



SWEDISH FIRST HILL MEDICAL CENTER EXPANSION







URBAN FORESTRY COMMISSION

01 JUNE 2016

PERKINS+WILL | SiteWorkshop

MIMP PROJECTS & REQUIREMENTS

LEGEND

	MIO District/MIMP Boundary
	Planned Medical Office Projects
	Potential Medical Office Projects
	Planned Hospital Projects
	Potential Hospital Projects
	Planned Support Projects

MIMP PROJECTS

Planned Projects

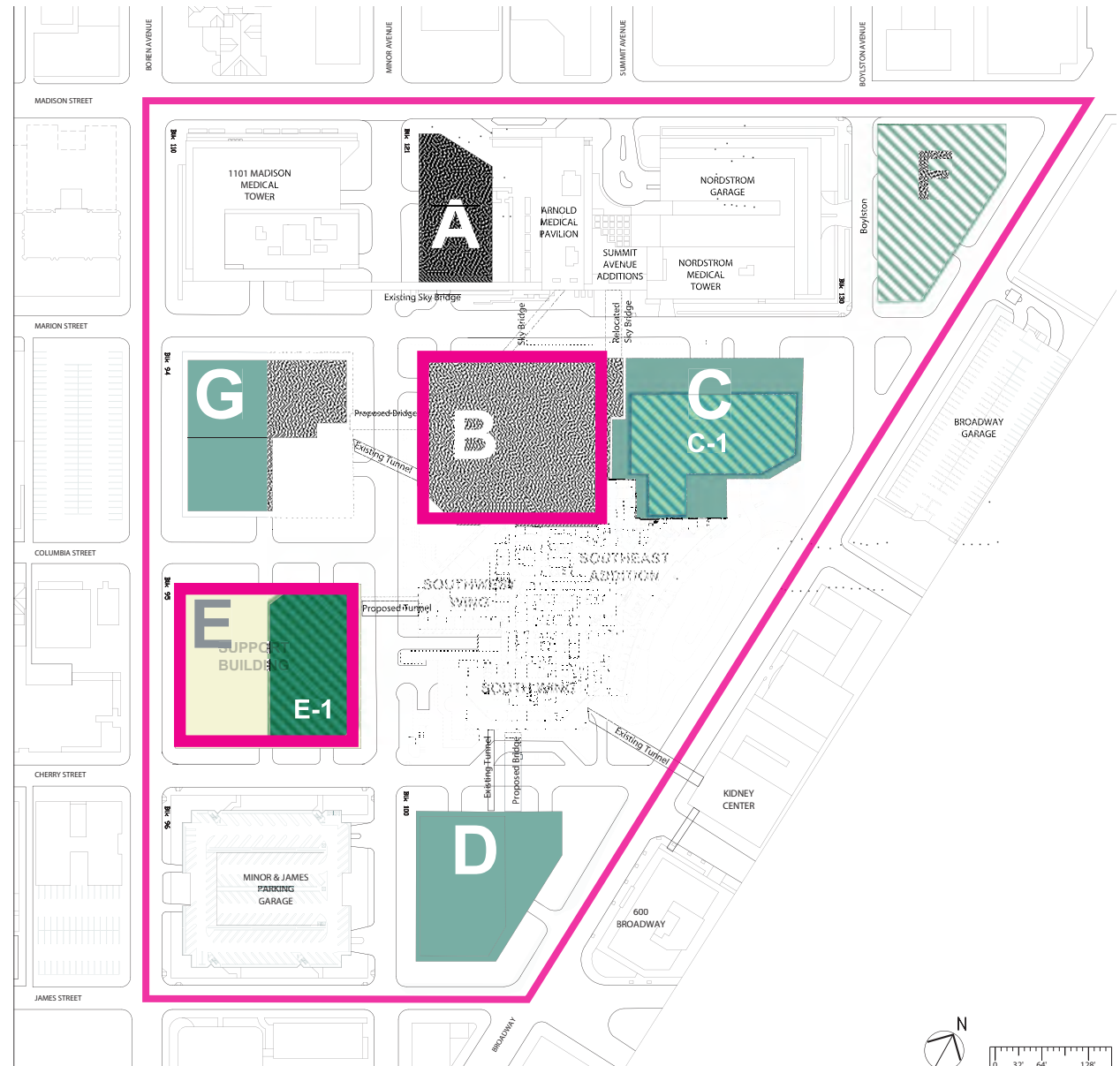
- A. Medical Office Building
- B. Hospital Replacement: Building B
- C. Hospital Replacement: Building C
- D. Hospital Replacement: Building D
- E. Central Support Facility w/ Medical Office Tower
- G. Hospital Replacement: Building G

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 REQUIREMENTS

- Development Standards
- Design Guidelines
- Council Conditions
- EIS Conditions





PROJECT OVERVIEW

NW TOWER

- Replacement of aging hospital facility

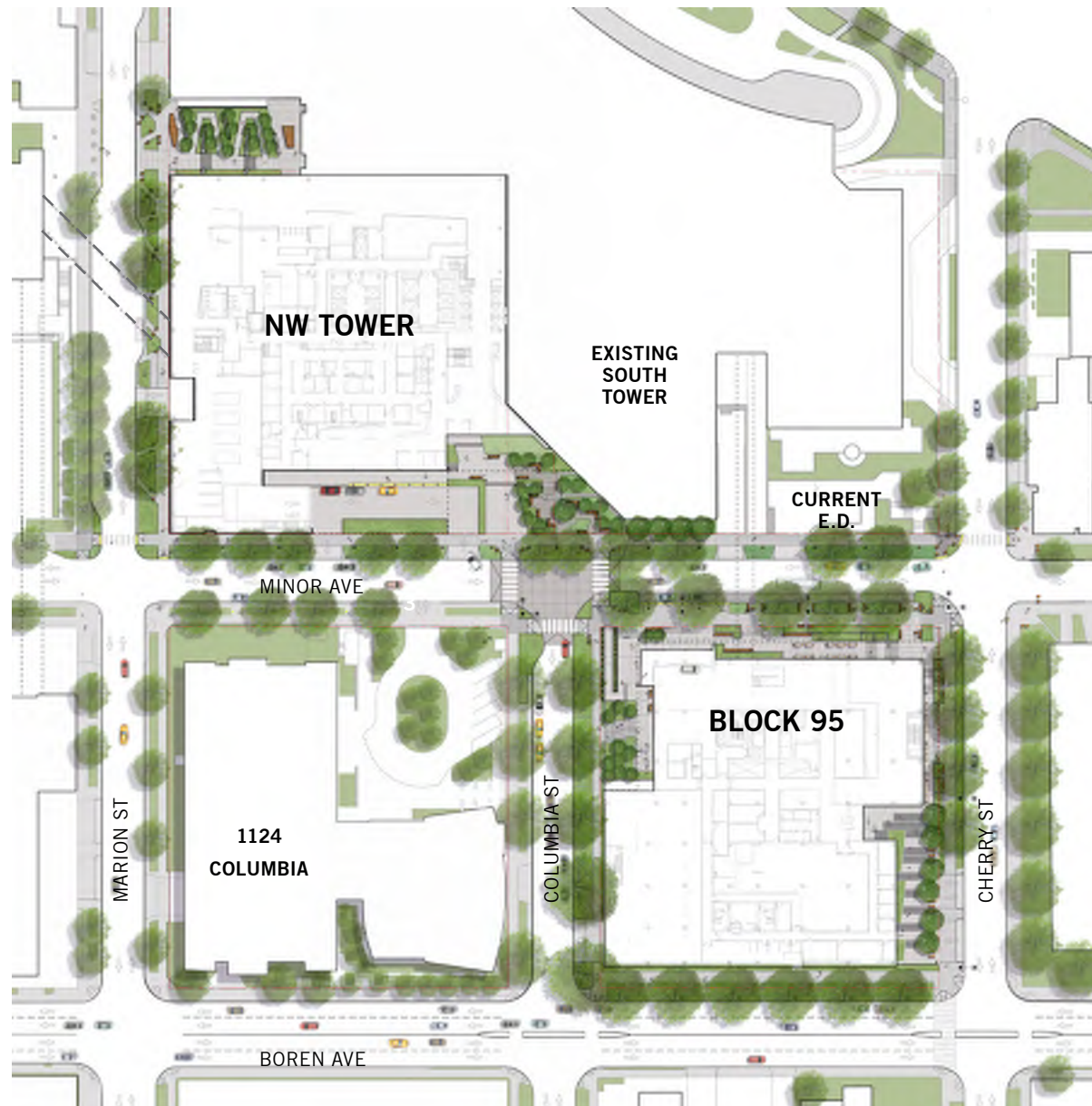
BLOCK 95

- New Medical Office Building

PUBLIC BENEFITS

- Alley Vacation
- Skybridge Petition

SITE PLAN



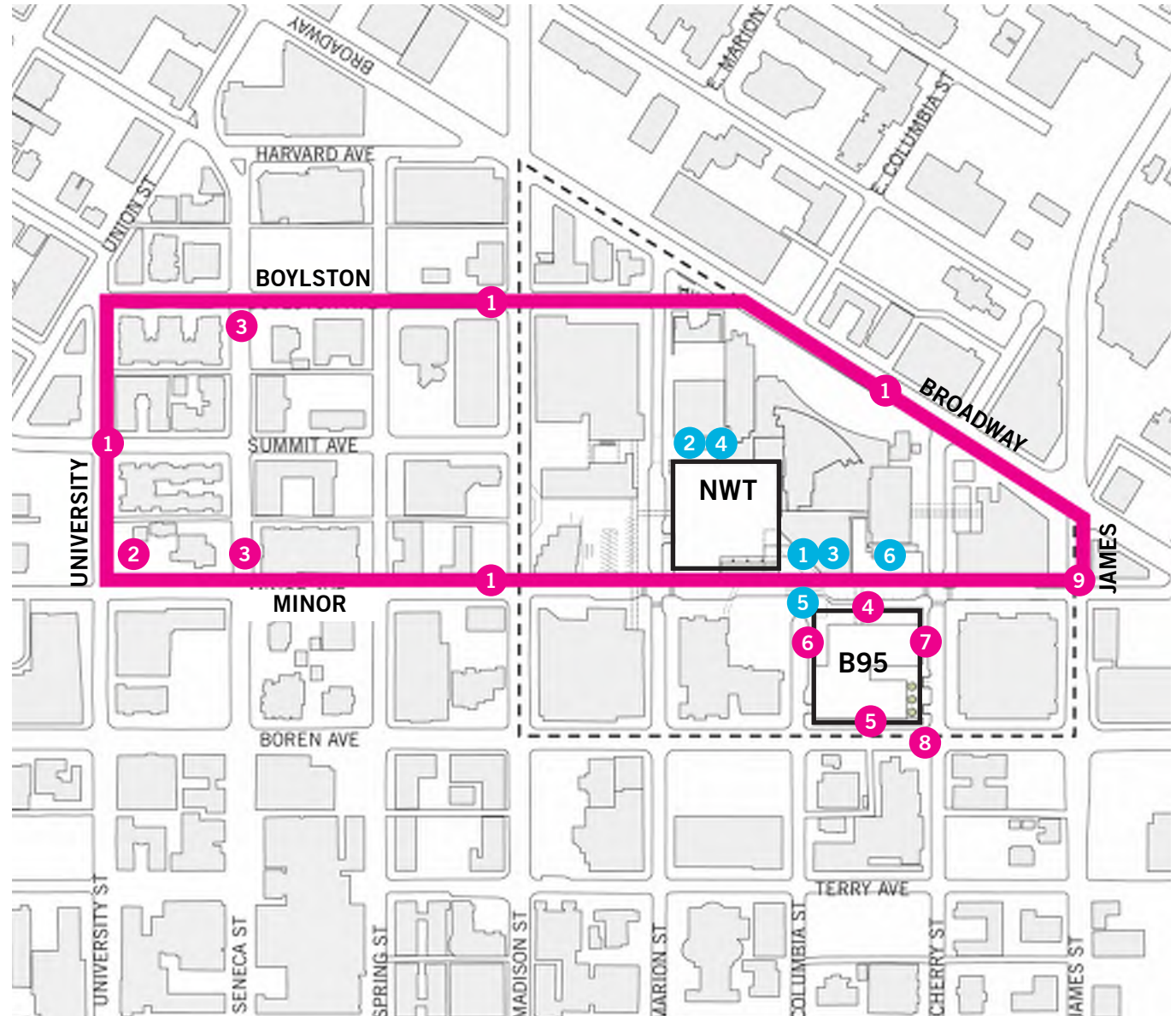
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

- 1 First Hill Mile
- 2 First Hill Park Funding
- 3 Public Art
- 4 Minor Ave Voluntary Setback
- 5 Boren Voluntary Setback
- 6 Columbia St ROW Enhancements
- 7 Cherry St ROW Enhancements
- 8 Boren & Cherry Ped Crossing
- 9 Minor & James Ped Crossing

MINOR AVE SKYBRIDGE

- 1 Minor Ave Garden
- 2 Marion Ave Garden
- 3 Public Art - Minor Ave Garden
- 4 Public Art - Marion Ave Garden
- 5 Minor & Columbia Raised Intersection
- 6 Minor Ave ROW Enhancements



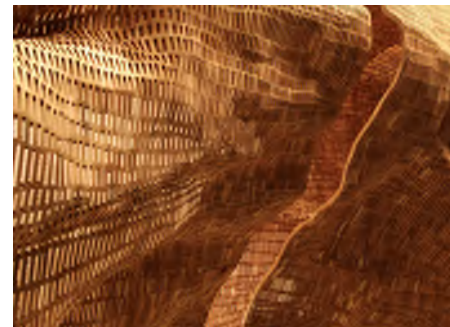
ALLEY VACATION PUBLIC BENEFITS SUMMARY



1 First Hill Mile



2 First Hill Park Funding



3 Public Art Along Mile



4 Minor Ave Voluntary Setback



5 Boren Ave Voluntary Setback



6 Columbia St ROW Enhancements



7 Cherry St ROW Enhancements



8 Boren & Cherry Ped Signal



9 Minor & James Ped Signal

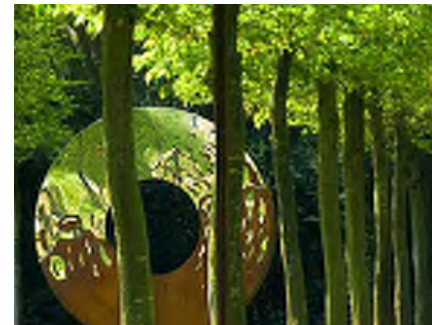
MINOR AVE SKYBRIDGE PUBLIC BENEFITS



1 Minor Ave Garden



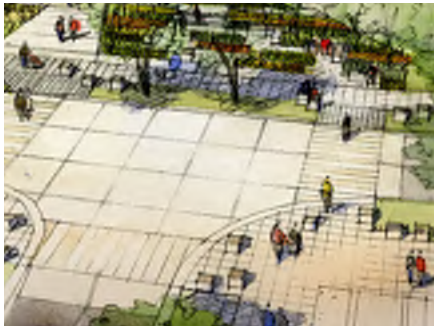
2 Marion Ave Garden



3 Minor Ave Garden Public Art



4 Marion St Garden Public Art



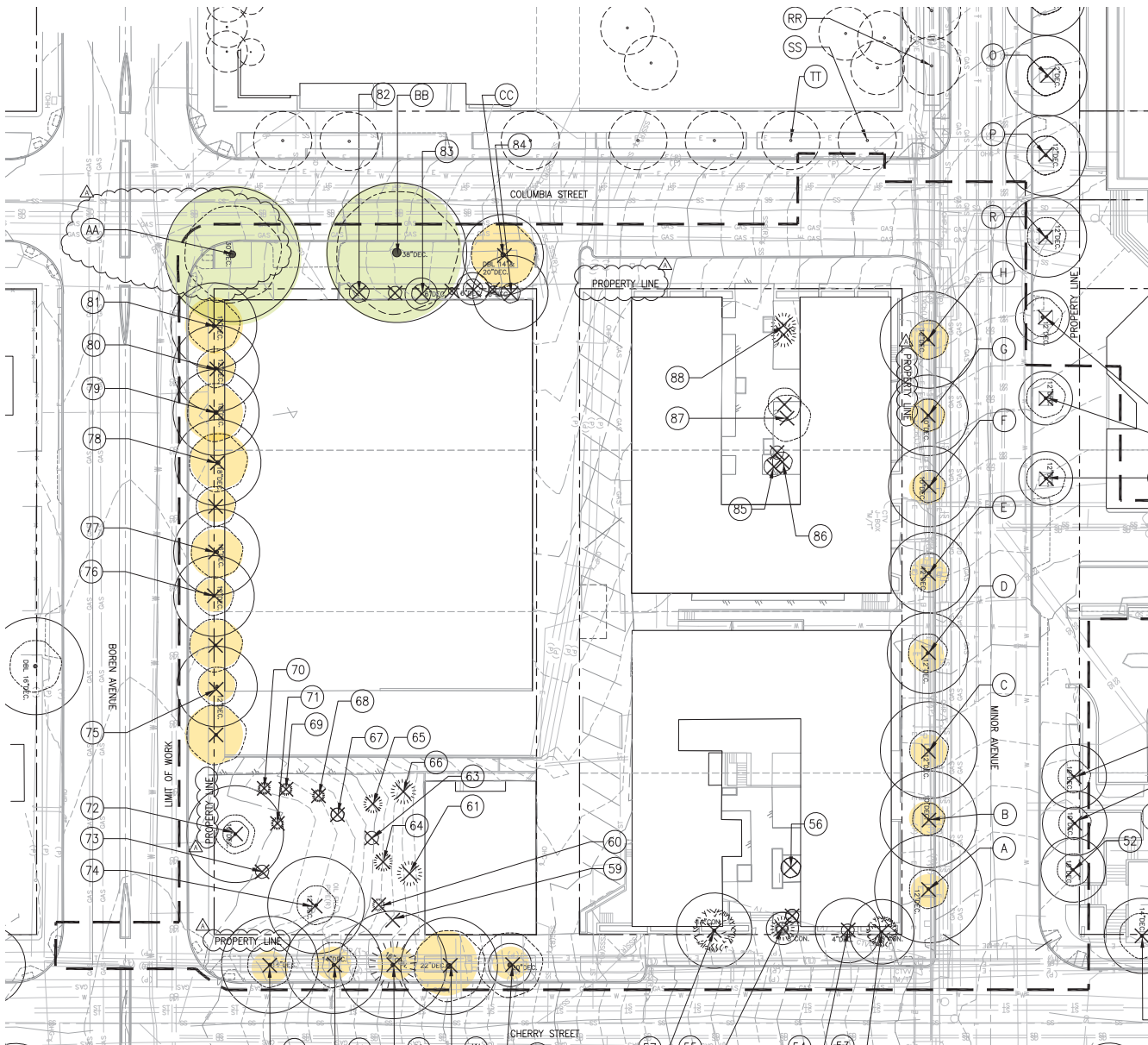
5 Minor & Columbia Pedestrian Crossing Improvements






6 Minor Ave ROW Enhancements

BLOCK 95

EXISTING STREET TREES



LEGEND

-  Street Tree to Remain
-  Street Tree to be Removed
-  Tree #

BLOCK 95

FRONTAGES



Cherry Frontage



Minor Frontage

BLOCK 95

FRONTAGES



Columbia Frontage



Boren Frontage

BLOCK 95

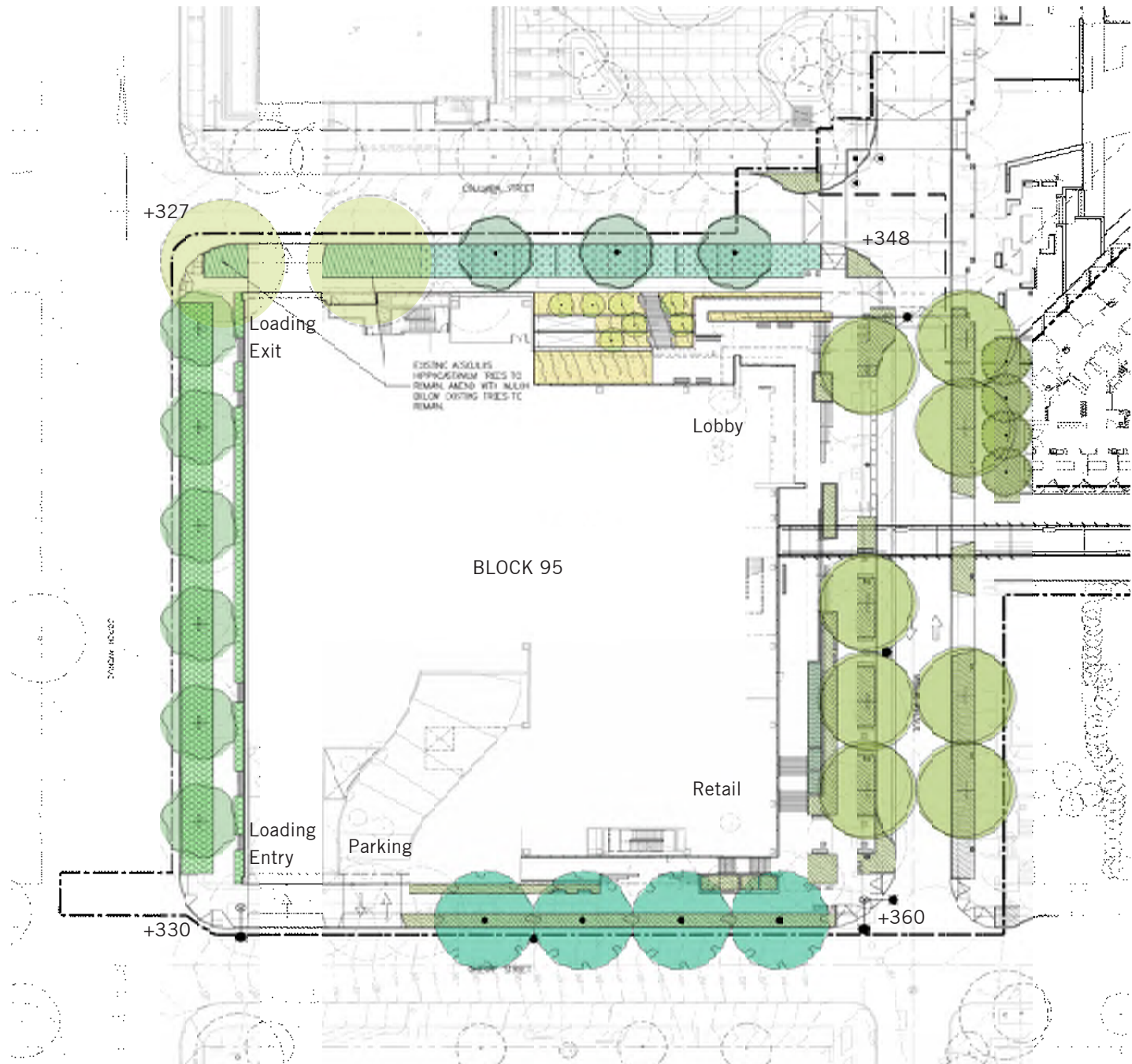
TREES TO REMAIN




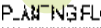






Aesculus hippocastanum - Horse Chestnut

BLOCK 95

PROPOSED TREE PLAN



LEGEND

-  Existing Street Trees
-  PLANTING
-  Proposed Street Trees
-  Quercus coccinea
Quercus Rubra
-  Liquidambar styraciflua
-  Ginkgo biloba 'Sentry'
-  Nyssa sinensis
Nyssa sylvatica
-  Boren Trees TBD

BLOCK 95

NEW STREET TREES



Quercus coccinea
Scarlet Oak

MINOR AVE



Liquidambar styraciflua
Sweetgum

CHERRY ST



Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Ginkgo

CHERRY ST

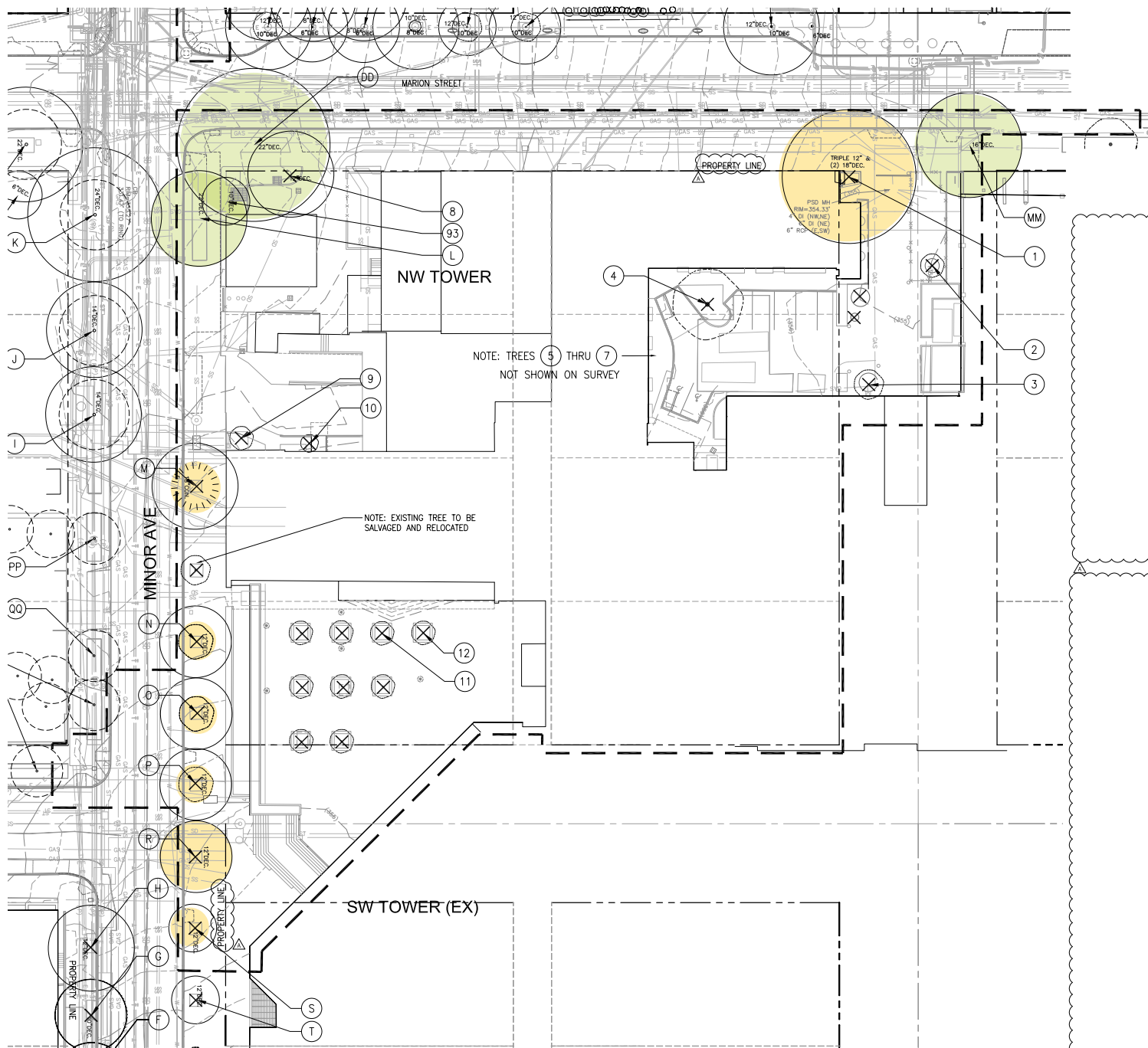


Nyssa sylvatica
Tupelo




COLUMBIA ST

NW TOWER

EXISTING STREET TREE PLAN



LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #

NW TOWER

MINOR FRONTAGE



NW TOWER

MINOR FRONTAGE



NW TOWER

MARION FRONTAGE



NW TOWER

PROPOSED STREET TREE PLAN



LEGEND

- EXISTING**
- Existing Street Trees
- PROPOSED**
- Proposed Street Trees
 - Quercus coccinea
 - Quercus Rubra
 - Ginkgo biloba 'Sentry'
 - Quercus rubra
 - Acer platanoides

NORTHWEST TOWER

NEW STREET TREES



Quercus coccinea
Scarlet Oak

MINOR AVE



Ginkgo biloba
'Princeton Sentry'
Princeton Sentry Ginkgo

MINOR AVE



Acer platanoides
Norway Maple

MARION ST

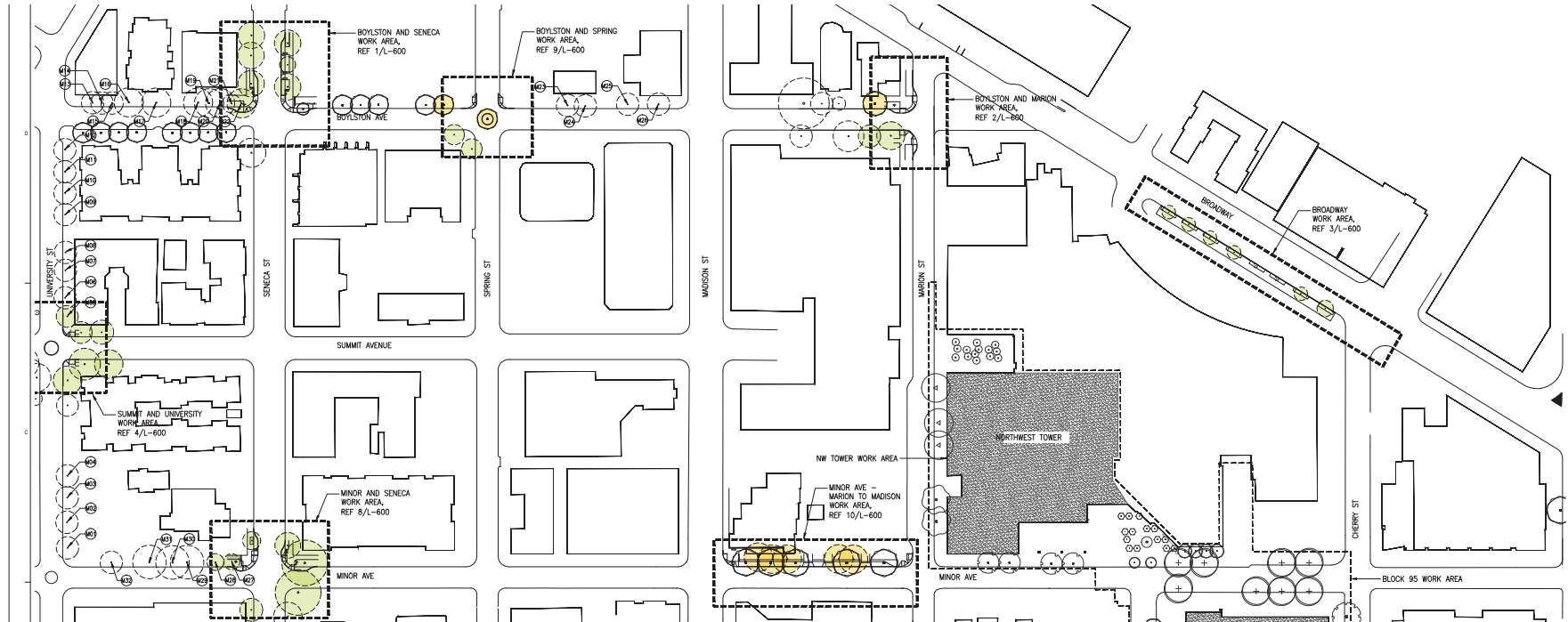


Quercus rubra
Red Oak




MARION ST

FIRST HILL MILE

EXISTING STREET TREE PLAN



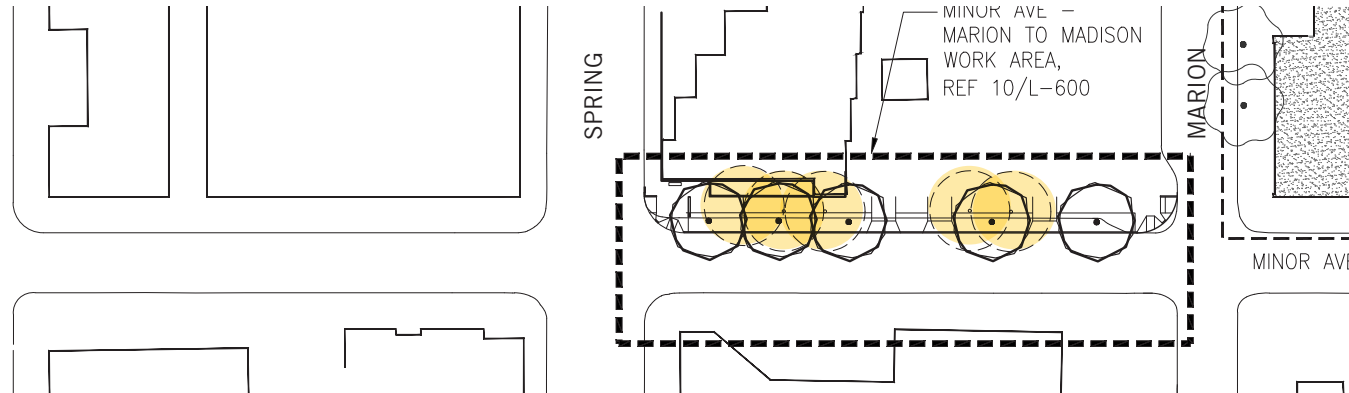
LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #




FIRST HILL MILE

MINOR AVE - MARION TO SPRING

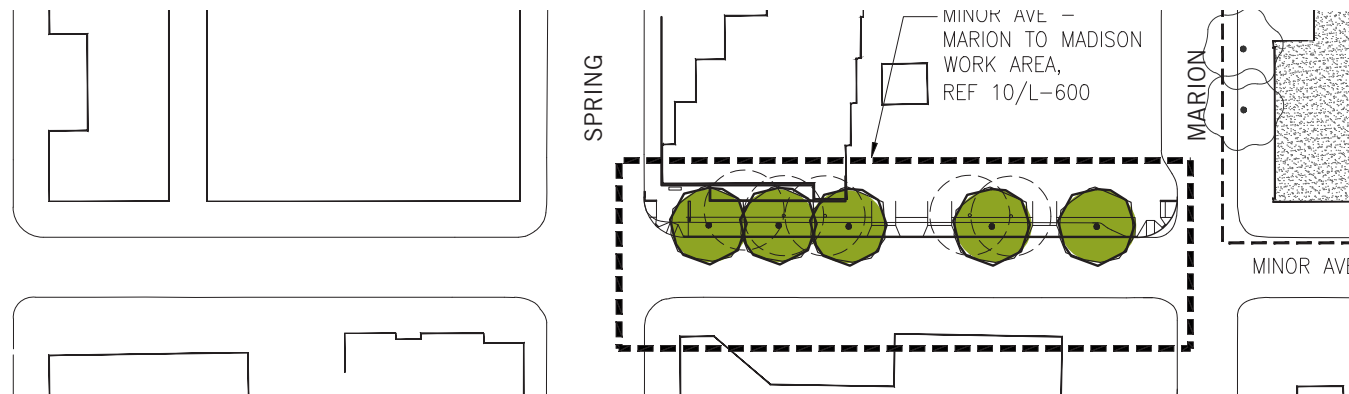
EXISTING TREE PLAN




LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #

PROPOSED TREE PLAN



LEGEND

-  Proposed Street Trees
Quercus coccinea
Quercus rubra

FIRST HILL MILE

MINOR AVE - MARION TO SPRING



Existing Street

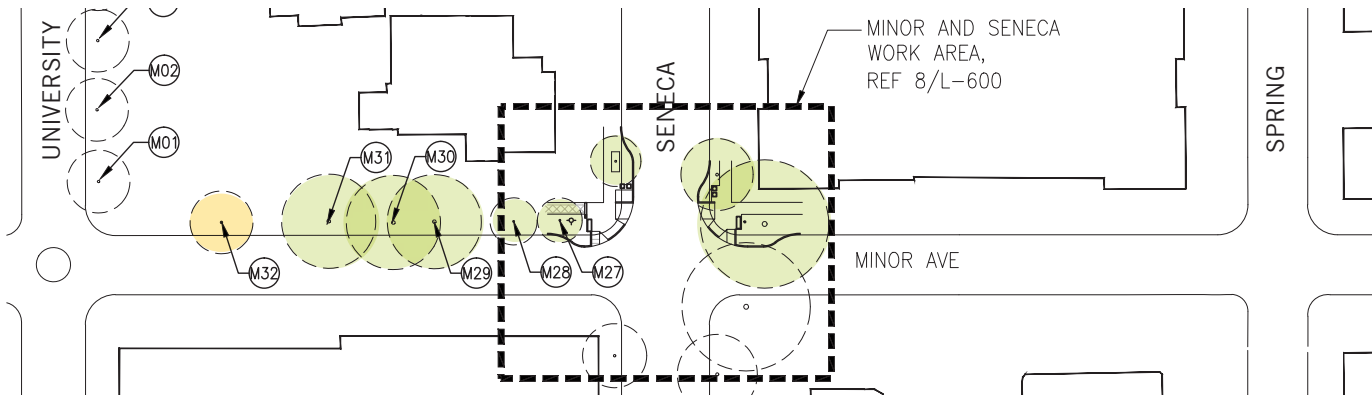
EXISTING CONDITION

- Narrow sidewalk, large driveways, and limited planting
- Honey Locust trees - limits sidewalk width. Coordinating to preserve some.




FIRST HILL MILE

MINOR AVE - SPRING TO UNIVERSITY

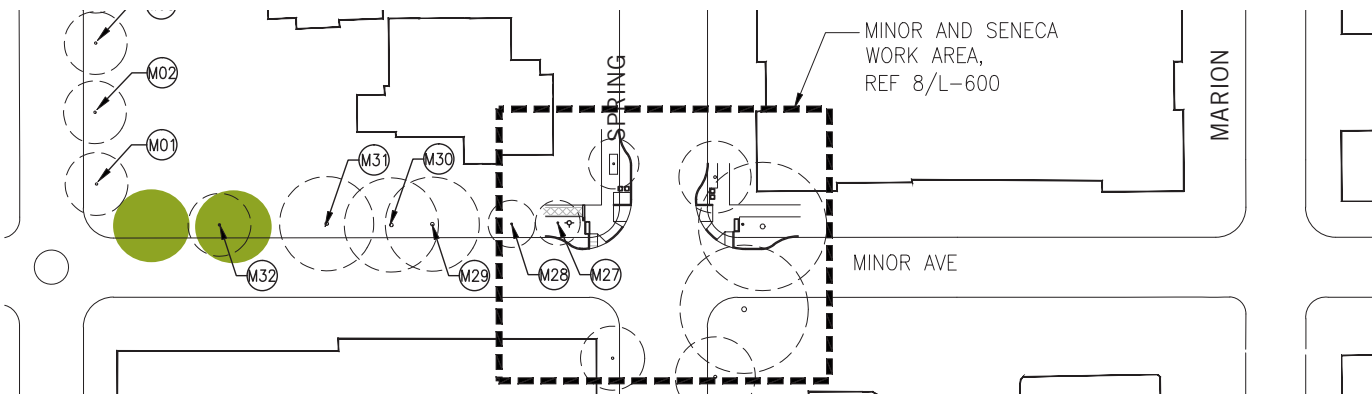
EXISTING TREE PLAN




LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #

PROPOSED TREE PLAN

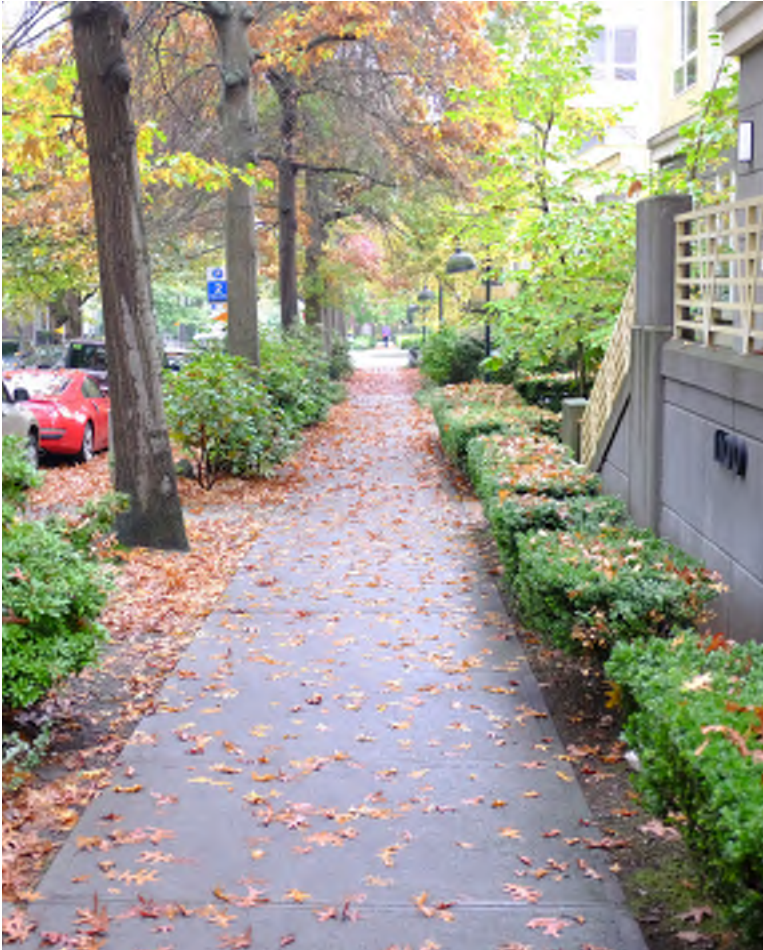


LEGEND

-  Proposed Street Trees
*To be coordinated with
Seattle Parks Dept*

FIRST HILL MILE

MINOR AVE - SPRING TO UNIVERSITY






Existing Street Trees

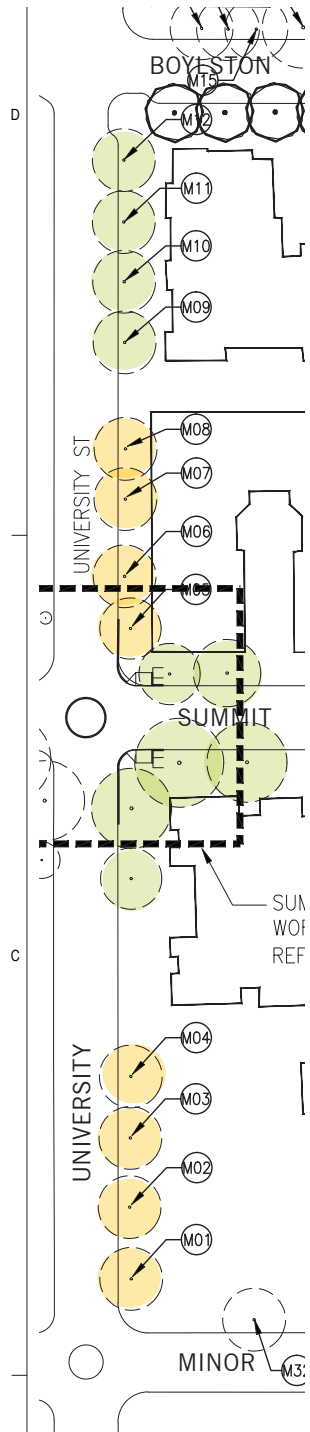
EXISTING CONDITION

- Beautiful canopy on Minor. Support with soil reconditioning adjacent to project work sites
- Coordination with Seattle Parks Dept as First Hill Park project moves forward. Hawthorne may be replaced

EXISTING TREE PLAN



LEGEND

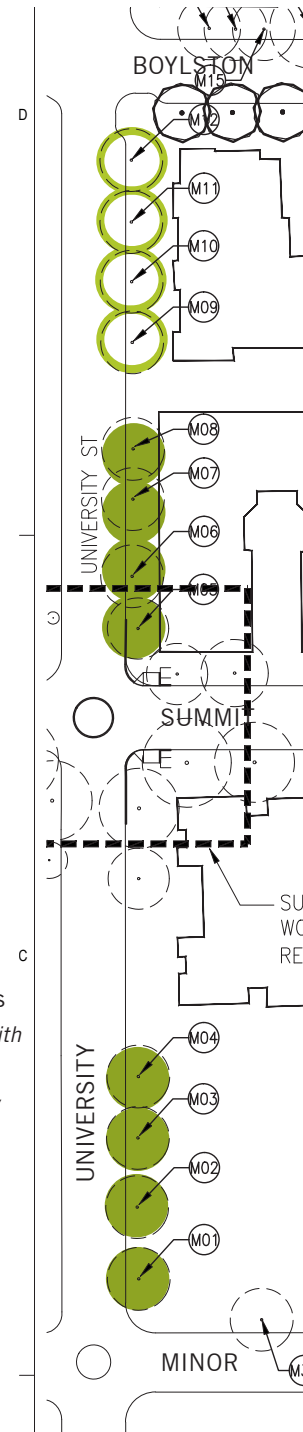
-  Tree to Remain
-  Tree to be Removed
-  Tree #



PROPOSED TREE PLAN

LEGEND

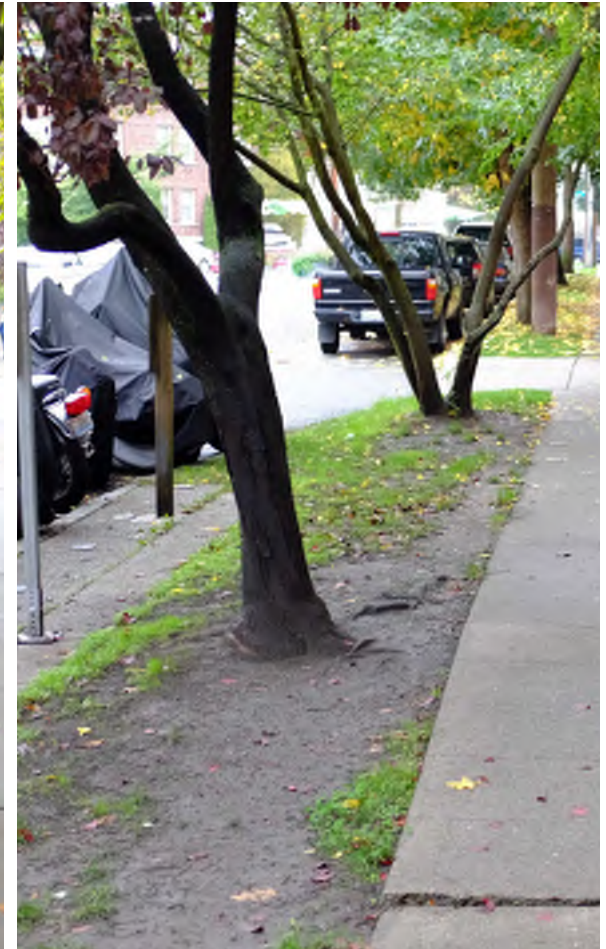
-  Proposed Street Trees
*To be coordinated with
Seattle Parks Dept
Large Scale, Canopy
Trees*
-  Arborist Care



FIRST HILL MILE UNIVERSITY ST

FIRST HILL MILE

UNIVERSITY ST



Existing Street Trees

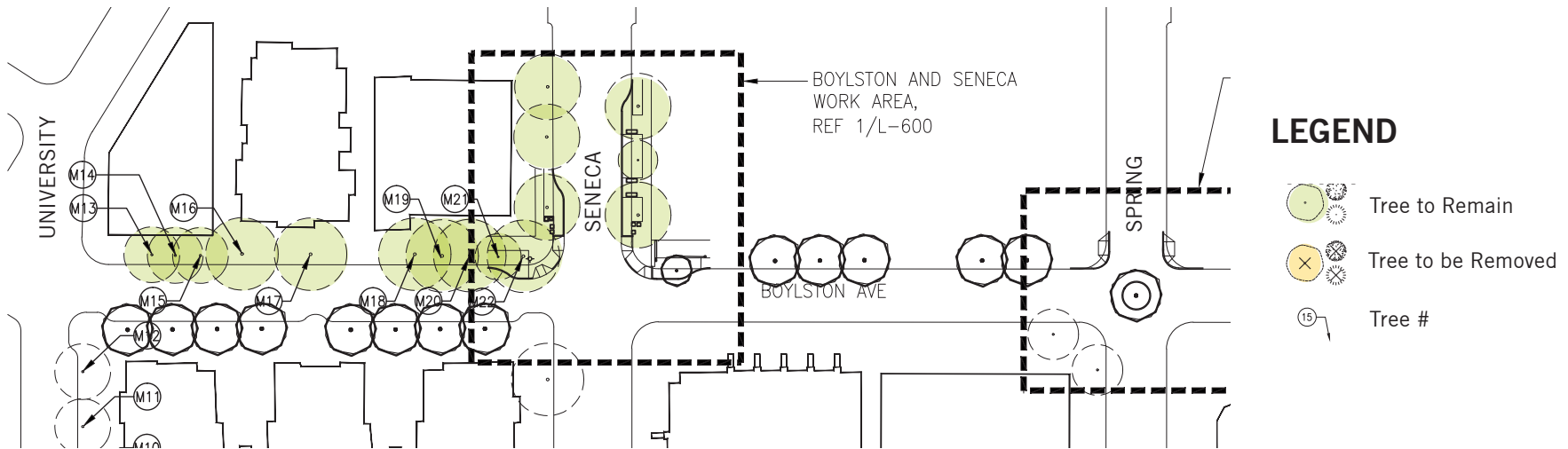
EXISTING CONDITION

- Opportunity for more canopy to replace aging *Prunus cerasifera* and *Craetagus laevigata*
- Arborist care for *Liquidambar styraciflua*

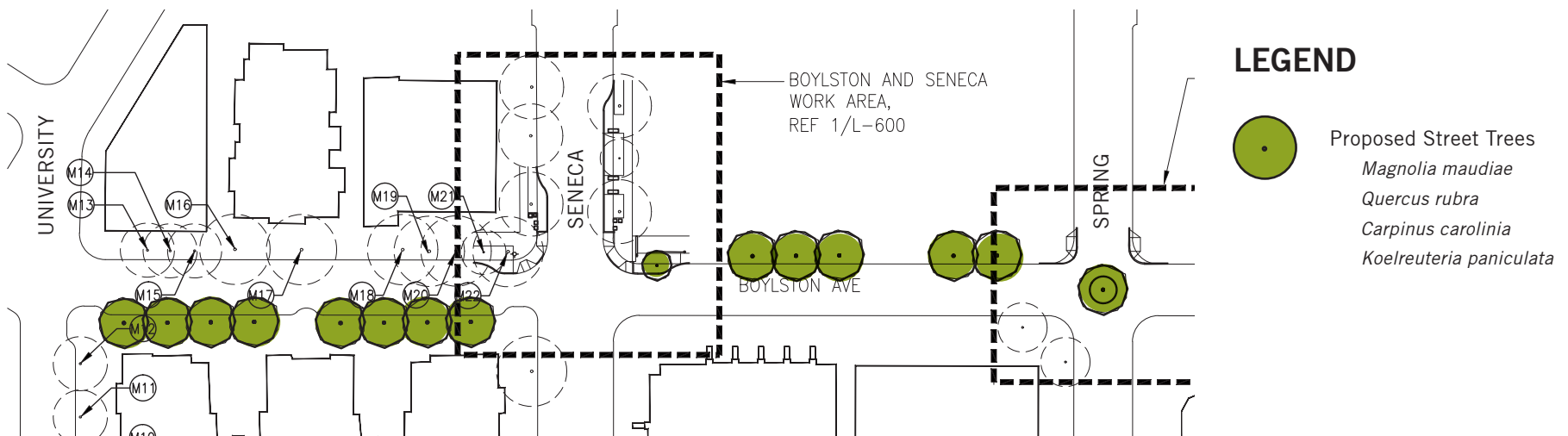
FIRST HILL MILE

BOYLSTON AVE - UNIVERSITY TO SPRING

EXISTING TREE PLAN



PROPOSED TREE PLAN



FIRST HILL MILE

UNIVERSITY ST



Existing Street Trees



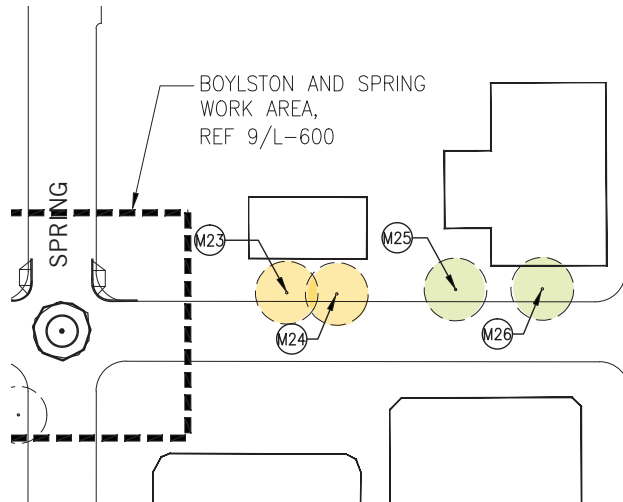
EXISTING CONDITION

- Opportunity for more canopy to replace aging *Prunus cerasifera* and *Craetagus laevigata*
- Arborist care for *Liquidambar styraciflua*

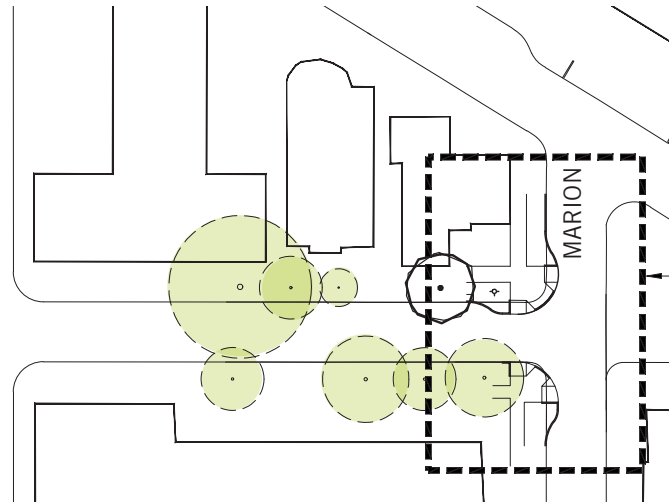
FIRST HILL MILE

BOYLSTON AVE - SPRING TO MARION




EXISTING TREE PLAN



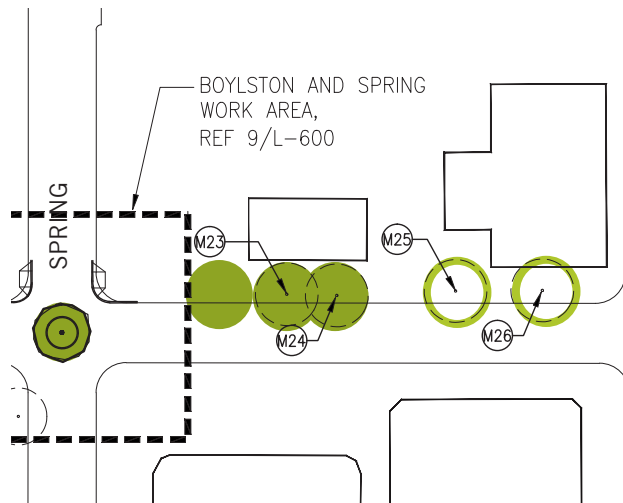
MADISON



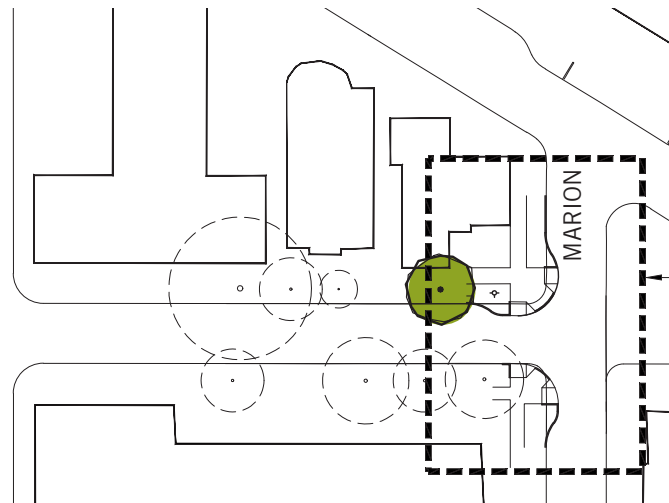
LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #



PROPOSED TREE PLAN



MADISON



LEGEND

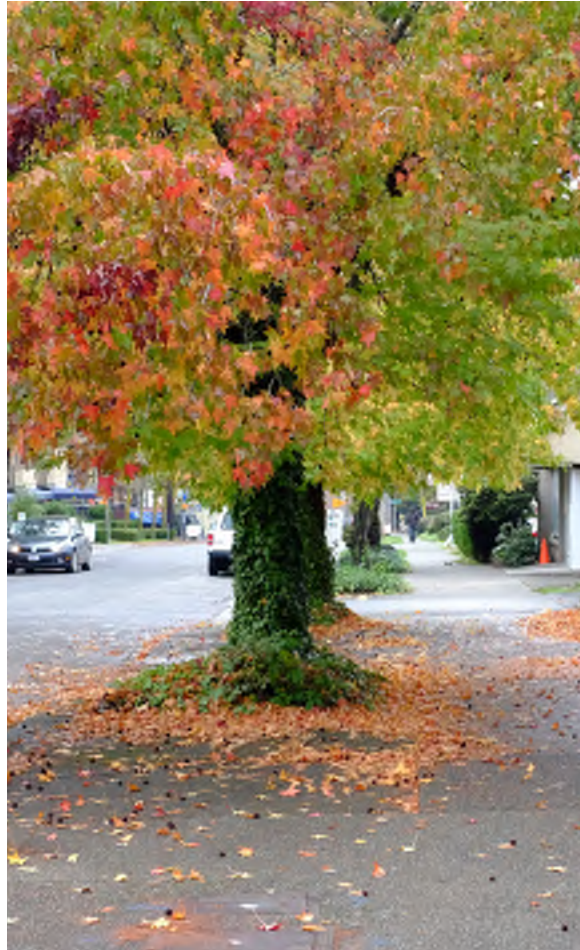
-  Proposed Street Trees
Carpinus carolinia
Quercus coccinea
-  Arborist Care

FIRST HILL MILE

BOYLSTON AVE - SPRING TO MARION



Existing Street Trees



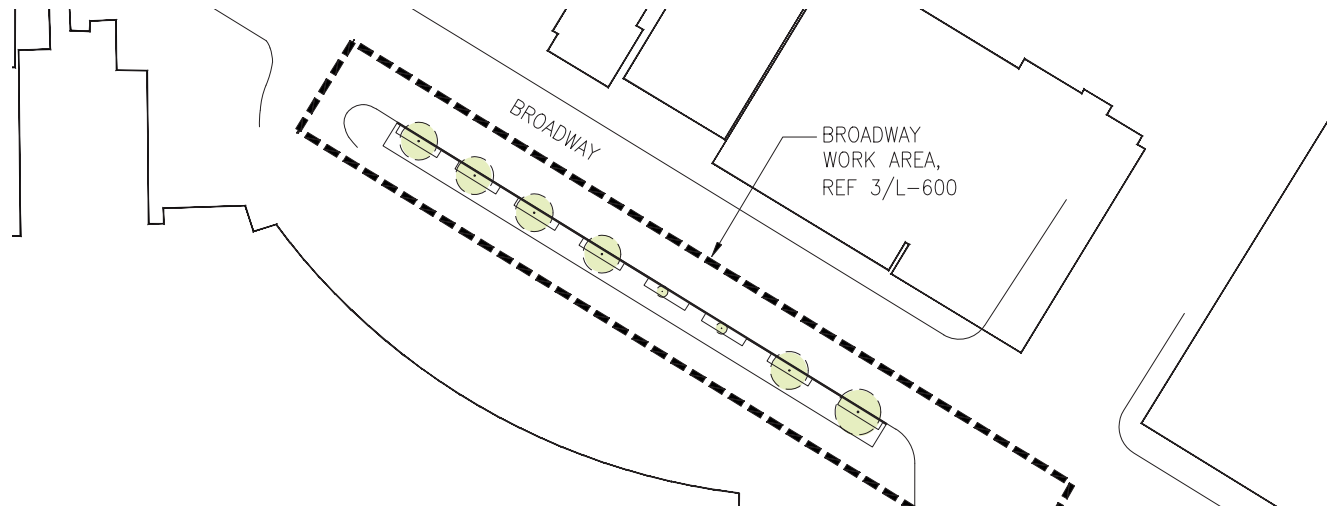
EXISTING CONDITION

- Prunus 'Kwanzan' to be replaced
- Arborist care, soil reconditioning, invasive species control at Liquidambar
- London Planes to remain




FIRST HILL MILE

BROADWAY

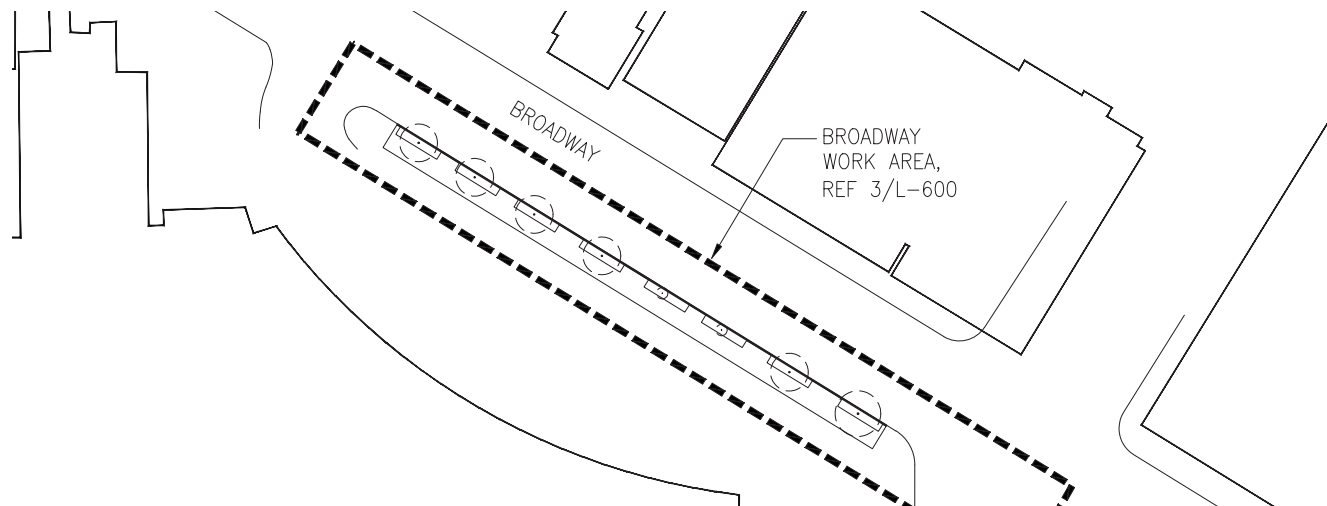
EXISTING TREE PLAN



LEGEND

-  Tree to Remain
-  Tree to be Removed
-  Tree #

PROPOSED TREE PLAN



LEGEND

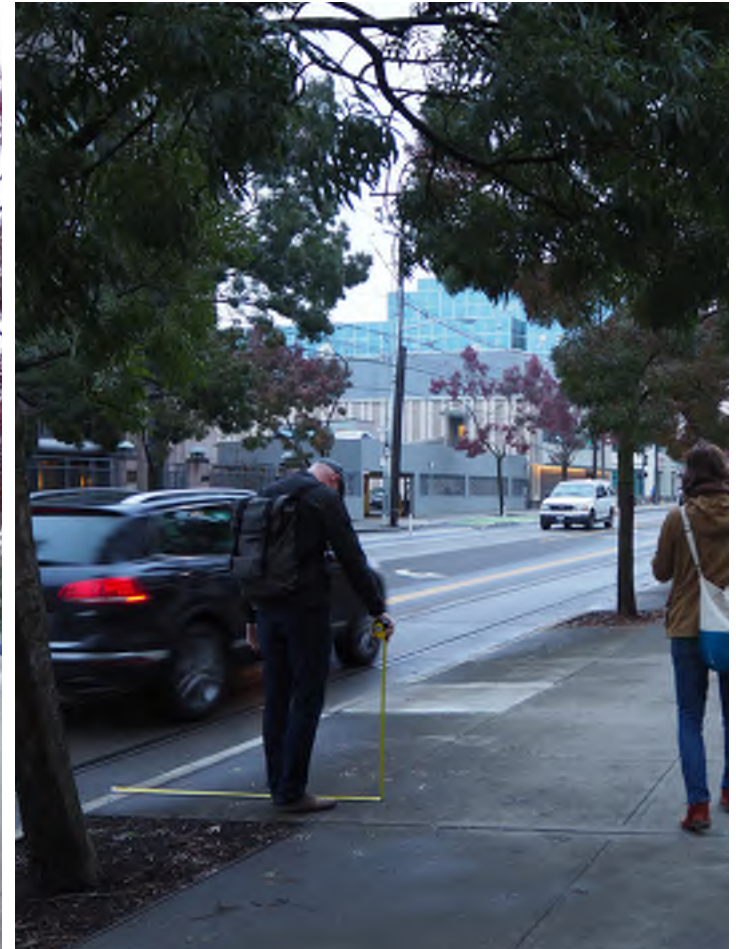
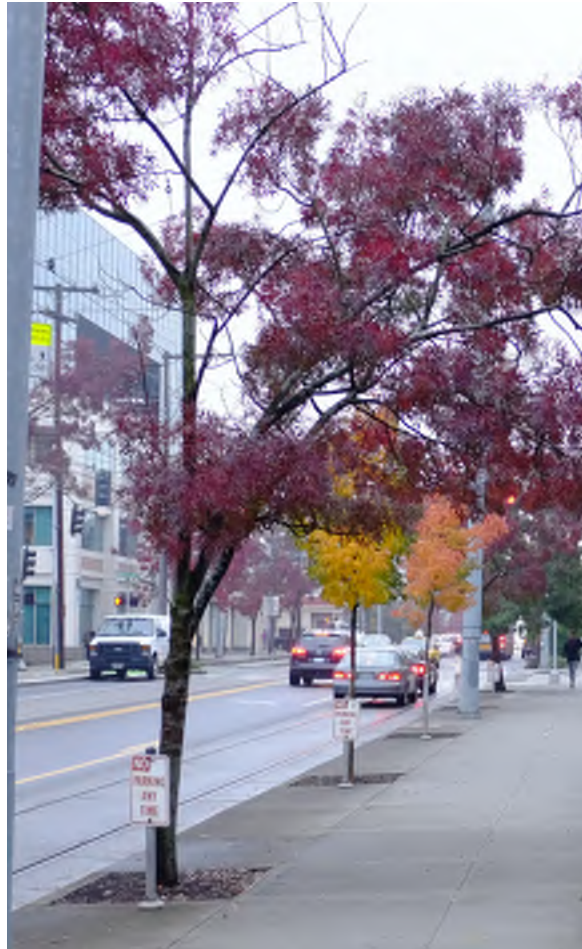
-  Proposed Street Trees
-  Arborist Care

FIRST HILL MILE

BROADWAY



Existing Street Trees



EXISTING CONDITION

- Fraxinus angustifolia 'Flame' trees
- Narrow tree pits and tree grates
- No buffer planting off Broadway

FIRST HILL MILE

STREET TREES - EXISTING TREES



Bosque Elm
Broadway Avenue



Empire Ash
Broadway Avenue



Maple
James Street



Maple
Minor Avenue



Dogwood
Minor Avenue



Honey Locust
Minor Avenue



Oak
Minor Avenue



Sweetgum
University Street



Horse Chestnut
University Street



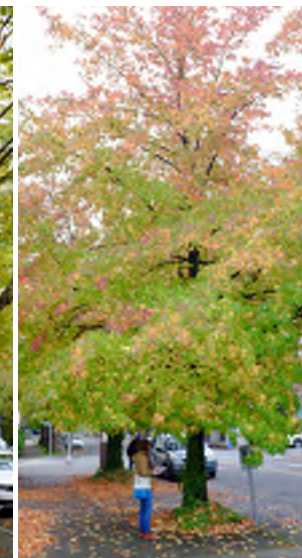
Hawthorn
University Street



Maple
Boylston Avenue



Sycamore
Boylston Avenue



Sweetgum
Boylston Avenue



Cherry
Minor Avenue

FIRST HILL MILE

STREET TREES - PROPOSED TREES

LARGE STATUESQUE TREES



Nyssa sylvatica
Tupelo



Platanus x acerifolia
London Planetree



Aesculus flava
Yellow Buckeye



Zelkova serrata
Zelkova



Liquidambar styraciflua
Sweetgum



Metasequoia glyptostroboides
Dawn Redwood

FLOWERING/SEASONAL TREES



Pyrus calleryana 'Cambridge'
Cambridge Pear



Quercus coccinea



Sophora japonica 'Regent'
Japanese Pagodatree

TREES FOR TIGHT SPACES



Koelreuteria paniculata
Goldenrain Tree



Carpinus caroliniana