SWEDISH FIRST HILL MEDICAL CENTER

BLOCK 95 ALLEY VACATION / URBAN DESIGN MERIT

JULY 16, 2015

PERKINS+WILL

CONTENTS

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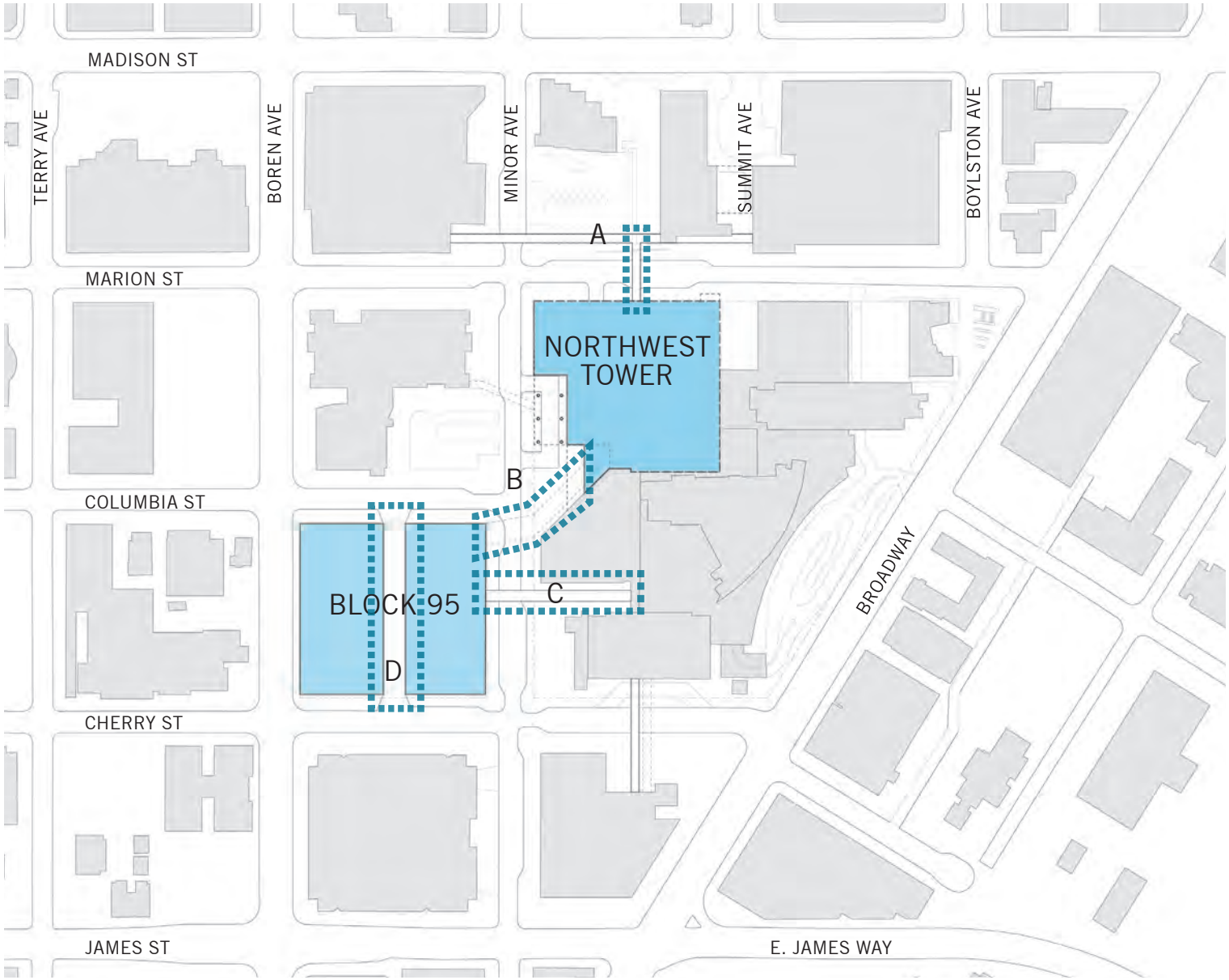
INTRODUCTION

PROJECTS AND PETITIONS

PETITIONS

- **A.** Marion Skybridge
- **B.** Tunnel
- **C.** Minor Skybridge
- **D.** Alley



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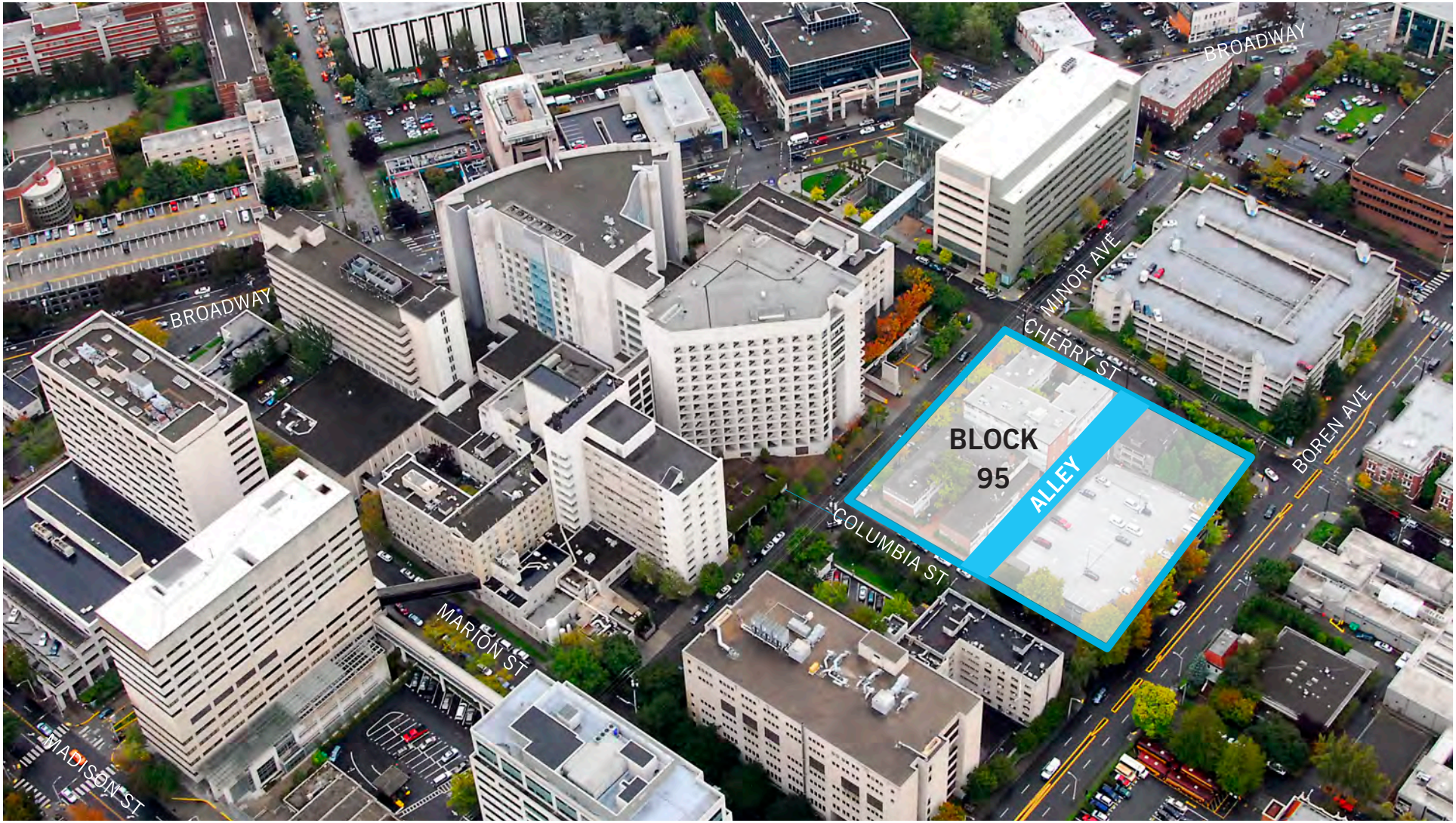
BLOCK 95


BROADWAY
BROADWAY
MINOR AVE
CHERRY ST
BOREN AVE
BLOCK
95
ALLEY
COLUMBIA ST
MARION ST
MADISON ST

BLOCK 95

NORTHWEST TOWER

MIMP SITE PLAN

MIMP REQUIREMENTS

- Development Standards
- Design Guidelines
- Council Conditions
- EIS Conditions

MIO District/MIMP Boundary

KEY TO FIGURE 2.12

- Planned Medical Office Projects
- Potential Medical Office Projects
- Planned Hospital Projects
- Potential Hospital Projects
- Planned Support Projects

Planned Projects

A. Medical Office Building

B. Hospital Replacement: Building B

C. Hospital Replacement: Building C

D. Hospital Replacement: Building D

E. Central Support Facility w/ Medical Office Tower

G. Hospital Replacement: Building G

Potential Projects

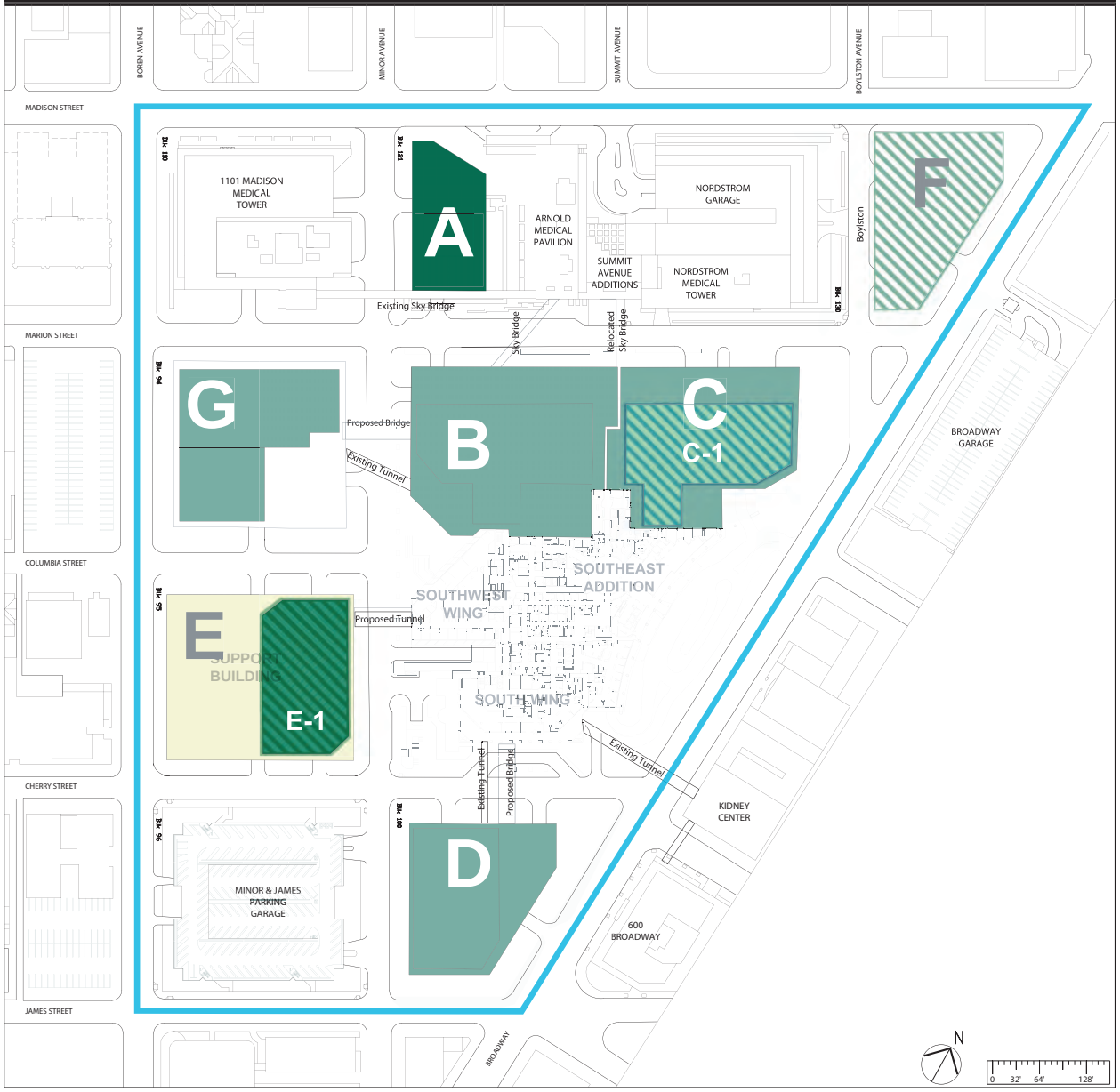
F. Medical Office Building

C-1. Hospital Replacement: Building C - Future Tower Addition

E-1. Central Support Facility w/Medical Office Tower and Research

FIGURE 2.12

Planned and Potential Projects



MIMP OPEN SPACE

MIMP COUNCIL CONDITION #7:

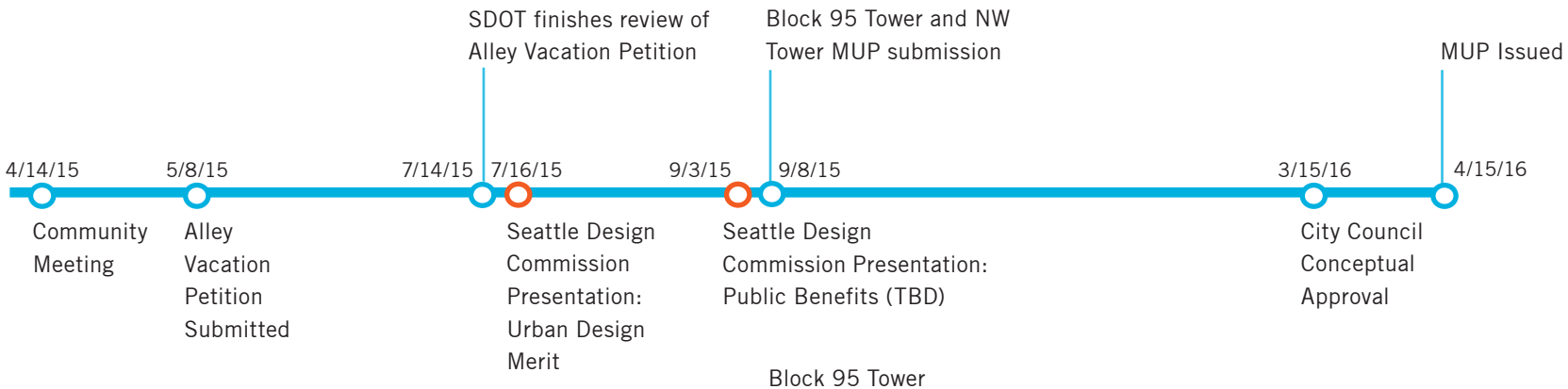
Increase required Open Space from 5% to 9.5%, or 61,738 SF

MIMP OPEN SPACE REQUIREMENT	AREA (SF)
MIMP Setbacks	25,300
MIMP Designated Open Space	27,900
Pocket Parks/Plazas	8,538
Total	61,738

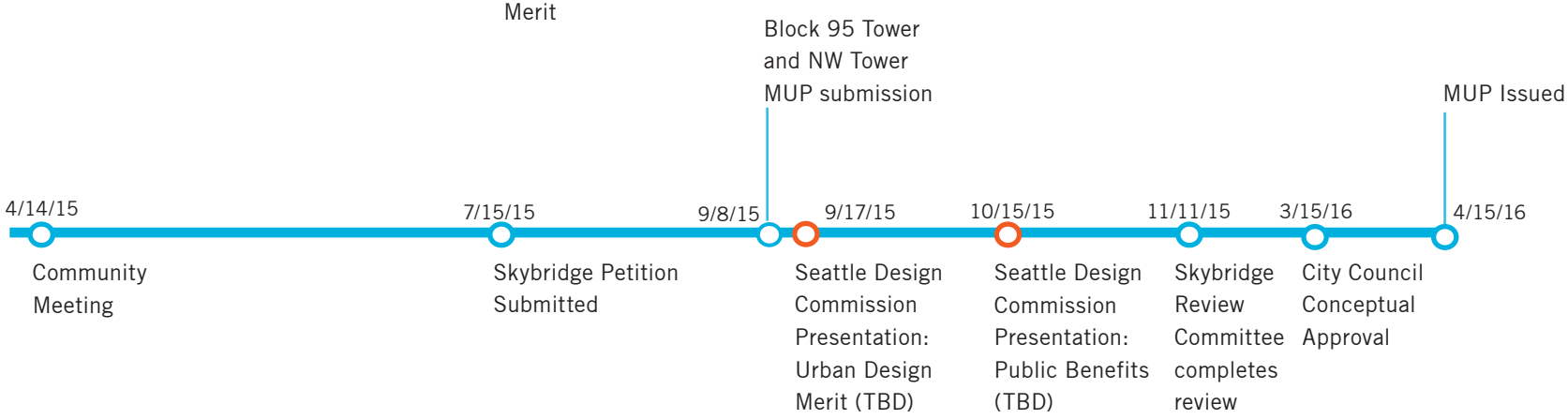
POCKET PARK/PLAZA REQUIREMENT	AREA (SF)
MIMP Requirement	8,538
Swedish Orthopedic Institute	6,500
Remaining Requirement	2,038

SCHEDULE

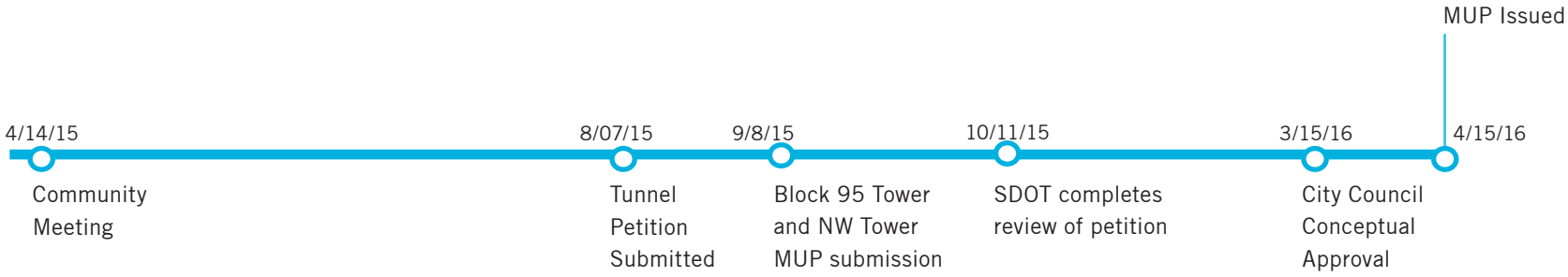
ALLEY



MINOR & MARION SKYBRIDGES

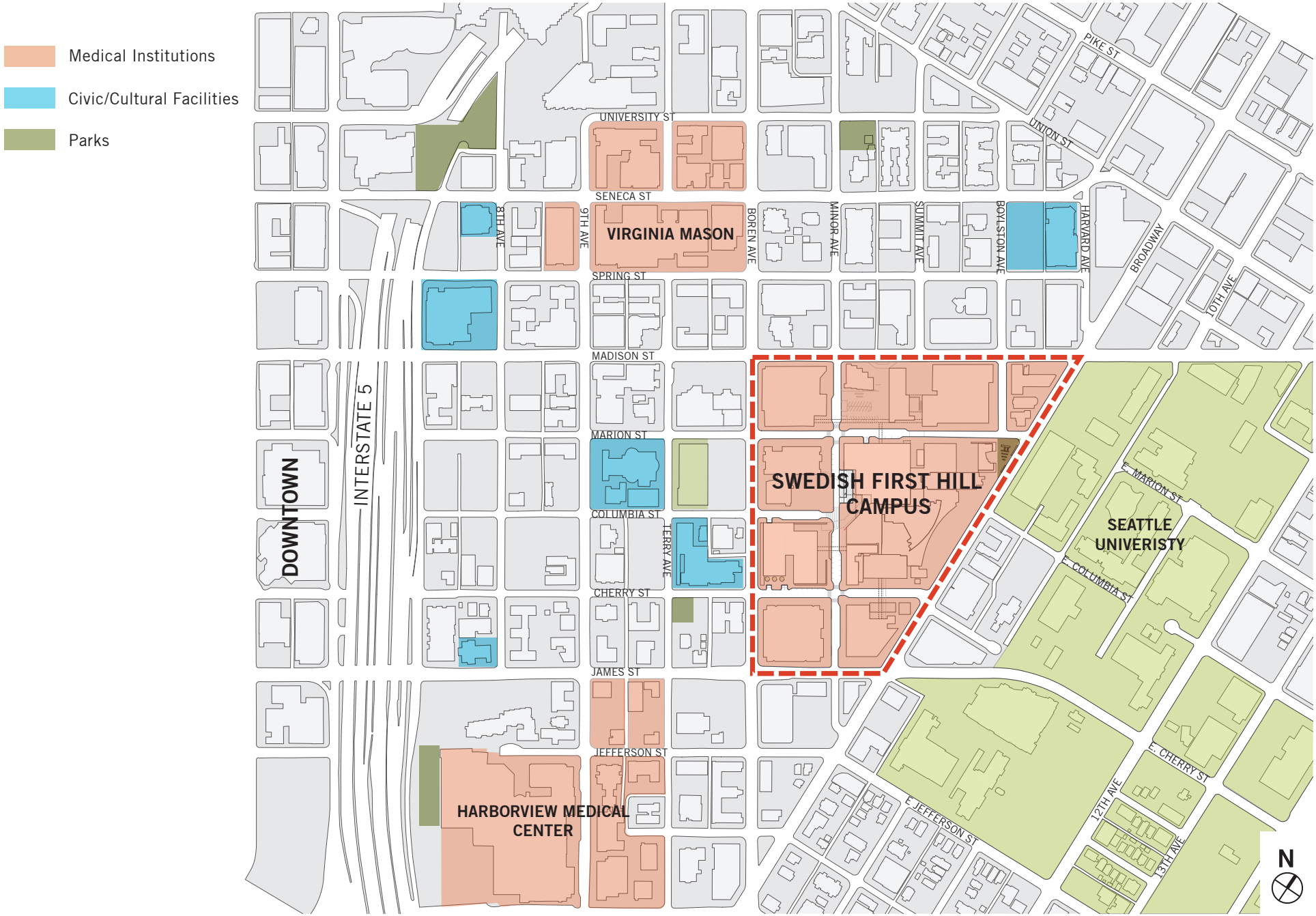


TUNNEL



NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CONTEXT



NEIGHBORHOOD LANDMARKS AND CHARACTER

St James

8th Ave Hill Climb

Healthcare Community

Frye Art Museum

Sports and Recreation

Versatile Transit

Jefferson Terrace

Community Gardens

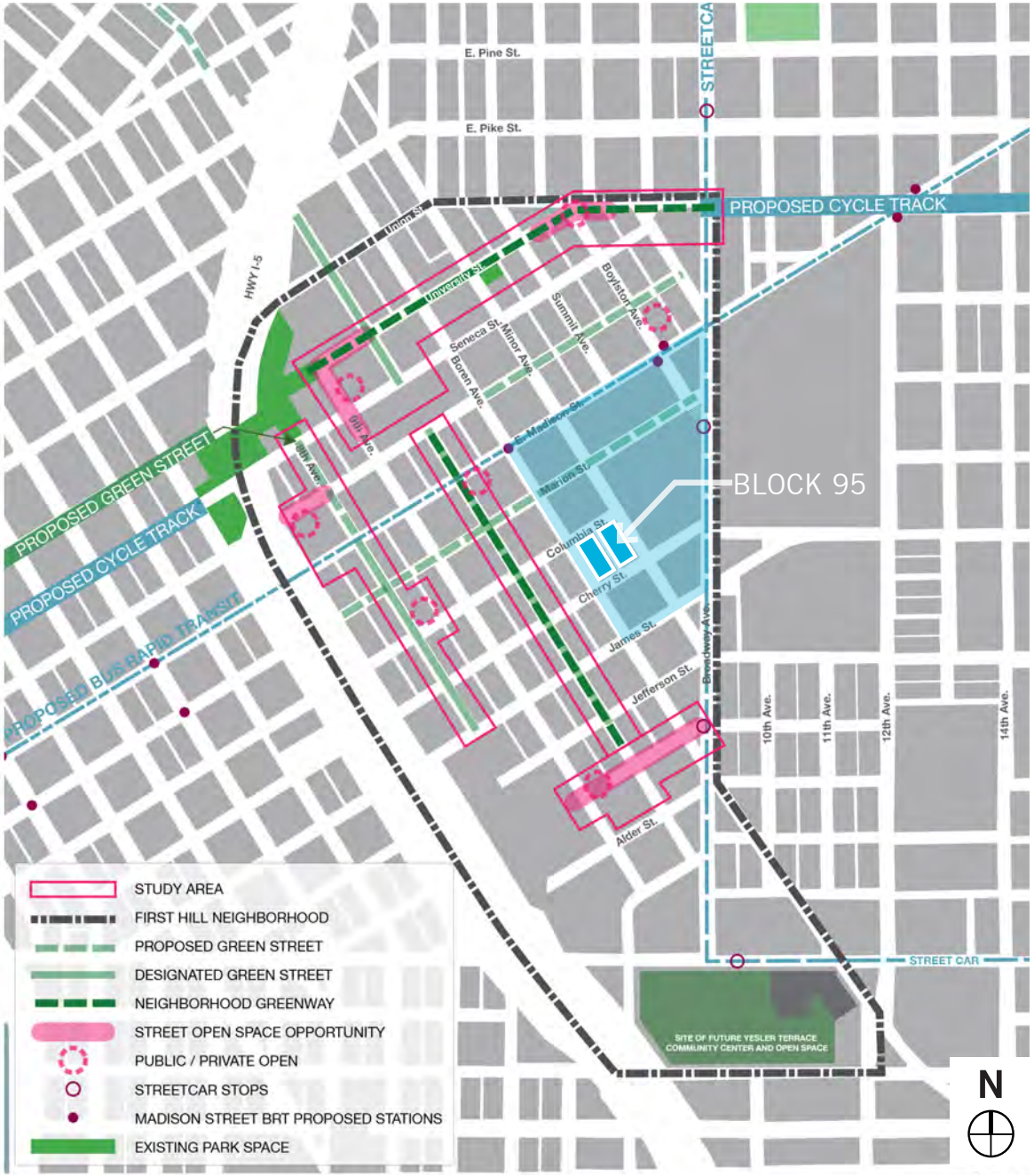
Multi-family Housing

Harborview Medical

Town Hall

O'Dea High School

FIRST HILL PUBLIC REALM ACTION PLAN



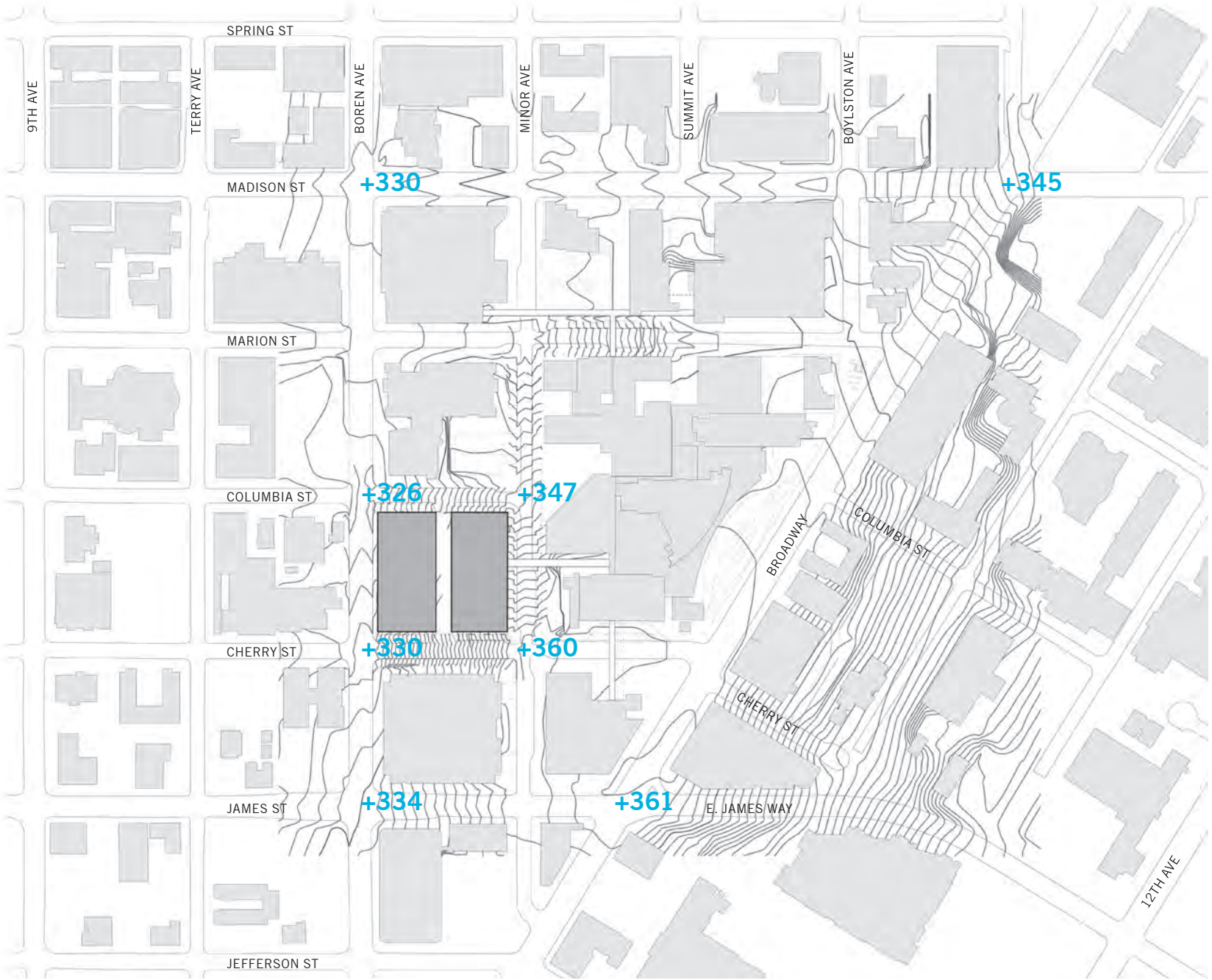
LAND USE

Project Site
Hospital
Office
Retail
Residential
Institutional
Parking
SPRING ST
MADISON ST
MARION ST
COLUMBIA ST
CHERRY ST
JAMES ST
JEFFERSON ST
9TH AVE
TERRY AVE
BOREN AVE
MINOR AVE
SUMMIT AVE
BOYLSTON AVE
BLOCK 95
BROADWAY
COLUMBIA ST
CHERRY ST
E. JAMES WAY
12TH AVE
N

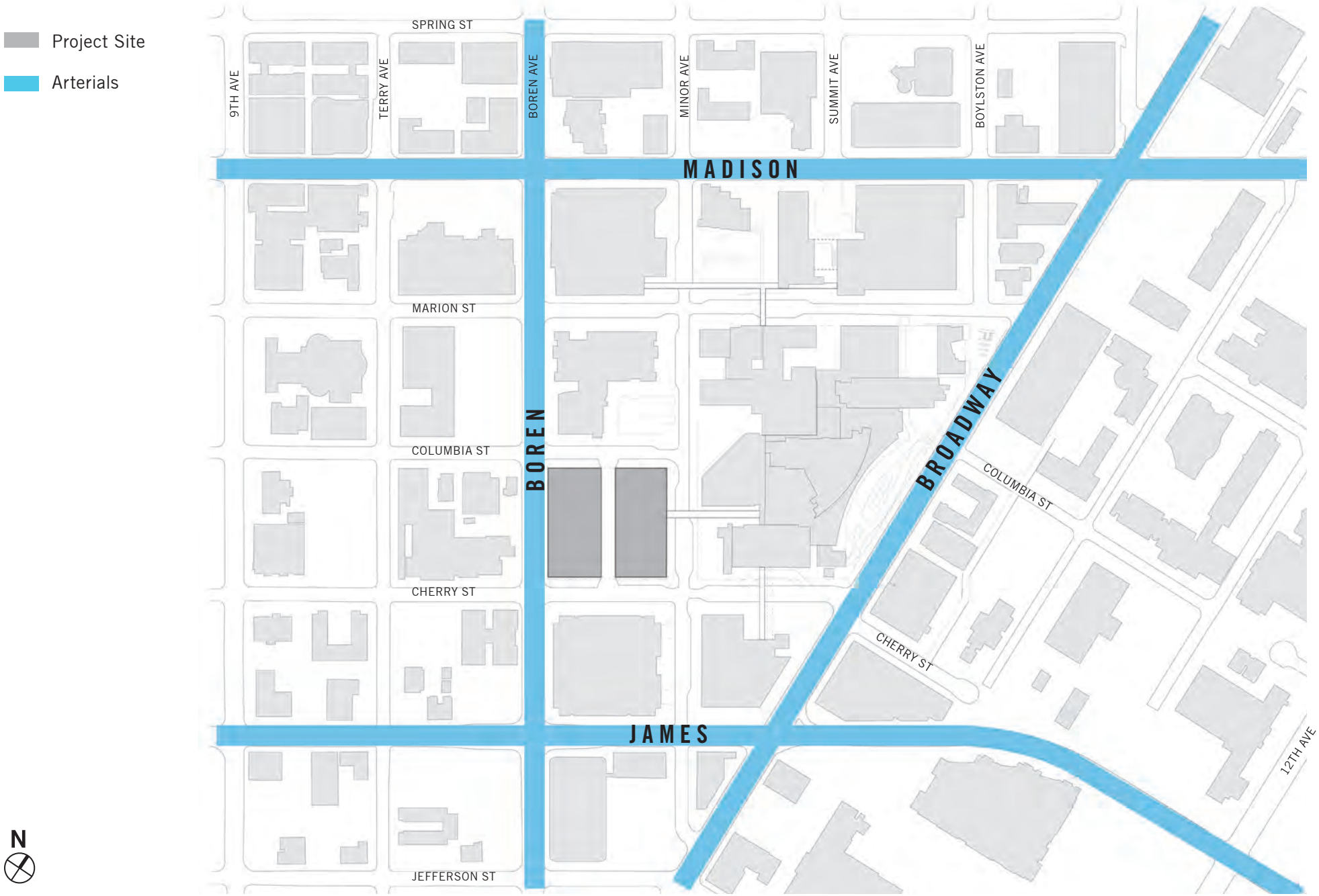
ALLEYS

Project Site
Alleys
SPRING ST
9TH AVE
TERRY AVE
BOREN AVE
MINOR AVE
SUMMIT AVE
BOYLSTON AVE
MADISON ST
MARION ST
COLUMBIA ST
BROADWAY
COLUMBIA ST
CHERRY ST
CHERRY ST
JAMES ST
E. JAMES WAY
12TH AVE
JEFFERSON ST
N

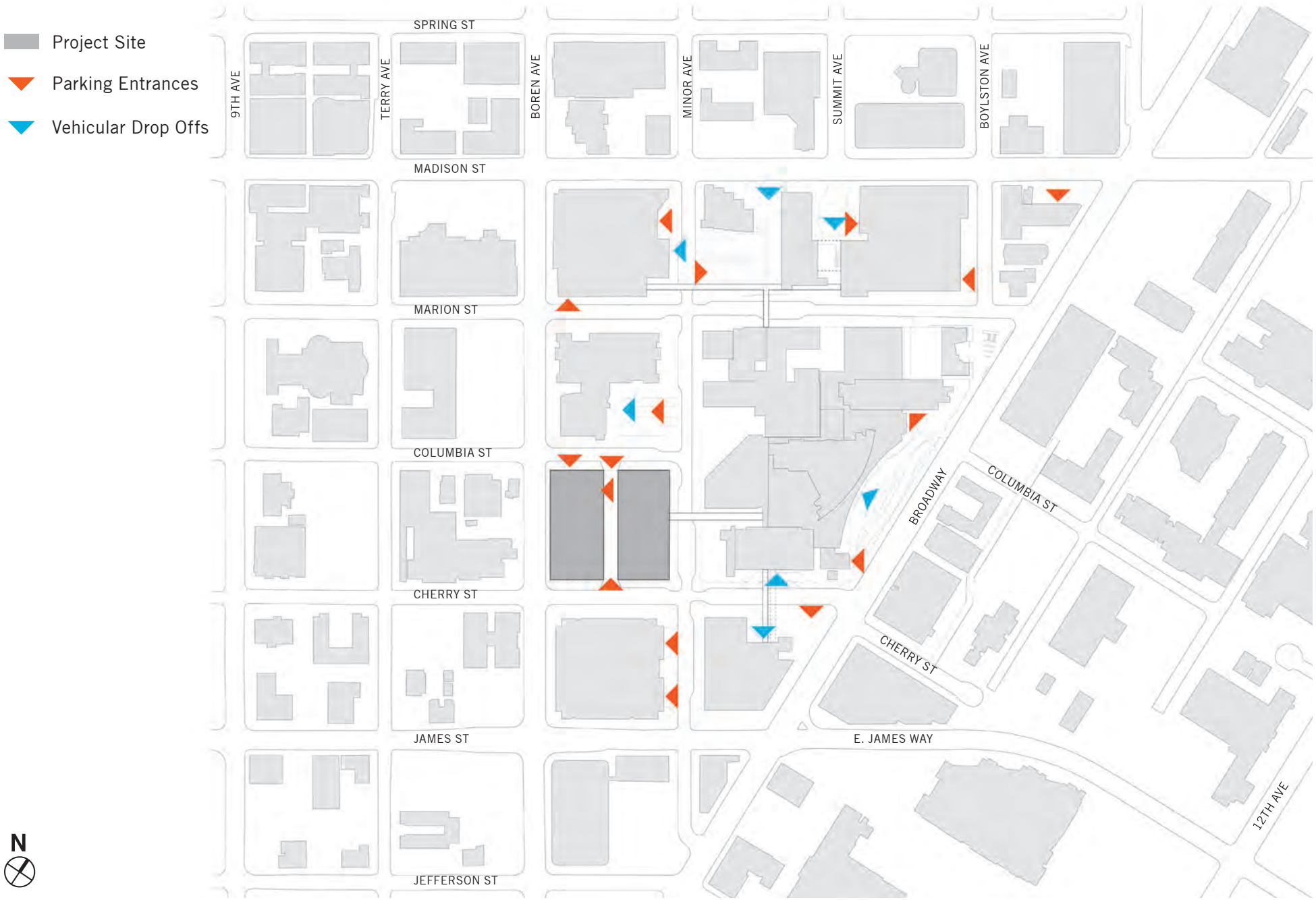
TOPOGRAPHY


SPRING ST
9TH AVE
TERRY AVE
BOREN AVE
MINOR AVE
SUMMIT AVE
BOYLSTON AVE
MADISON ST
+330
+345
MARION ST
COLUMBIA ST
+326
+347
BROADWAY
COLUMBIA ST
CHERRY ST
+330
+360
CHERRY ST
JAMES ST
+334
+361
E. JAMES WAY
12TH AVE
JEFFERSON ST
N

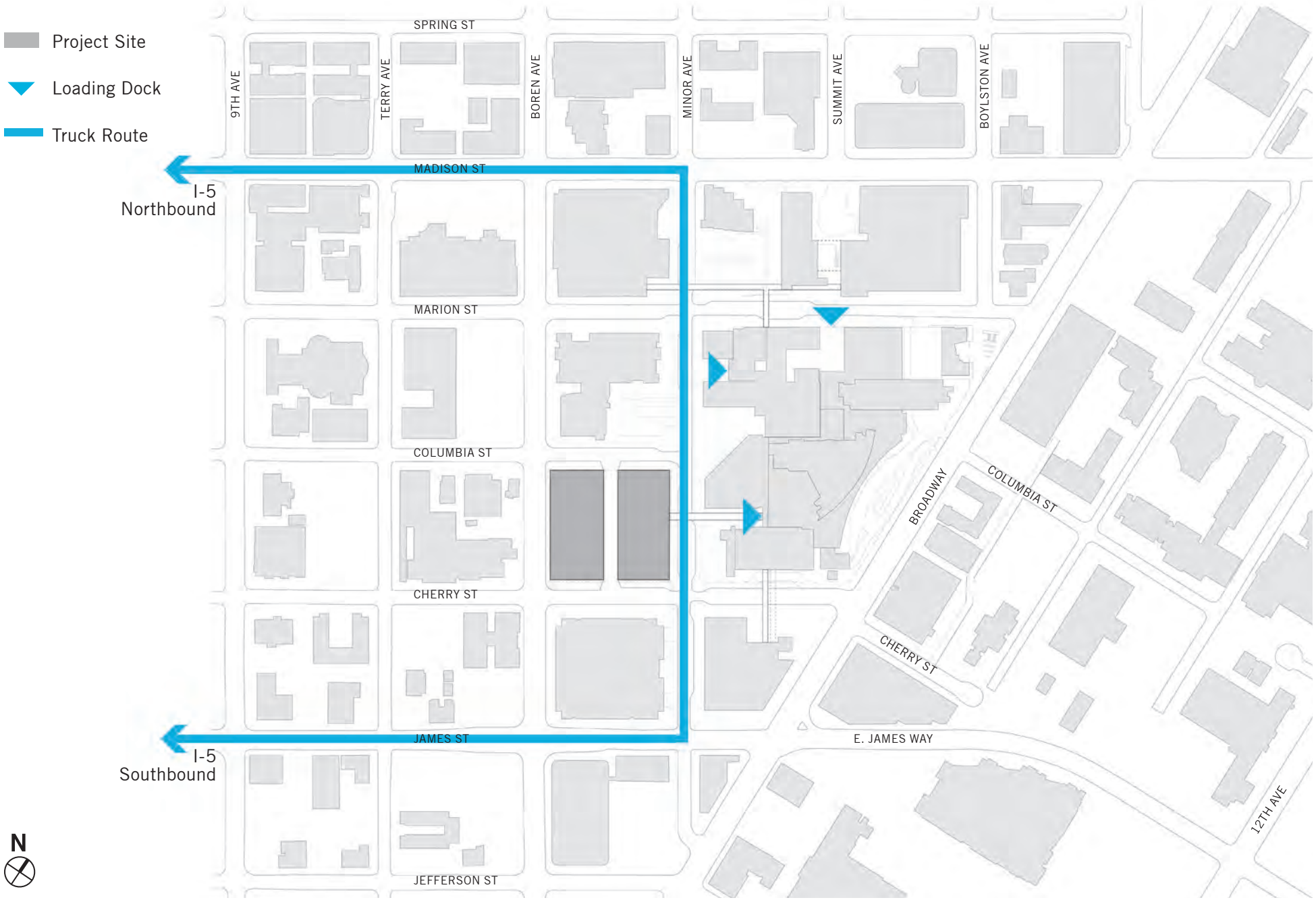
CIRCULATION/ VEHICULAR



ACCESS/ VEHICULAR



CIRCULATION/ TRUCKS AND SERVICE



CIRCULATION/ PUBLIC TRANSIT

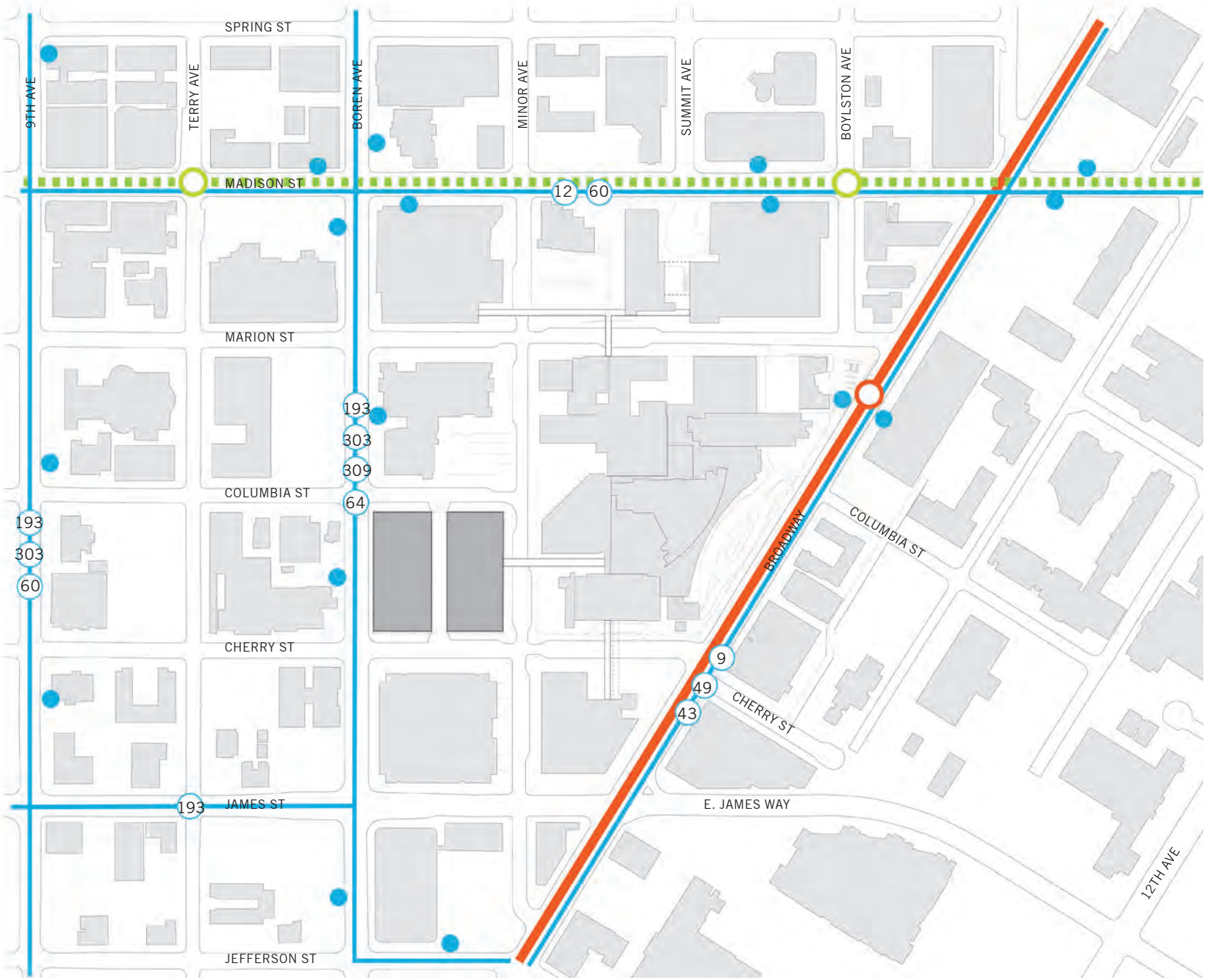
Project Site

Streetcar
Line + Stop

Madison BRT
Line + Stop

Bus Route

Bus Stop



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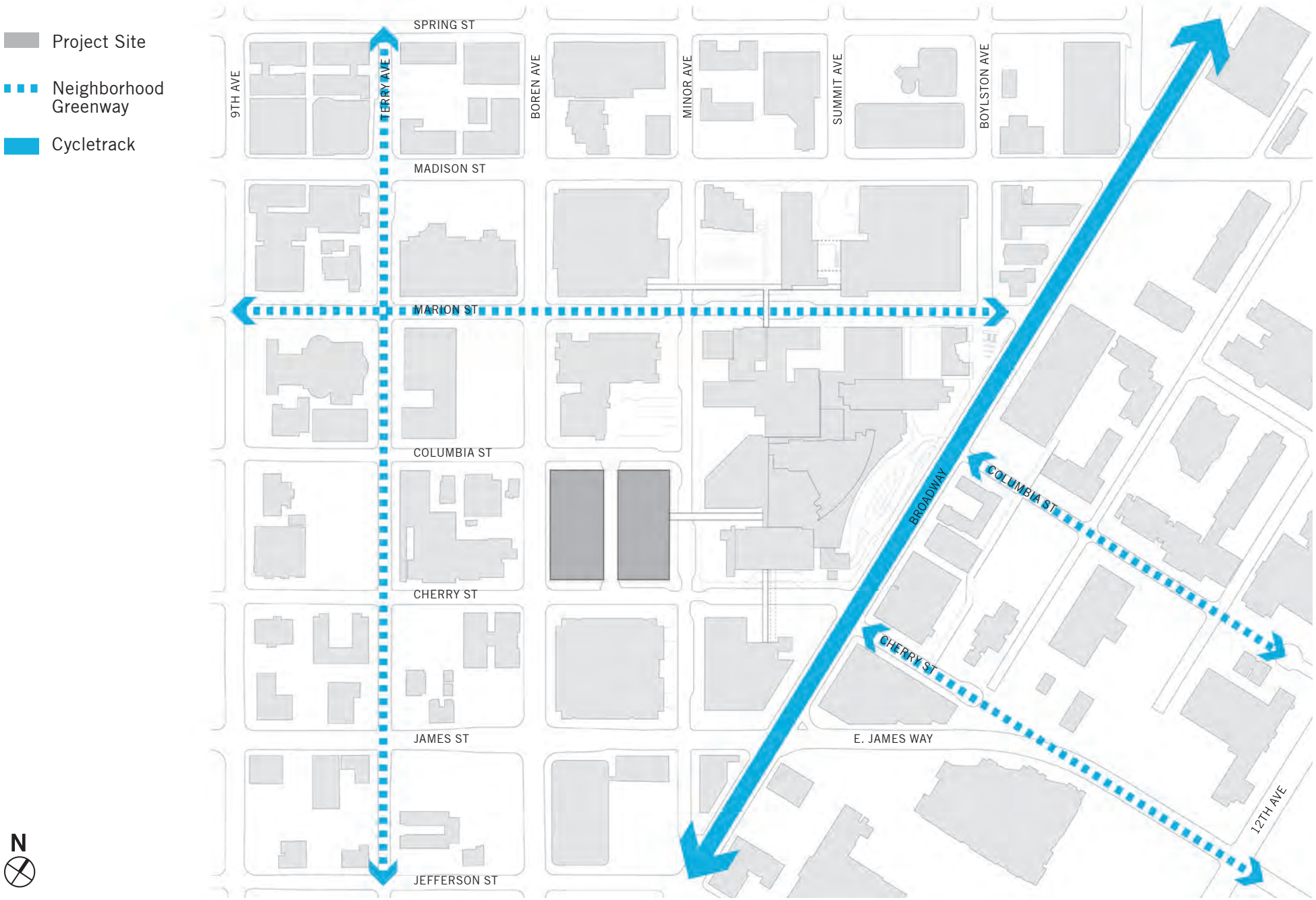
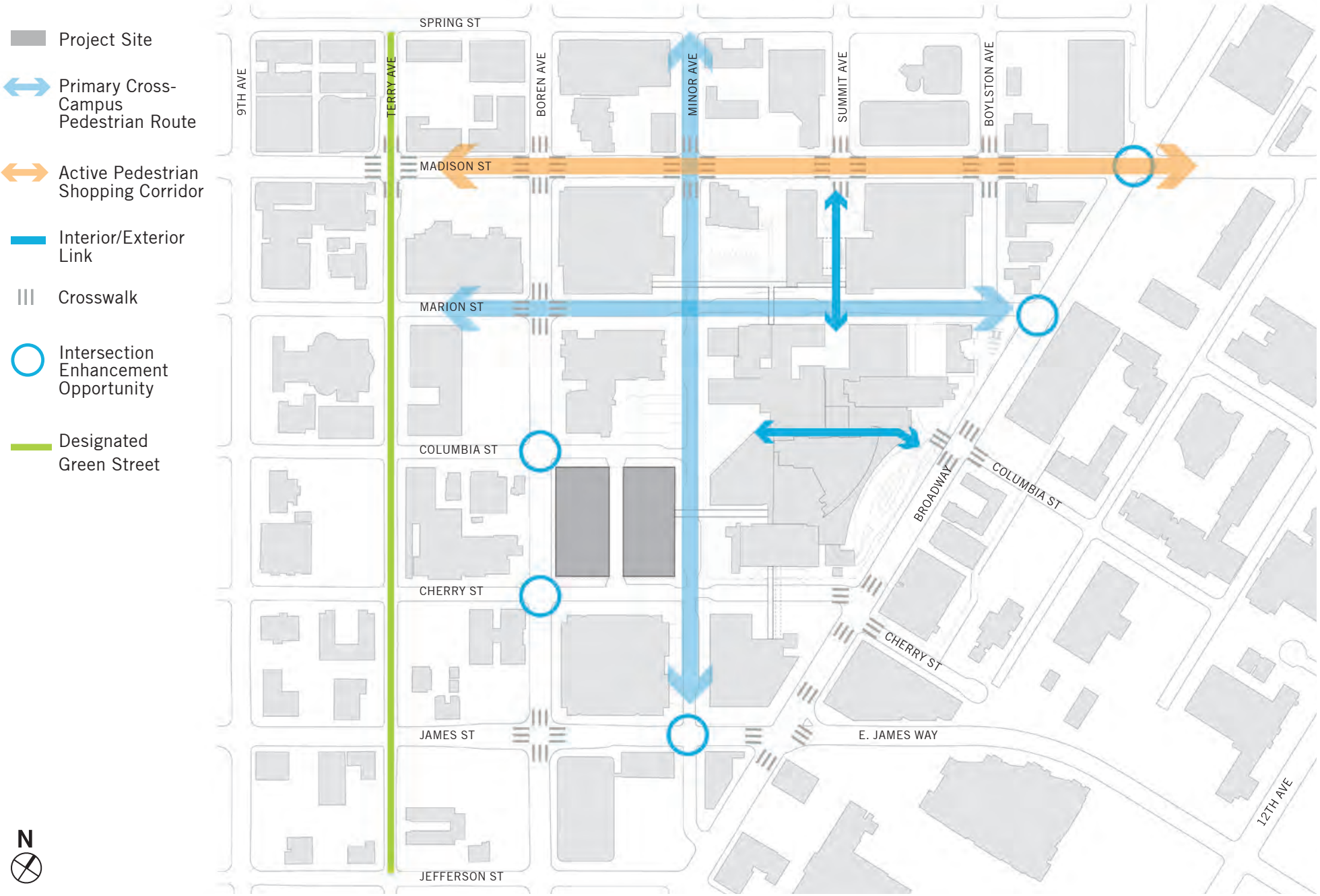
CIRCULATION/ BICYCLES

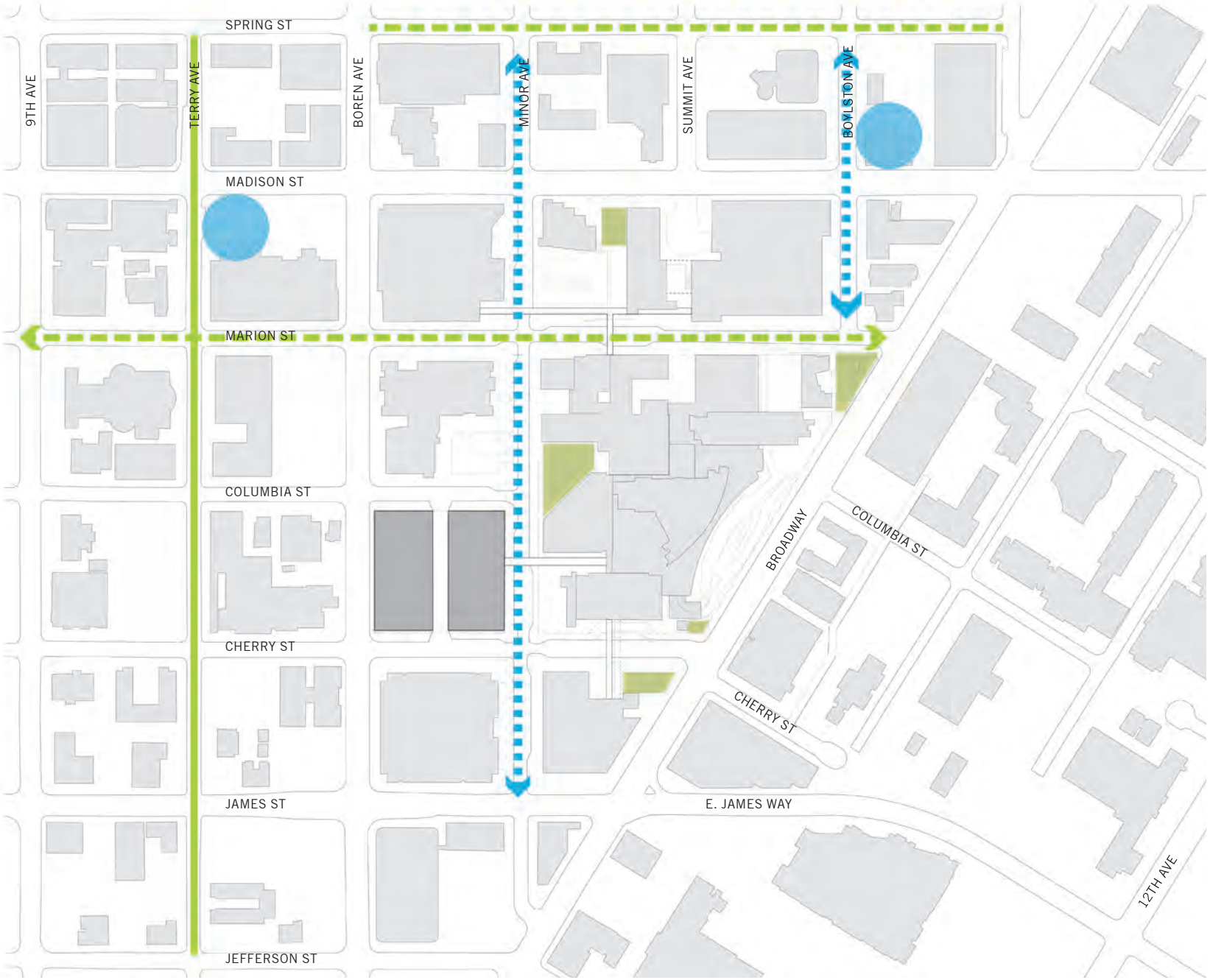


CIRCULATION/ PEDESTRIAN



OPEN SPACE/ PARKS AND GREEN STREETS

- Project Site
- Potential Park Site
- Designated Green Street
- Proposed Green Street
- Potential "Pedestrian" Streets
- Existing Open Space



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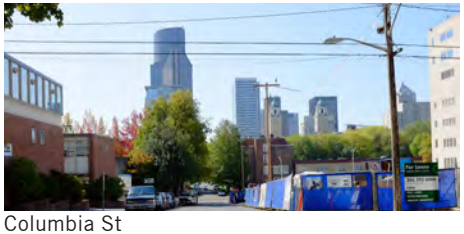
VIEWS

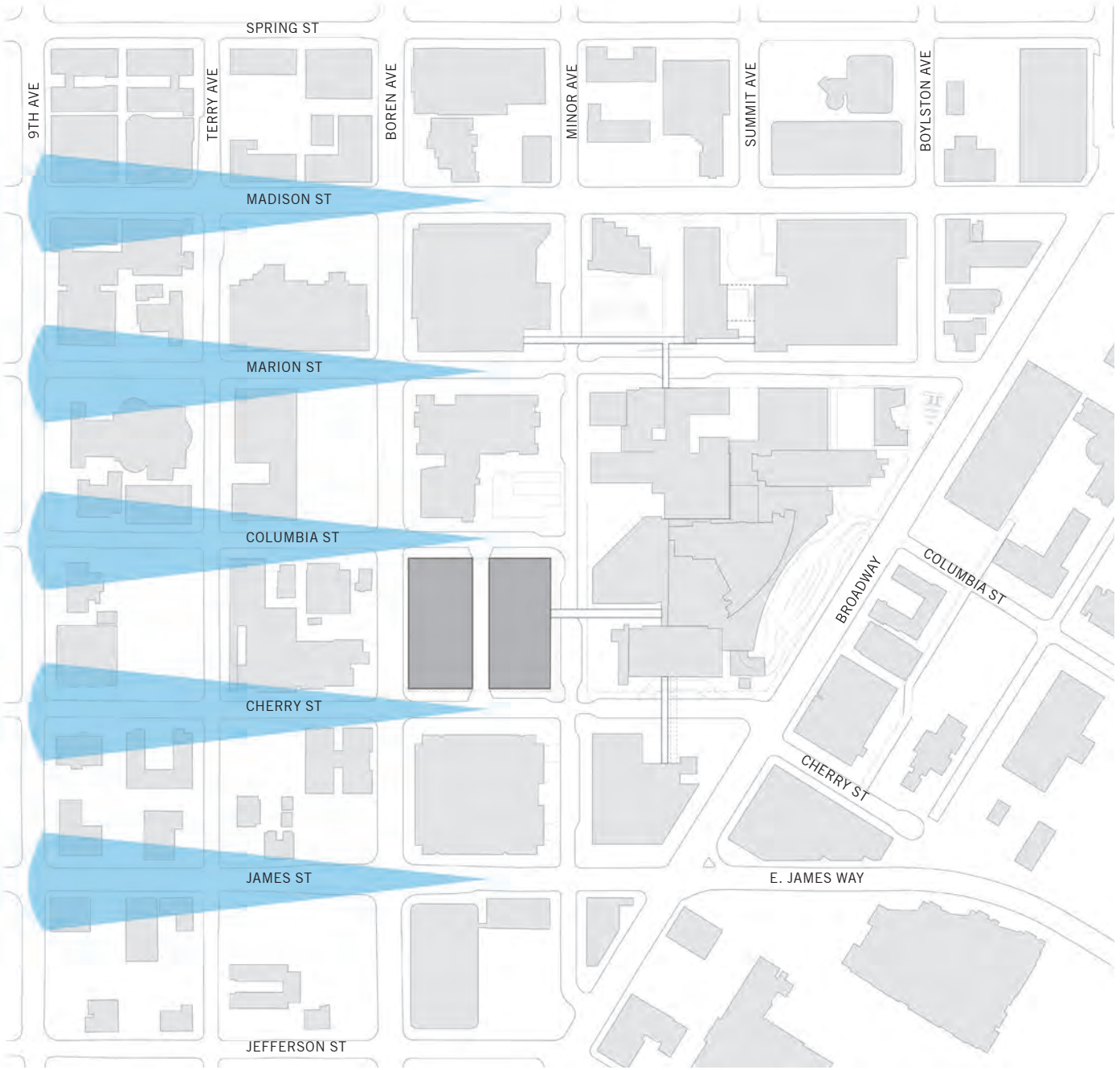
Madison St

Marion St

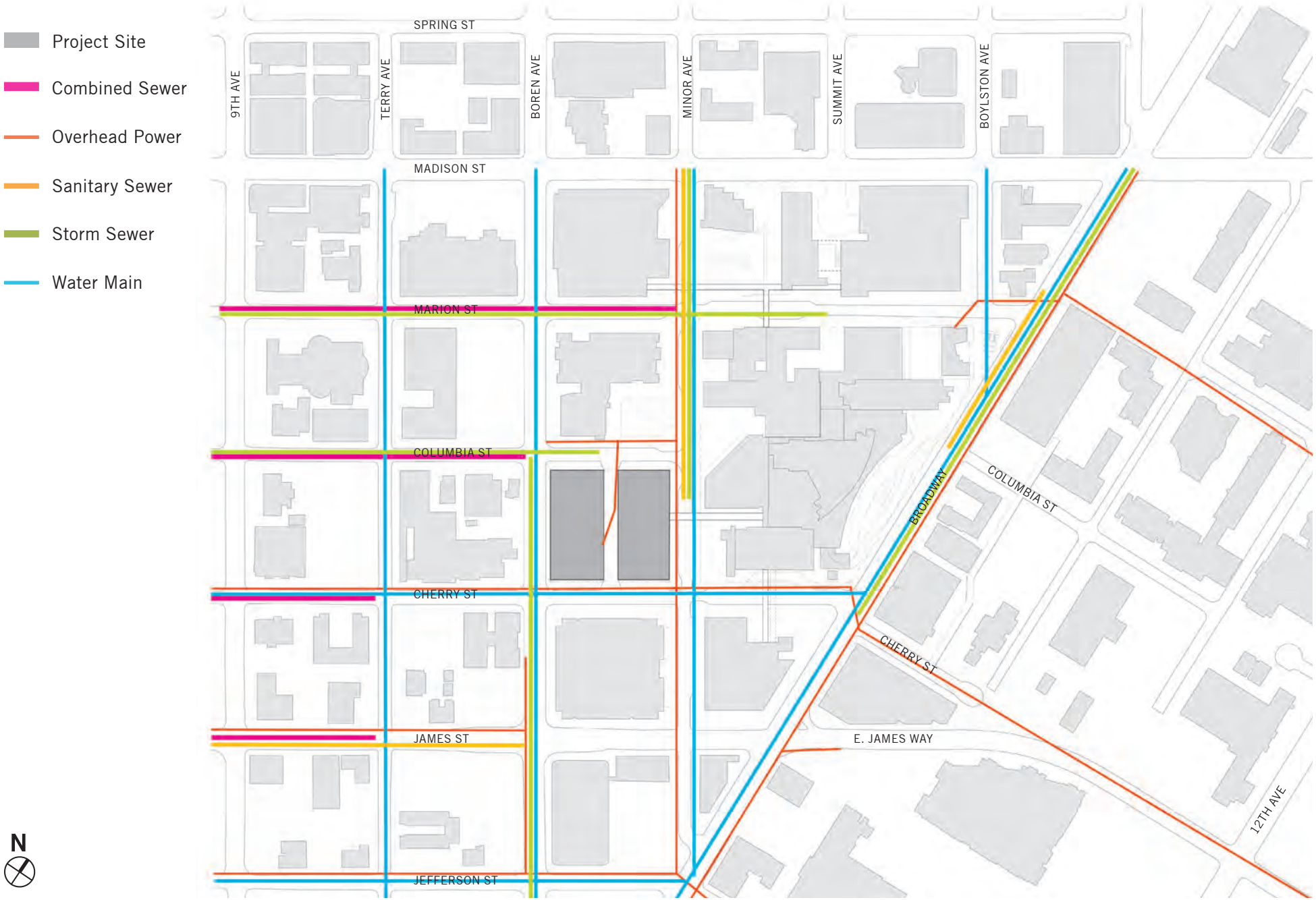

Columbia St

Cherry St

James St

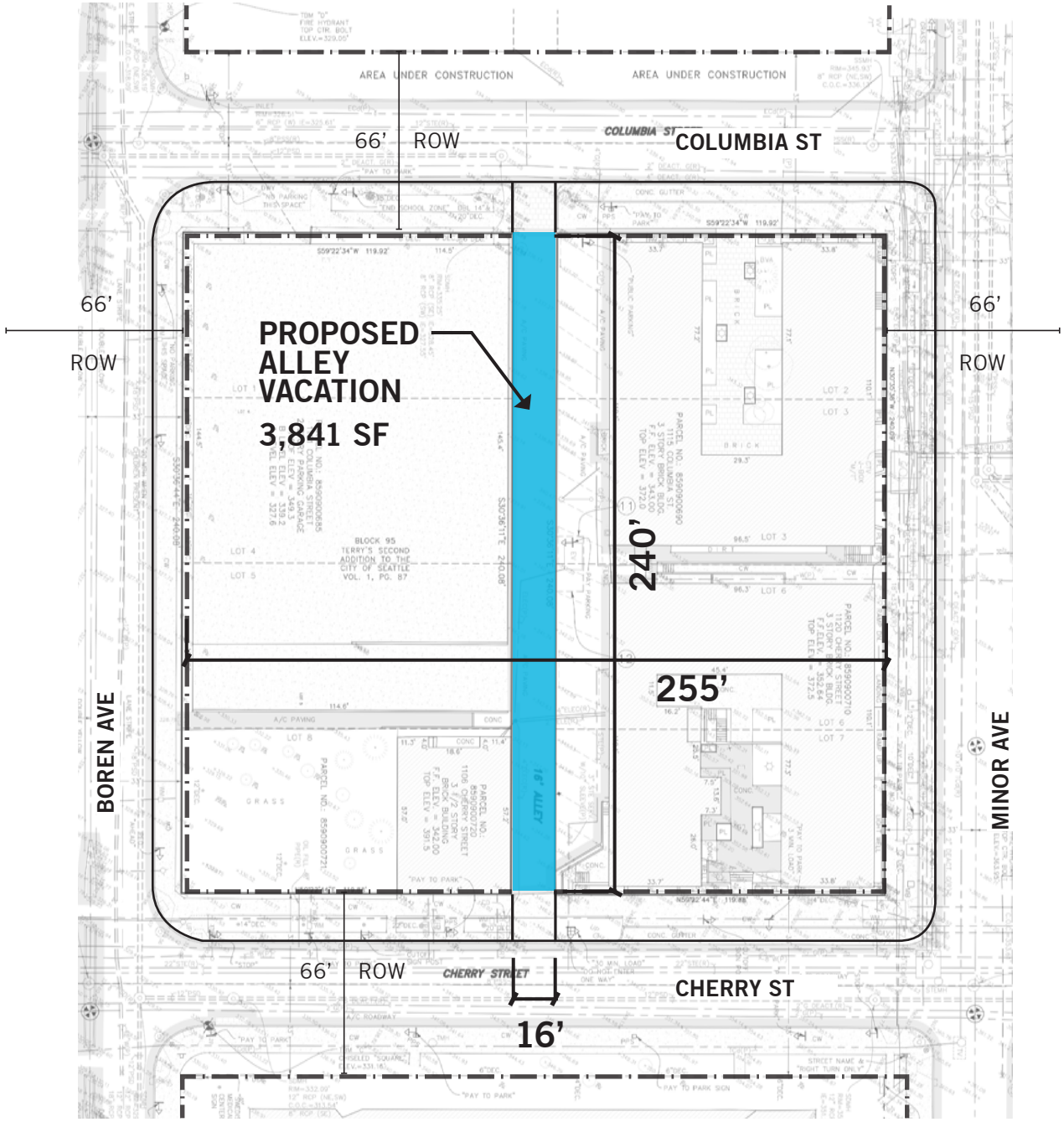


UTILITIES


Project Site
Combined Sewer
Overhead Power
Sanitary Sewer
Storm Sewer
Water Main
SPRING ST
9TH AVE
TERRY AVE
BOREN AVE
MINOR AVE
SUMMIT AVE
BOYLSTON AVE
MADISON ST
MARION ST
COLUMBIA ST
CHERRY ST
JAMES ST
JEFFERSON ST
BROADWAY
COLUMBIA ST
CHERRY ST
E. JAMES WAY
12TH AVE
N

EXISTING CONDITIONS

EXISTING SITE



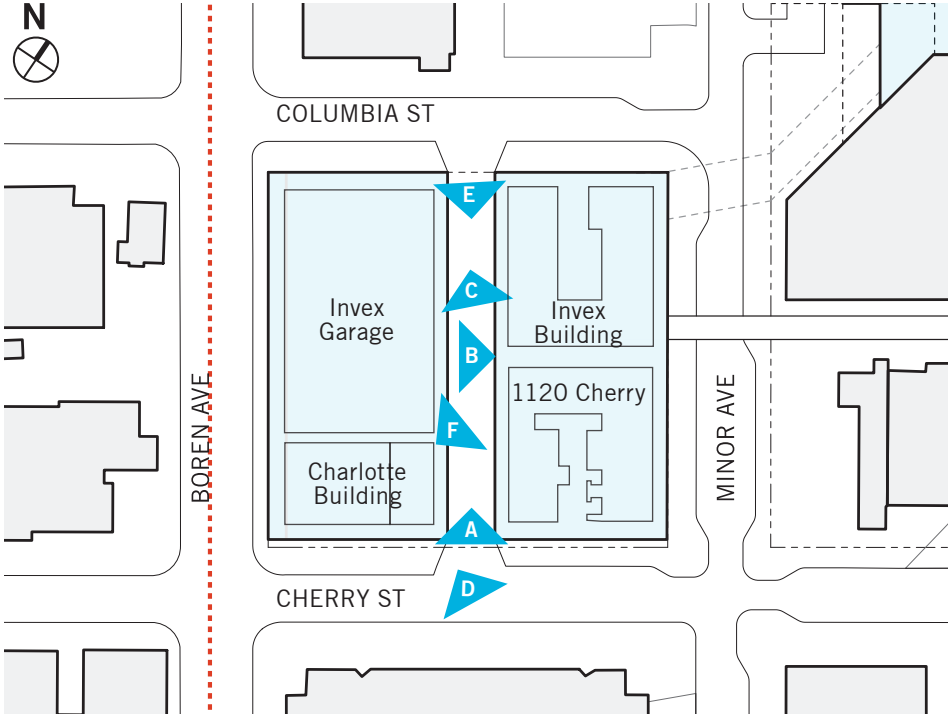
SITE PHOTOS

A. View of Cherry St entrance

B. Side entry between Invex & 1120

C. Garage entry off of alley

D. View of Charlotte Building



E. Alley view looking South

F. SE View of Invex Garage access

SITE PHOTOS

Cherry Street Elevation *Block 95 South*

Minor Avenue Elevation *Block 95 East*

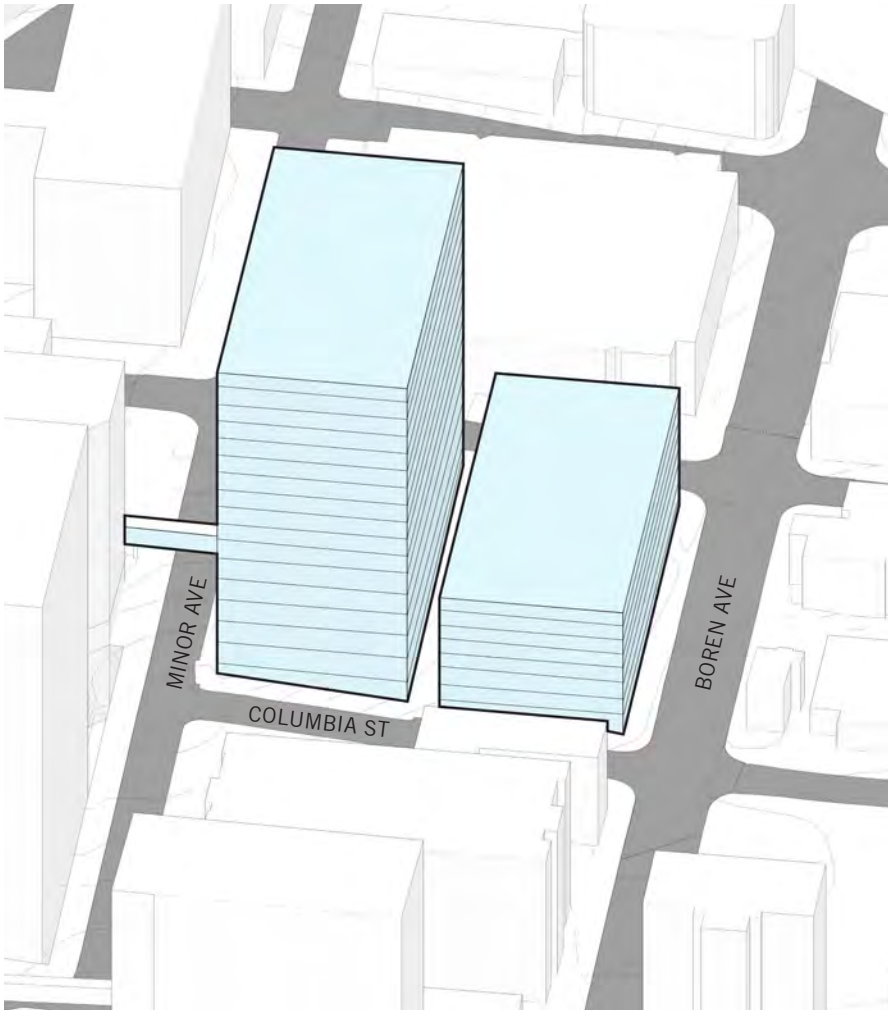
SITE PHOTOS

Columbia Street Elevation *Block 95 North*

Boren Avenue Elevation *Block 95 West*

DESIGN COMPARISON

DESIGN COMPARISON

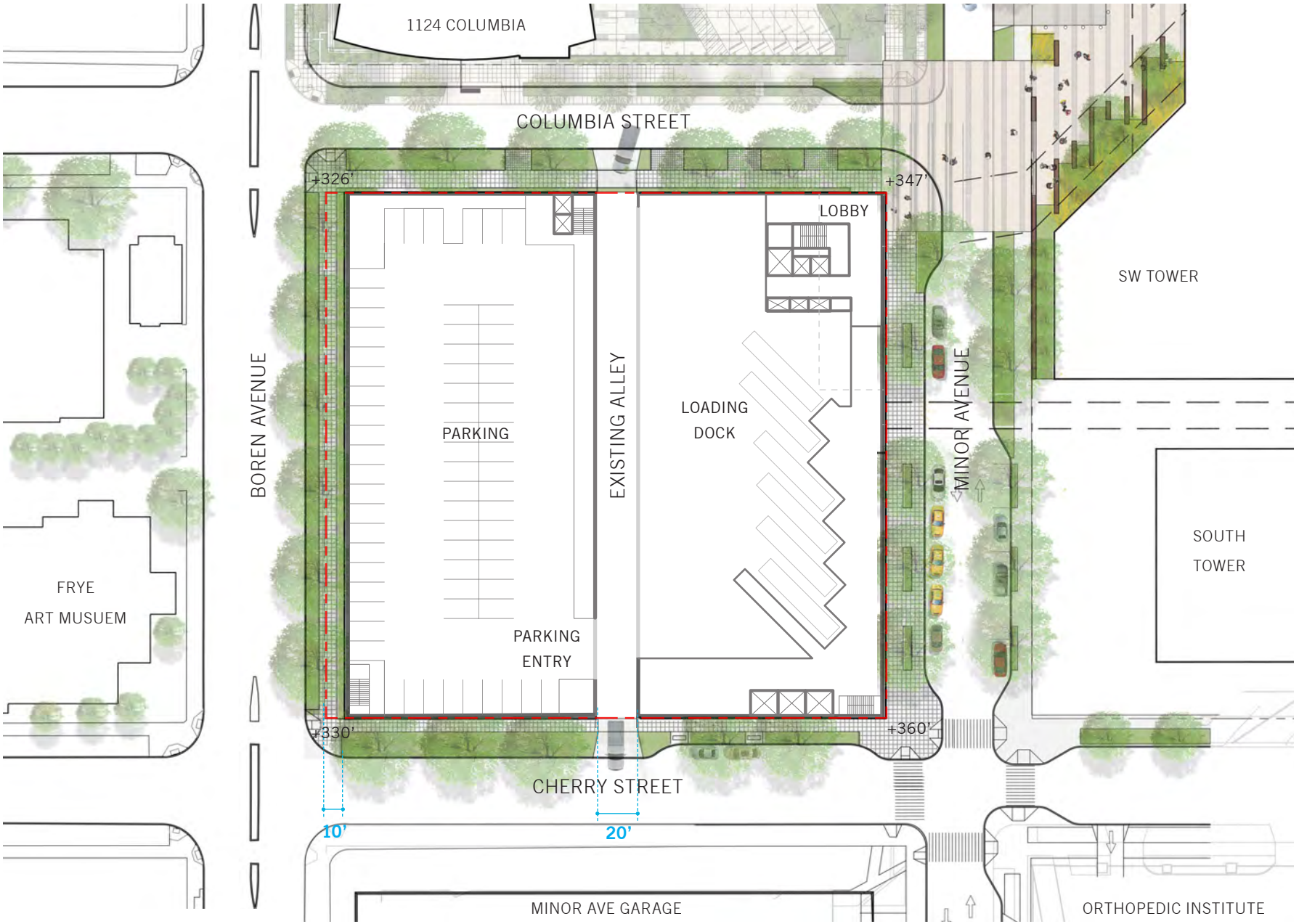


NO ALLEY VACATION

ALLEY VACATION

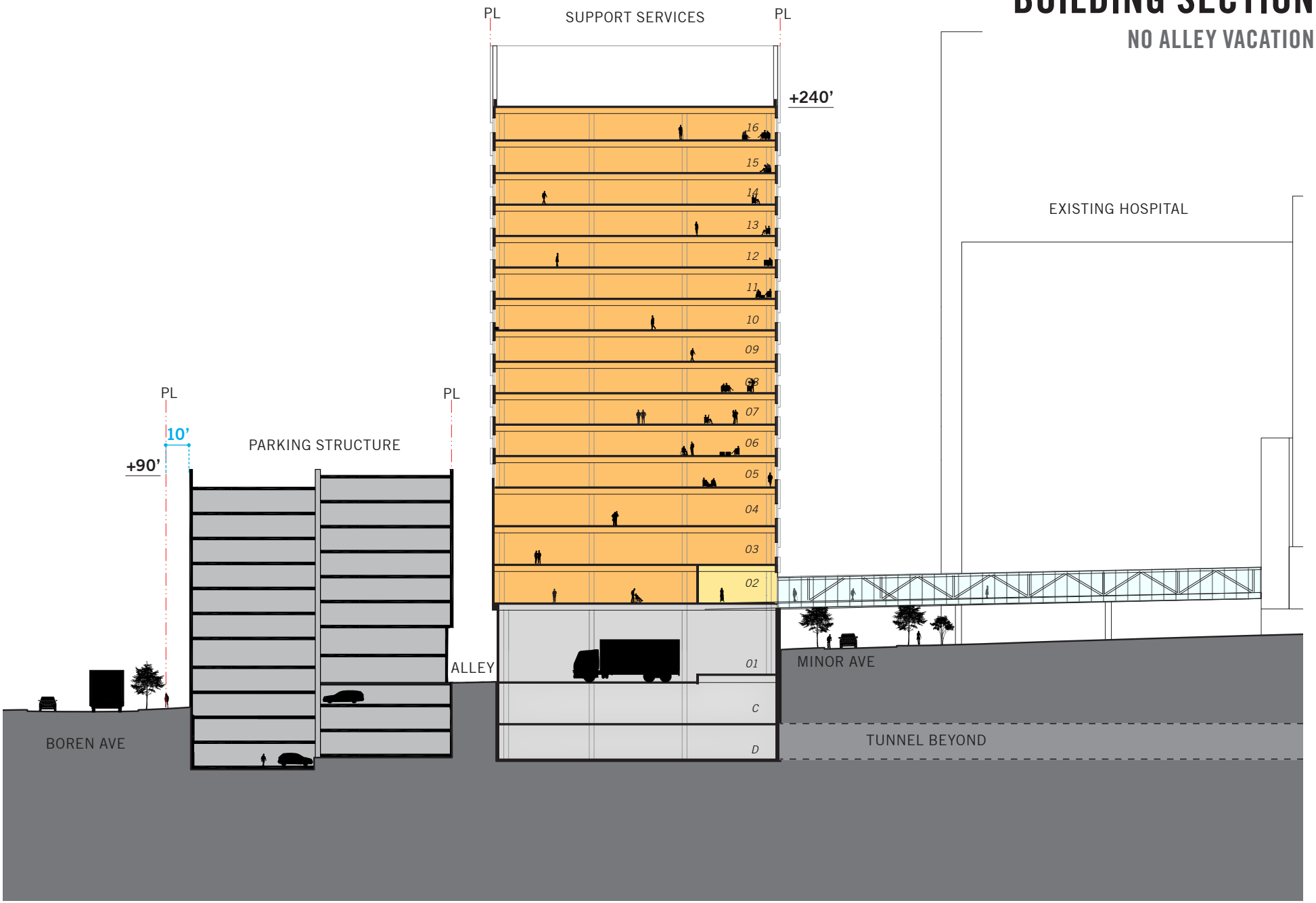
SITE PLAN

NO ALLEY VACATION



BUILDING SECTION

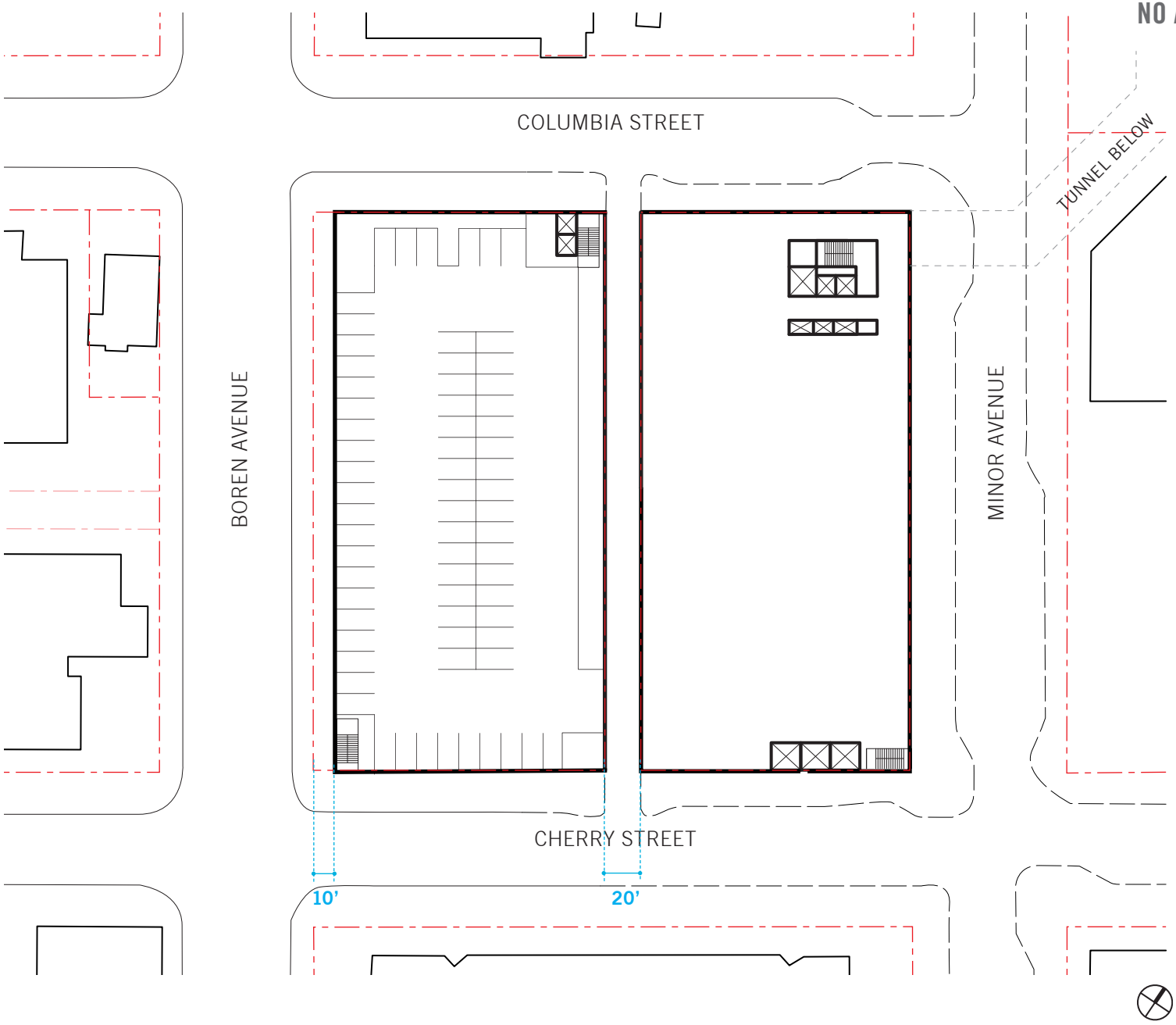
NO ALLEY VACATION



Building Section East-West *Looking North*

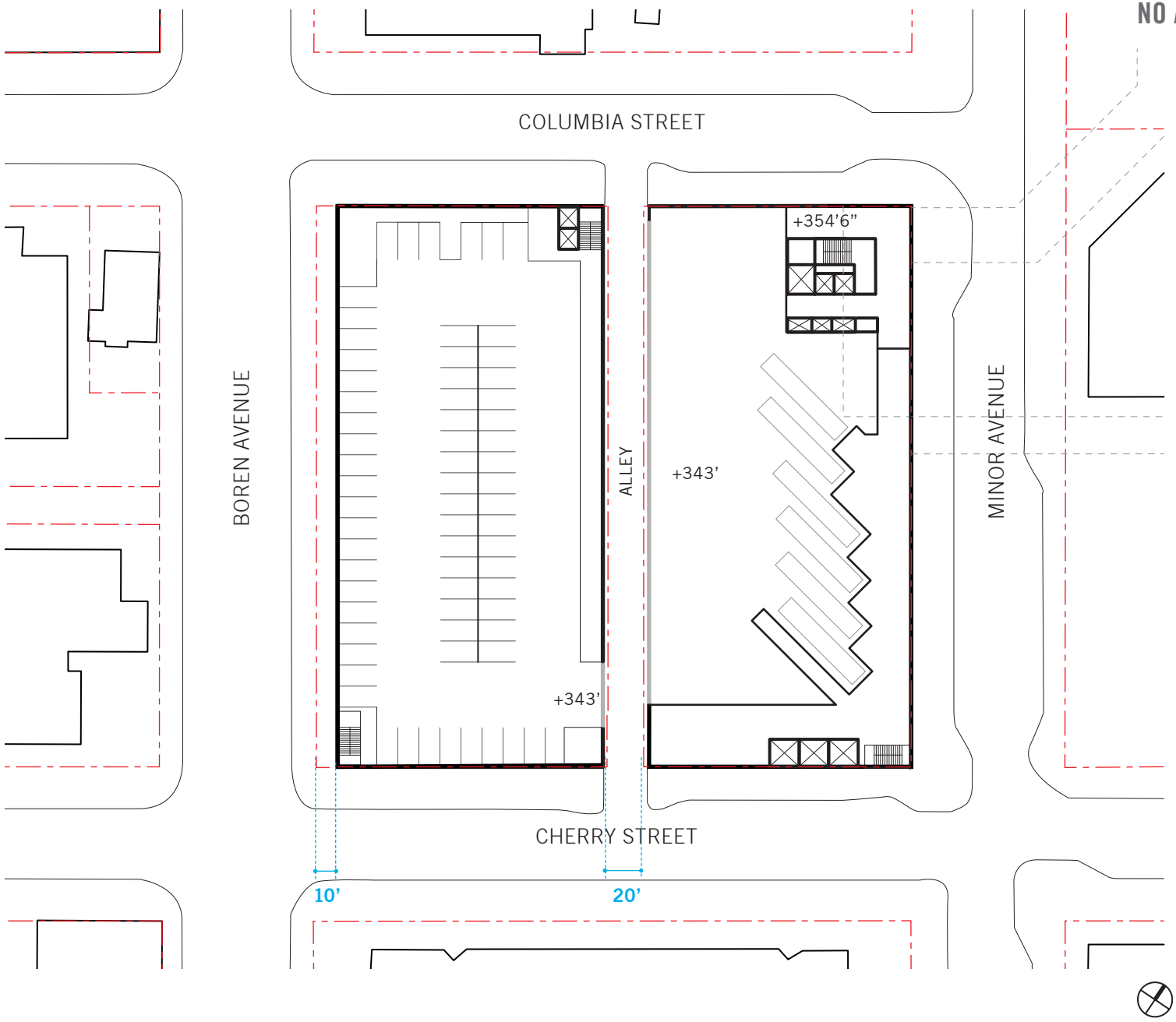
LEVEL C

NO ALLEY VACATION



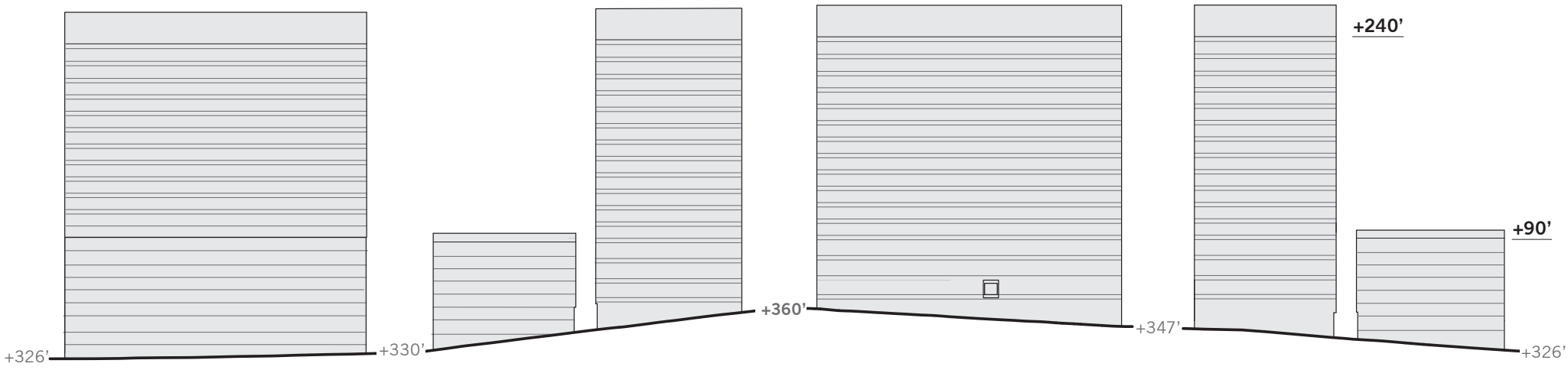
LEVEL 01

NO ALLEY VACATION



ELEVATIONS

NO ALLEY VACATION



West Elevation *Boren Avenue*

South Elevation *Cherry Street*

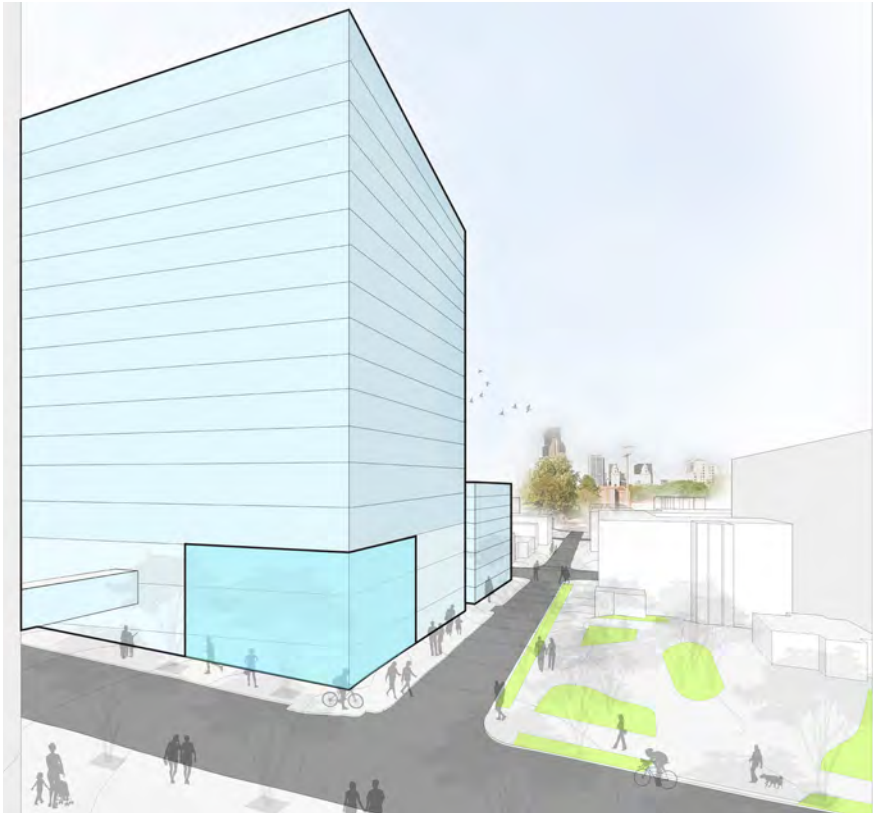
East Elevation *Minor Street*

North Elevation *Columbia Street*

PERSPECTIVE VIEWS

NO ALLEY VACATION

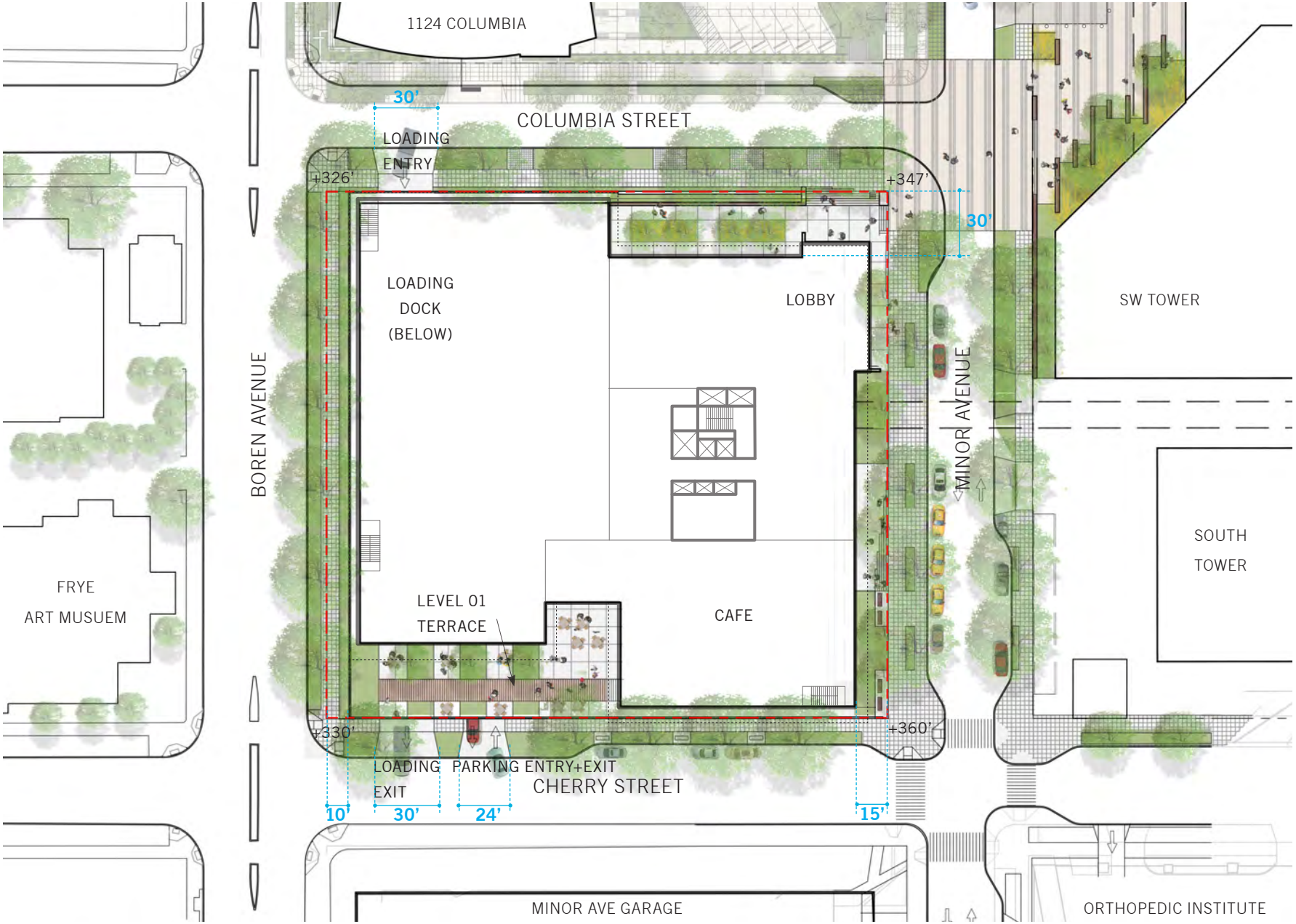
Looking South *at Minor and Columbia*



Looking West *at Minor and Columbia*

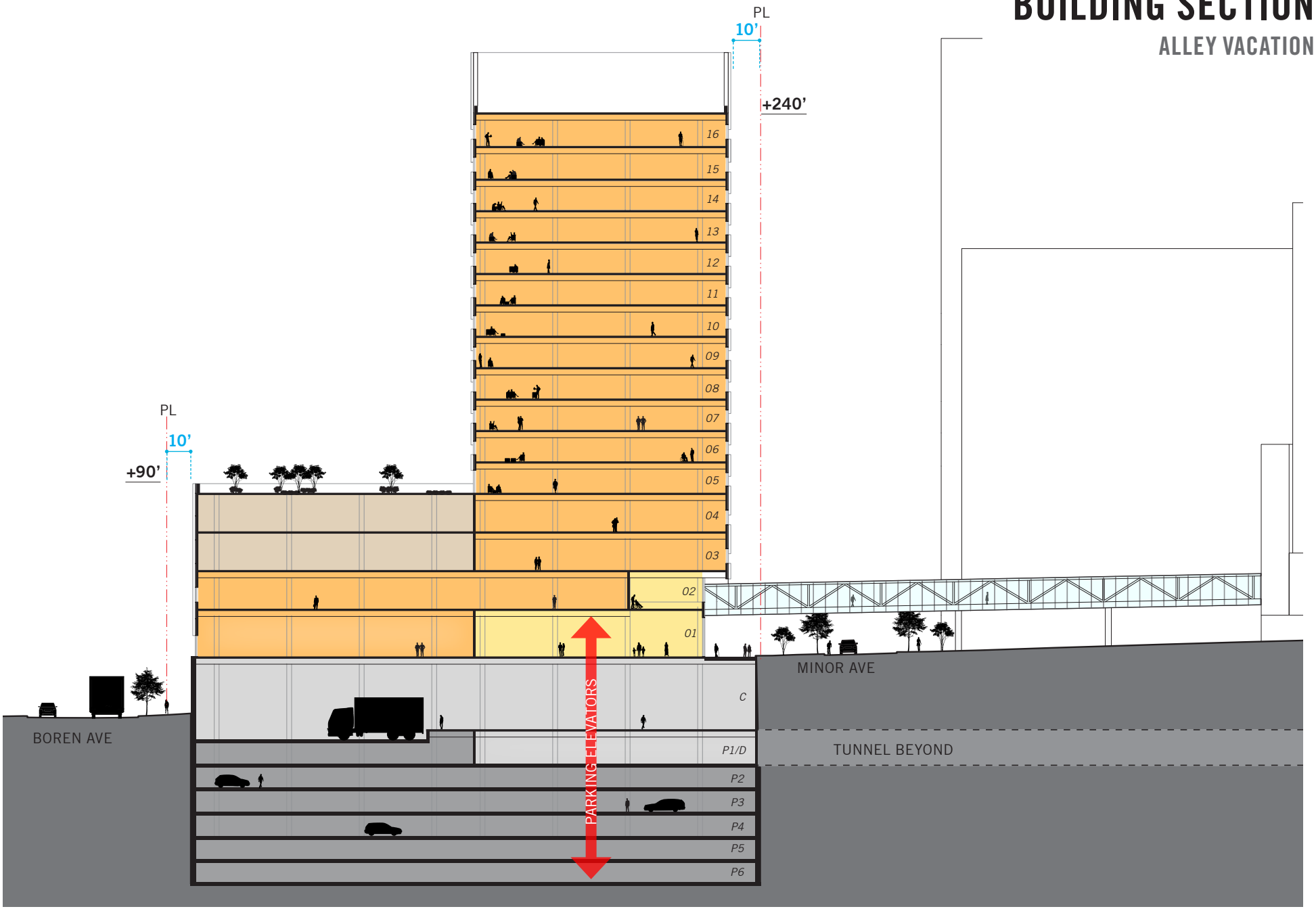
SITE PLAN

ALLEY VACATION



BUILDING SECTION

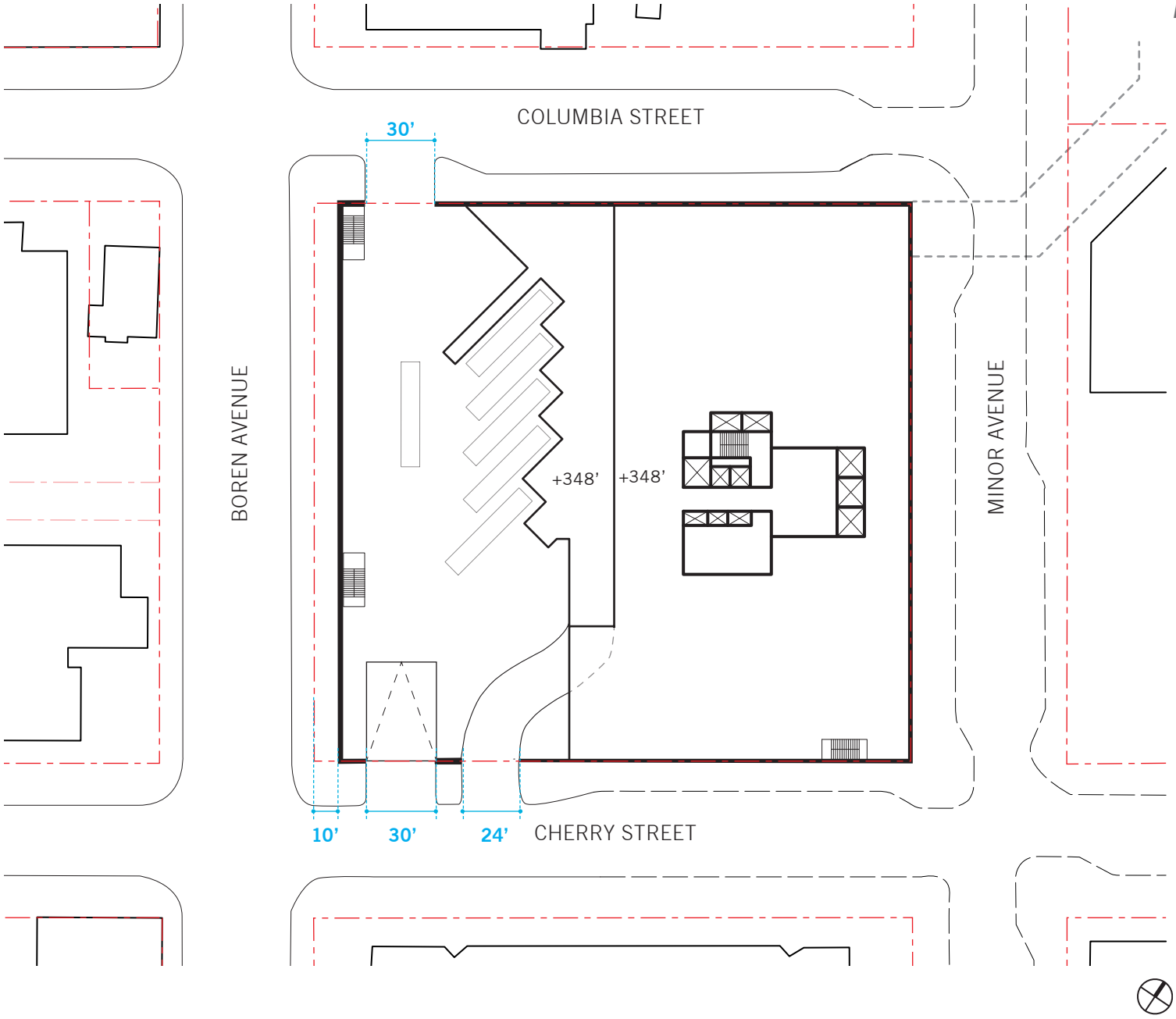
ALLEY VACATION



Building Section East-West *Looking North*

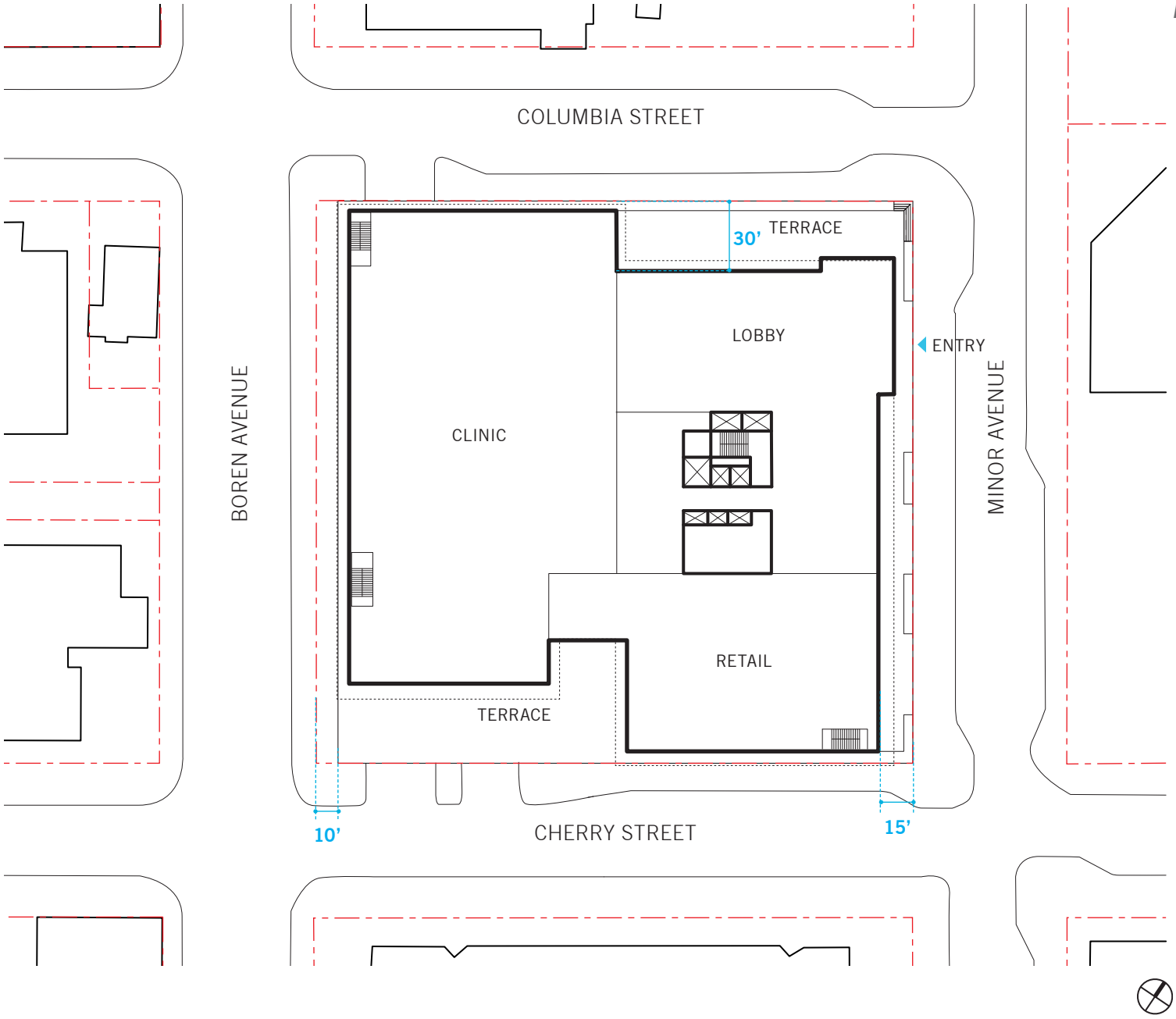
LEVEL C

ALLEY VACATION



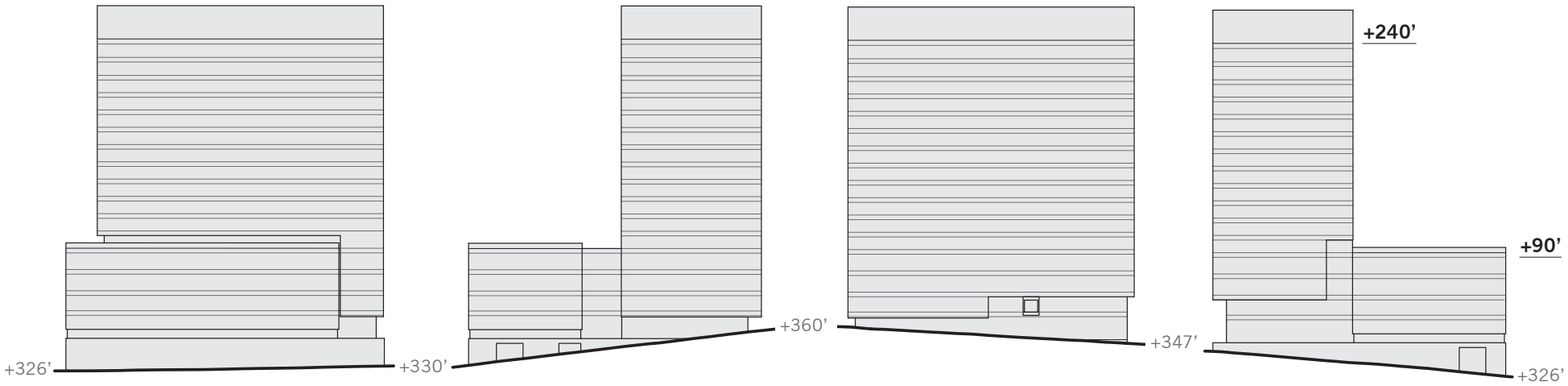
LEVEL 01

ALLEY VACATION



ELEVATIONS

ALLEY VACATION



West Elevation *Boren Avenue*

South Elevation *Cherry Street*

East Elevation *Minor Street*

North Elevation *Columbia Street*

PERSPECTIVE VIEWS

ALLEY VACATION

Looking South *at Minor and Columbia*

Looking West *at Minor and Columbia*

URBAN DESIGN MERIT

Access

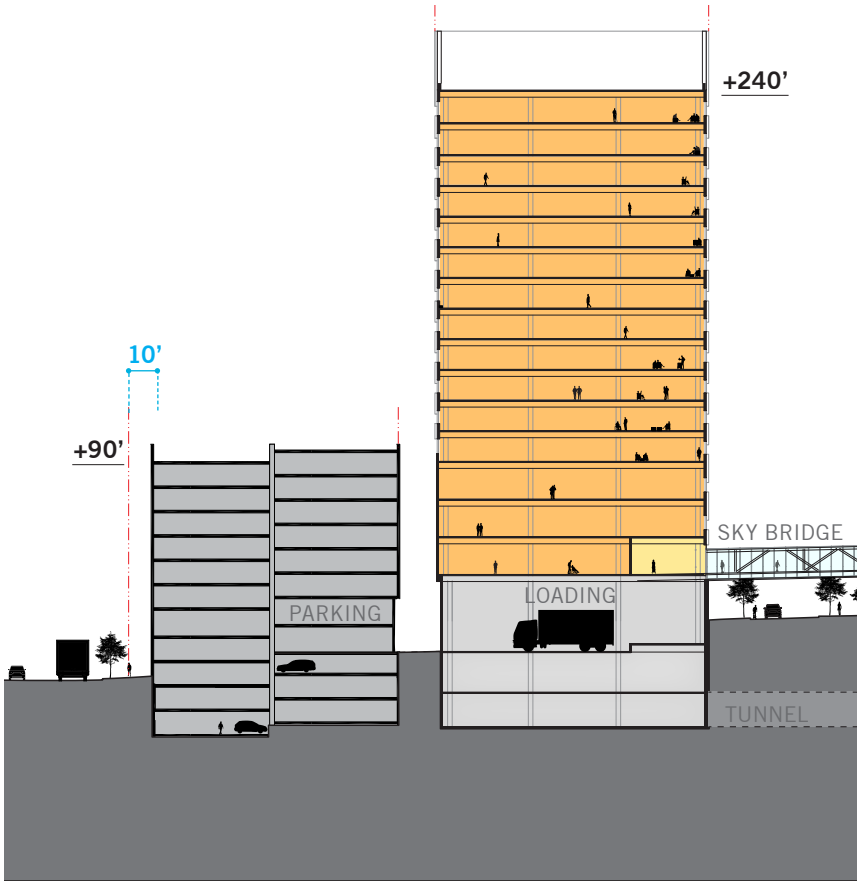
Circulation

Open Space

Utilities

Air / Light / Views

ACCESS



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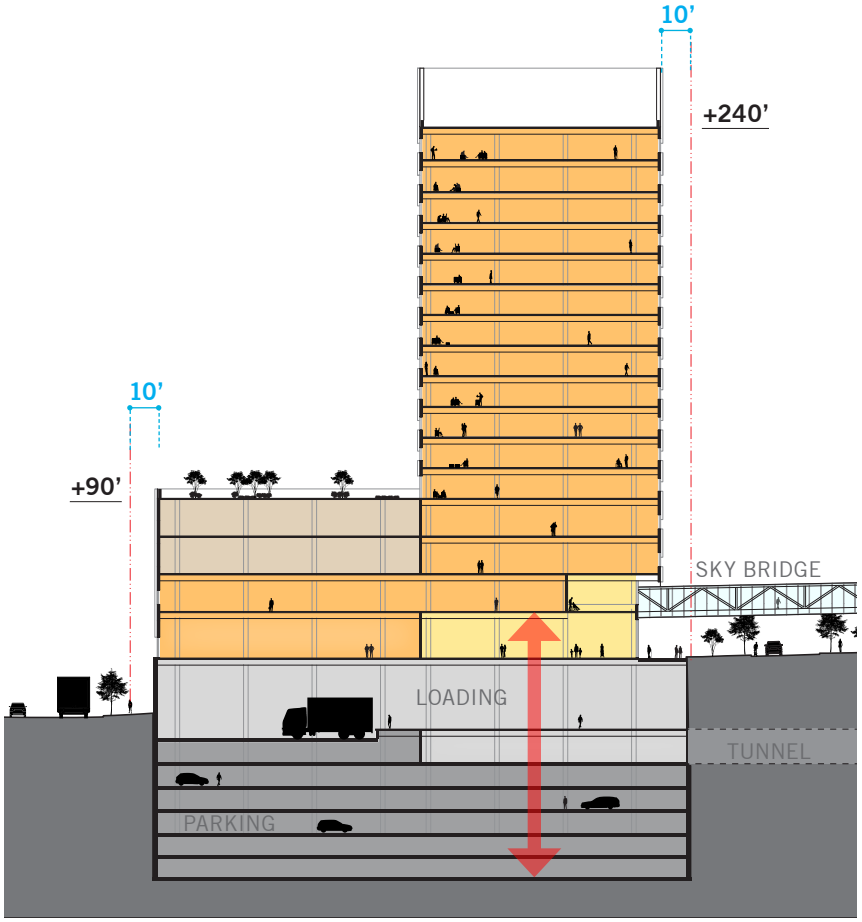
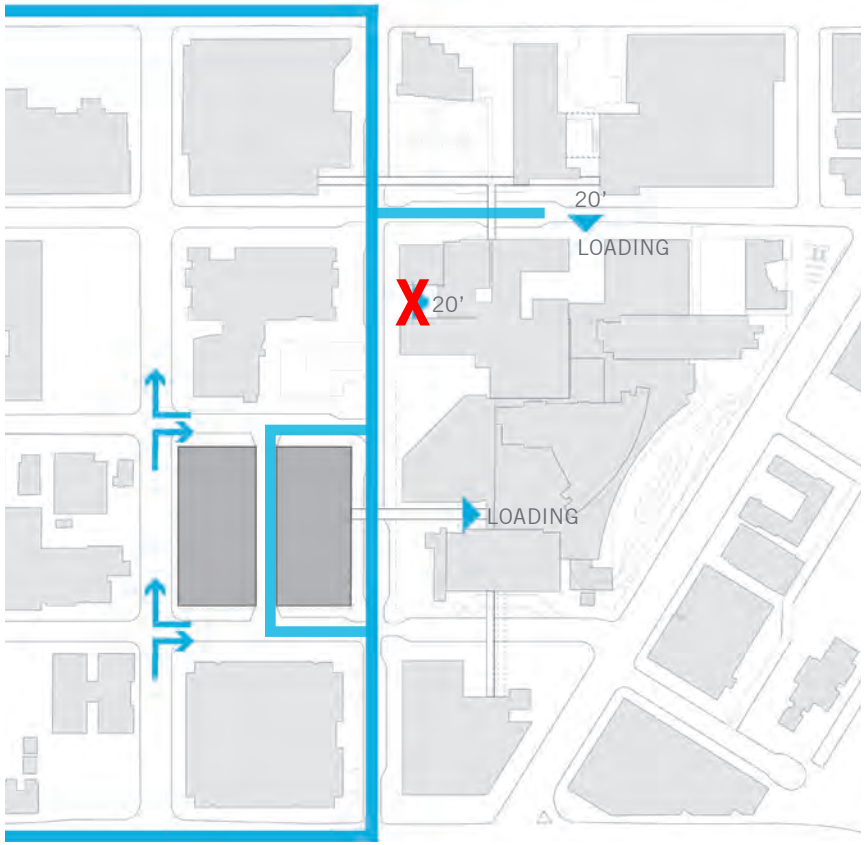


ALLEY VACATION

ACCESS - LOADING



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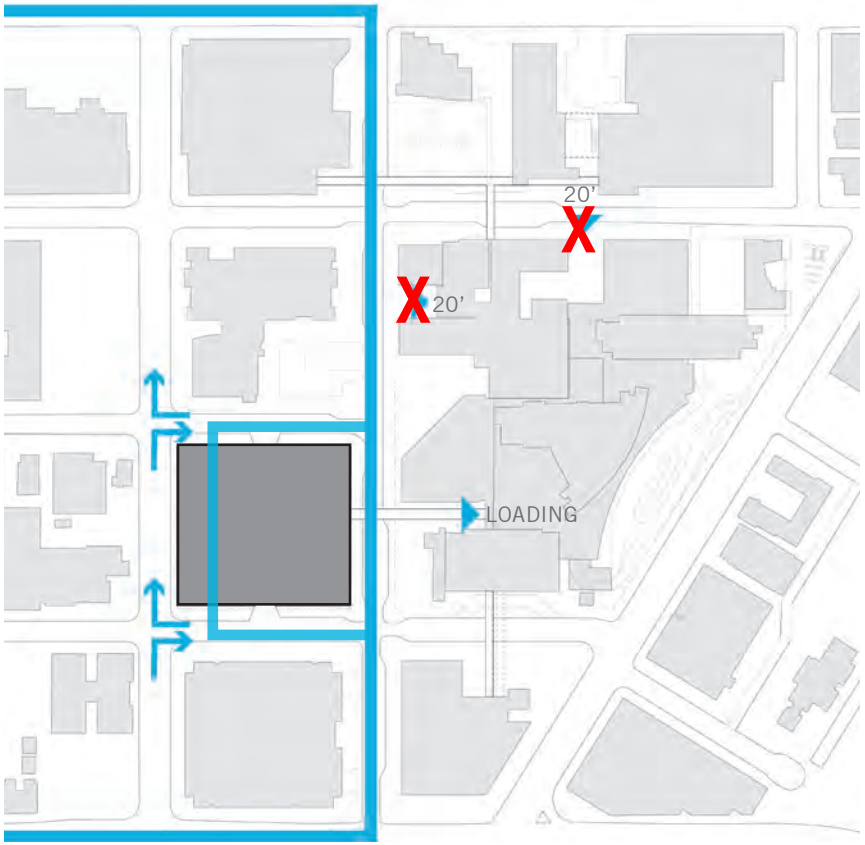
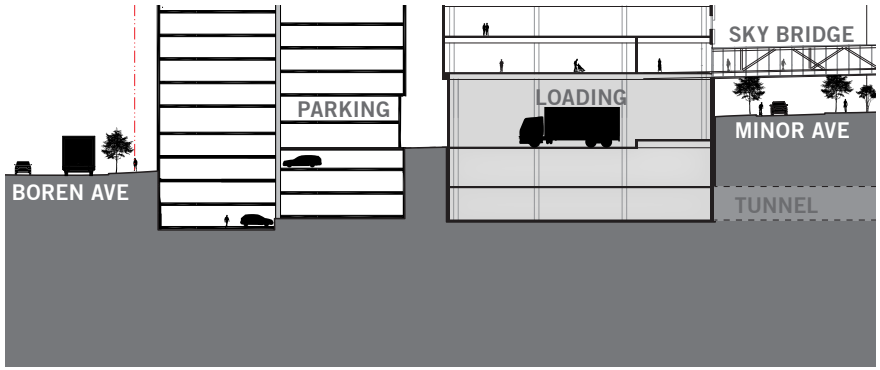
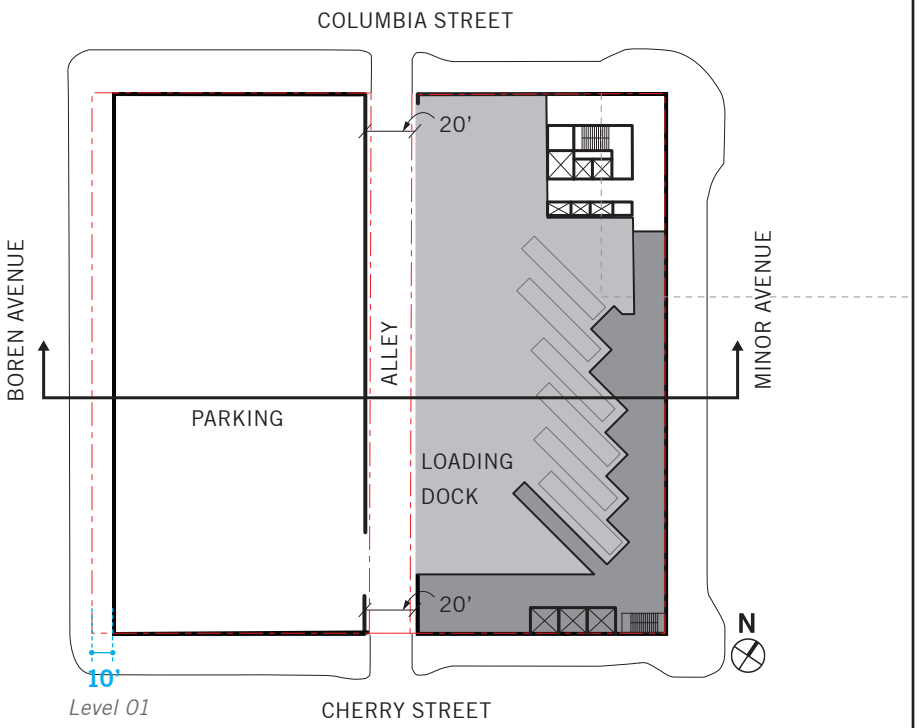


ALLEY VACATION

ACCESS - LOADING





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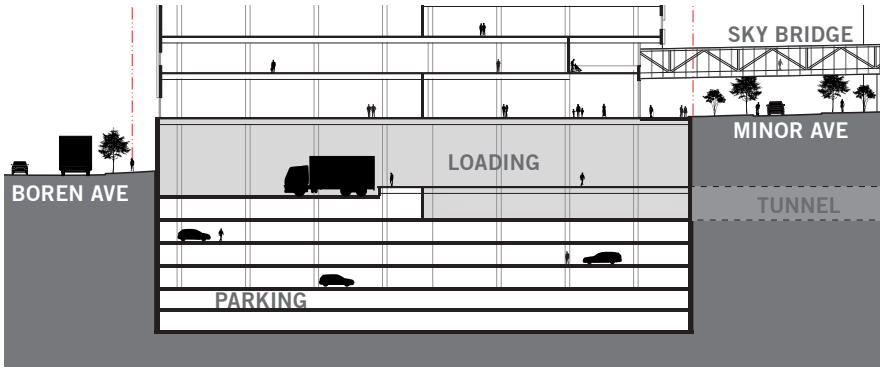
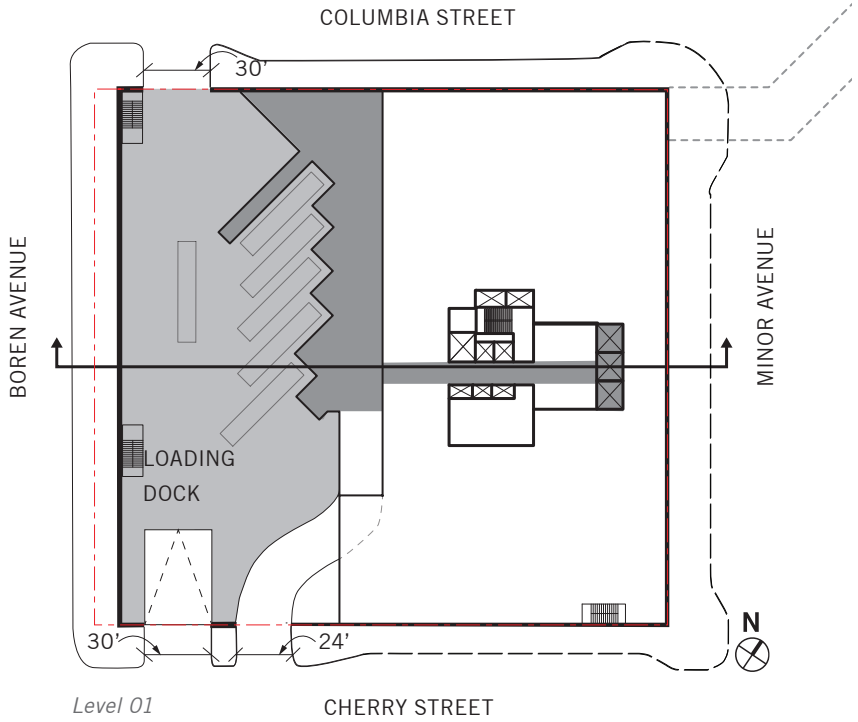
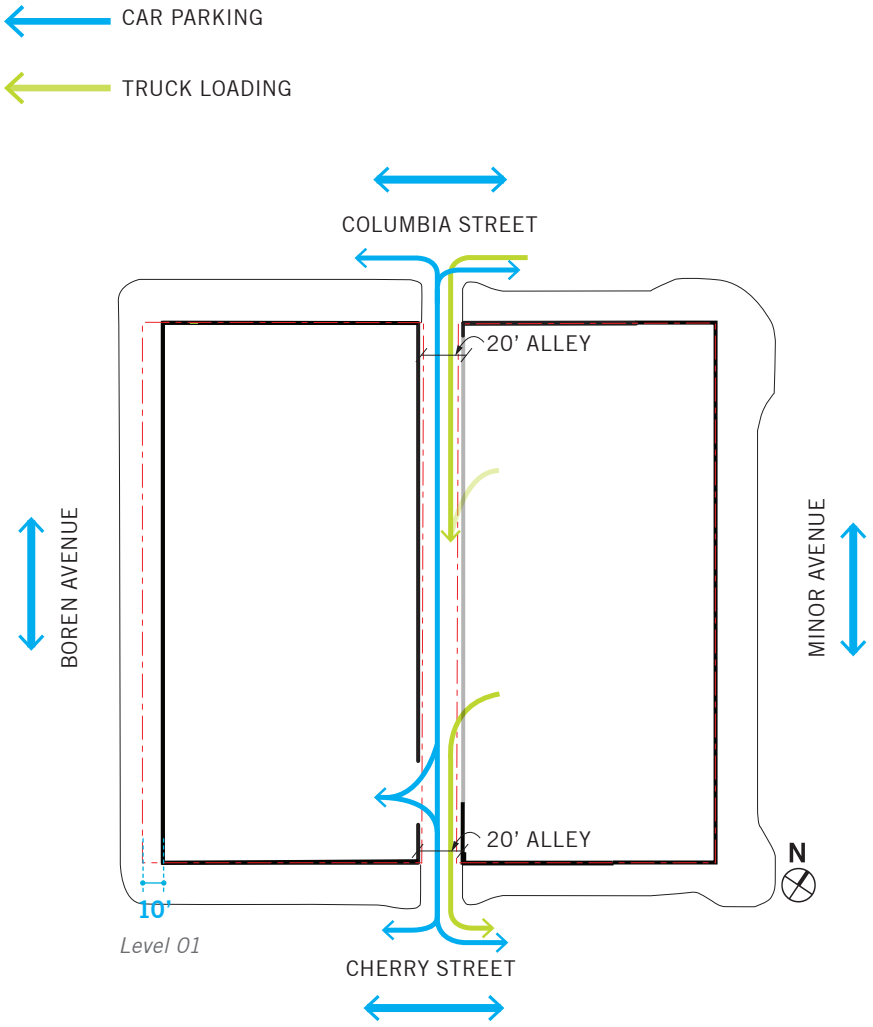




ALLEY VACATION

CIRCULATION

MIMP Page 47
"Wider curb cuts (60 to 90 feet) along Columbia and Cherry may be required..."



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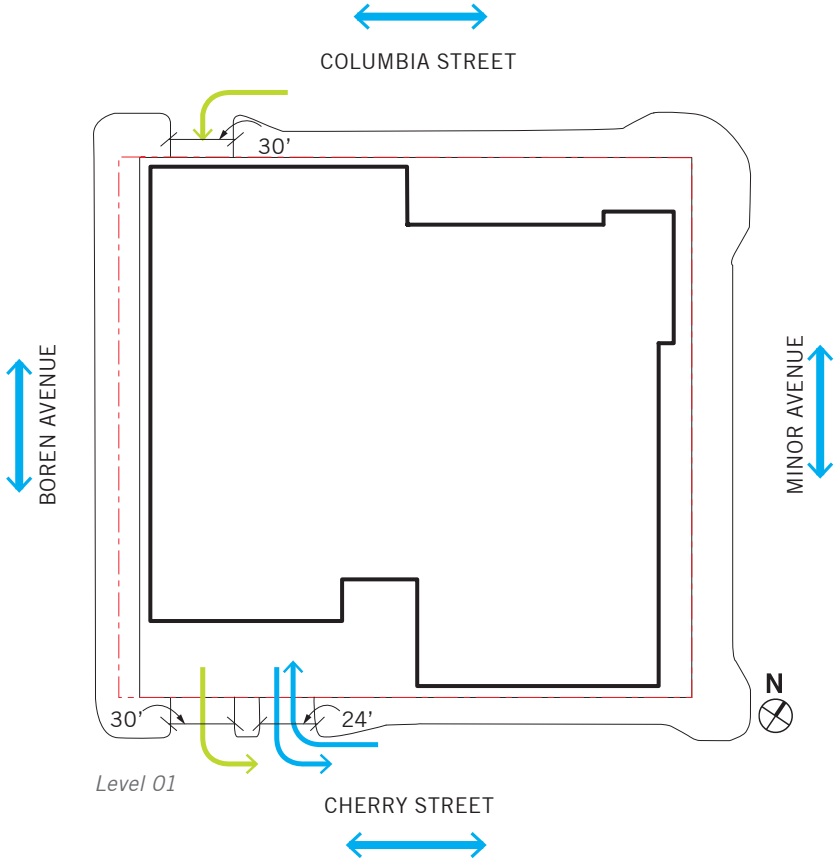
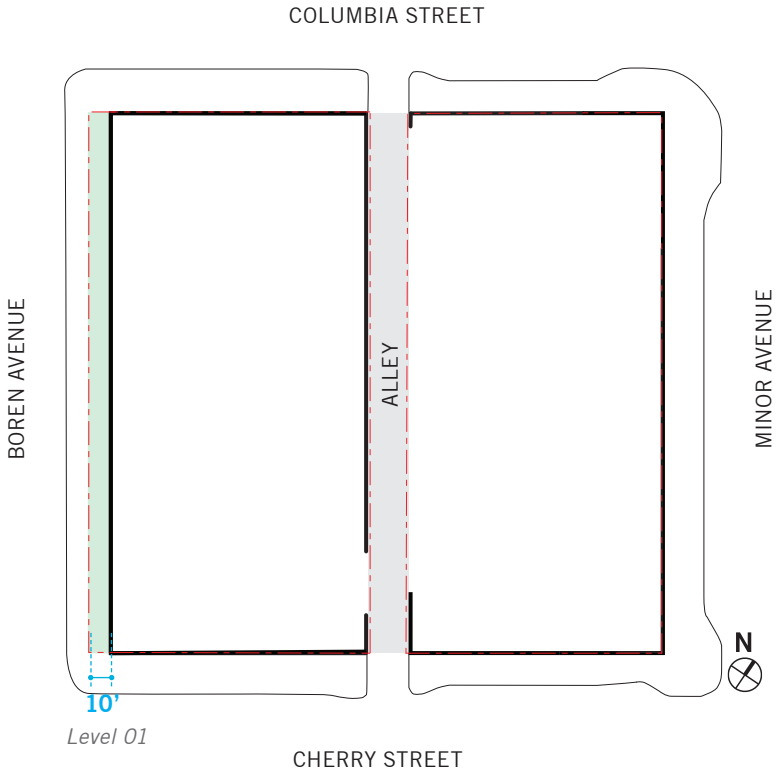


ALLEY VACATION

OPEN SPACE



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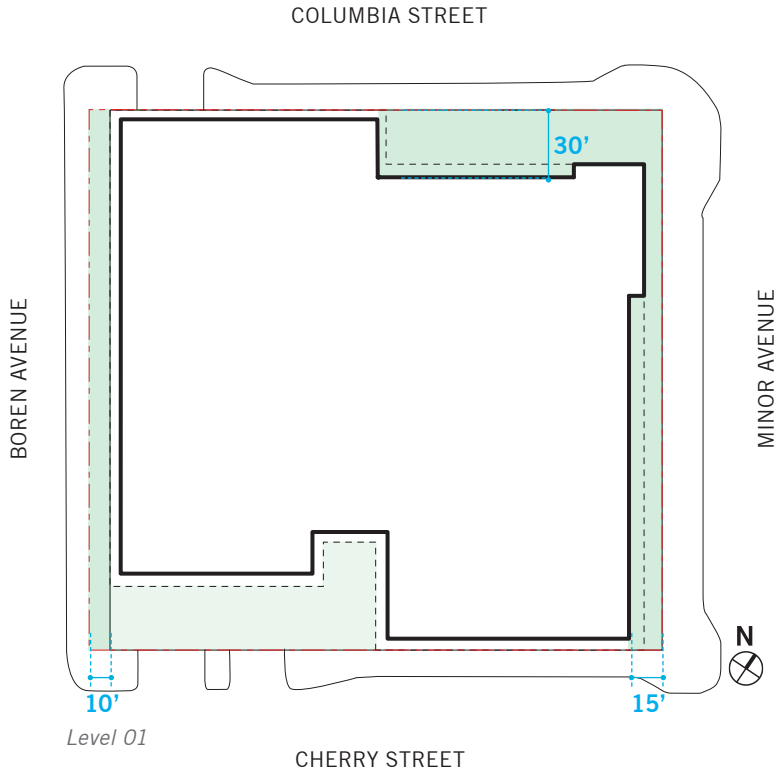
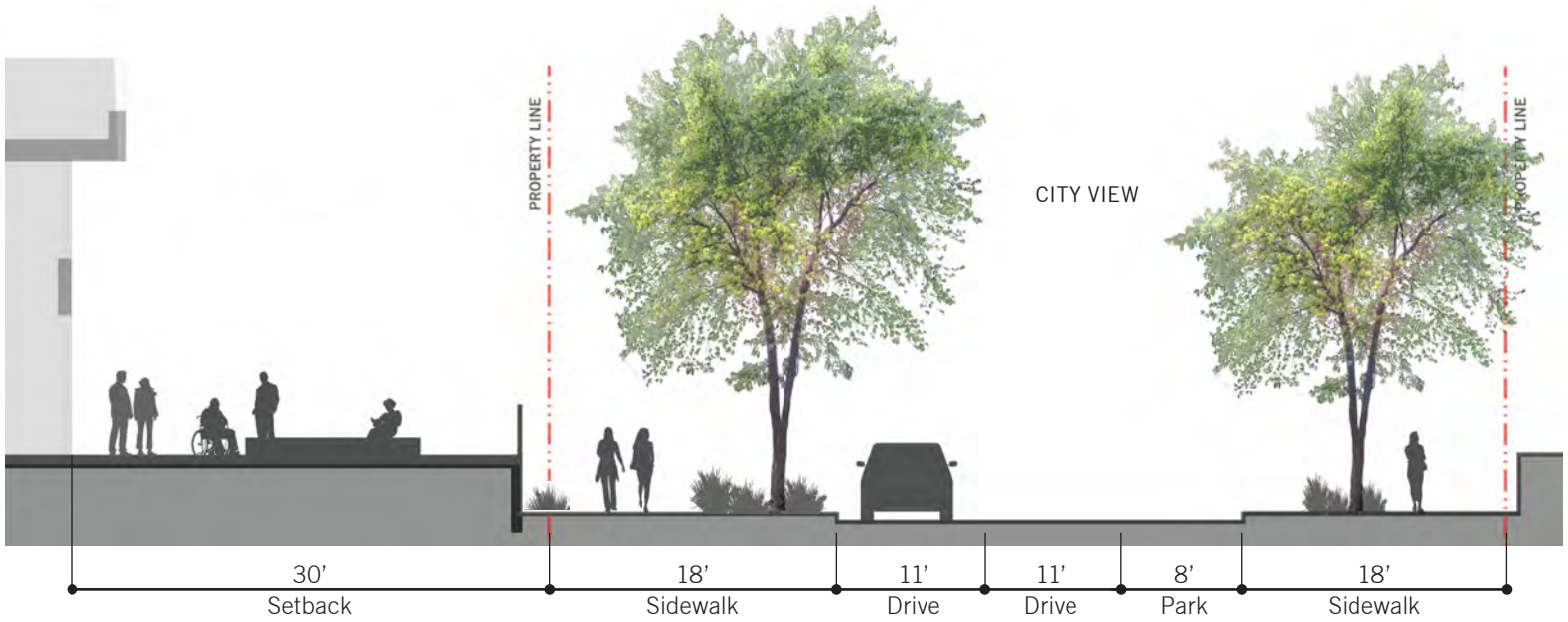
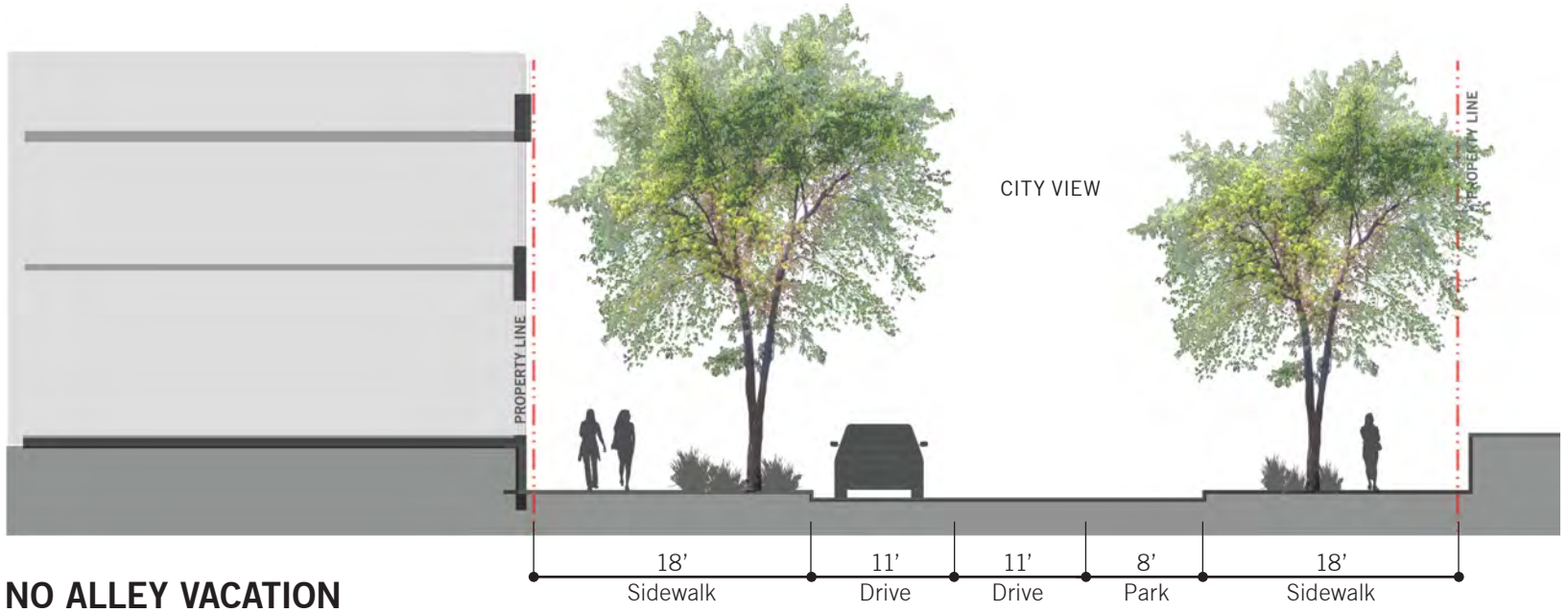


ALLEY VACATION

COLUMBIA STREET SECTION

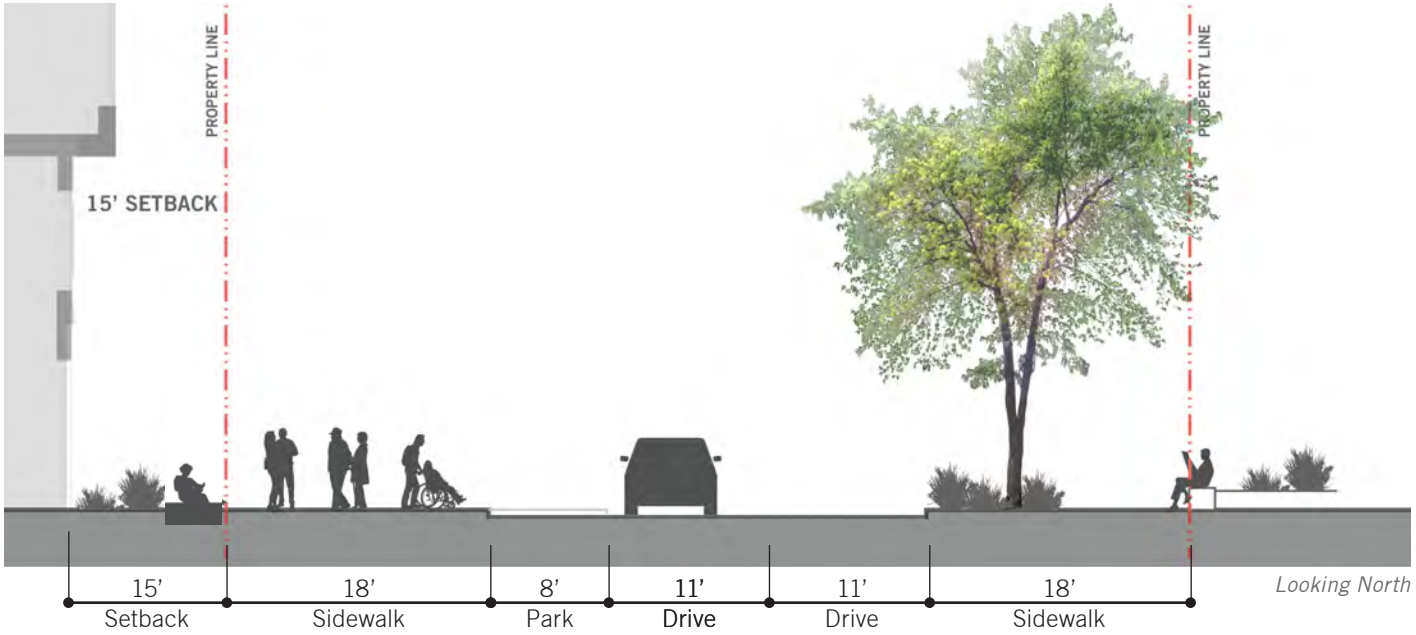


ALLEY VACATION

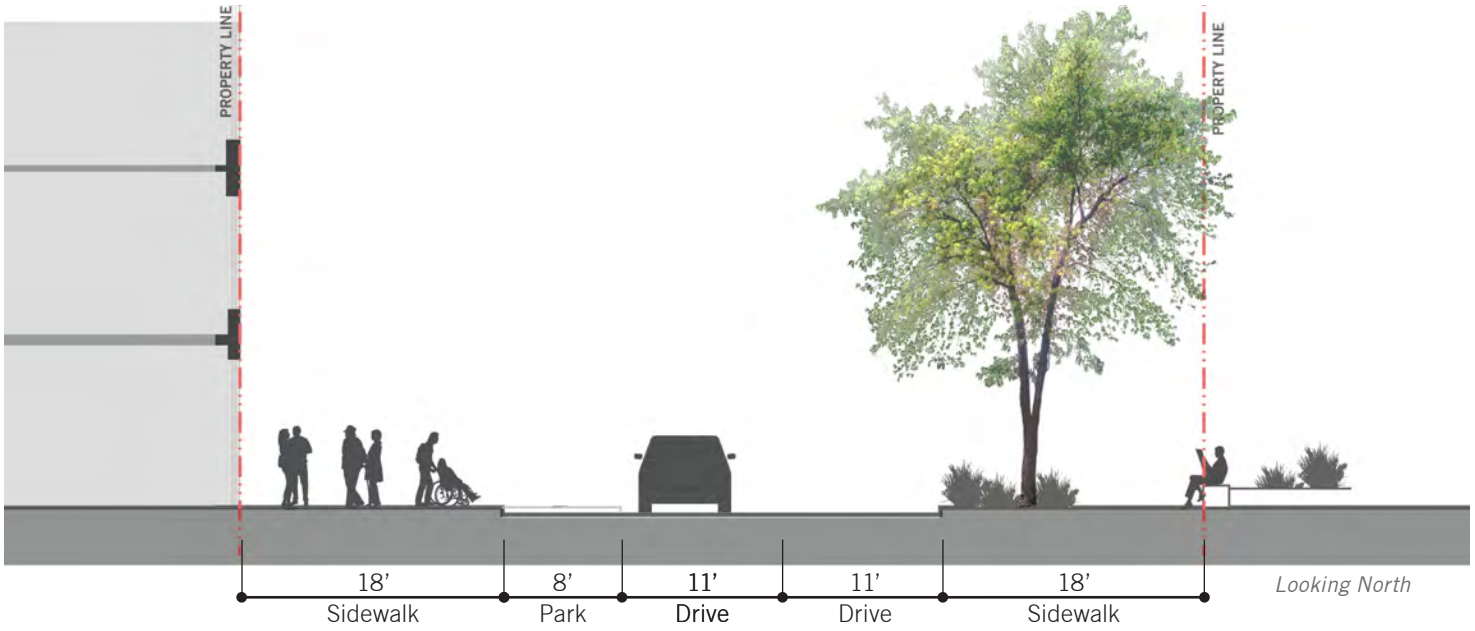


NO ALLEY VACATION

MINOR AVE STREET SECTION

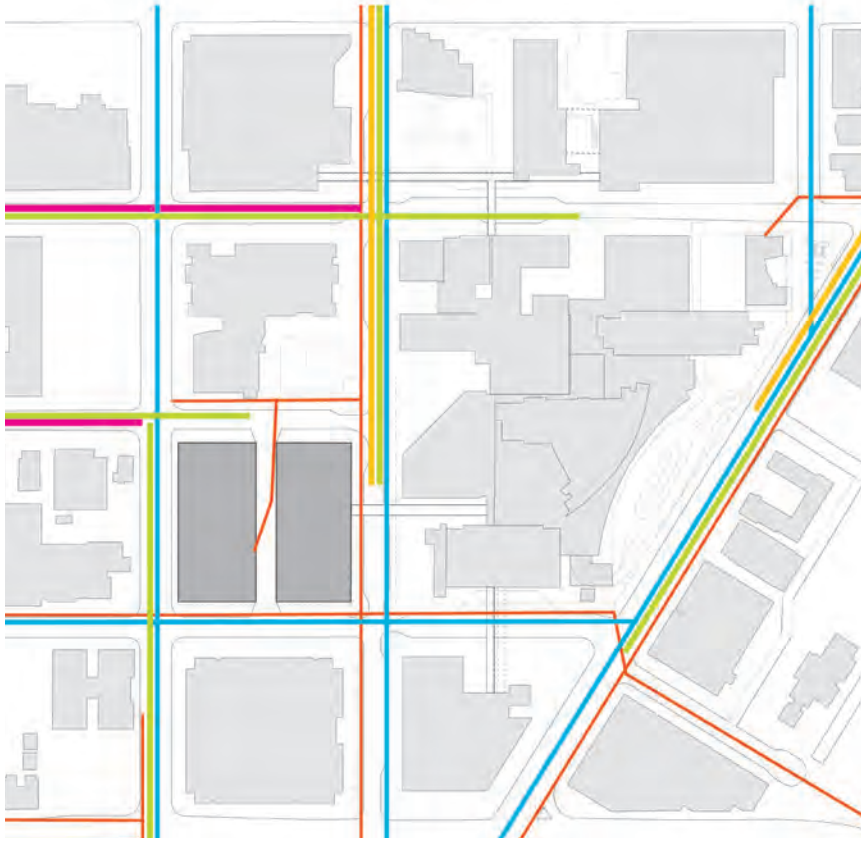


ALLEY VACATION

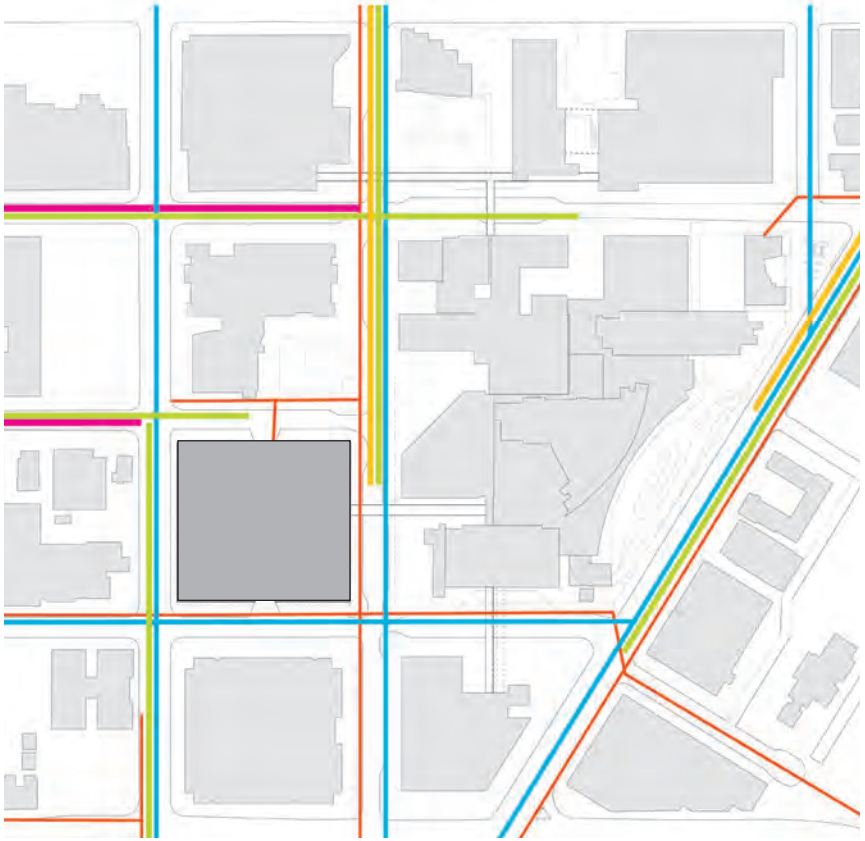


NO ALLEY VACATION

UTILITIES



NO ALLEY VACATION



ALLEY VACATION

Looking West *at Minor and Columbia*

NO ALLEY VACATION

Looking West *at Minor and Columbia*

ALLEY VACATION