

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

Skyline Steel 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 gravely, silty sands with organic debris and water from glacial marine drift.

Solution

In 2008, Skyline Steel introduced the steel underground concept as part of an up-down construction method, and highlighted the AZ 37-700 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 AZ 37-700 ASTM 572
Grade 50