Seattle design Commission

APPROVED
MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

May 17, 2012

Convened 12:00pm
Adjourned 4:30pm

Projects Reviewed

Amazon at Westlake and Lenora Alley Vacation
Fred Hutchinson Skybridge

Commissioners Present

Julie Bassuk, Chair
Julie Parrett
Shannon Loew
Osama Quotah
Don Vehige
Debbie Wick-Harris
Norie Sato
Laurel Kunkler
Mary Fialko
Tom Nelson

Staff Present

Valerie Kinast
Tom Iurino

Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883

May 17, 2012

Project: **Fred Hutchinson Skybridge**
Phase: Skybridge
Last Reviewed: Mar 15, 2012; Jun 16, 2011
Presenters: Rich Hill, McCullough Hill Leary, PS
Scott Rusch, Fred Hutchison Cancer Research Center
Allyn Stellmacher, ZGF
Marni Heffron, Heffron Transportation

Attendees: Angela Steel, SDOT
Barbara Gray, SDOT
Beverly Barnett, SDOT
Chris Leman, Eastlake Community Council
David Broderson, ZGF
David Grant, ZGF
David Neal, ZGF
Emelie East, FHCRC
Lloyd Douglas, Cascade NC
Margery Aaronson, art advisor
Marni Heffron, Heffron Transportation
Robbie Philips, Fred Hutchison Cancer Research Center
Mike Hassenger, Seneca Group

Time: 2:45pm-4:30pm

Summary of Project Presentation

The Fred Hutchinson design team presented its request to build a skybridge across Eastlake Ave to connect the 1100 Eastlake and Weintraub Buildings. Since its last presentation, the team more thoroughly explored the possibilities to enter the Weintraub Building at the street level and refined its public realm mitigation package. The team did not change the design of the skybridge.

The team studied opening the Weintraub Building to permit at-grade access. While it was physically possible, the team said it would be too disruptive to Fred Hutchinson's research operations. It would reduce the amount of space for a faculty member and would require relocating a lab; however, there was no empty lab space elsewhere. The cost to retrofit the entry and to move lab space was estimated at $700-800,000. At the skybridge level, opening the building was much easier, and only a conference room would be displaced. The team judged the skybridge to be the best option to make this a critical connection.

The team presented its updated public realm mitigation package. The package included: a hill climb and overlook plaza, crosswalk, art opportunity, pocket parks and fence removal, and a landscaped slope. The team presented the experience of moving up the South Lake Union hill climb.

A member of the Eastlake Community Council asked why the public was not invited on a site tour, recommended Fred Hutchinson wait for City Council to act upon a proposed comprehensive plan amendment to govern skybridges in urban centers as they are governed in downtown, and asked Fred Hutchinson to reconsider the tunnel in lieu of a skybridge, questioning its rationale for dismissing it. The council member also did not approve of

the skybridge and asked that if the city approved one that Fred Hutchinson should fund a proposed I-5 linear trail to Colonnade Park.

ACTION (by Sato)

The Design Commission thanked the team for its presentation of its request for a skybridge and associated public benefit, which included: a hillclimb and overlook plaza with plaza space, sidewalk, stair, seating, landscape, lighting and signage; a crosswalk with curb ramps; an art piece in a hardscape setting; an art piece in a landscaped setting; pocket parks and fence removal, seating, plaza space and landscape; and a landscaped slope known as the WSDOT triangle. The total square footage of the benefits was 12,500 sq ft. and estimated cost was $1.381 million. The commission appreciated the amount of public benefit Fred Hutchinson offered; see the attached plans for a full description.

By a vote of 5-4, the commission recommended the SDOT Director approve the skybridge and public realm mitigation package, subject to the commission's administrative review of the refined design of the WSDOT triangle, art piece, and hillclimb. The commission made the following comments:

- **Refine the design, purpose, and maintenance of the WSDOT triangle. Better define its features and who maintains it. If the WSDOT triangle is piece of a larger system of nearby open space, such as the Colonnade trail, show its integration.**
- **Refine the scope, design and placement of the art. The budget is small, especially for two pieces, and the locations are not the best. Consider investing in a single piece, and making the scale of the piece relate to those traveling by bus, bicycle and car.**
- **Make generous and public the entrances to the hillclimb. Design them so the public will want to use them, feel safe, and have views.**
- **Locate benches in smart places, such as at the bus stop, where people will use them.**

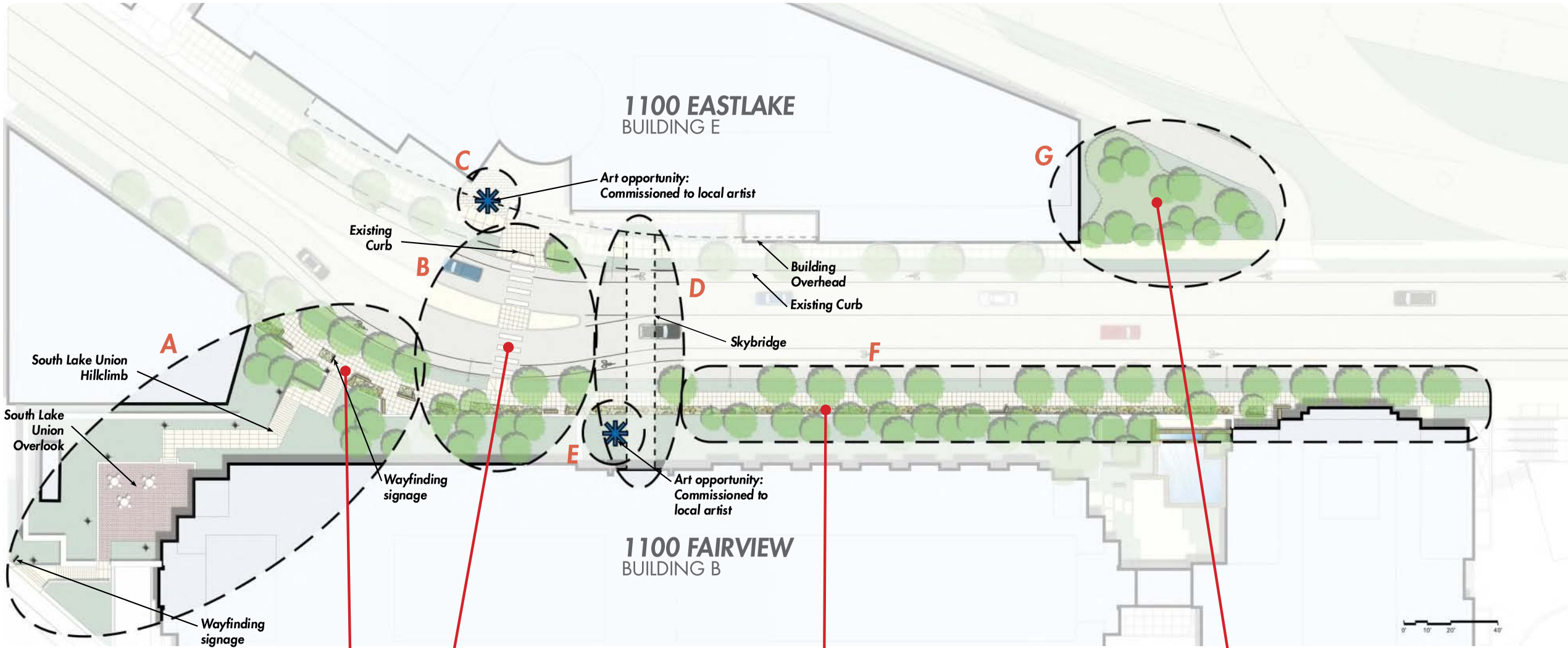
Commissioner Loew voted no because while he respected the center's work and its commitment to an urban location, he found it difficult to approve the use of public space for the convenience and safety of the applicant's employees and to increase creativity in the applicant's work.

Commissioner Bassuk voted no because the city set a high standard to warrant approval of a skybridge. The applicant did not strongly demonstrate its essential need for one or lack of other viable alternatives.

Commissioner Fialko voted no because the skybridge won't create the convenience for employees that the applicant sought.

Commissioner Sato voted no because because aside from the reasons mentioned above with which she concurs, she felt that the center's decision to acquire the building was not conducive to its other goals of easy connection to the other buildings on campus and the creativity and serendipity that such interaction engenders. To ameliorate this issue, the center deemed the skybridge the only solution and it seemed unwilling to look seriously or more creatively at the other more internally initiated options of developing better street level entrances to the Weintarub Building.

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

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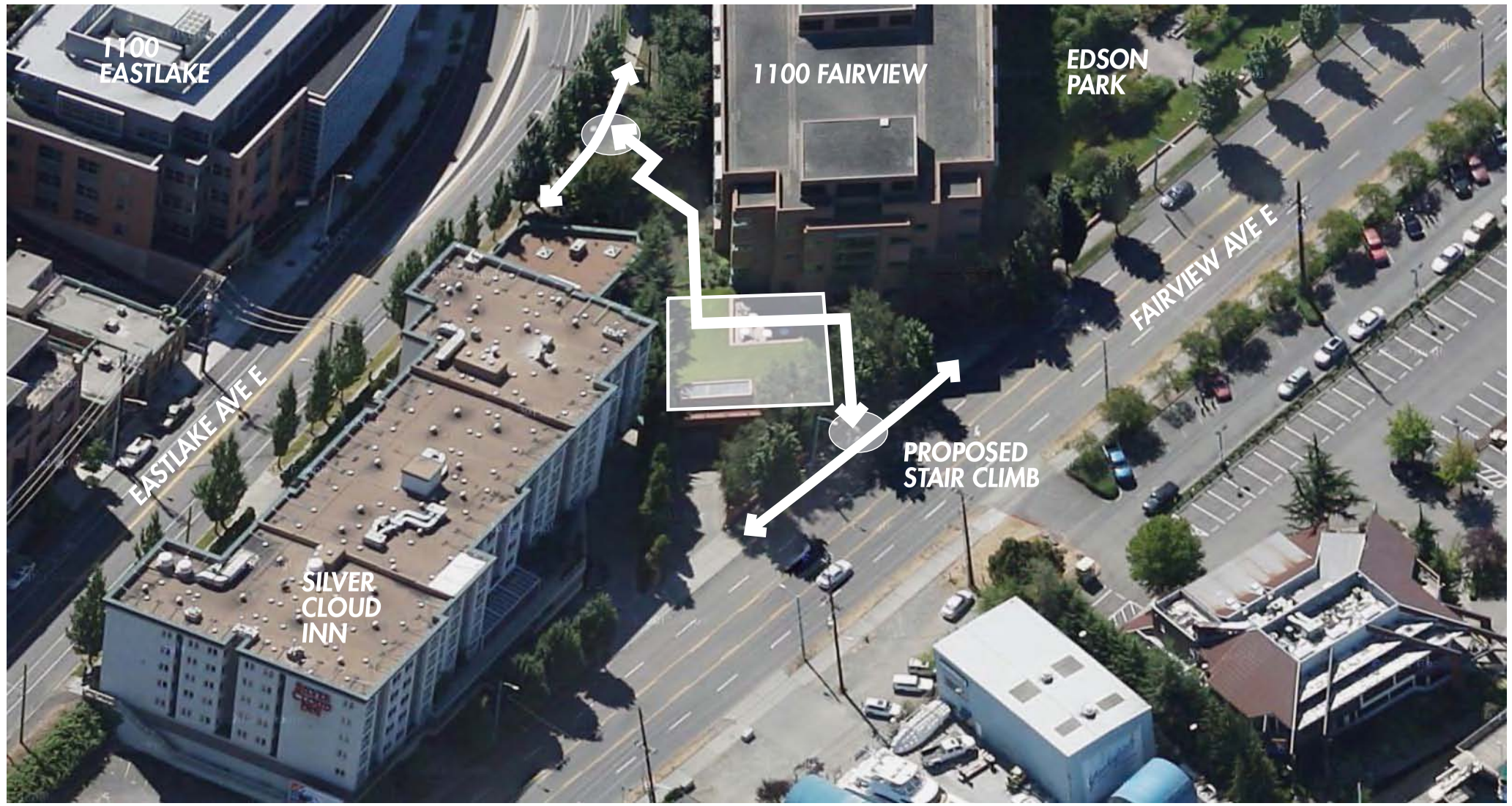
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1100 FAIRVIEW
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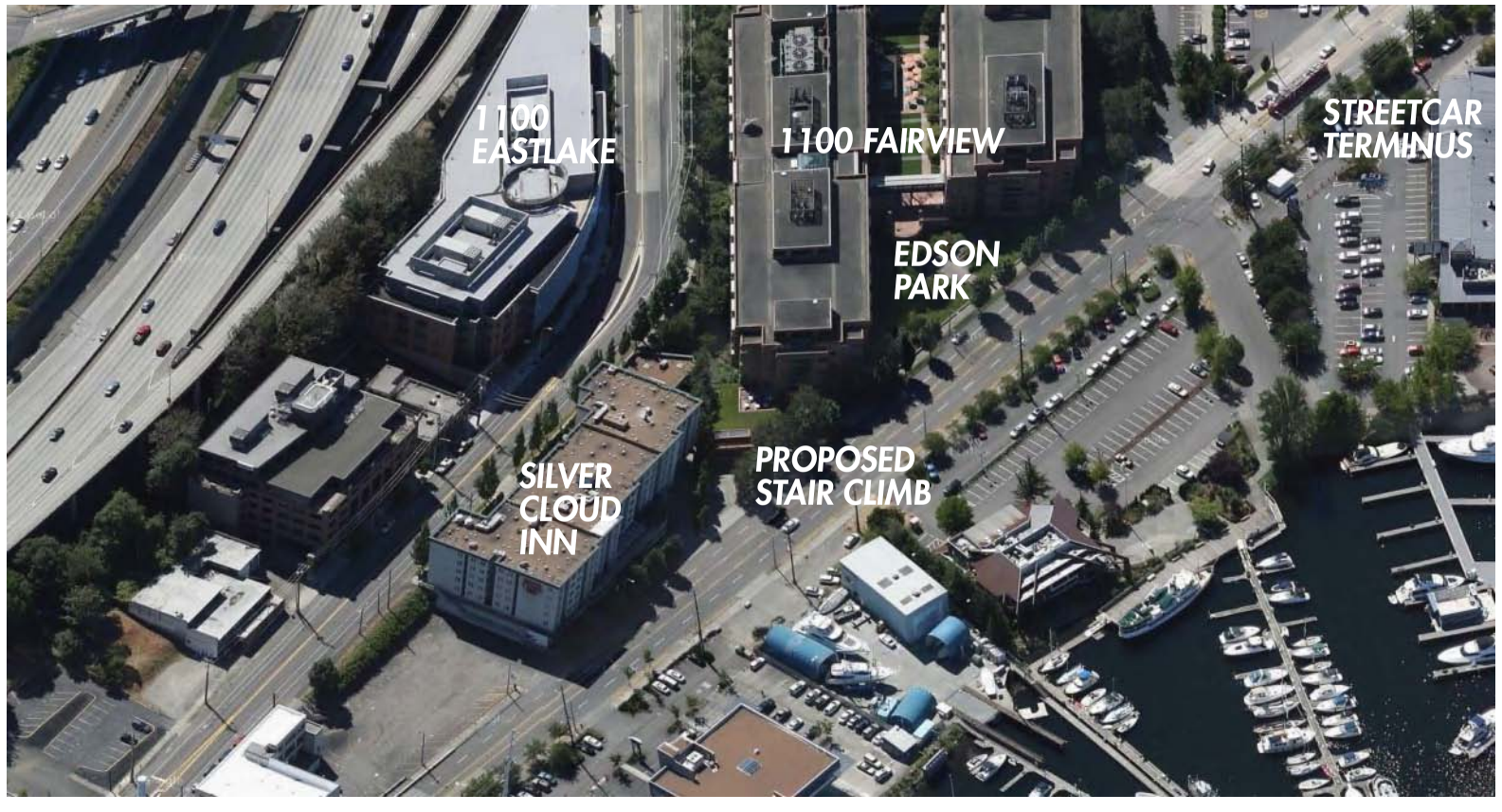
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1100 FAIRVIEW
PROPOSED
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EDSON
PARK
FAIRVIEW AVE E

SKYBRIDGE IMPROVEMENT PACKAGE F, G

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

17 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

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

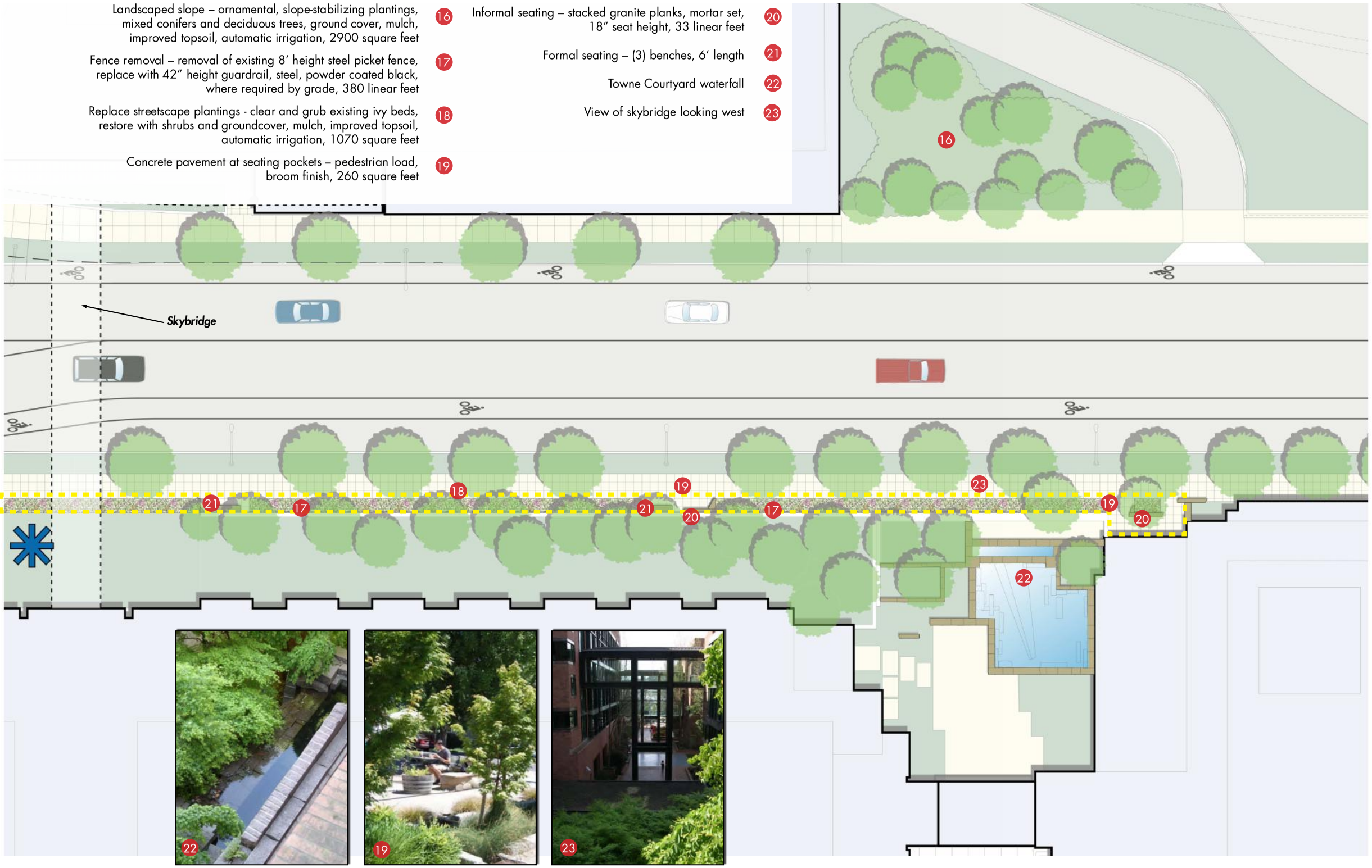
19 Concrete pavement at seating pockets – pedestrian load, broom finish, 260 square feet

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

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

22 Towne Courtyard waterfall

23 View of skybridge looking west



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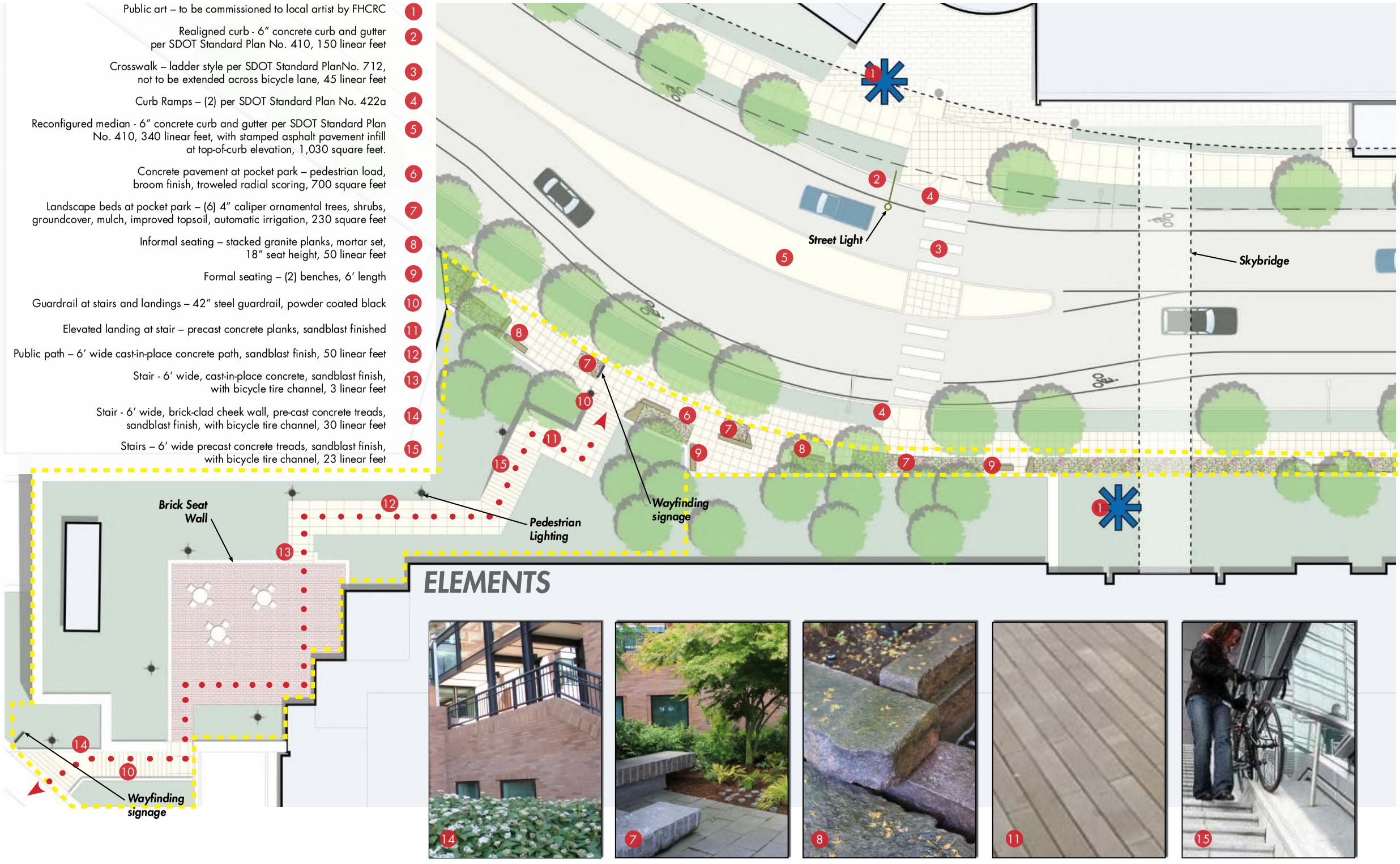
SKYBRIDGE IMPROVEMENT PACKAGE A, B, C, D, E

1. Public art – to be commissioned to local artist by FHCRC
2. Realigned curb - 6" concrete curb and gutter per SDOT Standard Plan No. 410, 150 linear feet
3. Crosswalk – ladder style per SDOT Standard PlanNo. 712, not to be extended across bicycle lane, 45 linear feet
4. Curb Ramps – (2) per SDOT Standard Plan No. 422a
5. Reconfigured median - 6" concrete curb and gutter per SDOT Standard Plan No. 410, 340 linear feet, with stamped asphalt pavement infill at top-of-curb elevation, 1,030 square feet.
6. Concrete pavement at pocket park – pedestrian load, broom finish, troweled radial scoring, 700 square feet
7. Landscape beds at pocket park – (6) 4" caliper ornamental trees, shrubs, groundcover, mulch, improved topsoil, automatic irrigation, 230 square feet
8. Informal seating – stacked granite planks, mortar set, 18" seat height, 50 linear feet
9. Formal seating – (2) benches, 6' length
10. Guardrail at stairs and landings – 42" steel guardrail, powder coated black
11. Elevated landing at stair – precast concrete planks, sandblast finished
12. Public path – 6' wide cast-in-place concrete path, sandblast finish, 50 linear feet
13. Stair - 6' wide, cast-in-place concrete, sandblast finish, with bicycle tire channel, 3 linear feet
14. Stair - 6' wide, brick-clad cheek wall, pre-cast concrete treads, sandblast finish, with bicycle tire channel, 30 linear feet
15. Stairs – 6' wide precast concrete treads, sandblast finish, with bicycle tire channel, 23 linear feet



ELEMENTS

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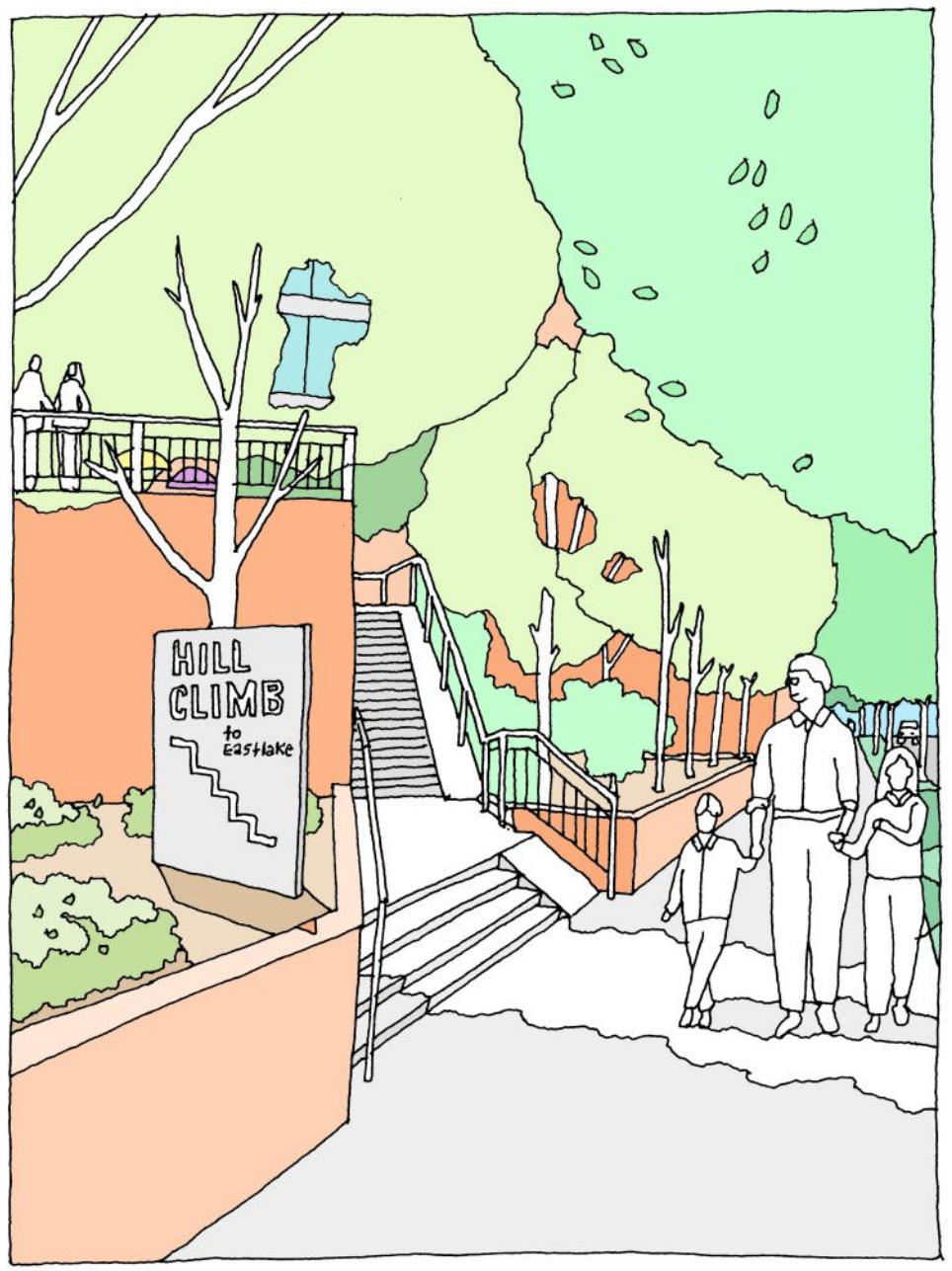
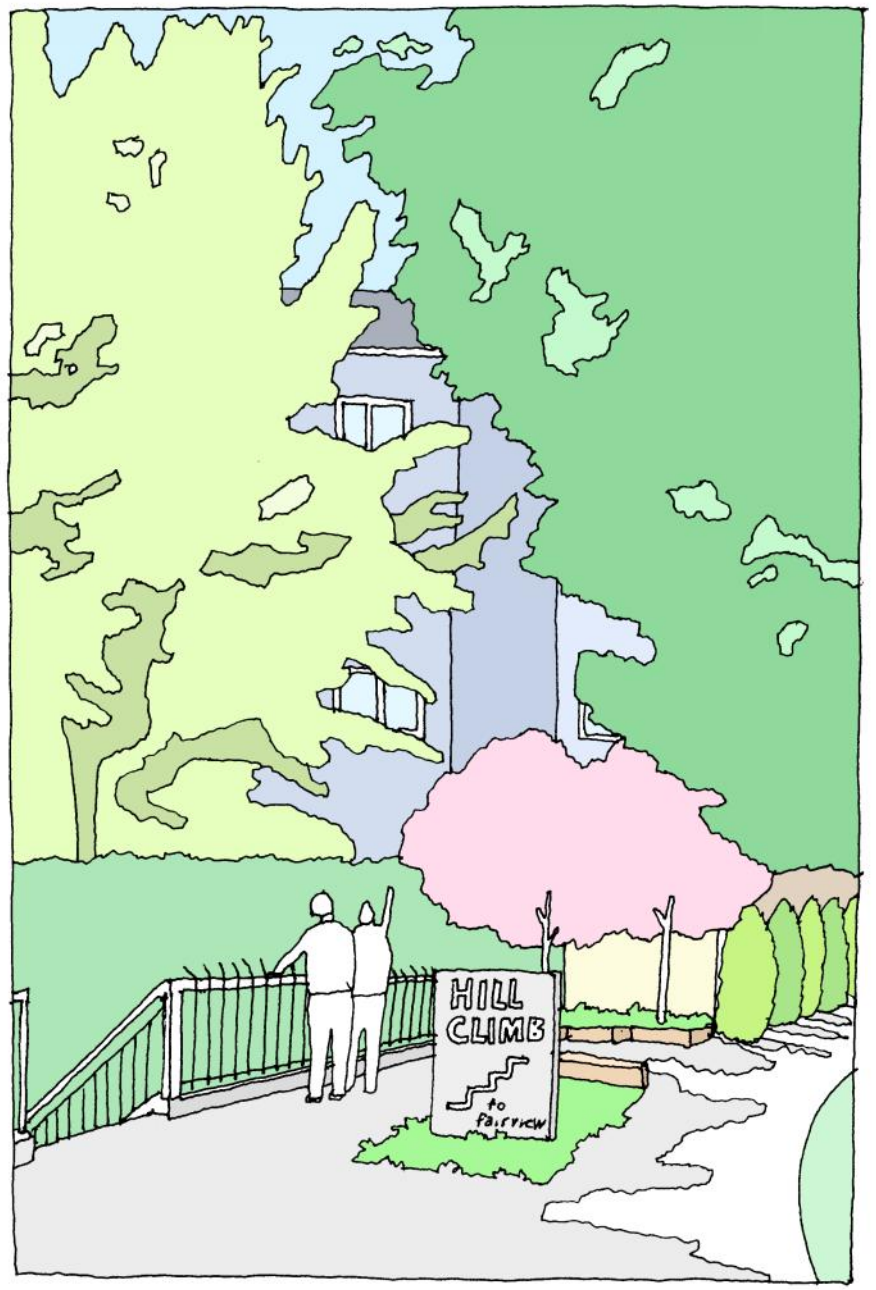


at FAIRVIEW AVE



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 • Private realm converted to public: 7,200 s.f. • Plaza space: 1,200 s.f. • Sidewalk: 83 l.f. • Stair: 64 l.f. • Seating: 96 l.f. • Landscape: 5,500 s.f. • Lighting: 8 pedestrian-scale fixtures • Vertical feet transitioned: 25’ • Signage: 2 wayfinding sign
B	$310,000.00	Crosswalk • Crosswalk w/curb ramps: 1
C	$20,000.00	Art Opportunity • Art: 1 sculpture in hardscape setting
E	$20,000.00	Art Opportunity • Art: 1 sculpture in landscape setting
F	$332,000.00	Pocket Parks and Fence Removal • Private realm converted to public realm: 2,400 • Fence removed: 440 l.f. • Plaza space: 1,150 s.f. • Seating: 100 l.f. • Landscape: 1,300 s.f.
G	$35,000.00	Landscaped Slope • Landscape: 2,900 s.f.
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.

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