

COPY

**MAJOR INSTITUTIONS MASTER  
PLAN PROCESS**

**SWEDISH MEDICAL CENTER FIRST HILL  
CAMPUS MASTER PLAN CITIZENS  
ADVISORY COMMITTEE FINAL REPORT  
AND RECOMMENDATIONS**

JUNE 2005

This report is produced pursuant to City of Seattle Ordinance 115002 and Seattle Municipal Code Section 23.69, and contains the findings and recommendations of the Major Institutions Master Plan Citizen's Advisory Committee for the Swedish Medical Center First Hill Campus Master Planning Process.



City of Seattle

**Department of Neighborhoods**

*Yvonne Sanchez, Director*

*Gregory J. Nickels, Mayor*

# SWEDISH MASTER PLAN CITIZENS ADVISORY COMMITTEE

## Swedish Medical Center Citizens Advisory Committee

June 2005

Dear Hearing Examiner and City Council:

The members of the Swedish Medical Center First Hill Campus Master Plan Citizen's Advisory Committee are pleased to forward to you our final report and recommendations concerning the Swedish Medical Center First Hill Campus Major Institutions Master Plan.

### Members

James P Rothwell (Chair)  
Deborah Gibby (Co-chair)  
Beverly Baker  
Greg Harris  
Jeff Myrter  
Jerry O'Leary  
Eric Bultemeier  
Robert W Fenn  
Kristi Drebeck Brown  
Betsy Mickel  
Bill Clancy

The Committee was formed to provide community review and recommendations concerning the Major Institutions Master Plan for the Swedish Medical Center First Hill Campus. After taking public testimony, reviewing draft and final plan documents and supporting environmental documents, and conducting 13 separate Committee meetings, the Committee has concluded as follows:

1. Swedish Medical Center is a significant asset to the Region, City and Neighborhood.
2. The environmental documents produced in association with the Swedish Medical Center First Hill Campus Master Plan are adequate and adequately identify the impacts of the proposed development.
3. There are impacts to the surrounding community as a result of the present and proposed development at Swedish Medical Center First Hill Campus, but that by and large, the conditions and mitigating elements established in the Plan, EIS, DPD Director's Report and additional Committee recommendations adequately mitigate the known impacts of the proposed development.

### Alternates

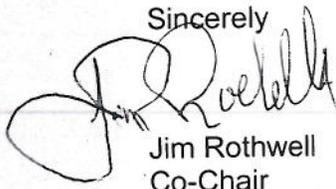
Anne Parry  
Hal Steiner  
Donald A. Moody

### Ex-Officio Members

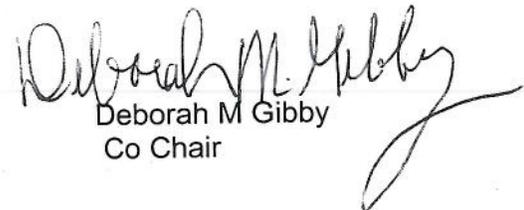
Steve Sheppard - DON  
Michael Jenkins - DPD  
Darren V. Redick - SMC

We therefore recommend that the Swedish Medical Center First Hill Campus Major Institutions Master Plan be approved with those changes and modifications as recommended in the Department of Planning and Development Director's Report and with further changes identified in the attached Committee report.

Sincerely



Jim Rothwell  
Co-Chair



Deborah M Gibby  
Co Chair

**June 2005**  
**Swedish Medical Center First Hill Campus Master Plan**  
**Citizen Advisory Committee Final Report**

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## **Section I**

# **INTRODUCTION AND GENERAL OVERVIEW**

“The intent of the Major Institution Master Plan shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of major institutions development on surrounding neighborhoods.” And, that the Advisory Committee comments shall be focused on identifying and mitigating the potential impacts of institutional development on the surrounding community based upon the objectives listed in the major Institutions policies and Chapter 25.05, SEPA.”

Seattle Municipal Code Sections 23.69.025  
and 23,69.032 D1

The First Hill Neighborhood in Seattle is home to a broad mix of urban uses, including medium and high density residential, major hospitals and educational facilities and office commercial and retail establishments. Within the Pacific Northwest, few neighborhoods are as urban.

With this urban setting comes major advantages. The neighborhood contains a vibrant mix of housing types that include high density options that are difficult to find elsewhere in Seattle, is close to the Seattle Central Business District, and convenient to major cultural facilities. But there are also major challenges. Chief among these is an abundance of medical and educational institutions, utilizing a significant portion of the neighborhood's available land. These major institutions include Virginia Mason Medical Center, Swedish Medical Center, Harborview Medical Center and a portion of Seattle University.

Swedish Medical Center occupies a central portion of the neighborhood. It provides critically needed medical services and major employment opportunities to both First Hill, the City in general and the wider region. As such is considered important and valuable by the residents of First Hill. Unavoidably, it also impacts the neighborhood in other ways. Development within the Medical Center Campus is dense and likely to become more so over time. Traffic to and from the medical center definitely impacts the overall transportation system in the neighborhood and adds to the needs for utility upgrades.

Swedish Medical Center has proposed a plan that would significantly increase density within its campus boundaries. This has the potential of significant impacts associated with the appearance of bulk and scale. Given this the CAC reviewed the proposed plan with a eye towards reducing the impacts of the bulk and scale of the proposed plan without jeopardizing the needs of the Medical Center to provide modern and efficient floor plates for its medical services. In general, the CAC was guided by the following general principles:

- That the overall increase in density as expressed both by the proposed floor area ratio (FAR) and the overlay heights, including the proposed rezones was acceptable to the CAC so long as special efforts were made to reduce the impacts of that bulk and scale, particularly along the perimeter streets of the Swedish Medical Center First Hill Campus.

- That the development on the campus should be arranged so that the greatest bulk and density is located in the Center of the Swedish Medical Center First Hill Campus
- That design guidelines to guide future development and inform the future Swedish Medical Center First Hill Campus Citizens Advisory Committee Standing Committee should be developed.
- That a specific Wayfinding Plan in addition to the required TMP be developed and reviewed by the CAC. (See Attachment A)

Swedish Medical Center has worked closely with the CAC and responded positively to virtually all of its recommendations. They have agreed to the development of both the wayfinding plan and the design guidelines; modified street and alley vacation request to eliminate all such actions that were considered problematic by the CAC; and generally agreed to a tower and base structure concept that addresses most of the initial CAC concerns regarding bulk and scale impacts. As a result the CAC is able to broadly endorse the plan as presently written and its immediate recommendations are almost entirely related to clarifications to the future design guidelines.

## Section II Recommendations

The following are the recommendations of the Swedish Medical Center Medical Center First Hill Campus Citizen Advisory Committee.

### Recommendations generally related to the development program Seattle Municipal Code (SMC) Section 23.69.030 Subsection E

#### **Related to SMC Section 23.69.030 E1 – Alternatives.**

- **Endorsement of Adequacy of Alternatives Considered** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee (CAC) has reviewed the alternatives proposed including the preferred alternatives. The CAC finds that the alternatives represent a fair outline of alternatives and is adequate for the purposes of review of the Swedish Medical Center MIMP and EIS.

### Recommendations generally related to SMC Section 23.69.030 E2 – Density as expressed as a MIO district-wide FAR and SMC Section 23.69.030 E4a – Specific height and gross floor area of existing and planned development.

The Swedish Medical Center First Hill Campus Citizens Advisory Committee (CAC) is fully aware that Swedish Medical Center First Hill Campus MIMP, sets forth an ambitious program of development and proposes generous heights limits and high overall density limits that appear to be essentially a complete build-out within the allowed building envelopes that would be allowed under the zoning. The total FAR proposed at 5.4 would allow for construction on all parcels owned by the Medical Center to the maximum heights and minimum setbacks established by zoning, modified to some extent by the proposed setbacks along the perimeter streets. The CAC also notes that MIMP does not specify gross floor areas for planned projects and instead relies solely upon heights and setbacks.

Swedish Medical Center planners and staff have indicated that these building envelopes and the overall maximum FAR is a “worst case scenario” and will not likely be achieved. Medical Center representatives have committed to a specific role for the Standing Citizen’s Advisory Committee in the review of the designs of the specific planned and potential projects developed under the MIMP and EIS. Given this assurance, the CAC is willing to endorse and accept both the overall campus FAR subject to conditions related to the review of individual projects.

- **Endorsement of the proposed floor area ratio and overall proposed density of development** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed maximum floor area ratio standard of 5.5 and the total allowable square footage of development at 3,500,000 chargeable square feet, as identified on Pages 58 and 59 of the MIMP subject to the limits on development at specific sites, setbacks, location of open spaces and measures to reduce the appearance of bulk and scale identified elsewhere in the plan and in this report.

**Recommendations generally related to SMC Section 23.69.030 E4 a – description of existing planned and future physical development and general design guidelines**

- **Endorsement of the general locations for planned and proposed projects** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee supports and endorses the general location identified for all planned and potential projects as shown in figure 2.12 page 44 of the MIMP CAC also supports the likely building forms of the hospital replacement projects (Projects B, C, D and E1) that include a hospital base structure and a narrower tower above.

**Endorsement of the General Swedish First Hill Campus and Wayfinding Design Guidelines with minor changes**

Swedish Medical Center proposes the adoption of two sets of Design Guidelines to be established concurrent with the adoption of the Swedish First Hill Campus Major Institutions Master Plan: 1) Campus Design Guidelines, and 2) Wayfinding Design Guidelines.

The guidelines shall be applied to and implemented with the proposed master plan projects (MIMP Planned and Potential Projects) when they are architecturally designed in the future. The guidelines provide design direction and a measure for use by DPD and the standing CAC during the Master Use Permit (MUP) review process. The CAC reviewed these guidelines and concurred that they should be established at the time of final approval of the MIMP with minor changes and additions as shown in the strike out version of those documents (Attachment A to this report)

**Recommended additional general design guidelines to be applied to all campus**

In each of the projects listed in recommendation C above, the upper floor tower is setback from the base structure often to accommodate use for patient beds. The building massing is within and less than the allowable building envelope. The incorporation of these setbacks is an important factor, which has led to the CAC's overall comfort endorsing increased density, FAR and somewhat reduced open space on the Swedish First Hill Campus. The CAC urges that the Medical Center make every possible effort to conform future buildings forms to this concept. However, the CAC recognizes that the projects are not yet designed. Thus specific tower setback dimension and the heights where the tower begins cannot be precisely defined at this time and may be subject to modification at future dates. Therefore, the CAC recommends as follows:

- **CAC recommendation that design guidelines be applied generally to all projects on the Swedish Campus** - Swedish hospital replacement projects be designed with specific attention to perimeter fronting facades that incorporate design solutions that support the following general guidelines:
  - (a) Building bases are desired to be separated from the tower structure, both visually and through massing to promote a human scale character to the street edge. Façade treatments, accentuation of building entries, architecturally interesting detail, transparency and landscape are all encouraged to increase visual interest and variety of the pedestrian experience. Façade treatment and/or quality landscape is specifically desired where façade transparency is not appropriate.
  - (b) Building tower facades should avoid the use of reflective materials and are encouraged to provide differentiation of façade plane through massing (where

appropriate) or fenestration techniques such as projecting sills, lightshelves or shading devices, and/or setback of glazing to create visually interesting patterns. Special care should be taken with regard to the buildings silhouette on the skyline.

### **Recommendations for site specific conditions design guidelines.**

In addition to the general design guidelines listed above, the CAC recommends that the following site-specific design guidelines be noted as guidance to the Swedish Medical Center Standing Citizens Advisory Committee to guide their reviews and comments on any Master Use Permit or Environmental Review related to the specific referenced project.

#### **Planned Project A – Medical Office Building**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That the design shall include ground level variations and changes to façade alignments, massing and architectural detailing specifically to increase: 1) the visual interest and variety of experience along the street front and, through the use of a setback, to provide light infiltration to the Plaza just west of the Arnold Plaza.
- That the Madison street front shall include a ten-foot setback from the property line, transparent facades, appropriately scaled signage, street furniture and façade treatments that create an inviting pedestrian environment, support the existing pedestrian character of Madison and create an inviting entrance to the Swedish Medical Center Campus. Weather protection is encouraged along the Madison frontage.
- Retail space shall be encouraged in the frontage along Madison consistent with the First Hill Urban Village Neighborhood Plan.
- That the building façade be set back from the property line to roughly align with the 1101 Madison Building base to the west along Madison, and incorporate a minimum setback of the tower structure above 3 stories (or roughly 45 feet) to correspond with the Director's Report Recommendations.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project B - Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, Project B should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on the massing figure 2.13 on page 46 of the MIMP and as figure 3.36 on page 95 of the EIS and reflected in the Height Bulk and Scale View: Proposed View 10, Figure 3.56 page 106 of the EIS in the final design.

In clarification, the CAC notes that while the massing diagrams and illustrations in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Project B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.

- That the street level boulevard, sidewalks and landscaping be appropriately scaled to promote a safe and comfortable pedestrian environment, with special consideration of connections at intersections and entrances to parking garages and loading facilities for both the pedestrian experience and driver safety and visibility.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the Swedish Medical Center First Hill Campus Citizens Advisory Committee recommendations associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation – below.

### **Planned Project C and Potential Project C1 – Hospital Replacement and Future Tower Additions**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That to the extent consistent with hospital needs, any development on the site should include provisions for a landscaped pocket, plaza or open space feature

at the Southwest intersection of Marion Street and Boylston directly to the west of the City Parks Department-owned property bounded by Broadway, Marion and Boylston. If provided, this open space should be designed in a way that compliments the adjacent Parks Department triangular parcel to the east and of sufficient size to allow improved sight lines to Marion and Boylston.

- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, Project C should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on in the massing figure 2.13 on page 46 and figure 2.17 page 53 of the MIMP and massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed views 9 and 10 Figures 3.56 and 3.58 pages 106 and 107 of the EIS in the final design.
- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Project B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.
- That the street level boulevard, sidewalks and landscaping be appropriately scaled to promote a safe and comfortable pedestrian environment, with consideration of connections at intersections.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project D – Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That any development on the site shall include provisions for a usable landscaped pocket, plaza or open space as presently shown on Figure 2.16 page 51 of the MIMP at the southwest corner of Cherry and Broadway. This location is desirable and acceptable, and clearly relates to the overall open space concept for the Broadway frontage. However the CAC also recommends that flexibility be maintained in order to allow consideration of different locations and/or configurations for this open space, specifically in order to allow sufficient flexibility to achieve the required floor plates for efficient hospital use of this site.

- That the design shall include ground level changes to façade alignments, massing and architectural detailing specifically to increase transparency at the northwest intersection of James and Broadway.
- That the design shall incorporate scale reducing techniques such as detailing, modulation, materials changes and fenestration.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, Project D should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on in the massing figure 2.13 on page 46 of the MIMP and massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed view 8, figure 3.54 page 105 of the EIS in the final design.
- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Project B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.
- That consideration be given during the design of the project to the incorporation of a distinctive statement and/or gateway, at the northwest intersection of James and Broadway.
- That the sky bridge associated with this project be designed concurrent with the building and in a manner that specifically compliments the development, is consistent in design to recently constructed sky bridges elsewhere on the Swedish Medical Center First Hill Campus and is sensitive in limiting bulk and scale, providing transparency and lightness in fenestration.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project E and E1 – Central Support Facility with Office Tower Above**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.

- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.
- That future consideration be given to various ways to assure that the streetscape<sup>3</sup> is pedestrian oriented, including the possible location of retail-like hospital functions along the Boren Street frontage for Projects E, E1 and especially G.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, Project E1 should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on the massing figure 2.13 on page 46 of the MIMP and Massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed view 6, Figure 3.50 page 103 of the EIS in the final design.
- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Project B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.

#### **Planned Project G. Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That the landscaping treatment and façade design relate to the scale and importance of Boren Avenue as a primary through street in the First Hill Neighborhood.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Recommendations generally related to SMC Section 23.69.030 E4 b – location of existing landscaping and 23.69.030 C3 e. open space locations.**

The CAC is recommending that the Swedish Medical Center Master Plan be amended to clarify the location and amount of open space. The Swedish Medical Center First Hill

Campus Master Plan states on page 50 that a total of 0.5 acres (21,780 square feet) be designated as permanent open space. This area is located at the main entrance of the Medical Center on Broadway and consists of both the vehicle drop off, garage entries, curb cuts and landscaped areas and constitutes about 4% of the campus land area. The MIMP further states on Page 63 that the minimum standard for open space on the First Hill Campus shall be 5% or a total of 32,444 square feet. (648,876 square feet of total campus area X .5 = 32,444 square feet.). The MIMP acknowledges that this is an overall reduction from the currently existing 6% in on-campus open space.

While it is difficult to accurately determine from the information in the MIMP, it appears that present open space on campus consists of about 22,000 square feet in the dedicated open space, 18,000 square feet in the existing open spaces shown on figure 2.16 page 51 of the MIMP (mostly small plazas and entry ways) and 26,000 in the perimeter street setbacks. This is a total of 66,000 square feet or 10% of the campus area. In order to achieve efficient building spaces some of the 18,000 square feet in existing open spaces will be lost including the plaza in the block associated with project E/E1 and the Entry Plaza to the Columbia Building. In a few cases existing plazas will be slightly expanded, still the net result will be a decrease in open space to about 13,000 square feet.

The CAC has concluded that if all three categories of open space are counted, that the stated minimum standard of 5% is probably too low. While not specifically noted in the MIMP or FEIS, the CAC believes that 5% was probably intended to be, or should have been intended to be, the combination of the dedicated open space and the remaining small plazas interior to the campus. If the CAC's rough figures are correct this would amount to 35,000 square feet or about 5.5 % of the total campus land area. If the setbacks are included then the remaining open space under a full build out of the lot coverage shown in the illustrations would be about 9.5%.

Therefore the CAC recommends as follows:

- **CAC recommendation for increased open space above that initially identified in the MIMP** - The CAC recommends that the Swedish Medical Center Major Institutions Master Plan be amended to increase from 5% to 9.5% or roughly 62,000 square feet, the minimum standard for the total campus open space, such area to be inclusive of the designated 27,300 square foot open space along Broadway, and plazas or entry courts and proposed setbacks along the campus' perimeter streets, to the extent they meet with the established Design Guidelines. The areas may be paved (such as plazas) or landscaped but shall not include surface parking lots and driveways. The CAC encourages Swedish to consider open space as publicly accessible where appropriate, in that the campus is located in a residential neighborhood, and is regularly traversed by pedestrians both associated with and independent of the campus activities.
- The MIMP should be amended to include a map of proposed and dedicated open spaces with the underrating that those spaces not identified as dedicated may be shifted so long as the total percentage of campus-wide open space is maintained.

**Recommendations generally related to SMC Section 23.69.030 E9 – Street and alley vacations and the location of sky bridges.**

Swedish Medical Center is proposing the vacation of the alley in the block bounded by Columbia and Cherry Streets and Boren and Minor Avenues, associated with the

construction of the Support Building (Planned Project E). The CAC reviewed the proposed vacation and concluded that there are no significant adverse effects on the broader community from this action. The alley is completely internal to the Swedish Medical Center Campus and its retention would provide no specific benefit to any other adjacent owner. Its retention would limit development on the site and might lead to either greater than planned densities in other portions of campus.

- **CAC endorsement of the vacation of the alley associated with the construction of Planned Project E** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee supports and endorses the vacation of the alley in the block bounded by Boren, Columbia, Minor and Cherry (associated with Project E). In event that access is needed to the new facility, the CAC would support the provision of this access through a private drive and curb-cut.

In addition Swedish Medical Center is proposing a series of sky bridges and tunnels to connect various buildings. This includes: 1) the relocation of the existing sky bridge over Marion street to be perpendicular to the proposed new development, 2) construction of a new sky bridge over Manor Avenue about mid-block between Marion and Columbia Streets, 3) a new tunnel under Minor Avenue between the Southwest Wing and the proposed Support Building (E1), and 4) a new sky bridge over Cherry Street between Minor Avenue and Broadway between the South Wing and the proposed Hospital Replacement (Building D). The CAC reviewed these proposals and agreed that had no issues with the construction of the sky bridges and tunnels and that they were generally needed and reasonable.

- **CAC endorsement of the proposed sky bridges and tunnels associated with the planned and potential development** – The Swedish Medical Center First Hill Campus Citizens Advisory Committee supports and endorses the proposed locations for the sky bridges and tunnels as shown on figure 2.14, page 48 of the Final Major Institution Master Plan

#### **Recommendations generally related to SMV Section 23.69.030 C3a and c – Setbacks internal and external to the campus.**

Swedish Medical Center has proposed setbacks along its external boundary streets (the perimeter of the campus) only and has proposed no setbacks along those streets internal to the campus. The CAC reviewed this concept and concluded that the elimination of setbacks internal to campus was acceptable so long as the perimeter setbacks are imposed.

Therefore the CAC recommends as follows:

- **CAC endorsement of the proposed general setbacks in the MIMP** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the setbacks identified on figure 3.2 of the MIMP.

#### **Recommendations generally related to SMC Section 23.69.030 C3b – Height limits, Section 23.69.028 4a – Transitions in Height, and Section 23.69.028 4b – Measures to reduce the appearance of bulk of a structure**

The Swedish Medical Center First Hill Campus MIMP proposes to retain the existing height district as it currently exists with two exceptions. The first exception is the block bounded by

Boren, Marion, Minor and Columbia which would be changed from a combination of MIO 240 and MIO 90 to a single height of MIO 160. The CAC has carefully looked at this increased height and was persuaded that it was justified in order to bring the MIO district and underlying zoning into alignment. This block is currently developed with a private building (Columbia Building and Eklind Hall) that takes advantage of the higher designation. No adverse impact would accrue from this change. Therefore, the CAC makes the following recommendation.

- **CAC endorsement of the proposed height rezone for Project G** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed change from MIO 90 and MIO 240 to MIO 160 for the block bounded by Boren, Marion, Minor and Columbia (Planned Project G).

The second change is from MIO 70 to MIO 105 from the block bounded by James Minor, Cherry and Broadway. This change would be intermediary between the MIO 240 covering the main south and southwest wings of the Hospital and the MIO 85 designations on the east side of Broadway. While the CAC has identified this location for special efforts to reduce the appearance of height bulk and scale, the CAC thought that the change in height was needed in order to allow the development of much needed hospital space at this location. The CAC's decision in this case was also greatly influenced by the Medical Centers commitment to specific design review and to incorporate special design elements to reduce the appearance of bulk and scale, incorporate a landscaped plaza as part of the open space for the campus and consider a step back above the sixth floor. (See recommendations related to Project D above)

- **CAC endorsement of the proposed height rezone for Project D** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed change from MIO 70 and MIO 105 for the block bounded by James, Minor, Cherry and Broadway, subject to the conditions stated for Project D, CAC recommendation C above.

#### **Recommendations generally related to SMC Section 23.69.030 C3d – Landscaping.**

Swedish Medical Center has proposed a more dense urban setting for its campus. As noted earlier, this would include the elimination of setbacks along those streets internal to its campus and provision of relatively limited open space. In order to mitigate the possible impacts of this more dense development, Swedish Medical Center has proposed a concept that includes more intensive landscaping of Minor Avenue and Marion Street through their campus as part of their Design Precepts (Figure 1.3 of the MIMP). The CAC reviewed this concept and concurred that more intense landscaping; including the planting of street trees along these routes was necessary and desirable. Therefore, the CAC makes the following recommendation:

- **CAC endorsement of the proposed landscaping of setbacks identified in the MIMP** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the location of landscaped setback along Madison and the locations for proposed street tree plantings for other internal and external streets on the Swedish Medical Center Campus as shown on Figure 2.16 page 51 of the MIMP.

#### **Recommendations generally related to SMC Section 23.69.030 C4a – Transitions in height.**

- **CAC endorsement of the general heights massing for the Swedish Campus -** The Swedish Medical Center First Hill Campus Citizens Advisory Committee specifically endorses and supports the proposals in the Swedish Medical Center First Hill Campus Master Plan to concentrate the greatest height and most intensive development in the Center of its campus and commends the institution for this effort.

**Related to SMC Section 23.69.030 C4f – Pedestrian Circulation.**

The Swedish Medical Center First Hill Campus Citizens Advisory Committee strongly endorses the development of a wayfinding plan for the Swedish Medical Center First Hill Campus that would include design guidelines to address campus orientation and building and street improvements to improve the pedestrian environment. The Swedish Medical Center First Hill Campus Citizens Advisory Committee believes that the development of this plan is critical to the future evaluation of projects and therefore recommends as follows:

- **CAC recommendation that a Wayfinding Plan be required as a condition of any development -** Prior to the issuance of any project MUP (Master Use Permit) under the revised Swedish Medical Center First Hill Campus Master Plan, that Swedish develop and submit to CAC and DPD a wayfinding plan to include: 1) signage and other measures to direct motor vehicles to parking locations in ways that minimize adverse impacts on the surrounding neighborhood, and 2) increase pedestrian safety and convenience, and that this plan be approved by the City and implemented along public right-of-way site frontages corresponding with each Master Plan Project.

**Related to SMC Section 23.69.030 F2 – Programs to reduce traffic Impacts and encourage the use of public transit. Carpools and other alternative to single-occupant vehicles**

As part of the evaluation of the MIMP in the EIS, Swedish Medical Center, through its consultant Transpo, evaluated impacts on the surrounding transportation system and the efficiency of the internal transportation system through the Campus. That evaluation recommended the following specific actions:

- Remove on-street parking on one side of Marion Street and Minor Avenue to provide adequate lane widths for passing vehicles.
- Improve operations at the Nordstrom garage to avoid spillover parking at Madison/Summit street intersections.
- Implement a comprehensive wayfinding plan, referenced in MIMP conditions
- Change the existing Transportation Management Plan (TMP) to add additional components that include fully subsidized transit, discount carpool parking, guaranteed ride home and other benefits
- Review opportunities for crosswalk signalization at campus perimeter street crossings to support safe pedestrian access.

- **CAC endorsement of the removal of Parking from one side of Marion Street and Minor Avenue -** The CAC endorses the actions (a) through (e) listed in the previous paragraph and especially concurs with the need to remove parking from the streets indicated.

**Recommendations generally related to the adequacy of the EIS SMC Section  
23.69.030 Subsection G**

- **CAC findings that environmental review was adequate** - The Swedish Medical Center First Hill Campus Citizens Advisory Committee has reviewed and commented on the EIS for the Swedish medical Center Major Institutions Master Plan. The Committee has concluded that the EIS is adequate and endorses the application of all of the mitigation measures identified therein. No additional critical mitigating measures were identified by the CAC

# Attachments

## **Attachment A Strike out version of the proposed Swedish First Hill Campus and Wayfinding Design Guidelines**

The following text shows those minimum additions that the CAC proposes be made to the Swedish First Hill Campus Design and Wayfinding Design Guidelines. Recommended additions are underlines and bolded.

### **Swedish First Hill Campus Design and Wayfinding Design Guidelines**

Two sets of Design Guidelines are established for the Swedish First Hill campus:

- 1) Campus Design Guidelines, and
- 2) Wayfinding Design Guidelines.

The guidelines shall be applied to and implemented with the proposed master plan projects (MIMP Planned and Potential Projects) when they are architecturally designed in the future. The guidelines provide design direction and a measure for use by DPD and the standing CAC during the Master Use Permit (MUP) review process.

#### **1) Campus Design Guidelines**

##### Buildings and Spaces

- Concentrate the most intense building mass and height toward the campus center (core hospital zone) to create a height/bulk/scale transition at campus edges along the major arterials.
- Use scale reducing architectural techniques for the buildings at the campus corners along Broadway at James and at Madison and incorporate open space at the triangular areas formed by the change in the street grid.
- Include street-level design features that contribute to a quality pedestrian experience and human scale, such as façade transparency, architectural detailing, and other amenities particularly along Broadway at James and at Madison and along Madison.
- Differentiate individual architectural building designs to be memorable and unique (such as with detailing, materials and color) yet buildings should also contribute to a collective campus form.
- Orient **public** plazas and open spaces to capture the sun (south facing) to attract users and establish memorable outdoor gathering places.

##### Landscape / Open Space

- Make visual connections between buildings and the landscape, such as with outlooks, courtyards and landscape healing gardens so that **interior** space is grounded and oriented with the outside.
- **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. The intent should be to create space activity levels that provide opportunities for interaction as well as respect privacy and quiet time.**
- 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 **certain** spaces for meditation and reflection that may be enlivened by seasonal plantings and are special, secure sanctuaries within the intense, urban campus.
- **Where possible, combine and orient open space towards seasonal sunlight, and away from prevailing winds and traffic noise.**

#### Streetscape

- Enhance street life quality and human-scale amenities to improve the pedestrian experience and to distinguish each street, such as with landscaping, lighting, signage, weather protection, benches, kiosks, paving, and bicycle racks.
- Improve Marion and Minor as safe, landscaped corridors with amenities (greenstreets), accommodating both pedestrians and local traffic that connect Swedish with the First Hill neighborhood.
- Reinforce the Madison frontage as a pedestrian oriented neighborhood shopping street **and encourage building setbacks at Madison / Marion to align with buildings along Madison to the West and/or East.**
- Provide shelters and canopies for weather protection and shading at building entrances and drop-off/loading areas to highlight the activity location and building portal.
- 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, considering illumination levels, color, quality, scale and performance.
- Consider repetitive and consistent lighting fixtures or designs that distinguish the campus, particularly at boundaries and gateways.

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

## 2) Wayfinding Design Guidelines

### Signage

- Provide campus-wide directional and informational signage that directs and informs users plus unifies the First Hill campus identity.
- Consider trailblazer type signage that guides movement sequence and aids direction decisions along a route to a specific destination for cars and people.
- Include standardized graphics, symbols, and color coding with environmental signage for ease in communication and to reinforce the Swedish campus image.

### Campus Orientation

- Create identifiable landmarks and obvious pathways for orientation with a hierarchy of campus places that are clearly and directly connected.
- Establish clear identification of key medical center functions including the main hospital, medical office, emergency, service and parking, considering visibility and scale from driving and walking perspectives.
- Establish the identity of multiple campus 'front doors' that provide clear access to Swedish services.
- Distinguish a setting for external public art at key locations that can be campus identity landmarks (the sculpture garden, the art wall, sound/light gallery, etc.).
- Simplify and accent movement intersections (horizontal and vertical) to ease selection of the appropriate direction decision.
- Maintain the continuity of people flow, linking inside and outside routes, and accent identifiable campus gateways and building entrances.

### Vehicle Flows

- Continue to evaluate, plan and implement traffic improvement designs at Summit/Madison that minimize on-site and spill-over impacts
- Match access routes with destinations particularly for approaching and departing traffic with early and regular warnings to allow time for route decisions.
- Remove on-street parking if it improves parking access, vehicle flow, and allows adequate lane width to direct cars to garages.
- Make garage entries and exits highly visible and obvious by eliminating obstructions.
- Design to facilitate the total movement sequence from campus approach, to parking, to the user destination and back.
- **Support safe intersection design at internal streets with curb bulbs and/or additional crosswalk graphic.**



## Outline of Possible Basic Recommendations Only

### Recommendations generally related to the development program Seattle Municipal Code (SMC) Section 23.69.030 Subsection E

#### **Related to SMC Section 23.69.030 E1 – Alternatives.**

- A. The Swedish Medical Center First Hill Campus Citizens Advisory Committee (CAC) has reviewed the alternatives proposed including the preferred alternatives. The CAC and finds that the alternatives represent a fair outline of alternatives and is adequate for the purposes of review of the Swedish Medical Center MIP and EIS

#### **Related to SMC Section 23.69.030 E2 – Density as expressed as a MIO district-wide FAR and SMC Section 23.69.030 E4a – Specific Height and gross floor area of existing and planned development.**

The Swedish Medical Center First Hill Campus Citizens Advisory Committee (CAC) is fully aware that Swedish Medical Center First Hill Campus MIMP, sets forth an ambitious program of development and proposes generous heights limits and high overall density limits that appear to be essentially a complete build-out within the allowed building envelopes that would be allowed under the zoning. The total FAR proposed at 5.4 would allow for construction on all parcels owned by the Medical Center to the maximum heights and minimum setbacks established by zoning, modified to some extent by the proposed setbacks along the perimeter streets. The CAC also notes that MIMP does not specify gross floor areas for planned projects and instead relies solely upon heights and setbacks.

Swedish Medical Center planners and staff have indicated that these building envelopes and the overall maximum FAR is a “worst case scenario” and will not likely be achieved. Medical Center representatives have committed to a specific role for the Standing Citizen’s Advisory Committee in the review of the designs of the specific planned and potential projects developed under the MIMP and EIS. Given this assurance, the CAC is willing to endorse and accept both the overall campus FAR subject to conditions related to the review of individual projects as follows and also contained in recommendations related to Section \_\_\_\_\_.

- B. The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed Floor Area Ratio of 5.4 and the total allowable square footage of development at 3,500,000 chargeable square feet, as identified on Pages 58 and 59 of the MIMP subject to the limits on development at specific sites, setbacks, location of open spaces and measures to reduce the appearance of bulk and scale identified elsewhere in the plan and in this report.

#### **Related to SMC Section 23.69.030 E4 a – description on existing planned and future physical development**

- C. The Swedish Medical Center First Hill Campus Citizens Advisory Committee supports and endorses the general location identified for all planned and potential projects as shown in figure 2.12 page 44 of the MIMP CAC also supports the likely building forms of the hospital replacement projects (Projects B, C, D and E1) that include a hospital base structure and a narrower tower above. In each of these projects the upper floor

tower is setback from the base structure often to accommodate use for patient beds. The building massing is within and less than the allowable building envelope.

The incorporation of these setbacks is an important factor, which has led to the CAC's overall comfort endorsing increased density, FAR and somewhat reduced open space on the Swedish First Hill Campus. The CAC urges that the Medical Center make every possible effort to conform future buildings forms to this concept. However, the CAC recognizes that the projects are not yet designed. Thus specific tower setback dimension and the heights where the tower begins cannot be precisely defined at this time and may be subject to modification at future dates.

Therefore, the CAC recommends that future Swedish hospital replacement projects generally conform to the tower/base massing configuration to help reduce apparent bulk and other conditions for each location as indicated below:

#### **Planned Project A – Medical Office Building**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That the design shall include ground level variation of changes to façade alignments, massing and architectural detailing specifically to increase: 1) visibility and light infiltration to the Plaza just west of the Arnold Plaza; and 2) to increase visibility for westbound traffic on Madison turning to Minor Avenue.
- That the Madison street front shall include transparent facades, appropriately scaled signage, street furniture and façade treatments that create an inviting pedestrian environment, support the existing pedestrian character of Madison and create an inviting entrance to the Swedish Medical Center Campus.
- Retail space shall be encouraged in the frontage along Madison consistent with the First Hill Urban Village Neighborhood Plan.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project B - Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.

- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, project B should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on in the massing figure 2.13 on page 46 of the MIMP and as figure 3.36 on page 95 of the EIS and reflected in the Height Bulk and Scale View: Proposed View 10, Figure 3.56 page 106 of the EIS in the final design.

In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Site B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.

- That the street level boulevard, sidewalks and landscaping be appropriately scaled to promote a safe and comfortable pedestrian environment, with consideration of connections at intersections.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the Swedish Medical Center First Hill Campus Citizens Advisory Committee recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation – below.

### **Planned Project C and Potential Project C1 – Hospital Replacement and Future Tower Additions**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That any development on the site shall include provisions for a landscaped pocket, plaza or open space feature at the Southwest intersection of Marion Street and Boylston directly to the west of the City Parks Department-owned property bounded by Broadway, Marion and Boylston. This open space should be designed in a way that compliments the adjacent Parks Department triangular parcel to the east and of sufficient size to allow improved sight lines to Marion and Boylston.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, project C should incorporate

the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on in the massing figure 2.13 on page 46 and figure 2.17 page 53 of the MIMP and massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed views 9 and 10 Figures 3.56 and 3.58 pages 106 and 107 of the EIS in the final design.

- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Site B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the FEIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project D – Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- 2. That any development on the site shall include provisions for a usable landscaped pocket, plaza or open space as presently shown on Figure 2.16 page 51 of the MIMP at the southwest corner of Cherry and Broadway. This location is desirable and acceptable, and clearly relates to the overall open space concept for the Broadway frontage. However the CAC also recommends that flexibility be maintained in order to allow consideration of different locations and/or configurations for this open space, specifically in order to allow sufficient flexibility to achieve the required floor plates for efficient hospital use of this site.
- That the design shall include ground level changes to façade alignments, massing and architectural detailing specifically to increase transparency at the northwest intersection of James and Broadway.
- That the design shall incorporate scale reducing techniques such as detailing, modulation, materials changes and fenestration.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, project D should incorporate the additional setback for the upper floor towers roughly above the fifth floor above

ground level as shown on in the massing figure 2.13 on page 46 of the MIMP and massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed view 8, figure 3.54 page 105 of the EIS in the final design.

- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Site B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.
- That consideration be given during the design of the project to the incorporation of a multi story open visible atrium court, and entry, at the northwest intersection of James and Broadway.
- That the skybridge associated with this project be designed concurrent with the building and in a manner that specifically compliments the development, is consistent in design to recently constructed skybridges elsewhere on the Swedish Medical Center First Hill Campus and is sensitive in limiting bulk and scale and provides transparency and lightness in fenestration.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the FEIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

#### **Planned Project E and E1 – Central Support Facility with Office Tower Above**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the FEIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.
- That future consideration be given to locating retail-like hospital functions along the Boren Street frontage for Projects E, E1 and especially G.
- That to the extent to which it is consistent with the needs to accommodate efficient use of floor plates for Medical Center uses, project E1 should incorporate the additional setback for the upper floor towers roughly above the fifth floor above ground level as shown on in the massing figure 2.13 on page 46 of the MIMP and

Massing figure 3.36 on page 95 of the EIS and reflected in the height bulk and scale view: proposed view 6, Figure 3.50 page 103 of the EIS in the final design.

- In clarification, the CAC notes that while the massing diagrams and illustration in the MIMP and EIS shows an upper level setback and the CAC believes that this setback is highly desirable, it should not be considered as absolute restrictions upon the allowable building envelope, but instead as highly desirable design goals. When presenting specific designs for any development at Site B to the Standing Committee, the Medical Center's staff and design team should make every reasonable effort to incorporate this setback. In the event that the setback cannot be incorporated without compromising efficient Medical Center use, the designs should incorporate other features to reduce the appearance of bulk and scale for this building.

### **Planned Project G. Hospital Replacement**

- That the Standing Citizens Advisory Committee formally review and comment on the specific project design for any permit application requiring any discretionary decision or State Environmental Protection Act (SEPA) review for this site and that its recommendations be forwarded to the Director of the Department of Planning and Development prior to the issuance of any Master Use or Building Permit.
- That the landscaping treatment and façade design relate to the scale and importance of Boren Avenue as a primary through street in the first Hill Neighborhood.
- That the project shall incorporate all relevant elements included in the wayfinding plan detailed on page 175 of the EIS and referenced on page 26 of the MIMP and further detailed in the CAC recommendation associated with Related to SMC Section 23.69.030 C4f – Pedestrian Circulation - below.

### **Related to SMC Section 23.69.030 E4 b – location of existing landscaping and 23.69.030 C3 e. open space locations.**

The CAC is recommending that the Swedish Medical Center Master Plan be amended to clarify the location and amount of open space. The Swedish Medical Center First Hill Campus Master Plan states on page 50 that a total of 0.5 acres (21,780 square feet) be designated as permanent open space. This area is located at the main entrance of the Medical Center on Broadway and consists of both the vehicle drop off, garage entries, curb cuts and landscaped areas and constitutes about 4% of the campus land area. The MIMP further states on Page 63 that the minimum standard for open space on the First Hill Campus shall be 5% or a total of 32,444 square feet. (648,876 square feet of total campus area X .5 = 32,444 square feet.). The MIMP acknowledges that this is an overall reduction from the currently existing 6% in on-campus open space.

While it is difficult to accurately determine from the information in the MIMP, it appears that present open space on campus consists of about 22,000 square feet in the dedicated open space, 18,000 square feet in the existing open spaces shown on figure 2.16 page 51 of the MIMP (mostly small plazas and entry ways) and 26,000 in the perimeter street setbacks.

This is a total of 66,000 square feet or 10% of the campus area. In order to achieve efficient building spaces some of the 18,000 square feet in existing open spaces will be lost including the plaza in the block associated with project E/E1 and the Entry Plaza to Eckland Hall. In a few cases existing plazas will be slightly expanded, still the net result will be a decrease in open space to about 13,000 square feet.

The CAC has concluded that if all three categories of open space are counted, that the stated minimum standard of 5% is probably too low. While not specifically noted in the MIMP or FEIS, the CAC believes that 5% was probably intended to be, or should have been intended to be, the combination of the dedicated open space and the remaining small plazas interior to the campus. If the CAC's rough figures are correct this would amount to 35,000 square feet or about 5.5 % of the total campus land area. If the setbacks are included then the remaining open space under a full build out of the lot coverage shown in the illustrations would be about 9.5%.

There for the CAC recommends as follows:

- D. The CAC recommends that the Swedish Medical Center Major Institutions Master Plan be amended to increase from 5% to 9% the minimum standard for the total campus opens space, such area to be inclusive of the designated open space, and plazas or entry courts and proposed setbacks along the campus' perimeter streets. The areas may be paved (such as plazas) or landscaped but shall not include surface parking lots and driveways.

or as an alternative.

The CAC recommends that the Swedish Medical Center Major Institutions Master Plan be amended to increase from 5% to 8% the minimum standard for the total campus opens space, such area to be inclusive of the designated open space, and plazas or entry courts and exclusive of proposed setbacks along the campus' perimeter streets. The areas may be paved (such as plazas) or landscaped but shall not include surface parking lots and driveways.

- E. The MIMP should be amended to include a map of proposed and dedicated open spaces with the underrating that those spaces not identified as dedicated may be shifted so long as the total percentage of campus-wide open space is maintained.

**Related to SMC Section 23.69.030 E9 – Street and alley vacations.**

- F. The Swedish Medical Center First Hill Campus Citizens Advisory Committee supports and endorses the vacation of the alley in the block bounded by Boren, Columbia Minor and Cherry (associated with Project E). In event that access is needed to the new facility, the CAC would support the provision of this access through a private drive and curb-cut.

**Related to SMC Section 23.69.030 E12 – Decentralization planning.**

**Note: This section needs to be developed and discussed with the CAC.**

**Recommendations generally related to the development standards  
SMC 23.69.030 Subsection C**

**Related to SMV Section 23.69.030 C3a and c – Setbacks internal and external to the campus.**

- G. The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the setbacks identified on figure 3.2 of the MIMP.

**Related to SMC Section 23.69.030 C3b – Height limits, Section 23.69.028 4a – Transitions in Height, and Section 23.69.028 4b – Measures to reduce the appearance of bulk of a structure**

The Swedish Medical Center First Hill Campus MIMP proposes to retain the existing height district as it currently exists with two exceptions. The first exception is the block bounded by Boren, Marion, Minor and Columbia which would be changed from a combination of MIO 240 and MIO 90 to a single height of MIO 160. The CAC has carefully looked at this increased height and was persuaded that it was justified in order to bring the MIO district and underlying zoning into alignment. This block is currently developed with a private building (Columbia Building and Eklind Hall) that takes advantage of the higher designation. No adverse impact would accrue from this change. Therefore the CAC makes the following recommendation.

- H. The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed change from MIO 90 and MIO 240 to MIO 160 for the block bounded by Boren, Marion Minor and Columbia.

The second change is from MIO 70 to MIO 105 from the block bounded by James Minor, Cherry and Broadway. This change would be intermediary between the MIO 240 covering the main south and southwest wings of the Hospital and the MIO 85 designations on the east side of Broadway. While the CAC has identified this location for special efforts to reduce the appearance of height bulk and scale, the CAC thought that the change in height was needed in order to allow the development of much needed hospital space at this location. The CAC's decision in this case was also greatly influenced by the Medical Centers commitment to specific design review and to incorporate special design elements to reduce the appearance of bulk and scale, incorporate a landscaped plaza as part of the open space for the campus and consider a step back above the sixth floor. (See recommendations related to Project D above)

- I. The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the proposed change from MIO 70 and MIO 105 for the block bounded by James Minor, Cherry and Broadway, subject to the conditions stated for Project D, CAC recommendation C above.

**Related to SMC Section 23.69.030 C3d – Landscaping.**

- J. The Swedish Medical Center First Hill Campus Citizens Advisory Committee endorses and supports the location of landscaped setback along Madison and the locations for proposed street tree planting shown on Figure 2.16 page 51 of the MIMP as shown on Figure 3.2 and

**Related to SMC Section 23.69.030 C4a – Transitions in height.**

- K. The Swedish Medical Center First Hill Campus Citizens Advisory Committee specifically endorses and supports the proposals in the Swedish Medical Center First Hill Campus Master Plan to concentrate the greatest height and most intensive development in the Center of its campus and commends the institution for this effort.

**Related to SMC Section 23.69.030 C4f – Pedestrian Circulation.**

The Swedish Medical Center First Hill Campus Citizens Advisory Committee strongly endorses the development of a wayfinding plan for the Swedish Medical Center First Hill Campus that would include design guidelines to address campus orientation and building and street improvements to improve the pedestrian environment. The Swedish Medical Center First Hill Campus Citizens Advisory Committee believes that the development of this plan is critical to the future evaluation of projects and therefore recommends as follows:

- L. Prior to the issuance of any project MUP (Master Use Permit) under the revised Swedish Medical Center First Hill Campus Master Plan, that Swedish develop and submit to CAC and DPD a wayfinding plan to include: 1) signage and other measures to direct motor vehicles to parking locations in ways that minimize adverse impacts on the surrounding neighborhood, and 2) increase pedestrian safety and convenience, and that this plan be approved by the City and implemented along public right-of-way site frontages corresponding with each Master Plan Project.

**Recommendations generally related to the transportation management program SMC 23.69.030 Subsection F**

**Related to SMC Section 23.69.030 F1 - Planned Parking, loading and service facilities, bicycle and pedestrian circulation and relationship to external street system. Also SMC Section 23.69.030 E3 and E4d in the development program section – Parking spaces allowed and proposed.**

**Related to SMC Section 23.69.030 F2 – Programs to reduce traffic Impacts and encourage the use of public transit. Carpools and other alternative to single-occupant vehicles**

**Recommendations generally related to the adequacy of the EIS SMC Section 23.69.030 Subsection G**