



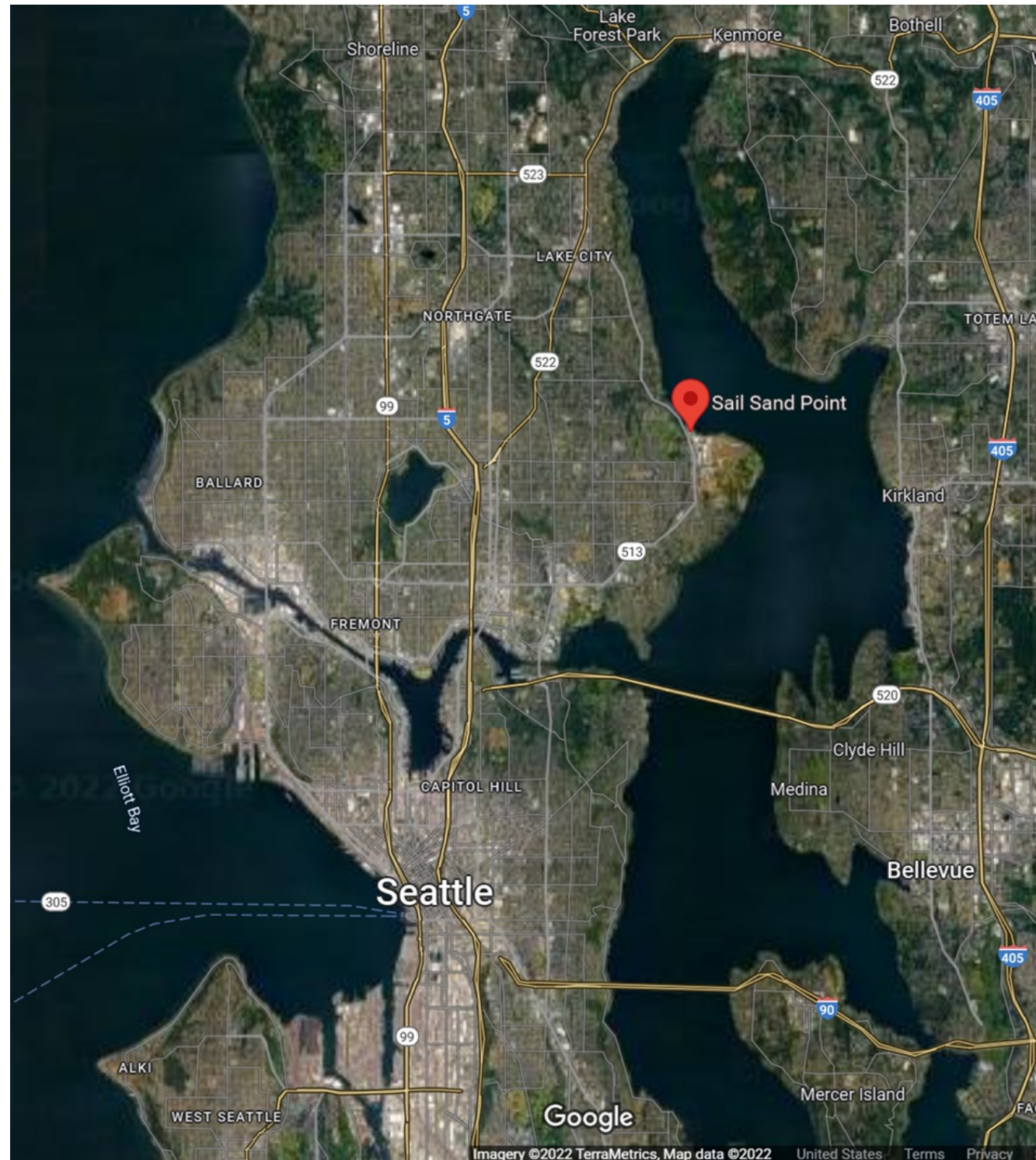
SAIL SAND POINT PHASE 3

7861 62ND AVE
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2025.25

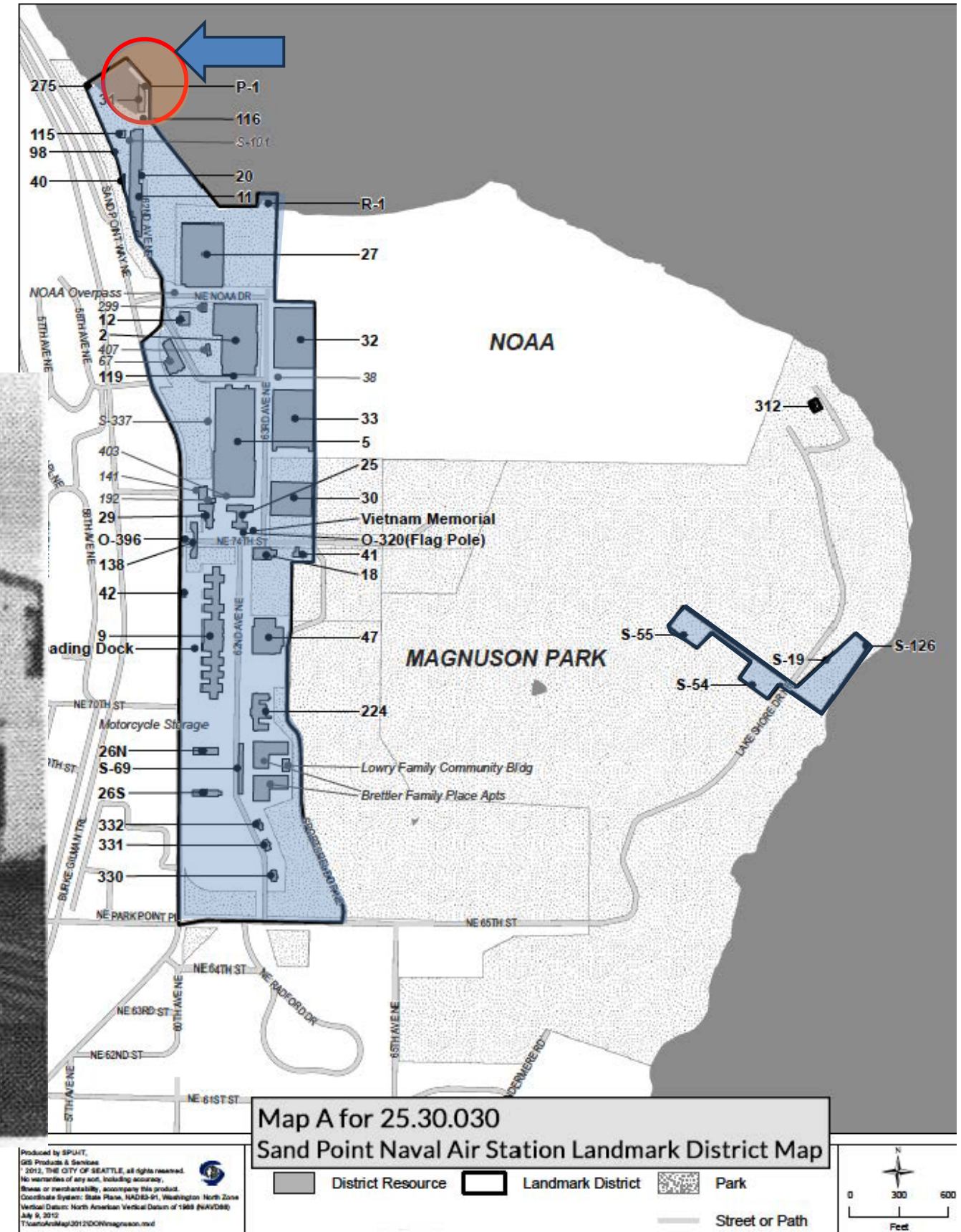
Design Charrette Presentation
December 11, 2025



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ARCHITECTURE & PLANNING LLC



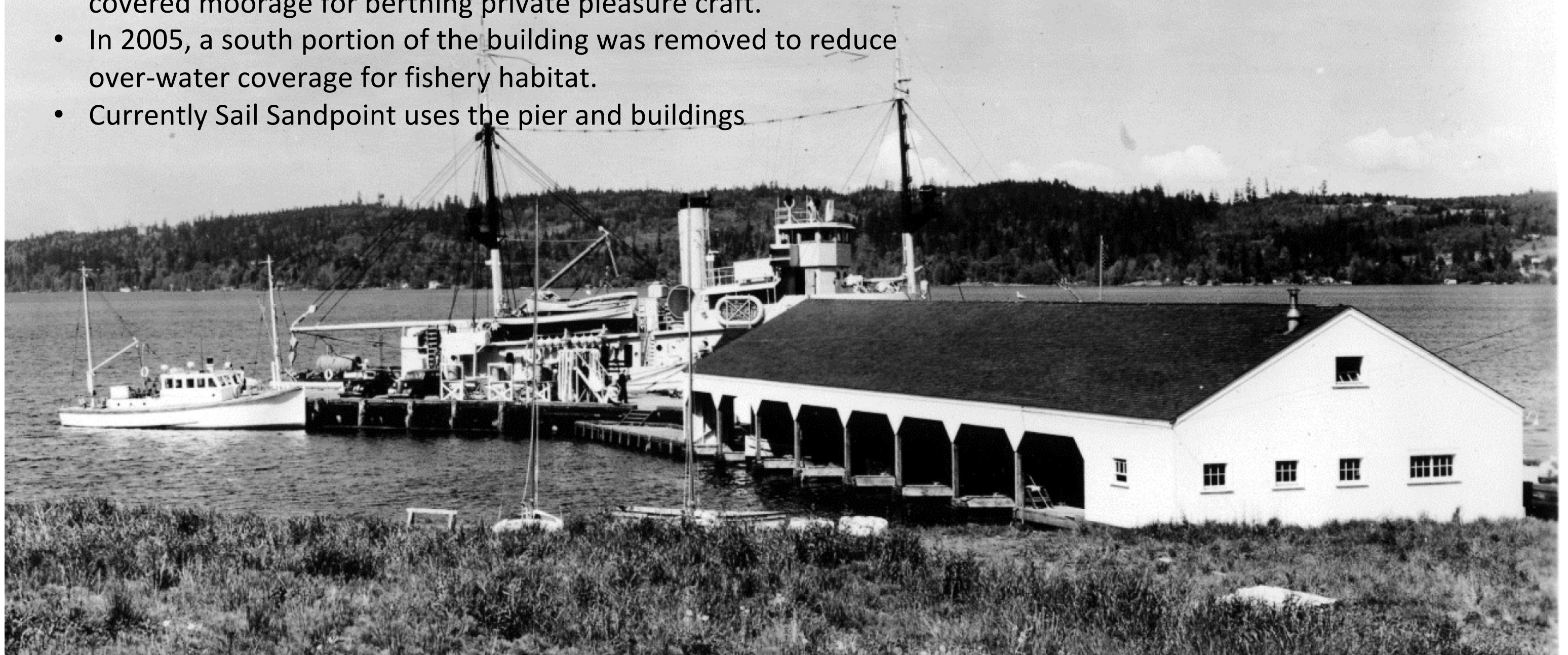
SAIL SAND POINT BUILDING 31 PIER & COVERED MOORAGE



HISTORY

- Built in 1938 for NAS seaplanes
- The Boathouse provided covered slips for boats and a crash boat rescue squadron.
- Building 31 supported Navy's Morale Welfare and Recreation as covered moorage for berthing private pleasure craft.
- In 2005, a south portion of the building was removed to reduce over-water coverage for fishery habitat.
- Currently Sail Sandpoint uses the pier and buildings

2009 recorded Alterations: Alterations include the non-original cladding, minor changes to the windows, and a small addition at the north end of the building, and removal of a south portion. The building remains overall in fair condition.



South Facade



Photo by Megan Espinoza, 2010.

Photo by TJP 2026



West Facade



Photo by Artifacts Consulting, Inc., 2009.

Photo by TJP 2026



West Facade

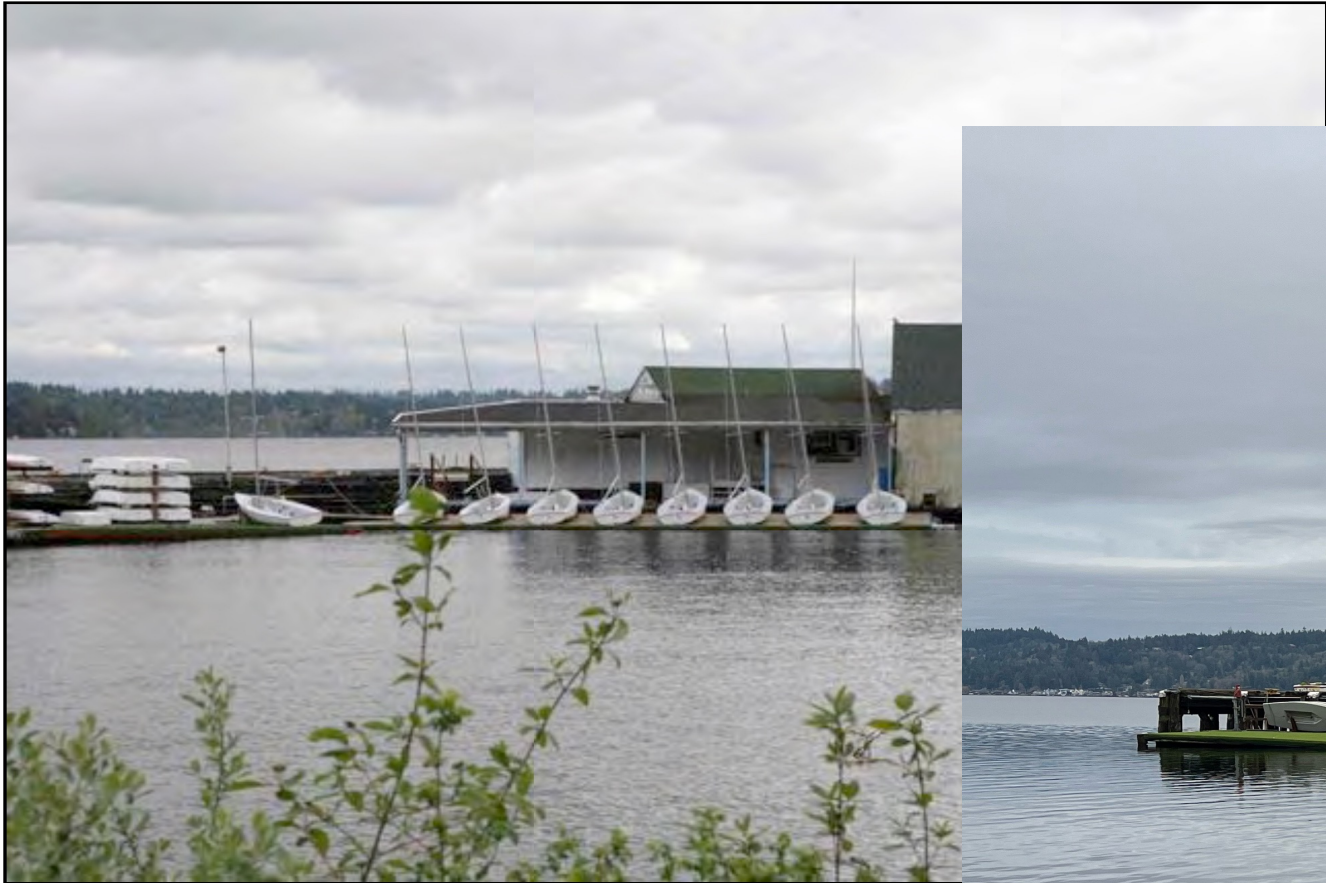


Photo by Artifacts Consulting, Inc., 20

Photo by TJP 2026



Photo by TJP 2026



North Facade



Photo by Megan Espinoza, 2010.

Photo by TJP 2026



North Facade



Photo by Megan Espinoza, 2010.

Photo by TJP 2026



East Facade



Photo by Artifacts Consulting, Inc., 2009.

Photo by TJP 2026



East Facade



Photo by Artifacts Consulting, Inc., 2009.

Photo by TJP 2026



Pier Near Boathouse
(Looking North)

Photo by TJP 2026



Photo by Megan Espinoza, 2010.



End of Pier
(Looking North)



Photo by Megan Espinoza, 2010.

Photo by TJP 2026



Edge of Pier

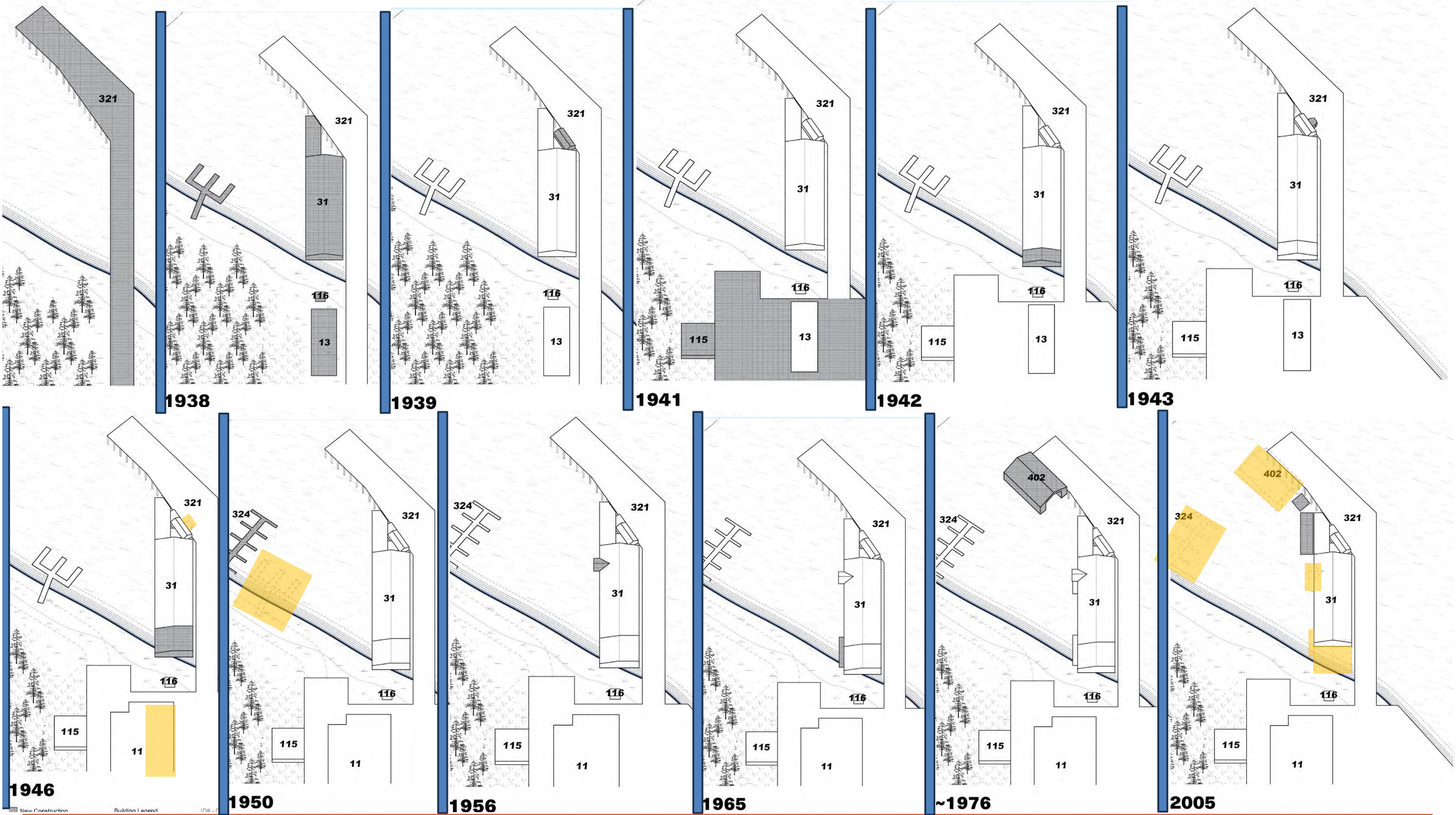


Photo by Megan Espinoza, 2010.

Photo by TJP 2026



CHANGES OVER TIME –B. 1938 – 1939 – 1941 – 1942 – 1943 – 1946 – 1950 – 1956 – 1965 – 1975 – 2005

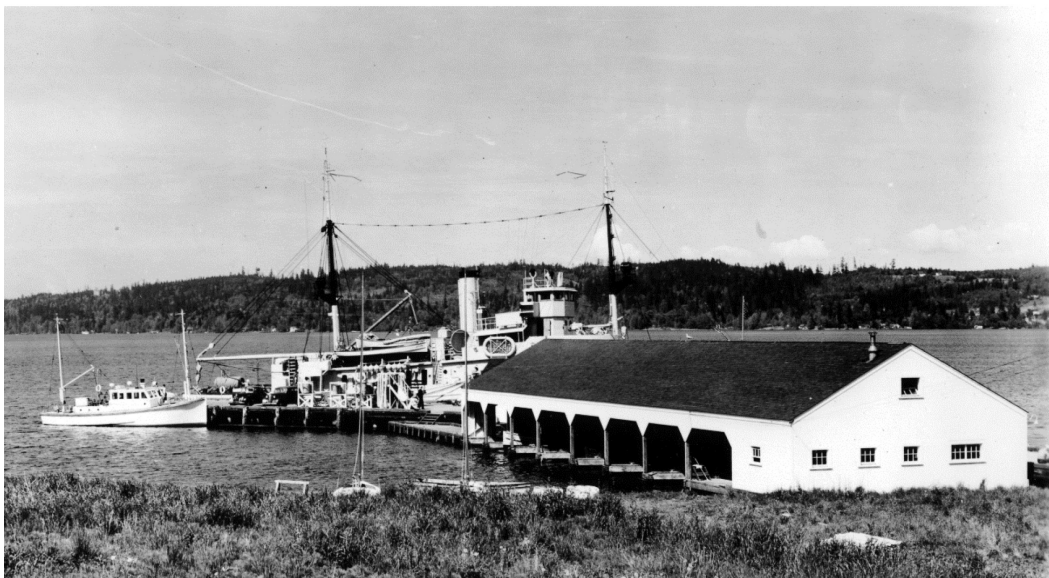


CHANGES OVER TIME –

1938



1938



1939

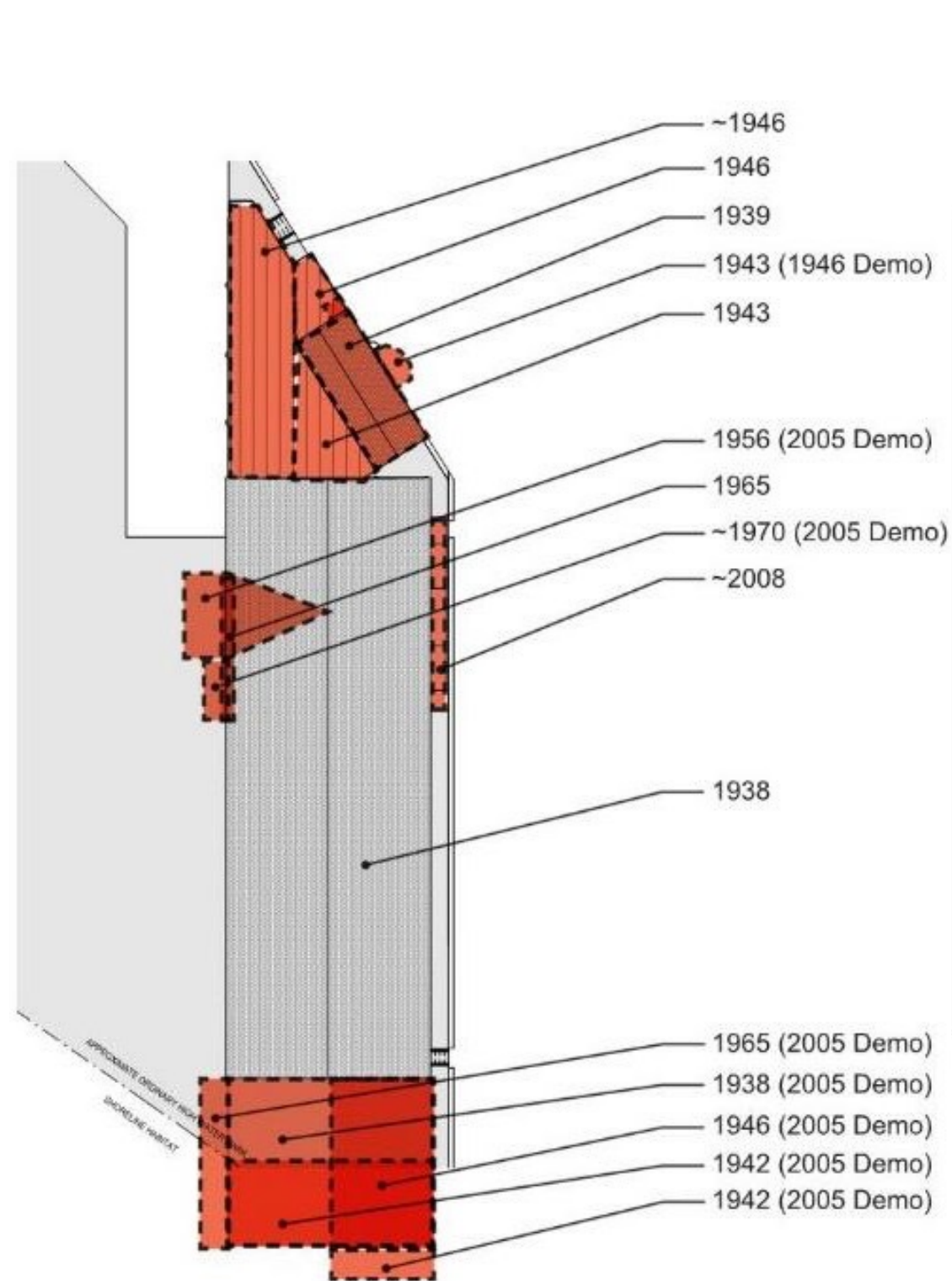


1956

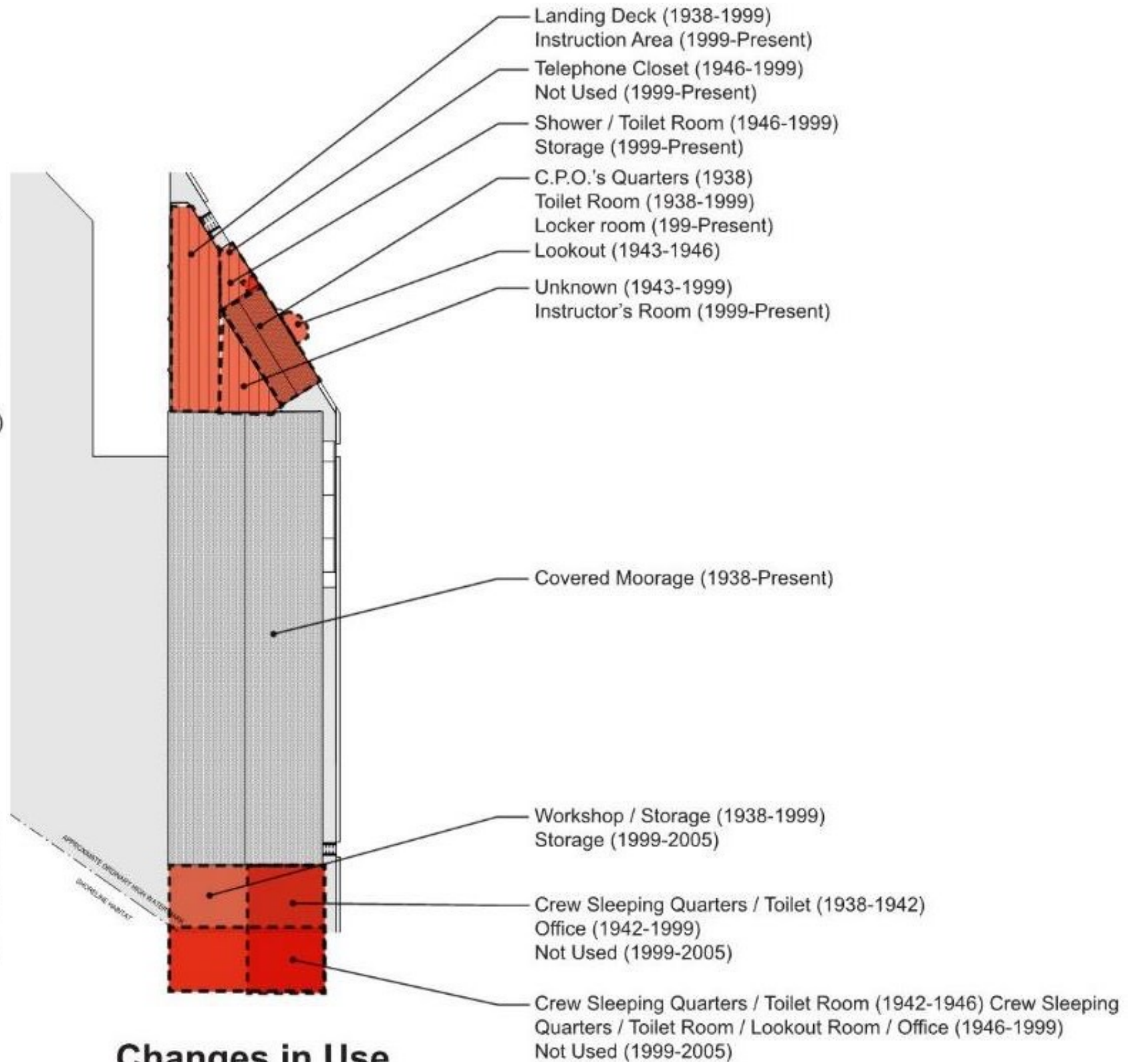


1976



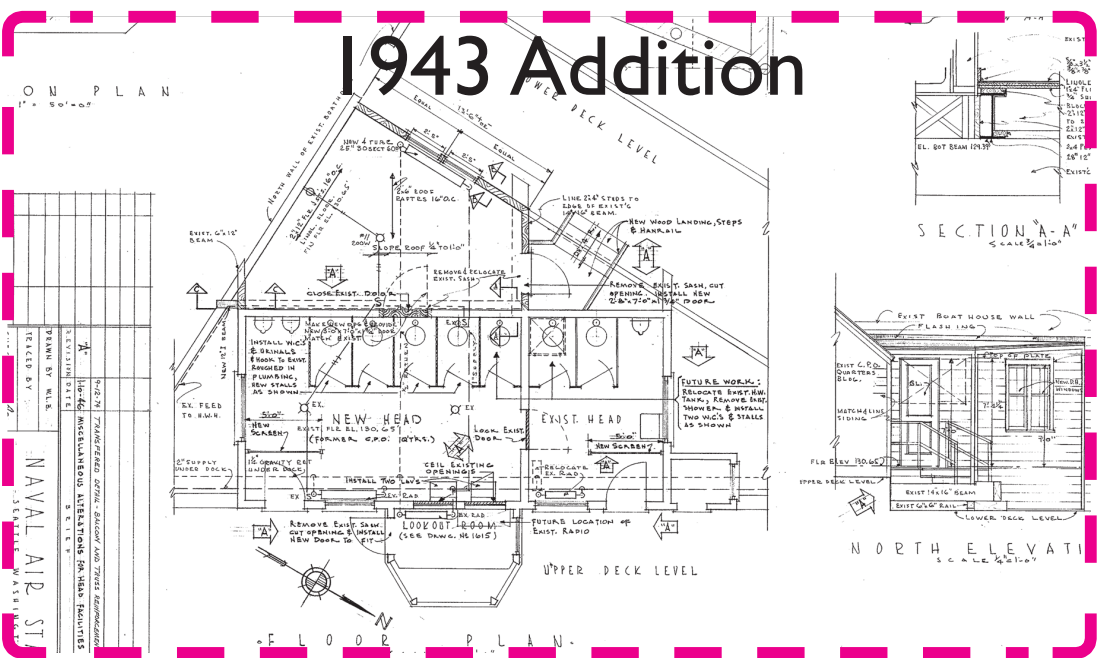
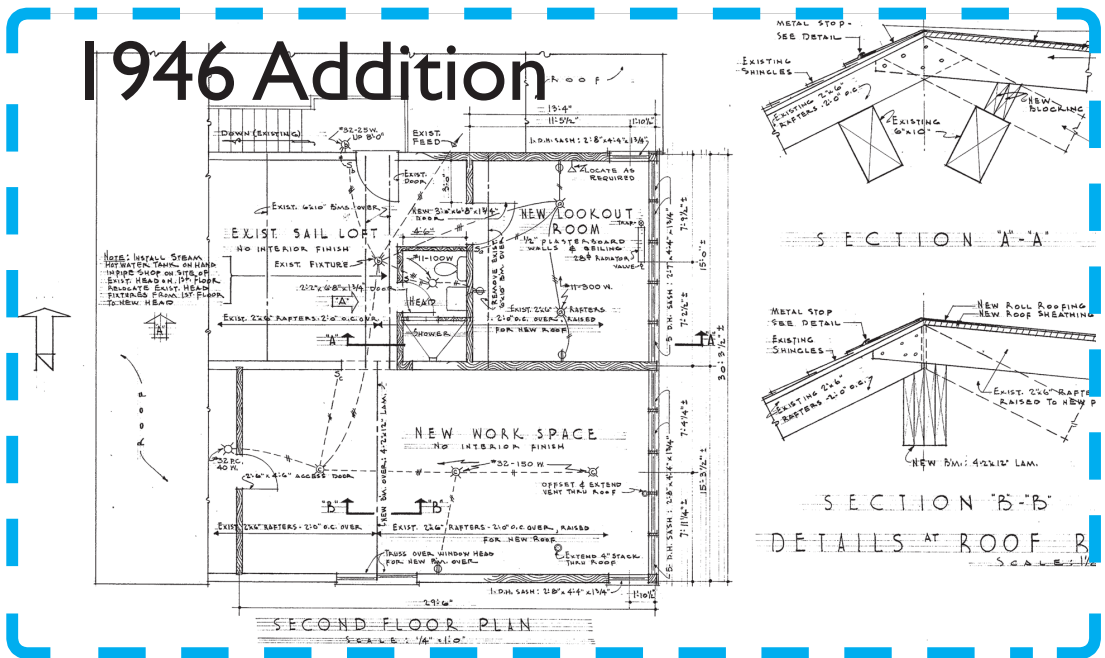
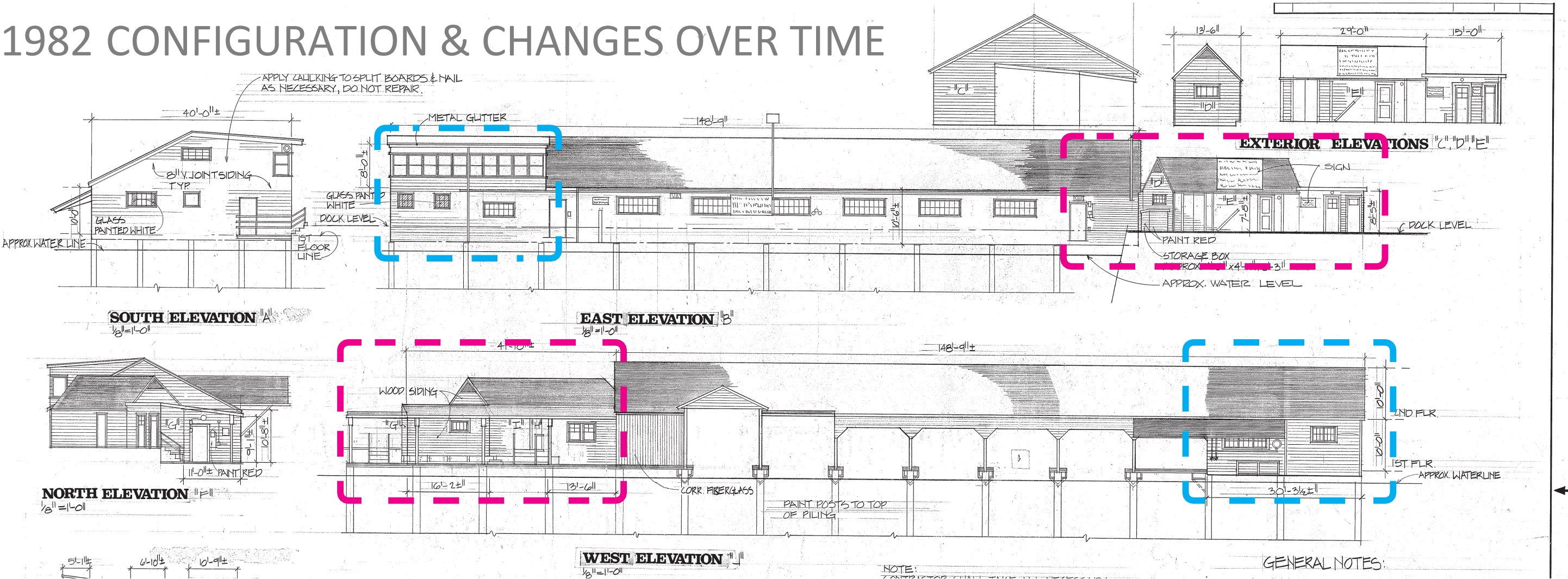


Changes in Form



Changes in Use

1982 CONFIGURATION & CHANGES OVER TIME



EXISTING STRUCTURES

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CONDITION OVER TIME

SURVEYS

1991

Date Recorded December 1991

Description of Physical Appearance

This 699 square foot, wood building was constructed in 1938 and is called the Admiral's Barge Office. It appears to be little changed since its construction. The building has white painted horizontal wood siding and wood frame windows. On the first floor level the windows are sliders and where the second story occurs, the windows are double-hung. The gable roof is lifted on one end of the building to create a two-story, 20' high office area. The roof plane continues over the next section of the building which is a series of covered boat slips. This is where the red carpet is rolled out for dignitaries arriving by water. The entire structure and the adjacent dock are on pilings. The general condition of the structure appears to be good. Its listed condition is "adequate."

Its listed condition is "adequate."

2006

Alterations: Alterations include the non-original cladding, minor changes to the windows, and a small addition at the north end of the building, and removal of a south portion. The building remains overall in fair condition.

SUMMARY

In summary, the overall condition of Pier 1 is fair / good, while the overall condition of Building 31 and the Covered Moorage structure is fair / poor.

Covered Moorage structure is fair / poor.

CURRENT CONDITION 2026

BUILDING 31 ASSESSMENT

The Building 31 assessment included the inspection and assessment of 45 structural piles and pile caps, and general observation of stringers, decking, covered mooring and open deck areas. Refer to Attachment A, Magnuson Park – Building 31 Inspection Results Plan, for a view of the substructure condition locations listed below.

Structural Piles

Overall, the structural piles were in *SERIOUS* condition

Pile Caps & Stringers

Overall, the pile caps and stringers were in *FAIR/POOR* condition

Operational Restrictions

Due to the deterioration observed in the piles and pile caps, Building 31 and Covered Moorage area is recommended to be **CLOSED** to pedestrian traffic, boat moorage, and storage use. The facility should remain closed until the completion of the repair/rehabilitation of the building structure.



ECHELON ENGINEERING, INC.
Civil/Marine Consulting Engineers

Under-deck Inspection And Assessment of Pier 1, Building 31 & Bottom Debris Survey Warren G. Magnuson Park, Seattle, Washington



Prepared For:

Prepared By:

Echelon Engineering, Inc.
21027 61st Avenue West
Lynnwood, WA 98036

ATTN: Ms. Shelley Sommerfeld, PE
President
Tel: 425 / 672.8924

October 2022
22-2631



PHOTO No. 25: Building 31, Bent 1, Row A Pile - Note the screwdriver inserted into an ~90% fungal cavity in this pile top. The notching of the pile to provide bearing for the superstructure has exposed the interior of the pile to moisture and subsequent fungal decay.



PHOTO No. 26: Building 31, Bent 9, Row A Pile - Note the screwdriver inserted into an area of significant fungal decay. Probing of the area estimated the section loss to be ~50%. Also note the vegetation in the cap timber which provides support for the east building edge (refer to arrow) and the newer treated members supporting the ramp access above.

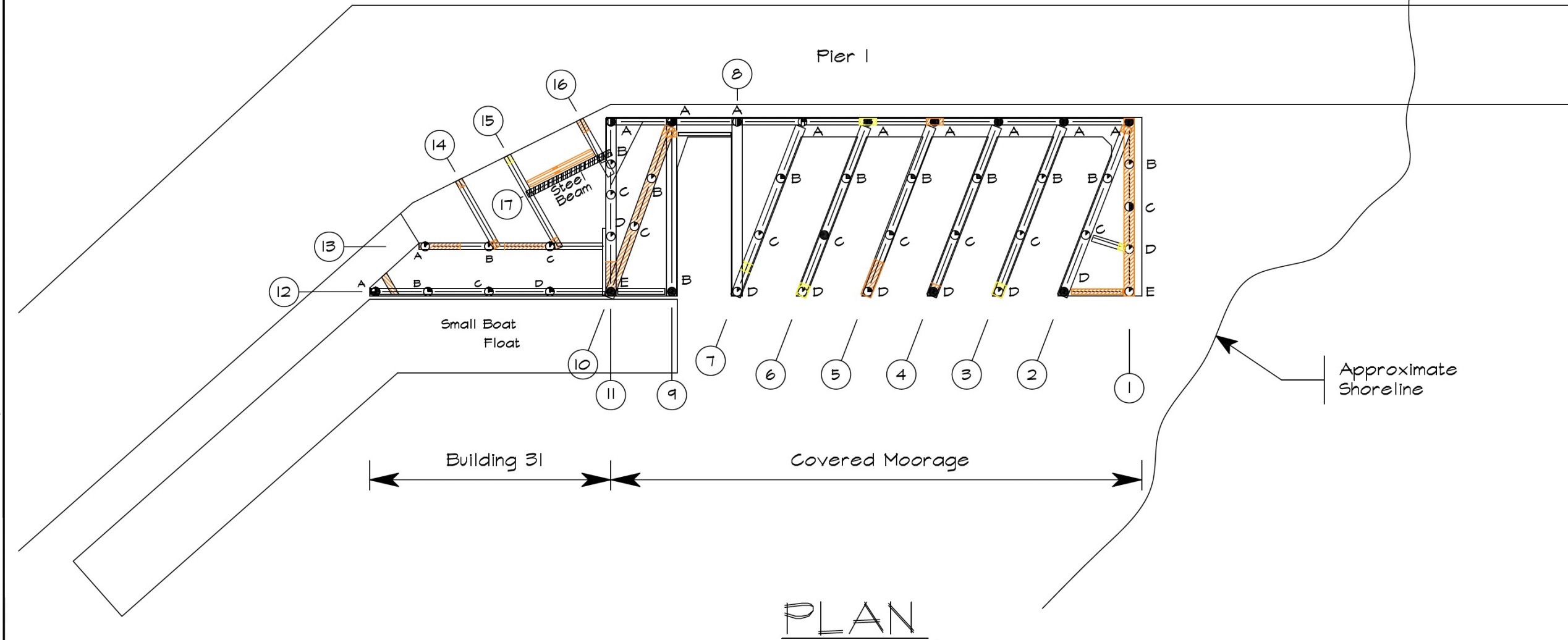


PHOTO No. 15: Building 31 and Covered Moorage, Looking Southeast - This structure is built on untreated timber piles with superstructure of various vintages. The facility also has a Small Craft Float used for moorage of small sailboats.



PHOTO No. 16: Building 31, Bent 1, Row A - B Cap - Note the original cap has sustained 90% loss of section due to fungal decay. A temporary repair has been attempted by the installation of two members, one on each side of the heavily damaged member, and thru-bolted. As evidenced by the bowing of the member, this repair appears inadequate for the imposed loads.

MAP FROM CONDITION REPORT – BUILDING 31, DECK, AND COVERED MOORAGE ARE ALL PART OF HISTORIC DISTRICT RESOURCE 31



LEGEND

- | | | |
|-----------------------|---------------------------------------|---------------------------------------|
| ⊗ Bent Number | ① 100% Remaining Cross Sectional Area | Light Damage (5-24% Section Loss) |
| X Pile Row / ID | ② 90% Remaining Cross Sectional Area | Moderate Damage (25-50% Section Loss) |
| ○ Timber Pile | ③ 75% Remaining Cross Sectional Area | Heavy Damage (51-100% Section Loss) |
| —○ Timber Batter Pile | ④ 50% Remaining Cross Sectional Area | Superstructure Member |
| | ⑤ 25% Remaining Cross Sectional Area | |
| | ⑥ 0% Remaining Cross Sectional Area | |

SCALE: Not To Scale

Reld Middleton, Inc.

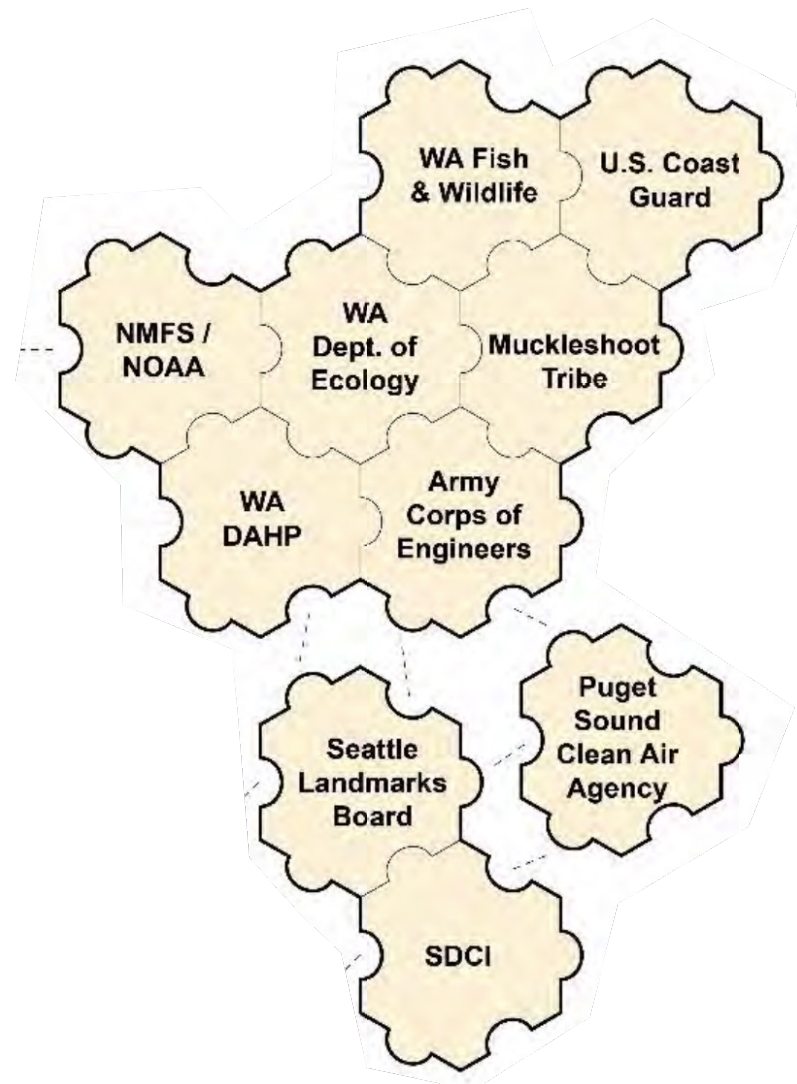
PILE PLAN

Magnuson Park - Building 31
Inspection Results

DATE: Oct. 2022
PROJECT: 22-2631
SHEET: 2 of 3
DRAWN: SDS / BAR

E ECHELON ENGINEERING, INC.
Civil/Marine Consulting Engineers
Lynnwood, Washington
Tel: (425) 672-8424

Regulatory agencies having jurisdiction over the subject site



FEDERAL:

Army Corps of Engineers
US Coast Guard
NOAA

STATE:

WA DAHP
Muckleshoot Tribe
WA Dept of Ecology
WA Fish and Wildlife

LOCAL:

Puget Sound Clean Air Agency
SDCI
Seattle Landmarks

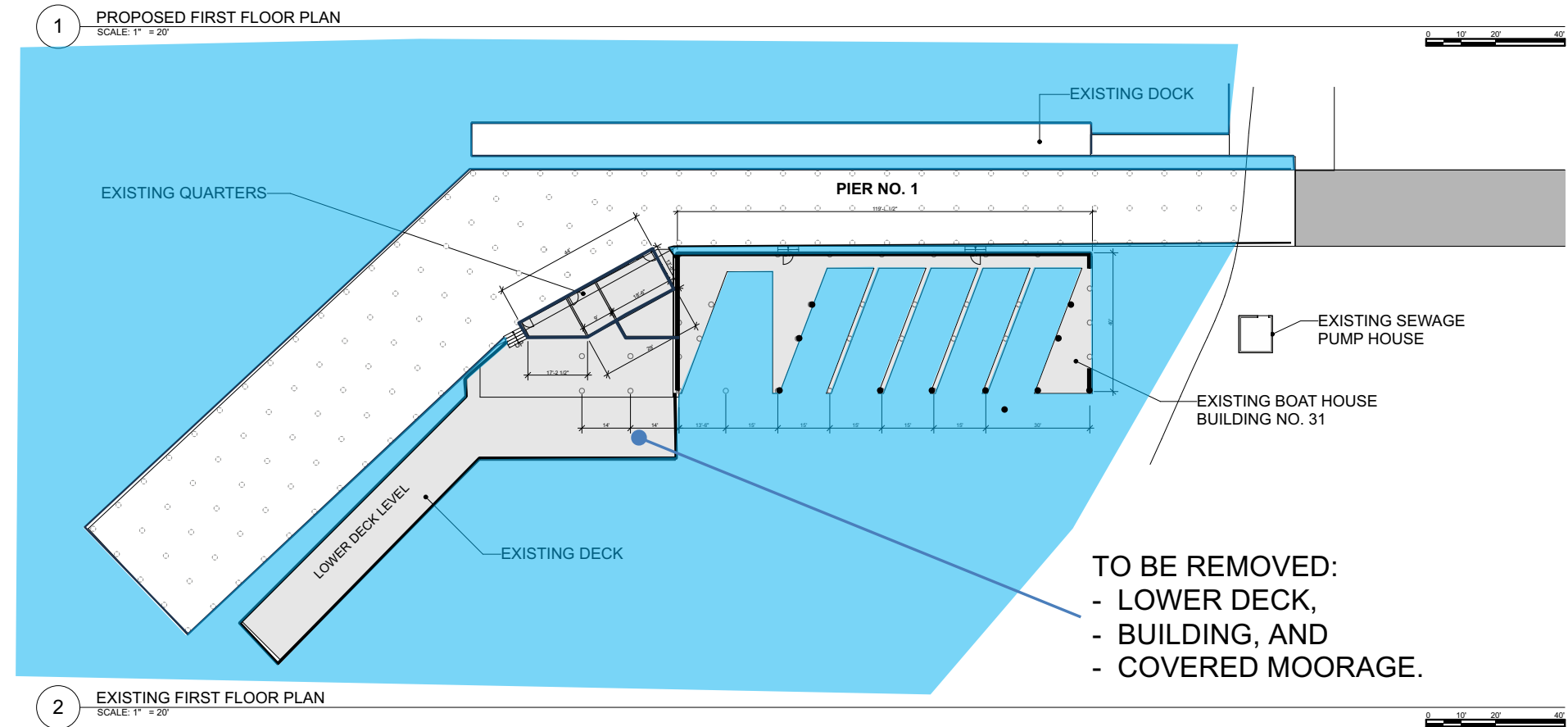
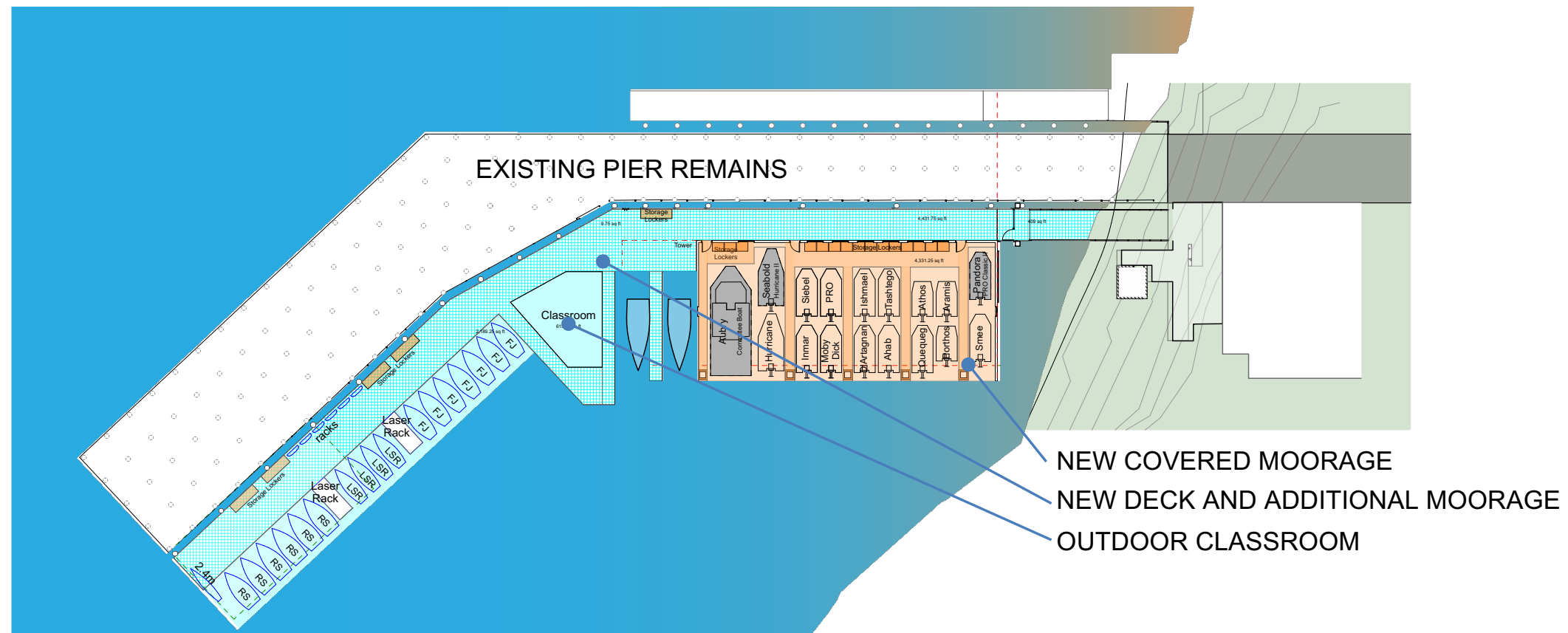
GOALS

Provide safe facilities for Sail Sand Point

- Provide covered moorage for SSP safety patrol boats allowing them to be available for rescues year round
- Provide dockside area for outdoor education
- Provide Accessible dock and moorage areas meeting ADA requirements
- Improve security for SSP safety patrol boats and equipment which are routinely vandalized at present

Improve environmental conditions overseen by regulatory agencies and remove hazardous materials from environment

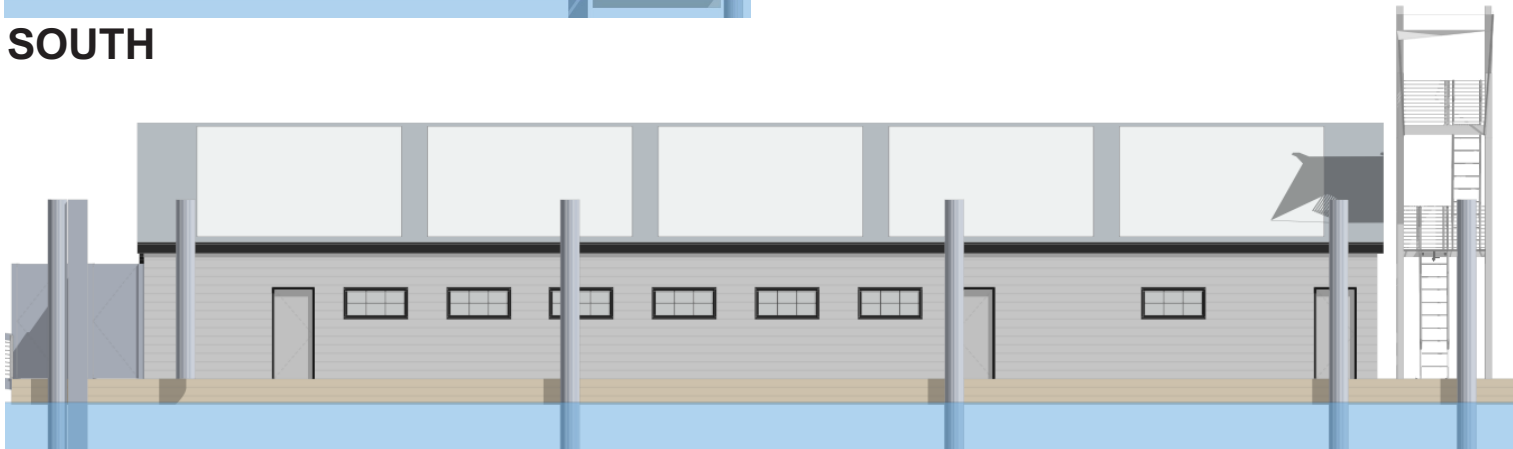
Replace an aging building which is growing unsafe



3D VIEWS



ELEVATIONS

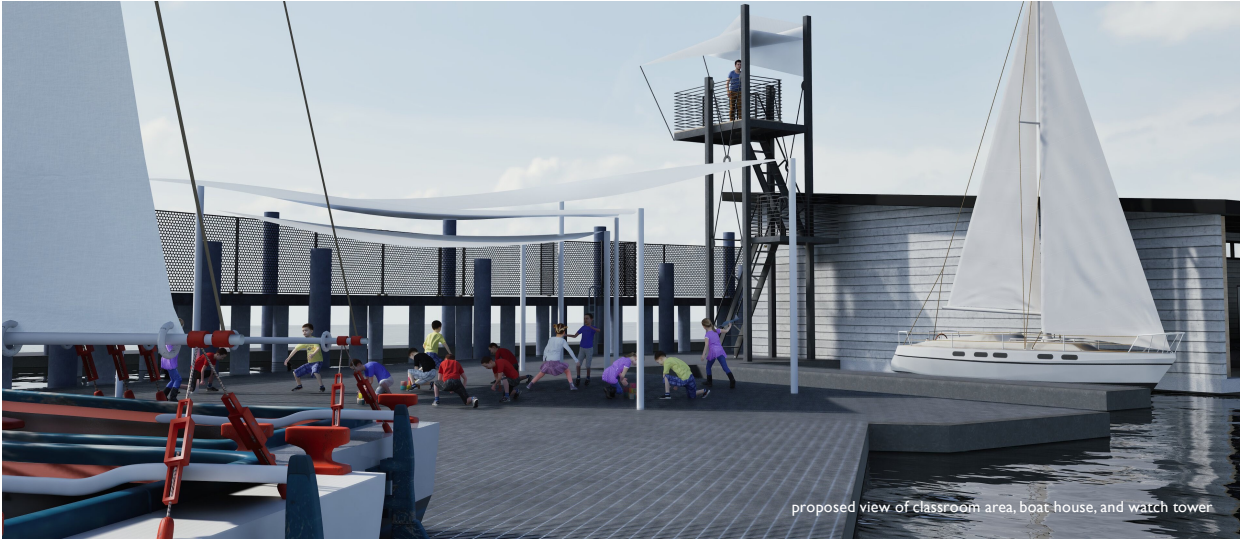


GABLE ROOF OPTION

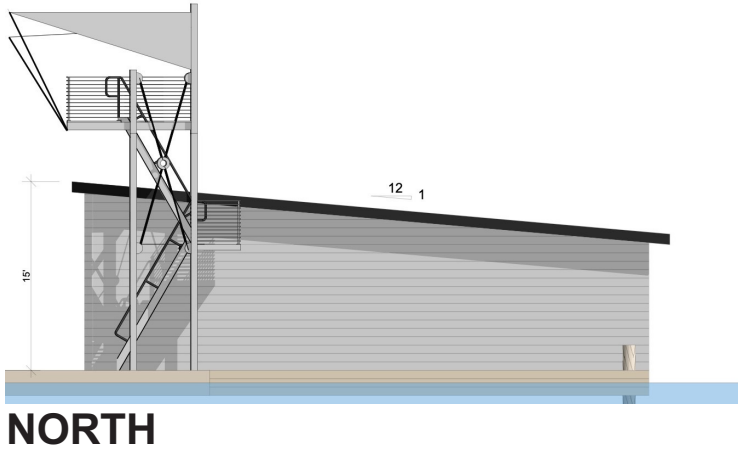
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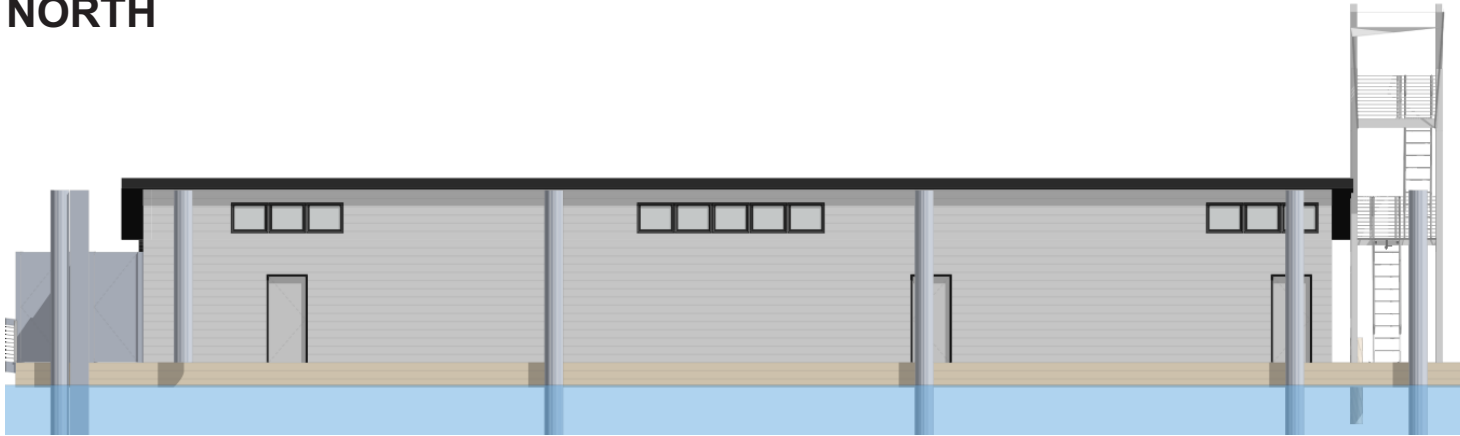
3D VIEWS



ELEVATIONS



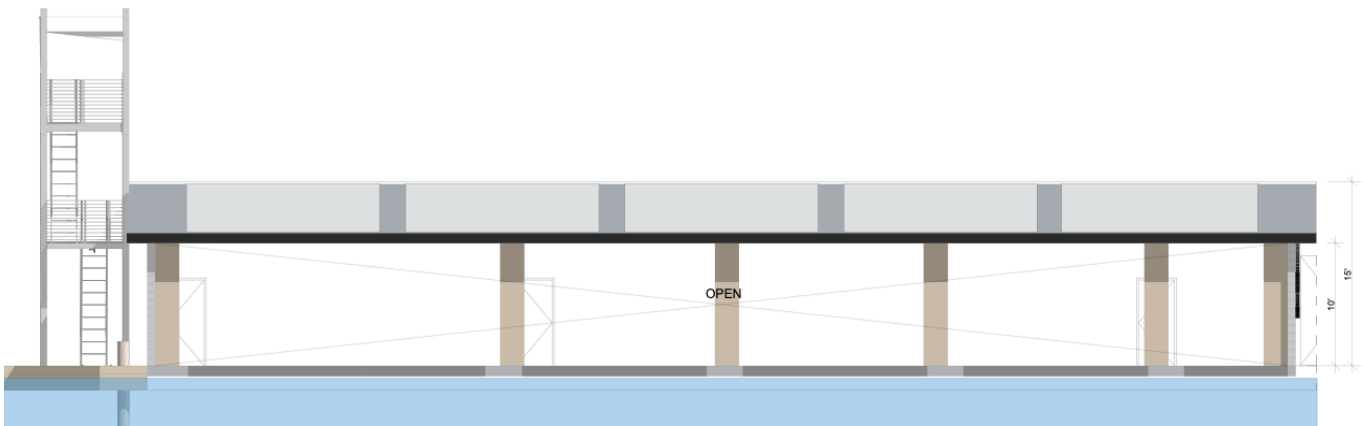
NORTH



WEST



SOUTH



EAST



SHED ROOF OPTION

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ELEVATIONS

PROPOSED

NORTH

EXISTING

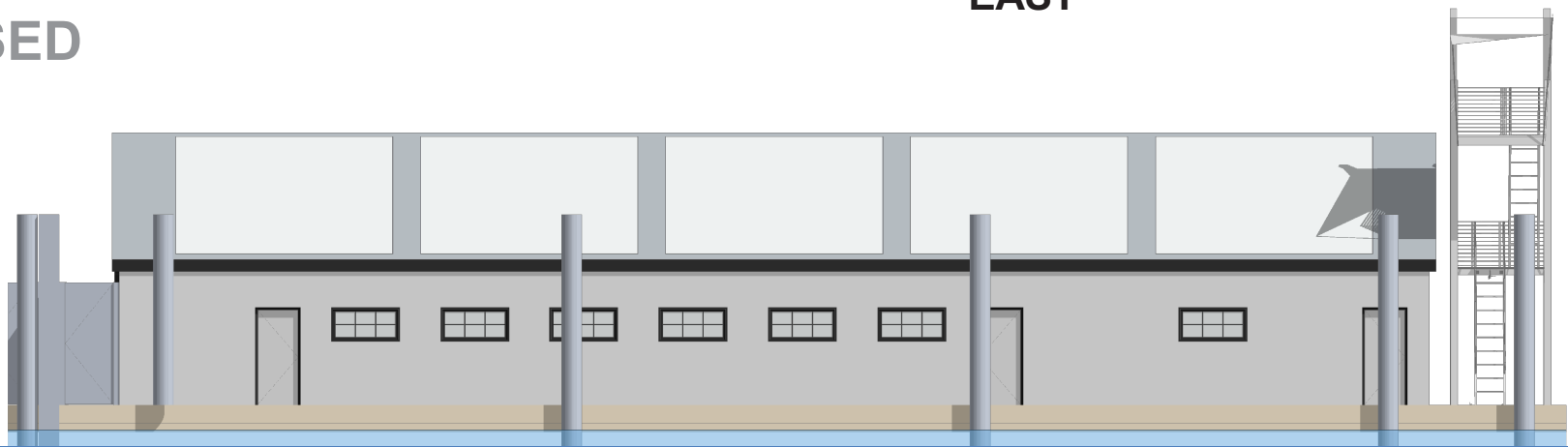


APPROXIMATE OUTLINE OF PROPOSED NEW BUILDING

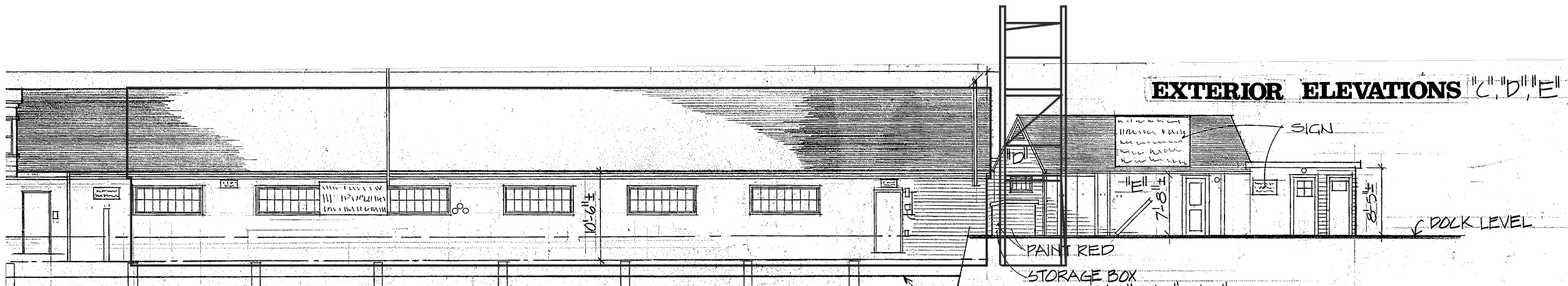
ELEVATIONS

PROPOSED

EAST



EXISTING



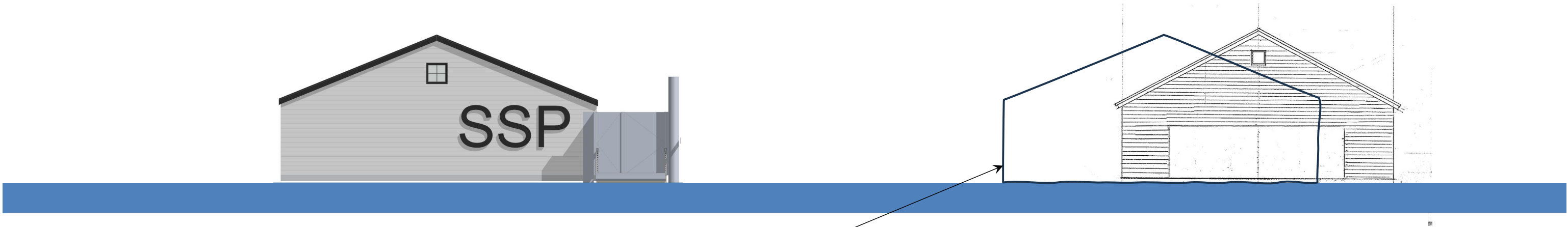
APPROXIMATE OUTLINE OF PROPOSED NEW BUILDING

ELEVATIONS

PROPOSED

SOUTH

EXISTING

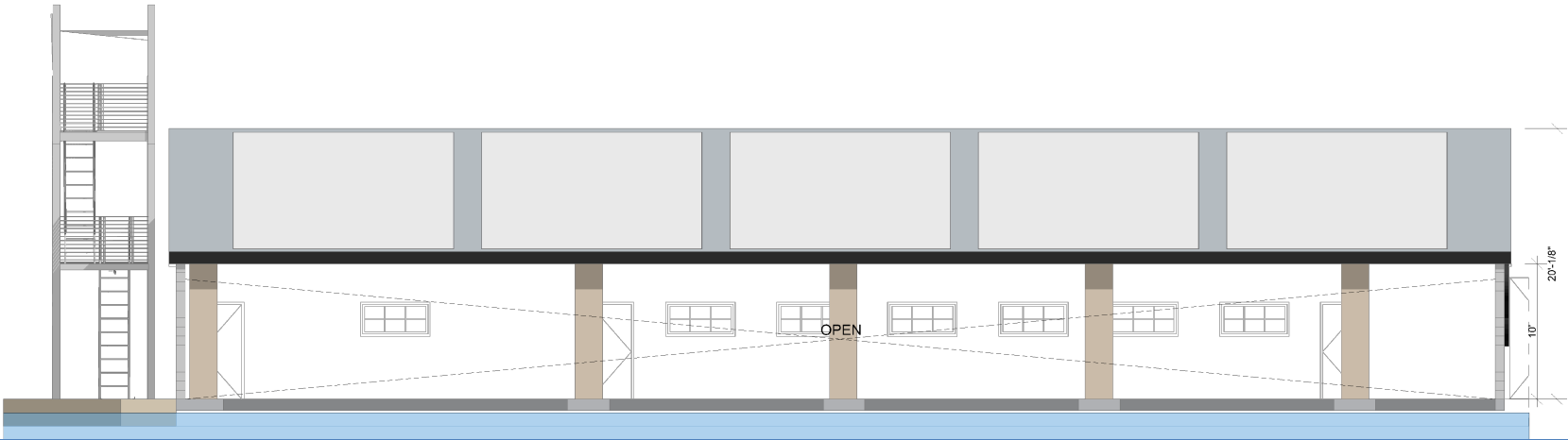


APPROXIMATE OUTLINE OF PROPOSED NEW BUILDING

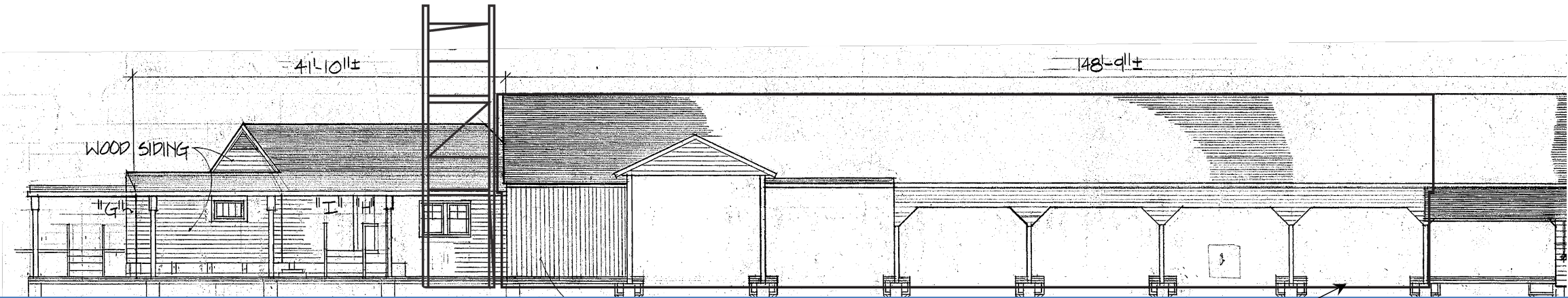
ELEVATIONS

WEST

PROPOSED



EXISTING



APPROXIMATE OUTLINE OF PROPOSED NEW BUILDING



proposed view from top of new ramp looking towards back of singage and pump house



view of existing pump house



view towards existing boat house



proposed view of pier, new signage, and new ramp to boat house



GATEWAY/ENTRY

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proposed view of classroom area, watch tower, and boat house



CLASSROOM AREA

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