



# SWEDISH FIRST HILL MEDICAL CENTER STANDING ADVISORY COMMITTEE

26 AUGUST 2015

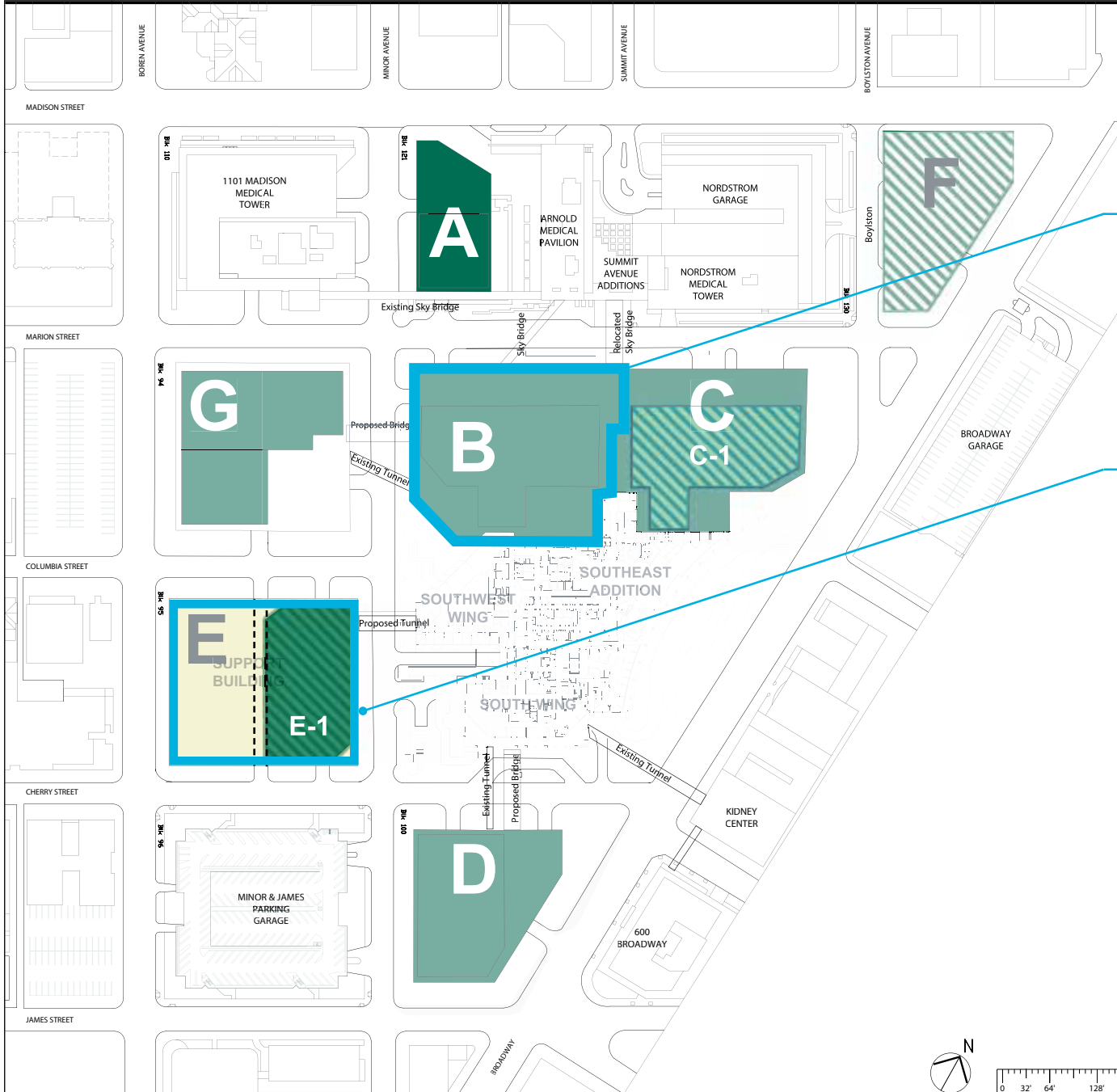
PERKINS+WILL

## ROLE OF STANDING ADVISORY COMMITTEE

- Using the MIMP Design Guidelines, evaluate and concur in the project design
- Review and comment on project designs during MUP review
- Review a proposed updated Wayfinding plan prior to MUP approval
- Review a Construction Management Plan prior to MUP approval

FIGURE 2.12  
**Planned and Potential Projects**

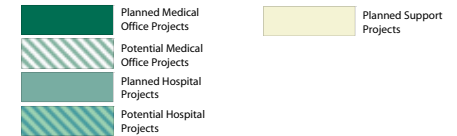
# MIMP SITE PLAN



HOSPITAL REPLACEMENT

CENTRAL SUPPORT FACILITY W /  
 MEDICAL OFFICE TOWER

**KEY TO FIGURE 2.12**

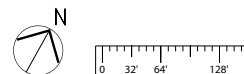


**Planned Projects**

- 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 DESIGN GUIDELINES



## Buildings and Spaces

Concentrate the most intense **building mass and height** toward the campus center.

Use **scale reducing** architectural techniques for the buildings at the campus corners along Broadway at James and at Madison.

Include **street-level design features** that contribute to a quality pedestrian experience and human scale.

Differentiate individual **architectural building designs** to be memorable and unique.

Orient public plazas and open spaces to capture the sun (south facing) to attract users and establish memorable **outdoor gathering places**.

# MIMP DESIGN GUIDELINES

## Landscape / Open Space

Make visual **connections** between buildings and the landscape, such as with outlooks, courtyards and landscape healing gardens.

Develop a balance between **publicly accessible open space** that is welcoming to all citizens with Swedish patron oriented open space. Develop spaces that respect and allow the need for both passive and active activities.

Consider **landscape park pockets** at Broadway/Cherry and Boylston/Marion

Provide certain spaces that encourage **public interaction** and integrate these into the pedestrian transportation fabric, providing ease of accessibility.

Provide **spaces for meditation** and reflection are secure sanctuaries within the intense, urban campus.

Combine and **orient open space** towards seasonal sunlight, and away from prevailing winds and traffic noise.



# MIMP DESIGN GUIDELINES



## Streetscape

Enhance **street life quality and human-scale amenities** to improve the pedestrian experience.

Improve Marion and Minor as safe, **landscaped corridors**.

Encourage **building setbacks** at Madison / Marion.

Provide **shelters and canopies** for weather protection and shading at building entrances.

Provide landscape **setback buffers** along Boren, James and Broadway frontages.

Use sidewalk area landscaping, street trees, and other street-level plantings to **separate and protect pedestrians from traffic lanes**.

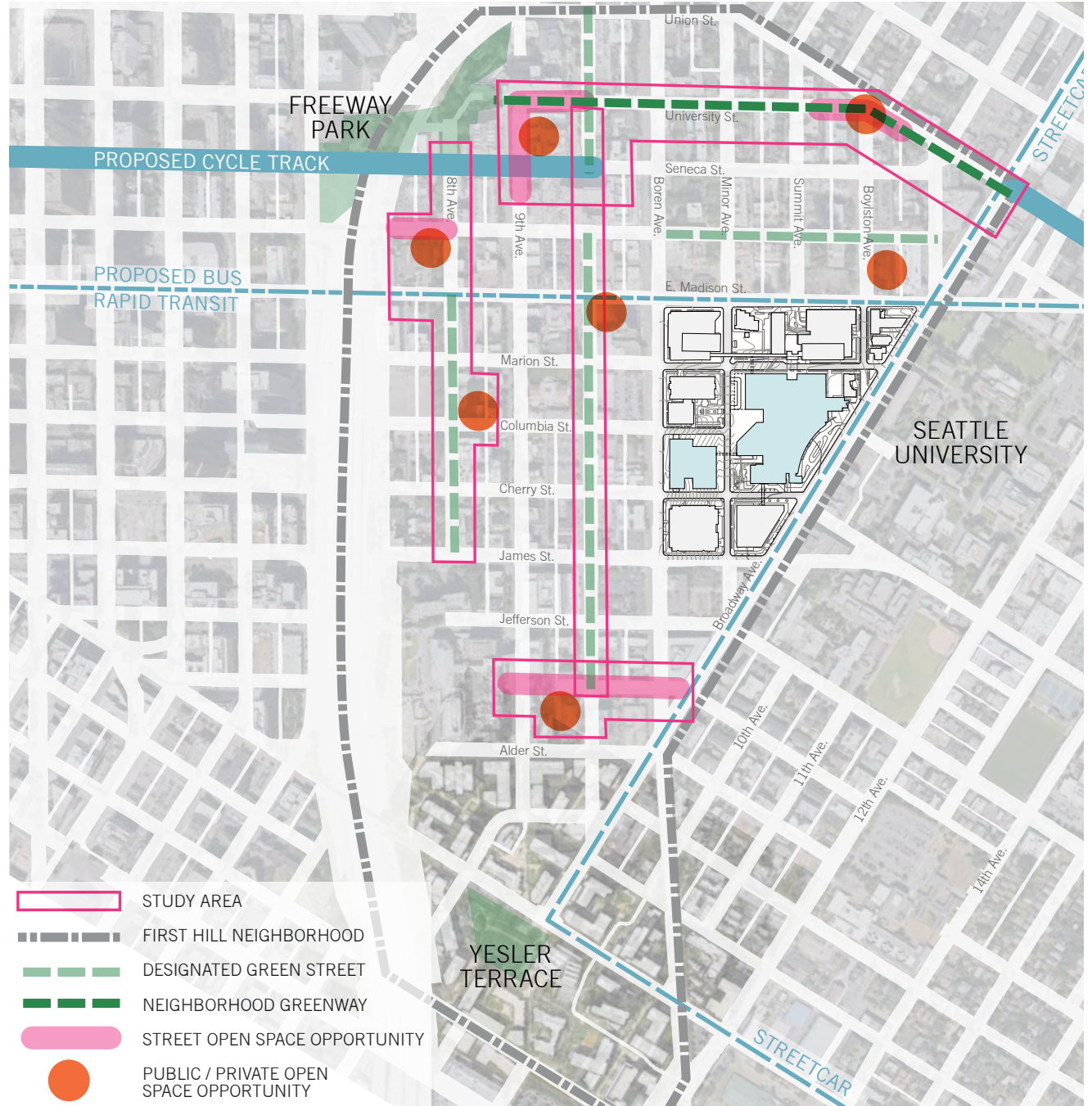
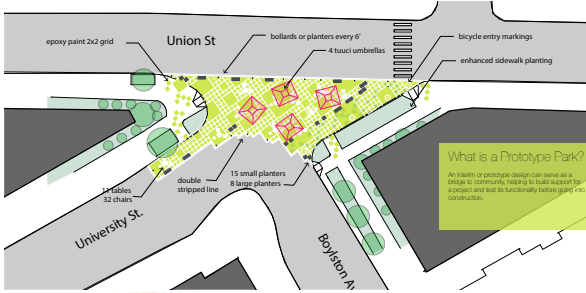
## Lighting

Provide lighting for **safety and navigation**.

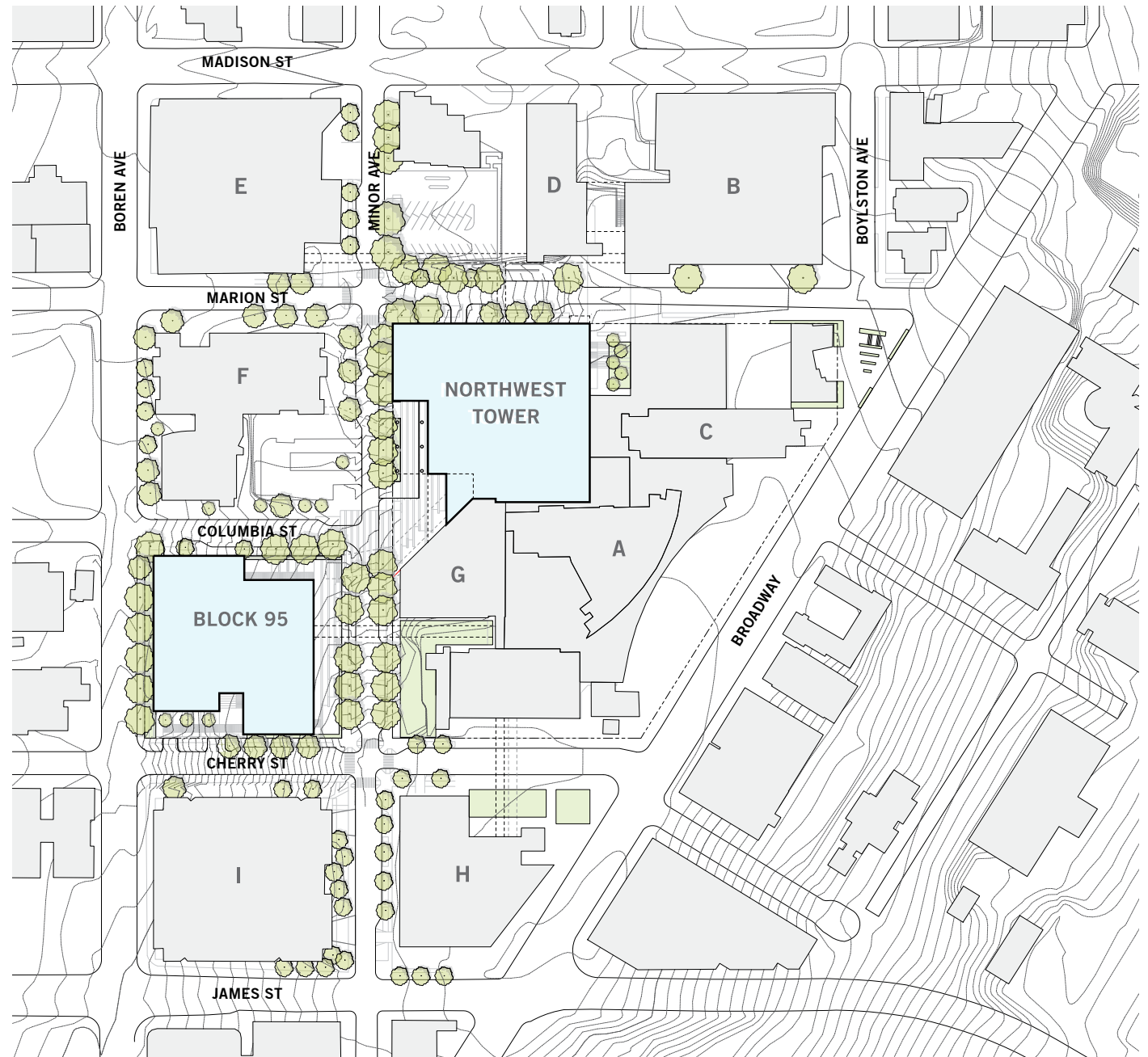
Consider repetitive and consistent lighting fixtures or designs that **distinguish the campus**.

**Minimize spill-over lighting** by directing outdoor lighting away from any sensitive uses.

# FIRST HILL PUBLIC REALM ACTION PLAN



# SWEDISH CAMPUS PLAN



## BUILDING KEY

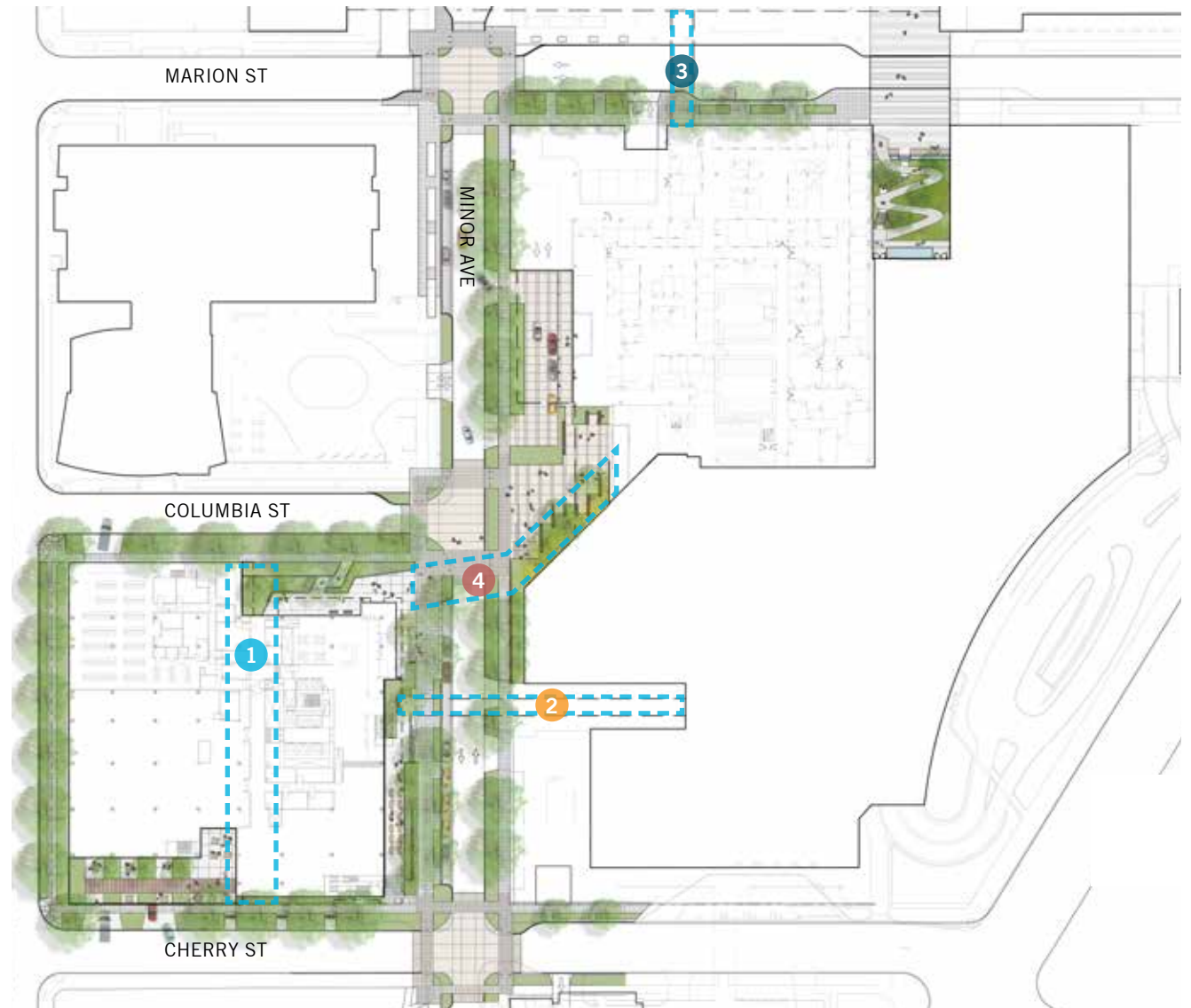
- A. East Tower
- B. Nordstrom Tower
- C. Heath Building
- D. Arnold Pavilion
- E. 1101 Madison
- F. 1125 Columbia
- G. Southwest Tower
- H. Swedish Orthopedic Institute
- I. Minor and James Building



# SITE PLAN



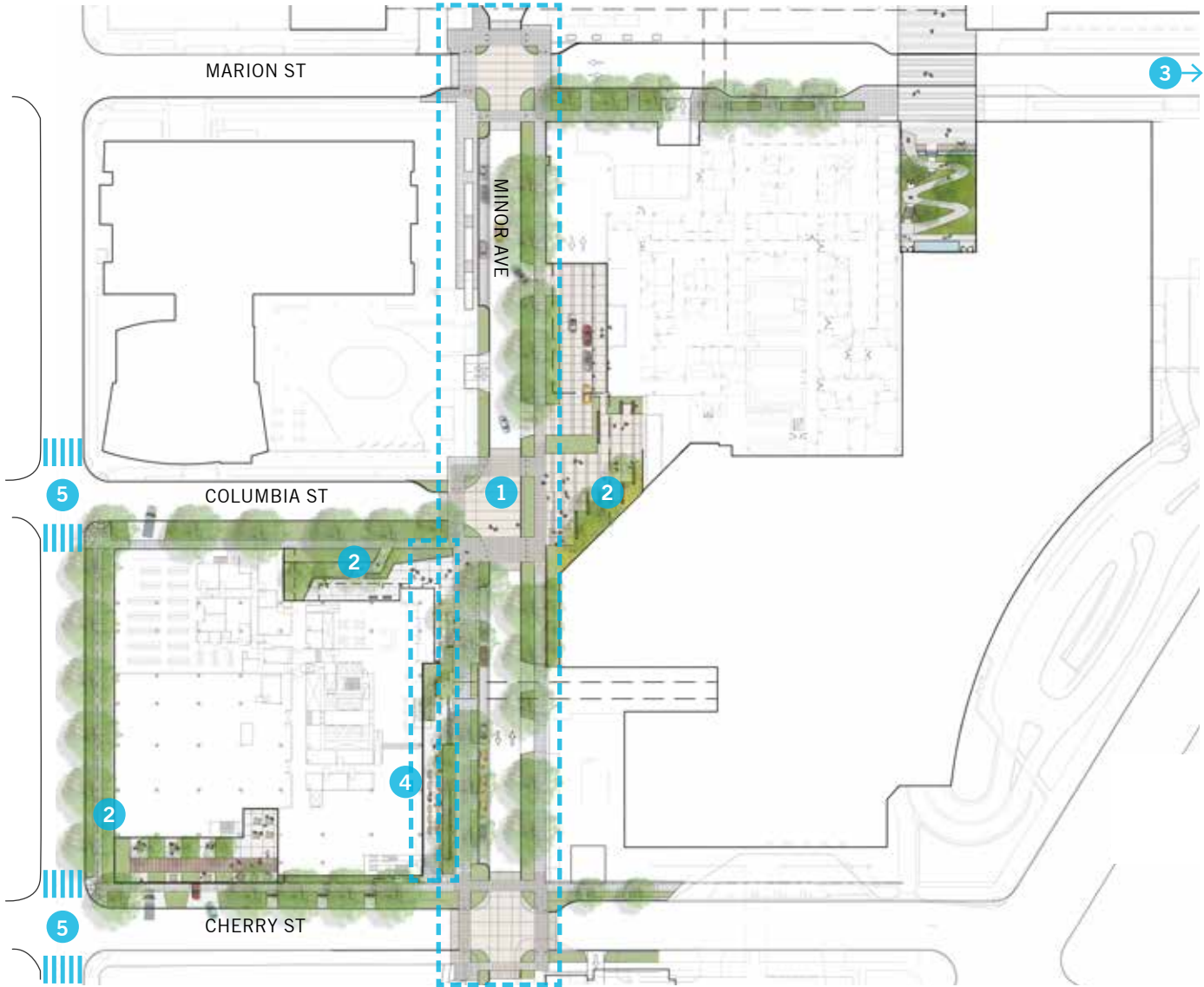
# CONNECTIONS



## SDOT PETITIONS

- 1 Block 95 Alley
- 2 Minor Skybridge
- 3 Marion Skybridge
- 4 Minor Tunnel

# ALLEY



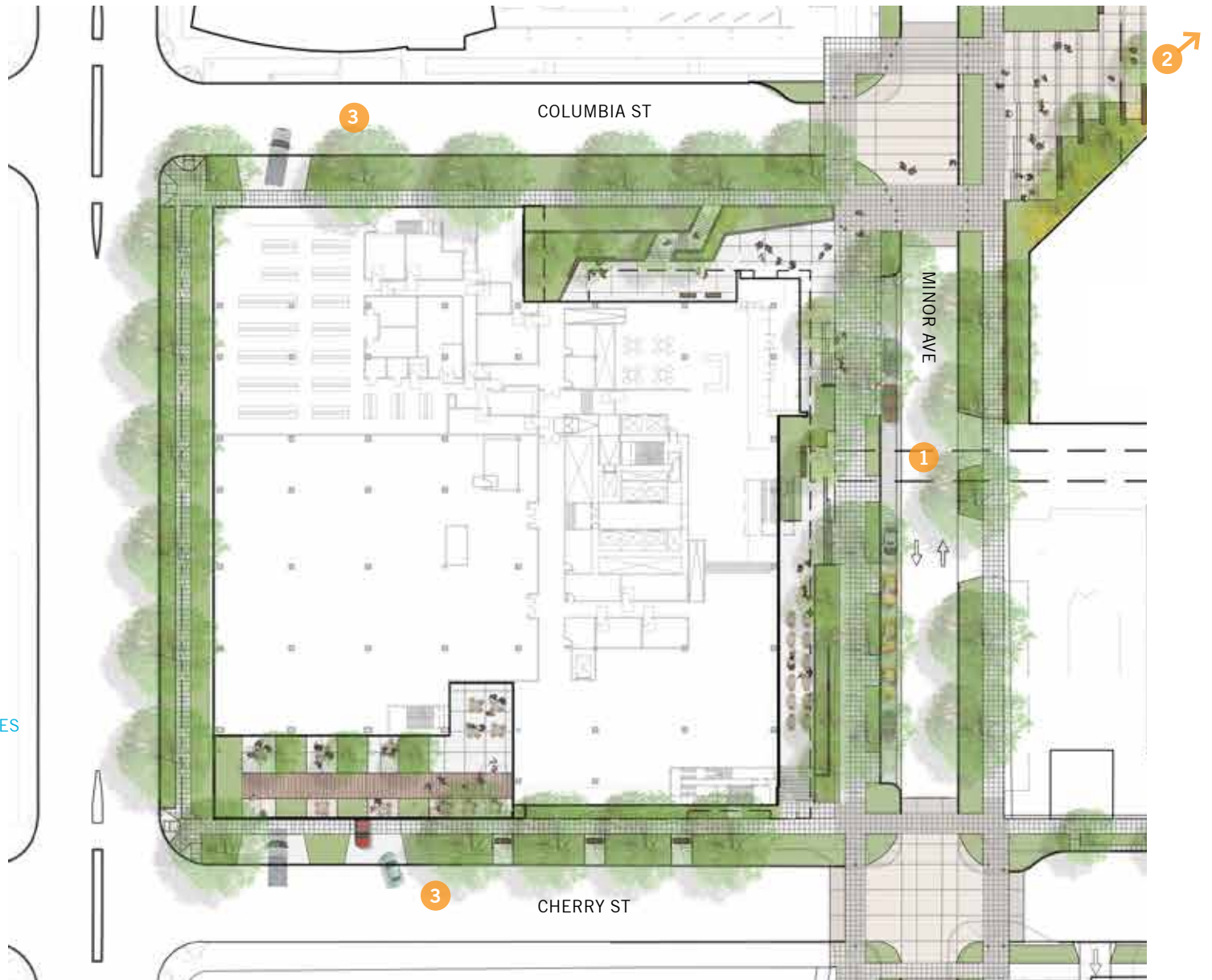
POTENTIAL PUBLIC BENEFIT OPPORTUNITIES

- 1 Minor Ave Improvements
- 2 Artwork Opportunities
- 3 Bike Share Program
- 4 Voluntary Setbacks and Open Space
- 5 Boren Ave Improvements

# MINOR AVENUE SKYBRIDGE

## POTENTIAL PUBLIC BENEFIT OPPORTUNITIES

- 1 Integrated Artwork
- 2 Bicycle Improvements
- 3 Offsite Wayfinding and Lighting



# MARION STREET SKYBRIDGE



## POTENTIAL PUBLIC BENEFIT OPPORTUNITIES

- 1 Marion Street Concept Plan and Improvements
- 2 Boylston Ave Improvements \*
- 3 Publicly Accessible Open Space
- 4 Offsite Transit Improvement Contribution
- 5 Park Maintenance Agreement

\* Relates to First Hill Public Realm Action Plan

# MINOR AVENUE TUNNEL



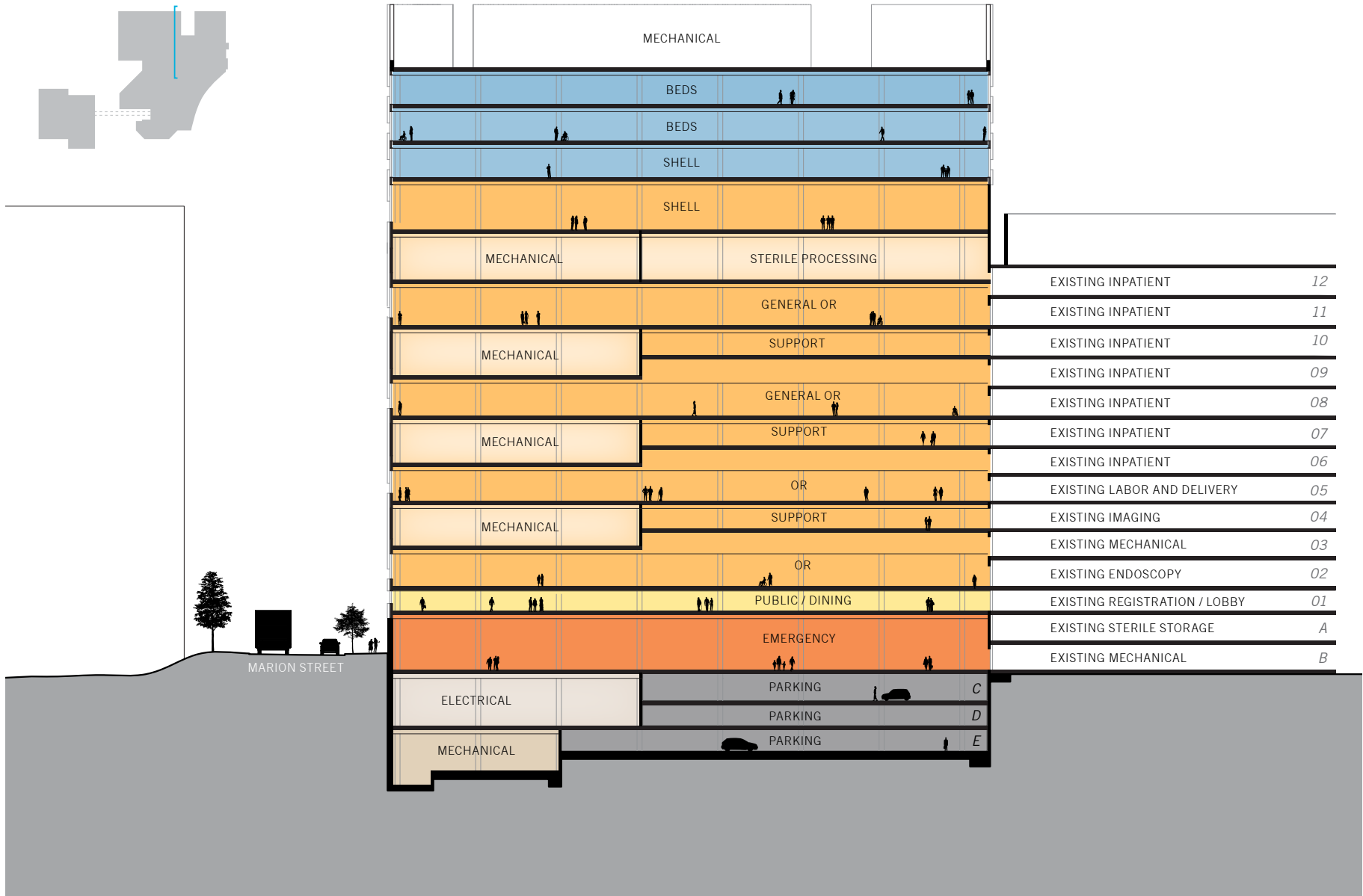
## POTENTIAL PUBLIC BENEFIT OPPORTUNITIES

- 1 Integrated Artwork

# FIRST HILL CAMPUS

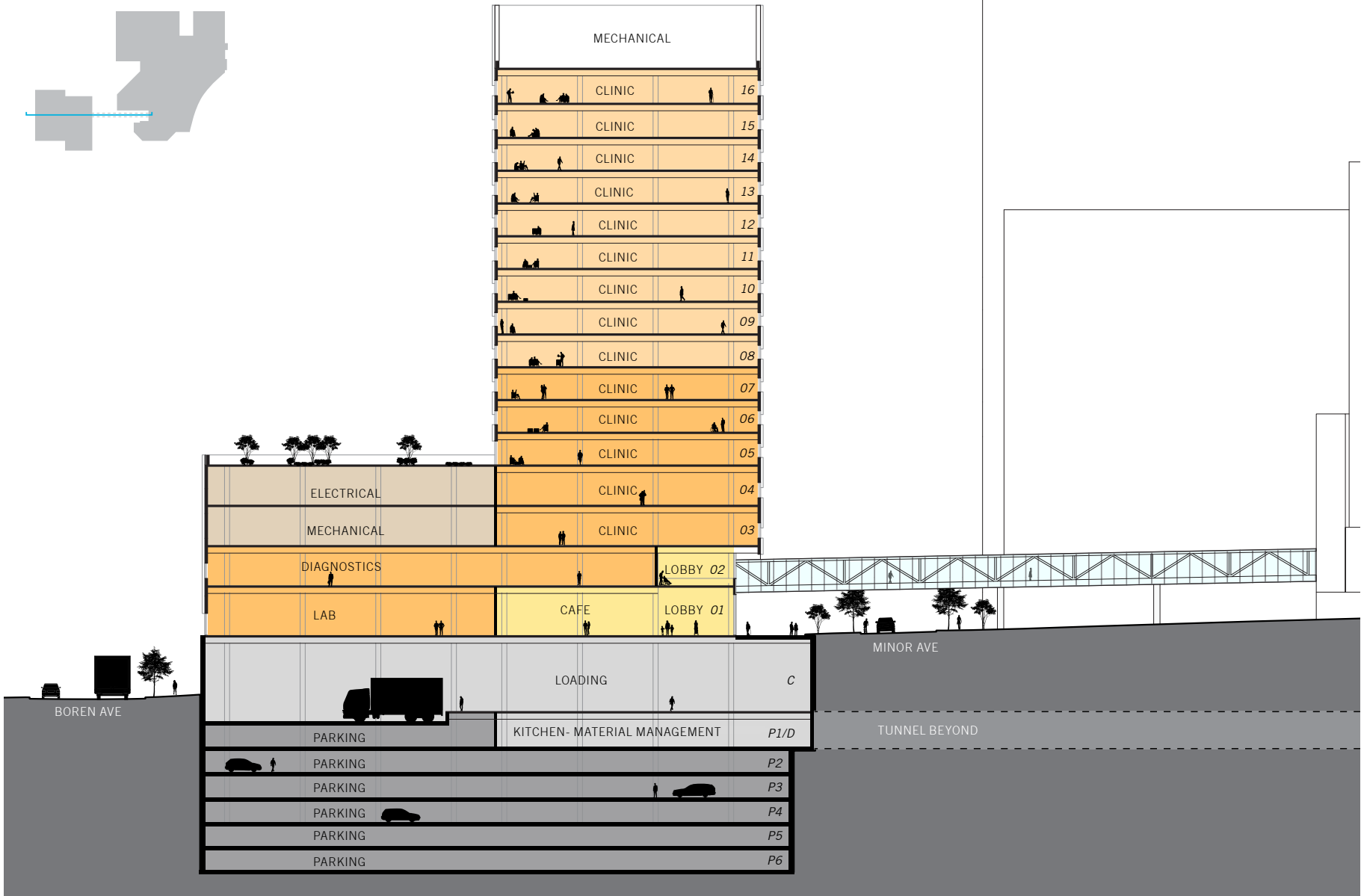
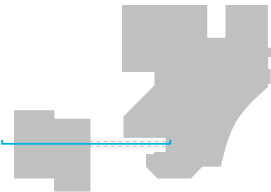


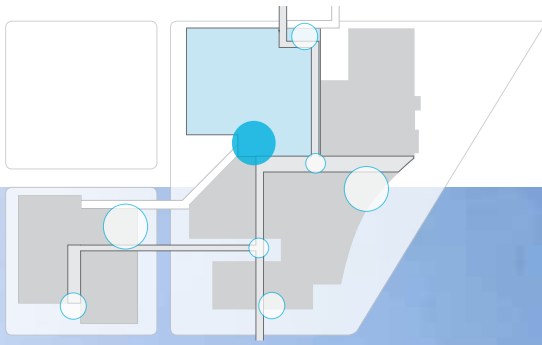
# NORTHWEST TOWER - PROGRAM SECTION





# BLOCK 95 - PROGRAM SECTION

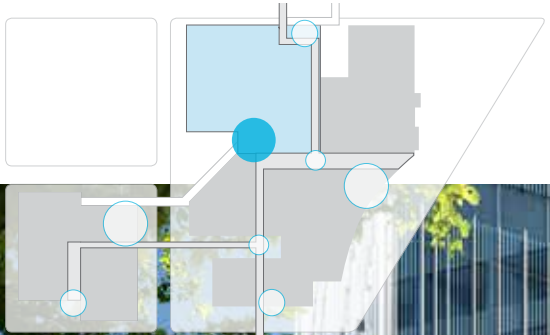


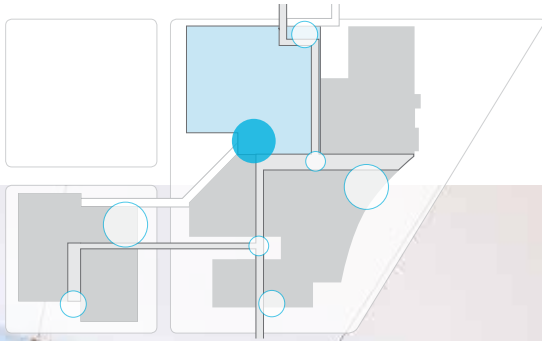


# NORTHWEST TOWER - FROM COLUMBIA



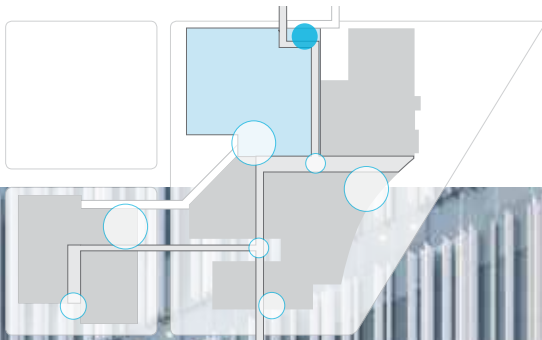
# NORTHWEST TOWER - ENTRY AT MINOR





# NORTHWEST TOWER - FAMILY AREA

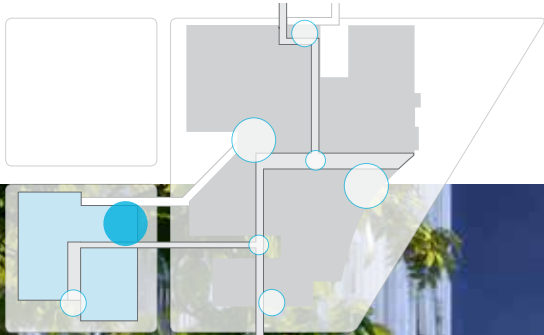


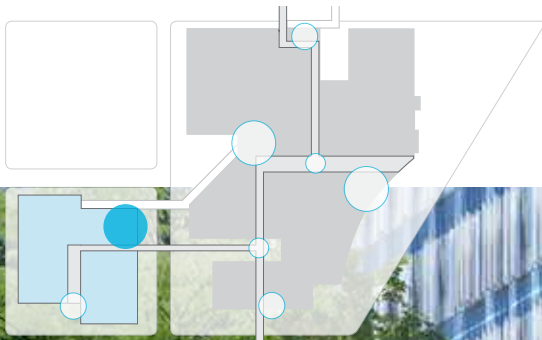


# NORTHWEST TOWER - ENTRY AT MARION



# BLOCK 95 - FROM MARION AND MINOR





# BLOCK 95 - ENTRY AT MINOR



# NORTHWEST TOWER - NIGHT VIEW

