

**CASE STUDY**

# Home Plate Center

Mixed Retail/Commercial with Below-grade Parking – Seattle, Washington

## HISTORY

Located in a transportation hub known as Sodo District, the Home Plate Center is a six-story, 175,000 square-foot retail and commercial building with one level of underground parking adjacent to Safeco Field, home of the Seattle Mariners Major League Baseball team.

The developer envisioned a sleek business space with five to seven campus-style buildings south of downtown Seattle in proximity to Qwest Field (home to the National Football League's Seahawks and Major League Soccer's Sounders FC), Starbucks world headquarters and the Puget Sound waterfront.

## PROBLEM

Nucor Skyline was contacted to provide a cost-effective foundation system solution using construction method that would allow the owners the ability to generate leasing revenue as timely as possible.

Designs called for Home Plate Center to be founded on previously filled tidal flats with very poor soils that consisted of gravelly, silty sands with organic debris and water from glacial marine drift.

## SOLUTION

In 2008, Nucor Skyline introduced the steel underground concept as part of an up-down construction method, and highlighted the Z-shaped sheet pile with tie backs a cost-effective solution.

The steel sheets, at lengths of 48 feet, were designed to provide a hydrostatic cut off and the thickness of the steel walls increase the lifespan of the building's structure. Skyline performed a



design life calculation which exceeded the 100-year design life requirement. The sheets, driven by a traditional vibratory hammer, act as an attractive and permanent interior wall.

Incorporating the steel sheet pile in this method of construction provides a temporary shoring wall for an open, safe area during the excavation process. The foundation work can progress upward until the surface elevation is reached. The first building in the campus-style project began in late 2010 and was completed in the spring of 2012.

## PROJECT PARTNERS

### Owner

American Life Ventures LLC  
Seattle, Washington

### Contractor

Sodo Builders  
Seattle, Washington

### Subcontractor

Dewitt Construction Inc.  
Vancouver, Washington

### Engineer

DCI Engineers  
Bellvue, Washington

### Architect

Freihert & Ho  
Seattle, Washington

## PRODUCTS

750 tons of Z-shaped Sheet Piles,  
Grade 50