



SWEDISH FIRST HILL MEDICAL CENTER BLOCK 95

SDC PUBLIC BENEFITS REVIEW

17 MARCH 2016

PERKINS+WILL | SiteWorkshop

NOV 19, 2015 PUBLIC BENEFITS REVIEW

1. Coordinate with SDOT to ensure the **First Hill Mile** is feasible and that the concepts for the Swedish Mile can be constructed as envisioned. Provide more design details and clarity on specific features for the Swedish Mile, including how the Swedish Mile will appeal to the broader community and the need that it is meeting for the community
2. Provide more detail regarding how and where **Public Art** will be integrated into the Swedish Mile. Provide a clear and well defined vision of the artwork using the SDC guidelines on art that is included in a public benefit package
3. Provide specific details about the solutions to be included along the **Boren Avenue façade** that will activate and enhance that streetscape
4. Provide more detailed and specific information on how the proposed \$500,000 expenditure will be used to upgrade **First Hill Park**, including a specific scope of work based on neighborhood input and support from the Seattle Department of Parks and Recreation

SDCI

- Zoning Review, Land Use / SEPA Review
- Traffic Impact Analysis review

SDOT

- Weekly review meetings held Jan - Mar 2016 (10 total) led by SDOT staff to review public benefit proposals with traffic operations, urban design, accessibility and urban forestry staff
- First Hill Mile improvements approved to proceed to 60% SIP

SAC

- Review and approval of compliance with MIMP, Wayfinding, and Construction Management Plan
- Review and approval of proposed Public Benefits and Boren Ave facade.

FHIA

- Review with the Urban Design & Public Space Committee
- Public meeting at The Frye sponsored by FHIA

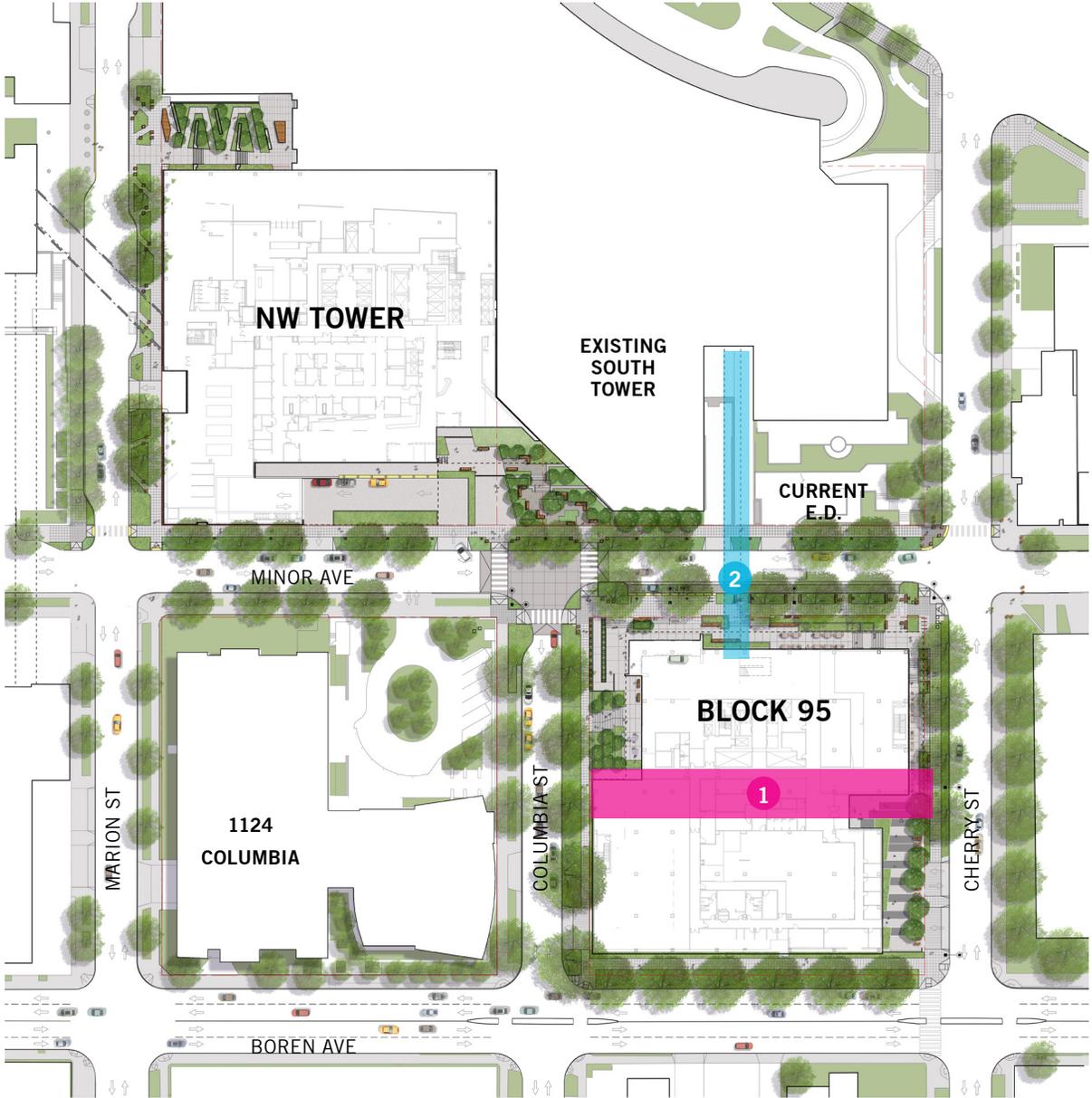
OTHER

- Seattle Parks & Recreation: coordination regarding First Hill Park budget and design process
- Seattle Arts & Cultural Affairs: coordination with Ruri Yampolsky regarding Visual Art in the ROW
- The Frye Museum: project update

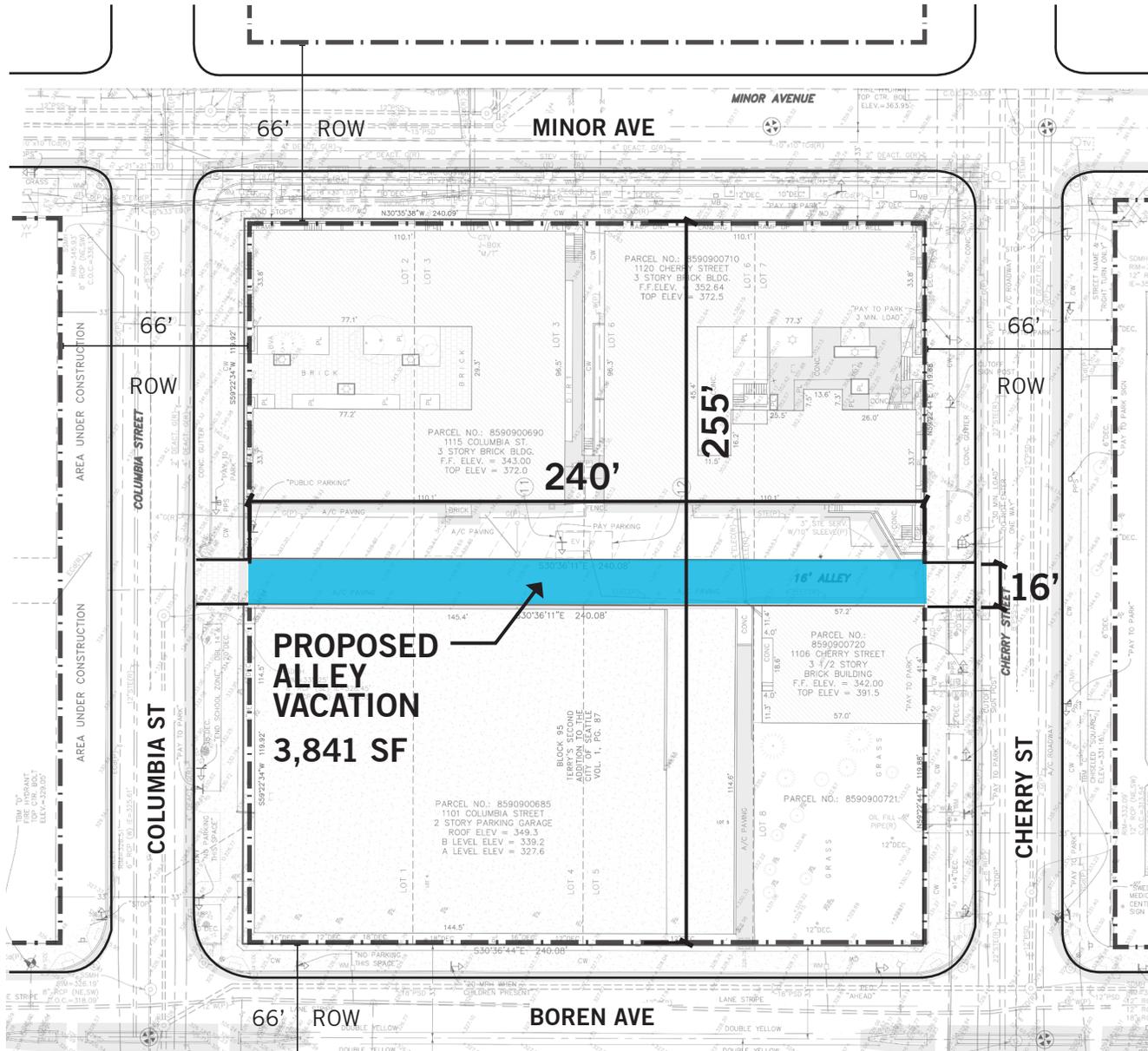
PROPOSED PETITIONS

SDOT PETITIONS

- 1 Block 95 Alley Vacation
- 2 Minor Skybridge



BLOCK 95 PROPOSED ALLEY VACATION





VACATION SUMMARY

SWEDISH

- Acquisition of 3,841 SF alley
- No FAR Bonus
- Consolidation of service / loading
- Efficient below grade parking
- Improved access: patients / visitors

BLOCK 95

- Improved building massing
- Increased active ground level uses
- Increased ground level open spaces

PUBLIC BENEFITS

- Comprehensive package of on and off campus improvements focused on open space, public art, wayfinding and pedestrian safety.

MIMP OPEN SPACE AND SETBACKS

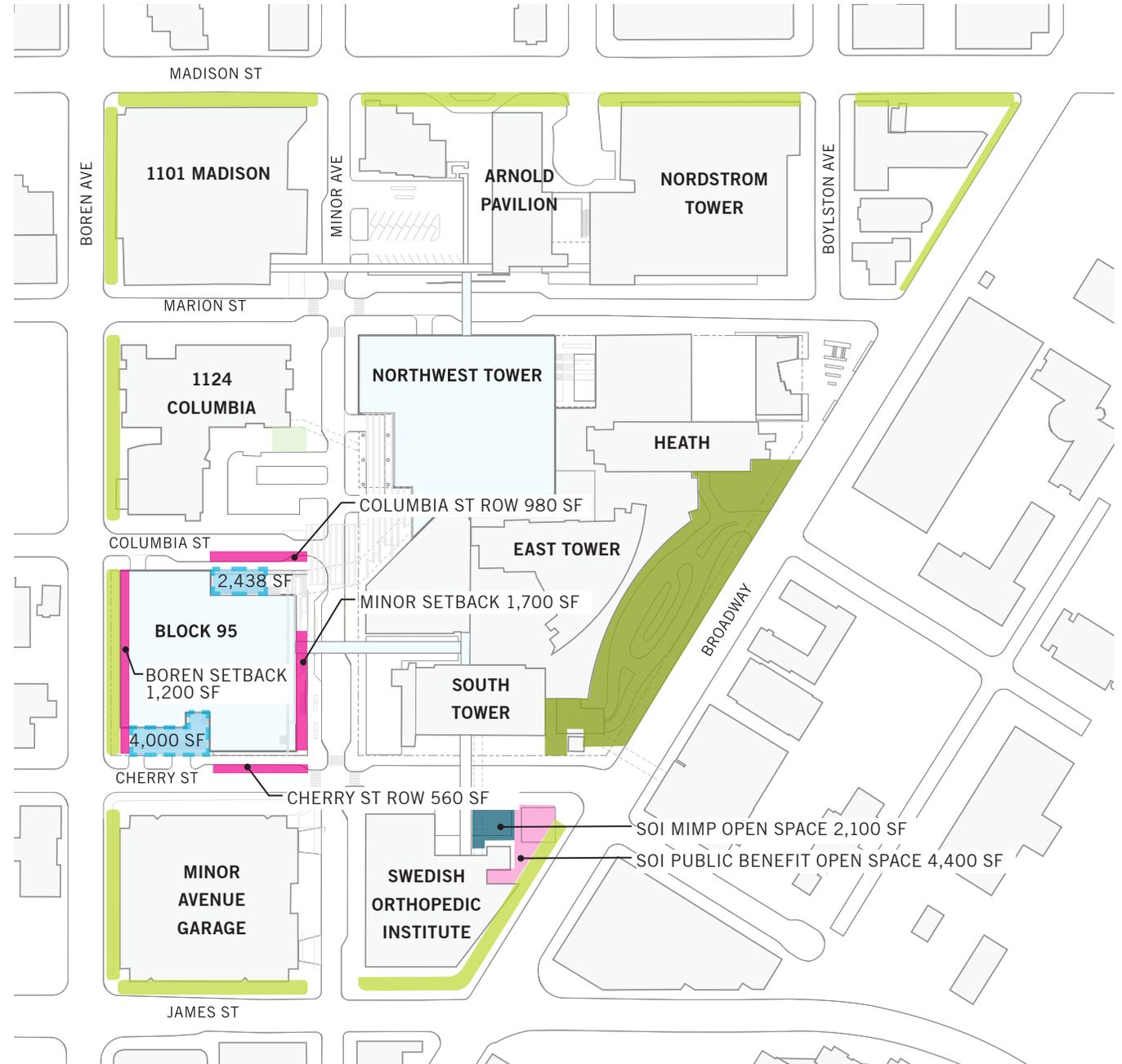
MIMP CITY COUNCIL CONDITION #7:

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

CURRENT AND PROPOSED PUBLIC BENEFIT OPEN SPACE	AREA (SF)
Proposed Open Spaces	
Minor Setback	1,700
Columbia Street Enhanced ROW	980
Cherry Street Enhanced ROW	560
Boren Setback	1,200
Total	4,440



FIRST HILL MILE

FIRST HILL MILE

PUBLIC BENEFIT SUMMARY

Sidewalk & Pedestrian Crossings

- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating
- Bike fix-it station

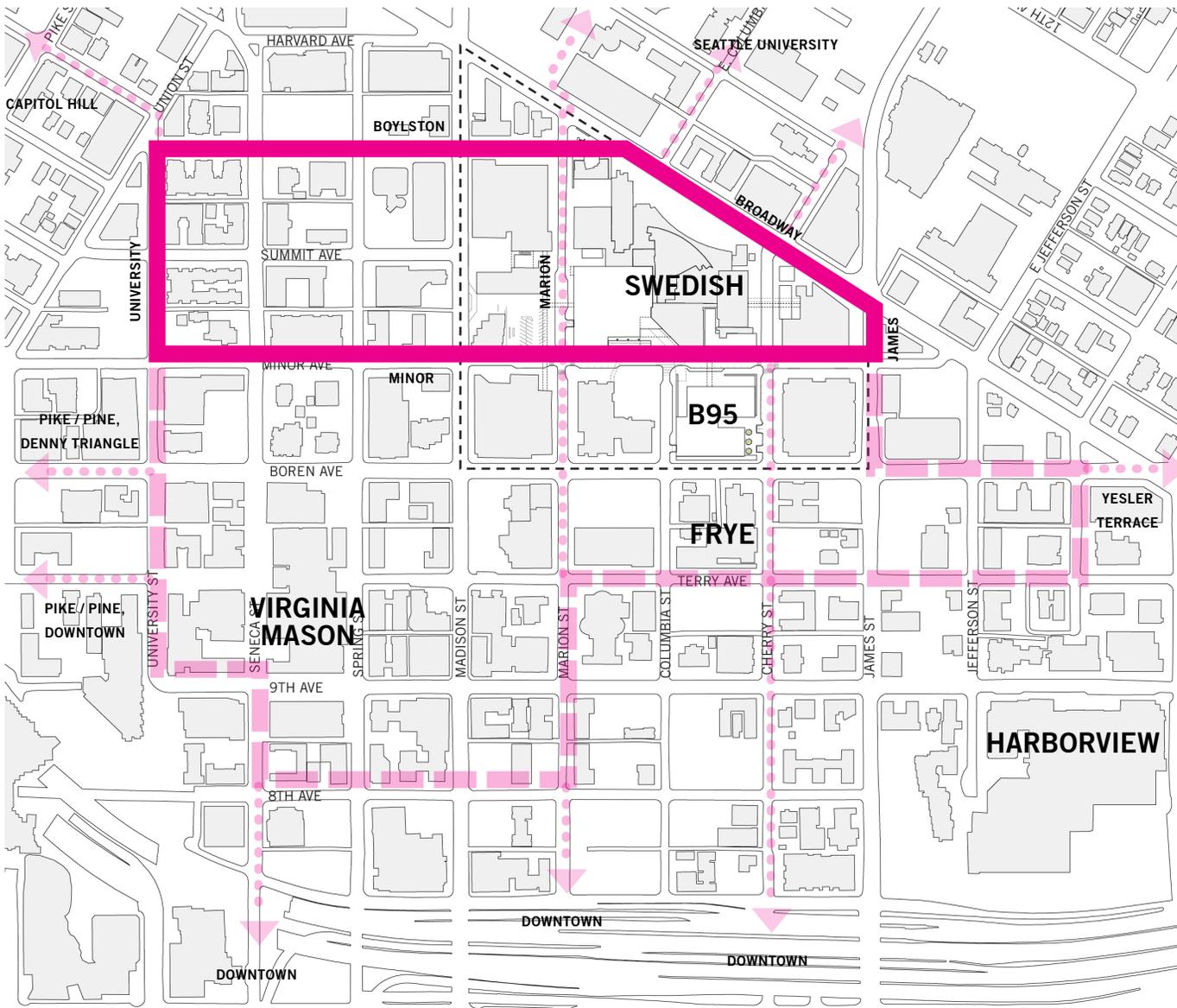
Wayfinding Signs

Street Trees

- New & replaced trees
- Select tree pruning

LEGEND

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

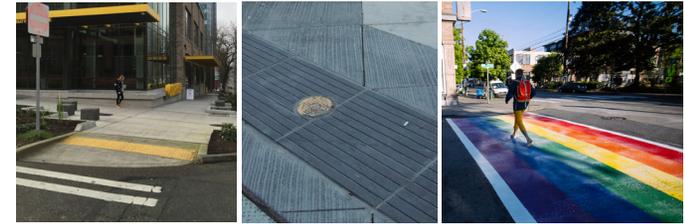


FIRST HILL MILE

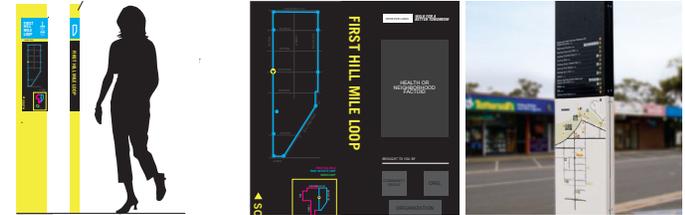
STREETScape ELEMENTS



1 PEDESTRIAN SAFETY



2 WAYFINDING



3 FURNISHINGS

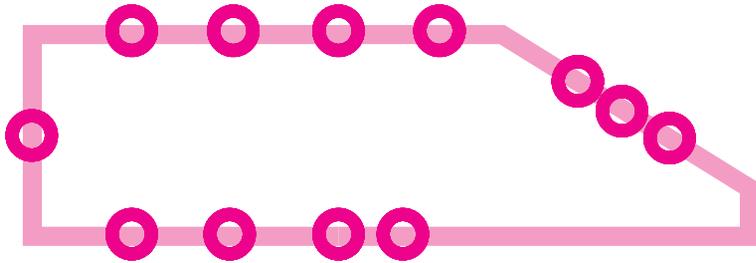


4 TREES & PLANTING

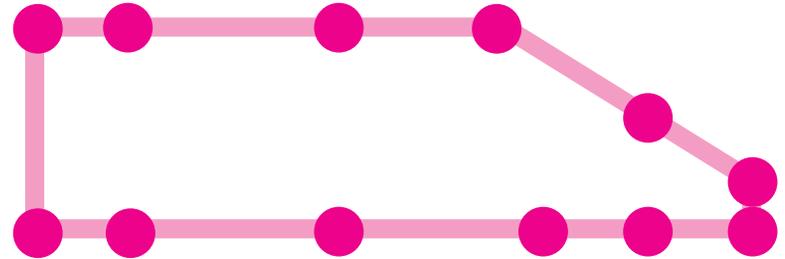


FIRST HILL MILE

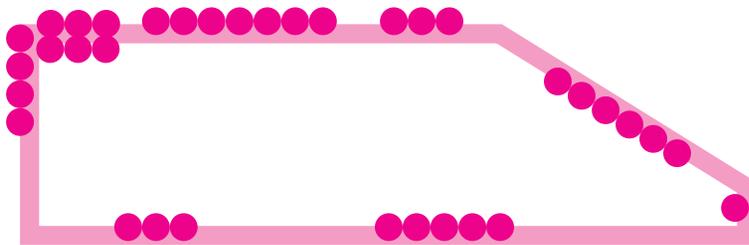
IMPROVEMENTS



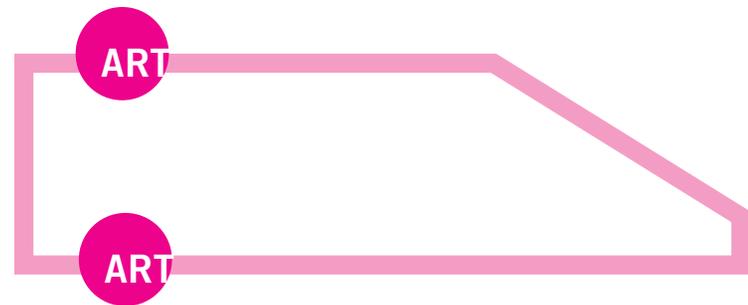
Sidewalks & Pedestrian Crossings



Wayfinding Signs



Street Trees + Planting



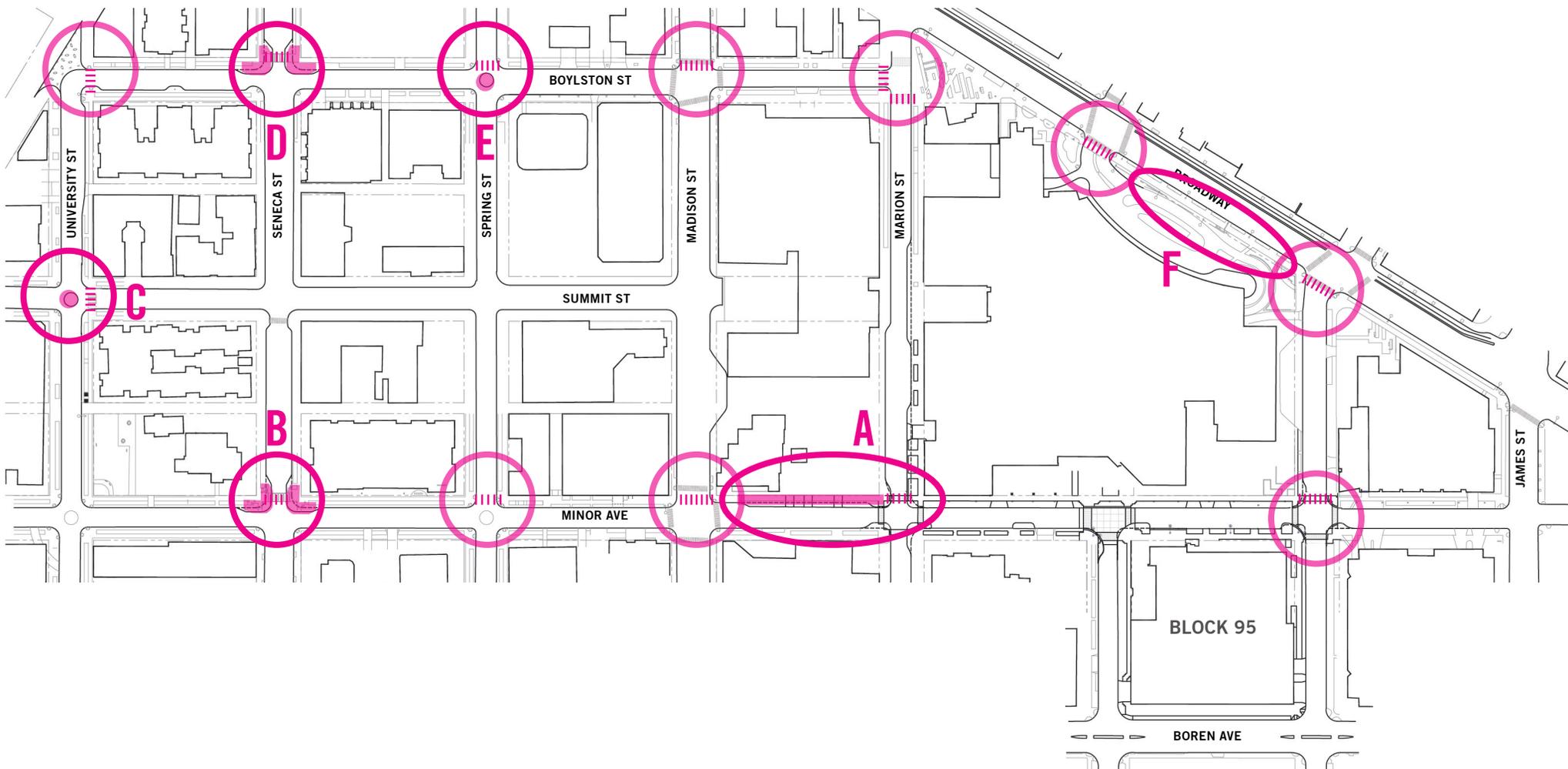
Public Art

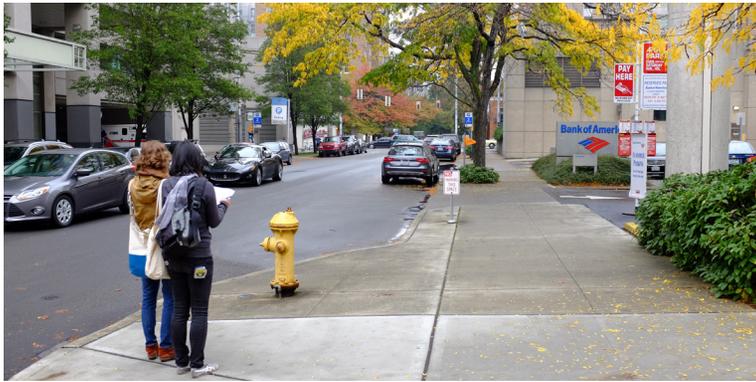
FIRST HILL MILE

STREETSCAPE IMPROVEMENTS

LEGEND

-  Open space and pedestrian improvements





Existing Intersection

FIRST HILL MILE

MINOR AVE - MARION TO MADISON

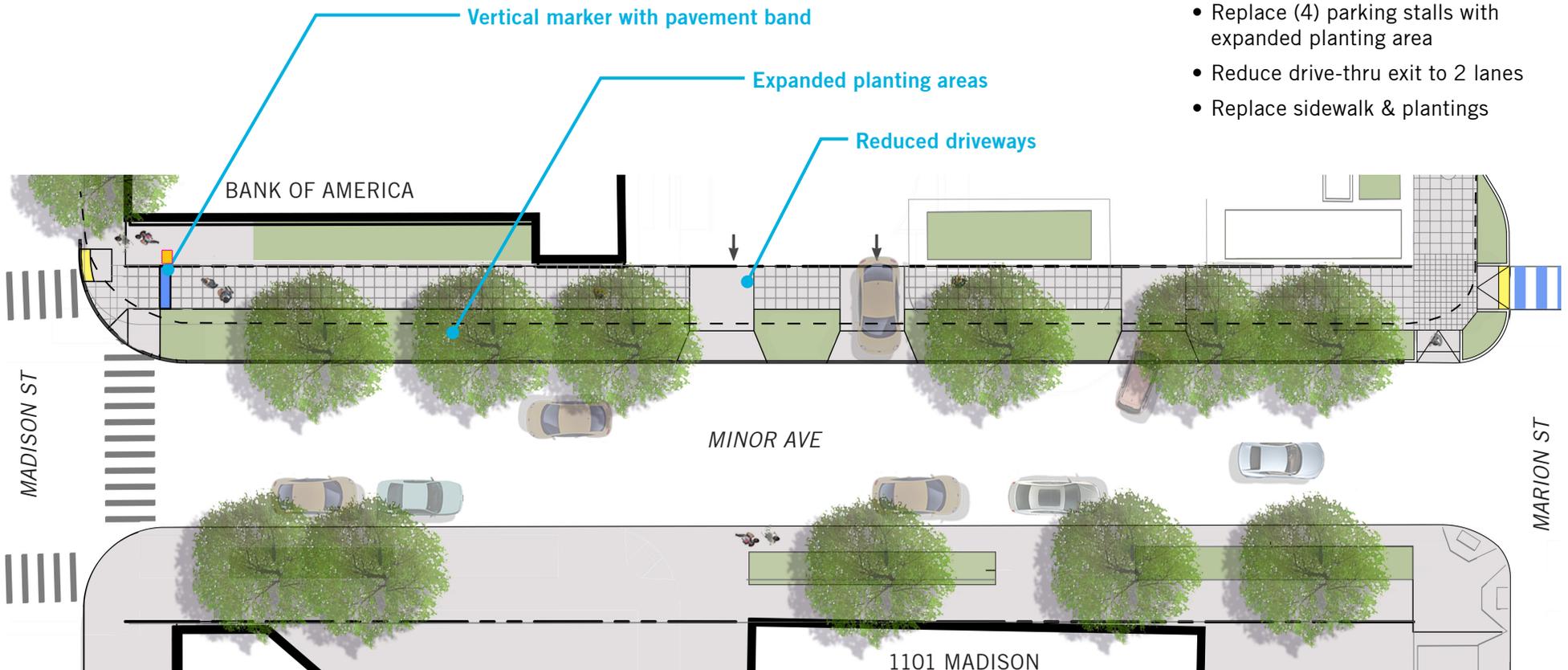


EXISTING CONDITION

- 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





Existing Intersection

FIRST HILL MILE

MINOR & SENECA

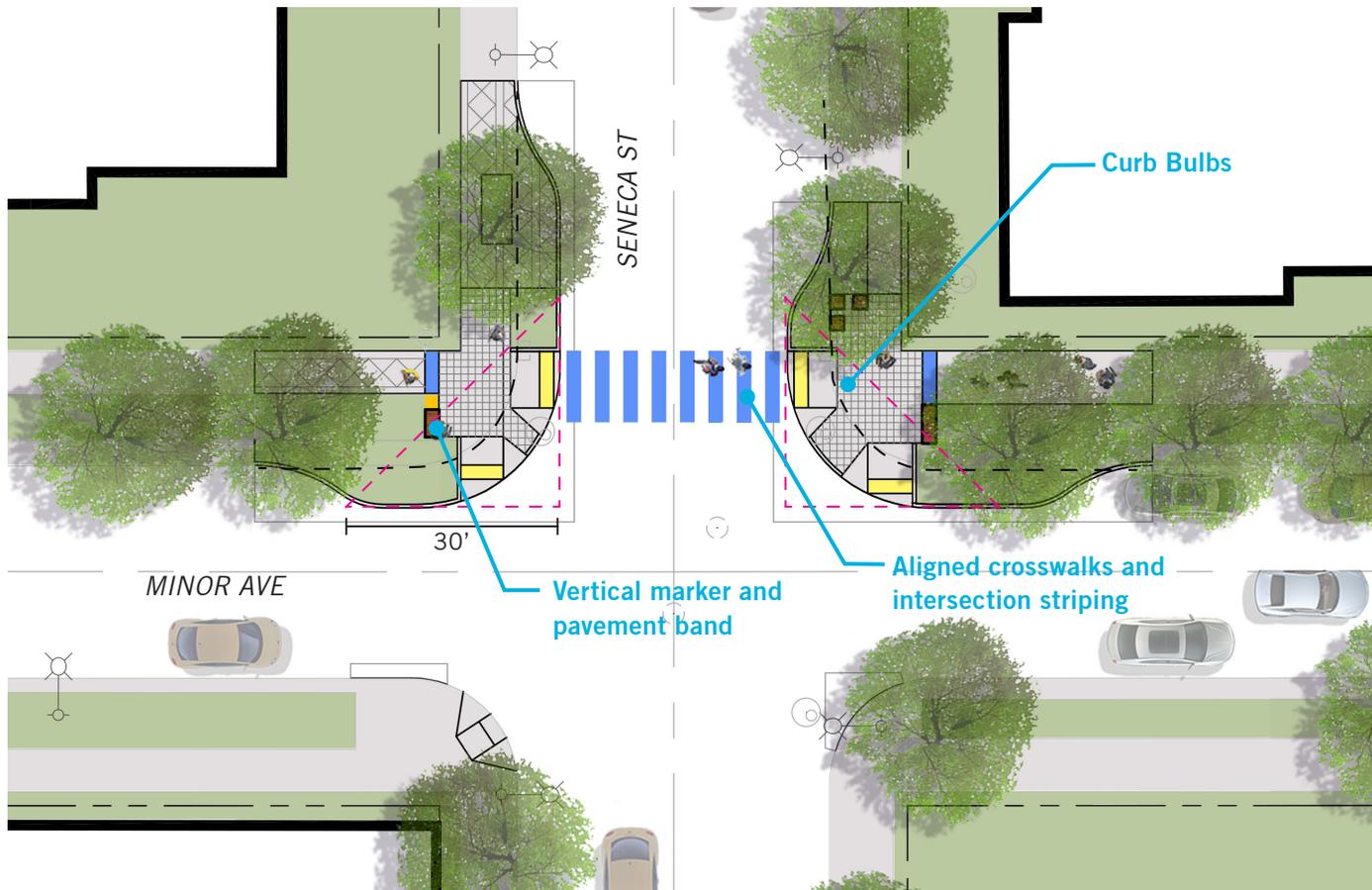


EXISTING CONDITION

- 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





Existing Intersection

FIRST HILL MILE

MINOR & SENECA



FIRST HILL MILE

MINOR & SENECA



Existing Intersection





Existing Intersection

FIRST HILL MILE

UNIVERSITY & SUMMIT

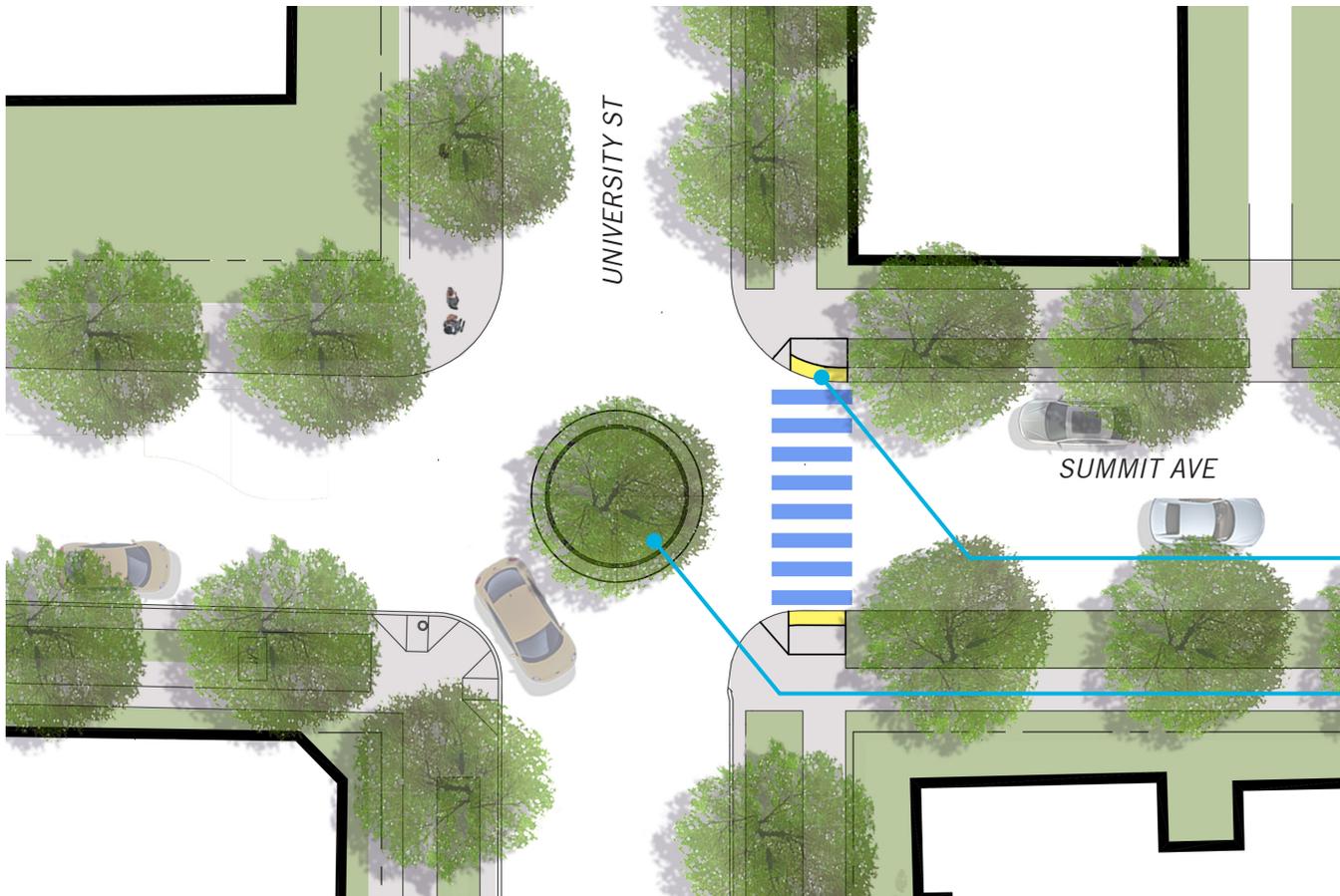


EXISTING CONDITION

- 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

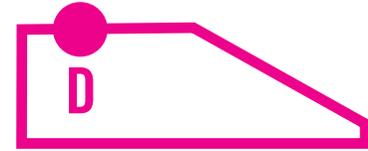
Traffic circle



Existing Intersection

FIRST HILL MILE

BOYLSTON & SENECA

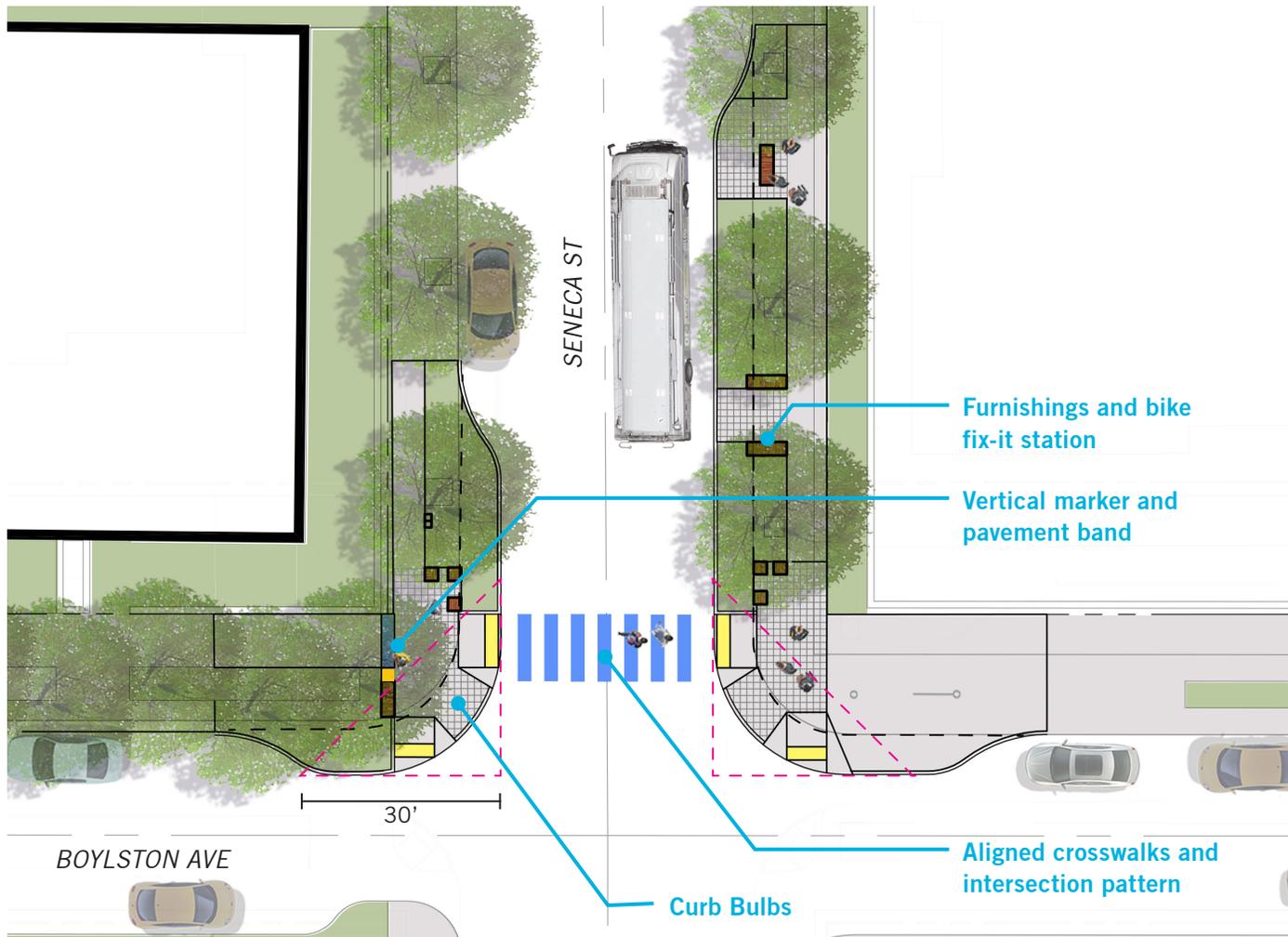


EXISTING CONDITION

- 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

FIRST HILL MILE

BOYLSTON & SPRING

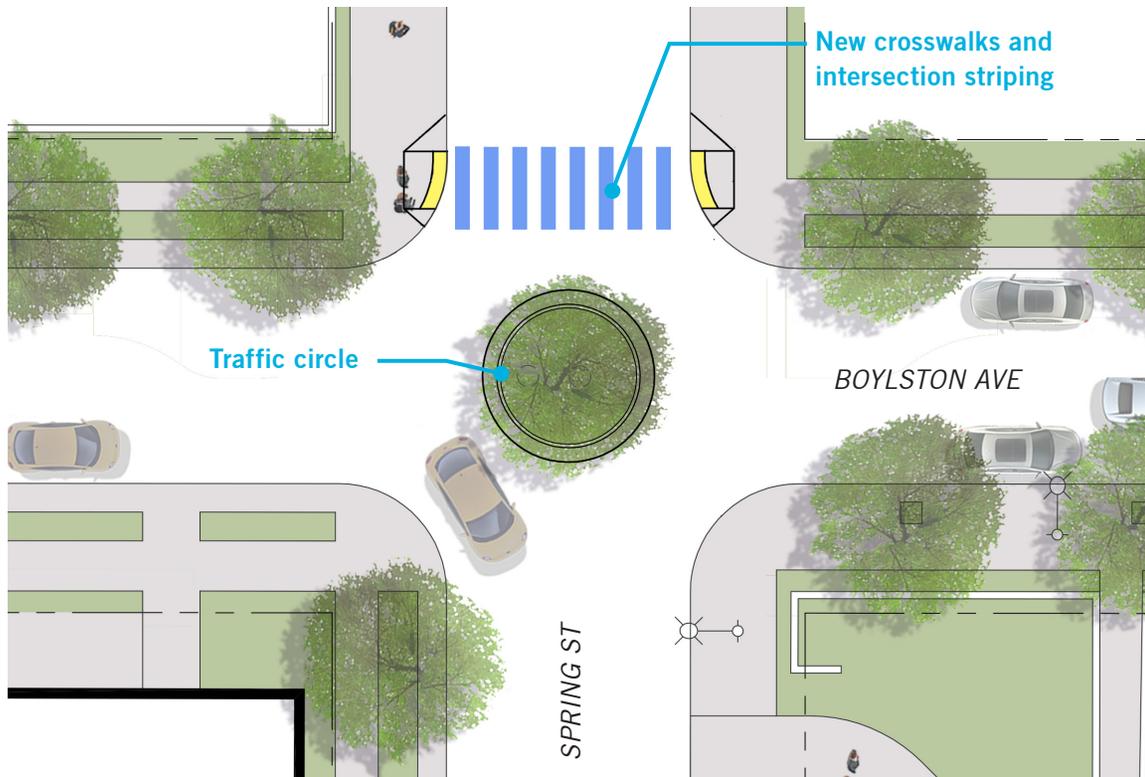


EXISTING CONDITION

- Redevelopment potential at adjacent parcels
- Low traffic volume

PROPOSED IMPROVEMENTS

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





FIRST HILL MILE

STREETScape IMPROVEMENTS: BROADWAY FRONTAGE

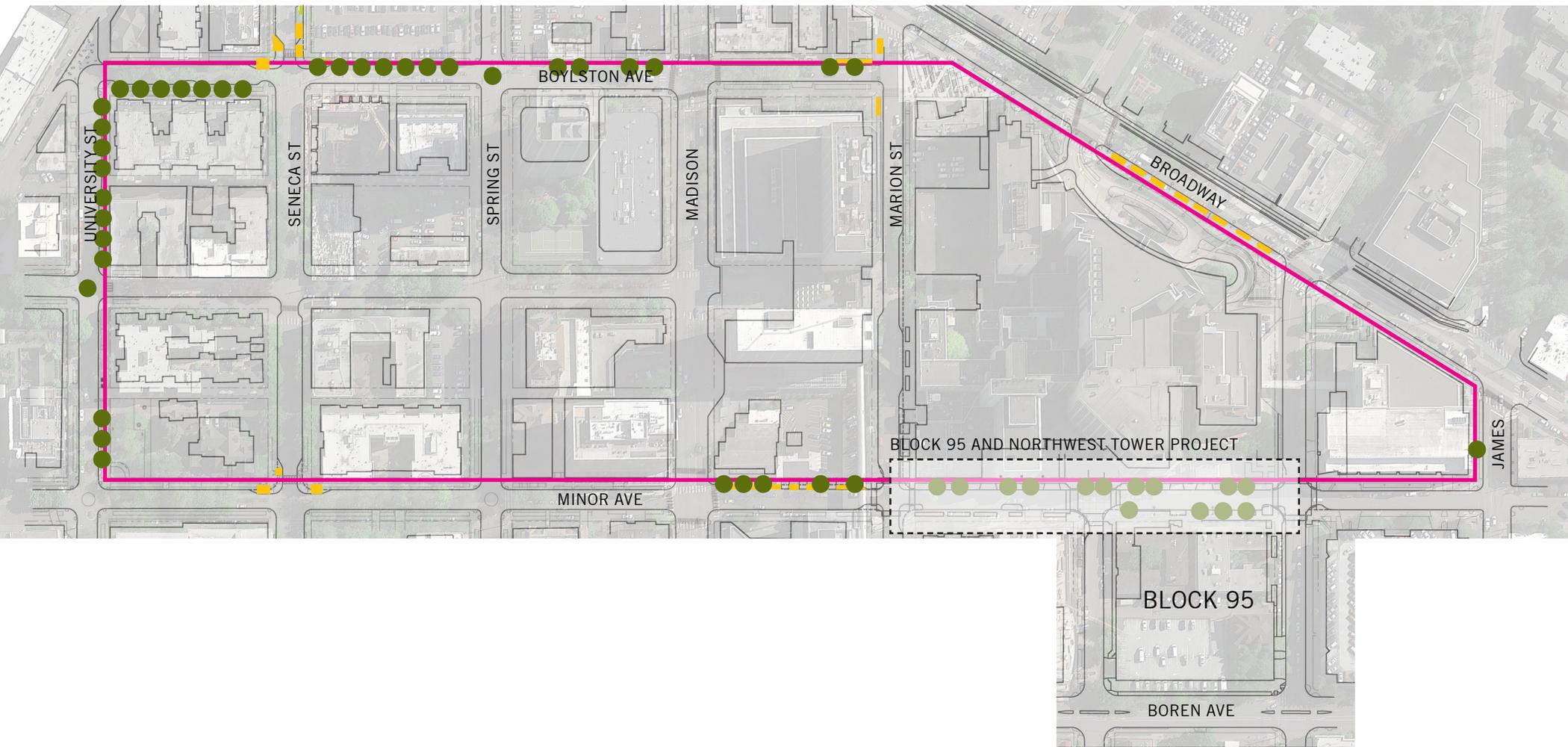


1- THE FIRST HILL MILE

TREES AND PLANTING

LEGEND

-  New Street Trees
-  New Planting
-  The First Hill Mile Route



FIRST HILL MILE

STREET TREES

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



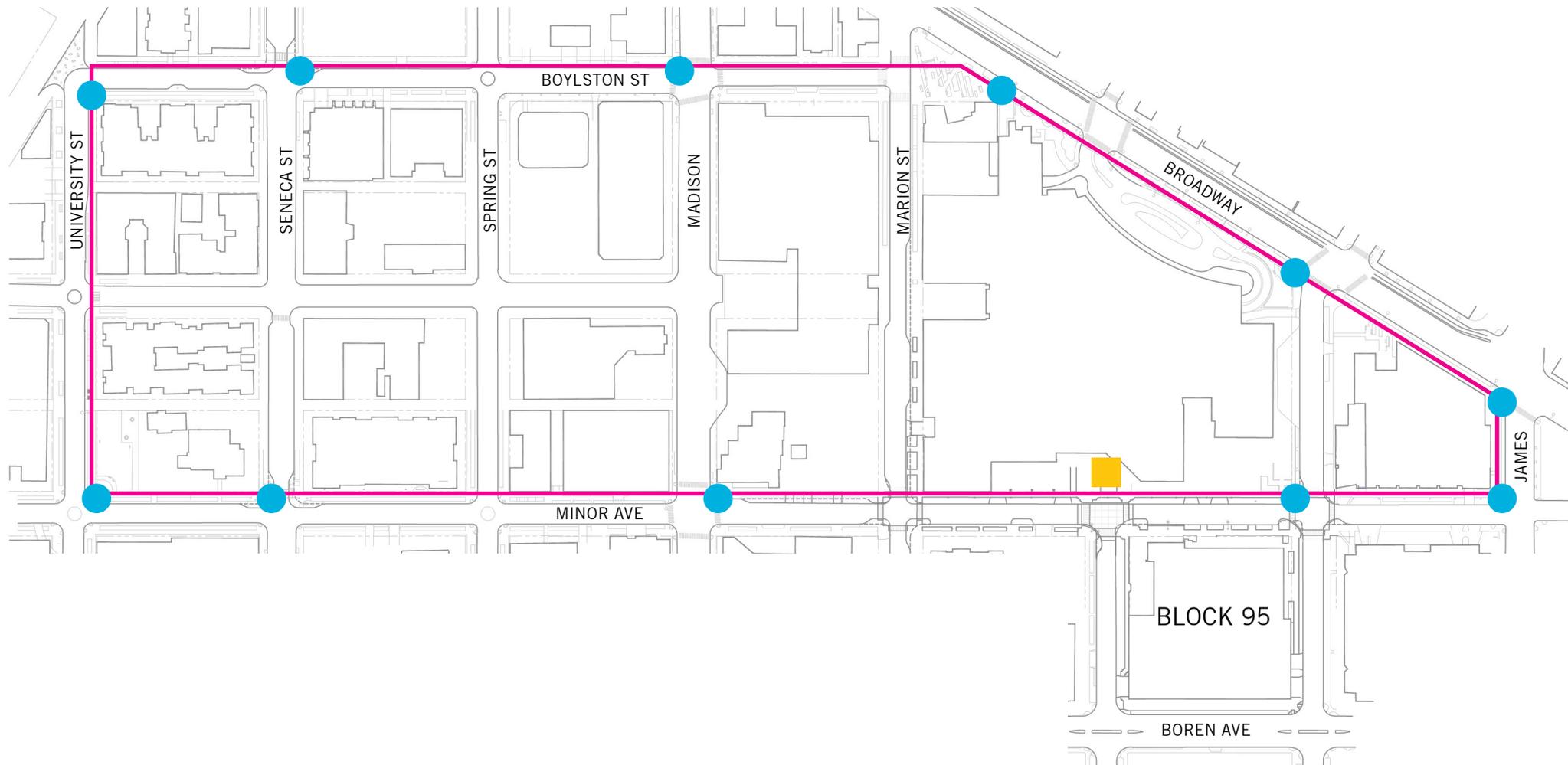
Carpinus caroliniana

FIRST HILL MILE

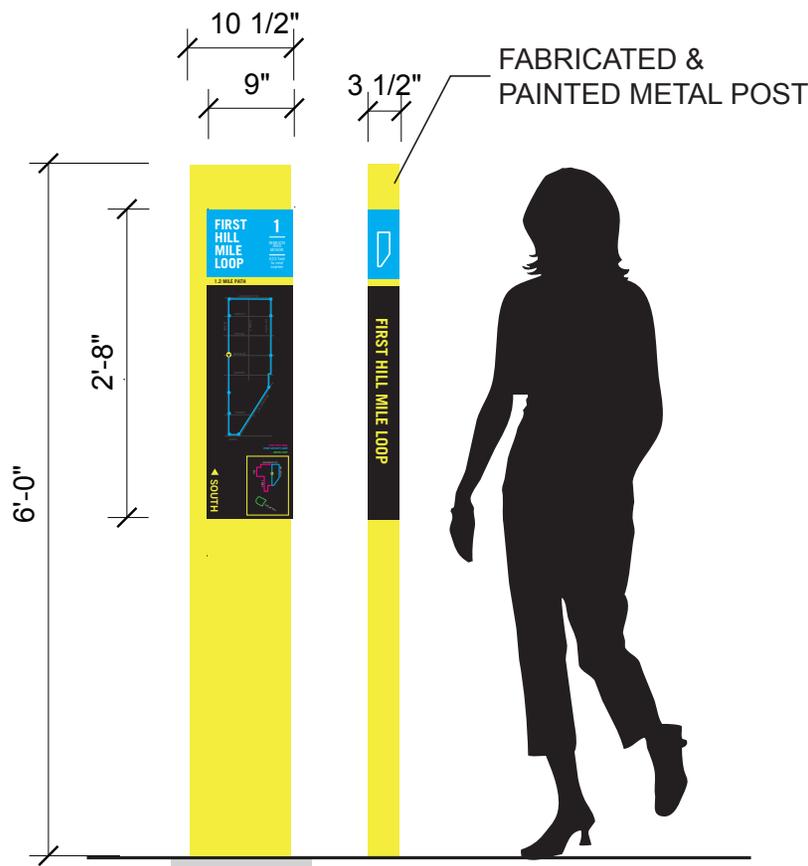
WAYFINDING

LEGEND

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



FIRST HILL MILE WAYFINDING VERTICAL MARKER



DIGITALLY PRINTED VINYL, WRAPS 1/16" BENT ALUMINUM PANEL

Detailed view of the vertical marker panel content.

- Top Section (Blue):**
 - Text: **FIRST HILL MILE LOOP**
 - Text: **1**
 - Text: MARION AND MINOR
 - Text: 422 feet to next marker
- Second Section (Yellow):**
 - Text: 1.2 MILE PATH
- Map Section (Dark Grey):**
 - Map showing streets: UNIVERSITY ST, SENECA, SUMMIT, MADISON, MARION, CHERRY, JAMES, BOULDER, BROADWAY, UNIVERSITY ST, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th.
 - Text: **FIRST HILL MILE LOOP** (vertical)
 - Text: INITIATIVE LOGO **WALK FOR A BETTER TOMORROW**
 - Text: HEALTH OR NEIGHBORHOOD FACTOID
 - Text: BROUGHT TO YOU BY
 - Text: COMMUNITY GROUP ORG.
 - Text: ORGANIZATION
 - Text: ORGANIZATION
- Bottom Section (Dark Grey):**
 - Text: SOUTH
 - Map showing streets: UNIVERSITY ST, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th.
 - Text: FIRST HILL MILE PRAP ACTIVITY LOOP GREEN LOOP
 - Text: KEELER WAY

PUBLIC ART

BACKGROUND

- The art selection process for the project was initiated in the fall of 2015
- A transparent, thoughtful, authentic process was integrated with the City's mandate while upholding the mission and values of Swedish's art collection
- 4Culture engaged to lead and manage the art program based on their experience

CRITERIA

The Swedish Public Art Program will:

- Honor and carry forward the Swedish Art Collection, in outdoor public space
- Support wellness, healing and respite
- Connect with the First Hill neighborhood, its history and current context
- Spotlight Northwest artists

Similar to the SDC criteria for Public Art, the selection of the artists is based on the following criteria:

- Quality and strength of past work as demonstrated in submitted application materials
- Ability to consider a site and create art specific to it
- Command of dynamic spatial relationships and variable scales of readability
- Experience with exterior grade materials
- Availability to begin design work in 2Q 2106

SWEDISH Public Art

PROGRAM SUMMARY

February 16, 2016

4Culture, Swedish, SiteWorkshop



PUBLIC ART PROGRAM SUMMARY

I. PUBLIC ART PROGRAM INTENT

With a range of sites, budgets, and artist selection and working methods:

- Honor and carry forward the Swedish Art Collection, in outdoor public space
- Support wellness, healing, and respite
- Connect with the First Hill neighborhood, its history and current context
- Spotlight Northwest artists

II. SITES & SCOPE

- First Hill Mile – installations in two new curb bulbs
 - Seneca & Boylston
 - Seneca & Minor
- Open Garden Spaces – art on ground and vertical planes
 - Minor Ave Garden – mini-sculpture garden experience
 - Marion St Garden – mini-sculpture garden experience + artwork façade or artwork suspended between two buildings

III. BUDGET & SELECTION METHODS

- First Hill Mile Installations
 - \$300K; \$150K for each curb bulb site
 - Site-specific commission
 - Invitational, King County-based artists
- Open Garden Spaces
 - \$250K for an outdoor sculpture collection
 - Direct purchase
 - Curated, WA, OR, ID, MT, AK-based artists
 - \$450K for façade or suspended artwork
 - Design team collaboration
 - Open Call, US-based artists

IV. PROGRAM TEAM

- Core Team
 - Kathleen Moles, Swedish
 - Tamar Benzikry / Kelly Pajek, 4Culture
 - Mark Brands, SiteWorkshop
- SPAAC – Swedish Public Art Advisory Committee (open number)
 - Rachel Jenner, Planning & Design Director, Providence Health & Services
 - Lorna Kneeland, Special Projects, Swedish Medical Center Foundation
 - Kathleen Moles, Art Program Manager, Swedish Medical Center Foundation
 - Eric Oliner, Senior Director, First Hill Transformation Project, Providence Health & Services
 - Alex Hudson, First Hill Improvement Association Coordinator
 - TBD, Artist(s)
 - Mark Brands, SiteWorkshop
 - Daria Supp, Perkins & Will
- Selection Panels, general (5 voting members)
 - Swedish Art Committee representative
 - Design Team representative
 - First Hill Improvement Association / Neighborhood representative
 - 2 artists
 - Kathleen Moles, advisor
 - Tamar Benzikry / Kelly Pajek, facilitator

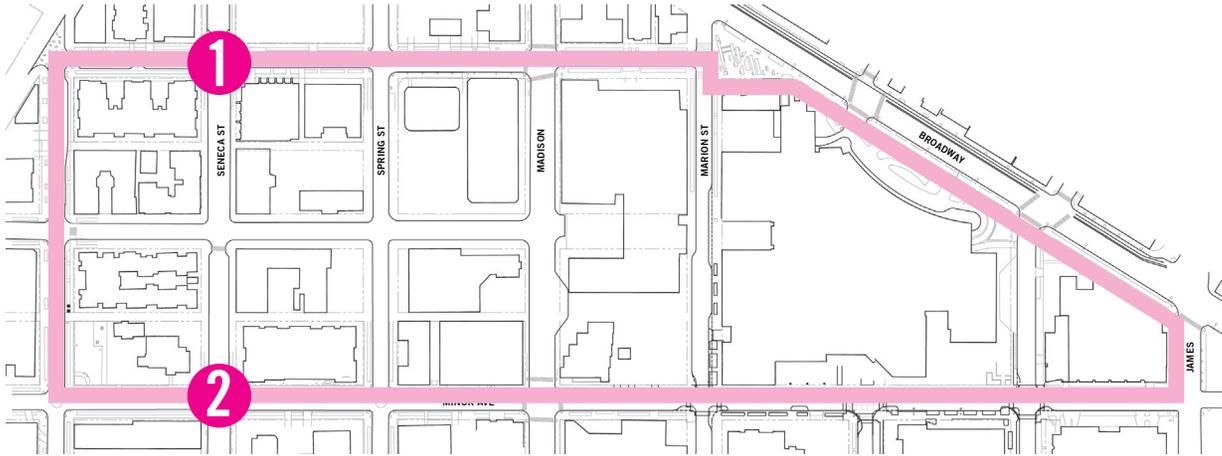
V. TIMELINE

Overall

Now	60% design development
1-2Q 16	Artist selections
2-3Q 16	Artist design developments Presentations to SPAAC and Seattle Arts Commission
3Q 16	Construction docs
1-2Q 18	Completion

PUBLIC ART

FIRST HILL MILE



1



2



JOHN GRADE

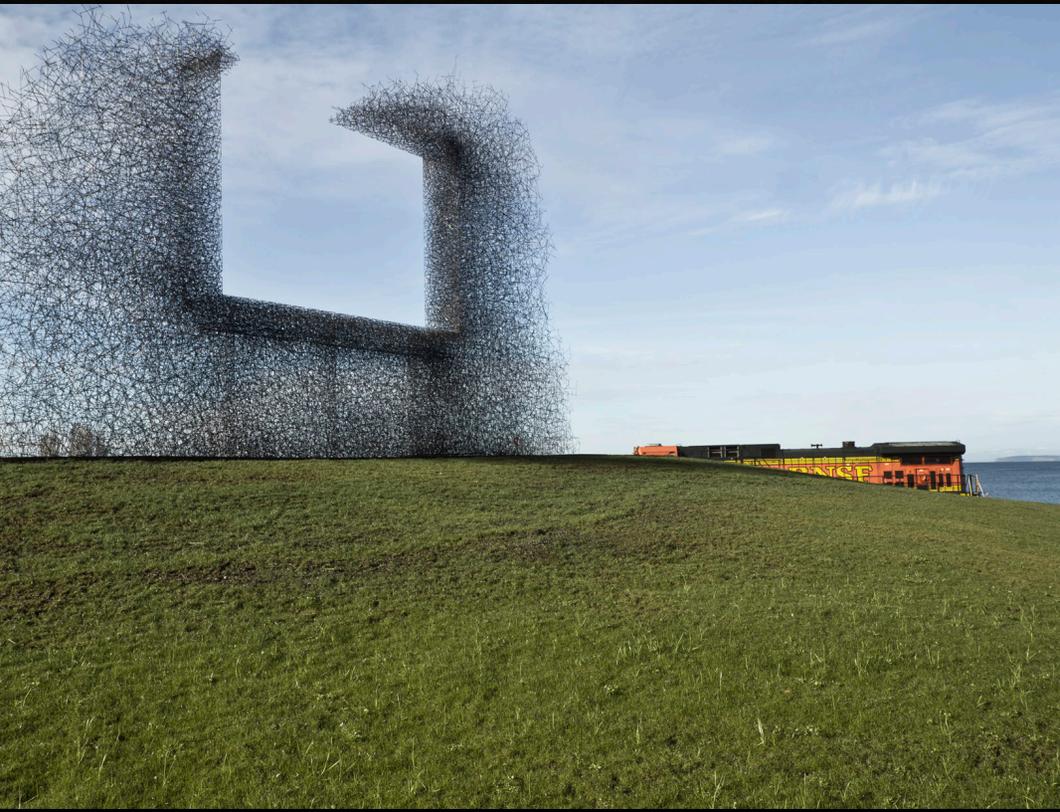
ARTIST: FIRST HILL MILE





LEAD PENCIL STUDIO

ANNIE HAN + DANIEL MIHALYO
ARTISTS: FIRST HILL MILE

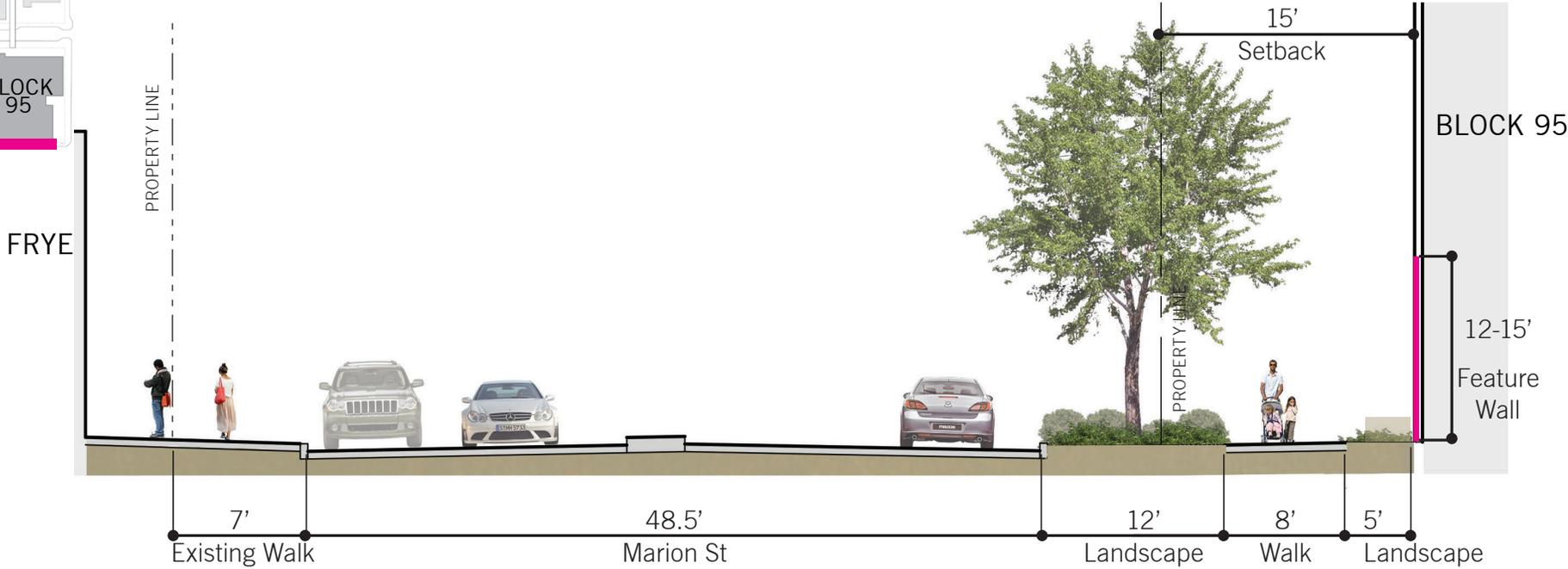
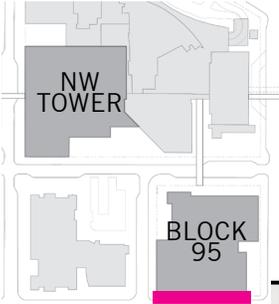


THE REQUEST

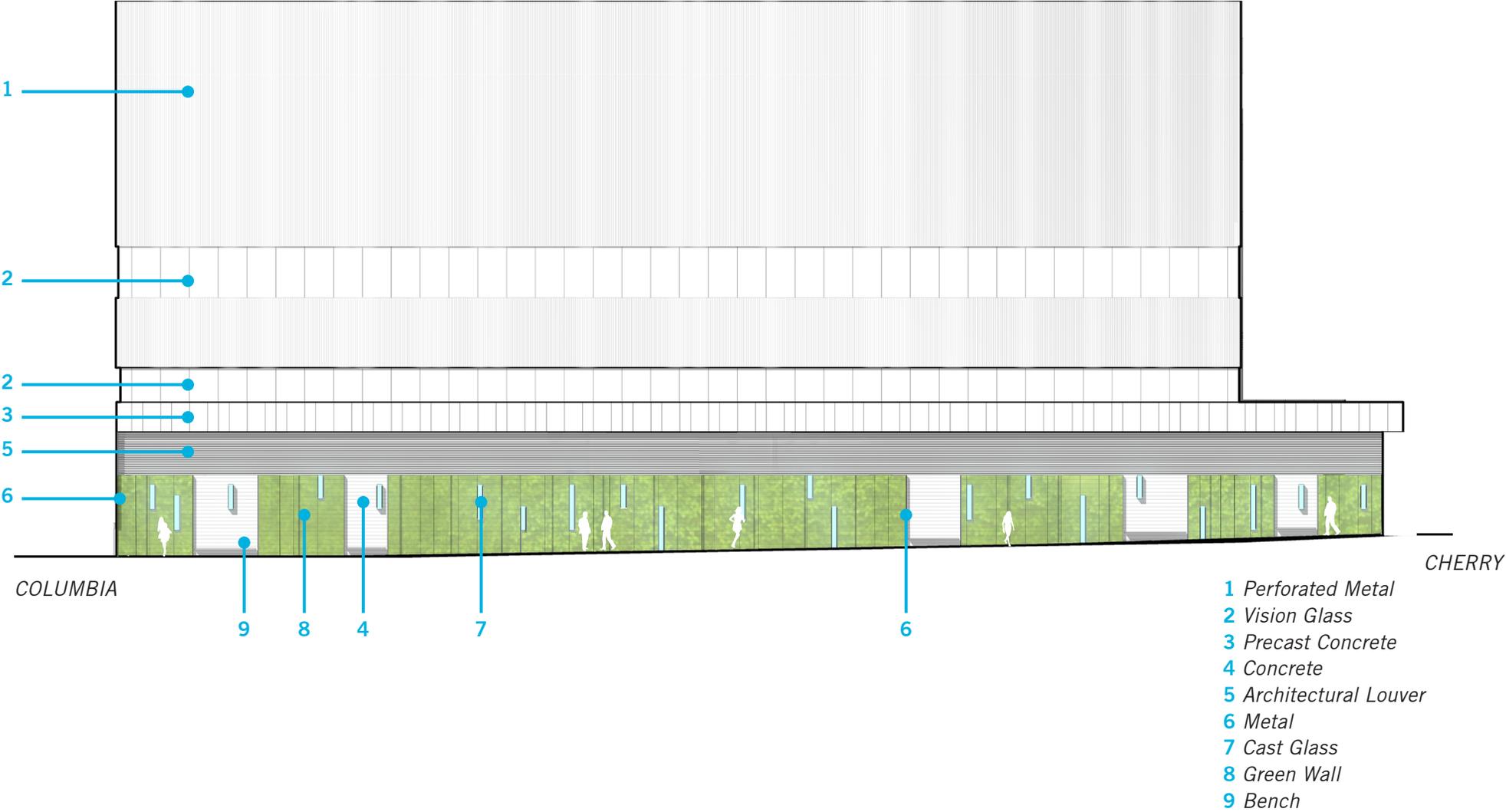
- Swedish requests that the review of artist proposals be deferred to the Swedish Public Art Advisory Committee (SPAAC). The committee is comprised of community members, public artists, Swedish staff, design team members and **a member(s) from SDC.**
- Artist proposals will address all submittal requirements noted in the SDC art policy documents under “**Submittal Requirements and Review Criteria.**”
- The SDC SPAAC member(s) will report back to SDC, SDOT Street vacations manager and SDCI land use planner to **confirm review and approval of the art concept plans** per the requirements noted above, fulfilling the public benefit proposals approved by the SDC.

BOREN AVENUE

BOREN AVE IMPROVEMENTS



BOREN FACADE ELEVATION

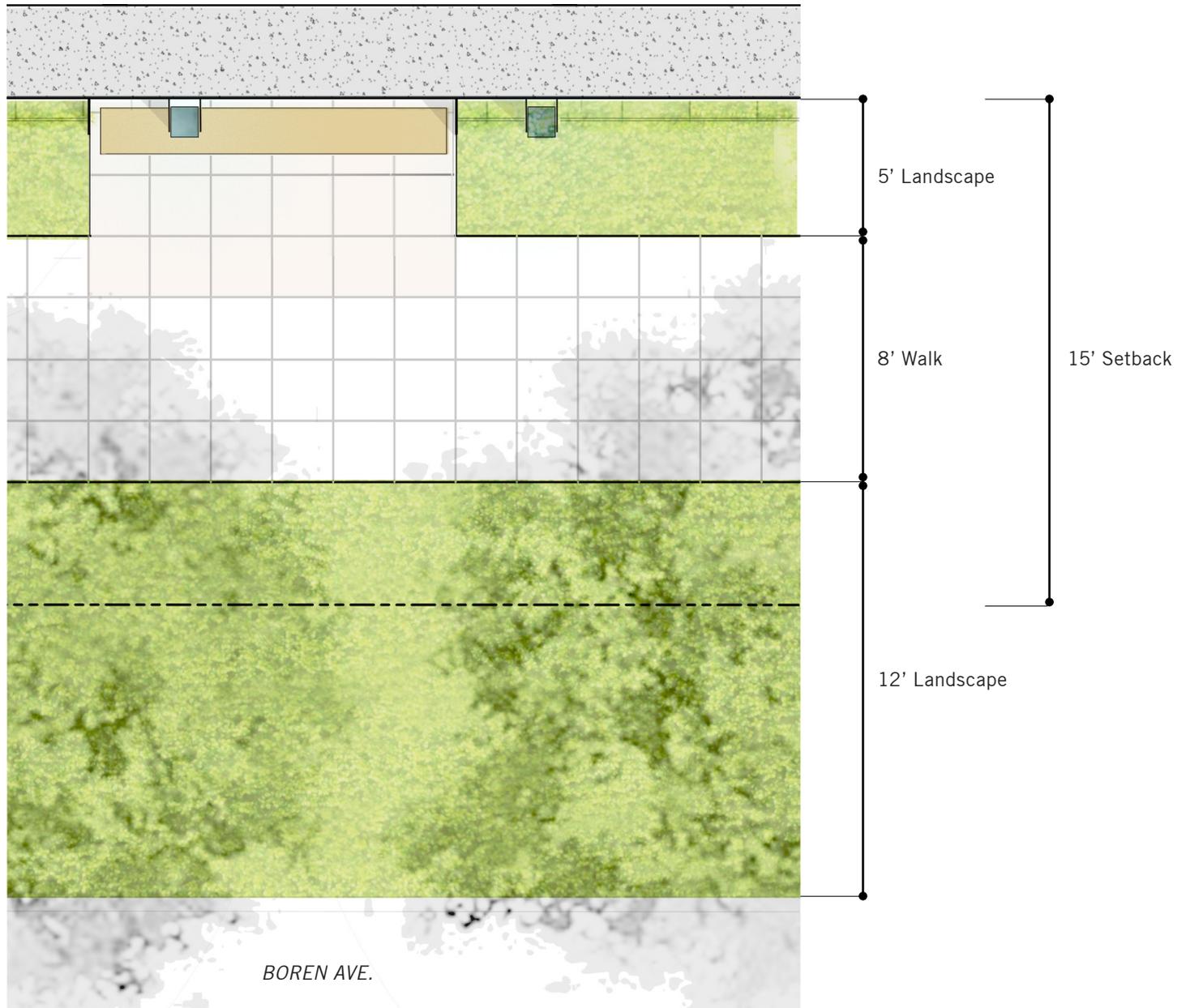


BOREN FEATURE WALL



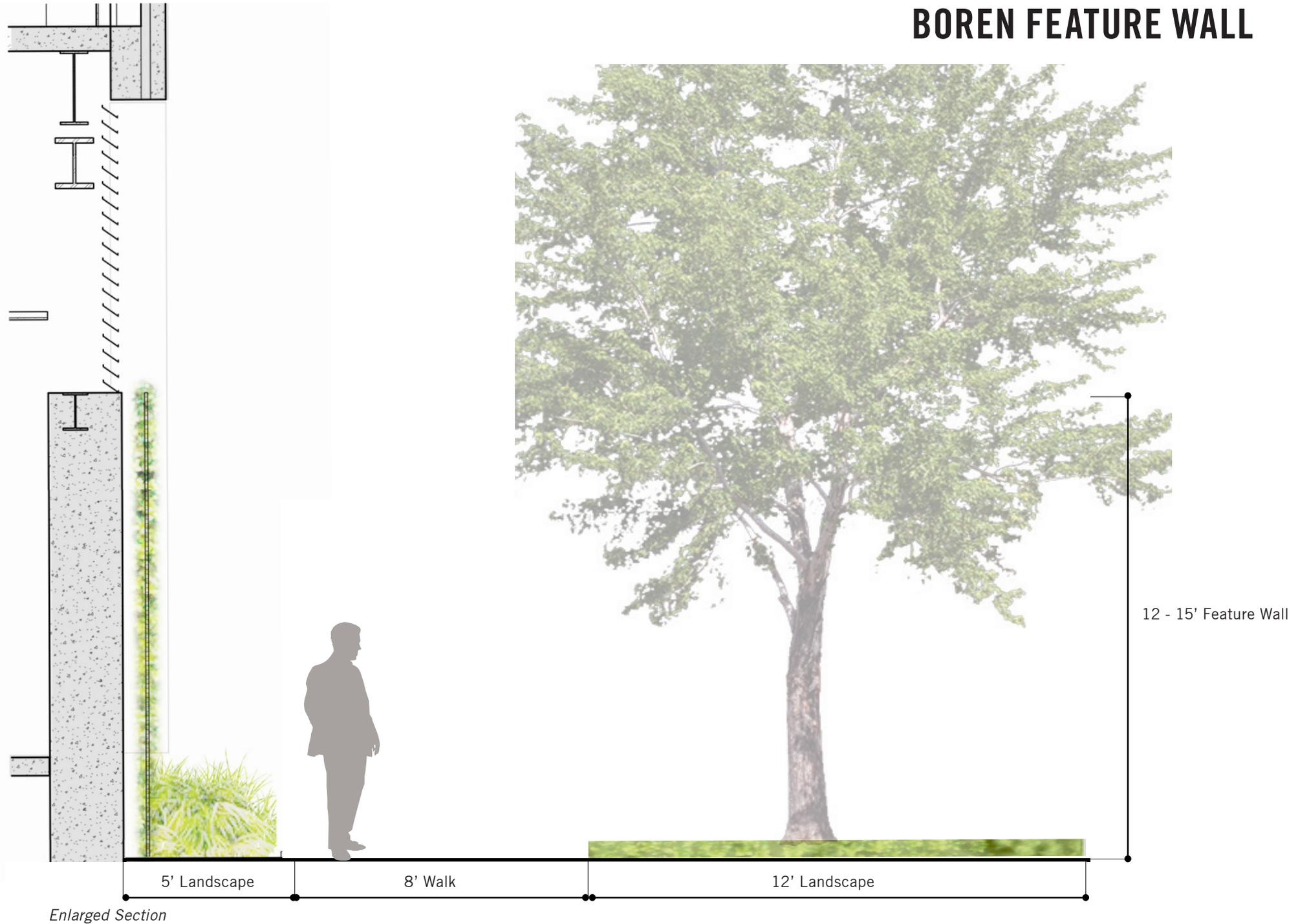
Enlarged Elevation

BOREN FEATURE WALL



Enlarged Plan

BOREN FEATURE WALL



Enlarged Section



BOREN FEATURE WALL



MATERIALS



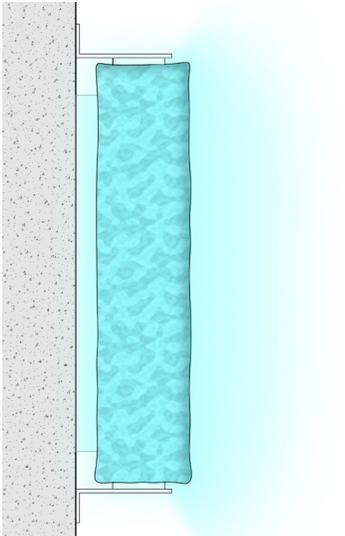
1 Board Form Concrete



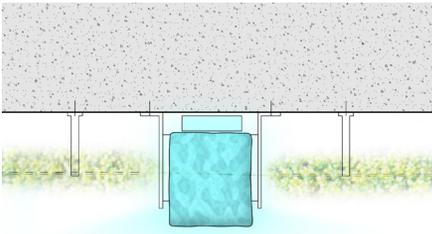
2 Green Wall



3 Identity Element



Identity Element Detail Section



Identity Element Detail Plan



Green wall (6th Ave)



Board form concrete with integral bench (Pike Place Hill Climb)

BOREN GREEN WALL

VINES



Akebia longiracemosa



Akebia longiracemosa



Clematis x Vancouver FrAGRANT Star



Hoelbellia coriacea

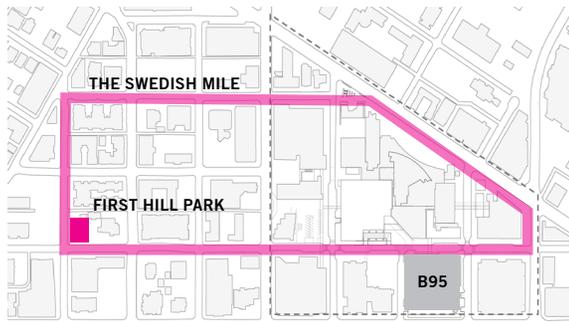


Jasminum officinale "Inverlieth"



Lonicera henryi

FIRST HILL PARK



FIRST HILL PARK CONTRIBUTION

PUBLIC BENEFIT SUMMARY

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



FIRST HILL PARK CONTRIBUTION

COMMUNITY OUTREACH & FEEDBACK

THE FINDINGS - FIRST HILL PARK

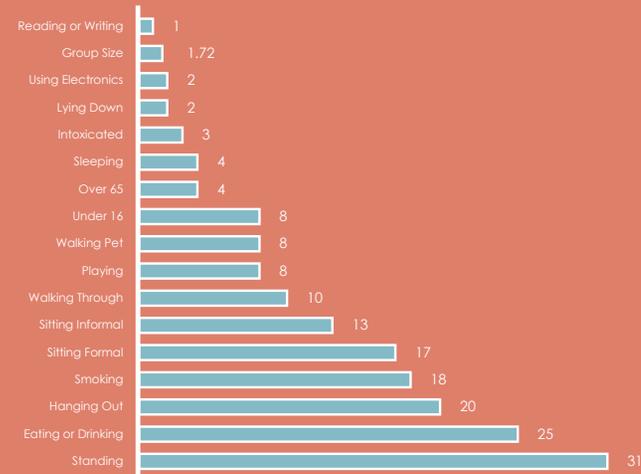
First Hill Park is located at the intersections of University Street and Minor Avenue. It is adjacent to the Stimson Green Mansion, and was originally a part of the mansion's property. In 1978, the 0.2-acre space was gifted to the City and transformed into First Hill Park. The space features: picnic tables, mature trees, benches, grass, brick pathways, and landscaping. First Hill Park is edged by mid and high-rise residential buildings. Direct sunlight comes into the space during the late afternoon and evening.

Of all three spaces, First Hill Park is the most used and has the widest array of activities. The space sees most usage during the late morning and afternoon. The most common types of activities that occur in First Hill Park are (in order): talking with others, standing around, eating, hanging out or relaxing, and smoking. The average group size, based on observation, is 1.7 people. From these observations, First Hill Park can be considered a gathering place for residents. Children also use this space much more than the other parks in First Hill.

Although First Hill Park is the most heavily used public space in the neighborhood, it also has the most nuisance behaviors: overnight camping, smoking, and intoxication. This site is also significant in the fact that it is largely male dominated, while the other two sites are evenly split between genders. The presence of females is considered a sign of a healthy space.

Despite being located in a densely populated area with a scarcity of open space, First Hill Park is underutilized. However, there is evidence that the space works well with programmed activity. The First Hill Improvement Association hosted First Hill Fidos on July 30th. This well attended event featured community members and their four-leaeged friends.

OBSERVATION DATA FOR FIRST HILL PARK



FUTURE CONSIDERATIONS

- Removing shrubs along the outer edges for safety and accessibility reasons.
- Including a playground for children in the area.
- Encouraging a small P-Patch along the southern edge of the park.
- Implementing First Hill's active zone loop, beginning in First Hill Park.
- Increasing nighttime lighting for safety reasons.
- Including greater variety of seating options.
- Pursuing a re-visioning strategy and concept plan for the park.

FIRST HILL PARK CONTRIBUTION

PUBLIC MEETING: FIRST HILL FIDOS



PARK BACKGROUND

- First Hill Park is a 0.25 ac. **urban park acquired in 1972** from Stimson Green and is one of the neighborhood's only open spaces in a densely populated neighborhood.
- In the Summer of 2015, FHIA staged **community events** throughout the neighborhood to solicit feedback regarding the existing uses and issues with the park and future considerations for improving it.
- Current lack of open space and challenges to find new open space acquisitions put further pressures on existing open space to provide safe, healthy, and active **open space for the benefit of all**.
- Current issues include significant loitering, drug-dealing and overnight camping. **Community perception of the park is that it is underutilized and a trouble area avoided for regular use.**

PARK DESIGN PROCESS & SCHEDULE

- FHIA was awarded a Dept. of Neighborhoods **Small & Simple grant** Q4 2015 and has selected a Landscape Architect led team to work with for community outreach and concept design.
- Review of the **concept design** will be through the Parks ProView review.
- **Additional phases of work thru to project completion will be managed by Parks**

PARK DESIGN PROCESS & SCHEDULE

- A project budget was determined thru discussions w/Parks using similarly sized urban parks in Seattle.
- Proposed contribution for Design, Documentation and Construction is **\$500,000 and will be transferred to and managed by Parks**

PUBLIC BENEFITS

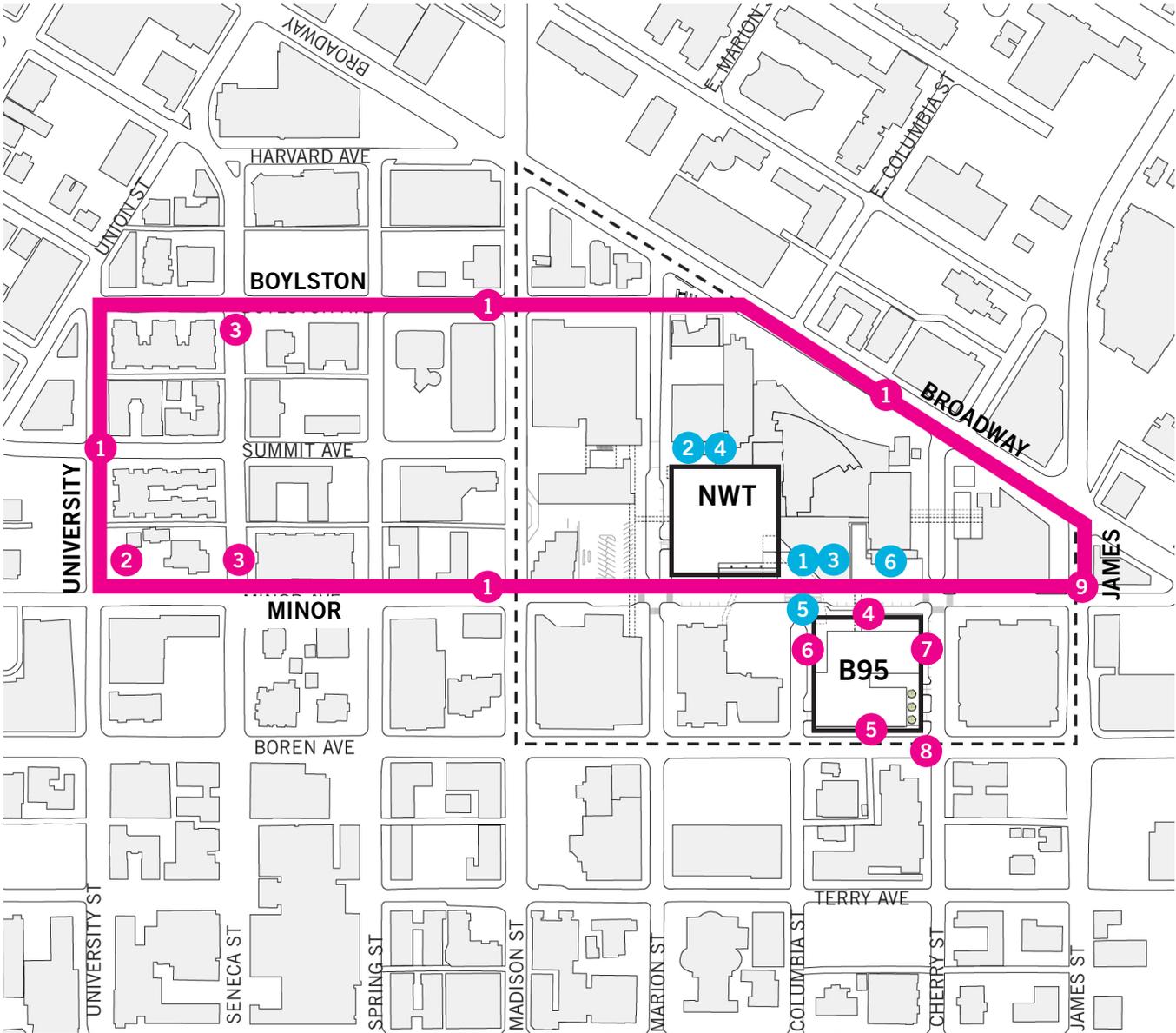
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

- 1 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



PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	QUANTITY	CODE	MIMP
1 - First Hill Mile	<i>Sidewalk & pedestrian crossing improvements</i>		None	None
	<i>Marion to Madison sidewalk & plantings</i>	4,800 SF		
	<i>Minor & Seneca curb bulbs, sidewalk, furnishings and plantings</i>	2,650 SF		
	<i>University & Summit traffic circle</i>	925 SF		
	<i>Boylston & Seneca curb bulbs, sidewalk, furnishings and plantings</i>	3,870 SF		
	<i>Boylston & Spring traffic circle</i>	1,130 SF		
	<i>Boylston & Marion curb bulbs and sidewalk</i>	2,715 SF		
	<i>Broadway Ave plantings</i>	3,960 SF		
	<i>Wayfinding signs</i>	11		
	<i>Street tree replacement</i>	39		
2 - First Hill Park Contribution	<i>Contribution toward improvements to First Hill Park</i>	Budget \$500,000	None	None
3 - Public Art	<i>Work with selected artists at identified locations in the ROW along the First Hill Mile</i>	Budget \$300,000	None	None
4 - Minor Ave Voluntary Setback	<i>Setback along the Minor Ave</i>	1,700 SF	None	None
5 - Boren Ave Voluntary Setback	<i>Setback along Boren Ave</i>	1,200 SF	None	None
6 - Columbia St ROW Improvements	<i>Expanded and enhanced pedestrian streetscape</i>	980 SF	None	None
7 - Cherry St ROW Improvements	<i>Expanded and enhanced pedestrian streetscape</i>	560 SF	None	None
8 - Pedestrian Controlled Signal	<i>Pedestrian controlled signal at Boren & Cherry</i>	1	None	None
9 - Pedestrian Controlled Signal	<i>Pedestrian controlled signal at Minor & James</i>	1	None	None

PUBLIC BENEFITS SUMMARY



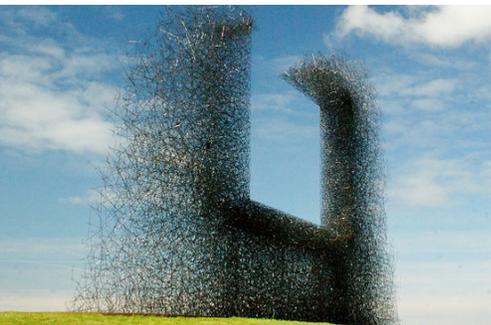
1 First Hill Mile



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- FIRST HILL MILE

PUBLIC BENEFIT SUMMARY

Sidewalk & Pedestrian Crossings

- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating
- Bike fix-it station

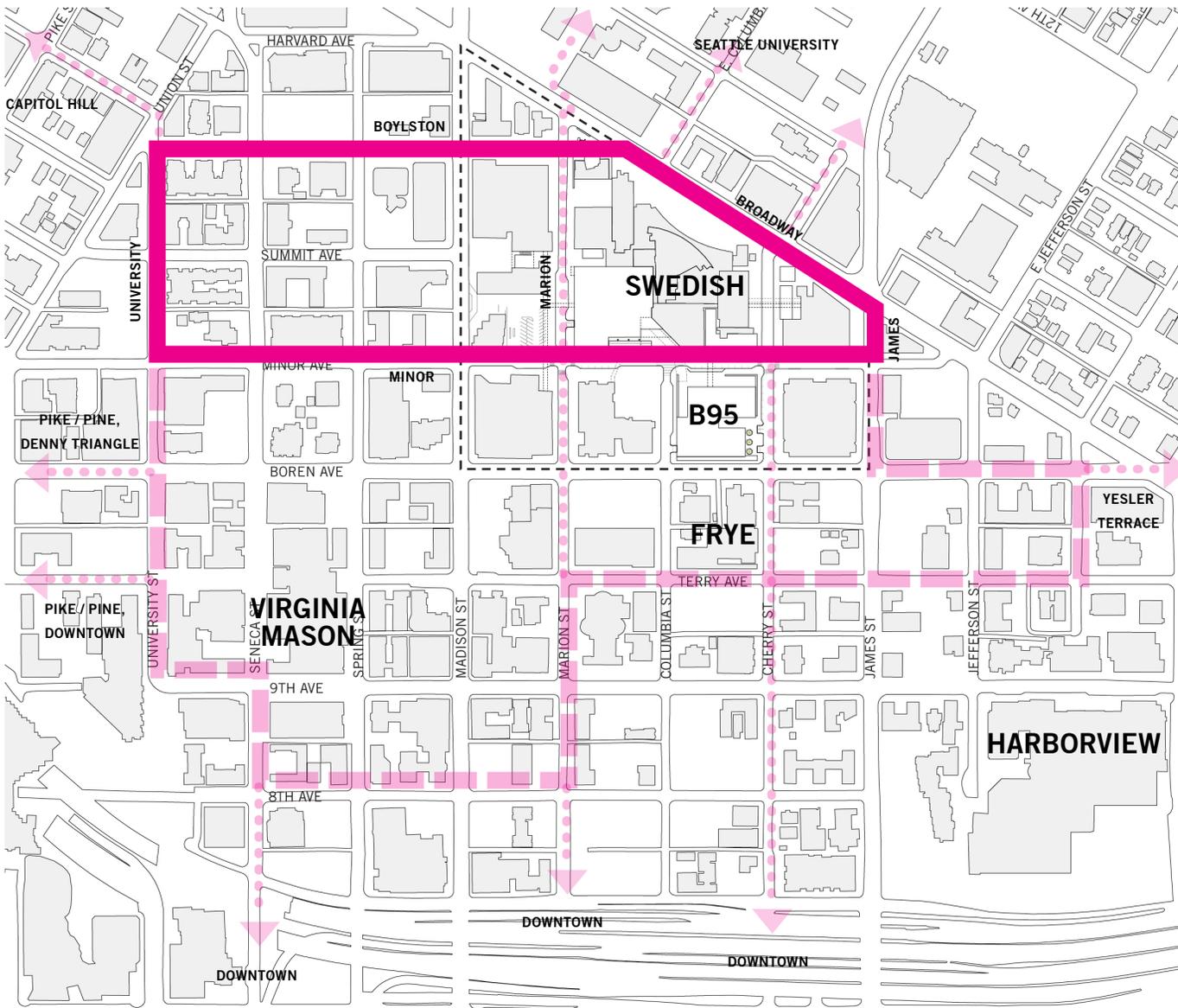
Wayfinding Signs

Street Trees

- New & replaced trees
- Select tree pruning

LEGEND

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





2 - FIRST HILL PARK CONTRIBUTION

PUBLIC BENEFIT SUMMARY

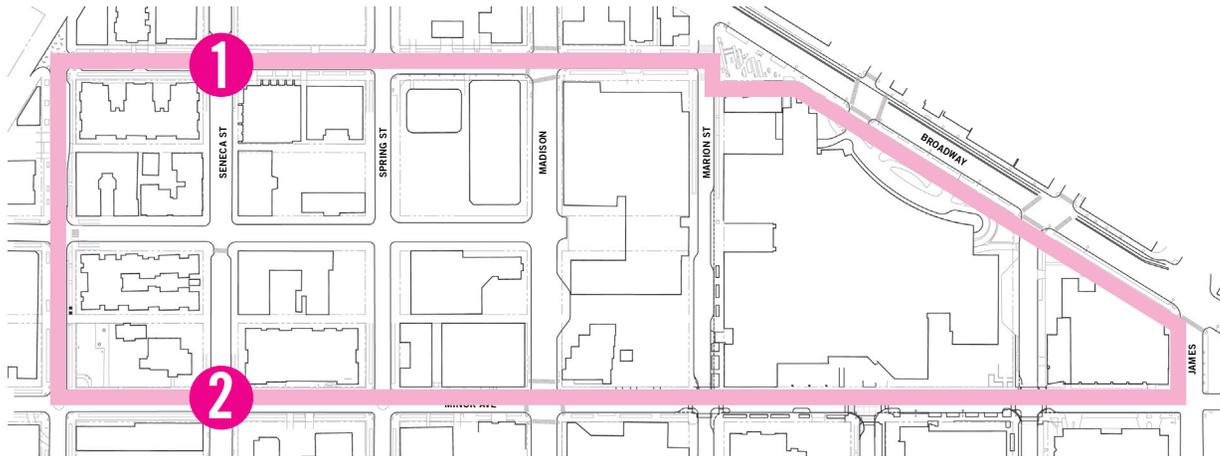
Capital contribution to park improvements
Proposed Contribution: \$500,000



3 - PUBLIC ART

PUBLIC BENEFIT SUMMARY

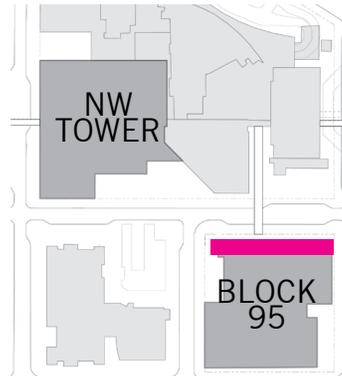
- 1) Budget \$300,000



4 - MINOR AVE VOLUNTARY SETBACK

PUBLIC BENEFIT SUMMARY

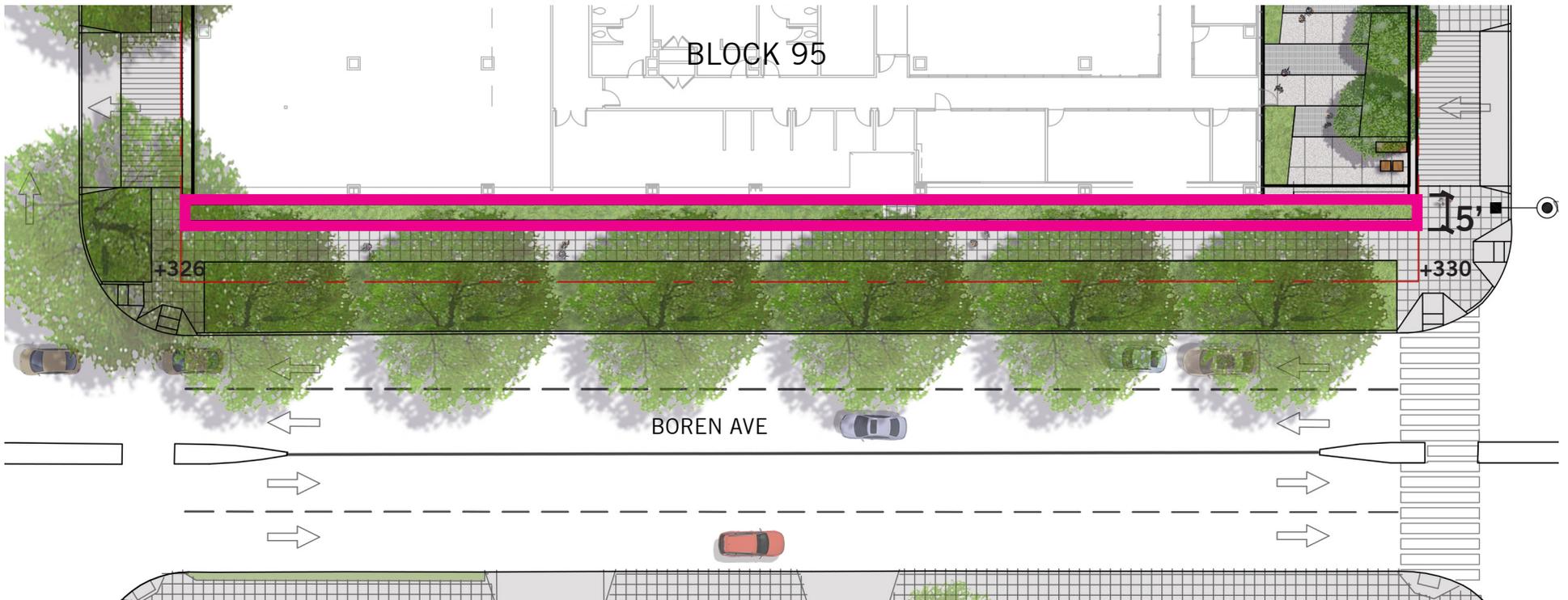
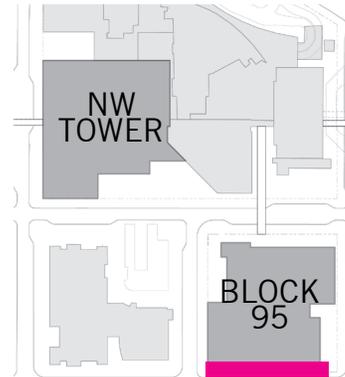
1,700 SF of Open Space



5 - BOREN AVE VOLUNTARY SETBACK

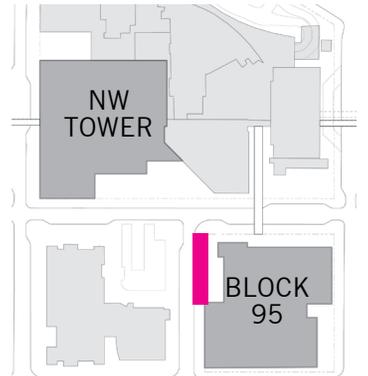
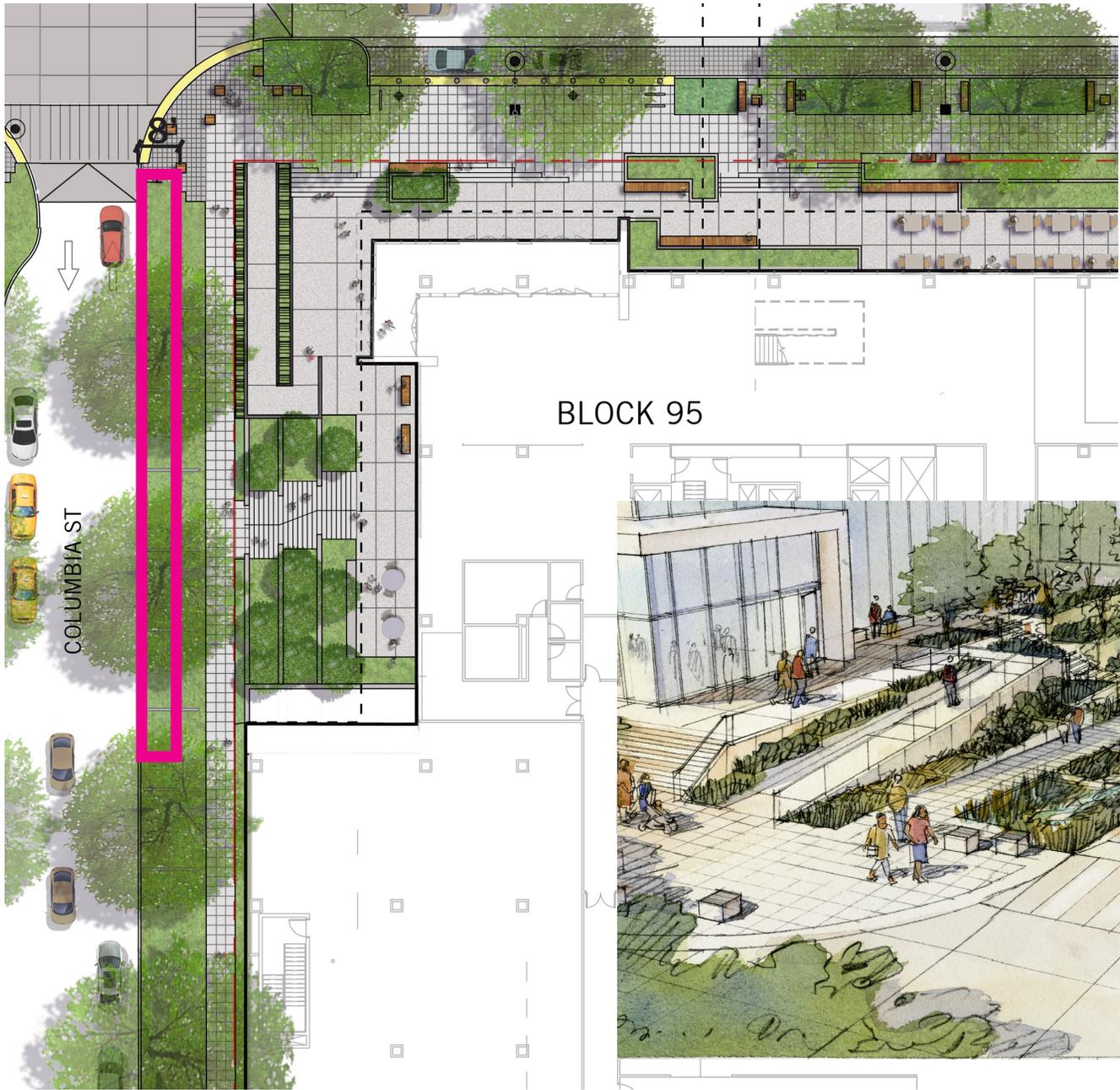
PUBLIC BENEFIT SUMMARY

1,200 SF of Open Space



6 - COLUMBIA ST ROW IMPROVEMENTS

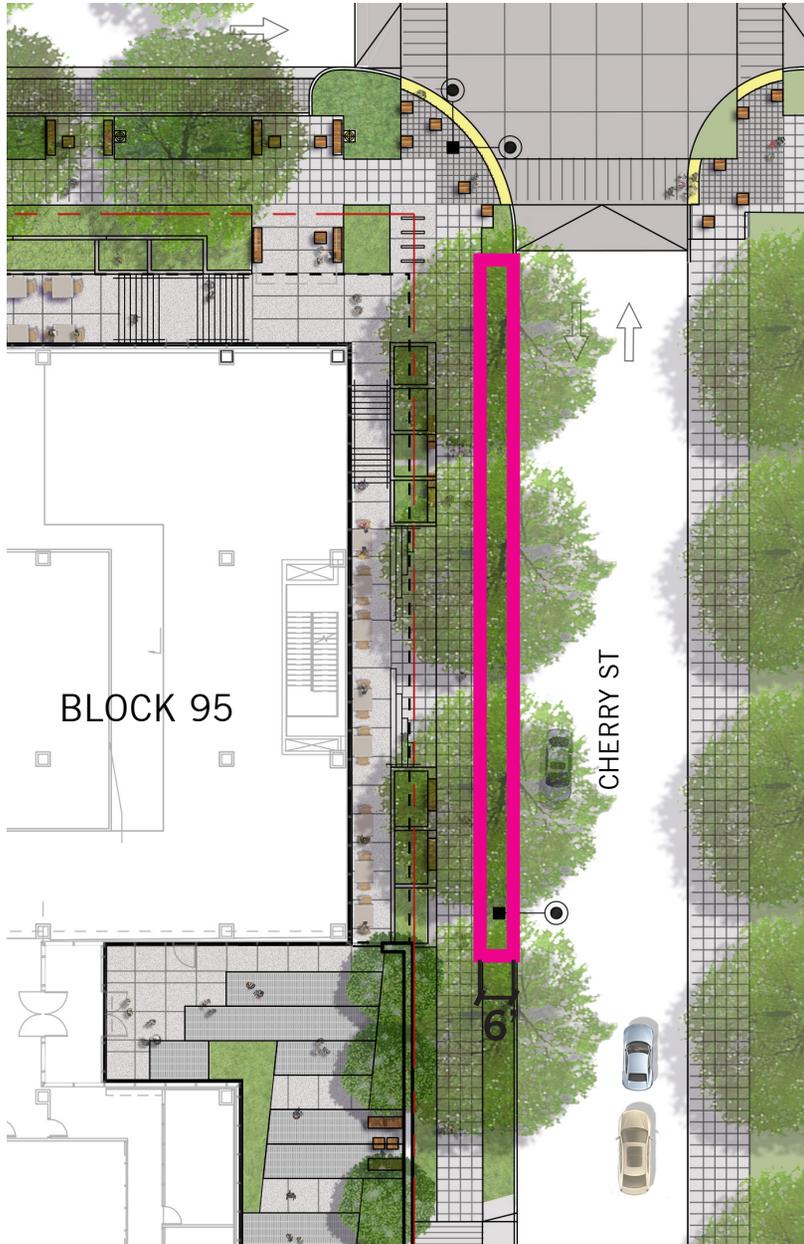
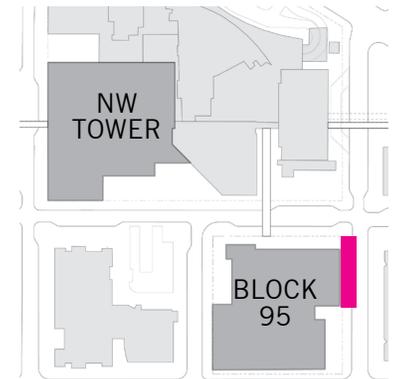
PUBLIC BENEFIT SUMMARY
980 SF of Planting



7 - CHERRY ST ROW IMPROVEMENTS

PUBLIC BENEFIT SUMMARY

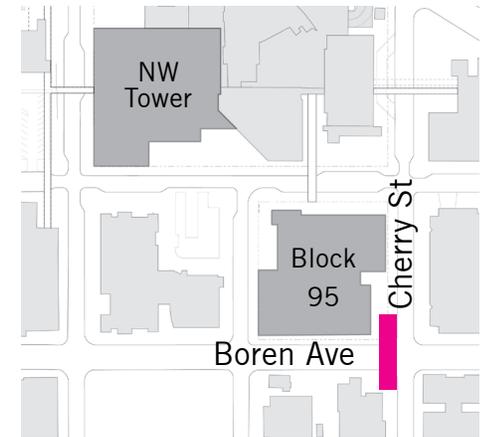
560 SF of Planting



8 - PEDESTRIAN CROSSING AT BOREN & CHERRY

PUBLIC BENEFIT SUMMARY

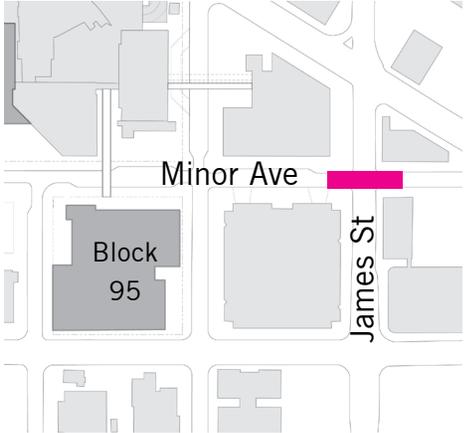
Pedestrian controlled signalized intersection



Existing condition at Boren and Cherry crossing

9 - PEDESTRIAN CROSSING AT MINOR & JAMES

PUBLIC BENEFIT SUMMARY
Pedestrian controlled signalized intersection



Existing condition at Boren and Cherry crossing

PUBLIC BENEFITS SUMMARY



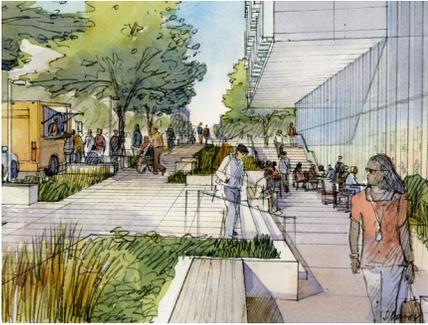
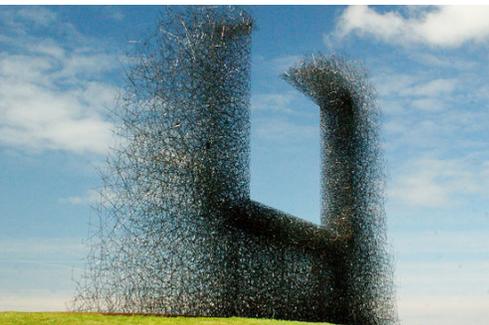
1 First Hill Mile



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