Virginia Mason Medical Center

First Hill Campus

Appendix E: Draft Design Guidelines

Submitted for Review as Part of the Draft Master Plan

TEAM MEDICINE

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INTRODUCTION

Virginia Mason is updating its vision for its First Hill campus and has proposed a new Major Institution Master Plan (MIMP) that would be used to guide the campus redevelopment.

Virginia Mason representatives have been actively involved in the numerous recent planning efforts on First Hill, including the First Hill Neighborhood Plan, the West Slope First Hill Plan, the planning for siting the Sound Transit First Hill station, the planning for the First Hill Streetcar, the development of other MIMPs, the Downtown Seattle Association plans, First Hill Improvement Association activities and the activities of the Freeway Park Association. This involvement has helped develop an in-depth perspective on the neighborhoods goals, concerns and collective plans and how Virginia Mason fits into the First Hill neighborhood.

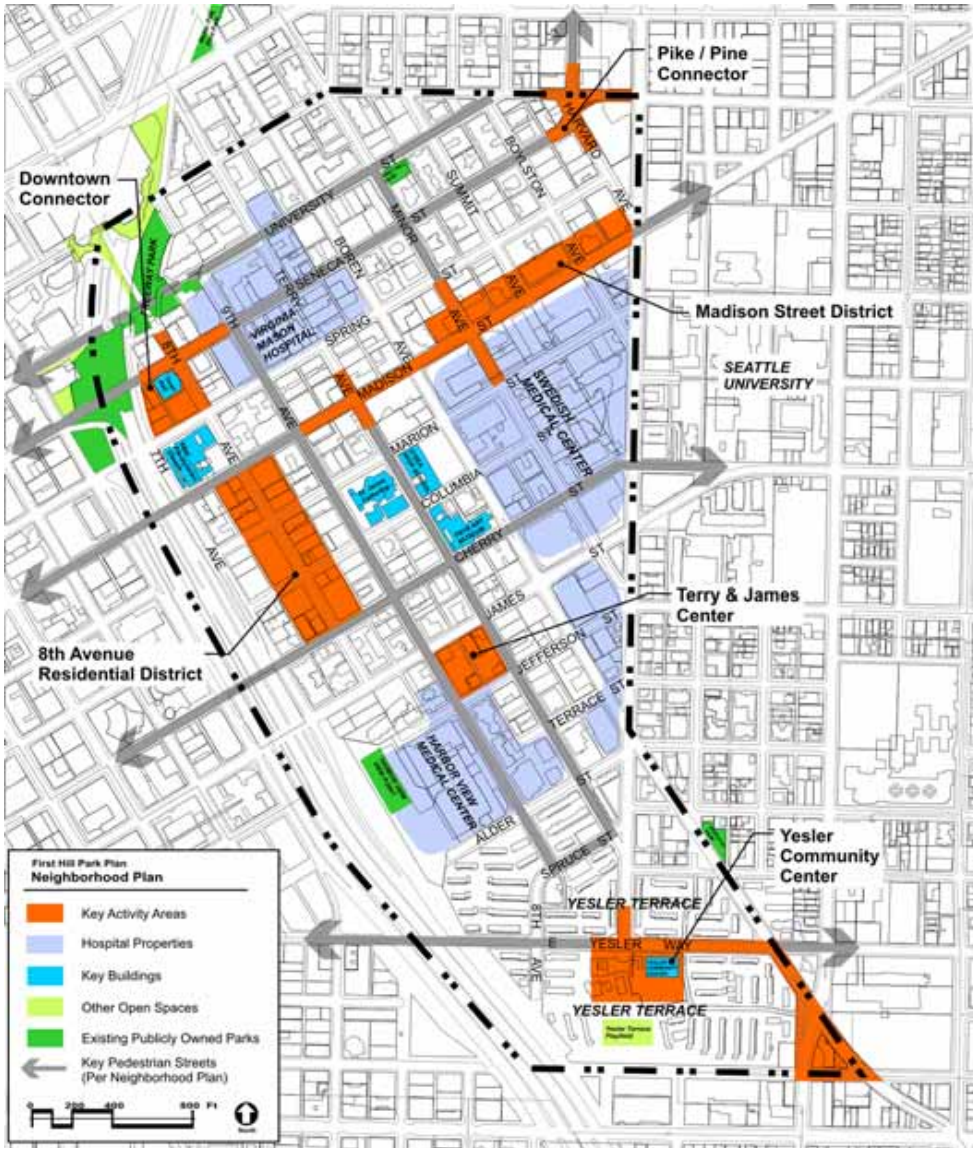
In November 2011, Virginia Mason Medical Center, the Citizens Advisory Committee and neighbors met in a Saturday workshop to begin to develop a set of shared goals and objectives for the development of the Virginia Mason Major Institution Master Plan. This participation--the hard, dedicated work of the Citizens Advisory Committee, input from many neighbors and other businesses on First Hill-- culminated in the development of a shared set of draft goals and objectives for the redevelopment of the campus. A copy of the draft goals and objectives is included as Section F of this document.

The next step in this process was to develop this set of draft design guidelines to implement the goals and objectives. The design guidelines will be used by the future Standing Advisory Committee and the City's Department of Planning and Development to review and comment on future campus designs. Virginia Mason would undertake its future development with a design using attractive and durable materials detailed in a thoughtful way.

Section F also includes a cross-reference between the draft goals and objectives and the relevant draft design guideline.

The draft design guidelines are organized as follows:

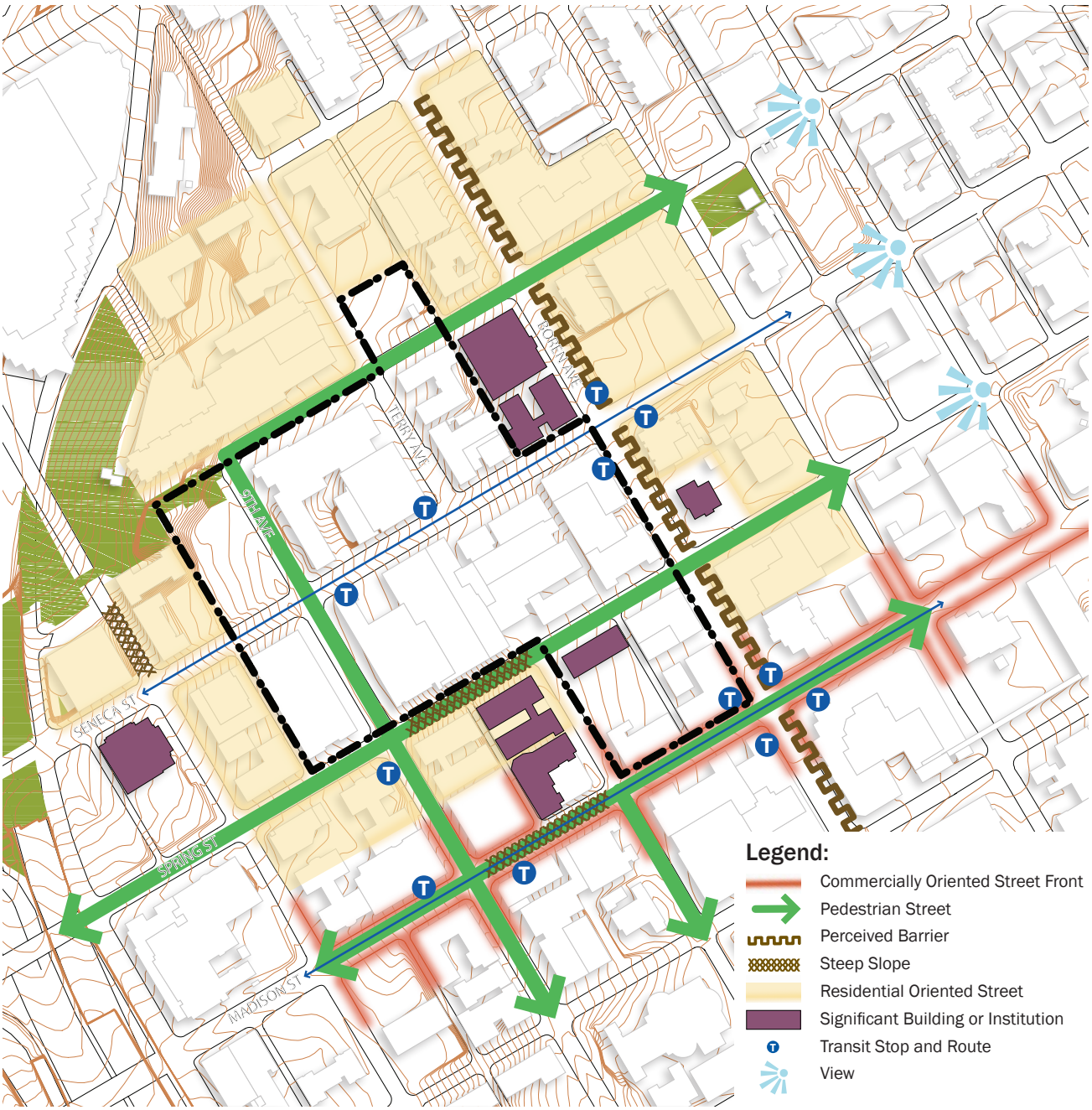
A. Context
B. Campus
C. Public Realm
D. Streets
E. Design and Construction
F. Corresponding Draft Design Guideline Sections with Goals and Objectives



First Hill Neighborhood Plan (1998) strategies
From the Seattle aParks and Recreation First Hill Urban Center Park Plan, Draft - 10/10/2005

A. CONTEXT

Virginia Mason's campus is part of several kinds of context—natural, built, social, and economic. The first step in design is to understand these systems and ways in which the campus can both respond to the context and contribute to its betterment for the benefit of both Virginia Mason and the surrounding community.



Virgina Mason Campus Context - Existing

1. Natural Context and Environment

Virginia Mason's facilities can contribute to the health of the natural context by increasing vegetation and habitat and handling storm water in ecologically sound ways. Virginia Mason aspires to create an environment that promotes the health and well-being of patients, staff, visitors, and the broader community.

Large trees to the east of Boren provide an attractive canopy and shade.

Green infrastructure can create garden-like seating areas and filter rain water.

Plantings can be selected to support habitat.

a. Design with natural systems in mind

Solar conditions: Take advantage of solar exposure where practical, locating uses that benefit from daylight in sunnier locations, and managing excessive solar gain through shading devices and tree or planning locations. Be cognizant of the shading of buildings on the public realm at street level when determining the massing of buildings.

Water: Consider green infrastructure systems to accommodate rain water. Where feasible, use features such as rain gardens, bioswales or green roofs to capture and use water on-site and to create an attractive, green campus.

Habitat: Look for opportunities to support birds, pollinators and other desirable fauna when locating, designing, and maintaining landscaped areas on the campus. Add plantings and other features that attract birds and other beneficial native species to the gardens.

b. Work with the underlying form of the land as an asset

Topography: Use the hillside to create interest in the architectural form and shaping of open spaces. Look for ways, with new development, of helping pedestrians and people with disabilities negotiate grade changes.

c. Employ environmental stewardship in the design and operation of facilities

Standards and measurements: Encourage the use of green healthcare facilities best practice design strategies, and participate in the 2030 Challenge.

Resource efficiency: Build to a density that concentrates uses within a compact footprint in the neighborhood. Pursue opportunities to reduce waste and encourage recycling, re-use or greater efficiency in use of consumable materials.

Energy: Reduce energy use by designing for daylight, and using efficient mechanical systems. Look for ways of using renewable energy sources, capturing and reusing waste heat and other energy-efficient means.

Transit: Encourage the use of transit over driving and by enhancing the experience of neighborhood transit users in bus stop improvements, access to and sharing services (such as Zipcar©) and electrical charging stations, bike friendly amenities and other means.

2. Neighborhood Context

Virginia Mason is an integral part of the dynamic and evolving First Hill neighborhood. First Hill is home to a diversity of architectural styles and a range of building types and scales, from single-family to high-rise; from historic to modern. The range of uses—residential, institutional, educational, recreation, religious, cultural, commercial and retail—creates a vibrant neighborhood where all the needs of life are within walking distance.

The Virginia Mason campus, as it develops to meet the needs of regional growth, endeavors to create an environment for patients, their families and visitors, employees and staff, the neighborhood residents and the community at large that reflects the quality of the institution and the level of care they provide, and that enhances this diversity

First Hill architecture includes a wide range of styles, from old to new, large homes to highrise.

The neighborhood has a mix of small scale, local businesses along Madison and parts of Boren with narrow sidewalks.

Restaurants can fully open to the street to enliven the sidewalk. Pike-Pine neighborhood, Seattle.

a. Support and contribute to the rich variety of architecture and uses on First Hill

Mix of uses and scales: Consider ways to maintain diversity in scales and uses as the campus develops. Express varied functions of the facilities in the architectural design.

Residential uses: Replace any housing lost per City of Seattle requirements contained in the Major Institution Master Plan.

Relationship of adjacent uses: Respect the needs of nearby residents, taking care about views into buildings from neighboring windows and noise generated by medical center operations.

b. Add to the mix of uses and economic vitality of the neighborhood

Retail location: Offer space for retail uses along streets where shopping and other retail uses will enliven the sidewalk as discussed in more detail below.

Invite neighborhood use: Continue to provide shared spaces to community members and groups, to support appropriate neighborhood interests and activities.

c. Strengthen pedestrian connections through and within the campus

Integrate neighborhood connections: Use the campus to create stronger connections within the larger neighborhood. Specifically, continue the Pigott Corridor extension up University Street, and improve Terry Avenue and 9th Avenue as green streets. Improve the “breezeway” easement to enhance pedestrian flow through this existing pedestrian passage.

Consistent elements: Consider drawing on lighting, landscape or streetscape elements that will give consistency to First Hill designated pedestrian routes, such as lighting that is the same or similar to that used elsewhere on First Hill (such as in Freeway Park).

d. Take cues from architectural and landscape context of the neighborhood

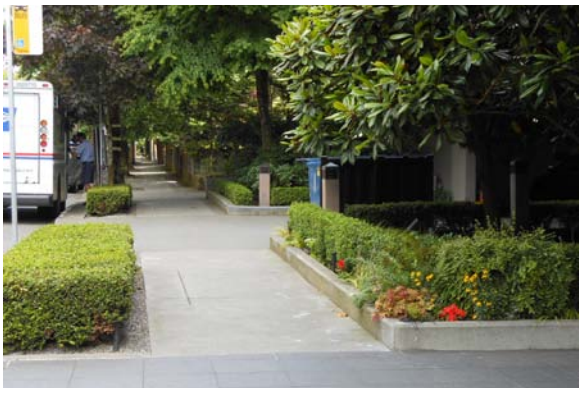
Scale: Emphasize human-scale elements in the architecture and landscape. Consider incorporating measures that respond to the scale and character of adjacent buildings, using finer textured material (including, but not limited to, brick).

Form: Shape new buildings to respond to their context. This may be done through strategies such as matching cornice heights of neighboring buildings with the podiums of new buildings, arranging the shape of the building to increase solar access to public spaces, or using setbacks to add open space at street level.

Design: Use details in the building and landscape that are compatible with the residential examples in the neighborhood.

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles and/or demonstrate ways to incorporate sustainability into the project through design, as expressed through use of new materials or other means.

Look to the work of the Pacific Northwest's leading designers to ground the architectural vernacular of the campus in the regional context



First Hill has many examples of well-maintained gardens along the street that offer a human scale.

The entry to the Inn at Virgina Mason exemplifies details that relate to the residential scale.

e. Protect public view corridors, and enhance views where possible

View corridors: Shape buildings to maintain public east-west views, and consider ways to open up new public east-west views.

Sky bridge design: Design sky bridges to be highly transparent, minimizing the visual impact on views toward downtown Seattle.

Landscape: Consider the effect on view corridors when selecting and locating plant materials.

The views downtown to the west offer glimpses of Elliott Bay.

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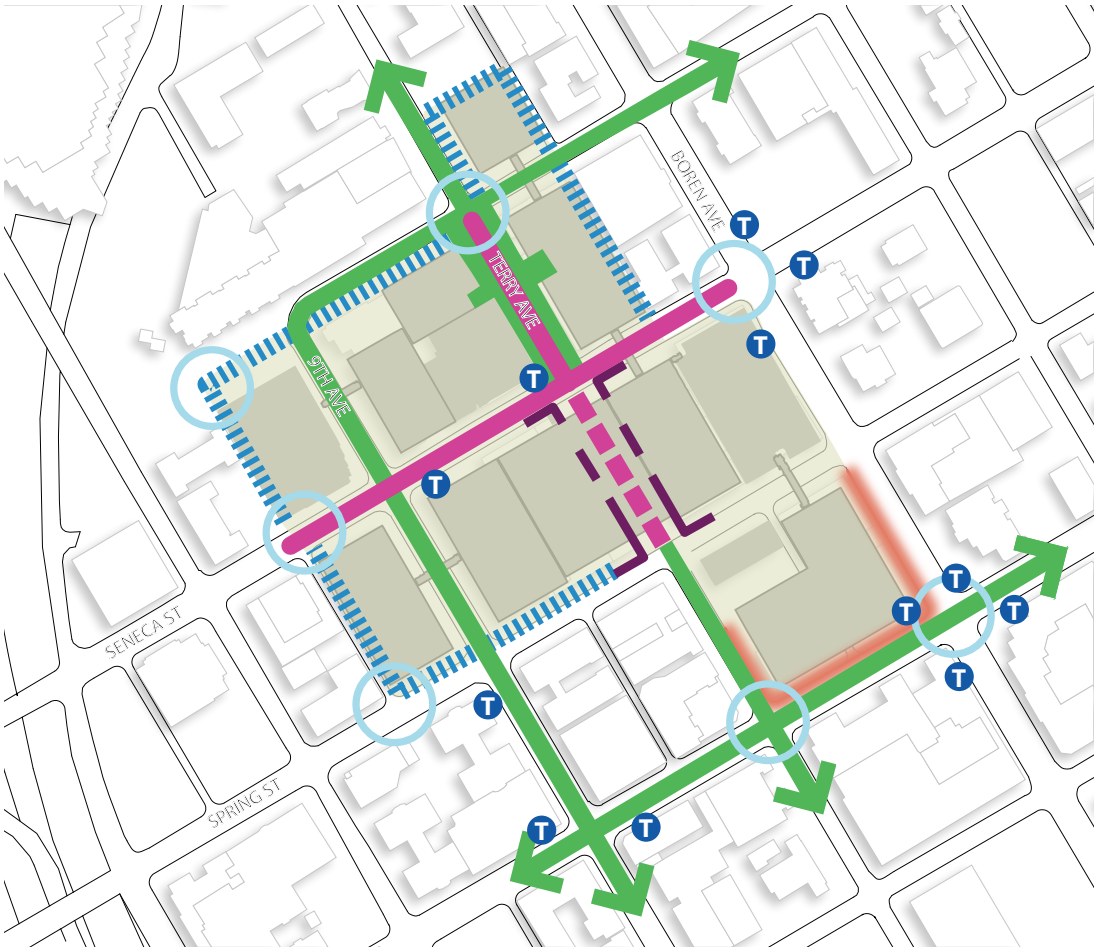
B. Campus

The Virginia Mason campus should have a sense of coherence in itself, but also integrate with its context in the First Hill neighborhood. This may be achieved by creating a series of memorable places on campus that people recognize as the "face" of Virginia Mason. The view north on Terry Avenue from Madison Street is an example of the potential for an iconic view that is very visible. (See Section D.6, Terry Avenue between Madison Street and Spring Street, below.)



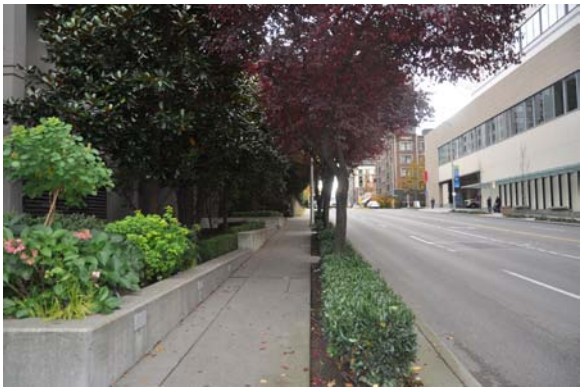
Virginia Mason Campus Context - Potential

Legend:

- Campus Edges That Should Respond to Adjacent Context
- Campus Entry
- Commercial Oriented Street Front
- Interior Semi-Public Activities
- Proposed Campus Buildings
- Pedestrian Street
- Transit Stop and Route
- Unifying Core Connections

1. Campus Identity

There is no single architectural style for the Virginia Mason campus. The buildings and grounds will be identifiable by a level of thoughtfulness in design and detail. Buildings will have a high level of transparency at the street and active uses where appropriate. Signage will be consistent and attractive, identifying the campus and assisting with wayfinding.



The lush landscaping to the east of Boren could be continued along the Virginia Mason edge.

Major entries should be as welcoming as possible.

a. The campus should relate to the adjoining properties in scale and massing

Campus edges: Respond to the neighborhood along the edges of the Virginia Mason campus, avoiding the impression of a "walled off" campus. New buildings should interact with and compliment neighboring properties where appropriate.

b. The campus should feel welcoming and permeable

Welcoming character: Invite neighbors to walk through the campus, with landscaping and streetscape amenities.

Mobility options: Enhance the accessibility and porosity of the campus by creating pathways through the larger buildings that are combinations of entries, major corridors and sky bridges.

c. Historic buildings

Respect historic buildings: Create urban gestures that acknowledge and enhance the adjacent historic structures.

d. The Virginia Mason campus should reflect the quality of care provided within its buildings

Architectural quality: Buildings should contribute to their context in the neighborhood and the campus, working at many scales from the shaping of buildings to the façade composition and detailing.

Open space quality: Design and implement open space that is well thought out and well maintained, with plantings that reflect the quality of Freeway Park, Pigott Corridor, and neighboring gardens.

The entry at the Baronness reflects a human scale and high level of care.

e. Create and implement a landscape plan that supports a positive identity for the campus

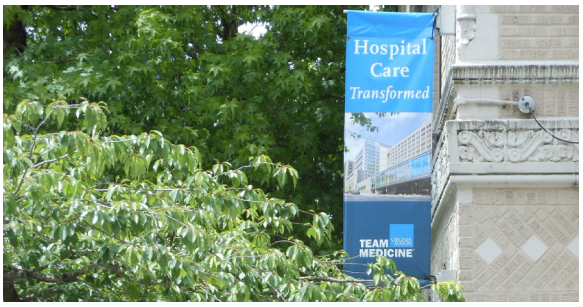
Landscape and open space plan: Create a campus open space and landscape plan to guide the design and implementation of improvements over time for maximum benefit. Landscaping and exterior furnishings should be part of a campus-wide design that helps tie together the various elements of the campus.

Furnishings: Select a set of furnishings—benches, lights, waste receptacles, etc.—that help unify the campus. Locate furnishings in areas on campus where pedestrian comfort or safety would benefit

A campus-wide landscape plan would help landscape and streetscape elements work together to develop a signature character for the campus.

f. Provide a wayfinding system that is integral to the identity of the campus

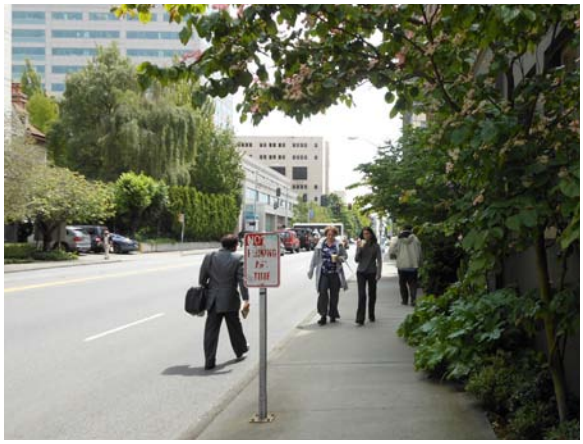
Signage: Assist pedestrians and motorists in finding their way to, from, and around the Virginia Mason campus, with an integrated set of wayfinding elements, including campus identification, directional signs and building identification.



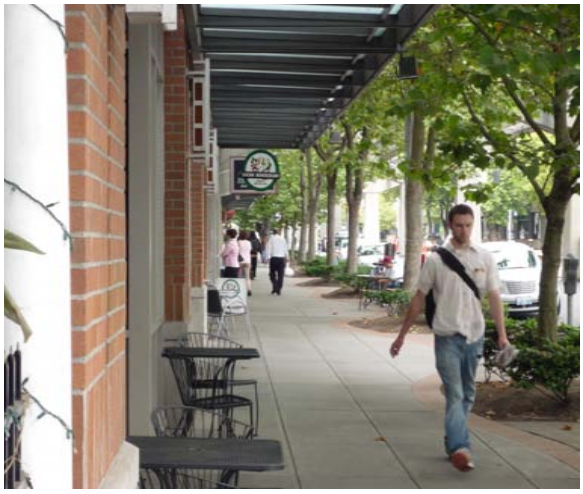
Signage should both convey information and make the campus more attractive.

2. Walkability

Walking promotes health. Virginia Mason will prioritize a pleasant, safe and accessible walking environment on its campus. Walkability is particularly important on the campus because of the concentration of people with mobility issues and the presence of steep topography.



Sidewalks should be wide enough to allow people to feel safe and comfortable when walking.



Canopies provide shelter alongside the building edge.

a. Provide access for people of all abilities

Accessibility: Update the campus as part of the overall ADA plan to reduce or eliminate barriers where possible, and to encourage pedestrian access.

Negotiating Slopes: Add features to assist pedestrians in navigating sloped sites, long blocks, and other challenges. Examples include handrails, exterior stairs and landings, visible public elevators, textured ground surfaces, seating at resting points, through-block connections, and ramps.

Drop-offs: Offer space for people with limited mobility to be dropped off by drivers at key building entries. Include places to comfortably wait for pick-up.

b. Weather Protection

Overhead weather protection: Incorporate canopies, overhangs and other building features that will shelter people at building entries and major pedestrian pathways. Balance the needs of pedestrian protection with the needs of landscaped areas for sun, rain and light exposure.

c. Safety and Security

Designing for safety: In designing outdoor and public indoor spaces, use “Crime Prevention through Environmental Design” (CPTED) principles to enhance safety. Maintain a high level of visibility by considering sight lines, lighting and street level transparency. Encourage natural surveillance of public spaces with adjacent windows, lobbies, or other inhabited places.

Consistent lighting will reinforce a campus character.

d. Lighting

Lighting for safety: Use lighting in conjunction with other CPTED measures to ensure a safe environment for people on campus.

Lighting quality and shielding: Encourage the use of pedestrian lighting in addition to required street lighting where appropriate. Use the First Hill and Seattle City Light requirements to select fixtures. Select fixtures that avoid light overspill.

3. Access

Virginia Mason's functions require access by all modes of transportation. As an urban facility, the campus supports pedestrians and cyclists. In addition, access functions include vehicles, transit, emergency and service vehicles. These functions will be located to support the range of access needs, minimizing impacts on the neighborhood.

a. Minimize the need to rely on cars for access

Transportation modes: Encourage forms of transportation other than private cars, especially single-occupancy vehicles.

Continue to reduce peak-commute trip single-occupancy vehicle use, and encourage alternative modes of transportation, including walking, bicycling, mass transit, shuttles and carpools.

Consider the full range of modes of transportation that will serve the Virgina Mason community.

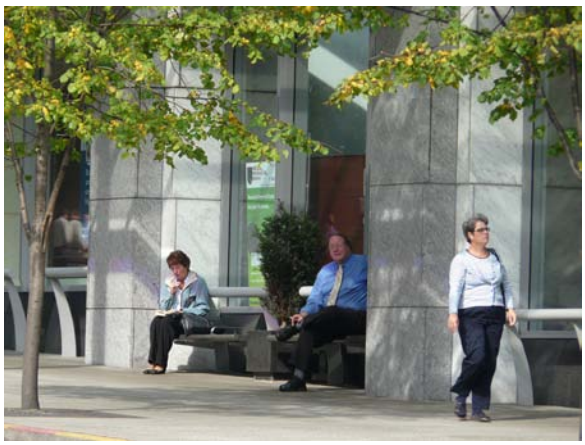
b. Accommodate necessary vehicles and parking to minimize neighborhood impacts

Parking quantity: Endeavor to build parking to meet but not exceed demands. Keep parking spaces within the regulated range, adjust the proposed parking requirements to match need over time if necessary.

Parking location: Distribute the location of structured parking and access to reduce neighborhood impact. Locate building entries, drop-offs, bus and shuttle stops, and garage entries in places that minimize pedestrian conflicts. Consider the internal flows of patient arrival and discharge in creating connections to parking and drop-off/pick-up.

Incorporate entries and drop-offs to minimize pedestrian conflicts.

Design service areas so that they can be screened from the street.



Provide seating and amenities near transit stops to make travel by bus more comfortable.

Convenient facilities for bicycles helps reduce the need to drive.

c. Minimize impacts of service functions and emergency vehicles

Service functions: Locate service access to minimize impact to neighborhood and major pedestrian routes, using screening where service uses cannot be within buildings.

Emergency vehicles: Engage in strategies to reduce the impact of emergency vehicles on the neighborhood, including locating emergency facilities adjacent to major arterials, and encouraging noise mitigation measures.

d. Support transit as a convenient alternative to get to and from the campus

Encourage transit: Continue to encourage the use of transit over driving to Virginia Mason by promoting transit as an easy and enjoyable way to get to and from the Virginia Mason campus, and adjacent First Hill neighborhoods

Transit stops: As part of new facility development, improve adjacent transit stops to be safe and comfortable with lighting, shelters, landing and waiting areas, and ample sidewalks that connect to transit stops.

Transit advocacy: Advocate for enhanced transit coverage for First Hill, especially connections that tie it to other Seattle neighborhoods and downtown Seattle.

e. Support cycling for commuters to Virginia Mason and for the broader community

Cyclist support: Provide convenient bike racks and storage for Virginia Mason employees and visitors, and shower facilities for bike commuters.

Bike routes: Be cognizant of the routes that cyclists take to and through the campus, and take measures to make these routes safe when implementing street improvements.

C. Public Realm

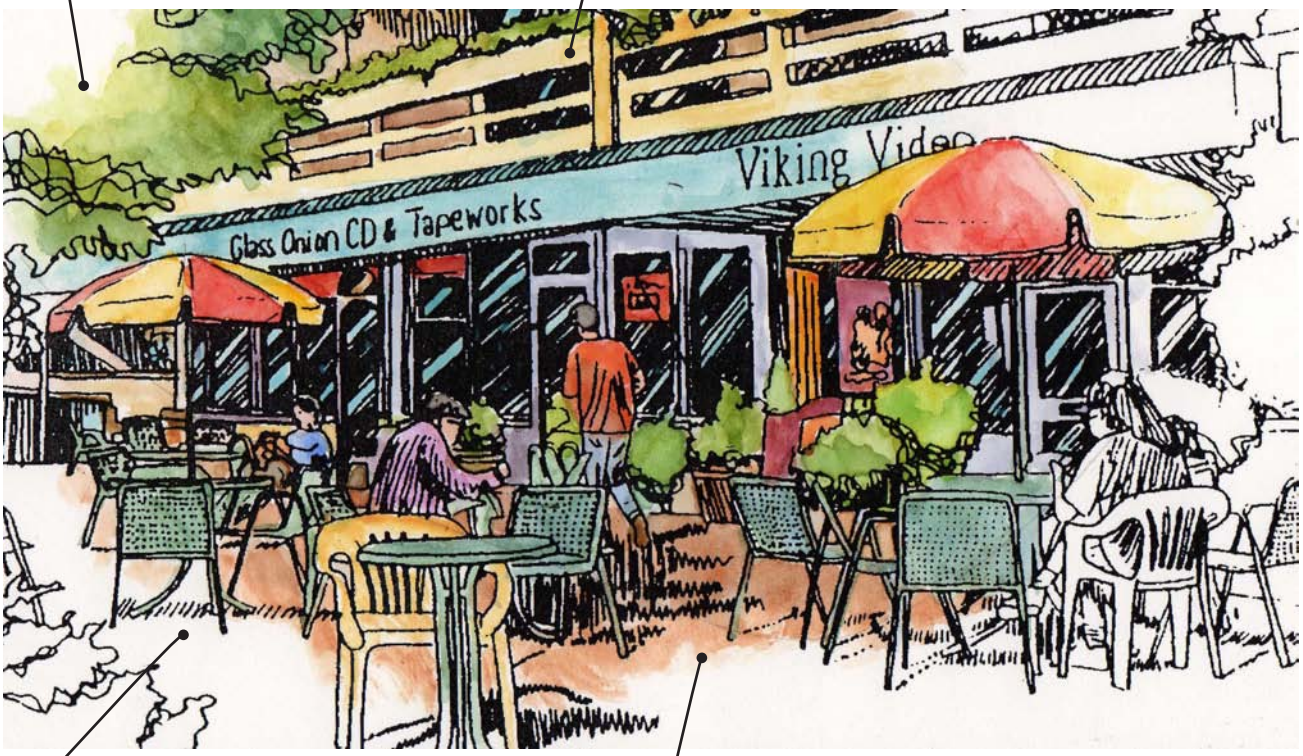
The public realm includes streets, sidewalks, open spaces and landscaped areas. Retail spaces on the campus play an important role in enlivening the neighborhood and providing needed services and goods to the Virginia Mason community and the larger neighborhood. The campus has important semi-public spaces in Virginia Mason facilities that make people feel welcome and comfortable, including building lobbies, reception areas, interior circulation, and services.

Trees and larger landscape elements can frame a space, making it more intimate and comfortable.

Employ a variety of plant materials and landscape treatments to add interest and soften the space.

Upper stories with windows or balconies overlooking the space will provide "passive surveillance" that makes the space more secure.

Provide "actice edges" around a portion of the space by locating uses that add human activity such as eating and drinking places, shops, building entries, etc. facing onto the plaza.



Sunny location, preferably south or west facing.

Artwork, pedestrian scaled signage, and wayfinding elements are encouraged.

Provide ample site seating, tables and other furniture.

Generally, locate open spaces facing a street front with good visibility between the spoace and the adjacent sidewalk.

Public plazas and open spaces will have a "human Scale" if they are about 60' or less across. This allows facial recognition at people within the space and makes it feel more intimate.

Entries should be recessed or otherwise enhanced with special architectural treatments or details.

Multiple storefront or building entries, unless outdoor space (e.g.: small plaza) or other pedestrian amenity is provided.

Weather protection covering entries and along frontages.

Details, such as building-mounted lights and pedestrian scaled signs, are encouraged.

Transparent window area or doors along at least 60% of the ground floor facade between 2' and 8' in height.

Buildings set back to allow at least 10' of sidewalk walking surface. (See dimensional requirements in the MIMP.)

Treat "blank walls' with options that include:

- Arbor or green wall
- Landscaping that reaches at least 12' in height
- Special architectural element
- Artwork

Building elements sized and proportioned to provide a "human scale." (See Section A.2).

Landscaped planter area at least 10' in depth. (See Section C.3 for guidance and options related to landscape plantings).

Seating and landscape lighting is encouraged.

Planter strip options: If no on-street parking, employ uninterrupted planting strips. If there is on-street parking, employ street tree pits per City of Seattle Standards or planting strip with 2' paved walking strip adjacent to curb (as shown).

1. Network of Places and Connections

Consider the public and semi-public areas as a system of spaces and connections. Look for opportunities to enhance public space and to connect gaps in the system of pedestrian connections.

a. Arrange uses to enliven and add interest to the public realm

Location: Consider open space locations as part of a network with a variety of functions and a sense of hierarchy. Locate open spaces in areas on campus that enhance or complement open spaces located off campus (such as adjacent to the Pigott Corridor).

Interior and exterior uses: The network of public spaces and connections should be considered from the standpoint of both outdoor spaces and the interior uses of the building. Locate semi-public interior uses, such as lobbies and customer services, in the context of the public realm of the campus. Create associated outdoor spaces where the connection between outdoor and indoor space reinforces the hierarchy of the campus and the connection of public spaces.

Active spaces: Support active uses of open spaces in the public realm, especially where they can contribute to the vibrancy and economic health of the neighborhood. Make open spaces usable where possible, with waiting areas, gathering places, eating places, or places that offer services or goods.

Varied spaces: Create a variety of spaces of different sizes, character and solar orientation. Include quiet, contemplative spaces.

Arrange uses, indoor and outdoor, to enliven the public realm.

Add amenities along the street, like these seating areas near the Sorrento.

Consider places where people can feel warm and dry.

b. Add amenities to public spaces

Open space furnishings: Include amenities that add to the comfort and use of the pedestrian realm, such as seating, lighting, landscape, pedestrian-scale signage, art, and tables.

c. Make the public realm comfortable during different times of year and times of day

Year-round Comfort: Provide overhead weather protection as appropriate to make walking more comfortable on rainy days. Also consider after hours comfort and safety.

2. Street Level Character

The street level character is of primary importance to the feel of the campus and the neighborhood. Because people experience the lower one to three stories of buildings within their cone of vision, this zone needs to have scale and interest for the pace of walking.

Detail is especially important at entries.

a. Prioritize pedestrian scale on the lower levels of buildings on the campus

Detail and interest: Consider the façade as perceived at walking pace, with a sequence of elements that are of interest to pedestrians such as landscaping, seating, or architectural detail.

Concentrate details on the first two or three stories of building facades, where they are seen at street level.

Elements: Consider including materials and elements that relate to the scale of the human body, such as architectural details, textures and patterns. Consider using building form to create smaller sized spaces. Add street trees can that form comfortable scale places to walk, and plantings that display a level of care.

b. Provide retail frontages where appropriate, and design them to enliven the street edge

Location: Retail frontages are to be provided per the Major Institution Master Plan, with an emphasis on Madison Street, Boren Street, and Ninth Avenue.

Frequency and rhythm of entries: Design retail frontages with multiple entry locations for smaller retailers and future flexibility. Consider entry locations and the slope of the street in combination with retail demand.

Transparency: The street level on retail frontages should have at least 60 percent glazing at pedestrian eye level, between 2 feet and 8 feet above grade. Consider a high level of operability for windows.

Sidewalk width: Set facades back per the MIMP setbacks.

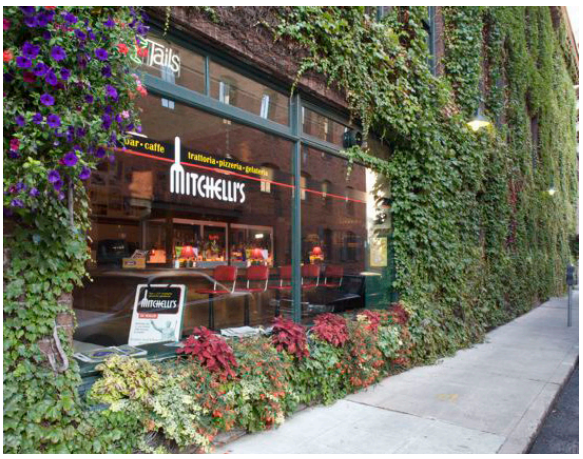
Comfort: Overhead weather protection should be added where appropriate.

Design storefronts to accommodate smaller uses and be flexible over time.

c. On facades that are not appropriate for retail, provide pedestrian scale and interest

Uses: Provide opportunities for interaction with the community, by locating shared spaces that are easily visible from the street.

Blank Walls: Minimize blank walls. Where blank walls cannot be avoided, incorporate green walls, arbors, architectural details or artwork that add scale and interest.



Green walls can add interest where windows are not appropriate.

Building entries should be easy to find and should integrate signage and amenities.

d. Carefully consider the location and design of building entries

Welcoming: Make entries easy to find, welcoming and accommodating. Consider recessing entries or adding details to highlight entries.

Entries as wayfinding: Entry treatment should reflect the hierarchy of importance that will help guide visitors toward primary entries.

Adjacent uses: Consider locating cafeterias, coffee shops, gift shops, conference centers, meeting areas, auditoriums and gathering places near entries for easy community sharing.

Modes of transit: Locate entries so that they are convenient and easy to find for people arriving by car, bicycle, transit or on foot.

3. Landscape Character

The quality of the landscape directly relates to the character and quality of Virginia Mason's campus. Thinking campus-wide will tie the campus together, and most effectively use the space available for landscape. A strong landscape will convey the values of the institution, offering an asset to Virginia Mason's constituents and to the neighborhood.

Take advantage of extra space in the streets to incorporate landscape and sustainable stormwater elements as shown in the photo montage of University Street.

a. Create a campus-wide landscape/open space plan

Campus scale: Consider the landscape and open space at the campus scale so it can be implemented both in conjunction with and independent of specific building projects as opportunities arise.

Consistency: Develop a landscape language for the campus that will integrate with the landscaping of the neighborhood.

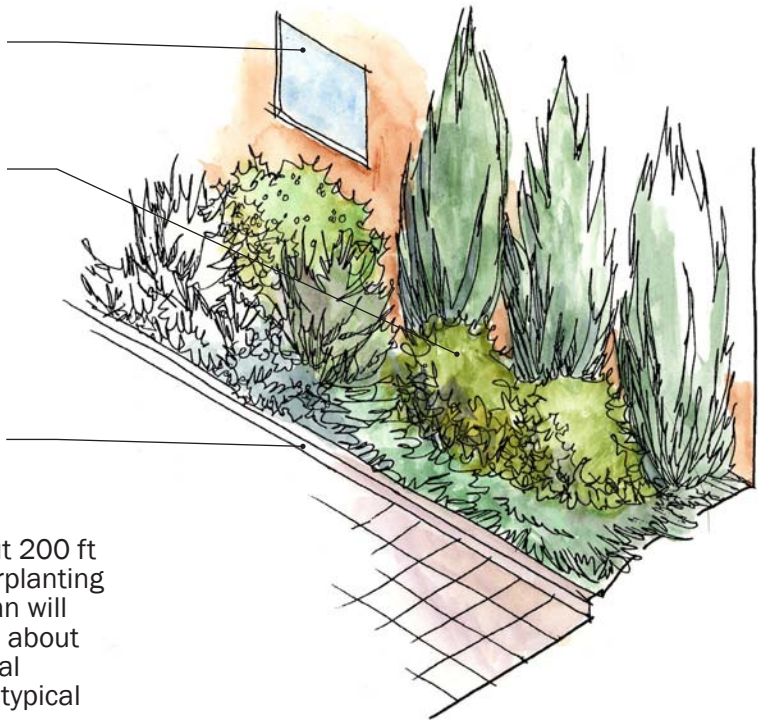
Frame, or at least accomodate building elements such as windows. Screen mechanical equipment and other unsightly elements.

Unless there is a compelling design reason to the contrary, layer plants from ground cover to low shrubs and trees, with taller plants closer to the building.

Plantings may be formal and uniform, or informal and feature a variety of species.

Provide irrigation.

Provide a maintainable edge along planting beds to protect plants and to facilitate caning by the visually impaired.



Note: Relatively slow walkers will travel about 200 ft per minute. Altering streetscape elements orplanting design every 100' will mean that a pedestrian will experience a different streetscape condition about every 30 seconds. This will provide sequential varient at a comfortable rate. (Note that the typical television commercial is 30 seconds.)

b. Consider habitat and healing in the landscape

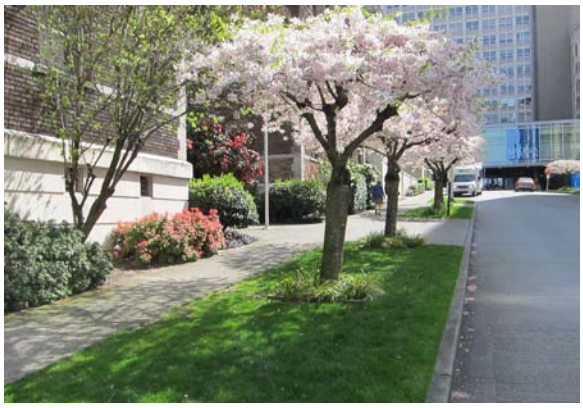
Healing and health: Consider ways the campus can support the physical and emotional health of patients and their families. Create spaces where a variety of activities can take place, or quiet moments of meditation.

Find ways to engage and delight all five human senses through the selection of aromatic and textural plant materials. Consider the acoustic, visual and thermal characteristics of open spaces. Look for opportunities for urban agriculture.

Habitat: Incorporate plantings that support birds, pollinators, and other desirable fauna. Consider the needs of the neighborhood's pets in designing landscaping.

An example of a healing garden at St. Mary's Medical Center, Langhorn, PA.

Consider edible plants in the landscape.



The cherry trees are a signature of the campus.

c. Offer wayfinding clues through landscaping

Visible connections: Use landscape design to help people find their way through the campus by drawing on cues from significant landscape elements nearby. The vernacular of the Pigott Corridor; the cherry trees along Terry Avenue and the vista to the cathedral are powerful iconic elements that can help ground people in their environs, and have the potential to be extended and enhanced.

d. Incorporate sustainable principles in landscape design and maintenance

Materials: Favor native plant species with low watering needs.

Low Impact Development: Consider bioswales, roof plantings and other green infrastructure to manage stormwater on the campus.

Landscape maintenance: Use sustainable practices in caring for the landscaping, including avoiding plantings that require heavy fertilizers, chemicals or sprays.

D. Streets

The quality of the streetscape is critical to the campus and neighborhood. As public space and as "connective tissue" for Virginia Mason's facilities, the most important blocks of the campus merit individual attention in this section.

Seneca Street looking west from east of Boren Avenue - potential view with development.

1. University Street From Pigott Corridor to Boren Avenue

Description: The First Hill Urban Center Park Plan (City of Seattle, 2005) designates this street as a "Key Pedestrian Street" linking downtown to northeastern First Hill via the Pigott Corridor connection to Freeway Park. This street passes through residential areas with a high percentage of senior adults, a growing population of children, and provides passage for many people with disabilities traveling to their medical appointments.

View of University Street, looking west - existing condition.

Key Plan, with University Street highlighted.

Design Issues and Intent: A garden, pedestrian space, or park-like streetscape with convenient seating and pedestrian lighting is proposed as the most appropriate street front treatment, extending the magic of the Pigott Corridor further up First Hill.

Streetscape and Landscape Character: Reinforce the natural character of the Pigott Corridor up the hill along University Street. Consider views to the west in tree selection.

Provide a sense of continuity from 9th Avenue to Boren Avenue to unify the campus's northern edge and visually link the downtown with the area east of Boren Avenue.

Use plant materials that thrive in indirect sunlight in the shady south side of the street. Locate seating and amenities to take advantage of the sunnier areas.

Safety: Prioritize this segment as a safe, comfortable and accessible pedestrian route, incorporating Crime Prevention through Environmental Design (CPTED) principles such as good lighting, passive surveillance and avoidance of entrapment areas.

Signage and Wayfinding: Use wayfinding elements to increase the visibility of Pigott Corridor from the east side, and signage to help people coming to Virginia Mason to find their destinations.

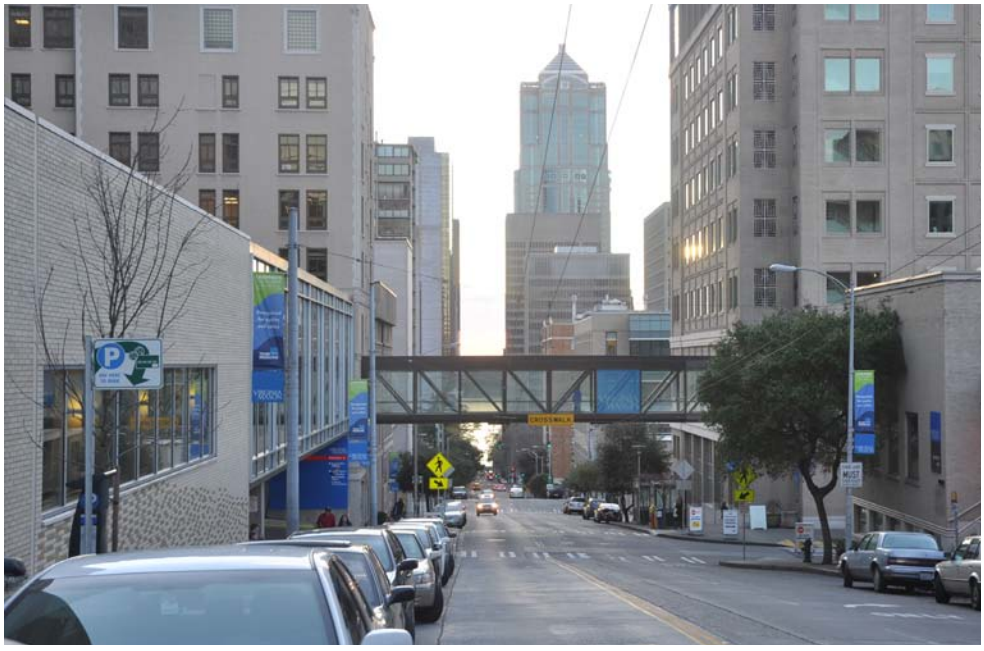
Consider elements of continuity with Freeway Park.

University Street looking west - potential view with development.

2. Seneca Street From Mid-block West of Ninth Avenue to Boren Avenue

Description: Seneca Street bisects the campus core and the Hospital's main entrance fronts on Seneca Street at Terry Avenue. Additionally, bus lines run along Seneca Street and there are transit stops on Seneca near 9th Avenue and at Terry Avenue. Therefore, it is the primary vehicle drop-off, transit and pedestrian entry into the medical center's main building blocks. The moderately steep grade of Seneca allows views toward Downtown, but provides some challenges for pedestrians with limited mobility.

While the neighborhood plan does not designate Seneca Street as a "Key Pedestrian Street," it is an important connection between downtown, Town Hall, Virginia Mason, and the First Hill residential district to the northeast.



View of Seneca Street, looking west - existing condition.

Key Plan, with Seneca Street highlighted.

Design Issues and Intent: Pedestrian safety and comfort, as well as campus service, are the primary functional objectives. Because of Seneca Street's prominence and central alignment through the core, street channelization, access and building orientation should emphasize multi-modal circulation.

Because of its role as a signature street at the heart of the campus, the design of building facades and streetscape elements along Seneca Street should provide both consistency to unify the street segments and variety to keep the street from being

too uniform and monotonous for those who travel along it. The need for both continuity and variety means that streetscape and building elements should be considered together for the whole street segment.

Some elements, such as pedestrian scaled street lights and paving, might provide continuity while others, such as building materials, landscaping and some architectural elements might be different to add variety.

Because Seneca Street is internal to the campus, there is a chance to provide a stronger "campus signature" to the streetscape than perimeter streets where integration to the First Hill context is key.

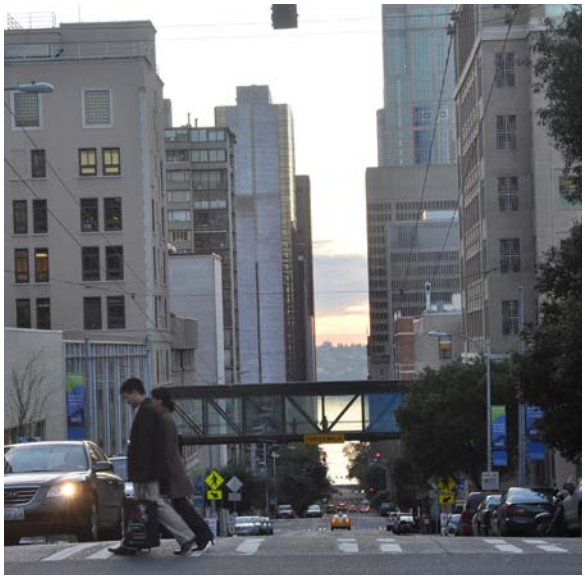
Architectural Character: Address the pedestrian sequential experience with human scaled architectural features and elements, especially on the buildings' lower two floors.

Existing architectural diversity on Seneca Street.

Seneca Street looking east from Eighth Avenue - potential view, including new Laconia development.

Seneca is a transit street; the bus shelter takes up much of the sidewalk.

A terrace off Seneca Street is well used during sunny weather.



Consider the location and design of the skybridge to allow views to Elliott Bay.

Create an inviting entrance near the intersection of Seneca Street and Terry Avenue.

Develop a pleasing composition of large building forms along Seneca Street that can be perceived from a block or two away.

Scale: Provide human-scaled texture, color and details for pedestrian interest in the streetscape and ground floor building elements.

Break down larger building facades by articulation or modulation into segments of no more than 110 feet in length, which roughly corresponds to the maximum façade width required by land use code for future buildings in the area (approximately one-half block).

Access: Focus pedestrian access into buildings at the intersections of Seneca Street with Terry and Ninth Avenues, and vehicle entries at mid-block locations or in conjunction with patient drop-off.

Sky bridges: Locate and design sky bridges across Seneca Street to minimize view obstruction.

Signage and Wayfinding: Take advantage of the significant opportunity for campus identity, entry and wayfinding elements or treatments where Seneca Street intersects with 9th Avenue and Boren Avenue as prominent campus entry points. Include wayfinding at the core building entrance and the bus stop on Seneca.

3. Spring Street From West of Ninth Avenue to Boren Avenue

Description: Spring Street separates the Madison Block from the rest of the campus between Terry and Boren Avenues and then traverses the campus edge from Terry Avenue westward to the alley between Eighth and Ninth Avenues. The steep topography and number of vehicle entries and service areas make Spring Street less desirable for walking than Seneca Street.

East of Terry Avenue, Spring Street must accommodate emergency and service access into the Jones Pavilion and the Central Pavilion. The historic Baroness Hotel and the Inn at Virginia Mason face each other across Seneca Street.

View of Spring Street, looking west - existing condition.

Design Issues and Intent: The terminus of Terry Avenue at Spring Street could be a dramatic and efficient southern entrance to the campus. As noted in the Terry Avenue section, circulation within the campus would be greatly enhanced by a pedestrian connection through the buildings along the Terry Avenue alignment between Spring and Seneca Streets, and so the design of the building and streetscape element should plan for that potential. While the street section between Terry and Boren Avenues must accommodate a number of functional requirements, the design should minimize impacts to pedestrian safety and the presence of the Baroness Hotel.

Key Plan, with Spring Street highlighted.

Spring Street is very steep between 9th and Terry.

Retain the sense of scale and welcome along the block between Terry and Boren.

Signage is important at Spring Street as a campus entry

The section west of Terry Avenue includes a major service access point and the campus buildings along this section offer little in the way of pedestrian interest, again reinforcing the notion that service areas are better located on Spring Street rather than Seneca Street.

The street's design character will be largely determined by how service access is provided.

A sky bridge will be needed to provide internal circulation between the Jones Pavilion and a new hospital facility on the Madison block.

Architectural and streetscape measures should focus on offering a sense of human scale to the vicinity. The buildings, particularly west of Terry, should be modulated and detailed to avoid a fortress-like appearance. The building configuration visualization model in the Master Plan provides an example of how this might be accomplished. In terms of landscaping, perhaps the most significant action might be to infill the plantings of sweet gum trees, and to enhance the planting areas to the west of Terry Avenue on Spring Street.

Architectural Character: Visually "soften" and enhance the lower floors through the use of materials, architectural detailing and landscaping

Create an inviting entrance near the intersection with Terry Avenue

Develop a pleasing composition of large building forms that can be perceived from a block or two away

Access: Minimize impacts of vehicular access into buildings in terms of location and design features.

Sky bridges: Locate and design any necessary sky bridges in this segment to minimize view obstruction looking west on Spring Street.

Signage and Wayfinding: Use design treatment and signage to create a memorable campus identity at the Terry Avenue entry.

4. Madison Street From Terry Avenue to Boren Avenue

Description: The First Hill Urban Center Park Plan (City of Seattle, 2005) designates this street as a "Key Pedestrian Street" connecting Downtown to First Hill, Capitol Hill and communities to the east and providing First Hill with its most important cluster of commercial services. Madison is also an important bus corridor with transit stops at Boren and 9th Avenues.

Madison Street's architectural context is dominated by larger institutional buildings with some early- to mid- 20th century commercial structures. The one significant historic structure is the Sorrento Hotel on the west side of Terry Avenue.

View of Madison Street, looking northwest - existing condition.

Design Issues and Interest: Because of the community's desire to retain local services and the street's excellent suitability and access, a "storefront street frontage" should be applied along Madison Street. The highly visible and accessible corners at the intersection of Madison Street with Boren and Terry Avenues should be attractive entries into the campus, and the buildings' internal circulation should take the overall urban design of the block into consideration.

Key Plan, with Madison Street highlighted.

Streetscape and landscape character: Incorporate retail storefronts along Madison and Boren conforming to section SMC 23.47A.005 Street Level Uses. Set buildings back sufficiently to allow for high pedestrian

Weather protection, seating, art and information kiosks create comfort for transit patrons.

volumes, with a planting area and street trees.

Architectural character: Honor the presence of the Sorrento Hotel in the design of new campus buildings and streetscape, with human-scaled architectural features and elements, especially on the lower two floors of new buildings.

Access: Keep vehicular access off of Madison Street. Incorporate accommodations for pedestrians at the busy bus stop near Boren Avenue in the street design.

Signage and Wayfinding: Take advantage of the significant opportunities for campus identity, entry and wayfinding elements or treatments at the intersections of Madison Street with Boren and Terry Avenues.

View of Madison Street looking east - potential view with development.

5. Boren Avenue From Seneca Street to Madison Street

Description: Boren Avenue is a heavily trafficked arterial that forms the campus's eastern perimeter on the two blocks between Seneca and Madison Streets. The recent construction of the Jones Pavilion between Seneca and Spring Streets means that a major element of that section is set. However, the likely redevelopment of the Madison block presents an opportunity to change the campus's physical identity and integrate the campus with the community by including retail store frontages along at least a portion of that street front.

View of Boren Avenue, - existing condition.

Design Issues and Intent: Given the visual prominence the Boren/Madison intersection, building and streetscape design should highlight the presence of the campus and the quality of care that Virginia Mason provides. Consider this block as an important campus edge and entry point.

Streetscape and Landscape Character: Enhance the street landscaping and ground floor building façade of the Jones Pavilion to improve the pedestrian experience. Develop an attractive and inviting retail

Key Plan, with Boren Avenue highlighted.

Draw on the scale of detail along nearby blocks of Boren.

Opportunities for improving existing blank walls shown in this montage include informational graphics, art and increased landscaping.

storefront on the Madison block frontage north of the corner of Boren Avenue and Madison Street.

Architectural character: Find opportunities to achieve an attractive pedestrian environment along Boron Avenue, incorporating retail storefronts in the block near Madison.

Include human scaled architectural features and elements in new buildings, especially on the lower two floors. Consider a prominent architectural feature at the Madison/Boren intersection.

Consider impacts to buildings across Boren Avenue in the development of the Madison block.

Access: Avoid vehicular access into buildings directly from Boren Avenue.

Recognize Boren Avenue as a pedestrian street, especially with the bus stop at the Jones Pavilion.

Signage and Wayfinding: Take advantage of the opportunity for campus identity, entry and wayfinding elements or treatments at Boren Avenue and Madison Street.

6. Terry Avenue Between University Street and Spring Street

Description: The First Hill Urban Center Park Plan (City of Seattle, 2005) designates Terry Avenue as a Key Pedestrian Street south of Madison. This Master Plan extends pedestrian orientation north to Spring Street with a connection through to University Street on the existing easement for pedestrian access through the hospital's existing building block. This street section will be a highly visible signature entry into the campus.

Terry Avenue's alignment bisects the campus's central core. The short segment between University and Seneca Streets is flanked on the east by Cassel Crag and Blackford Hall and on the west by Lindeman Pavilion and a wing of the Health Resources Building. Terry Avenue serves as the campus core's primary gateway and provides direct access to these buildings, and ultimately new buildings as the older and outmoded buildings are replaced.

View of Terry Avenue, looking south - existing condition.

There will likely be less vehicle traffic but pick-up and drop-off activity could be heavy, depending on the uses housed in the buildings.

The Terry Avenue public right- of- way (ROW) between Spring and Seneca Streets has been vacated and is currently occupied by the medical center's Central Pavilion. The Breezeway corridor between Seneca and Spring Streets runs through the building with a 24-hour, seven-days-per-week, accessible connection between the campus to the north and the neighborhood to the south, where Terry becomes a Key Pedestrian Street.

Key Plan, with Terry Avenue highlighted.

This zone should create a memorable image of Virginia Mason at the Terry Street entry.

The choice of materials can humanize a space that is shared with vehicles.

Include intimate spaces with seating.

Design Issues and Intent: An enhanced public pedestrian passage through any new buildings where Terry Avenue has been closed would dramatically improve circulation through the campus for both medical center staff and the public. This connection could serve as a primary entrance and could be lined with semi-public uses such as a lobby, cafeteria, auditorium, and gift shop. New development of the core blocks should consider the benefits of such a feature to the medical center and the neighborhood.

A small plaza or garden open space opening out to Terry Avenue would provide a welcome and central amenity to hospital staff, visitors and the local community.

Since most of the buildings fronting on this block on Terry will be replaced (excluding the Lindeman Pavilion) there is the opportunity to create a signature architectural expression that is coordinated with the core buildings' entrance. It is also important to achieve human scaled architectural features and elements, especially on the buildings' lower two floors.

Streetscape and landscape character: Design the block of Terry between University and Spring Street as a composed and relatively contained space. Use street landscaping, lighting and paving to create a unique outdoor "room" with streetscape improvements and building facades working together. Incorporate streetscape elements and façade treatments.

Architectural character: Create a signature architectural expression in this block that defines a campus entrance. Use human-scaled architectural features and elements, especially in the streetscape and on the buildings' lower two floors.

Access: Provide design cues in this block, using materials and other design elements, to prioritize pedestrians and to slow and reduce traffic.

Sky bridges: Locate and design any sky bridges to minimize view obstruction.

7. Terry Avenue Between Madison and Spring Streets

Description: The neighborhood plan designates Terry Avenue as a Key Pedestrian Street south of Madison Street. This block, north of Madison Street, is an excellent example of an "outdoor room", with the Sorrento Hotel and the Baroness Hotel on either side of the street.

View of Terry Avenue, looking north - existing condition.

Design Issues and Intent: The design of this block provides an opportunity to increase visibility for Virginia Mason, and to create an inviting and usable public space as the foreground to the new buildings on the campus. This block of Terry should be perceived as a unified space with both sides of the street sharing a strong pedestrian oriented and scaled character, attractive pavements and landscaping. The northern terminus of the space should be an inviting campus entrance with landscaped open space or small plaza. There should be a prominent architectural, spatial or urban design feature at the corner of Madison Street and

Key Plan, with Terry Avenue highlighted.

In addition to the Baronness, the Sorrento and the John Alden offer character.

Terry Avenue to complement the Sorrento court and denote the Virginia Mason campus.

This plan extends pedestrian orientation north to Spring Street with a potential connection through to University. The improvements to the block of Terry Avenue would extend the idea of an excellent pedestrian route north of Madison, into Virginia Mason's campus.

Access: Provide vehicular and pedestrian access into the Madison block via a court-drive south of the Baroness Hotel. This access route should be attractively landscaped and provide space around the hotel.

Architectural character: Use the architecture of the building's lower two stories to reflect the character of the Sorrento and the Baroness in one or more ways.

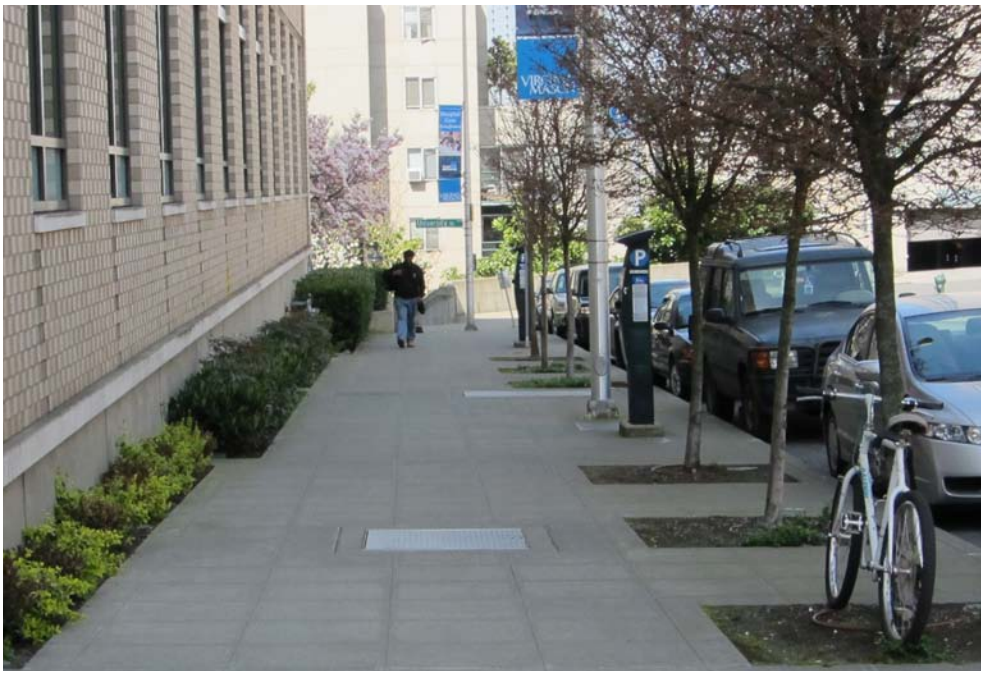
- Similar materials
- Similar window patterns and proportions
- Some articulated building details
- Similar building proportions or modulation

Terry Avenue, from Madison, looking north - potential view with development.

The Baroness - potential view with development.

8. Ninth Avenue From University Street to Spring Street

Description: The neighborhood plan designates 9th Avenue as a "Key Pedestrian Street" extending southward from University Street through the heart of First Hill. 9th Avenue has the virtue of being relatively flat. Because this street segment runs through the campus, impacts to adjacent or nearby properties would be minimal.



View of Ninth Avenue, looking north - existing condition.

Key Plan, with Ninth Avenue highlighted.

Design Issues and Intent: Pedestrian safety and comfort, as well as campus service are the primary functional objectives. Since this area is not a commercial area, a "garden", "pedestrian space" or "park-like" streetscape with convenient seating and pedestrian lighting will probably be the most appropriate street front treatment.

There is the potential to set back the buildings from the east side of the 9th Avenue right-of-way between University and Seneca Streets to create a small plaza or garden that would benefit both the community and medical center personnel.

An open space is planned on the east side of 9th Avenue between Seneca and University streets. The potential configuration of this space is not yet defined and it may be concentrated into an open

corner opposite the east end of the Pigott Corridor, visually extending the park up University Street.

The primary aesthetic objective of this street segment is to provide a continuation of 9th Avenue's attractive streetscape, characterized by large trees. The facades of large buildings flanking the street should be softened with ample plantings.

Architectural character: Use human scaled architectural features, especially on the buildings' lower two floors.

Access: Minimize the impacts of driveways and garage entries on pedestrians.

Sky bridges: Locate and design any necessary sky bridges in this segment to minimize impacts to the pedestrian environment.

Signage and wayfinding: Use design to highlight campus identity, with entry and wayfinding elements or treatments at Ninth Avenue and University Street.

Ninth Avenue is currently overly wide and in need of landscape.

A montage shows the addition of trees and rain gardens.

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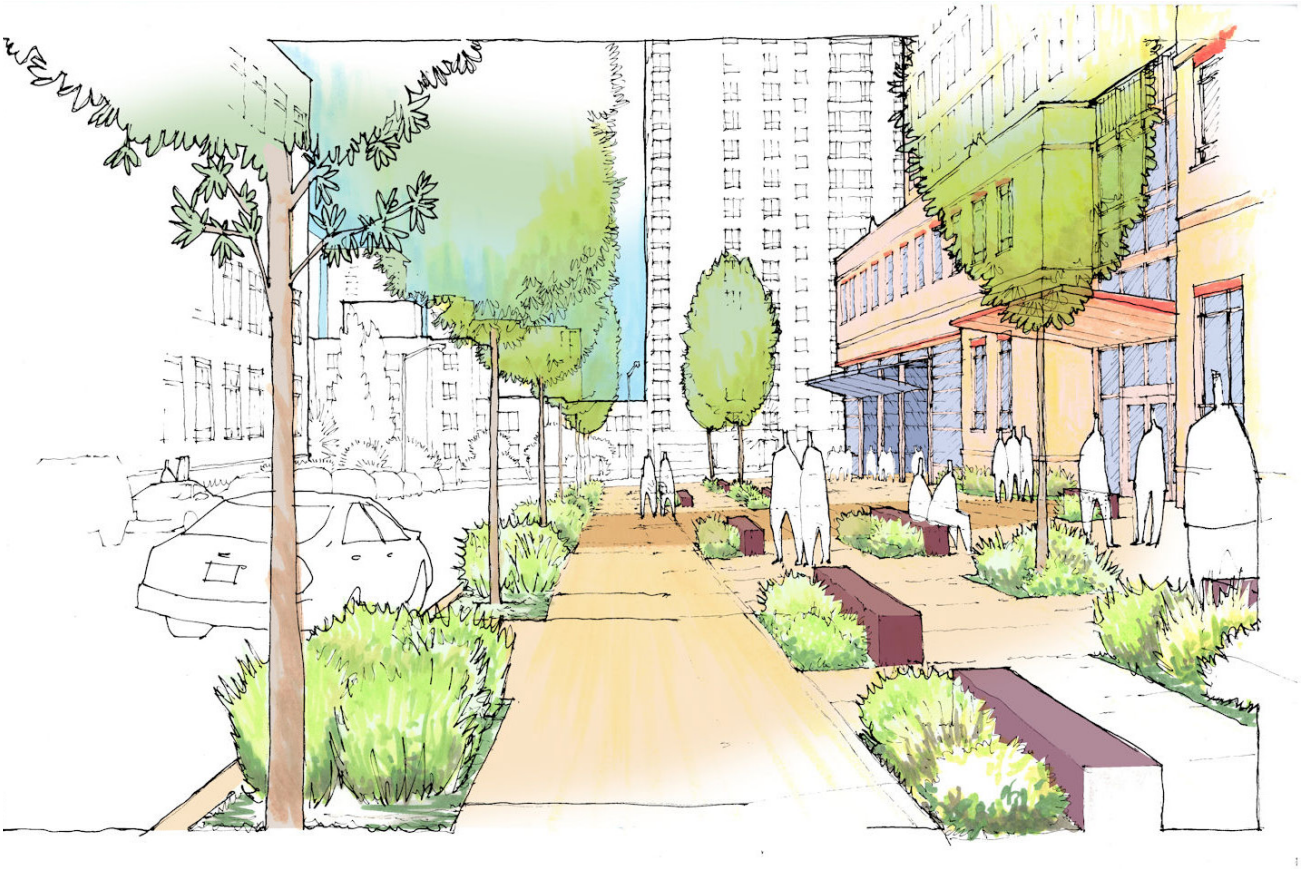
E. Design and Construction

The buildings and open space design carries forward a well-conceived concept: selecting materials, composing facades and spaces, and working through details. Virginia Mason should carefully consider the skills necessary for creating a sense of scale in their selection of design professionals for campus architecture and landscape design.



1. Definitions of Scale

Design considerations related to pedestrian, street and building block scale.

A. Pedestrian Scale

Spaces and elements immediately proximate and accessible to a person walking down the street.

Generally enhanced by:

- Color, texture and architectural details
- Building elements that relate to human body
- Spaces for human activity, seating, etc.
- Sequential variety at walking pace (roughly 100 ft. +/-)

B. Street Scale

Building forms and elements that increase the perception of a street as a unified space or "outdoor room."

Generally enhanced by:

- Building facades that spatially enclose the street right-of-way (Building facade height should be greater than 1/3 street width for a sense of enclosure)
- Uniform or composed street tree planting
- Architecturally consistent (but not necessarily uniform building facades)

C. Building Block Scale

Large scale building elements generally outside cone of vision at distance less than 150 ft.

Visual interest enhanced by:

- Articulation and modulation of building facades
- Fenestration patterns and details that can be perceived at 200 - 400 ft.
- Large scale architectural features that add variety

The first two or three floors of building facades are the most important for pedestrian and street scale.

A street tree canopy reinforces a sense of pedestrian scale by increasing sidewalk enclosure. Street trees also enhance a sense of street scale.

Details such as paving, landscaping, lighting and building elements are important for pedestrian scale.

Building modulation and window patterns that are perceived from a distance can add interest to large building complexes.

2. Building Design

Skillfully execute campus architecture.

a. Break down the massing of the building at the architectural scale

Street scale: Consider perception at the street level when developing building massing. Look for ways of massing buildings to create coherent outdoor space at street level, whether by enclosing the right-of-way along the street, or by forming open spaces adjacent to the street.

Building block scale: At the larger scale, consider visual interest through articulation of facades, fenestration patterns and large-scale architectural moves. The design strategies at building block scale should reinforce the hierarchy of campus form.

Façade composition: Each façade should be carefully composed in terms of proportions and rhythm of architectural elements.

Secondary architectural features: The design should be carefully considered at all scales, incorporating depth, texture and rhythm. These patterns should enrich the view of the façade from a distance as well as closer vantage points.

Horizon House is viewed from multiple scales, with vertical massing viewed from a longer view.

Along Ninth Avenue, the massing is lower in scale and horizontal.

b. Consider the building from multiple vantage points

Multiple views: Design buildings, including rooftops and street level facades, with consideration of how they will appear to viewers from surrounding residential buildings, non-motorized travelers at street level, and motorized travelers

Roofscape: Treat the roof as a façade where it is visible. Consider the placement of mechanical equipment and ways it can be shielded from view.

For people walking along the building, there is interest in the landscape.

Views into the building: Consider views between new facilities and neighboring buildings from a privacy standpoint, especially when lights on at night.

c. Buildings on the campus should be expressive of their functions

Legibility: Where feasible, detail buildings so there are clues to the functions on the interior. This legibility can help break down massing of the building and provide meaningful articulation for the architecture.

d. Select building systems with sustainability in mind

Energy: Heating, ventilation and cooling systems and the building envelope are critical to energy efficiency over the life of the building. Choose these systems and materials to minimize the amount of energy required to meet the needs of the facilities.

Water: Consider fixtures that reduce water consumption to the extent possible.

3. Exterior Finishes and Detailing

The design guidelines call for skilled execution of design concepts, with thoughtful detailing and quality materials.

a. Select durable and attractive materials

Durability: Use materials that will stand up over time.

Scale: Consider the scale of materials, especially at the base, within the cone of vision for pedestrians. Materials with texture or a finer level of interest should be considered to add interest at street level.

Select and compose building materials in ways that stand the test of time.

b. Carefully craft details for all facades and architectural and open space elements

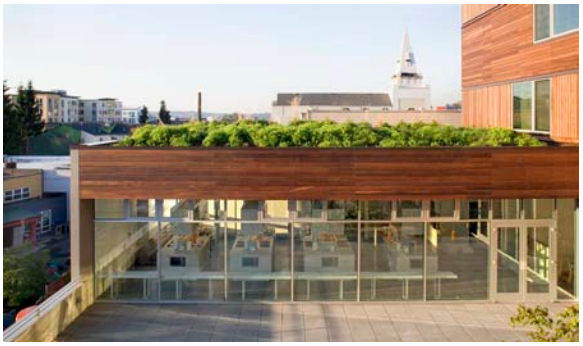
Details: Use details to create a consistent design language, paying particular attention to corners, edges and transitions.

Scale: Incorporate details that provide human scale, using multiple smaller elements or that reveal the craft of construction.

c. Incorporate sustainable materials and practices

Sustainable materials: Favor sustainable materials that are locally sourced, and consider life-cycle costs in their selection. Prioritize air quality when selecting paints and adhesives.

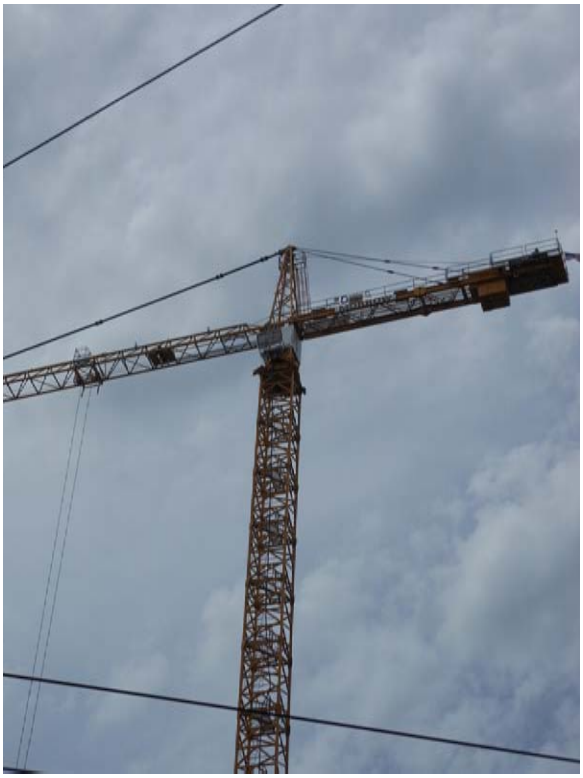
Deconstruction: Take into account the end of the life cycle of materials, considering connectors and assembly techniques that will allow reuse of materials.



Use materials and strategies that reduce impact on the environment.
Photo by Michael Burns

4. Construction

The construction period, while temporary, can be stressful for the Virginia Mason community and for neighbors. Virginia Mason should strive to minimize the impacts during construction.



a. Minimize construction impacts on the larger community

Phasing: Where appropriate, construct new buildings in as few phases as possible to lessen the length of time needed, and use construction methods that reduce impacts on neighbors and on operations.

Management Plan: Develop and implement a construction management plan, and communicate with the community about the plan.

b. Maintain traffic and pedestrian flow during construction

Street impacts: Minimize, to the extent feasible, the use of street area for construction, or time street closures to minimize disruptions to neighborhood traffic.

Sidewalk impacts: Minimize, to the extent feasible, sidewalk closures. Provide alternative pedestrian accommodations when sidewalks need to be closed.

c. Maintain the viability of retail during construction

Retail impacts: Minimize the amount of time for construction work that affects retail uses. Work with retail owners on a plan that will have the least impact on businesses in terms of when work is done, noise, dust and other concerns.

Temporary accommodations: To the extent feasible, endeavor to provide temporary locations for retail displaced by Virginia Mason construction.

F. Corresponding Draft Design Guideline Sections with Draft Goals and Objectives

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Campus Buildings		
Design the edges of the campus to contextually relate to the adjoining properties in scale, style and massing	• Maintain the existing setbacks of the underlying zoning to shape building masses, except where deviations are needed to accommodate hospital bed floors	**C.2.b - Sidewalk width:** Set facades back per the MIMP setbacks.
Design buildings, including rooftops and street level facades, with consideration of how they will appear to viewers from surrounding residential buildings, non-motorized travelers at street level, and motorized travelers	• Consider the placement of mechanical equipment and how it can be shielded • Consider views into new facilities from neighboring buildings • Create interest at street level from a pedestrian scale	**E.1.b - Multiple views:** Design buildings, including rooftops and street level facades, with consideration of how they will appear to viewers from surrounding residential buildings, non-motorized travelers at street level, and motorized travelers **Roofscape:** Treat the roof as a façade where it is visible. Consider the placement of mechanical equipment and ways it can be shielded from view. **Views into the building:** Consider views between new facilities and neighboring buildings from a privacy standpoint, especially when lights on at night.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Acknowledge the diversity of scales and styles in neighboring buildings, from high-rise to single-family	• Shape the buildings and towers to respond to their context • Incorporate measures that respond to the scale and character of adjacent buildings • At the larger scale, consider visual interest through articulation of facades, fenestration patterns, and larger scale architectural moves • Use materials that are compatible with the neighboring development • Create a style that is compatible with residential instead of an institutional style	**A.2.d – Scale:** Emphasize human-scale elements in the architecture and landscape. Consider incorporating measures that respond to the scale and character of adjacent buildings, using finer textured material (including, but not limited to, brick). **Form:** Shape new buildings to respond to their context. This may be done through strategies such as matching cornice heights of neighboring buildings with the podiums of new buildings, arranging the shape of the building to increase solar access to public spaces, or using setbacks to add open space at street level. **Design:** Use details in the building and landscape that are compatible with the residential examples in the neighborhood. Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles and/or demonstrate ways to incorporate sustainability into the project through design, as expressed through use of new materials or other means. Look to the work of the Pacific Northwest's leading designers to ground the architectural vernacular of the campus in the regional context

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
The scale of the pedestrian streetscape is important	• Create street level facades that respond to the pedestrian scale and add interest from a pedestrian perspective	**C.2.a -Prioritize pedestrian scale on the lower levels of buildings on the campus** **Detail and interest:** Consider the façade as perceived at walking pace, with a sequence of elements that are of interest to pedestrians such as landscaping, seating, or architectural detail. Concentrate details on the first two or three stories of building facades, where they are seen at street level. **Elements:** Consider including materials and elements that relate to the scale of the human body, such as architectural details, textures and patterns. Consider using building form to create smaller sized spaces. Add street trees can that form comfortable scale places to walk, and plantings that display a level of care.
Protect public view corridors	• Consider the use of setbacks to maintain and open up public east-west views • Design skybridge structures to minimize view blockage • Consider massing buildings in an east-west direction to reduce the impacts on the views of uphill neighbors	**A.2.e - Protect public view corridors, and enhance views where possible** **View corridors:** Shape buildings to maintain public east-west views, and consider ways to open up new public east-west views. **Skybridge design:** Design skybridges to be highly transparent, minimizing the visual impact on views toward downtown Seattle. **Landscape:** Consider the effect on view corridors when selecting and locating plant materials.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Provide shared spaces that community members can also use	• Consider locating cafeterias, coffee shops, gift shops, conference centers, meeting areas, auditoriums and gathering places near entries for easy community sharing	**A.2.b - Add to the mix of uses and economic vitality of the neighborhood** **Retail location:** Offer space for retail uses along streets where shopping and other retail uses will enliven the sidewalk. **Invite neighborhood use:** Continue to provide shared spaces to community members and groups, to support appropriate neighborhood interests and activities. **C.2 d. - Carefully consider the location and design of building entries. Adjacent uses:** Consider locating cafeterias, coffee shops, gift shops, conference centers, meeting areas, auditoriums and gathering places near entries for easy community sharing.
Landscaping and Open Space		
Maintain plantings and street trees	• Replace trees that need to be moved or removed for development	**C.2.a - Elements:** Add street trees can that form comfortable scale places to walk, and plantings that display a level of care.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Enhance campus greenery, open space	• Use thoughtful site planning and landscape design, working at a campus-wide and site specific level. • Make use of multiple scales of plant materials, pocket parks, plazas, median strips, setbacks, roof decks • Add plantings and other features that attract birds to the gardens	**C.3. Landscape Character** **a. Create a campus-wide landscape/open space plan** **Campus scale:** Consider the landscape and open space at the campus scale so it can be implemented both in conjunction with and independent of specific building projects as opportunities arise. **Consistency:** Develop a landscape language for the campus that will integrate with the landscaping of the neighborhood. **A.1.a Habitat:** Look for opportunities to support birds, pollinators and other desirable fauna when locating, designing, and maintaining landscaped areas on the campus. Add plantings and other features that attract birds and other beneficial native species to the gardens.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Campus Mobility		
Maintain and improve the mobility of pedestrians and other non-motorized travelers to move through the Virginia Mason MIO boundaries (don't become a closed off campus)	• Address steep slopes with steps, handrails and ramps • Extend overhangs, awnings, or other weather protection features to protect pedestrians from rain along designated pedestrian corridors where feasible • Use "Crime Prevention Through Environmental Design" principles to enhance safety of the pedestrian experience	• B.2.a - Negotiating Slopes: Add features to assist pedestrians in navigating sloped sites, long blocks, and other challenges. Examples include handrails, exterior stairs and landings, visible public elevators, textured ground surfaces, seating at resting points, through-block connections, and ramps. • B.2.b - Overhead weather protection: Incorporate canopies, overhangs and other building features that will shelter people at building entries and major pedestrian pathways. Balance the needs of pedestrian protection with the needs of landscaped areas for sun, rain and light exposure. • C.2.b - Comfort: Overhead weather protection should be added where appropriate. • B.2.c - Designing for safety: In designing outdoor and public indoor spaces, use "Crime Prevention through Environmental Design" (CPTED) principles to enhance safety. Maintain a high level of visibility by considering sight lines, lighting and street level transparency. Encourage natural surveillance of public spaces with adjacent windows, lobbies, or other inhabited places.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
		• B.2.d - Lighting for safety: Use lighting in conjunction with other CPTED measures to ensure a safe environment for people on campus. • D.1 – Pigott Corridor - Safety: Prioritize this segment as a safe, comfortable and accessible pedestrian route, incorporating Crime Prevention through Eronmental Design (CPTED) principles such as good lighting, passive surveillance and avoidance of entrapment areas.
Improve sidewalks and streetscapes to enhance the pedestrian and other non-motorized user experience	• Use three-dimensional plantings, art work, pedestrian-scale lighting and street furnishing to enrich the pedestrian experience	**B.1.e - Furnishings:** Select a set of furnishings—benches, lights, waste receptacles, etc.—that help unify the campus. Locate furnishings in areas on campus where pedestrian comfort or safety would benefit **B.2.d - Lighting quality and shielding:** Encourage the use of pedestrian lighting in addition to required street lighting where appropriate. Use the First Hill and Seattle City Light requirements to select fixtures. Select fixtures that avoid light overspill. **C.1.b - Open space furnishings:** Include amenities that add to the comfort and use of the pedestrian realm, such as seating, lighting, landscape, pedestrian-scale signage, art, and tables. Also see Section D. Streets

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Make entries easy to find, welcoming and accommodating	• Improve entries to meet the Americans with Disabilities Act • Locate entries to facilitate pedestrian egress	B.2.a - Accessibility: Update the campus as part of the overall ADA plan to reduce or eliminate barriers where possible, and to encourage pedestrian access. C.2 d. - Carefully consider the location and design of building entries. Welcoming: Make entries easy to find, welcoming and accommodating. Consider recessing entries or adding details to highlight entries. Modes of transit: Locate entries so that they are convenient and easy to find for people arriving by car, bicycle, transit or on foot.
Enhance ease of pedestrian flow, improve circulation, accessibility, wayfinding, connectivity, visual interest	• Reveal activities within buildings at street level with an interactive sidewalk edge, transparency of street-level facades	B.1.f - Signage: Assist pedestrians and motorists in finding their way to, from, and around the Virginia Mason campus, with an integrated set of wayfinding elements, including campus identification, directional signs and building identification. C.2 d. - Carefully consider the location and design of building entries. Entries as wayfinding: Entry treatment should reflect the hierarchy of importance that will help guide visitors toward primary entries. C.2.b - Transparency: The street level on retail frontages should have at least 60 percent glazing at pedestrian eye level, between 2 feet and 8 feet above grade. Consider a high level of operability for windows.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Enhance the ability of people to pass through the larger buildings via interior and exterior "streets" that are combinations of entries, major corridors and skybridges	• Expand the existing network of skybridges to create interior and exterior pedestrian connections across the entire campus • Consider developing tunnels where feasible to move materials "off-stage" from the public	See Section D. Streets.
Provide attractive non-motorized connections across the campus to Downtown and other Seattle neighborhoods	• Continue the Pigott Corridor extension up University for the half-block northwest of Terry • Consider the use of lighting that is the same or similar to that used elsewhere on First Hill (such as in Freeway Park)	A.2.c - Integrate neighborhood connections: Use the campus to create stronger connections within the larger neighborhood. Specifically, continue the Pigott Corridor extension up University Street, and improve Terry Avenue and 9th Avenue as green streets. Improve the "breezeway" easement to enhance pedestrian flow through this existing pedestrian passage. B.2.d - Lighting quality and shielding: Encourage the use of pedestrian lighting in addition to required street lighting where appropriate. Use the First Hill and Seattle City Light requirements to select fixtures. Select fixtures that avoid light overspill.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Create open spaces in ways that tie together the public spaces of the neighborhood	• Locate open space in areas on campus that enhance or complement open space located off campus (such as adjacent to the Pigott Corridor or across from the Sorrento Hotel)	D.1 - A garden, pedestrian space, or park-like streetscape with convenient seating and pedestrian lighting is proposed as the most appropriate street front treatment, extending the magic of the Pigott Corridor further up First Hill. Streetscape and Landscape Character: Reinforce the natural character of the Pigott Corridor, up the hill along University Street. Consider views to the west in tree selection. Provide a sense of continuity from 9th Avenue to Boren Avenue to unify the campus's northern edge and visually link the downtown with the area east of Boren Avenue.
Neighborhood Vitality & Character		
Contribute to the economic vitality of First Hill that exists from the interdependence of residential, commercial, and the educational and health care institutions		A.2. b. Add to the mix of uses and economic vitality of the neighborhood. Retail location: Offer space for retail uses along streets where shopping and other retail uses will enliven the sidewalk as discussed in more detail below. C.1.a - Active spaces: Support active uses of open spaces in the public realm, especially where they can contribute to the vibrancy and economic health of the neighborhood. Make open spaces usable where possible, with waiting areas, gathering places, eating places, or places that offer services or goods.

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Maintain the residential character of First Hill	• Replace any housing loss on First Hill per City requirements • Locate noisy trash hauling and dock functions away from residential neighbors	A.2.a - Residential uses: Replace any housing lost per City of Seattle requirements contained in the Major Institution Master Plan. A.2.a - Relationship of adjacent uses: Respect the needs of nearby residents, taking care about views into buildings from neighboring windows and noise generated by medical center operations.
Honor and protect designated historic structures	• With development, perform historic resources study of older buildings on campus • Protect landmarks through City Landmarks process • Design new facilities to complement and enhance existing landmarks, like the Sorrento, the Baroness and the Archbishop's residence	B.1.c - Historic buildings: Respect historic buildings: Create urban gestures that acknowledge and enhance the adjacent historic structures. D.4 - Architectural character: Honor the presence of the Sorrento Hotel in the design of new campus buildings and streetscape, with human-scaled architectural features and elements, especially on the lower two floors of new buildings.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Maintain and support opportunities for retail that serve both Virginia Mason and the residential community	• Identify locations on Virginia Mason blocks where retail uses will contribute to neighborhood vitality • Work with neighborhood on desirable types of retail to serve the broader population • Provide direct access to retail from the street	A.2.b - Add to the mix of uses and economic vitality of the neighborhood. Retail location: Offer space for retail uses along streets where shopping and other retail uses will enliven the sidewalk as discussed in more detail below. C.2.b - Provide retail frontages where appropriate, and design them to enliven the street edge. Location: Retail frontages are required along Madison Street, and along the south half of the 1000 Madison block on Boren and Terry Avenues near Madison Street, and should be considered along 9th Avenue. Frequency and rhythm of entries: Design retail frontages with multiple entry locations for smaller retailers and future flexibility. Consider entry locations and the slope of the street in combination with retail demand. D.5 – Boren Avenue; Street function and configuration: Boren Avenue is a heavily trafficked arterial and forms the campus's eastern perimeter on the two blocks between Seneca and Madison Streets. The recent construction of the Jones Pavilion between Seneca and Spring Streets means that the major elements of that section are set. However, the likely redevelopment of the Madison block presents an opportunity to change the campus's physical identity and integrate the campus with the community by including retail store frontages along at least a portion of that street front.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Environmental Stewardship		
Employ Environmental Stewardship in the design and practices of buildings, grounds, and operations	• Pursue healthy living with design principles • Use new energy efficient technologies that help reduce energy usage and create a cleaner environment • Use each block to its highest and best use • Balance open space and setbacks with the high density and tall structures to maximize capacity of each block	A.1.c - Standards and measurements: Resource efficiency: Build to a density that concentrates uses within a compact footprint in the neighborhood. Pursue opportunities to reduce waste and encourage recycling, re-use or greater efficiency in use of consumable materials. Energy: Reduce energy use by designing for daylight, and using efficient mechanical systems. Look for ways of using renewable energy sources, capturing and reusing waste heat and other energy-efficient means. E.1. d - Select building systems with sustainability in mind. Energy: Heating, ventilation and cooling systems and the building envelope are critical to energy efficiency over the life of the building. Choose these systems and materials to minimize the amount of energy required to meet the needs of the facilities.
Build facilities that are resource-efficient	• Participate in the 2030 challenge	A.1.c - Standards and measurements: Encourage the use of green healthcare facilities best practice design strategies, and participate in the 2030 Challenge.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Minimize glare, noise, wind effect, and shading	• Design strategies for micro-climate, local conditions • Prioritize public spaces when considering shading • Consider the location of noise-creating activities to least impact neighborhood residents	A.1.a - Design with natural systems in mind. Solar conditions: Take advantage of solar exposure where practical, locating uses that benefit from daylight in sunnier locations, and managing excessive solar gain through shading devices and tree locations. Be cognizant of the shading of buildings on the public realm at street level when determining the massing of buildings. D.1 – University Street - Use plant materials that thrive in indirect sunlight in the shady south side of the street. Locate seating and amenities to take advantage of the sunnier areas.. A.2.a - Relationship of adjacent uses: Respect the needs of nearby residents, taking care about views into buildings from neighboring windows and noise generated by medical center operations.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Transit, Traffic And Parking		
Continue to encourage the use of transit over driving to Virginia Mason by making transit an easy and enjoyable way to get to and from the Virginia Mason campus, and adjacent First hill neighborhoods	• Improve bus stops with enhanced lighting, shelters, landing areas and wider sidewalks • Advocate for enhanced transit coverage for First Hill, especially connections that tie it to other Seattle neighborhoods and Downtown • Work with Seattle Police Department "Crime Prevention Through Environmental Design" principles to enhance bus stop safety • Be aware of pedestrian routes that connect to transit stops as part of the transit system's quality and level of safety	B.3.d - Transit stops: As part of new facility development, improve adjacent transit stops to be safe and comfortable with lighting, shelters, landing and waiting areas, and ample sidewalks that connect to transit stops. Transit advocacy: Advocate for enhanced transit coverage for First Hill, especially connections that tie it to other Seattle neighborhoods and downtown Seattle. D.4 – Madison - Street function and configuration: Madison is also an important bus corridor with transit stops at Boren and 9th Avenues. The highly visible and accessible corners at the intersection of Madison Street with Boren and Terry Avenues should be attractive entries into the campus, and the buildings' internal circulation should take the overall urban design of the block into consideration. Access: Keep vehicular access off of Madison Street. Incorporate accommodations for pedestrians at the busy bus stop on Boren Avenue in the street design.

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Continue to reduce peak-commute trip single-occupancy vehicle use and encourage alternative modes of transportation, including walking, bicycling, mass transit, shuttles and carpools	• Continue and enhance the existing Transportation Management Plan (TMP)	A.1.c - Transit: Encourage the use of transit over driving and by enhancing the experience of neighborhood transit users in bus stop improvements, access to and sharing services (such as Zipcar©) and electrical charging stations, bike friendly amenities and other means. B.3.a - Minimize the need to rely on cars for access. Transportation modes: Encourage forms of transportation other than private cars, especially single-occupancy vehicles. Continue to reduce peak-commute trip single-occupancy vehicle use, and encourage alternative modes of transportation, including walking, bicycling, mass transit, shuttles and carpools. B.3.d - Encourage transit: Continue to encourage the use of transit over driving to Virginia Mason by promoting transit as an easy and enjoyable way to get to and from the Virginia Mason campus, and adjacent First Hill neighborhoods
Build parking to meet but not exceed present, future need, sequence parking development	• Distribute the location of structured parking and access to lessen neighborhood impact	B.3.b - Accommodate necessary vehicles and parking to minimize neighborhood impacts Parking quantity: Endeavor to build parking to meet but not exceed demands. Adjust the proposed parking requirements to match need over time if necessary. Parking location: Distribute the location of structured parking and access to reduce neighborhood impact.

Draft Goals	Draft Objectives	Corresponding Draft Design Guideline Section
Construction Impacts		
Minimize construction impacts on the larger community	• Construct new buildings in phases • Develop and implement a construction management plan, and communicate with the community about the plan	E.3.a - Minimize construction impacts on the larger community Phasing: Where appropriate, construct new buildings in phases to reduce impacts on neighbors and on operations. Management Plan: Develop and implement a construction management plan, and communicate with the community about the plan.
Maintain traffic and pedestrian flow	• Limit the use of street area for construction, or time street closures to minimize disruptions to neighborhood traffic • Limit sidewalk closures	E.3.b - Maintain traffic and pedestrian flow during construction Street impacts: Minimize, to the extent feasible, the use of street area for construction, or time street closures to minimize disruptions to neighborhood traffic. Sidewalk impacts: Minimize, to the extent feasible, sidewalk closures. Provide alternative pedestrian accommodations when sidewalks need to be closed.
Maintain the viability of retail	• To the extent feasible, provide temporary locations for retail displaced by Virginia Mason construction	E.3.c - Maintain the viability of retail during construction Retail impacts: Minimize the amount of time for construction work that affects retail uses. Work with retail owners on a plan that will have the least impact on businesses in terms of when work is done, noise, dust, and other concerns. Temporary accommodations: To the extent feasible, endeavor to provide temporary locations for retail displaced by Virginia Mason construction.