

## Gas Works Park East Entry and Restroom Facility

COA Narrative Description August 26, 2020

---

### SUMMARY

Seattle Parks Department adopted the City's CPTED (Crime Prevention Through Environmental Design) Guidelines approximately 12 years ago and received ADA compliance citations for many of their facilities from the Department of Justice (DOJ) in 2012. To address the non-compliance concerns at Gas Works Park, Seattle Parks undertook an intensive review of the existing east pedestrian entrance to the park and the existing restroom building (aka the Comfort Station), with the overall goal of improving visitor safety, experience, functionality, accessibility and visibility. This application to the Seattle Landmarks Preservation Board has been prepared to:

- 1) Review the significance and contribution of the existing restroom to the original development of the park
- 2) Present the analysis of the existing comfort station building, and pedestrian and parking access facilities from the east side of the park;
- 3) Present the redesigned alternative for the new comfort station; and
- 4) obtain approval for the design that meets both the functional and historic preservation objectives of the project.

The proposed project is primarily in response to 2012 DOJ citations regarding the accessibility deficiencies of the restroom facilities and pedestrian routes on the site. The project also aims to address Seattle Parks and Recreation's goals of 1) decreasing crime by opening spaces for maximum visibility and safety; 2) mitigating poor plumbing, electrical and structural conditions of the existing restroom structure; 3) advancing new comfort station policies regarding universal/all gender access; and 4) enhancing visitor awareness of and experience with Gas Works' history.

### ONGOING INITIATIVES AND OPPORTUNITIES

The Gas Works Comfort Station and East Entry/ADA project is part of a series of major maintenance and remediation initiatives, or Renaissance, at the Park which will greatly improve the visitor experience, including:

- Kite Hill Renovation
- Subsurface Remediation
- Play/Picnic Barn Renovation (over next 3 years)
- New Play Area (open in July 2018)
- Comfort Station Improvements/ADA
- East Entry Pedestrian and Vehicular Routes/ADA
- Repaving of inaccessible surfaces

This set of projects will allow Parks to address critical and non-compliance issues while at the same time affording **major opportunities to greatly advance the visitor experience** and access to the historic/landmark resources of Gas Works Park. These projects will:

- Improve aging infrastructure to meet modern standards
- Provide safe and ADA compliant Comfort Station

## **Gas Works Park East Entry and Restroom Facility**

COA Narrative Description August 26, 2020

---

- Provide ADA access directly to Picnic Area/Picnic Barn
- Increase visual access and orientation to the Barn and Picnic Area
- Reduce CPTED/Safety dynamic and risks

### **PROJECT HISTORY**

Everyone in Seattle is familiar with Gas Works Park, on the south edge of the Wallingford neighborhood, loved for its unique combination of industrial era machinery and production structures, lawns and open space, play areas, and views of the City and Lake Union. It is heavily used for both active and passive recreation. The park encompasses approximately 20 acres, the land mass projecting 400 feet into Lake Union with 1,900 linear feet of shoreline. It was created on the site of the former Seattle Gas Light Company gasification plant, which operated from 1906 to 1956 and purchased by the City of Seattle for park purposes in 1962; it opened to the public in 1975. The site was nominated to the National Register of Historic Places in 2002 (finally listed in 2013) and became a City of Seattle landmark in 2002. The park was designed by Seattle landscape architect Richard Haag, who won the American Society of Landscape Architects Presidents Award of Design Excellence for the project. (see attached project orientation and historic preservation graphics)

The City landmark ordinance, #121043, states that approval from the Landmarks Preservation Board must be obtained before the owner may make alterations or significant changes any portions of the site, including the exteriors of all buildings and structures. A COA is not required for any in-kind maintenance or repairs of the landmark site and building features. In-kind maintenance and repair are considered, but not limited to, re-painting and re-staining of equipment and furniture with the existing color(s), repaving and re-stripping of parking lot and in-kind replacement of chain link fences. Although the comfort station was cited individually in the NR nomination, it was not specifically mentioned in the City of Seattle Landmark nomination, but as an existing structure in the Park, any change to the building falls under the purview of the LPB.

### **PROJECT DESCRIPTION**

To address the vehicular and pedestrian accessibility, the scope includes revision of parking stalls in the east parking lot, and repaving between the parking lot and Comfort Station and the plaza in front of the Comfort Station. To address the deficiencies of the existing Comfort Station, three alternatives were considered: 1) renovate the existing structure; 2) build new within the existing footprint; and 3) build a new structure with new location and footprint. The specific site alterations and three building options are described below and on the attached pages and drawings.



## **Gas Works Park East Entry and Restroom Facility**

COA Narrative Description August 26, 2020

---

### **SITE WORK**

#### **East ADA Entry**

- 
- Restripe ADA Parking at East Entry, with (2) Accessible Parking Spaces and (1) Van Accessible Parking Space
- Add (3) new ADA parking signs
- Provide (2) new ADA compliant curb ramps at East Entry from parking lot
- Repave/replace existing brick paver area to be level and ADA compliant
- Replace existing bollards
- Remove existing trip hazard railroad tracks and replace with metal detail cast in concrete to give recognition to tracks while also being ADA accessible
- Regrade entry to create gentler slope to Comfort Station for ADA compliance
- Repave asphalt from entry to Comfort Station to have an ADA compliant slope
- Trim existing walkway from 20' wide to 14' wide

#### **Restroom Plaza and Improved Picnic Area**

Three options were considered and presented at multiple ARC meetings, including June 15 and November 21 2018. The alternatives included :

- 1) Retain and rehabilitate the existing Comfort Station
- 2) Retain the existing "roofprint" and construct new below
- 3) Provide new structure in an adjacent location

The third option, a new structure, was selected for design development, and the final design is presented here, as it addresses Parks' critical goals of accessibility, improved restroom facilities and pedestrian routes on the site, providing maximum visibility and safety and enhancing park visitor experience. The proposed design includes the following:

- Removal of the existing noncompliant ADA Ramp and provision of new ADA Ramp to Picnic Area
- Lowering of the existing wall at west edge of Picnic Area and creation of a new planter for improved visibility and aesthetics
- New view corridor from restroom plaza to Picnic Area
- Improved brick paving surfaces at the Picnic Area
- Installation of four new Katsura trees, *cercidiphyllum Japonica*, 3" caliper, where the two existing Katsura trees, (1 @ 10" caliper, and 1 @ 12" caliper) are removed

The new paving at the restroom and adjacent plaza will be ADA compliant, and will be constructed of brick bordered by a concrete band, which mimics the existing paving. Two Katsura trees are being replaced with four, per Parks' 2:1 replacement policy, due to the construction of the new Comfort Station, paving improvements, and required grading in the location of the two affected trees.

## **Gas Works Park East Entry and Restroom Facility**

COA Narrative Description August 26, 2020

---

Connection from the restroom plaza to the Picnic Area will be an ADA-compliant ramp. The Picnic Area will remain unchanged except for the relocation of two picnic tables and one grill, and the west edge wall modifications to accommodate the new ramp.

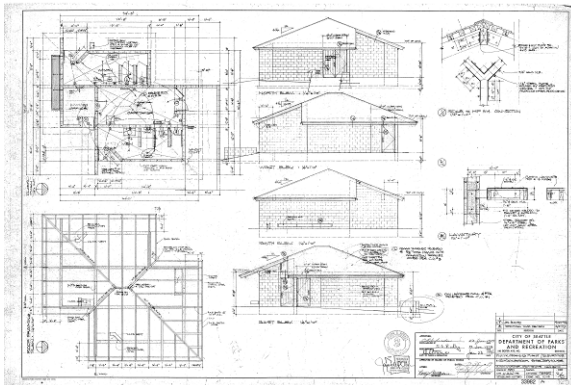
The site and landscape scope of work includes adding three ADA stalls at the east entry parking area. The walkway from these parking stalls and the park entry to the Comfort Station will be regraded to comply with ADA standards, and will necessitate cut and fill of 200' of the existing path. To minimize disturbance to the existing trees located to the east of the path, the walk will be narrowed from 20' to 14'.

### **EXISTING COMFORT STATION**

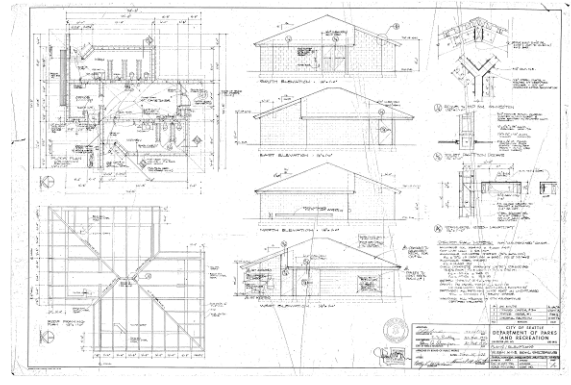
The existing restroom was constructed in 1975, in what is known as the North Lawn. It is a one story, hipped-roof structure of painted CMU and exposed wood framing. Without the covered outdoor spaces, it occupies approximately 800 square feet. The form was conceived of by Rich Haag, the visionary landscape architect/designer of Gas Works Park, to resemble some of the gas works facilities that once occupied the site, according to the 2012 National Register Nomination. The actual building was designed by Gordon Walker, architect and principal at Olson-Walker & Associates, who had been contracted to provide the design for other restroom facilities throughout the park system in the 1970s.

Research has revealed that Olson Walker designed 5 of the 26 comfort Stations for Parks between 1972 & 1975. In addition to the one here at Gas Works Park, which is CMU with a metal roof, they include:

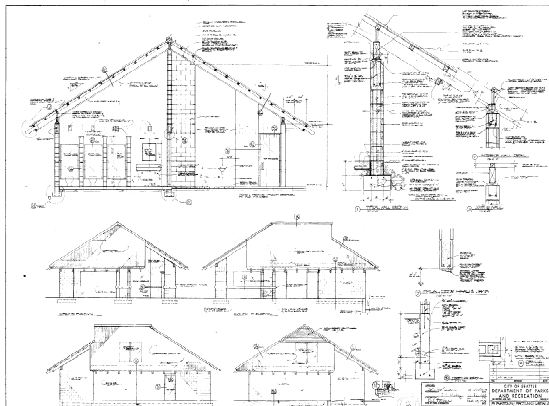
- Brighton Comfort Station – 1974 – Brick exterior with metal roof
- Queen Anne Bowl – 1972 – CMU with metal roof (Fig. 2)
- Meadowbrook Playfield – 1974 – CMU with metal roof (Fig. 1)
- Dr. Blanche/Lavizzo Park – 1974 – Concrete with metal roof



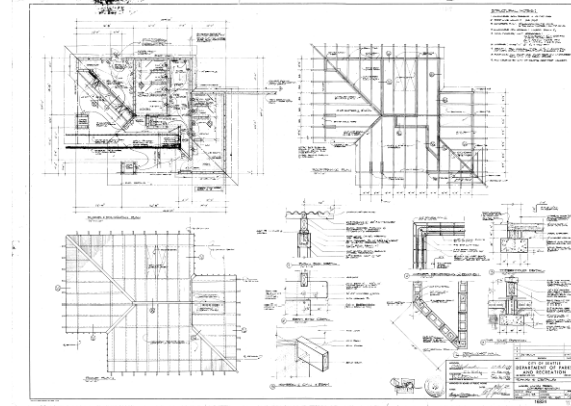
*Fig. 1 Meadowbrook, 1974*



*Fig. 2 Queen Anne Bowl, 1972*



*Fig. 3a Gas Works Park, 1976*



*Fig. 3b Gas Works Park, 1976*

## Gas Works Park East Entry and Restroom Facility

COA Narrative Description August 26, 2020

---

As is seen here, all of restrooms from that period were very similar in design and material, and appear to be a standard that was modified only slightly to fit into the park in which they were constructed.

The existing Gas Works Park restroom structure has a simple industrial esthetic and is aligned with the large, open Picnic Shelter to the south. Its hipped and truncated form matches the 7:12 roof slope of the adjacent structure and exhibits exposed rafter tails and corrugated roofing that also match the Picnic Shelter and connected Play Shed. Like the standard form, the corner of the roof is notched to indicate the entrance to the concession and restroom areas. Other exterior character-defining features of the building include the following:

- Corrugated metal roofing (originally corrugated transite) installed on exposed 3x3 purlins
- 4' +/- overhang with exposed 4 x 8 rafter tails @ 3'-4" o/c
- Exposed heavy timber/bolted connections
- Unreinforced , painted CMU walls w/rowlock course at header height
- Painted wood doors and trim
- Diagonal plan element at concessions counter

The interior, which is divided into a concession area, a women's and men's restroom and a maintenance chase, exhibits a tall volume, with exposed roof structure (trusses and framing) up to approximately 16' at ridge in each of the restrooms. The walls are also painted CMU with a header rowlock course, and the floor is concrete.

The building's truncated plan elements align with the adjacent diagonal site plan elements, which include site walls, brick paving, and concrete on three sides. The north side is treated as the back of the building, with limited paving.

Seattle Parks and Recreation and Patano Studio have done extensive studies on the building, including ADA compliance review, hazardous material surveys, structural and seismic evaluations, and mechanical and plumbing assessments. The building does not provide code compliant accessible restroom facilities, such as wheelchair turning clearances, stall configurations, and signage; it does not comply with the adopted crime prevention design parameters (CPTED); it is sited in a way that severely restricts safety and visibility to the Picnic Area to the east of the building; it contains a small amount of asbestos in the concession area and high levels of lead in some of the painted surfaces; and it does not meet current life-safety and seismic resistance codes. These studies and reports are available for review. The current restroom stalls cannot be made ADA complaint without reducing the fixture count. Parks has determined that this particular restroom has one of the highest uses in the City. (see attached existing conditions graphics)

Prior to this request for approval, Parks has presented the site design and building removal to the original designers, Rich Haag and Gordon Walker, both of whom have expressed strong support for the proposed new East Entry and Restroom Facility improvements. (see attached meeting minutes)

Also, in response to comments heard from the ARC in June 2018, the design team has reached out to Patricia Fels, AIA and Christine O'Hara, ASLA, the authors of the 1999 City of Seattle

## Gas Works Park East Entry and Restroom Facility

COA Narrative Description August 26, 2020

---

Landmarks Nomination, as well as the 2012 National Register Nomination, to gain insight into their thoughts about the significance of the park. Both women strongly confirmed that the substance of their nomination was the significant site structures, most importantly the gas works (the remaining towers and the large play barn and picnic shelter) and the brilliant integration of those structures into the comprehensive, award winning urban park. They agreed that the restroom building was a necessary but incidental feature in the overall design, which was rendered visually compatible by the adaptation of its typical exterior features and its deference to the existing structures.

Since Gas Works Park is an historic site and assemblage of buildings, the Secretary of the Interior's Standards for the *Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* was consulted for assistance in understanding the effects of the removal of the building and addition of a new one on the spatial organization of the site. In the Restoration Approach, the recommendation is to identify, retain and preserve the historic materials and features. In this case, the existing restroom structure is not part of the original gas works and while is sympathetic to the character of the industrial elements of the site, it does nothing to interpret the history of the site or contribute to its significance or spatial organization.

Additionally, the *Restoration Guidelines* in the Secretary of the Interior's Standards, has sections on considerations for Accessibility and Health and Safety Concerns. It allows for the addition of new features in the landscape to make accessibility improvements and address health and safety concerns provided it is done 'in a manner that preserves adjacent features, materials and finishes from the restoration period' and provided the new structure minimizes its impact on the cultural landscape and is compatible in character, materiality, placement and arrangement.

### **DESIGN AND REDEVELOPMENT GOALS**

In addition to the desire to provide an improved and universally accessible restroom facility, the building evaluation was strongly influenced by Crime Prevention Through Environmental Design (CPTED), design standards that are widely used in park design and have been adopted by Seattle Parks and Recreation. CPTED strategy relies on creating spaces that raise the certainty of being caught to deter criminal activity. The existing restroom does not provide direct visibility to all restroom entries from the adjacent plaza and Picnic Area. CPTED standards promote an environment that provides greater visibility, decreases uncontrolled access to the restrooms, and provides clear directional flow for users. When implemented, these elements will promote safety and positive social interactions in the Picnic Area, where unwanted activities often occur because of its visually hidden location, tucked behind the existing comfort station.

Images of the existing conditions and the developed design are provided as part of this application.

September 15, 2016

Landmarks Preservation Board  
Seattle City Hall )  
600 4<sup>th</sup> Avenue  
4<sup>th</sup> Floor  
Seattle, WA 98104

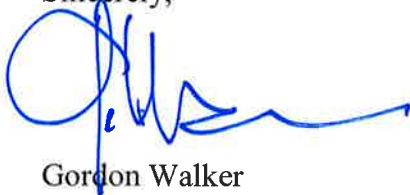
Dear Landmarks Preservation Board,

This letter is written in regards to the Gas Works Park, Comfort Station Project.

As the designer of the existing comfort station at Gas Works Park, I have no issue with its removal and replacement with a new comfort station design by Patano Studio Architecture.

I support the work that Seattle Parks and Recreation, Patano Studio Architecture and Harrison Design have proposed for the Gas Works Park, Comfort Station Project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gordon Walker', with a stylized, flowing script.

Gordon Walker

**Seattle Parks & Recreation  
Planning & Development Division**

**Rich Haag Tour of Gas Works Park**

**August 18, 2016**

**Attendees:**

Rich Haag  
Andy Sheffer  
Jay Rood

Rich offered Jay and Andy an opportunity to tour GWP with him and review several “State of the Park” elements, features, and visions. Felt need to establish an ongoing dialogue about the values and features of the Park – insuring maintenance and allowing for enhancement opportunities. We started the tour, as he always does, at the East Entry landing of the park.

**East Entry and Park Entry Pathway**

He was supportive of efforts to repair improve the East Entry (as he was briefed on this in July). Offered the following:

- Parking area needs renovation, paving, stripping, drains (CB’s need work) and planters (stones @ trees in planters)
- Provide bollards instead of curbs
- Provide benches at entry area

Retain Railroad Tracks  
Seat wall along pathway

**Concrete Trestles**

These feature work great but use underneath has caused compaction and erosion – would be beneficial to regrade, provide new aggregate base and soil/reseed options. Also insure are a drains the area drain at east end of trestles

**Comfort Station**

Very much liked direction of new Comfort Station – especially the visual openness it afforded – remove existing concrete wall top to help increase openness

**Picnic and Play Barns**

Understood homeless use – but decried impact on park, barn buildings and visitors – hoped these issues could be addressed.

Great to have fire pits returned/grates repaired

Sinks with running water

## Seattle Parks & Recreation Planning & Development Division

Rich Haag Tour of Gas Works Park, August 18, 2016

### Electrical outlets

Replace bricks in plaza that are broken and wrong size. Everett Kiln no longer in existence – Jay offered to look at use of salvaged brick from East Entry work to match)

### Play Area

Has been working with Pam Alspaugh and thinks Parks is good to go with these improvements. Would like to see seat wall on top of concrete walls (low).

Play sand with access to water

Have a water table

### Spiral Stairway & Camera Obscura

Hope to have a spiral stairway within the Play Area/existing structure along with Camera Obscura

### Tree Water

Locusts need water

### Existing Tower Structure (in lawn across from Barns)

The lower part of the tower – some 18” to 24” needs to be revealed/unburied, with:

Metal treated and Reinforced wall around to open up and reveal

### Towers

Ultimately remove fencing around towers and provide access (working with David Graves on this)

Would love to live in tower space in southern most tower

### Overlook/Prow

Regrade slope down to “water edge” to provide more gentle access to lower pathway

Examine need for repair of handrails

### Salmon “Creek”

Between towers and Hill create salmon / creek – drainage feature – capture water runoff a provide new salmon rearing zone.

### Honor Grove

Plant grove of trees in north-western portion of park



# GAS WORKS PARK

## East Entry and Comfort Station

LANDMARKS PRESERVATION BOARD

2/06/2021



● PATANO STUDIO  
ARCHITECTURE

BCRA 







## AGENDA:

1. Introductions
2. Project Orientation
3. Historic Preservation
4. Purpose & Goals
5. Existing Conditions
6. Proposed Site Improvements & Building Design Proposals





Geoff Visek

Seattle Parks and Recreation | Patano Studio Architecture

## INTRODUCTIONS:

### **Seattle Parks and Recreation**

- Jay Rood | Capital Project Coordinator
- Redi Karameto | Senior Architect
- Scott Stevens | Senior Civil Engineer

### **Bola Architecture and Planning**

- Rhoda Lawrence | Principal

### **Patano Studio Architecture**

- Christopher Patano | Studio Director

### **Landmarks Preservation Board**





Richard Haag Associates records

Seattle Parks and Recreation | Patano Studio Architecture

# PROJECT ORIENTATION:

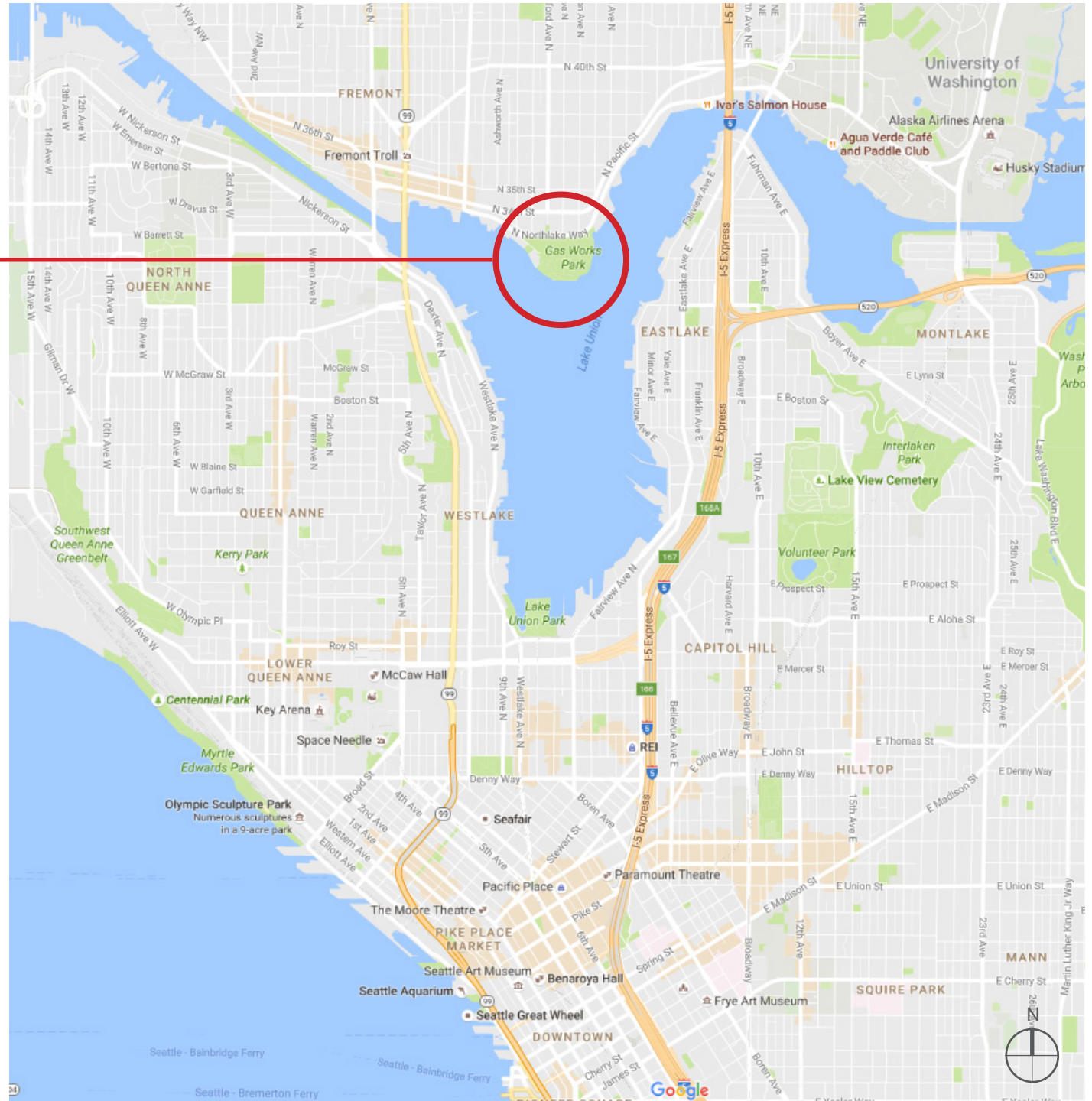
Project Location

Site Context



## project location

Gas Works Park is located north of Lake Union and overlooks the heart of downtown making it one of Seattle's prized vistas.





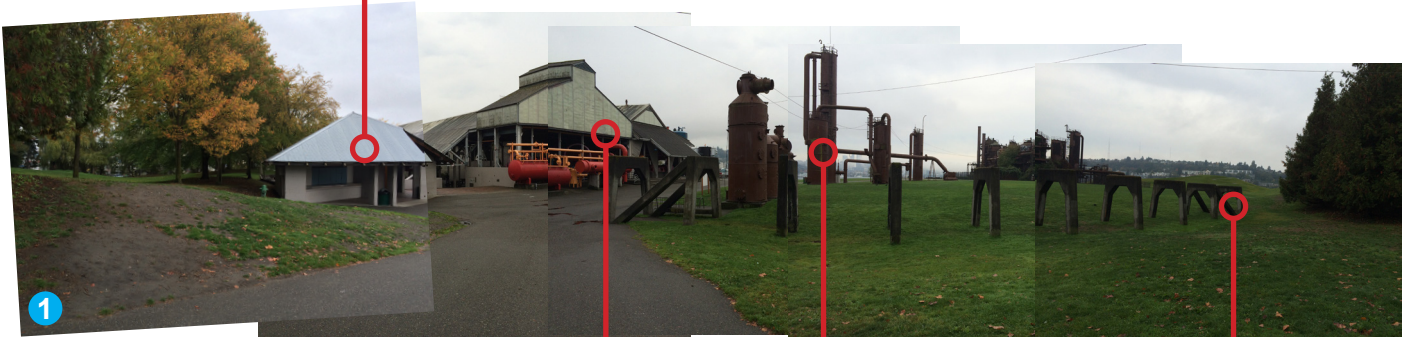
\_\_\_\_\_





# SURROUNDING SITE CONTEXT

## COMFORT STATION



Picnic Shelter and Play Barn



Towers

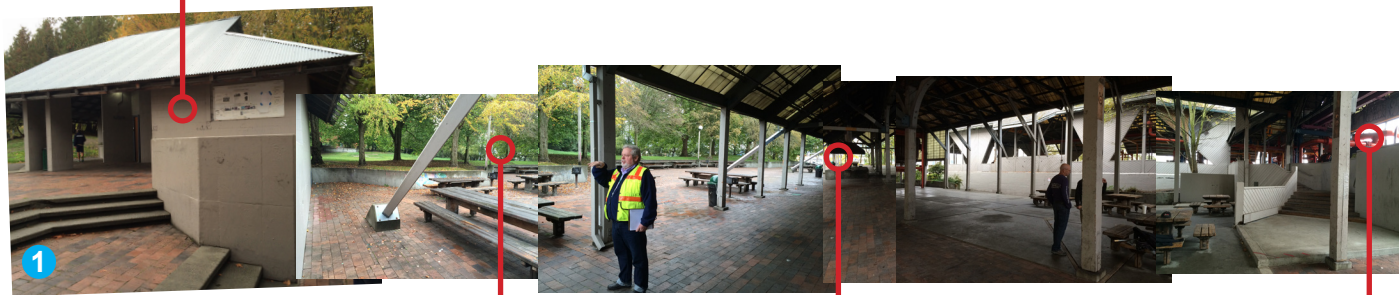


Concrete Train Trestles



# SURROUNDING SITE CONTEXT

COMFORT STATION



North Lawn



Picnic Shelter and Play Barn



Remaining Industrial Pipes and Tanks





## SITE HISTORY:

- 1872 - Seattle Coal and Transportation Company
- 1900 - Seattle Lighting Company
- 1930 - Seattle Gas Company
- 1962 - Purchased By the City
- 1971 - Richard Haag Associates Master Plan
- 1975 - Opened to the Public
- 1990 - Becomes a Seattle Landmark
- 2002 - Nominated for National Register of Historic Places

1870s - A new more efficient method of coal gasification required large amounts of fresh water making Gas Works Park current location an idea location of the plant.

1873 - Seattle Gas Light Company was established



1878 - Seattle's first gasworks, near Pioneer Square

Drawn by E.S. Glover. University of Washington Libraries Special Collections Division



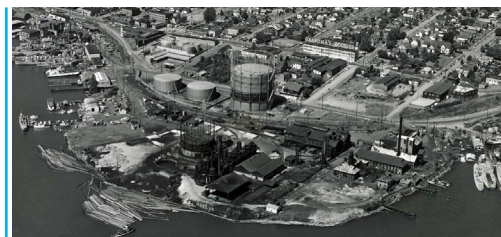
ca. 1910 - Seattle Lighting Company  
University of Washington Libraries Special Collections



Seattle Gas Company, 1950

Floyd Naramore, CBE Visual Resources Collections

1956 - Natural gas became available. The plant shut down later that year.

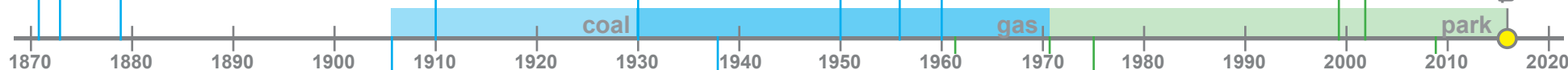


ca. 1960

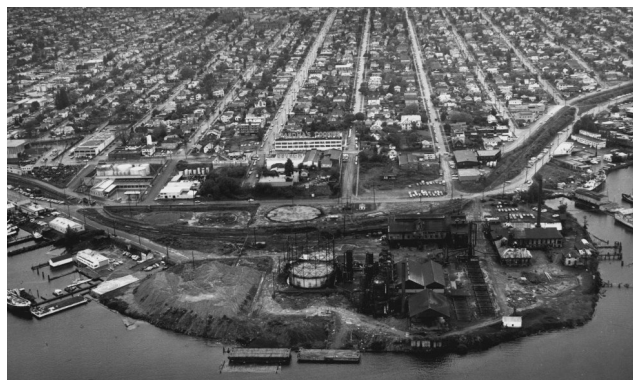
local police department

1999 - City of Seattle's Landmarks Preservation Board voted to approve Gas Works park as Seattle Landmarks

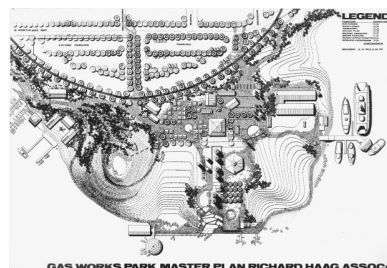
2002 - Gas Works Park was nominated to the National Register of Historic Places



1906 - Seattle Gas Light Company opened their new plant at the Gas Works Park current location.



1938



1971 - RHA's Gas Works Park Master Plan for industrial preservation approved by Park Board

Richard Haag Associates records

1962 - City of Seattle began purchasing the abandoned gas works.



2008



1975 - Gas Works Park opens to the public

CBE Visual Resources Collections



# 1872 -1961

## A Brief History of Gas Works in Seattle



Lake Union Gas Works, 1907  
Michael Maslan



ca. 1971  
Museum of History & Industry, Seattle PI photographer

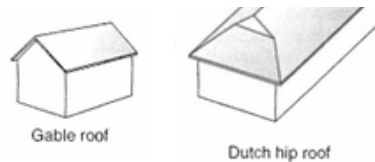


Museum of History & Industry



### A Study of Form

The early structures use simple roof shapes, mainly Gable Roofs and Dutch Hip Roofs



Gable roof

Dutch hip roof

### A Study of Material

Many of these early structures were constructed of steel and wood and clad/roofed with metal. The plant towers are made of metal, painted in its prime, but eventually left to weather naturally.



# 1962 - PRESENT DAY APPEARANCE

## A Brief History of Gas Works in Seattle

**“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.”**

*- National Parks Service Technical Preservation Service (TPS) Standards and Guidelines*



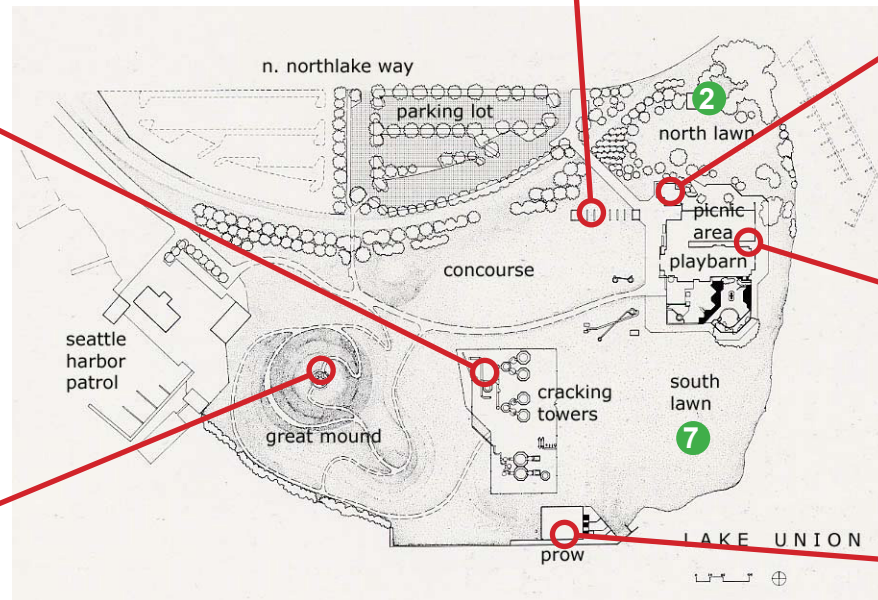
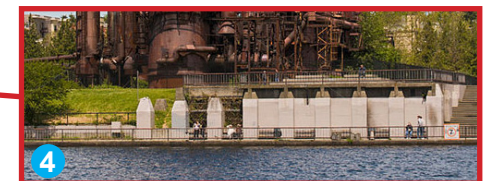
1971 - Gas Works Park as a concept, Rendered by Dale Jorgensen

Collections of Richard Haag



# 1962 - PRESENT DAY APPEARANCE

## A Brief History of Gas Works in Seattle



Richard Haag Associates, Park Master Plan:  
"The plan is purposely under-designed; it represents a strong skeleton which can evolve in rhythm and rhyme with the new directions in life and play-styles"

-[www.fogwp.org](http://www.fogwp.org) (Friends of Gas Works Park)

### Seven Components of Gas Works Park as described in the 1999 COA:

- 1) Earth Mound
- 2) The North Lawn
- 3) The Towers
- 4) The Prow
- 5) The Picnic Lawn and Shelter (the Boiler House),
- 6) The Play Barn (the Pump House) and Train Trestles
- 7) The South Lawn

### Not Included in the 1999 COA:

X) Comfort Station

# 1962 - PRESENT DAY APPEARANCE

## A Brief History of Gas Works in Seattle



### The Play Barn and Picnic Shelter

The buildings date back to the original coal-gas facility (ca. 1910) and were constructed of wood [and clad with metal]. The wood frames of both building remain intact and in place on concrete slab foundations.

*- Report of Designation, City of Seattle Landmarks Preservation Board, May 5, 1999*



Some of the industrial technology has been left to remain from the original Pump House (Play Barn) and Boiler House (Picnic Shelter). Pumps, Compressors and piping have been repainted.



# 1962 - PRESENT DAY APPEARANCE

## A Brief History of Gas Works in Seattle



Rich Haag

### Towers

There are two groups: 1) six synthetic natural gas generator towers with their attendant processing towers, and 2) oil coolers (between the Play Barn and the generators).

- *Report of Designation, City of Seattle Landmarks Preservation Board, May 5, 1999*



### Concrete Train Trestles

A part of the original 1906 gas plant and ran along the north side of the Office and laboratories Building. Nothing remains of the building, but the trestles show where the train tracks ended and coal was delivered. Coal cars would ride up the trestles and release coal into hoppers parked under the trestles.

- *Report of Designation, City of Seattle Landmarks Preservation Board, May 5, 1999*



## Purpose & Goals of Project:

### Purpose

- Accessible Routes
- Accessible Restrooms
- Life Safety Code Compliant Structure

### Goals

- Help visitors understand the broader story of Gas Works Park history.
- Design with CPTED (Crime Prevention Through Environmental Design)
- Create open spaces for maximum visibility and safety
- Relation to surrounding existing structures through like material



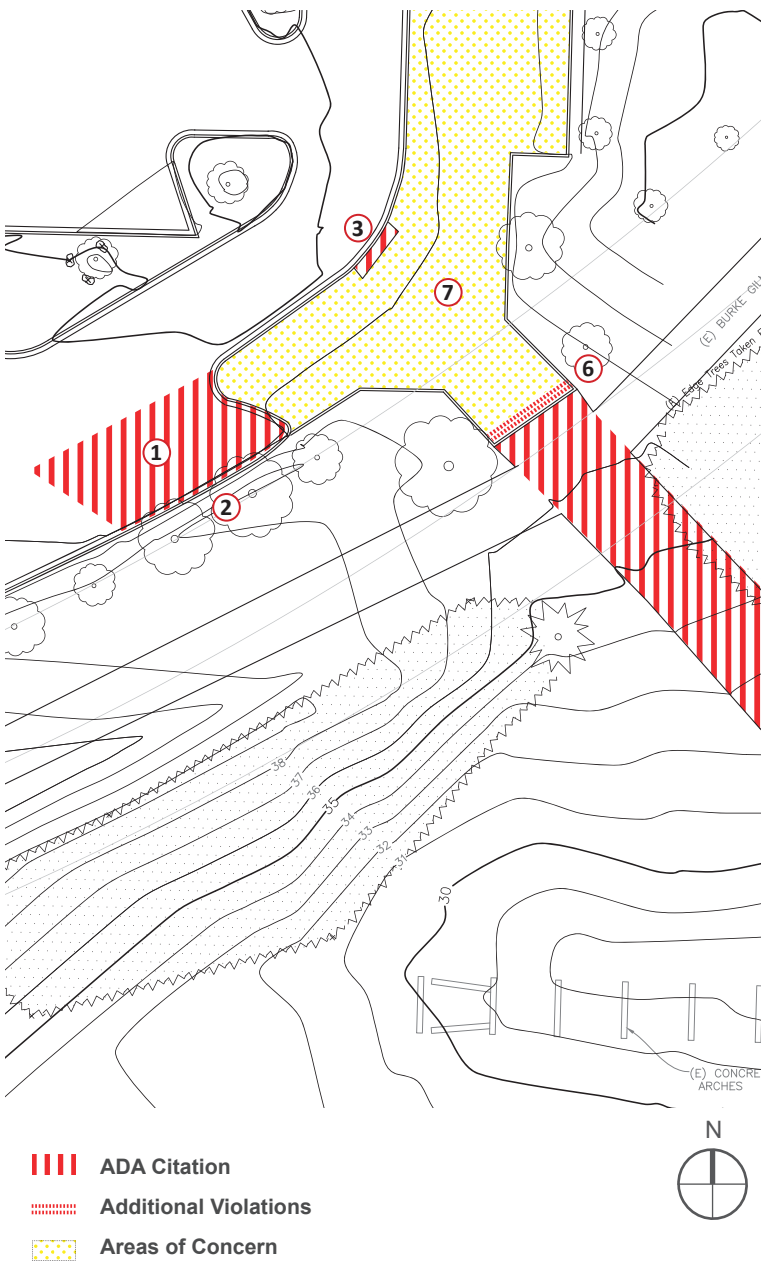


## EXISTING CONDITIONS:

- Accessibility
- Comfort Station Existing Conditions
- Comfort Station Similarity to Other Sites
- Visibility



# ACCESSIBILITY



1 & 2. parking quantity/dispersion and signage



3. curb ramp slope is inaccessible



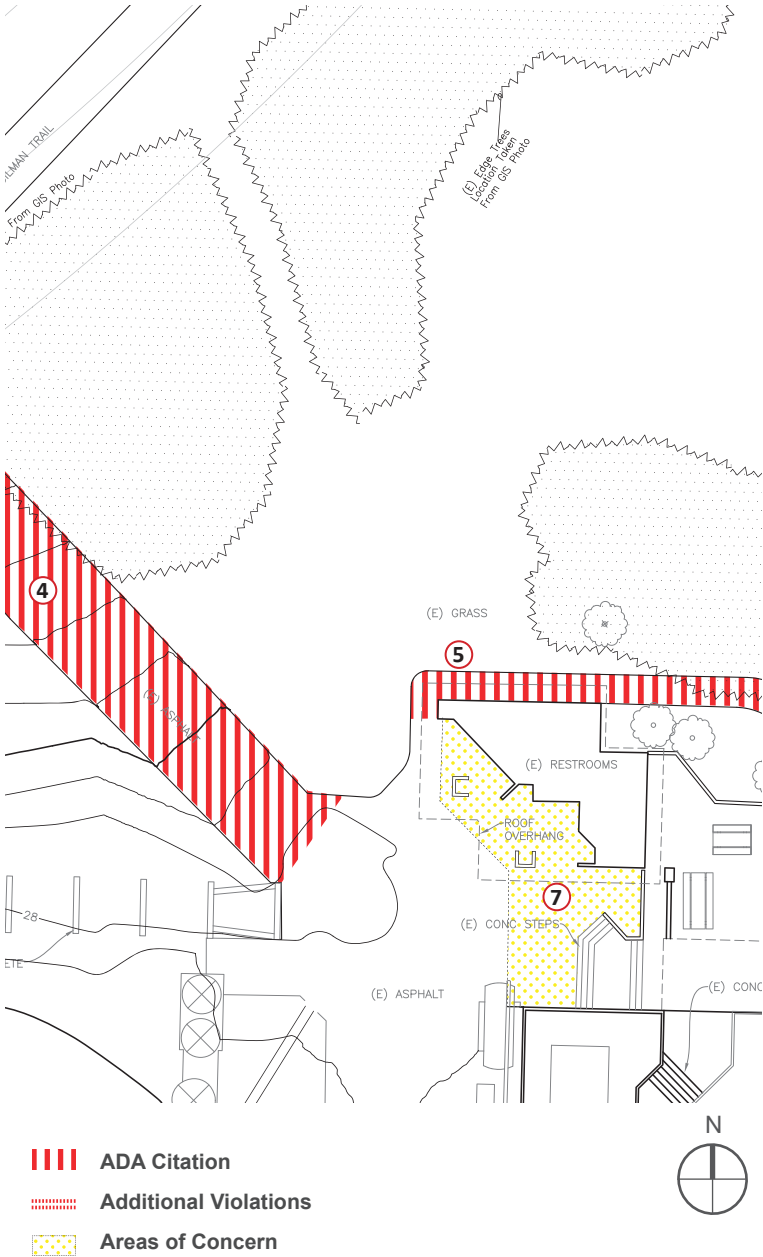
6. tracks create uneven pavement at the entry



7. inaccessible routes due to uneven paving



# ACCESSIBILITY



4. walkway is inaccessible due to cross slope



5. tree roots create uneven pavement at ADA pathway



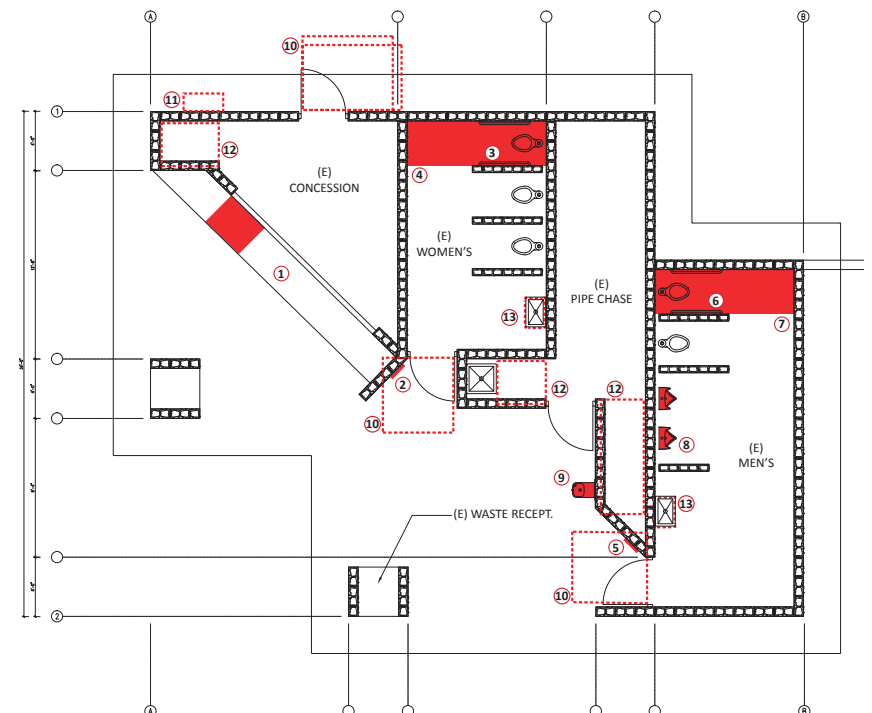
7. uneven paving

[illegible]

1. Parking Quantity/Dispersion
2. Parking Signage (Van Accessible)
3. Curb Ramp
4. Accessible Route (Cross Slope)
5. Accessible Route (to Picnic Area)

6. Change in Level (Railroad Tracks)  
7. Change in Level (Uneven Brick Pavement)

8. Curb Ramp (for designated parking at far end of parking)
9. Ramp Edge Protection (from walking path to Play Barn)
10. Ramp (from walking Path to Play Barn, lip at top of ramp)
11. Accessible Route (to Sand/Play Area)

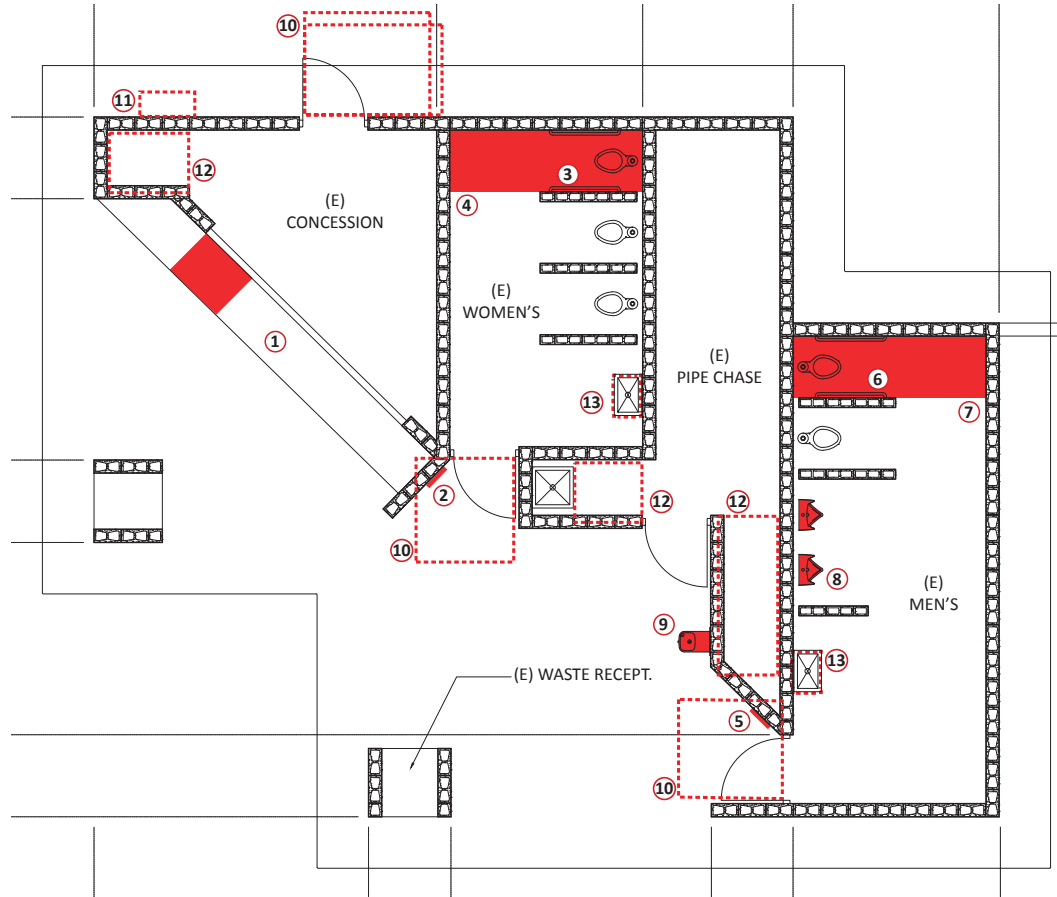


1. Concession Counter Height
2. Women's Restroom Signage
3. Women's Dispenser Mounting Height
4. Women's ADA Stall Configuration
5. Men's Restroom Signage
6. Men's Dispenser Mounting Height
7. Men's ADA Stall Configuration
8. Men's Urinal (missing an elongated rim)
9. Drinking Fountain (inadequate knee space, no standing drinking fountain provided for people who have difficulty bending/stooping)

10. Maneuvering Clearances
11. Protruding Object
12. Maneuvering Clearance in an Alcove
13. Sink (undersink pipe protection)



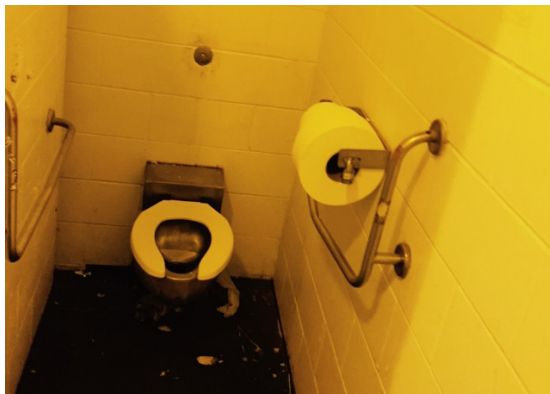
# ACCESSIBILITY



1. concession counters height



2&10. 45° push pull entry and signage



3,4,6&7. stall configuration and dispenser locations



8. inaccessible urinal due to no elongated rim



9. drinking fountain height



# COMFORT STATION - EXISTING CONDITIONS



## Plumbing Condition

Fixtures are inefficient and at the end of their useful life. Plumbing is in need of an upgrade.

## Electrical System

Systems are inefficient and at the end of their useful life. A full replacement is needed.

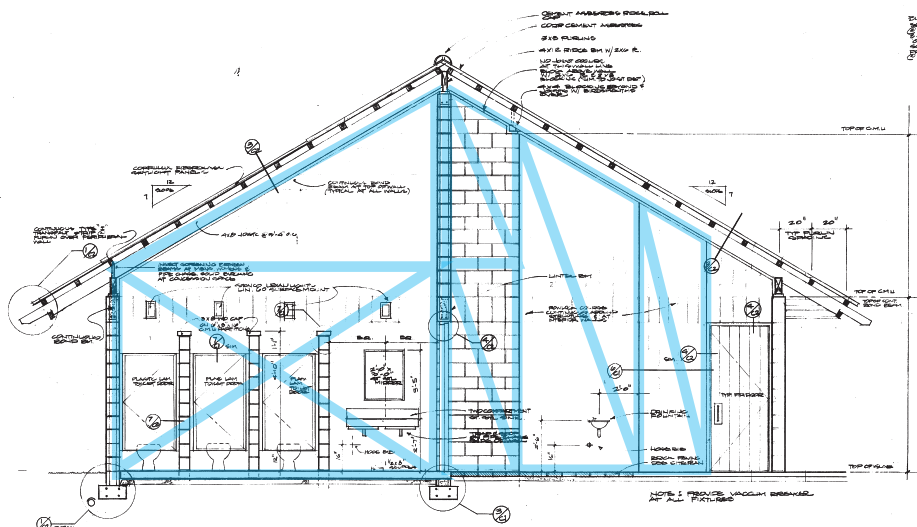
## Roof Rafters

Wood Rafters are showing signs of rotting and need to be replaced.





# COMFORT STATION - EXISTING CONDITIONS



Existing structure with bracing overlay



## Seismic Retrofit

The CMU Structure is not structurally reinforced.  
The current height of the masonry walls requires a seismic retrofit to meet life safety code.

# SIMILARITY TO BUILDINGS AT OTHER SITES

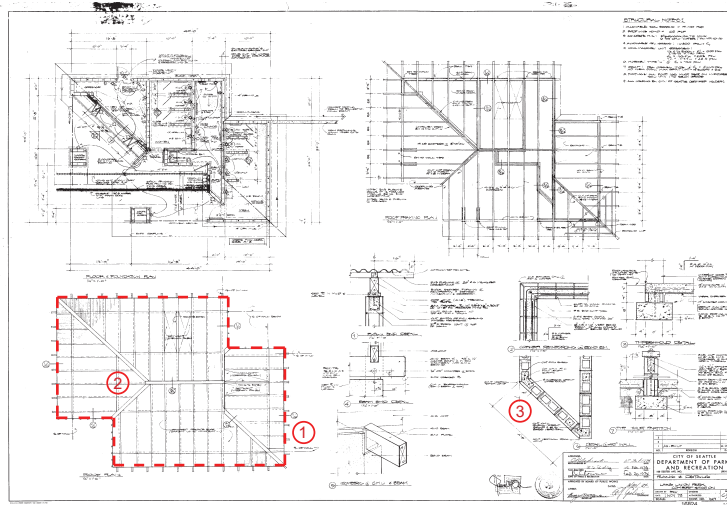


Fig. 1. Gasworks Park, 1976

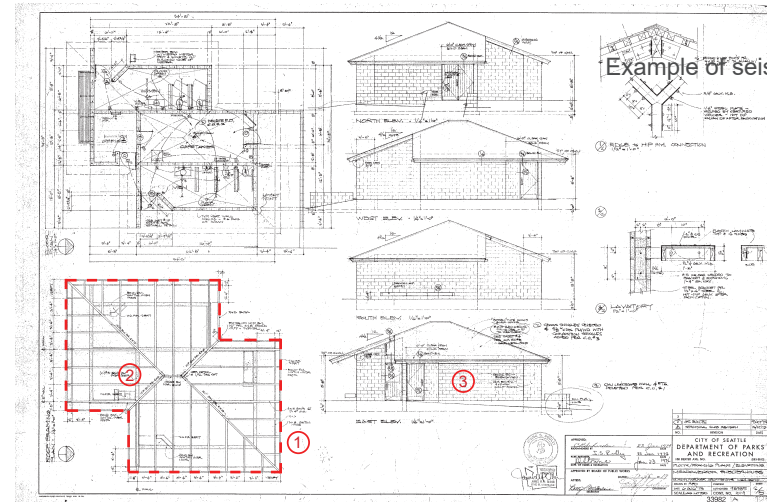


Fig. 2. Meadowbrook, 1974

## Gasworks comfort station similarity to Olson Walker projects at other sites:

1. Notched roof / building form at Gasworks comfort station (1976) also present at Meadowbrook (1974), Queen Anne Bowl (1972) & Dr. Blanche/Lavizzo Park (1974).
2. Hipped roof construction also utilized at Meadowbrook (1974) & Queen Anne Bowl (1972).
3. Unreinforced CMU construction also utilized Meadowbrook (1974) & Queen Anne Bowl (1972).

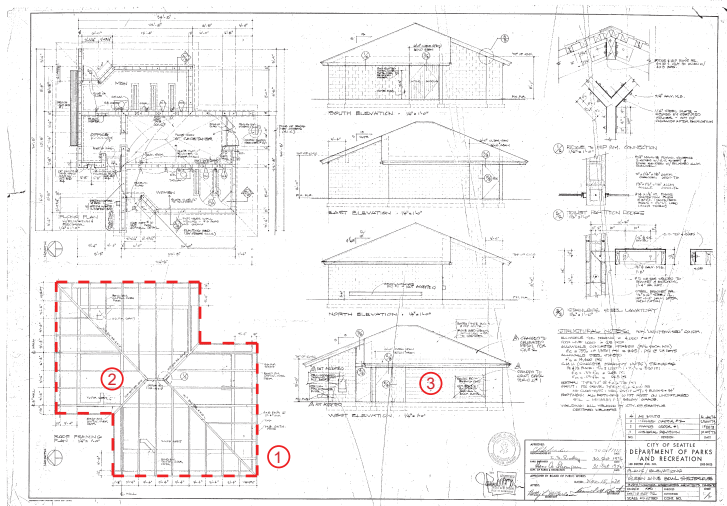


Fig. 3. Queen Anne Bowl, 1972

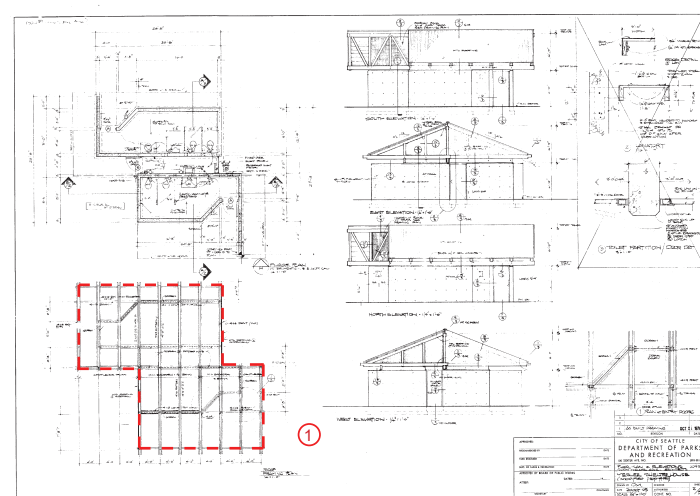


Fig. 4. Dr. Blanche/Lavizzo Park, 1974



# VISIBILITY ANALYSIS









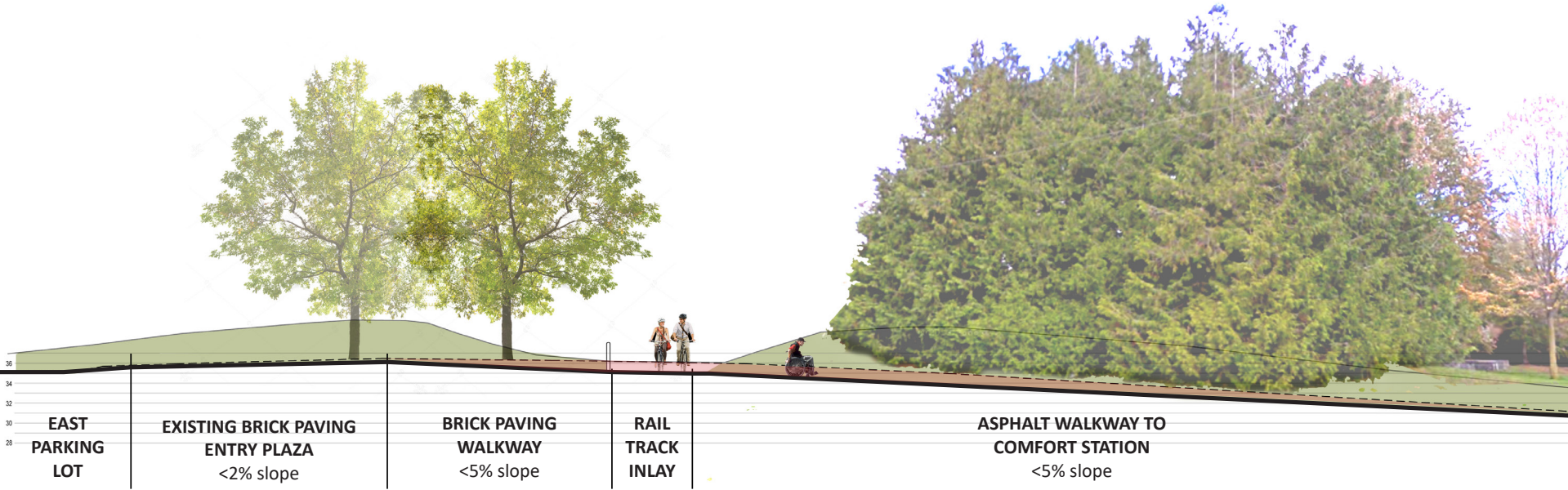


## SITE DESIGN PROPOSED:

### Site Design

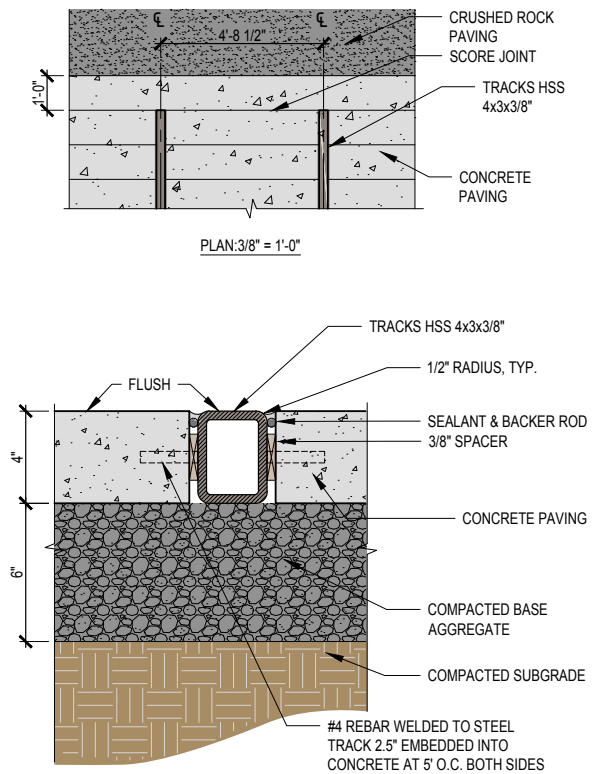
- New Accessible Routes
- Railroad Tracks
- Open Visibility
- Paver Material
- Seating Area

# EAST ENTRY: PROPOSED ADA SLOPE SECTION





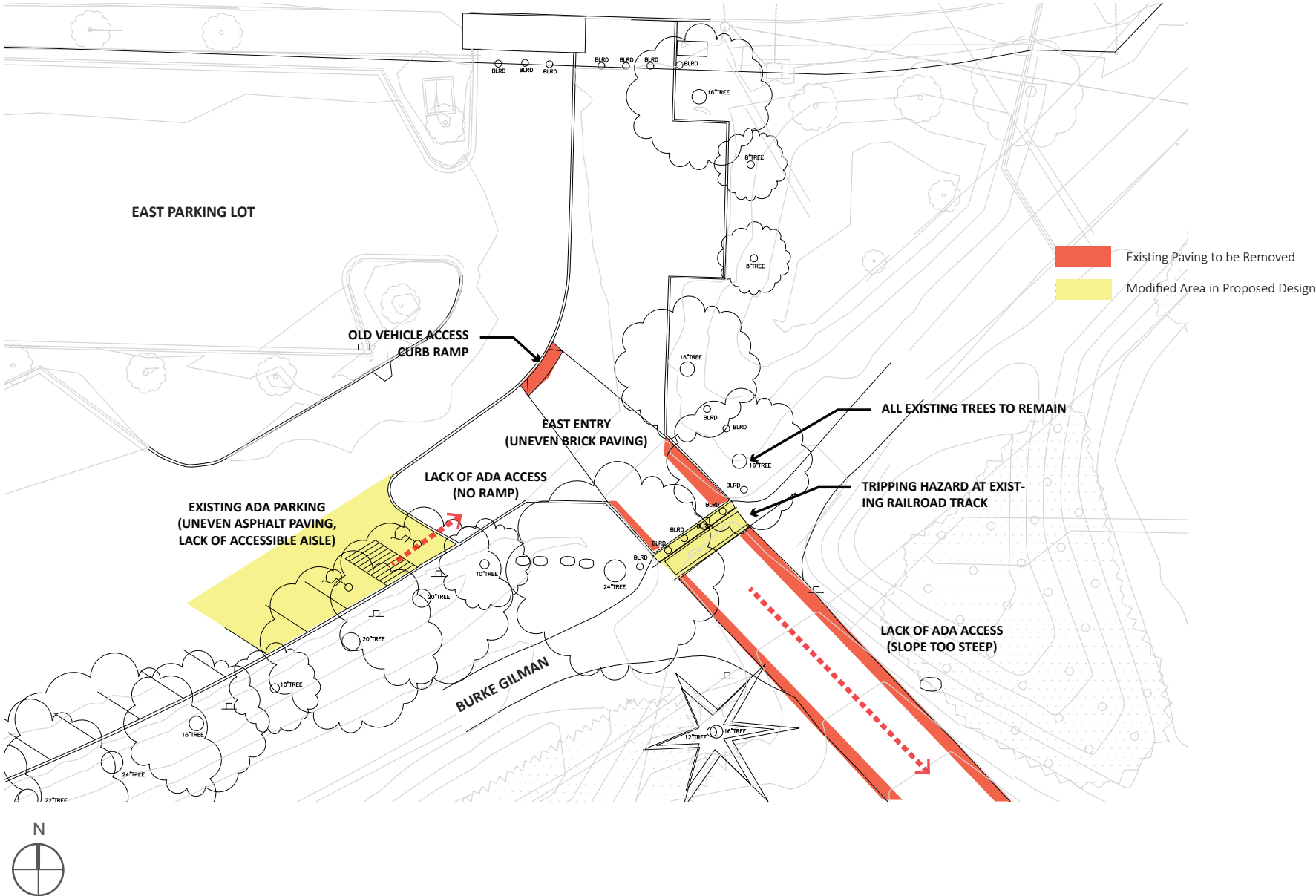
# EAST ENTRY: RAILROAD TRACKS



Existing Railroad Tracks at East Entry

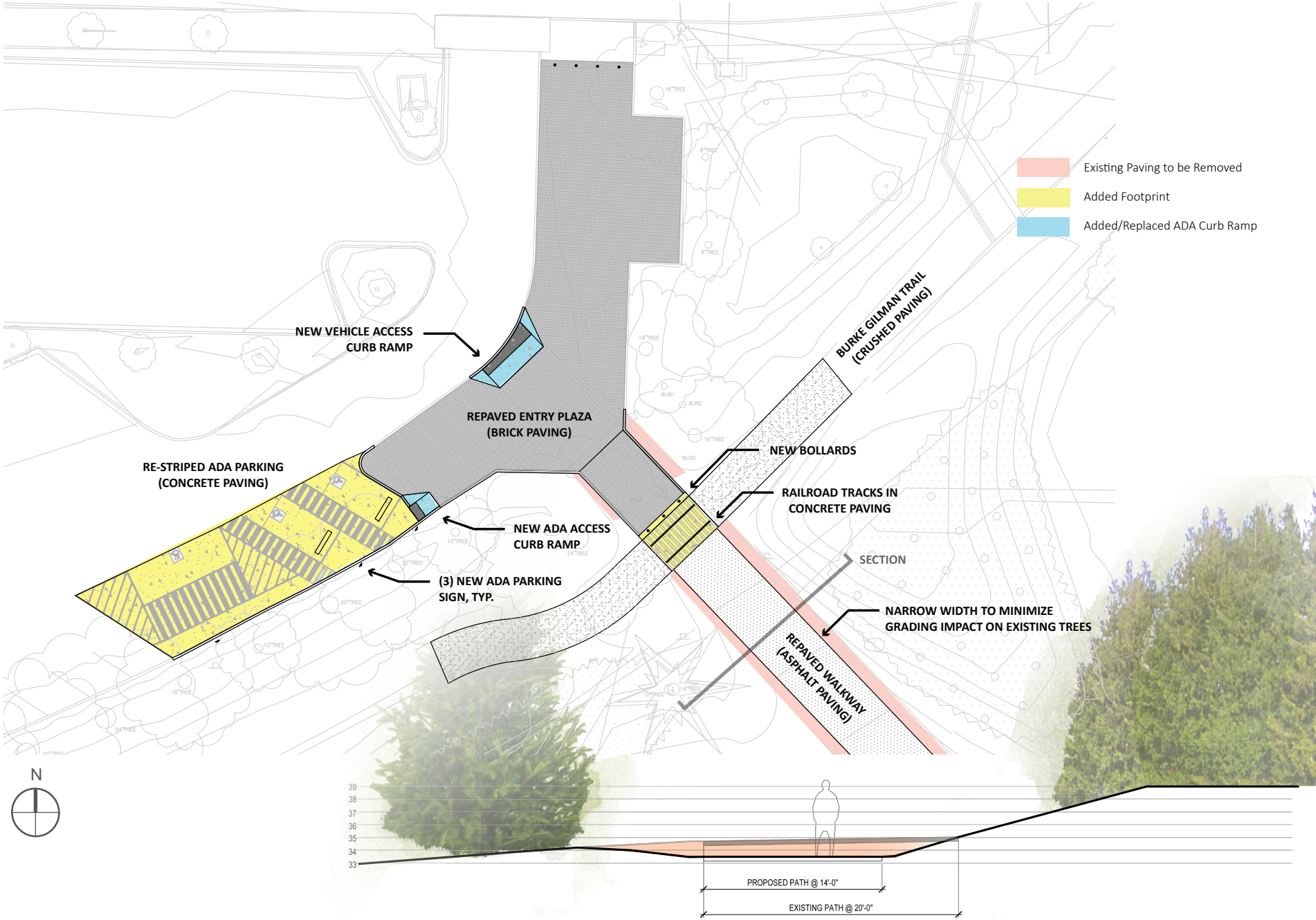
Proposed Accessible Track Design

# EAST ENTRY (EXISTING)





# EAST ENTRY (PROPOSED)





## BUILDING DESIGN:

### Proposals:

- Existing Condition
- New Building



# BUILDING DESIGN PROPOSALS: OPTIONS



EXISTING CONDITION



NEW BUILDING



# GAS WORKS PARK

## MATRIX

### PROPOSALS:

EXISTING CONDITION

OPT. A: RENOVATE  
EXISTING

OPT. B: NEW BUILDING  
(WITHIN EXISTING FOOTPRINT)

OPT. C: NEW BUILDING  
(MODIFIED FOOTPRINT)

### ASSESSMENT CRITERIA:

RETAINS THE EXISTING BUILDING CHARACTER

INCREASES STALL COUNT

MEETS PARKS UNIVERSAL/ GENDER NEUTRAL  
COMFORT STATION POLICY

REQUIRES DEMOLITION OF EXISTING  
STRUCTURE

REQUIRES DEMOLITION OF EXISTING UTILITIES/  
INFRASTRUCTURE

REQUIRES SEISMIC RETROFIT

PROVIDES ADA RESTROOMS

PROVIDES ADA ACCESS TO PICNIC AREA

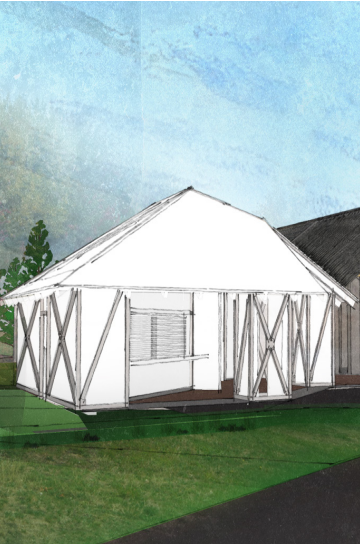
INCREASE VISIBILITY TO PICNIC AREA

MEETS CPTED (CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN)

EXISTING CONDITION



OPT. A: RENOVATE EXISTING



OPT. B: NEW BUILDING  
(WITHIN EXISTING FOOTPRINT)



OPT. C: NEW BUILDING  
(NEW FOOTPRINT)



●

●

●

●

●

●

●

●

●

●

●

●

●

●

●

●

●

●



# GAS WORKS PARK

## MATRIX

### PROPOSALS:

EXISTING CONDITION

NEW BUILDING

### ASSESSMENT CRITERIA:

RETAINS THE EXISTING BUILDING CHARACTER



INCREASES STALL COUNT

MEETS PARKS UNIVERSAL/ GENDER NEUTRAL  
COMFORT STATION POLICY

REQUIRES DEMOLITION OF EXISTING  
STRUCTURE

REQUIRES DEMOLITION OF EXISTING UTILITIES/  
INFRASTRUCTURE

REQUIRES SEISMIC RETROFIT



PROVIDES ADA RESTROOMS

PROVIDES ADA ACCESS TO PICNIC AREA

INCREASE VISIBILITY TO PICNIC AREA

MEETS CPTED (CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN)

EXISTING CONDITION

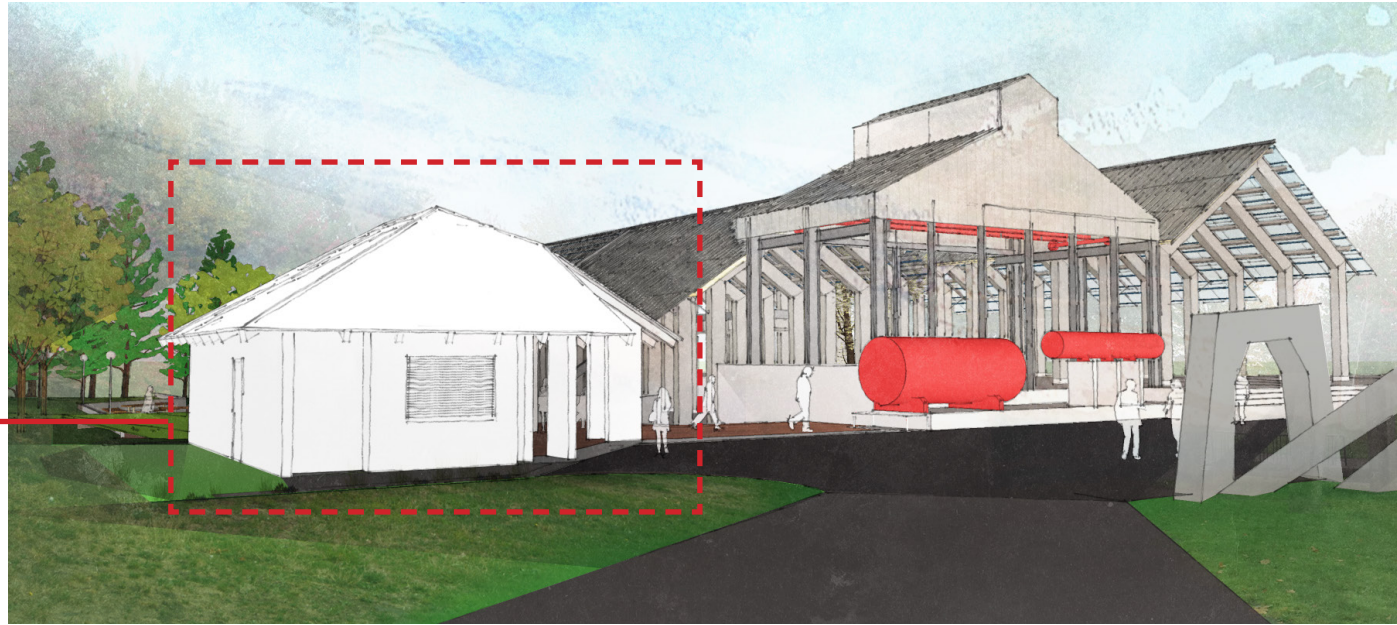


NEW BUILDING

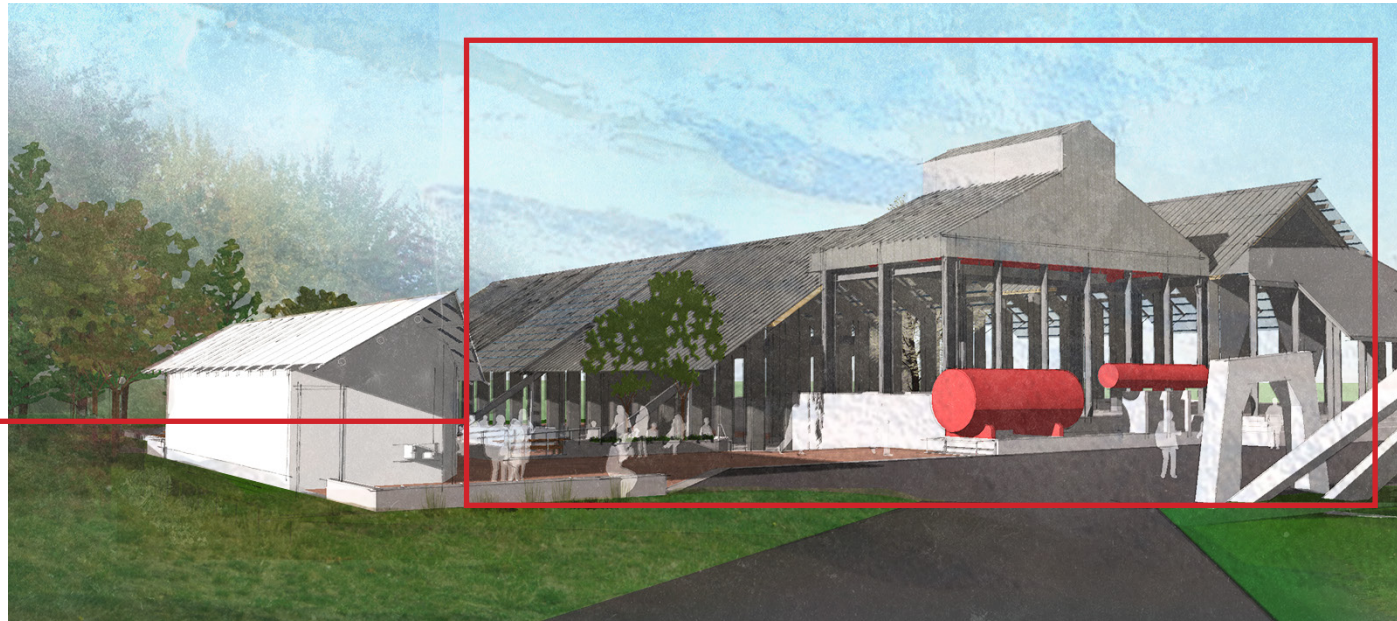


# ENTRANCE EXPERIENCE: EXISTING FOOTPRINT VS. NEW FOOTPRINT

**GREETED BY RESTROOMS**

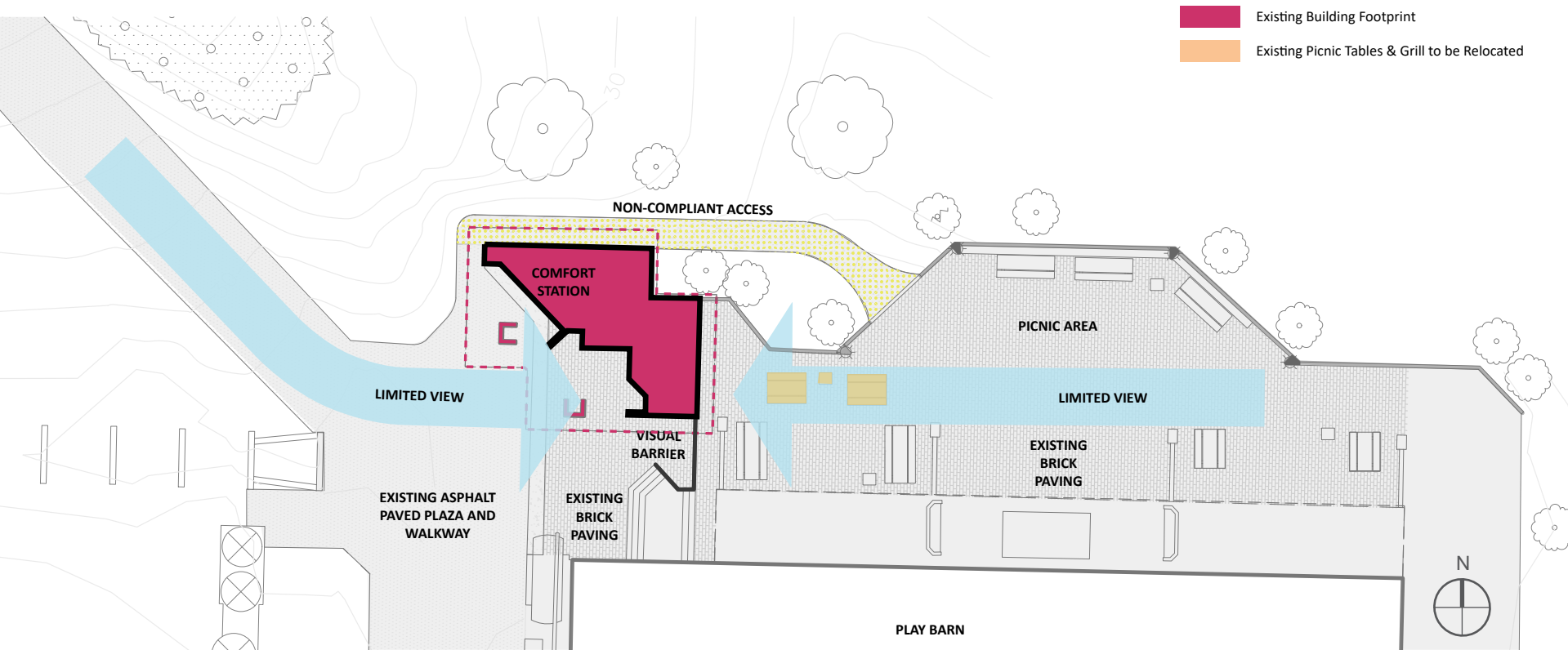


**GREETED BY GAS WORKS PARK**



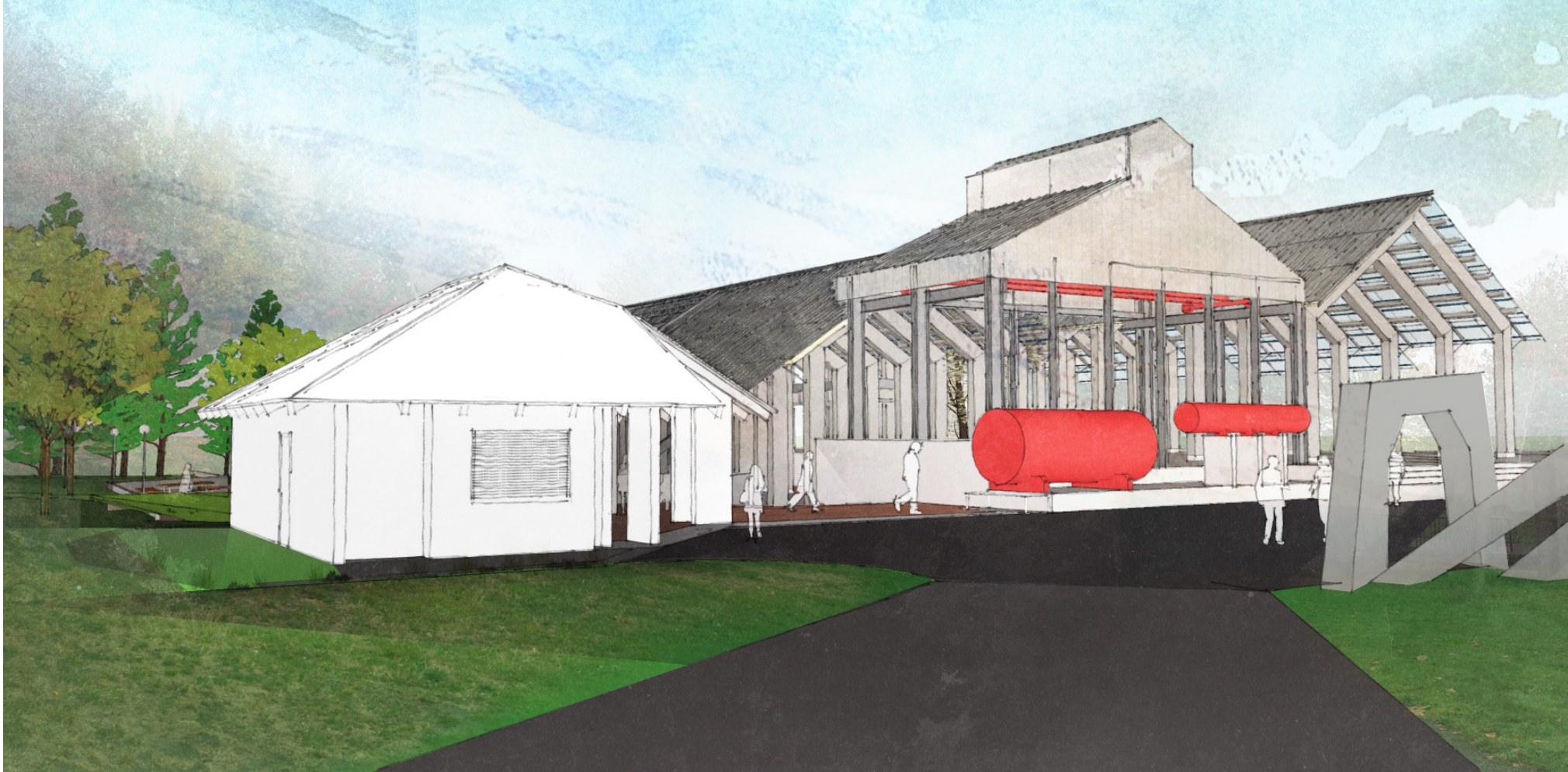


# EXISTING CONDITION



# EXISTING CONDITION

## EAST ENTRY





# EXISTING CONDITION

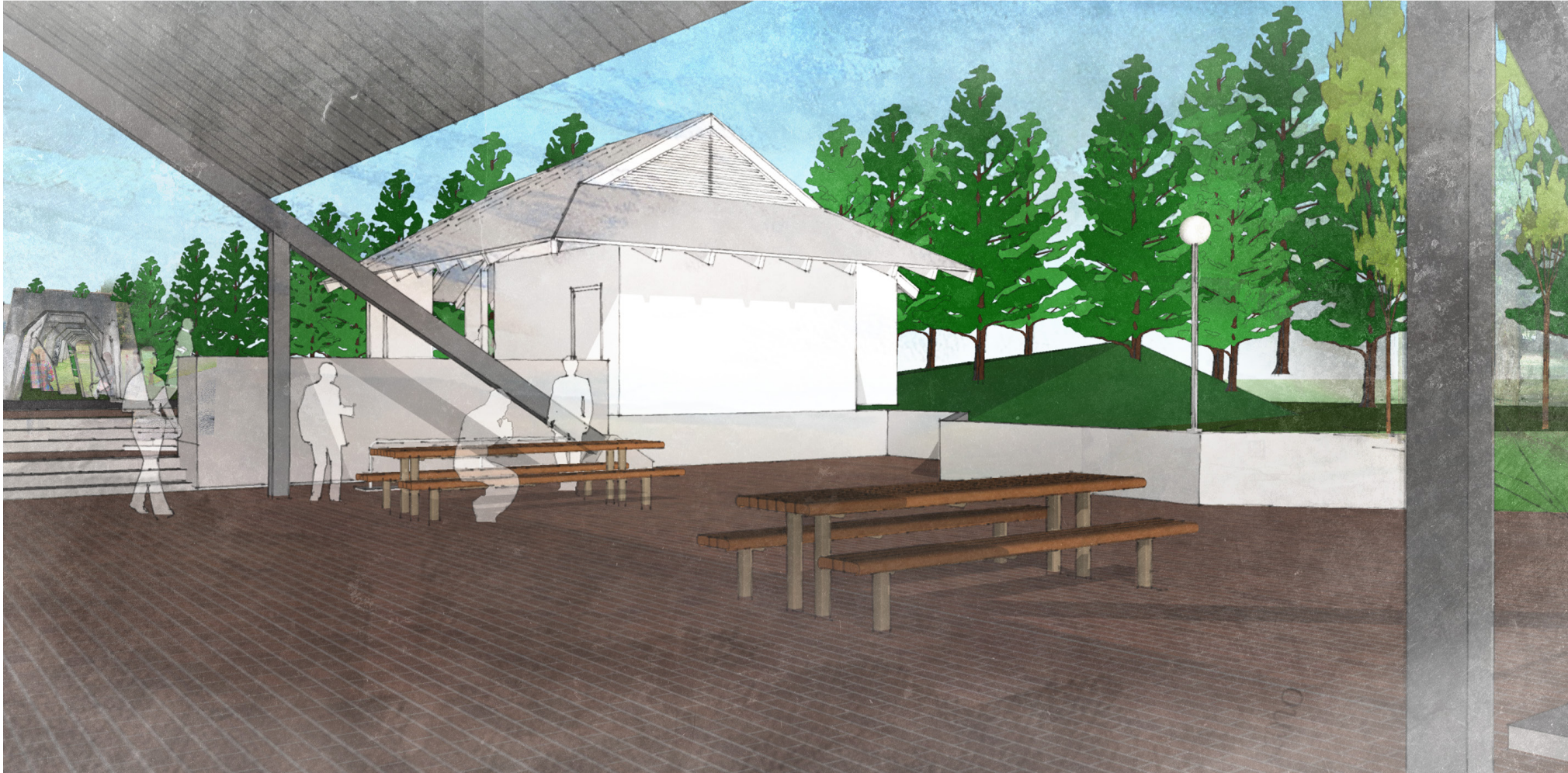
## FRONT VIEW





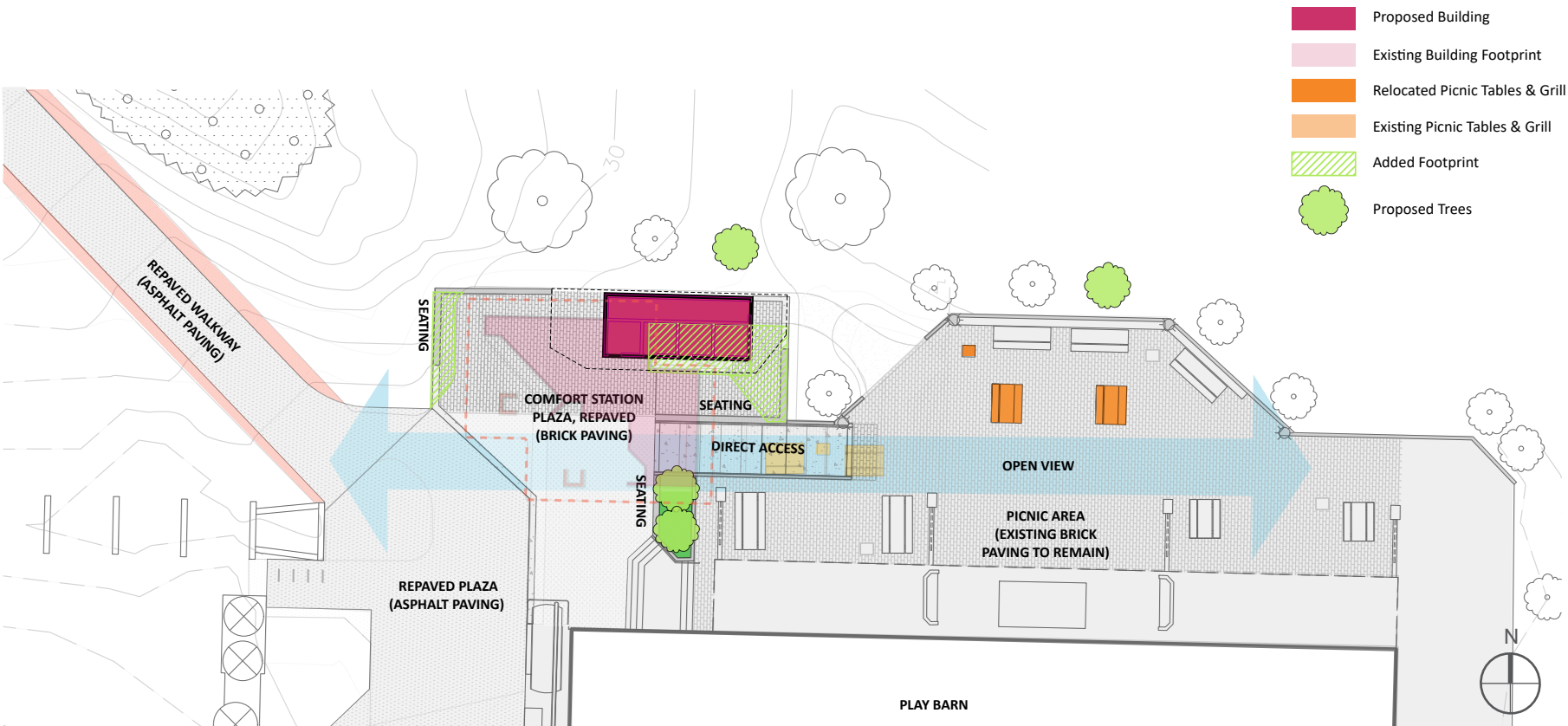
# EXISTING CONDITION

## SOUTH & EAST FACADES





# NEW BUILDING



# NEW BUILDING

## EAST ENTRY





# NEW BUILDING

## FRONT VIEW





# NEW BUILDING

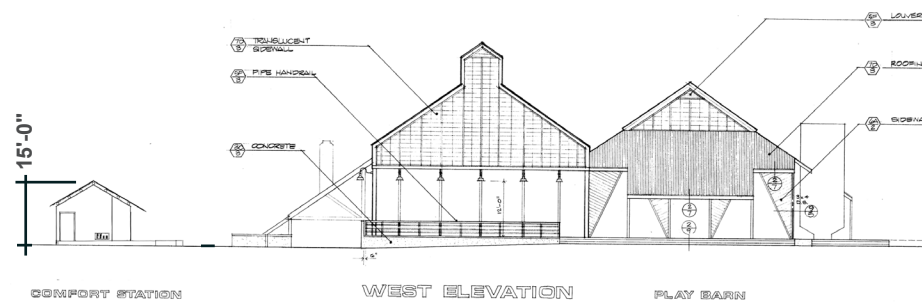
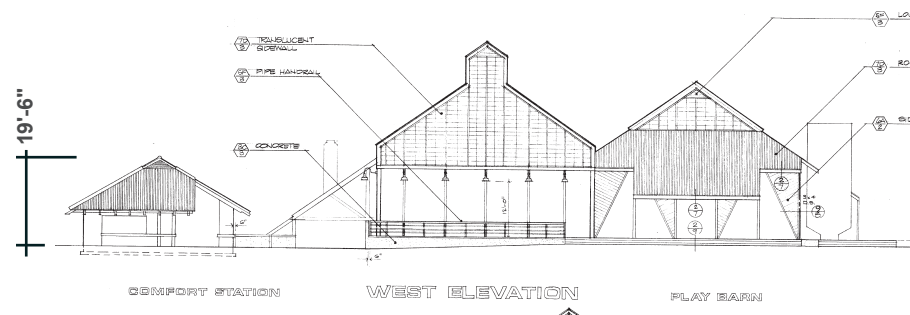
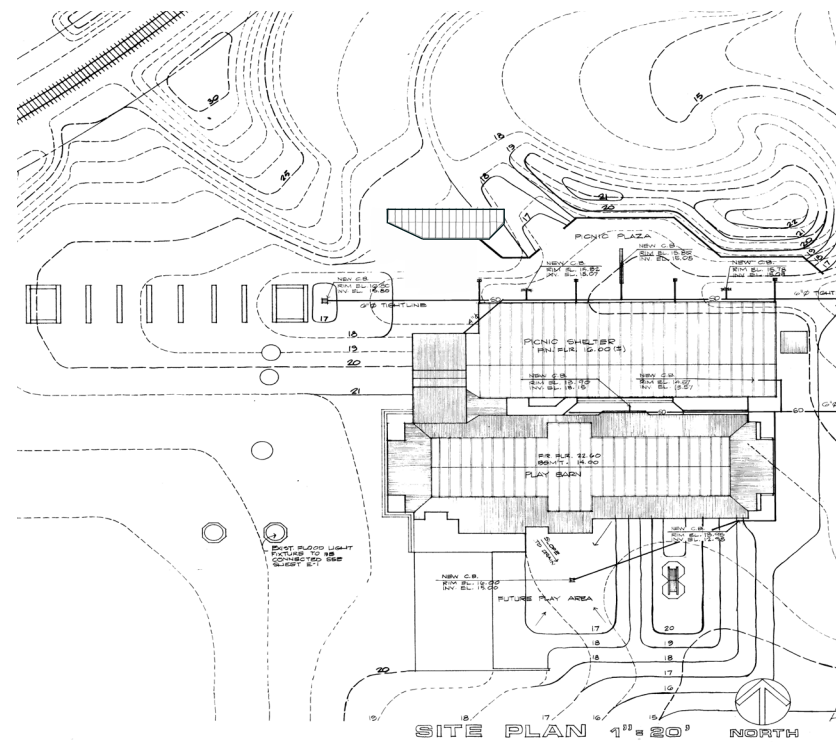
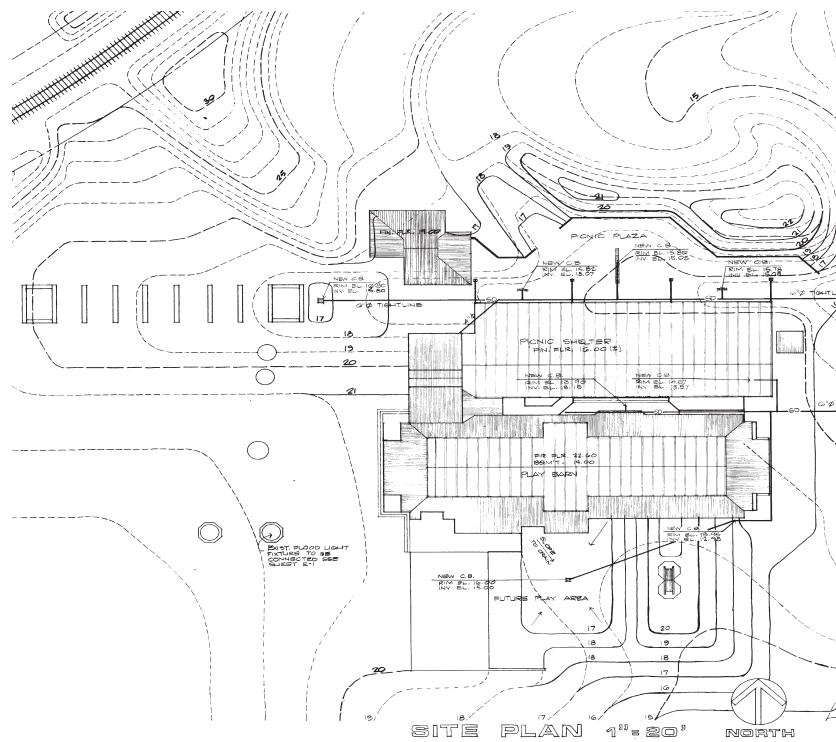
## SOUTH & EAST FACADES





# NEW BUILDING

## RELATIONSHIP TO CONTEXT





# NEW BUILDING

## RELATIONSHIP TO CONTEXT



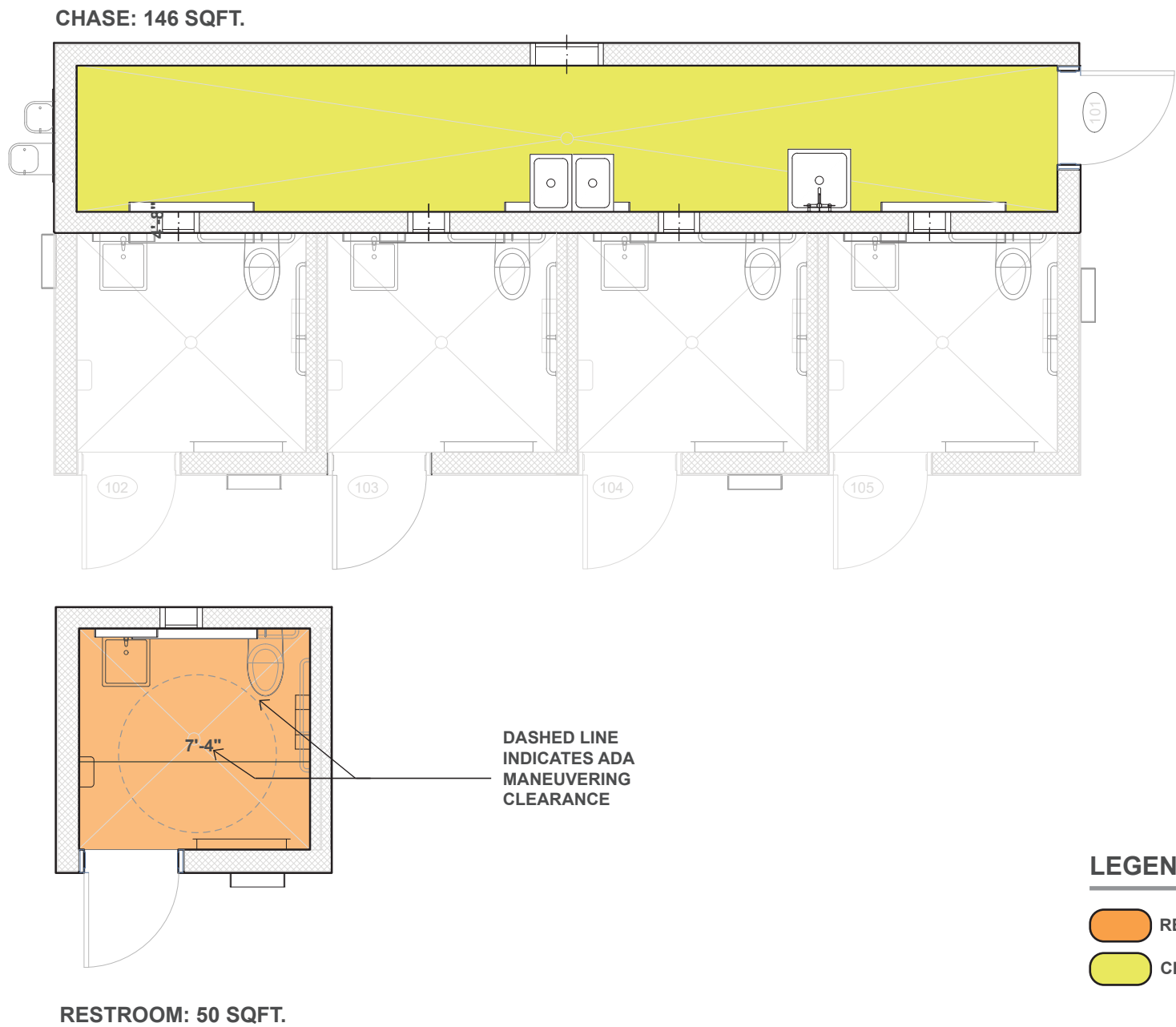


# NEW BUILDING

## RELATIONSHIP TO CONTEXT

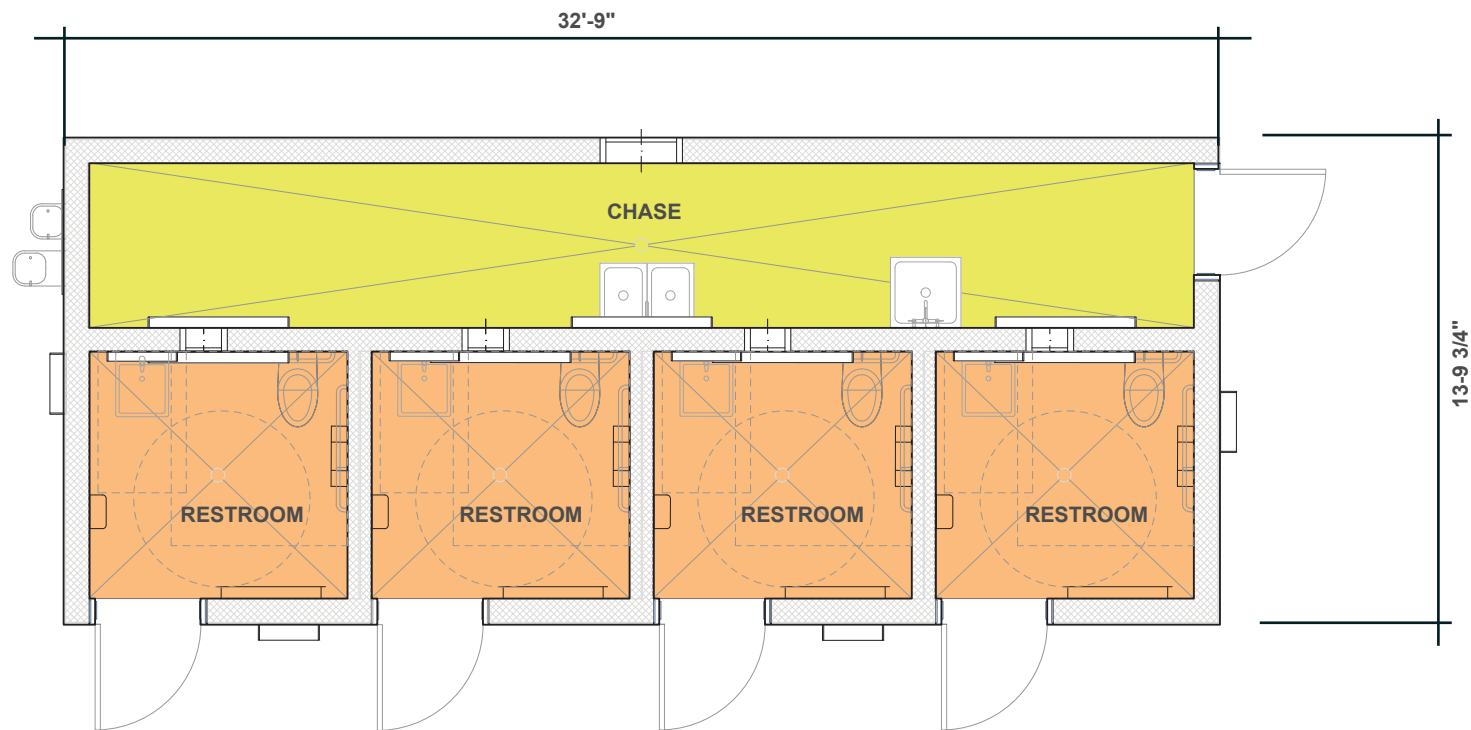


# PROGRAMMATIC ELEMENTS






# NEW BUILDING



## LEGEND:

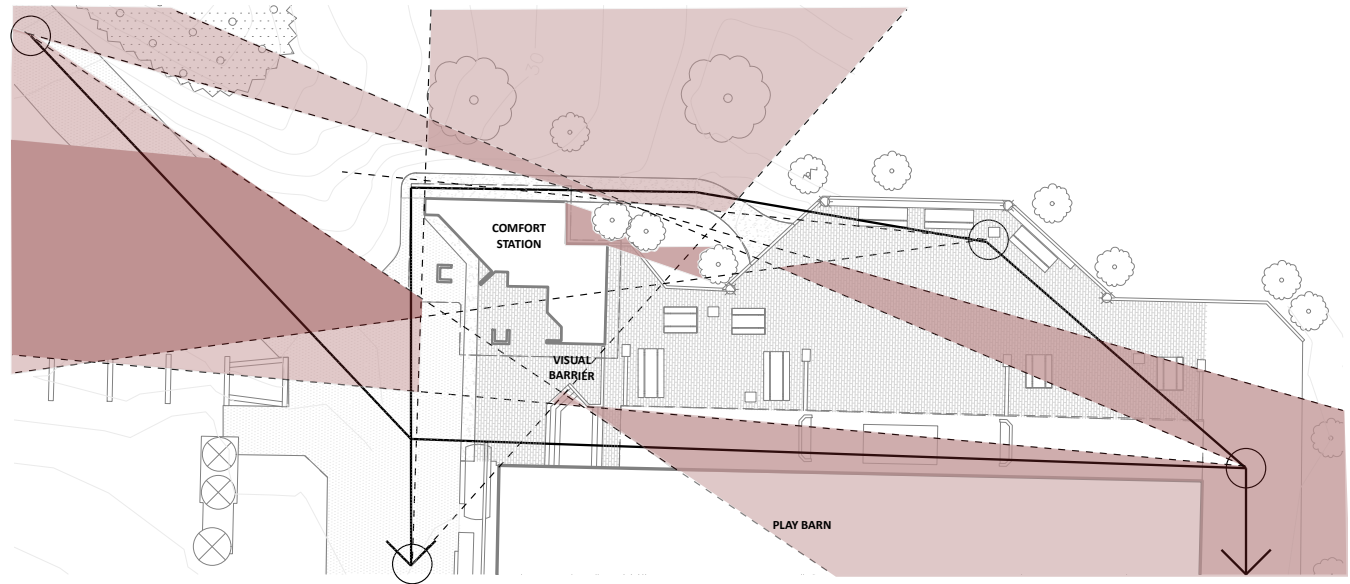
-  RESTROOMS: 50 SQFT.
-  CHASE: 146 SQFT.

## Universal Design

All restrooms are ADA accessible. Seattle Parks and Recreation is in the process of designing restroom environments that are friendly for mothers with sons, fathers with daughters, people that may need additional assistance and LGBTQIA

# CPTED: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

A primary motivation at the initial stages of this project was to address the public safety issues at the Picnic Area of Gas Works Park. The current, existing comfort station location creates a wall to the east that shields a majority of the Picnic Area from view and disconnects that space with the body of Gas Works Park. This creates a public safety issue with populations camping in the Picnic Area and numerous activities taking place out of the protective public gaze. The design team adheres to CPTED principals when we design public parks - crime can be discouraged through quality design. 'Eyes on the Park' reduces opportunities for trouble. The new location for the proposed new comfort station opens up views to the Picnic Area and Sheds beyond. The reconfigured space will revitalize the Picnic Area and open up this space to all of the park's users.



**CPTED** are strategies that rely upon the ability to influence offender decisions that precede criminal acts and create and protect community spaces.

## Natural Surveillance

Placement of physical features to maximize visibility of the community.

## Natural Access Control

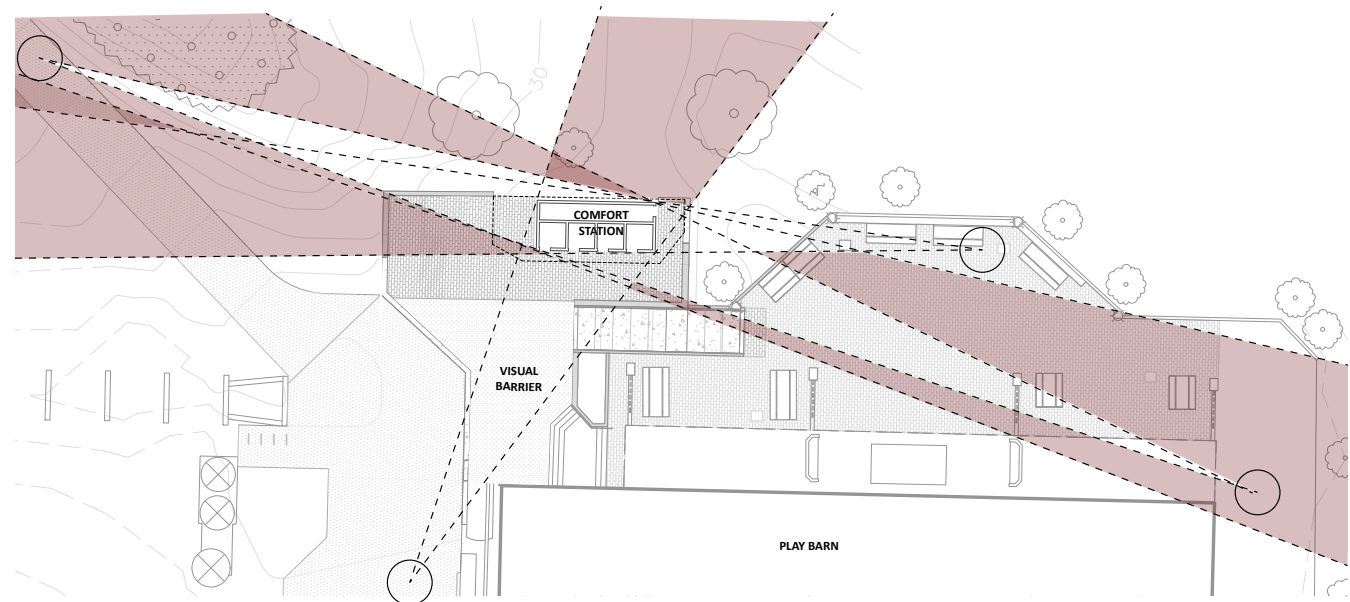
Defining clear entrances and exits.

## Maintenance

By building new facilities, it demonstrates that someone cares and is watching over the property.

## Activity Support

Creating appealing and safe spaces that increase activity and natural surveillance





# NEW BUILDING

## HISTORIC DETAILS

NOTCH GEOMETRY



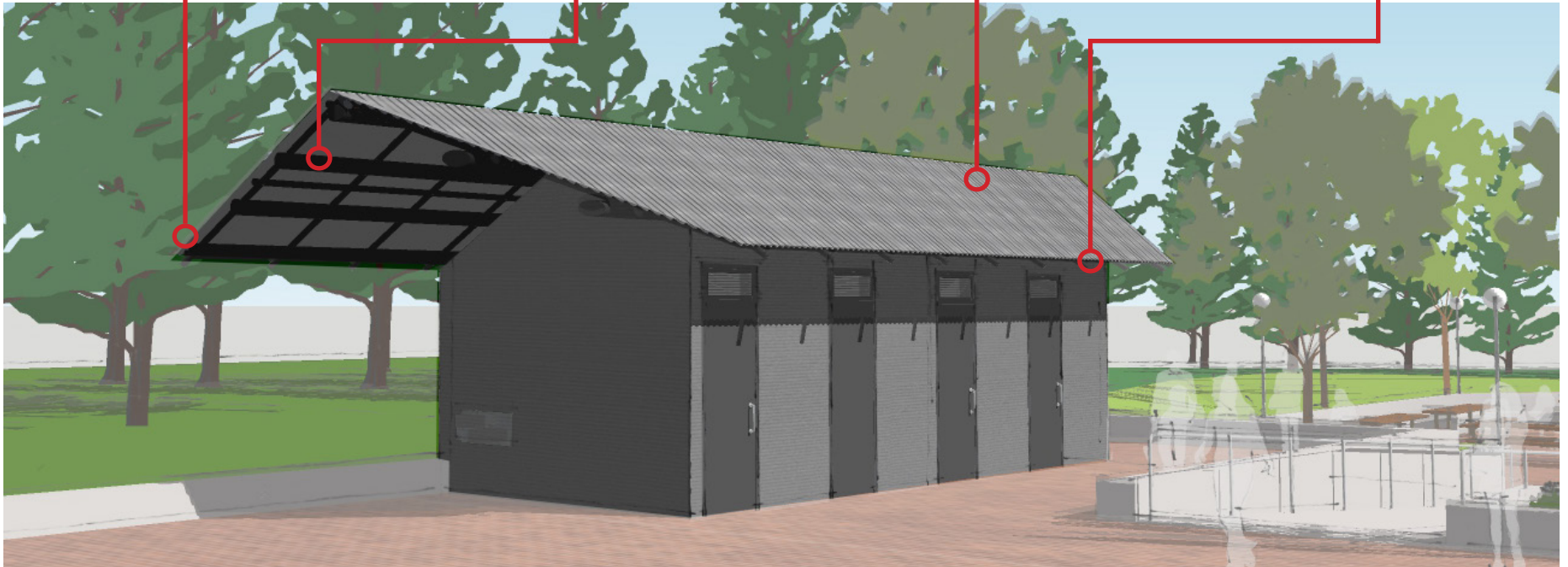
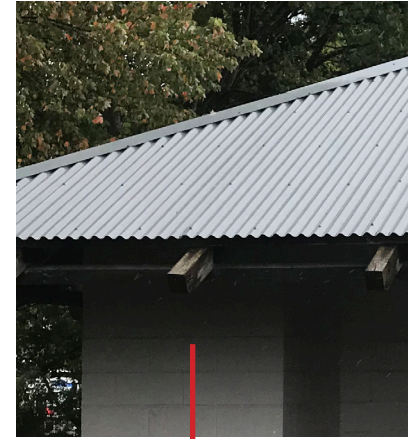
EXPOSED FRAMING



ROOF FORM / PITCH



RAFTER ENDS



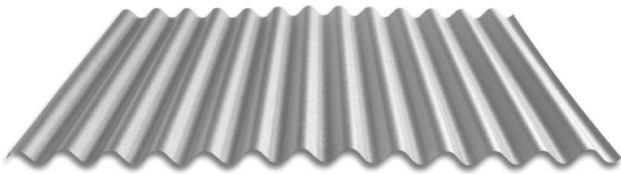
# NEW BUILDING

## COLOR SCHEME



*Proposed Color Scheme*



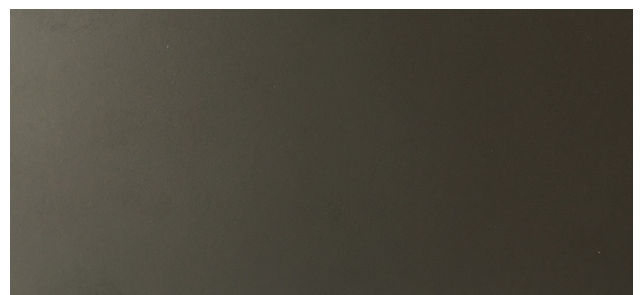


**CORRUGATED METAL ROOF**



**RIVER ROCK**

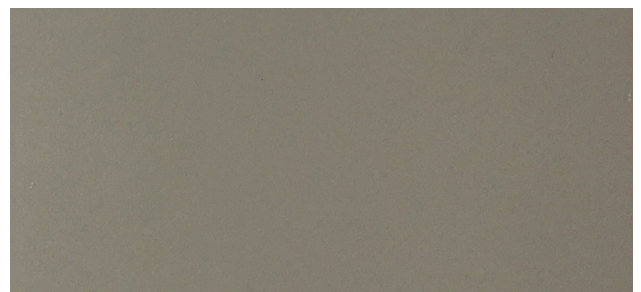
**STRUCTURAL METAL ROOF FRAMING  
HOLLOW METAL DOORS AND FRAMES**



**SW 7020 BLACK FOX**



**PARGE COAT WALL FINISH  
UNDERSIDE OF METAL ROOF**



**SW 7018 DOVETAIL**

# ARCHITECTURAL EGRESS

Vandal Resistant

AEL Full Cut-Off LED



WALL MOUNT  
LED

Fixture Type

Date

Job Name

Approved By

Catalog Number

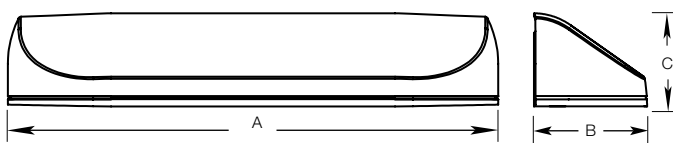


## SPECIFICATIONS

<b>Description</b>	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
<b>Housing</b>	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
<b>Wall Mount</b>	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
<b>Lens Frame</b>	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
<b>Lens</b>	UV stabilized diffused extruded polycarbonate.
<b>End Caps</b>	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
<b>Reflector</b>	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
<b>Drivers</b>	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
<b>Gaskets</b>	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
<b>LED</b>	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L <sub>70</sub> projected life of over 130,000 hours at 50°C.
<b>UL Listing</b>	U.L., C.UL. Wet Location Listing standard.
<b>Buy American</b>	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT.
<b>Warranty</b>	Lifetime warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.
<b>Note</b>	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60





## ORDERING INFORMATION

Example: AEL 12IN NODIM 30W 27K 120 DP BKH

Series*	Size (Nominal)* <sup>1</sup>	Drivers*	Dual Drivers (Optional)	Wattage (Nominal) <sup>1</sup>	Lumens (For PRD Only)
AEL Vandal Resistant Architectural Full Cut-off Path of Egress Luminaire	12IN <sup>2,3</sup> 24IN 36IN <sup>4</sup> 48IN 72IN	MIN1 <sup>5</sup> Dimming to 1% MIN10 Dimming to 10% NODIM Non-Dimming Driver PRD Driver Programmed to Specific Lumen Output. <i>To specify lumens, see size and lumen chart, Consult Factory</i>  <i>PRD not available with Wattage. PRD standard 0-10V dimming to 1%</i>	2DRV <sup>6,7,8</sup> Two LED drivers for independent LED board operations	10W 30W 15W 35W 20W 55W  <i>Required for all drivers except PRD driver To specify wattage, see size and wattage chart</i>	300LM - 6400LM - Lumens available in 100LM increments  <i>Lumens required if PRD driver chosen</i>

CCT*	Voltage*	Lens*	Finish*
27K 2700K	120 120 Volt	DP Diffused Polycarbonate	BKH Black Hammertone
30K 3000K	277 277 Volt		WOP White Orange Peel/Textured White
35K 3500K	MVOLT 120-277 Volt		BZH Bronze Hammertone
40K 4000K	347 <sup>9</sup> 347 Volt		SVH Silver Hammertone
50K 5000K			CUST Custom Color, Consult Factory
			RALBTD Ral Paint finishes
			RALBTD for pricing only. Replace with applicable RAL call out when ready to order. See the <a href="#">RAL BROCHURE</a> for available options

\*Required

## OPTIONS

Emergency <sup>10</sup>			
EMB310 <sup>11</sup>	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). 1000 lumens	EMB20R <sup>13,15</sup>	Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 45°C (113°F)
EMB310ST <sup>11</sup>	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F) Meets CA Title 20 Standards. 1000 lumens	EMB125R <sup>14</sup>	Remote inverter that will operate a maximum 125W load for 90 minutes. 20°C (68°F) to 30°C (86°F)
EMB10ST <sup>11</sup>	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 Standards. 1000 lumens	EMB250R <sup>14</sup>	Remote inverter that will operate a 250W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F)
EMB310T20 <sup>11</sup>	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 standards. 1000 lumens		
EMBDA <sup>12</sup>	Two drivers and two emergency battery packs self-contained within fixture for independent light engine operation. Each battery pack will operate each light engine for a minimum of 90 minutes. 0°C to +55°C (32°F to 131°F)		

Back Box	Fusing	Photocell	Sensors	Hardware
AB Aluminum surface back box	GLR <sup>15</sup> Fuse and Fuse Holder	PC <sup>15</sup> Photoelectric Switch	PIR <sup>16</sup> Occupancy sensor. Maximum coverage of 10' radius from 8' height PIR50 <sup>16,17,18</sup> Passive infrared sensor mounted in machine hole in end cap. 50% of LED's constantly on and 50% sensed on/off	PHSC Phillips Head screws instead of TORX® head

## Ordering Notes

- See Size and Wattage Chart.
- 12IN with 347; Not available with MIN1.
- Not available with EMB10ST, EMB310, EMB310ST, EMB310T20.
- 36IN with 2DRV; Not available with PRD.
- Not available in 36IN with 2DRV and EMB10ST, EMB310, EMB310ST, and EMB310T20.
- Not available with 12IN.
- 24IN with 2DRV option; EMB10ST, EMB310, EMB310ST, or EMB310T20 cannot be used.
- 24IN with 2DRV; Only available with NODIM or MIN10.
- Not available with MIN10 in 24IN, 24IN, 36IN, or 72IN.
- Not available with 347.
- 24IN with EMB10ST, EMB310, EMB310ST, or EMB310T20; Not available with MIN1 or PRD.
- Only available in 72IN.
- Not available with wattage over 25W or PRD.
- Not available with MVOLT.
- Not available with MVOLT or 347.
- Not available with EMB20R, EMB125R, EMB250R.
- Not available with 12IN.
- PIR50 must include 2DRV.

Accessories: Order as separate catalog number

TXSD TORX® Screwdriver Bit  
Initial shipment includes one (1) TXSD per fixture.

## SIZE & WATTAGE CHART

Size	Wattage
12IN	10W
24IN	10W   20W
36IN	15W   30W
48IN	20W   35W
72IN	30W   55W

## SIZE & LUMEN CHART (For PRD)

Size	Lumen Range
12IN	300LM - 800LM
24IN	300LM - 1700LM
36IN	500LM - 3200LM
48IN	800LM - 3900LM
72IN	1200LM - 6400LM

## PHOTOMETRIC DATA

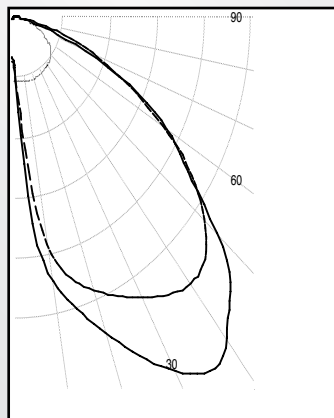
Model	Watts	Input Watts	Delivered Lumens				
			2700K	3000K	3500K	4000K	5000K
AEL 12IN	10W	10.8W	736	747	760	784	807
AEL 24IN	10W	9.4W	820	832	847	873	899
AEL 24IN	20W	17.6W	1535	1557	1585	1634	1682
AEL 36IN	15W	14.9W	1231	1248	1271	1310	1348
AEL 36IN	30W	26.3W	2954	2995	3049	3143	3237
AEL 48IN	20W	18.8W	1908	1935	1969	2030	2090
AEL 48IN	35W	35.2W	3568	3616	3682	3796	3909
AEL 72IN	30W	27.9W	3117	3162	3217	3317	3417
AEL 72IN	55W	52.2W	5830	5911	6017	6203	6389
AEL xx	PRD		Programmable Driver. Specify Lumens in Ordering Information, see Chart above.				



## PHOTOMETRIC DATA

### MODEL AEL 12IN 10W 40K DP

Delivered Lumens: 726 Lumens



Total Power: 10.8W

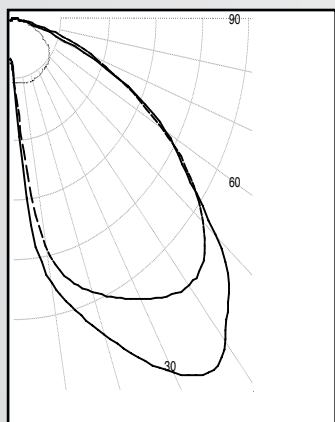
Testing was performed in accordance with IES LM-79-08

Bug Rating: B0U0G0

Zone	Lumens	% Lamps
0 - 30	153	21.1
0 - 40	287	39.5
0 - 60	585	80.6
60 - 90	726	100.0
0 - 90	439	60.5
90 -180	0	0.0
0 - 180	726	100.0

### MODEL AEL 36IN 15W 40K DP

Delivered Lumens: 1652 Lumens



Total Power: 15.01W

Testing was performed in accordance with IES LM-79-08

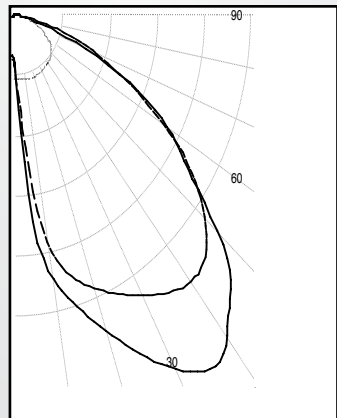
Bug Rating: B1U0G0

Zone	Lumens	% Lamps
0 - 30	427	25.8
0 - 40	724	43.9
0 - 60	1350	81.7
60 - 90	302	18.3
0 - 90	1652	100.0
90 -180	0	0.0
0 - 180	1652	100.0

## PHOTOMETRIC DATA

### MODEL AEL 36IN 30W 40K DP

Delivered Lumens: 3141 Lumens



Total Power: 29.7W

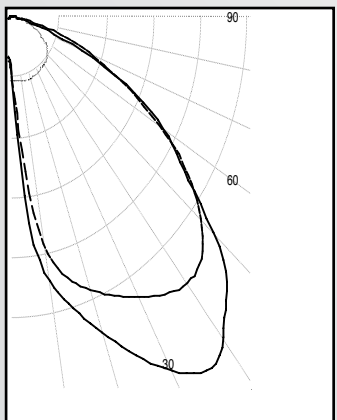
Testing was performed in accordance with IES LM-79-08

Bug Rating: B1U0G1

Zone	Lumens	% Lamps
0 - 30	821	26.1
0 - 40	1388	44.2
0 - 60	2575	88.0
60 - 90	566	18.0
0 - 90	3141	100.0
90 - 180	0	0.0
0 - 180	3141	100.0

### MODEL AEL 72IN 30W 40K DP

Delivered Lumens: 3072 Lumens



Total Power: 27.09W

Testing was performed in accordance with IES LM-79-08

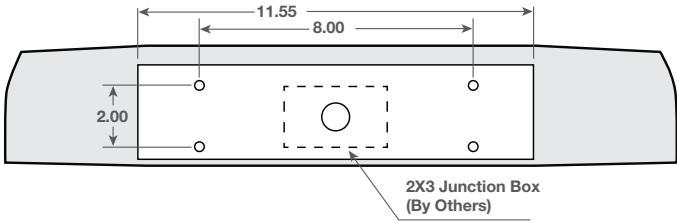
Bug Rating: B1U0G1

Zone	Lumens	% Lamps
0 - 30	771	25.1
0 - 40	1353	44.1
0 - 60	2529	82.3
60 - 90	3072	100.0
0 - 90	1718	17.7
90 - 180	542	0.0
0 - 180	3072	100.0

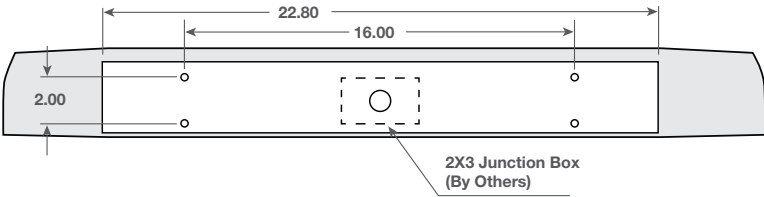


MOUNTING PLATE DETAILS

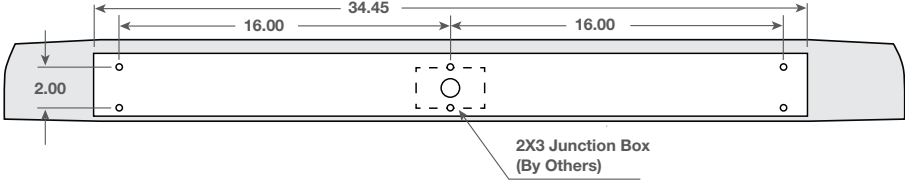
AEL 12



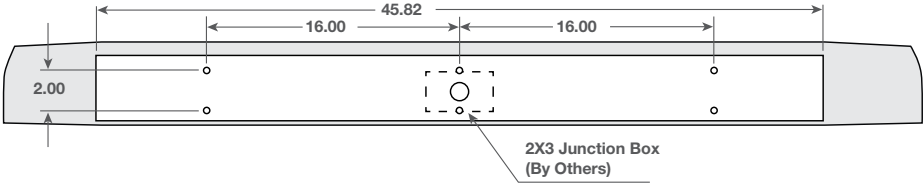
AEL 24



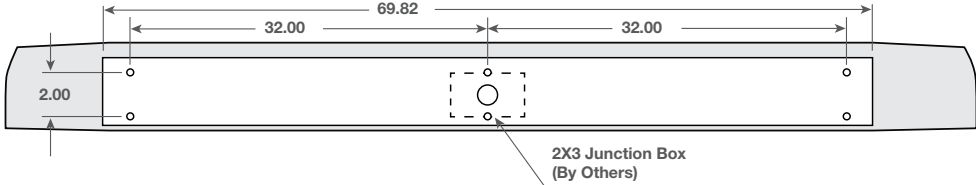
AEL 36



AEL 48



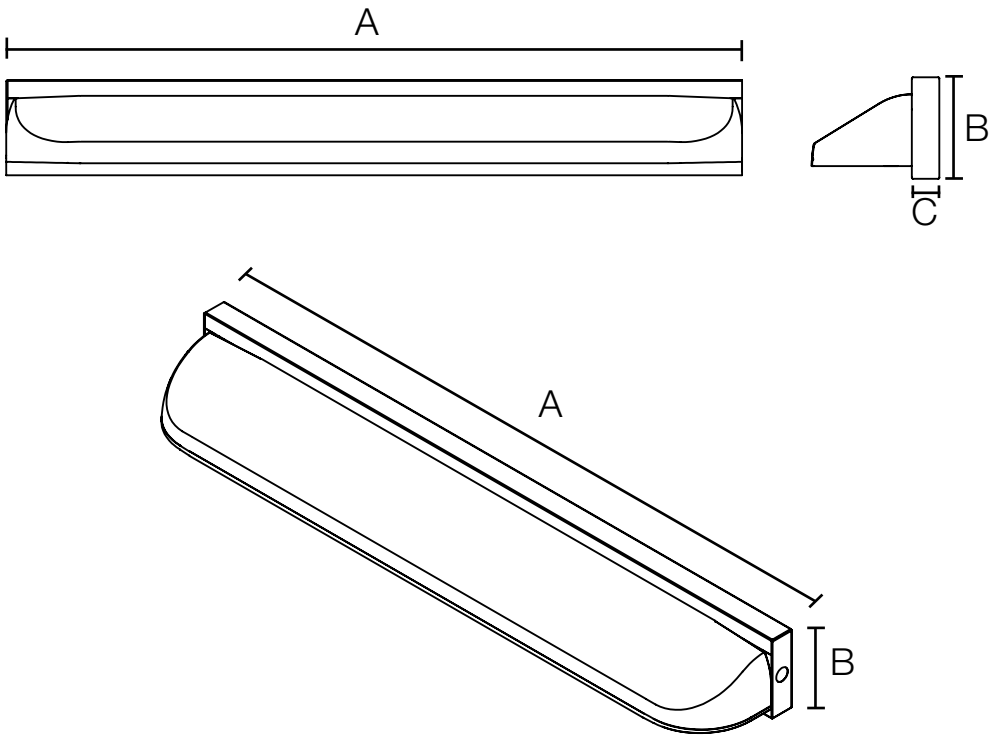
AEL 72



MOUNTING PLATE DETAILS

A/B Detail

	A	B	C
AEL 12 Back Box	20.80	5.20	1.50
AEL 24 Back Box	31.48	5.20	1.50
AEL 36 Back Box	43.30	5.20	1.50
AEL 48 Back Box	54.75	5.20	1.50
AEL 72 Back Box	78.75	5.20	1.50





# AEL INSTALLATION GUIDE

U.S. Patent D584,444

## **SAFETY PRECAUTIONS**

**WARNING - Risk of fire or electric shock. Basic safety precautions should always be followed when using electrical equipment.**

**WARNING - This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.**

**WARNING - Disconnect power to all circuits before wiring fixture.**

**WARNING - Install in accordance with all national, state, and local codes.**

**WARNING - Do not connect to an ungrounded supply.**

**WARNING - Read all fixture markings and labels to ensure correct installation of fixture.**

**WARNING – Do not apply power to the fixture until the LED Board assembly is connected to the driver. If power is applied to the fixture prior to connecting the LED Board assembly to the driver, this will cause the LED Board to fail and void the warranty.**

**RETAIN THESE INSTRUCTION FOR FUTURE USE**



One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | [www.luminaireled.net](http://www.luminaireled.net) | © 2020 Acuity Brands Lighting, Inc. All rights reserved.

# AEL INSTALLATION GUIDE

U.S. Patent D584,444

**FCC** CAN ICES-005 (A) / NMB-005 (A)

## FCC COMPLIANCE STATEMENT

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.

## ISED CANADA STATEMENT / DECLARATION POUR ISDE CANADA

This class A lighting equipment complies with Innovation, Science and Economic Development (ISED) Canada Standard for radio interference-causing equipment ICES-005, 5th edition.

Ce matériel d'éclairage de classe A est conforme avec la norme sur le matériel brouilleur radio NMB-005, 5ième édition, publié par innovation, science et développement économique (ISDE) Canada.

**RETAIN THESE INSTRUCTION FOR FUTURE USE**



One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | [www.luminaireled.net](http://www.luminaireled.net) | © 2020 Acuity Brands Lighting, Inc. All rights reserved.



# AEL INSTALLATION GUIDE

U.S. Patent D584,444

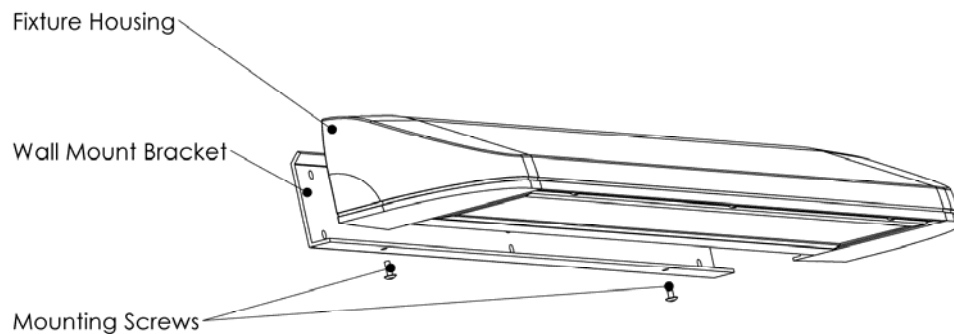
## INSTALLATION PROCEDURE

### Preparation

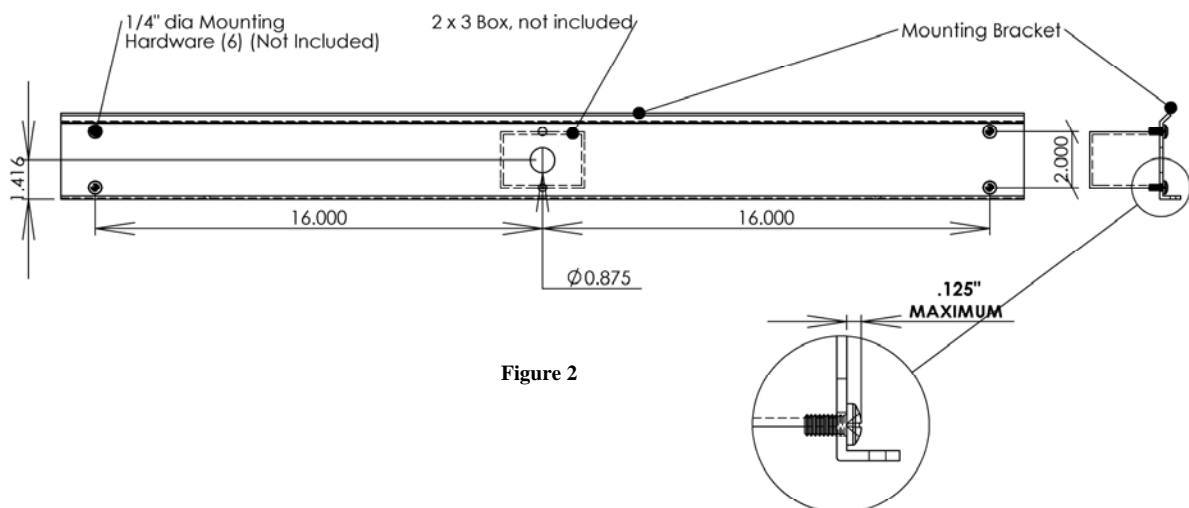
1. Mounting surface must be relatively flat. Split face block, natural stone veneer, or deep grout lines may require additional preparation such as concrete pads.
2. Fixture is designed to cover a 2 x 3 electrical box, mounted horizontally. See Fig. 2
3. Wiring must enter in the center of the fixture; prepare recessed junction box in center. Distance from center hole to bottom of finished unit will be 1.416". See Figure 2

### Installation

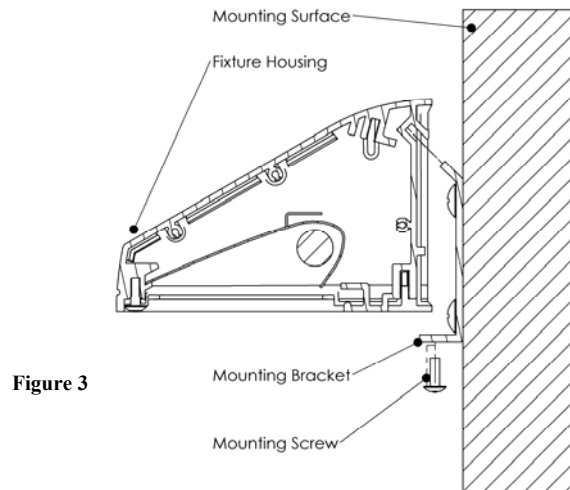
1. Detach Wall bracket from fixture by loosening (2) screws and sliding apart on a 45 degree angle. (fig1)



2. Using 1/4" hardware (not supplied), attach Wall Mount Bracket to mounting surface. Bracket must be level. If the mounting surface is slightly curved or warped, it may be advisable to leave a small amount of play in some of the mounting points as the fixture will pull the bracket straight when mounted. Use hardware with heads that are no more than 1/8" thick. (fig2)

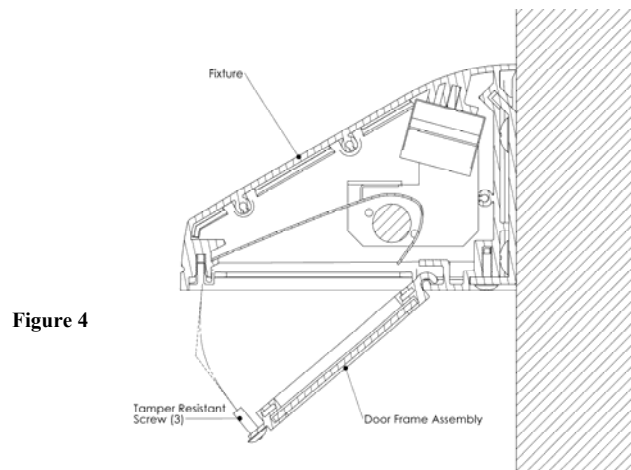


3. Align fixture over mounting bracket and push wires through center hole. Fixture should align from the top of the bracket and will rest on the angled surface. Tighten two mounting screws to secure fixture to bracket. (fig3).
4. Apply a bead of silicone caulk between the wall and top of fixture as required.



**Figure 3**

5. Loosen (3) screws in lens frame and swing door frame downward. (fig4)



**Figure 4**

6. Remove reflector by loosening 1/4 hex screws.
7. Connect supply wires in accordance with code.
8. Re-install reflector
9. Install Lamp(s)
10. Tighten (3) Tamper Resistant screws to secure door frame.
11. Energize and test.

**RETAIN THESE INSTRUCTION FOR FUTURE USE**