



Children's Standing Advisory Committee

Phase 3 MUP – Surgery Building & Parking Garage

November 18, 2020



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Presentation Overview

- Welcome, Introductions, and Housekeeping (Richard)
- Role of the SAC (Maureen and Colin)
- Surgery Building & Parking Garage Project Discussion (Vickie & Tobin)
 - Project Overview
 - Design discussion and key themes from public comments
 - Garage Building height, bulk and scale
 - Surgery Building height, bulk and scale
 - Eastern Roadway in relation to landscaping
 - Building in relation to landscaping
- Public Comment
- Committee Deliberation (Committee)
- Adjournment (Richard)



Saleea



Role of the SAC 23.69.34.H

The Advisory Committee and the neighborhood planning group from the surrounding area, if applicable, will be notified of master use permit (MUP) applications for Major Institution uses within the Major Institution Overlay (MIO) District and for Major Institution structures outside of but within two thousand five hundred feet (2,500') of the MIO District boundaries, and shall have an opportunity to review and comment on the applications if there is a discretionary decision and formal comment period as part of the MUP.



Changes to Master Plan 23.69.35.A

A proposed change to an adopted master plan shall be reviewed by the Director and determined to be an exempt change, a minor amendment, or a major amendment.



Criteria for Exempt Changes to MIMP 23.69.34.B

Exempt Changes. An exempt change shall be a change to the design and/or location of a planned structure or other improvement from that shown in the master plan, which the Director shall approve without publishing an interpretation. Any new gross floor area or parking space(s) must be accompanied by a decrease in gross floor area or parking space(s) elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if applicable, the subarea would be exceeded. Each exempt change must meet the development standards for the MIO District. Exempt changes shall be:

1. Any new structure or addition to an existing structure not approved in the master plan that is twelve thousand (12,000) square feet of gross floor area or less; or
2. Twenty (20) or fewer parking spaces not approved in the master plan; or
3. An addition to a structure not yet constructed but approved in the master plan that is no greater than twenty percent (20%) of the approved gross floor area of that structure or twenty thousand (20,000) square feet, whichever is less; or
4. Any change in the phasing of construction, if not tied to a master plan condition imposed under approval by the Council; or
5. Any increase in gross floor area below grade.



Amendments to the Master Plan 23.69.35.C

Amendments. The Advisory Committee shall be given the opportunity to review a proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions (if any) should be imposed if it is minor. The Director shall determine whether the amendment is minor or major according to subsections D and E of this section. The Director's decision that a proposed amendment is minor or major shall be made in the form of an interpretation subject to the procedures of [Chapter 23.88](#), Rules; Interpretation. If the Director and the Major Institution agree that a major amendment is required based on subsection E of this section, the interpretation process may be waived, and the amendment and environmental review process shall be subject to the provisions of subsection G of this section. After the Director makes a decision on whether an amendment is minor or major, the Advisory Committee shall be notified.



Criteria for Minor Amendment to MIMP 23.69.34.D

1. The amendment will not result in significantly greater impacts than those contemplated in the adopted master plan; or
2. The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located; or
3. The amendment is a proposal by the Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within two thousand five hundred feet (2,500') of the MIO District boundary, and the use is allowed in the zone for but not permitted pursuant to [Section 23.69.022](#).



Criteria for Major Amendment to MIMP 23.69.34.E

1. An increase in a height designation or the expansion of the boundary of the MIO District; or
2. Any change to a development standard that is less restrictive; or
3. A reduction in housing stock outside the boundary but within two thousand five hundred feet (2,500') of the MIO District, other than within a Downtown zone, that exceeds the level approved in an adopted master plan; or
4. A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people traveling by single-occupancy vehicle; or
5. A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or
6. The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District.



Surgery Building & Parking Garage – Overview

- Seattle Children's is the sole provider of specialty pediatric care in the region – the hospital is where children with the most acute conditions come to receive life saving care.
- The planned surgery building and garage honor Seattle Children's 100+ year commitment to children, the City and neighbors – and adheres to the Major Institutions Master Plan.



Oct. 2020

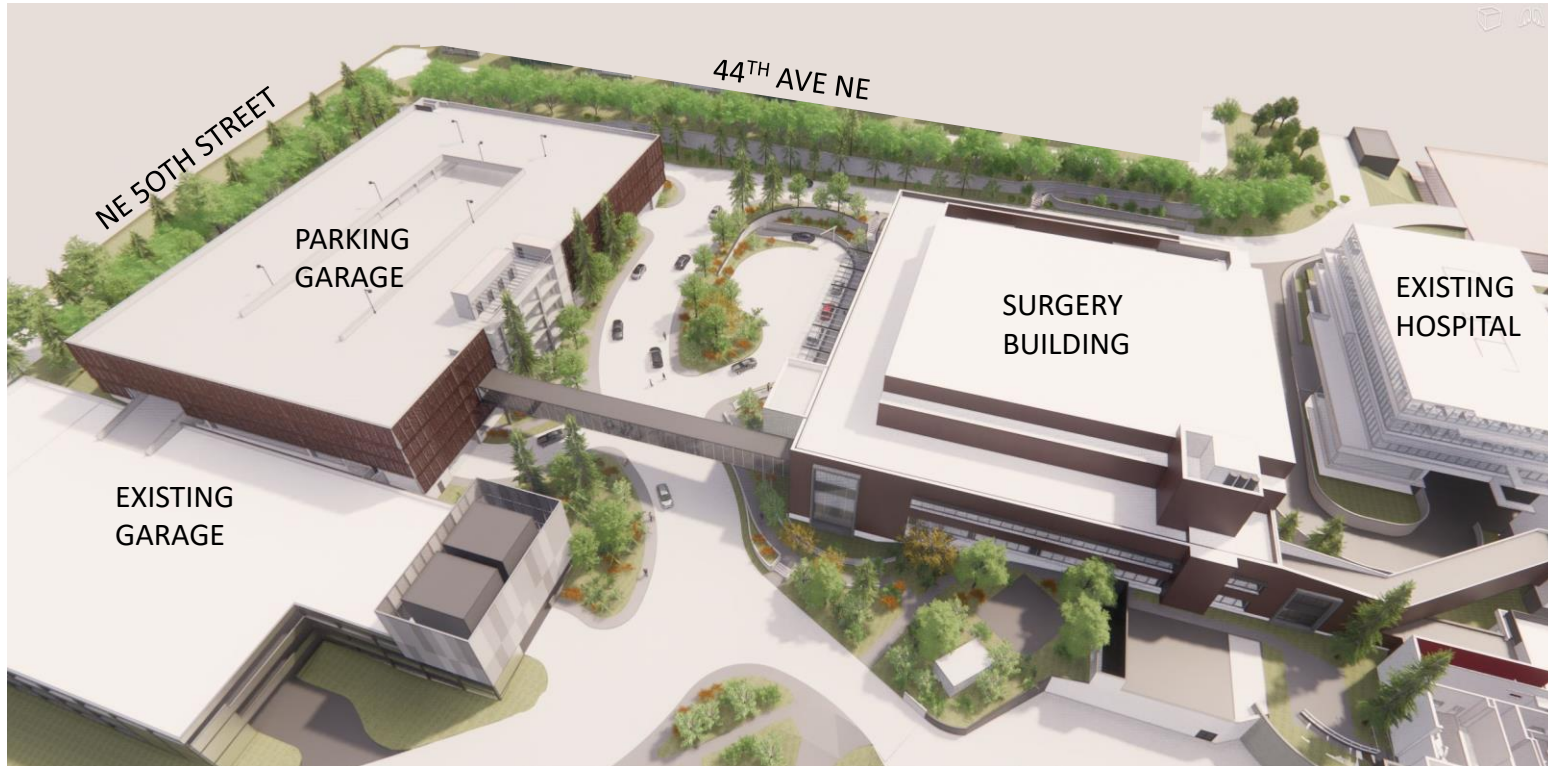


Surgery Building & Parking Garage – Overview

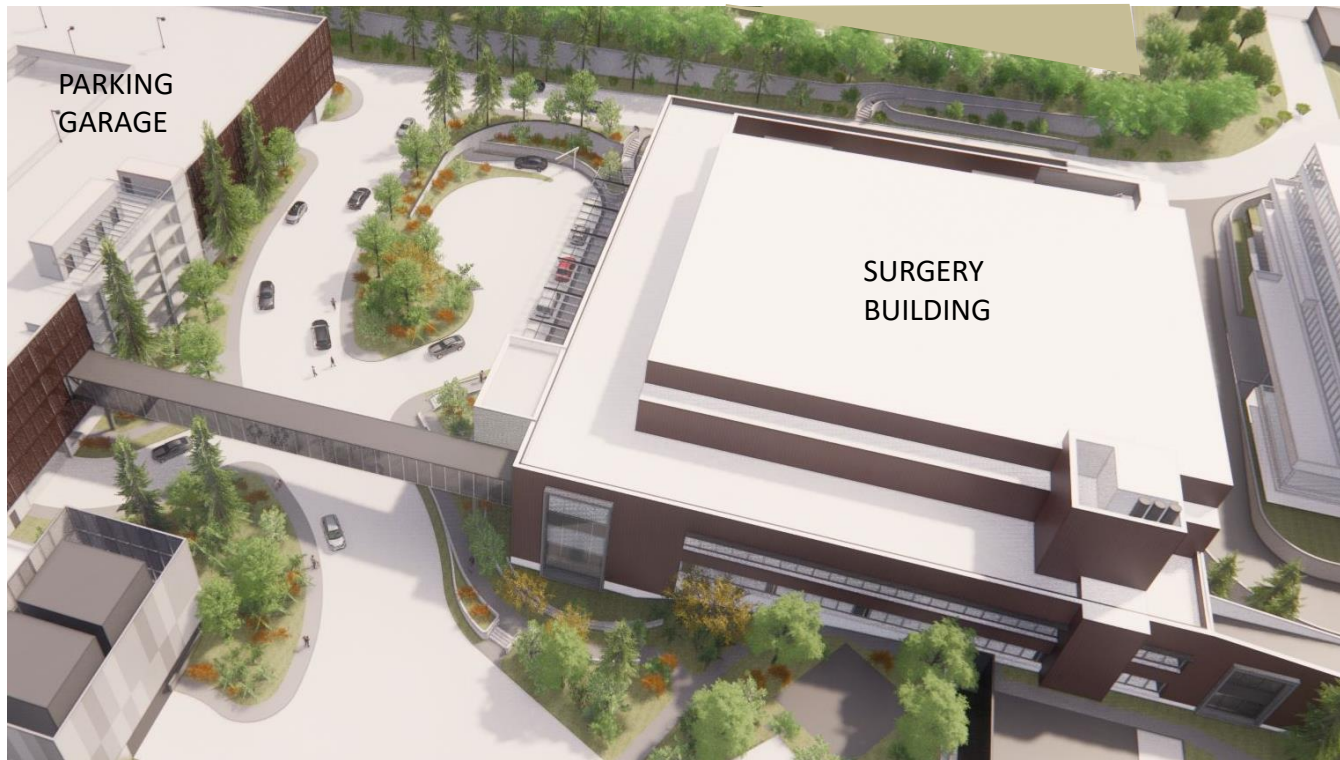
- The surgery building is vital to keep pace with pediatric surgical services needs in our community and regional growth.
- Seattle Children's is committed to providing equitable access to care across the WAMI region (e.g. OBCC, Building Cure and Regional Clinics).



View of Proposed Project looking East



Detail View of Proposed Project

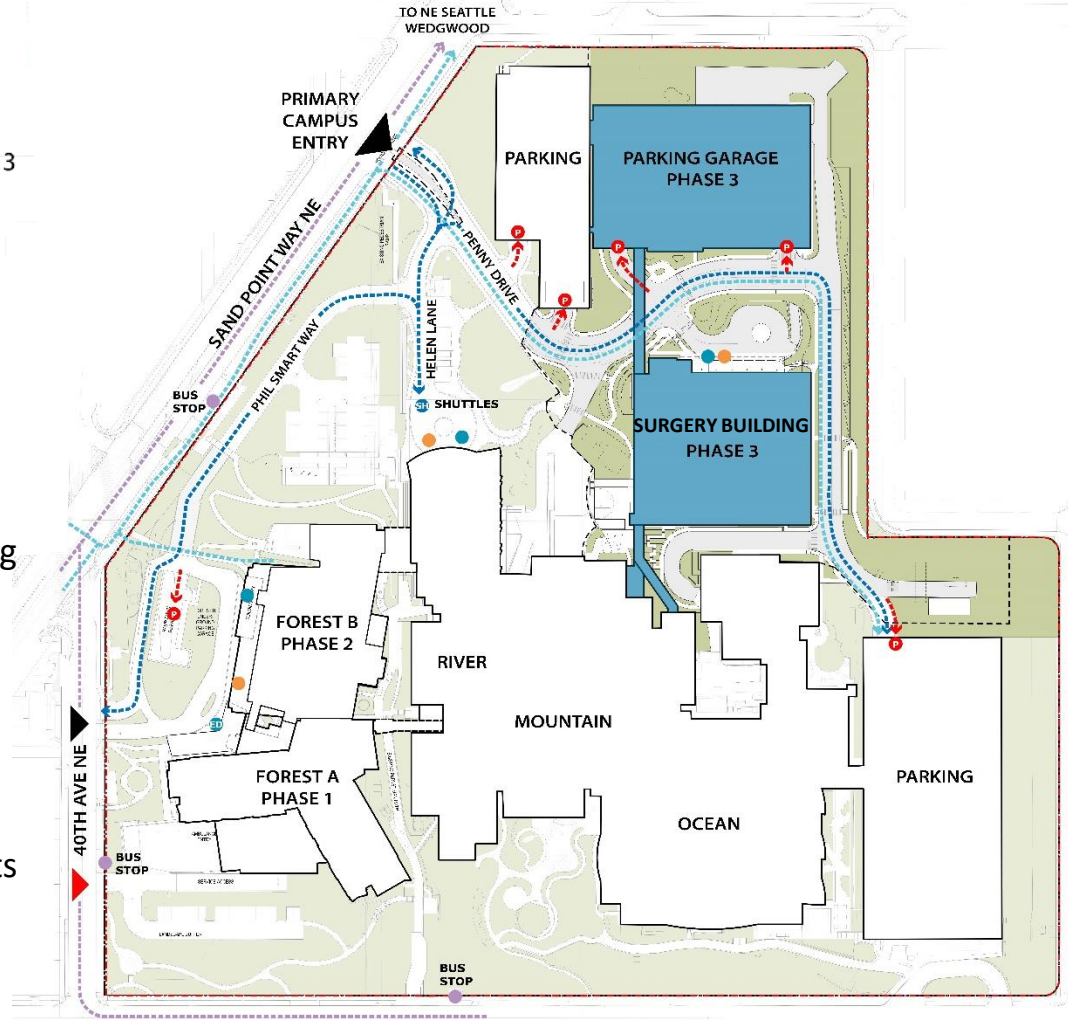


Site Plan

PRELIMINARY SITE PLAN - PHASE 3
N.T.S.

-  PUBLIC ENTRANCE
-  STAFF ENTRANCE
-  BUS STOP
-  SHUTTLE DROP-OFF
-  PARKING ENTRANCE
-  BUS ROUTE
-  BICYCLE ROUTE
-  SHUTTLE ROUTE
-  PROPERTY LINES

- Realignment and regrading of east part of Penny Dr.
- New parking Garage
- New Surgery Building
- Intersection improvements at SPW and Penny Drive



MIMP Masterplan Fig. 24 Pg. 39



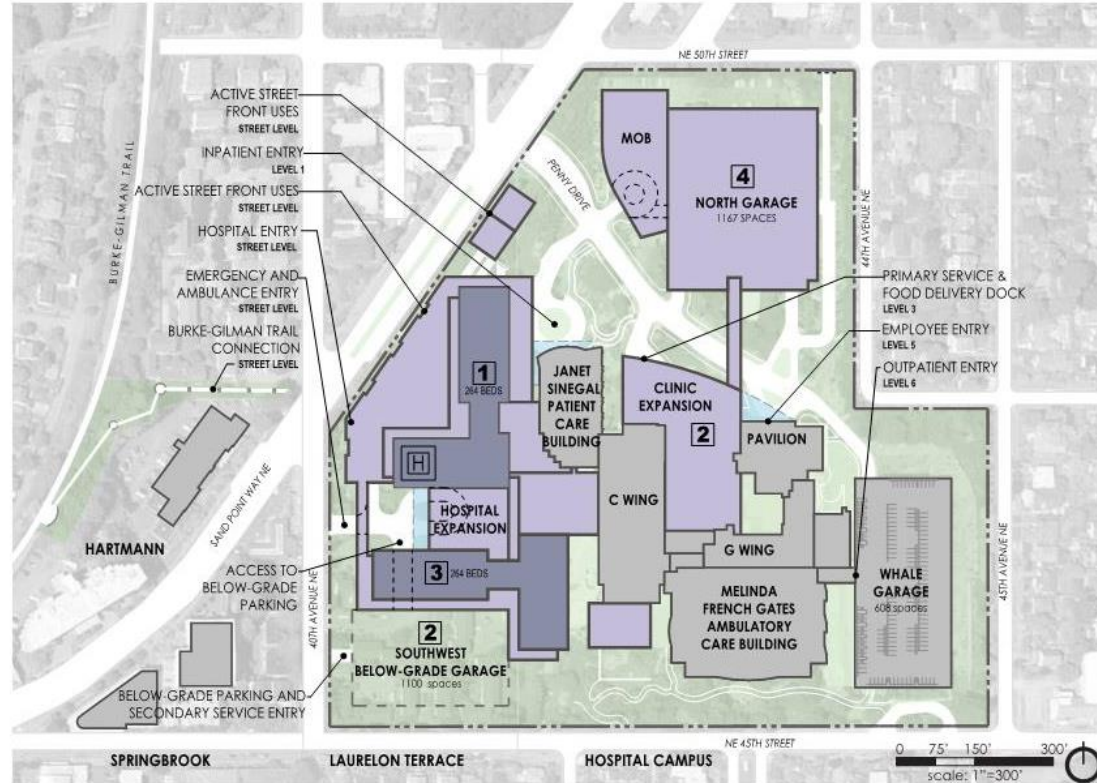
FIGURE 24:
MASTER PLAN

- LEGEND**
- Property Line
 - Campus Grounds
 - Existing Buildings and Parking Garage
 - Lower Buildings and Parking Garages
 - Taller Buildings
 - Covered Walkway
 - Roadways and Surface Parking
 - Proposed Construction Sequence
 - Helicopter
 - Service and Fire Access

STATISTICS

Hospital Campus	
Beds	500 - 600*
Building gross floor area	2.125 million gsf
Parking spaces	3,100
FAR	1.9

*addition of 250 - 350 beds



MIMP Masterplan – Proposed Overlay



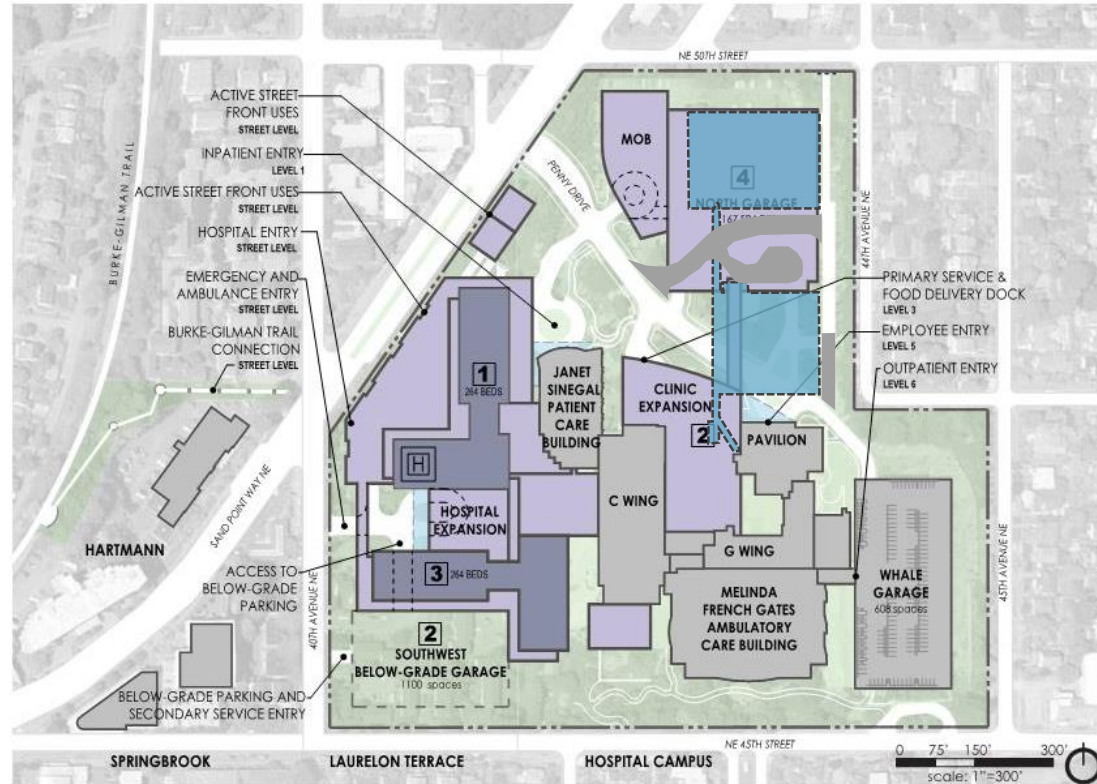
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STATISTICS

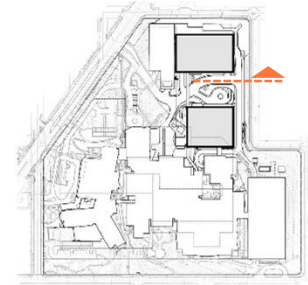
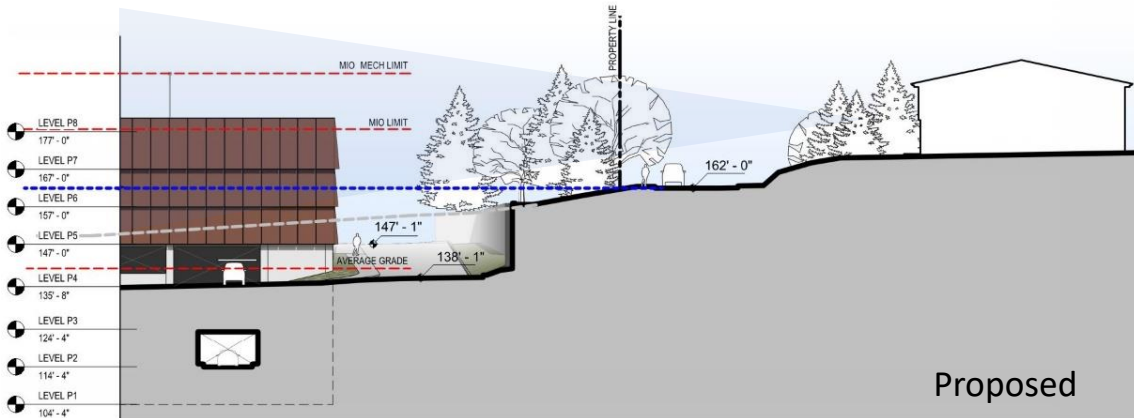
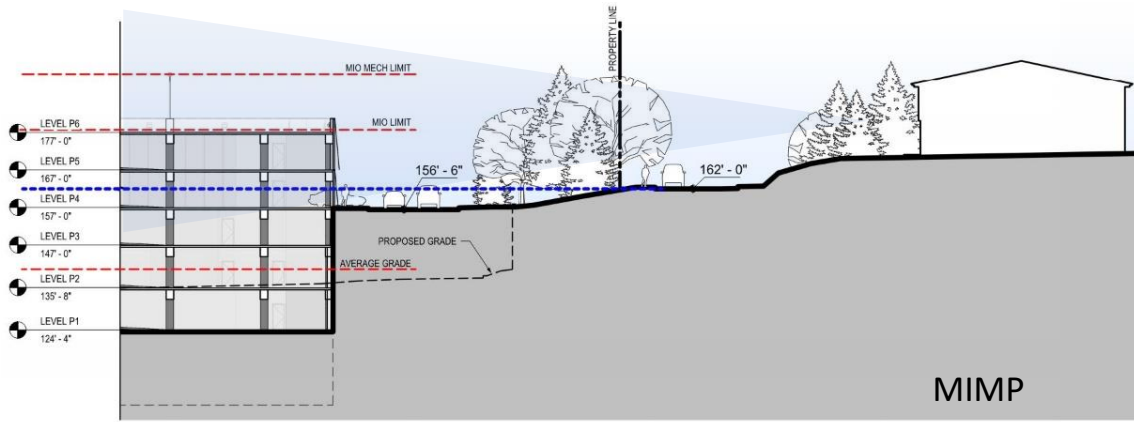
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Beds	500 - 600*
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Parking spaces	3,100
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**addition of 250 - 350 beds*



Overlay of
proposed Surgery
Building, Parking
Garage and Penny
realignment

Site Section at Parking Garage



KEY

--- MIO Height Limit

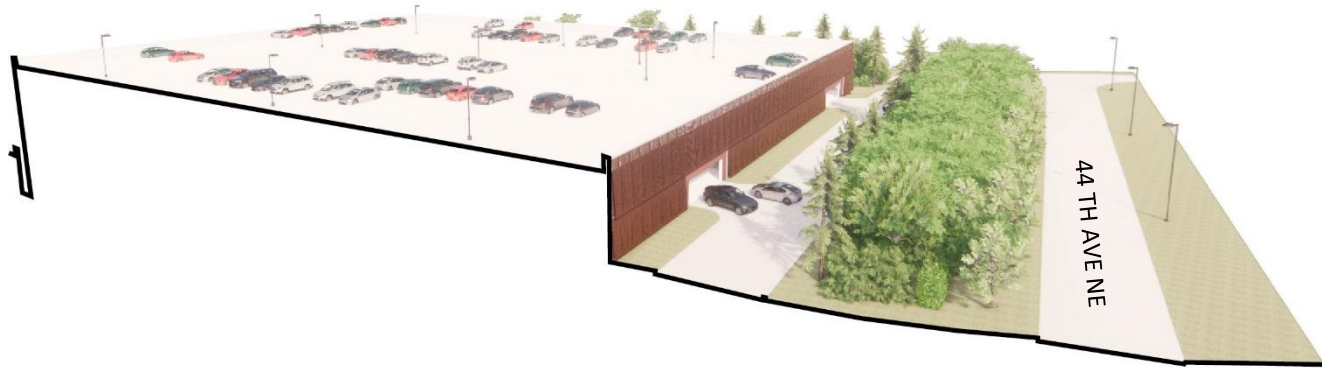
--- Grade at Prop. Line

--- Property Line

MIMP Viewpoint 6 – From 44th Ave NE



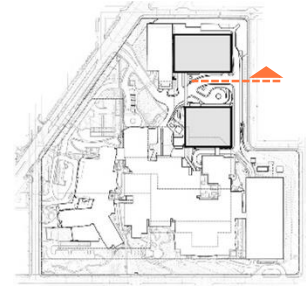
Site Section at Parking Garage Looking North



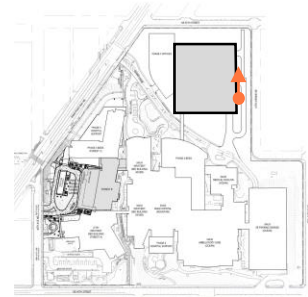
MIMP



PROPOSED

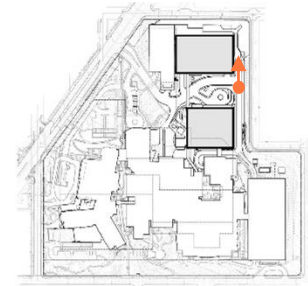


Garage View Looking North – MIMP



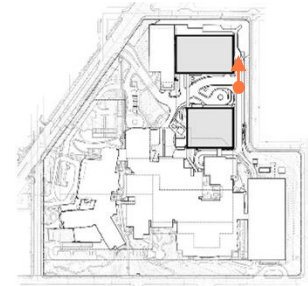
View of MIMP
Garage from
existing roadway
elevation

Garage View Looking North - Proposed



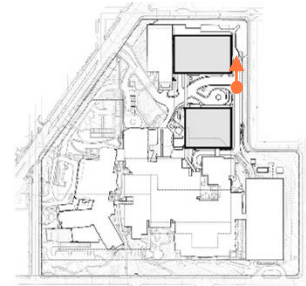
View of Proposed Garage from existing roadway elevation, 20 feet above proposed roadway

Garage View Looking North - Proposed



View of Proposed Garage from proposed roadway elevation, 20 feet below property line grade

Garage View Looking North – Night View

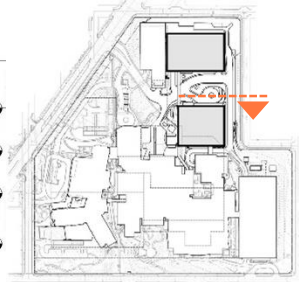
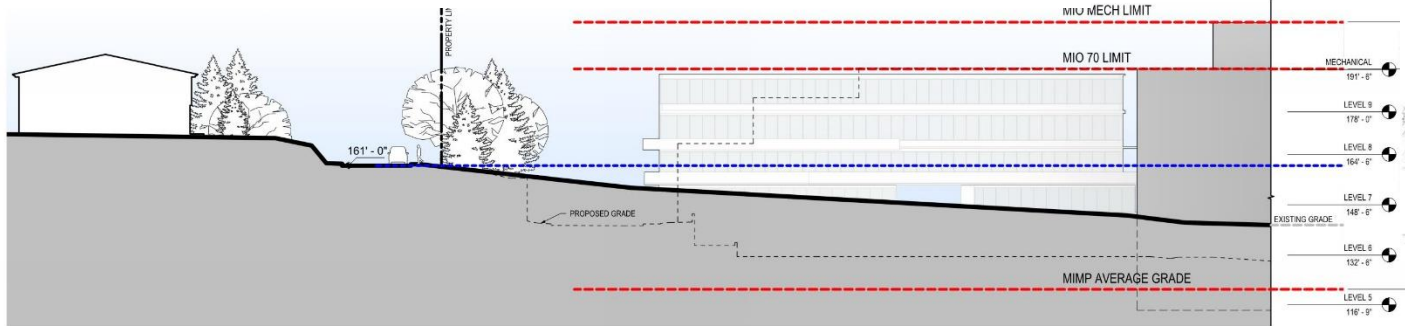


Night View of
Proposed Garage

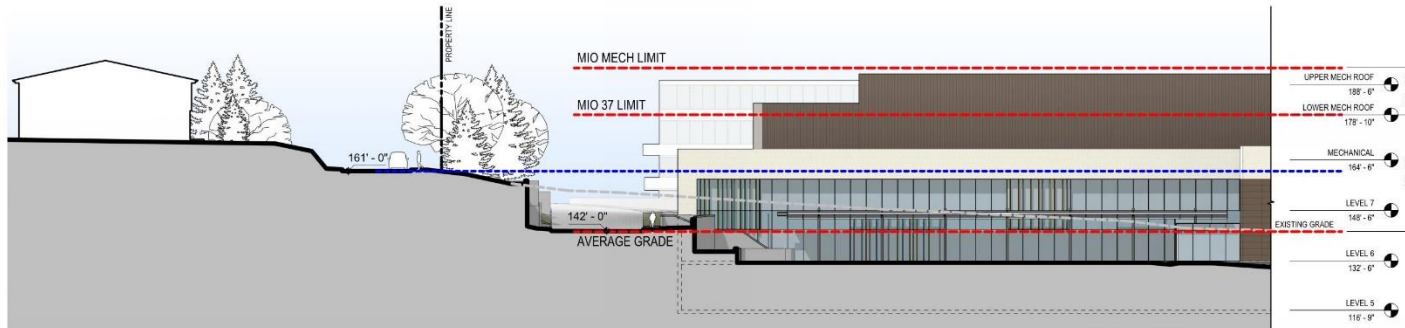
Site Section at Surgery Building



MIMP



Proposed



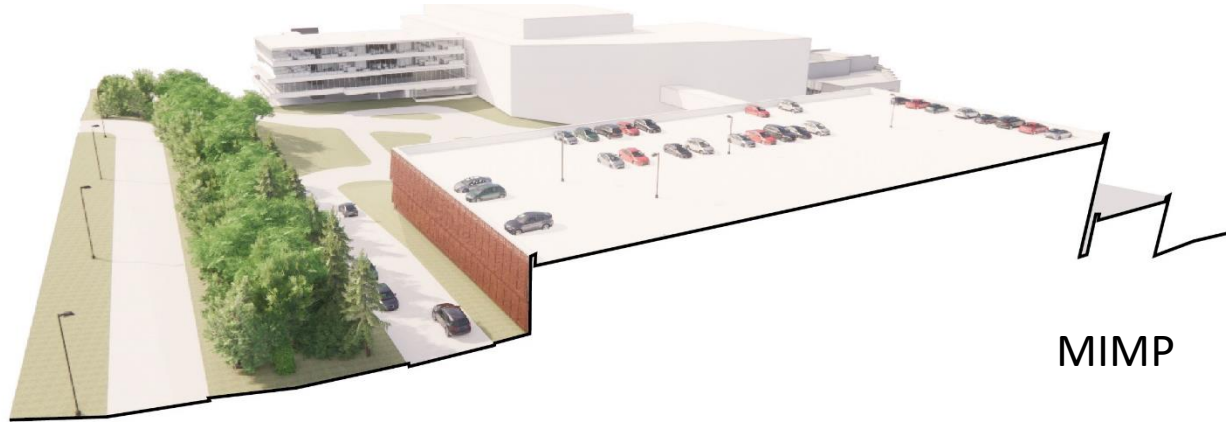
KEY

--- MIO Height Limit

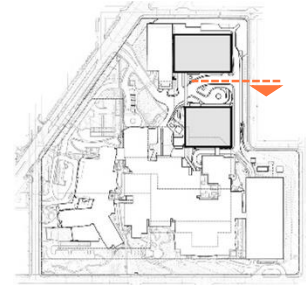
--- Grade at Prop. Line

--- Property Line

Site Section at Surgery Building Looking South

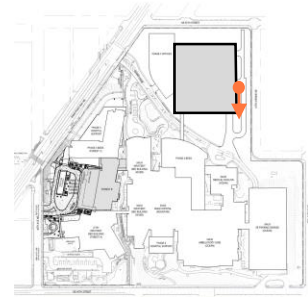


MIMP



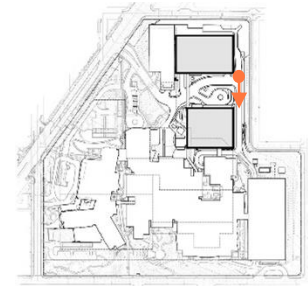
PROPOSED

View Looking Southeast - MIMP



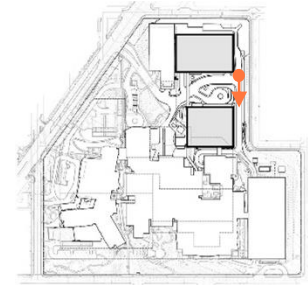
View of MIMP
Garage from
existing roadway
elevation

View Looking Southeast - Proposed



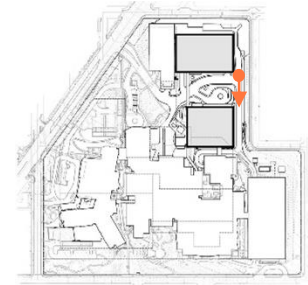
View of Proposed Surgery Building from existing roadway elevation, 20 feet above proposed roadway

View Looking Southeast - Proposed



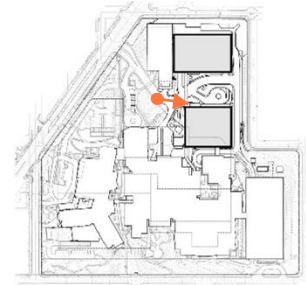
View of Proposed
Garage from
proposed roadway
elevation, 20 feet
below property line
grade

View Looking Southeast – Night View

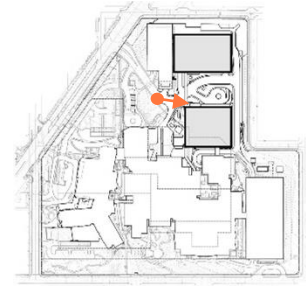


Night View of
Proposed
Surgery Building

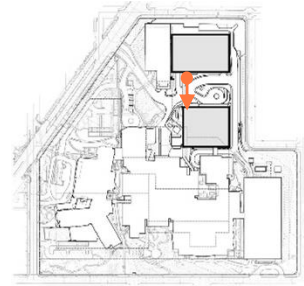
Penny Drive View Looking Northeast



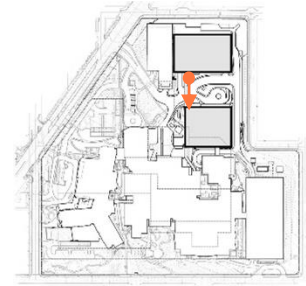
Penny Drive View Looking Northeast – Night View



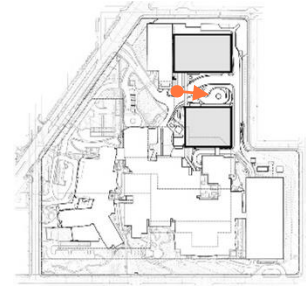
Surgery Building View From Parking Garage



Surgery Building View – Night View



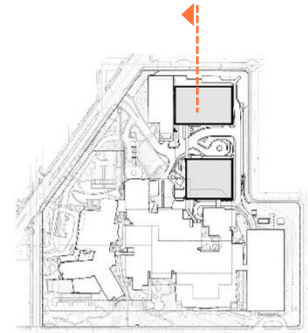
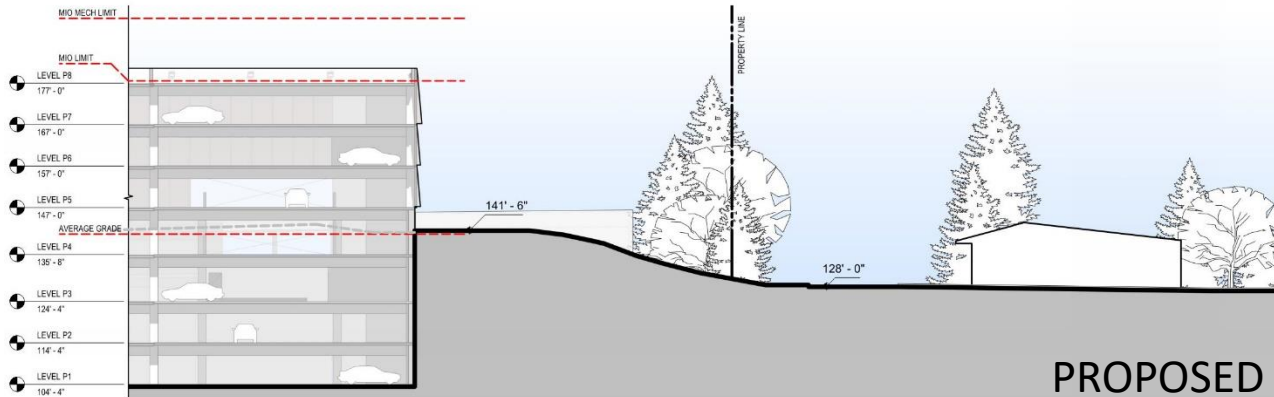
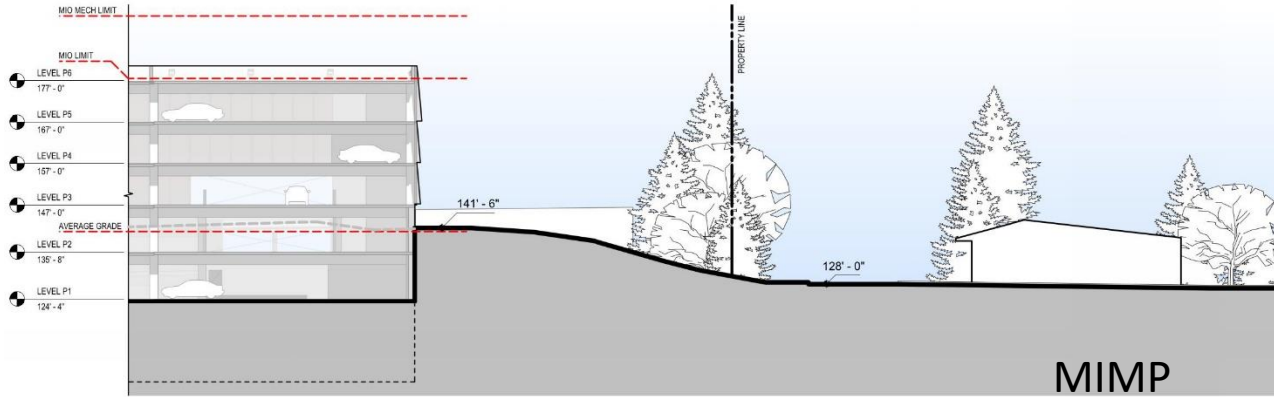
Intersection View Looking East



Site Section – Looking South at 50th



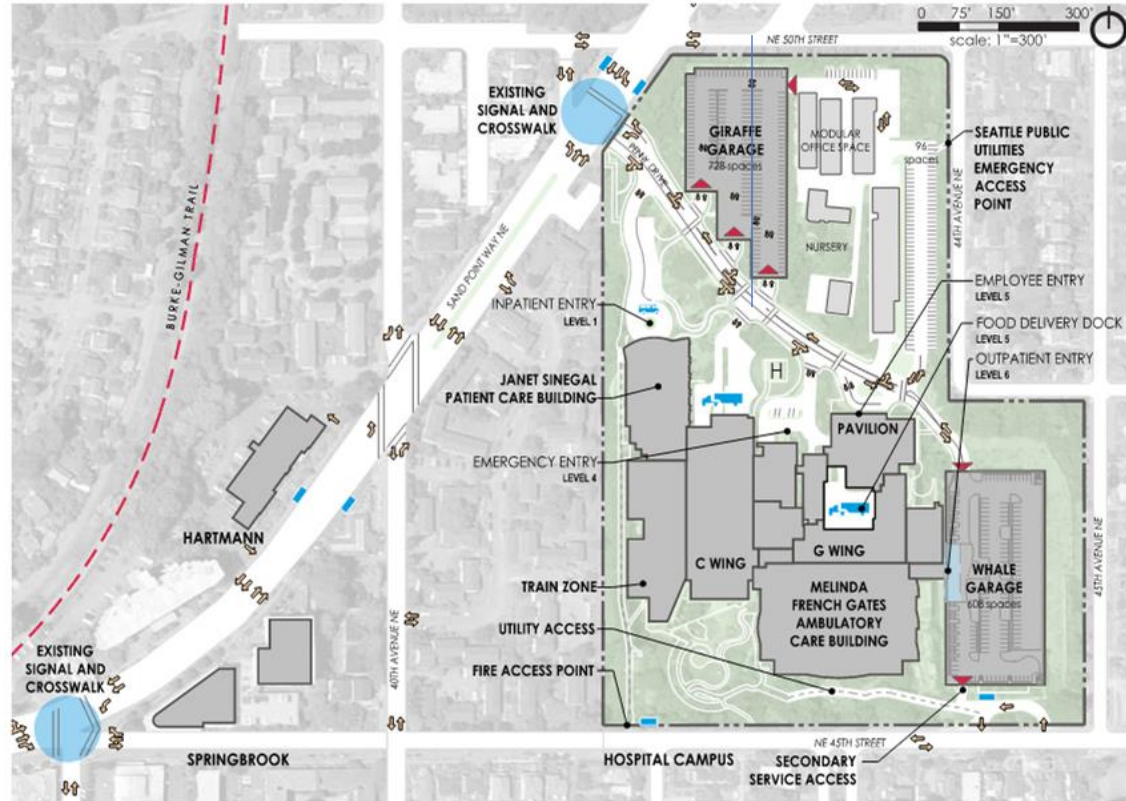
Section at NE 50th St



MIMP Existing Parking Fig. 41 Pg. 82



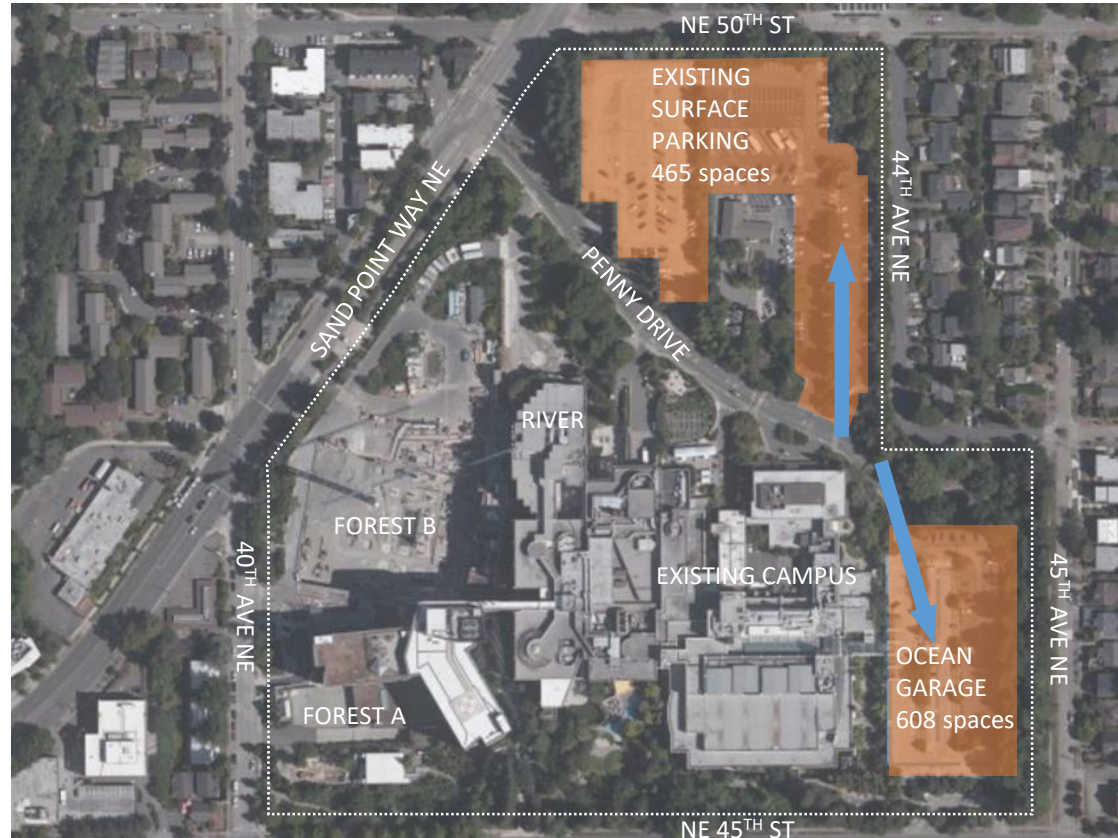
- LEGEND**
- Property Line
 - Campus Grounds
 - Buildings and Parking Garage
 - Roadways and Surface Parking
 - Bus Stop
 - Shuttle Stop
 - Service and Delivery Dock
 - Parking Entry
 - Crosswalk
 - Existing Signalized Intersection



Existing Campus Parking - Current



Existing Penny Drive serves 465 parking stalls along the east edge of campus, and 608 parking spaces in the Ocean Garage in the southeast corner of the campus.



Parking and Vehicle Circulation



Parking and Vehicle Circulation



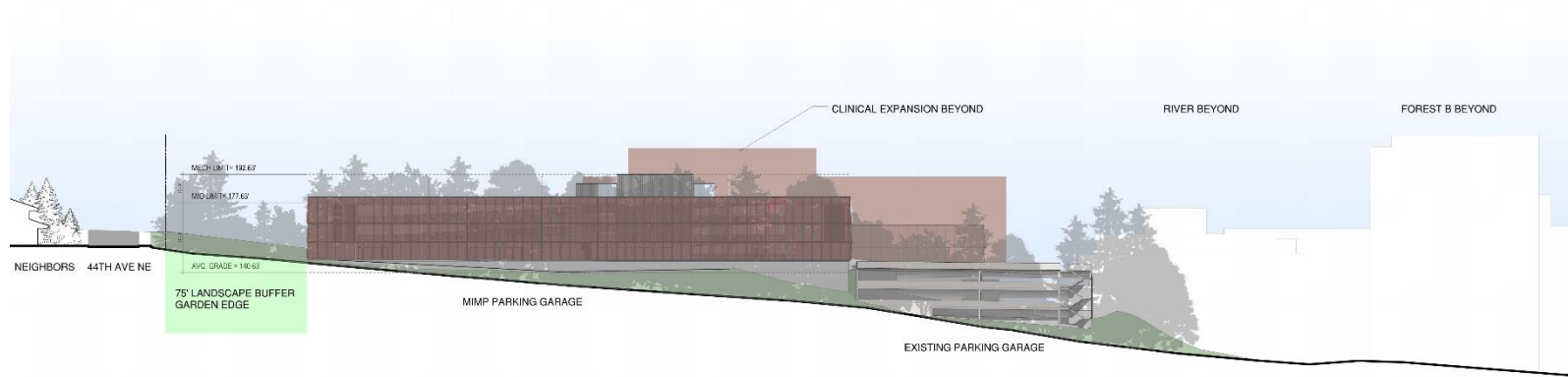
Parking and Vehicle Circulation



North Elevation - MIMP



View South - along NE 50th St



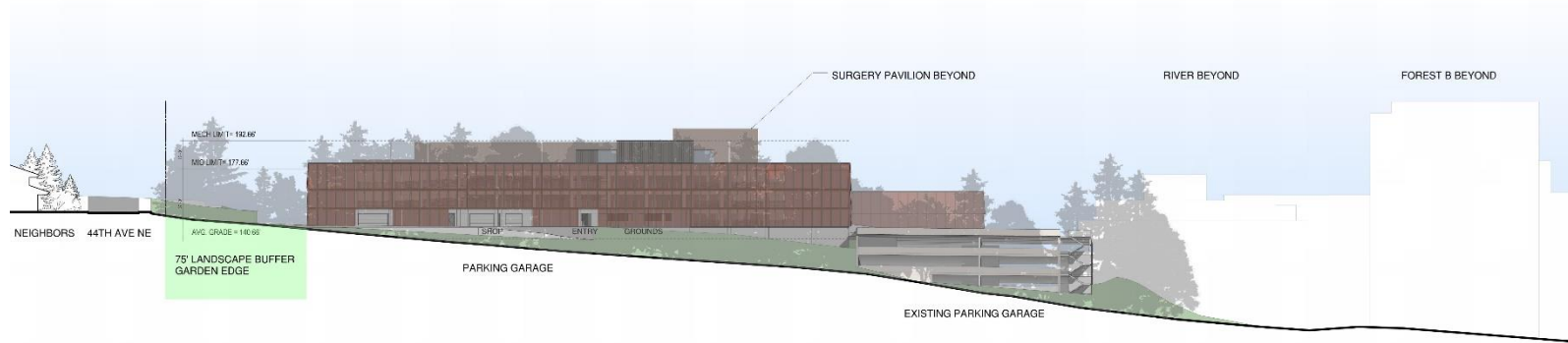
NORTH ELEVATION - MIMP
SITE SECTION



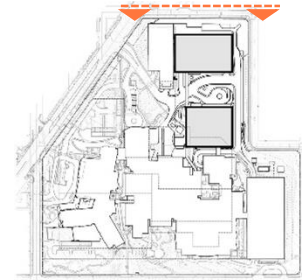
North Elevation - Proposed



View South - along NE 50th St



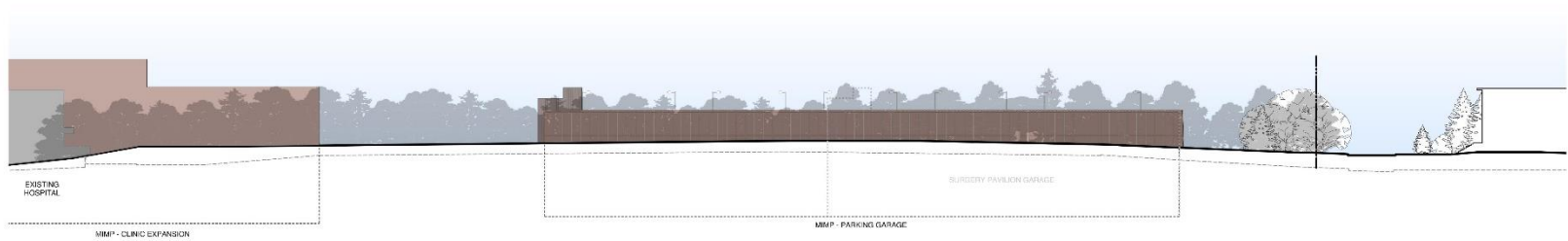
NORTH ELEVATION
SITE SECTION



East Elevation - MIMP



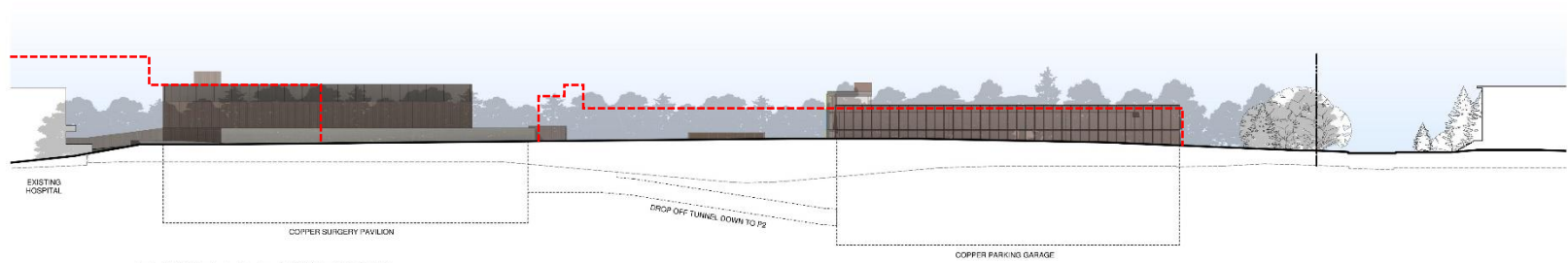
View West - along 44th Ave NE



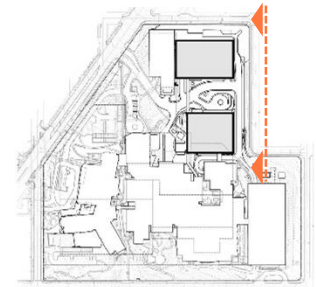
EAST ELEVATION - MIMP
SITE SECTION - 44th Ave



East Elevation - Proposed



EAST ELEVATION
SITE SECTION - 44th Ave



MIMP Design Guidelines



Specific Design Guidelines are required by Seattle Children's approved MIMP to assist both the Standing Advisory Committee (SAC) and Children's in achieving the desired character envisioned for the campus while harmonizing the hospital and surrounding neighborhood landscape and building forms. These guidelines were reviewed by a subcommittee of the Design Commission and will be reviewed by the full Commission. After taking public comment, the Design Commission referred the Draft Design Guidelines to DPD for final approval. These are the approved guidelines.



Street Frontage Edge Examples



Garden Edge Examples



MIMP Design Guidelines



Site Design

- Campus Character
- Public Entrances and Access Points
- Streetscape, Pathways and Sidewalks
- Landscaping
- Safety and Lighting
- Parking

Architectural Character

- Height, Bulk and Scale
- Architectural Elements and Features
- Rooftops and Finish Material





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MIMP Masterplan Fig. 24 Pg. 39



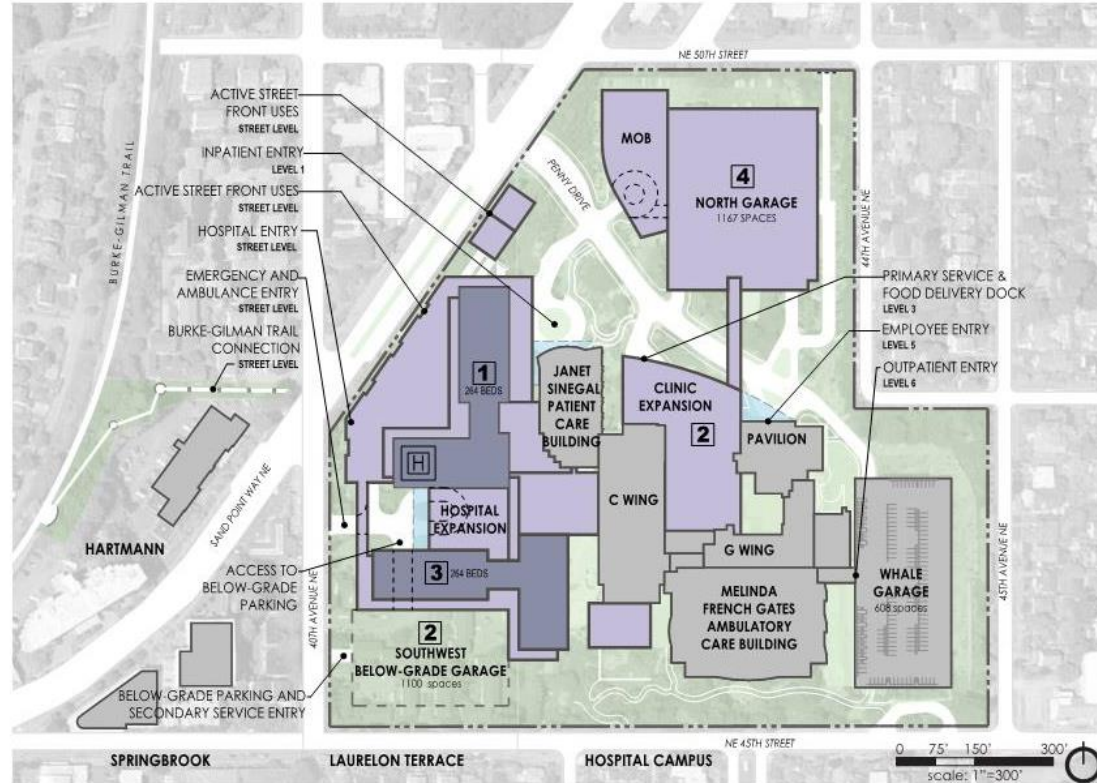
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MASTER PLAN

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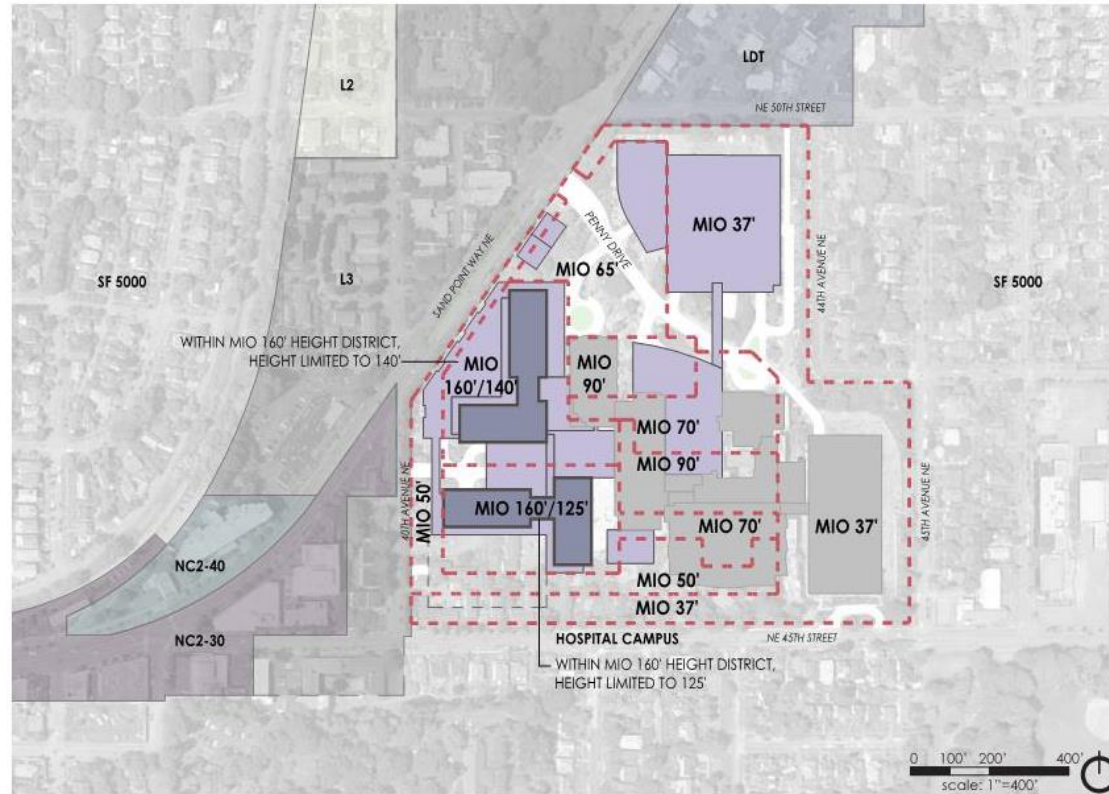
MIMP Major Institution Overlay Fig. 34 Pg. 55



FIGURE 34: FUTURE ZONING AND MAJOR INSTITUTION OVERLAY

- LEGEND**
- MIO Height District Boundary
 - Roadways and Surface Parking
 - Lower Buildings
 - Taller Buildings

The Major Institution Overlay (MIO) establishes height limits for different areas of the campus under the Major Institutional Master Plan



MIMP Garden Edges Fig. 39 Pg. 71



The MIMP establishes a 75' Garden Edge on the North, East, and South edges of the campus.

Site walls, sidewalks, lighting, and similar site furnishings, and below grade structures are permitted within these areas.

Existing paved roadways through and within these areas may remain



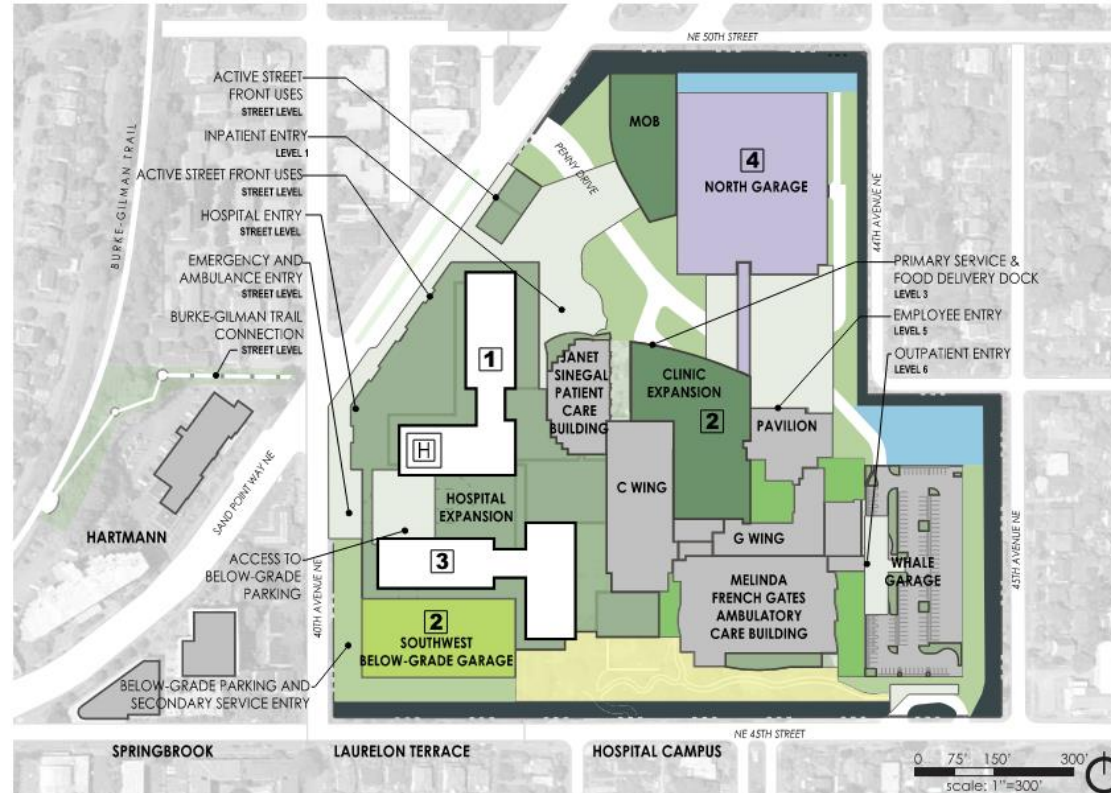
MIMP Landscape and Screening Fig. 30 Pg. 47



Scheme 7R

- LEGEND**
- Property Line
 - Campus Grounds
 - ▨ Lower / Taller Buildings and Parking Garages
 - Roadways and Surface Parking
- Gardens:**
- Vertical Planting
 - Roof Gardens
 - Eco-Roof Opportunities
 - Sculpture Garden
 - Pocket Gardens
 - Play Areas
 - Plazas
 - Courtyards
 - Garden Nursery

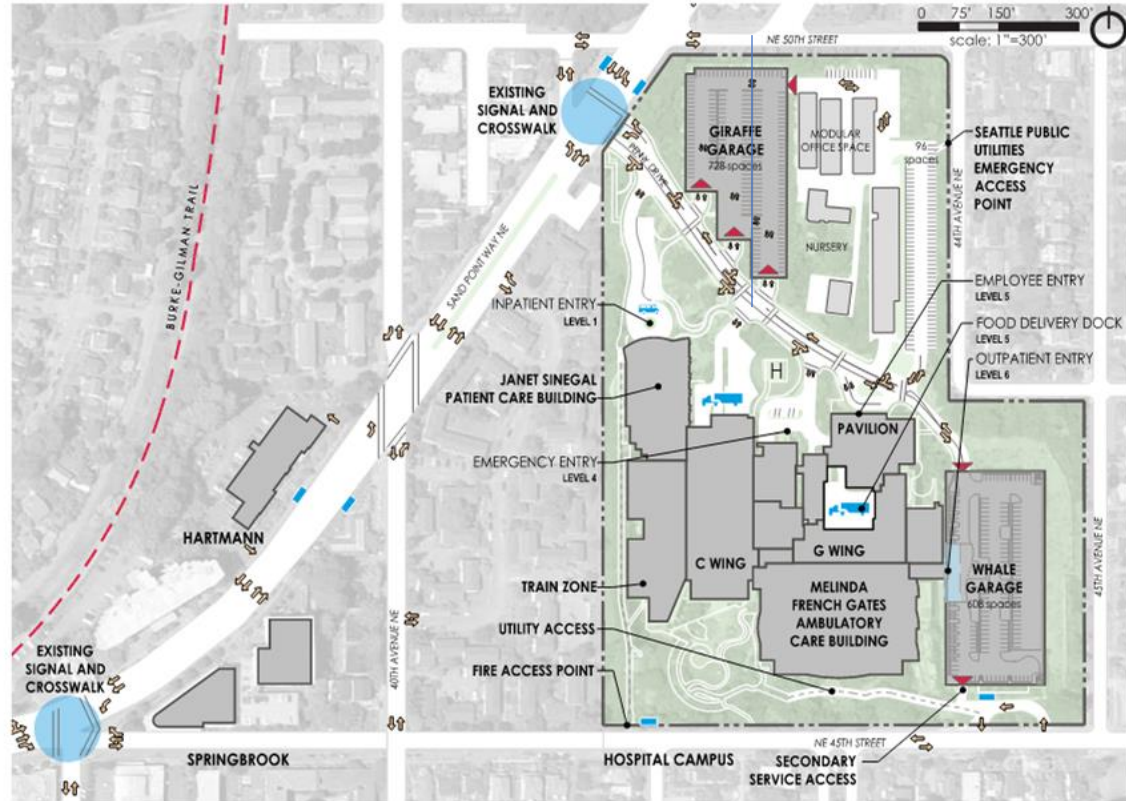
The MIMP calls for maintaining the vertical planting conditions along the perimeter of the site facing residential neighborhoods.



MIMP Existing Parking Fig. 41 Pg. 82



- LEGEND**
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 - Bus Stop
 - Shuttle Stop
 - Service and Delivery Dock
 - ▲ Parking Entry
 - ||| Crosswalk
 - Existing Signalized Intersection

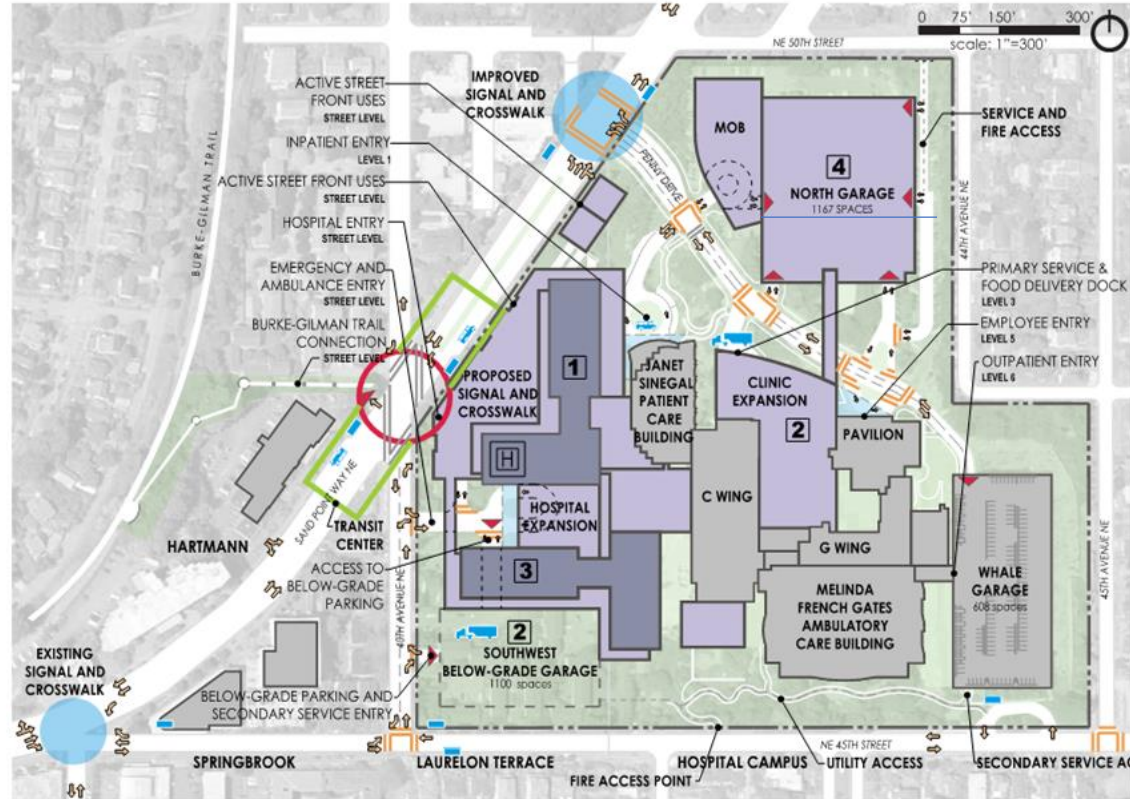


MIMP Transportation and Parking Fig. 42 Pg. 83



- LEGEND**
- Property Line
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 - Lower Buildings and Parking Garages
 - Taller Buildings
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 - Roadways and Surface Parking
 - Bus Stop
 - Shuttle Stop
 - Service and Delivery Dock
 - ▲ Parking and Secondary Access Points
 - Existing Crosswalks
 - Proposed Crosswalks
 - Existing Signalized Intersection
 - SDOT Proposed Signalized Intersection
 - Transit Center
 - Service and Fire Access

The MIMP shows Penny Drive providing access to 1167 parking stalls in the new North Garage, including 2 entrances along the east edge of campus, and 608 parking spaces in the Ocean Garage in the southeast corner of the campus.



Public Comment



Feedback and Next Steps



- If you have feedback, please send it to:

Maureen Sheehan
Maureen.Sheehan@seattle.gov
City of Seattle, Department of Neighborhoods
Attn. Maureen Sheehan
PO Box 94649
Seattle, WA, 98124-4649

- To receive a meeting notification, please contact Maureen Sheehan (see above)



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