



## Children's Standing Advisory Committee

Phase 3 MUP – Project Copper

August 31, 2020



**Seattle Children's**<sup>®</sup>  
HOSPITAL • RESEARCH • FOUNDATION



# Presentation Overview

- Welcome and Introductions (:10) (Richard)
- Housekeeping (:05) (Richard)
- Campus Update - Schedule and Progress (:15) ( Vickie, Dave S./Sellen)
- Project Copper Project Discussion (:35)
  - SAC Schedule & Role in Review Process (Maureen)
  - Project Need / Priority (Vickie)
  - Project Overview, Sand Point Way Improvements, and perimeter views (ZGF)
  - Preliminary Construction Logistics(Sellen)
- Public Comment (:10)
- Committee Deliberation (:45) (Committee)
- Adjournment and scheduling of next meeting (Richard)



Saleea

# DON/SDCI Introduction

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- Status of EIS Addendum and Notice of Availability
- Comment Period
- The Director's decision is appealable
- Status of MUP Application
- SAC Schedule



**Why is this project imperative?**





# Emmy & Dad



**Robert Makes Games**  
@RobertJSchuster



Today my daughter turns three. She's happy, learning, growing, and sassy as heck. Without all of the love, support, and modern medical technology (provided almost exclusively by [@seattlechildren](#)) we'd have never made it this far. Thank you [#TeamEmmy](#)! Here's to many many more.

# MIMP Masterplan



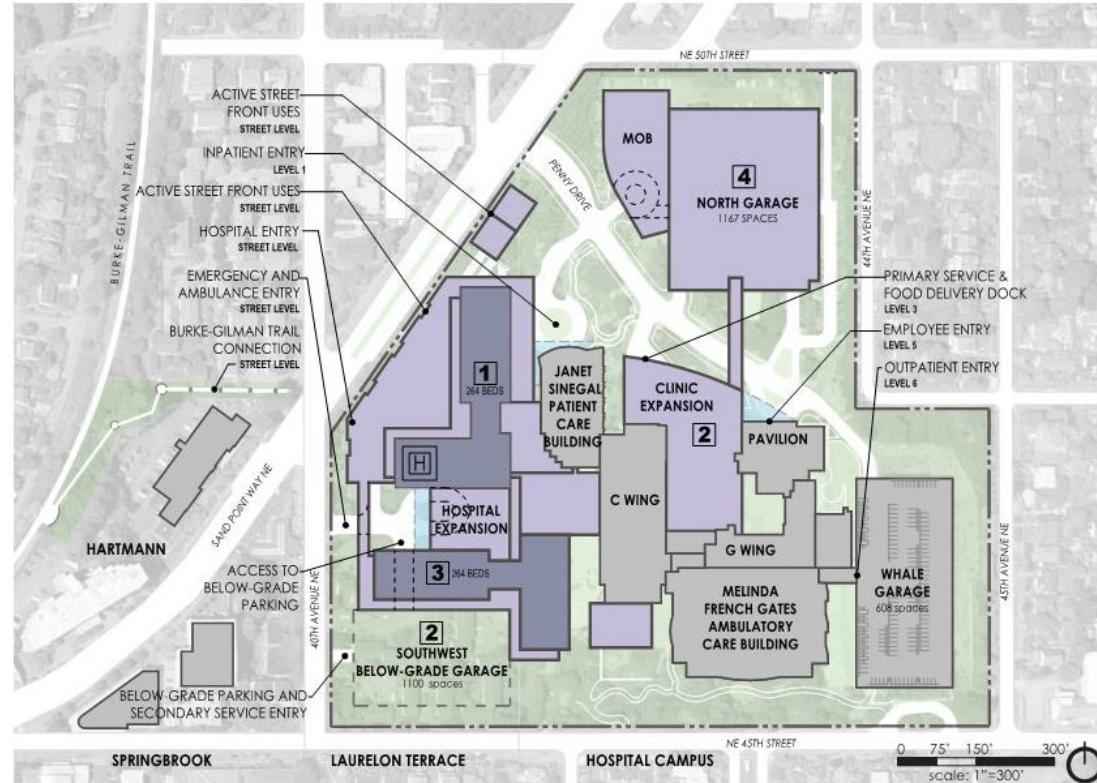
FIGURE 24:  
MASTER PLAN

- LEGEND**
- Property Line
  - Campus Grounds
  - Existing Buildings and Parking Garage
  - Lower Buildings and Parking Garages
  - Taller Buildings
  - Covered Walkway
  - Roadways and Surface Parking
  - Proposed Construction Sequence
  - Helicopter
  - Service and Fire Access

**STATISTICS**

Hospital Campus	
<b>Beds</b>	500 - 600*
<b>Building gross floor area</b>	2.125 million gsf
<b>Parking spaces</b>	3,100
<b>FAR</b>	1.9

\*addition of 250 - 350 beds



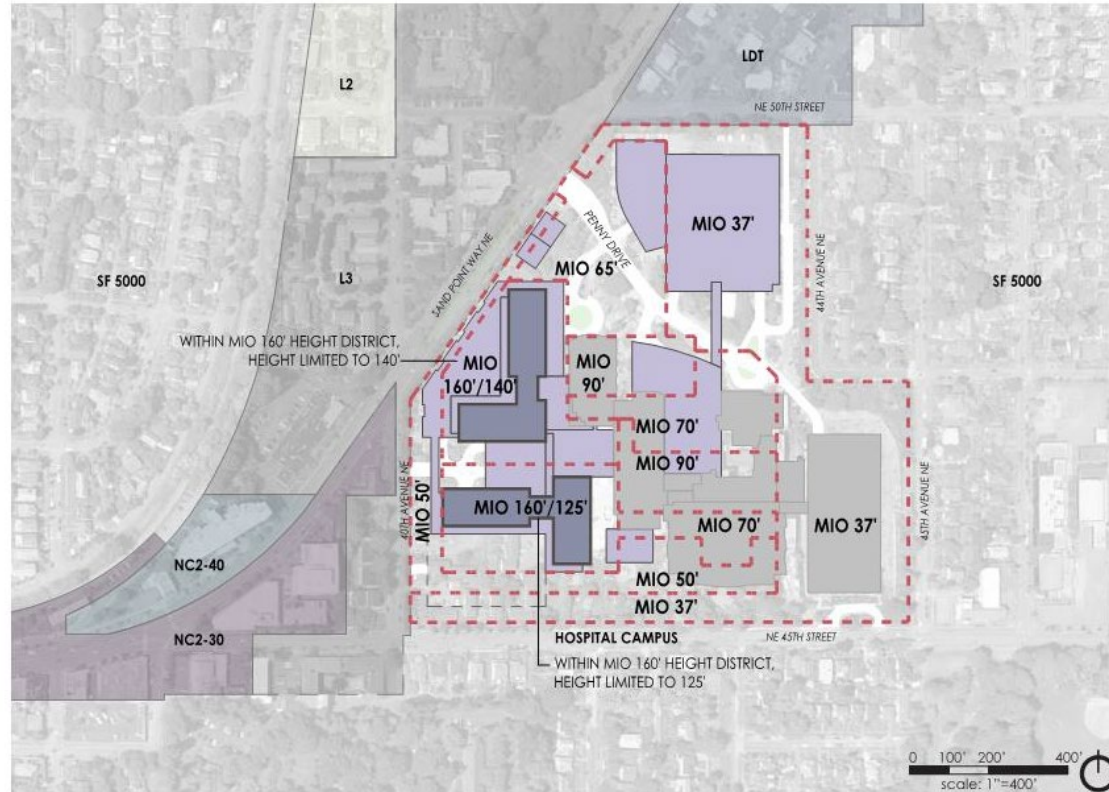
# MIMP MIO Boundaries



FIGURE 34: FUTURE ZONING AND MAJOR INSTITUTION OVERLAY

- LEGEND**
- MIO Height District Boundary
  - Roadways and Surface Parking
  - Lower Buildings
  - Taller Buildings

The Major Institution Overlay establishes height limits under the Major Institutional Master Plan



# MIMP Landscape Buffers



The MIMP establishes a 75' landscape edge buffer on the North, East, and South edges of the campus.





# Existing Campus Aerial



# Site Scope



# Site Plan



## PRELIMINARY SITE PLAN - PHASE 3 N.T.S.

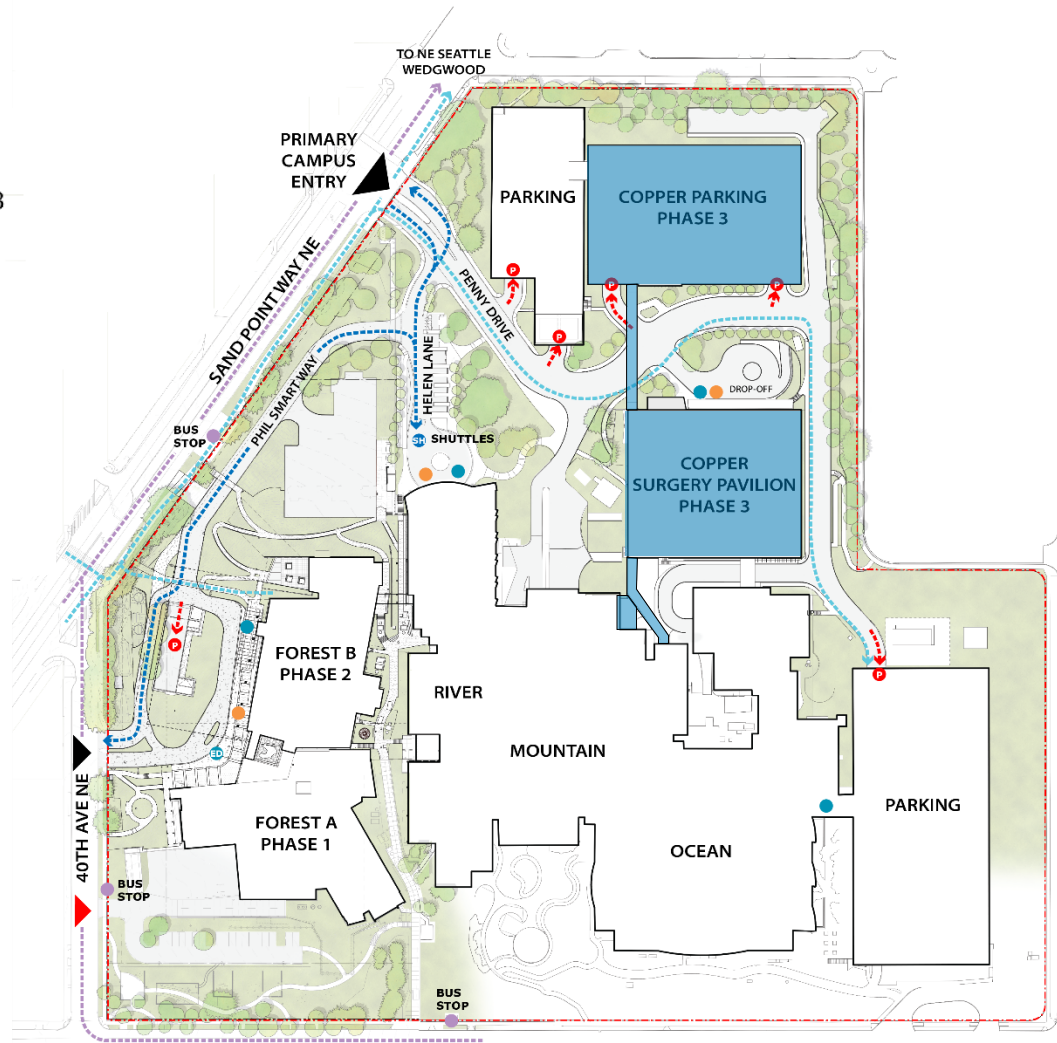
- PUBLIC ENTRANCE
- STAFF ENTRANCE
- BUS STOP
- SH SHUTTLE DROP-OFF
- P PARKING ENTRANCE
- BUS ROUTE
- BICYCLE ROUTE
- SHUTTLE ROUTE
- PROPERTY LINES

Realignment and regrading  
of east part of Penny Dr.

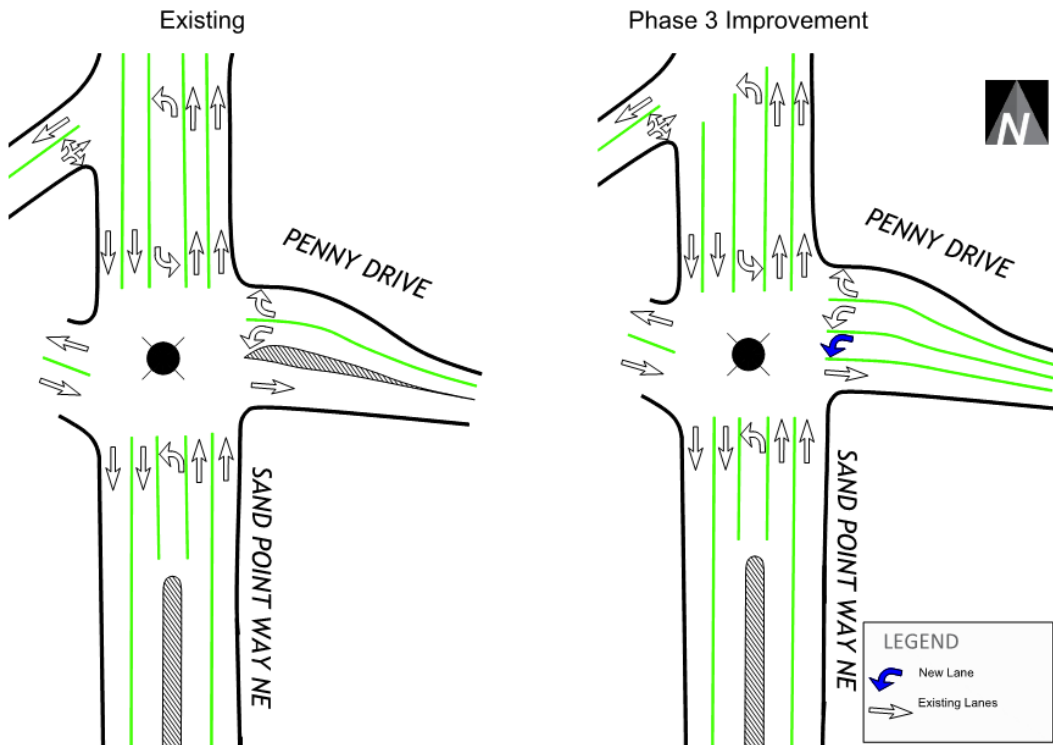
New parking Garage

New Surgery Pavilion

Intersection improvements  
at SPW and Penny Drive



# Traffic Improvements



- Maintains Main Campus Entry w/ New Mast Arm Signals at Intersection
- Maintain Curb to Curb Width of Penny
- ADA Ramping
- Protected left turn from SPW to Penny southbound
- Accommodates Increase in Capacity at Intersection

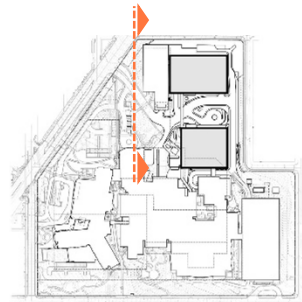
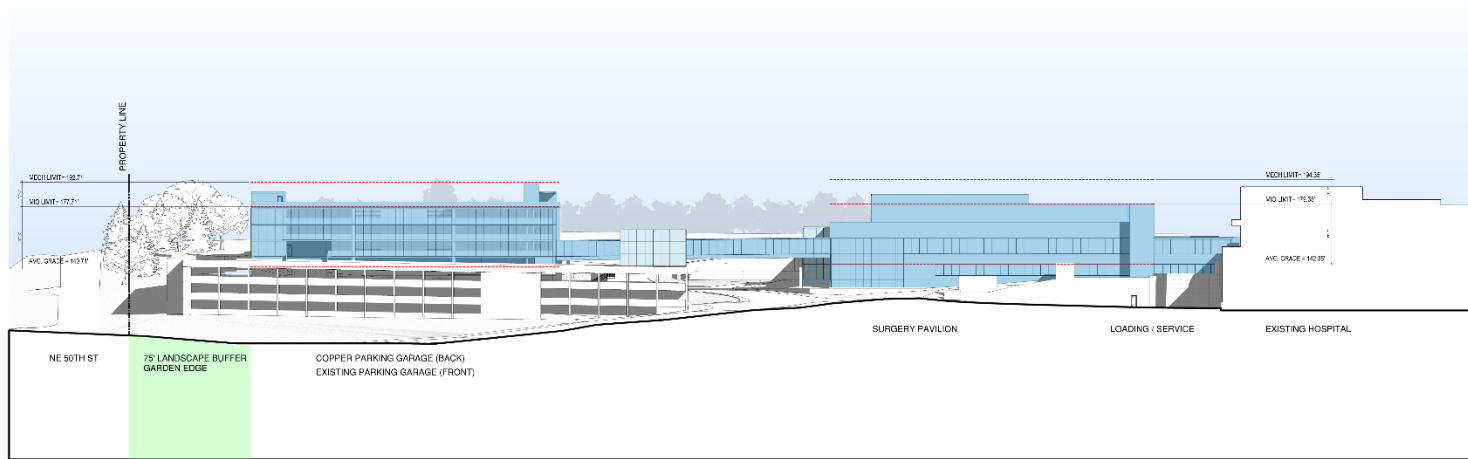
Sand Point Way & Penny Drive Existing Versus Proposed Channelization



# Site Section – West Elevation



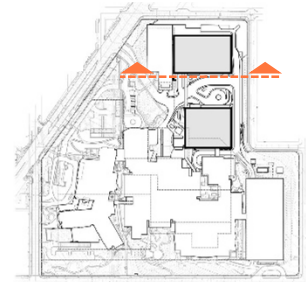
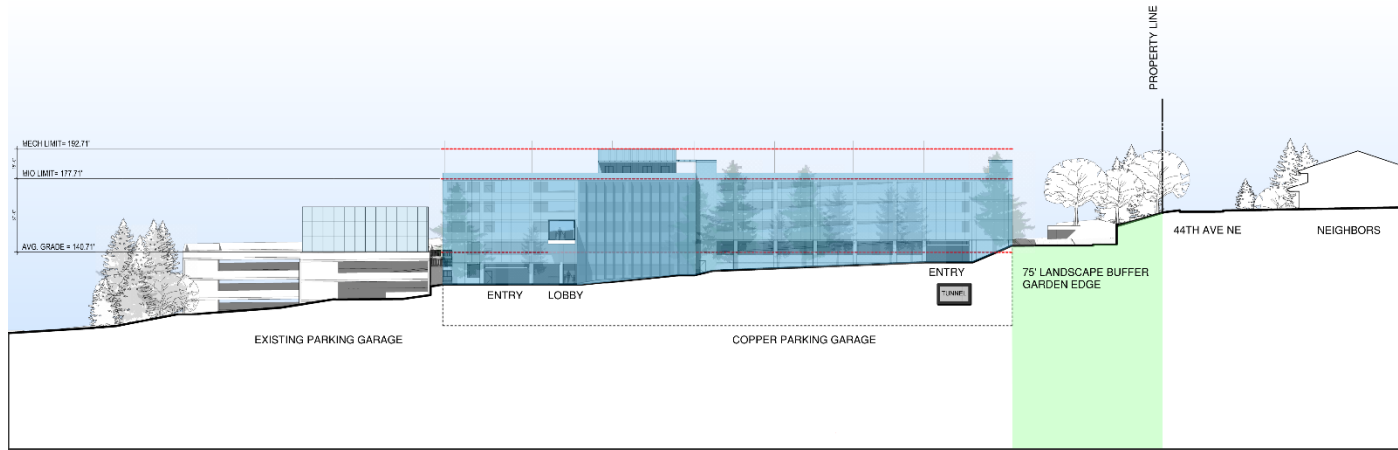
View East - Elevation Parking Garage & Surgery Pavilion



# Site Section – South Elevation



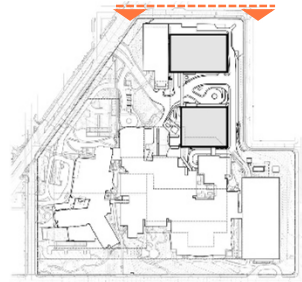
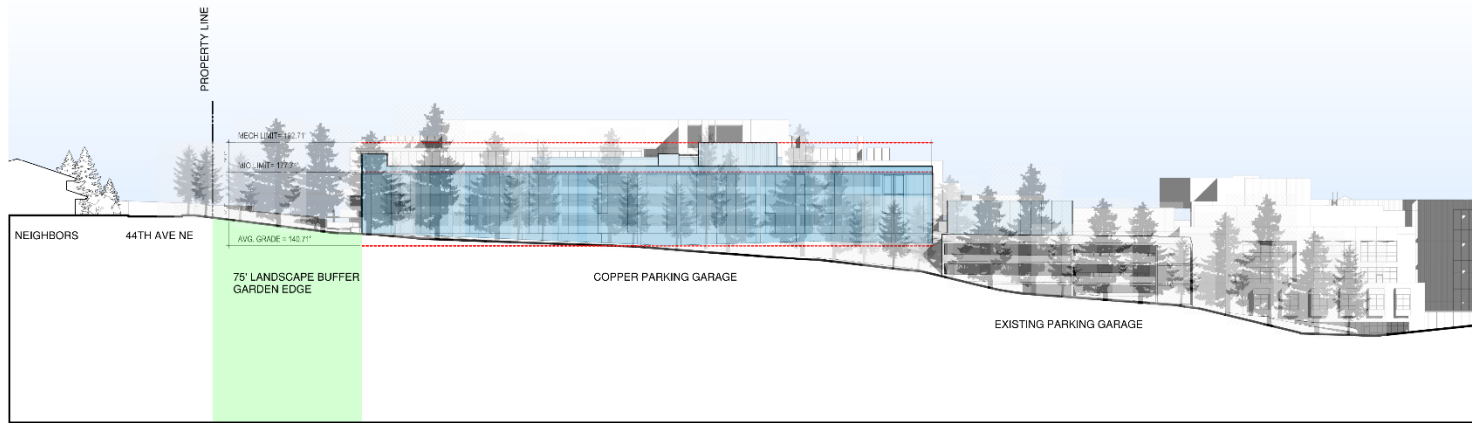
View North - along Penny



# Site Section – North Elevation



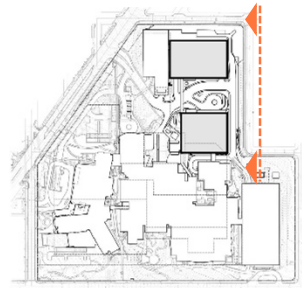
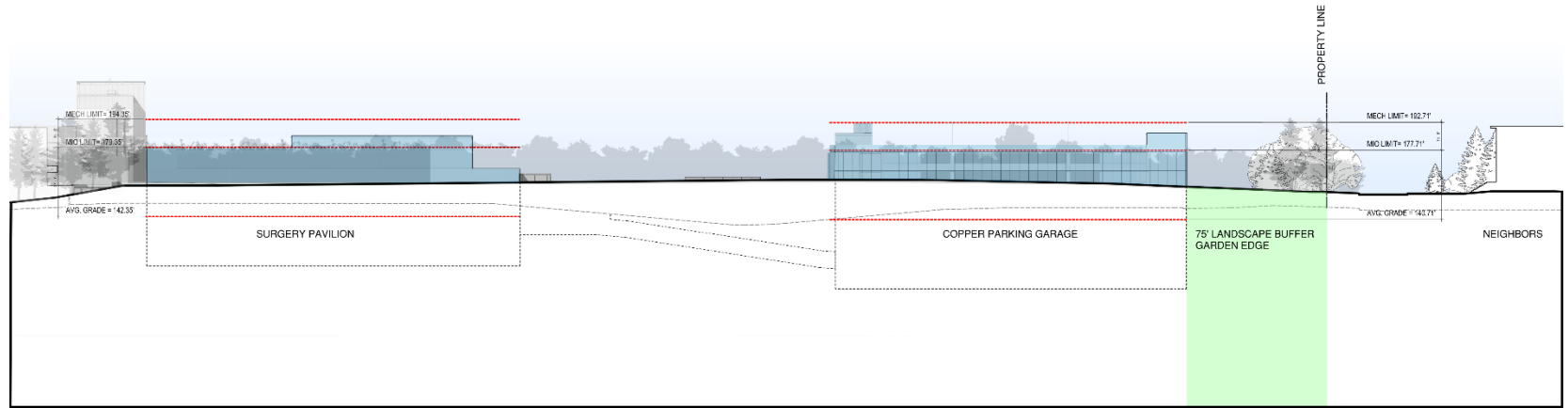
View South - along NE 50<sup>th</sup> St



# Site Section – East Elevation



View West - along 44<sup>th</sup> Ave NE

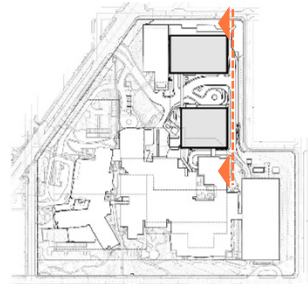
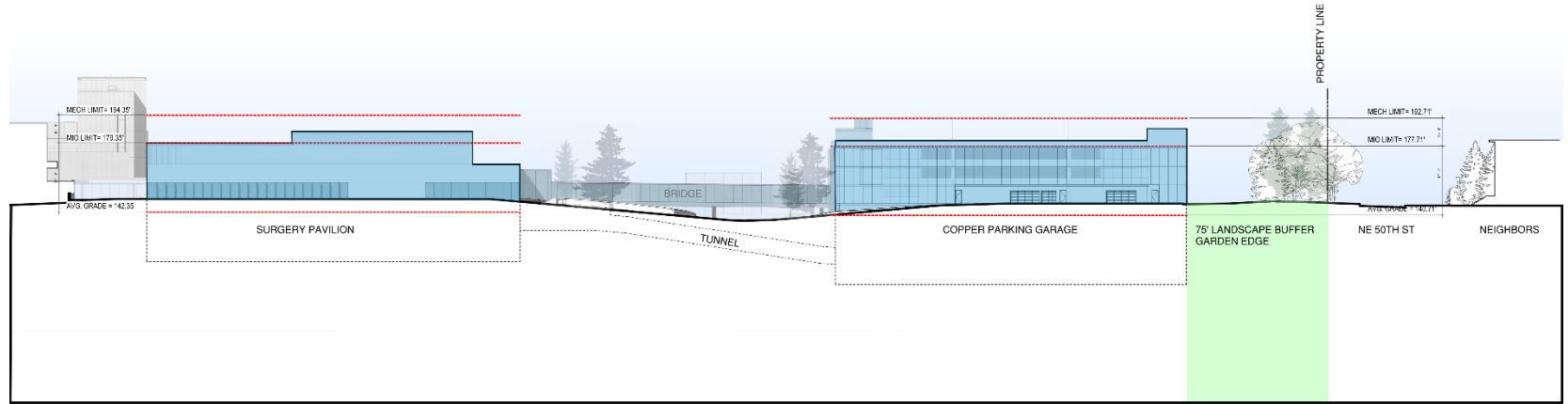




# Site Section – East Elevation



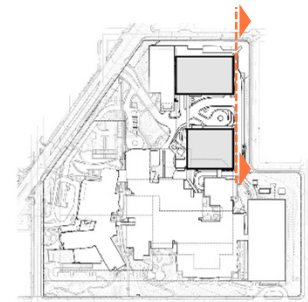
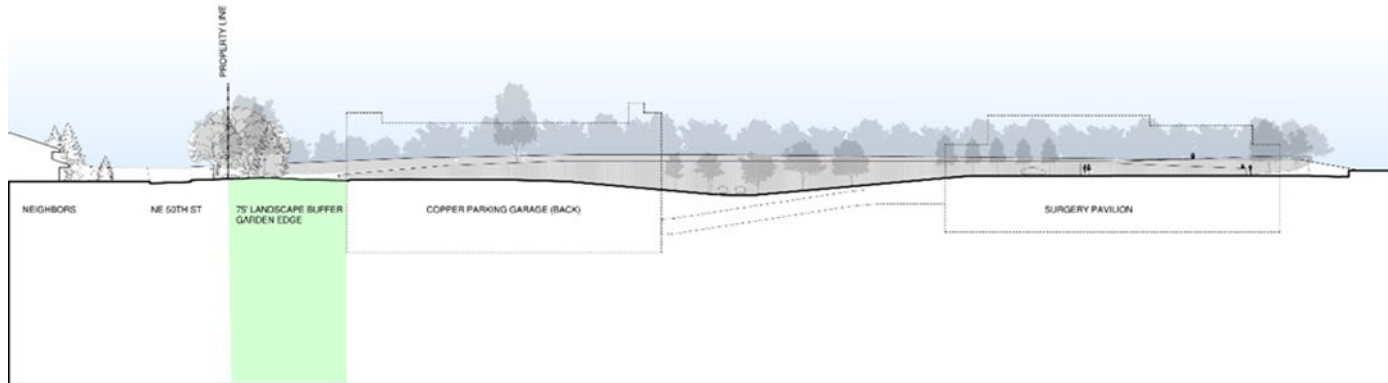
View West - Elevation Surgery Pavilion & Parking Garage - along Penny (North/South)



# Site Section – Landscape Elevation



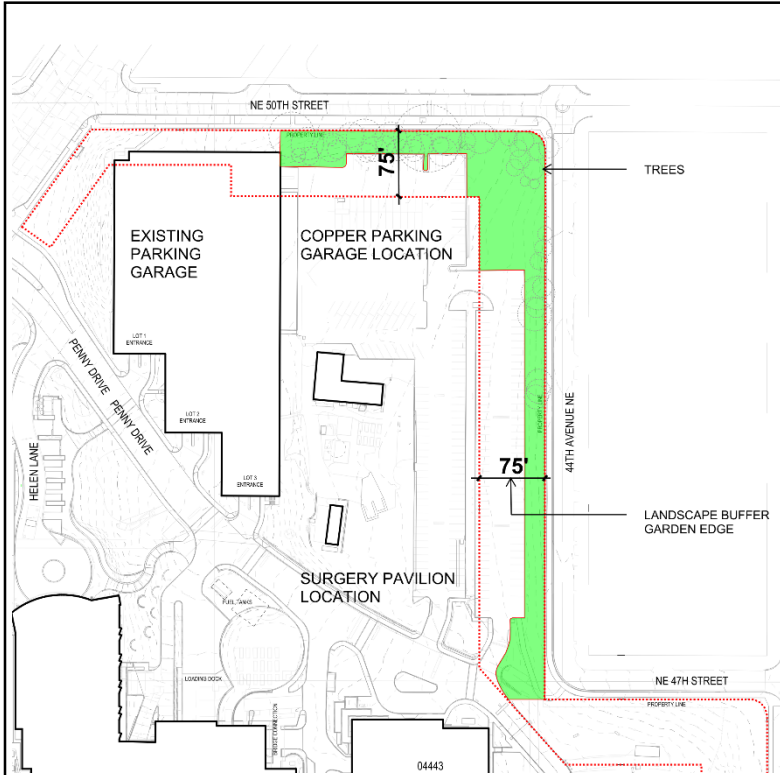
View East – along Penny N/S



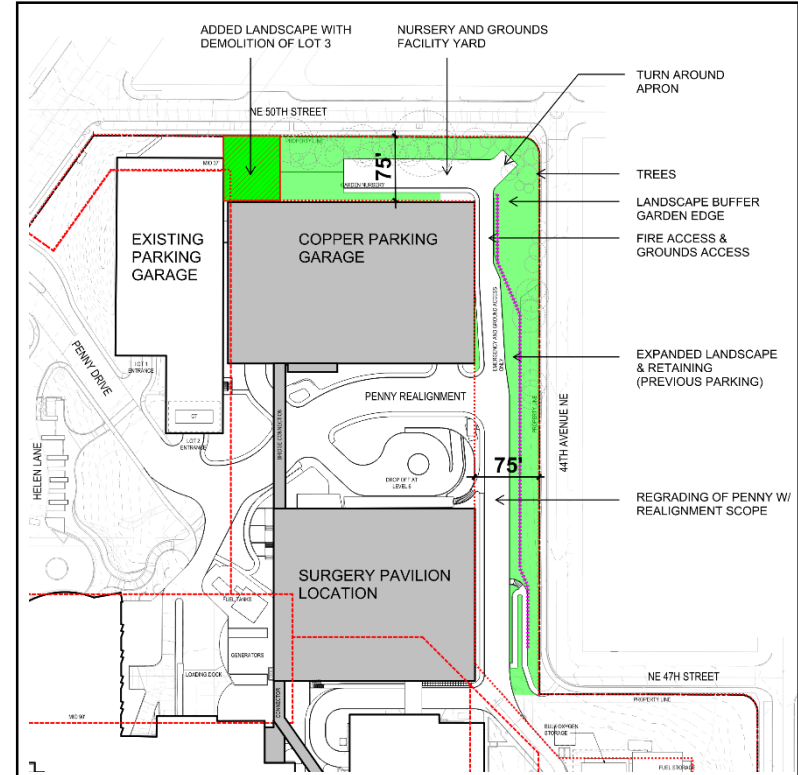
# Landscape Buffer – Garden Edges



Current State Condition



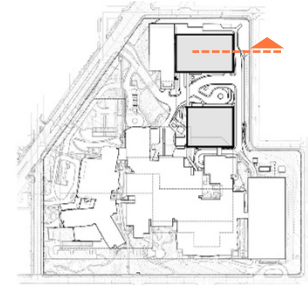
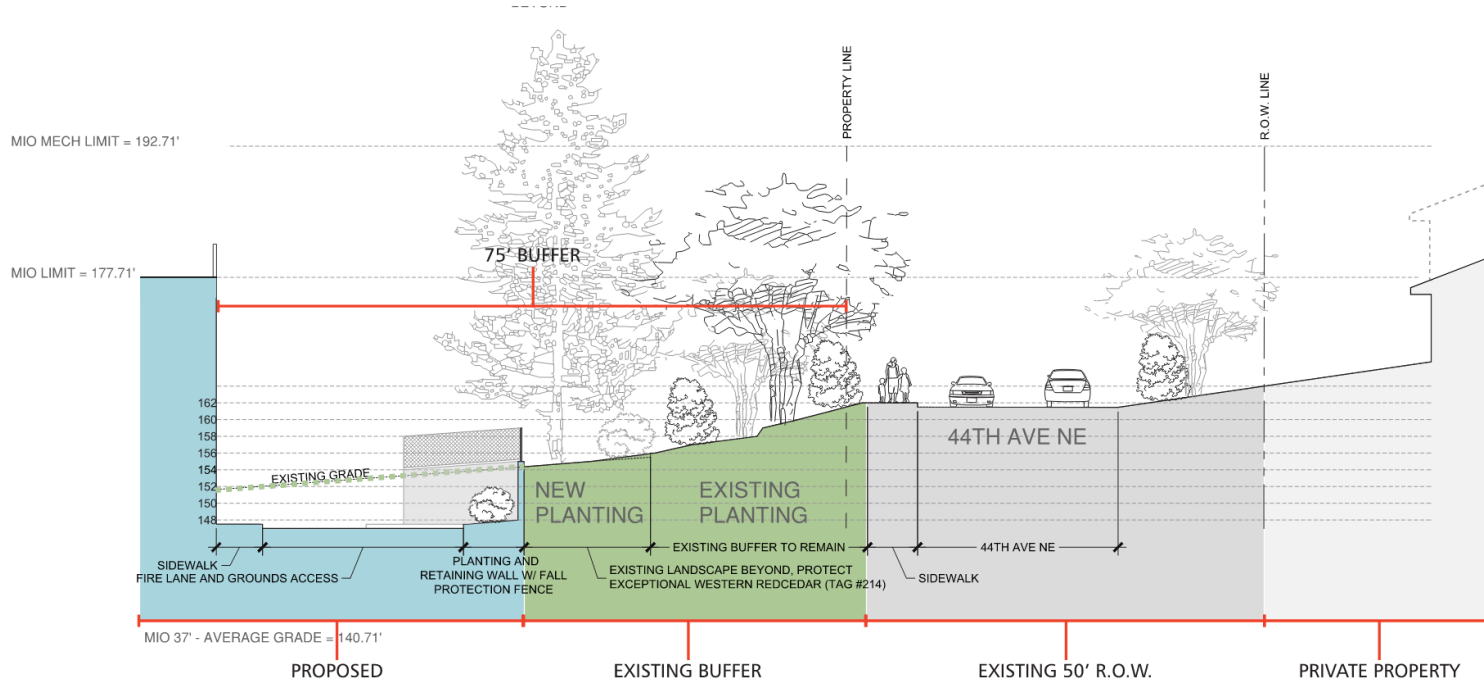
Proposed Condition



# Landscape Buffer Section



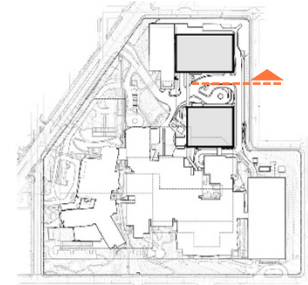
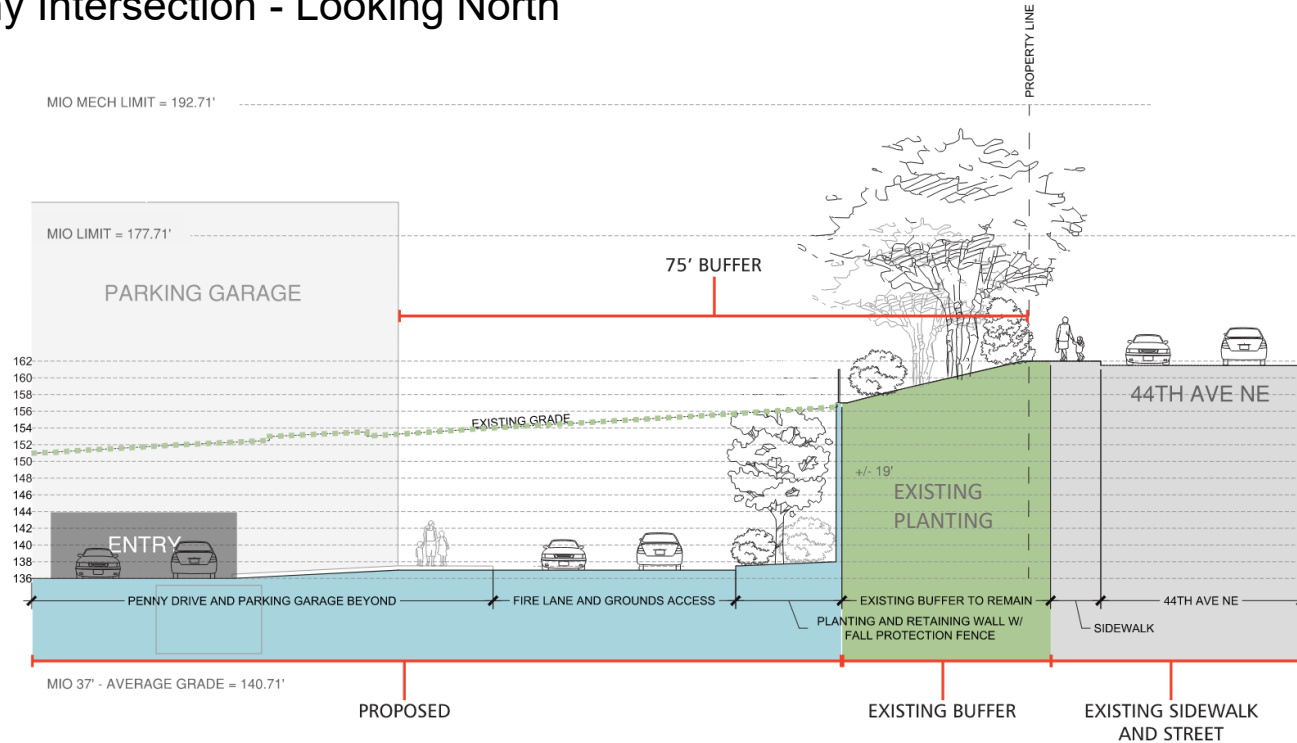
## Parking Garage Section @ Tall Pine Tree - Looking North



# Landscape Buffer Section



## Penny Intersection - Looking North

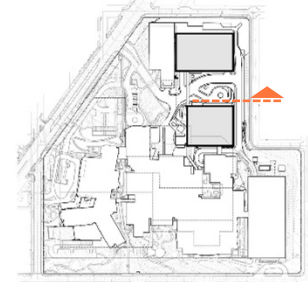
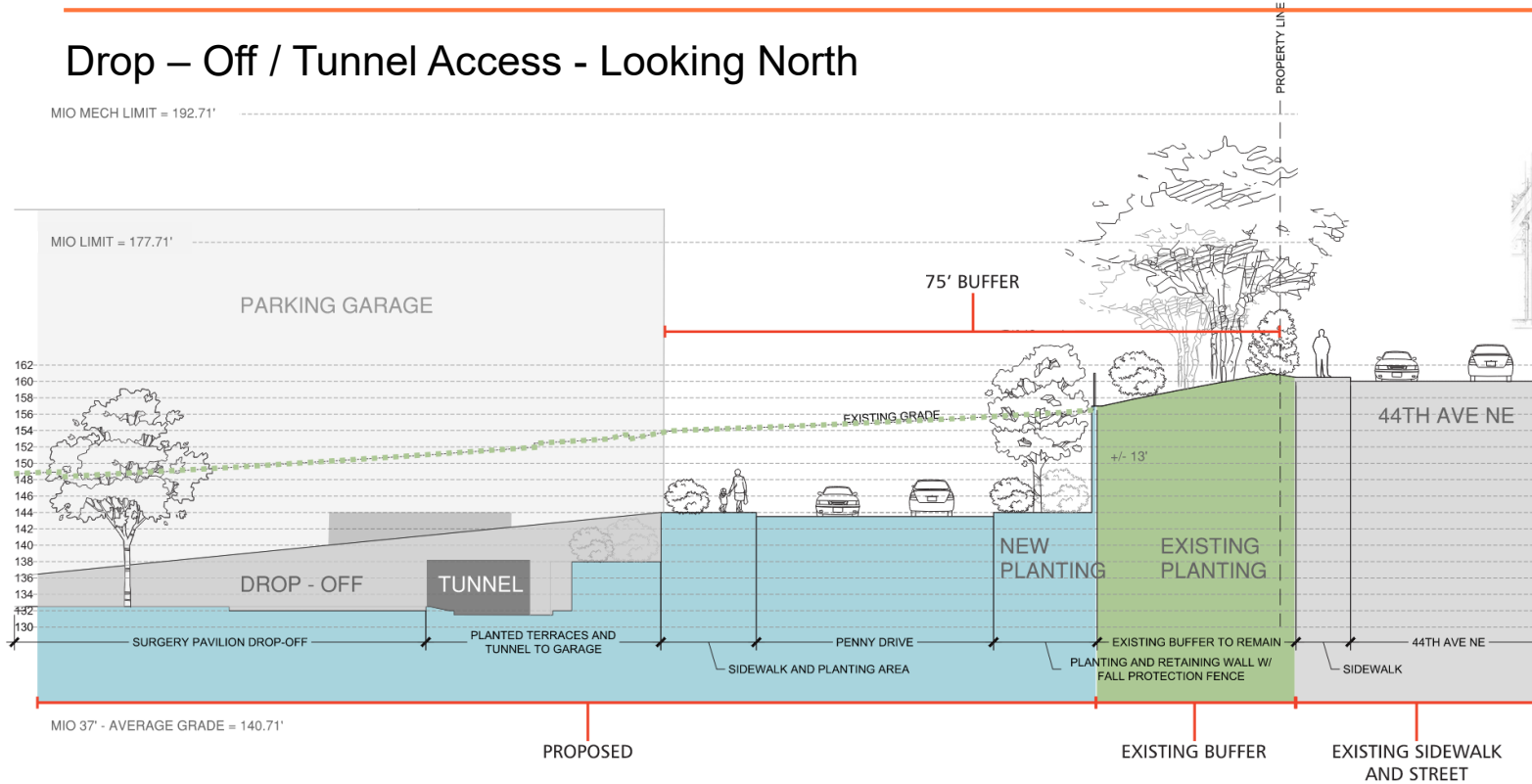




# Landscape Buffer Section



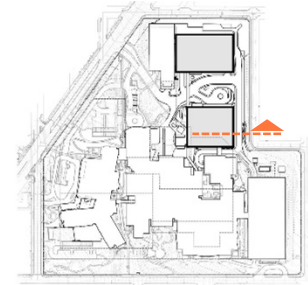
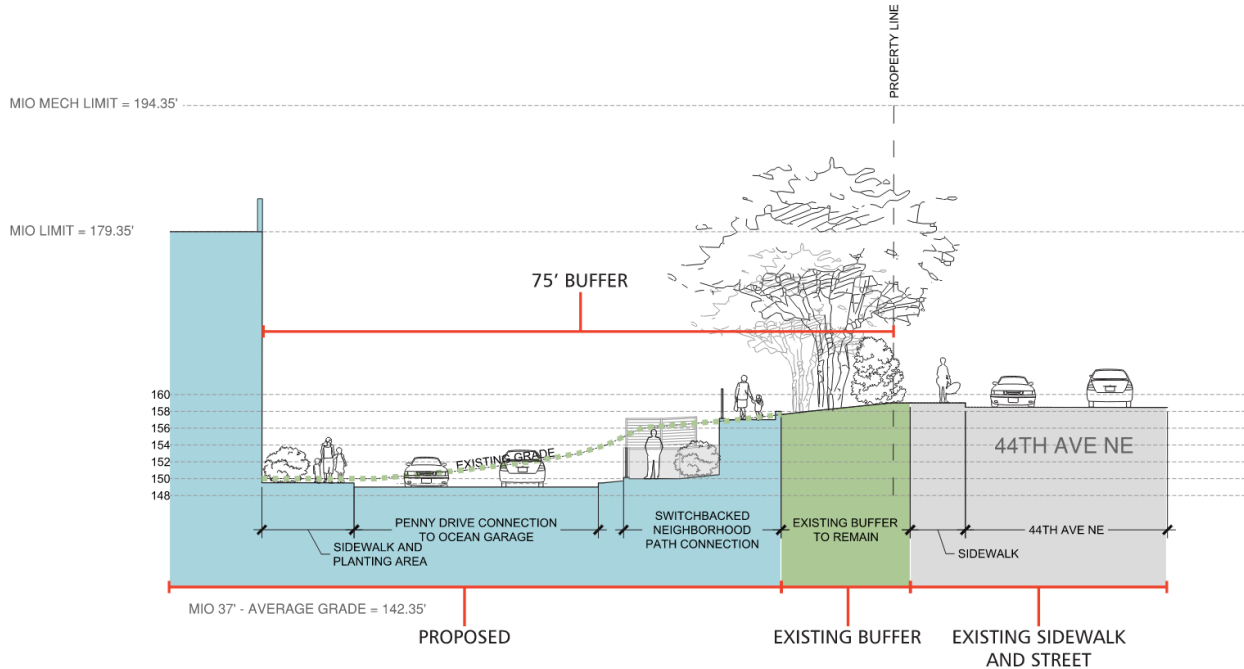
## Drop – Off / Tunnel Access - Looking North



# Landscape Buffer Section

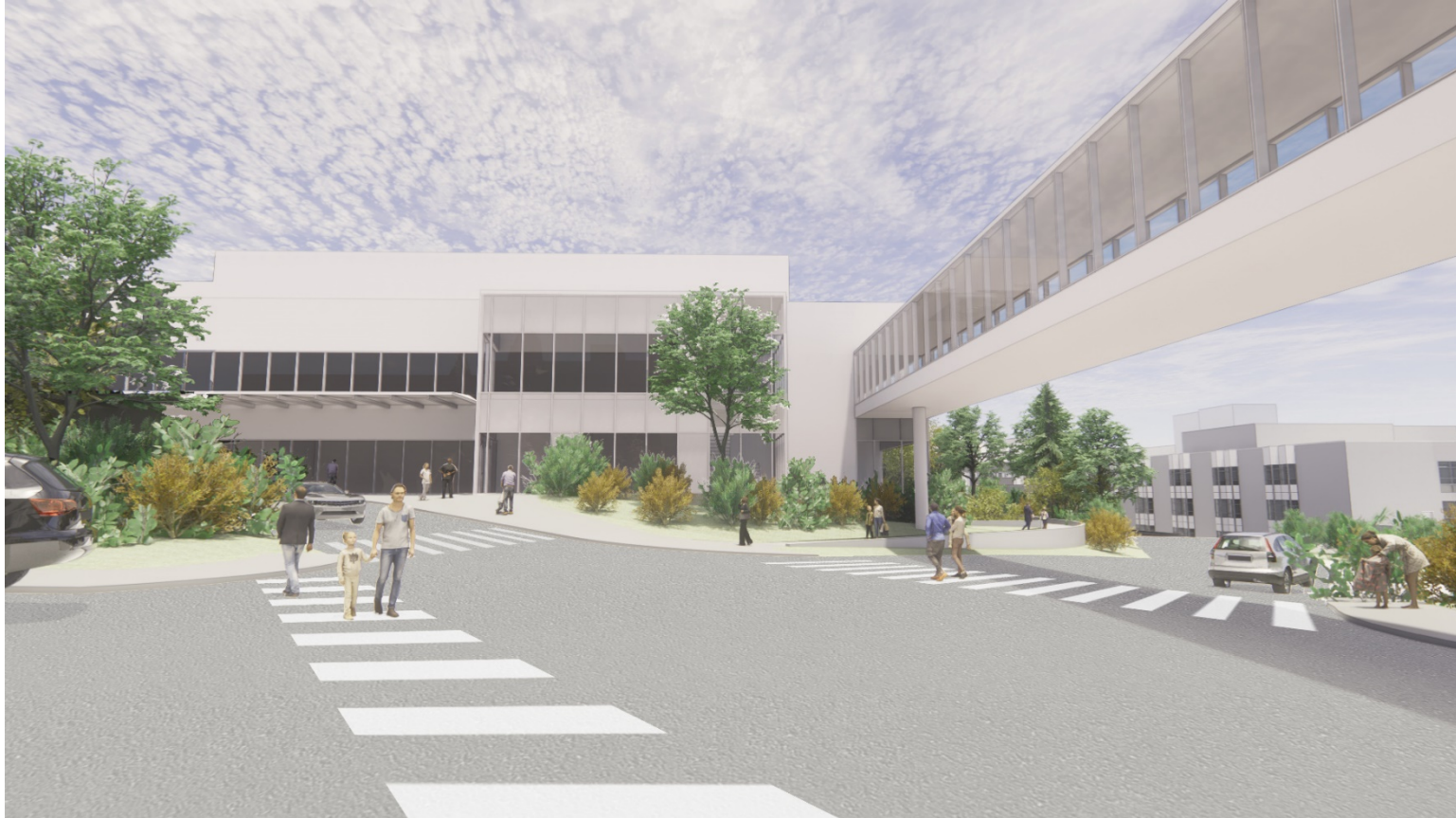


## Surgery Pavilion Section - Looking North



# Surgery Pavilion

On Campus View South from Proposed Parking Garage



# Penny View East

On Campus View of Surgery Pavilion, Parking Garage and Bridge





# MIMP Viewpoint 7 – At Sand Point Way and Penny Dr.

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# MIMP Viewpoint 6 – From 44<sup>th</sup> Ave NE

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# MIMP Design Guidelines

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Specific Design Guidelines are required by Seattle Children's approved MIMP to assist both the Standing Advisory Committee (SAC) and Children's in achieving the desired character envisioned for the campus while harmonizing the hospital and surrounding neighborhood landscape and building forms. These guidelines were reviewed by a subcommittee of the Design Commission and will be reviewed by the full Commission. After taking public comment, the Design Commission referred the Draft Design Guidelines to DPD for final approval. These are the approved guidelines.



*Street Frontage Edge Examples*



*Garden Edge Examples*



# MIMP Design Guidelines

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## Site Design

- Campus Character
- Public Entrances and Access Points
- Streetscape, Pathways and Sidewalks
- Landscaping
- Safety and Lighting
- Parking

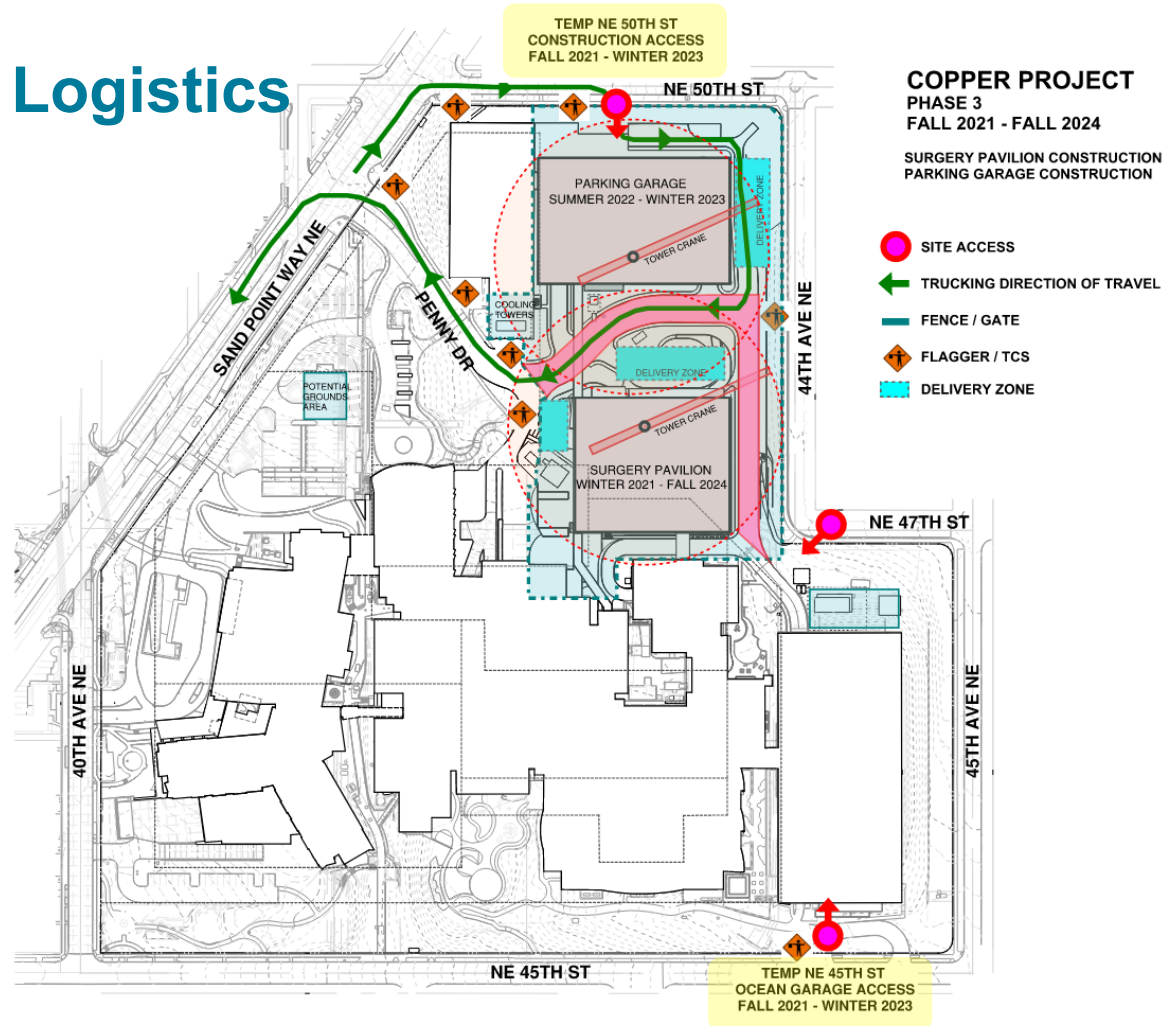
## Architectural Character

- Height, Bulk and Scale
- Architectural Elements and Features
- Rooftops and Finish Material

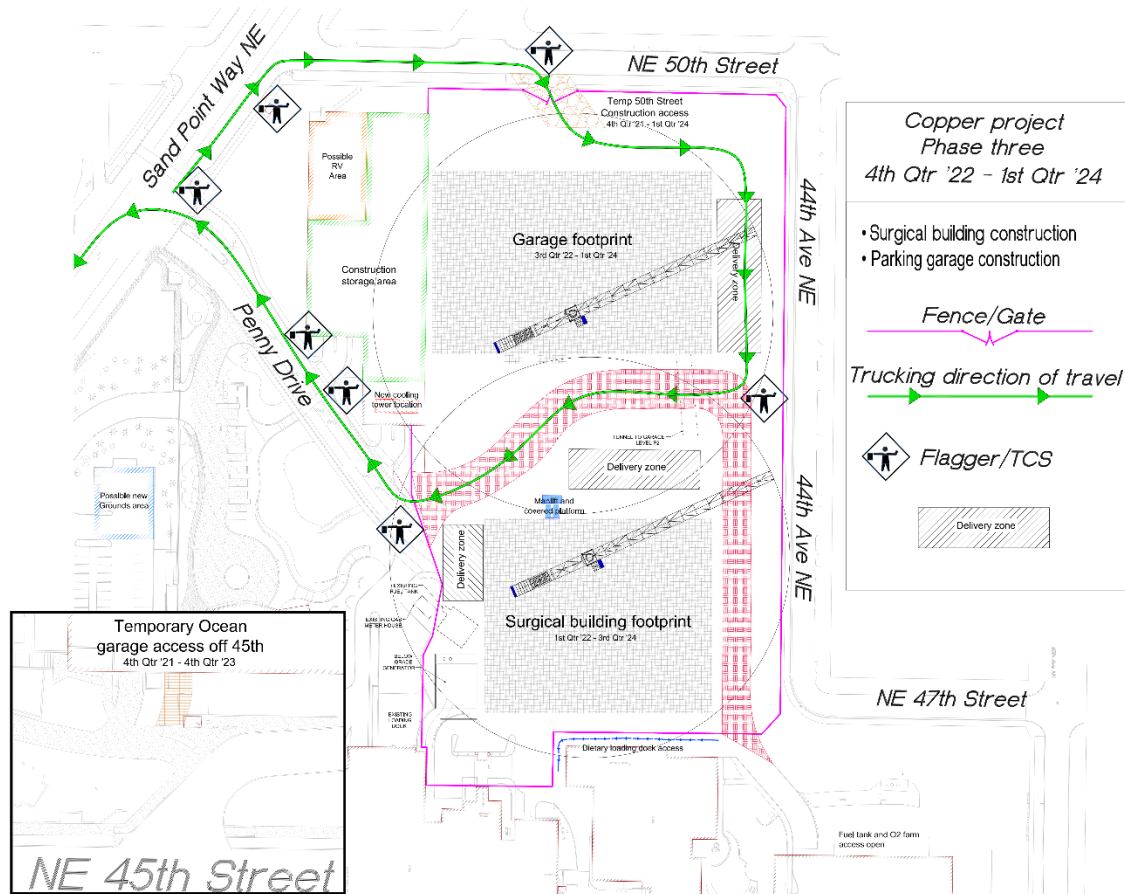




# Construction Logistics



# Construction Logistics





# Aerial Forest B – Building Care



# Forest B – Building Care Construction Schedule



**Sellen**

**Seattle Children's Hospital  
Building Care  
Construction Schedule**

Building Care Schedule

ID	Task Name	Dur	Start	Finish	% Comp	2020											
						19 Qtr 3	19 Qtr 4	2020 Qtr 1	2020 Qtr 2	2020 Qtr 3	2020 Qtr 4	2021 Qtr 1	2021 Qtr 2	2021 Qtr 3	2021 Qtr 4		
0	Seattle Children's Hospital Building Care Schedule	945 days	Mon 1/15/18	Thu 9/30/21	56%	[Gantt bar for overall schedule]											
5	Tower Crane	352 days	Sat 6/8/19	Sat 10/24/20	0%	[Gantt bar for Tower Crane]											
7	Tower Crane Dismantle	0 days	Sat 10/24/20	Sat 10/24/20	0%	[Gantt bar for Tower Crane Dismantle]											
12	Manlift	0 days	Thu 1/28/21	Thu 1/28/21	0%	[Gantt bar for Manlift]											
13	Remove Manlift	0 days	Thu 1/28/21	Thu 1/28/21	0%	[Gantt bar for Remove Manlift]											
14	Exterior Cladding	260 days	Mon 3/23/20	Mon 3/29/21	39%	[Gantt bar for Exterior Cladding]											
15	Exterior Cladding	260 days	Mon 3/23/20	Mon 3/29/21	39%	[Gantt bar for Exterior Cladding]											
16	Interior Buildout (TI)	350 days	Mon 3/9/20	Wed 7/21/21	31%	[Gantt bar for Interior Buildout (TI)]											
17	Interior Buildout (TI) Level's P3-Roof	350 days	Mon 3/9/20	Wed 7/21/21	31%	[Gantt bar for Interior Buildout (TI) Level's P3-Roof]											
18	Site Work/Utilities	400 days	Thu 12/19/19	Wed 7/14/21	52%	[Gantt bar for Site Work/Utilities]											
20	Late Site Work/Utilities	150 days	Fri 12/11/20	Wed 7/14/21	0%	[Gantt bar for Late Site Work/Utilities]											
21	Commissioning	150 days	Tue 2/9/21	Thu 9/9/21	0%	[Gantt bar for Commissioning]											
22	Commissioning	150 days	Tue 2/9/21	Thu 9/9/21	0%	[Gantt bar for Commissioning]											
23	Final Inspections	25 days	Thu 8/26/21	Thu 9/30/21	0%	[Gantt bar for Final Inspections]											
24	Final Inspections	25 days	Thu 8/26/21	Thu 9/30/21	0%	[Gantt bar for Final Inspections]											
25	C of O (Substantial Completion)	0 days	Thu 9/30/21	Thu 9/30/21	0%	[Gantt bar for C of O (Substantial Completion)]											

# Public Comment

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# Feedback and Next Steps

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- Next Meeting
- If you have feedback, please send it to:

**Maureen Sheehan**  
**Maureen.Sheehan@seattle.gov**  
**City of Seattle, Department of Neighborhoods**  
**Attn. Maureen Sheehan**  
**PO Box 94649**  
**Seattle, WA, 98124-4649**

- To receive a meeting notification, please contact Maureen Sheehan (see above)



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