Pioneer Square Preservation Board

Areaway Repair: 616 1st Ave S

May 20, 2026

The City of Seattle
Pioneer Square Preservation Board

Seattle Department of Transportation

Presentation Agenda:

- Project Location
- Project Needs
- Pre and Post Condition of Areaway
  - Key features within areaway
- Repair
  - Minor repairs
  - Major repairs/replacement

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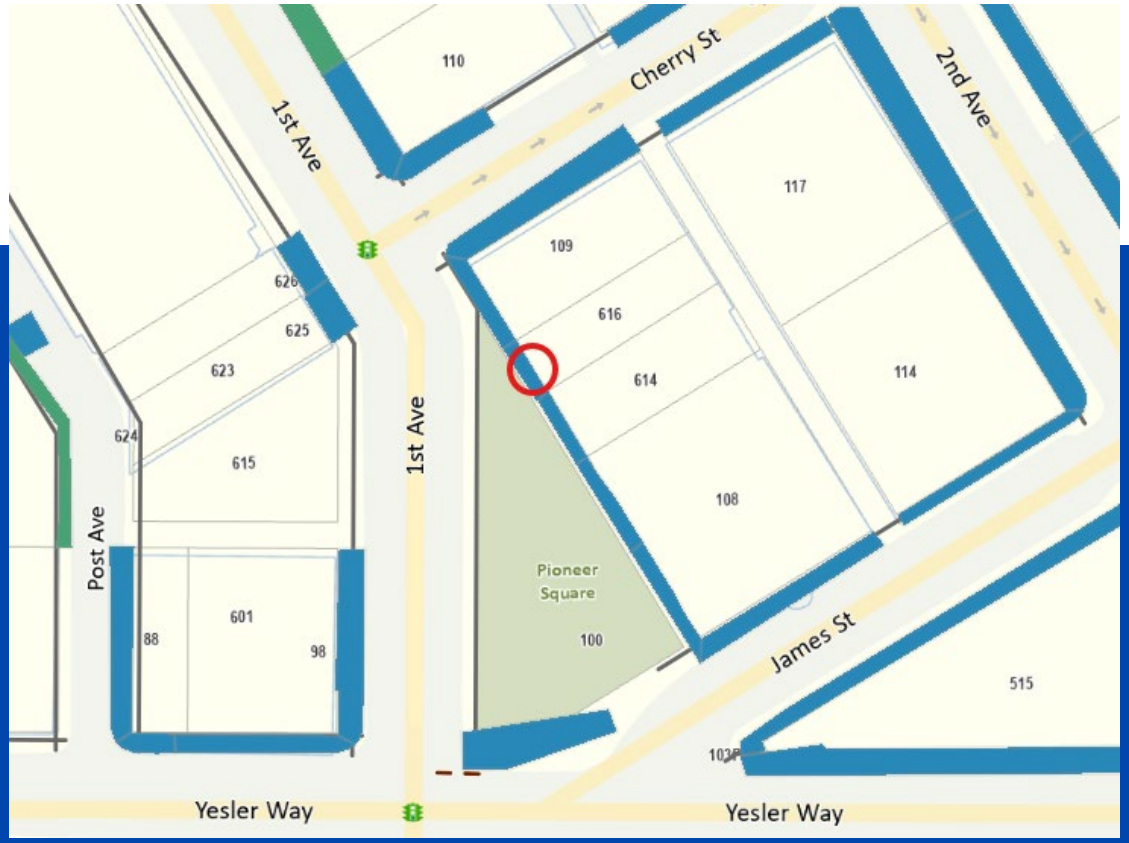
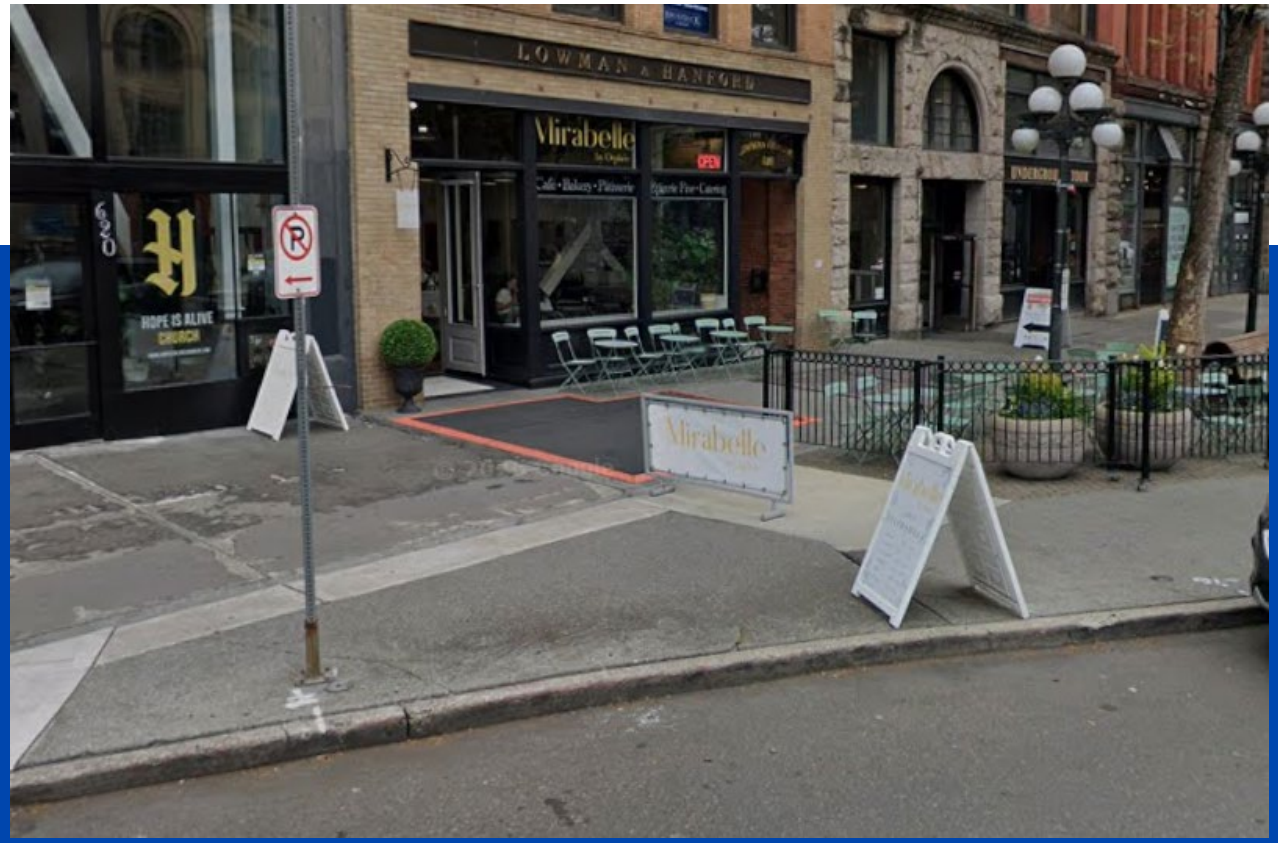
Areaway Repair: 616 1st Ave S





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Project Needs

- Why are we doing this project?
  - ➢ To repair damaged elements of existing areaway
- What happened?
  - ➢ Post car crash response
- How did it happen?
  - ➢ Driver unaware of areaway in area
- Identify severity of the issues
  - Repair to pre-incident condition
  - Replace if repair is not an option

General Condition of Space

- Condition
  - Intact no observed damage
  - Disturbed due to utility cuts
  - Post utility cut debris

Pre-accident Condition

Post-accident Condition

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Pre-accident Condition

Post-accident Condition

Interior of Areaway Looking North

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Pre-accident Condition

Post-accident Condition

Interior of Areaway Looking South

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Masonry Arch Ceiling

- Condition
  - Intact
  - Loose brick and mortar

Pre-accident Condition

Post-accident Condition

Skylight Assembly

Pre-accident Condition

Post-accident state

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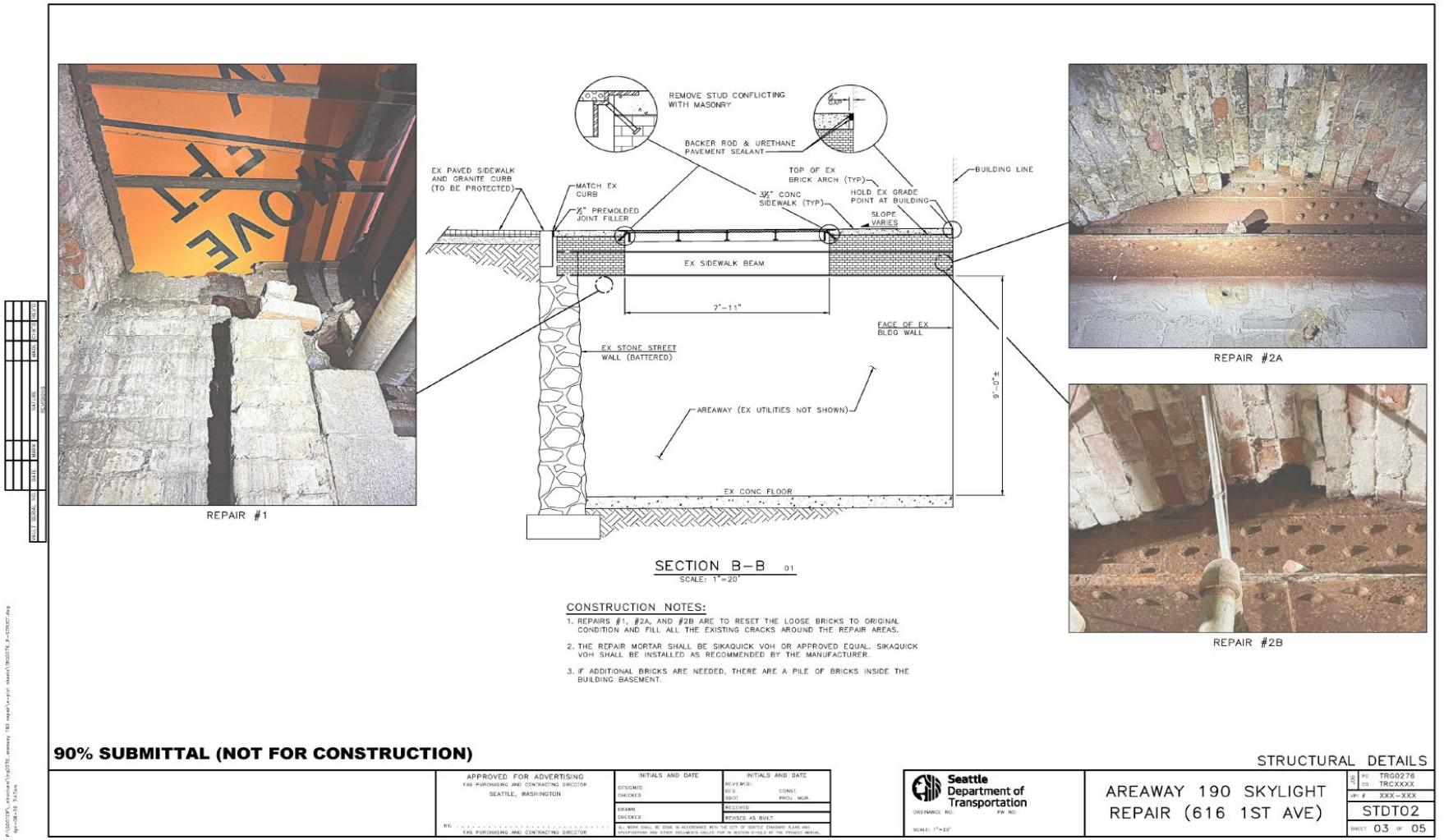
Skylight Assembly

- North assembly
  - 4 of the 8 panels significant damage
  - Remaining panels have cracks at various locations
  - Frame broken or have cracks
- South assembly
  - Panels have cracks at various location
  - Cracks through frame elements

Minor Repairs

- Masonry Arch Ceiling
  - ➢Re-secure dislodged bricks
  - ➢Tuck point as needed



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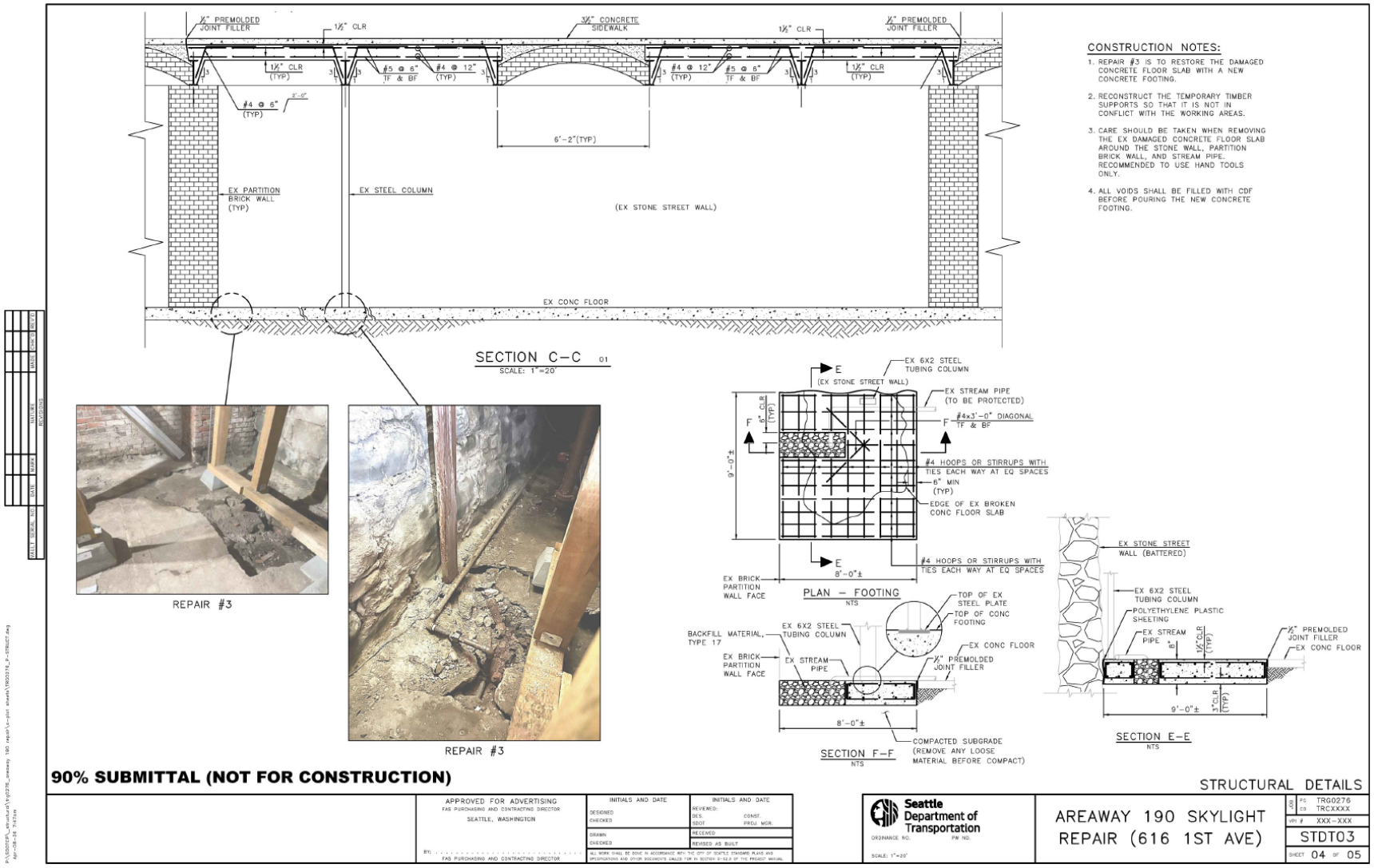
Minor Repairs

- Concrete floor slab
  - ➢Cut neat line of existing slab and restore
  - ➢Leave cut out of utilities and back fill with gravel



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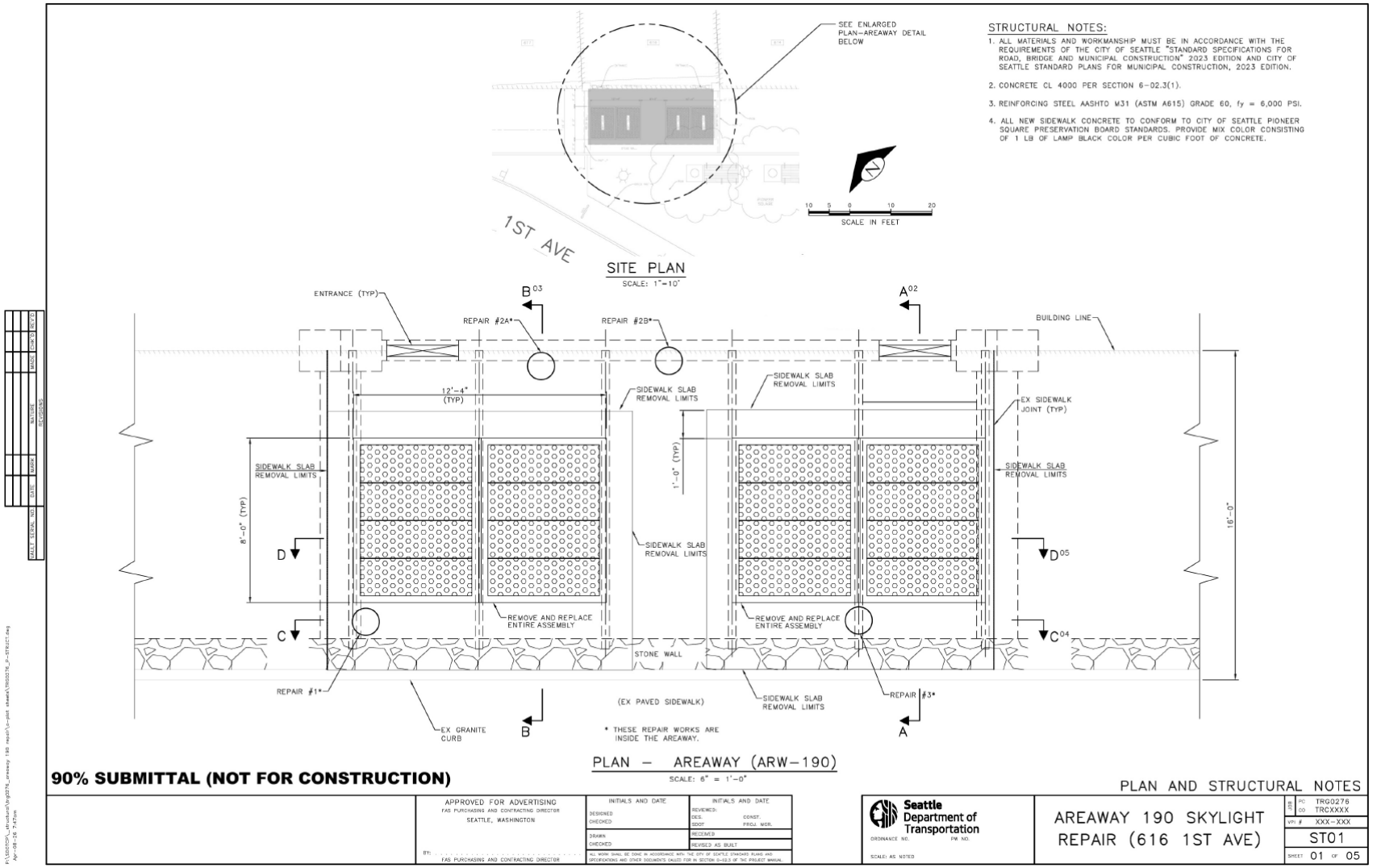
Major Repairs

- Fabricate new skylight assembly
- Reconstruct concrete ledge supporting frame
- Remove and replace portion of sidewalk between joint lines of



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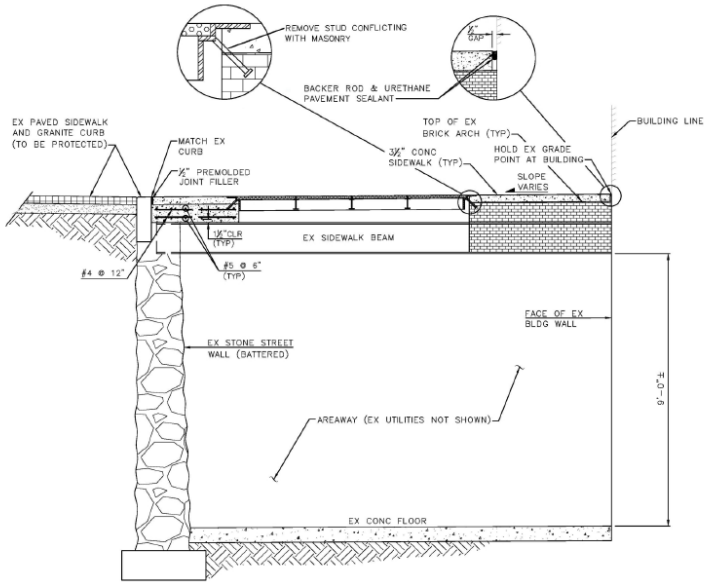
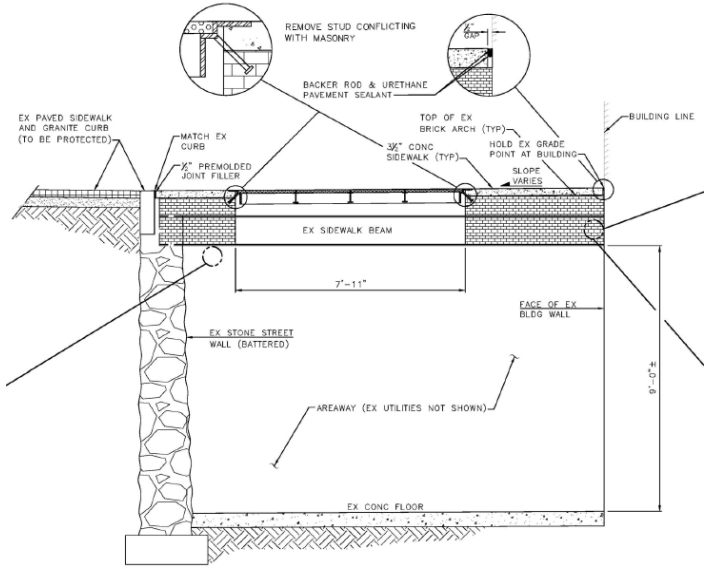
Major Repairs



SECTION A–A 01
SCALE: 1"=20'



SECTION B–B 01
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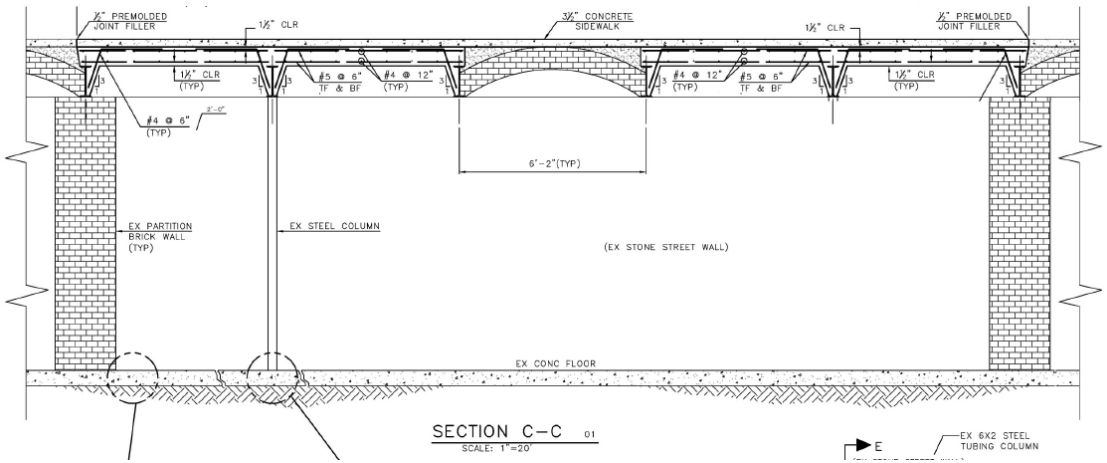

SECTION C–C 01
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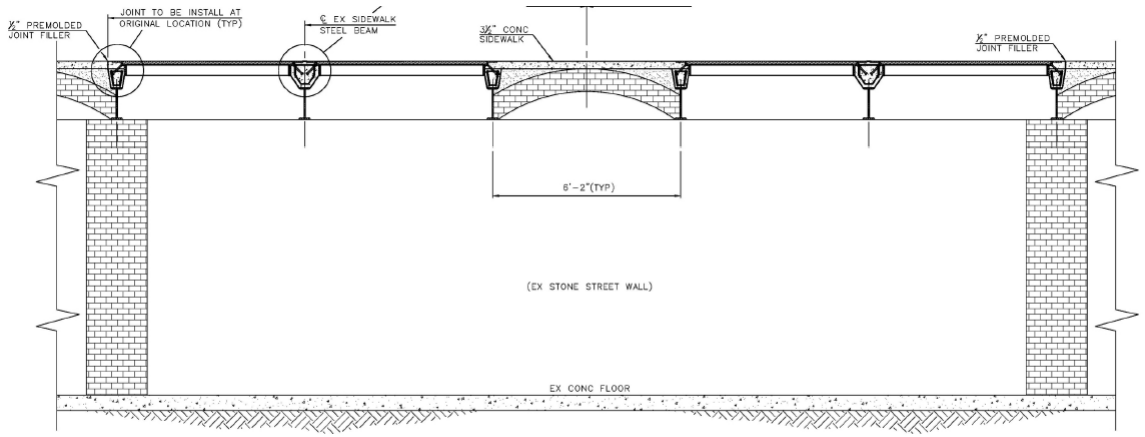

SECTION D–D 01
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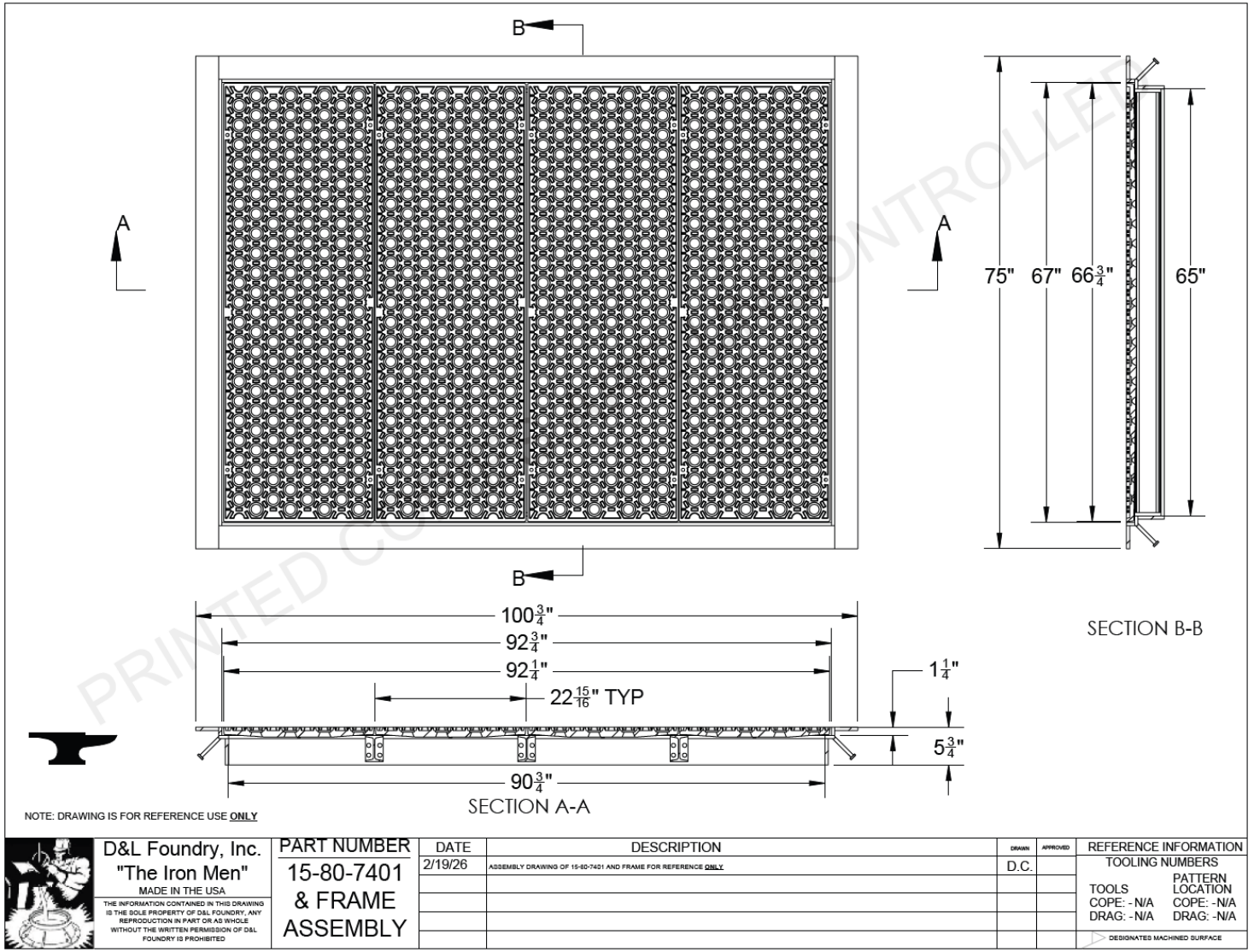
Sky light Assembly



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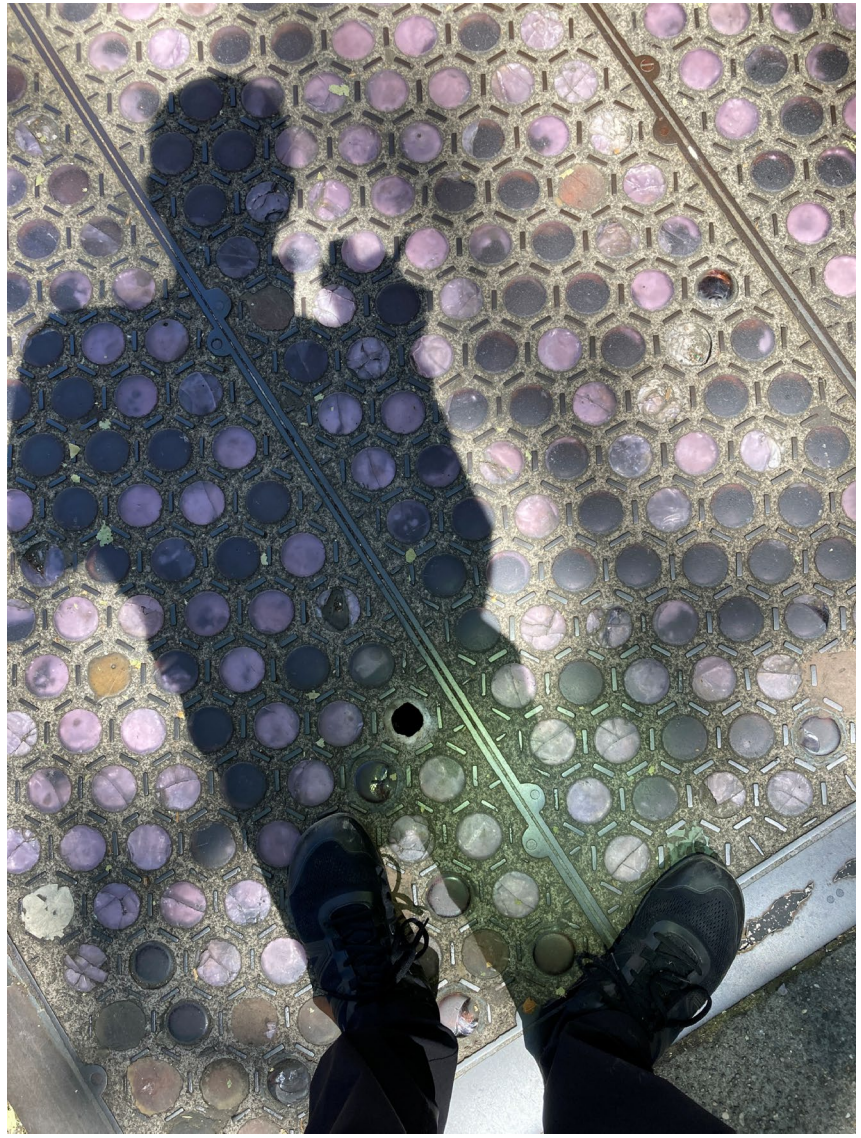
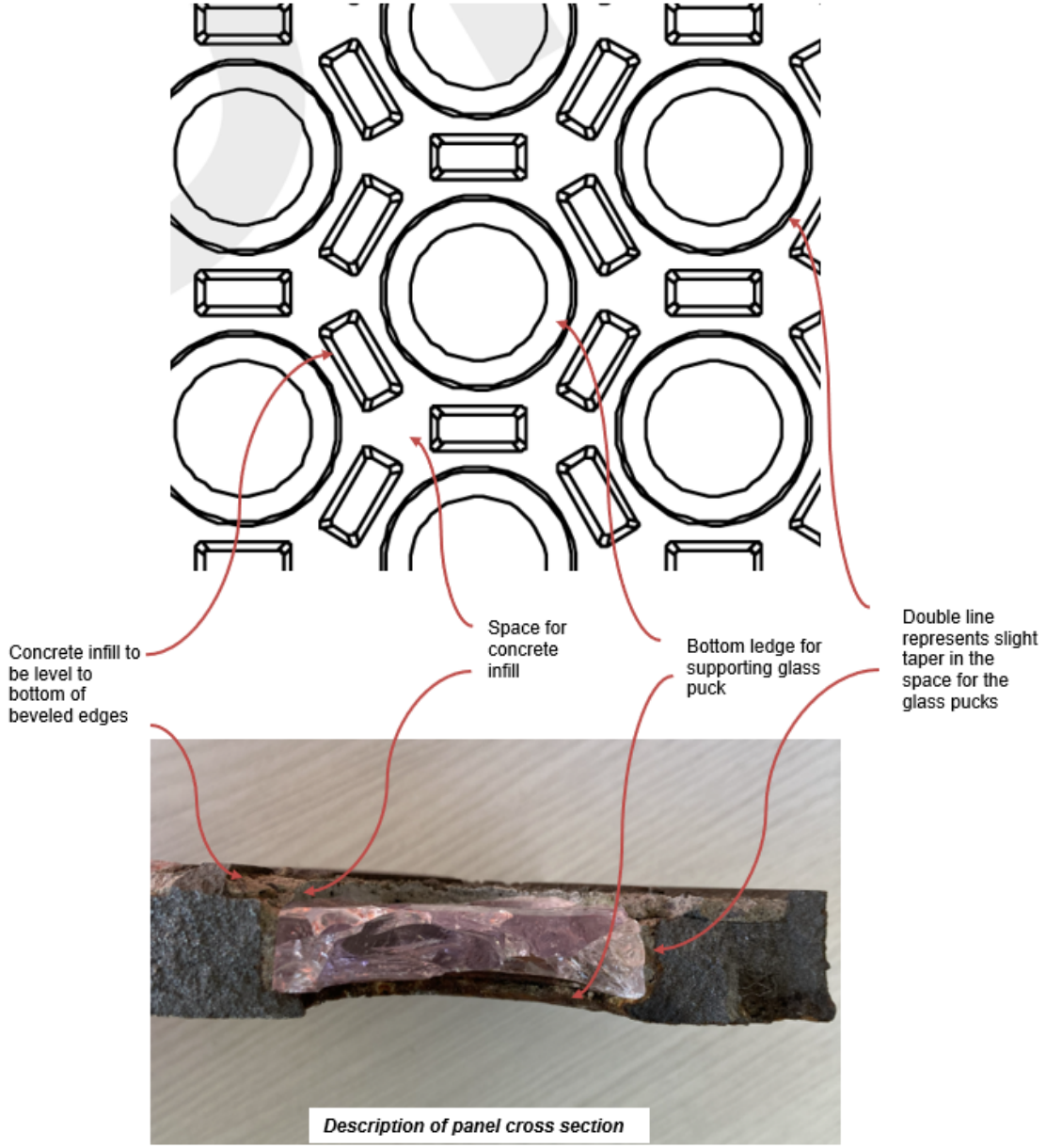
Sky light Assembly





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Sky light Assembly

- Need to satisfy current design requirements
- Mitigate hazards

- Dimensional changes:
  - The depth of the cast-iron panels increased: 7/8” to 1.25”
  - The depth of the frames increased: 4.5” to 5.75”

- Material changes:
  - Frame: change from cast-iron to stainless steel (long term durability concrete to cast iron contact cause rusting that will lift the frame up, create trip hazard)
  - Concrete infill material: switch from concrete sand mix, to an epoxy based cementitious material with sand mix (long term durability, will not change appearance)

- Appearance:
  - Stainless steel frame
    - Dull luster to create a matte finish
    - Chemical coloration or electro-chemical coloring can be utilized to
  - Epoxy Based cementitious infill material
    - Color of material
  - Glass pucks
    - Color of material: clear vs lavender
    - Surface appearance: clear or matte finish

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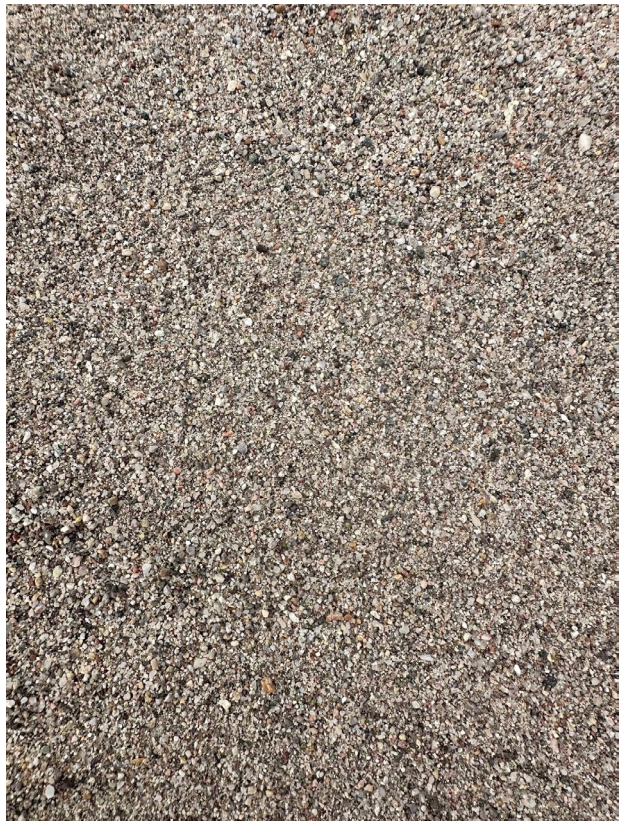
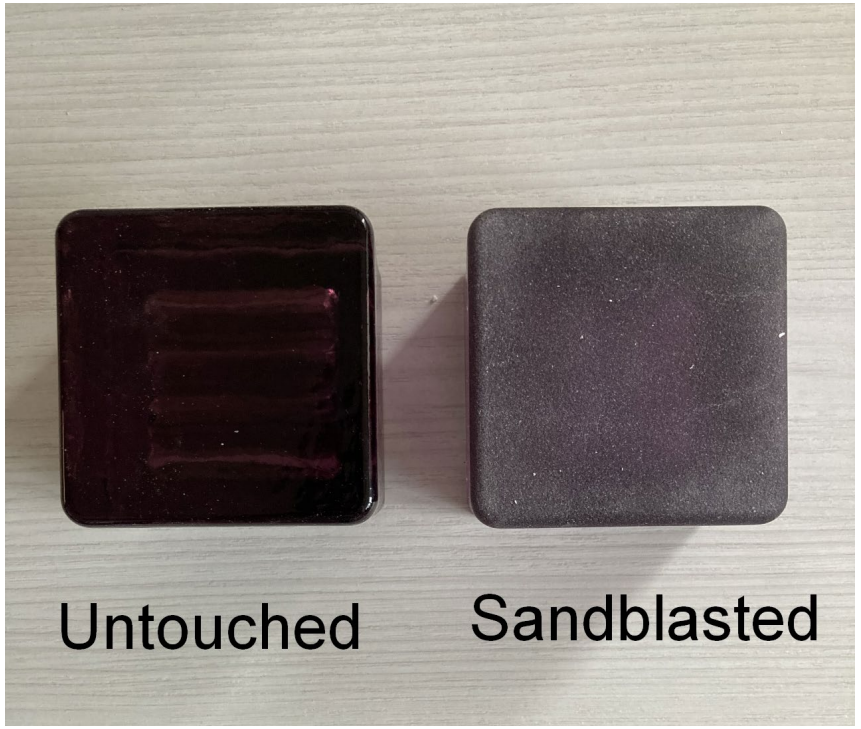
Sky light Assembly

- Appearance:
  - Stainless steel frame
  - Epoxy Based cementitious infill material



Sky light Assembly

- Appearance:
  - Glass prism



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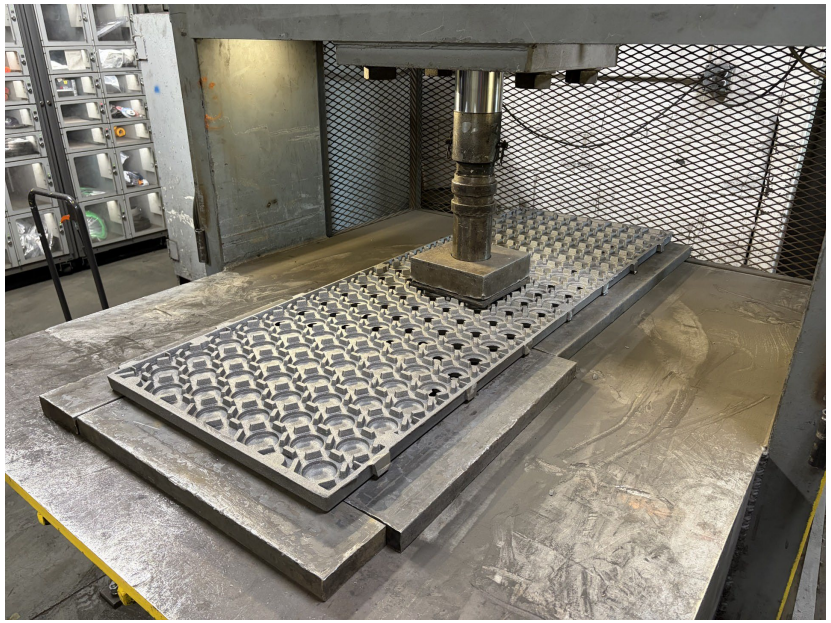
Sky light Assembly



Questions?

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