

Seattle Children's Standing Advisory
Committee

Phase 2 – Forest B MUP

Tobin Thompson
Project Manager, ZGF

July 18, 2017



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Agenda

Time	Topic	Presenter
5:15 PM	Site Walk – Exterior Forest A & B **Park in Hospital Parking Lot One, the first parking lot on the left after you enter Penny Drive. Then walk down the stair to River C.3 entrance where we will start the tour.**	Children's
6:00	Opening and Introductions – Ocean Café	Karen Wolf, Chair
6:10	Housekeeping <ul style="list-style-type: none">• Adopt Meeting #18 Minutes	Karen Wolf, Chair
6:20	Full MUP Submittal Design Review	Tobin Thompson, ZGF
7:00	Public Comment	Public
7:20	Committee Deliberation	Committee
8:00 PM	Adjournment and scheduling of next meeting	Karen Wolf, Chair



Current Campus



Phase 2 Footprint

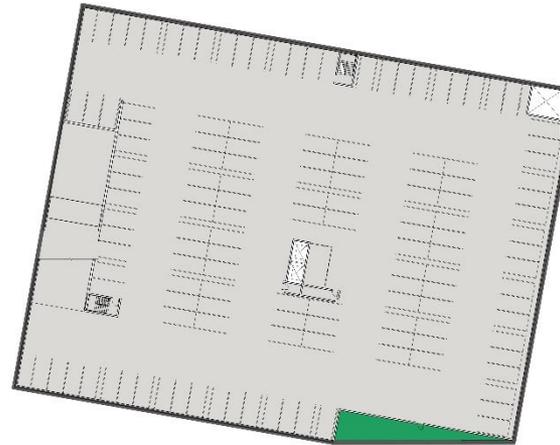


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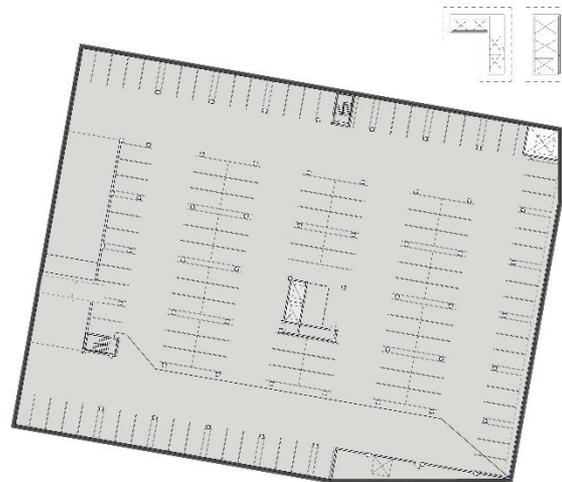
Phase 2 - Campus Plan



Patient and Visitor Parking



Level P2



Patient and Visitor Parking

Level P1



ED Parking

Sterile Processing

Morgue

Mechanical

Level L1



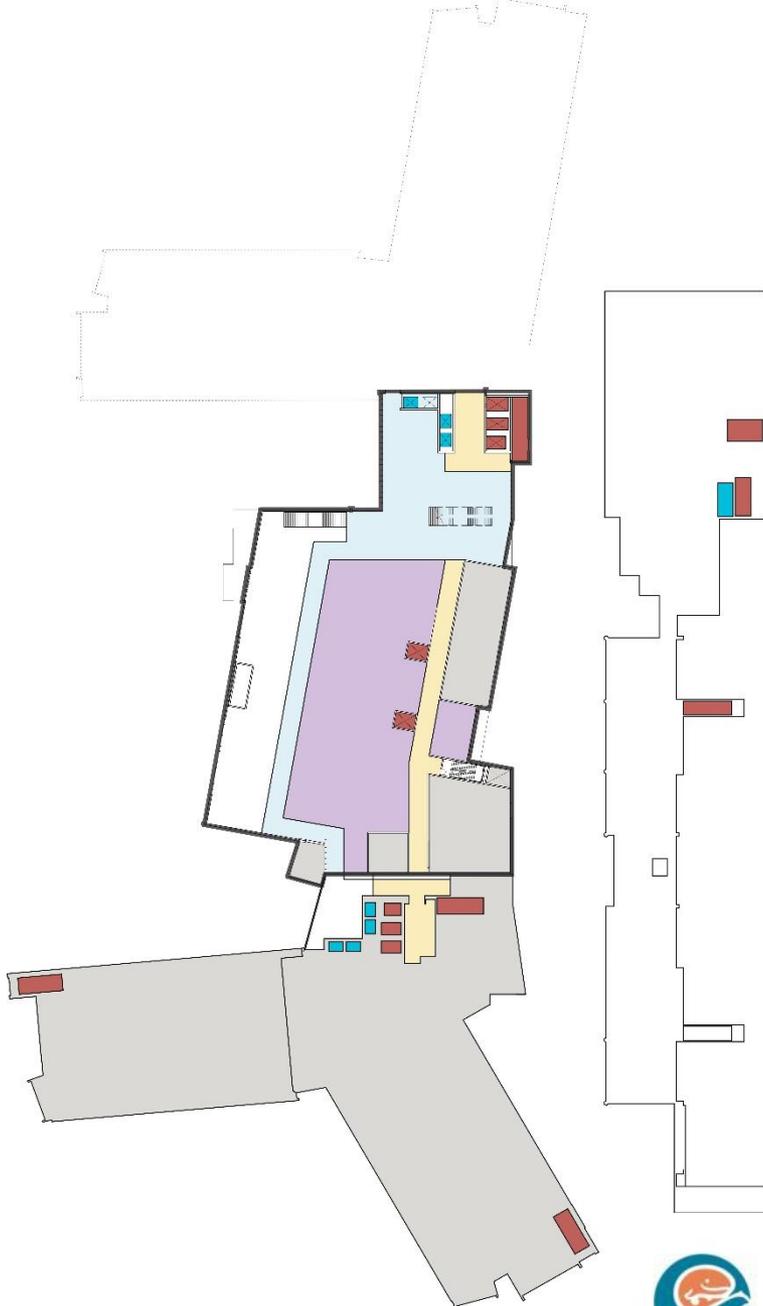
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Entry/Lobby

Imaging Expansion

Level 1

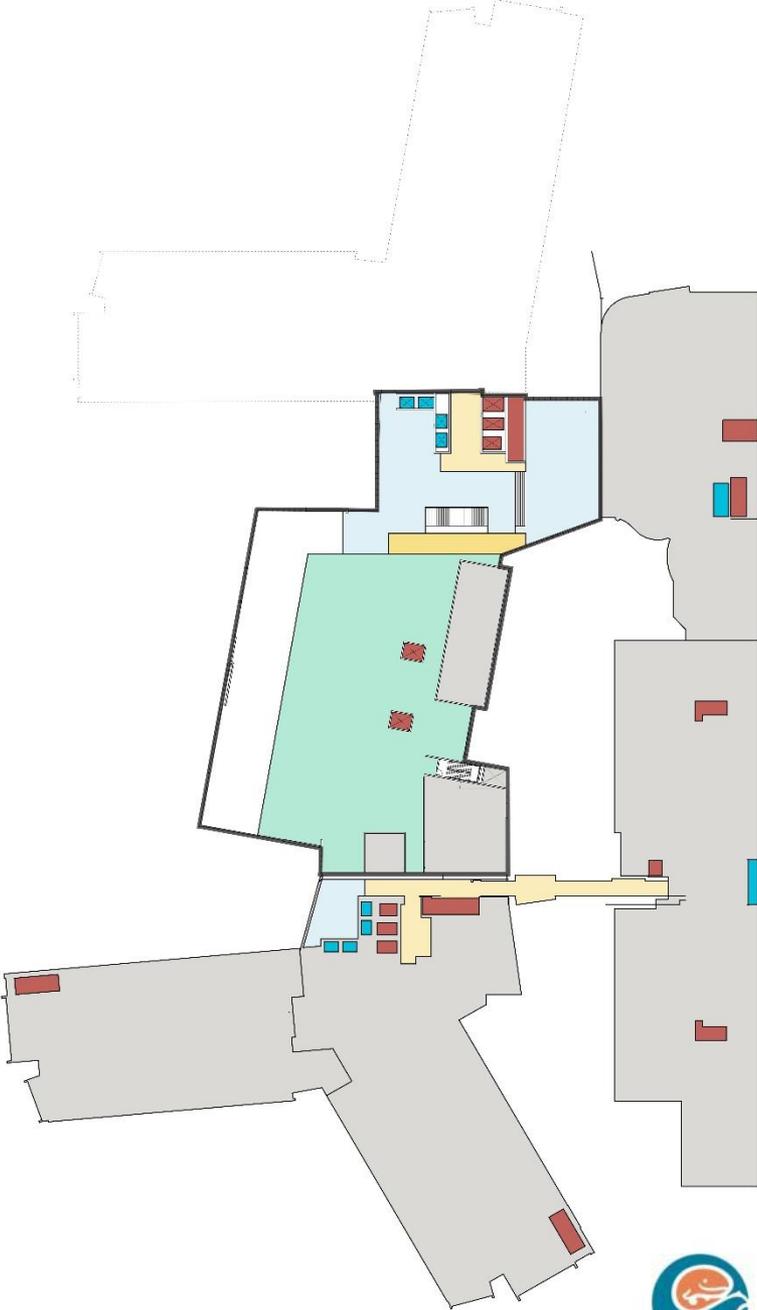


**Support
Workspace**

Commons

Level 2

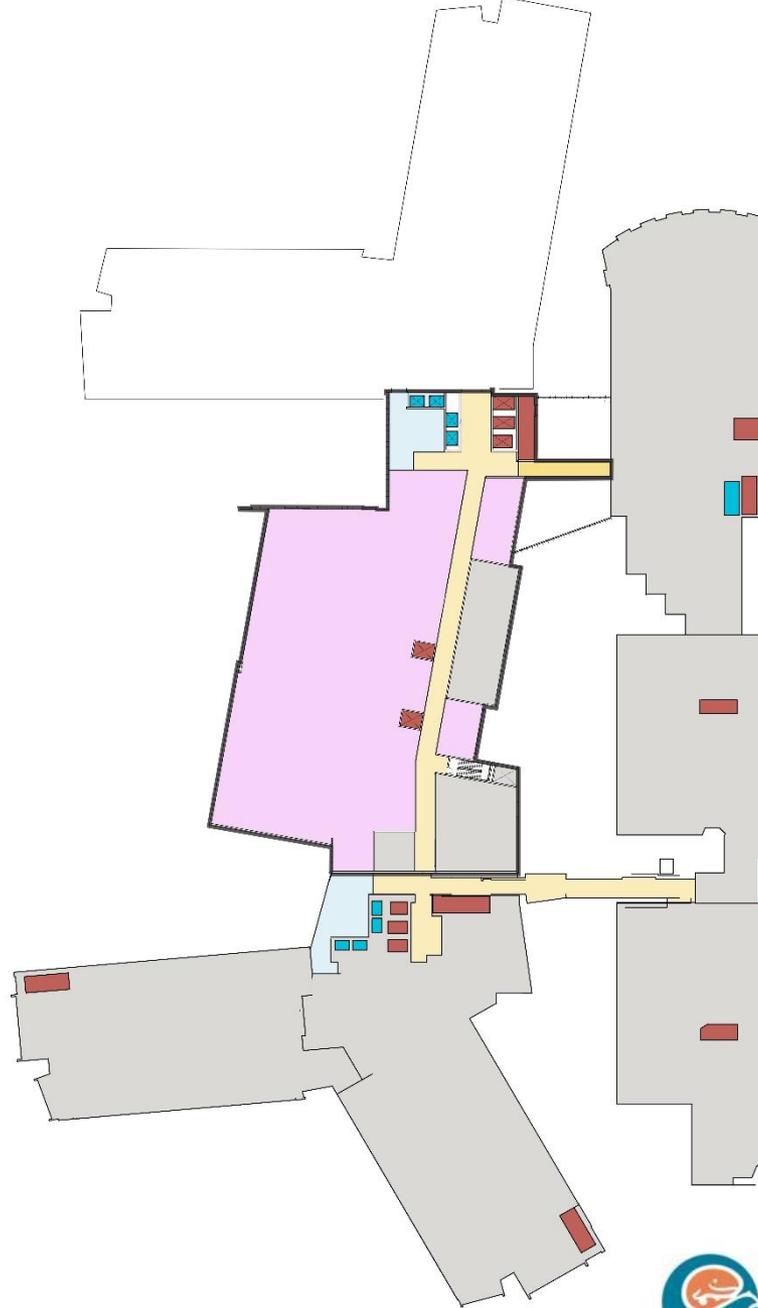
Pharmacy



Level 3



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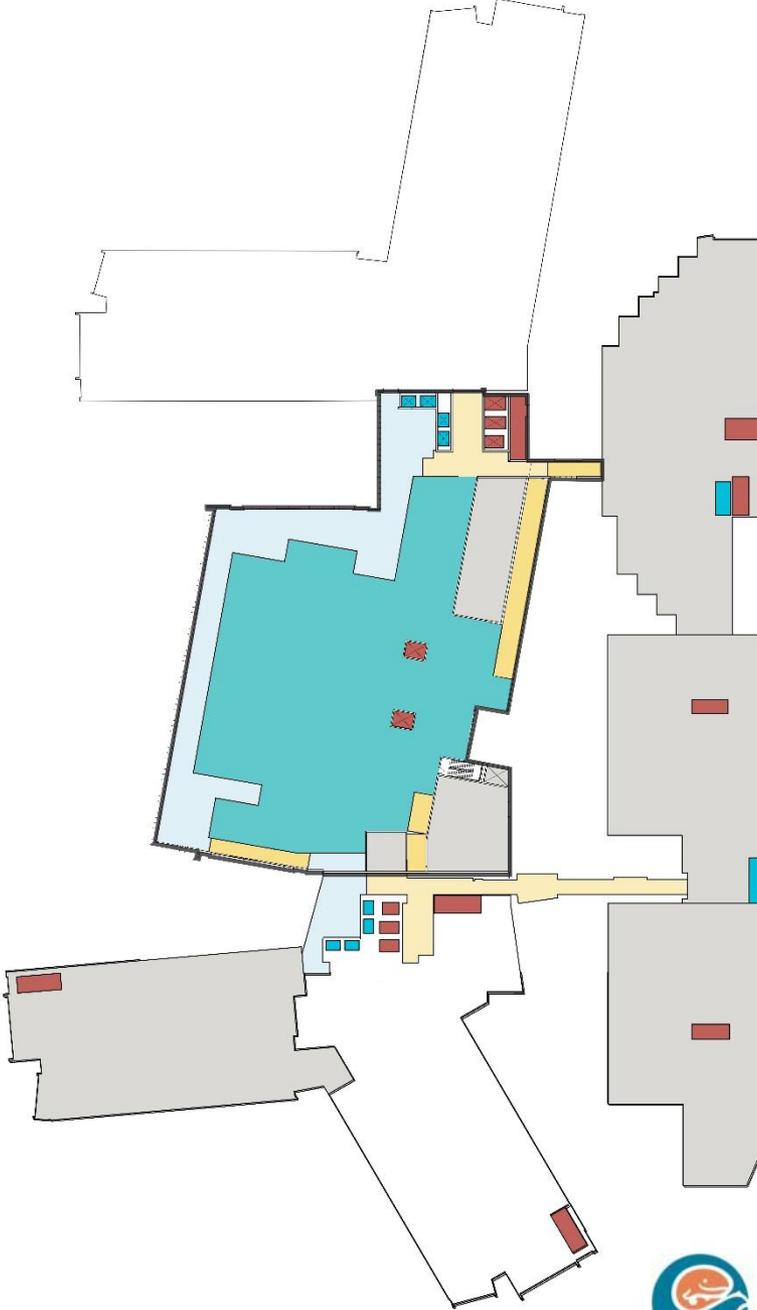
Clinical Lab

Level 4



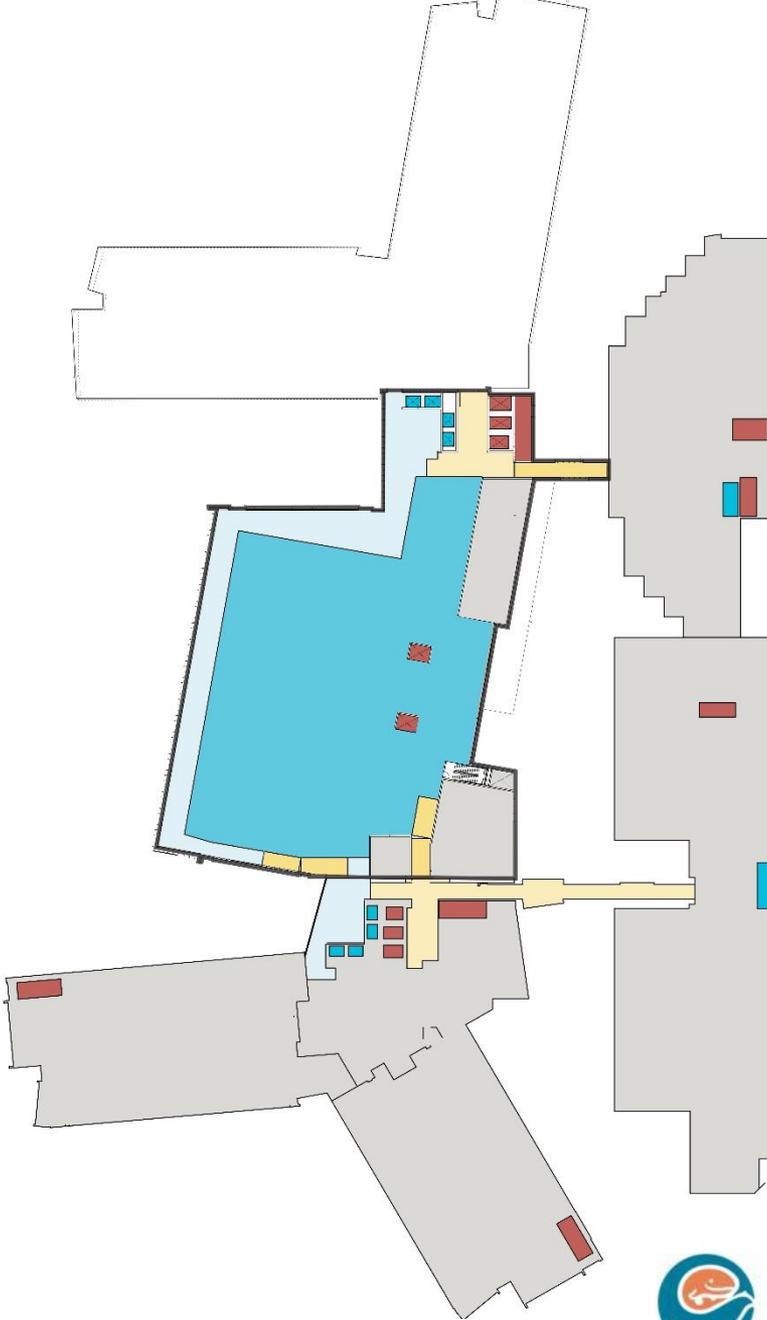
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Surgery



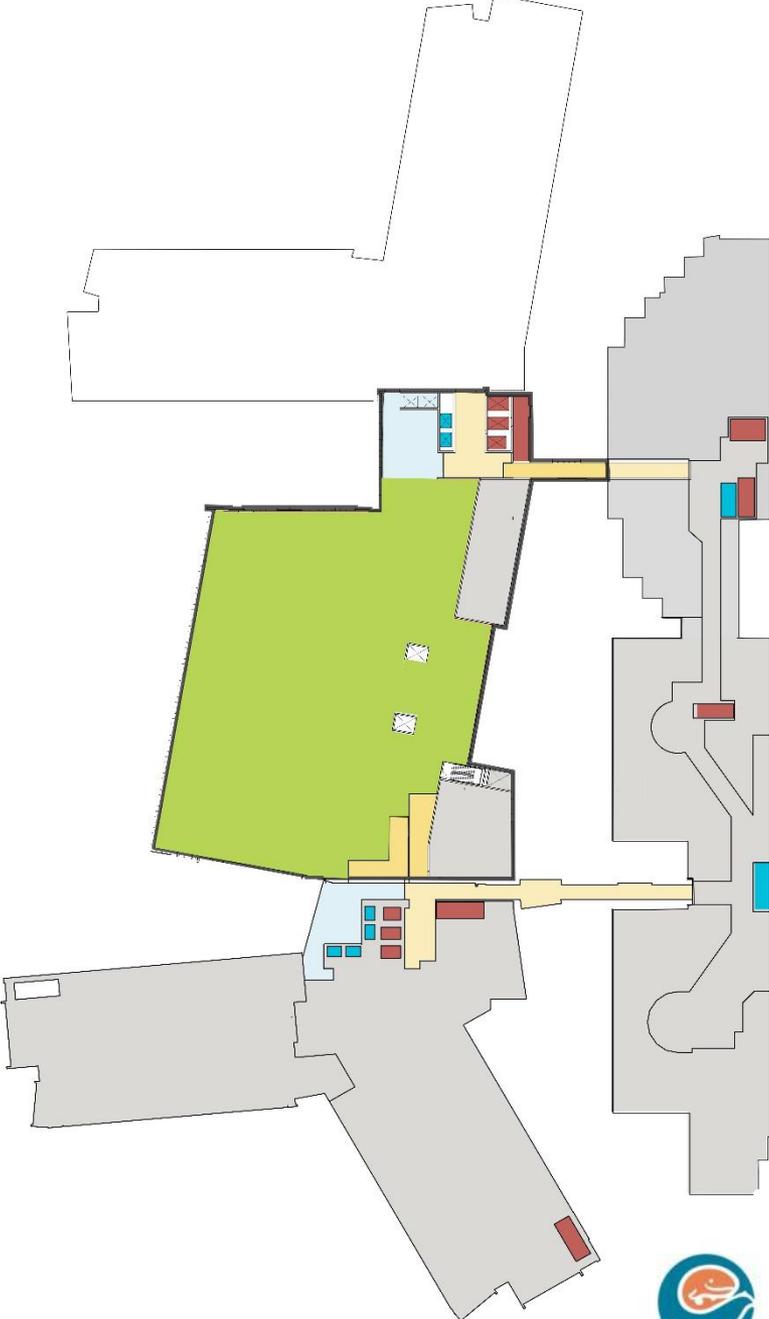
Level 5

Surgery



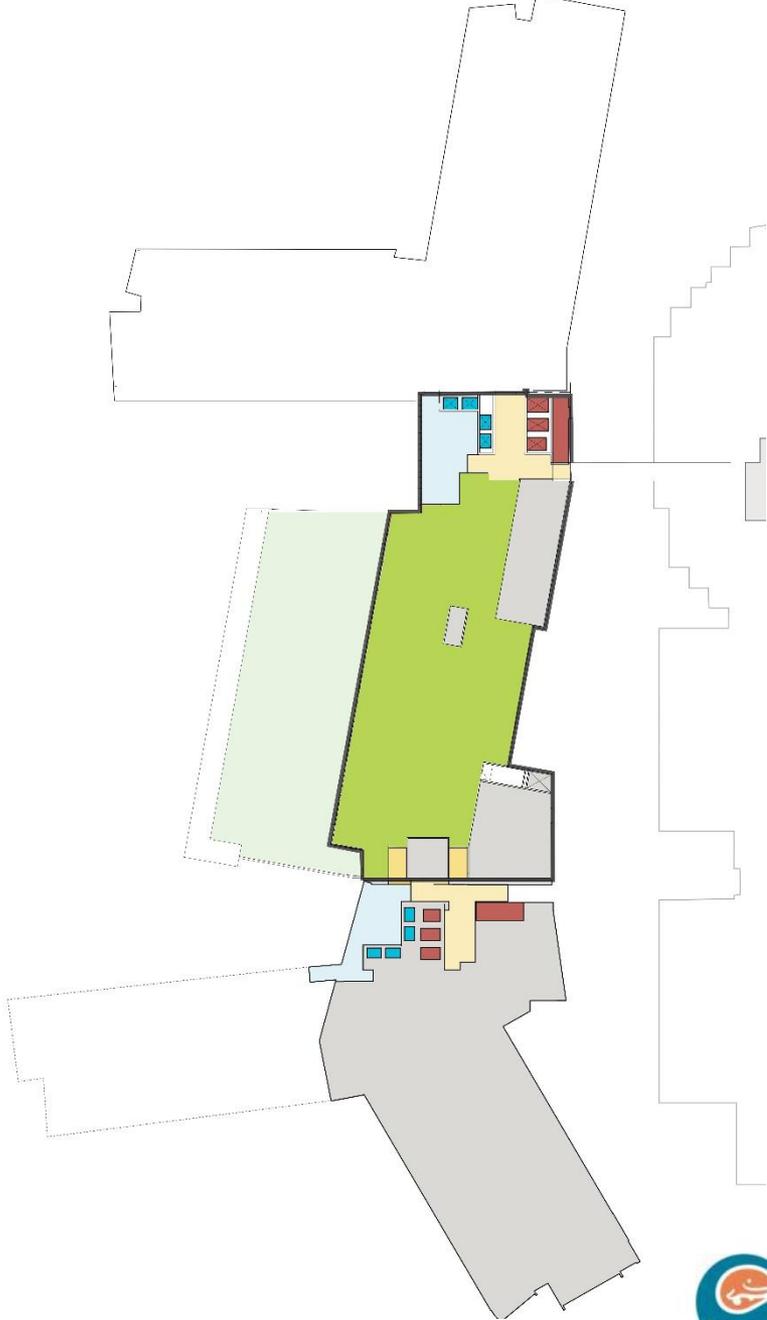
Level 6

Ambulatory Clinic

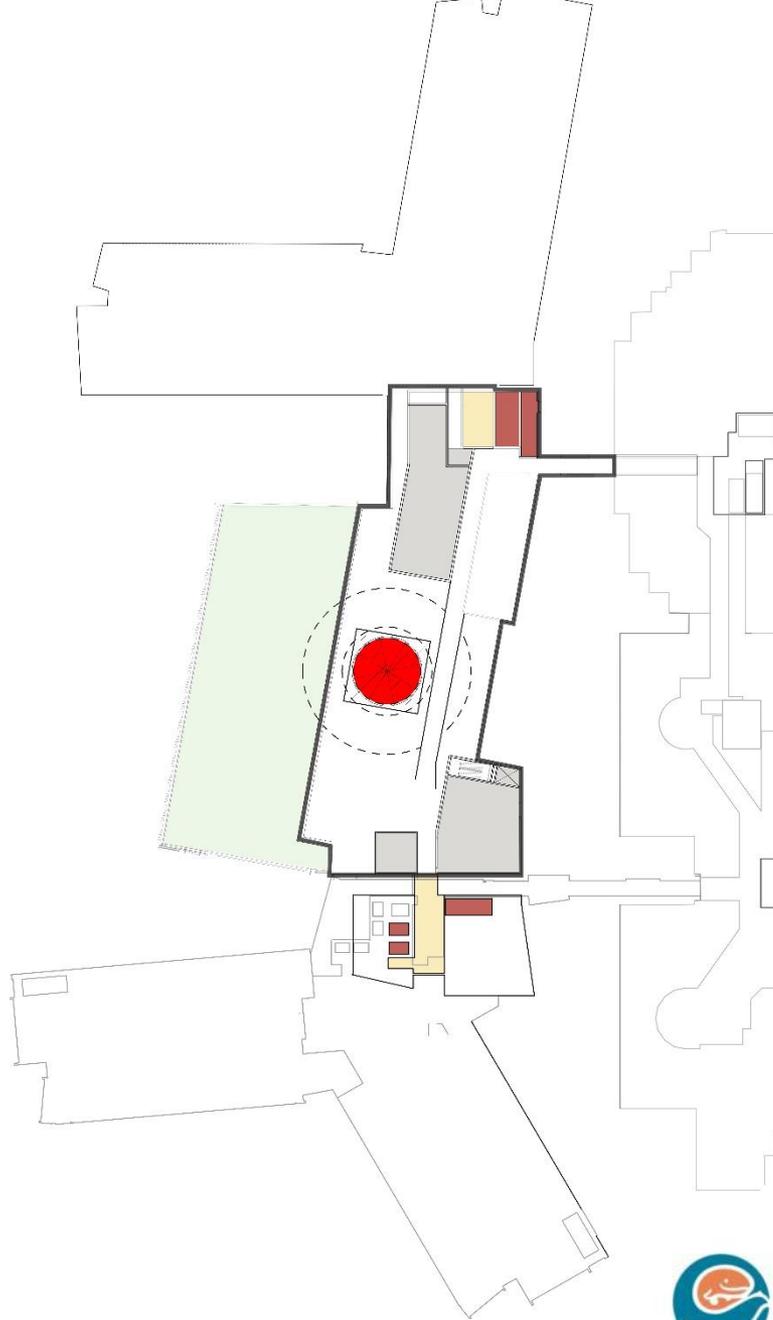


Level 7

Inpatient Beds



Level 8



Helistop

Mechanical

Roof



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Building Elevations

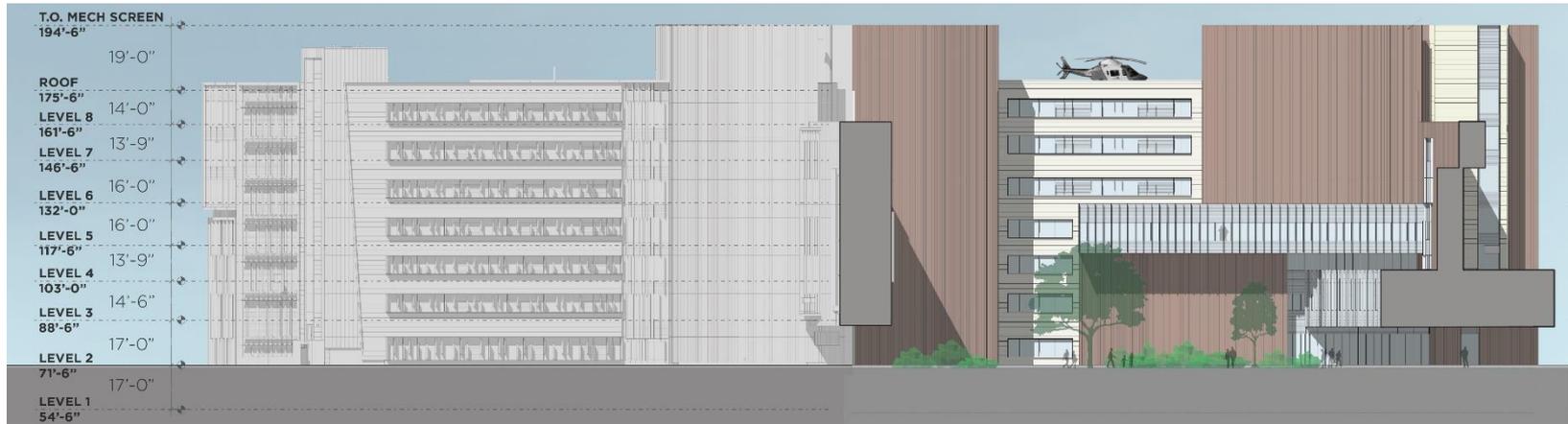


North Elevation



West Elevation

Building Elevations

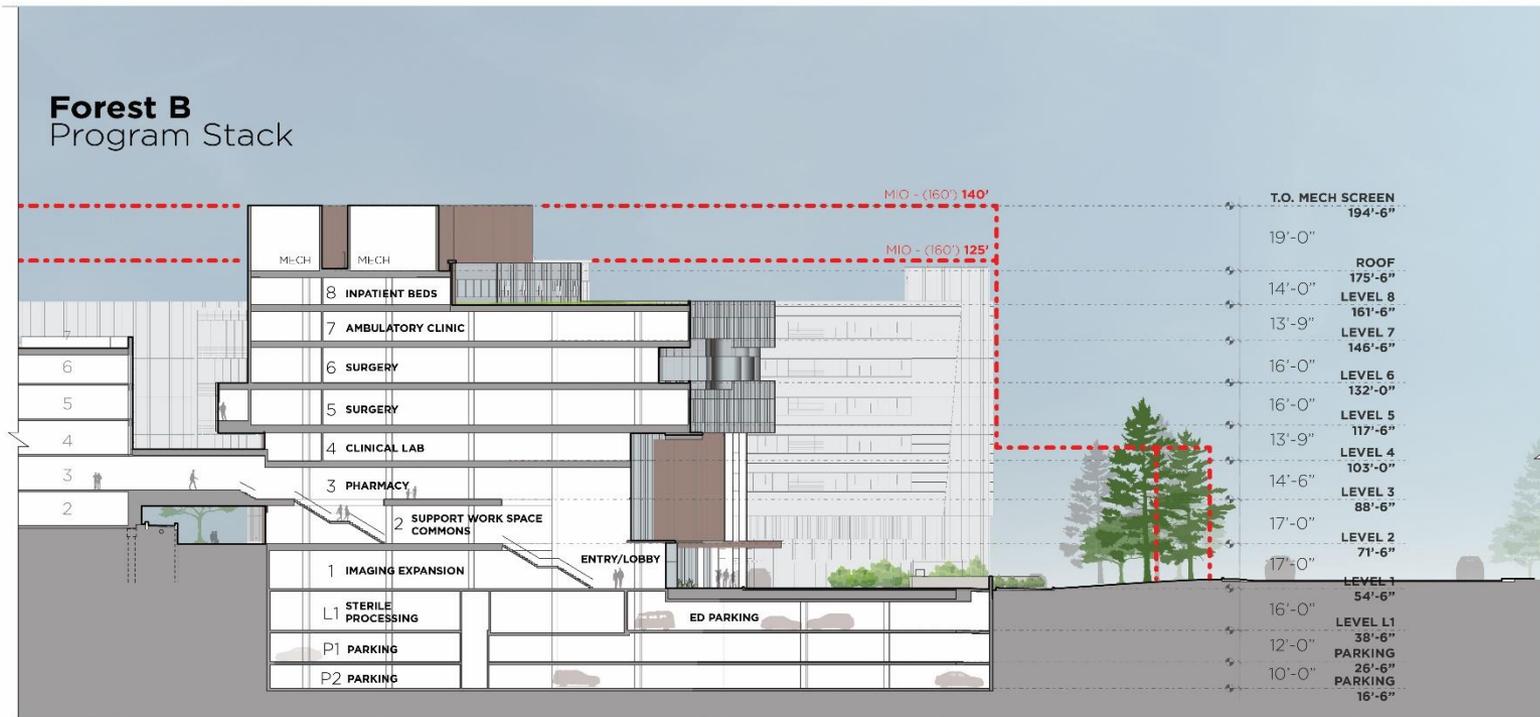


East Elevation



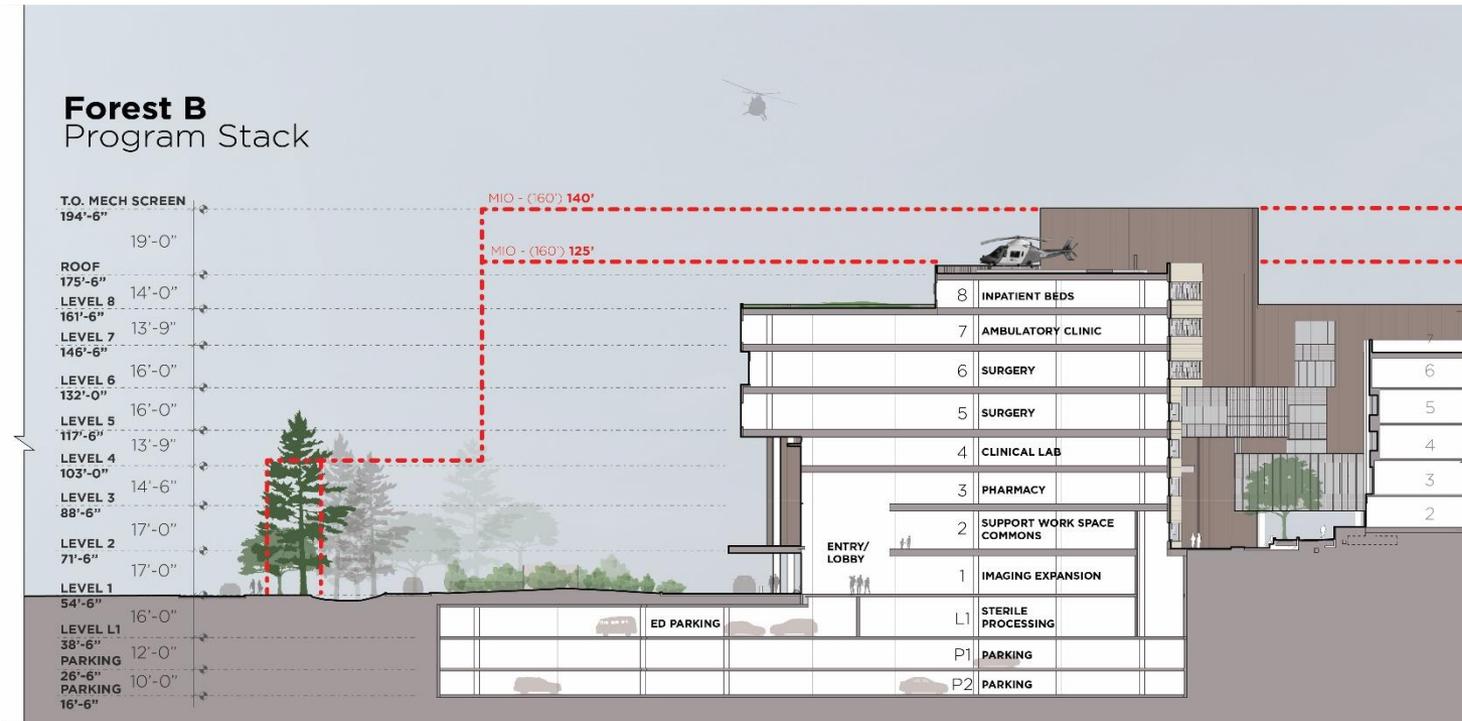
South Elevation

Building Section



Section through River Connector

Building Section



Section through Forest Floor

Major Institutional Master Plan

MIMP Conditions

Tobin Thompson
Project Manager, ZGF

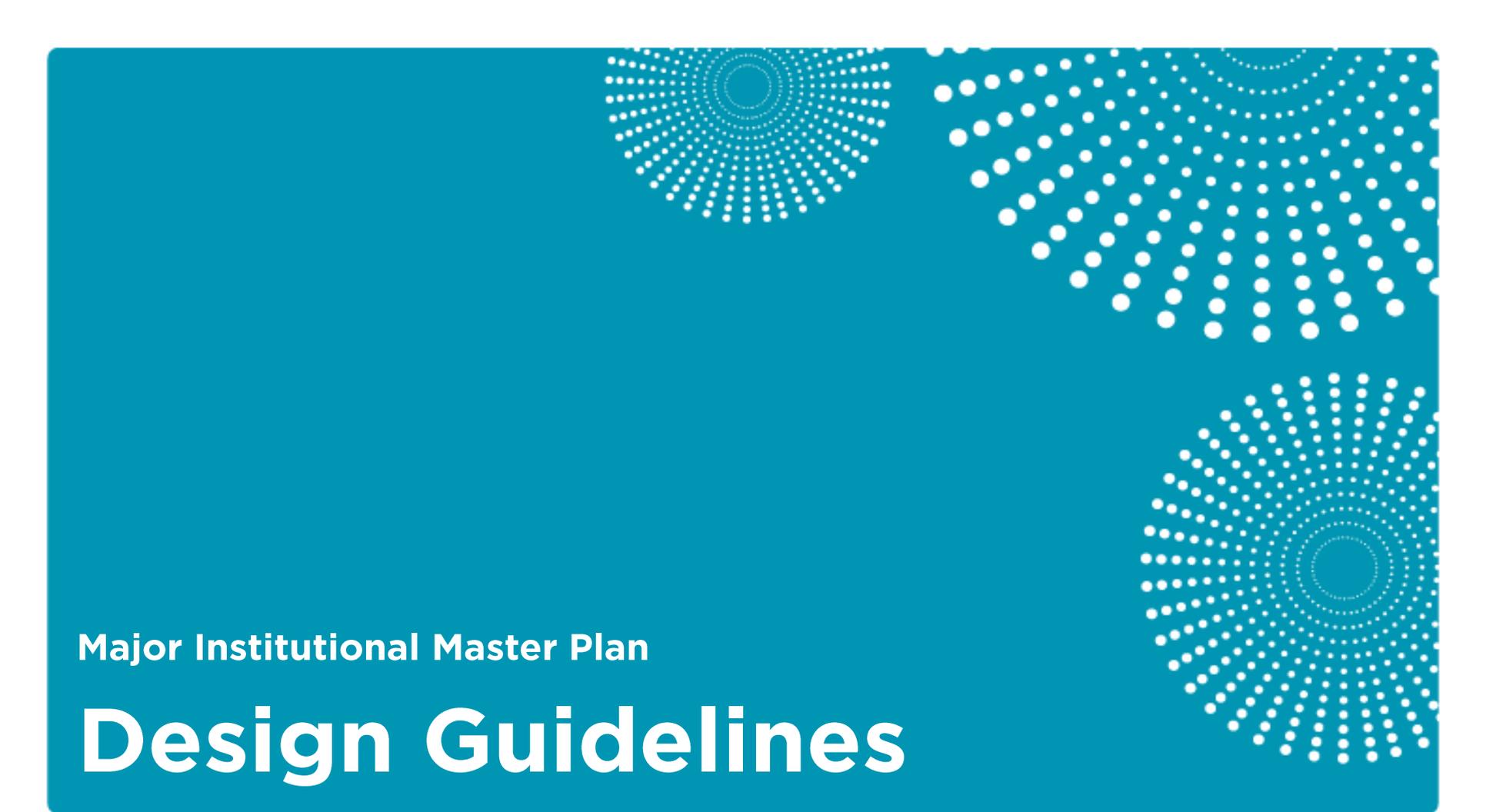
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Status of Key Conditions

- Seattle Children's continues to track square footage against the 2,125,000 gsf development limit. At the completion of Phase 2, there will be approximately 635,527 gsf available for future development.
- Seattle Children's continues to track FAR against the campus limit of 1.9. At the completion of Phase 2, the campus FAR will be approximately 1.32.
- The Phase 2 project continues to honor the MIO building height limits and the at-grade level and upper level setbacks in the MIMP Conditions.
- The Phase 2 project continues to honor the minimum campus open space conditions of the MIMP.
- Seattle Children's continues to track and document progress toward the 30% SOV target through its Transportation Management Plan (TMP).
- Compliance with MIMP Conditions will be documented as part of the MUP Submittal.



Major Institutional Master Plan

Design Guidelines

Tobin Thompson
Project Manager, ZGF

July 18, 2017

Executive Summary

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



Guidelines Summary

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



Campus Character

- Open spaces provided at street frontage edges shall be designed to be inviting, open, and complementary to adjacent street frontage uses.
- At garden edges, the transition zone between hospital buildings and the public right of way shall be respectful of, and complementary to, the established character of adjacent residential areas.



Campus Character

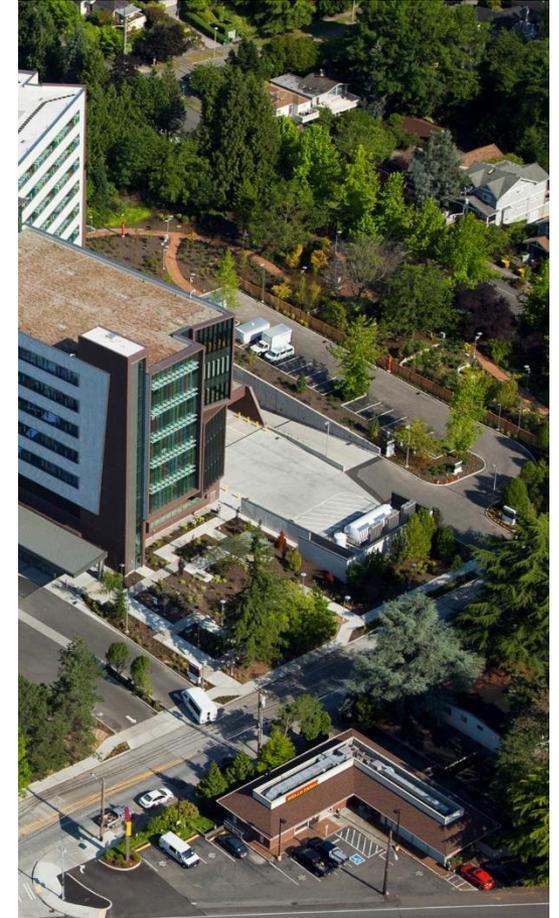


Public Entrances & Access Points

- Create a hierarchy of public entrances and access points to emphasize their appearance at Building Frontage locations, and diminish them at garden edge locations where visible from single family residences.
- Streets and pathways shall be designed to accommodate all travel modes.



Public Entrances & Access Points

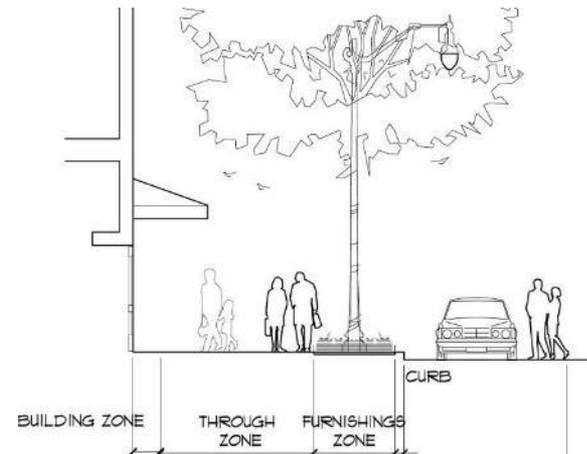


Public Entrances & Access Points

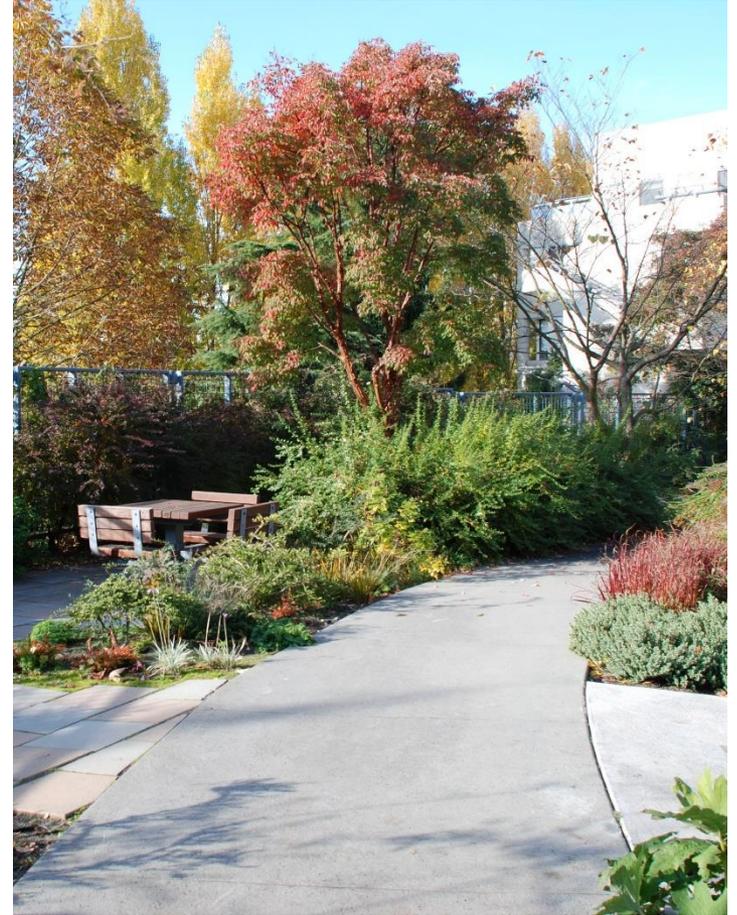


Pedestrian Pathways/Sidewalk

- Streets, sidewalks and hospital campus pathways should be welcoming, open to the general public, as well as barrier-free and ADA-accessible.
- Relate the sidewalk and its amenities to the adjacent uses, the organization of pedestrian movements, and the experience along its length.



Pedestrian Pathways/Sidewalk

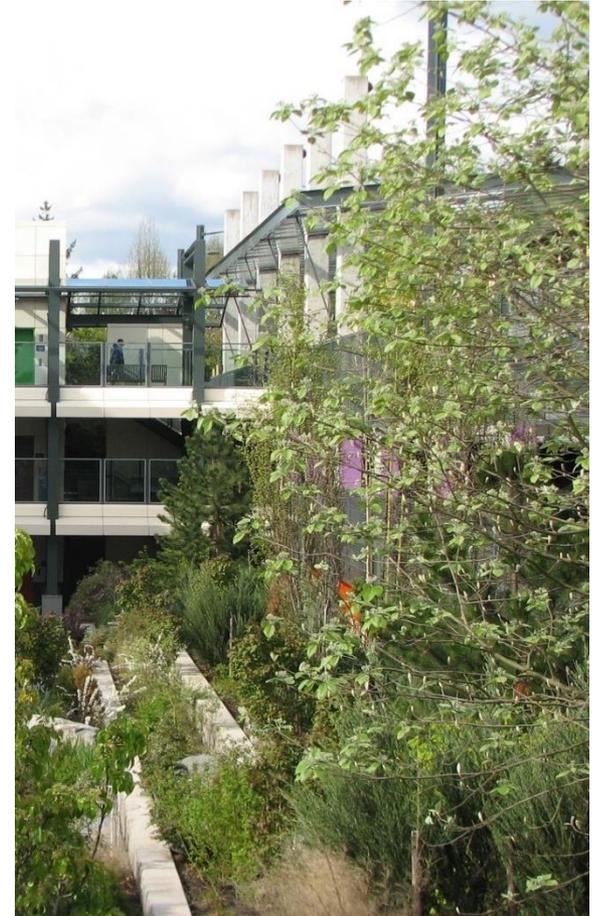


Parking & Vehicle Movement

- Vehicle movement and storage should be minimized and facilities should be designed to complement the envisioned calming character of the campus.



Parking & Vehicle Movement

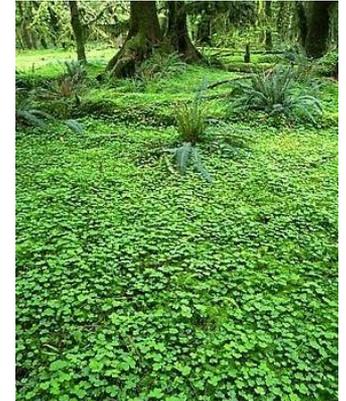


Landscape: Plants

- The landscape should extend the color, texture and pattern of the surrounding residential areas while maintaining the visually calming experience unique to the hospital campus.
- Within the hospital campus, the landscape program shall be designed to provide access to restorative and therapeutic gardens with seasonal sun and shade to provide outdoor comfort for families, patients, caregivers and neighbors.
- Plant locations should be coordinated with adjacent building functions.



Landscape: Plants

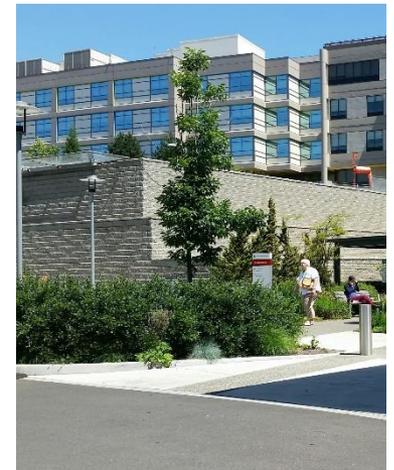
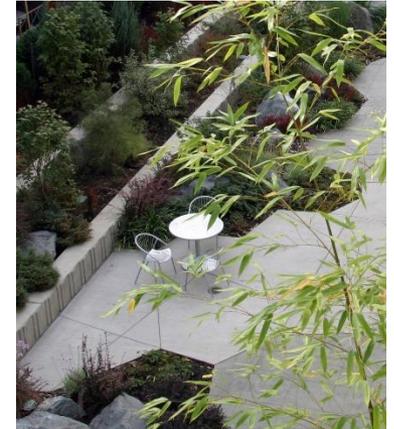


Landscape: Retaining Walls

- The landscape plan should respond to special on-site conditions such as steep slopes, existing significant trees - such as mature, rare or ornamental trees - as well as extend or improve off-site conditions, such as greenbelts, natural areas and streets.
- Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible.
- Where high retaining walls are unavoidable, they should be designed to reduce their visual impact and increase the interest for the pedestrian along the streetscape.



Landscape: Retaining Walls



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Screening, Night Lighting & Safety

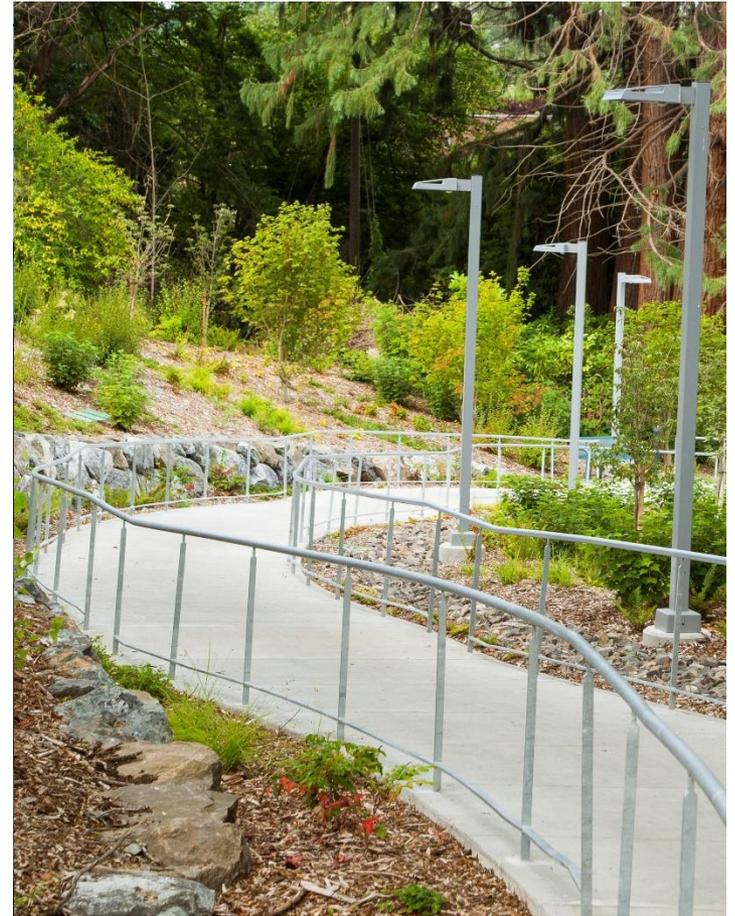
- Where necessary, use screening sensitively to soften noise and visual impacts to adjacent properties.
- The design and locations of physical features such as site furnishings, landscaping, pathways and lighting should maximize pedestrian visibility and safety while fostering positive social interaction among patients, visitors, caregivers and neighbors.



Screening, Night Lighting & Safety



Screening, Night Lighting & Safety



Height, Bulk & Scale

- Building height and bulk should be designed with materials that help visually reduce the scale and form of the buildings into smaller scaled elements and that complement neighboring structures within the same visual field.
- Integrate new buildings with the existing architecture to establish a new cohesive whole for the campus.



Neighborhood Views



View at Penny Drive - MIMP

Neighborhood Views



View at Penny Drive – Today

Neighborhood Views



View at Penny Drive – Phase 2

Neighborhood Views



View East along Sand Point Way - MIMP



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Neighborhood Views



View East along Sand Point Way - Today

Neighborhood Views



View East along Sand Point Way - Phase 2



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Neighborhood Views



**View Northeast at NE 45th St.
and 40th Ave NE – MIMP**



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Neighborhood Views



**View Northeast at NE 45th St.
and 40th Ave NE – Today**



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Neighborhood Views



**View Northeast at NE 45th St.
and 40th Ave NE – Phase 2**

Concept Views



View from 40th Ave NE



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Concept Views



View from 40th Ave NE



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Concept Views



View from Sand Point Way NE

Concept Views



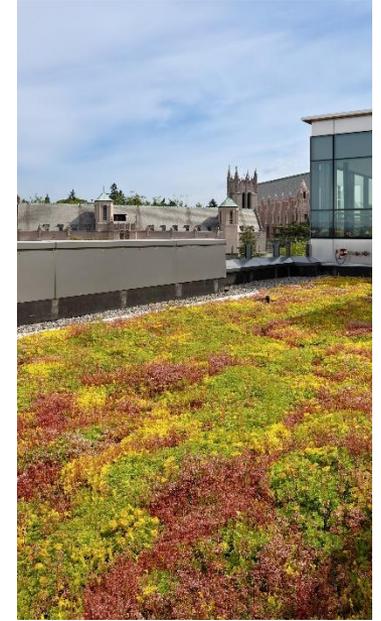
View from Sand Point Way NE

Rooftops & Building Materials

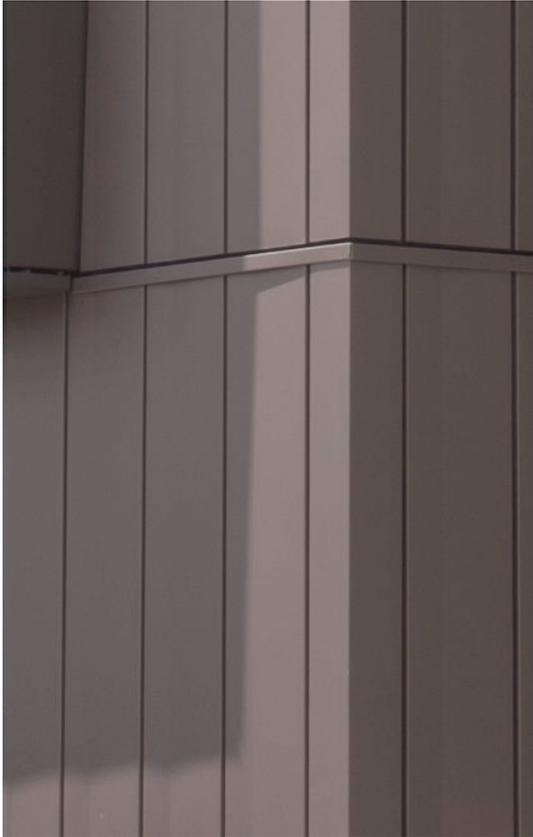
- Where rooftops are visible from locations beyond the hospital campus, rooftops should be seen as a design element.
- New buildings should be designed and built with high-quality, attractive, durable materials aesthetically appropriate to the hospital and the neighborhood.



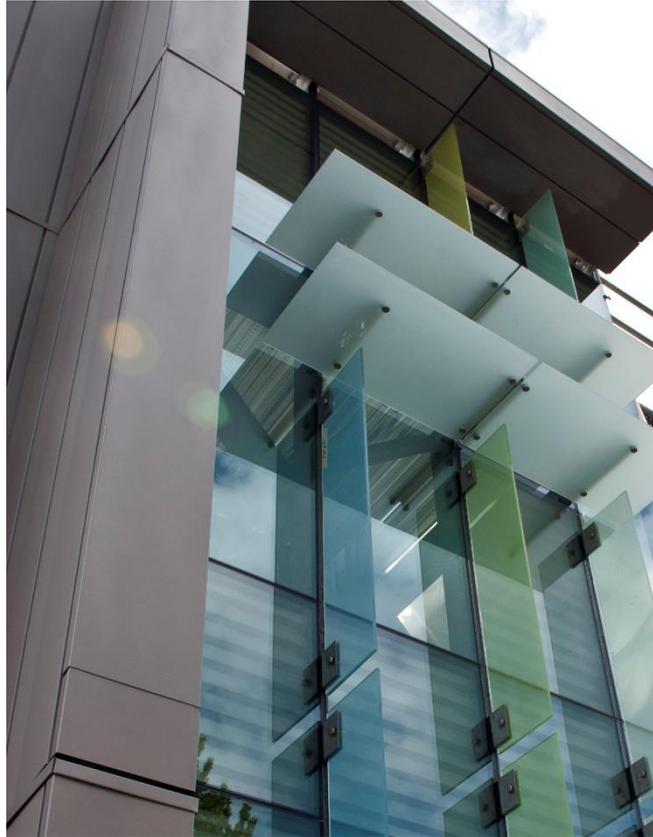
Green Roof Treatments



Material Palette



Metal Panel



Colored Glass Fin
Sunshades



Natural Stone



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