July 27, 2020

International Special Review District Board
C/O: Rebecca Frestedt
PO Box 94649
Seattle, Washington 98124

Subject: 614 Maynard Avenue South – Existing Masonry Façade – Project Comparisons

Dear ISRD Board Members,

On October 22, 2019, the members of the International Special Review District (District) board (Board) requested more information regarding the feasibility of construction methods to retain additional portions of the existing structure at 614 Maynard Avenue South (Existing Structure).

As presented to the Board, Vibrant Cities is proposing to retain portions of the Existing Structure façade, demolish non-salvageable portions and redevelop the site with housing, including affordable housing provided with MHA requirements, and retail to serve the International District and Asian Pacific Islander communities (Project). No housing will be demolished, and no residents will be displaced by the Project.

In response to the Board's request for more information, Vibrant Cities retained me to evaluate and address the Board's questions regarding construction feasibility and potential for additional façade retention. This analysis is based on my experience in construction management and is limited to addressing the technical and practical feasibility of preserving similar masonry facades and how that informs the potential feasibility for additional façade retention at the Existing Structure. This analysis does not address the regulatory and zoning criteria that may govern entitlement of any future project.

I. Background and Qualifications.

My experience includes creating and managing the safety program at Compass General Construction as the Director of Safety, while also managing multiple projects at any given time as a Senior Project Manager. I graduated from the University of Washington and received a Bachelor of Science in Construction Management, since then I have closely managed over 25 multi-family projects as a General Contractor or as a Owner's Representative.

As the Director of Safety at Compass, I learned that safety is always evolving in the construction industry. What was considered safe yesterday, might not meet safety code requirements today. State law requires that the General Contractor be liable for any known hazards or safety concerns that might injure or threaten an employee's life. Specifically, WAC 296-800-11005 states that the Contractor shall "Provide a workplace free from recognized hazards" and WAC 296-800-11015 states that a Contractor shall "Prohibit employees from entering, or being in, any workplace that is not safe."

In the last 8 years, I have been directly involved with the evaluation and potential salvaging of four (4) existing masonry façade structures in Seattle. My evaluation of the potential construction feasibility for additional façade retention at the Existing Structure is informed by my experience with developing and implementing construction at these sites.

While these four projects are subject to distinct regulatory requirements depending on the location and zoning, the construction analysis for the feasibility of façade retention is the same for all four projects.

The relevant four masonry façade projects include:

- Sunset Electric Apartments – 1111 E Pine St, Seattle, WA 98122
- Cue Apartments - 1525 Harvard Ave, Seattle, WA 98122
- Louisa Hotel Apartments - 669 S King St, Seattle, WA 98104
- Cannery Apartments - 213 S Main Street, Seattle 98104

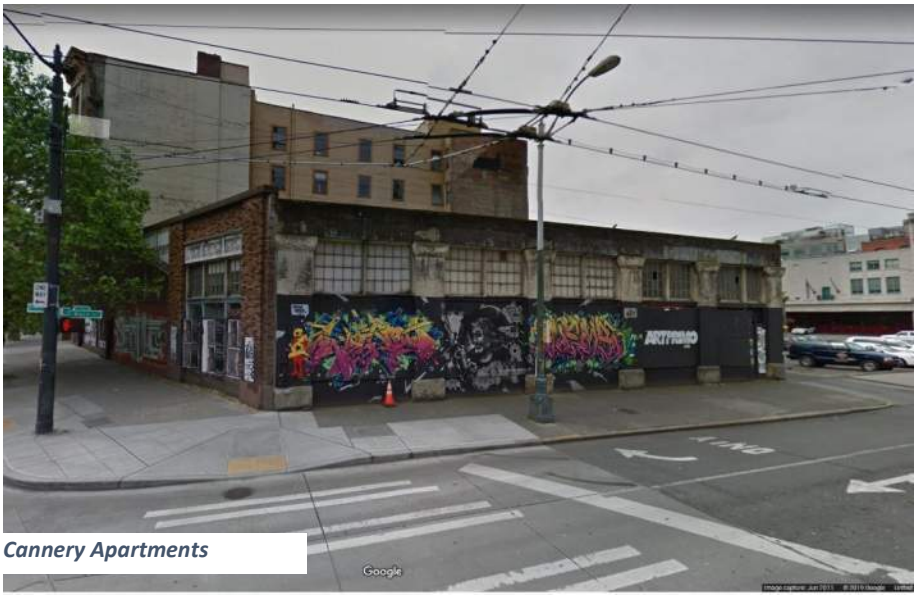
Cue Apartments

Sunset Electric Apartments

Comparing and contrasting these four projects, the Sunset Electric Apartments and the Cue Apartments are examples of two projects where salvaging the existing masonry façade was successful but has the least similarities to the 614 Maynard project. These projects were a typical masonry salvage scenario where the existing building structures were in good condition, and the existing masonry façade was in good condition. Vertical steel piles were installed to support the masonry façade. Once stabilized the balance of the building was then demolished. The roof and building envelope had not been compromised, thus the structural members were in good shape. This provided a safe working environment for construction workers to enter the building and complete the sequenced scope of work necessary to salvage the existing masonry façade.

Lousia Apartments

In contrast, the Louisa Hotel Apartments did not require any major effort to retain the existing façade since the remaining interior structure was in good condition. There were few similarities with the 614 Maynard Avenue project, except for water intrusion issues and a partial unsupported below grade foundation. The Louisa Hotel Building structure was reported to be in good condition. The masonry was in good condition. However, portions of the roof had been compromised and temporarily covered by tarps, exposing the building to water infiltration. In the retail area, due to the buildup of the flooring materials over time, unsafe conditions were uncovered during construction. Rotting wood required that the floor structure be rebuilt. The most notable safety hazard was the unsupported below grade walls. After a section of the Louisa Hotel burned down, a portion of the damaged structure was removed leaving below grade concrete walls exposed and unsupported. Even though the Louisa Hotel was generally in good condition and deemed safe by licensed engineers for construction to occur, during construction the project experienced a catastrophic failure when the southern wall unexpectedly collapsed. There was no injury because it occurred after hours; however, if the site would have been occupied, there would have been a significant safety risk. This indicates the inherently uncertain and dangerous nature of retention of existing masonry façade structures and helps inform the conservative recommendations that GC will make to ensure site and worker safety as required by law.

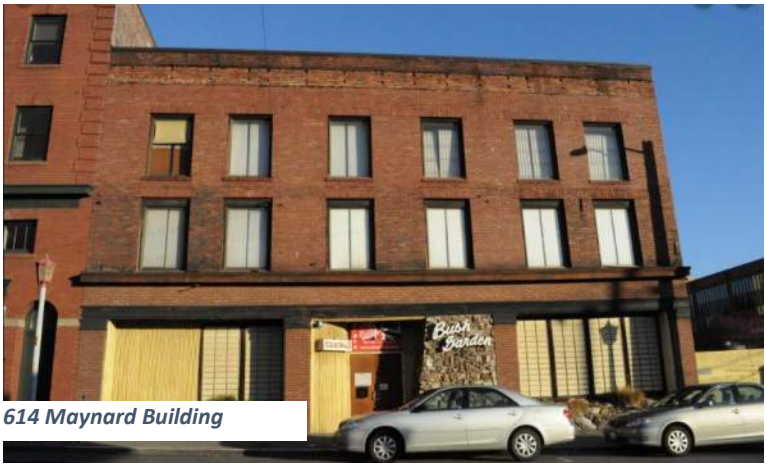


Cannery Apartments

The Cannery Apartments has most similarities to the 614 Maynard project. Portions of the masonry walls were built at different times, the roof and building envelope had been compromised, the structure had been compromised, bearing soil was at a significant depth, and a basement existed in the structure. Note that an existing basement in these conditions poses a unique extreme challenge to the rehabilitation process. To create a construction design and construction sequencing that would allow construction workers to safely salvage the existing masonry façade, countless coordination

meetings were held. Through that process the team concluded that the existing structure posed serious safety risks that required mitigation prior to any work being done within the building. The structure and stabilization of the below grade walls had been compromised due to water intrusion and the lack of structural integrity at the level 1 diaphragm, became a major safety hurdle. There was no way for a construction worker to enter the site and stabilize the below grade walls without placing themselves inside a well-documented "recognized hazard". We finally came up with an unconventional approach, soil freezing. This is a very expensive operation, but it was the most cost-effective approach available to us. Despite all our efforts to salvage the masonry façade, the cost to do that work was exponentially more expensive than salvaging a typical masonry façade due to the condition of the building.

In 2017, the City approved a Master Use Permit (No. 3018428) to develop a seven-story mixed-use building that would brace and retain the existing ground floor facades using the techniques described above. Ultimately, the project owner elected not to proceed with construction due to the additional construction costs, complexity and safety risks associated with the preservation of the existing facades. At this time, the existing facades remain unsupported and the City of Seattle has started a condemnation action against the owners to condemn the property as a neighborhood blight. *See* Clerk File No.



614 Maynard Building

The 614 Maynard project has many similarities to the Cannery project. Although the Cannery building is more advanced in its dilapidated condition, the 614 Maynard project poses similar safety concerns and challenges as noted in DCI's Seismic Assessment report. DCI specifically references the compromised state of the below grade basement and structural elements supporting those basement walls. Most notably "the columns and basement walls and footing were originally designed for a one-story building" (See page 6 of DCI's report) and "there is no obvious footing under the basement concrete walls." (See page 5 of DCI's report). There has been no work done to-date to upgrade the walls, columns or footing to accommodate the addition of the second and third floor. As mentioned in the Louisa Hotel project, basement walls do collapse if they are unsupported. Like the Cannery project there is no safe way to get a construction worker in the basement in its current condition. After reviewing this project with multiple Structural Engineers, a Shoring Engineer, a Geotech, General Contractor and Shoring Contractor, collectively we have come to the conclusion that extreme measures will need to be taken to create a safe working environment to salvage the existing masonry façade, very similar to the Cannery Project. Outlined below are steps associated with salvaging this masonry façade. The basement poses the biggest challenge, unfortunately like the Cannery project, soil freezing will most likely not be an option with the below grade utilities near the property line at 614 Maynard. Alternatively, the only safe way to support the below grade walls is to fill the basement with a lightweight concrete (CDF) (See Step 1 Below). CDF would be filled up to 2/3rd the height of the basement walls. Per the Geotech recommendations, we would be required to place the lightweight concrete in one-foot increments,

which would minimize any surcharge load on the adjacent neighbors below grade walls to the north of the project site. Another challenge mentioned in the Geotech report is that the existing foundation was built on very poor soil which extends to 20 plus feet below grade. This will require a very expensive micro pile system (See Step 3) to be installed in order to support the interior structural steel support members that are propose in the steps listed below. The last major challenge I will mention is the inability to utilize the existing masonry walls as shear walls. This also creates an additional step (Step 7) of placing concrete at the backside of the masonry wall. This will create a new shear wall and also help essentially glue the exterior masonry bricks back together.

Below is a contrast/summary table that compares the various projects, which highlights the differences between the Louisa Hotel and the Jasmine Proposal.

Project	**Louisa Hotel** 669 S. King Street	**Sunset Electric** 1111 E. Pine Street	**Cue Apartment** 1525 Harvard Ave.	**Cannery** 214 Main Street	**Jasmine Proposal** 614 Maynard
Demo	Standard Demo	Standard Demo	Standard Demo	Standard Demo	Complex due to façade Retention
Facade Bracing	None Required	Standard Bracing	Standard Bracing	Very Complex Bracing	Very Complex Bracing
Masonry Restoration	None Required	Standard Restoration	Standard Restoration	Standard Restoration	Extreme Masonry Restoration due to existing condition of masonry
Safety Risk	Low Risk	Low Risk	Low Risk	High Risk	High Risk
Masonry Rehab Costs	No Cost associated with this work	Standard Cost	Standard Cost	High Cost due to Façade Bracing and Safety	High Cost due to Façade Bracing and Safety

- **STEP 1 – Fill the entire basement with CDF to approx. 6.5’ to stabilize the basement level foundation and exterior walls.**
    - Filling the basement is required to resolve structural issues identified in DCI’s report concerning the columns, basement walls and footings that are structurally too small for the building or are not structurally sound.
    - The building is approx. 120’x60’, which equals 1700 CY’s of CDF
    - CDF vs Gravel Fill – Gravel is cheaper but would compromise the below grade foundation and walls for the building to the North.

    - CDF would allow workers and equipment to safely access the building, demo the 1st floor diaphragm and bring drilling equipment into building for the following steps
    - The requirement for filling Basement in 1' increments increases the unit cost for this work
- **STEP 2 – Demo the 1st floor**
    - Need to remove 1st floor to gain access to top of CDF for equipment to mobilize in and start drilling pin piles.
- **STEP 3 - Install Micro piles to create foundation for structural steel support columns.**
    - Micro Piles need to be driven down to depths greater than 26' deep to bypass fill materials not suitable for foundation support.
    - Install 3 micro piles for every Structural Steel support
        - 360' long – 360'/10'=36 piles (plus 1 extra for each side)
            - Total 40 large Structural Steel Supports.
            - 3 Micro piles for every steel vertical support column (total of 120 micro piles)
- **STEP 4 - Install temporary Shoring Supports for upper levels**
    - Need additional support for failing/rotten wood structure and for selective demolition to allow for steel vertical support column installation
    - Flooring support would be required for 120'x60' of area for second floor third floor and roof.
- **STEP 5 - Selective Demo (36"x36" holes) in upper level floor systems to drop steel piles into ground.**
    - Selective Demo and Steel support columns would need to be installed every 10' on center.
        - 40 Structural Steel Supports assumed x 3 levels = 120 holes
- **STEP 6 – Install Structural Steel Support Frame to support brick façade wall.**
    - Support Frame connects to top of micro piles and include kicker supports.
    - 40 Structural Steel Supports assumed.
- **STEP 7 – Concrete backside of brick to provide structural support for the failing brick façade.**
    - Concrete becomes the new shear wall. Can't utilize masonry façade as a shear wall due to condition of brick.
    - 360' long x 30' high = 9000sf
    - Assume 12" thick concrete = 400CY's of concrete
- **STEP 8 – Demo interior structure**
    - All previously existing interior walls, floors and ceilings get demolished.
- **STEP 9 – Tuck Point and Repair Brick**
    - 360' long x 30' high = 10,800SF

After this work is complete the internal building structure would have to be completely removed and replaced with new materials. Room sizes would change due to new additional structural elements required to support the building and potential changes required to upgrade the building to current building codes. Again, noting the original structural was only designed for a 1 story building.

Exterior Bracing Scenario Challenges – A typical exterior structural steel bracing scenario was explored, however there are real challenges with this approach which would limit the amount of façade that could be salvaged. The east walls would require permission from Seattle Department of Transportation and

the building owner across the alley to place structural steel elements in the alley to temporarily support the masonry façade. Considering the location of the neighbors parking garage, any such bracing would block access to their building, which you can see in the picture to the left. This will make it highly unlikely that such a technique could be utilized (even if it were permissible by SDOT). Accordingly, such a technique is not viable for retention of the Existing Structure east façade.

The north elevation would be inaccessible to install the structural steel elements north of the building to temporarily support the masonry façade. Considering the proximity of the 614 Maynard Building's north wall to that neighbor's exterior wall. You can see this conflict in the clouded are of the picture to the left. This would mean that the north wall would not be salvageable.

Other items to note in DCI's Seismic Assessment report are the following:

- Window opening exceed allowable shear stresses (See page 4 of DCI's report).
    - This means an internal steel braced frame and foundations will need to be added to the building to accommodate the window opening on the west facade.
- Floor framing will need to be replaced and is showing water damage. (See page 5 of DCI's report)
- Secondary Beam Supports are not per code (See page 5 of DCI's report)
    - Another set of columns will need to be added at all roof and floor beams further impacting the existing room layouts.
- Rotting wood joists are separating from the brick wall (See page 6 of DCI's report)
- Ground Floor Joists do not meet current building code requirements (See Page 6 of DCI's report)
- The required structural retrofit will require removal of most interior finishes, partition walls, and fixtures. (See page 6 of DCI's report)

- Second Floor "floor joists have deteriorated with time…We strongly recommend that nobody walk on the 2nd floor." (See page 7 of DCI's report)
- Third Floor – "No posts and beams were found to support the roof." "It appears that the bearing wall were not lined up with the walls below." (See page 7 of DCI's report)
    - Ultimately third floor walls will need to be redesigned so that bearing walls align. Post and beams will need to be added to the support the roof. This would be a complete change to the third-floor design to bring the building up to code.

In summary, to save the masonry façade exterior walls would require an exponentially large amount of work and an exponentially high cost. The interior of the building would be completely removed, which would then need to be upgraded to meet current building codes. The existing floor layouts would need to change to meet current building code. The final building product would have very little resemblance to the original building. The extreme measures and high costs associated with salvaging the masonry façade is not comparable to salvaging a typical masonry façade. This is due to the following factors outlined in DCI's Seismic Assessment report.

- The building was built on very poor soil conditions, which continues down 20' plus feet below grade.
- Existing masonry is in very poor condition.
- The roof and building envelope have been compromised.
- The below grade basement walls with the existing building condition creates a unique and costly safety to stabilize the below grade walls.

From a construction and project viability standpoint, it is my conclusion based on my experience that preservation of masonry facades beyond the western wall is not viable for the Existing Structure. The cost and construction safety risks are simply too high to make such an effort viable. Requesting such requirements would likely lead to a similar situation to the Cannery Apartments, which could not finance or complete redevelopment and are now under condemnation action as a neighborhood blight.

Thank you,

Ryan Stoller
Principal/Consultant
Stoller, LLC

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April 1, 2021

VIBRANT CITIES
606 Maynard Ave. South, Suite 251
Seattle, WA 98104

Attn: Ming Fung, Co-Founder / CFO

Re: **Seismic Assessment and Rehabilitation Recommendations for 614 Maynard Avenue South,** located in **Seattle, Washington**

Dear Ms. Fung:

At your request, DCI Engineers has performed a seismic assessment and evaluation for the existing building at 614 Maynard Avenue South, located in Seattle, Washington. As part of this evaluation report, we reviewed the Seattle Building Code requirements as they pertain to the existing condition of this building and reviewed what the seismic rehabilitation requirements would be per the guidelines of the 2015 Edition of the Seattle Existing Building Code (2015 SEBC). In addition, this report incorporates the condition of the building based on our on-site observations and the geotechnical conditions as provided to us by PanGEO Engineers in their Geotechnical report. This information is combined to develop the structural rehabilitation requirements. Once the requirements were determined, we then reviewed the constructability and construction safety concerns involved in implementing these requirements.

It should be emphasized that our primary concern during the entire process has been that of safety. This has included two distinct but interrelated concerns: the safety of the building and the safety of the workers whose task it would be to implement those measures which are required to be taken in order to rehabilitate the 614 Maynard Avenue building.

In this instance, the determination of the safety of buildings is primarily established by the Seattle Building Code. The Building Code acts as an objective standard which establishes the conditions which are to be met in order to assure life safety of a building structure. As structural engineers, we do not subjectively determine what is safe – we observe existing conditions and evaluate if these conditions meet the Building Code requirements for safety and – if required - recommend measures to bring these conditions into conformance with the Building Code.

The safety of the workers and the construction process is normally not part of the structural designer's responsibility, but in this case the construction team has asked that we provide recommendations which will ensure the worker's safety during construction based on our understanding of the existing conditions of the building and the rehabilitation requirements.

EXECUTIVE SUMMARY

The purpose of this report is to determine the structural requirements which must be implemented to rehabilitate the 614 Maynard Avenue South building and to review the construction concerns with respect to implementing these requirements. This report is structured as follows:

I. Basis of Evaluation: This evaluation is determined by 3 considerations
   A. The Seismic Rehabilitation Requirements as defined by the Seattle Existing Building Code
   B. The observed conditions of the existing framing, foundation system and exterior masonry
   C. The Geotechnical (soils) conditions
II. Existing Conditions: Addressing the conditions of the existing structural system and three explorations to the Seismic Rehabilitation
III. Construction Safety: Constructability and Construction Safety Concerns associated with addressing the existing structural conditions and the implementation of the seismic rehabilitation recommendations.

I. BASIS OF EVALUATION

A. SEISMIC REHABILITATION REQUIREMENTS AS DEFINED BY THE SEATTLE EXISTING BUILDING CODE.

The purpose of this portion of this report is to conduct a structural evaluation of the building at 614 Maynard Avenue South, in Seattle, Washington, and to identify seismic deficiencies and provide recommendations to mitigate the deficiencies found. The subject building is an existing structure which - based on information which has been provided for our review - was originally constructed in 1913. Based on our on-site observations and review of this information, we were able to determine that the building is an unreinforced masonry (URM) structure, where the basic structural system is composed of unreinforced masonry walls, with wood diaphragms, wood timber (and some steel) posts and wood timber beams. Based on our review of the available documents, the original building has had no seismic rehabilitation measures undertaken since the time of its original construction.

Please note that the emphasis of this portion of the report pertains to the Seattle Building Code measures which are required for the seismic rehabilitation of buildings of this type and vintage. Issues pertaining to damaged conditions and associated safety issues will be presented in more detail below. The structural issues are discussed in this portion of the report only as they pertain to the various required seismic rehabilitation measures.

Please note also that the Code required rehabilitation measures are indicative of what would be required to bring the building to what is described as a “Life Safety” level in terms of the expected performance of the building’s structural seismic system. The Life Safety Performance Level is defined as (a) at least some margin against either partial or total structural collapse and (b) injuries may occur, but the overall risk of life-threatening injury as a result of structural damage is expected to be low.

A.1 BUILDING CODE REQUIREMENTS

The Seattle Building Code (SBC) and the Seattle Existing Building Code (SEBC) require that a seismic upgrade be performed if its substantial alteration provisions are brought into effect (“triggered”). The triggers are discussed in Chapter 3 of the SEBC. Review of these “triggers” suggest that the 614 Maynard Avenue South building will be classified as a Substantial Alteration based on (at a minimum) the following criteria:

1. "**Repair of a building with a damage ratio of 60 percent or more**". Visual Observation suggests that significant portions of the existing structural system will need to be repaired or replaced.

2. "**Re-occupancy of a building that has been substantially vacant for more than 24 months**". Because a large portion of the building has been vacant for more than 24 months, in order for the building to be re-occupied, the rehabilitation measures of a substantial alteration would be required.

This report will therefore presume that the structural requirements of a substantial alteration will need to be implemented.

A.2 SEISMIC EVALUATION AND RECOMMENDATIONS

The organization of our evaluation is two-fold. The first portion, the evaluation phase, will utilize the American Society of Civil Engineers document ASCE 31-03 (an approved standard within the SEBC). It will be utilized to provide guidance in the review of a building's response to earthquakes and will provide the means to identify the seismic deficiencies in the building. This evaluation will utilize the first portion of the analysis methodology of ASCE 31-03, Tier 1, which provides a preliminary basic analysis which checks for a building's primary seismic deficiencies and vulnerabilities to damages caused by earthquakes. The second part of the study involves our rehabilitation recommendations for the deficiencies determined in the evaluation phase. The basis of these recommendations are the requirements of the Seattle Existing Building Code (SEBC) as presented in Appendix A, Chapter A1: SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS".

A.3 BUILDING DESCRIPTION

The 614 Maynard Avenue South building is a 3-story unreinforced masonry (URM) structure built in 1913. The third floor is setback approximately six feet from the exterior wall on the south side. There is a one-story basement below the entire building footprint. The building is founded on a flat site. The exterior URM walls act as load bearing components. The floors generally consist of wood joists spanning heavy timber beams. These beams are supported by timber columns or steel pipes at each level. The foundation system is unknown. The slab-on-grade in the basement is severely cracked and warped. The supporting soils have settled up to 8 inches and in some locations the slab has failed. The Lateral load (Seismic Load) resisting system consists of the original URM walls around the perimeter of the building. The wood floors and roof act as diaphragms to transfer lateral loads to the masonry walls.

A.4 ANALYSYS AND TIER 1 RESULTS WITH RECOMMENDATIONS FOR SEISMIC REHABILITATION

A Tier 1 analysis (the quick check methodology) per ASCE 31-03 was performed on the building. Deficient items were found during the Tier 1 check, including shear stress issues in the URM walls,

the lack of adequate in-plane and out-of-plane connections from the diaphragm to the masonry walls, inadequate floor and roof diaphragms, and unbraced masonry parapets. These issues are elaborated below.

After performing the analysis noted above, the following specific deficiencies were noted that will influence the seismic performance of the building. Recommendations to address these deficiencies are provided based on the guidelines provided in the 2015 Edition of the SEBC. The seismic deficiencies, as defined by the ASCE 31-01 Tier 1 document, are listed in **bold** below, with our recommendations in *italics*.

1. **The URM walls at the west and east elevations have large window openings and exceeds allowable shear stresses.** *Recommendations: A steel braced frame or moment frame will need to be added to these elevations. These will extend into the basement. New foundations to support the frames will be required. The soil conditions are poor as evidenced by the field observation of slab settlement and have been confirmed by a Geotechnical Soils report. These foundation elements will need to be deep foundations (pile supported)*

2. **PARAPET BRACING:** Comment: The south URM parapet cantilevers 8 to 10 feet above the roof level where the setback occurs. This portion of the wall is completely unbraced and has a high collapse potential. *Recommendations: Install steel bracing. This will also involve strengthening of the existing roof framing to transfer parapet forces into the roof diaphragms.*

3. **PARAPET BRACING:** Comment: The west and east URM parapets are not adequately braced. *Recommendations: Install steel bracing which, per (2) above will also involve strengthening of the existing roof framing to transfer parapet forces into the roof diaphragms*

4. **OUT OF PLANE WALL ANCHORAGE:** Comment: Structures of this era do not have connections between the diaphragms and the masonry shear walls (no anchors were observed). Diaphragms that are not suitably attached to masonry walls for out-of-plane forces have little ability to restrain the walls from falling away, which can potentially lead to a partial building collapse. *Recommendations: Provide a positive connection between the walls and floors, consisting of steel straps epoxy bolted to the wall and connected to the wood framing and/or floor sheathing.*

5. **IN-PLANE WALL ANCHORAGE FOR SHEAR TRANSFER:** Comment: Structures of this era do not have connections between the diaphragms and the masonry shear walls for in-plane shear transfer (no mechanism was observed). Diaphragms that are not suitably attached to masonry walls for in-of-plane forces have little ability to transfer in-plane shear forces into the masonry shear walls. *Recommendations: Provide a positive connection between the walls and floors, by installing a steel angle on top of the floor, epoxy-bolted to the wall and fastened to the floor sheathing with wood screws.*

6. **CONDITION OF URM WALLS:** Comment: The mortar was easily removed from the masonry joints throughout the building. This shows that the walls have minimal ability to resist shear loads and have a high potential to become overstressed in a seismic event. *Recommendations: Minimum Shear strength values must be verified by testing for the subject URM walls to function as shear walls. Masonry throughout the building will likely need repointing and/or repaired. In addition, minimal shear values are required for the out-of-plane epoxy anchors to be used.*

7. **FLOOR AND ROOF DIAPHRAGMS:** Comment: The floor and roof diaphragms consist of timber decking. These types of diaphragms have low shear capacity and will require strengthening. *Recommendations: Throughout the building at all levels (roof and floors), plywood sheathing will need to be applied over the existing framing and sheathing. Some floor framing is showing water damage and will need to be replaced prior to implementing the diaphragm strengthening.*

8. **SECONDARY BEAM SUPPORT:** Comment: The code requires that beams supported by URM walls have independent secondary columns to support them. *Recommendations: Secondary support must be provided at all major roof and floor beams. These columns (either wood or steel) will need to extend from the basement slab up to the underside of all beams. Foundation support at the base of the columns will need to be provided by pile supported footings.*

9. **BASEMENT WALL CRACKING:** Comment: At numerous locations the basement walls have significant vertical cracking. The basement walls may lack the strength needed to adequately resist the lateral forces. *Recommendations: Basement walls will need to be strengthened by applying shotcrete to supplement the current strength.*

10. **WOOD POSTS: There shall be a positive connection of wood posts to the foundation:** *Recommendations: Wood posts in the basement will need to be provided with post bases and anchor bolts to the foundation. Because of observed settlement, foundation elements under the columns will need to be strengthened and/or replaced by pile supported footings.*

11. **GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support**. *Recommendations: Connection hardware will need to be provided at all beam/column support connections.*

B. SITE VISIT OBSERVATION AND STRUCTURAL REVIEW

The following are the findings during our site visit of October 2018, including basement foundation, the Bush Garden restaurant, 2nd floor, 3rd floor and roof, as well as the exterior brick walls. Our focus is on the existing conditions and the integrity of the gravity and lateral load system and to report any life safety concerns.

Basement and Foundation

- The slab on grade in the basement is severely cracked and warped. The supporting soils have settled about 8 inches in some locations where the slab has failed.
- The basement walls are concrete walls, supporting the upper floor brick walls and ground floor joists and beams. There is no obvious footing under the basement concrete walls. There are some vertical cracks in the walls.
- Columns are 11-1/2” x11-1/2” heavy timber and sit on a steel bearing plate over a small concrete pad footing, 24”x24”x8” deep.

Summary:

1. The soil is bad and will most likely continue to settle. This may explain why the slab on grade is cracked, settled and warped. (Note: since the time of the site visit, a Geotechnical Study has been undertaken and has corroborated these observations).
2. The columns and basement wall footings were originally designed for a one-story building. They are not big enough to support the current three-story building. The existing column footing size is only 50% of what it should be.
3. To stabilize the building, the footing size needs to be enlarged or new pin pile supports will be required. With the existing bad soil, pin pile supports are probably the only feasible solution.

Ground Floor Framing:

- Ground floor joists are sitting on heavy timber beams on one end and sitting on brick wall along the perimeter basement wall. Floor joists are 2x12 at 16" on center spacing and span 18' from beam to wall. Due to bad waterproofing and protection, moisture has rotted the wood joists from the brick wall.
- The rotten wood joists are separated from the brick wall. The previous owner has provided some temporary wood posts and wood beams to support the joists, without any additional footing.
- The heavy timber beams are sitting over interior columns with a steel plate cap. There is no positive connector between the wood beams splice.
- Along perimeter basement walls, beams are sitting in a pocket within a concrete pilaster. There may be a steel bearing plate between the beam and the concrete pocket. Stains under the beam pocket imply moisture may have intruded into the pocket, rusted the steel plate and rotted the wood beam.

Summary:

1. The ground floor joists do not meet current building code requirements. This may explain why the floor feels soft and "bouncy". The floor is also uneven due to footing/soil settlement.
2. To meet current Code standards, all damaged floor joists will need to be replaced with new floor joists, joist hangers added to beams, and a new ledger support along the basement wall with joist hangers to support the joists will be required.
3. New plywood sheathing and wall anchors need to be added (See further discussion in seismic bracing sector in this report).
4. The required structural retrofit will require removal of most interior finishes, partition walls, and fixtures.

Second Floor Framing:

- Second floor joists are also sitting on heavy timber beams on one end and sitting on brick wall along the building perimeter. Floor joists are 2x12 at 16" on center spacing and span 18' from beam to wall.

- Original interior columns are heavy timber 8-1/2”x 9-1/2”. During one of the previous interior Tennant Improvements, the southern columns near the performance stage were cut and replaced with 4” diameter steel pipe posts. The posts are sitting on the remaining wood columns with four (4) screws.
- There are multiple areas showing water staining or water ponding on the carpet. Based on conversations with the owner, the entire floor and all walls were wet during rainy season, and many places had water dripping. They had to put down plastic sheets and barrels to collect the water.

Summary:

1. With the water and moisture, floor joists have deteriorated with time and feel very soft and when walked upon feel very “bouncy”. We strongly recommend that nobody walk on the 2nd floor until the floor joists are reinforced or replaced.
2. To meet Building Code safety standards, all damaged floor joists will need to be replaced with new floor joists, joist hangers added to beams, and a new ledger support along the basement wall with joist hangers to support the joists will be required.
3. New plywood sheathing and wall anchors need to be added (see further discussion in seismic bracing sector in the report).
4. Post base connectors need to be added to the timber columns and beams below. Steel caps need to be added to the steel posts and wood columns below. Currently there are too many hinge connections between the beams and posts.
5. The required structural retrofit will require removal of most interior finishes, partition walls, and fixtures.

Third Floor Framing:

- Third floor joists are also sitting on heavy timber beams on one end and sitting on the brick wall along the building perimeter. Floor joists are 2x12 at 16” on center and span 18’ from beam to wall.
- The third floor was used for hotel/apartment and other residential rooms. No posts and beams were found to support the roof. It seems the corridor and room demising walls were used as bearing walls. Based on our observation, it appears that the bearing walls were not lined up with beams below.
- There are multiple areas showing water stains on the wall or on the ceiling.
- Brick walls are exposed to interior and exterior without protection. No wall anchors were found. Brick and mortar joints are spalling off and there are signs of floor joists pulling away from the brick wall.

Summary:

1. With the water and moisture, the floor joists are deteriorated. We strongly recommend that the floor joists to be reinforced or replaced.
2. To meet Building Code safety standards, all damaged floor joists will need to be replaced with new floor joists, joist hangers added to beams, and a new ledger support along the basement wall with joist hangers to support the joists will be required.

3. New plywood sheathing and wall anchors need to be added (see further discussion in seismic bracing sector in the report).
4. Southern bearing walls do not line up with beams/posts below which explains why there are areas of floor sagging and water leaking in the restaurant below.
5. The required structural retrofit will require removal of most interior finishes, partition walls, and fixtures.

Lateral Load Resisting System (note that the following observations informed the ASCE-31 Tier 1 report provided above):

- All floors and roof diaphragms are showing wood plank decking only. There was no plywood found, which is normal for buildings built in this era. Wood decking cannot adequately transfer lateral forces from the floors/roof framing to the walls. Lack of diaphragm can potentially lead to framing failure and partially collapse in a seismic or strong wind event.
- There is no connection between the floors/roof diaphragm and brick walls that transfer in-plane shear (force along the walls). These connections are critical to transfer earthquake load from floors/roof to walls and keep them moving together. Lack of these connections can potentially lead to building collapse during a seismic or strong wind event.
- There is no anchorage between the floors/roof diaphragm and brick walls that transfer out-of-plane force (force perpendicular to the walls). These anchors are critical to restrain the walls from falling away and keep floors/roof framing moving together. Lack of these anchors can potentially lead to building collapse during a seismic or strong wind event.
- Some areas show gaps between the floor framing and the walls, indicating that the walls have been moving away from the building during previous earthquakes. See Figure 18. If the gaps between the floor framing and the walls continue to increase, there is a great risk of building collapse during the next major earthquake.

Summary:

1. This building's lateral load resisting system does not meet current building code requirements. Lack of diaphragm and wall anchors could lead to potential building collapse during a seismic event. This is a major public life safety concern for the building occupants, as well as those in neighboring buildings and in the right-of-way.
2. To bring the building back to Building Code required life safety level, new plywood sheathing and wall anchors will need to be added. The required structural retrofit work will require removal of most interior finishes, partition walls, and fixtures.
3. Some brick walls and mortar are spalling off. Since these walls are exposed to the inside and outside environment without much protection, they are deteriorating with rain, snow, wind, and earthquake. Falling bricks is a major public safety concern.
4. In order to install the required epoxy anchors, the masonry must meet Building Code shear stress capacities. If these capacities are not met - due to the poor quality of bricks and mortar - these bricks and mortar joints will need to be removed and replaced (see further discussion in brick wall sector in the report).

Brick Walls:

Western Brick Walls**:**

- The western façade brick wall is in better condition compared to the other three sides of the brick walls. The bricks are still in their original shape without breaks. The mortar joints are still intact without spalling. There are some local failures around the windows and cornice. In general, this wall is salvageable with a new structural strong back system or shotcrete reinforcing and some repointing of the mortar.
- The western wall parapets to not appear to be from the original construction. The bricks and bond are completely different from the 2nd and 3rd floor bricks. There is no parapet brace to hold the bricks from falling away. This parapet could fall over to the street during a small earthquake or a wind storm. This is a major public life safety concern.

Southern Brick Walls**:**

- The southern façade brick walls are in bad condition. Bricks are broken and bent, and some have loose edges/corners. The mortar joints are spalling off and, in some locations, completely gone.
- Repointing the joints will help tie the wall together in one piece. However, the bricks are not in good condition and may break themselves. During a seismic event, it could experience brittle failure that leads to building collapse. This is potentially a major public life safety concern.
- Repointing the joints will also change the original look of the building. Colors, brick pattern, “Bush Garden” painting on wall will all be altered.
- The southern wall parapet extends from the 2nd floor and cantilevers 10 feet without bracing. A large portion of this parapet shows extensive patching. According to the owner, the parapet fell during the 2001 Nisqually Earthquake. It was repaired and temporarily braced with wood ledgers and wood beams. However, this temporary bracing does not have tension anchors into the brick walls. This parapet could fall again during a small earthquake or a wind storm. This is a major public life safety concern.

Eastern/Northern Brick Walls:

- The eastern and northern façade brick walls are in the worst condition of the exterior walls. The eastern brick wall faces the alley and the northern brick wall faces the neighbor’s trash storage and walkway. Bricks are broken and bent, and some have loose corners. The mortar joints are spalling off and, in some locations, are completely gone.
- These deteriorated bricks and mortar joints may become overstressed and fall during an earthquake. Wall collapse of either of these walls is a major public life safety concern.

Summary:

1. The quality and workmanship of these unreinforced brick walls were poor when this building was built. These walls have low ductility and will experience brittle failure that

may result in building collapse and possible loss of life. This is a major public life safety concern.

2. Lack of adequate diaphragm and wall anchorage could lead to potential building collapse during a seismic event. To make it worse, the brick and mortar joints have deteriorated to such a point, the bricks/mortars may not hold the wall anchors and shear bolts. Bricks and mortar will still break away even after we install wall anchors and shear bolts. This is a major public life safety concern.
3. It is our opinion that the southern, eastern and northern walls cannot be salvaged without fully encapsulating them with reinforcing on either the interior and exterior faces.
4. The western storefront brick wall (except the parapet) may be saved. Shotcrete or structural steel strong back supports may be used to support the western brick wall. Eventually it will be braced by the proposed new building.

C. GEOTECHNICAL CONDITIONS

The Geotechnical Report prepared for this project (see Appendix for full report) provides information for the depth of the bearing strata and the general poor soils conditions at the site.

The site slopes severely from East to West, such that at the Western portion of the building is built on 17'-18' feet of fill, so that "the original grades range from 7 feet below existing grade to 17 feet below grade." The fill soils "consist of very loose to medium dense, silty fine sand with scattered debris and gravel. The fill thickness appears to increase from south to north along Maynard Avenue South from about 171/2 to 28 feet"

This presents two issues:

1. The poor fill has settled over time, explaining the poor foundation conditions discussed above.
2. Because of the depth of the bearing strata relative to grade, all new foundation elements will require deep foundation (pile) support.

II. ADDRESSING THE CONDITIONS OF THE EXISTING STRUCTURAL SYSTEM AND 3 EXPLORATION APPROACHES TO THE SEISMIC REHABILITATION

EXISTING STRUCTURAL SYSTEM: In addition to the seismic rehabilitation requirements (see below), the existing framing and foundation system requires major repair measures**:**

- **Foundation Elements**: The slab on grade and the existing footings are inadequate and will need to be replaced. Because the depth of the bearing soil is at a depth 10 – 30 feet below grade, a system of grade beams and footings, all supported on pile foundation elements is required.
- **Floor Framing**: Rotten floor joists will need to be replaced. All beam and joist pockets into the existing masonry walls will need to be replaced with a ledger type of connection.
- **Water Damage:** Structural members (floors, joists, beams, walls and columns) which exhibit water damage will need to be replaced.

SEISMIC REHABILITATION MEASURES:

We will explore three approaches for the seismic rehabilitation. In all three approaches, however, items 1 -11 will all require rehabilitation:

1. EAST AND WEST URM WALLS WILL REQUIRE STEEL FRAMES TO PROVIDE A SEISMIC LOAD RESISTING SYSTEM
2. PARAPET BRACING (South Wall)
3. PARAPET BRACING (North, East and West Walls)
4. OUT OF PLANE WALL ANCHORAGE
5. IN PLANE WALL ANCHORAGE
6. CONDITION OF URM WALLS BE DETERMINED (TESTED)
7. FLOOR AND ROOF DIAPHRAGM STRENGTHENING
8. SECONDARY BEAM SUPPORT
9. BASEMENT WALL CRACKING
10. WOOD POST FOUNDATION SUPPORT
11. GIRDER / COLUMN CONNECTIONS

Any seismic rehabilitation approach will require that the seismic deficiencies listed above will need to be addressed. In addition, the following Seismic Force Resisting Systems (SFRS) are explored.

1. **REHABILITATION EXPLORATION** 1:
    a. Existing Conditions: The URM walls have no structural capacity and will not meet shear strength requirements and cannot be utilized as part of the lateral force resisting system
    b. *Rehabilitation Requirements: Interior Steel Frame and a concrete or shotcrete backing wall will be required on all four elevations in order to provide concrete shearwalls and a material for bracing the exterior URM walls. Interior framing will need to be re-designed and re-built and will not match the existing building framing.*

2. **REHABILITATION EXPLORATION 2**:
    a. Existing Conditions: The URM walls have no structural capacity and will not meet shear strength requirements and cannot be utilized as part of the lateral force resisting system

b. *Rehabilitation Requirements: Exterior Steel Frame and a concrete or shotcrete backing wall will be required to support the west URM walls. Other façade walls will not be preserved. Interior framing will need to be re-designed and re-built and will not match the existing building framing.*

3. **REHABILITATION EXPLORATION 3**:
   a. Existing Conditions: The URM walls have limited structural capacity such that when the URM walls are repointed to meet the minimum shear strength requirements they can be utilized for in-plane and out of plane anchorage as well as shear walls
   b. *Rehabilitation Requirements: Remove and document all bricks. Replace all bricks after new building is built. It does not meet the intend of preserving the façade as it was. Interior framing will need to be re-designed and re-built and will not match the existing building framing.*

CONCLUSION AND RECOMMENDATIONS:

- It is our opinion, based upon our site observations, that the poor condition of brick and mortar would prevent the existing masonry walls from functioning as shearwalls.
- Based on our observation of (1) the poor condition of the existing framing, (2) inadequate foundations which will require new pile support at all interior columns and footings, and (3) the lack of wall-to-framing connections, we feel that the re-utilization of the existing framing is not realistic and that demolishing the interior and replacing it with a new interior framing and lateral system is the recommended option.

RECOMMENDED REHABILITATION OPTION:

- Demolish the interior of the existing building. Construct concrete or shotcrete backing walls which will both brace the existing masonry walls during construction and become the building's seismic system (concrete shearwalls). Provide a new structure inside the masonry exterior.

III. CONSTRUCTABILITY AND CONSTRUCTION SAFETY CONCERNS

As has been presented above, the combination of the existing conditions of the framing, poor soils, and conditions of the existing masonry, presents unique challenges to the rehabilitation of the building at 614 Maynard Avenue South.

In all cases, deep foundations will be required to address the repair of the existing foundation system. In addition, the conditions of the basement walls will require shotcrete repair and new footings. All of this work – due to the existing soils conditions - will require deep foundation systems (piles). For the seismic rehabilitation option listed above, the prospective seismic force resisting systems will require extensive foundation support.

Coupled with the extent of this foundation work is the fact that the poor conditions of the existing floor system and basement walls create a construction environment which has significant safety concerns. Because the floor system has problems acting as a diaphragm - both because of the condition of the floor joists, the inadequate column footings, and the condition of the joist to wall connections - and because the basement walls show signs of cracking, the construction safety of working in the basement in order to implement the required foundation rehabilitation measures is problematic. In order to address these safety conditions, we have been asked to develop a "means and methods approach" of implementing the initial aspects of the construction process:

- STEP 1 – Fill the entire basement with CDF to approx. 6.5' to stabilize the basement level foundation and below grade exterior walls (*Because of cracked basement walls and compromised 1st floor framing, basement is unsafe for workers to enter in its current condition*).
- STEP 2 – Demo the 1st floor to allow for shoring support installation for upper level (*because of poor floor framing at upper floors and inadequate foundations, shoring will need to be provided to support the upper floors. Remove the first floor so that shoring can bear on CDF*)
- STEP 3 – Install piles (micropiles) and provide new foundation elements. (*Micropiles will support pile caps or grade beams which will support both the steel strong back columns and Shearwalls (see step 6 and step 7))*
- STEP 4 – Install temporary Shoring Supports for upper levels and roof levels. *(Because of poor floor framing at upper floors and inadequate foundations, shoring will need to be applied during construction).*
- STEP 5 – Provide holes in roof and floors for dropping strong back columns down to the new foundation elements. (*Strongback columns will temporarily support the exterior walls).*
- STEP 6 – Install Strongback columns.
- STEP 7 - Shotcrete backside (inside) of the URM walls *(in order to brace the brick façade during construction and act as the concrete shearwalls).*
- STEP 8 – Demo interior structure. (*As required – observations indicate that the conditions of the interior structural system is very poor and we recommend full demolition).*
- STEP 9 - Tuck Point and Repair Brick.

FINAL EVALUATION AND CONCLUSION

In conclusion, the building at 614 Maynard Ave, because of its age general state of deterioration (and lack of maintenance with respect to structural concerns), has numerous deficiencies per our site observations and per our ASCE 31-03 Tier 1 analysis. Historically this category of building performs poorly in all types of seismic events. Lateral force resistance systems of this vintage show low ductility and often experience brittle failure modes that may result in possible loss of life. There is potential for partial collapse, falling parapet walls, and loss of gravity load support systems if the structure remains without significant seismic renovations.

Specific Building Code measures have been established to address these safety concerns in existing buildings with respect to seismic events. The evaluation methodology utilized in this report corresponds to the seismic rehabilitation measures prescribed in the 2015 SEBC. It is our interpretation that any effort to improve or implement the re-occupancy the building would cause the building to be classified as a Substantial Alteration (as defined in the 2015 Edition of the Seattle Existing Building Code). The recommendations listed in this report would form the minimum seismic rehabilitation measures required for this building.

As part of our conclusion, it must be reiterated that it is the current conditions of the building which forms both basis of the rehabilitation requirements and the problematic nature of the rehabilitation (construction) process. This is due to many factors: a poor level of construction with poor materials (especially poor masonry and mortar), the addition of a 2nd and 3rd story subsequent to the original construction of the 1st story without adequate foundation strengthening, inadequate building maintenance and environmental protection which has resulted in water damage to the structural framing. Also, poor soils conditions – which although is not the fault of anyone, was never addressed thus allowing foundation elements to deteriorate - has led to failed footings, depressed slabs and cracked basement walls. All of these factors combined make rehabilitation efforts problematic.

In this report, we have endeavored to delineate the steps required to rehabilitate the building and relate the measures which must be taken so that the construction process can safely implement these steps. We feel that it is important to note that the principle of safety has guided the two aspects of this rehabilitation effort: In order to restore the building to a condition of life safety, the efforts we have outlined are required, based on the requirements of the Seattle Building Code. In order to address the question of safety for the construction process – such that a condition of safety exists during the construction process - we feel that the steps explicated in our report are also required.

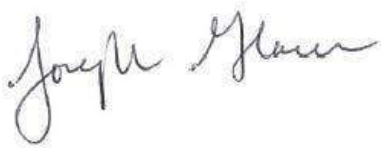
Our goal is not simply to bring attention to current unsafe building conditions which determine the recommended rehabilitation requirements nor to point out potentially unsafe conditions to implement this rehabilitation. It is to document what is required to make this building safe for occupancy and what is required to ensure a safe construction environment for this rehabilitation to be performed.

LIMITATIONS

This report is not intended to identify all defects in existing workmanship or all potential seismic hazards. It is intended to identify basic structural conditions that are likely to significantly bear on the damageability of the building and to address the seismic rehabilitation measures which are recommended or required per the 2015 Edition of the Seattle Existing Building Code. This report is based on upon a site visit and our understanding of buildings of this construction type and age. The information and opinions expressed in this report have been developed subject to these limitations.

Please call with questions.

Sincerely,



Joseph Glaser, PE
Senior Structural Project Manager

Supplemental Report: Bush Garden Banquet & Event Space January 2020

Methodology

This historic resources statement examines the cultural significance of the banquet and event space of the Bush Garden restaurant, formerly the Elgin Hotel. It is a supplement to the historic resources report on the Elgin Hotel/Bush Garden Restaurant by the Johnson Partnership, originally written in January 2017, and subsequently revised in December 2017, June 2018, and July 2019.

Research for this statement was drawn from a cultural history meeting and roundtable discussion hosted by Vibrant Cities and facilitated by David Della and Erica Chung of Green Shoots on December 16, 2019. The participants at the meeting represented a diverse range of ages, ethnicities, and professions, for the purpose of gaining a broad understanding of Bush Garden's community significance. Additional research was drawn from the *Seattle Times* archive (available through Seattle Public Library), *Northwest Asian Weekly*, and sundry additional internet resources. Additionally, at the aforementioned roundtable discussion, participants cited various intangible elements regarding Bush Garden's significance to the CID community. Not all of the comments presented at the roundtable fell within the purview of this report, nor have we included a transcript of the event.

This report is intended to give an understanding of the general significance and specific uses of the banquet and event space of Bush Garden. However, it cannot be definitively determined that events mentioned below took place in the banquet space rather than the restaurant and bar spaces.

Overview of the Bush Garden Banquet and Event Space

The banquet and event space at Bush Garden operated from 1957 until approximately 1997. Kaichi Seko and his sons Roy and Bob Seko moved their restaurant Bush Garden from the Bush Hotel to the subject building in 1957.[1] The first event in the new space was a wedding reception for Joan and Roy Seko that same year.[2] In the four decades of its operations, the event and banquet space was the site of countless significant family-oriented events, including wedding receptions, anniversary parties, birthday parties, memorial and post-funeral events, prom celebrations, graduations, and more. To give a comprehensive accounting of the family-oriented events that occurred in the Bush Garden event space would be beyond the scope of this report and rely on individual reminiscences. However, some documented wedding anniversary celebrations hosted at Bush Garden are as follows:

- Rene & Zelma Roth, 50th anniversary party, November 1967.[3]
- Mr. & Mrs. Yasuji Suyematsu, 50th anniversary reception, May 1, 1969.[4]
- Mr. & Mrs. Harry Kurimoto, 50th anniversary, March 10, 1974.[5]

Public Meetings & Events at Bush Garden

In addition to being a space for large family events, the venue was the site of club meetings, fundraisers, lectures, performances, political events, and receptions to honor visiting officials. This

[1] *Seattle Times*, "Random Harvest," May 18, 1983, p. 37.
[2] Susan Gilmore, "Roy Seko, 75, prominent restaurateur—Obituary," *Seattle Times*, July 7, 2004, p. B5.
[3] *Seattle Times*, "Roths to Celebrate 50th Anniversary," November 12, 1967, p. 38.
[4] *Seattle Times*, "Yasuji Suyematsus to Note 50th Wedding Anniversary," May 1, 1969, p. 90.
[5] *Seattle Times*, "Golden Dates," March 15, 1974, p. 26.

category of events, many of which were open to the public and announced in local newspapers, are therefore more represented in this report.

During the 1950s, 1960s, and 1970s, a wide variety of clubs and groups hosted meetings and events at Bush Garden. Some specific groups and events are as follows:

- Seattle Women Marines Classification Platoon, anniversary dinner, February 1958.[6]
- Bon Vivants club, dinner with music by Japanese orchestra, February 1958.[7]
- Executive Secretaries, reception for annual convention, May 1958.[8]
- Reception for master flower arranger Houn Ohara of Kobe, August 1958.[9]
- Japan Society of Seattle, new year party, January 1959.[10]
- Women's Auxiliary of the Washington State Dental Society, annual convention reception included a banquet featuring children performing Japanese dances, classical Japanese dance by Fred Ito, and a band headed by Robert Sakoda.[11]
- St. Nicholas School, graduation party for senior class, May 1959[12] and April 1965[13].
- Grocery store IGA hosted several promotional Sukiyaki parties, July 1959.[14]
- Seattle Credit Women's Group, annual Top Management Dinner.[15]
- Medina Children's Service, adoptive agency, annual meeting, April 1960.[16]
- Booster organization of the Seattle Seafair Pirateers, annual meeting, December 1960.[17]
- White Center Lady Lions, meeting and cultural program, January 1963[18], and fundraiser, October 1965.[19]
- UW Dames Club, annual spring banquet, May 1963.[20]
- Polaris Club, annual banquet, June 1965.[21]
- Delegation from sister city Bergen, Norway, including mayor of Bergen, dinner, May 1967.[22]
- Seattle Waiting Wives Club, dinner, May 1969.[23]
- Seattle Preparatory School, fundraising dinner, October 1972.[24]
- Coast Guard Officers' Wives Club, luncheon, January 1975.[25]
- Ikebana International, Seattle Chapter, lunar new year celebration, January 1975.[26]

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6 *Seattle Times*, "Women Marines To Celebrate," February 5, 1958, p. 51.
7 *Seattle Times*, "Bon Vivante Dine Friday," February 16, 1958, p. 22.
8 *Seattle Times*, May 4, 1958, p. 71.
9 *Seattle Times*, "Japanese Flower-Arranger 'Lectures' With His Hands," August 26, 1958, p. 23.
10 *Seattle Times*, notice, January 4, 1959, p. 58.
11 *Seattle Times*, "State Dental Auxiliary Will Convene," March 30, 1959, p. 29.
12 *Seattle Times*, "St. Nicholas 1st Graduation Party May 22," May 10, 1959, p. 71.
13 *Seattle Times*, "Graduation Activities Ahead for St. Nicholas Seniors," April 25, 1965, p. 85.
14 *Seattle Times*, advertisement, July 8, 1959, p. 47.
15 *Seattle Times*, "Employers To Be Guests of Credit Women," December 6, 1959, p. 71.
16 *Seattle Times*, "Home-Finding For Children To Be Topic," April 10, 1960, p. 32.
17 *Seattle Times*, "Pirates' Party," December 2, 1960, p. 46.
18 *Seattle Times*, "White Center Lady lions To Meet at Dinner," January 28, 1963, p. 25.
19 *Seattle Times*, "Lady Lions To Raise Funds At Dinner," October 11, 1965, p. 36.
20 *Seattle Times*, "Spring banquet Set By U. W. Dames Club," May 26, 1963, p. 95.
21 *Seattle Times*, "Polaris Club Will Honor new President at Banquet," June 6, 1965, p. 89.
22 Douglas Willix, Norwegian Group Due for 3-Day Visit," *Seattle Times*, November 1, 1967, p. 7.
23 *Seattle Times*, "Waiting Wives Plan Dinner," May 15, 1969, p. 22.
24 *Seattle Times*, "Benefit Party," October 15, 1972, p. 136.
25 *Seattle Times*, "Coast Guard Wives," January 15, 1975, n.p.
26 *Seattle Times*, "Ikebana Meeting," January 19, 1975, p. 34.

- Mary C. Pentland Unit of the Spastic Children's Clinic and Preschool held an annual sukiyaki benefit dinner from at least 1959 until at least 1978.[27]

Yoshiharu Takeno was the consul-general of Japan 1957 to 1960. In those years, he hosted many events at Bush Garden. Several of these events are as follows:

- Mr. and Mrs. Takeno's first official reception upon arriving in Seattle, October 1957.[28]
- Fete in honor of Takashi Komatsu, of the America-Japan Society of Tokyo, also hosted by the Japan Society of Seattle, June 1958.[29]
- Reception for Vice-admiral Hidemi Yoshida and officers of the maritime Self Defense Force of Japan, August 1958.[30]
- Japanese navy officials were feted at a reception with 400 people, August 1958.[31]
- Ten-member Japanese trade mission, October 1958.
- Party for delegates of the International North Pacific Fisheries Commission, in honor of three Japanese members of the delegation, November 1959.[32]

Bush Garden was the venue for educational presentations and artistic performances. Several of these are as follows:

- Exhibition and demonstration of Sumi painting by artist Ryo-un Watase, hosted by Ikebana International, January 1959.[33]
- Lecture by Dr. Seiko Wada of the World Brotherhood of the White Temple, titled "Science & Religion World of Today," May 1966.[34]
- Classical music performance by Michiko and Toshiko Tsuda, hosted by Ikebana International, March 1967.[35]

The Seattle First Hill Lions Club was frequently involved with events at Bush Garden, holding their annual banquet to install new officers there. The club was known for the multicultural mix of its membership: predominantly Japanese, but also including Chinese, Irish, Scandinavian, and Scottish people, as well as Jewish people. The club's community efforts focused on youth activities in the International District.[36] Banquets for installing new officers were held in 1958,[37] 1961, and 1962[38], 1966, 1971.[39]

Politics & Organizing at Bush Garden

Bush Garden served as both a small- and large-scale space for political organizing and events.[40]

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[27] *Seattle Times*, passim, 1959-1978.
[28] *Seattle Times*, notice, October 3, 1957, p. 29.
[29] *Seattle Times*, "President of U.S.-Japan Group to Visit," June 18, 1958, p. 7.
[30] *Seattle Times*, notice, August 25, 1958, p. 29.
[31] *Seattle Times*, "Japanese Navy Men To Have Busy Week," August 27,1958, p. 60.
[32] *Seattle Times*, "Banquet for Fisheries Group," November 4, 1959, p. 57.
[33] *Seattle Times*, "Japanese Artist Speaker," January 11, 1959, p. 61.
[34] *Seattle Times*, advertisement, May 7, 1966, p. 5.
[35] *Seattle Times*, "Mixed Fare Planned," March 12, 1967, p. 106.
[36] John J. Reddin, "Faces of the City: Lions With a Cosmopolitan Roar," *Seattle Times*, June 13, 1969, p. 18.
[37] *Seattle Times*, "Lions to Install," June 15, 1958, p. 10.
[38] *Seattle Times*, "First Hill Lions Set Installation," June 2, 1962, p. 22.
[39] *Seattle Times*, passim, 1958-1971.
[40] Cultural History Meeting held by Vibrant Cities, December 16, 2019.

The Asian American Women's Caucus held meetings at Bush Garden.[41]

Representative Patsy Mink of Hawaii spoke at Bush garden in February 1972, hosted by the Washington State Federation of Democratic Women's Clubs and the Japanese-American Committee for Patsy Mink.[42] Mink was the first woman of color elected to the US Congress, served twelve terms in the House of Representatives, helped secure the passage of Title IX, and was a co-founder of the Congressional Asian Pacific American Caucus.[43]

In 1973 an "appreciation buffet" and fundraiser was held at Bush Garden to honor City Councilman Lem Eng Tuai, who was at the time running for mayor.[44]

A less formal event was a "militant roast" of community organizer Larry Gossett, member of the so-called Gang of Four, at Bush Garden in September 1977, sponsored by the activist group Making Our Vote Effective.[45]

In January 1978, Representative Norman Mineta of California spoke at a Japanese American Citizen League installation and recognition banquet.[46] Mineta was the first Japanese American person from mainland United States to be elected to Congress, where he served for twenty-one years. Mineta later served as Commerce Secretary under Bill Clinton, and Transportation Secretary under George W. Bush.[47]

Additional political events included a fundraiser for WA State Rep. Joe King. In April 1991, Martha Choe kicked off her campaign for Seattle City Council at an event at Bush Garden.[48] Choe was successful in her campaign and served two terms, being the first Korean American elected to the city council.

Bush Garden is closely associated with community leader Bob Santos ("Uncle Bob"). In his memoir *Humbows, Not Hot Dogs*, Santos mentions Bush Garden nine times.

The political "guru" Ruth Woo was also closely associated with Bush Garden. Known as an influential behind-the-scenes political organizer, "Auntie Ruth" Woo began her political career working for Seattle mayors Gordon S. Clinton and Dorm Braman. Woo was a fixture at Bush garden, where much of her "wheeling and dealing with influential politicians" took place.[49] She was associated with the political careers of Gov. Gary Locke and Ron Sims, City Councilmembers Dolores Sibonga, Paul Kraabel, and John Manning, state representatives Kip Tokuda and Velma Veloria, among others.[50] A Seattle Times profile of Woo from 1996 described Woo as "central to the emergence of Asian Americans as a political force in the state."[51] Upon her death in 2016, then-

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41 Cultural History Meeting held by Vibrant Cities, December 16, 2019.
42 *Seattle Times*, "Rep. "Patsy Mink, Hawaii, will speak," February 6, 1972, p. G7.
43 United States House of Representatives, "Mink, Patsy Takemoto," https://history.house.gov/People/detail/18329 (accessed January 2020).
44 *Seattle Times*, "Benefit buffet planned for Tuai," July 15, 1973, p. 40.
45 *Seattle Times*, "Gossett to be target of militant roast," September 1, 1977, p. 67.
46 *Seattle Times*, "Japanese Americans to install," January 12, 1978, p. 49.
47 United States House of Representatives, "Mineta, Norman Y.," https://history.house.gov/People/detail/18323 (accessed January 2020).
48 Robert T. Nelson, "Field of One in Council Primary," *Seattle Times*, April 12, 1991, p. C3.
49 *Northwest Asian Weekly*, "2016 top stories," Vol. 35, no. 52, December 25, 2016, p. 11.
50 Jim Simon, "Ruth Woo's Way: The Elusive Politics of Ruth Woo," *Seattle Times*, September 8, 1996, p. 12.
51 Ibid.

mayor Ed Murray described her as "perhaps the most politically important person in this state, decade after decade."[52]

In an article by Assunta Ng in Northwest Asian Weekly, Ng states, "[t]he late political guru Ruth Woo used to have a regular spot at the restaurant, wheeling and dealing with influential politicians."[53] In a talk given about Ruth Woo at the Wing Luke Museum, Mika Kurose Rothman states, "[i]n her booth at Bush Garden, Auntie Ruth offered [young community leaders] bento lunches and a genuine seat at the table as young professionals."[54]

According to articles in Crosscut and the North American Post, President Richard Nixon wanted to come to Bush Garden. However, the Secret Service deemed it a security risk after an advance visit, on the grounds that the restaurant had too many "hidden crannies" to be safe for a visiting president.[55]

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[52] Christine Claridge, "Ruth Woo, influential behind-the-scenes figure in state politics, dies at 89," *Seattle Times*, July 14, 2016, https://www.seattletimes.com/seattle-news/obituaries/ruth-woo-influential-behind-the-scenes-figure-in-state-politics-dies-at-84/ (accessed January 2020).

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