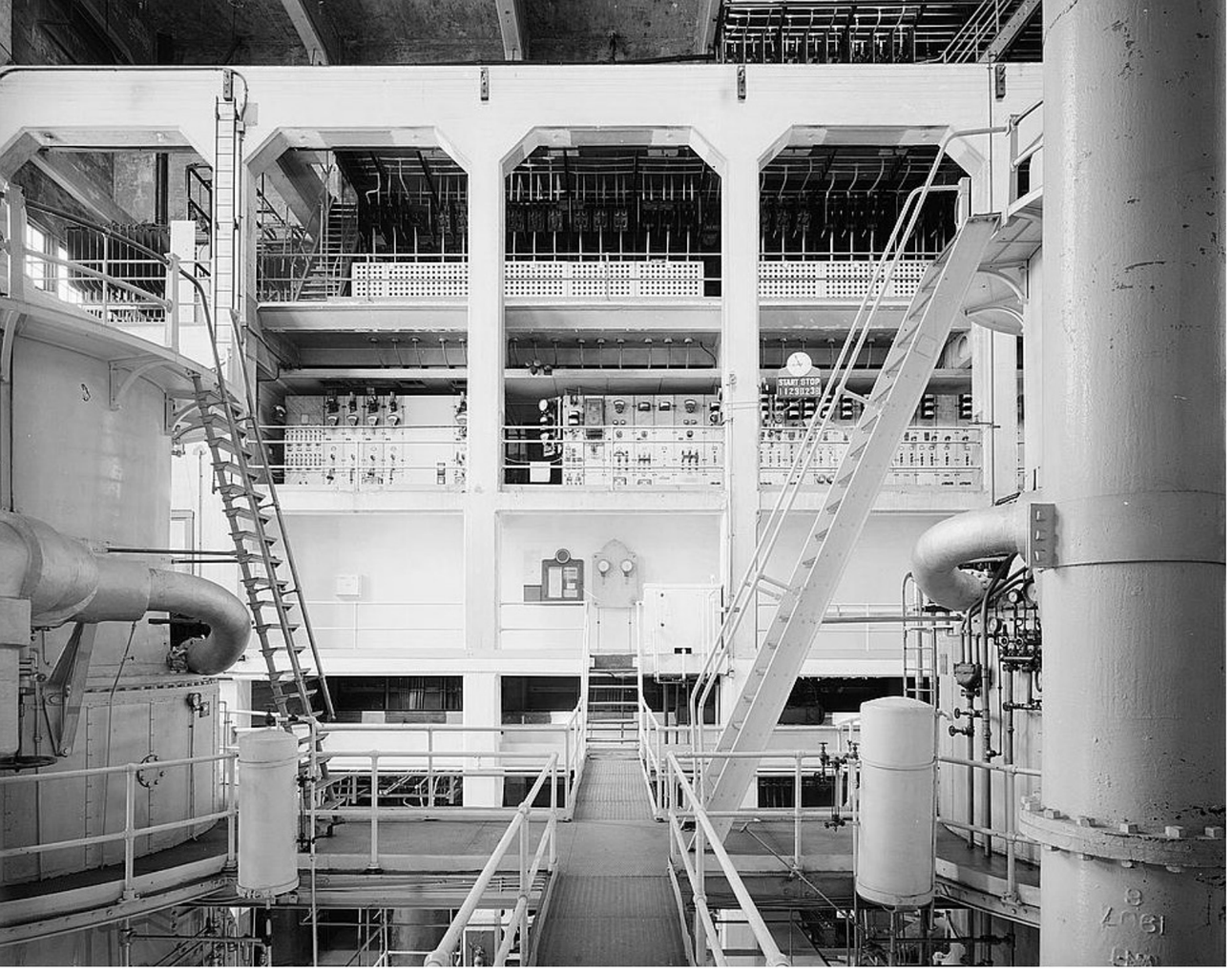
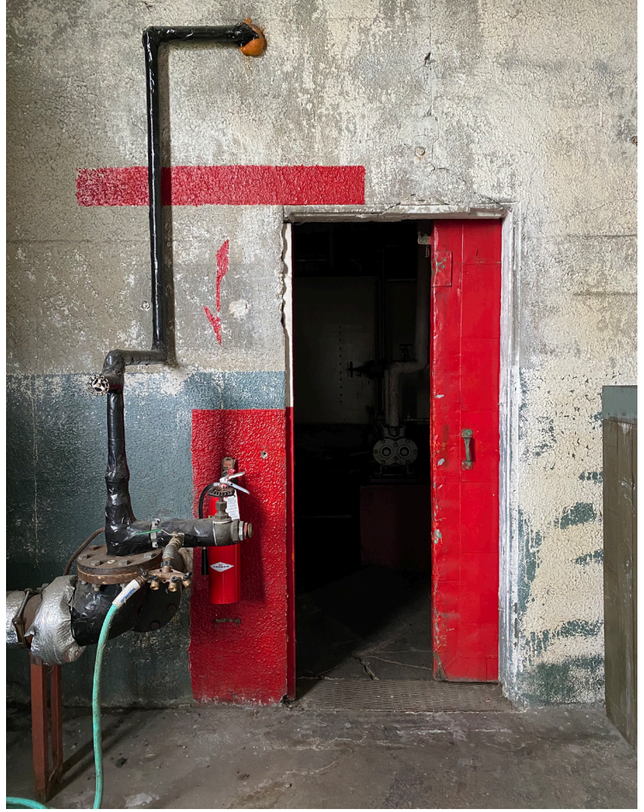
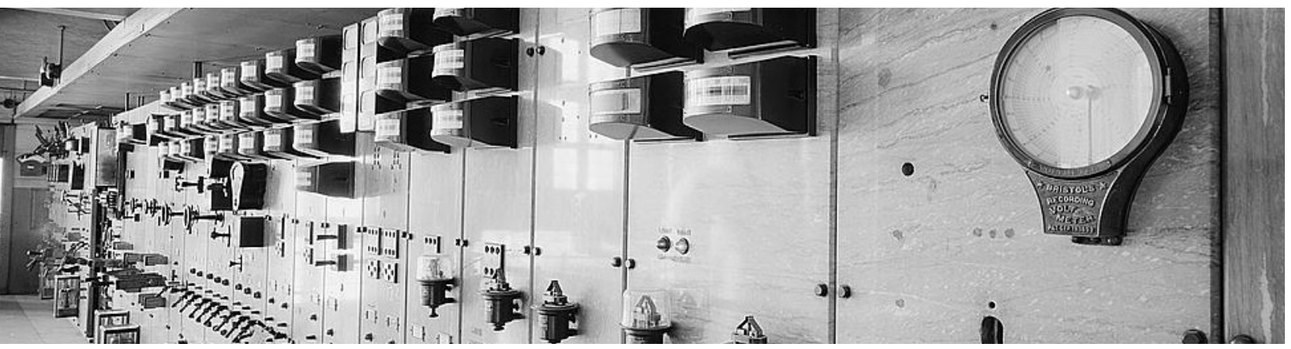


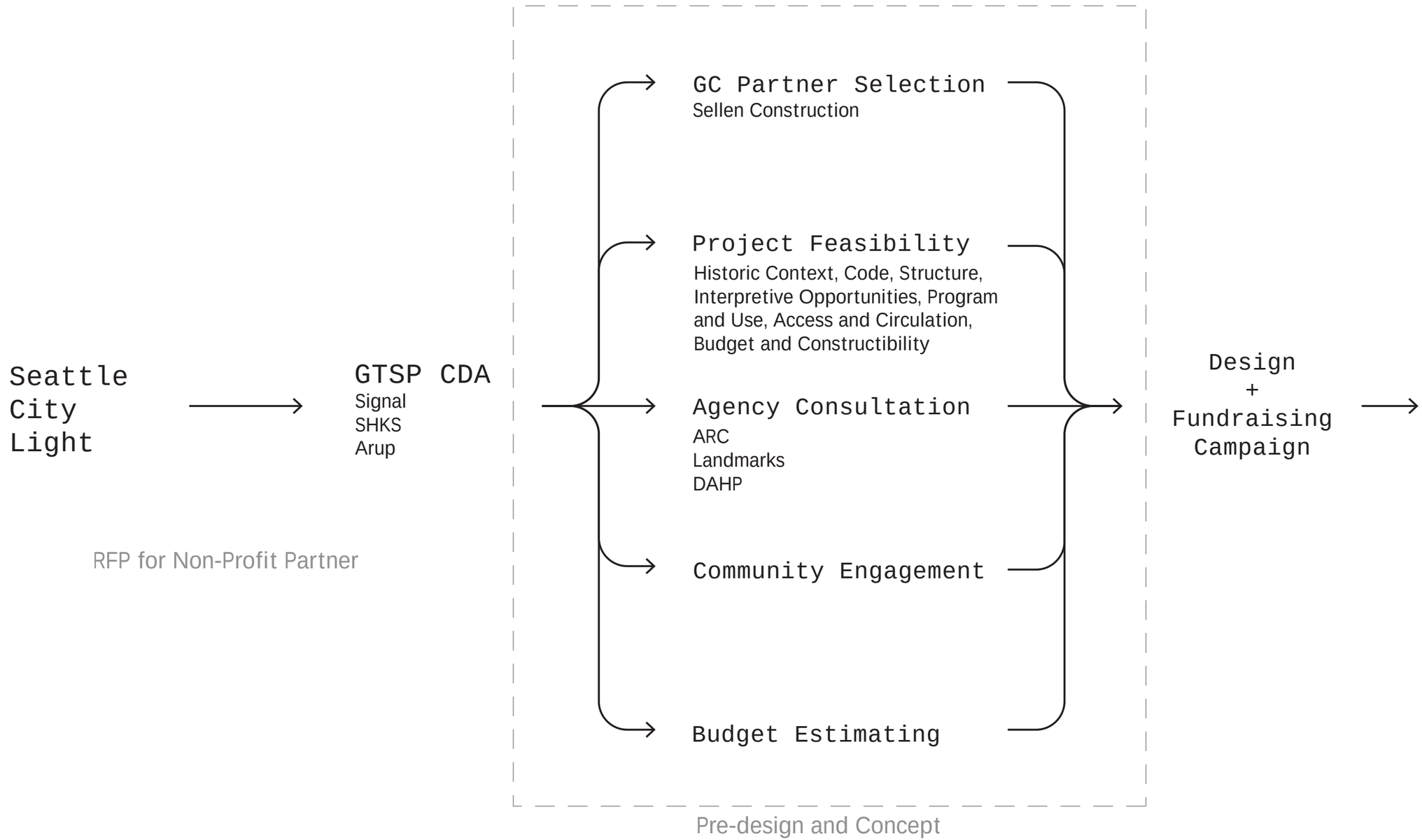




Project Briefng #4: June 2023

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

What is the purpose of Today's meeting?

Communicate the project's program considerations.
Share the team's potential approaches to configuring program.
Gather feedback and support

The Georgetown Steam Plant Site

Area for planned future expansion per OG 1906 drawings

Existing gated vehicle entrance

Existing gravel driveway and parking area

Existing Main Entrance

Existing single-story wood structure

Property Line

Georgetown Steam Plant

KC Airport Runway Protection Zone

Existing Swales Onsite

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

New site access @ NW corner under consideration

Existing historic water tank

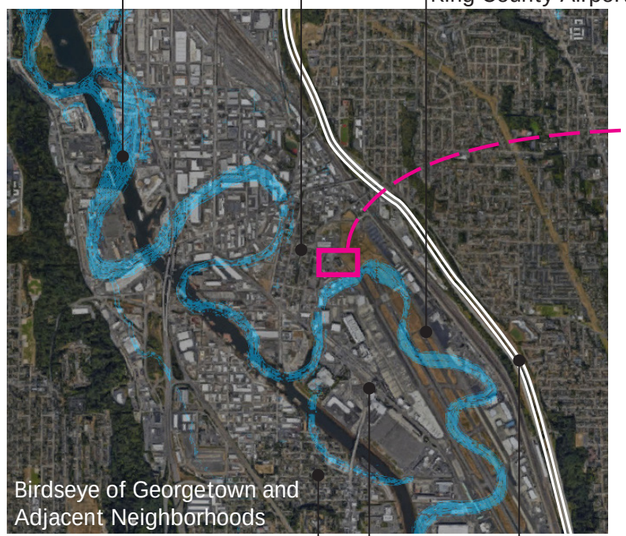
Area that historically contained the original smoke stacks and water intake

North

Historic Duwamish Oxbow

Georgetown Residential Area

King County Airport



Birdseye of Georgetown and Adjacent Neighborhoods

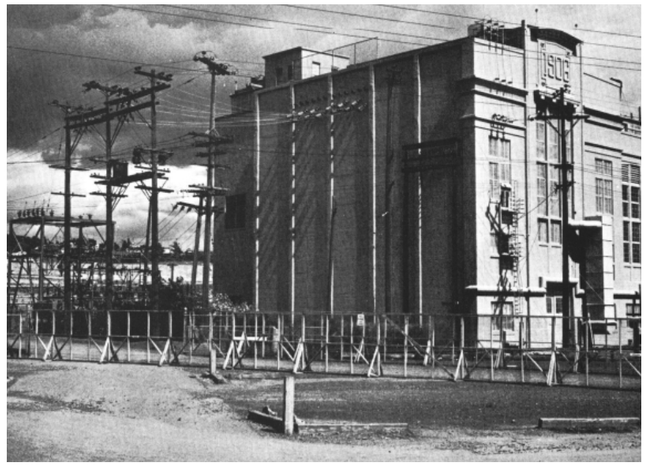
Interstate 5

Boeing Campus

South Park Residential Area

GTSP Site and Surroundings

What is the Georgetown Steam Plant? What's inside it?

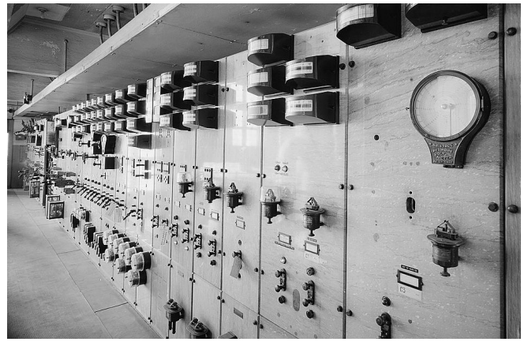


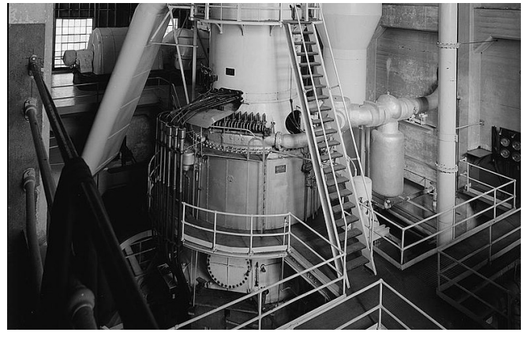
North Elevation

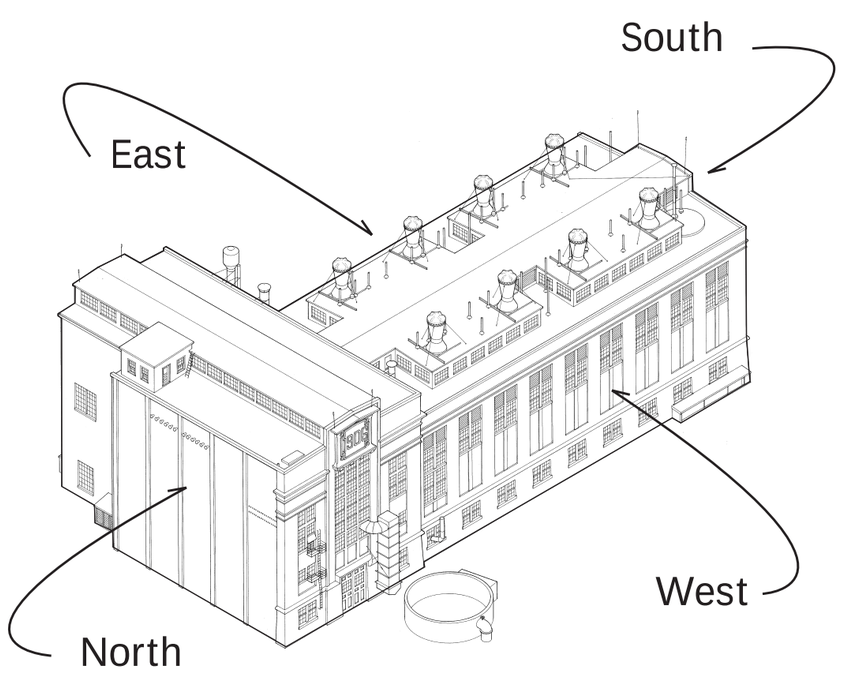
East Elevation

South Elevation

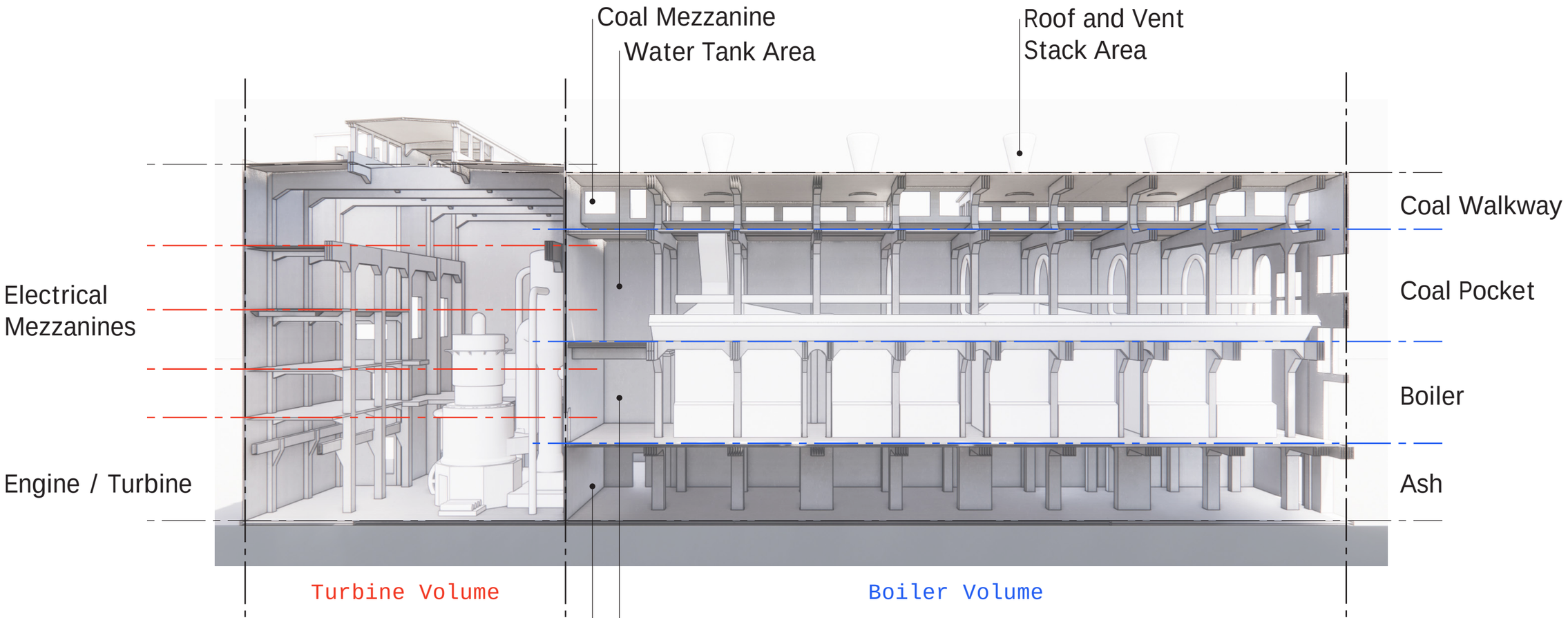
West Elevations

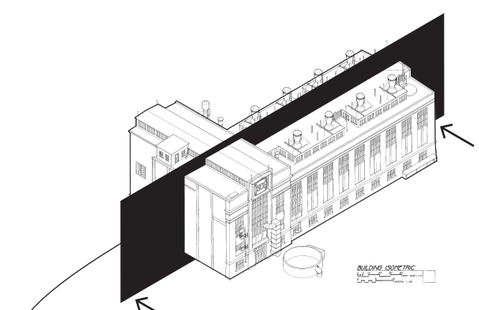






Navigating the Georgetown Steam Plant





Planning for Subsequent Meetings

Meeting #1 + Meeting #2 + Meeting #3 | Meeting #4 | Meeting #5

Introduction — Structure — Access and Circulation — Program + Accessory Buildings — Proposed Concept

Landmarks Brie ng #1: Introduction

Visual Summary of Former Briefings

Project Goals

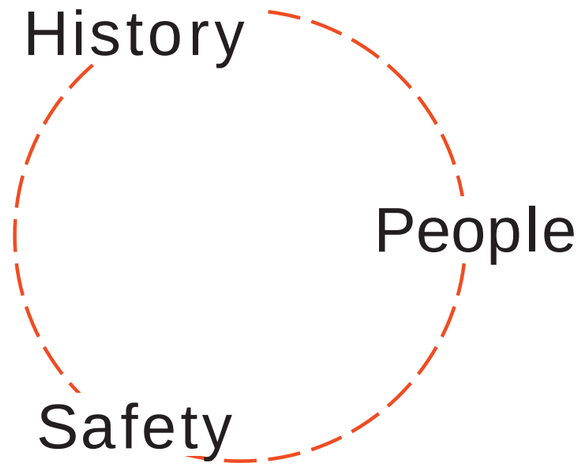
1. Tell the Stories of the Georgetown Steam Plant
2. Activate through Reprogramming, Life Safety, and Seismic Improvements
3. Provide Universal Access to all Spaces

Key Project Considerations

Secretary of the Interior's Standards for Rehabilitation

Access, Circulation, Life Safety

Seismic Retrofit



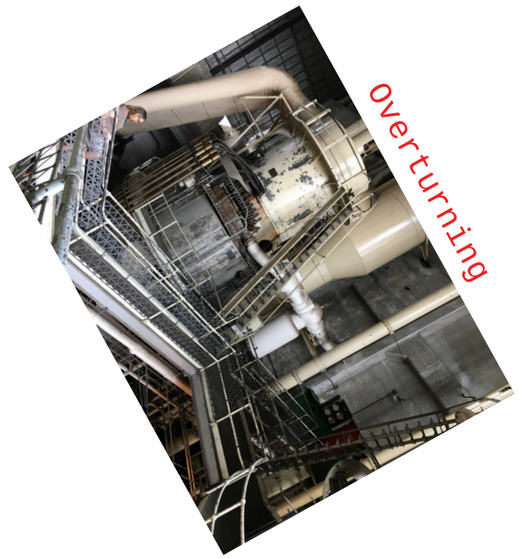
Landmarks Brie ng #2: Approach to Seismic Upgrades

Visual Summary of Former Briefings

Structural Risks

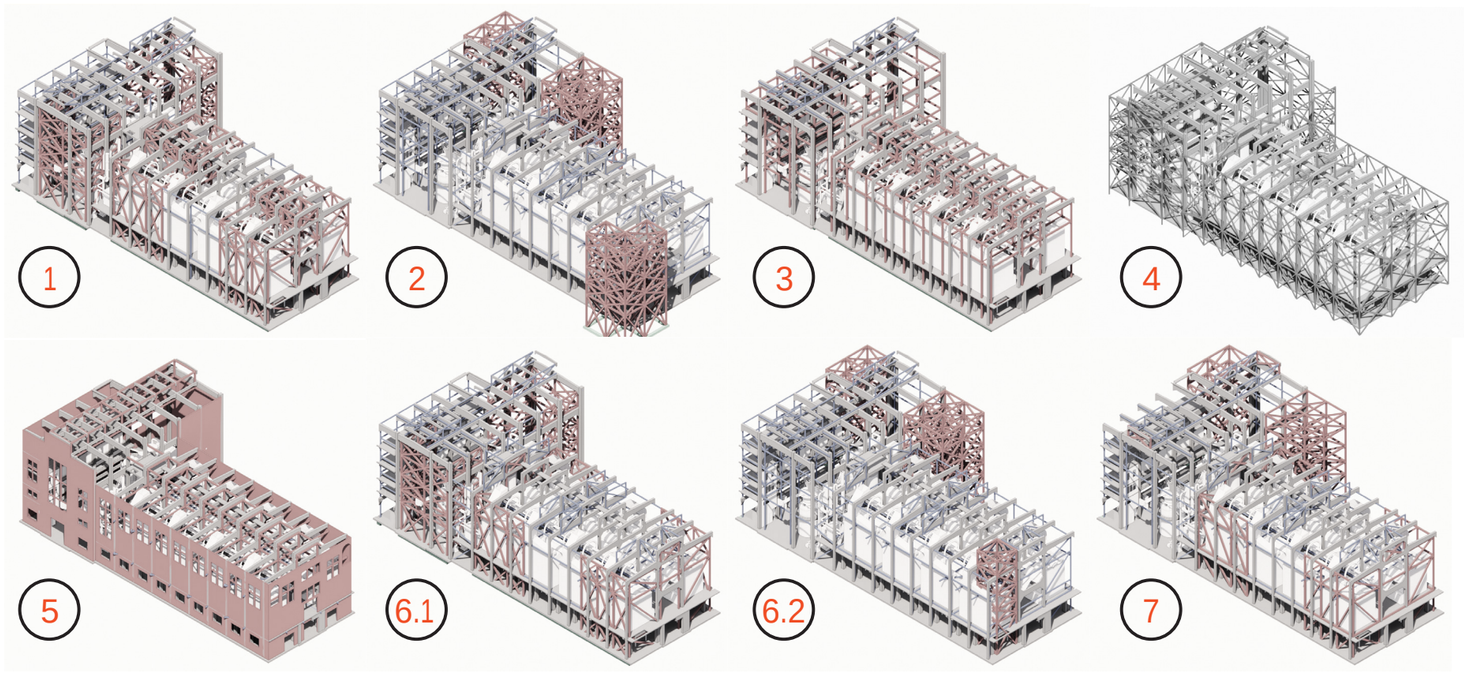
Joint Failure

Pile Failure



Overturning

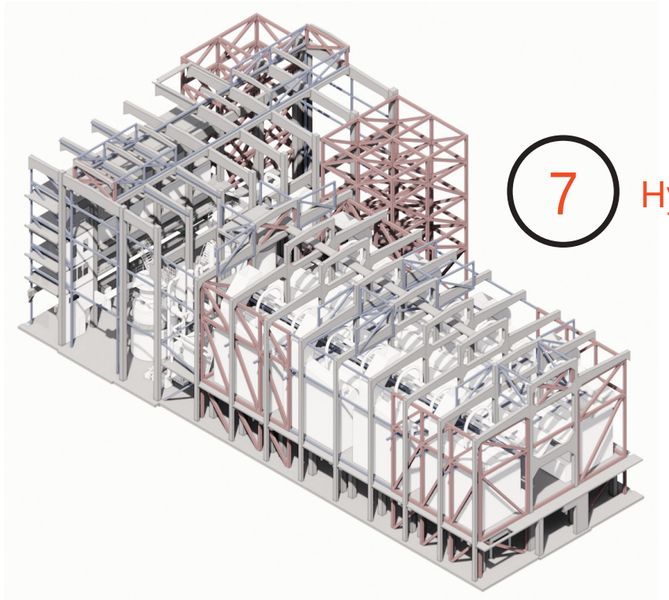
Studies Explored



Landmarks Brie ng #2: Approach to Seismic Upgrades

Visual Summary of Former Briefings

Preferred Approach



7 Hybrid Braced Frames

- Exterior braces at NE of building
- Interior braces at boiler volume

Next Steps

1. Understand the challenges and potential solutions of seismic bracing requirements at a local scale.

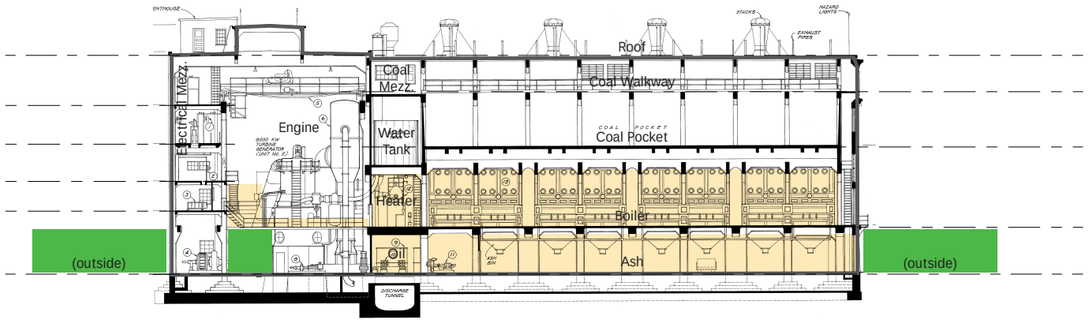
2. Identify and explore opportunities to compliment required seismic bracing with required program.

3. Preliminary design, integrated concept, and proposed materiality in the next project design phase: Schematic Design.

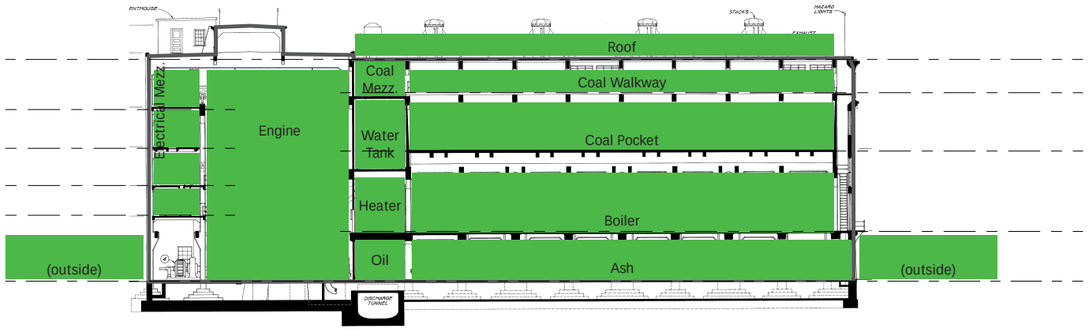
Landmarks Brie ng #3: Approach to Access and Circulation

Visual Summary of Former Briefings

Access Challenges



Existing Access



Proposed Vision

full public access

partial public access

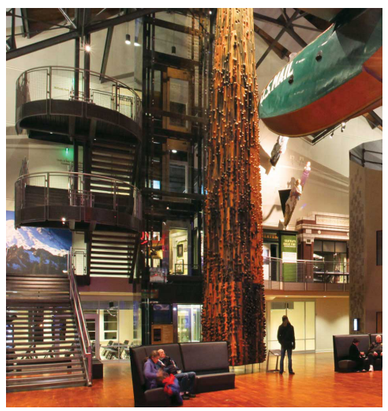
Access Components

Innovation Powerhouse, Netherlands

Structure

Bomonti Brewery, Turkey

Stairs



MOHAI, Seattle

Elevators

Battersea Power Station, UK

Walkways

Possible Access Configurations

	(1) Pedestrian Bridge	(2) Pedestrian Bridge	(4) Pedestrian Bridge
Elevator in NE Addition	1A	2A	3A
Elevator in Hinge Addition	1B	2B	3B
(2) Elevators	1C	2C	3C

Every Study Requires At Least (3) Stairs

Feedback

1. Universal Accessibility is a clear critical value of this work.

2. The east elevations appear to be more appropriate for new project work than the west elevations.

3. There are character-defining features in the steam plant (such as the boilers) that have multiple examples; using one to contribute to access and learning opportunities is a valuable consideration.

4. It is understood that while the exterior and the interior are both protected, the most valuable experiences for visitors occur within the interior. It is important that the project team communicates proposed changes to the board so that the values and impacts are well understood.

Are there any clarifying questions?

Landmarks Briefng #4:
Program

Today’s Agenda

1 Project Recap:
Opportunites and Constraints

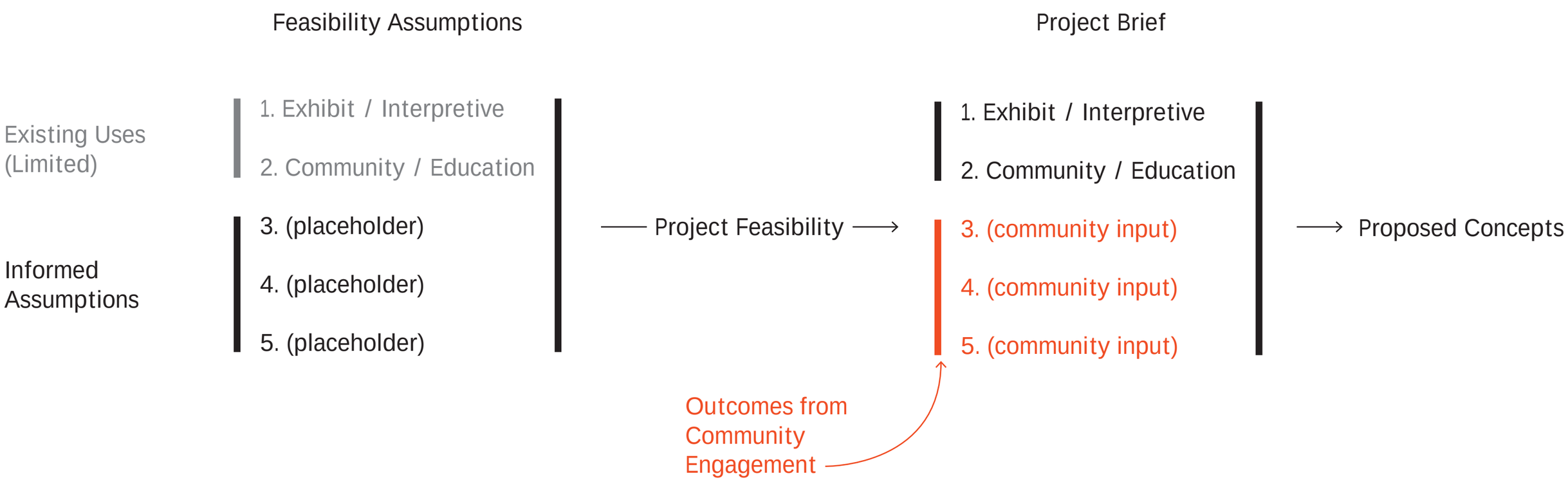
2 Program Considerations:
- Site Experience Considerations
- Usage Throughout the Day
- Typical Requirements and Assumptions

3 Layout Possibilities

4 Questions and Next Steps

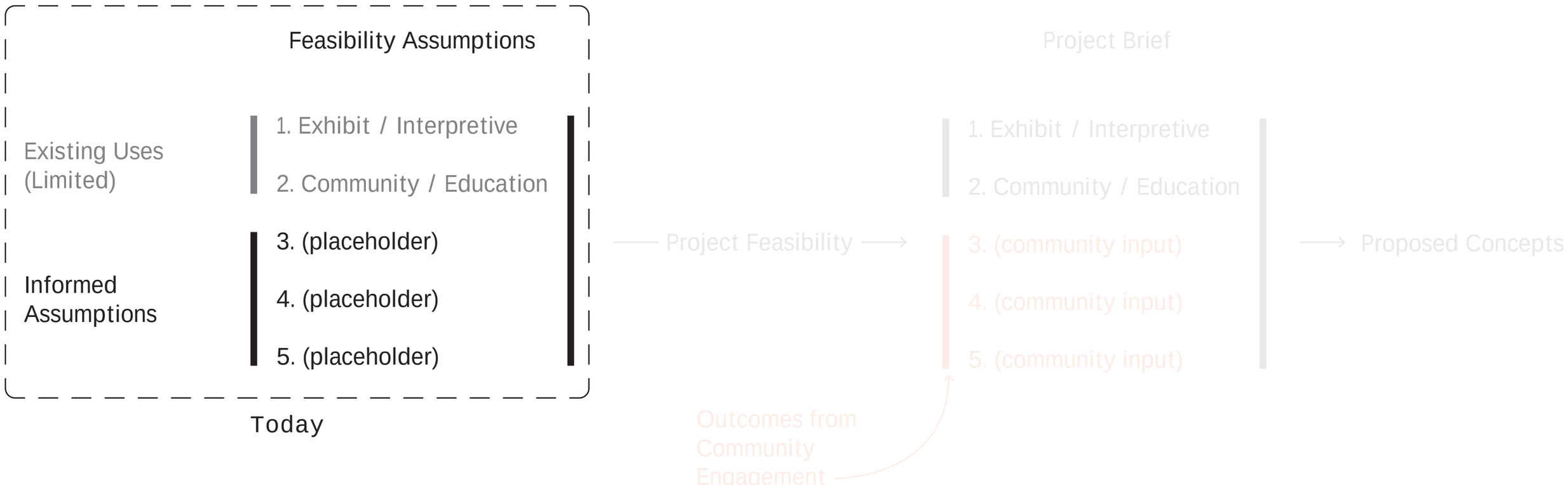
Program Development Approach

Project Recap



Program Development Approach

Project Recap



Criteria for Expanding Use *Reminder Slide from Landmarks Briefing #3*

Critical Project Values:

1	Universal Access	What degree of equitable access is being provided?
2	History	What are the impacts to the character-defining historic features?
3	Outcome	Is the proposed work creating significant merit?
4	Utility	How compatible is the proposed work with other parts of the project?
5	Feasibility	Will a potential solution or construction approach be cost-prohibitive?

Project Requirements:

1. Utilize the Secretary of the Interior's Standards for Rehabilitation
2. Provide Seismic Upgrades to the Building
3. Meet safety and egress requirements per code

Opportunities and Constraints

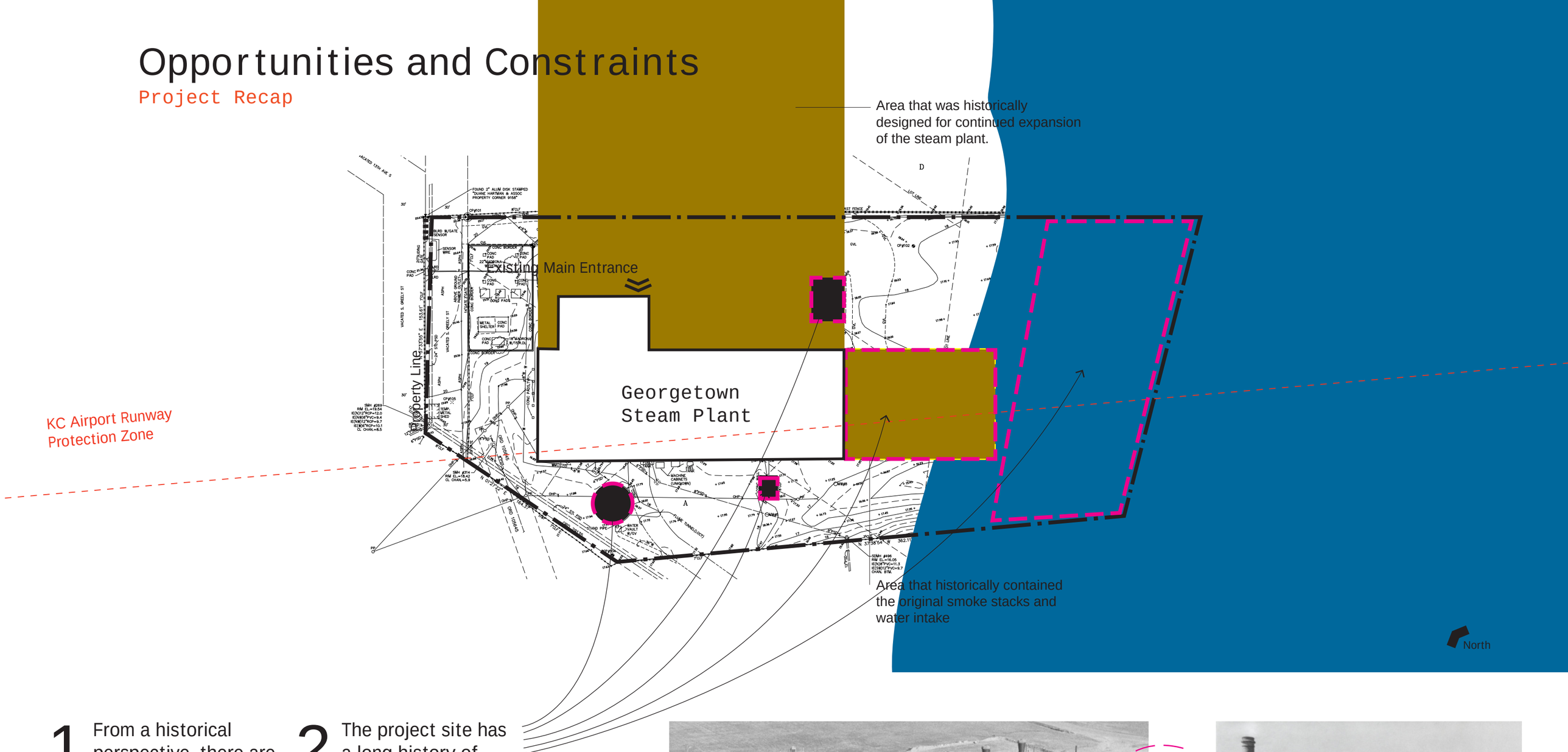
Project Recap

1 From a historical perspective, there are exterior elevations that appear to be more appropriate for accepting new infrastructure required for expanded occupancy.

- Area always intended for expansion
- Materials clearly differ from reinforced concrete
- Elevations do not contain the ornamentation of the south and west elevations.

Opportunities and Constraints

Project Recap



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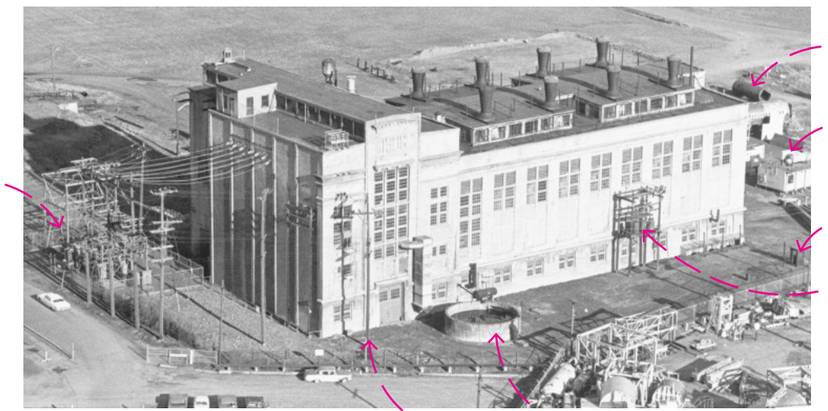
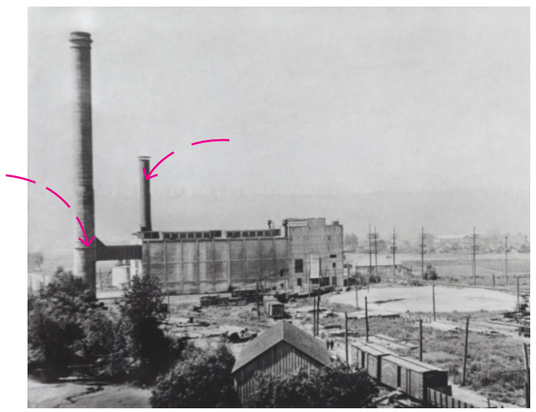
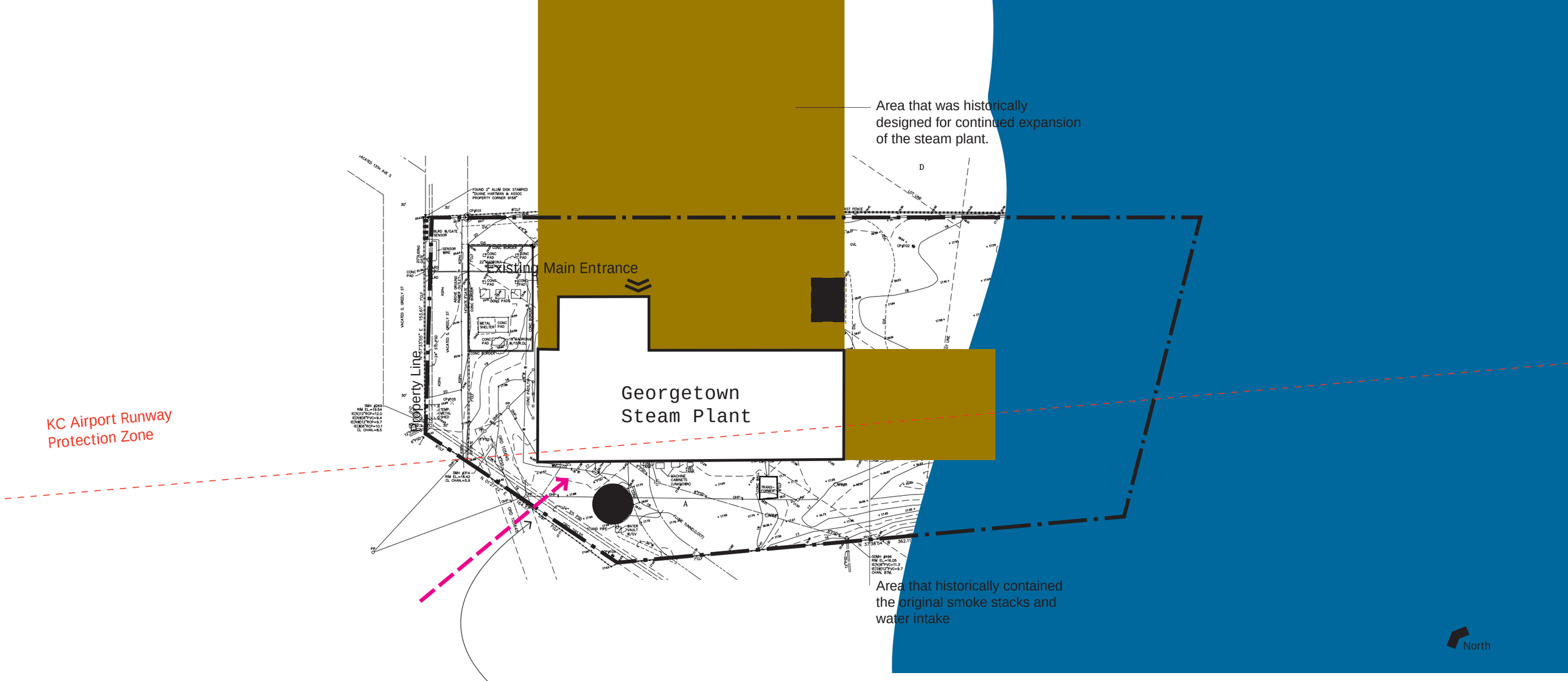
2 The project site has a long history of accessory structures and features. Some still remain today.







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Opportunities and Constraints

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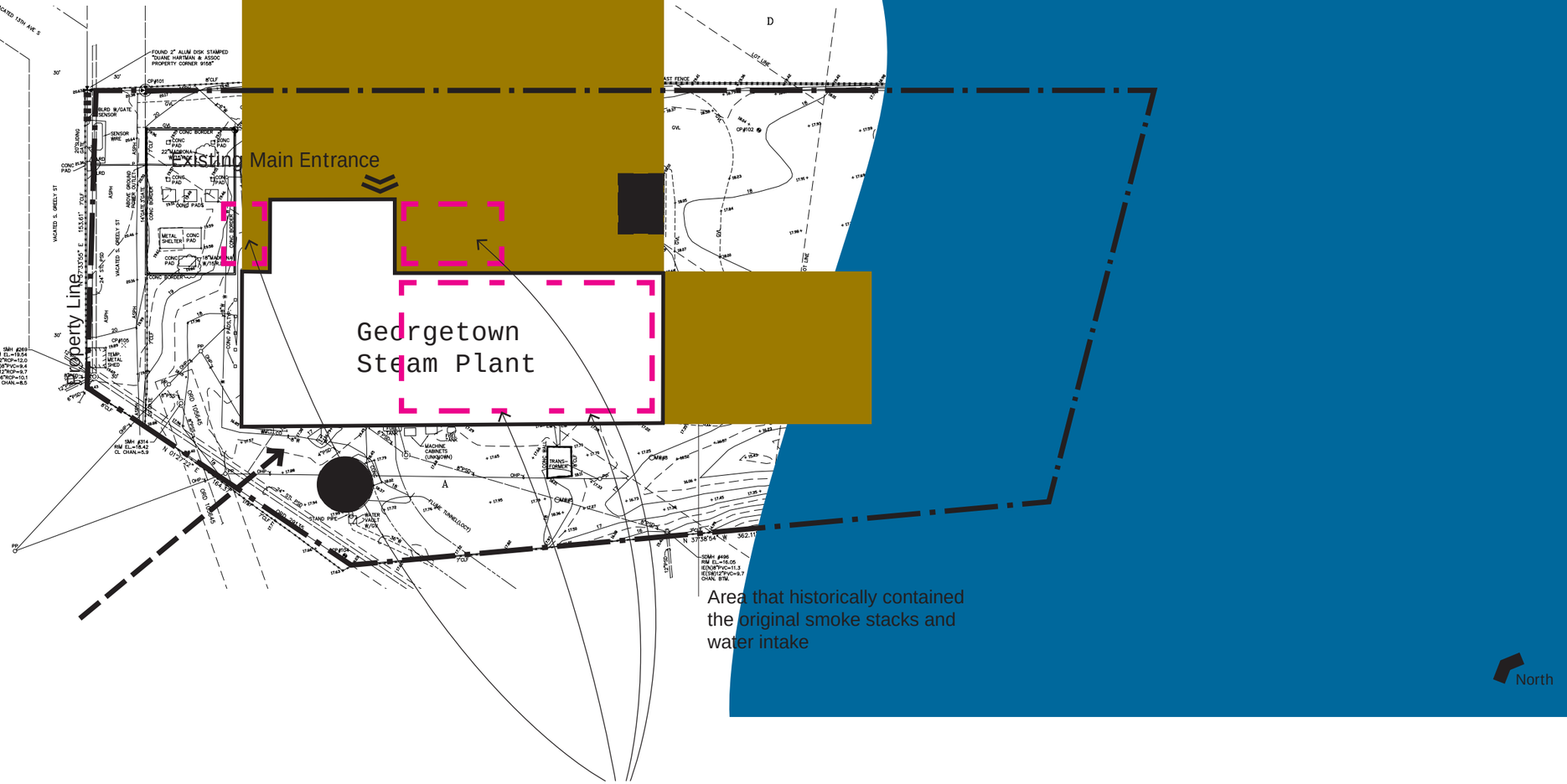

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Opportunities and Constraints

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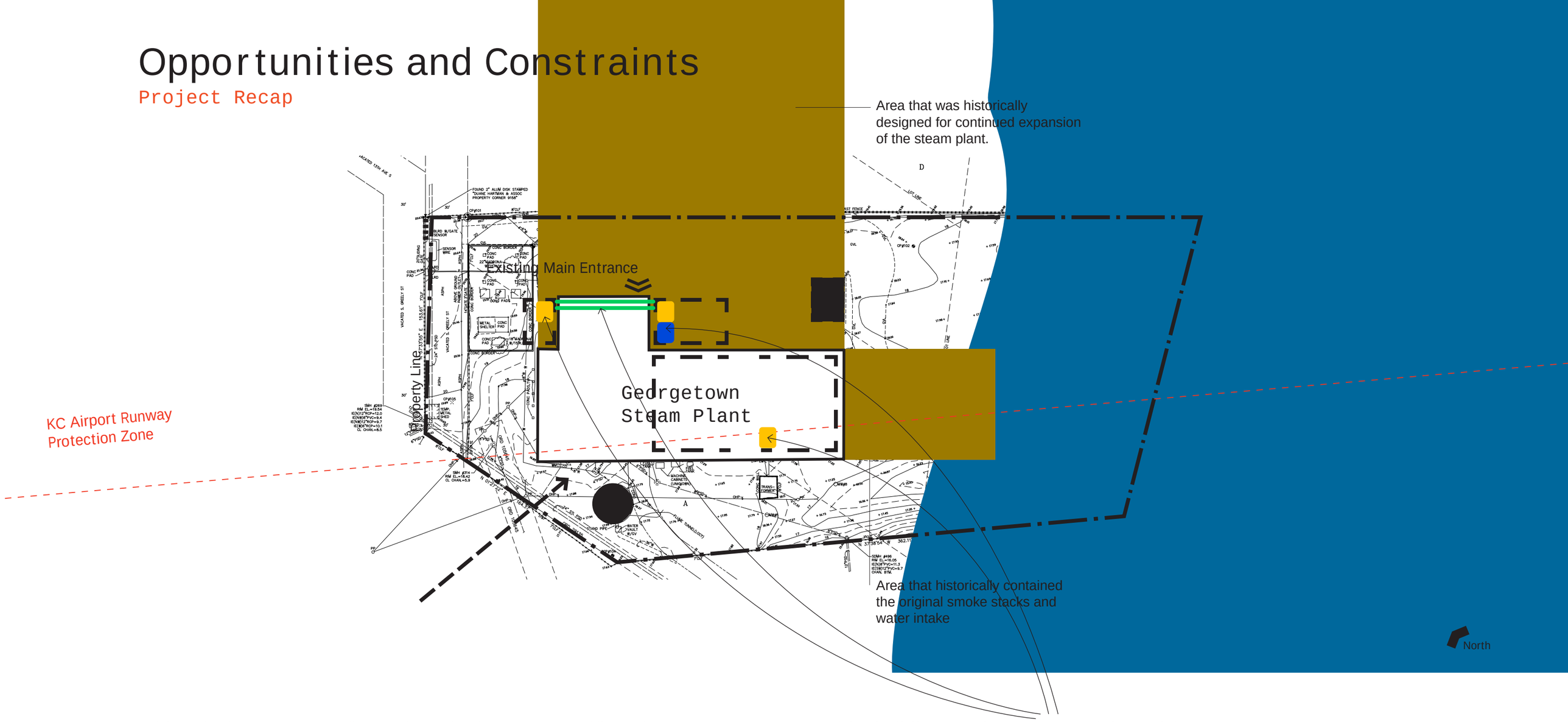

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Opportunities and Constraints

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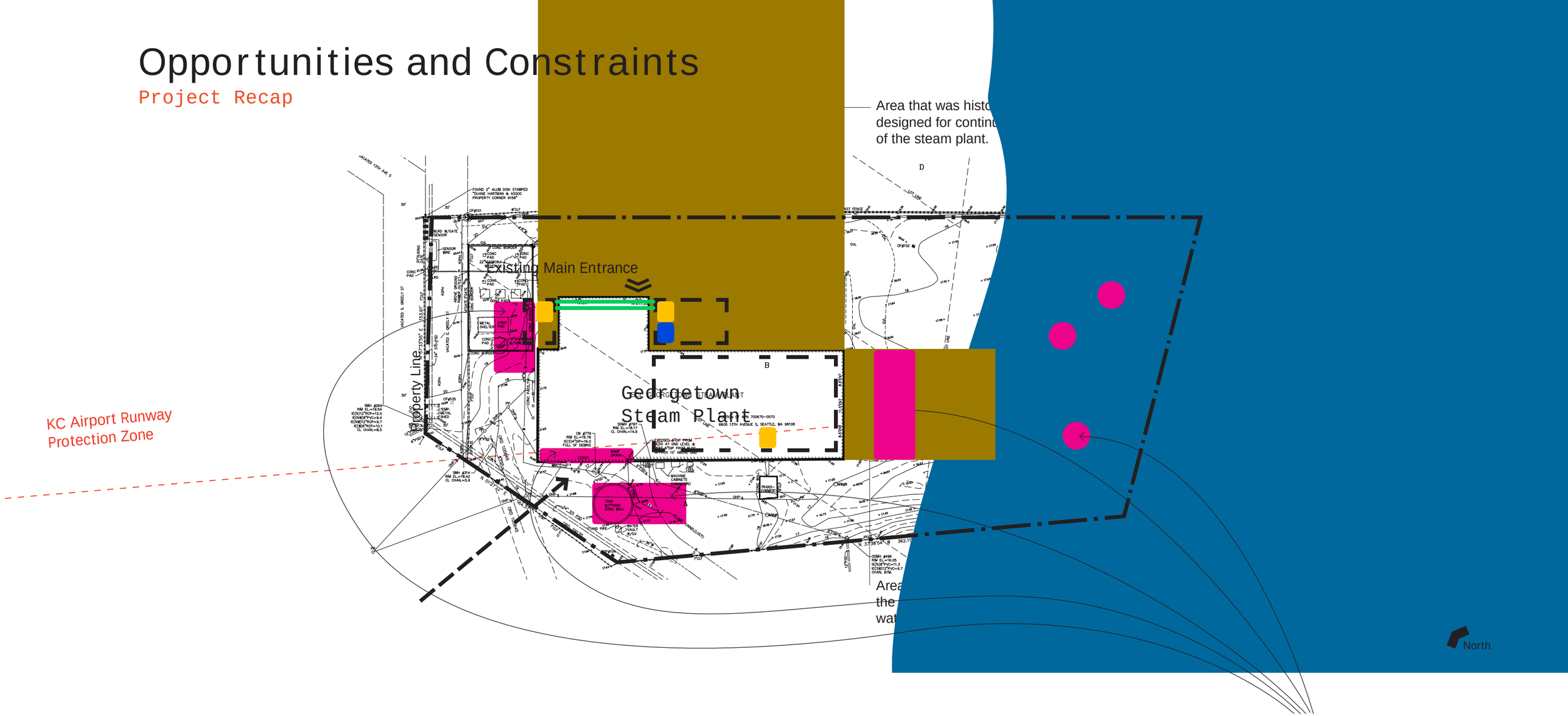

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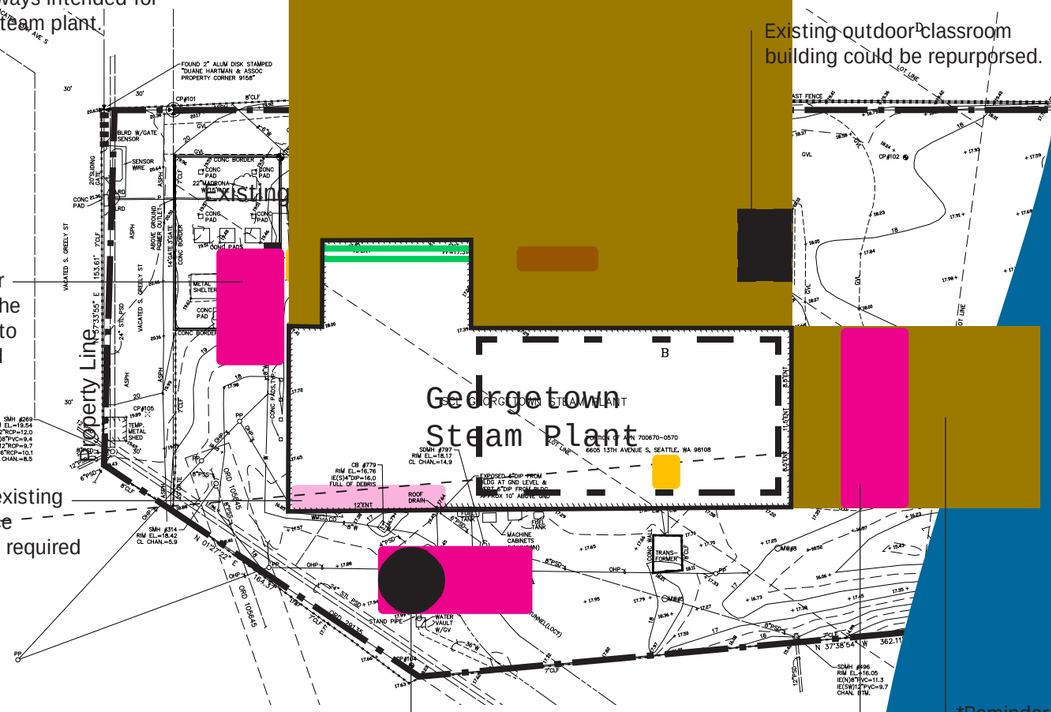
6 The experience and role of the site and building can change depending on where you enter the building, and for what purposes.

Site Experience Considerations

Project Opportunities and Constraints

*Reminder: East area highlighted in beige was historically always intended for expansion of the steam plant.

Existing outdoor classroom building could be repurposed.



Integrated

Another potential location for visitor entry could be at the NE corner of the building. This is a clear opportunity to combine with required structure and circulation.

Integrated site features could be a key interpretive experience outside of the building.

KC Airport Runway Protection Zone

Formal

Entry could be provided in the existing west elevation, but would reduce opportunities to integrate other required support program.

Independent

Existing water cistern is a leftover accessory structure that already occupies an advantageous location for welcoming visitors prior to entry into the main building.

*Reminder: South area highlighted in beige was historically the location of many accessory structures required for the functioning of the steam plant.

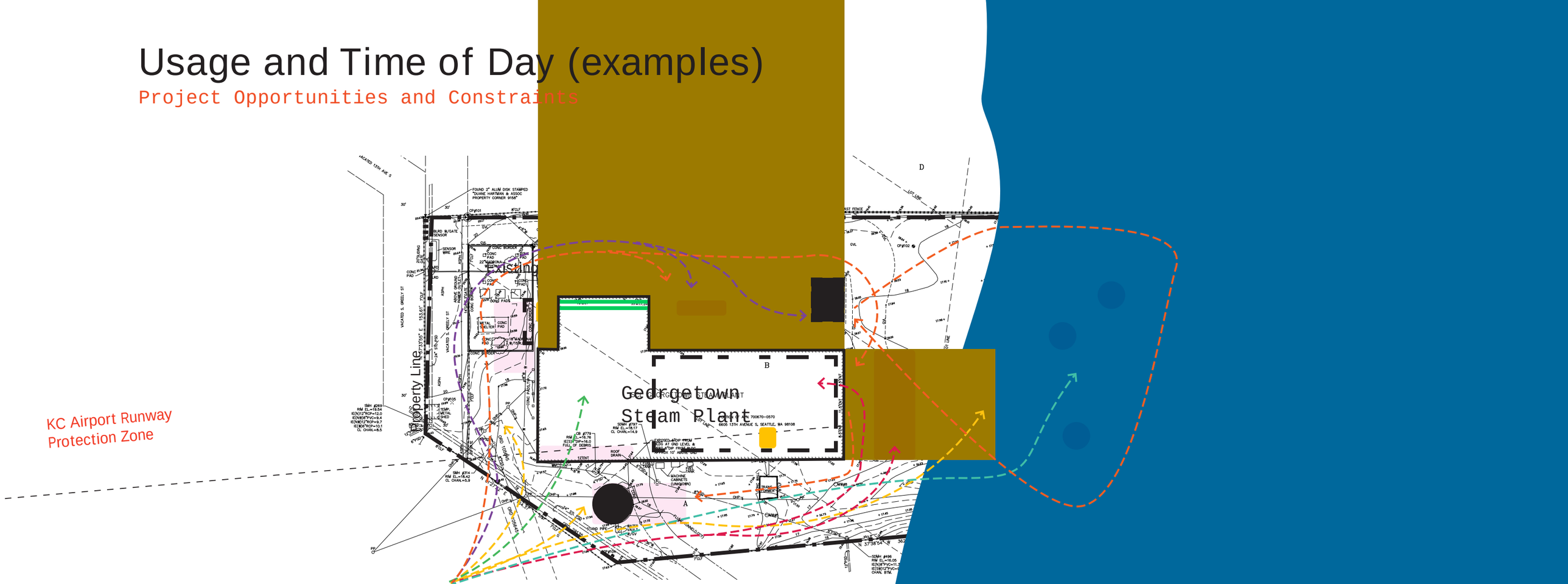
The south end of the building and site provide the largest opportunity for exterior programming. This could be supported with additional covered space. This could also be a way to provide multiple entry points for different types of visitor / staff uses.

6 The experience and role of the site and building can change depending on where you enter the building, and for what purpose.

Key Potential Experiences

Usage and Time of Day (examples)

Project Opportunities and Constraints



Potential Regular Uses

- Typical Museum Visitor
- Community member here for a weekly gathering
- Student here for a class
- Staff starting arriving for their closing shift

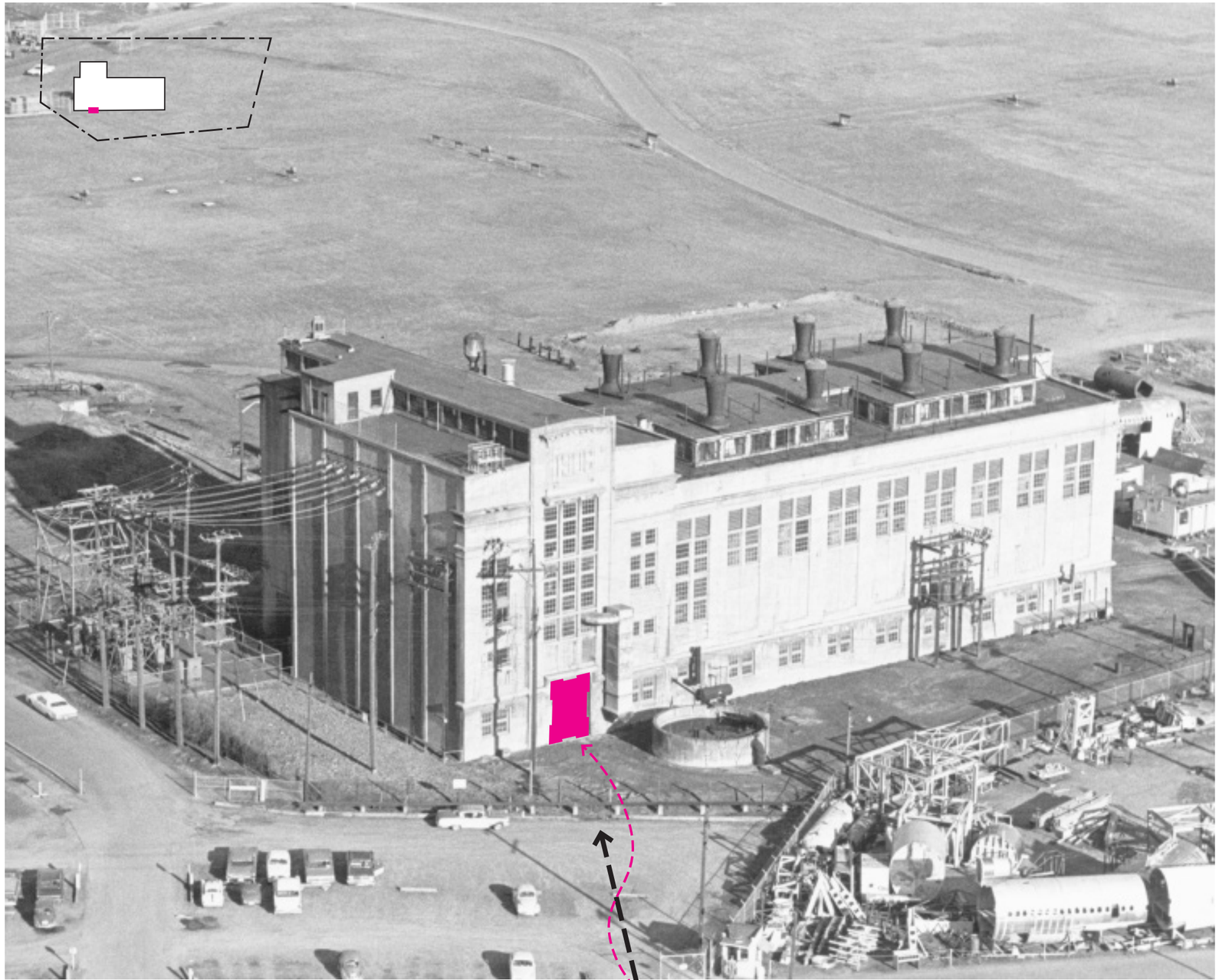
Potential Occasional Uses

- Visitor here for night time art walk
- Regular building and site maintenance

Providing different entry points enables a building to successfully support multiple functions simultaneously and cater to different audiences based on activity, time of day, or type of user.

Zoom In: West Entry?

Site Experience Considerations



Scenario 1:
The ‘Final’ Entry

Key Strengths

- Appears to have least impact on exterior site and west elevation.
- This scenario takes advantage of the proposed access road

Key Flaws

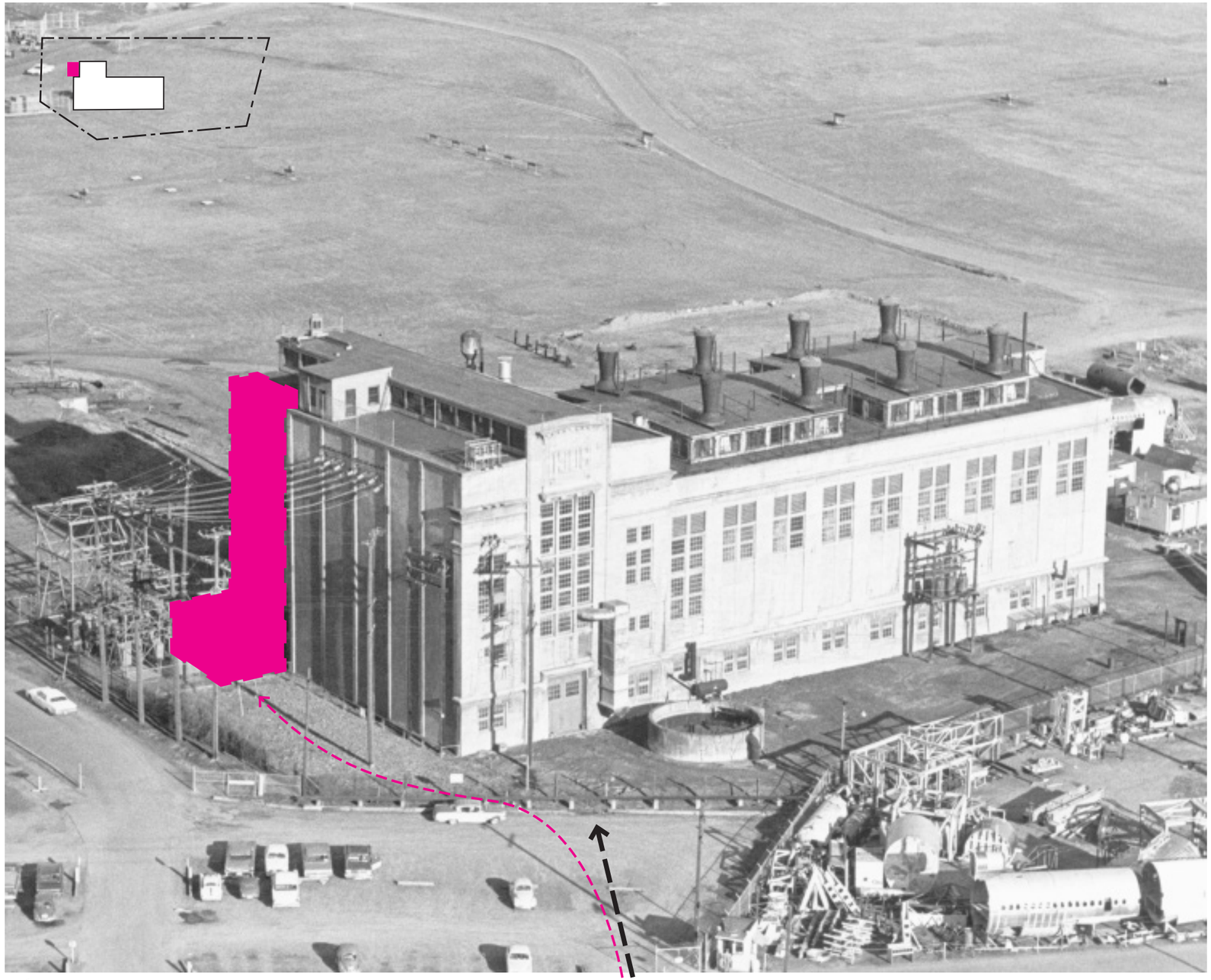
- Opportunity to combine with other required modifications is limited.
- Full extent of impacts to interior beyond historic doors is unknown, but required impacts are likely necessary for building entry and egress.
- Physical modifications may need to be made to the historic doors to meet code compliance.

Other Notes

- There are a few pairs of these oversized historic doors that provided function at the south and west facades

Zoom In: North Entry?

Site Experience Considerations



Scenario 2:
The North Elevation

Key Strengths

- Clear opportunity to pair with required seismic structure, exterior foundations, and vertical circulation
- Location is in line with where exterior accessory structures were located historically as well as where the steam plant was initially planned for expansion.
- Relatively discreet location

Key Flaws

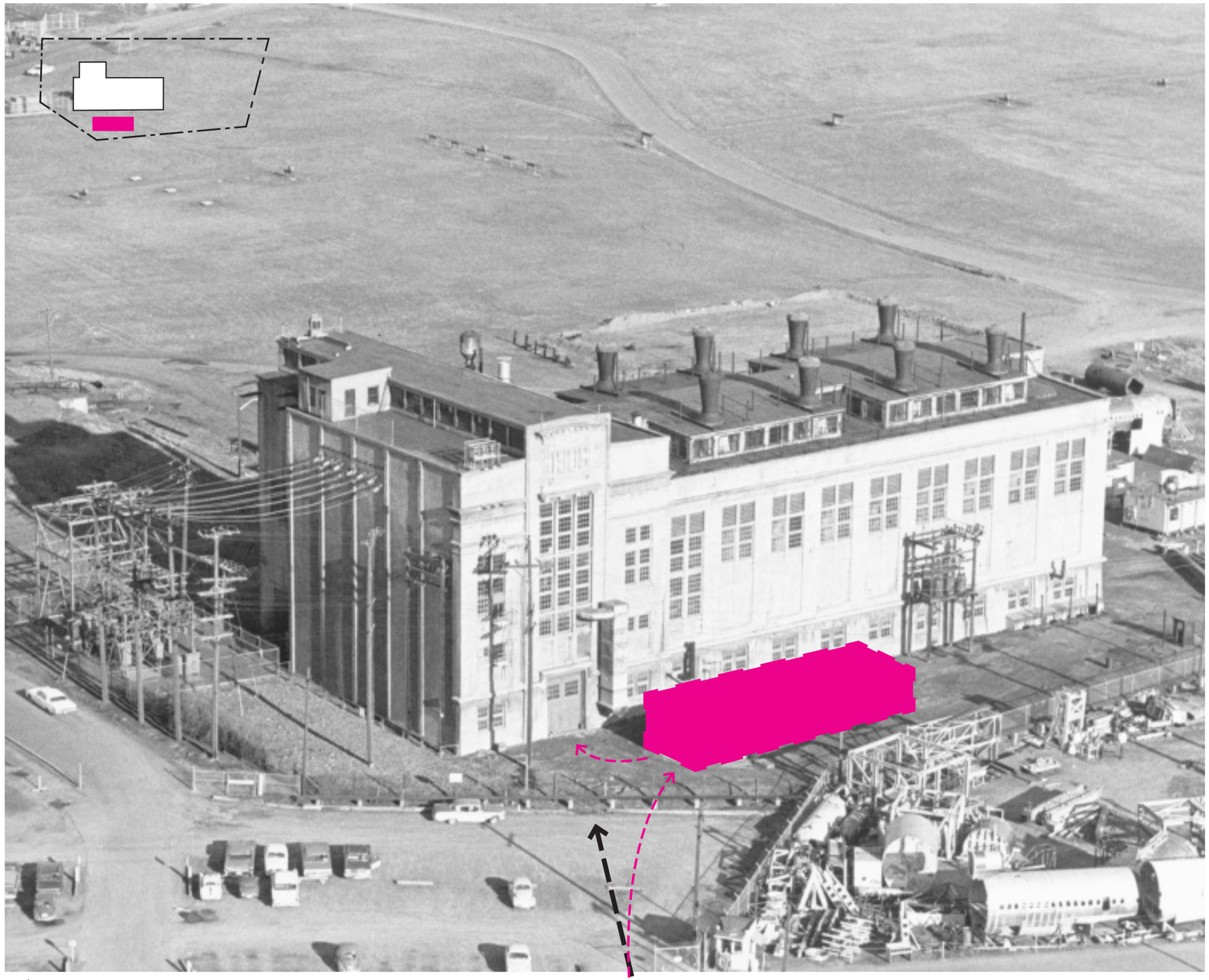
- Visual impacts to multiple facades (primarily north and east, but also west approach)
- Site impact may potentially be greater than other scenarios to fully engage with the proposed access road.

Other Notes

- Entry approach could compete with the final historic entry

Zoom In: Cistern Entry?

Site Experience Considerations



Scenario 3: The Cistern

Key Strengths

- Location is in line with where exterior accessory structures were historically located, the cistern in particular could create another strong interpretive opportunity.
- Independent structure divorces modifications and impact from the existing building.
- Strategic location does not have to compete with final historic entrance
- This scenario takes advantage of the proposed access road

Key Flaws

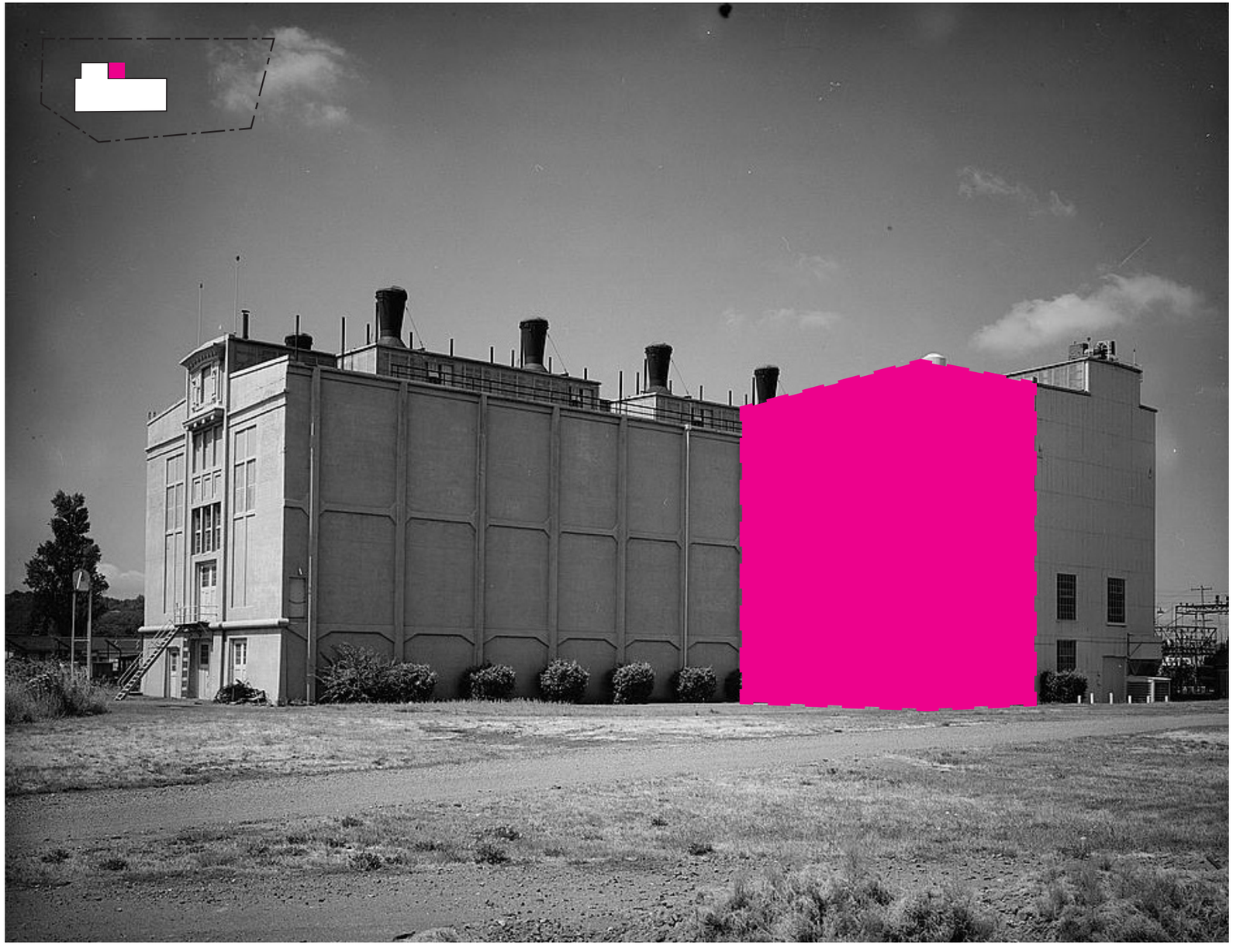
- Visual impact to the west elevation is potentially greater than other scenarios

Other Notes

- none

Zoom In: East Entry?

Site Experience Considerations



Scenario 4: Service Entry

Key Strengths

- Clear opportunity to pair with required seismic structure, exterior foundations, and vertical circulation
- Location is in line with where exterior accessory structures were located historically as well as where the steam plant was initially planned for expansion.
- An entry point located at this location of the building allows for discreet use by staff or can be advantageous for connecting to exterior program elements.

Key Flaws

- Visual impacts to multiple facades (primarily east, but also south elevation upon approach)

Other Notes

- none

Zoom In: South Entry?

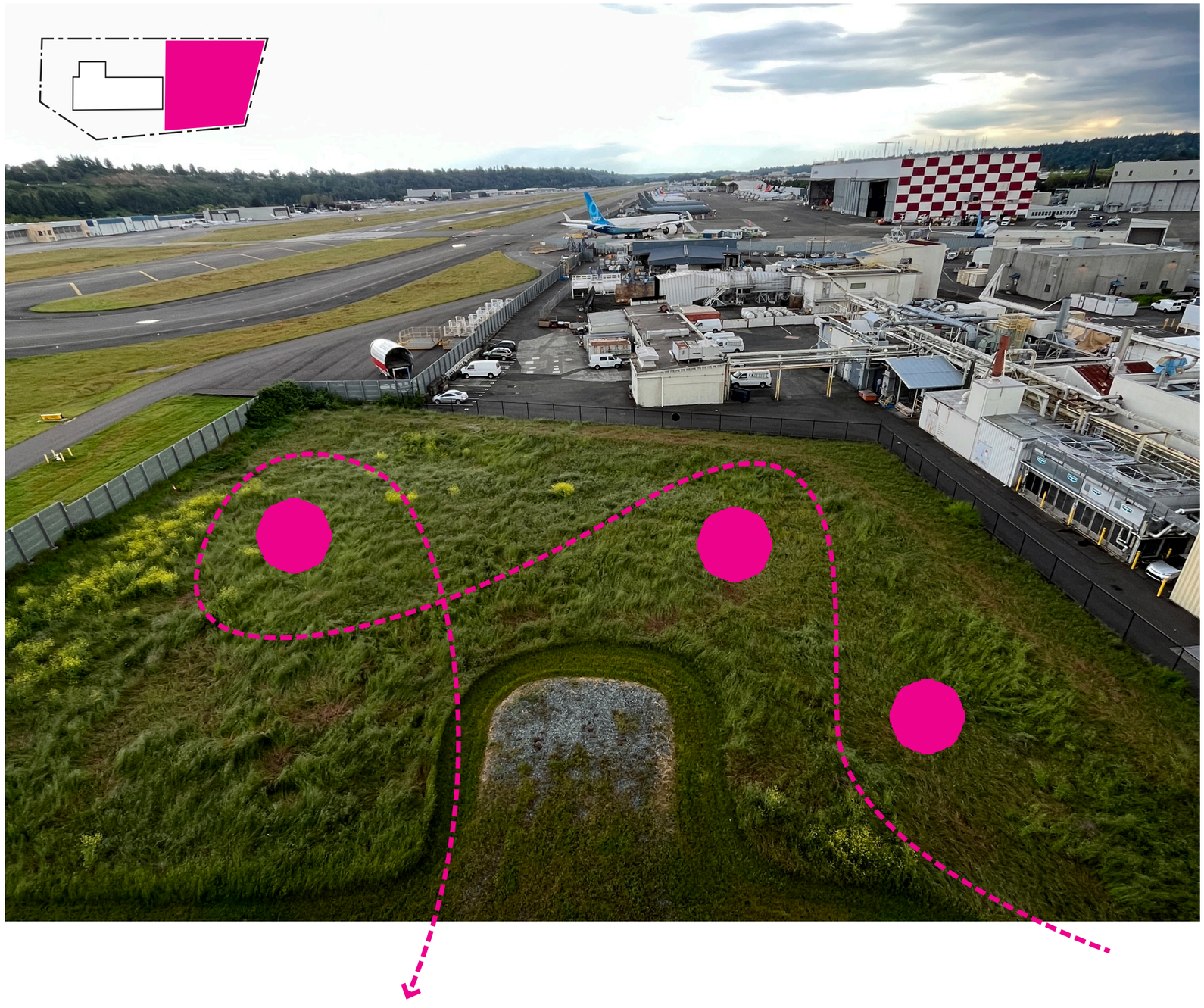
Site Experience Considerations

Notes

- The ash room at the south end of the building directly connects with the ground-level exterior. If site activities and program are to be expanded or supported, this would be likely be the ideal location to provide that.
- There is an existing exterior classroom building onsite. It's footprint could be repurposed for new functions to support the building program.
- There are many potential opportunities to provide accessory structures at the south portion of the site. These structures could be attached to the south facade or located away from the existing building entirely.

Zoom In: Other Site Features

Site Experience Considerations

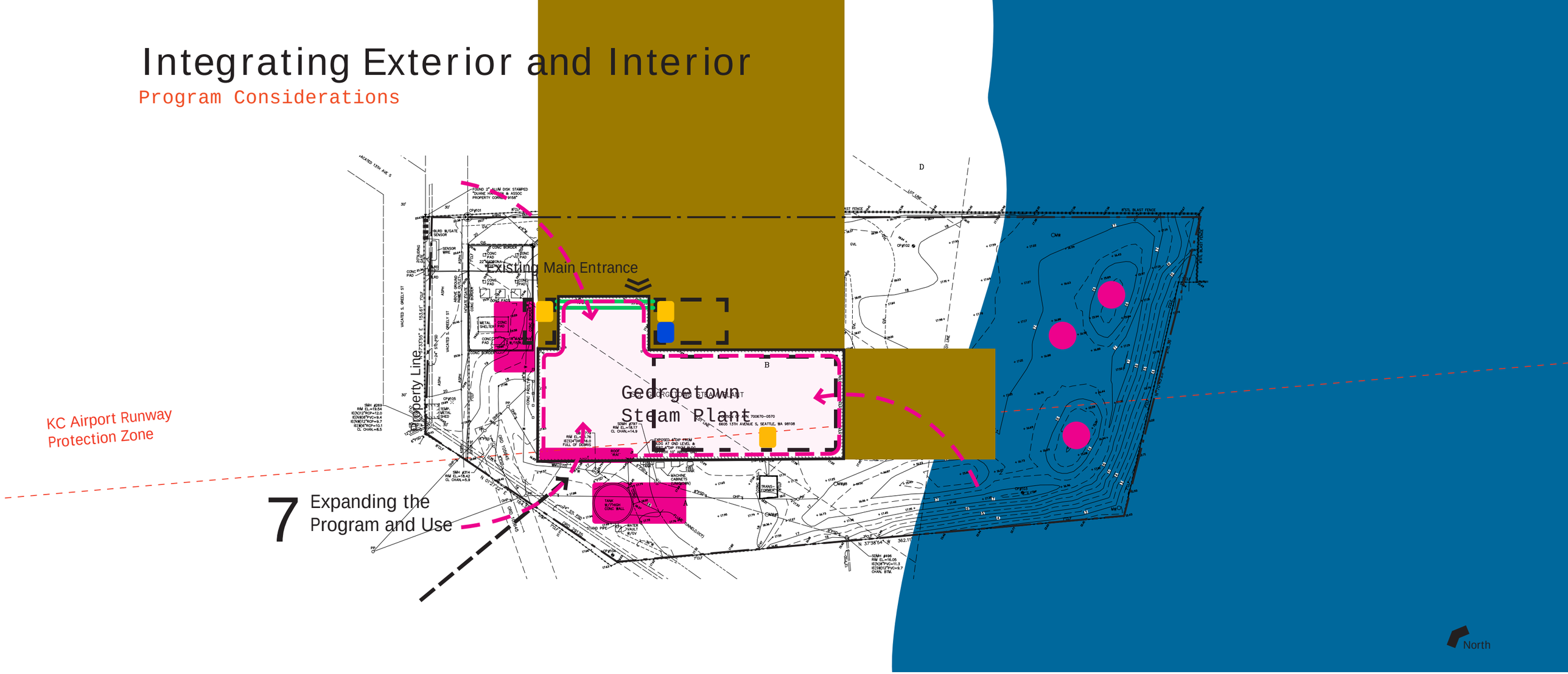


Notes

- The Duwamish River originally moved through the south end of the site.
- There are interpretive stories that are best told within the site.
- The site has a large capacity for potential program, but is currently underutilize.

Integrating Exterior and Interior

Program Considerations



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6 The experience and role of the site and building can change depending on where you enter the building, and for what purposes.

Typical Requirements for Buildings w/Similar Program Needs

Program Assumptions

Program Type	Description
Exhibit / Interpretation	Expanded tours (guided and self-guided) of existing, dedicated and curated rotating exhibits, visitor information
Community / Education	Classrooms, makerspace, warming / catering kitchen, large gathering area, bar / cafe.
Visitor Services	Lobby / front desk, ticketing, gift shop, retail storage, bathrooms
Admin	Offices, staff work areas, meeting rooms, print / copy room, staff lockers + restrooms, exhibit storage, and typical storage
Infrastructure	Electrical, Mechanical, Fire Riser, Janitor, Waste / Recycle
Support	Circulation, Loading, Stair, Elevator
Exterior Program	Outdoor exhibits, events and gathering, pre-ticketing areas, signage, drop-off areas, parking

Typical Requirements for Buildings w/Similar Program Needs

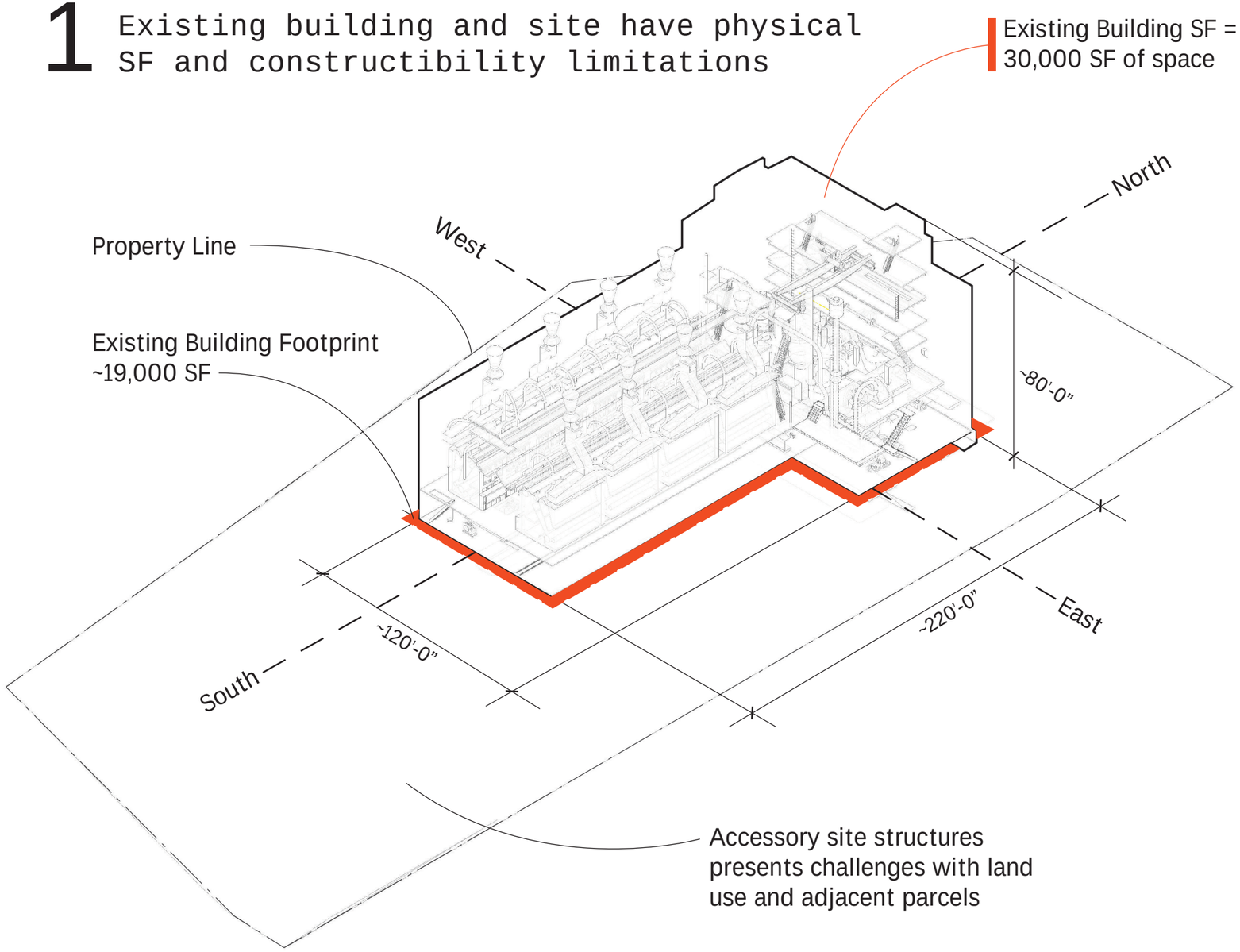
Program Assumptions

Program Type	Typical Scenario	Anticipated Scenario
Exhibit / Interpretation	10,000 SF	30,000 SF
Community / Education	5,500 SF	3,000 to 8,000 SF
Visitor Services	1,700 SF	2,000 to 9,000 SF
Admin	3,200 SF	900 to 2,100 SF
Infrastructure	2,000 SF	1,000 to 2,000 SF
Support	5,000 SF	6,000 to 10,000 SF
Estimated Interior Program SF:	27,000 SF	42,000 to 62,000 SF
Exterior Program	12,000 SF	TBD

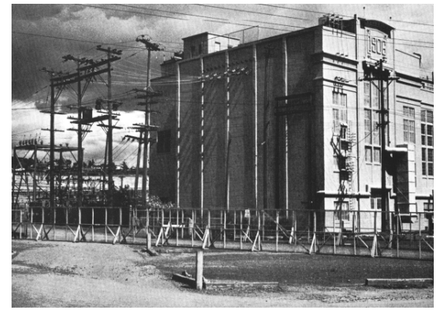
Summary of Program Brief

Program Assumptions

1 Existing building and site have physical SF and constructibility limitations



3 Interior Program SF Required = 27,000 SF - 39,000 SF


North

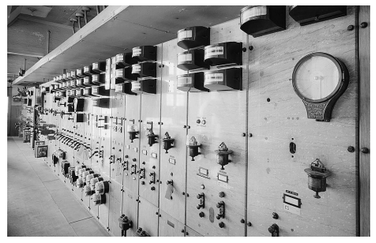

East


South

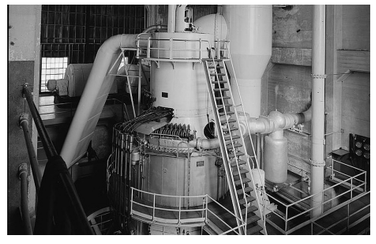

West

2 Inside Features are Important
Outside Features are Important


Boiler Room


Electrical Mezzanines


Ash Room


Engine Room

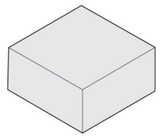
The Surgical Approach

Layout Possibilities

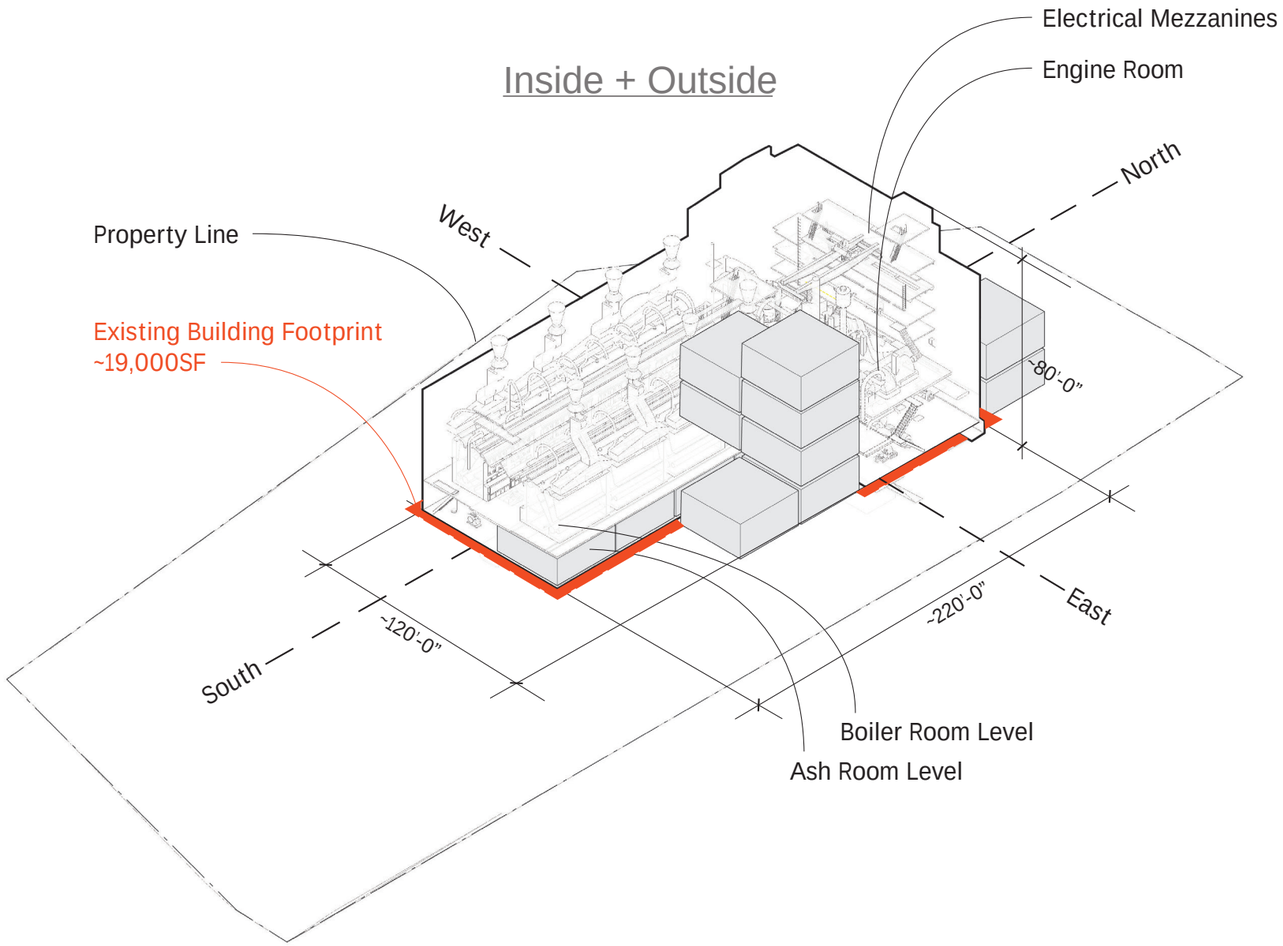
*Images are diagrammatic only

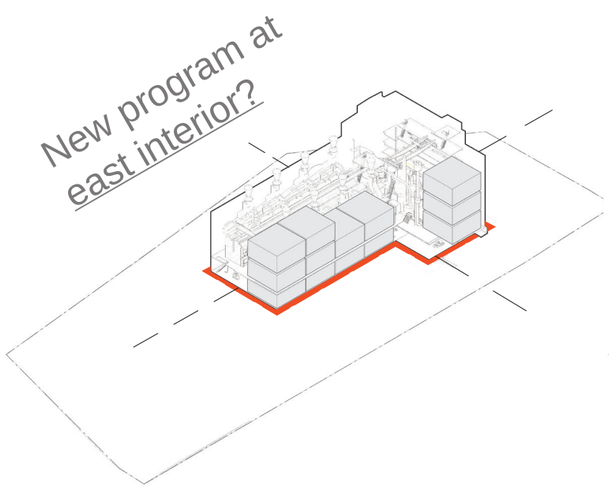
Similar to many of the other components required for this project, the Team believes in a surgical approach that emerges after studying the opportunities of both interior and exterior possibilities, and that appropriately balances the project's values.

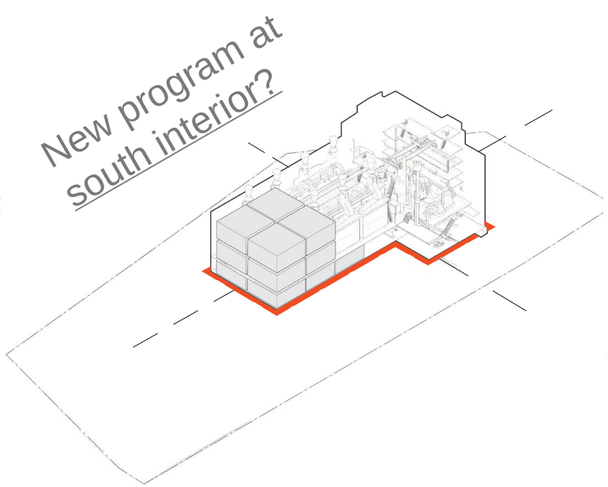
Key:

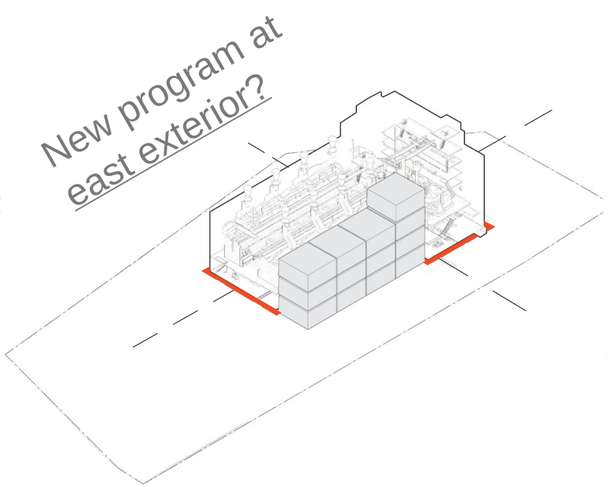


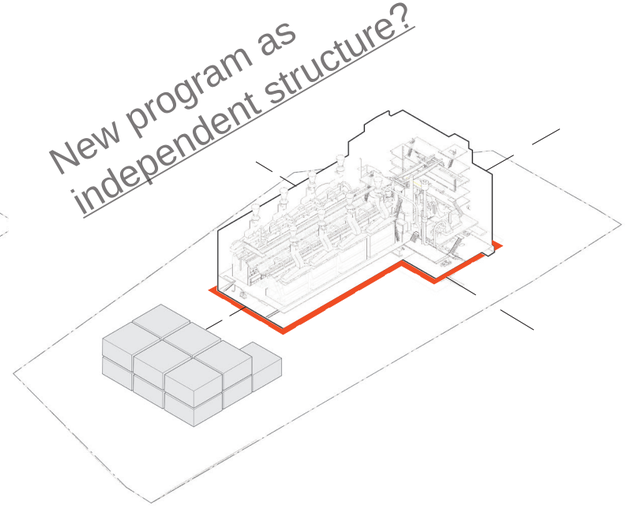
Diagrammatic Block of Program











(Preview for Later) A Few Discussion Topics

1	Opacity vs. Transparency	Materials. Is there value in seeing through or into additions? Is there value in the historic material being legible after modification?
2	Density vs Scale	Is there a preference for many small modifications/additions or fewer larger modifications/additions?
3	New vs. Existing	What is the visual hierarchy of these elements? Does a higher degree of contrast promote a better understanding of the historic character?

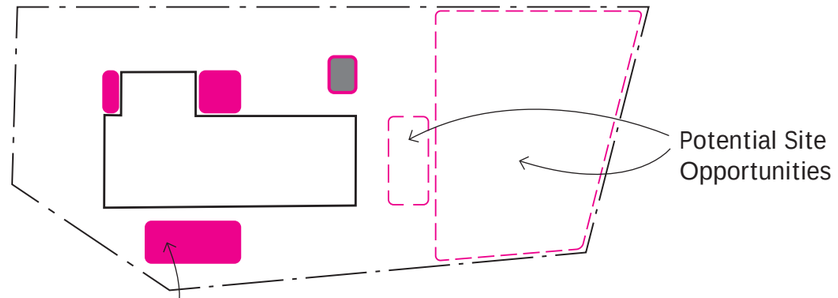
Next Set of Slides: (2) Possible Program Scenarios

Overview of (2) Possible Program Scenarios

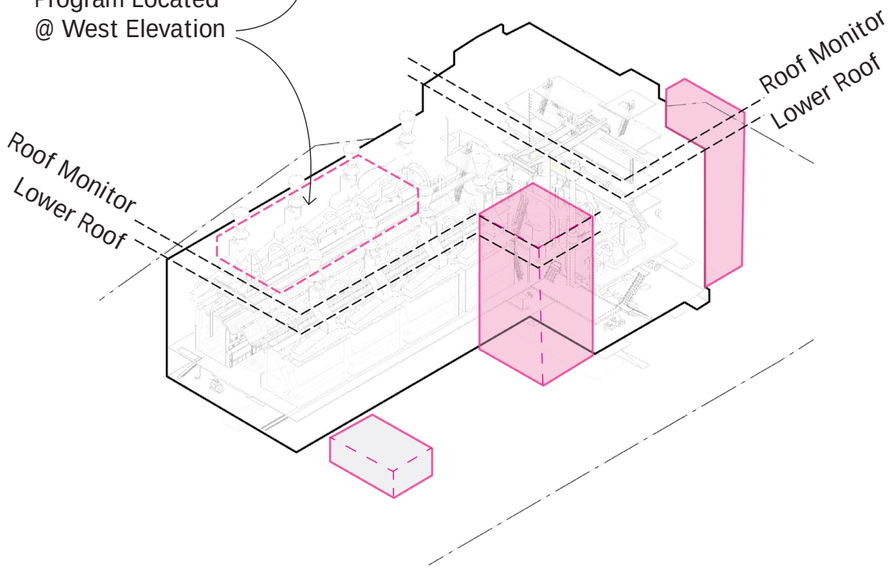
Layout Possibilities

Program Scenario A

Site Plan Diagram



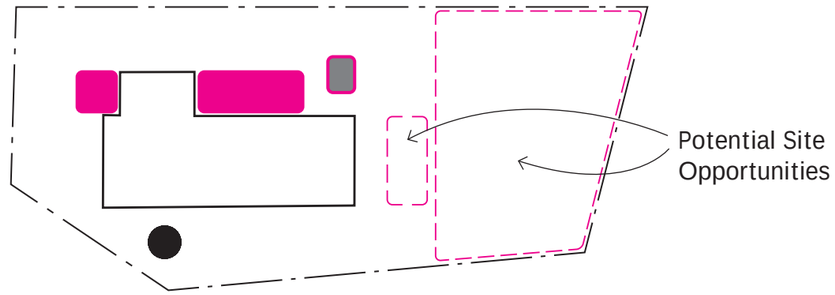
Building Axon Diagram



Program Outline

Exhibit / Interpretation	28,300 SF
Community / Education	3,600 SF
Visitor Services	8,400 SF
Admin	960 SF
Infrastructure	1,500 SF
Support	9,400 SF
	~ 52,200 SF

Program Scenario B



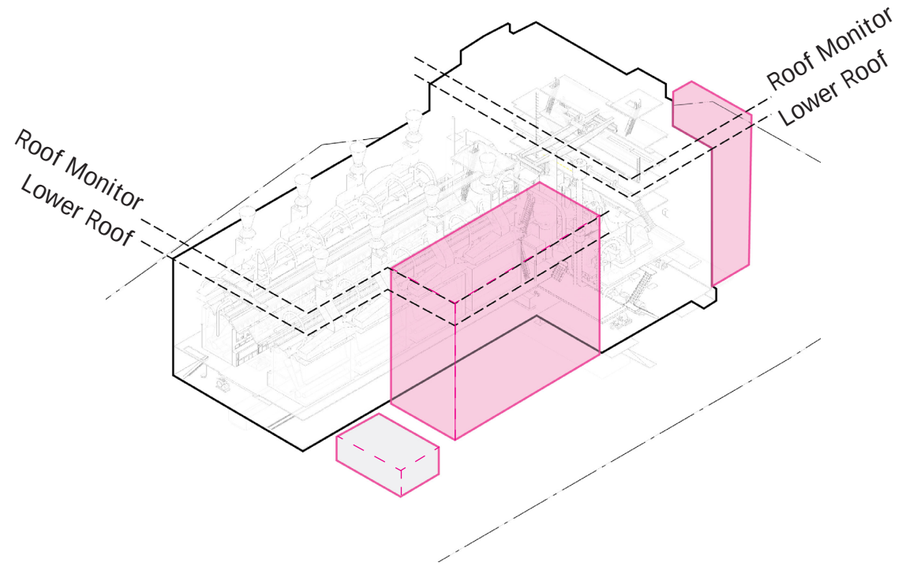
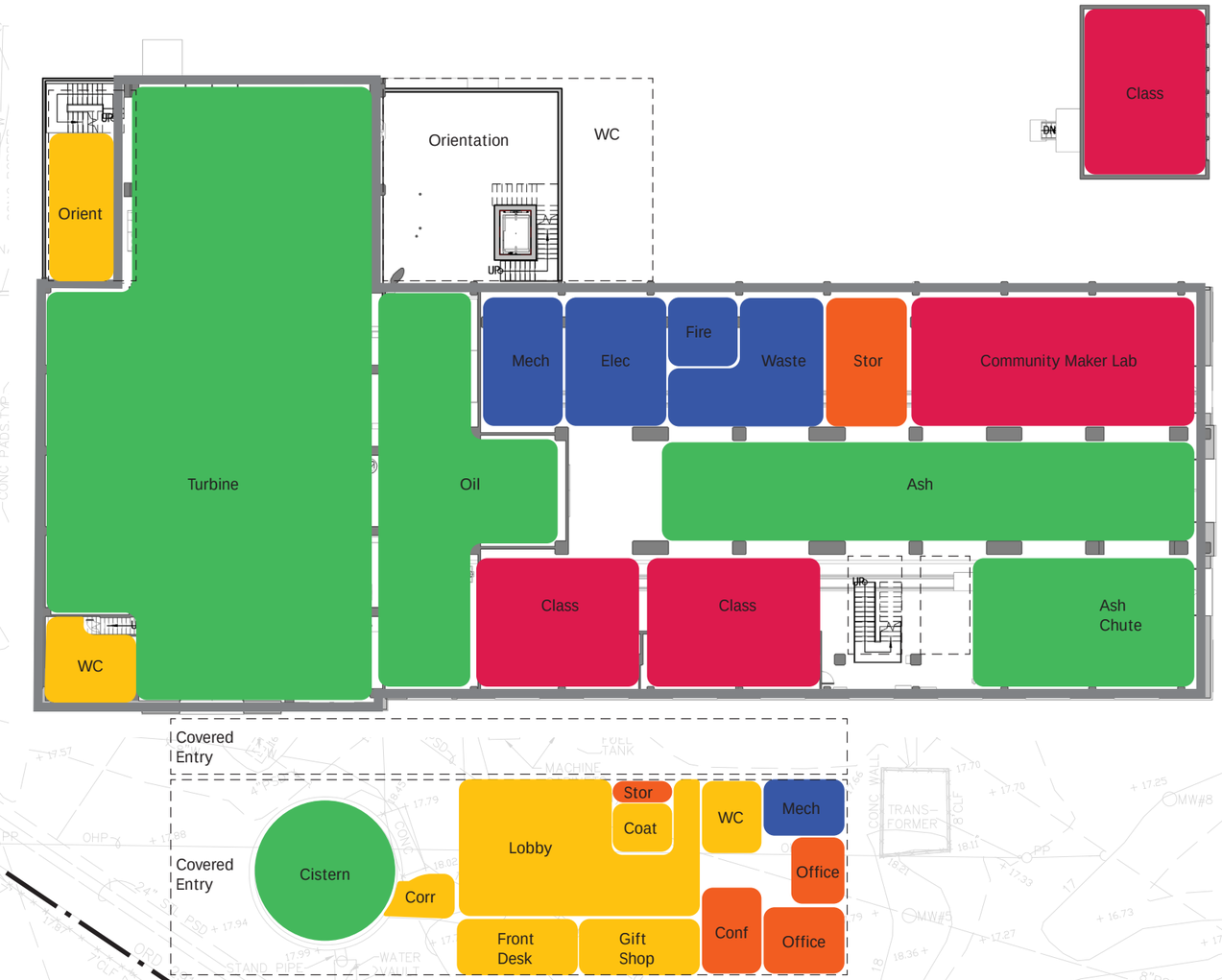


Exhibit / Interpretation	27,600 SF
Community / Education	7,500 SF
Visitor Services	5,400 SF
Admin	1,700 SF
Infrastructure	1,500 SF
Support	9,400 SF
	~ 52,600 SF

Program Scenario A: Level 1

Layout Possibilities



Level 1

Exhibit / Interpretation	11,400 SF
Community / Education	3,600 SF
Visitor Services	3,900 SF
Admin	1000 SF
Infrastructure	1,600 SF

*Drawing Not to Scale

North

Program Scenario A: Level 2

Layout Possibilities

Level 2

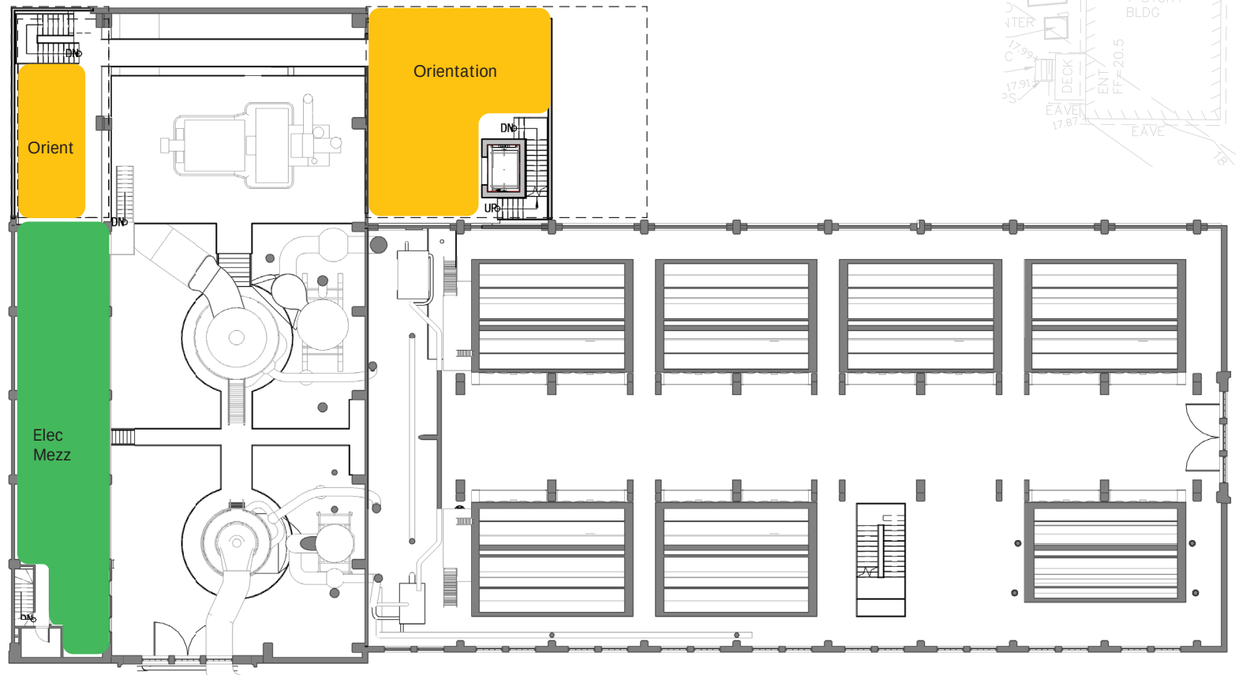
Exhibit / Interpretation	8,300 SF
Community / Education	none
Visitor Services	1,900 SF
Admin	none
Infrastructure	none

*Drawing Not to Scale

North

Program Scenario A: Level 3

Layout Possibilities



Level 3

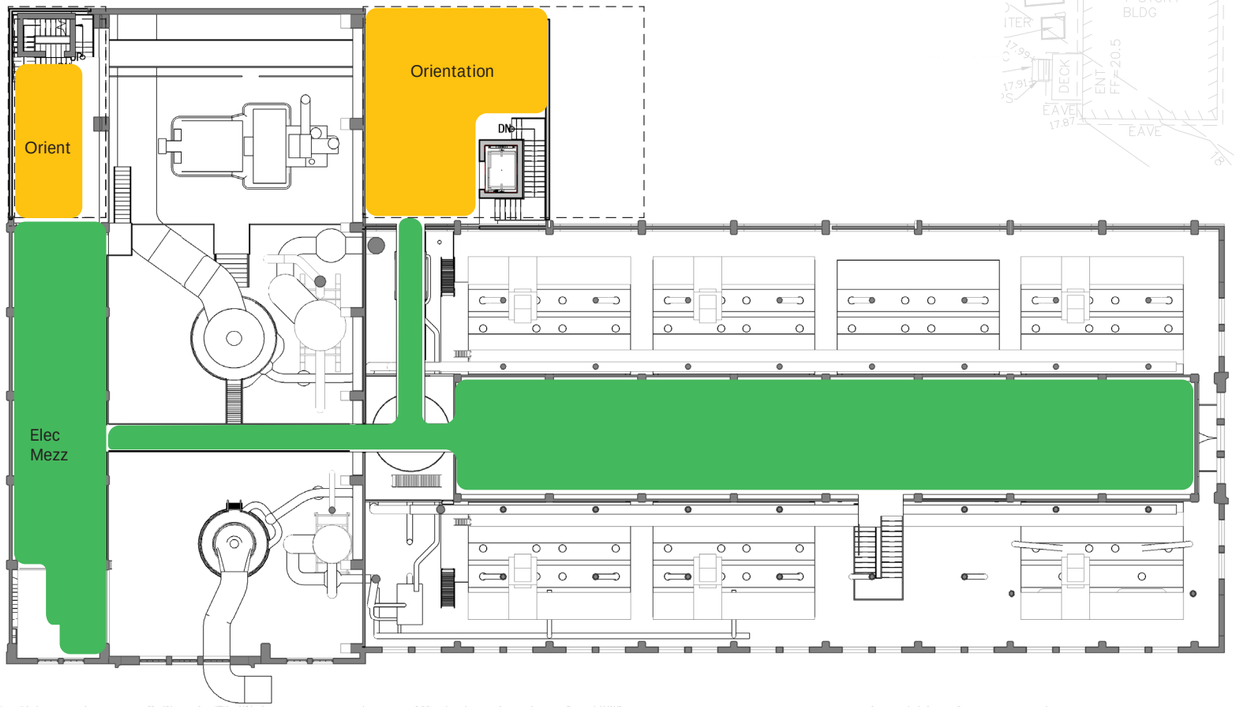
Exhibit / Interpretation	1,200 SF
Community / Education	none
Visitor Services	1,300 SF
Admin	none
Infrastructure	none

*Drawing Not to Scale

North

Program Scenario A: Level 4

Layout Possibilities



Level 4

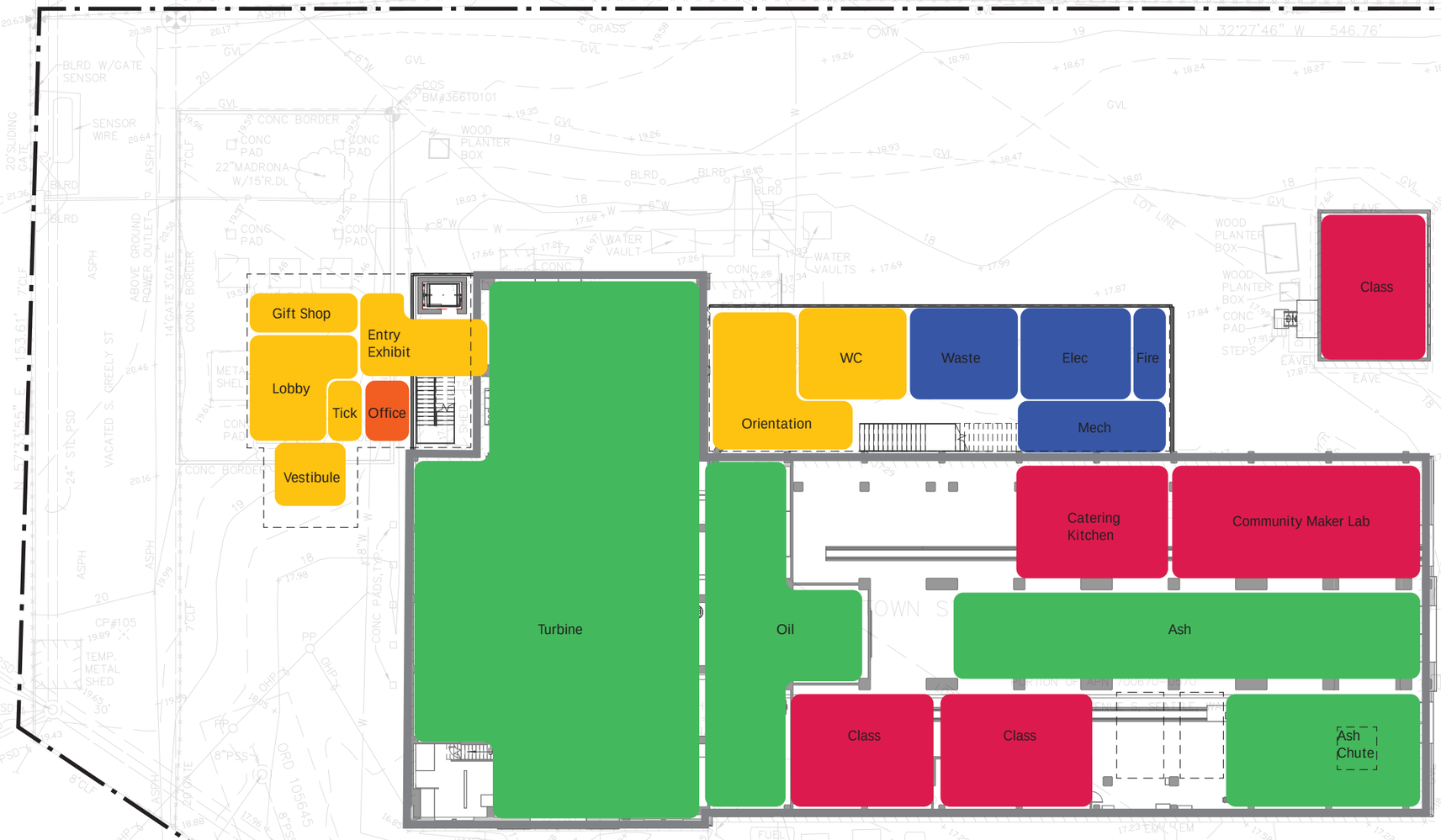
	Exhibit / Interpretation	4,402 SF
	Community / Education	none
	Visitor Services	1,300 SF
	Admin	none
	Infrastructure	none

*Drawing Not to Scale

North

Program Scenario B Level 1

Layout Possibilities



Level 1

	Exhibit / Interpretation	10,900 SF
	Community / Education	4,500 SF
	Visitor Services	2,300 SF
	Admin	150 SF
	Infrastructure	1,500 SF

*Drawing Not to Scale

North

Program Scenario B: Level 2

Layout Possibilities

Level 2

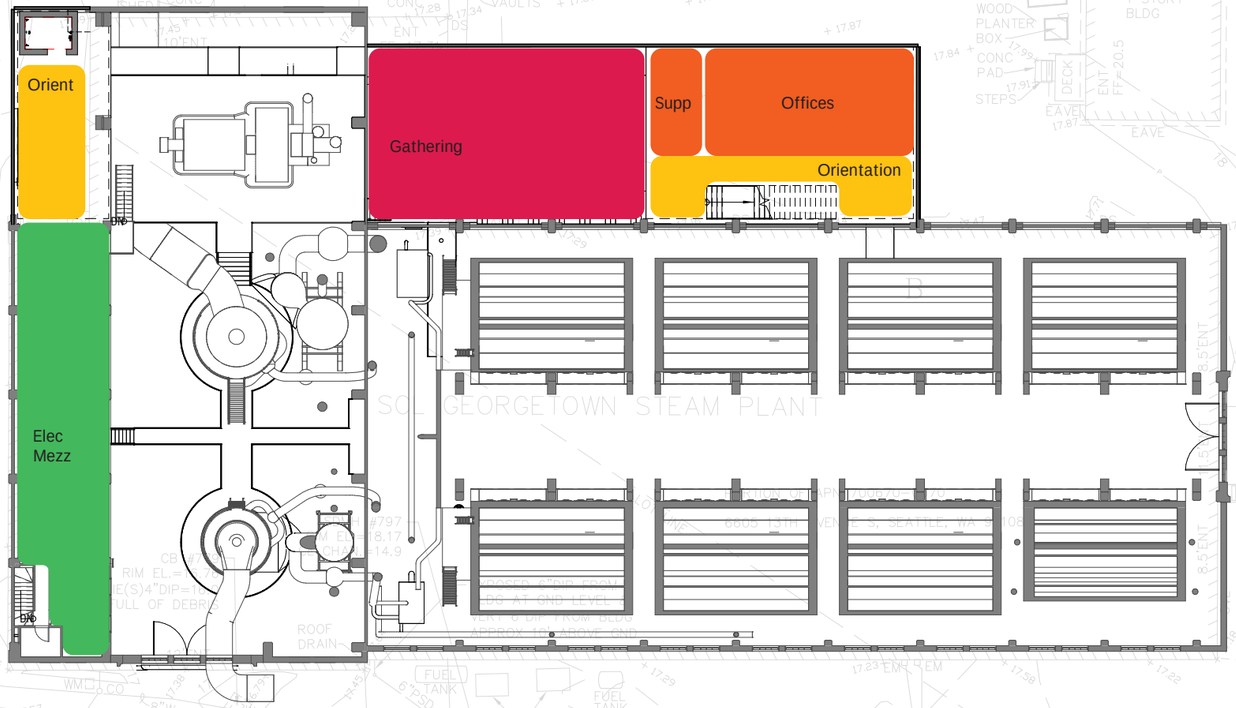
Exhibit / Interpretation	8,300 SF
Community / Education	500 SF
Visitor Services	1,300 SF
Admin	300 SF
Infrastructure	none

*Drawing Not to Scale

North

Program Scenario B: Level 3

Layout Possibilities



Level 3

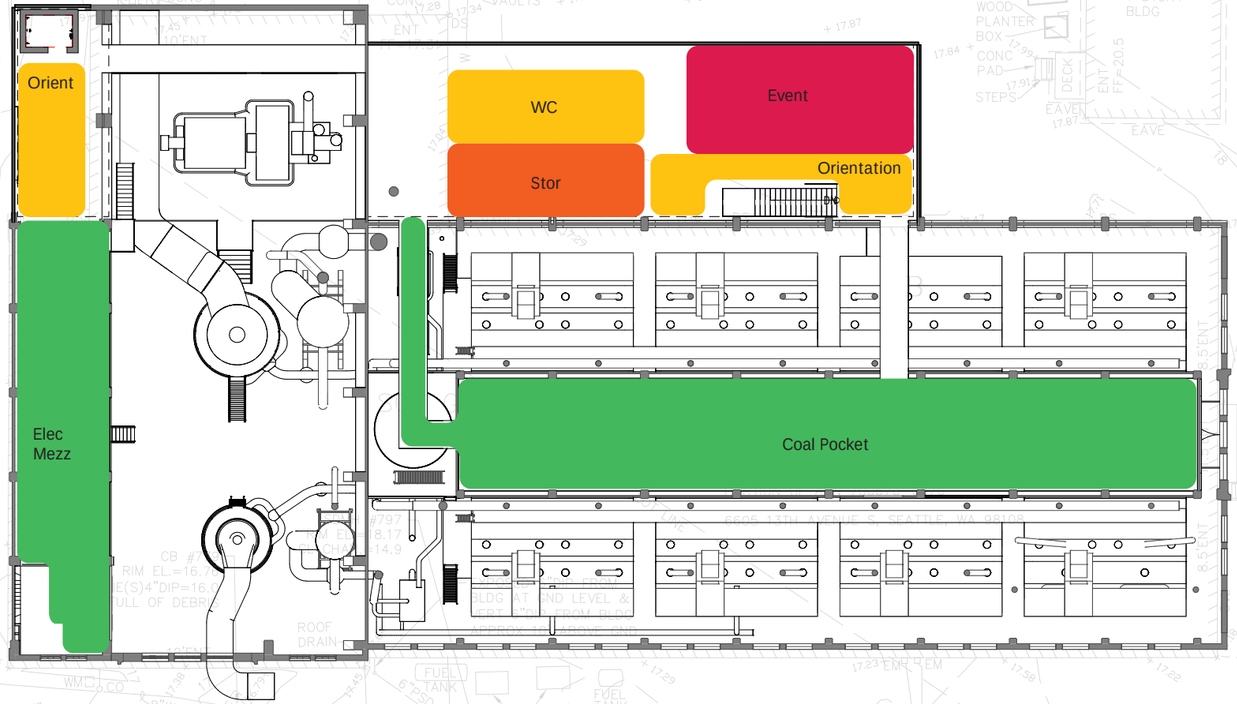
	Exhibit / Interpretation	1,200 SF
	Community / Education	1,065 SF
	Visitor Services	750 SF
	Admin	1,000 SF
	Infrastructure	none

*Drawing Not to Scale

North

Program Scenario B: Level 4

Layout Possibilities



Level 4

Exhibit / Interpretation	4,200 SF
Community / Education	900 SF
Visitor Services	1,200 SF
Admin	300 SF
Infrastructure	none

*Drawing Not to Scale

North

Expanded Program Outline, Early Development

Layout Possibilities

Program Scenario A

Space	Location	Floor	SF	Primary Use Case	Secondary Use Case	Notes
VISITOR SERVICES						
Lobby/Queueing	Cistern	1	945			
Orientation	NE Addition / Hinge	1	1285			
Orientation	NE Addition / Hinge	2	1361			
Orientation	NE Addition / Hinge	3	1361			
Orientation	NE Addition / Hinge	4	1312			
Ticketing/Front Desk	Cistern	1	228			
Retail (Gift Shop)	Cistern	1	230			
Coat Check	Cistern	1	100			
Retail Storage	Hinge	1	100			
Bathrooms	Cistern	1	153			
Bathrooms	Turbine + Hinge	1	825			
Bathrooms	Hinge	2	610			
			8410			
ADMIN AND SUPPORT						
Office / Conf	Cistern	1	327			
Conference	Cistern	1	172			
Storage	Cistern	1	44			
Storage	Ash Room	1	417			
			960			
INFRASTRUCTURE						
Electrical/Transformer	Ash Room	1	480			
Mechanical	Ash Room	1	406			
Mechanical	Cistern	1	172			
Fire	Ash Room	1	179			
Janitor			100			
Waste/Recycle		1	300			
			1537			
EXHIBIT/INTERPRETATION						
Turbine Hall	Turbine Room	1	6237	Exhibit Space (Permanent Museum)	Event Space	
Oil Pump Room	Oil Pump Room	1	1616	Exhibit Space (Permanent Museum)	-	
Ash Room Middle Bay	Ash Room	1	1883	Flex/Event Space	Exhibit Space (Temp)	Community room
Ash Chute Area	Ash Room	1	1129			
Cistern	Cistern	1	545			
Horizontal Turbine Mezz	Turbine Room	2	1187	Exhibit Space (Permanent Museum)	Event Support Space (viewing) + Greenroom	
Boiler Room	Boiler Room	2	5866	Exhibit Space (Temp/Permanent Museum	Event Space	
Coal Pocket	Coal Pocket	4	3106	Exhibit/Installation Space (Art, revolving)	Event Space	
Coal Bin Mezzanine	Coal Pocket	5	1,975	Exhibit/Installation Space (Art, revolving)	Event Support Space (viewing	Supports space below
Elec Mezz 2	Mezzanines	2	1184	Exhibit Space (Permanent Museum)	Event Support Space (viewing)	
Elec Mezz 3	Mezzanines	3	1184	Exhibit Space (Permanent Museum)	Event Support Space (viewing)	
Elec Mezz 4	Mezzanines	4	1296	Exhibit Space (Permanent Museum)	Event Support Space (viewing)	
Elec Mezz 5	Mezzanines	5	1184	Exhibit Space (Permanent Museum)	Event Support Space (viewing)	
			28392			
COMMUNITY/EDUCATION						
Classroom 1	Ash Room	1	728	Educational Space	Community Room	
Classroom 2	Ash Room	1	850	Educational Space	Community Room	
Classroom 3	Standalone	1	697	Educational Space	Community Room	
Maker Space	Ash Room	1	1367	Educational Space/Workshop		
			3642			

SUMMARY			
VISITOR SERVICES		**8410**	
ADMIN AND SUPPORT		**960**	
INFRASTRUCTURE		**1537**	
EXHIBIT/INTERPRETATION		**28392**	
COMMUNITY/EDUCATION		**3642**	42941
CIRCULATION/LOADING	15%	**6441.2**	
STAIR/ELEVATOR (VERTICAL CIRC)	6%	**2962.9**	9404.079
TOTAL INTERIORS PROGRAM		**52345**	

Program Scenario B

Space	Location	Floor	SF	Primary Use Case	Secondary Use Case	Notes
VISITOR SERVICES						
Lobby/Queueing	NE Addition	1	645			
Ticketing/Front D	NE Addition	1	100			
Retail (Gift Shop	NE Addition	1	208			
Retail Storage	Hinge	1	100			
Bathrooms	Hinge	1	465			
Bathrooms	Hinge	2	425			
Bathrooms	Hinge	4	410			
			2253			
ADMIN AND SUPPORT						
Office/Admin @	NE Addition	1	134			
Storage	Hinge	2	290			
Offices	Hinge	3	1297			
Storage	Hinge	4	314			
			2035			
INFRASTRUCTURE						
Electrical/Transf	Hinge	1	477			
Mechanical	Hinge	1	391			
Fire	Hinge	1	138			
Waste/Recycle		1	455			
Janitor			100			
			1461			
EXHIBIT/INTERPRETATION						
Turbine Hall	Turbine Room	1	6330	Exhibit Space (Permanent Museu	Event Space	
Oil Pump Roor	Oil Pump Room	1	1616	Exhibit Space (Permanent Museu	-	
Ash Room Mid	Ash Room	1	1883	Flex/Event Space	Exhibit Space (Temp)	Community room
Ash Chute Are	Ash Room	1	1129			
Boiler Room	Boiler Room	2	5866	Exhibit Space (Temp/Permanent M	Event Space	
Horizontal Turb	Turbine Room	2	1187	Exhibit Space (Permanent Museu	Event Support Space (viewing) + Greenroom	
Coal Bin	Coal Pocket	4	2852	Exhibit/Installation Space (Art, rev	Event Space	
Coal Bin Mezza	Coal Pocket	5	1,975	Exhibit/Installation Space (Art, rev	Event Support Space (viewing)	Supports space below
Elec Mezz 2	Mezzanines	2	1184	Exhibit Space (Permanent Museu	Event Support Space (viewing)	
Elec Mezz 3	Mezzanines	3	1184	Exhibit Space (Permanent Museu	Event Support Space (viewing)	
Elec Mezz 4	Mezzanines	4	1296	Exhibit Space (Permanent Museu	Event Support Space (viewing)	
Elec Mezz 5	Mezzanines	5	1184	Exhibit Space (Permanent Museu	Event Support Space (viewing)	
			27686			
COMMUNITY/EDUCATION						
Classroom 1	Ash Room	1	728	Educational Space	Community Room	
Classroom 2	Ash Room	1	850	Educational Space	Community Room	
Classroom 3	Standalone Clas	1	700	Educational Space	Community Room	
Maker Space	Ash Room	1	1367	Educational Space/Workshop		
Warming/Cateri	Ash Room	1	837	Event Support		
Theater	Hinge	2/3	1565	Performance/Video/Presentation		
Bar/Café Event	Hinge	4	1484	Event Space		
			7531			

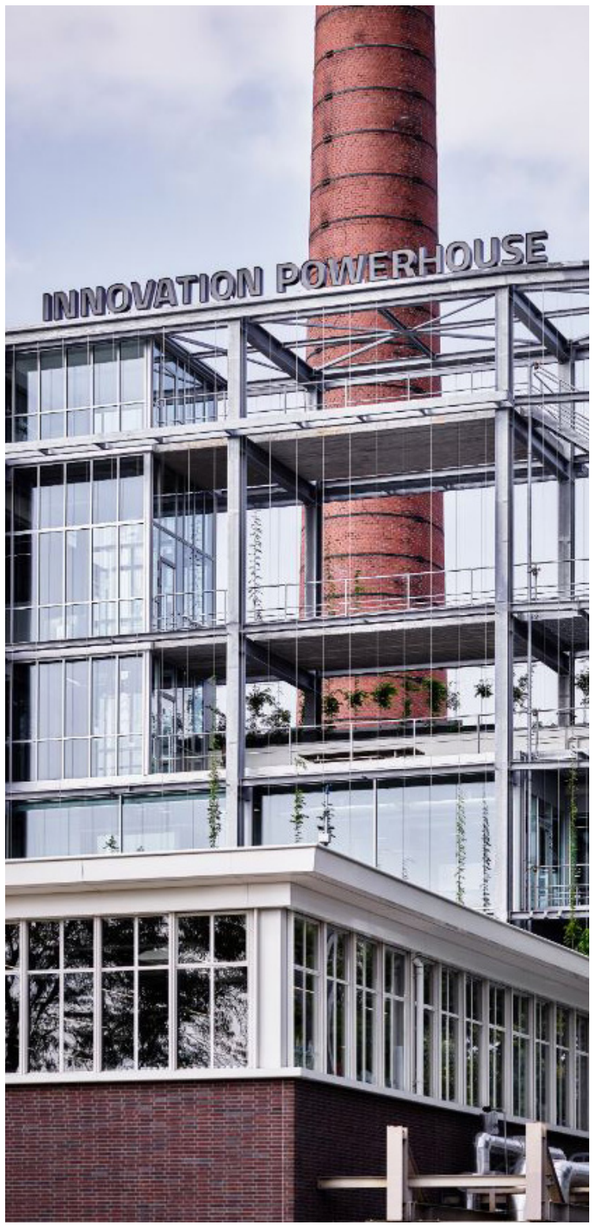
SUMMARY			
VISITOR SERVICES		**2253**	
ADMIN AND SUPPORT		**2035**	
INFRASTRUCTURE		**1461**	
EXHIBIT/INTERPRETATION		**27686**	
COMMUNITY/EDUCATION		**7531**	40966
CIRCULATION	15%	**6144.9**	
STAIR/ELEVA	6%	**2826.654**	8971.554
TOTAL INTERIORS PROGRAM		**49937.554**	

What could this look like? Some Examples

Scale, Opacity, Hierarchy, Legibility, Accessory Structures

Beloit College Power House
Wisconsin

Medieval Mile Museum
Ireland



Innovation Powerhouse
Netherlands

Tate Modern
UK

Planning for Subsequent Meetings