

**GREEN LAKE  
COMMUNITY BOATHOUSE**

**SEATTLE DESIGN COMMISSION**

**SCHEMATIC DESIGN REVIEW (60%)**

**18 APRIL 2019**

**PROGRAM**

# USERS/PARTNERS

## ASSOCIATED RECREATION COUNCIL (ARC) GROUPS AT GLSCC

- Green Lake Crew
- Seattle Sailing Club
- Seattle Canoe and Kayak Club

## ROWING ADVISORY COUNCIL (RAC)

- Oversees decisions regarding budget, equipment, race development and fundraising for the ARC groups at the center

# PROJECT GOALS

## STEWARDSHIP

- Provide a safe and secure place for rowing and paddling programs

## PROGRAMS

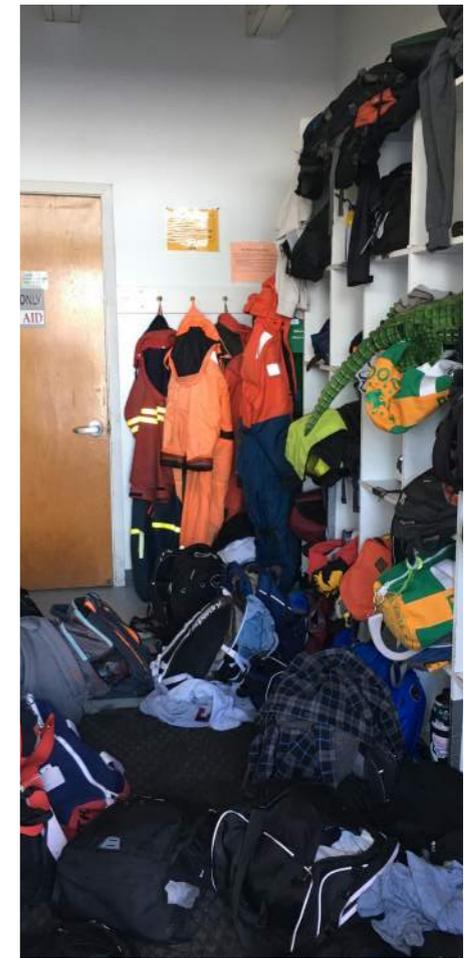
- Meet increased demand for public rowing and paddling programs

## ACCESS

- Expand facilities to reach underserved populations and access for all

## COMMUNITY

- Foster youth activities that promote teamwork, health and bonding
- Create more opportunities for the public to enjoy Green Lake



**SITE**

# VICINITY MAP



## KEY

- 1 GREEN LAKE PARK
- 2 SMALL CRAFT CENTER
- 3 GOLF COURSE
- 4 WOODLAND PARK
- 5 WOODLAND PARK ZOO
- 6 SPORTS FIELDS
- 7 GREEN LAKE WAY N
- 8 EAST GREEN LAKE WAY N
- 9 WEST GREEN LAKE WAY N

# EXISTING SMALL CRAFT CENTER



## KEY

1 GREEN LAKE PARK

2 SHELLHOUSE

3 SMALL CRAFT CENTER

4 AQUATHEATER

5 GOLF COURSE

6 PARKING

7 WEST GREEN LAKE WAY N

8 GREEN LAKE TRAIL

# **SITE & BUILDING DESIGN**

# SITE PROGRAM

Building Areas	Existing	Concept (30% Design)	Schematic (60% Design)
Aquatheater	4,635	4,635*	4,635*
Shellhouse	4,560	4,560	4,560
Boathouse Building	3,475	12,730	11,280
<b>Total Building Area (GSF)</b>	<b>12,670</b>	<b>21,925</b>	<b>20,475</b>

\* *Aquatheater as overflow storage only*

\*\* *Mt Baker Rowing and Sailing Center = 17,147 gsf*

# CHANGES SINCE CONCEPT DESIGN (30%)

## BUILDING FOOTPRINT

- Reduced size = reduced cost
- Improved site relationship to adjacent structure

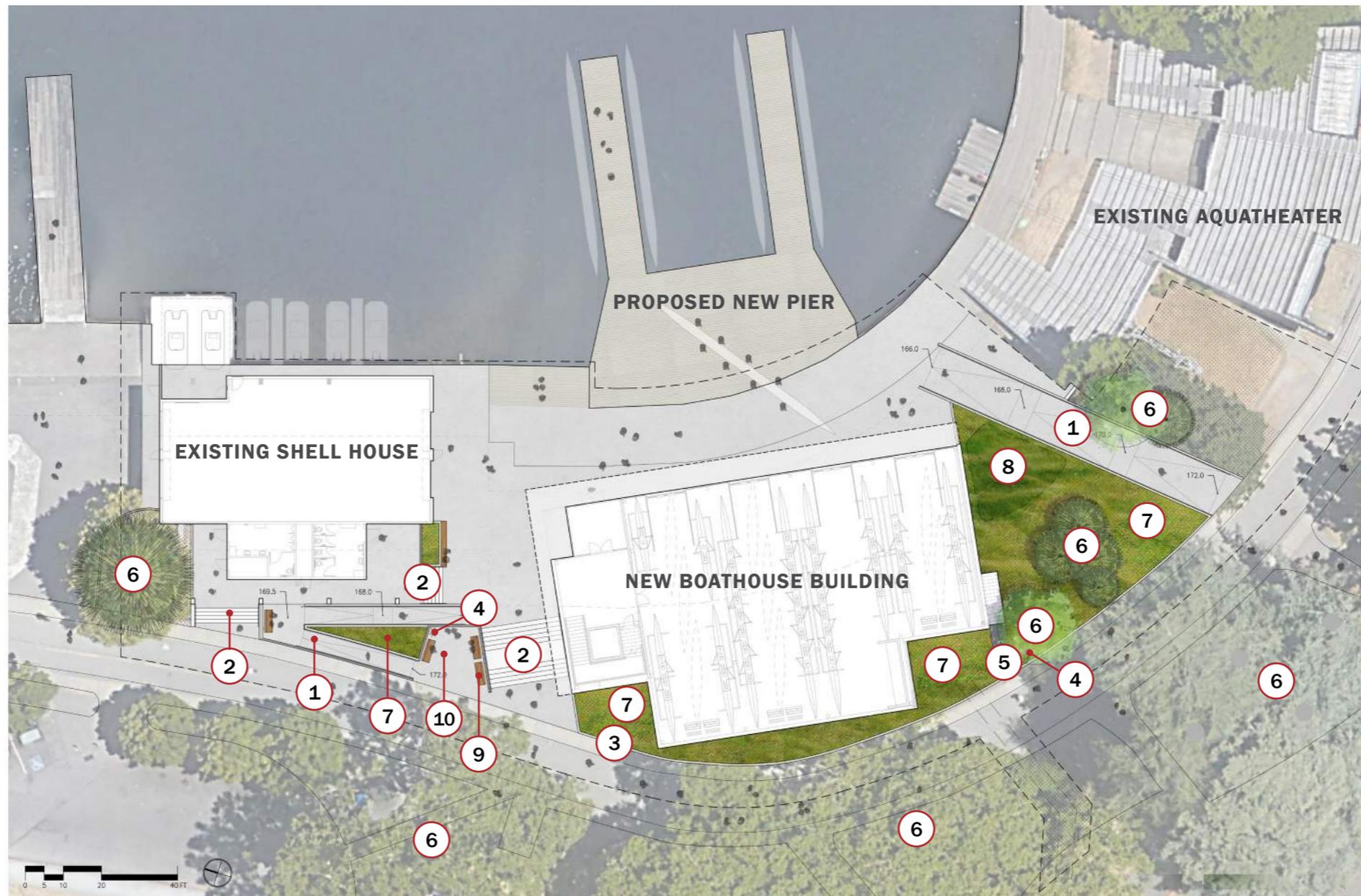
## PLANNING AND EXPRESSION

- More efficient plan
- Glazing to opaque wall ratio
- Sloped roof / concrete wall at base / clear windows to boat bays

## LANDSCAPE

- Access improvements consolidated to north side
- Surface stormwater and landscape integration
- landscape response to the park

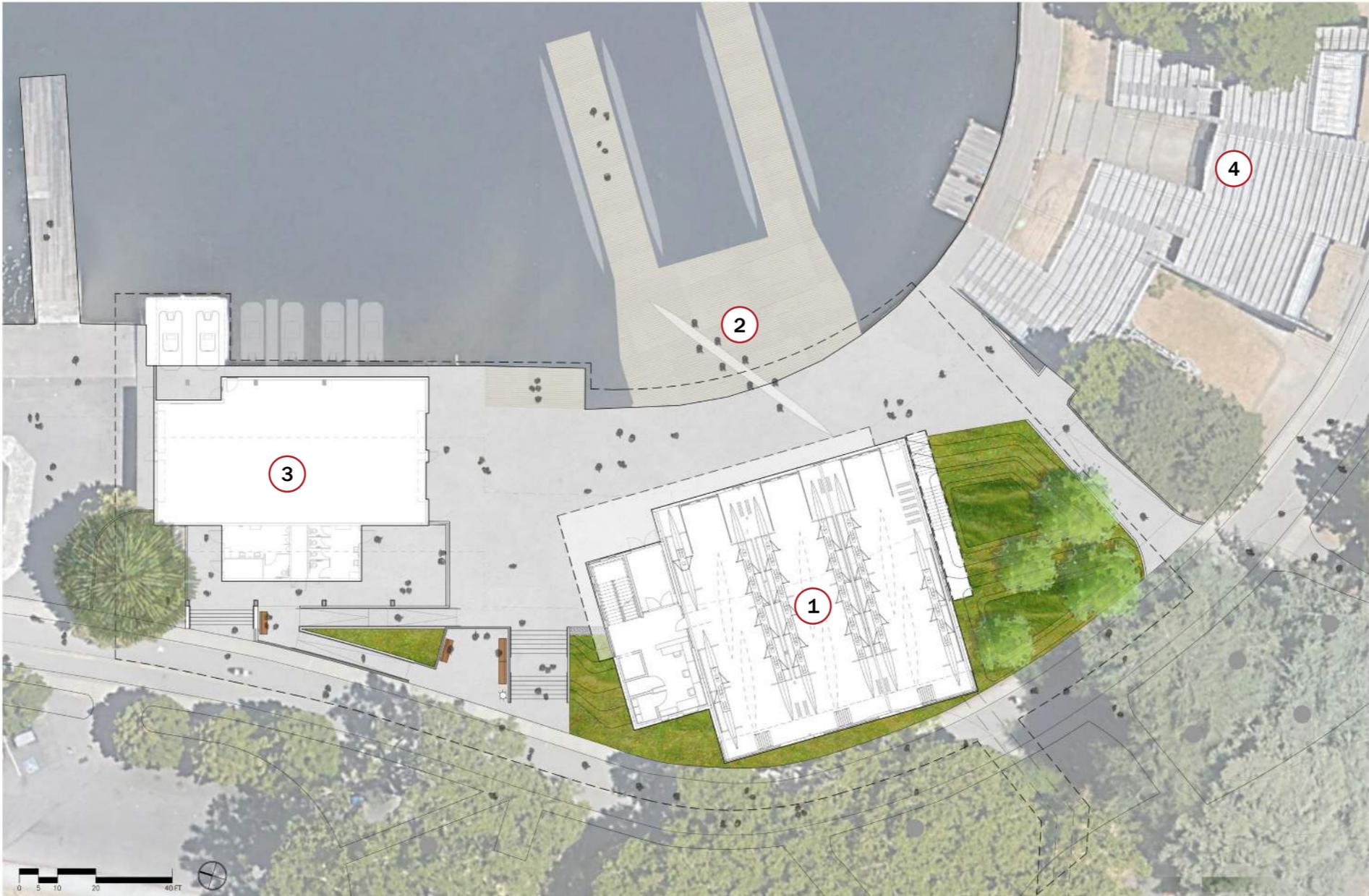
# LANDSCAPE PLAN (CONCEPT DESIGN)



## KEY

- |   |   |                                   |                                   |                                   |
|---|---|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>1</b> CIP CONCRETE RAMP WITH HANDRAILS 1:12 MAX. SLOPE | <b>3</b> CIP CONCRETE PLANTING CURB     | <b>5</b> CRUSHED GRAVEL PATH      | <b>7</b> DROUGHT-TOLERANT GRASSES | <b>9</b> BENCH                    |
| <b>2</b> CIP CONCRETE STAIRS WITH HANDRAILS               | <b>4</b> PEDESTRIAN-SCALE LIGHT FIXTURE | <b>6</b> EXISTING TREES TO REMAIN | <b>8</b> BIORETENTION POND        | <b>10</b> OVERLOOK WITH GUARDRAIL |

# SITE PLAN



## KEY

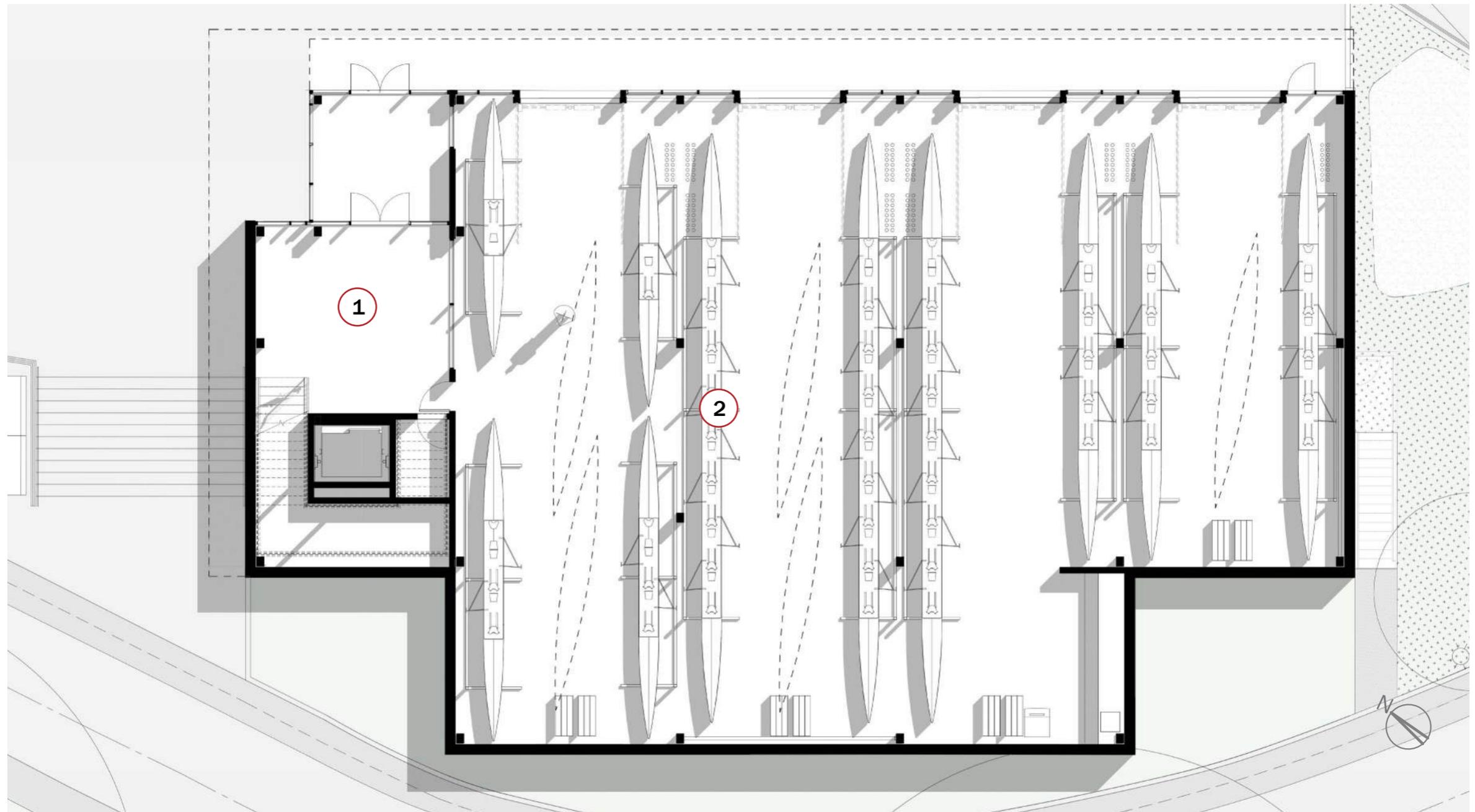
1 NEW BOATHOUSE BUILDING

3 NEW LAUNCH PIER

3 EXISTING SHELLHOUSE

4 EXISTING AQUATHEATER

# BOATHOUSE LEVEL 1 (CONCEPT DESIGN)

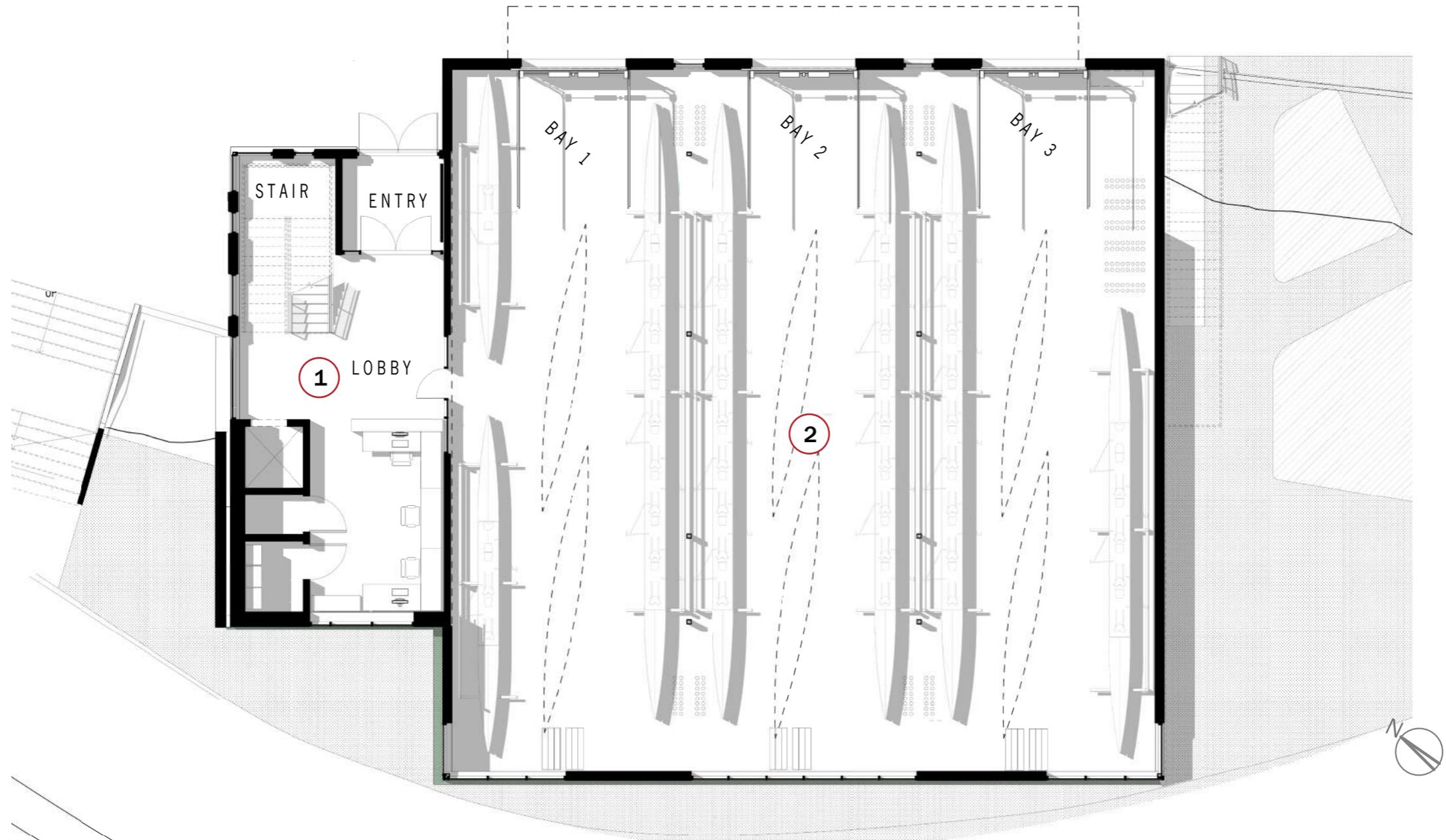


## KEY

1 LOBBY

2 BOAT STORAGE

# BOATHOUSE LEVEL 1 (CURRENT)

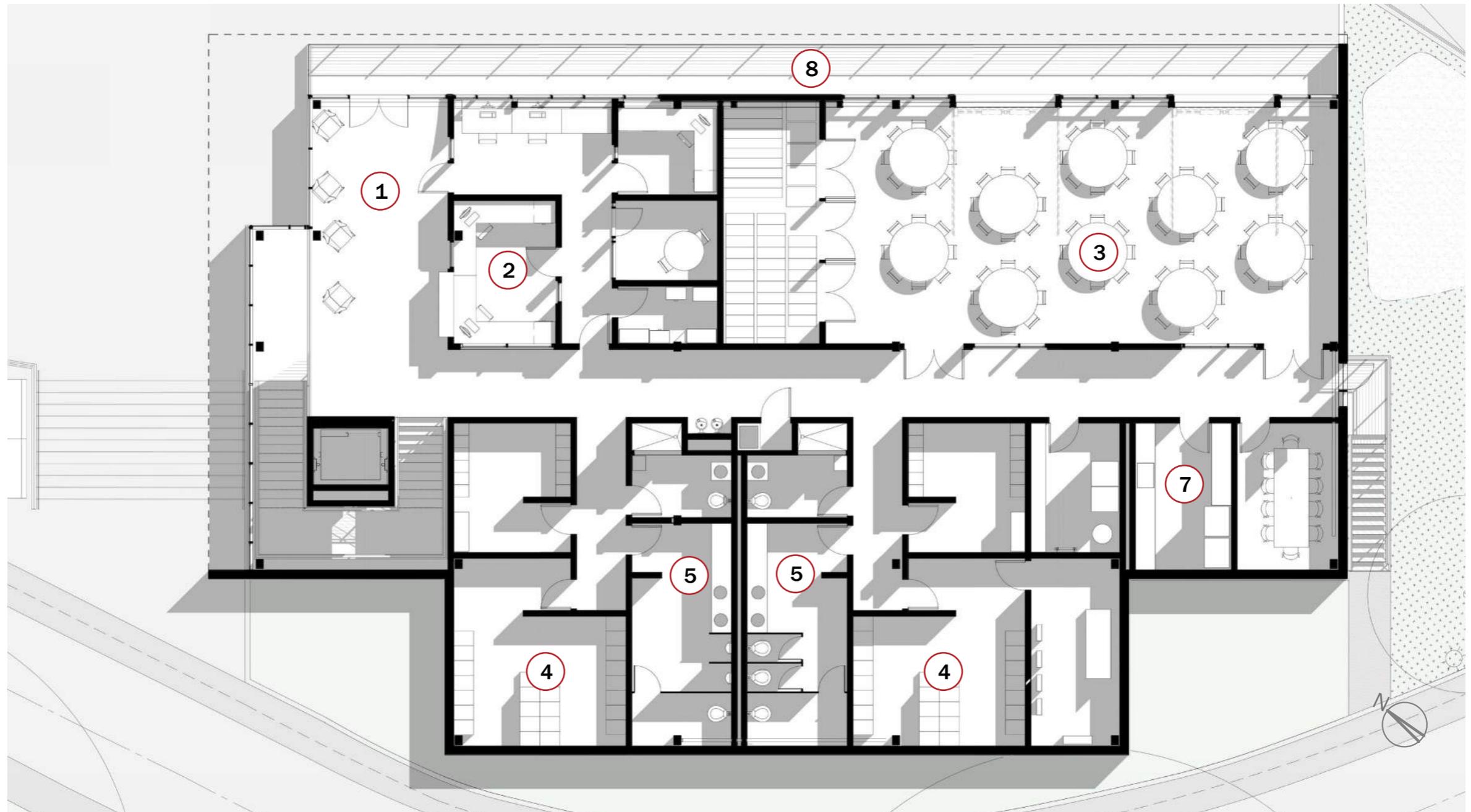


## KEY

1 LOBBY

2 BOAT STORAGE

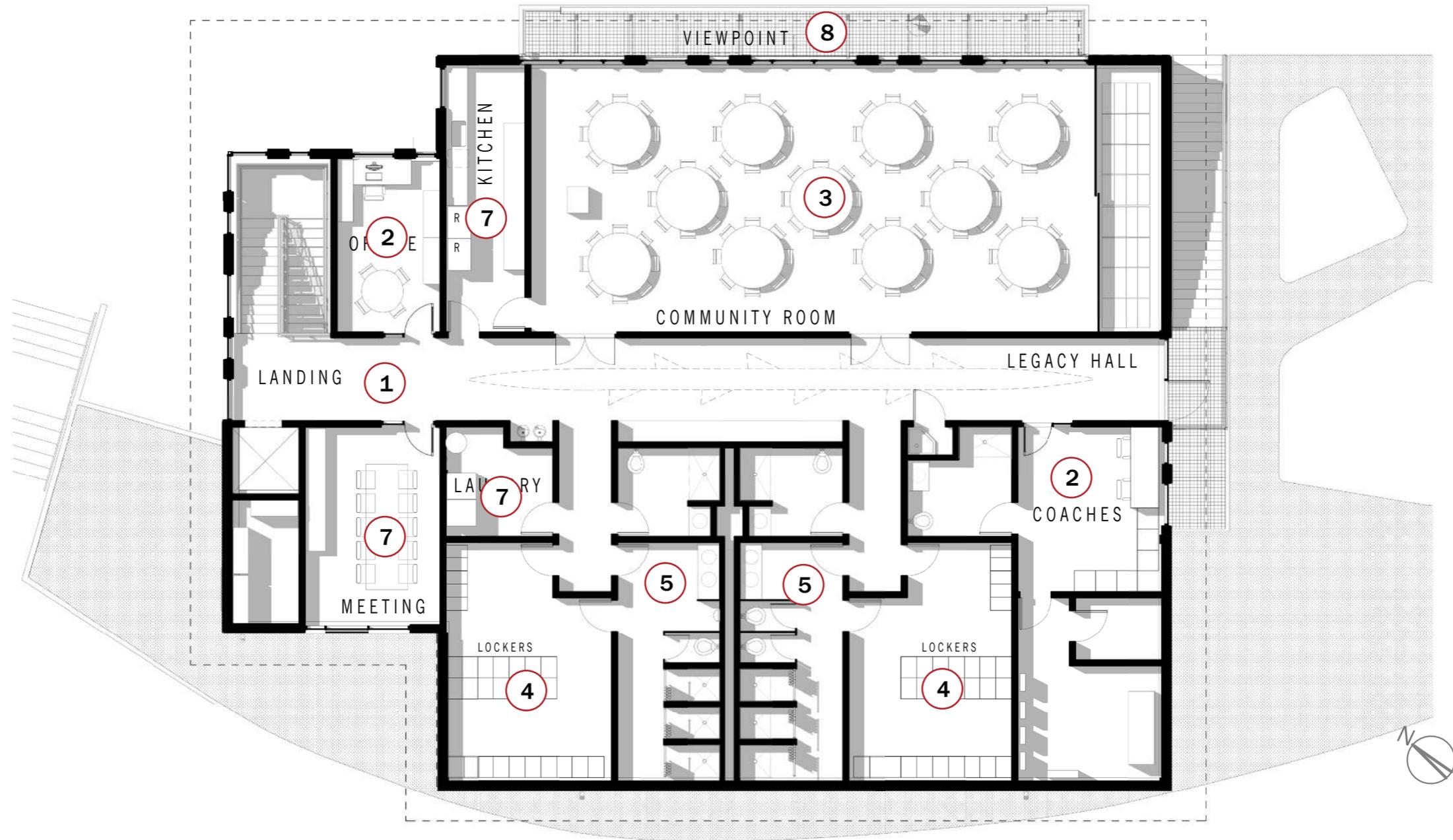
# BOATHOUSE LEVEL 2 (CONCEPT DESIGN)



## KEY

- |          |                |                        |                 |
|----------|----------------|------------------------|-----------------|
| 1 LOBBY  | 3 MULTIPURPOSE | 5 RESTROOM             | 8 EXTERIOR DECK |
| 2 OFFICE | 4 LOCKER ROOMS | 7 KITCHEN/LAUNDRY/CONF |                 |

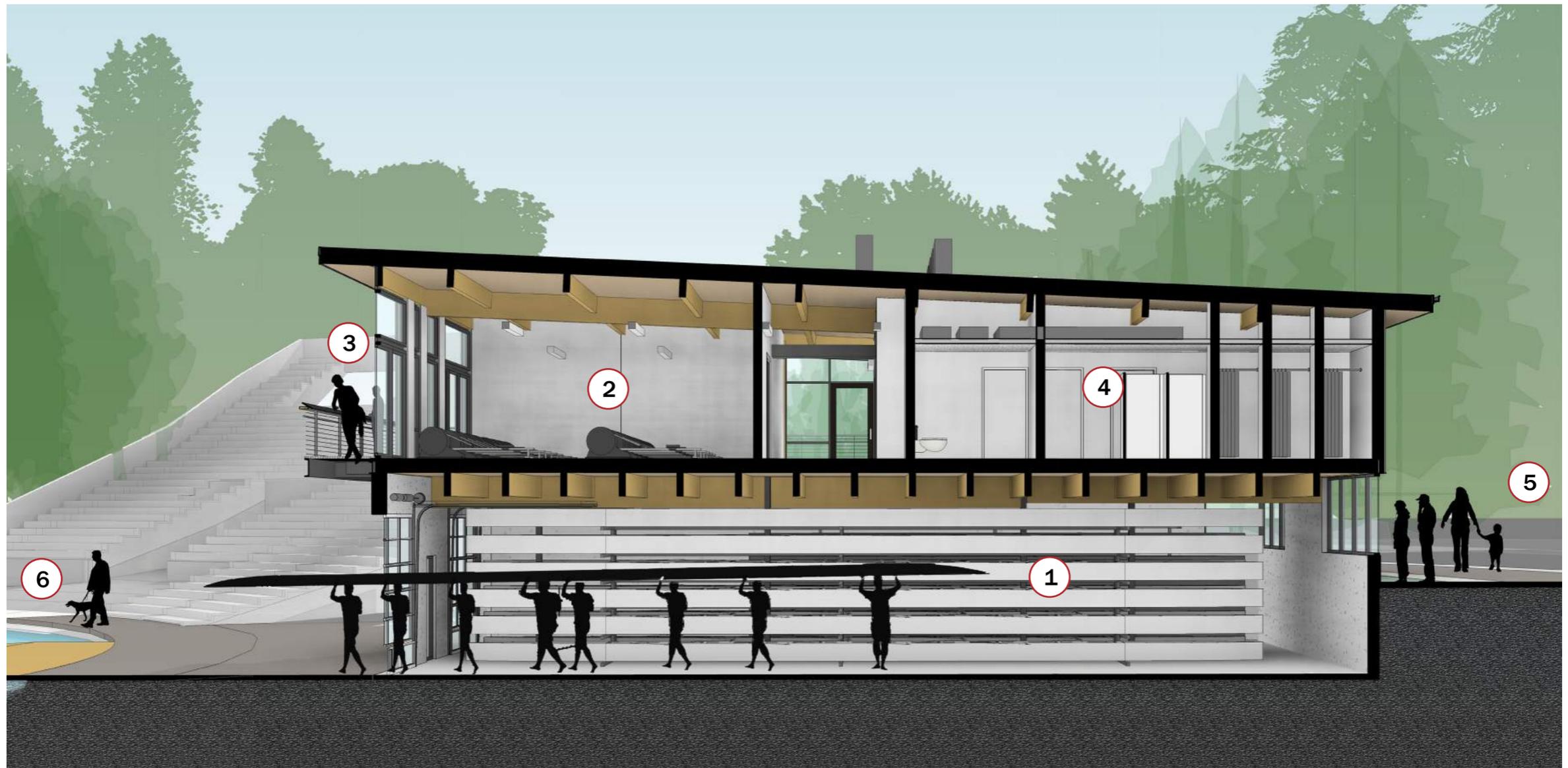
# BOATHOUSE LEVEL 2 (CURRENT)



## KEY

- |                 |                       |                               |                        |
|-----------------|-----------------------|-------------------------------|------------------------|
| <b>1</b> LOBBY  | <b>3</b> MULTIPURPOSE | <b>5</b> RESTROOM             | <b>8</b> EXTERIOR DECK |
| <b>2</b> OFFICE | <b>4</b> LOCKER ROOMS | <b>7</b> KITCHEN/LAUNDRY/CONF |                        |

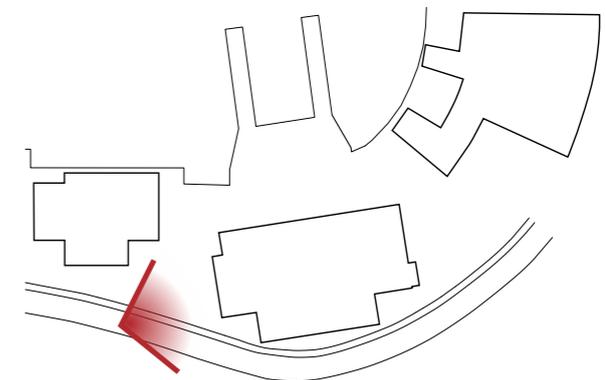
# E-W SECTION



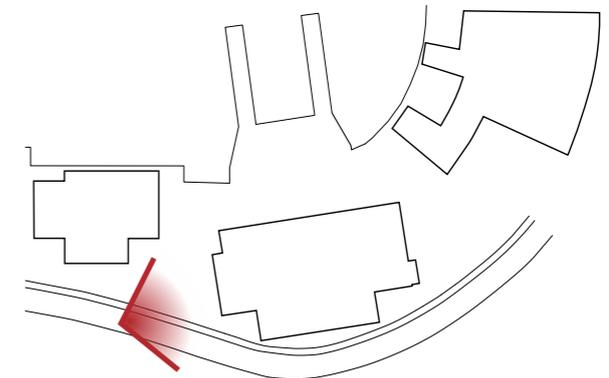
## KEY

- |                 |                                     |                   |
|-----------------|-------------------------------------|-------------------|
| 1 BOAT STORAGE  | 3 EXTERIOR DECK                     | 5 GREEN LAKE PATH |
| 2 TRAINING ROOM | 4 RESTROOMS/SHOWER/<br>LOCKER ROOMS | 6 PIER            |

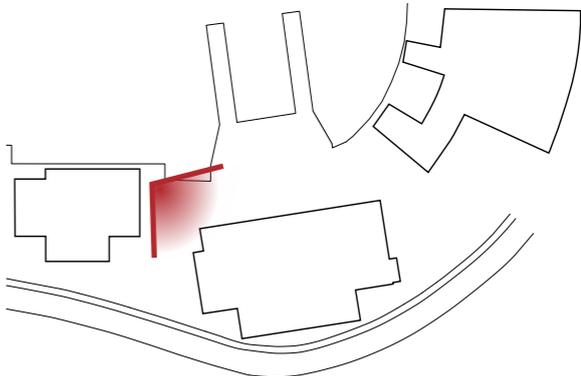
# NORTH ENTRY PLAZA (CONCEPT DESIGN)



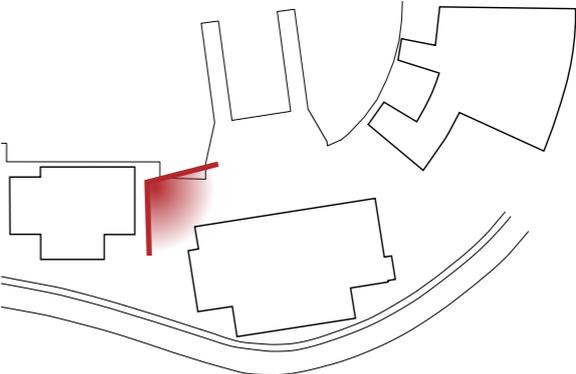
# NORTH ENTRY PLAZA (CURRENT)



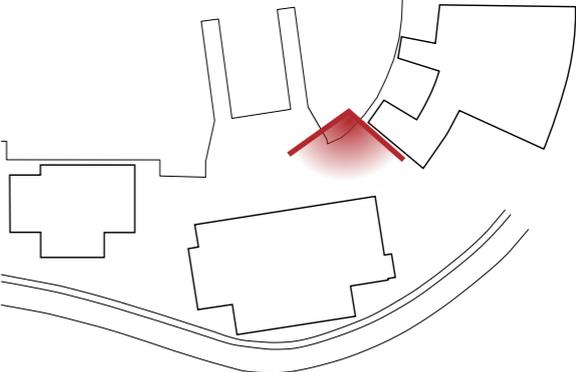
# WATERS EDGE (CONCEPT DESIGN)



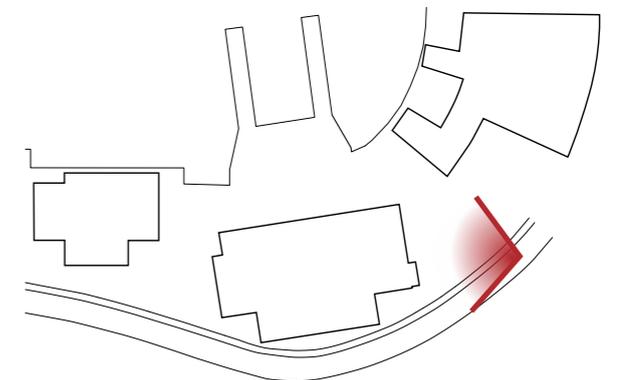
# WATERS EDGE (CURRENT)



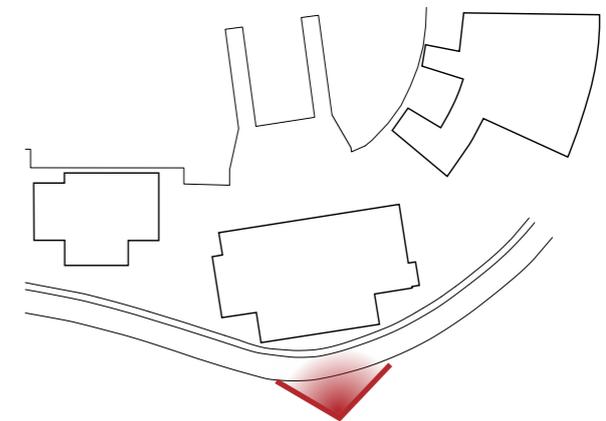
# WATER VIEW (CURRENT)



# PATH SIDE (CURRENT)



# FROM W GREEN LAKE WAY N (CURRENT)



# **SUSTAINABLE DESIGN**

# SUSTAINABLE STRATEGIES

## BUILDING

- LEED v4 Gold Certification
- EPD, HPD and LEM materials credits
- Ultra-Low flow plumbing fixtures (WE credits)
- Ultra-high efficiency heat pumps (2x more efficient than SEC).

## SITE

- Native and/or drought-tolerant planting palette
- Smart irrigation system to reduce water use
- Paving materials designed to reduce heat island effect
- On-site natural drainage bioretention for stormwater
- Sewer pump station replacement

**LANDSCAPE**



## KEY

- |   |   |                                  |                                  |
|---|---|----------------------------------|----------------------------------|
| <b>1</b> CIP CONCRETE RAMP WITH HANDRAILS 1:12 MAX. SLOPE | <b>3</b> PEDESTRIAN-SCALE LIGHT FIXTURE | <b>5</b> EXISTING TREE TO REMAIN | <b>7</b> BENCH                   |
| <b>2</b> CIP CONCRETE STAIRS WITH HANDRAILS               | <b>4</b> CRUSHED GRAVEL EDGE            | <b>6</b> BIORETENTION PLANTING   | <b>8</b> OVERLOOK WITH GUARDRAIL |

# BIORETENTION LANDSCAPE



# PLANTING TYPOLOGIES



# LANDSCAPE PLAN (CURRENT)

## Historic Park Representative Palette



*Nyssa sylvatica*  
Black Gum



*Itea virginica* 'Little Henry'  
Sweetspire



*Fothergilla gardenii*  
Witch Alder



*Lonicera pileata*  
Privet Honeysuckle



*Waldsteinia ternata*  
Barren Strawberry

## Bioretention Representative Palette



*Acer circinatum*  
Vine Maple



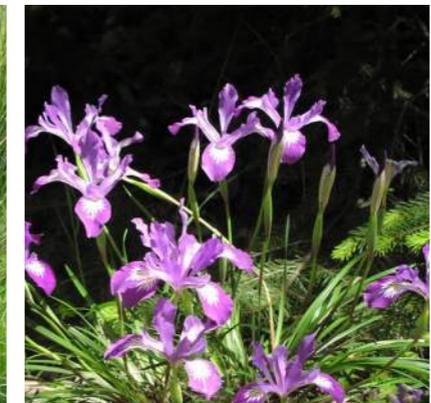
*Carex pachystacha*  
Chamisso Sedge



*Itea virginica* 'Little Henry'  
Sweetspire



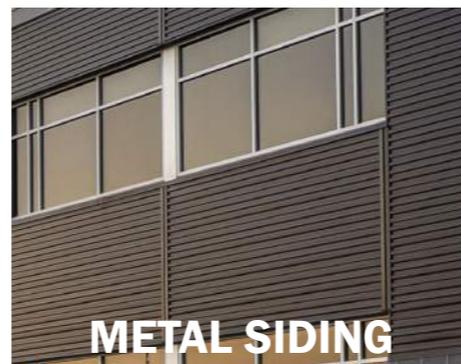
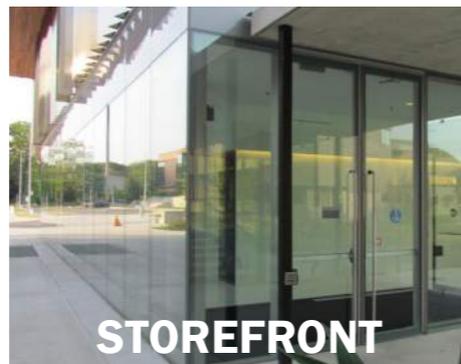
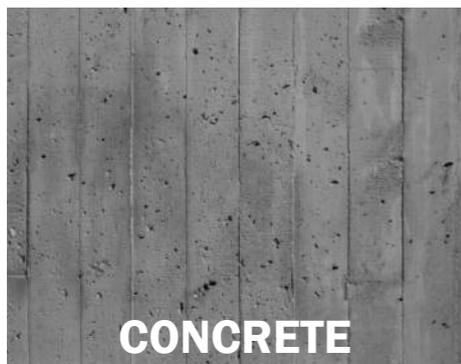
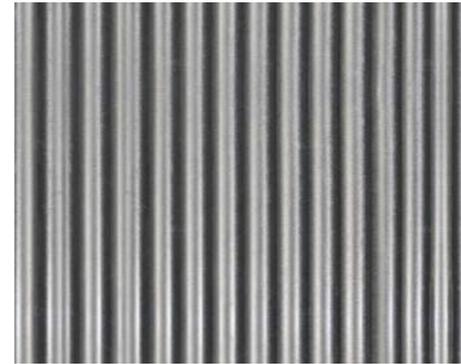
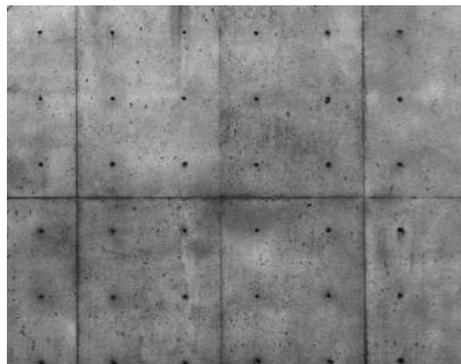
*Juncus effusus*  
Soft Rush



*Iris douglasiana*  
Douglas Iris

# **MATERIALS & ELEVATIONS**

# MATERIALS



**CONCRETE**

**STOREFRONT**

**METAL SIDING**



# EXTERIOR ELEVATIONS

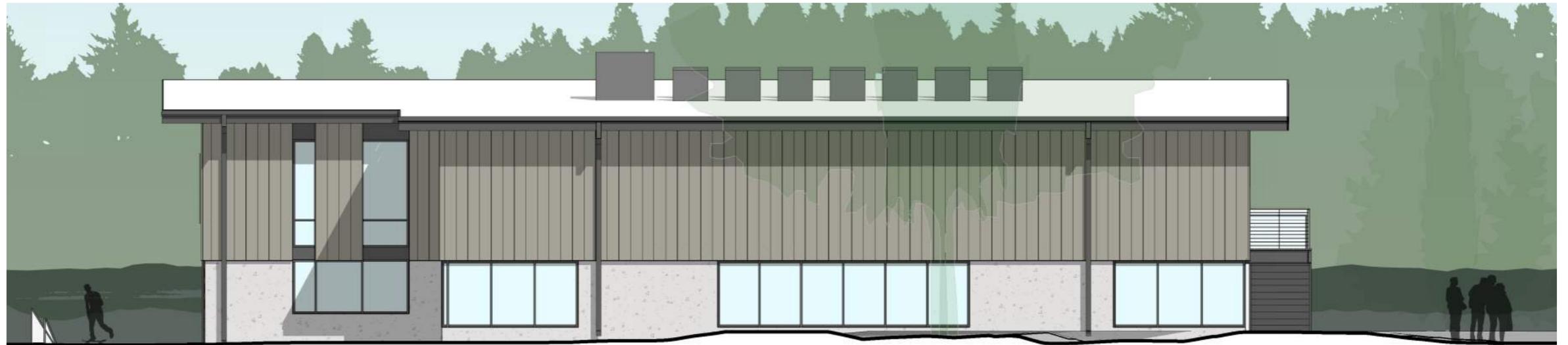


**NORTH ELEVATION**



**EAST ELEVATION**

# EXTERIOR ELEVATIONS



**WEST ELEVATION**



**SOUTH ELEVATION**

# SCHEDULE

# MILESTONE SCHEDULE

## DESIGN

- July 2018 - October 2019

## PERMITTING

- July 2019 - April 2020

## CONSTRUCTION

- May 2020 - Feb 2021

## GRAND RE-OPENING

- Spring 2021