

# SWEDISH CHERRY HILL

## 18TH AVENUE SITE

July 11, 2018





## **18TH AVENUE SITE**

### **01 Priority MIMP Design Guidelines (per SAC 7)**

### **02 Response to Priority Design Guidelines**

- Relationship to Context and Campus
- Street Activation
- Architectural Character



# MIMP DESIGN GUIDELINES

## Appendix H

### A1.1 Purpose of Design Guidelines

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.

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.**

*- from Appendix H p. 146*



**SAC GUIDELINE PRIORITY**  
Relationship to Context

**B1.1.2 General Guidelines**

- Promote design excellence
- Acknowledge the character of surrounding single-family residential, multi-family and educational 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, and other more functional elements
- Eliminate blank walls
- Respect the historic context

*- from Appendix H p. 148*

**SAC GUIDELINE PRIORITY**  
Architectural Character

**B2.1 Height, Bulk and Scale**

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B2.1.2 General Guidelines:  
Definition of Scale  
Pedestrian Scale -  
Include elements at the personal street level.
- Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
- Pay special attention to the ground floor of the building in order to maximize opportunities to engage the pedestrian and enable an active, transparent, and vibrant street front.

*- from Appendix H p. 160*

**SAC GUIDELINE PRIORITY**  
Street Activation

**B1.1.3 Street Frontage Edge Guidelines**

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

**B1.1.4 Connection to the Street Guidelines**

- Identify opportunities for the project to make a strong connection to the street and ensure that the building will interact with the street.
- Increase street level transparency to the greatest extent that is appropriate given abutting uses.

Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) in siting and designing building elements to engage the street.

*- from Appendix H p. 149*



RELATIONSHIP TO CONTEXT  
18th Avenue Elevation



*West Elevation - 18th Avenue*



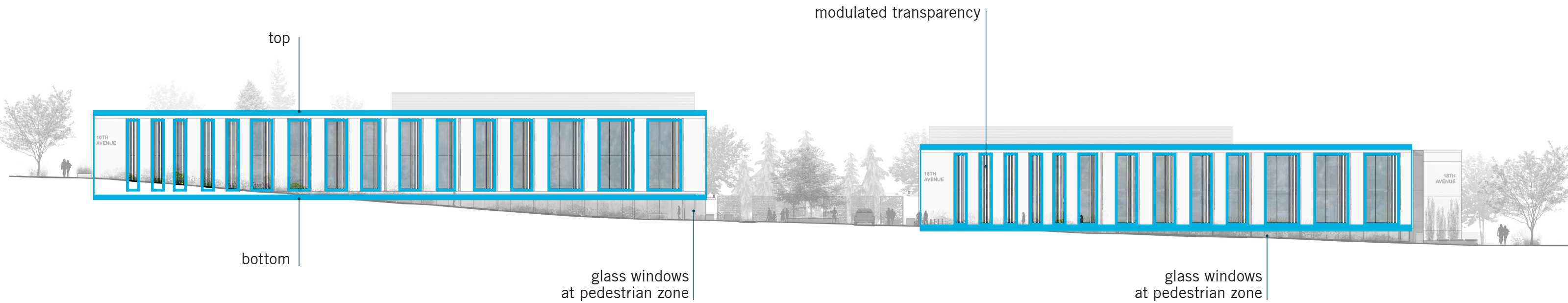
*East Elevation - 18th Avenue*



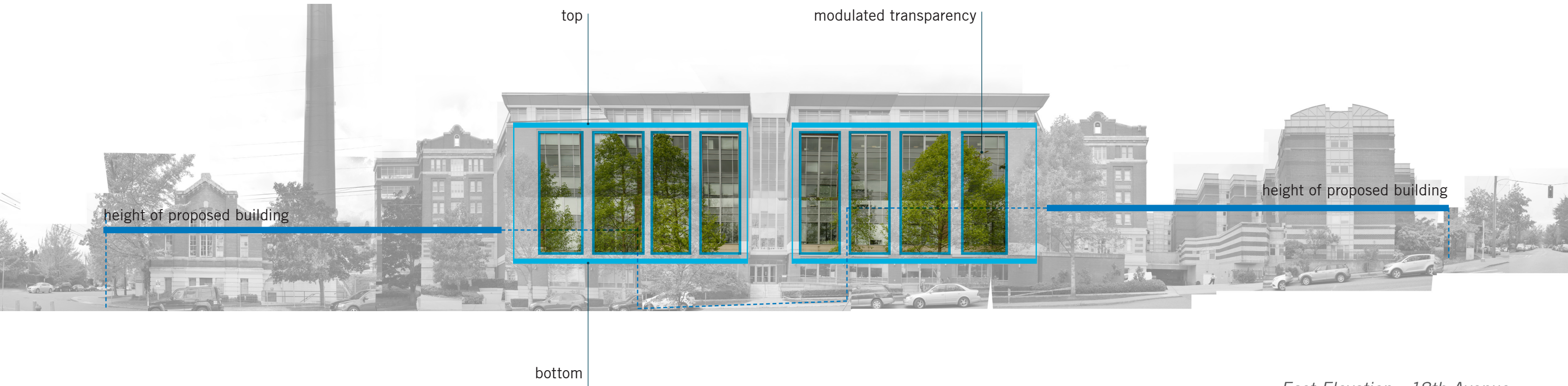
*Cherry Hill Campus Entry - from Jefferson Street*



RELATIONSHIP TO CONTEXT  
18th Avenue Elevations



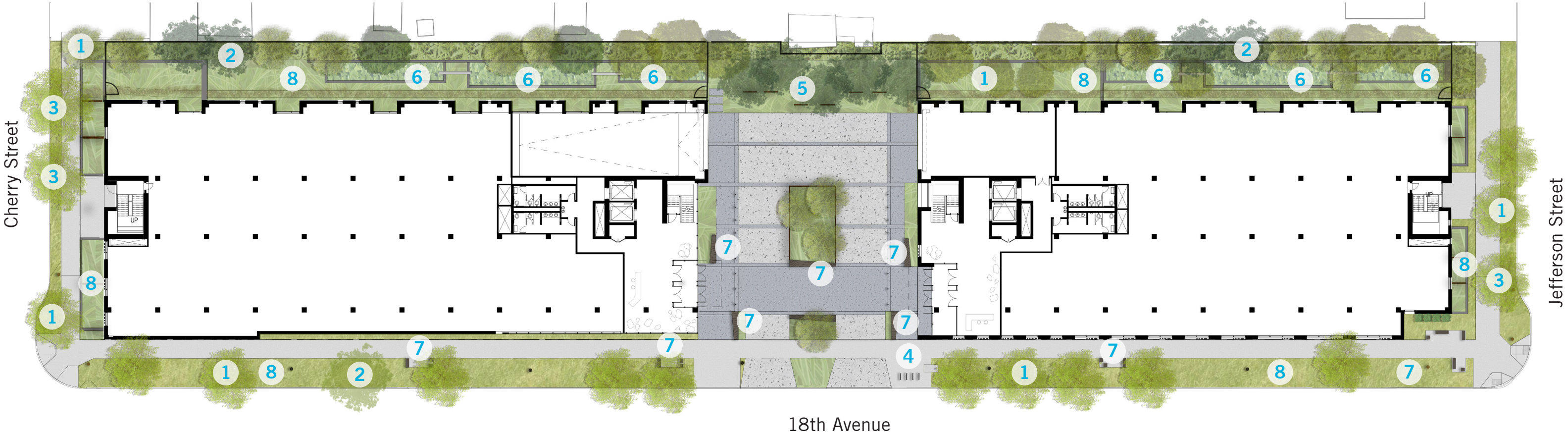
*West Elevation - 18th Avenue*



*East Elevation - 18th Avenue*



STREET ACTIVATION  
Landscape Site Plan



- LEGEND**
- 1 Deciduous Trees
  - 2 Coniferous Trees
  - 3 Existing Trees *to Remain*
  - 4 Bicycle Parking
  - 5 Art Screens 10' ht x 6' w.
  - 6 Bioretention Planters
  - 7 Seating Elements 18 count, 128 linear ft.
  - 8 Understory Planting



STREET ACTIVATION  
Coniferous Trees

1 SERBIAN SPRUCE



2 NOOTKA CYPRESS



3 EXCELSA CEDAR





# STREET ACTIVATION

## Deciduous Trees

1 SASKATOON SERVICEBERRY



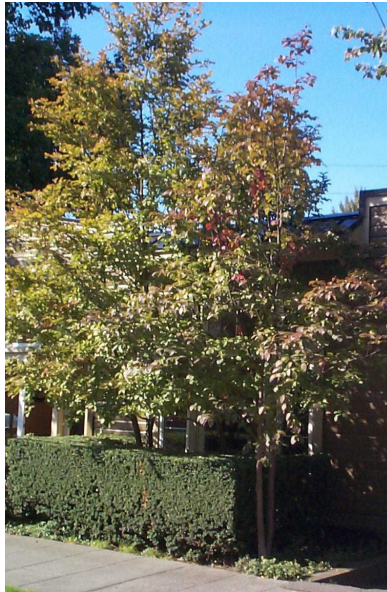
2 VINE MAPLE



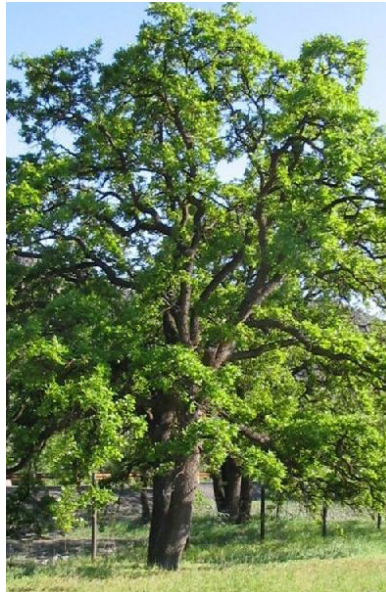
3 KATSURA



4 TALL STEWARTIA



5 GARRY OAK



6 JAPANESE STEWARTIA



6 DAWN REDWOOD





# STREET ACTIVATION

## Planting Understory

### 1 STREETScape & Courtyard:



YARROW



MEXICAN FEATHER GRASS



LILYTURF



OREGON GRAPE



WILD GINGER



SALAL



STONECROP



KINNIKINNICK



SWORD FERN



NEPETA



SPREADING RUSH



MONKEY FLOWER

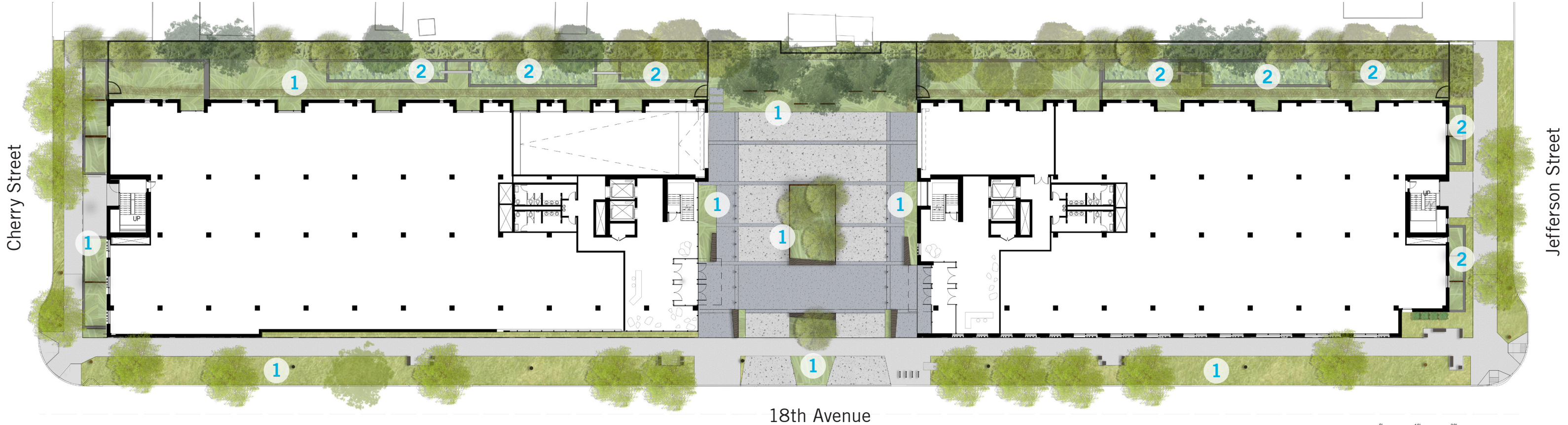


GOATSBEARD



SUMMERSWEET

### 2 BIORETENTION:





**STREET ACTIVATION**  
Planting Growth over Time (North Building)



- LEGEND**
- 1 Year Planting
  - 10 Year Planting

WEST ELEVATION - 18TH STREET



EAST ELEVATION - MID BLOCK



SOUTH ELEVATION (PLAZA)

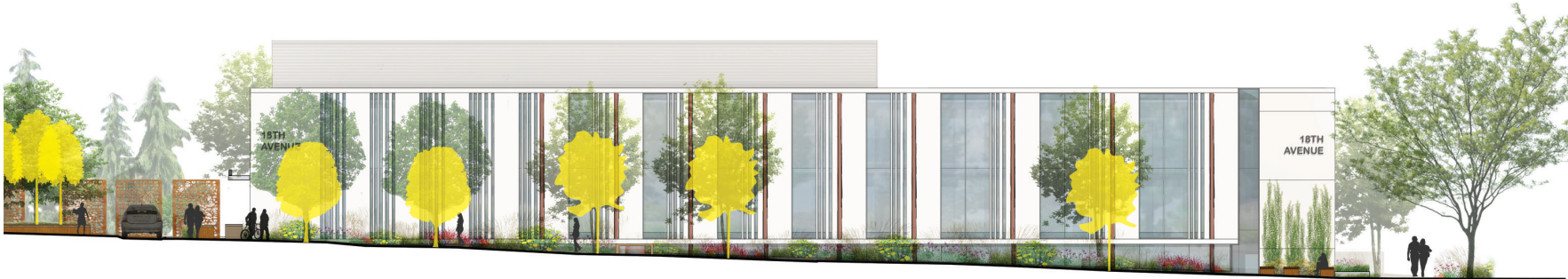


NORTH ELEVATION (CHERRY STREET)



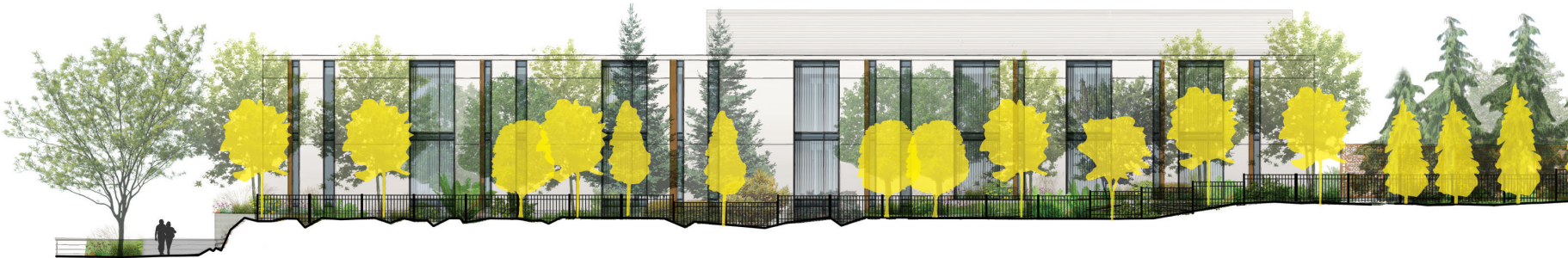
# STREET ACTIVATION

## Planting Growth over Time (South Building)



WEST ELEVATION - 18TH STREET

- LEGEND**
- 1 Year Planting
  - 10 Year Planting



EAST ELEVATION - MID BLOCK



NORTH ELEVATION (PLAZA)



SOUTH ELEVATION (JEFFERSON STREET)



# STREET ACTIVATION

Site Lighting



STREET LIGHTS



UPLIGHT









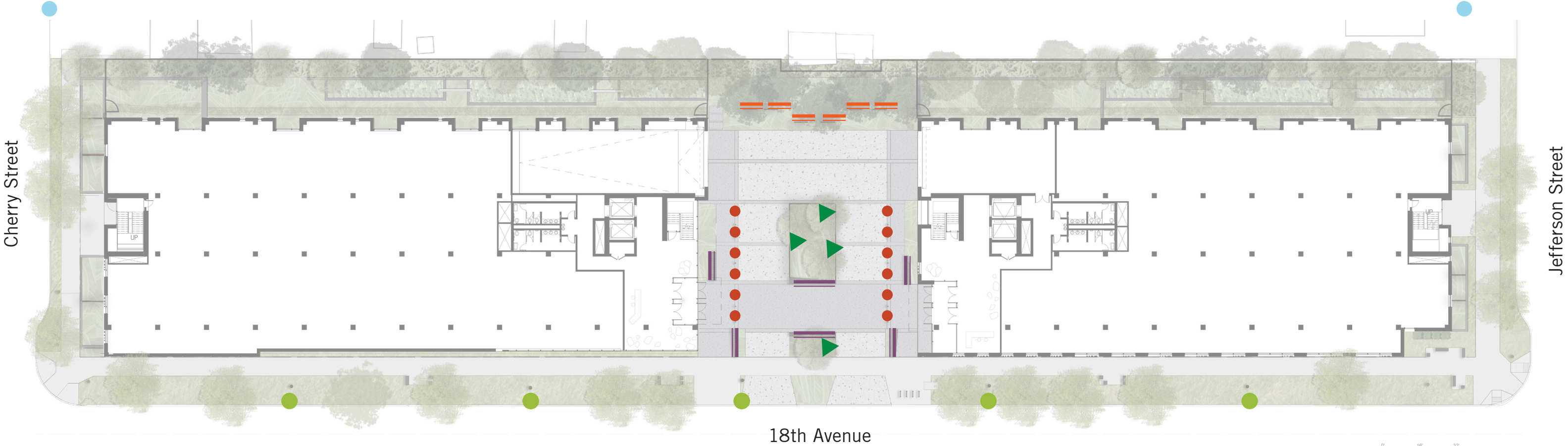
LIT BOLLARD



ILLUMINATED PANEL

## LEGEND

-  Illuminated Panel
-  Uplight at Benches
-  Uplight
-  Lit Bollard
-  Street Lights
-  Existing Street Light to Remain





# ARCHITECTURAL CHARACTER

Building Materials



1 Glass / Spandrel



2 Patterned Glass



3 Window Mullions



4 Precast Concrete



5 Vertical Texture



6 Metal Screen



7 Corten Steel



**ARCHITECTURAL CHARACTER**  
Building Materials



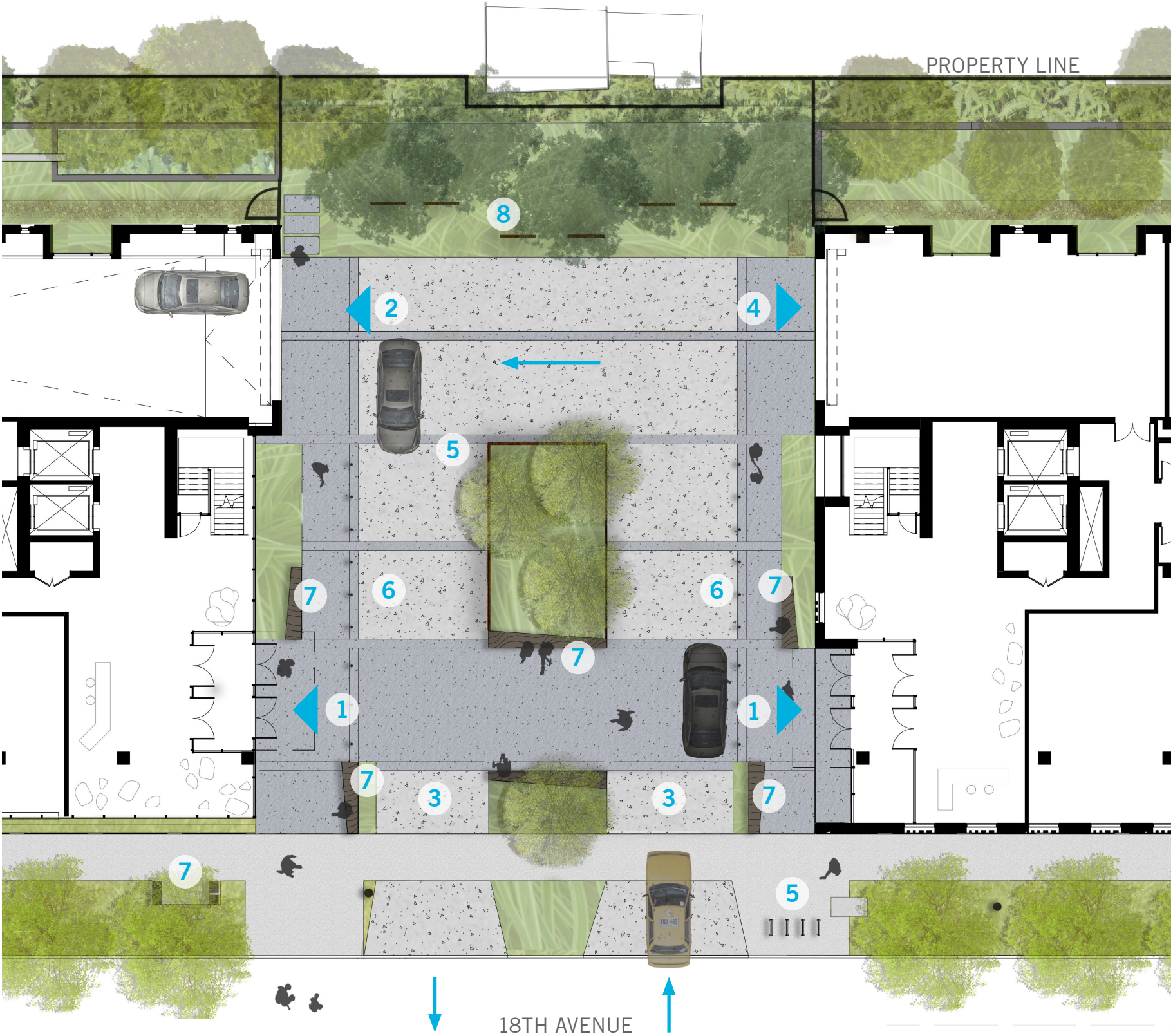
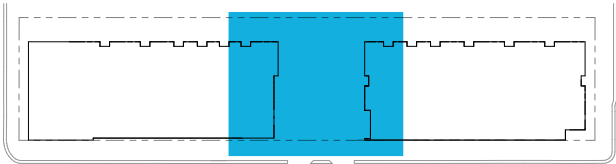


# STREET ACTIVATION

## Entry Plaza

### LEGEND

- 1 Pedestrian Entry
- 2 Parking Entry
- 3 Vehicle Entry / Exit
- 4 Loading
- 5 Bicycle Parking
- 6 Drop-off
- 7 Seat Elements
- 8 Art Screens





# STREET ACTIVATION + CHARACTER

## Entry Plaza

- MATERIALS
- 1

Glass / Spandrel

2

Patterned Glass

3

Window Mullions

4

Precast Concrete

5

Vertical Texture

6

Metal Screen

7

Corten Steel
- 8

Main Entry

9

Canopy

10

Identity Sign

11

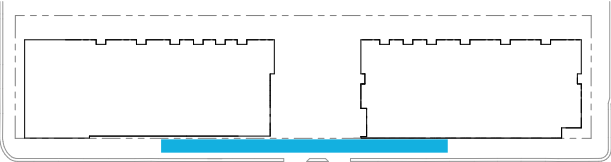
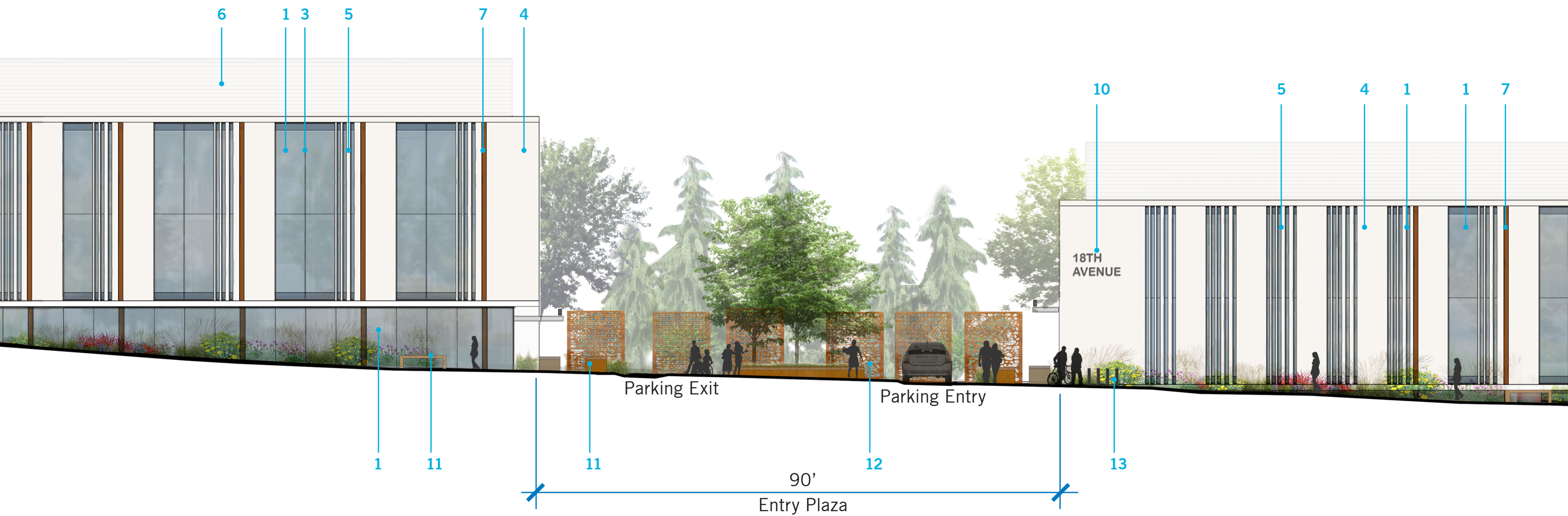
Bench

12

Art Screen

13

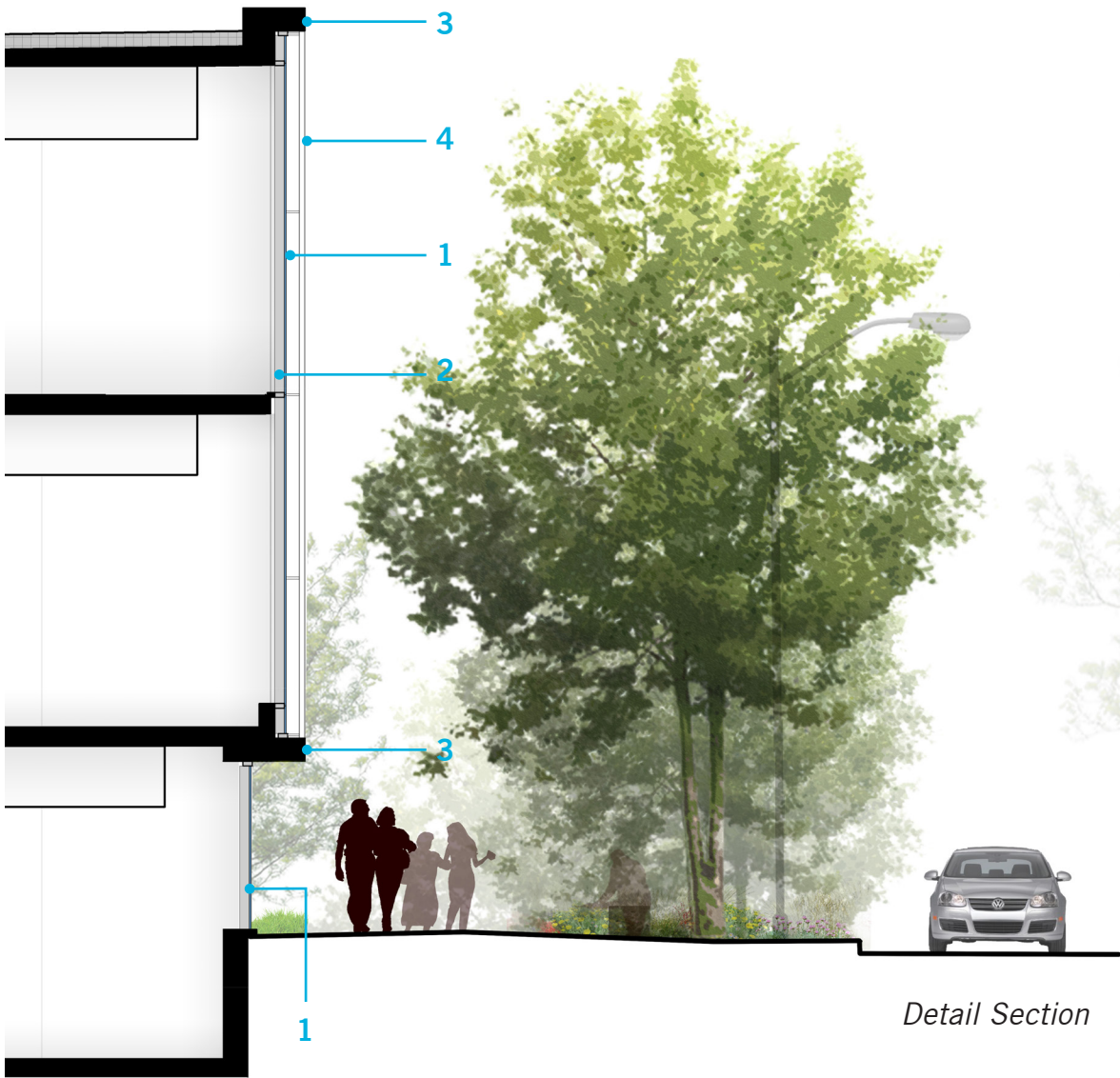
Bike Parking





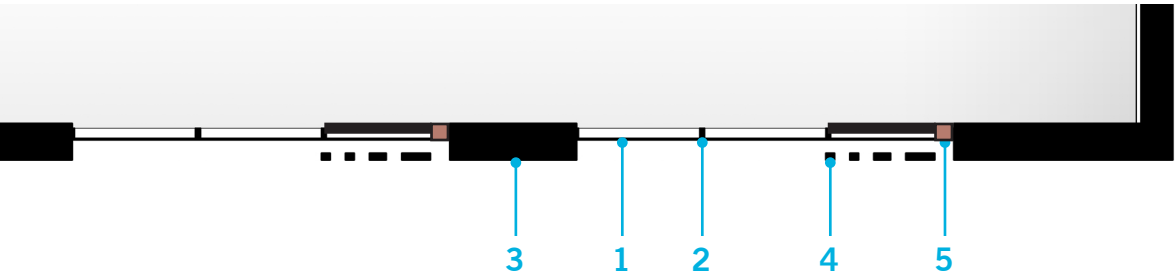
# STREET ACTIVATION + CHARACTER

## 18th Avenue



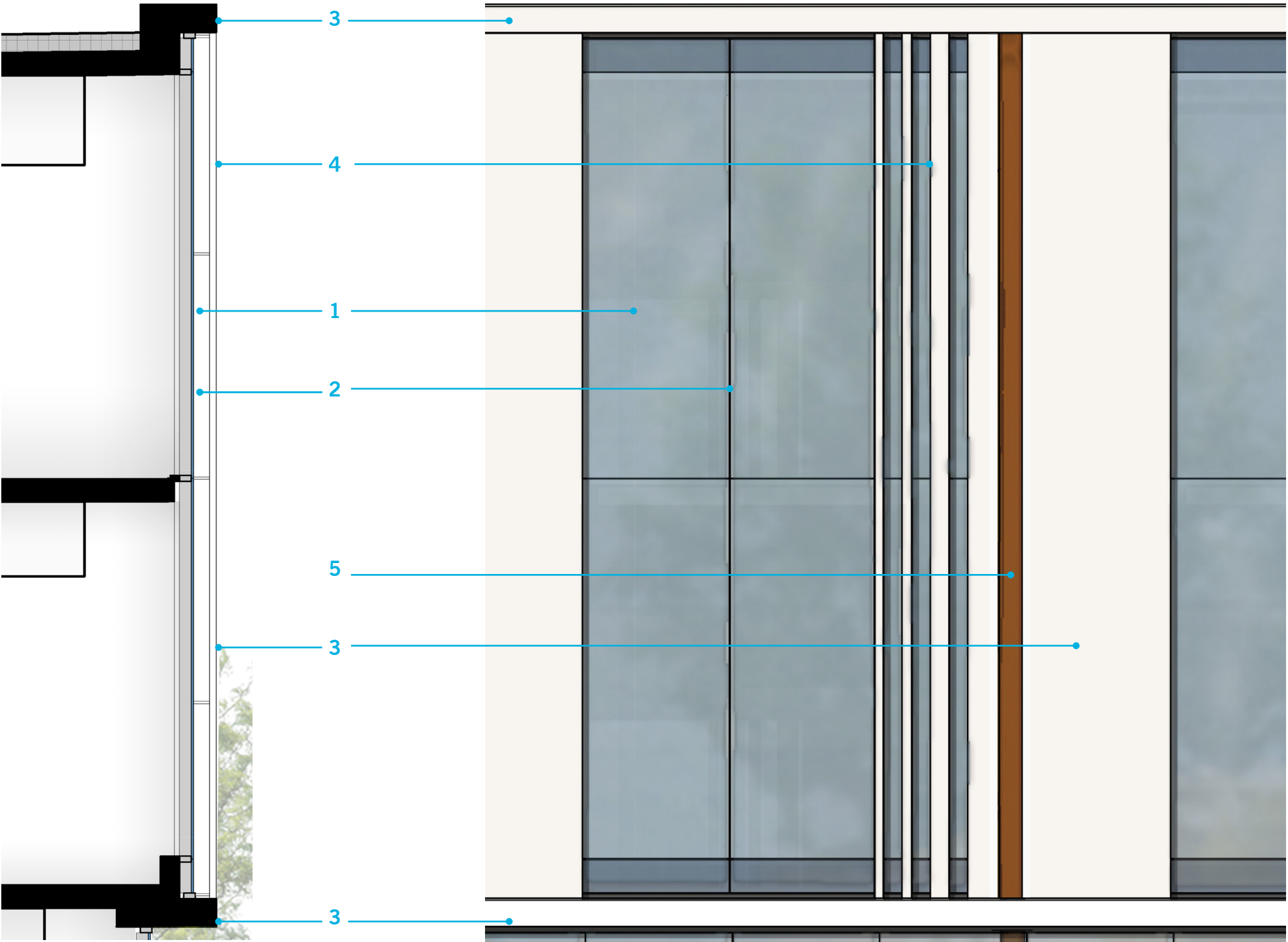
### MATERIALS

- 1 Glass / Spandrel
- 2 Window Mullions
- 3 Precast Concrete
- 4 Vertical Texture
- 5 Corten Steel
- 6 Main Entry
- 7 Canopy
- 8 Identity Sign



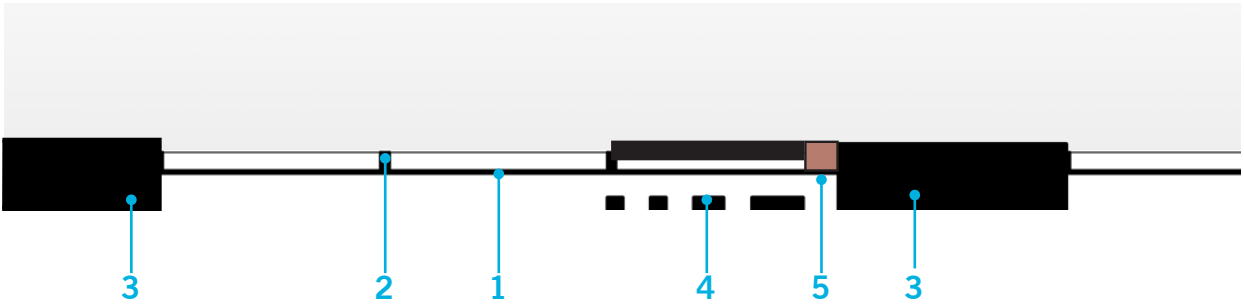


STREET ACTIVATION + CHARACTER  
18th Avenue Facade Details



MATERIALS

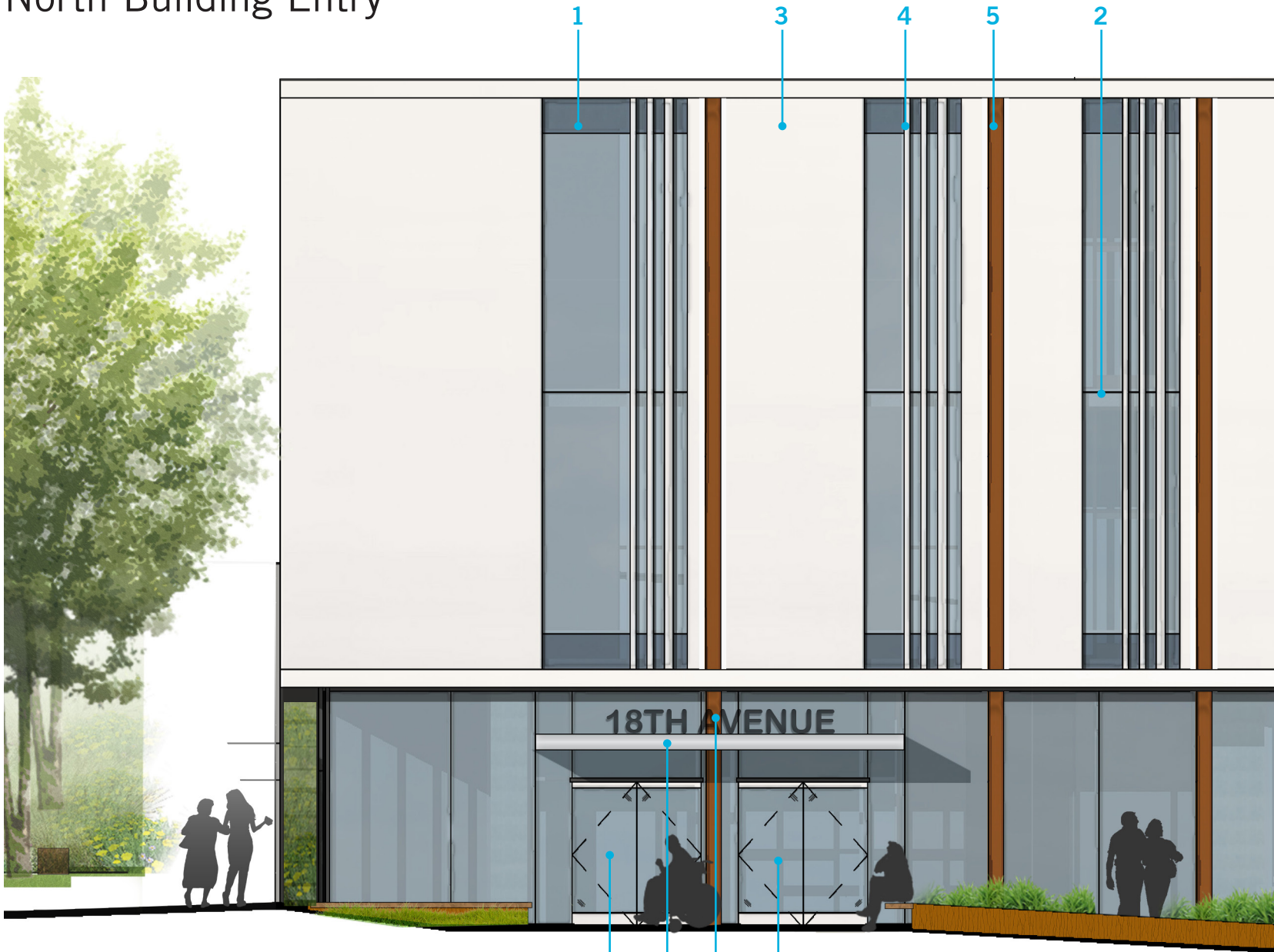
- 1 Glass / Spandrel
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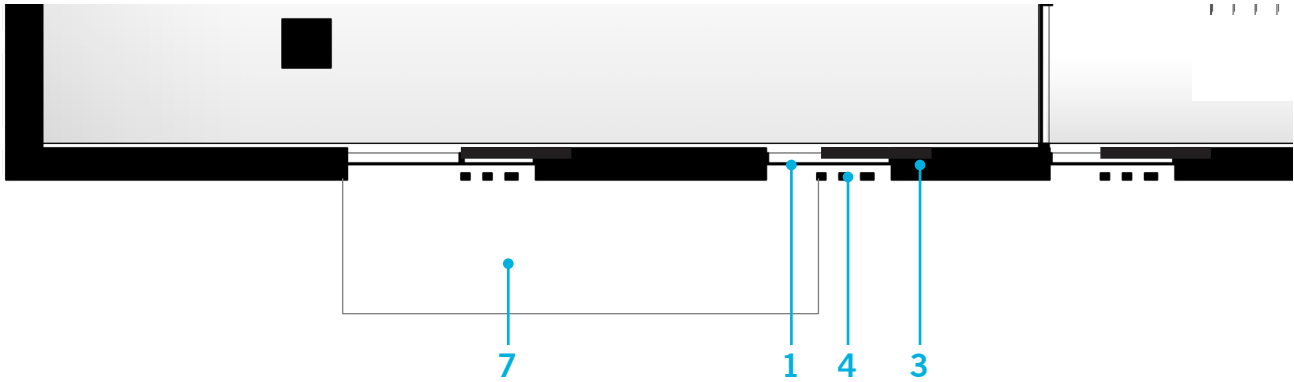


# STREET ACTIVATION + CHARACTER

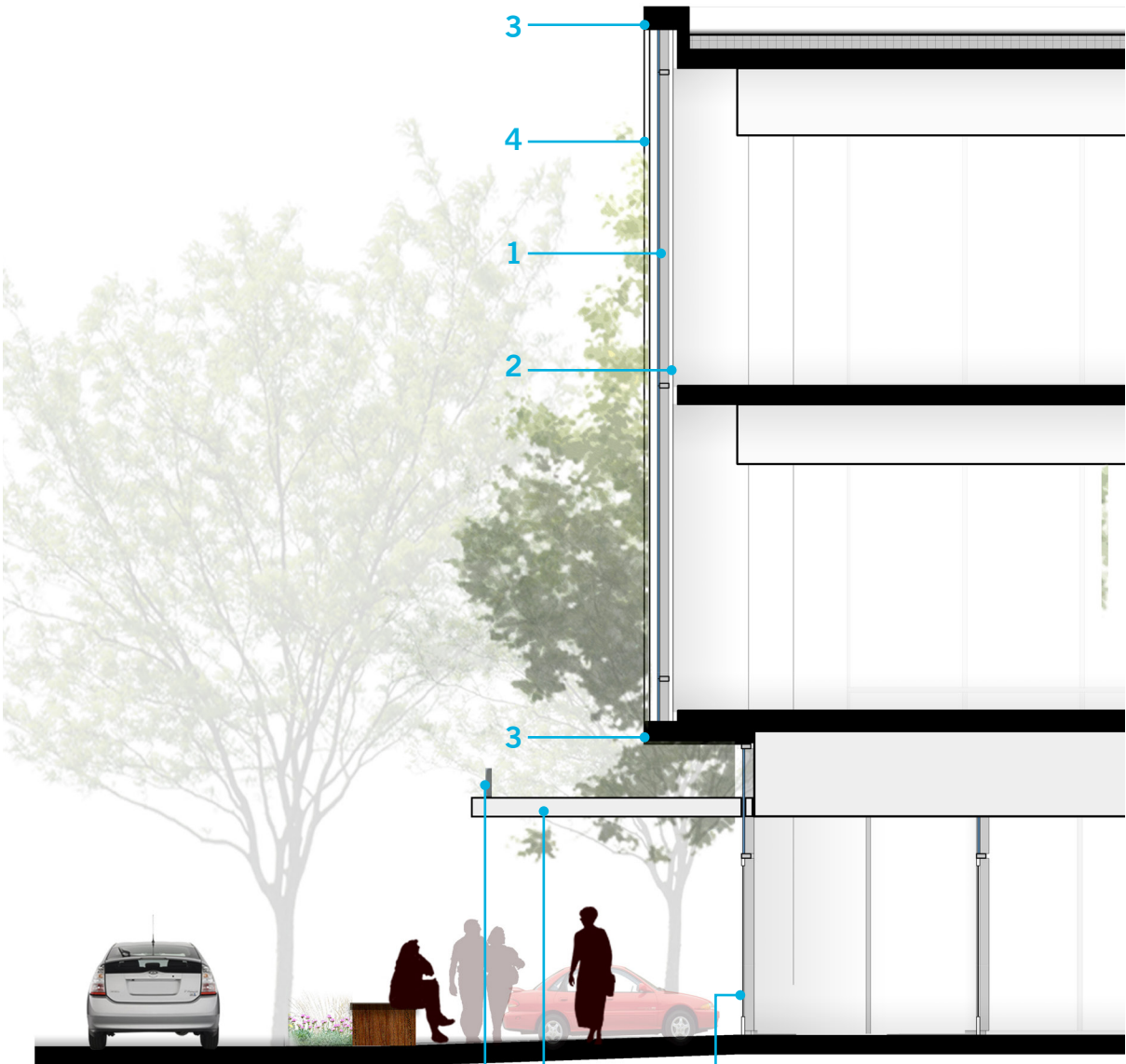
## North Building Entry



Detail Elevation



Detail Plan



Detail Section

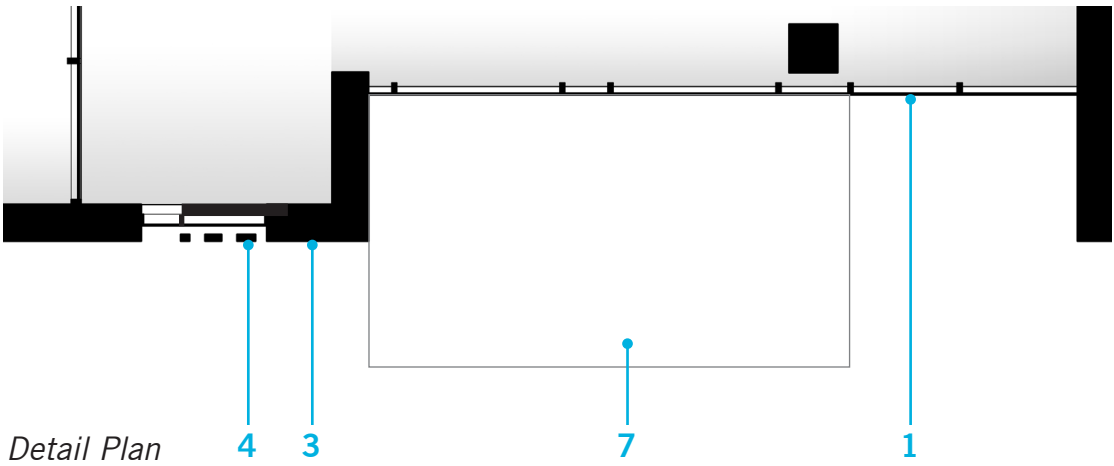
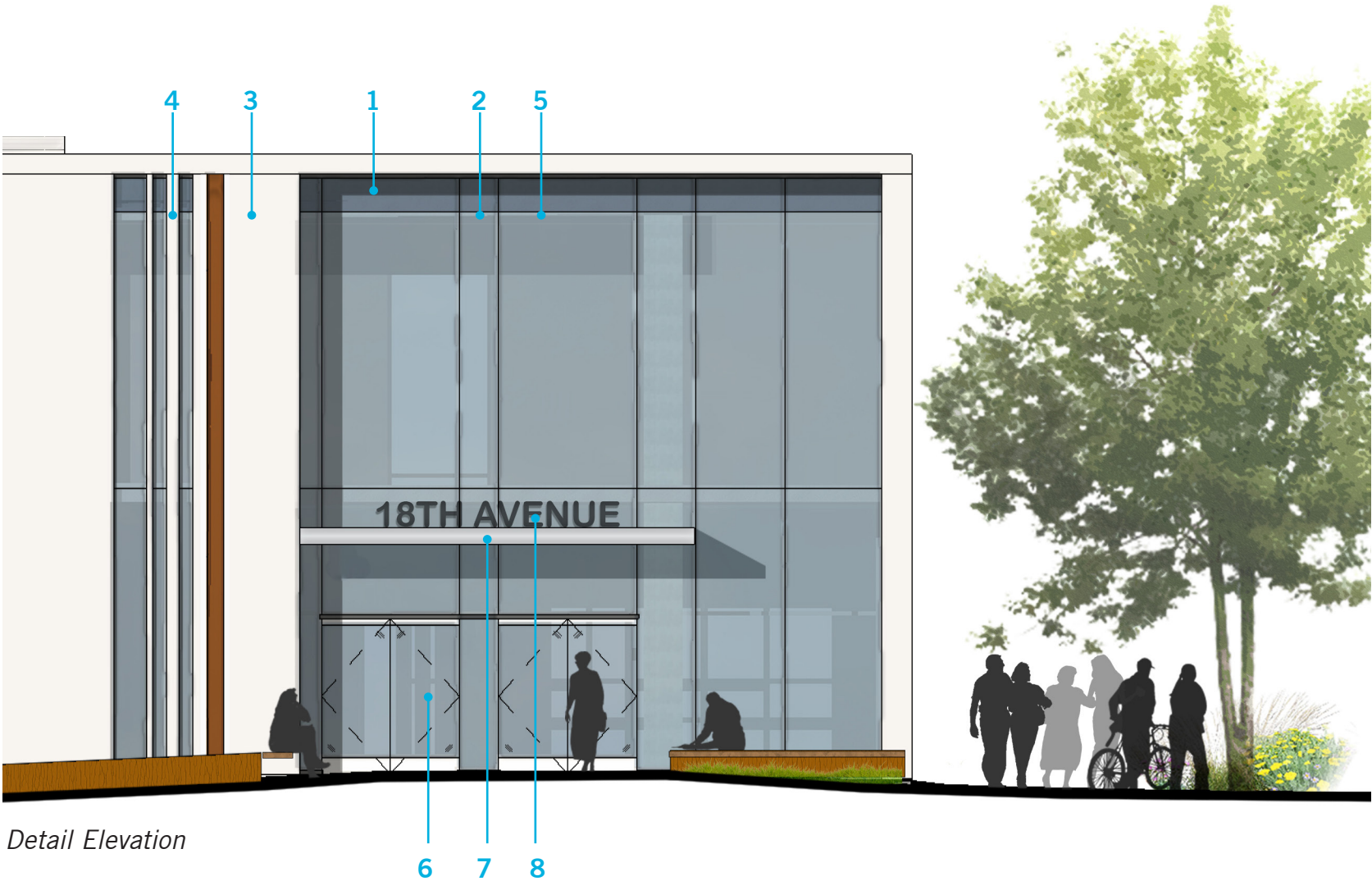
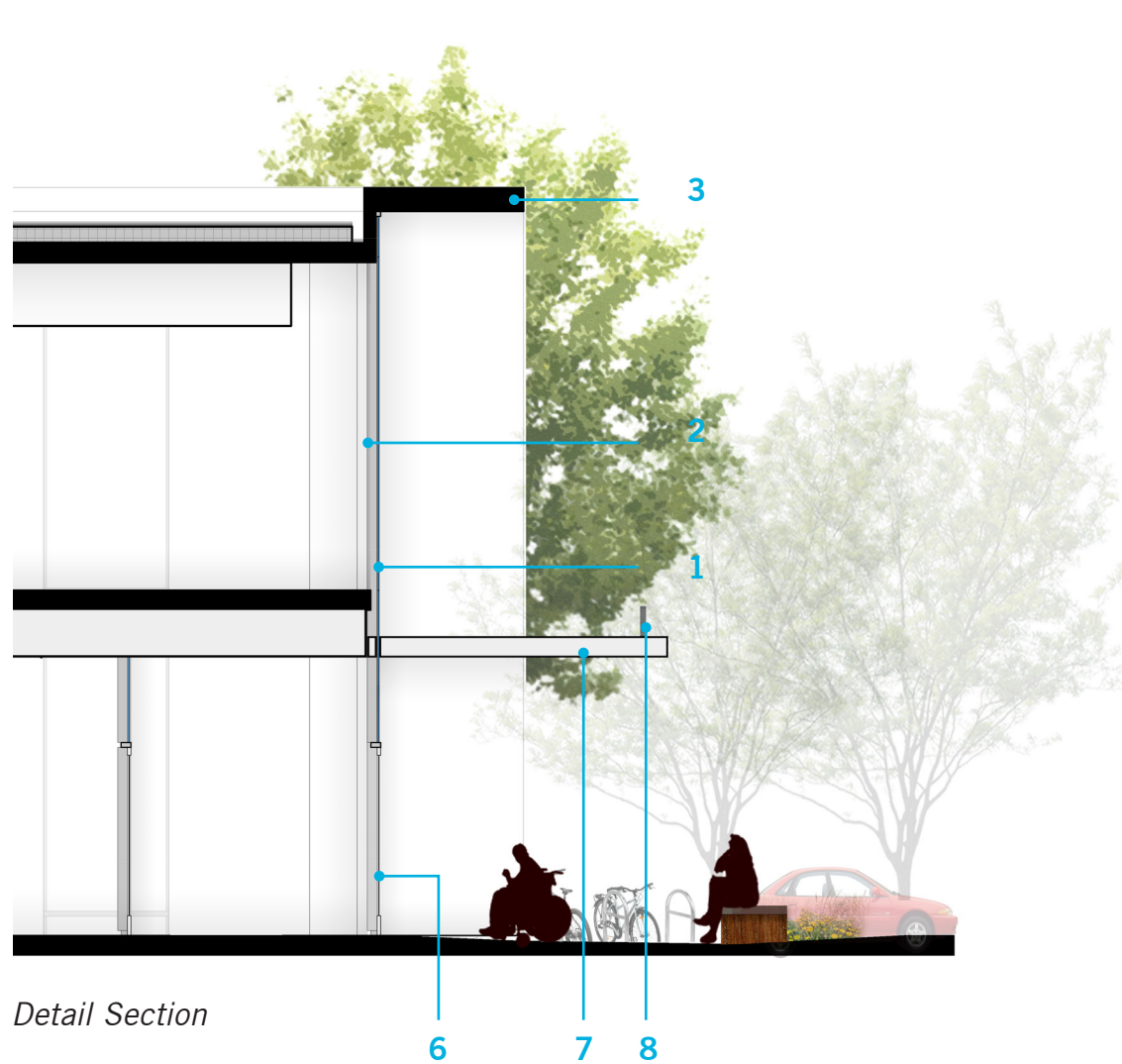
MATERIALS

- 1 Glass / Spandrel
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- 4 Vertical Texture
- 5 Corten Steel
- 6 Main Entry
- 7 Canopy
- 8 Identity Sign



# STREET ACTIVATION + CHARACTER

## South Building Entry



### MATERIALS

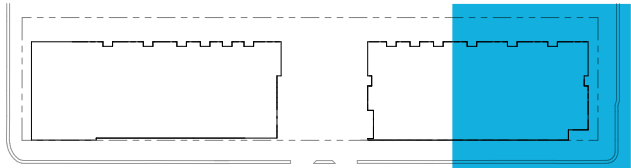
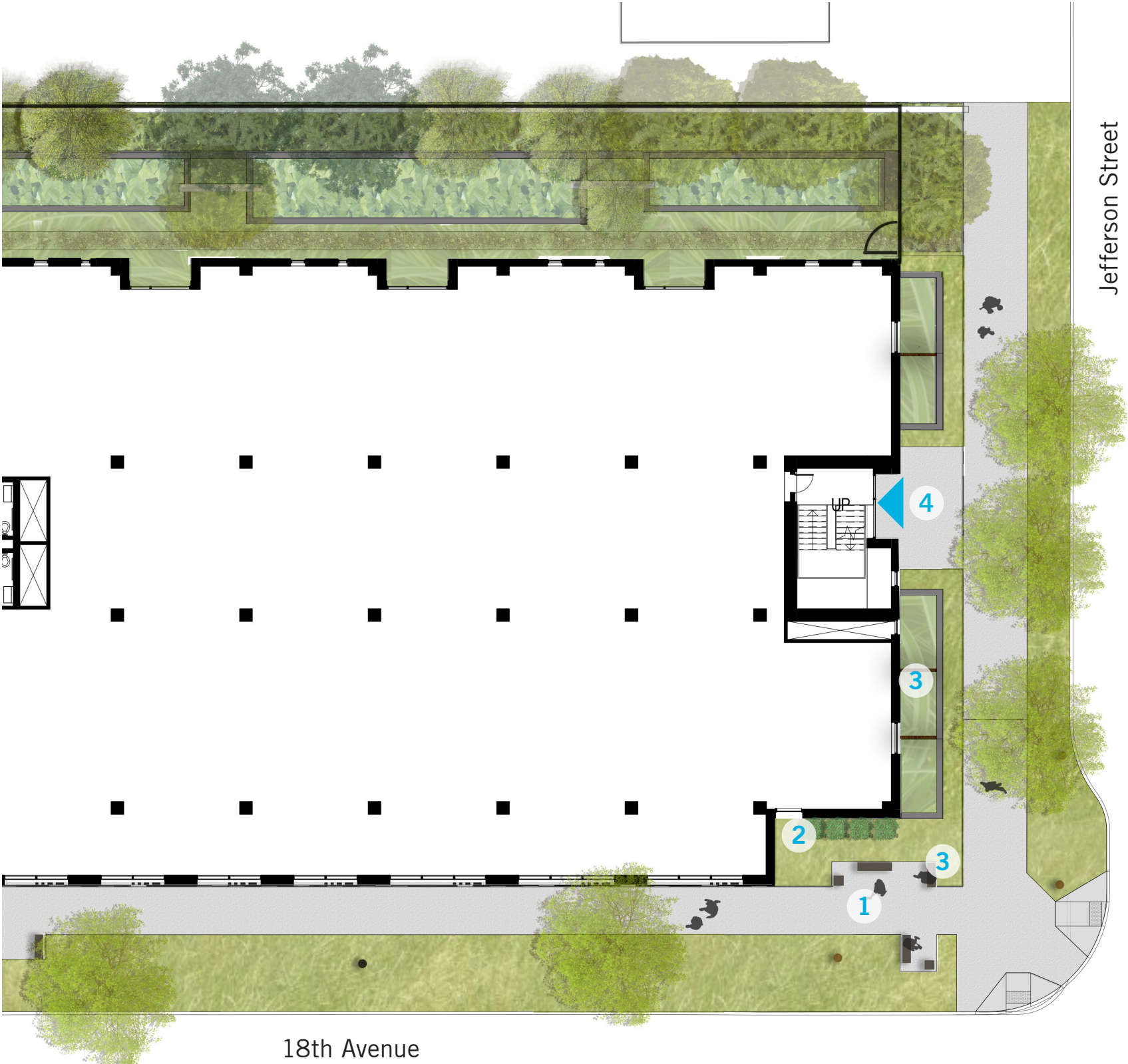
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- 7 Canopy
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STREET ACTIVATION + CHARACTER  
18th Avenue + Jefferson Street

SITE ELEMENTS

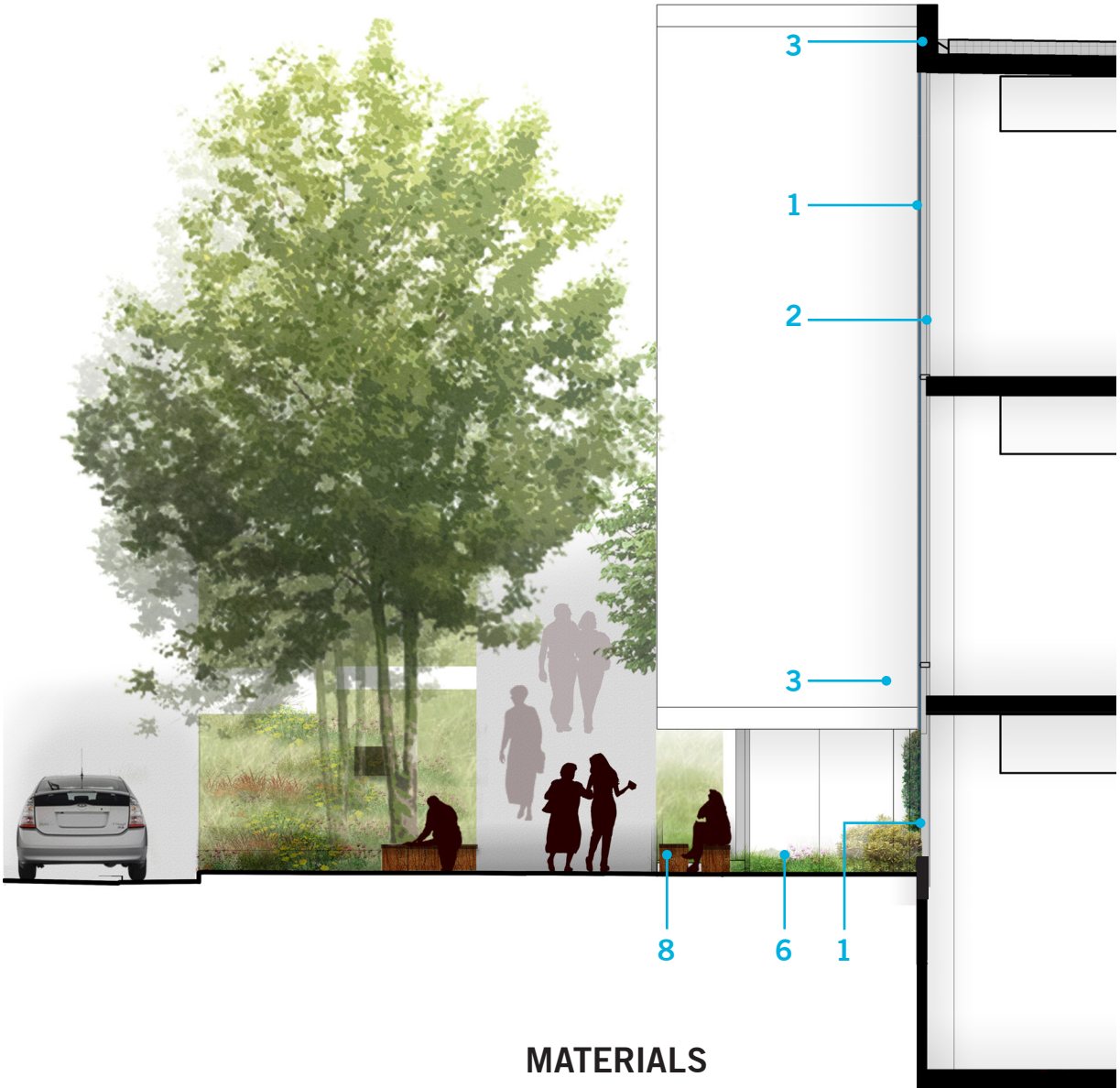
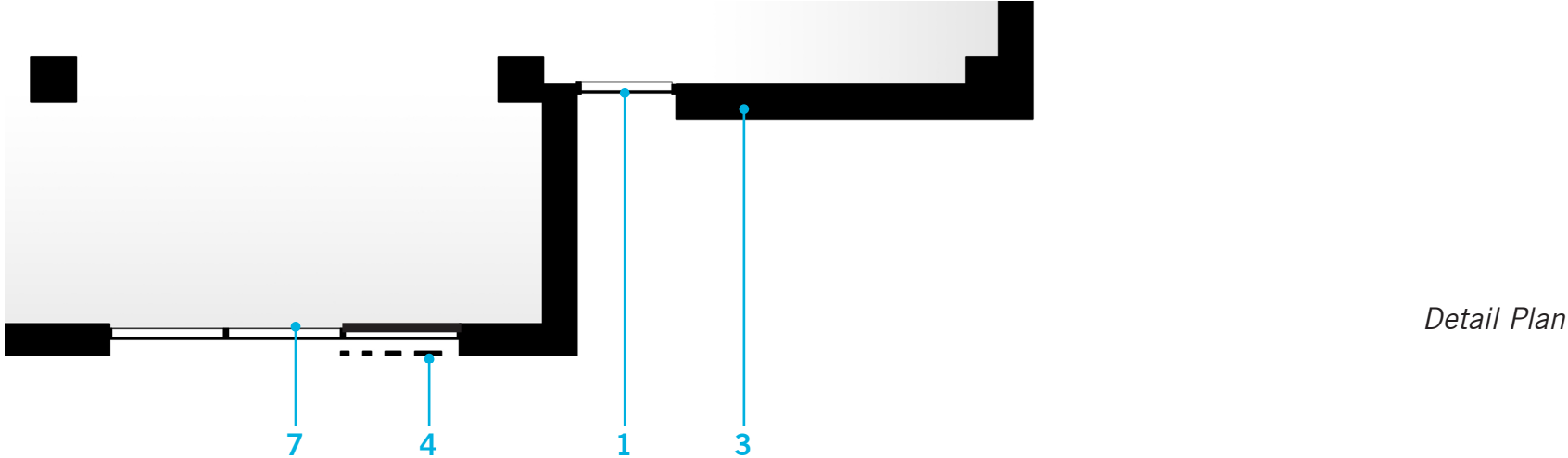
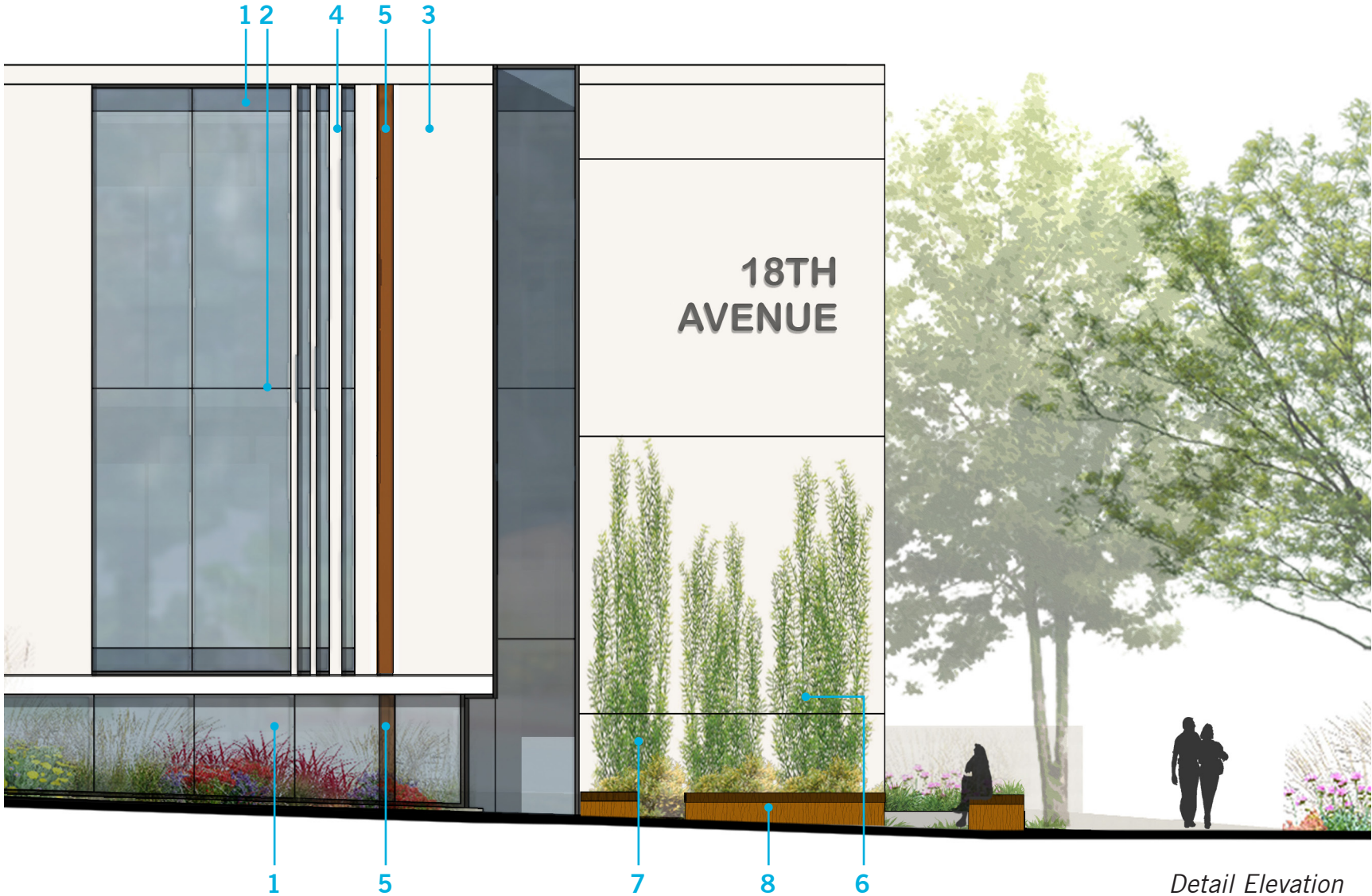
- 1 Seating Elements
- 2 Green Wall
- 3 Understory Planting
- 4 South Entry





# STREET ACTIVATION + CHARACTER

## 18th Avenue + Jefferson Street Corner



- MATERIALS**
- 1 Glass / Spandrel
  - 2 Window Mullions
  - 3 Precast Concrete
  - 4 Vertical Texture
  - 5 Corten Steel
  - 6 Pocket Park
  - 7 Green Wall
  - 8 Bench



# ARCHITECTURAL CHARACTER

## North Building Elevations



west elevation



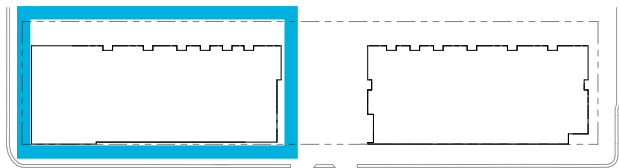
east elevation



south elevation



north elevation



- MATERIALS
- |                    |                  |
|--------------------|------------------|
| 1 Glass / Spandrel | 6 Metal Screen   |
| 2 Patterned Glass  | 7 Corten Steel   |
| 3 Window Mullions  | 8 Main Entry     |
| 4 Precast Concrete | 9 Canopy         |
| 5 Vertical Texture | 10 Identity Sign |



# ARCHITECTURAL CHARACTER

## South Building Elevations



west elevation



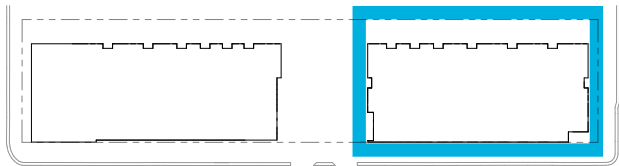
south elevation



east elevation



north elevation



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