

# 3rd Ave S Sidewalk Reconstruction

This sidewalk is located on the east side of 3rd Ave S between Yesler Way and S Washington St, including a short section of the sidewalk on the north side of S Washington St between 3rd Ave S and 4th Ave S at the driveway into the Tashiro-Kaplan building garage.

## Applicant Problem

- The sidewalk surface is poor and uneven, making this a difficult area for people with disabilities. The patchy cover of asphalt and poor quality of this infrastructure adds to the deleterious image around this building and in Pioneer Square.
- Although SDOT was slated to replace all sidewalks around the Tashiro Kaplan Building during its construction, funds ran dry and this sidewalk has been falling further and further into disrepair since 2004.
- Poorly engineered quick fixes send water into storefronts during rainy periods.

## PROJECT TYPE

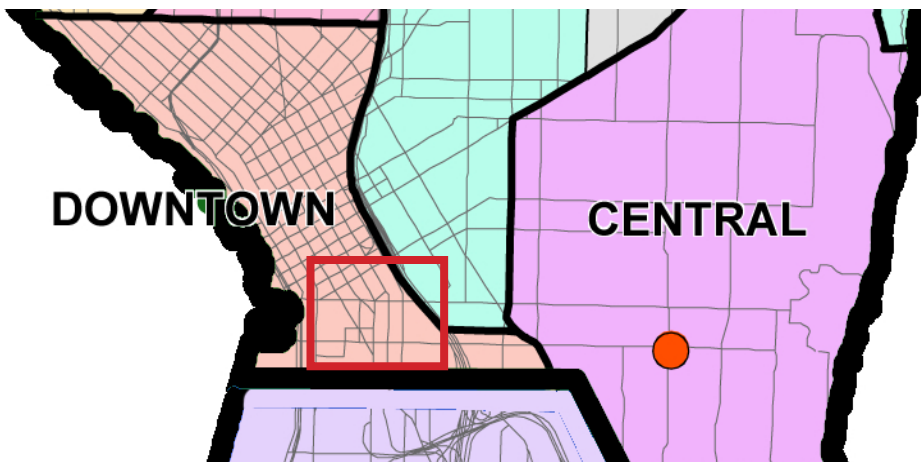
Pedestrian Improvement

## LENGTH

240 LF

## COST ESTIMATE

\$1,320,000



- d. The Tashiro Kaplan building management has been cited multiple times for the unsafe quality of this sidewalk and areaway below.
- e. The unstable load bearing condition of the sidewalk is a safety threat in the event of a vehicle or bus driving over the curb.
- f. The nature of this sidewalk improvement is such that it will continue to degrade further over time and become more expensive to repair, replace and even maintain.

### Applicant Solution

Using initial schematics created for the Third Avenue Transit Corridor Improvements project, reconstruct the sidewalk, including a curb bulb at the NE corner of 3rd Ave S and S Washington St.



*3rd Ave S looking north*



*3rd Ave S looking south*

# Seattle Department of Transportation (SDOT) Review

## Project Description

3rd Avenue S is an arterial street in downtown Seattle. It serves as an extension of the 3rd Avenue Transit facility to connect Metro routes to 2nd Ave S Extension. 3rd Avenue S is 42-feet wide and has two-way traffic from S Washington Street to approximately 100-feet north where northbound traffic is forced to turn left into a private parking garage. Transit service on this street is exclusively in the southbound direction. There are no transit stops along this block. The intersection of 3rd Avenue S and S Yesler Way/Prefontaine Place S is controlled by a traffic signal. There is a painted area south of the traffic signal which is unused as a travel way or pedestrian space. This space, as shown in the attached plans, has been proposed as a pedestrian area. Due to the location of the plaza over the existing roadway, no conflicts with the existing areaways are expected. There are sidewalks on either side of 3rd Avenue S, however, the sidewalk on the east side of the roadway just north of S Washington Street is over an existing areaway presenting challenges to sidewalk repair. Additionally, the sidewalk on the east side has ridges running perpendicular to the pedestrian travel way. This treatment was used in the past on steep roadways to assist pedestrians.

The proposed project will repair the existing sidewalk along 3rd Ave S from the north end of the building on the corner with S Yesler Way to S Washington Street. The existing curb will remain in place. As noted in the applicant's description, there is an existing areaway along 3rd Ave S extending from S Washington St to approximately 120 feet north. This areaway is in poor shape and needs to be rebuilt to accommodate a reconstructed sidewalk. The cost estimate for this conceptual design assumes this would be a full reconstruction of the areaway, including hazardous material removal. A less expensive alternative would be to fill the existing areaway and install a conventional sidewalk on top. This results in a lower cost of approximately \$880,000. This sidewalk is located within the Pioneer Square Preservation District. The Pioneer Square Preservation Board would need to review and approve this project's impact to the areaway. Because it is likely that the structural features of the areaway would have to be maintained, the more conservative cost estimate is included.

Two new ADA ramps would also be constructed at the intersection of 3rd Ave S and S Washington St. There is a current project which will be installing new ADA ramps on the other corners so these new ramps are not included in the cost estimate.

## Constructability

- Construction of sidewalk on top of areaways will require structural modifications and will likely involve close coordination with adjacent property owners for access during construction.
- This project requires review and approval from the Pioneer Square Preservation Board.
- Existing utilities such as water meters, gas valves, and SCL handholes for illumination will need to be adjusted to grade.
- Existing handhole on the NE corner may need to be relocated.

## Impacts

- High volume of bus traffic will impact construction schedule. This may result in activities occurring during night time or weekends.
- Existing trolley wires are in place on 3rd Avenue S and will require deactivation during construction.
- Entrance to garage may be impacted during construction but will be maintained following the completion of the project.

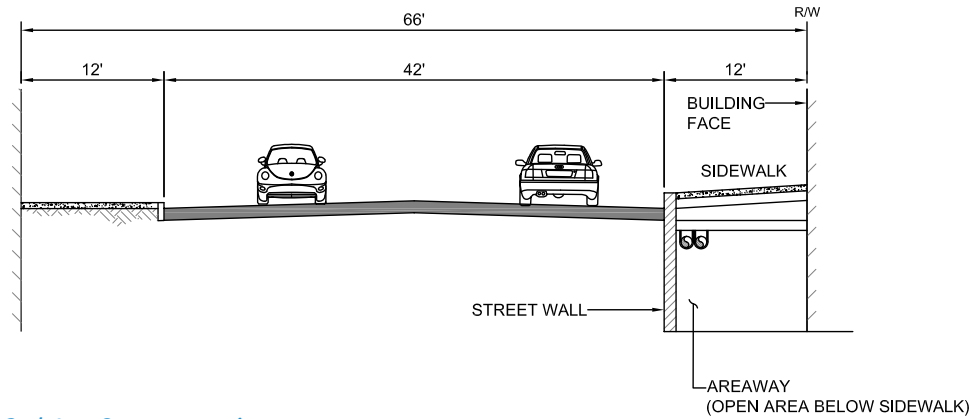
## Benefits

- Removing unlevelled sidewalk along 3rd Ave S.

# Seattle Department of Transportation (SDOT) Review



3rd Ave S sidewalk repair location



3rd Ave S cross-section