PREVIOUS PRESENTATION
INTRODUCTION
NEIGHBORHOOD CONTEXT
EXISTING CONDITIONS
INTRODUCTION
PETITIONS

A. Marion Skybridge
B. Tunnel
C. Minor Skybridge
D. Alley
NORTHWEST TOWER
MIMP REQUIREMENTS

Development Standards
Design Guidelines
Council Conditions
EIS Conditions

*KEY TO FIGURE 2.12*

Planned Projects
- Building G
- Medical Office Tower
- Building D
- Building C

Potential Projects
- Office Projects
- Potential Projects
- Planned Hospital Projects
- Potential Hospital Projects
- Planned Support Projects

Planned Projects
- Medical Office Building
- Hospital Replacement: Building B
- Hospital Replacement: Building C
- Hospital Replacement: Building D
- Central Support Facility w/ Medical Office Tower and Research

Potential Projects
- Medical Office Building
- Hospital Replacement: Building C - Future Tower Addition
- Central Support Facility w/ Medical Office Tower and Research

Northwest Tower
Block 95

MIO District/MIMP Boundary
NEIGHBORHOOD CONTEXT
NEIGHBORHOOD LANDMARKS AND CHARACTER
FIRST HILL PUBLIC REALM ACTION PLAN
ALLEYS

E. JAMES WAY
MARION ST
MADISON ST
COLUMBIA ST
CHERRY ST
JAMES ST
JEFFERSON ST

Project Site
Alleys

Design Commission  | Alley Urban Design Merit  | JULY.16.2015
CIRCULATION/ TRUCKS AND SERVICE

- Project Site
- Loading Dock
- Truck Route

1-5 Northbound

1-5 Southbound

I-5 Northbound

I-5 Southbound

Loading Dock

Truck Route

I-5

Northbound

Southbound

COLUMBIA ST

CHERRY ST

JAMES ST

JEFFERSON ST

MARION ST

COLUMBIA ST

SPRING ST

TERRY AVE

BROWN AVE

MINOR AVE

SUMMIT AVE

BOYLSON AVE

BROADWAY

COLUMBIA ST
CIRCULATION/ BICYCLES

- Project Site
- Neighborhood Greenway
- Cycletrack

Neighborhood Greenway
Cycletrack
Project Site

MAP LEGEND:

Spring St
Marion St
Madison St
Columbia St
Cherry St
James St
Jefferson St

Neighborhood Greenway
Cycletrack
Project Site
OPEN SPACE/ PARKS AND GREEN STREETS

- Designated Green Street
- Proposed Green Street
- Potential "Pedestrian" Streets
- Existing Open Space

- Project Site
- Potential Park Site

MAP: E. JAMES WAY
MARION ST
COLUMBIA ST
CHERRY ST
JAMES ST
JEFFERSON ST
SPRING ST
BOREN AVE
SUMMIT AVE
9TH AVE
BROADWAY
COLUMBIA ST
CHERRY ST
E. JAMES WAY
12TH AVE

Map Legend:
- Project Site
- Potential Park Site
- Designated Green Street
- Proposed Green Street
- Potential "Pedestrian" Streets
- Existing Open Space
EXISTING CONDITIONS
EXISTING SITE

PROPOSED ALLEY VACATION
3,841 SF
PREVIOUS DESIGN

JULY 16TH DESIGN COMMISSION
PREVIOUS DESIGN COMPARISON

NO ALLEY VACATION

ALLEY VACATION
PREVIOUS SITE PLAN

NO ALLEY VACATION

LOCATION: MINOR AVENUE

EXISTING ALLEY

PARKING

POCKET PARK

1124 COLUMBIA

COLUMBIA STREET

FRYE ART MUSEUM

BOREN AVENUE

CHERRY STREET

MINOR AVE GARAGE

ORTHOPEDIC INSTITUTE

SOUTH TOWER

SW TOWER

MINOR AVENUE
PREVIOUS BUILDING SECTION

NO ALLEY VACATION

Building Section East-West  Looking North
PREVIOUS LOADING DOCK PLAN

ALLEY VACATION

COLUMBIA STREET

BOREN AVENUE

MINOR AVENUE

CHERRY STREET

PREVIOUS LOADING DOCK PLAN

ALLEY VACATION

COLUMBIA STREET

BOREN AVENUE

MINOR AVENUE

CHERRY STREET
PREVIOUS BUILDING SECTION
ALLEY VACATION

Building Section East-West  Looking North
COMMISSION RESPONSE
CONDITIONS

1. Prior to the next review of urban design merit, provide a transportation and traffic impact analysis so that the Commission can better understand the site access conditions, constraints, possible scenarios, and preferred solution.

2. Prior to a public benefit review, the Standing Advisory Committee shall have convened and begun its review of the project.
RECOMMENDATIONS

1. Provide vehicular access to the site from Cherry St and Columbia St via Boren Ave, not Minor Ave, unless there are compelling reasons to the contrary.

2. Clarify the need for on-street parking in the neighborhood and design accordingly.

3. Explore a pedestrian crossing of Boren Ave near the site.

4. Pay special attention to the design of the west side of the project along Boren Ave and across from the Frye Museum. The vegetated buffer is good. Elevate the design quality of this edge where the institution meets the neighborhood.
TRAFFIC STUDY
EXISTING PEDESTRIAN/TRAFFIC

COLUMBIA ST

BORREN AVE

CHERRY ST

MINOR AVE

Peak Hour Volumes

AM

PM

4

12

45

41

40

49

60

5

38

27

45

50

34

51

28

34

53

59

22

11

33

41

200

140

4

2

33

49

112

99

262

154

1,485

1,550

22

25

78

86

29

10

80

49

215

225

270

153
EXISTING TRUCK SIZE AND FREQUENCY

AVERAGE DAILY DELIVERIES  FREQUENCY OF LARGE TRUCKS

<table>
<thead>
<tr>
<th>LENGTH (FT)</th>
<th>TYPE OF VEHICLE</th>
<th>#</th>
</tr>
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<tbody>
<tr>
<td>≤ 25</td>
<td>Car, Pick-up Truck, Van, Minivan</td>
<td>89</td>
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<tr>
<td>30-40</td>
<td>Single Unit, Box Trucks</td>
<td>33</td>
</tr>
<tr>
<td>41-45</td>
<td>WB-40</td>
<td>2</td>
</tr>
<tr>
<td>50-60</td>
<td>WB-62</td>
<td>4</td>
</tr>
<tr>
<td>65-75</td>
<td>WB-67</td>
<td>3</td>
</tr>
<tr>
<td>45-70</td>
<td>Linen (Single Unit &amp; WB-67)</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>VVVTotal</td>
<td>134</td>
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</tbody>
</table>

AVERAGE DAILY TRUCK CHARACTERISTICS
EXISTING CAMPUS 2015

2,439,554 SF

9 LARGE TRUCKS

134 TOTAL DELIVERIES

FUTURE CAMPUS WITH PROPOSED NEW CONSTRUCTION

2,944,939 SF

11 LARGE TRUCKS

162 TOTAL DELIVERIES

FUTURE CAMPUS WITH MAXIMUM ALLOWABLE FAR

3,500,000 SF

13 LARGE TRUCKS

192 TOTAL DELIVERIES
TRUCK ACCESS OPTIONS

OPTION A: COLUMBIA ENTRANCE

OPTION B: CHERRY ENTRANCE

OPTION C: BOREN ACCESS (LARGE TRUCKS)

OPTION D: NO ALLEY VACATION

LARGER TRUCKS

SMALLER TRUCKS/CARS

COLUMBIA ST

BOREN AVE

MINOR AVE

CHERRY ST

COLUMBIA ST

BOREN AVE

MINOR AVE

CHERRY ST

COLUMBIA ST

BOREN AVE

MINOR AVE

CHERRY ST

COLUMBIA ST

BOREN AVE

MINOR AVE

CHERRY ST

PREFERRED OPTION
URBAN DESIGN MERIT

Access
Circulation
Utilities
Open Space
Air / Light / Views
LARGER TRUCKS

SMALLER TRUCKS/CARS

ACCESS - LOADING

NO ALLEY VACATION

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

“Traffic flows may be improved within the campus area by eliminating some on-street parking to achieve adequate lane widths.”
OPEN SPACE

NO ALLEY VACATION

ALLEY VACATION

MINOR AVE GARAGE

1124 COLUMBIA

MINOR

COLUMBIA STREET

10'

30'

CHERRY

MINOR

COLUMBIA STREET

LEVEL 01

CAFE

LOADING DOCK (BELOW)

MINOR AVE GARAGE

1124 COLUMBIA

MINOR

COLUMBIA STREET

30'

10'

30'

24'

MINOR

COLUMBIA STREET
ALLEY VACATION

CITY VIEW

NO ALLEY VACATION

CITY VIEW

AIR/LIGHT/VIEWS
COLUMBIA STREET SECTION
AIR/LIGHT/VIEWS
MINOR AVE STREET SECTION

15' SETBACK

15' 18' 8' 11' 11' 18'
Setback Sidewalk Park Drive Drive Drive

18' 8' 11' 11' 11' 18'
Sidewalk Park Drive Drive Drive

NO ALLEY VACATION

18' 8' 11' 11' 18'
Sidewalk Park Drive Drive

ALLEY VACATION

15' 18' 8' 11' 11' 18'
Setback Sidewalk Park Drive Drive Drive

18' 8' 11' 11' 18'
Sidewalk Park Drive Drive
URBAN DESIGN MERIT
BLOCK 95 ALLEY VACATION

Enhanced Access
Improved Circulation
No impact to Utilities
Increased Open Space
Greater access to Air / Light / Views
Implement pedestrian controlled signalized crossings at Columbia and Cherry intersections on Boren.

Green Lake Signalized Pedestrian Crossing
URBAN DESIGN MERIT
Alley Vacation

Enhanced Access
Improved Circulation
No impact to Utilities
Increased Open Space
Greater access to Air / Light / Views