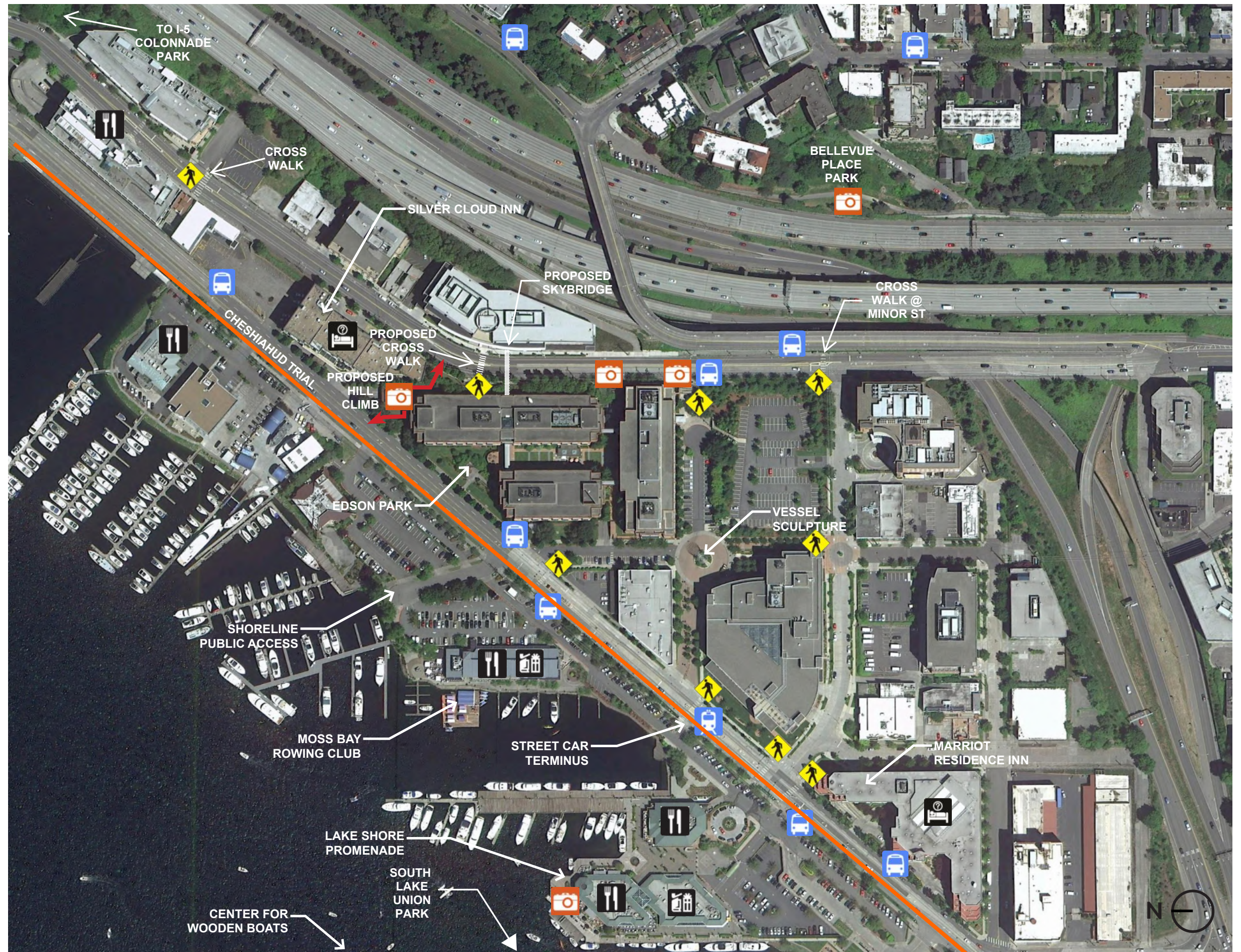


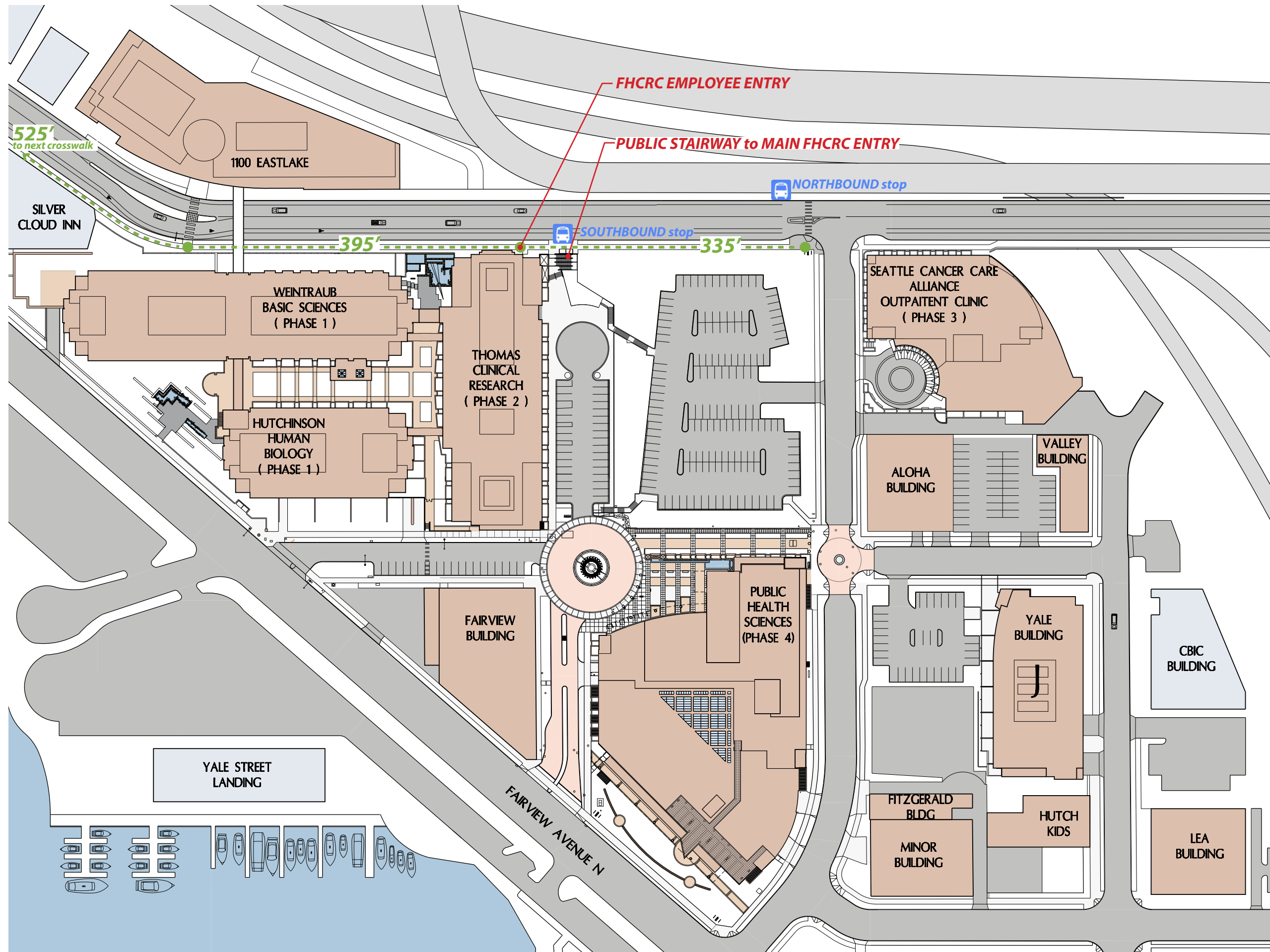
# Seattle Design Commission

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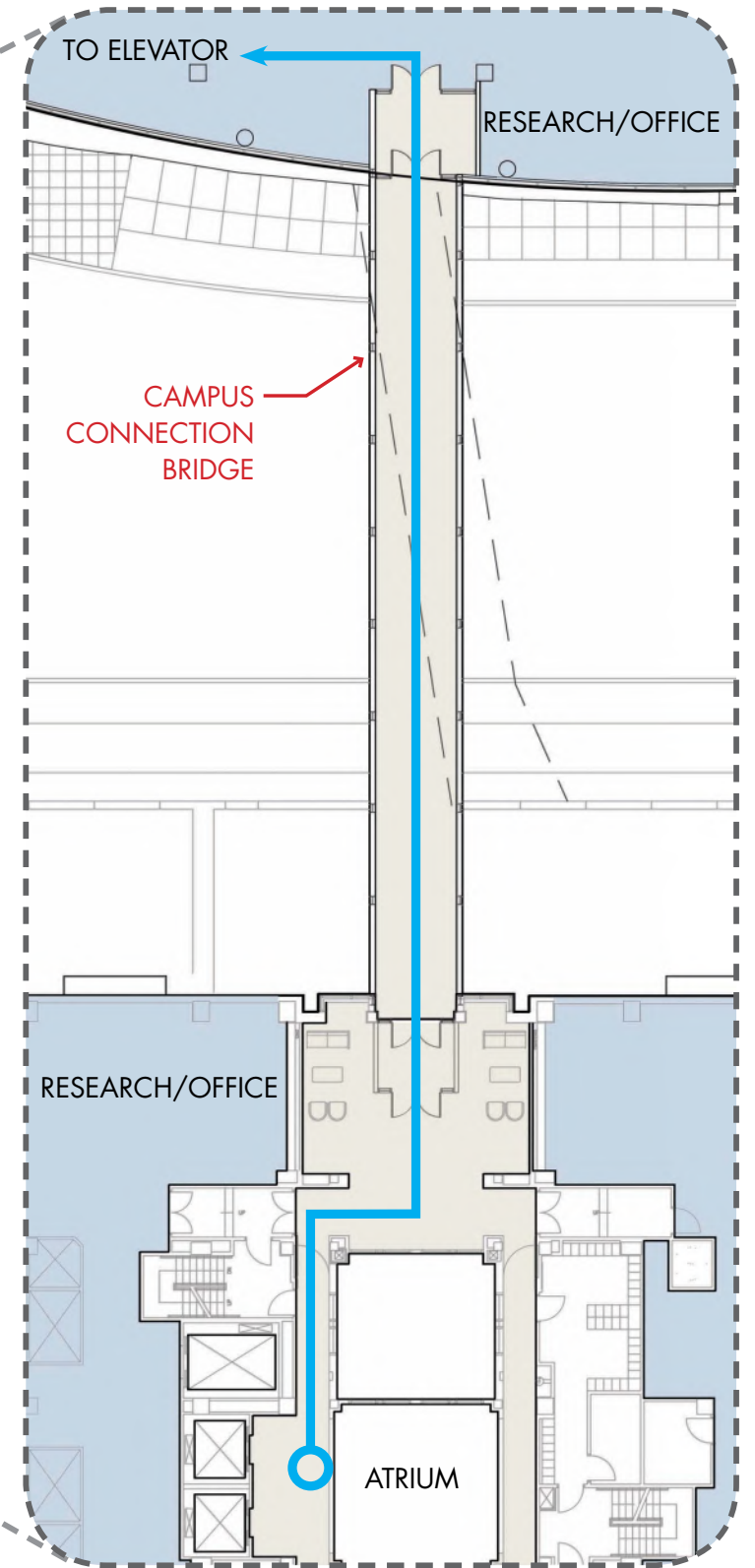
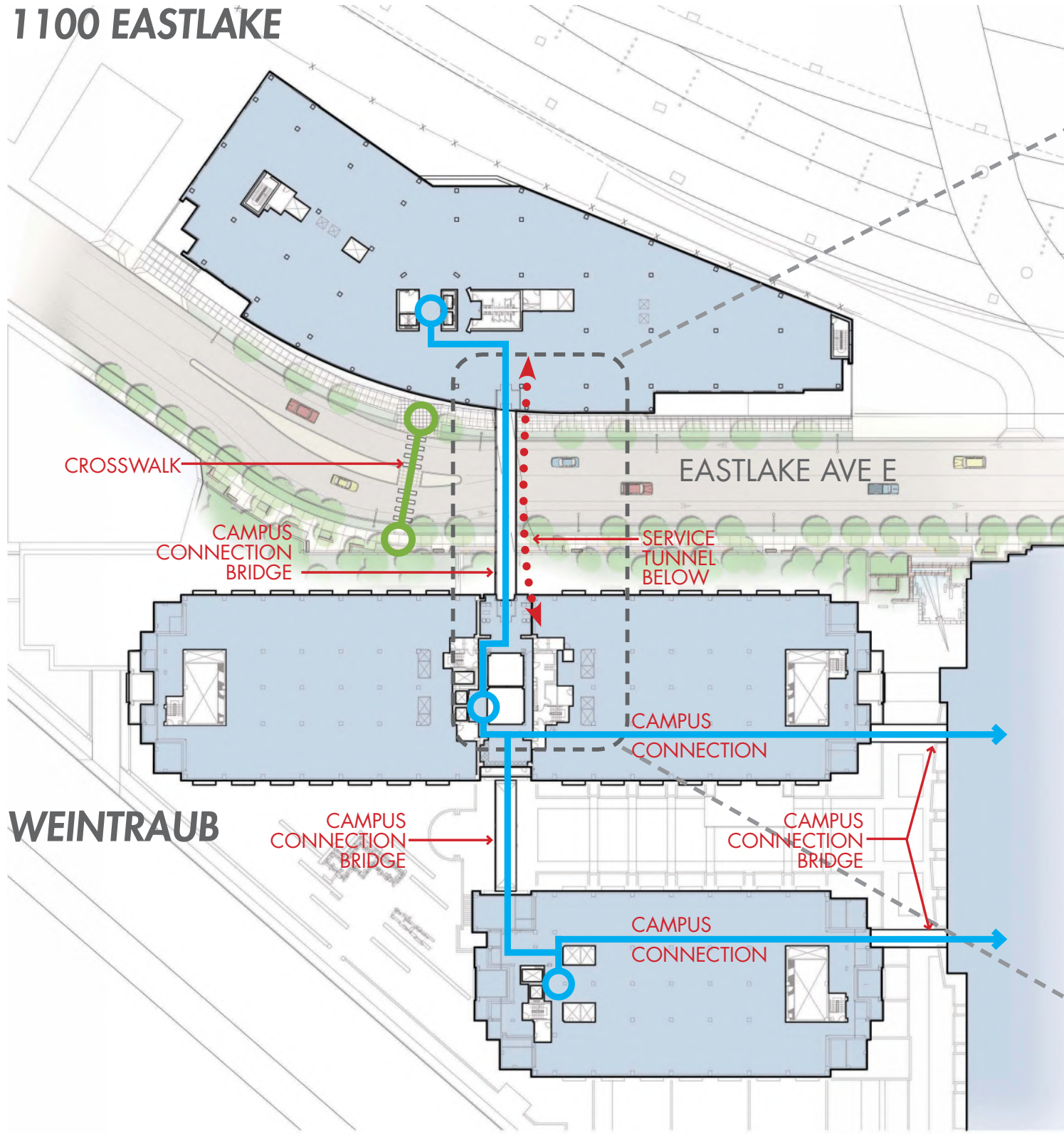
05.17.2012










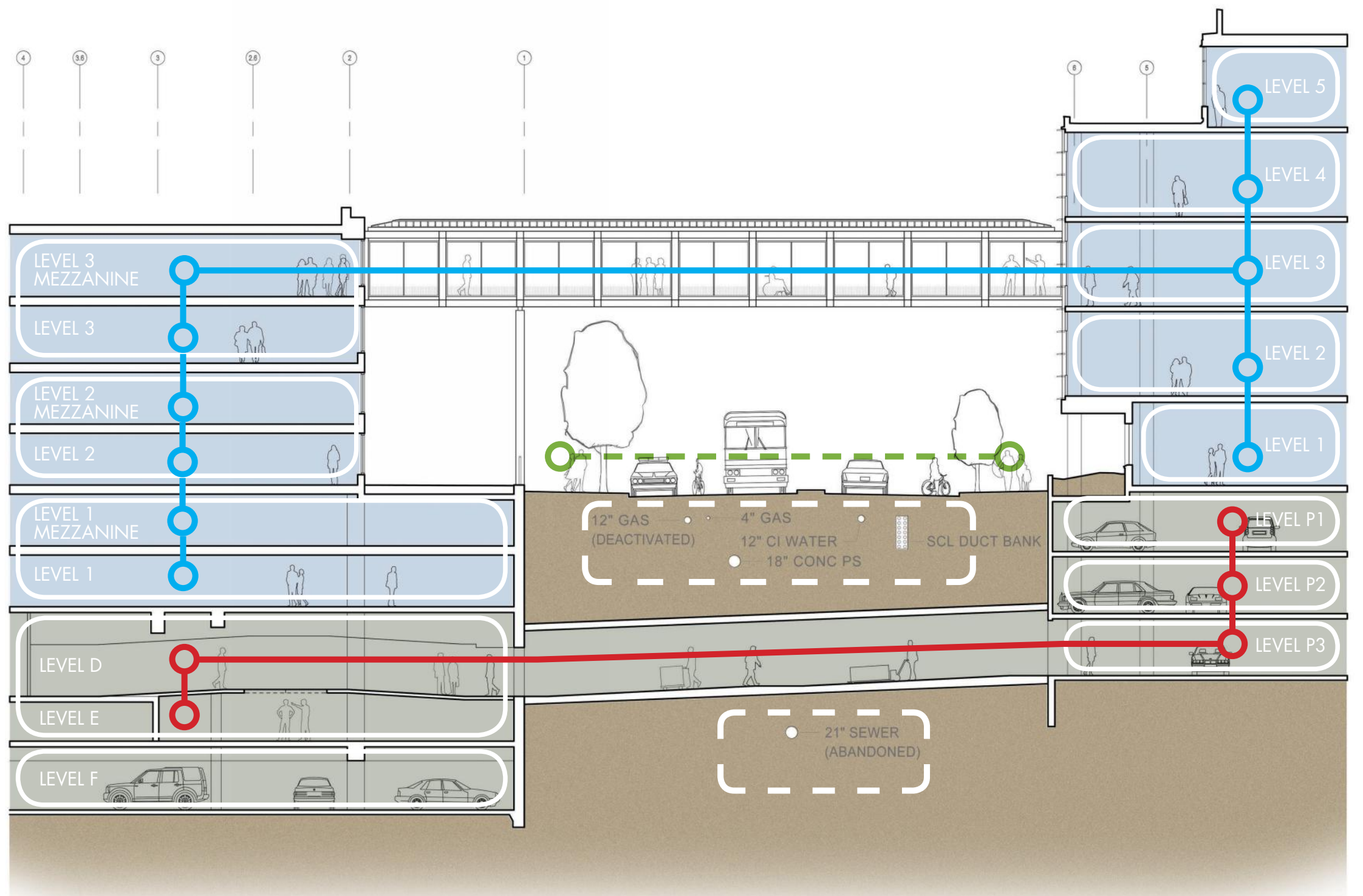
# 1100 EASTLAKE



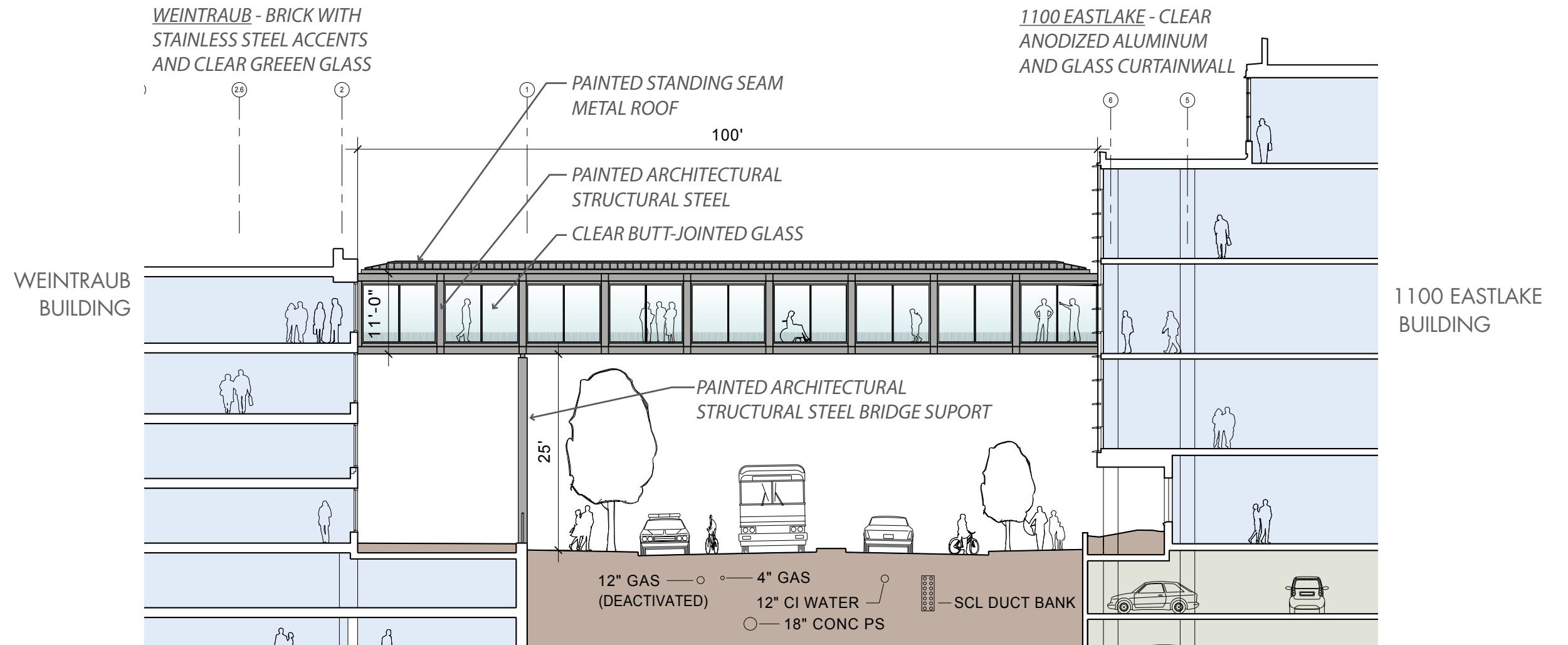
SITE PLAN

-  RESEARCHER CIRCULATION
-  SERVICE CIRCULATION
-  CROSSWALK CIRCULATION

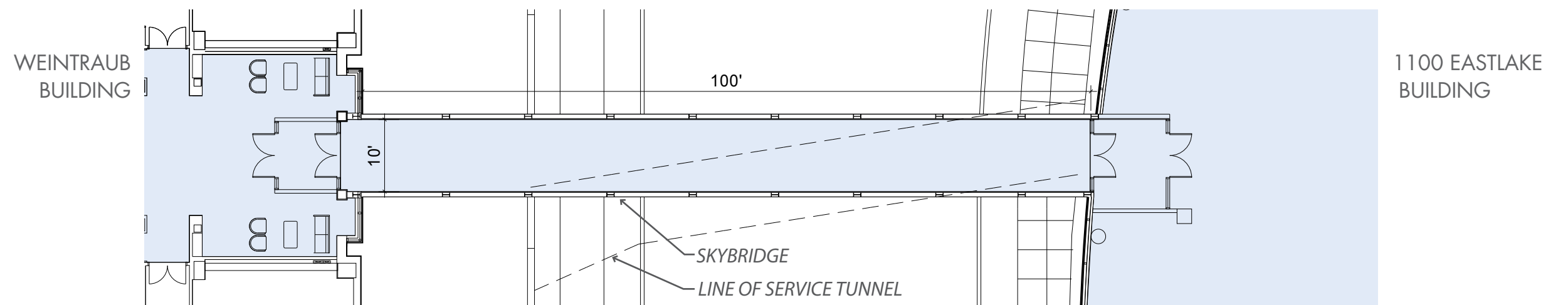
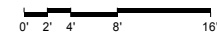
ENLARGED PLAN



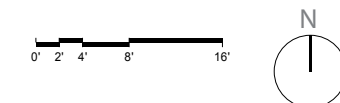
- RESEARCHER CIRCULATION
- SERVICE CIRCULATION
- CROSSWALK CIRCULATION



SKYBRIDGE ELEVATION FACING NORTH



SKYBRIDGE PLAN



SKYBRIDGE PLAN and SECTION



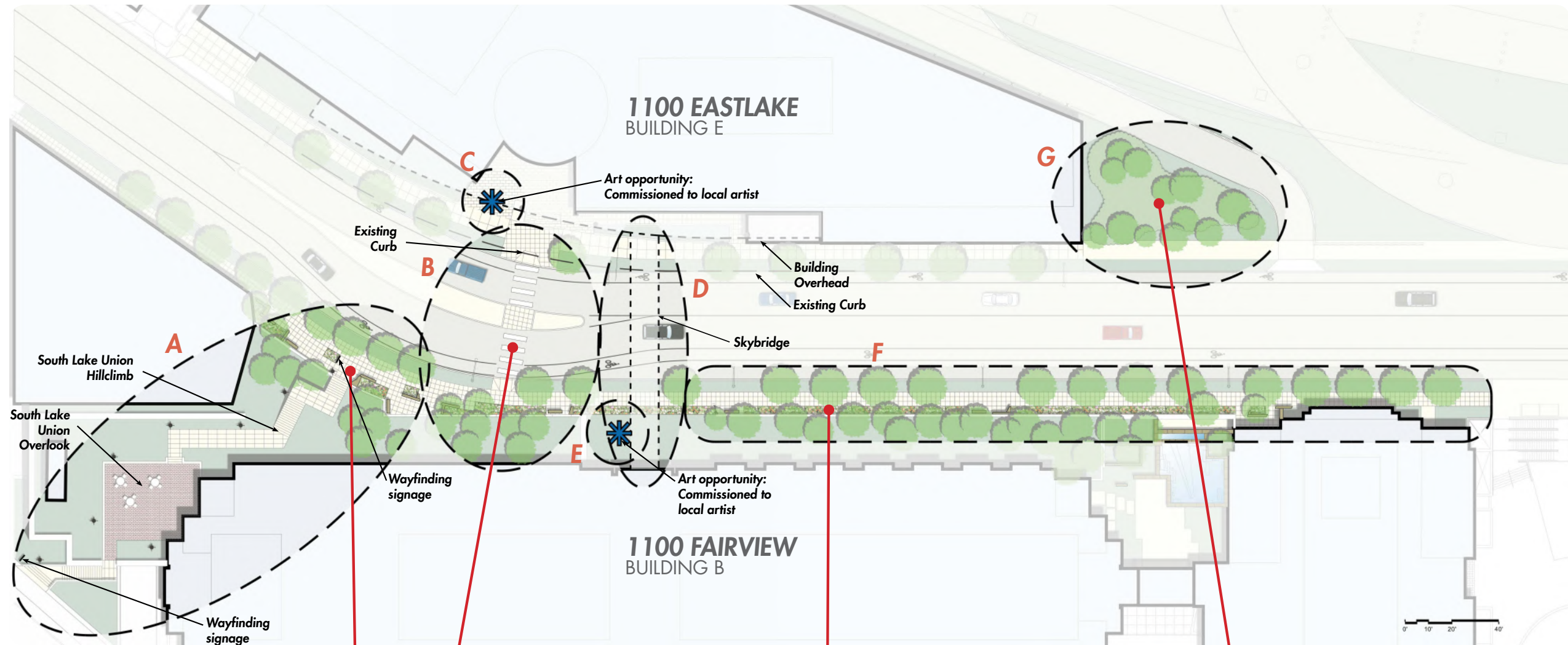








# SKYBRIDGE IMPROVEMENT PACKAGE



## NEW PUBLIC CONNECTION FROM EASTLAKE AVE E TO FAIRVIEW AVE N

- enhanced sidewalk with stone garden, seating, and passive water feature
- terraced public stair with bicycle amenities

## NEW PEDESTRIAN CROSSWALK AND ROADWAY REALIGNMENT

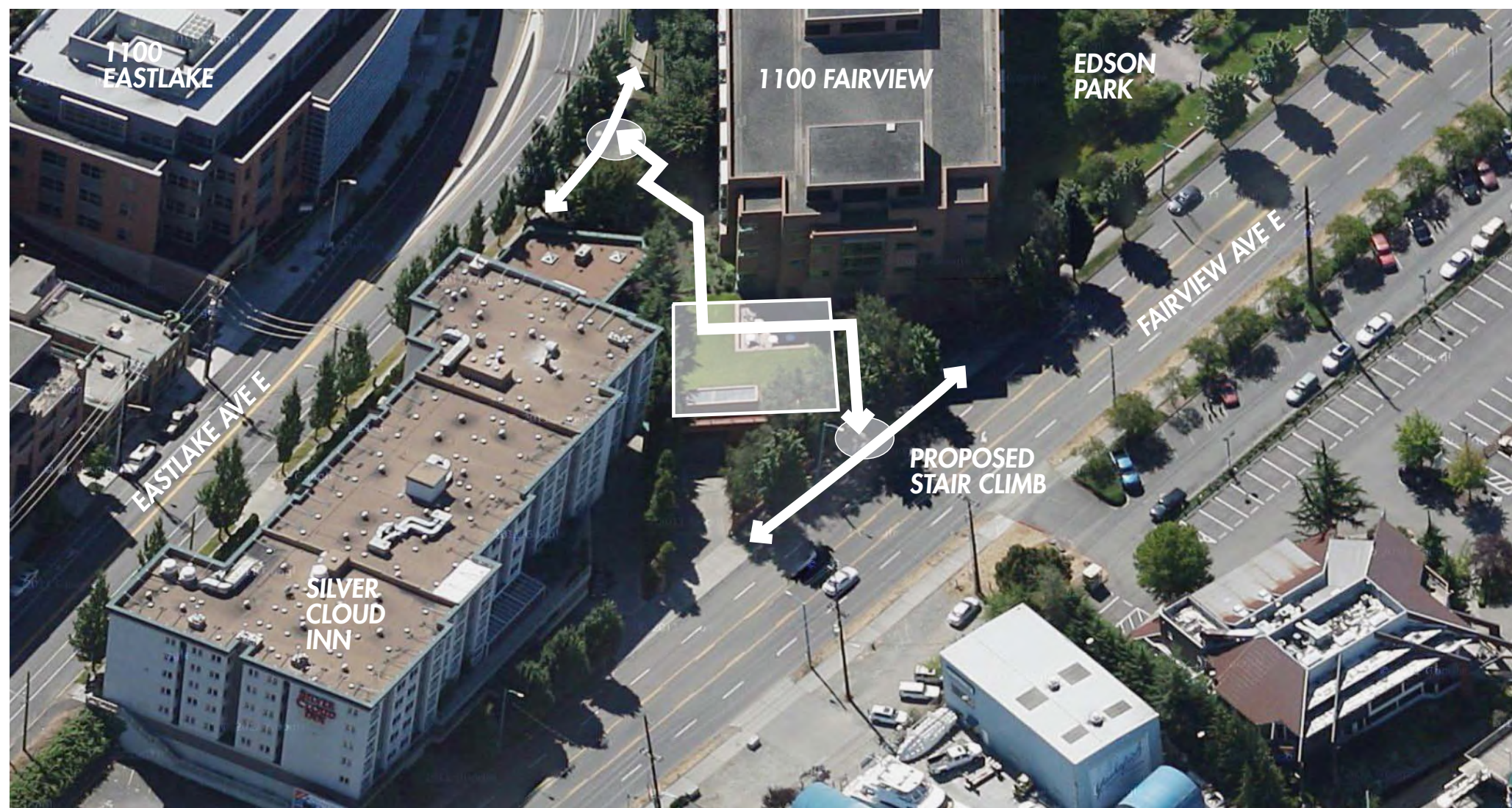
- locate sculpture on entry plaza of 1100 Eastlake

## ENHANCE SIDEWALK

- remove tall steel fence along Eastlake and replace where needed with steel guardrail to diminish separation between public and private realm
- enhance plantings along guardrail

## ENHANCE LANDSCAPE

- improve and expand the landscaping on WSDOT property from end of 1100 Eastlake Bldg to WSDOT access road



# SKYBRIDGE IMPROVEMENT PACKAGE F, G

Landscaped slope – ornamental, slope-stabilizing plantings, mixed conifers and deciduous trees, ground cover, mulch, improved topsoil, automatic irrigation, 2900 square feet

Fence removal – removal of existing 8' height steel picket fence, replace with 42" height guardrail, steel, powder coated black, where required by grade, 380 linear feet

Replace streetscape plantings - clear and grub existing ivy beds, restore with shrubs and groundcover, mulch, improved topsoil, automatic irrigation, 1070 square feet

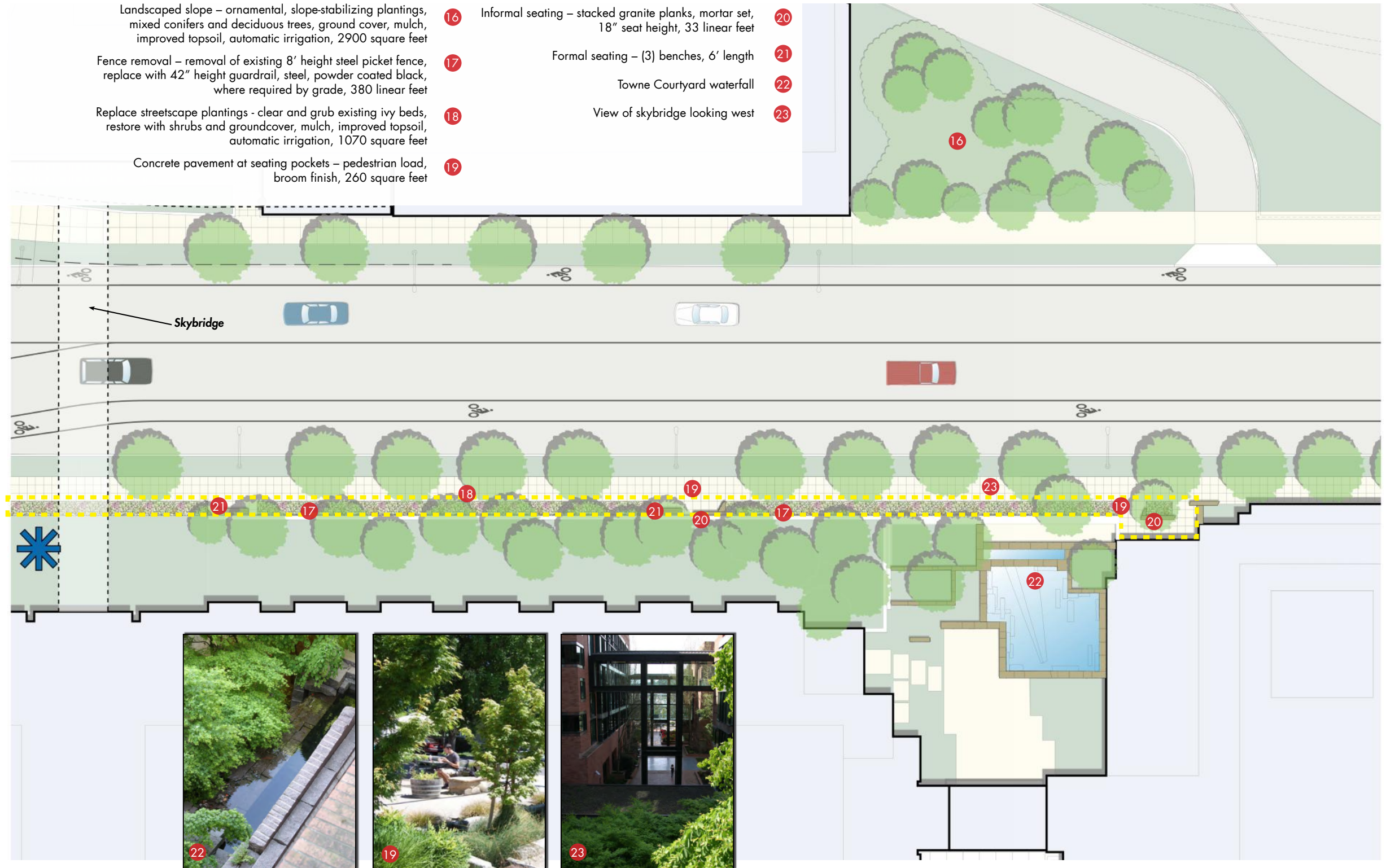
Concrete pavement at seating pockets – pedestrian load, broom finish, 260 square feet

16 Informal seating – stacked granite planks, mortar set, 18" seat height, 33 linear feet

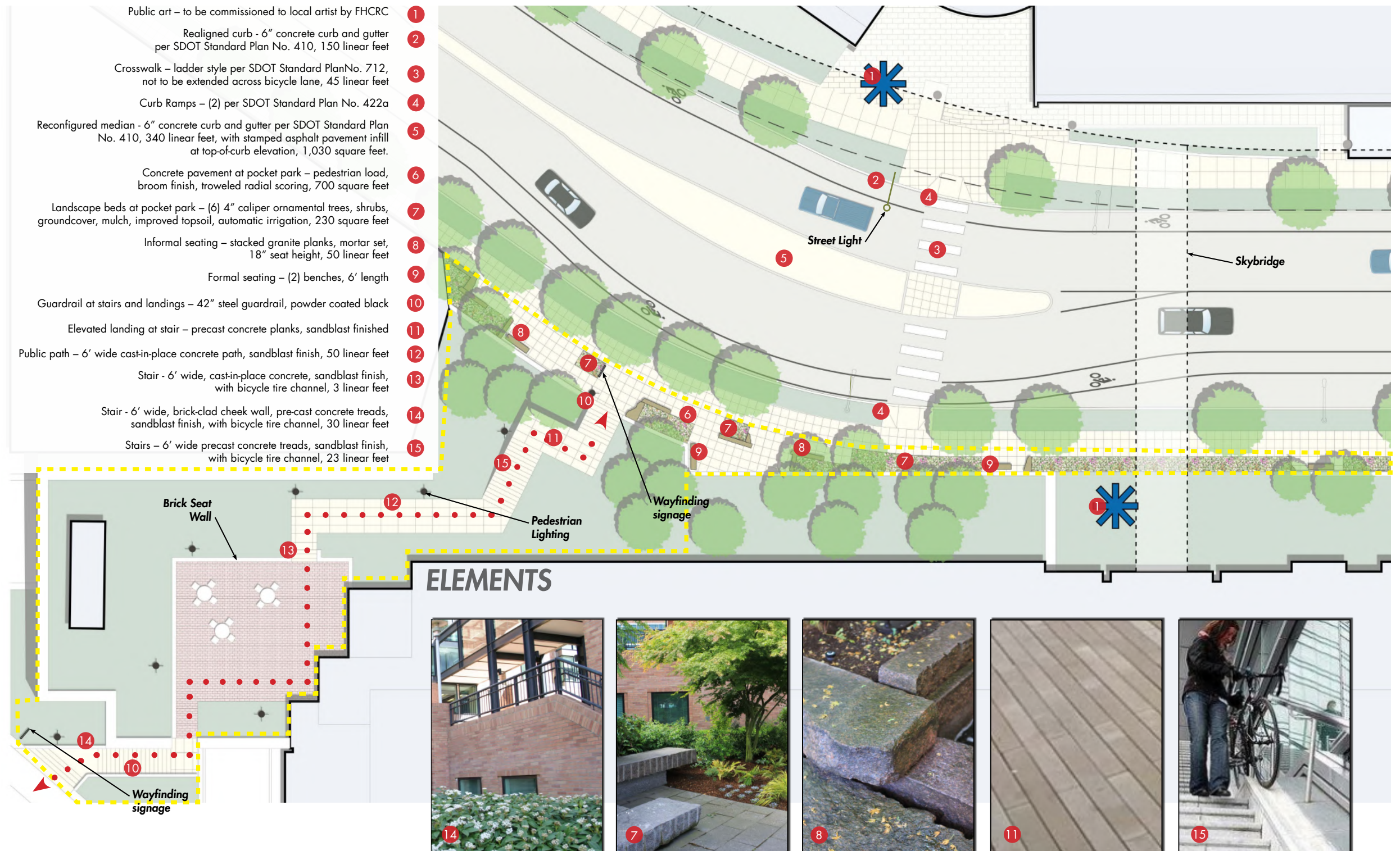
17 Formal seating – (3) benches, 6' length

20 Towne Courtyard waterfall

21 View of skybridge looking west

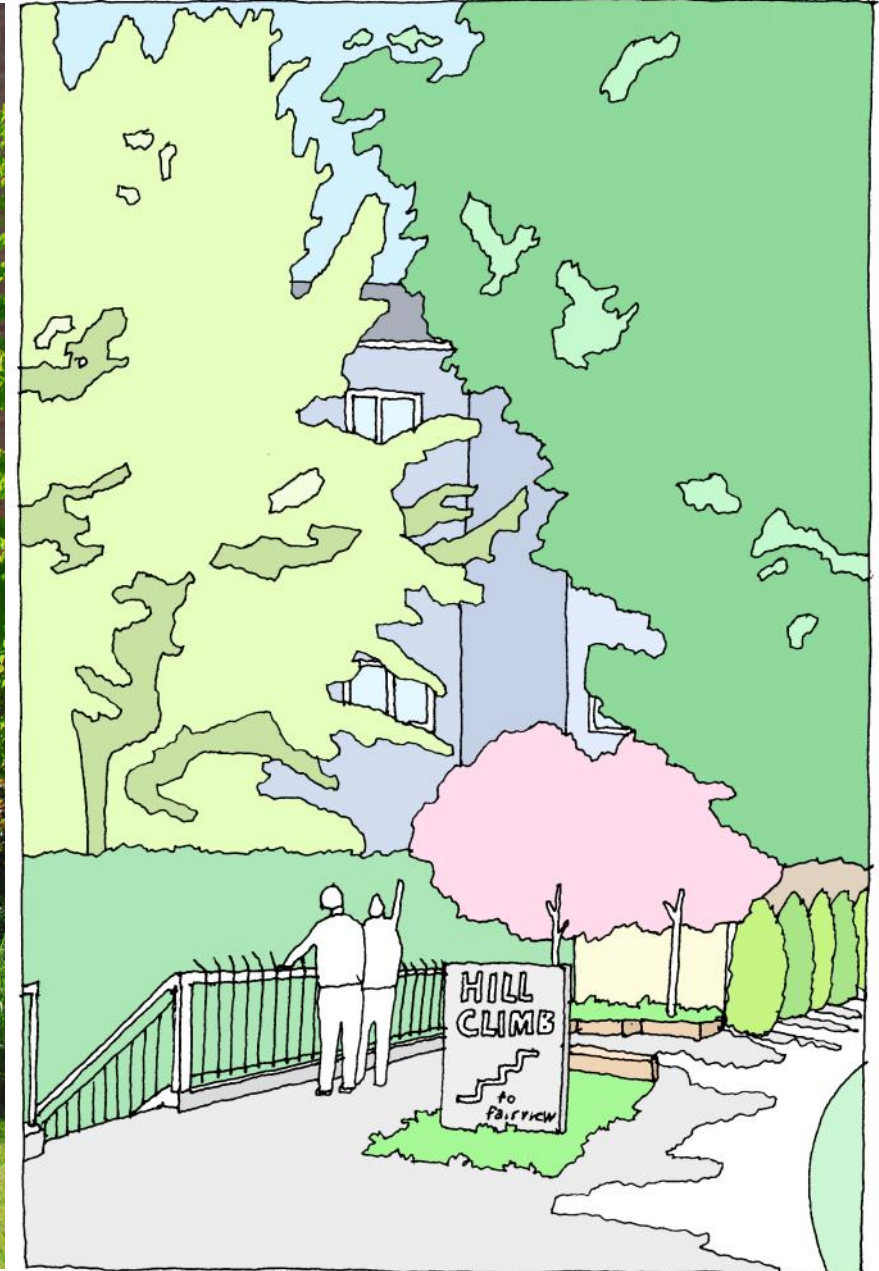


# SKYBRIDGE IMPROVEMENT PACKAGE A, B, C, D, E





at FAIRVIEW AVE



at EASTLAKE AVE

Fred Hutchinson Cancer Research Center  
Proposed Skybridge at 1100 Eastlake Ave. E

**SKYBRIDGE PUBLIC BENEFIT PACKAGE SUMMARY:**

| Amenity      | Cost               | Amenity Features  |
|--------------|--------------------|---|
| A            | \$664,000.00       | Hillclimb and Overlook Plaza <ul style="list-style-type: none"> <li>• Private realm converted to public: 7,200 s.f.</li> <li>• Plaza space: 1,200 s.f.</li> <li>• Sidewalk: 83 l.f.</li> <li>• Stair: 64 l.f.</li> <li>• Seating: 96 l.f.</li> <li>• Landscape: 5,500 s.f.</li> <li>• Lighting: 8 pedestrian-scale fixtures</li> <li>• Vertical feet transitioned: 25'</li> <li>• Signage: 2 wayfinding sign</li> </ul> |
| B            | \$310,000.00       | Crosswalk <ul style="list-style-type: none"> <li>• Crosswalk w/curb ramps: 1</li> </ul>   |
| C            | \$20,000.00        | Art Opportunity <ul style="list-style-type: none"> <li>• Art: 1 sculpture in hardscape setting</li> </ul>   |
| E            | \$20,000.00        | Art Opportunity <ul style="list-style-type: none"> <li>• Art: 1 sculpture in landscape setting</li> </ul>   |
| F            | \$332,000.00       | Pocket Parks and Fence Removal <ul style="list-style-type: none"> <li>• Private realm converted to public realm: 2,400</li> <li>• Fence removed: 440 l.f.</li> <li>• Plaza space: 1,150 s.f.</li> <li>• Seating: 100 l.f.</li> <li>• Landscape: 1,300 s.f.</li> </ul>   |
| G            | <u>\$35,000.00</u> | Landsaped Slope <ul style="list-style-type: none"> <li>• Landscape: 2,900 s.f.</li> </ul>   |
| Project Cost | \$1,381,000,00     |   |

Total Square Footage of Skybridge Public Benefit Package Features: 12,500 s.f.

Total Square Footage of Skybridge: 855 s.f.