

**Application Revision – SIDEWALK REPLACEMENT AT AREAWAY
160 SOUTH JACKSON STREET**

Ron Wright & Associates/Architects, P.S.

Date: 4/25/2023

Project Address: 160 South Jackson Street

Previous Project/Certificate No: DONH-COA-PSB14221

Submittal of Application to Revise Scope of Work for Sidewalk Replacement:

The sidewalk and Areaway located at the corner of Jackson Street and the alley entrance at the southwest corner of the Burke Building (160 South Jackson Street) was damaged in 2020 by a heavy vehicle, causing a partial collapse of the sidewalk.

Documentation was submitted to the Pioneer Square Preservation Board to repair the underlying areaway and sidewalk. A Certificate of Approval for this work was issued on September 2, 2022 (PSB 142/21).

The specific scope of work identified in the COA was the following:

Rebuild the sidewalk including alterations to the areaway ceiling and structurally reinforce the areaway for two panels as proposed. Salvaged brick to be saved on site. All per the submittal.

A Street Use Permit for construction of the work was issued by SDOT on 12/28/2022.

During the construction of the work, it was discovered that the streetwall along S Jackson Street and the alley streetwall are in such poor condition they lack the capacity to support the sidewalk and are in need of immediate repair.

A revised design has been prepared to strengthen the existing wall structure. However, the resulting support wall will eliminate a portion of the areaway, and is projected to exceed \$350K in construction costs. Further, the revised design does not account for the potential for more work associated with footing requirements, which cannot be determined without excavation.

A significant concern for this location is the adjacency to the alley entrance, which is constantly used by large waste removal vehicles, and is required to be sufficiently constructed for emergency vehicle loads.

We therefore are requesting a revision to the original scope of work to allow for the areaway at this location to be permanently removed by filling the areaway with controlled density fill (CDF). This applies to the two bays originally damaged.

Any brick salvaged from the current construction operations will be saved onsite, per the original Certificate of Approval.

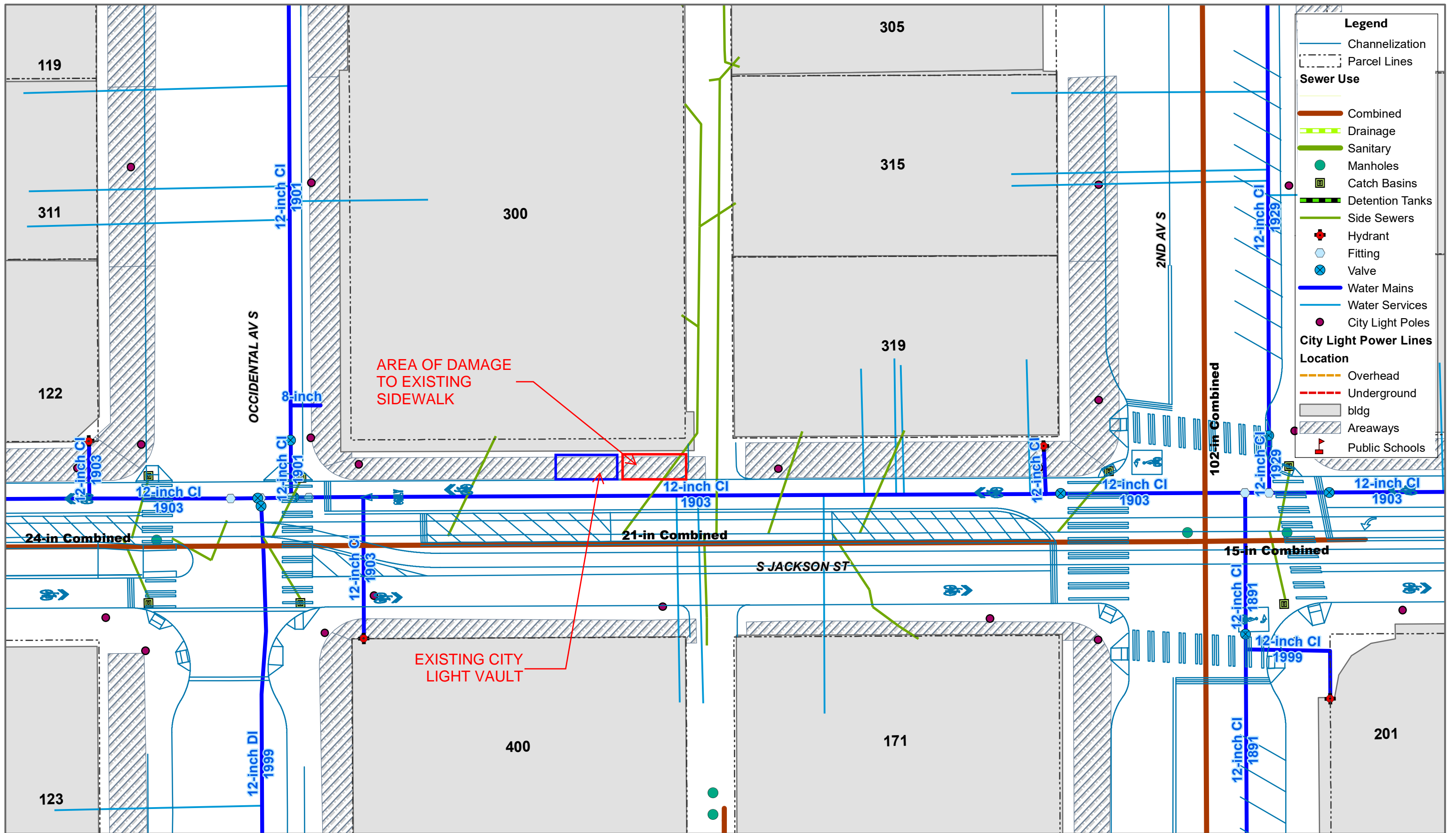
The sidewalk will be replaced, incorporating the integral color. Existing granite curbs will remain intact.

Ron Wright, AIA

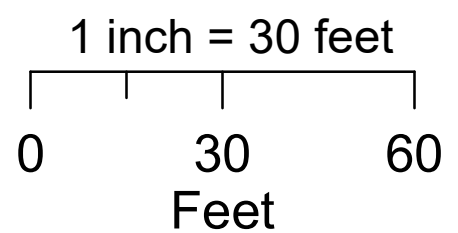
rwright@rwaa.com

(206) 728-4248

CELL (206) 910-7470



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City of Seattle



SITE PLAN
SIDEWALK AND AREAWAY REPAIR
160 SOUTH JACKSON STREET

Sidewalk Replacement, 160 South Jackson Street

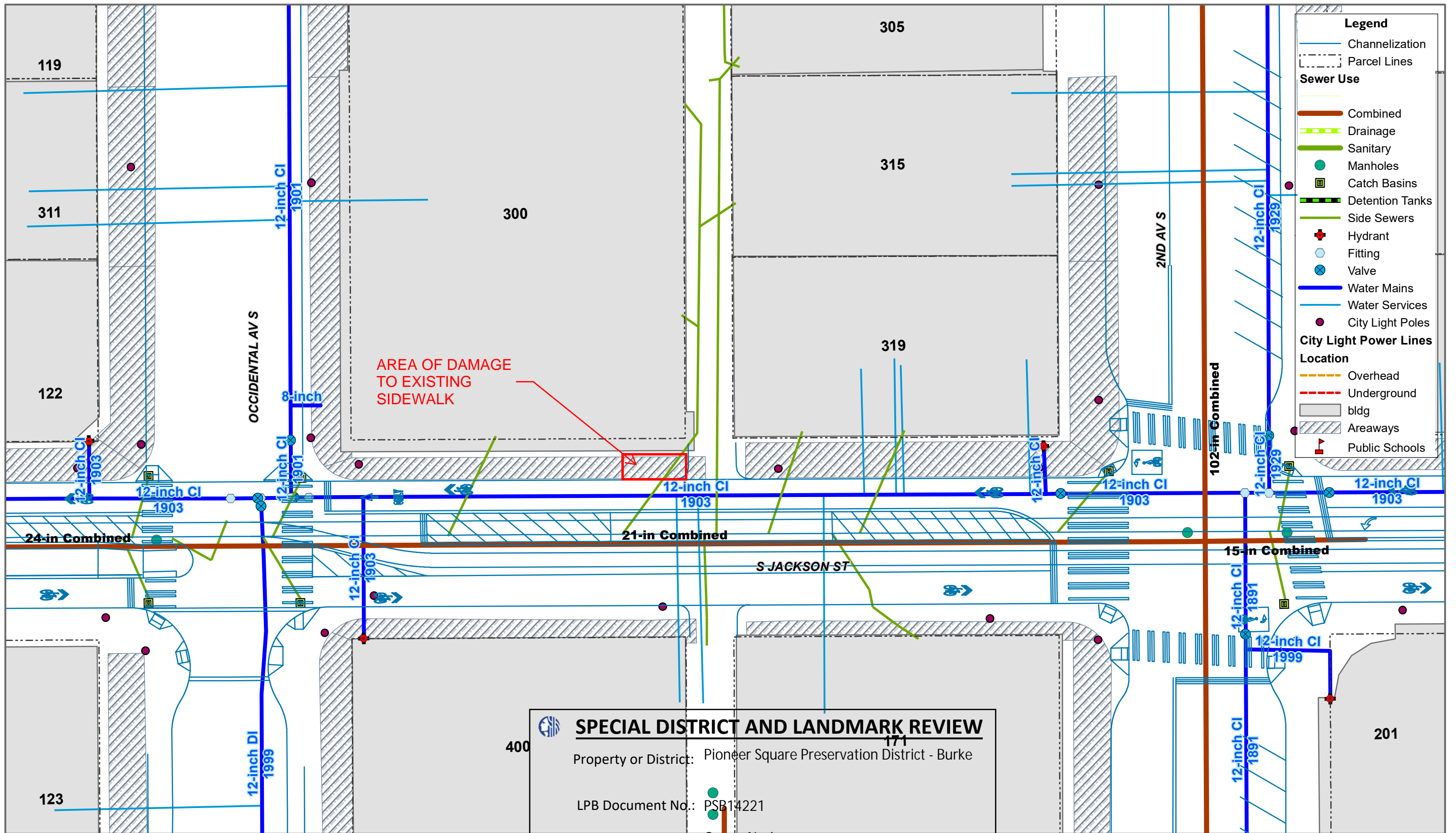


The existing sidewalk with areaway below proposed to be replaced with a new sidewalk installed over controlled density fill (CDF) at the former areaway location.

The areaway directly west of this location has previously been replaced by the installation of a City Light Transformer Vault.

Attachments:

Certificate of Approval, PSB 142/21



- Legend**
- Channelization
 - Parcel Lines
- Sewer Use**
- Combined
 - Drainage
 - Sanitary
 - Manholes
 - Catch Basins
 - Detention Tanks
 - Side Sewers
 - Hydrant
 - Fitting
 - Valve
 - Water Mains
 - Water Services
 - City Light Poles
- City Light Power Lines Location**
- Overhead
 - Underground
- Location**
- bldg
 - Areaways
 - Public Schools

SPECIAL DISTRICT AND LANDMARK REVIEW
 171
 Property or District: Pioneer Square Preservation District - Burke
 LPB Document No.: PSB14221
 Reviewed By: Genna Nashem

On: 9/2/21

Comments on Pages:

Total Pages: 6

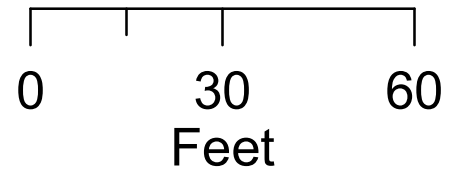
SPECIAL DISTRICT AND LANDMARK REVIEW
 This page: APPROVED
 By Genna Nashem

SITE PLAN
 SIDEWALK AND AREAWAY REPAIR
 160 SOUTH JACKSON STREET

GIS Layers Provided by
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1 inch = 30 feet



160 S Jackson St Areaway Repair

Scope of Work

The scope of work involved in this areaway repair is limited to the replacement of 2 sidewalk panels on the street level. See figure 1 for approximate extents of replacement.

Within the areaway below grade, the scope includes the replacement of the existing areaway structural slab and existing steel beams. Members will be replaced with new concrete slabs and wide flange beams to support the new sidewalk above.

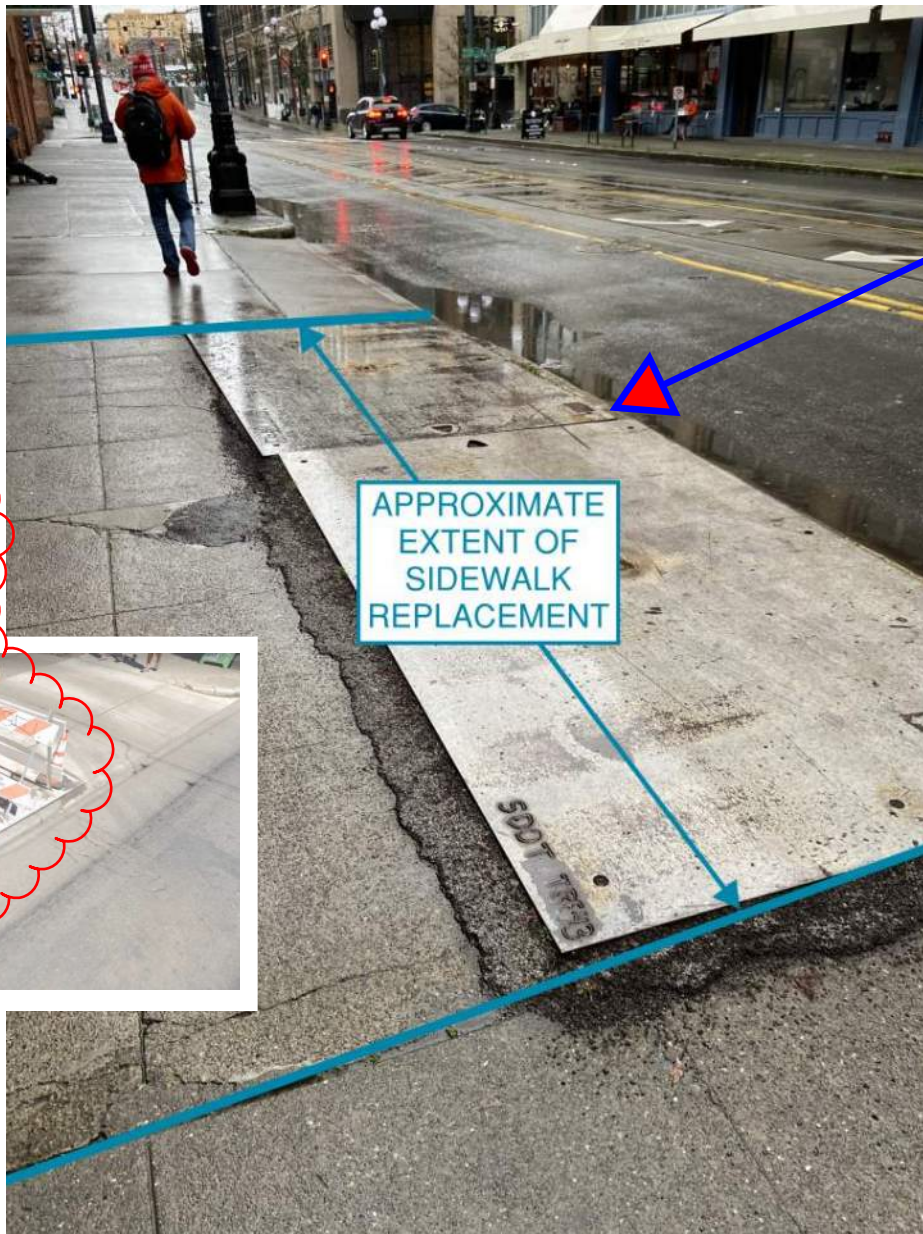
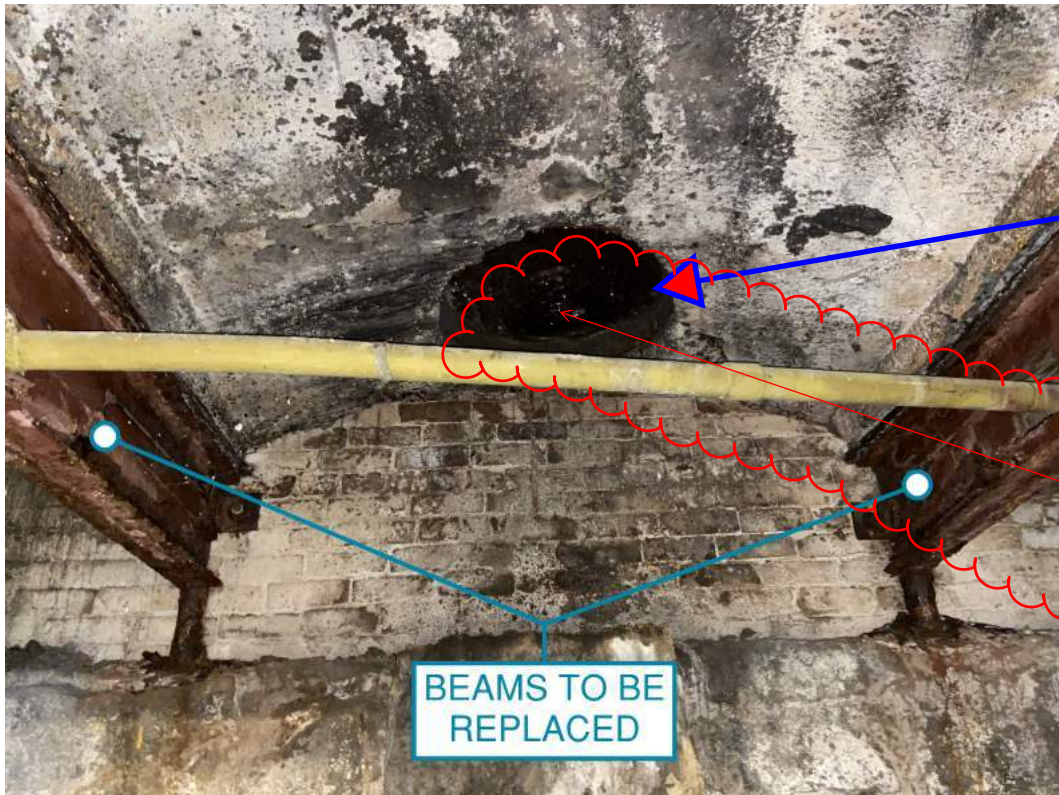


Figure 1: Approximate Extent of Sidewalk Replacement



This is a manhole cover location. This element will be removed.

Figure 2: Existing Beams to be Replaced



Figure 3: Eastern End of Scope of Work



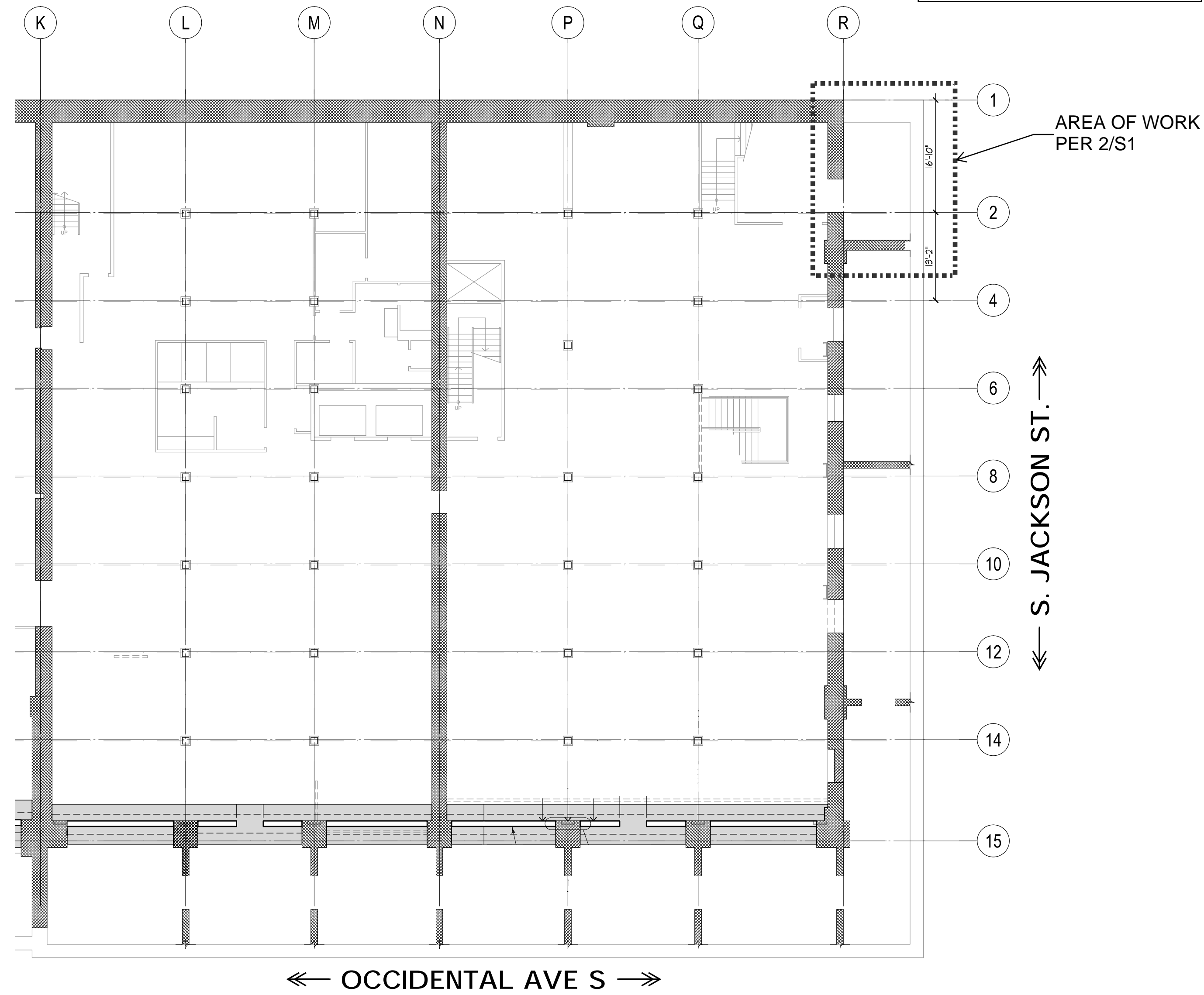
EX. WALL AT
WEST END OF
SCOPE OF WORK

Figure 4: Western End of Scope of Work

This brick arch will be removed as part of the repair. The new concrete slab will replace the arch at this location.

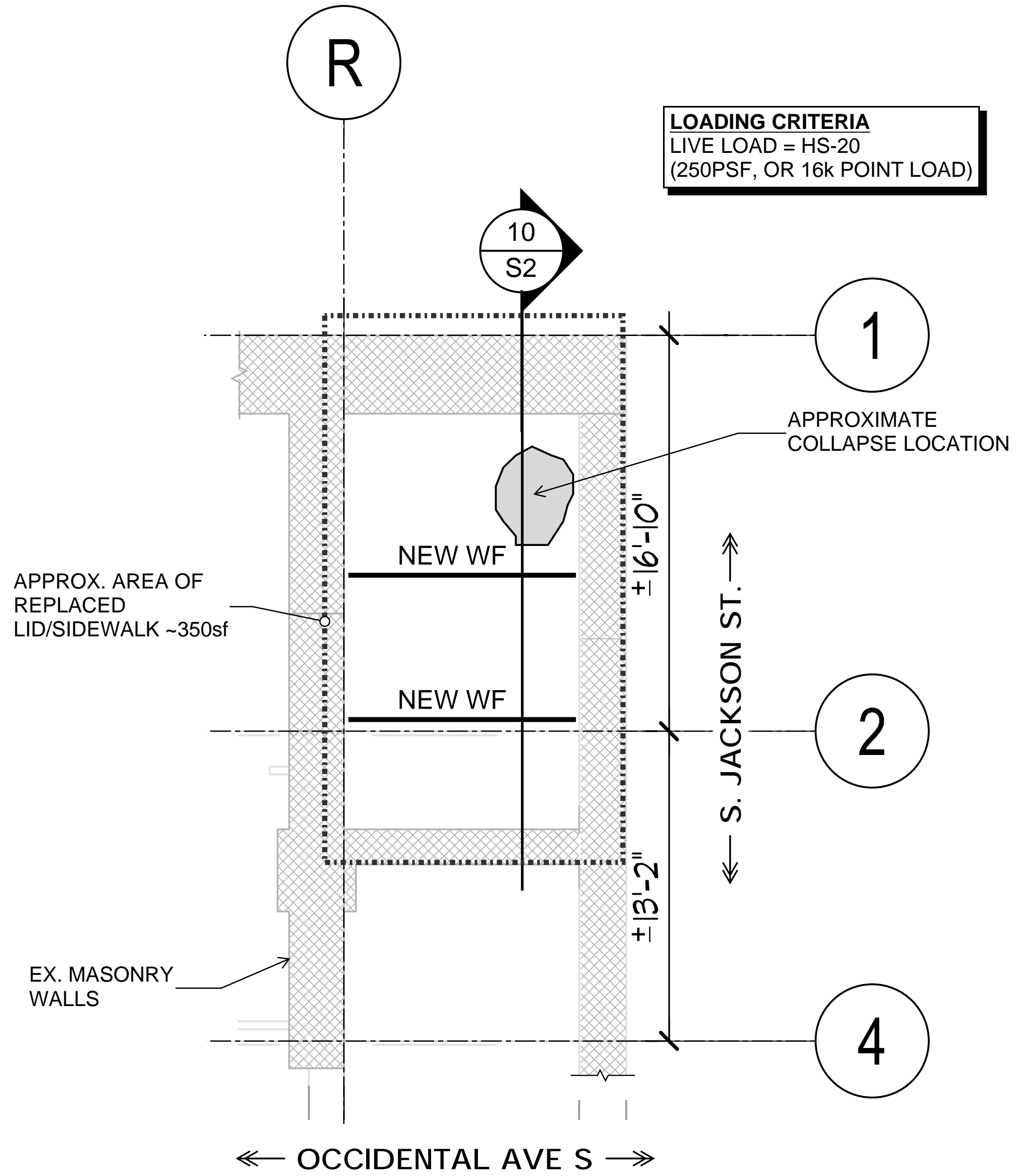
30% Complete Street Improvement Plan

Not For Construction



SPECIAL DISTRICT AND LANDMARK REVIEW
 This page: APPROVED
 By Genna Nashem

1
S1
GROUND PLAN
SCALE: 1/16" = 1'-0"



2
S1
AREA OF WORK PLAN
SCALE: 1/4" = 1'-0"

DATE	MARK	NATURE	REVISIONS
		MADE	CHK'D/REV'D



**COUGHLIN
PORTER
LUNDEEN**

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com



REVIEWED BY SPU/WATER ENGINEERING	DESIGNED	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	CHECKED		REVIEWED:
REVIEWED BY SPU/DRAINAGE	DRAWN		PROJECT MANAGER
20.....	CHECKED		
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DESIGN REVIEW		REVISED AS-BUILT.....
20.....			

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.



SCALE: H. V. INSPECTOR'S BOOK

STATE/BURKE BUILDING AREAWAY REPAIR

160 S JACKSON ST
GROUND AREAWAY PLAN

SDOT PROJECT NO.
Vault Plan No.
Vault Serial No.
SHEET OF

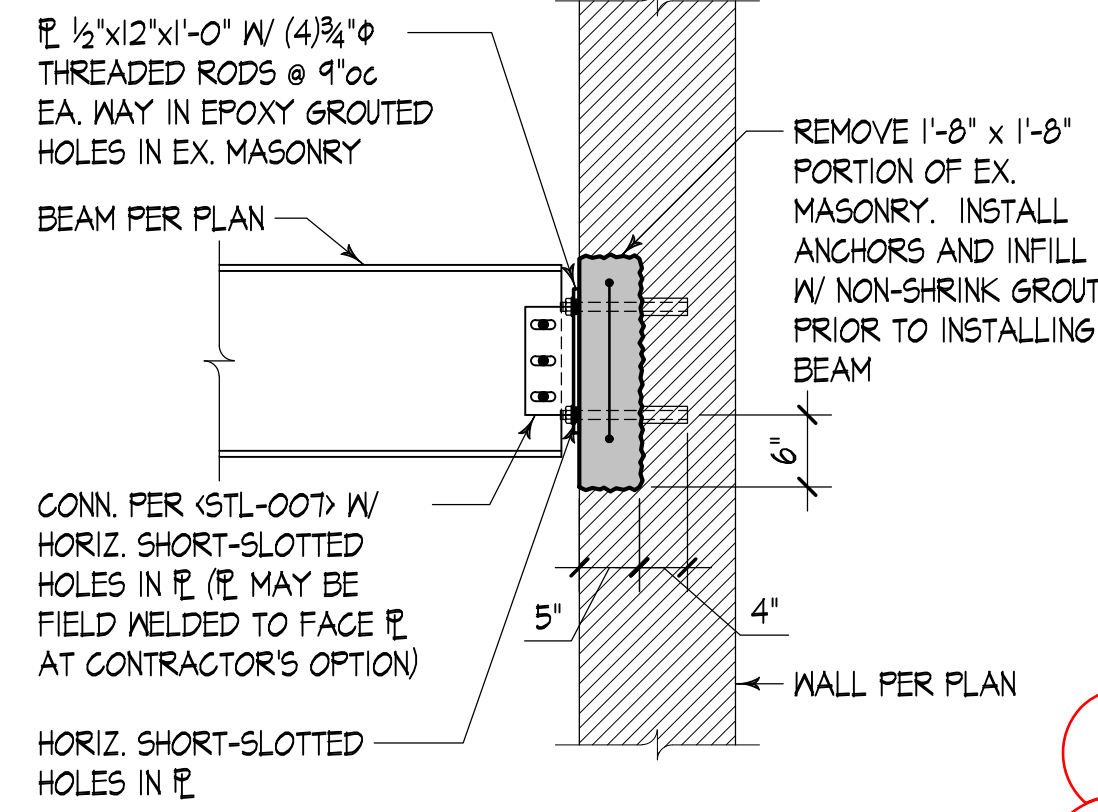
30% Complete Street Improvement Plan

Not For Construction

DATE	MARK	NATURE OF REVISIONS	MADE BY	CHK'D	REV'D

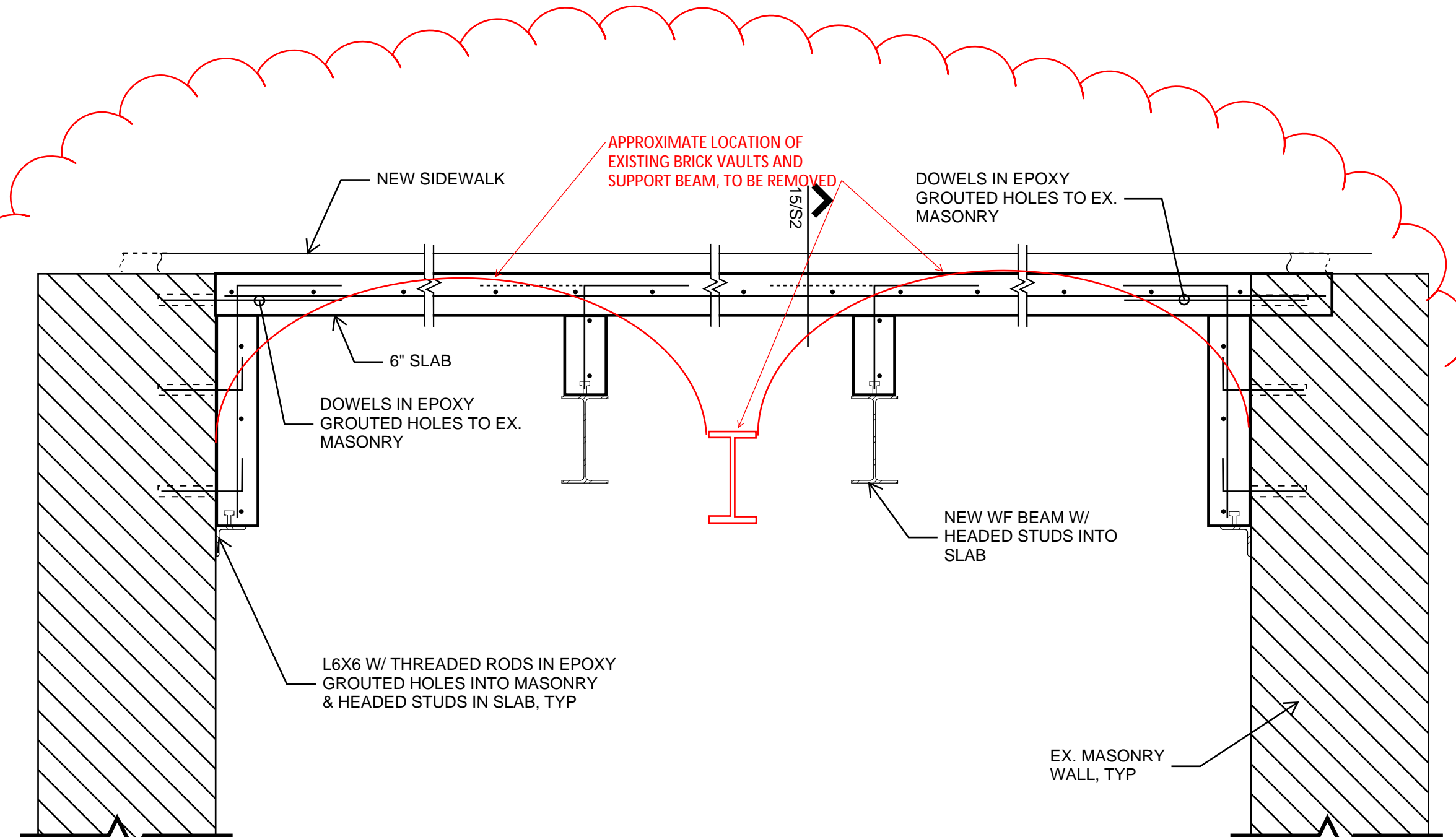
1

2



NOTE: DETAIL IS SHOWN FOR GENERAL SCOPE, FULL ENGINEERING WILL CLARIFY FINAL DETAIL INTENT

SPECIAL DISTRICT AND LANDMARK REVIEW
 This page: APPROVED
 By Genna Nashem



ALLEY WALL

EXISTING DEMISING WALL IN AREAWAY

SECTION - EAST-WEST DIRECTION FACING STREET

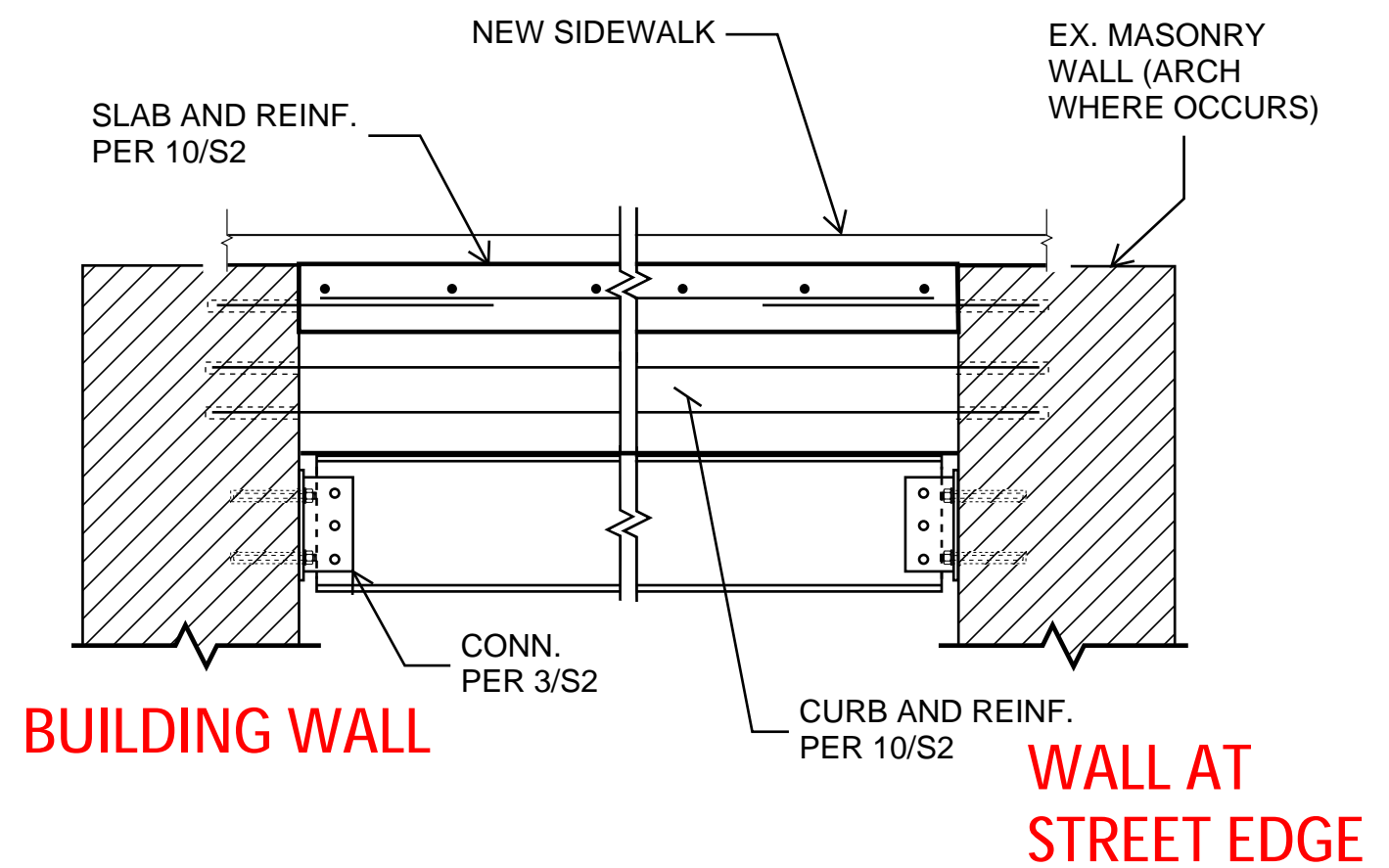
GRANITE CURB AT STREET AND ALLEY EDGE NOT SHOWN. GRANITE CURB TO REMAIN.

6

7

8

10



BUILDING WALL

WALL AT STREET EDGE

11

12

13

15



COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
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REVIEWED BY SPU/WATER ENGINEERING	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE	DESIGNED	INITIALS AND DATE	REVIEWED:
	CHECKED		
	DRAWN		PROJECT MANAGER
	CHECKED		
	DESIGN REVIEW		REVISED AS-BUILT.....



SCALE: H. V. INSPECTOR'S BOOK

OCCIDENTAL MALL AREAWAY REPAIR

160 S JACKSON ST
 GROUND AREAWAY PLAN

SDOT PROJECT NO.	
VAULT PLAN NO.	
VAULT SERIAL NO.	
SHEET	OF



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

PSB 142 /21

CERTIFICATE OF APPROVAL

Date: September 2, 2021

Applicant: Ron Wright

Project Name: Sidewalk/areaway repair

Project Address: 160 S Jackson St

On September 1, 2021, the Pioneer Square Preservation Board recommended approval of the application for:

Rebuild the sidewalk including alterations to the areaway ceiling and structurally reinforce the areaway for two panels as proposed. Salvaged brick to be saved on site.

All per the submittal.

The Pioneer Square Preservation Board considered the following District Rules, Seattle Municipal Codes and Secretary of the Interior's Standards when making the recommendation:

Code Citations:

SMC23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

Secretary of Interior's Standards

I concur with the Board's recommendation and hereby issue this Certificate of Approval. This action is pursuant to Pioneer Square Preservation District SMC 23.66 and does not waive the owner's obligations with regard to other permits and plans. *To obtain a street use permit call, Seattle Department of Transportation, at (206) 684-5267. To obtain a sign permit call Steve Sampson, Seattle Department of Construction and Inspections, at (206) 684-8419.*

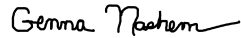
Public Disclosure/Disclaimer Statement

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Andrés Mantilla, Director
Department of Neighborhoods



By: Genna Nashem
Pioneer Square Preservation Board
Coordinator
(206) 684-0227

cc: Nathan Torgelson, SDCI
Katrina Nygard, SDCI
Case File

EXPIRATION OF CERTIFICATES OF APPROVAL: Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date.

NOTICE TO APPLICANT: Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Preservation Board prior to implementation.



