

CITY OF SEATTLE

RESOLUTION 32166

A RESOLUTION granting conceptual approval to install, maintain, and operate a pedestrian skybridge over and across 8th Avenue, north of Cherry Street; as proposed by FH, LLC d/b/a Skyline, in the First Hill neighborhood.

WHEREAS, FH, LLC d/b/a Skyline (“Skyline”), an organization committed to improving the lives of older adults by integrating housing and community services; and

WHEREAS, Skyline developed its original facility (“Cascade Tower”) providing 275 independent senior residential units, 105 units for residents needing assisted living, memory support, rehabilitative care, or skilled nursing, and other amenities for the residents; and

WHEREAS, Skyline developed its second facility (“Olympic Tower”) providing 77 independent senior residential units and amenities including an auditorium, fitness center, restaurant, and other services; and

WHEREAS, Skyline applied for permission to construct, maintain, and operate an above-grade private pedestrian skybridge over and across 8th Avenue, north of Cherry Street (“Pedestrian Skybridge”); and

WHEREAS, Skyline, at the request of building residents, wishes to connect Cascade Tower and Olympic Tower to support connectivity and resident safety, access to services, and support community and family activities with the Pedestrian Skybridge; and

WHEREAS, Seattle Municipal Code Chapter 15.64 requires public benefits to offset the impact of the Pedestrian Skybridge on the adjacent public realm and Skyline worked with the Seattle Department of Transportation (SDOT) and the Seattle Design Commission and is proposing the following public benefits:

1 A. Open space improvements and activation on 8th Avenue adjacent to its building,
2 including new plantings, furnishings, and pet relief area;

3 B. Integrated public art in the enhanced 8th Avenue landscape area;

4 C. Pedestrian improvements at 8th Avenue and Marion Street, including extending the
5 existing curbs and curb ramps; and

6 D. Interpretive wayfinding signage for the Park to Park Loop project; and

7 WHEREAS, Skyline presented the proposal, including public benefits, to the Seattle Design

8 Commission on May 2, 2024, and October 17, 2024, and the Seattle Design Commission

9 recommended approval of the Pedestrian Skybridge and public benefit proposal; and

10 WHEREAS, Skyline is responsible for obtaining permits, installing and maintaining the public

11 benefits, and any changes to this proposal requires SDOT review and SDOT may request

12 the Seattle Design Commission review; and

13 WHEREAS, in making a recommendation, the Director of SDOT considered the plans and

14 application materials submitted by Skyline to construct the Pedestrian Skybridge and the

15 Seattle Design Commission's report and recommends that conceptual approval be

16 granted; NOW, THEREFORE,

17 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**

18 **MAYOR CONCURRING, THAT:**

19 Section 1. The City Council finds that the pedestrian skybridge that would run over and
20 across 8th Avenue, north of Cherry Street ("Pedestrian Skybridge"), as proposed by FH, LLC
21 d/b/a Skyline, is in accordance with and in the public interest.

1 Section 2. As conditions for obtaining permission to construct the Pedestrian Skybridge,
2 which will be reflected in the term permit ordinance described in Section 3 of this resolution, FH,
3 LLC d/b/a Skyline shall:

4 A. Provide engineering and utility plans for additional review and permitting by the
5 Seattle Department of Transportation (SDOT), which the Director of SDOT (“Director”) will
6 circulate to other City departments and any public and private utilities affected by the installation
7 of the Pedestrian Skybridge;

8 B. Provide a surety bond, covenant agreement, and public liability insurance naming the
9 City as an additional insured or self-insurance, as approved by the City’s Risk Manager;

10 C. Pay all City permit and review fees;

11 D. Obtain all other necessary permits;

12 E. Construct and maintain the following public benefits:

13 1. Open space improvements and activation on 8th Avenue adjacent to its
14 building, including new plantings, furnishings, and pet relief area;

15 2. Integrated public art in the enhanced 8th Avenue landscape area;

16 3. Pedestrian improvements at 8th Avenue and Marion Street, including extending
17 the existing curbs and curb ramps; and

18 4. Interpretive wayfinding signage for the Park to Park Loop project;

19 F. Maintain and inspect the Pedestrian Skybridge; and


20 G. Remove the Pedestrian Skybridge and restore the right-of-way to in as good condition
21 for public use as existed prior to construction of the Pedestrian Skybridge and in at least as good
22 condition in all respects as the abutting portions of the public place as required by SDOT right-

1 of-way restoration standards upon expiration of the term permit, or at the direction of the
2 Director or City Council in accordance with the provisions of the term permit ordinance.

3 Section 3. After this resolution is adopted, SDOT will present to the Council a draft term
4 permit ordinance identifying the conditions under which permission may be granted for the use
5 of the right-of-way for the Pedestrian Skybridge as documented in Section 2 of this resolution.
6 Permission to use the right-of-way is subject to the Council's decision to approve, deny, or
7 modify the draft term permit ordinance presented by the Director.

8 Section 4. As recommended by the Director and the Mayor, conceptual approval for
9 construction of the Pedestrian Skybridge is granted.

1 Adopted by the City Council the 8th day of April, 2025,
2 and signed by me in open session in authentication of its adoption this 8th day of
3 April, 2025.

4 

5 President _____ of the City Council

6 The Mayor concurred the 10th day of April, 2025.

7 

8 Bruce A. Harrell, Mayor

9 Filed by me this 10th day of April, 2025.

10 

11 Scheereen Dedman, City Clerk

12 (Seal)