

# SAC Meeting

Swedish First Hill

Medical Center Expansion - Update 3

Perkins&Will | SiteWorkshop

# Agenda

## **01 First Hill Campus**

MIMP

Planned Projects

Landscape

## **02 Project Update**

North Tower

Block 95

Annex

Schedule

## **03 Public Benefits Summary**

Alley Vacation

Skybridge

# **Section 01**

## **First Hill Campus**

**MIMP**

**Planned Projects**

**Campus Landscape**

# 2005 Approved MIMP

- 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. **North Tower**: Hospital Replacement: Building B
- C. Hospital Replacement: Building C
- D. Hospital Replacement: Building D
- E. **Block 95**: Central Support with 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





# Swedish First Hill Campus





# Public Process

## Standing Advisory Committee

- Update 02: July 17, 2019
- Update 01: March 11, 2019
- 6 Meetings: August 2015 to March 2016
- Review for MIMP Compliance and Site Wayfinding
- Support of Public Benefits
- Review of Construction Management Plan

---

## Seattle City Council

- Aug. 8, 2016: Alley Vacation Approved
- Sept. 9, 2016: Full Council Vote on Skybridge and Tunnel

---

## Seattle Design Commission

- 7 Meetings: July 2015 to April 2016
- Approval of Alley Vacation Merit and Public Benefits
- Approval of Skybridge, design and Public Benefits

---

## City Permitting

- SDCI: Review landuse and MIMP
- SDOT: Review of Sidewalk and Streetscape
- Parks Department Coordination
- Department of Neighborhoods Guidance

---

## Community Outreach

- First Hill Improvement Association
- O’Dea High School
- The Frye Art Museum
- Plymouth Housing Group
- Trinity Church
- Capitol Hill Chamber of Commerce

# Campus Plan

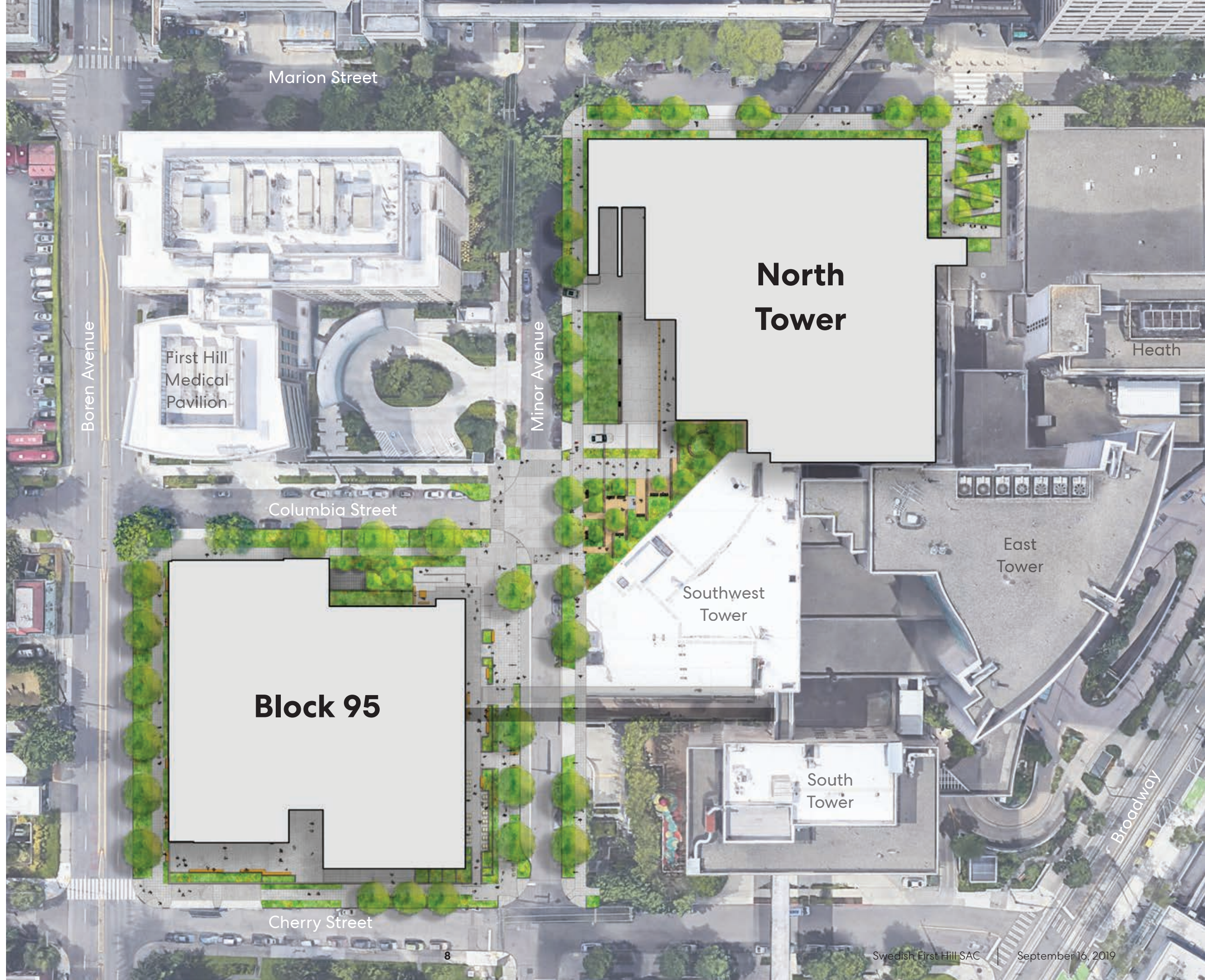
## Project Improvements

- A** North Tower Entry Plaza
- B** Block 95 Entry Plaza
- C** Minor Avenue Setback
- D** Marion Garden
- E** Block 95 Roof Terrace
- F** Marion Street Improvements
- G** Minor Street Improvements
- H** Boylston Triangle





# Landscape



Marion Street

Boren Avenue

First Hill  
Medical  
Pavilion

Minor Avenue

**North  
Tower**

Heath

Columbia Street

East  
Tower

Southwest  
Tower

**Block 95**

South  
Tower

Broadway

Cherry Street



# Minor Garden



## Planting

Grove character with seasonal interest



## Furnishings

Seating within Garden  
Cube seating at streetscape  
Comfortable benches with arms



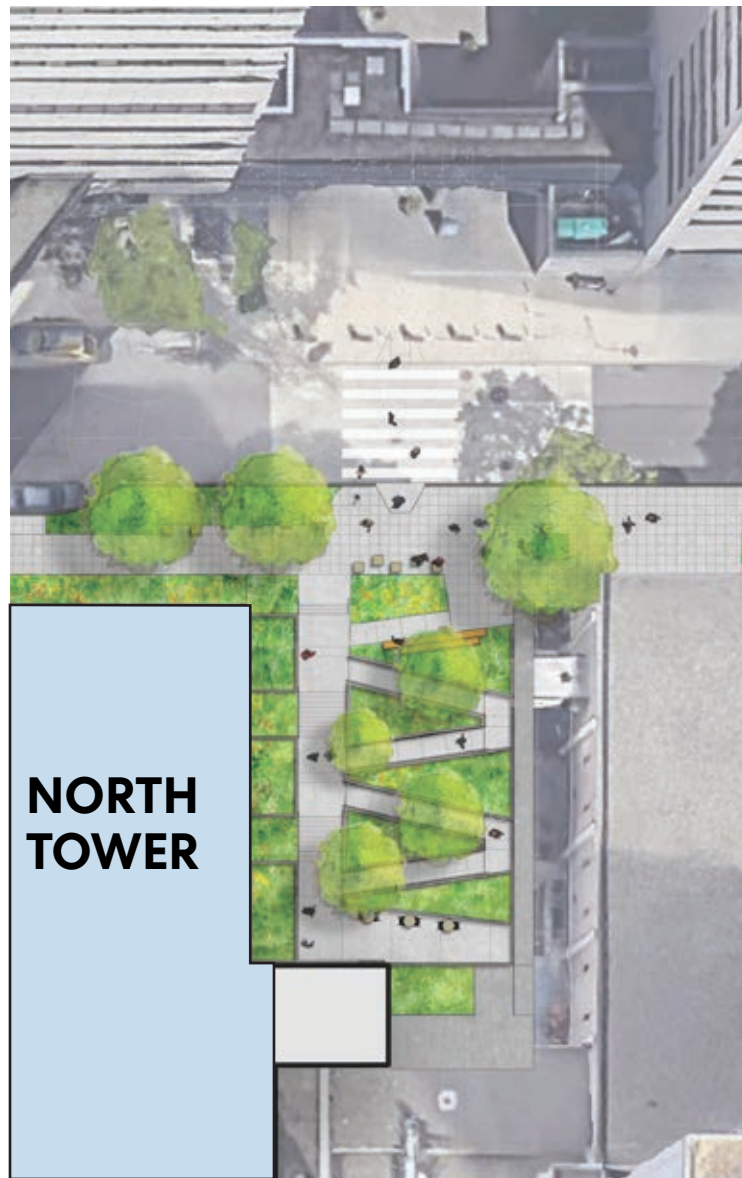
## Materials

Decomposed granite  
Stone walls  
Sculptural Element





# Marion Garden



## Planting

Grove character with seasonal interest



## Furnishings

Two-tier seating plinth

Cube seating

Movable cafe tables



## Materials

Precast Stairs

Railings

Walls - steel or stone





# Street Trees

## Large Trees

*Aesculus flava*/ Yellow Buckeye

*Gymnocladus dioicus*/ Kentucky Coffee Tree

*Nyssa sylvatica*/ Black Tupelo

*Quercus phellos*/ Willow Oak



## Large/Medium Trees

*Ulmus parvifolia* 'Frontier'/ Frontier Elm

*Quercus frainetto*/ Hungarian Oak

*Cladrastis kentukea*/ American Yellowwood

*Carpinus caroliniana*/ American Hornbeam



## Medium/Small Trees

*Koelreuteria paniculata*/ Golden Raintree

*Magnolia denudata*/ Yulan magnolia

*Magnolia maudiae*

*Parrotia persica*/ Persian Ironwood





# On Campus Trees

## Minor Ave Garden

*Alnus rubra*/ Red Alder



## Marion Street Garden

*Ginkgo biloba* 'Princeton Sentry'/  
Princeton Sentry Ginkgo

*Hammamelis* spp/ Witch Hazel



## Columbia St Garden

*Stewartia monadelpha*/





# **Section 02**

## **Project Updates**

**North Tower**

**Block 95**

**Annex**

**Schedule**



# Existing Campus



**North Tower  
Site**

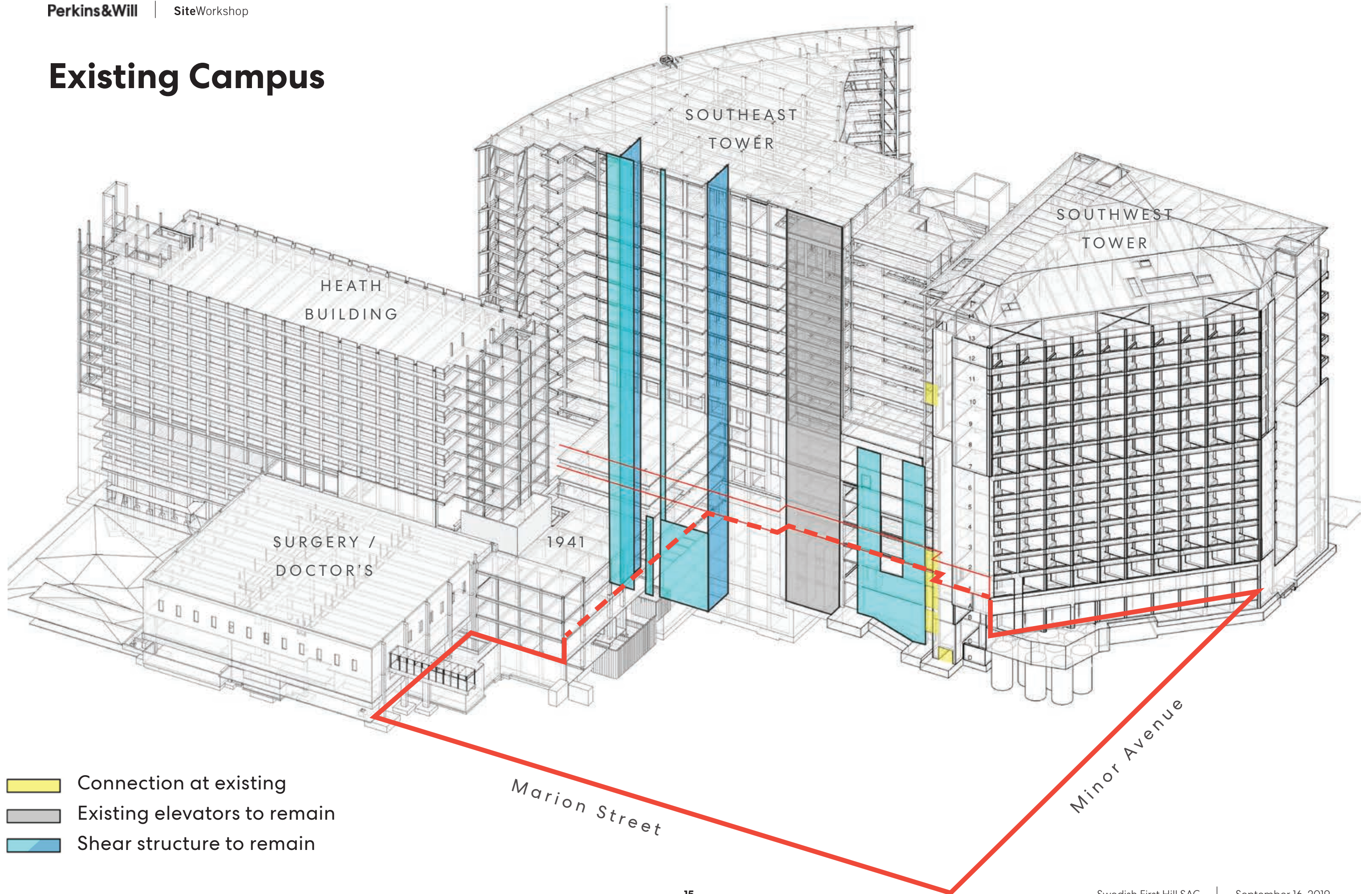
Marion Street

Minor Avenue

Columbia Street



# Existing Campus



- Connection at existing
- Existing elevators to remain
- Shear structure to remain



# Swedish First Hill Campus Evolution



1912

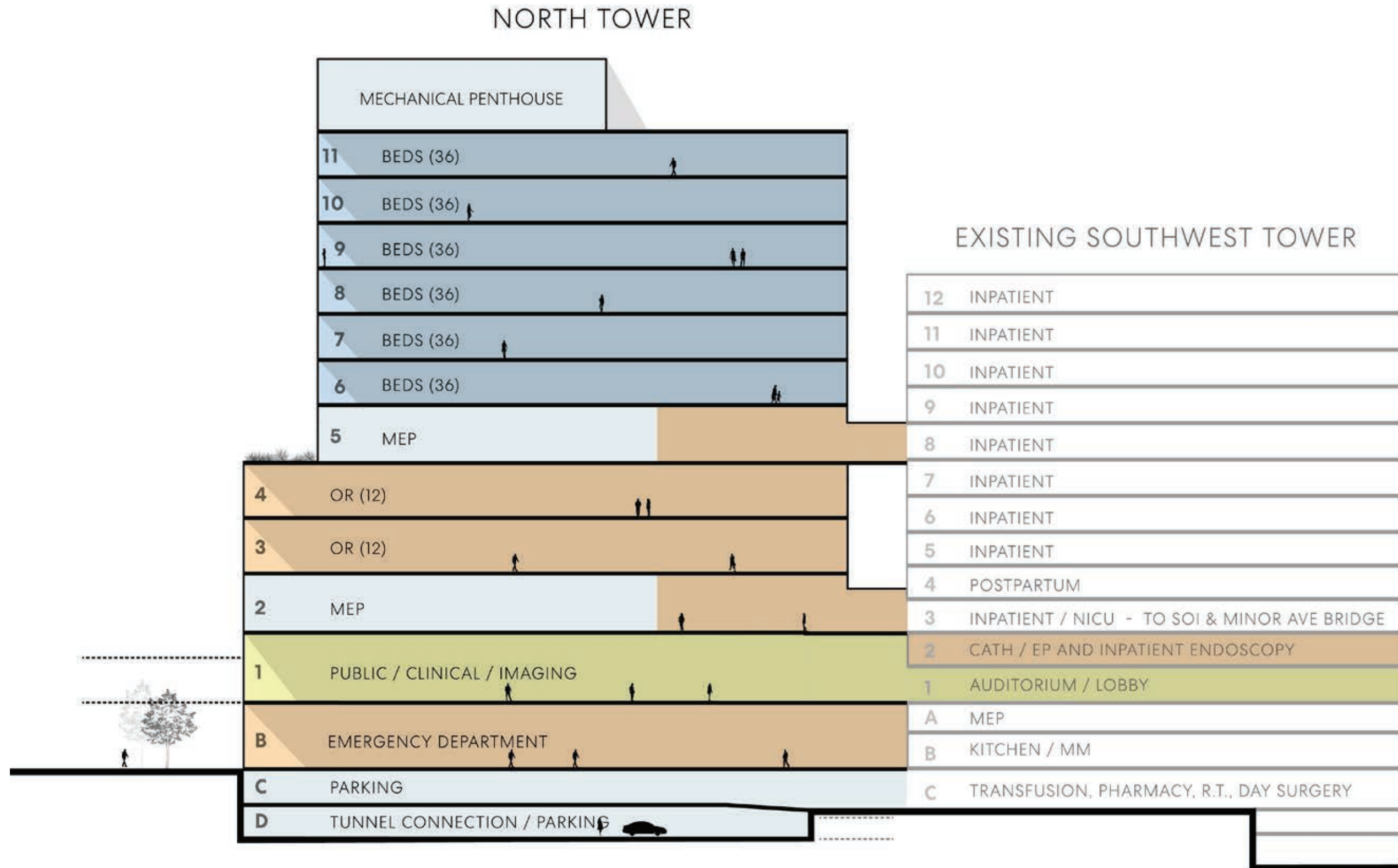
2016

2025

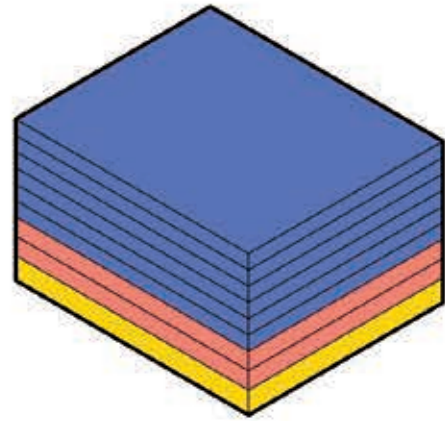
Evolving to meet the changing demands of acute care space



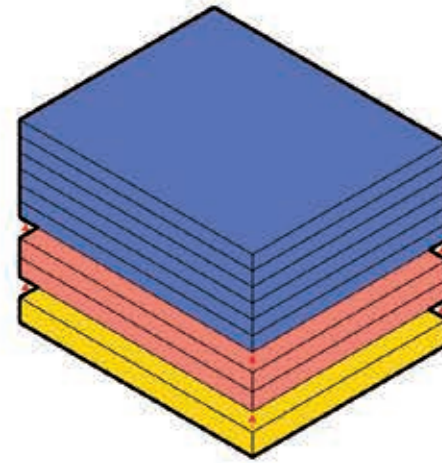
# North Tower Program



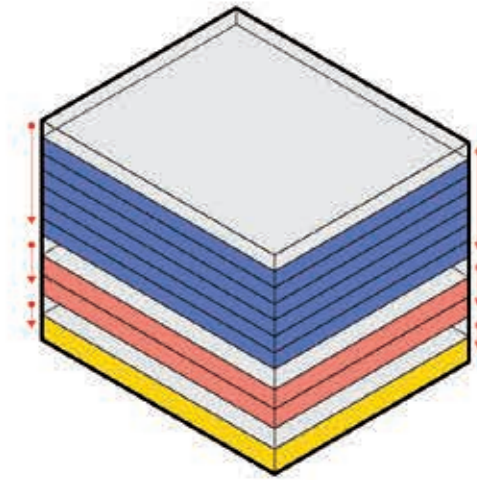
# North Tower Program



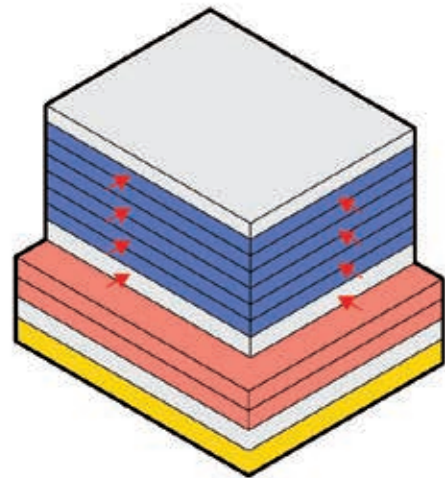
01 - STACK PROGRAM



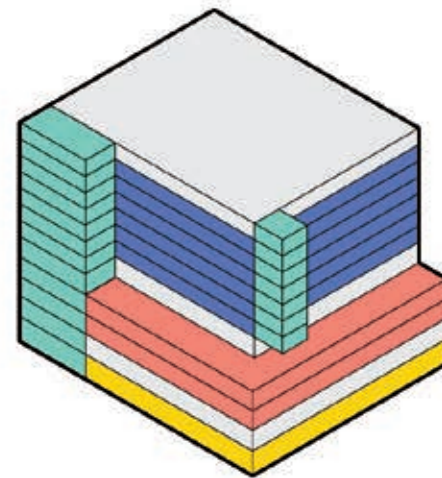
02 - GROUP USES



03 - INTEGRATE SYSTEMS



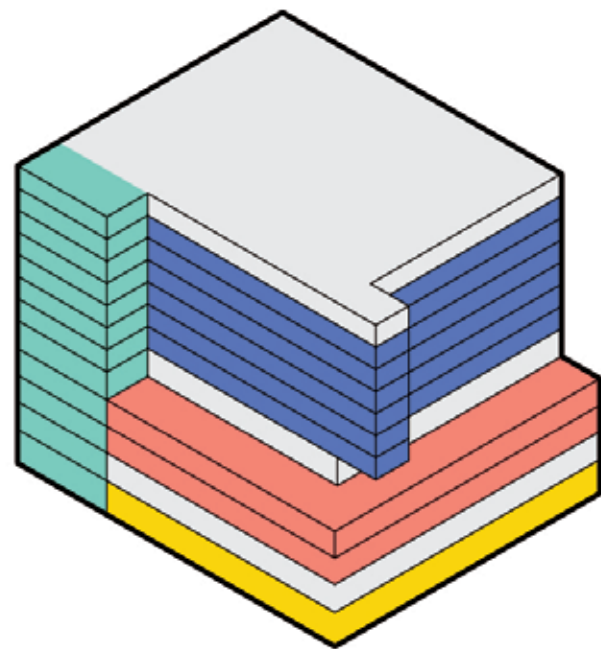
04 - OPTIMIZE PROGRAM



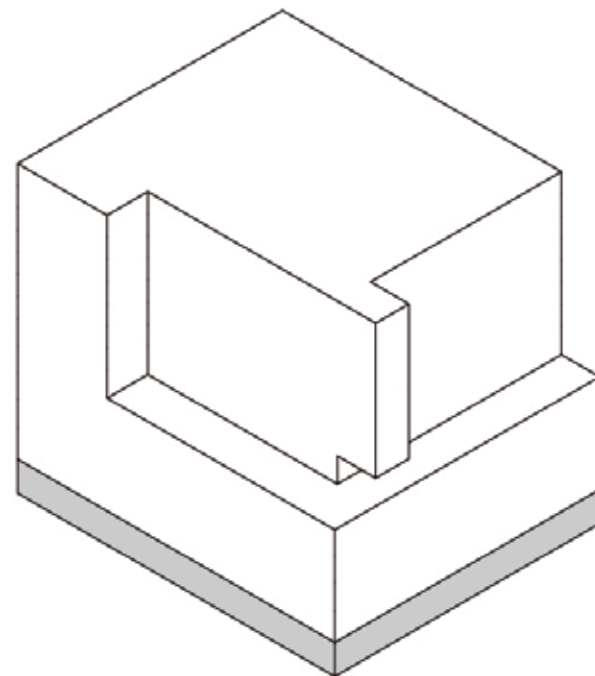
05 - EXPRESS

- BEDS
- OR
- LOBBY
- MECH
- PUBLIC / STAFF

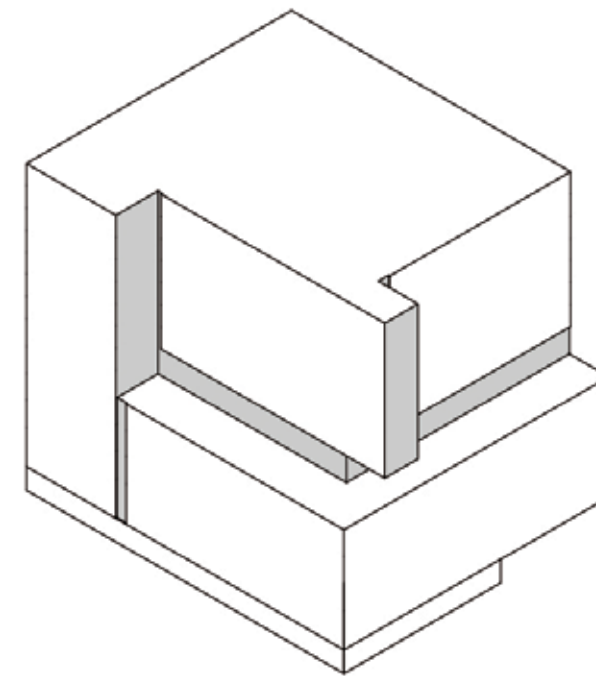
# North Tower Massing



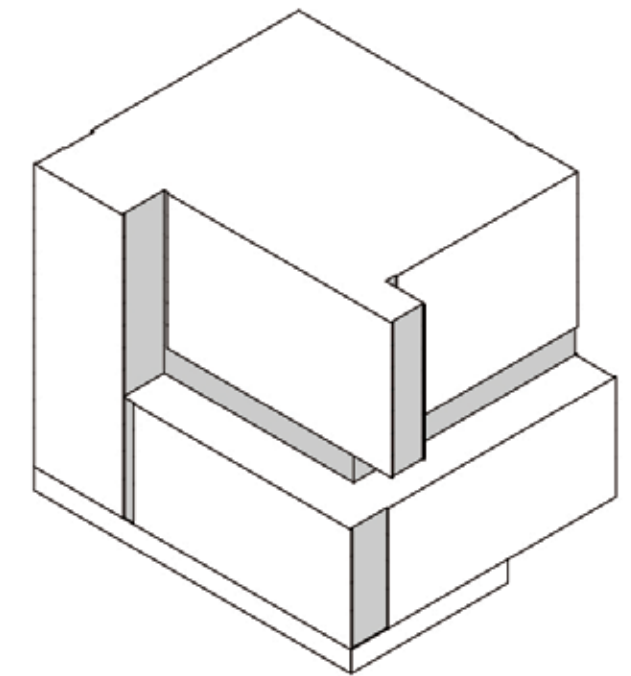
UNDERLYING PROGRAM



UNIFY SKIN



PLANAR SURFACES

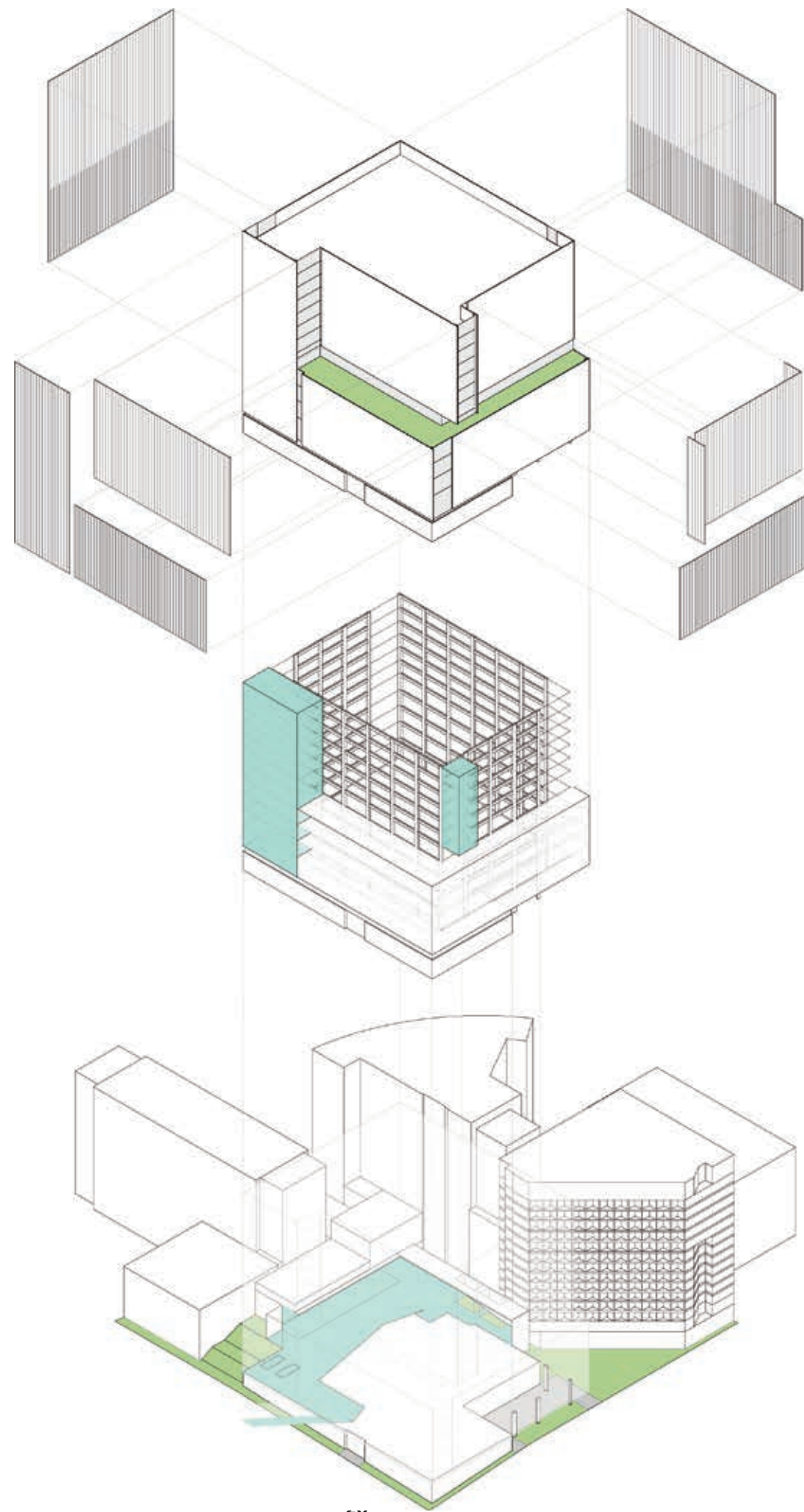


ARTICULATE EDGES

- BEDS
- OR
- LOBBY
- MECH
- PUBLIC / STAFF



# North Tower Concepts



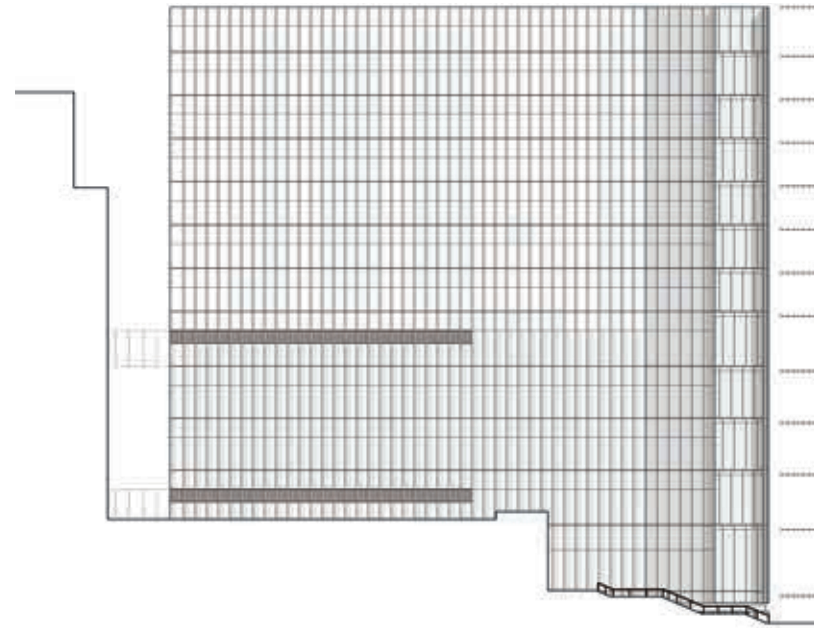
VERTICAL GRAIN

STRUCTURE

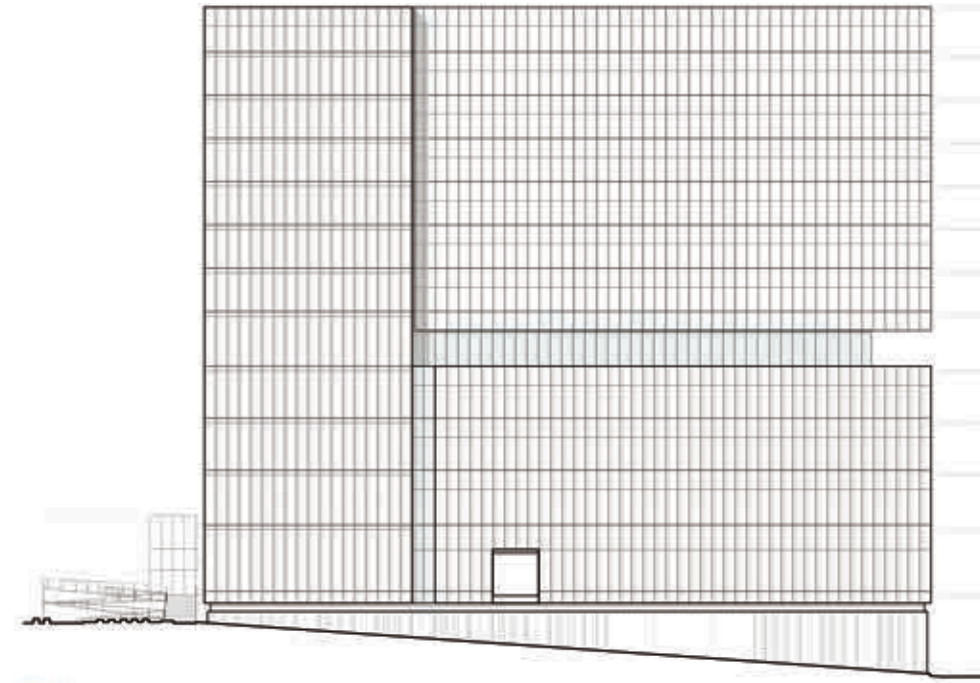
NATURE / CIRCULATION



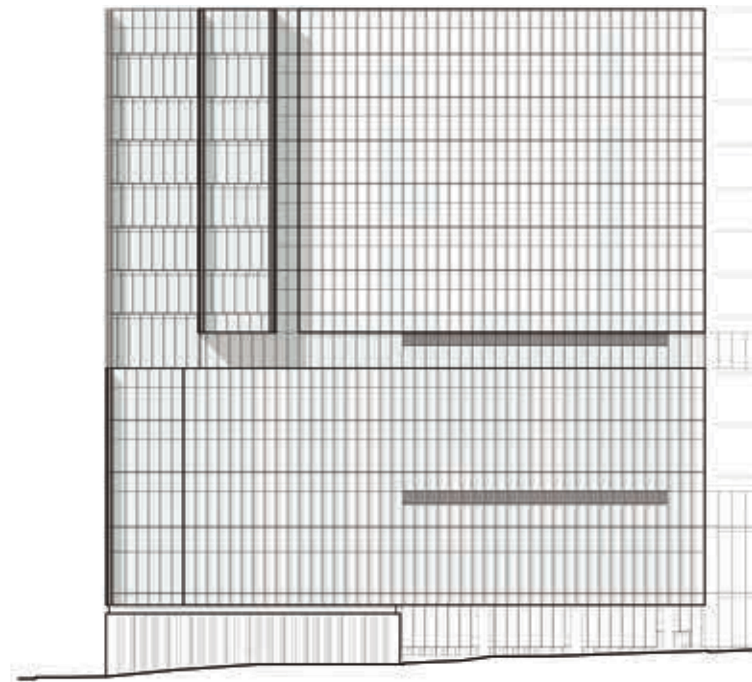
# North Tower Expression



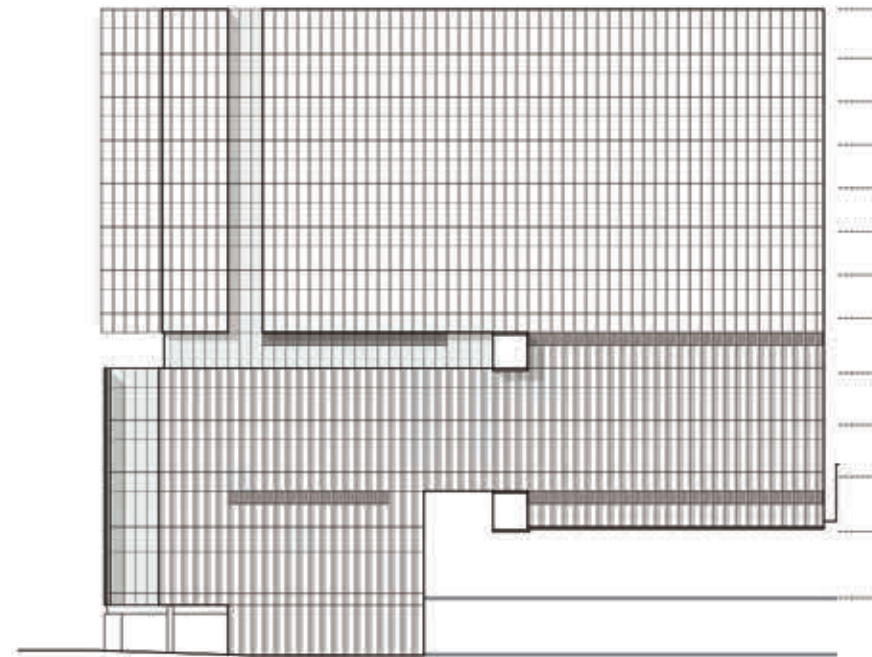
East Elevation



North Elevation



West Elevation



South Elevation





# North Tower

## Vision

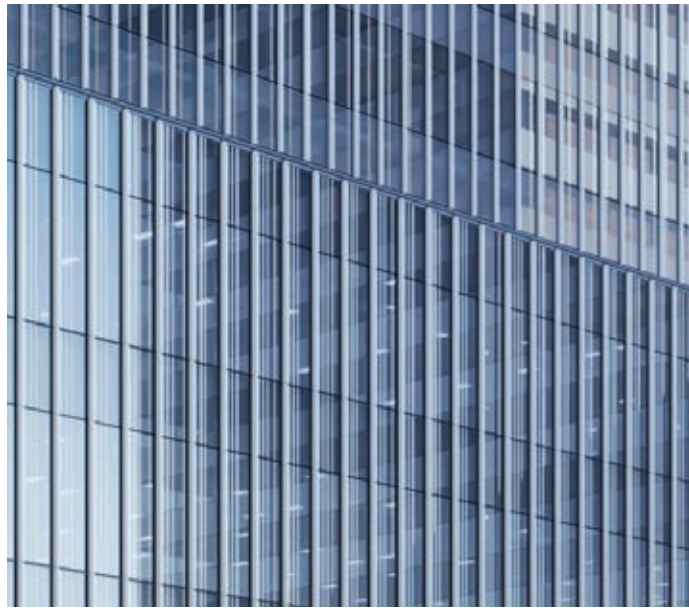
The Vision of Swedish Medical Center is to continue as the provider of choice for healthcare services in our community.



View along Minor  
looking south



# North Tower Materials



Patterned Glass



Glass and Spandrel



Precast Concrete



Vertical Glass

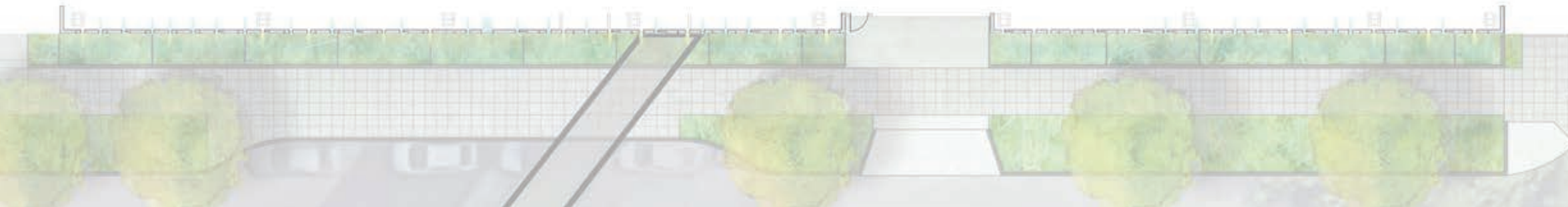
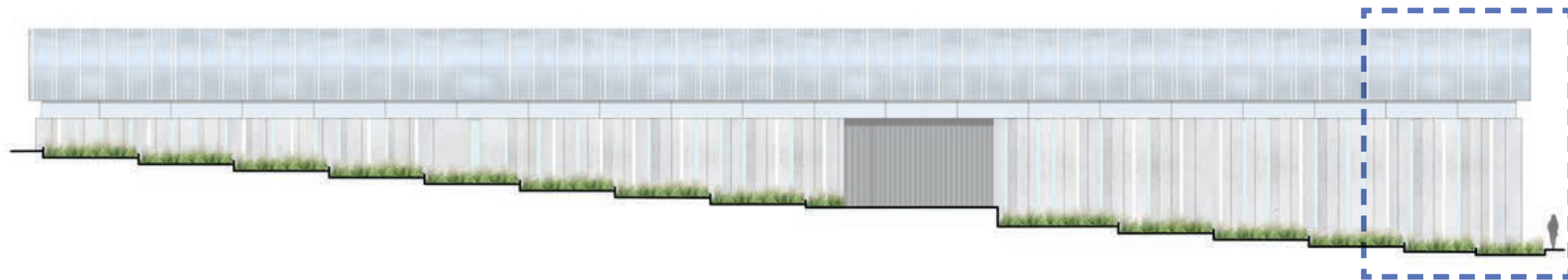


View along Marion  
looking east



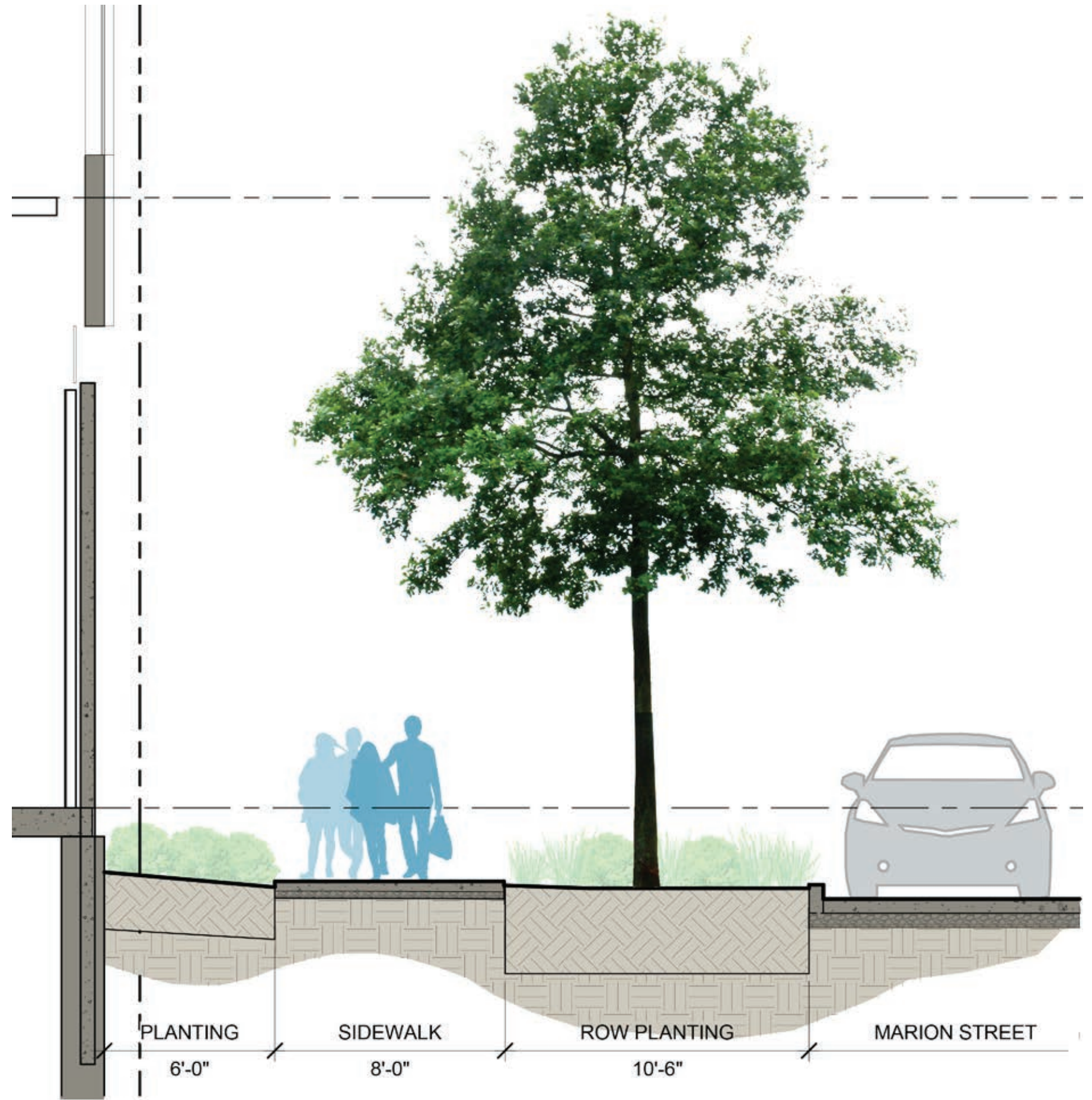
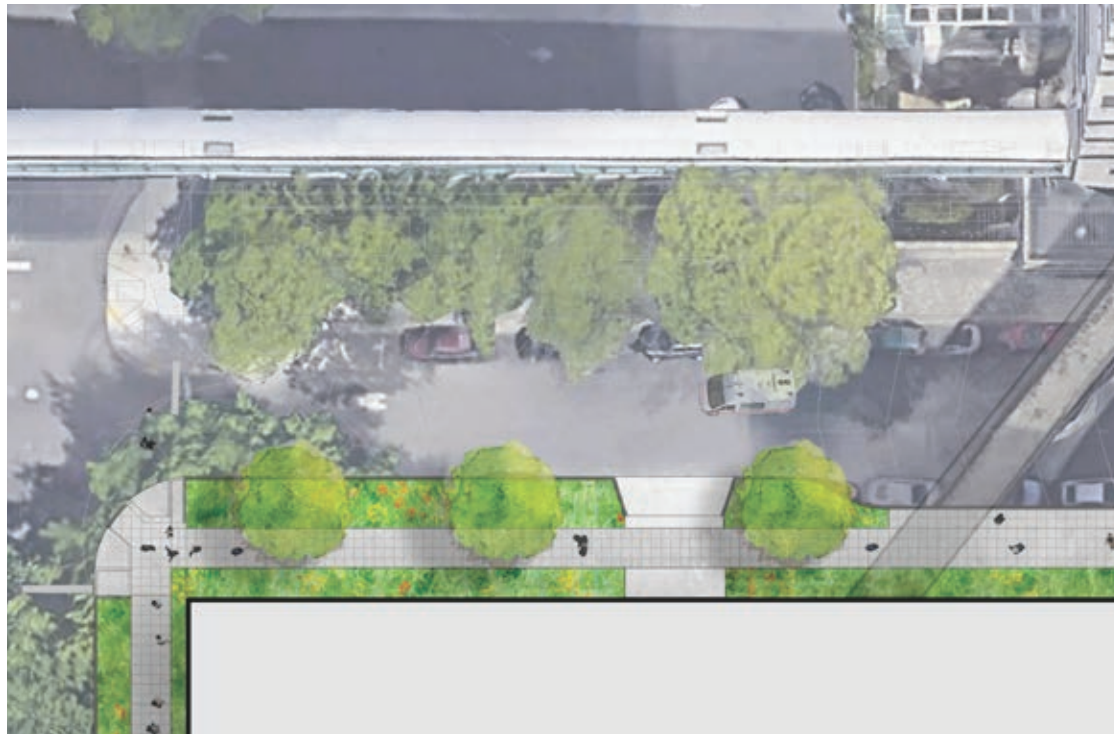
# North Tower

- 01 Precast Concrete
- 02 Translucent Glass
- 03 Illuminated Glass
- 04 Clerestory Reveal
- 05 Curtain Wall



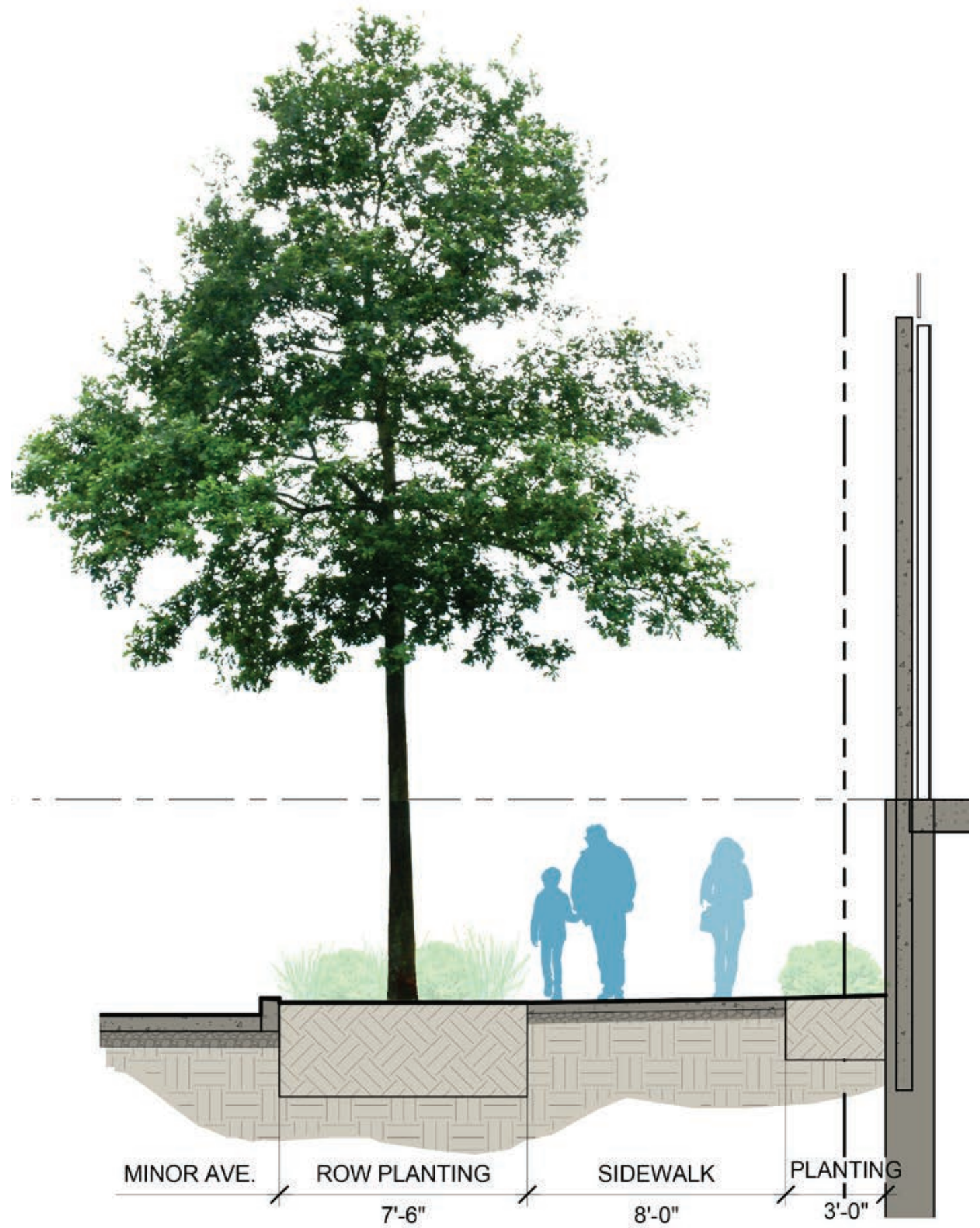


# Marion Street





# Minor Avenue





# North Tower



SWEDISH

**View at Marion Garden**  
looking south



# North Tower



**View from Skybridge**  
corner of Marion and Minor



# North Tower



**ED Entry Garden**  
at Minor and Columbia



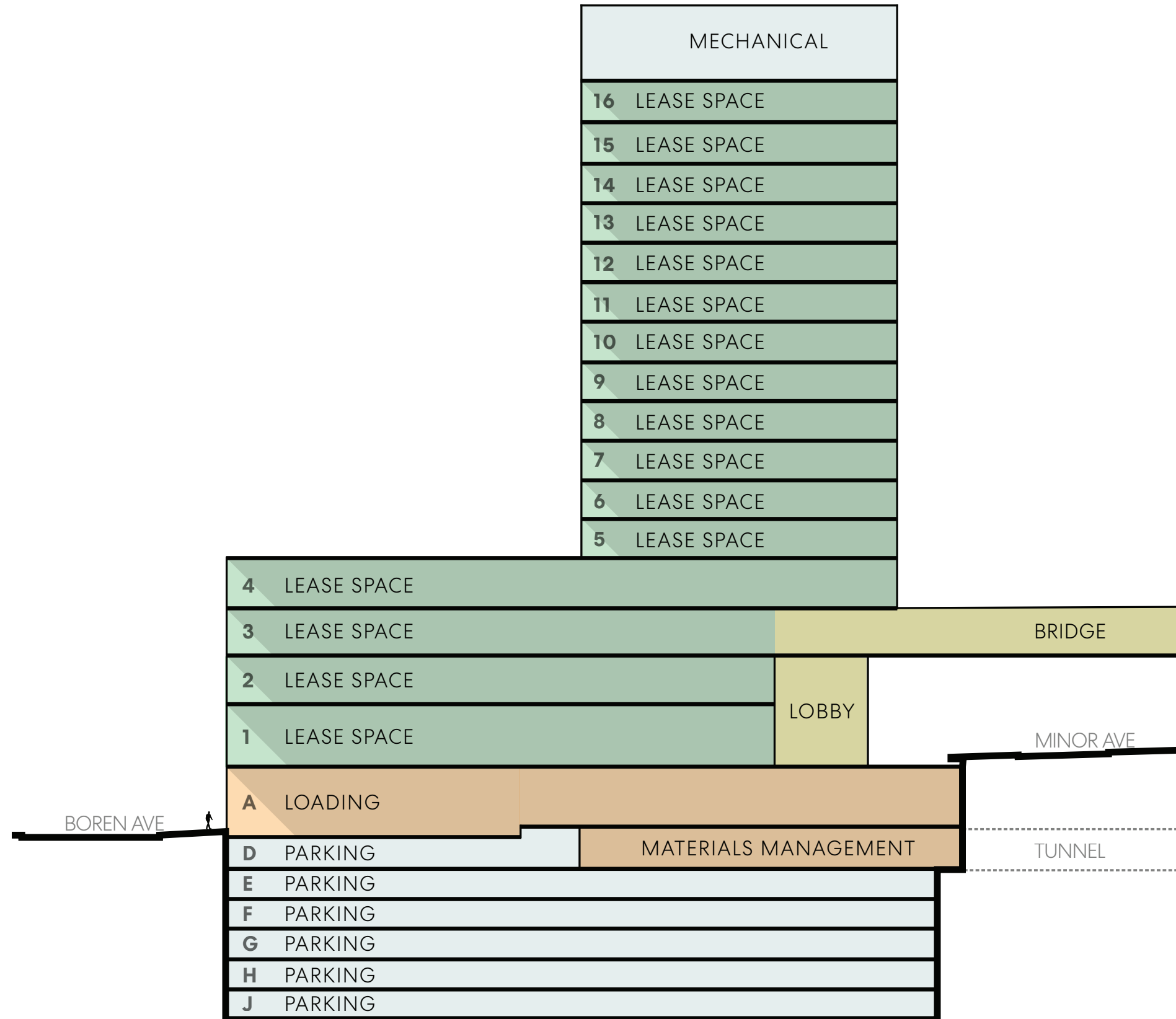
# North Tower



**ED Entry Garden**  
along Minor



# Block 95 Program





# Block 95



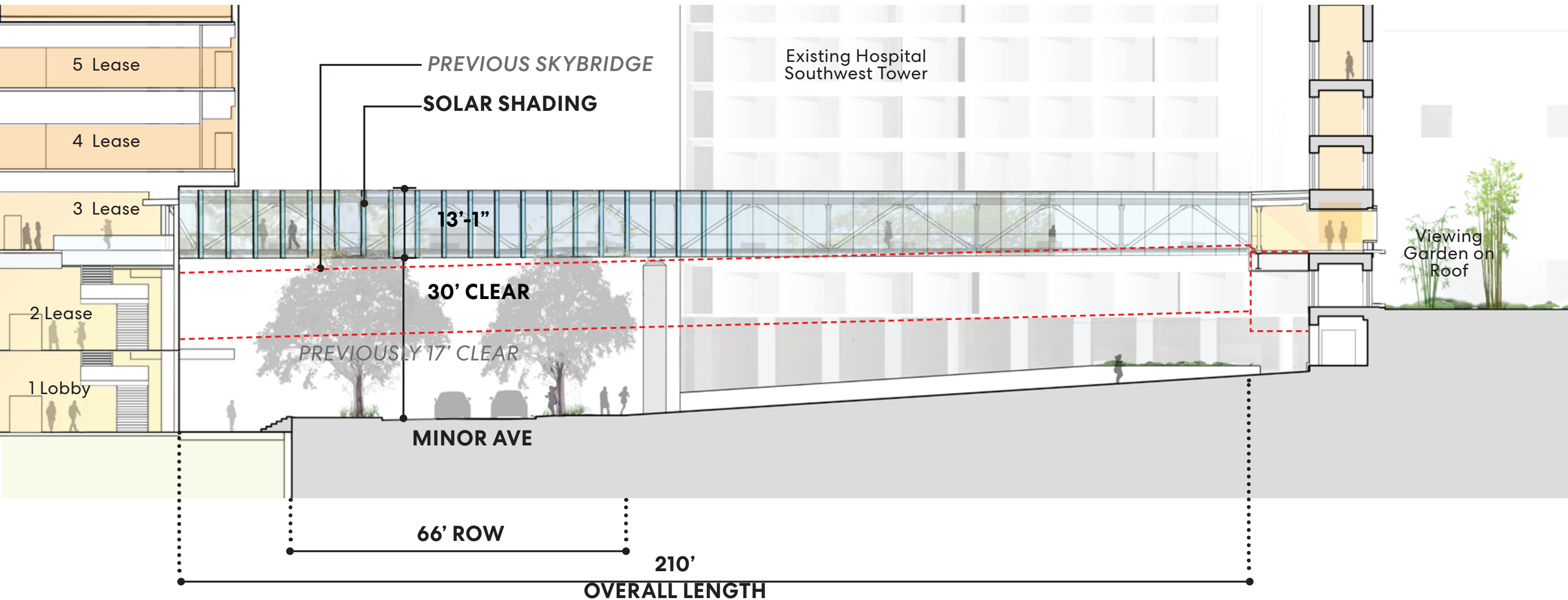
SWEDISH FIRST HILL CAMPUS

**Block 95 Entry**  
Minor and Columbia corner



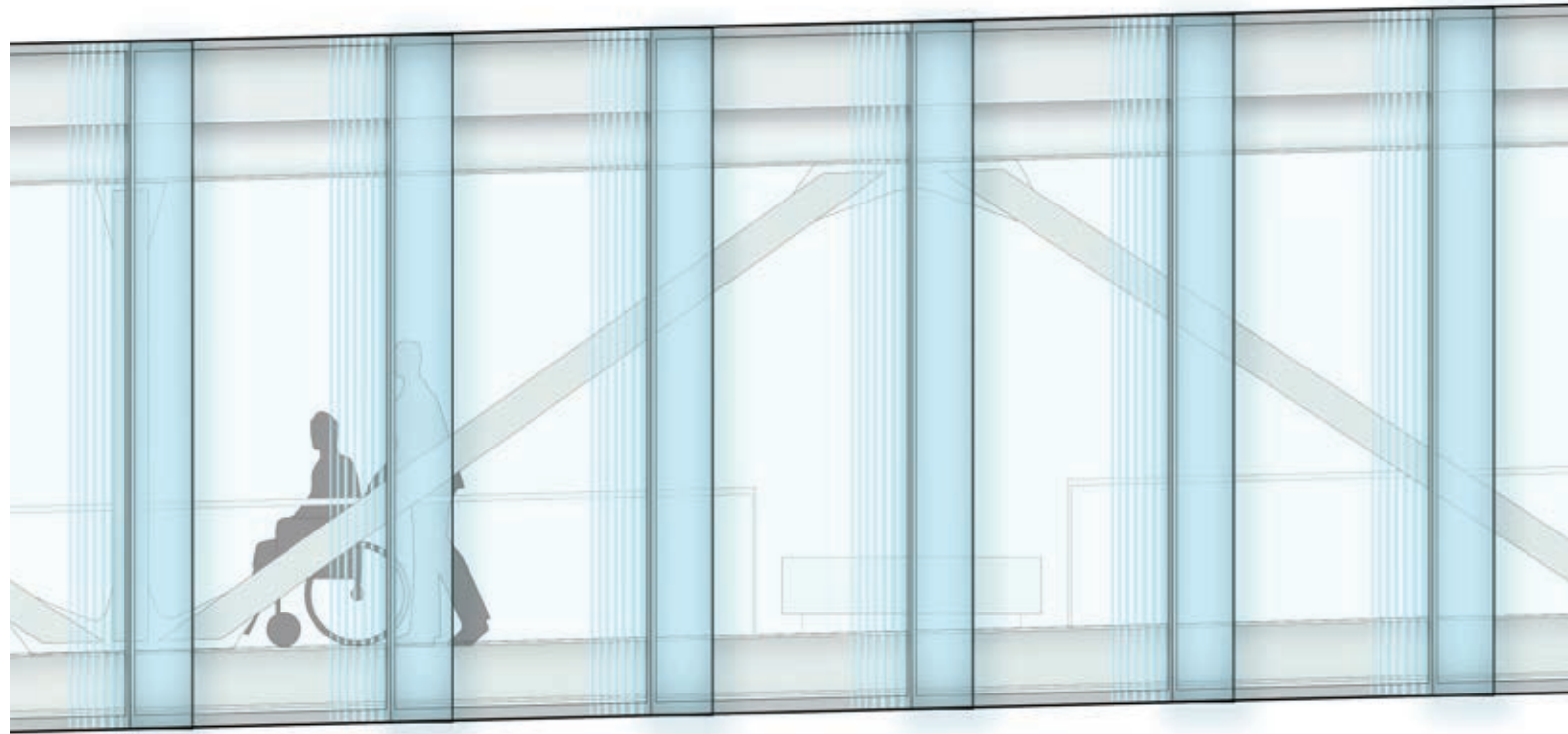
# Block 95 Skybridge

Section looking North

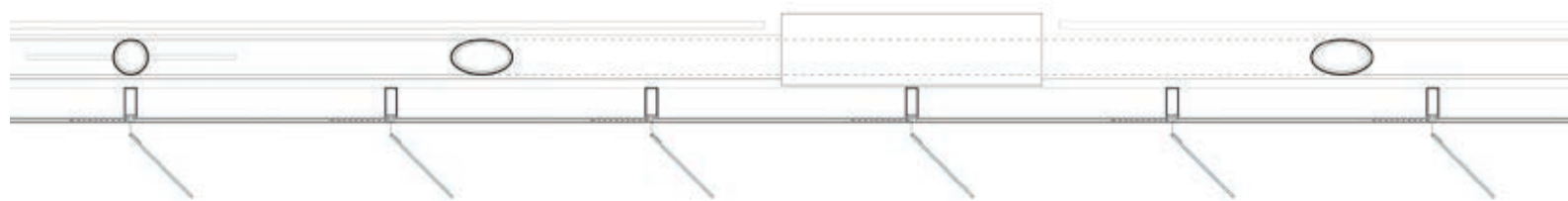


# Block 95 Skybridge

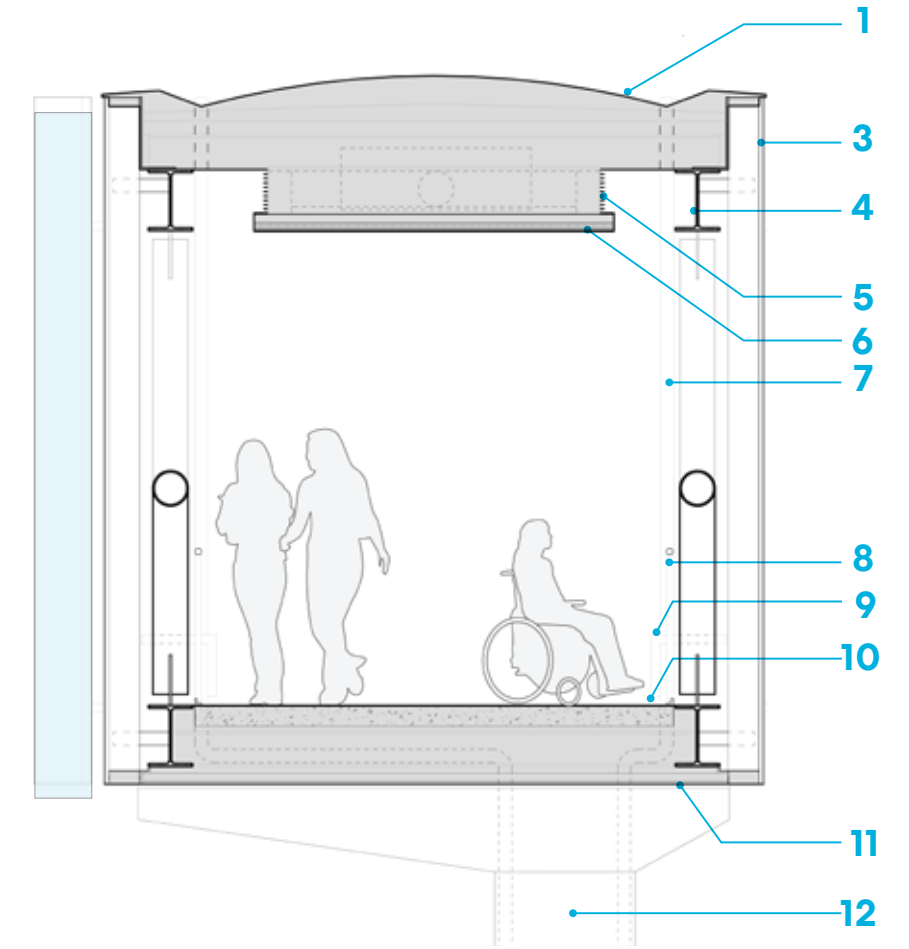
## Materials and Details



Enlarged South Elevation



Plan Details

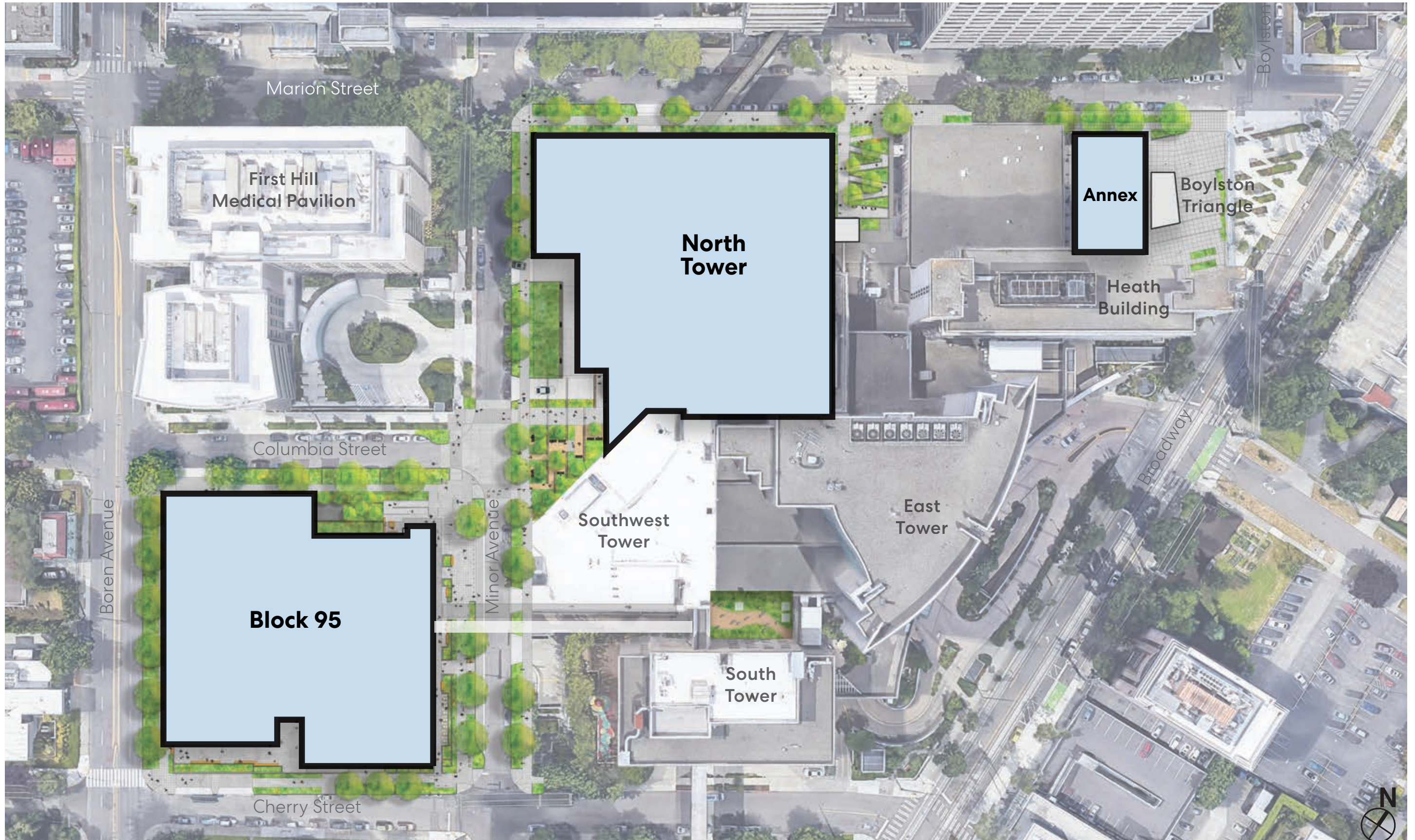


Section Details

- 1** Metal Roof
- 2** Glass Fin
- 3** SSG Curtain Wall
- 4** Steel Truss
- 5** Mechanical Grill
- 6** Ceiling
- 7** Drain Beyond
- 8** Handrail
- 9** Bench
- 10** Terrazzo Floor
- 11** Luminous Soffit
- 12** Concrete Column



# Annex Building Site





# Annex Building - Existing Context



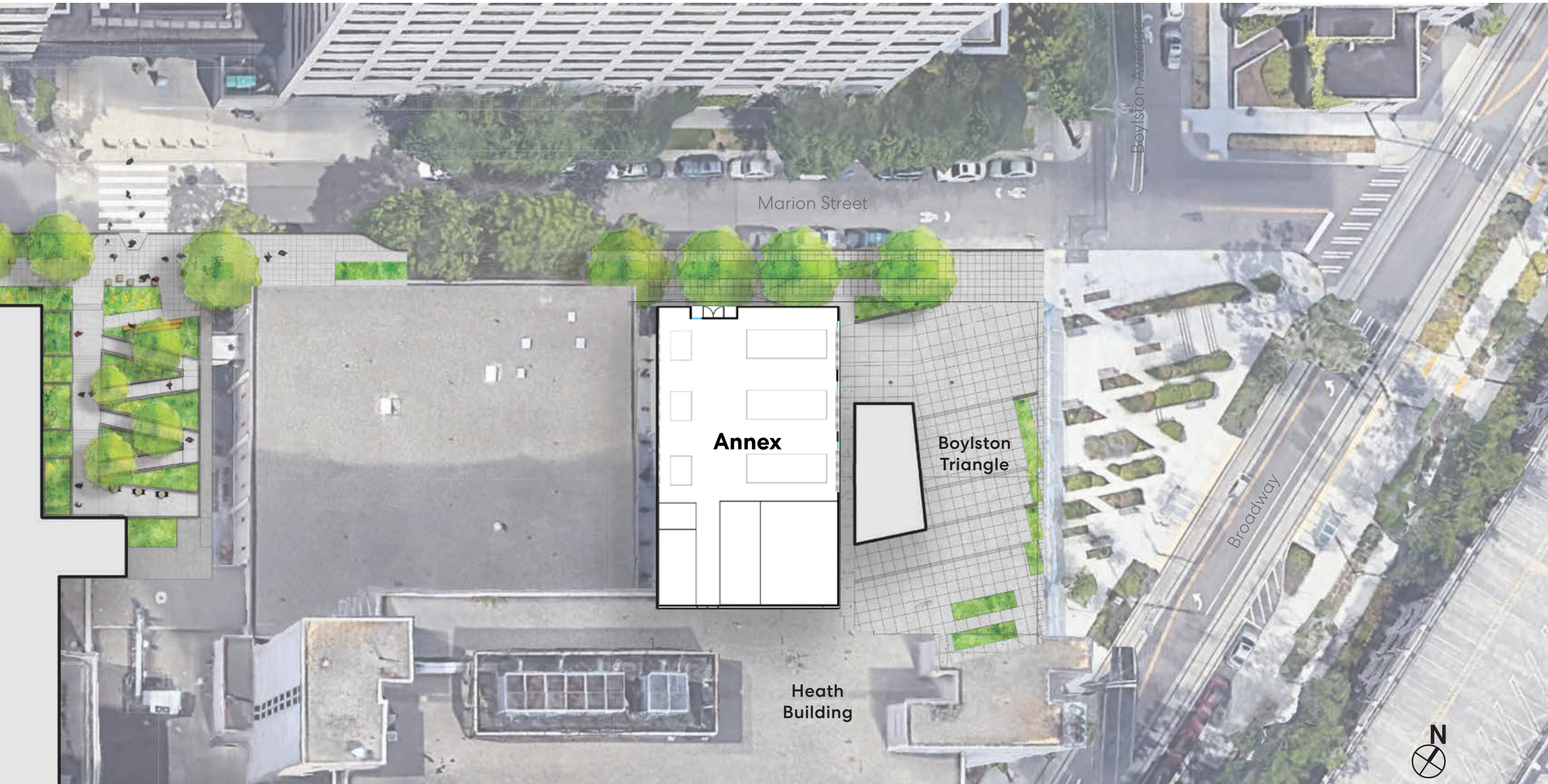


# Annex Building - Existing Context





# Annex Building Site





# Annex Building

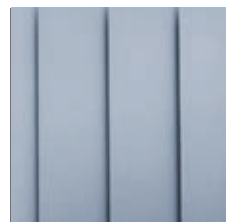
## Materials



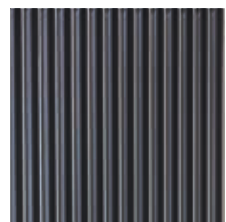
Precast Concrete



Glass

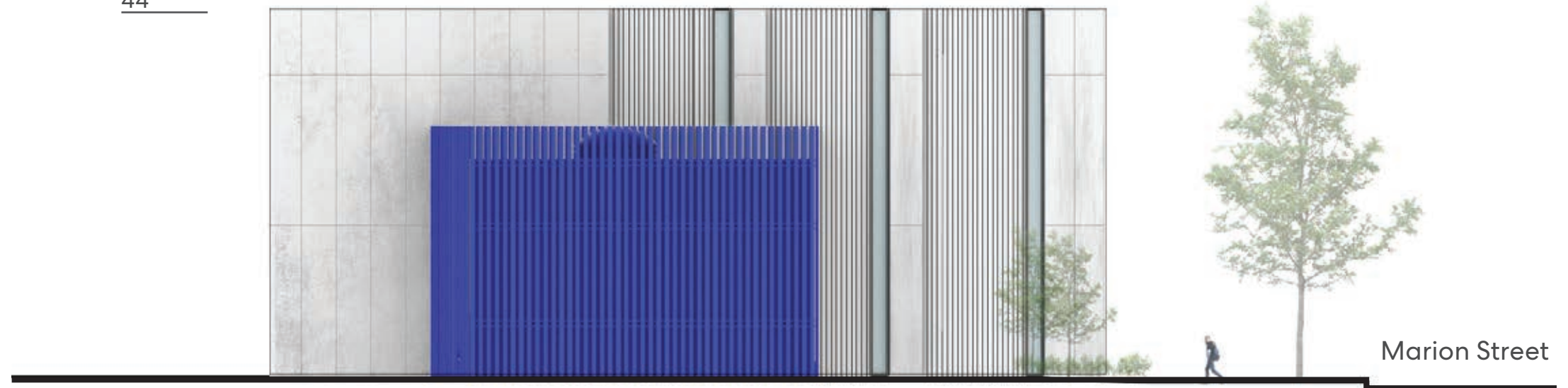


Metal Panel



Vertical Louver

44'



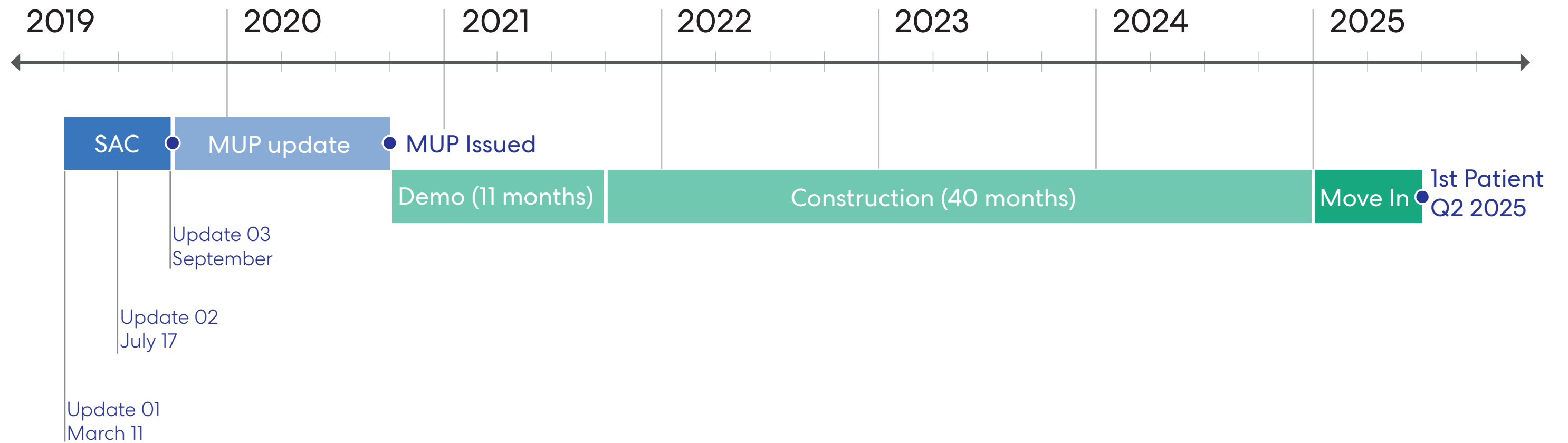
East Elevation



North Elevation



# Overall Project Schedule





# **Section 03**

## **Public Benefits**

**Alley Vacation**

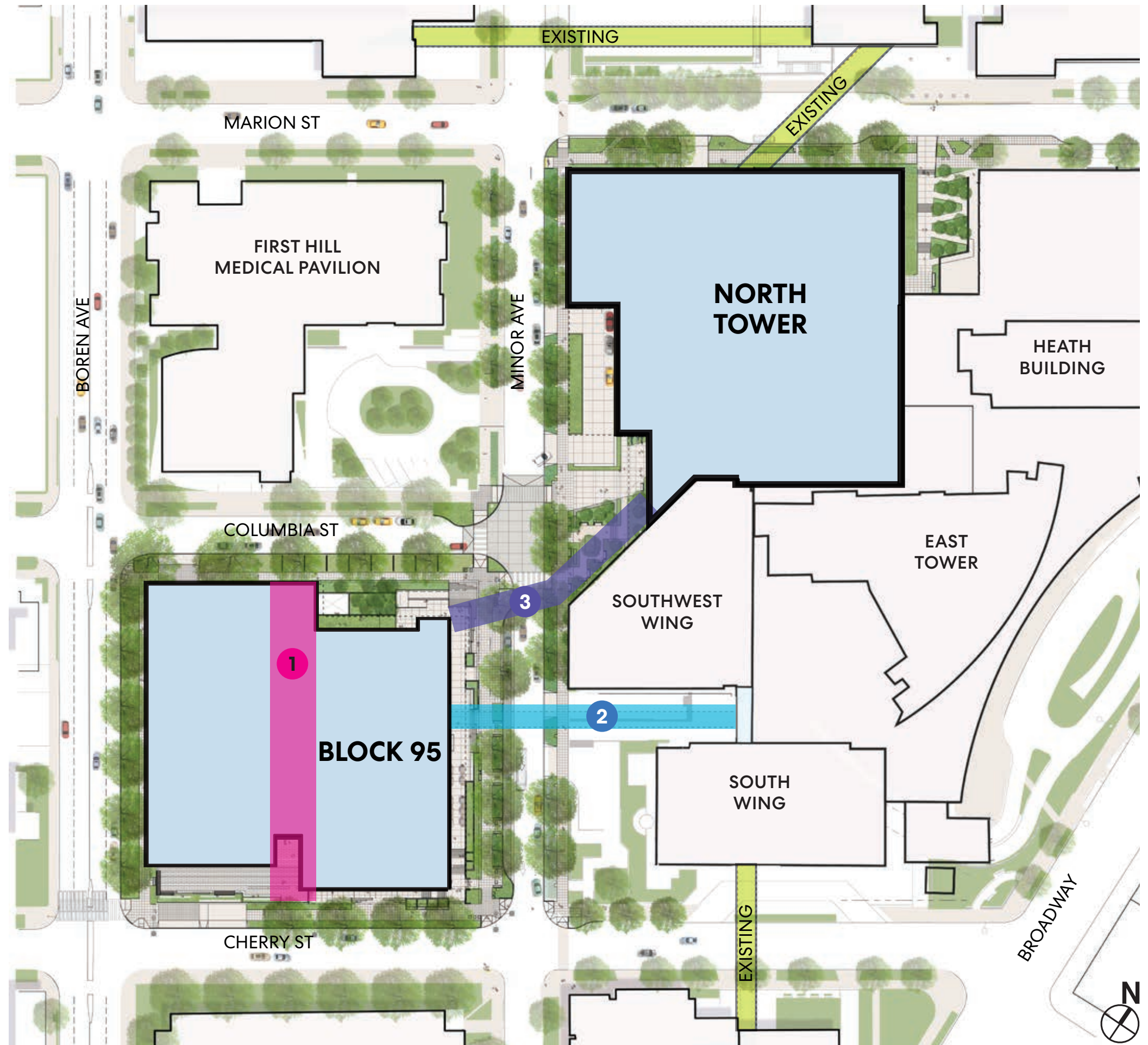
**Skybridge**



# Approved Petitions

## SDOT PETITIONS

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





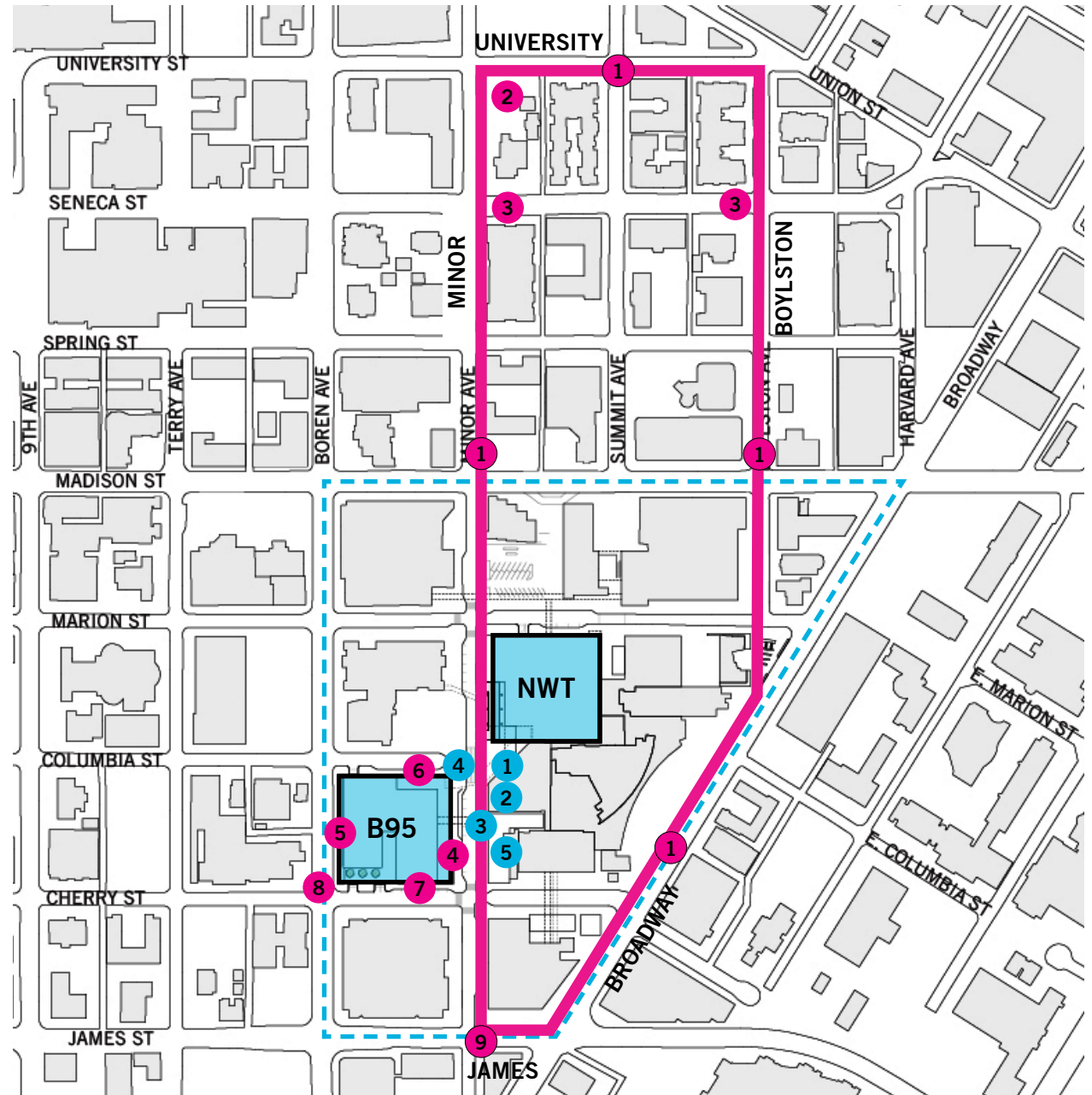
# PUBLIC BENEFITS SUMMARY

## 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 Public Art - Minor Ave Garden
- 3 Public Art - Skybridge
- 4 Minor & Columbia Raised Intersection
- 5 Minor Ave ROW Enhancements





# 1- FIRST HILL MILE

## PUBLIC BENEFIT SUMMARY

### Sidewalk & Pedestrian Crossings





- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating

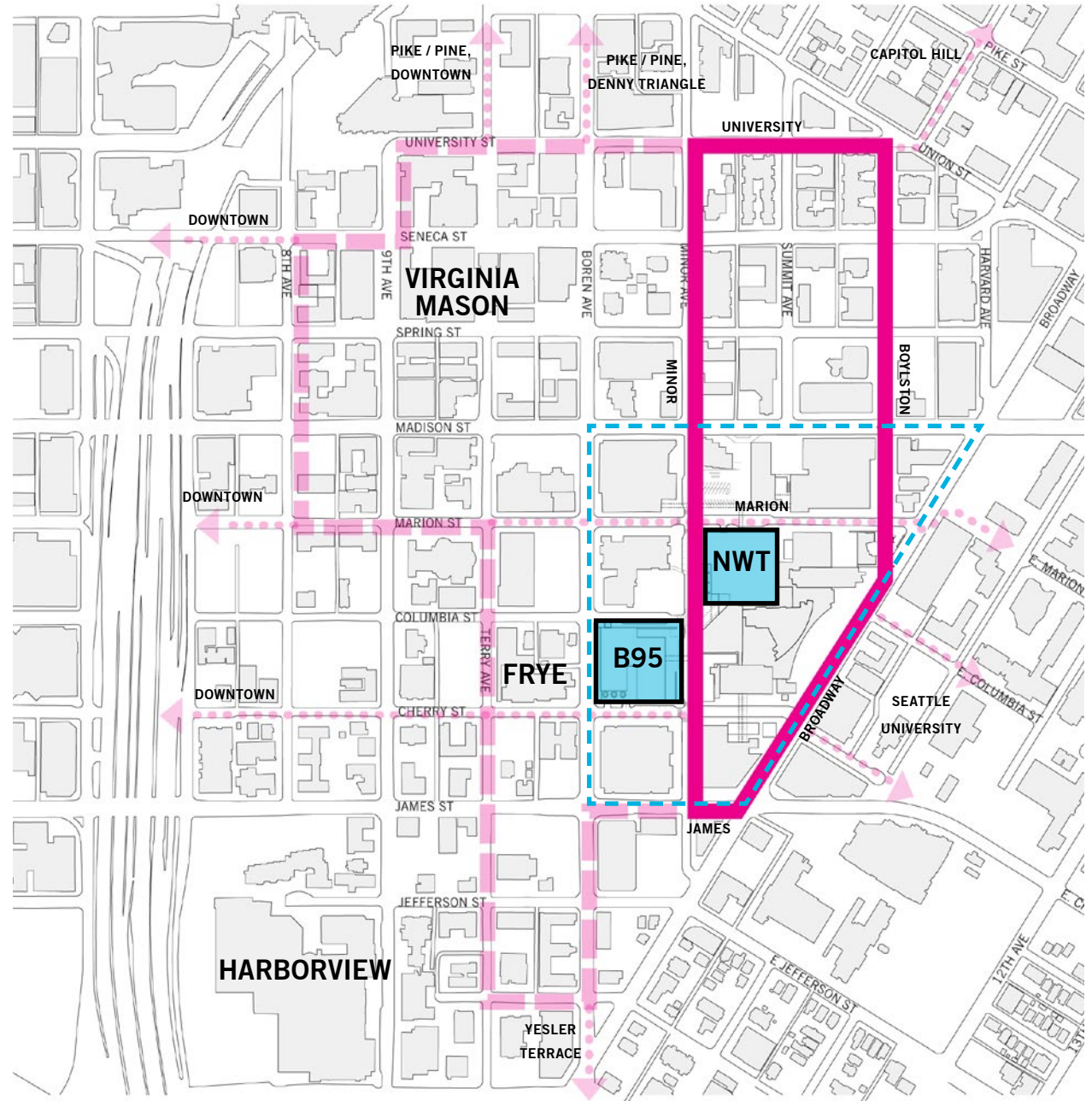
### Wayfinding Sign

### Street Trees

- New & replaced trees
- Select tree pruning

\* 60% SIP Approval by SDOT

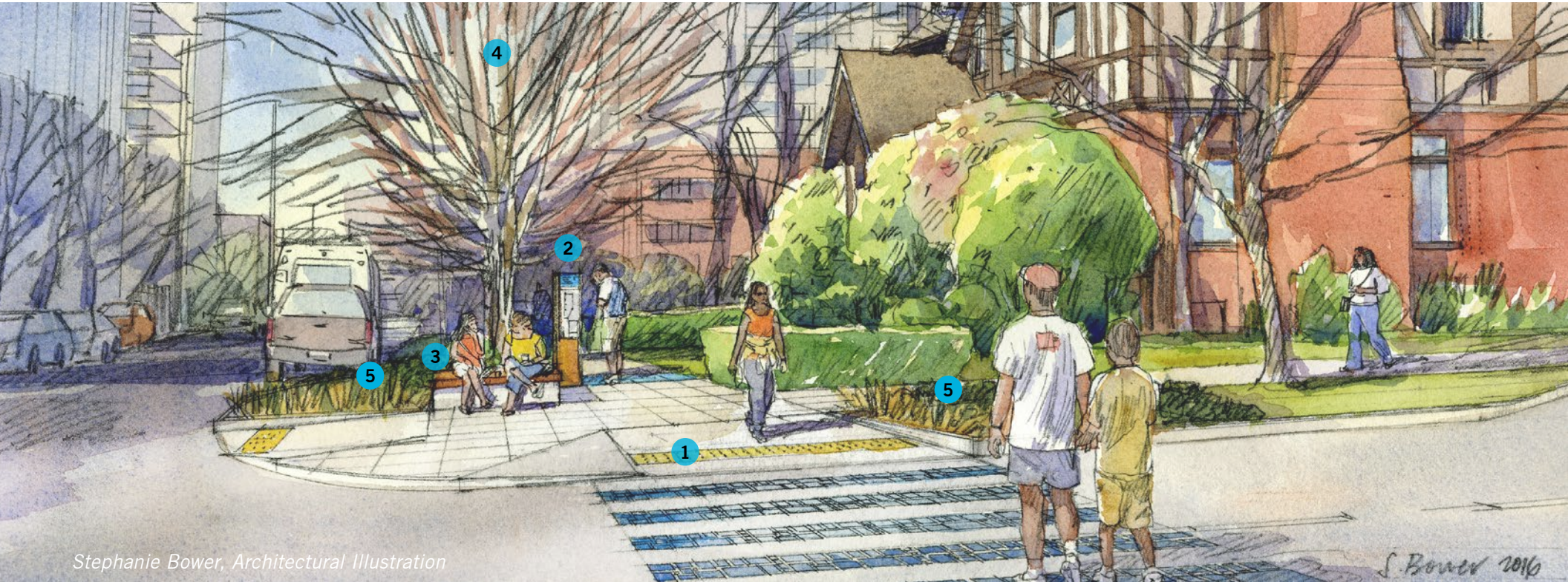
-  First Hill Mile
-  First Hill Public Realm
-  Action Plan Active Loop
-  Neighborhood Connections





# 1 - FIRST HILL MILE

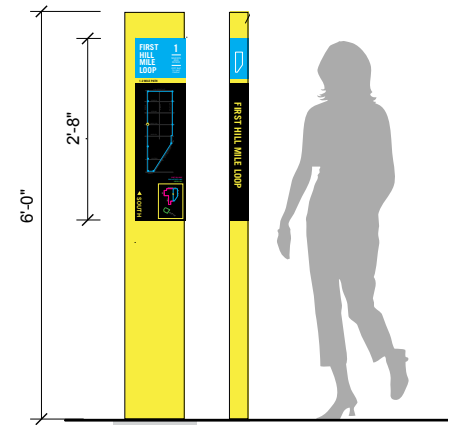
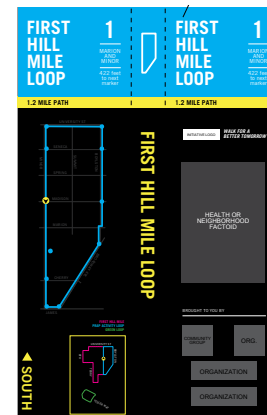
Streetscape Elements - Corner of Minor & Seneca



Stephanie Bower, Architectural Illustration

## LEGEND

- 1 Wide curb ramps and curb bulbs
- 2 Wayfinding markers
- 3 Seating
- 4 Enhanced tree canopy
- 5 Streetscape plantings





# 2 - FIRST HILL PARK CONTRIBUTION

Corner of University & Minor



Community Meeting #2 held June 21, 2016 at First Hill Park



## PUBLIC BENEFIT SUMMARY

- Capital contribution to First Hill Park improvements
- Swedish Contribution: \$500,000
- Funds to upgrade park

\* Funds paid to Seattle Parks & Recreation prior to Block 95 Phase 2 Building Permit





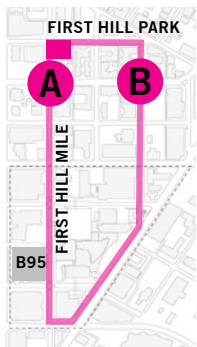
# 3 - PUBLIC ART

## PUBLIC BENEFIT SUMMARY

- Public Art Budget \$300,000

## PUBLIC ARTIST PROGRAM SUMMARY

- Honor Swedish Art Collection mission to support wellness, healing and respite
- Connect with neighborhood history and context
- Project art program to be managed by 4Culture
- Installed prior to Block 95 Cert. of Occupancy



### **A** CORNER OF MINOR & SENECA PUBLIC ARTIST: JOHN GRADE

- Award-winning artist who creates large-scale sculptures lives and works in Seattle
- Works are designed to change over time and involve collaboration to build and install



### **B** CORNER OF BOYLSTON & SENECA PUBLIC ARTIST: LEAD PENCIL STUDIO

- Founded by Annie Han and Daniel Mihalyo
- Based in Seattle since 1997
- Video, sculpture, drawing, installation and photography



# 4 & 5 - VOLUNTARY SETBACKS



4 Minor Avenue 10' Setback for 1,700 SF of open space  
total including outdoor seating is 3,700 SF of open space



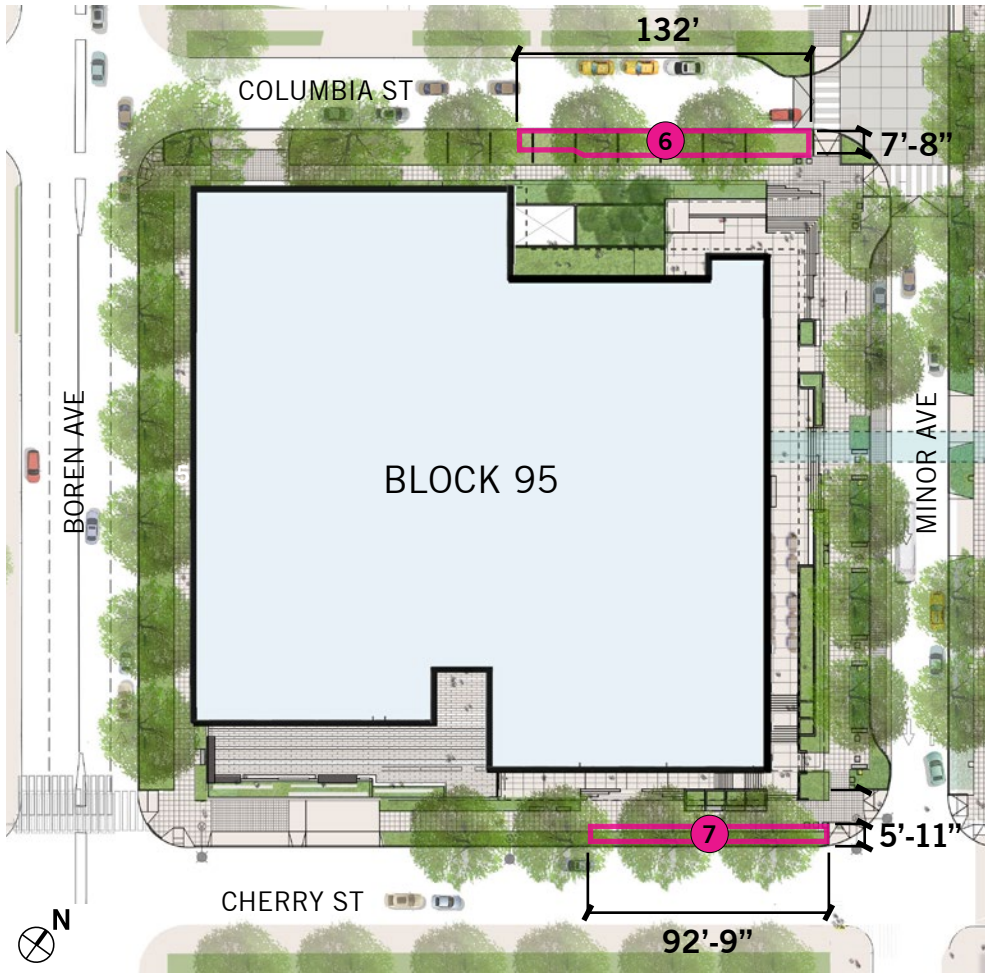
5 Boren Avenue 5' Setback for 1,200 SF of additional open space  
total is 15' setback and 3,600 SF of open space

## PUBLIC BENEFIT SUMMARY

- 2,900 SF of open space



# 6 & 7 - ROW IMPROVEMENTS



6 Columbia Street Enhanced ROW 7'-8" wide for a total of 980 SF of planting



7 Cherry Street Enhanced ROW 5'-11" wide for a total of 560 SF of planting

## PUBLIC BENEFIT SUMMARY

- 1,540 SF of Enhanced ROW



# 8 & 9 - PEDESTRIAN CROSSINGS AT BOREN & CHERRY



Boren and Cherry Crossing Existing condition looking west



Minor and James Crossing Existing condition looking east

## PUBLIC BENEFIT SUMMARY

- Pedestrian Controlled Signal
- Implementing MIMP
- Enhanced pedestrian experience
- Connecting to neighborhood & downtown



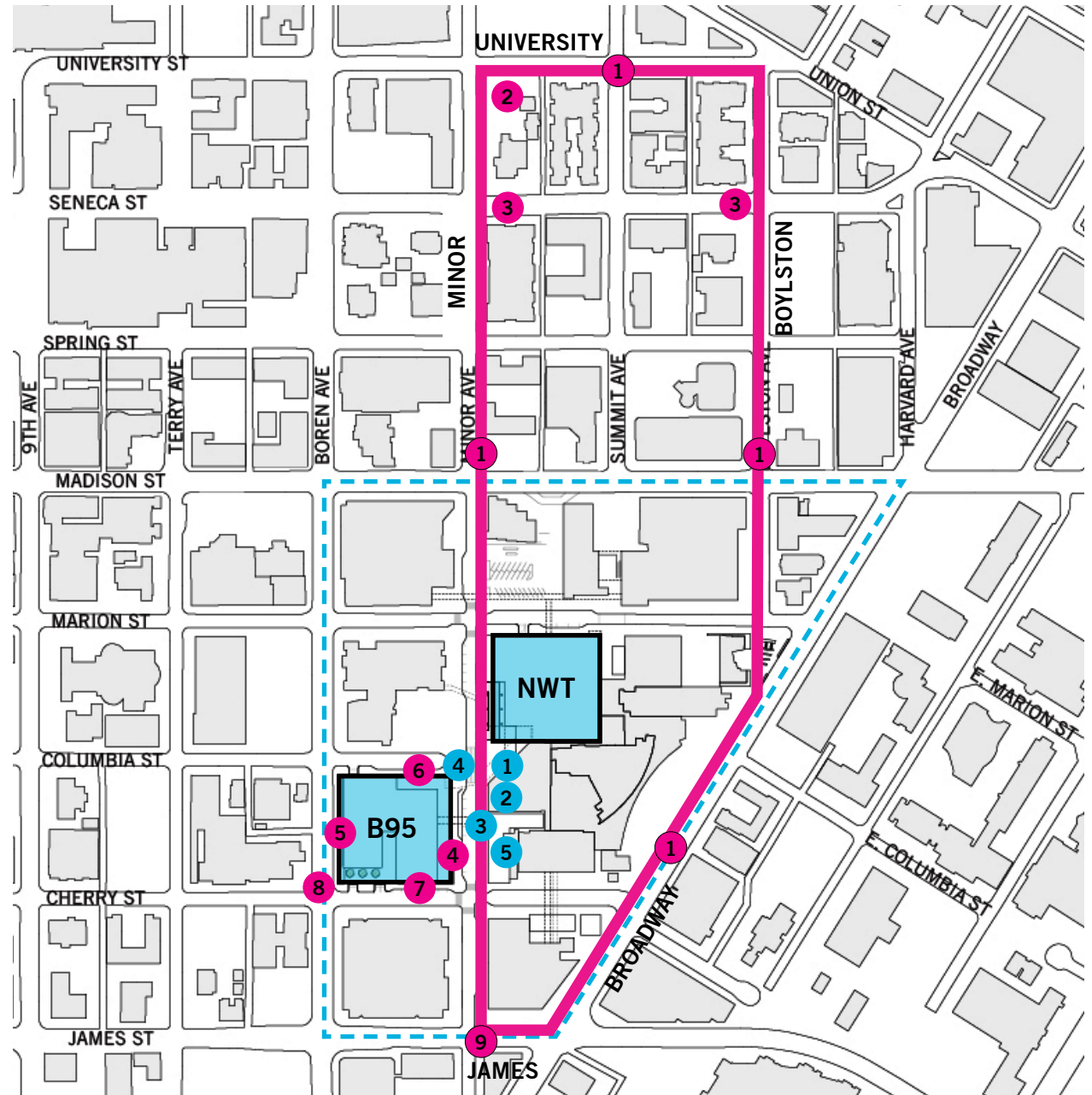
# PUBLIC BENEFITS SUMMARY

## MINOR AVE SKYBRIDGE

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

## 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

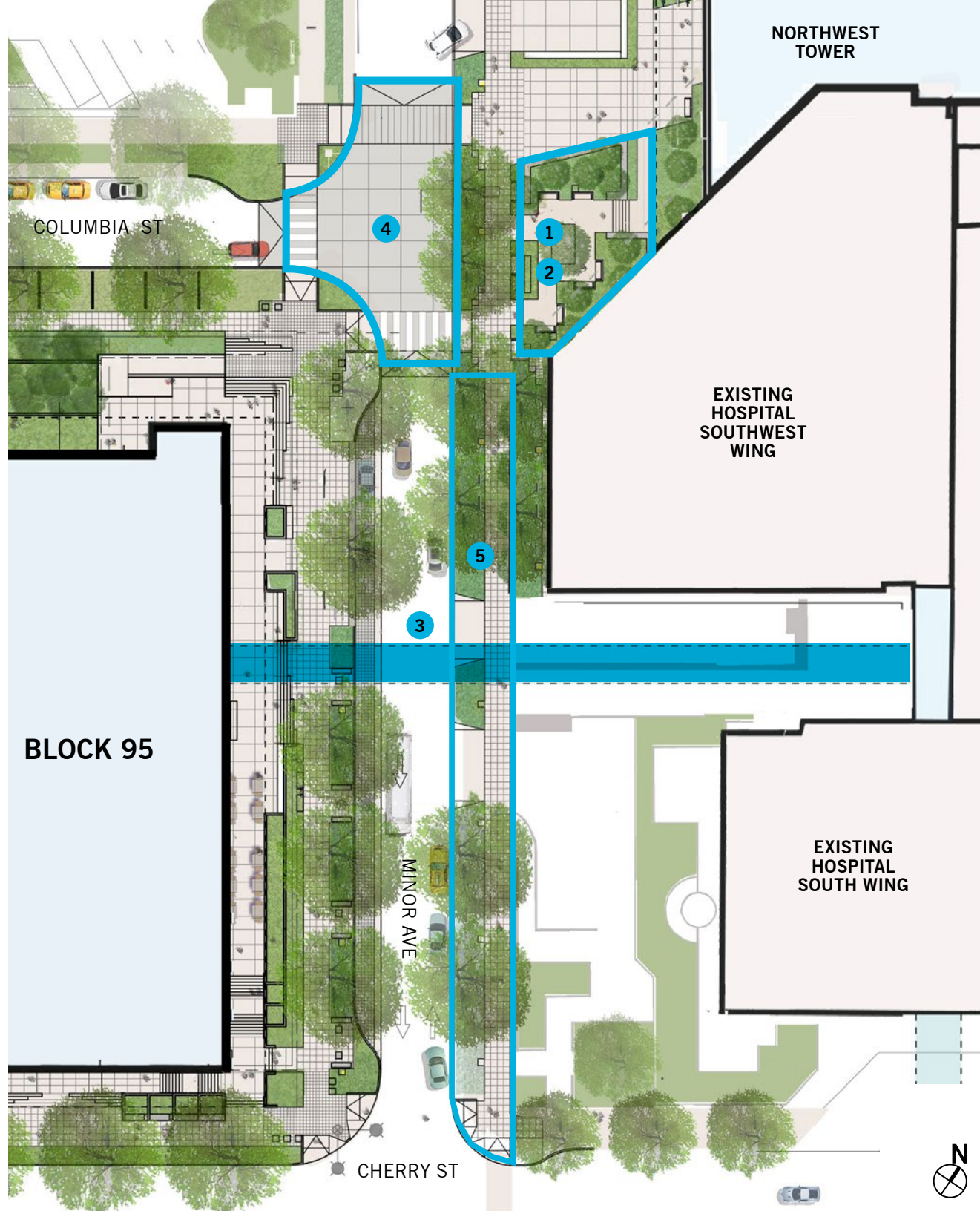




# PUBLIC BENEFITS SUMMARY

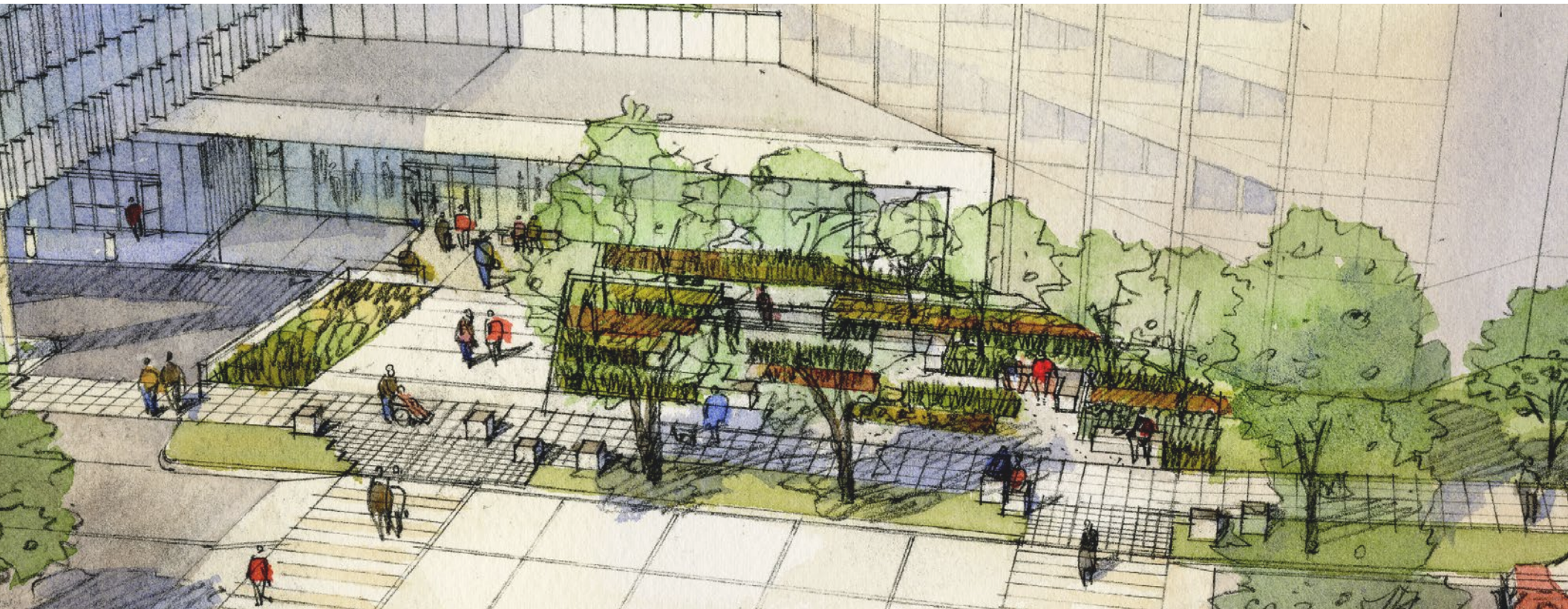
## MINOR AVE SKYBRIDGE

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





# 1 & 2 - MINOR AVENUE GARDEN AND PUBLIC ART

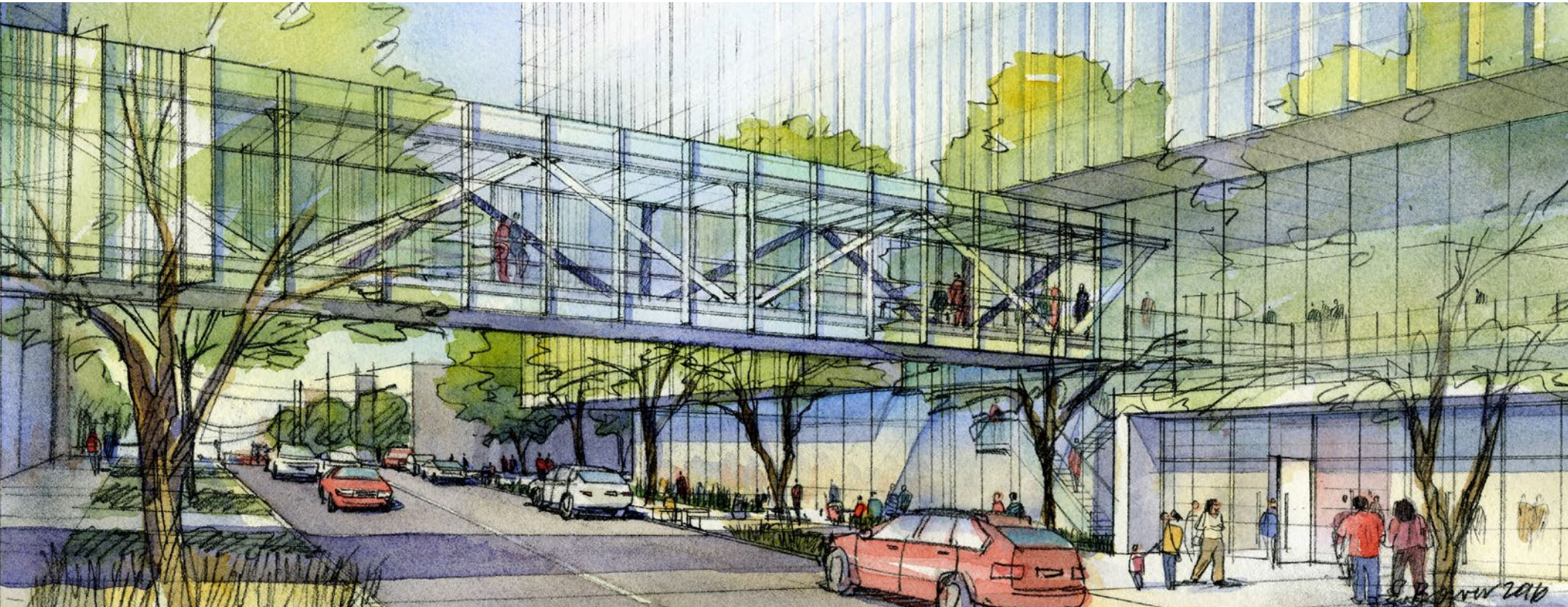


## PUBLIC BENEFIT SUMMARY

- 3,200 SF of Open Space
- \$150K Public Art Budget
- Universal access from Minor Ave
- Highly visible, safe and secure garden setting
- Seating with views west towards downtown
- Artwork to be curated with outdoor sculpture from Northwest Artists



# 3 - PUBLIC ART



## PUBLIC BENEFIT SUMMARY

- \$350K Public Art Budget to collaborate with the design team on the skybridge

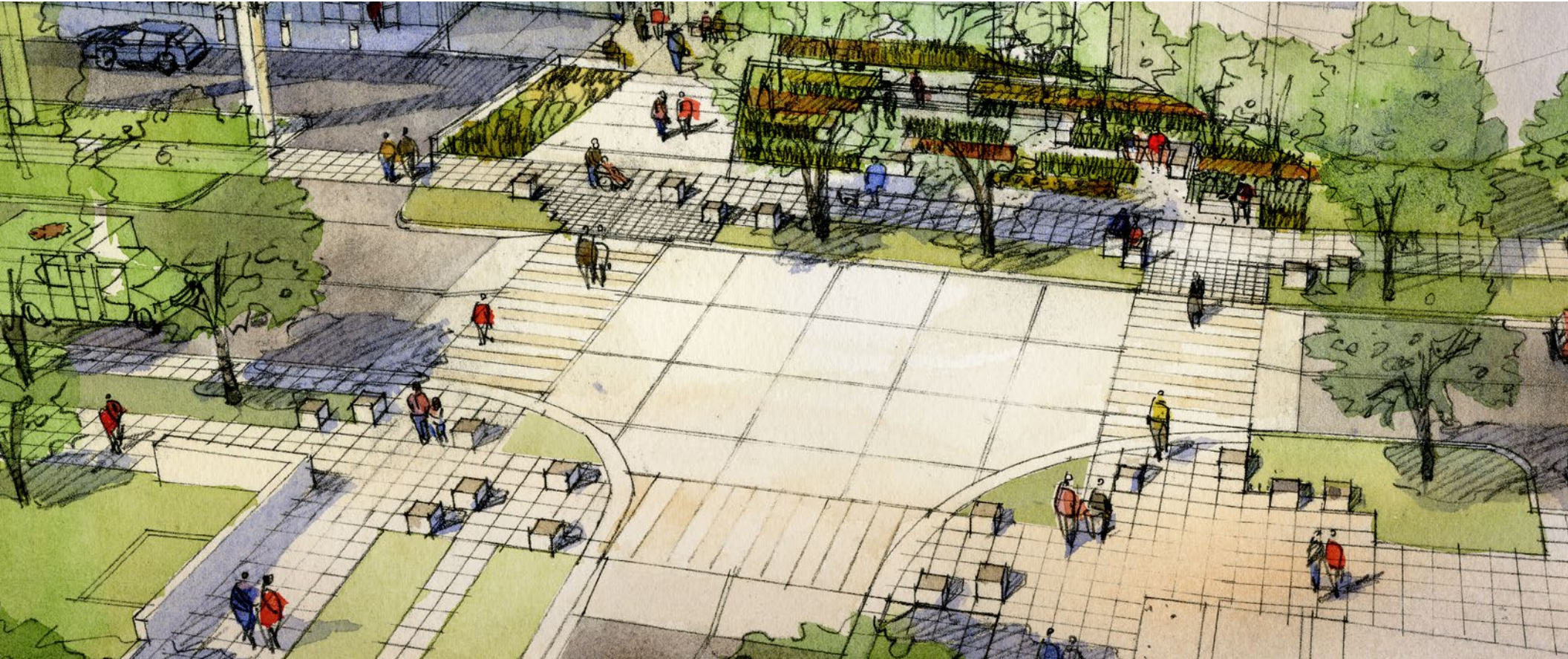


## PUBLIC ARTIST: CLAUDE ZERVAS

- Multi-disciplinary artist who lives and works in Seattle
- Methodologies include painting, video and electronic sculpture
- Successful gallery practice and several public art commissions
- Most recent public commission completed this year at Western Washington University



# 4 - MINOR & COLUMBIA RAISED INTERSECTION



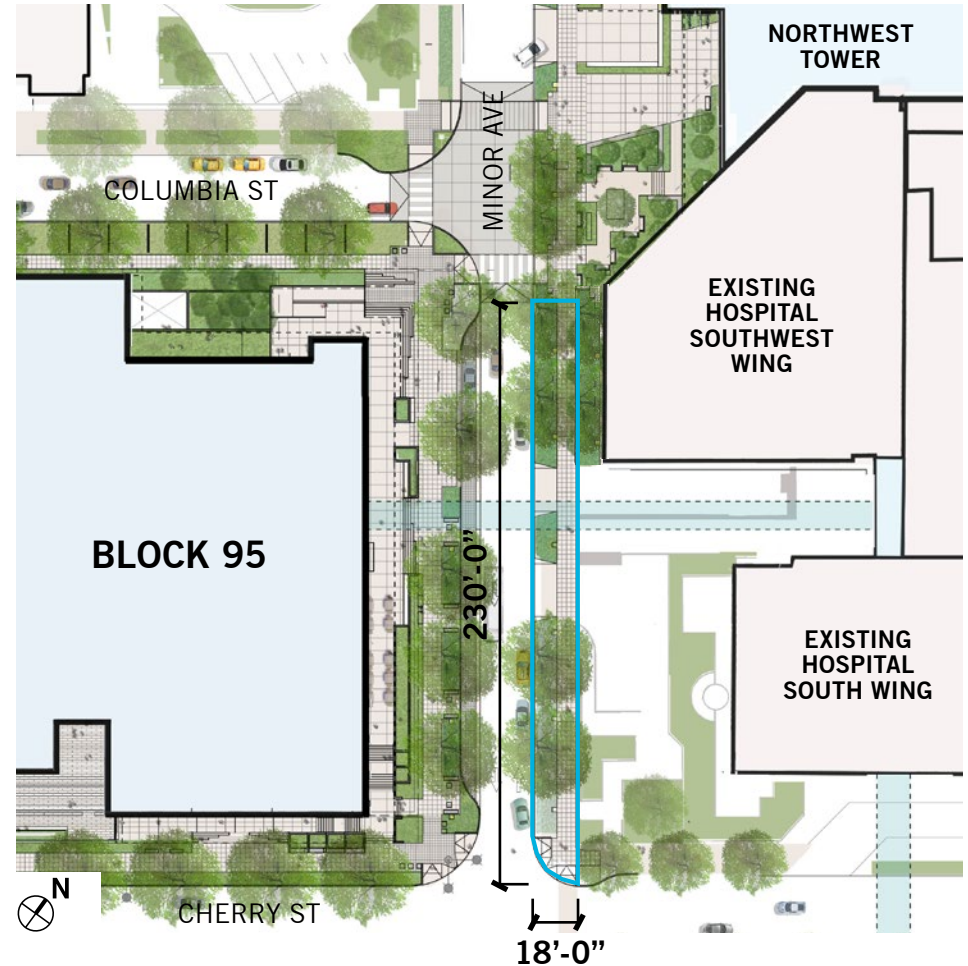
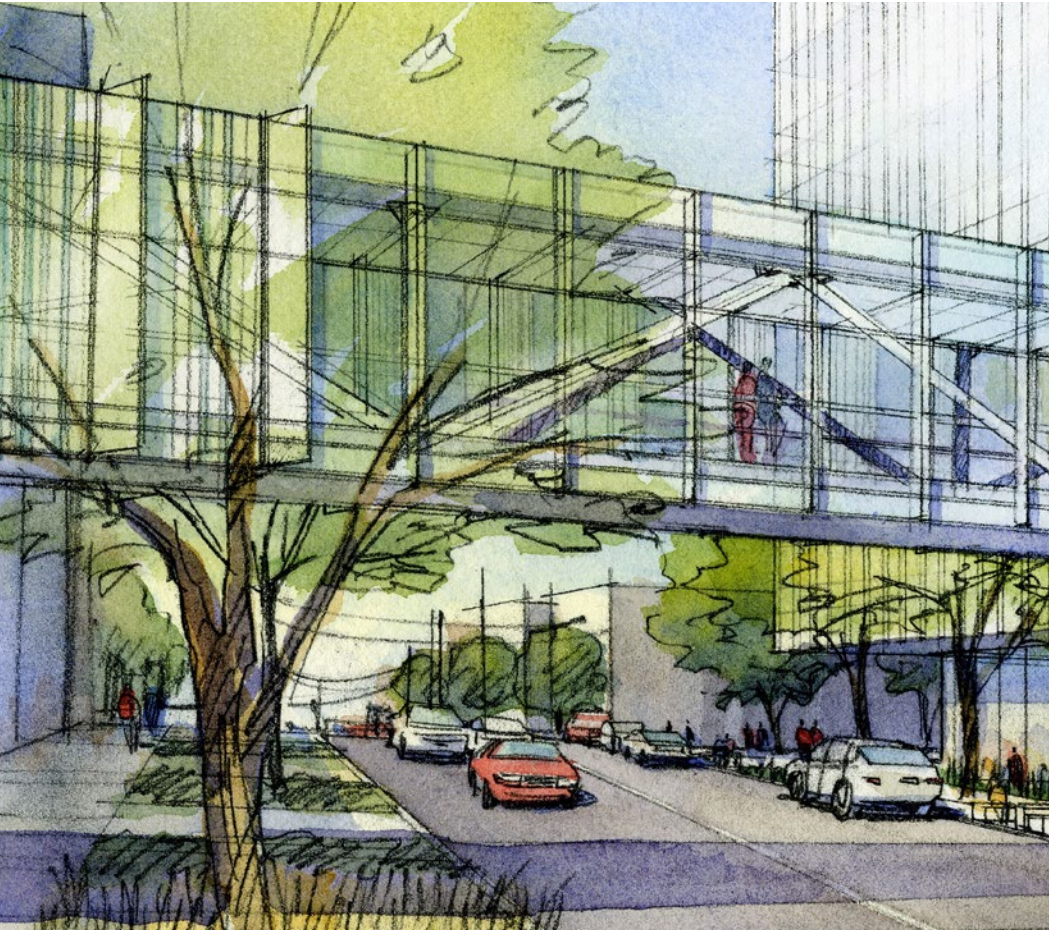
## PUBLIC BENEFIT SUMMARY

- 3,400 SF of Raised Concrete Intersection

- A 3" raised intersection at Columbia St and Minor Ave
- The intersection has 60% SIP approval from SDOT
- Enhanced experience without degrading traffic movement



# 5 - MINOR AVENUE ROW ENHANCEMENTS

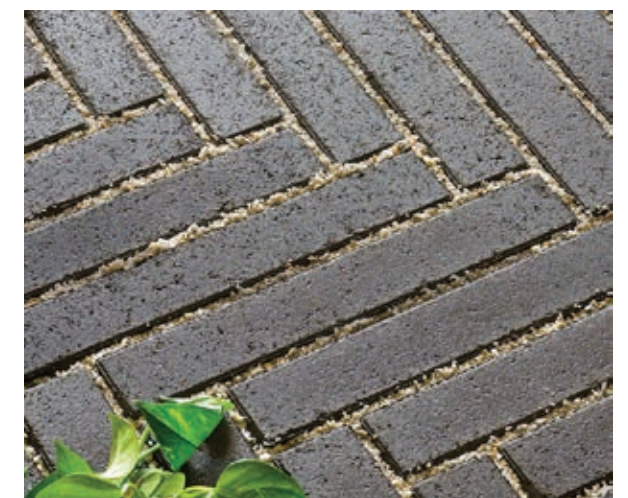


## PUBLIC BENEFIT SUMMARY

- 4,100 SF of Open Space
- Pedestrian Lights
- Street paving, curb, sidewalk, curb ramps, street trees, and planting



# 2 - First Hill Park Update





**Thank You**