Seattle Children's Major Institution Master Plan

DESIGN GUIDELINES

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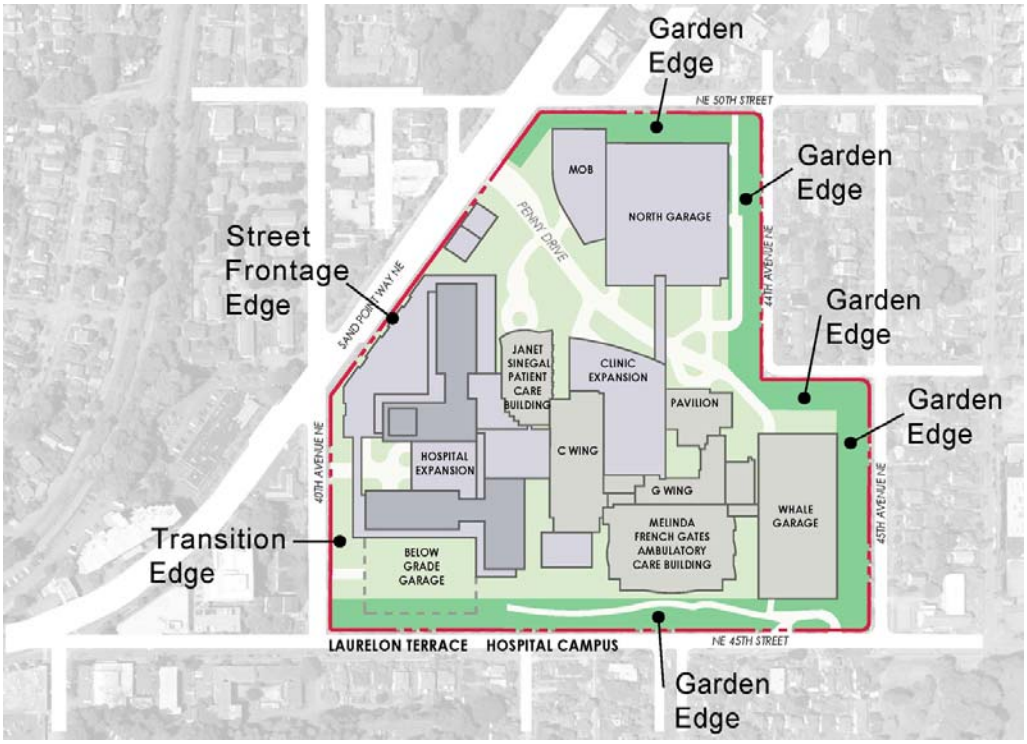


Figure 1 Seattle Children's Major Institution Master Plan Area

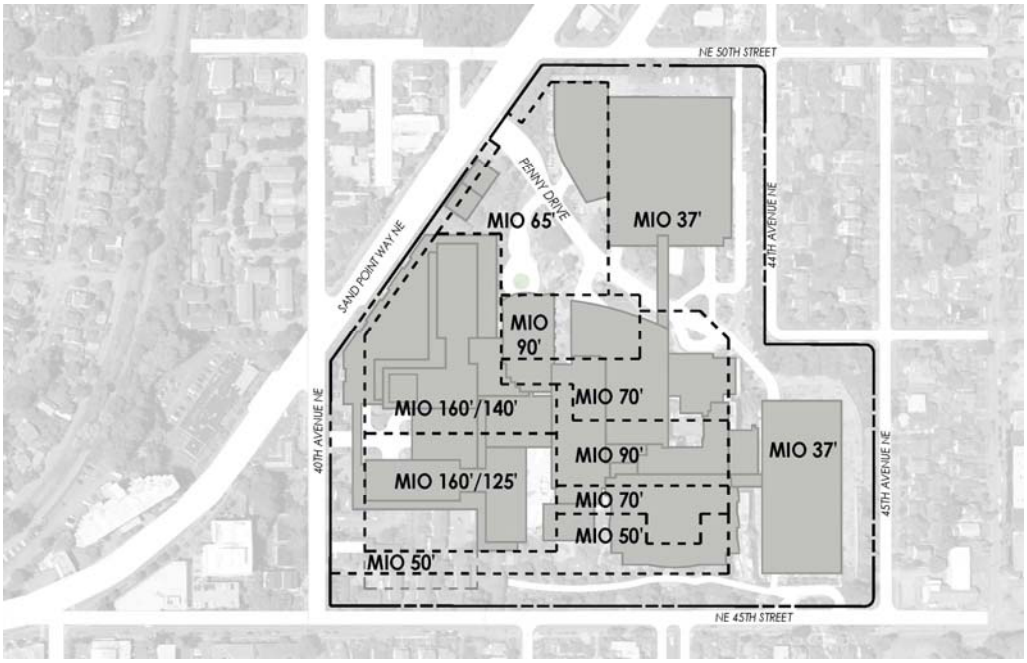


Figure 2 Seattle Children's Major Institution Overlay Map

A. MASTER PLAN DESIGN GUIDELINES

A1.0 Context

Seattle Children's Master Plan, approved by the Seattle City Council in accordance with the conditions in the Major Institutions Code (Seattle Municipal Code Chapter 23.69), is the governing development plan for future expansion of Children's facilities at its Laurelhurst campus. The Master Plan has three major components:

- The development standards component (the height, setback, open space and other regulatory standards that supersede the development standards in the underlying zone);
- The development program component (proposals for physical development of the campus, including total maximum developable gross floor area allowed, overall Floor Area Ratio, number of parking spaces, phasing and other features);
- The transportation management component (the internal and external pedestrian and traffic circulation systems that serve the development and programs to reduce the use of single-occupant vehicles).

These Master Plan components are mandated by the City's Major Institutions Code and, in the event of conflict, the provisions of the Master Plan supersede these Design Guidelines.

The development standards in the Master Plan and these Design Guidelines serve different, yet complementary purposes.

- The development standards are prescriptive regulations that define the allowable development envelope within Children's Major Institution Overlay ("MIO") boundaries (see Figure 2).
- The Design Guidelines address hospital campus character and provide a qualitative basis for assessing conformance with the Master Plan.

A1.1 Purpose of Design Guidelines

In its review of Children's Master Plan, the City's Department of Planning and Development (DPD) recommended that Seattle Children's create a comprehensive set of Design Guidelines that are customized to Children's Master Plan. DPD explained how these Design Guidelines would be used: "To frame future Standing Advisory Committee (SAC) review [of projects to implement the Master Plan] ... SAC members would then apply the guidelines as they evaluate how specific proposals address shared concerns about how hospital development is to address its nearby neighbors and the public realm." [See DPD Director's Report, pg. 39] Seattle Children's accepted DPD's recommendation, prepared these Design Guidelines for its Master Plan that go beyond the examples mentioned by DPD, and submitted them to the Seattle Design Commission for review and recommendation. DPD approved, adopted and will administer these Design Guidelines.

The objective of the Design Guidelines is to balance the impacts from hospital development on the surrounding, non-institutional community, and to enhance the transition between, and the compatibility of, the hospital and the surrounding community. Such impacts include those related to the height, bulk and scale of structures, character of development, transportation (such as increased vehicle and other traffic, and circulation), and operational noise and lighting.

Each section of the Design Guidelines contains an intent statement followed by specific guidelines and suggested strategies to meet those guidelines.

A1.2 Design Guidelines

The Design Guidelines are to assist in achieving the desired character envisioned for the hospital campus. Future facilities should strive to blend old with new while harmonizing with the surrounding neighborhood landscape and building forms. Materials and plantings should be durable, attractive and high quality; using green building practices wherever feasible.

The Design Guidelines provide for compatibility in the use of materials, design of public spaces and overall character of the hospital campus for the life of the Master Plan. The SAC is to prioritize key guidelines, recognizing that all guidelines do not necessarily apply to all projects.

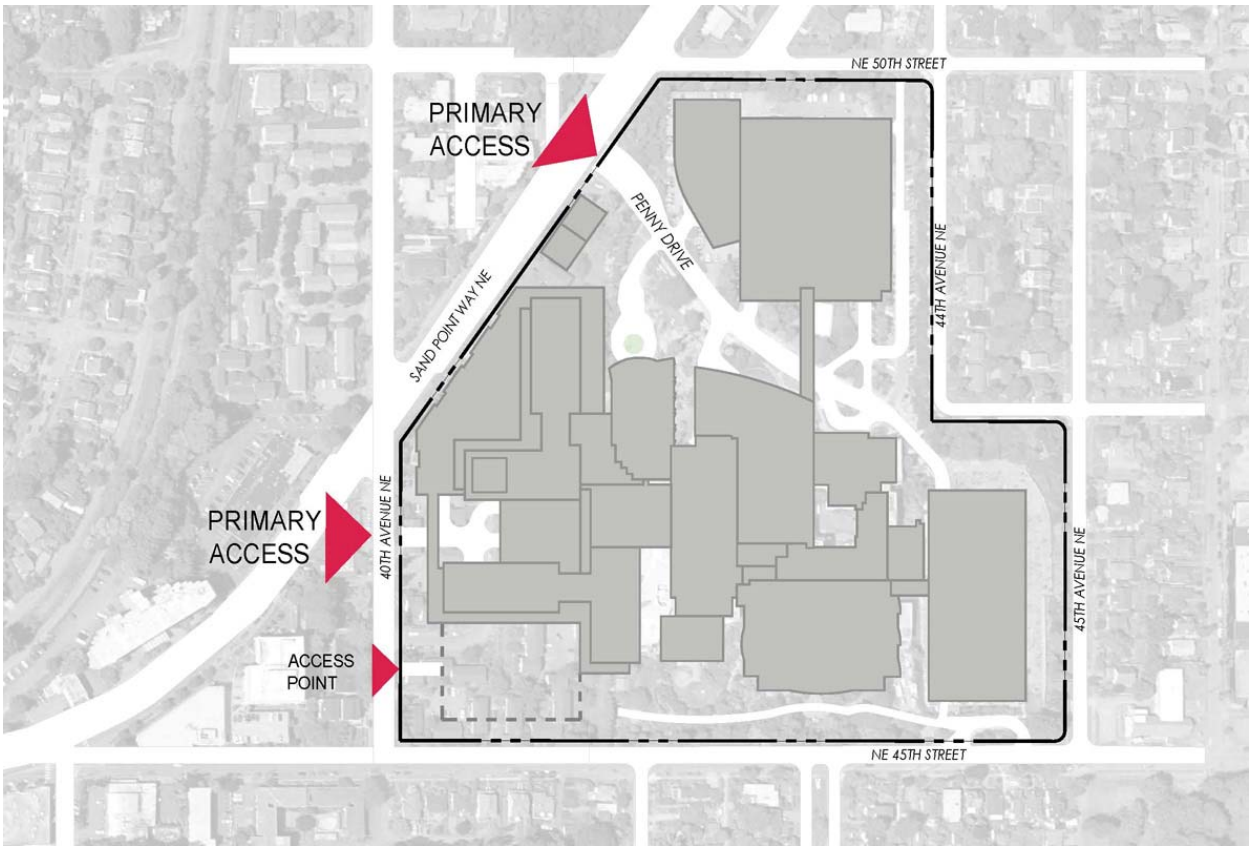


Figure 3 Seattle Children's Access Locations

B. DESIGN GUIDELINES

B1.0 Site Design

B1.1 Hospital Campus Character

Street Frontage Edge Examples

Stephanie Bower, Architectural Illustration

B1.1.1 Statement of Intent:

The hospital campus shall be both a healing environment and complement aesthetic goals of the neighborhood.

B1.1.2 General Guidelines:

- Acknowledge the character of surrounding single-family residential, multi-family and mixed use areas at each edge.
- Use a compatible palette, texture, and color of building materials to unify the hospital campus.
- Use landscaping to soften and enhance outdoor spaces and screen utilities, blank walls and other more functional elements.

B1.1.3 Street Frontage Edge:

- Design open spaces adjacent to Street Frontage Edges to be inviting, open and complementary to adjacent street frontage uses.
- Use a combination of the following architectural treatments to enhance "front door" Street Frontage Edges: architectural features and detailing such as railings and balustrades, awnings or canopies, decorative pavement, decorative lighting, seats, planter boxes, trellises, artwork, signs.

B1.1.3.1 Public Entrances and Access Points

Stephanie Bower, Architectural Illustration

Create a hierarchy of public entrances and access points to emphasize their appearance at Street Frontage Edge locations, and diminish them at Garden Edge locations where visible from single family residences.

Landscaping, artwork and detailing can define primary entrances and access points to create a sense of arrival and place. Primary access points are transition locations that identify entry or departure points for pedestrians and vehicles. They may also identify public building entrances or the beginning of public pathways that cross the hospital campus. These locations are place-making opportunities.

Consider use of:

- Distinctive architectural elements, landscaping and signage at primary public entrances and access points to provide visual emphasis and ease of identification.
- Wayfinding that clearly identifies building entries, pathways, and public gardens and pedestrian-scaled signage.
- Identifiable hospital campus access points to connect neighborhood areas to hospital buildings and gardens throughout hospital campus.
- Location, number and design of access points to balance goals for landscape screening with needs for pedestrian access.

B1.1.3.2 Streetscape and Pedestrian Pathways

Stephanie Bower, Architectural Illustration

Design streets and pathways to accommodate all travel modes.

Streets, sidewalks and hospital campus pathways should be welcoming, open to the general public, as well as barrier-free and ADA-accessible.

The vision for street level use is to encourage bicyclist and pedestrian activity, improve public surveillance, and capacity for all travel modes. Pathways and streets around the hospital campus shall provide opportunities to complete street-to-street connections. Each should encourage travel by transit, bike or walking with a streetscape that is attractive and safe.

Consider use of:

- Nighttime lighting designed for safety and good surveillance with minimal spillover/light pollution.
- Enhanced sidewalk and pathway system with wayfinding program and signage.
- Sidewalks that meet the anticipated pedestrian peak load through zone areas without impediments.
- Street front awnings and weather protection along primary pedestrian pathways.
- Pedestrian amenities in prominent, active areas that are complementary to the adjacent building use or programmed open space, such as:
    - Benches
    - Drinking Fountain
    - Kiosk
    - Lighting, both street and pedestrian
    - Short Term Bicycle Parking
    - Stormwater Facilities
    - Trees
    - Tree grates

B1.1.3.3 Sidewalks



Relate the sidewalk and its amenities to the adjacent uses, the organization of pedestrian movements, and the experience along its length.

Sidewalks provide pedestrian connections throughout the campus. To enhance the function of the sidewalk, organize furnishings in a furnishings zone, between the curb and the through zone. Areas flanking the through zone at the property line would allow pedestrians to stand out of the way of through pedestrian movements. Here, the building zone could be expanded to larger plaza areas, developed with the building.

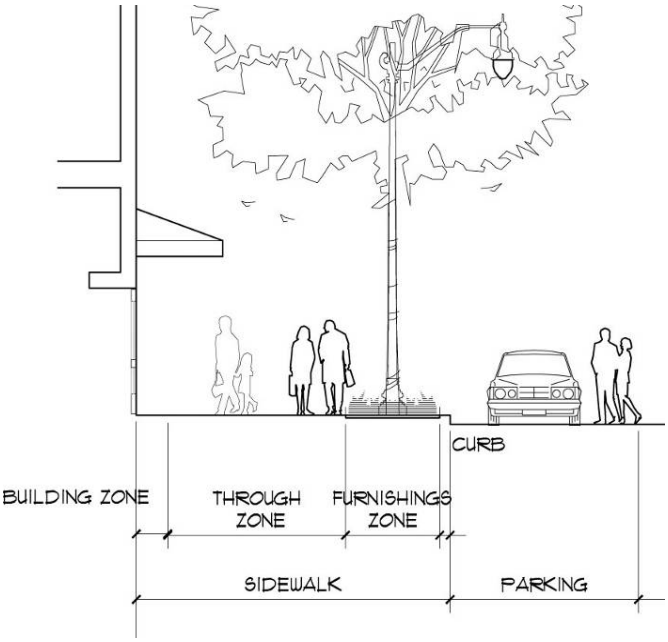
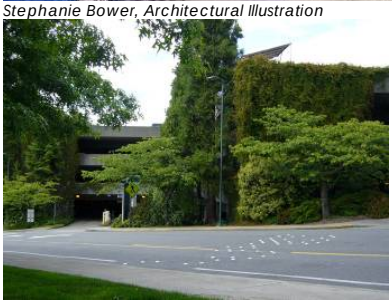


Figure 4 Typical Sidewalk Section

B1.1.3.4 Parking and Vehicle Access

Stephanie Bower, Architectural Illustration



Minimize vehicle movement and storage and design facilities to complement the envisioned calming character of the campus.

Design of vehicular access and parking facilities provide opportunities to optimize operational functionality and contribute to desired hospital character. Design Street Frontage Edges to direct vehicle movements, mark access points to the campus, and promote safety for bike, pedestrian and transit users. Design Garden Edges to help screen views of parking and access points.

Consider use of:

- Vehicle wayfinding using signage and directions to facilitate orderly movements to and from the hospital campus.
- Vines, hanging plants and other plantings on vertical surfaces of elevated structures to conceal parking.
- Shielded lighting to limit light effects on adjacent properties along driveways, surface parking and garage areas.
- Landscaping to provide tree canopy shading of driving surfaces as well as shrubs to screen views of driveways, surface parking lots and parking garage rooftops.
- Consolidated wayfinding signage to reduce visual clutter.
- Bollards and other appropriate traffic management elements to minimize use of service access point.

Transition Edge *Stephanie Bower, Architectural Illustration*

B1.1.4 Transition Edge:

- Transition Edge is a hybrid of the Street Frontage Edge and the Garden Edge.
- This edge occurs along 40th Ave NE, where the street transitions from the urban Street Frontage Edge to the denser landscaping of the residential Garden Edge.

Evaluate the Transition Edge against the same for Street Frontage Edge and Garden Edge guidelines and considerations.

Garden Edge Examples

B1.1.5 Garden Edge:

- The objective of the Garden Edge is to screen hospital structures and light that emanates from vehicles, buildings and site fixtures, while providing an aesthetically pleasing and diversely vegetated viewscape and safe walking environment for pedestrians.
- Architectural features, landscape improvements, and the transition zone between hospital buildings and the public right of way around Garden Edges shall be designed to be compatible with adjacent single family character.
- Use a combination of the following treatments to ensure compatibility with adjacent uses: planted screens, gardens, plaza areas, decorative pavement, non-glare lighting, seating, planter boxes, trellises, artwork, and signage.

B 1.2 Exterior Spaces

B1.2.1 Statement of Intent:

The hospital campus should relate to and feel integrated with the surrounding residential areas while maintaining clarity of its identity, character and use.

B1.2.2 General Guidelines:

- Exterior spaces should extend the color, texture, pattern and quality of the surrounding residential areas.
- Exterior spaces shall provide a visually and otherwise calming experience.
- The hospital campus shall be designed to include and provide access to restorative and therapeutic gardens with seasonal sun and shade to provide outdoor comfort for families, patients, caregivers and neighbors.
- Similar materials in plantings, paving, stairs and walls to provide a unifying context for the site development which matches or complements existing campus and surrounding areas.
- Artwork integrated into publicly accessible areas of buildings and landscaping that evokes a sense of place related to the use of the area.
- Focal point features such as building entries, fountains, botanical gardens, therapy gardens or pools that relate to wayfinding or honors and memorials.

B1.2.3 Retaining Wall Guidelines:

- Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible.
- Where high retaining walls are unavoidable, they should be designed to reduce their visual impact and increase the interest for the pedestrian along the streetscape.

Consider use of:

- Masonry, stone or other textured material for retaining walls where visible.
- Terracing and landscaping to reduce the visual impact of high retaining walls, especially on sloped sites.
- Hanging plant material at the top and base of walls to soften appearance and blend with surrounding landscaping.

B1.2.4 Screening Guidelines:



- Where necessary, use screening sensitively to soften noise and visual impacts to adjacent properties.
- Design screening to minimize impact of noise producing equipment to adjacent residential neighborhoods.

Landscaping, fencing and walls can serve as screens to block views of the hospital campus buildings, of loading and utility areas, lighting, parking and functional hospital components. Control sound with screen walls. Soften the appearance of walls with plantings.

Consider use of:

- Planted visual screens.
- Barrier walls to reduce noise impacts on adjacent residential neighbors.
- Plantings to screen areas of greater noise activity.
- Semi-transparent wall systems to minimize screen wall mass, in combination with plantings.

B1.2.5 Lighting, Safety and Security Guidelines:

The design and locations of physical features such as site furnishings, landscaping, pathways and lighting should maximize pedestrian visibility and safety while fostering positive social interaction among patients, visitors, caregivers and neighbors.

The design of the hospital campus shall place high importance on public safety and security. The location of entrances and exits, fencing, lighting and landscape will be used to limit or encourage access or control use. The design of the landscape can help define public, semi-public and private spaces that can be visually monitored effectively by users.

Consider use of:

- Publicly accessible spaces designed with clear sight lines and visible from the street or primary bike or pedestrian pathways.
- Low shrubs and pruned trees for high visibility in landscaped areas. Design structures to eliminate hiding places for predators by locating building windows or security cameras overlooking pathways, plazas and parking.
- Evenly distributed, glare-free lighting to increase security and reduce impacts on adjacent property.
- Lighting placed along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space for ease of identification.
- Landscape designs that promote surveillance needs, especially in proximity to designated points of entry and at points where unauthorized individuals may gain entry.

B1.2.6 Artwork Guidelines:

Include opportunities for art in the design process as early as possible to allow integration into the design.

Evaluate the suitability of artwork, whether commissioned or acquired, for its specific site. Consider the artwork's size, materials, concept, etc.

Artwork for the Seattle Children's campus is an integral element to enliven spaces, to create interest and focal points, and to instill layers of meaning and craft to the variety of spaces created by development of the campus.

Consider use of:

- Ephemeral, seasonal forms and artwork employing new technologies that are in keeping with the mission and users of the campus.

B1.3 Landscape

B1.3.1 Statement of Intent:

The hospital campus should be composed of a rich and varied landscape and plant palette providing the character and sense of an arboretum.

B1.3.2 General Guidelines:

- The landscape plan shall respond to special on-site conditions such as steep slopes, existing significant trees - such as mature, rare or ornamental trees - as well as extend or improve off-site conditions, such as greenbelts, natural areas and streets.
- Coordinate plant locations with adjacent building functions.
- The landscape should extend the color, texture and pattern of the surrounding residential areas while maintaining the visually calming experience unique to the hospital campus.
- Focal point features such as building entries, fountains, botanical gardens, therapy gardens or pools that relate to wayfinding or honors and memorials.

B1.3.3 Planting Guidelines:




- Plantings shall include mix of groundcovers and perennials, shrubs, understory and canopy trees to provide multi-layered interest.
- Plantings shall include deciduous and evergreen plants to provide multi-seasonal interest.
- Plantings shall include some portion of hybridized or native plants which are drought tolerant and beneficial to native insects and birds.
- Avoid dense, dark vegetated "walls" along sidewalks by instead planting year-round screens that are softened by diverse and deciduous plantings and open spaces.
- Avoid planting low-branching shrubs and other potentially unsafe, view-obscuring plants close to sidewalks.
- To minimize need for irrigation beyond the establishment period, consider drought and urban tolerant plants.

- Supplemental planting types and densities to connect greenways and wildlife corridors.
- Existing plant materials mixed with new plant material to maximize longevity of both campus and right-of-way plant communities.

B1.3.4 Stormwater Guideline:

- Stormwater treatment and control integrated with the natural rain water cycle, grading and plant communities of the site.

B1.3.5 Irrigation Guideline:

- Mix of drought tolerant landscape plantings, reused stormwater, and drip irrigation to conserve potable water.

B1.3.6 Steep Slope Guideline:

- Plantings and other erosion control measures to prevent site destabilization on steep topography.

B2.0 Architectural Character

B2.1 Height, Bulk and Scale


Stephanie Bower, Architectural Illustration

Design buildings with materials that help visually reduce the scale and form of the buildings into smaller scaled elements and that complement neighboring structures within the same visual field.

Use landscaping to reduce the visible building area, and change finish materials to reduce large fields of like materials on building surfaces.

Consider use of:

- A palette of compatible materials to divide areas of large forms into smaller shapes that are in scale with surrounding structures; including but not limited to windows, curtain walls, metal panels, retail frontages, glass and brick.
- Articulated building volume by setting wall planes back or forward to create shadows or break up long expanses of building walls.
- Terraced retaining walls to lift landscaping, screen buildings and break up large areas of inclined or retained landscape.
- Trellises, climbing vines or wall mounted planters to soften vertical walls.

B2.2 Architectural Elements and Features


Integrate new buildings with the existing architecture to establish a new cohesive whole for the campus.

Overall, the architecture would use materials that create a backdrop for building entries and public spaces on the Street Frontage Edges as well as less obtrusive forms along Garden Edges. Architectural design should be visually integrated with existing campus while mitigating visual impacts to surrounding residential neighborhood.

Consider use of:

- Compatible palette of materials which is visually harmonious and applied across the entire campus.
- Materials such as glass, metal and wood to celebrate building entries or public spaces which complement their function and use.
- Building forms and treatment of building edges that are scaled in proportion to surrounding buildings.
- Accent lighting, landscaping and other features to highlight and give definition to the architecture.

B2.3 Rooftops

Stephanie Bower, Architectural Illustration

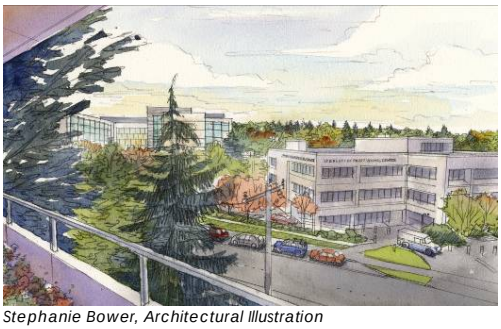
Where rooftops are visible from locations beyond the hospital campus, rooftops are a design element.

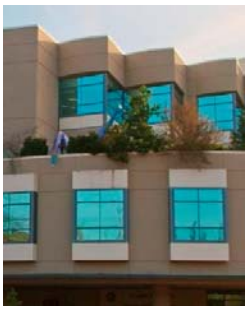
Designs should show attention to public views of rooftops from the adjacent neighborhoods.

Consider use of:

- Rooftop elements and surface finishes organized to minimize appearance from higher elevations overlooking the campus.
- Screens to hide roof mounted equipment, and to minimize visual clutter on the roof.
- Rooftop gardens, but be mindful of the visual impacts or the noise impacts of rooftop gathering places.

B2.4 Finish Materials





Stephanie Bower, Architectural Illustration

Design and build new buildings with high-quality, attractive, durable materials aesthetically appropriate to the hospital and the neighborhood.

The selection and use of exterior materials is a key factor in determining how a building will look. Some materials have an intrinsic sense of permanence or can provide texture or scale that helps new buildings fit better in their surroundings.

Consider use of:

- Color palette selected according to relationships to other nearby buildings.
- Reusable and sustainable building materials where feasible, incorporated into the design and acquired from regional producers and manufacturers.
- Low reflective or glare-reducing materials to minimize visual impact on adjacent properties.
- Nighttime light transmission reducing elements.

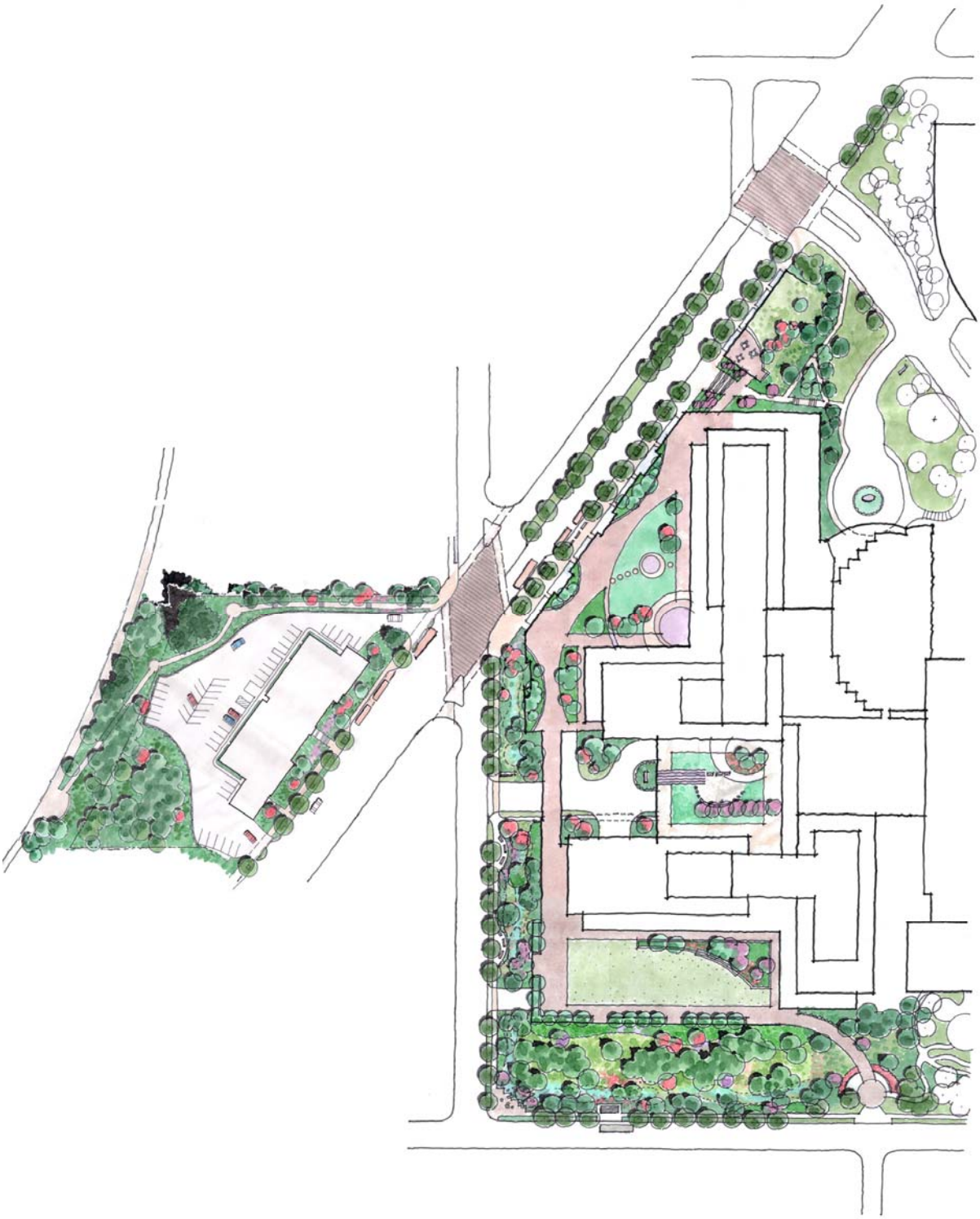


Figure 5 Campus Expansion Landscape Plan Concept (Hartmann shown but not part of expanded Campus)

Figure 6 Sand Point Way NE

Figure 7 40th Avenue NE

Appendix: Design Guidelines Checklist

	Priority?	*Comments/ Notes*

B1.0 Site Design

B1.1 Hospital Campus Character

B1.1.2 General Guidelines

- Acknowledge the character of surrounding single-family residential, multi-family and mixed use areas at each edge. ☐
- Use a compatible palette, texture, and color of building materials to unify the hospital campus. ☐
- Use landscaping to soften and enhance outdoor spaces and screen utilities, blank walls and other more functional elements. ☐

B1.1.3 Street Frontage Edge

- Open spaces adjacent to Street Frontage Edges to be inviting, open and complementary to adjacent street frontage uses. ☐
- Use a combination of the following architectural treatments to enhance "front door" Street Frontage Edges: architectural features and detailing such as railings and balustrades, awnings or canopies, decorative pavement, decorative lighting, seats, planter boxes, trellises, artwork, signs. ☐

B1.1.3.1 Public Entrances and Access Points

- Create a hierarchy of public entrances and access points to emphasize their appearance at Street Frontage Edge locations, and diminish them at Garden Edge locations where visible from single family residences. ☐

B1.1.3.2 Streetscape and Pedestrian Pathways

- Design streets and pathways to accommodate all travel modes. ☐
- Streets, sidewalks and hospital campus pathways should be welcoming, open to the general public, as well as barrier-free and ADA-accessible. ☐

	Priority?	*Comments/ Notes*
B1.1.3.3 Sidewalks		
• Relate the sidewalk and its amenities to the adjacent uses, the organization of pedestrian movements, and the experience along its length.	☐	
B1.1.3.4 Parking and Vehicle Access		
• Minimize vehicle movement and storage and design facilities to complement the envisioned calming character of the campus.	☐	
B1.1.4 Transition Edge		
• Evaluate the Transition Edge against the same for Street Frontage Edge and Garden Edge guidelines and considerations.	☐	
B1.1.5 Garden Edge		
• The objective of the Garden Edge is to screen hospital structures and light that emanates from vehicles, buildings and site fixtures, while providing an aesthetically pleasing and diversely vegetated viewscape and safe walking environment for pedestrians.	☐	
• Architectural features, landscape improvements, and the transition zone between hospital buildings and the public right of way around Garden Edges shall be designed to be compatible with adjacent single family character.	☐	
• Use a combination of the following treatments to ensure compatibility with adjacent uses: planted screens, gardens, plaza areas, decorative pavement, non-glare lighting, seating, planter boxes, trellises, artwork, and signage.	☐	
B1.2 Exterior Spaces		
B1.2.2 General Guidelines		
• Exterior spaces should extend the color, texture, pattern and quality of the surrounding residential areas.	☐	

	Priority?	*Comments/ Notes*
• Exterior spaces shall provide a visually and otherwise calming experience.	☐	
• The hospital campus shall be designed to include and provide access to restorative and therapeutic gardens with seasonal sun and shade to provide outdoor comfort for families, patients, caregivers and neighbors.	☐	
• Similar materials in plantings, paving, stairs and walls to provide a unifying context for the site development which matches or complements existing campus and surrounding areas.	☐	
• Artwork integrated into publicly accessible areas of buildings and landscaping that evokes a sense of place related to the use of the area.	☐	
• Focal point features such as building entries, fountains, botanical gardens, therapy gardens or pools that relate to wayfinding or honors and memorials.	☐	
B1.2.3 Retaining Wall Guidelines		
• Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible.	☐	
• Where high retaining walls are unavoidable, they should be designed to reduce their visual impact and increase the interest for the pedestrian along the streetscape.	☐	
B1.2.4 Screening Guidelines		
• Where necessary, use screening sensitively to soften noise and visual impacts to adjacent properties.	☐	
• Design screening to minimize impact of noise producing equipment to adjacent residential neighborhoods.	☐	
B1.2.5 Lighting, Safety and Security Guidelines		
• The design and locations of physical features such as site furnishings, landscaping, pathways and lighting should maximize pedestrian visibility and safety while fostering positive social interaction among patients, visitors, caregivers and neighbors.	☐	

	Priority?	*Comments/ Notes*

B1.2.6 Artwork Guidelines

- Include opportunities for art in the design process as early as possible to allow integration into the design. ☐
- Evaluate the suitability of artwork, whether commissioned or acquired, for its specific site. Consider the artwork's size, materials, concept, etc. ☐

B1.3 Landscape

B1.3.2 General Guidelines

- The landscape plan shall respond to special on-site conditions such as steep slopes, existing significant trees - such as mature, rare or ornamental trees - as well as extend or improve off-site conditions, such as greenbelts, natural areas and streets. ☐
- Coordinate plant locations with adjacent building functions. ☐
- The landscape should extend the color, texture and pattern of the surrounding residential areas while maintaining the visually calming experience unique to the hospital campus. ☐
- Focal point features such as building entries, fountains, botanical gardens, therapy gardens or pools that relate to wayfinding or honors and memorials ☐

B1.3.3 Planting Guidelines

- Plantings shall include mix of groundcovers and perennials, shrubs, understory and canopy trees to provide multi-layered interest. ☐
- Plantings shall include deciduous and evergreen plants to provide multi-seasonal interest. ☐
- Plantings shall include some portion of hybridized or native plants which are drought tolerant and beneficial to native insects and birds. ☐

	Priority?	*Comments/ Notes*
• Avoid dense, dark vegetated "walls" along sidewalks by instead planting year-round screens that are softened by diverse and deciduous plantings and open spaces.	☐	
• Avoid planting low-branching shrubs and other potentially unsafe, view-obscuring plants close to sidewalks.	☐	
• To minimize need for irrigation beyond the establishment period, consider drought and urban tolerant plants.	☐	
• Supplemental planting types and densities to connect greenways and wildlife corridors.	☐	
• Existing plant materials mixed with new plant material to maximize longevity of both campus and right-of-way plant communities.	☐	
B1.3.4 Stormwater Guideline		
• Stormwater treatment and control integrated with the natural rain water cycle, grading and plant communities of the site.	☐	
B1.3.5 Irrigation Guideline		
• Mix of drought tolerant landscape plantings, reused stormwater, and drip irrigation to conserve potable water.	☐	
B1.3.6 Steep Slope Guideline		
• Plantings and other erosion control measures to prevent site destabilization on steep topography.	☐	

B2.0 Architectural Character

B2.1 Height, Bulk and Scale

• Design buildings with materials that help visually reduce the scale and form of the buildings into smaller scaled elements and that complement neighboring structures within the same visual field.	☐	

	Priority?	*Comments/ Notes*
B2.2 Architectural Elements and Features		
• Integrate new buildings with the existing architecture to establish a new cohesive whole for the campus.	☐	
B2.3 Rooftops		
• Where rooftops are visible from locations beyond the hospital campus, rooftops are a design element.	☐	
B2.4 Finish Materials		
• Design and build new buildings with high-quality, attractive, durable materials aesthetically appropriate to the hospital and the neighborhood.	☐	