bassetti architects

MEMORANDUM

Date	May 4, 2012
To	Molly Hurley, City of Seattle DPD
From	Nancy Callery, Principal
Copies to	File; Susanne Rockwell;
Subject	DPD Project # 3012845 Correction Notice item #3

3. Please explain how you are responding to the Design Commission's comments regarding your proposal (as incorporated into the minutes of their February 2, 2012, meeting).

- **Design expression of history, culture and unique qualities of Jefferson Park:**

The unique qualities of the project are expressed in this design statement developed for the project: "People of many colors come together to enjoy the rhythm of golf, of Jefferson Park and life itself as beats of exuberant energy in a spacious environment."

History:
The 1915 original clubhouse at Jefferson Park, and the second clubhouse which replaced it in 1920 after the first one burned, were both one-story wood-framed structures with wood siding. These two structures are historically linked to the opening of Jefferson Parks as the first course where golfers of all races were able to play the game. (The 1936 clubhouse existing today is the third clubhouse built on site, and is a 1-1/2 story brick-clad structure).

The new clubhouse design relates back to the roots of the clubhouse and course opening. The design expresses this history with one-story, wood–framed, wood-sided volumes in front of the new two-story driving range, reviving the original historic characteristics of human scale and warm materials to front the putting greens and entry plaza.

Large sliding doors open from the entry Lobby to each of the three main program areas in the building and contain a two-foot square relite. When the doors are open, the relites frame photographic artifacts that will be salvaged from the existing clubhouse. Large tackable areas and display cases are also provide in the lobby space to display historic materials.

Culture:
The 2-story driving range behind the clubhouse is clad in transparent polycarbonate panels, patterned with 3 (three) different shades of color to reflect the course's multi-cultural heritage. The color "red", which is common to all cultures, was chosen for horizontal building elements and signage to accentuate welcome for all community members at the entry canopy and at the openings to the three main program areas accessed from the building Lobby.

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The area in front of the existing golf clubhouse is widely- known as a hang-out for informal socializing and cultural mixing which is unique to Jefferson Park golf clubhouse. To continue this tradition a new south-facing plaza with benches is designed with both sunny and shady areas for community and golfers alike to gather. The café opens directly onto the plaza with a large "garage door" opening so that it can also be used as an outdoor-indoor space.

Jefferson Park:
There is no defining architectural style for buildings in Jefferson Park. The new design is in a Northwest Modern regional style, maximizing daylight, southwest breezes, "borrowed" views of water/mountains/city, and local materials. Since the golf course is graced by many mature trees between fairways, the design of the clubhouse has included salvaged wood from Parks property for walls, and, exposed glulam beams with wood decking for ceilings to give the building a distinguishing character.

Located at the top of Beacon Hill, many areas and activities in Jefferson Park enjoy spectacular views to the west and north. However, the existing clubhouse and putting green are sited without the benefit of any views. The new design includes a two-story central lobby that is fully glazed on the south and north to re-establish a dramatic and spacious view corridor across the site. A large, community meeting room is also located on the 2nd story of the clubhouse to gain maximum benefit of the Park's iconic views.

- **Better entry and connections**
  An existing hedge creates a visual and physical barrier to the existing clubhouse and putting greens and will be removed to open up visual access from Beacon Avenue. A new main pedestrian pathway, reinforced by a line of trees, leads directly to the main lobby. Large storefront windows for the main interior program spaces along the entry path allow direct visual connections that currently don't exist on site. The main path continues past the building and across the site from Beacon Avenue creating a clear and safe walkable connection to other functions deeper in the Park--yet another new connection that does not exist currently on the site.

  The design includes a defining entry canopy to improve the visability of the main entry from Beacon Avenue during daytime use. Low-level bollard lighting illuminates the main entry path for greater visability during nighttime use.

- **Remove parking lot along Beacon Ave. S**
  The parking lot parallel to Beacon Avenue is a bid additive alternate.

- **Sustainability**
  The design is targeted for LEED Silver per Seattle requirements and the available budget. A heat-source pump was investigated and is not recommended since the building's cooling load is

relatively low. However, four super-efficient variable refrigerant flow units have been selected so that cooling can be controlled to specific areas. Heat recovery units are also provided.

The design has re-oriented the building and site elements for maximum solar and ventilation advantage. The roof of the driving range is designed to add solar panels later if the City allocates budget for it.

Design for the operation of a more natural golf course has not been addressed since the golf courses themselves are not in the scope of this project. To reduce water usage, the design includes a cistern to collect driving range roof rainwater for ball washing and a more efficient irrigation system will be installed at the putting greens.

- **Reinforce distinction of parti and building masses**
  The driving range structure consists of exposed steel painted white and translucent polycarbonate panel cladding as a weather screen. The clubhouse structure adjoining consists of two wood-framed volumes with sealed cedar siding on the first story and painted Hardi-plank on the second level. The juxtaposition of the two framing systems and cladding materials will be highly distinctive.

- **Transparency**
  The entire driving range wall is clad with clear and slightly-tinted polycarbonate transparent panels. The entire north and south elevations of the entry lobby and community rooms are storefront glazing systems from floor to ceiling, giving full view through and beyond the spaces. The café and pro shop each feature large corner glazed storefront systems. The café features a large "garage door" which opens directly to the putting greens and plaza areas.

- **Raincover**
  A canopy is designed to cover a large part of the entry plaza at the entry. The café can be opened up with a large "garage door" to allow raincover for patrons observing the putting green activity. Space is provided in the outdoor plaza for tables with umbrellas.

END OF MEMORANDUM