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B. Tunnel
C. Minor Skybridge
D. Alley
MIMP REQUIREMENTS

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

Figure 2.12
Planned and Potential Projects

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

MIMP Site Plan

- MIo District/MIMP Boundary

Legend: MIo District/MIMP Boundary
- Planned Medical Office Projects
- Potential Medical Office Projects
- Planned Hospital Projects
- Potential Hospital Projects
- Planned Support Projects
MIMP COUNCIL CONDITION #7:
Increase required Open Space from 5% to 9.5%, or 61,738 SF

<table>
<thead>
<tr>
<th>MIMP OPEN SPACE REQUIREMENT</th>
<th>AREA (SF)</th>
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<td>MIMP Designated Open Space</td>
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<td>Pocket Parks/Plazas</td>
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<td>Total</td>
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<td>Swedish Orthopedic Institute</td>
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<td>Remaining Requirement</td>
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NEIGHBORHOOD CONTEXT
FIRST HILL PUBLIC REALM ACTION PLAN

STUDY AREA
- FIRST HILL NEIGHBORHOOD
- PROPOSED GREEN STREET
- DESIGNATED GREEN STREET
- NEIGHBORHOOD GREENWAY
- STREET OPEN SPACE OPPORTUNITY
- PUBLIC / PRIVATE OPEN
- STREETCAR STOPS
- MADISON STREET BRT PROPOSED STATIONS
- EXISTING PARK SPACE

BLOCK 95
PROPOSED CYCLE TRACK
E. Pine St.
CIRCULATION/ VEHICULAR

- Project Site
- Arterials
OPEN SPACE/ PARKS AND GREEN STREETS

- Project Site
- Potential Park Site
- Designated Green Street
- Proposed Green Street
- Potential “Pedestrian” Streets
- Existing Open Space
EXISTING CONDITIONS
EXISTING SITE

PROPOSED ALLEY VACATION
3,841 SF

66' ROW

BOREN AVE

MINOR AVE

CHERRY ST

COLUMBIA ST

66' ROW

66' ROW

16'
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
West Elevation  
Boren Avenue

South Elevation  
Cherry Street

East Elevation  
Minor Street

North Elevation  
Columbia Street

+326'  
+330'  
+360'  
+347'  
+240'  
+90'  
+326'
Building Section East-West Looking North
ELEVATIONS
ALLEY VACATION

West Elevation  Boren Avenue

South Elevation  Cherry Street

East Elevation  Minor Street

North Elevation  Columbia Street
Looking South at Minor and Columbia

Looking West at Minor and Columbia
URBAN DESIGN MERIT

Access
Circulation
Open Space
Utilities
Air / Light / Views
ACCESS

LOADING

TUNNEL

SKY BRIDGE

PARKING

NO ALLEY VACATION

ALLEY VACATION

+90'

+240'

10'

+90'

+240'

10'
ACCESS - LOADING

NO ALLEY VACATION

ALLEY VACATION
“Wider curb cuts (60 to 90 feet) along Columbia and Cherry may be required...”
OPEN SPACE

NO ALLEY VACATION

ALLEY VACATION
COLUMBIA STREET SECTION

ALLEY VACATION

NO ALLEY VACATION
MINOR AVE STREET SECTION

15' SETBACK

ALLEY VACATION

NO ALLEY VACATION
UTILITIES

NO ALLEY VACATION

ALLEY VACATION
Looking West at Minor and Columbia

NO ALLEY VACATION

ALLEY VACATION