

SKYLINE

SEATTLE DESIGN
COMMISSION HEARING I
JUNE 06, 2019

AGENDA

- Transforming Age Skyline introduction
- Why a skybridge ?
- Skybridge design
- Public benefits proposal
- Question and answer



- Non-profit organization
- Serving over 7,500 people total
- 3,500 people served in 28 communities
 - 2,100 senior housing residents in 14 communities in WA, MN & NE
 - 1,600 affordable housing tenants in 14 communities in WA
- 4,000 seniors served via Home & Community Services
- 2,000 team members
- Over \$12 million unreimbursed charity care provided
- Several Foundations supporting TA and our affiliates' missions
- B2B affiliate serving senior living industry
- Innovative Technology Solutions

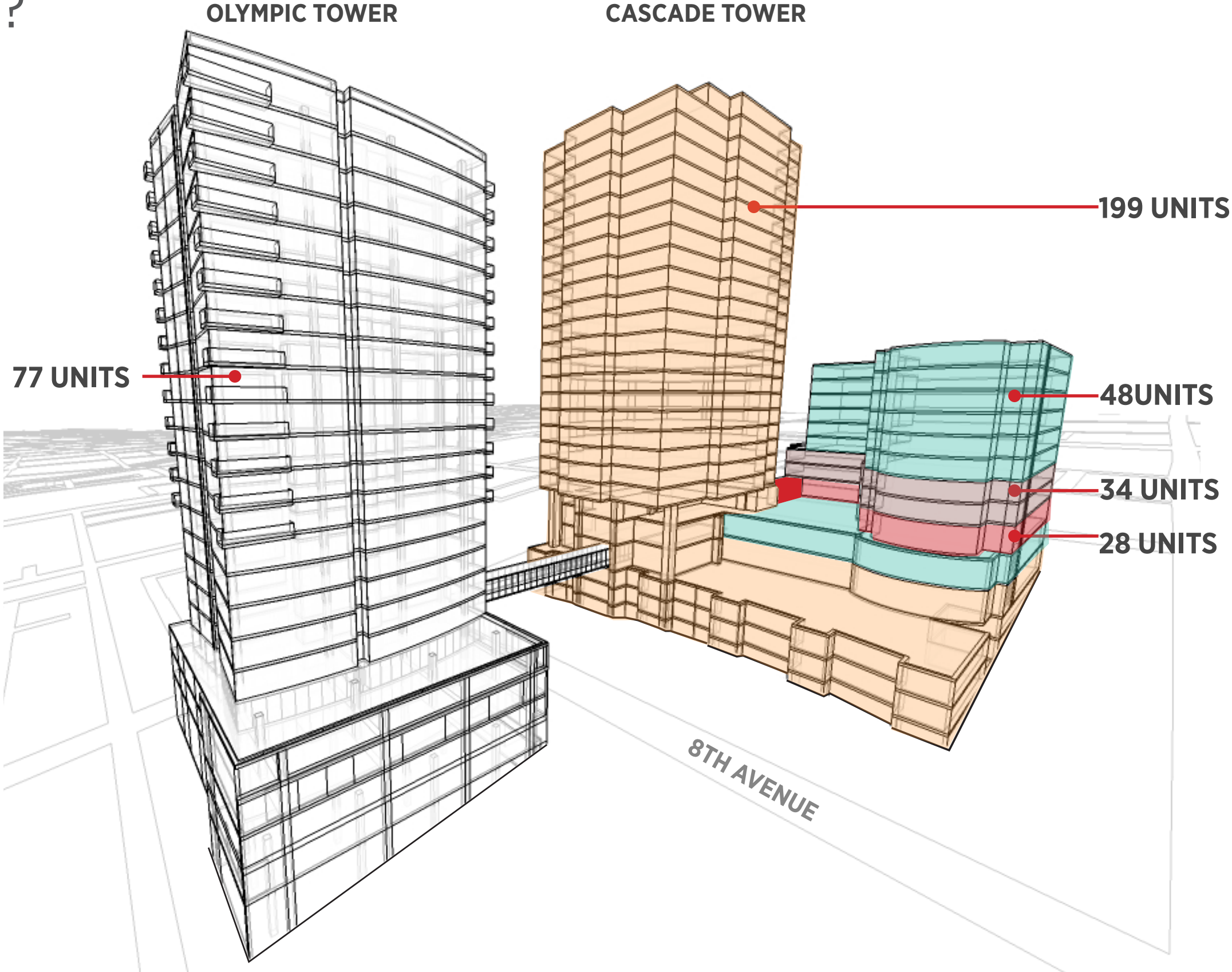
SKYLINE

- Opened October 2009
- 199 residential units
- 110 units for assisted living, memory care and skilled nursing
- 350 residents average age 83
- 10% have dementia
- 32% use mobility aids like wheelchairs, walkers and canes

SKYBRIDGE NEED

WHY A SKYBRIDGE?

An integrated campus keeps residents safe and connected to loved ones



WHY A SKYBRIDGE?

Safer Crossings

"People over age 50 are particularly vulnerable, and have made up 70% of pedestrian fatalities in the last 3 years"

From city of Seattle Vision zero plan

<p>30 CRASHES A DAY MORE THAN 10,000 A YEAR</p>	<p>NEARLY 35,000 TOTAL CRASHES IN THE LAST THREE YEARS</p>
<p>— — VISION ZERO WILL SAVE LIVES — —</p>	
<p>150 PEOPLE SUSTAIN LIFE-CHANGING INJURIES EVERY YEAR</p>	<p>APPROXIMATELY 20 PEOPLE DIE ON OUR STREETS EACH YEAR</p>

SAFER STREETS FOR SEATTLE



Whether you walk, drive, bike, or take transit to get around, follow these tips to help make Seattle's streets safer for everyone.

-  Put down your phone and pay attention
-  Every intersection is a crosswalk – stop for pedestrians
-  Speed matters – slow down!
-  Look out for each other

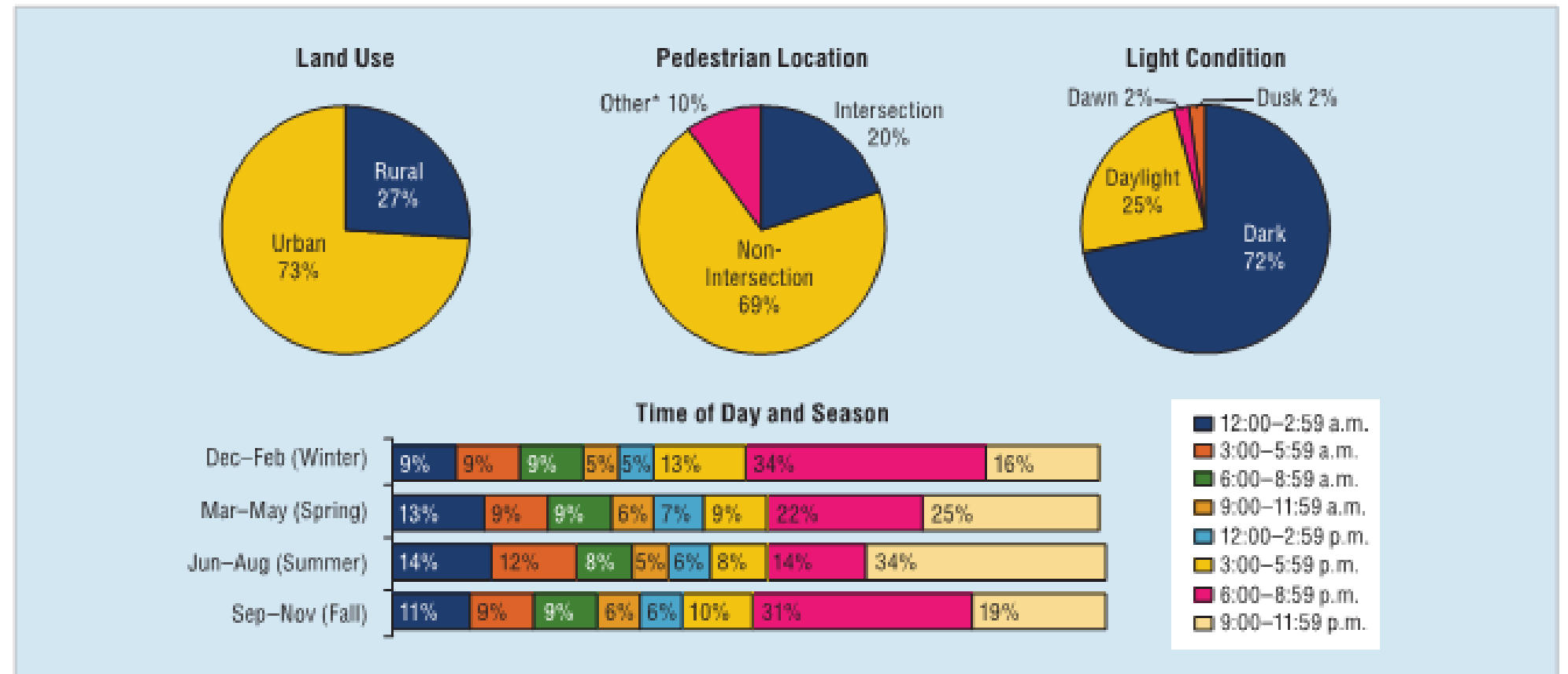
Together, we can end traffic deaths and serious injuries on Seattle's streets by 2030. Learn more at www.seattle.gov/visionzero.

 **City of Seattle** 

Traffic safety facts from national highway

- We have a unique situation
- Link two communities as safely as possible
- Goal to provide urban life experiences and avoid isolation

Percentage of Pedestrian Fatalities in Relation to Land Use, Pedestrian Location, Light Condition, and Time of Day and Season, 2013



WHY A SKYBRIDGE?

Safer Crossings

Skybridge provides

- Level surface
- Lean rails
- Resting points
- Traction
- Lighting
- Navigation
- Observation/Safety



Estimated daily crossing on skybridge

	Average	Total Trips (two-way)		
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	Estimated Total Trips Per Day	Morning	Afternoon	Evening
Total	2,656	588	843	1,225

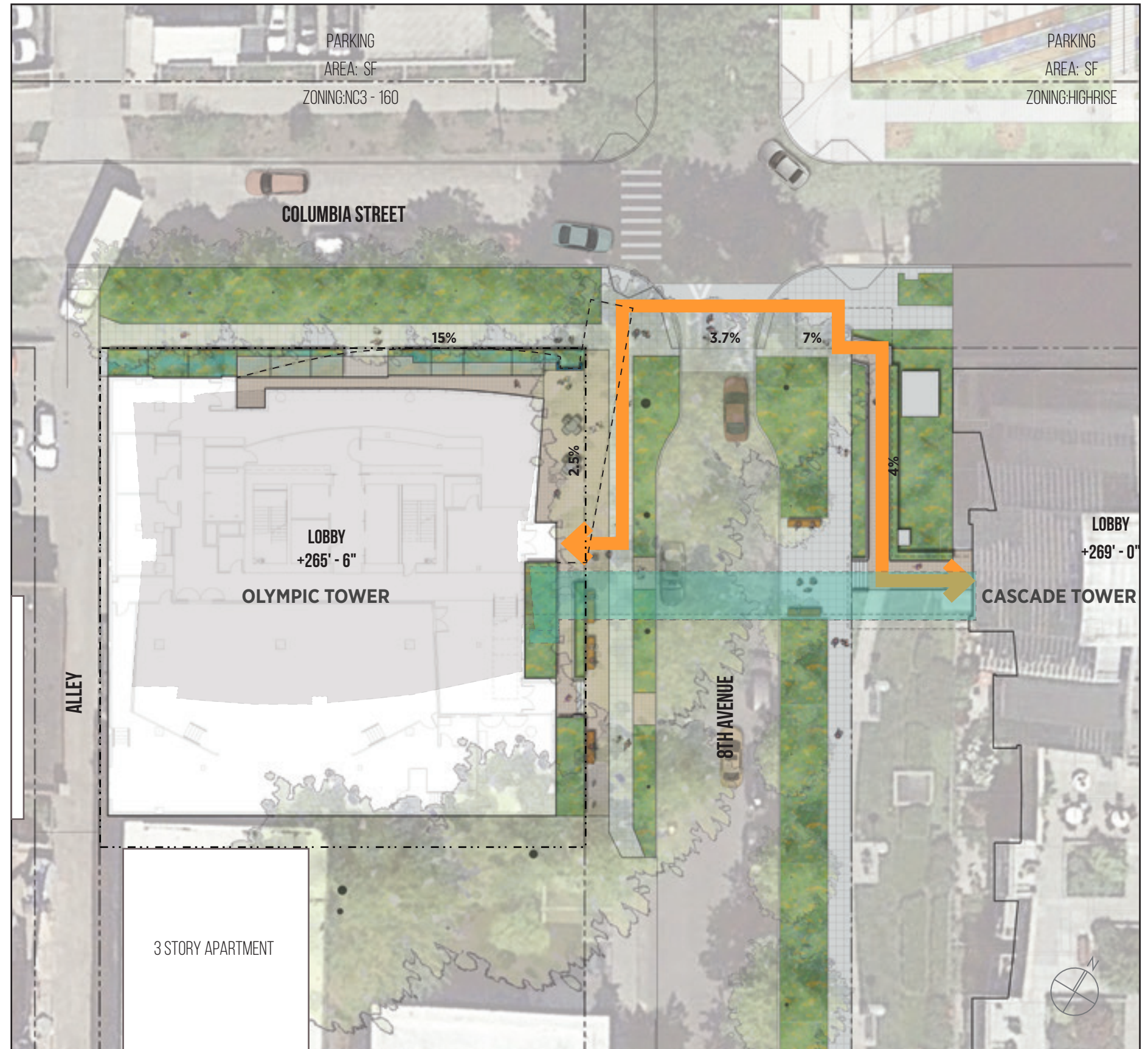
ALTERNATIVES TO SKYBRIDGE

ALTERNATE A - AT GRADE CROSSING

At grade crossing will be designed to be as safe as possible for seniors regardless of whether a new skybridge is allowed.

Walking surface as smooth as possible.

- Pathway will be well lit.
- Handrails installed along ramps.
- Walkways will be covered as much as possible.
- Raised intersection.
- Curb bulbs to narrow the crossing at the street.



ALTERNATE B - TUNNEL

A tunnel would provide safe passage, but is not feasible due to several factors. Options 1 to 3 were investigated.

OPTION 1: CROSSING AT P1 LEVEL

OPTION 2: CROSSING AT P2 LEVEL

OPTION 3: CROSSING AT P3 LEVEL

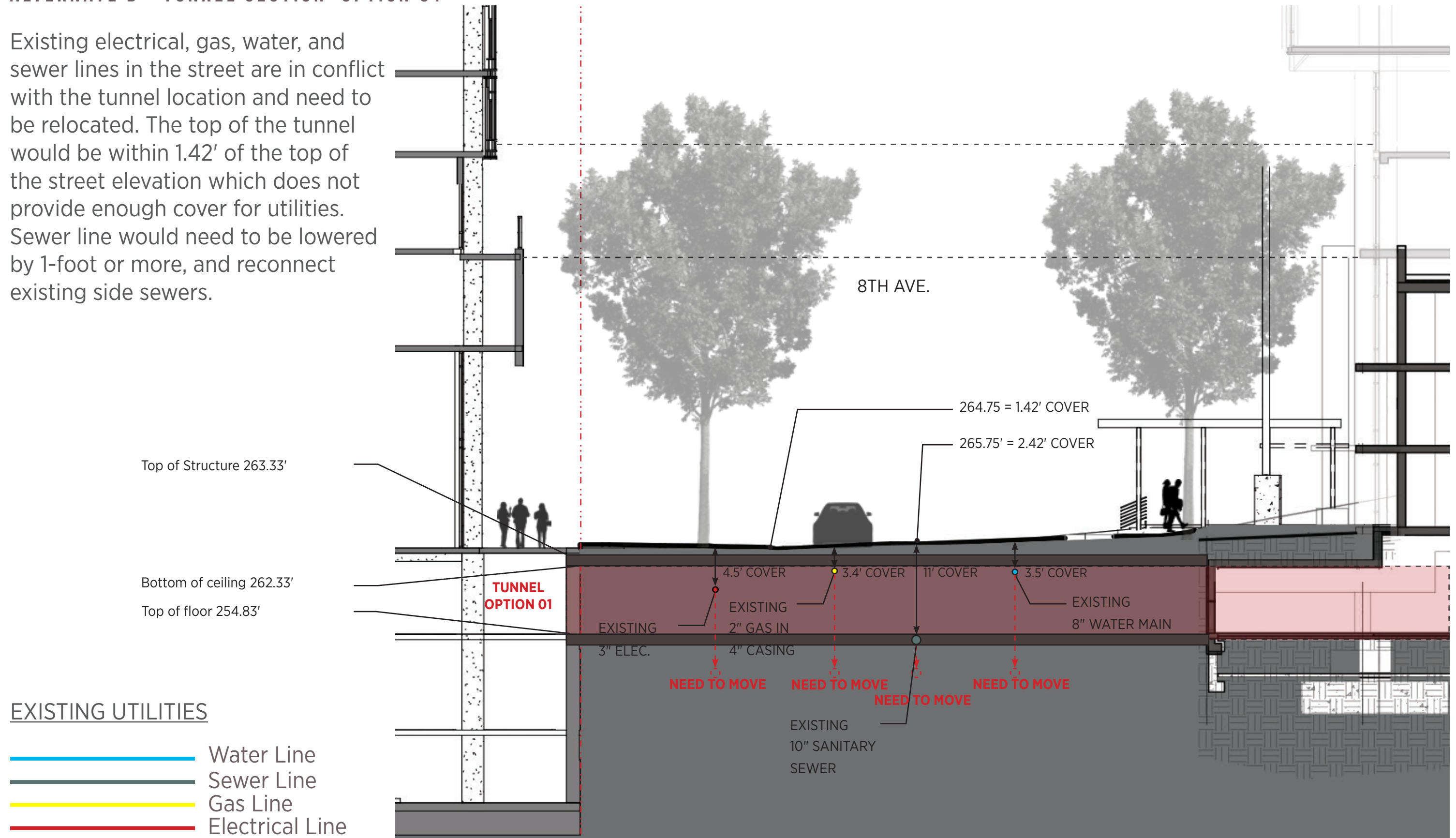
LEGEND

||||| Circulation with tunnel alternative



ALTERNATE B - TUNNEL SECTION OPTION 01

Existing electrical, gas, water, and sewer lines in the street are in conflict with the tunnel location and need to be relocated. The top of the tunnel would be within 1.42' of the top of the street elevation which does not provide enough cover for utilities. Sewer line would need to be lowered by 1-foot or more, and reconnect existing side sewers.



EXISTING UTILITIES

- Water Line
- Sewer Line
- Gas Line
- Electrical Line

ALTERNATE B - TUNNEL SECTION OPTION 02 & 03

In the street:

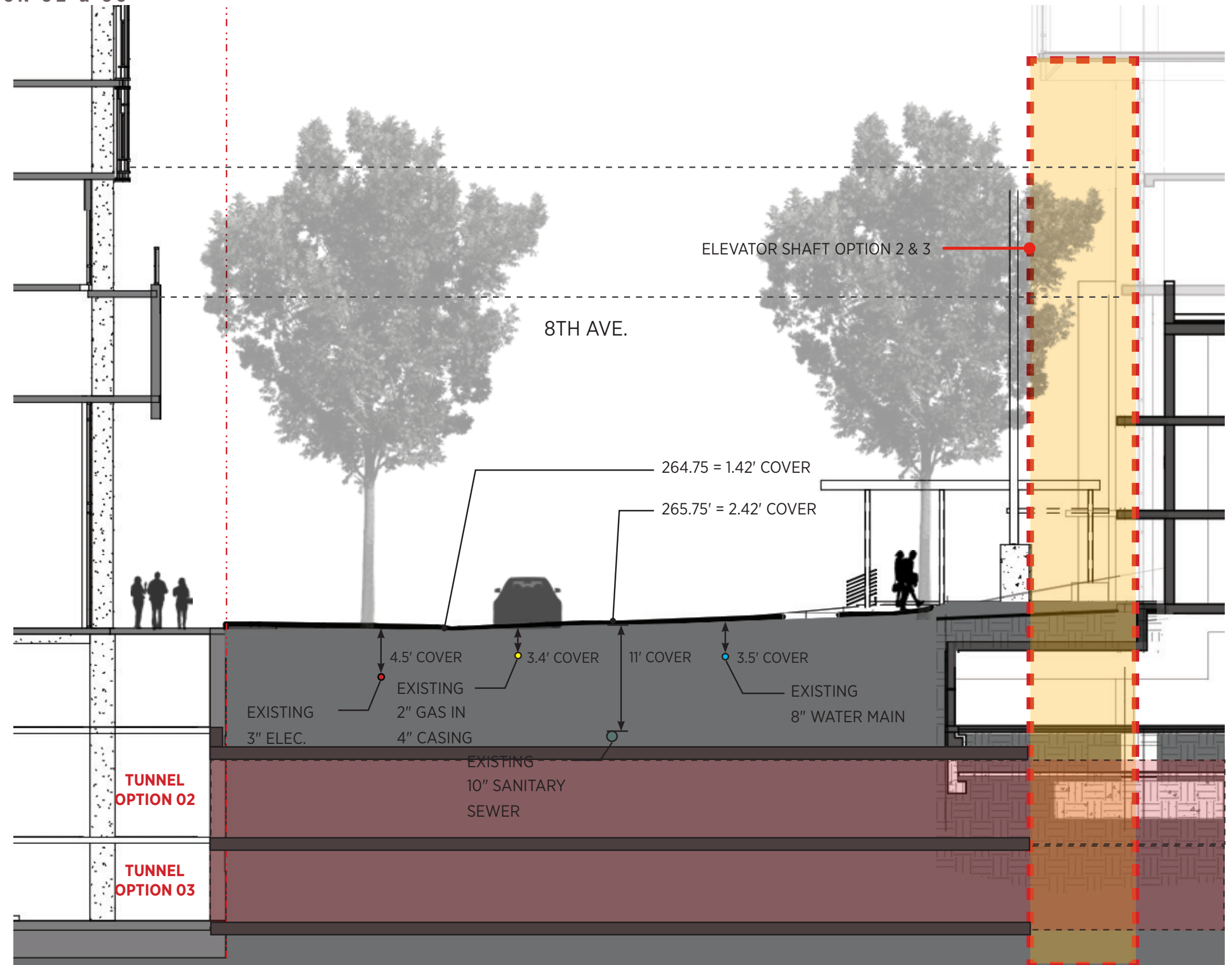
- Relocate sanitary sewer line
- Horizontal excavation with hydraulic ram tunnel (4 week closure) from Olympic Tower side. Requires shoring and excavation of Olympic Tower
- Waterproofing of tunnel on exterior is not possible, so it will leak

Existing building:

- Min. 24" for shoring and underpinning around footings
- Min. 18" thick walls at tunnel and elevator walls to withstand footing loads
- 30' working clearance required for drill rig to install shoring

EXISTING UTILITIES

-  Water Line
-  Sewer Line
-  Gas Line
-  Electrical Line

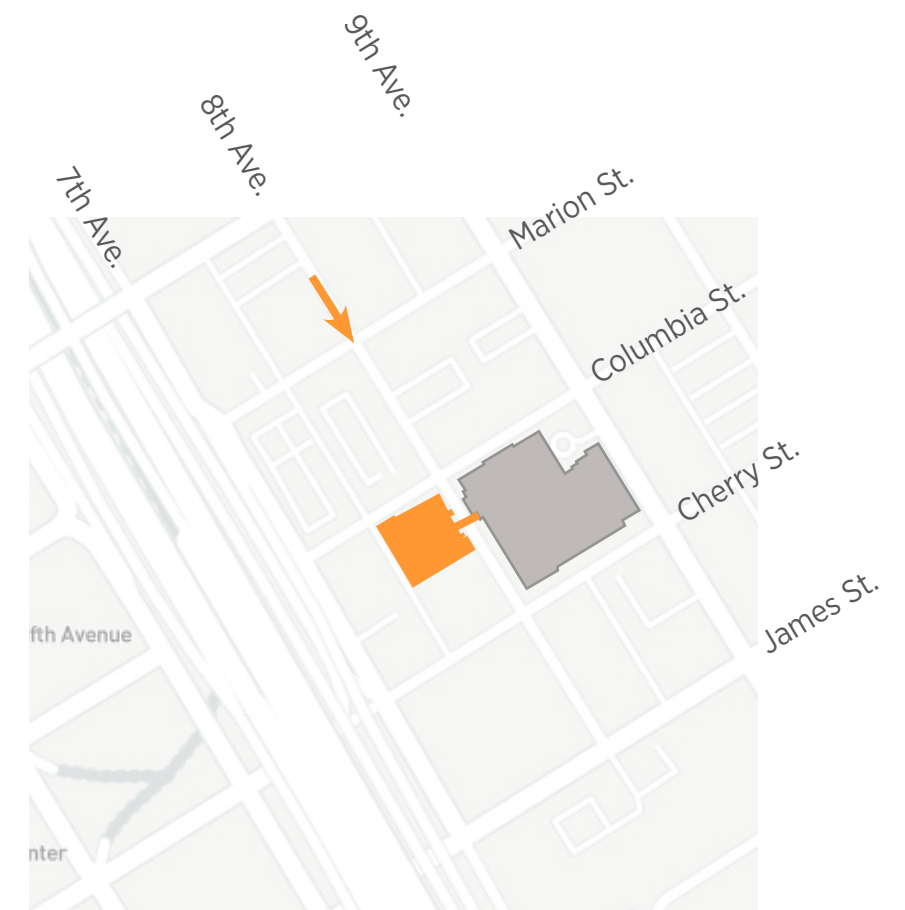


CONCEPTUAL DRAWINGS OF SKYBRIDGE

LOOKING SOUTH FROM 8TH AVE AND MARION ST WITH TREES



- View looking to South on 8th Ave.
- Mature street lines with sensed tree canopy
- Walkable street



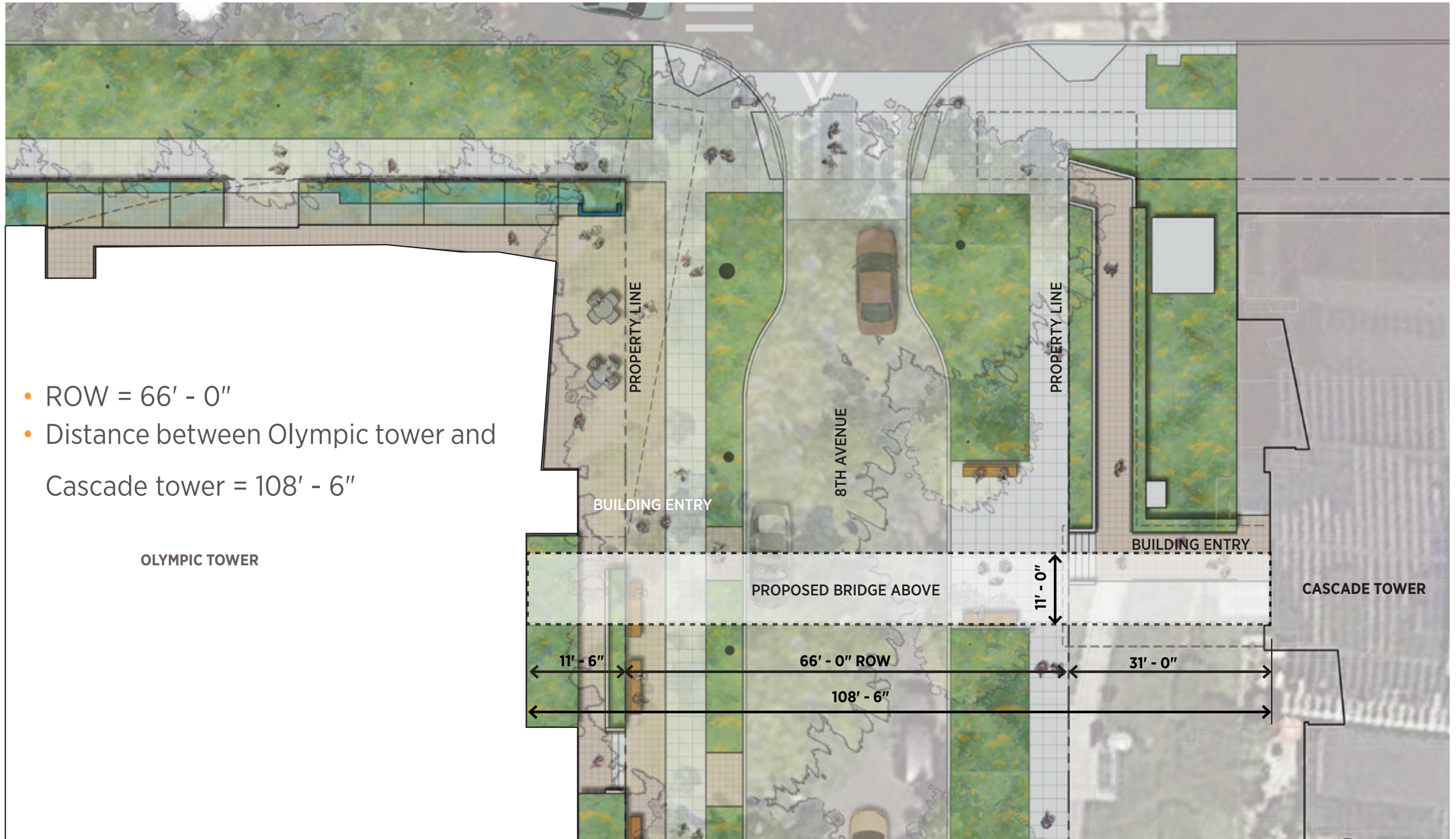
LOOKING NORTH FROM 8TH AVE AND JAMES ST WITH TREES



- View looking to North on 8th Ave.
- Mature street lines with sensed tree canopy
- Walkable street



SITE PLAN - BELOW SKYBRIDGE



- ROW = 66' - 0"
- Distance between Olympic tower and Cascade tower = 108' - 6"

OLYMPIC TOWER

BUILDING ENTRY

8TH AVENUE

PROPERTY LINE

BUILDING ENTRY

CASCADE TOWER

PROPOSED BRIDGE ABOVE

11' - 0"

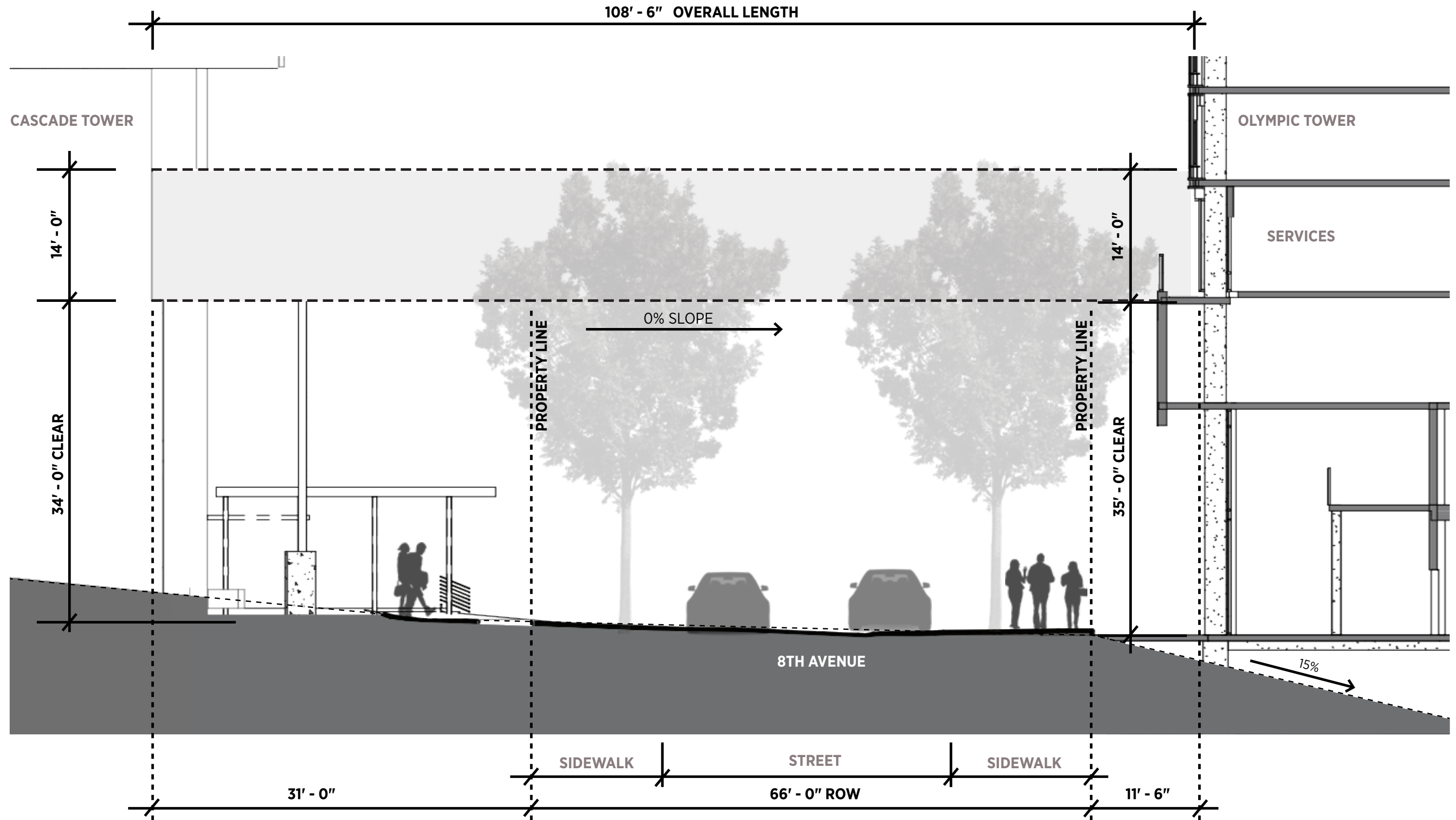
11' - 6"

66' - 0" ROW

31' - 0"

108' - 6"

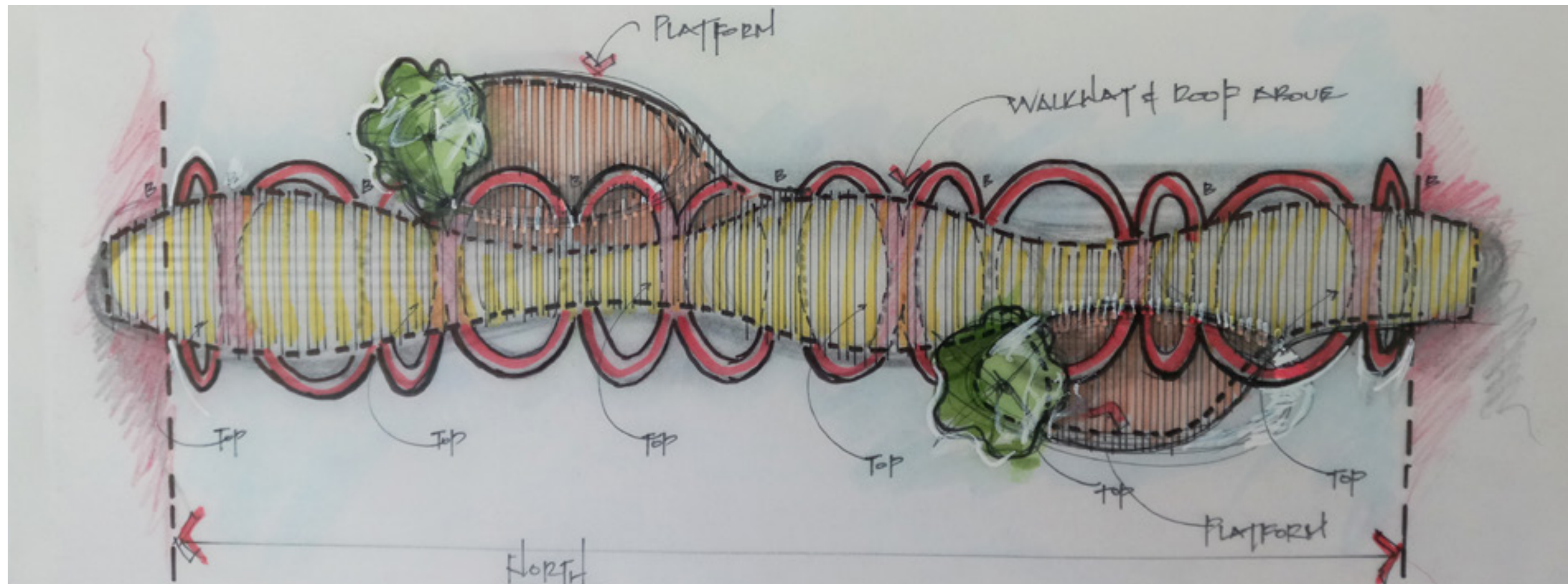
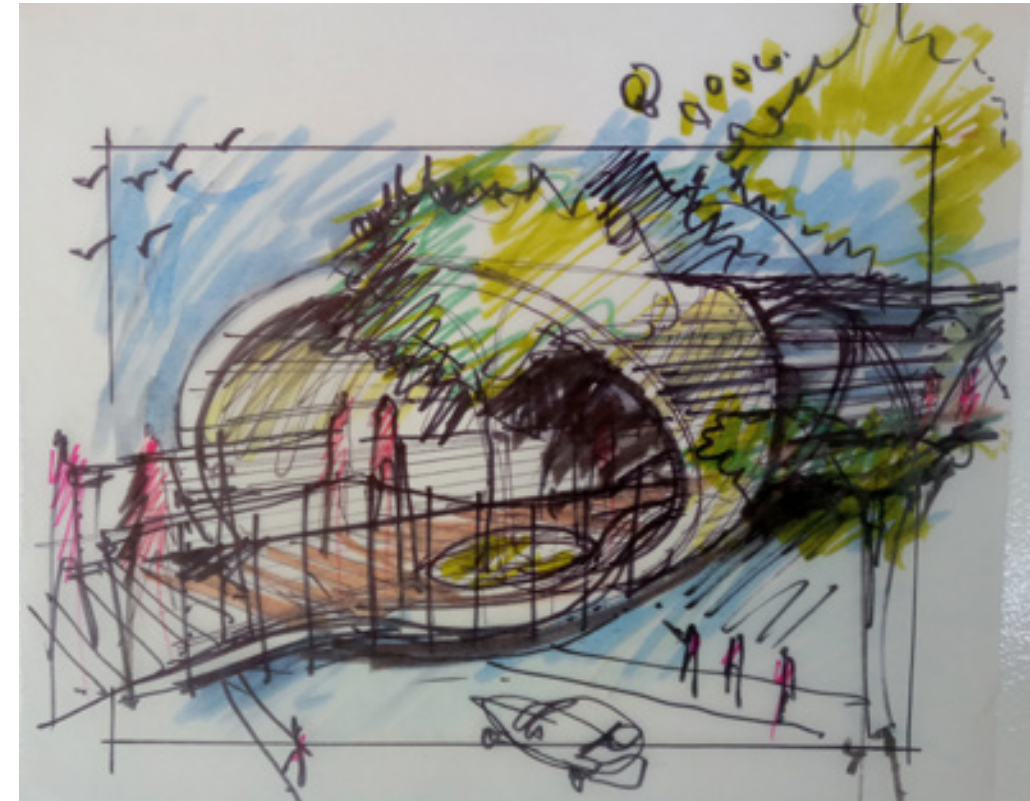
SKYBRIDGE NORTH ELEVATION



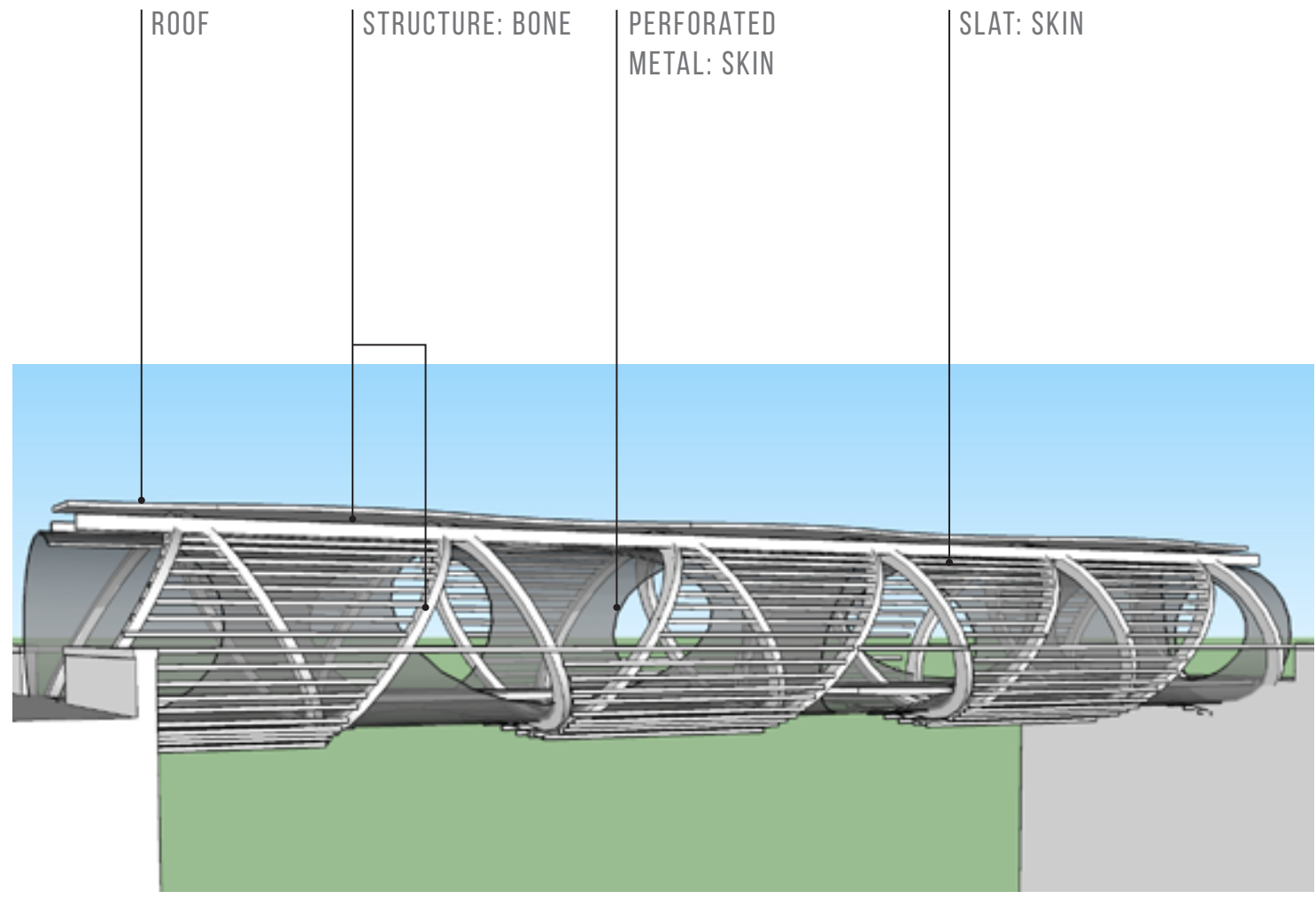
BUILDING PROGRAM BETWEEN TOWERS



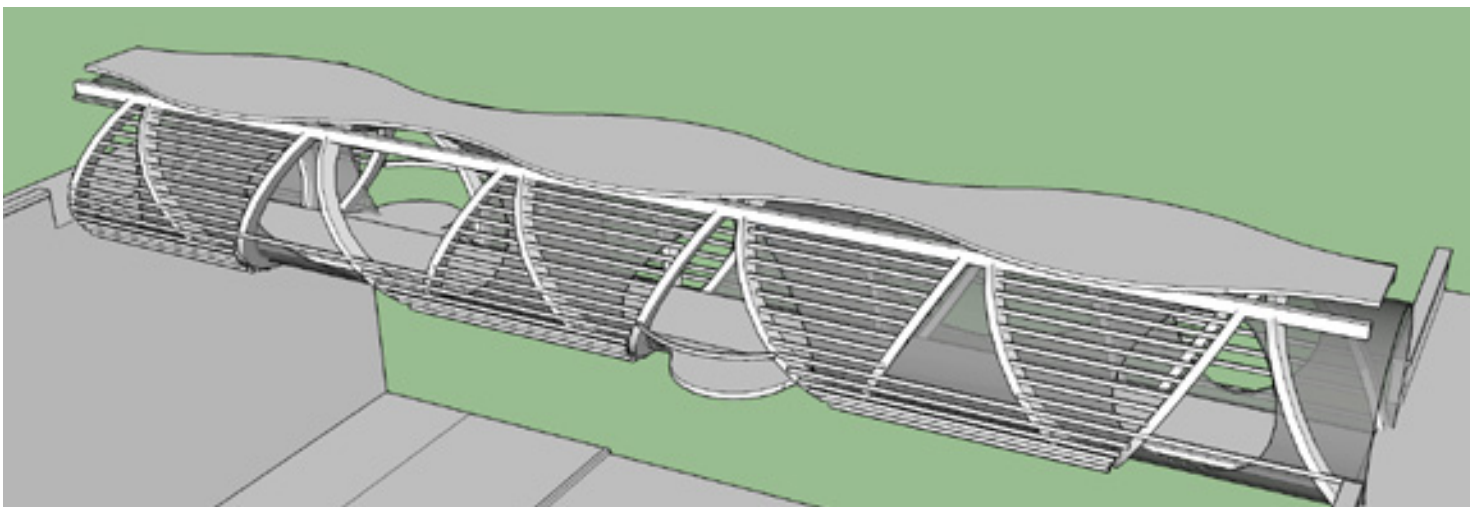
SKYBRIDGE CONCEPT SKETCHES



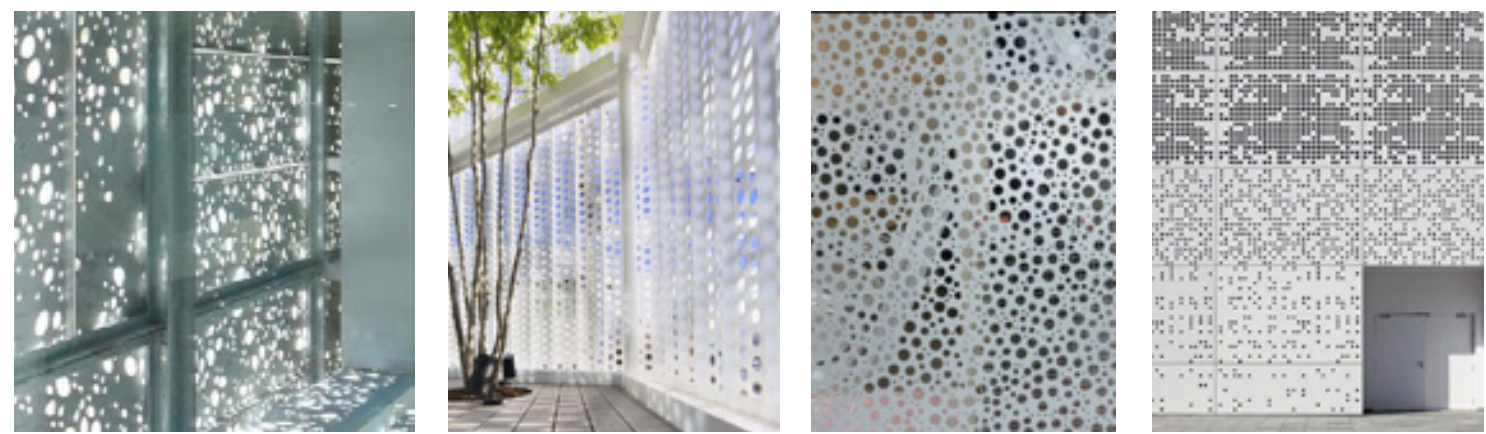
SKYBRIDGE IMAGES

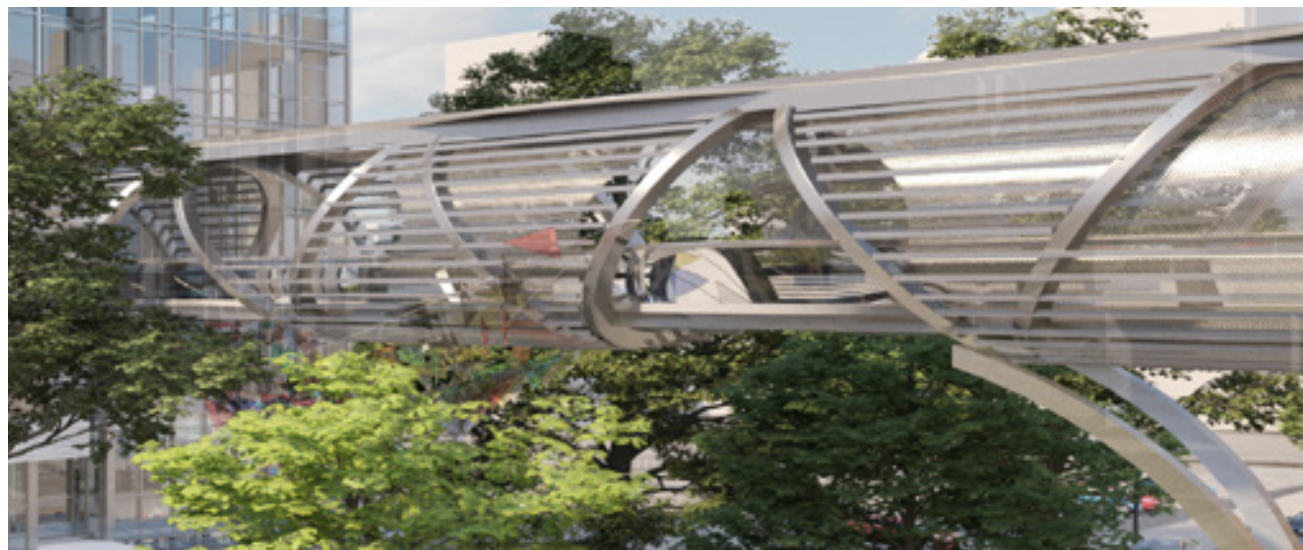


Steel frame truss bridge lifted into place with crane and carefully placed to avoid damaging trees

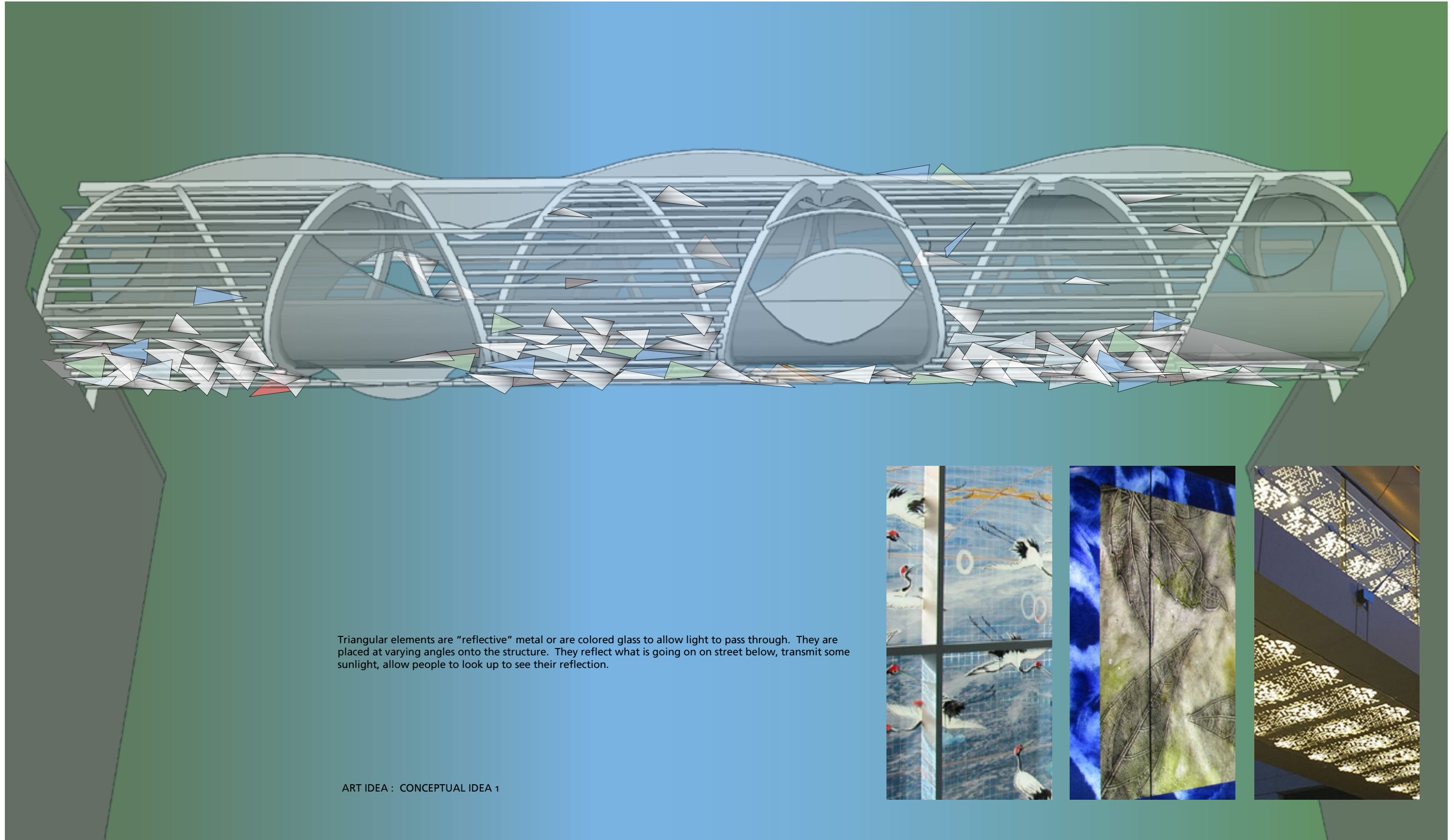


PERFORATED METAL IDEA



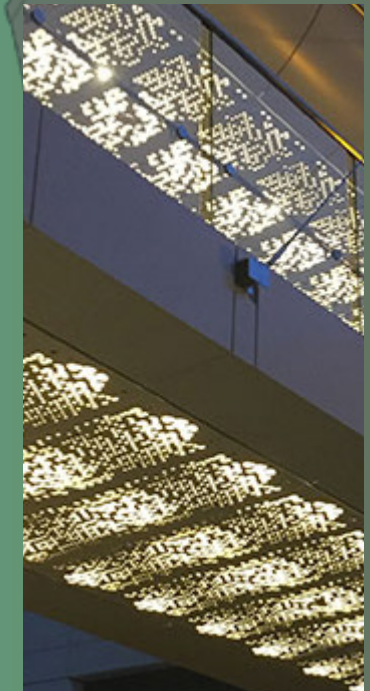
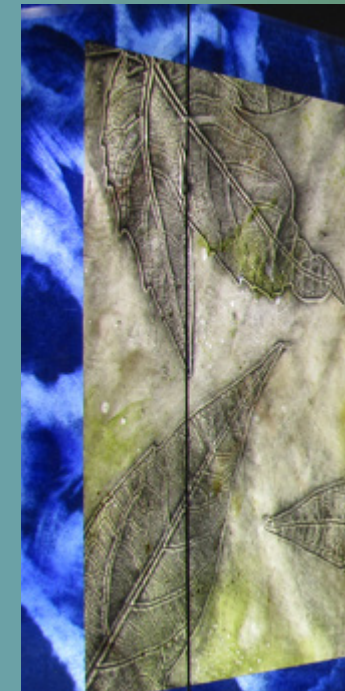


SKYBRIDGE ART IDEA 1

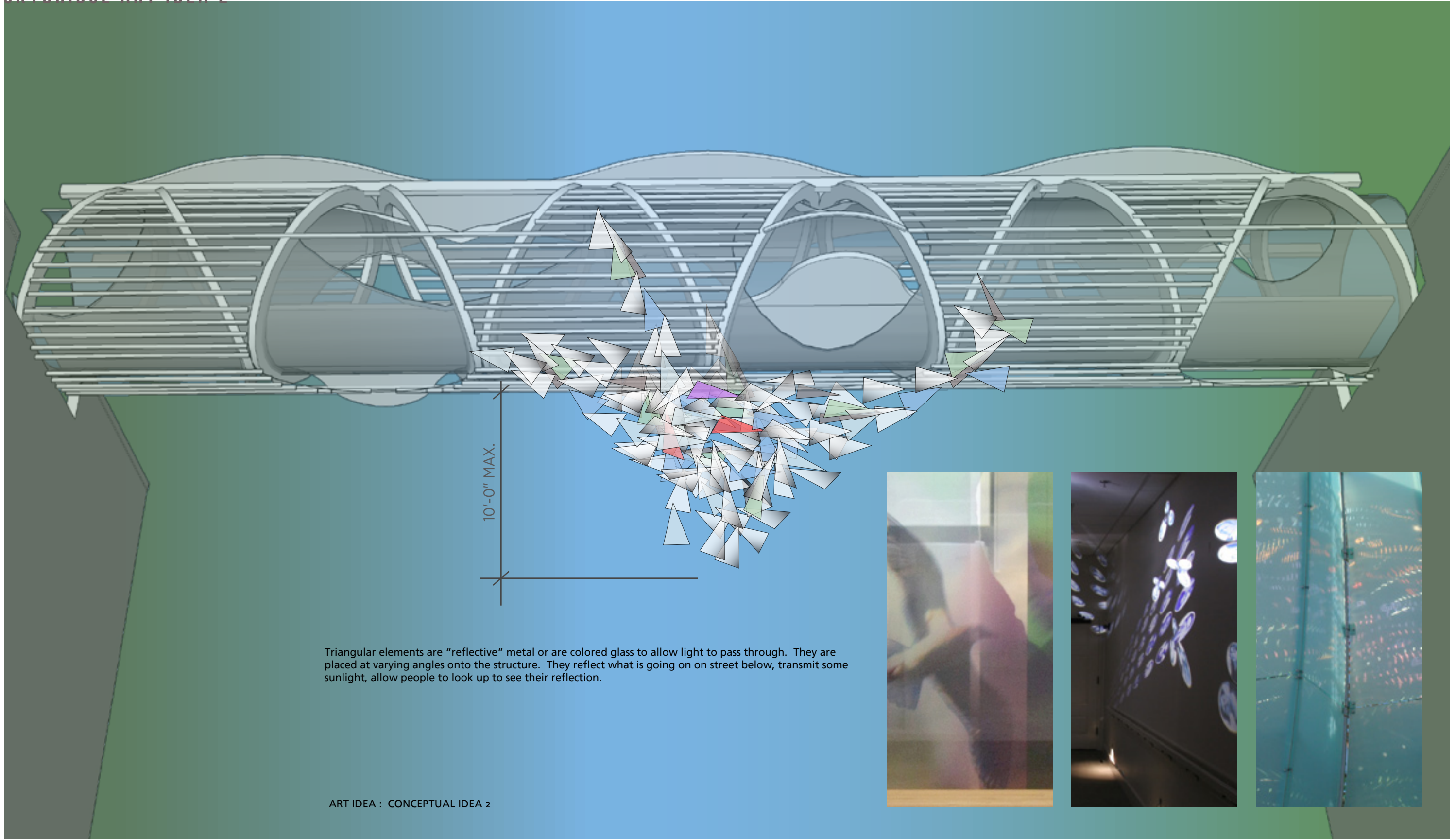


Triangular elements are "reflective" metal or are colored glass to allow light to pass through. They are placed at varying angles onto the structure. They reflect what is going on on street below, transmit some sunlight, allow people to look up to see their reflection.

ART IDEA : CONCEPTUAL IDEA 1



SKYBRIDGE ART IDEA 2



Triangular elements are "reflective" metal or are colored glass to allow light to pass through. They are placed at varying angles onto the structure. They reflect what is going on on street below, transmit some sunlight, allow people to look up to see their reflection.

ART IDEA : CONCEPTUAL IDEA 2

STREET VIEW - LOOKING SOUTHWEST WITHOUT TREES



STREET VIEW - LOOKING SOUTHWEST WITH TREES



STREET VIEW - LOOKING UP SKYBRIDGE

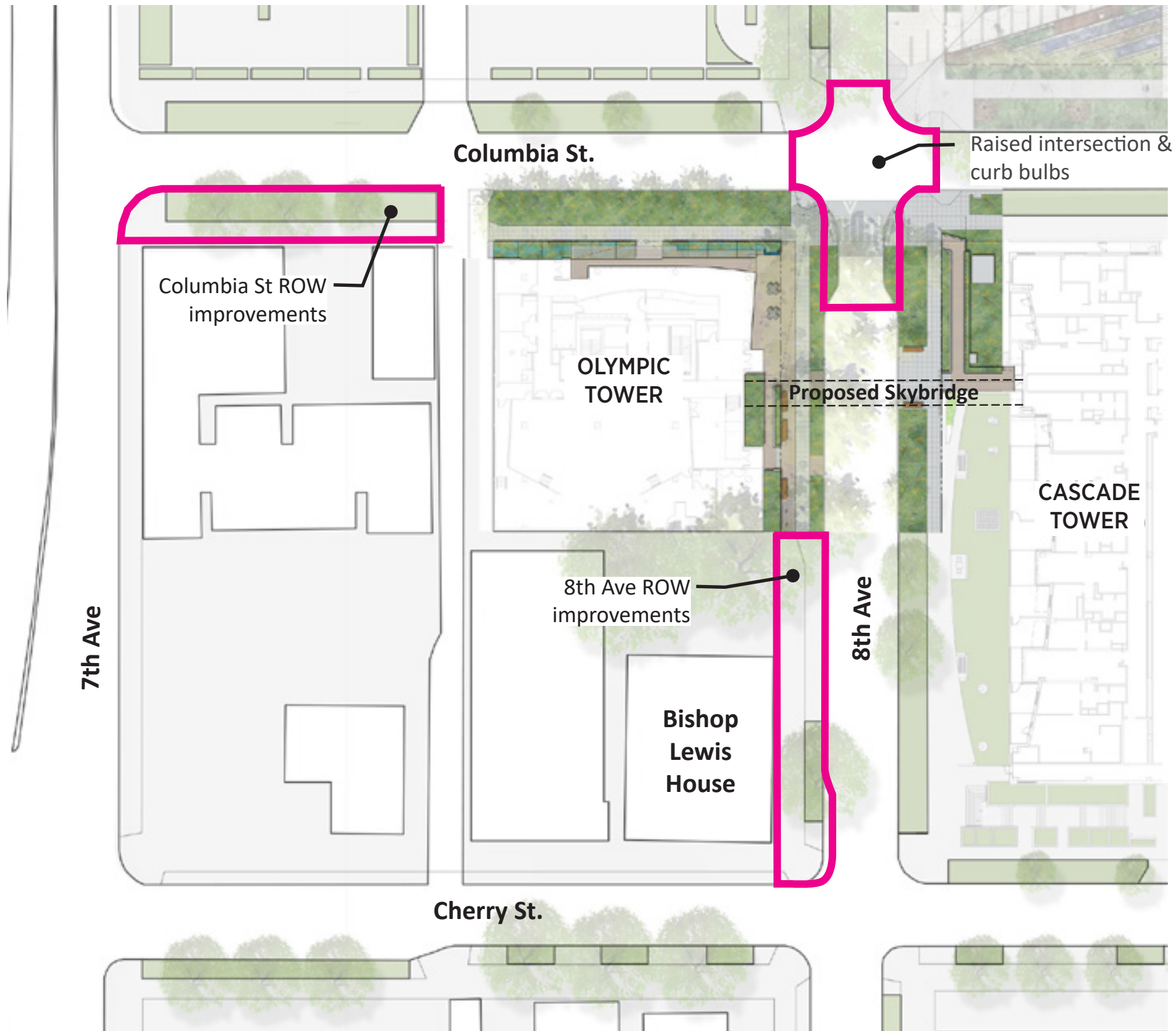


PUBLIC BENEFITS PROPOSAL

PUBLIC BENEFIT - 8TH & COLUMBIA INTERSECTION IMPROVEMENT



PUBLIC BENEFIT - RIGHT OF WAY IMPROVEMENTS



PUBLIC BENEFIT ELEMENTS

- 2,650 sf of accessible landscape improvements at Columbia St
- 2,600 sf of accessible landscape improvements at 8th Ave
- 3,850 sf of raised intersection & curb bulbs



Existing conditions at 8th Ave front Bishop Lewis House



Existing conditions at Columbia St between alley and 7th Ave

PUBLIC BENEFIT - 8TH & COLUMBIA INTERSECTION IMPROVEMENT



PUBLIC BENEFIT MATRIX

Public Benefits Matrix

Public Benefit	Description	Quantity	Code Requirement	Cost
Skybridge Artwork	Artwork on skybridge visually accessible to the public	\$250,000	No	\$250,000
ROW Enhancements (offsite)	Raised Intersection & Curb Bulbs	3,850 sf	No	\$173,000
	8th Ave - Curb bulb, plantings, new sidewalk (mid-block to Cherry St)	2,600 sf	No	\$73,000
	Columbia Ave - Curb bulb, plantings, new sidewalk (alley to 7th Ave)	2,650 sf	No	\$74,000
			Total	\$570,000

