

# SAC MEETING #7 - PROJECT UPDATE

## SWEDISH MEDICAL CENTER FIRST HILL EXPANSION



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# PUBLIC PROCESS

## **STANDING ADVISORY COMMITTEE**

- 6 Meetings: August 2015 to March 2016
- Review for MIMP Compliance and Site Wayfinding
- Support of Public Benefits
- Review of Construction Management Plan

## **SEATTLE CITY COUNCIL**

- Aug. 8th: Alley Vacation Approved
- Sept. 14th: Transportation Committee review of Skybridge and Tunnel
- TBD: Full Council Vote on Skybridge and Tunnel

## **SEATTLE DESIGN COMMISSION**

- 7 Meetings: July 2015 to April 2016
- Approval of Alley Vacation Merit and Public Benefits
- Approval of Skybridge need, design and Public Benefits

## **CITY PERMITTING**

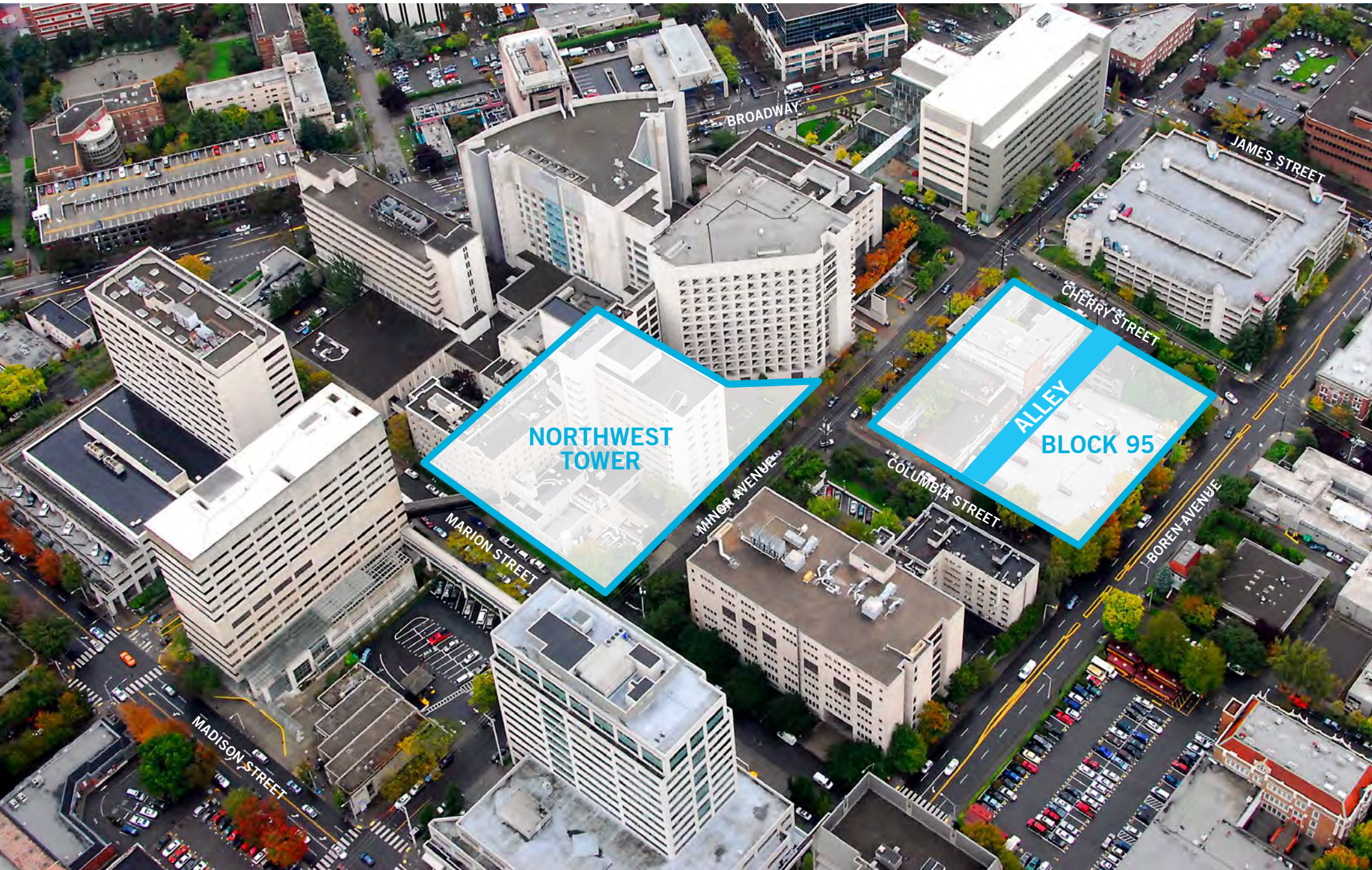
- SDCI: Review landuse and MIMP
- SDOT: Review of Sidewalk and Streetscape
- Parks Department Coordination
- Department of Neighborhoods Guidance

## **COMMUNITY OUTREACH**

- First Hill Improvement Association
- O'Dea High School
- The Frye Art Museum
- Plymouth Housing Group
- Trinity Church
- Capitol Hill Chamber of Commerce



# SWEDISH FIRST HILL CAMPUS





# SWEDISH FIRST HILL CAMPUS





# NORTHWEST TOWER

Entry at Minor Avenue





# NORTHWEST TOWER

Public Garden and Entry at Minor and Columbia





# NORTHWEST TOWER

Corner of Marion and Minor





# BLOCK 95

Entry at Minor and Columbia





# CAMPUS AERIAL

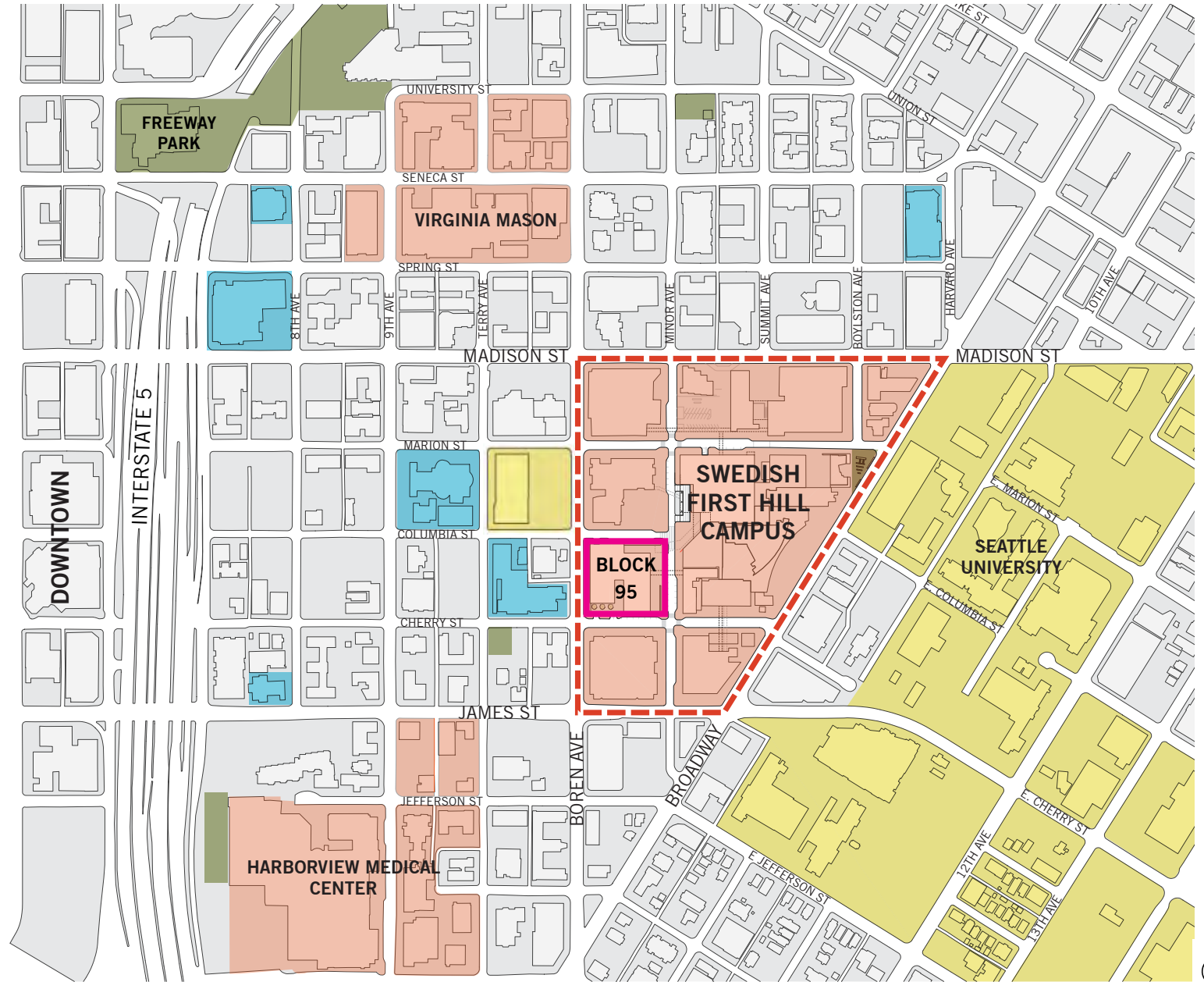
Looking East





# NEIGHBORHOOD CONTEXT

- Medical Institutions
- Civic/Cultural Facilities
- Educational
- Parks

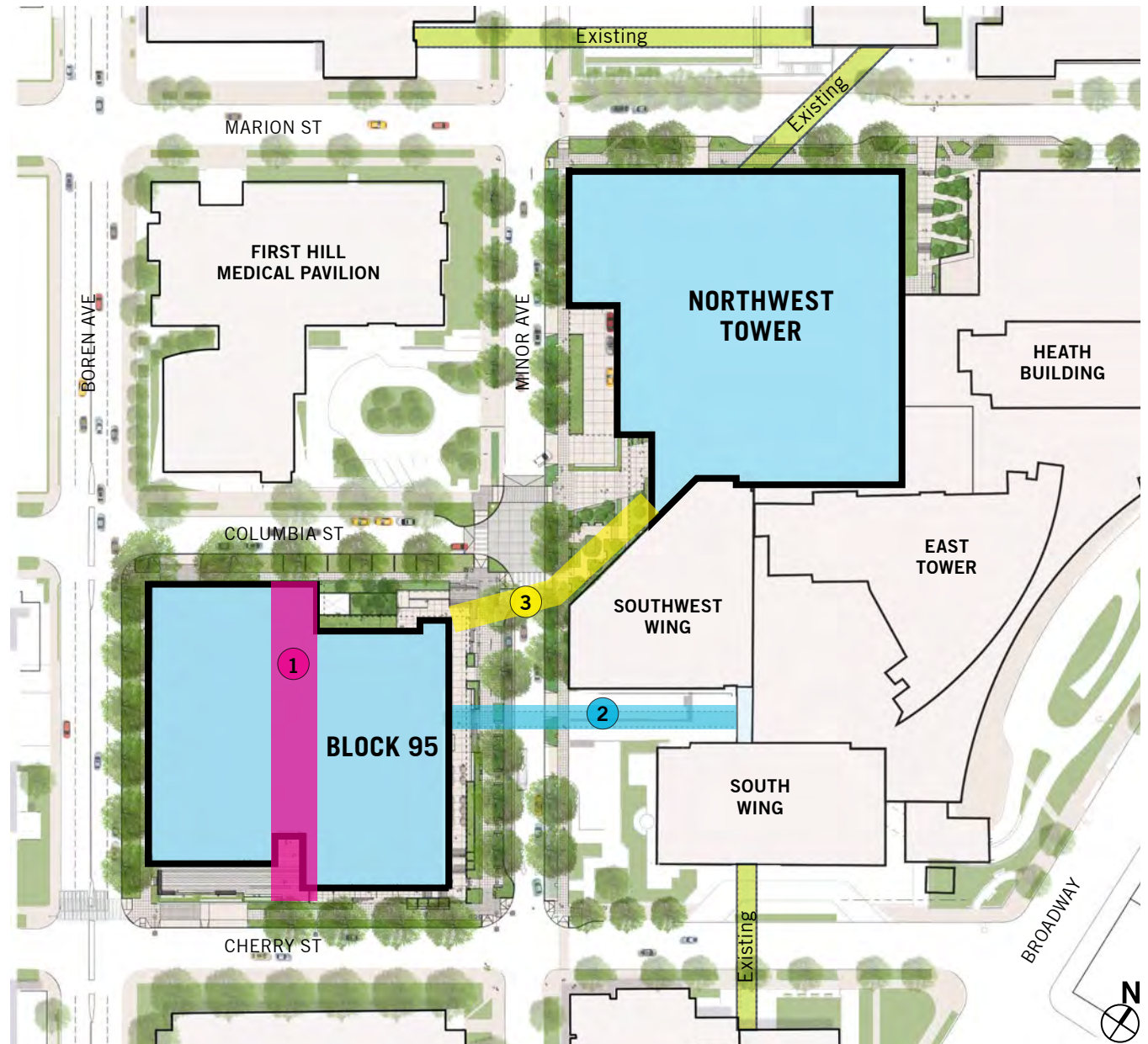




# PROPOSED PETITIONS

## SDOT PETITIONS

- 1 Block 95 Alley Vacation
- 2 Minor Avenue Skybridge
- 3 Minor Avenue Tunnel





# 2005 APPROVED MIMP

- MIO District/MIMP Boundary
- Planned Medical Office Projects
- Potential Medical Office Projects
- Planned Hospital Projects
- Potential Hospital Projects
- Planned Support Projects

## MIMP PROJECTS

### PLANNED PROJECTS

- A. Medical Office Building
- B. **Northwest Tower:** Hospital Replacement: Building B
- C. Hospital Replacement: Building C
- D. Hospital Replacement: Building D
- E. **Block 95:** Central Support with Medical Office Tower
- G. Hospital Replacement: Building G

### POTENTIAL PROJECTS

- F. Medical Office Building
- C-1. Hospital Replacement: Building
- C - Future Tower Addition
- E-1. Central Support Facility w/ Medical Office Tower and Research



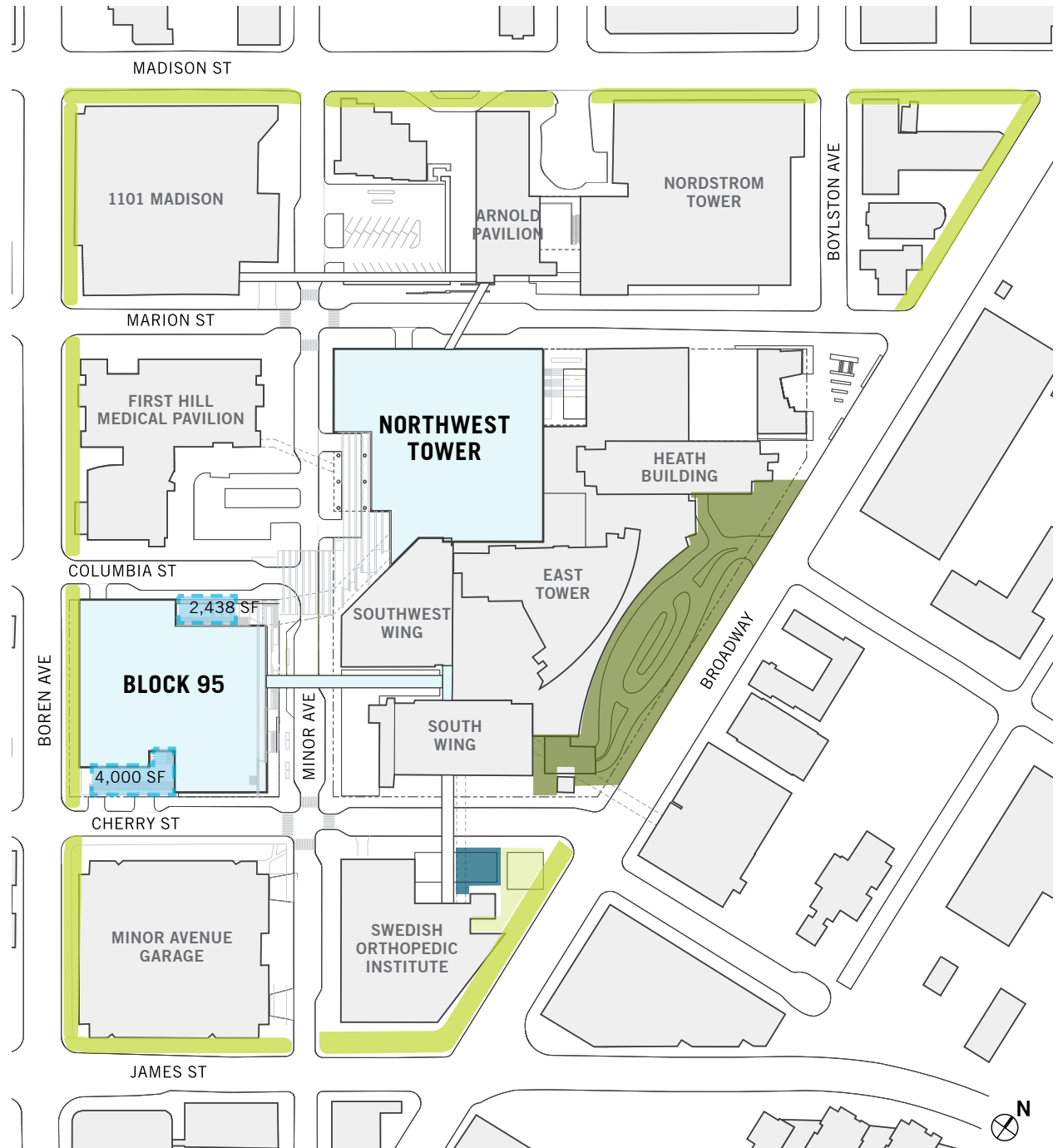


# 2005 APPROVED MIMP OPEN SPACE

## CITY COUNCIL CONDITION #7

Increase required Open Space from 5% to 9.5% for a total of 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>





# PUBLIC OUTREACH AND NEIGHBORHOOD INITIATIVES

## STANDING ADVISORY COMMITTEE

Review and approval of MIMP compliance, Wayfinding Plan, Public Benefits package and Construction Management Plan

## SEATTLE DESIGN COMMISSION

Urban Design Merit & Public Benefits review and approval

## CITY DEPARTMENTS

SDCI: Land Use & MIMP Compliance

SDOT: Urban Design, Traffic Operations & Urban Forestry

Parks & Recreation

Department of Neighborhoods

## COMMUNITY OUTREACH

First Hill Improvement Association

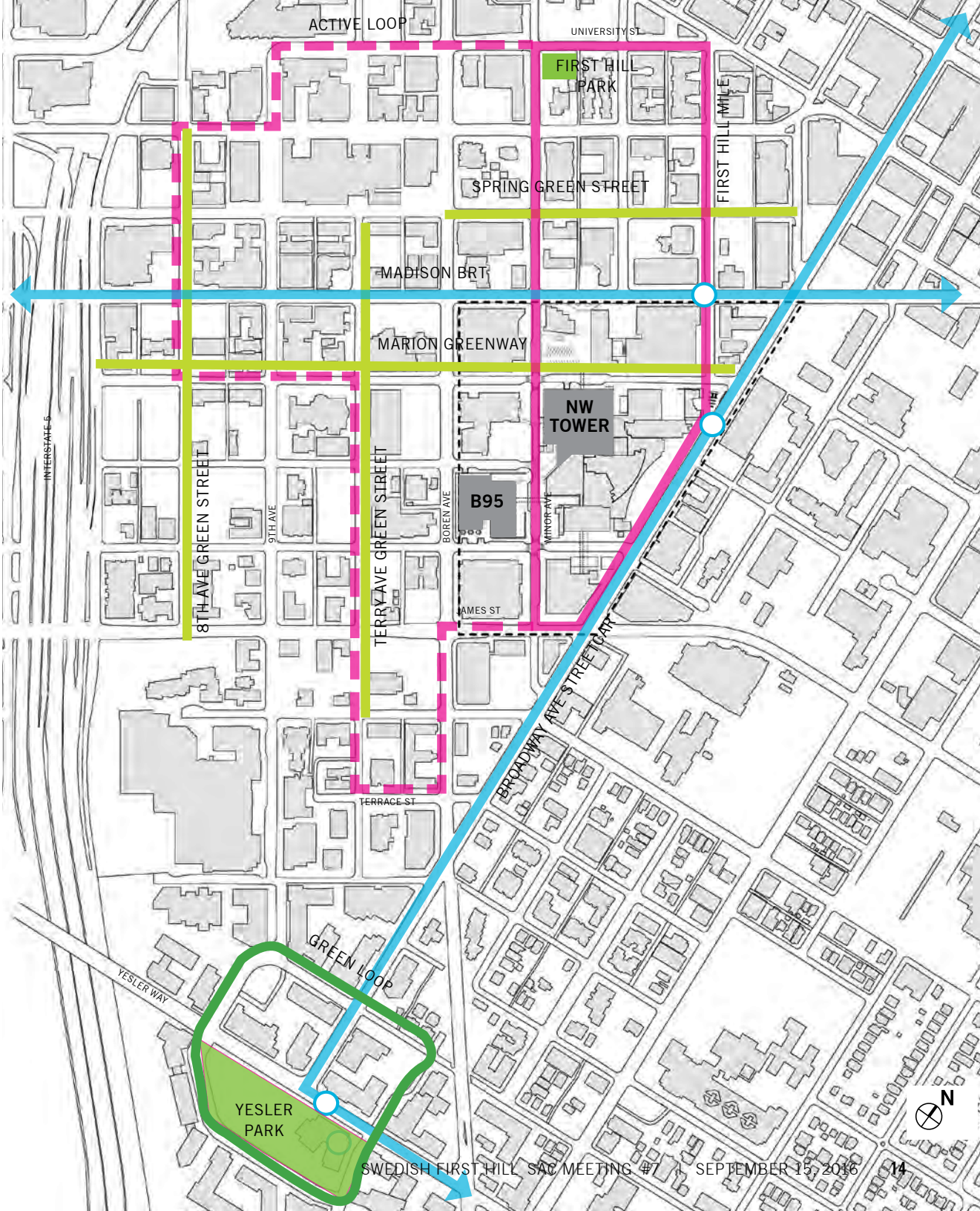
O'Dea High School

The Frye Museum

Plymouth Housing Group

Trinity Church

Capitol Hill Chamber of Commerce



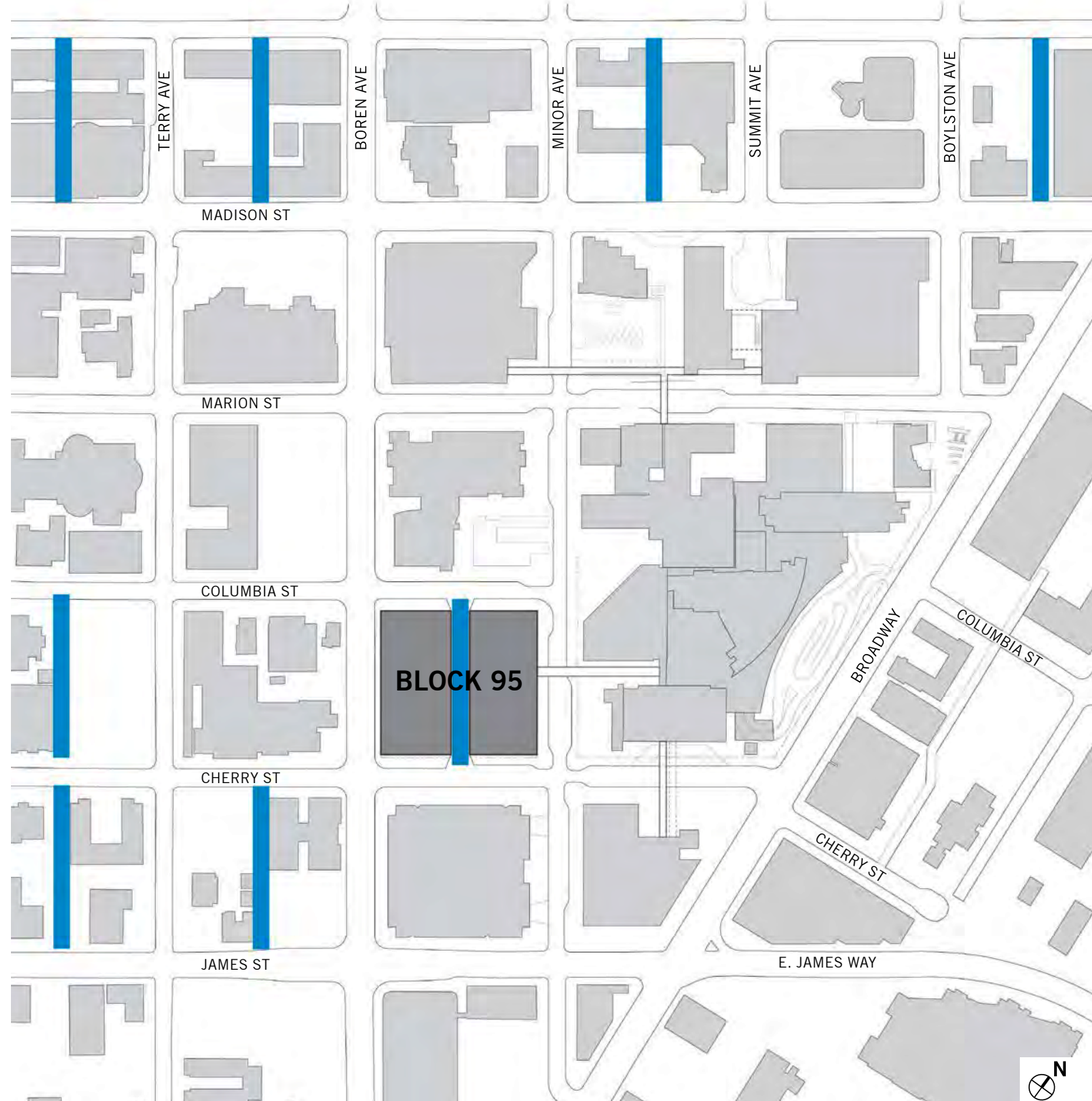


# ALLEY VACATION



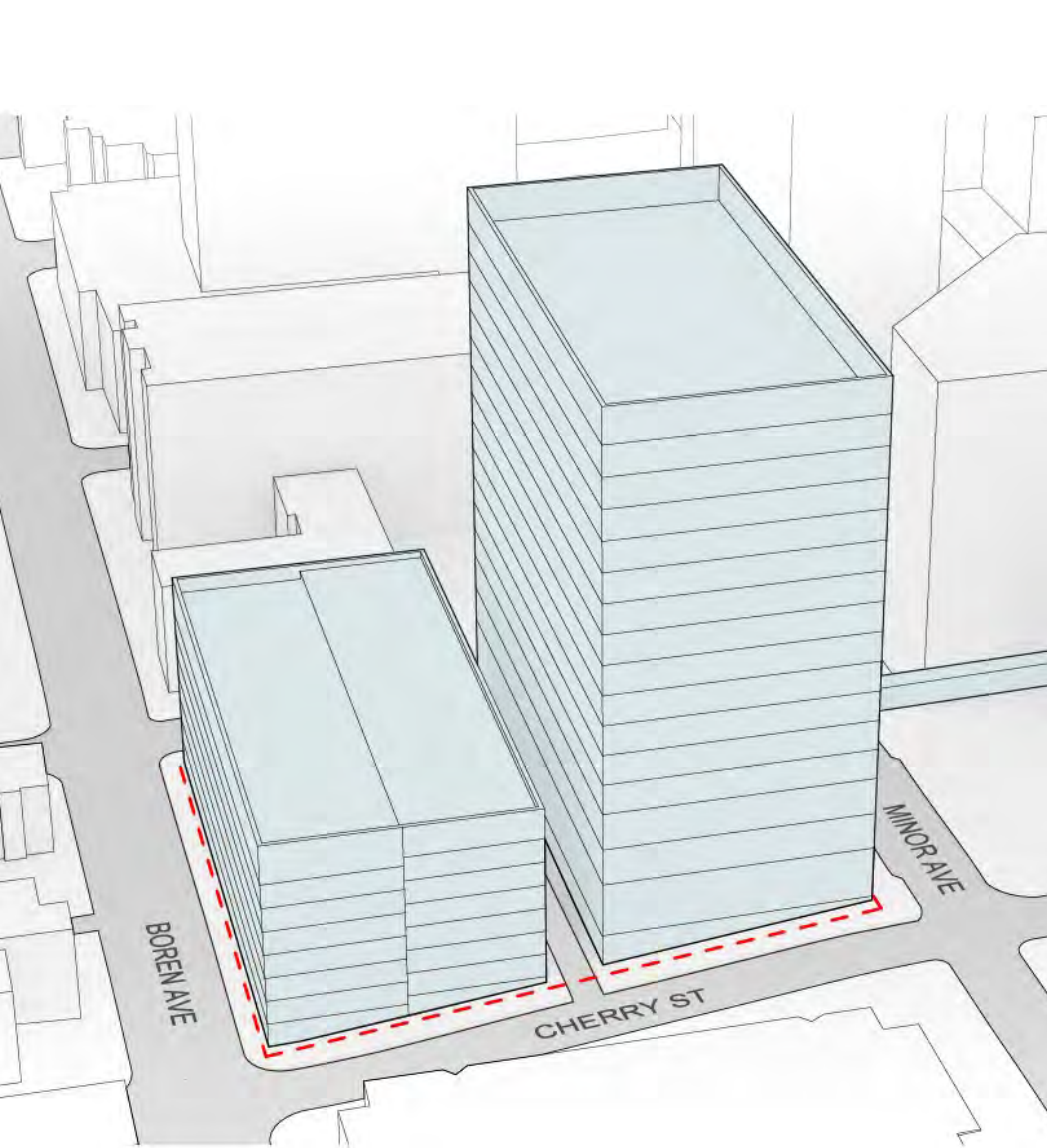
# EXISTING ALLEYS

- Project Site
- Alleys

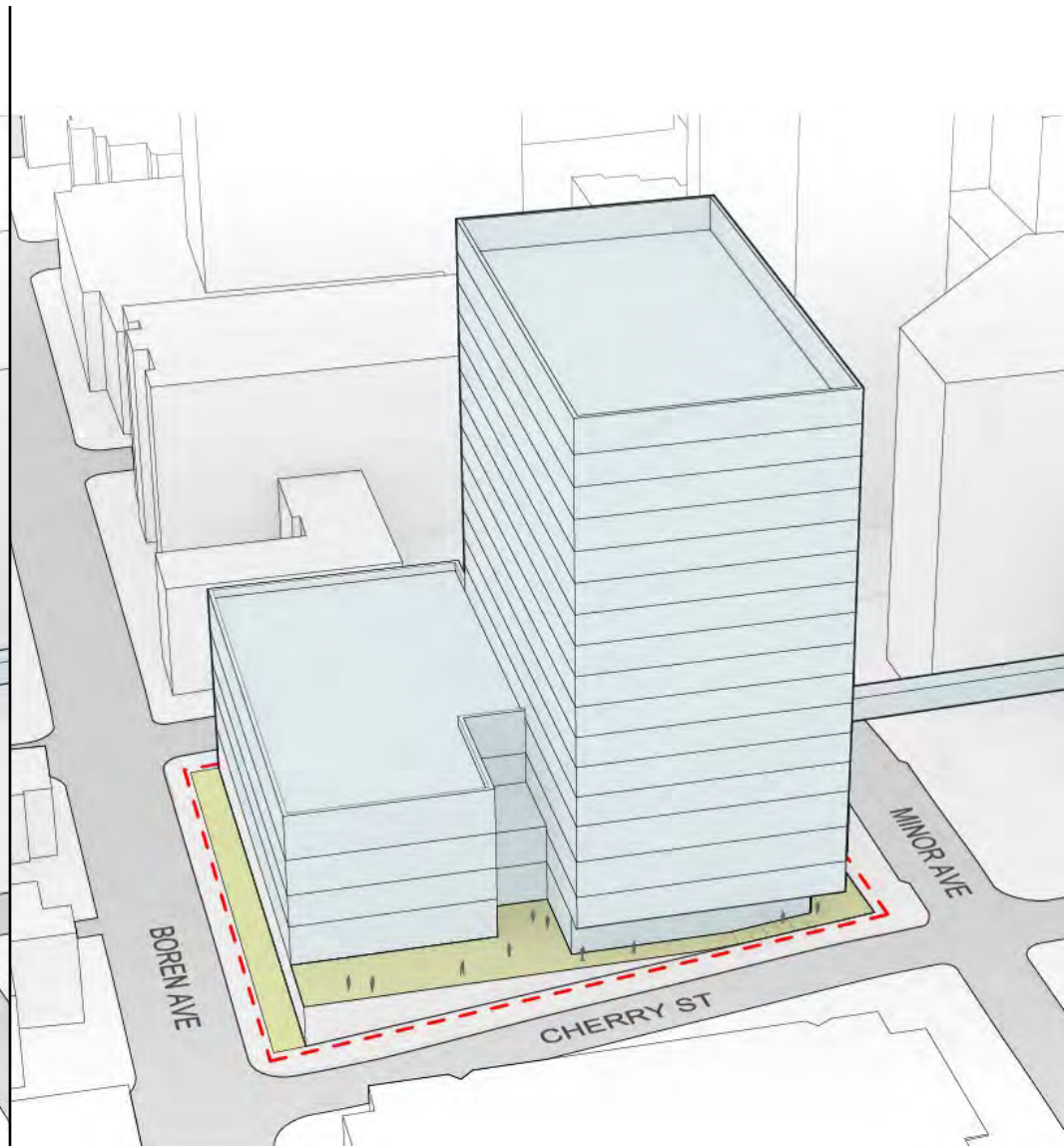




# NO VACATION / VACATION MASSING



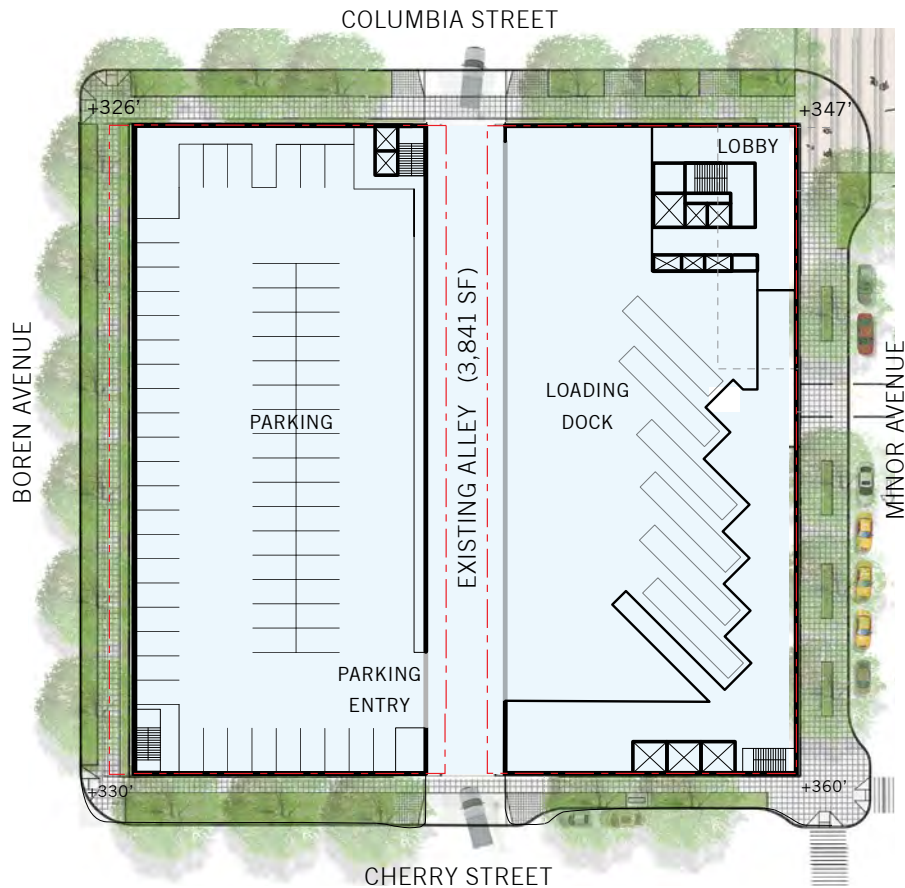
**NO ALLEY VACATION**



**ALLEY VACATION**



# NO VACATION / VACATION SITE PLANS



## NO ALLEY VACATION

430,200 SF MOB

Limited street level uses / no retail

700 parking spaces w/access from alley

Constrained loading w/access from alley

Required 10' Setback at Boren (2,400 SF)



## ALLEY VACATION

391,900 SF MOB

Significant street level uses

576 parking spaces w/access from Cherry

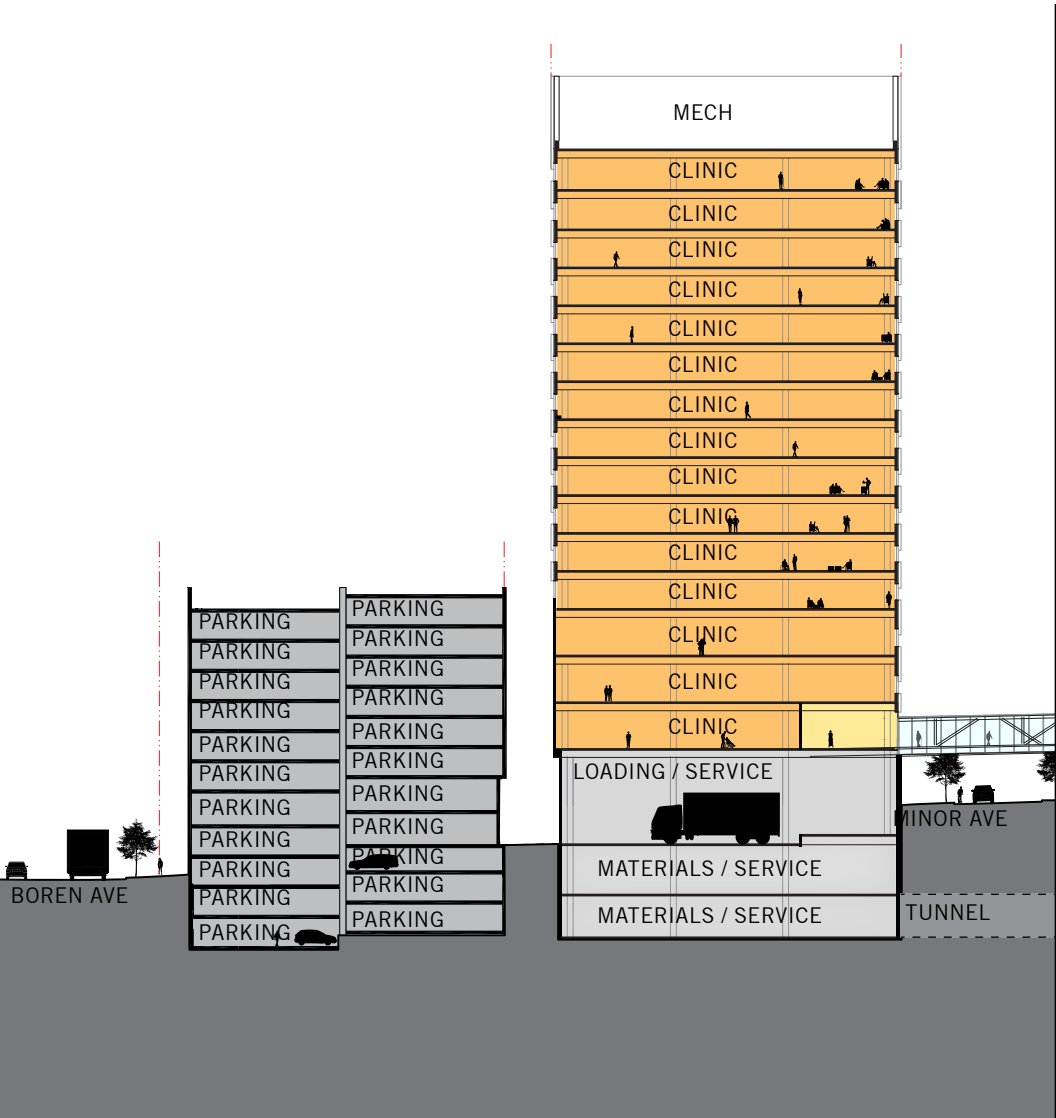
Consolidated loading w/access from Cherry & Columbia

Required 10' Setback at Boren (2,400 SF)

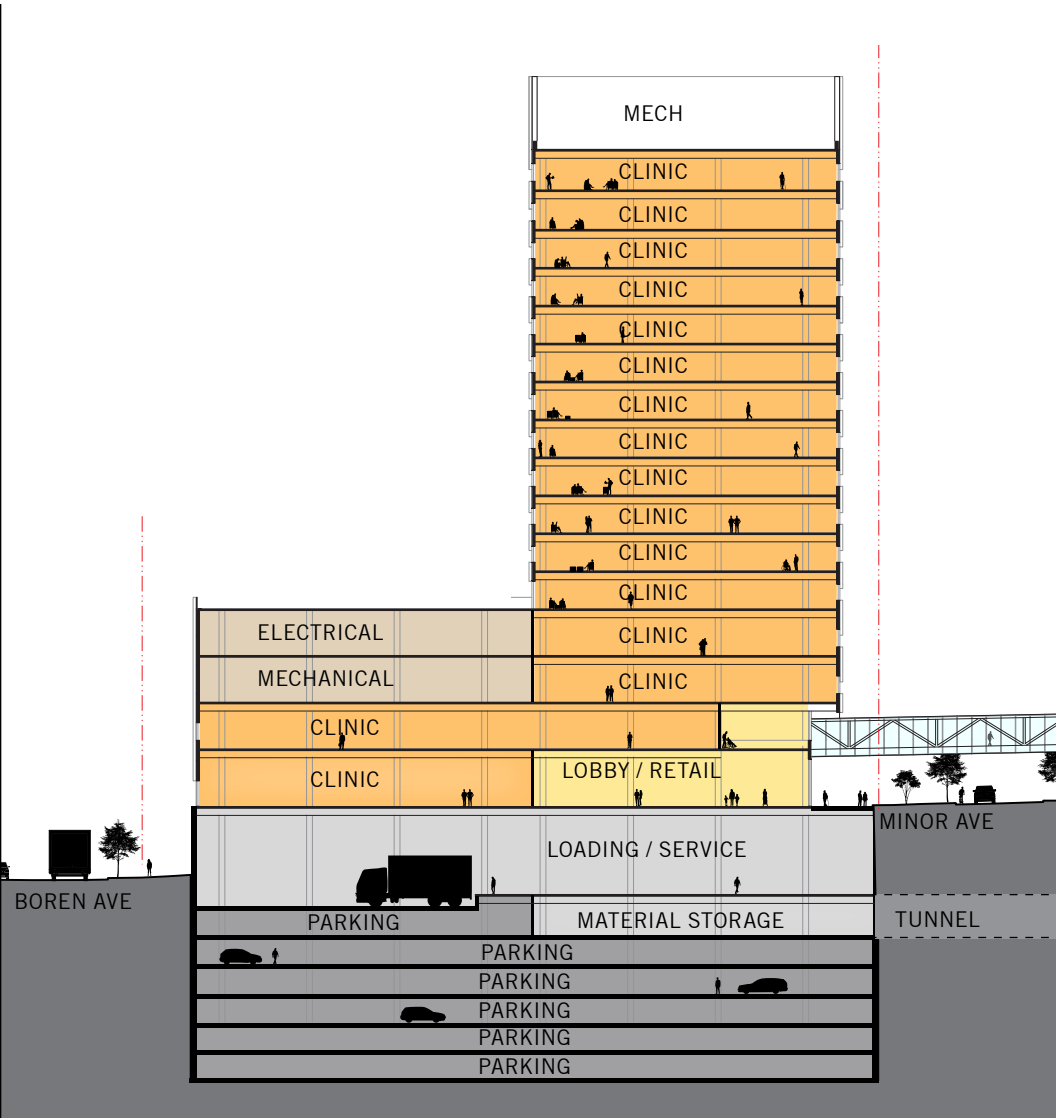
Additional open space & setbacks (10,900 SF)



# NO VACATION / VACATION BUILDING SECTIONS



**NO ALLEY VACATION**



**ALLEY VACATION**



# PROPOSAL SUMMARY

## SWEDISH

- Acquisition of 3,841 SF alley
- No FAR increase
- Consolidation of service/loading
- Efficient below grade parking
- Improved access and experience for patients and visitors
- Improved building massing
- Increased active ground level uses and open spaces

## PUBLIC BENEFITS

Comprehensive package of on site and off-campus improvements focused on open space, public art, wayfinding and pedestrian experience





# SKYBRIDGE



# EXISTING NEIGHBORHOOD SKYBRIDGES



*Minor and Marion Skybridge*



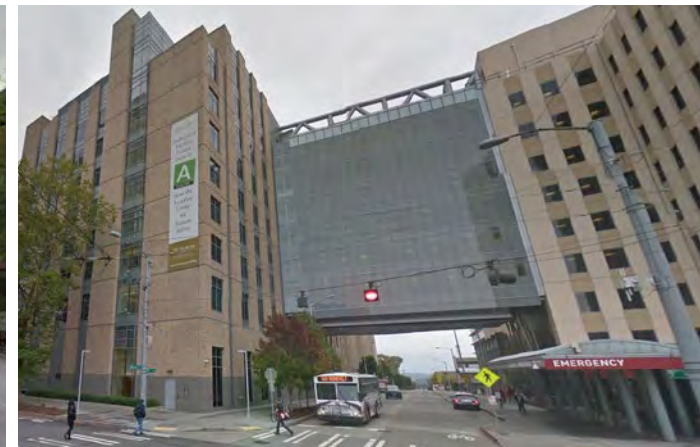
*Marion Street Skybridge*



*Swedish Orthopedic Institute Skybridge*



*East James Way Skybridge*



*Harborview Skybridge*



# SKYBRIDGE CONNECTION TO EXISTING HOSPITAL

## PATIENT NEED

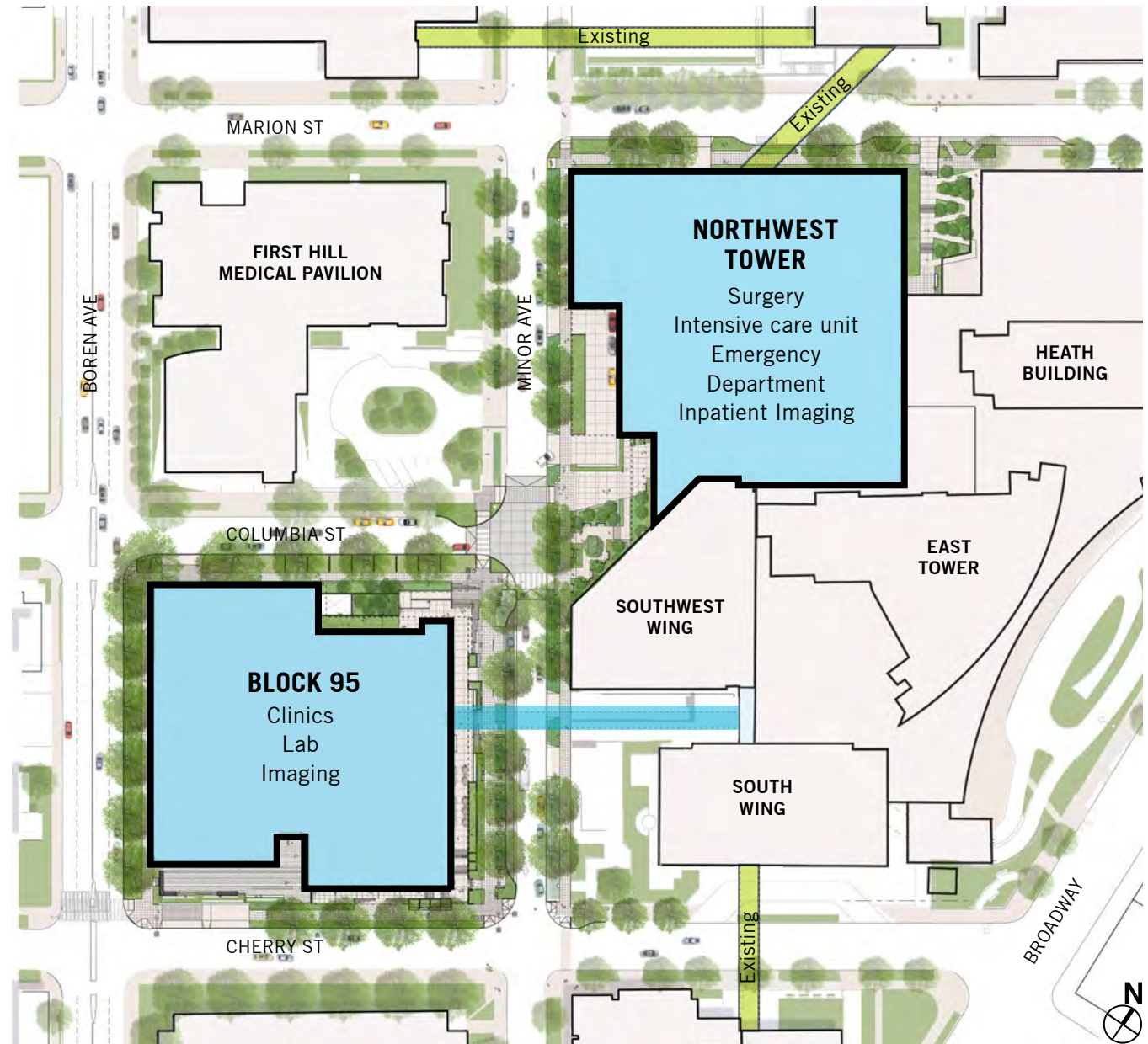
- High acuity, mobility-impaired, and connected to equipment
- 2,000 visits per day
- 200 a day go directly from clinic to hospital for emergencies

## PROVIDER NEED

- 230 times a year rapid responses are required from hospital
- 3 code calls per month
- Surgeons are called for urgent response between 4 and 6 times daily
- Patients with open chests expected 3 times per month

## EQUIPMENT NEED

- Transported across skybridge 350 times per year
- Large, heavy, and expensive, requiring two people to transport it
- Sensitive to weather and vibration





# SKYBRIDGE ALTERNATIVES

## AT GRADE (STREET)

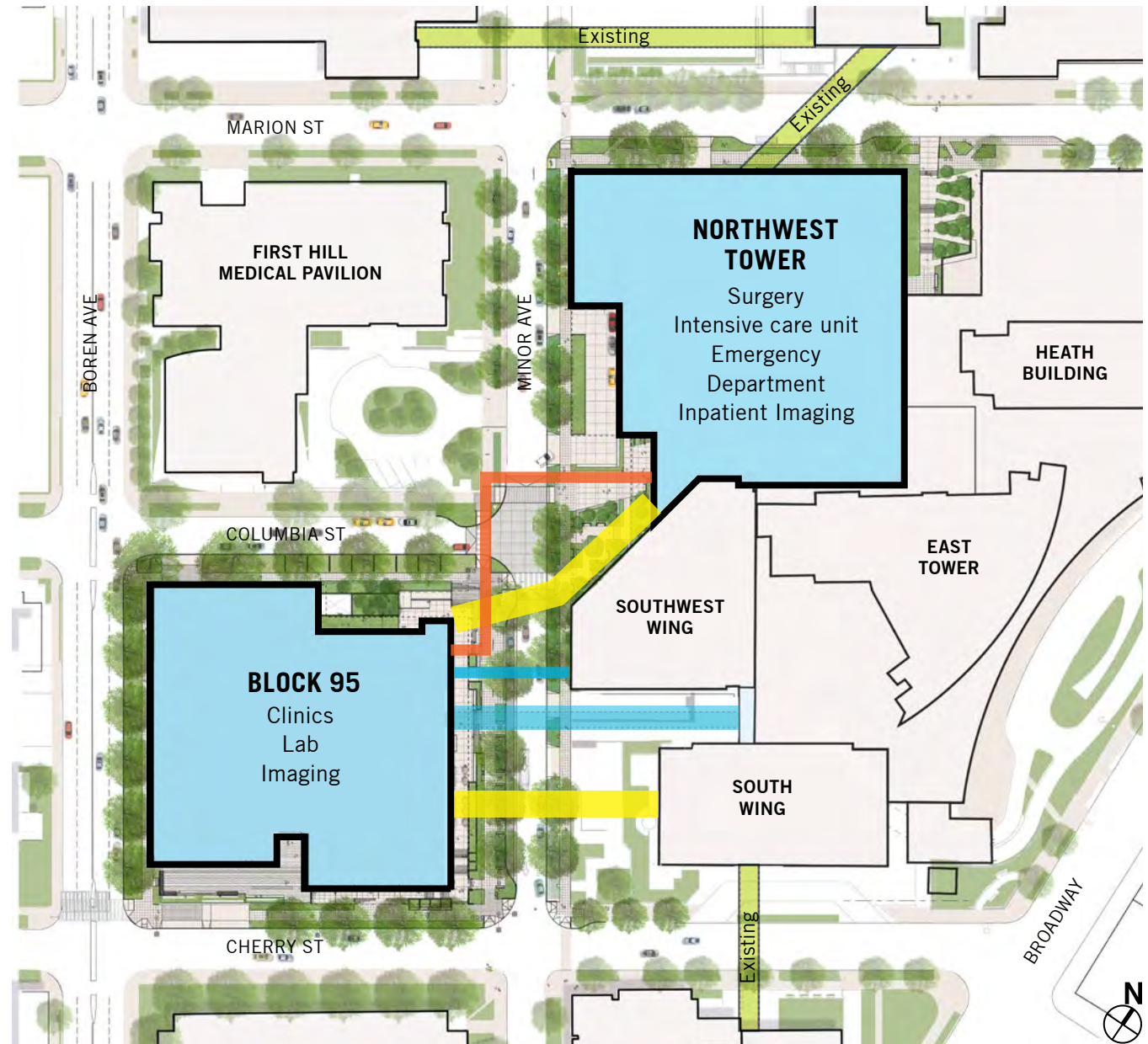
- Sloping site, 6% grade
- Does not work for highly calibrated, weather sensitive equipment
- “Time is tissue”
- Increased time of travel will result in negative patient outcomes

## BELOW GRADE (TUNNEL)

- A new tunnel connection to existing hospital does not work with street utilities
- Existing hospital floors do not exist at levels that connect to floors in Block 95
- Current proposed tunnel is for services and at maximum width

## ABOVE GRADE (SKYBRIDGE)

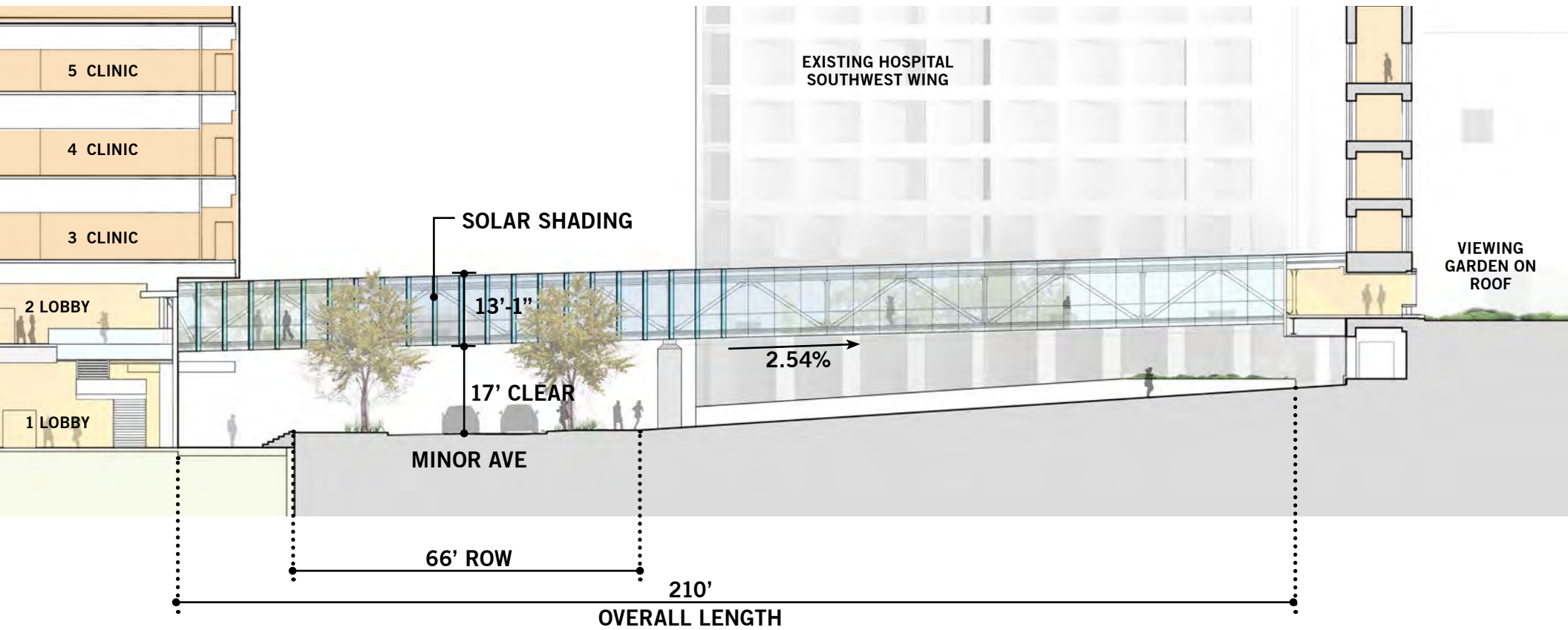
- Other Skybridge locations disrupt the operations of the hospital
- Connection would occur at patient unit





# SKYBRIDGE ELEVATION

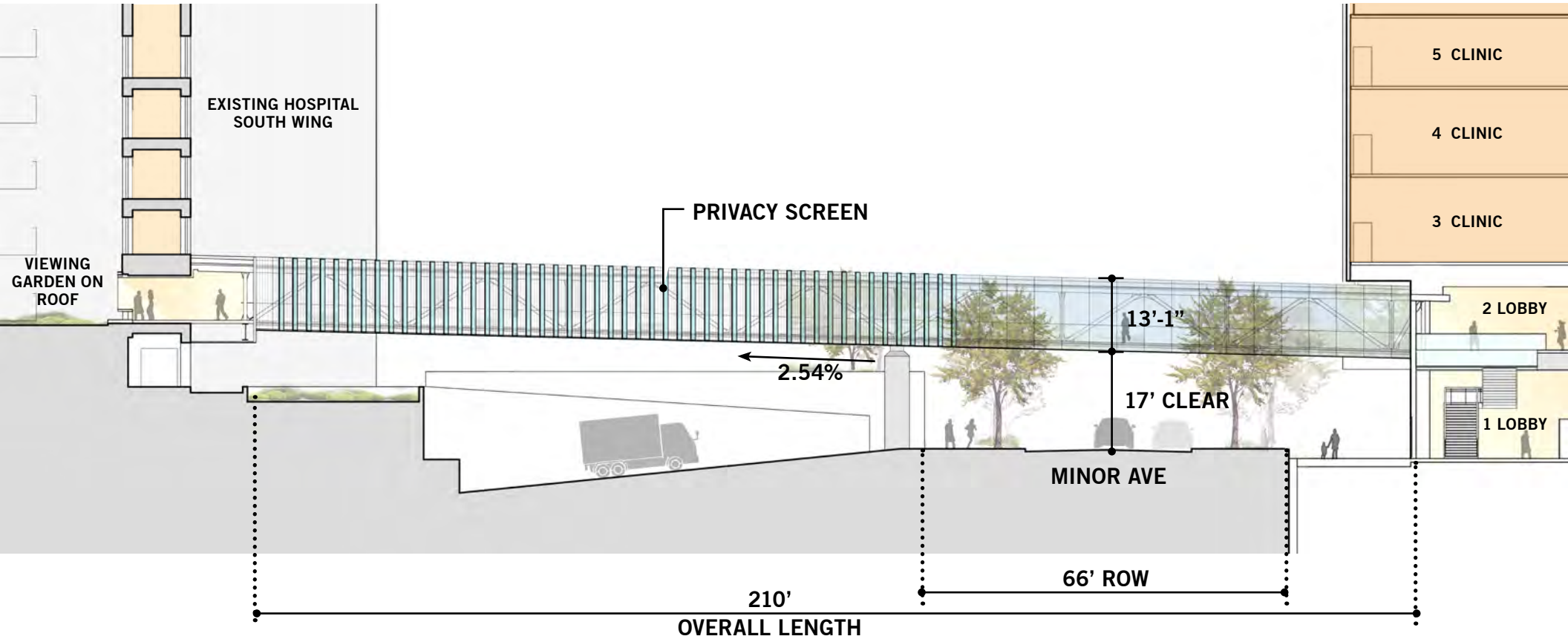
Looking North





# SKYBRIDGE ELEVATION

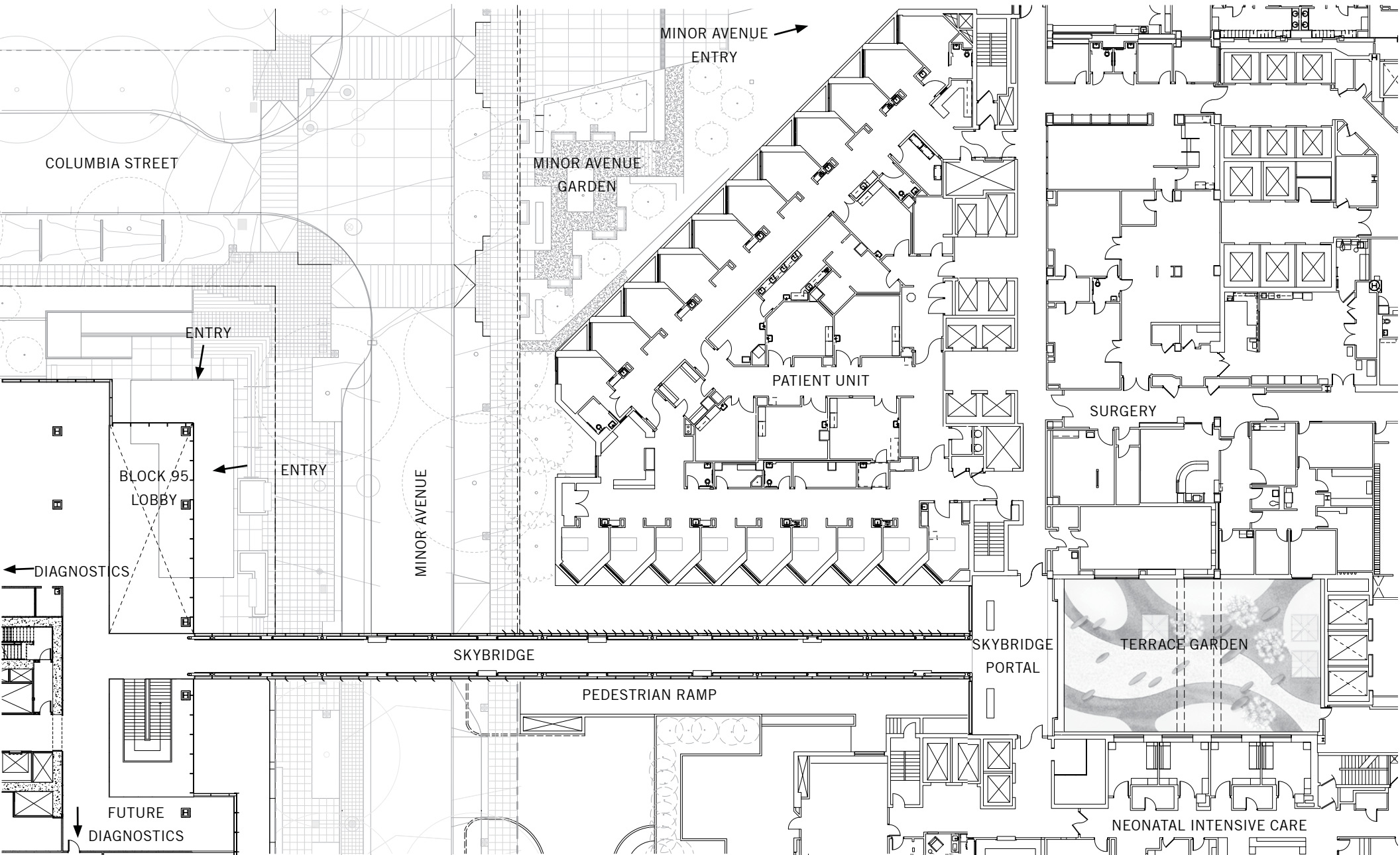
Looking South





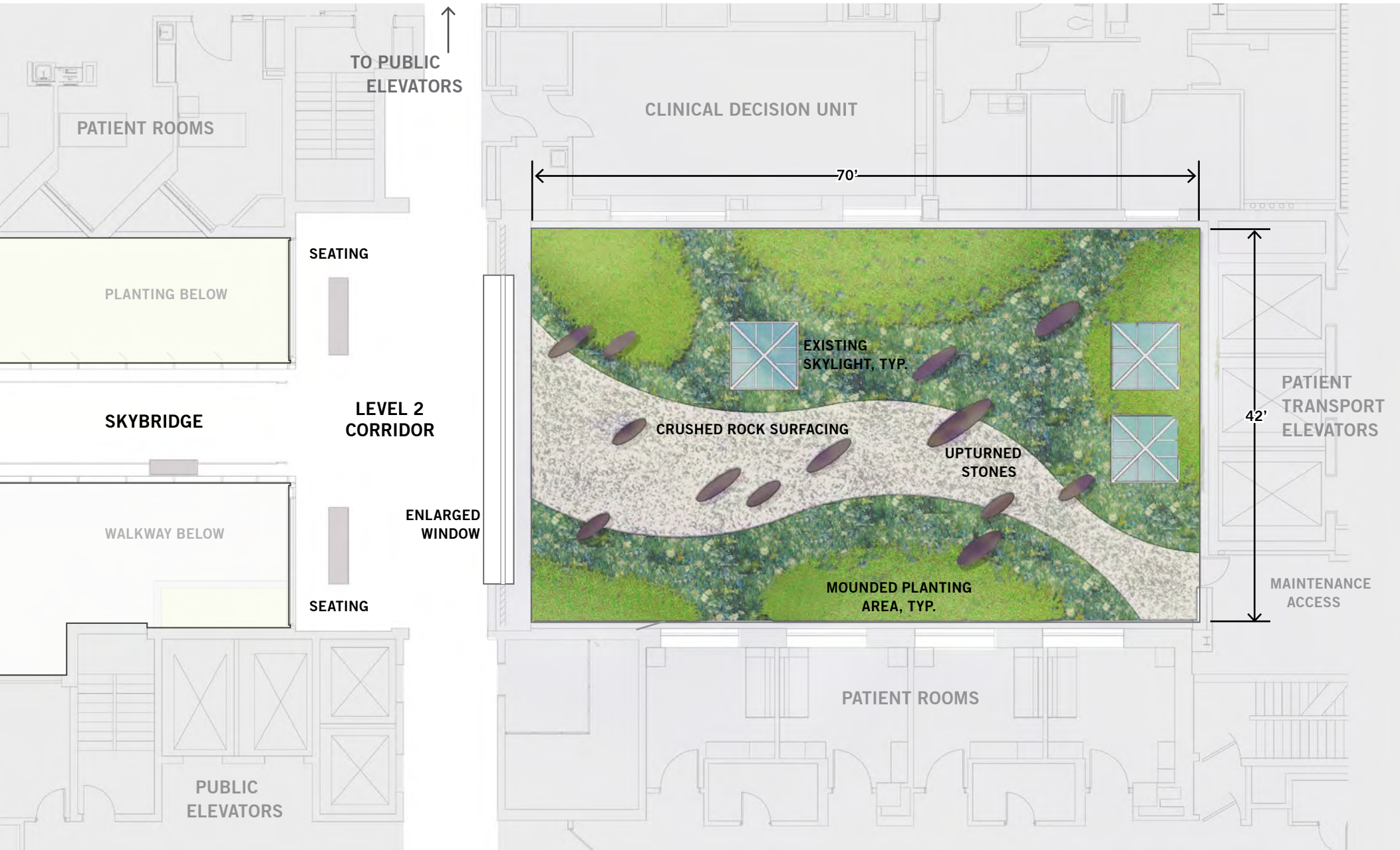
# MINOR AVENUE SKYBRIDGE

Connection to existing Hospital



# MINOR AVENUE SKYBRIDGE

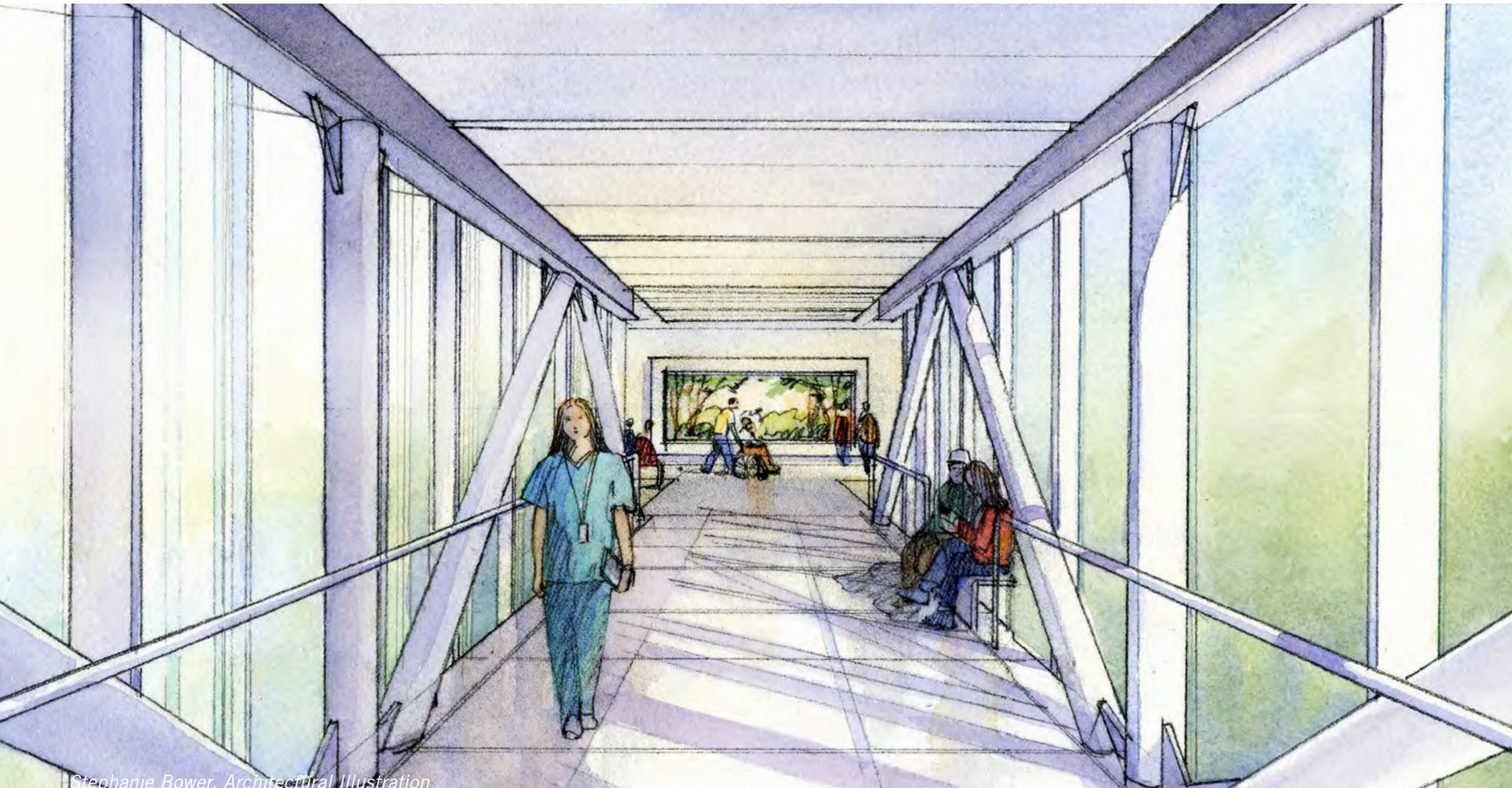
Connection to existing Hospital





# MINOR AVENUE SKYBRIDGE

Connection to existing Hospital



*Stephanie Bower, Architectural Illustration*



# MINOR AVENUE SKYBRIDGE

Connection to Block 95



Stephanie Bower, Architectural Illustration



# MINOR AVENUE SKYBRIDGE

Looking South along Minor Avenue



Stephanie Bower, Architectural Illustration

# COUNCIL CONDITIONS



# COUNCIL CONDITIONS SUMMARY FOR ALLEY VACATION

## **1. CONFORMANCE TO PROPOSAL**

Build Project in conformity with the proposal presented to the Transportation Committee in August 2016.

## **2. SDOT APPROVAL**

Street Improvements shall be designed to city standards, as modified by these conditions to implement the Public Benefits, and be reviewed and approved by SDOT. Street Improvement Plan to be reviewed for:

- Marion to Madison sidewalk and plantings;
- Minor & Seneca curb bulbs, sidewalks, furnishings, & plantings;
- University & Summit traffic circle;
- Boylston & Seneca curb bulbs, sidewalk, furnishings, & plantings;
- Boylston & Marion curb bulbs & sidewalk;
- Broadway Avenue plantings;
- Wayfinding signs and street tree replacement;
- Public art in the ROW along the First Hill Mile;
- Columbia & Cherry expanded and enhanced pedestrian streetscape;
- Pedestrian controlled signal at Boren & Cherry; and
- Pedestrian controlled signal at Minor & James.

## **3. UTILITIES**

Utilities issues shall be fully resolved to the satisfaction the affected utility, including Seattle City Light, Seattle Public Utilities, Puget Sound Energy, and CenturyLink Communications.

## **4. SCHEDULE**

Development activity anticipated to start within 2 years of approval and be completed within 5 years. Quarterly updates will be provided to SDOT to ensure compliance.

## **5. BUILDING ACCESS**

Building access for vehicle parking, services, bicycles, and patient drop-off shall be provided via three access points as shown in the proposal.

## **6. SEPA REVIEW**

Project is subject to SEPA review and conditioning pursuant to various City codes and regulations.

## **7. Public Open Space**

Free speech activities are allowed so long as they do not interfere with the provision of healthcare services in a healing environment.

## **8. PUDA**

A Property Use Development Agreement (PUDA) will be recorded to document requirements for the life of the project.

# PUBLIC BENEFITS



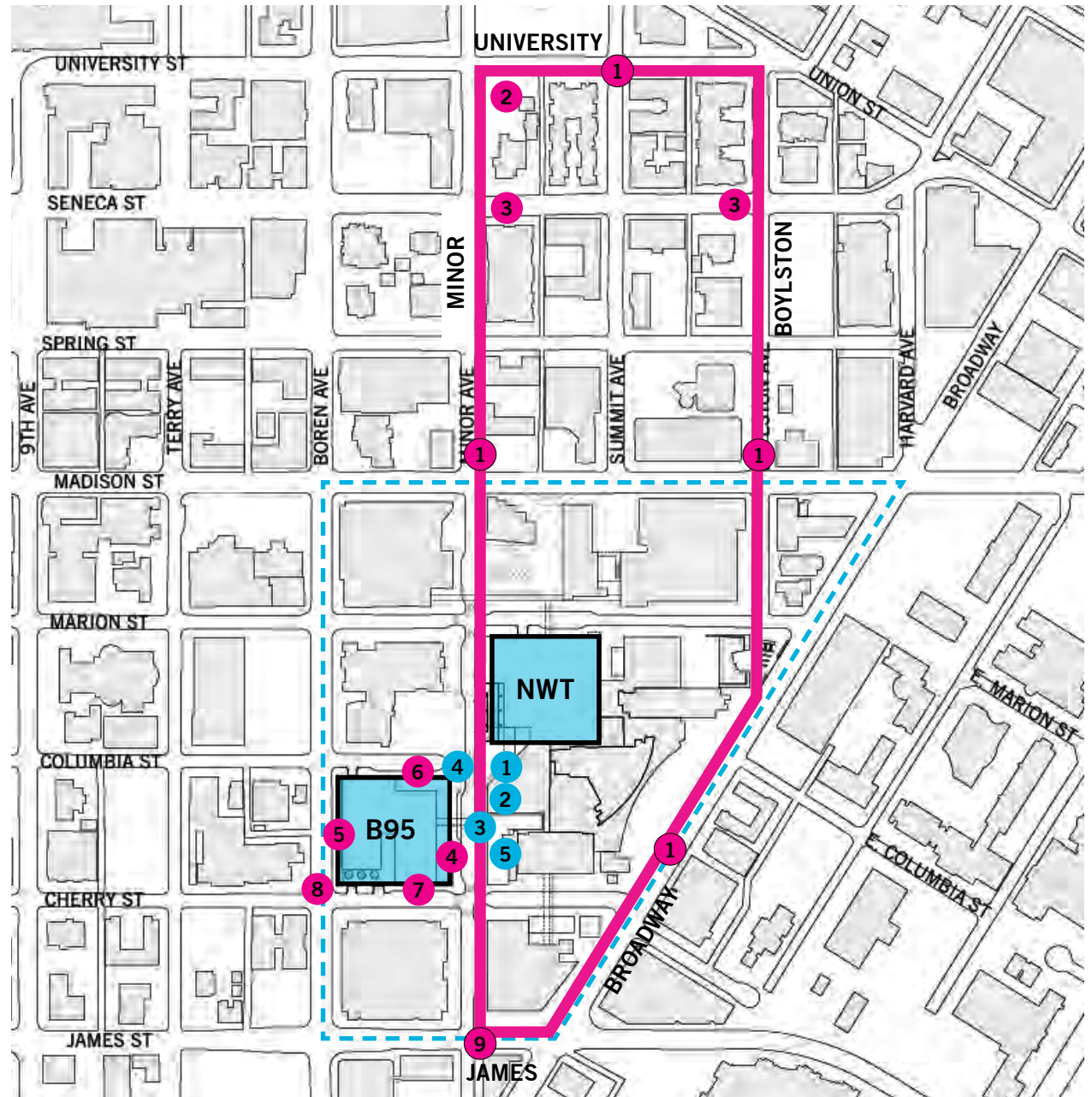
# PUBLIC BENEFITS SUMMARY

## BLOCK 95 ALLEY VACATION

- 1 The First Hill Mile
- 2 First Hill Park Funding
- 3 Public Art
- 4 Minor Ave Voluntary Setback
- 5 Boren Voluntary Setback
- 6 Columbia St ROW Enhancements
- 7 Cherry St ROW Enhancements
- 8 Boren & Cherry Ped Crossing
- 9 Minor & James Ped Crossing

## MINOR AVE SKYBRIDGE

- 1 Minor Ave Garden
- 2 Public Art - Minor Ave Garden
- 3 Public Art - Skybridge
- 4 Minor & Columbia Raised Intersection
- 5 Minor Ave ROW Enhancements



# 1 - FIRST HILL MILE

## PUBLIC BENEFIT SUMMARY

### Sidewalk & Pedestrian Crossings





- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating

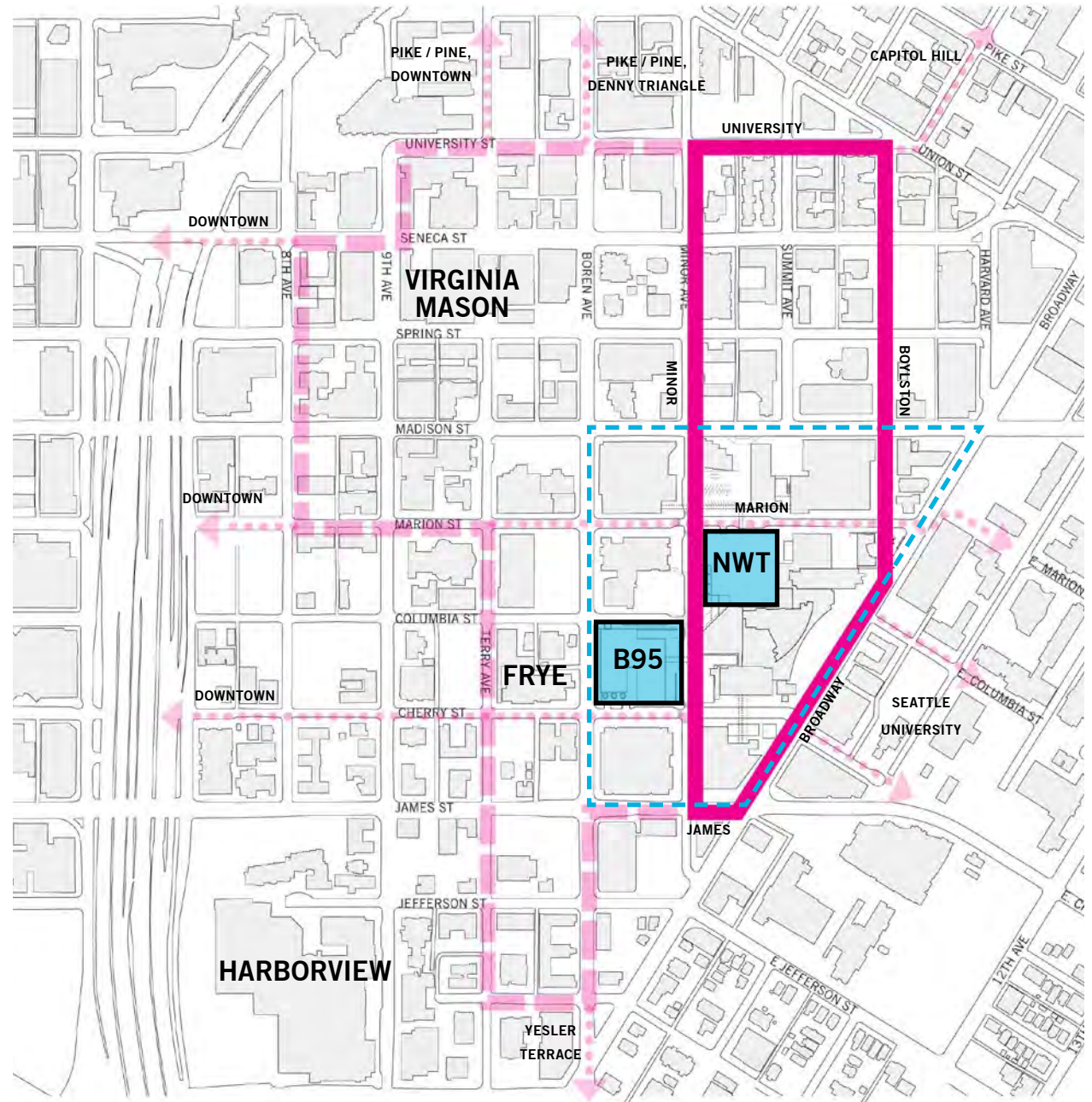
### Wayfinding Sign

### Street Trees

- New & replaced trees
- Select tree pruning

\* 60% SIP Approval by SDOT

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





# 1 - FIRST HILL MILE

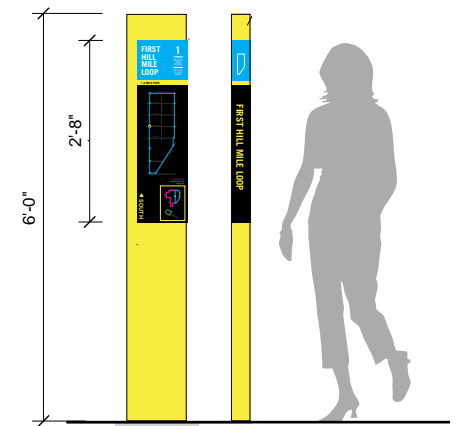
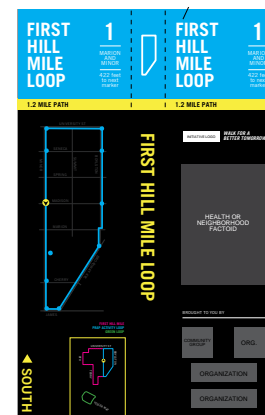
Streetscape Elements - Corner of Minor & Seneca



Stephanie Bower, Architectural Illustration

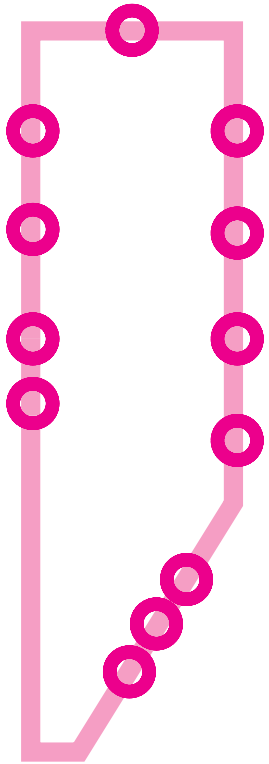
## LEGEND

- 1 Wide curb ramps and curb bulbs
- 2 Wayfinding markers
- 3 Seating
- 4 Enhanced tree canopy
- 5 Streetscape plantings

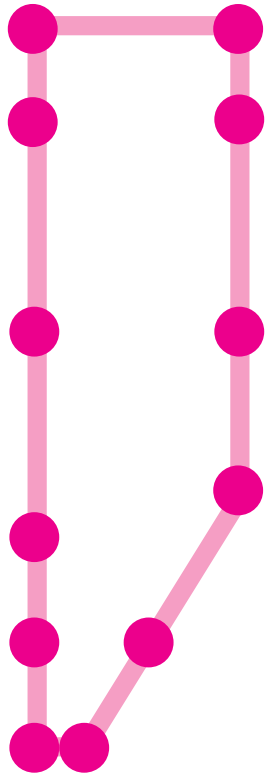


# 1 - FIRST HILL MILE

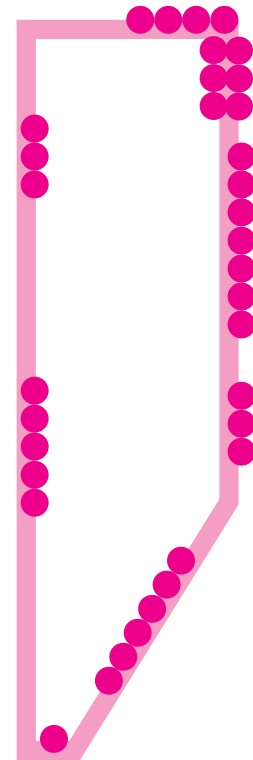
Streetscape Improvements



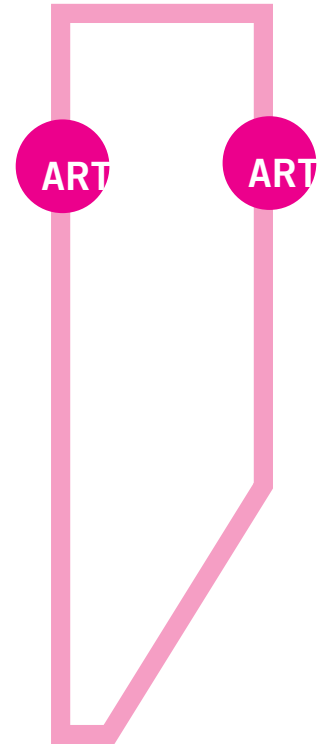
**Sidewalks & Pedestrian Crossings**



**Wayfinding Signs**



**Street Trees + Planting**




**Public Art**

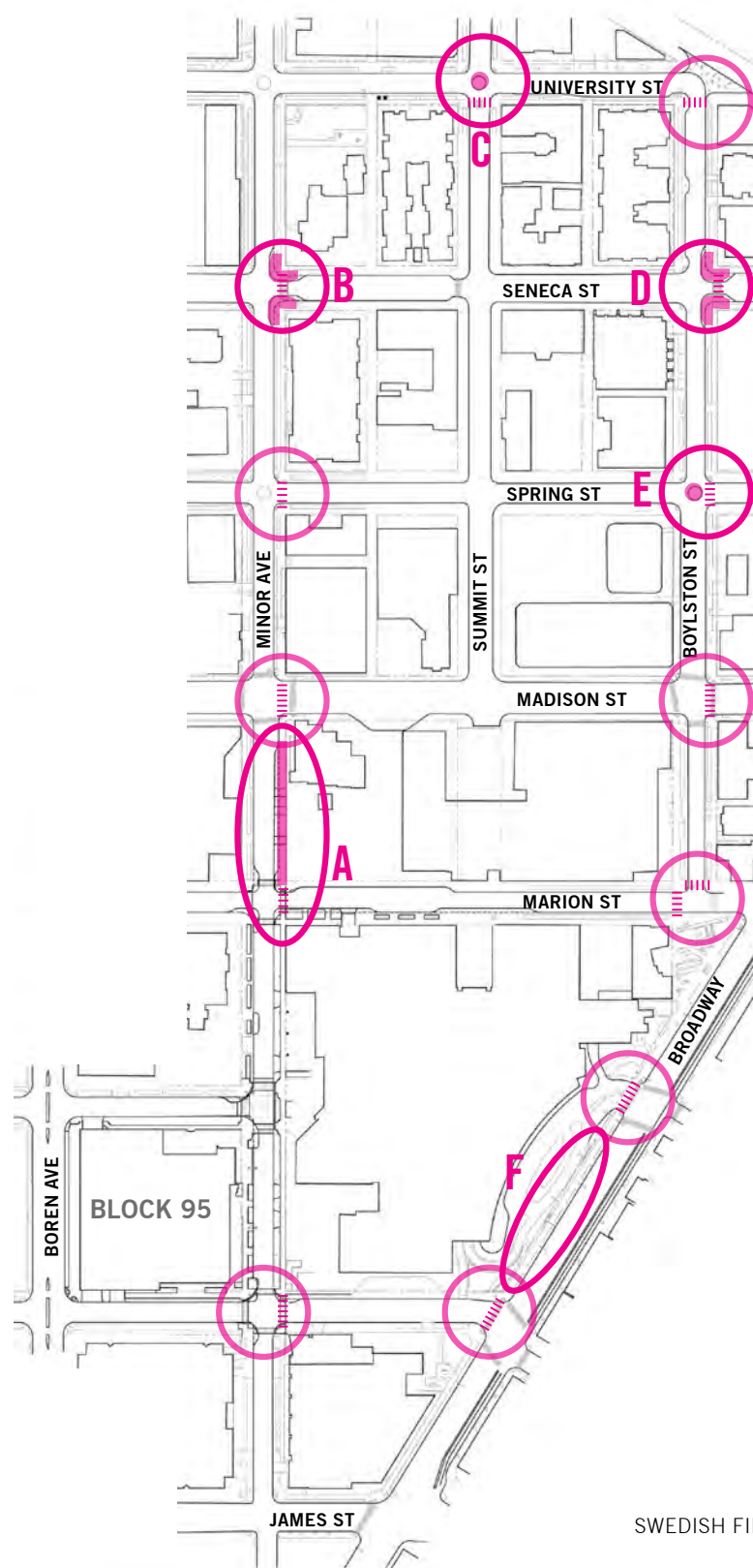


# 1 - FIRST HILL MILE

## Streetscape Improvements

### LEGEND

-  Open space and pedestrian improvements

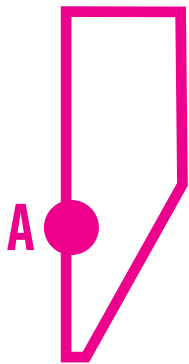


# 1 - FIRST HILL MILE

Minor Ave - Marion to Madison



Existing Intersection

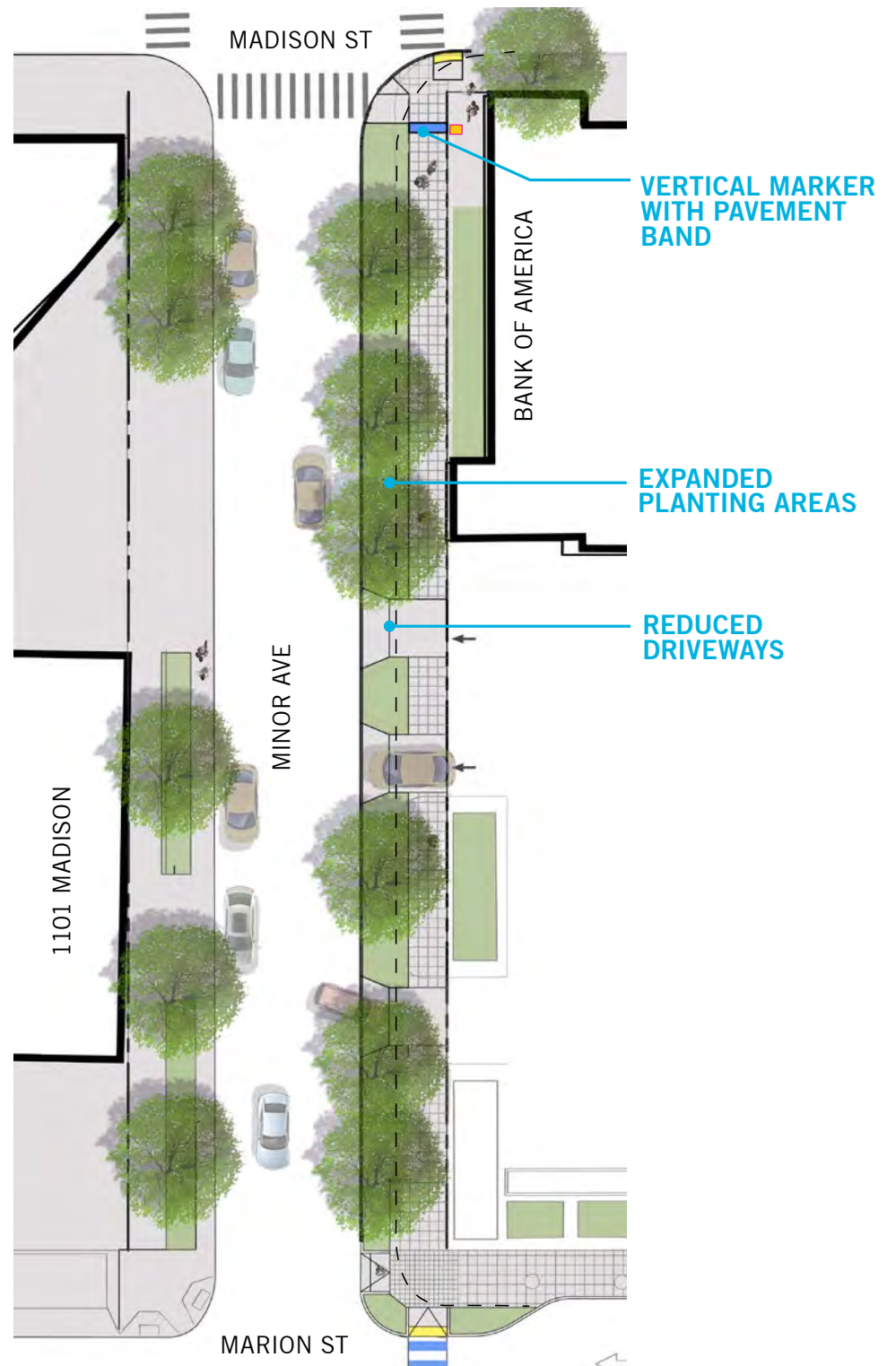


## EXISTING CONDITION

- Narrow sidewalk, large driveways, and limited planting

## PROPOSED IMPROVEMENTS

- Replace (4) parking stalls with expanded planting area
- Reduce drive-thru exit to 2 lanes
- Replace sidewalk & plantings



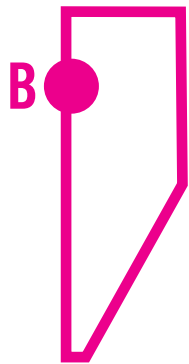


# 1 - FIRST HILL MILE

Minor & Seneca



Existing Intersection

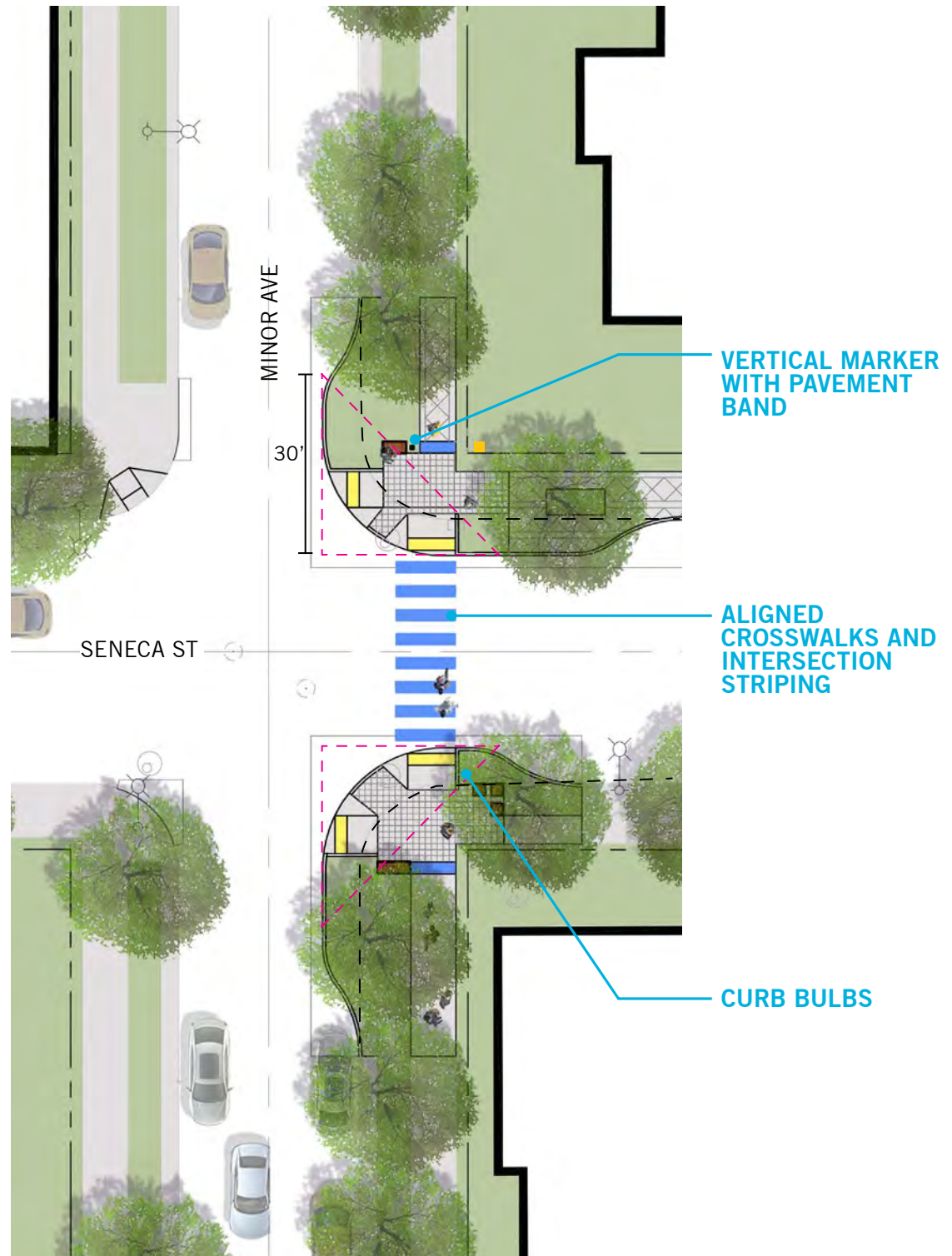


## EXISTING CONDITION

- Seneca - 2 lane arterial
- Residential character
- Stimson-Green Mansion

## PROPOSED IMPROVEMENTS

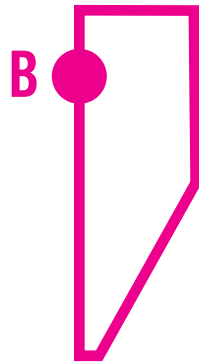
- Curb bulbs each side of Seneca
- Companion ramps
- Curb bulbs contain sidewalk, gathering space with seat elements and planting
- Wayfinding elements
- Storm drain adjustments
- No on-street parking removed





# 1 - FIRST HILL MILE

Minor & Seneca



Existing Intersection





# 1 - FIRST HILL MILE

Minor & Seneca



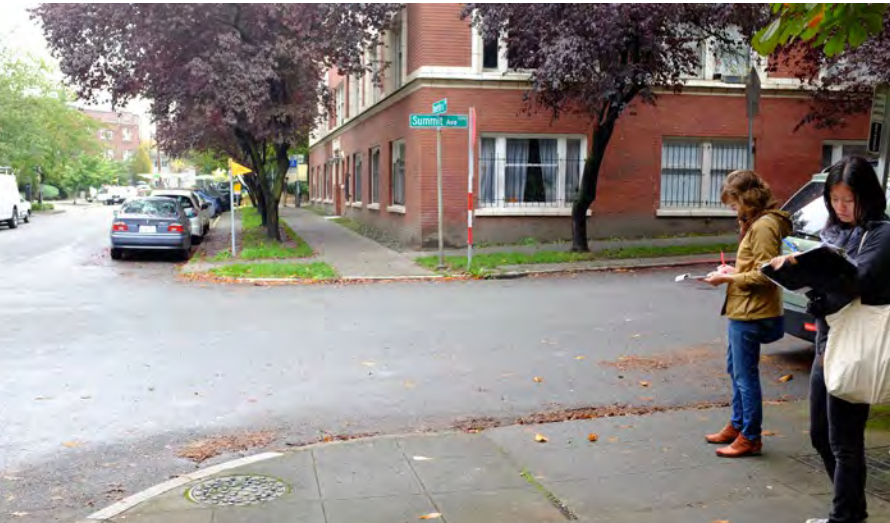
Existing Intersection



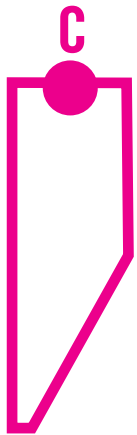
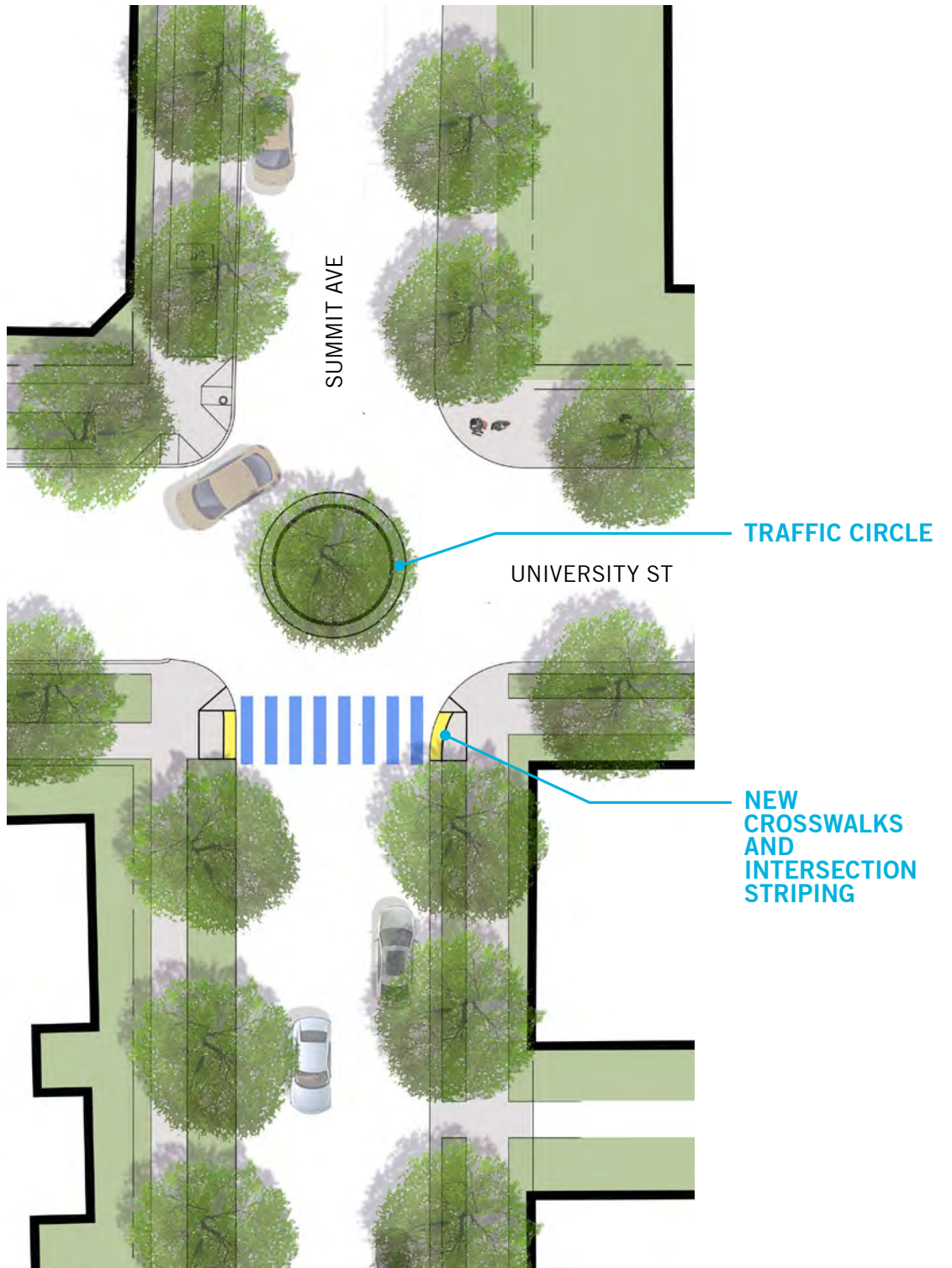


# 1 - FIRST HILL MILE

University & Summit



Existing Intersection



## EXISTING CONDITION

- Summit connects to Capitol Hill
- Residential character
- Assisted Living Community nearby

## PROPOSED IMPROVEMENTS

- Traffic Circle
- Wayfinding elements
- Storm drain adjustments
- No on-street parking removed

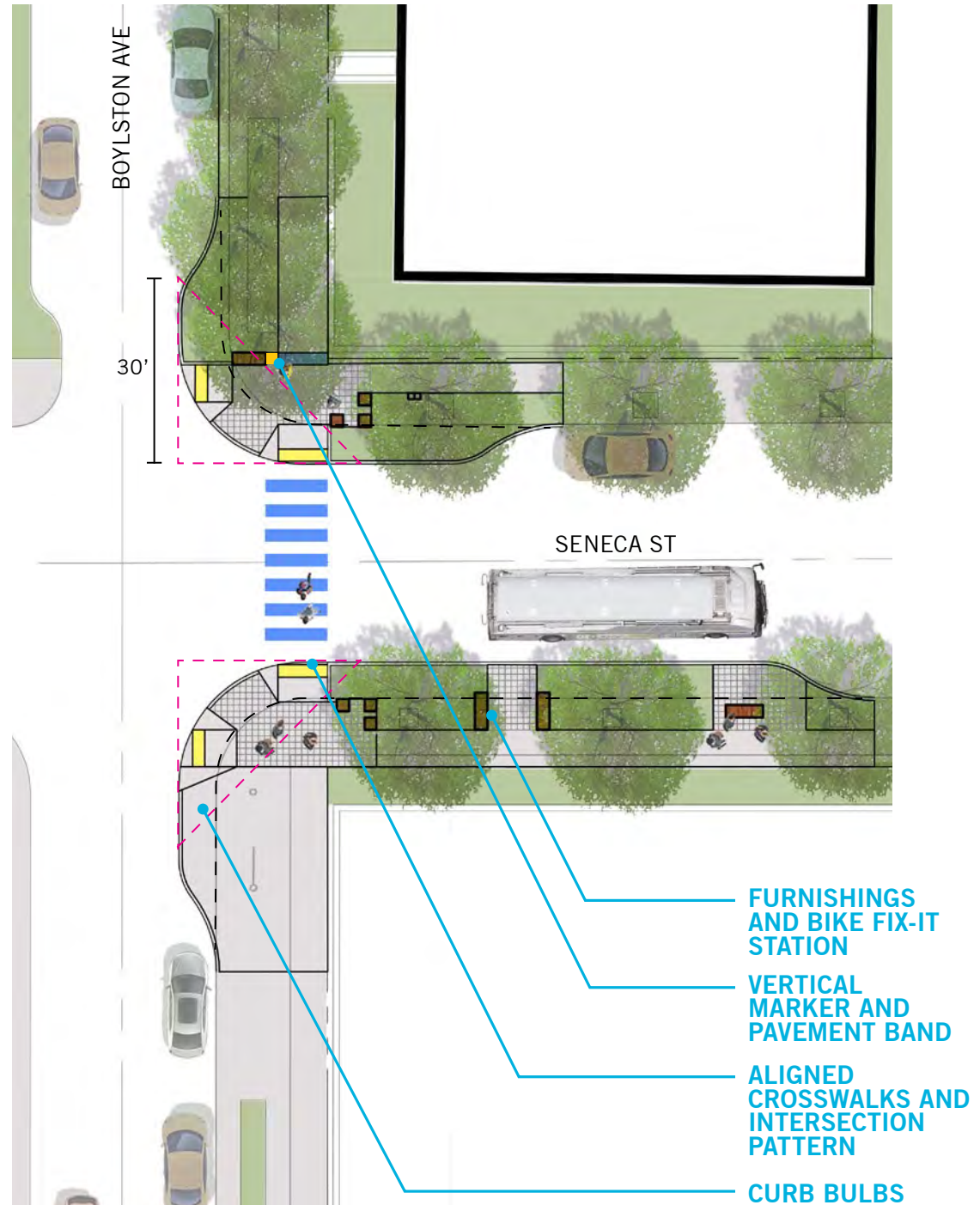


# 1 - FIRST HILL MILE

Boylston & Seneca



Existing Intersection

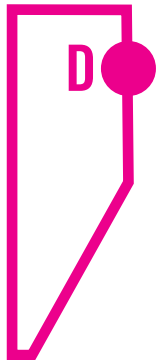


## EXISTING CONDITION

- Residential character
- Surface parking lot has redevelopment potential
- Seneca - 2 lane arterial
- Potential Seneca bike facility

## PROPOSED IMPROVEMENTS

- Curb bulbs each side of Seneca
- Curb bulbs contain sidewalk, gathering space with seat elements and planting
- Wayfinding elements
- Bike fix-it station
- Mailbox relocation
- Storm drain adjustments
- No on-street parking removed

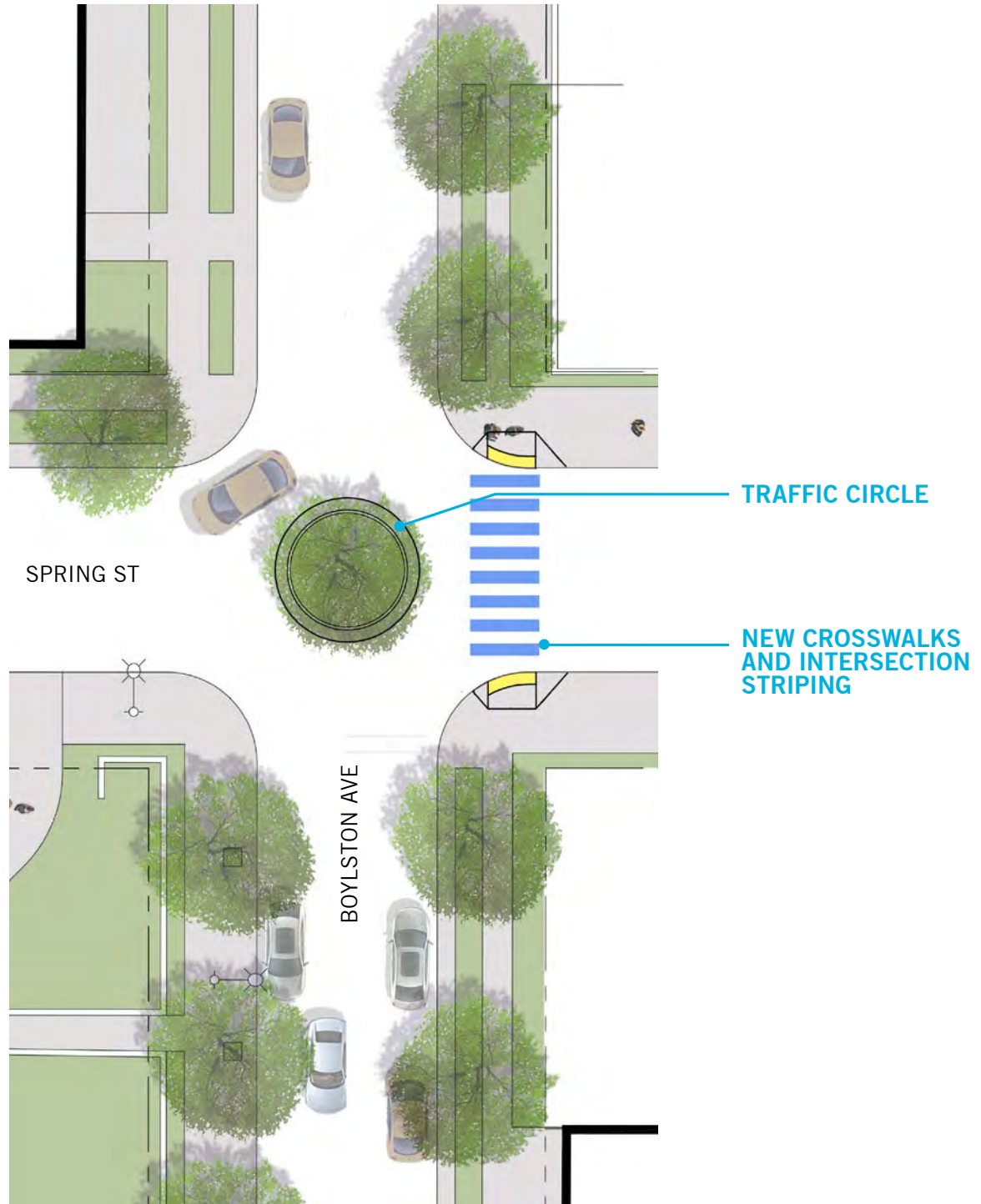


# 1 - FIRST HILL MILE

Boylston & Spring



Existing Intersection



## EXISTING CONDITION

- Redevelopment potential at adjacent parcels
- Low traffic volume

## PROPOSED IMPROVEMENTS

- Traffic circle with planting matching existing circle at Boylston and Spring



# 1 - FIRST HILL MILE

Streetscape Improvements:  
Broadway Frontage



Existing Intersection



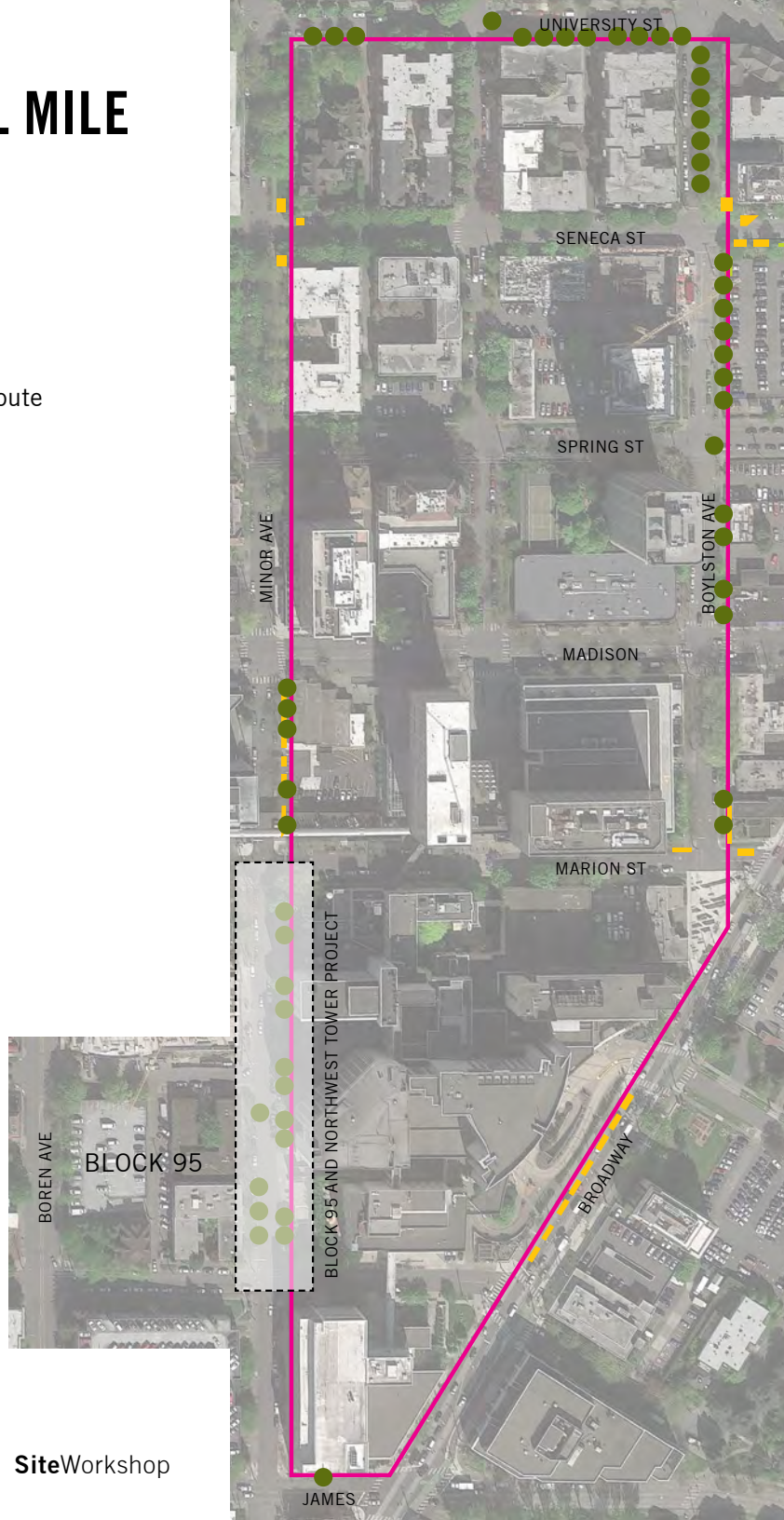


# 1 - FIRST HILL MILE

Trees and Planting

## LEGEND

- New Street Trees
- New Planting
- The First Hill Mile Route





# 1 - FIRST HILL MILE

## Street Trees

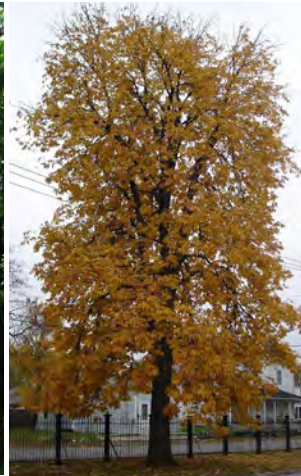
### LARGE STATUESQUE TREES



*Nyssa sylvatica*  
Tupelo



*Platanus x acerifolia*  
London Planetree



*Aesculus flava*  
Yellow Buckeye



*Zelkova serrata*  
Zelkova



*Liquidambar styraciflua*  
Sweetgum



*Metasequoia glyptostroboides*  
Dawn Redwood

### FLOWERING/SEASONAL TREES



*Pyrus calleryana* 'Cambridge'  
Cambridge Pear



*Quercus coccinea*



*Sophora japonica* 'Regent'  
Japanese Pagodatree

### TREES FOR TIGHT SPACES



*Koelreuteria paniculata*  
Goldenrain Tree



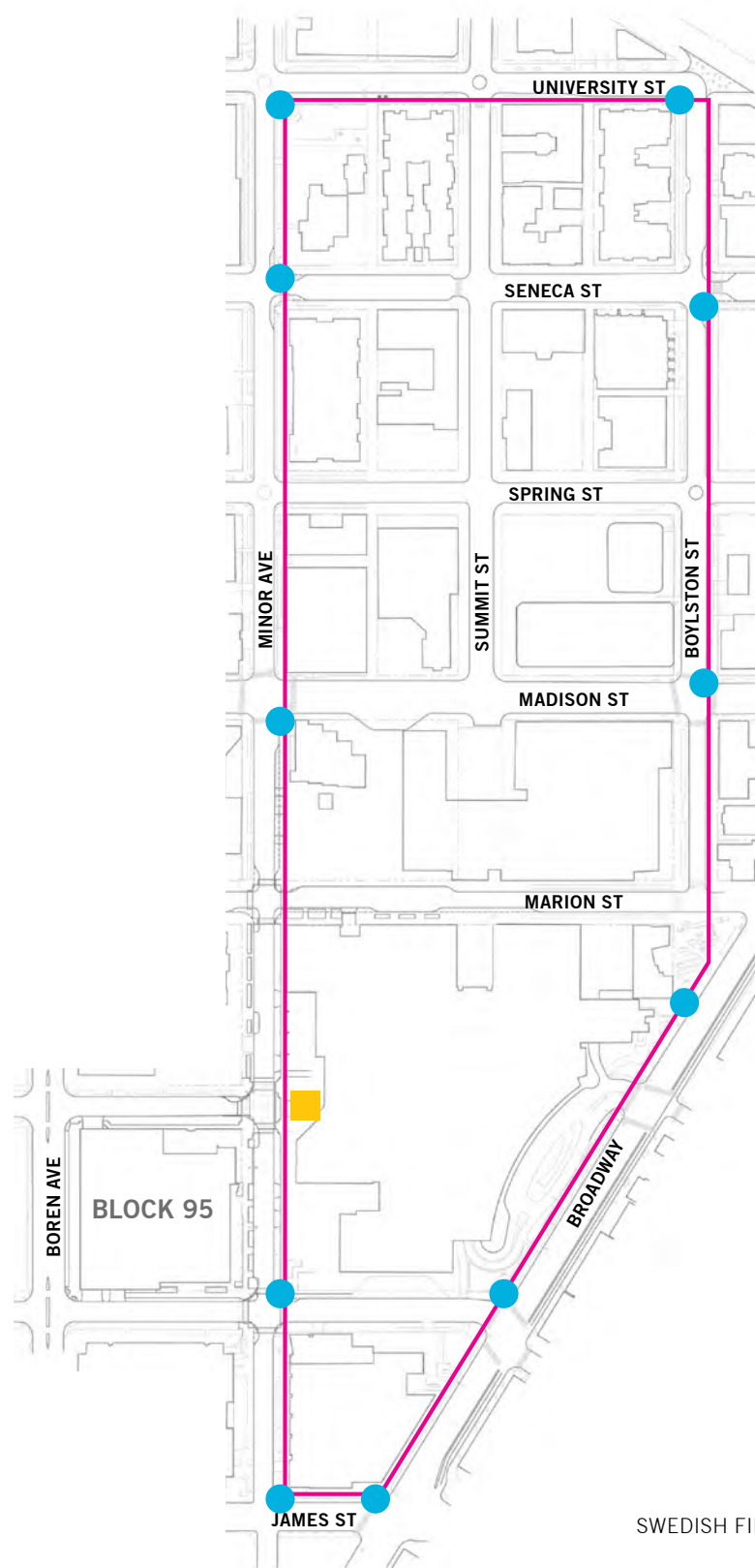
*Carpinus caroliniana*

# 1 - FIRST HILL MILE

Wayfinding

## LEGEND

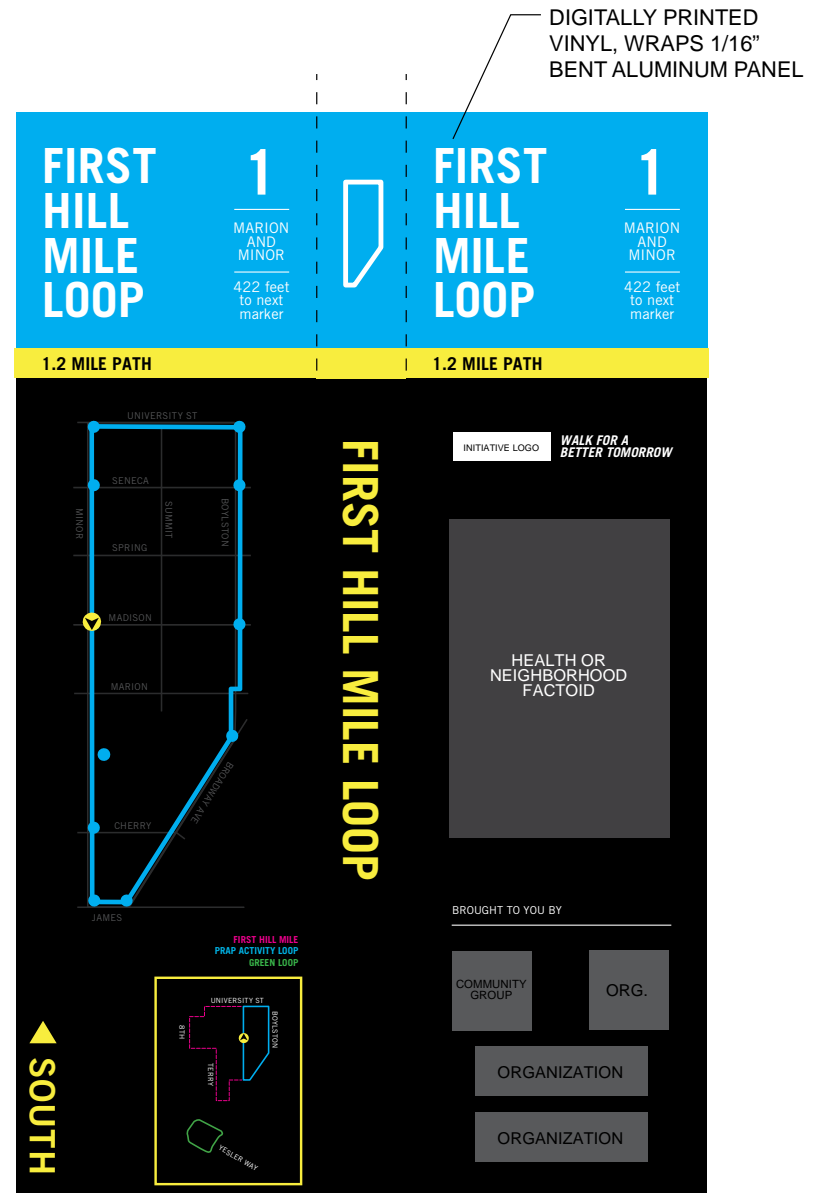
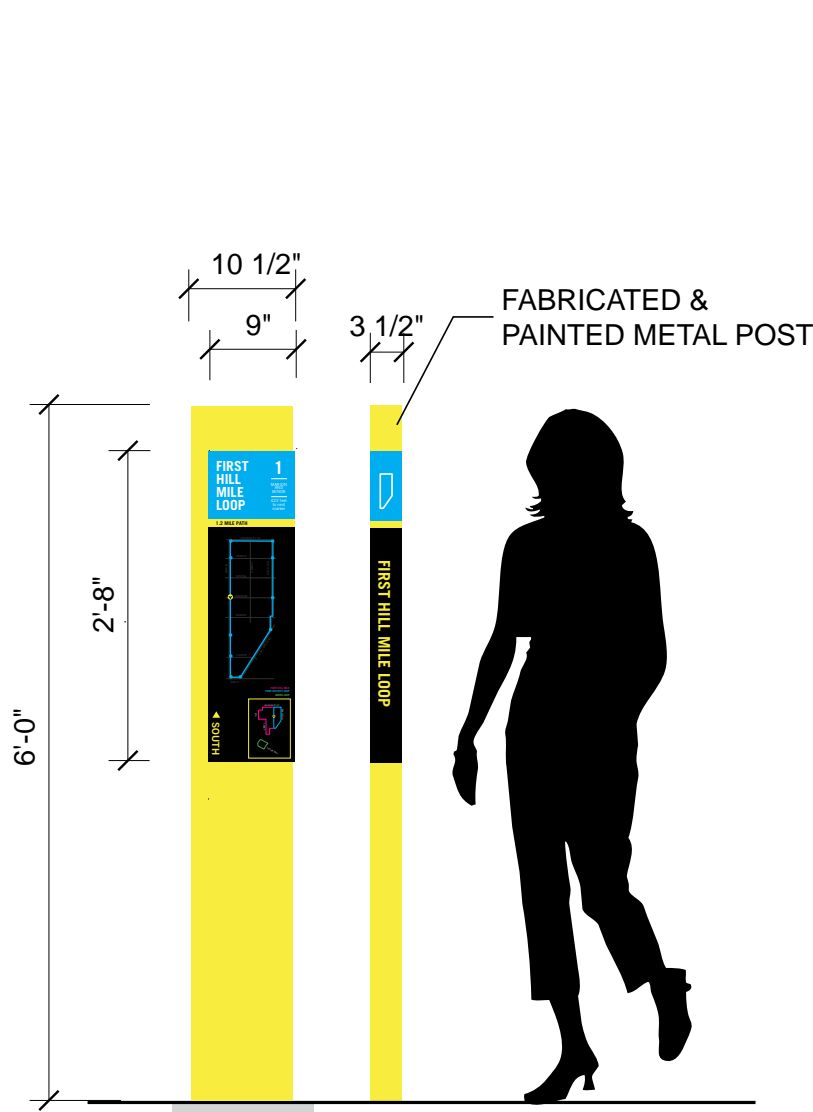
- Directory (1)
- Vertical Markers (11)
- The First Hill Mile Route





# 1 - FIRST HILL MILE

Wayfinding Vertical Marker



# 2 - FIRST HILL PARK CONTRIBUTION

Corner of University & Minor



Community Meeting #2 held June 21, 2016 at First Hill Park



## PUBLIC BENEFIT SUMMARY

- Capital contribution to First Hill Park improvements
- Swedish Contribution: \$500,000
- Funds to upgrade park

\* Funds paid to Seattle Parks & Recreation prior to Block 95 Phase 2 Building Permit





# 2 - FIRST HILL PARK CONCEPT PLAN

Corner of University & Minor

## CONCEPT GOALS

Activate and engage the **back of the park**

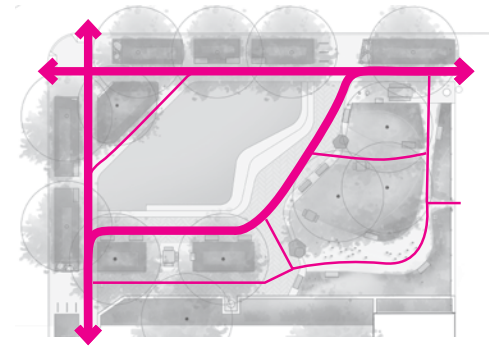
Extend the park to the **street edge**

Encourage **circulation** through the park

Create open, flexible space for **performance**  
**and passive activities**

Provide a variety of **seating and gathering** options

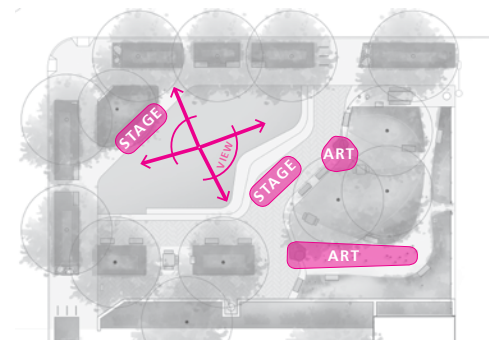
Preserve and enhance existing **tree canopy**



Circulation



Seating



Performance/Play



First Hill Park



SiteWorkshop  
LANDSCAPE ARCHITECTURE

FIRST HILL  
IMPROVEMENT ASSOCIATION

# 2 - FIRST HILL PARK CONCEPT PLAN

Corner of University & Minor





# 2 - FIRST HILL PARK CONCEPT PLAN

Corner of University & Minor





# 2 - FIRST HILL PARK CONCEPT PLAN

Corner of University & Minor

## FURNISHINGS



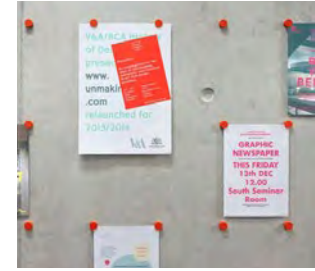
Pedestrian Lights



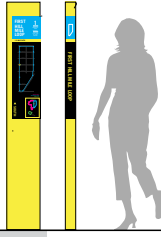
Benches & Receptacles



Bike Racks



Community Kiosk/First Hill Mile Marker



## ART/PLAY



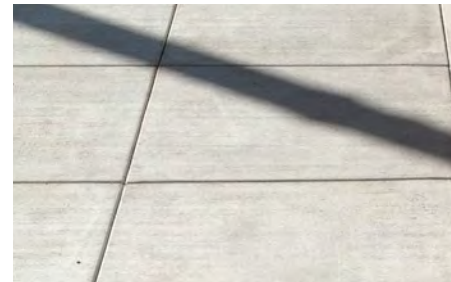
## SURFACING



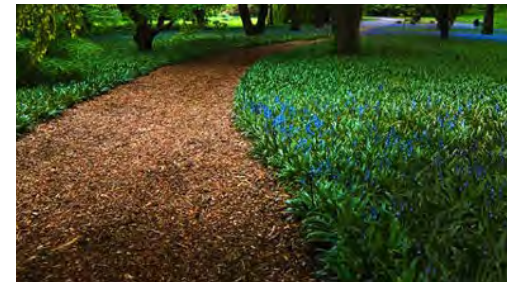
Concrete Seat Steps



Existing and Reclaimed Brick Paving



Concrete Sidewalks



Wood Chip Surfacing



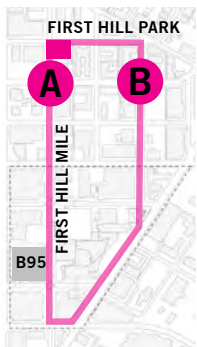
# 3 - PUBLIC ART

## PUBLIC BENEFIT SUMMARY

- Public Art Budget \$300,000

## PUBLIC ARTIST PROGRAM SUMMARY

- Honor Swedish Art Collection mission to support wellness, healing and respite
- Connect with neighborhood history and context
- Project art program to be managed by 4Culture
- Installed prior to Block 95 Cert. of Occupancy



### **A** CORNER OF MINOR & SENECA PUBLIC ARTIST: JOHN GRADE

- Award-winning artist who creates large-scale sculptures lives and works in Seattle
- Works are designed to change over time and involve collaboration to build and install

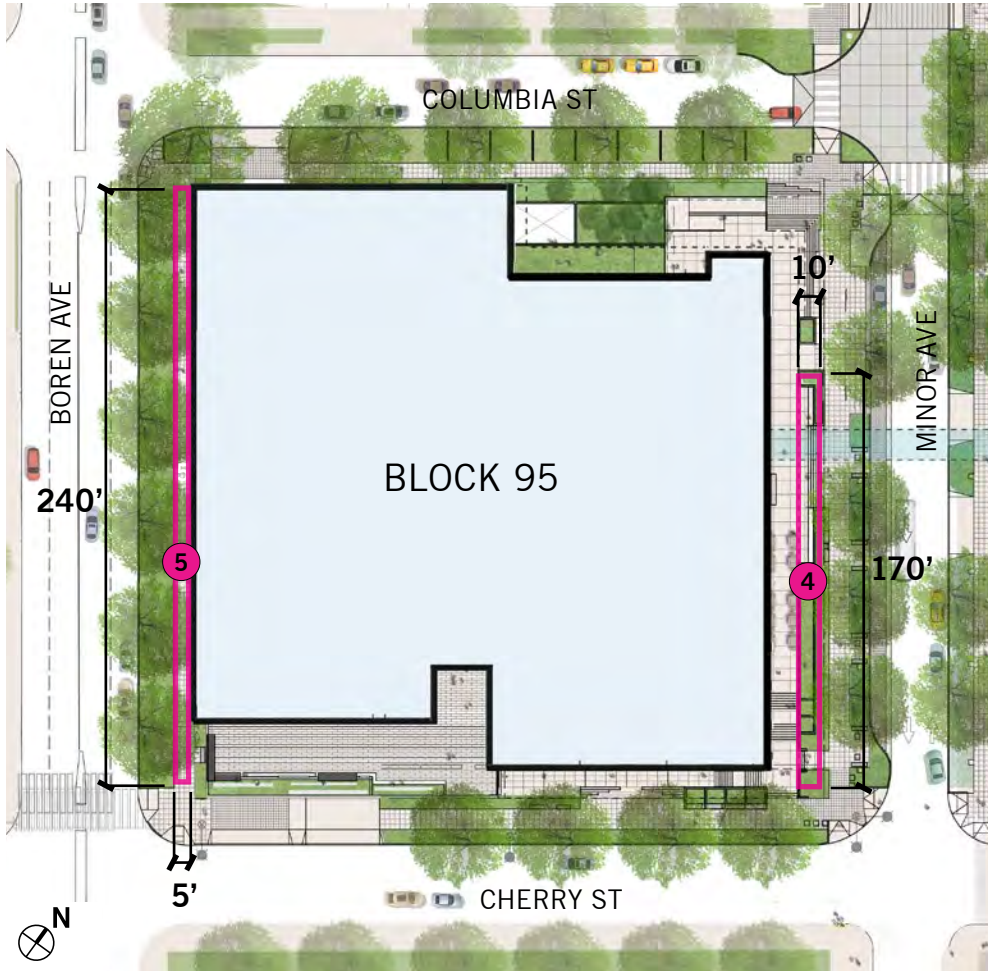


### **B** CORNER OF BOYLSTON & SENECA PUBLIC ARTIST: LEAD PENCIL STUDIO

- Founded by Annie Han and Daniel Mihalyo
- Based in Seattle since 1997
- Video, sculpture, drawing, installation and photography



# 4 & 5 - VOLUNTARY SETBACKS



4 Minor Avenue 10' Setback for 1,700 SF of open space  
total including outdoor seating is 3,700 SF of open space



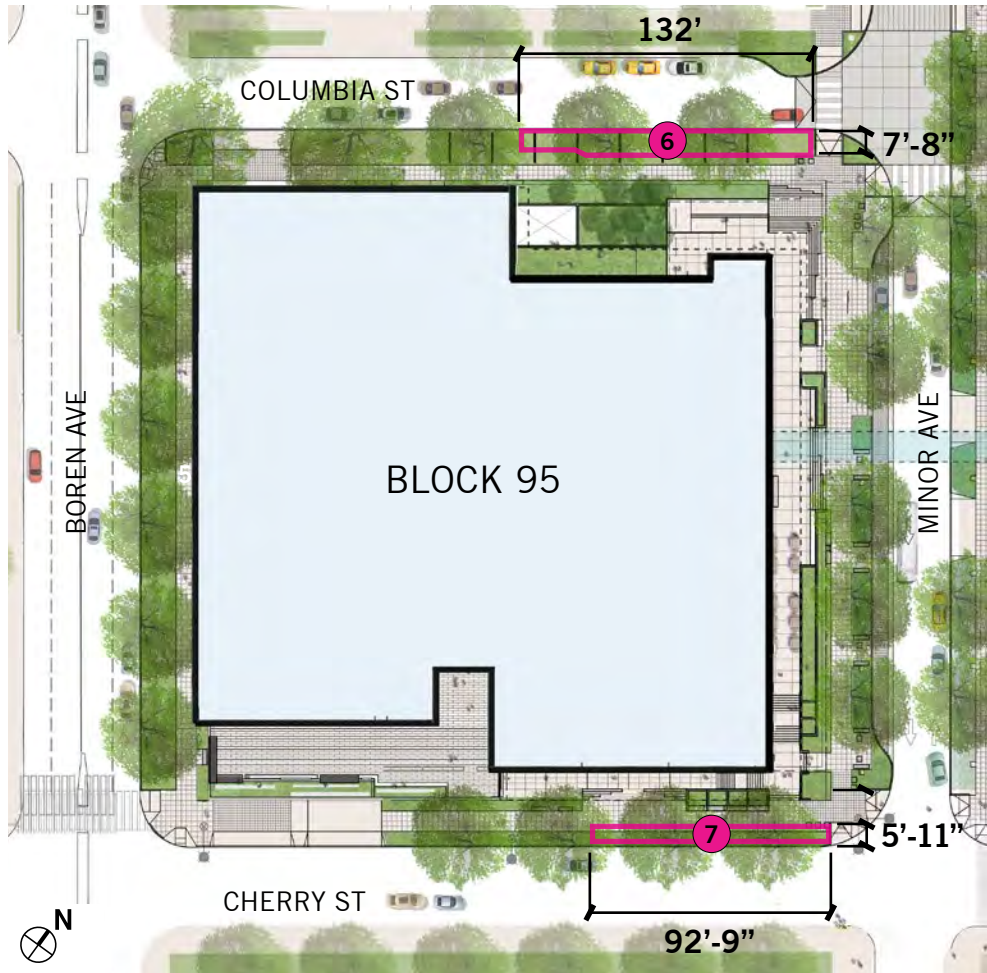
5 Boren Avenue 5' Setback for 1,200 SF of additional open space  
total is 15' setback and 3,600 SF of open space

## PUBLIC BENEFIT SUMMARY

- 2,900 SF of open space



# 6 & 7 - ROW IMPROVEMENTS



6 Columbia Street Enhanced ROW 7'-8" wide for a total of 980 SF of planting



7 Cherry Street Enhanced ROW 5'-11" wide for a total of 560 SF of planting

## PUBLIC BENEFIT SUMMARY

- 1,540 SF of Enhanced ROW



# 8 & 9 - PEDESTRIAN CROSSINGS AT BOREN & CHERRY



Boren and Cherry Crossing Existing condition looking west



Minor and James Crossing Existing condition looking east

## PUBLIC BENEFIT SUMMARY

- Pedestrian Controlled Signal
- Implementing MIMP
- Enhanced pedestrian experience
- Connecting to neighborhood & downtown



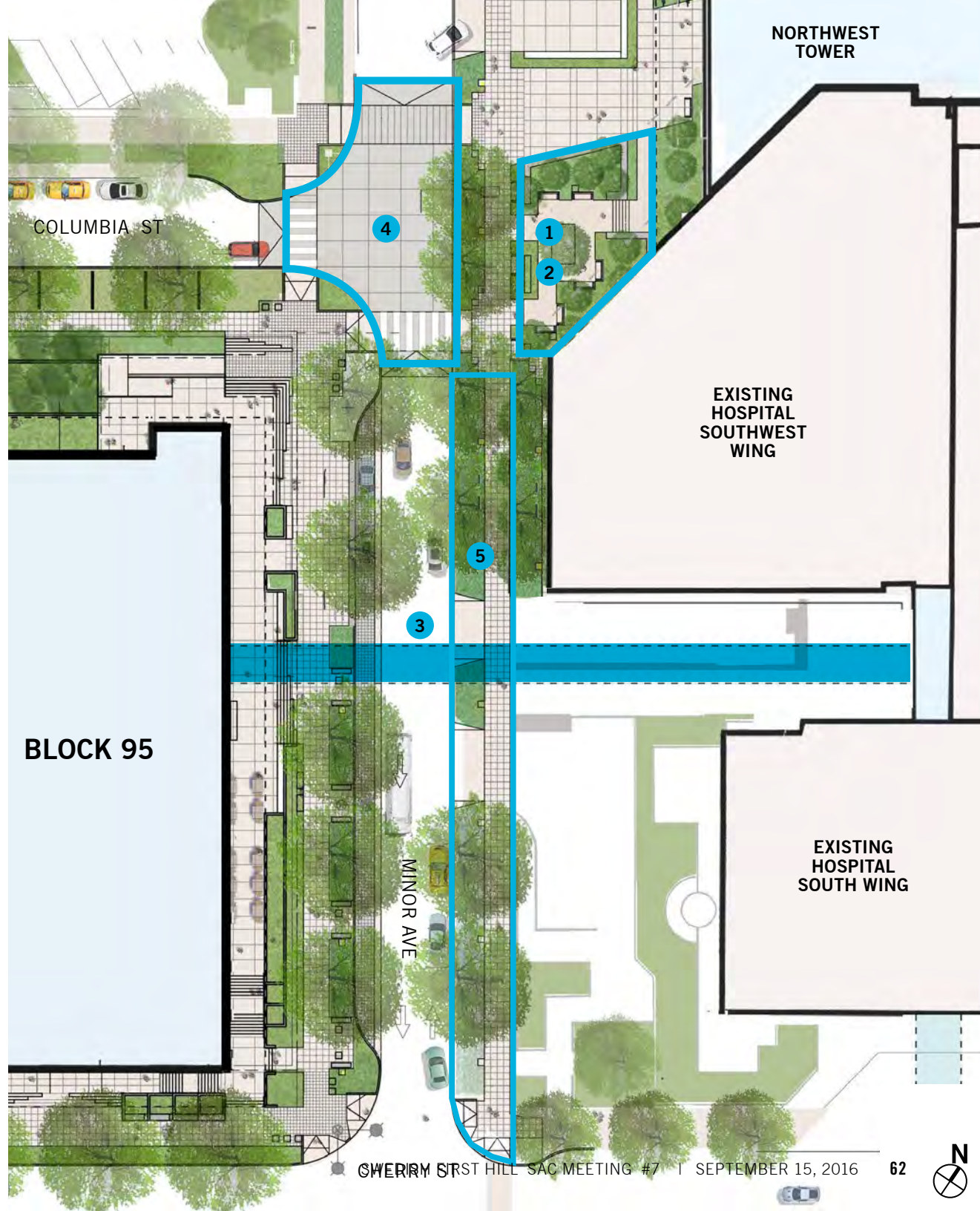
# ALLEY VACATION - PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	MIMP REQUIRED	QUANTITY	COST
1 FIRST HILL MILE	Sidewalk & pedestrian crossing improvements	None	None		\$1,300,000
	• Marion to Madison sidewalk and plantings			4,800 SF	
	• Minor & Seneca curb bulbs, sidewalk, furnishings and plantings			2,650 SF	
	• University & Summit traffic circle			925 SF	
	• Boylston & Seneca curb bulbs, sidewalk, furnishings and plantings			3,870 SF	
	• Boylston & Spring traffic circle			1,130 SF	
	• Boylston & Marion curb bulbs and sidewalk			2,715 SF	
	• Broadway Avenue plantings			830 SF	
	Wayfinding signs			11	
	Street tree replacements			39	
2 FIRST HILL PARK CONTRIBUTION	Contribution toward improvements to First Hill Park	None	None	Parks contribution	\$500,000
3 PUBLIC ART	Public art in the ROW along the First Hill Mile	None	None	Art program	\$300,000
4 MINOR AVENUE VOLUNTARY SETBACK	Setback along Minor Avenue	None	None	1,700 SF	\$125,000
5 BOREN AVENUE VOLUNTARY SETBACK	Setback along Boren Avenue	None	None	1,200 SF	\$90,000
6 COLUMBIA ST. ROW IMPROVEMENTS	Expanded and enhanced pedestrian streetscape	None	None	980 SF	\$40,000
7 CHERRY ST. ROW IMPROVEMENTS	Expanded and enhanced pedestrian streetscape	None	None	560 SF	\$70,000
8 PEDESTRIAN CONTROLLED SIGNAL	Pedestrian controlled signal at Boren & Cherry	None	None	1	\$200,000
9 PEDESTRIAN CONTROLLED SIGNAL	Pedestrian controlled signal at Minor & James	None	None	1	\$200,000
				<b>TOTAL</b>	<b>\$2,825,000</b>

# SKYBRIDGE PUBLIC BENEFITS SUMMARY

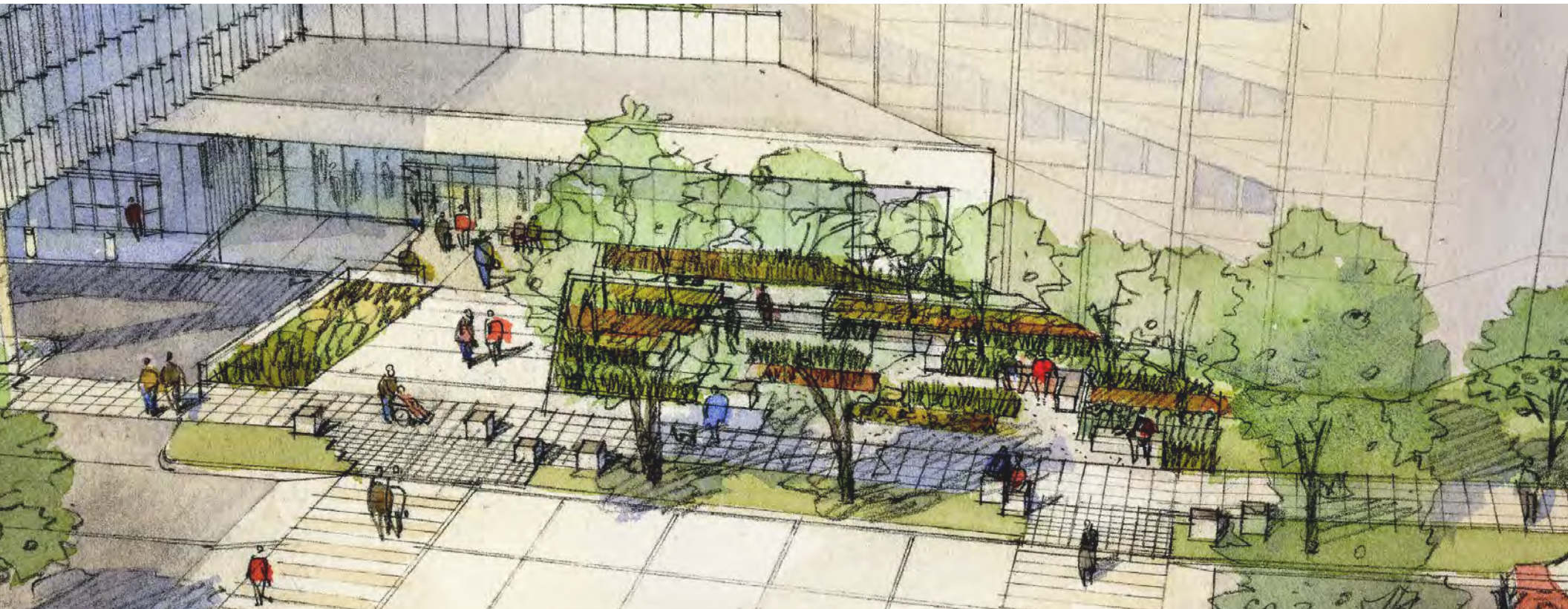
## MINOR AVE SKYBRIDGE

- 1 Minor Ave Garden
- 2 Public Art - Minor Ave Garden
- 3 Public Art - Skybridge
- 4 Minor & Columbia Raised Intersection
- 5 Minor Ave ROW Enhancements





# 1 & 2 - MINOR AVENUE GARDEN AND PUBLIC ART



## PUBLIC BENEFIT SUMMARY

- 3,200 SF of Open Space
- \$150K Public Art Budget
- Universal access from Minor Ave
- Highly visible, safe and secure garden setting
- Seating with views west towards downtown
- Artwork to be curated with outdoor sculpture from Northwest Artists



# 3 - PUBLIC ART



**PUBLIC BENEFIT SUMMARY**

- \$350K Public Art Budget to collaborate with the design team on the skybridge



**PUBLIC ARTIST: CLAUDE ZERVAS**

- Multi-disciplinary artist who lives and works in Seattle
- Methodologies include painting, video and electronic sculpture
- Successful gallery practice and several public art commissions
- Most recent public commission completed this year at Western Washington University



# 4 - MINOR & COLUMBIA RAISED INTERSECTION



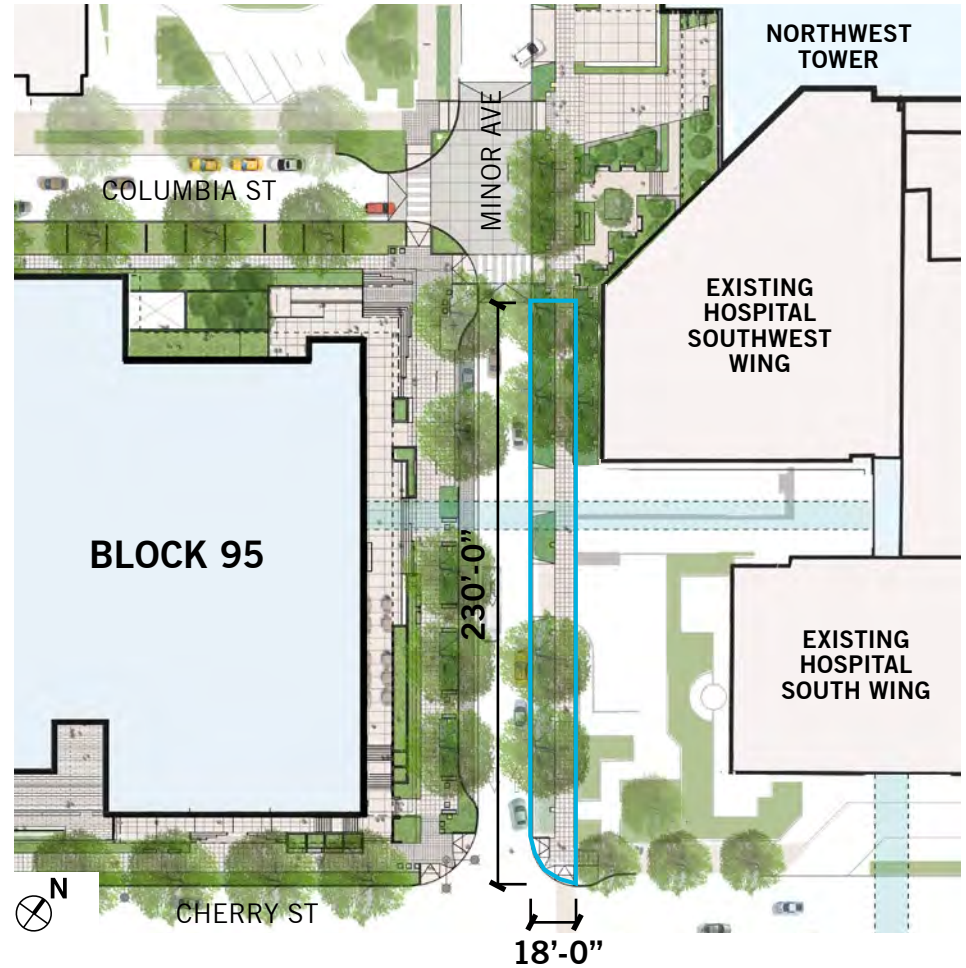
## PUBLIC BENEFIT SUMMARY

- 3,400 SF of Raised Concrete Intersection

- A 3" raised intersection at Columbia St and Minor Ave
- The intersection has 60% SIP approval from SDOT
- Enhanced experience without degrading traffic movement



# 5 - MINOR AVENUE ROW ENHANCEMENTS



## PUBLIC BENEFIT SUMMARY

- 4,100 SF of Open Space
- Pedestrian Lights
- Street paving, curb, sidewalk, curb ramps, street trees, and planting



# SKYBRIDGE - PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	MIMP REQUIRED	QUANTITY	COST
1 MINOR AVENUE GARDEN	3,200 sf of publicly accessible open space directly adjacent to Minor Avenue <ul style="list-style-type: none"> <li>1,500 SF of planting area</li> <li>11 LF of seating elements</li> <li>Landscape pedestrian lighting to 1/2 FC</li> <li>8 trees</li> </ul>	None	None	3,200 SF	\$230,000
2 PUBLICLY ACCESSIBLE ART - MINOR AVENUE GARDEN	Curated outdoor sculpture collection located in Minor Avenue Garden	None	None	Art Program Budget	\$150,000
3 PUBLICLY ACCESSIBLE ART - MINOR AVENUE SKYBRIDGE	Work with selected artist on significant artwork element on Minor Avenue Skybridge	None	None	Art Program Budget	\$350,000
4 MINOR AND COLUMBIA INTERSECTION	Intersection and sidewalk improvements to enhance pedestrian safety	None	None	3,400 SF	\$250,000
5 MINOR AVENUE ENHANCED ROW	Expanded pedestrian streetscape, including street paving, curb, sidewalk and curb ramps, street trees, planting, and pedestrian lights	None	None	3,700 SF	\$240,000
				<b>TOTAL</b>	<b>\$1,220,000</b>

# BOYLSTON TRIANGLE

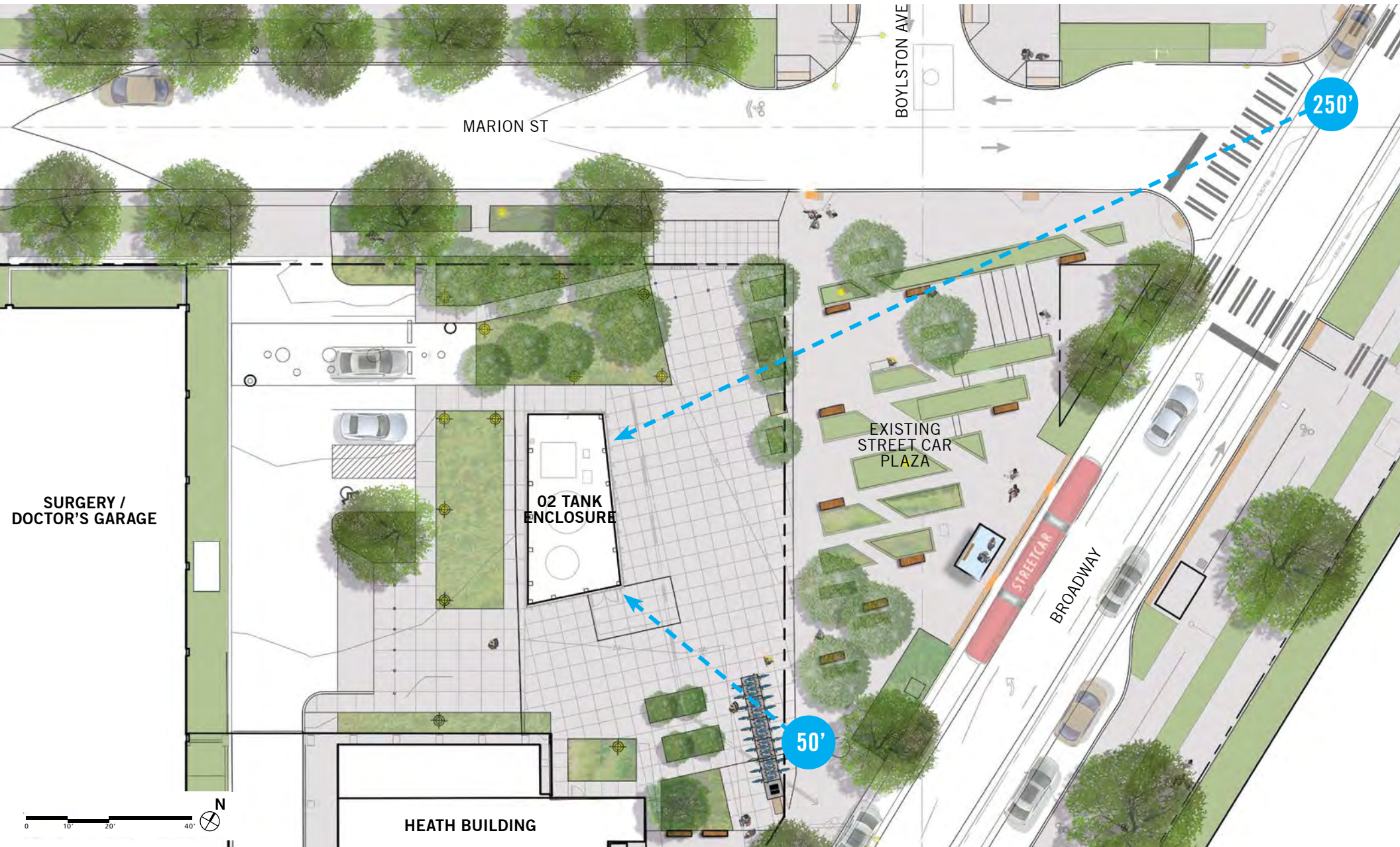






# BOYLSTON TRIANGLE

## SITE PLAN





# BOYLSTON TRIANGLE

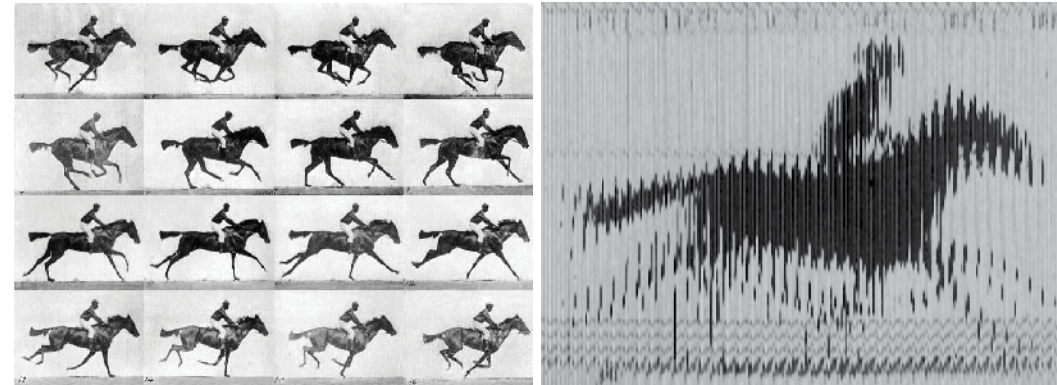
## SCREEN WALL

### DESIGN CRITERIA

- Reflect the First Hill Mile character through the use of color, form, and timeless content emphasizing holistic health of the self and community
- Develop artwork with multiple viewing modes; 50' Pedestrian View - 250' Street View,
- Build interest and warmth into the street without compromising driver focus

### FUNCTIONAL CRITERIA

- Exterior Rated (sun, wind, rain)
- Ventilation: 50% Open
- Non-combustible: (M1/B1 Flame Retardency)
- Durable, customizable graphic application



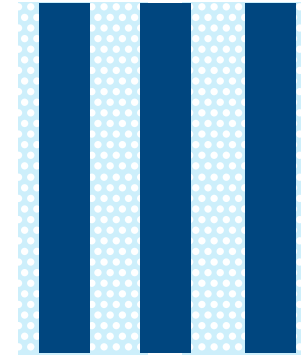
MOIRE / MUYBRIDGE EFFECT



VERTICAL SCREEN WITH DIGITAL PRINTED SCRIM

# BOYLSTON TRIANGLE

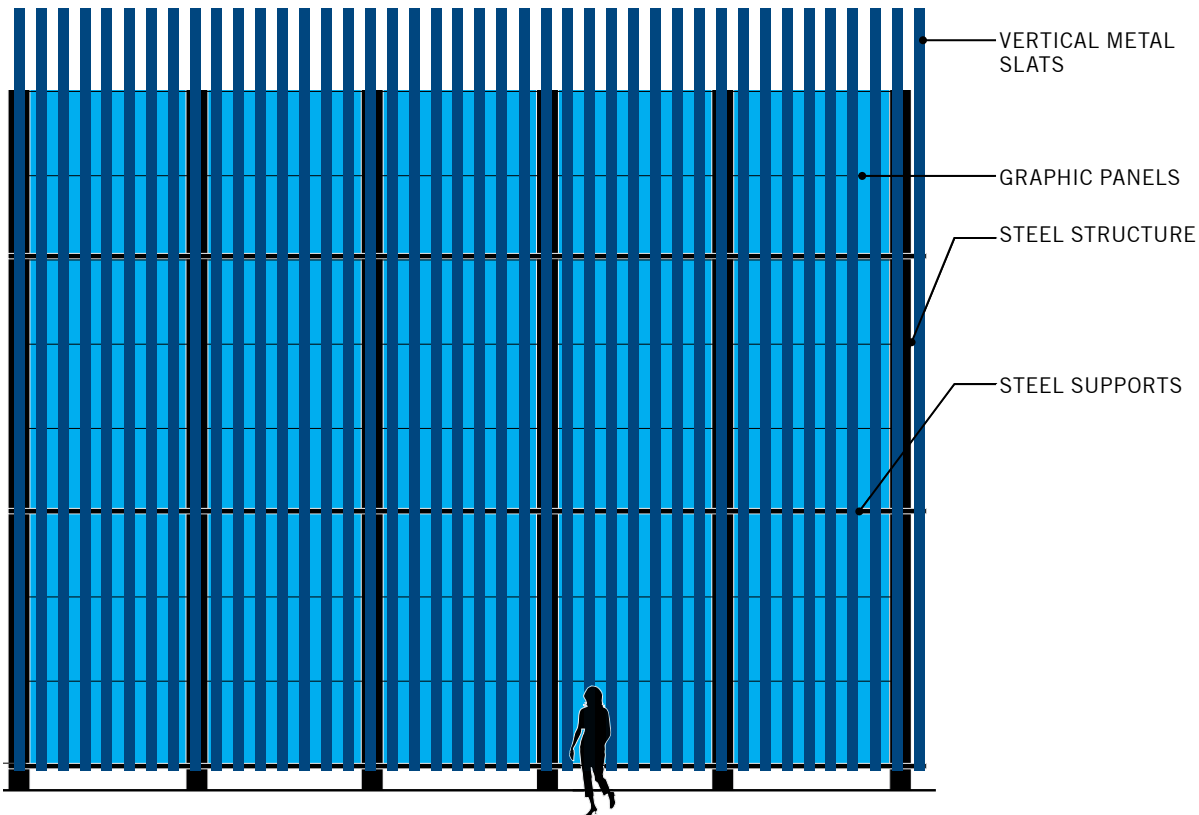
## SCREEN WALL



Vertical Metal Slats



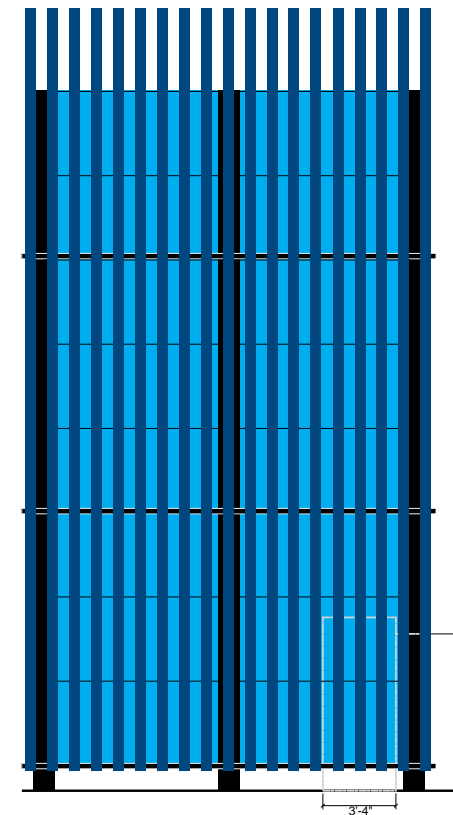
Plan View



East Elevation



Plan View



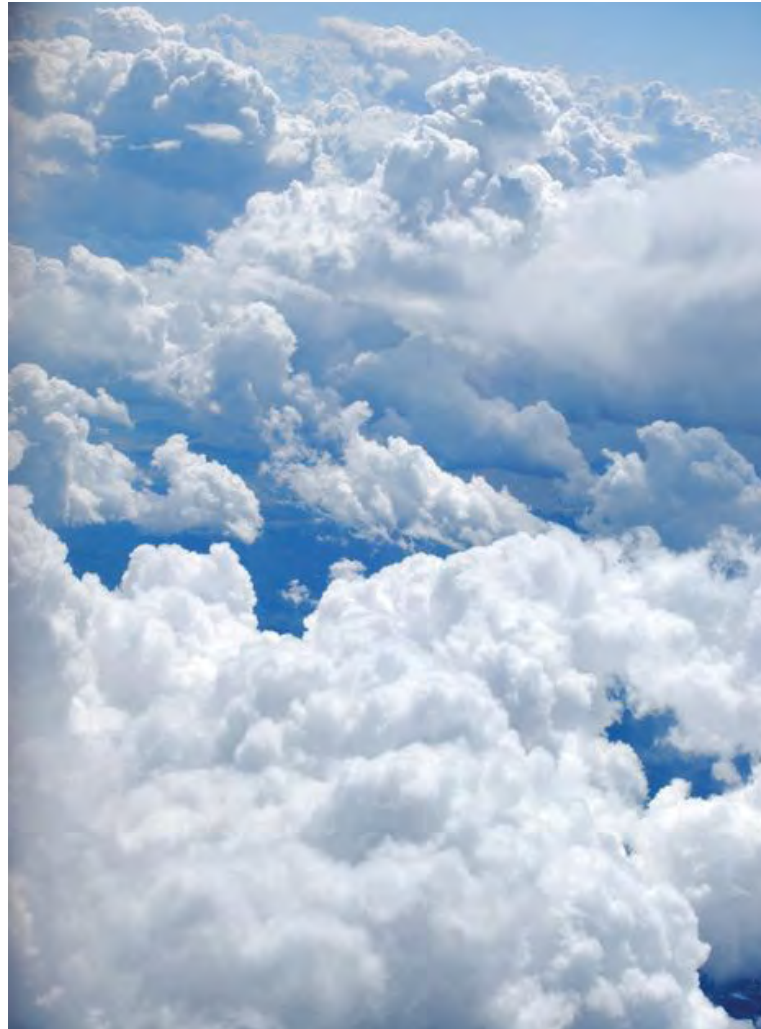
North Elevation



# BOYLSTON TRIANGLE

GRAPHIC CONTENT

NATURE / FRESH AIR / HILLTOP



*GET SOME AIR*

# GRAPHIC CONTENT

## AIRFLOW / SKY (FIRST HILL)



*East Wall*



*North Wall*



# BOYLSTON TRIANGLE



# CONSTRUCTION UPDATE



# Swedish First Hill Expansion



## Construction Updates:

AUGUST 31, 2016

### September

Crews at the Swedish First Hill Expansion project continue to make progress, with early infrastructure work continuing through September. The team will continue digging trenches for the installation of conduit and utility vaults, primarily on Cherry Street and parts of Boren and Minor avenues. Affected streets will have intermittent lane closures and sidewalk detours for this work on a daily basis, Monday through Friday from 8 a.m. to 5 p.m.

SUBSCRIBE FOR CONSTRUCTION UPDATES

SUBSCRIBE

#### CONTACT US:

Superintendent: Mike Ryberg

Phone: 206.682.7770

Email: [SwedishFirstHill@sellen.com](mailto:SwedishFirstHill@sellen.com)

#### CONSTRUCTION BULLETIN ARCHIVE

- ▶ September 2016 - Construction Update
- ▶ August 2016 - Construction Update
- ▶ July 2016 - Construction Update
- ▶ June 2016 - Construction Update
- ▶ May 2016 - Construction Update

▶ 2016



▶ [View Map](#)

[HTTP://WWW SELLEN.COM/SWEDISHFIRSTHILL/](http://www.sellen.com/swedishfirsthill/)



# Swedish First Hill Expansion Construction Update

September 2016

## CONSTRUCTION ACTIVITIES

Crews at the Swedish First Hill Expansion project continue to make progress, with early infrastructure work continuing through September. The team will continue digging trenches for the installation of conduit and utility vaults, primarily on Cherry Street and parts of Boren and Minor avenues. Affected streets will have intermittent lane closures and sidewalk detours for this work on a daily basis, Monday through Friday from 8 a.m. to 5 p.m.

## SUBSCRIBE

To receive future project updates, subscribe at:  
[www.sellen.com/SwedishFirstHill](http://www.sellen.com/SwedishFirstHill)

## SAFETY

- Please follow the sidewalk detours and do not enter the secured fenced site at any time.
- Please watch for truck and trailer traffic entering and leaving the site. Trucks and heavy equipment may make wide turns and have trouble seeing pedestrians and vehicles.

## WELCOME

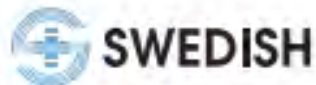
Welcome to the Swedish First Hill Expansion Construction Update distribution list. Updates will be sent out on a monthly basis or as needed.

Activity notices will be distributed at least 72 hours in advance of any major construction activities.

All updates will be distributed via email and available any time at: [www.sellen.com/SwedishFirstHill](http://www.sellen.com/SwedishFirstHill)

## ABOUT THE PROJECT

The Swedish First Hill Expansion project will provide essential updates to the campus, including two new buildings. The new Northwest Tower will house the emergency department, dining facility, critical care units, surgical suites and patients rooms. Another new building, Block 95, will provide numerous support functions for the campus.



Questions or comments? Contact our job site office:  
206.682.7770 // [SwedishFirstHill@sellen.com](mailto:SwedishFirstHill@sellen.com) // [www.sellen.com](http://www.sellen.com)



# SCHEDULE

**4Q 2016**

Start Construction / Demolition

**4Q 2016**

Excavation & Shoring

**2Q 2017**

Foundation & Vertical Construction

**2Q 2018**

Top Out of Buildings

**3Q 2019**

Occupancy

