



Skyline Skybridge Ordinance

Council Transportation, Waterfront, and Seattle Center Committee

Council Transportation, Waterfront, and Seattle Center Committee
Amy Gray, SDOT
July 27, 2026



City of Seattle

Presentation Overview

- FH, LLC d/b/a Skyline is seeking approval for a pedestrian skybridge over and across 8th Ave, south of Columbia St and north of Cherry St.
- The skybridge will provide a pedestrian connection between the two residential properties at 725 9th Ave (Cascade Tower) and 715 8th Ave (Olympic Tower).
- City Council Districts 3 & 7
- SDOT recommends approval.



Skybridge Term Permits - Seattle Municipal Code 15.64

“It is the intent of the City Council to limit the proliferation and adverse effects of skybridges. Council will consider requests for new skybridges...with regard to how well they serve the public interest and their relationship to the cityscape.” (15.64.010.B)

Skybridges require public benefits to offset the impacts of the structure.

Skybridge Permit Process – New Permits

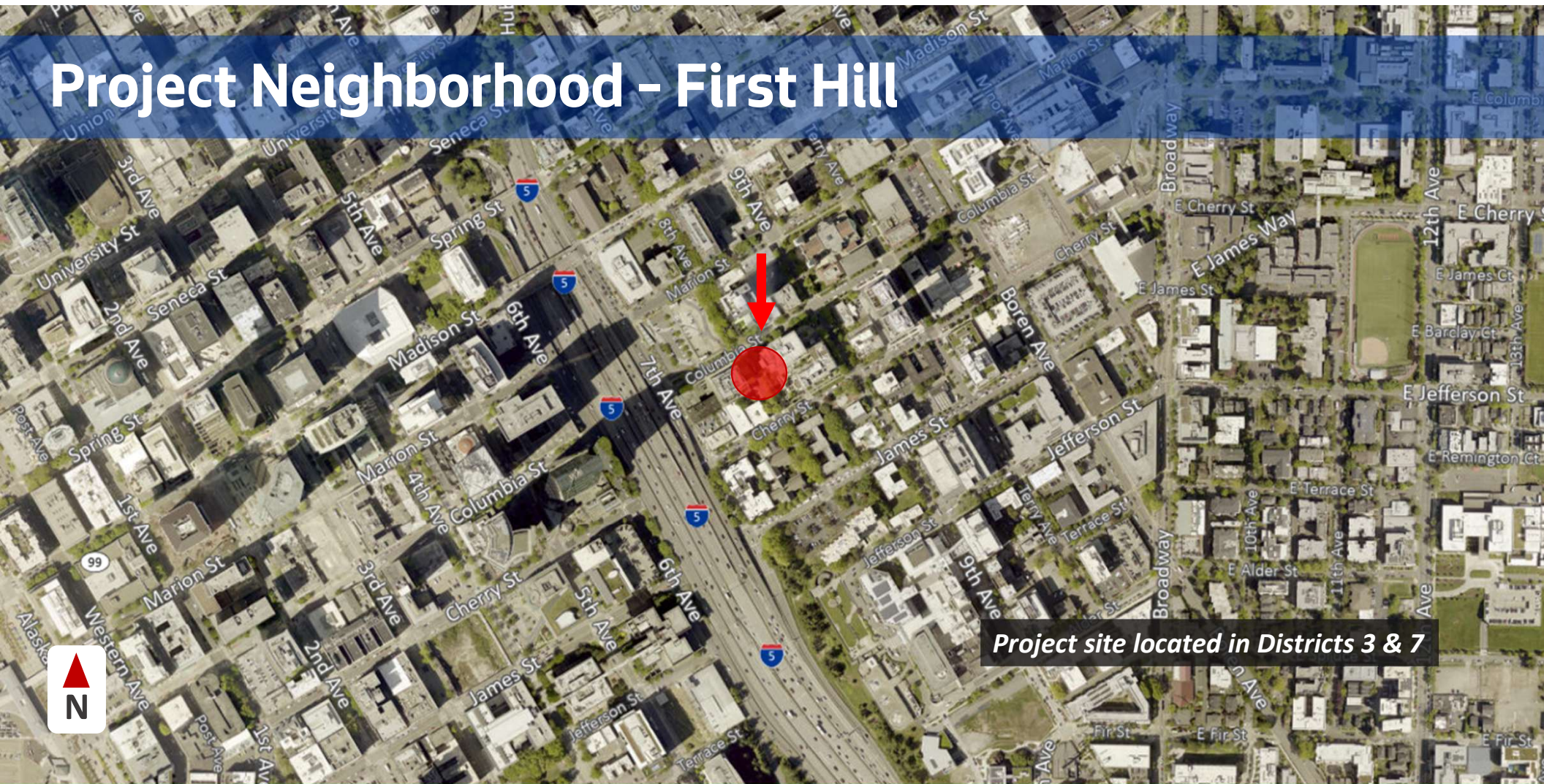
Two Step Process:

- 1) Council adopted Resolution 32166 on April 8, 2025, providing conceptual approval for the private pedestrian skybridge in the right-of-way, subject to the terms and conditions to be established in the term permit ordinance.
- 2) Passage of the ordinance details the obligations of the permit, including annual fee, maintenance obligations, indemnification, insurance, bond, and public benefit requirements.

Proposal

- FH, LLC d/b/a Skyline is proposing to construct and operate a private pedestrian skybridge over 8th Ave, between Columbia St and Cherry St.
- The skybridge will provide an above-grade pedestrian connection for staff and residents between the two residential properties – Cascade Tower and Olympic Tower.
- The skybridge will occupy approximately 726 square feet of the right-of-way.
- The term of the permit is for 15 years, with one renewable 15-year term

Project Neighborhood – First Hill



Project site located in Districts 3 & 7

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Proposed location



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Existing 8th Ave



8th Ave with Skybridge Proposal



View looking north along 8th Ave (without trees)



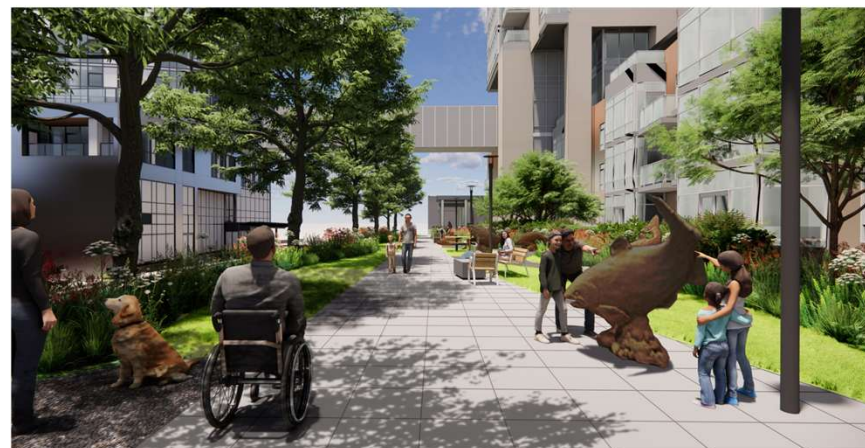
View looking north along 8th Ave (with trees)

Proposed Public Benefits

- 1) Open space improvements on 8th Ave.
- 2) Integrated public art in the enhanced 8th Ave landscape area.
- 3) Pedestrian improvements at 8th Ave & Marion St.
- 4) Interpretive wayfinding signage for the Park to Park Loop project.

Proposed Public Benefits

- 1) Open space improvements on 8th Ave.
- 2) Integrated public art in the enhanced 8th Ave landscape area.



Renderings of 8th Ave open space activation and public art

Proposed Public Benefits



3) Pedestrian improvements at 8th Ave & Marion St.



4) Interpretive wayfinding signage for the Park to Park Loop project.

Public Benefit	Description	Proposed Benefit	Estimated Cost
1 Open Space Activation: Improvements to 8 th Ave Landscape	New garden plantings, furnishings, and pet relief area	4,450 SF	\$100,000
	Planting Area	2,200 SF	
	Paved Area	160 SF	
	Furnishings	20 LF	
	Trash	QTY: 2	
	Pet Relief Area	175 SF	
2 Public Art: Integrated Artwork by Georgia Gerbers	Publicly accessible artwork within deep setback along 8 th Ave		\$250,000
	Screen pieces	QTY: 3	
	Sculptural pieces with integrated lighting	QTY: 6-8	
3 Pedestrian Safety: 8 th Ave & Marion	Extension of existing curbs, curb ramps, crosswalks and adjustments to storm drain		\$100,000
	COS standard curbs	280 LF	
	COS standard curb ramps	QTY: 4	
	COS standard sidewalk paving	2,100 SF	
	COS standard crosswalk striping	Allowance	
	COS storm drainage inlet	QTY: 4	
4 Interpretive Wayfinding Signage: Park to Park Loop	Development and documentation of interpretive wayfinding signs for Park to Park Loop project		\$50,000
	Fabrication documents	Each sign	
	Prototype sign(s)	Each sign	



Public Outreach

- Skyline met with the First Hill Improvement Association to gather their ideas on the new skybridge and proposed public benefit.
- Skyline also held six “coffee chats” at various locations to gather input from community members on their proposed public benefits.
 - “This is a nice addition to the Park to Park Loop.”
 - “Would I eat my lunch here? 1000%!”
 - “I love that the city is making people add some visual improvements to First Hill.”
 - “I love the creatures...it could provide a chance for kids to learn about salmon.”



Requested Action

- FH, LLC d/b/a Skyline is seeking Council passage of this Council Bill for final approval of the skybridge.
- SDOT recommends approval.
- If the ordinance is approved, the permit will be for 15 years, with one renewable 15-year term

Questions?

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