

Client: Port Gamble S'Klallam Tribe
 Developer: Port Gamble S'Klallam Tribe Housing Authority
 Architect: Roy Hellwig, Tormod Hellwig, LLC
 Contractor: Jack Grinnell, JM Grinnell Contracting Inc.

Landscape Architect: Brian McCormack, ASLA
 Civil Engineer: Ahmis Loving, Loving Engineering & Consulting, P.S. Inc.
 Partners: Common Ground

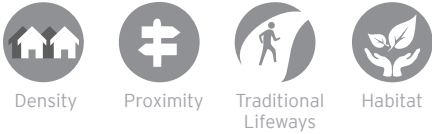


Photo: Nathaniel Corum

HERITAGE PROTECTION

The Port Gamble S'Klallam Tribal (PGST) Housing Authority designed and built the Teekalet Village at a key location adjacent to historic salmon fishing grounds on the Puget Sound. Site features include a community building, a playground, and connections to walking/hiking trails. This housing was built to replace asbestos-contaminated houses on the same site. The site was carefully designed to protect a salmon spawning creek, a tribal hatchery, and the historic waterfront at Point Julia.

CORE PROJECT EMPHASES:

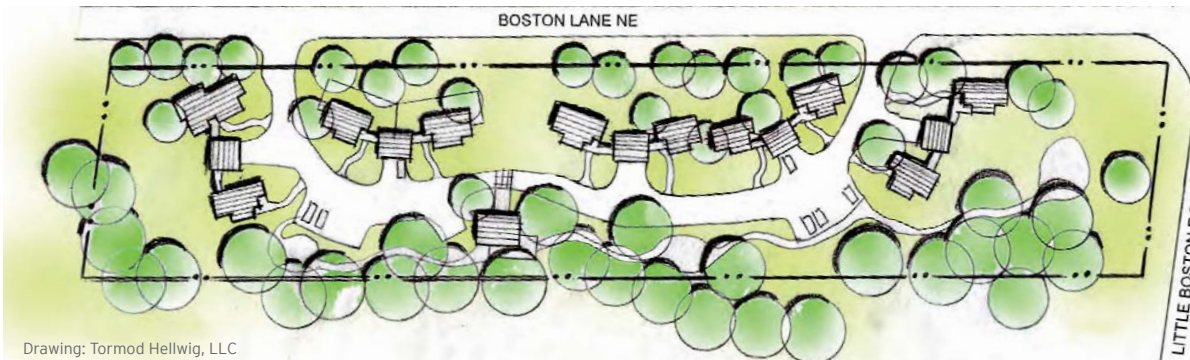
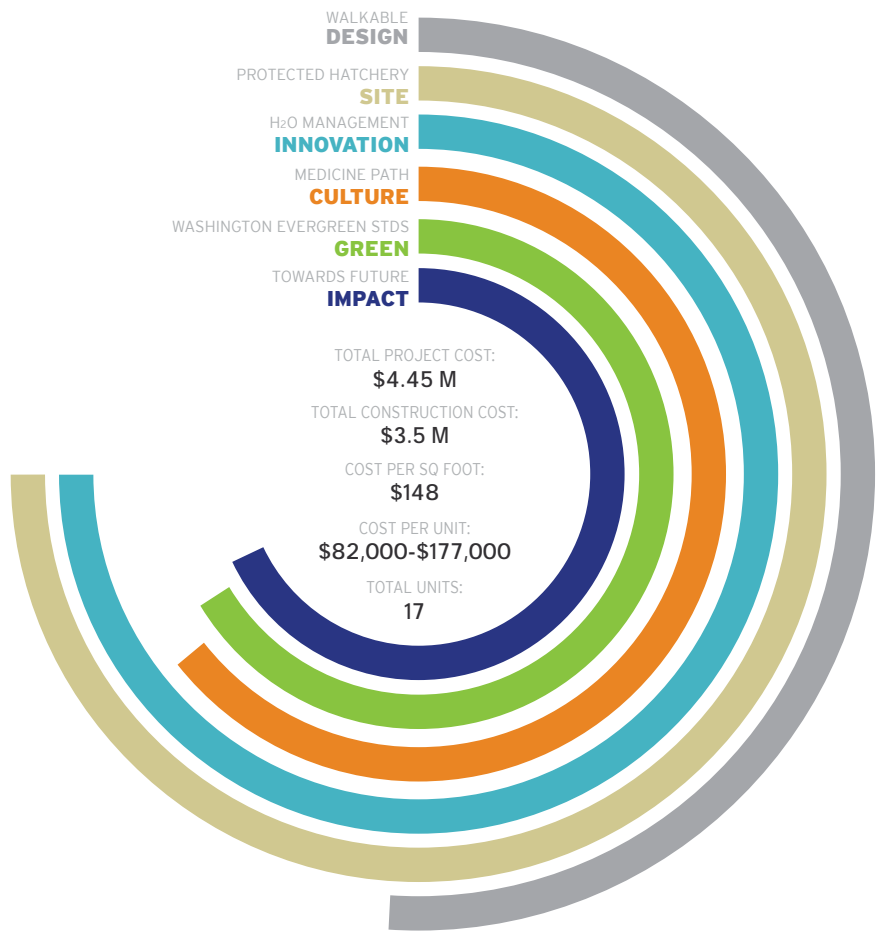


LESSONS LEARNED

- Good design can achieve appropriate density in communities with histories of sparse settlement.
- Walkable communities can be anchored with access to key recreational, cultural and historic sites.
- New housing projects can help preserve traditional heritage.

BEST PRACTICES

- The design/build team included a S'Klallam tribal member contractor and a local architect.
- A playground, pathways, native plants, and porches help to form a cohesive community atmosphere.
- Landscape and waterflow management protect an adjacent salmon creek and hatchery.



Drawing: Tormod Hellwig, LLC

Single Family
 Northwest





TEEKALET VILLAGE

CONTEXT

Many of the approximately 1,300 tribal members of the Port Gamble S'Klallam Tribe (PGST) live on the shores of Port Gamble Bay on the Kitsap Peninsula. A ferry and short drive from Seattle, this two miles of waterfront is part of the reservation. Although historically a Salish-speaking people, they were well established in the Puget Sound basin by 1400 BCE. Today, the S'Klallam people continue to practice the traditions that shaped their culture and lives, including fishing, hunting, singing, and dancing. The tribal web site makes it clear that the PGST are working hard to build a better community for future generations.

DESIGN

A pleasing cluster of homes in a variety of layouts and colors is anchored by a community center and an access loop. Project materials include cement fibre board sheathing, composition shingle roofing, and timber porches.

COMMUNITY

Several tribal offices and businesses are within walking distance of the site and an exemplary community center, composed of a culturally appropriate longhouse, library, housing authority, other tribal offices, and new school.

DAY LIGHTING

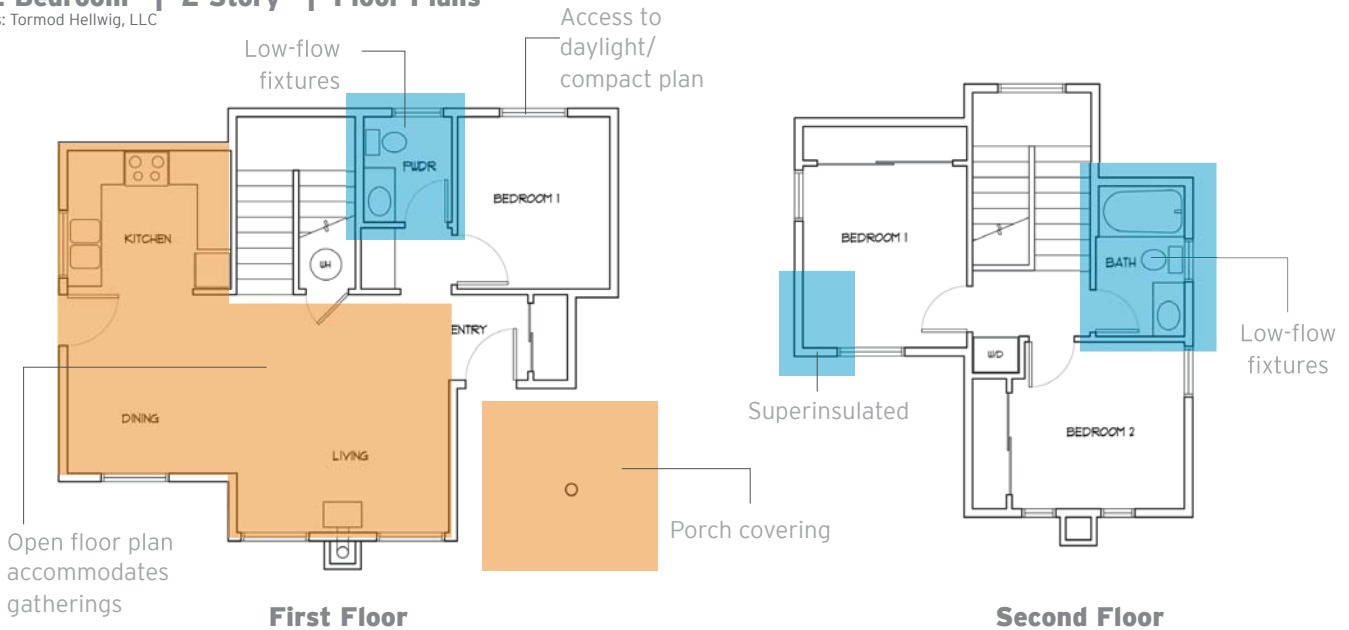
Because sunlight is scarce in the Pacific Northwest, during the winter, architects designed the houses with smaller building envelopes to allow light to enter from two sides. The porches were also equipped with transparent roofing allowing more light through. On the south side of the homes, shading elements keep the homes from overheating.

“From my house, I can walk right down to the beach. I can walk to the tribal administration; we have an exercise room that we can all walk to, right by the health clinic and the dental offices. We’re pretty much close to everything, except the store, which is a bit of a walk.”

- Joanne DeCoteau, Resident tribal member

2 1/2 Bedroom | 2 Story | Floor Plans

Drawings: Tormod Hellwig, LLC



SITE

A beautiful bluff above a fragile salmon creek, the site was previously developed in the 1970s with five buildings containing asbestos, all of which were in various states of disrepair. After evaluation, it was determined these structures had served their functional lives and it would be cost prohibitive to renovate them, so they were abated and demolished. The Teekalet project is considered an infill development because it increased the density of the site, with 17 units and a community center in the same footprint area. To protect the stream from runoff, landscape features include a comprehensive system of rain gardens, permeable paving, swales, and native plants. A path network, water access, and a playground connect to community facilities and shoreline hiking.





DESIGN

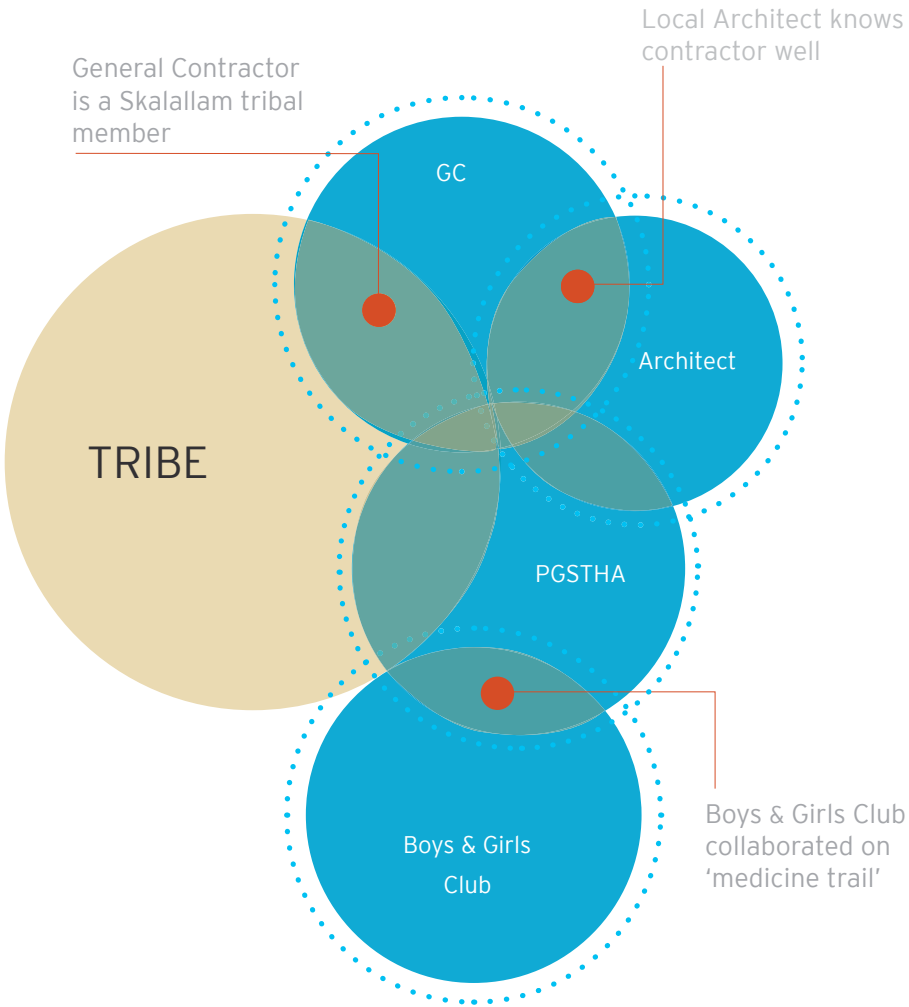
Well-proportioned homes are in a colorful and cozy circle that features central access, a community center, and walkable paths to community services and natural resources. Pathways, native plants, and a playground form a cohesive community atmosphere, and landscape and waterflow management protects an adjacent salmon creek and hatchery from negative impacts of the development.

GREEN

The homes feature low-to-no-volatile organic compound (VOC) products, low-flow fixtures, and ENERGY STAR appliances. Energy efficient features are extensive, including being photovoltaic (PV) ready, incorporating passive solar and heat-recovery ventilation, as well as instant hot water, and programmable thermostats. The owners were all provided with a manual and orientation to the green features.



Photo: Nathaniel Corum



Project relationships diagram

PROCESS

Through a process centered on a series of community meetings, the design/build team worked with the Port Gamble S’Klallam Tribe (PGST) Housing Authority, tribal members, and the PGST Tribal Council to arrive at a design approach and construction imperatives. The architectural program stemmed from community input and tribal members’ needs and preferences, including large kitchens, ample storage, multilevel designs, and “half-rooms” that could alternatively serve as an office or nursery.

CULTURE

According to S’Klallam oral tradition, the level sandy spit chosen for the mill site was the ancestral village known as “Teekalet,” which is a Klallam/Chimakum word that describes “the shining sand in full sunlight.” Fireplaces are important to tribal members, as are places to store firewood for backup heating and ceremonial use. The site is just upstream of a tribal salmon hatchery and adjacent to historic sites, including Point Julia on the Puget Sound.





TEEKALET VILLAGE

INNOVATION

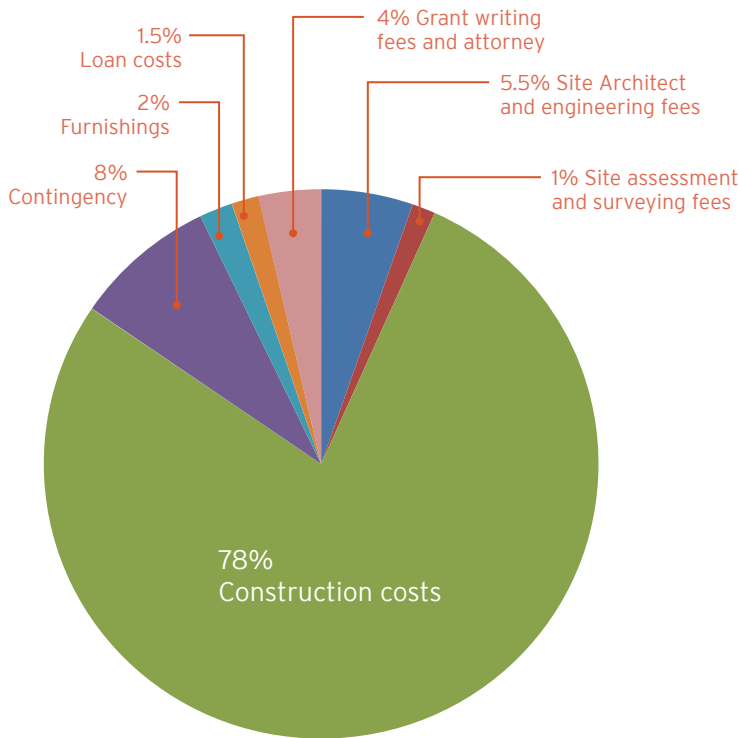
A dynamic site water system protects the salmon creek, hatchery, and Puget Sound waters below. The site design by civil engineer Ahmis Loving and Nez Perce tribal member and landscape architect Brian McCormack features water management, pervious paving, swales, and raingardens to arrive at a resilient habitat for newly introduced native plants that protect the nearby creek shed and allow for access to community services, fishing, recreation, and play.

VISION

Common Ground performed a study and determined a clear need for affordable housing, confirming the tribe's recognition that there was not enough housing for low-income community members, and that a priority was healthy homes in a dense configuration close to community facilities. The Tribal Council tasked the Port Gamble S'Klallam Tribe (PGST) Housing Authority with developing the project.

ITERATION

The design team was provided with information from community meetings, where tribal members communicated the need for a large gathering areas. This was provided through the inclusion of a community center, indoor/outdoor social spaces, open floor plans for kitchen, living, dining, and porches.



“ We’ve learned from this project that we have to make better use of the land. We have to increase density in order to meet current and future needs for housing, and of course we have to continue to develop projects that are environmentally friendly, energy-efficient and have durable materials. -Chris Placentia



Project cost breakdown

LESSONS LEARNED / CONCLUSION

As a result of the Teekalet project process, the Port Gamble S’Klallam Tribe and housing authority are now knowledgeable about providing high-quality, green housing at a higher density. The standards for housing and the ability to produce it have been raised in the community, and many tribal members have become more comfortable with denser housing, especially when it is within close proximity to key services and activities. The sense in the course of interviews is that when future residents and other tribal members are consulted on design elements, a better product results. The close-knit, local design/build team also assured close community contact throughout the process, addressing concerns as they arose before problems became entrenched. There is now great confidence in the community’s ability to provide for its own housing needs, paving the way to more successful projects in the future.

