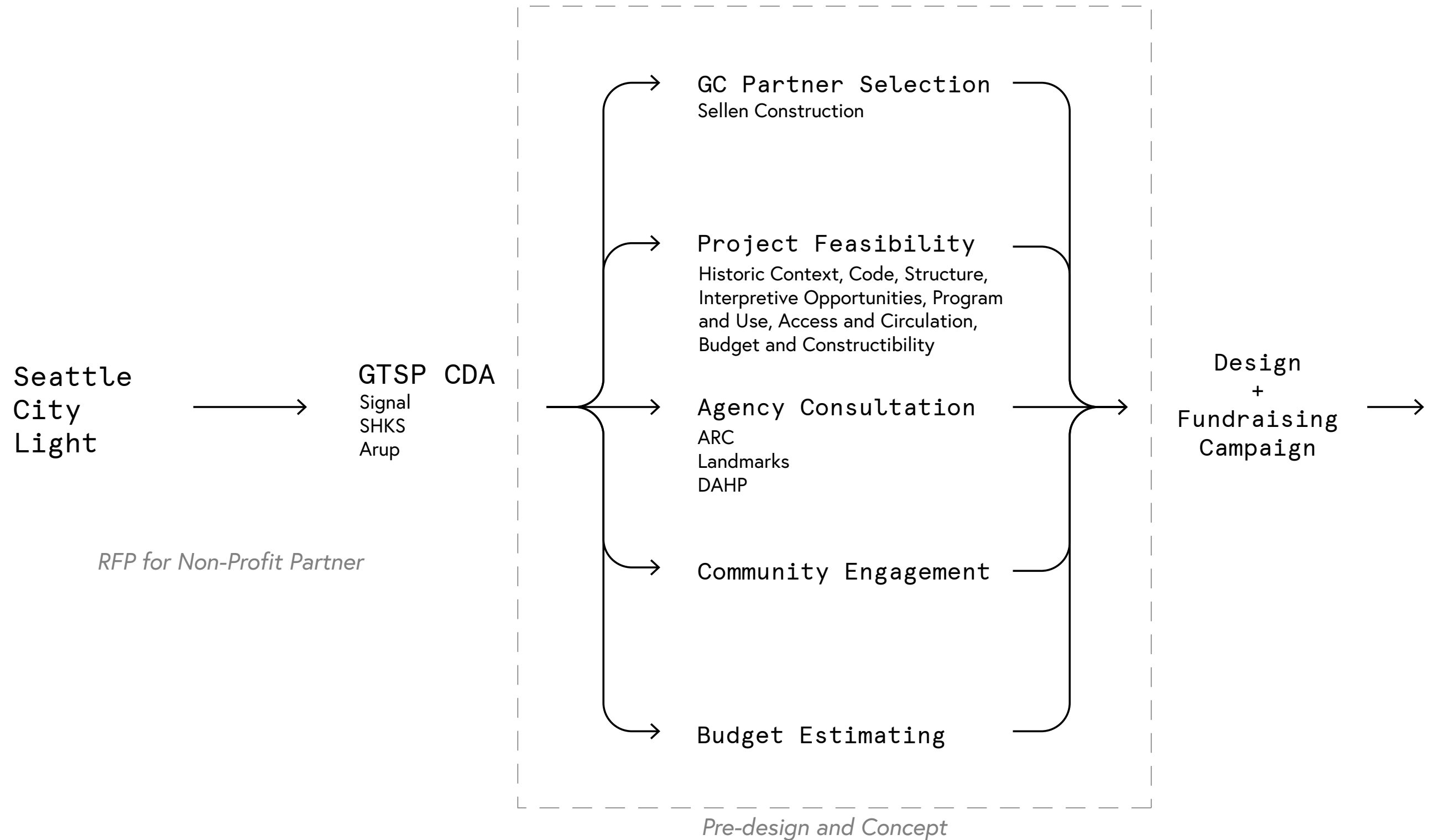




**Project Brief: December 21, 2022**  
Georgetown Steam Plant

# Who are we and Why are we here?



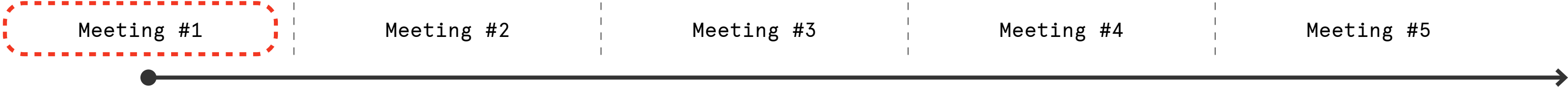
**What are the goals of the project?**

Tell the Stories of the Georgetown Steam Plant

Activate through Reprogramming, Life Safety, and Seismic Improvements

Provide Universal Access to all Spaces

# Planning for Subsequent Meetings



**What is the purpose of Today's meeting?**

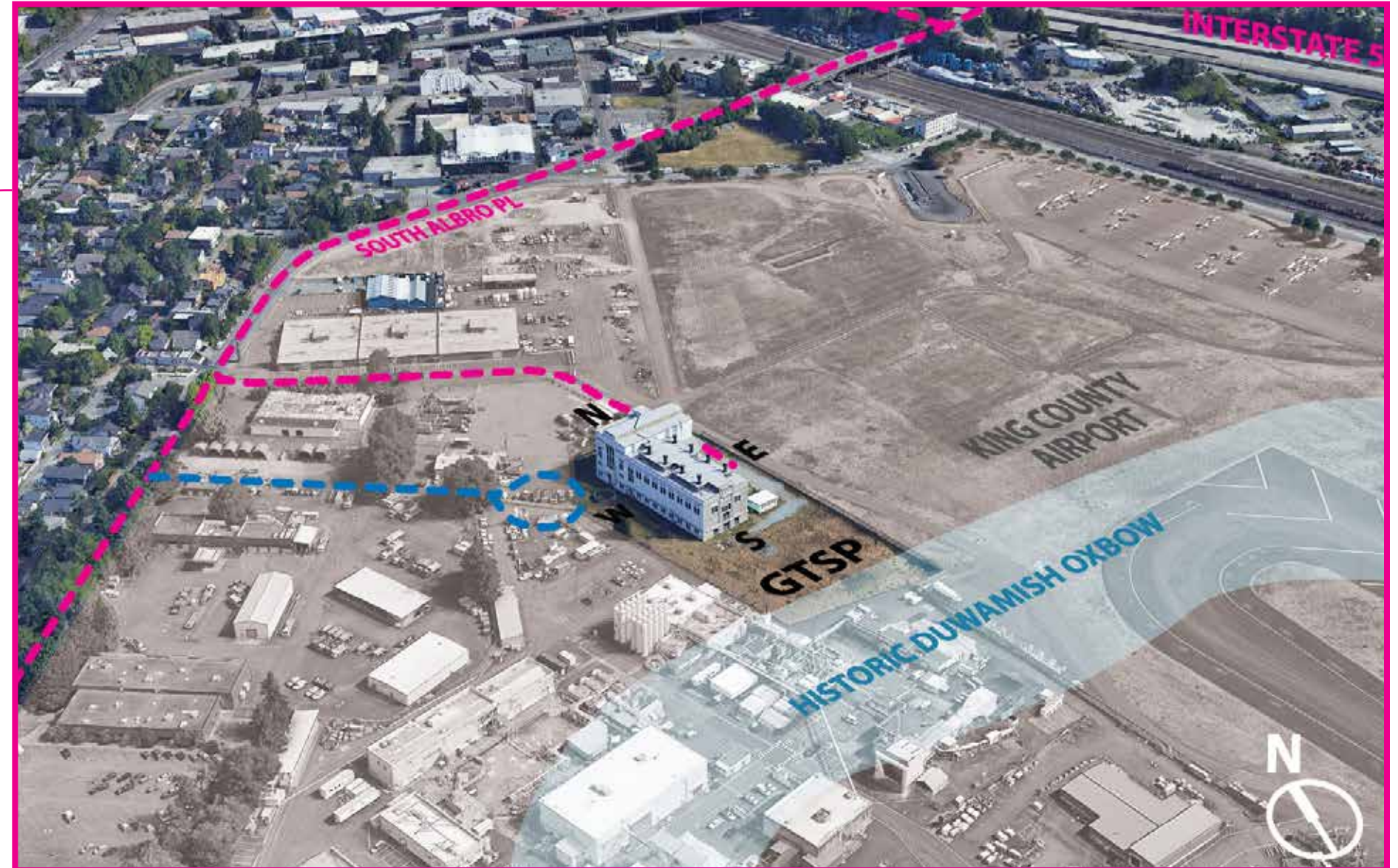
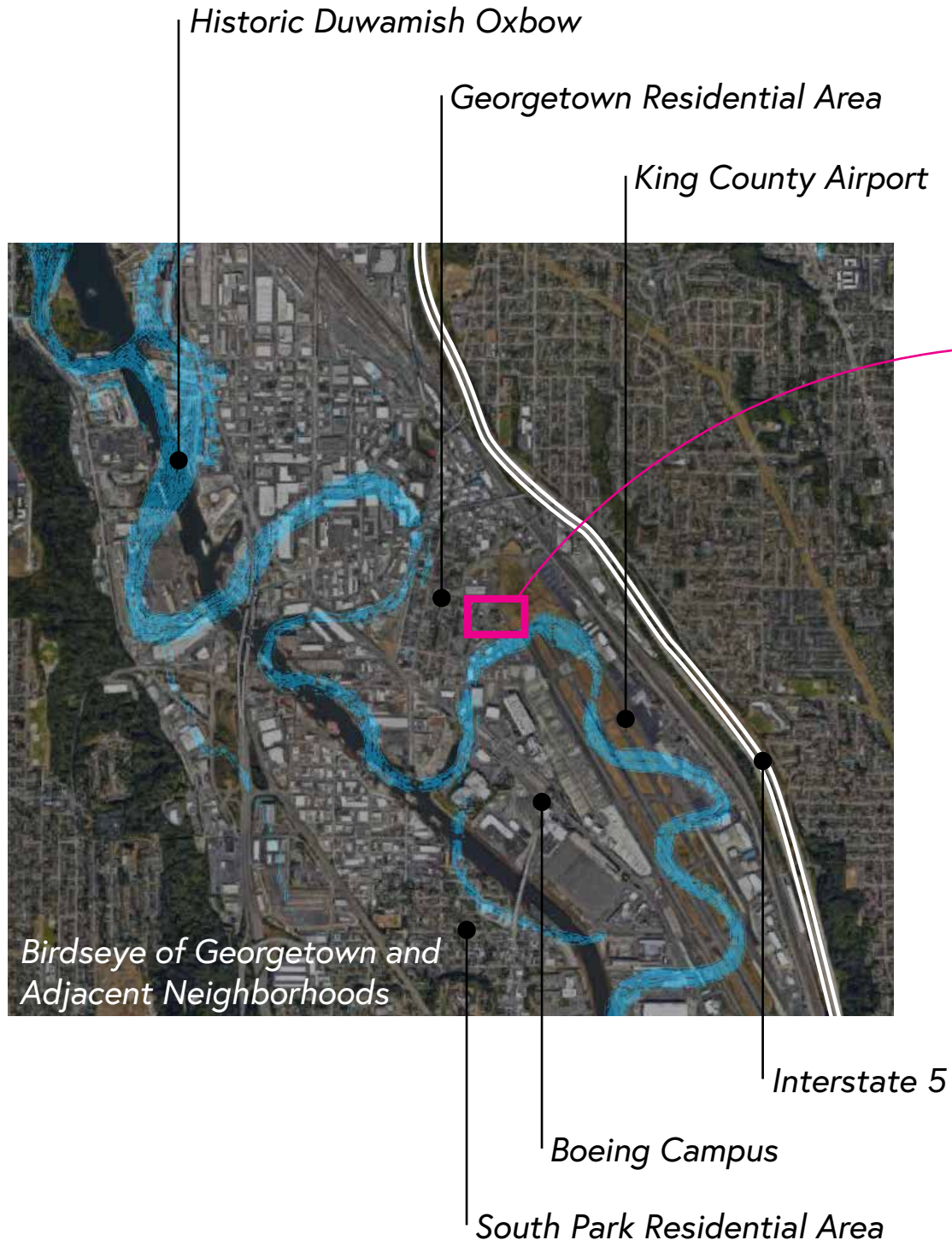
Communicate the Project Goals

Share the Team's Progress

Describe the Possibilities

Gather Early Feedback and Support

# Where is the Georgetown Steam Plant?



**Zoom-in: GTSP Site and Surroundings**

# The Georgetown Steam Plant Site

Area for planned future expansion per OG 1906 drawings

Existing gated vehicle entrance

Existing Main Entrance

Existing gravel driveway and parking area

Existing single-story wood structure

KC Airport Runway Protection Zone

Property Line

Georgetown Steam Plant

Existing Swales Onsite

New site access @ NW corner under consideration

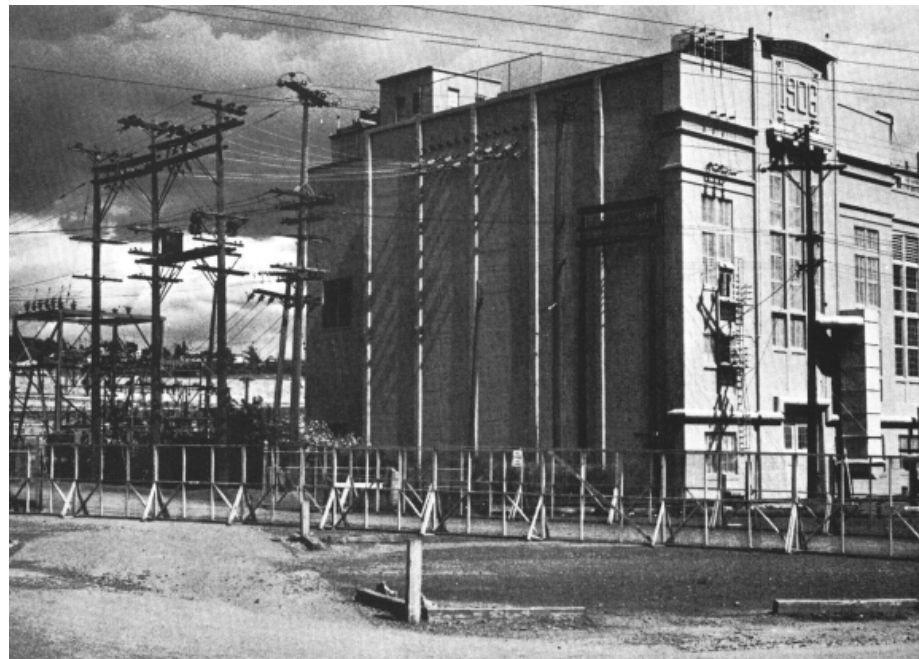
Existing historic water tank

Area that historically contained the original smoke stacks and water intake

Prior to relocation, the Duwamish River historically ran through the project site



# What is the Georgetown Steam Plant?



North Elevation



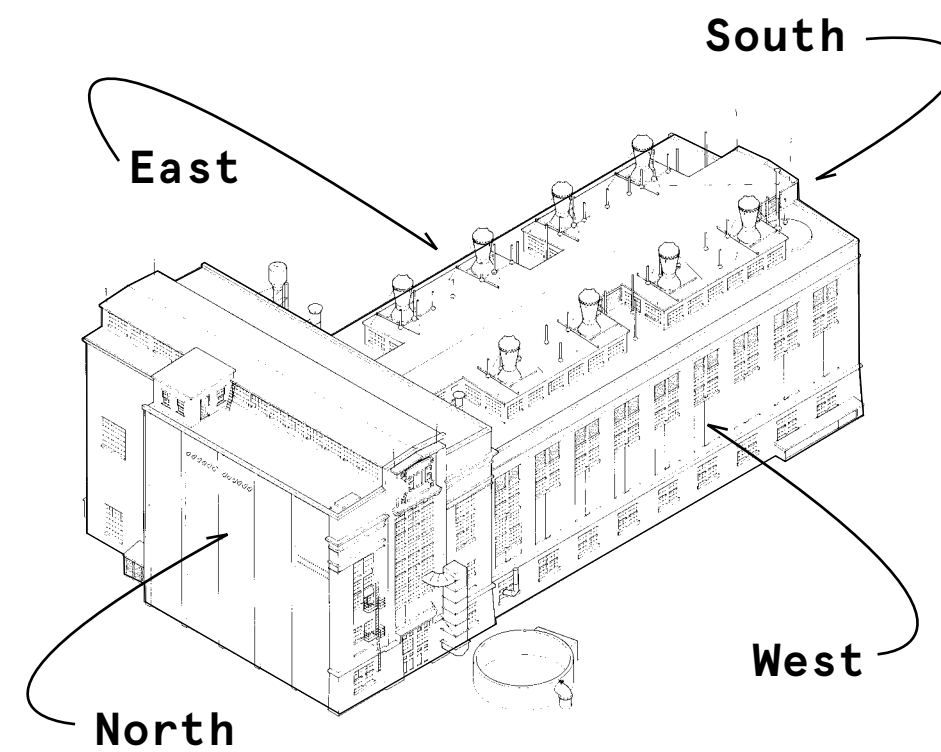
East Elevation



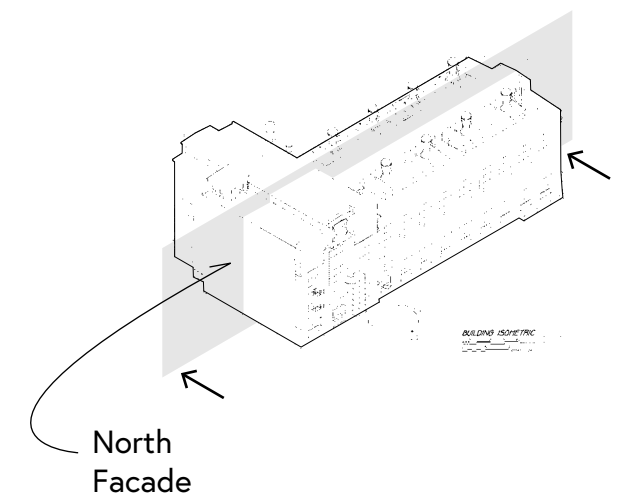
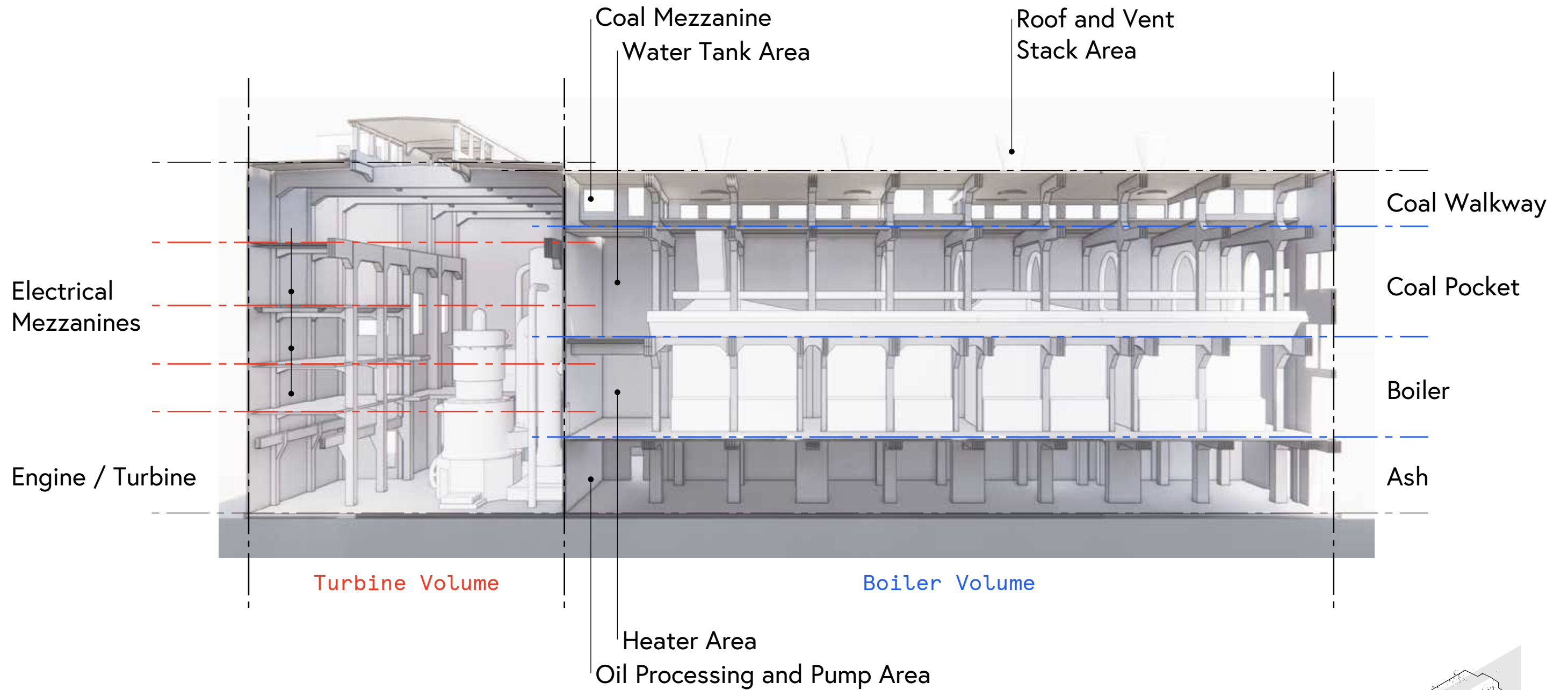
South Elevation



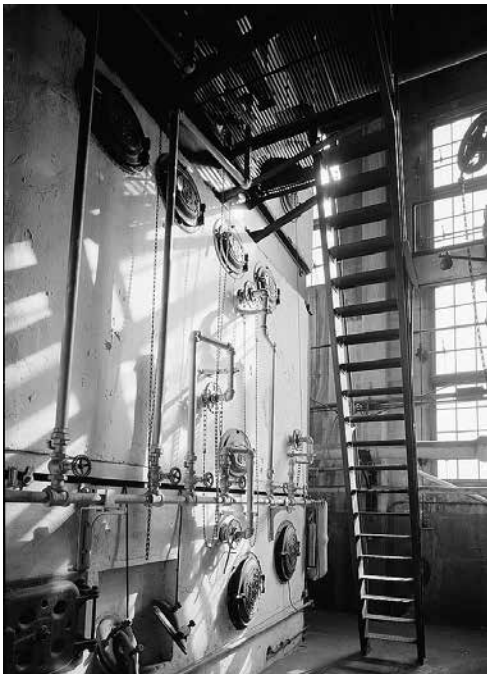
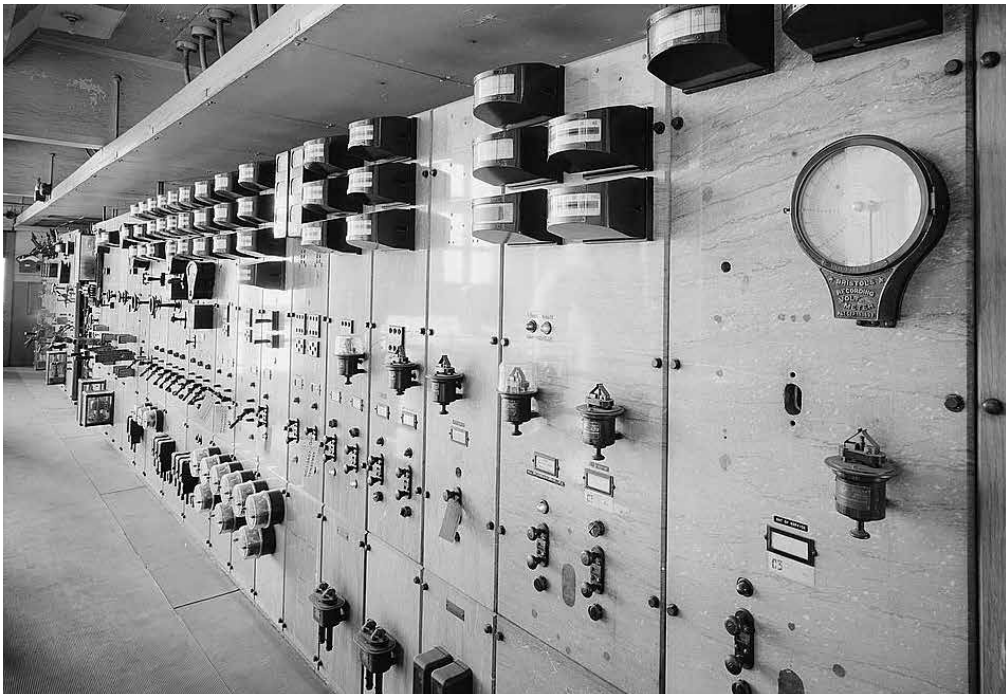
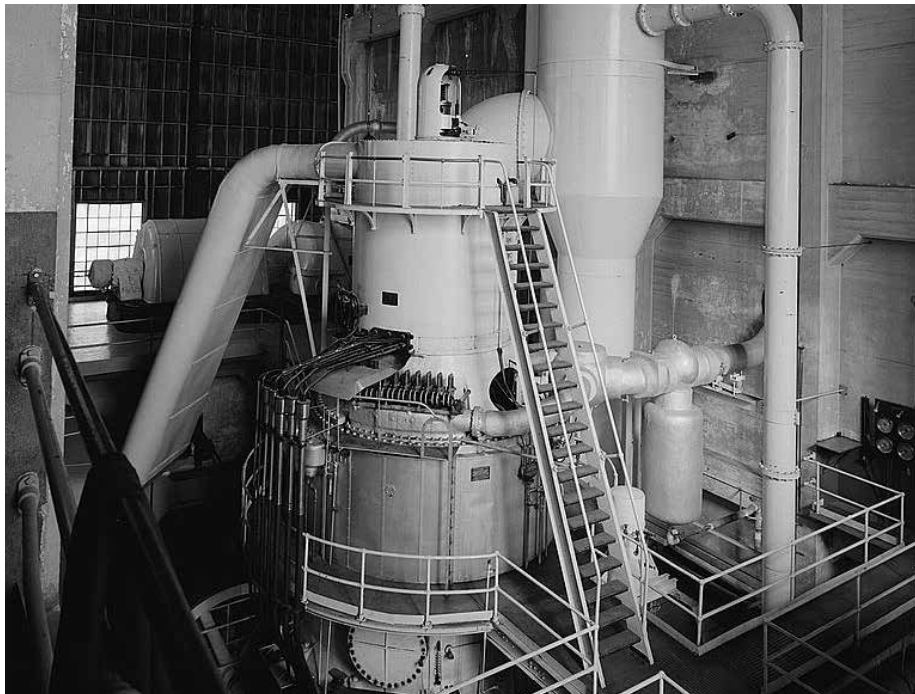
West Elevations



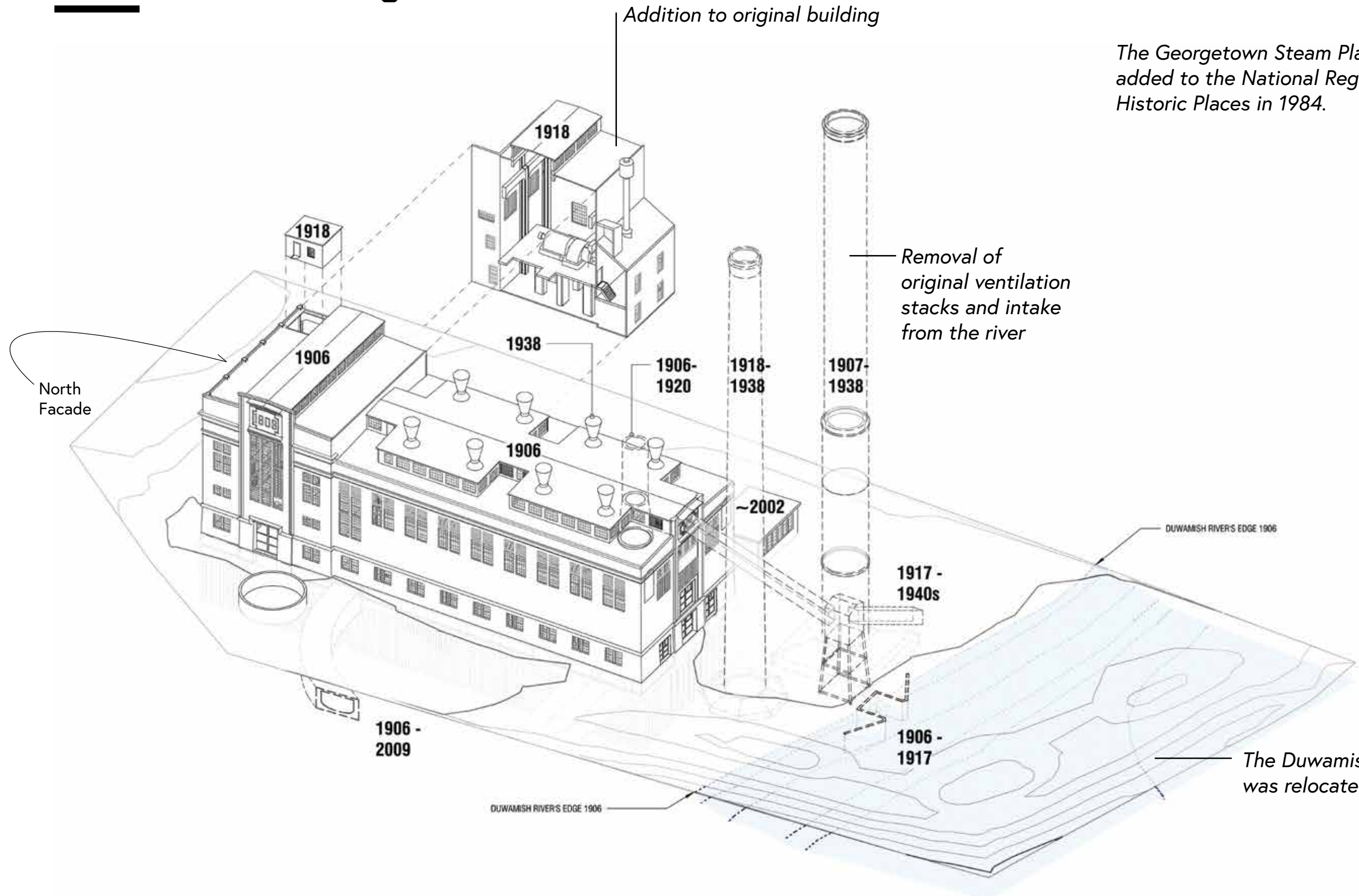
# What is inside the Georgetown Steam Plant?



# What is inside the Georgetown Steam Plant?



# How has it changed?



The Georgetown Steam Plant was added to the National Register of Historic Places in 1984.

The Duwamish River was relocated in 1917.

**Why do we need to do this project?**

**Are there any clarifying questions?**

What are the key considerations of this project?

- 1 Secretary of the Interior's Standards for Rehabilitation
- 2 Access, Circulation, and Life Safety (Fire & Seismic)
- 3 Seismic Retrofit.

# 1 Secretary of the Interior's Standards for Rehabilitation

## Georgetown Steam Plant Project: Key Considerations

- 1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2 The historic character of a property shall be retained and preserved . The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property . The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# 1 Secretary of the Interior's Standards for Rehabilitation

## Georgetown Steam Plant Project: Key Considerations

**Preservation + Activation<sup>1</sup>**

*Provide universal, public access to most spaces within the building. The proposed alterations will establish a new use. The new use will give incentive to maintain the spaces.*

**Preservation + Rehabilitation<sup>2</sup>**

*Return the structure to a state of utility using an approach that enables contemporary uses while maintaining unique, character-defining features. Rehabilitation work shall comply with the Secretary of the Interior Standards.*

**Preservation + Deference<sup>3</sup>**

*Differentiate new work from old: retain the historic integrity of the property's character and environment.*

**Preservation + Constructibility**

*Complement the structure's original construction and character-defining features.*

What are the key considerations of this project?

- ✓ 1 Secretary of the Interior's Standards for Rehabilitation
- 2 Access, Circulation, and Life Safety (Fire & Seismic)
- 3 Seismic Retrofit.

# 2 Access, Circulation, and Life Safety

Georgetown Steam Plant Project: Key Considerations

**What are the challenges with the current access?**

# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations

Existing  
Condition  
of Spaces

- Full Access
- Partial Access
- ✗ No Access



# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations

Existing  
Condition  
of Spaces

- Full Access
- Partial Access
- ✗ No Access

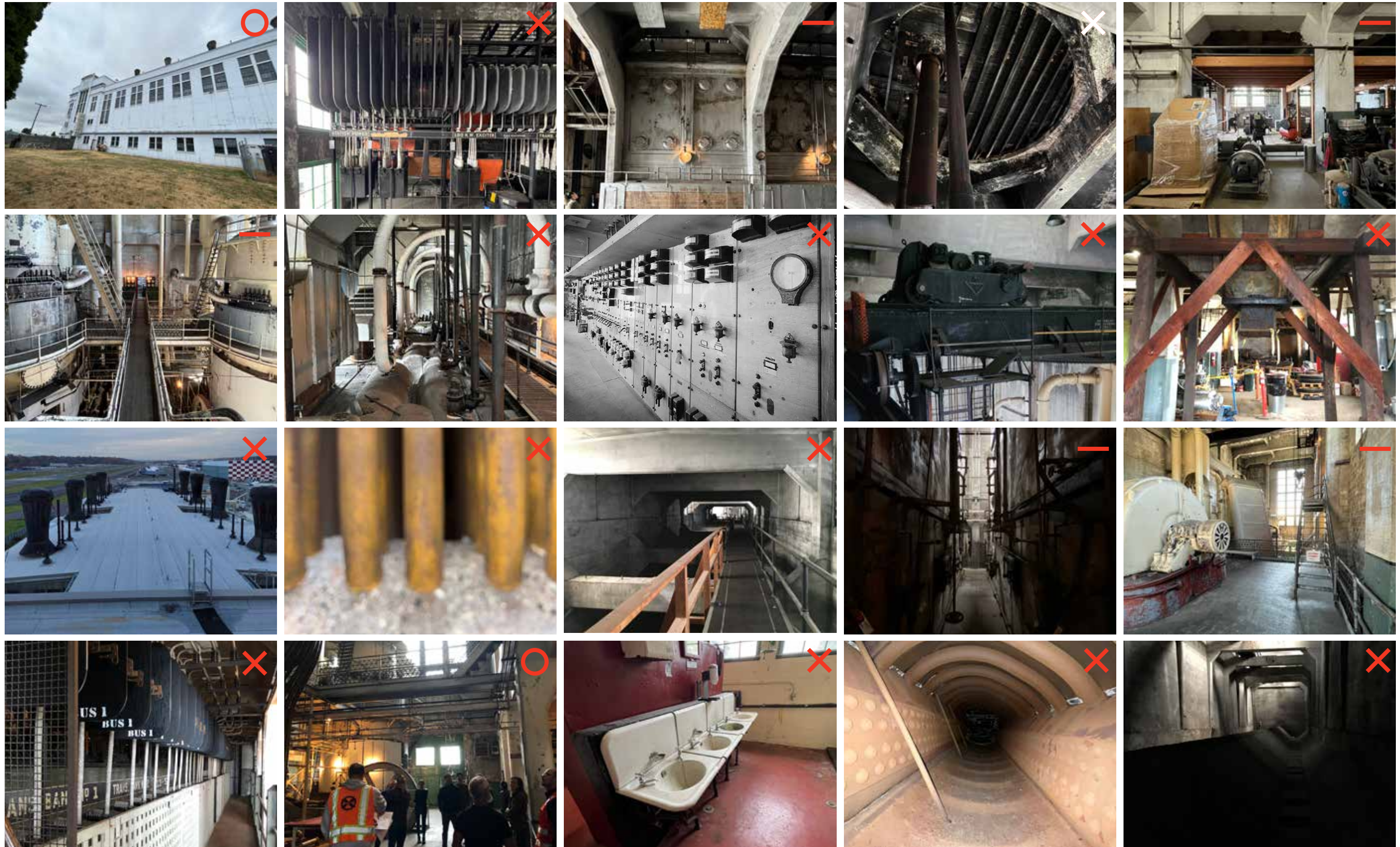


# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations

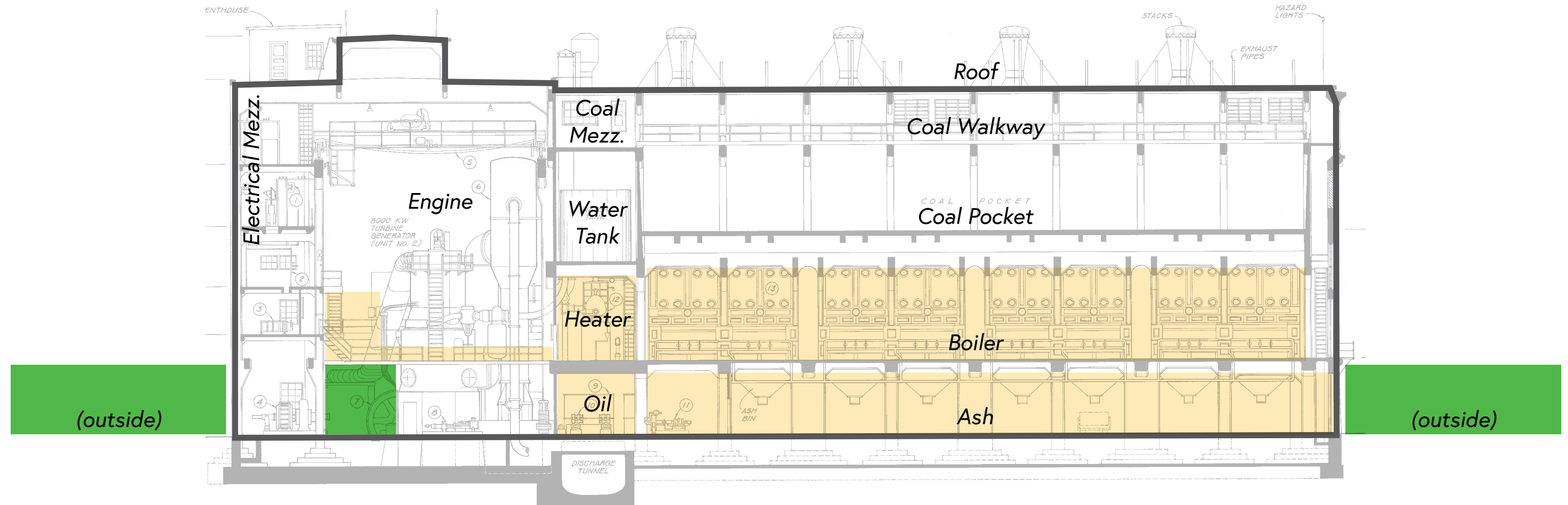
Existing  
Condition  
of Spaces

- Full Access
- Partial Access
- ✗ No Access





# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations



### Existing Condition

-  full public access
-  partial public access

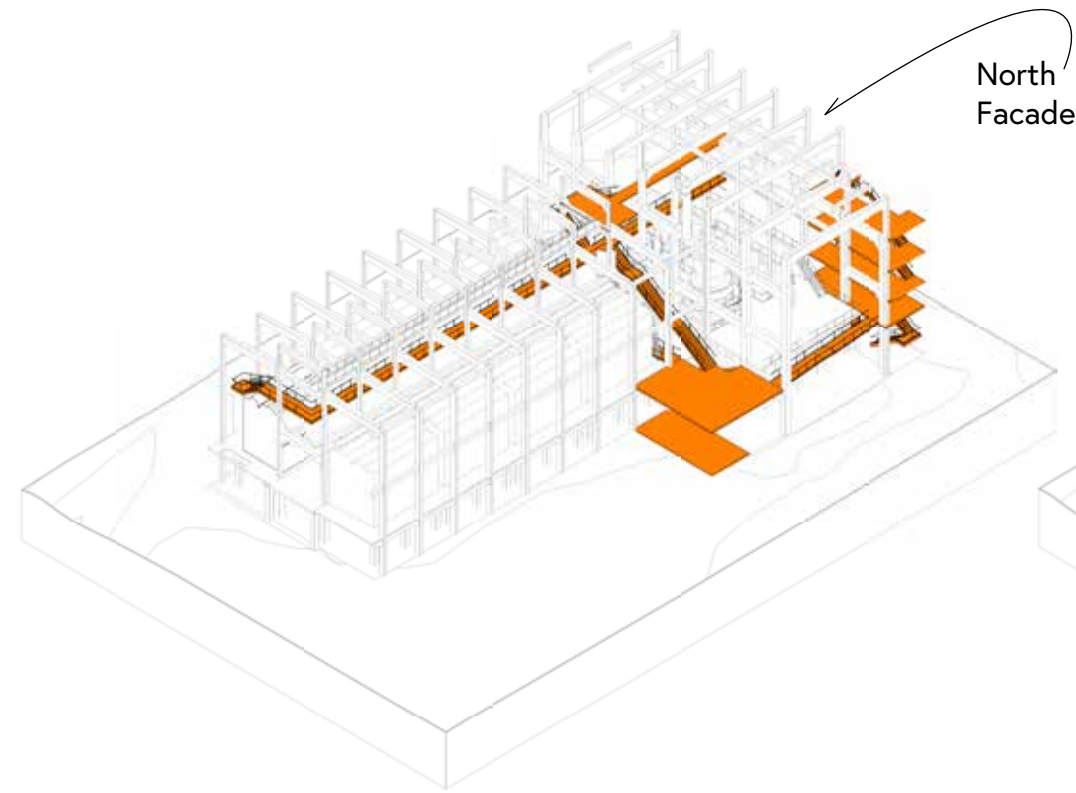
# 2 Access, Circulation, and Life Safety

Georgetown Steam Plant Project: Key Considerations

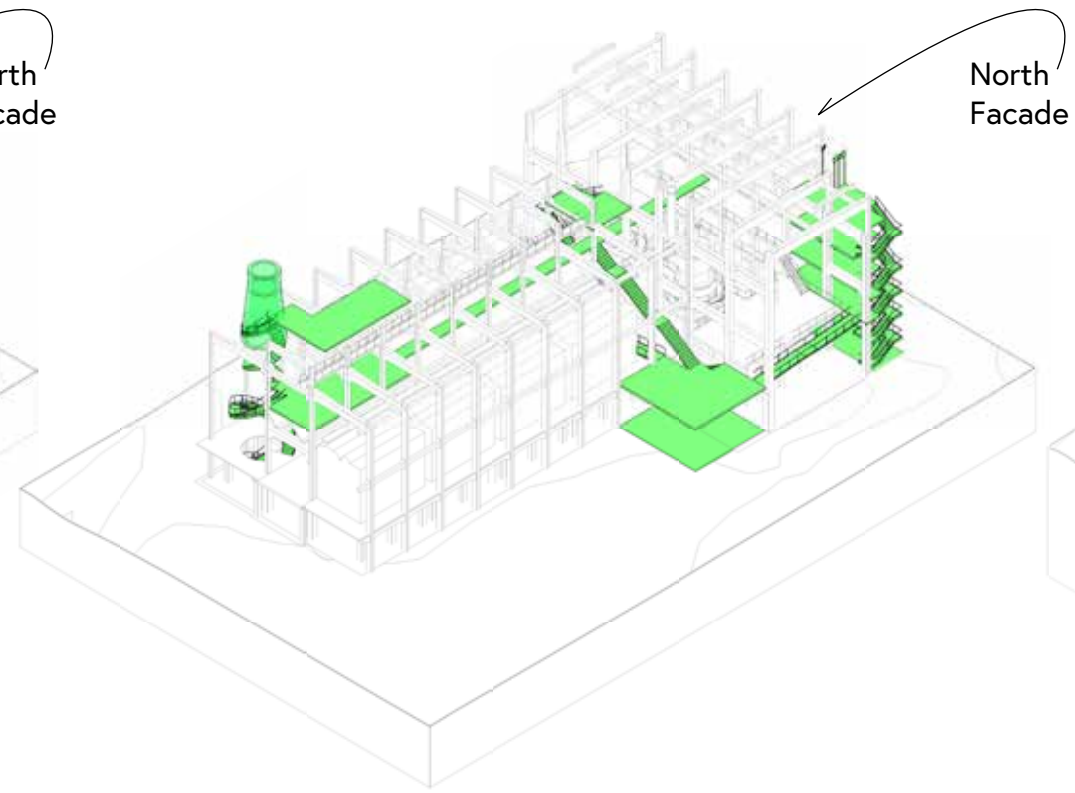
**How do we create more access?**

# 2 Access, Circulation, and Life Safety

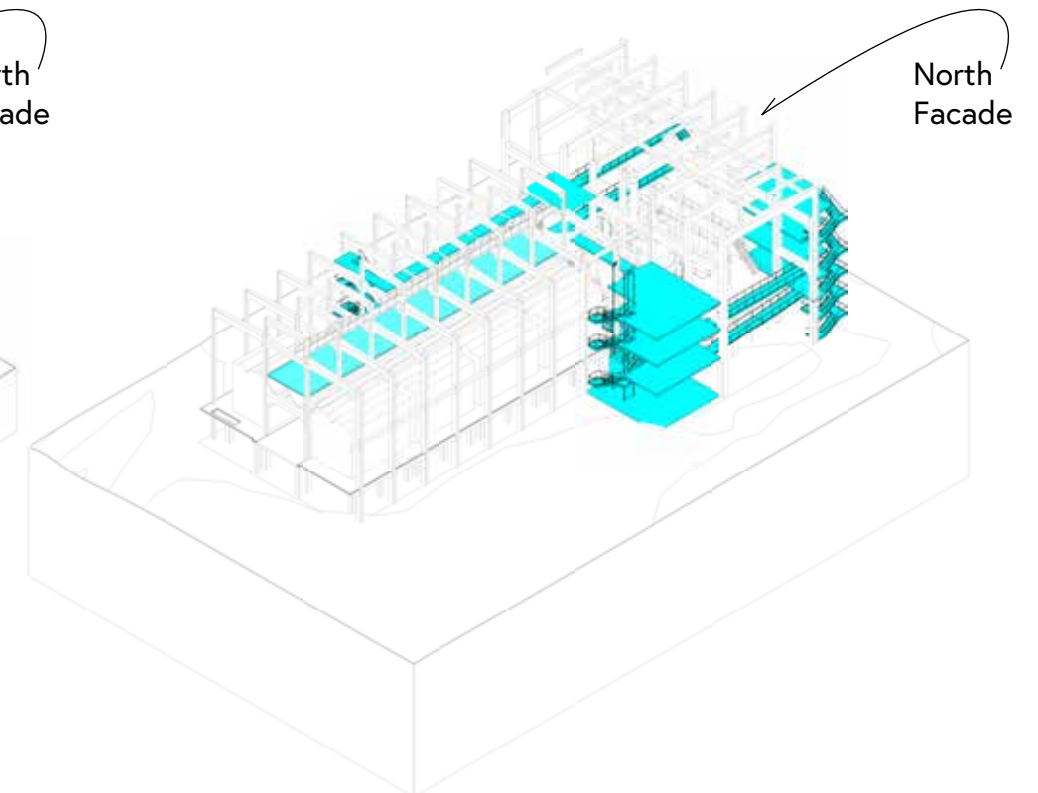
## Georgetown Steam Plant Project: Key Considerations



Circulation Study #1



Circulation Study #2

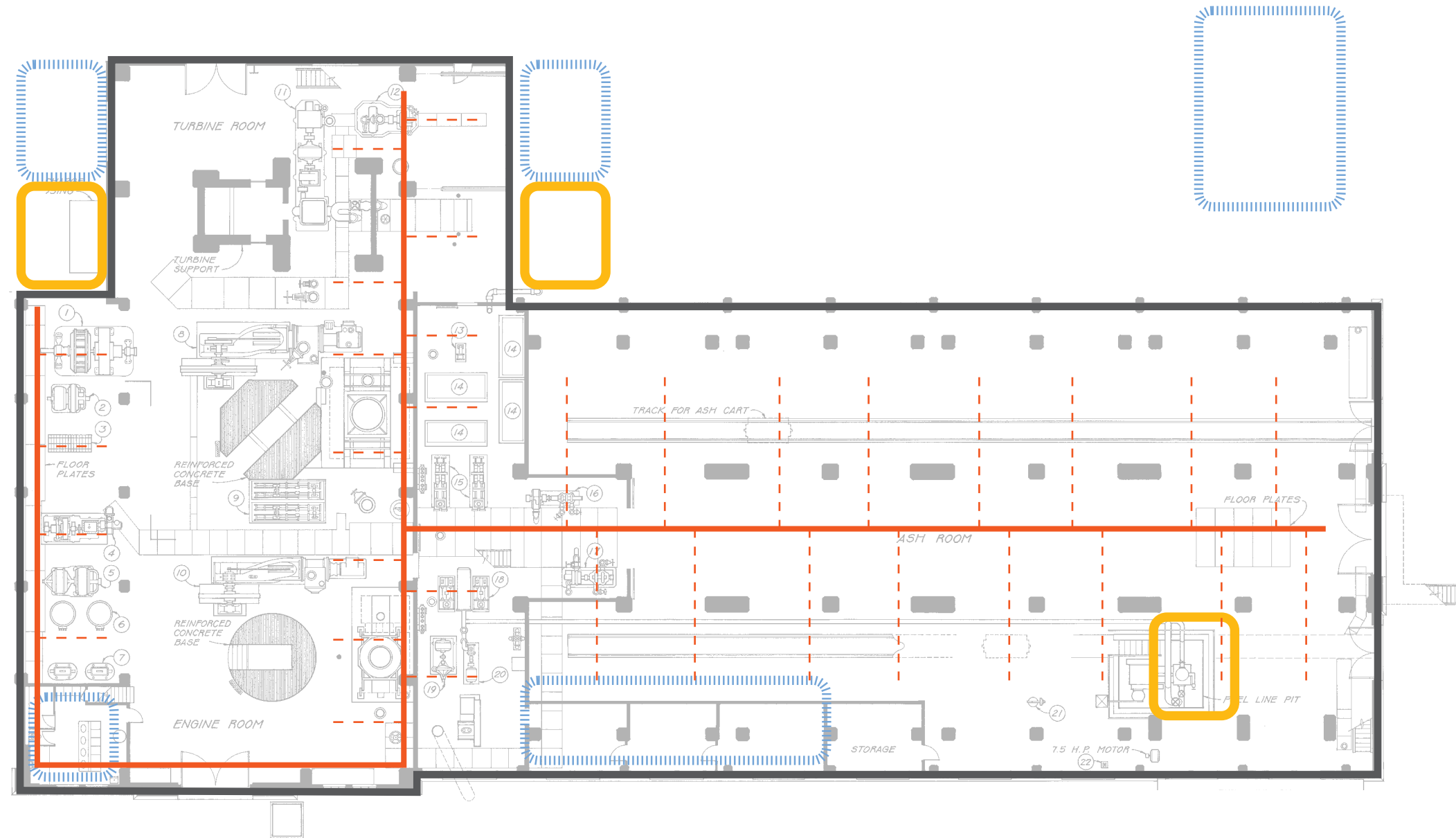


Circulation Study #3

stairs...  
ramps...  
landings...  
an elevator...

# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations



**3 adequately spaced stair cores per code**



**adequate # of plumbing fixtures per code**



**fire suppression system required per code**

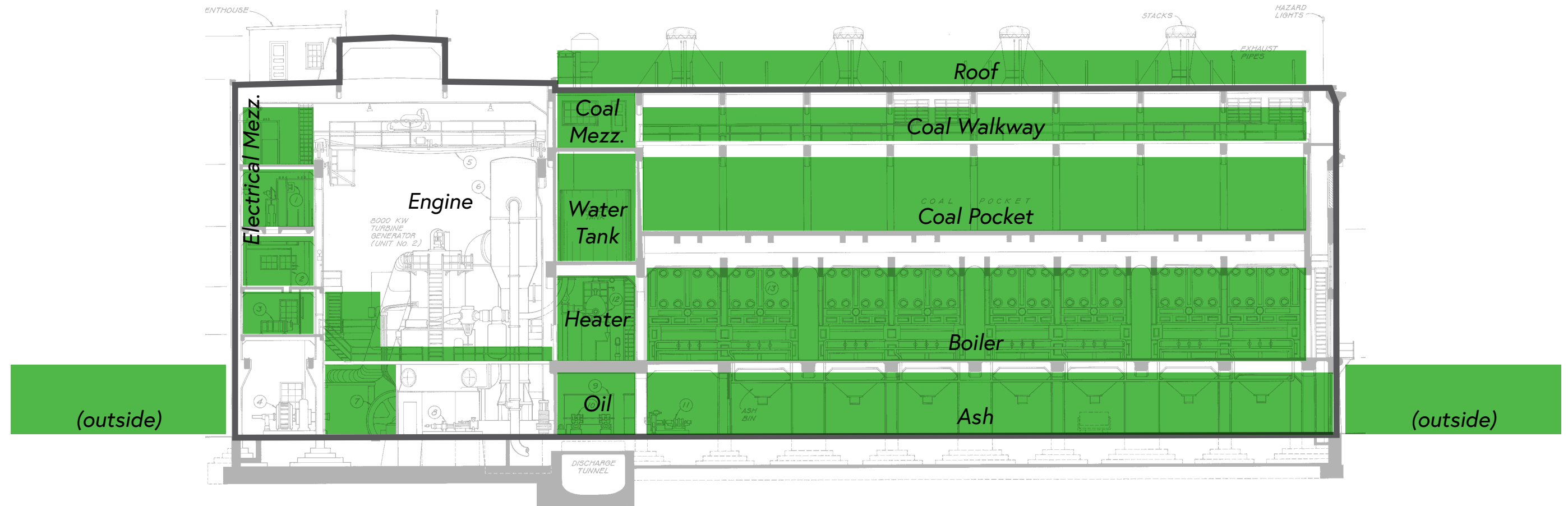
\*Image above is diagrammatic only and indicates potential locations for these required components.



North

# 2 Access, Circulation, and Life Safety

## Georgetown Steam Plant Project: Key Considerations



### Proposed Condition

- full public access
- partial public access

What are the key considerations of this project?

- ✓ 1 Secretary of the Interior's Standards for Rehabilitation
- ✓ 2 Access, Circulation, and Life Safety (Fire & Seismic)
- 3 Seismic Retrofit.

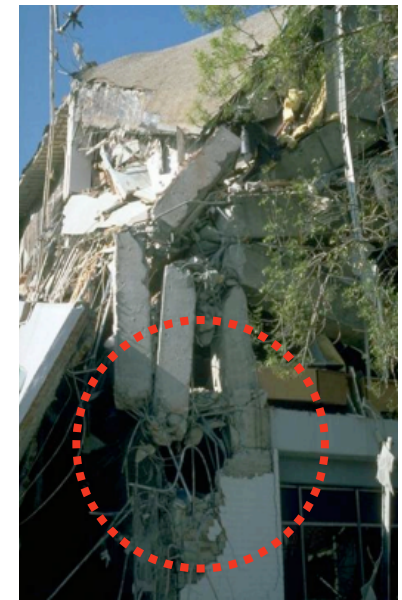
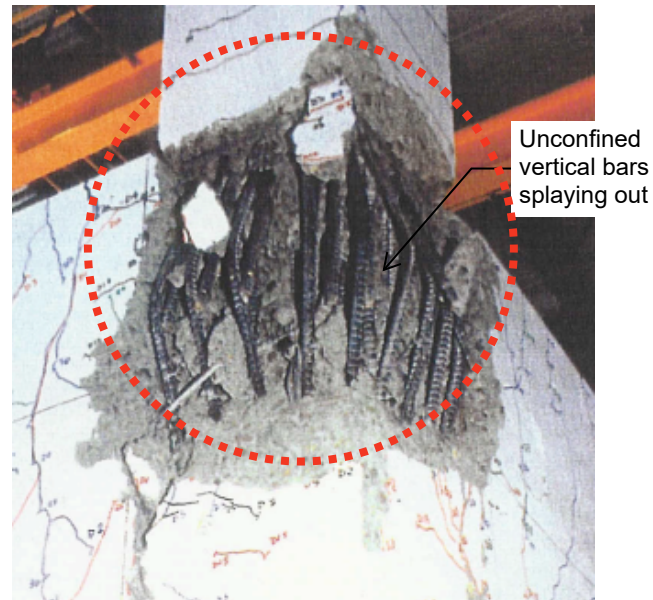
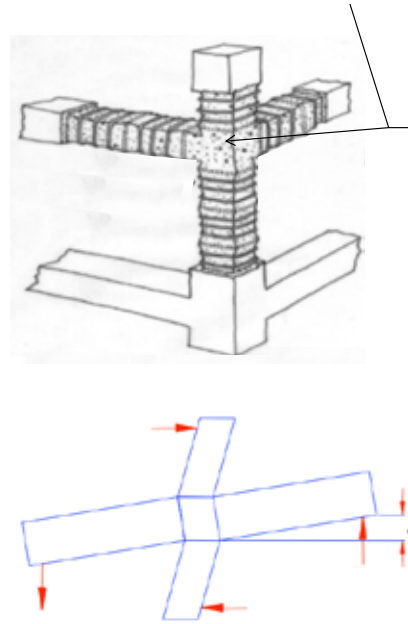
# 3 Seismic Retrofit.

Georgetown Steam Plant Project: Key Considerations

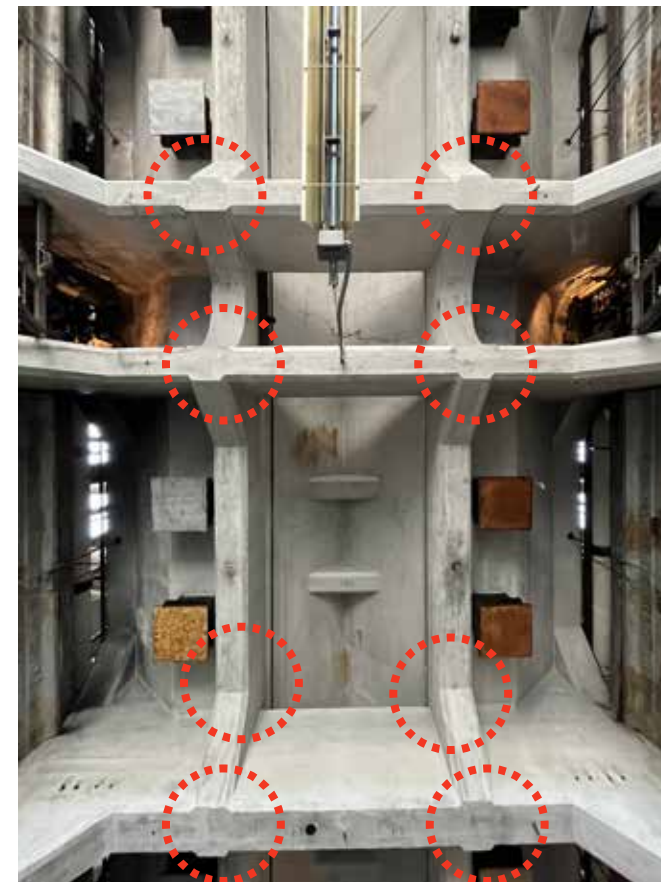
**What are the challenges with the current structure?**

# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

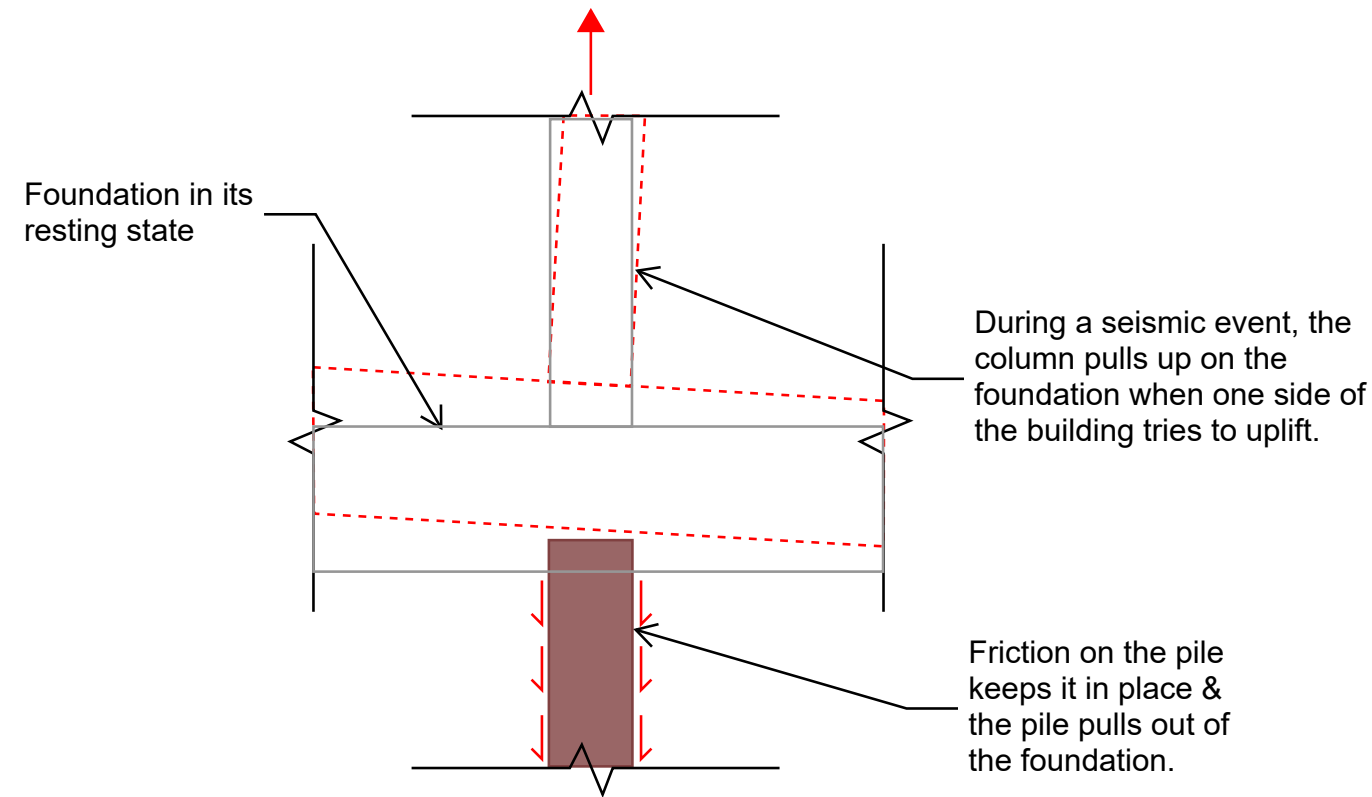


## Joint Failure



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

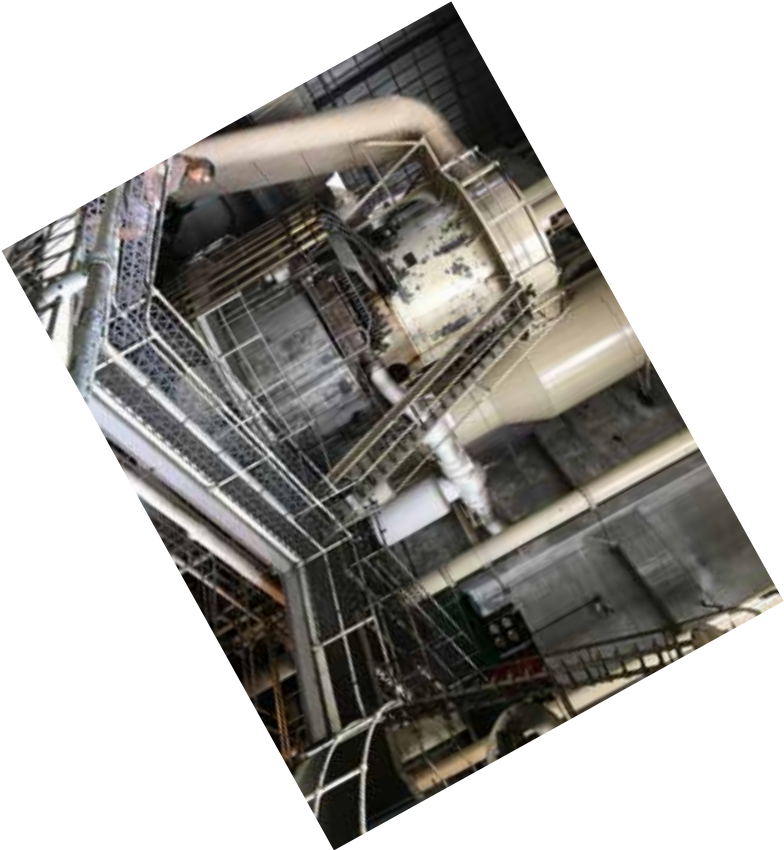
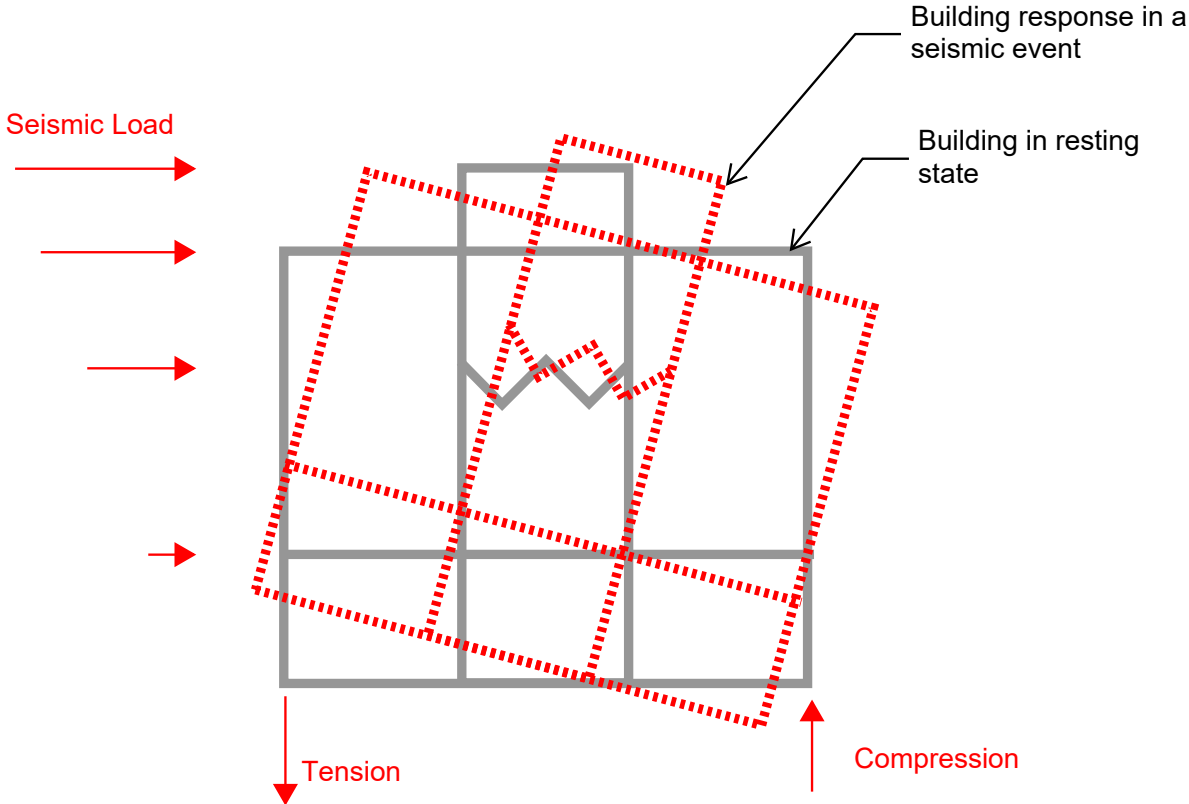


← Pile Failure →



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations



Overturning

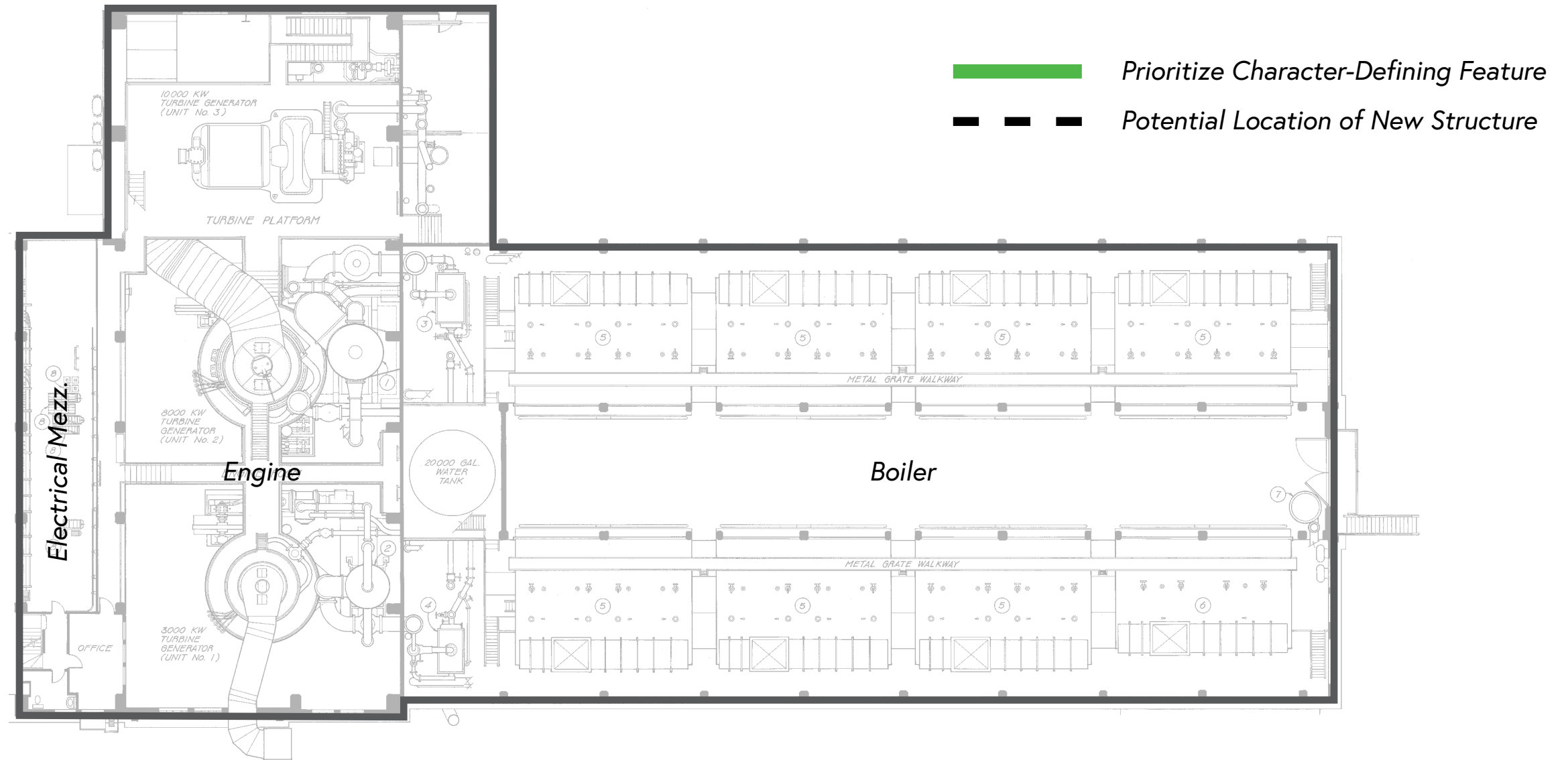
# 3 Seismic Retrofit.

Georgetown Steam Plant Project: Key Considerations

**What are some potential solutions?**

# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

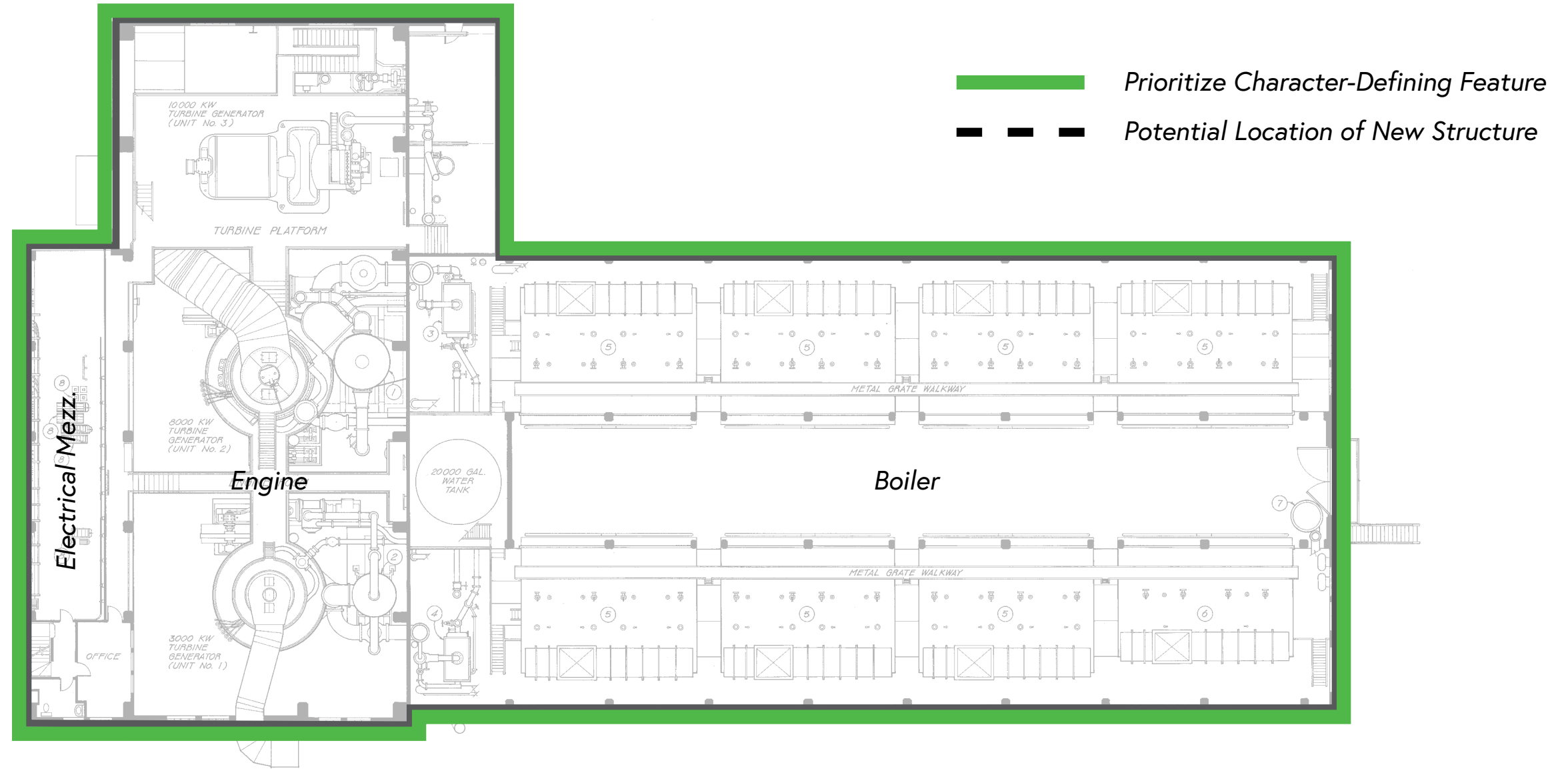


**Protect the Outside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

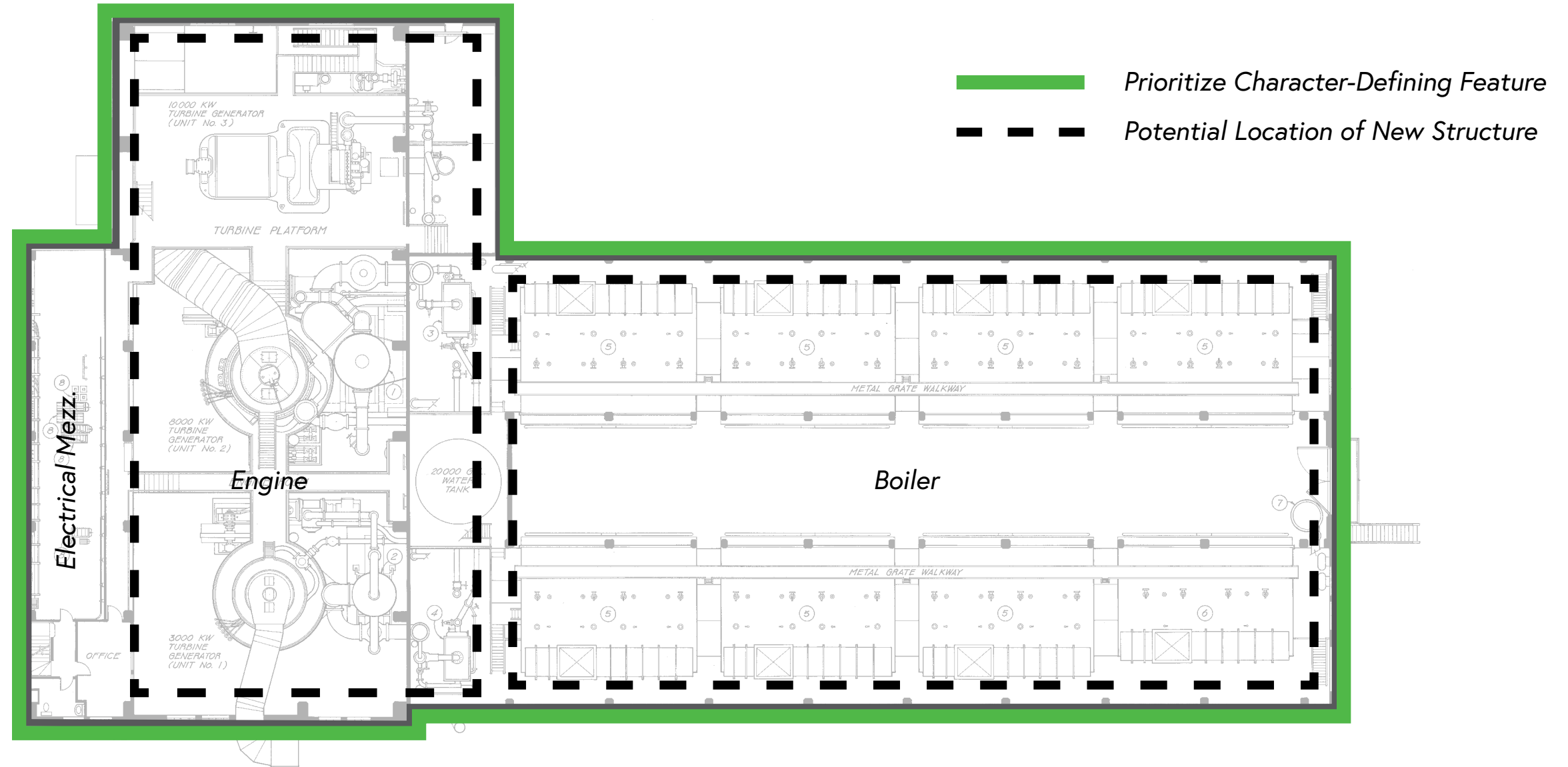


**Protect the Outside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

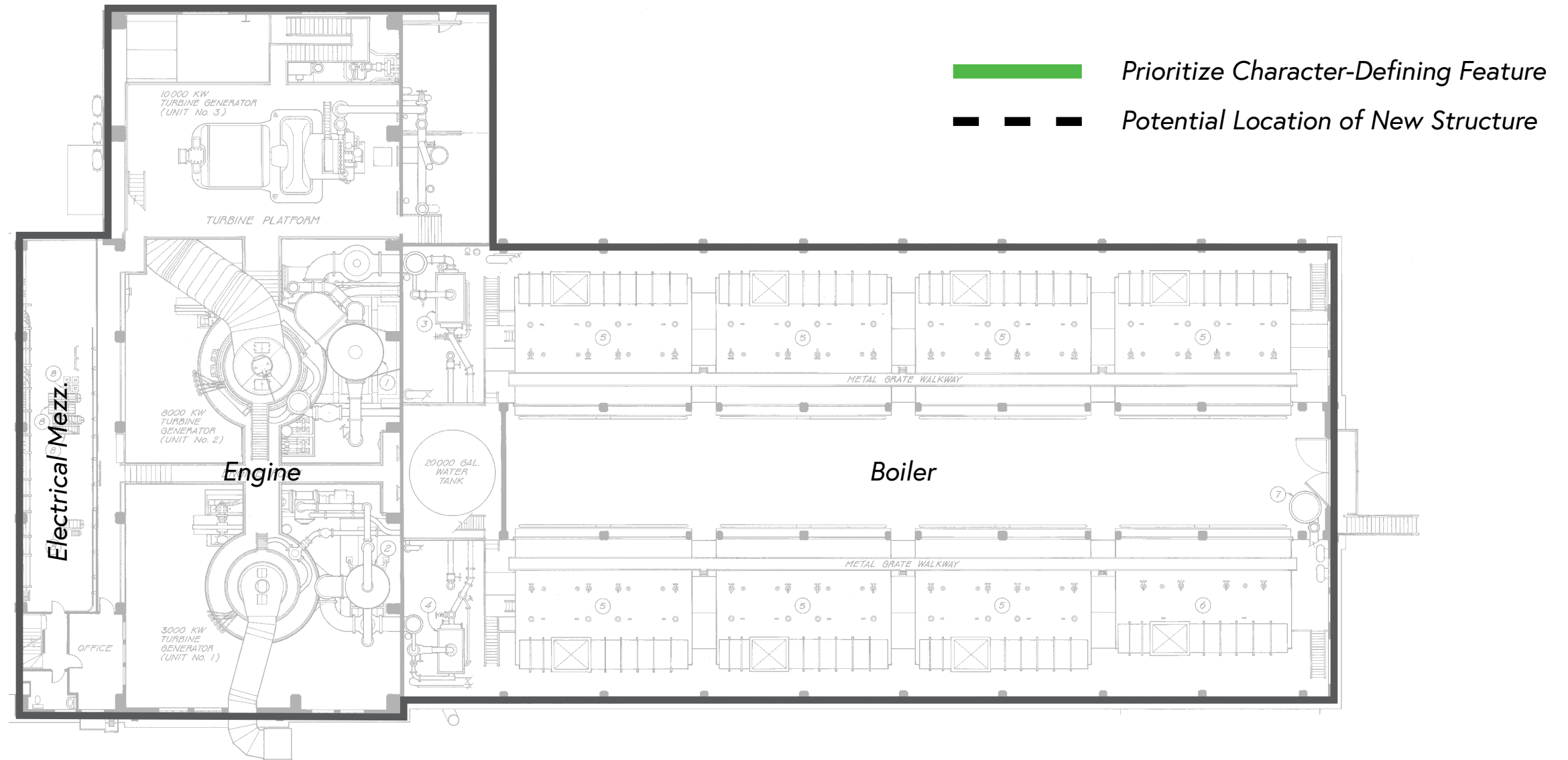


Protect the Outside?



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

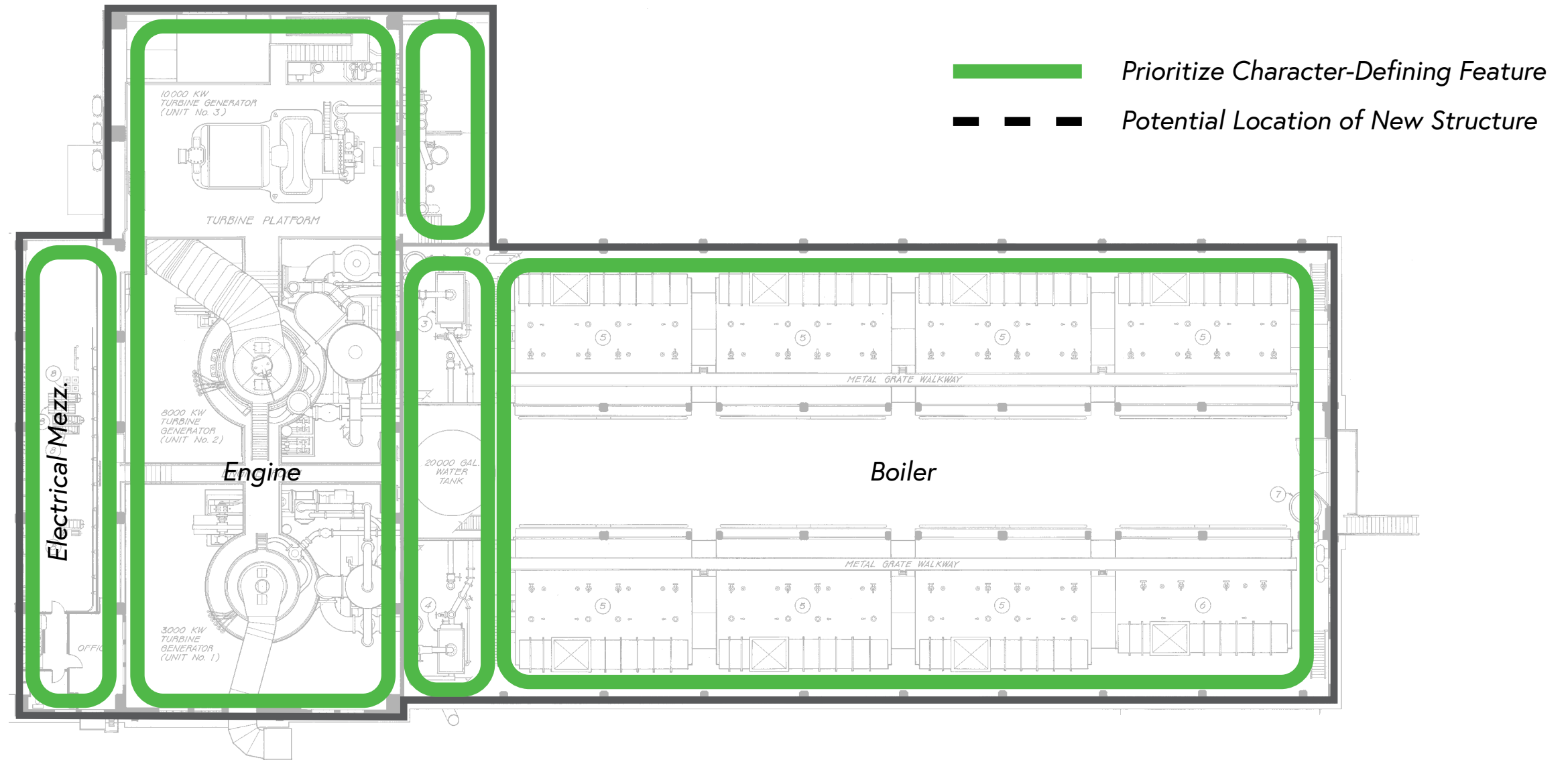


**Protect the Inside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

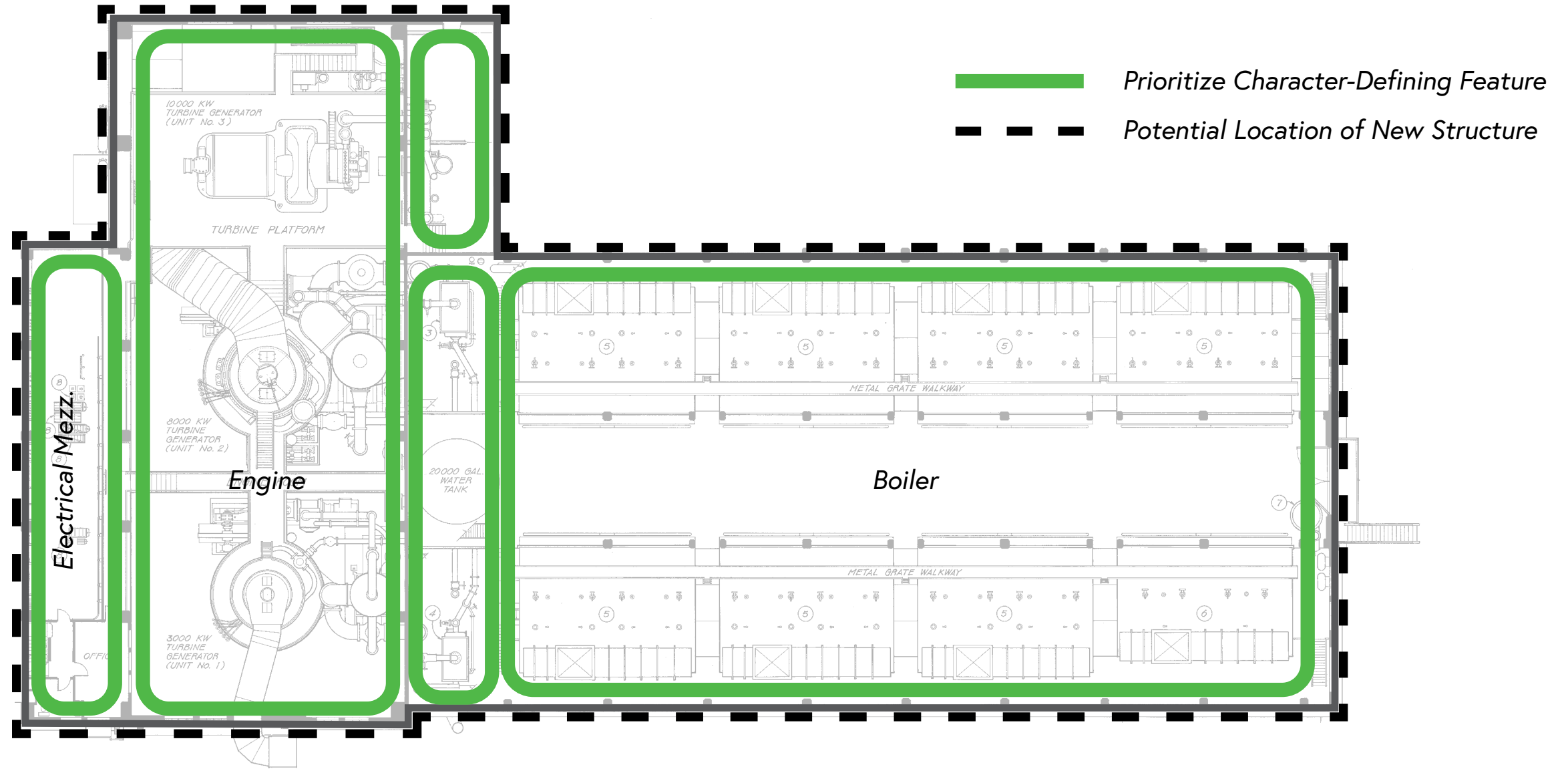


**Protect the Inside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

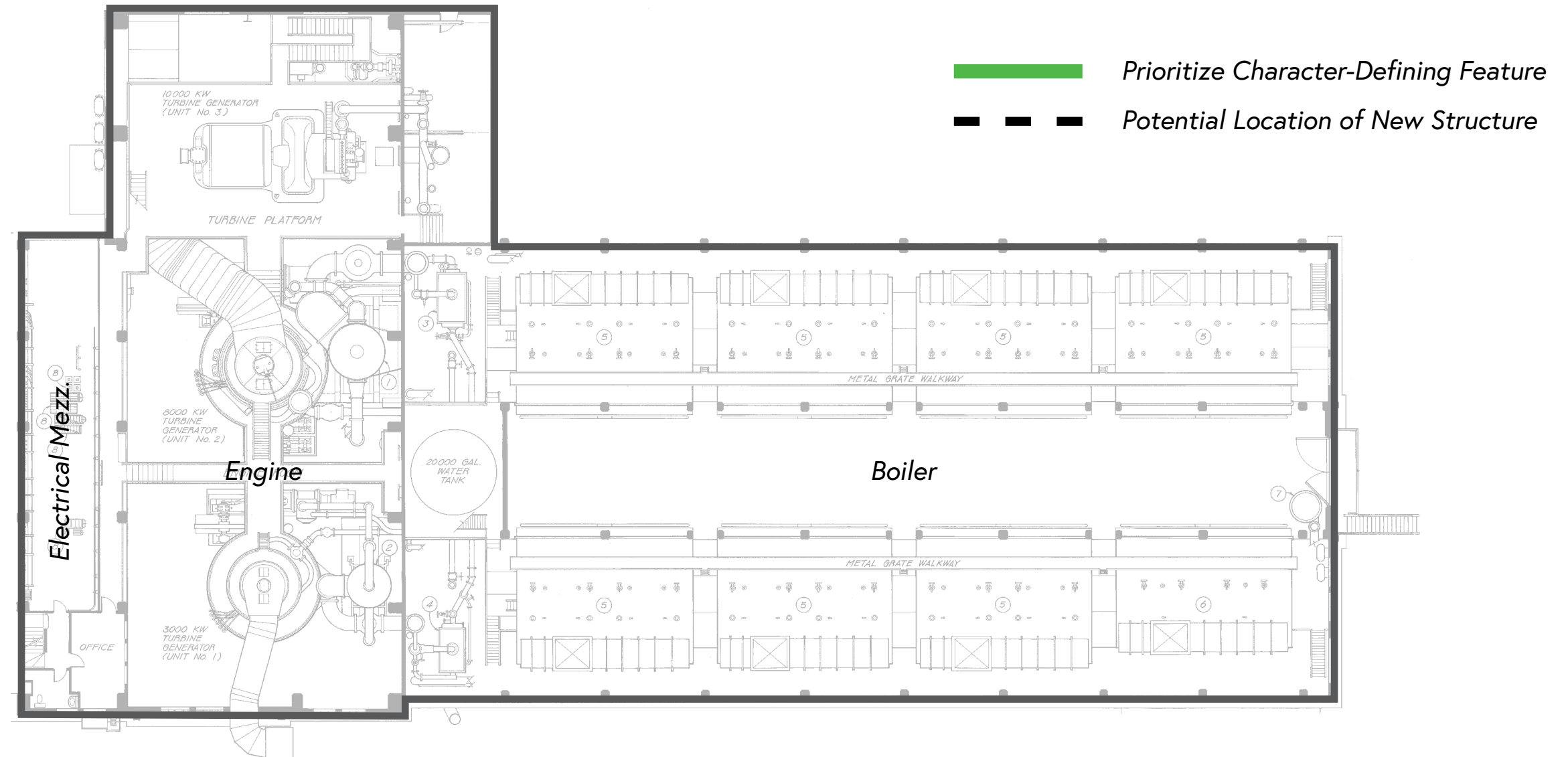


**Protect the Inside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

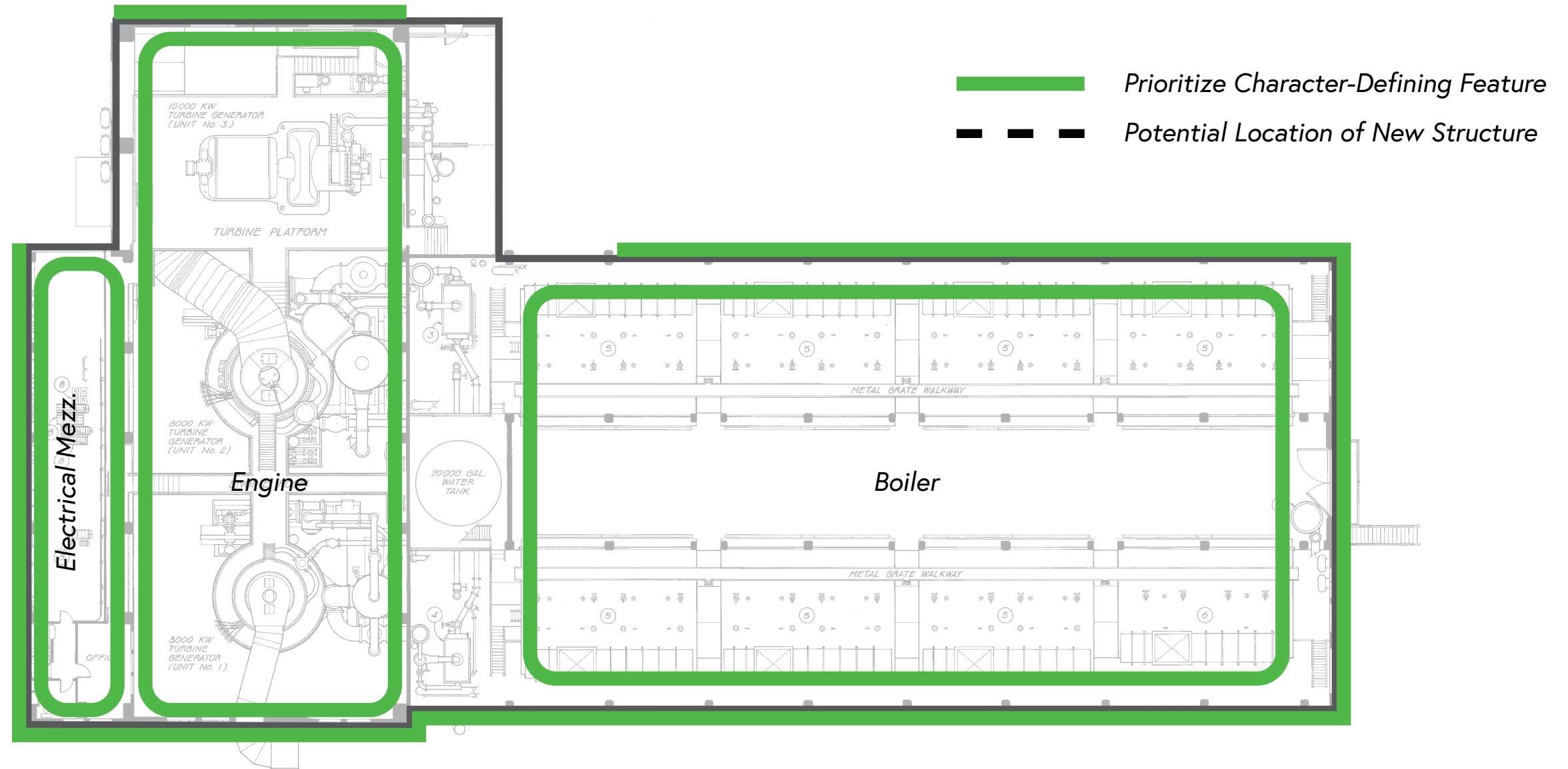


**Outside and Inside?**



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations

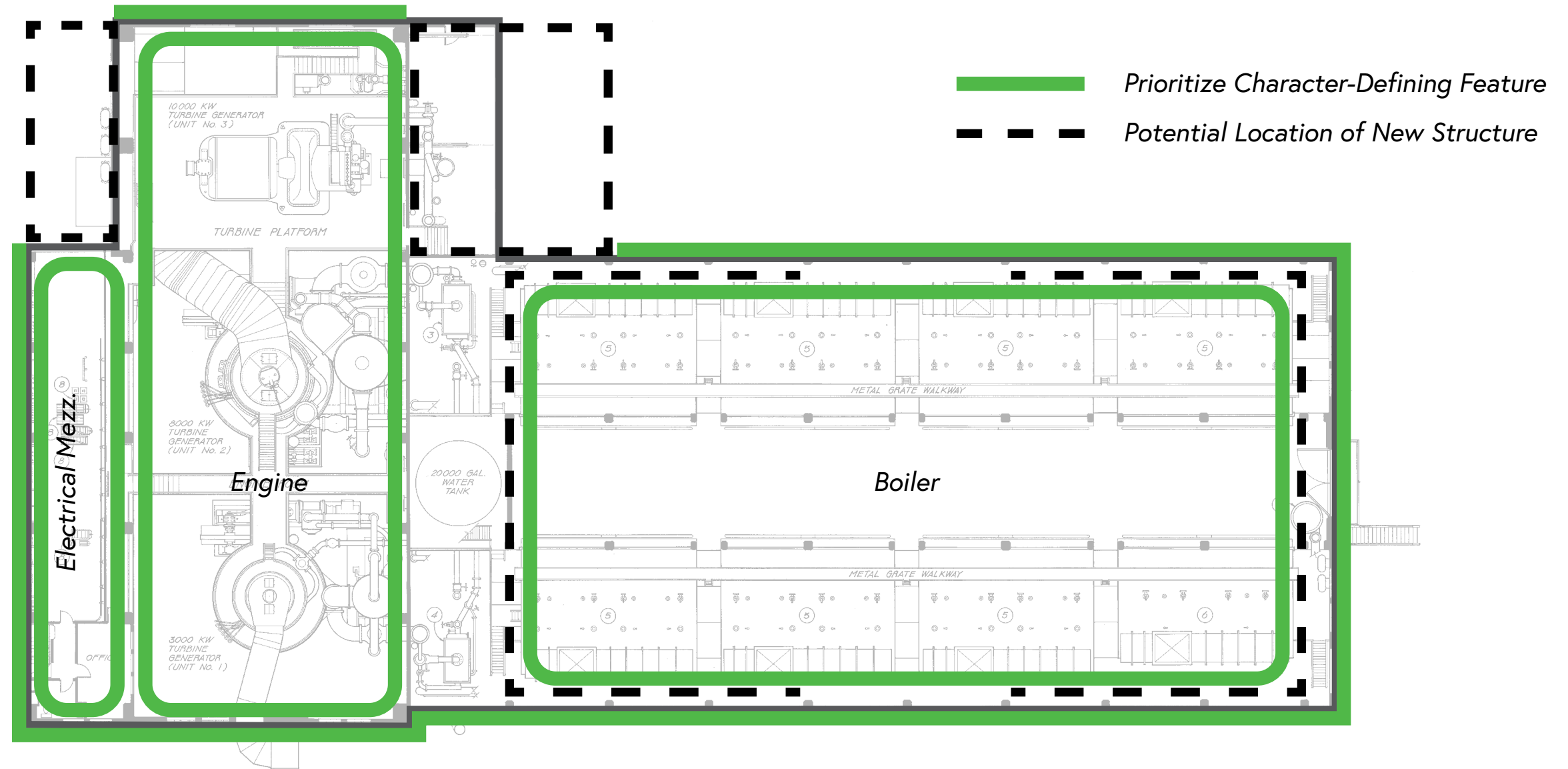


Outside and Inside?



# 3 Seismic Retrofit.

## Georgetown Steam Plant Project: Key Considerations



Outside and Inside?



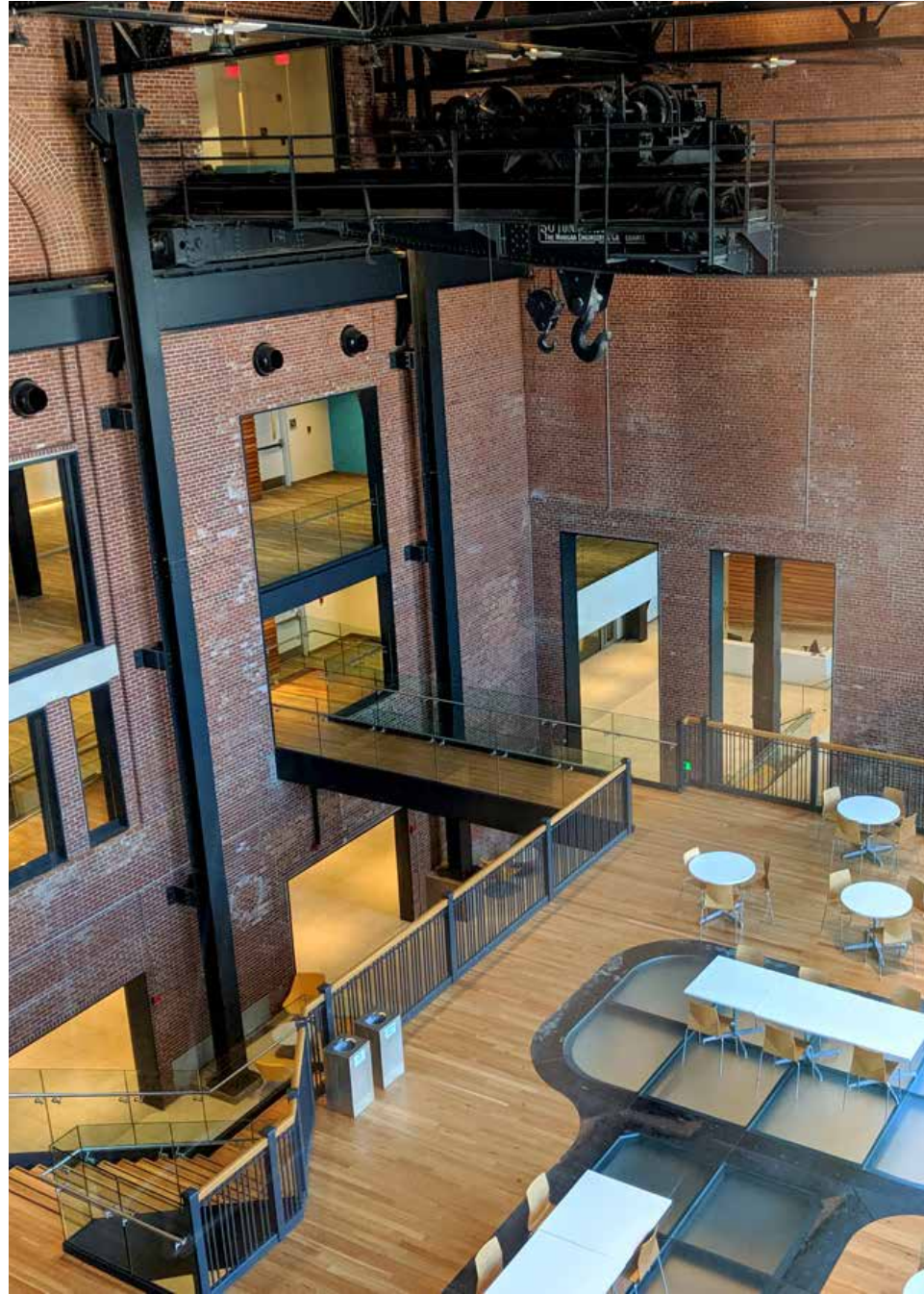
# 3 Seismic Retrofit.

Georgetown Steam Plant Project: Key Considerations

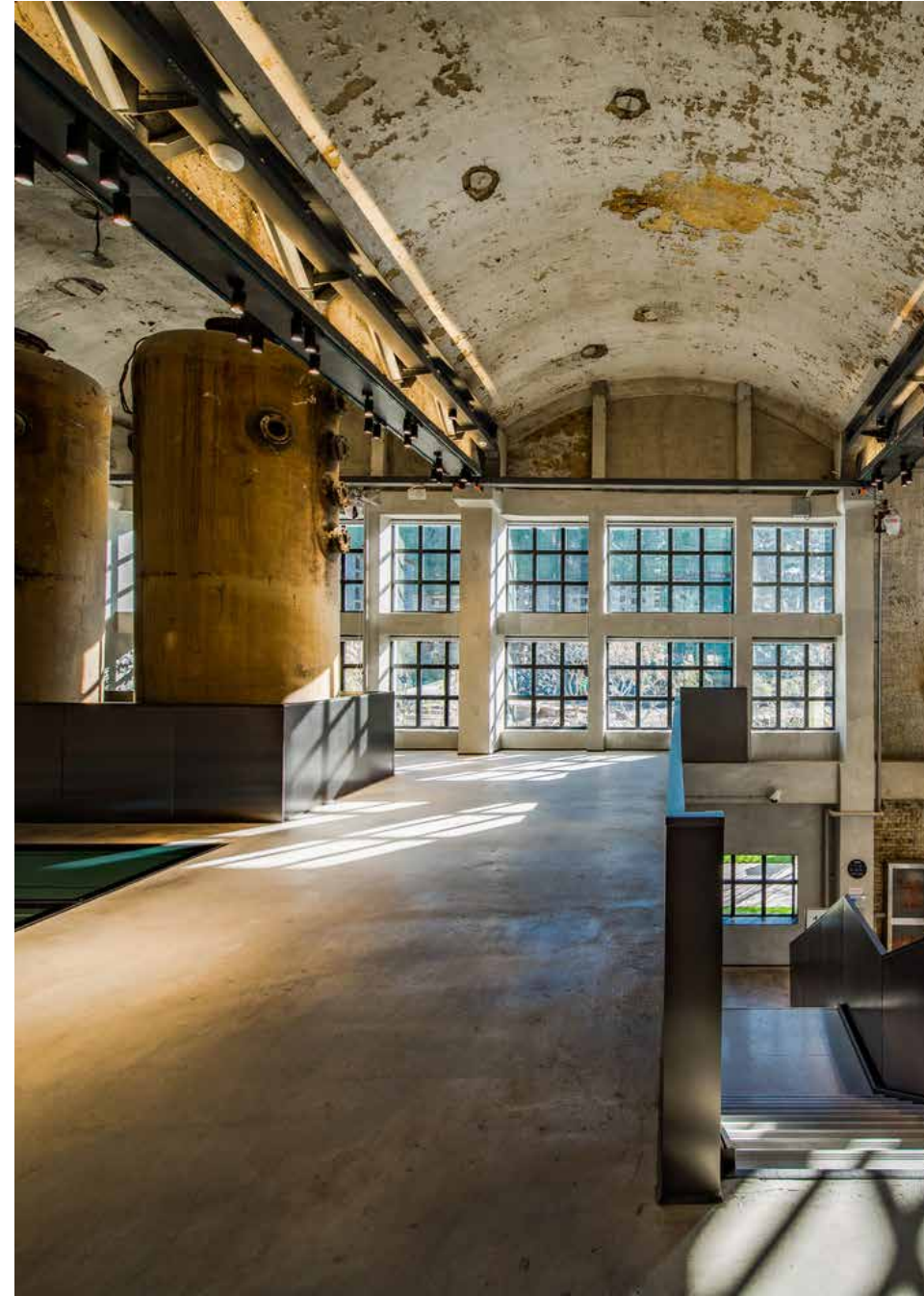
**What could this possibly look like?**

# 3 Seismic Retrofit.

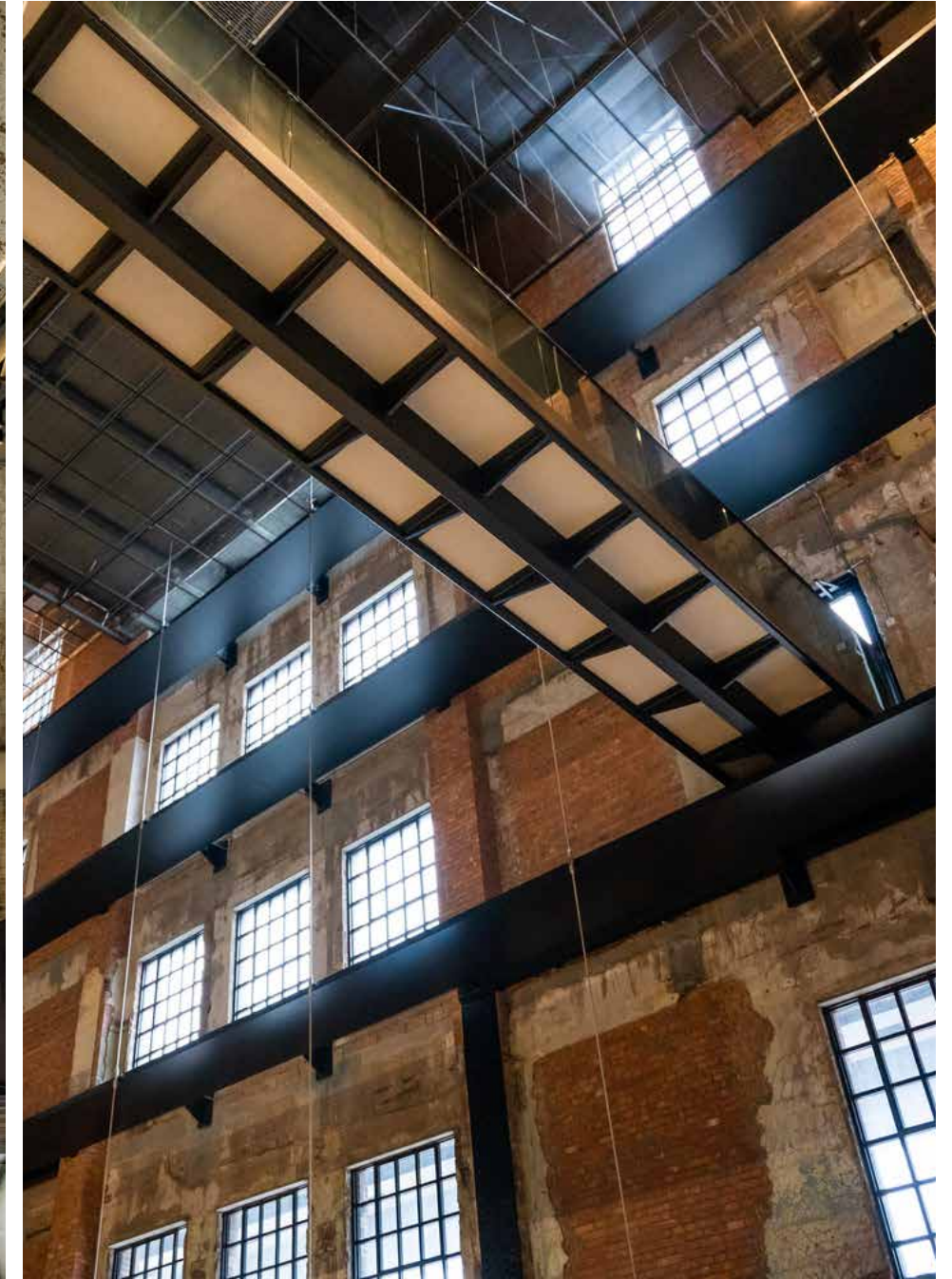
## Georgetown Steam Plant Project: Key Considerations



South Street Power Station  
Providence, RI  
National Register of Historic Places



Moca Building 6  
North Adams, MA  
National Register of Historic Places



Battersea Power Station  
London, UK  
Grade II Historic Landmark

What are the key considerations of this project?

- ✓ 1 Secretary of the Interior's Standards for Rehabilitation
- ✓ 2 Access, Circulation, and Life Safety (Fire & Seismic)
- ✓ 3 Seismic Retrofit.

**This is the bare minimum for us to activate this building.**

## Next Steps

## **Reviewing the Supporting Documentation**