

SKYLINE SKYBRIDGE PUBLIC BENEFITS REVIEW

October 17, 2024



SKYLINE



SiteWorkshop
LANDSCAPE ARCHITECTURE

Norie Sato

What we heard - SDC

April 19, 2024 SDC Meeting

- Bridge Design: Provide more information on the architectural design and artwork concept for the skybridge and articulate how it fits within the context of the neighborhood, nearby structures, and the adjacent tree canopy
- Public Benefits: Pursue programming solutions to activate the street level at the buildings to mitigate the loss of at-grade pedestrian movement and to enhance the pedestrian environment for nearby residents.

June 25, 2024 SDC Subcommittee

- Ensure accessibility along bridge length with rest points. Appreciate new bridge design direction. Would prefer public art on the ground rather than on bridge.

What we heard - Skyline residents

Skyline Residents

Since January 2024, biweekly meeting with Skybridge Committee, made up of 6 Skyline residents

- Actively involved in reviewing the bridge design process
- Actively involved in reviewing the public benefit proposals.

Skyline Art Committee and Late Bloomers

August 13, 2024, in person meeting with Skyline Art Committee to review 8th Ave design

- Suggested dog amenity, lighting
- Voiced support for Norie Sato artwork

September 17, 2024, in person meeting with Skyline Late Bloomers to review 8th Ave planting approach

- Like the perennials, cautioned against grasses that spread, importance to keep/relocate the existing white rose.

First Hill Improvement Association (FHIA)

Meetings with FHIA Board and Urban Design Public Space Committee (UDPS)

- Board has been briefed on skybridge design and supports proposal
- UDPS and Board actively involved in public benefit discussion, particularly the interpretive wayfinding signage proposal as it relates to the Park to Park Loop project.
- Park to Park Loop project: have conducted two meetings/workshops with UDPS and SDOT Urban Design to guide the concept design and interpretive wayfinding signage elements.

What we heard - SDOT

July 11, 2024, on-site with Ben Roberts of Urban Forestry

- Provided recommendations for tree pruning timeline to accommodate skybridge

July 18, 2024, virtual with Amy Gray and Jackson Keenan-Koch

- Provided feedback on proposed public benefit of curb bulbs at 8th and Marion

September 18, 2024, virtual with Beverly Barnett and Jackson Keenan-Koch

- Provided feedback on overall proposed public benefit package and on proposed curb bulbs at 8th and Marion
- Requested as much seating as possible at 8th Ave and dog amenity

Sep 10, Sept 23, and Oct 15, 2024, virtual meetings with SDOT Urban Design

- Provided guidance on interpretive signage proposal and potential coordination with Seamless Seattle Wayfinding Program
- Coordinating standardized signage and custom signage in ROW.

Oct 2 and Oct 9, 2024, in person SDOT Urban Design

- SDOT attended FHIA UDPS Park to Park loop site walk
- SDOT participated in FHIA UDPS Park to Park Loop worksession

01. Bridge Design

- existing conditions
- skybridge design

02. Public Benefits

- open space activation
- public art
- pedestrian enhancements
- interpretive signage
- public benefit matrix

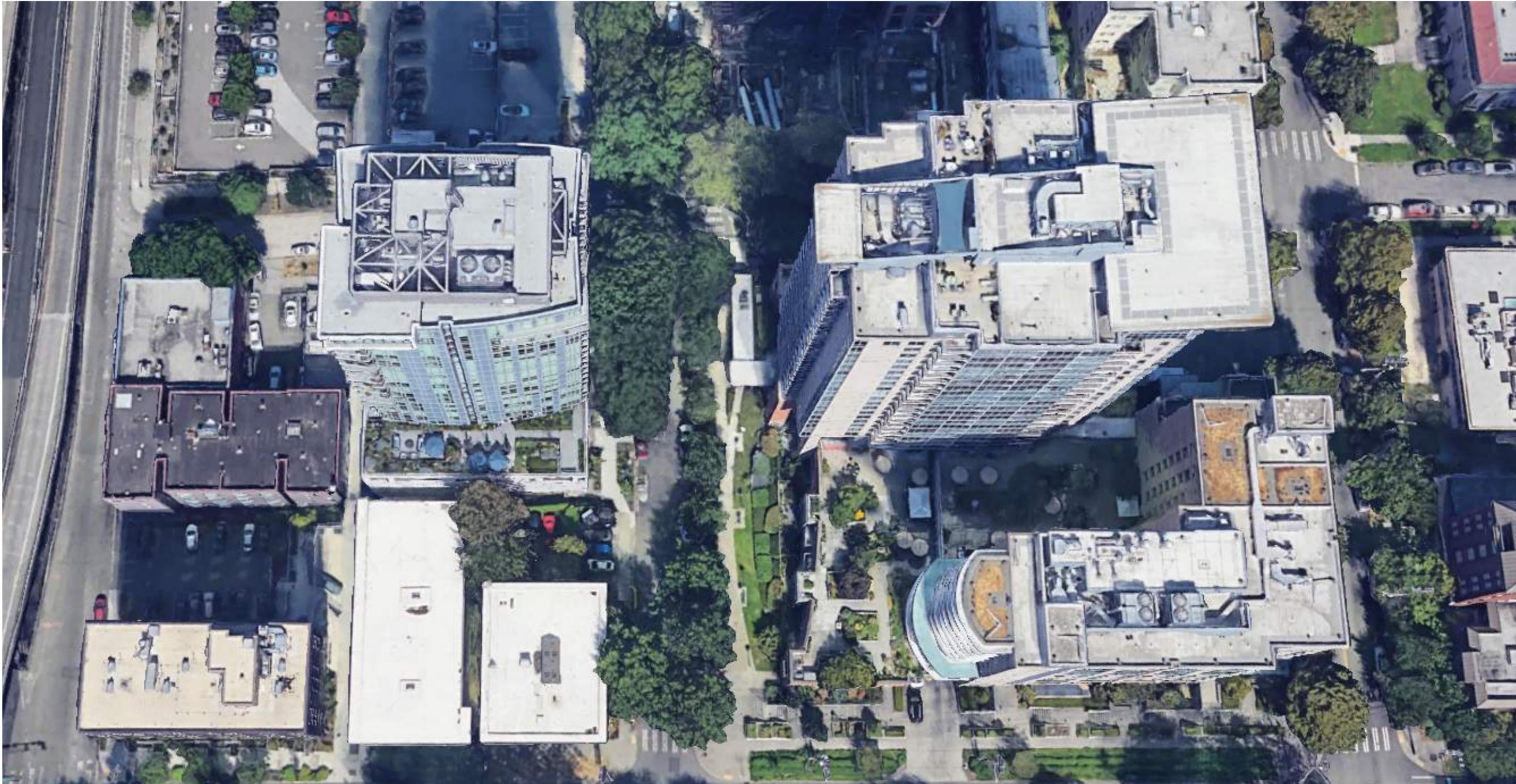
Bridge Design

Public Benefits



01.

Skyline campus - aerial



Skyline campus - looking at 8th Ave



Existing buildings & landscape - Olympic Tower



Existing buildings & landscape - Cascade Tower

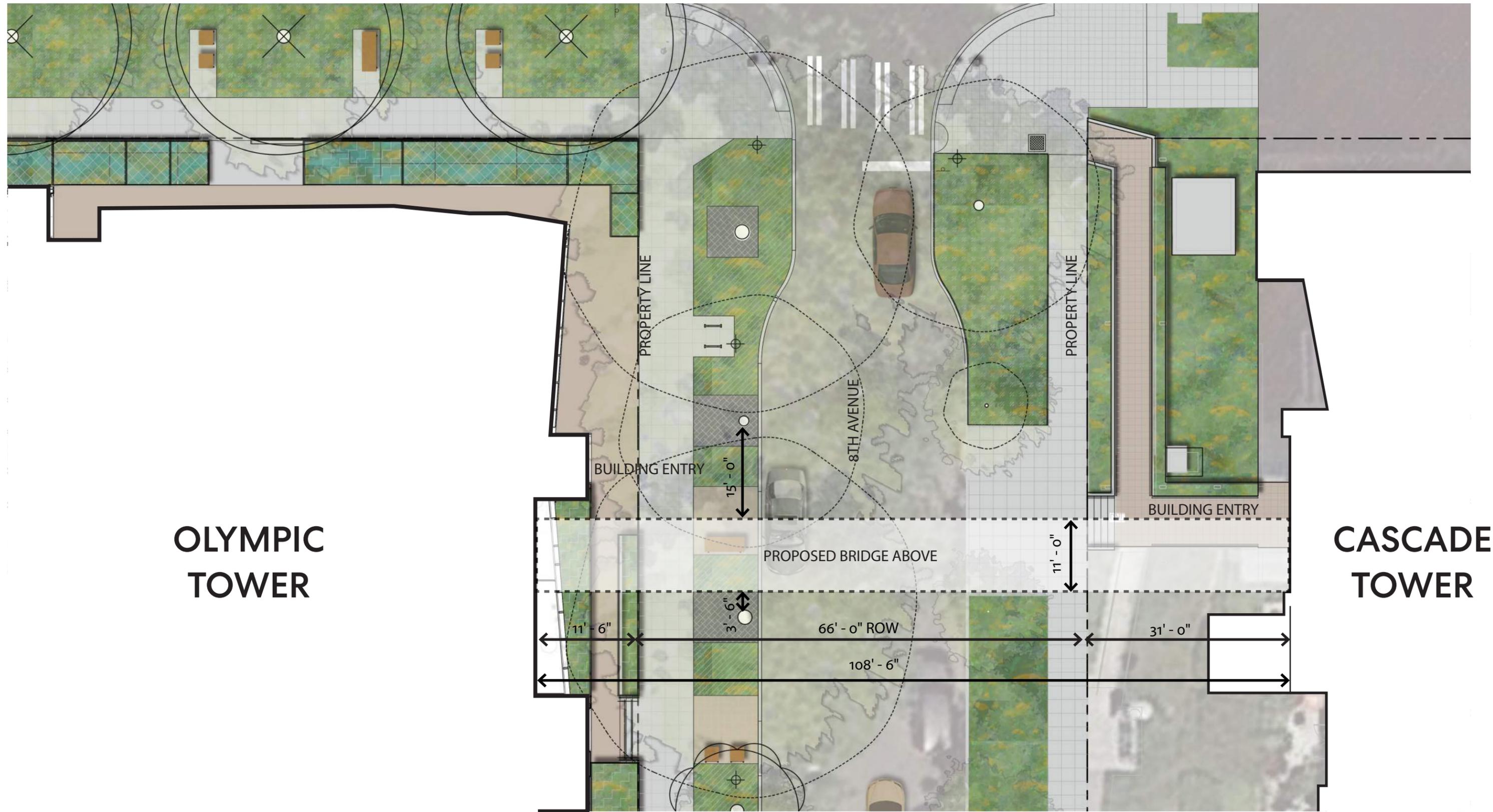


Bridge Design

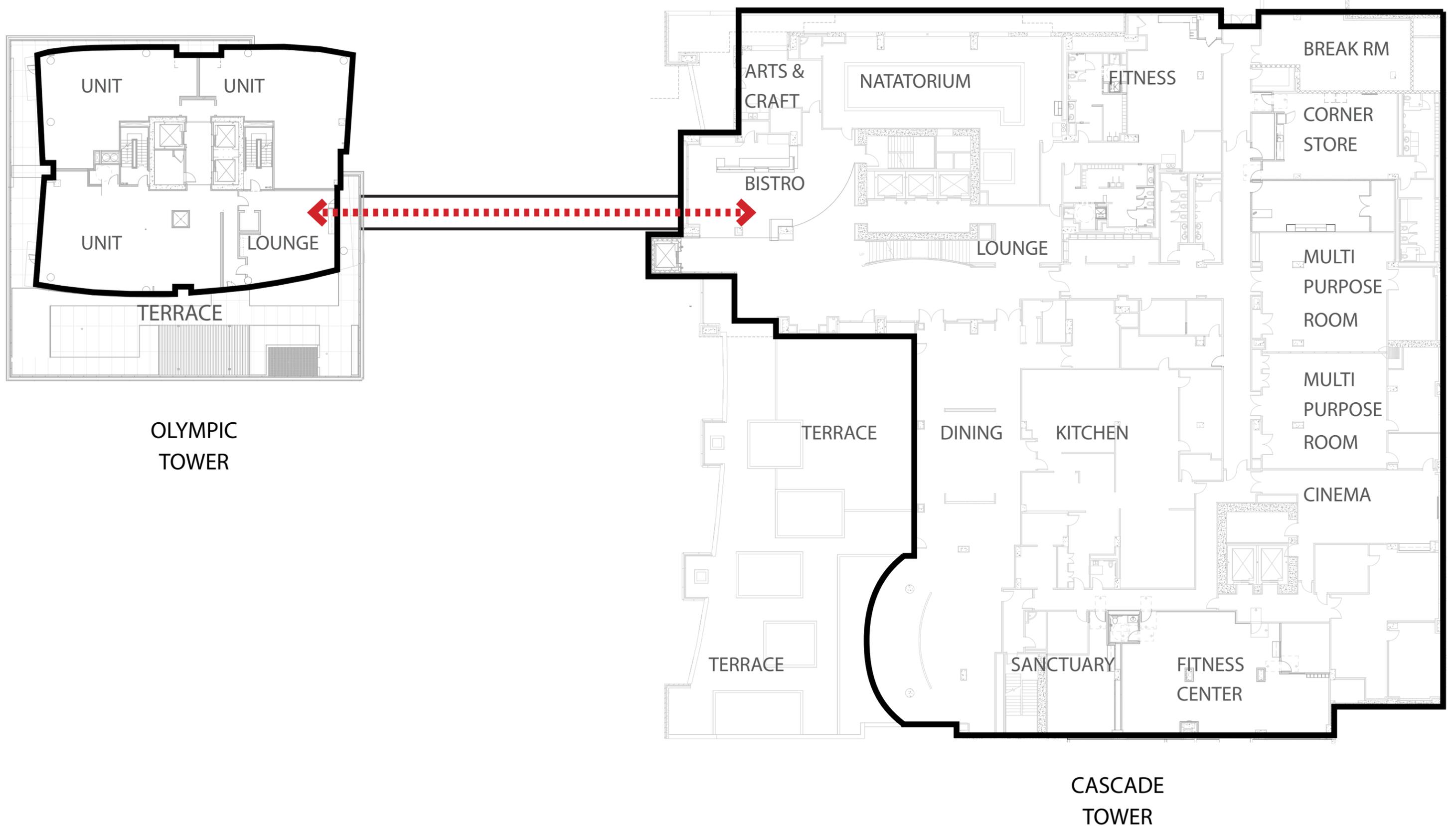
Public Benefits



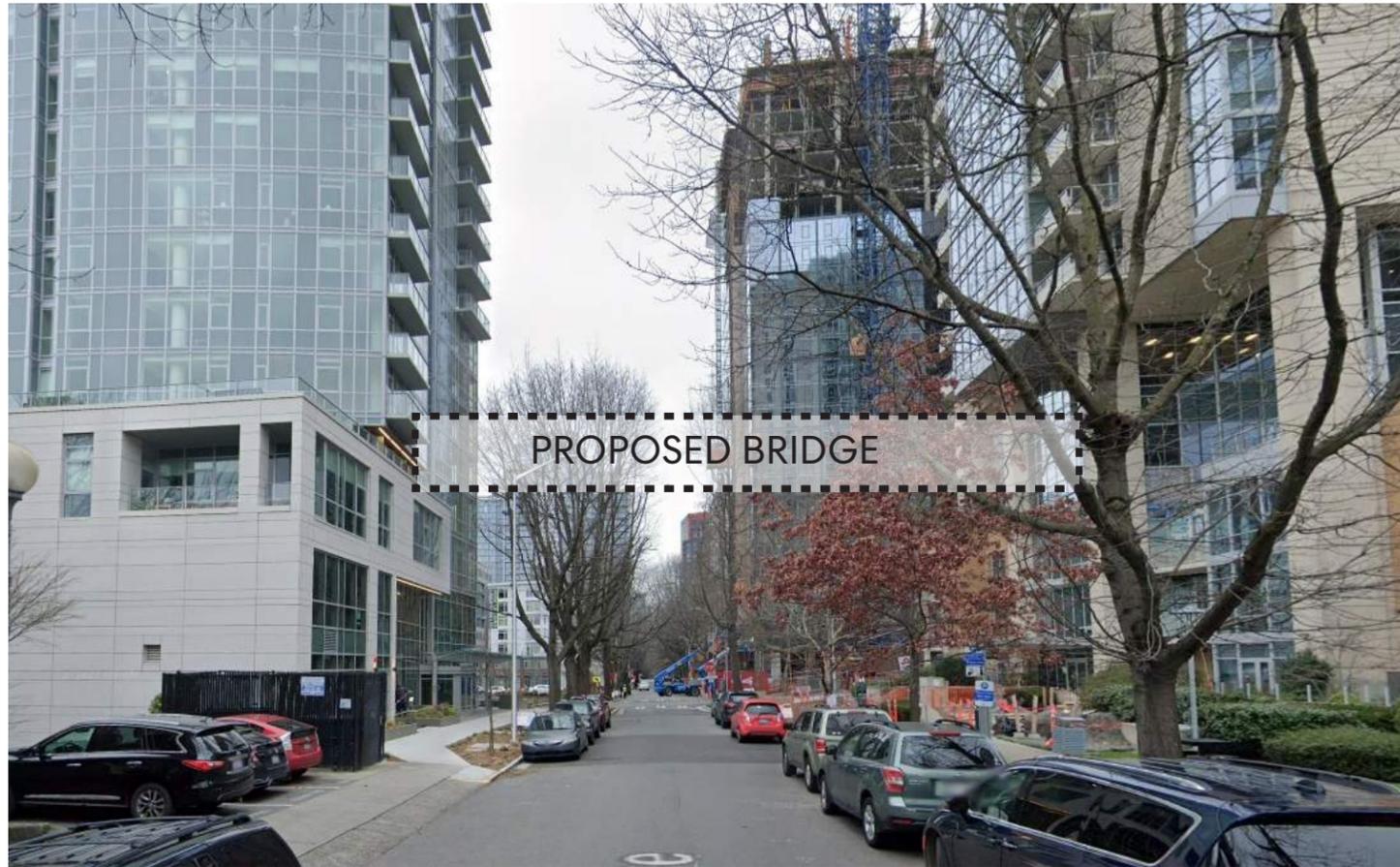
Site plan



Building program - crossing at level 4



Existing conditions - 8th Ave



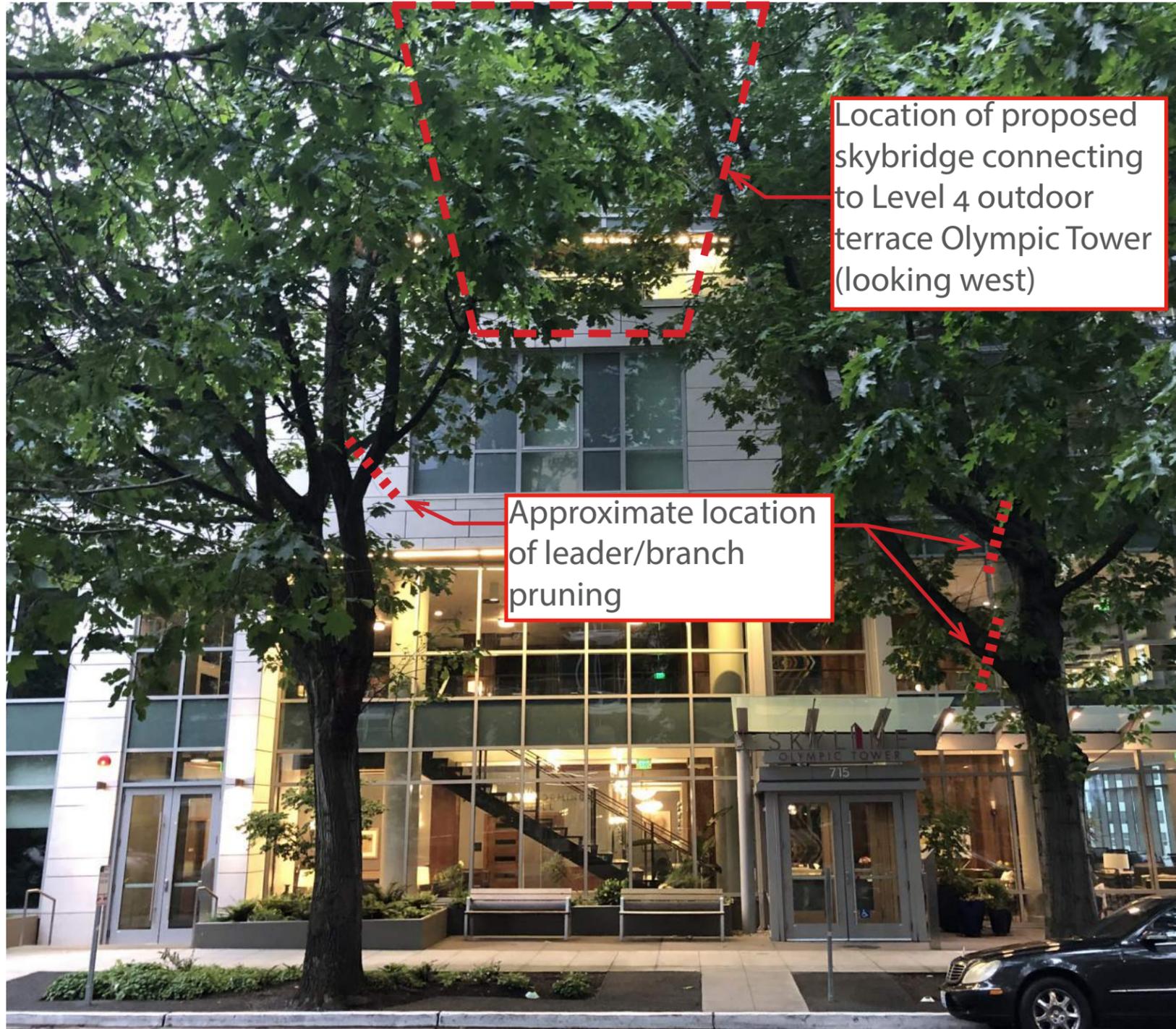
View looking north near 8th & Cherry



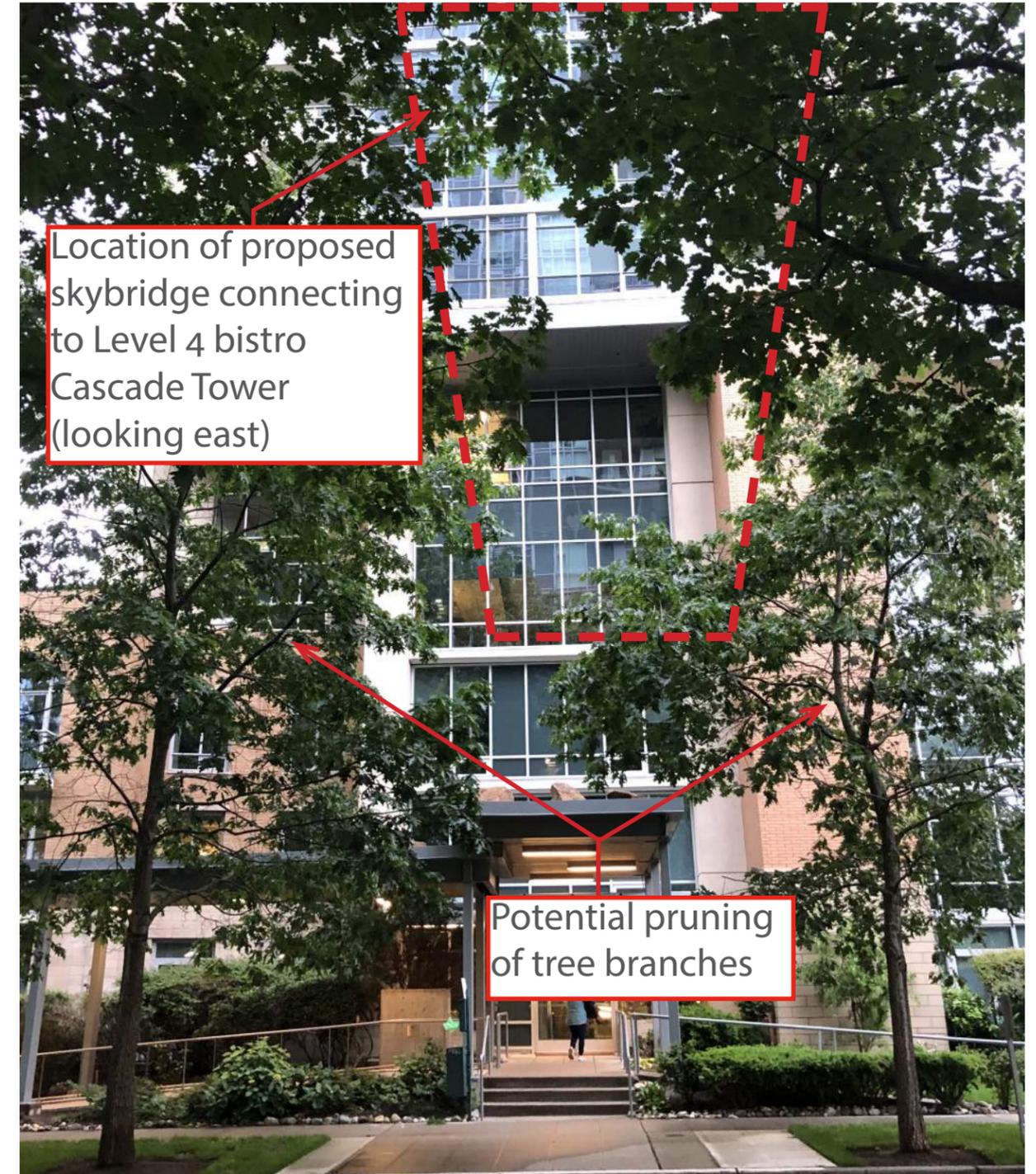
View looking south at 8th & Columbia

Existing tree impact

Olympic Tower



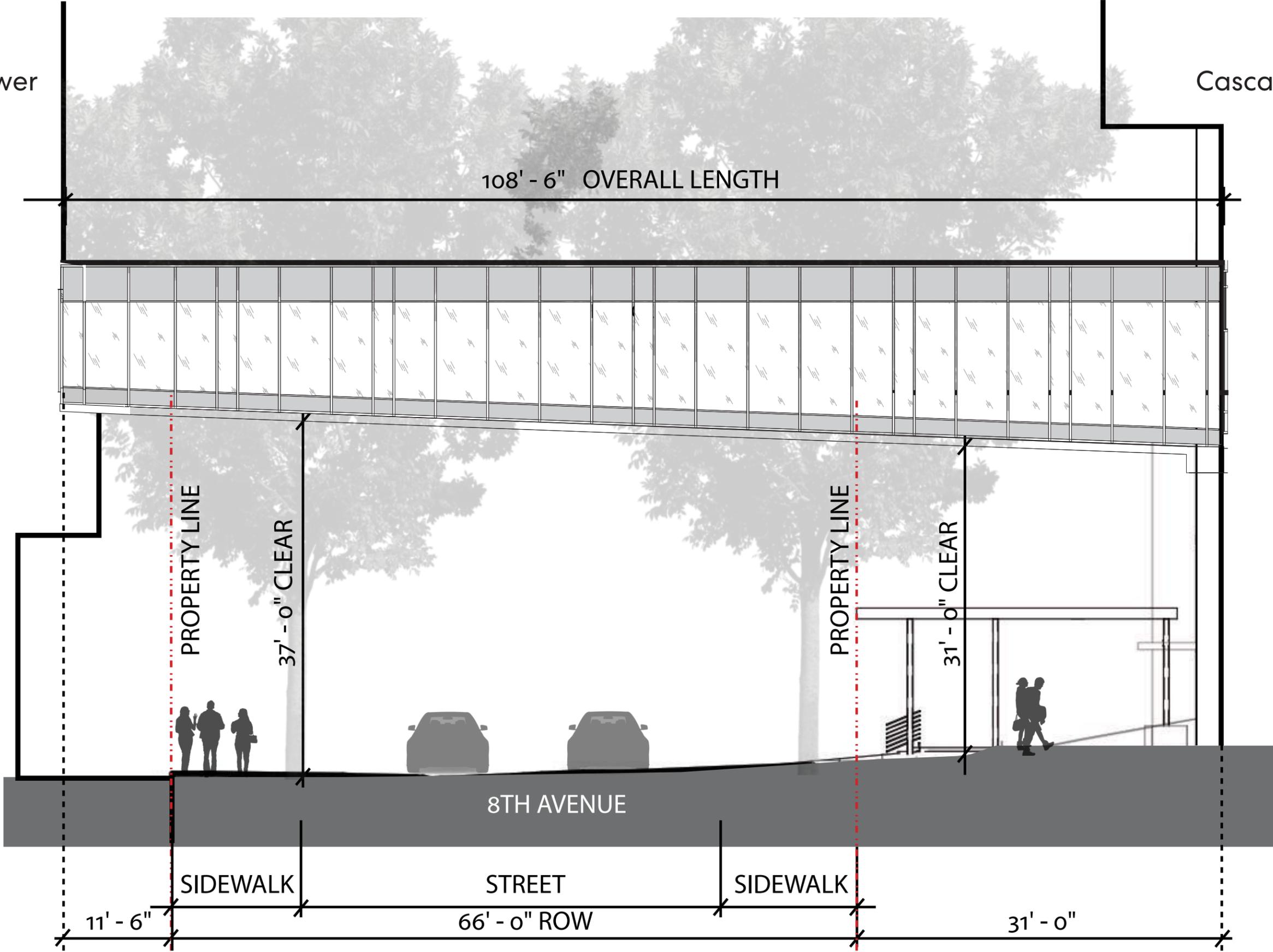
Cascade Tower



Skybridge design evolution

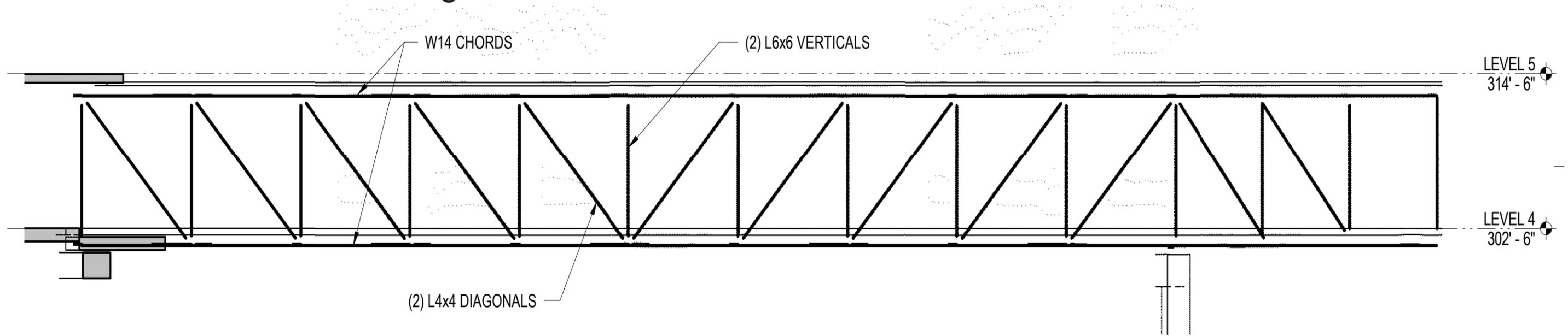
- Standing out vs. blending in
- Simplified form
- Increased transparency
- Matching materials
- Eliminated exposed support columns at Cascade Tower

Skybridge south elevation

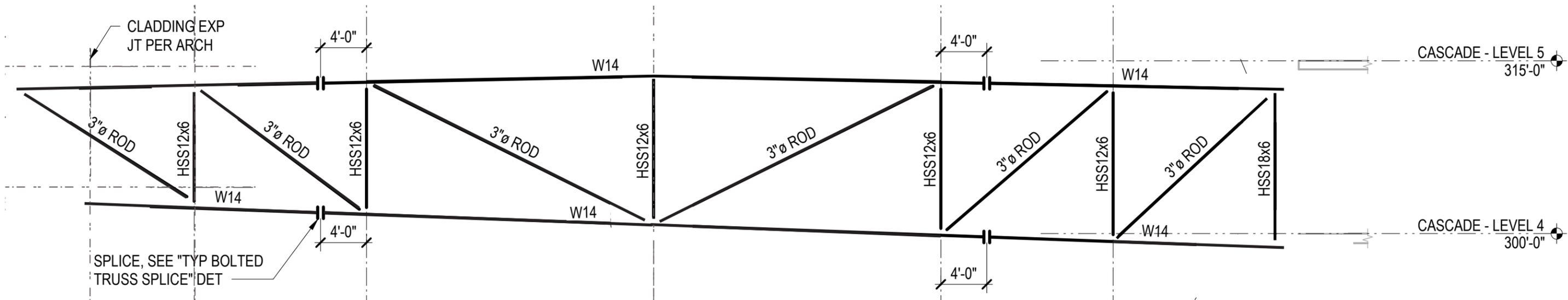


Structure

Most efficient structural design

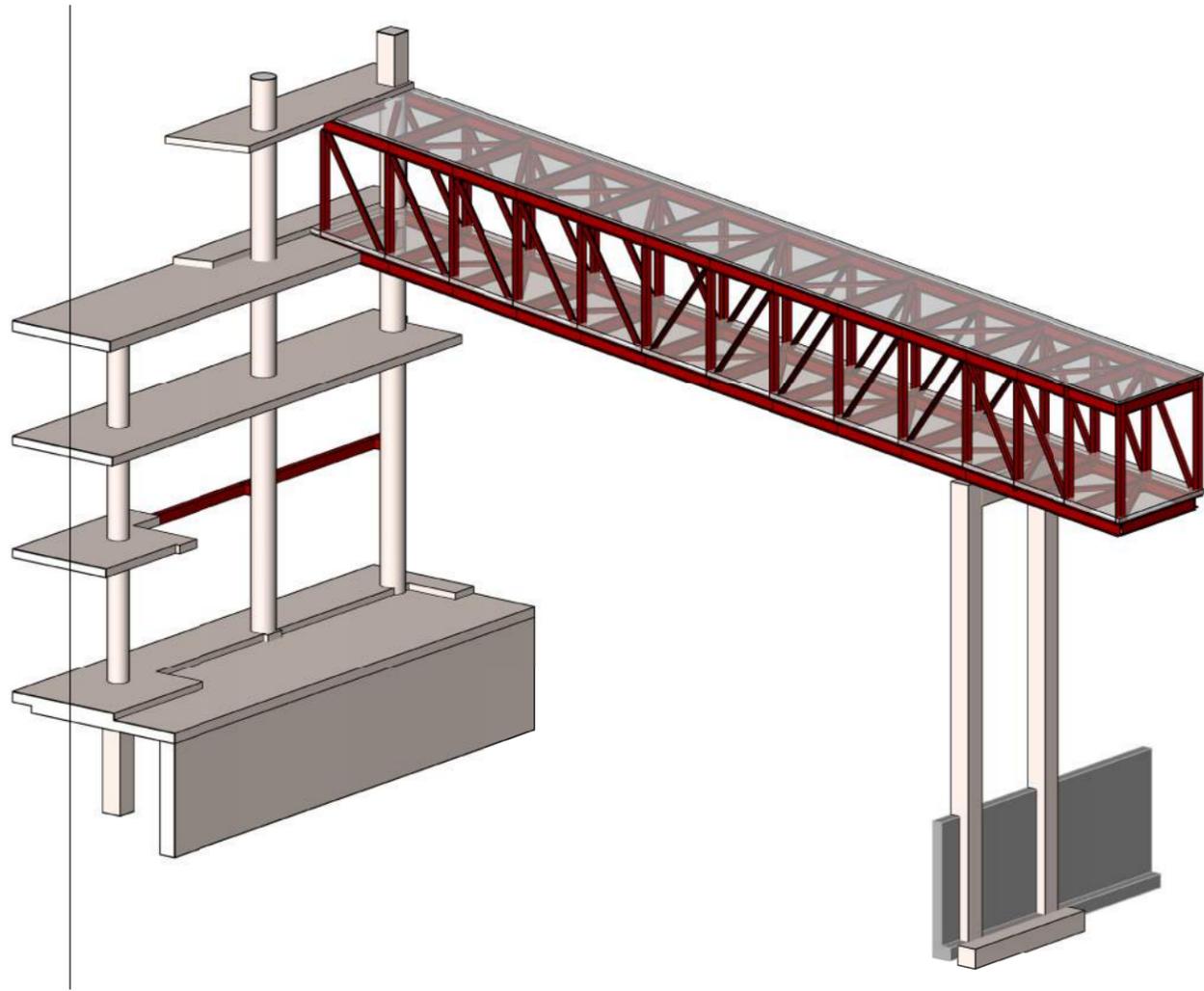


More transparent structural design

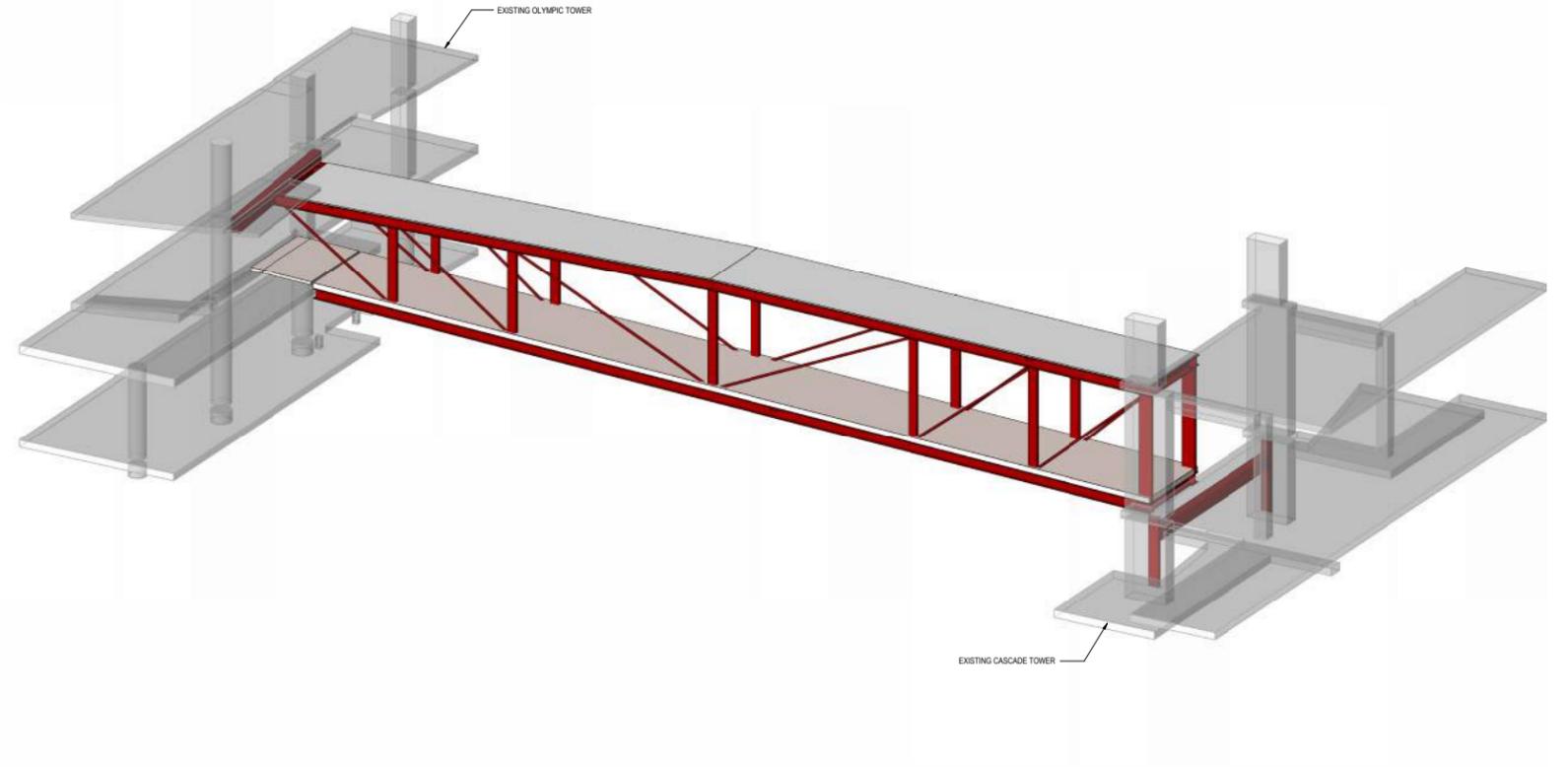


Structure

More transparent structural design
No additional columns to grade

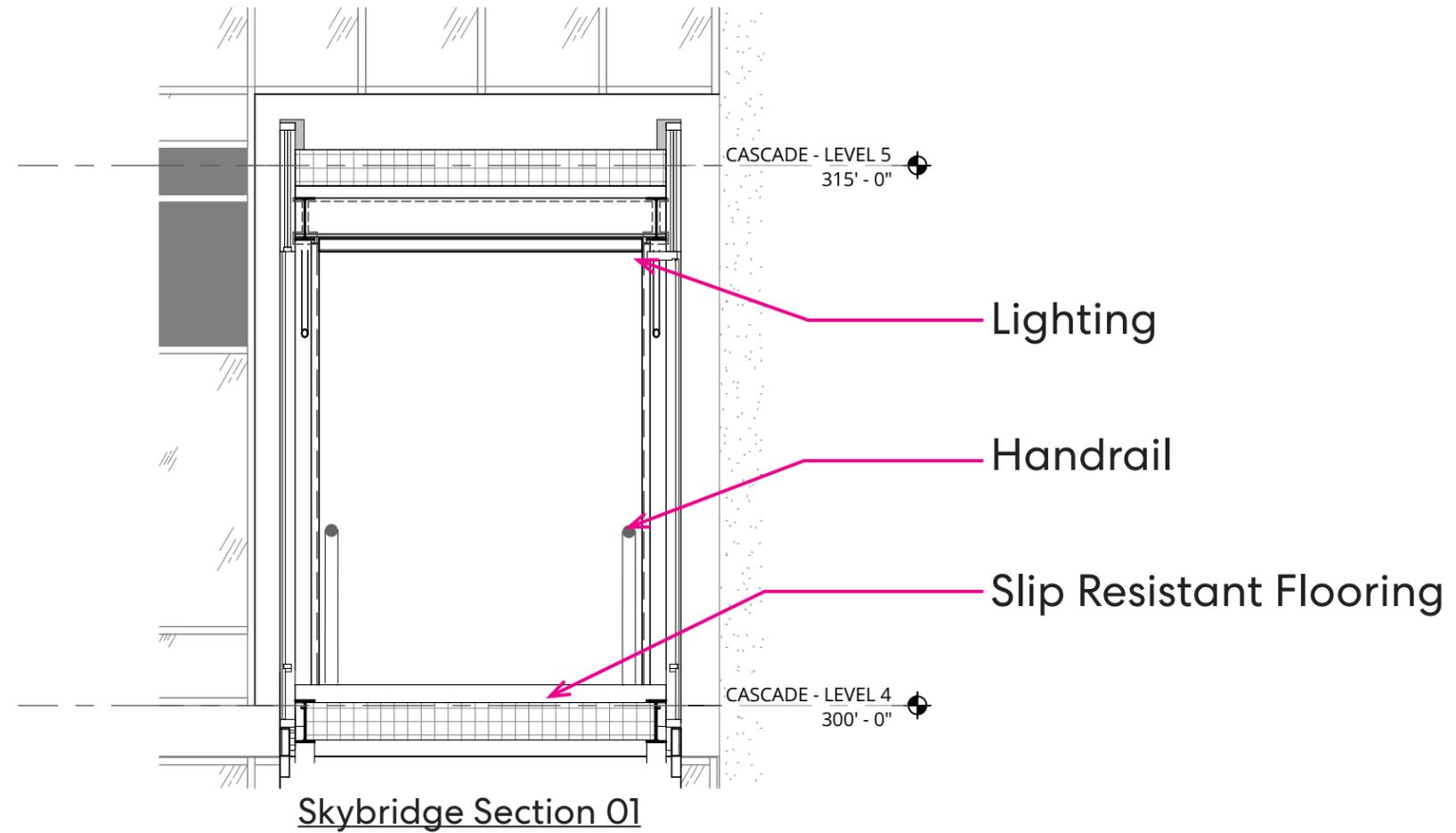


Skybridge Isometric View



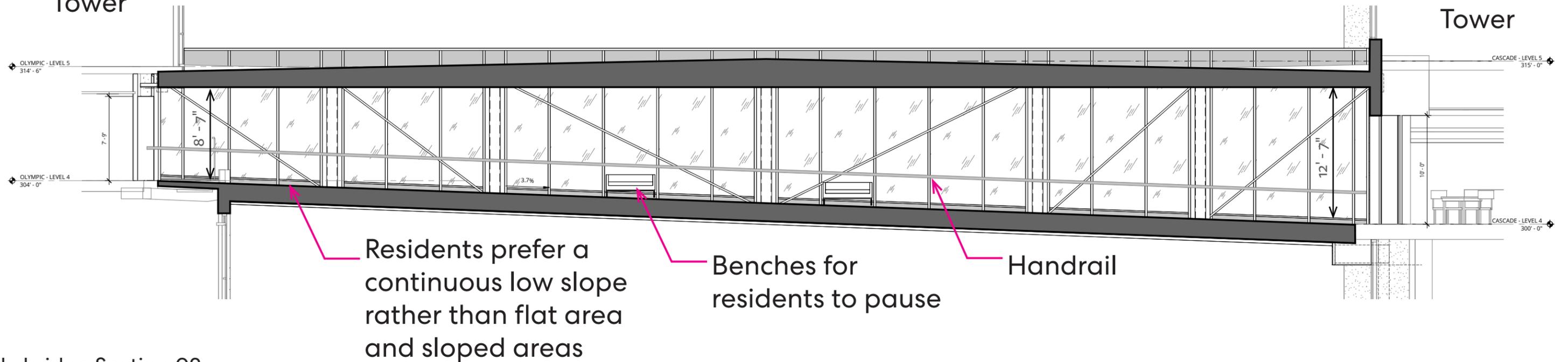
Skybridge Isometric View

Skybridge section



Olympic Tower

Cascade Tower



Skybridge Section 02

Street view - looking southwest - without trees



Street view - looking southwest - with trees



Street view - looking southeast - without trees



Street view - looking southeast - with trees



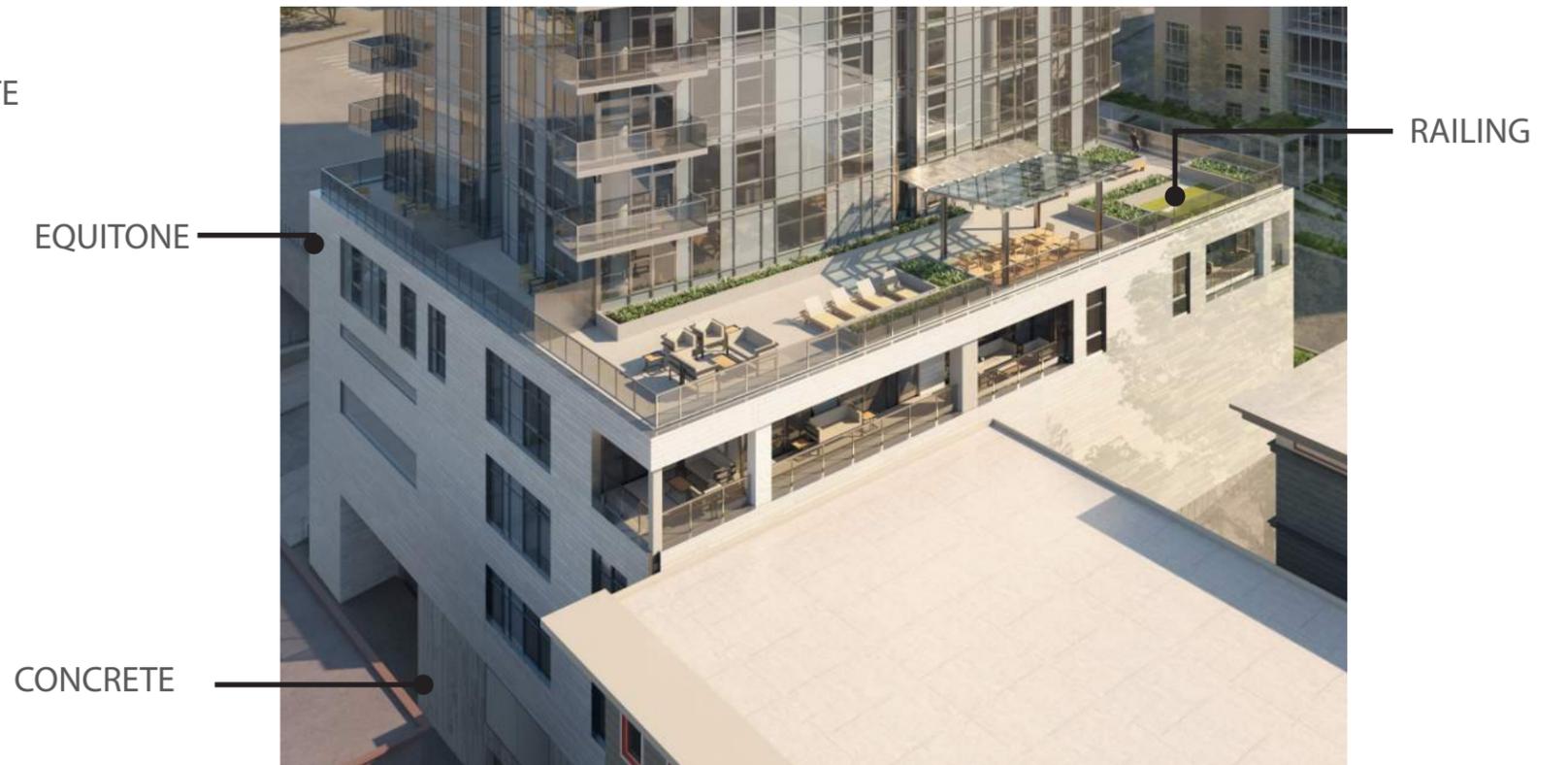
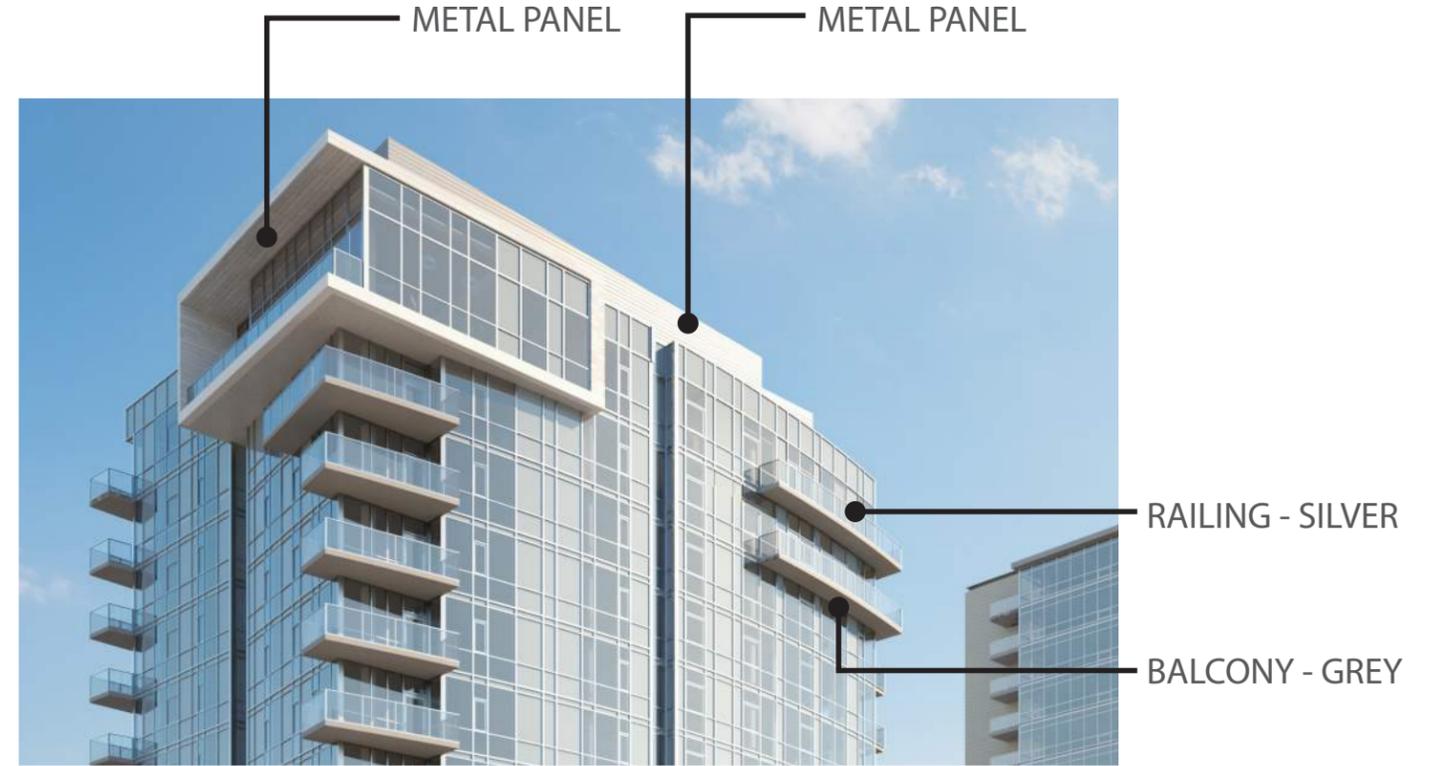
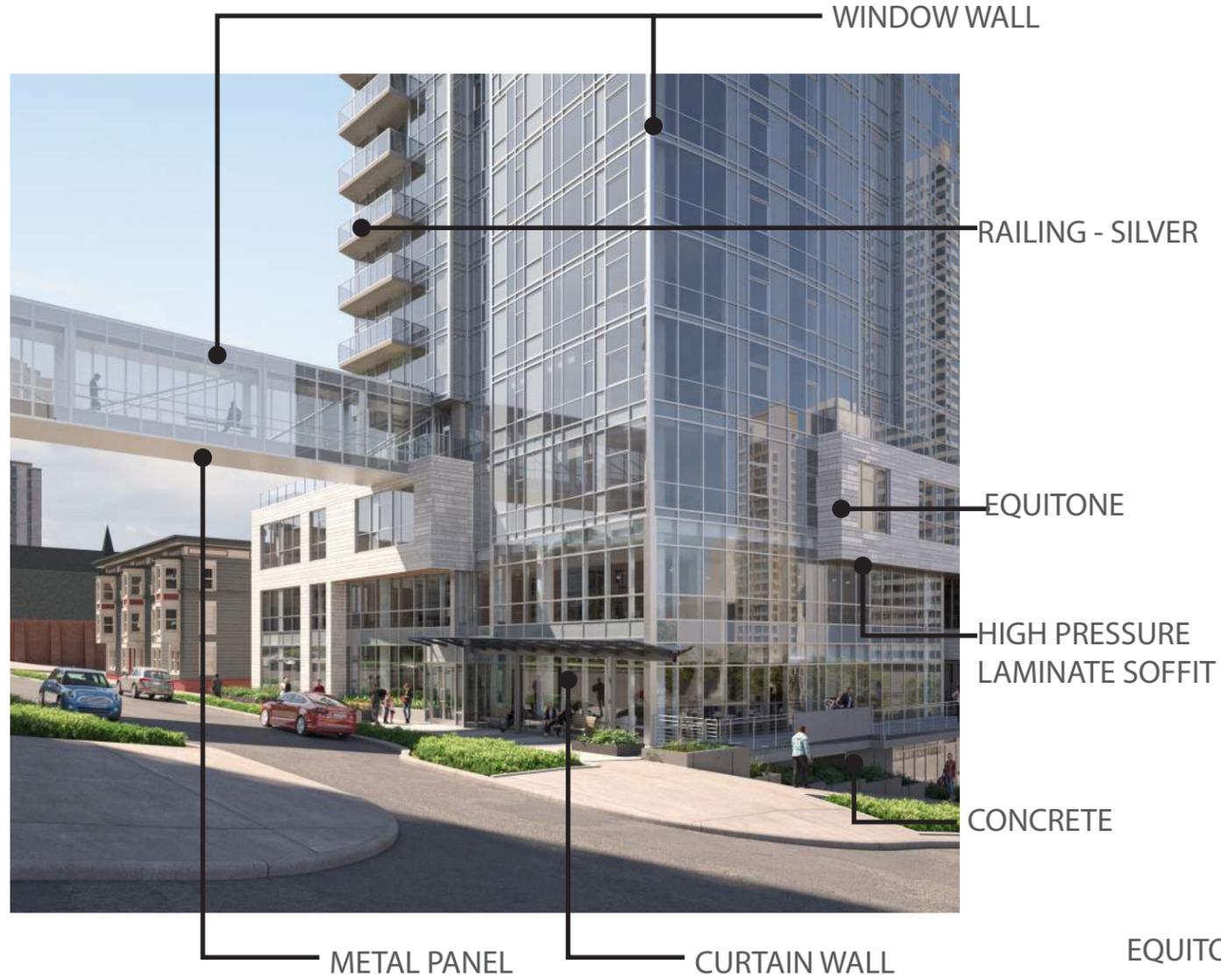
Street view - looking northeast - without trees



Street view - looking northeast - with trees



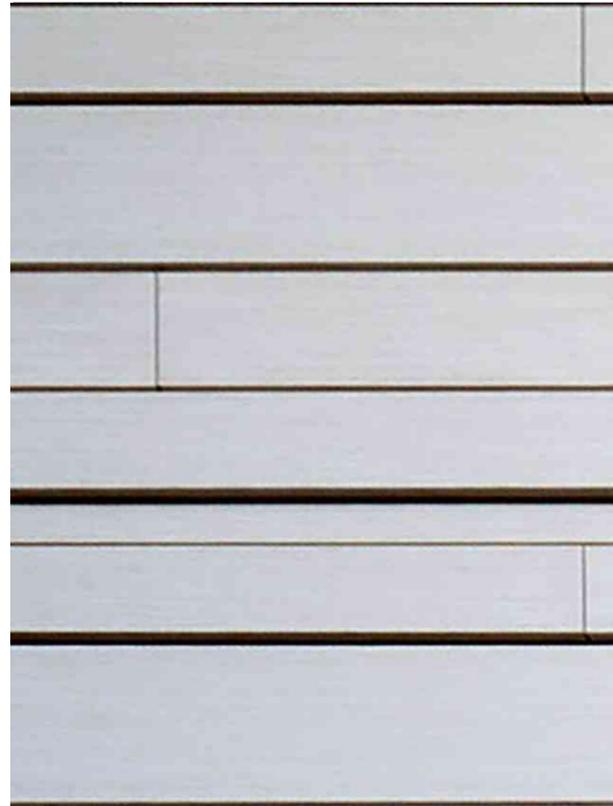
Exterior materials



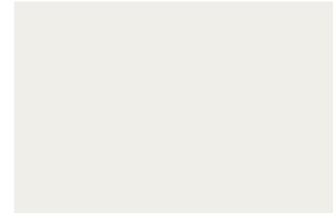
Exterior materials



01: Aluminum window wall system with silver mullions
Spandrels - Opsi coat 300 3-0586



03: Cladding at podium - Metal plate panel CFT 13866-C Beige



CFT 13866-C Beige



05: Balcony railing at terrace
Hansen series 320
Anodized silver gloss



07: Cladding at podium - Fiber cement panel
Equitone Tectiva TE10



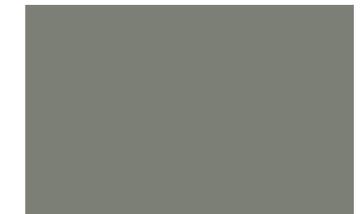
02: Board form concrete



04: Soffit - high pressure laminate
0931 Akro almond



05: Metal siding 22GA.
Mechanical penthouse screen
Flex series 4+2 Zinc Grey



10: Sectional door garage door
paint color
SW 7060 Attitude Gray



12: Balcony paint color
SW 7066 Gray Matters

Bridge Design

Public Benefits

○ open space activation

○ public art

○ pedestrian enhancements

○ interpretive signage

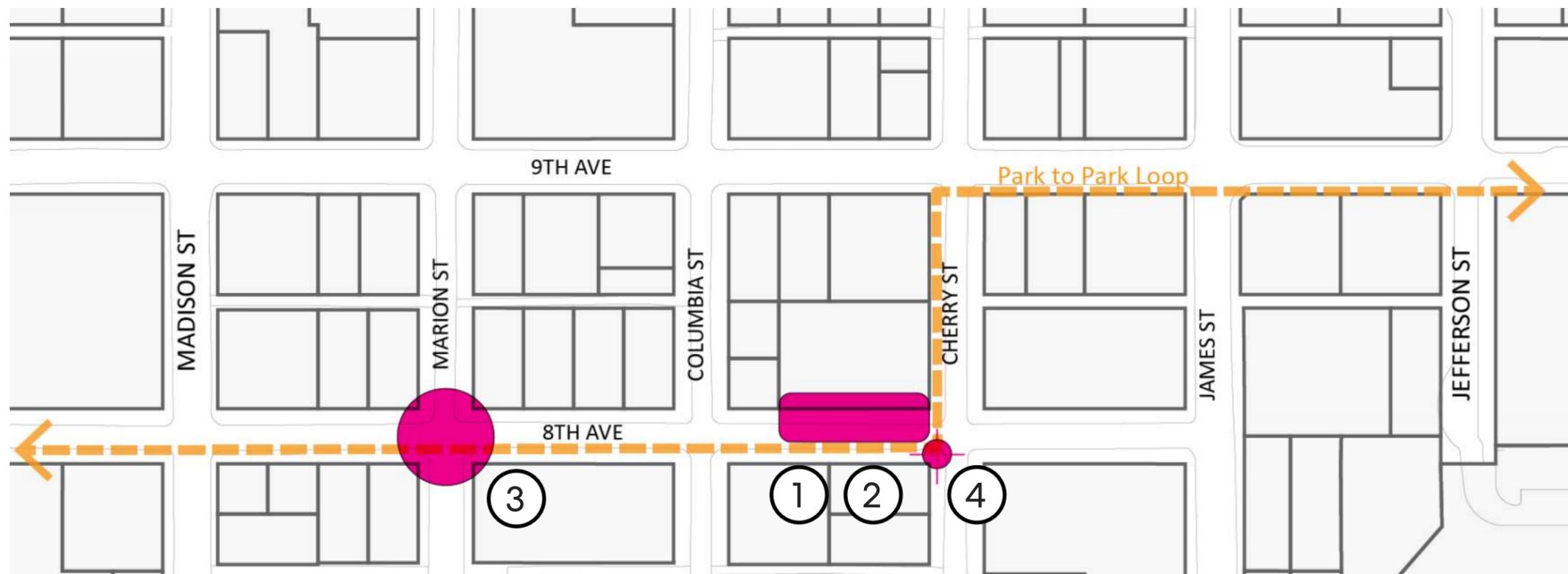
○ public benefit matrix

02.

Public benefits

overview

- ① **Open Space Activation:** Improvements to 8th Ave Landscape & ROW
- ② **Public Art:** Integrated Artwork by Norie Sato
- ③ **Pedestrian Enhancements:** 8th Ave & Marion Intersection
- ④ **Interpretive Wayfinding Signage:** Park to Park Loop Prototype Signage Design & Fabrication



① Open space activation

Improvements to 8th Ave Landscape & ROW

Description:

- Improvements to 8th Ave setback and adjacent 8th Ave right-of-way to strengthen activation with public art, plantings, lighting, and furnishings.

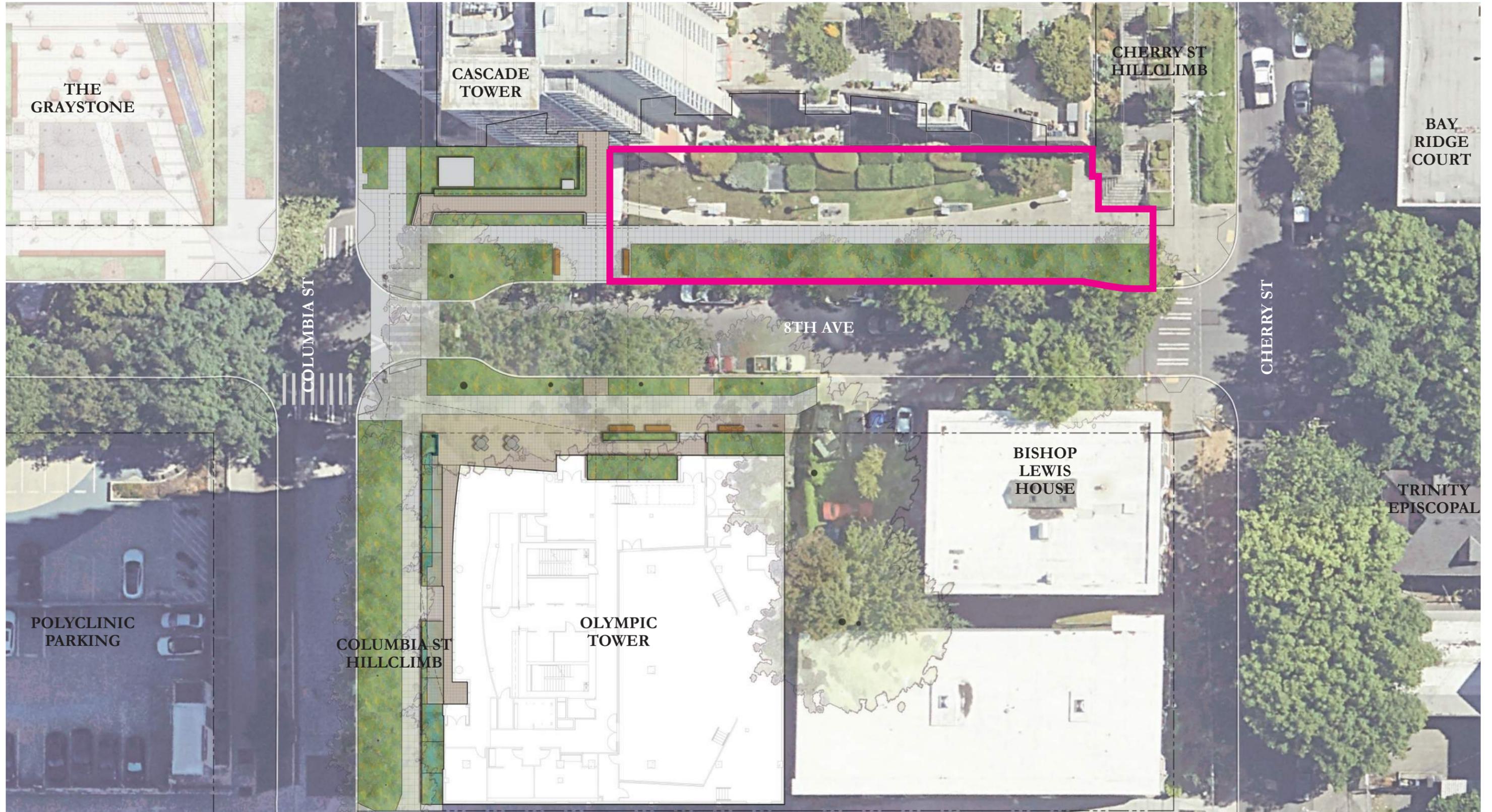
Who we are working with:

- Skyline (Bridge Committee, Late Bloomers, and Art Committee) and adjacent community stakeholders
- Artist Norie Sato
- FHIA Urban Design and Public Space Committee for review

Deliverables:

- Concept to CD design packages
- Construction of proposed improvements

Existing site



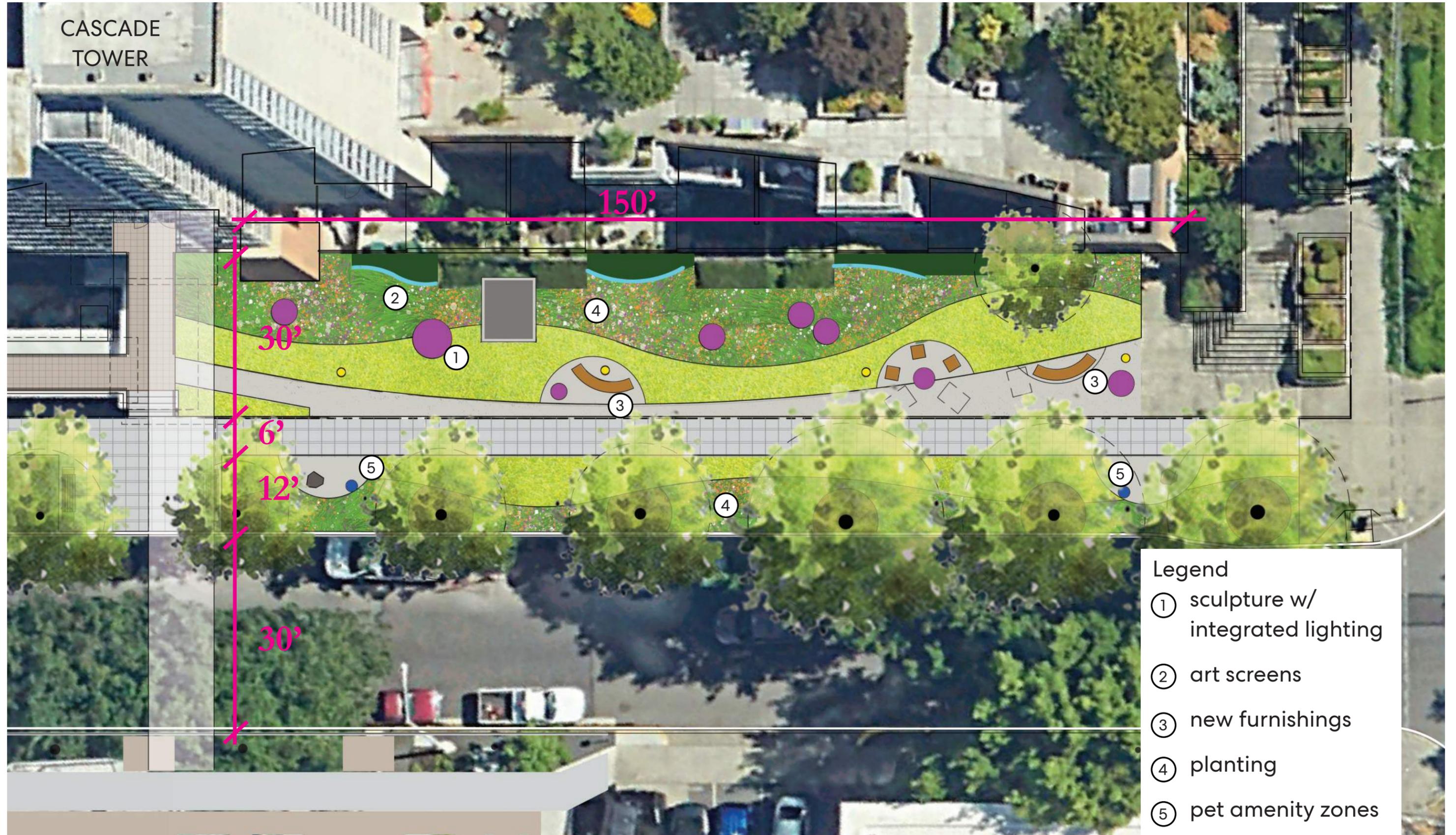
Existing site



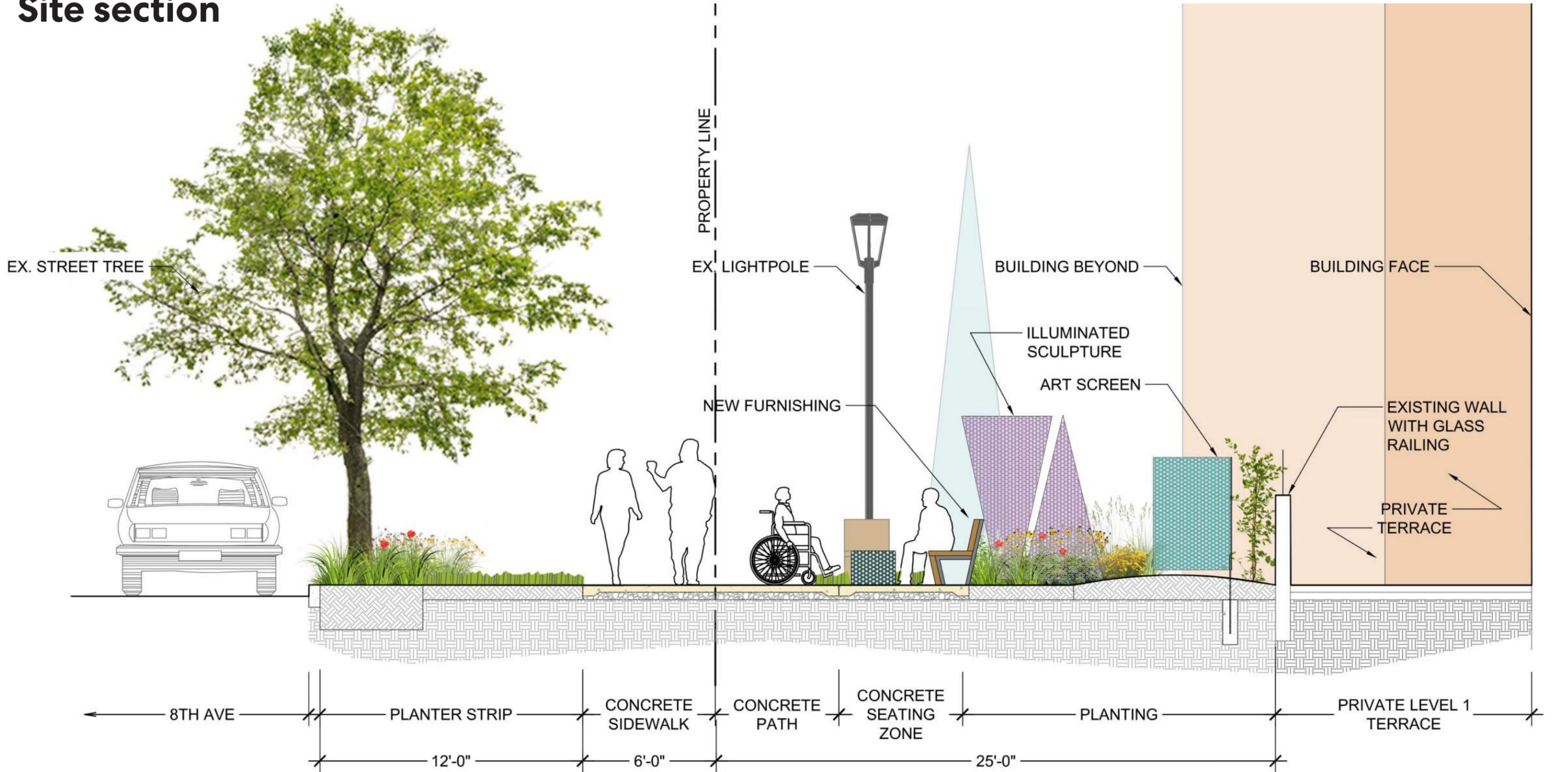
Existing site



Proposed site plan



Site section



Plant palette

background



Myrica californica



Asclepias tuberosa



Hydrangea chinensis 'Golden Crane'



Bupleurum fruticosum



Phlomis russeliana

foreground



Sesleria autumnalis



Papaver 'Champagne Bubbles'



Helianthemum 'Cheviot'



Arisema consanguinum



Crambe maritima



Bouteloua gracilis 'Blonde Ambition'



Geum 'Sangria'



Geum 'Totally Tangerine'



Achillea millefolium

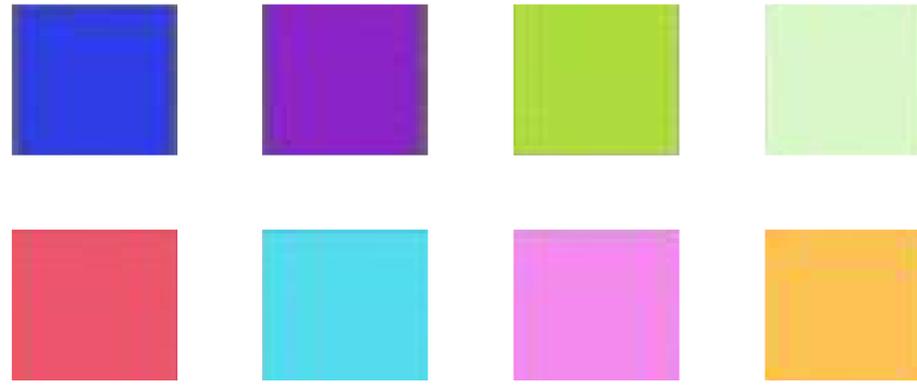


Camassia leichtlinii 'Alba'

Exterior color palette



existing building



proposed art color palette



proposed furnishing



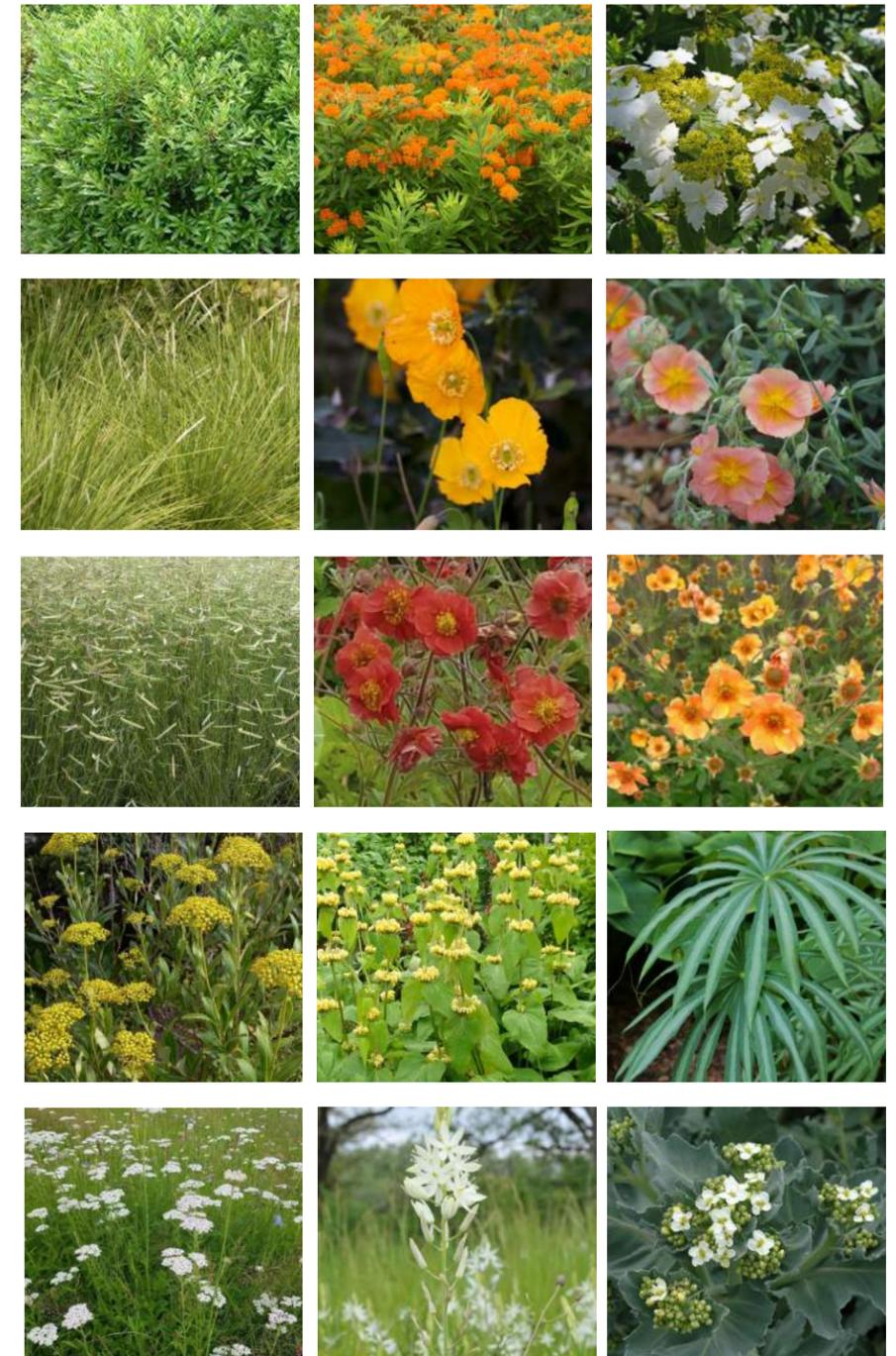
existing paving



existing planting



existing ped pole



proposed planting

② Public art

integrated artwork by Norie Sato

Description:

- Work with artist Norie Sato on a publicly accessible, integrated artwork within the deep setback along 8th Ave within the property line.

Who we are working with:

- Skyline residents and Skyline Art Committee
- Norie Sato

Deliverables:

- Integrated public artwork

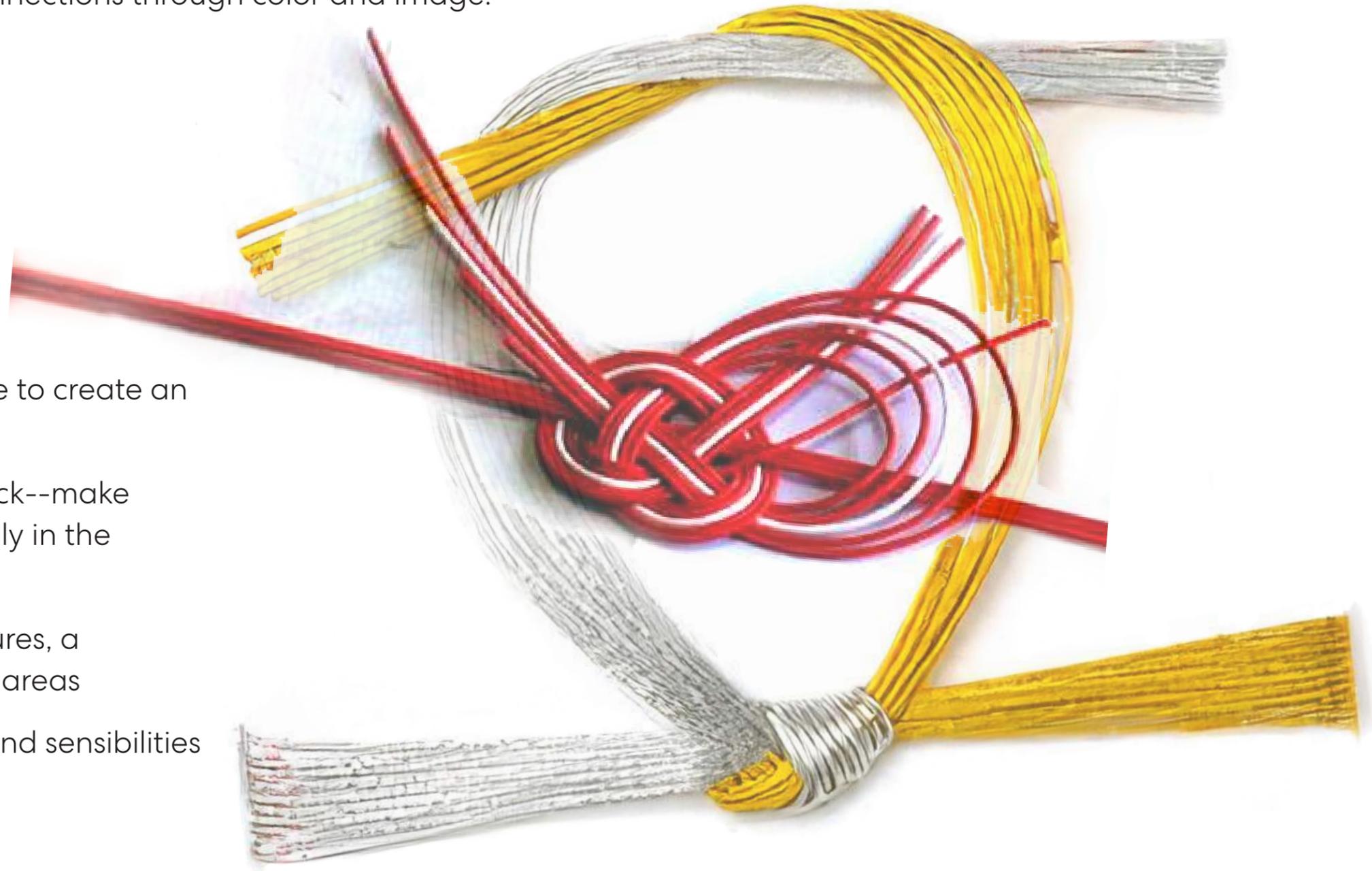
Art concept

Based on the idea of bringing together, connecting.

Use of intricate knots, bows as well as other images of natural elements.

Different from night and day, seasonal connections through color and image.

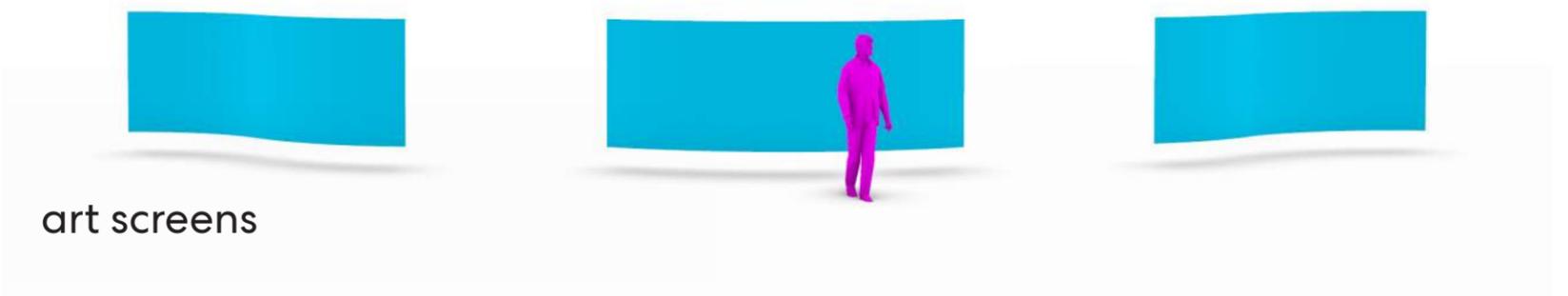
1. Artwork is integrated with the landscape to create an engaging space
2. Activate the ROW and landscape setback--make it more active visually as well as physically in the daytime, nighttime and seasonally
3. Populate the space with glowing sculptures, a complementary landscape and seating areas
4. Encourage people of different abilities and sensibilities and dogs, too!



Public art

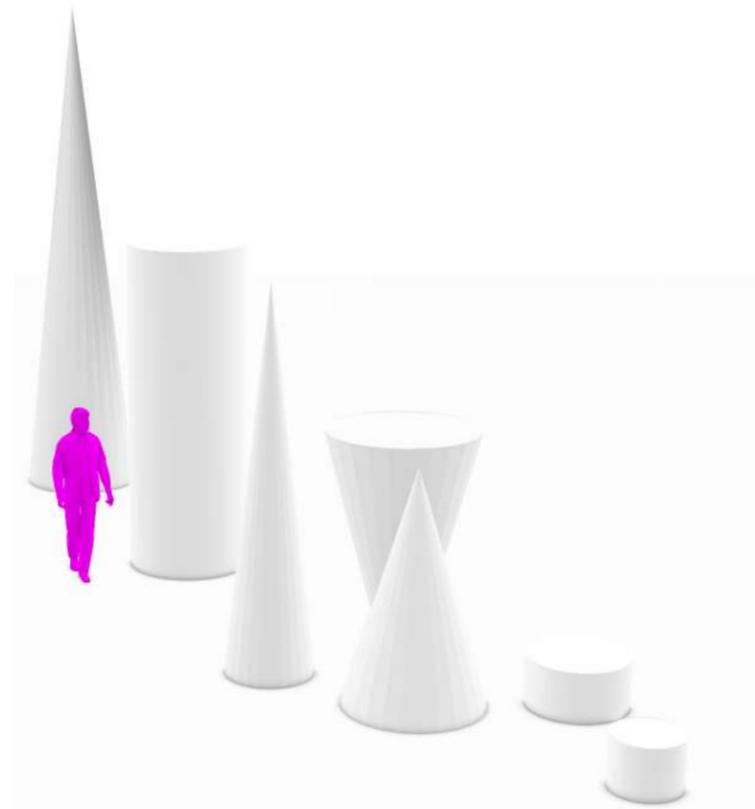


sculpture w/ integrated lighting



art screens

Public art



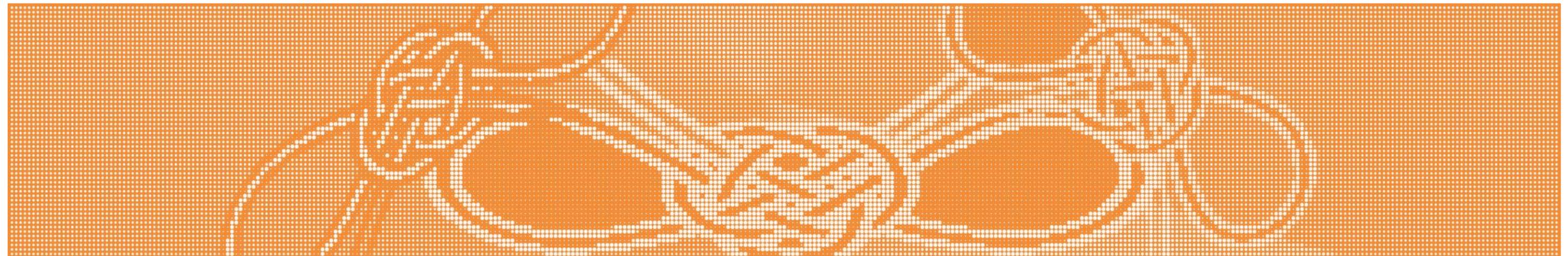
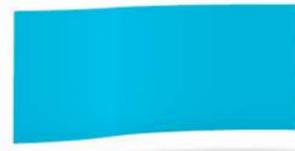
sculpture w/ integrated lighting



Public art



art screens



perforated image

8th Ave open space - no street trees



8th Ave open space - with street trees



8th Ave open space - existing



8th Ave open space - proposed



③ Pedestrian enhancements

8th & Marion Curb Bulbs, Curb Ramps and Crosswalks

Description:

- Complete a Street Improvement Plan for intersection of 8th and Marion

Who we are working with:

- SDOT SIP Planning
- Adjacent stakeholders
- Coordinate and integrate with FHIA and Park to Park Loop project

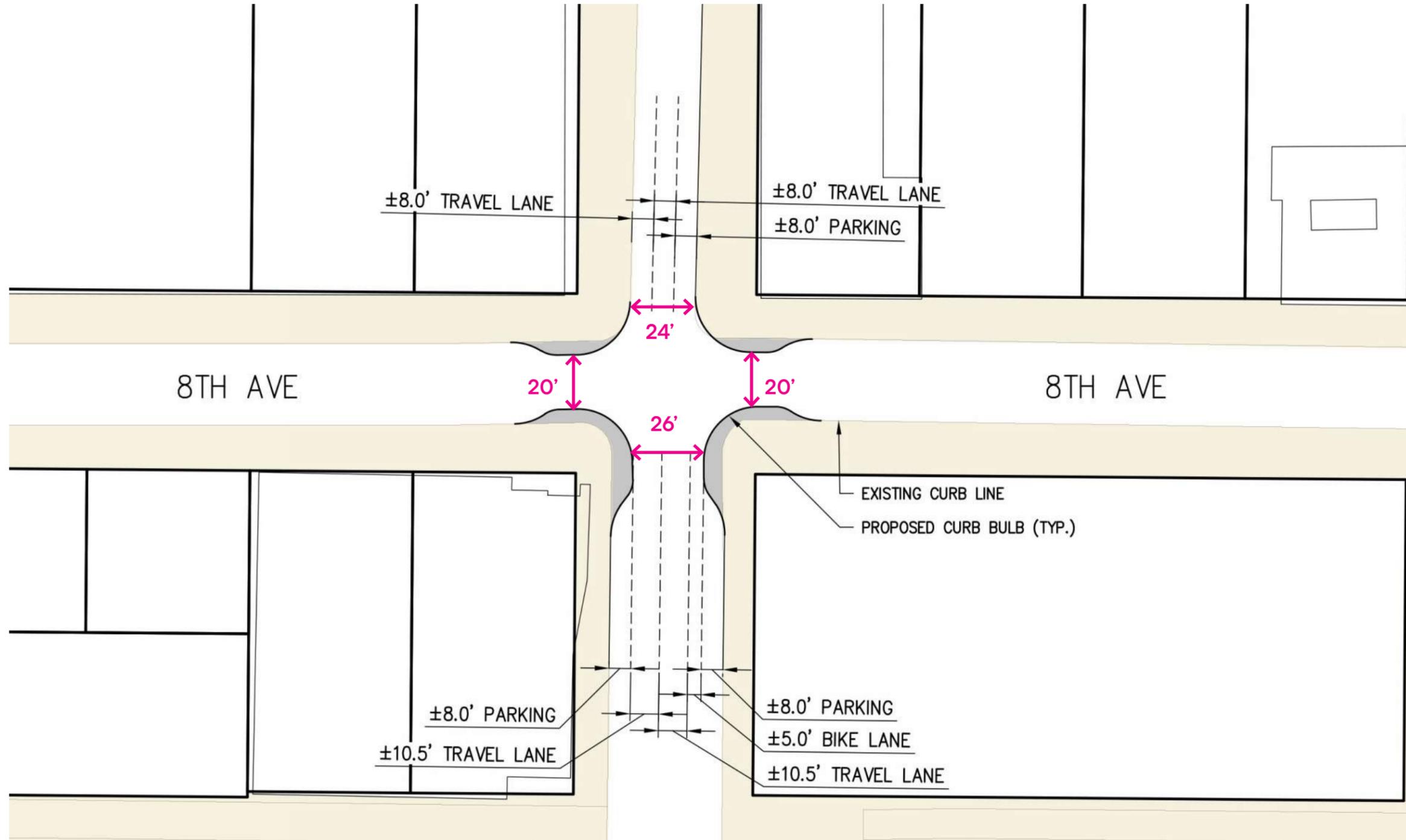
Deliverables:

- SIP documents from 10% - 100%
- Construction to be timed with Skybridge installation

8th and Marion intersection



8th and Marion intersection



8TH AVE AND MARION PROPOSED PUBLIC BENEFITS PRELIMINARY PLAN

		818 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: (206) 332-1900 • FAX: (206) 332-1600 WEBSITE: www.edci-engineers.com CIVIL / STRUCTURAL <small>© Copyright 1992-2024 Edci-Engineers, Inc. All Rights Reserved. This document, and the ideas and designs contained herein, are the property of Edci-Engineers, Inc. and shall remain confidential. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Edci-Engineers, Inc. All other rights reserved.</small>	APPROVED FOR SDOT PERMITTING			PROJECT ADDRESS 8th AVE & MARION ST	SDOT PROJECT # SDOT# SDCI PROJECT # DPD#	SDOT PROJECT NO. XXXXXXXX VAULT PLAN NO. XXXXXXXX VAULT SERIAL NO. XXXXXXXX SHEET 1 OF 1
			ENGINEER/LA/SURVEYOR SPU/WATER ENGINEERING SPU/DRAINAGE	SDOT PROJECT MANAGER SDOT SUPERVISOR REVISED AS-BUILT				

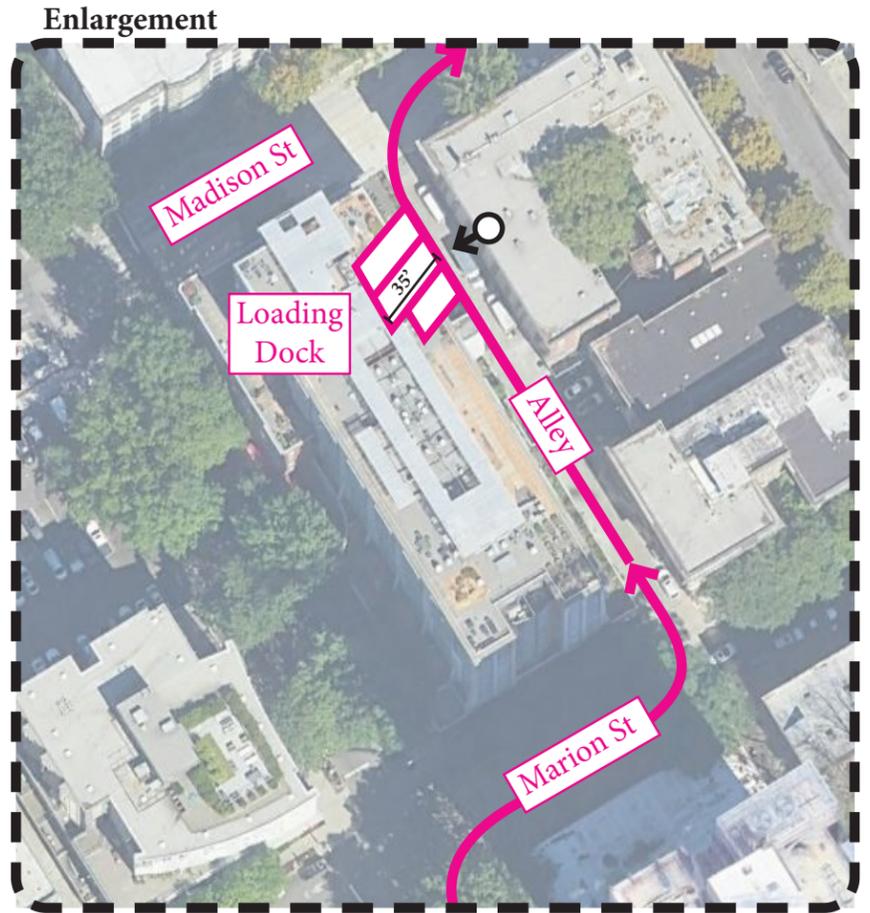
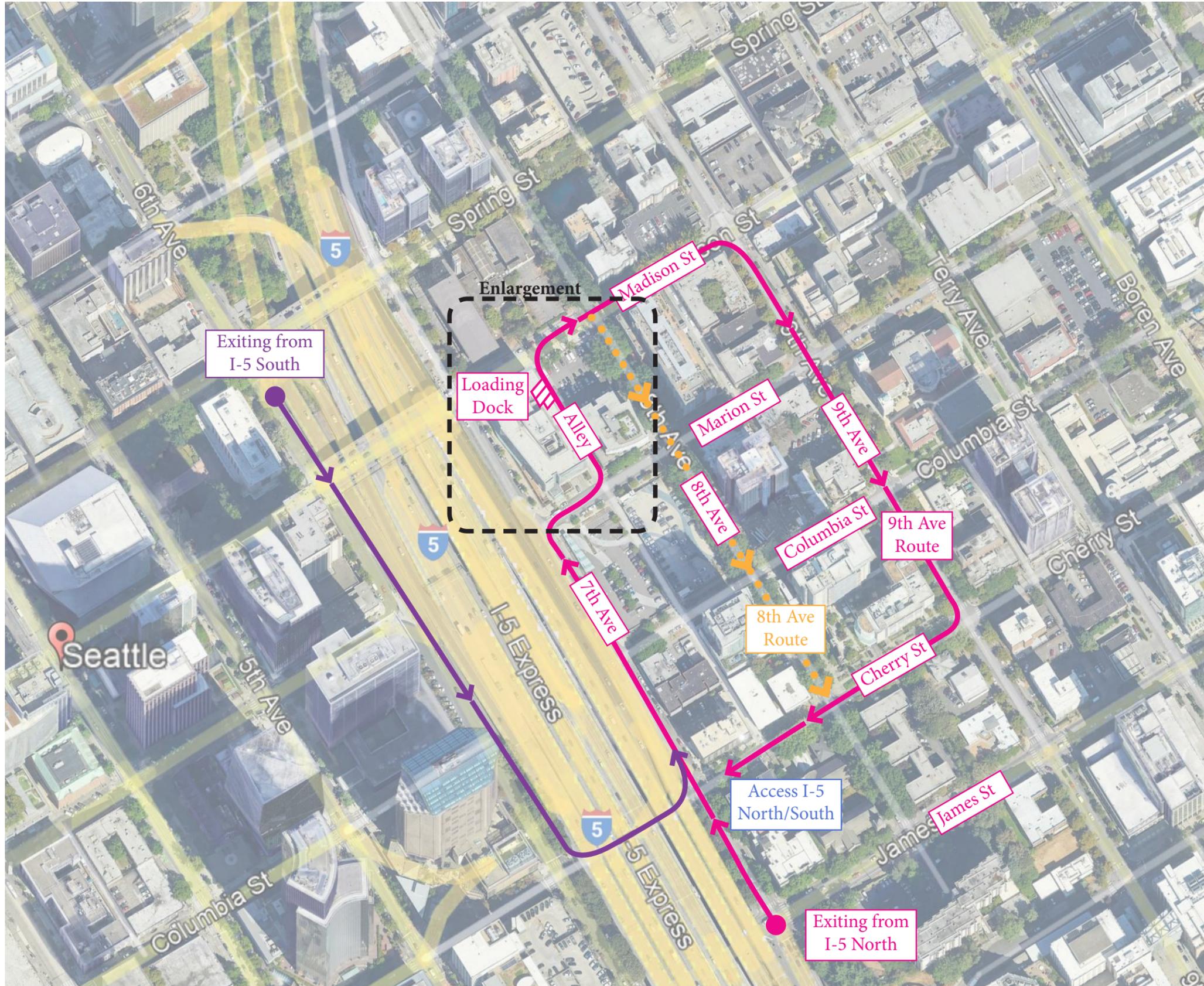
8th and Marion - existing



8th and Marion - proposed



8th and Marion truck circulation



View of Loading Dock



④ Interpretive Wayfinding Loop

Signage for the Park to Park Loop

Description:

- Develop concept and fabrication drawings for way finding template for the Park to Park Interpretive Wayfinding Loop initiative led by FHIA

Who we are working with:

- SDOT Urban Design: continue to consult with SDOT for ROW work, exploring opportunities for coordination and collaboration with SDOT's Seamless Seattle system standards, while maintaining local distinctiveness.
- FHIA Urban Design and Public Space Group
- Studio Matthews signage consultant
- Examples of who we will potentially consult with for content: History Link, Historic Seattle, Washington Trust for Historic Preservation
- Continued outreach to community stakeholders such as apartment and condominium buildings, major medical institutions, and developers.

Deliverables:

- Complete interpretive wayfinding signage drawings for fabrication and future use by FHIA. Include outline of content for future signs.
- Fabricate and install prototypes for each proposed sign type to promote project and enable FHIA to pursue and implement future signs.

Engagement process



Oct 2, Walk the Loop with FHIA Urban Design & Public Space and SDOT Urban Design



Oct 9, Worksession with FHIA Urban Design & Public Space, SDOT, and Studio Matthews

Park to Park Loop vision

An invitation to get out and WALK

First Hill is the destination, not just a place you pass through.

Embrace differences and eccentricities; celebrate a diverse history.

Interpretive wayfinding signage concepts



Marker on existing pole



Freestanding interpretive sign



Directional sign



On the pavement

Interpretive wayfinding signage content

Potential Interpretive Themes

Historic Sites

Historic Buildings

- Hotel Sorrento
- Saint James Cathedral
- Town Hall
- Engine House No. 3

Yesler's Hill / Yesler Terrace

- Where settler and mill owner Henry Yesler operated his mill.

Profanity Hill

- Nicknamed by frustrated lawyers making their way to the courthouse up the steep incline

Pill Hill

- Nicknamed for the hospitals

Historic Mansions of First Hill (nearby, not directly on trail)

- Castlemount “Ghost House” Collapse
- Carkeek Mansion
- Stimson Green



Interpretive signage content

Possible Interpretive Themes

Viewpoints & Vistas

Unique views of the city on the trail could be paired with perspectives from local authors, community members, or children.

- Smith Tower from top of Cherry St.
- Elliott Bay, glimpsed throughout trail
- Yesler Terrace view towards Chinatown-International District, stadiums, etc.
- Looking up at Harborview buildings
- Looking up at St James Cathedral



Interpretive signage content

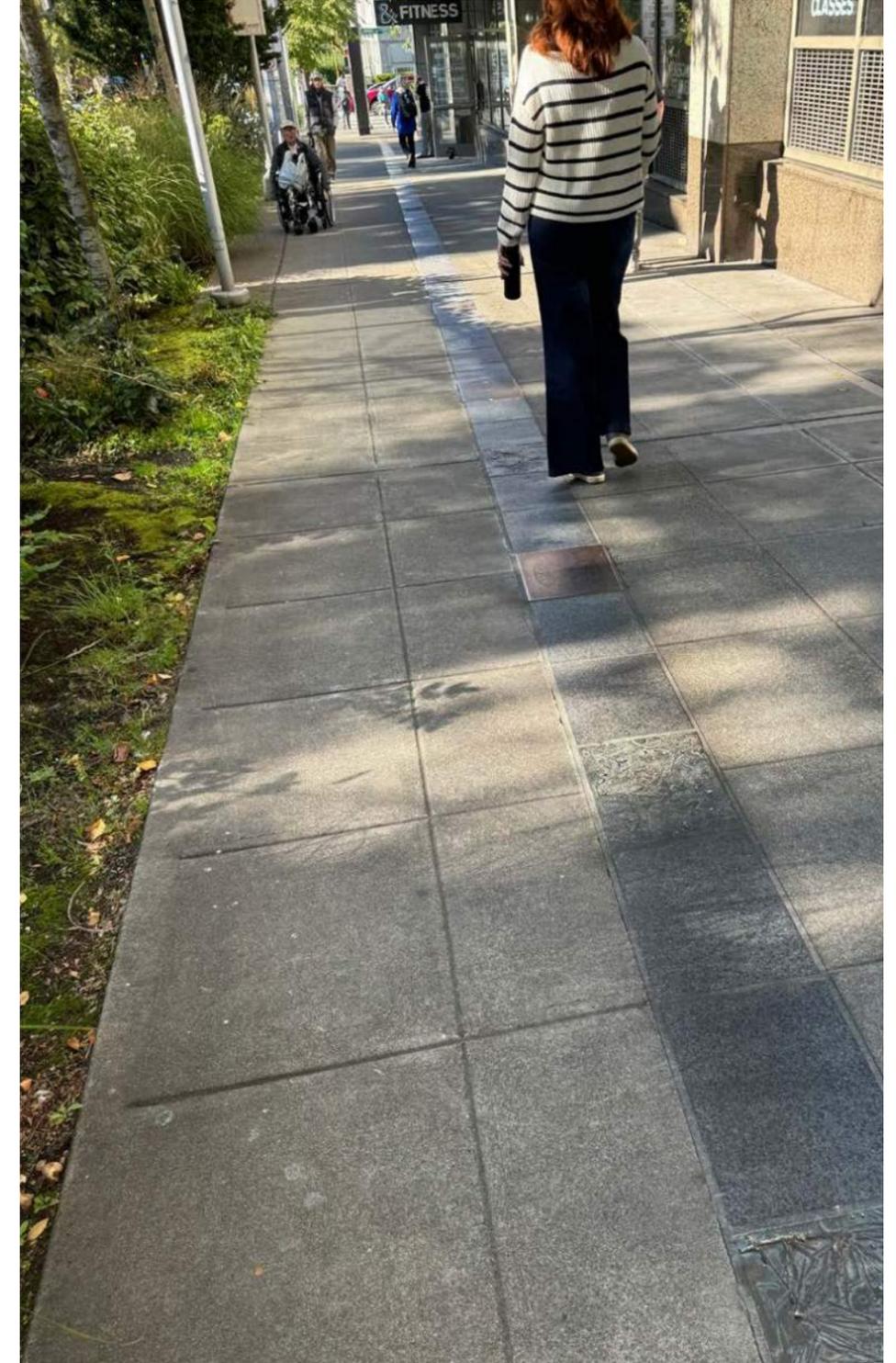
Possible Interpretive Themes

Public Artwork

Public art along the trail could provide destinations for an “art walk” experience. Not only could the art be interpreted through an artist statement, the added signage could bring a new perspective or reflective moment.

Public art along the trail includes

- Frye Art Museum
- Yesler Terrace Park
- Freeway Park, Seneca St (3)
- Madison St (4)
- James St (2)



Interpretive signage content

Possible Interpretive Themes

Past & Future

The different directions of the loop could tell two sides of the story of First Hill.

In one direction, images/text could describe what this neighborhood used to be. In the other, could display artwork from children prompted with “What could your neighborhood become?”

Opportunity to acknowledge the indigenous history of this land.



Public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE	ESTIMATED COST
1 Open Space Activation: Improvements to 8th Ave Landscape	New garden plantings, furnishings, and pet relief area	4,450 SF	Not required	\$100,000
	Planting Area	2,200 SF		
	Paved Area	160 SF		
	Furnishings	20 LF		
	Trash	Quantity: 2		
	Pet Relief Area	175 SF		
2 Public Art: Integrated Artwork by Norie Sato	Publicly accessible artwork within deep setback along 8th Ave		Not required	\$250,000
	Screen pieces	Quantity: 3		
	Sculptural pieces with integrated lighting	Quantity: 6-8		
3 Pedestrian Safety: 8th Ave. & Marion	Extension of existing curbs, curb ramps, crosswalks and adjustments to storm drain.		Not required	\$100,000
	COS standard curbs	280 LF		
	COS standard curb ramps	Quantity: 4		
	COS standard sidewalk paving	2,100 SF		
	COS standard crosswalk striping	Allowance		
	COS storm drainage inlet	Quantity: 4		
4 Interpretive Wayfinding Signage: Park to Park Loop Signage	Development and documentation of interpretive wayfinding signs for Park to Park Loop project		Not required	\$50,000
	Fabrication Documents	Each sign		
	Prototype sign(s)	Each sign		