



SWEDISH FIRST HILL MEDICAL CENTER

SAC MEETING #6

14 MARCH 2016

PERKINS+WILL | SiteWorkshop

AGENDA

Project Updates

Public Benefit Packages

Construction Management Plan

PROJECT UPDATES



SCHEDULE

3Q 2016

Start Construction/Demolition

4Q 2016

Excavation & Shoring

2Q 2017

Foundation & Vertical Construction

2Q 2018

Top Out of Buildings

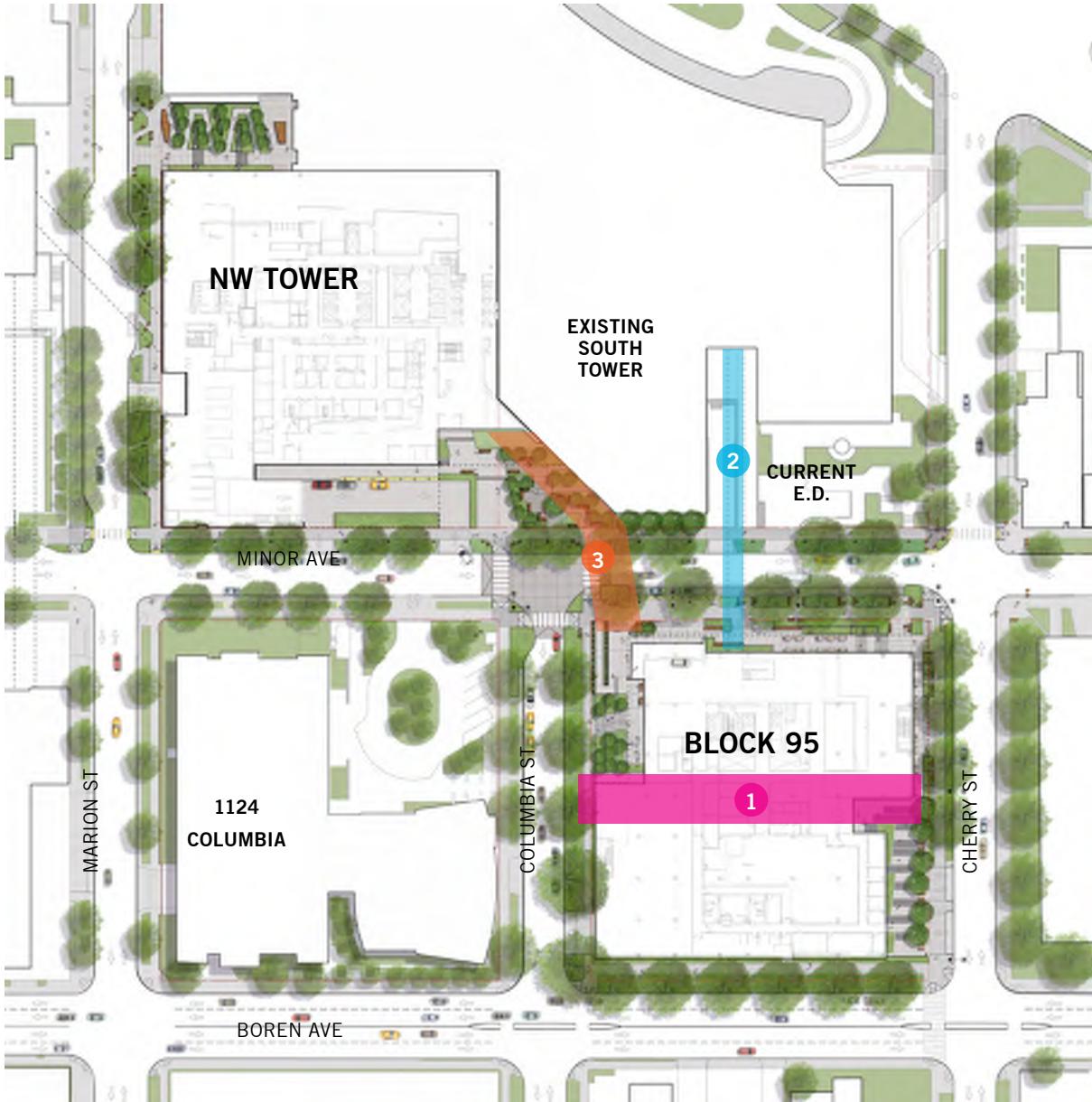
3Q 2019

Occupancy

PROPOSED PETITIONS

SDOT PETITIONS

- 1 Block 95 Alley Vacation
- 2 Minor Skybridge
- 3 Minor Tunnel



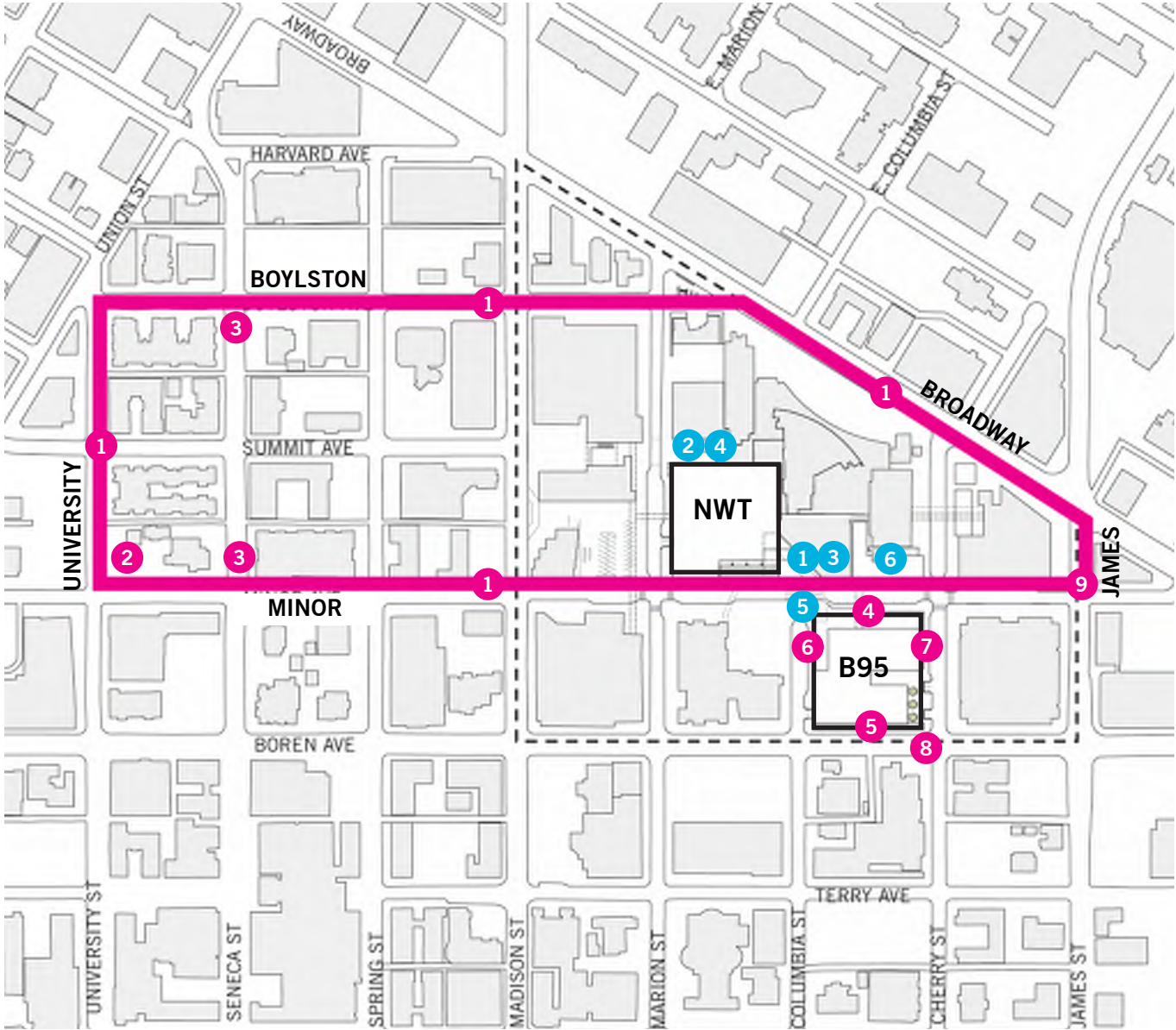
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

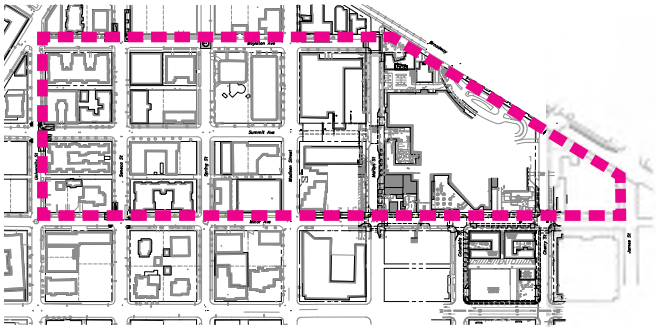
- 1 The First Hill Mile
- 2 First Hill Park Funding
- 3 Public Art
- 4 Minor Ave Voluntary Setback
- 5 Boren Voluntary Setback
- 6 Columbia St ROW Enhancements
- 7 Cherry St ROW Enhancements
- 8 Boren & Cherry Ped Crossing
- 9 Minor & James Ped Crossing

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



B95 ALLEY VACATION PUBLIC BENEFITS



1 The 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



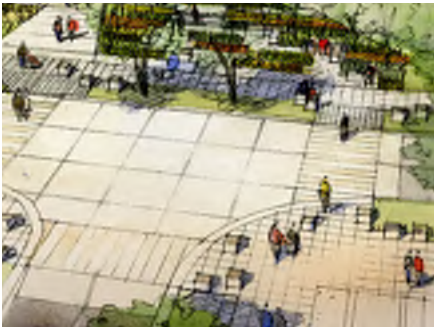
2 Marion Ave Garden



3 Minor Ave Garden Public Art



4 Marion Ave Garden Public Art



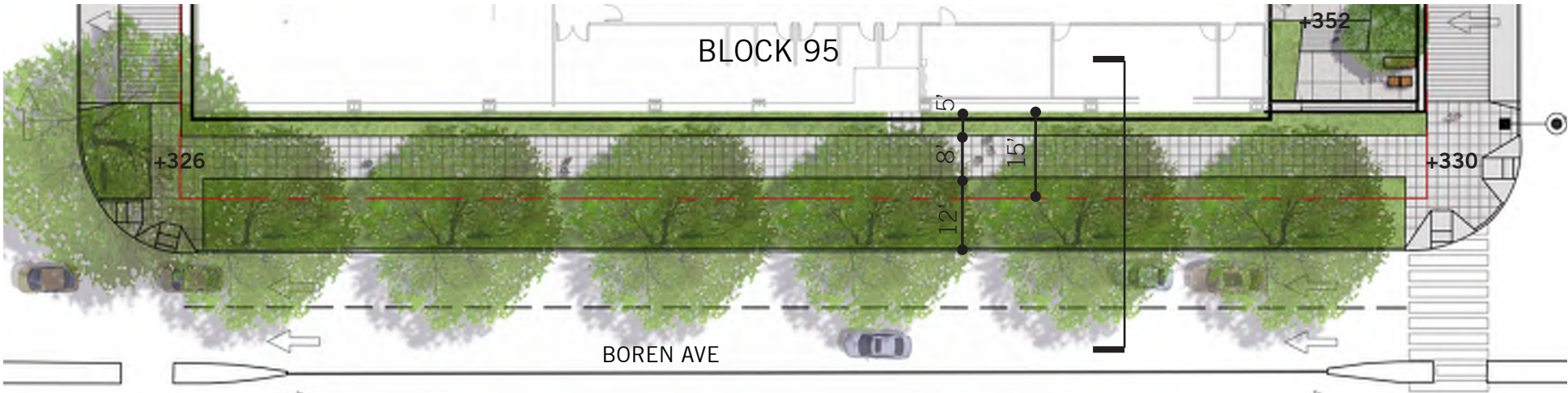
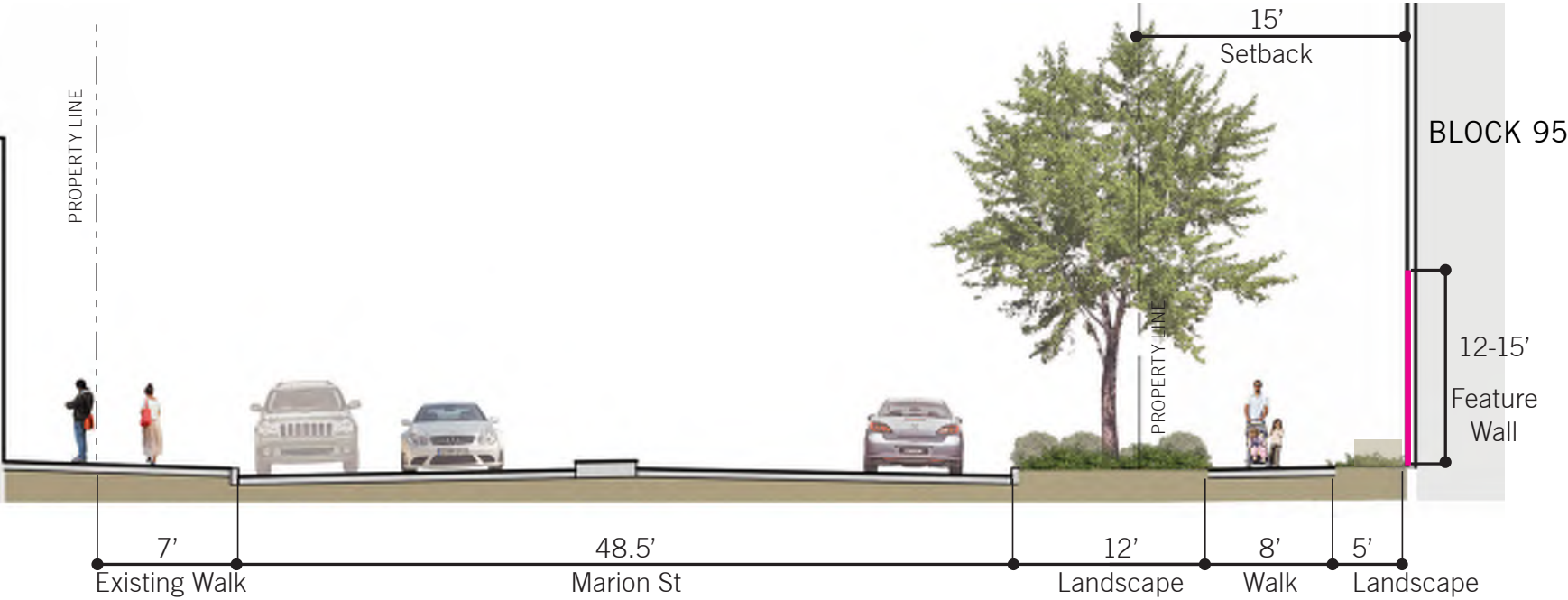
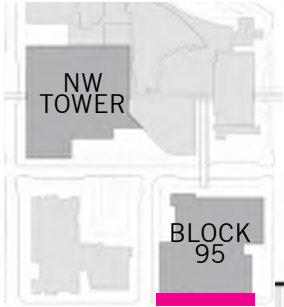
5 Minor & Columbia Pedestrian Crossing Improvements



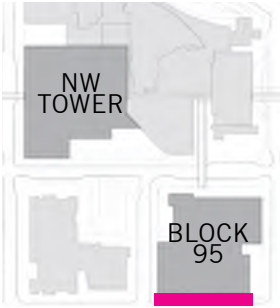
6 Minor Ave ROW Enhancements

BOREN AVE

BLOCK 95 - BOREN AVE FRONTAGE



BLOCK 95 - BOREN AVE FRONTAGE



Architectural Trellis



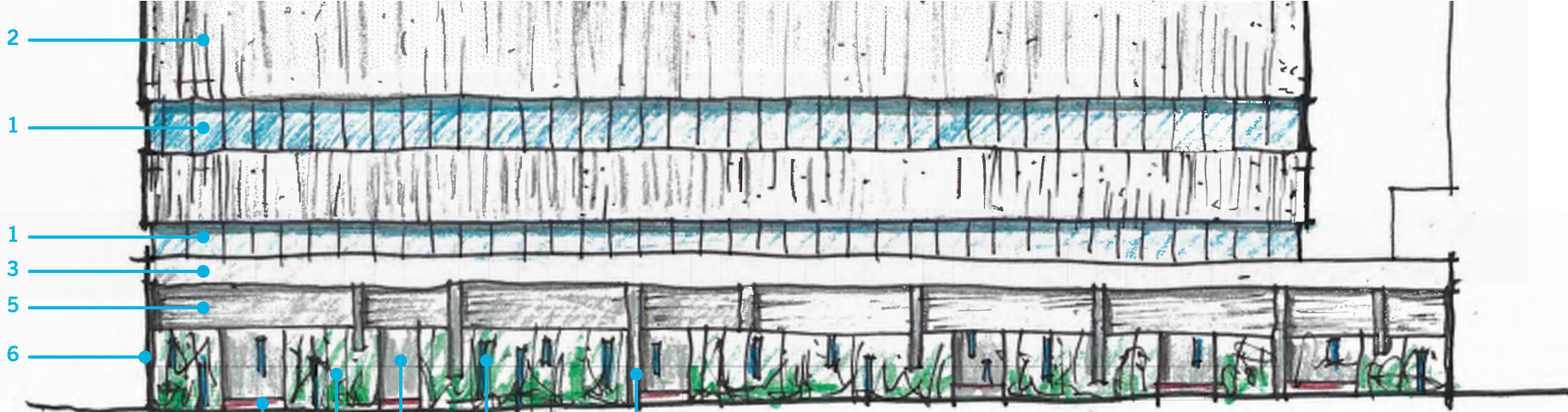
Integrated Lighting



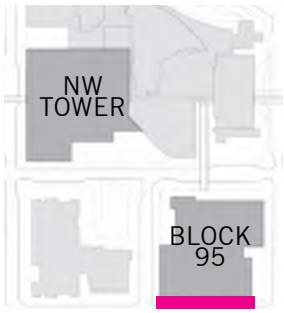
Cast Glass



Board-formed Concrete



- 1 Vision Glass
- 2 Perforated Metal
- 3 Precast Concrete
- 4 Concrete
- 5 Architectural Louver
- 6 Metal
- 7 Cast Glass
- 8 Green Wall
- 9 Bench



BLOCK 95 - BOREN AVE FRONTAGE



PUBLIC BENEFITS

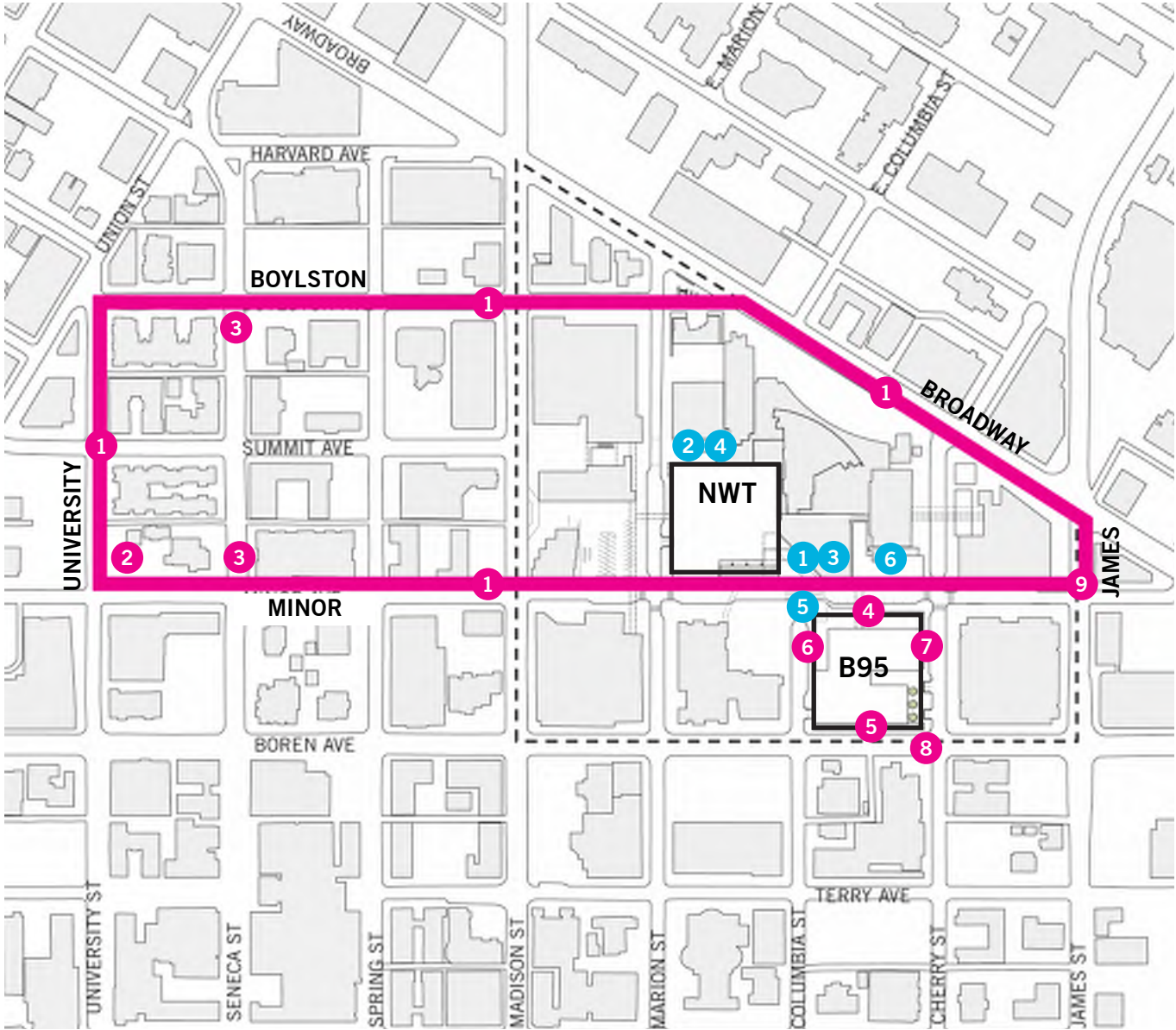
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

- 1 The 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

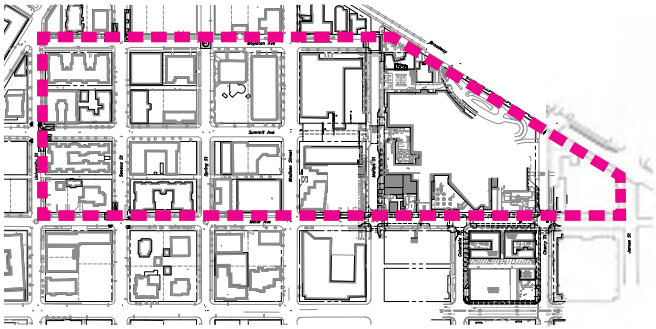
- 1 Minor Ave Garden
- 2 Marion Ave Garden
- 3 Public Art - Minor Ave Garden
- 4 Public Art - Marion Ave Garden
- 5 Minor & Columbia Raised Intersection
- 6 Minor Ave ROW Enhancements



B95 ALLEY VACATION PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	QUANTITY	CODE	MIMP
1 - The First Hill Mile	<i>Sidewalk & pedestrian crossing improvements</i>		None	None
	<i>Marion to Madison sidewalk & plantings</i>	<i>x,xxx SF</i>		
	<i>Minor & Seneca curb bulbs, sidewalk, furnishings and plantings</i>	<i>x,xxx SF</i>		
	<i>University & Summit traffic circle</i>	<i>x,xxx SF</i>		
	<i>Boylston & Seneca curb bulbs, sidewalk, furnishings and plantings</i>	<i>x,xxx SF</i>		
	<i>Boylston & Spring traffic circle</i>	<i>x,xxx SF</i>		
	<i>Boylston & Marion curb bulbs and sidewalk</i>	<i>x,xxx SF</i>		
	<i>Broadway Ave plantings</i>	<i>x,xxx SF</i>		
	<i>Wayfinding / signage improvements</i>			
	<i>Vertical markers</i>	<i>xx</i>		
	<i>Pavement markers</i>	<i>xx</i>		
	<i>Street tree replacement</i>	<i>xx</i>		
2 - First Hill Park Contribution	<i>Contribution toward improvements to First Hill Park</i>	<i>Budget \$500,000</i>	None	None
3 - Public Art	<i>Work with selected artist to identify and implement artwork along the First Hill Mile.</i>	<i>Budget \$300,000</i>	None	None
4 - Minor Ave Voluntary Setback	<i>Setback along the Minor Ave</i>	<i>1,700 SF</i>	None	None
5 - Boren Ave Voluntary Setback	<i>Setback along the Boren Ave</i>	<i>1,400 SF</i>	None	None
6 - Columbia St ROW Improvements	<i>Expanded pedestrian streetscape</i>	<i>980 SF</i>	None	None
7 - Cherry St ROW Improvements	<i>Expanded pedestrian streetscape</i>	<i>560 SF</i>	None	None
8 - Pedestrian Controlled Signal	<i>Pedestrian controlled signal at Boren & Cherry as approved by SDOT</i>	<i>1</i>	None	None
9 - Pedestrian Controlled Signal	<i>Pedestrian controlled signal at Minor & James as approved by SDOT</i>	<i>1</i>	None	None

B95 ALLEY VACATION PUBLIC BENEFITS



1 The 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

1- THE FIRST HILL MILE

PUBLIC BENEFIT SUMMARY



Open Space & Pedestrian Crossings

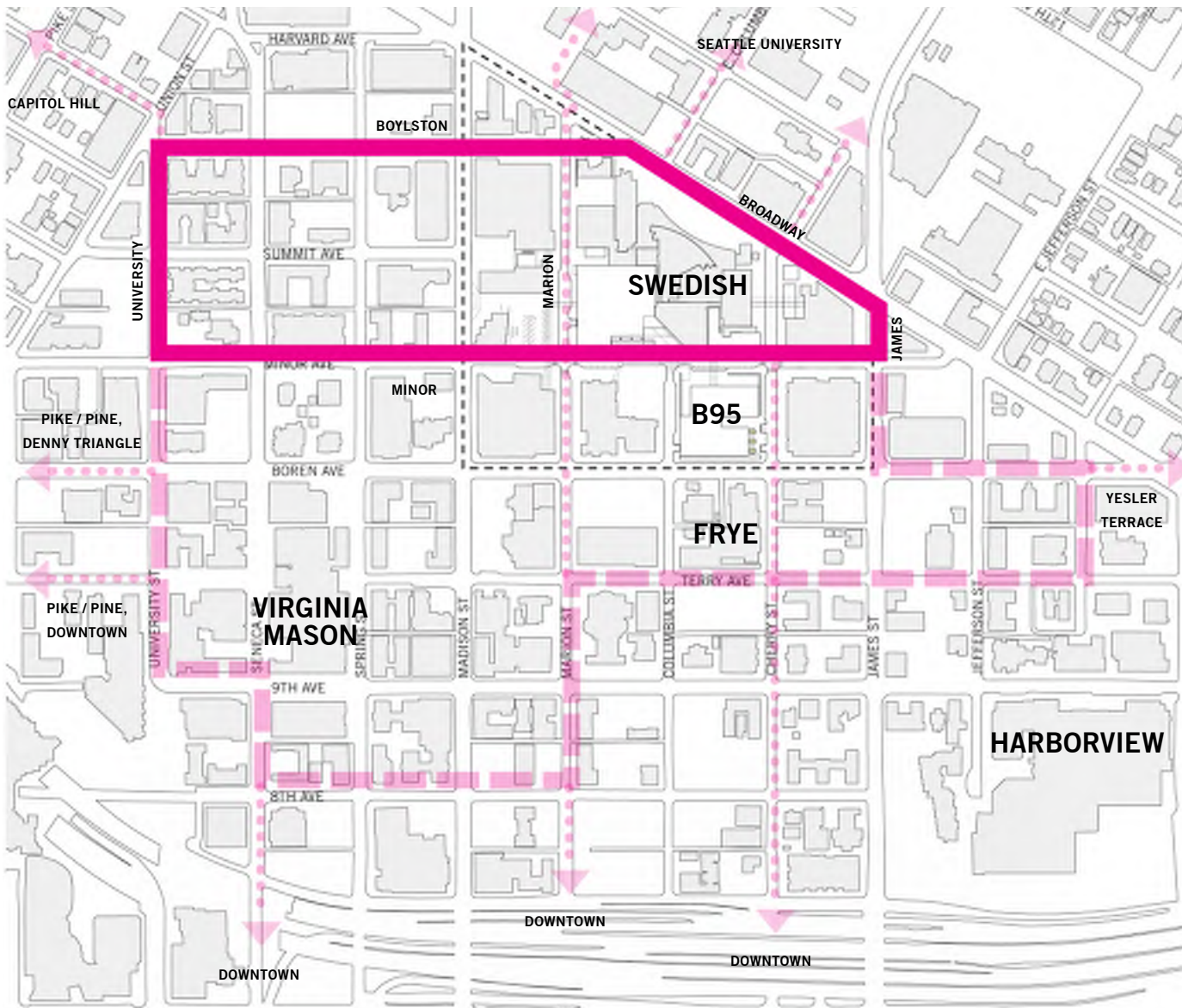
- Curb bulbs (xxx)
- Traffic circle (xx)
- Crosswalks (xxx)
- Sidewalk replacement (x,xxx SF)
- Plantings (x,xxx SF)
- Companion curb ramps (x)
- Seating (xxx LF)
- Bike fix-it station (x)
- Street tree replacement (xx)

Wayfinding / Signage

- Vertical markers (xx)
- Wayfinding kiosks (x)

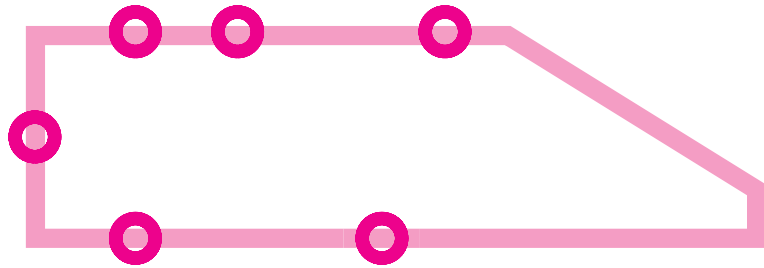
LEGEND

-  First Hill Mile
-  First Hill Public Realm Action Plan Active Loop
-  Neighborhood Connections

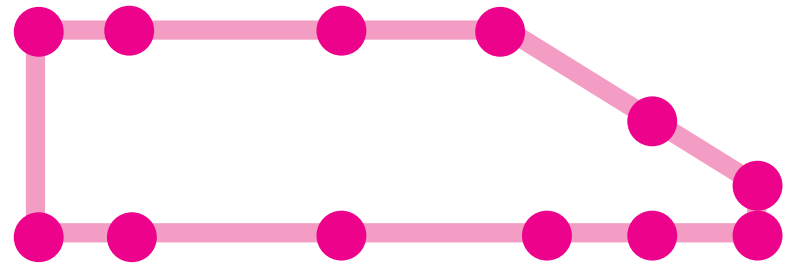


1- THE FIRST HILL MILE

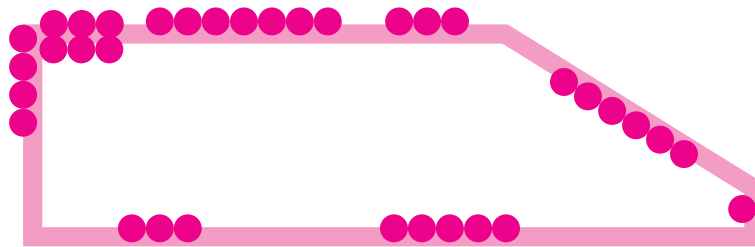
IMPROVEMENTS



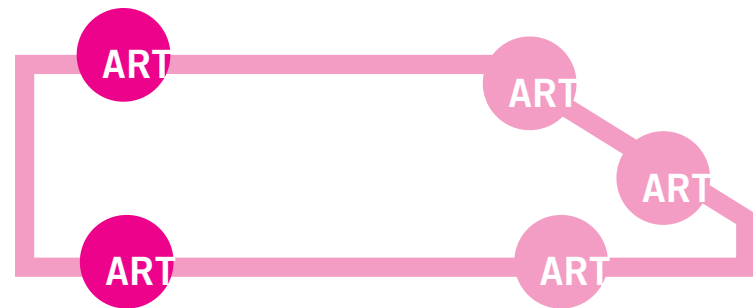
Sidewalk and Crossing Improvements



Wayfinding



Planting




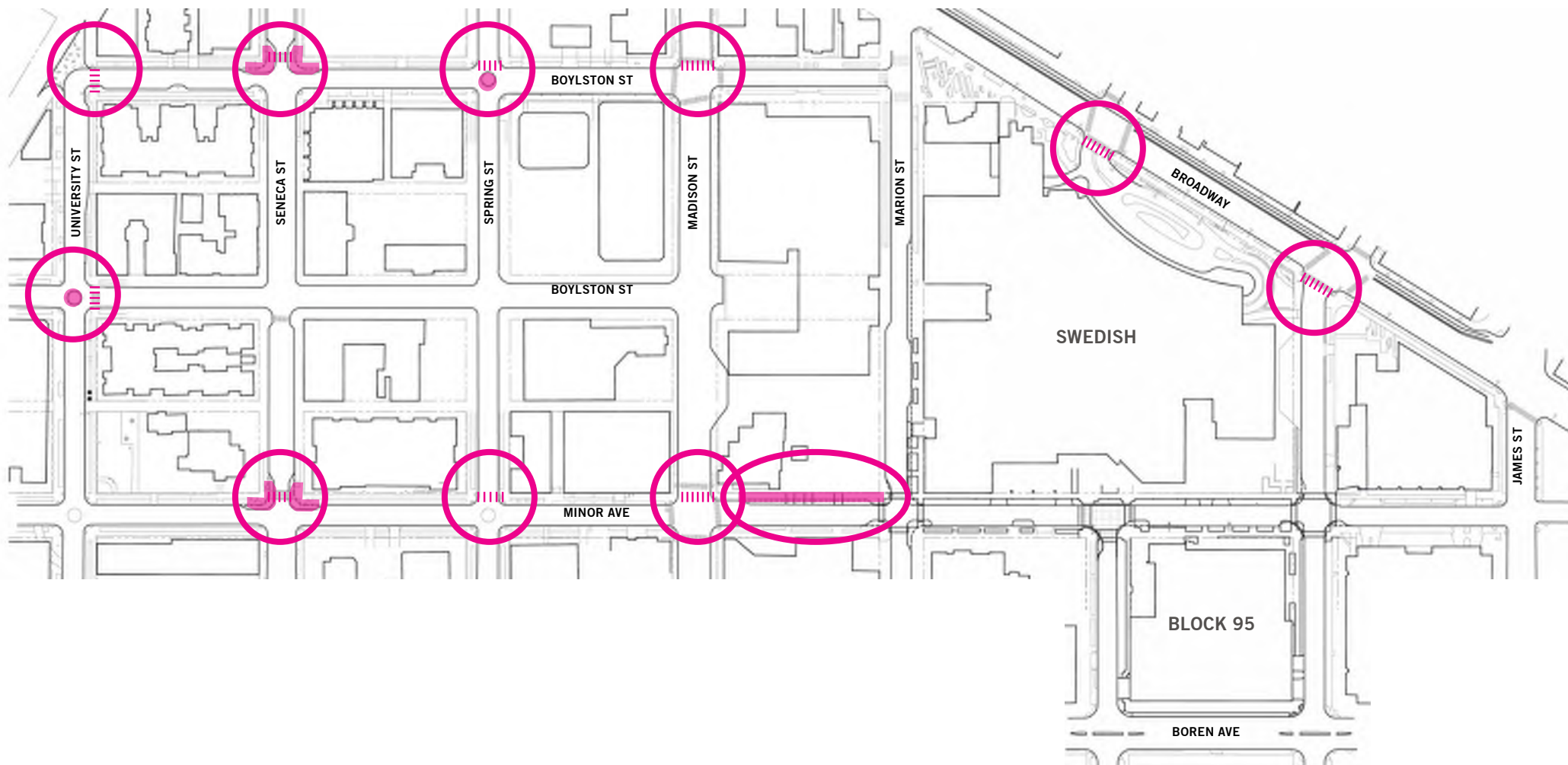
Art

1- THE FIRST HILL MILE

STREETSCAPE IMPROVEMENTS

LEGEND

-  Open space and pedestrian improvements

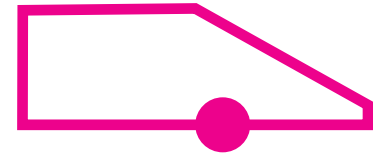




Existing Intersection

1- THE FIRST HILL MILE

STREETSCAPE IMPROVEMENTS: MINOR AVE - MARION TO MADISON

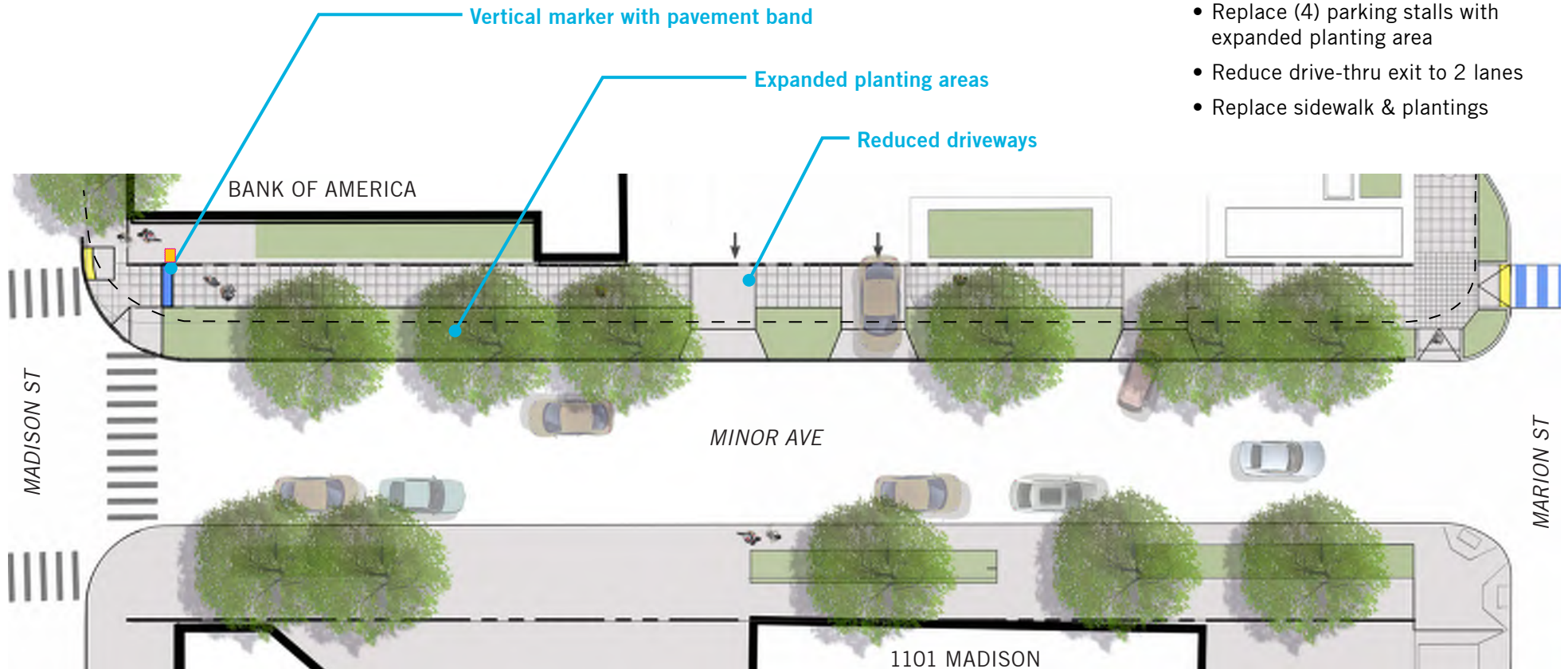


EXISTING CONDITION

- Narrow sidewalk, large driveways, and limited planting

PROPOSED IMPROVEMENTS

- Replace (4) parking stalls with expanded planting area
- Reduce drive-thru exit to 2 lanes
- Replace sidewalk & plantings



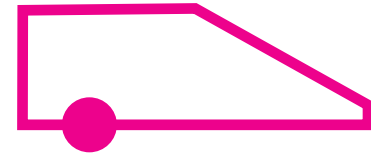
DRAFT



Existing Intersection

1- THE FIRST HILL MILE

STREETSCAPE IMPROVEMENTS: MINOR & SENECA

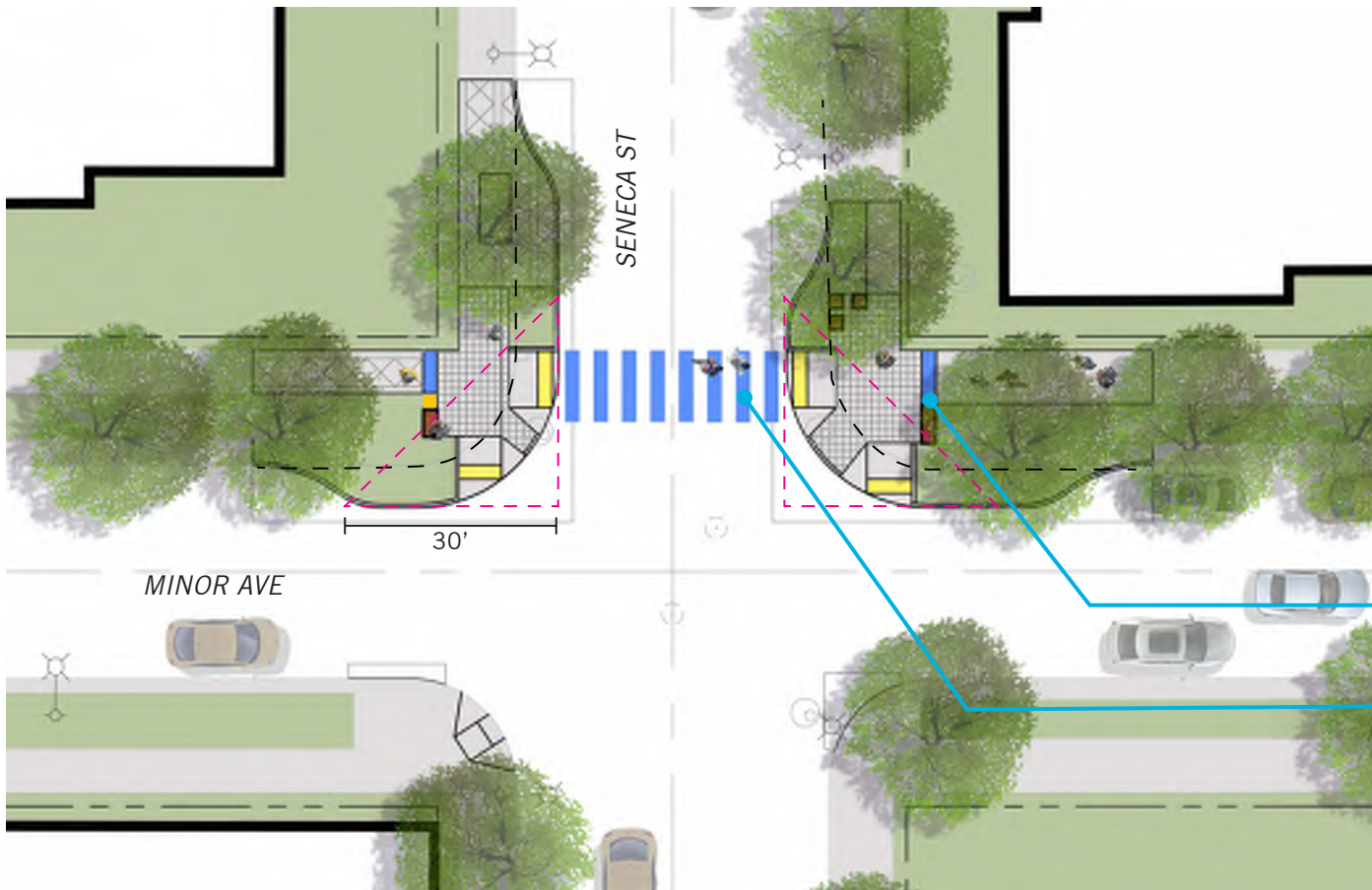


EXISTING CONDITION

- Seneca - 2 lane arterial
- Residential character
- Stimson-Green Mansion

PROPOSED IMPROVEMENTS

- Curb bulbs each side of Seneca
- Companion ramps
- Curb bulbs contain sidewalk, gathering space with seat elements and planting
- Wayfinding elements
- Storm drain adjustments
- No on-street parking removed



Pavement markers at furnishings

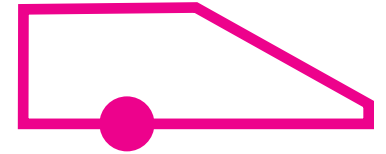
Aligned crosswalks and intersection striping



Existing Intersection

1- THE FIRST HILL MILE

STREETSCAPE IMPROVEMENTS: MINOR & SENECA





Existing Intersection

1- THE FIRST HILL MILE

STREETScape IMPROVEMENTS: UNIVERSITY & SUMMIT

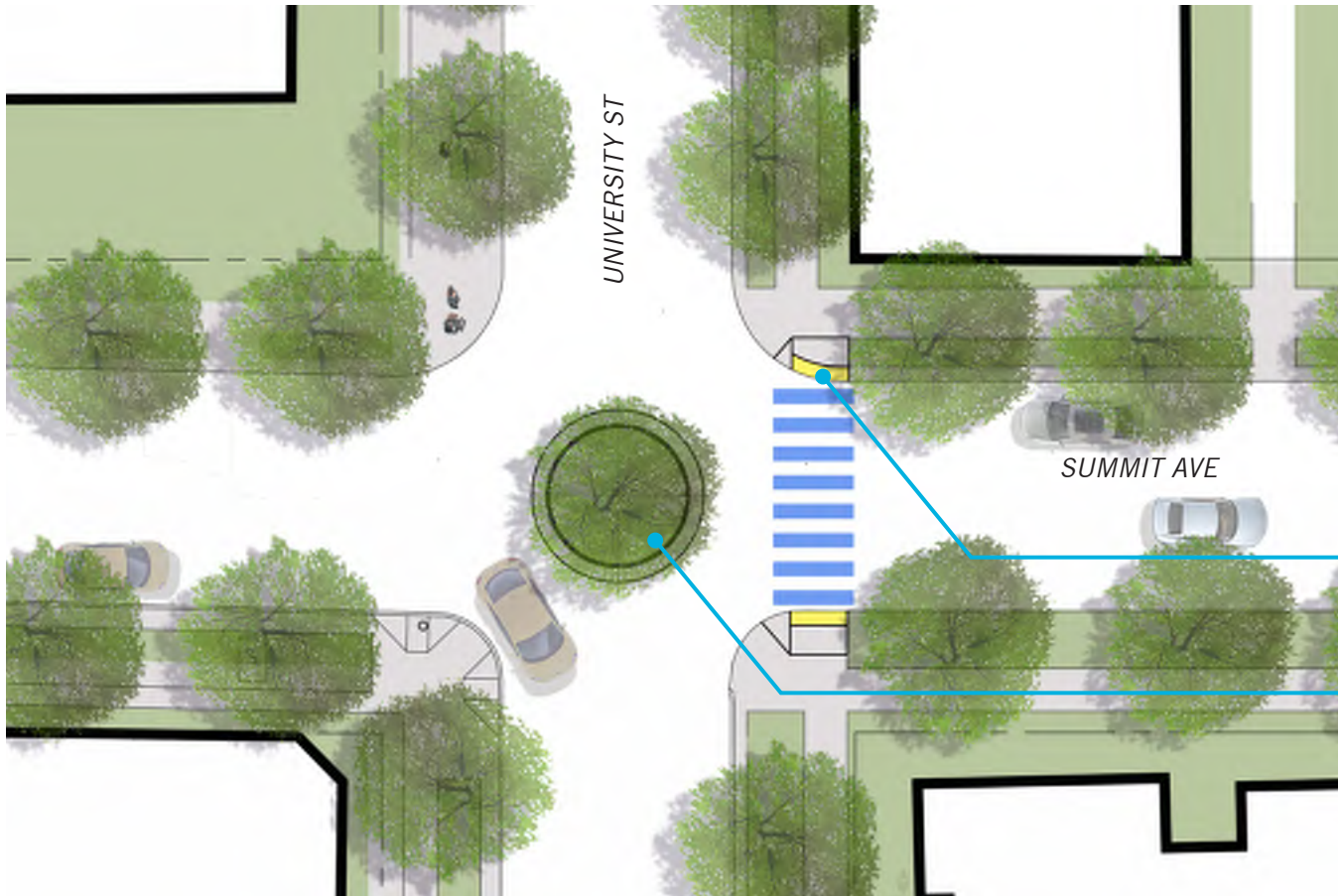


EXISTING CONDITION

- Summit connects to Capitol Hill
- Residential character
- Assisted Living Community nearby

PROPOSED IMPROVEMENTS

- Traffic Circle
- Wayfinding elements
- Storm drain adjustments
- No on-street parking removed



New crosswalks and intersection striping

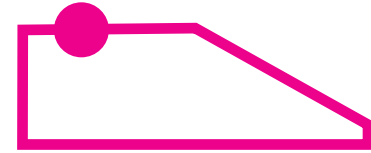
Traffic circle



Existing Intersection

1- THE FIRST HILL MILE

STREETScape IMPROVEMENTS: BOYLSTON & SENECA

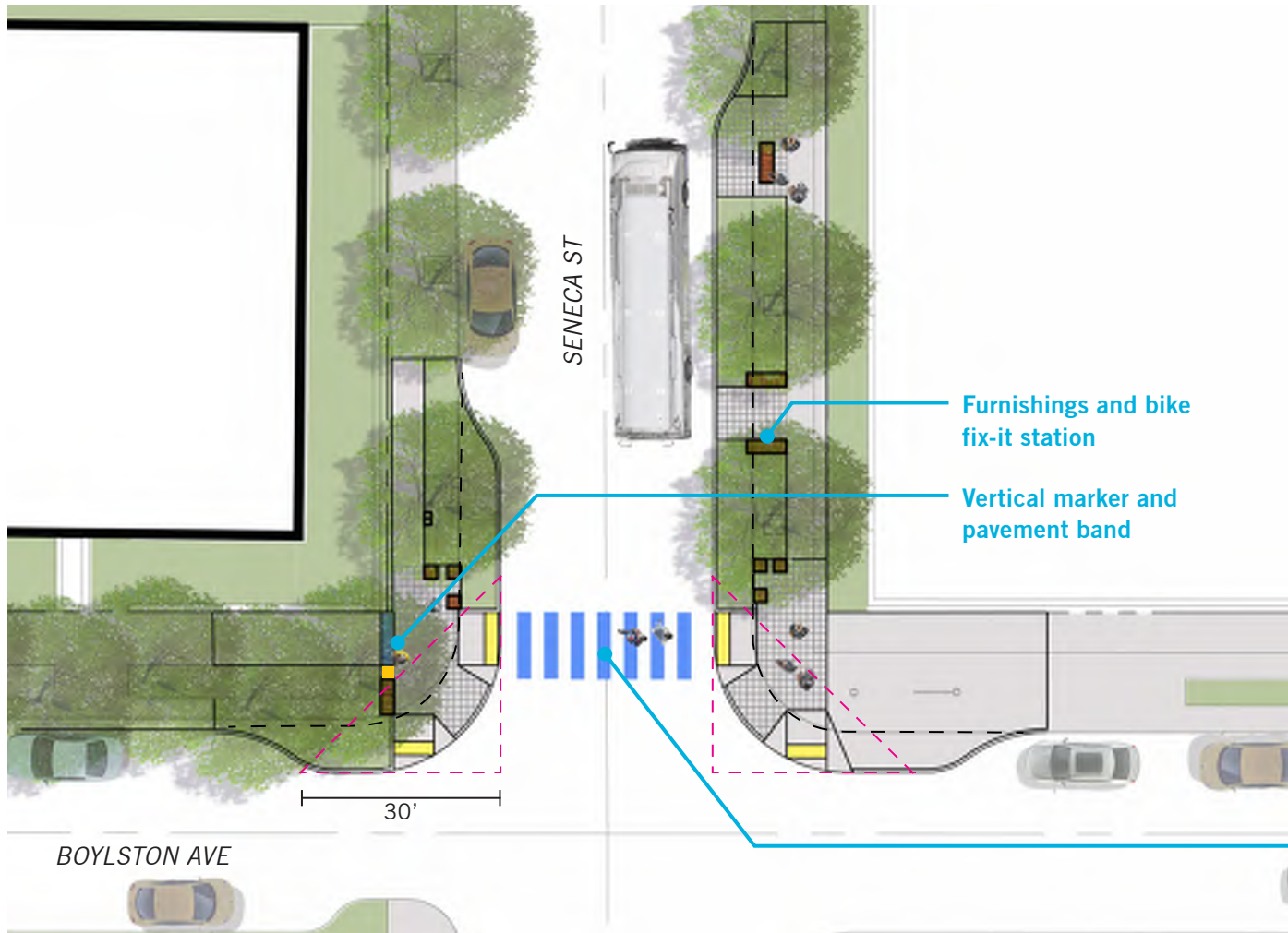


EXISTING CONDITION

- Residential character
- Surface parking lot has redevelopment potential
- Seneca - 2 lane arterial
- Potential Seneca bike facility

PROPOSED IMPROVEMENTS

- Curb bulbs each side of Seneca
- Curb bulbs contain sidewalk, gathering space with seat elements and planting
- Wayfinding elements
- Bike fix-it station
- Mailbox relocation
- Storm drain adjustments
- No on-street parking removed

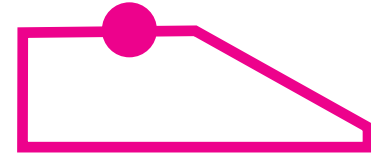




Existing Intersection

1- THE FIRST HILL MILE

STREETScape IMPROVEMENTS - BOYLSTON & SPRING

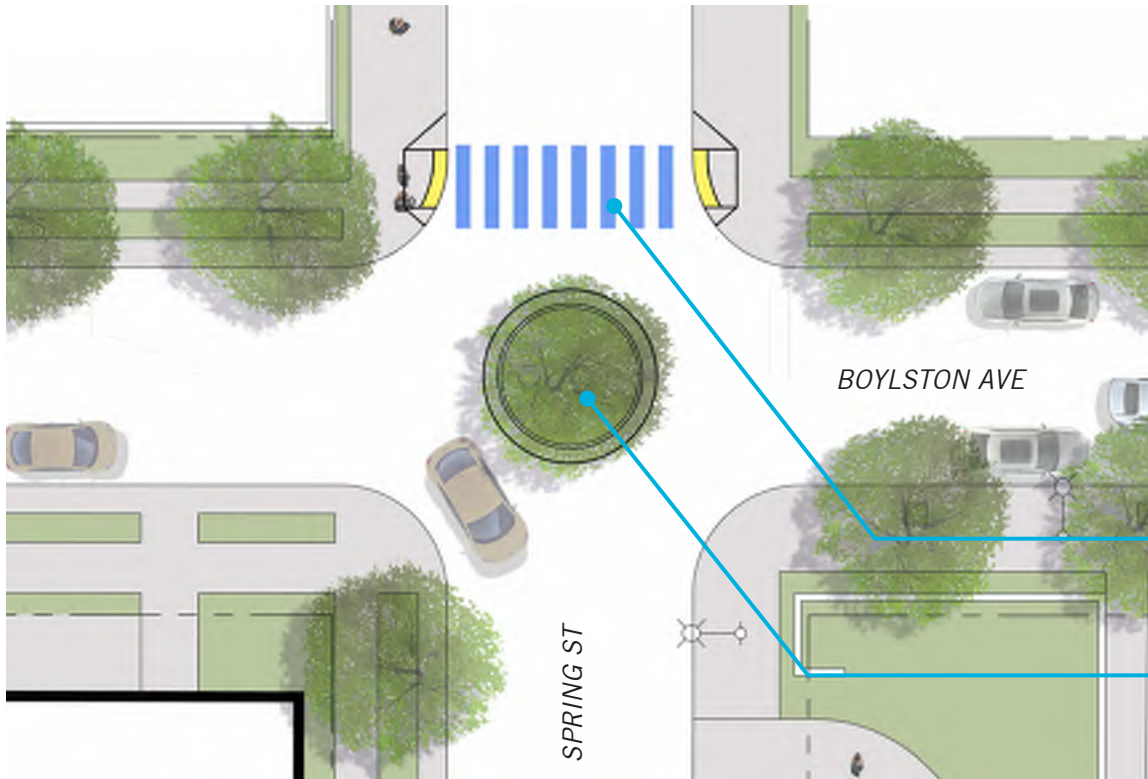


EXISTING CONDITION

- Redevelopment potential at adjacent parcels
- Low traffic volume

PROPOSED IMPROVEMENTS

- Traffic circle with planting matching existing circle at Boylston and Spring



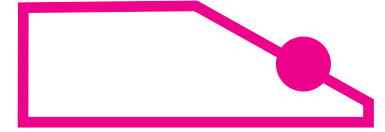
New crosswalks and intersection striping

Traffic circle



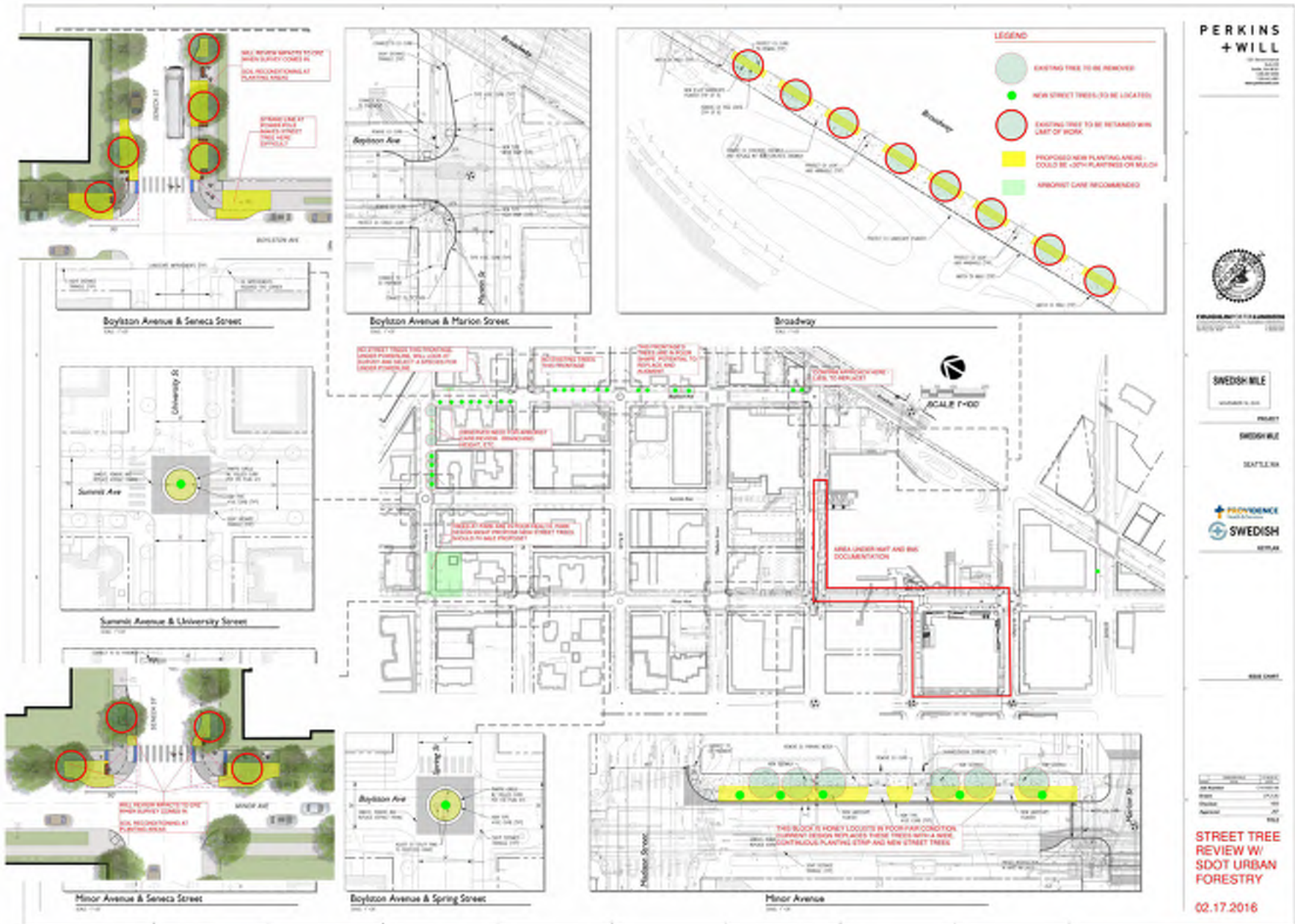
1- THE FIRST HILL MILE

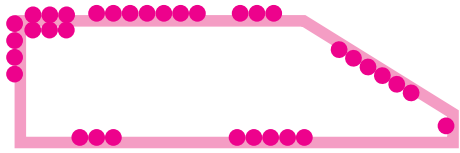
STREETScape IMPROVEMENTS: BROADWAY FRONTAGE



1- THE FIRST HILL MILE

STREET TREES





1- THE FIRST HILL MILE

STREET TREES - PROPOSED REPLACEMENTS

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



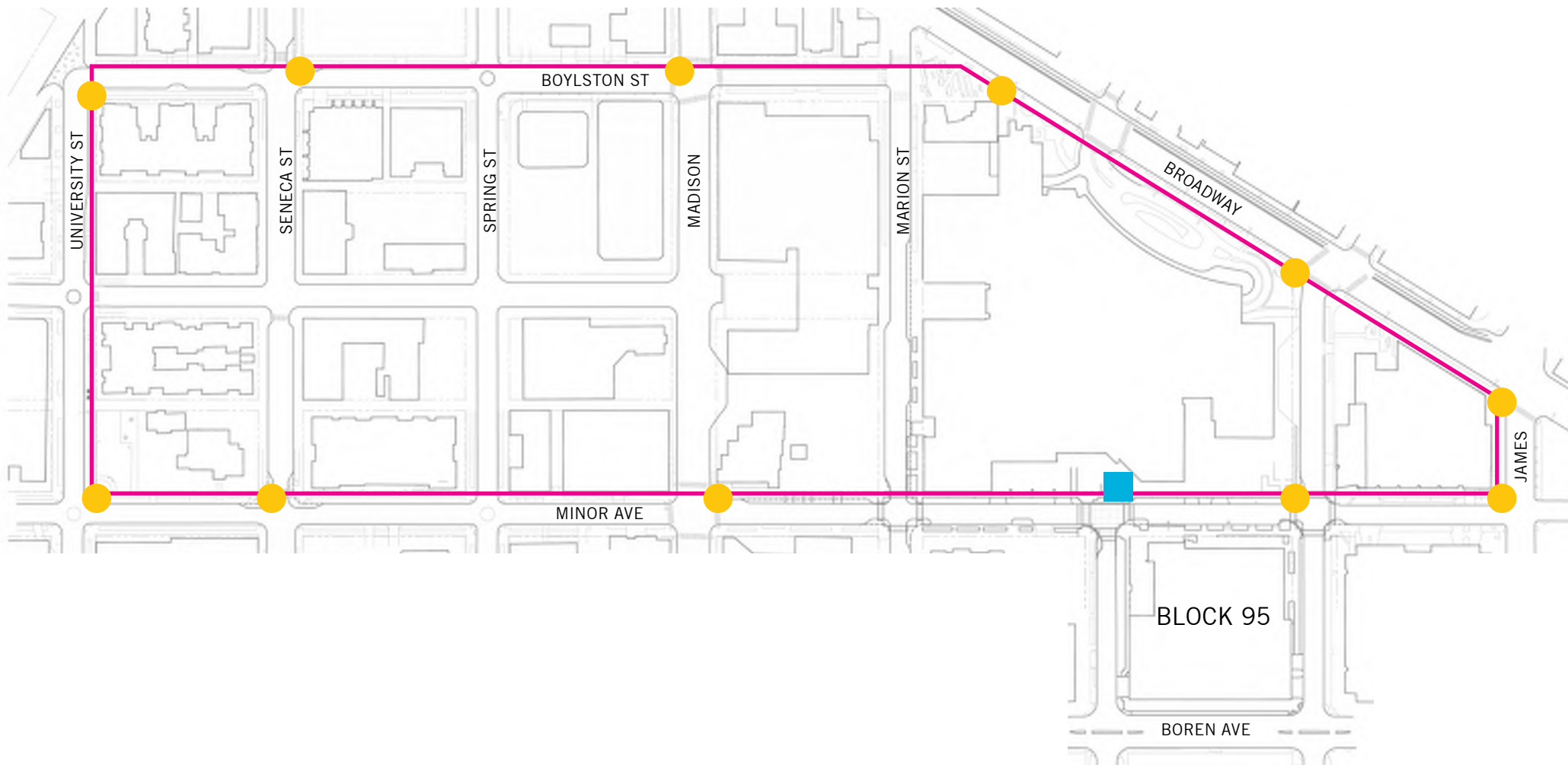
Carpinus caroliniana

1- THE FIRST HILL MILE

WAYFINDING

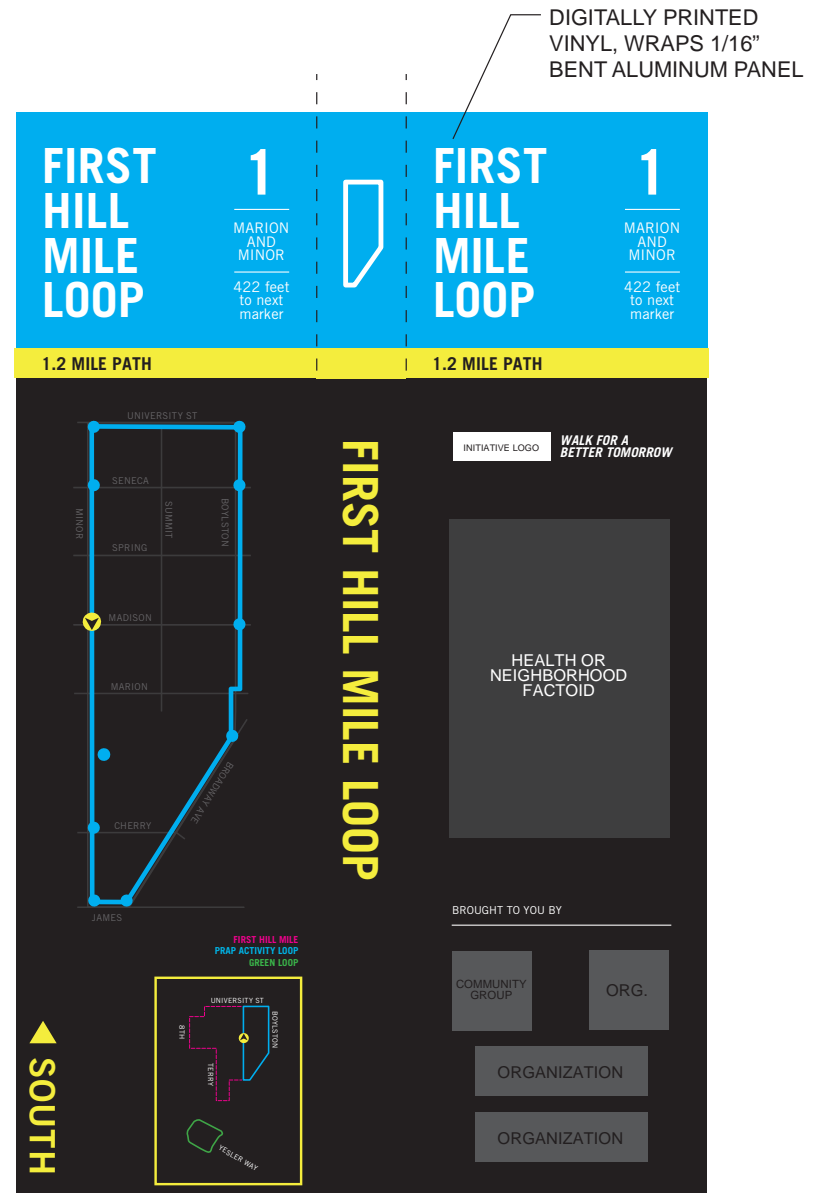
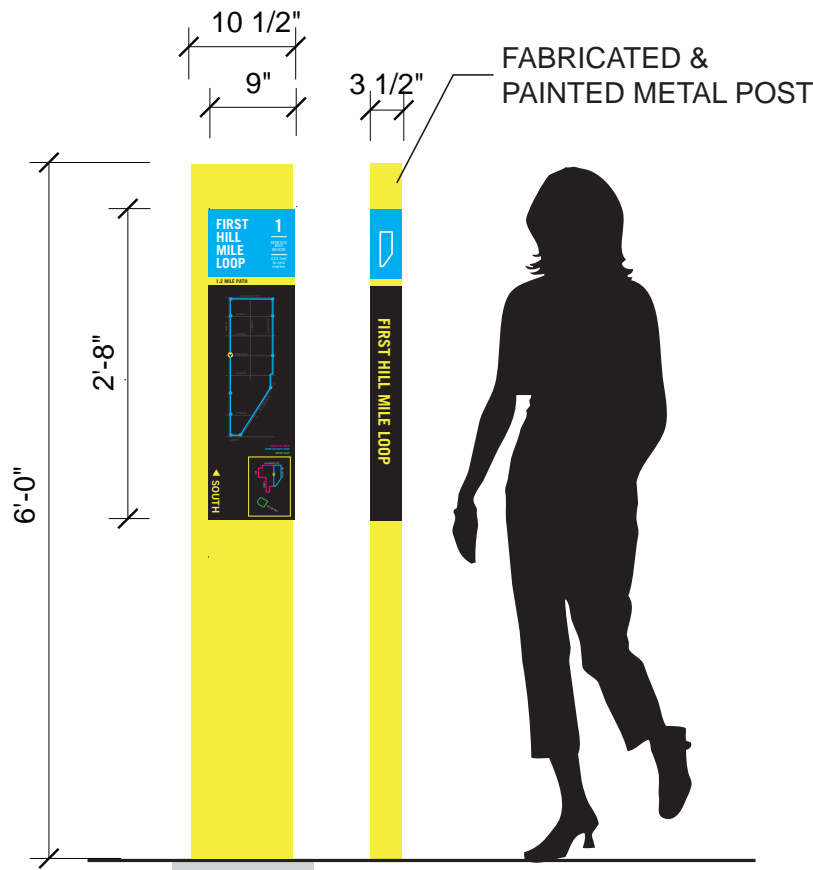
LEGEND

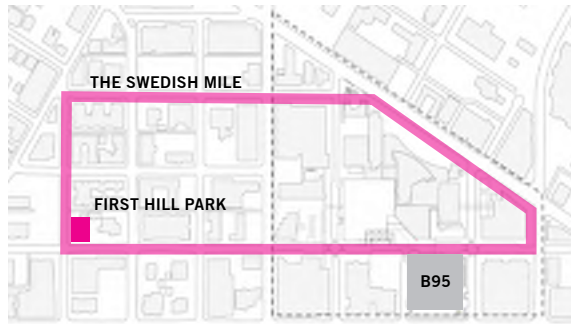
- Directory (1)
- Vertical Markers (11)
- The First Hill Mile Route



1- THE FIRST HILL MILE

WAYFINDING VERTICAL MARKER





2 - FIRST HILL PARK CONTRIBUTION

PUBLIC BENEFIT SUMMARY

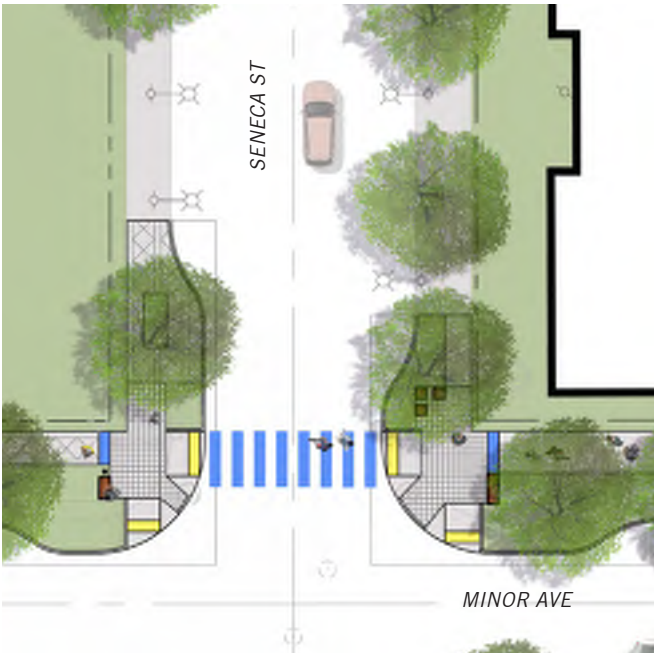
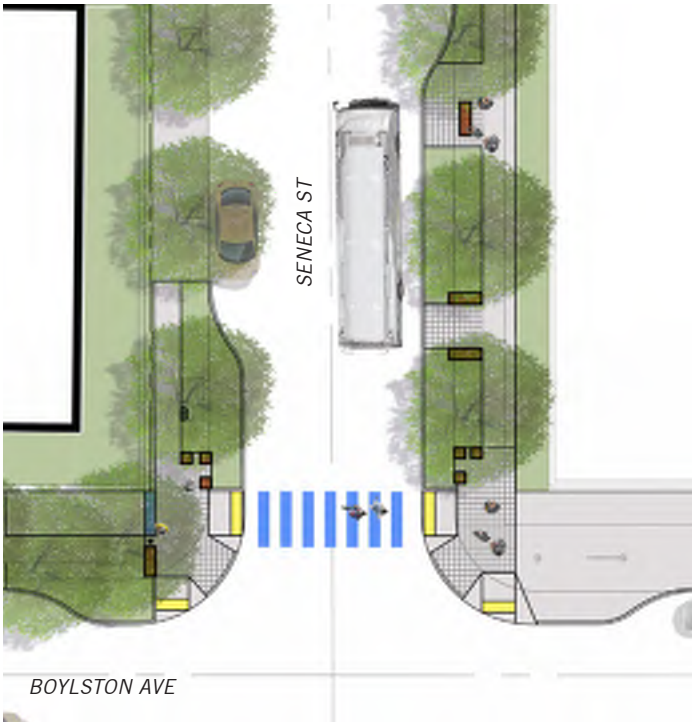
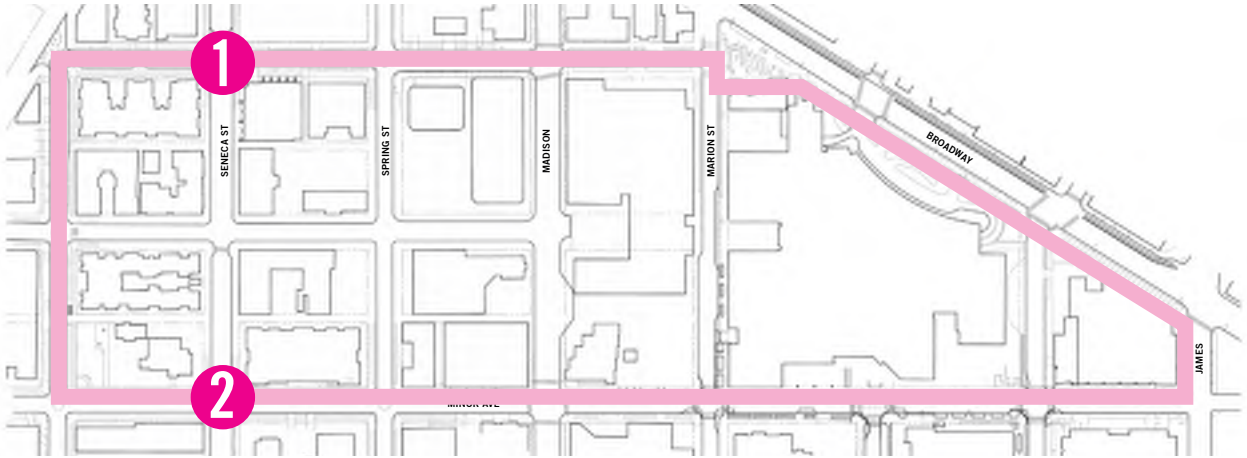
Capital contribution to park improvements
Proposed Contribution: \$500,000



3 - PUBLIC ART

PUBLIC BENEFIT SUMMARY

1) The First Hill Mile, Budget \$300,000

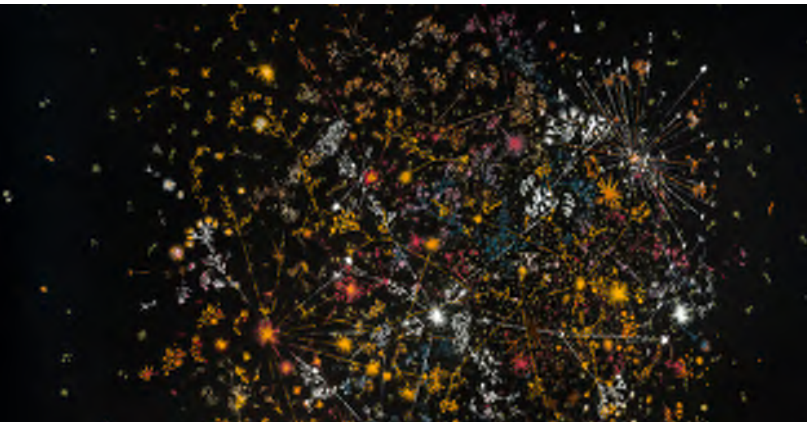


3 - PUBLIC ART

BUDGET AND SHORT-LISTED ARTISTS

TABLE VIEW

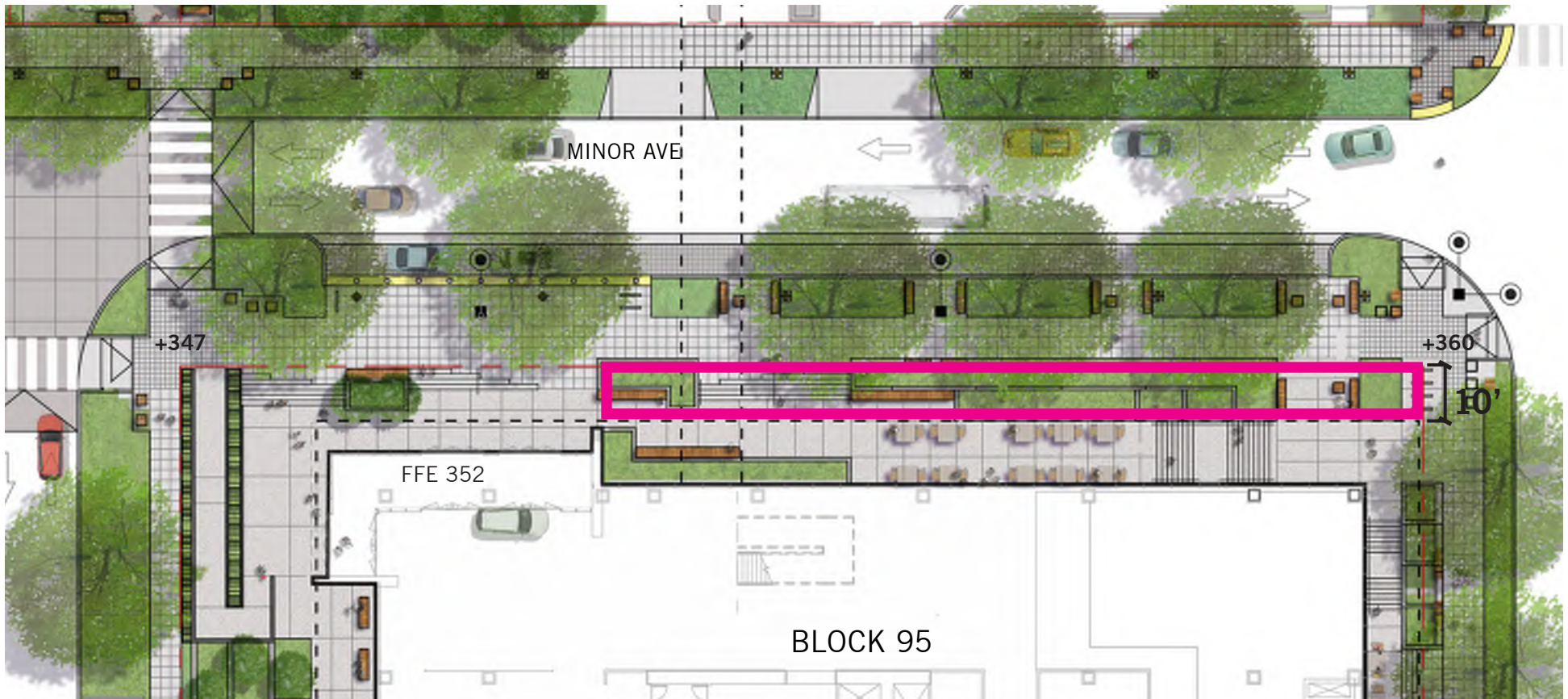
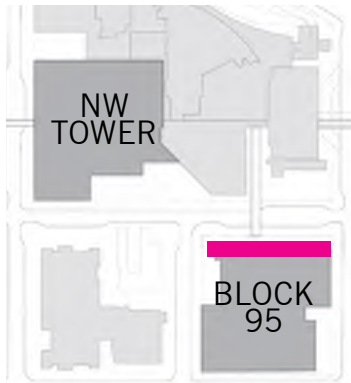
ART SITE	BUDGET	WORKING METHOD	SELECTION
First Hill Mile Curb Bulbs	\$300K (\$150K/site)	Site-specific commission	Local: King County artists Invitational
Open Garden Spaces Minor Ave & Marion St	\$250K	Direct purchase	Regional: WA/OR/ID/MT/AK Curated
Façade / Suspension Marion St Garden	\$450K	Design team collaboration	National: US artists Open Call
TOTAL: ≥5 sites	\$950K	3 methods	3 geographic ranges and selection processes



4 - MINOR AVE VOLUNTARY SETBACK

PUBLIC BENEFIT SUMMARY

1,700 SF of Open Space

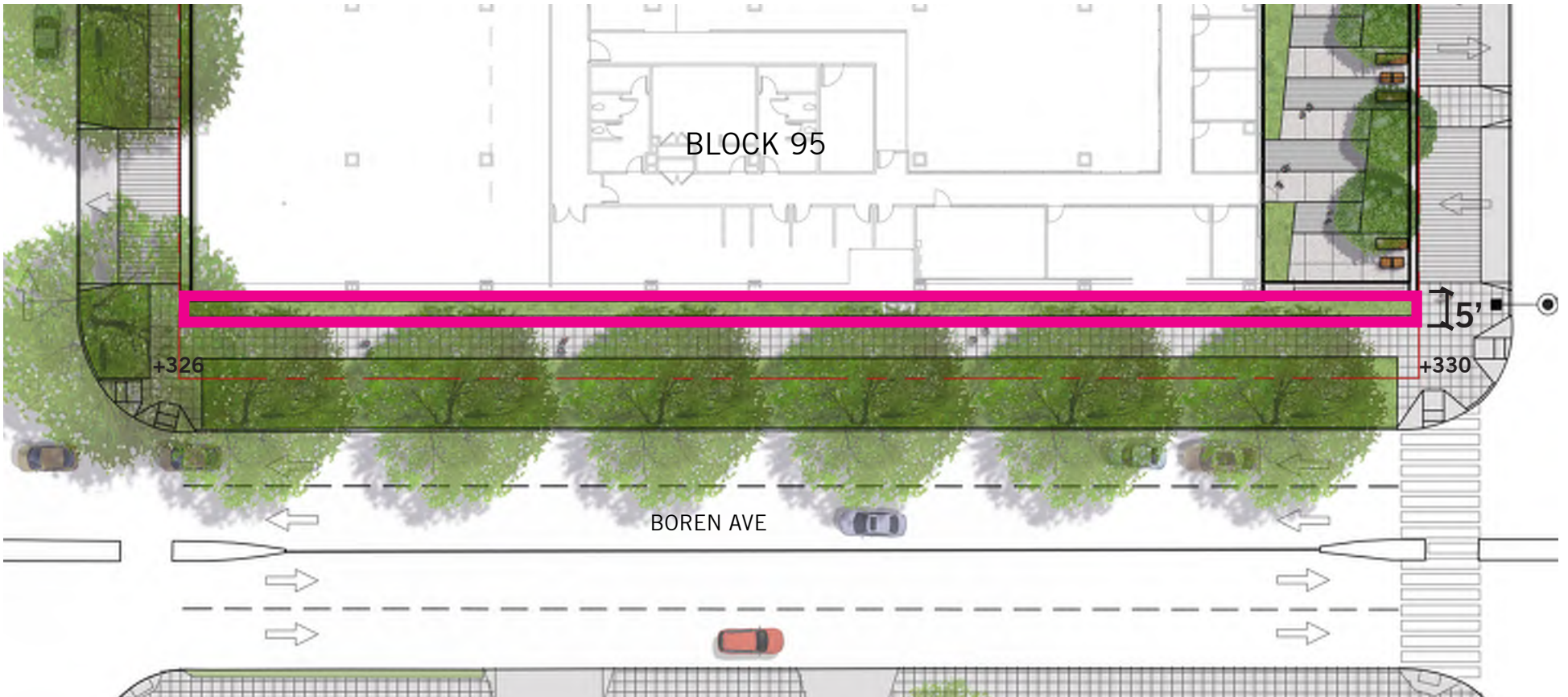
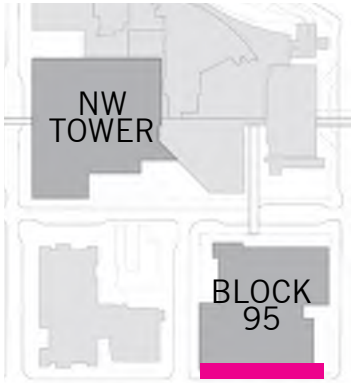


4 - MINOR AVE VOLUNTARY SETBACK



5 - BOREN AVE VOLUNTARY SETBACK

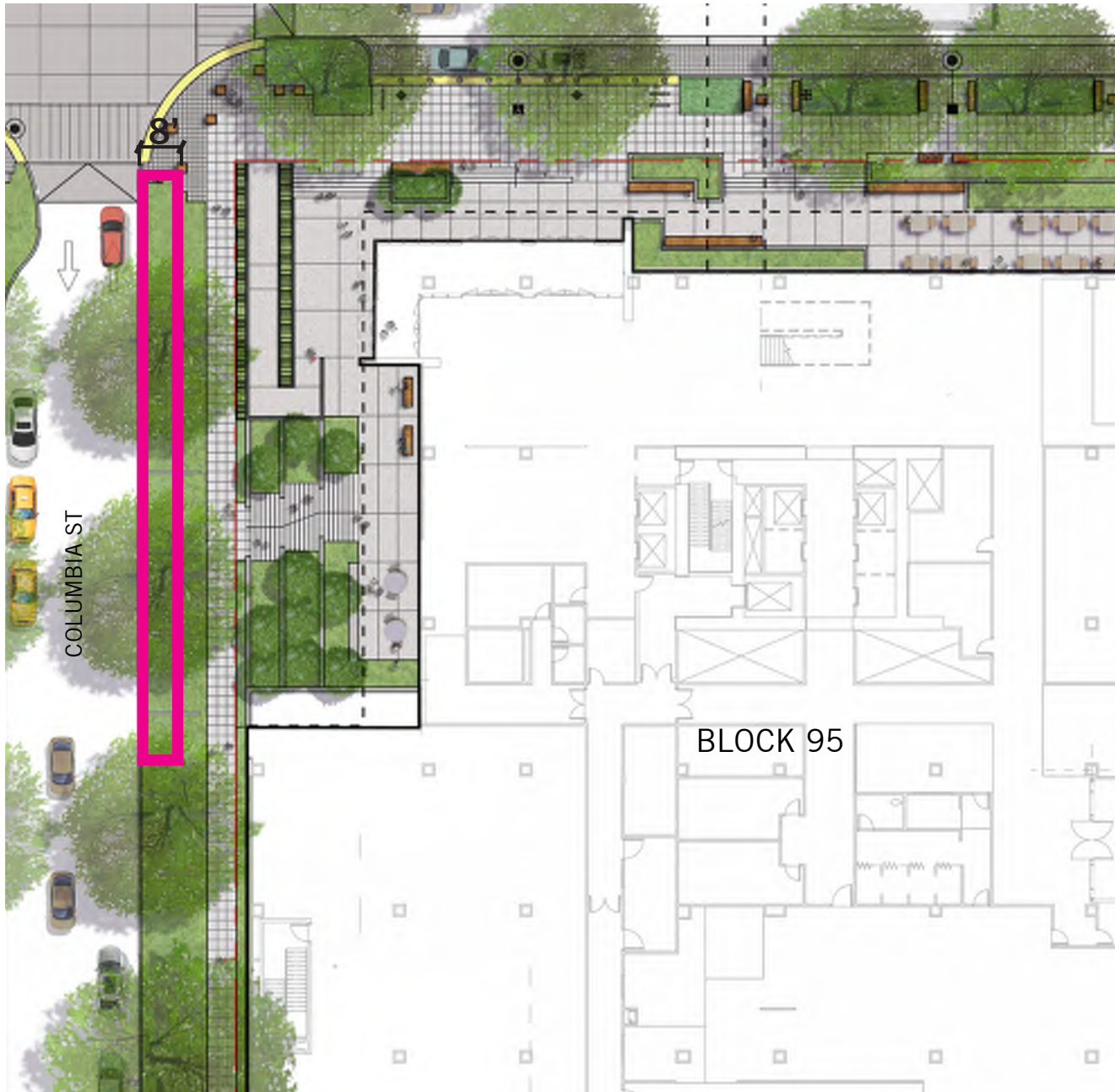
PUBLIC BENEFIT SUMMARY
x,xxx SF of Open Space



5 - BOREN AVE VOLUNTARY SETBACK

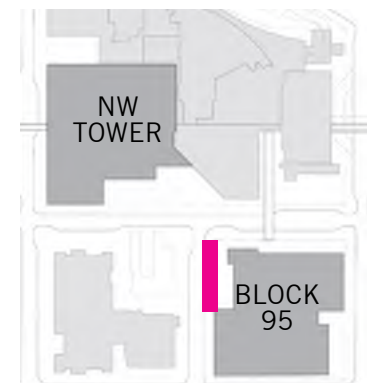


6 - COLUMBIA ST ROW IMPROVEMENTS



PUBLIC BENEFIT SUMMARY

980 SF of Planting



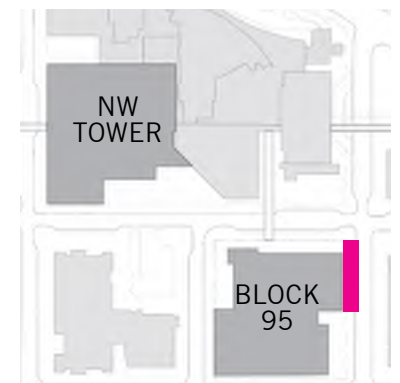
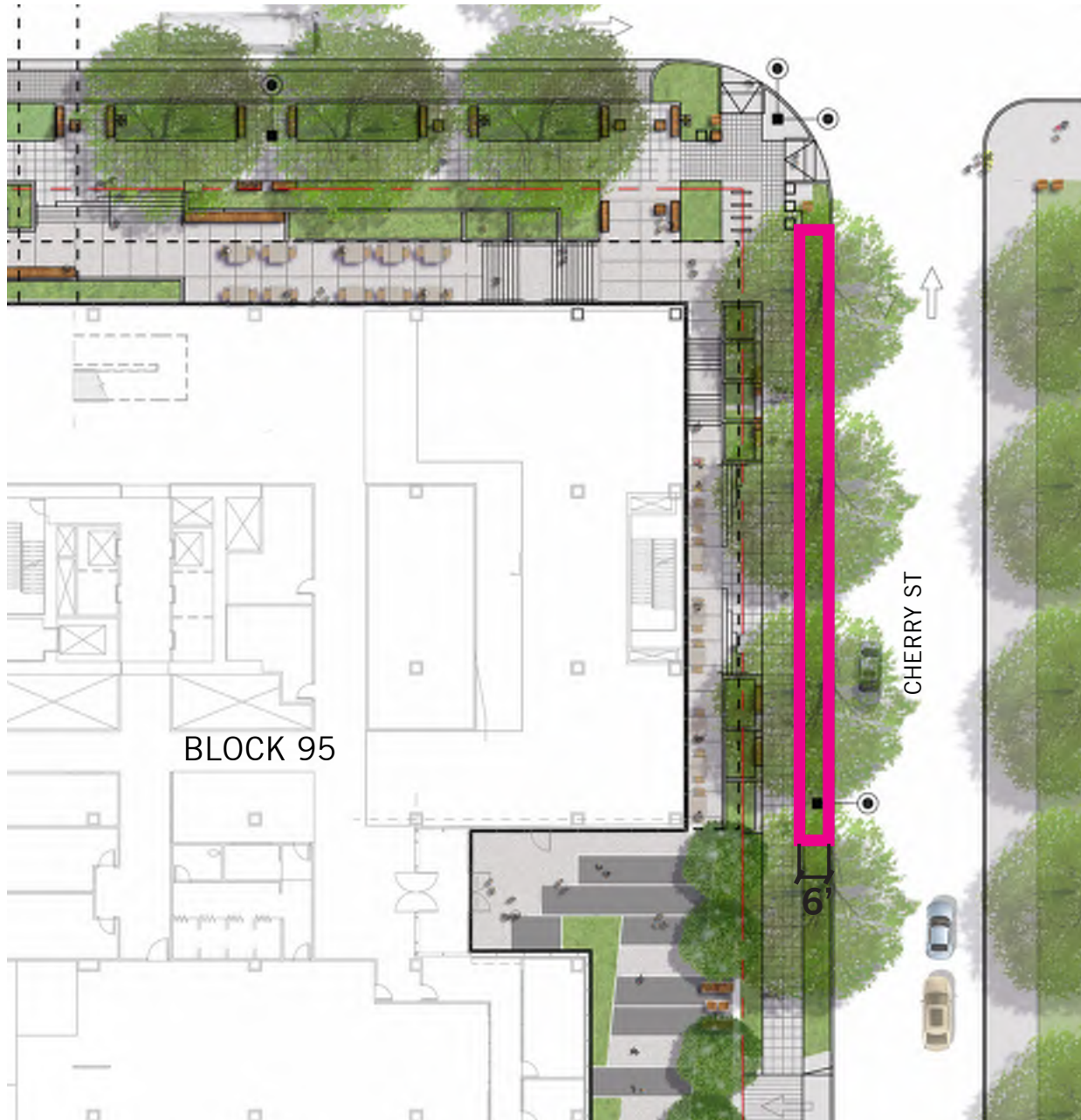
6 - COLUMBIA ST ROW IMPROVEMENTS



7 - CHERRY ST ROW IMPROVEMENTS

PUBLIC BENEFIT SUMMARY

560 SF of Planting



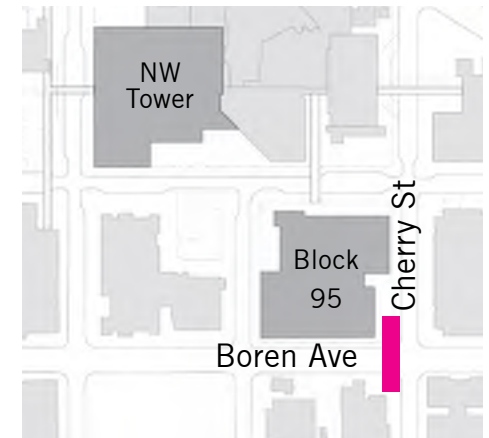
7 - CHERRY ST ROW IMPROVEMENTS



8 - PEDESTRIAN CROSSING AT BOREN & CHERRY

PUBLIC BENEFIT SUMMARY

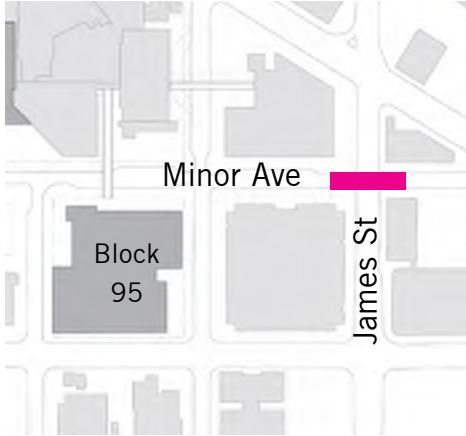
(1) Pedestrian controlled signaled intersection



Existing condition at Boren and Cherry crossing

9 - PEDESTRIAN CROSSING AT MINOR & JAMES

PUBLIC BENEFIT SUMMARY
(1) Pedestrian controlled signalized intersection



Existing condition at Boren and Cherry crossing

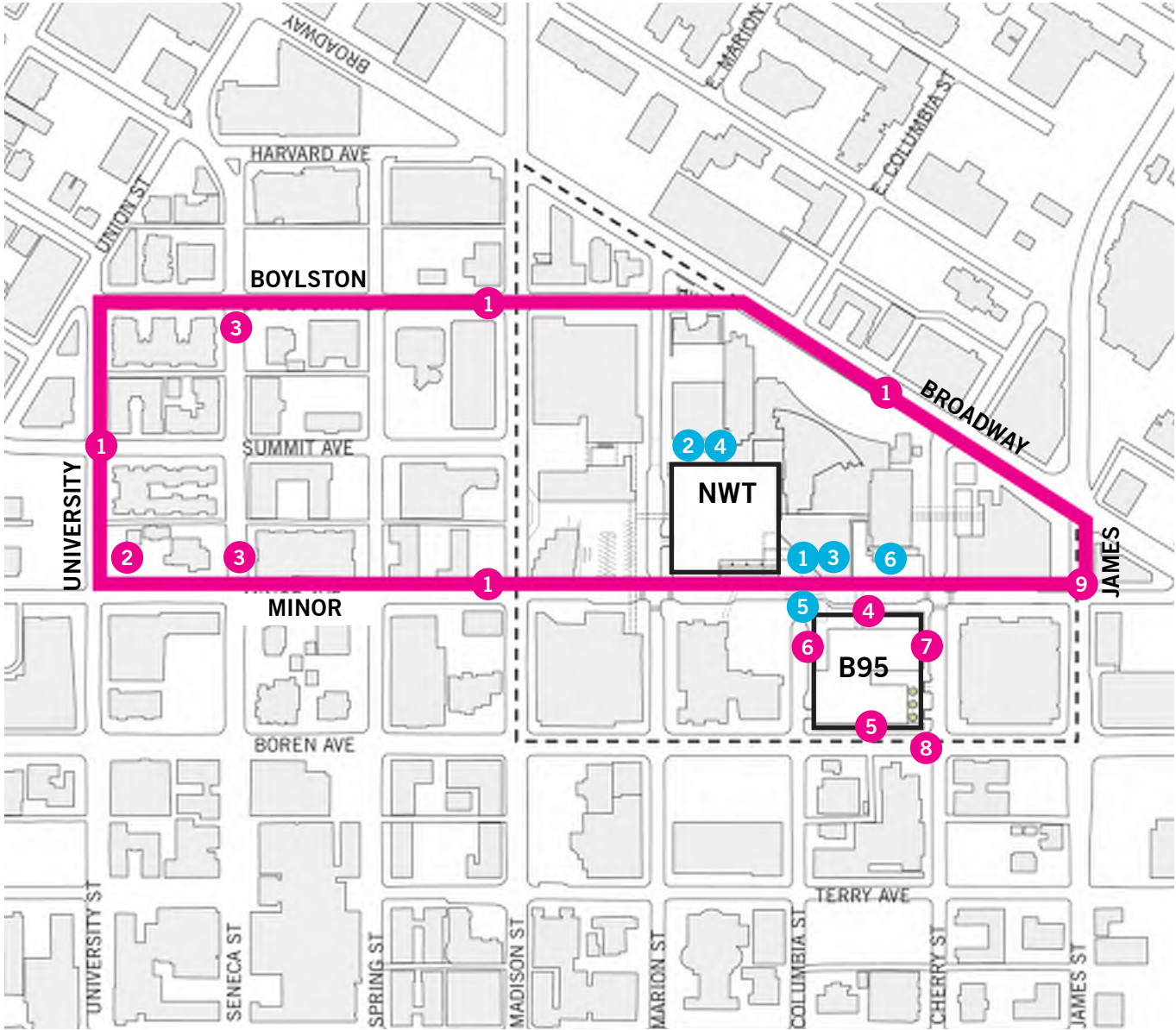
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

- 1 The 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



MINOR AVE SKYBRIDGE PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	QUANTITY (APPROX)	CODE REQ'D	MIMP REQ'D
1 - Minor Ave Garden	<i>3,200 SF of publicly accessible open space directly adjacent to Minor Ave</i>	3,200 SF	None	None
	<i>1,500 SF of planting area</i>			
	<i>110 LF of seating elements</i>			
	<i>Landscape pedestrian lighting to 1/2 fc</i>			
	<i>7 trees</i>			
2 - Marion Ave Garden	<i>5,300 SF of publicly accessible open space directly adjacent to Marion St</i>	5,300 SF	None	None
	<i>2,300 SF of planting area</i>			
	<i>75 LF of seating elements</i>			
	<i>Landscape pedestrian lighting to 1/2 fc</i>			
	<i>XX Trees</i>			
3 - Publicly Accessible Art - Minor Ave Garden	<i>Curated public art collection located in Minor Ave Garden</i>	Budget \$175k	None	None
4 - Publicly Accessible Art - Marion Ave Garden	<i>Work with selected artist on significant artwork element in proposed Marion Ave garden open space</i>	Budget \$250k	None	None
5 - Minor and Columbia Intersection	<i>Intersection and sidewalk improvements to enhance pedestrian safety</i>	4,800 SF	None	None
6 - Minor Ave Enhanced ROW	<i>Expanded pedestrian streetscape</i>	<i>x,xxx SF</i>	None	None

MINOR AVE SKYBRIDGE PUBLIC BENEFITS



1 Minor Ave Garden



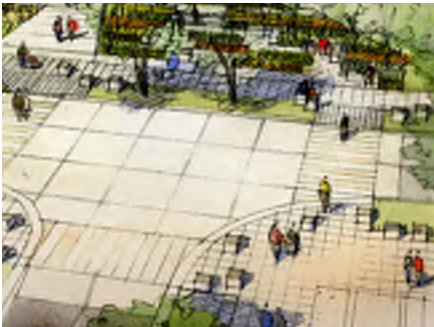
2 Marion St Garden



3 Minor Ave Garden Public Art



4 Marion St Garden Public Art



5 Minor & Columbia Pedestrian Crossing Improvements

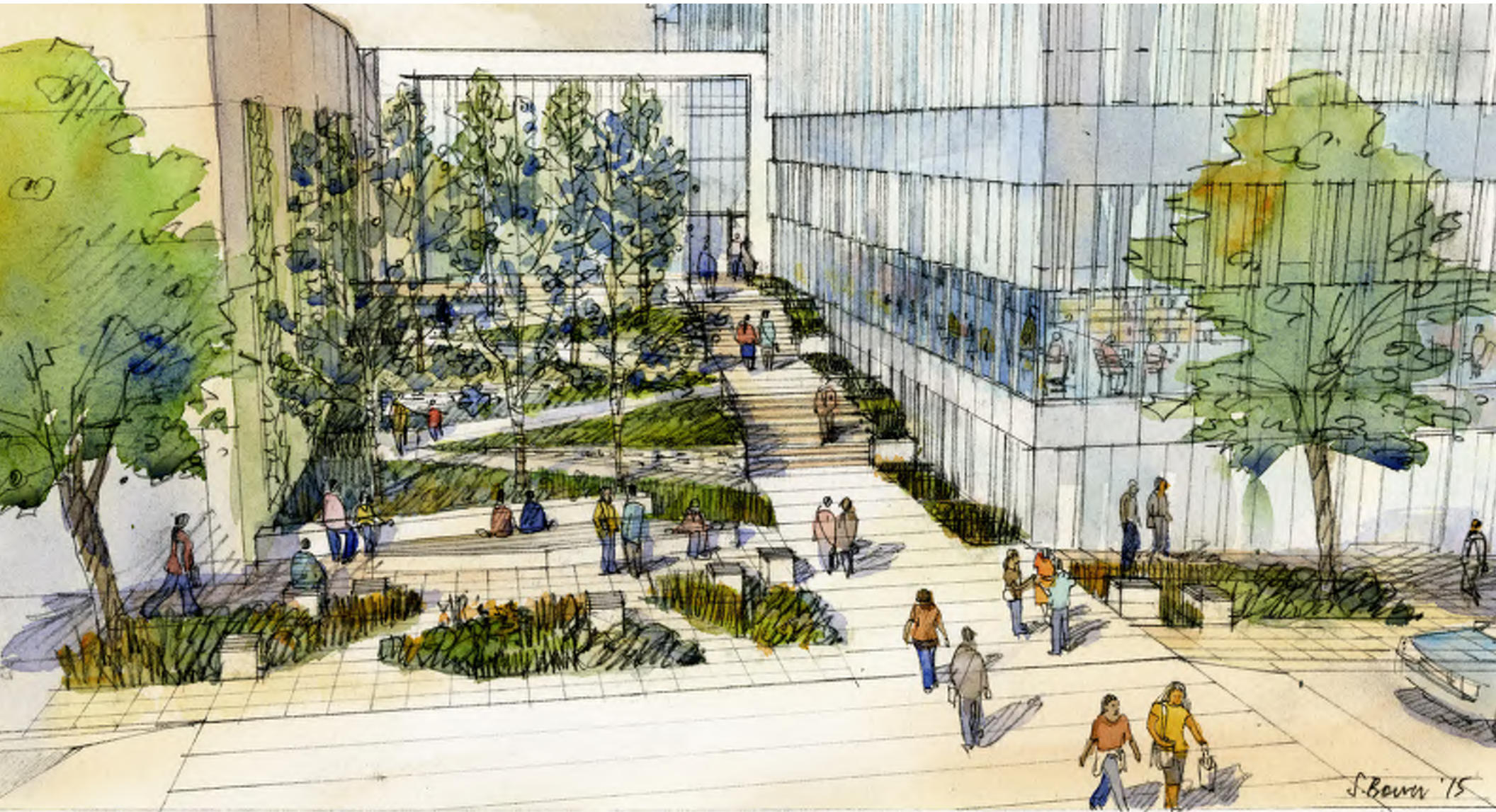


6 Minor Ave ROW Enhancements

1 - MINOR AVE GARDEN



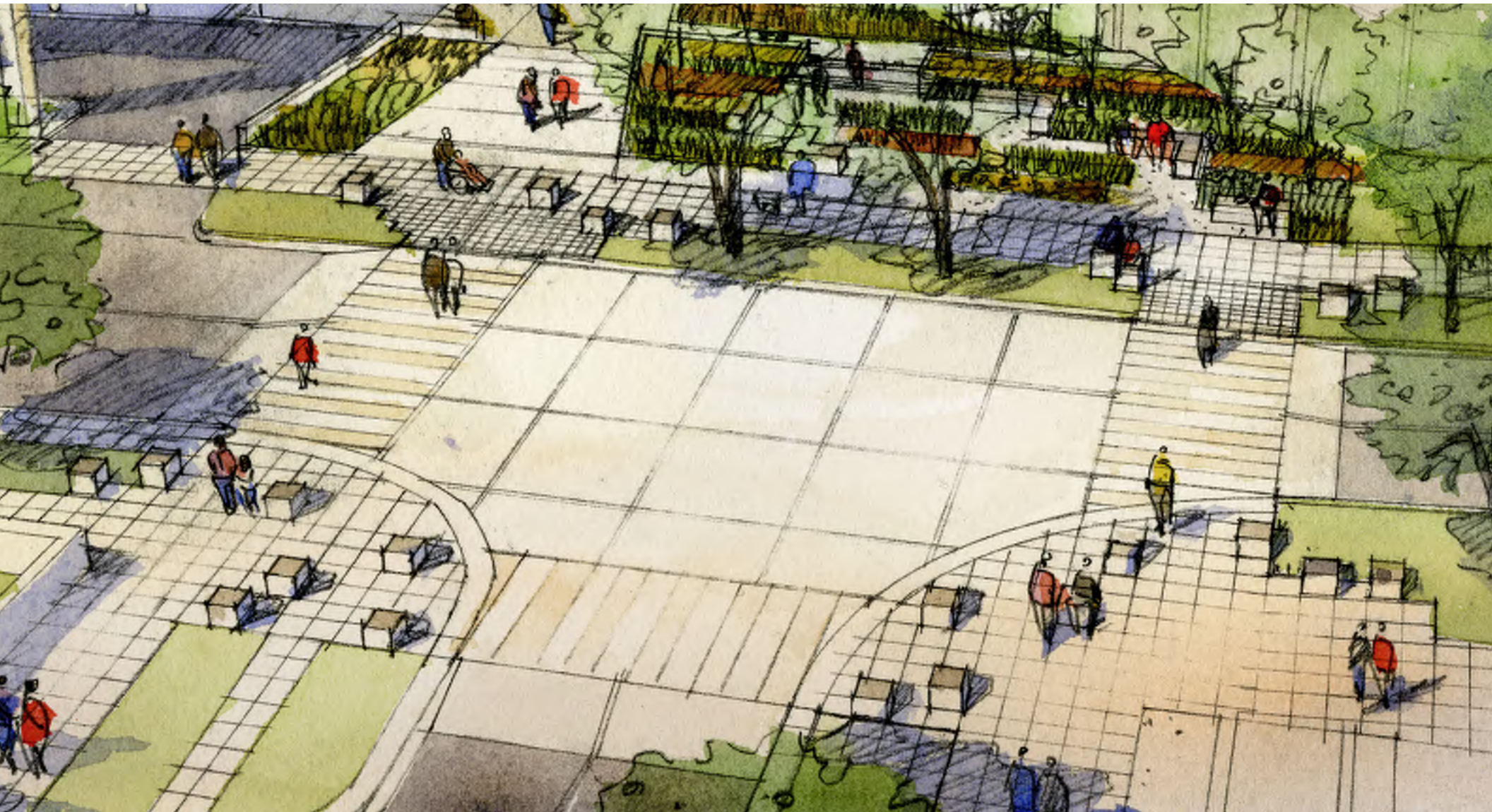
2 - MARION ST GARDEN



3 & 4 - PUBLIC ART AT MARION ST AND MINOR AVE GARDENS



5 - MINOR AVE RAISED INTERSECTION



6 - MINOR AVE ROW ENHANCEMENTS

