

# GAS WORKS PARK

## East Entry and Comfort Station

LANDMARKS PRESERVATION BOARD

5/10/2017





## AGENDA:

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



Geoff Vitek

Seattle Parks and Recreation | Patano Studio Architecture | Harrison Design

## 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
- Sophie Gao | Project Architect

### **Harrison Design**

- Margaret Harrison | Principal

### **Landmarks Preservation Board**



Richard Haag Associates records

Seattle Parks and Recreation | Patano Studio Architecture | Harrison Design

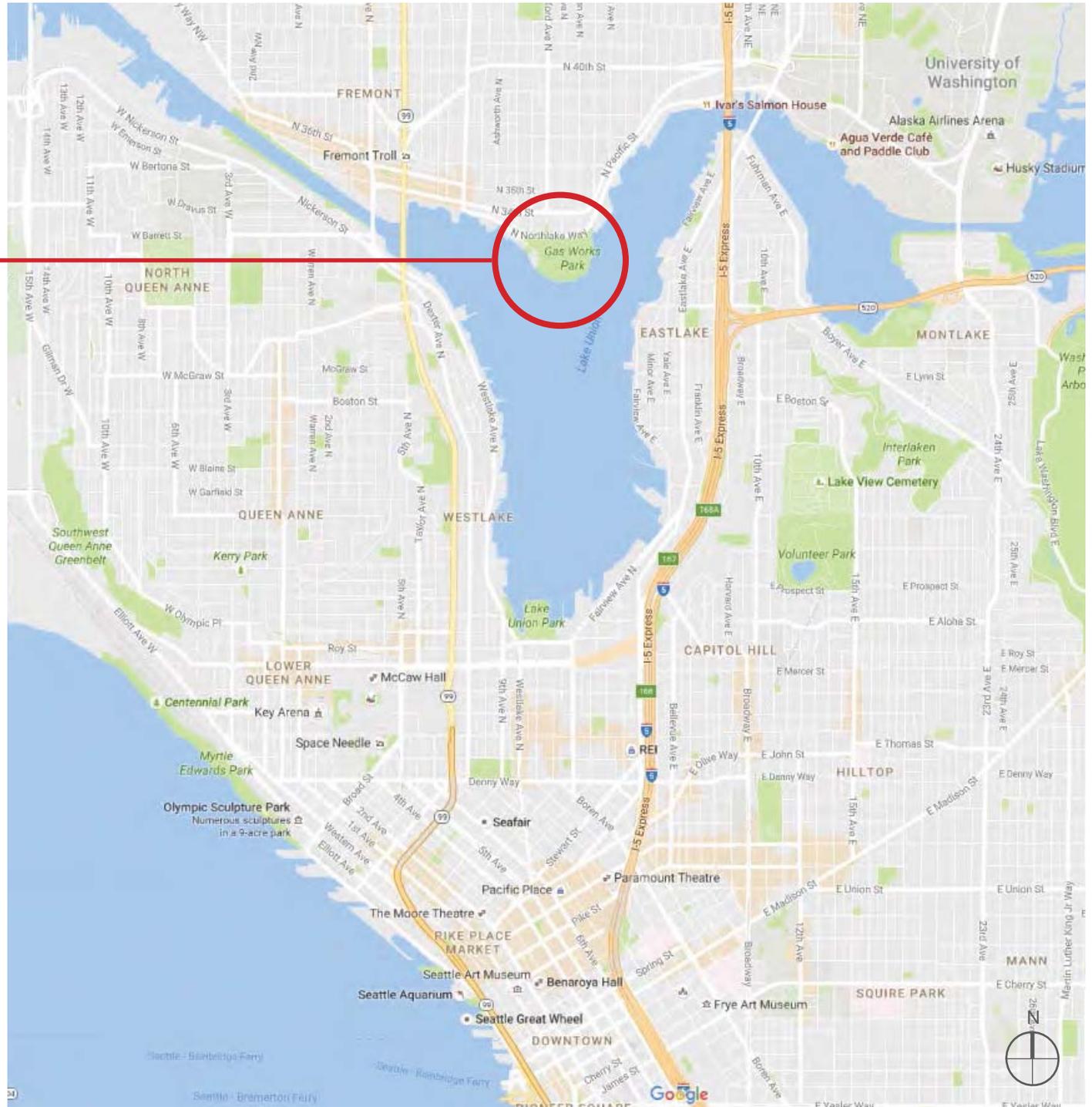
# PROJECT ORIENTATION:

Project Location

Site Context

# project location

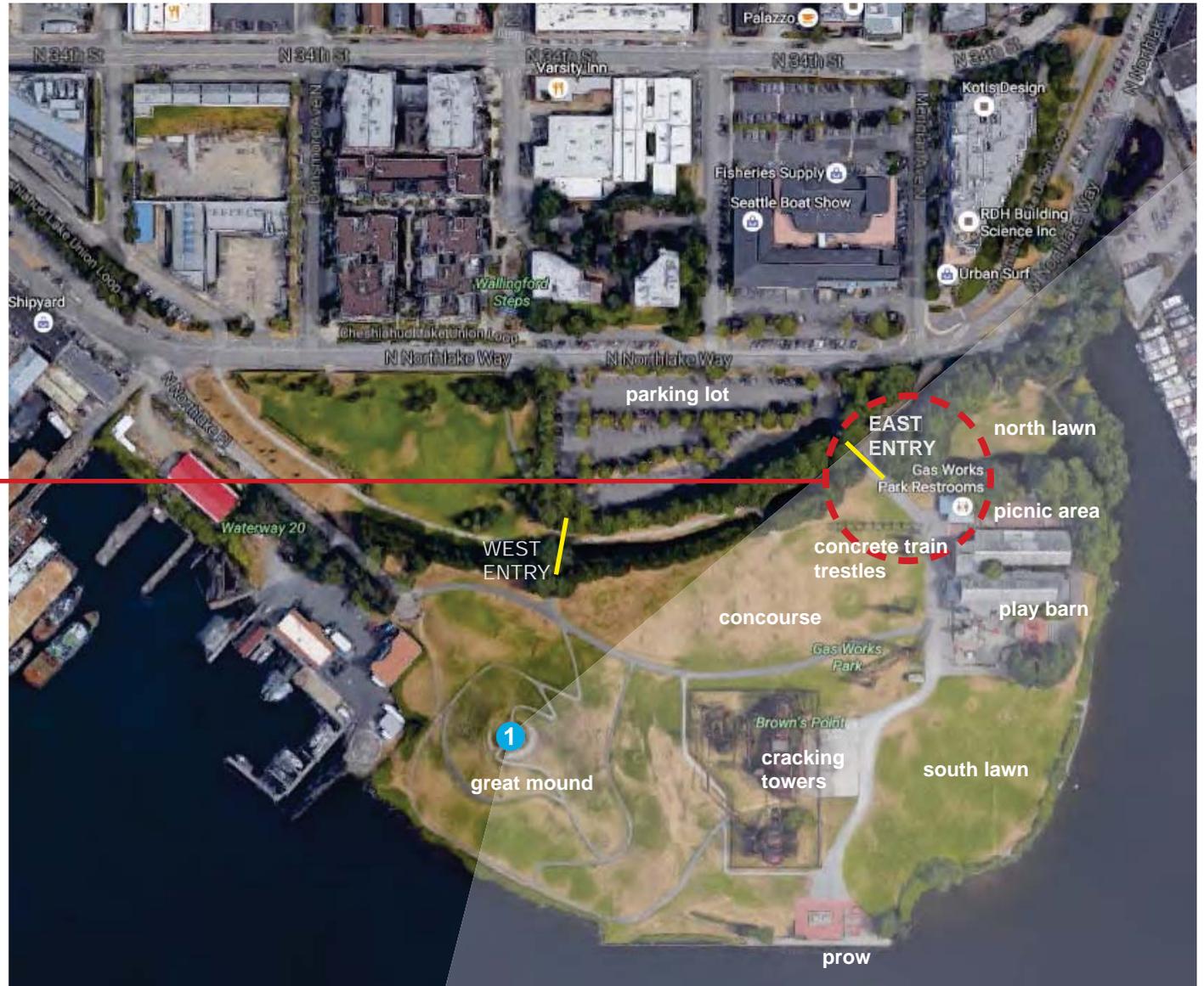
Gas Works Park is located north of Lake Union and overlooks the heart of downtown making it one of Seattle's prized vistas.



# project location

This project focuses on the Gas Works comfort station and East Entry improvements.

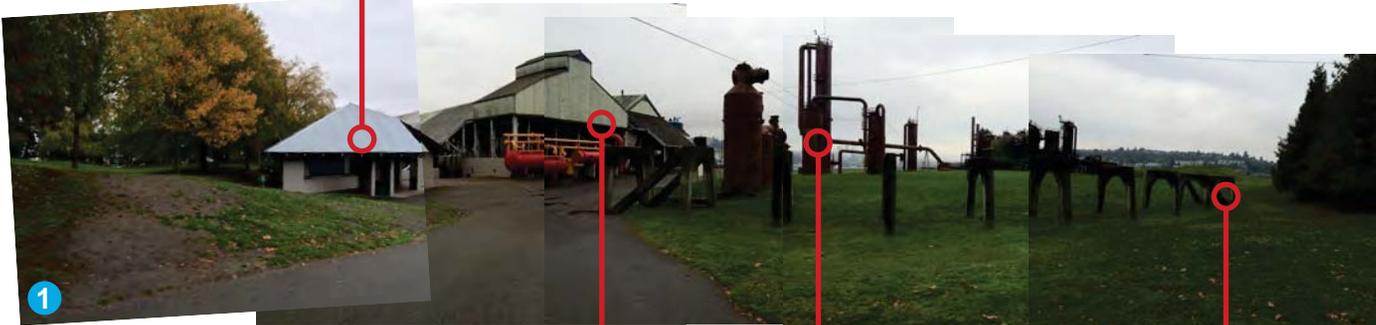
The comfort station is located near the East Entry, by other park structures including the Picnic Shelter, Play Barn, remnant concrete train trestles, towers and tanks.



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# SURROUNDING SITE CONTEXT

## COMFORT STATION



Picnic Shelter and Play Barn



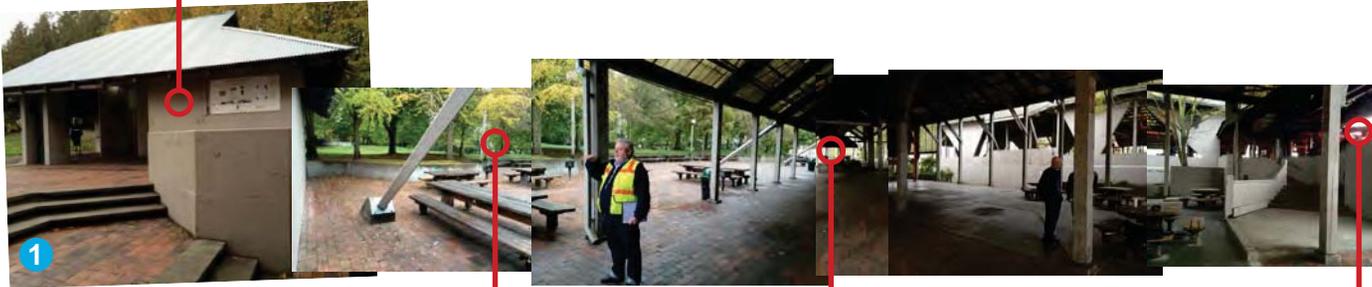
Towers



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

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

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

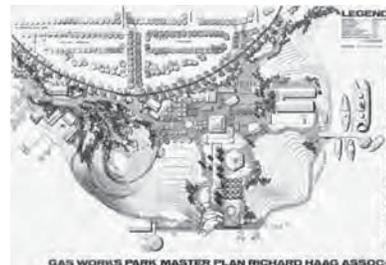


1906 - Seattle Gas Light Company opened their new plant at the Gas Works Park current location.



1938

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



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



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

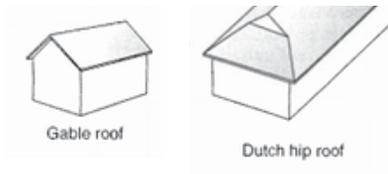


Museum of History & Industry



### 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*

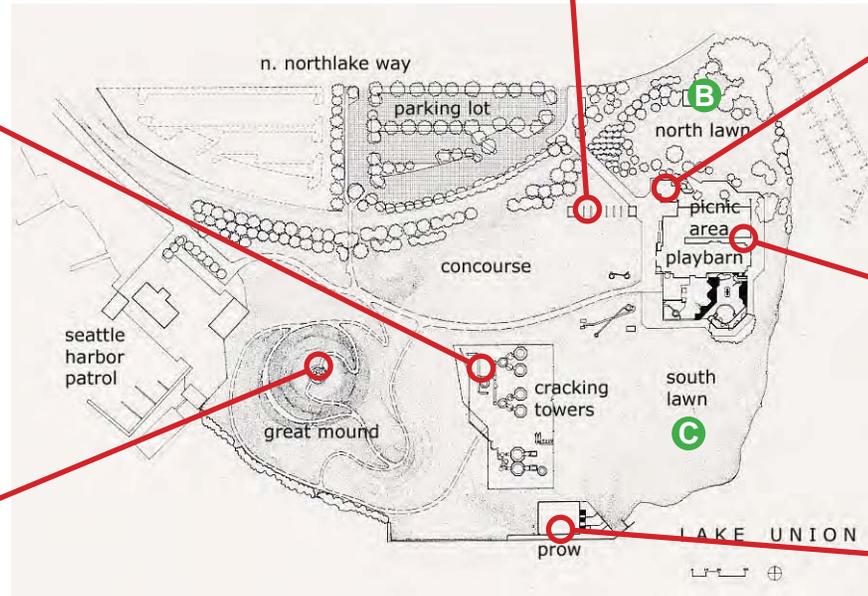


1971 - Gas Works Park as a concept, Rendered by Dale Jorgensen

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)

## Existing Structures

- 1) Towers
- 2) The Prow
- 3) Play Barn (The Pump House)
- 4) Picnic Shelter (The Boiler Room)
- 5) Concrete Train Trestles

## New Green Spaces

- A) The Great Mound "Kite Hill"
- B) North Lawn
- C) South Lawn

## New Structure

- X) Comfort Station

\* Each of these areas or structures is described in the Report on Designation, from the City of Seattle Landmarks Preservation Board except the 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:

### 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
- Material relation to surrounding existing structures



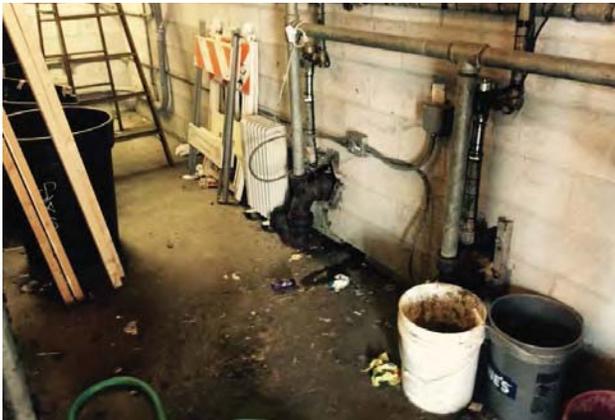
## EXISTING CONDITIONS:

Current Facility

Visibility

Accessibility

# EXISTING CONDITIONS



## Plumbing Condition

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

## Electrical System

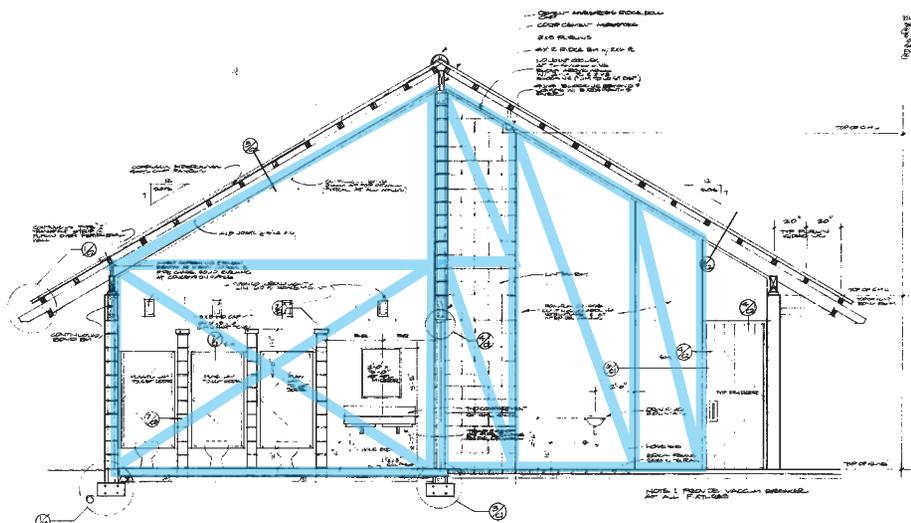
Systems are inefficient and at the end of their useful life. A full replacement is needed.

## Roof Rafters

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



# EXISTING CONDITIONS



Existing structure with bracing overlay

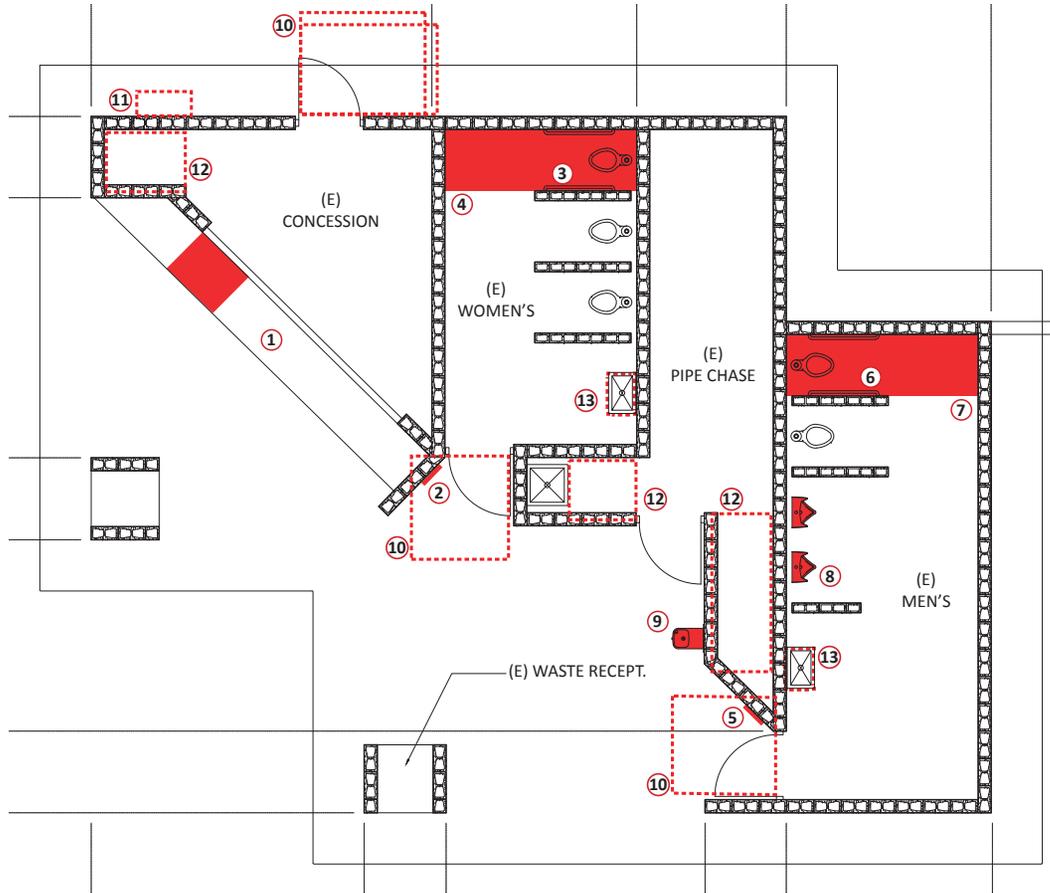


Example of seismic retrofit of masonry wall

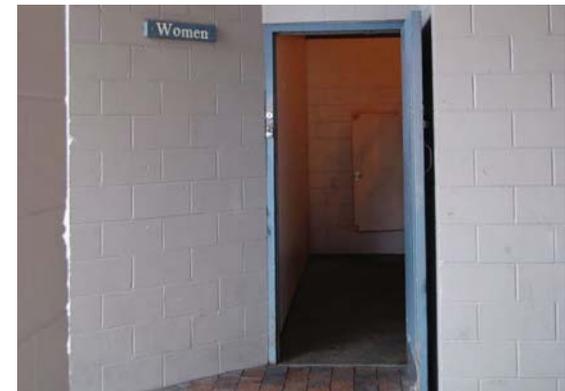
## Seismic Retrofit

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

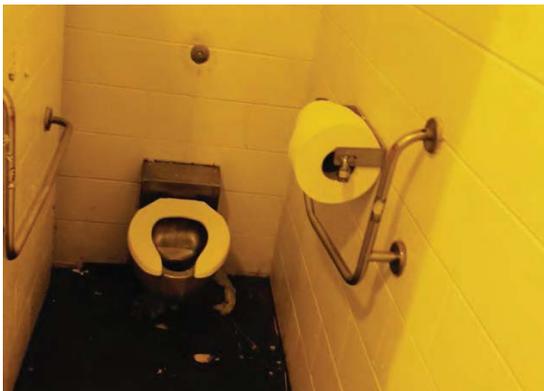
# ACCESSIBILITY



1. concession counters height



2&10. 45° push pull entry and signage



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

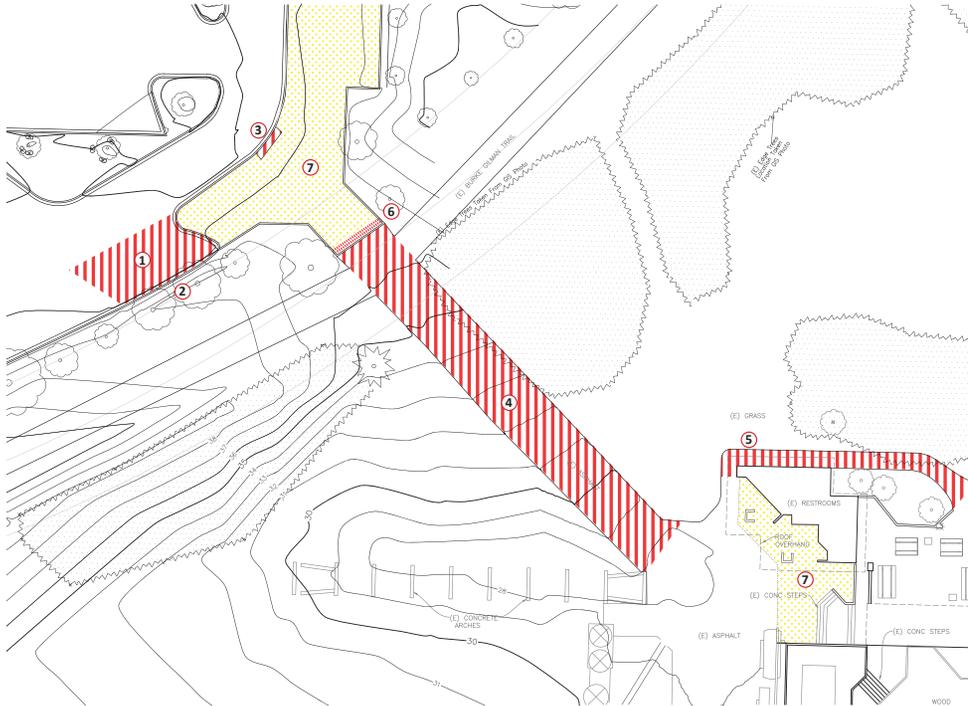


8. inaccessible urinal due to no elongated rim



9. drinking fountain height

# ACCESSIBILITY



## ADA Site Citations by DOJ

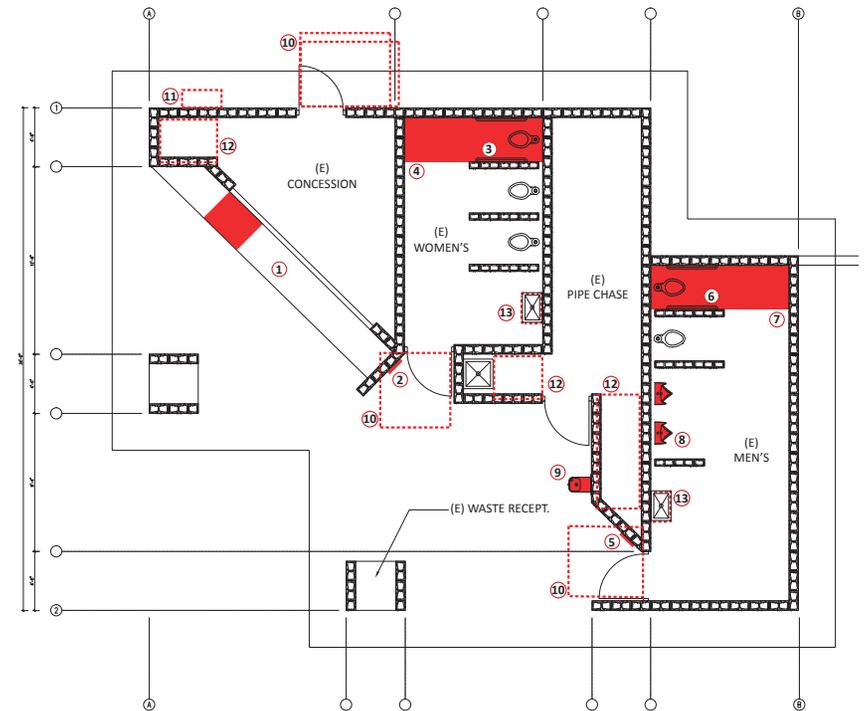
1. Parking Quantity/Dispersion
2. Parking Signage (Van Accessible)
3. Curb Ramp
4. Accessible Route (Cross Slope)
5. Accessible Route (to Picnic Area)

## Additional ADA Violations

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

## ADA Citations by DOJ (not shown this sheet)

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)



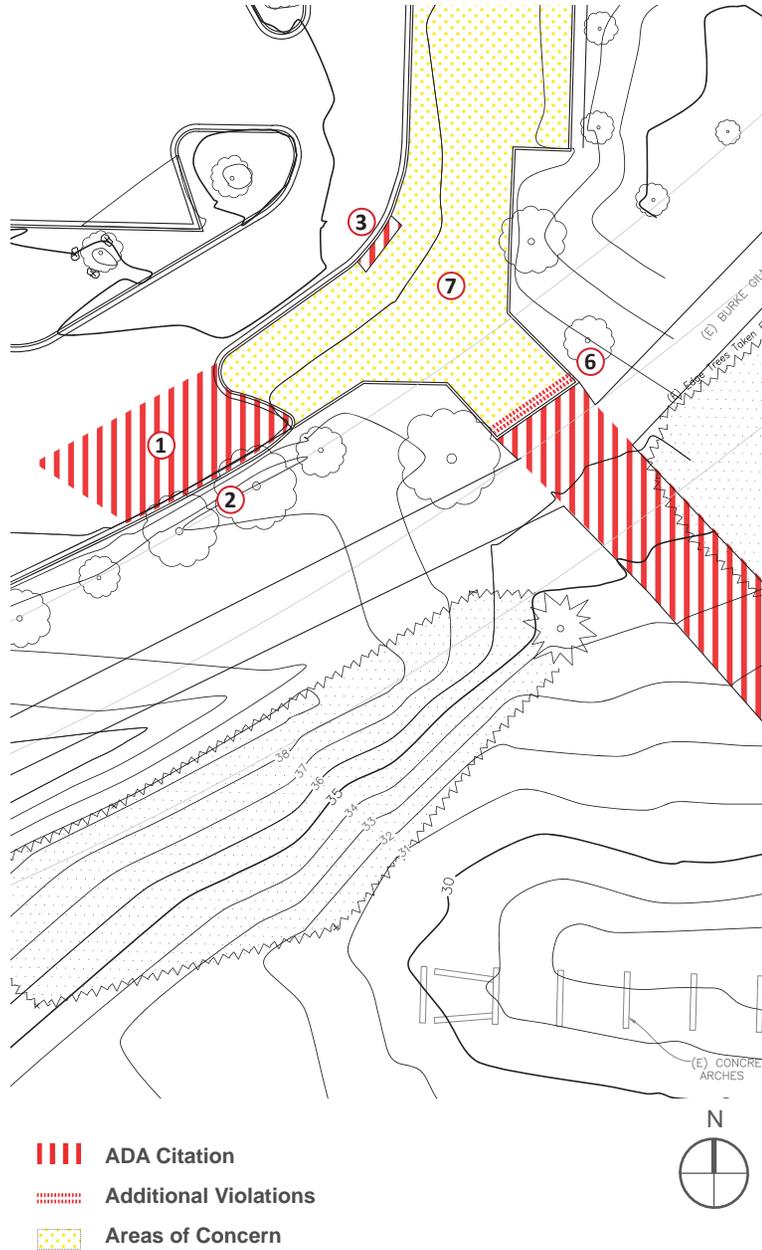
## ADA Building Citations by DOJ

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)

## Additional ADA Violations

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

# ACCESSIBILITY



1 & 2. parking quantity/dispersion and signage



3. curb ramp slope is inaccessible

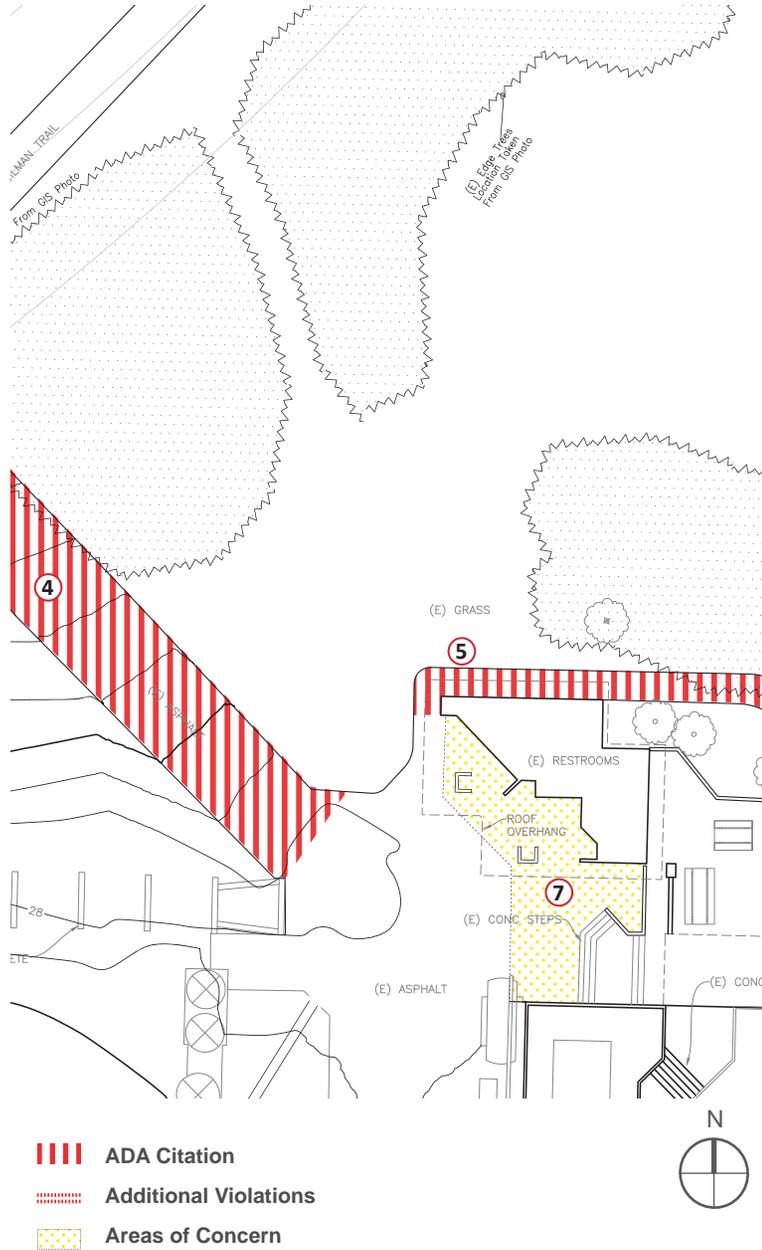


6. tracks create uneven pavement at the entry



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

# VISIBILITY ANALYSIS







## PROPOSED DESIGN:

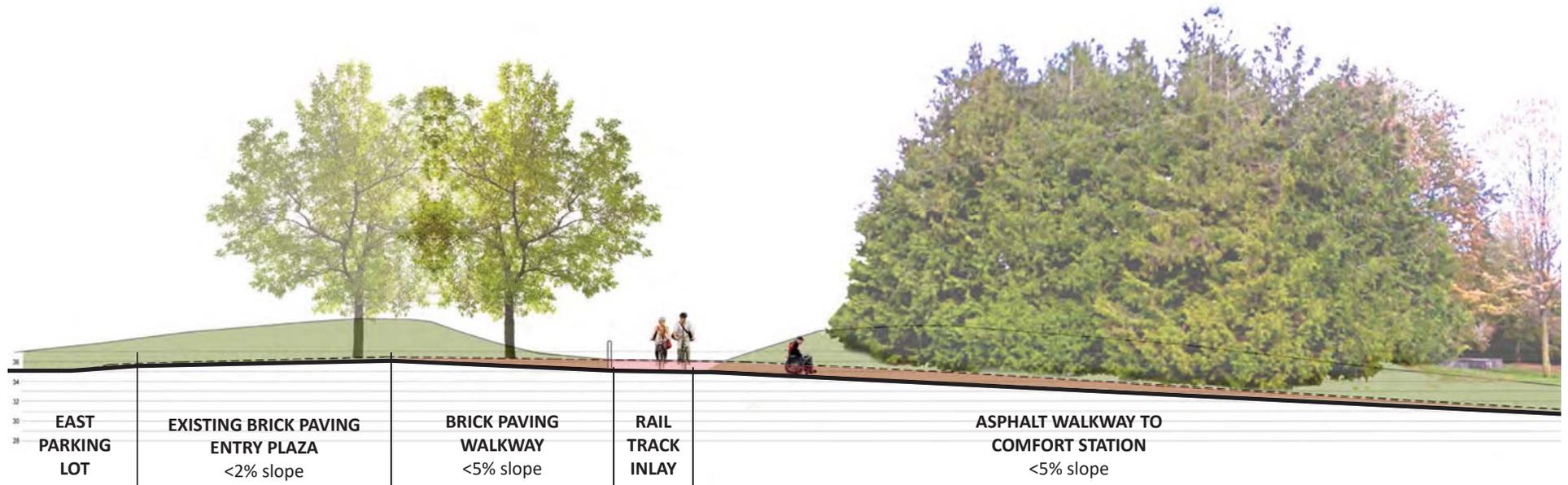
### Site Design

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

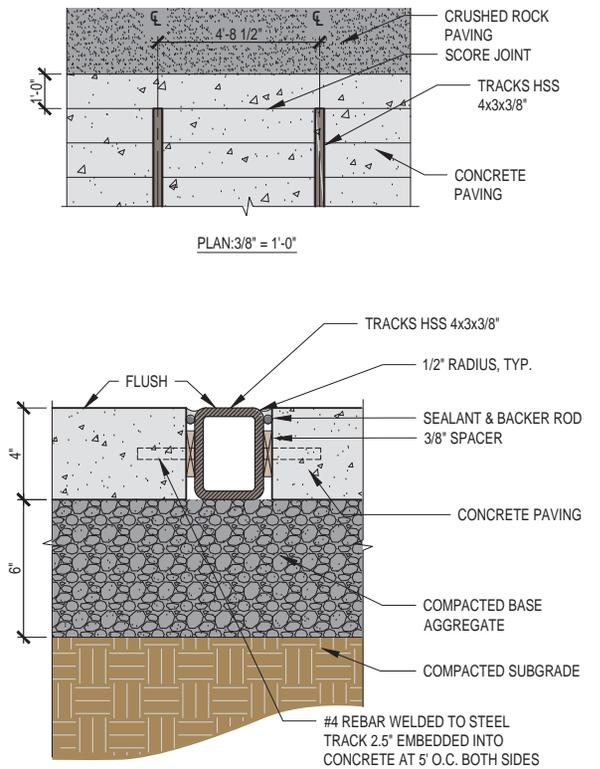
### Building Design

- Building Relocation for Increased Visibility
- Universal Design for Accessibility
- Form
- Materials
- Future Interpretive Opportunities

# EAST ENTRY: PROPOSED ADA SLOPE SECTION



# EAST ENTRY: RAILROAD TRACKS

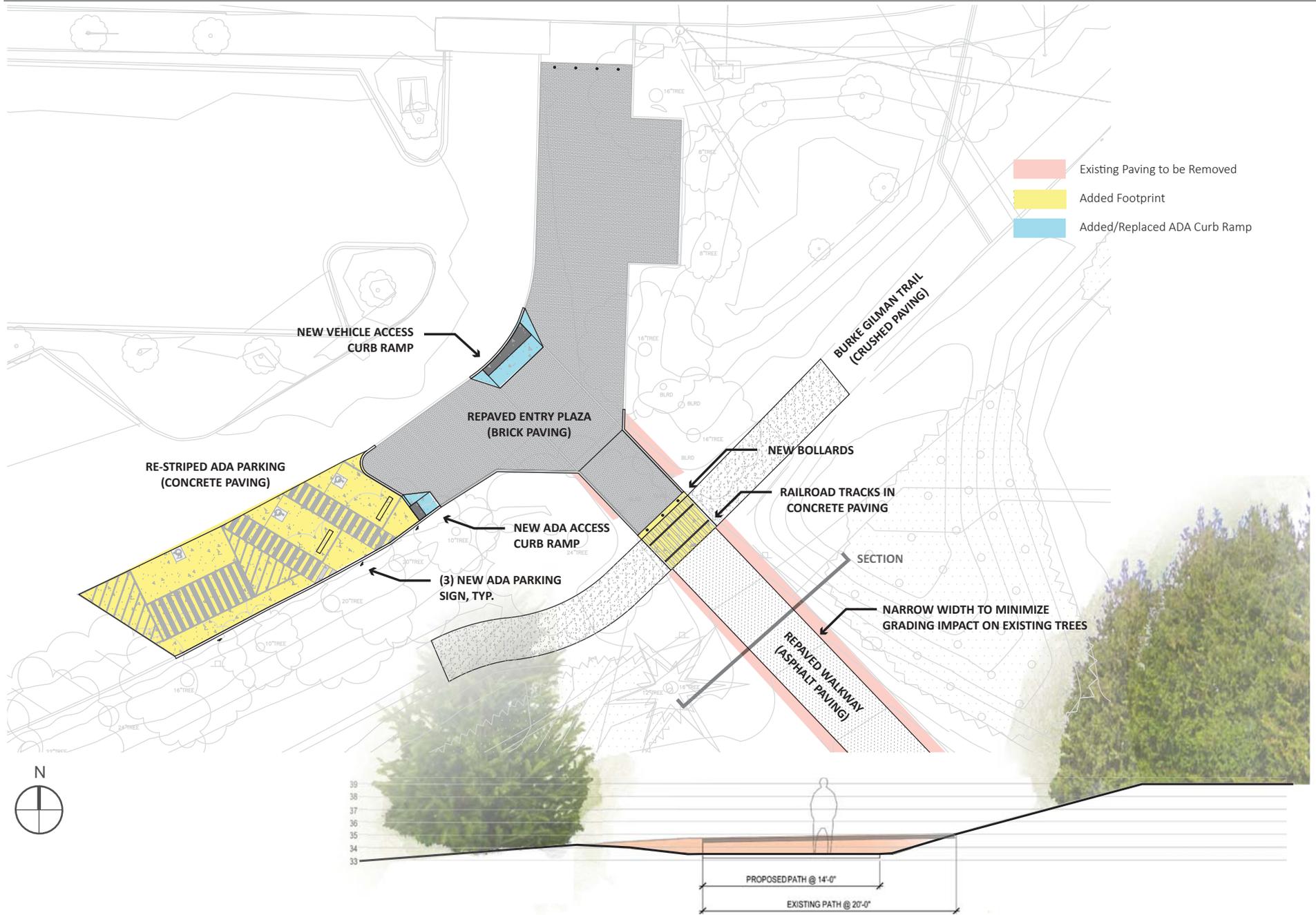


Existing Railroad Tracks at East Entry

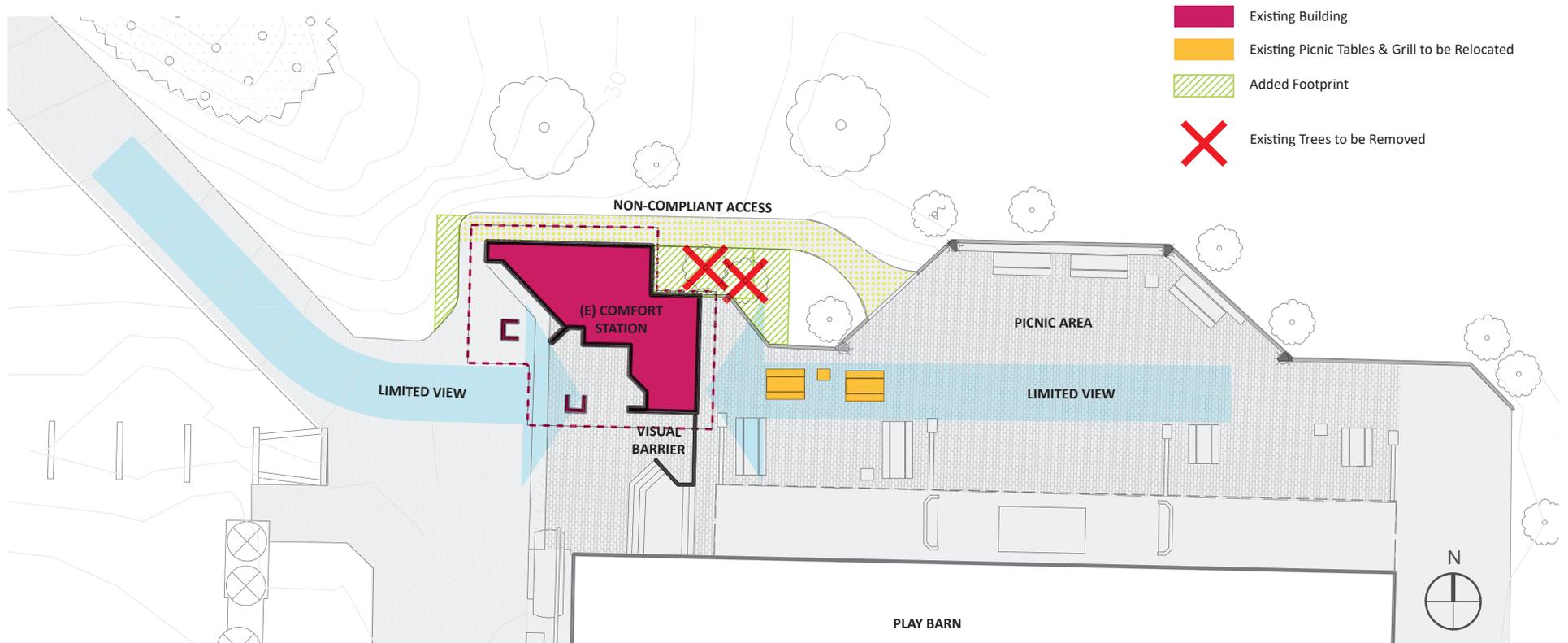
Proposed Accessible Track Design



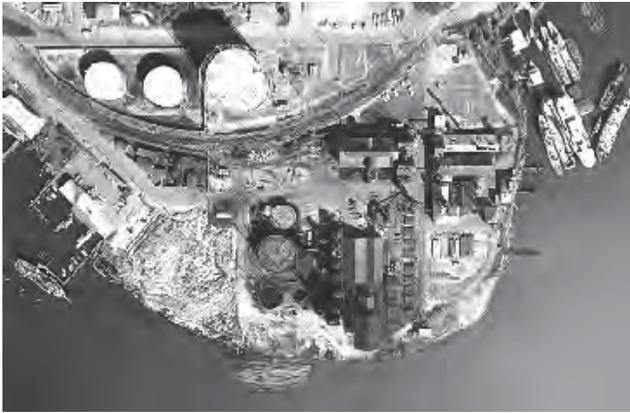
# EAST ENTRY (PROPOSED)



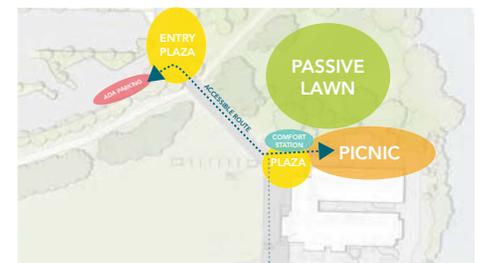
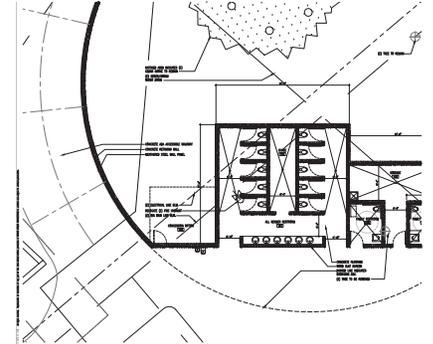
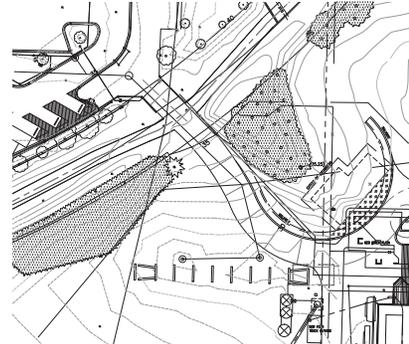
# COMFORT STATION (EXISTING)



# DESIGN EVOLUTION



- Site tests show contaminated soil throughout site, providing a limited footprint to work within
- There has been public outreach to Friends of Moran, Wallingford Neighborhood, Richard Haag, and Gordon Walker.





parking lot

east entry

ADA Slope

north lawn

comfort station

train trestles

picnic area

food trucks

play barn

towers

ADA Ramp

