



6/19/2013

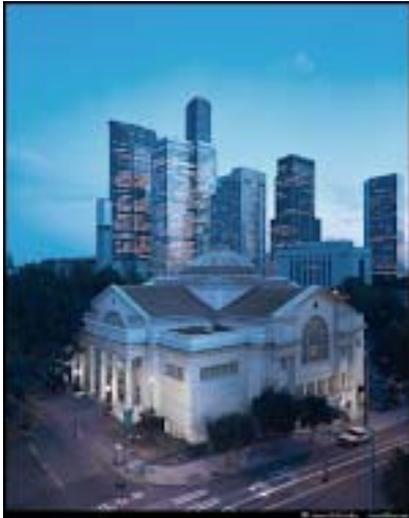
2013 Government Confluence:

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CO-HOSTED BY KING COUNTY GREEN TOOLS + CASCADIA GREEN BUILDING COUNCIL

Town Hall Seattle Charrette Report

2013 King County Government Confluence Workshop Results



Town Hall Seattle (THS) provided an excellent case study for a learning exercise at the 2013 King County Government Confluence Workshop. Attendees learned about the intersection of sustainability, historic preservation and adaptive reuse of a Seattle iconic structure.

A 2012 study by Preservation Green Lab and the National Trust for Historic Preservation, “The Greenest Building: Quantifying the Environmental Value of Building Reuse”, highlighted findings that “Building reuse almost always yields fewer environmental impacts than new construction when comparing buildings of similar size and functionality”. That statement served as a catalyst for the day.

Beyond materials and energy performance alone, how do we value culture and situations where no comparable building exists? In the case of historic buildings, their cultural, architectural and historic value is often irreplaceable. A full picture of sustainable design therefore should address sustaining culture while also maximizing sustainable building performance.

The Town Hall Seattle Charrette at the 2013 King County Government Confluence engaged conference attendees in a learning exercise to address the cultural and economic value of the Town Hall Seattle arts and community events venue and help prepare key decision makers to consider the building’s future. Participants explored options for revitalizing landmark portions of the building while modernizing other elements to meet the ever changing programmatic needs, technological changes, sustainability mind-set, and the emerging First Hill neighborhood center.

Historic Preservation + Sustainability Charrette

Charrette Overview

THS is in the process of designation their historic structure as Seattle Landmark, while also investigating options for potential upgrades and major renovations. The goal is to bring a 20th century building into the 21st century and support over 400 civic, cultural and arts events per year.

Charrette participants were asked to help establish key project questions and then recommend answers and solutions that could be integrated into a future capital program and design for THS that is an icon of both historic preservation and sustainability.

Break Out Sessions

- Session 1: Preservation, Restoration & Re-Use
- Session 2: 2030 District Design
- Session 3: Urban ReVision – Park & Site Design

Session 1: Preservation, Restoration & Re-Use

When asked what he would do if given one hour to save the world, Albert Einstein supposedly replied that: "I would spend 55 minutes to understand and formulate the problem, and 5 minutes to come up with ideas/execute the solution." Session One is reflective of that philosophy. A good part of this charrette segment was dedicated to asking questions and provided an overview to the THS goals for the next 100 hundred years. Our initial discussion was to introduce the history of THS, its current programming needs and deficiencies of the building as it stands today and maintaining its competitiveness as a performance and lecture venue. An introduction to contemporary thinking about preservation, embodied energy and the triple bottom line of sustainable building reuse provided a general direction for this session. Executive Director, Wier Harmon also introduced the recent application for City of Seattle landmark designation and areas subject to those guidelines and review as well as areas that are not subject to landmark status (see floor plan in supporting materials). Key issues of consideration included:

- The Great Hall
- The Public Room
- Front Lobby and First Hill Room
- Town Hall Downstairs
- Downstairs support spaces
- Exterior West Wall
- Seneca St. Lobby
- Neighboring building constraints of adjacent sites
- Office & Rehearsal Spaces
- 8th Avenue As A Signature St.
- Open Space to west of site



Key Strategies

1. Consider the inherent sustainable features of this building that exist already:
 - Day lighting
 - Thermal mass
 - Air movement and cross ventilation
 - High ceilings
 - Materials
 - Steam Power
 - Flexibility of structural floor plan (small parts)
 - Following seismic analysis of the building consider the potential for integrating new technologies on the roof including solar systems, green roof or stormwater collection systems should the integrity of the structure allow for those additions.
2. Create a second front door for THS at the West façade of the building.
3. Revenue generation by way of café addition – make THS a daily inclusion in the life of the neighborhood vs. event focus model.
4. Water reuse and recycling. Is greywater an option for toilet flushing and irrigation of future landscaped areas?

Innovations

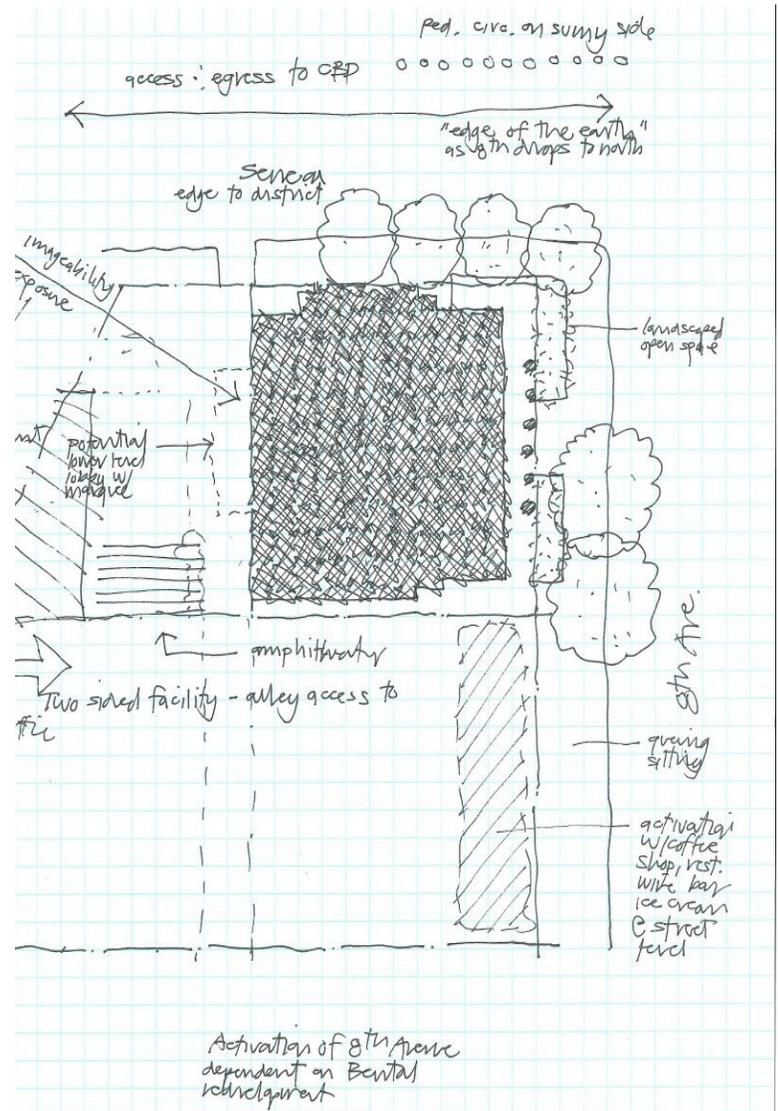
- Utilize west wall for projecting art or for outdoor cinema on First Hill (projection would not alter the historic nature of the structure and adversely impact landmark status)
- Modular moving interior walls for flexibility vs. permanent walls
- Tell the story of Spring Street on site and the connection to water that is below surface



Moving wall canvas, Tokyo, Japan

Further Review & Resources

- When Buildings Come Alive: 10 Unreal Urban Projection Mapping Videos
<http://www.thecoolist.com/when-buildings-come-alive-10-unreal-urban-projection-videos>
- Preservation Green Lab/Cascadia GBC Study, The Greenest Building: Quantifying the Environmental Value of Building Reuse
<http://living-future.org/node/450>
- Seattle Dept. of Neighborhoods
<http://www.seattle.gov/neighborhoods/preservation>
- WA DAHP Sustainability & Historic Buildings Report
http://www.dahp.wa.gov/sites/default/files/sustainability_SummaryReport.pdf



Site Sketch Session 1

Session 2: 2030 District Design

Participants were asked in Session Two to envision a THS renovation that met 2030 District Goals (see text box below). Scope components presented for consideration included the following potential renovation and upgrades:

1. HVAC Upgrades
2. Lighting Upgrades
3. Acoustics
4. Space Reconfiguration
5. Restrooms
6. Roof & Dome
7. Exterior renovations



The 2030 District

The 2030 District is a high-performance building district in downtown Seattle that aims to dramatically reduce environmental impacts of facility construction & operations.

2030 District Goals for Existing Buildings:

- **Energy Use:** A minimum of 10% reduction below the National average by 2015 with incremental targets, reaching a 50% reduction by 2030.
- **Water Use:** A minimum of 10% reduction below the District average by 2015 with incremental targets, reaching a 50% reduction by 2030.
- **CO₂e of Auto and Freight:** A minimum of 10% reduction below the current District average by 2015 with incremental targets, reaching a 50% reduction by 2030.

Key Strategies

Overall building performance ideas addressed some “low hanging fruit” as well as some high performance strategies that could collectively provide significant energy, water and emissions reductions at THS. Key strategies are summarized below; for a full list of participants suggestions refer to Appendix 2.

Building Energy Strategies:

- Increase insulation levels of walls and roof
- West wall solar façade
- Interior lighting armature (removable, protects landmarked features)
- Programmable lighting controls and dimmers
- Reflective paint in Dome for improved indirect lighting
- Tap into thermal mass, in basement and of walls, as remodel
- Investigate block energy sharing strategies
- Low velocity air systems
- Variable Refrigerant Flow system to allow conditioning of different zones as use dictates
- Reduce plug loads



VRF systems can have many air handling units that connect to a modular external condensing unit.

Water Use Strategies:

- Install low-flow fixtures
- Capture rain water for internal or site uses, “loud & proud” water storage tanks at East corners

Process Strategies:

- Do a full building energy audit and modeling
- As applicable with audit, retro-commission systems that will be staying

Emissions Strategies:

- Install bike parking
- Bike parking sculpture
- Participate in Seattle Bike Share

Education Strategies:

- Real time energy and water monitoring exhibit

Innovations

There was a lot of discussion around some “Big Sky” ideas:

1. **Block-Wide (or District) Energy Systems:** Whether the First Hill District Energy vision emerges in time or not, the block currently in development that includes the THS site may be able to develop block-wide energy systems. Potentials discussed included a photovoltaic array/farm on the south portion of site or atop the future building, wind power generation, cool sinks in future parking garages (and the THS basement) that can provide cooling, capturing waste heat from performance lighting for use in other spaces or other adjacent buildings, etc. Making a renovated THS building “district energy ready” was another idea regarding boosting the power performance on the site. District energy discussion included identification of local hospitals as “waste heat” sources.
2. **Carbon Reduction:** In the spirit of reducing transportation energy and emissions as well as those of the building, some fun and big ideas included hosting a bike share hot spot on the THS site, including sculptural bike parking, and offering pricing incentives for audience members who biked or used public transit to reach THS. THS could even offer an award to their vendors or performance groups with the lowest CO2 footprint.
3. **Biomimicry:** Identify a living organism that heats and cools itself and produces/filters its own water – and let that inspire the building design.



Plant-inspired solar cells use photosynthetic dyes and processes to generate solar energy many times more cheaply than silicon-based photovoltaics, and are integrated with a building skin. Conventional silicon-based solar panels manufacture requires large amounts of energy, toxic solvents, and bulky infrastructure to support rigid panels. Alternatively, dye-sensitive solar cells use a variety of photo-sensitive dyes and common, flexible materials that can be incorporated into architectural elements such as window panes, building paints, or textiles. Although traditional silicon-based photovoltaic solar cells currently have higher solar energy conversion ratios, dye-sensitive solar cells have higher overall power collection potential due to low-cost operability under a wider range of light and temperature conditions, and flexible application. www.asknature.org

Further Review & Resources

- VRF Systems: <http://www.vrf-air-conditioning.co.uk/what-is-vrf.htm>
- How Would Nature Solve Green Building Challenges: <http://www.asknature.org/>
- Information on the First Hill District Energy Strategic Partnership: http://www.seattle.gov/environment/district_energy.htm

Session 3: Urban ReVision – Park & Site Design

Session Three was dedicated to a discussion regarding open space potential and creating a high functioning site from an ecological perspective. Utilizing varying design and sustainability strategies how could THS reposition its self as a beacon of sustainability on First Hill? Could long term utility efficiencies offset improvement costs? Could additional new facility programming support the long term vitality of this arts and culture institution by way of expanded offerings?

Knowing that future development to the south of THS and portions west will be in the control of other land owners, this session's site discussion was limited to THS property, a small portion of west adjacent site, east side connect to the street and alleys.

Key Strategies

1. West side activation

- Outdoor cinema and art projection
- 8th Ave – Enhance green space, landscape, benches
- Open new lobby (basement) off alley
- Amphitheater in plaza
- Water element – masks noise from freeway



Alley 24, Seattle, WA

2. East side activation

- Historical interpretive exhibit or art installation
- 4 corners story telling of the rich First Hill History – connect to surrounding area i.e. hospitals, history of Scandinavian doctors, Seattle's lost affluent neighborhood etc.
- Encourage more bikers – install artful bike racks
- Utilize ground plane and sidewalks to maximize tight site area



Harborview Hospital circa 1933

3. Water on site

- Day light storm water features, storm water flows
- Collect stormwater for reuse
- Relate back to natural conditions of "Spring" St.
- Share water collection infrastructure with new neighboring development
- Consider Living Building or Salmon-Safe certification

4. Town Hall pub OR Donors Lounge
 - Faces park to the west
 - West room could be day lit space with balcony
 - Open up view from lobby to west wall and park
 - VIP/member room, satellite concession area

5. Use every element of the site to convey THS place as the major arts institution of First Hill and a continuum of downtown
 - Emphasize connection to Freeway Park
 - Bring in ground plane art & sculpture to site



Betty Bowen Park, Seattle, WA

Innovations

1. Install a “News Ticker” with content streaming in and out of building
2. Install Outdoor ticket booth
3. Get on-site food composting
4. Reuse building elements on site in park
5. Partner with WA Trust to sell or donate pipe organ to another non-profit organization
6. Install a revenue generating toilet as art. See Art for Public Convenience article linked in this document.



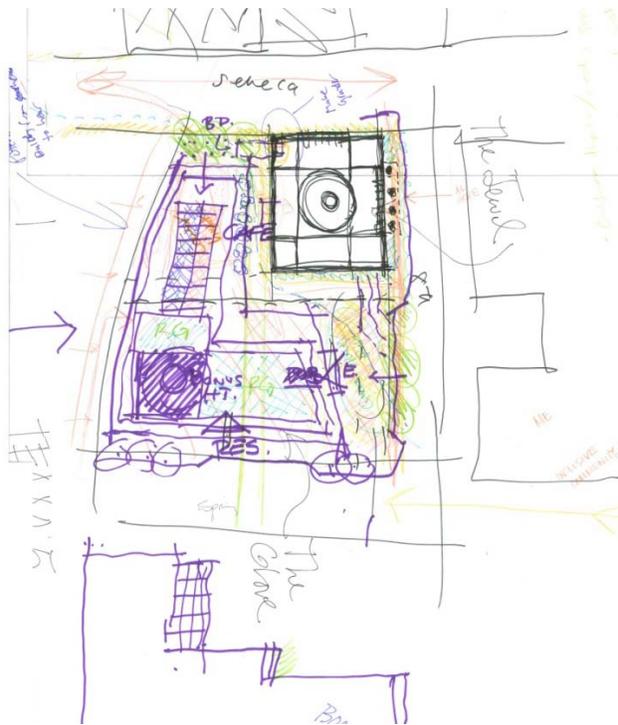
Don't Miss A Sec, by Artist Monica Bonvicini

Further Review & Resources

- Art for Public Convenience http://news.bbc.co.uk/2/hi/uk_news/england/london/3258096.stm
- ILFI Certification <http://living-future.org>
- Salmon-Safe Certification <http://www.salmonsafe.org>

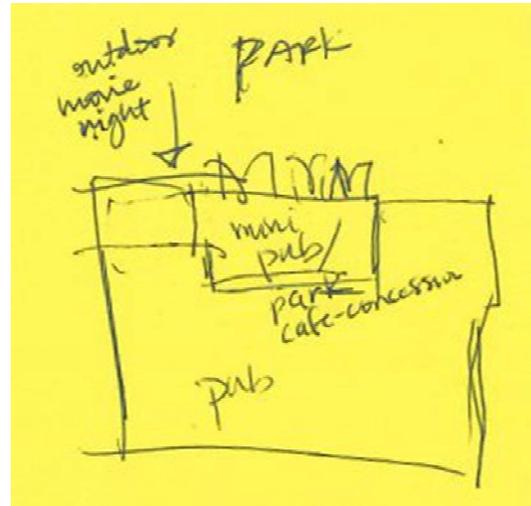


Bonvicini installation at Tate Gallery in London
(Outdoor bathroom/art with one-way glass)



Town Hall as the “Jewel” of First Hill”

The charrette sketches shows an idea to treat THS like a gem in a ring setting; use adjacent building development and THS site work to create a multi-use plaza, buffer freeway noise, and create shared open spaces. A THS Café might open onto such a plaza.



Basement Pub:

A plan emerged to reimagine the basement – as a speakeasy or a pub– with a mini pub that could be a rentable party space or operate separately, serving an outdoor park.

Next Steps & Other Bright Ideas

- Create pilot project with 2030 District to expand dialogue around historic buildings and cultural retention in the district – get beyond energy performance and help define a sustainable community.
- Take cues from POSI and Portland Ecodistrict models in addition to 2030.
- Host a partnering workshop with frequent programming partners such as Island Press or Sustainable Path Foundation. Identify how these organizations can support the added value of renovations and improvement to their own longevity and success.
- Host further discussions with design teams for adjacent property development and look for shared infrastructure opportunities for energy, water and potential sub-surface seismic reinforcement.



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Appendix 1: Events and Places

Below are information sets collected from charrette participants in “sidebar” exercises set up throughout the day.

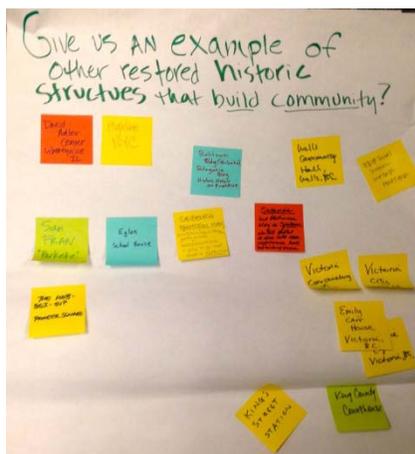


Sidebar Exercise 1. Town Hall Seattle Stories

Participants were asked to relate their favorite stories from past experiences at Town Hall Seattle, to provide a glimpse into what events resonated with this particular audience.

- Ocean acidification presentation by Sustainable Path Foundation
- Early music guild concerts
- Seattle Pro Musica
- Bitutan happiness index
- Hemperion XXI before Montesseat passed away
- Setting up a fog machine for a radio drama performance...why does a radio drama need a fog machine?
- 40th anniversary of Roe verse Wade – Great mixture of speakers
- Wedding upstairs then dinner on the middle floor with dancing in the basement until late!
- Obama – Romney Debate (October 2012)
- So far I've experience the parking lot and I was not inspired ☹ (The drew a sad face)
- W.S. Merwin poetry reading
- Seated in the great hall – instantly my obsession with effective use of space for betting the psyche was confirmed ☺
- Sustainability incubator and visionary conversation place
- Lived in Belltown for 30 years. Don't know anything about it till now
- You now have loads of events downstairs – the space works! Don't lose that:
 - Educational
 - Display space
 - A little larger lobby corner entry
- Walking down the aisle to James Brown “I feel good!” to pick up my Master's degree at 2002 Antioch Graduation

Sidebar Exercise 2. Favorite Historic Buildings and Places



Attendees were asked to share their favorite historic buildings and places that build community, along with some other urban innovations, such as the Pavement to Parks “parklet” program in San Francisco.

Charrette "Sidebar" Exercise: Favorite Historic Landmarks	Address	Web Links
David Adler Center	1700 N Milwaukee Ave Libertyville, IL 60048	http://www.adlercenter.org/
San Fran "Parklets"	San Francisco, CA	http://sfpavementtoparks.sfplanning.org/parklets.html
The HUB - BGI - SUP - Pioneer Square	220 2nd Ave S Seattle, WA 98104	http://www.thehubseattle.com/
Elgon School House	33777 Eglon Road NE Kingston, WA 98346	
BellTown Starbucks Building	2326 1st Avenue Seattle, WA 98121	http://www.starbucks.com/store/8689/
Patagonia Building	2100 First Ave Seattle, WA 98121	http://www.patagonia.com/us/patagonia-seattle-2100-first-avenue-seattle-washington-98121
Historic Hotels on First Avenue	Seattle, WA	http://en.wikipedia.org/wiki/List_of_Seattle_landmarks
Highline	NYC, NY	http://www.thehighline.org/
Salzburg Festspielhaus	Salzburg, Austria	http://www.salzburgerfestspiele.at/language/en-us/institution/spielst%C3%A4tten/gro%C3%9Ffestspielhaus
Bertschi School Water Feature	2227 10th Ave E Seattle, WA 98102	http://www.bertschi.org/who-we-are/our-campus/science-wing/
Wells Community Hall	Wells, BC	http://www.wellscommunityhall.com/
Saranac (LEED platinum building. No tell hotel. Performance hall.)	21 West Main Avenue Spokane, WA	http://www.saranacpublichouse.com/Saranac_Public_House/HOME.html
Victoria City Hall	Victoria, BC	http://www.victoria.ca/EN/main/city-hall.html
Victoria Conservatory of Music	Victoria, BC	http://vcm.bc.ca/venues/alix-goolden-hall/
Solstice Café	Victoria, BC	http://www.solsticecafe.ca/
Emily Carr House	Victoria, BC	http://www.emilycarr.com/
King Street Station	303 S. Jackson St. Seattle, WA 98104	http://en.wikipedia.org/wiki/King_Street_Station_(Seattle)
King County Courthouse	516 Third Avenue Seattle, WA 98104	http://en.wikipedia.org/wiki/King_County_Courthouse



Appendix 2: Charrette Data Catalogue

The complete list of ideas, strategies and other information collected at the charrette is shared in this Appendix, organized by session.

Session 1 – Sustainability and Historic Preservation

Group Reporting:

- What are inherent sustainable features of this building?
 - Day lighting
 - Thermal mass
 - Air movement and cross ventilation
 - High ceilings
 - Materials
 - Steam
 - Low pitch roof (balance with seismic roof analysis)
 - Flexibility of structural floor plan (small parts)
- Themes
 - Arrival
 - Downstairs/upstairs
 - Double story lobby (west rooms)
 - Energy, acoustics and windows
 - Exterior applications/shading (landmark?)
 - Protect
 - Energy efficiency
 - Sound venting
 - Prioritization, modeling and funding
 - Connection to Freeway park – Green spaces up to roof garden
 - Modular moveable interior dividers
 - West wall outdoor movie screen
 - Water feature – tell spring street story
 - Passive solar and natural ventilation
 - West offices (donor lounge)
 - Parkette (Widen sidewalks – Café catering)
 - Gray water Irrigation

Attendee Ideas Full List:

- Cork underlayment linoleum floors (x2)
- Beef up insulation for sound reduction
- Install 2nd layer of clear glass to address acoustics & Heat/cold
- Use attic space -offices (lots of negative ion generation)
- Storm window protection of glass (Can we put on exterior?) (x2)
- Use under floor flooring for the upgraded tech, HVAC, circuitry, etc.

- Add concessions (a place to grab a glass of wine during intermission)
- Use temporary acoustical banners where there are columns, that also "tell building's story"
- What are some ideas to upgrade the interior?
- What are some ways to make town hall
- Sound barrier wall partitions that look nice, classic, modular and separate spaces (compartmentalize) (x6)
- Can we build a view through the building on first floor (walk in 8th ave doors, look straight through to 7th ave park)
- Make a donor lounge (does this promote segregation?)
- Use pieces (less worn) of carpet to use as part of design (E.g. Wall paneling)
- Less is more - preserve charm of building (It's green to keep existing elements - Let the building 'tell the story')(x2)
- Space behind stage: incorporate needed tech stuff for stage into lattice screen (or reasonable copy - e.g. Cut out small holes with Mylar over) ("Truth windows")
- Prioritize use of materials that would address acoustics and be sustainable (e.g. cork)
- Open up office spaces behind stage to make more useable
- Materials grant from trusts for historic preservation of King County (x2)
- Examine condition of windows - air leakage - draft prodding (x5)
- Operable windows (managed for acoustics and heat/cool)(x3)
- Better insulation
- Reversible solutions
- Acoustical doors
- Elevator upgrades (regenerative system)
- Roof insulation
- HVAC that works with modular separation
- Use materials from building salvage
- Reuse the vom balusters on café deck railings (use the vom for art installation)
- Indirect lighting in dome
- Investigate district seismic renovations during tower building development (under town hall) (x2)
- Box seating in attic
- Day lighting

Session 2 – District 2030 (Energy and Water)

Group Reporting:

- West wall solar façade
- West wall projection
- Reversible (flexible) for landmark status “armature”
- Low flow fixtures
- More thermal mass
- District seismic??? and city incentives
- Bike parking sculpture
- District/Block steam share
- Audit and modeling
- Thermal imaging
- Passive mass modeling

- Audience responsibility
- Identify assets
- Cool with air
- Minimize HVAC, lighting, and wind
- Bio mimicry
- Wind cowls
- Rain water cistern/bioswale
- Recapture heating from performance lighting
- New insulation
- Use water/energy efficient fixtures (i.e. Faucets, urinals, watersense)
- Floors = cork
- Material grant exchange

Attendee Ideas Full List:

- Cut out fossil fuels running the building
- Flush toilets rain water (x2)
- Seattle Bike Share (x2)
- Explore a range of solar tech for roof area (panels, solar paint...)(x3)
- Waste heat from lights to heat the rest of the building
- Solar farm on the south side of the building (x2)
- Lighting? LEDs that keep the desired lighting temperature? (x2)
- Performance goals (energy, heating, water)
- Passive cooling (Look into effects of shading from tower going up)(x2)
- Capture waste heat from hospitals, other nearby industries (heat capture, district energy)(x2)
- Solar panels on roof (does this interfere with the landmark?)(x2)
- Wind cowls
- High efficiency lighting (x2)
- Lighting controls (auto-dimming and controls for specific events)(x3)
- Thermal mass for heat load leveling (solar sink)(x3)
- Plug load (x2)
- Do and energy audit assessment of the building (determine where the major air leakage air) (Thermal imaging)(x2)
- Look at other energy services outside of steam (x2)
- Transportation solutions (transit/pedestrian/bike)
- District energy "ready" (1st hill district)
- Small scale wind
- VRF system to move hot and cold air around (responding to building programming)
- Real time energy and water monitoring exhibit (education and art)(x2)
- Offer discounts for reduced carbon use (such as more people biking and monitoring to reduce energy use) Award to lowest CO2 footprint
- Low velocity air ventilation systems

Session 3 – Site and Water

Group Reporting:

- Projection
 - Events
 - Info
 - Art
- Dual Function 1-2 verse bsmt
- West side activation
- Outdoor ticket booth
- News ticker
 - Content streaming in and out of building
- Flex car corner
- Pocket park and green
- Alley as green pedestrian zone and permeable pavement (Reference Vulcan Alleys 24)
- On site food compost – south side
 - Use in gardens (Reference EarthTubs, Port Townsend)
- Science Space
 - Presence on 8th
 - Bump out at street curb?
- Day light storm water features, storm water flows (Reference Bertschi School)
- Town Hall pub
 - Faces park to the west
 - West room may be day lighting space with balcony
 - Open up view from lobby to west wall and park
 - VIP/member room, satellite concession area
- Outdoor restroom (one way glass) (revenue)
- Valet parking
 - Encouraged Transit
 - Creates jobs
- Double side exposure
 - 8th – Enhance green space, landscape, benches
 - Open new lobby (basement) off alley
 - Amphitheater in plaza
 - Water element – masks noise from freeway

Attendee Ideas Full List:

- Consider a double story lobby on the west side to provide a visual view of the building from downtown
- Use air rights for leveraging resources
- Get to know your neighbors and harness the potential of district scale design options
- Green roof (x2)
- Rainwater collection/irrigation (x2)
- Woonerf in the alleyway
- Green wall (west - filter rainwater) (x3)

- Native plants (Pollinator support - first hill history) (x2)
- Westside park (including water garden & water features to tell "story" of spring streets role in neighborhood) (x2)
- Crete system of paving, landscaping, outdoor furniture on east, west, and Seneca street side to invite movement
- Projected art/cinema (x2)
- Banners at 8th street entrance
- Town hall pub (satellite pubs annual building that acts as concession - members get discount?) (x2)
- Water cistern (above and below) (x2)
- Entrance lighting a 'la Nord alley Westside
- Walkable destination
- Sustainable food services options/in-house catering
- Mimic a natural watershed in the park on the west side (maybe using the spring from spring street) (education, storm water management, water filtration, outreach)
- WNYC news ticket Tribeca "green space"
- Valet parking (members discount?) available to everyone (job creation) (Encourages discount)
- Bike parking (covered)
- Bioswale (x2)
- Permeable alley surface
- Bertschi school water feature (covered in glass - see water flow, grills over parts so you hear water flows into park)
- Patio space overlooking park area
- Indoor outdoor café/reception (west side) (x5)
- Green sculpture in the pocket park
- Exterior pay to use toilet that utilizes one way glass...you see out, but no one sees in
- Pedestrian corridor/bridge to freeway park & convention center
- Using membership as a way to give out parking spaces (Gold members = parking space!) (Levels of membership?)
- "Parkettes" and new in design sidewalks to support a coffee/food service requires street use permit - DPD is supportive of this concept
- Entry garden - to support historic & sustainable urban agriculture (layered herbs)
- 8th ave as a limited access pedestrian/bike path
- Parking sharing (day/night)
- Repurpose organ pipes as a sound garden (cedar river watershed sound/rain garden)



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Appendix 3: Charrette Project Information

The following information was provided to participants for the charrette.



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Town Hall Charrette

Town Hall Seattle (THS) is in the process of landmarking their historic structure, while also investigating options for potential upgrades and major renovations. The goal is to bring a 20th century building into the 21st century and support over 400 civic, cultural and arts events per year.

Your mission as a charrette participant is to help establish key project questions and then recommend answers and solutions that could be integrated into a future capital program and design for THS that is an icon of both historic preservation and sustainability.

About Town Hall

Town Hall Seattle, a venue for a wide variety of cultural events started life as the city's Fourth Church of Christ, Scientist. The congregation was established in July 1909, during the city's Alaska-Yukon-Pacific Exposition, but it was not until 1916 that the congregants began to construct a church building. The structure was built in two stages and was completed and opened in September 1923. It was designed by architect George Foote Dunham (1876-1949), then of Portland, Oregon. The Roman Revival structure served as a church until 1997, when the congregation sold it to Historic Seattle. A feasibility study for its reuse was conducted, with funding from the King County Arts Commission and the Landmarks and Heritage Commission. David C. Brewster, founding editor of the *Seattle Weekly*, and others organized a group to purchase the building, and in 1998, Historic Seattle transferred title to the newly formed Town Hall L.L.C. The former church was opened to the public in 1999 as a community cultural center called Town Hall. The spacious building, located on First Hill just east of downtown Seattle, is owned and operated by the nonprofit Town Hall Association.

Program Information

A 14,000 s.f. building with useable basement, first floor, second floor and potentially new space from 2nd floor organ removal in the future.

Current Uses: Office, performance, café, green rooms, and auditorium. Restrooms on basement level only.

Landmark Goals: Retain the landmarked portions of the building, with flexibility for respectful interventions that boost functionality, comply with safety codes, and improve environmental performance.

What is a Landmark Building?

A structure that has significant architectural, historical and cultural importance and that has been given legal protection from significant alteration and deconstruction. There are multiple landmark designations be it city, county, state and national status. Landmark laws vary from place to place, but the essential designation is to keep landmarks close to their original condition. The extent to which a building has been altered will affect its eligibility. In the case of Town Hall, the organization has a pending application for City designation as a landmark. The building has seen very few alterations throughout its nearly 100 year history.

Scope of Renovation/Remodel:

Major work will include Great Hall renovation, HVAC, lighting and acoustical improvements, flexible space planning, and revitalized public spaces. THS is envisioned as a green preservation showpiece.

Site & Open Space:

There is the potential for open space to the west, along with the goal of making Town Hall a dynamic and vital contribution to the 8th Ave streetscape.

Historic Landmark Status

THS is in the process of applying for landmark status, and finalizing which portions of the building will be protected under that status. For purpose of this charrette, the following building components are considered landmarked:

- Exterior façade
- Copper dome roof
- Interior areas as noted on plan drawings (1st Floor lobby & entry, 2nd floor auditorium & 2 staircases to 2nd floor)
- Plaster panel above back of auditorium stage

2030 District Goals

THS is a Seattle 2030 District member and sees sustainability as not just part of their programming but also of their mission. Future renovations would adopt 2030 District Goals as outlined below.

2030 District Goals for Existing Buildings:

- **Energy Use:** A minimum of 10% reduction below the National average by 2015 with incremental targets, reaching a 50% reduction by 2030.
- **Water Use:** A minimum of 10% reduction below the District average by 2015 with incremental targets, reaching a 50% reduction by 2030.
- **CO₂e of Auto and Freight:** A minimum of 10% reduction below the current District average by 2015 with incremental targets, reaching a 50% reduction by 2030.

What is the 2030 District

The 2030 District is a non-profit organization dedicated to making Seattle's downtown a model for more resilient communities. Through public private collaboration this is addressing sustainability across of every sector of the built environment.

The 2030 District is within the downtown area and seeks to reduce the environmental impacts of building construction and facilities operations. The Architecture 2030 Challenge presents the framework for this endeavor.



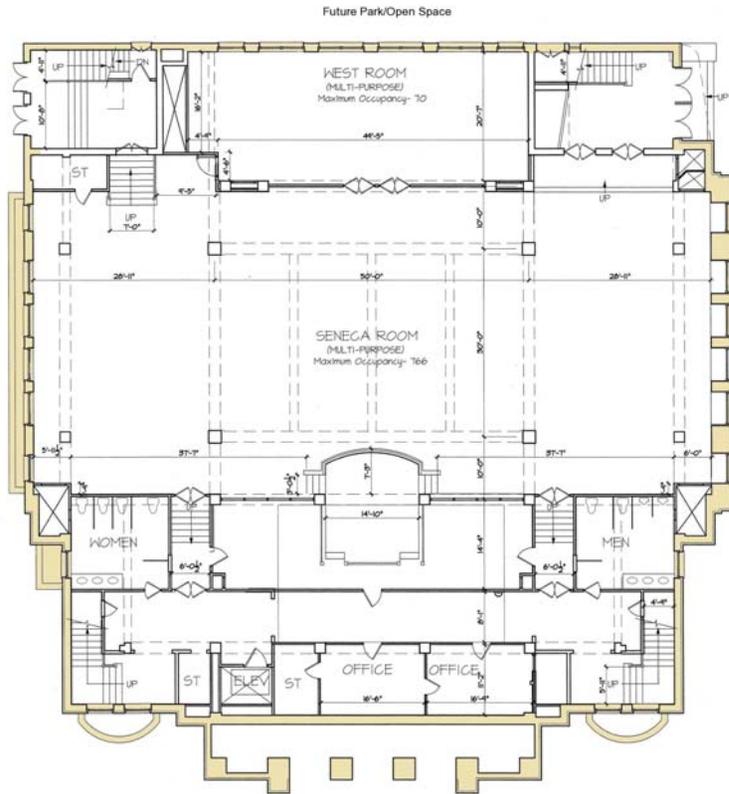
Resources

Below is a compilation of some key historic preservation, building re-use, incentive and sustainability resources.

- ILFI/Cascadia GBC (See Research: The Greenest Building Quantifying the Value of Building Reuse)
<http://living-future.org/cascadia>
- King County Public Benefit Rating System – incentives for increased open space
<http://www.kingcounty.gov/environment/stewardship/sustainable-building/resource-protection-incentives.aspx>
- The National Trust For Historic Preservation
www.preservationnation.org
- Preservation Green Lab/Cascadia GBC Study, The Greenest Building: Quantifying the Environmental Value of Building Reuse
<http://living-future.org/node/450>
- Seattle 2030 District Resources, Membership and Case Studies:
<http://www.2030district.org/seattle/>
- WA Department of Archaeology and Historic Preservation (DAHP) Certified Local Government Program
<http://www.dahp.wa.gov/programs/certified-local-government-program>
- Washington Trust for Historic Preservation
www.preservewa.org
- WA DAHP Sustainability & Historic Buildings Report
http://www.dahp.wa.gov/sites/default/files/sustainability_SummaryReport.pdf
- Town Hall History
www.historylink.org

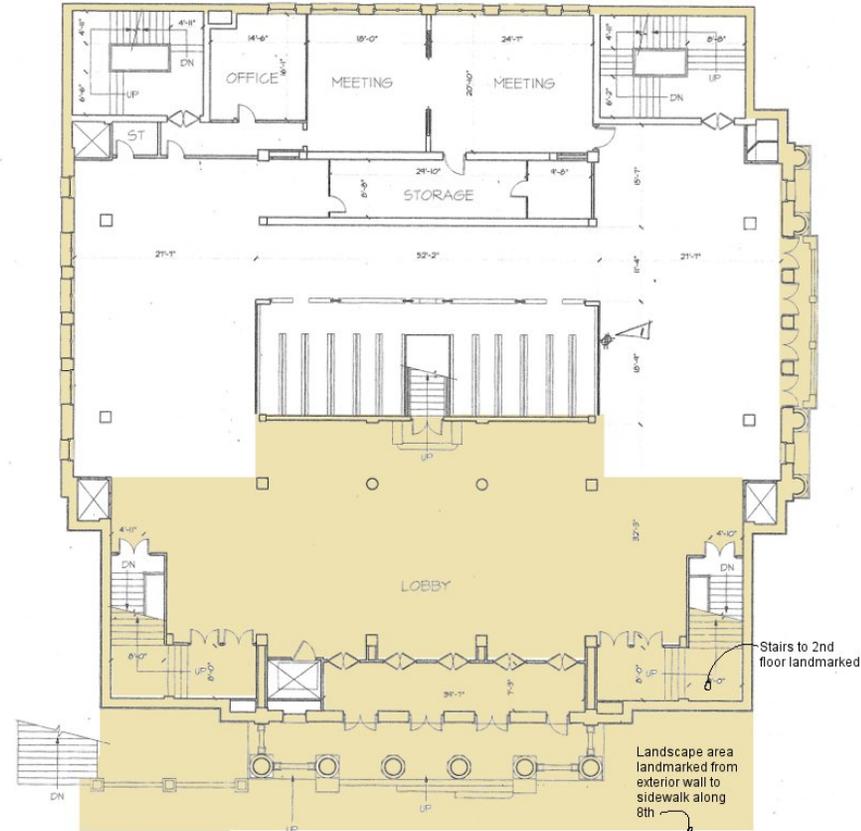


Town Hall Charrette

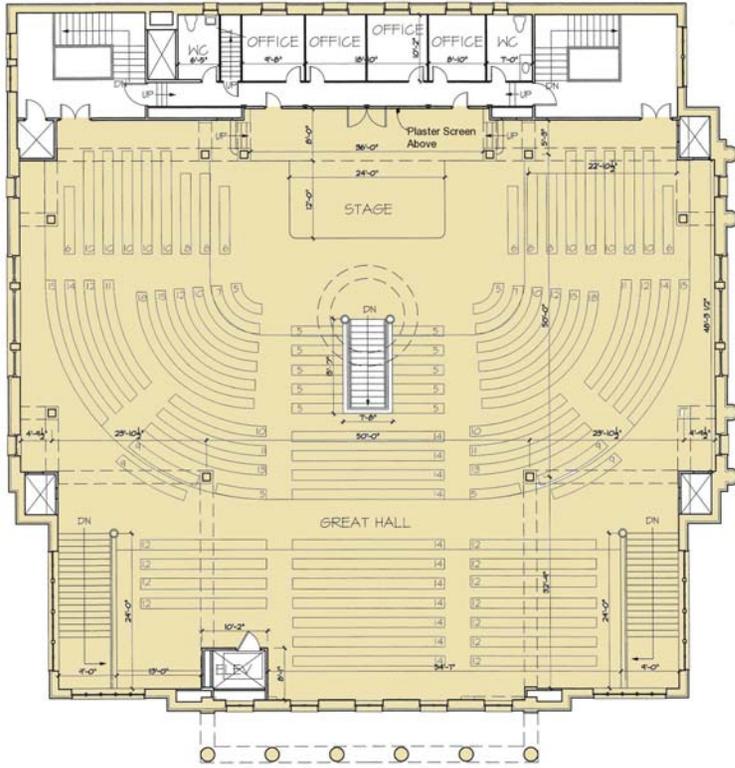


Basement (Not to scale)

Colored areas = landmarked portions of building



First Floor (Not to scale)

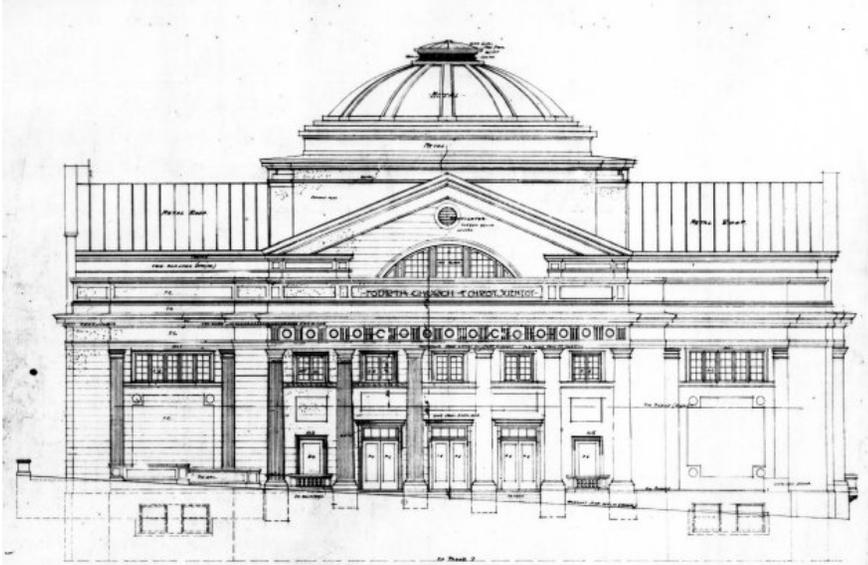


Second Floor
(Not to scale)

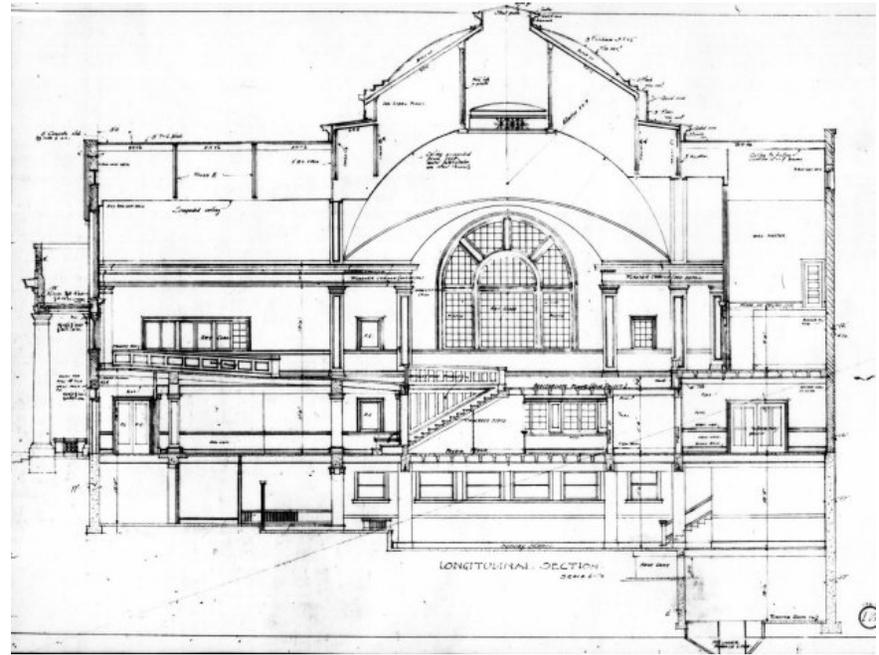


Roof Aerial
(Not to scale)
Dome is landmarked.

Colored areas = landmarked portions of building



8th Street Elevation
(NTS)



Section East to West
(NTS)

