



SWEDISH FIRST HILL MEDICAL CENTER SDC PUBLIC BENEFITS REVIEW

1ST OCTOBER 2015

PERKINS+WILL | SiteWorkshop

AGENDA

SAC Summary

SDC Summary + Responses

Project Background

Public Benefits Review

SAC SUMMARY + RESPONSES

ACTIONS

SAC approved project compliance with the MIMP with one condition: confirm that the Broadway frontage is counted as existing open space as stated in the MIMP. DPD Zoning Review has confirmed the Broadway frontage is properly counted as open space.

The project team will continue to meet with the SAC.

Next meeting is October 8th to review Public Benefits.

COMMENTS

Public benefits should be focused on pedestrian connections through Swedish and into the adjacent neighborhoods.

Preference for pedestrian signal crossing at Minor & James and at Boren & Cherry.

Preference to maximize amount of street trees.

STANDARDS

Zoning Limits, FAR Coverage, Parking, Open Space

GUIDELINES

Building & Spaces, Landscape & Open Space, Streetscape, Lighting

CITY COUNCIL CONDITIONS

Setbacks, Open Space and Wind Study

EIS CONDITIONS

Energy, Noise, Land Use, Housing - Retail for Nearby Residents, Light/Glare/ Shadows, Aesthetics

STANDARDS THAT MAY AFFECT DESIGN

ZONING LIMITS

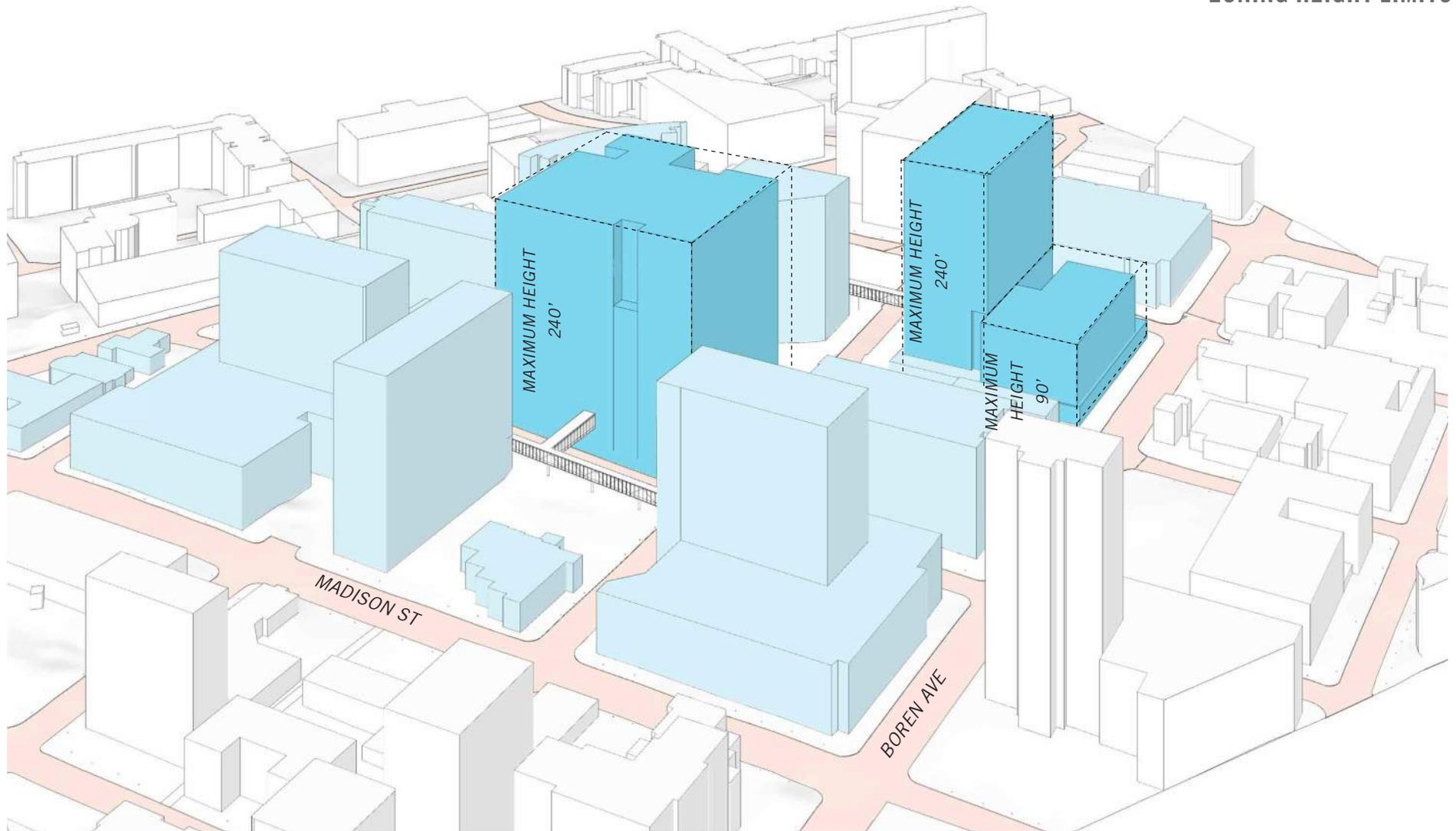
FAR LOT COVERAGE

PARKING

OPEN SPACE

DESIGN STANDARDS

ZONING HEIGHT LIMITS



DESIGN STANDARDS

FAR/LOT COVERAGE

FAR CALCULATION

MAXIMUM FAR ALLOWED MIMP	3,500,000
EXISTING CAMPUS FAR 2005 MIMP	2,283,394
TOTAL FAR REMAINING AT TIME OF MIMP	1,216,606

CHANGES SINCE MIMP	156,160
DEMO NW TOWER	(317,700)
DEMO BLOCK 95	(54,315)
DEMO 821 BOYLSTON	(11,094)
TOTAL FAR REMAINING TODAY	1,443,555

PROPOSED NORTHWEST TOWER	508,716
PROPOSED BLOCK 95	473,421
TOTAL PROPOSED FAR THIS PROJECT	982,137 SF
FAR CAPACITY REMAINING AFTER THIS PROJECT	461,418 SF

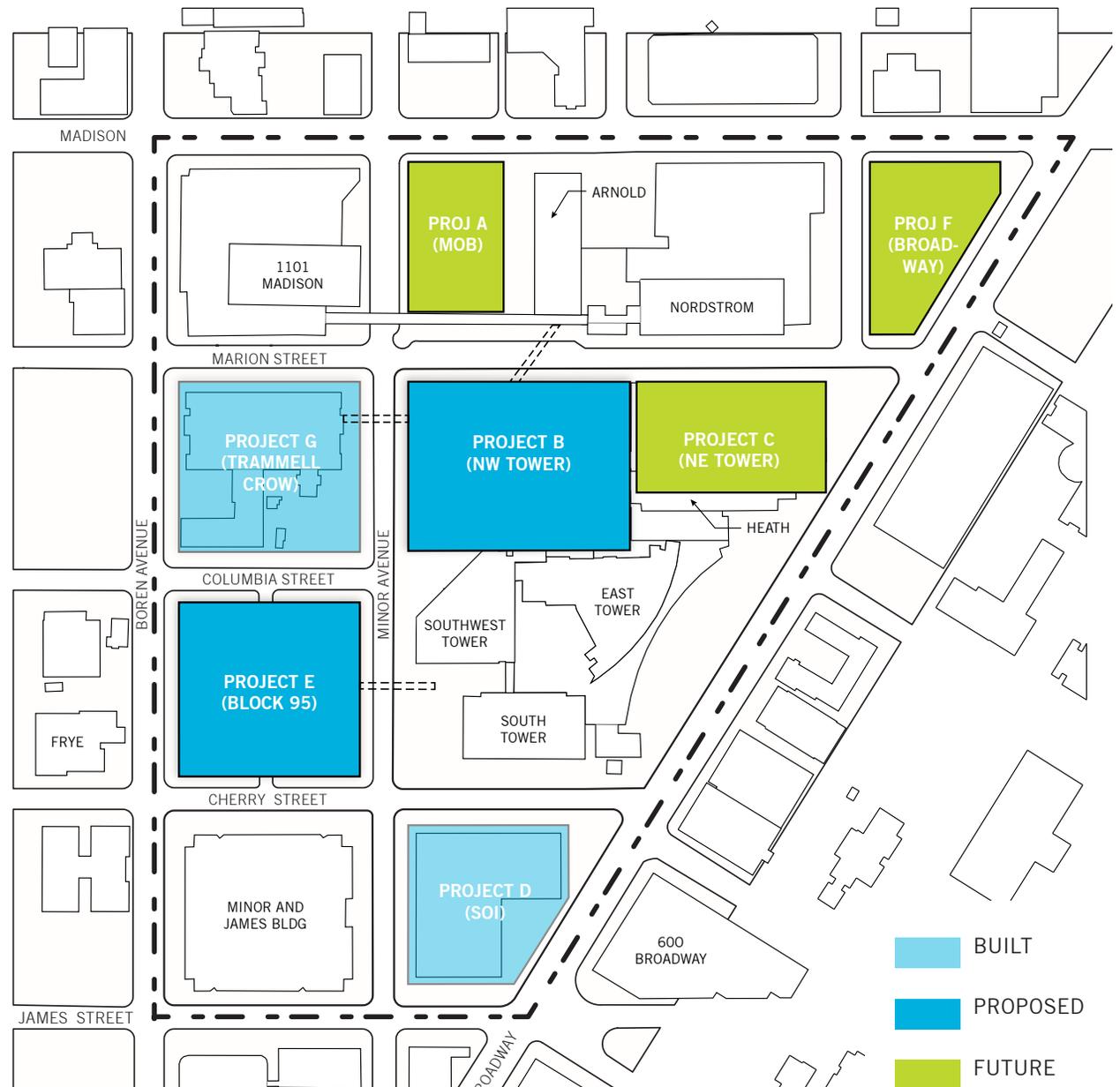
LOT COVERAGE CALCULATION

MAXIMUM	80%	519,901 SF
EXISTING	66%	428,918 SF

- DEMO NORTHWEST TOWER	41,661
- DEMO BLOCK 95	35,577
- DEMO 819 BOYLSTON	4764

+ PROPOSED NORTHWEST TOWER	54,800
+ PROPOSED BLOCK 95	47,750
PROPOSED TOTAL CAMPUS	449,466 SF

PROPOSED CAMPUS LOT COVERAGE UPON PROJECT COMPLETION	69.2%
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DESIGN STANDARDS

PARKING

MIMP PARKING ALLOWANCE

ALLOWED PER MIMP	5,180
EXISTING AT THE TIME OF MIMP	3,743
BUILT SINCE 2005 MIMP	568
DEMOLISHED FOR THIS PROJECT	(231)
REMAINING ALLOWED	1,100
PROVIDED BLOCK 95	593
PROVIDED NORTHWEST TOWER	184
PROVIDED TOTAL THIS PROJECT	777



MIMP OPEN SPACE AND SETBACKS

MIMP CITY COUNCIL CONDITION #7:

Increase required Open Space from 5% to 9.5%

* Campus Land Area = 649,876 SF
9.5% Required Open Space = 61,738 SF

CURRENT AND PROPOSED MIMP OPEN SPACE	AREA (SF)
MIMP Setbacks	25,300
MIMP Designated Open Space	27,900
Swedish Orthopedic Institute Open Space	2,100
Proposed Open Spaces	6,438
Total	61,738



GUIDELINES THAT MAY AFFECT DESIGN

BUILDING & SPACES

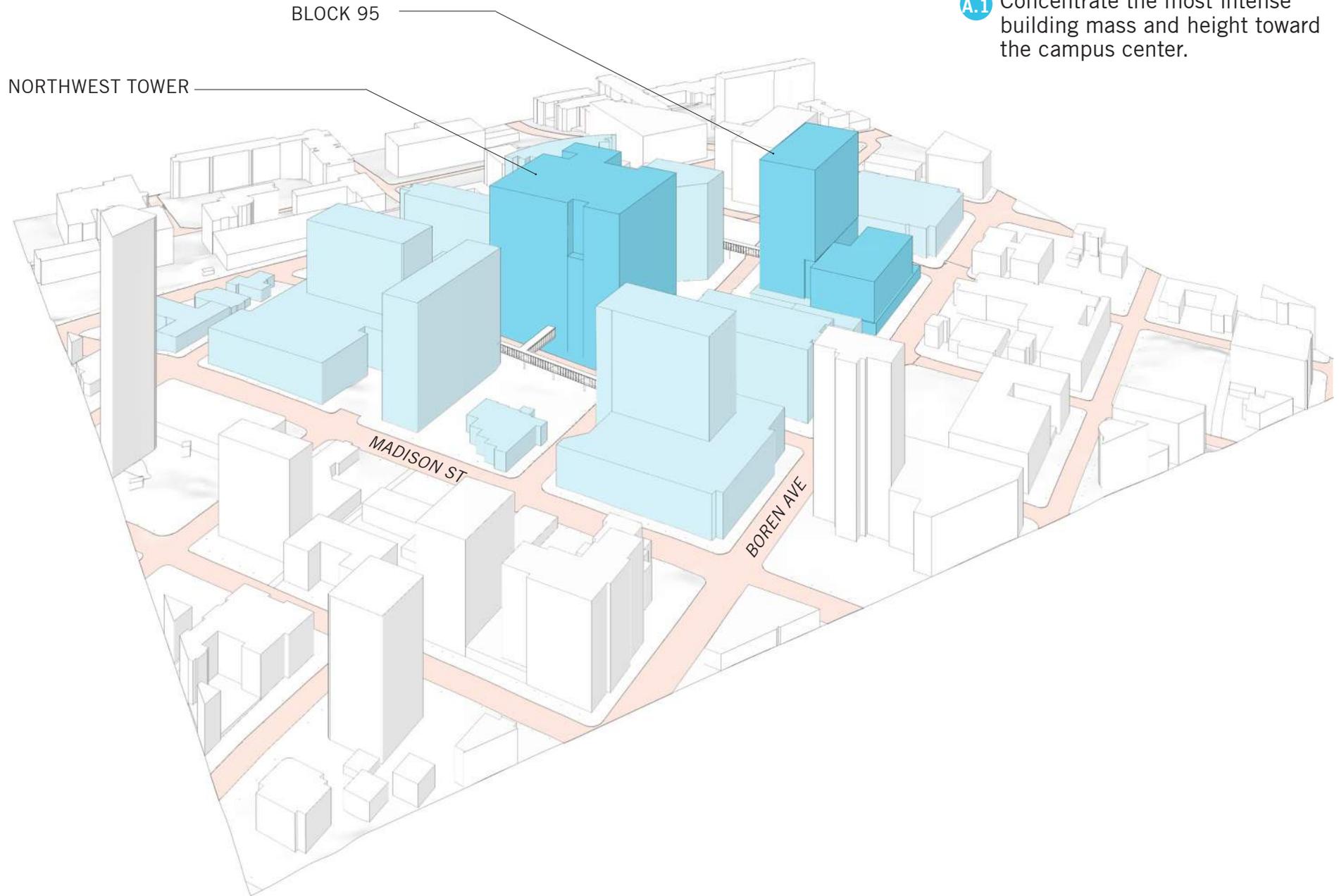
LANDSCAPE & OPEN SPACE

STREETSCAPE

LIGHTING

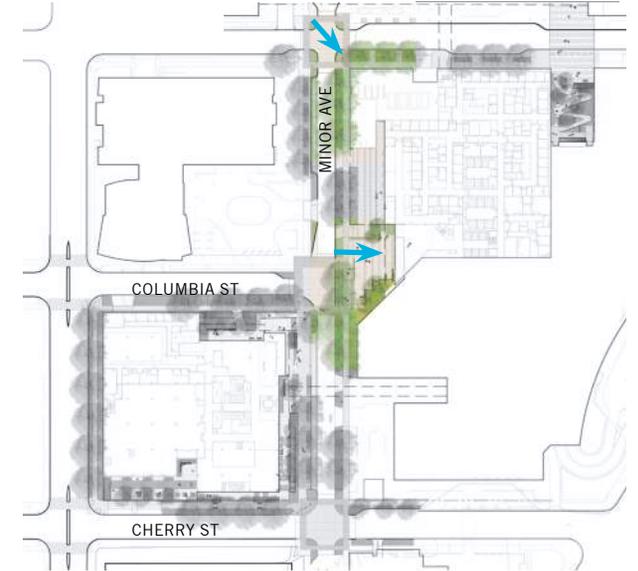
HEIGHT/ BULK/ SCALE

A.1 Concentrate the most intense building mass and height toward the campus center.



PEDESTRIAN EXPERIENCE

- A.3 Include street-level design features that contribute to quality pedestrian experience and human scale.



Pedestrian Experience NORTH WEST TOWER



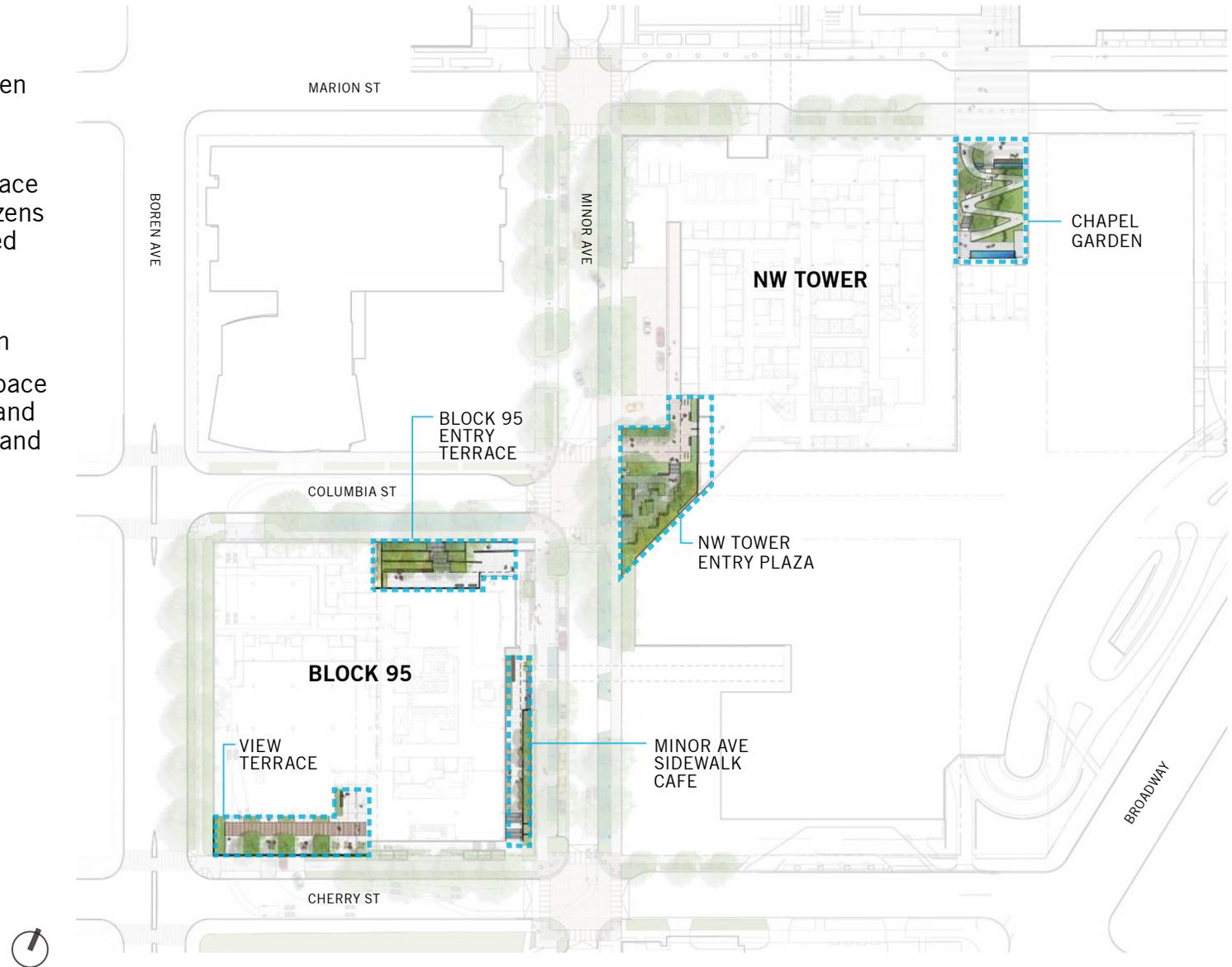
CAMPUS AND BUILDING IDENTITY

- A.4 Differentiate individual architectural building designs to be memorable and unique yet buildings should also contribute to a collective campus form.

PUBLIC PLAZAS AND OPEN SPACES

DESIGN GUIDELINES A.5, B.2, B.4, B.6

- A.5** Orient public plazas and open spaces to capture the sun
- B.2** Develop a balance between publicly accessible open space that is welcoming to all citizens with Swedish patron oriented open space.
- B.4** Provide certain spaces that encourage public interaction
- B.6** Combine and orient open space towards seasonal sunlight, and away from prevailing winds and traffic noise



WEATHER PROTECTION AT ENTRIES

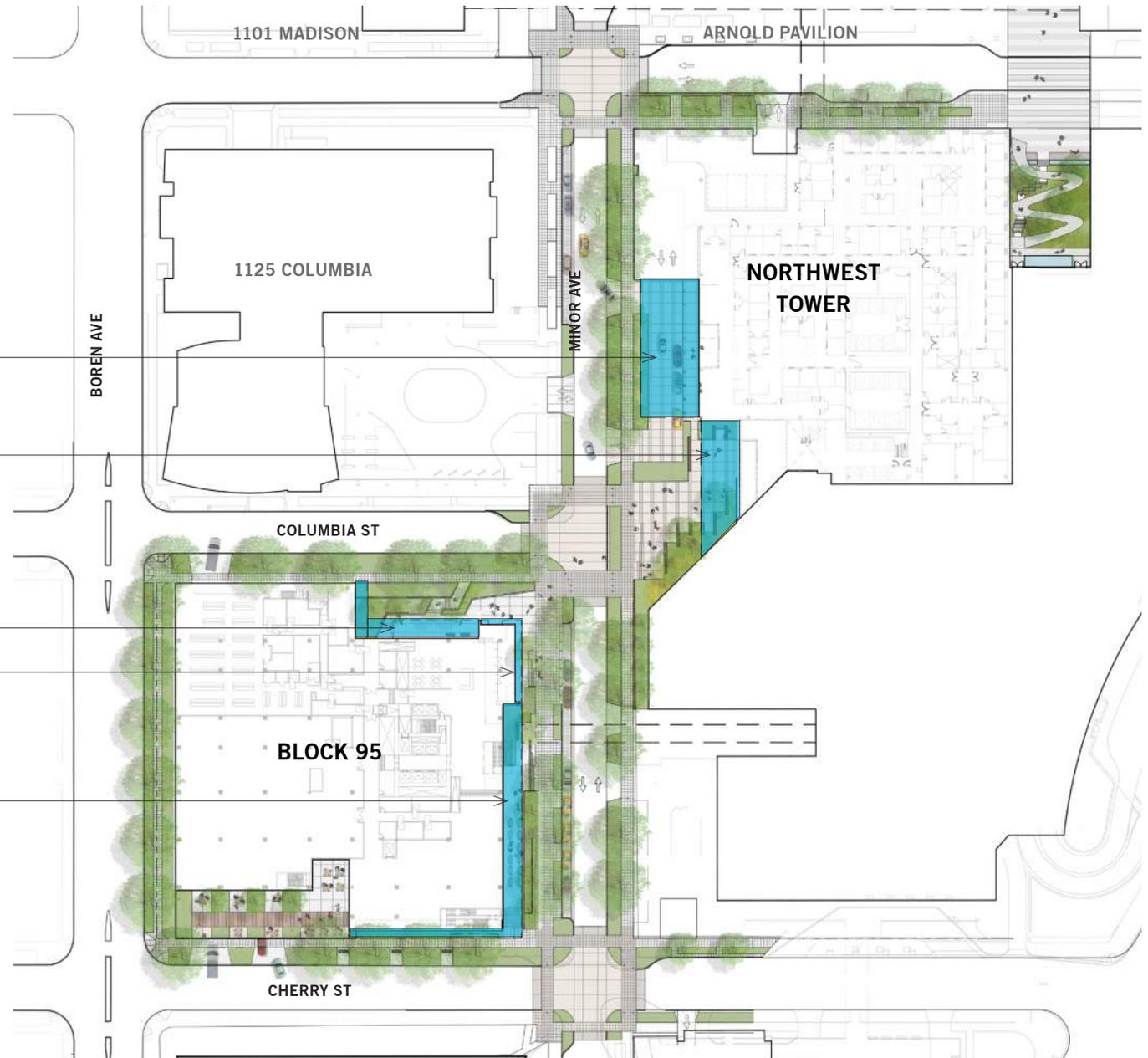
C.4 Provide shelters and canopies for weather protection and shading at building entrances and drop-off/loading areas to highlight the activity location and building portal.

EMERGENCY DEPARTMENT
DROP-OFF

BUILDING ENTRY

COVERED PLAZA
BUILDING ENTRY

COVERED SEATING



INDOOR/OUTDOOR CONNECTIONS AND PROTECTED SPACES

DESIGN GUIDELINES B.1, B.5

- B.1** Make visual connections between buildings and the landscape
- B.5** Provide certain spaces for meditation and reflection



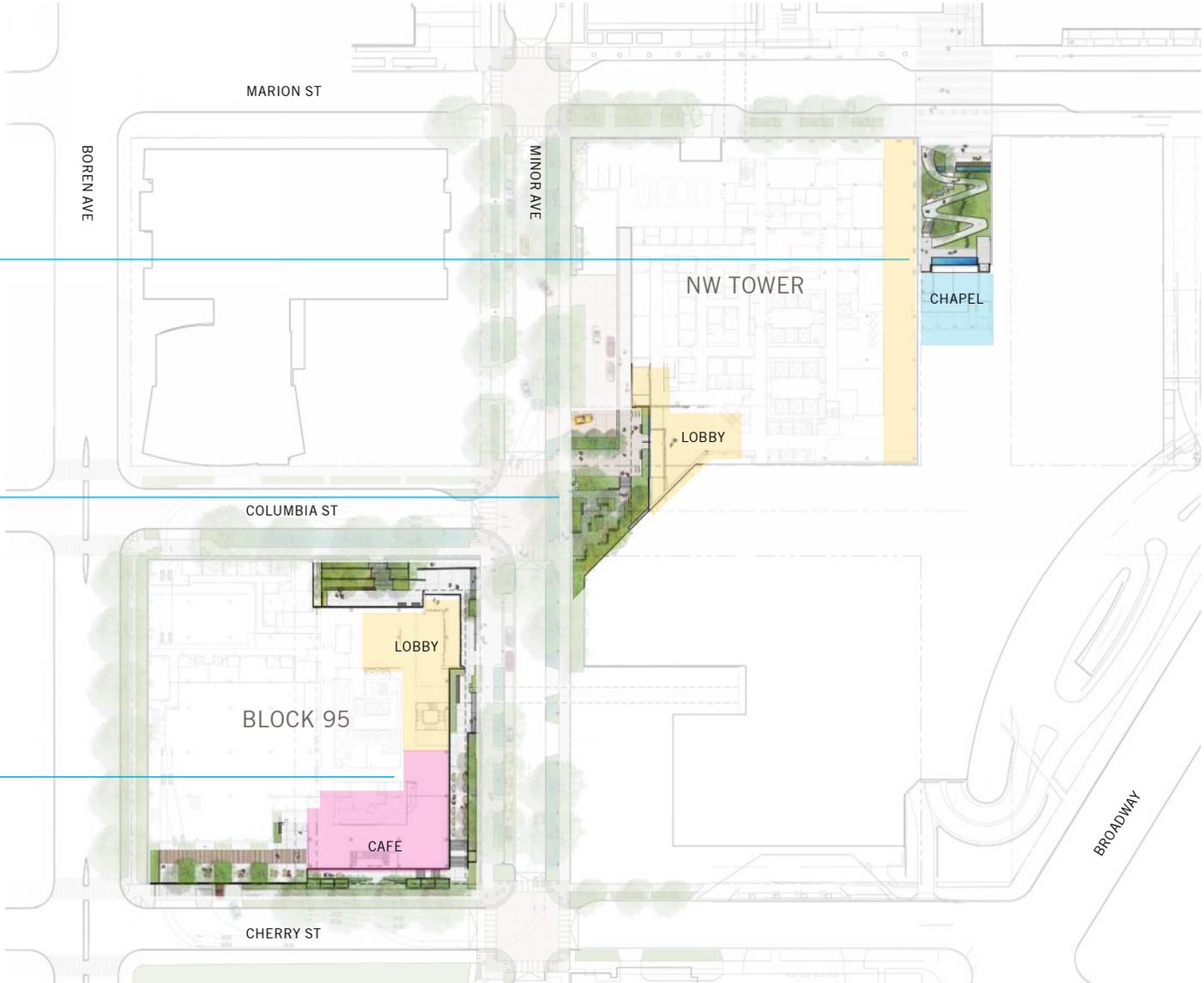
Chapel Garden



Transparency at Entry



Transparency at Level 1



STREET LIFE QUALITY AND AMENITIES

DESIGN GUIDELINES C.1, C.2

- C.1** Enhance street life quality and human scale amenities
- C.2** Improve Marion and Minor as safe, landscaped corridors with amenities

MINOR AVE

Minor Ave will receive a comprehensive set of improvements from Marion to Cherry including new curb and gutter, street paving with raised intersections, street trees, rain gardens, widened sidewalks, pedestrian lighting and street furnishings.

MARION ST

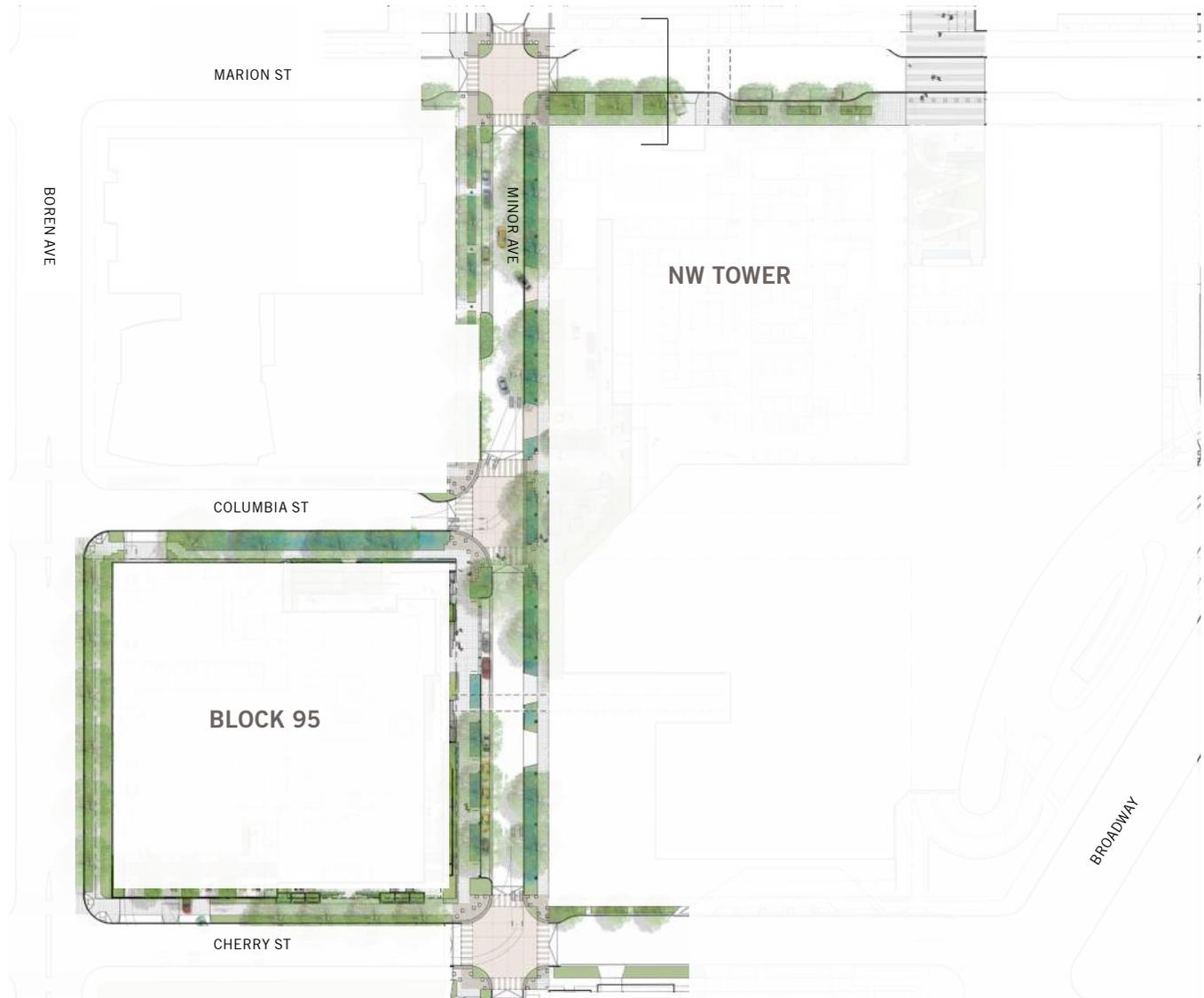
A Street Concept Plan will be completed for Marion Street from Broadway to 7th Ave. Frontage improvements at the NW Tower include widened sidewalks, street trees and plantings, and a mid-block raised intersection.

COLUMBIA ST & CHERRY ST

Parking will be removed on both Columbia and Cherry along project frontages to allow for widened sidewalks, street trees and raingardens. Site furnishings will be incorporated into the rain garden areas as hill climb assists on these steep streets.

BOREN AVE

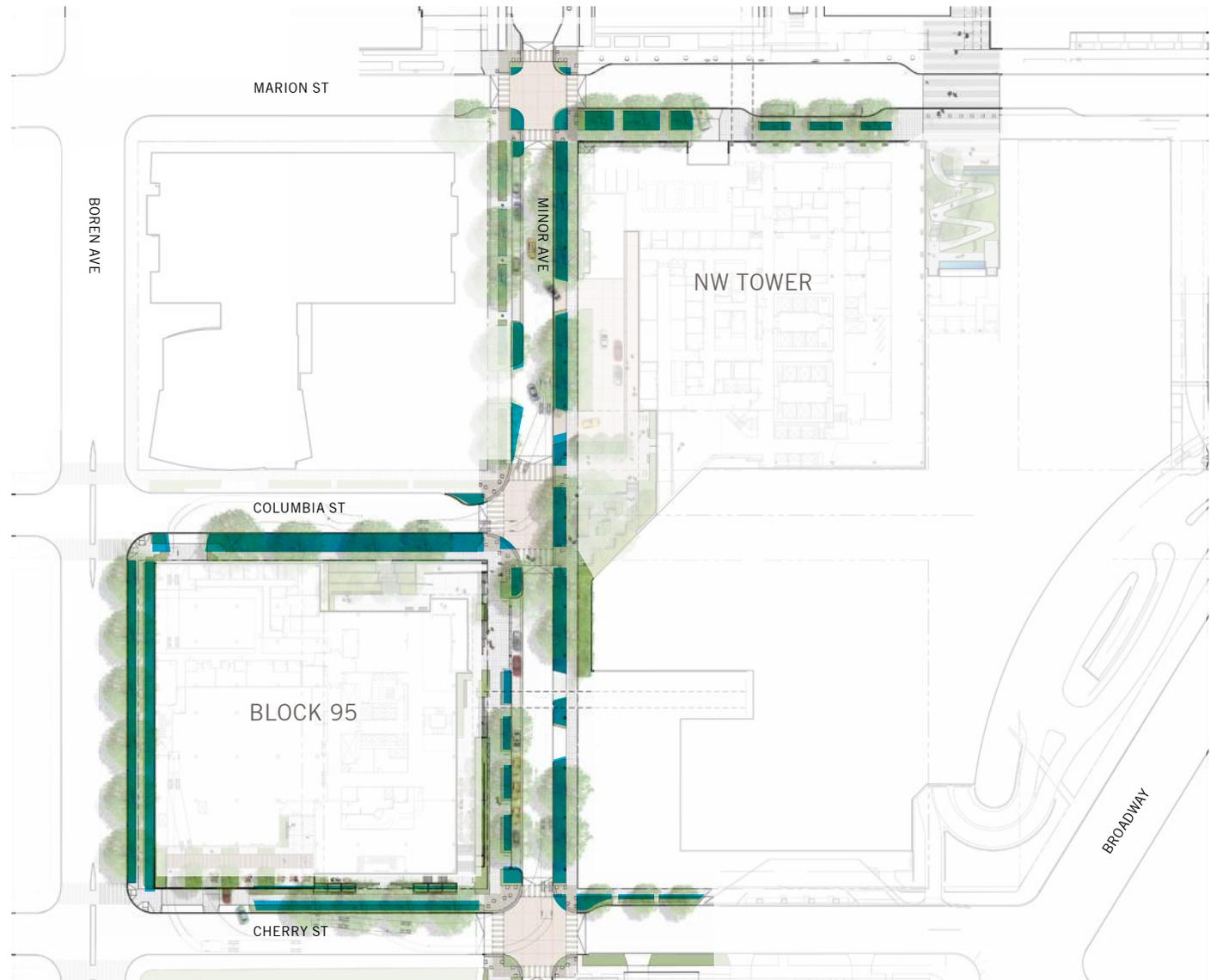
The proposed building along Boren Ave will be set back 10' from the property line to allow for a planting buffer at the street edge and widened sidewalks, street trees and plantings.



SETBACKS AND LANDSCAPE BUFFERS

DESIGN GUIDELINES C.5, C.6

- C.5** Provide landscape setback buffers along Boren frontage
- C.6** Use sidewalk area landscaping, street trees, and other street level plantings to separate and protect pedestrians from traffic lanes



- D.1** Provide lighting for safety and navigation, considering illumination levels, color, quality, scale and performance



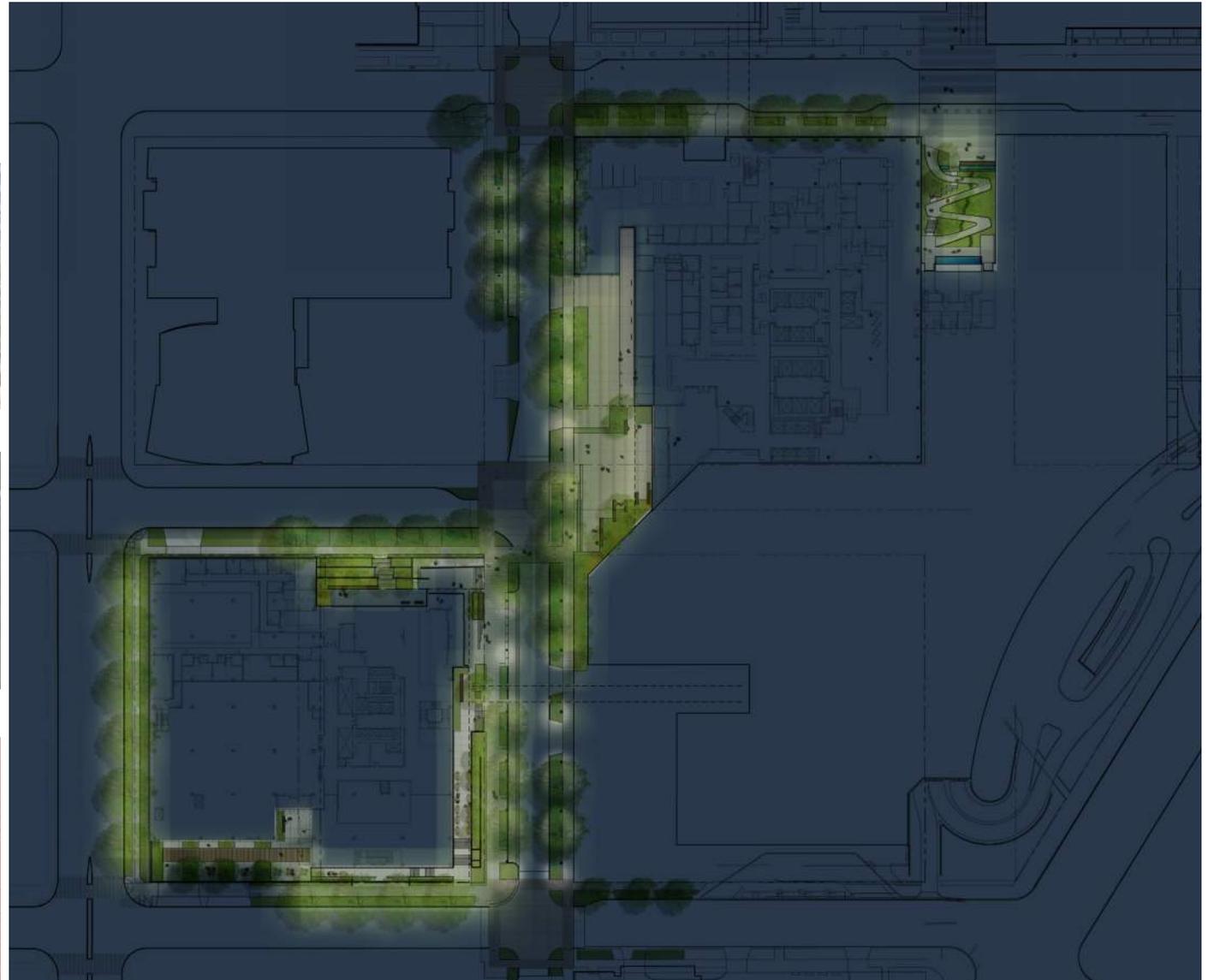
Building Ambience Lighting



Pedestrian Light Poles



Groundplane lighting



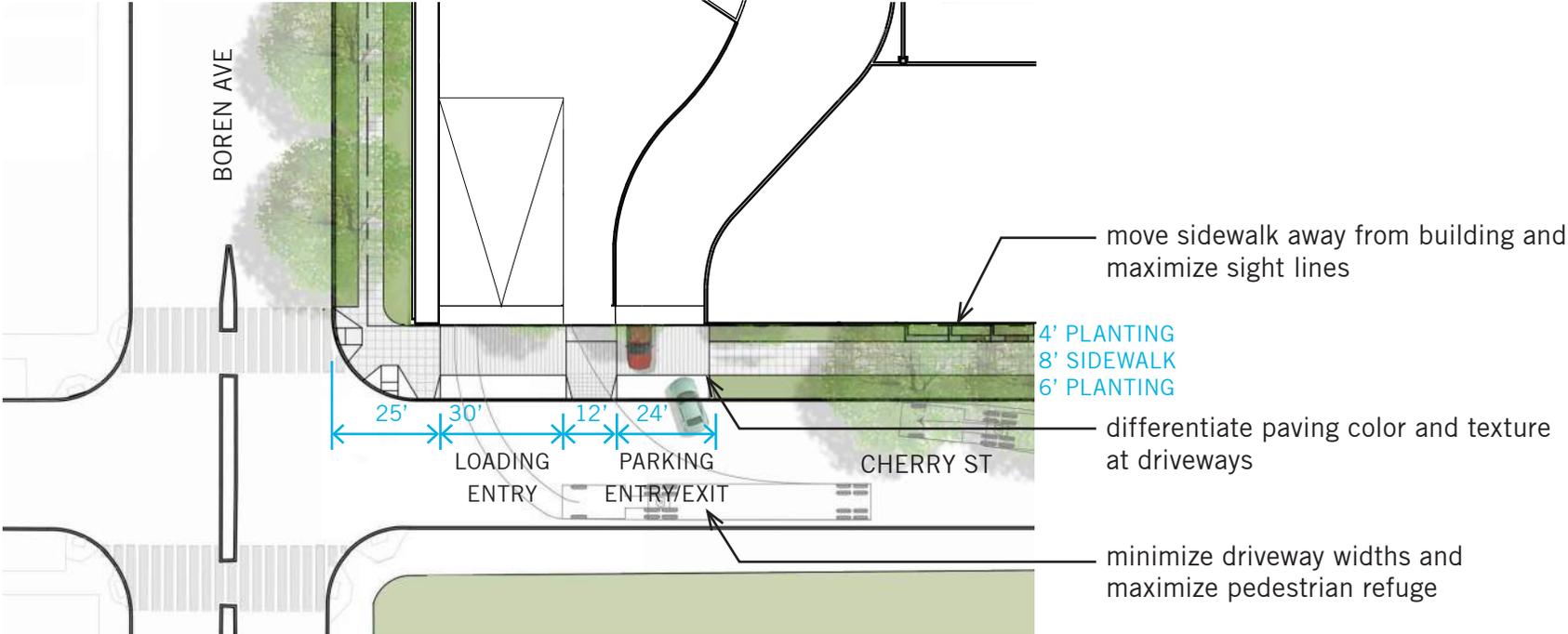
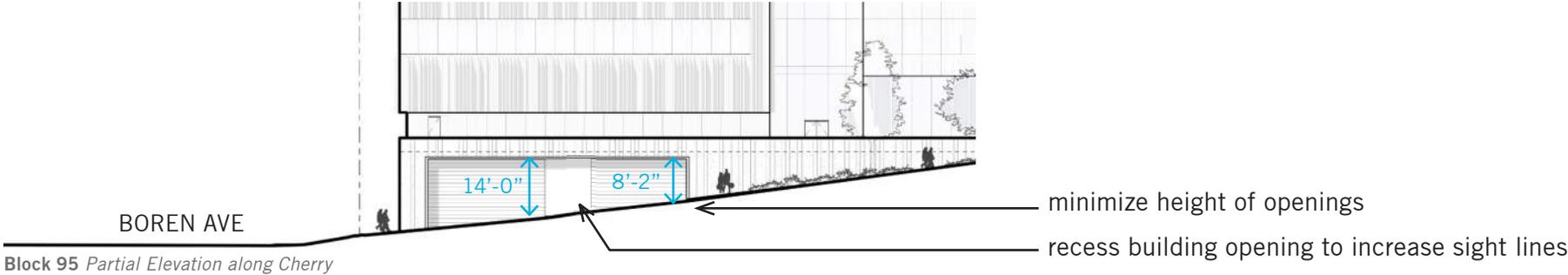
SDC SUMMARY + RESPONSES

SUMMARY OF RECOMMENDATIONS

1. Explore articulating the ground plane and/or the facade to reduce the perceived impact of the Cherry St. loading entrance.
2. Pay special attention to the building facade along Boren Ave. in order to enhance the pedestrian experience.
3. Consider coordinating loading times that are off peak hours for large truck deliveries.

SDC RECOMMENDATION 01

Explore articulating the ground plane and/or façade to reduce the perceived impact of the Cherry St. loading entrance.



Block 95 Plan at Corner of Boren and Cherry

SDC RECOMMENDATION 02

Pay special attention to the building façade along Boren Ave. in order to enhance the pedestrian experience.



change in building scale

public art integrated into facade and landscape, see public benefits

heavily landscaped garden setback

landscape buffer at street

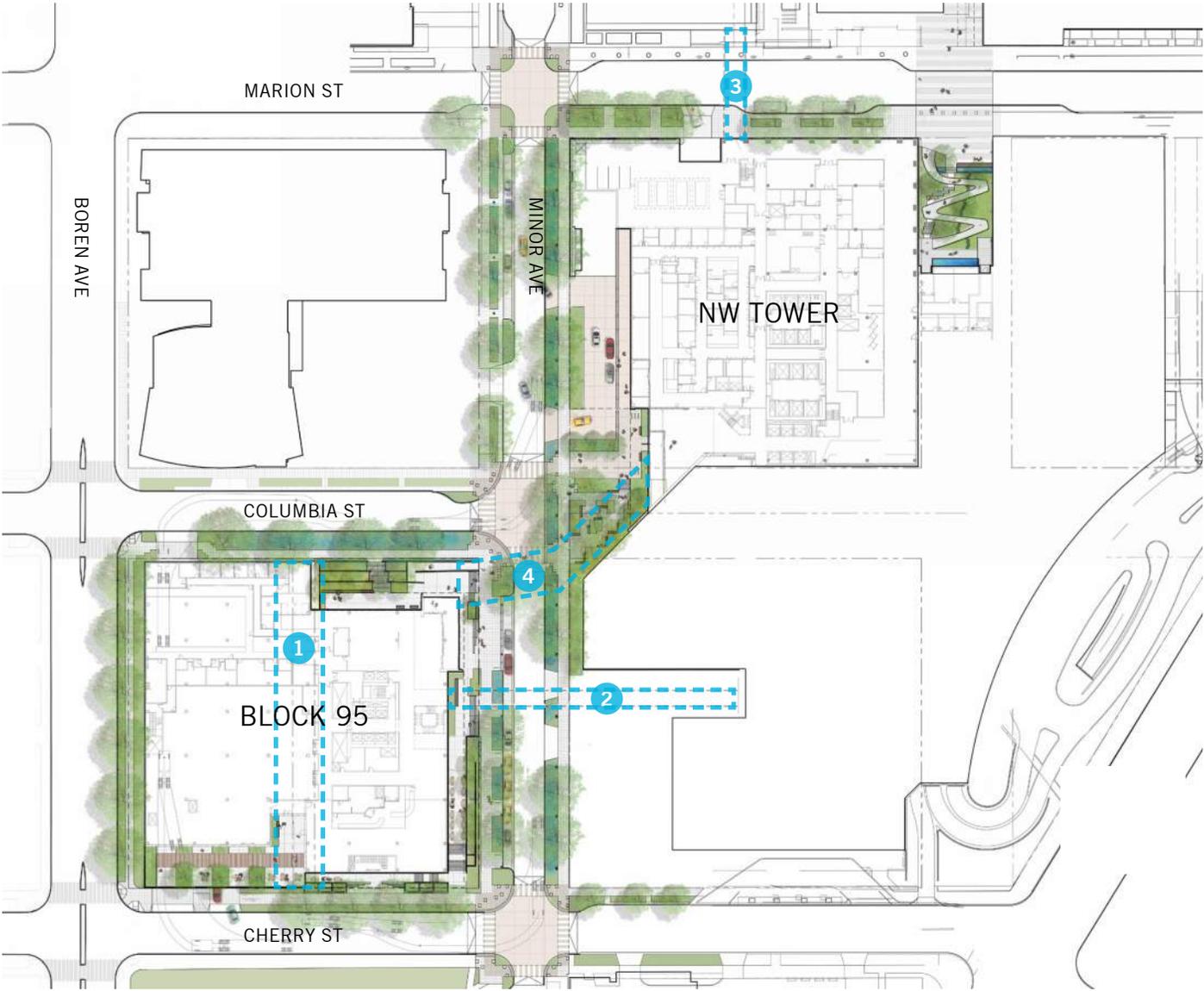
PROJECT BACKGROUND

BLOCK 95



SWEDISH FIRST HILL

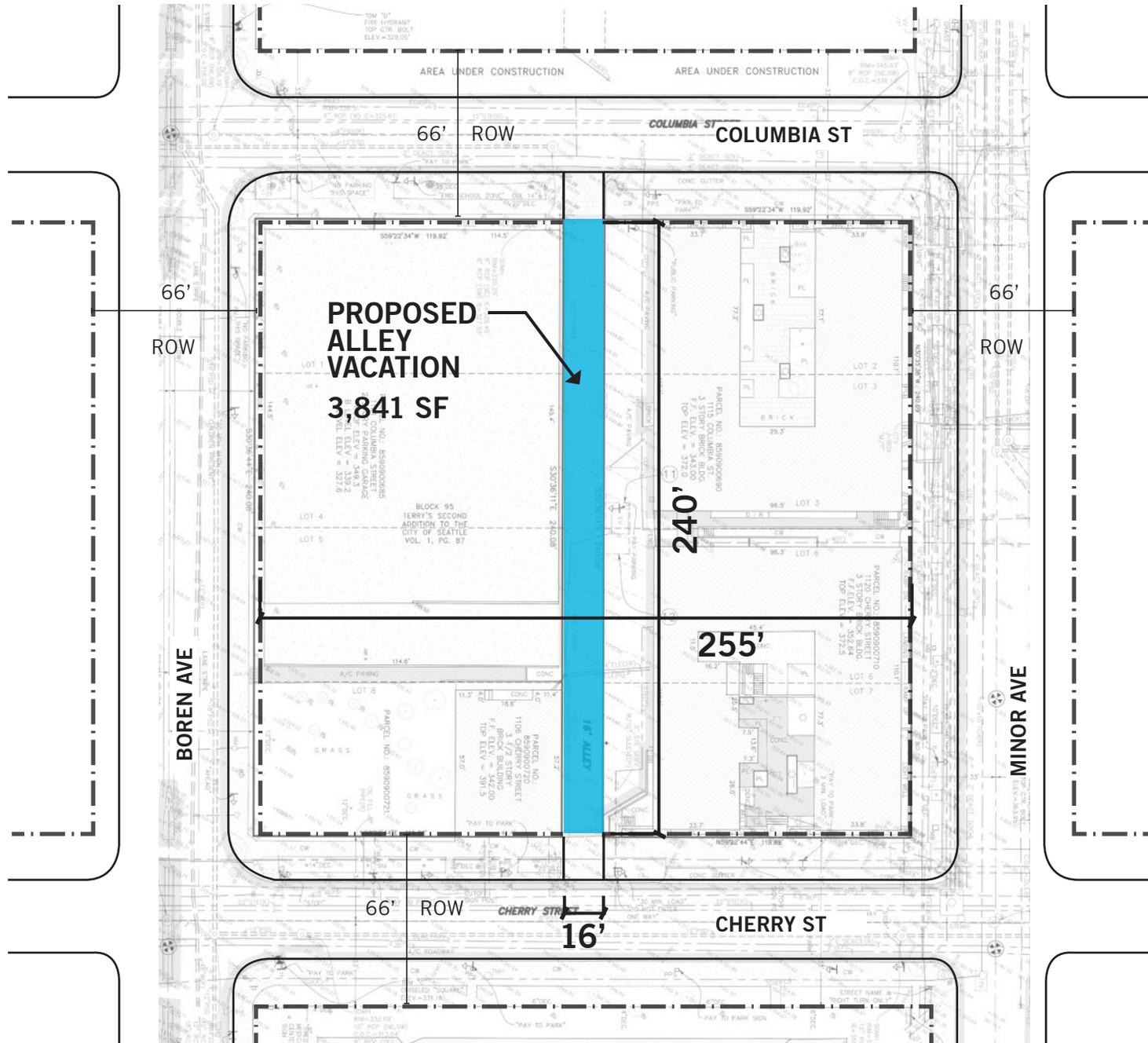




SDOT PETITIONS

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

EXISTING SITE



FIRST HILL PUBLIC REALM ACTION PLAN

2015

- Broadway Streetcar
- Madison Bus Rapid Transit Concept Design Phase
- Construction start date TBD

2017

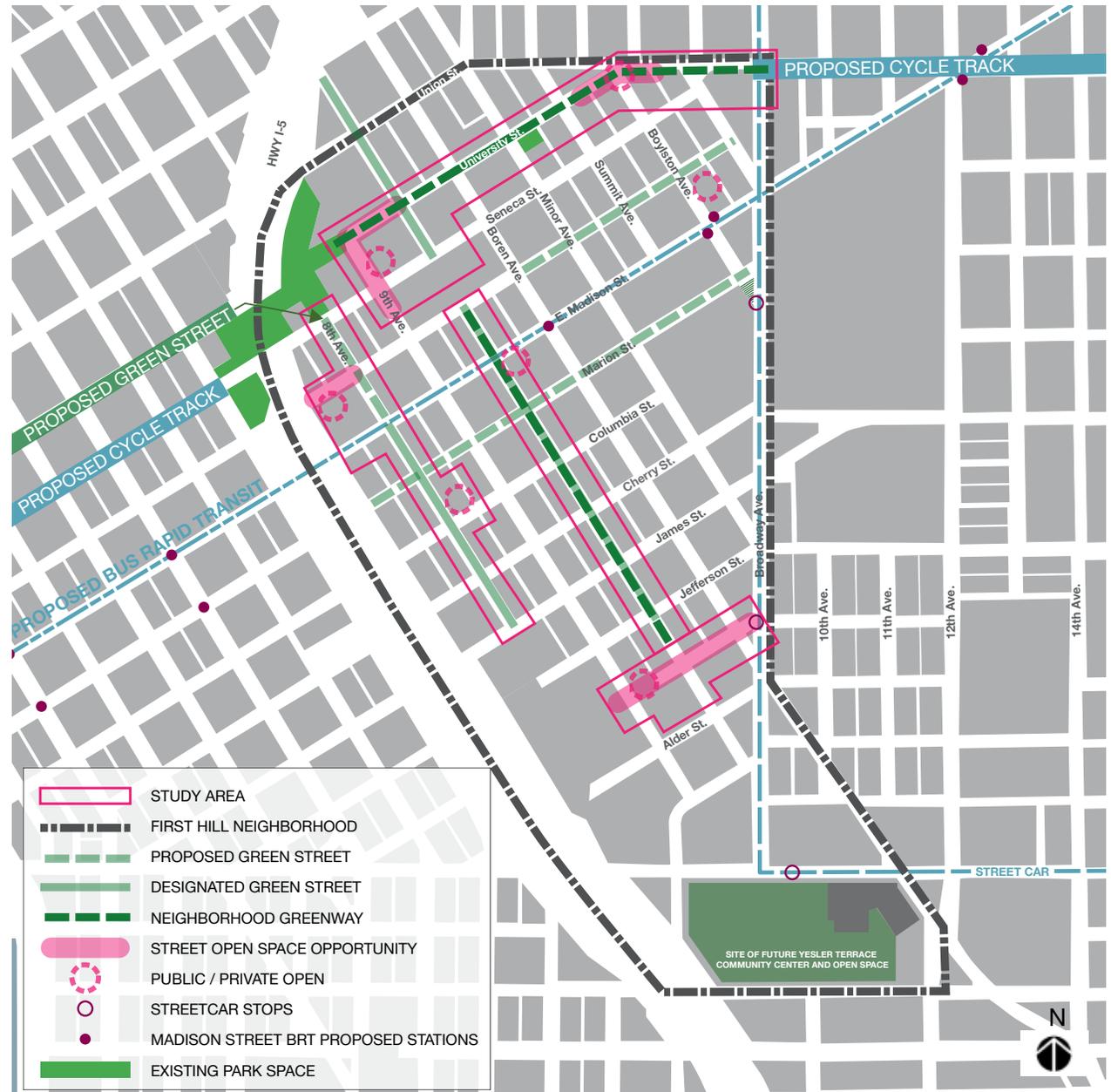
- Neighborhood Greenway - Terry Ave / Melrose Ave E / Franklin Ave E (From Broadway to Eastlake Ave E)
- Neighborhood Greenway - Union St (From Broadway to 9th Ave)

2018

- Neighborhood Greenway - Marion St (From 7th Ave to Broadway)

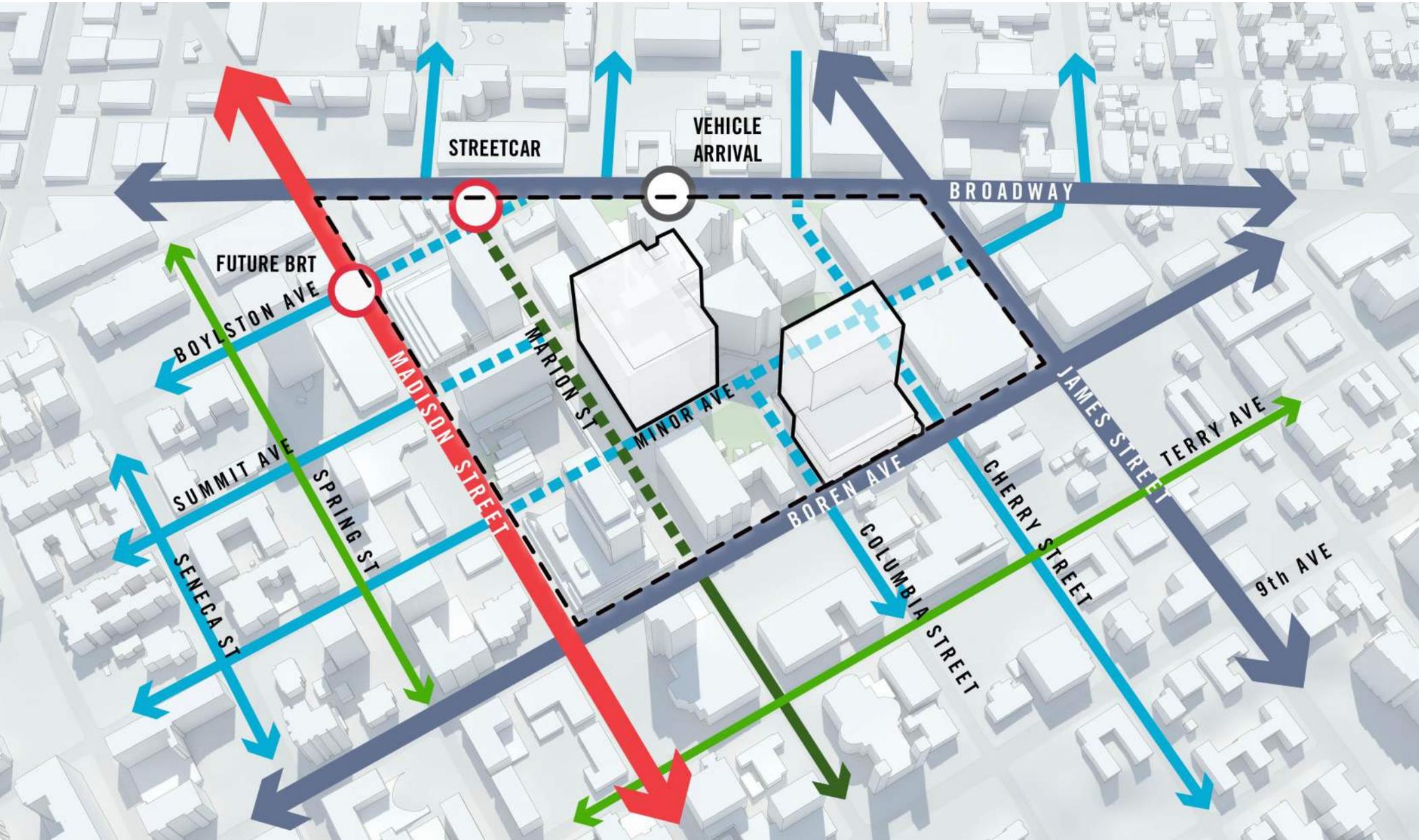
Neighborhood greenways are a combination of small improvements that make residential streets safer and calmer for people of all ages and abilities.

Madison Street Bus Rapid Transit service will be fast, reliable and frequent. It will serve densely developed neighborhoods in First Hill, the Central Area, and downtown Seattle, connecting dozens of bus routes, the First Hill Streetcar, and ferry service at the Colman Dock Ferry Terminal.



- Shopping Street
- Arterial Street
- Green Street
- Neighborhood Greenway
- Neighborhood Street

PEDESTRIAN STREETS AND CONNECTIONS

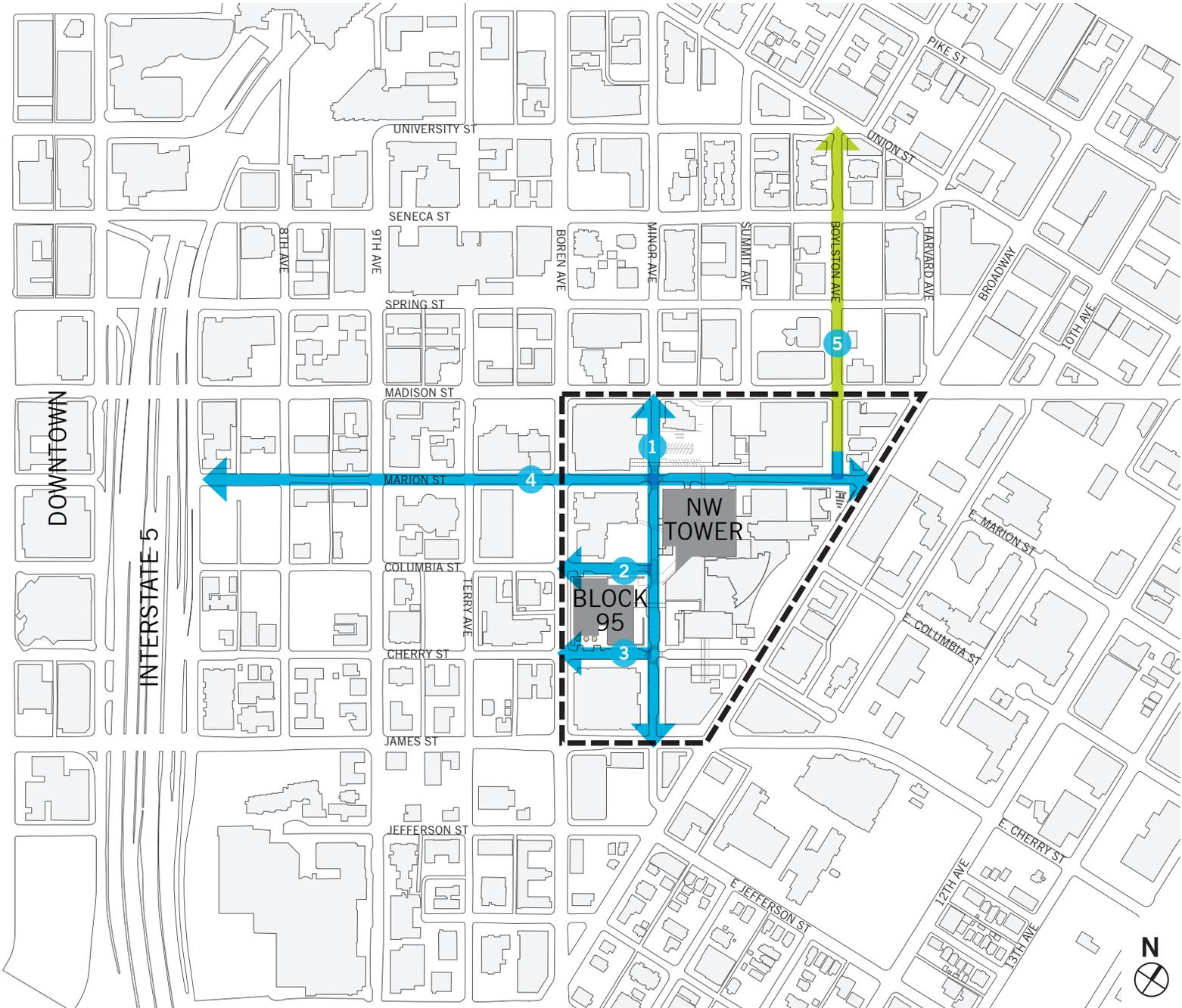


PUBLIC BENEFITS

PUBLIC BENEFITS: Street Improvements

LEGEND

- 1 Minor Ave Street Improvements
- 2 Columbia Street Improvements
- 3 Cherry Street Improvements
- 4 Marion Street Greenway and Green Street Improvements
- 5 Boylston Ave Concept Plan



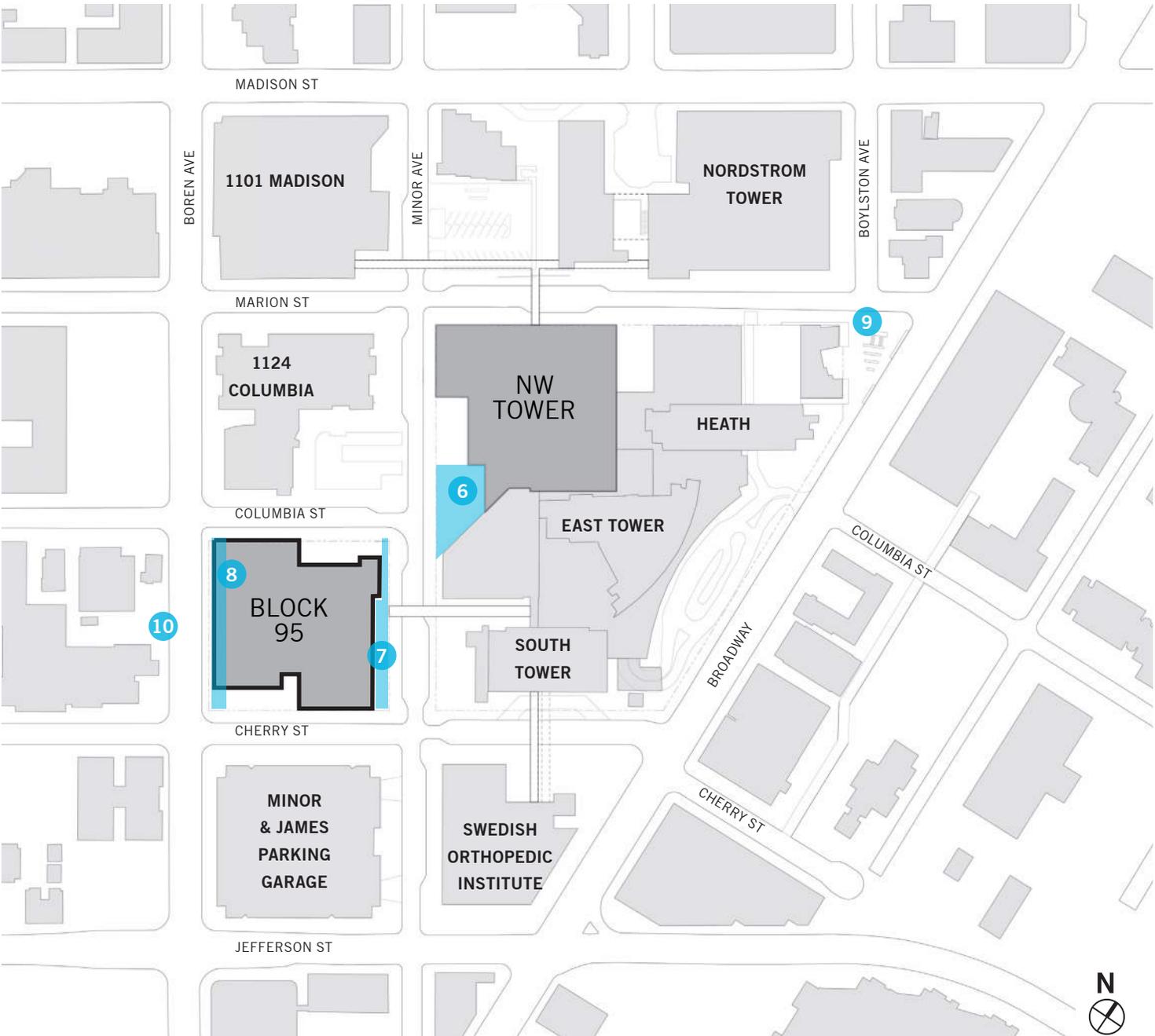
PUBLIC BENEFITS MATRIX

PROPOSED PUBLIC BENEFITS	DESCRIPTION	QUANTITY <i>(APPROX)</i>	CODE / MIMP REQ'D
1 Minor Ave Improvements - Offsite	<i>Provide sidewalk and planting/raingarden improvements outside of project frontages</i>	<i>6,150 SF</i>	<i>Provide frontage improvements</i>
	<i>Provide pedestrian pole lights along Minor Ave between Madison & James</i>	<i>22 (qty)</i>	<i>Include street-level design features that contribute to quality pedestrian experience and human scale.</i>
	<i>Provide raised intersections @ Marion, Columbia and Cherry for improved pedestrian crossings</i>	<i>3</i>	<i>Enhance street life quality and human scale amenities</i>
	<i>Provide new vehicular paving at non-frontage areas</i>	<i>800 SF</i>	<i>Improve Marion and Minor as safe, landscaped corridors with amenities</i>
	<i>Provide new seating outside of project frontages</i>	<i>300+ LF</i>	<i>Use sidewalk area landscaping, street trees, and other street level plantings to separate and protect pedestrians from traffic lanes</i> <i>Provide lighting for safety and navigation, considering illumination levels, color, quality, scale and performance</i>
2 Columbia Street Improvements	<i>Provide new sidewalks and planting / rain gardens where on-street parking has been removed</i>	<i>980 SF</i>	<i>Provide frontage improvements</i>
	<i>New pedestrian controlled signal at Boren Ave to improve safety</i>	<i>1</i>	
3 Cherry Street Improvements	<i>Provide new sidewalks and planting / rain gardens where on-street parking has been removed</i>	<i>565 SF</i>	<i>Provide frontage improvements</i>
	<i>New pedestrian controlled signal at Boren Ave to improve safety</i>	<i>1</i>	
4 Marion Street Improvements	<i>Implement Greenway and Green Street improvements from 7th Ave to Broadway including 4 blocks outside of Swedish</i>	<i>7 blocks</i>	<i>Improve Marion and Minor as safe, landscaped corridors with amenities</i>
5 Boylston Ave Concept Plan	<i>Prepare Street Concept Plan for adoption by SDOT between Marion St And University Street</i>	<i>4 blocks</i>	<i>None</i>

PUBLIC BENEFITS: Open Space + Art + Transit

LEGEND

- 6 Publicly Accessible Open Space
- 7 Voluntary Setbacks
- 8 Boren Facade
- 9 Bike Share Station(s)
- 10 Bus Shelter



PUBLIC BENEFITS MATRIX

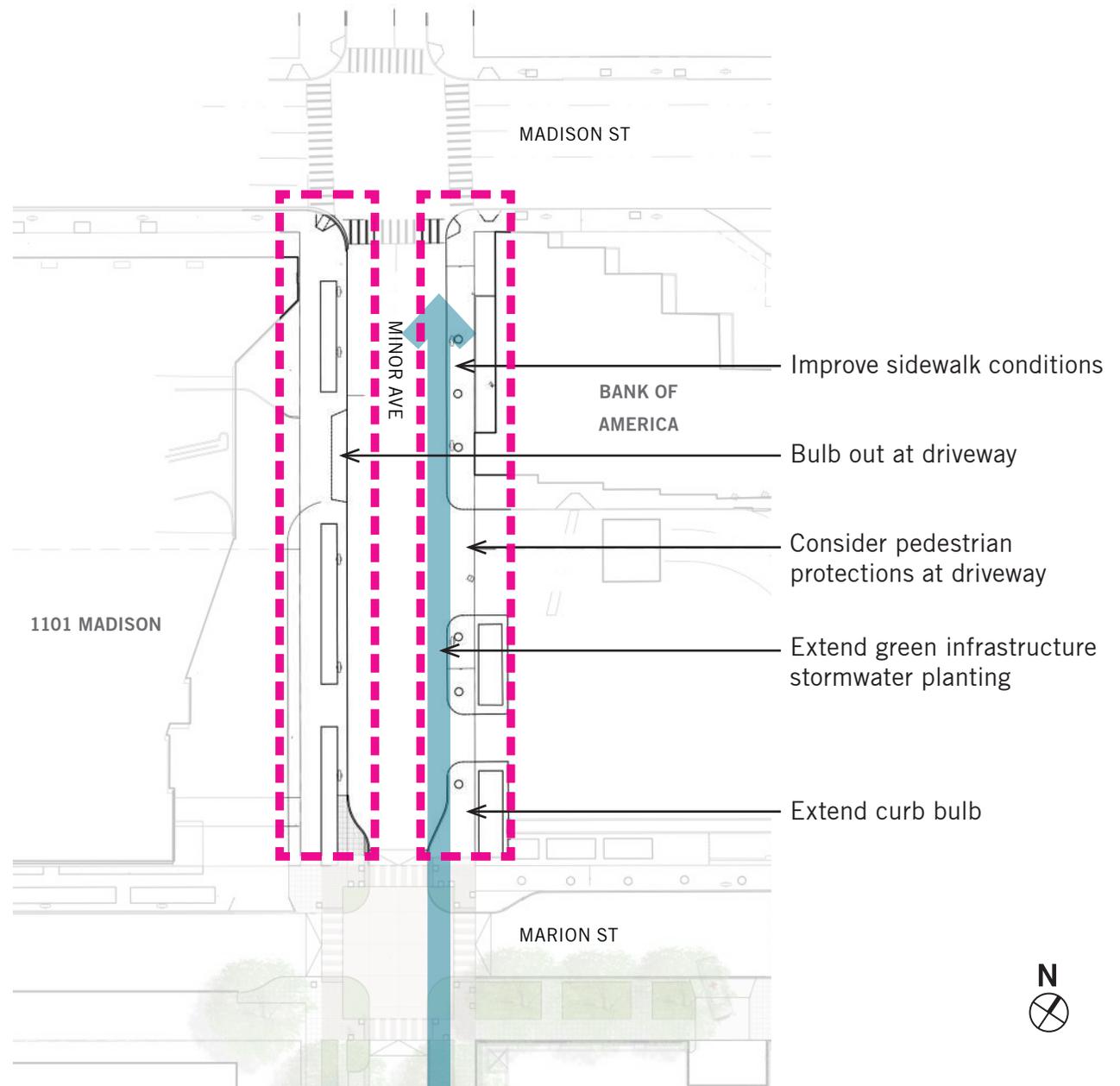
PUBLIC BENEFIT	DESCRIPTION	QUANTITY (APPROX)	CODE / MIMP REQ'D
6 Publicly Accessible Open Space	<i>Provide publicly accessible open space plaza and garden</i>	3,200 SF	<i>Provide open space to fulfill Council Condition #7</i> <i>Make visual connections between buildings and the landscape</i> <i>Orient public plazas and open spaces to capture the sun</i> <i>Develop a balance between publicly accessible open space that is welcoming to all citizens with Swedish patron oriented open space.</i> <i>Provide certain spaces that encourage public interaction.</i> <i>Combine and orient open space towards seasonal sunlight, and away from prevailing winds and traffic noise</i> <i>Provide certain spaces for meditation and reflection</i>
	<i>Garden / planting area</i>	1,800 SF	
	<i>Hardscape area</i>	1,400 SF	
	<i>Seating</i>	100 LF	
	<i>Pedestrian pole lights</i>	2 (qty)	
7 Voluntary Setbacks	<i>Provide 14-20' building setback along Minor Ave for landscaping and seating elements</i>	4,400 SF	<i>Provide landscape setback buffers along Boren frontage</i>
	<i>Provide 0-10' building setback along Cherry St for landscaping and seating elements</i>	1,130 SF	
8 Boren Ave Façade Treatment	<i>Engage artist to collaborate on Boren Ave façade</i>		None
9 Bike Share Stations	<i>Provide bike share station(s) at coordinated locations with Pronto program.</i>	1 - 2 Stations	None
10 Transit Shelter	<i>Provide custom designed transit shelter on west side of Boren Ave.</i>	1	None

1 MINOR AVE STREET IMPROVEMENTS

MADISON TO MARION

POTENTIAL STREET IMPROVEMENTS

- Improve sidewalk conditions
- Increase planting opportunities
- Provide pedestrian lighting
- Provide seating opportunities
- Potential curb bulbs at driveways
- Potential removal of parking on East side



EXISTING CONDITIONS

MINOR AVE - MADISON TO MARION



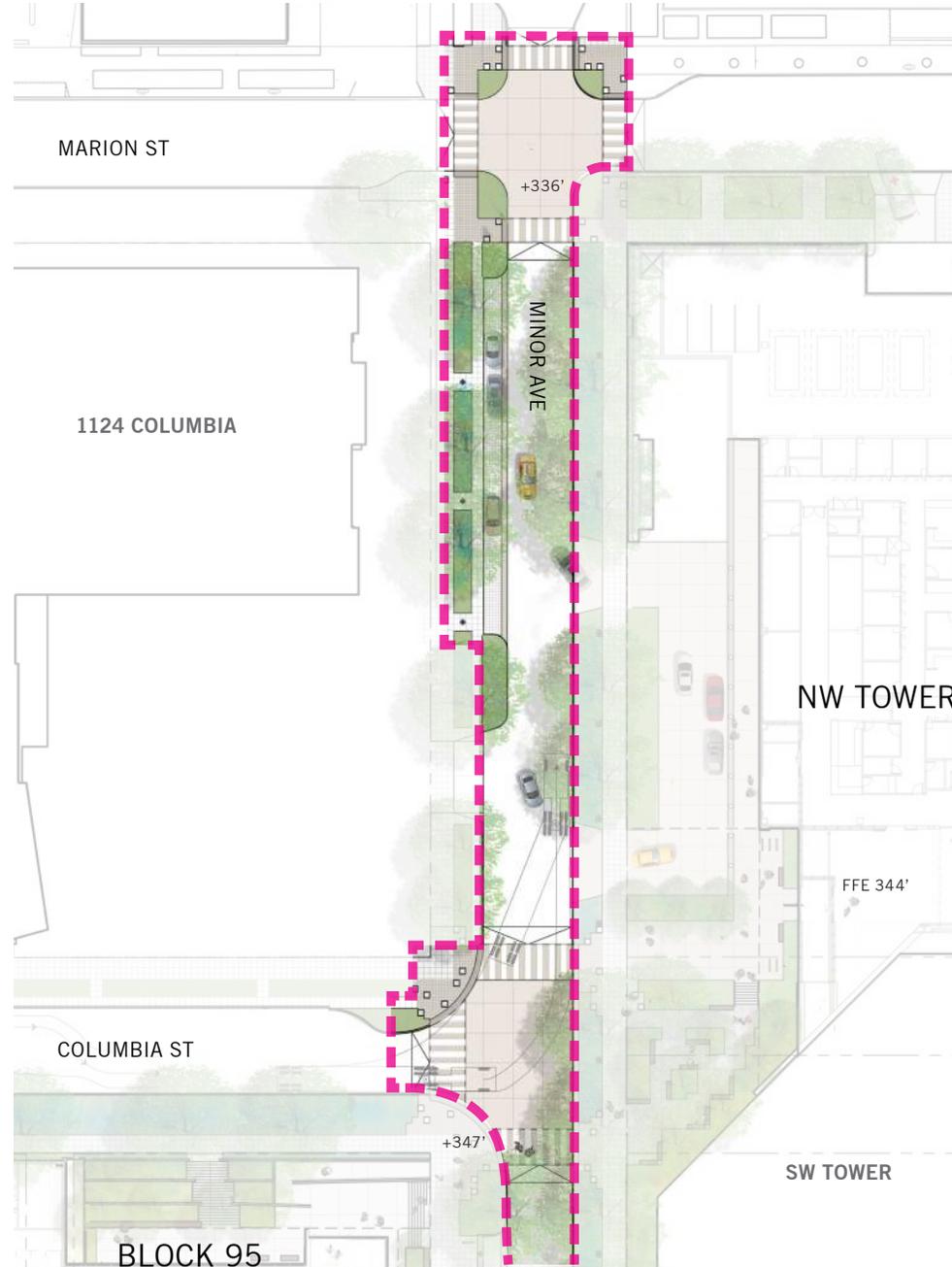
1 MINOR AVE STREET IMPROVEMENTS

MARION TO COLUMBIA

PROPOSED PUBLIC BENEFITS

Provide comprehensive off-site improvements to Minor Ave including

- raised intersections,
- widened sidewalks,
- street trees,
- stormwater rain gardens,
- vehicular paving and
- pervious parking strips.
- Approximately 16,000 SF



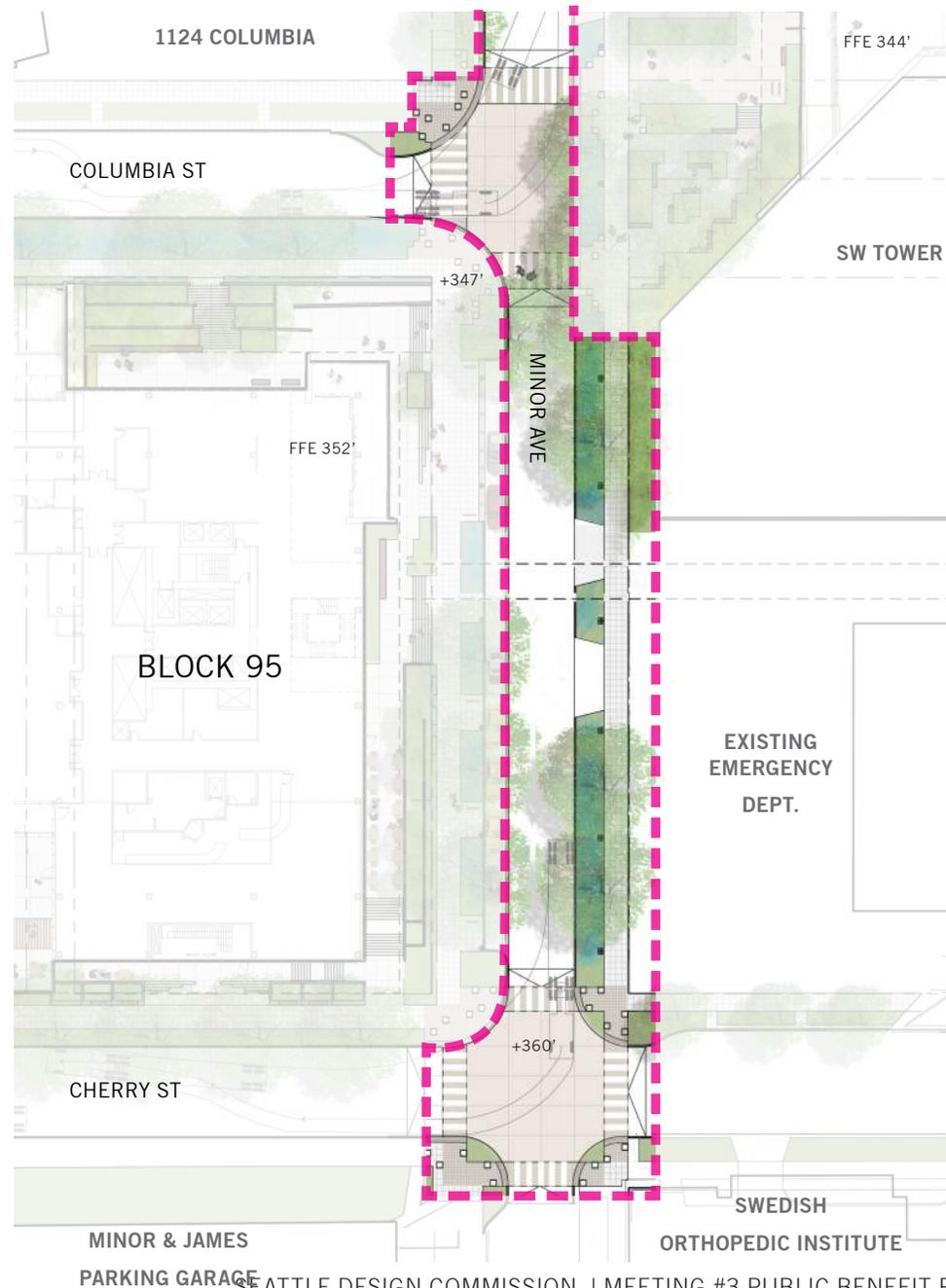
1 MINOR AVE STREET IMPROVEMENTS

COLUMBIA TO CHERRY

PROPOSED PUBLIC BENEFITS

Provide comprehensive off-site improvements to Minor Ave including

- raised intersections,
- widened sidewalks,
- street trees,
- stormwater rain gardens,
- vehicular paving and
- pervious parking strips.
- Approximately 16,000 SF



EXISTING CONDITIONS

MINOR AVENUE



PRECEDENT IMAGES

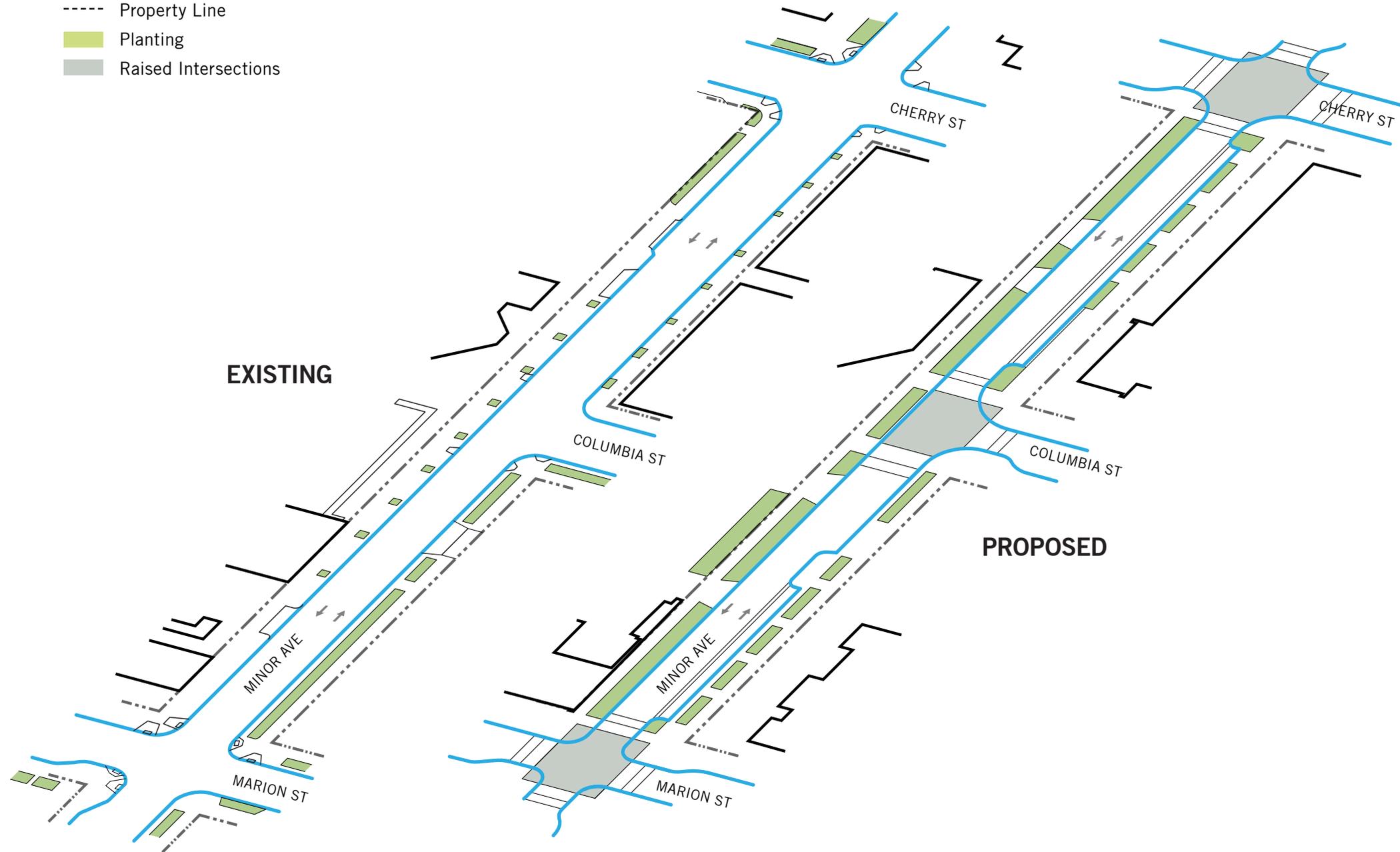
MINOR AVENUE



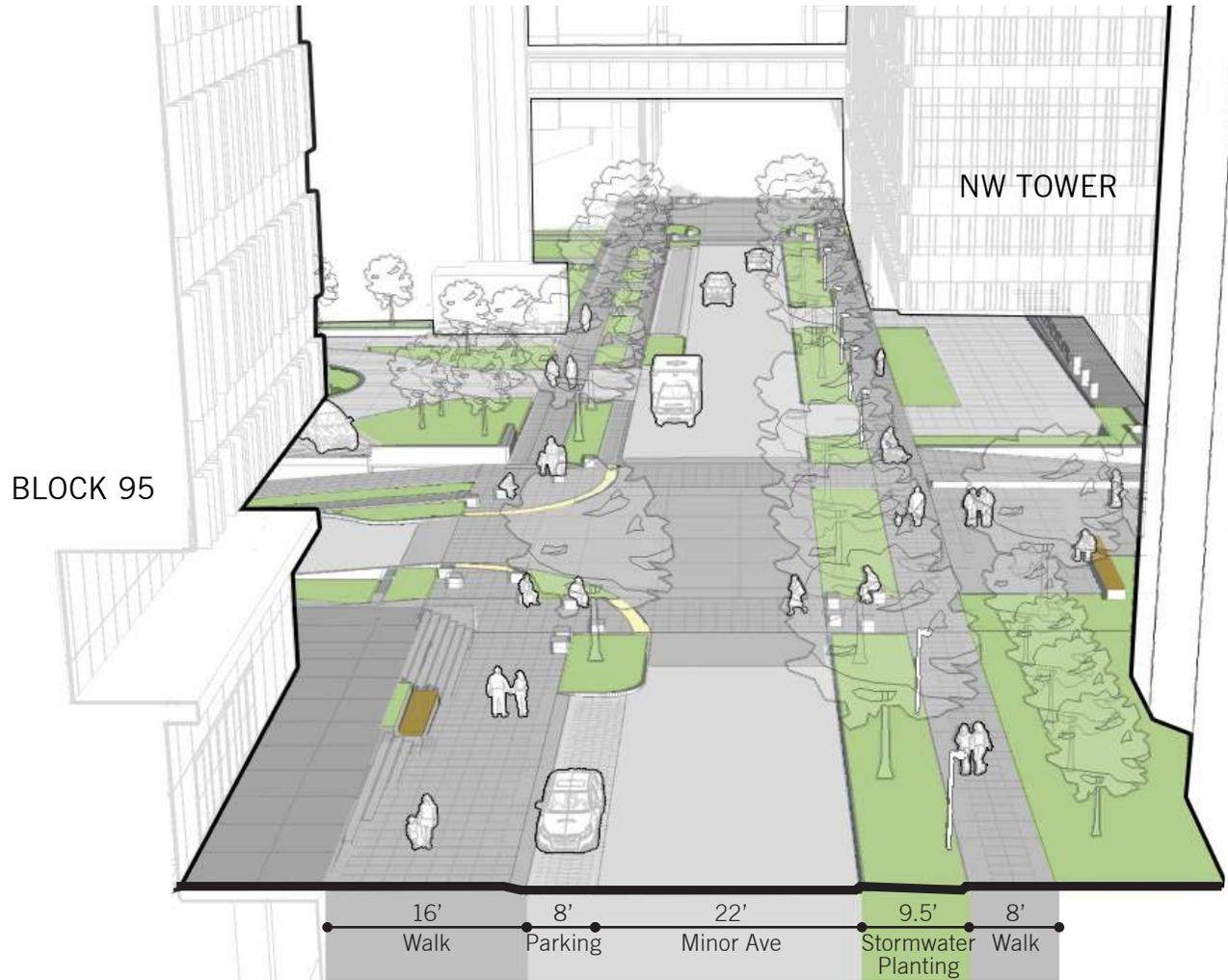
1 MINOR AVE STREET IMPROVEMENTS

LEGEND

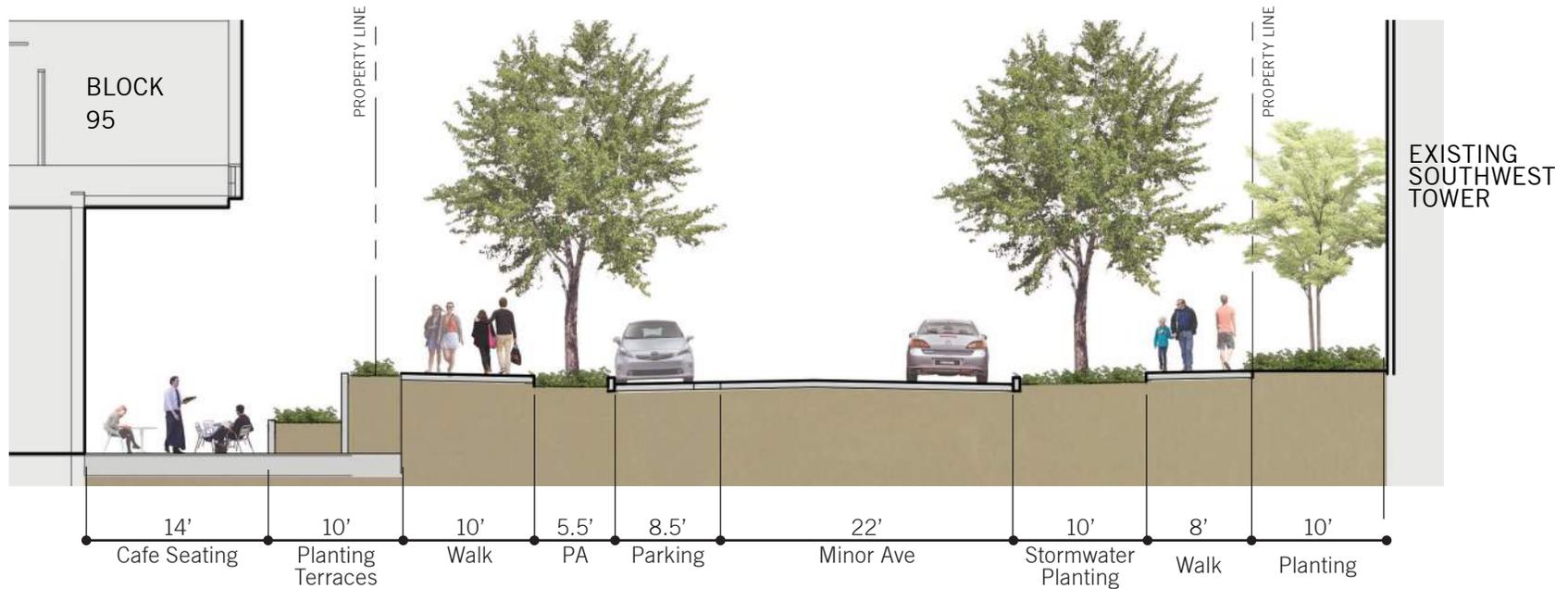
- Curb Line
- - - Property Line
- Planting
- Raised Intersections



1 MINOR AVE STREET IMPROVEMENTS



1 MINOR AVE STREET IMPROVEMENTS



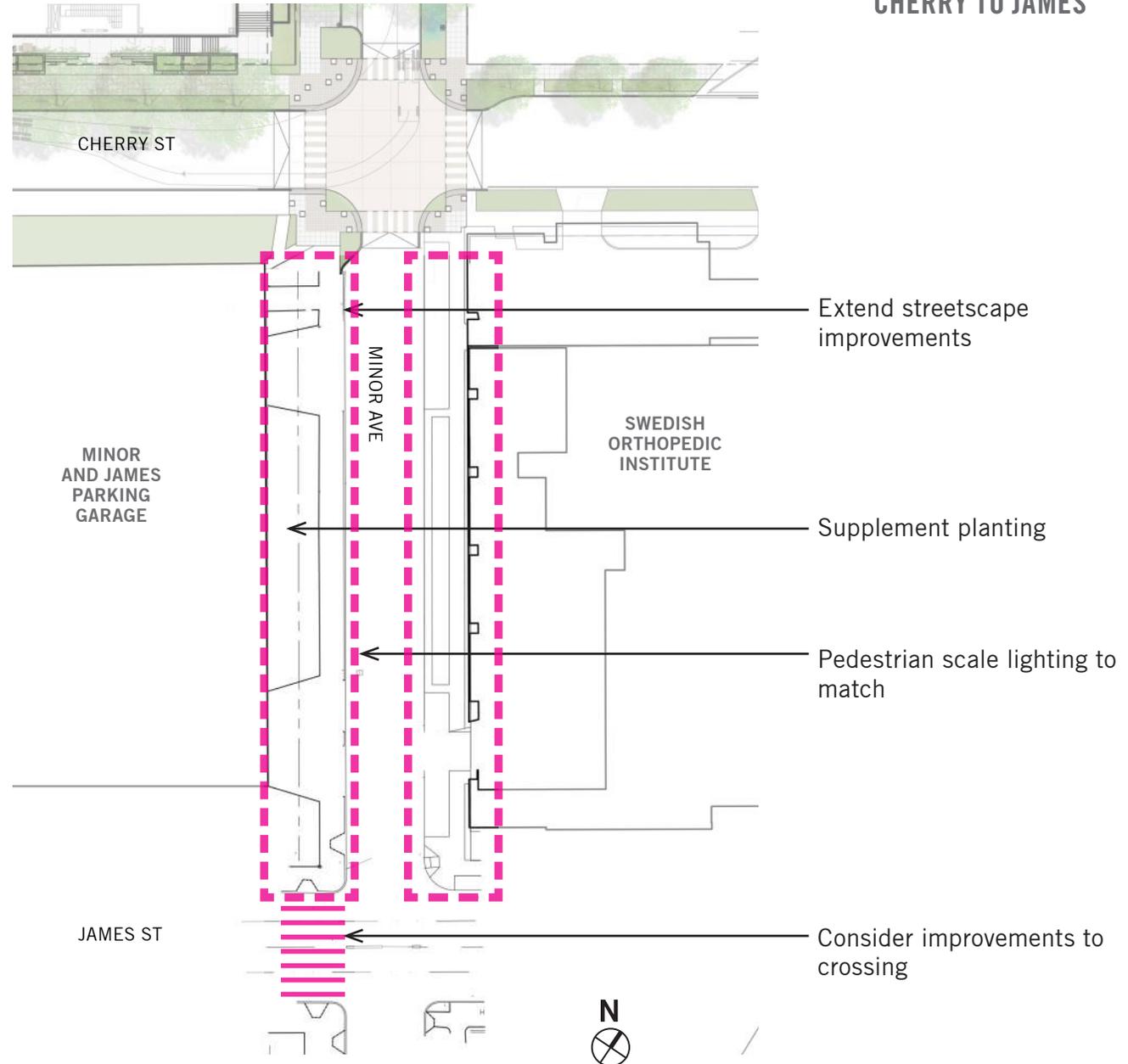
MINOR AVENUE (66' ROW) - LOOKING NORTH

1 MINOR AVE STREET IMPROVEMENTS

CHERRY TO JAMES

POTENTIAL STREET IMPROVEMENTS

- Improve sidewalk conditions
- Re-think existing planting
- Provide pedestrian lighting
- Create seating opportunities
- Potential pedestrian controlled signal at James crossing



EXISTING CONDITIONS

MINOR AVENUE - CHERRY TO JAMES

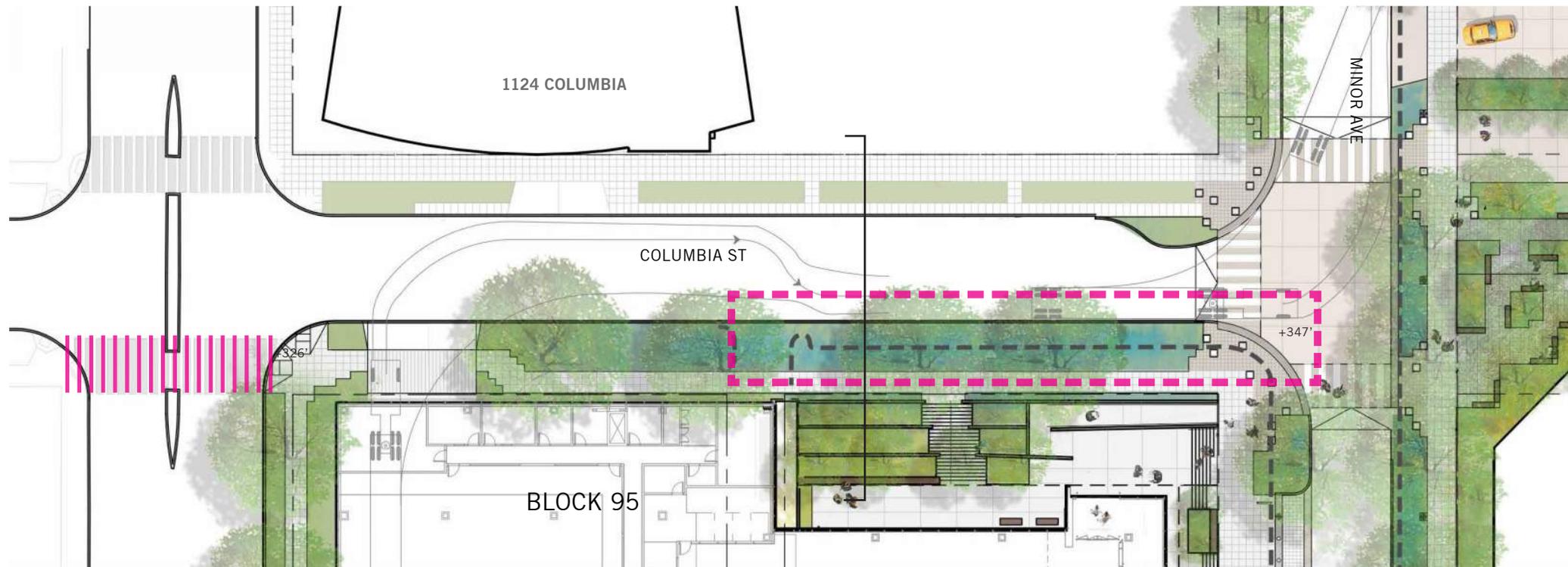


2 COLUMBIA STREET IMPROVEMENTS

PROPOSED PUBLIC BENEFITS

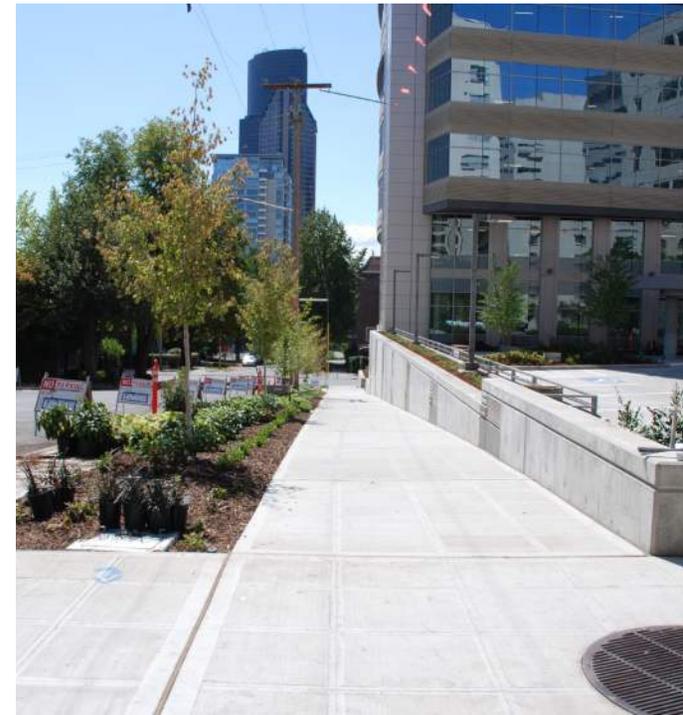
Improve Columbia Street by

- wider sidewalks
- stormwater rain gardens
- hillside assists
- Approximately 1,540 SF



EXISTING CONDITIONS

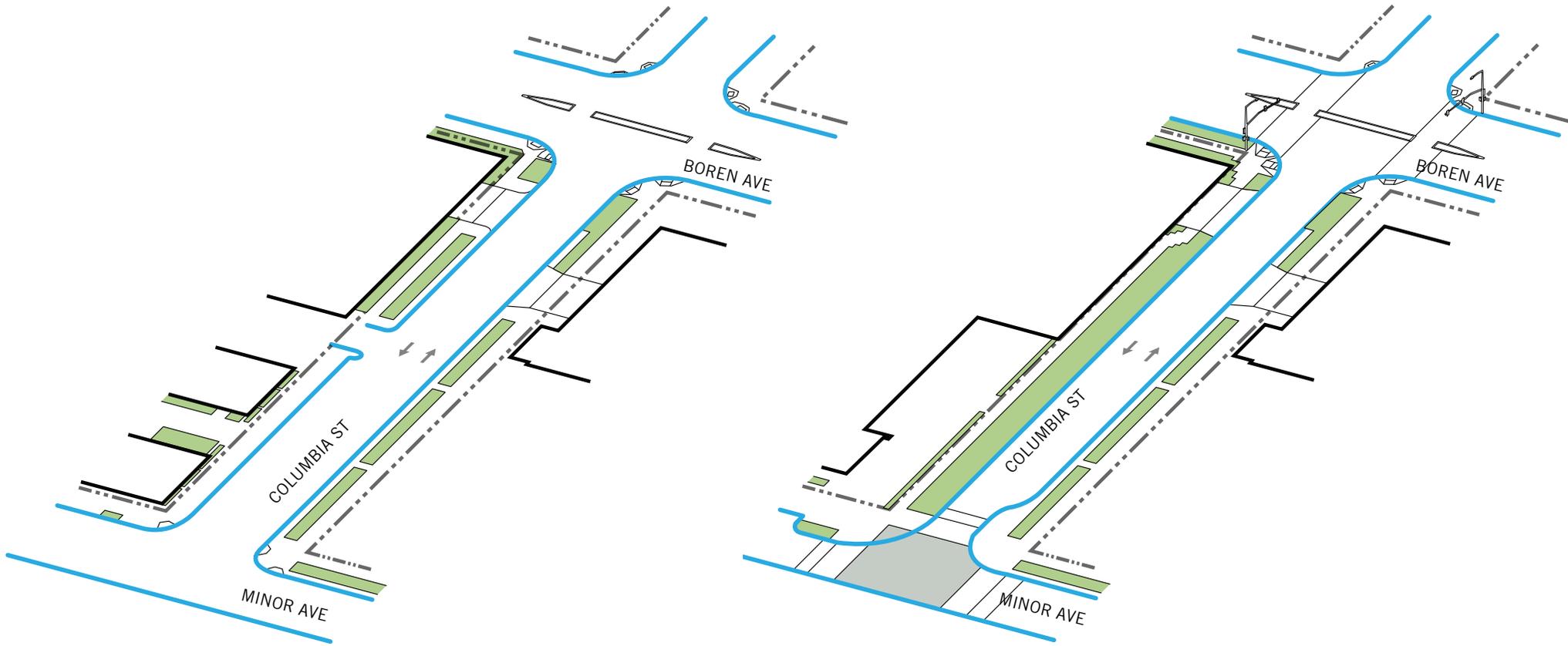
MINOR AVENUE - CHERRY TO JAMES



2 COLUMBIA STREET IMPROVEMENTS

LEGEND

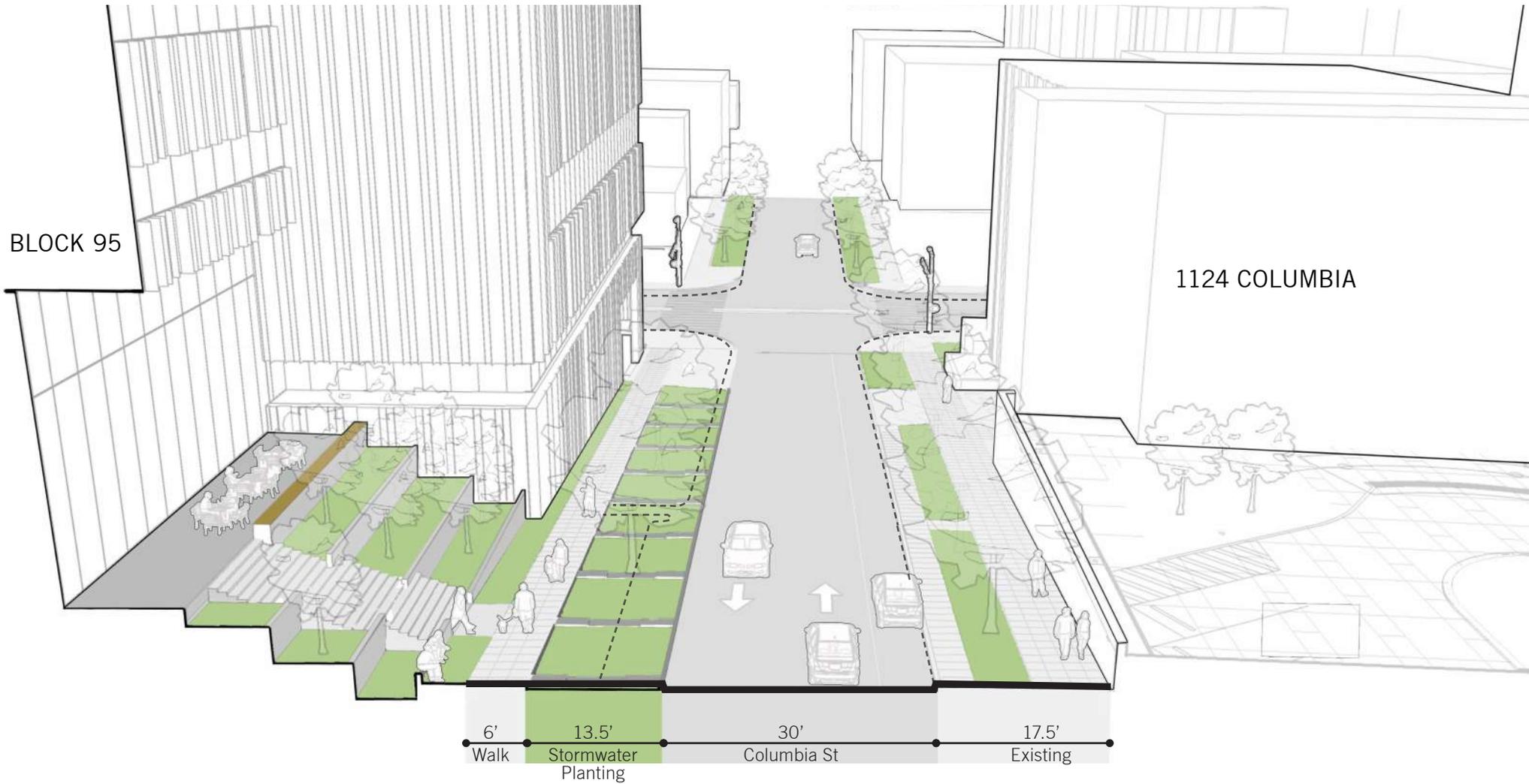
- Curb Line
- - - Property Line
- Planting
- Raised Intersections



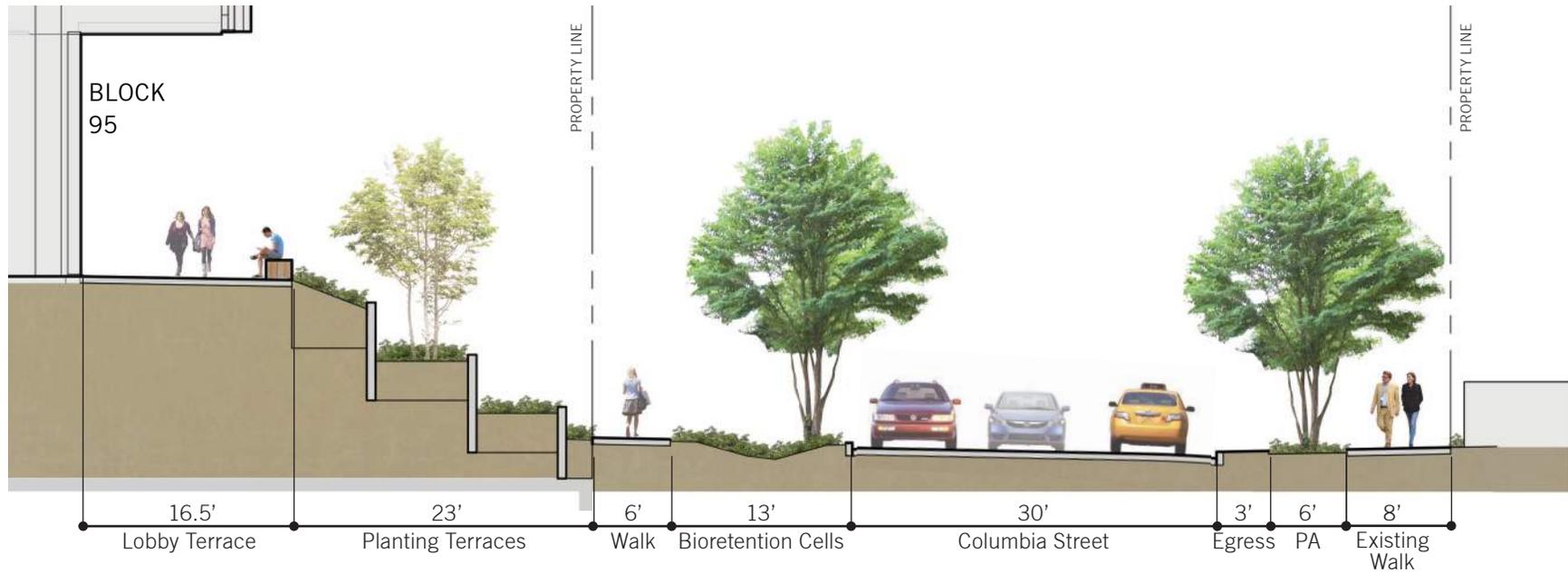
EXISTING

PROPOSED

2 COLUMBIA STREET IMPROVEMENTS



2 COLUMBIA STREET IMPROVEMENTS



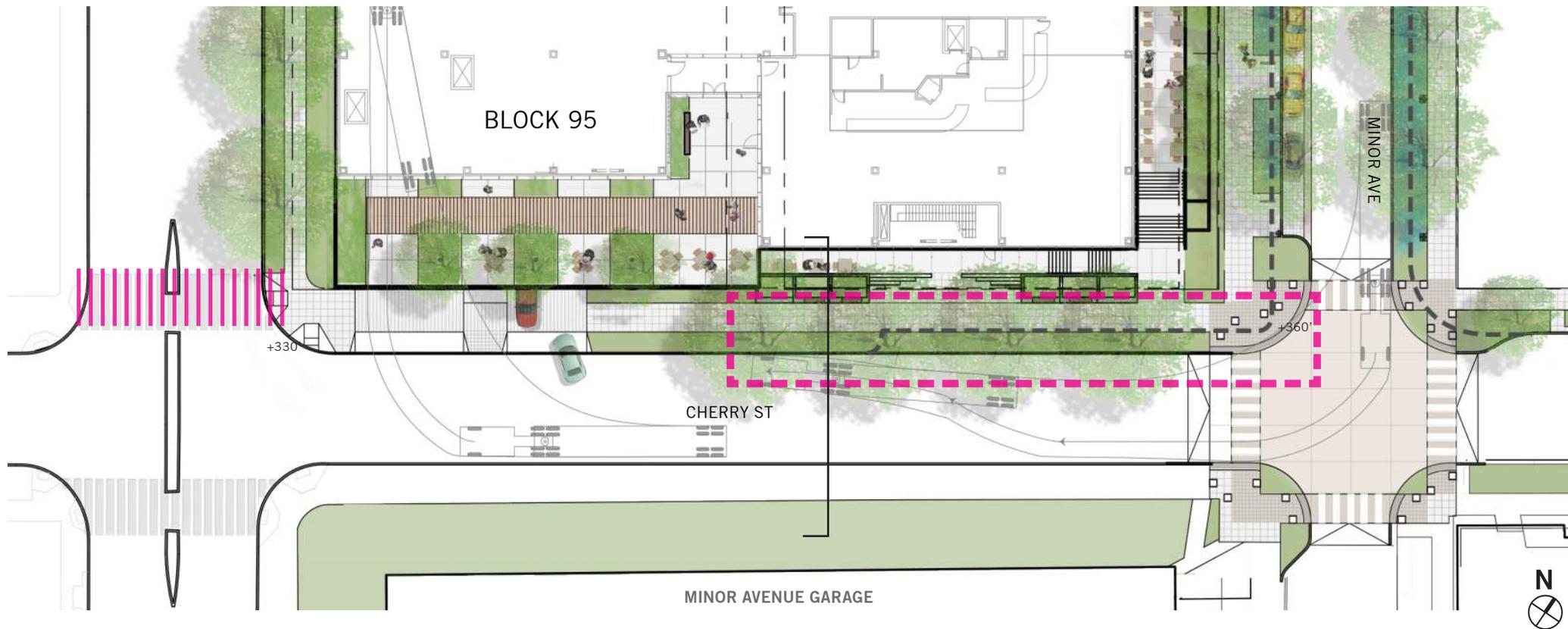
COLUMBIA STREET (66' ROW) - LOOKING EAST

3 CHERRY STREET IMPROVEMENTS

PROPOSED PUBLIC BENEFITS

Improve Columbia Street with

- wider sidewalks
- stormwater rain gardens
- hillside assists
- Approximately 1,540 SF



EXISTING CONDITIONS

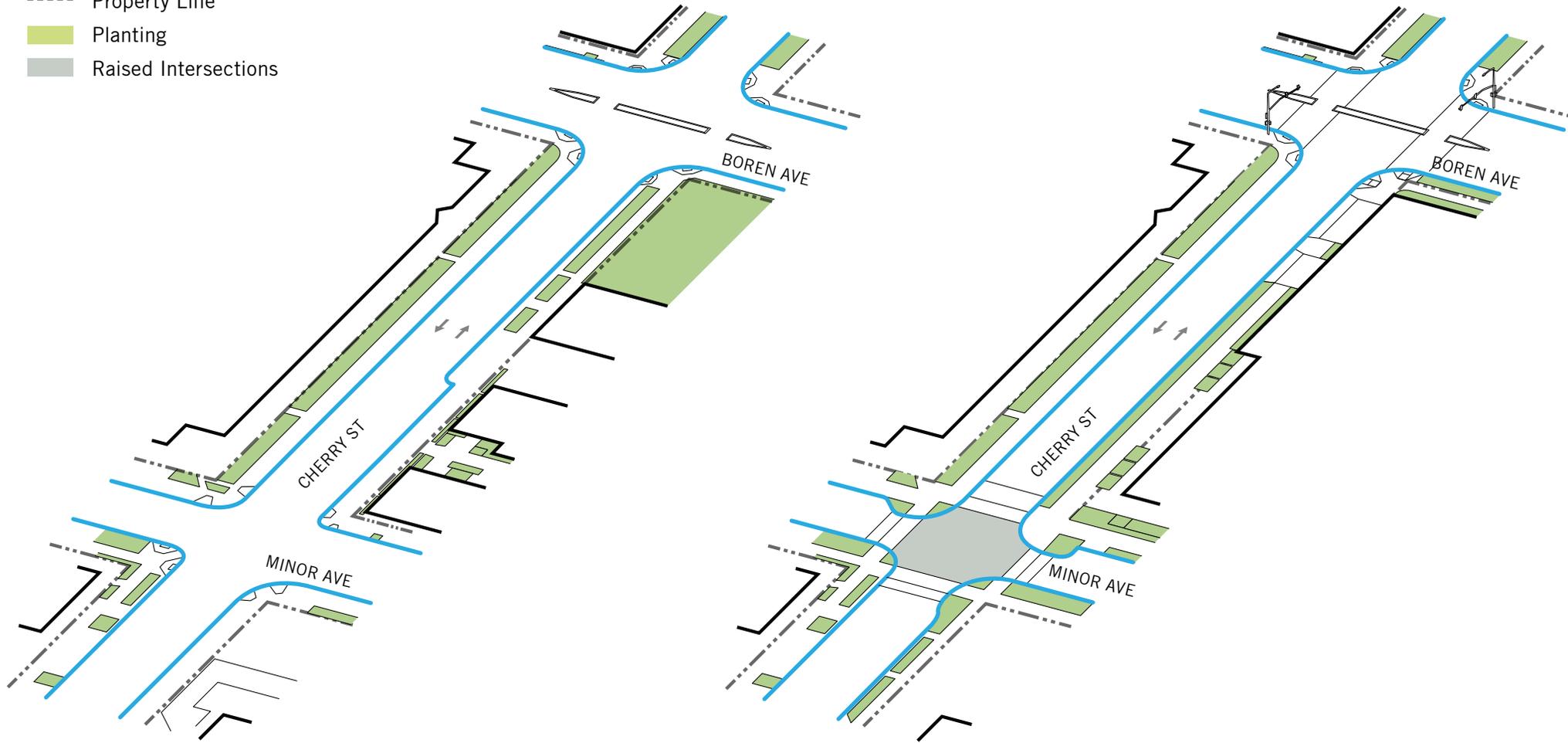
CHERRY ST



3 CHERRY STREET IMPROVEMENTS

LEGEND

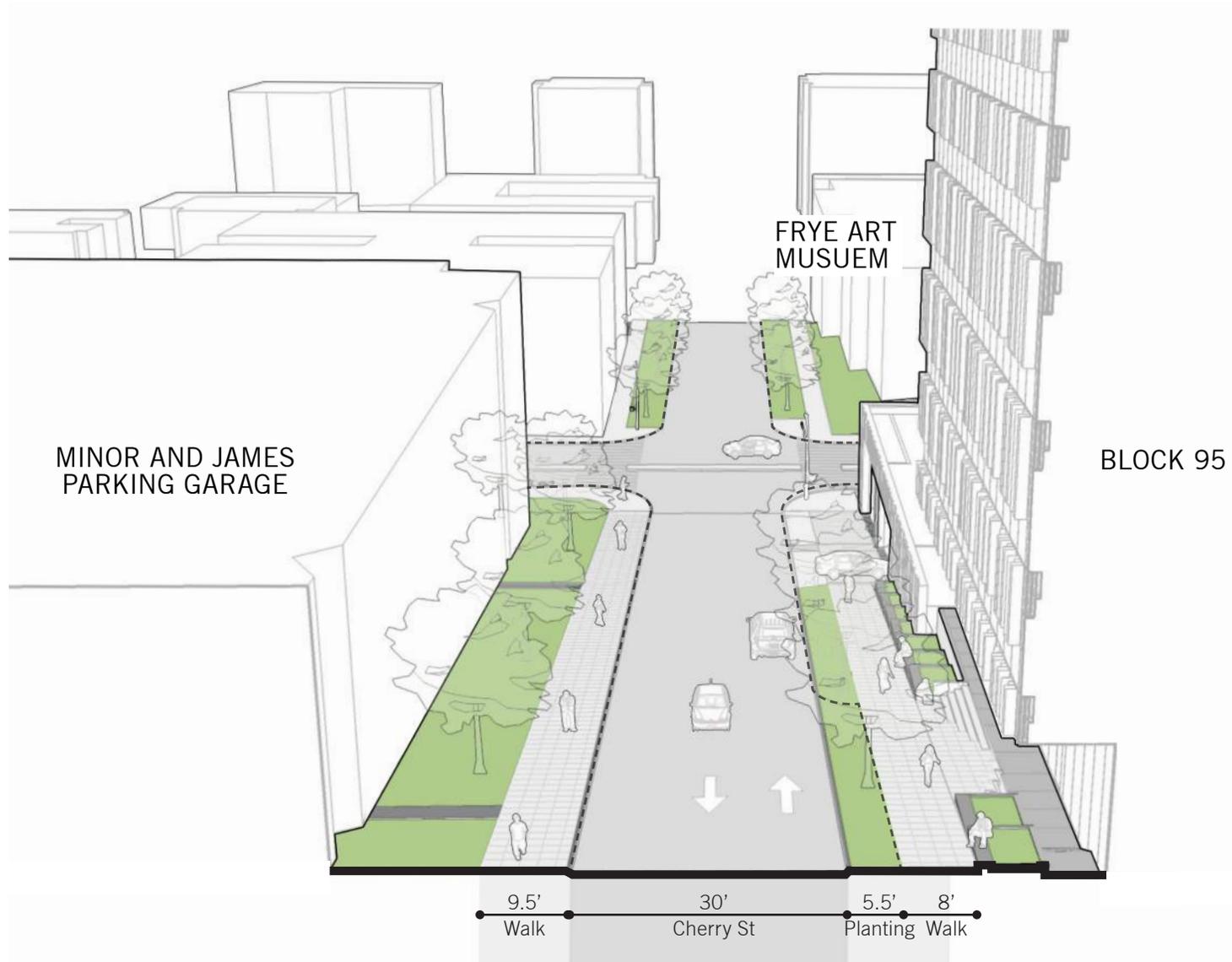
- Curb Line
- - - Property Line
- Planting
- Raised Intersections



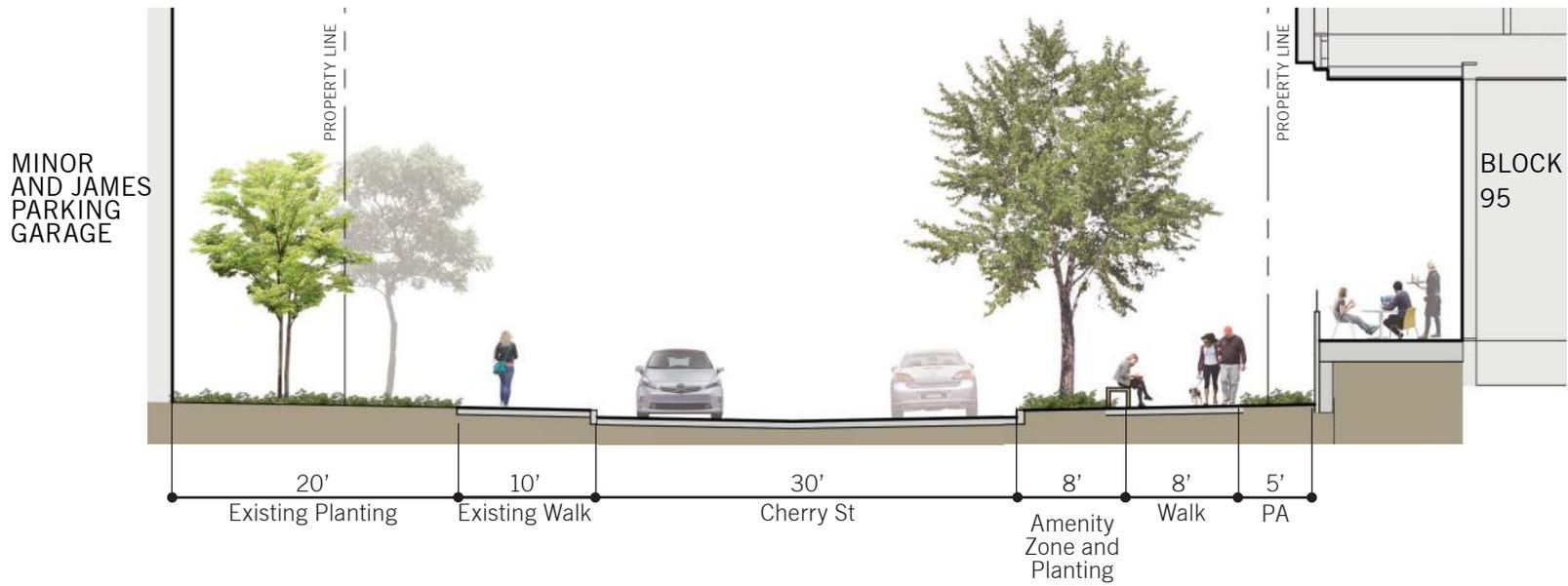
EXISTING

PROPOSED

3 CHERRY STREET IMPROVEMENTS



3 CHERRY STREET IMPROVEMENTS

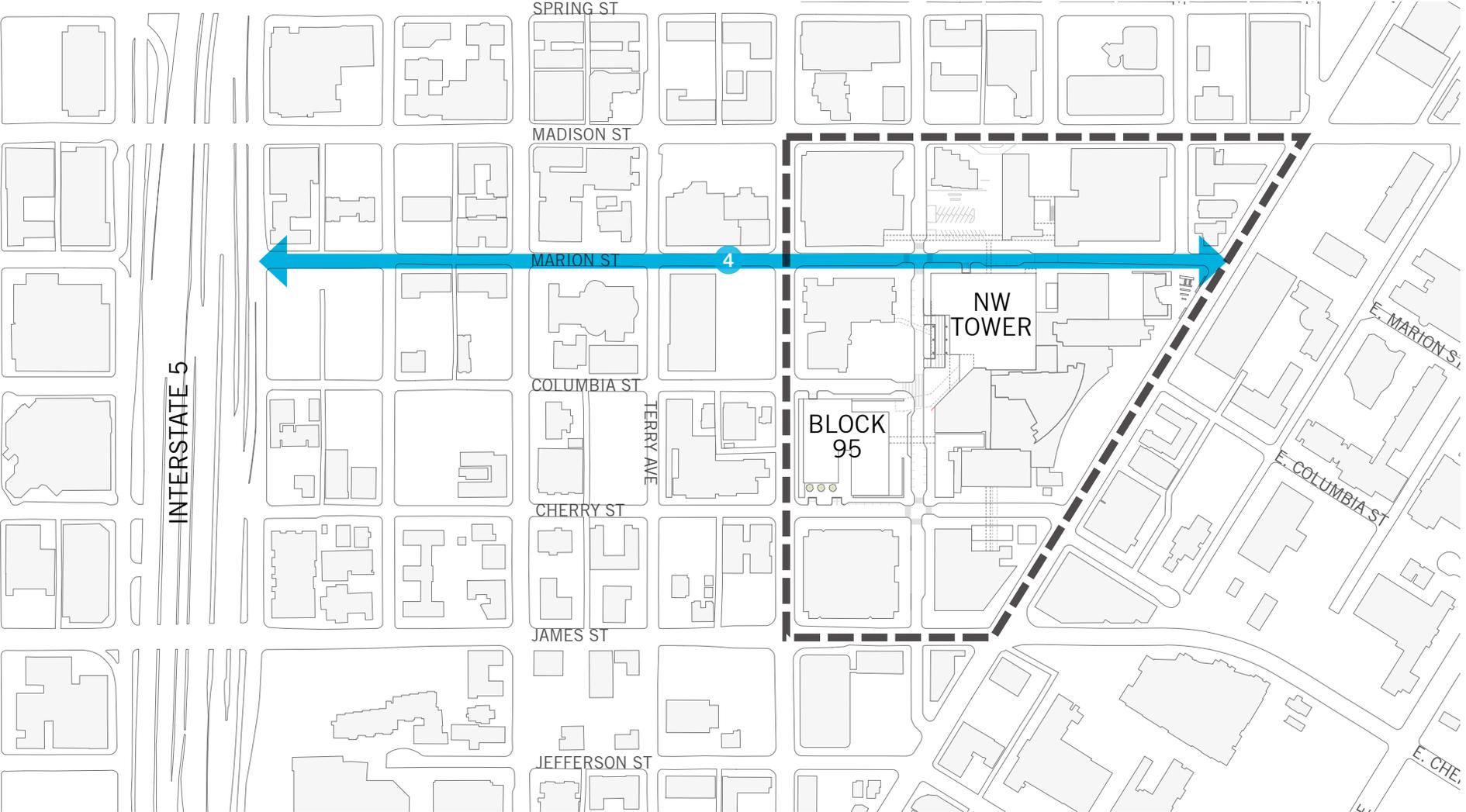


CHERRY STREET (66' ROW) - LOOKING EAST

4 MARION STREET GREENWAY

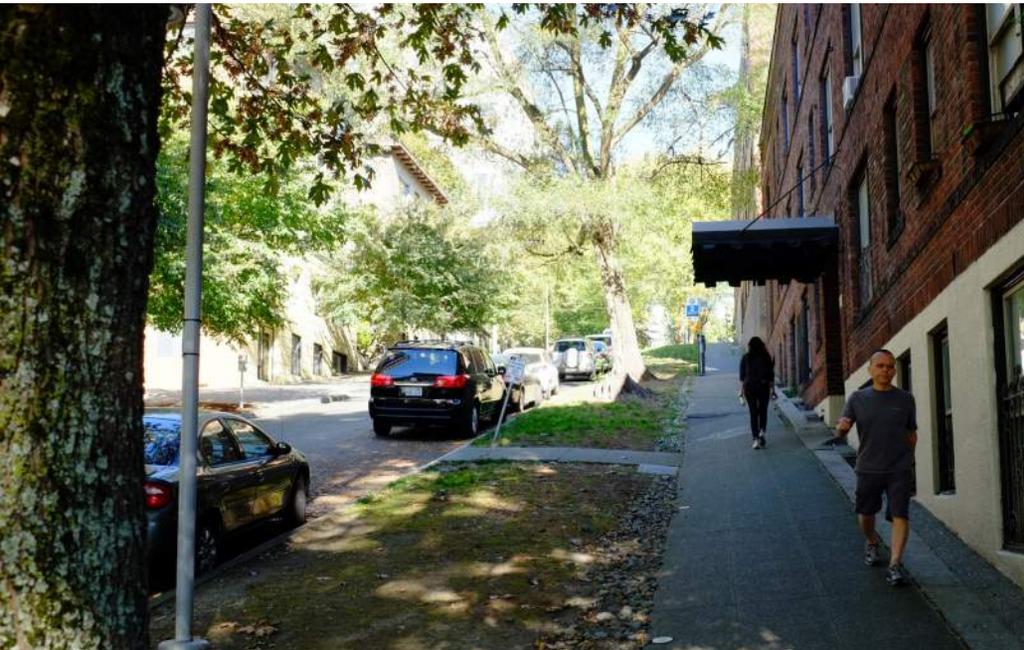
PROPOSED PUBLIC BENEFITS

Implement Greenway and Green Street improvements from 7th Ave to Broadway



EXISTING CONDITIONS

MARION STREET



GREENWAY GUIDELINES

Slow Speeds and Stop Signs

- Calm traffic entering and crossing the greenway
- Drivers better able to stop and prevent collisions



Safer Crossings at Busy Streets

- Easier for seniors and children to cross
- Make motorists aware of people walking and biking



Speed Humps

- Slow motorists and people riding bikes
- Reduce cut-through traffic



Placemaking

- Promote the activation of public space



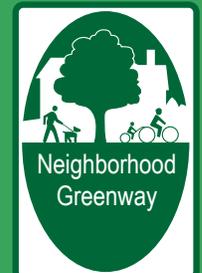
Smooth Sidewalks and Pavement

- Safer for you and your family to walk and ride bikes
- Help people in wheelchairs or with strollers



Signs and Markings

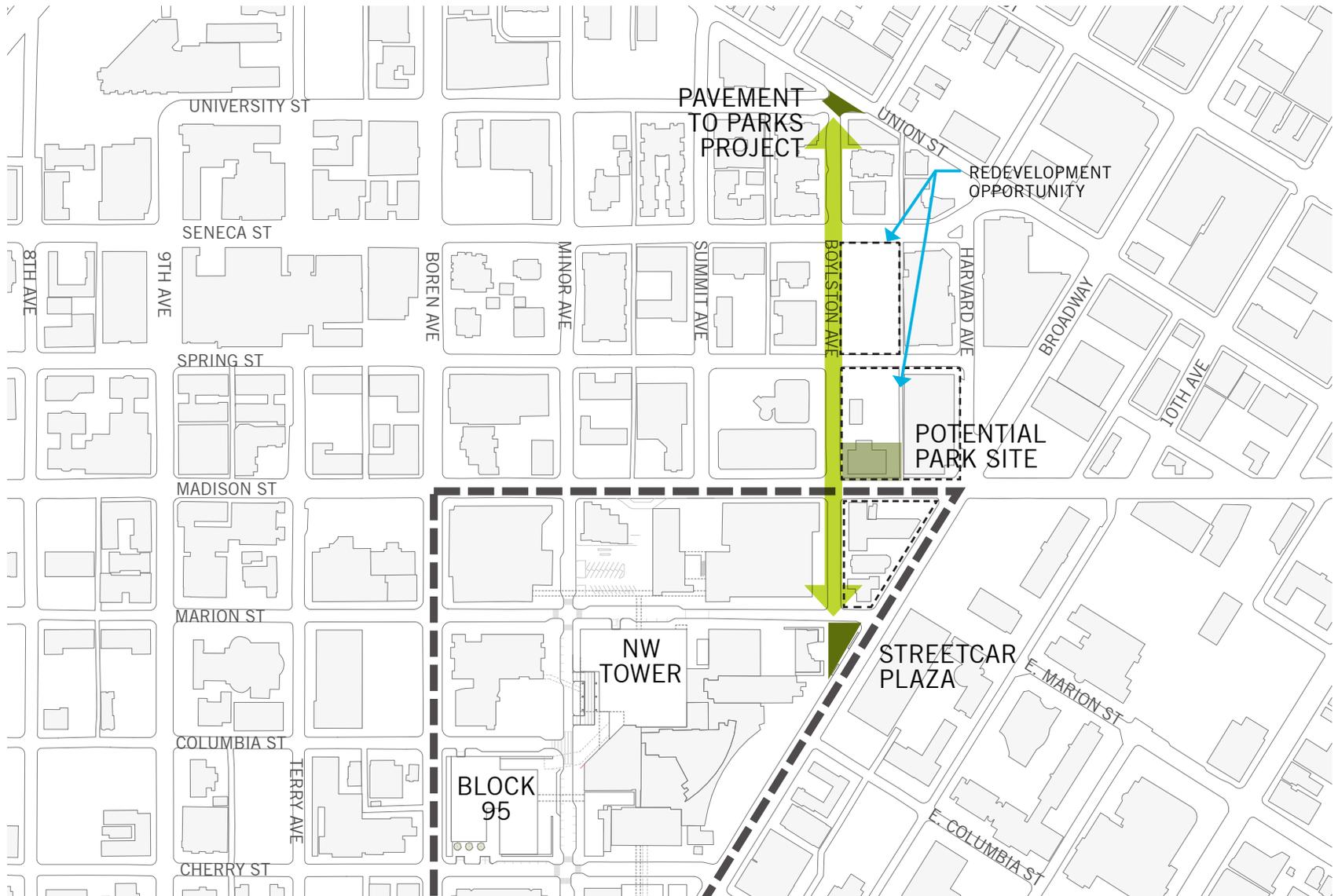
- Direct people walking and biking to and along the greenway
- Help motorists know people walking and biking are present



5 BOYLSTON AVE CONCEPT PLAN

PROPOSED PUBLIC BENEFITS

Develop a street concept plan for Boylston Avenue from Marion Street to University



EXISTING CONDITIONS

BOYLSTON AVENUE



6 PUBLICLY ACCESSIBLE OPEN SPACE

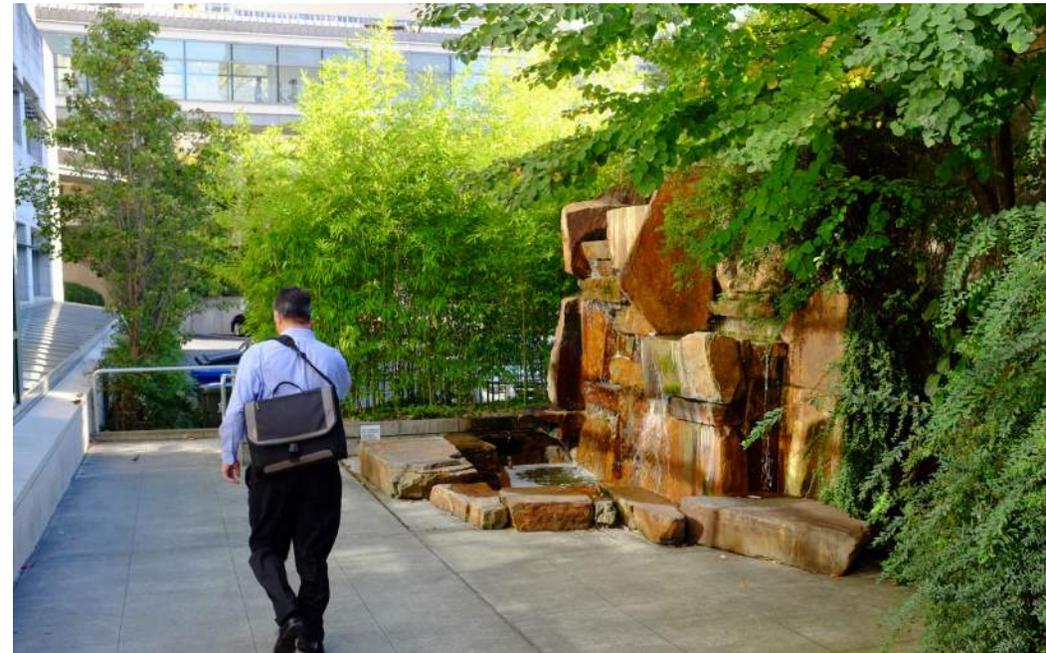
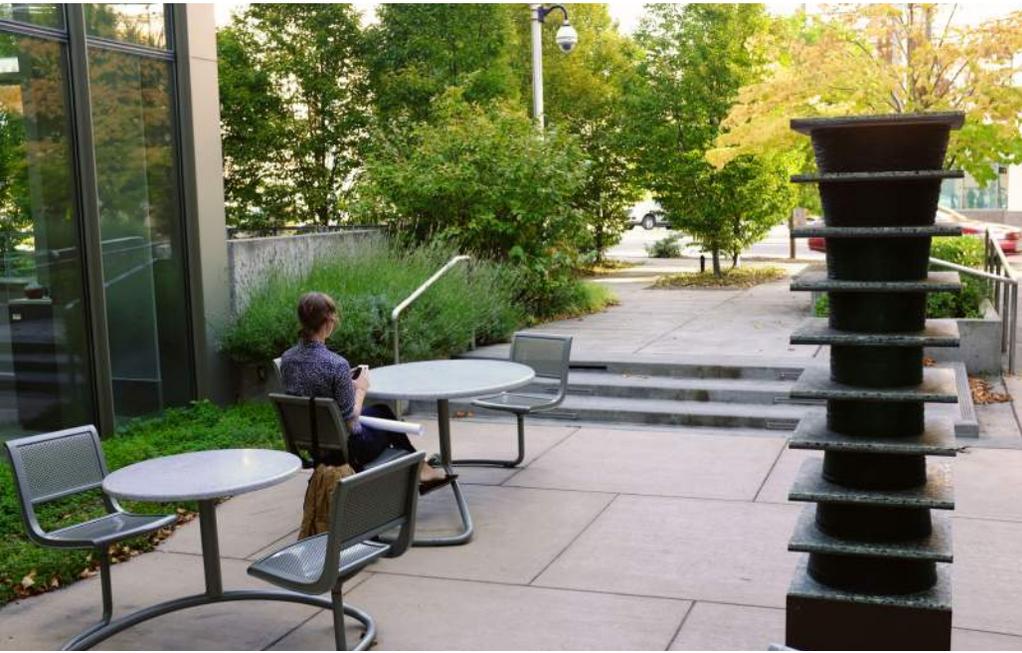
PROPOSED PUBLIC BENEFITS

Develop publicly accessible, safe and secure open space at NW Tower entry directly adjacent to Minor Ave. capitalizing on west facing view down Columbia Ave open to the public 24/7.

Approximately 5,600 SF



EXISTING SWEDISH GARDENS

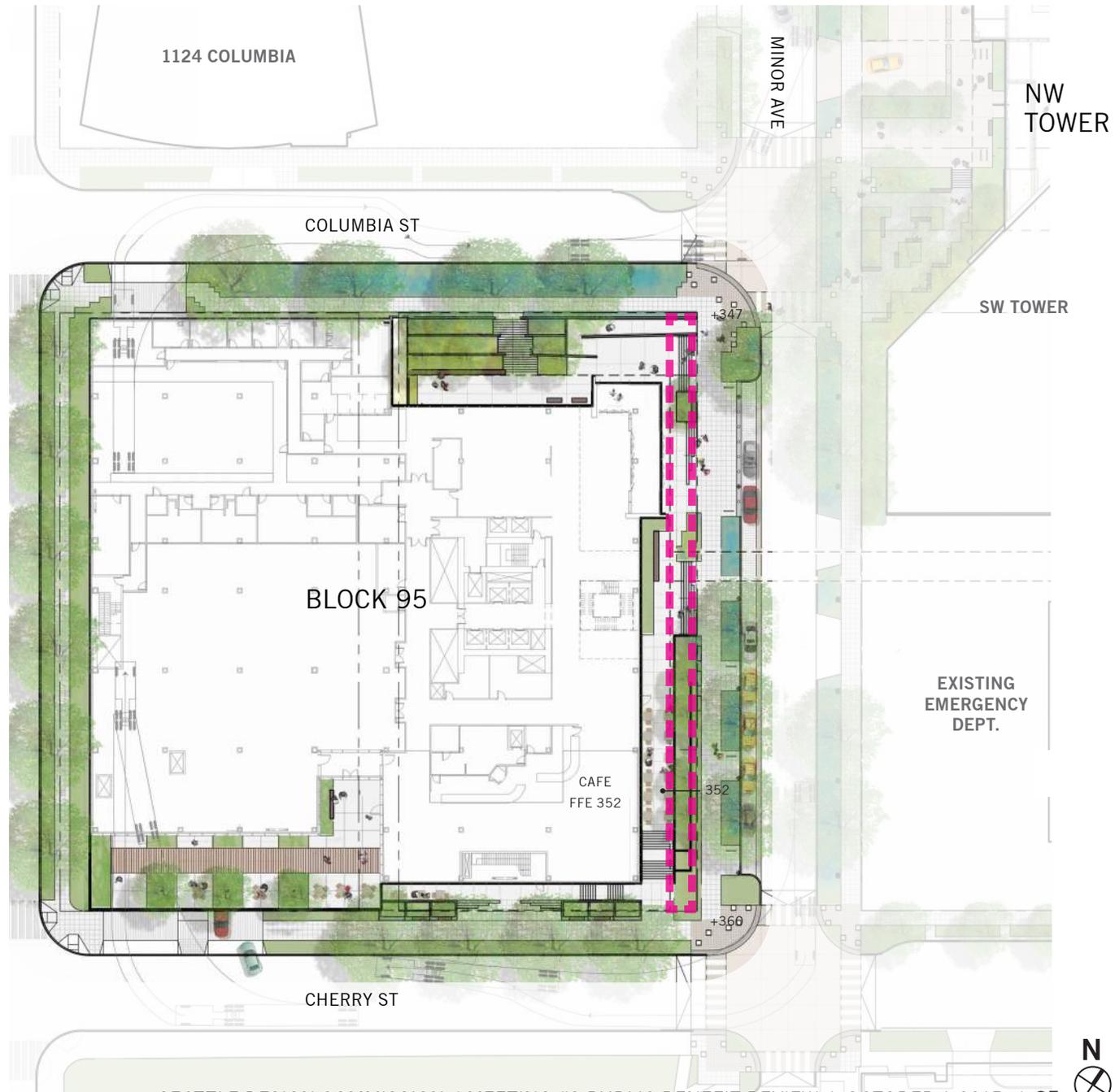


7 VOLUNTARY SETBACKS

PROPOSED PUBLIC BENEFITS

Provide a deep setback at Block 95 building frontage along Minor Ave, allowing for development publicly accessible sidewalk cafe with strong indoor / outdoor connections

Approximately 2,400 SF



SECTION AND PRECEDENT IMAGERY

MINOR AVE SETBACK



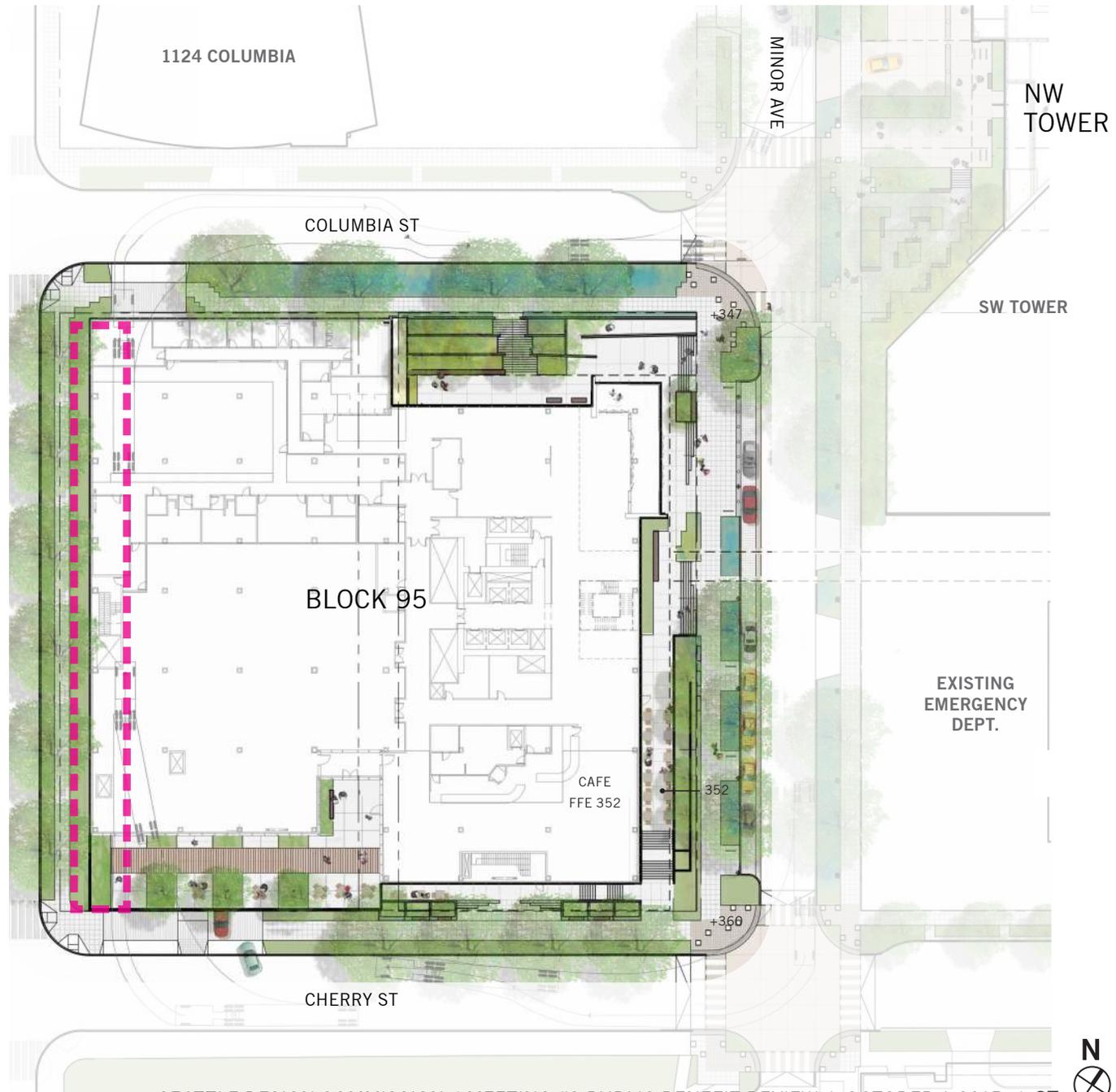
Cafe Seating and Planting Terraces



8 BOREN FACADE

PROPOSED PUBLIC BENEFITS

Engage artist as part of project team and pursue publically accessible artwork at Boren frontage.



8 BOREN FACADE



9 BIKE SHARE PROGRAM

PROPOSED PUBLIC BENEFITS

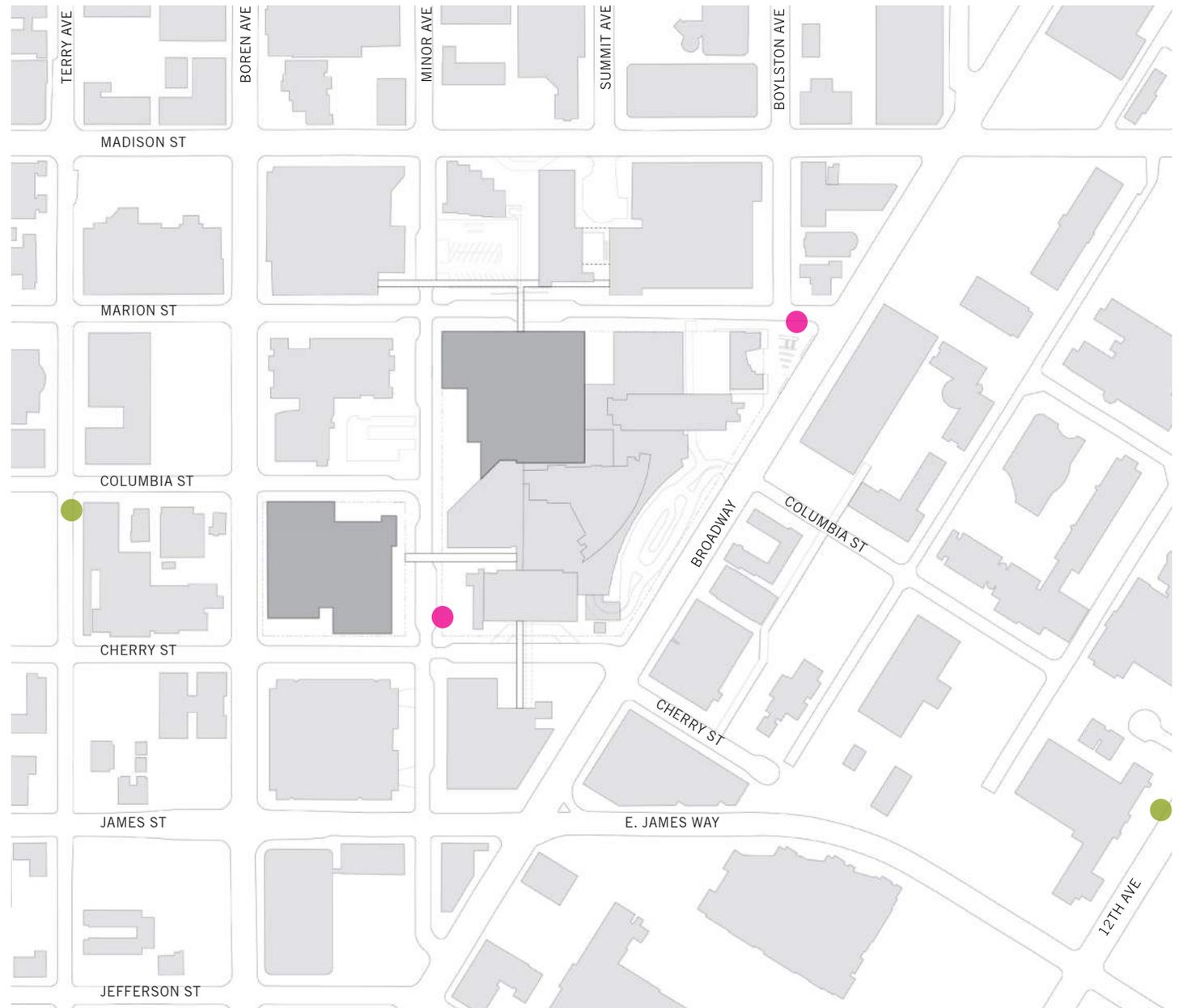
Sponsor and implement Pronto bikeshare station (20 bikes) located on campus

1-2 stations

- Existing Locations
- Potential Locations



Bikeshare station



PROPOSED PUBLIC BENEFITS

Enhance existing bus stop along Boren with new bus shelter.

1 bus shelter



Existing Bus Stop



Enhanced Bus Stop

