



KORN WALKER BLOCK

Pioneer Square Preservation Board Briefing
October 7, 2020

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INTRODUCTION

We initially presented this project to the PSPB on July 15, 2020.

At that meeting we received general support for the proposed strategies for adaptive reuse and historic preservation, and for the massing strategy for replacement floors and the addition on the Walker building.

We clarified that the proposed addition on the Walker is a key element of the project, as it allows for both a comprehensive seismic retrofit of all eight buildings, and it provides enough leasable area on continuous floor plates to make the project viable. We also discussed that the project focusses on preservation and rehabilitation of the Korn building in particular, but also for the Bohemian and Merchants Cafe buildings as well. Careful attention will also be paid to the preservation of existing historic or character-defining elements on the other three contributing buildings (Walker, Stratton, Clancy) and also for the non-contributing Box House building.

At the July 15, 2020 meeting the Board asked to see street level perspective views of the proposal, especially with respect to the proposed addition on the Walker. The Board also asked about details and materials for the proposed facade treatments. This briefing packet includes an analysis of existing conditions, several street level perspective views, rendered schematic building elevations, and an initial proposal for the material and color palette for the project.

At today's meeting (October 7, 2020) we are asking for additional feedback from the Board on the massing as well as on the proposed concepts for materials and colors of the facades.

We are also seeking the Board's conceptual approval on the massing so that we can proceed with the Master Use Permit (MUP) process with SDCI. We will continue to develop the overall project design used on the feed back we receive today. Our immediate next steps are to prepare the MUP submittal documents, and to begin the Federal Historic Tax Credit application process for the Korn, Bohemian, and Merchants Cafe buildings.

Thank you for your time and input.

PROJECT SCOPE & GOALS

This proposed project encompasses the eight buildings on the half block that is bounded by Yesler Way to the north, Occidental Avenue to the east, South Washington Street to the south, and the alley to the west (see site plan diagram on following page). The scope of this project includes preservation and rehabilitation of existing buildings, reconstruction of floors that were removed after the 1949 earthquake, and new construction in targeted areas. The work on all eight buildings will include façade restoration, seismic retrofits, and upgrades for energy efficiency, accessibility, and life safety.

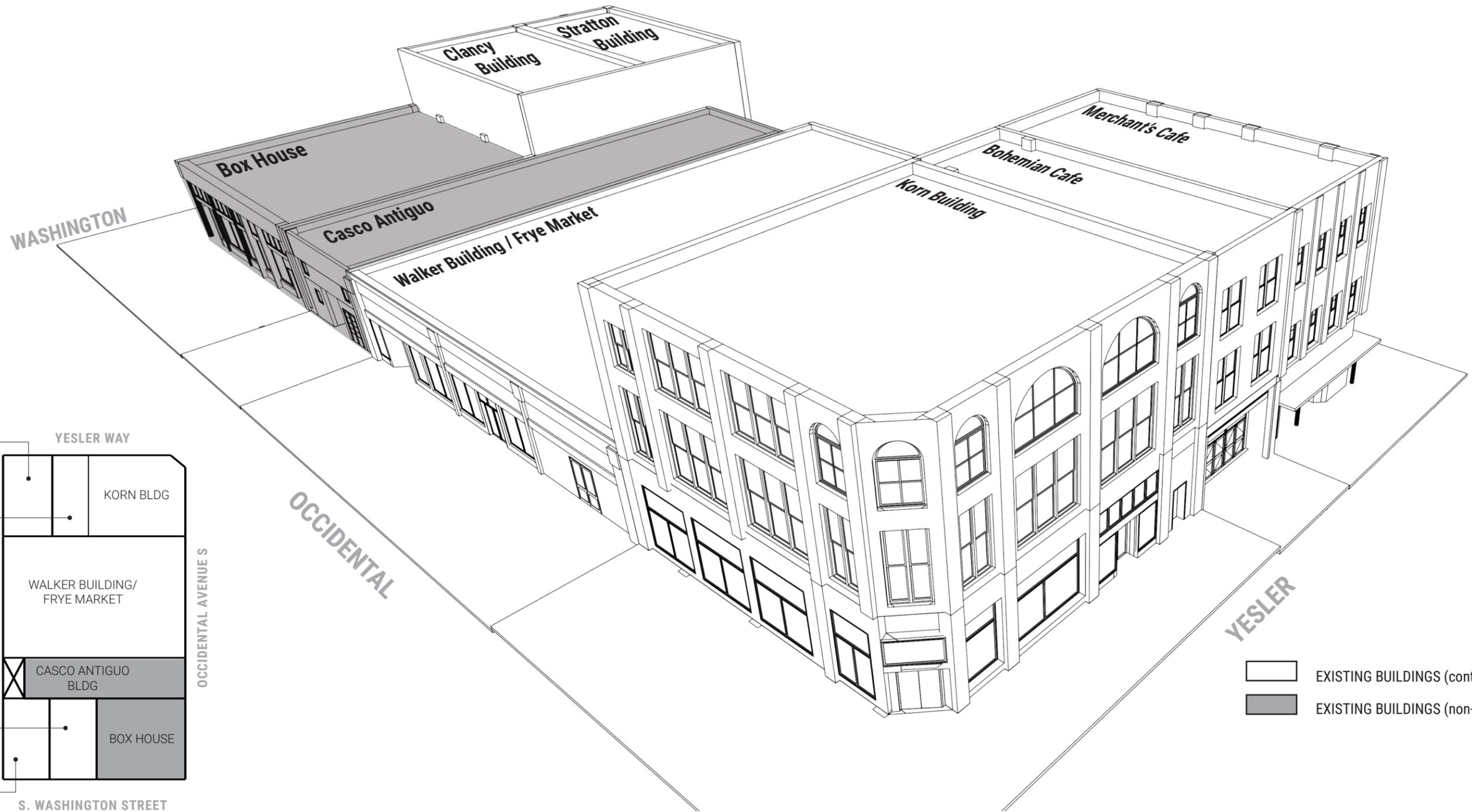
We believe that this project will make a very significant contribution to the physical, commercial, and cultural revitalization of the Pioneer Square District. Our approach is centered on the following goals and strategies:

1. Using the Secretary of the Interior's Standards For Treatment of Historic Properties and the NPS Guidelines and Preservation Briefs, the design team will develop detailed strategies for the Preservation and Rehabilitation of the Korn, Bohemian Café, Merchants Café, Walker, Box House, Clancy, and Stratton buildings.
2. Focus on saving the Korn Building in particular from further deterioration and damage and return it to a productive and occupied building in the District. In doing so, we can re-establish the Korn Building along with the Interurban Building, as the 'gateway' to the north entrance of Occidental Avenue and the route to Occidental Park (see photo opposite).
3. Reconstruct the missing floors at the south end of the block along South Washington Street which were removed after the 1949 earthquake - on the Stratton, Clancy, and Box House Buildings.
5. Replace the non-contributing Casco Antiquo building with a new building that is compatible with the height and scale of the reconstructed south end of the block.
6. Design a modest addition to the Walker Building that connects the existing scale and massing of the north side of the block with the scale of the reconstructed south end of the block, while respecting the physical prominence of the Korn Building.
7. Increase the safety and resiliency of the District by bringing eight URM buildings up to seismic code. We have the opportunity to design an innovative seismic retrofit strategy that stabilizes all eight buildings comprehensively - rather than eight separate seismic retrofits, we can have one interconnected seismic restraint system, which will have less impact on the historic building facades.
9. Connect the history of the District to a sustainable future by implementing environmentally responsive design strategies including LEED Gold Certification, Zero Carbon development, and design for occupant health and wellness.
10. Improve and revitalize the pedestrian experience and the retail environment on Yesler, Occidental, and South Washington. Build-on and enhance the existing pedestrian experience of the Alley.
11. Provide increased employment and activity in the District with new office uses in the upper floors, and new or revitalized commercial and retail uses at the street level of all eight buildings.

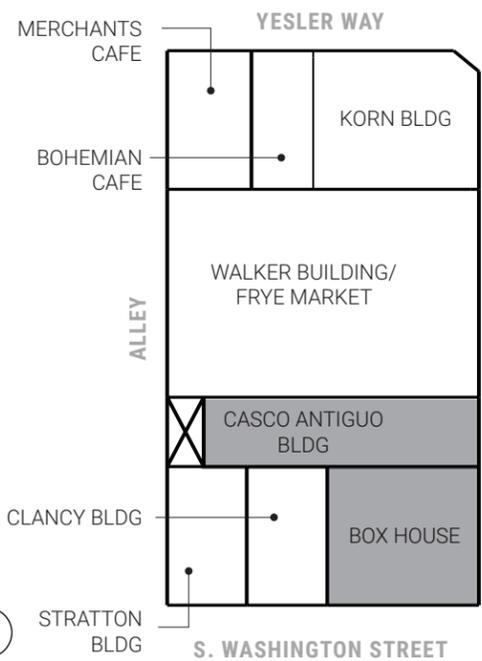


2020

SITE PLAN DIAGRAM



KEY PLAN



HISTORIC PHOTO SURVEY



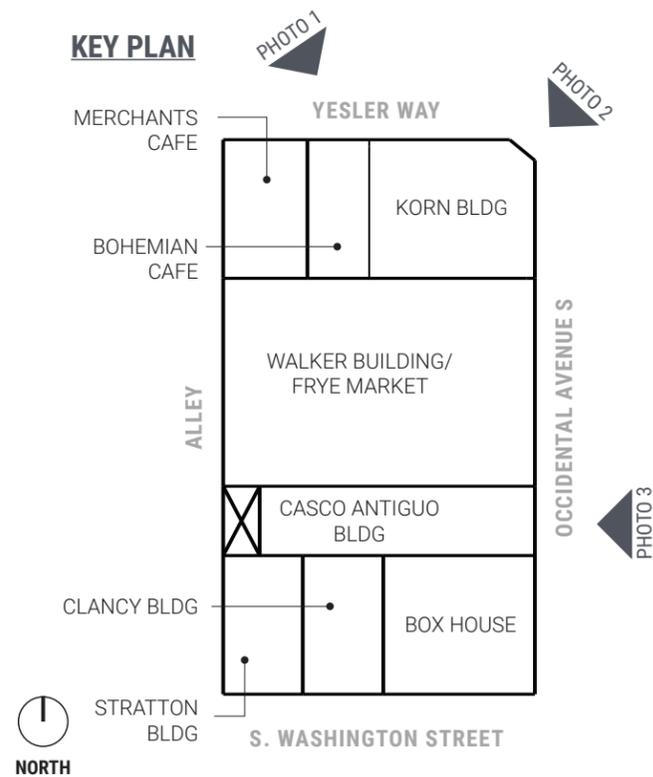
1. 1907



2. 1900



3. 1937



HISTORIC PHOTO SURVEY

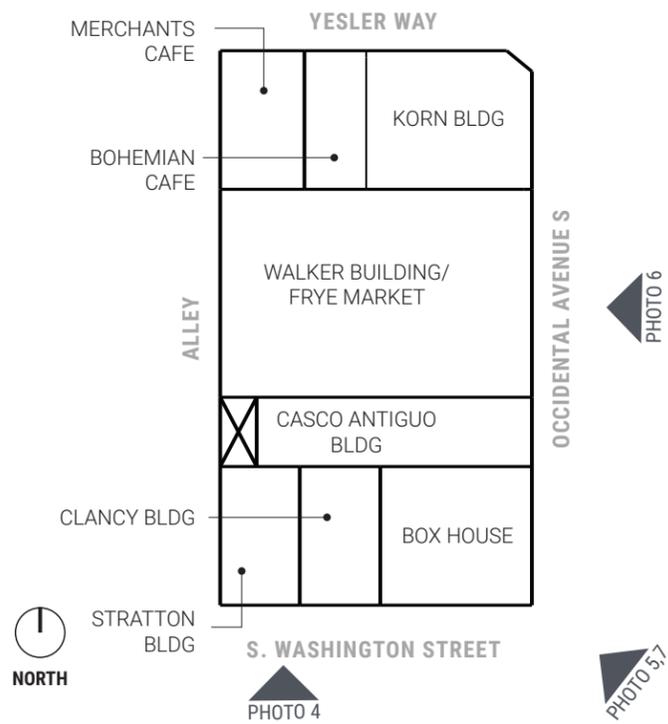


4. 1979



6. 1929

KEY PLAN



5. 1974



7. 1930

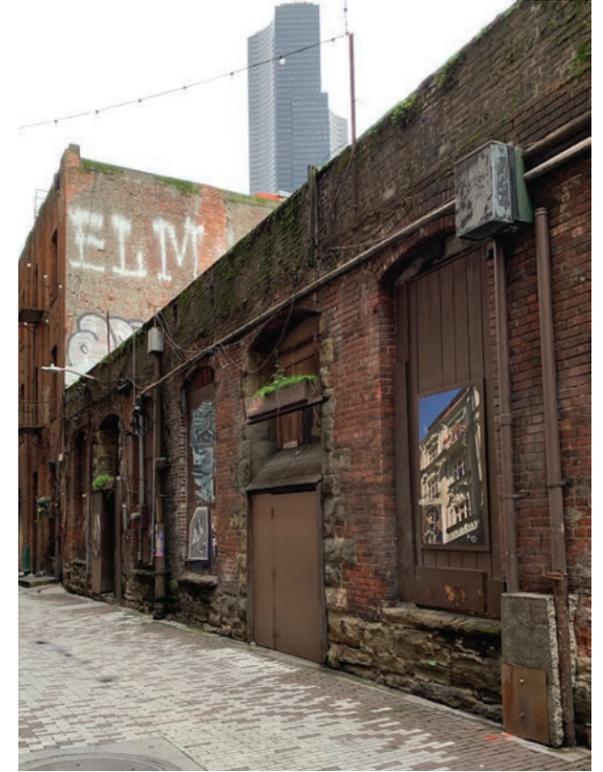
CURRENT PHOTO SURVEY



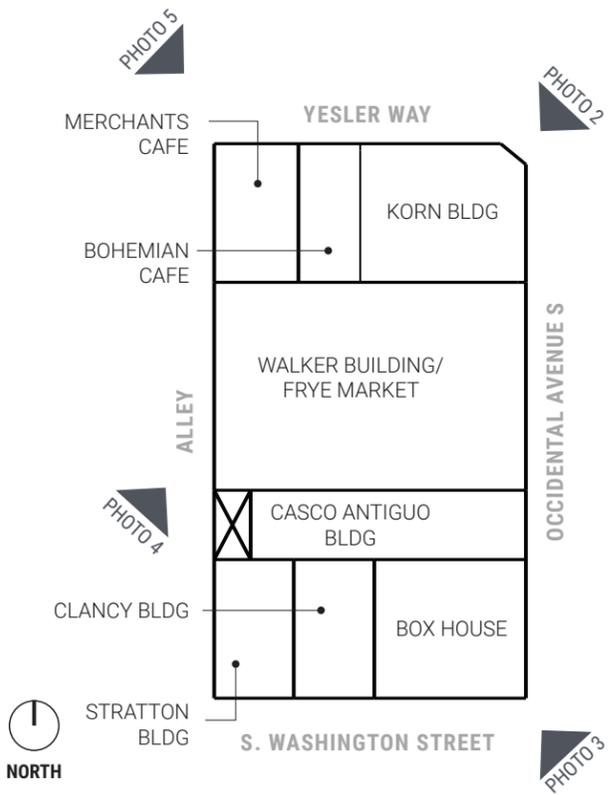
1. AERIAL FROM SE



3



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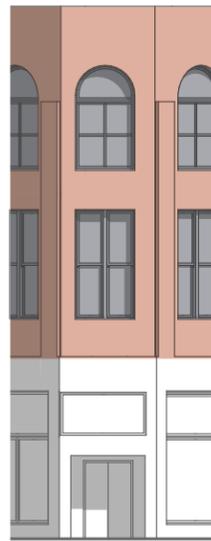


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STUDIES OF EXISTING CONDITION OF FACADES



NORTHEAST ELEVATION



NORTH ELEVATION

- | | |
|-----------------|------------------------------------|
| ■ FACADE/WINDOW | ■ BRICK |
| ■ STONE | ■ STEEL (LIKELY~1950'S) |
| ■ TERRACOTTA | □ NON-ORIGINAL INFILL |
| ■ CAST IRON | □ HISTORIC SIGN AND TRANSOM WINDOW |

STUDIES OF EXISTING CONDITION OF FACADES



EAST ELEVATION

- | | | | |
|---|---------------|---|----------------------------------|
|  | FACADE/WINDOW |  | BRICK |
|  | STONE |  | STEEL (LIKELY~1950'S) |
|  | TERRACOTTA |  | NON-ORIGINAL INFILL |
|  | CAST IRON |  | HISTORIC SIGN AND TRANSOM WINDOW |

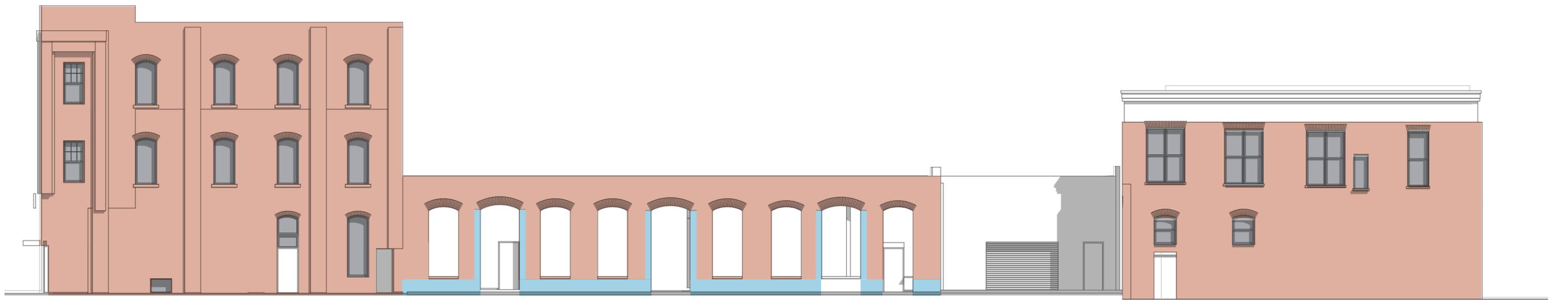
STUDIES OF EXISTING CONDITION OF FACADES



SOUTH ELEVATION

- FACADE/WINDOW
- STONE
- TERRACOTTA
- CAST IRON
- BRICK
- STEEL (LIKELY~1950'S)
- NON-ORIGINAL INFILL
- HISTORIC SIGN AND TRANSOM WINDOW

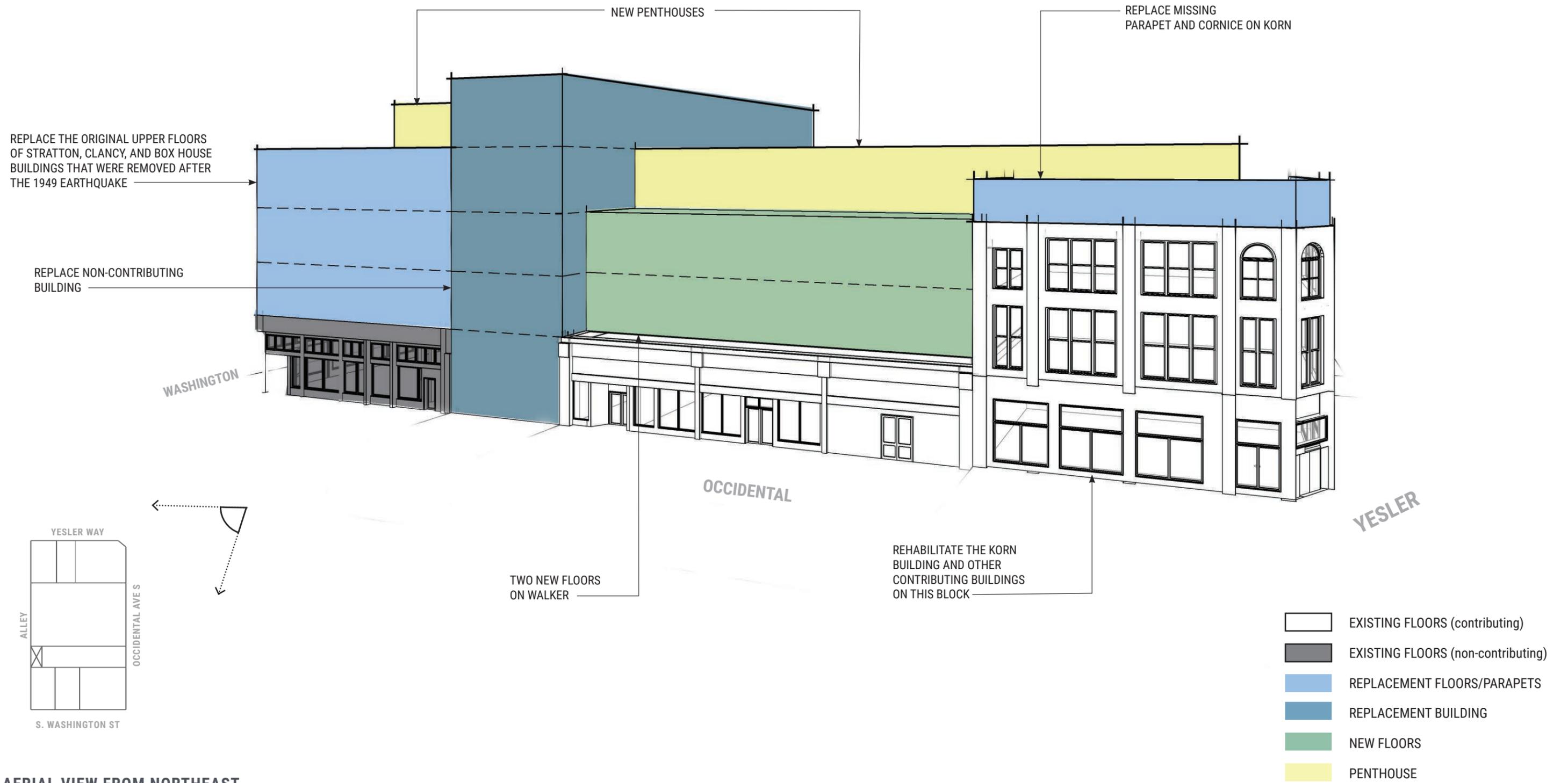
STUDIES OF EXISTING CONDITION OF FACADES



WEST ELEVATION

- FACADE/WINDOW
- STONE
- TERRACOTTA
- CAST IRON
- BRICK
- STEEL (LIKELY~1950'S)
- NON-ORIGINAL INFILL
- HISTORIC SIGN AND TRANSOM WINDOW

PROPOSED MASSING STRATEGY



AERIAL VIEW FROM NORTHEAST

SCHEMATIC ELEVATIONS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SCHEMATIC ELEVATIONS



EAST ELEVATION

SCALE: 1/8" = 1'-0"

SCHEMATIC ELEVATIONS



SOUTH ELEVATION

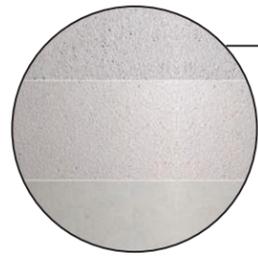
SCALE: 1/8" = 1'-0"

SCHEMATIC ELEVATIONS

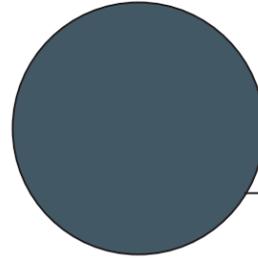


WEST ELEVATION

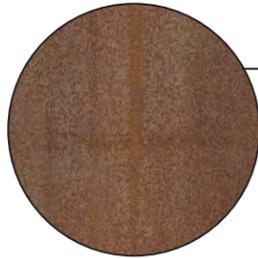
SCALE: 1/8" = 1'-0"



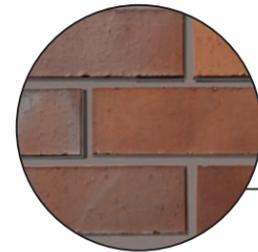
New Casco Building,
Glassfiber reinforced
concrete
Color: Polar White



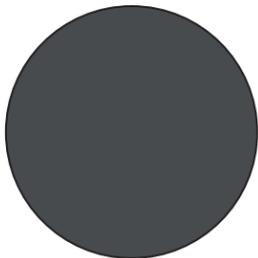
New Casco Building.
Painted I-Beams
Color: Benjamin Moore,
Washington Blue



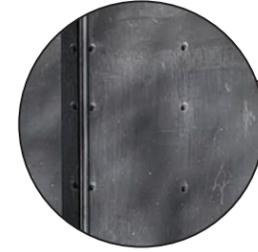
New Casco Building,
Weathered Steel Siding



Box House Building,
Brick, Mutual Materials
Finish: Mountain Blend Smooth



Box House Building,
New Windows, Painted
Color: BM 2126 Raccoon Fur
or sim



Painted Steel Plate Trim



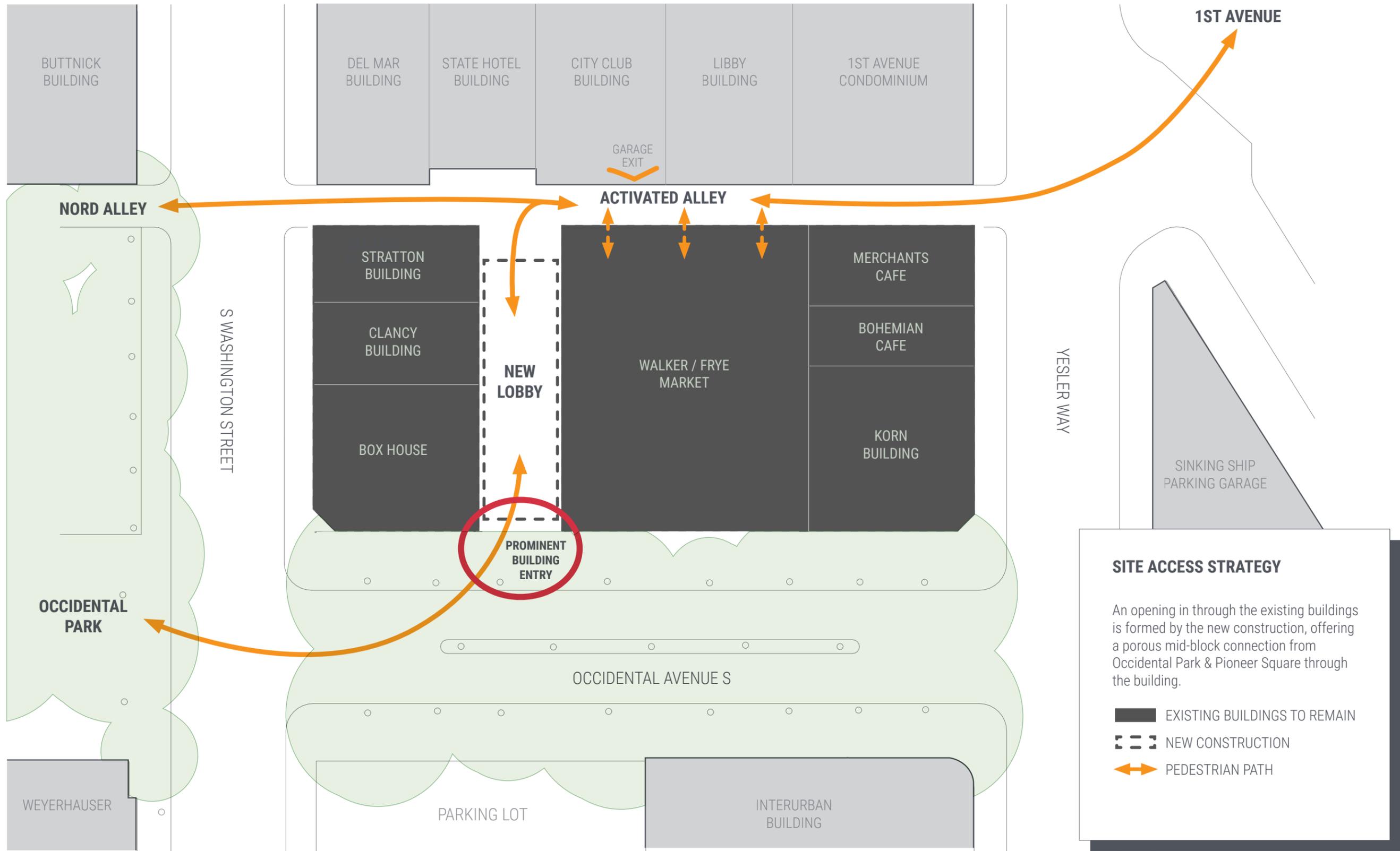
Box House Building
Original brick and cast iron
elements to remain; non-
original steel elements to
remain.



Walker Building
Original stone, terra cotta, brick,
and cast iron elements to remain



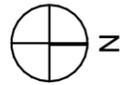
SCHEMATIC PLAN: SITE



SITE ACCESS STRATEGY

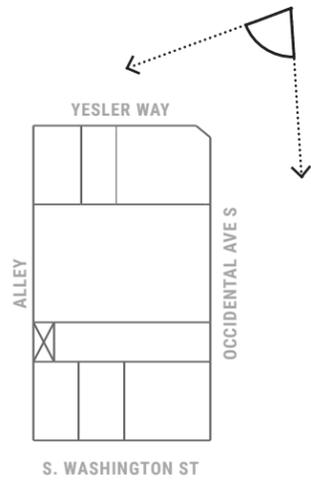
An opening in through the existing buildings is formed by the new construction, offering a porous mid-block connection from Occidental Park & Pioneer Square through the building.

- EXISTING BUILDINGS TO REMAIN
- NEW CONSTRUCTION
- PEDESTRIAN PATH



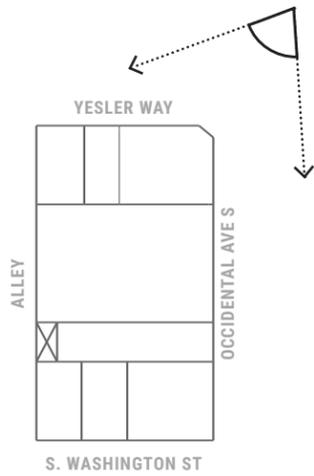
SCALE: NTS

STREET LEVEL PERSPECTIVES



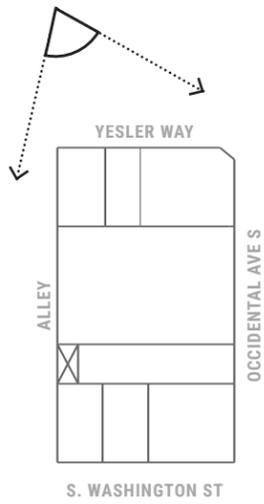
STREET LEVEL VIEW FROM NORTHEAST

STREET LEVEL PERSPECTIVES



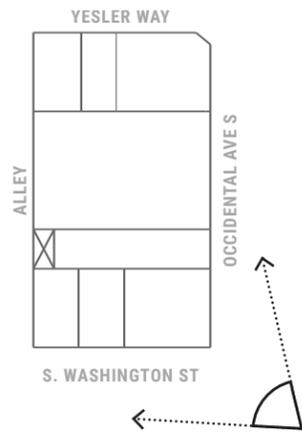
STREET LEVEL VIEW FROM NORTHEAST

STREET LEVEL PERSPECTIVES



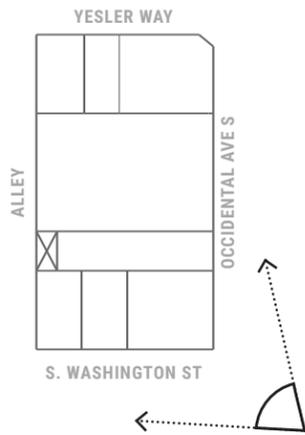
STREET LEVEL VIEW FROM NORTHWEST

STREET LEVEL PERSPECTIVES



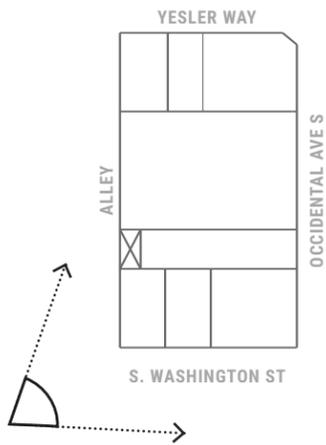
STREET LEVEL VIEW FROM SOUTHEAST

STREET LEVEL PERSPECTIVES



STREET LEVEL VIEW FROM SOUTHEAST

STREET LEVEL PERSPECTIVES



STREET LEVEL VIEW FROM SOUTHWEST