

# SWEDISH CHERRY HILL 18TH AVENUE SITE

June 13, 2018



# CONTENTS

## 18TH AVENUE SITE

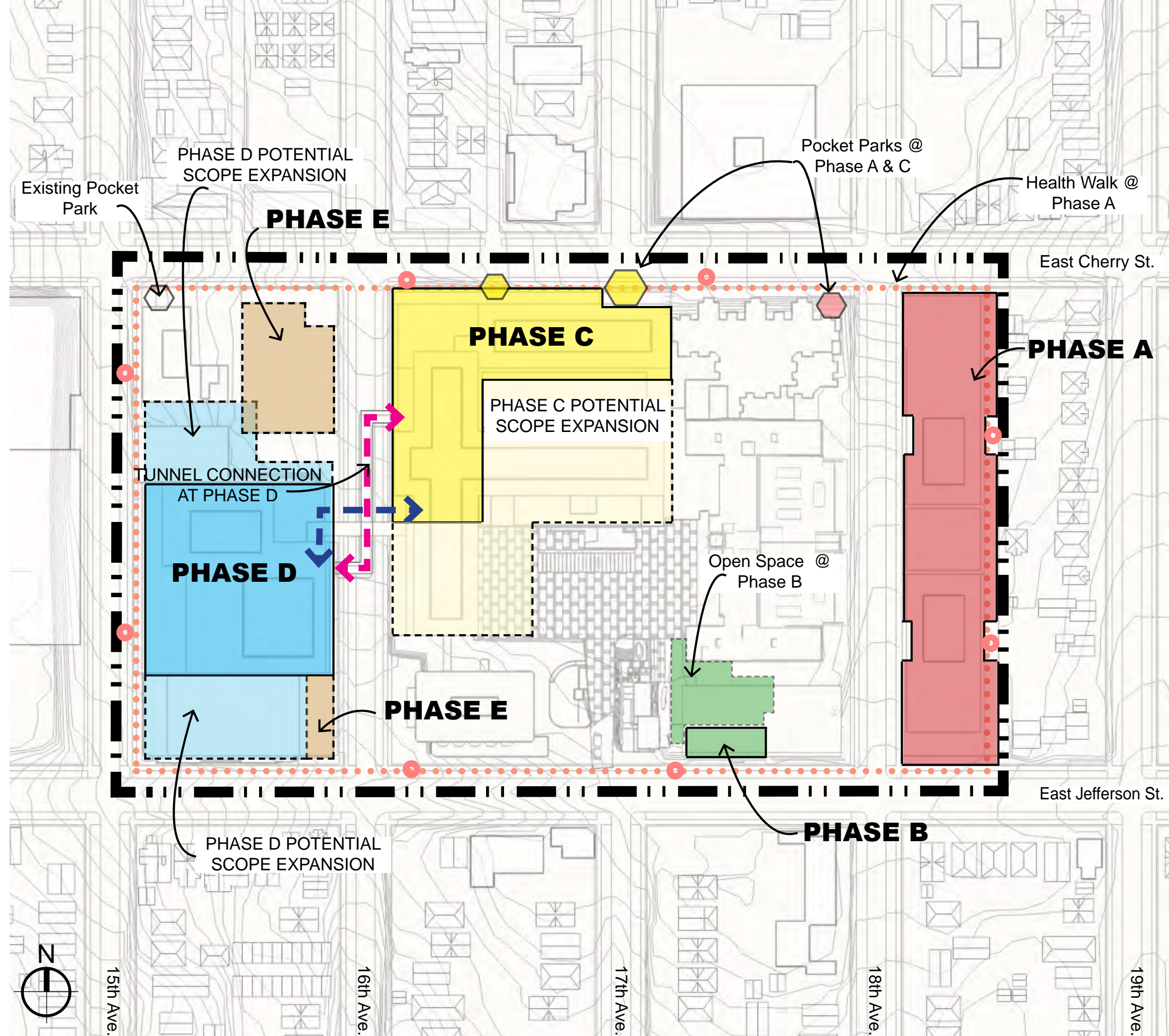
### 01 MIMP Development Standards

- MIMP Development Plan
- Site Plan + Section

### 02 MIMP Design Guidelines

- Intent
- General Guidelines
- Street Frontage
- Connection to the Street
- Entrances
- Parking and Vehicle Access
- Screening
- Architectural Character
- Secondary Architectural Features
- Architectural Elements and Features

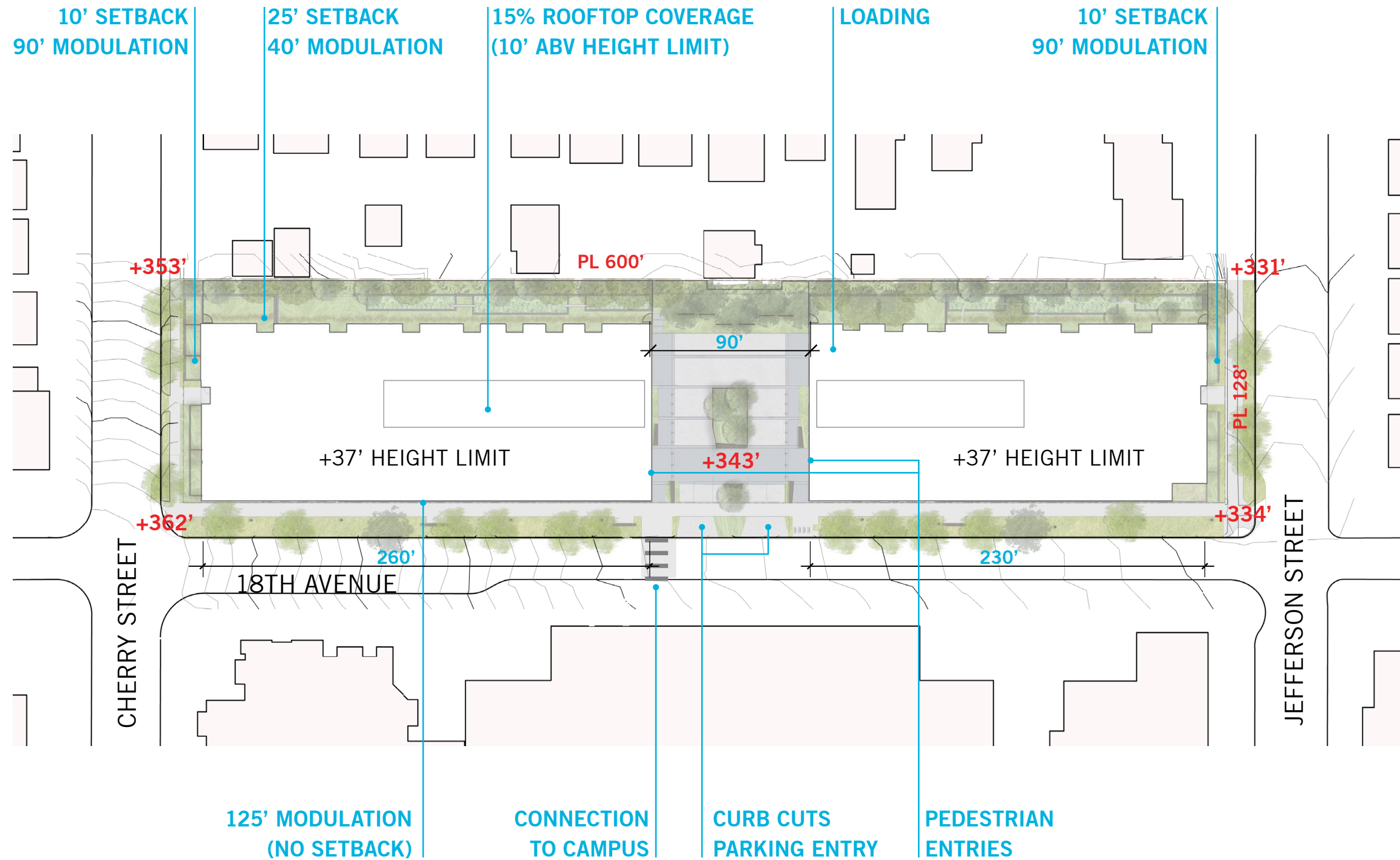
# MIMP DEVELOPMENT STANDARDS (MIMP page 65)



# MIMP DEVELOPMENT STANDARDS

## 18th Avenue Site Plan

- Setbacks (p. 26-28)
- Landscaping (p. 41-42)
- Open Space (p. 44-45)
- Entries (p. 47-48)
- Heights (p. 37-38, 52-55)
- Parking (p. 58-59)
- Loading (p. 61)



# 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

## B1.1.1 Statement of Intent

The hospital campus shall be both a healing environment for patients, families, visitors, and the care teams and complement aesthetic goals of the neighborhood.

- from Appendix H p. 147



*Campus Entry*

# MIMP DESIGN GUIDELINES

## B1.1.2 General Guidelines

- Promote design excellence
  - Acknowledge the character of surrounding single-family residential, multi-family and educational use areas at each edge.
  - Use a compatible palette, texture, and color of building materials to unify the hospital campus.
  - Use landscaping to soften and enhance outdoor spaces and screen utilities, and other more functional elements
  - Eliminate blank walls
  - Respect the historic context
- from Appendix H p. 148



*Campus along 18th Avenue*

# MIMP DESIGN GUIDELINES

## B1.1.2 General Guidelines



*Neighborhood Examples / MIMP p. 148*



# MIMP DESIGN GUIDELINES

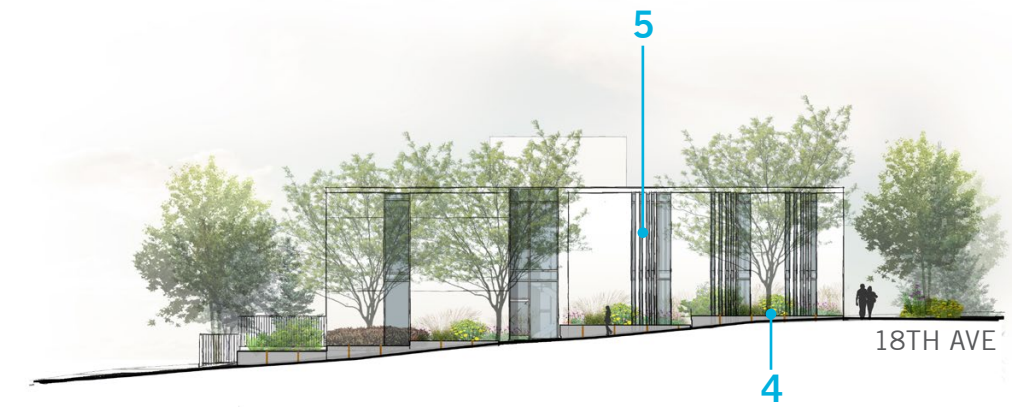
## B1.1.3 Street Frontage Edge Guidelines

- Design open spaces and pocket parks adjacent to Street Fronts to be inviting, open and complementary to adjacent street frontage uses.

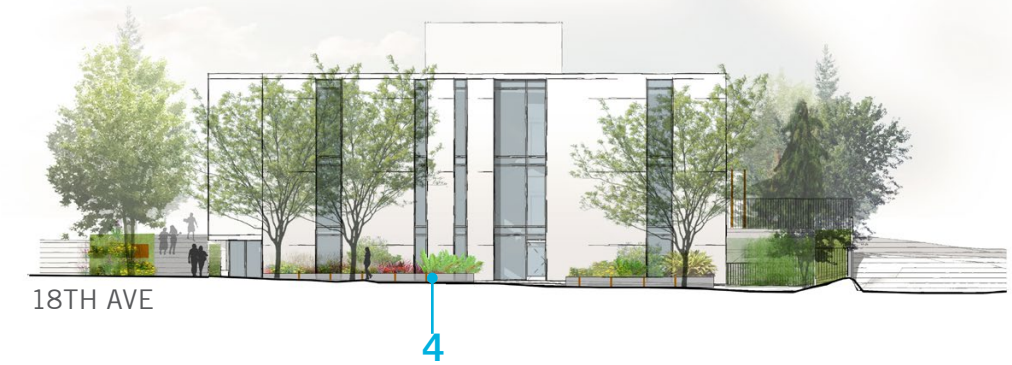
Considerations:

- Use a combination of the following architectural treatments to enhance Street Fronts: architectural features and detailing such as railings and balustrades, awnings or canopies, decorative pavement, decorative lighting, seats, planter boxes, trellises, artwork, and campus wayfinding signs.

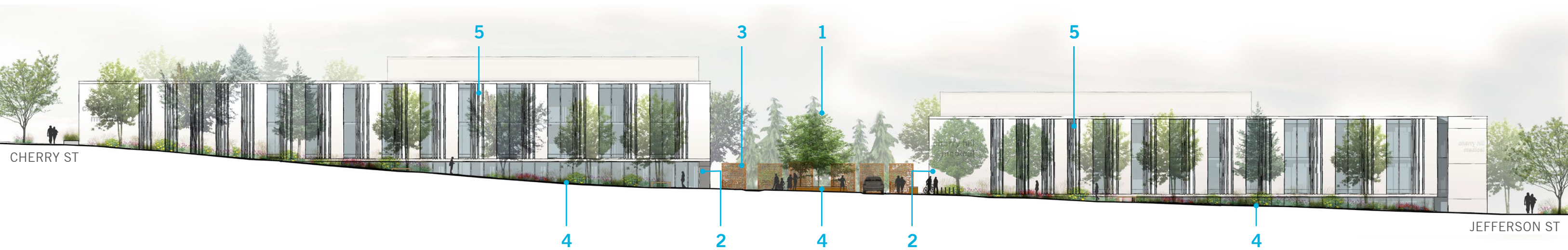
- from Appendix H p. 149



*Cherry Street Elevation*

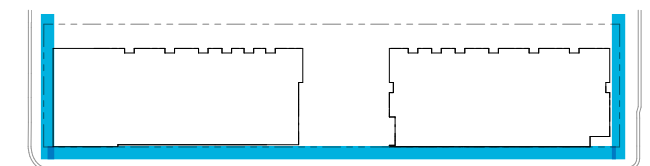


*Jefferson Street Elevation*



*18th Avenue Elevation*

- 1 Entry Plaza
- 2 Covered Entries
- 3 Art Screens
- 4 Planting
- 5 Vertical Screen



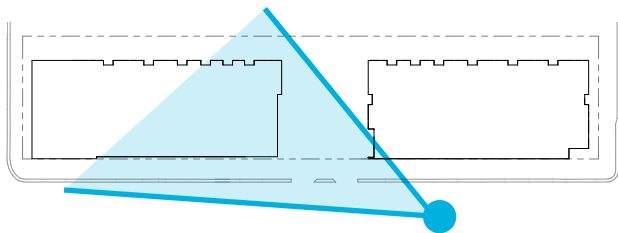
## MIMP DESIGN GUIDELINES

### B1.1.4 Connection to the Street Guidelines

- Identify opportunities for the project to make a strong connection to the street and ensure that the building will interact with the street.
- Increase street level transparency to the greatest extent that is appropriate given abutting uses.

Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) in siting and designing building elements to engage the street.

- from Appendix H p. 149



PERKINS+WILL



1811 Avenue F

# MIMP DESIGN GUIDELINES

## B1.1.5 Public Entrances and Access Points Guidelines

- Design public entrances to promote intuitive wayfinding
- Design public entrances to include elements that engage and emphasize the pedestrian experience, including increased transparency
- Design entrances and other pedestrian features to encourage staff to use sidewalk level crossings between buildings where appropriate

Landscaping, artwork and detailing can define primary entrances and access points to create a sense of arrival and place. Primary access points are transition locations that identify entry or departure points for pedestrians and vehicles. They may also identify public building entrances or the beginning of public pathways that cross the hospital campus. These locations are place-making opportunities.

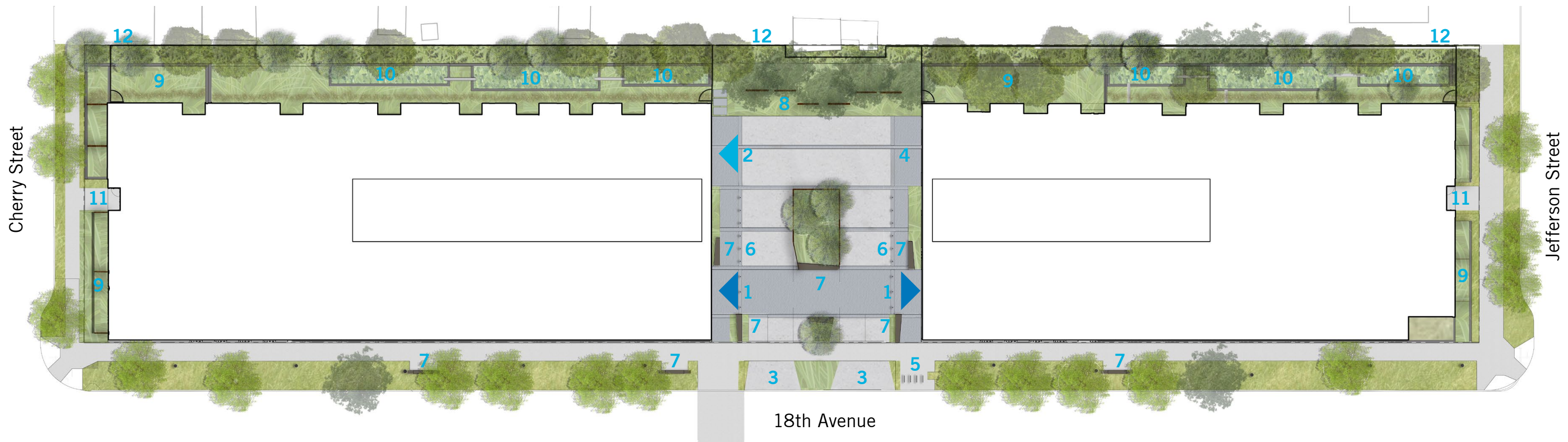
Create:

- Distinctive architectural elements, landscaping and signage at primary public entrances and access points to provide visual emphasis and ease of identification.
- Treat pedestrian and vehicular entrances separately.
- Wayfinding that clearly identifies building entries, pathways, and public gardens and pedestrian-scaled signage.
- Develop and maintain a wayfinding plan that shows pedestrian pathways through the campus, bicycle routes, bicycle parking, short term visitor and disabled parking locations.
- Wayfinding that directs staff and patients between Cherry Hill and First Hill campuses and to Seattle University and the First Hill Streetcar.

- from Appendix H p. 150

### LEGEND

- 1 Pedestrian Entry
- 2 Parking Entry
- 3 Vehicle Entry / Exit
- 4 Loading
- 5 Bicycle Parking
- 6 Drop-off
- 7 Bench
- 8 Art Screens
- 9 Planting
- 10 Bioretention Planters
- 11 Building Exit
- 12 Fence



# MIMP DESIGN GUIDELINES

## B1.1.8 Parking and Vehicle Access Guidelines

- Organize vehicle movement and parking to facilitate efficient and safe flow of traffic.
- Promote safety for bike, pedestrian and transit use at any vehicle access points
- Minimize the size and breach of street frontages devoted to curb-cuts and entrances to garages
- Design vehicular access and parking facilities to optimize operational functionality and contribute to desired hospital character. Design Street Frontage Edges to direct vehicle movements, mark access points to the campus, and promote safety for bike, pedestrian and transit users.

Consider use of:

- Vehicle wayfinding using signage and directions to facilitate orderly movements to and from the hospital campus.
- Shielding to limit lighting and noise impacts on adjacent properties
- Consolidated wayfinding signage to reduce visual clutter.
- Green screens and vertical plantings on the facades of existing above-grade parking
- Shielding/screening of commercial loading zones

- from Appendix H p. 155

### LEGEND

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



# MIMP DESIGN GUIDELINES

## B1.1.8 Parking and Vehicle Access Guidelines



## MIMP DESIGN GUIDELINES

### B1.2.4 Screening Guidelines

- Where necessary, use screening sensitively to soften noise and visual impacts to adjacent properties.

Landscaping, fencing and walls can serve as screens to block views of the hospital campus buildings, of loading and utility areas, lighting, parking and functional hospital components. Control sound with screen walls. Soften the appearance of walls with plantings.

Consider use of:

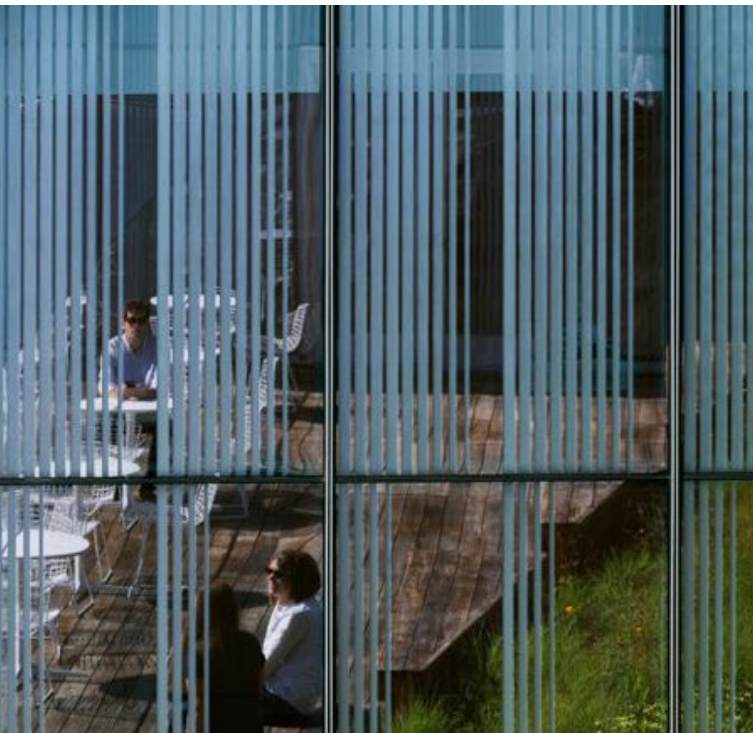
- Planted visual screens.
- Barrier walls to reduce noise impacts on adjacent residential neighbors.
- Semi-transparent fence systems to minimize screen mass, in combination with plantings.
- Green screens and vertical plantings, especially along blank facades.

*- from Appendix H p. 157*



# MIMP DESIGN GUIDELINES

## B1.2.4 Screening Guidelines



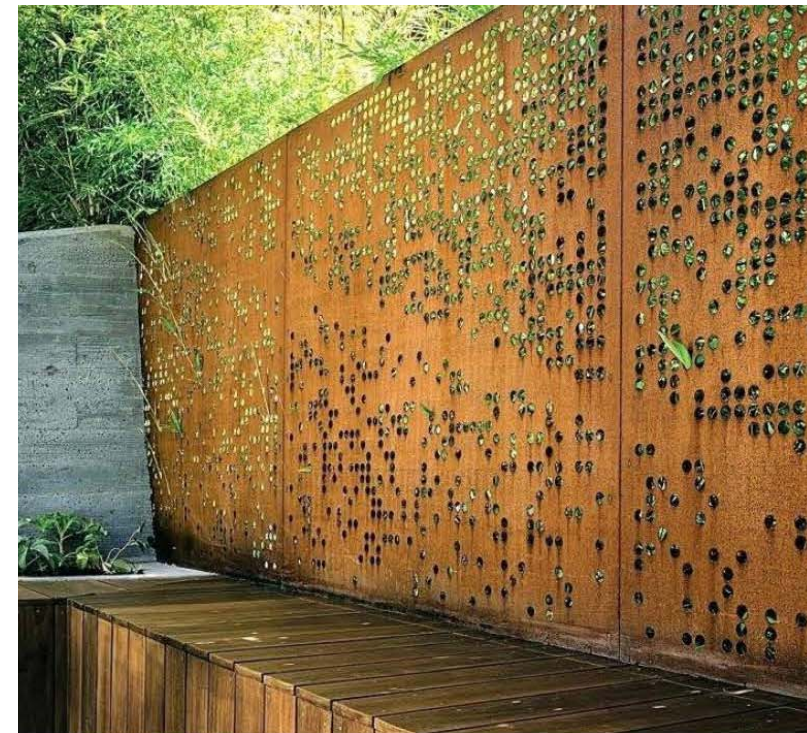
Patterned Glass



Maintenance Path



Planting



Plaza Screens



Security Fence



Planting + Trees

# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.1 Height, Bulk and Scale

#### B2.1.1 Statement of Intent:

Design buildings with materials that help visually reduce the scale and form of the buildings into smaller scaled elements and that complement the existing historic architecture and neighboring structures within the same visual field.

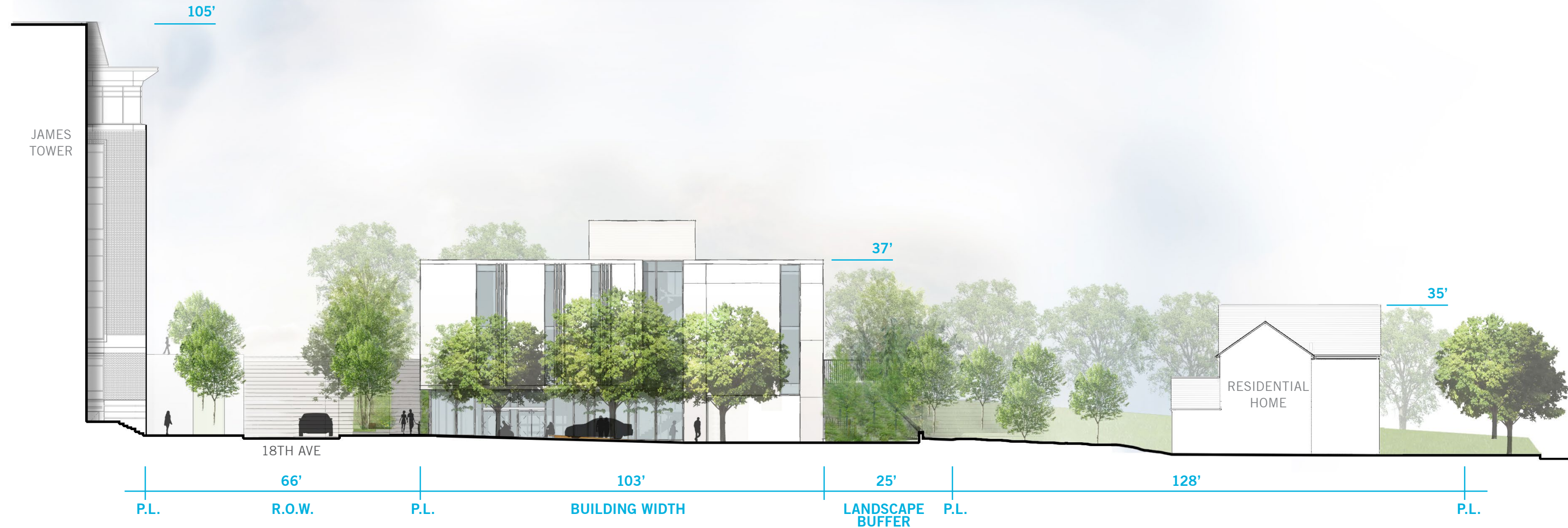
- *Appendix H p. 160*





# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character



### B2.1 Height, Bulk and Scale

#### B2.1.2 General Guidelines:

- Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- Consider creating recesses or indentations in the building envelope; adding facade details that create shadows along the surface.
- Punched or projecting windows, porches, canopies or other elements; and/or highlighting building entries.
- Consider stepping down the building to reduce the mass of the building.

- from Appendix H p. 160

# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.1 Height, Bulk and Scale

#### B2.1.2 General Guidelines:

##### Definition of Scale

Pedestrian Scale - Include elements at the personal street level.

- Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
- Pay special attention to the ground floor of the building in order to maximize opportunities to engage the pedestrian and enable an active, transparent, and vibrant street front.

*- from Appendix H p. 160*



# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.1 Height, Bulk and Scale

#### B2.1.2 General Guidelines:

Protect Privacy for adjacent residences

- Design fenestration (windows) and balconies or other outward looking features, to minimize viewing from the campus buildings into adjacent residences

*- from Appendix H p. 160*



**MIMP DESIGN GUIDELINES**  
B2.0 Architectural Character



**Material Examples:** *Patterned Glass Exterior*



*Patterned Glass Exterior*



*Patterned Glass Interior View*

# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.1 Height, Bulk and Scale

#### B2.1.2 General Guidelines:

Street Scale - Include elements within one's field of vision along the street level.

- Regular placement and composition of street tree planting.
- Consistent architectural treatment of facades, but not necessarily uniform.
- Setback of building facades above the first couple of floors.

Building Block Scale - Include elements that are viewed from a block away. Large scale building elements generally outside cone of vision at distance less than 150 feet.

Design visual interest with:

- Articulation of facades
- Fenestration patterns and details that can be perceived at 200-400 feet
- Composition in terms of proportion and rhythm
- Material and color variety with complementary aspects considered
- Large scale architectural features that add variety

- from Appendix H p. 161



18th Avenue Renderings



# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.1 Height, Bulk and Scale

#### B2.1.2 General Guidelines:

Design building from multiple viewpoints

- Rooftop appearance
- Street level facades
- Internal campus views

Consider use of:

- A palette of compatible materials to divide areas of large forms into smaller shapes that are in scale with surrounding structures; including but not limited to windows, curtain walls, metal panels, retail frontages, glass and brick.
- Articulated building volume by setting wall planes back or forward to create shadows or break up long expanses of building walls.
- Landscaping to reduce the visible building area, and change finish materials to reduce large fields of like materials on building surfaces.

#### B2.1.3 Architectural and Facade Composition Guidelines:

- Design all building facades and visible roofs considering the composition and architectural expression of the building as a whole.

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- bus stops
- community use retail (Health club)
- green walls, landscaped areas or raised planters;
- wall setbacks or other wall modulations
- display windows; trellises or other secondary elements;
- art as appropriate to area zoning and uses
- terraces and landscaping where retaining walls above eye level are unavoidable
- murals

- from Appendix H p. 161-162



18th Avenue Elevation

# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character



*Neighborhood Examples / MIMP p. 148*

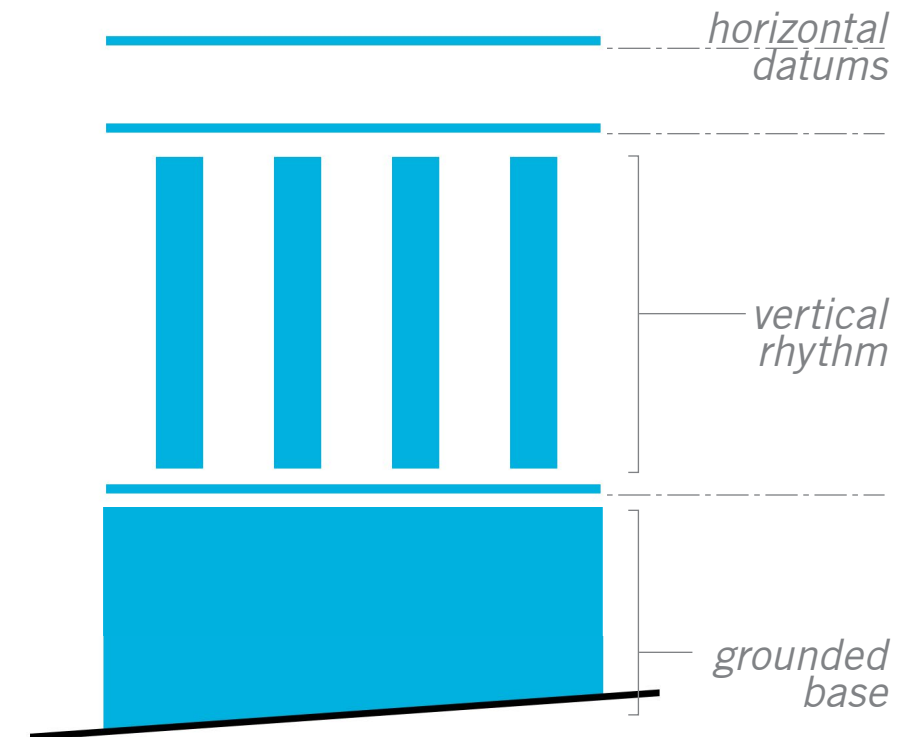
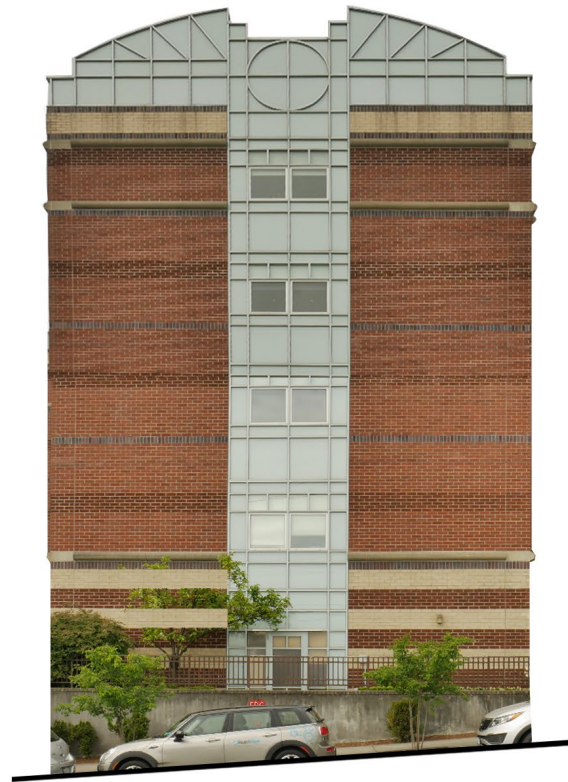
# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

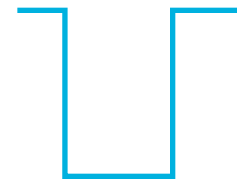
JAMES TOWER  
(1910)

EAST TOWER  
(1989)

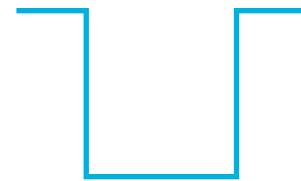
JAMES TOWER  
(2005)



*interrupted facade  
to express program  
(material+scale  
change)*



*interrupted facade  
to express program  
(material+scale  
change)*



*interrupted facade  
to express program  
(recessed entry)*

*Diagram of Campus Character*



# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

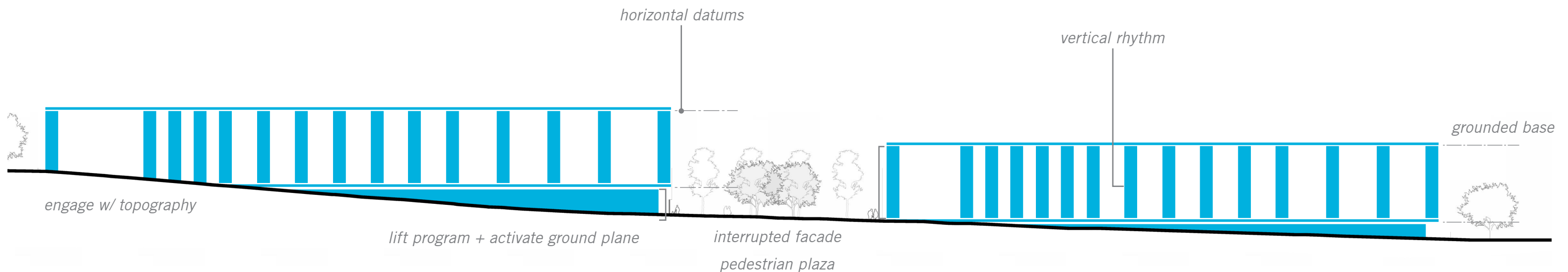
### B2.1.4 Secondary Architectural Feature Guidelines:

- Modulation shall be achieved by stepping back or projecting forward sections of the building facades. Modulation shall be perceivable at the building block scale.
- Visual Depth and Interest: Add depth to facades where appropriate by incorporating canopies, awnings, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life. Detailing may include features such as distinctive door hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
- Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

- Fit With Neighboring Buildings Use design elements to achieve a successful fit between a building and its neighbors, such as:
  - considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials.
  - using trees and landscaping to enhance the building design and fit with the surrounding context.
  - creating a well-proportioned base, middle and top to the building in locations where this might be appropriate.

Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

- from Appendix H p. 162-163



18th Avenue Diagram

# MIMP DESIGN GUIDELINES

## B2.0 Architectural Character

### B2.2 Architectural Elements and Features

#### B2.2.1 Statement of Intent:

Integrate new buildings with the existing architecture to establish a new cohesive whole for the campus.

#### B2.2.2 Color and Material Guidelines:

Overall, the architecture should use materials that achieve a backdrop for building entries and public spaces on the Street Front Edges.

Architectural design should be visually integrated with existing campus while mitigating visual impacts to surrounding residential neighborhood. Consider use of:

- Compatible palette of materials which is visually harmonious and applied across the entire campus.
- Materials such as masonry, glass, metal and wood to celebrate building entries or public spaces which complement their function and use.
- Building forms and treatment of building edges that are scaled to relate to surrounding buildings.

- Accent lighting, landscaping and other features to highlight and give definition to the architecture.
- Design and build new buildings with high-quality, attractive, durable materials aesthetically appropriate to the hospital and the neighborhood.
- Design elements that are compatible with documents such as “Green Guidelines for Healthcare”.

Consider use of:

- Color palette selected according to relationships to other nearby buildings.
- Reusable and sustainable building materials where feasible, incorporated into the design and acquired from regional producers and manufacturers.
- Low reflective or glare-reducing materials to minimize visual impact on adjacent properties.
- Nighttime light transmission reducing element.

- from Appendix H p. 164



1 Glass / Spandrel



2 Patterned Glass



3 Window Mullions



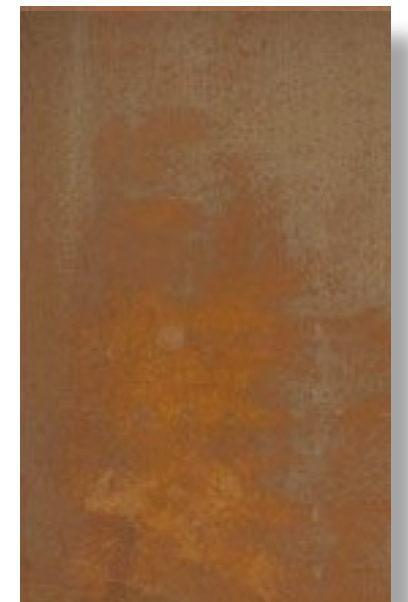
4 Precast Concrete



5 Terracotta



6 Metal Screen



7 Weathered Steel

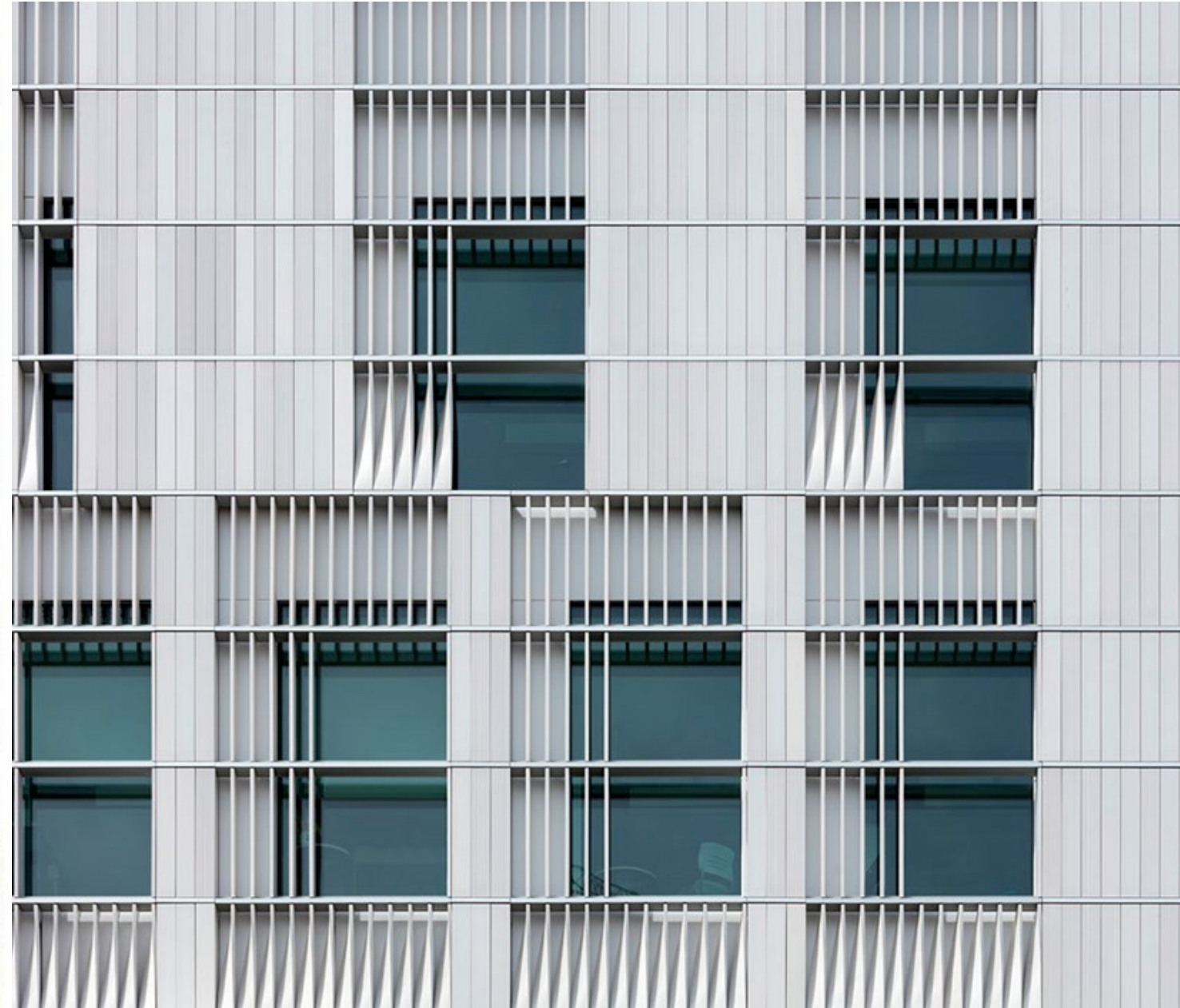
**MIMP DESIGN GUIDELINES**  
B2.0 Architectural Character



Material Examples: *Precast Concrete*



*Patterned Glass*



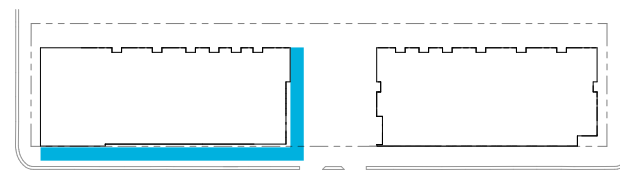
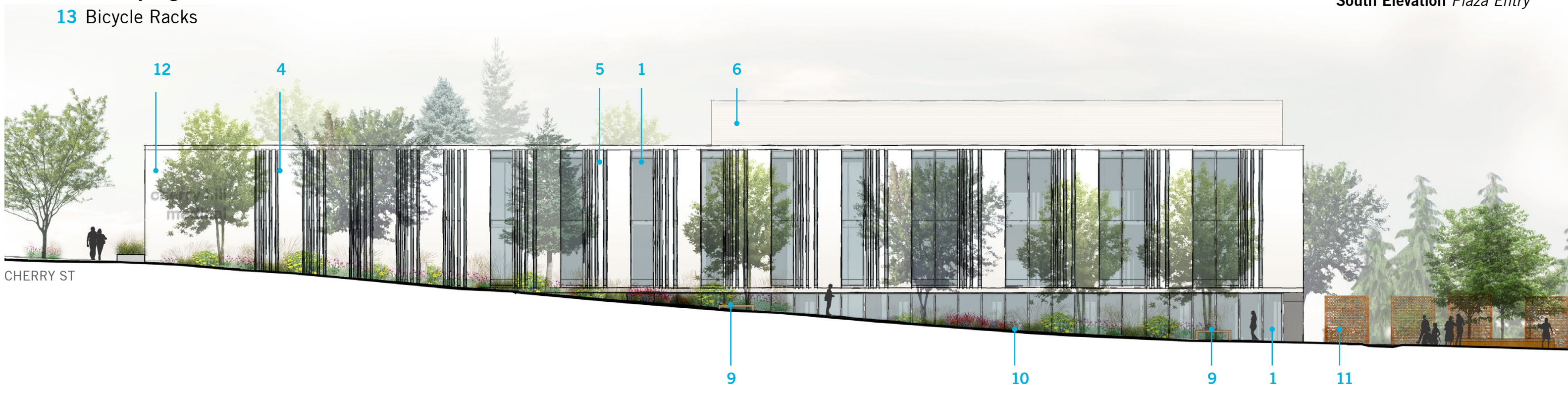
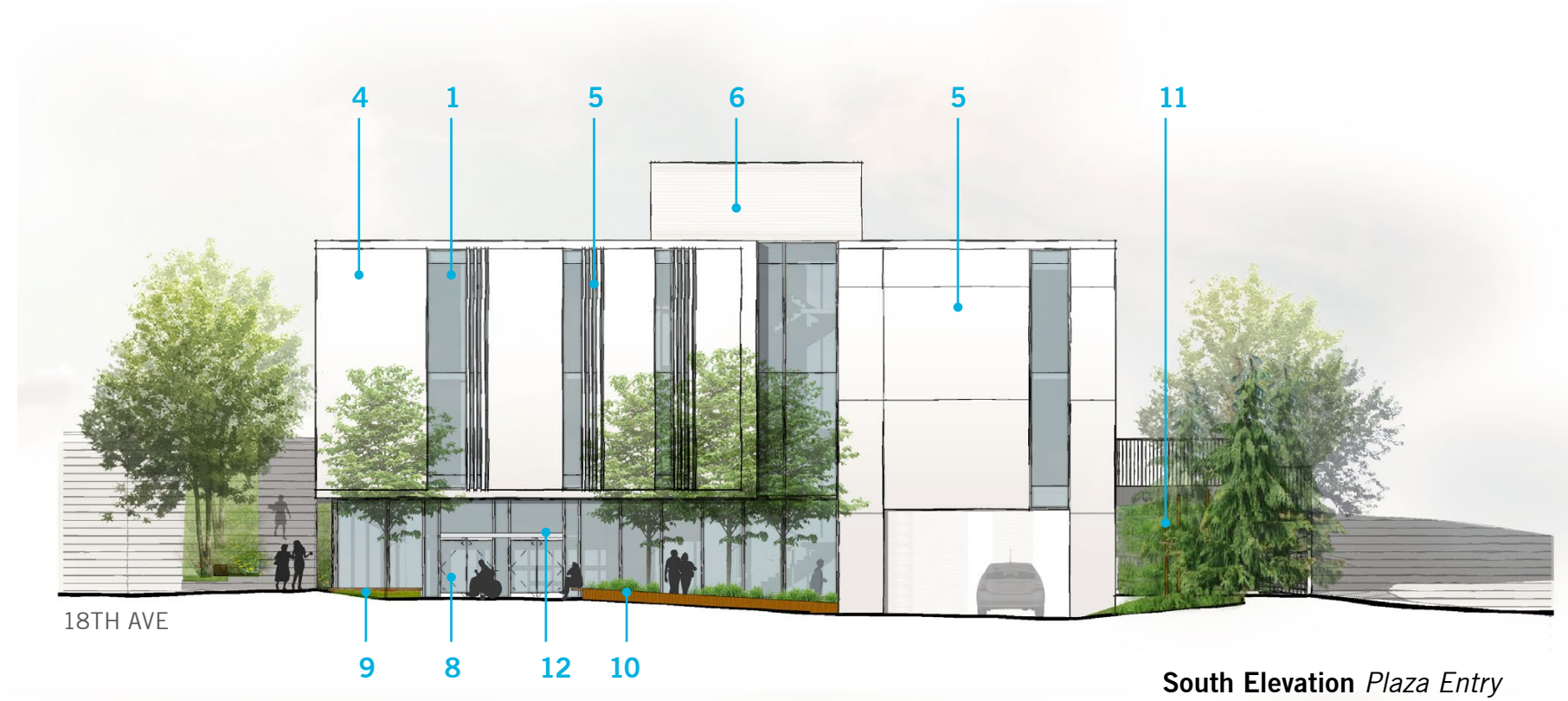
*Terracotta*

# BUILDING ELEVATIONS

## North Building

### MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Terracotta
- 6 Metal Screen
- 7 Weathered Steel
- 8 Main Entry
- 9 Bench
- 10 Planted Edge
- 11 Art Screens
- 12 Identity Sign
- 13 Bicycle Racks



West Elevation 18th Avenue

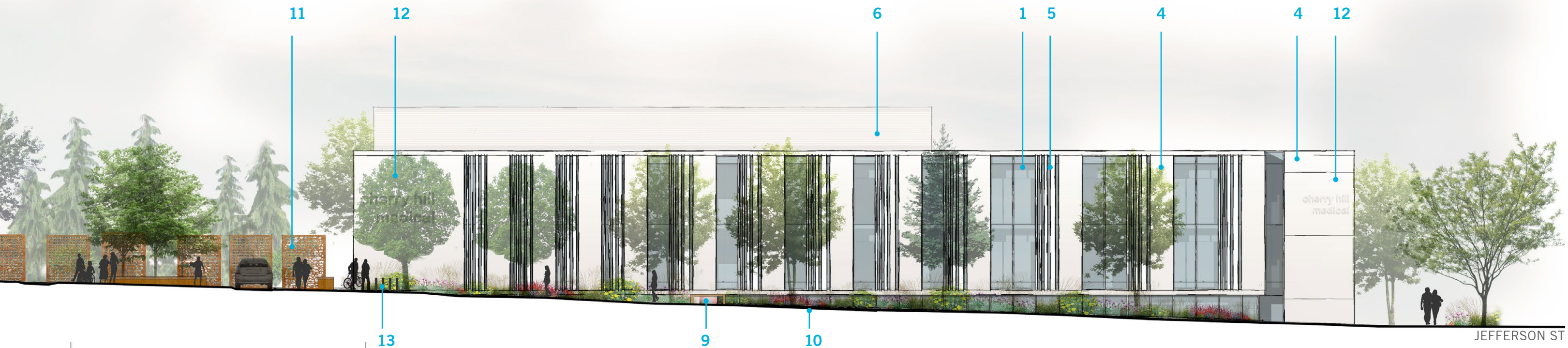
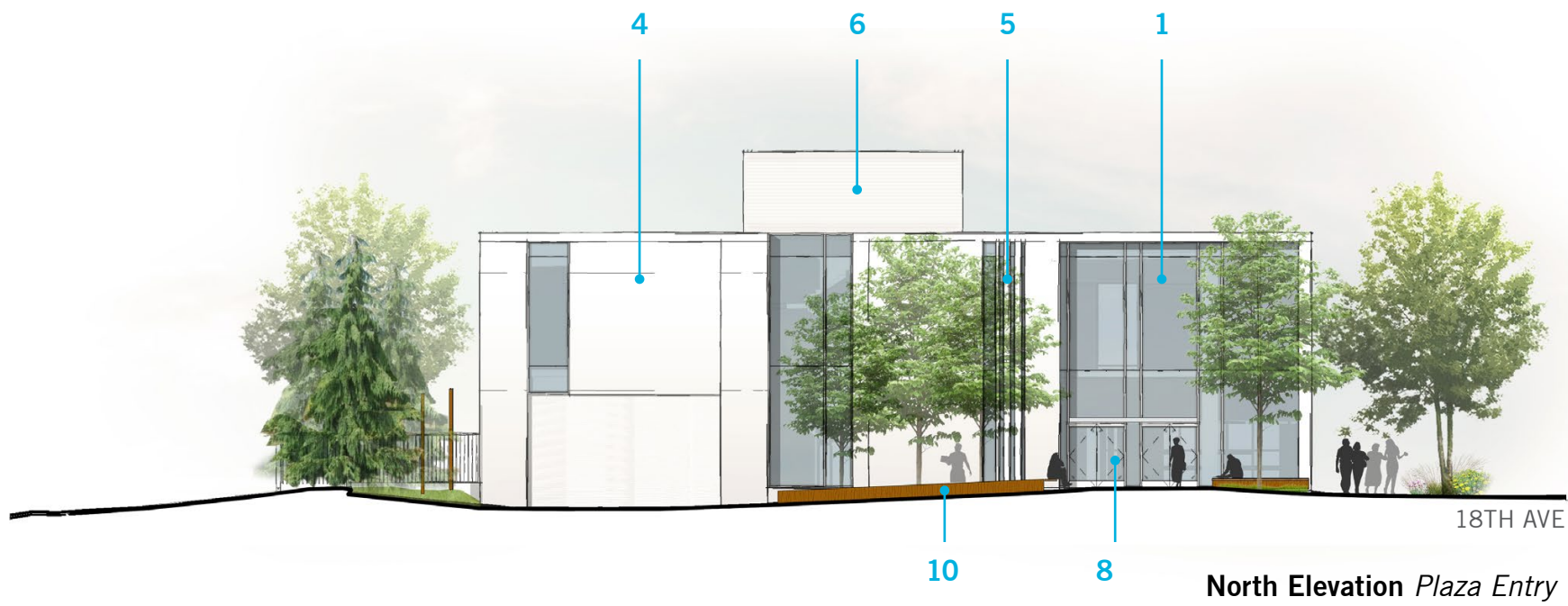


# BUILDING ELEVATIONS

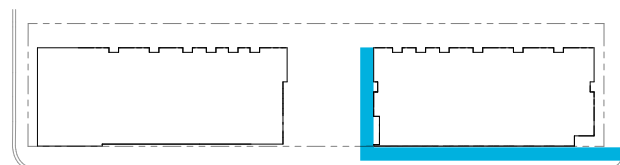
## South Building

### MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Terracotta
- 6 Metal Screen
- 7 Weathered Steel
- 8 Main Entry
- 9 Bench
- 10 Planted Edge
- 11 Art Screens
- 12 Identity Sign
- 13 Bicycle Racks



**West Elevation 18th Avenue**

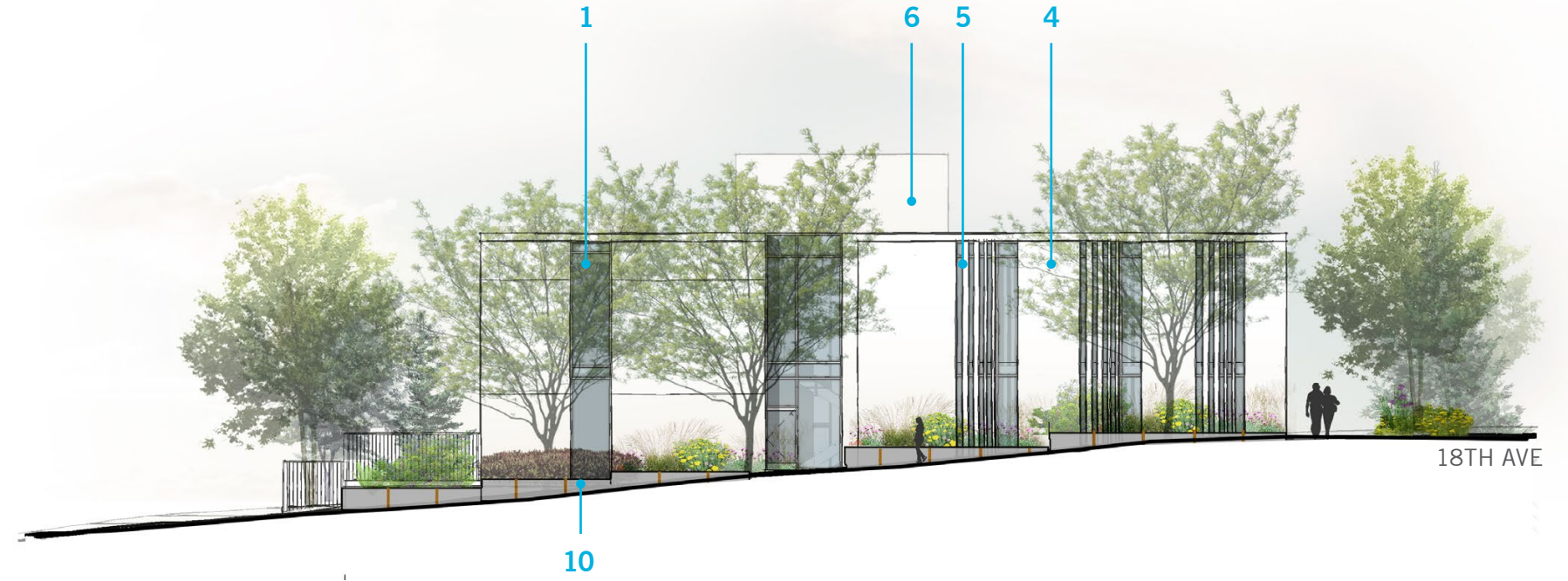


# BUILDING ELEVATIONS

## North Building

### MATERIALS

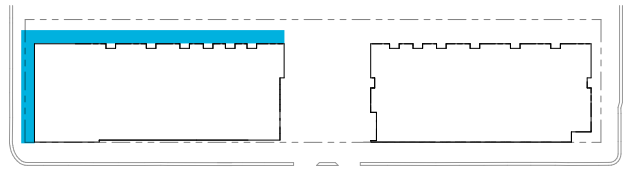
- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
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- 9 Bench
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- 12 Identity Sign
- 13 Bicycle Racks



North Elevation *Cherry Street*



East Elevation *Neighborhood Edge*

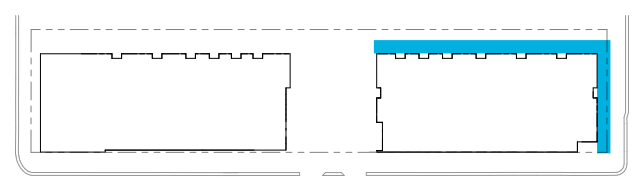
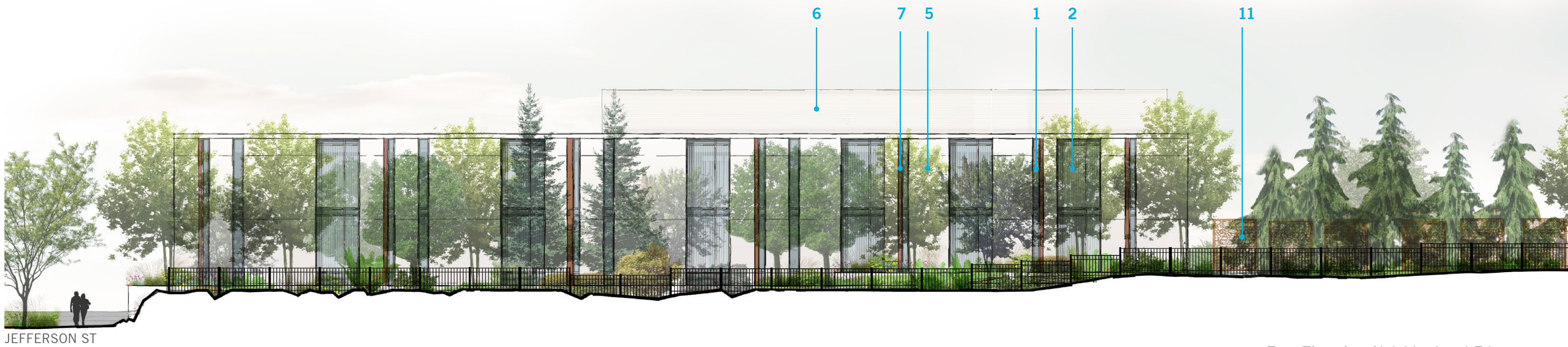
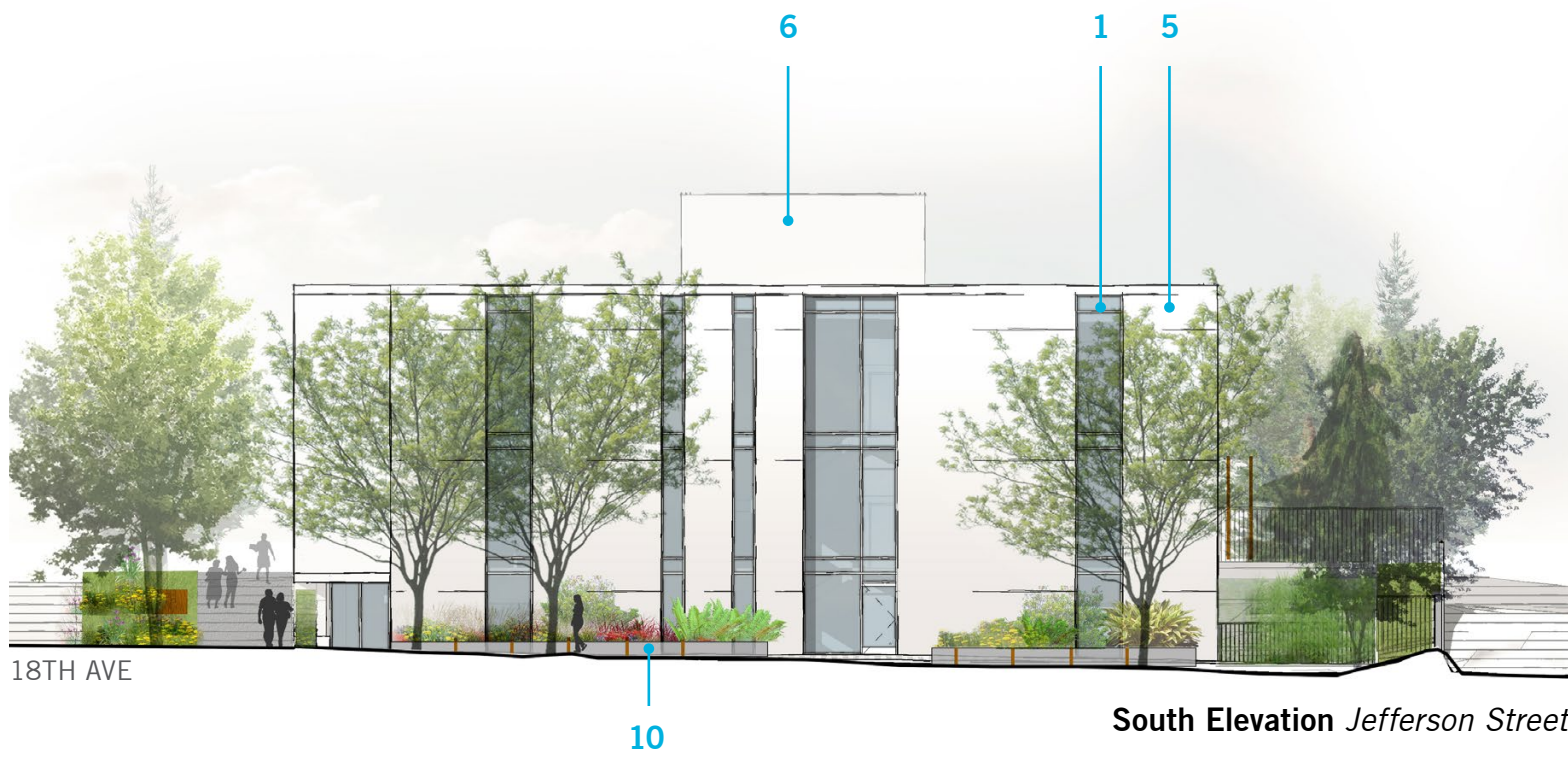


# BUILDING ELEVATIONS

## South Building

### MATERIALS

- 1 Glass / Spandrel
- 2 Patterned Glass
- 3 Window Mullions
- 4 Precast Concrete
- 5 Terracotta
- 6 Metal Screen
- 7 Weathered Steel
- 8 Main Entry
- 9 Bench
- 10 Planted Edge
- 11 Art Screens
- 12 Identity Sign
- 13 Bicycle Racks



East Elevation *Neighborhood Edge*



