

Marketside Flats – skybridge renewal Seattle Design Commission Meeting – 1/3/19



1930 Photo of Original Sky-bridge – built with Building in 1915



PPM support for historic/continued existence of this skybridge

Recognized in 1974 Pike Place Urban Renewal Plan as a feature they wanted to preserve



Pike Place Market Preservation & Development Authority (PDA)

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July 18, 2017

Amy Gray
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124

Letter of Support Marketside Flats Sky-bridge Renewal

Dear Ms. Gray,

In existence since 1915, and renovated in 2007, the sky-bridge located at 84 Union Street that spans Post Alley provides an essential ADA route for residents of Marketside Flats to access areas of Pike Place Market and downtown Seattle businesses. Although located outside the Pike Place Market Historic District, the Pike Place Market Preservation and Development Authority (PPMPDA) recognizes the sky-bridge is a permitted use in the 1974 Pike Place Urban Renewal Plan.

As a result of the public benefit and increased access, the PPMPDA does not object to the presence of the Marketside Flats Sky-bridge.

Sincerely,



Ben Franz-Knight
Executive Director

Photos of Existing Sky-bridge

Sky-bridge Entrance on Union



Sky-bridge From Bottom of Union



Post Alley



Sky-bridge From Union Street





View west toward overlook from First Ave

Necessity Statement

Marketside Flats Sky-bridge

History

- Sky-bridge has been in existence since the 84 Union building (“Marketside Flats”) was constructed in 1915 (subsequently replaced in 1987, and in 2007). It is currently 16’3” long, 5’9” wide and 3’5” tall.
- The building (including the skybridge) are a National Landmark as well as Seattle (US Immigration Building). Any revisions have been submitted through the landmark committees for design approval. The building also sits within the Pike Place Market Overlay boundary
- The Sky-bridge connects the roof (and residents below) of Marketside Flats and Post Alley Court Apts. to First Avenue and is 40 feet above Post Alley. There is a 40 foot vertical drop at Union Street between the east and west sides of Post Alley, which is why there has historically been a Sky-bridge connection between the building and the rest of the downtown.
- When Harbor Properties purchased 84 Union for redevelopment in 1987, (first to a Youth Hostel, then later to 27 apartment units), it also built the Post Alley Court (“PAC”) apartments next door (59 units) the following year. Due to a similar grade change issue, Marketside continues to allow PAC residents to cross its roof and also use the Sky-bridge as a more direct and convenient route to the downtown core.
- In 1987 when the Sky-bridge/ building was re-built, the Seattle DPD (now DCI) required the Sky-bridge to remain as part of the building to serve as an second exit route and for ingress/egress from the roof.
- In 2007 Harbor rebuilt and modernized the sky-bridge, coordinating with the Four Seasons renovation of upper Union Street, spending \$100,000 on the remodel of the sky-bridge in 2007, and another \$125,000 to install the 4 story elevator to complete the ADA route for the building (not code required as the residential portion is 3 stories).
- Harbor Properties also built 98 Union condominiums and South Arcade retail complex at the east end of the skybridge, which from 1990-2010 various restaurateurs in the space next to the skybridge operated a seasonal outdoor public roofdeck cafe annex on the roof of Marketside Flats.
- Mack Real Estate Group bought Harbor Properties in 2013, and subsequently sold the South Arcade retail complex to Unico in 2014.

Necessity Statement

Marketside Flats Sky-bridge

Necessity

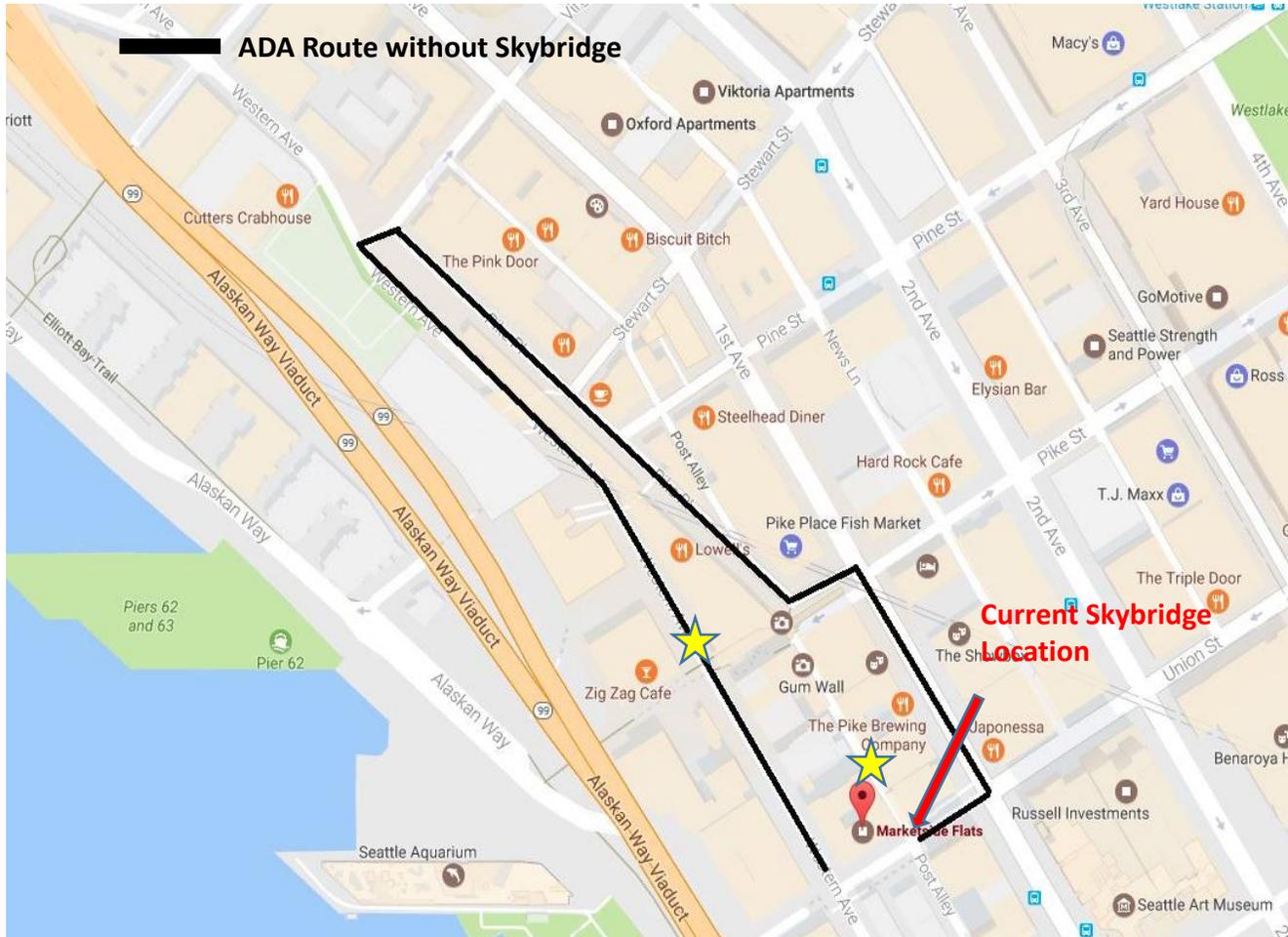
- The ADA route from Marketside Flats to upper Union Street, and the 2nd exit allowing the roofdeck occupancy/ public event access remain the primary reasons for the existence of the sky-bridge.
- Although the Four Seasons Hotel recently constructed a flight of stairs on the south side of Union, it does not provide any ADA assistance. The route either north or south from Marketside would require a significantly longer path to reach the entrance of either property, especially in the evening hours when the 3 nearby retail elevators are not operational.
- The sky-bridge is used consistently and frequently by existing residents of Marketside and PAC, averaging over 300 pieces of total traffic per day.
- The roof-deck has been used since 1987 as part of a restaurant on the east side of Post Alley (now owned by Unico and converted to office space), but continues to be available to the public via the Four Seasons hotel as a private event space.
- The sky-bridge provides the only second means of egress from the roof-deck, as required by code, therefore most of the roof-deck could not be used without the sky-bridge as a second means of egress.
- The sky-bridge is 40 feet above the surface of Post Alley, posing no interference with commercial vehicles below servicing the Pike Brewing Company or other traffic
- The pedestrian traffic from the skybridge provides a welcome animation to an otherwise unoccupied area of upper Union Street, and its presence is supported by its neighbors including the Pike Place Market Development Authority.

Necessity Continued - Traffic

- A one week traffic study was conducted to determine the frequency at which the sky-bridge is used each day of the week and in total.
- To ensure accuracy, ownership contracted with IDAX Data Solutions, a local traffic specialist based in the Seattle area. IDAX installed cameras on the sky-bridge and produced the report summarized below.
- The summary concluded that the sky-bridge is used often by residents of both Marketside Flats and Post Alley court as a major point of ingress and egress at both buildings.
 - **Combined the two properties total 86 units, which means that on average, each apartment unit uses the sky-bridge more than 3.5 times in any given day and nearly 25 times each week.**
 - There were no accidents or incidents noted from IDAX's review of the traffic it observed

	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Total	Average
	5/18/2017	5/19/2017	5/20/2017	5/21/2017	5/22/2017	5/23/2017	5/24/2017		
Traffic In	154	161	152	130	144	145	155	1041	149
Traffic Out	166	173	173	147	133	168	125	1085	155
Total	320	334	325	277	277	313	280	2126	304

Necessity Continued: Alternative ADA Route



- As shown in this image, removing the sky-bridge would create a significant burden for present and future handicapped residents of Marketside Flats and Post Alley Court.
- The alternative ADA route would add nearly $\frac{3}{4}$ of a mile to a handicapped persons route from the sky-bridge to the front entrance of Marketside Flats or Post Alley Court.
- There are 4 public elevators nearby but most are limited to retail business hours on private property. Shown by  3 of them were built by Harbor and remain open to the public
- Given hills, grade changes and cobblestones throughout the area surrounding the Pike Place Market, increased travel time could also lead to an increase in potential for injury, as those unable to navigate the Union Street staircase may need to navigate steep and potentially dangerous routes to reach their place of residence, especially at night.



Cost to Remove Sky-Bridge

- A bid was solicited in 2017 from a reputable contractor, Exxel Pacific, who recently completed the construction of Cyrene Apartments located within close proximity to Marketside and PAC.
- Resulting total costs to remove the sky-bridge and restore each end with similar finishes is estimated to total approximately \$50,000. Removal would require Landmarks approval.
- Given the necessity information detailed above, Ownership feels strongly that the sky-bridge is an established part of the local community and is used frequently by Marketside’s and PAC’s residents at all hours of the day, therefore it should remain in place as-is.

202	COST OF WORK SUBTOTAL					\$33,364	
203	P1	Design Contingency			\$0	0.0%	
204	P1	Contractors Contingency			\$0	0.0%	
205	P2	Escalation			\$0	0.0%	
206	Q1	Pre-Construction Services			\$0		
207	P1	BIM Design Fee			\$0		
208	P5	Insurance Premiums			\$284		
209	P1	Bonding and Subguard			\$0		
210	Q1	Overhead & Fee			\$1,514		
211	SUBTOTAL					\$35,162	
212	P5	B&O Tax			\$243		
213	SUBTOTAL					\$35,404	
214	P5	State and Local Taxes			\$3,576	10.1%	
215	GRAND TOTAL					\$38,980	

Public Benefit Mitigation Package - Proposed

- Renovation of Union Street/ Western Avenue intersection
\$125,000
- Renovate the “Post Alley” sign and increasing the wattage of the lights along Post Alley
\$5,000
- Install a historic marker at Marketside Flats
\$2,000
- Replace/ restore the public elevator access route signage through Harbor Steps
\$15,000

Photos of upper and lower Union Street conditions

Add signage, increase lighting wattage (LEDs), repair Post Alley sign neon



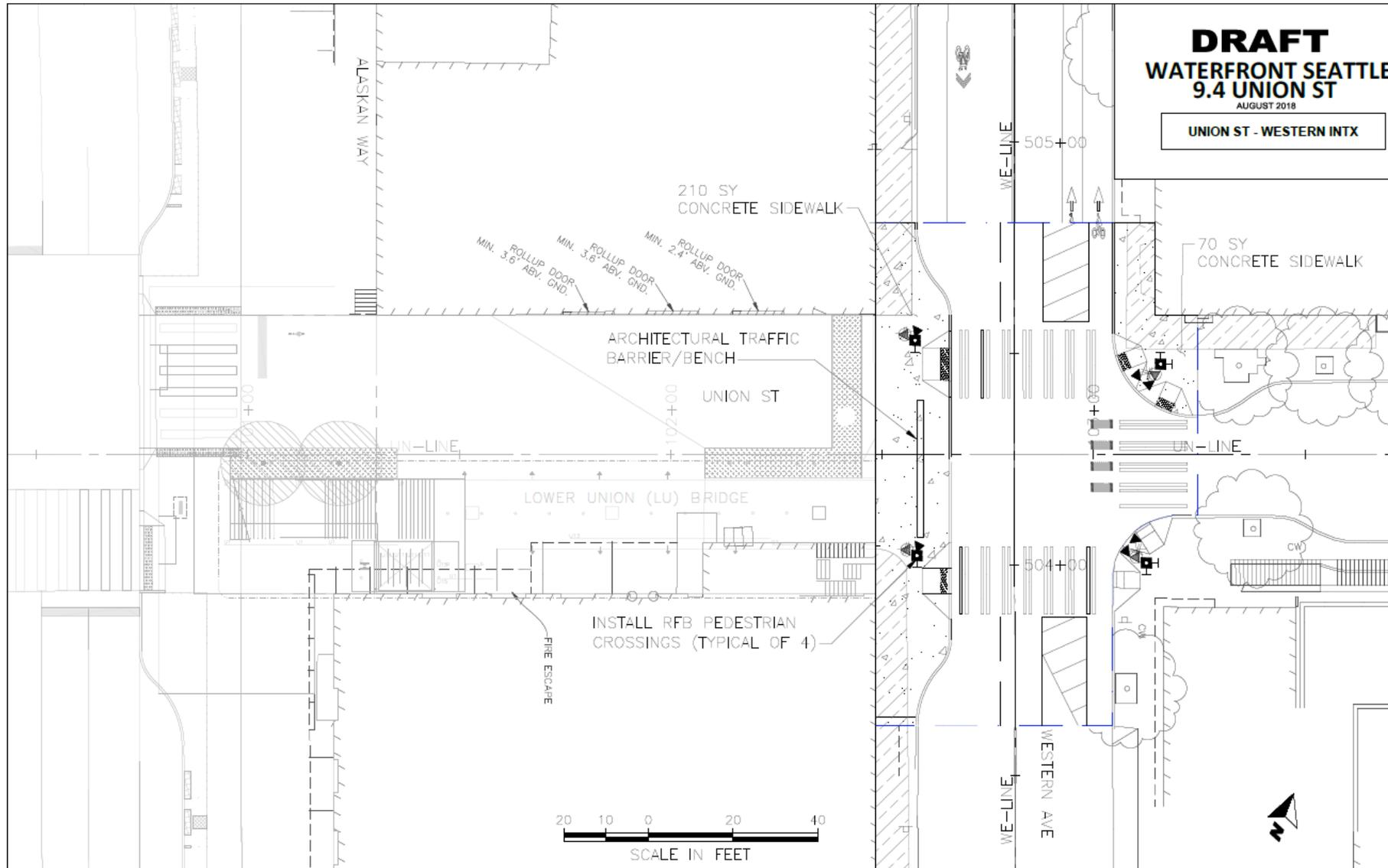
Union Street Improvements – coordinated with Office of Waterfront

Build curb bulb on west side of Western with landscaping – in preparation for Waterfront Park work



Union Street Improvements – coordinated with Office of Waterfront

Future Concept



Union Street Improvements – coordinated with Office of Waterfront

Example of sidewalk and planter work – to be used at Western/ Union intersection – utilities preclude planter depth



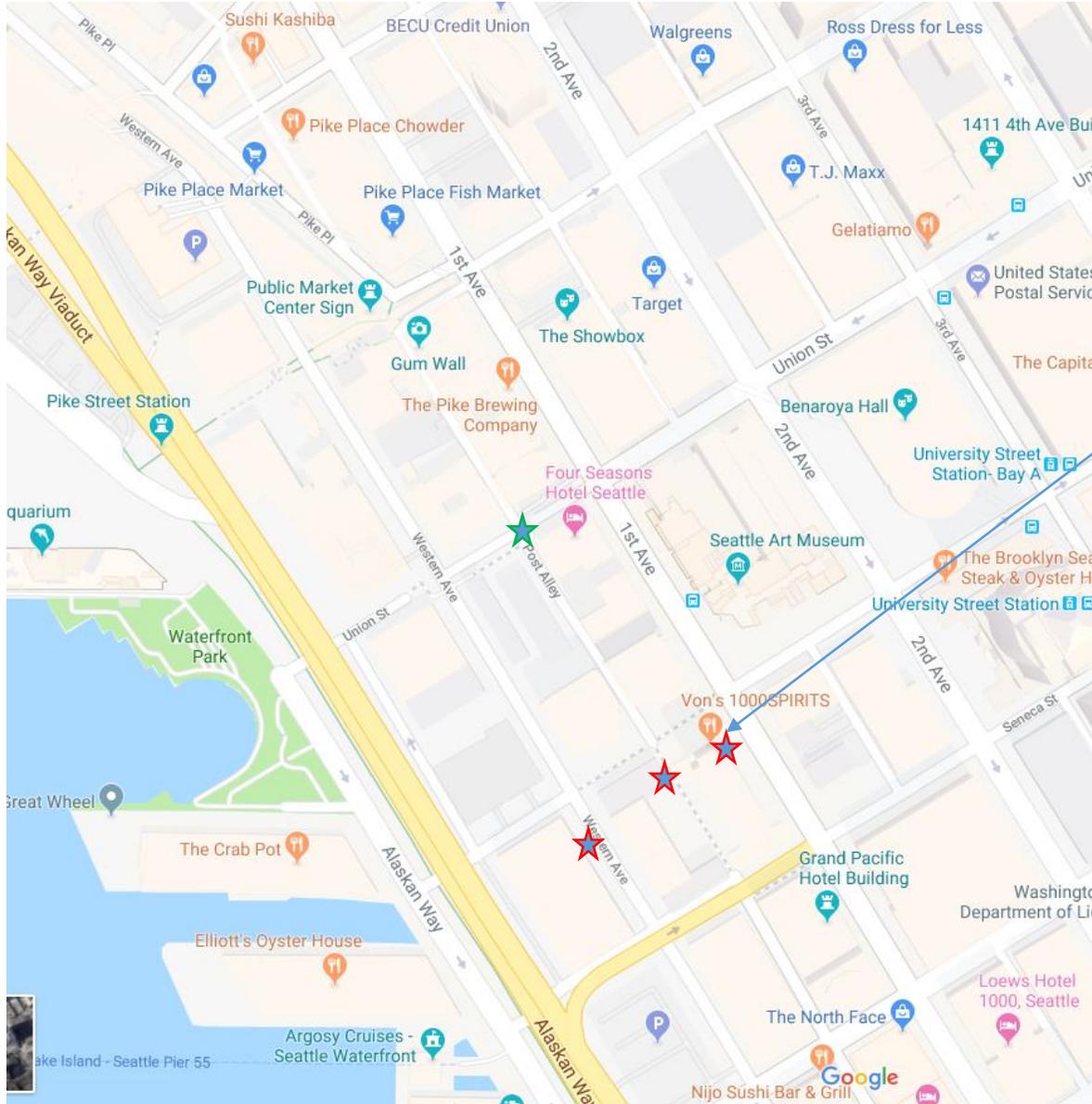
Concept for historic marker at Marketside Flats/ 84 Union St entrance



Since its construction in 1915, 84 Union Street has played an important role in Seattle's history. The building has been associated with the US Immigration Service, the Cannery Workers and Farm Laborers Union, the Federal Public Housing Authority and the International Longshoremen's and Warehousemen's Union. The 84 Union building was listed on the National Register of Historic Places in September 1987, and was designated as a Landmark in December 1987. In 2007, it was converted into residential units and renamed Marketside Flats.



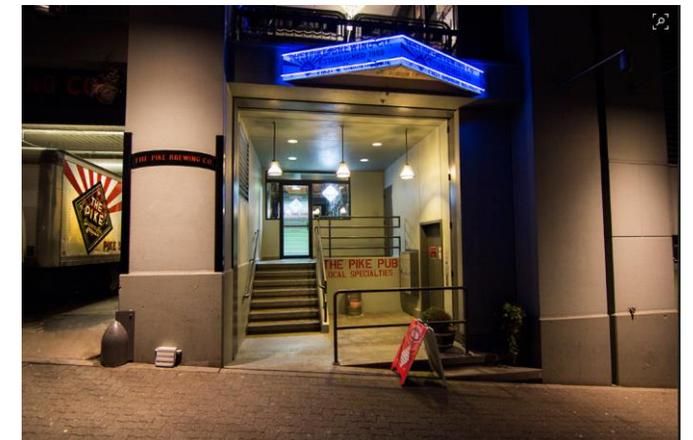
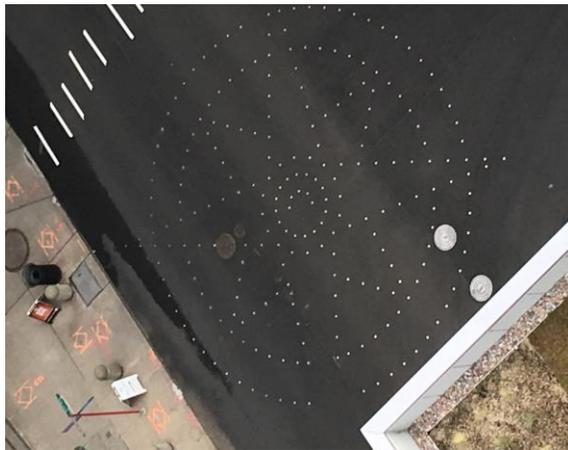
Location of new Elevator directional signage at Harbor Steps



Public Benefit Mitigation Package – Past Works

Harbor Properties/Mack Real Estate Group has already completed the following public benefits within a block of the site – all of which remain:

- Skybridge allows continued hosted event access to the Marketside Flats rooftop via adjacent venues providing insurance, supervision and catering 1987-present
- Mack Real Estate donated the retail space within Marketside Flats to host the Friends of the Waterfront – until the Park is complete and sits on its Board -- fundraising the \$100 million committed to the Waterfront Park 2014-present
- Installation and ongoing maintenance of the Compass artwork on University street – joint effort with the Office of Waterfront - 2017
- Lighting of Post Alley from Pike to Seneca street - 1987, 2001, 2007
- \$100,000 renovation of the skybridge to coordinate with Four Seasons railings and finishes - 2007
- 3 public elevators to assist with hillclimb access to retail between Post Alley, Western and First Avenue - 1987, 1994 and 2000
- Harbor Steps staircase and park (still privately owned) - 1994
- Upper and Lower Union street improvements – both sides (sidewalks, trees, lighting, public viewpoint/ seating and staircase to waterfront from Western Avenue) – 1990 Community Block Grant funding
- The “post alley” sign to the entrance of the Pike Market and portal to the Gum Wall- 1987



Public Benefit Mitigation Package - Proposed

- Mack Real Estate Group has committed to additional street improvement work at the intersection of Western/Union Street to extend and enhance the waterfront connection at Union Street. MREG will work with the Office of the Waterfront on the design and anticipate revising the west side of the intersection with new paving, landscaping, traffic barrier and pedestrian crossings – work estimated at **\$125,000**
- MREG will work with Unico on renovating the “Post Alley” sign and increasing the wattage of the lights along Post Alley **\$5,000**
- MREG will install a historic marker at the front door of Marketside Flats, celebrating its history as both a US Immigration and Longshoreman/ Cannery union headquarters in its past **\$2,000**
- To further enhance the public’s ability to navigate the 40 foot hill climb from Western to 1st Ave (and vice versa), MREG will work with Unico, Equity Residential, and the Four Seasons hotel on additional signage at Union and at Western to improve knowledge of the existing public elevators currently available for public use. The signage at Union St./ Post Alley was a condition of the Four Seasons MUP (unenforced). **\$15,000**