

EBENEZER ZION AME CHURCH/ MEREDITH MATHEWS YMCA

CHAPTER EXCERPTED FROM:

BUILDING BELOVED COMMUNITY

ENVISIONING
THRIVING FUTURES
FOR BLACK CHURCHES IN
SEATTLE'S CENTRAL DISTRICT

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COLLEGE OF BUILT ENVIRONMENTS
UNIVERSITY of WASHINGTON

EBENEZER ZION AME CHURCH/ MEREDITH MATHEWS YMCA



A view looking northeast of the combined Ebenezer/Y building with its shared plaza prominently placed at the corner of 23rd Ave & E Olive St



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EBENEZER AME ZION CHURCH

1716 23rd Ave, Seattle, WA 98122

Pastor Ezra Maize

MEREDITH MATHEWS EAST MADISON YMCA

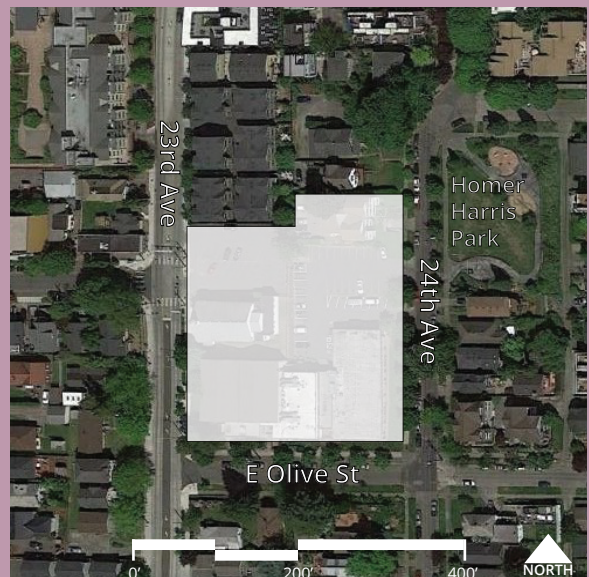
1700 23rd Ave, Seattle, WA 98122

Executive Director Greg Lewis

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Working Together, Growing Together

The church and the Y are neighboring institutions with a good working relationship who appreciate the beneficial synergies of sharing their facilities. They are moving forward together to develop a new shared structure with more space and amenities. While each would own their parts of the building, they benefit from flexible and shareable spaces.



Ebenezer/ Y site GOOGLE EARTH

SITE & PROPERTY CONDITIONS

TWO HISTORIC NEIGHBORHOOD INSTITUTIONS

Ebenezer AME Zion Church was founded in 1930. Ebenezer means “stone of hope.” It has a long history of serving the African American community. It supported a WPA sewing room during the Great Depression. It hosted Black service members from Fort Lewis when they stayed overnight in Seattle.

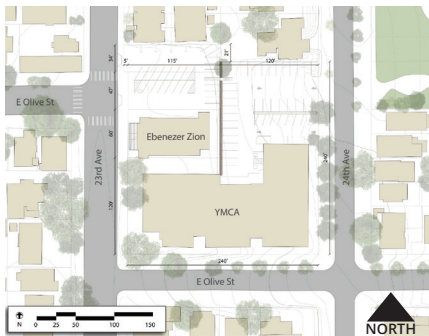
Meredith Mathews East Madison YMCA was founded in 1936. It is one of two local Ys to be designated as historic buildings. Leon Bridges, FAIA, an acclaimed African American architect, designed the existing building in 1965. The Y has been a hub for the Black community for decades.

ON NEIGHBORING PROPERTIES

The church and the Y are located next to one another at the corner of 23rd Ave & E Olive St in the northeast part of the Central District. Just north of the site are major streets that feature several bus lines, the proposed G Bus Rapid Transit line that will connect the neighborhood with downtown (along Madison), and several restaurants and a Safeway. Directly east of the site lies Homer Harris Park. The topography rapidly slopes down from 23rd Ave through both sites to 24th Ave.

Both sites are located in a low-rise multi-family zone. The Ebenezer AME Zion Church site is addressed off of 23rd Ave and is zoned Low-rise 3. The Meredith Mathews YMCA site is addressed off of E Olive St and is zoned Low-rise 2. Both sites are located in the Madison-Miller Residential Urban Village.

Currently, the church and the Y informally share parking. Surface parking occupies approximately 40 percent of their combined lot area. A 6-8-foot-high rock wall separates the parking lots, and a stair connects the upper



Plan of existing site showing separate church and Y buildings and their surface parking lots



Existing Ebenezer AME Zion Church and Meredith Mathews East Madison YMCA seen from 23rd Ave AUBREE NICHOLS

and lower parking lots. A popular east-west pedestrian route passes through both parking lots.

Surrounding the site is a mix of housing types including apartments on 23rd Ave, townhomes to the north, and a mix of primarily single-family with some apartment buildings mixed in to the south and east.

SHARING THEIR GOALS

This project was unique in the studio because it had two properties and two clients, Pastor Ezra Maize and the Ebenezer AME Zion Church and Executive Director Greg Lewis and the Meredith Mathews East Madison YMCA. The two institutions have a good working relationship and currently share some informal co-use of their sites.

In particular, the clients had the following goals:

Ebenezer AME Zion Church

The church sought more sanctuary space to accommodate existing members and planned-for congregational growth. Pastor Maize also wanted to retain classroom space and have flexible space for support group meetings and community activities.

Meredith Mathews East Madison YMCA

The Y wanted to retain their pool facilities including a lap pool, and a pool for swim lessons and programs like "Safety Around Water." The Y wanted more studio and meeting space. ED Lewis also wanted to accommodate a daycare, teenage outreach space and programs, and a business incubator.

Shared Space

The church and the Y were interested in sharing spaces where it made sense, such as a community kitchen, a multi-purpose room, and increased parking. They also requested that the shared space have clear ownership to simplify legal and business matters.

CREATING ONE VISION TOGETHER

- Build one shared structure to achieve both clients' goals
- Increase overall indoor and outdoor activity space
- Ebenezer land contribution to raise funds
- Optional Y land sale to raise funds
- Phase project to minimize disruption for clients during construction

“Loving God with all our heart, all our soul and all our mind, and to love our neighbor as we love ourselves.”

— *Ebenezer mission excerpt*

“Dedicated to youth development, healthy living, and social responsibility”

— *The Y*



Ground floor entries provide places for social interaction SCHEMATA WORKSHOP, CANDG

NEIGHBORHOOD DESIGN GUIDELINES

The Central Area Neighborhood Design Guidelines direct designers and project reviewers to look closely at the neighborhood and its character to design new buildings that enhance their surroundings. The intent is to help reinforce existing character and protect the qualities that neighborhood residents value most in the face of change.



Open entrances; Transparent frontage CANDG



Green space; Sidewalk protected by vegetation CANDG



Open space for various uses; Hardscapes for active use CANDG



Safe, comfortable pedestrian environment; Open space for community CANDG

Key Considerations

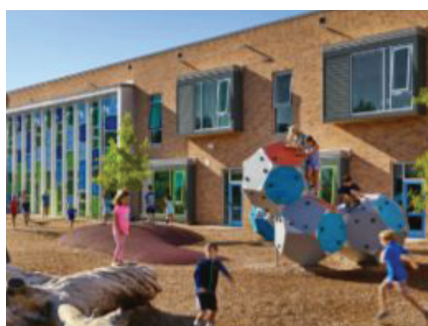
These images show examples from the Central Area Neighborhood Design Guidelines of design features the team decided were important to incorporate in their proposal for a new Ebenezer/Y facility.



Screening as artistic opportunity CANDG



Opportunity for gathering & gardening CANDG



Safe area for families CANDG



Farming opportunity CANDG

PRECEDENTS

The team drew inspiration from the recently completed University of Washington Tacoma (UW-T) Y, the Chicago Temple Building, and play and exercise-focused building design that creatively uses rooftops and stairs.

The new Tacoma Y provides an example of shared programming and space for the Y and UW-T in one building and the latest in facility design.

The Chicago Temple Building is a historic skyscraper that is home to the First United Methodist Church of Chicago. It inspired us through its multi-story design that gives the top space to the church (in addition to other spaces in the building).

The Gangjin Children's Centre in Maryang, South Korea, inspired ideas for active play and exercise for our rooftop design.

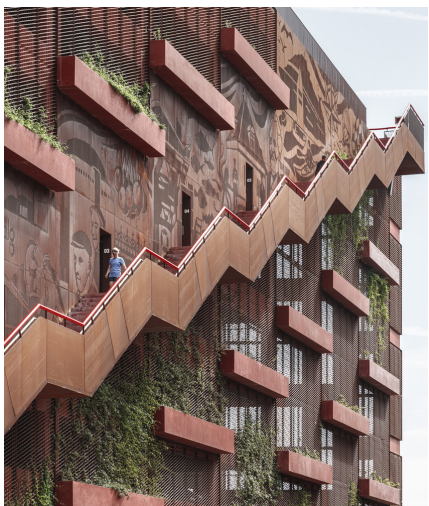
The Nordhavn District parking garage in Copenhagen likewise inspired our rooftop proposal and our plan for an exercise stair along the east side of our building.



Exterior of the University of Washington Tacoma Y UW TACOMA



Cassie Campbell Community Center, Brampton, Ontario LISA LOGAN



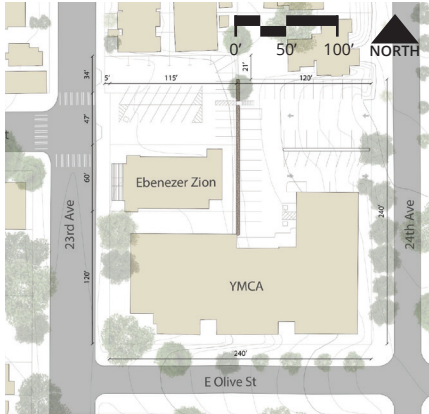
Parking garage with playground and exterior stair in the Nordhavn District of Copenhagen, Denmark JAJA ARCHITECTS



Gangjin Children's Centre in Maryang, South Korea JYA-RCHITECTS



The Chicago Temple Building is home to the First United Methodist Church of Chicago. FIRST UNITED METHODIST



Plan view of existing site showing neighboring church and Y buildings



Proposed site plan shows one shared building on the west half of site, allowing potential sale or separate development of open eastern half.

DESIGN PROPOSAL

With Ebenezer and the Y willing to work together, it created an opportunity for the team to develop a synergistic project. Our focus was to create an engaging, community-focused, and highly client-responsive design. We created one shared structure to address both clients' goals and oriented the building to 23rd Ave for visibility. We located a shared plaza on the prominent southwest corner of the site. Siting the building and plaza in this way contributes to the overall streetscape and urban design quality of 23rd Ave. We focused on increasing the overall amount of space for indoor and outdoor activities for both clients per their needs. While some of the building's spaces are shared, each client also has its own discrete area. This relationship plays out in the physical design of the space as well as the ownership structure.



Proposed building to house both Ebenezer AME Zion Church and Meredith Mathews East Madison YMCA, seen from 23rd Ave

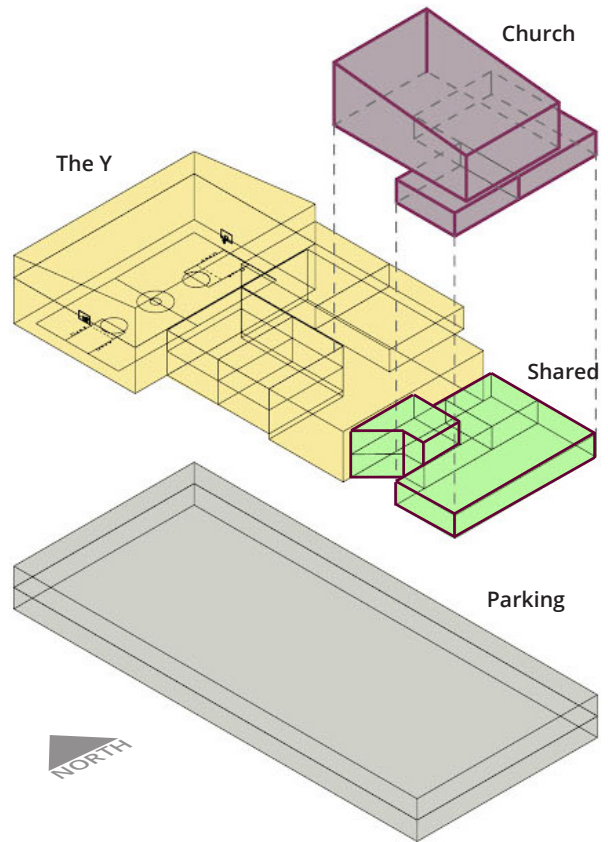
SEPARATE OWNERSHIP, SHARED SPACES

Given our clients' interest and willingness to share space and work together, we proposed a shared building for Ebenezer and the Y. In the design, we express the shared space in multiple ways. These include a communal plaza at the corner of 23rd Ave & E Olive St and vertically stacked spaces.

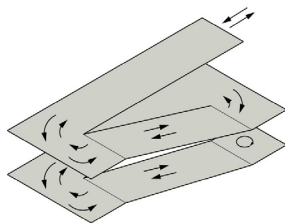
We located the sanctuary at the very top of the building, with additional church facilities situated directly below. Spaces for the Y and the shared spaces—childcare, kitchen, and multi-purpose room—occupy the next levels down. At the base of the building are two levels of parking that serve everyone.

PARKING

Because of the change in grade between 23rd Ave and 24th Ave, we were able to propose two levels of parking with minimal excavation. We provided 160 spaces in 56,000 square feet of parking. The team located the vehicle entry and exit on E Olive St. There are two additional pedestrian connections made via stairs and elevators to the building and the site.

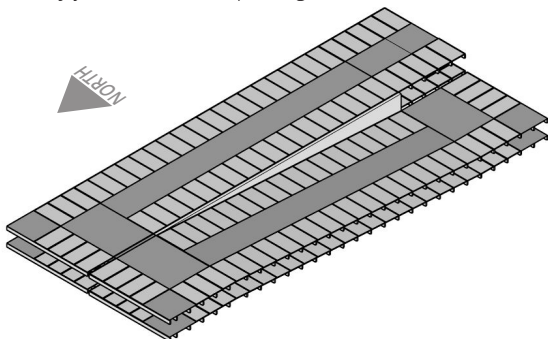


Exploded axon diagram of the proposed Ebenezer/Y building showing jointly and separately used spaces



Two way flow, double-helix parking

- 1 entry on Olive St
- 2 pedestrian egress methods
- 2 levels
- 160 parking spaces
- 56,000 square feet



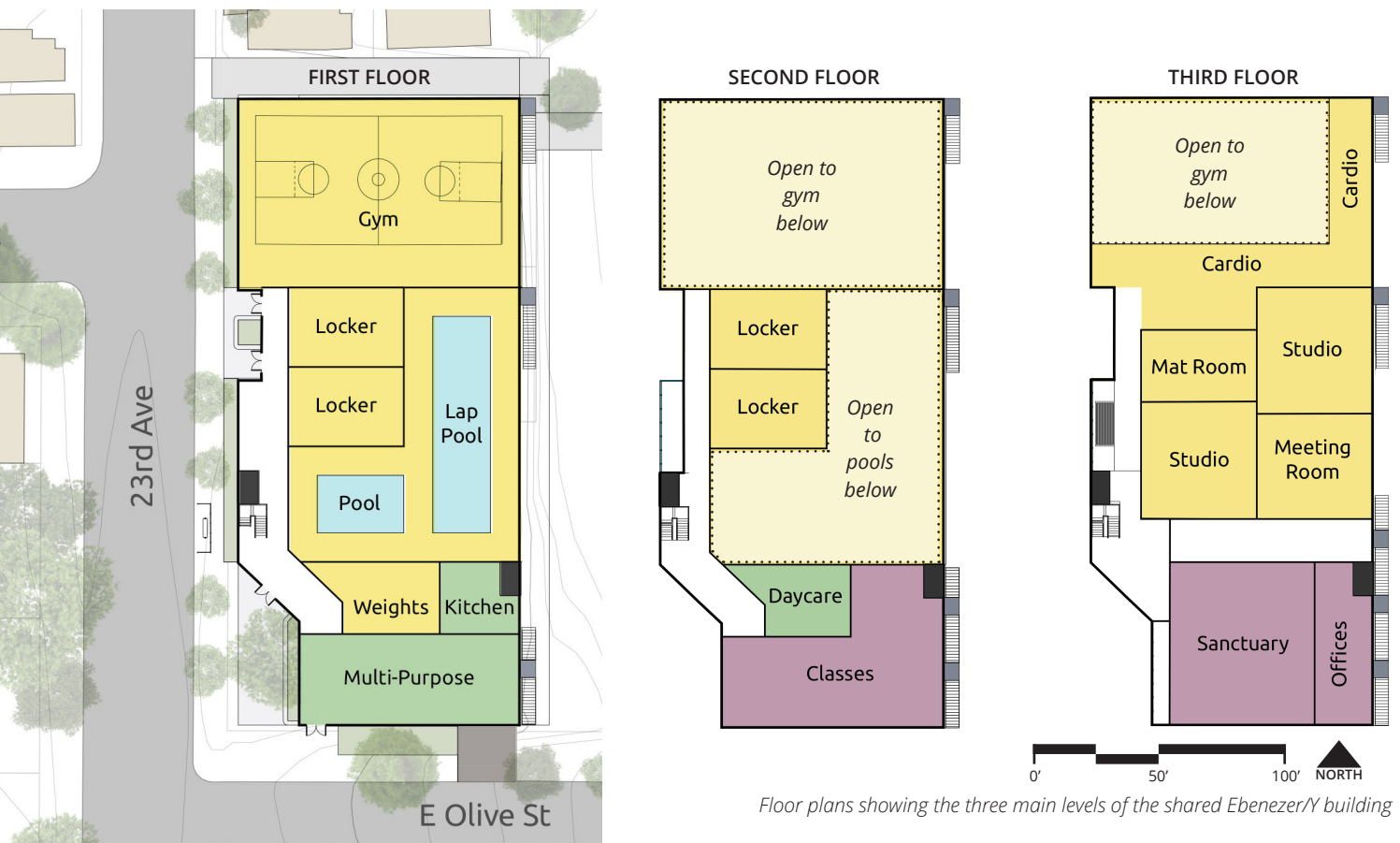
Parking stall layout for underground garage

PROGRAM

More Space & New Facilities

The Y's existing facility is approximately 22,600 square feet (SF). The proposed Y facility is 42,000 SF, an increase of 19,400 SF. Ebenezer's existing facility is approximately 5,900 SF. The proposed church facility is 9,200, an increase of 3,300 SF.

The floor plans, shown below, and the section view looking east, shown below right, depict how the team envisions sharing and integrating the space within the building. Note the double- and triple-height spaces of the gym, pool area, and sanctuary. The yellow zone is the Y's space, while the purple zone is the church's space. Shared space is shown in green, and the parking levels are shown in gray. In the section view, E Olive St is on the right side of the building.



Floor plans showing the three main levels of the shared Ebenezer/Y building

Third Floor—Y & Church Spaces

The third floor includes the Y's cardio area, mat room, two studios, and a meeting room (shown in yellow). The cardio area is open to the gymnasium below. The church sanctuary and offices are located on the south side of the building (shown in purple).

Second Floor—Y, Church & Shared Spaces

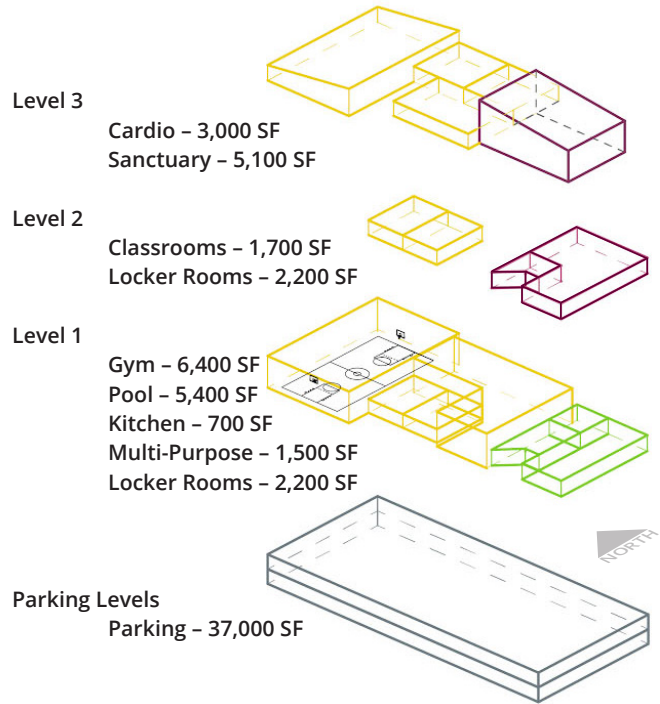
The second floor contains the church's classroom space (shown in purple), a shared childcare space (shown in green), and the second level of locker rooms for the Y (shown in yellow). This floor is open to the first floor in the pool and gym areas.

First Floor—Y & Shared Spaces

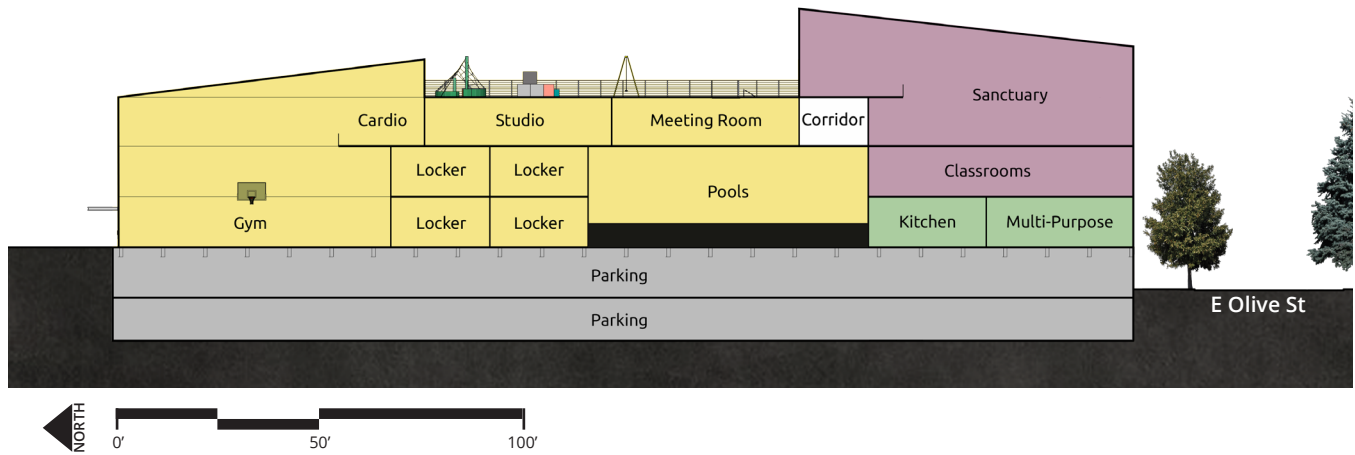
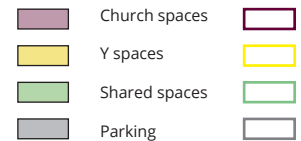
The first floor of the new shared facility directly connects to the street, sidewalk, and pedestrian and bicycle facilities. This floor contains the new Y gym, locker rooms, weight room, and pools (shown in yellow). Spaces shared with the church include the kitchen and multi-purpose room (shown in green).

2 Underground Floors—Parking

The 160 parking spaces under the building can be accessed via the entrance on E Olive St.



Exploded view of spatial program showing square footage of facilities for different uses

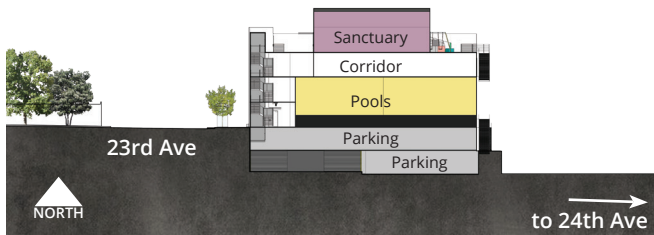


Section view looking east from 23rd Ave

RELATIONSHIP TO THE STREET

This view looking north shows the relationship of the building to the different levels of 23rd Ave and 24th Ave. 23rd Ave is located on the left side of the building and is shown with street trees and a bus shelter. The right side of the building connects with the ground at the level of 24th Ave.

Inside the building, the internal vertical circulation (stairs and elevators) can be seen on the left connecting all levels of the building to the street and on the right side, the exterior stairs connect the rooftop to ground level. The pool area is a double-height space that occupies the first and second floors with two levels of underground parking below. On the third floor, above the pools, the corridor shown here separates Y and church areas. The church sanctuary's double-height space is visible at the top.



Site section (looking north) showing the levels of the building in relation to change in ground level, which slopes steeply down from west to east



Connection to transit and dynamic street edge along 23rd Ave (looking south)

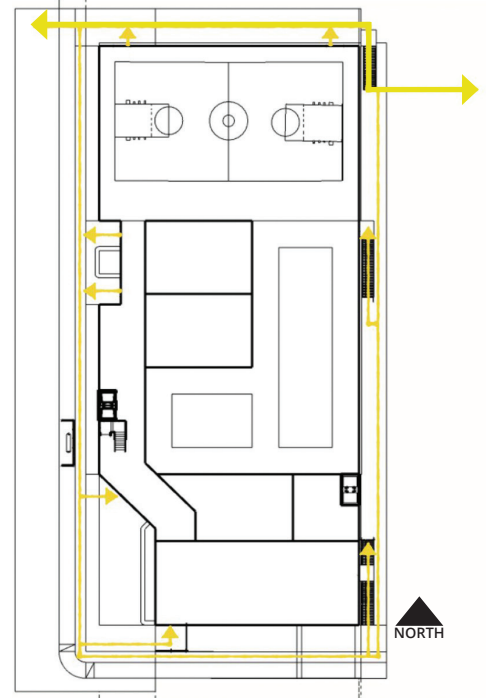
NEIGHBORHOOD MOBILITY & SITE DESIGN

We focused on designing transparency into the building and sidewalk designs through the use of glass to visually connect inside and outside, and open public entrances connecting the interior to surrounding sidewalks. We further strengthened the public space design with plantings along the sidewalk, and opportunities for community gardening.

In the diagrams at right, pedestrian circulation around the building is shown in yellow, while bicycle circulation and parking are shown in blue.

At the north end of the site (at the top of the diagrams), there is a ramp for pedestrians and bicyclists to cross the site, connecting the section of E. Olive St that lies west (left) of 23rd Ave to Homer Harris Park east of the site.

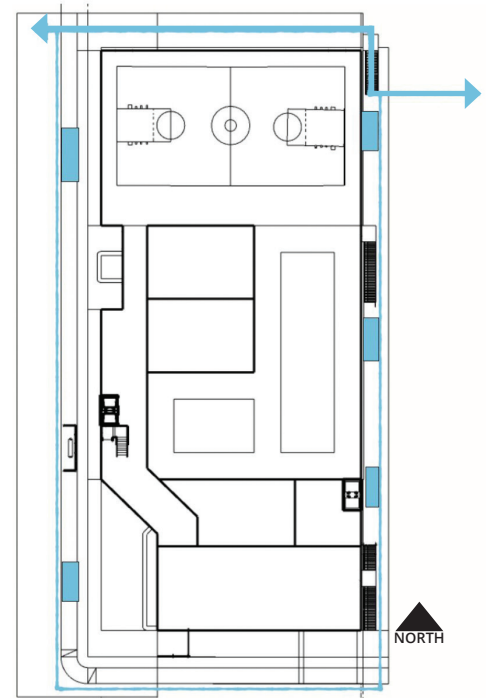
The bicycle and pedestrian ramp, sidewalk, and the rooftop can be thought of as small open green spaces that create opportunities for active use and relaxation for the community.



Pedestrian travel, building entrance and egress plan (shown in yellow)



Bus stop on 23rd Ave near the Y entrance and the corner plaza. Daylit interior staircase provides access to all levels including active rooftop. Glass-front stairwell overlook the street provides a sheltered indoor vantage point to watch for rides or friends. (looking southeast toward E Olive St)



Bicycle mobility and bike parking plan (shown in blue)



The Y and the church have distinct separate entrances that share a plaza where they meet at the corner of 23rd Ave & E Olive St (looking northeast)

INVITING ENTRANCES

Welcoming people was a high priority for the team. Because of this, we focused on engaging community members directly through the site and building design. We prioritized making inviting entrances, created visual connections between inside and out, and enhanced peoples' comfort and visual engagement with the site design and the building facade.



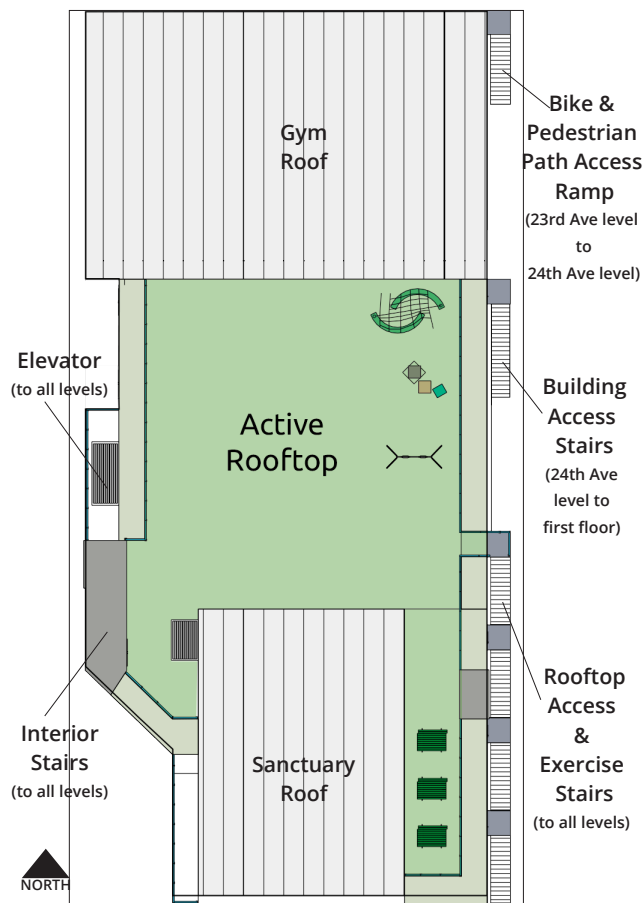
Entrance plaza invites street level activity and gathering at the corner of 23rd Ave & E Olive St (looking north)

ACTIVE ROOFTOP

The rooftop is designed to be an active-use space. It is a sunny and protected space located between the upper level of the church sanctuary to the south and the Y to the north. This shared space includes areas for kid's play activities as well as for relaxing and exercise. The exercise stair that runs along the east side of the building from the roof to ground can be accessed from this area.



Bird's-eye view of the west facade and the active rooftop space for play and gathering



Rooftop plan



Rooftop activity area (looking south)



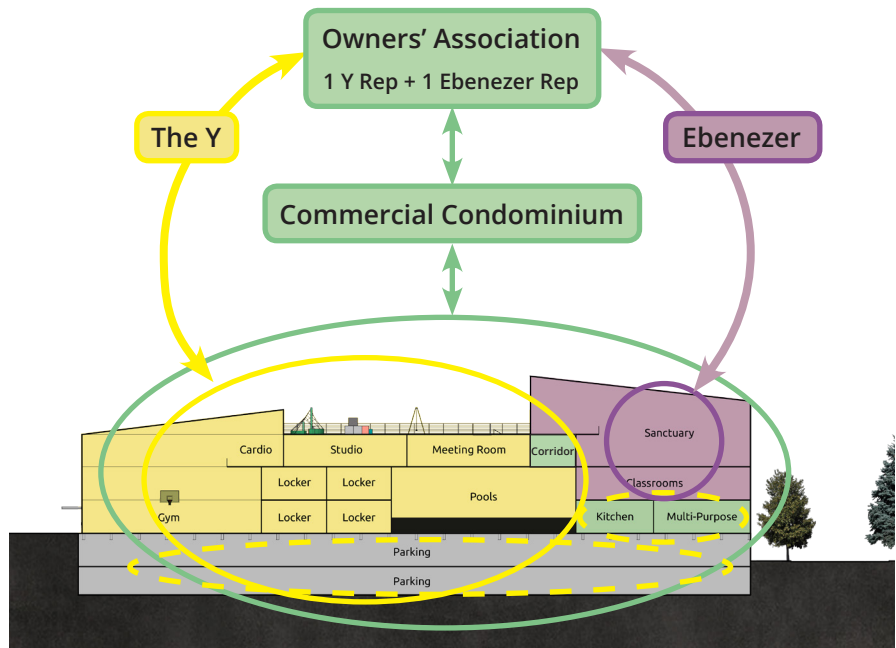
View of the east facade with its combined egress and workout stairs over bike parking

CONSTRUCTION & FUNDING

The Y will take the lead on construction efforts. To fund the project, Ebenezer will contribute its property in exchange for the construction of the church unit and any remaining proceeds. The Y could fund its share of the project through an optional land sale of the east half of the overall combined site, and with fundraising efforts for the remainder. Ebenezer will lease parking spots from the Y. Ebenezer may have the opportunity to lease some of its space to the Seattle School for Boys (an existing tenant), the Y, and other possible future uses.

OWNERSHIP STRUCTURE

While Ebenezer and the Y will share several spaces, each desires to maintain distinct ownership of their parts of the building. To serve the clients' needs, we proposed a commercial condominium structure that contains the Y unit, church unit, and limited shared space that would be part of the Y unit. Parking will be owned by the Y, and some of the parking can be leased by the church. We propose that the building be managed by an owner's association composed of one Ebenezer and one Y representative.



Project is financed as one commercial condominium with two separate units, each owned and controlled independently. Parking and shared spaces are part of the Y unit. Owners Association manages shared spaces. Church has option to lease parking from the Y.

PROJECT PHASES

PRECONSTRUCTION

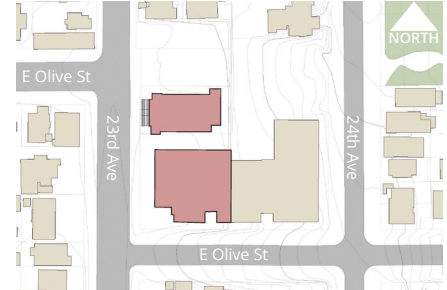
We anticipate the design process to take nine months, followed by 12 months for project permitting.

PHASE ONE—CONSTRUCTION

We expect Phase One to take approximately 21 months. During Phase One, Ebenezer will operate in a temporary location. At the Y, the pool and cardio spaces will be available; the gym will be closed. At this time, the existing church building and Y gymnasium will be demolished (estimated time is three months), and the new shared facility construction will begin. The team anticipates construction to last 18 months.

PHASE TWO—GRAND OPENING & DECOMMISSIONING OF OLD Y POOL

During the final three months of the project, the combined Ebenezer/Y community will celebrate the grand opening of their building. Following this, the old Y pool will be demolished.



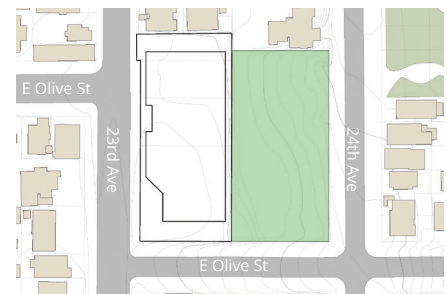
Phase 1—Demolish existing church and west end of the Y.



Phase 1—Construct new building to house both church and Y. Existing pool and cardio remain in use.



Phase 2—Open new building. Demolish old Y.



Future opportunity—Open site could be developed into housing or sold.

EBENEZER/Y PROJECT TIMELINE

Phase	Task	2020				2021				2022				2023		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Preconstruction	Design	Yellow	Yellow	Yellow												
	Building Permit				Yellow	Yellow	Yellow	Yellow								
Phase One	Demo Church & Gym								Red							
	Construction									Green	Green	Green	Green	Green		
Phase Two	Grand Opening															Yellow
	Close & Demo Old Pool															Red

Timing of proposed phases and actions to complete the Ebenezer/Y project