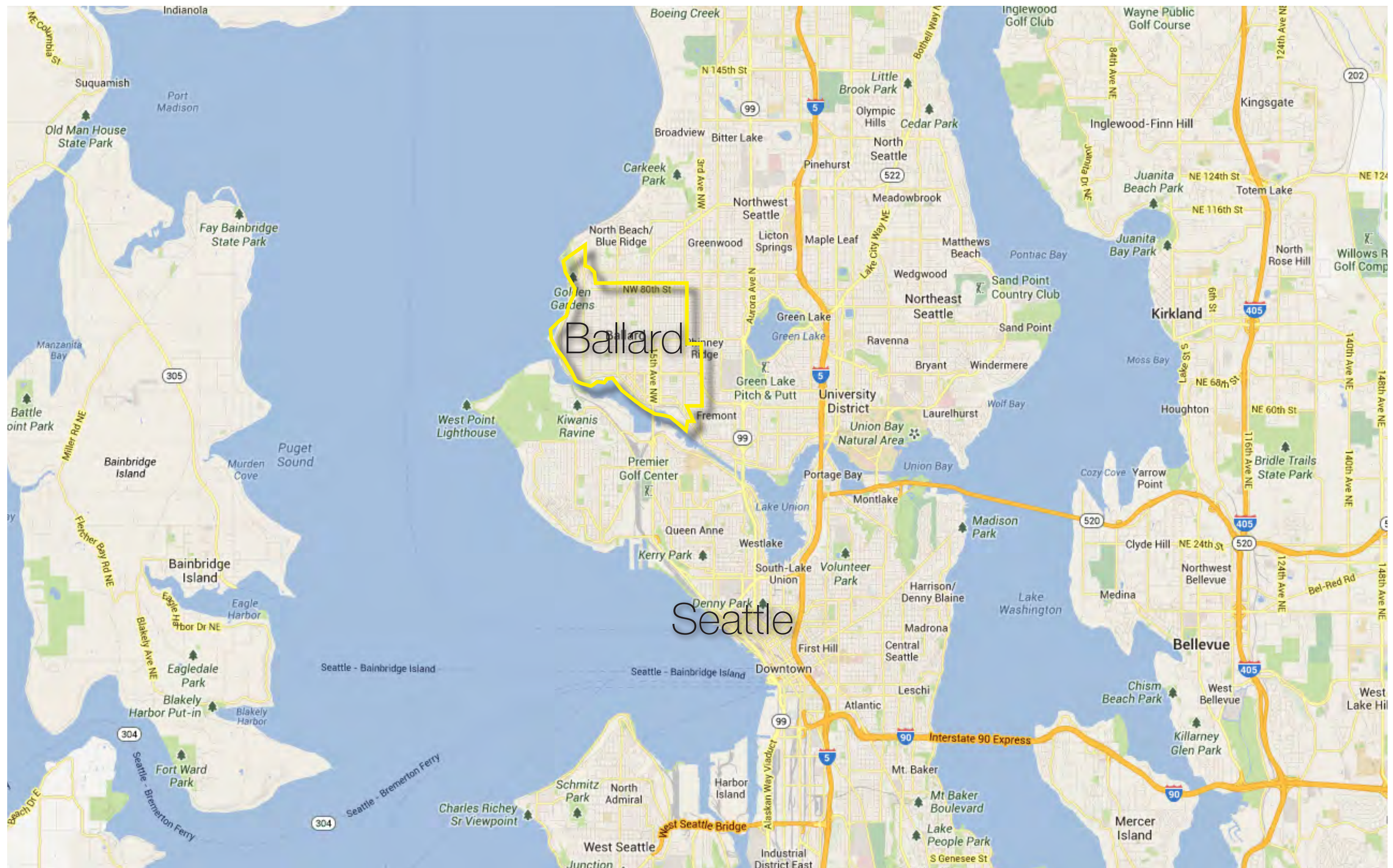




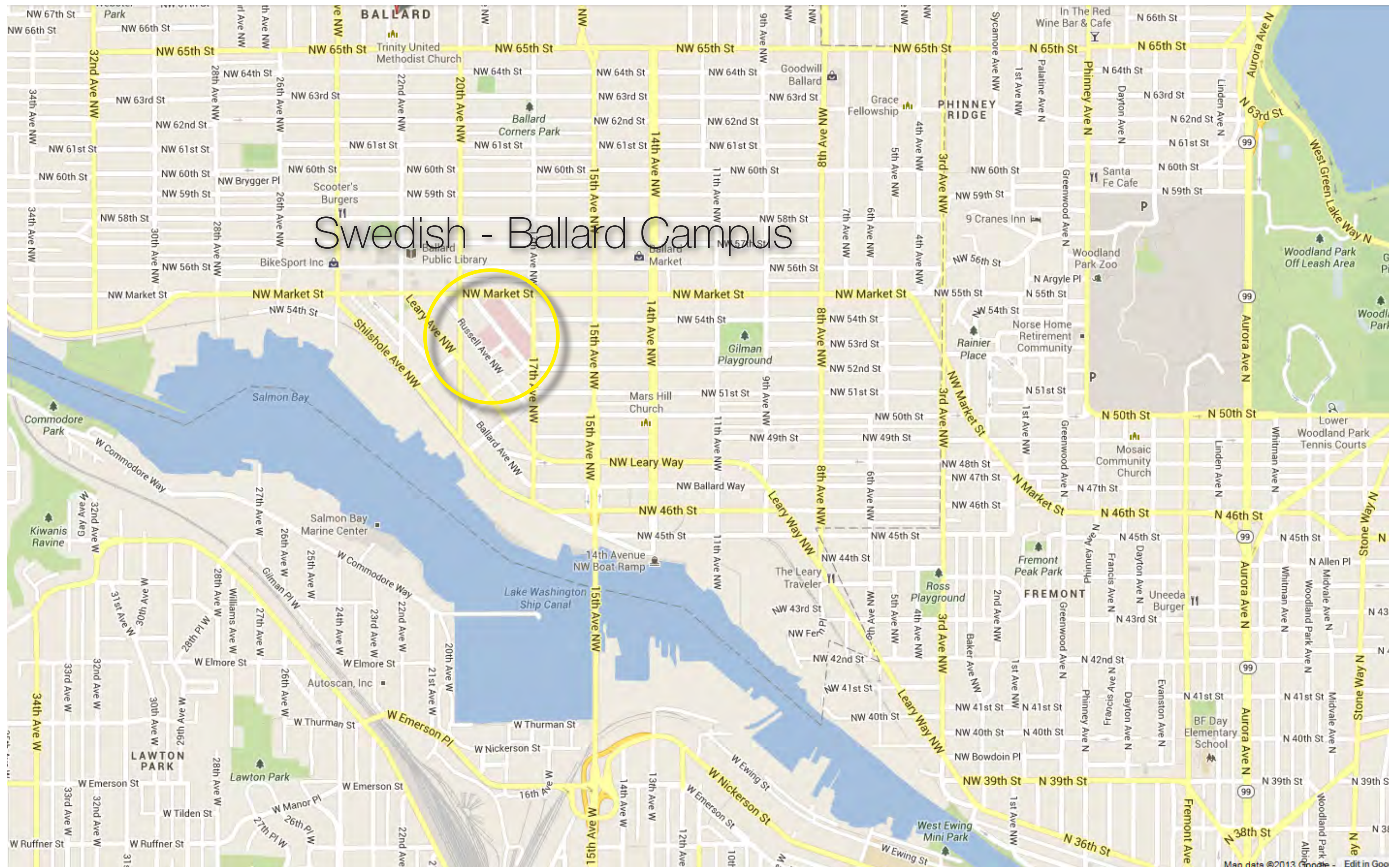
**SWEDISH -** BALLARD CAMPUS  
**SKY BRIDGE TERM PERMIT**







# Swedish - Ballard Campus









# Swedish-Ballard Hospital History

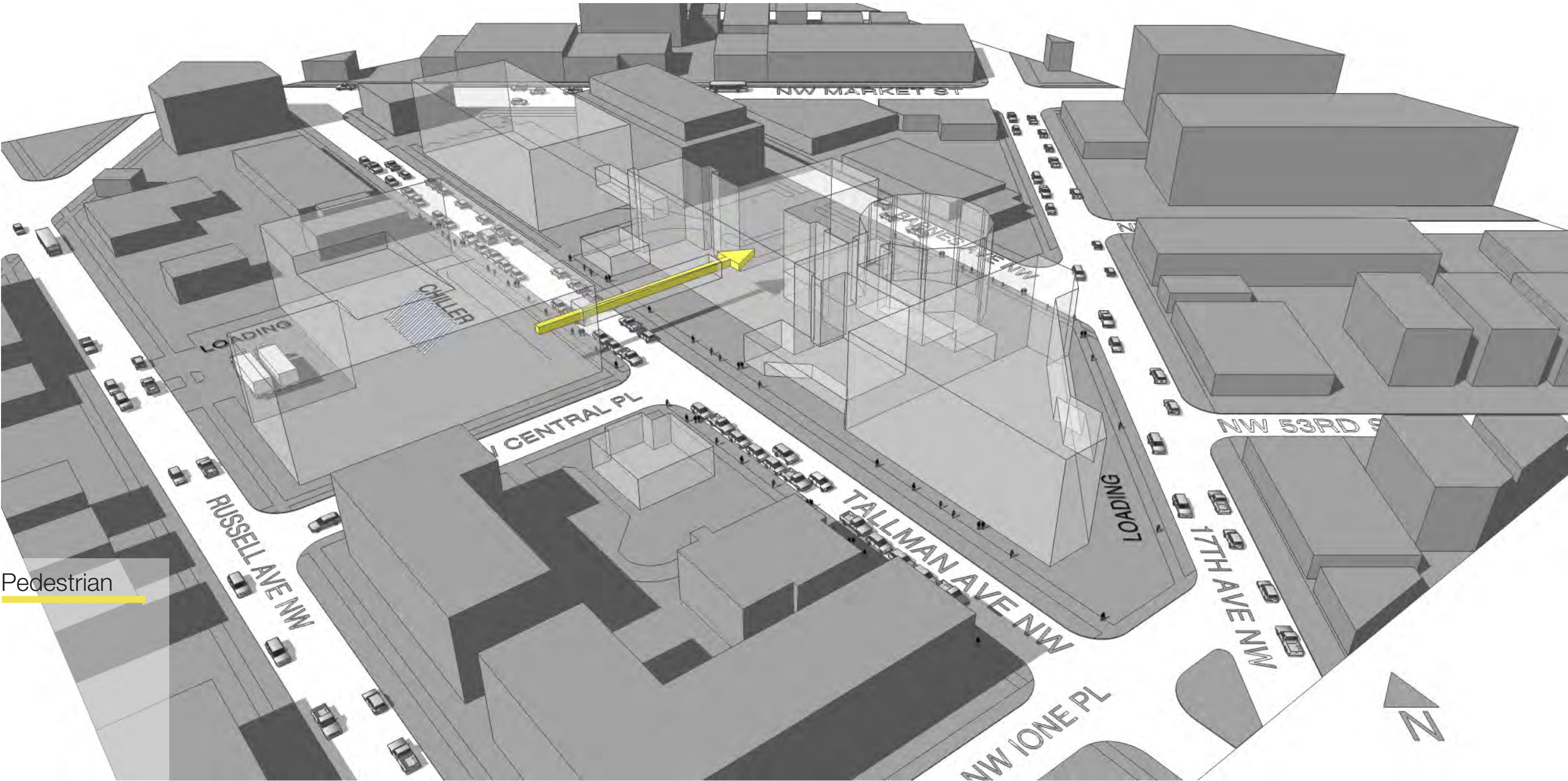
- 1954 Ballard Hospital
- 1970 Master Plan
- 1974 Medical Plaza / Clinic
- 1983-86 Sky Bridge, Garage, Sterile Processing, and South Wing
- 2010 5350 Tallman Building & Emergency Department





# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE THROUGH SKY BRIDGE

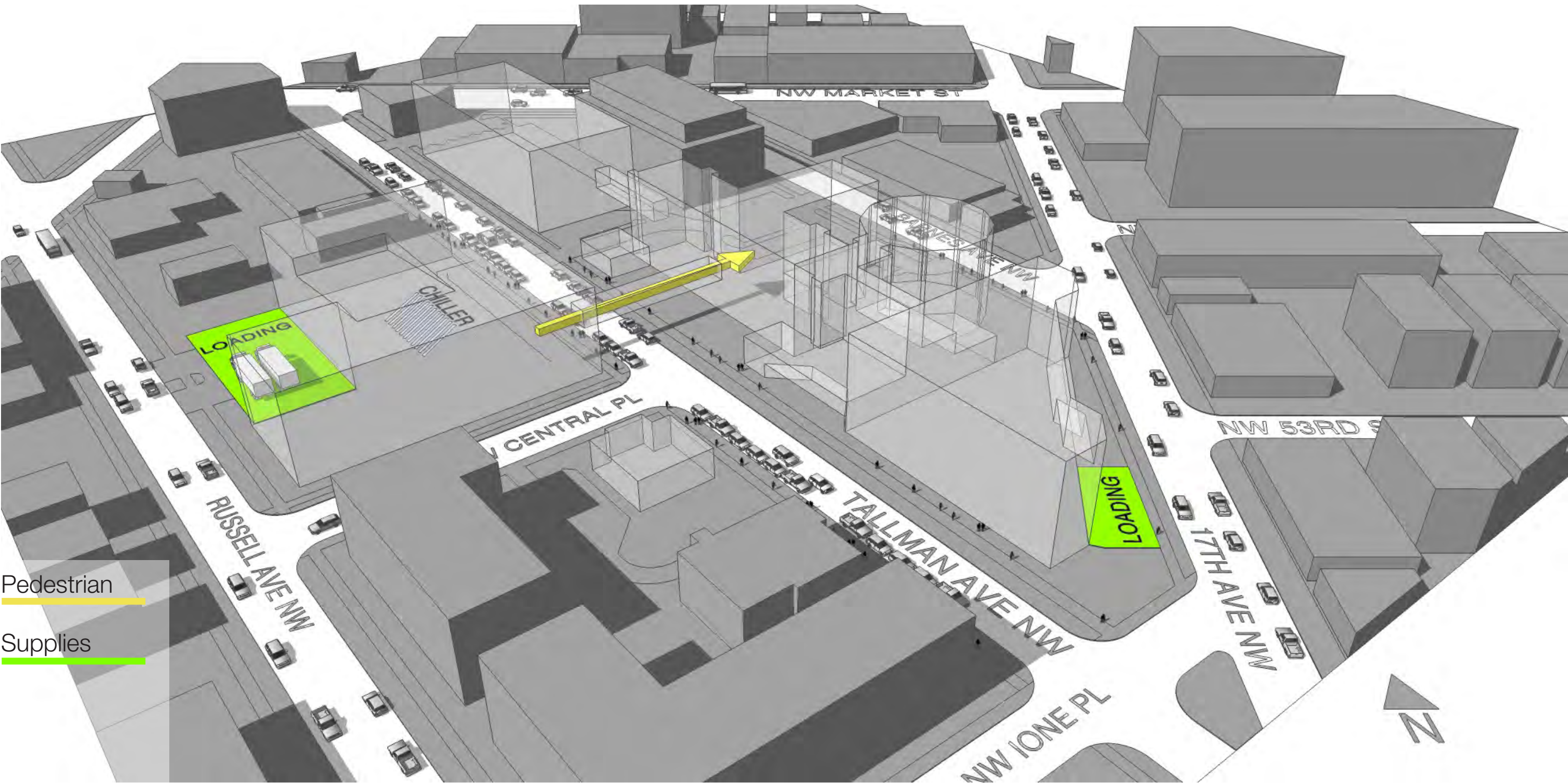


Pedestrian



# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE THROUGH SKY BRIDGE



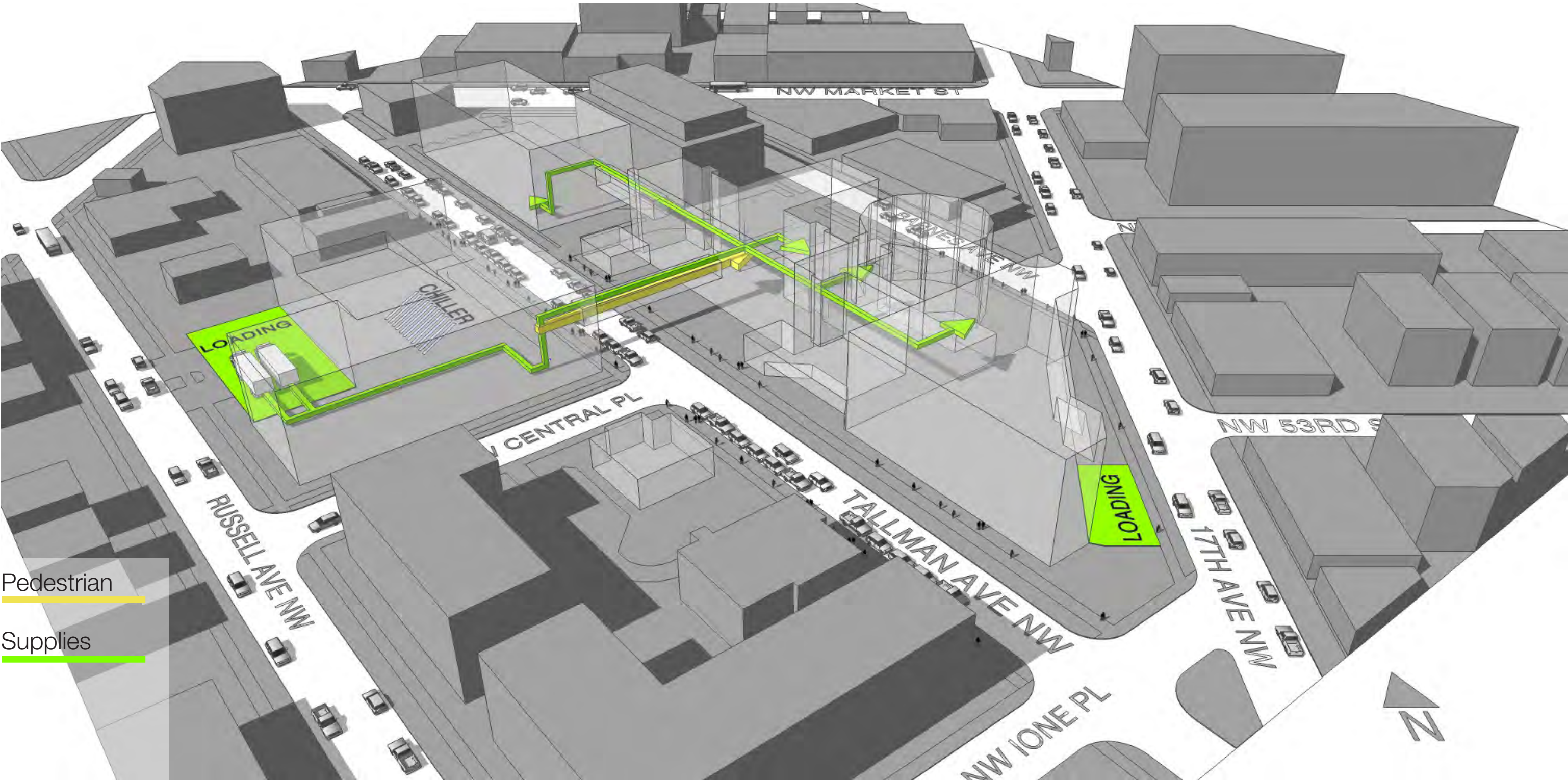
Pedestrian

Supplies



# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE THROUGH SKY BRIDGE



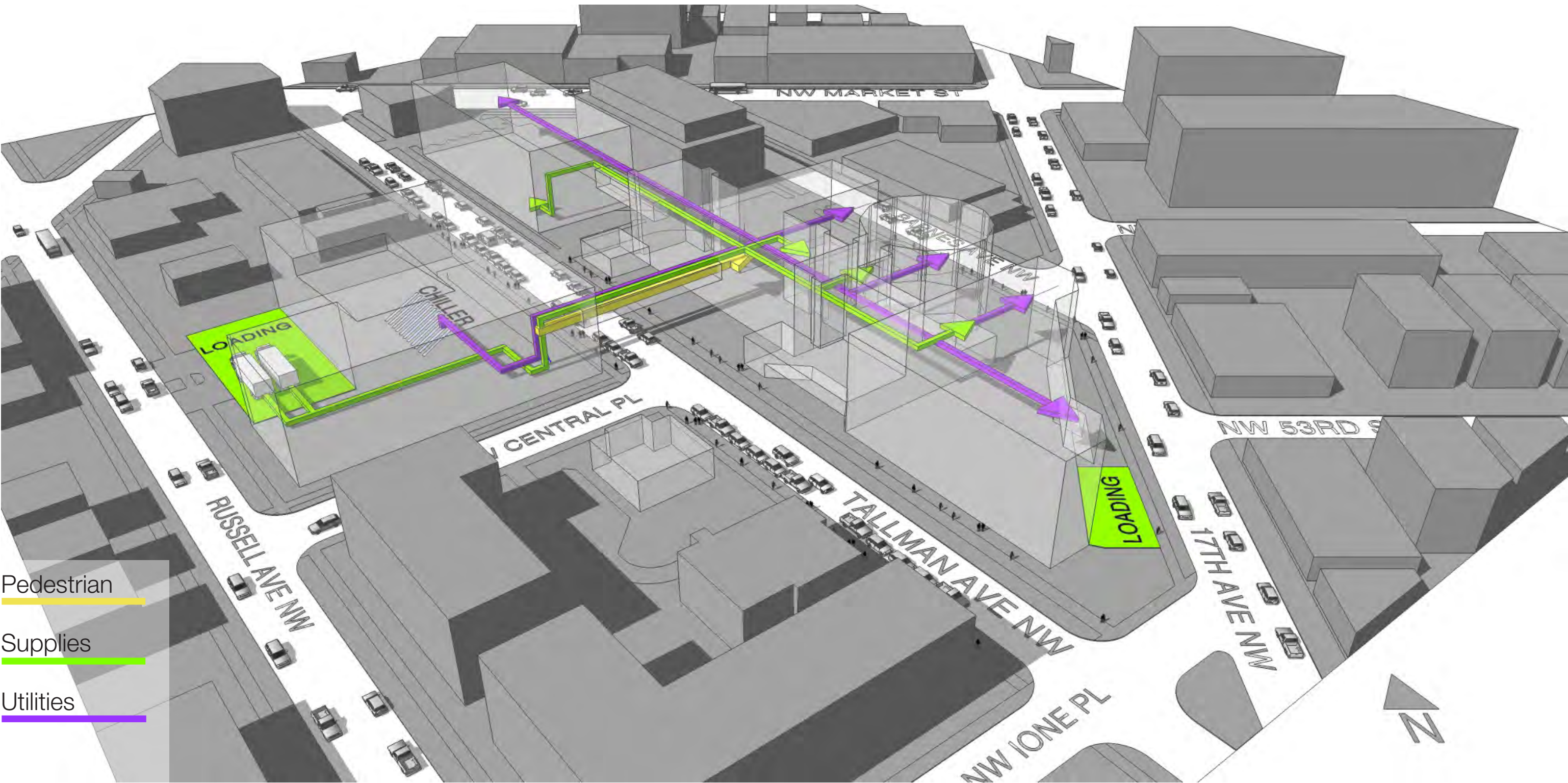
Pedestrian

Supplies



# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE THROUGH SKY BRIDGE

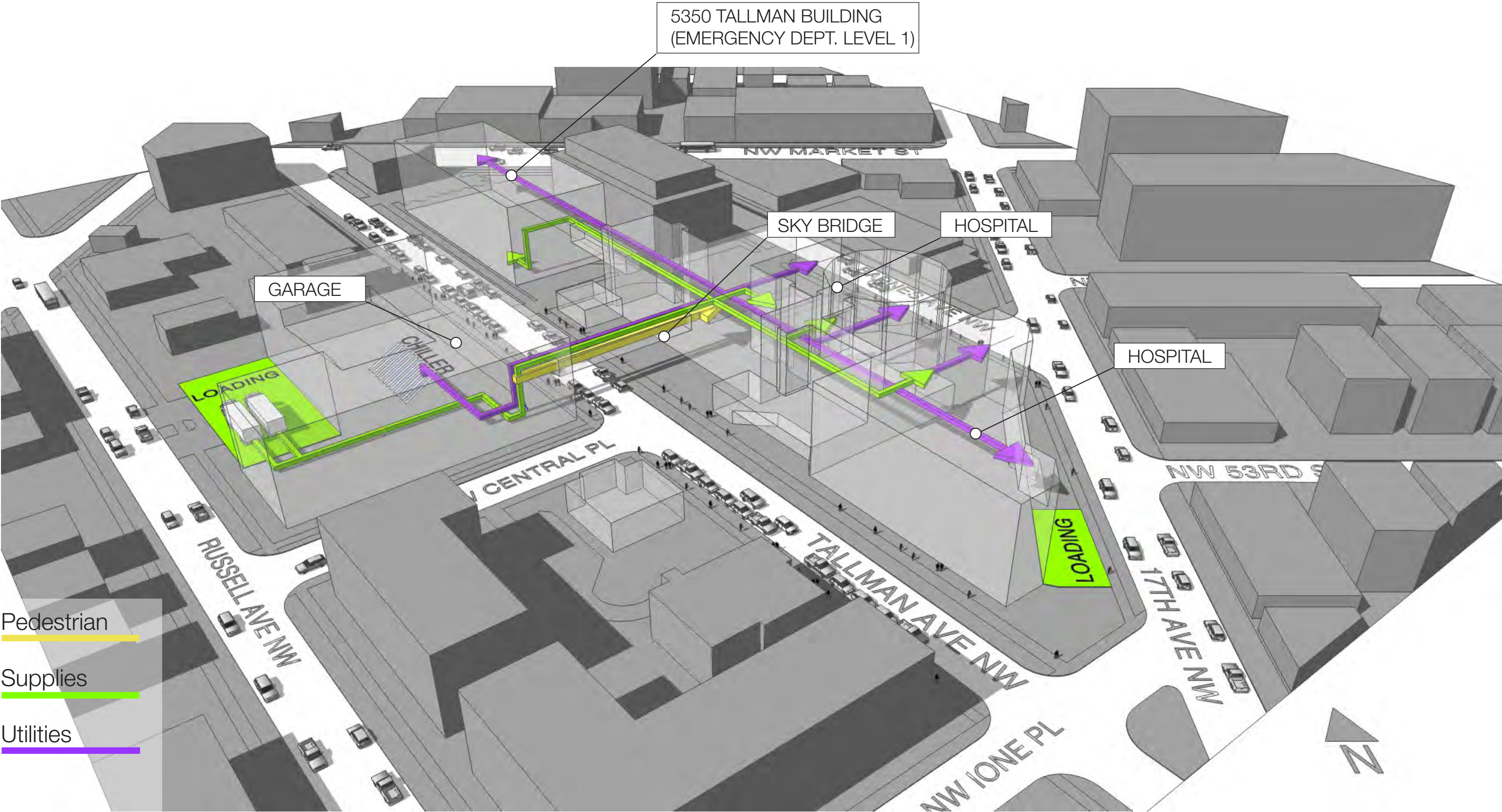


- Pedestrian
- Supplies
- Utilities



# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE THROUGH SKY BRIDGE



- Pedestrian
- Supplies
- Utilities

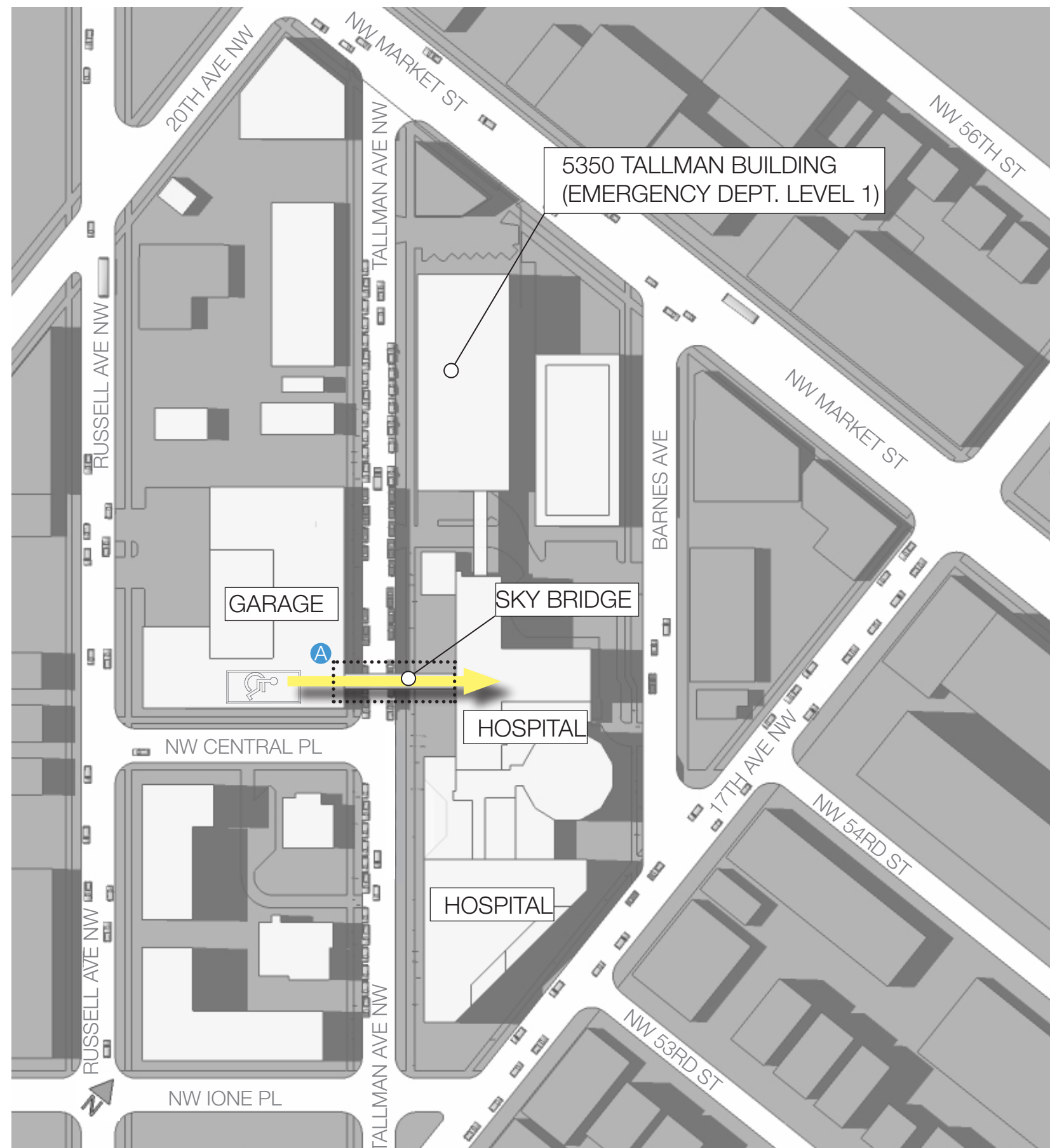




Existing Sky Bridge Provides:

1. Accessible route for Patients, Visitors & Staff
2. Utility path for:
  - Emergency Power
  - Chilled Water
  - Heated Water
  - Communications
3. Material transportation link for supplies into the hospital from loading
4. Waste from the hospital to the soiled dock
5. Central sterile processing supplies to the Hospital

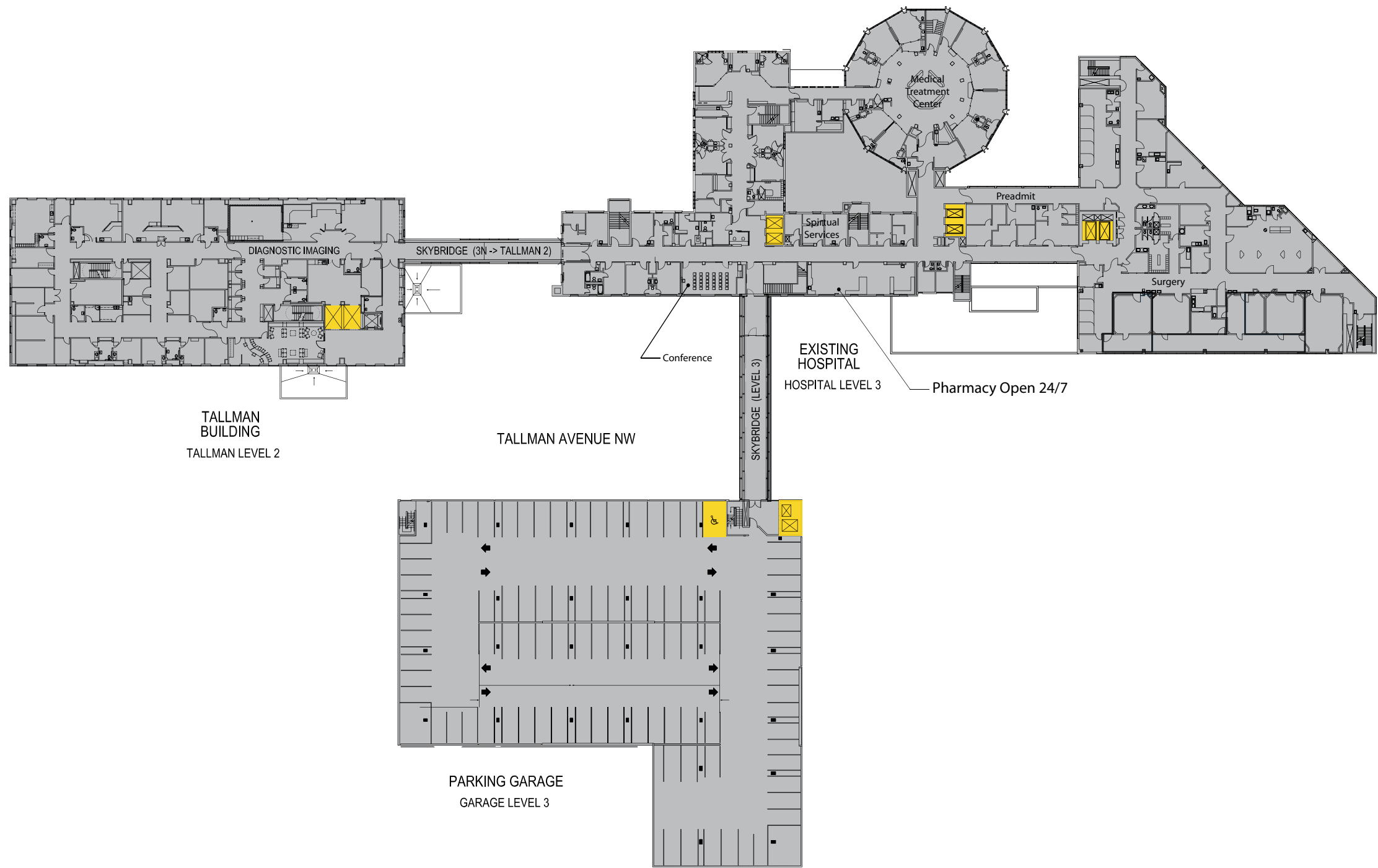
A





# FLOOR PLANS

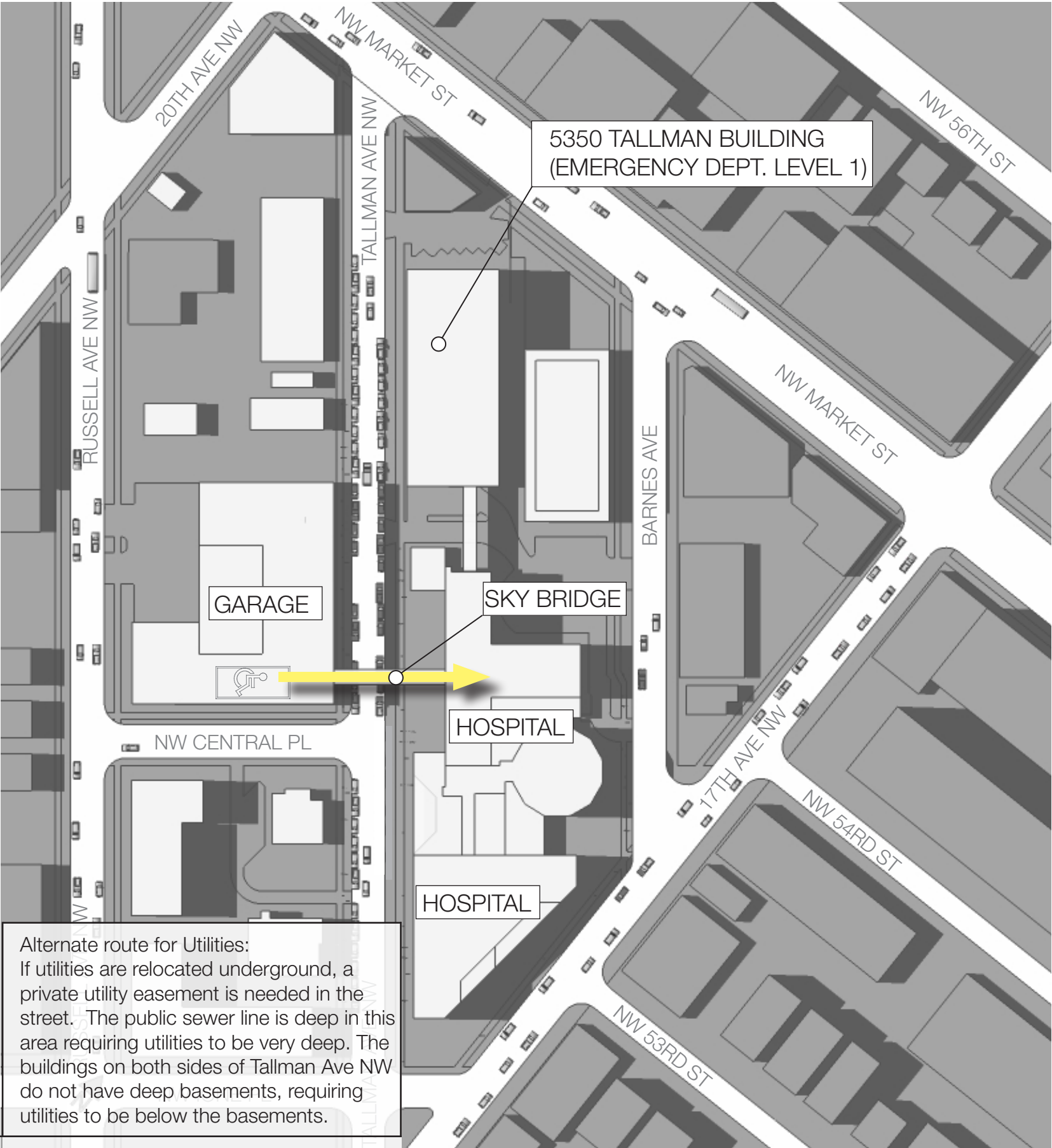
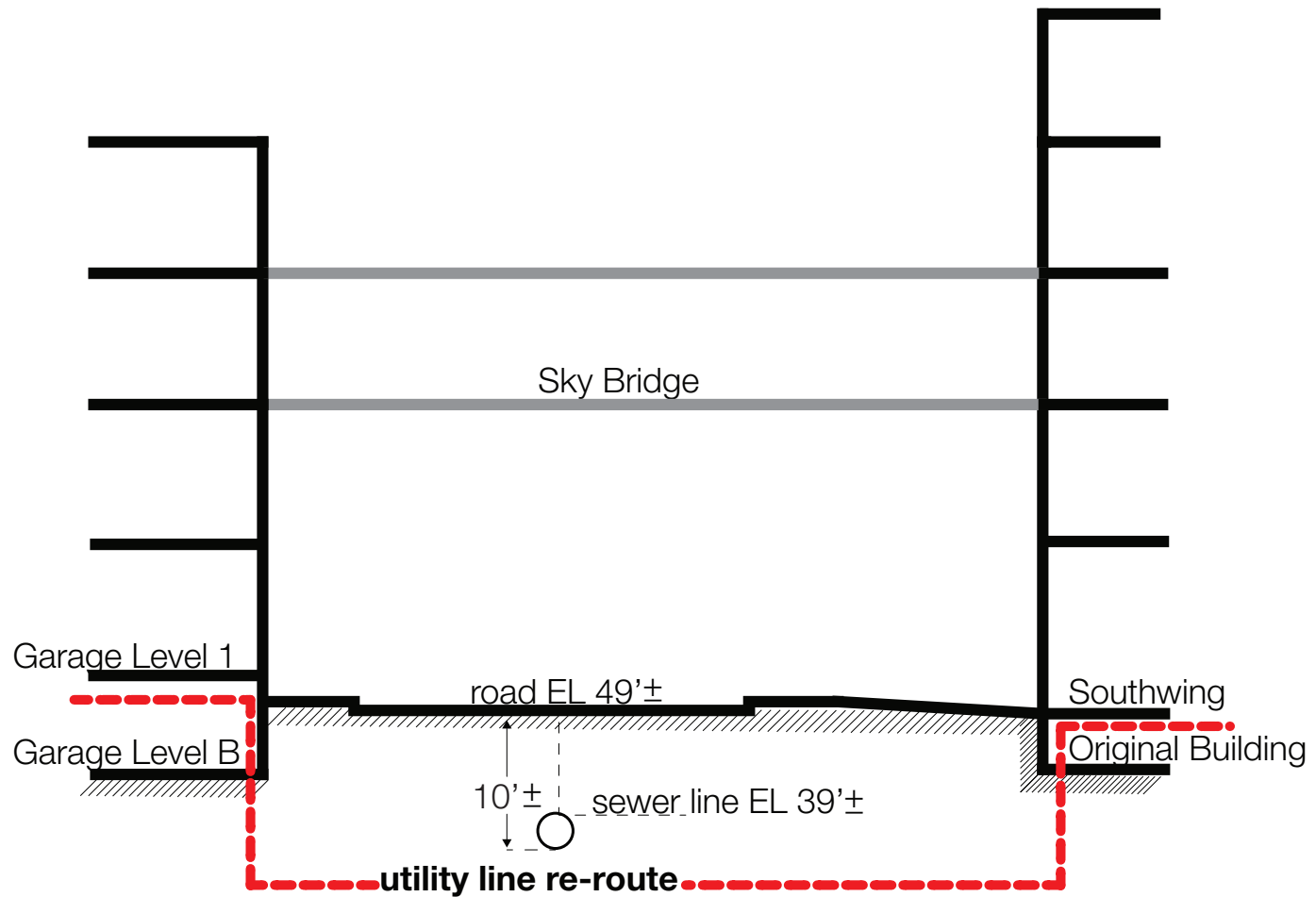
LEVEL 3



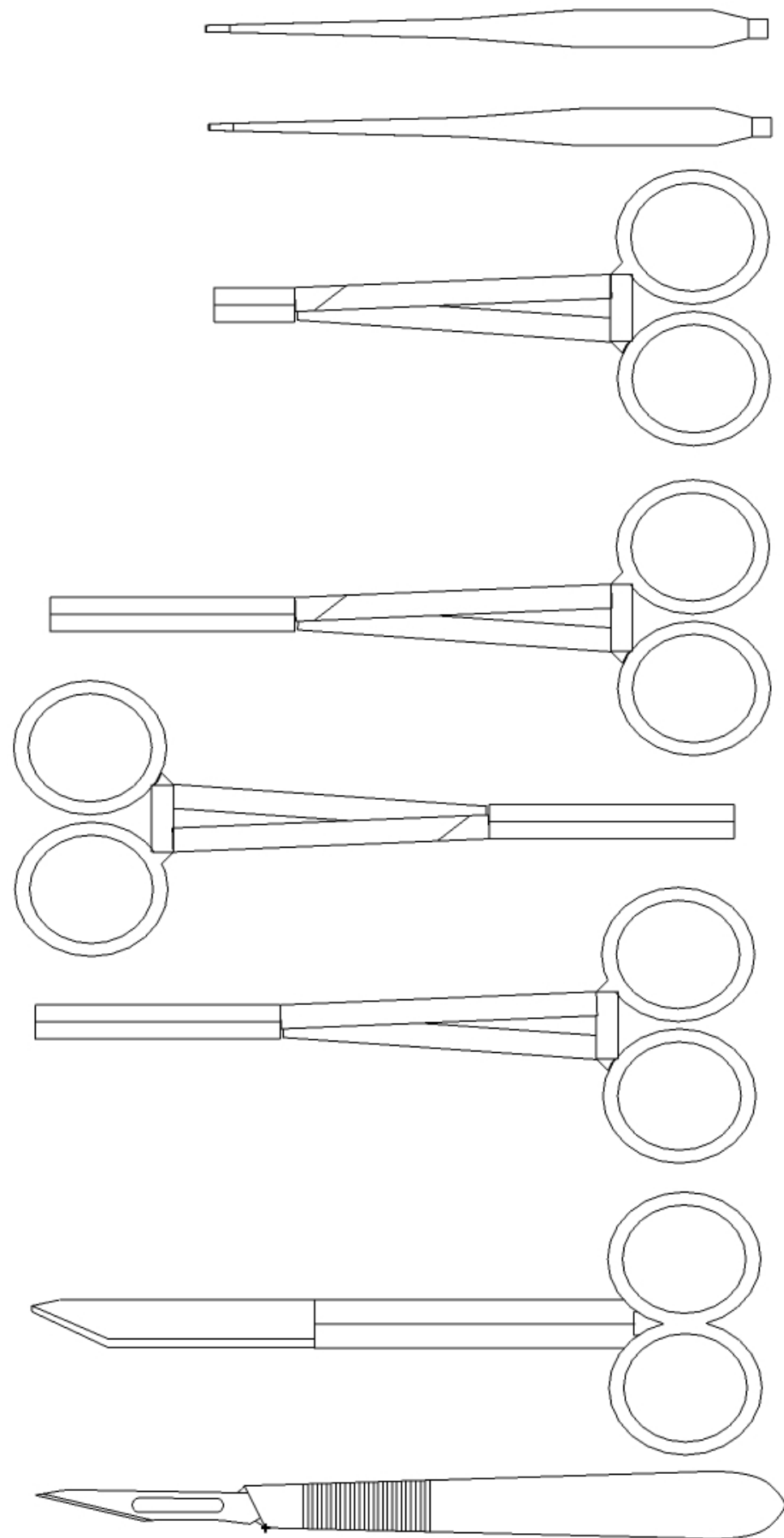


# SWEDISH - Ballard Campus Sky Bridge

UTILITY/SUPPLY ROUTE THROUGH SKY BRIDGE





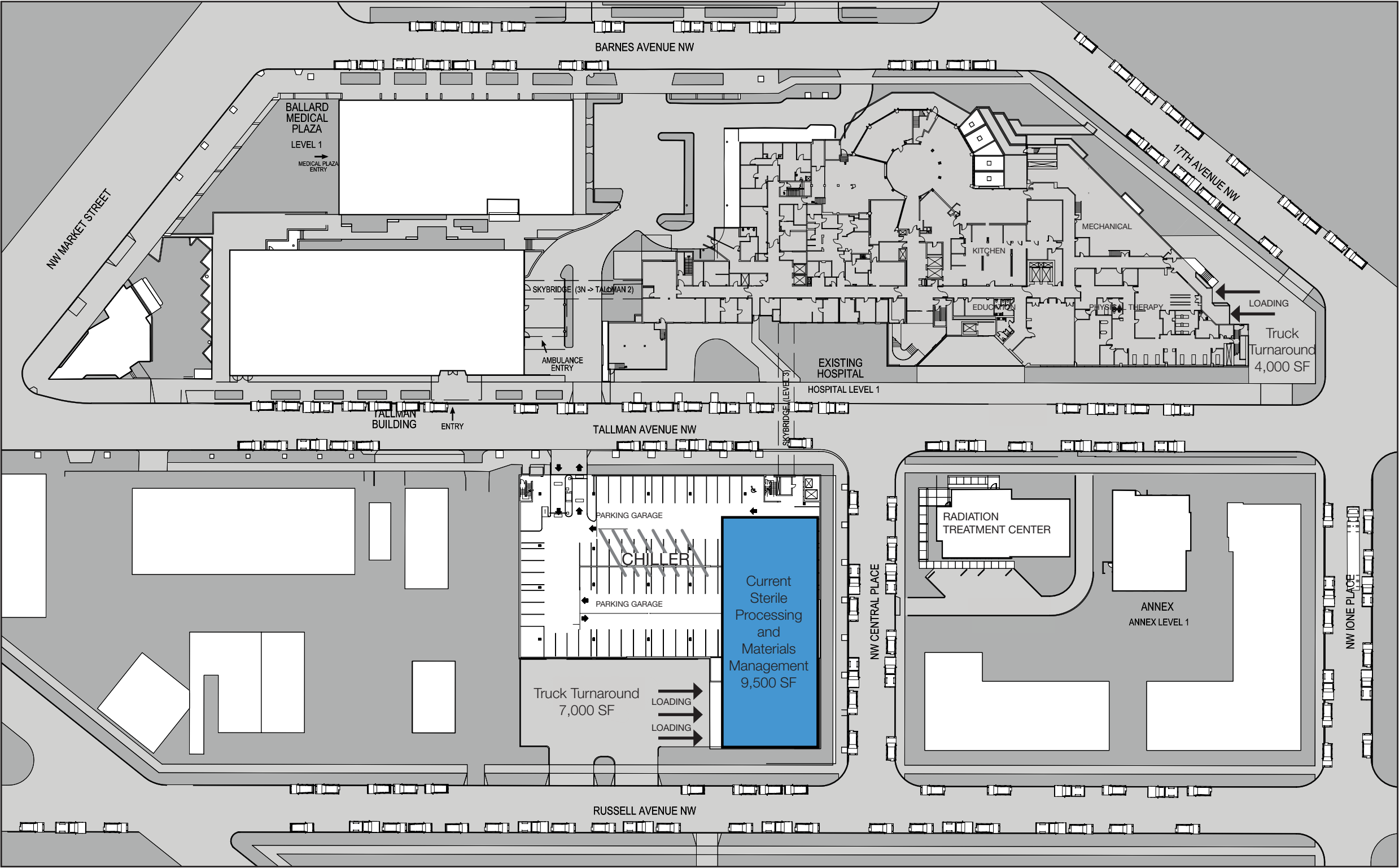


# Sterile Processing Materials Management & Loading Docks



# SWEDISH - Ballard Campus Sky Bridge

## STERILE PROCESSING AND MATERIALS MANAGEMENT



The current Central Sterile Processing and Materials Management Space is 9,500SF.

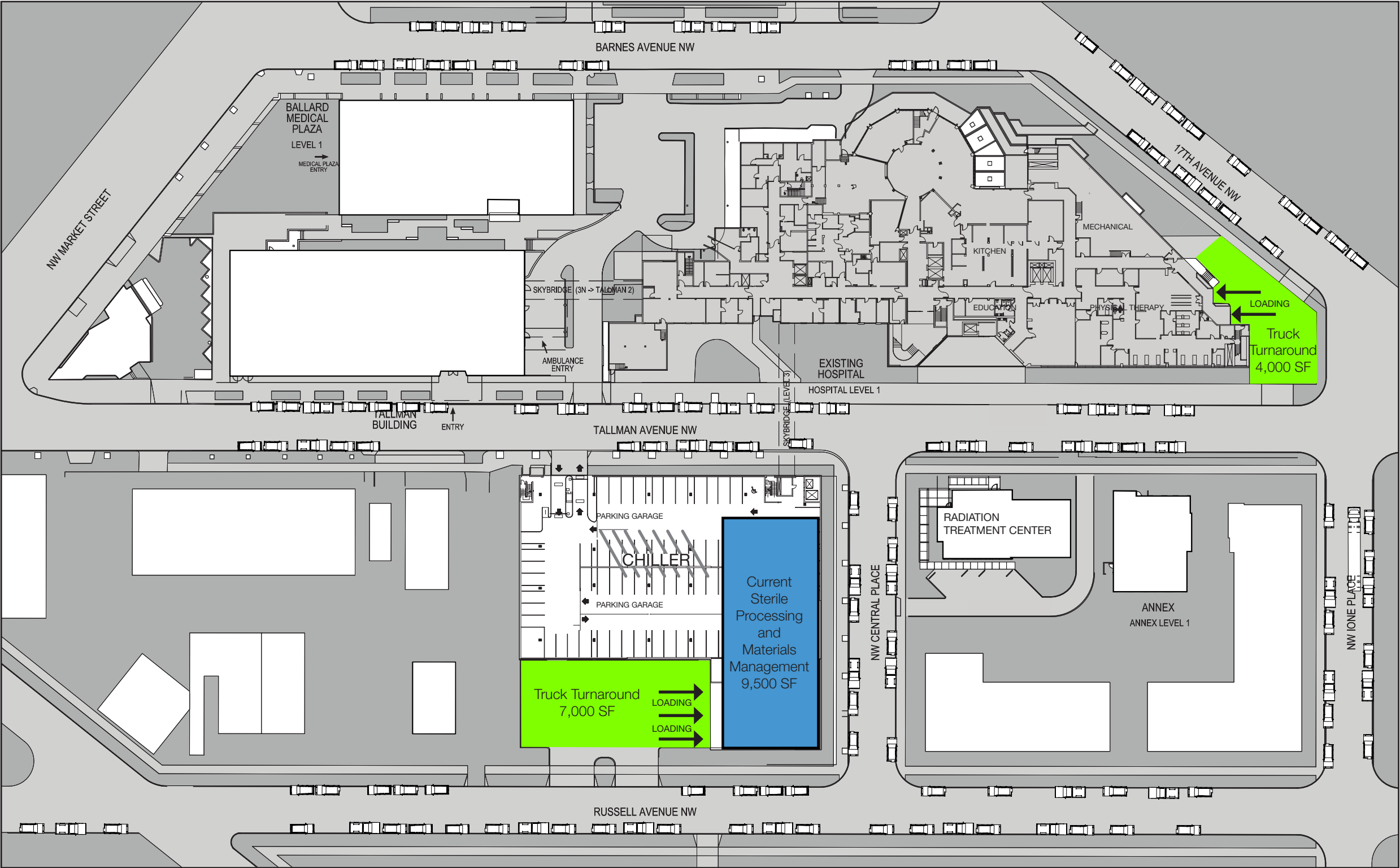
The first floor of the hospital cannot accommodate the loss of 9,500 SF of the Patient Care Services area. Dietary, Kitchen, Education, Conference, and Physical Therapy would be displaced. All of which are critical to patient care.

The campus currently has six loading docks. Four of these loading docks are connected to the hospital with the Sky Bridge. Swedish Ballard Medical Center operations would be significantly constricted if only two loading docks remained connected to the hospital.



# SWEDISH - Ballard Campus Sky Bridge

## STERILE PROCESSING AND MATERIALS MANAGEMENT



The current Central Sterile Processing and Materials Management Space is 9,500SF.

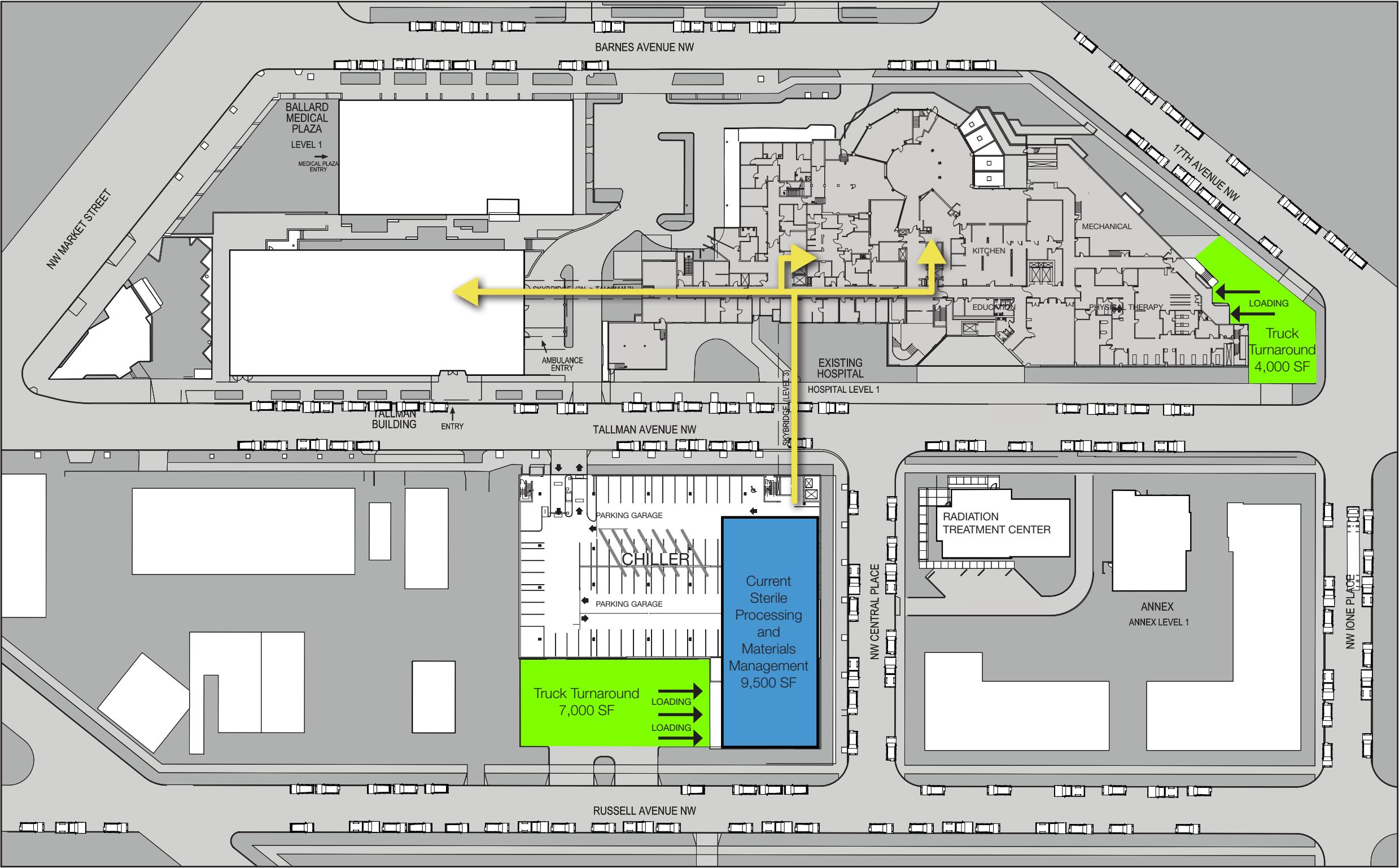
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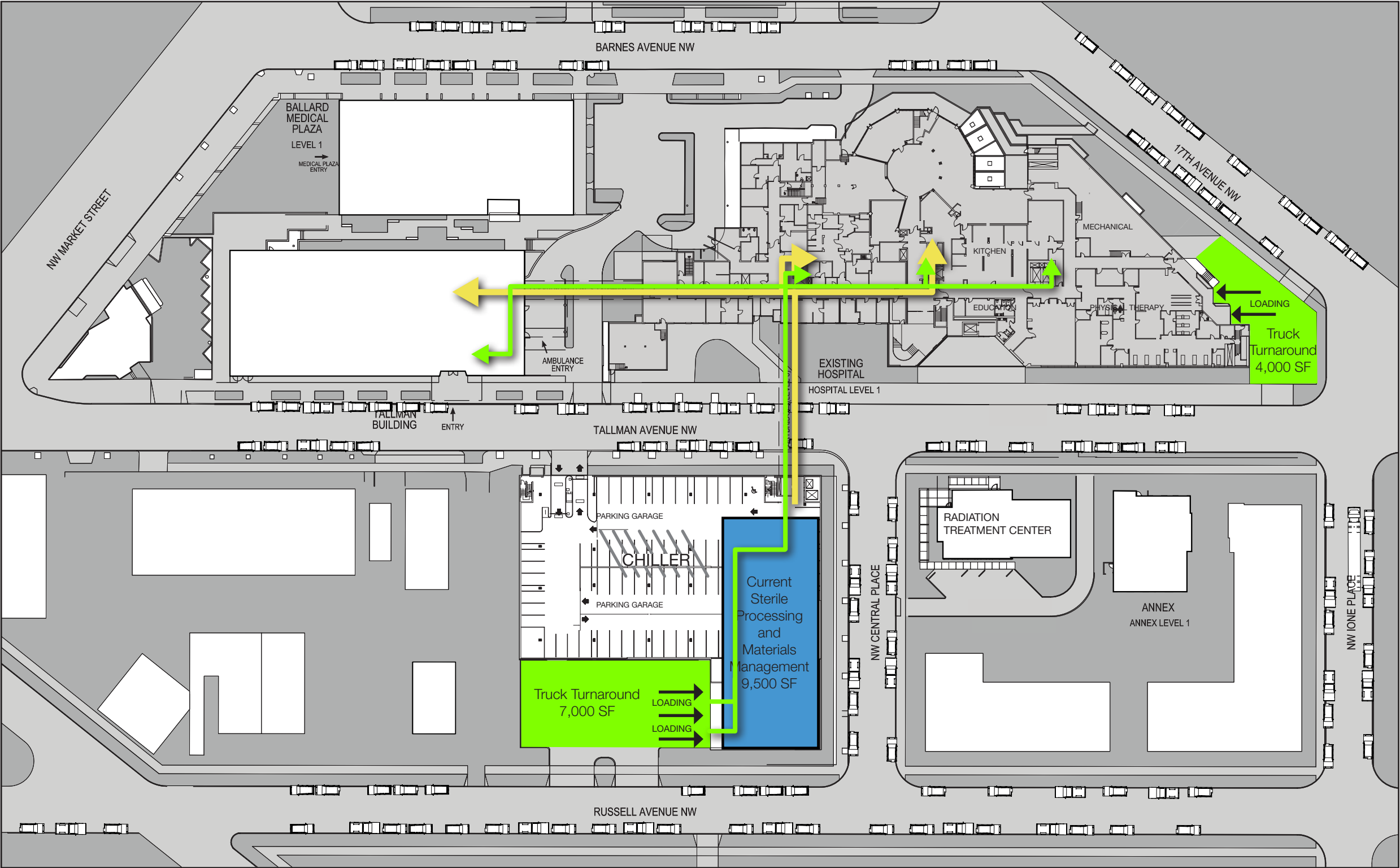
Routes:

Pedestrian



# SWEDISH - Ballard Campus Sky Bridge

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Routes:

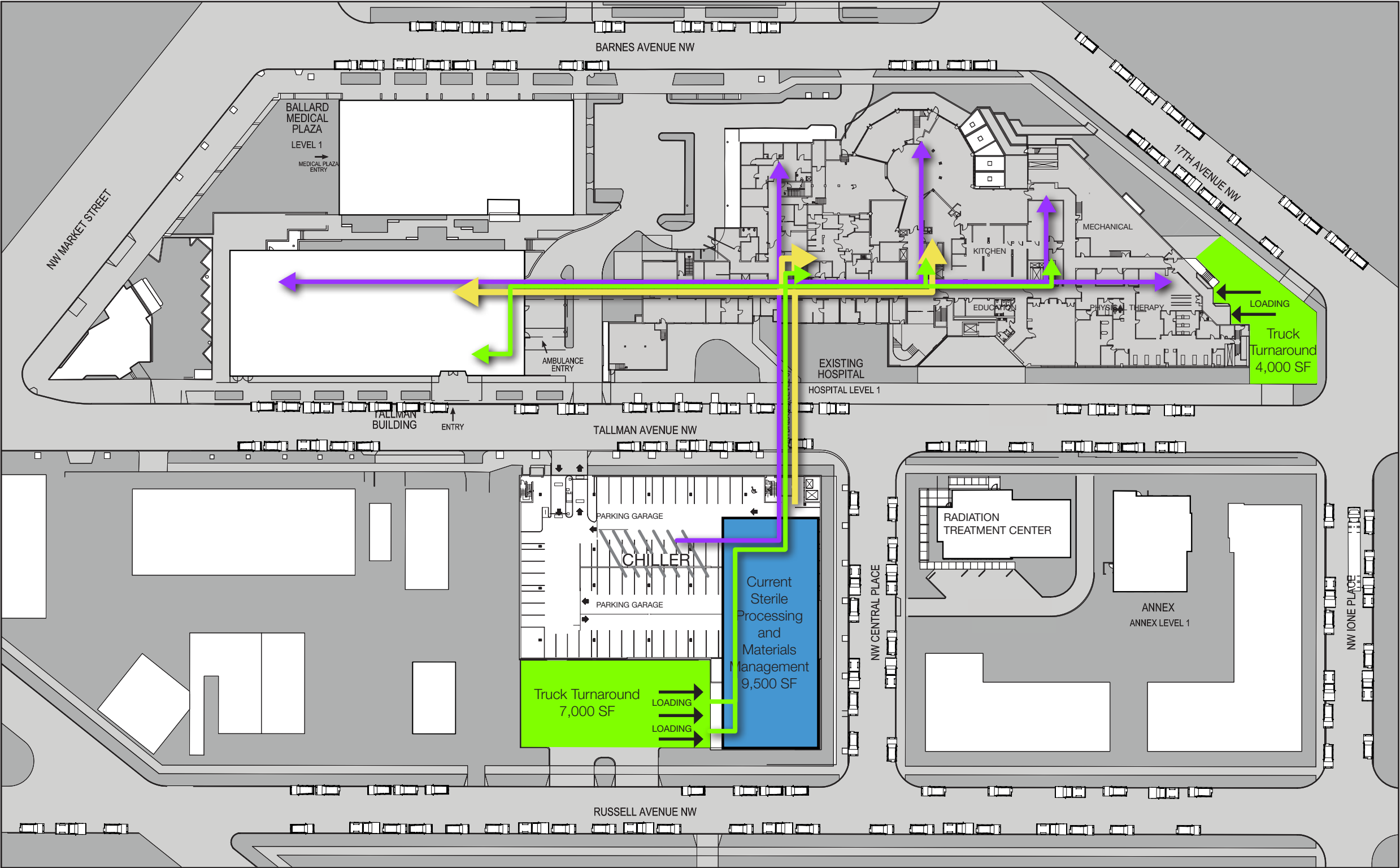
Pedestrian

Supplies



# SWEDISH - Ballard Campus Sky Bridge

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### Routes:

Pedestrian

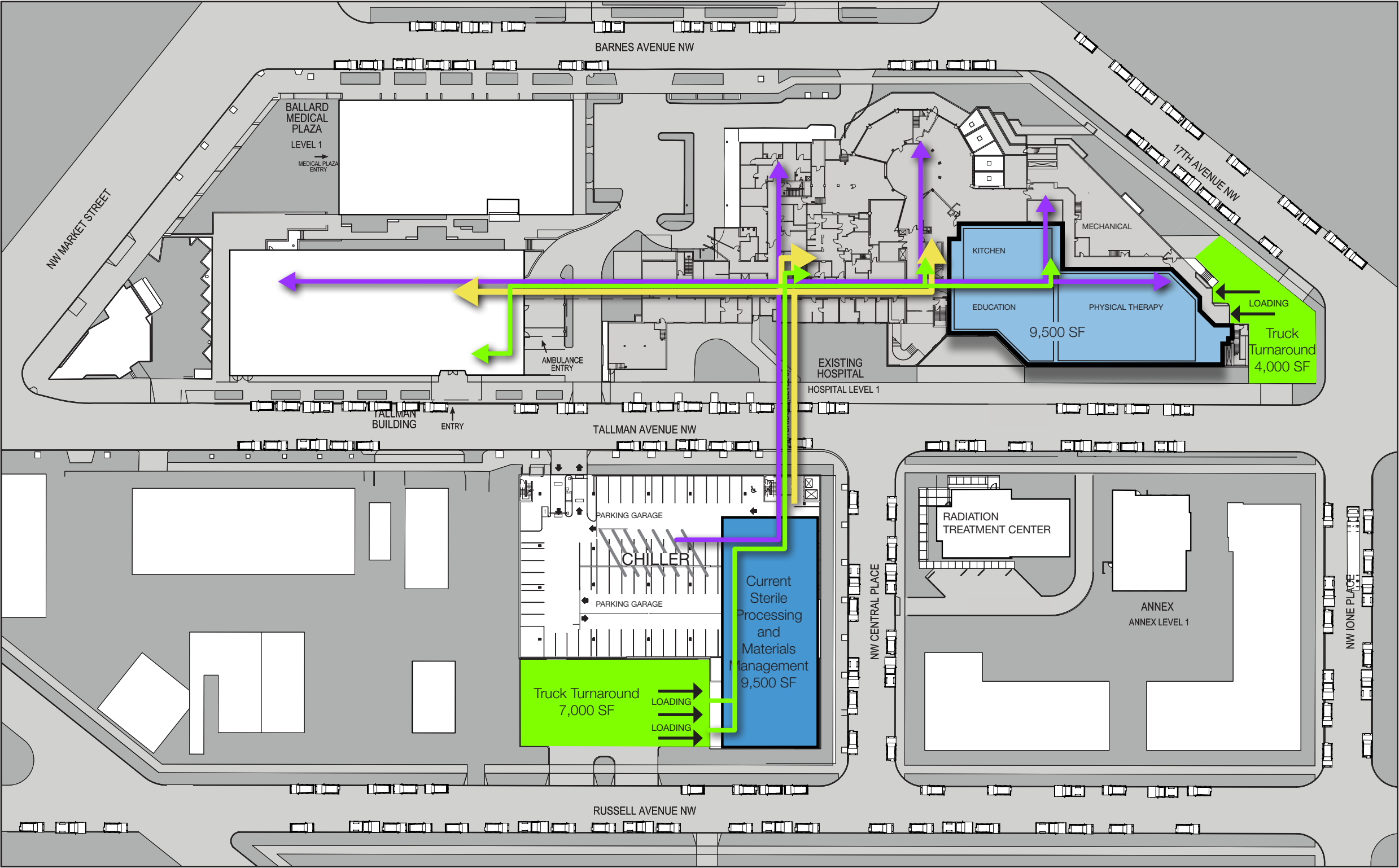
Supplies

Utilities



# SWEDISH - Ballard Campus Sky Bridge

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Routes:

Pedestrian

Supplies

Utilities

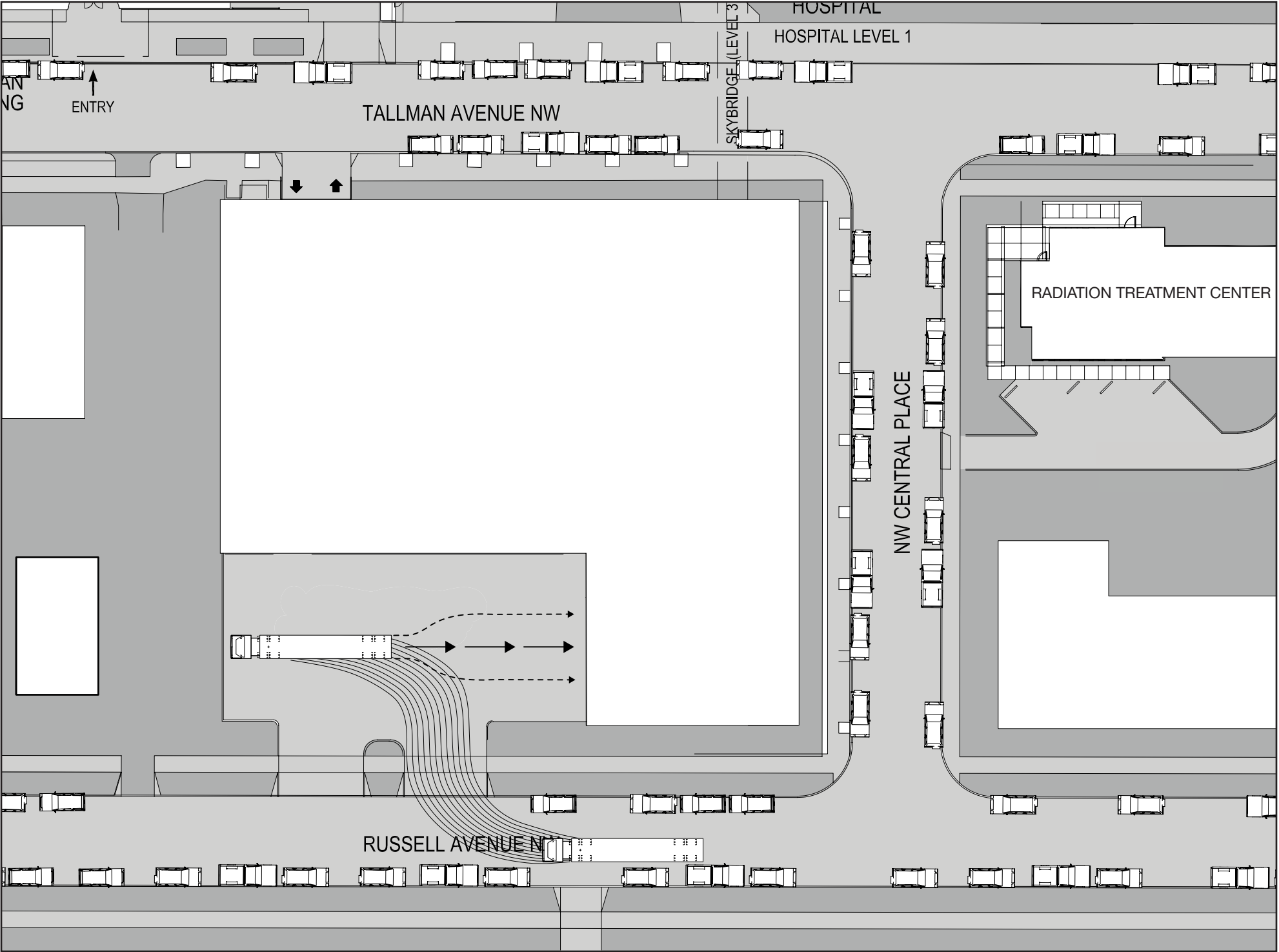


# SWEDISH - Ballard Campus Sky Bridge

STERILE PROCESSING LOADING DOCK

## Loading Dock at Russell Ave. NW

- Allows all truck maneuvering on Swedish Medical Center land.
- Trucks do not back-up across or block the sidewalk.



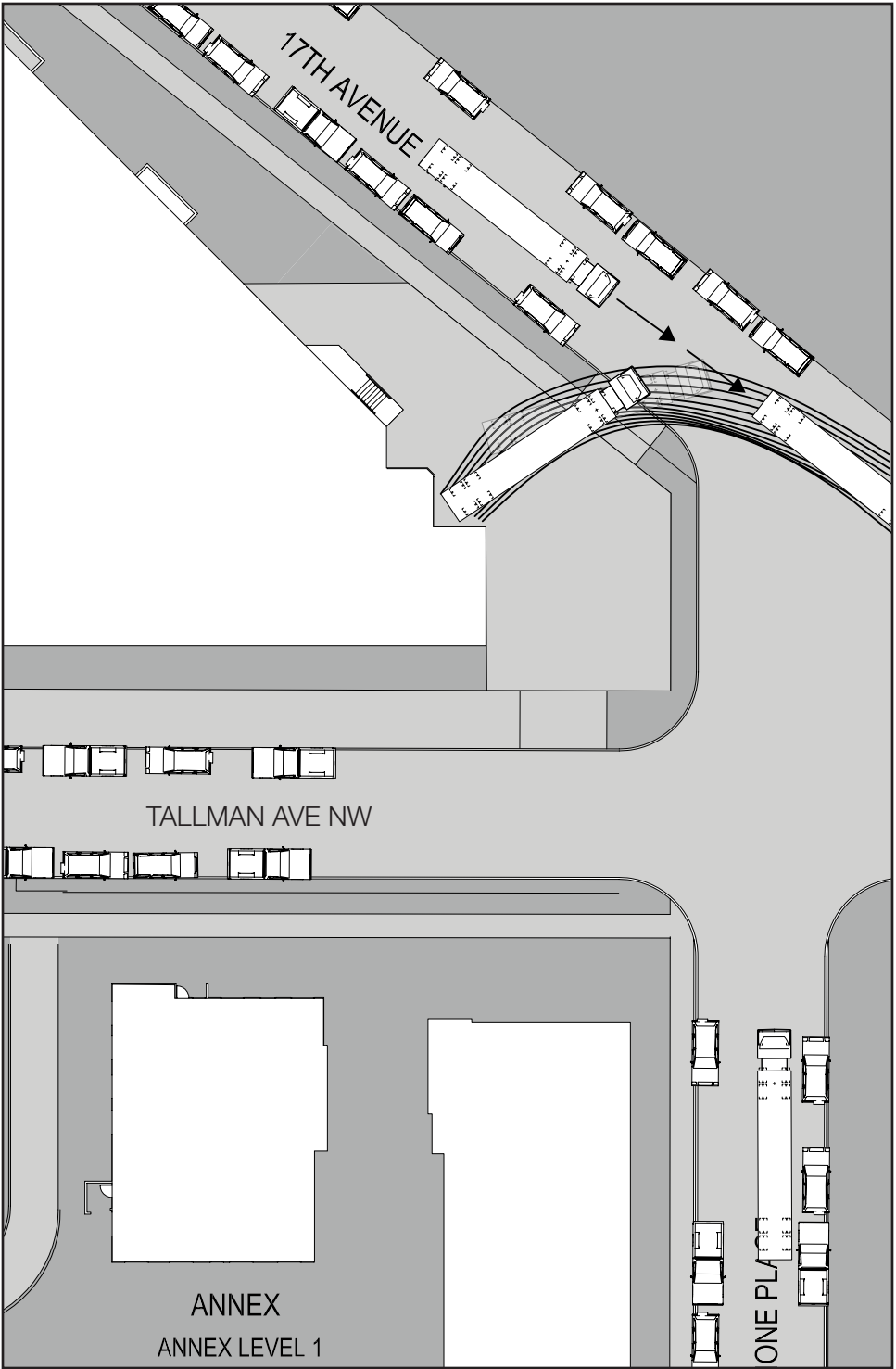
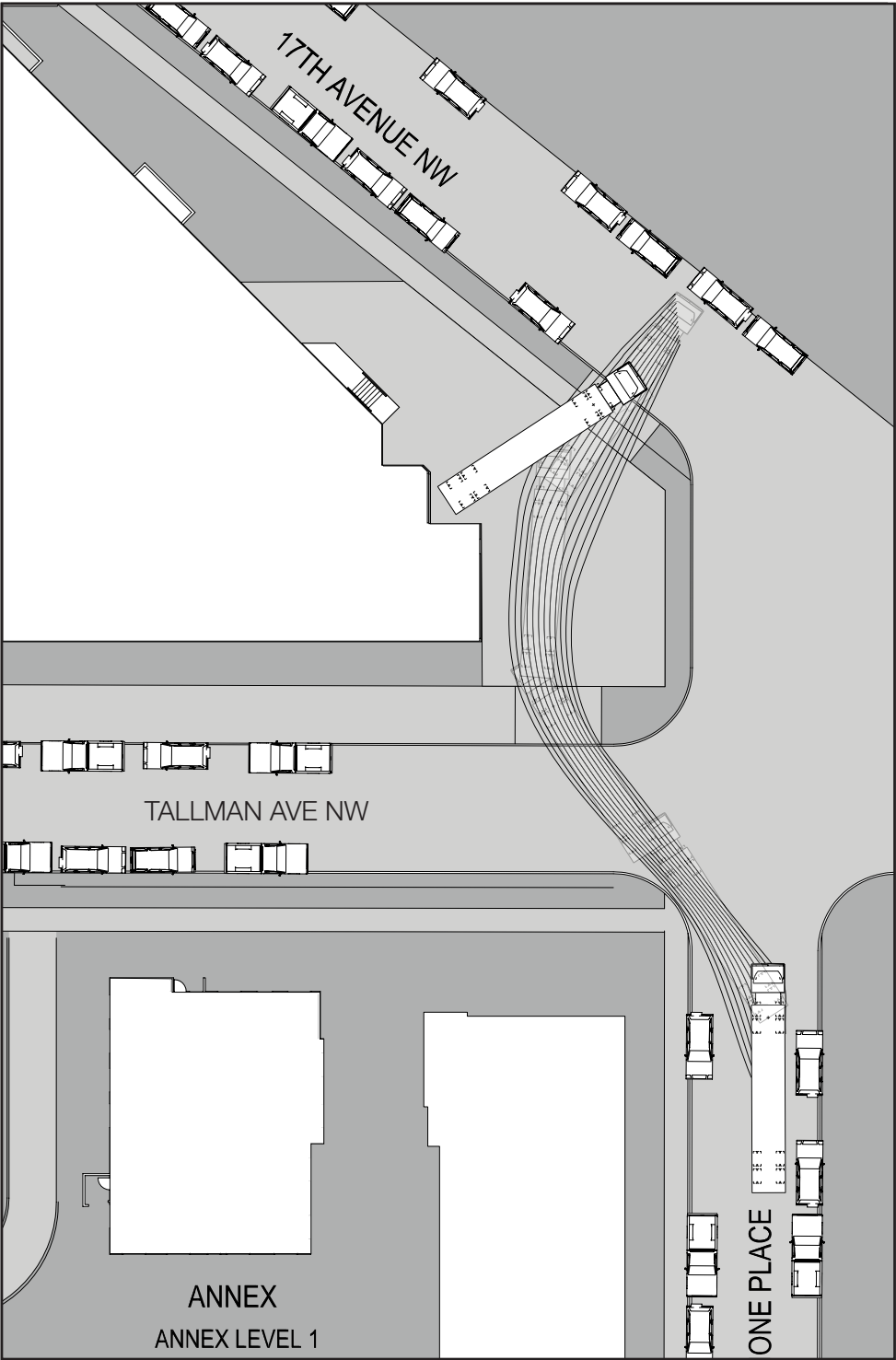


# SWEDISH - Ballard Campus Sky Bridge

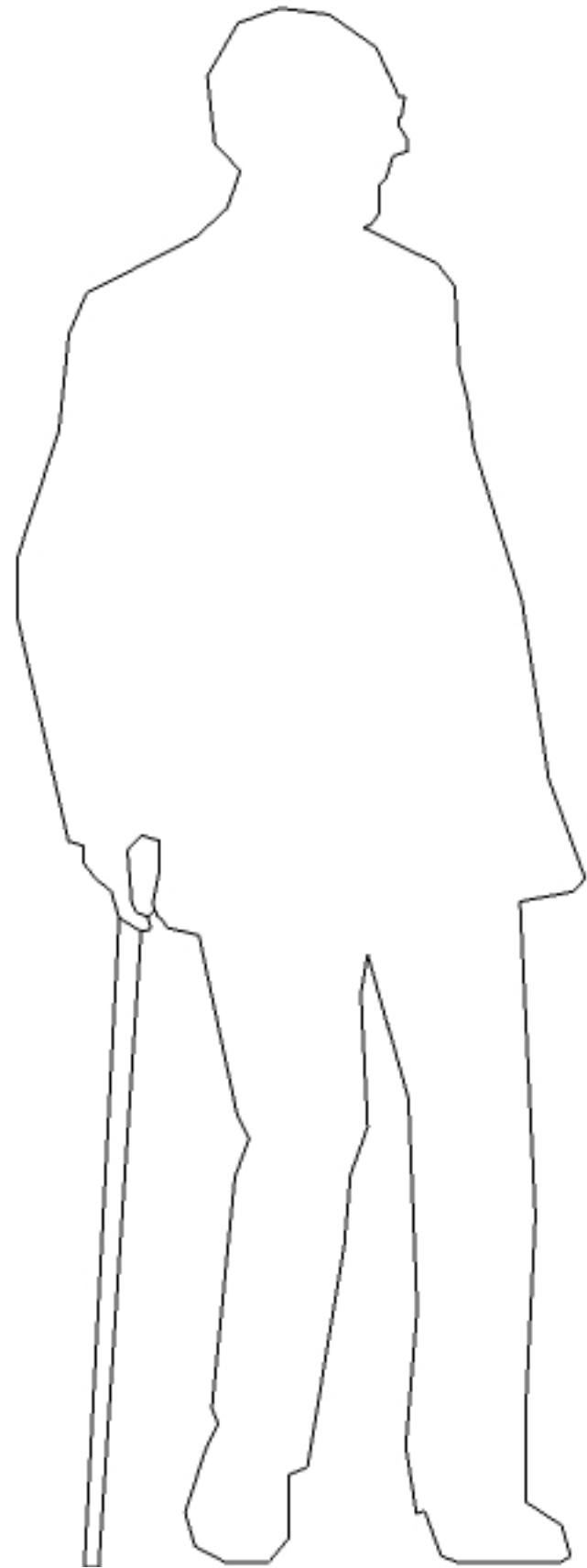
STERILE PROCESSING LOADING DOCK

## Loading Docks on 17th Ave. NW

Truck turning requires backing up and unloading across the sidewalk.





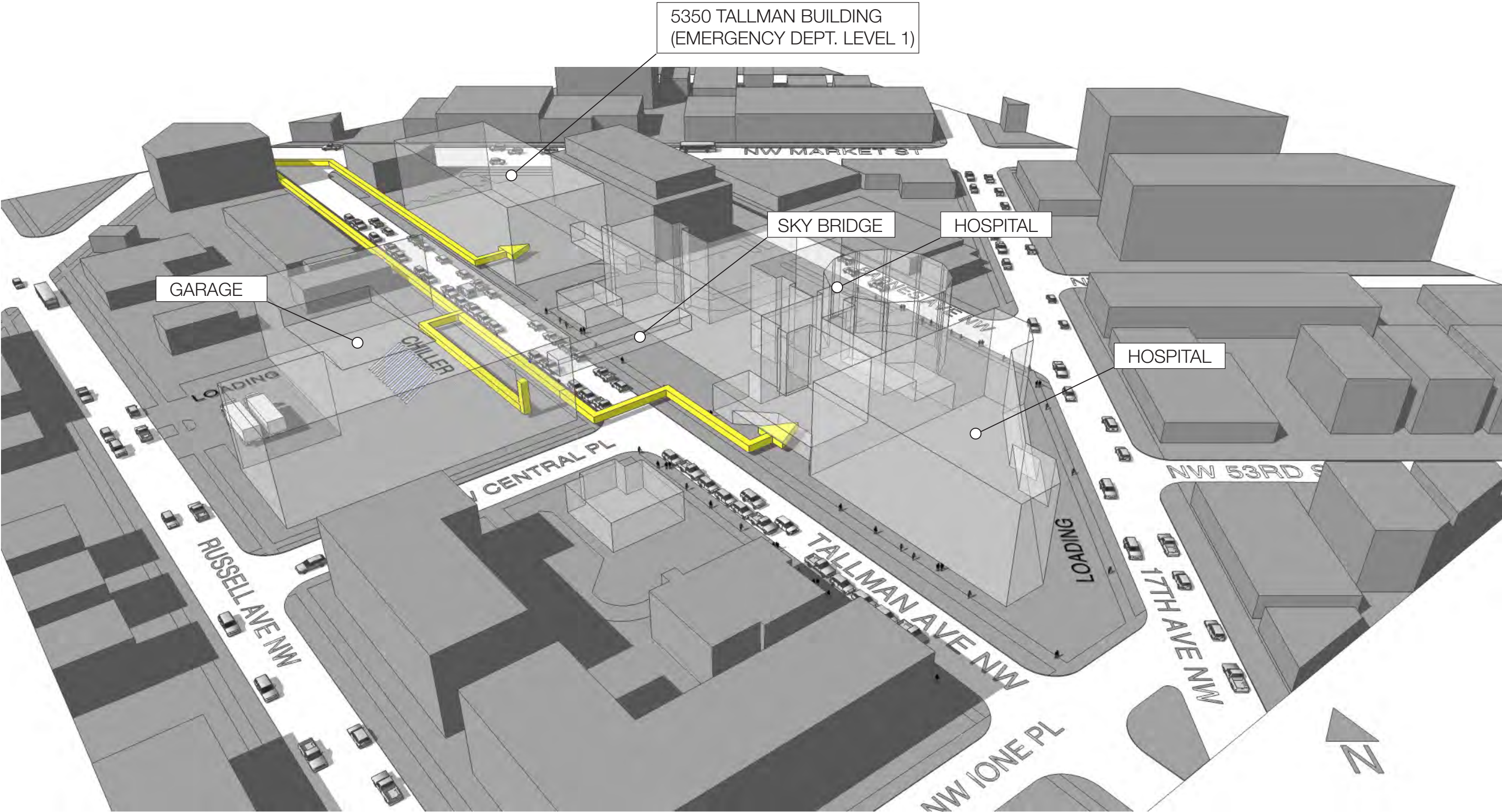


# Accessibility



# SWEDISH - Ballard Campus Sky Bridge

PEDESTRIAN ROUTE WITHOUT SKY BRIDGE



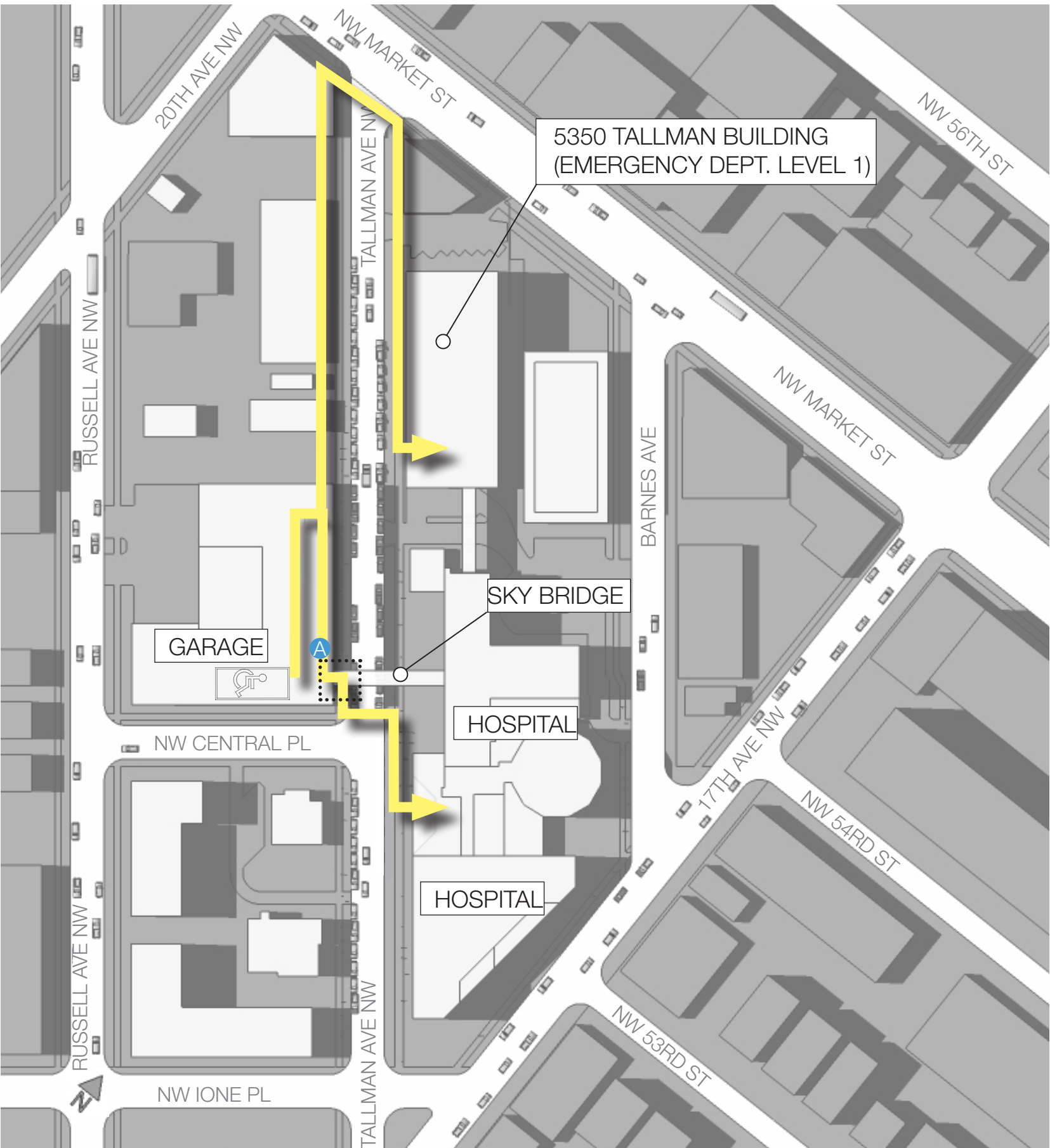




Route from Garage to Hospital and Emergency Department without Sky Bridge



Garage Exit Stair  
Not Handicapped  
Accessible



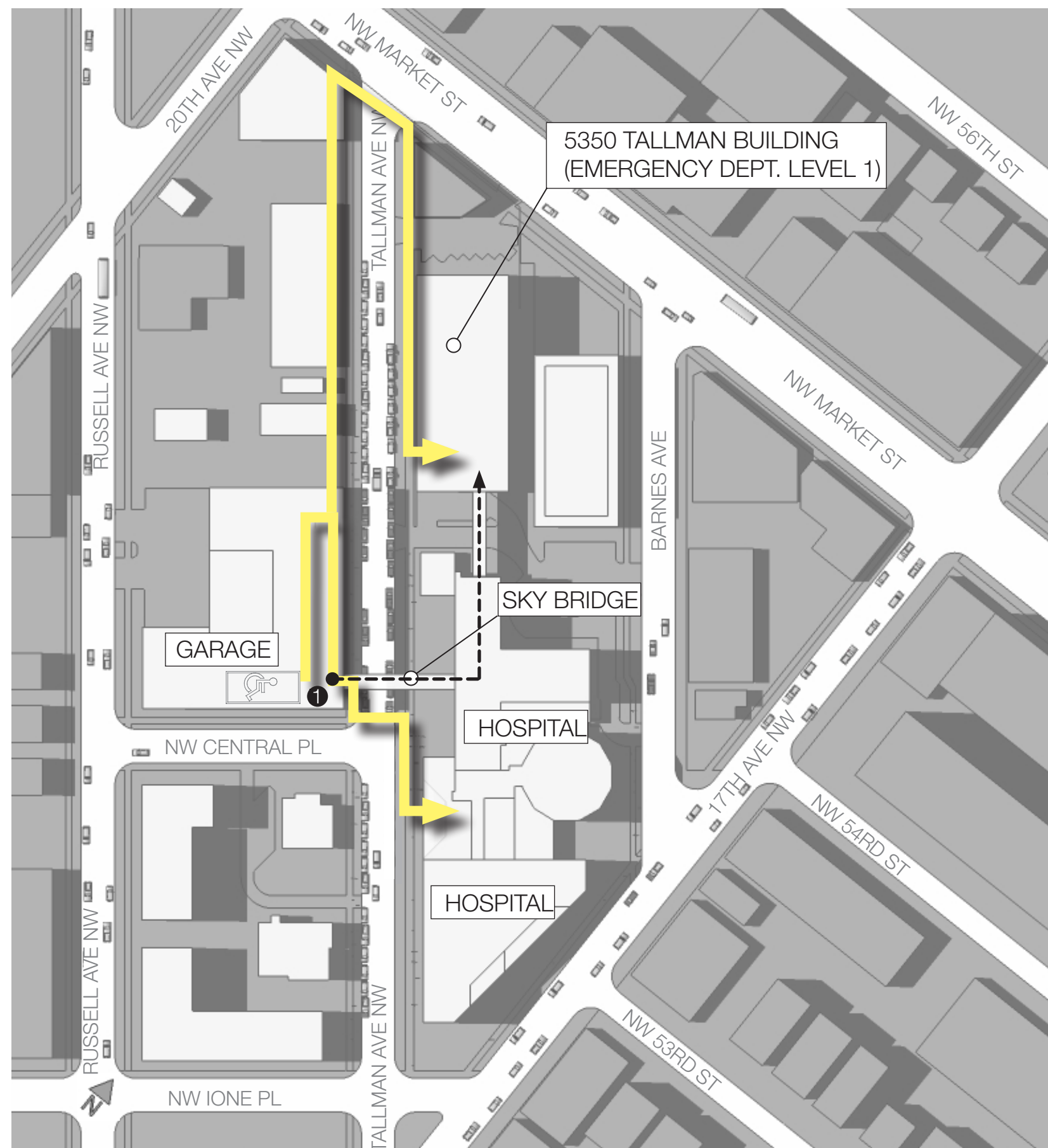




Route from Garage to Hospital and Emergency Department without Sky Bridge

### Approximate Travel Distances

- |                           |        |
|---------------------------|--------|
| ① Sky Bridge to Emergency | 300ft. |
| ② Sky Bridge to Hospital  | 110ft. |
| ③ Garage to Emergency     | 990ft. |
| ④ Garage to Hospital      | 360ft. |



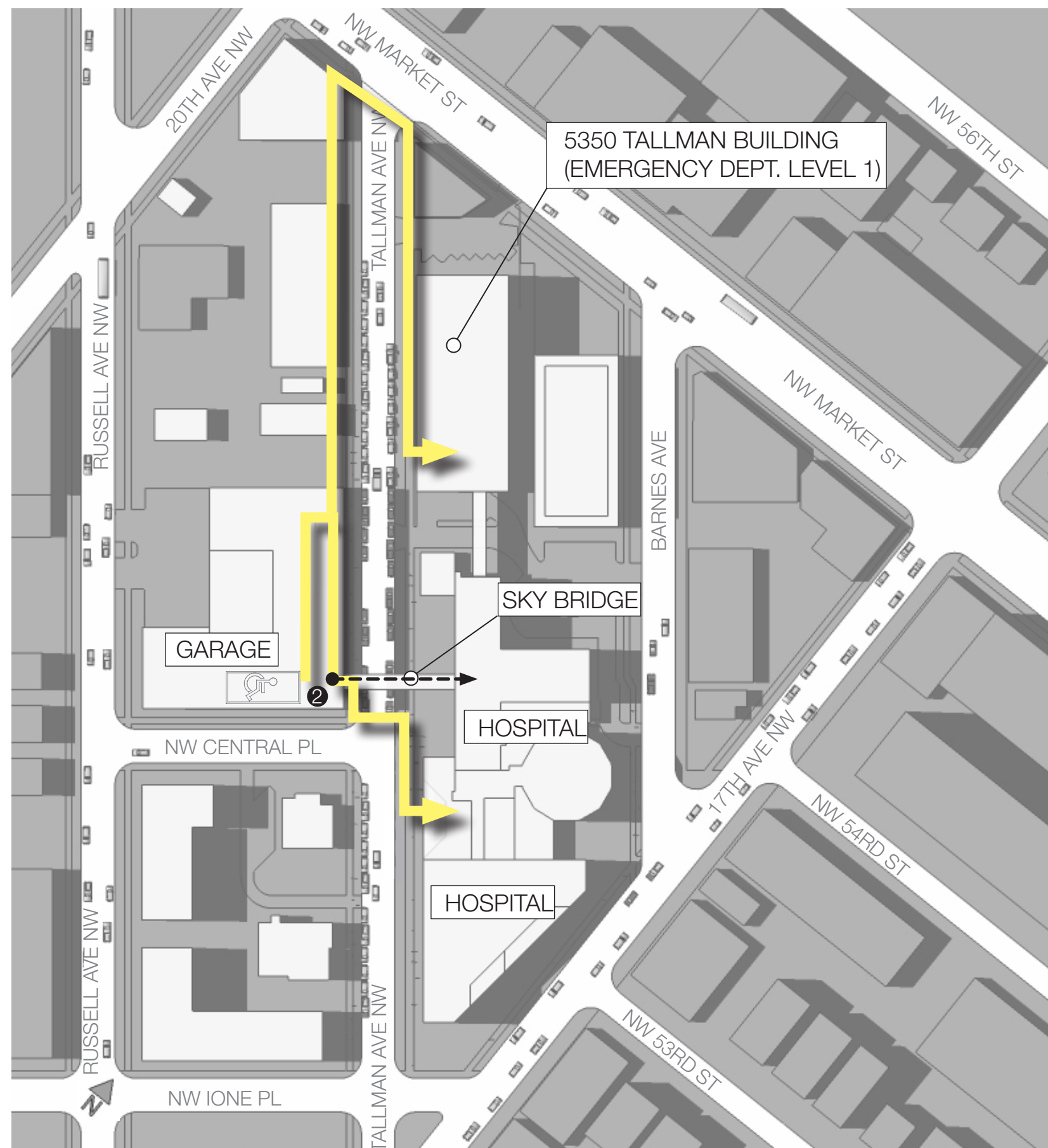




Route from Garage to Hospital and Emergency Department without Sky Bridge

### Approximate Travel Distances

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|---------------------------|--------|
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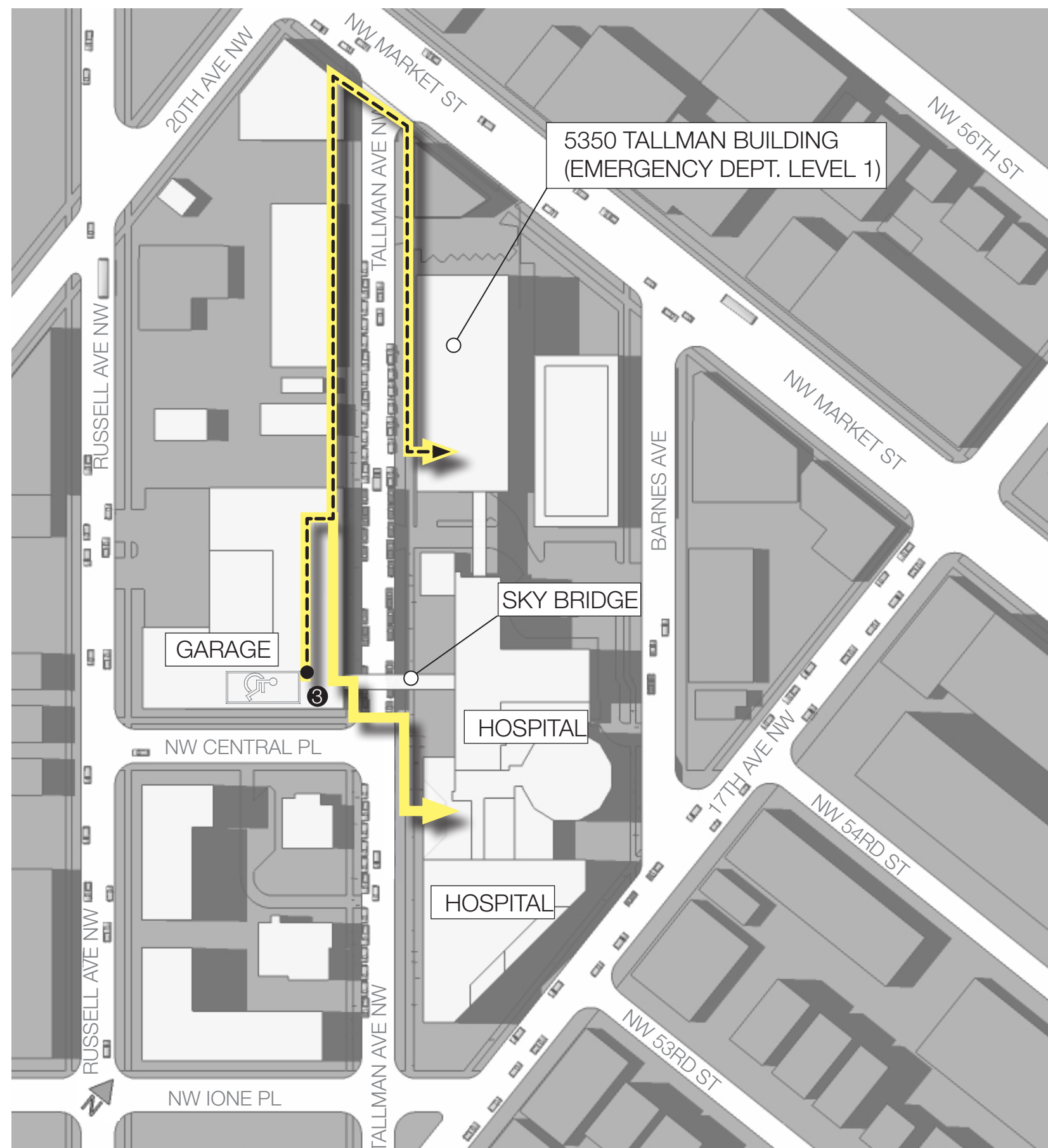




Route from Garage to Hospital and Emergency Department without Sky Bridge

### Approximate Travel Distances

- |                           |        |
|---------------------------|--------|
| ❶ Sky Bridge to Emergency | 300ft. |
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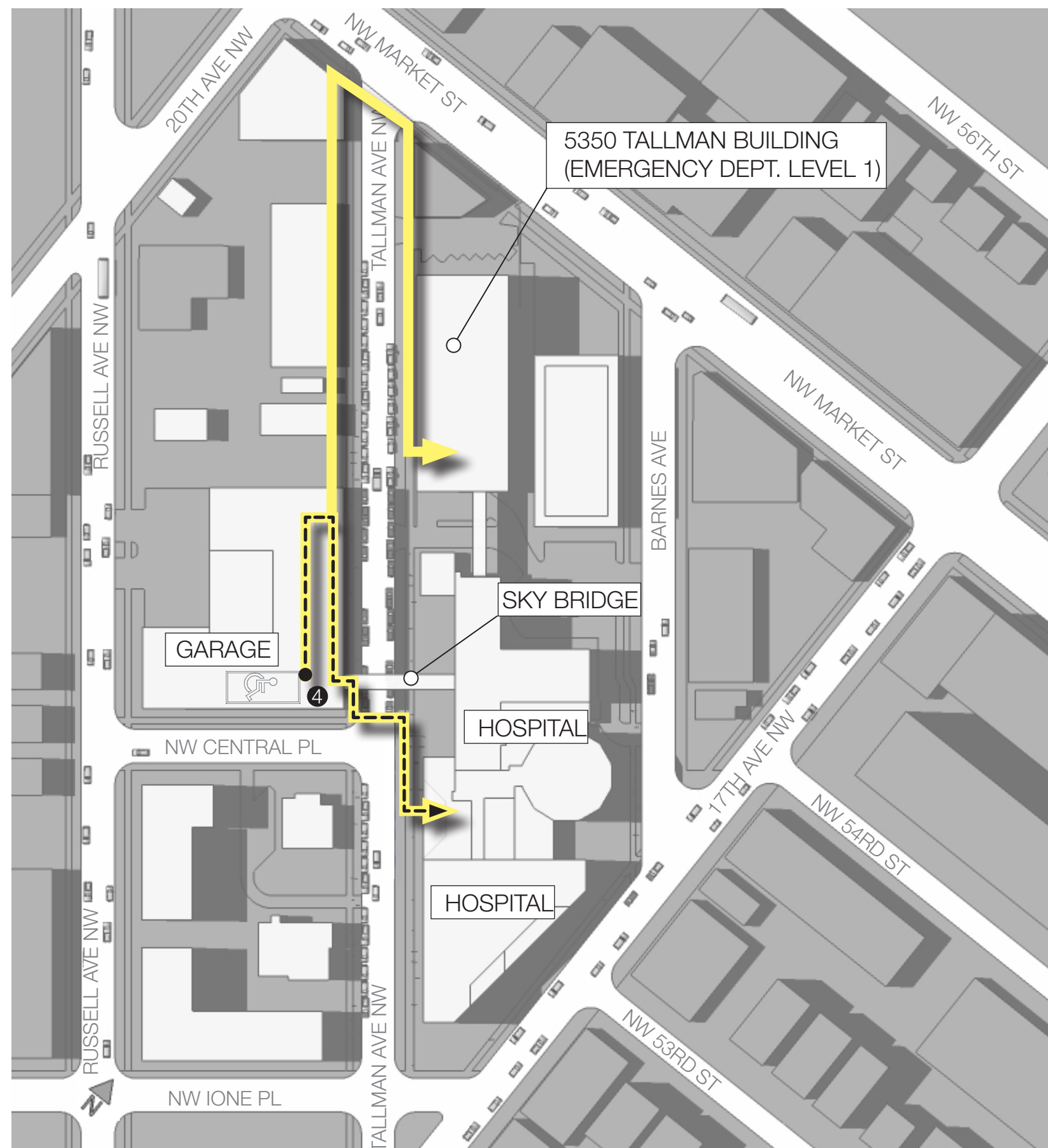




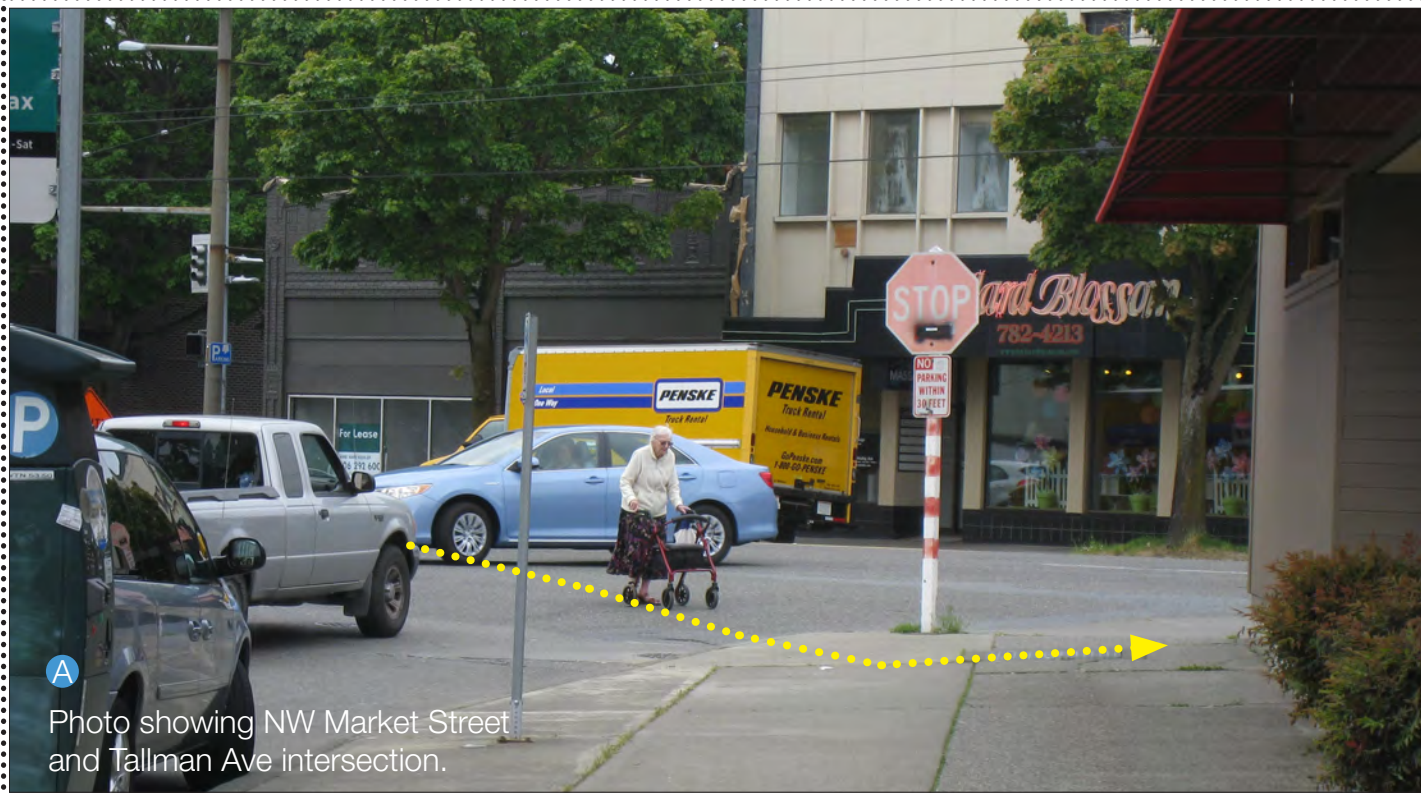
Route from Garage to Hospital and Emergency Department without Sky Bridge

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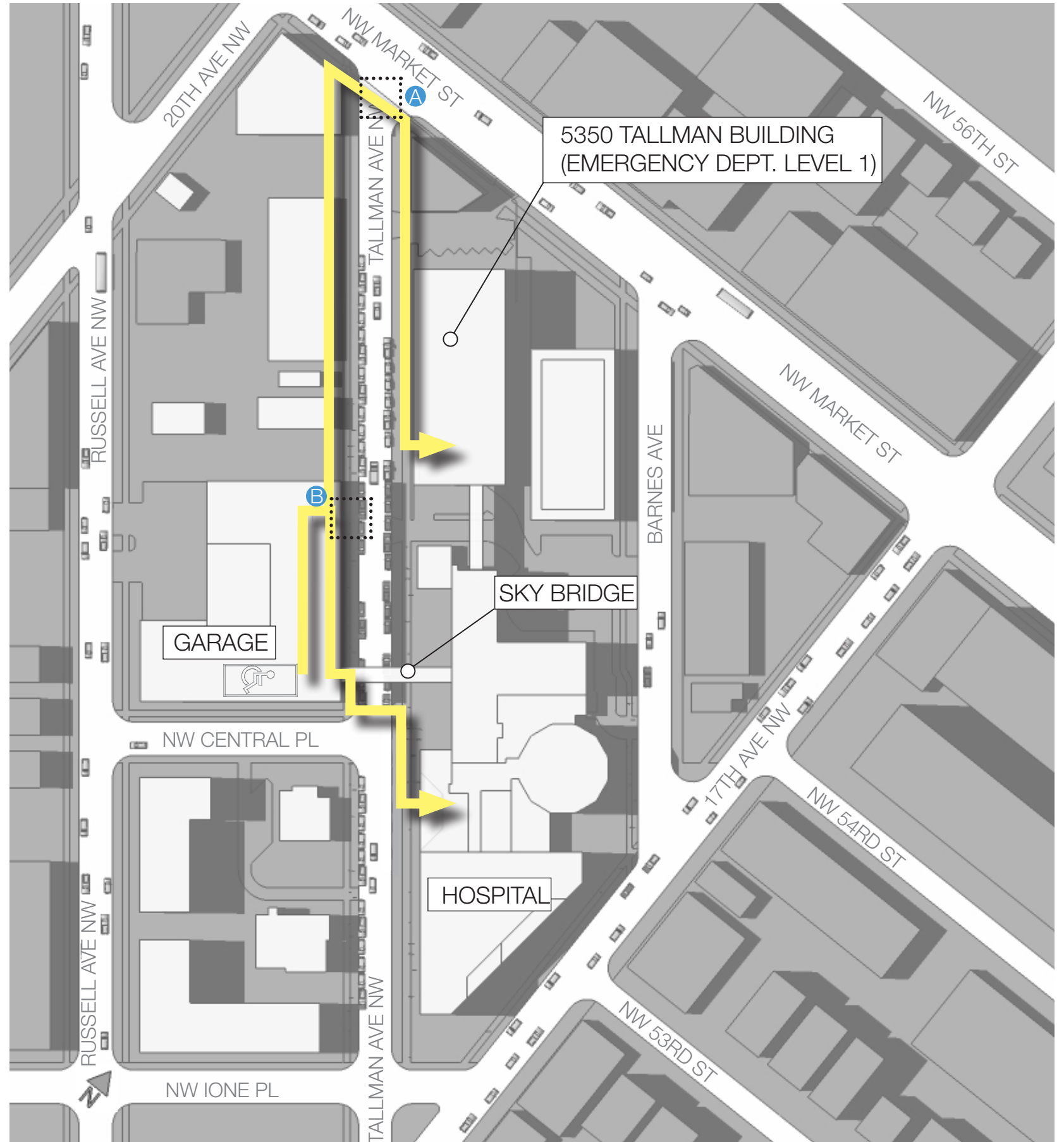




**A**  
Photo showing NW Market Street  
and Tallman Ave intersection.



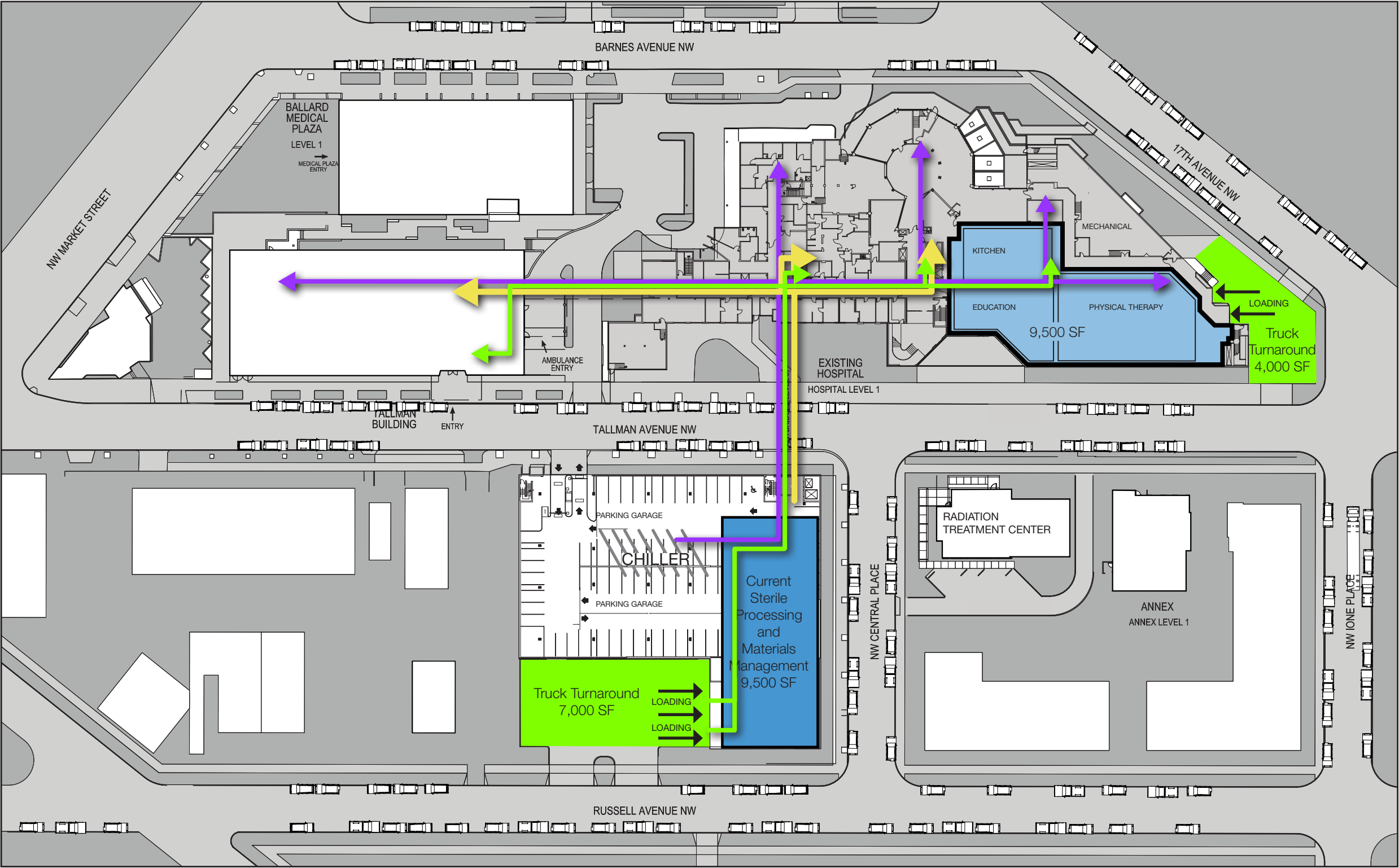
**B**  
Photo showing accessible route  
at parking Garage entry.





# SWEDISH - Ballard Campus Sky Bridge

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# OPEN SPACE IMPROVEMENTS

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# OPEN SPACE IMPROVEMENTS - EASEMENT FOR BALLARD TALLMAN APTS

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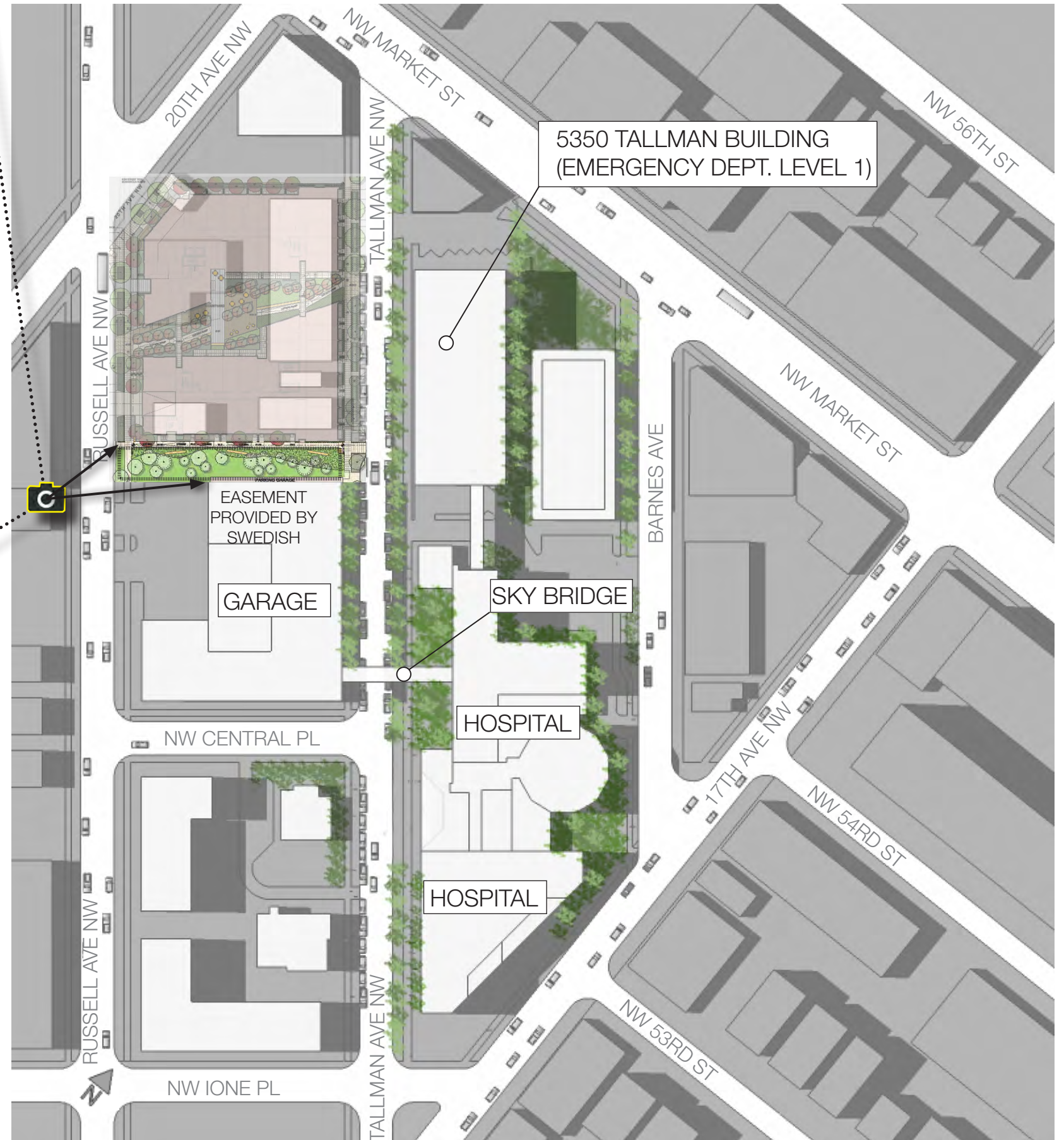




Northwest View to Tallman Avenue

## Proposed Ballard Tallman Apartments

Pedestrian pathway connecting Tallman Ave NW to Russell Ave NW. Through an agreement with the developer Swedish Ballard is providing a portion of the land for the sidewalk and landscaping for the pedestrian walkway shown.





# SWEDISH - Ballard Campus Sky Bridge

PROPOSED BALLARD TALLMAN APARTMENTS

## VIGNETTE ENTRIES AND STREETScape

A. VIEW FROM SOUTH WEST



C.5

The curb cut for the garage is 22' wide and located at the south portion of the frontage (farthest away from the Market Street retail core). The building face adjacent to the garage entry is set back 10' from the sidewalk, the garage door is setback 28'; this physical separation should afford pedestrians a high degree of safety.

The proposed garage entry is adjacent to the existing garage on the adjacent swedish medical property, the grades on the site and ramp design would be problematic if accessed from tallman because the grade is at least 7' higher. There is also a concern of increasing the traffic level on tallman ave. Given the existing uses and emergency vehicle access to the medical center.

B. SHARED PATH AT SOUTH PROPERTY LINE



D.1, D.7

There is an existing easement on each side of the south property line. We are proposing a path along this easement, it will serve as a connection to the ground related housing along this frontage and an important through block connection.





# SWEDISH - Ballard Campus Sky Bridge

PROPOSED BALLARD TALLMAN APARTMENTS

## LANDSCAPE

### IDEA IMAGES | COURTYARD & SOUTH WALKWAY

C. COURTYARD



RAMPS



LOOKING INTO GREEN

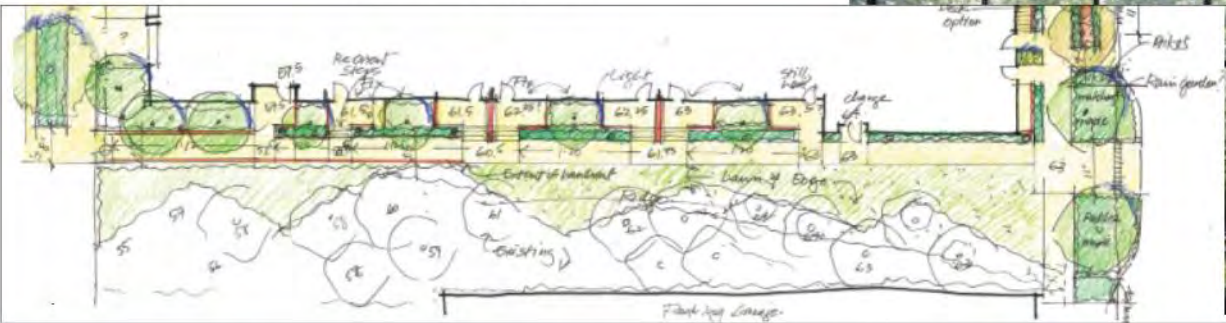


DECKING



INFORMAL PAVEMENTS

D. SOUTH WALKWAY



STORMWATER | RAINGARDENS



TEXTURES



A GROVE OF BIRCH

2012.06.25

DPD #3007896

5343 Tallman Ave NW



63



LANDSCAPE

PLAN | GREEN FACTOR SCORE SHEET



Revised 1/28/18

# Green Factor Score Sheet

SEATTLE green factor

Project title:		enter sq ft of parcel			
Parcel size (enter this value first)		49,083		SCORE 0.363	
Landscape Elements**	Totals from GF worksheet	Factor	Total		
<b>A Landscaped areas (select one of the following for each area)</b>					
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	-		
2 Landscaped areas with a soil depth of 24" or greater	9625	0.6	5,895.0		
3 Bioretention facilities	0	1.0	-		
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1 Mulch, ground covers, or other plants less than 2' tall at maturity	9625	0.1	983		
2 Shrubs or perennials 2' at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	612	7344	0.3	2,203	
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	1	75	0.3	23	
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	55	8250	0.3	2,475.0	
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	7	1750	0.4	700.0	
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	3	1050	0.4	420.0	
7 Tree canopy for preservation of large existing trees with trunks 6" in diameter - calculated at 20 sq ft per inch diameter	0	0	0.8	-	
<b>C Green roofs</b>					
1 Over at least 2" and less than 4" of growth medium	0	0.4	-		
2 Over at least 4" of growth medium	0	0.7	-		
<b>D Vegetated walls</b>					
1	529	0.7	370.3		
<b>E Approved water features</b>					
1	0	0.7	-		
<b>F Permeable paving</b>					
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2	-		
2 Permeable paving over at least 24" of soil or gravel	0	0.5	-		
<b>G Structural soil systems</b>					
1	0	0.2	-		
sub-total of sq ft =		36,648			
<b>H Bonuses</b>					
1 Drought-tolerant or native plant species	23,645	0.1	2,364.5		
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0	0.2	-		
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	23,645	0.1	2,365		
4 Landscaping in food cultivation	0	0.1	-		
Green Factor numerator =		47,798			

\* Do not count public rights-of-way in parcel size calculation.  
 \*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



# SWEDISH - Ballard Campus Sky Bridge

PROPOSED BALLARD TALLMAN APARTMENTS

## LIGHTING PLAN



RECESSED CANS IN PERIMETER SOFFIT



CATENARY SUSPENDED LIGHTING



PEDESTRIAN PATHWAY POLE LIGHTING



DOOR ENTRY SCONCES



MEWS PATHWAY BOLLARDS



PERIMETER WALL SCONCES





# SWEDISH - Ballard Campus Sky Bridge

PROPOSED BALLARD TALLMAN APARTMENTS

**RENDERINGS**  
RUSSELL AVE NW









# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

View of Sky Bridge from Tallman Ave NW





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

View of Sky Bridge  
from Tallman Ave NW towards NW Market Street





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

View of seating near Sky Bridge from sidewalk on Tallman Ave NW





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping North of Sky Bridge adjacent to Swedish-Ballard





# SWEDISH - Ballard Campus Sky Bridge

HISTORIC PHOTO PRIOR TO OPEN SPACE UPGRADE

Historic image of NW Market Street and Barnes Ave NW corner before improvements to open space and landscaping





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Image of open space improvements at NW Market Street and Barnes Ave





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping and seating amenities  
at NW Market Street and Barnes Ave





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaped pedestrian path  
from NW Market Street to 5350 Tallman Building and Hospital





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaped pedestrian path from NW Market Street to 5350 Tallman Building and Hospital at Night





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaped plaza at the corner of Barnes Ave NW and 17th Ave NW





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping adjacent to sidewalk on Tallman Ave NW looking towards Hospital entrance





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping adjacent to sidewalk on Tallman Ave NW in front of Radiation Treatment Center





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping adjacent to sidewalk on Tallman Ave NW in front of Radiation Treatment Center





# SWEDISH - Ballard Campus Sky Bridge

SITE PHOTOS

Landscaping and lighting adjacent to sidewalk on Tallman Ave NW in front of Radiation Treatment Center

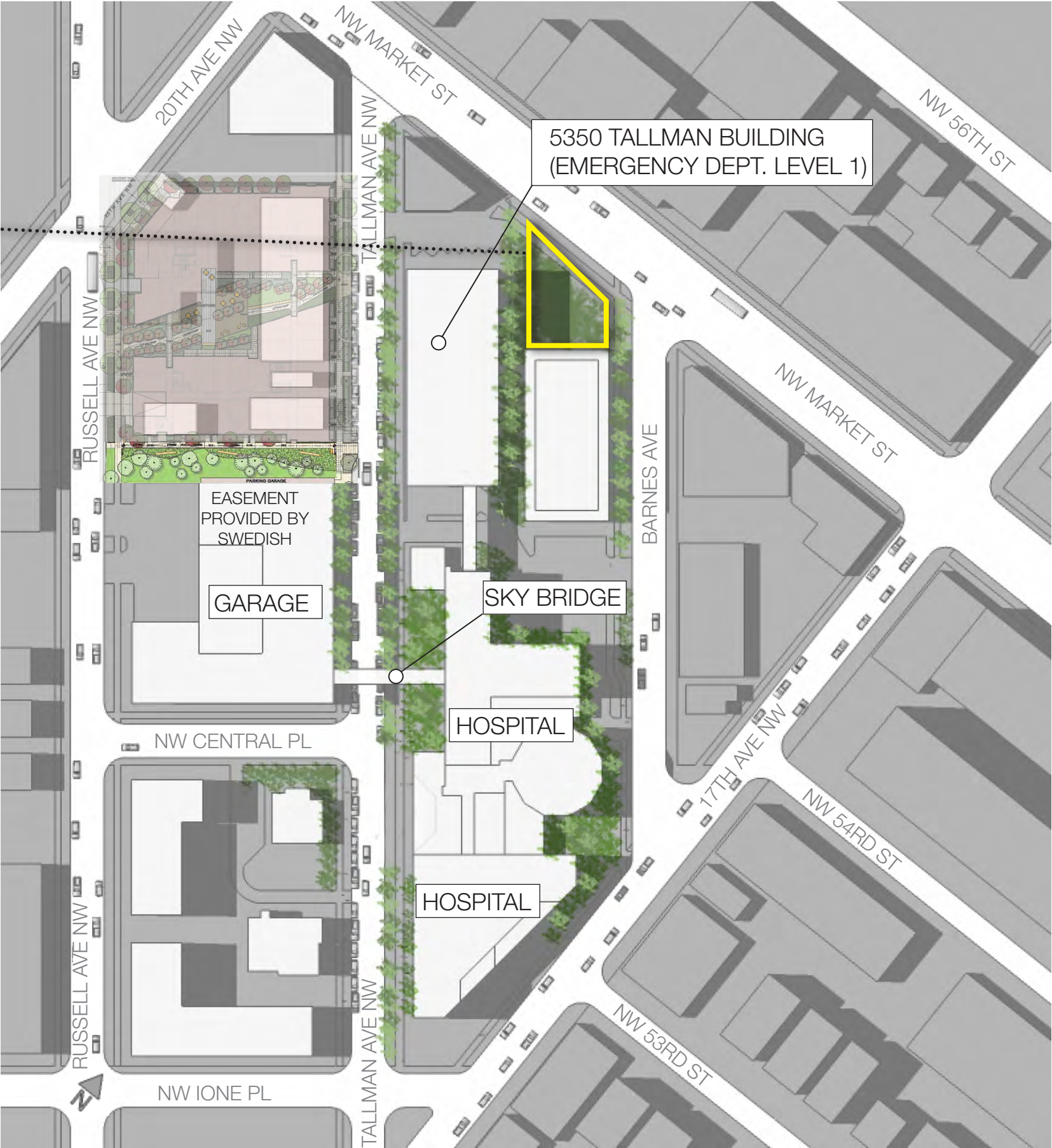




# SWEDISH - Ballard Campus Sky Bridge

AMENITIES OVERVIEW

## Park Improvements at Market Street and Barnes Ave



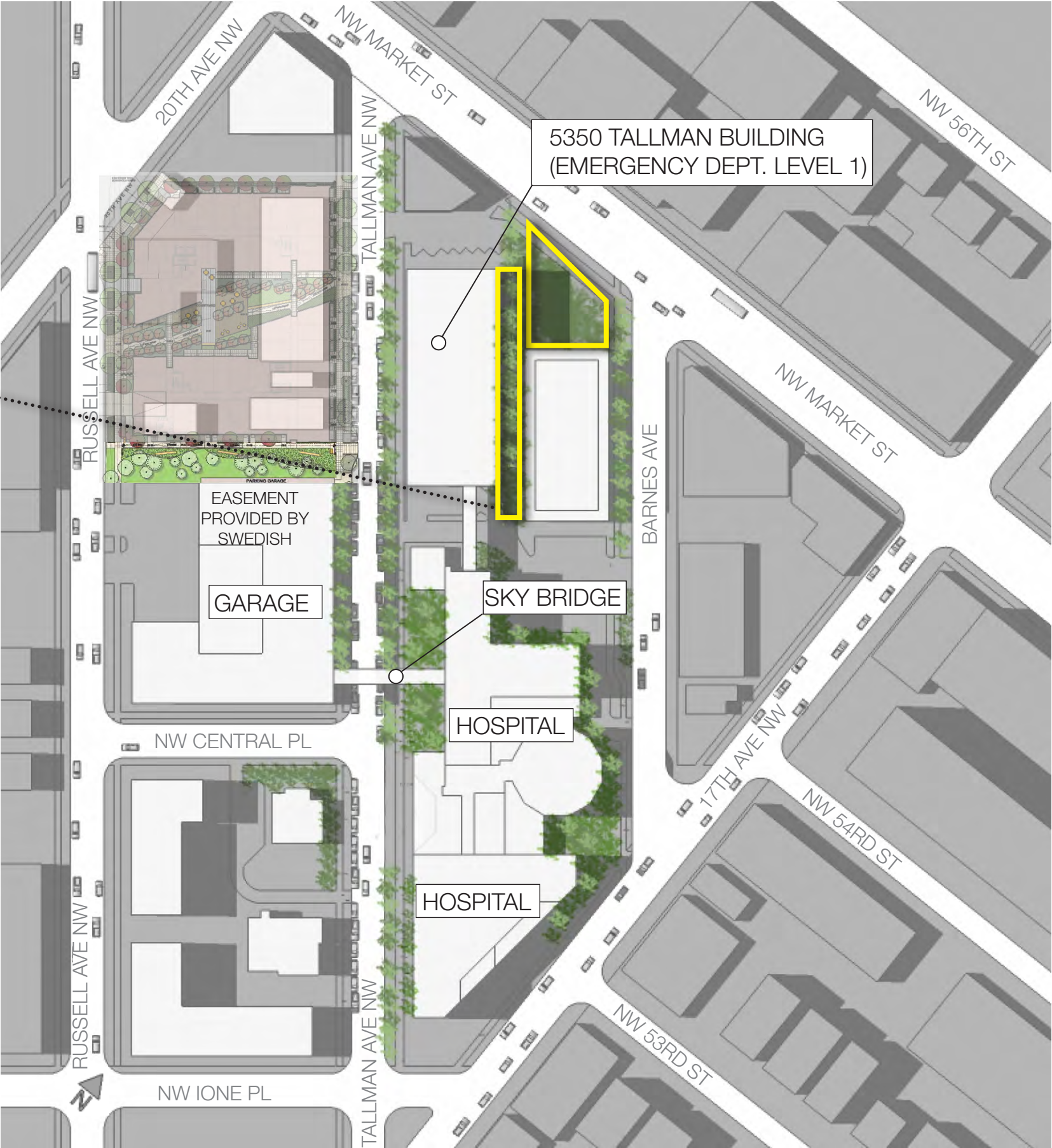


# SWEDISH - Ballard Campus Sky Bridge

AMENITIES OVERVIEW

Park Improvements  
at Market Street and Barnes Ave

Landscaped Pedestrian Path From Market  
Street to 5350 Tallman Building and Hospital





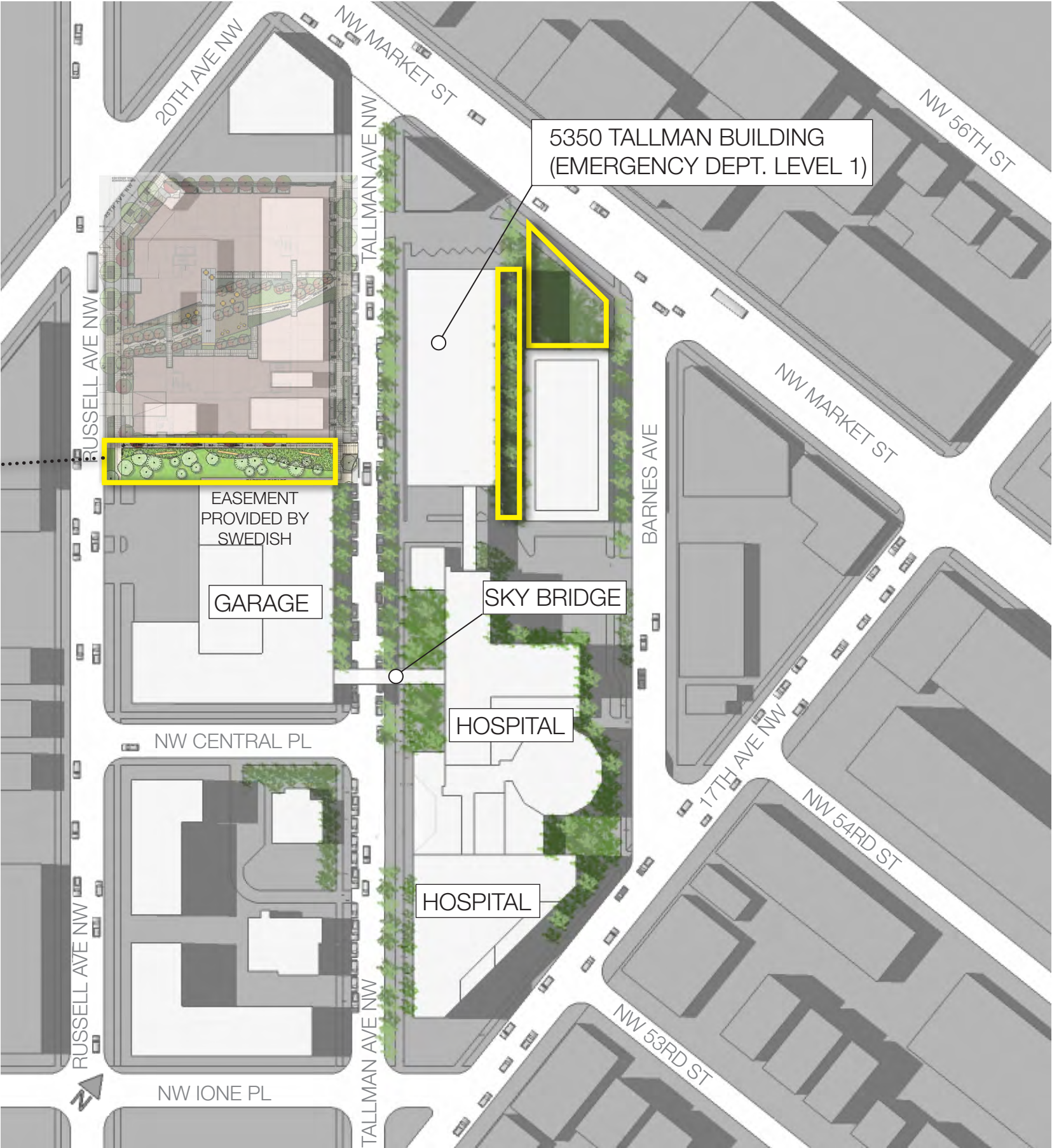
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AMENITIES OVERVIEW

Park Improvements  
at Market Street and Barnes Ave

Landscaped Pedestrian Path From Market  
Street to 5350 Tallman Building and Hospital

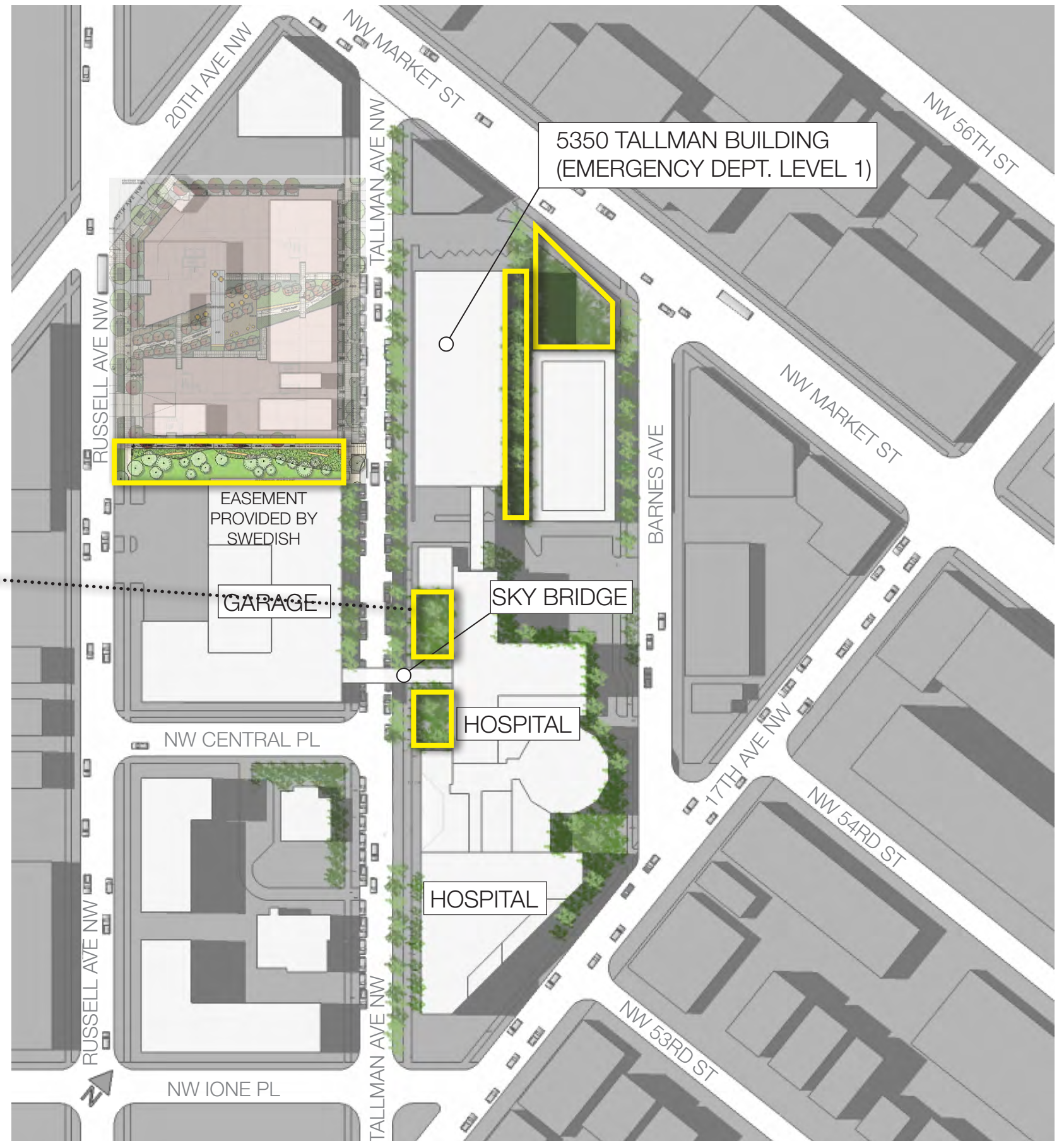
Proposed Easement to Russell Ave NW





## AMENITIES OVERVIEW

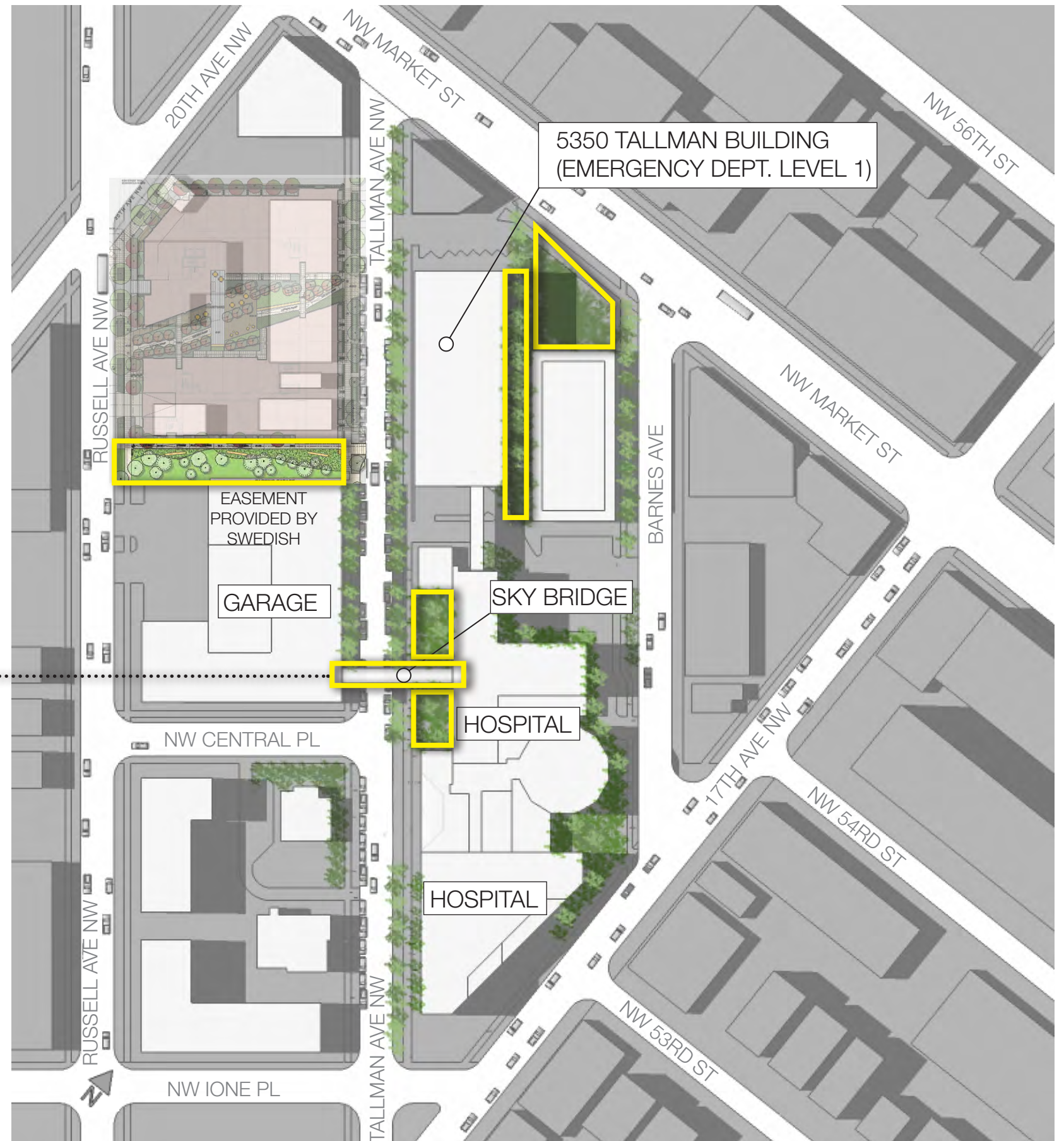
# Sky Bridge Landscaping





## AMENITIES OVERVIEW

# Sky Bridge





# SWEDISH - Ballard Campus Sky Bridge

AMENITIES OVERVIEW

Park Improvements  
at Market Street and Barnes Ave

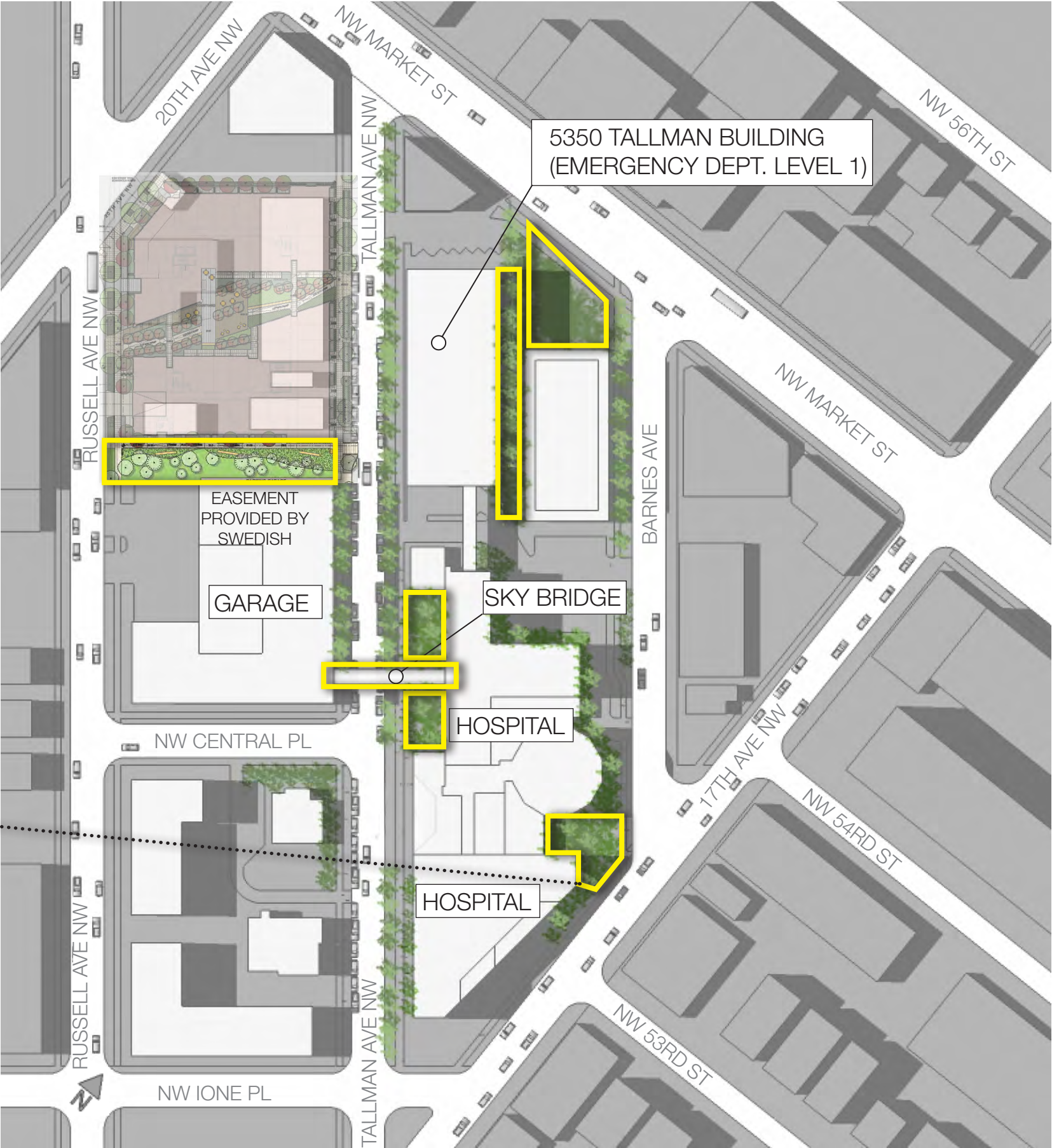
Landscaped Pedestrian Path From Market  
Street to 5350 Tallman Building and Hospital

Proposed Easement to Russell Ave NW

Sky Bridge Landscaping

Sky Bridge

Landscaped Plaza  
on Barnes Ave NW and 17th Ave NW





## AMENITIES OVERVIEW

# Landscaped Pedestrian Path by Radiation Treatment Center

