

Draft Shared Vision Precepts for

Swedish Cherry Hill Campus Master Planning

A set of five precepts were formulated through a visioning process of the Standing Advisory Committee (SAC) and interested public over multiple evening sessions in 2007-2008. NBBJ facilitated the process that included participation of the City of Seattle Department of Neighborhoods (DON), the Department of Planning and Development (DPD), Swedish Medical Center and the Sabey Corporation.

The precepts are fundamental objectives or general rules for action to improve the Swedish Cherry Hill campus neighborhood environment. Their purpose is to direct institutional growth and change that is appropriate and complementary with the local residential setting. They are further detailed in SAC drafted design guidelines that considered the City of Seattle design review guidelines for commercial and multifamily buildings but were adapted to the unique circumstances in Squire Park and the Central District around the Swedish Cherry Hill campus. The precepts express neighborhood values and preferred directions for consideration in the forthcoming 2009 preparation of a new major institutional master plan (new MIMP) for the Swedish Cherry Hill campus. The preliminary work serves to better ground the master plan by identifying, understanding and responding to key issues.

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Precept 1: Be a compassionate, good neighbor

Institutional and residential use compatibility is essential. Differences between the nature and activity of these uses create tensions and impacts that can be mitigated. The new master plan and project designs shall consider the following:

Design medical facilities to concentrate height/bulk/scale and activity intensity toward the center of the campus with less development density as a transition toward the campus edges bordering residential uses.

Design buildings with scale reducing elements that break-up massing and bulk and that prevent spill-over impacts such as light/glare, noise, and privacy intrusions.

Plan for a permeable campus that is not a barrier to neighborhood linkages

Contribute to being a place where one wants to live by being a neighborhood resource, such as with wellness education programs, meeting spaces, and other caring, community outreach

Continue the neighborhood-institution dialogue with regular, open and honest communication.

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Precept 2: Remedy traffic and parking problems to improve local access and safety

Traffic and parking impact mitigation and pedestrian safety are high priority concerns of the neighborhood. The new master plan and project designs shall

consider the following:

Eliminate unnecessary traffic circulation, spill-over parking in the neighborhood, and car-people conflicts

Provide sufficient supply of parking, conveniently located, and away from sensitive residential uses

Distinguish way-finding with clear pathways, orienting landmarks, campuswide signage and lighting

Provide complete streets and green streets so the public right-of-ways provide for multiple functions that enhance the neighborhood

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Precept 3: Improve people amenities, sustainability and design excellence

The neighborhood is a place for people. It is important that pedestrians are comfortable and safe particularly regarding traffic and the environment. Design quality also contributes to the desired future. The new master plan and project designs shall consider the following:

Enhance street life quality and provide human scale improvements

Provide weather protection, pedestrian oriented lighting and conveniences that encourage transit use

Reduce car dependence and promote transportation choices

Create healthy buildings, assure energy efficiency, manage the waste stream and take actions furthering a low/no impact sustainable environment

Respect the existing architecture yet seek timeless, state of the art design excellence

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Precept 4: Satisfy medical center needs and create flexibility for efficient function and operations

A primary Swedish requirement is to fulfill its healthcare purpose while being responsible to the local neighborhood. The medical functions at the Cherry Hill campus are part of a larger healthcare delivery strategy and system. The planning must embody flexibility to respond to unpredictable, changing, future conditions. The new master plan and project designs shall consider the following:

Define appropriate, right-sized functional zones with the needed adjacencies and flexibility

Clarify and distribute multiple functional front doors , such as emergency, inpatient, outpatient, and service

Further the Swedish mission, values and priorities with delivery of medical services at the Cherry Hill campus

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Precept 5: Use landscape and open space features to improve the local environment

The open space and landscape are vital ingredients of the vision where natural features offer qualities valued by both the neighborhood and institution. Land is

a scarce resource. Institutional open space improvements that allow public access plus landscape improvements of the public right-of-way will contribute to the total urban community. The new master plan and project designs shall consider the following:

Make visual connections between buildings and the landscape, such as healing gardens , pocket parks, and planted atriums with distinctive plants, smells, colors and seasonal plantings change

Use landscaping for buffers and screening

Provide usable open spaces that are neighborhood resources for residents, employees and visitors alike

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