



# SWEDISH FIRST HILL MEDICAL CENTER STANDING ADVISORY COMMITTEE

MEETING #3 | 8 OCTOBER 2015

PERKINS+WILL | SiteWorkshop

# **AGENDA**

Project Background

SAC Summary & Responses

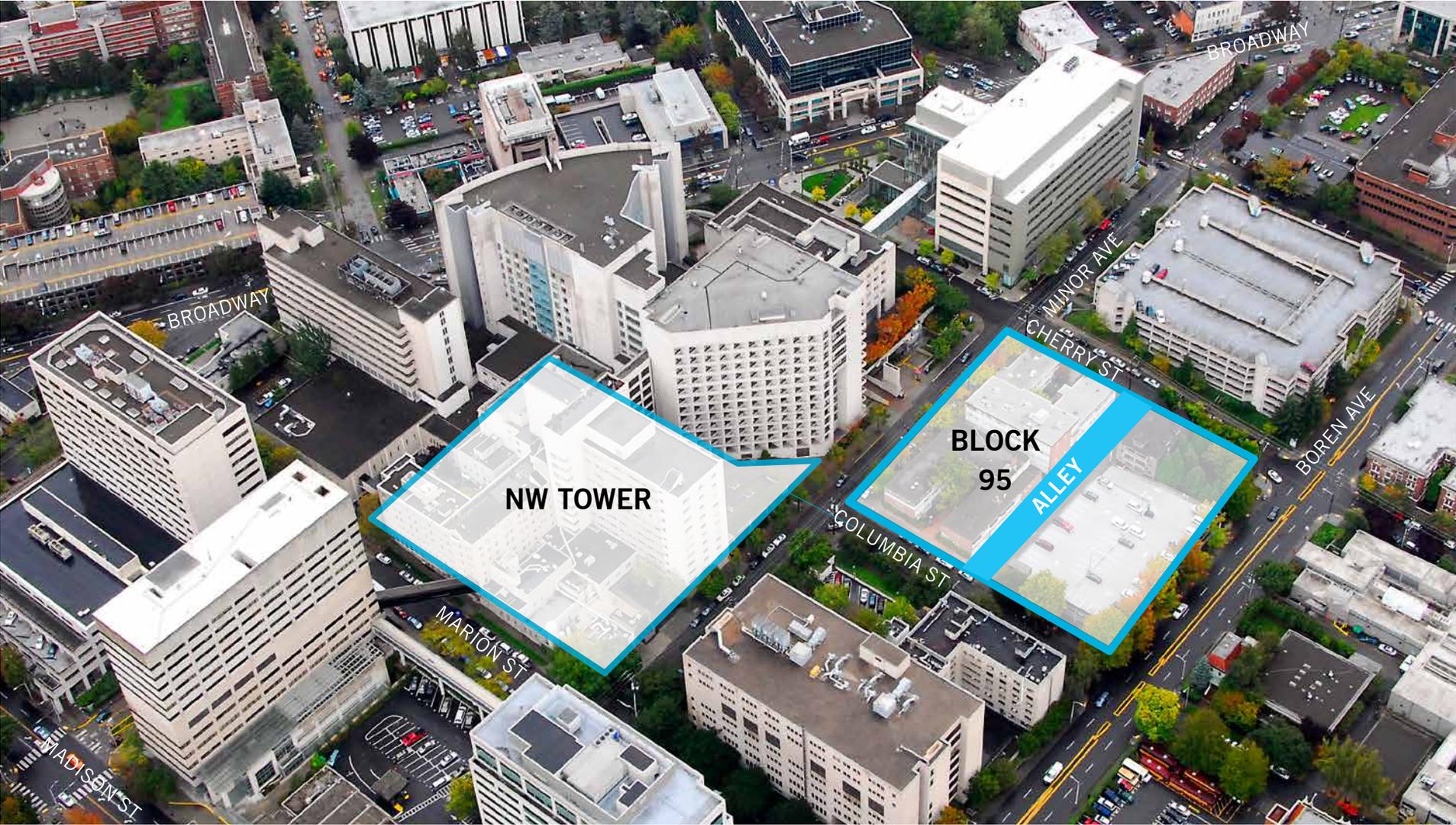
SDC Summary

Public Benefit Review

Wayfinding Plan Review

# PROJECT BACKGROUND

# BLOCK 95



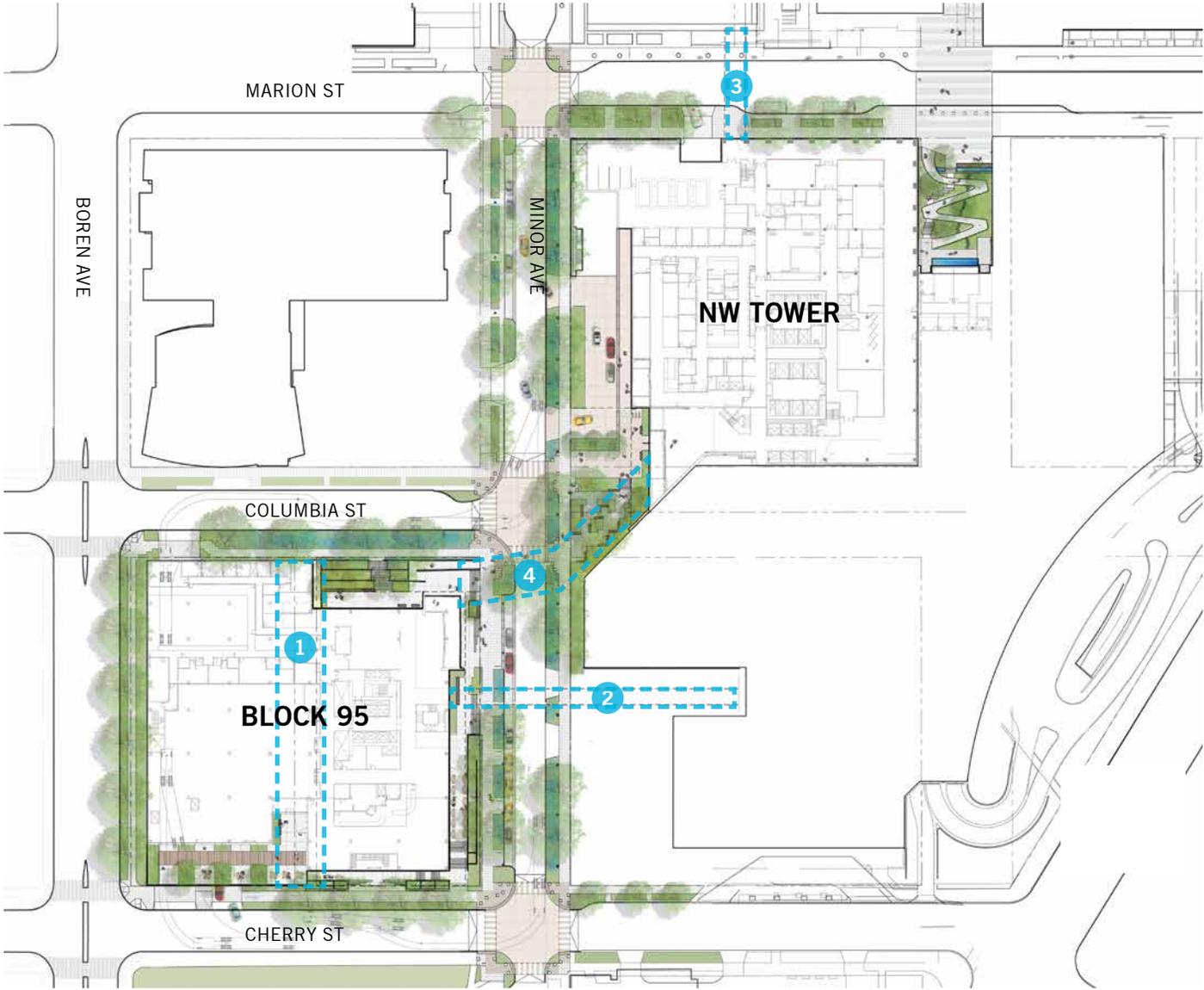
# SWEDISH FIRST HILL



# PROPOSED PETITIONS

## SDOT PETITIONS

- 1 Block 95 Alley Vacation
- 2 Minor Skybridge
- 3 Marion Skybridge
- 4 Minor Tunnel



# SAC SUMMARY + RESPONSES

# ACTIONS

SAC approved project compliance with the MIMP with one condition: confirm that the Broadway frontage is counted as existing open space as stated in the MIMP. DPD Zoning Review has confirmed the Broadway frontage is properly counted as open space.

# COMMENTS

Public benefits should be focused on pedestrian connections through Swedish and into the adjacent neighborhoods.

Preference for pedestrian signal crossing at Minor & James and at Boren & Cherry.

Preference to maximize amount of street trees.

# 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

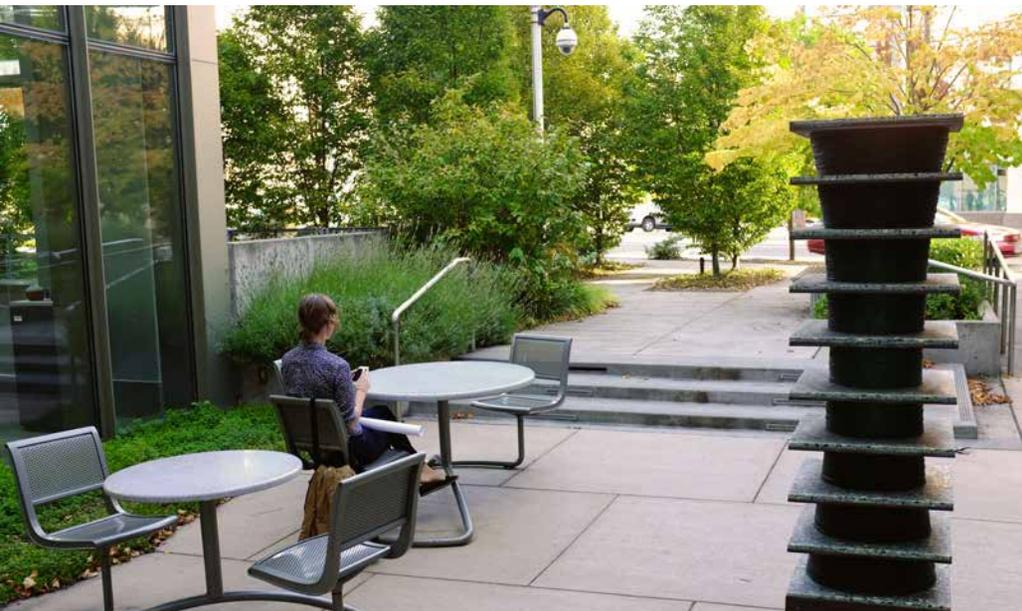
CURRENT AND PROPOSED MIMP OPEN SPACE	AREA (SF)
MIMP Setbacks	25,300
MIMP Designated Open Space	27,900
Swedish Orthopedic Institute Open Space	2,100
Proposed Open Spaces	6,438
<b>Total</b>	<b>61,738</b>



# RECENT SWEDISH OPEN SPACES



*The Linnaeus Garden is a recent improvement of an existing Swedish open space*



*Swedish Orthopedic Institute (SOI) open space and art. These improvements were used as a public benefit for the pedestrian bridge and MIMP open space*

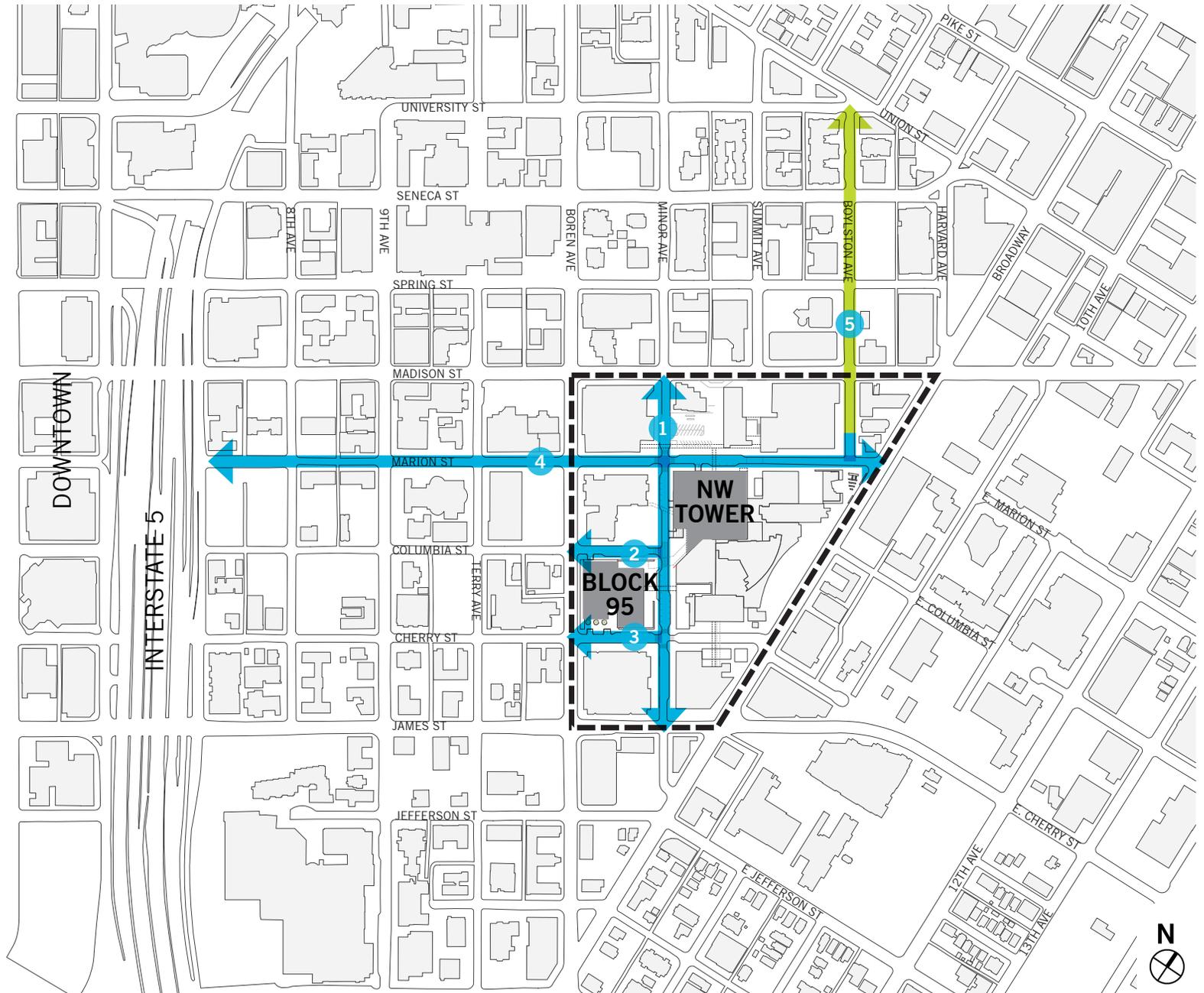
# SDC SUMMARY

# PUBLIC BENEFITS

AS PRESENTED TO SDC 1 OCTOBER 2015

## STREET IMPROVEMENTS

- 1 Minor Ave Street Improvements
- 2 Columbia Street Improvements
- 3 Cherry Street Improvements
- 4 Marion Street Greenway and Green Street Improvements
- 5 Boylston Ave Concept Plan

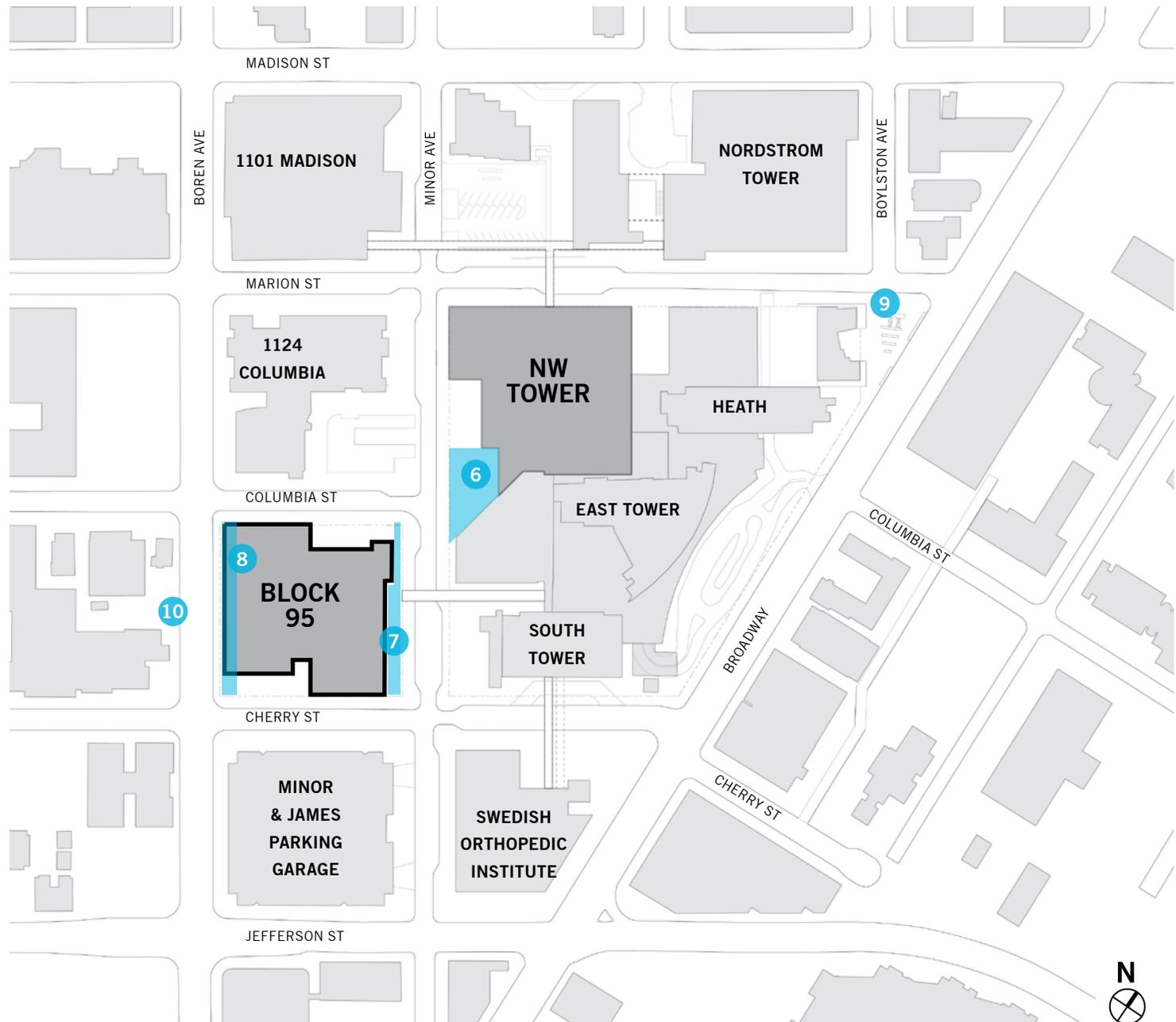


# PUBLIC BENEFITS

AS PRESENTED TO SDC 1 OCTOBER 2015

## OPEN SPACE + ART + TRANSPORTATION

- 6 Publicly Accessible Open Space
- 7 Voluntary Setbacks
- 8 Boren Facade
- 9 Bike Share Station(s)
- 10 Bus Shelter



# MATRIX - STREET IMPROVEMENTS

AS PRESENTED TO SDC 1 OCTOBER 2015

PROPOSED PUBLIC BENEFITS	DESCRIPTION	QUANTITY <i>(APPROX)</i>	CODE / MIMP REQ'D
<b>1 Minor Ave Improvements - Offsite</b>	<i>Provide sidewalk and planting/raingarden improvements outside of project frontages</i>	<i>6,150 SF</i>	<i>Provide frontage improvements</i>
	<i>Provide pedestrian pole lights along Minor Ave between Madison &amp; James</i>	<i>22 (qty)</i>	<i>Include street-level design features that contribute to quality pedestrian experience and human scale.</i>
	<i>Provide raised intersections @ Marion, Columbia and Cherry for improved pedestrian crossings</i>	<i>3</i>	<i>Enhance street life quality and human scale amenities</i>
	<i>Provide new vehicular paving at non-frontage areas</i>	<i>800 SF</i>	<i>Improve Marion and Minor as safe, landscaped corridors with amenities</i>
	<i>Provide new seating outside of project frontages</i>	<i>300+ LF</i>	<i>Use sidewalk area landscaping, street trees, and other street level plantings to separate and protect pedestrians from traffic lanes</i> <i>Provide lighting for safety and navigation, considering illumination levels, color, quality, scale and performance</i>
<b>2 Columbia Street Improvements</b>	<i>Provide new sidewalks and planting / rain gardens where on-street parking has been removed</i>	<i>980 SF</i>	<i>Provide frontage improvements</i>
	<i>New pedestrian controlled signal at Boren Ave to improve safety</i>	<i>1</i>	
<b>3 Cherry Street Improvements</b>	<i>Provide new sidewalks and planting / rain gardens where on-street parking has been removed</i>	<i>565 SF</i>	<i>Provide frontage improvements</i>
	<i>New pedestrian controlled signal at Boren Ave to improve safety</i>	<i>1</i>	
<b>4 Marion Street Improvements</b>	<i>Implement Greenway and Green Street improvements from 7th Ave to Broadway including 4 blocks outside of Swedish</i>	<i>7 blocks</i>	<i>Improve Marion and Minor as safe, landscaped corridors with amenities</i>
<b>5 Boylston Ave Concept Plan</b>	<i>Prepare Street Concept Plan for adoption by SDOT between Marion St And University Street</i>	<i>4 blocks</i>	<i>None</i>

# MATRIX - OPEN SPACE + ART + TRANSPORTATION

AS PRESENTED TO SDC 1 OCTOBER 2015

PUBLIC BENEFIT	DESCRIPTION	QUANTITY (APPROX)	CODE / MIMP REQ'D
<b>6 Publicly Accessible Open Space</b>	<i>Provide publicly accessible open space plaza and garden</i>	3,200 SF	<i>Provide open space to fulfill Council Condition #7</i>
	<i>Garden / planting area</i>	1,800 SF	<i>Make visual connections between buildings and the landscape</i>
	<i>Hardscape area</i>	1,400 SF	<i>Orient public plazas and open spaces to capture the sun</i>
	<i>Seating</i>	100 LF	<i>Develop a balance between publicly accessible open space that is welcoming to all citizens with Swedish patron oriented open space.</i>
	<i>Pedestrian pole lights</i>	2 (qty)	<i>Provide certain spaces that encourage public interaction.</i>  <i>Combine and orient open space towards seasonal sunlight, and away from prevailing winds and traffic noise</i>  <i>Provide certain spaces for meditation and reflection</i>
<b>7 Voluntary Setbacks</b>	<i>Provide 14-20' building setback along Minor Ave for landscaping and seating elements</i>	4,400 SF	<i>Provide landscape setback buffers along Boren frontage</i>
	<i>Provide 0-10' building setback along Cherry St for landscaping and seating elements</i>	1,130 SF	
<b>8 Boren Ave Façade Treatment</b>	<i>Engage artist to collaborate on Boren Ave façade</i>		None
<b>9 Bike Share Stations</b>	<i>Provide bike share station(s) at coordinated locations with Pronto program.</i>	1 - 2 Stations	None
<b>10 Transit Shelter</b>	<i>Provide custom designed transit shelter on west side of Boren Ave.</i>	1	None

## SUMMARY OF RECOMMENDATIONS

- Show how the proposed public benefits relate to the PRAP
- Share a complete vision for all proposed Public Benefits
- Provide building elevations to understand pedestrian experience
- Be clear about off-site and off-campus improvements
- Show how ambulance and truck traffic work
- Define function of rain gardens
- Understand MIMP EIS mitigation requirements
- Get SAC and Frye input on proposed public benefits
- Provide a solar analysis for proposed open spaces
- Show development on proposed Boren Ave facade artwork
- Consider implementation of elements on Boylston Ave
- Consider walkability and equity in development of public benefits
- Clarify how proposed open spaces along Minor are usable by the public
- Review proposed Boren and James crossing with SDOT

# PUBLIC BENEFITS

## VISION

Connecting parks and public space to enhance mobility and livability in First Hill implementation strategies.

## IMPLEMENTATION STRATEGIES

“Consider street right-of-way as a means to achieve not only connectivity, but also park space that serves the working and residential populations of First Hill.”

“The Public Realm Action Plan includes the development of near term implementation strategies to expand the public space network through right of way reallocation, private development partnership and strategic site selection for potential acquisition.”

## VISION

Provide a comprehensive package of public benefits that utilizes public ROW and Swedish property to expand and connect publicly accessible open space, art, and transit for the working and residential populations of First Hill.

## IMPLEMENTATION STRATEGIES

Use the First Hill Public Realm Action Plan as the basis of the proposed public benefits on and off campus.

# Context Map

## PLANNED STREET IMPROVEMENTS:

### 2015

- Broadway Streetcar
- Madison Bus Rapid Transit Concept Design Phase
- Construction start date TBD

### 2017

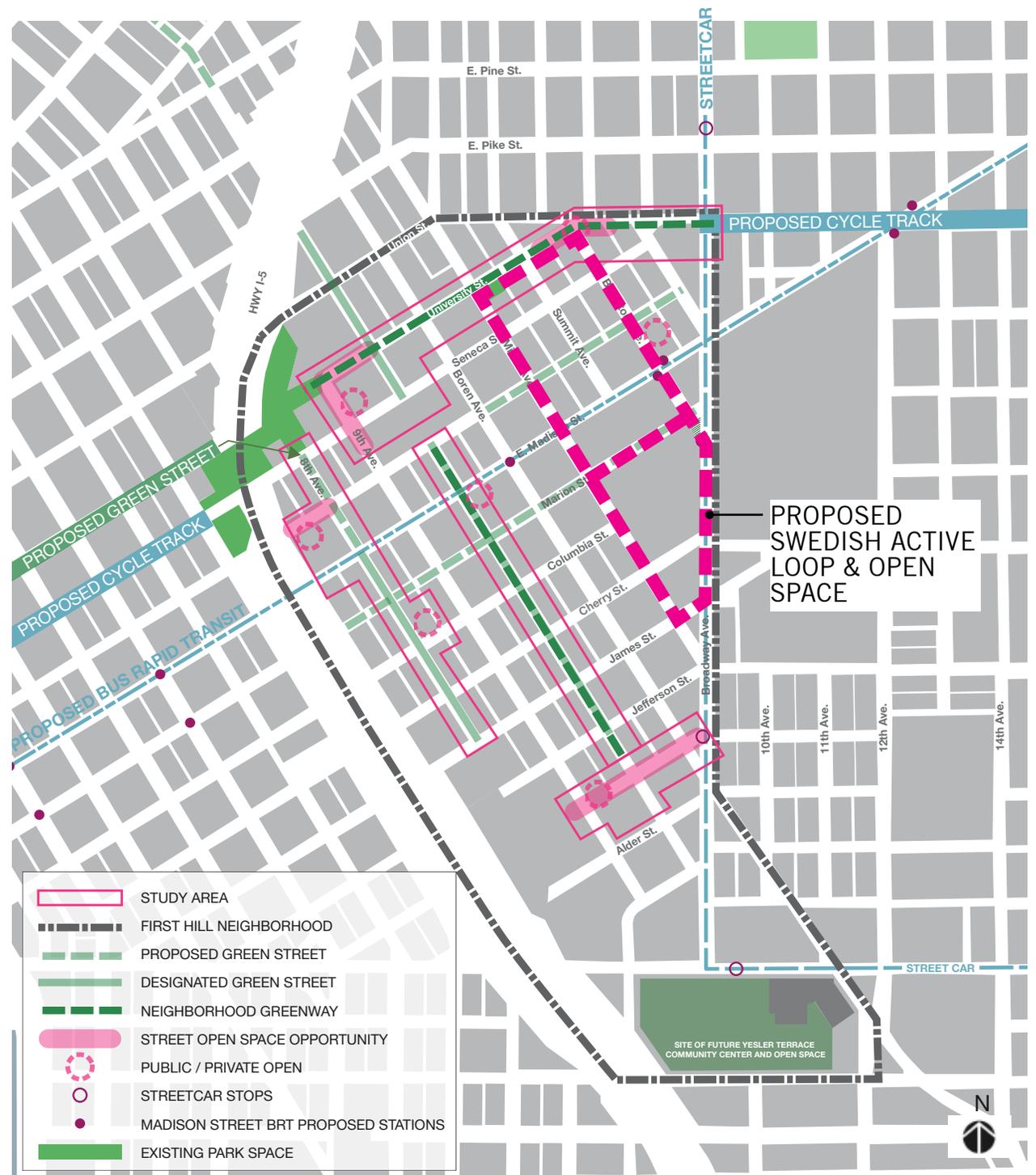
- Neighborhood Greenway - Terry Ave / Melrose Ave E / Franklin Ave E (From Broadway to Eastlake Ave E)
- Neighborhood Greenway - Union St (From Broadway to 9th Ave)

### 2018

- Neighborhood Greenway - Marion St (From 7th Ave to Broadway)

*Neighborhood greenways are a combination of small improvements that make residential streets safer and calmer for people of all ages and abilities.*

*Madison Street Bus Rapid Transit service will be fast, reliable and frequent. It will serve densely developed neighborhoods in First Hill, the Central Area, and downtown Seattle, connecting dozens of bus routes, the First Hill Streetcar, and ferry service at the Colman Dock Ferry Terminal.*



\*Source: First Hill Public Realm Action Plan

# Park and Open Space Criteria

Park Types	Example	Definition	National Criteria	Local Criteria
Parklet	 Seattle parklet	Parklets convert on-street parking spots into public spaces. Cost-effective tool for increasing our city's public open space	<ul style="list-style-type: none"> <li>- permitted on streets with speed limits of 25 mph or less</li> <li>- streets with grade less than 5%</li> <li>- at least 20 ft long and no wider than 6 ft</li> <li>- 4 ft buffer on either side</li> </ul>	<ul style="list-style-type: none"> <li>- built in lanes already with parking</li> <li>- street with grade less than 5%</li> <li>- at least 20 ft long and no wider than 6 ft</li> <li>- 4 ft buffer on either side</li> </ul>
Minipark/ pocketpark	 San Francisco pocket park	Miniparks/pocket parks consist of small cultural or natural areas with recreational, reflective or City beautification potential	<ul style="list-style-type: none"> <li>- 2500 sq. ft to 1 acre</li> <li>- serve as a recreational or beautification space where acquisition of larger parks is not possible</li> <li>- linked to community pathways or sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>- 2500 sq. ft to 10,000 of usable park area</li> <li>- surrounded by residences, small commercial and non-arterial streets</li> <li>- serves immediate neighborhood, less than 1/4 mile in distance</li> </ul>
Active Zone		Park Active Zones in the Public Right or Way that provide areas for exercise and outdoor activity	No Equivalent Classification	<ul style="list-style-type: none"> <li>- between 500 - 1000 square feet</li> <li>- serves the surrounding neighborhood and also provides a network of active zone openspaces</li> <li>- provides activity to potential adjacent uses</li> </ul>
Downtown Park	 Seattle Occidental Park	Small islands within the urban downtown that present opportunities to enhance the city's character. The current determined boundary and definition of "downtown" may shift as the city changes	No Equivalent Classification	<ul style="list-style-type: none"> <li>- 4300 sq ft to 22,000 sq ft.</li> <li>- current boundaries : south lake union to international district, Elliot Bay to I5.</li> <li>- programming could include, buskers, food carts, events</li> </ul>
Neighborhood Park	 Seattle Cal Anderson	Larger than pocket parks and serve the surrounding neighborhoods for multiple uses	No Equivalent Classification	<ul style="list-style-type: none"> <li>- between 10,000 - 40,000 square feet</li> <li>- serves surrounding neighborhood between 1/4 to 1/2 mile</li> <li>- multiple uses including play areas, small fields, benches, picnic tables &amp; paths</li> </ul>
Boulevard/ Green Streets (called Greenways by National Parks)	 Seattle Bell Street	legally designated as an extension of expansion of a dedicated street with continues to serve as right-of-way in addition to being park land	<ul style="list-style-type: none"> <li>- size varies</li> <li>- location dependent on resource availability and opportunities</li> <li>- effectively tie park systems together to form a continuous park environment</li> </ul>	<ul style="list-style-type: none"> <li>- size varies</li> <li>- linear parks that typically serve as an aesthetically pleasing transportation corridor</li> <li>- location along arterials roads favoring places with views</li> </ul>

# Proposed First Hill Open Space Network is a total of ~50,000 Square Feet

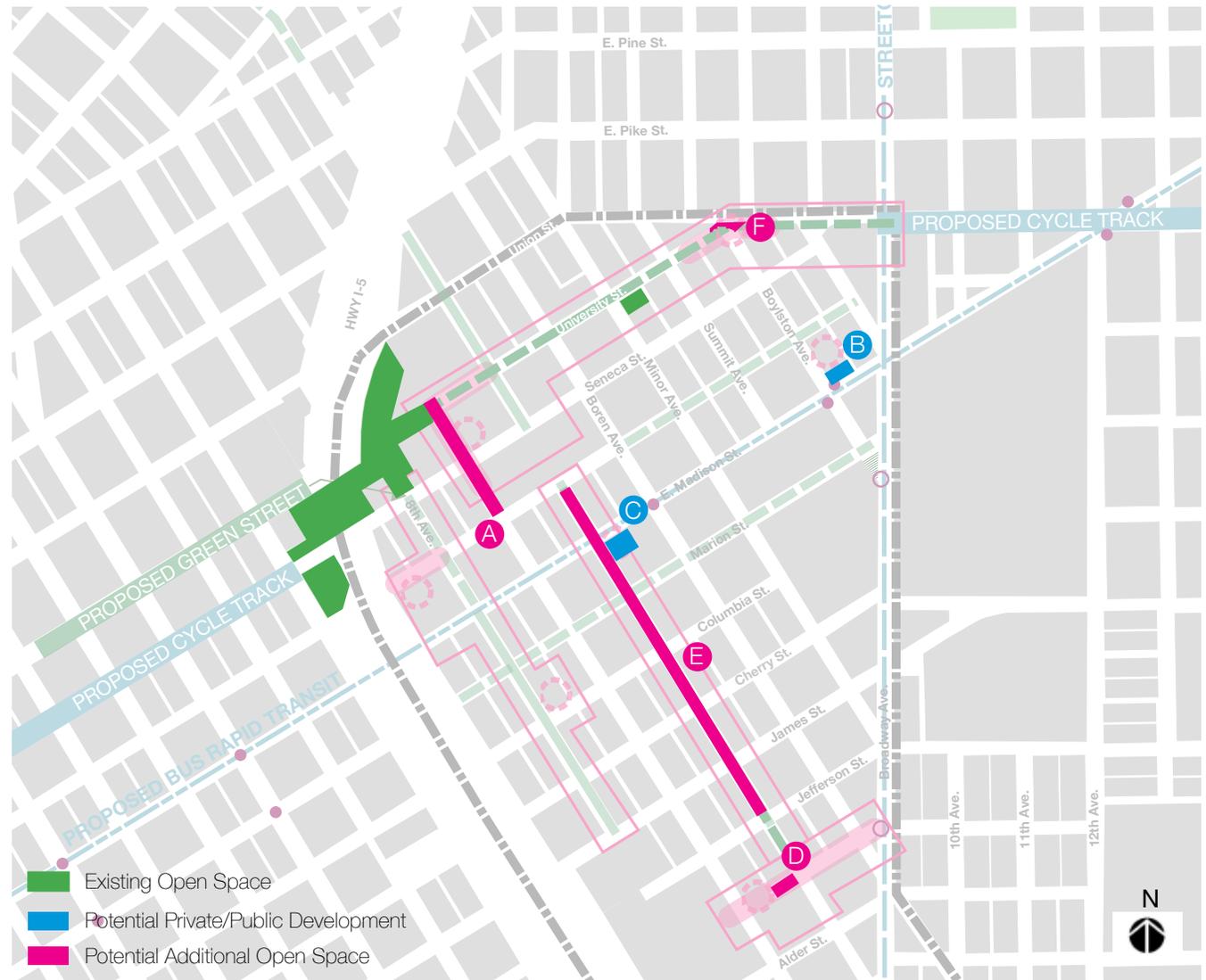
## Existing Open

Space 235,224 sf

- Freeway Park (226,512 sf)
- First Hill Park (8,712 sf)

## Potential Additional Open Space

~50,000 sf



# Analysis of Proposed Public Spaces

Proposed Open Space	Size	Type	Characteristics & Connections	Evaluation Rank
<b>A</b> 9th Avenue Promenade	1,064 SF	<ul style="list-style-type: none"> <li>Active Zone</li> <li>Boulevard/ Green Street</li> </ul>	<ul style="list-style-type: none"> <li>Connection to Freeway Park</li> <li>Easy access to University green street</li> <li>Low volume vehicular traffic</li> <li>Development of Virginia Mason proposal</li> </ul>	Medium
<b>B</b> Madison and Boylston Park	TBD SF	<ul style="list-style-type: none"> <li>Neighborhood Park</li> </ul>	<ul style="list-style-type: none"> <li>New residential and commercial development</li> <li>BRT transit stop</li> </ul>	High
<b>C</b> Terry and Madison Park	TBD SF	<ul style="list-style-type: none"> <li>Pocket Park</li> </ul>	<ul style="list-style-type: none"> <li>Close to Madison BRT stop</li> <li>Larger lot of land</li> <li>Located near Terry Avenue</li> </ul>	High
<b>D</b> Terrace Street Promenade	430 SF	<ul style="list-style-type: none"> <li>Downtown Park</li> <li>Boulevard/ Green Street</li> </ul>	<ul style="list-style-type: none"> <li>Located near Harborview Plaza</li> </ul>	Medium
<b>E</b> Terry Avenue Promenade	20,000 - 40,000 SF	<ul style="list-style-type: none"> <li>Neighborhood Park</li> <li>Boulevard/ Green Street</li> </ul>	<ul style="list-style-type: none"> <li>Community desired pedestrian promenade</li> <li>Co-location with civic and cultural institutions</li> <li>Potential development</li> </ul>	Medium - Low
<b>F</b> University and Boylston Park and Plaza	4,390 SF	<ul style="list-style-type: none"> <li>Minipark/ Pocket Park</li> <li>Active Zone</li> </ul>	<ul style="list-style-type: none"> <li>Oversized intersection</li> <li>Low volume vehicular traffic</li> <li>Increased pedestrian safety</li> </ul>	High

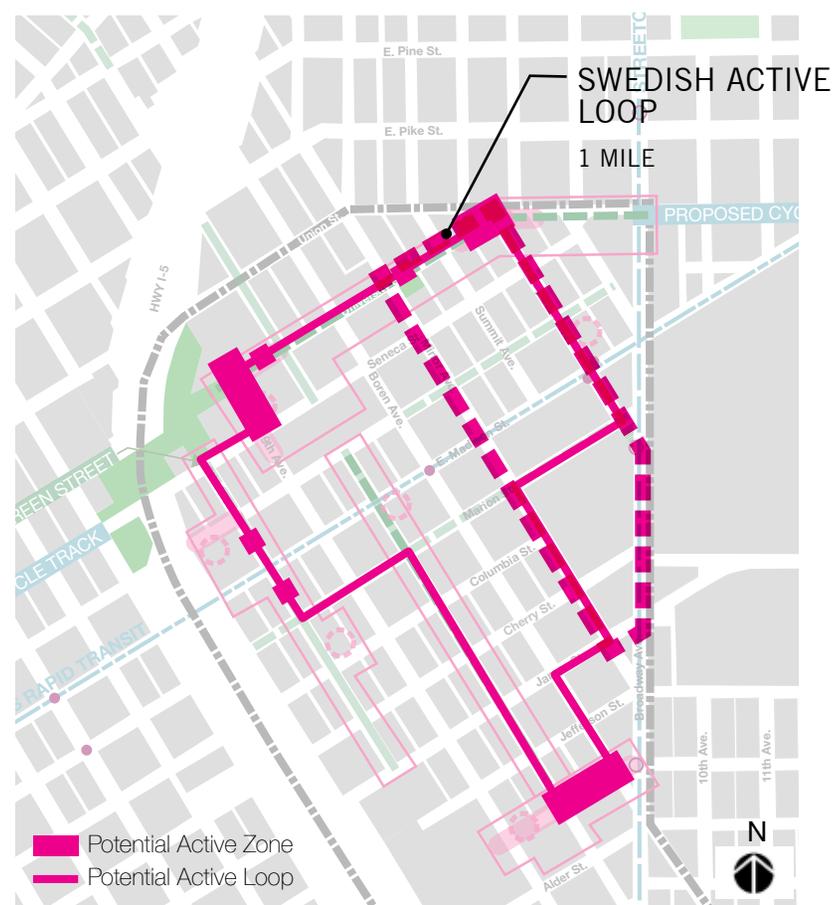
# Park and Open Space Criteria

## What is an Active Zone?

Park Active Zones are areas in the Public Right of Way that provide areas for exercise and outdoor activity. These can range from elements with prescribed uses to more flexible, open ended use design options.



Potential Active Zone Loop: 1.7 miles



# PUBLIC BENEFIT: ACTIVE LOOP

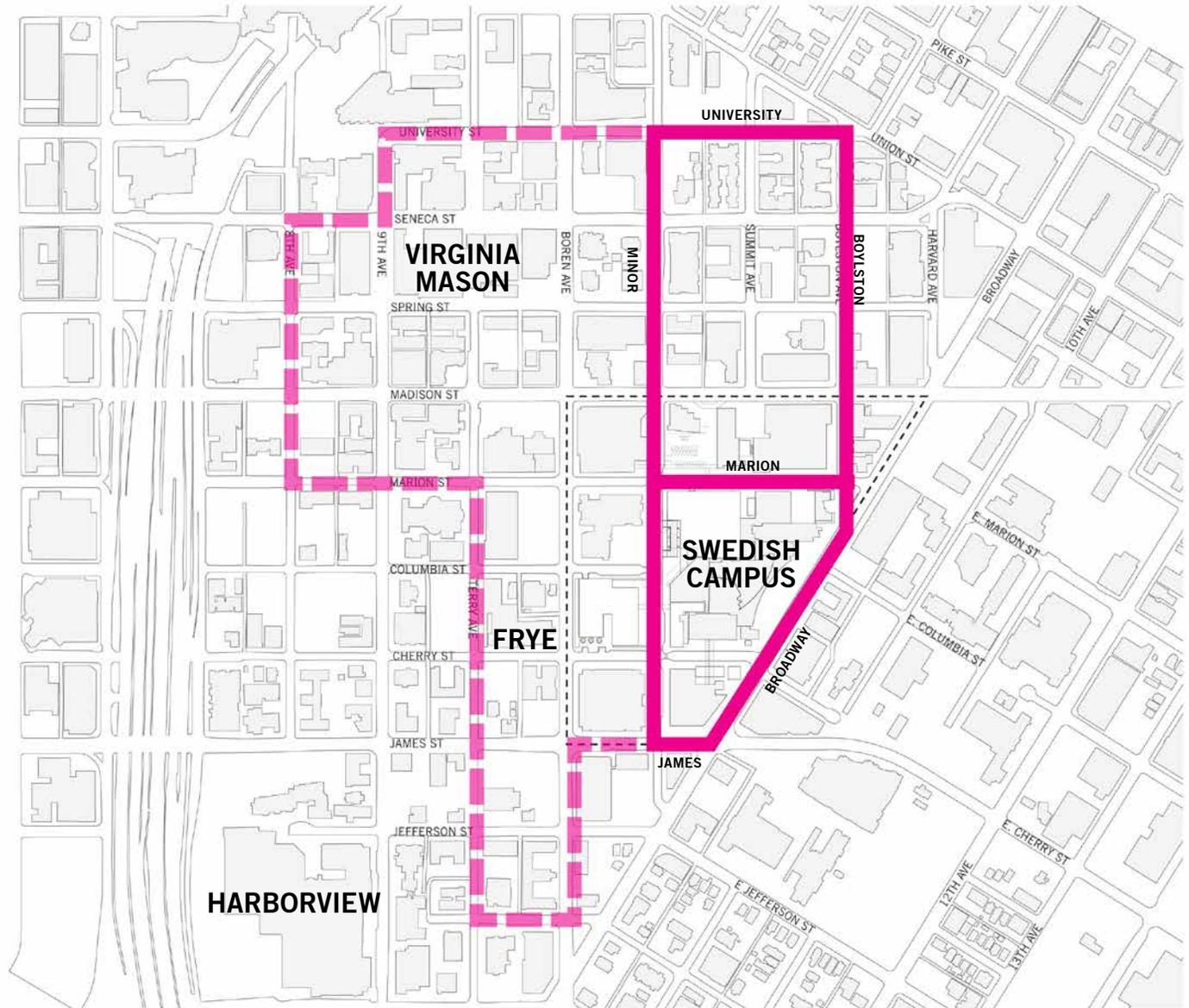
## PUBLIC BENEFIT PROPOSAL

The proposed active loop promotes year round walking and exercise along a 1 mile route. The loop connects existing and proposed neighborhood open space, residences and workplaces and active retail uses. The proposed route completes a substantial portion of the proposed active loop in the First Hill Public Realm Action Plan.

## PROPOSED IMPROVEMENTS

- New sidewalks and repair
- Improved crossings /raised intersections
- Pedestrian-oriented lighting
- Street tree replacement
- Landscape buffers at curb edge
- Benches/seating
- Exercise stations
- Wayfinding / signage
- Integrated art

- ■ ■ ■ First Hill Public Realm Action Plan Active Loop
- Potential Swedish Active Loop



# ACTIVE LOOP - EXISTING STREETS



*Minor Ave south of Madison*



*Minor Ave north of Madison*



*University at First Hill Park*

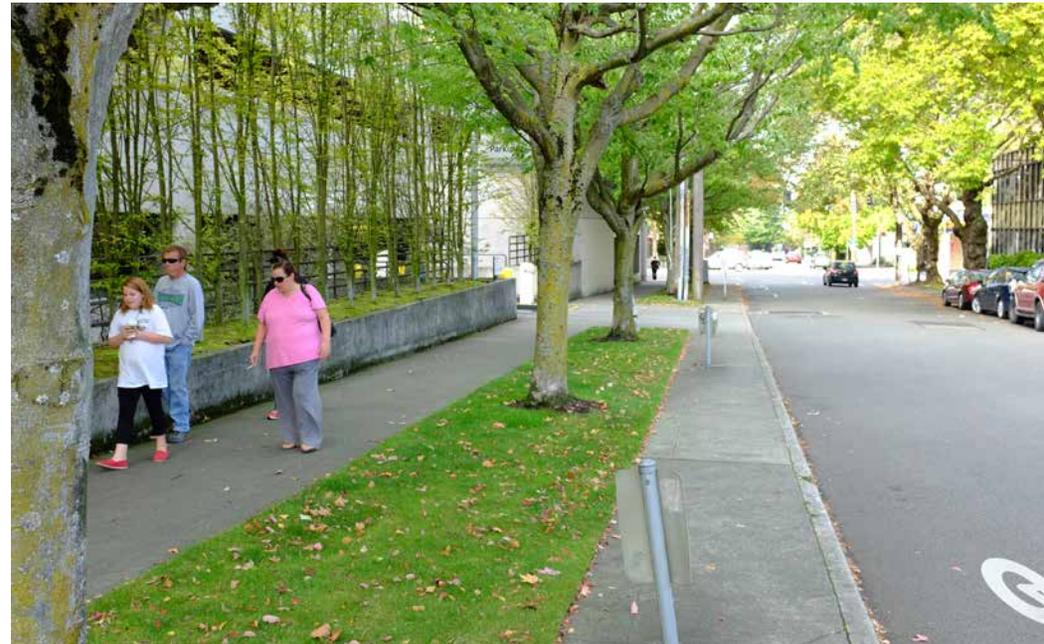


*University at UUB Prototype Park*

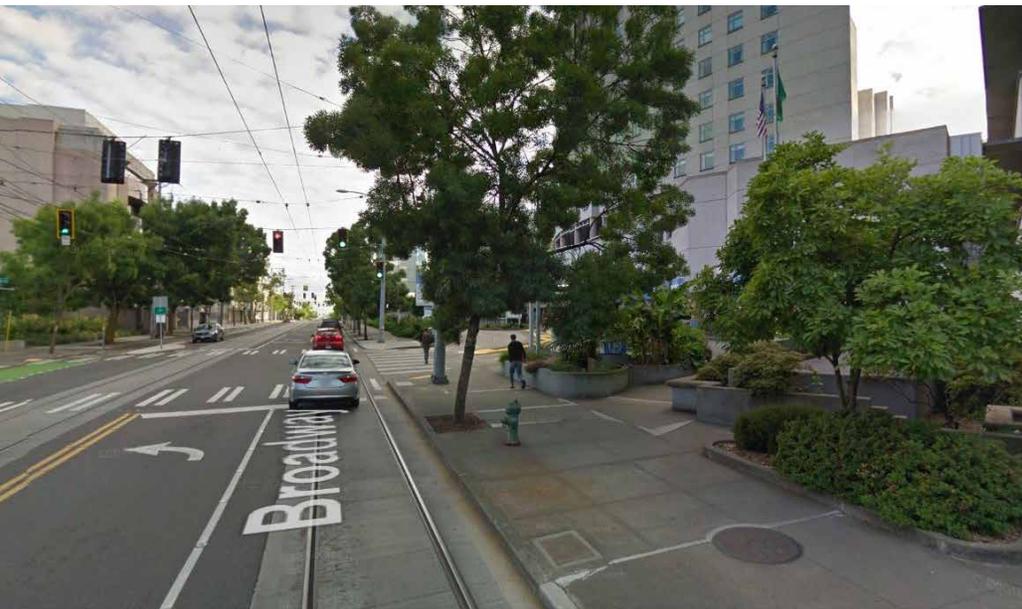
# ACTIVE LOOP - EXISTING STREETS



*Boylston north of Madison*



*Boylston south of Madison*



*Broadway at Swedish Entrance*



*James Street*

# ACTIVE LOOP - PRECEDENT IMAGES



*Surfacing and landscaping*



*Street trees and furnishings*



*Pedestrian crossings and raised intersections*



*Seating opportunities*

# ACTIVE LOOP - PRECEDENT IMAGES



*Exercise stations*



*Parklets/mini-parks using on-street parking stalls*



*Pedestrian-oriented lighting, signage and art*



*Integrated art and wayfinding*

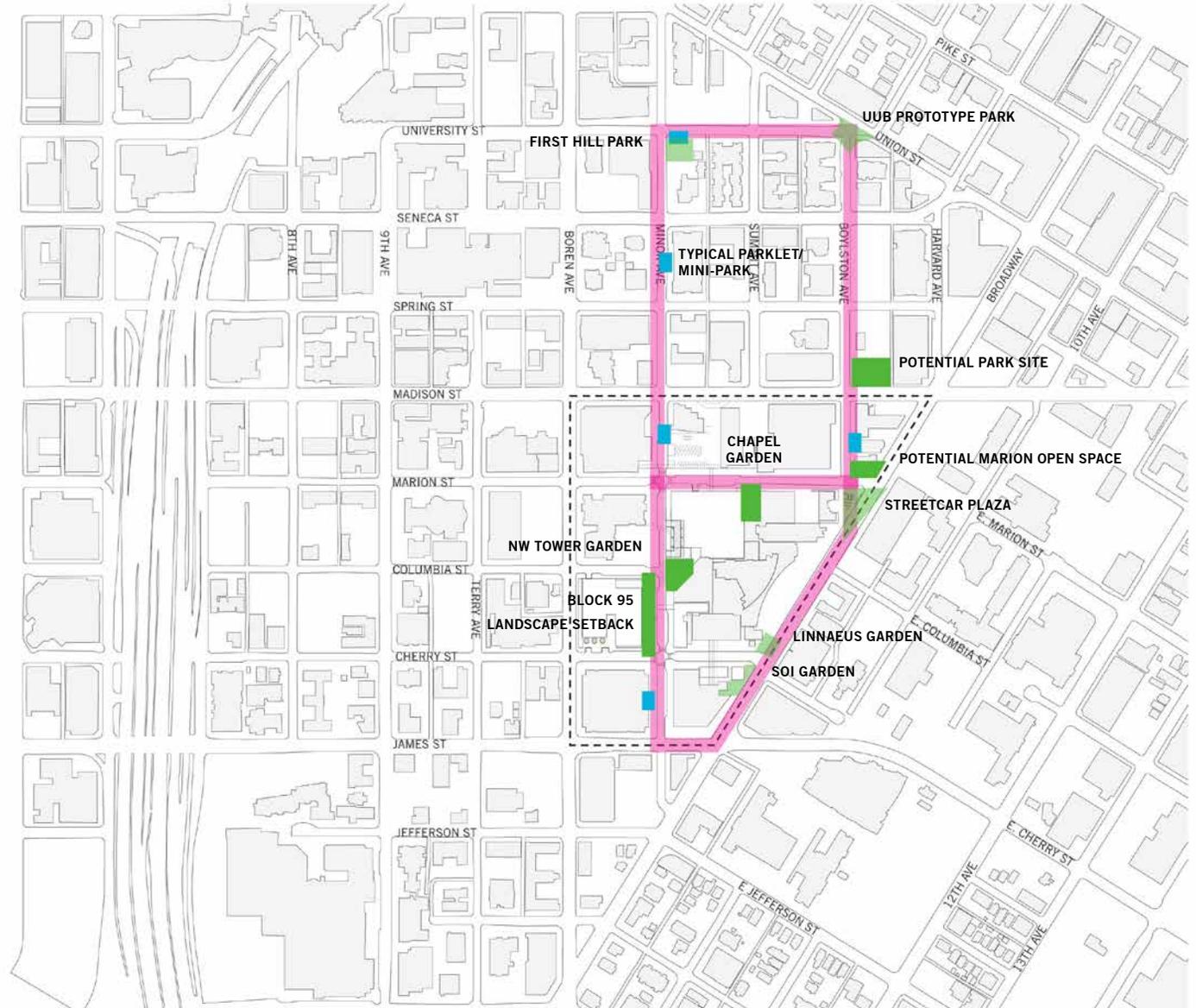
# PUBLIC BENEFIT: PUBLICLY ACCESSIBLE OPEN SPACE

## PUBLIC BENEFIT PROPOSAL

Provide a safe, secure and publicly accessible open space along the active loop for neighborhood enjoyment. Consider existing open space and add to the diversity and range of open space experience.

## PROPOSED IMPROVEMENTS

- Northwest Tower Garden along Minor
- Chapel Garden along Marion
- Potential improvements to First Hill Park
- Potential implementation of UUB prototype park
- New parklet/mini parks in ROW



-  Potential Swedish Active Loop
-  Potential Open Spaces
-  Existing Open Spaces
-  Parklets

# PROPOSED OPEN SPACES



*Northwest Tower Garden along Minor*



*University Union Boylston (UUB) Prototype Park*



*Northwest Tower Chapel Garden at Marion*



*Parklet/mini-park*

# PUBLIC BENEFITS: ART OPPORTUNITIES

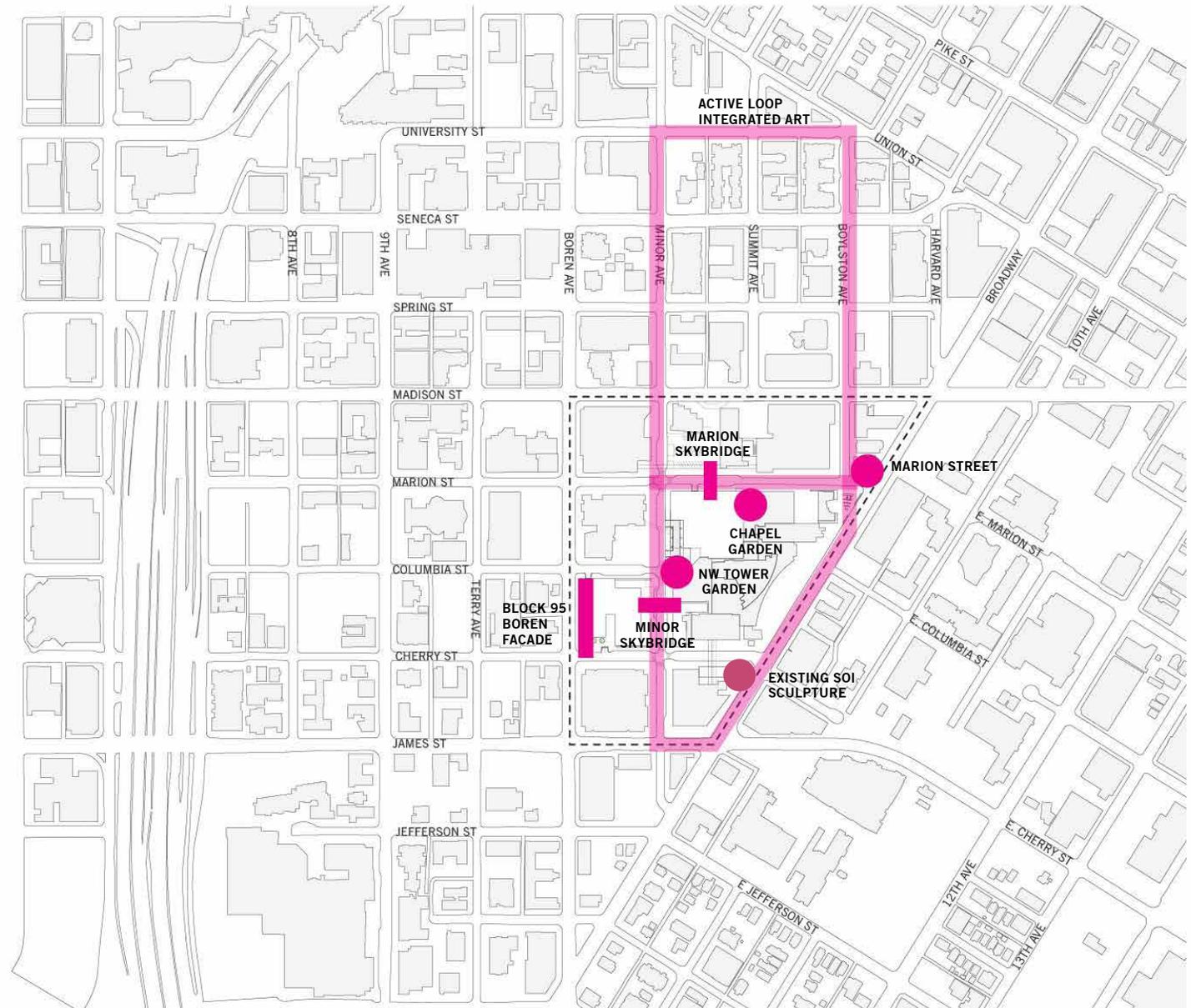
## PUBLIC BENEFIT PROPOSAL

Engage artist(s) to provide integrated artwork along active loop route and at publically accessible open spaces. Utilize Swedish Art Committee to manage art work program.

## PROPOSED IMPROVEMENTS

- Integrated artwork along active route (paving, signage, street furnishings)
- Site situated or integrated artwork within proposed open spaces
- Work with artist on Boren Ave building façade
- Work with artist on proposed pedestrian bridges

-  Integrated Artwork along Active Loop
-  Art in Open Space
-  Art on Building Facade/ Pedestrian Bridge



# PUBLIC BENEFITS: PUBLICLY ACCESSIBLE ART



*Building Mural at Frye Art Museum*



*Articulation by Julie Spiedel*



*Broadway Steps by Jack Mackie*



*Tempe Light Rail Transit Bridge by Buster Simpson*

# PUBLIC BENEFITS SUMMARY

## BLOCK 95 ALLEY

### Active Loop

- Sidewalk Improvements
- Improved crossings / raised intersections
- Pedestrian Lighting
- Street Trees / Landscape
- Site Furnishings
- Wayfinding/signage

### Open Space

- UUB Park Implementation
- Boylston Open Space / Art
- Parklets / Miniparks within ROW

### Publicly Accessible Art

- Active Loop integrated artworks
- Boren Facade Art

### Pedestrian Safety

- Pedestrian-controlled signals at Boren / Cherry and Boren / Columbia and James / Minor

### Transportation

- Bus Shelter
- Bike Share

## MINOR SKYBRIDGE

### Open Space

- Northwest Tower
- Healing Garden

### Publicly Accessible Art

- Pedestrian Bridge
- Garden Open Space

### Pedestrian Safety

- Raised Intersection at Minor and Cherry

## MARION SKYBRIDGE

### Open Space

- Northwest Tower
- Chapel Garden

### Publicly Accessible Art

- Pedestrian Bridge
- Garden Open Space

### Pedestrian Safety

- Raised Intersection at Minor and Marion

## MINOR TUNNEL

### Open Space

- Parklet / Minipark along Minor

### Pedestrian Safety

- Raised Intersection at Minor and Columbia

# PUBLIC BENEFITS

Clear Vision incorporating the First Hill Public Realm Action Plan

Connection to community health and wellness

Extends beyond the Swedish First Hill Campus

Exceeds MIMP, EIS, and Code requirements

# WAYFINDING

### GOAL

To benefit both the community and Swedish by taking actions to improve traffic flow and add clarity to navigation.

### IMPLEMENTATION

The implementation schedule links the steps necessary to have a “tangible positive impact” on campus, to construction of the MIMP projects.



### FOCUS AREAS 'B' & 'E'

**Minor Streetscape:** Investigate pedestrian-oriented lighting along Minor between Cherry & Marion

**Minor Traffic Flow:** Pursue SDOT approval to reduce or eliminate on-street parking between Cherry & Marion

**Emergency Routes:** Design and install signage to re-direct emergency vehicles to Boren/Marion and Madison/Minor to future Emergency Department

**Service Access:** Design and install signage to re-direct service vehicles to northbound Boren with ingress via Cherry and egress via Columbia to Boren

# SWEDISH FIRST HILL

