

SMC Cherry Hill Campus 18th Avenue Development

Standing Advisory Committee (SAC)
Compiled MIMP Overview
January 31, 2017

Agenda

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SMC – Cherry Hill MIO Overview

2

Development Program

3

Development Standards

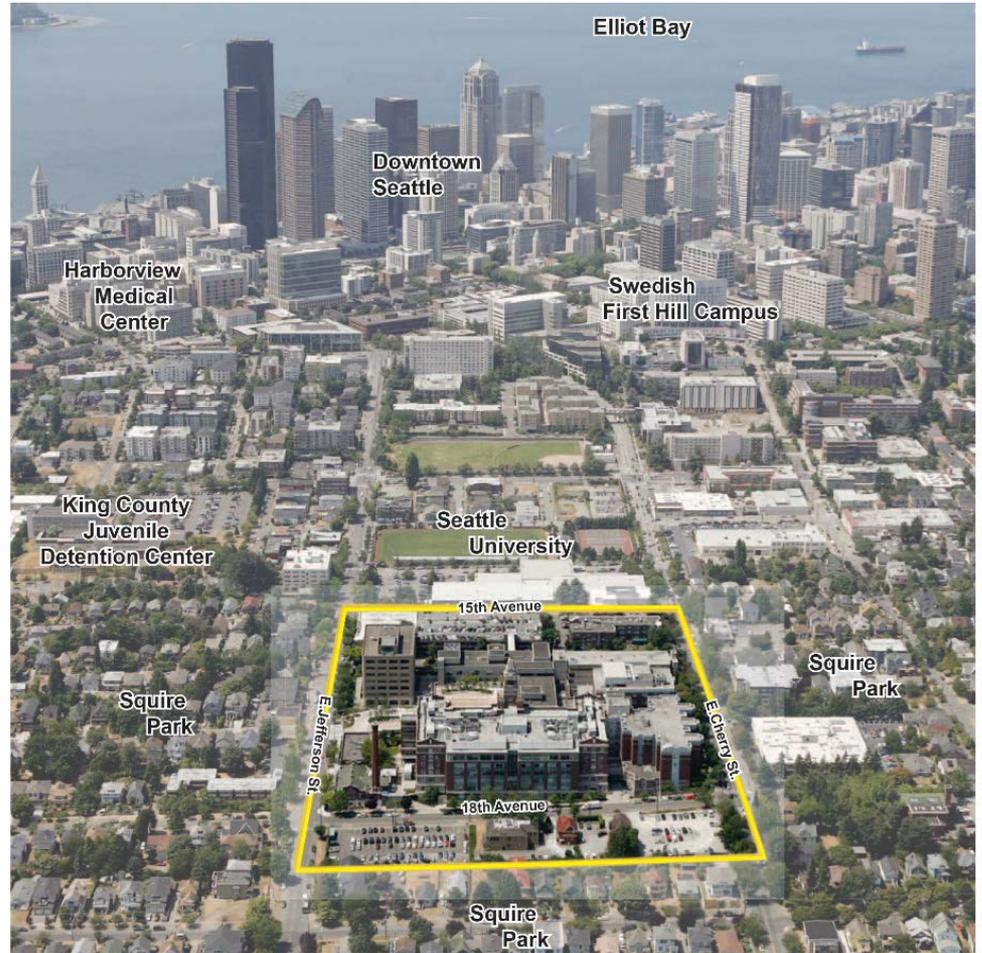
4

Design Guidelines

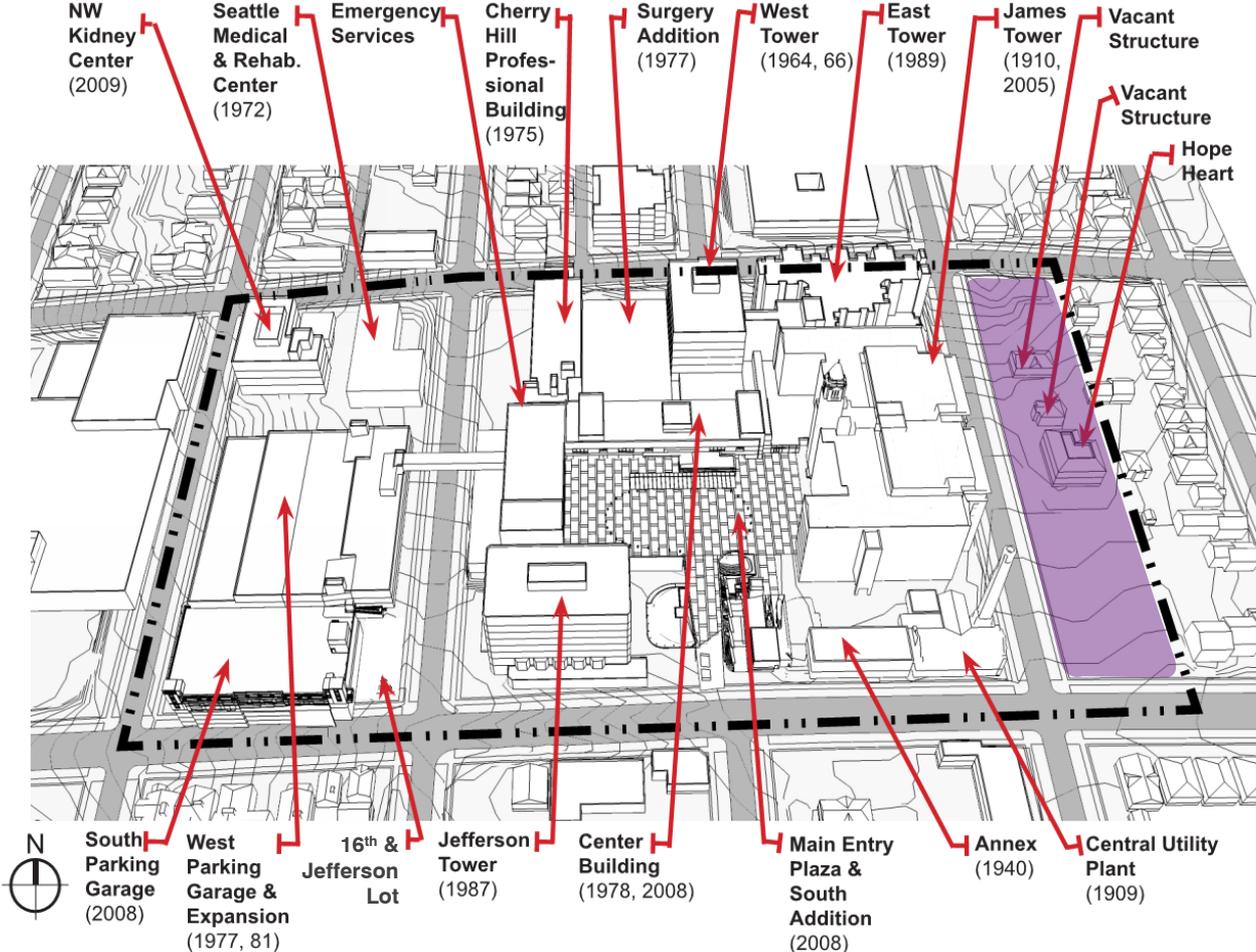
The Campus

Major Institution Overlay (MIO)

- 13.3 acres



Existing Facilities



Development Program

Existing Campus

- 1,100,000 sf

Approved Add

- 1,653,000 sf

Approved Campus

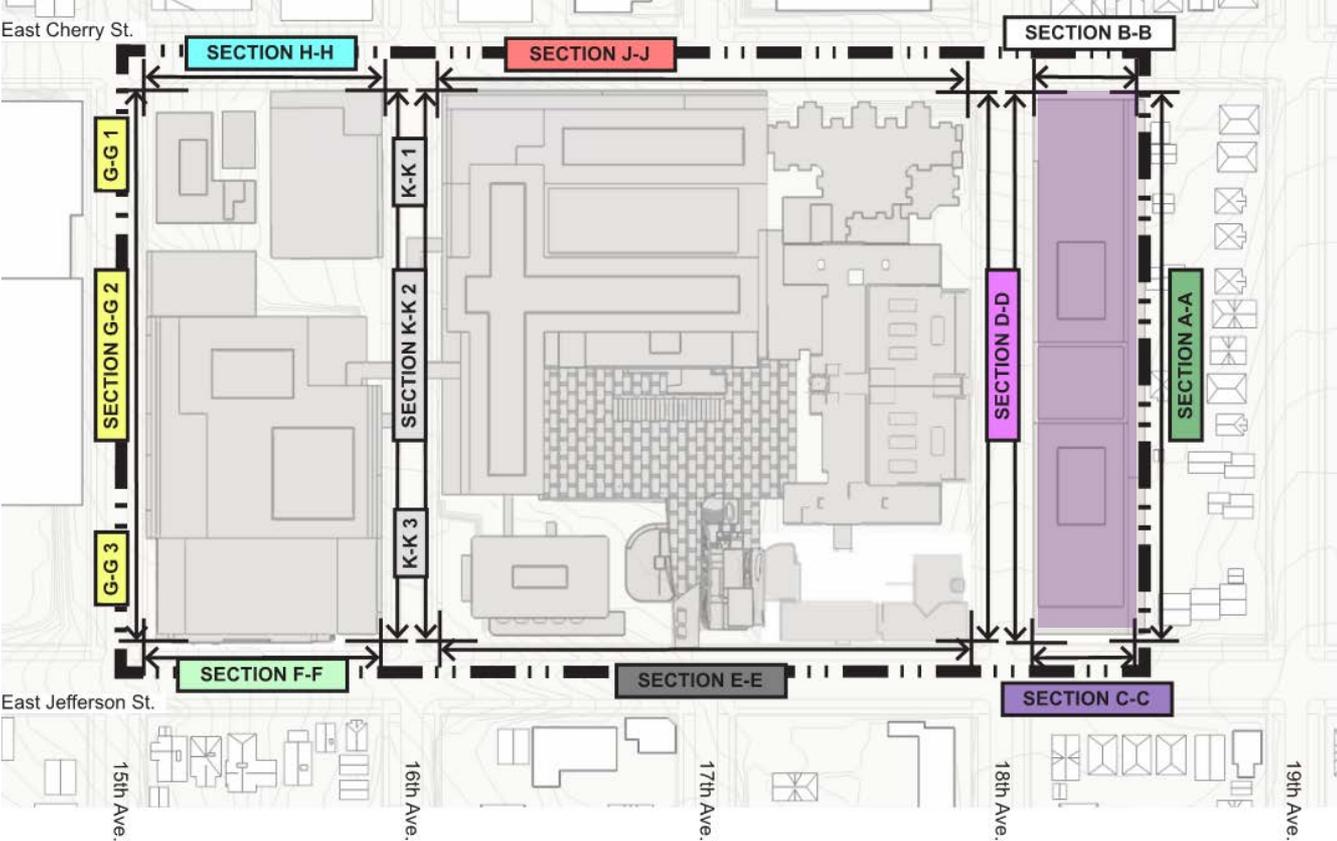
- 2,753,000 sf

Need

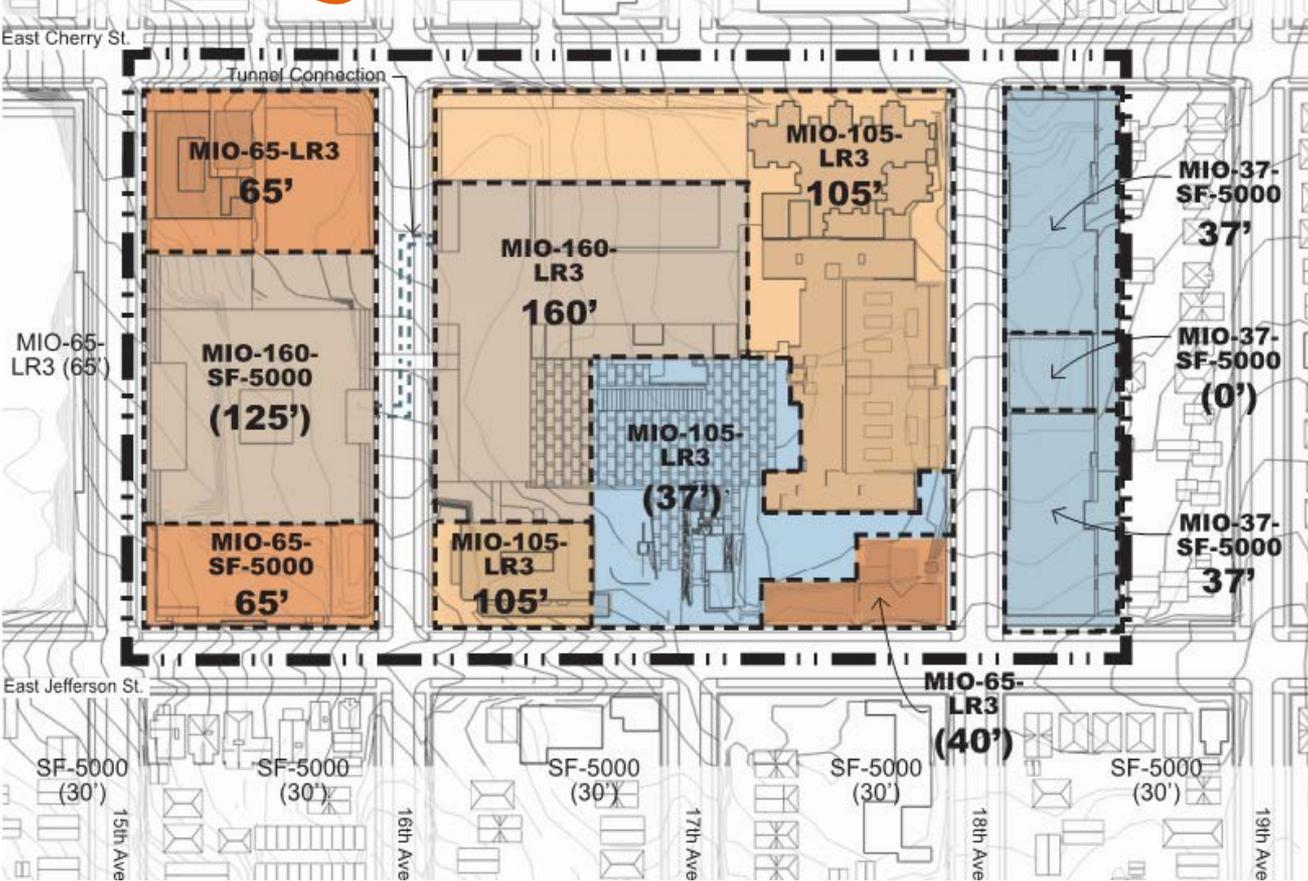
- 3,100,000 sf



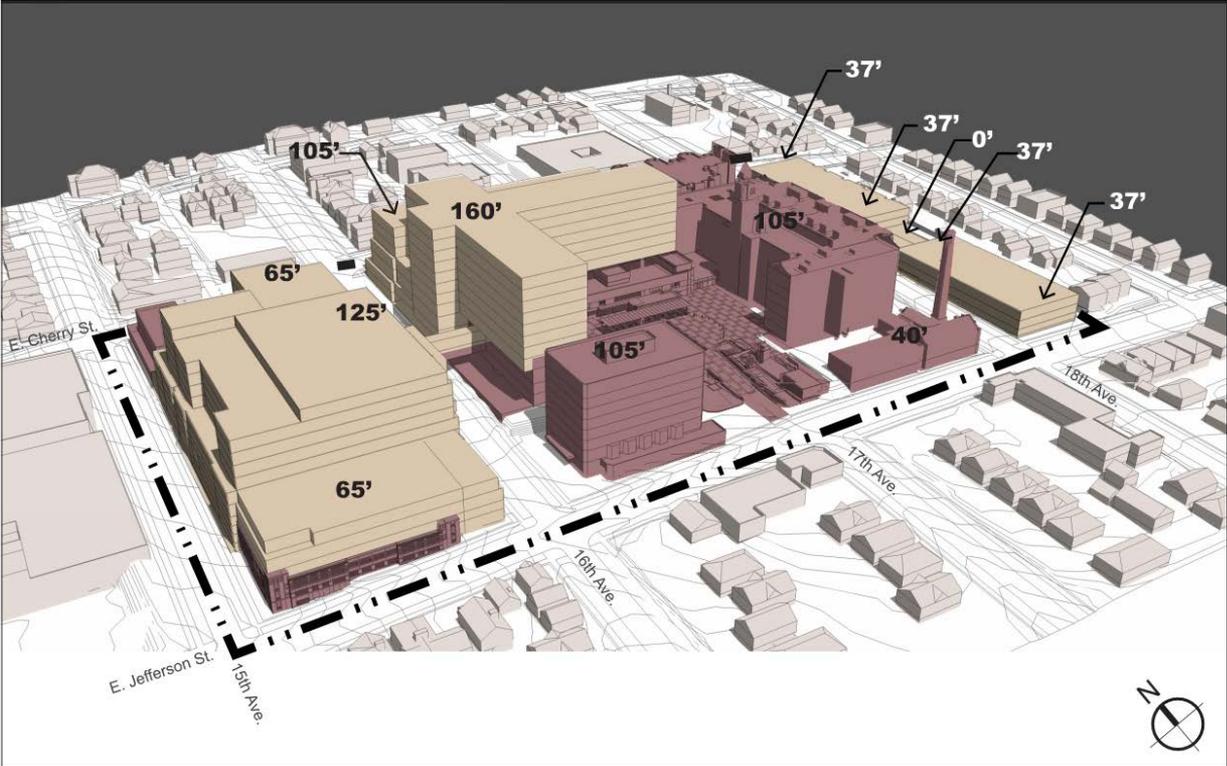
Development Standards



Development Program



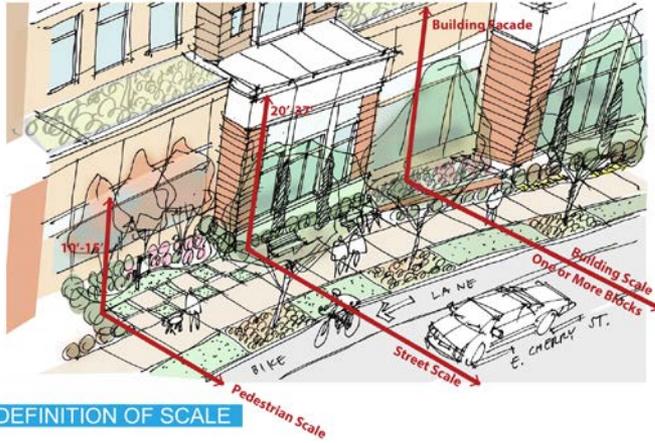
Development Program



Legend of Planned Future Height, Bulk and Form

- Existing Height, Bulk and Form
- Planned Future Height, Bulk and Form

Design Guidelines



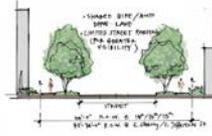
DEFINITION OF SCALE



- FACTORS OF IMPORTANCE**
- Uniform or composed street tree planting
 - Architecturally consistent facades
 - Building setbacks that set street scale (20'-37' Height)
 - Create outdoor rooms
 - Pocket parks
 - Points of entry



STREET SCALE

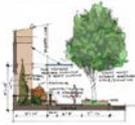


The zone and objects immediately proximate to a person at the sidewalk.

PEDESTRIAN SCALE

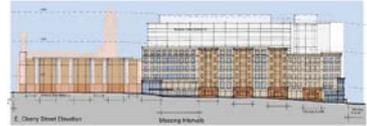
FACTORS OF IMPORTANCE

- Color, Texture, and Architectural Details
- Lighting/Safety
- Transparency
- Scale to the Human Body



FACTORS OF IMPORTANCE

- Building modulation of facades
- Window patterns and rhythms that are perceived at a distance (200'-400')
- Large Scale Elements that add variety
- Corner Architectural elements
- Use site features to advantage (topography to reduce perceived height)



BUILDING BLOCK SCALE

Questions?

Swedish Medical Center Cherry Hill
SAC Meeting #1
MIMP Transportation Conditions

Information below relates to those conditions that Swedish Cherry Hill is required to meet prior to SDCI development process benchmark as written in the City Council Findings, Conclusion, Decision - (5/16/2016)

Prior to submittal of Master Use Permit (MUP)

1. Streetscape concept plan – 18th Ave between E Cherry St and E Jefferson St (prior to submittal of MUP for 18th Ave Medical Office Building). 18th Ave access – no more than two access drives on east side.
 - a. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by SDOT.
2. Streetscape concept plan – each street frontage containing pocket parks (prior to submittal of MUP for each development abutting street frontage with a pocket park).
 - a. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by SDOT.
3. Comprehensive wayfinding plan.
 - a. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by the City.

With MUP application submittal (included in the Transportation Impact Analysis (TIA) or other documentation)

1. Review progress to achieving Transportation Management Plan (TMP) goal of 50% SOV rate for everyone who works within the project site at least 20 hours/week and arrives between 6-9 AM.
2. Evaluation of proposed bicycle parking facilities.
3. Traffic safety impact evaluation (specific intersections per FEIS) and mitigation.
4. Cut-through traffic impact evaluation and mitigation.
5. Pedestrian, bicycle, vehicular circulation assessment.
6. Campus-wide dock management plan along 15th, 16th, 18th Avenues.
7. Truck delivery routes assessment.
8. Garage and loading dock access operational and safety conditions.
9. Updated parking, loading, and on-campus circulation plan.
 - a. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by the City.
10. Frontage improvements to ensure that pedestrian facilities meet established city standards.
11. Transit Capacity Analysis.
12. Transit stop improvements along E Jefferson St incorporated into street improvement plans.

Prior to issuance of MUP for development

1. Capital improvements – SDOT to approve concepts (construction prior to issuance of Certificate of Occupancy for first building).

| |
|--|
| 16th/Cherry – traffic signal and bulb outs |
| 18th/Cherry – bulb outs |
| 17th/Cherry – bulb outs for three intersection approaches |
| 16th/Jefferson – bulb outs |
| 18th/Jefferson – bulb outs |
| 17th/Jefferson – bulb outs for three intersection approaches |
| 18th/19th/20th at Jackson to north of Union St – contribute to completion of neighborhood greenway |
| Union St to MLK – contribute to protected bicycle lane through improvements such as signage from campus to Union St. |

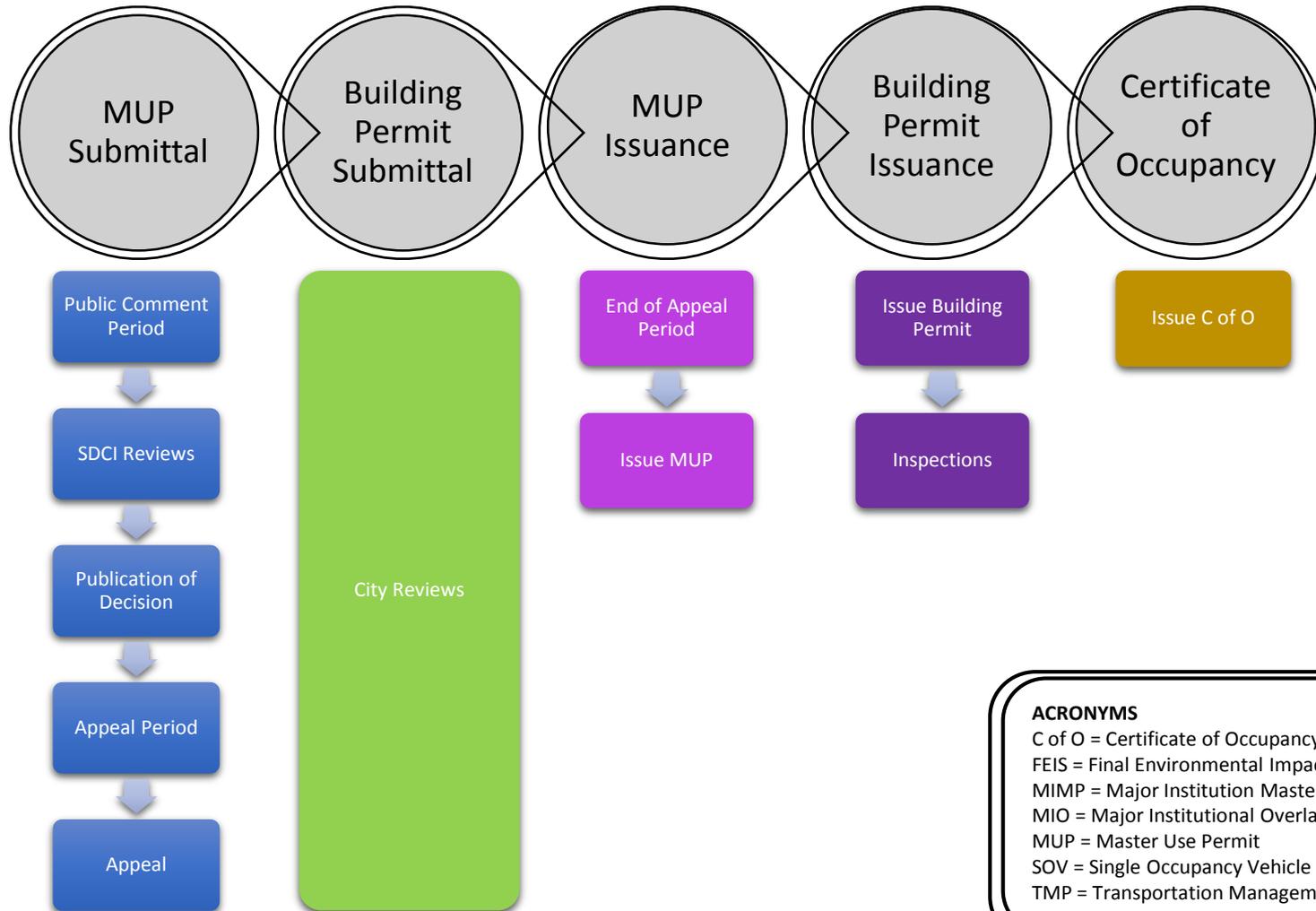
Prior to issuance of building permit

1. TMP goal to achieve 50% SOV rate; substantial progress made.
2. Construction Management Plan (CMP).
 - a. Chair of the SAC will be included in the Construction Communication Plan.

For the life of the project

1. TMP Monitoring

Permit Track



ACRONYMS

C of O = Certificate of Occupancy
FEIS = Final Environmental Impact Statement
MIMP = Major Institution Master Plan
MIO = Major Institutional Overlay
MUP = Master Use Permit
SOV = Single Occupancy Vehicle
TMP = Transportation Management Plan

MIMP Condition Timing

