

Swedish First Hill Skybridge

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Ross Tilghman, Vice Chair

Brodie Bain

Lee Copeland

Ben de Rubertis

Thaddeus Egging

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Commissioners Present

Shannon Loew, Chair
Ross Tilghman, Vice Chair
Lee Copeland
Ben de Rubertis
Thaddeus Egging
Rachel Gleeson
Laura Haddad
John Savo

Commissioners Excused

Brodie Bain
Theo Lim

Project Description

Swedish is proposing to construct a skybridge over Minor Ave between Columbia Street and Cherry Street. The 220 foot long skybridge will connect the existing hospital, located east of Minor Ave, with a proposed medical office tower, which will serve as the primary supply and logistics center for the Swedish campus. The skybridge is a part of larger proposal that will include the proposed medical office tower (separate petition) and below-grade loading docks with a service tunnel (separate permit).

Because it is located within the public ROW, the Seattle Design Commission (SDC) is required to review projects requesting the authorization of a proposed skybridge. The SDC will then provide a recommendation to SDOT and City Council regarding the applicant's request, including a public benefit package to mitigate the impact of the skybridge on the ROW.

In Swedish's 2006 approved Major Institution Master Plan (MIMP), this block is identified as the location for a skybridge. The MIMP was completed in 2005 and approved by the City Council in 2006. As required under the MIMP, a Standing Advisory Committee has reviewed the proposal, including improvements to the public realm. Projects developed under a MIMP are not subject to the City's Design Review Board. However, City staff reviews these projects for MIMP compliance.

Meeting Summary

The SDC was briefed on Swedish First Hill's proposal for a new skybridge. The purpose of the meeting was to provide initial feedback to Swedish regarding skybridge proposal. The SDC will review the urban design merit once the Skybridge Review Committee (SRC) has provided their recommendation.

Recusals and Disclosures

Brodie Bain recused herself, as she is an employee of Perkins+Will, the architecture firm designing this project.

March 3, 2016

9:00 - 11:00 am

Type

Skybridge

Phase

Briefing

Previous Reviews

None

Project Team Present

Mark Brands

Siteworkshop

Brad Hinthorne

Perkins + Will

Attendees

Beverly Barnett

SDOT

Alex Hudson

FHIA

Michele Sarlitto

EA Engineering

Maureen Sheehan

DON

Daria Supp

Perkins + Will

March 3, 2016

- SDOT PETITIONS**
- 1 Block 95 Alley Vacation
 - 2 Minor Skybridge
 - 3 Minor Tunnel

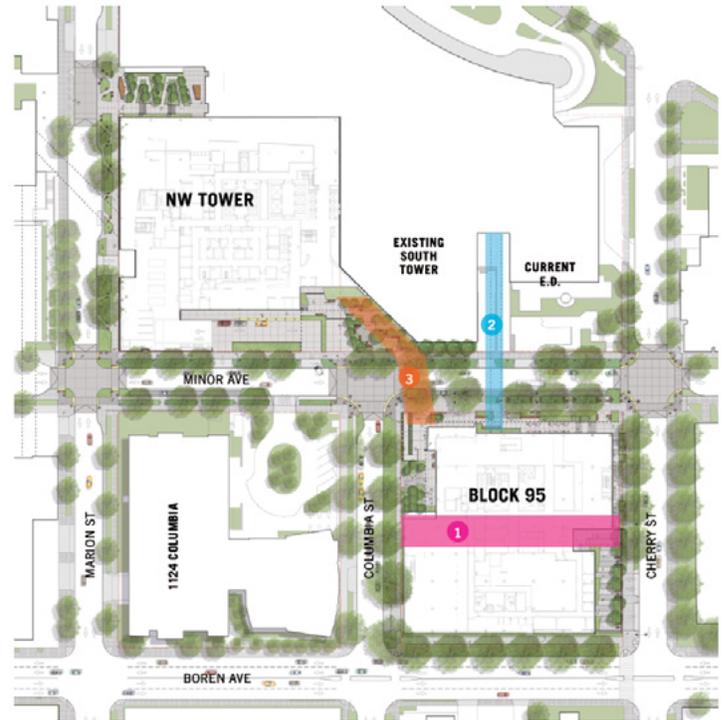


Figure 1: Project petitions

Summary of Presentation

The project was presented by Mark Brands, of Siteworkshop, and Brad Hinthorne and Daria Supp, of Perkins + Will. Mark Brands provided an overview of the project site, surrounding context, and neighborhood connections. Brad Hinthorne then described the overall project proposal, which includes the redevelopment of block 95 into a medical office building. The purpose of the skybridge is to connect outpatient services, labs, and clinics located in the proposed medical office building with existing hospital facilities across Minor Ave. It is projected the skybridge will have 1200 users per day, many of whom will include patients, caregivers, and family visitors.

The proposed skybridge is located roughly 17 feet above street grade. The skybridge is 12.8 feet in width, 14.3 feet in height, and 220 feet in length, 66 feet of which is located within the Minor Ave ROW. The bridge will be constructed using an open steel truss system and will not require any columns within the Minor Ave ROW. The bridge, designed to be consistent with the glass façade of the proposed medical tower, will include energy efficient vision (transparent) glass, spandrel glass, which is used to conceal HVAC equipment, and a metal soffit.

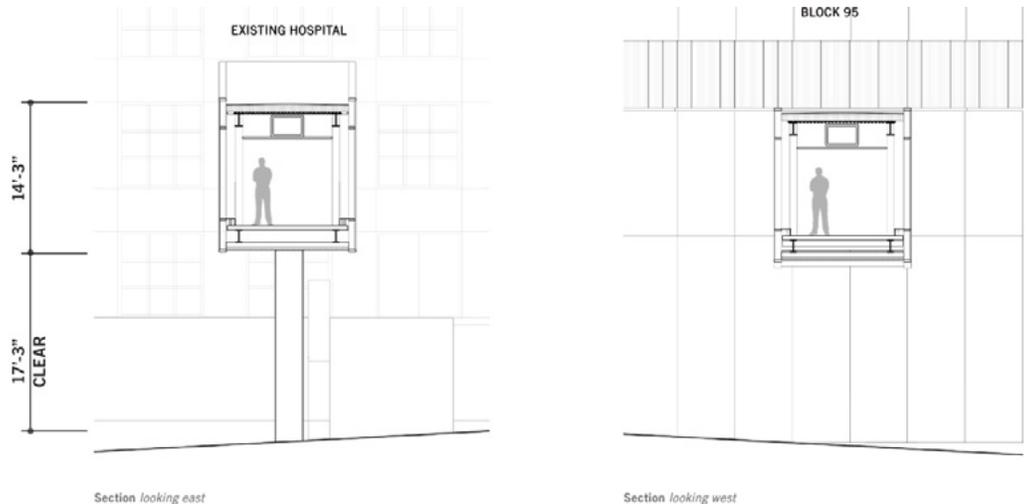
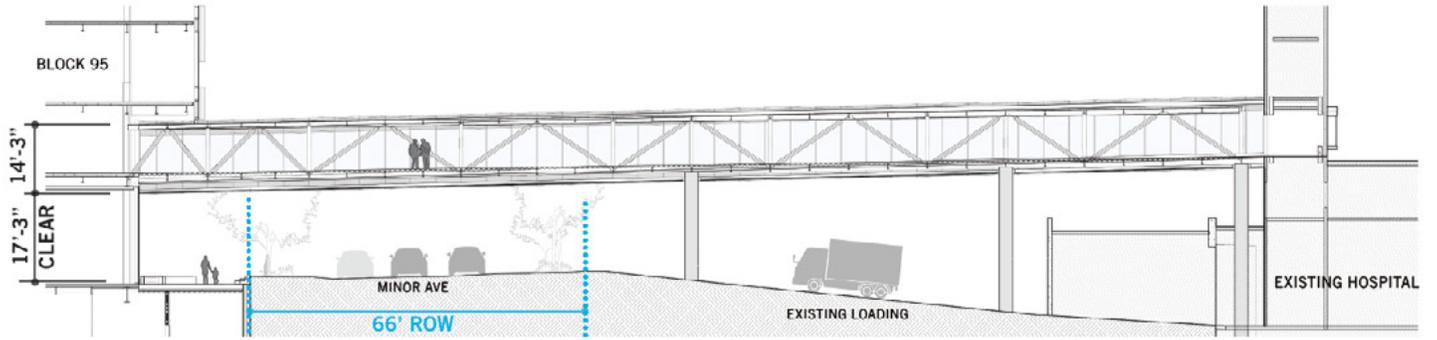


Figure 2: Proposed bridge section - east (left) and west (right)



Skybridge Section looking north

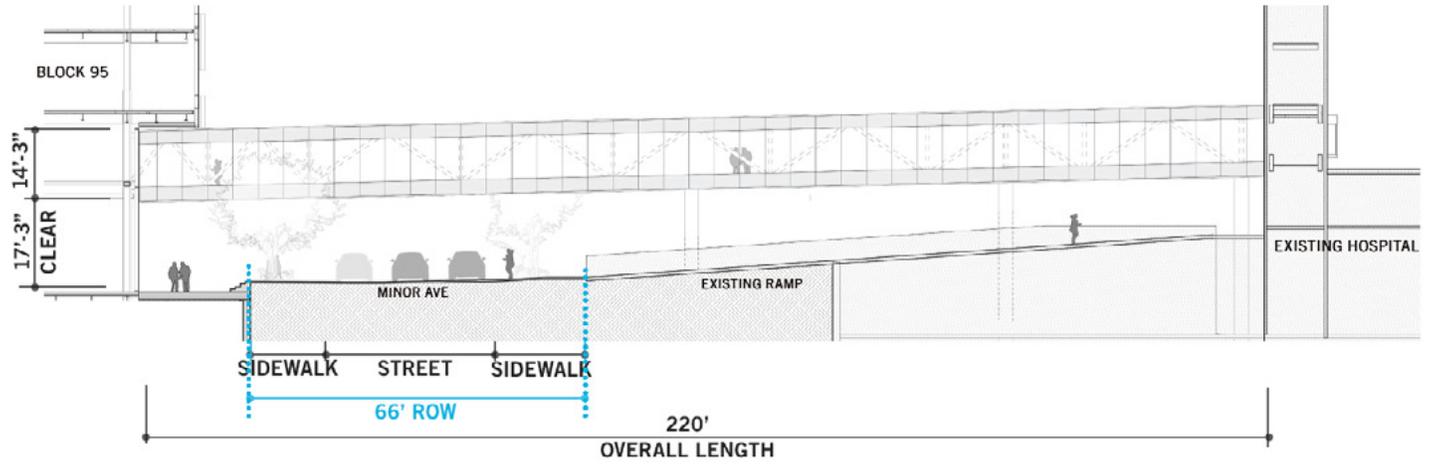


Figure 3: Proposed bridge section - north (top) and south (bottom)



Figure 4: Proposed bridge materials

BLOCK 95 ALLEY VACATION

- 1 The First Hill Mile
- 2 First Hill Park Funding
- 3 Public Art
- 4 Minor Ave Voluntary Setback
- 5 Boren Voluntary Setback
- 6 Columbia St ROW Enhancements
- 7 Cherry St ROW Enhancements
- 8 Boren & Cherry Ped Crossing
- 9 Minor & James Ped Crossing

MINOR AVE SKYBRIDGE

- 1 Minor Ave Garden
- 2 Marion Ave Garden
- 3 Public Art - Minor Ave Garden
- 4 Public Art - Marion Ave Garden
- 5 Minor & Columbia Raised Intersection
- 6 Minor Ave ROW Enhancements

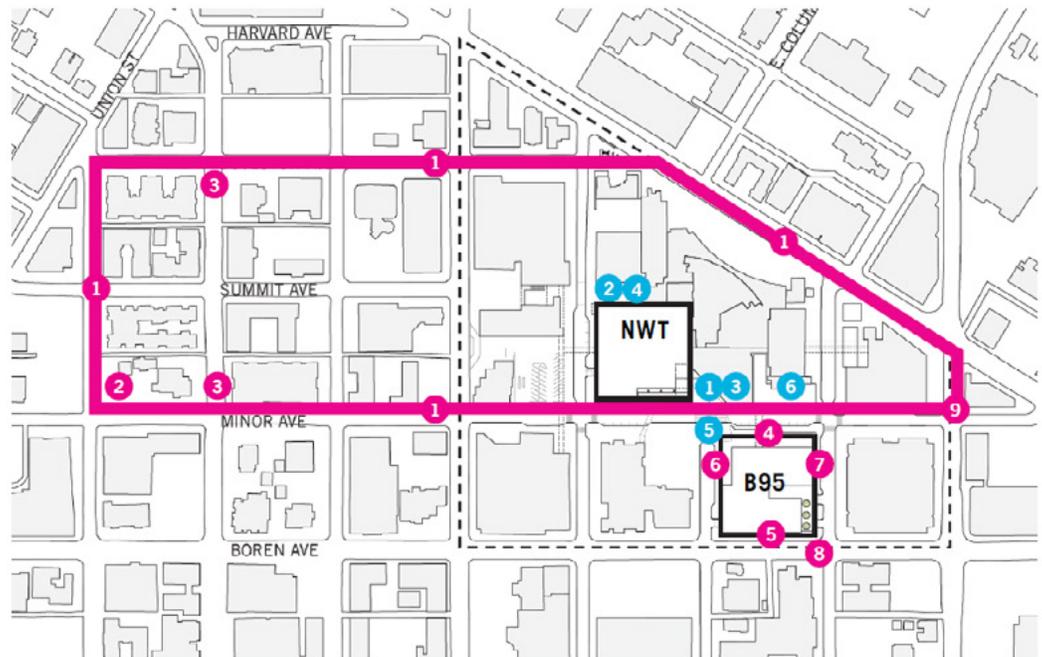


Figure 5: Proposed skybridge public benefit (located in blue)

Mark Brands briefly presented the public benefit package for the Minor Ave Skybridge proposal. The public benefit package will include two accessible gardens along Minor Ave and Marion Ave, public artwork, a raised intersection, and Minor Ave ROW enhancements. Details regarding the public benefit package will be presented at a later date.

Agency Comments

Mauren Sheehan, Major institution coordinator for the Standing Advisory Committee (SAC), Stated that the SAC had reviewed the public benefit package during previous meetings. Ms. Sheehan mentioned that, because the package has changed, the SAC will review the public benefit package again at the next meeting.

Beverly Barnett, with SDOT, mentioned that, although the SRC does not favor approving additional skybridges within the City, skybridges within medical campuses are exceptions due to the nature of work occurring within hospital facilities. Ms. Barnett stated that, although SDOT supports the concept of the skybridge proposal, they still need to understand that the proposal is not just the result of poor planning. Ms. Barnett mentioned if the skybridge is needed, then it should be designed to minimize the negative impact on the Minor Ave streetscape. She said the SRC will further analyze the public benefit proposal prior to making a recommendation to the SDC. Ms. Barnett then stated that the SRC needs to review elements specific to the skybridge proposal while still having an understanding of the overall vision for the Swedish campus.

Public Comments

Alex Hudson, FHIA, stated that the First Hill Improvement Association is in full support of the proposals presented at today's meeting.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Purpose
- Adequacy of alternatives
- Design
- Public Benefit

Purpose

The SDC understands the skybridge will serve as an important connection between hospital facilities. Commissioners recommended the design team provide more quantitative information regarding who will use the skybridge, including patients, medical staff and the general public. In addition, the commissioners would like more details about the

building uses in the existing building that are at or near the proposed skybridge.

Adequacy of alternatives

The Commission requested more information regarding alternative pedestrian routes. Specifically, Commissioners would like to understand how pedestrians would be able to access the street from the hospital, which will serve as an alternative route to using the skybridge.

Design

Although the skybridge should be designed with the surrounding buildings in mind, Commissioners agreed the bridge should not appear to be an extension of the adjacent building. The SDC recommended the design team understand how the building façade will be affected upon the removal of the skybridge. The Commission is concerned with the length and width of the skybridge. Commissioners questioned whether the proposed width provides enough space to adequately accommodate seating along the corridor. The SDC is also concerned the bridge will appear heavier, visually, than what is represented in the provided renderings, which do not accurately represent the clearance needed for overhead ductwork and also fails to show details such as hand railings and benches.

Commissioners are concerned with the location of the skybridge. Specifically, The Commission is concerned with the location of where the bridge connects to the existing hospital facility. Commissioners recommended the design team understand how the location will interact with adjacent patient rooms, which are visible from the proposed bridge. The Commission also recommended the team provide more detail on how pedestrians using the skybridge will circulate through the existing hospital as well as the proposed medical office building.

Public Benefit

The SDC recognized the need to understand how potential public benefit elements are addressed within the MIMP before addressing specific issues. Commissioners expressed concern with the proposed artwork locations along Marion Ave. Instead of being located within the Marion St. Garden, Commissioners agree artwork should be located along the Minor Ave. ROW, creating a gateway into the garden. The SDC encouraged the design team to address street-level public benefit elements in a way that encourages pedestrians to walk along the street instead of using the skybridge.

Action

The SDC did not take an action at this meeting. The SDC will not take an action on Urban Design Merit until after the SRC has provided a recommendation.