

SWEDISH FIRST HILL MEDICAL CENTER

BLOCK 95 ALLEY VACATION / URBAN DESIGN MERIT

JULY 16, 2015

PERKINS+WILL

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INTRODUCTION

NEIGHBORHOOD CONTEXT

EXISTING CONDITIONS

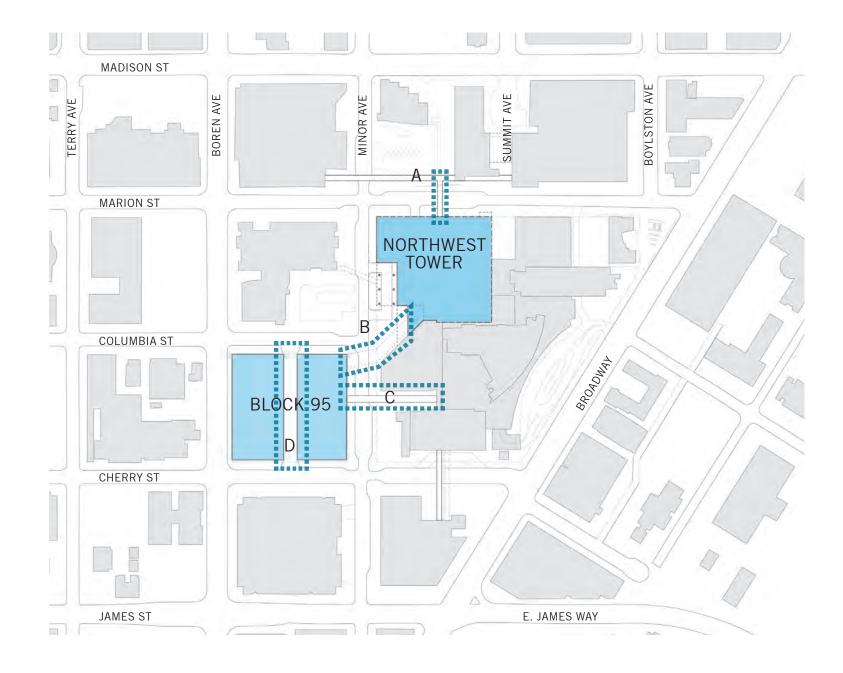
DESIGN COMPARISON

INTRODUCTION

PROJECTS AND PETITIONS

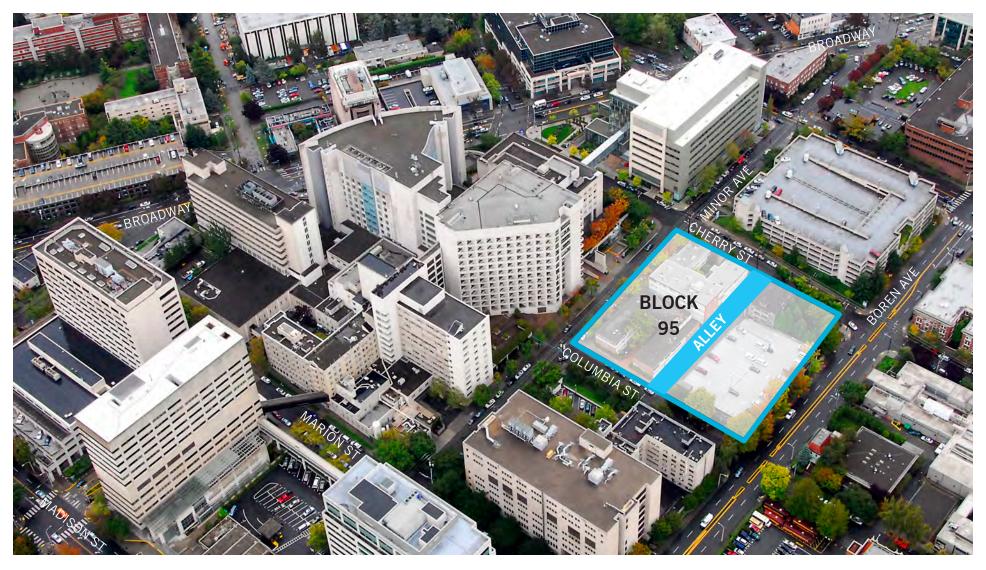
PETITIONS

- A. Marion Skybridge
- B. Tunnel
- C. Minor Skybridge
- **D.** Alley





BLOCK 95



BLOCK 95



NORTHWEST TOWER



MIMP SITE PLAN

MIMP REQUIREMENTS

Development Standards

Design Guidelines

Council Conditions

EIS Conditions

MIO District/MIMP Boundary

KEY TO FIGURE 2.12



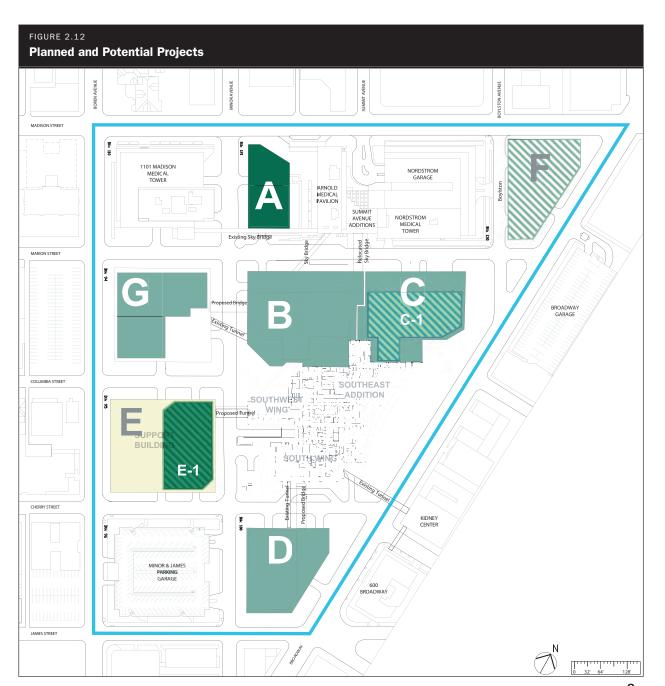
Planned Medical Office Projects Potential Medical Office Projects Planned Hospital Projects Potential Hospital Projects Planned Support Projects

Planned Projects

- A. Medical Office Building
- B. Hospital Replacement: Building B
- C. Hospital Replacement: Building C
- D. Hospital Replacement: Building D
- E. Central Support Facility w/ 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



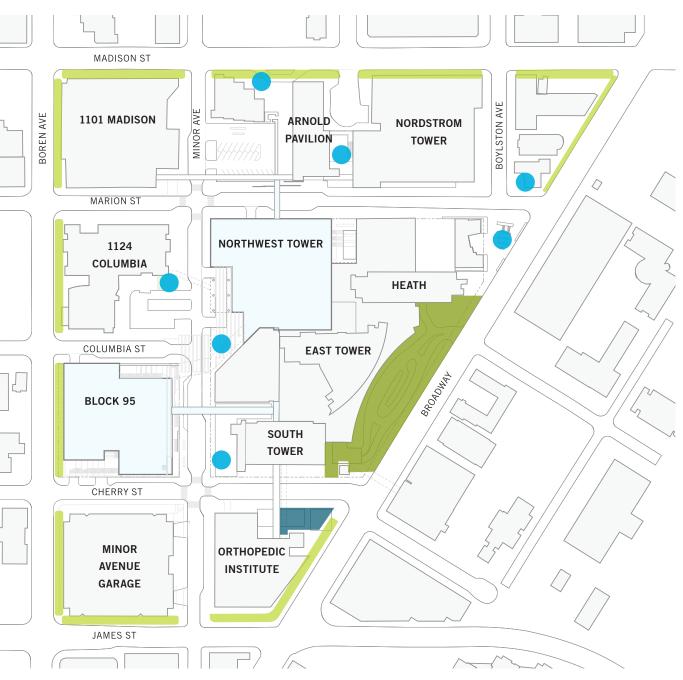
MIMP OPEN SPACE

MIMP COUNCIL CONDITION #7:

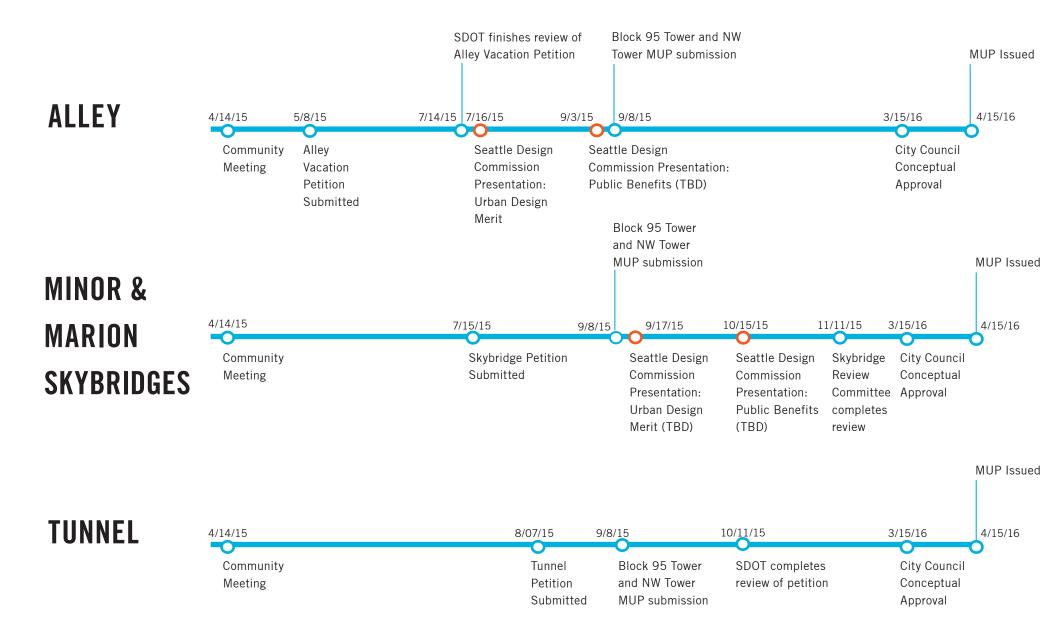
Increase required Open Space from 5% to 9.5%, or 61,738 SF

MIMP OPEN SPACE REQUIREMENT	AREA (SF)
MIMP Setbacks	25,300
MIMP Designated Open Space	27,900
Pocket Parks/Plazas	8,538
Total	61.738

POCKET PARK/PLAZA	AREA
REQUIREMENT	(SF)
MIMP Requirement	8,538
Swedish Orthopedic Institute	6,500
Remaining Requirement	2,038

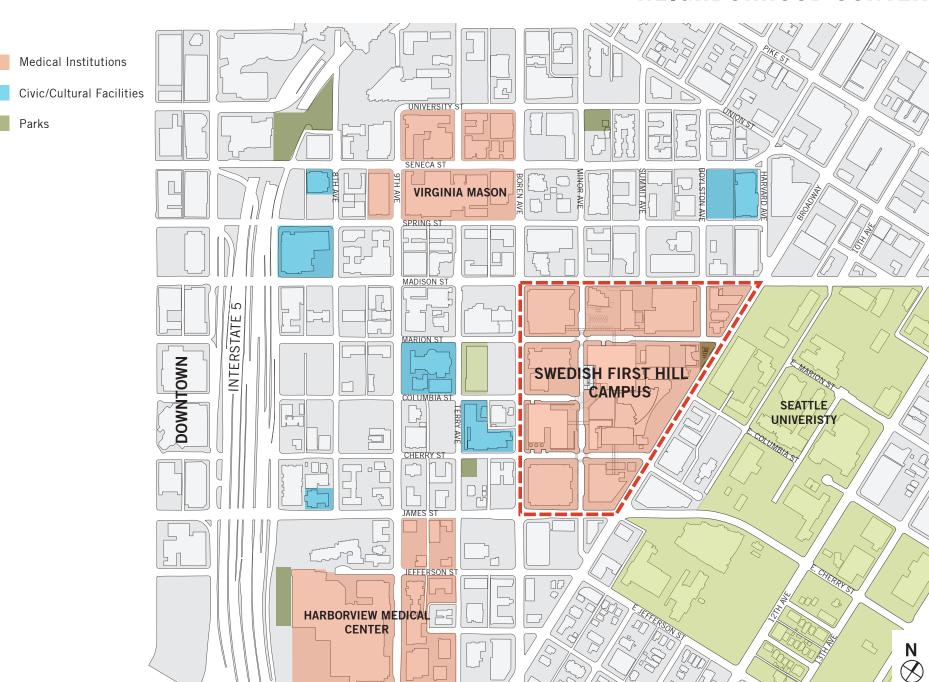


SCHEDULE



NEIGHBORHOOD CONTEXT

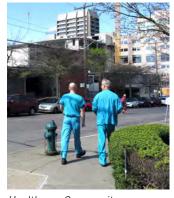
NEIGHBORHOOD CONTEXT



NEIGHBORHOOD LANDMARKS AND CHARACTER









St James

8th Ave Hill Climb

Healthcare Community

Frye Art Museum









Sports and Recreation

Versatile Transit

Jefferson Terrace

Community Gardens









Multi-family Housing

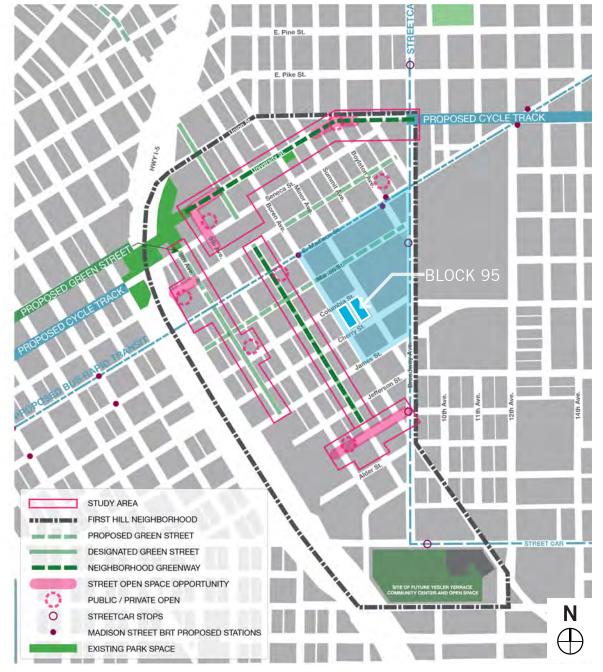
Harborview Medical

Town Hall

O'Dea High School

FIRST HILL PUBLIC REALM ACTION PLAN

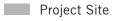




LAND USE



ALLEYS

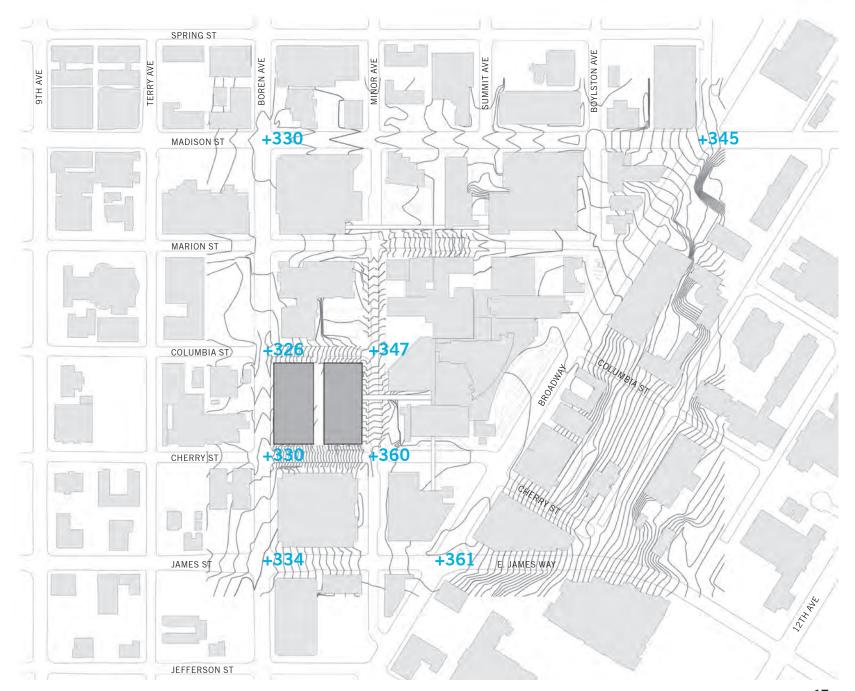


Alleys





TOPOGRAPHY

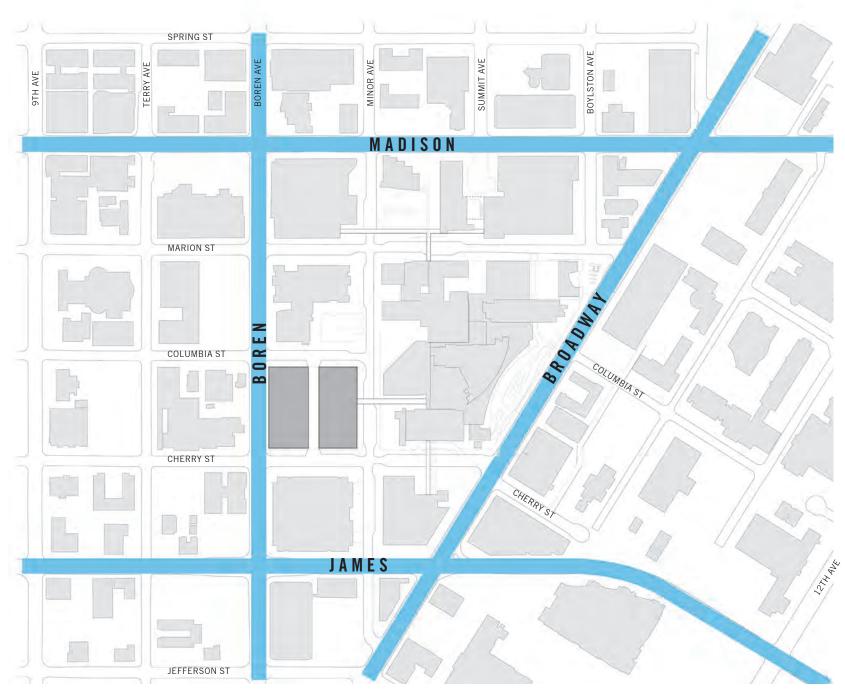




CIRCULATION/ VEHICULAR

Project Site

Arterials

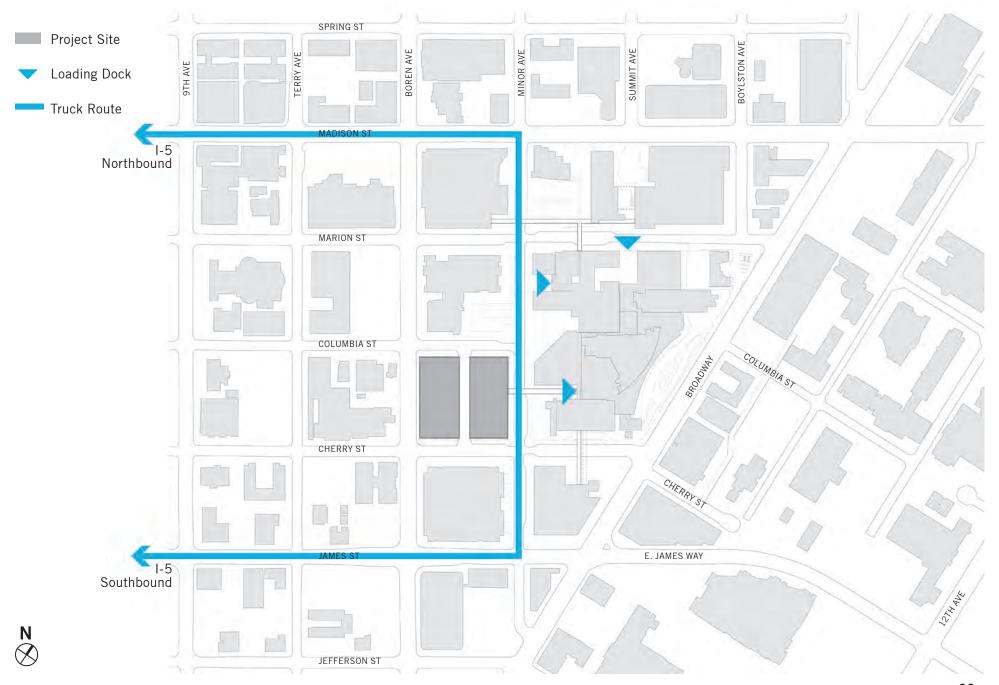




ACCESS/ VEHICULAR

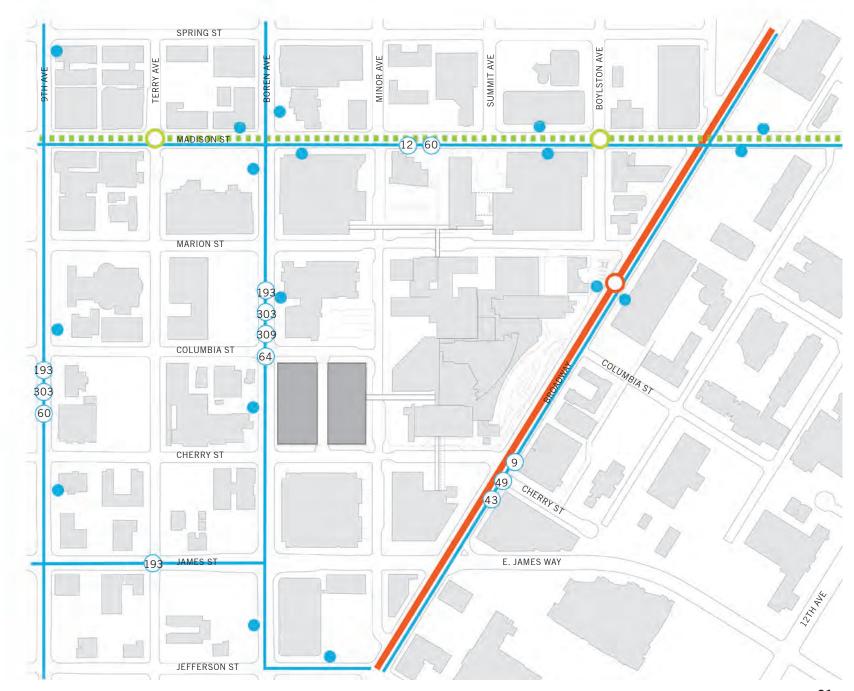


CIRCULATION/ TRUCKS AND SERVICE



CIRCULATION/ PUBLIC TRANSIT

- Project Site
- Streetcar
 Line + Stop
- Madison BRT Line + Stop
- ─9 Bus Route
 - Bus Stop

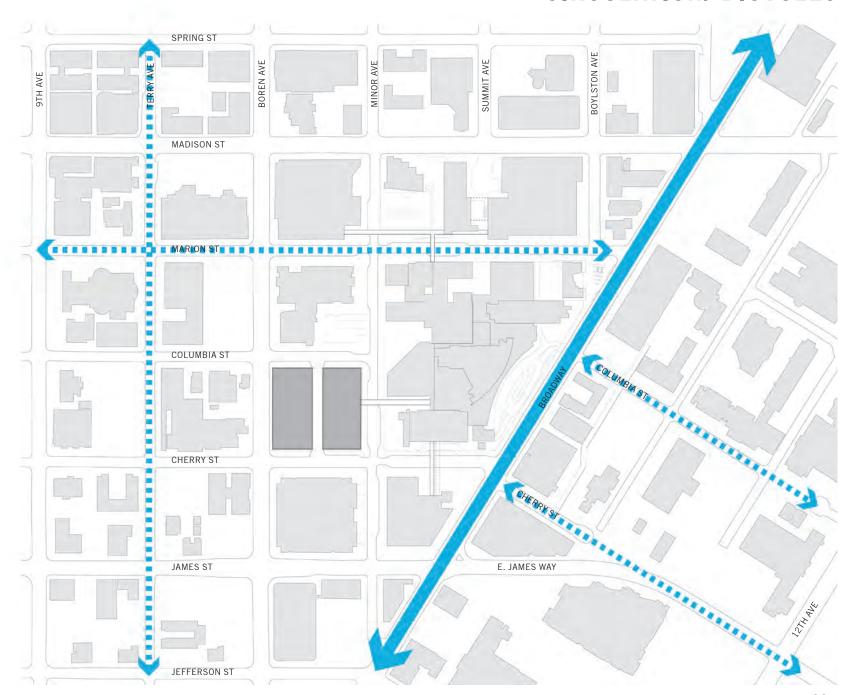


CIRCULATION/ BICYCLES



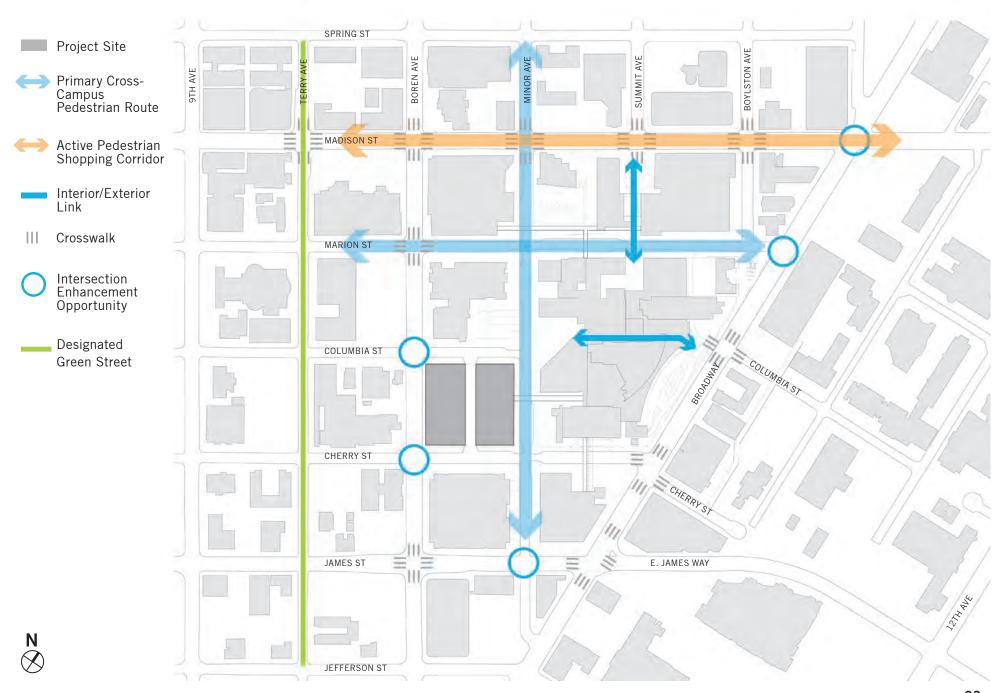
Neighborhood Greenway

Cycletrack

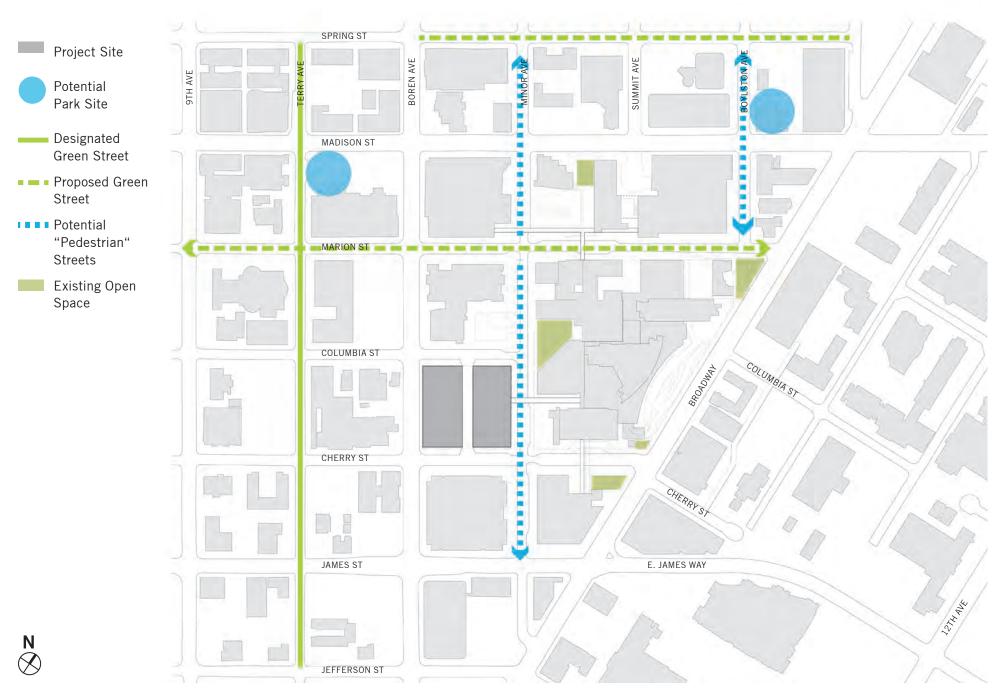




CIRCULATION/ PEDESTRIAN



OPEN SPACE/ PARKS AND GREEN STREETS



VIEWS



Madison St



Marion St



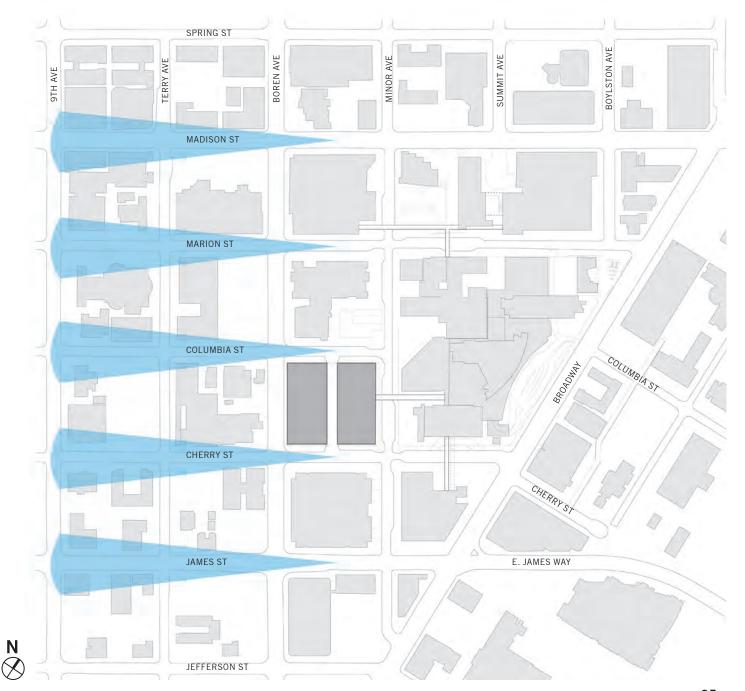
Columbia St



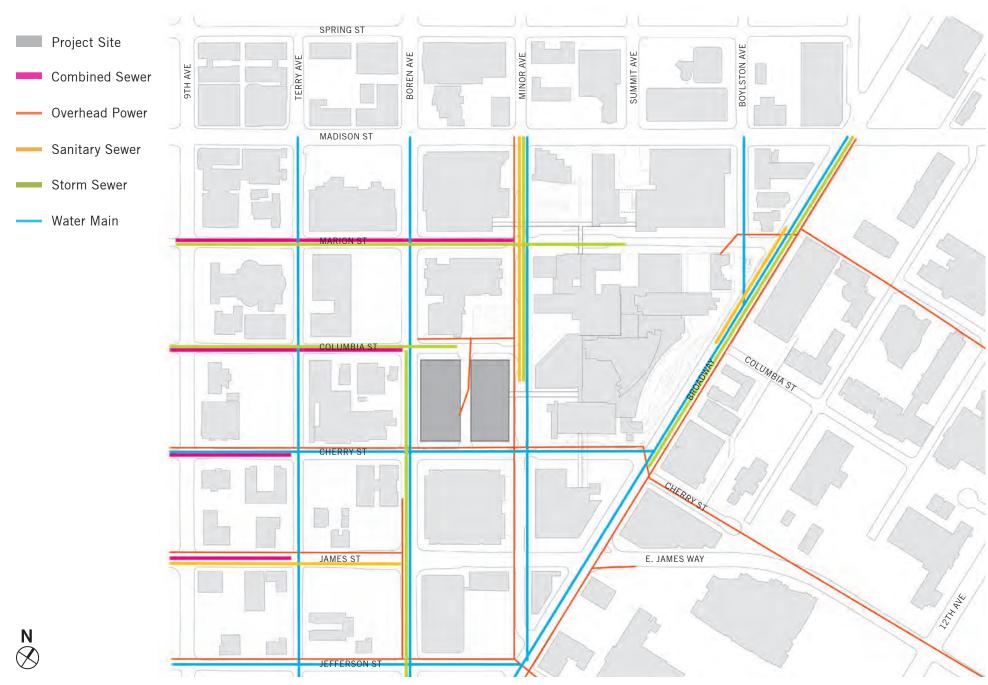
Cherry St



James St

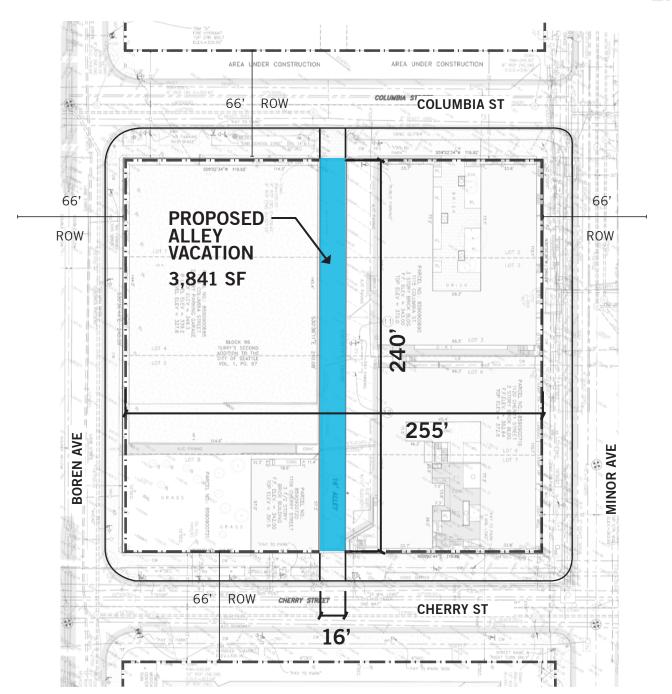


UTILITIES



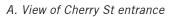
EXISTING CONDITIONS

EXISTING SITE



SITE PHOTOS







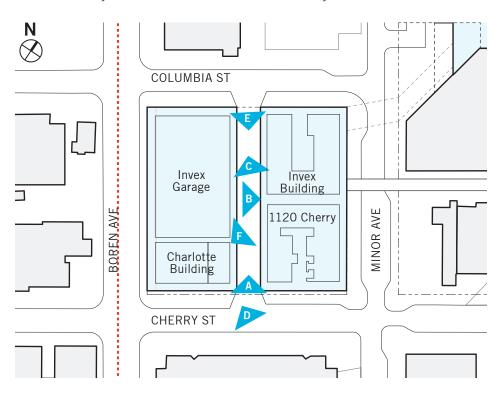
B. Side entry between Invex & 1120



C. Garage entry off of alley



D. View of Charlotte Building





E. Alley view looking South



F. SE View of Invex Garage access

SITE PHOTOS

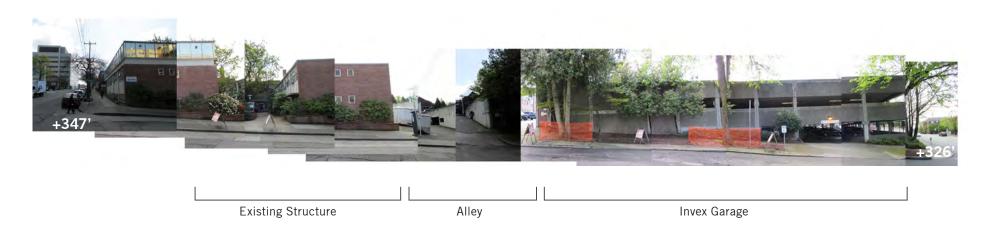


Cherry Street Elevation Block 95 South



Minor Avenue Elevation Block 95 East

SITE PHOTOS



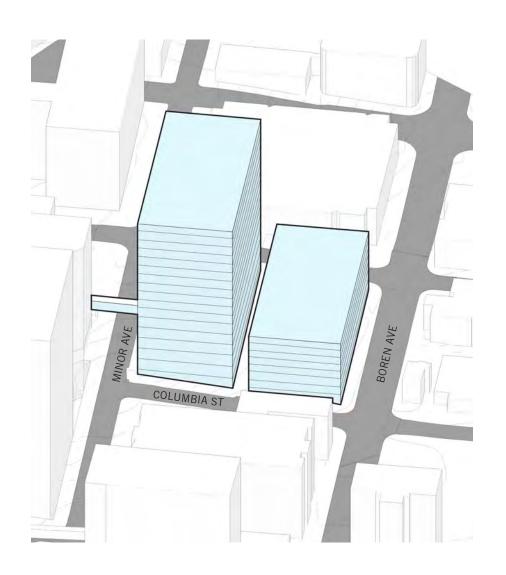
Columbia Street Elevation Block 95 North



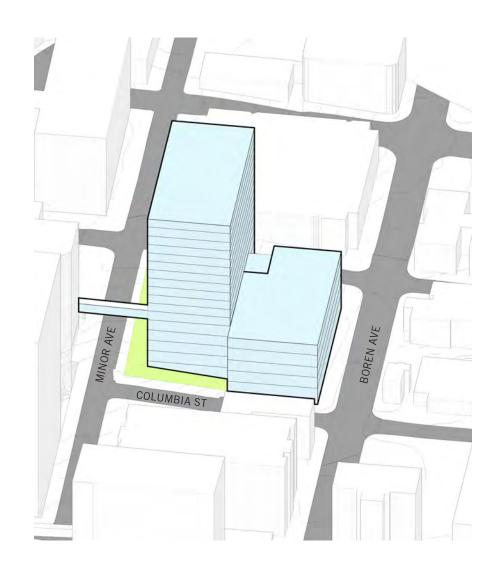
Boren Avenue Elevation Block 95 West

DESIGN COMPARISON

DESIGN COMPARISON



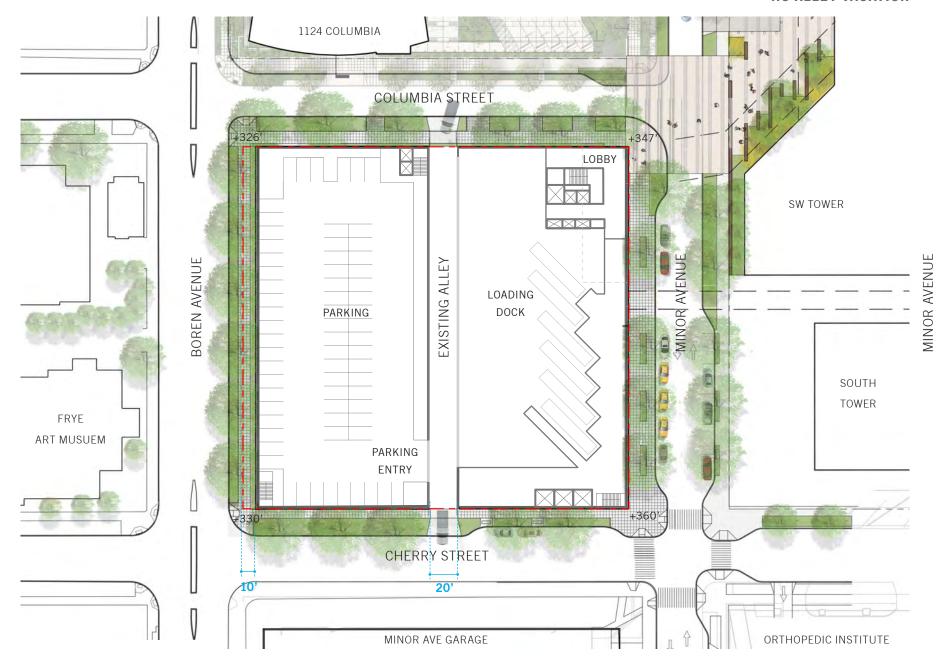
NO ALLEY VACATION

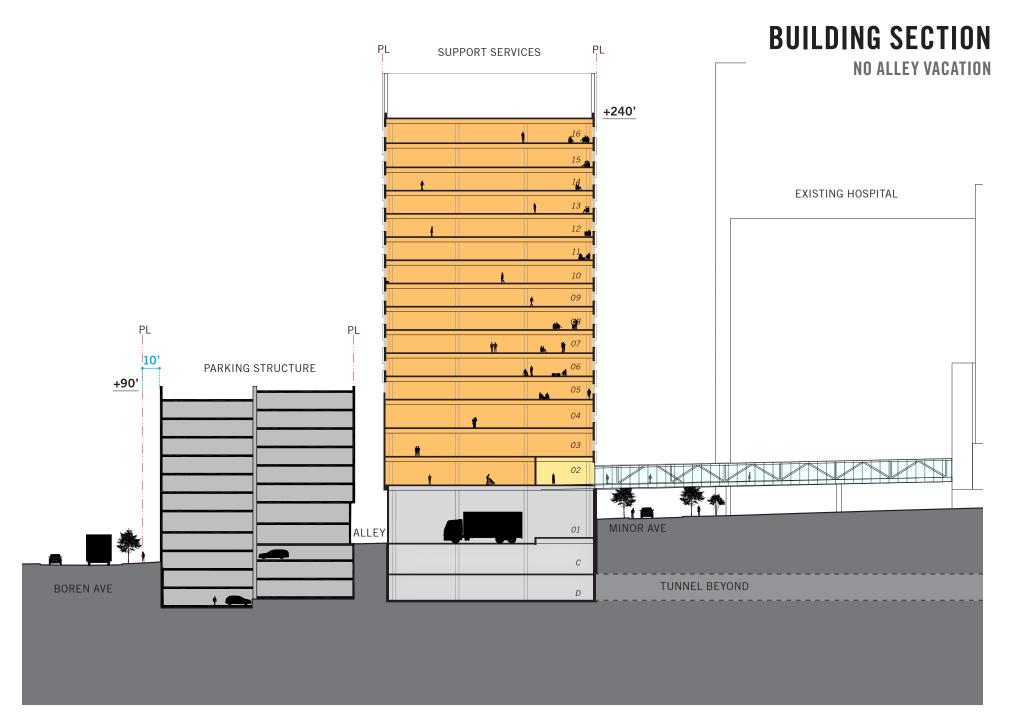


ALLEY VACATION

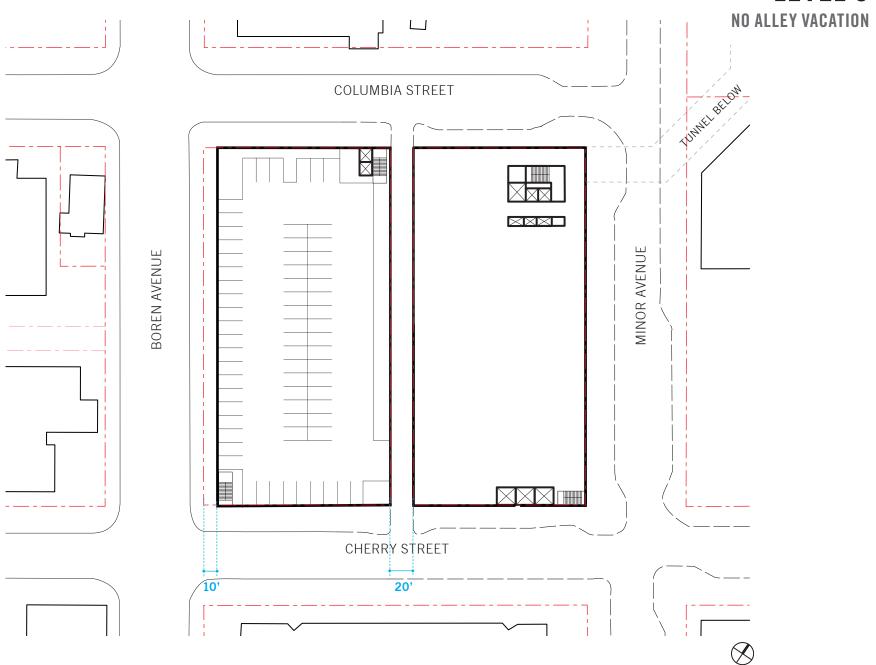
SITE PLAN

NO ALLEY VACATION





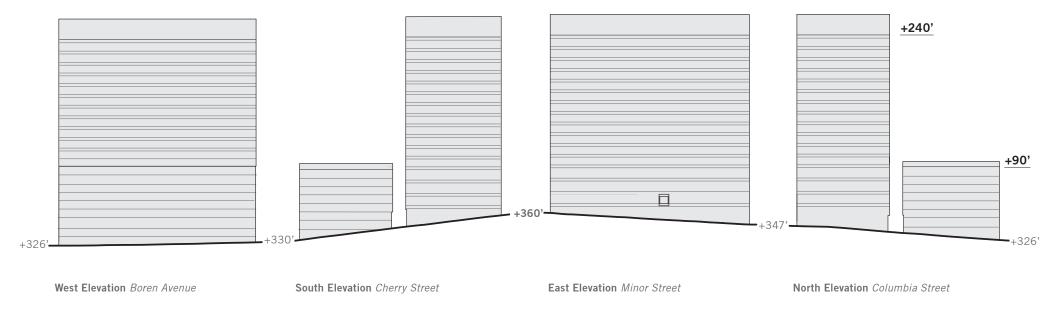
LEVEL C



LEVEL 01



ELEVATIONS NO ALLEY VACATION



PERSPECTIVE VIEWS

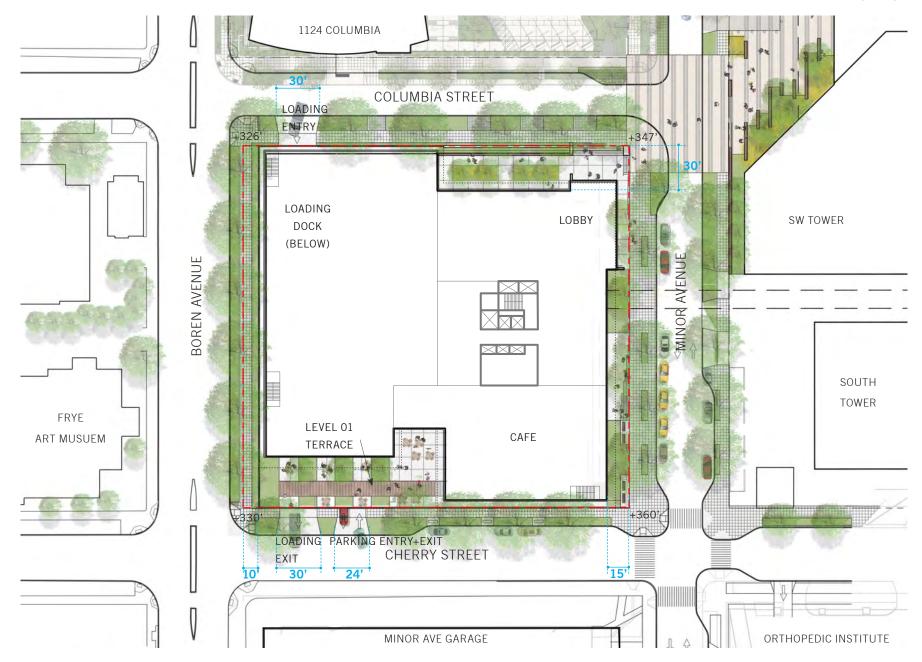


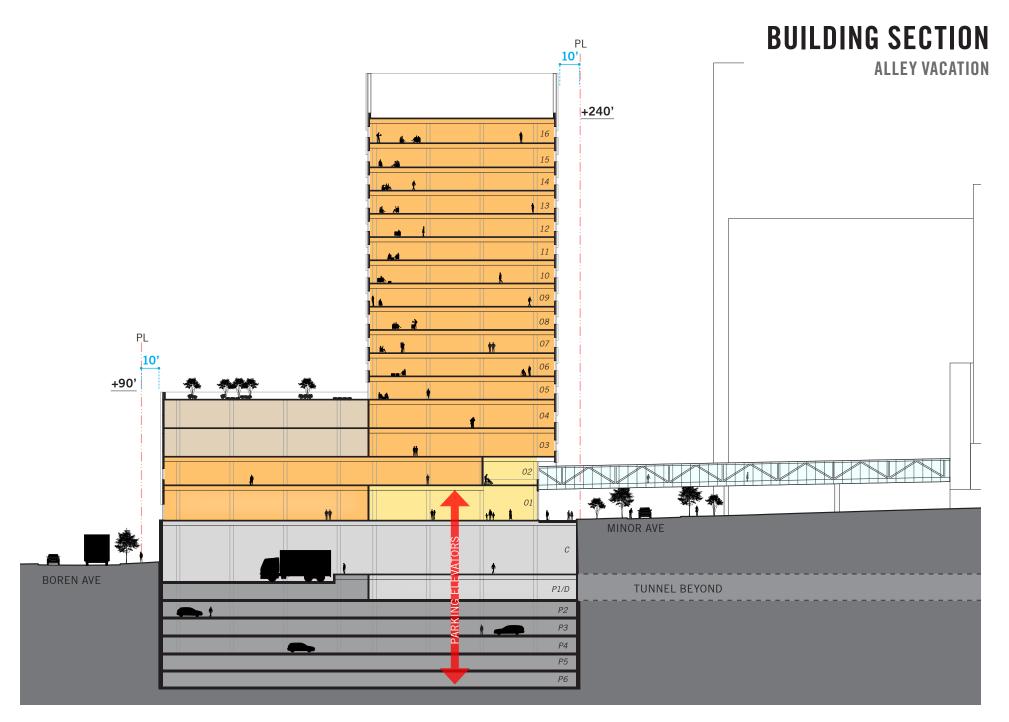
Looking South at Minor and Columbia



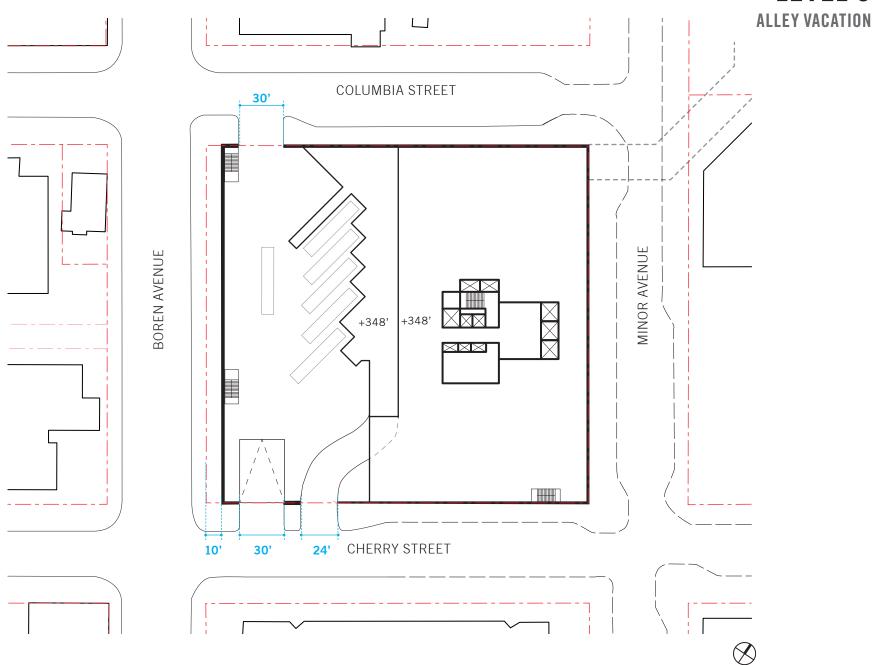
Looking West at Minor and Columbia

SITE PLAN





LEVEL C



LEVEL 01 **ALLEY VACATION** COLUMBIA STREET 30' TERRACE LOBBY **◀** ENTRY MINOR AVENUE **BOREN AVENUE** CLINIC RETAIL TERRACE 10' 15' CHERRY STREET

ELEVATIONS ALLEY VACATION



PERSPECTIVE VIEWS



Looking South at Minor and Columbia



Looking West at Minor and Columbia



URBAN DESIGN MERIT

Access

Circulation

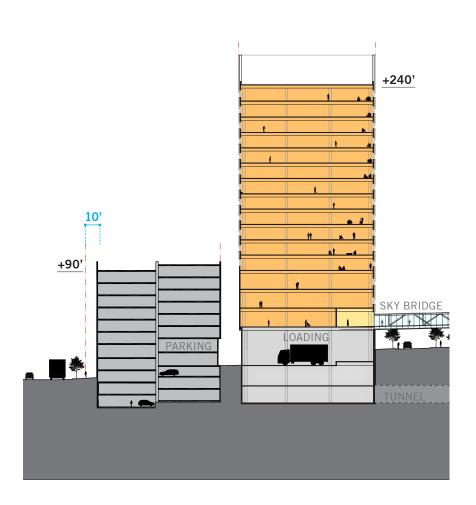
Open Space

Utilities

Air / Light / Views

ACCESS

+240'

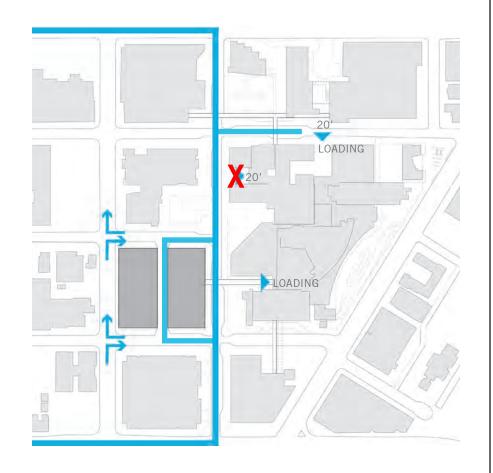


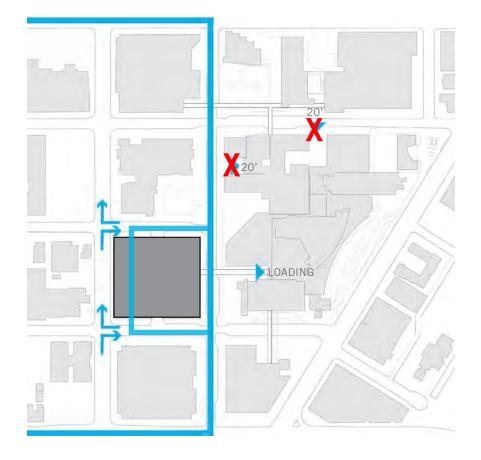
10'
SKY BRIDGE
LOADING
TUNNEL

NO ALLEY VACATION

ALLEY VACATION

ACCESS - LOADING

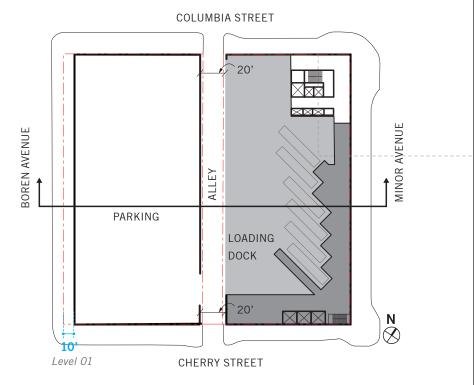




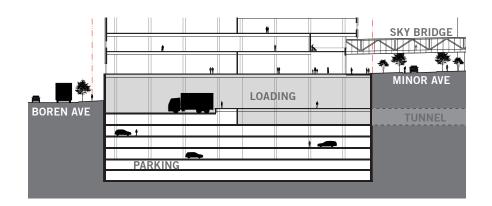
NO ALLEY VACATION

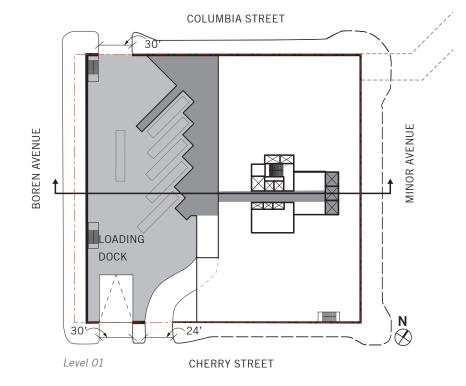
ACCESS - LOADING





NO ALLEY VACATION

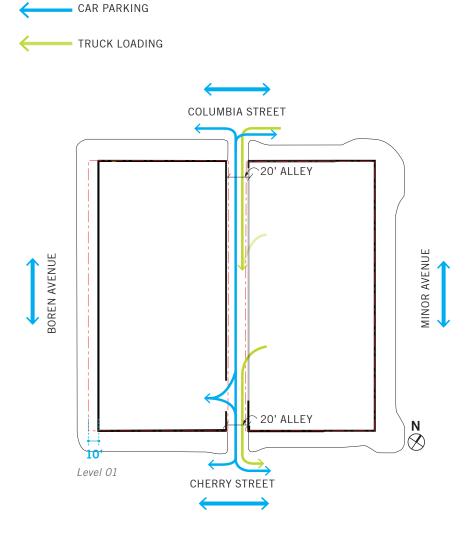




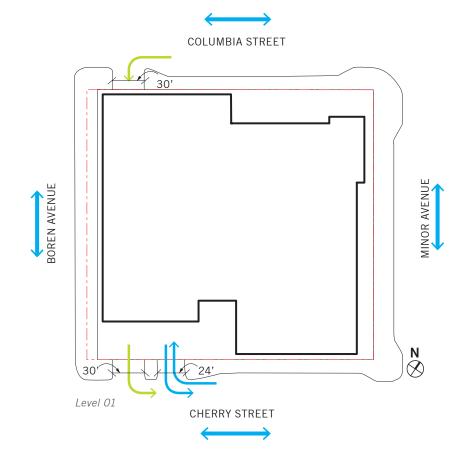
ALLEY VACATION

CIRCULATION

MIMP Page 47
"Wider curb cuts (60 to 90 feet)
along Columbia and Cherry may
be required..."

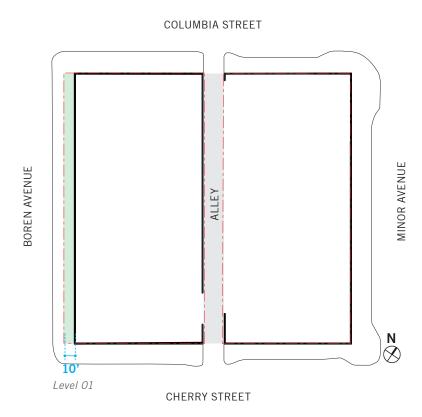




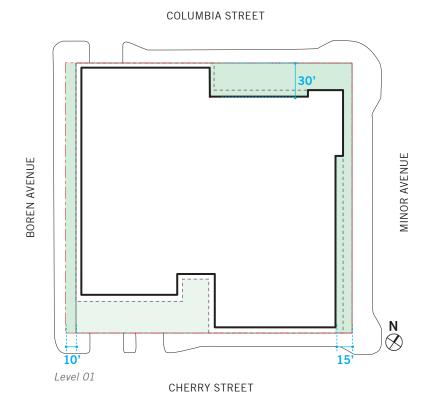


ALLEY VACATION

OPEN SPACE

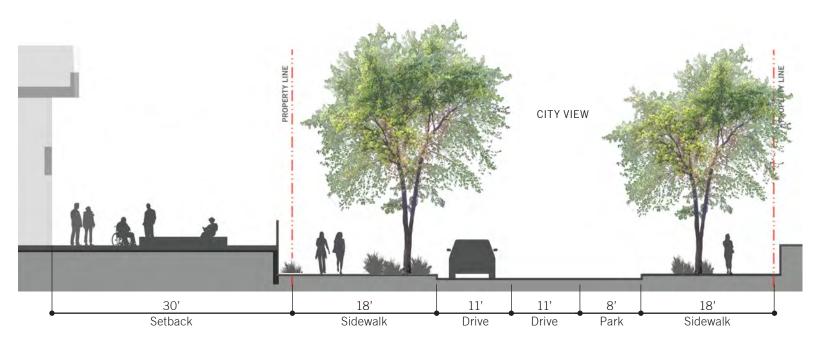






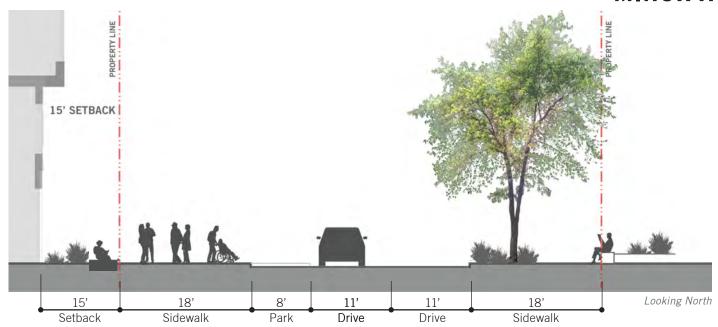
ALLEY VACATION

COLUMBIA STREET SECTION

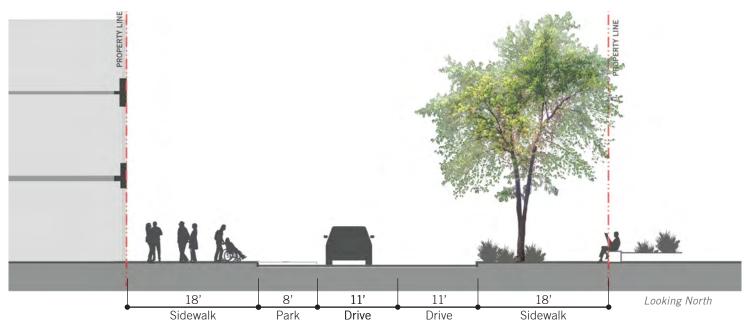




MINOR AVE STREET SECTION



ALLEY VACATION



UTILITIES



NO ALLEY VACATION

ALLEY VACATION

VIEWS



Looking West at Minor and Columbia

NO ALLEY VACATION



Looking West at Minor and Columbia

