



## APPROVED MINUTES OF THE MEETING

**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Tom Nelson**, Chair

**Osama Quotah**, Vice Chair

**Bernie Alonzo**

**Brodie Bain**

**Seth Geiser**

**Debbie Harris**

**Laurel Kunkler**

**Shannon Loew**

**Martin Regge**

**Ellen Sollod**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Coordinator

**Joan Nieman**  
Administrative Staff

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**August 1, 2013**  
Convened 10:00 am  
Adjourned 4:30 pm

**Projects Reviewed**  
Swedish Ballard Skybridge  
Fire Station 32

**Commissioners Present**  
Tom Nelson, Chair  
Osama Quotah, Vice Chair (arrived 10:30 am)  
Bernie Alonzo  
Brodie Bain (excused at 3:00 pm)  
Seth Geiser  
Laurel Kunkler (excused at 3:00 pm)  
Shannon Loew (arrived 1:30 pm)  
Martin Regge  
Ellen Sollod

**Commissioners Excused**  
Debbie Harris

**Staff Present**  
Michael Jenkins  
Valerie Kinast  
Joan Nieman



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<b>August 1, 2013</b> <b>1:35 – 3:00 pm</b>	<b>Project:</b>	<b>Swedish Ballard Skybridge</b>	
	<b>Phase:</b>	Skybridge ROW Term Permit Ordinance	
	<b>Previous reviews:</b>	none	
	<b>Presenters:</b>	Steve Gillespie	Foster Pepper
	<b>Attendees:</b>	Lee Brei	Swedish Medical Center
		Amy Gray	SDOT
		Rex Kerby	Swedish Medical Center
		Angela Steel	SDOT

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### Recusals and Disclosures

There were no recusals or disclosures.

### Purpose of Review

The purpose of this meeting was to review and provide recommendations to SDOT on a new term permit ordinance for an existing skybridge across Tallman Ave NW north of NW Central Pl. The permission to construct the skybridge was granted in October 1982 by Ordinance 110823. This permission expired in November 2012. The Design Commission was asked to weigh in on whether to approve the skybridge permit and whether the proposed public benefit mitigation package was sufficient.

The City of Seattle Skybridge Review Committee had reviewed the proposal and provided the Design Commission a copy of their recommendations. The SRC had recommended that the term permit ordinance be approved, and recognized recently completed improvements by Swedish as sufficient public benefit mitigation with conditions and a note that the Seattle Design Commission may recommend additional elements. The conditions were as follows:

1. All public open space areas should have signage installed indicating that the space is open to the public for 24 hours/day.
2. The public access easement should address the maintenance requirements for the space and be recorded with both abutting properties.
3. Specify that installation of the pedestrian path and signage occur within one year from the effective date of the ordinance.
4. If the pedestrian path cannot be installed within one year or needs to be removed for any reason, then Swedish Ballard shall propose a new public benefit installation of equal value to the Seattle Design Commission and install the new installation within 6 months.

### Summary of Proposal

The petitioner was seeking a new term permit ordinance for an existing skybridge at the Swedish Ballard Hospital. The skybridge crosses Tallman Ave NW, north of NW Central Pl, at the third floor level. It connects the hospital to the parking garage, sterile processing facility, loading dock, water chiller, and emergency power from the hospital's generators. It provides a pedestrian crossing, utility route, and

route to transport medical supplies. The skybridge provides the only ADA access between the hospital and the parking garage. It also carries emergency power lines and cooling water.

As public benefit mitigation, the applicants proposed that the City allow them credit for recently completed voluntary open space improvements installed in conjunction with upgrades to the facility:

1. Publically accessible private pocket park at NW Market St and Barnes Ave NW
2. Landscaping, public seating, and pedestrian lighting along Tallman Ave NW near the skybridge
3. Café seating and plaza area at the corner of Barnes Ave NW and 17th Ave NW
4. A landscaped pedestrian path connection from NW Market St to the mid-block of Tallman Ave NW
5. Landscaping along the new Radiation Treatment Center on Tallman Ave NW.

After the meeting, it was clarified that the landscaping along the Radiation Treatment Center was used in the green factor calculation for that project and could not be used as public benefit, so Swedish has withdrawn that element from its proposed public benefits package.

Another proposed public benefit item was a public access easement between Tallman Ave NW and Russell Ave NW. Swedish Ballard proposed to record a public access easement associated with the construction of a new pedestrian path to be located north of the parking garage on their private property. They were working with the private developer of the site to the north of the parking garage to create a mid-block pedestrian connection as part of the new multifamily development, to enhance pedestrian circulation within the area.

### **Summary of Presentation**

Steve Gillespie reviewed the presentation dated August 1, 2013, and available on the [Design Commission website](#).

Mr. Gillespie described the analysis of how the current functions of the skybridge would be provided if the skybridge were to be removed. The applicants considered a tunnel/below grade option and an at-grade option to replacing the skybridge. They reported that a tunnel under the street would be very costly because it would have to be located below existing utilities in Tallman Ave NW; relocating the materials and sterilization facilities to the hospital side of the street would not be possible without removing a very large amount of hospital space because the site is already completely developed. They also explained that Swedish could move the materials and sterilization facility offsite, but that would be very costly and would complicate operations greatly. The applicant presented the public benefit mitigation package described in the proposal summary above.

### **Summary of Discussion**

The Commissioners considered the alternatives to retaining the skybridge. They also discussed the constraints of growing critical public facilities within urban settings

The Commissioners discussed and agreed to acknowledge as public benefit mitigation the open space improvements that had already been constructed as part of the recent facility improvement project, because they were not done to meet code requirements. They gained an understanding of the nature of the pedestrian connector between Tallman Ave NW and Russell Ave NW and agreed to acknowledge the easement Swedish would be providing as public benefit as long as the easement is not required for the

adjacent development. The consensus, however, was that public benefit offered was not commensurate with or related enough to the impacts of the skybridge.

### **Agency Comments**

Angela Steel of SDOT reported that the skybridge review committee had recommended the skybridge be re-permitted. Precedent had been set for using existing public space in ROW with the Grange Insurance skybridge on Elliott St. She relayed that the details of recording an easement and 24/7 signage to improve access were being worked out, and that maintenance of shared the walkway would need to be worked out.

### **Public Comments**

none

### **Action**

The Seattle Design Commission thanked Steve Gillespie for the presentation of the Swedish Ballard Skybridge term permit request. The skybridge is located across Tallman Avenue NW, north of NW Central Place.

The Design Commission postponed action, acknowledging the necessity of keeping the skybridge and the value of the public benefits proposed by Swedish but requesting that the public benefit mitigation package be strengthened. The proposed public benefit mitigation items were:

1. Provision of a park-like publically accessible private open space at NW Market St. and Barnes Ave NW.
2. Landscaping, public seating, and pedestrian lighting along Tallman Ave NW [subsequently withdrawn].
3. Plaza area with seating near the corner of Barnes Ave. NW and 17 Ave NW.
4. Landscaped pedestrian path connection from NW Market St. to mid-block Tallman Ave. NW.
5. Landscaping along the new Radiation Treatment Center on Tallman Ave NW.
6. Easement for a publically accessible through-block connection from Tallmann to Russell Ave NW along the north property line of the Swedish Ballard garage site.

The Commission offered the following ideas as areas where the mitigation package might be strengthened:

1. Improve the ability to cross at grade, such as by
  - a. creating clearer means for pedestrians to use the garage entrance
  - b. making the exit under the skybridge on the west side more attractive
  - c. petitioning SDOT to improve crosswalk and provide traffic calming
  - d. improving pedestrian circulation throughout the garage to encourage crossing at grade by those able to do so
2. Screening of loading dock at Tallman Ave NW

The applicant was also asked to provide data on garage usage at the next presentation.