

SWEDISH CHERRY HILL

18TH AVENUE SITE

August 08, 2018



18TH AVENUE SITE

- **Comment and Response from Previous Meeting**
- **Graphic Response to Design Guideline Comments**
 - Neighborhood Transition
 - Activate the Street
 - Privacy at the Residential Edge

FOCUS ON THE MIMP DESIGN GUIDELINES THAT:

Transition from the neighborhood to the campus.

- Materials
- Scale
- Landscape

Activate the street along 18th Avenue, Cherry, and Jefferson.

- Entries
- Street Amenities
- Landscape

Provide **privacy** along the residential edge.

- Fence
- Windows
- Landscape Buffer / Trees

DESIGN UPDATE:

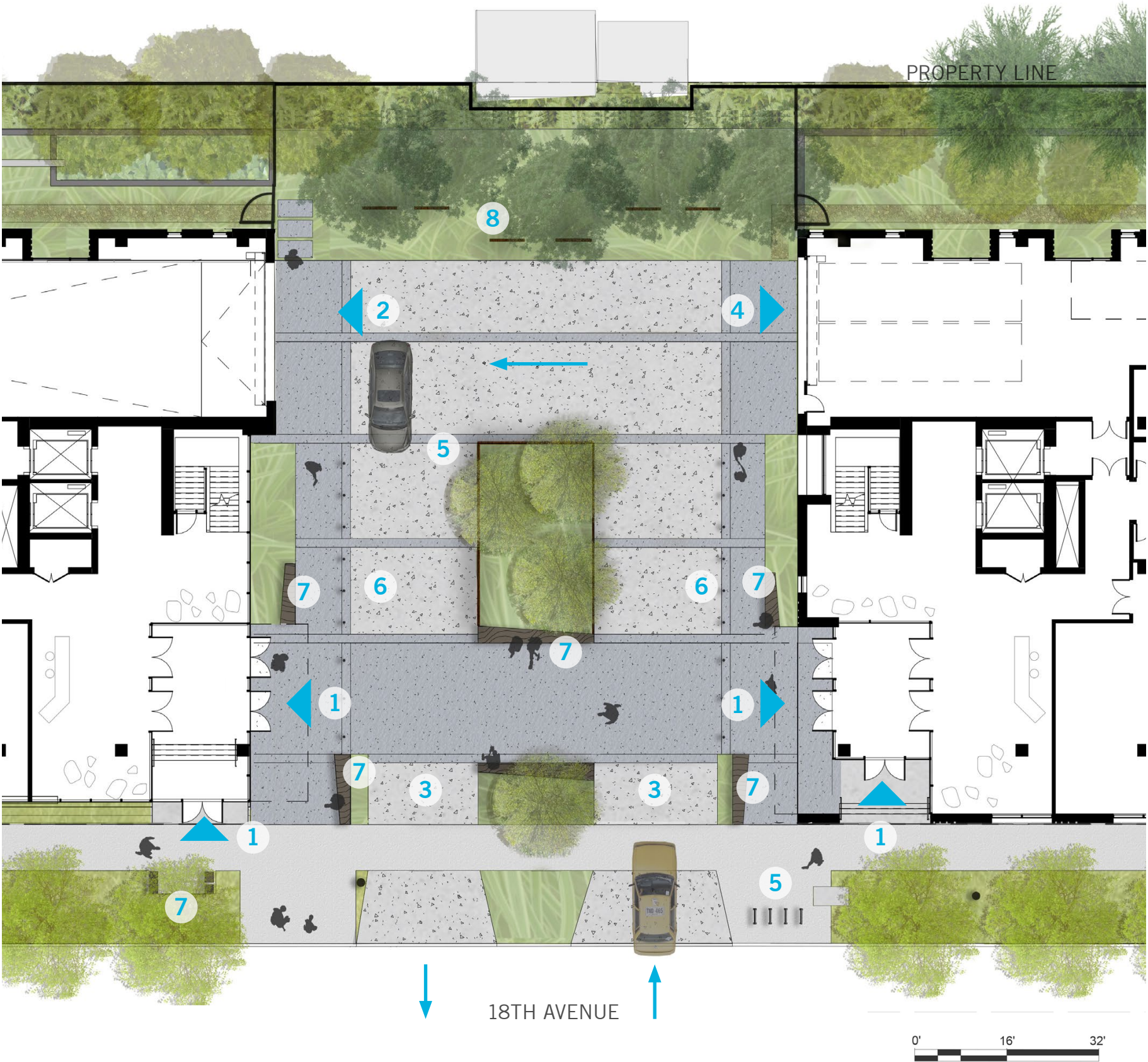
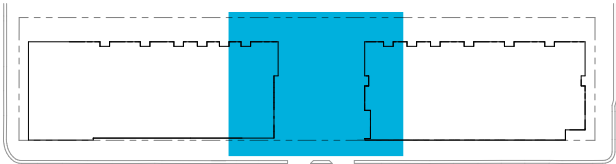
- 01 - Added lobby entries from 18th Avenue**
- 02 - Increased transparency at building entries**
- 03 - Window locations and sizes**
- 04 - Warmer building color**
- 05 - Privacy and scale at residential edge**
- 06 - Landscape**
- 07 - Fence discussions with neighbors**

01 - LOBBY ENTRIES

Entry and Plaza Plan

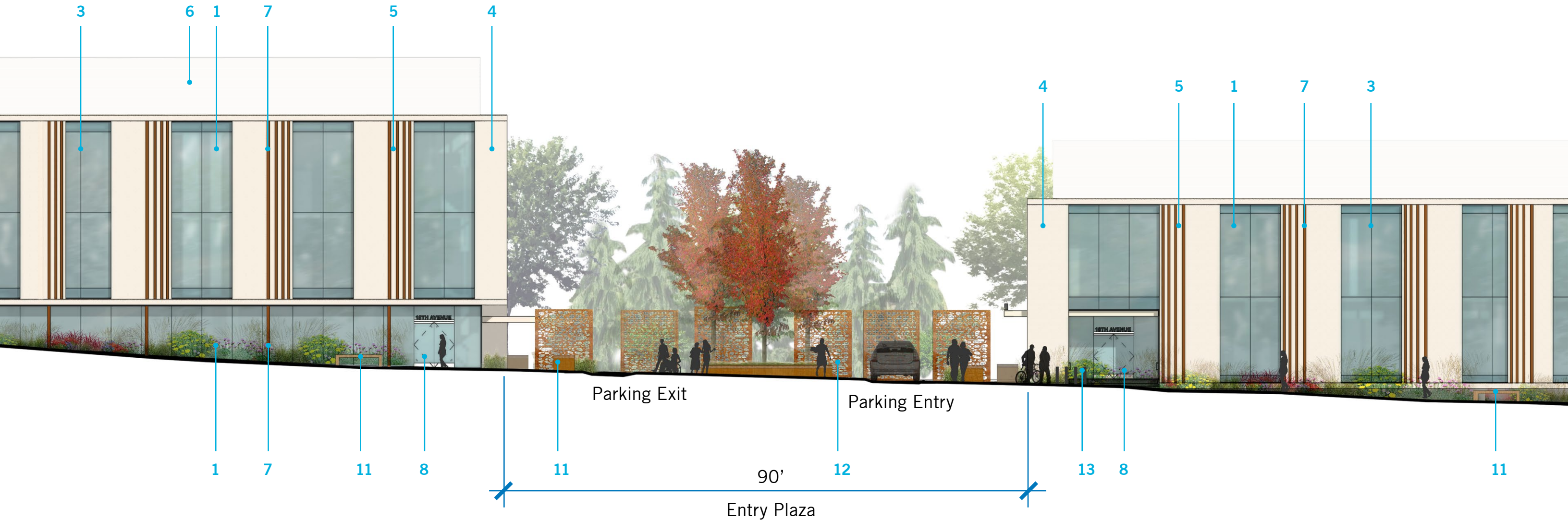
LEGEND

- 1 Pedestrian Entry
- 2 Parking Entry
- 3 Vehicle Entry / Exit
- 4 Loading
- 5 Bicycle Parking
- 6 Drop-off
- 7 Benches
- 8 Visual Screens



01 / 02 - LOBBY ENTRIES / TRANSPARENCY

18th Avenue at Entries



MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Vertical Texture
- 6 Metal Screen
- 7 Corten Steel
- 8 Pedestrian Entry
- 9 Canopy
- 10 Identity Sign
- 11 Bench
- 12 Visual Screen
- 13 Bike Parking

01 / 02 - LOBBY ENTRIES / TRANSPARENCY

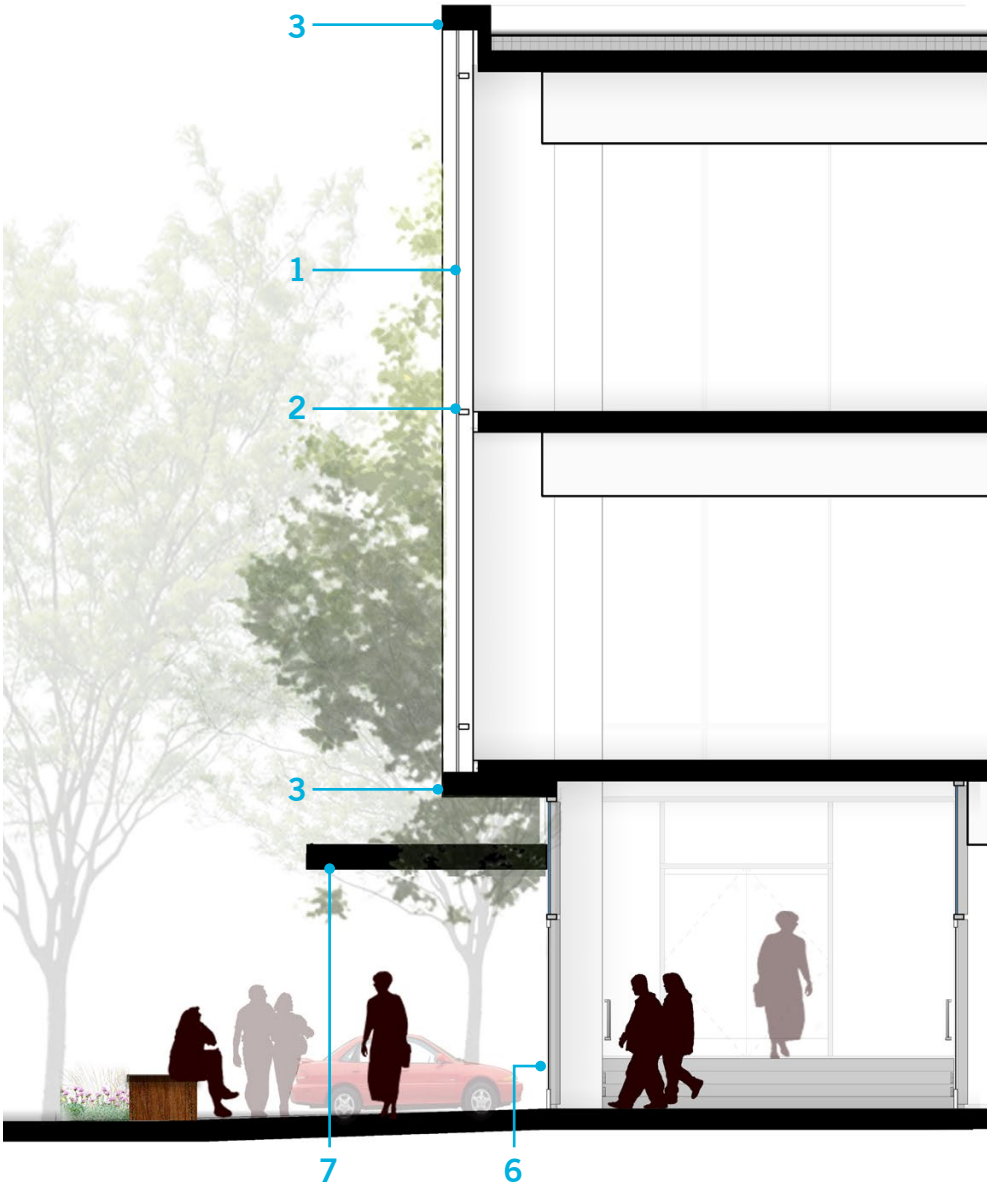
North Building Entry at Plaza



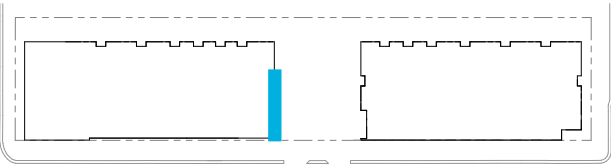
MATERIALS

- 1 Glass / Spandrel
- 2 Window Mullions
- 3 Precast Concrete
- 4 Vertical Texture
- 5 Corten Steel
- 6 Pedestrian Entry
- 7 Canopy
- 8 Identity Sign
- 9 Bench

Detail Elevation

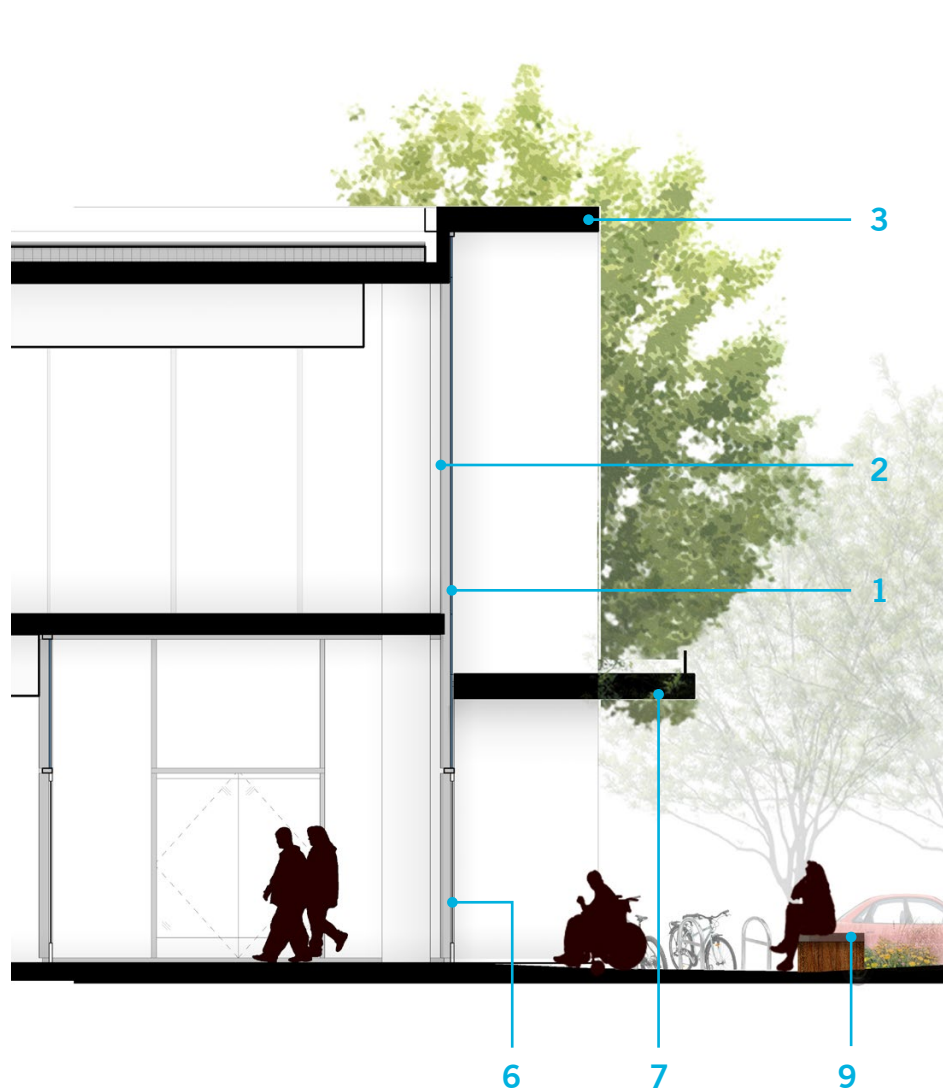


Detail Section

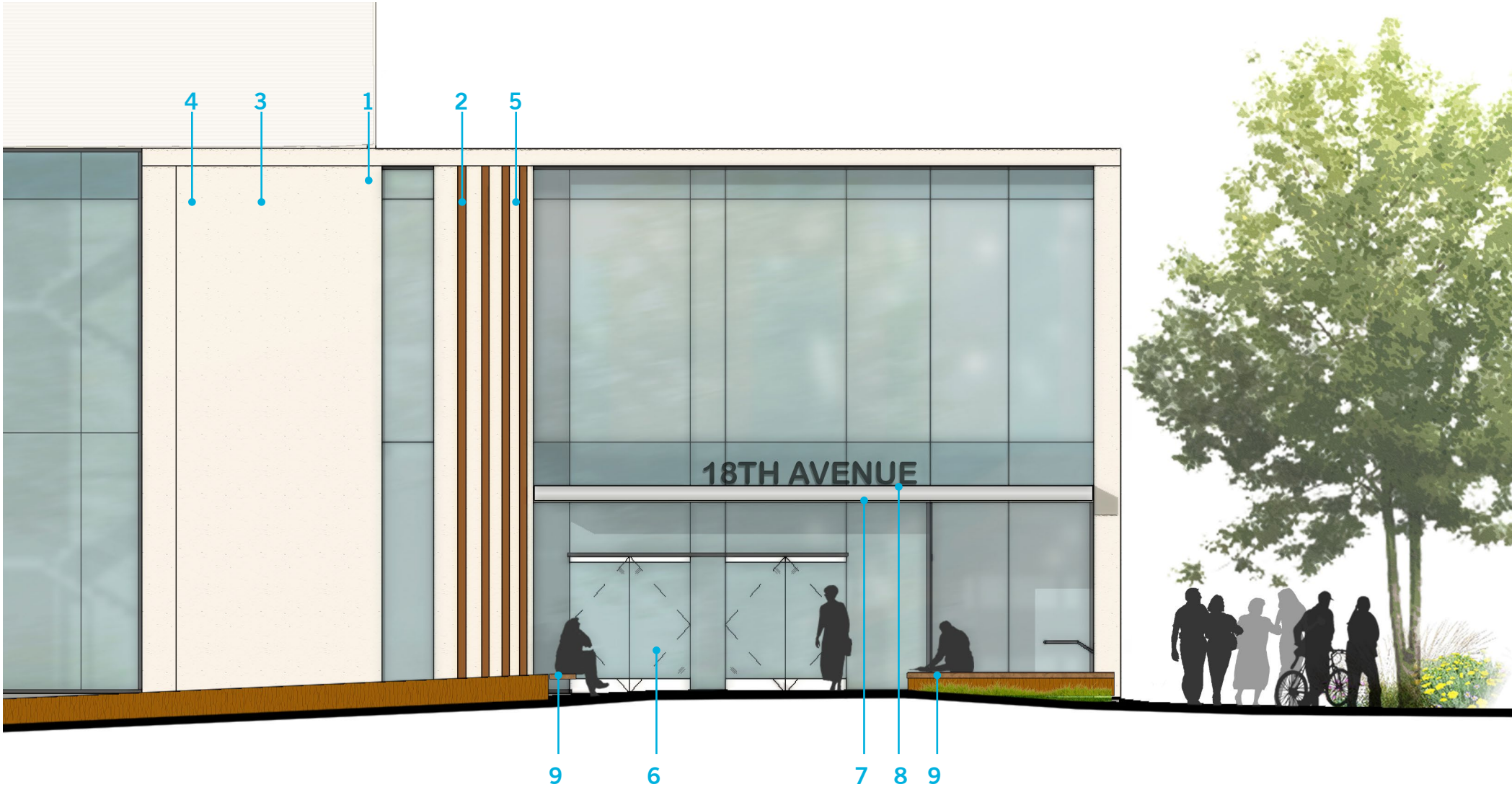


01 / 02 - LOBBY ENTRIES / TRANSPARENCY

South Building Entry at Plaza



Detail Section



Detail Elevation

MATERIALS

- 1 Glass / Spandrel
- 2 Window Mullions
- 3 Precast Concrete
- 4 Vertical Texture
- 5 Corten Steel
- 6 Pedestrian Entry
- 7 Canopy
- 8 Identity Sign
- 9 Bench



04 - MATERIALS
Building Materials



1 Glass / Spandrel



2 Patterned Glass



3 Window Mullions



4 Precast Concrete



5 Vertical Texture



6 Metal Screen



7 Corten Steel

03 / 04 - WINDOW PATTERN / MATERIALS

North Building Elevations



west elevation



east elevation



south elevation

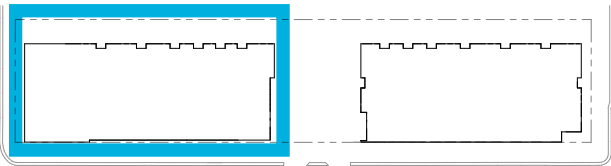


north elevation

MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Vertical Texture
- 6 Metal Screen
- 7 Corten Steel

PERKINS+WILL



03 / 04 - WINDOW PATTERN/ MATERIALS

South Building Elevations



west elevation



south elevation



east elevation

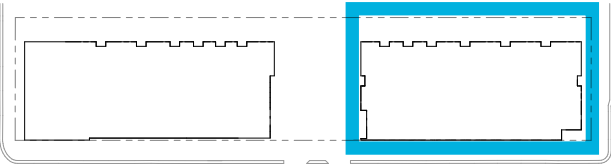


north elevation

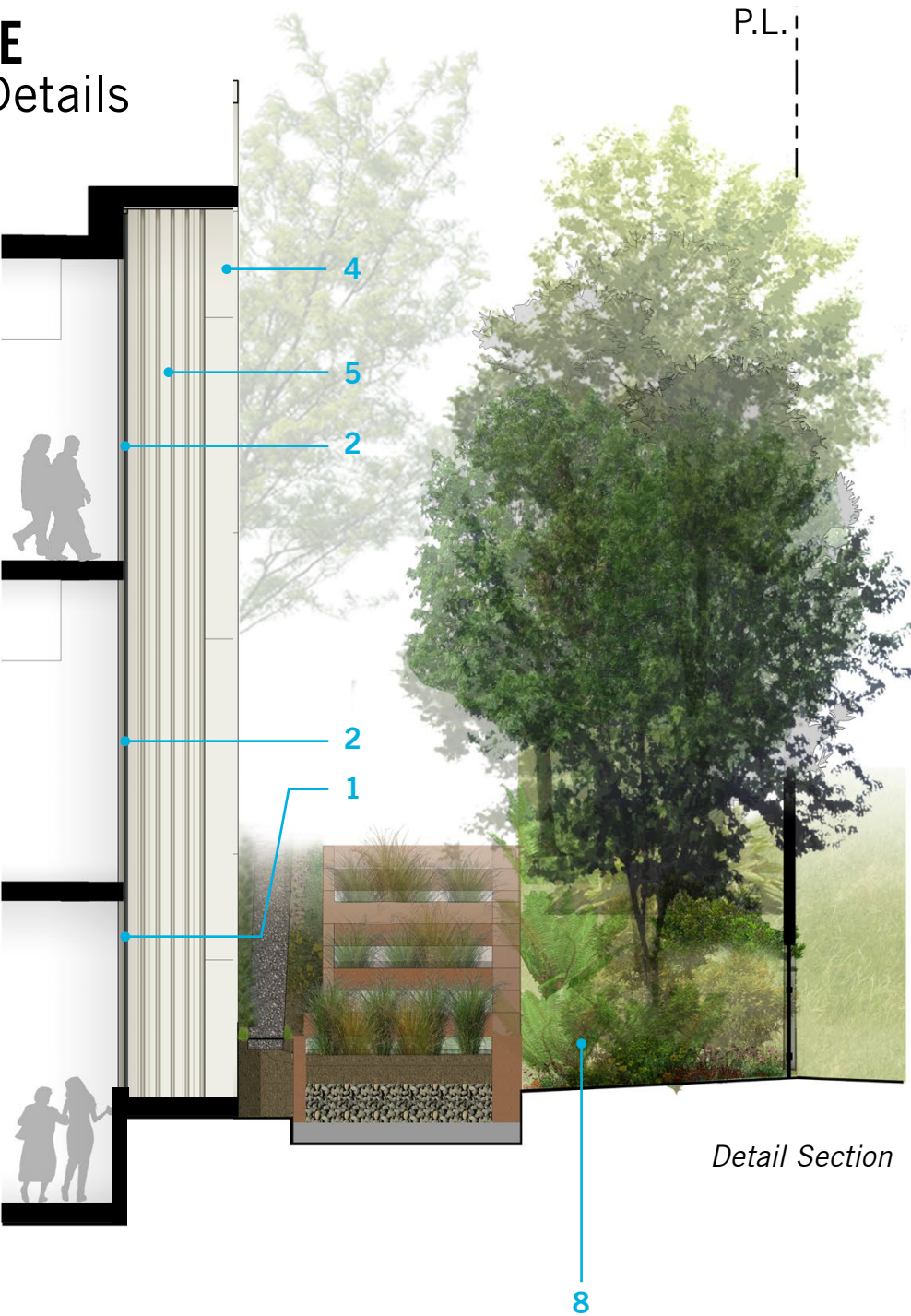
MATERIALS

- 1 Glass / Spandrel
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PERKINS+WILL



05 - PRIVACY AND SCALE Typical East Elevation Details



Detail Section

MATERIALS

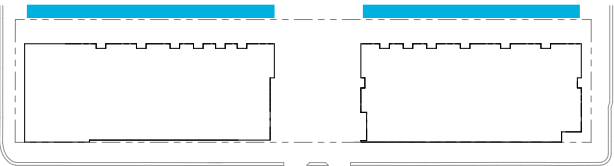
- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Vertical Texture
- 6 Metal Screen
- 7 Corten Steel
- 8 Landscape Buffer
- 9 Fence
- 10 Modulation



Detail Elevation

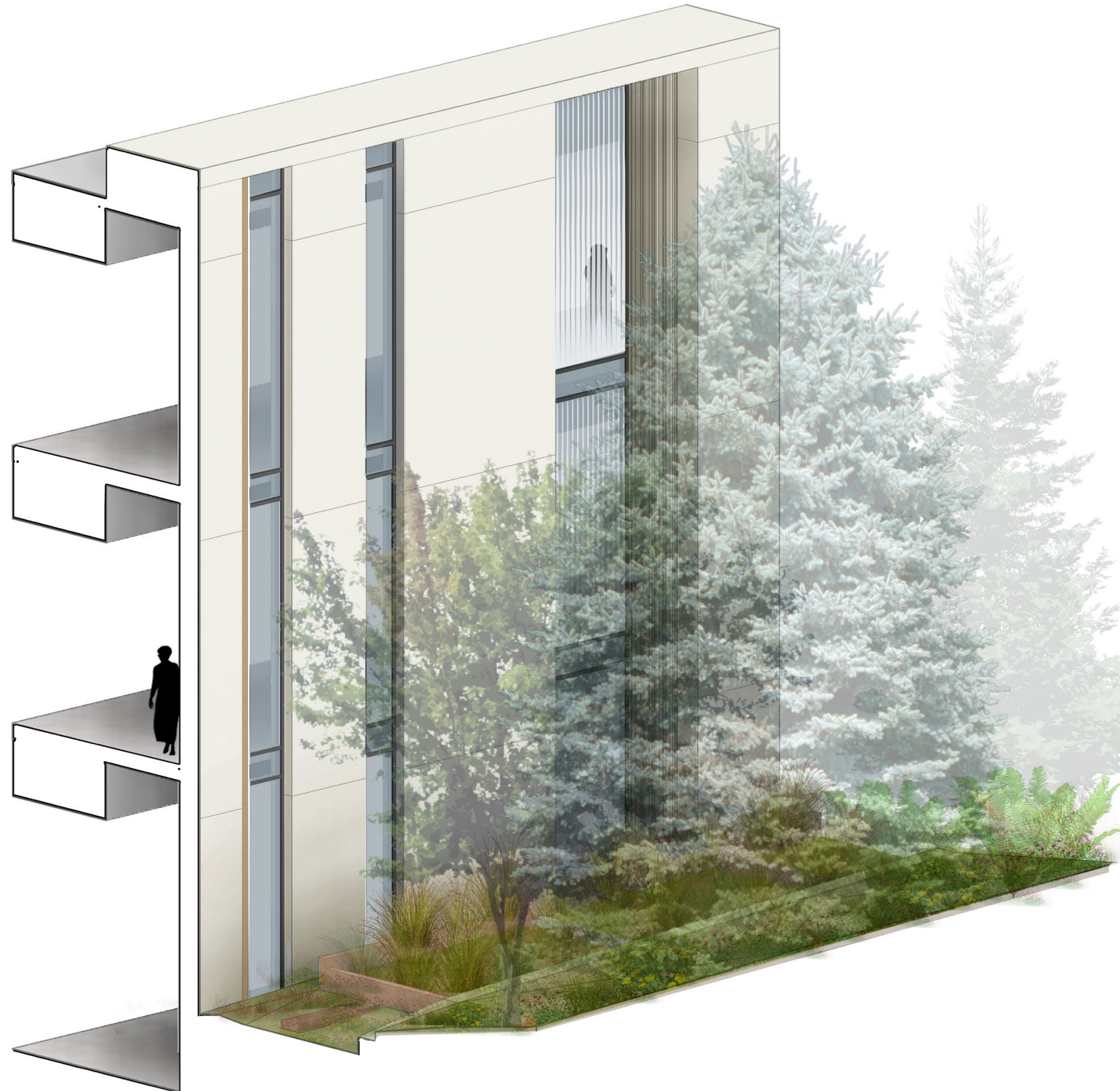


Detail Plan



05 - PRIVACY AND SCALE

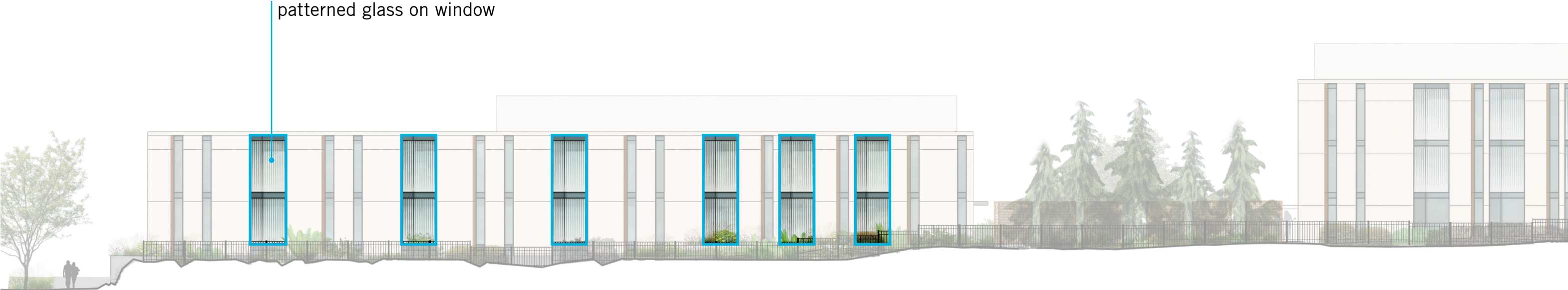
Typical East Elevation Details



MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Vertical Texture
- 6 Metal Screen
- 7 Corten Steel
- 8 Landscape Buffer
- 9 Fence
- 10 Modulation

05 - PRIVACY AND SCALE
East Elevation



06 - LANDSCAPE
Overall Site Plan



- LEGEND**
- | | | | |
|---|----------------------------------|----|------------------------------|
| 1 | Deciduous Trees | 8 | Pollinator Pathway Planting |
| 2 | Coniferous Trees | 9 | Streetscape Planting - Sun |
| 3 | Existing Trees to Remain | 10 | Ornamental Buffer Planting |
| 4 | Bicycle Parking | 11 | Streetscape Planting - Shade |
| 5 | Vertical Screens 10' ht x 6' w. | 12 | Landscape Seating Area |
| 6 | Bioretention Planters | 13 | Building Entries |
| 7 | Benches 18 count, 128 linear ft. | 14 | Green Wall |

06 - LANDSCAPE

Planting Character

Pollinator Pathway + Streetscape Sun Planting



Green Wall At Jefferson & 18Th



Bioretention



Ornamental Buffer Planting



Streetscape Planting - Shade



06 - LANDSCAPE
Coniferous Trees

1 Serbian Spruce



2 Nootka Cypress



3 Excelsa Cedar



06 - LANDSCAPE
Deciduous Trees

1 Saskatoon
Serviceberry



2 Vine Maple



3 Katsura



4 Tall
Stewartia



5 Garry Oak



6 Japanese



7 Dawn Redwood



06 - LANDSCAPE

Understory Planting (1 of 2)

1 Streetscape & Courtyard:



Yarrow



Mexican Feather Grass



Lilyturf



Oregon Grape



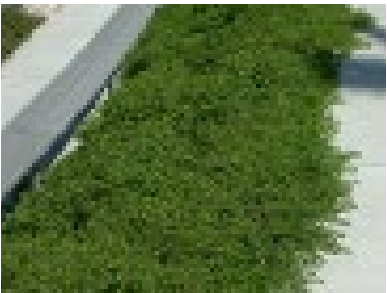
Wild Ginger



Salal



Stonecrop



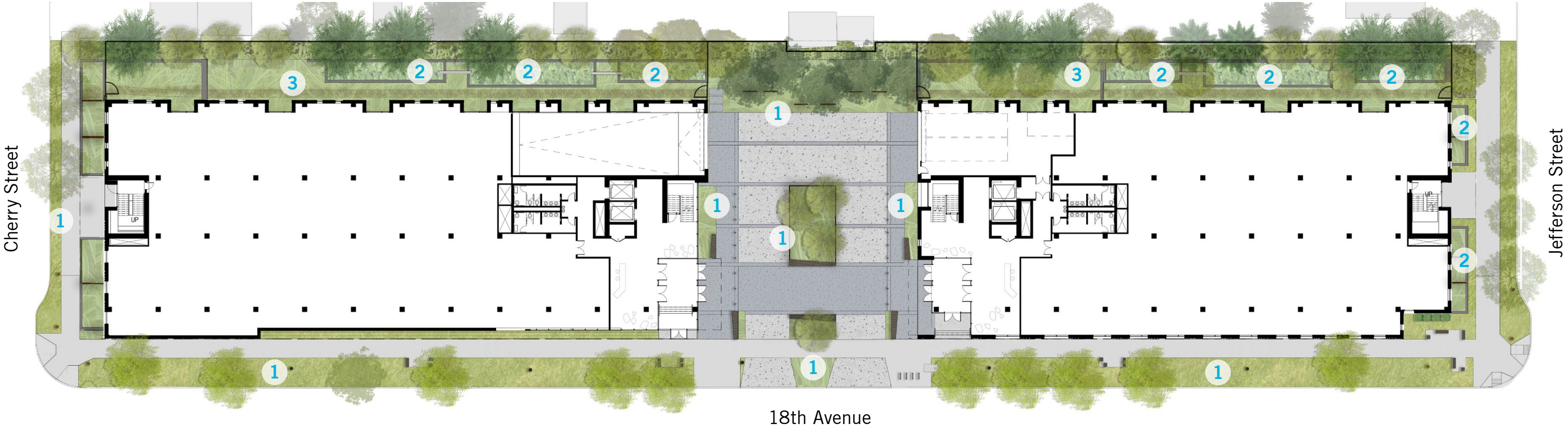
Kinnikinnick



Sword Fern



Nepeta



06 - LANDSCAPE

Understory Planting (2 of 2)

2 Bioretention:



Spreading Rush



Monkey Flower



Summersweet



Dewey Sedge



Dewey Sedge



Hardstem Bulrush

3 Ornamental Buffer:



Flowering Red Currant



Japense Forest Grass



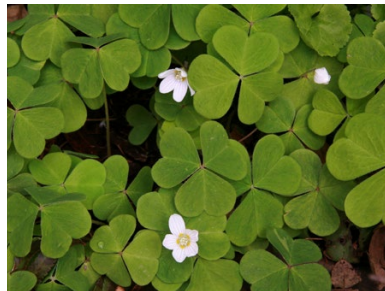
Wild Ginger



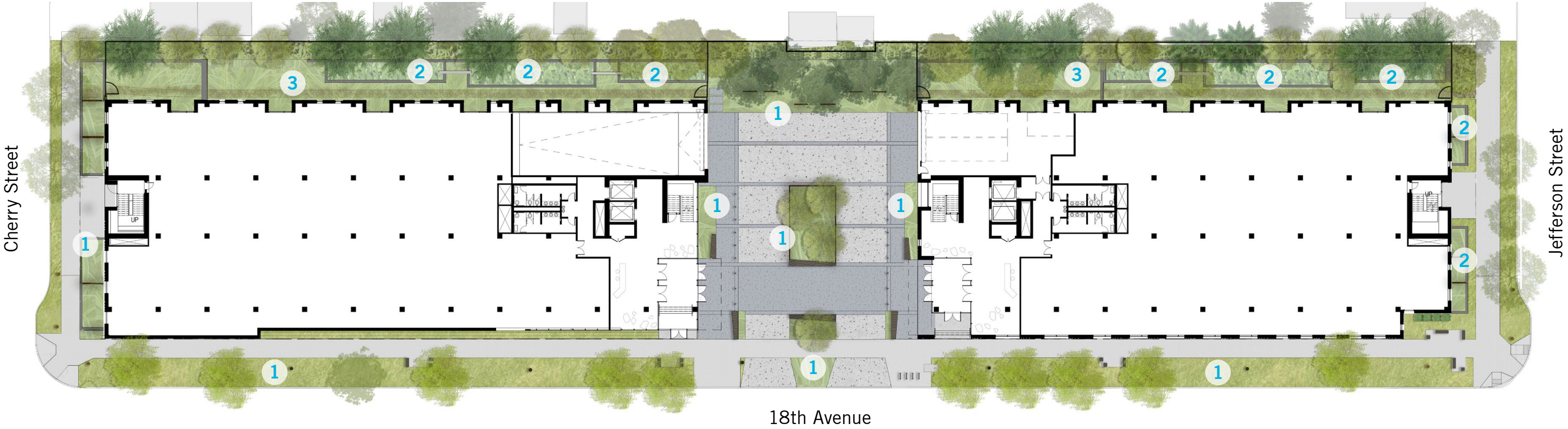
Lewis' Mock-Orange



Kinnikinnick



Redwood Soreel



06 - LANDSCAPE
Planting Growth over Time (North Building)



- LEGEND**
- 1 Year Planting
 - 10 Year Planting

West Elevation - 18Th Street



East Elevation - Mid Block

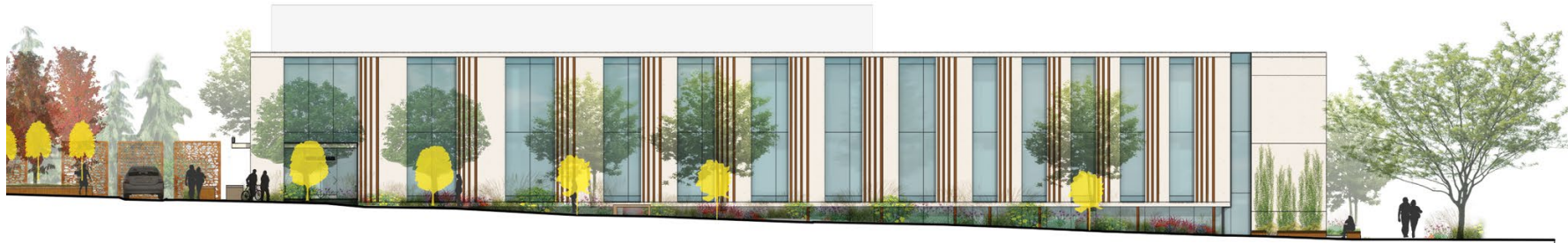


South Elevation (Plaza)



North Elevation (Cherry Street)

06 - LANDSCAPE
Planting Growth over Time (South Building)



West Elevation - 18Th Street

- LEGEND
- 1 Year Planting
 - 10 Year Planting



East Elevation - Mid Block

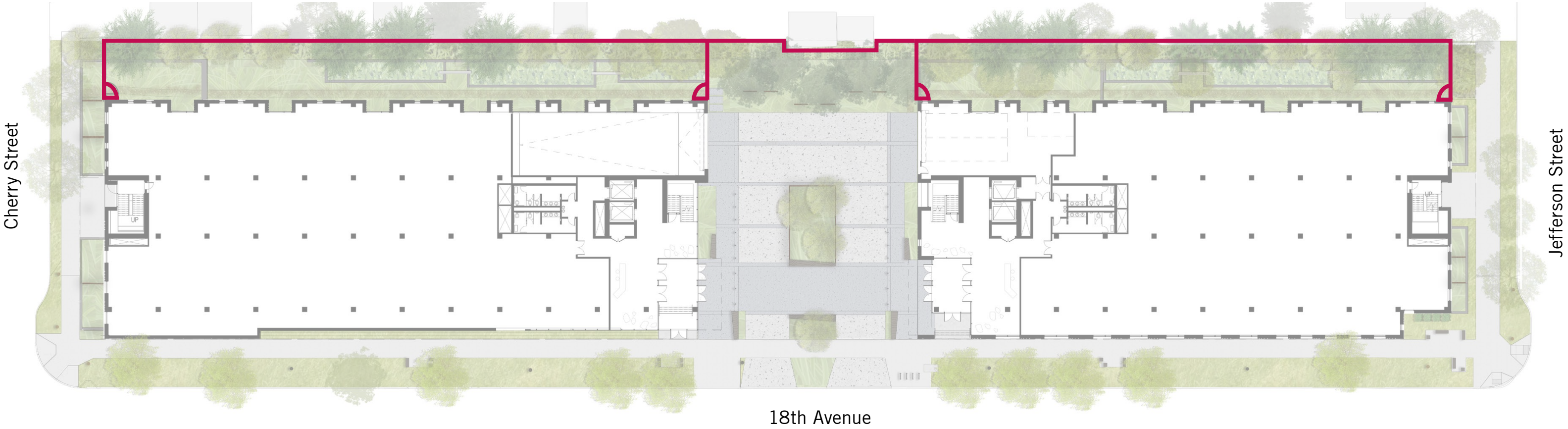


North Elevation (Plaza)



Souht Elevation (Jefferson Street)

06 - LANDSCAPE
Fencing & Gates



06 - LANDSCAPE

Site Lighting



Street Lights



Uplight



Lit Bollard



Illuminated Panel

LEGEND

- New Pedestrian Light on Street Light Pole
- Illuminated Panel
- ▲ Uplight
- Lit Bollard
- New Street Lights
- Existing Street Lights to Remain

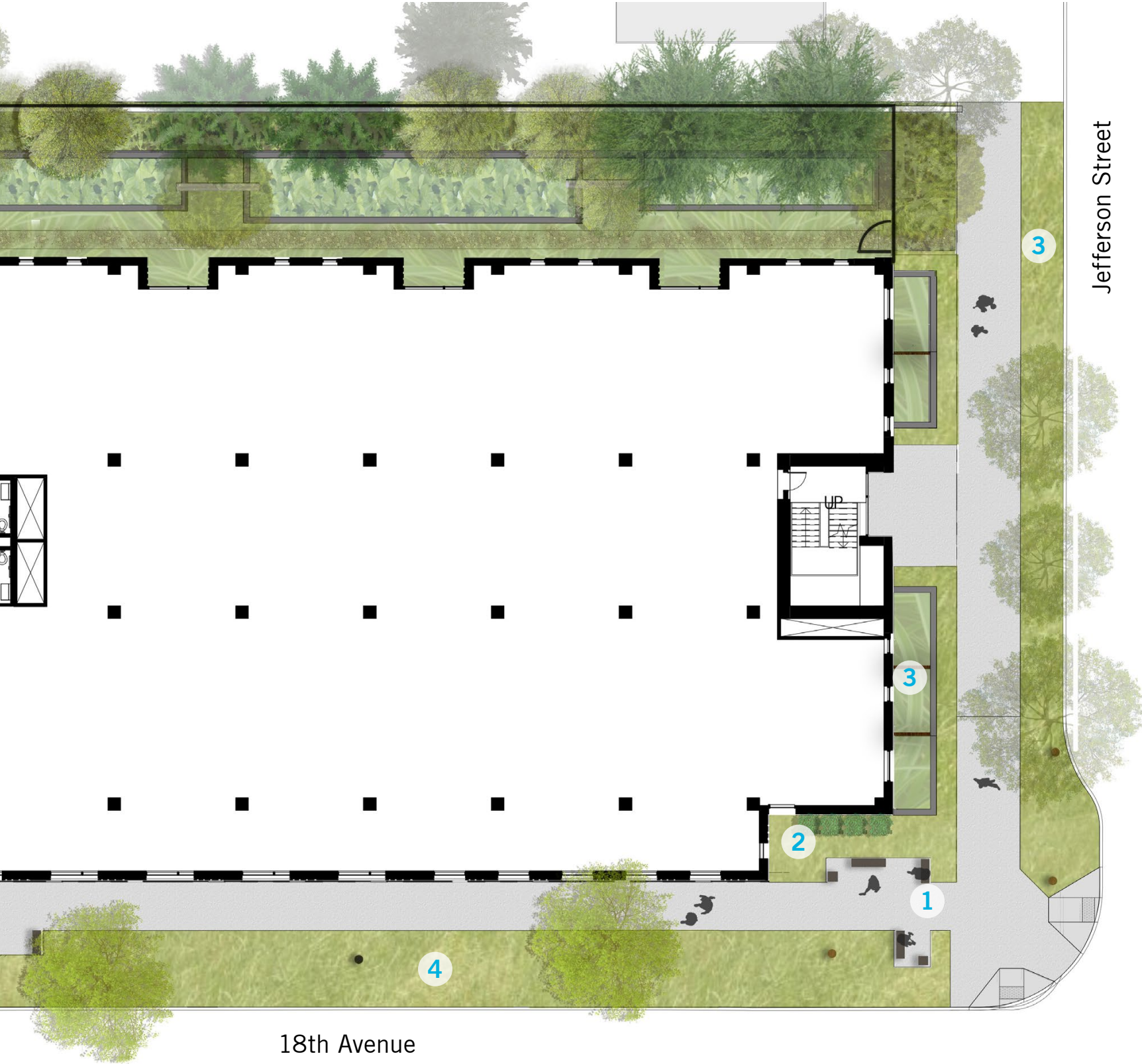


06 - LANDSCAPE

Landscape Seating Area (Jefferson & 18th)

LEGEND

- 1 Seating Elements
- 2 Green Wall
- 3 Streetscape Planting - Sun
- 4 Pollinator Pathway Planting



MIMP DESIGN GUIDELINES

Appendix H

A1.1 Purpose of Design Guidelines

To frame future Standing Advisory Committee (SAC) review of projects to implement the Master Plan, SAC members would then apply the guidelines as they evaluate how specific proposals address shared concerns about how hospital development is to address its nearby neighbors and the public realm.

The objective of the Design Guidelines is to balance the impacts from hospital development on the surrounding, non-institutional community, and to enhance the transition between, and the compatibility of, the hospital and the surrounding community. Such impacts include those related to the height, bulk and scale of structures, character of development, transportation (such as increased vehicle and other traffic, and circulation), and operational noise and lighting.

Each section of the Design Guidelines contains an intent statement followed by specific guidelines and suggested strategies to meet those guidelines.

A1.2 Design Guidelines

The Design Guidelines are to assist in achieving the desired character envisioned for the hospital campus. Future facilities should strive to blend old with new while harmonizing with the surrounding neighborhood landscape and building forms. Materials and plantings should be durable, attractive and high quality; using green building practices wherever feasible.

The Design Guidelines provide for compatibility in the use of materials, design of public spaces and overall character of the hospital campus for the life of the Master Plan. **The SAC is to prioritize key guidelines, recognizing that all guidelines do not necessarily apply to all projects.**

- from Appendix H p. 146

MIMP DESIGN GUIDELINES

Design Response Matrix

DESIGN GUIDELINE		MIMP PAGE NUMBER	SAC 05 12-APR-18	SAC 07 13-JUN-18	SAC 08 11-JUL-18	SAC 09 8-AUG-18
A1.0	Context	146	•	•	•	•
A1.1	Purpose of Design Guidelines	146	•	•	•	•
A1.2	Design Guidelines	146	•	•	•	•
B1.0	Site Design	147	•	•	•	
B1.1.1	Statement of Intent	147	•	•		
B1.1.2	General Design Guidelines	148	•	•	•	
B1.1.3	Street Frontage Edge Guidelines	149	•	•	•	•
B1.1.4	Connection to the Street Guidelines	149		•	•	•
B1.1.5	Public Entrances and Access Points Guidelines	150	•	•		•
B1.1.8	Parking and Vehicle Access Guidelines	155		•		
B1.2	Exterior Spaces	156	•	•	•	
B1.2.1	Statement of Intent	156	•	•		
B1.2.2	General Design Guidelines	156	•	•	•	
B1.2.3	Pedestrian Amenity Guidelines	156		•	•	
B1.2.4	Screening Guidelines	157		•	•	•
B1.2.5	Lighting, Safety and Security Guidelines	158		•	•	
B1.3	Landscape	159	•	•	•	
B1.3.1	Statement of Intent	159	•	•	•	
B1.3.2	General Guidelines	159	•	•	•	
B1.3.3	Planting Guidelines	159		•	•	
B2.0	Architectural Character	160	•	•	•	•
B2.1	Height, Bulk, Scale	160	•	•	•	•
B2.1.1	Statement of Intent	160-161	•	•		
B2.1.2	General Guidelines	160-161	•	•	•	
B2.1.3	Architectural Facade	162	•	•		•
B2.1.4	Secondary Architectural Feature Guidelines	162-162	•	•		•
B2.2	Architectural Elements and Features Character	163	•	•	•	
B2.2.1	Statement of Intent	163	•		•	
B2.2.2	Color and Materials Guidelines	164	•		•	•
B2.3	Rooftops	164	•			
B2.3.1	Statement of Intent	164	•			
B2.3.2	Rooftop Design Guidelines	164	•			

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18TH AVENUE SITE

August 08, 2018

