

Seattle City Clerk's Office

Comptroller File

238180

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238180

FILED

59 SEP

IN 12:15

CLERK
CITY CLERK

ANDERSON
CITY CLERK

PIONEER SQUARE

File No. 238180

7/15/59 - St. & S. Com.
rec. endorse this
recommend. and
concur in
principal of this
motion report
and that the
Plan. Comm. and
Central Assn.
be so notified
Item HOLD this
C.F. not in committee.

7/15/59 - Concur in report - notify
Plan. Comm. + Central Assn.

A REPORT BY THE
CITY PLANNING COMMISSION
AND THE
CENTRAL ASSOCIATION OF SEATTLE

Finance

SEP 14 1959

Public Safety

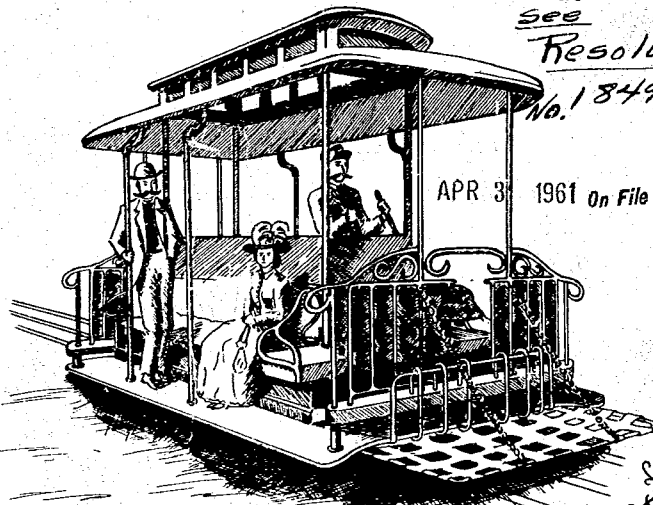
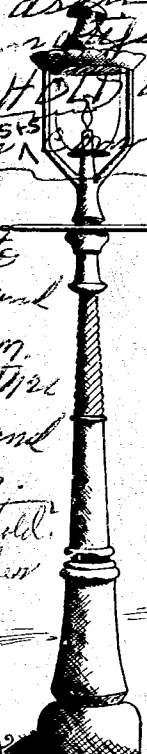
Parks & Public Grounds
Streets & Sewers

See

Resolution
No. 18495

APR 3 1961 On File

4/26/60
ref'd to
P.F. & and
Fin. Com.
for further
study and
action.
Held.
no further
action.



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**CITY OF SEATTLE
MUNICIPAL ART COMMISSION**

ROBERT L. DURHAM, CHAIRMAN • JOHN ASHBY CONWAY, VICE-CHAIRMAN • FRANK McCAFFREY, SECRETARY
MRS. FREDERIC J. BLANCHETT, CORRESPONDING SECRETARY • BOVER GONZALES • CHARLES A. DETURK
DR. J. H. LEHMANN • MRS. THOMAS P. STIMSON • ROBERT H. SCHULMAN • JOHN STEWART DETLIE
HENRY BRODERICK • DON BUSHELL • O. E. HOLMDAHL • EVERETT DUPEN • HENRY H. JUDSON

Room 217 County-City Building • Seattle 4, Washington • Telephone MAin 2-6000

August 19, 1960

Mrs. Harlan Edwards
Chairman, Parks and Public
Grounds Committee
City Council
County-City Building
Seattle 4, Washington

Dear Mrs. Edwards:

The Municipal Art Commission, at its August, 1960, meeting, was pleased to be able to examine the preliminary plan for street redevelopment of Pioneer Square, as designed by Cash Beardsley.

The Commission, while recognizing that the plan still is at an early stage in terms of Council consideration, wishes to commend the activation of this phase, which is held by many to be a necessary "trigger" to improvement of the buildings on the Square.

As to details of the Beardsley design, most Commission members offered certain possible, alternative approaches which it was felt may do more toward retaining the turn-of-the-century character of Pioneer Square. The Commission therefore respectfully suggests that, at the proper time, Commissioners Robert Durham, Mrs. John Hauberg and Mr. Otto Holmdahl meet with Mr. Beardsley and such others as you may suggest, to discuss possible refinements of the Pioneer Square plan.

Sincerely,

Robert Schulman
Robert H. Schulman
Chairman

RHS:ek

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CITY OF SEATTLE

DEPARTMENT OF PARKS

100 DEXTER AVENUE

SEATTLE 9, WASHINGTON

MAIN 2-6000

GORDON S. CLINTON, MAYOR

PAUL V. BROWN, SUPERINTENDENT OF PARKS

BOARD OF PARK COMMISSIONERS

GEORGE E. FAHEY, PRESIDENT

DR. R. PHILIP SMITH, VICE-PRES.

MRS. JOHN P. McDERMOTT

WALDO J. DAHL

MRS. ROBERT J. BLOCK

August 18, 1960

Mrs. Harlan H. Edwards, Chairman
Parks and Public Grounds Committee
City Council
City of Seattle

Dear Mrs. Edwards:

The Board of Park Commissioners at its meeting this date had under consideration your communication of August 9, 1960 wherein it is recommended that the Board prepare detailed plans and specifications for the improvement of Pioneer Place before steps are taken to obtain the necessary waivers, etc.

Inasmuch as the planning for and development of Pioneer Place and the Westlake permanent mall seem to be moving simultaneously as projects to be financed from the Downtown Parks item in the Park Bond Fund, the Board authorized a request for appropriation of \$10,000 to cover plan preparation through outside professional services to assist Mr. Beardsley, who is coordinating preliminary designs for both projects. Copy of request enclosed.

Yours very truly,

BOARD OF PARK COMMISSIONERS

By *E. J. Johnson*
E. J. Johnson
Acting Superintendent

:j
cc: Cash Beardsley

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DOWNTOWN PARKS

August 18, 1960

**Honorable Members of the
City Council
City of Seattle**

Mrs. Edwards and Gentlemen:

The Board of Park Commissioners at its meeting this date authorized a request for an appropriation of \$10,000 or as much thereof as is necessary out of the Park Improvement Bond Fund 1960 item of \$225,000 earmarked for development of Downtown Parks, to cover preliminary plan preparation for Phases 1 and 2 of the development of a permanent Westlake Mall, and for preparation of construction drawings and specifications for the development of Pioneer Place.

Yours very truly,

BOARD OF PARK COMMISSIONERS

**By
E. J. Johnson
Acting Superintendent**

**EJJ:j
cc: Mrs. Harlan H. Edwards
Mr. Cash Boardley**

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THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

August 9, 1960

Board of Park Commissioners
City of Seattle

Dear Members:

At its meeting this morning, the Parks and Public Grounds Committee recommended that Resolution No. 18495, declaring an intention to develop and extend Pioneer Square for park and parkway purposes and to limit vehicular access to Pioneer Place in connection therewith provided certain waivers are secured, be adopted.

It was also suggested by Corporation Counsel A.C. Van Soelen, who was in attendance at this meeting, that you be requested to prepare detailed plans and specifications for the improvement of Pioneer Square before steps are taken to obtain the necessary waivers from the abutting property owners and proceeding with this improvement.

In the meantime, the Central Association will be furnished a copy of the resolution so they can contact the owners and lessors of the property abutting the proposed project in an effort to get their verbal assurance that they would be willing to sign a waiver so that work can proceed.

Very truly yours,

PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan H. Edwards, Chairman

MGE:ej

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5-6-60

RESOLUTION 18495

A RESOLUTION declaring an intention to develop and extend Pioneer Square for park and parkway purposes and to limit vehicular access to Pioneer Place in connection therewith provided certain waivers are secured.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That it is the intention of the City to develop and extend with public funds, Pioneer Square for park and parkway purposes substantially as indicated on the preliminary sketch attached hereto and marked Exhibit "A", which improvement contemplates the limitation of direct vehicular access to certain property abutting on Pioneer Place, provided the City Engineer is able to secure waivers of claims for damages, approved as to form by the Corporation Counsel, from property owners abutting said Pioneer Place.

PASSED the City Council the 15th day of ^{August} ~~May~~, 1960, and signed by me in open session in authentication of its passage this 15th ^{August} day of ~~May~~, 1960.

David Levine

President of the City Council

August

Filed by me this 15th day of ~~May~~, 1960.

ATTEST: C. G. Erlandson
City Comptroller and City Clerk

By: W. A. Perine
Deputy

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MAYOR
GORDON S. CLINTON

CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS

ROOM 512 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

August 3, 1960

MAIN 2-6000
LOCAL 435

Re: Resolution No. 18495, intent to develop
and extend Pioneer Place for park and parkway
purposes

Parks and Public Grounds Committee
City Council
City of Seattle

Attention: Mrs. Harlan H. Edwards

Hon. Members:

Your communication of June 28, 1960, submitting the Resolution No. 18495, declaring the intention of developing and extending Pioneer Square for park and parkway purposes to limit vehicular access to Pioneer Place in connection therewith, provided certain waivers are secured, was before the Board of Public Works and referred to our City Engineer for investigation, report and recommendation.

In regular session today, the Board concurred in a report of our City Engineer in that they had examined the preliminary sketch of the proposed development, referred to in the resolution as Exhibit "A", to determine the effect on traffic flow as requested. Furthermore, vehicular and pedestrian operation in the areas was observed during the day and in the evening on typical week days and during typical week ends in July of 1960.

The City Engineer's studies indicate the general proposal as shown is substantially feasible from the standpoint of traffic operation. However, they recommend the detailed design and plans for revision of the Pioneer Square area be submitted for approval so that the roadway widths, proper drainage, and suitable utility access on Pioneer Place and First Avenue, north of Yesler Way can be checked and approved.

The Board further recommended that this matter be returned to your Honorable Body for your consideration and any action deemed necessary.

Respectfully,

BOARD OF PUBLIC WORKS


E. G. Henry
Executive Secretary

EGH/ad
cc: City Engineer

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June 28, 1960

Board of Public Works
City of Seattle

Dear Members:

Attached is Resolution No. 18495, a resolution declaring an intention to develop and extend Pioneer Square for park and parkway purposes and to limit vehicular access to Pioneer Place in connection therewith provided certain waivers are secured.

The Parks and Public Grounds Committee, at its meeting this morning, recommended that this resolution be referred to you with the request that you return same, together with your report and recommendation in duplicate.

Very truly yours,

PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan W. Edwards, Chairman

MSE:ej

Att.

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CITY OF SEATTLE

DEPARTMENT OF PARKS

100 DEXTER AVENUE

SEATTLE 9, WASHINGTON

MAIN 2-6000

GORDON S. CLINTON, MAYOR

PAUL V. BROWN, SUPERINTENDENT OF PARKS

BOARD OF PARK COMMISSIONERS

GEORGE E. FAHEY, PRESIDENT

DR. R. PHILIP SMITH, VICE-PRES.

MRS. JOHN P. McDERMOTT

WALDO J. DAHL

MRS. ROBERT J. BLOCK

June 23, 1960

Mrs. Harlan H. Edwards, Chairman
Parks and Public Grounds Committee
City Council
City of Seattle

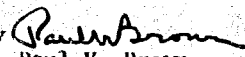
Dear Mrs. Edwards:

The Board of Park Commissioners at its meeting June 23, 1960 considered and approved Resolution No. 18495 declaring an intention to develop and extend Pioneer Square for park and parkway purposes, etc.

In response to your request, enclosed are two copies of a more definite plan for development of this area.

Yours very truly,

BOARD OF PARK COMMISSIONERS

By 
Paul V. Brown
Superintendent of Parks

:j
Encls

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May 17, 1960

Board of Park Commissioners
City of Seattle

Dear Members:

Attached is Resolution No. 18495, declaring an intention to develop and extend Pioneer Square for park and parkway purposes and to limit vehicular access to Pioneer Place in connection therewith provided certain waivers are secured.

The Parks and Public Grounds Committee, at its meeting this morning, recommended that this resolution be referred to you for consideration and approval, and for a more definite plan for development.

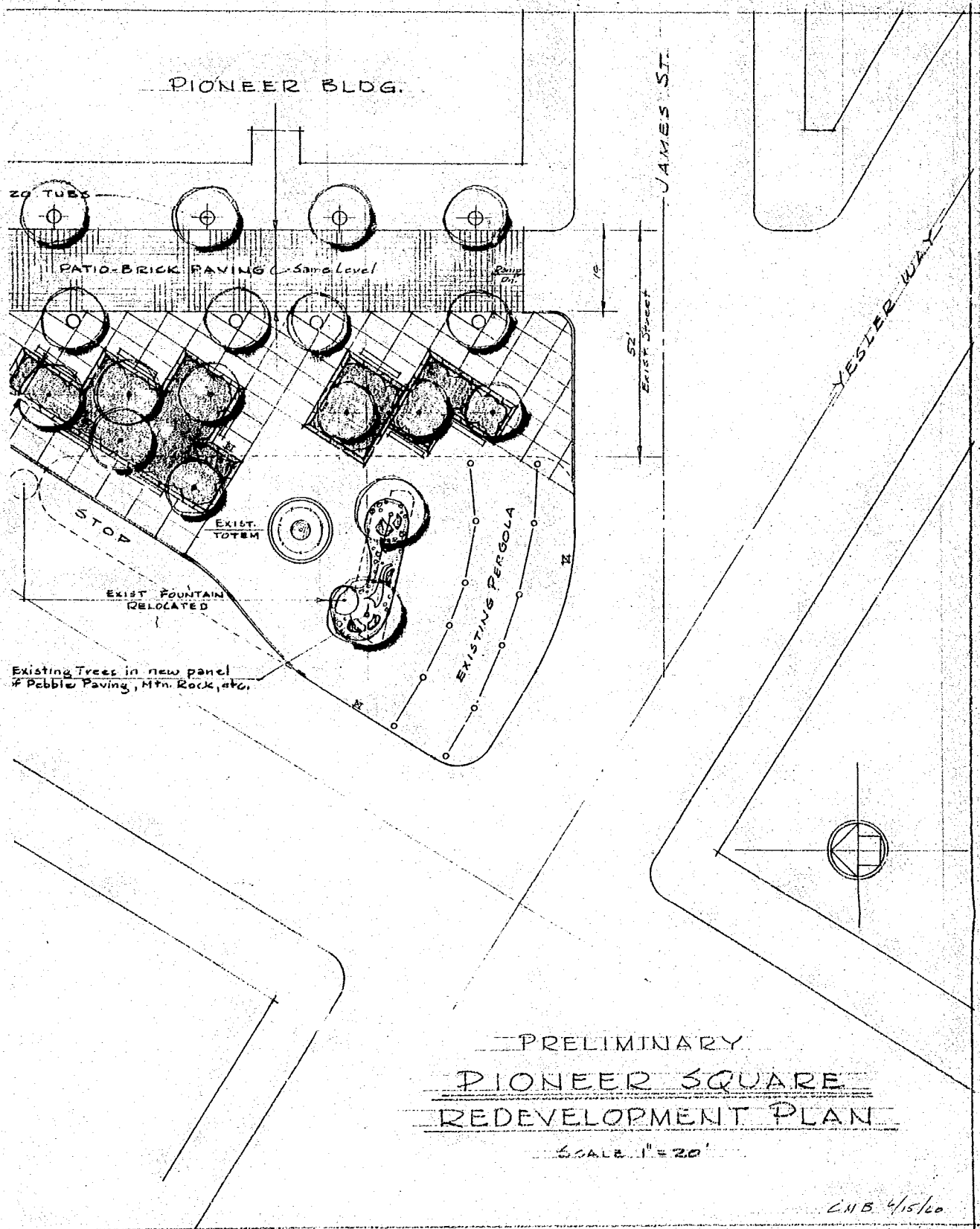
Very truly yours,

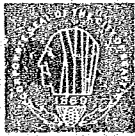
PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan H. Edwards, Chairman

WCH:ej
Att.

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CITY OF SEATTLE PLANNING COMMISSION

FRANCIS E. HUGGARD, CHAIRMAN • GILBERT MANDEVILLE, VICE-CHAIRMAN
HAROLD S. SHEFFELMAN • PAUL THIRY • MERLIN C. BROWN • TOWNLEY W. BALE
PAUL A. BROWN, SUPERINTENDENT OF PARKS • FRED B. McCOY, SUPERINTENDENT OF PUBLICS
ROY W. MORSE, CITY ENGINEER • JOHN D. SPATUL, DIRECTOR OF PLANNING

Room 503 County-City Building • Seattle 4, Washington • Telephone MAin 2-6000

August 6, 1959

TO: Seattle City Council
County-City Building
Seattle 4, Washington

Mrs. Edwards and Gentlemen:

The following report, made in compliance with your request of December 2, 1958 constitutes a plan for the rehabilitation of Seattle's historic Pioneer Square area. In summary, the report suggests cooperative action by the City and private property owners in rehabilitating this historic heart of Seattle as a prime attraction for tourists and residents alike.

There is ample evidence from similar projects in other cities -- San Francisco's Maiden Lane and Jackson Square, the French Quarter of New Orleans, Olvera Street in Los Angeles, and many others -- to attest to the economic justification of such a project.

In order to create a genuine, old Seattle atmosphere, it is essential that the great majority of Pioneer Square building owners subscribe to the total rehabilitation program with improvements made in accordance with a carefully conceived plan such as is contemplated in this report. To simply dress up a few street level tenancies -- or to improve only the existing Pioneer Square park facilities -- will not generate the resident and tourist traffic necessary to justify the capital improvements.

Here is an opportunity to restore the heart of old Seattle for future generations, and at the same time return to a much higher economic use an area that each year is becoming further blighted.

To translate this plan into reality can serve as a practical test of Seattle's initiative, foresight, and willingness to do something more than to subject the older, historic portions of our city to the "economics of abandonment".

We urge careful study of this proposal by City officials, by property owners of the Pioneer Square area, and by all citizens interested in the healthy development of our City.

Sincerely yours,

CENTRAL ASSOCIATION OF SEATTLE

Joseph E. Gandy
Joseph E. Gandy
President

SEATTLE PLANNING COMMISSION

Francis E. Huggard
Francis E. Huggard
Chairman

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BACKGROUND

In November of 1958, the Downtown Parks Committee, Councilwoman Mrs. Harlan H. Edwards, Chairman, requested the City Council to have a study made by the City Planning Commission contemplating the rehabilitation of the Pioneer Square area. It was requested that the study be conducted in cooperation with other city departments and the Central Association of Seattle representing downtown business interests. On December 2, 1958, the Planning Commission was directed by the City Council to undertake such a study. The following report is the result of numerous meetings of the participants. The conclusions are based on research data assembled by the Planning Commission and other city departments, and on information obtained from the experiences of similar developments in other cities.

We gratefully acknowledge the participation of the Central Association of Seattle, and particularly its Cultural and Beautification Committee, Orville Borgersen, Chairman; and Langdon Simons, Chairman of the Pioneer Square Subcommittee. The Association provided consulting architectural services, and its members spent many hours in research and in contacting property owners. We also acknowledge the assistance provided by the City Engineering Department, City Traffic Engineering Division, Office of the Urban Renewal Coordinator, Seattle Transit System, Fire Department, Park Department, Building Department, Corporation Counsel, Office of the Mayor and the Municipal Art Commission.

Others providing valuable help were Mrs. Nancy Davis, Tourist and Convention Bureau; Miss Elizabeth Gustafson, Museum of History and Industry; Gordon Newell, Public Relations Consultant; Fred O'Brien, Henry Broderick, Inc.; Jerry Williams, Young, Richardson & Carleton, Architects; and W. Allen Knolle, Director, Jackson Square, San Francisco.

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Past public and private studies of Pioneer Square, including the Design Competition conducted by the Civic Planning Committee of the Washington State Chapter of the American Institute of Architects and the Seattle Junior Chamber of Commerce in 1954, and won by Victor Steinbrueck, have provided helpful background in the development of this report.

SEATTLE'S BIRTHPLACE

Pioneer Square is steeped in the history of Seattle's beginning. In this general vicinity was located Yesler's Mill and the "Skid Road" down which came the logs from wooded First Hill to help build the frontier town. Within a two-block radius were located Seattle's first general store, saloon, bank, church.

Here started the Great Fire of 1889. Quickly rebuilt on the ashes, Pioneer Square became the "crossroads of the Northwest". The first cries of "Gold! Gold!" were heard in Pioneer Square, and the Great Alaska Gold Rush of 1897 was on.

In the early part of the century, Seattle grew rapidly. New, more imposing buildings were built to the north, leaving the Pioneer Square area behind. (Plate I presents a pictorial comparison of the Pioneer Square of yesterday and today) Today, much of the area is approaching a condition of blight. A number of the buildings have practically no tenancies above the ground floor and an increasing number of ground floor vacancies is noted. Property values in the vicinity of Pioneer Square today are generally less than 10% of the average values in the Central Business District. A study of the official records shows numerous violations of building code and fire regulations in the area, reflecting inadequate maintenance and disregard for standards of health and safety.

While the Pioneer Square neighborhood currently is depressed, this property has great inherent value. Pioneer Square is within two blocks of the governmental area to the east, and the important financial district to the north. Pioneer Square lies within the shadow of the new \$12,000,000 Norton Building;

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PIONEER SQUARE — THEN AND NOW



At the turn of the century, Pioneer Square was the heart of Seattle's economic and social life.



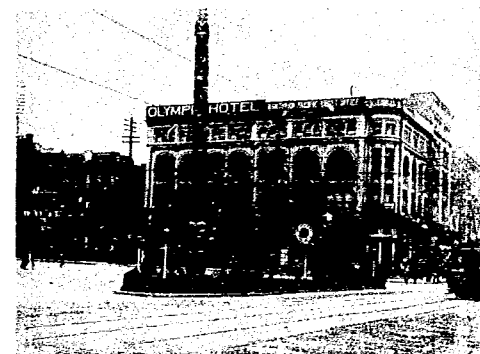
Today, property values are only about 10% of the average of the rest of the central business district.



The color and excitement of early Pioneer Square are reflected in this early photo.



It is just two blocks from here to Seattle's new 21-story Norton Building, 18,000 people work within a four-block radius.



Gas lights were a feature of early Pioneer Square. They can be re-installed as a part of the rehabilitation program. (right) This elaborate entranceway will have charm when redecorated, as has been done in San Francisco's Jackson Square.

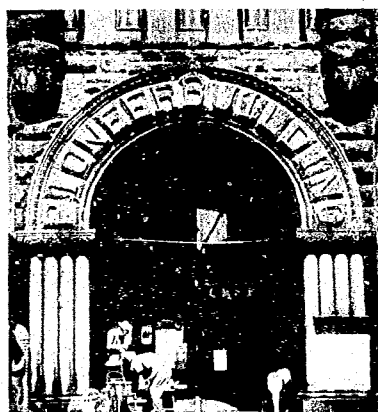


PLATE 1

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just one block to the north is the new Bank of California Parking Garage at First and Columbia. In keeping with the spirit of rehabilitation, the UGN has acquired and is remodeling the Lowman Building at First and Cherry, bordering on Pioneer Square.

The architecture of key Pioneer Square buildings is representative of the Victorian era and is sometimes referred to as "American Romanesque". Among the finest representatives of the Victorian Era in Seattle are the Pioneer and Mutual Life Buildings, two of the prime occupants and atmospheric generators of Pioneer Square. The Pioneer Building possesses a rich facade with carved archways, elaborate bay windows, providing a sharp contrast to nearby 20th Century steel and glass construction. The Mutual Life Building seems, at first glance, quite somber, but closer examination reveals turn-of-the-century elegance in interior detail, with solidly paneled entrance way and lobby, ornamental elevator shaft, marble staircase, tile corridors and generous office spaces. With refurbishing by architects and designers aware of the potentialities, the Square can be made most attractive -- as is the case of the buildings of similar vintage in San Francisco's Jackson Square. The arrangement of the buildings facing Pioneer Square is excellent, providing an intimate and convenient "pedestrian sized" grouping.

THE FUTURE OF PIONEER SQUARE

There would appear to be two alternatives for the future of Pioneer Square:

(a) Further deterioration of the buildings with the possibility of forced abandonment as hazards to health and safety. Eventually this area could be subject to slum clearance by condemnation with redevelopment through urban renewal techniques; or

(b) Rehabilitation of the Pioneer Square area as the historic heart of the city with the refurbishing of existing buildings for commercial use.

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Rehabilitation of the Pioneer Square area could be undertaken now, with the blighted area to the south eventually being redeveloped through urban renewal, thus blending the advantages of rehabilitation and complete redevelopment. If rehabilitation along the lines contemplated is not undertaken, Seattle's birth-place will undoubtedly disappear forever as continued obsolescence and disrepair leads to ultimate abandonment.

RECOMMENDED APPROACH

The economic benefits of immediate rehabilitation of the Pioneer Square area as a cooperative venture of the abutting property owners and the municipality are:

(a) It would provide Seattle with a major tourist attraction. Seattle now is lacking in sufficient tourist and convention-goer attractions. Visitors now spend approximately \$100,000,000 annually in Seattle. The U. S. Chamber of Commerce has stated that tourist development is probably the quickest and least difficult method of community development.

Robert Hill, Manager of the Seattle Convention and Tourist Bureau, has stated, "Every major tourist industry capitalizes on the history of its area. Pioneer Square would be a prime tourist attraction because of its historical interest. For our organization -- representing Seattle's \$100,000,000 tourist industry -- Pioneer Square would be an invaluable tool toward extending the stay of the visitor. The average visiting family in one day spends from \$30 to \$50". Officials of Grayline Tours have indicated that rehabilitation of Pioneer Square as proposed would offer an excellent attraction for their service. As just one indication of the potential, this firm alone handles over 100,000 tourists annually. A major percentage could be expected to visit rehabilitated Pioneer Square.

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(b) It would add a valuable area serving Seattle's permanent downtown population. Today, 18,430 office workers are located in buildings within a four-block radius of Pioneer Square. Two thousand additional workers will be added by the Norton Building. In addition, a minimum of 25,000 additional persons visit this general area daily, for a total of over 45,000 people. There is little doubt that with redevelopment as proposed, a substantial portion of these people could daily be attracted to restaurants, shops, and other commercial activities in the Pioneer Square area.

At present, Pioneer Square, because of its blighted condition, has little or no attraction for downtown workers or visitors.

(c) It would rehabilitate buildings for commercial use. It would appear feasible to establish certain commercial activities in this rehabilitated area. Offices of garment manufacturing firms, perhaps a "soft goods" wholesale market center, brokerage firms, are only a few of the possibilities. This area is quite similar to San Francisco's "Jackson Square" which has become an important decorating industry headquarters.

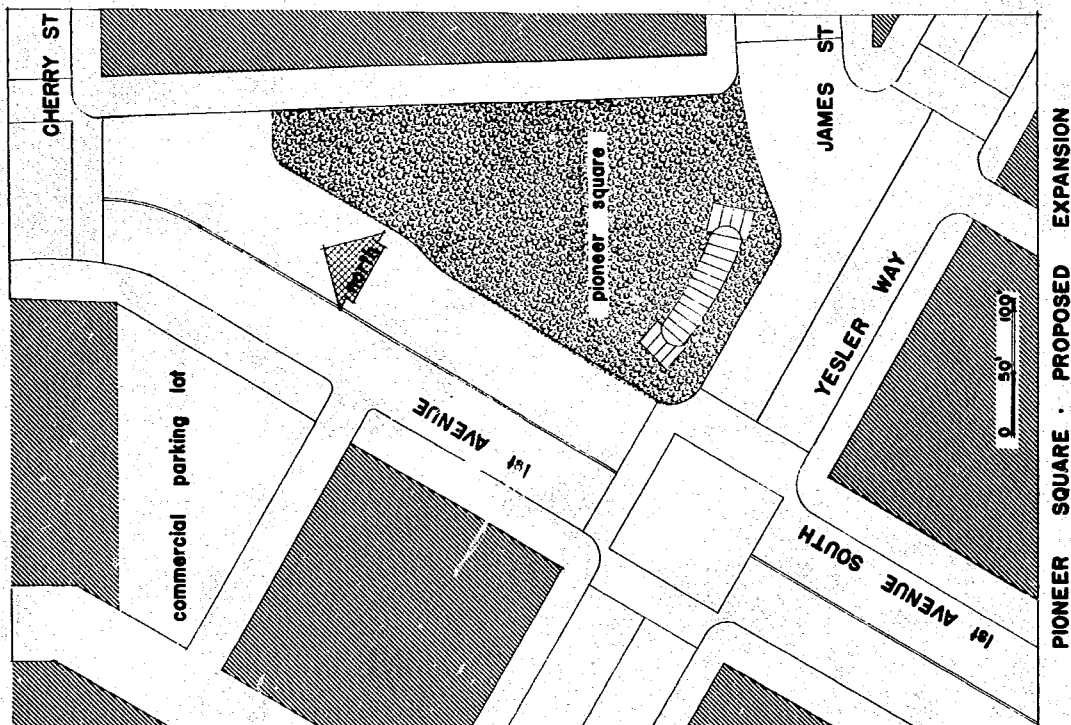
✓(d) It would provide facilities for Seattle's growing arts and cultural activities. It is quite possible that certain buildings in the area, such as the Mutual Life Building which is structurally sound, but currently vacant above the second floor, can be refurbished to provide studio space for music, art and dance instructors.

(e) It would increase property values. Rehabilitation of the Pioneer Square area would reverse a downward trend in property values. In addition to providing for greater opportunities for the owners of the property and the merchants, it would add substantially to the City's tax base and would bring about an increase in business, occupation and sales taxes.

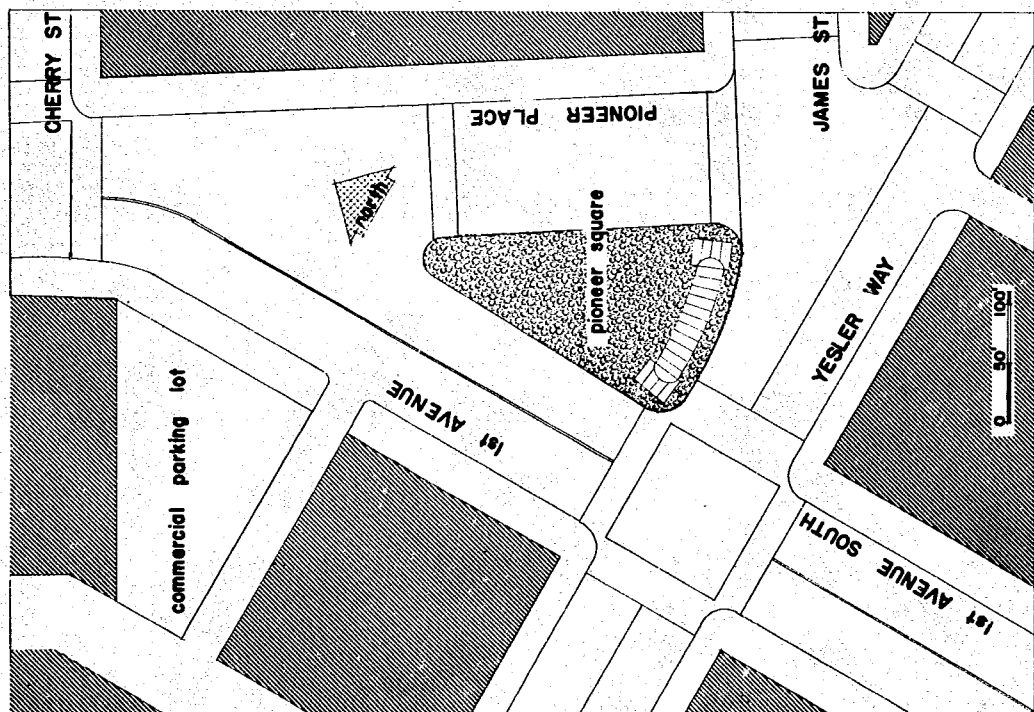
Experience in other cities indicates that when such an area as this is substantially rehabilitated, the former "Skid Road" population -- finding no

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PIONEER SQUARE · PROPOSED EXPANSION



PIONEER SQUARE · EXISTING CONDITIONS 1939

attraction for its wants in this area -- quickly moves out. Pioneer Square now is immediately adjacent to the financial and governmental areas, with the hub of "Skid Road" several blocks to the south.

THE REHABILITATION PLAN

This proposal contemplates the closing of Pioneer Place, and the development of an enlarged park. (See Plate 2) Because of the large volume of pedestrian traffic contemplated, plantings would be limited to small landscaped groupings. There would, however, be ample benches, shade trees, and such interesting amenities as a cable car, gas lamps, popcorn wagon, flower stalls, etc. (Illustrated on Plate 3)

It is proposed that there be sidewalk tree plantings on the adjacent streets leading to Pioneer Square from the east and north and that the plantings be extended west on Yesler Way to the waterfront.

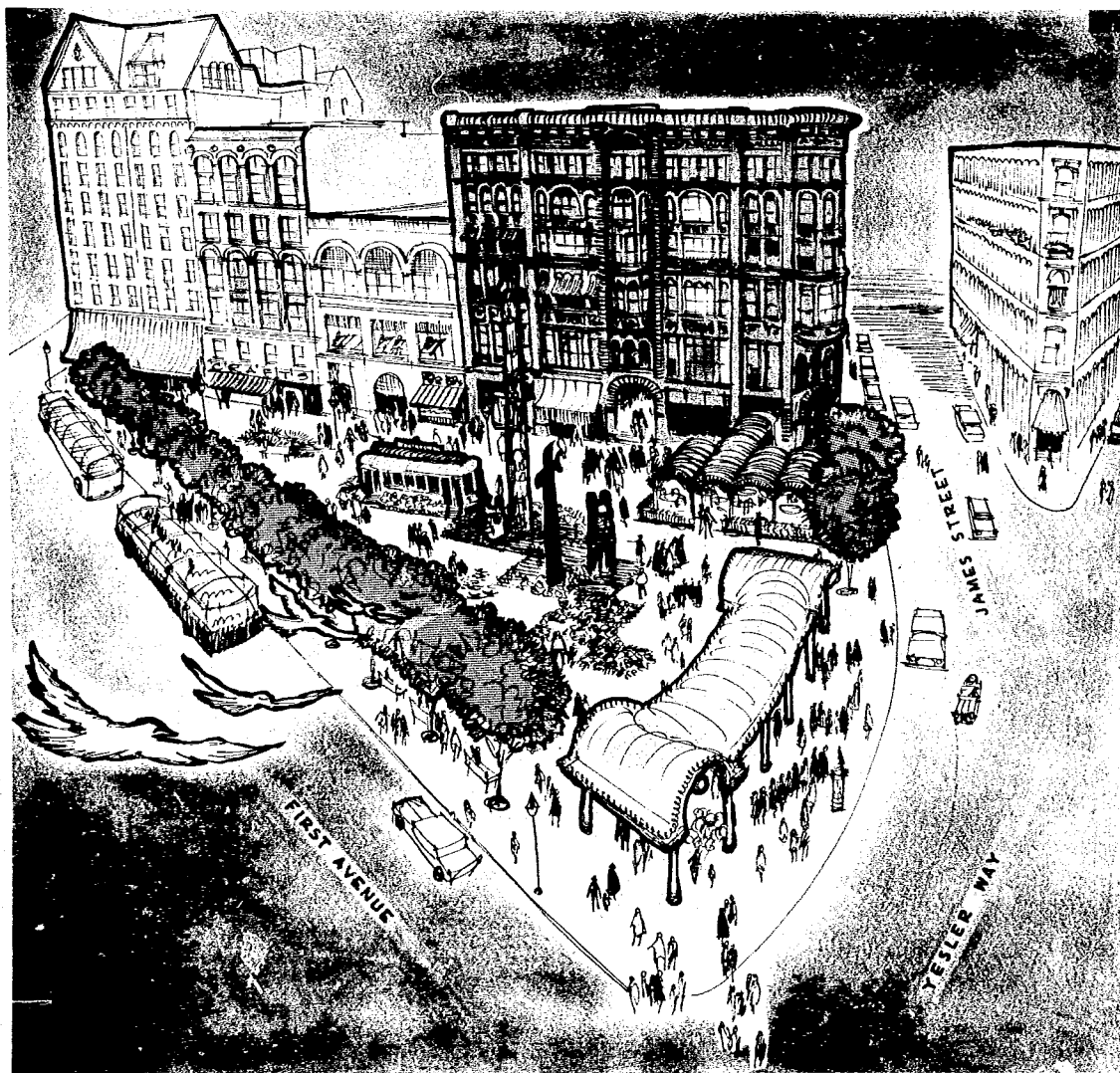
As just one possibility to provide an interesting landmark, the three "lynching trees" on James Street could be replaced. In the early days, three men were taken from the City Jail and lynched on the original trees.

A suitable plaque should be installed in the project, recognizing the participation of individuals, firms and associations in the rehabilitation plan.

Property owners on Seattle's waterfront in the vicinity of the ferry terminal are improving their area as a major tourist attraction. This underscores the desirability of physically tying in the Pioneer Square area with the waterfront. This can be done rather simply by extending sidewalk plantings and the general theme, west on Yesler Way to the waterfront, encouraging pedestrian traffic between the two related areas.

Since the buildings abutting Pioneer Square are privately owned, the cooperation and participation of property owners and merchants is the key to

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PROPOSED REHABILITATION
OF
PIONEER SQUARE

PLATE 3

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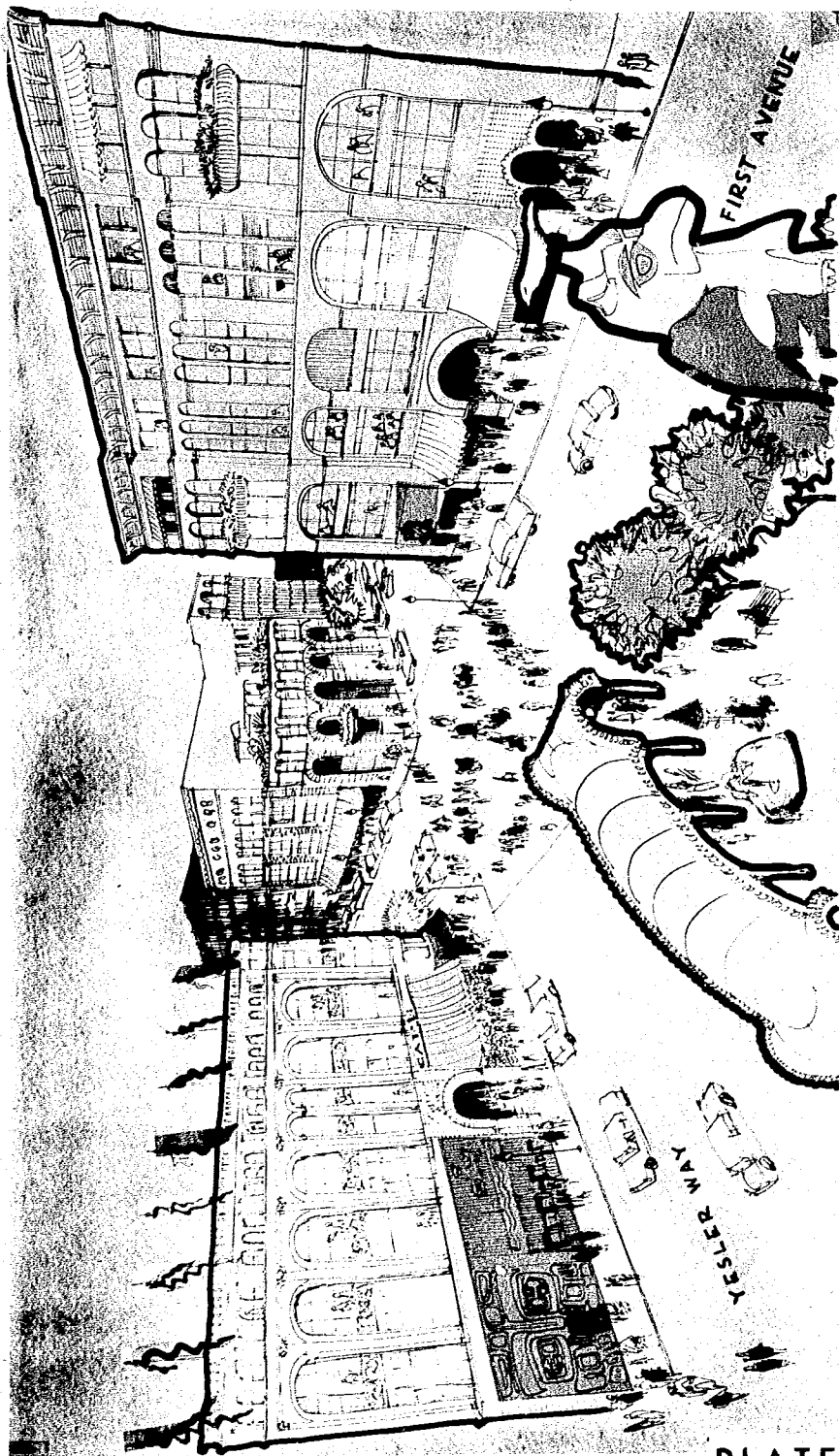


PLATE 4

the success of this proposed project. The scope of the private rehabilitation program must be sufficiently large to change the character of the area. It would seem highly desirable, and even essential, for all improvements to follow the common theme of restoration of the area.

PROJECT ORGANIZATION AND FINANCING

Property management experts familiar with the area, advise that most of the buildings are structurally sound, and that rehabilitation costs would not be out of line with potential increased income from the properties if the over-all rehabilitation as contemplated in this report is carried out.

As previously stated, the success of this proposed rehabilitation program for Pioneer Square is largely dependent upon the initiative and cooperation of the property owners involved. The possibility of restoring this property to a much higher economic use should provide adequate incentive. Preliminary meetings with property owners in this area indicate interest in the project by a substantial number of the owners.

In similar projects in other major cities, the usual approach has been for the property owners to form an association which develops the detailed rehabilitation plan for each building and levies assessments for the area-wide improvements and for the necessary promotional activities. San Francisco's Maiden Lane Association and Jackson Square Association are two close-at-hand examples of this approach.

Another possibility, which experience elsewhere indicates would be extremely effective, would be the formation of a corporation to acquire a majority of the Pioneer Square area property. Rehabilitation would then be carried out according to the master plan and the corporation would also provide for the over-all operation and promotion.

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BUSINESS OPPORTUNITIES

Following are some of the possible businesses which would appear economically feasible as well as historically and aesthetically desirable.

Already there have been indications of interest from local enterprise.

- (a) Restaurants with 1890 period decor. Additional restaurants featuring international cuisine -- French, Italian, Russian, German, etc. Several cafes should be provided for quick snacks and food specialties.
- (b) Commercial Museum with articles from the turn of the century -- player pianos and music boxes which can be operated; wax works of Northwest historical figures; old cars, steam engine, mining equipment; replica of Seattle waterfront saloon, etc.
- (c) Northwest craft shop (modern) at which quality Northwest crafts and craft-kits are sold.
- (d) Art studio at which works of Northwest artists will be sold -- oil and water colors, sculpture, ceramics, mobiles, etc. Several artists working on the premises, available to make portraits of tourists, etc.
- (e) Flower shop, with open flower stall operating in the park area.
- (f) Indian Craft Shop (Northwest and Alaska) with Indians selling baskets, hand-carved Totem Poles and jewelry.
- (g) Pop-corn stand.
- (h) Art, Music and Drama Apartment-studios to be developed on upper floors of one or more surrounding buildings.
- (i) Tourists' Gift Shops.
- (j) Off-street parking facilities architecturally designed to carry out the theme.
- (k) Branch office of Seattle Tourist and Convention Bureau.

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- (l) Chinese Hand Laundry, interior decorators, antiques, offices for soft goods wholesalers, custom house brokers, etc.
- (m) Oriental gift shop, or shops.
- (n) Small concert hall as part of remodeling to provide facility for small concerts, auditions, recitals.
- (o) Night spots catering to modern jazz fans.
- (p) Provision should be made for other shops such as clothing stores, specialty shops, music stores, etc. Standards of architecture should be established by owners to provide control.

MUNICIPAL COOPERATION

Closing of Pioneer Place -- A preliminary review by the City Traffic Engineer and the Transit System indicates that the closing of Pioneer Place and its use for park purposes would not cause any serious problem regarding traffic movements in the area. Certain changes in traffic control on both Yesler and First Avenue abutting the existing small park may be found desirable but present no problem. The desirability of providing a special parking area for sightseer busses is recognized.

It is, therefore, suggested that the property owners abutting Pioneer Place, if in accord with this rehabilitation program, petition the City for vacation of Pioneer Place, at the same time offering to deed their rights to said property for park purposes. This will more than treble the size of the existing park.

Financing Park Improvements -- Park improvements could be financed (a) through formation of a Local Improvement District embracing the Pioneer Square area; (b) with a portion of the proposed \$225,000 downtown park fund recommended in the City's proposed "Capital Improvement Program for 1960-65"; or (c) a combination of the two methods.

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Development of the park area without a determination by abutting property owners to substantially carry out this rehabilitation plan, would not seem warranted. The park improvement itself would not serve any substantial additional number of persons.

THE JOB AHEAD

To accomplish this program, the community must look first to the owners of principal buildings in the Pioneer Square area. Additional private capital would be required for rehabilitation. If this project has the economic potential which is indicated by this study, such capital, undoubtedly, could be attracted. We recommend that property owners in the area work together to fully explore the potentials of this rehabilitation proposal.

Private entrepreneurs, retail, restaurant, gift shop, decorators, architects, and many others are urged to consider the potentials of Pioneer Square as a profitable business venture, and to explore the possibilities with property owners.

The rehabilitation of Pioneer Square can be a project in which all segments of the community can participate, contribute and benefit.

The benefits to the City in terms of increased taxes as the result of increased property values and business, and in removing blight from the heart of our city, is ample reason for the wholehearted support of the city.

RECOMMENDATIONS

In order to proceed in an orderly fashion with rehabilitating Pioneer Square, the heart of "Old Seattle", the Central Association of Seattle and the City Planning Commission jointly recommend:

- (1) That the City Council and Mayor indicate, as a first step, the City's willingness to proceed with closing of Pioneer Place and with park improvements as indicated in this report as soon as the owners of a substantial portion of the property facing Pioneer

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Square show that they are prepared to embark upon a tangible program along the lines proposed herein.

- (2) That the owners of principal buildings in Pioneer Square fully explore the potentials for the rehabilitation program.
- (3) That private entrepreneurs such as owners of restaurants, gift shops, decorator's shops and art studios likewise explore rehabilitation possibilities with the property owners.
- (4) That groups interested in the history of Seattle explore the most effective means for restoring landmarks and developing exhibits to chronicle the early days of the city.

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9/17/59 - Holding
Committee

September 17, 1959

City Planning Commission
City of Seattle

Honorable Members:

The Finance, Parks & Public Grounds, and Streets & Sewers Committees of the City Council had before them at their meetings this week File No. 238180, report on the rehabilitation of Pioneer Square.

The committees endorsed this plan and recommended concurrence in the principals outlined in the report. They further recommended that this file be held in committee pending further action by the property owners as recommended in the report.

Very truly yours,

FINANCE COMMITTEE

J. D. Braman, Chairman

HE:vm

CC: Central Association of Seattle
Room 222 Olympic Hotel
Attn: Mr. Joseph E. Gandy, President

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The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on
to which was referred

Finance, Parks and Public Grounds and
Streets and Sewers,

the within "PIONEER SQUARE" -- a Report by the City Planning Commission and the
Central Association of Seattle,

would respectfully report that we have considered the same and respectfully recommend
that

THE SAME BE PLACED ON FILE.

Broman Fin.
Chairman

M. Edwards P&PG
Chairman

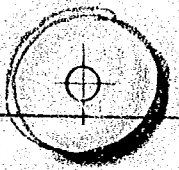
Committee

S&S
Chairman
Committee

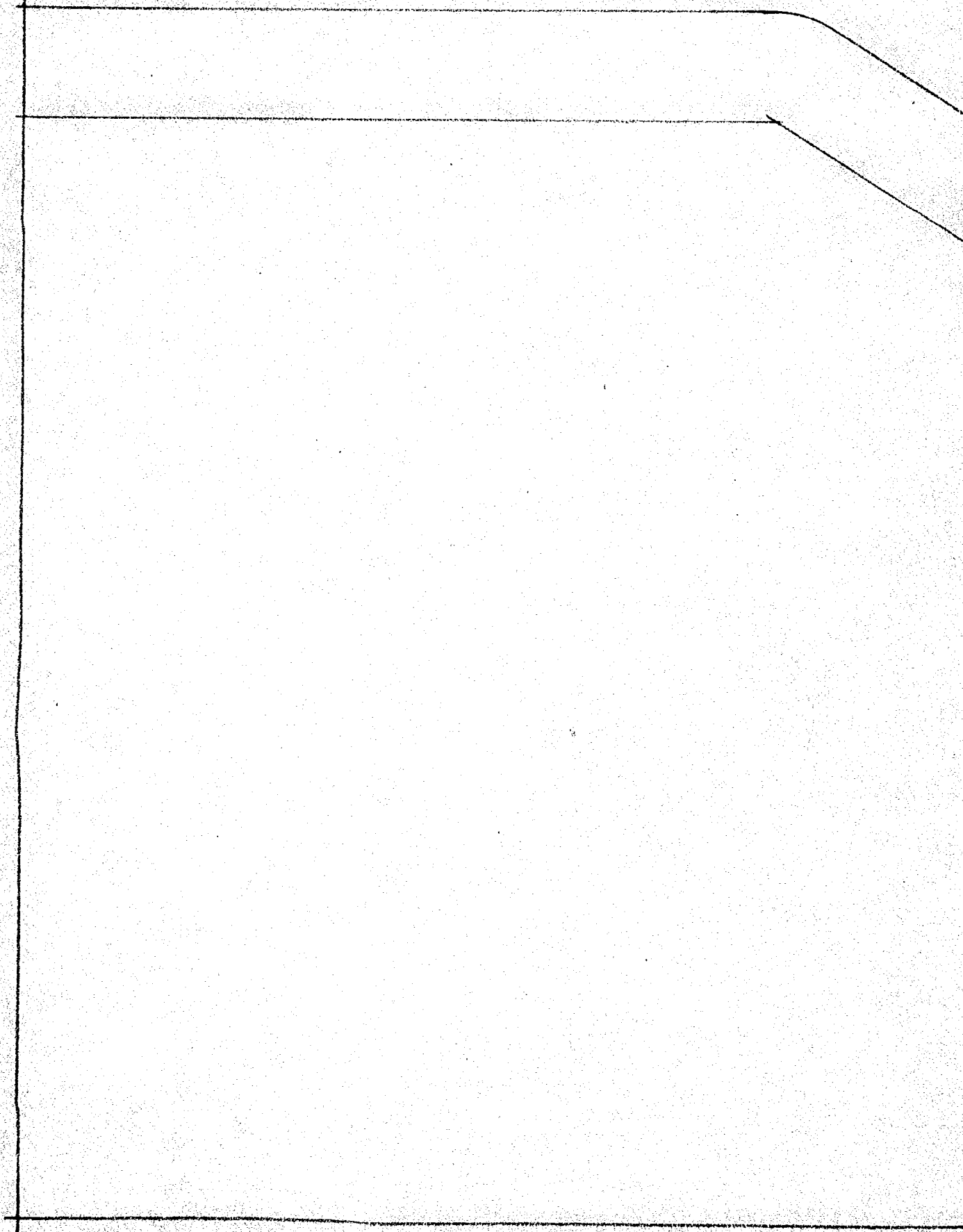
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CHERRY ST.

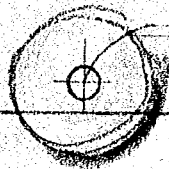
FIRST AVE.



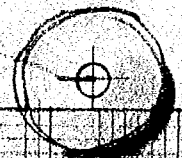
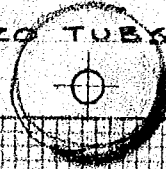
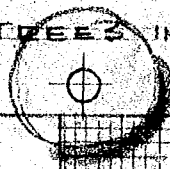
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PIONEER

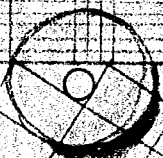
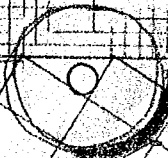


STREET TREES IN TERRAZZO TUBES



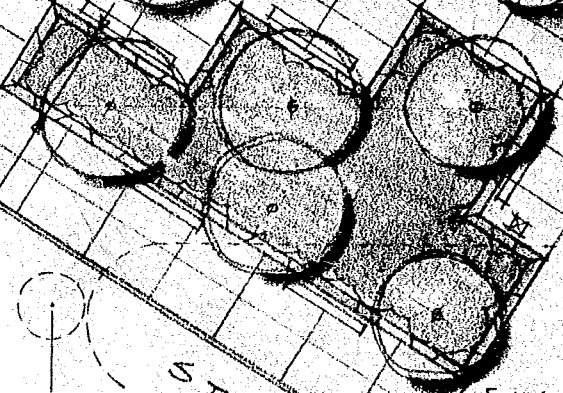
Ramp
Dn.

PATIO-BRICK PAVING C-San



CONCRETE PAVE WITH
2" TERRAZZO JOINTS

BUS



RAISED BRICK PLANTERS, 30" HIGH
w/Wilkeson Stone Cap

STOP

EXIST.
TOTEM



EXIST FOUNTAIN
RELOCATED

Existing Trees in new panel
of Pebble Paving, Mtn. Rock, etc.

CONCRETE PAVE WITH
2" TERRAZO JOINTS

BUS

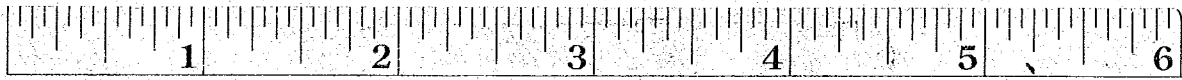
RAISED BRICK PLANTERS, 30" HIGH
w/ Wilkeson Stone Cap

STOP

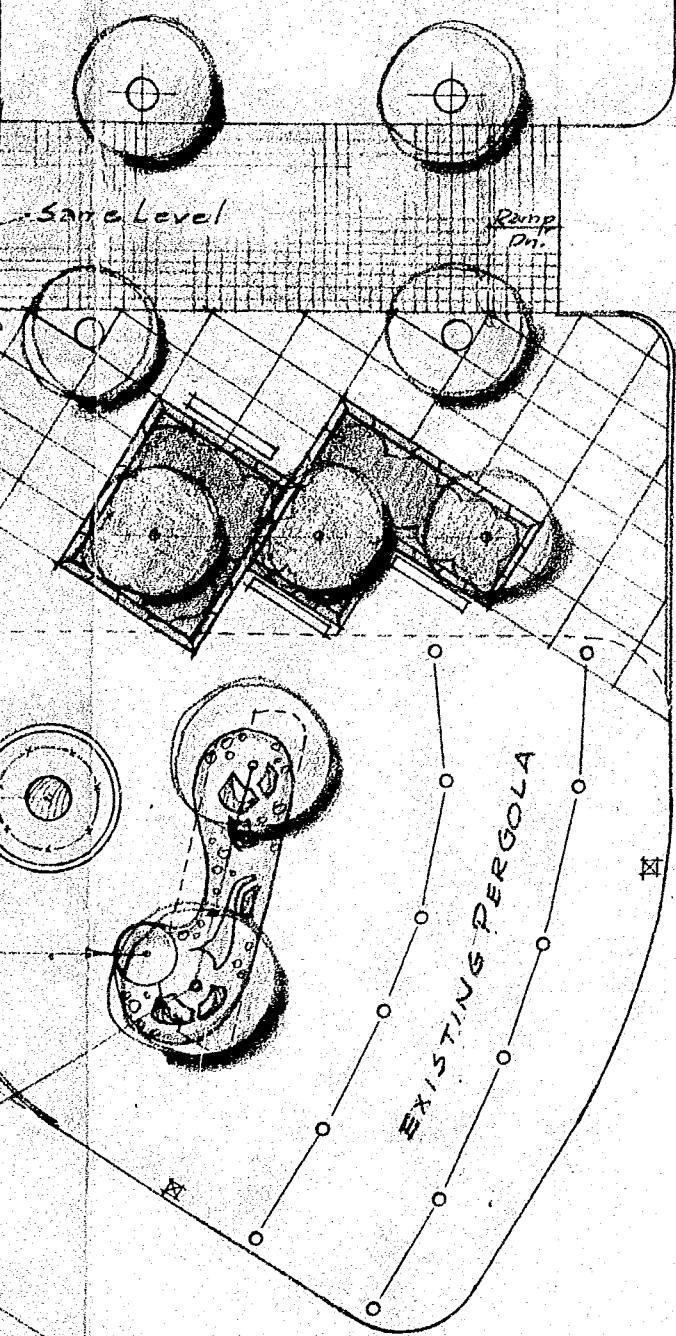
EXIST.
TOTEM

EXIST FOUNTAIN
RELOCATED

Existing Trees in new panel
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R BLDG.

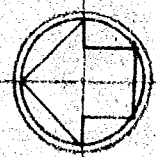


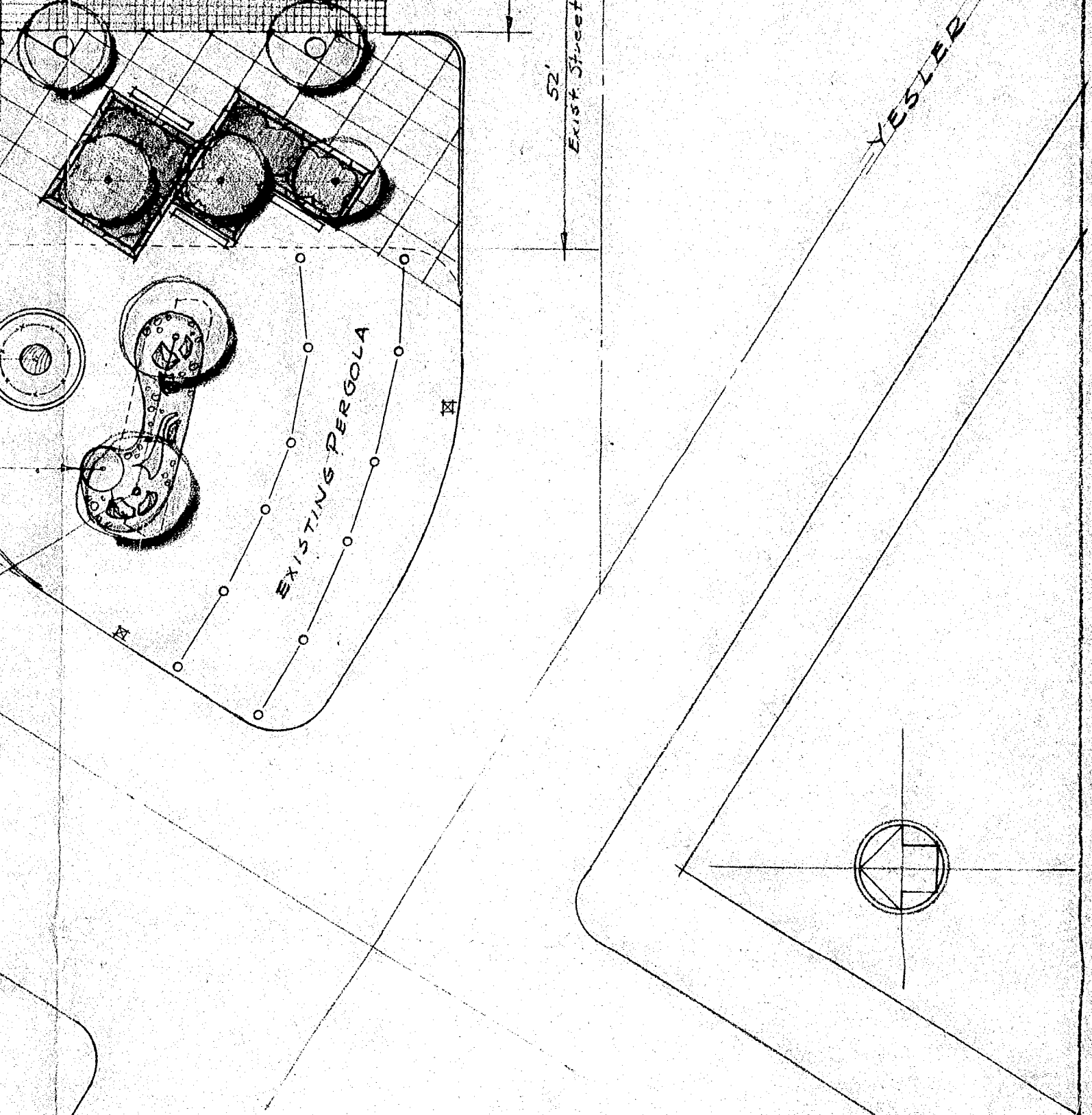
JAMES ST.

19'

52' Exist. Street

YESLER WAY





PRELIMINARY
PIONEER SQUARE
REDEVELOPMENT PLAN

SCALE 1" = 20'

CMB 4/15/60