



SWEDISH FIRST HILL MEDICAL CENTER STANDING ADVISORY COMMITTEE

5 NOVEMBER 2015

PERKINS+WILL | SiteWorkshop

AGENDA

Project Vision

MIMP / EIS / MUP

Community Outreach

Neighborhood Initiatives

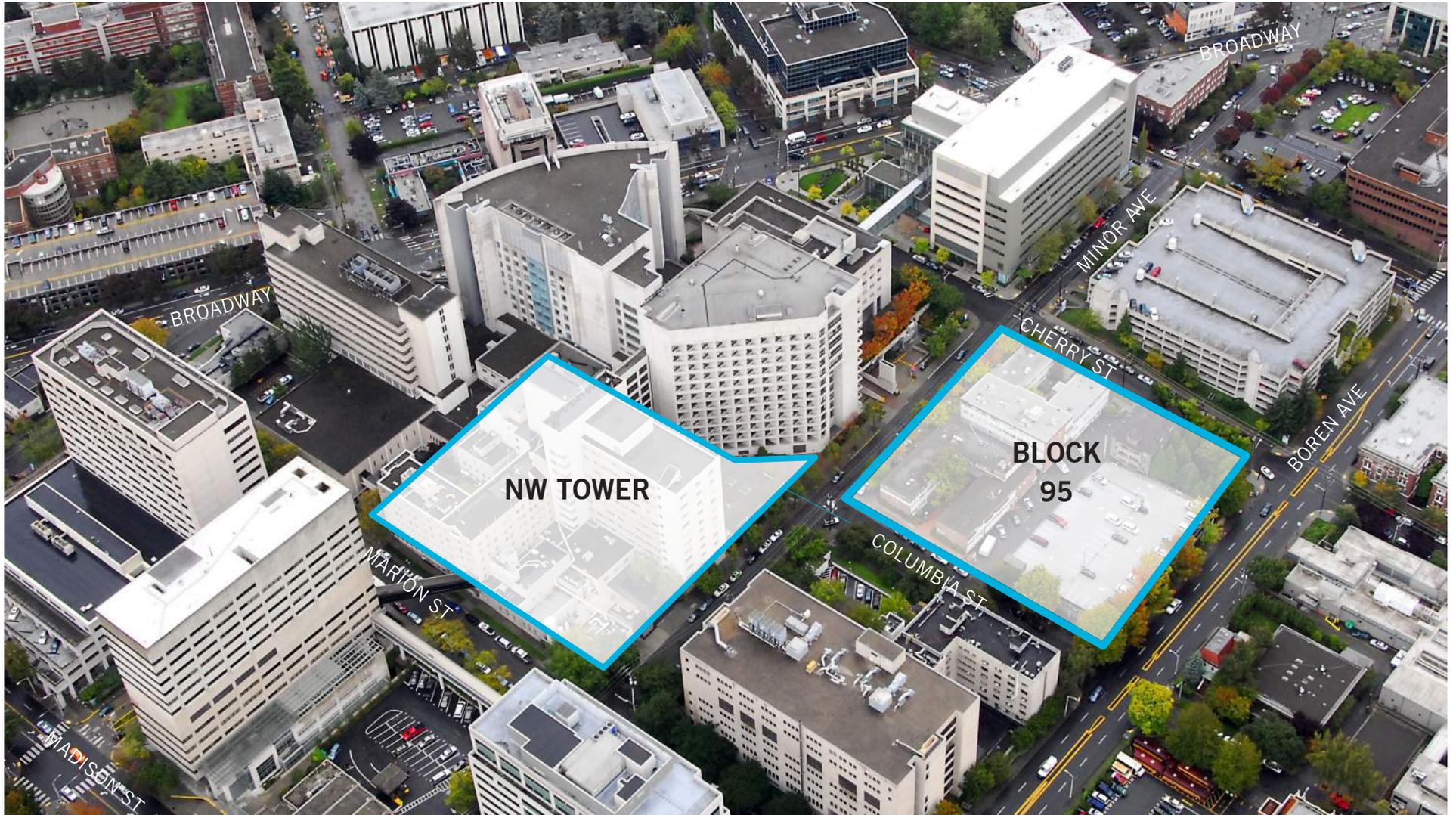
Current Design

Proposed Public Benefits

Wayfinding Plan

PROJECT VISION

SWEDISH FIRST HILL TRANSFORMATION PROJECTS





SUMMARY

SWEDISH

- Acquisition of 3,841 SF alley
- Term permits for skybridges and tunnel
- No FAR Bonus
- Consolidation of service and loading
- Improve access for patients and visitors
- Allows more efficient below grade parking

BLOCK 95 & NW TOWER

- Improved building massing
- Increase active ground level uses
- Increase publicly accessible open spaces

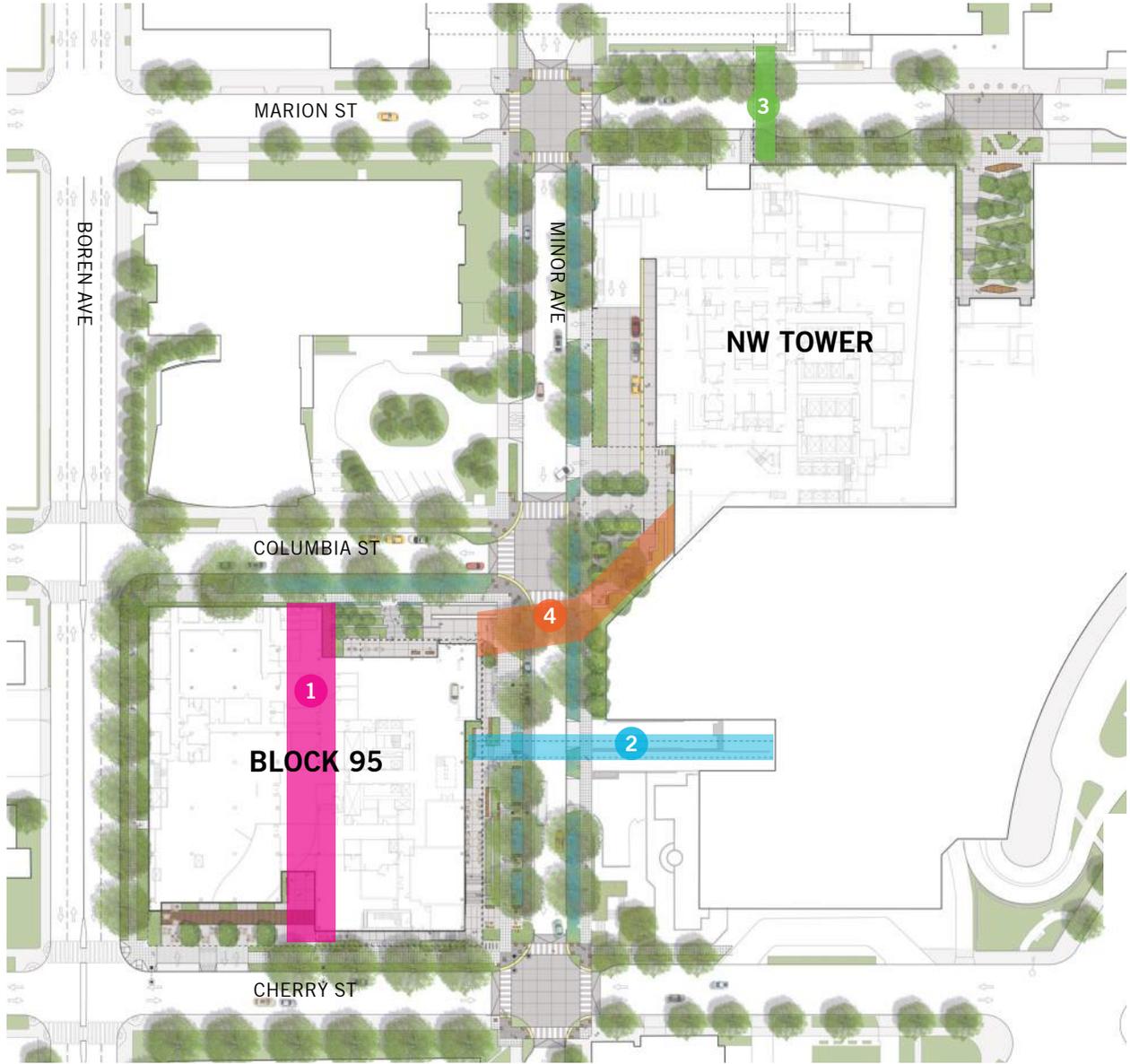
PUBLIC BENEFITS

- Comprehensive package of on and off campus improvements including, the Swedish Mile, open space, art, pedestrian safety, and transportation

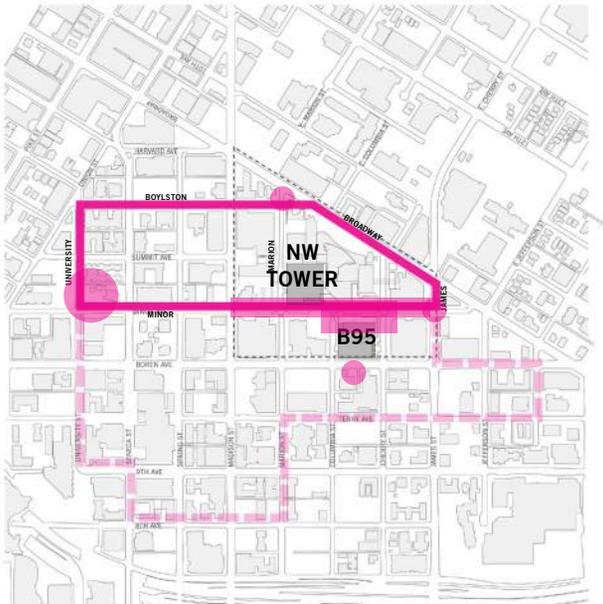
PROPOSED PETITIONS

SDOT PETITIONS

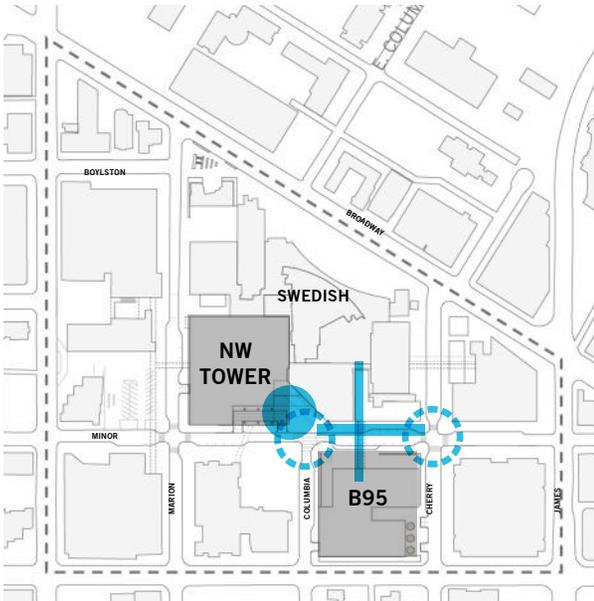
- 1 Block 95 Alley Vacation
- 2 Minor Skybridge
- 3 Marion Skybridge
- 4 Minor Tunnel



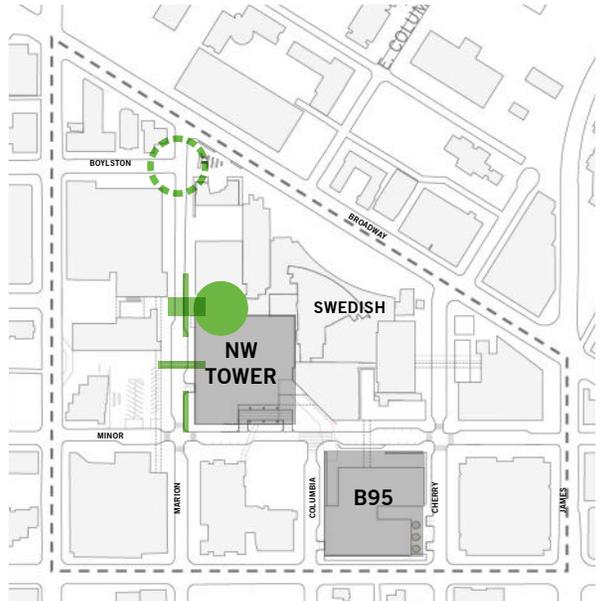
PUBLIC BENEFITS STRATEGY



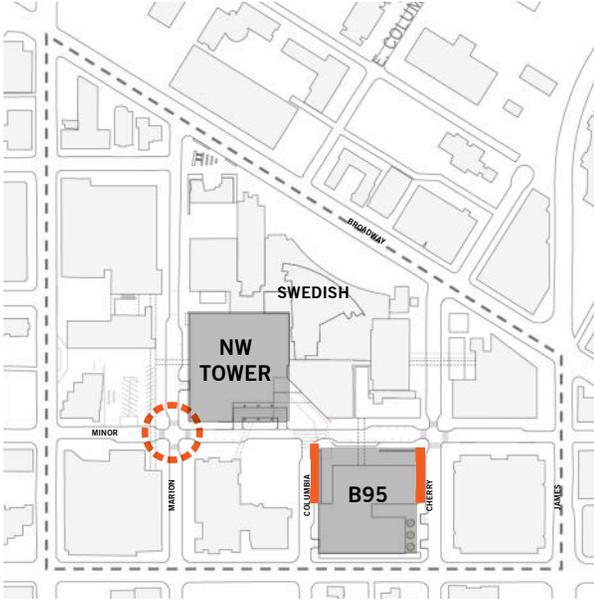
BLOCK 95 ALLEY VACATION



MINOR AVE SKYBRIDGE



MARION ST SKYBRIDGE



MINOR AVE TUNNEL

PROPOSED PUBLIC BENEFITS

BLOCK 95 ALLEY

The Swedish Mile

- Pedestrian crossings
- Sidewalks
- Street trees
- Landscape plantings
- Wayfinding/signage
- Concept Plan

Open Space

- First Hill Park - contribution towards improvements
- Minor Ave Voluntary Setback

Publicly Accessible Art

- The Swedish Mile

Pedestrian Safety

- Pedestrian controlled signal at Boren & Cherry
- Pedestrian controlled signal at Minor & James
- Pedestrian lighting

Transportation

- Bus Shelter
- Bike Share Stations

MINOR SKYBRIDGE

Open Space

- Minor Ave garden
- Minor Ave enhanced ROW

Publicly Accessible Art

- Skybridge
- Minor Ave garden

Pedestrian Safety

- Raised intersection at Minor St & Cherry St
- Raised intersection at Minor St & Columbia St

MARION SKYBRIDGE

Open Space

- Marion St garden
- Marion St enhanced ROW

Publicly Accessible Art

- SkyBridge
- Marion St garden

Pedestrian Safety

- Raised intersection at Marion St mid-block
- Raised intersection at Marion St & Boylston Ave

MINOR TUNNEL

Open Space

- Cherry St enhanced ROW
- Columbia St enhanced ROW

Pedestrian Safety

- Raised intersection at Minor St & Marion St

MIMP / EIS / MUP

PUBLIC BENEFITS EXCEED MIMP/PROJECT REQUIREMENTS

MIMP

December 2005 City Council Approved MIMP for Swedish First Hill

MIMP sets Code Standards for Block 95 Project

Four categories of MIMP Requirements:

- Design Standards (i.e., zoning code)
- Design Guidelines
- City Council Conditions
- MIMP EIS Conditions (i.e., SEPA mitigation requirements)

Standing Advisory Committee Action

- Matrix comprehensively details how MIMP requirements are met
- September 17, 2015, SAC voted to affirm that project designs meet MIMP requirements

Wayfinding Plan required by MIMP City Council Condition No. 3

- June 6, 2007, DPD approved Wayfinding Plan for Swedish First Hill
- Wayfinding Plan includes Implementation Schedule for improvements
- Matrix comprehensively details how Wayfinding improvements tied to Block 95 are achieved

Public Benefits must exceed MIMP Requirements and any SEPA Mitigation

- Matrix comprehensively details how public benefits go beyond related MIMP requirements
- Only additional SEPA mitigation expected from MUP process are transportation improvements for vehicle flow (Current vehicular flow features of project are tied to existing MIMP requirements, not proposed public benefits)
- Matrix comprehensively details how public benefits go beyond 2005 MIMP EIS Mitigation

COMMUNITY OUTREACH

SWEDISH MIMP COMMUNITY OUTREACH

- First Hill Improvement Association - Board Members
- First Hill Improvement Association - Town Hall Public Meeting
- Trinity Church - Redevelopment outreach partners
- Capitol Hill Chamber of Commerce - Board Members
- Plymouth Housing Group - Housing Director and Deputy Director
- O'Dea High School - Facilities, Foundation and Student Affairs
- The Frye Museum - Board and Staff

OCT 1, 2015 PUBLIC BENEFITS REVIEW

1. Show how the proposed public benefits implement the First Hill Public Realm Action Plan (PRAP).
2. Develop and present a larger strategy for the proposed benefits related to all petitions.
3. Present the streetscape and open space designs in their architectural context.
4. Look beyond the boundaries of the campus for public benefit opportunities that can be implemented.
5. Explain how ambulances and trucks will maneuver and circulate
6. Further define the function and role of rain gardens
7. Confirm EIS addendum and MIMP requirements are separate from proposed public benefits.
8. Consult with the Swedish MIMP SAC and the Frye Museum
9. Optimize and provide information on the solar exposure of proposed open spaces
10. Demonstrate how the Boren facade creates visual interest without causing driver distraction and provides a public asset.
11. Explain how and the extent to which you will implement the Boylston Streetscape Plan.
12. Address walkability and equity as it relates to the proposed development and public benefits.
13. Design the public benefit spaces to be welcoming and inclusive.
14. Proposed crosswalks, including those crossing Boren and James, must be approved by SDOT.
15. Continue to explore limiting loading times of the very large trucks.

OCTOBER 8, 2015 REVIEW

PUBLIC COMMENTS

Tree canopy: coordinate with SDOT Urban Forestry

Boren Façade / Public Art Program; ability to involve the Frye

EIS/MIMP/MUP requirements: separate from proposed Public Benefits

ROW / Parks Improvements: FHIA is pursuing Tier VI funding from SDOT and has applied for Department of Neighborhoods Small & Simple grant

COMMITTEE COMMENTS

The Swedish Mile: focus on key infrastructure and create an icon/destination for the community.

Programming and Activities: consider seating, art, bike repair/racks, exercise stations

Context: relate to other proposals like the Yesler Green Loop

Wayfinding: provide signage off campus and in surrounding neighborhood

Public Outreach: be inclusive with First Hill community

Long Term Maintenance: define who is responsible for off campus improvements

O'DEA

Oct 26, 2015 meeting with Jason Kerr (Facilities), Linda Thornton (Financial Aid), Laura Weinand (CFO)

1. Supportive of the proposed projects, like the new building across the street @ 1124 Columbia
2. Support improved crossings of Boren Ave
3. Students will use new retail / cafeteria
4. Opportunities to involve O'Dea with art / history elements
5. Like that staff can use the Swedish Mile

THE FRYE MUSEUM

Nov 3, 2015 meeting with The Frye Museum Board of Directors

1. Pedestrian and aesthetic improvements along Boren are a priority
2. Boren facade is important and would like to be apprised of proposals moving forward
3. Potential for sharing of new parking facilities for events
4. Consider the Frye as an amenity to the Swedish community

DPD / SDOT / PARKS

Oct 26, 2015 site walk with Lyle Bicknell (DPD), Darby Watson (SDOT), Chip Nevins (Parks)

1. Supportive of the Swedish Mile with an emphasis on implementing long term improvements: sidewalk repair / replacement only where necessary, improved pedestrian crossings, wayfinding / art / history, and street trees
2. Support the neighborhood effort to re-design/renovation of First Hill Park
3. Work with SDOT to complete a concept plan for the Swedish Mile to guide future developments

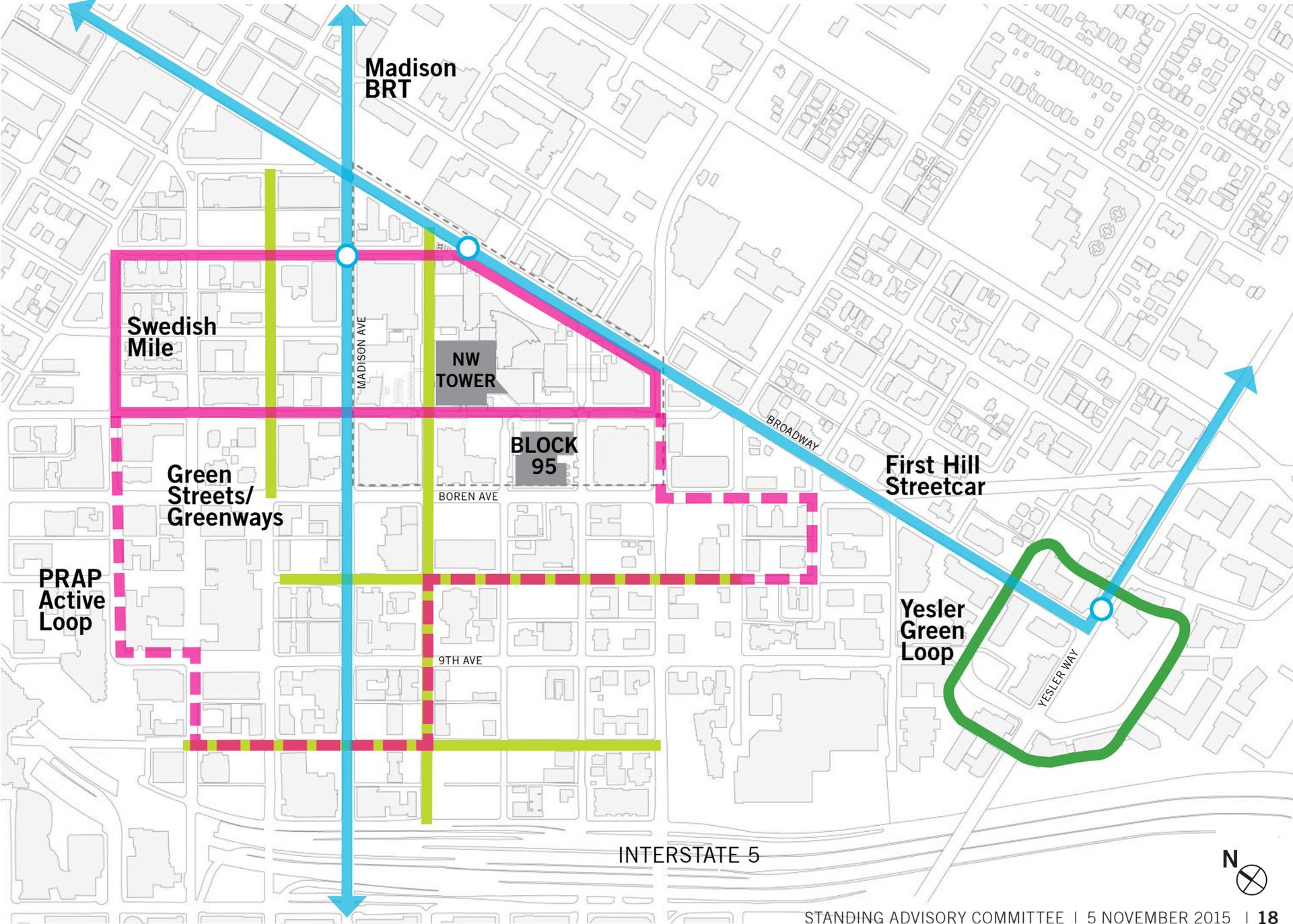
SDOT URBAN FORESTRY

Oct 22, 2015 site walk with Shane Dewald (LA), Bill Aimes (Arborist), Liesl Zappler (SFH Gardener)

1. Consider diversity of the tree canopy vs. monoculture
2. Where possible/applicable improve tree pit conditions, renovate soil with organics
3. Identified removal and replacement opportunities
4. Work with Parks arborist at First Hill park frontage

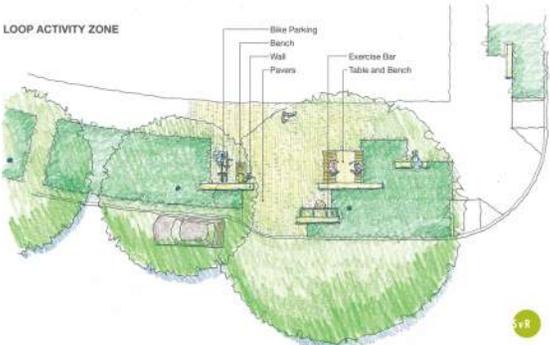
NEIGHBORHOOD INITIATIVES

NEIGHBORHOOD INITIATIVES



NEIGHBORHOOD INITIATIVES

YESLER GREEN LOOP



SvR - Green Loop Activity Zone



Kompan exercise equipment along loop



Art examples along loop



NEIGHBORHOOD INITIATIVES

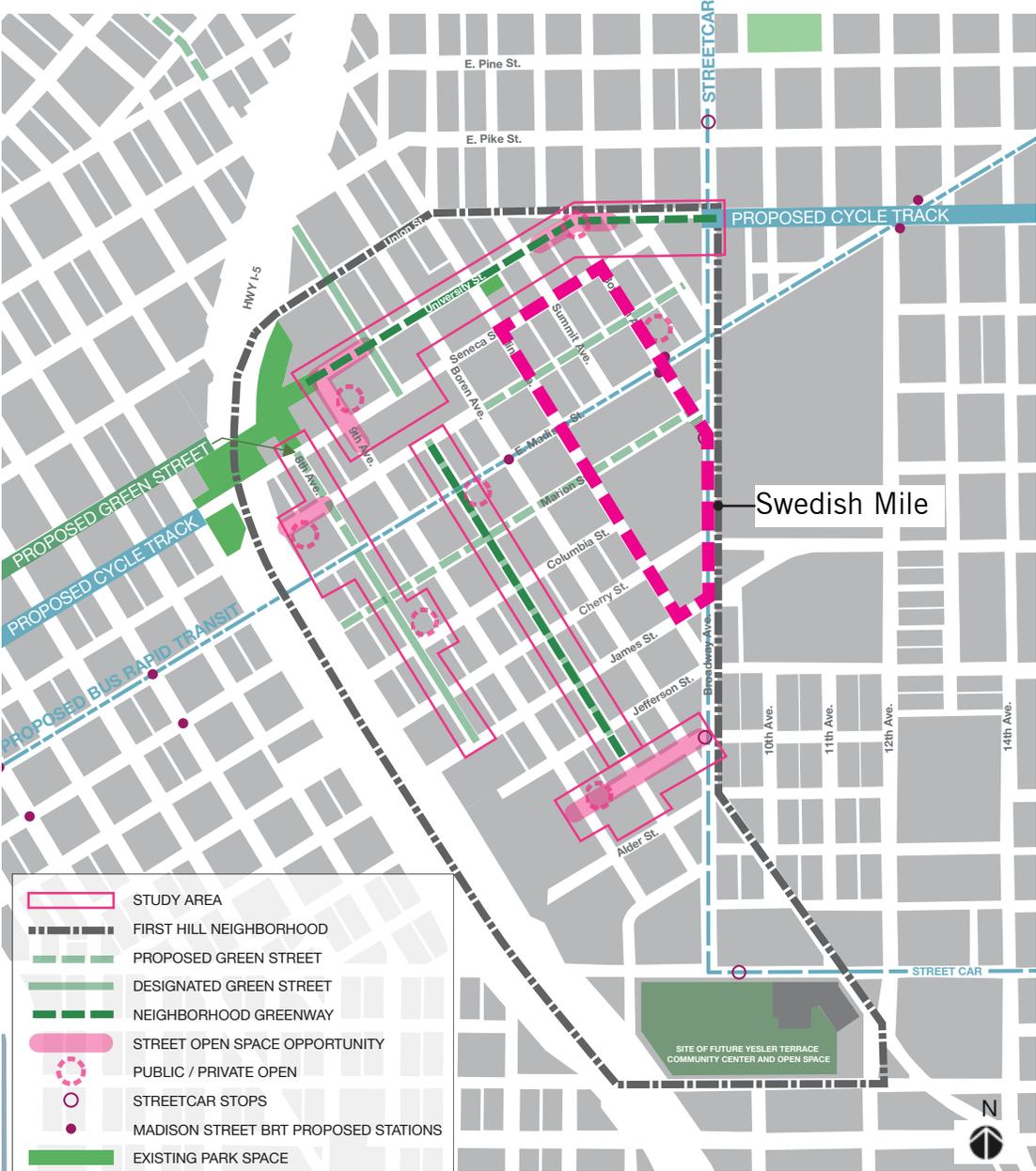
FIRST HILL PUBLIC REALM ACTION PLAN (PRAP)

VISION

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

IMPLEMENTATION STRATEGIES

- A new approach has been taken to 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.



NEIGHBORHOOD INITIATIVES

FIRST HILL PUBLIC REALM ACTION PLAN (PRAP)

Park and Open Space Criteria

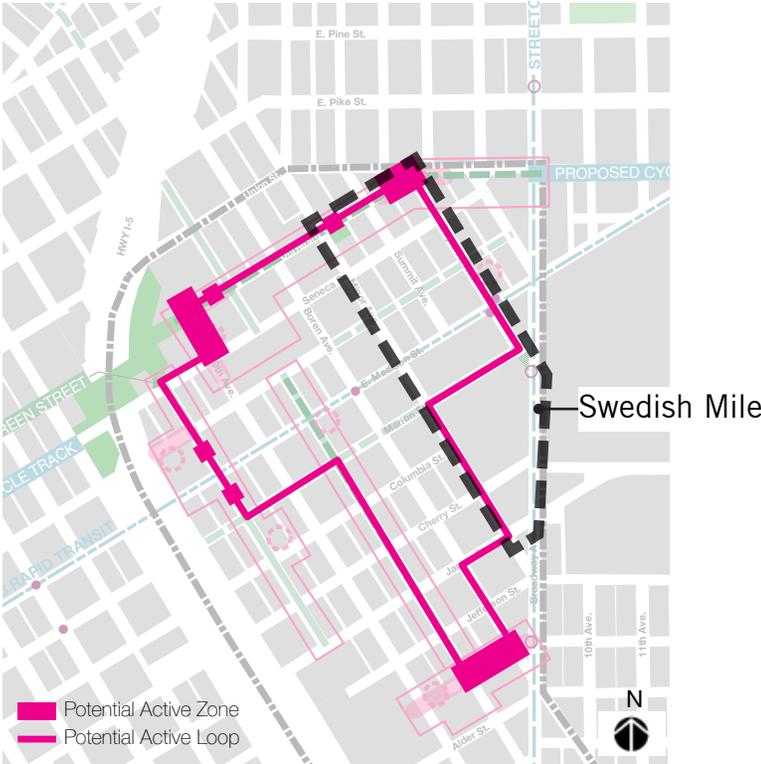
What is an Active Zone?

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.



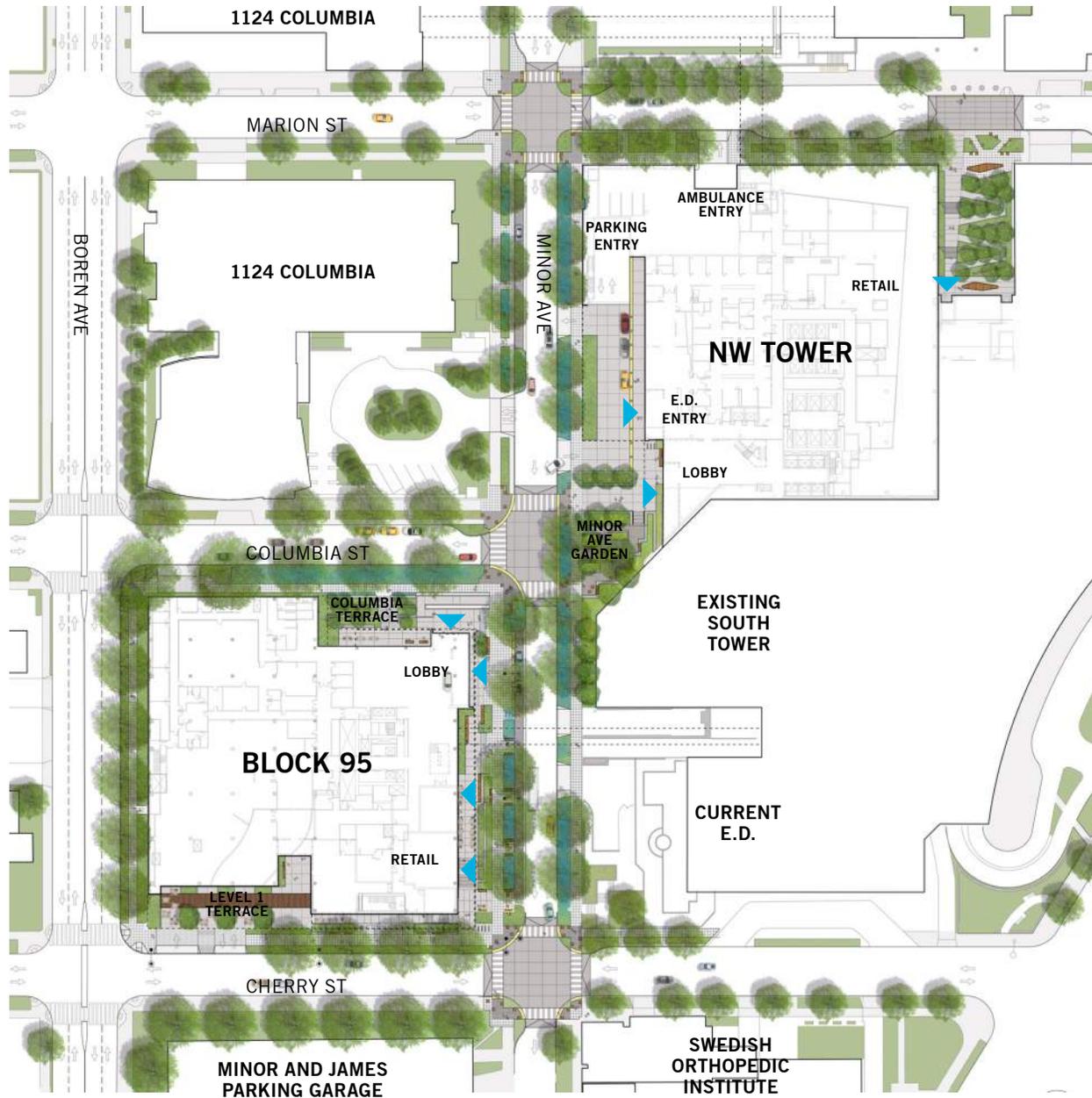
FIRST HILL PUBLIC REALM ACTION PLAN
OPEN SPACE CRITERIA AND MATERIALS

Potential Active Zone Loop: 1.7 miles



CURRENT DESIGN

SITE PLAN



**PROPOSED
PUBLIC
BENEFITS**

VISION

To promote walking, health and wellness by safely connecting and expanding public spaces in the First Hill neighborhood.

IMPLEMENTATION

Utilize the First Hill Public Realm Action Plan as the basis of the proposed public benefits.

Work with community stakeholders, city staff and Swedish user groups to identify, design and implement a set of meaningful long term improvements on and off campus.

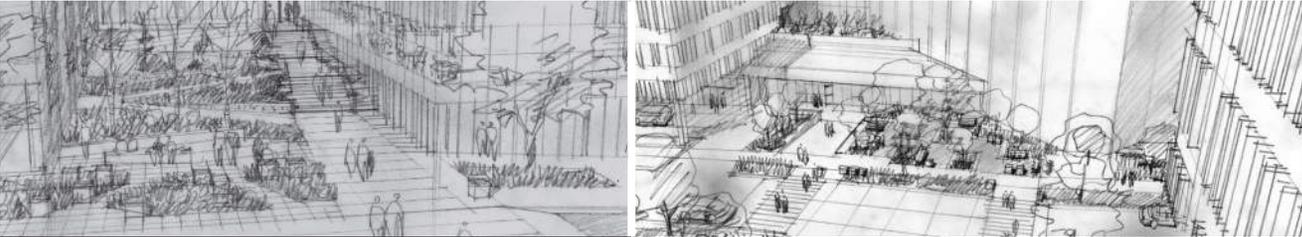
Support improvement of existing open space, reallocate public ROW for public open space, create new publicly accessible open space on Swedish property, and safely and creatively connect the open public spaces.

PUBLIC BENEFITS SUMMARY

THE SWEDISH MILE



OPEN SPACE



ART



PEDESTRIAN SAFETY



TRANSPORTATION



THE SWEDISH MILE

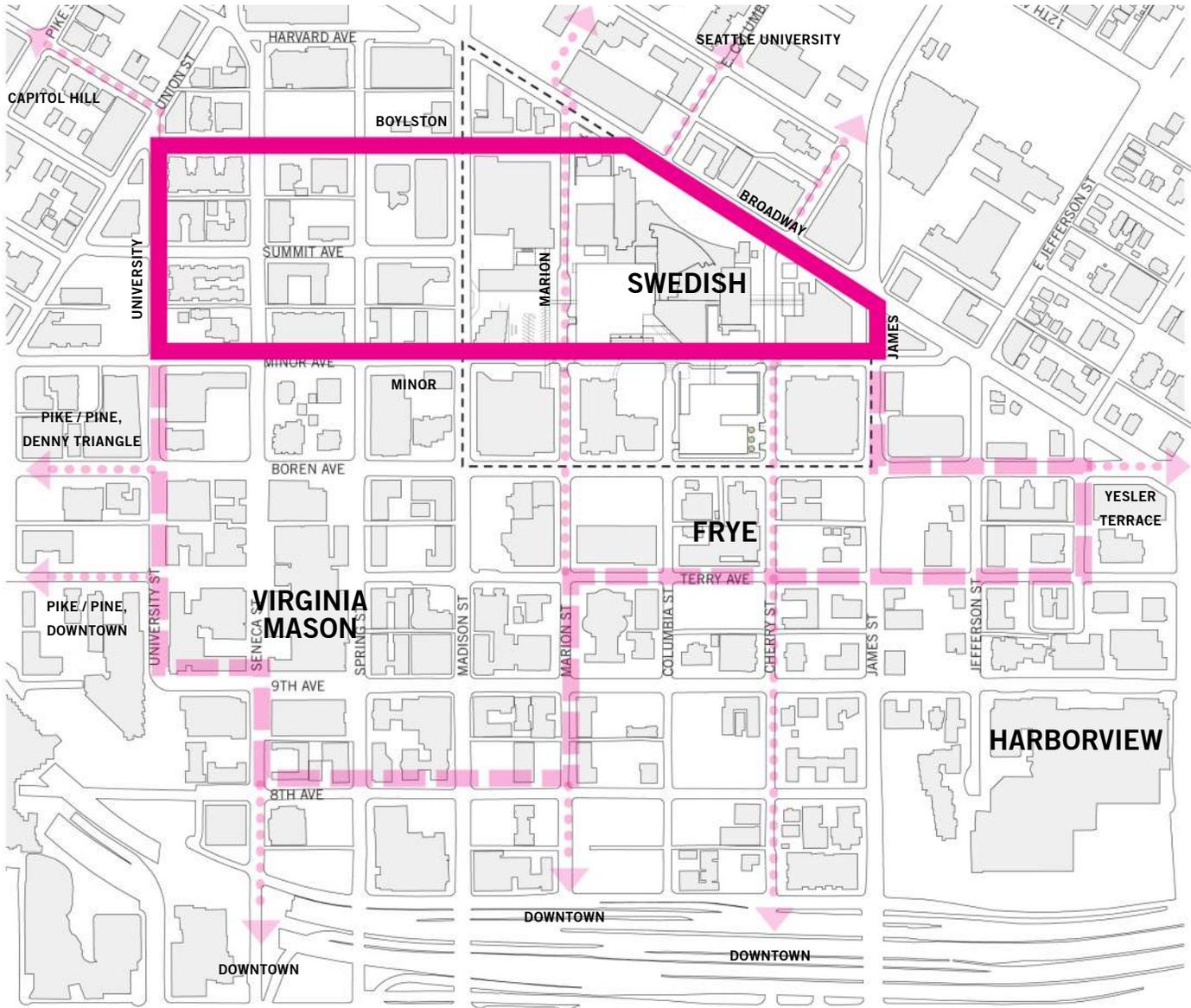
THE SWEDISH MILE

PUBLIC BENEFIT SUMMARY

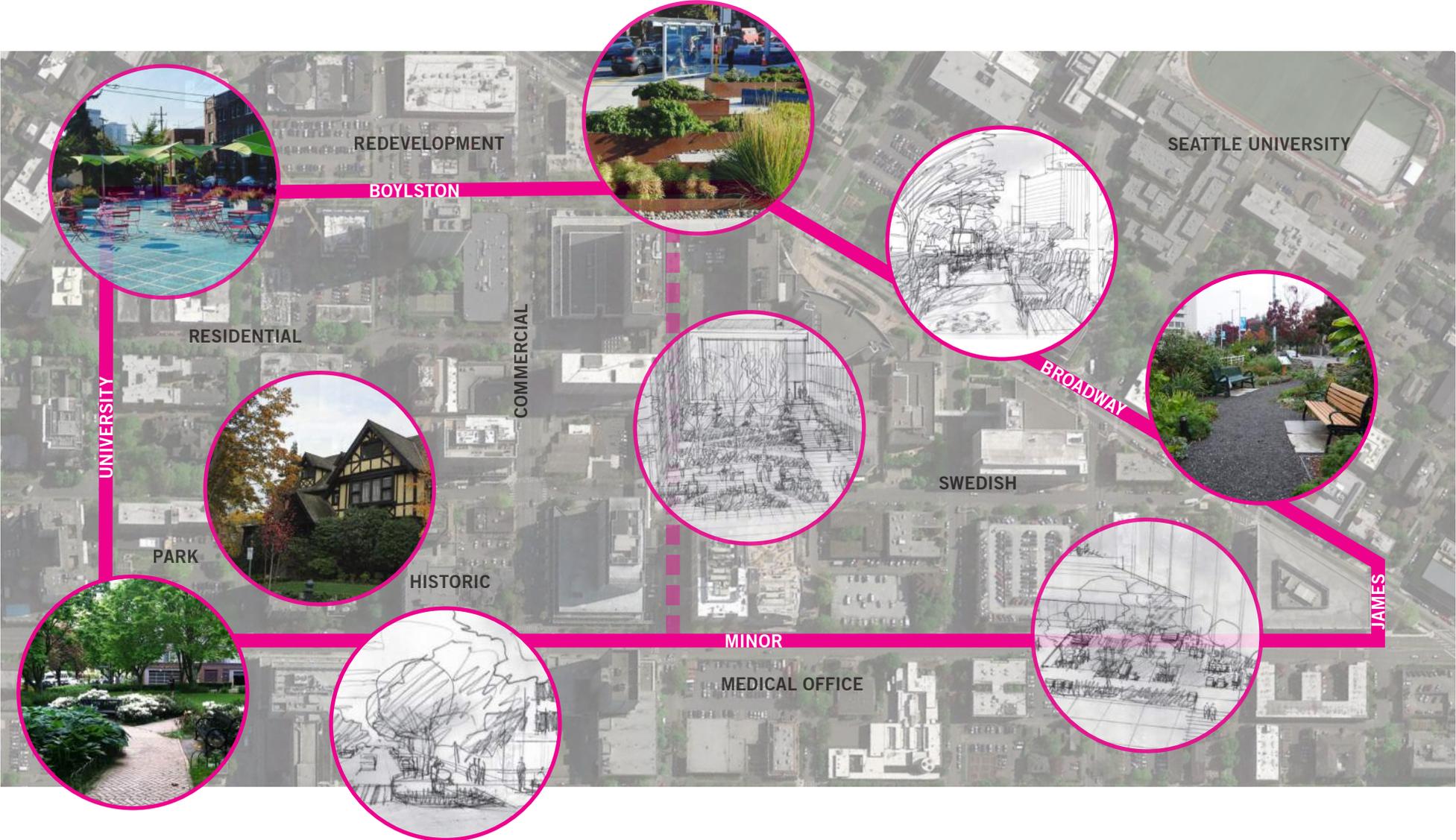
- The Swedish Mile Concept Plan
- Pedestrian Crossings (11,000 SF)
- Sidewalk replacement (3,700 SF)
- Seating elements (150 LF)
- Street tree replacement (38)
- Landscape plantings (2,800 SF)
- Wayfinding / signage (16)

LEGEND

-  The Swedish Mile
-  First Hill Public Realm Action Plan Active Loop
-  Neighborhood Connections



THE SWEDISH MILE



STREETScape ELEMENTS

DESIGN PRINCIPLES

- Invest in the public realm to promote health
- Reflect the neighborhood character through the use of timeless materials with a contemporary approach
- Link the walking route in a visible expression of pattern and integrated artwork



1 INTEGRATED WAYFINDING ELEMENTS

Granite, bronze, and colorful accents link the walking route



2 SEATING



3 ARTWORK

Integrated artwork adds character to the eclectic spirit of First Hill.



4 TREES AND PLANTING

Support First Hill's tree canopy through selective tree replacement



STREETSCAPE ELEMENTS



Open space opportunities



Crosswalks



Seating elements



Wayfinding marker



Interpretive markers



Integrated artwork

MINOR AVENUE



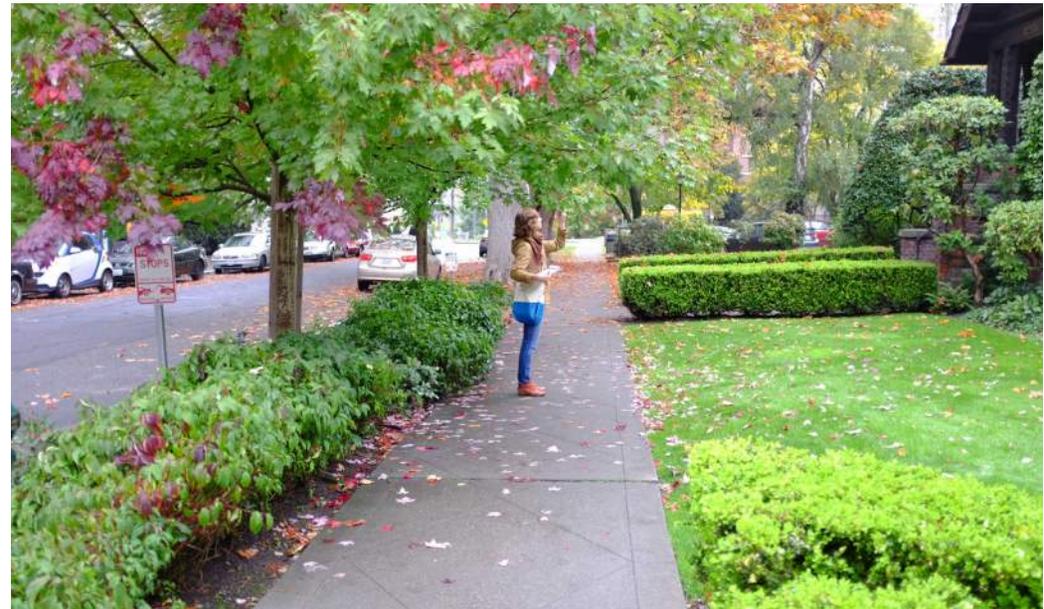
Minor Ave at the Swedish Orthopedic Institute



Minor Ave near existing Emergency Department



Minor Ave near Bank of America parking lot



Minor Ave at the Stimson Green

UNIVERSITY STREET



University Ave near First Hill Park



University Ave near Summit Ave



University Ave near Summit Ave



University Ave near Boylston Ave

BOYLSTON AVENUE



Boylston Ave between Spring & Madison



Boylston Ave near Madison Ave



Boylston and Marion intersection

BROADWAY AVENUE



Broadway Ave near Heath Building



Typical Braodway Ave tree pit



Broadway Ave at main hospital entry

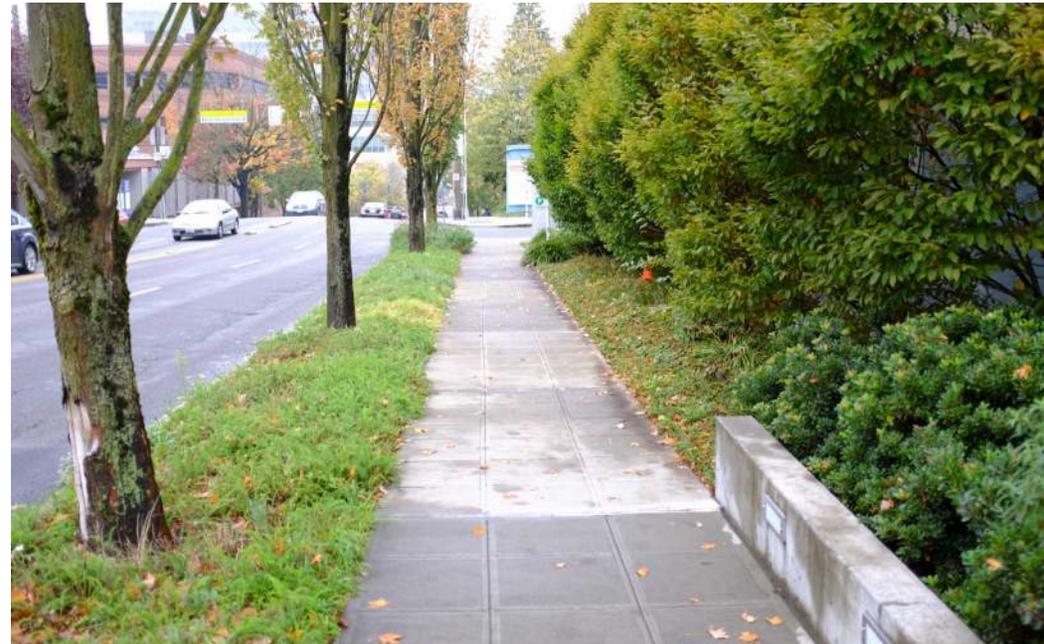


Broadway Ave at Swedish Orthopedic Institute

JAMES STREET



James St at corner of Broadway Ave



James Street mid-block



James Street mid-block



James Street at corner of Broadway

PEDESTRIAN CROSSINGS, CROSSWALKS & SIDEWALKS

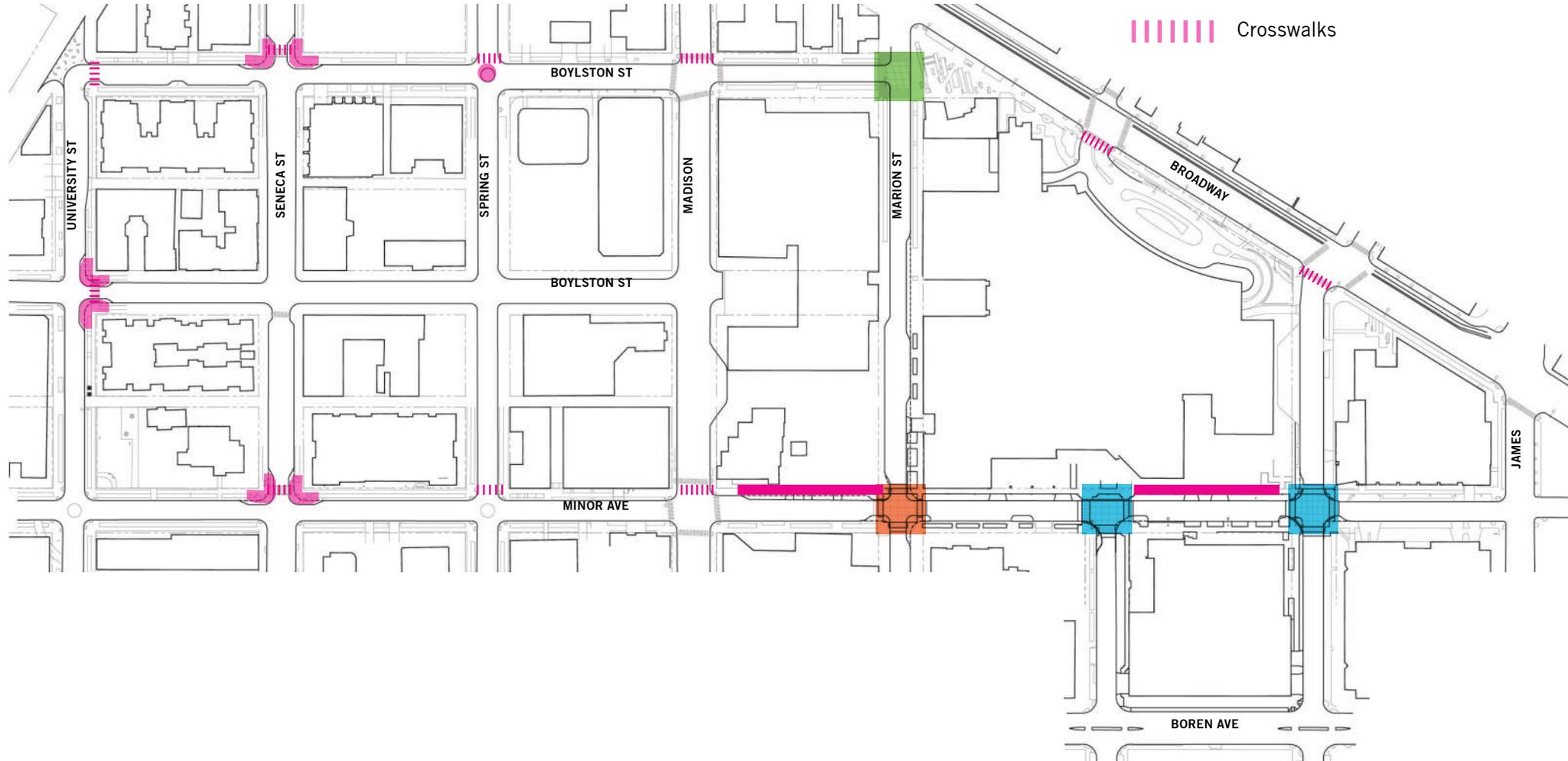
PUBLIC BENEFIT

 Pedestrian Crossings (11,000 SF)

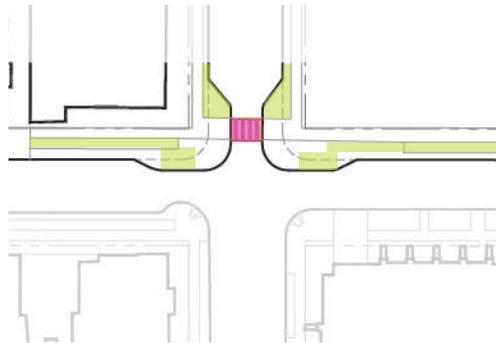
 Sidewalk replacement (3,700 SF)

 Raised Intersections (21,000 SF)

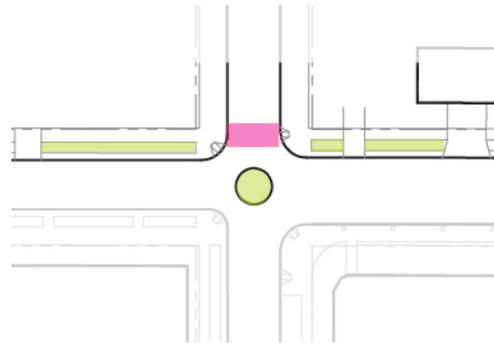
 Crosswalks



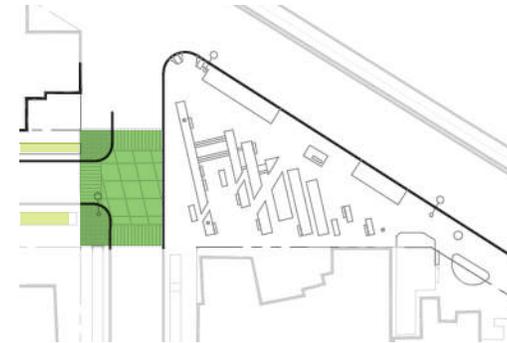
PEDESTRIAN CROSSINGS



Boylston & Seneca



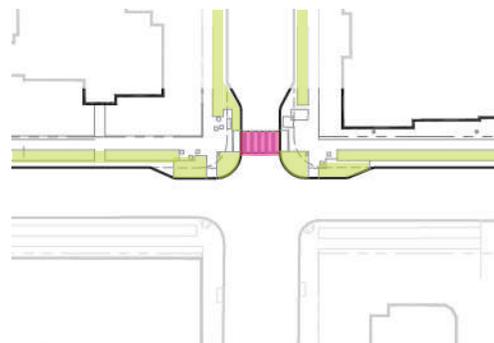
Boylston & Spring



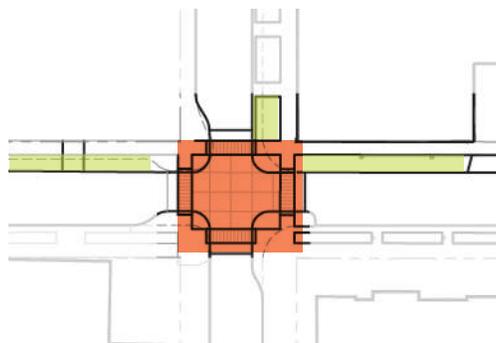
Boylston & Marion



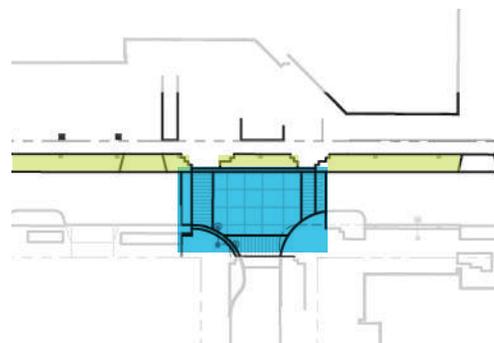
University & Summit



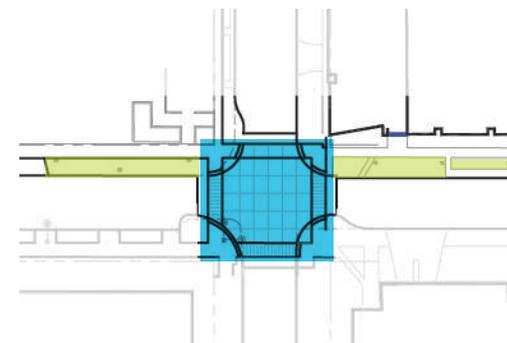
Minor & Seneca



Minor & Marion



Minor & Columbia



Minor & Cherry

MINOR AND SENECA CROSSING



Existing Intersection



STREET TREE REVIEW



Bosque Elm - Broadway



Empire Ash - Broadway



Maple - James



Maple - Minor



Dogwood - Minor



Honey Locust - Minor



Oak - Minor

STREET TREE REVIEW



Sweetgum - University



Horse Chestnut - University



Hawthorne - University



Maple - Boylston



Sycamore - Boylston



Sweetgum - Boylston

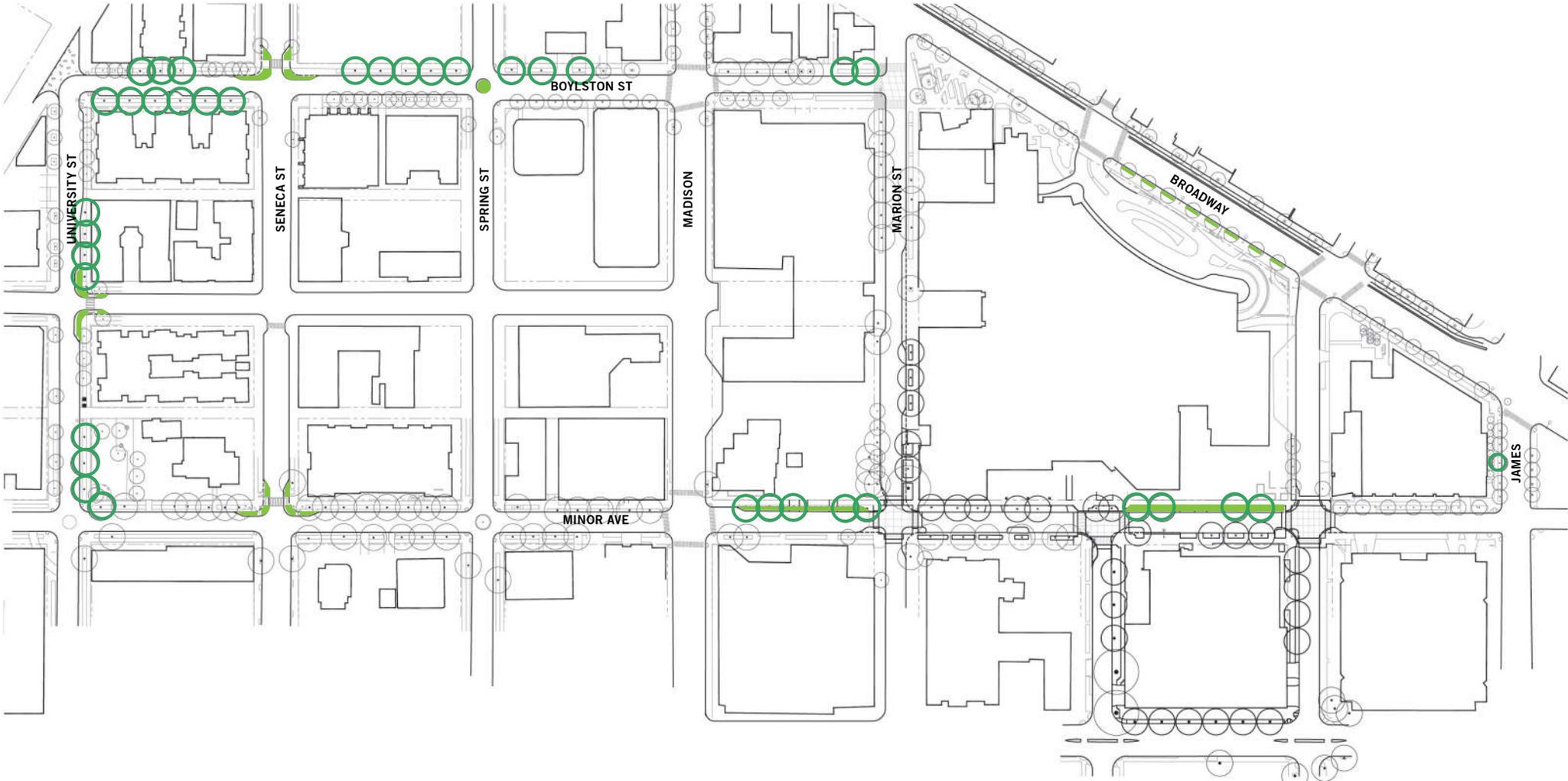


Cherry - Minor

STREET TREES / PLANTINGS

PUBLIC BENEFIT

- Street tree replacement (38)
- Landscape plantings (2,800 SF)





BROADWAY FRONTAGE



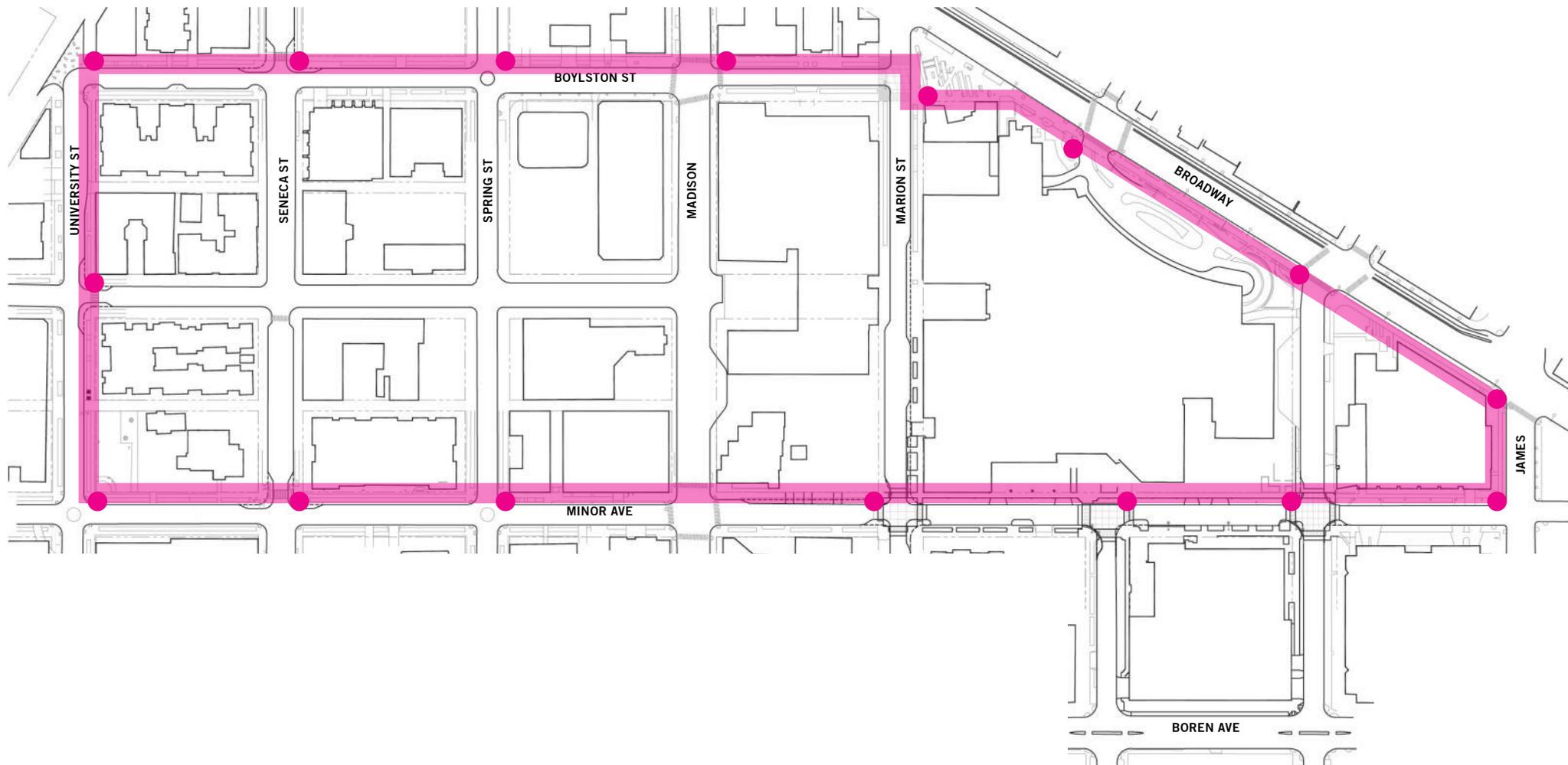


Example wayfinding elements

WAYFINDING / SIGNAGE

PUBLIC BENEFIT

- Wayfinding / signage (16)
- Integrated wayfinding in sidewalk surface

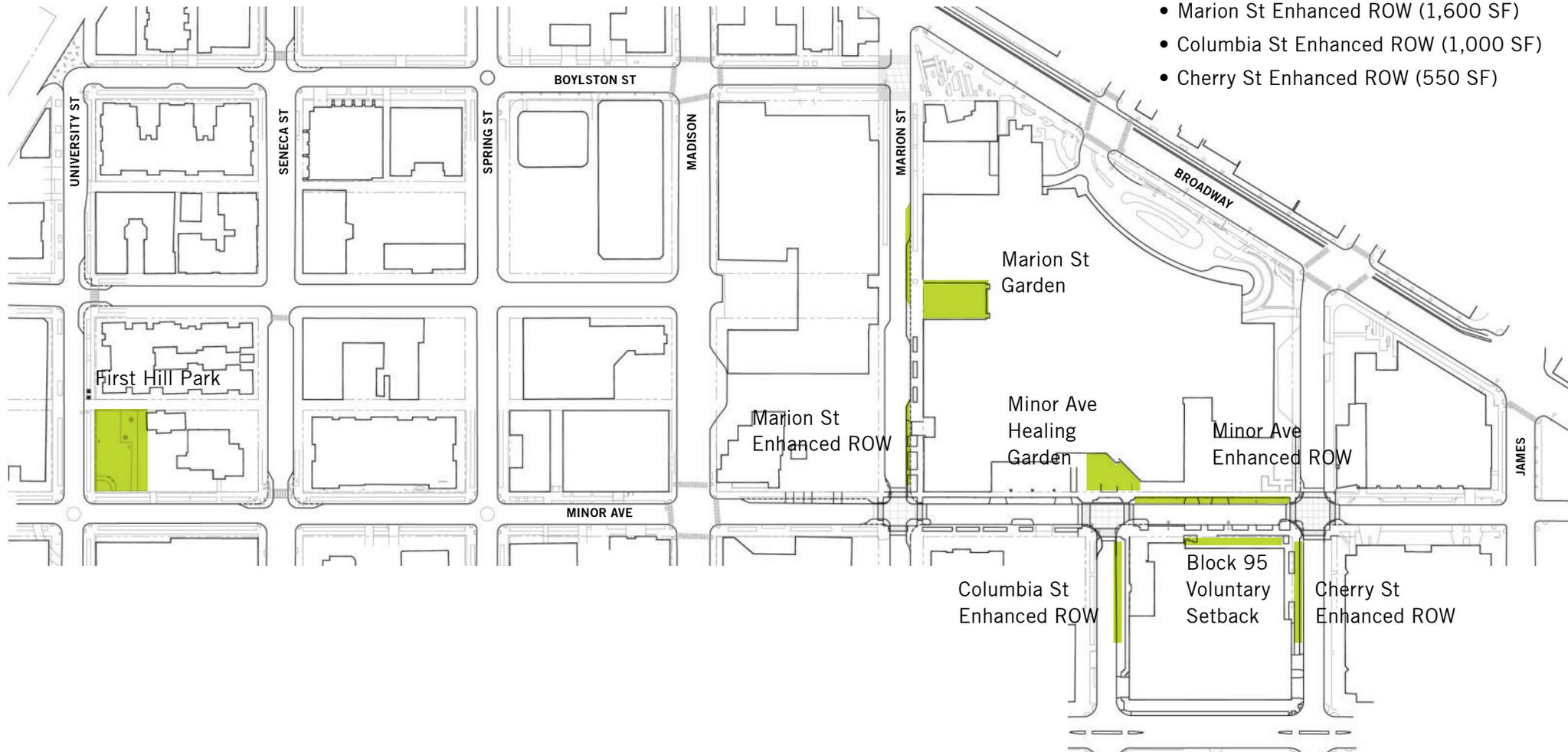


**PUBLIC
OPEN SPACE**

PUBLIC OPEN SPACE

PUBLIC BENEFIT SUMMARY

- First Hill Park Improvements (Budget TBD)
- Minor Ave Healing Garden (3,200 SF)
- Marion St Garden (5,400 SF)
- Block 95 Voluntary Setback (1700 SF)
- Minor Ave Enhanced ROW (3,750 SF)
- Marion St Enhanced ROW (1,600 SF)
- Columbia St Enhanced ROW (1,000 SF)
- Cherry St Enhanced ROW (550 SF)



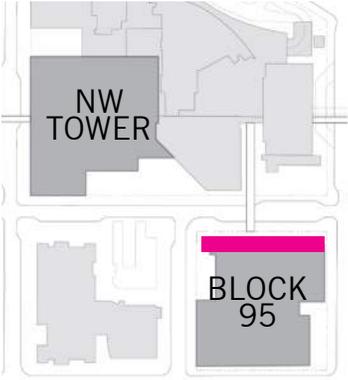
FIRST HILL PARK

PUBLIC BENEFIT

Capital Contribution to
Park Improvements,
Budget TBD



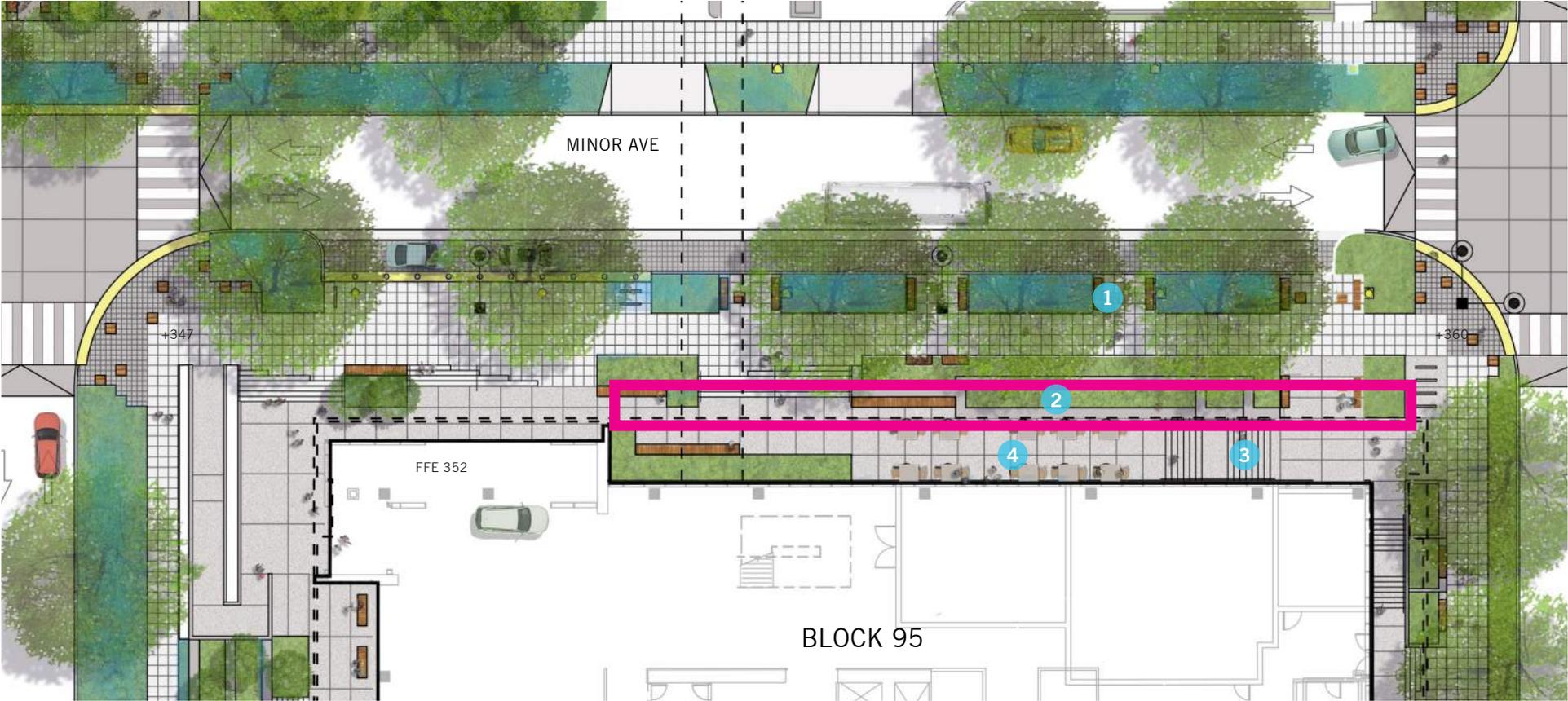
MINOR AVE VOLUNTARY SETBACK



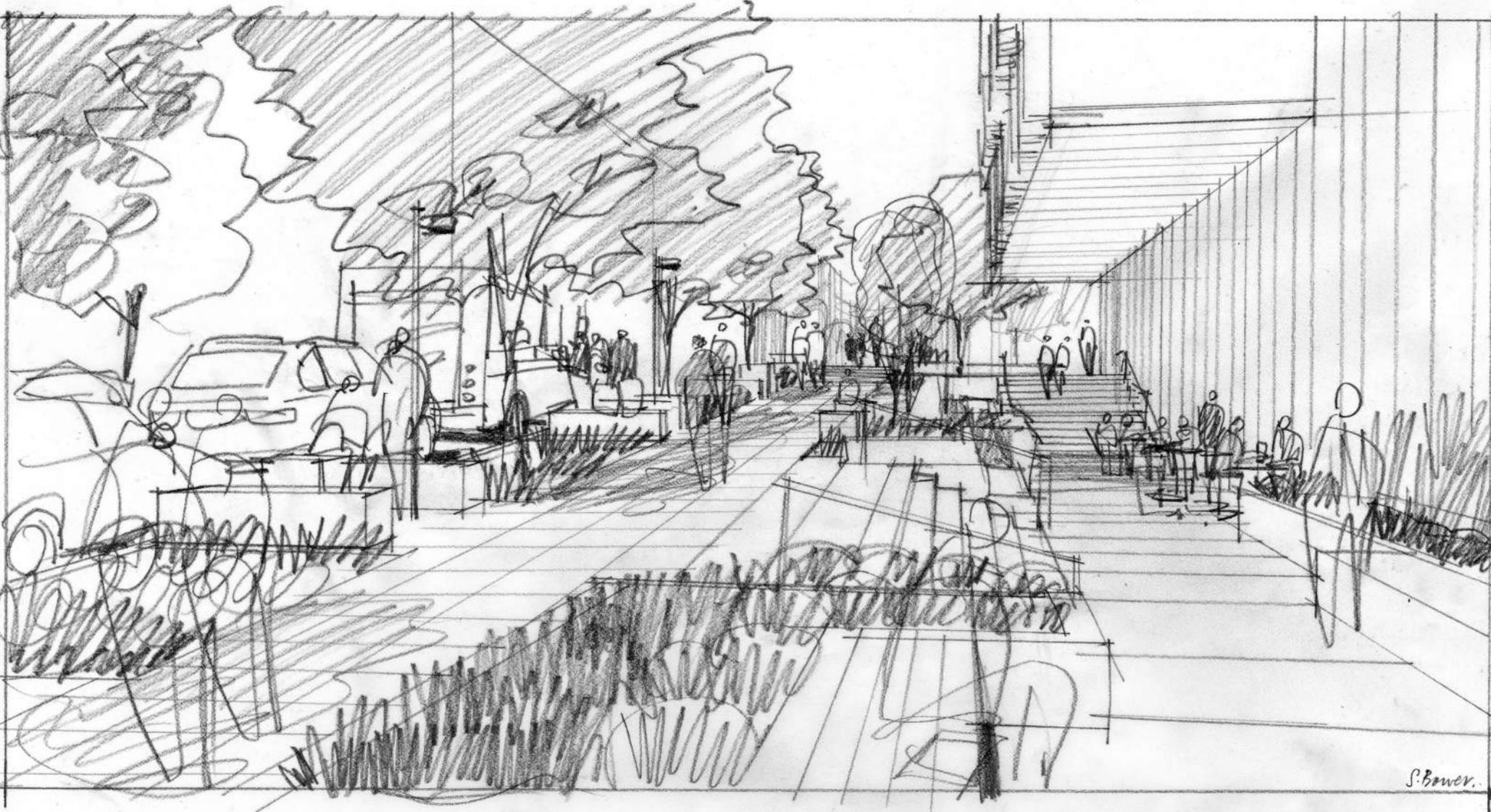
PUBLIC BENEFIT

1,700 SF of Open Space

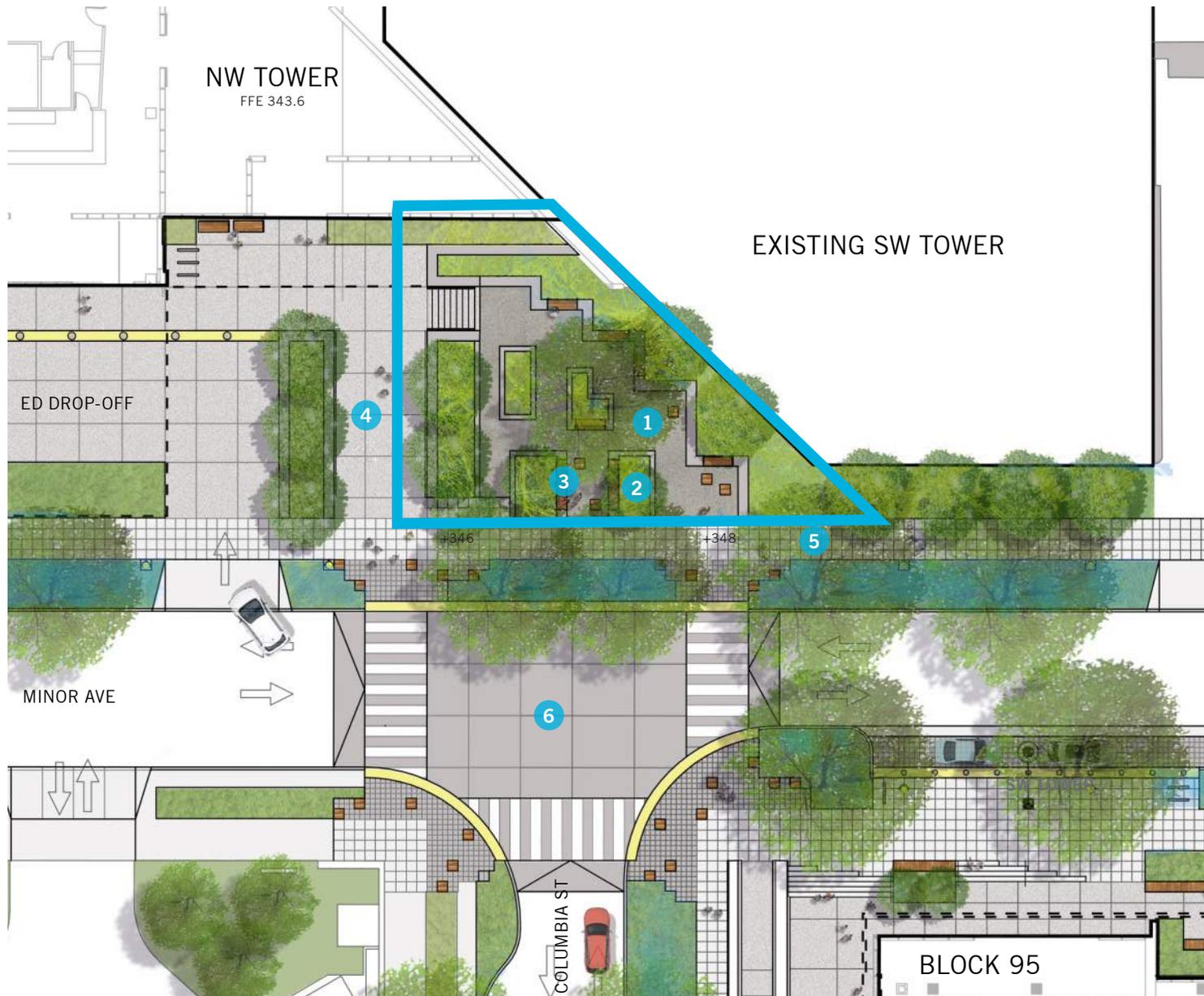
- 1 Seating Elements
- 2 Terraced Planters
- 3 Access Stairs
- 4 Outdoor Retail Terrace



MINOR AVE VOLUNTARY SETBACK



MINOR AVE HEALING GARDEN

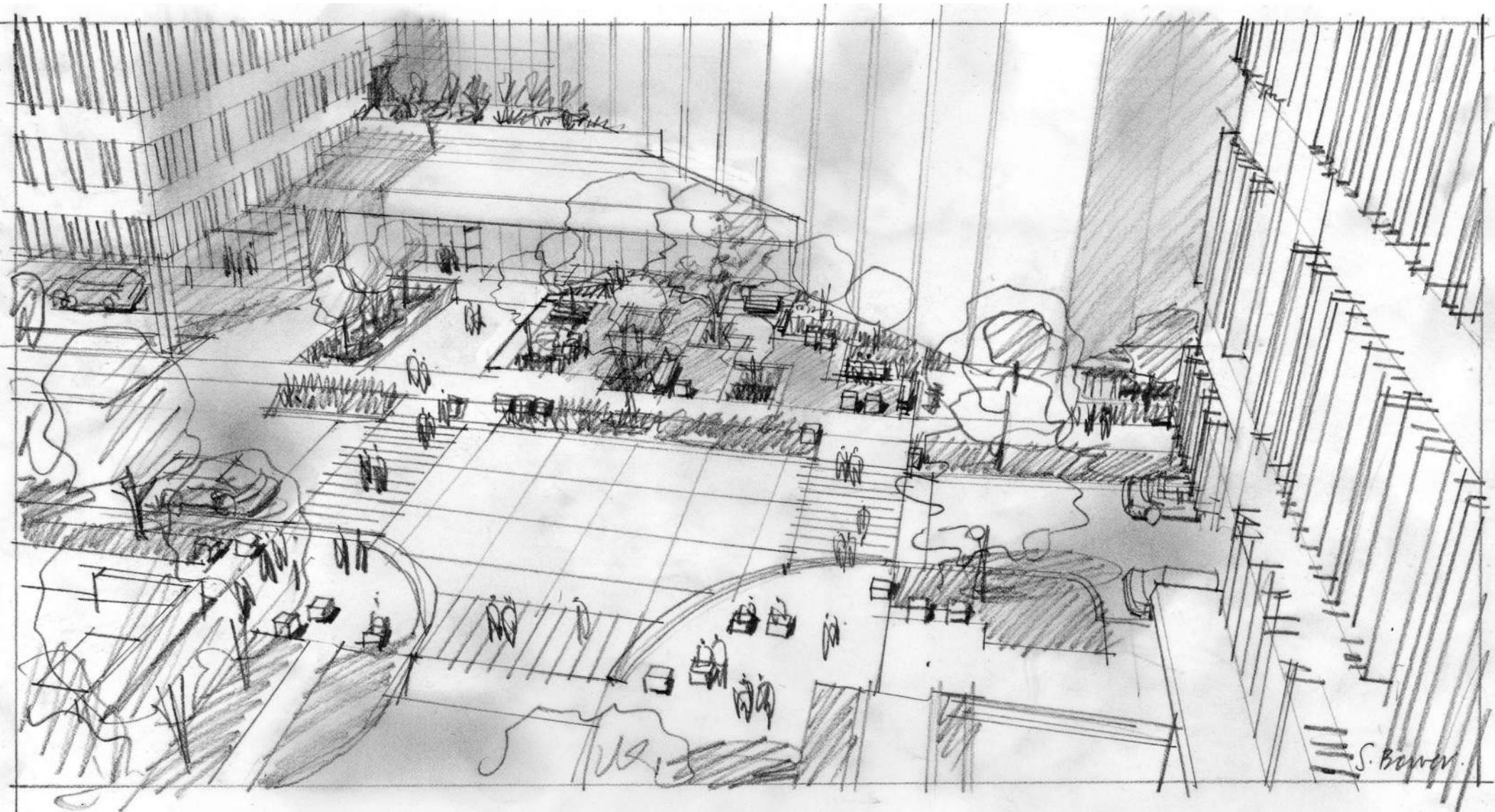


PUBLIC BENEFIT

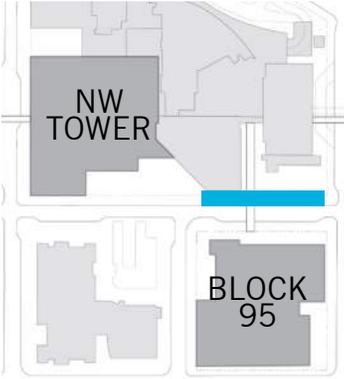
3,200 SF of Open Space

- 1 Accessible Paths
- 2 Medicinal Garden Plantings
- 3 Seating
- 4 Swedish Entry
- 5 Sidewalk
- 6 Raised Intersection

MINOR AVE HEALING GARDEN



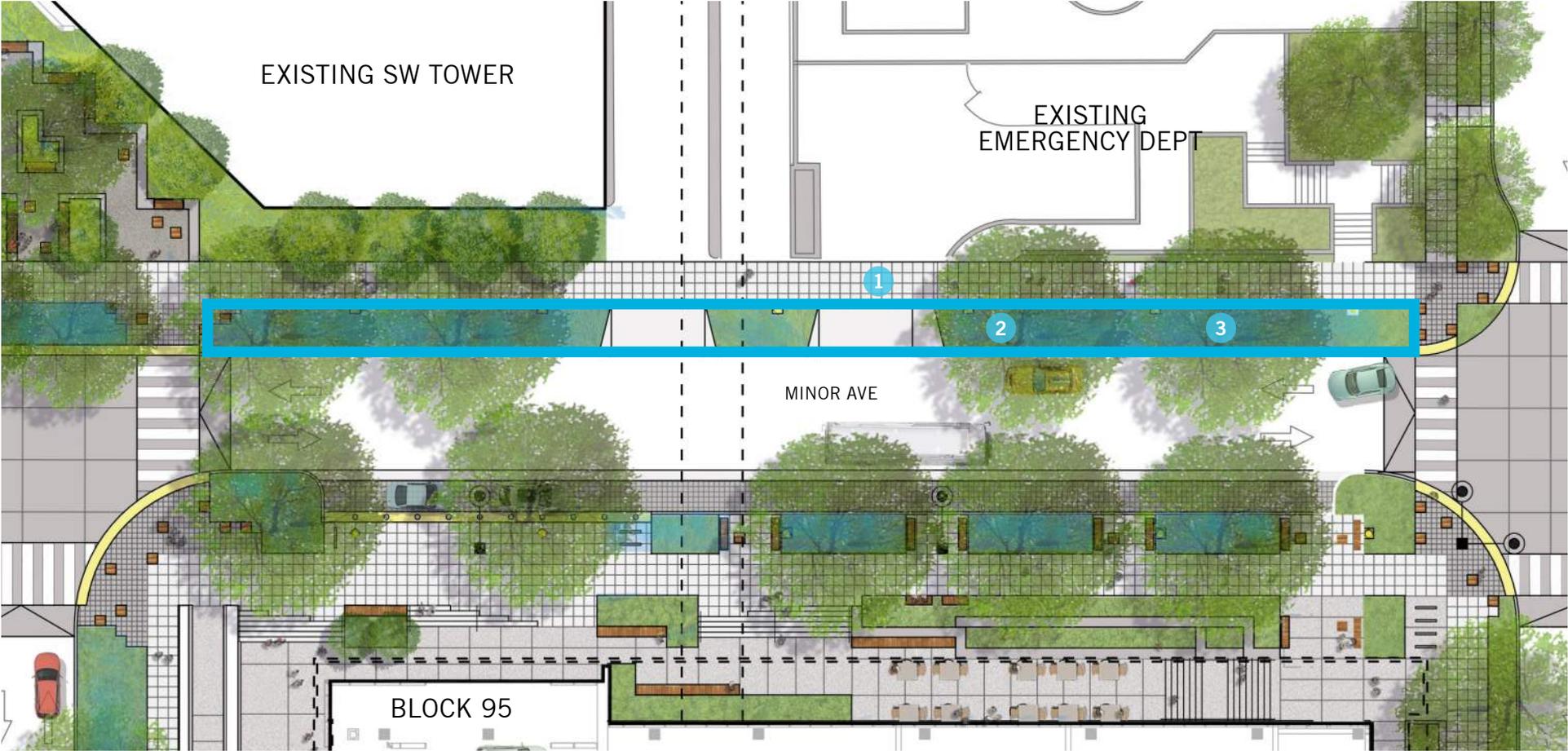
MINOR AVE ENHANCED ROW



PUBLIC BENEFIT

3,700 SF of Planting

- 1 Sidewalk
- 2 Stormwater Planting
- 3 Street Tree

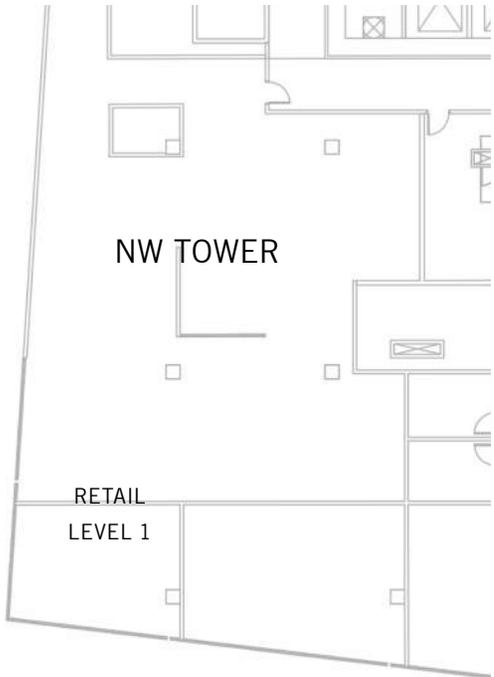


MARION ST GARDEN

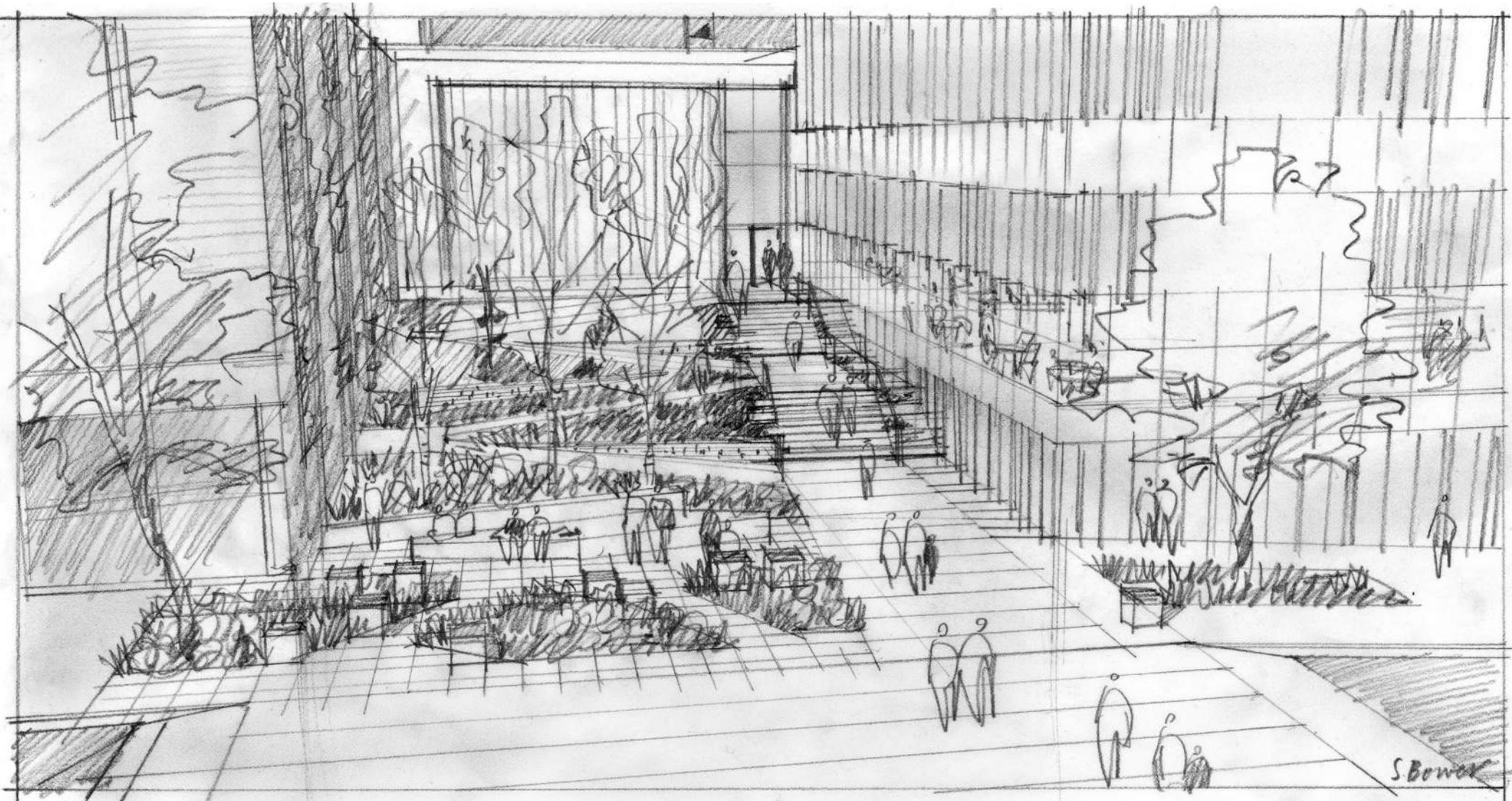
PUBLIC BENEFIT

5,300 SF of Open Space

- 1 Seat Wall
- 2 Seat Platform
- 3 Street Garden and Seating Area
- 4 Hillside Gardens
- 5 Accessible Ramp
- 6 Access Stairs
- 7 Raised Intersection



MARION ST GARDEN

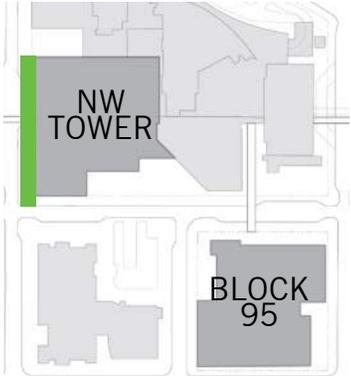


MARION ST ENHANCED ROW

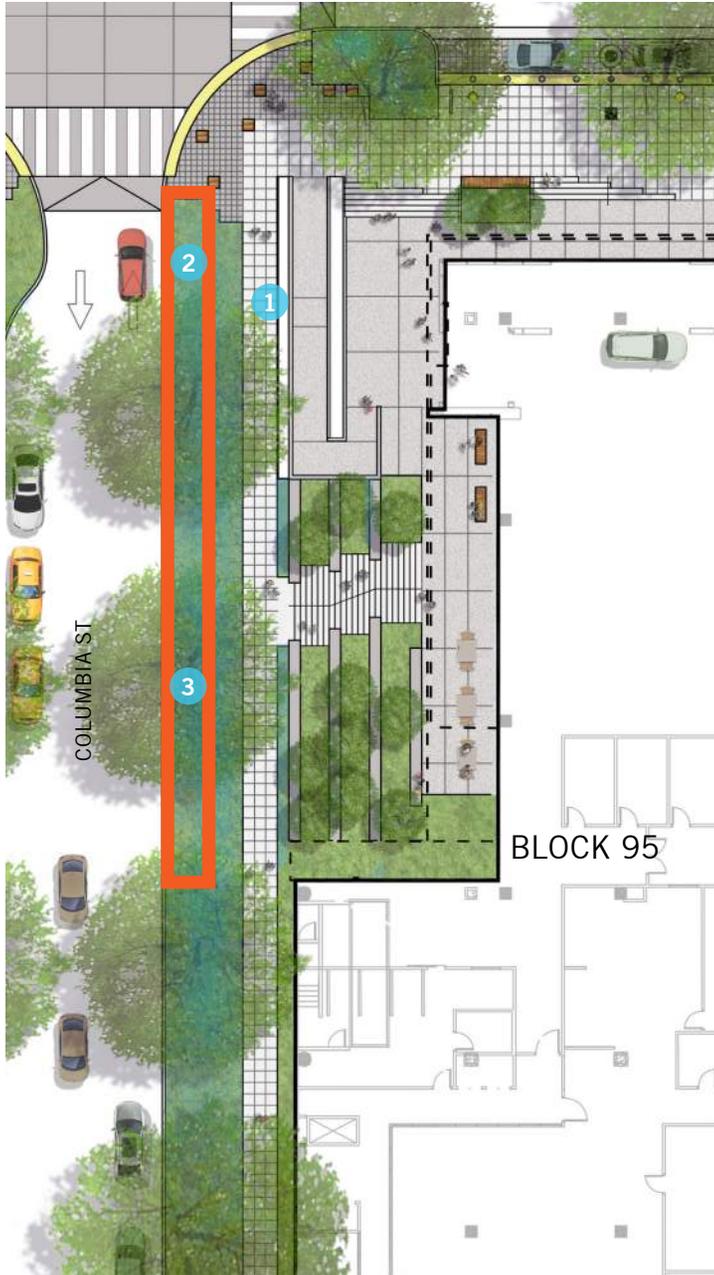
PUBLIC BENEFIT

1,600 SF of Open Space

- 1 Expanded Planting Area and Sidewalk Garden
- 2 Sidewalk
- 3 Street Trees



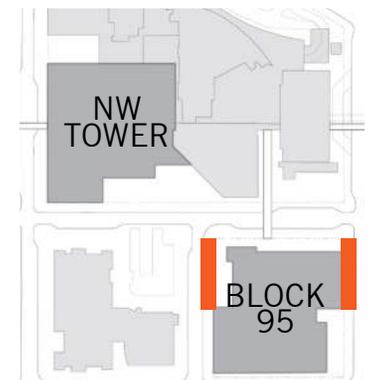
COLUMBIA AND CHERRY ST ENHANCED ROW



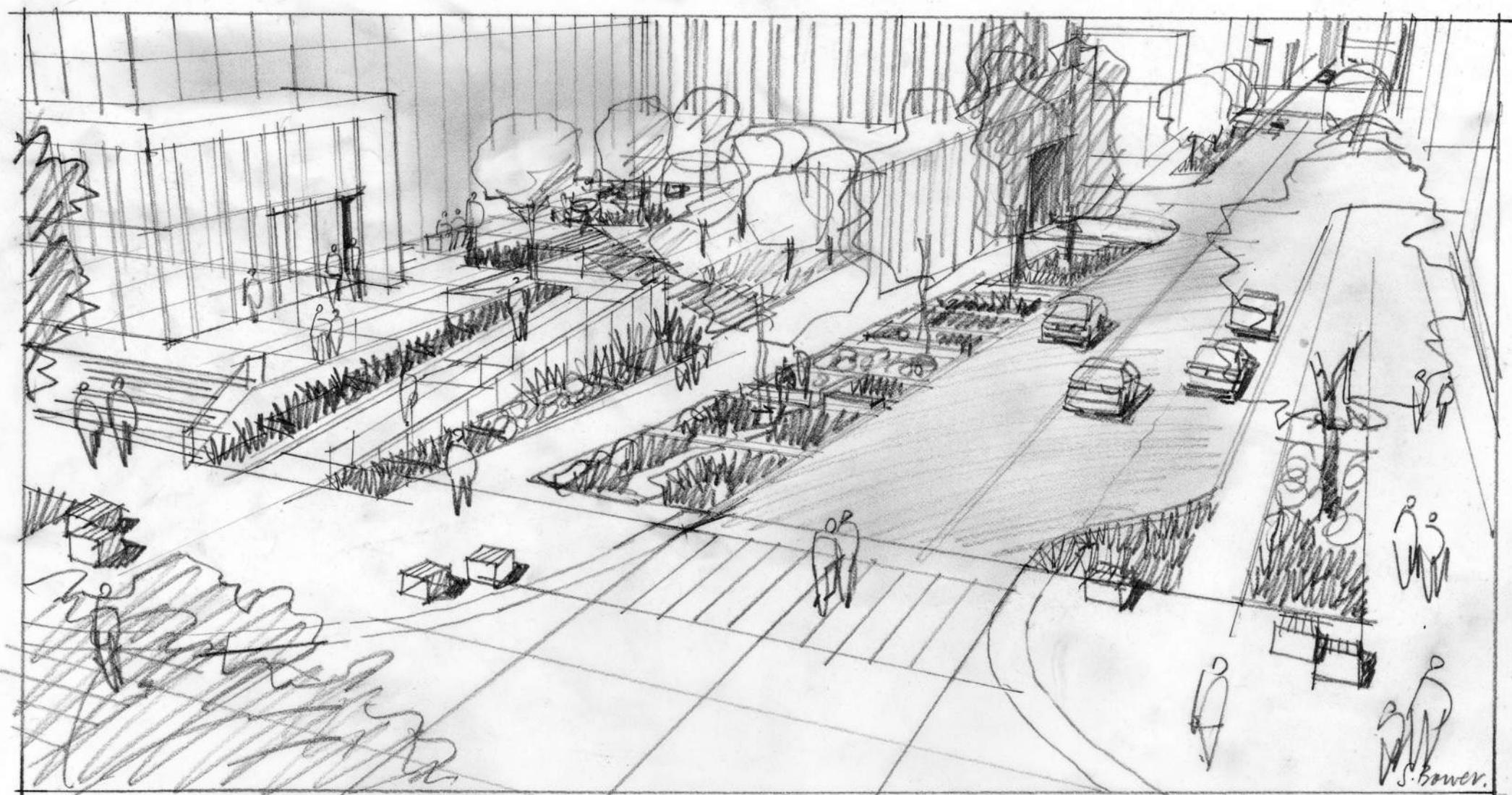
PUBLIC BENEFIT

1,540 SF of Planting

- 1 Sidewalk
- 2 Stormwater Planting
- 3 Street Tree



COLUMBIA STREET ENHANCED ROW



PUBLIC ART PROGRAM



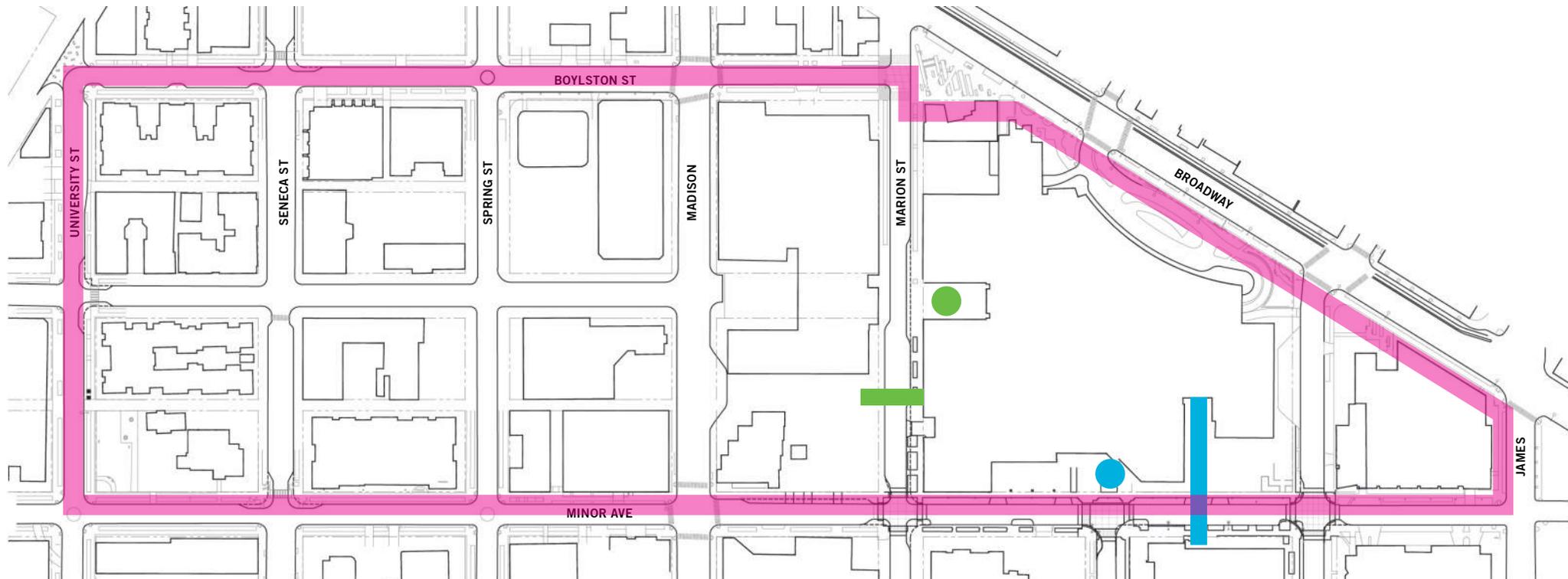
Example artwork

PUBLIC ART PROGRAM

PUBLIC BENEFIT SUMMARY

- Public Art Program

- Swedish Mile
- Minor Ave Garden
- Marion St Garden
- Minor Ave Skybridge
- Marion St Skybridge



PROCESS

- Build on established and well-recognized Swedish Art Program through engaging local artists to implement exterior publicly accessible artwork.
- 4Culture is engaged to manage selection process for the project Public Art Program Manager. Selection complete by January 2016.
- Public Art Program Manager will lead a committee of volunteers to select artists for defined projects. Focus on local artists from the Pacific Northwest. Artists will be engaged with design team in Spring 2016.
- Artists will present proposals to Swedish committee and members of the PAAC for review and approval.

PROJECT / SCHEDULE

- The Swedish Mile Integrated Artwork / January 2016
- Minor Ave Skybridge / Spring 2016
- Minor Ave Healing Garden / Spring 2016
- Marion St Skybridge / Spring 2016
- Marion St Shade Garden / Spring 2016

PEDESTRIAN SAFETY

PEDESTRIAN SAFETY



Minor and James



Boren and Cherry



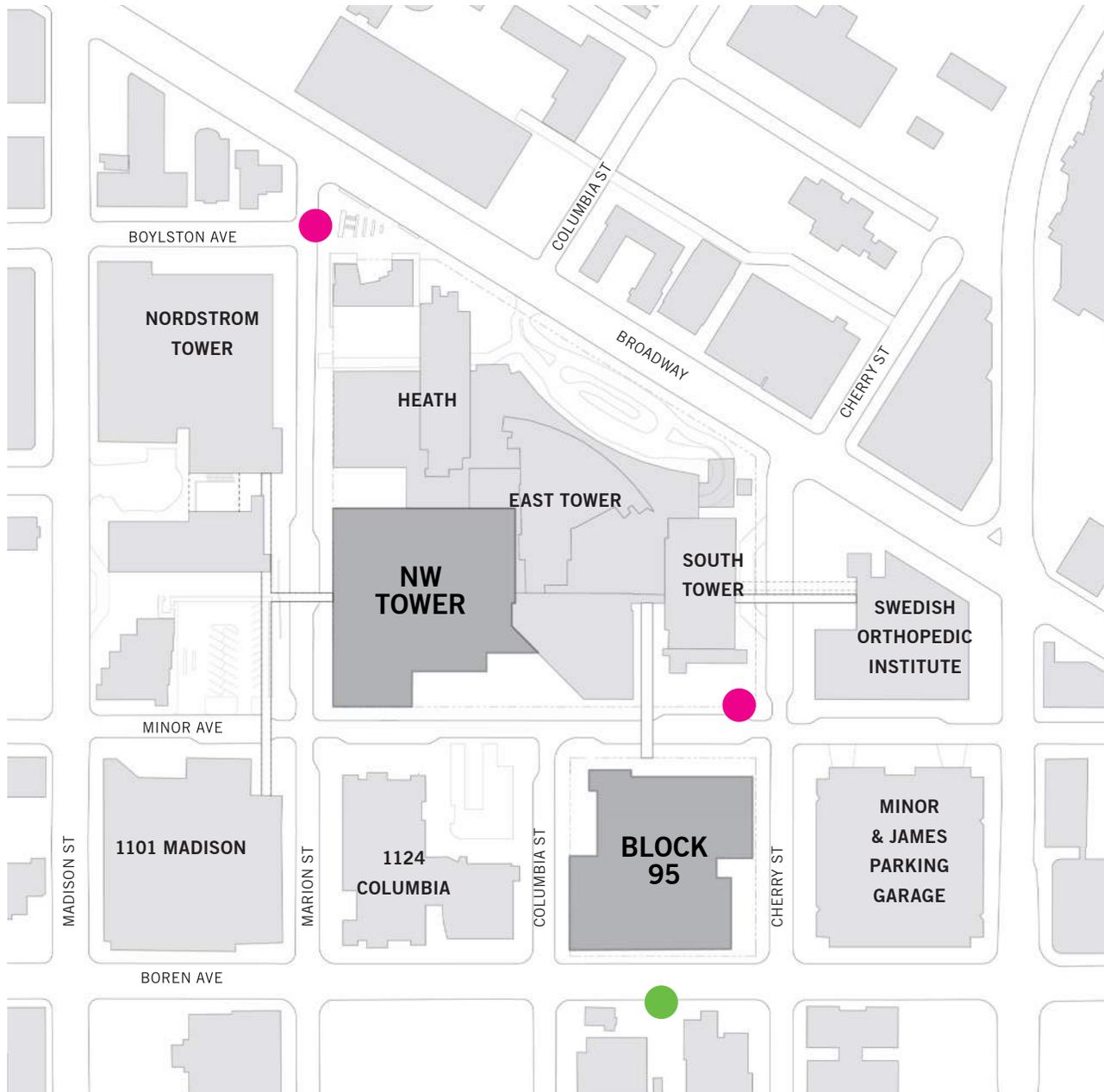
Minor Ave pedestrian lighting



Pedestrian-controlled signalized crossing

TRANSIT

TRANSIT



PUBLIC BENEFIT SUMMARY

- Bike Share Stations (2 total)
- Custom Bus Shelter on Boren Ave

LEGEND

- Bike Share Stations
- Custom Bus Shelter



BLOCK 95 ALLEY

The Swedish Mile

- Pedestrian crossings
- Sidewalks
- Street trees
- Landscape plantings
- Wayfinding/signage
- Concept Plan

Open Space

- First Hill Park - contribution towards improvements
- Minor Ave Voluntary Setback

Publicly Accessible Art

- The Swedish Mile

Pedestrian Safety

- Pedestrian controlled signal at Boren & Cherry
- Pedestrian controlled signal at Minor & James
- Pedestrian lighting

Transportation

- Bus Shelter
- Bike Share Stations

MINOR SKYBRIDGE

Open Space

- Minor Ave garden
- Minor Ave enhanced ROW

Publicly Accessible Art

- Skybridge
- Minor Ave garden

Pedestrian Safety

- Raised intersection at Minor St & Cherry St
- Raised intersection at Minor St & Columbia St

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- SkyBridge
- Marion St garden

Pedestrian Safety

- Raised intersection at Marion St mid-block
- Raised intersection at Marion St & Boylston Ave

MINOR TUNNEL

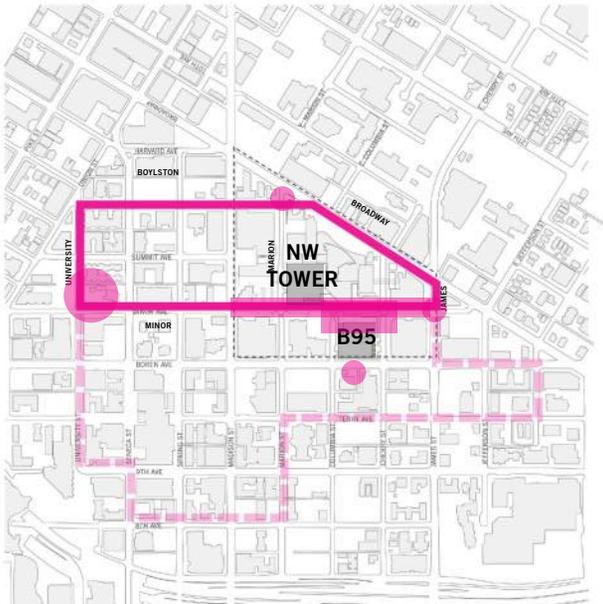
Open Space

- Cherry St enhanced ROW
- Columbia St enhanced ROW

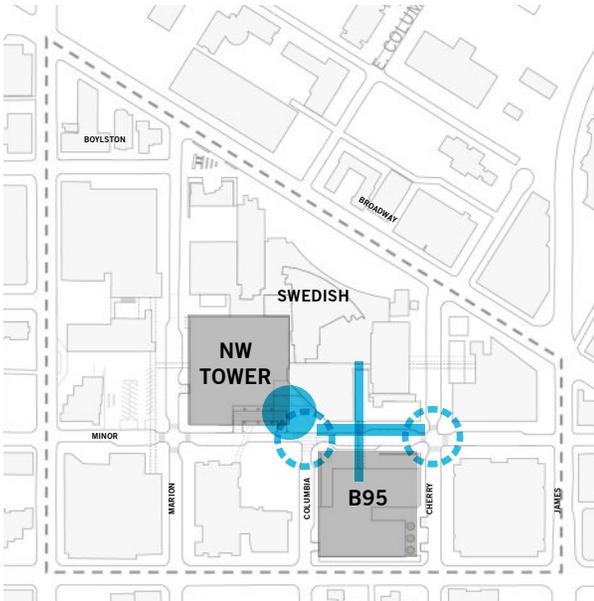
Pedestrian Safety

- Raised intersection at Minor St & Marion St

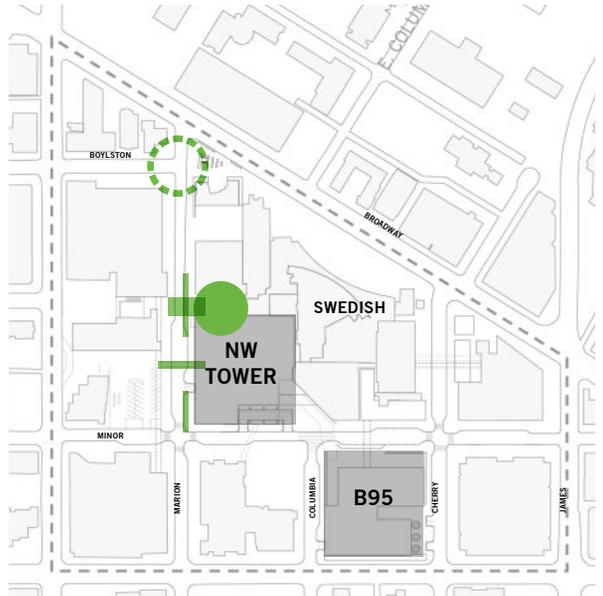
PUBLIC BENEFITS STRATEGY



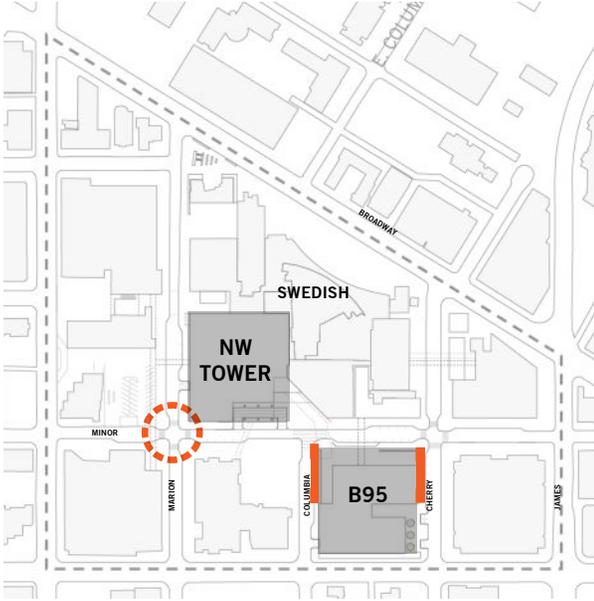
BLOCK 95 ALLEY VACATION



MINOR AVE SKYBRIDGE



MARION ST SKYBRIDGE



MINOR AVE TUNNEL

BLOCK 95 ALLEY VACATION

PUBLIC BENEFIT	DESCRIPTION	QUANTITY (APPROX)	CODE REQ'D	MIMP REQ'D
1 - The Swedish Mile	<i>Comprehensive improvements to a one mile walking loop within city ROW</i>	1 mile	None	None
	<i>open space and pedestrian crossing improvements</i>	11,000 SF		
	<i>sidewalk replacement</i>	3,700 SF		
	<i>seating elements</i>	150 LF		
	<i>new or replaced street trees</i>	38		
	<i>landscape plantings</i>	2,800 SF		
	<i>wayfinding/signage elements</i>	16		
	<i>Development of a Street Concept Plan for the Swedish Mile to be adopted by SDOT and DPD for the purposes of informing future development</i>	n/a		
2 - First Hill Park	<i>Contribution toward improvements to First Hill Park</i>	Budget TBD	None	None
3 - Minor Ave Voluntary Setback	<i>1,700 SF setback along the Minor Ave</i>	1,700 SF	None	None
	<i>landscape plantings</i>	700 SF		
	<i>seating elements</i>	40 LF		
	<i>trees</i>	3		
4 - Swedish Mile Integrated Art	<i>Work with selected artist as part of the approved Public Artwork Plan to identify and implement artwork along the Swedish Mile.</i>	Public Artwork Plan	None	None
5 - Pedestrian controlled signal at Boren and Cherry	<i>Pedestrian controlled signal at Boren & Cherry as approved by SDOT</i>	1	None	None
6 - Pedestrian controlled signal at Minor and James	<i>Pedestrian controlled signal at Minor & James as approved by SDOT</i>	1	None	None
7 - Pedestrian scale lighting along Minor Ave	<i>Pedestrian scale lighting along Minor Ave</i>	5	None	None
8 - Bike Share Stations	<i>Provide bike share stations at coordinated locations with Pronto bike share program</i>	2	None	None
9 - Metro transit shelter along Boren Ave	<i>Provide custom designed Metro transit shelter on west side of Boren Ave between Marion and Columbia</i>	1	None	None

MINOR AVE SKYBRIDGE

PUBLIC BENEFIT	DESCRIPTION	QUANTITY <i>(APPROX)</i>	CODE REQ'D	MIMP REQ'D
1 - Minor Ave Garden	<i>3,200 SF of publicly accessible open space directly adjacent to Minor Ave</i>	<i>3,200 SF</i>	<i>None</i>	<i>None</i>
	<i>1,500 SF of planting area</i>			
	<i>110 LF of seating elements</i>			
	<i>7 trees</i>			
2 - Minor Ave Improvements	<i>3,700 SF of expanded pedestrian streetscape</i>	<i>3,700 SF</i>	<i>None</i>	<i>None</i>
	<i>1,600 SF of planting area</i>			
	<i>2,100 SF of sidewalk replacement</i>			
	<i>30 LF of seating elements</i>			
	<i>6 pedestrian light fixtures</i>			
	<i>4 trees</i>			
3 - Publicly Accessible Art - Minor Ave Skybridge	<i>Work with selected artist on design of Minor Ave skybridge</i>	<i>Artist engaged in winter 2016</i>	<i>None</i>	<i>None</i>
3 - Publicly Accessible Art - Minor Ave Garden	<i>Work with selected artist on significant artwork element in proposed Minor Ave garden open space</i>	<i>Artist engaged in winter 2016</i>	<i>None</i>	<i>None</i>
5 - Minor and Cherry Intersection	<i>Raised intersection and sidewalk to enhance pedestrian safety</i>	<i>6,800 SF</i>	<i>None</i>	<i>None</i>
6 - Minor and Columbia Intersection	<i>Raised intersection and sidewalk to enhance pedestrian safety</i>	<i>4,800 SF</i>	<i>None</i>	<i>None</i>

MARION ST SKYBRIDGE

PUBLIC BENEFIT	DESCRIPTION	QUANTITY <i>(APPROX)</i>	CODE REQ'D	MIMP REQ'D
1 - Marion St Garden	<i>5,300 SF of publicly accessible open space directly adjacent to Marion St</i>	<i>5,300 SF</i>	<i>None</i>	<i>None</i>
	<i>2,300 SF of planting area</i>			
	<i>75 LF of seating elements</i>			
	<i>Landscape pedestrian lighting to 1/2 fc</i>			
	<i>12 Trees</i>			
2 - Marion St Improvements	<i>1,600 SF of expanded pedestrian streetscape</i>	<i>3,700 SF</i>	<i>None</i>	<i>None</i>
	<i>300 SF of planting area</i>			
	<i>1,300 SF of sidewalk</i>			
	<i>64 LF of seating elements</i>			
	<i>7 pedestrian light fixtures</i>			
3 - Publicly Accessible Art - Marion Skybridge	<i>Work with selected artist on Minor Ave skybridge</i>	<i>Artist engaged in winter 2016</i>	<i>None</i>	<i>None</i>
3 - Publicly Accessible Art - Marion St Garden	<i>Work with selected artist on significant artwork element in proposed Marion St garden open space</i>	<i>Artist engaged in winter 2016</i>	<i>None</i>	<i>None</i>
5 - Marion St Mid-Block Crossing	<i>Raised intersection and sidewalk to enhance pedestrian safety</i>	<i>3,000 SF</i>	<i>None</i>	<i>None</i>
6 - Marion and Boylston Intersection	<i>Raised intersection and sidewalk to enhance pedestrian safety</i>	<i>3,100 SF</i>	<i>None</i>	<i>None</i>

MINOR TUNNEL

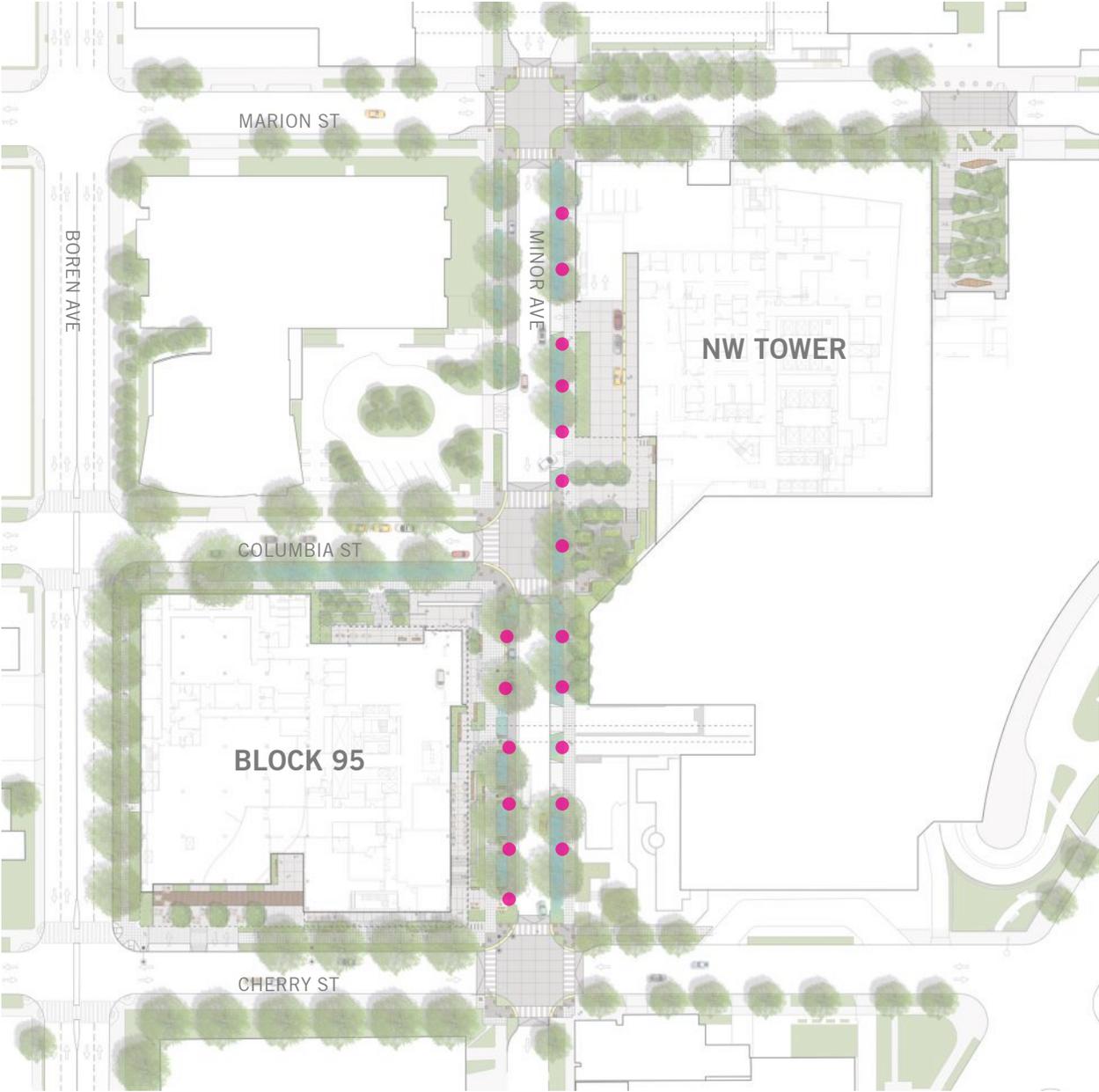
PUBLIC BENEFIT	DESCRIPTION	QUANTITY <i>(APPROX)</i>	CODE REQ'D	MIMP REQ'D
1 - Cherry St Improvements	<i>560 SF of rain garden plantings and public seating areas</i>	<i>560 SF</i>	<i>None</i>	<i>None</i>
	<i>500 SF of rain garden planting area</i>			
	<i>60 LF of seating area</i>			
	<i>12 LF of seating elements</i>			
	<i>3 Trees</i>			
2 - Columbia St Improvements	<i>980 SF of rain garden plantings and public seating areas</i>	<i>3,700 SF</i>	<i>None</i>	<i>None</i>
	<i>900 SF of rain garden planting area</i>			
	<i>60 LF of seating area</i>			
	<i>12 LF of seating elements</i>			
	<i>3 Trees</i>			
3 - Minor and Marion Intersection	<i>Raised intersection and sidewalk to enhance pedestrian safety</i>	<i>6,500 SF</i>	<i>None</i>	<i>None</i>

WAYFINDING

MINOR STREETScape

LEGEND

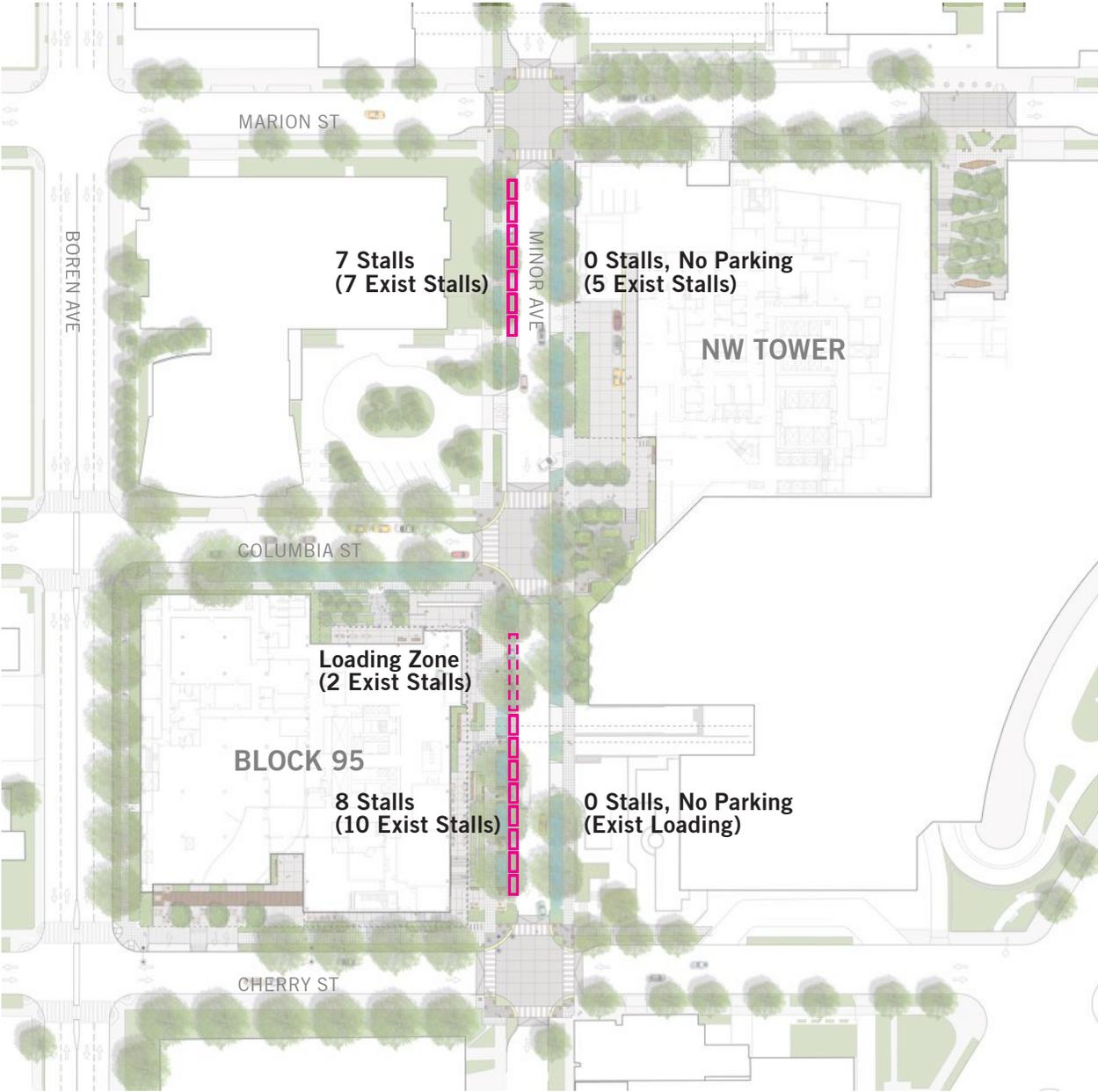
● Pedestrian Street Light



MINOR TRAFFIC FLOW

LEGEND

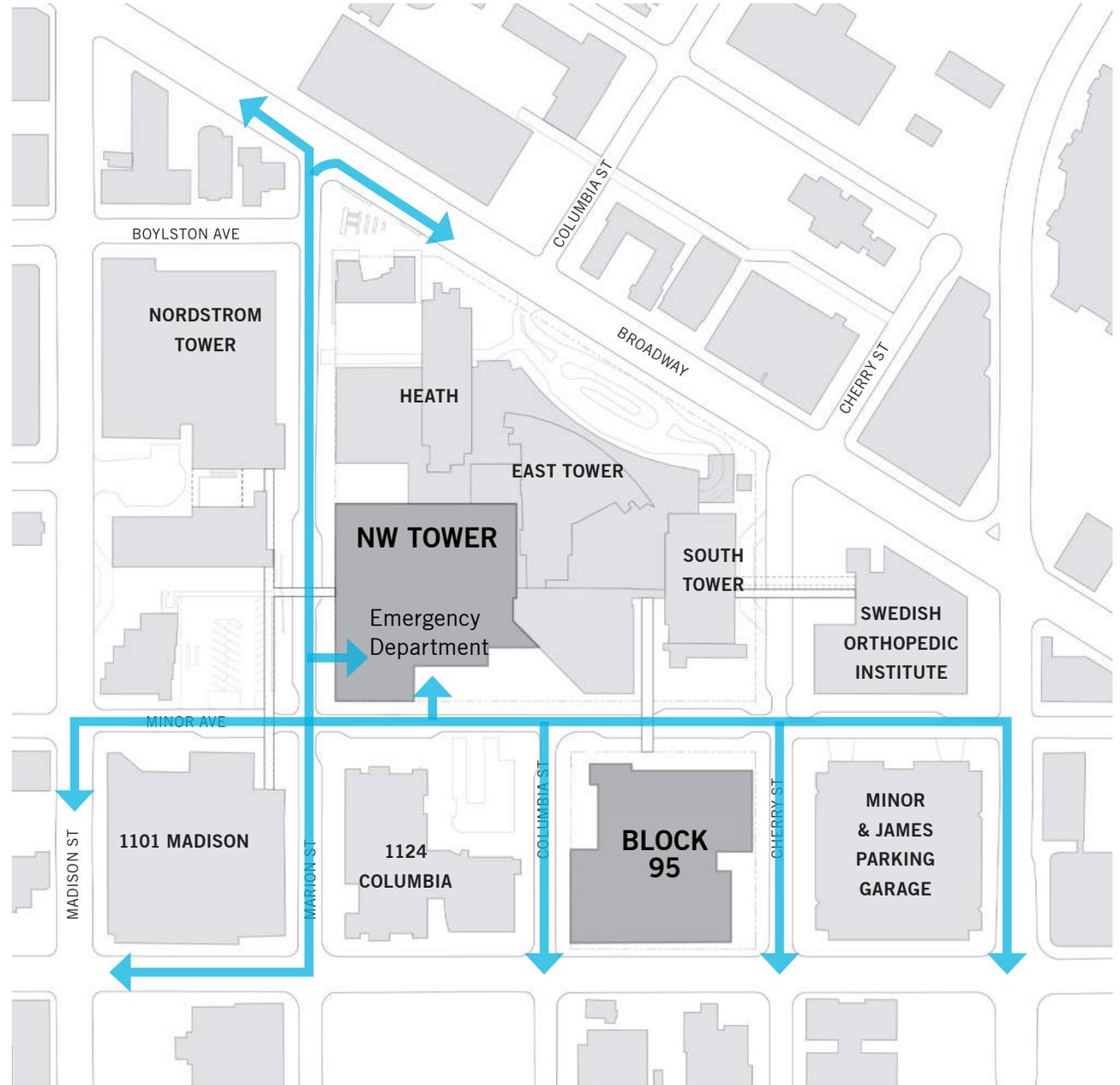
-  Parking Stall
-  Loading Zone



EMERGENCY VEHICLE ROUTES

LEGEND

 Emergency Vehicle Routes



SERVICE ACCESS

LEGEND

-  Larger Trucks
-  Smaller Trucks/Cars

