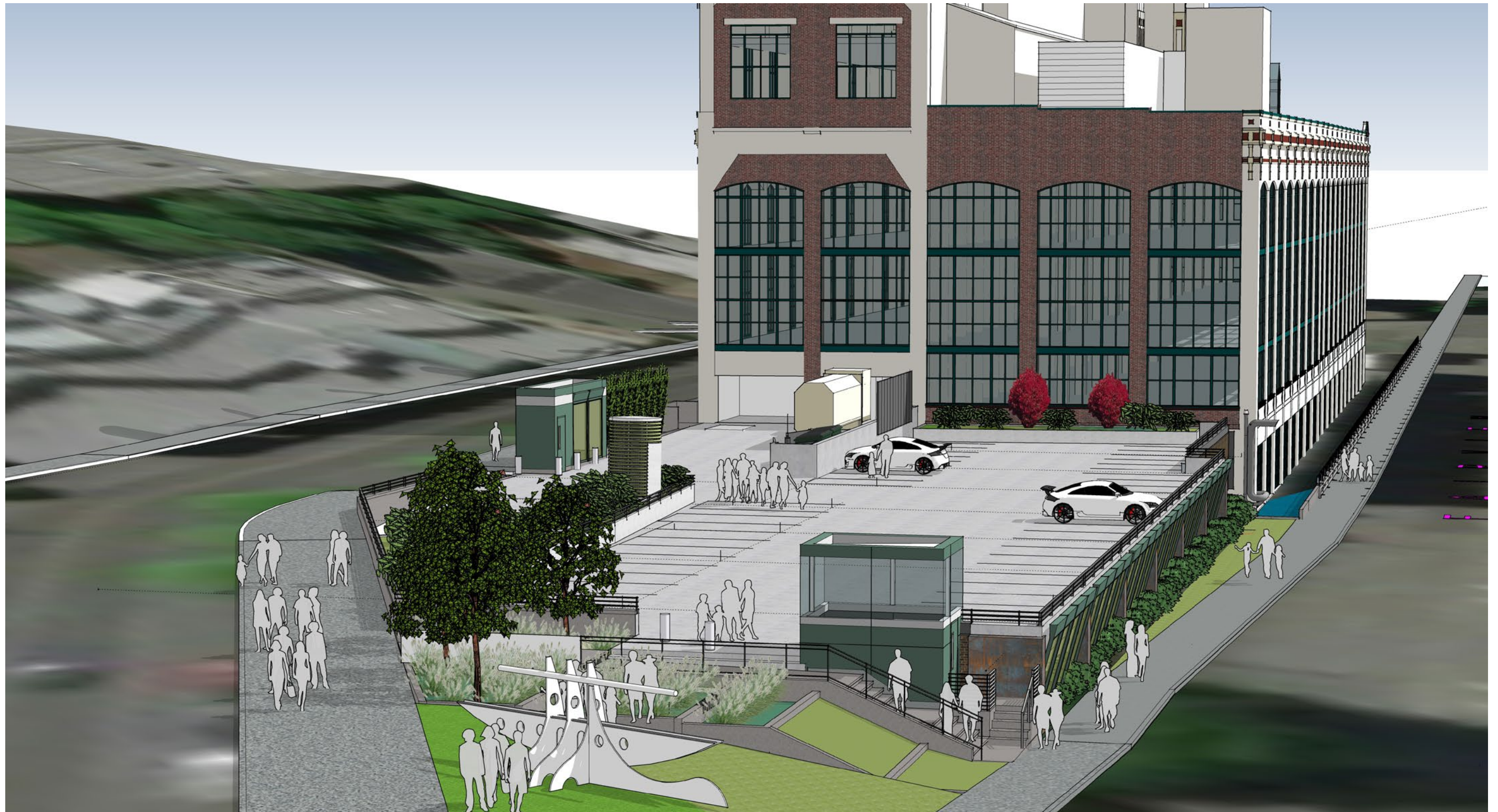


Project Study



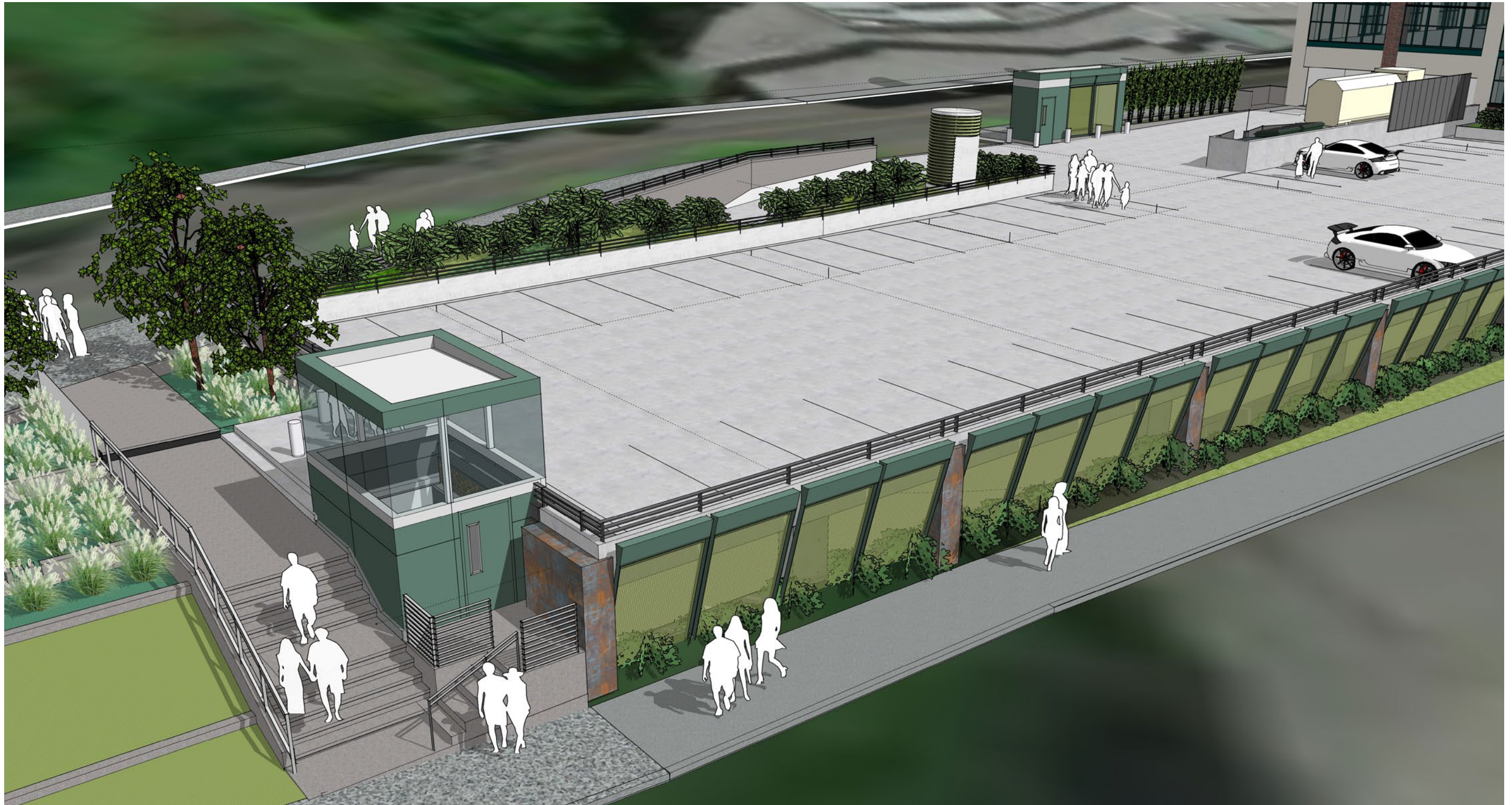
NE Study View
Not to scale

Project Study

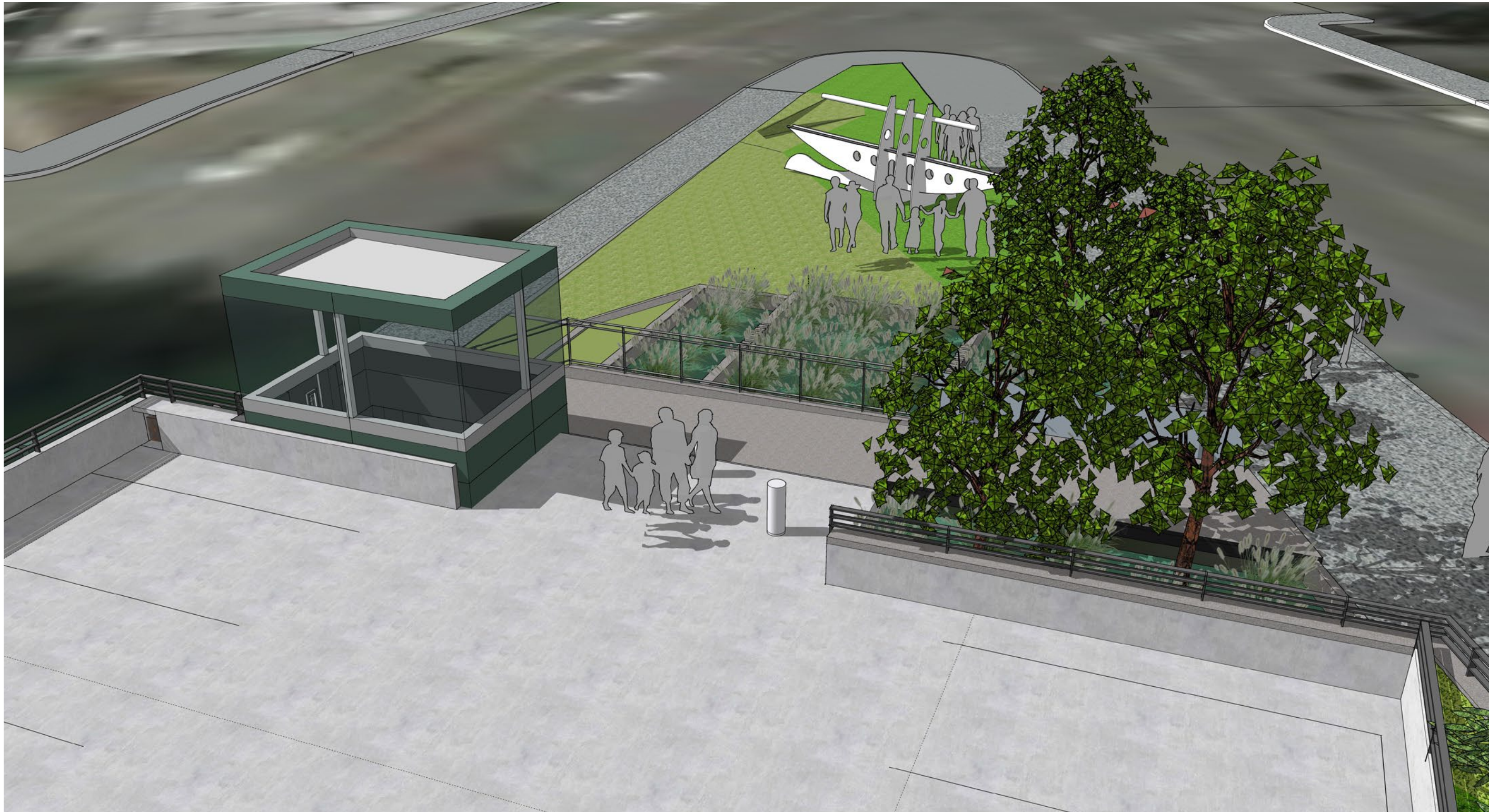


North Study View
Not to scale

Project Study



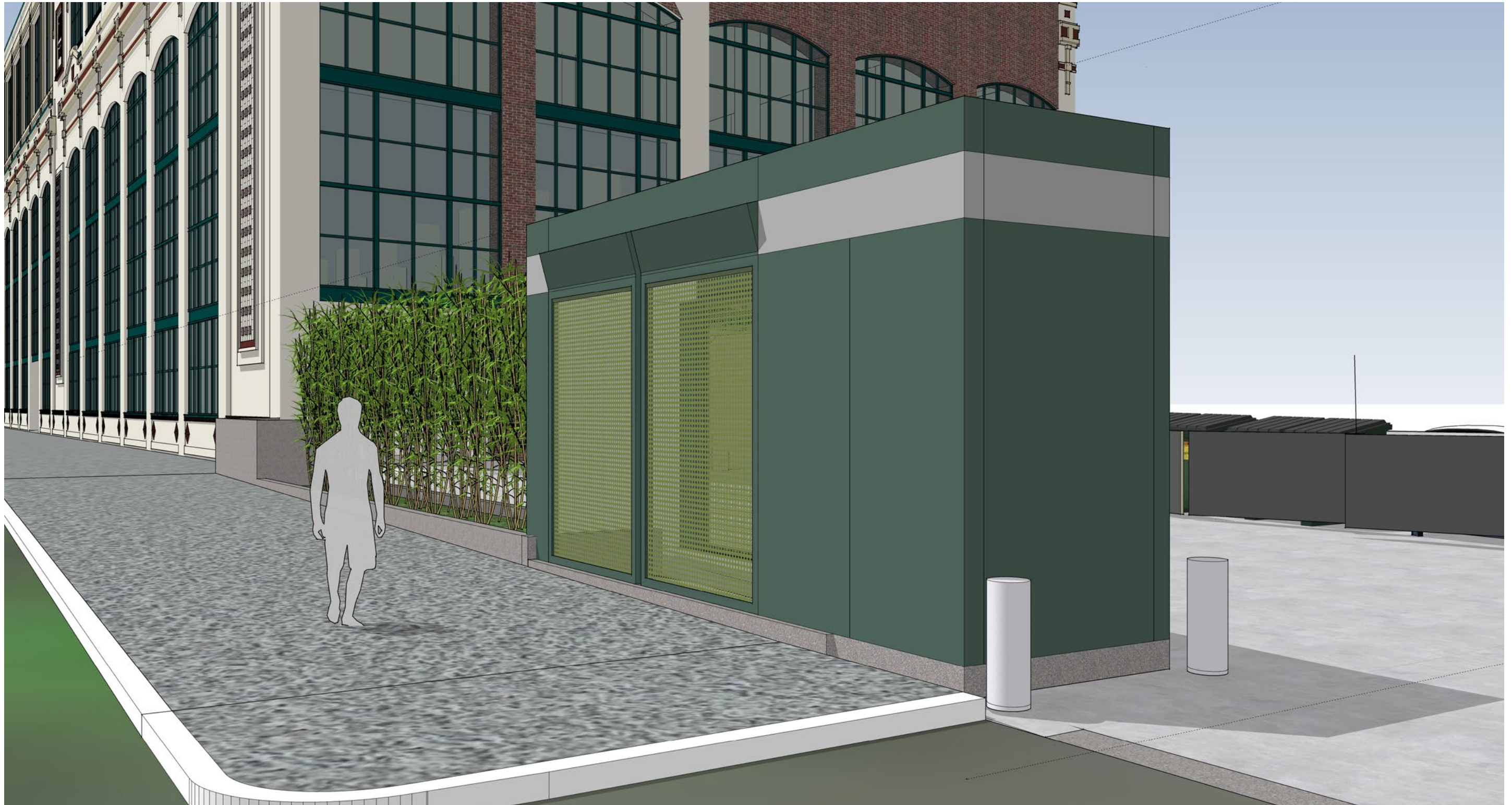
NW Study View
Not to scale



South Study View- North Enclosure

Not to scale

Project Study



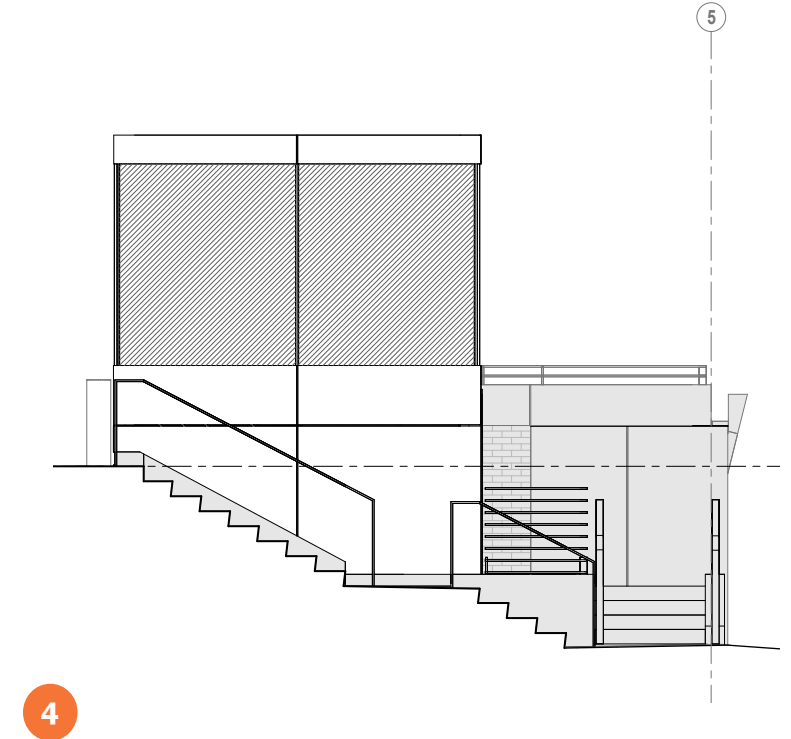
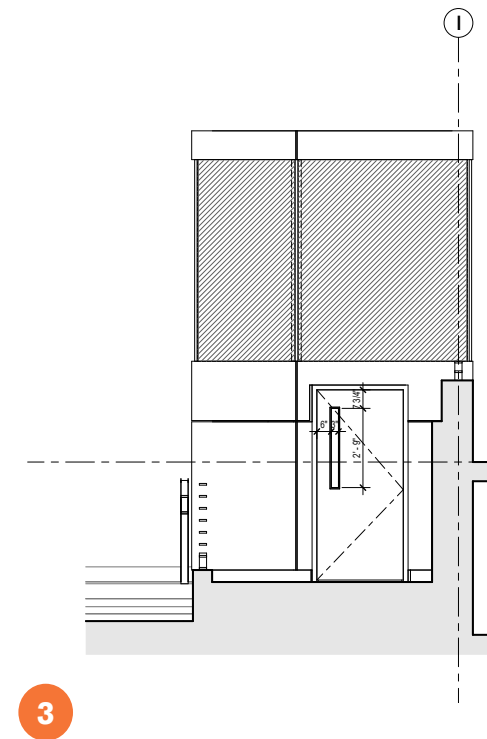
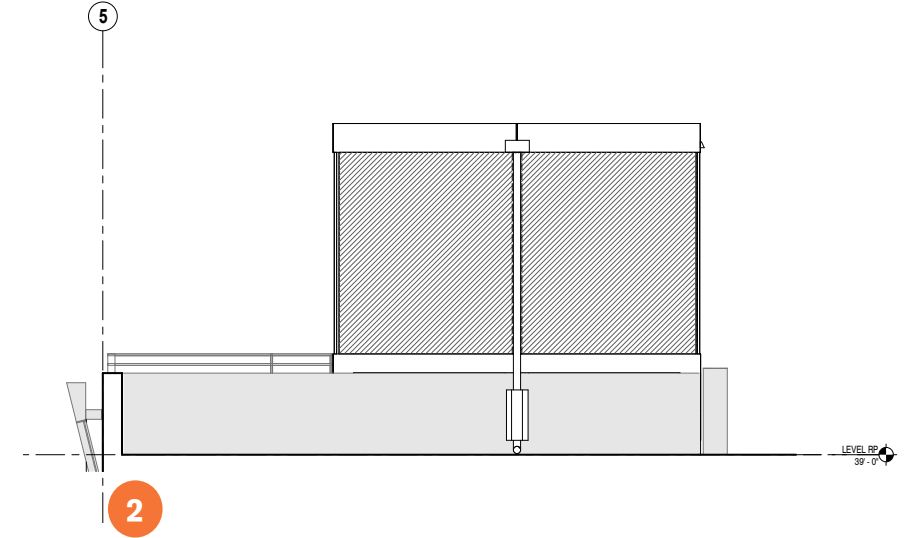
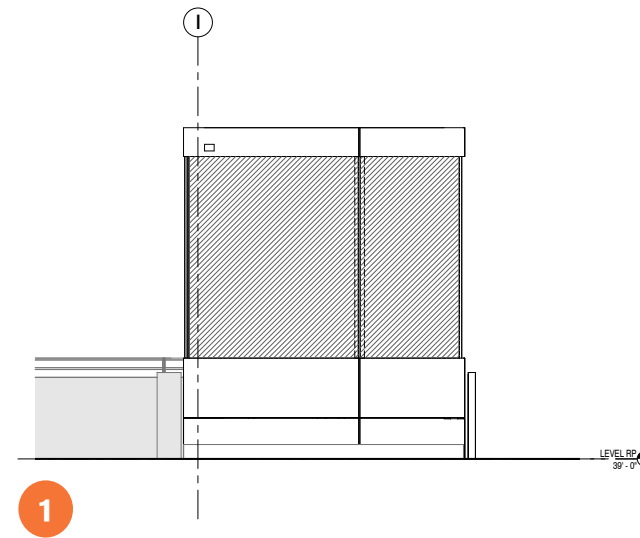
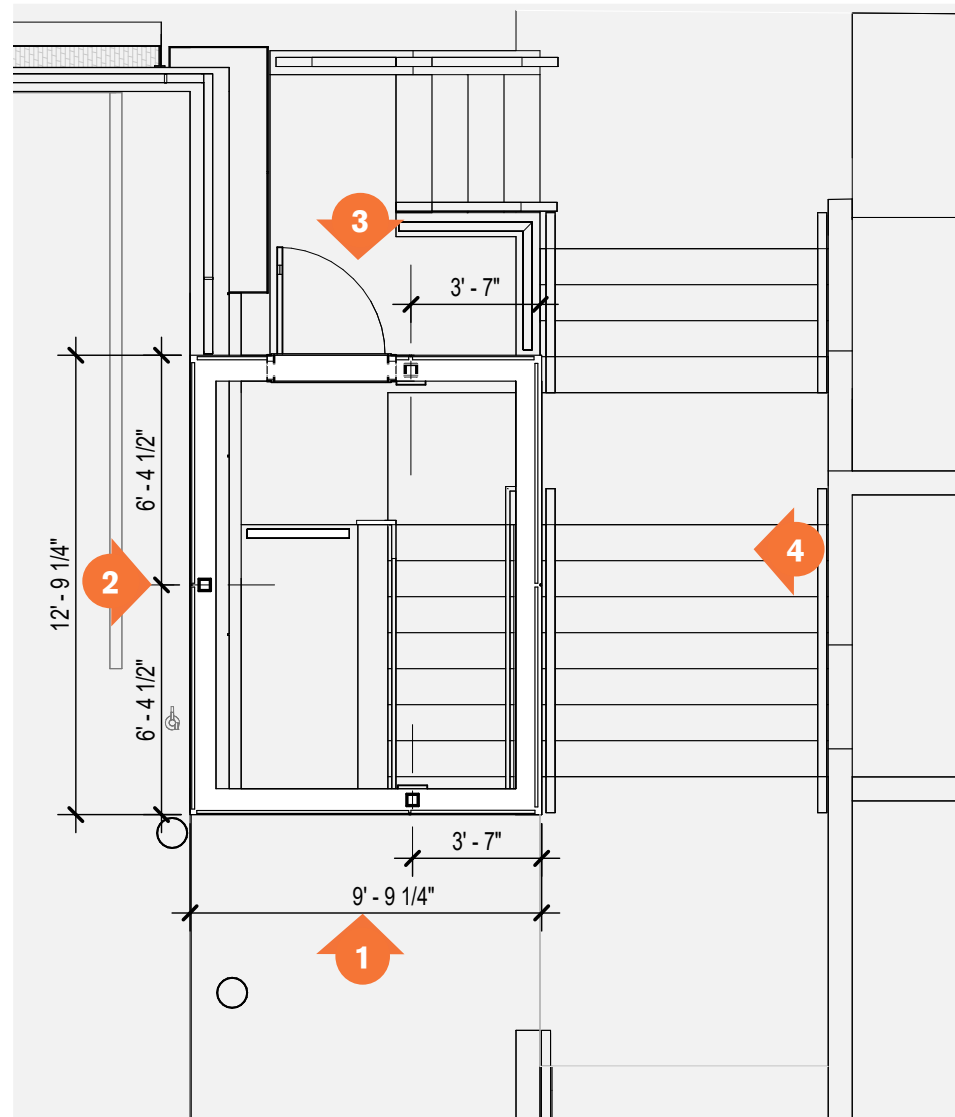
NE Study View- East Enclosure

Not to scale



NW Study View- East Enclosure
Not to scale

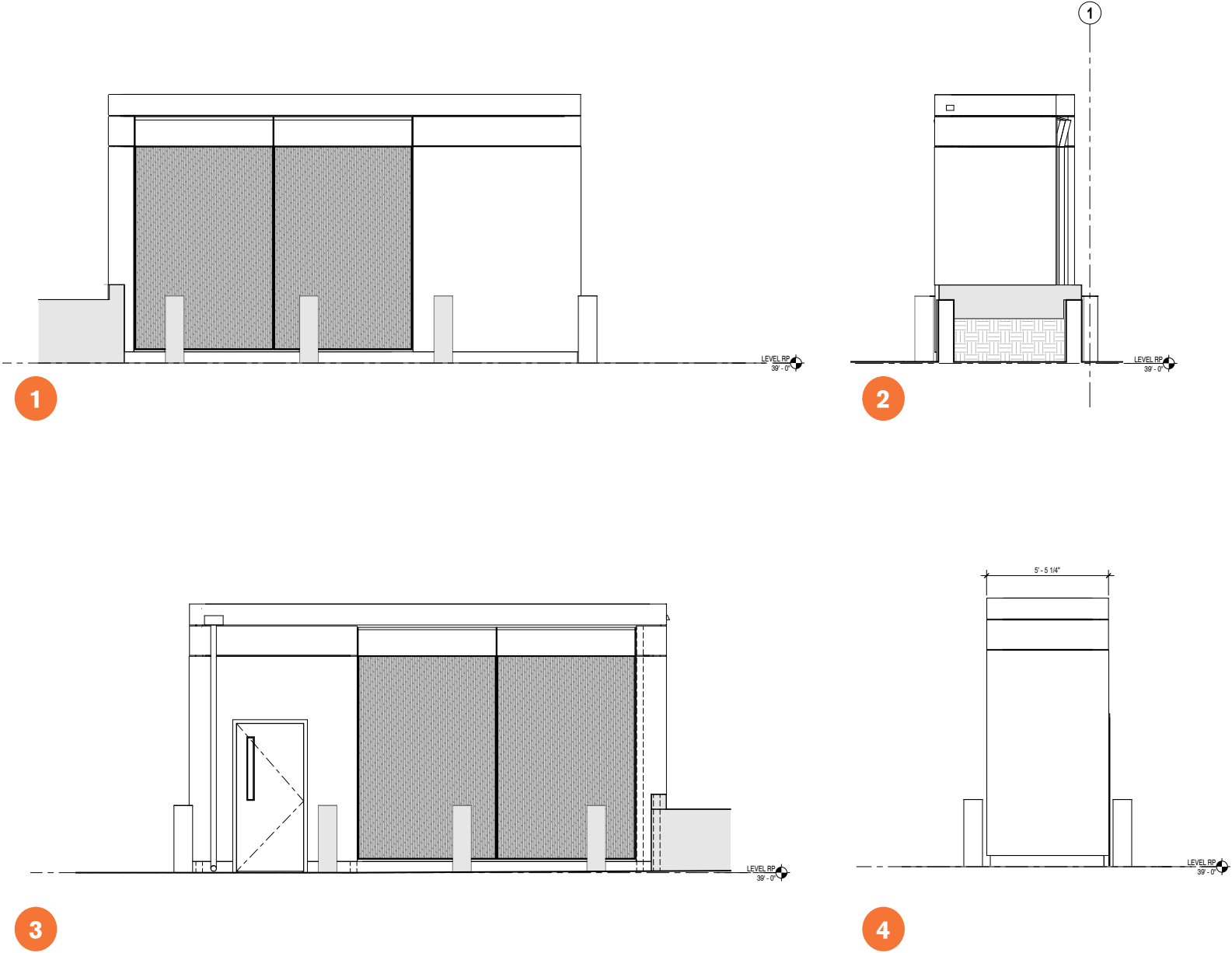
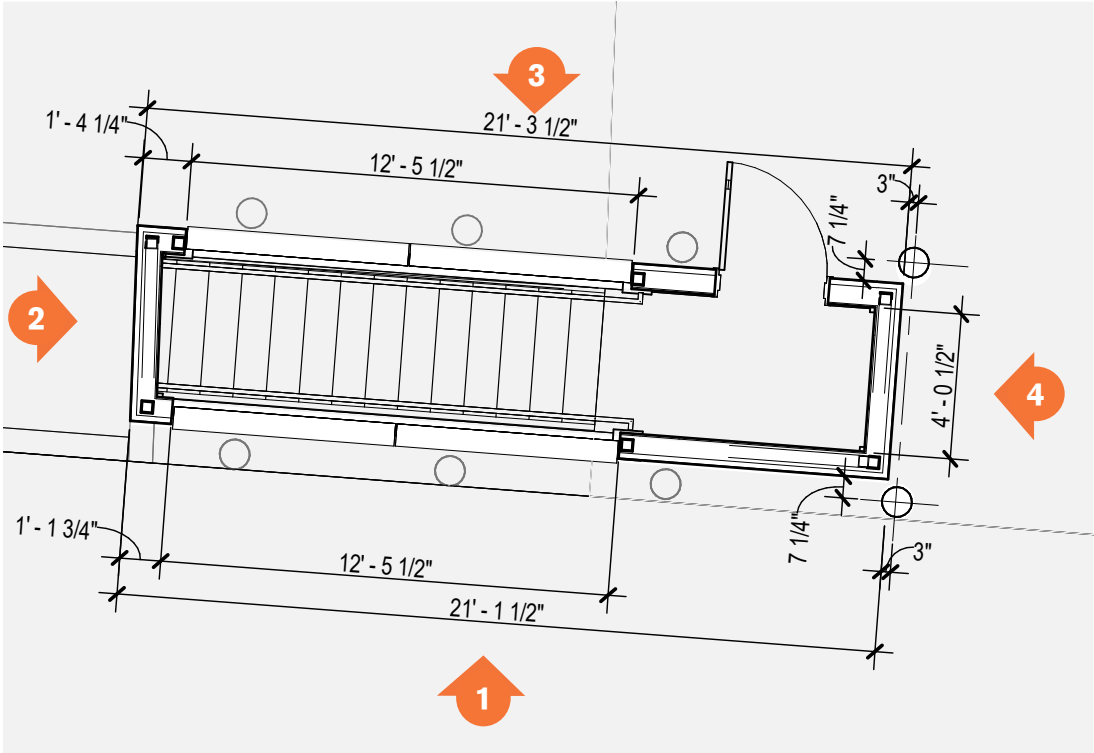
Plans



North Enclosure Plan & Elevations

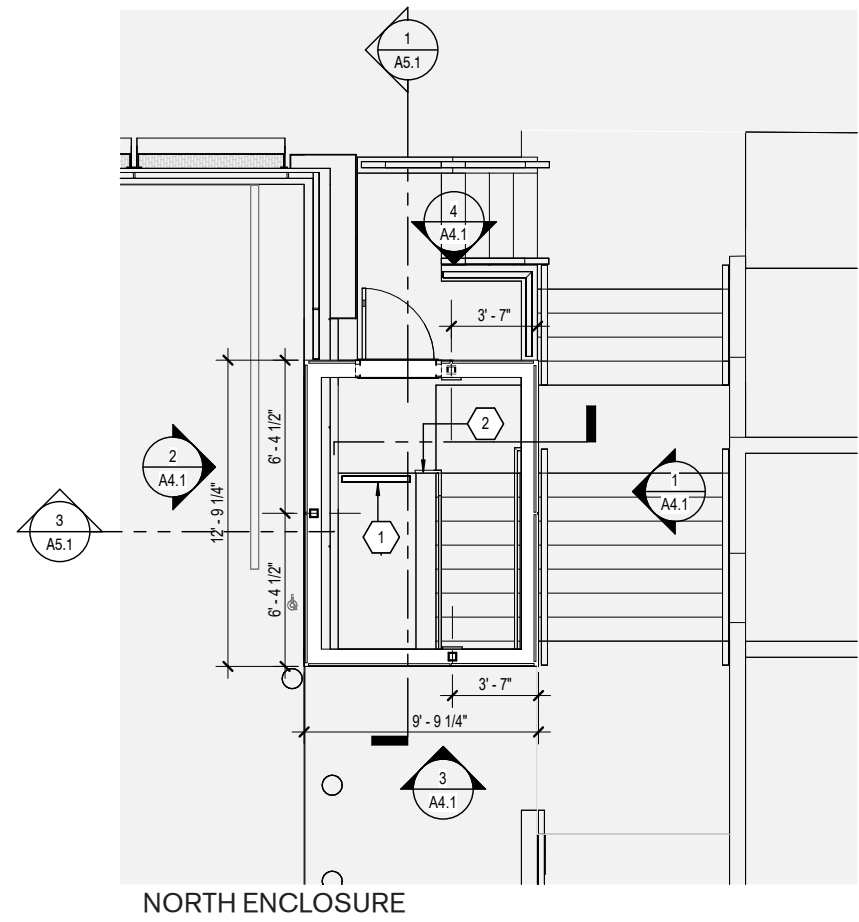
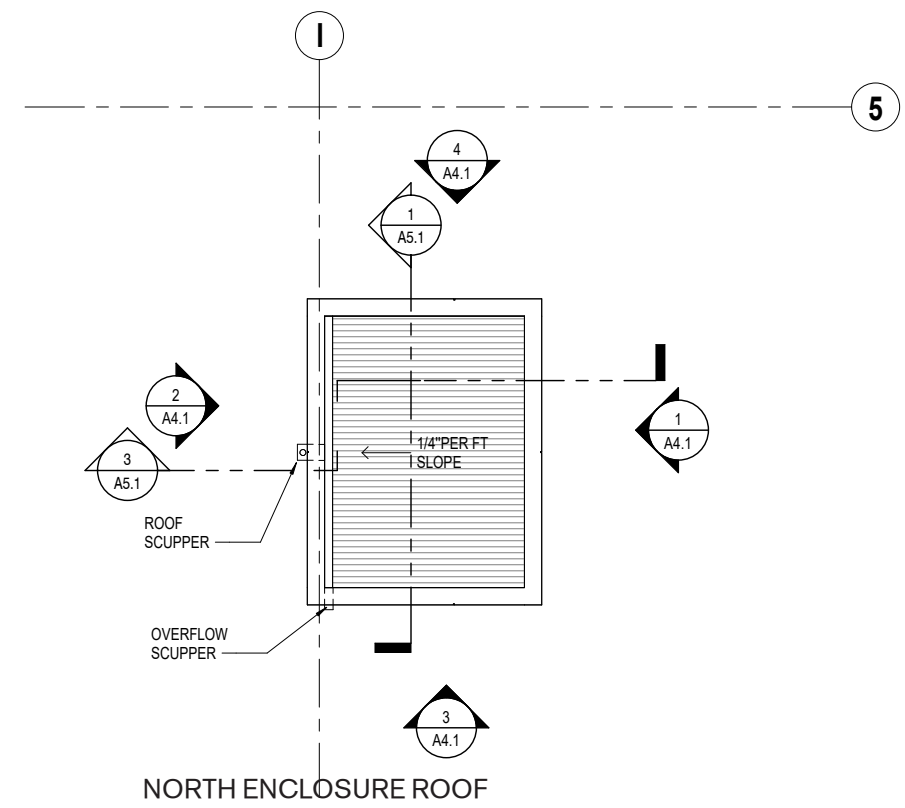
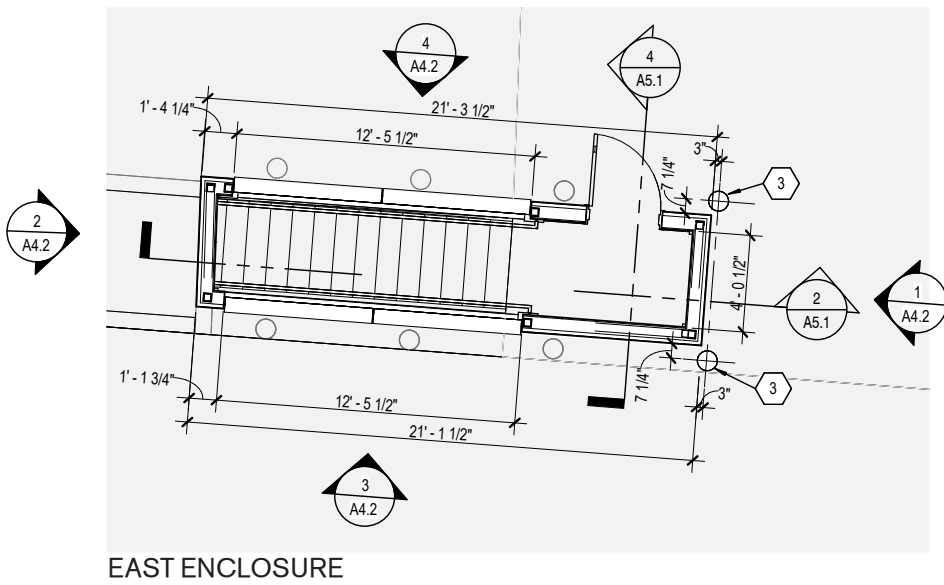
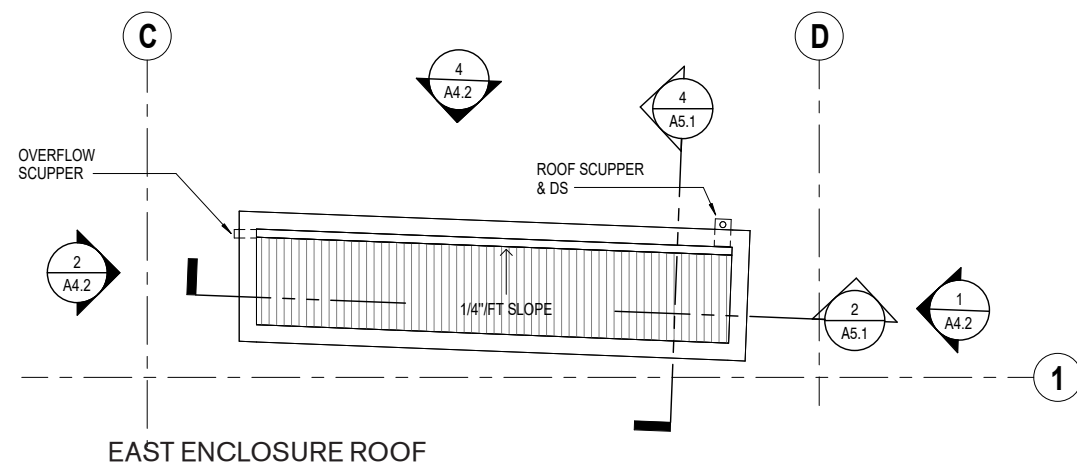
Not to scale

Plans



East Enclosure Plan & Elevations
Not to scale

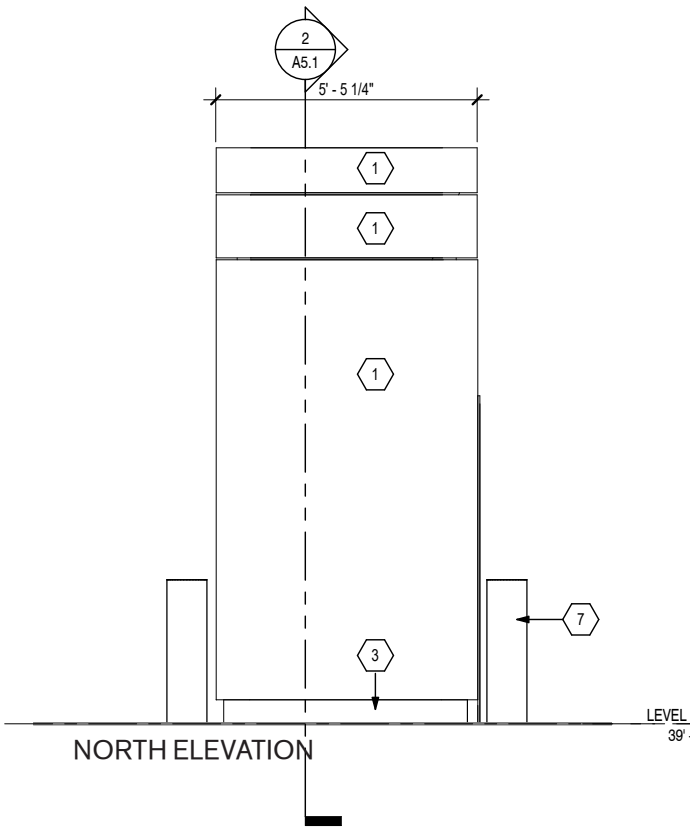
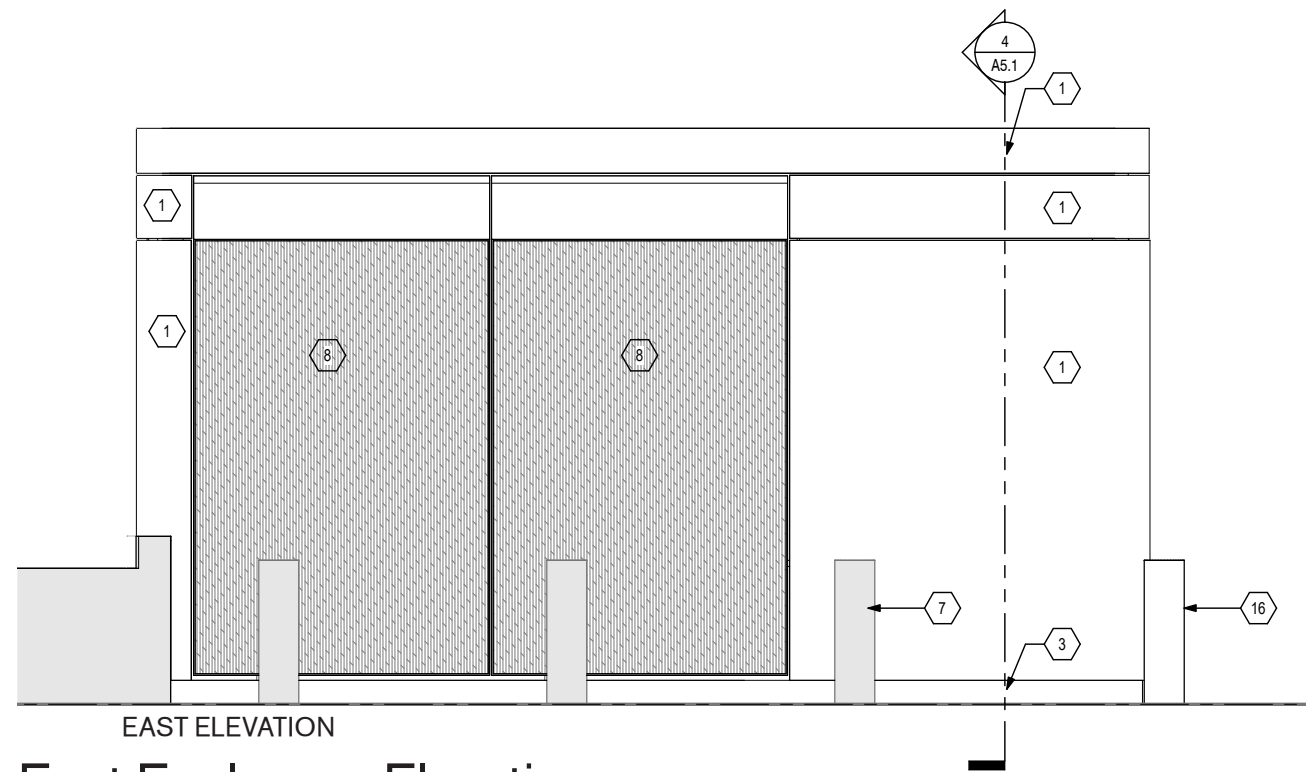
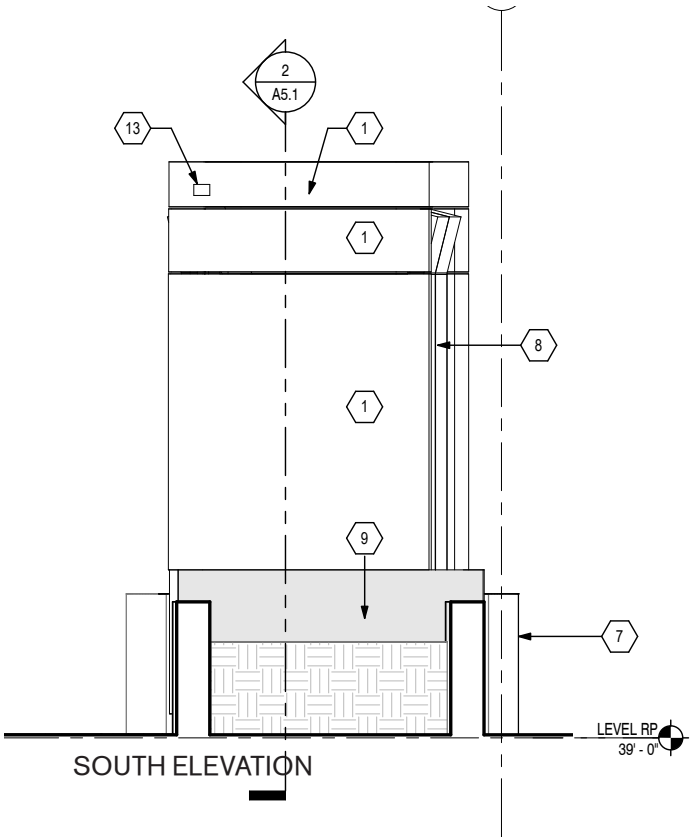
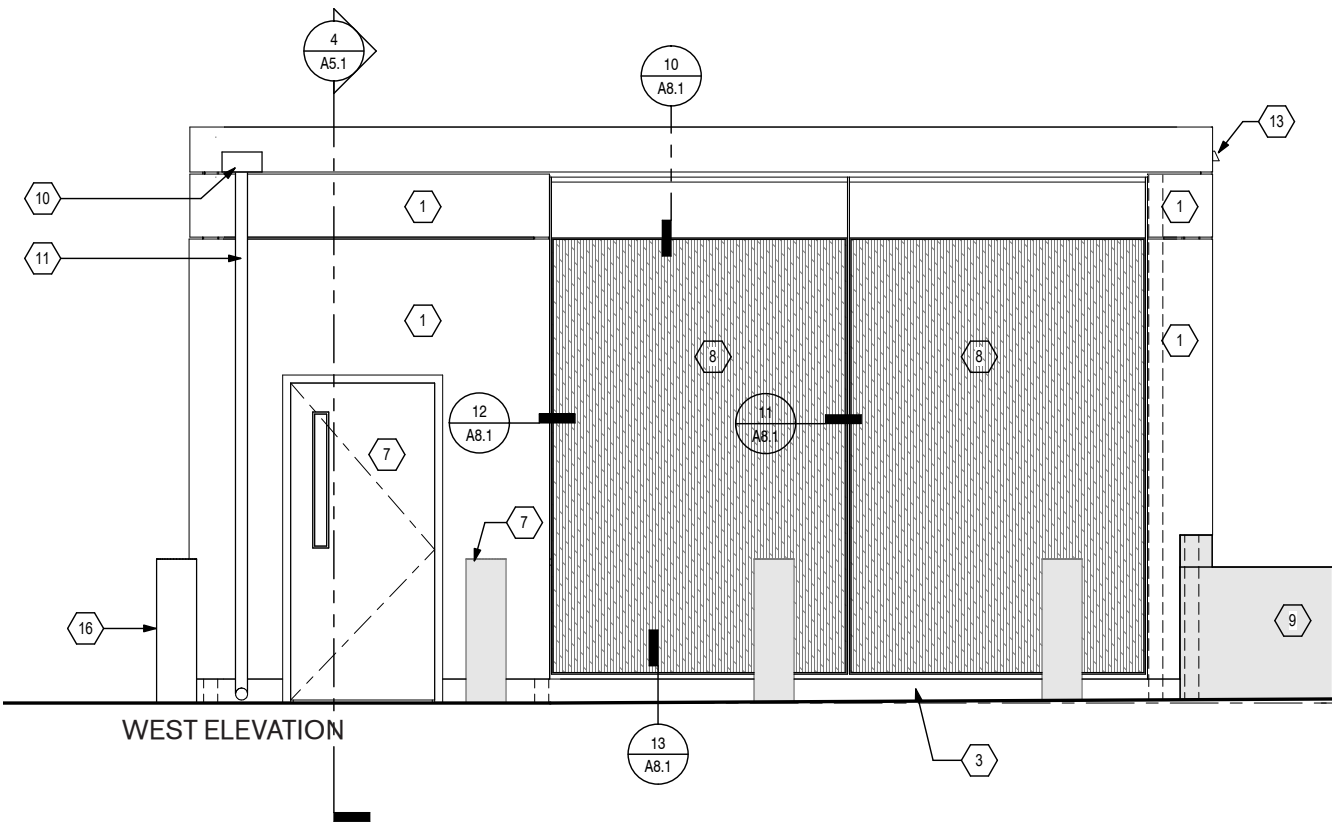
Plans



Enclosure Plans

Scale: 1"= 1'-0"

Elevations



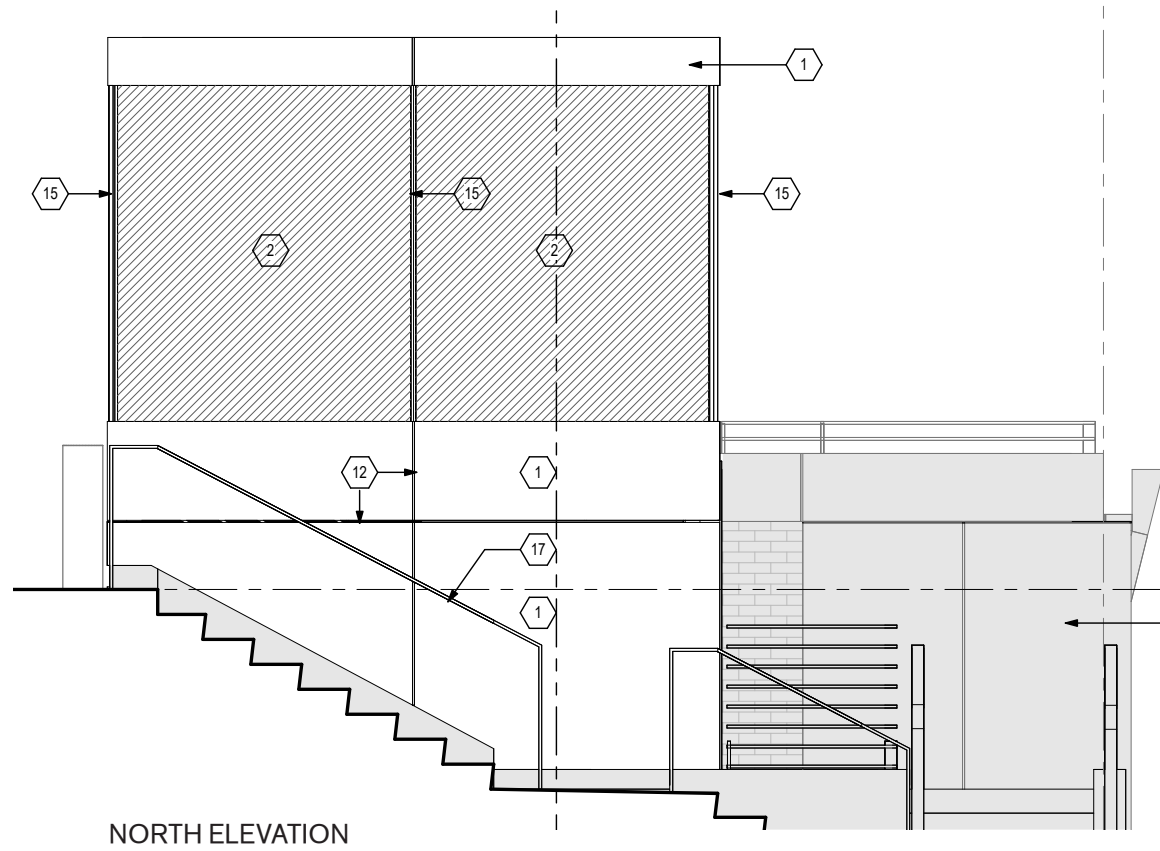
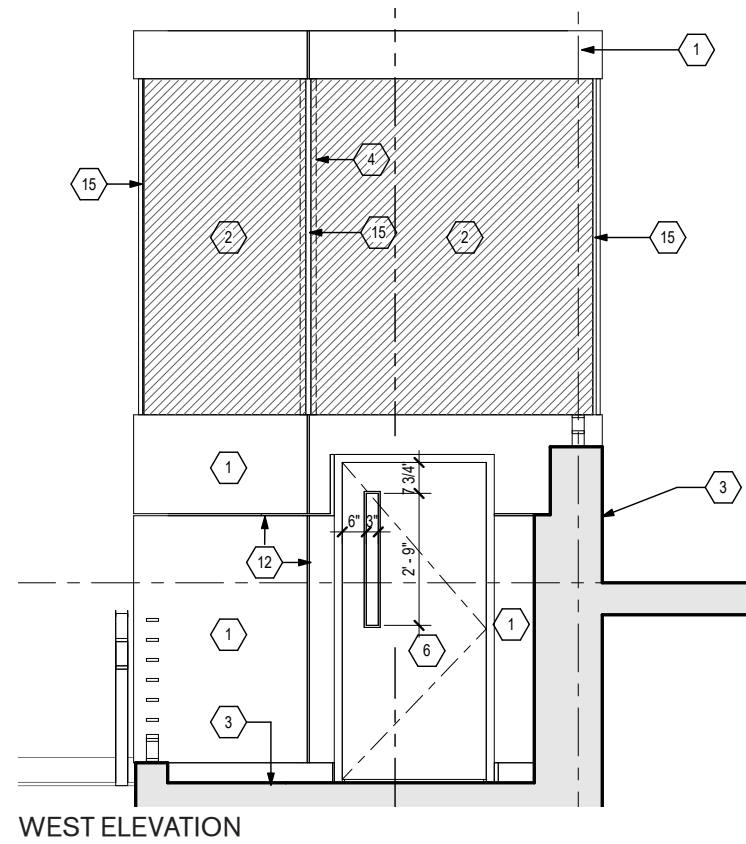
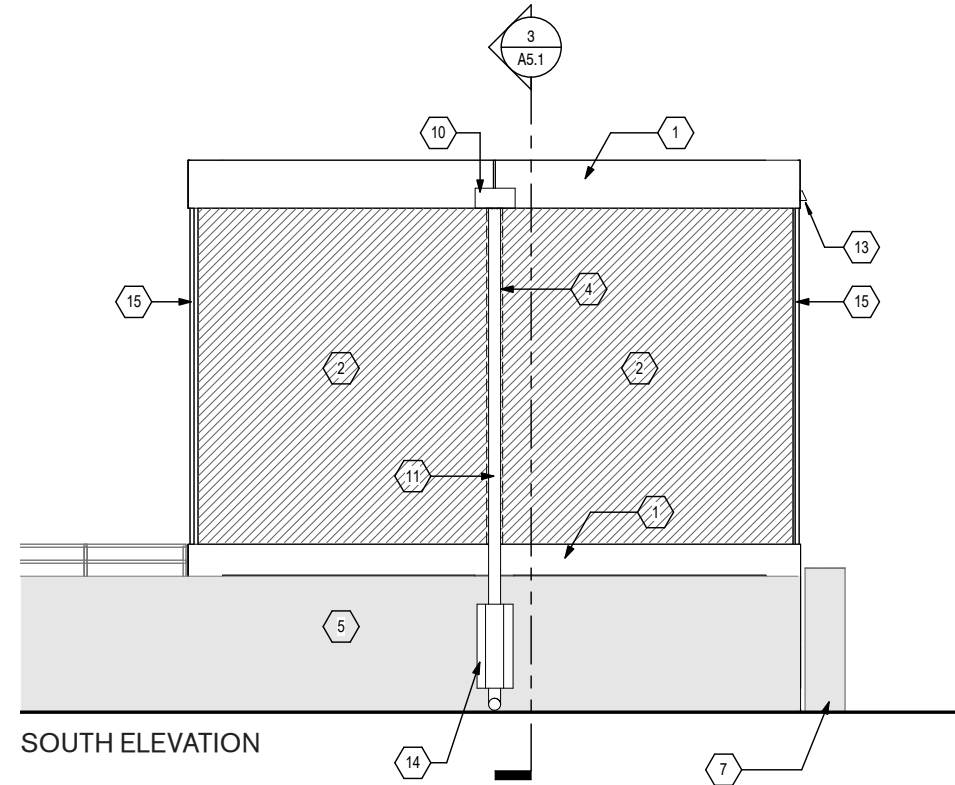
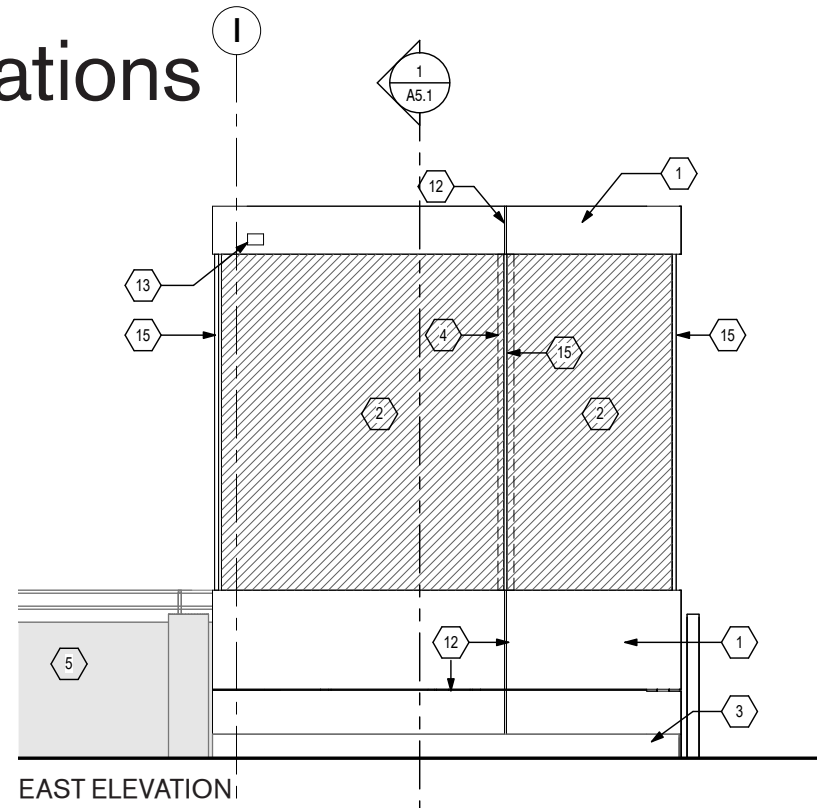
KEYNOTES

- 1 METAL PANEL
- 2 VISION GLASS
- 3 CONCRETE CURB
- 4 HSS4X4 COLUMN
- 5 EXISTING GARAGE STRUCTURE
- 6 HOLLOW METAL DOOR W/ SAFETY VISION PANEL
- 7 EXISTING 12" CONC BOLLARD
- 8 METAL PANEL- SECURITY PANEL ASSEMBLY
- 9 EXISTING CONC PLANTER
- 10 METAL SCUPPER- FINISHED TO MATCH METAL PANEL
- 11 3" DIA STEEL DOWNSPOUT- PAINTED TO MATCH METAL PANEL
- 12 1/2" PANEL JOINT
- 13 ROOF OVERFLOW SCUPPER
- 14 DOWNSPOUT GUARD. ATTACHED TO EXISTING CONC CURB
- 15 1" OPEN GAP @ GLAZING
- 16 NEW 12" CONC BOLLARD TO MATCH EXIST
- 17 EXISTING FLOOR MOUNTED HANDRAIL- REMOVE & RE-INSTALL AS REQUIRED

East Enclosure Elevations

Scale: 1"= 1'-0"

Elevations



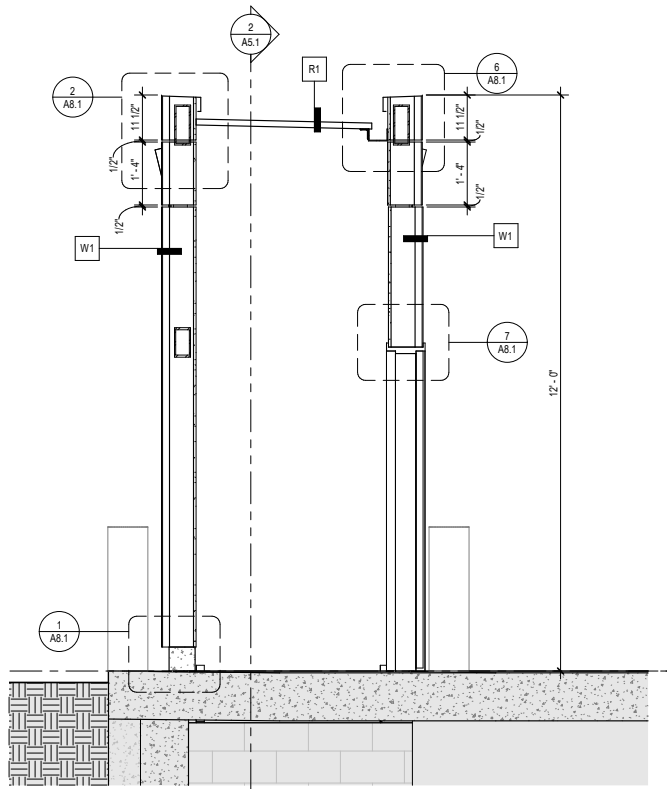
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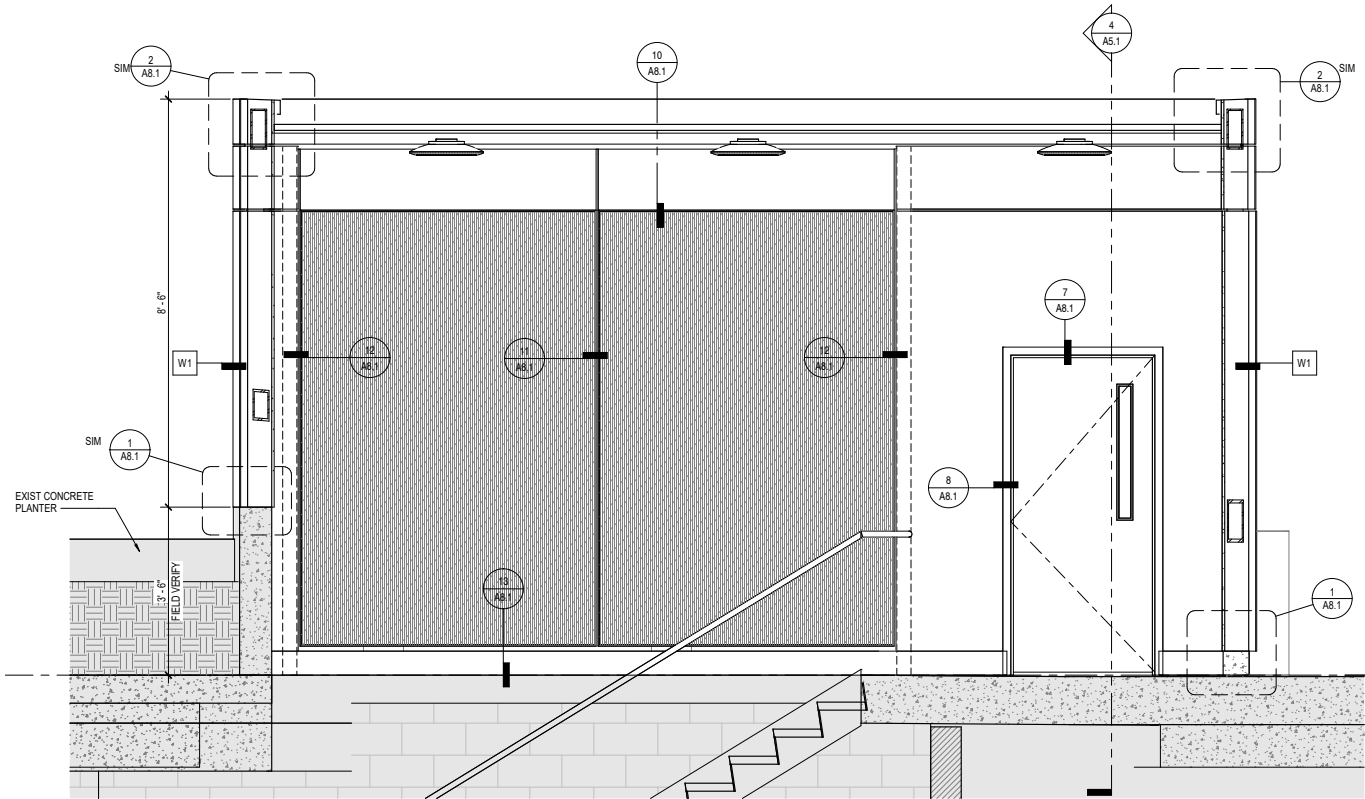
North Enclosure Elevations

Scale: 1"= 1'-0"

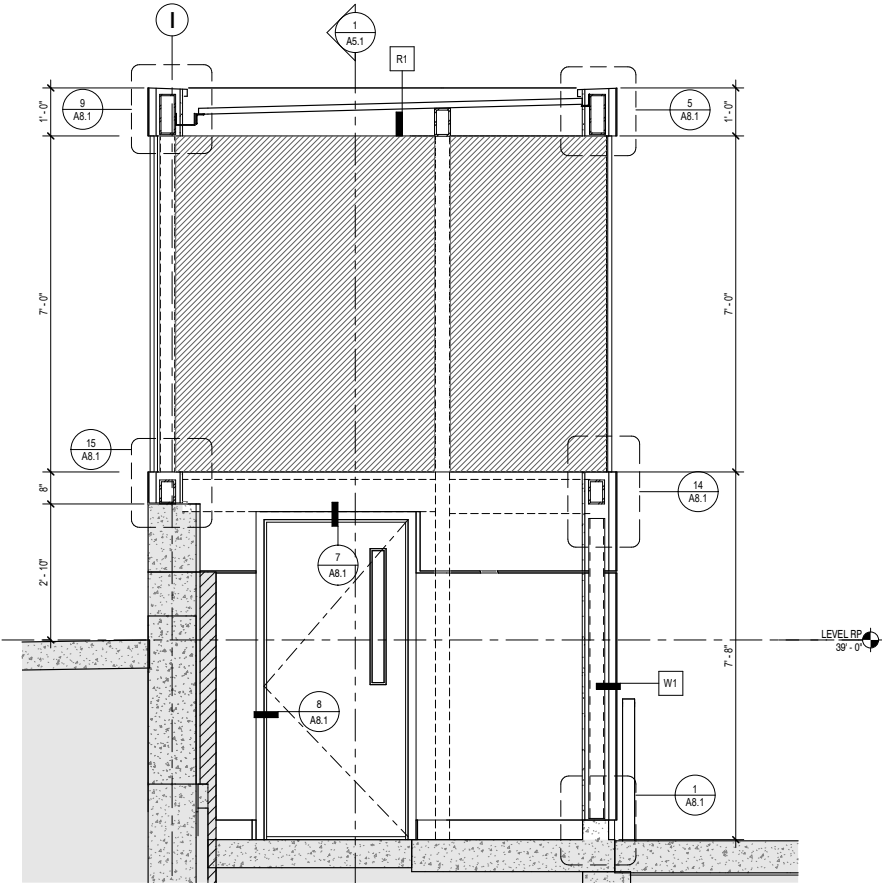
Sections



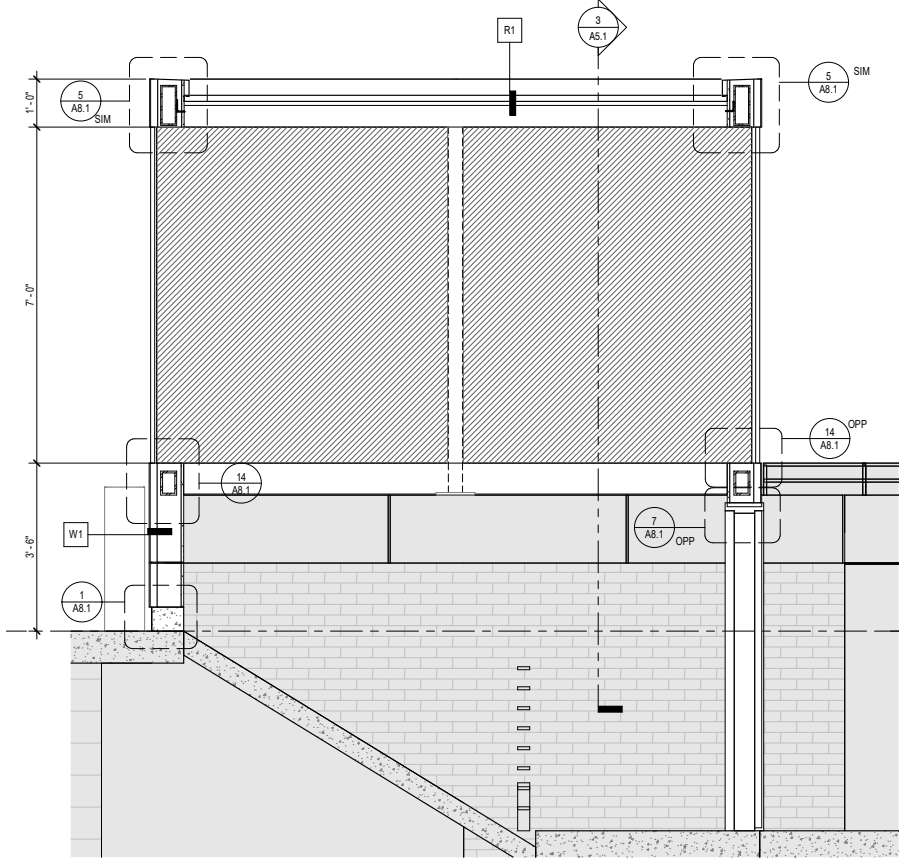
EAST ENCLOSURE: E-W SECTION



EAST ENCLOSURE: S-N SECTION



NORTH ENCLOSURE: S-N SECTION



NORTH ENCLOSURE: E-W SECTION

Enclosure Sections

Scale: 1"= 1'-0"

Materials + Color Palette

Schematic View + Material Options



1 Primary Metal Panel (P1)



2 Accent Metal Panel (P3)



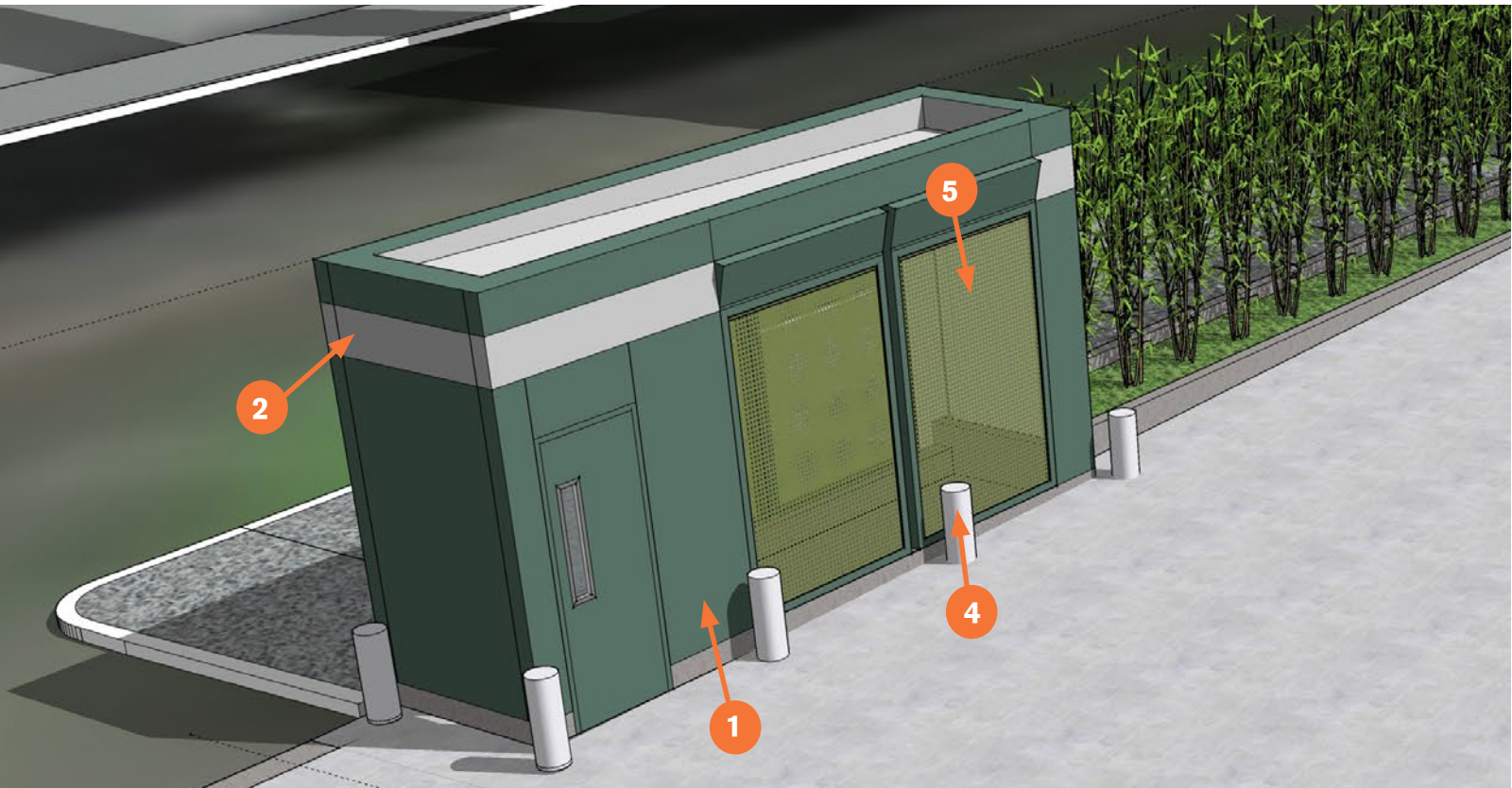
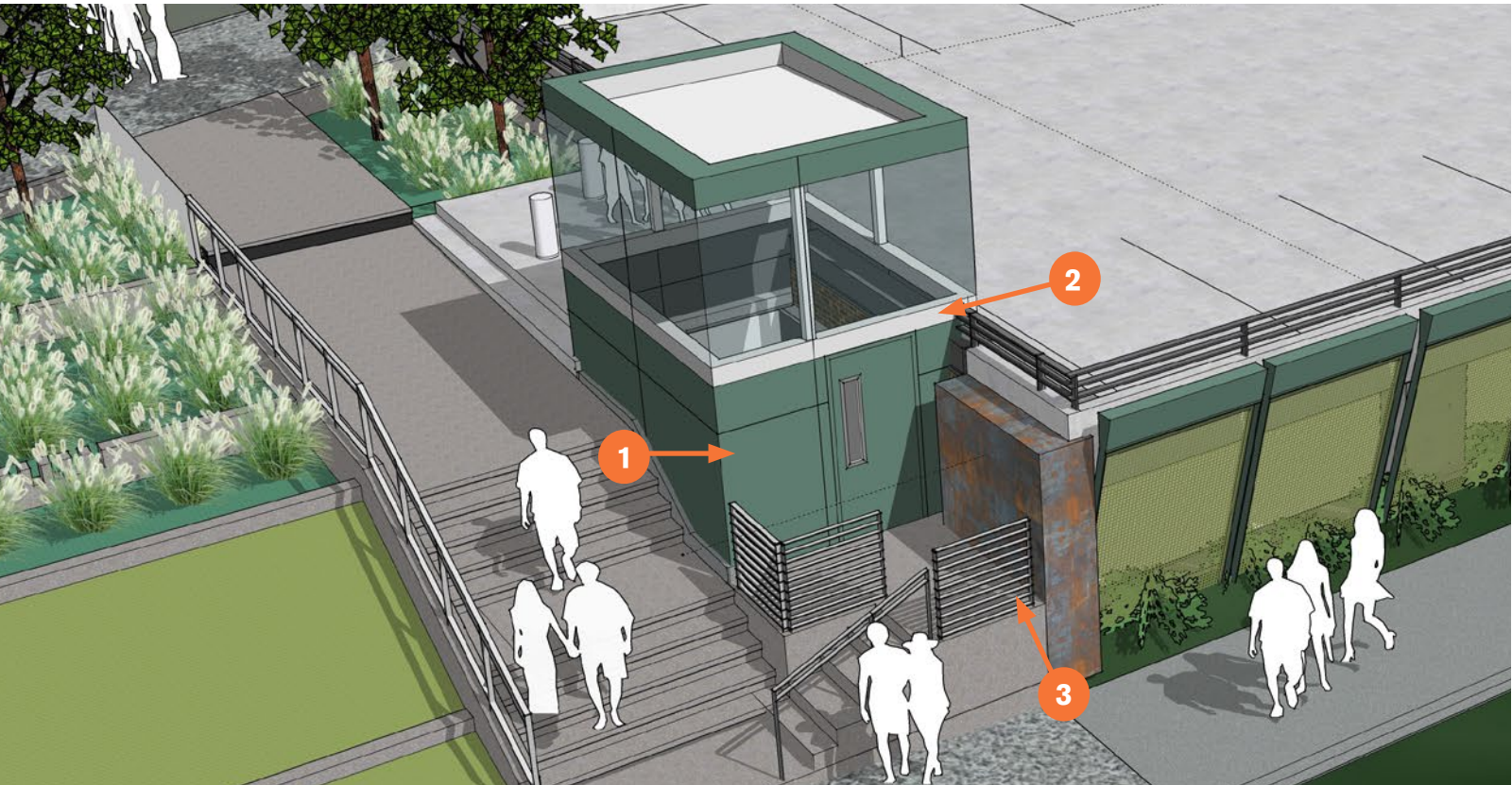
3 Steel railing



4 Steel bollards

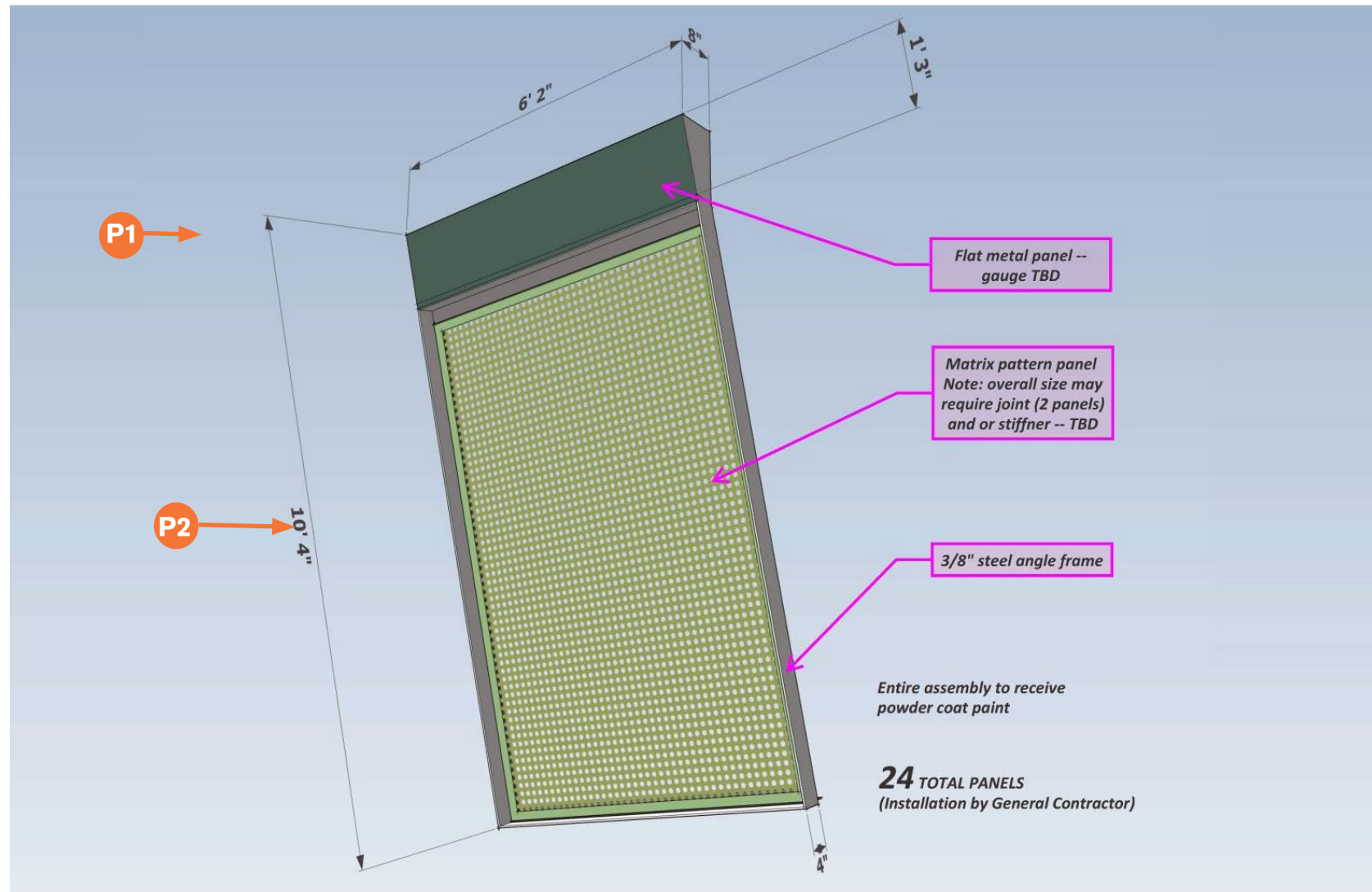


5 Perforated metal



Materials + Color Palette

Schematic View + Material Options



SoftView LED parking garage luminaire

Finish: White

Location: Level P2, Level P1

Types: P5, P1, P1A, P5A

Manufacturer: Gardco/SIGNIFY

Color: 4000K



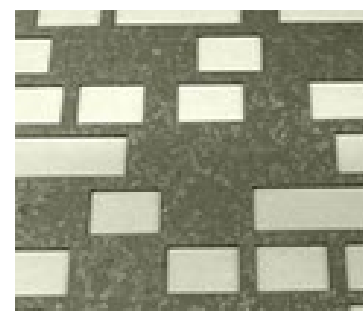
P1 Lafayette Green HC-135
Benjamin Moore



P2 Louisburg Green HC-113
Benjamin Moore



P3 Racoon Fur 2126-20
Benjamin Moore



P4 Perforated metal panel,
P2 paint

