

SAC Meeting

Swedish First Hill

Medical Center Expansion - Update 5

21 September 2022

Perkins&Will

Agenda

01 First Hill Campus

MIMP

Planned Projects

Landscape

02 Project Update

North Tower

Block 95

Annex

Schedule

03 Public Benefits Summary

Alley Vacation

Skybridge

Section 01

First Hill Campus

MIMP

Planned Projects

Campus Landscape

2005 Approved MIMP

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

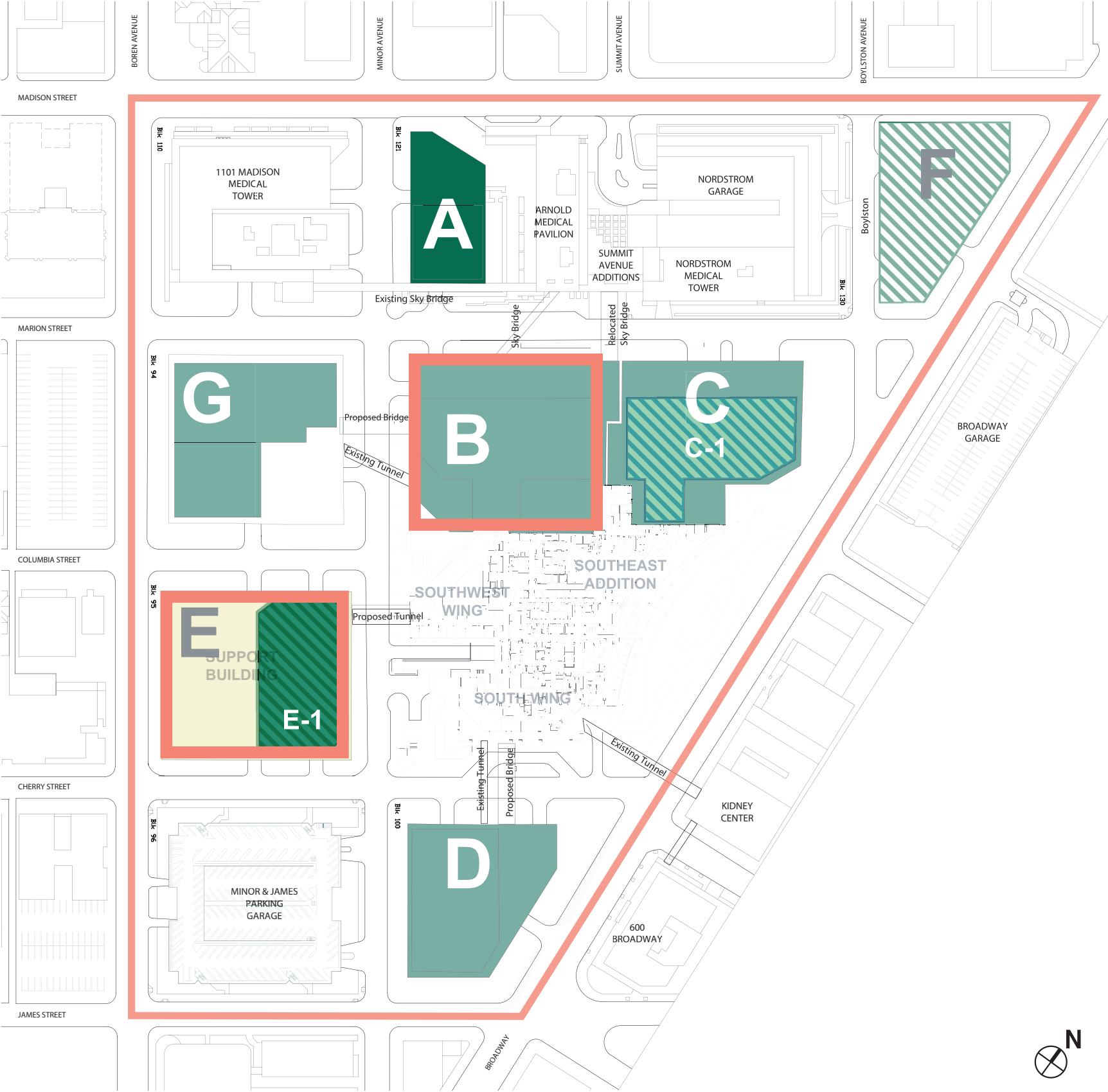
MIMP PROJECTS

PLANNED PROJECTS

- A. Medical Office Building
- B. **North 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



Swedish First Hill Campus



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
- Update 01: March 11, 2019
- Update 02: July 17, 2019
- Update 03: September 16, 2019
- Update 04: February 24, 2020
- **Update 05: September 21, 2022**

Seattle City Council

- Aug. 8, 2016: Alley Vacation Approved
- Sept. 9, 2016: Full Council Vote on Skybridge and Tunnel

Seattle Design Commision

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

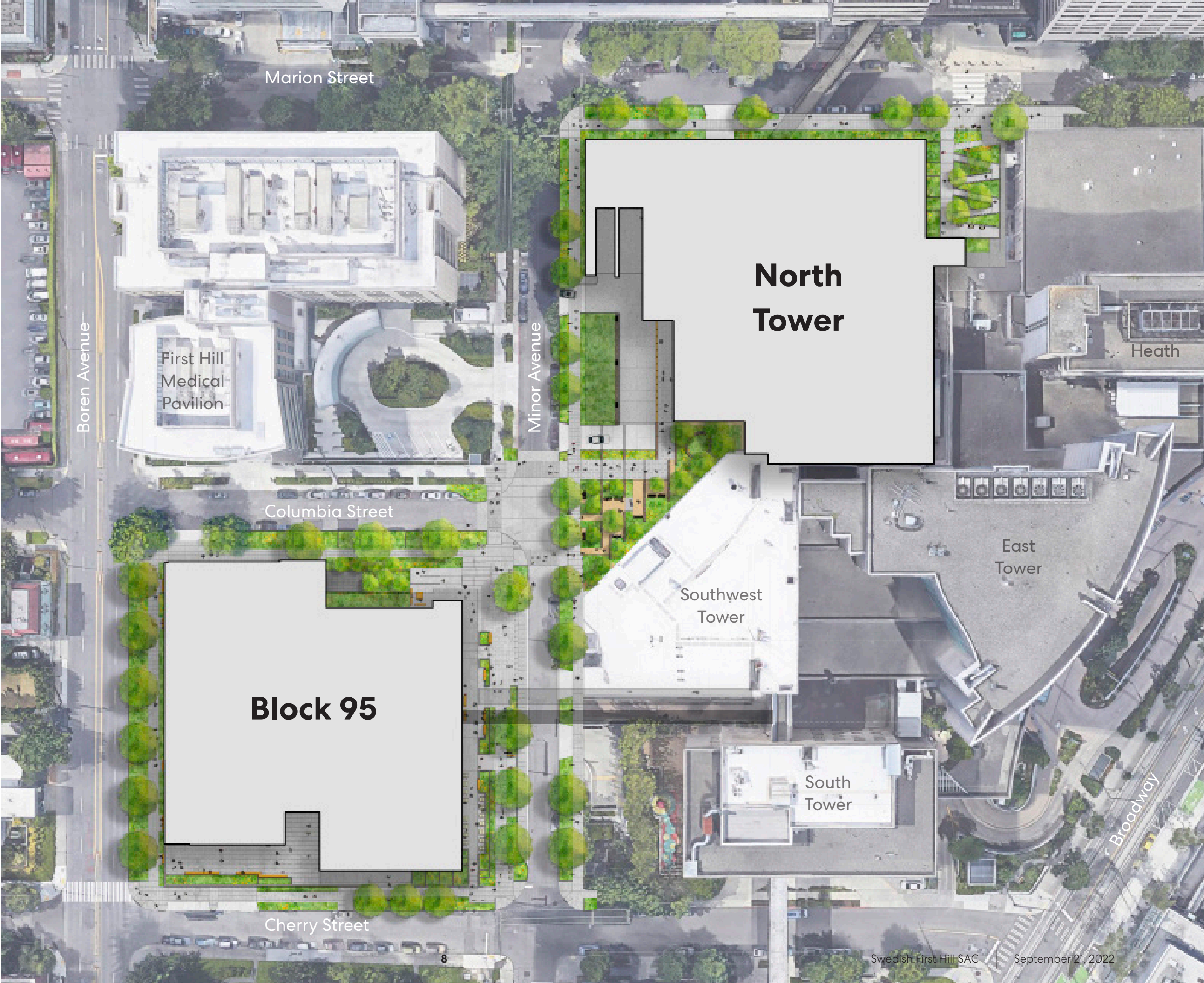
Campus Plan

Project Improvements

- A** North Tower Entry Plaza
- B** Block 95 Entry Plaza
- C** Minor Avenue Setback
- D** Marion Garden
- E** Block 95 Roof Terrace
- F** Marion Street Improvements
- G** Minor Street Improvements
- H** Boylston Triangle



Landscape

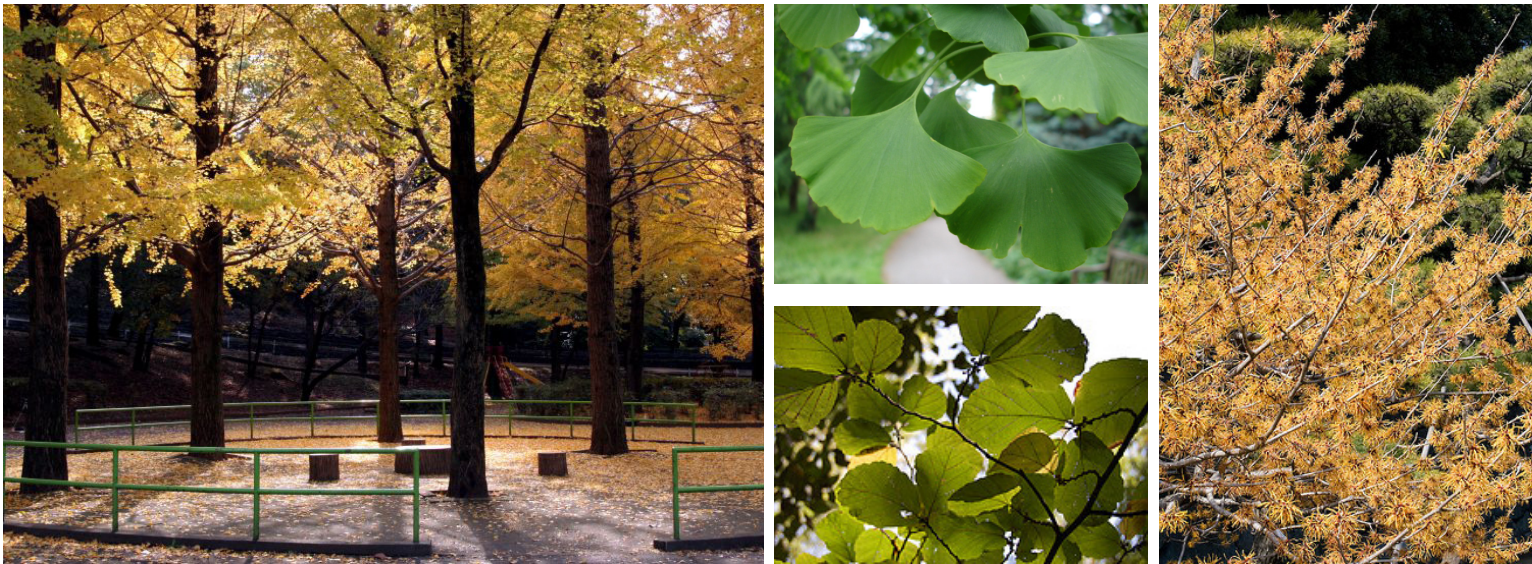


Minor Garden



Planting

Grove character with seasonal interest



Furnishings

Seating within Garden

Cube seating at streetscape

Comfortable benches with arms



Materials

Decomposed granite

Stone walls

Sculptural Element

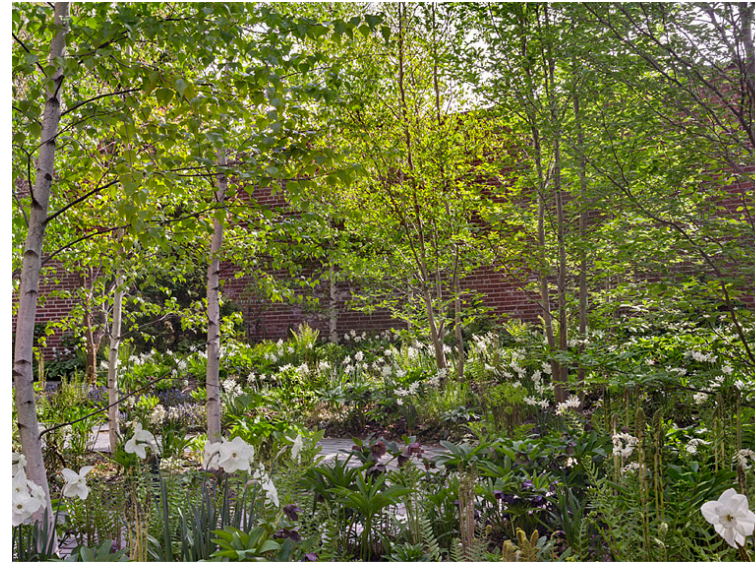


Marion Garden



Planting

Grove character with seasonal interest

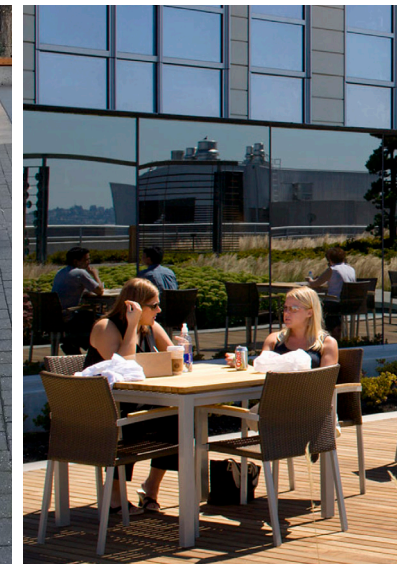
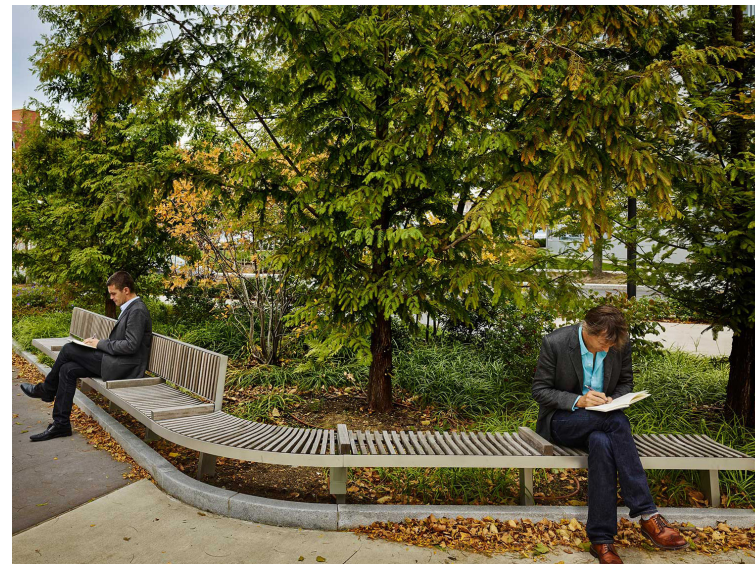


Furnishings

Two-tier seating plinth

Cube seating

Movable cafe tables



Materials

Precast Stairs

Railings

Walls - steel or stone



Street Trees

Large Trees

Aesculus flava/ Yellow Buckeye

Gymnocladus dioicus/ Kentucky Coffee Tree

Nyssa sylvatica/ Black Tupelo

Quercus phellos/ Willow Oak



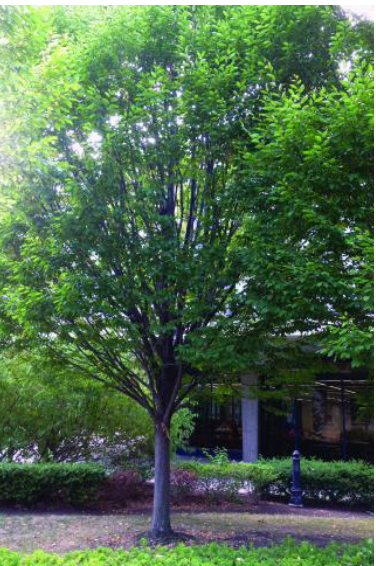
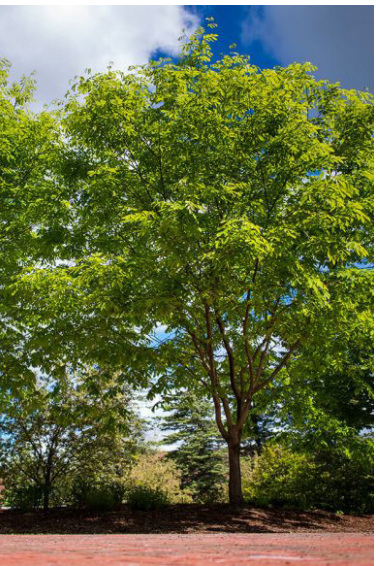
Large/Medium Trees

Ulmus parvifolia ‘Frontier’/ Frontier Elm

Quercus frainetto/ Hungarian Oak

Cladrastis kentukea/ American Yellowwood

Carpinus caroliniana/ American Hornbeam



Medium/Small Trees

Koelreuteria paniculata/ Golden Raintree

Magnolia denudata/ Yulan magnolia

Magnolia maudiae

Parrotia persica/ Persian Ironwood



On Campus Trees

Minor Ave Garden
Alnus rubra/ Red Alder



Marion Street Garden
Ginkgo biloba 'Princeton Sentry'/
Princeton Sentry Ginkgo
Hammamelis spp/ Witch Hazel



Columbia St Garden
Stewartia monadelpha/



Section 02

Project Updates

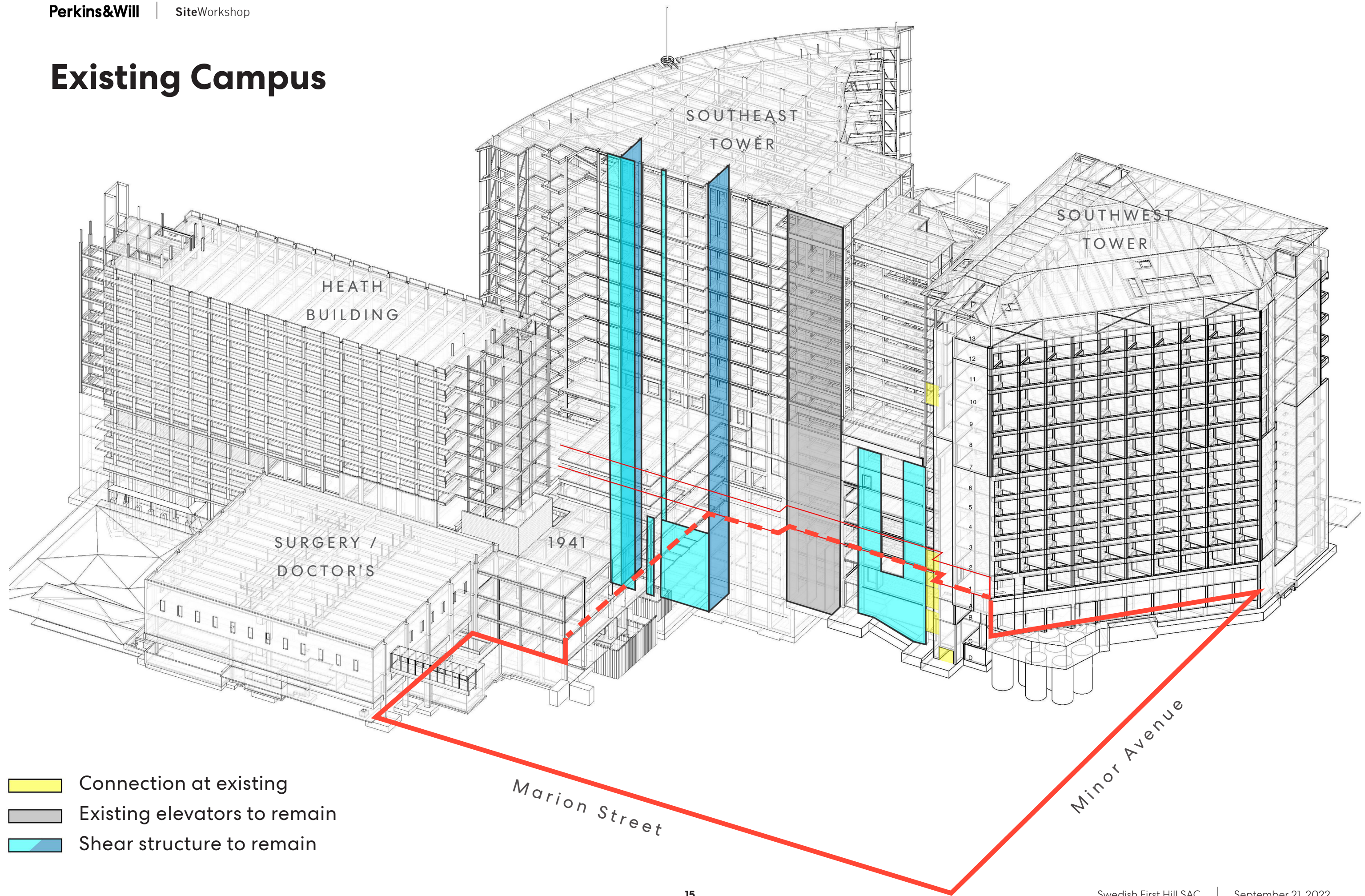
North Tower

Block 95

Existing Campus



Existing Campus



- Connection at existing
- Existing elevators to remain
- Shear structure to remain

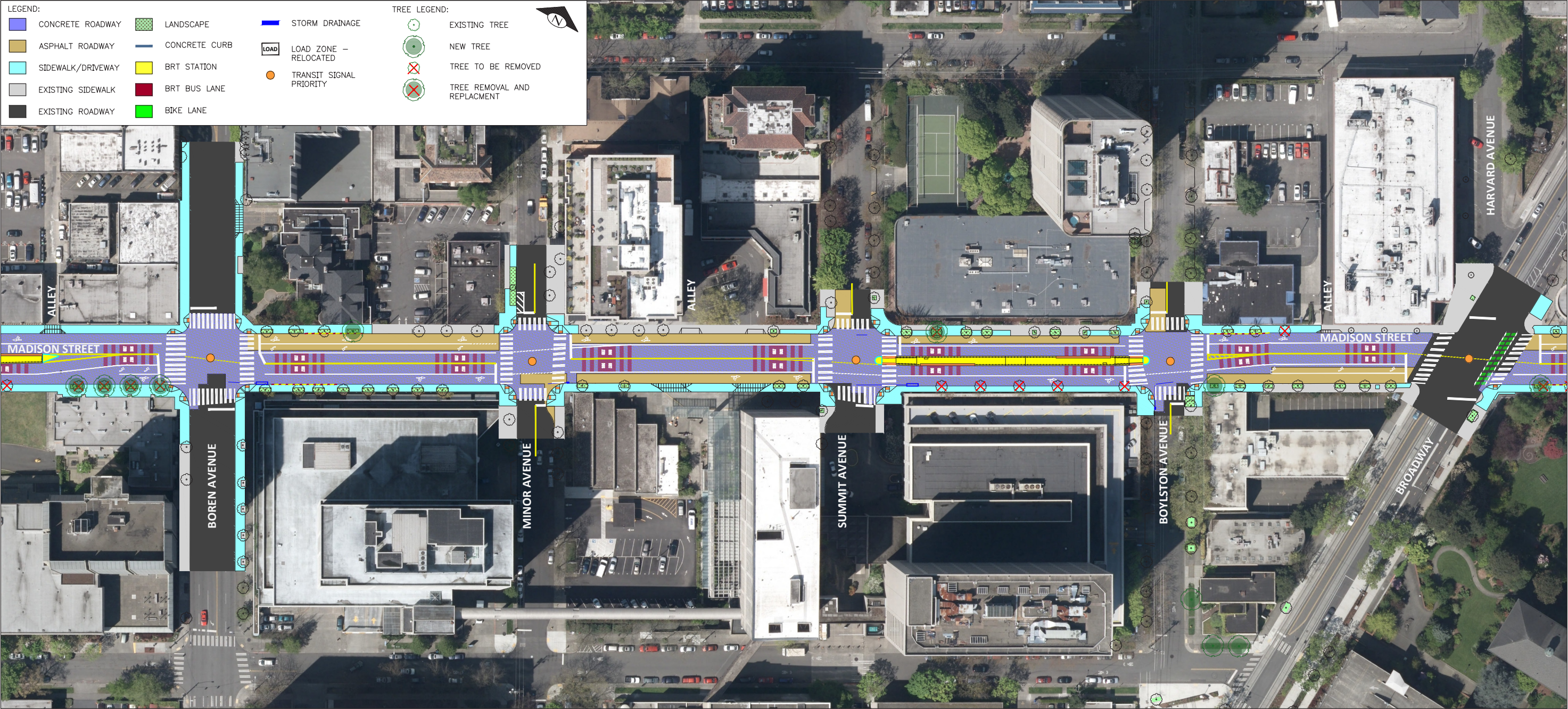
Demo and Abatement - North Tower



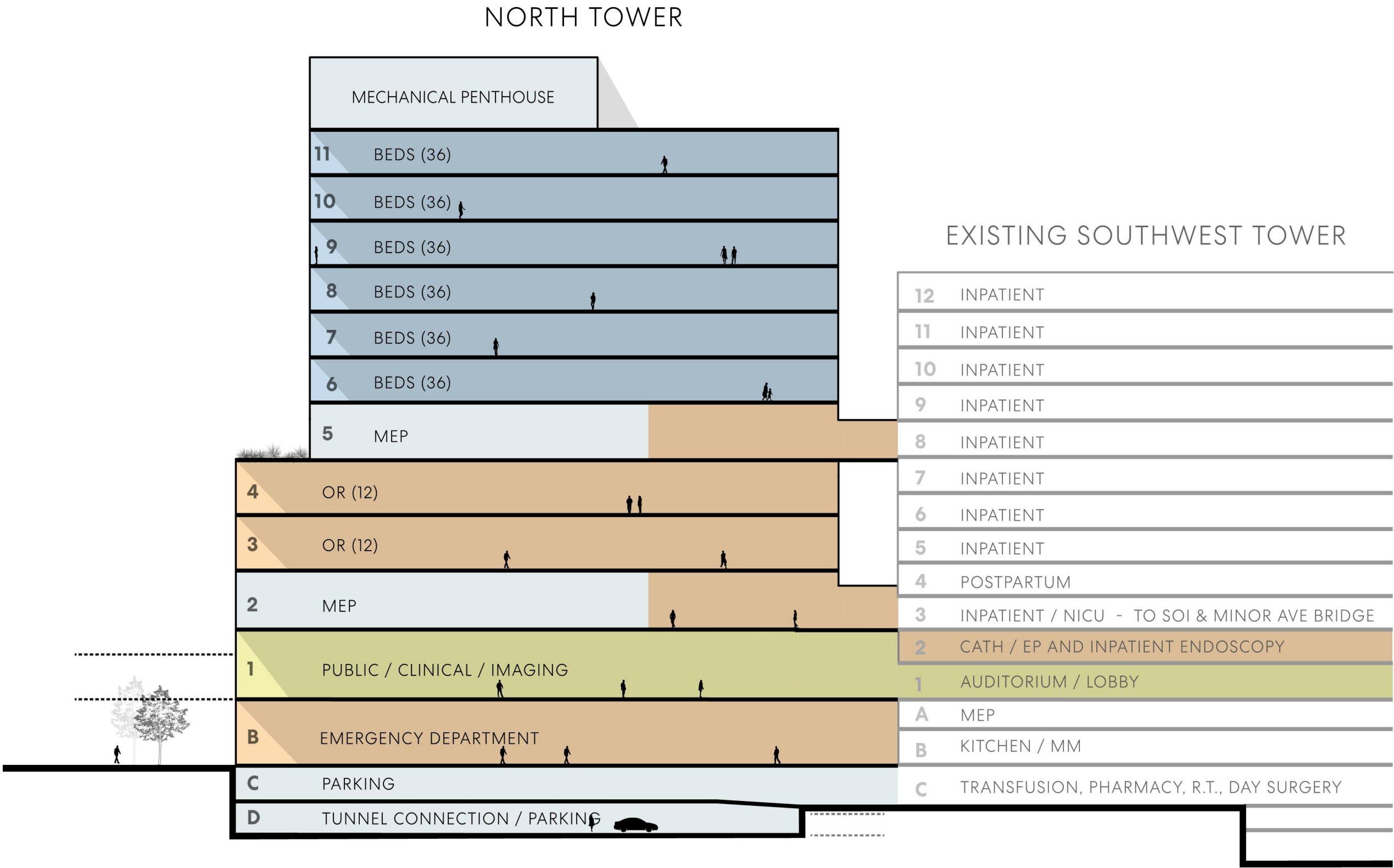
Demo and Abatement - Block 95



Madison Bus Rapid Transit (BRT)



North Tower Program



North Tower

Vision

The Vision of Swedish Medical Center is to continue as the provider of choice for healthcare services in our community.



View along Minor
looking south

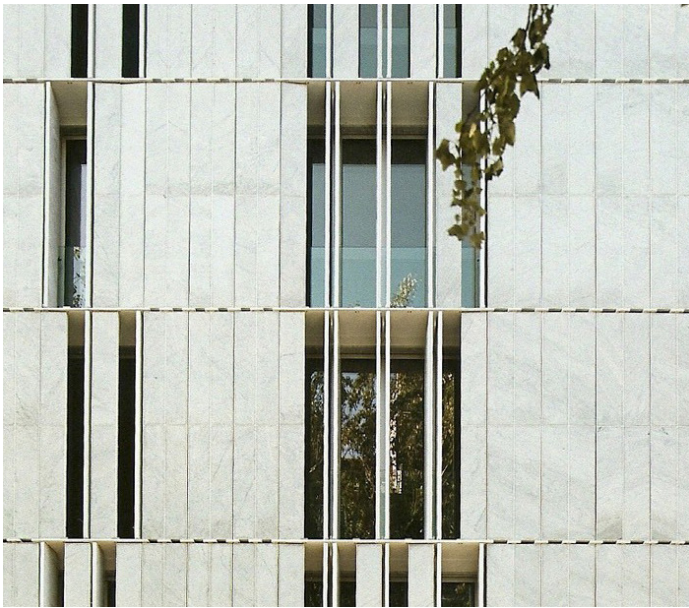
North Tower Materials



Patterned Glass



Glass and Spandrel



Precast Concrete



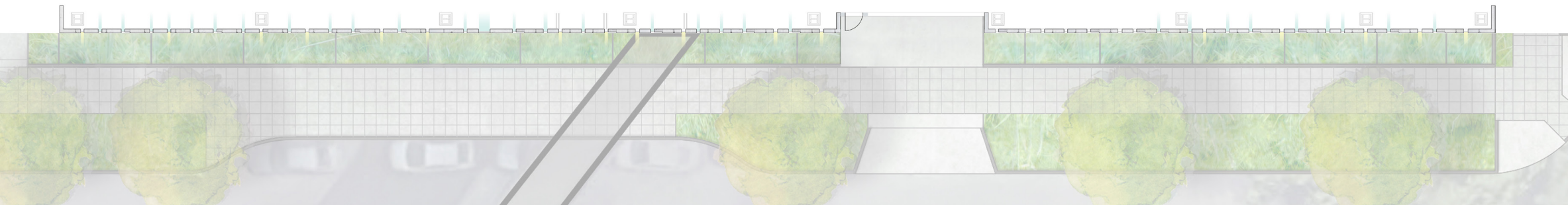
Vertical Glass



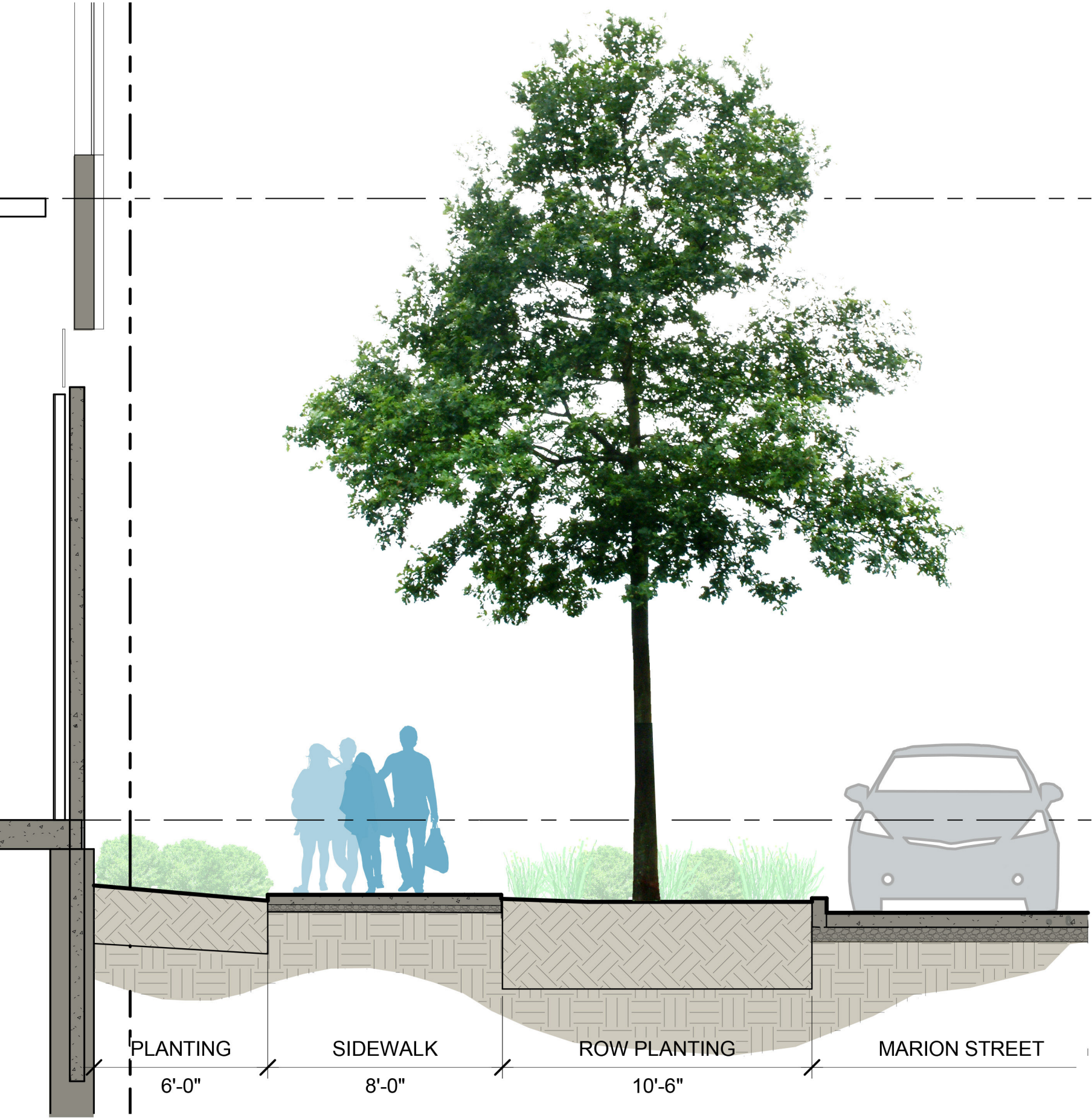
View along Marion
looking east

North Tower

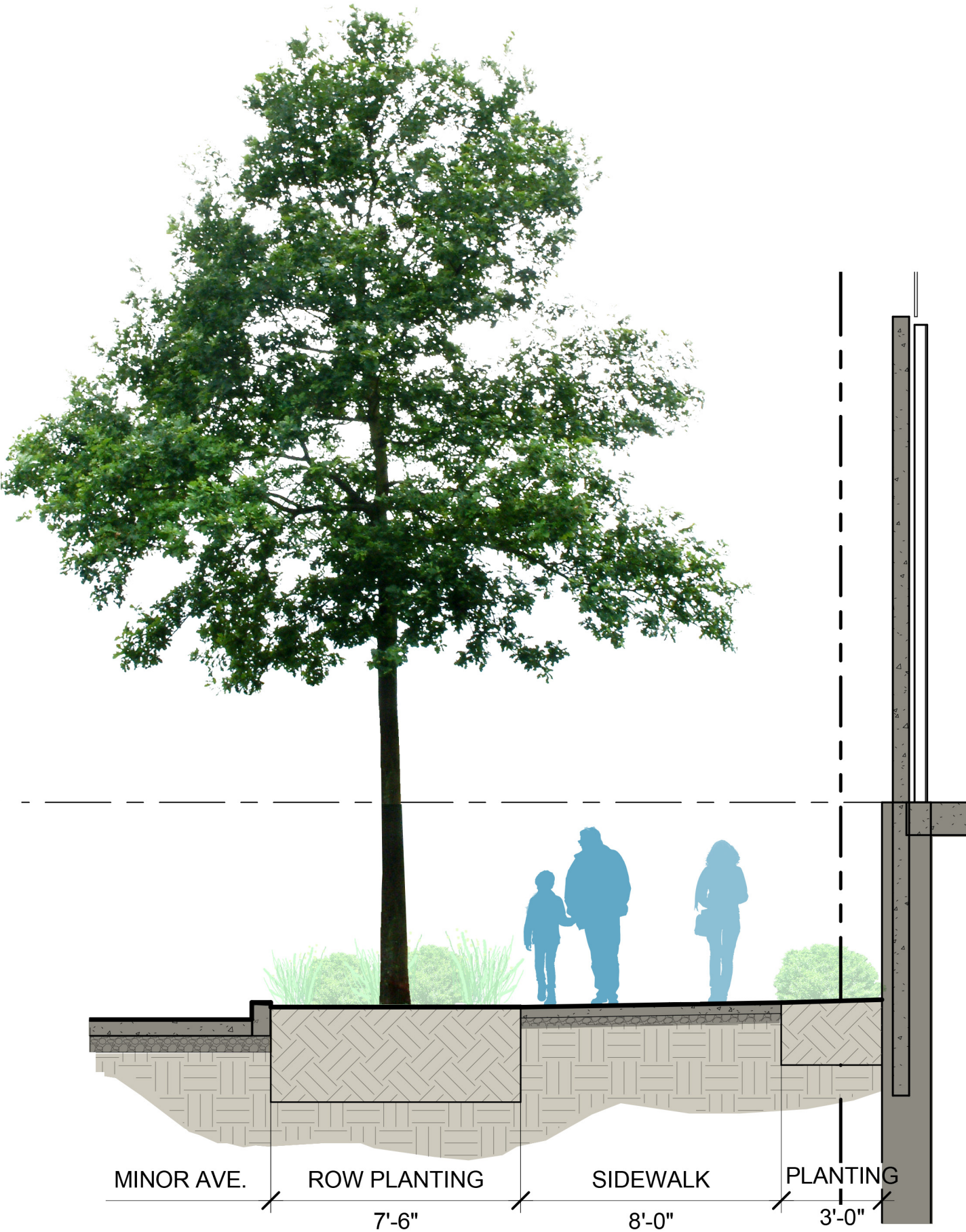
- 01 Precast Concrete
- 02 Translucent Glass
- 03 Illuminated Glass
- 04 Clerestory Reveal
- 05 Curtain Wall



Marion Street



Minor Avenue



North Tower



View at Marion Garden
looking south

North Tower



View from Skybridge
corner of Marion and Minor

North Tower



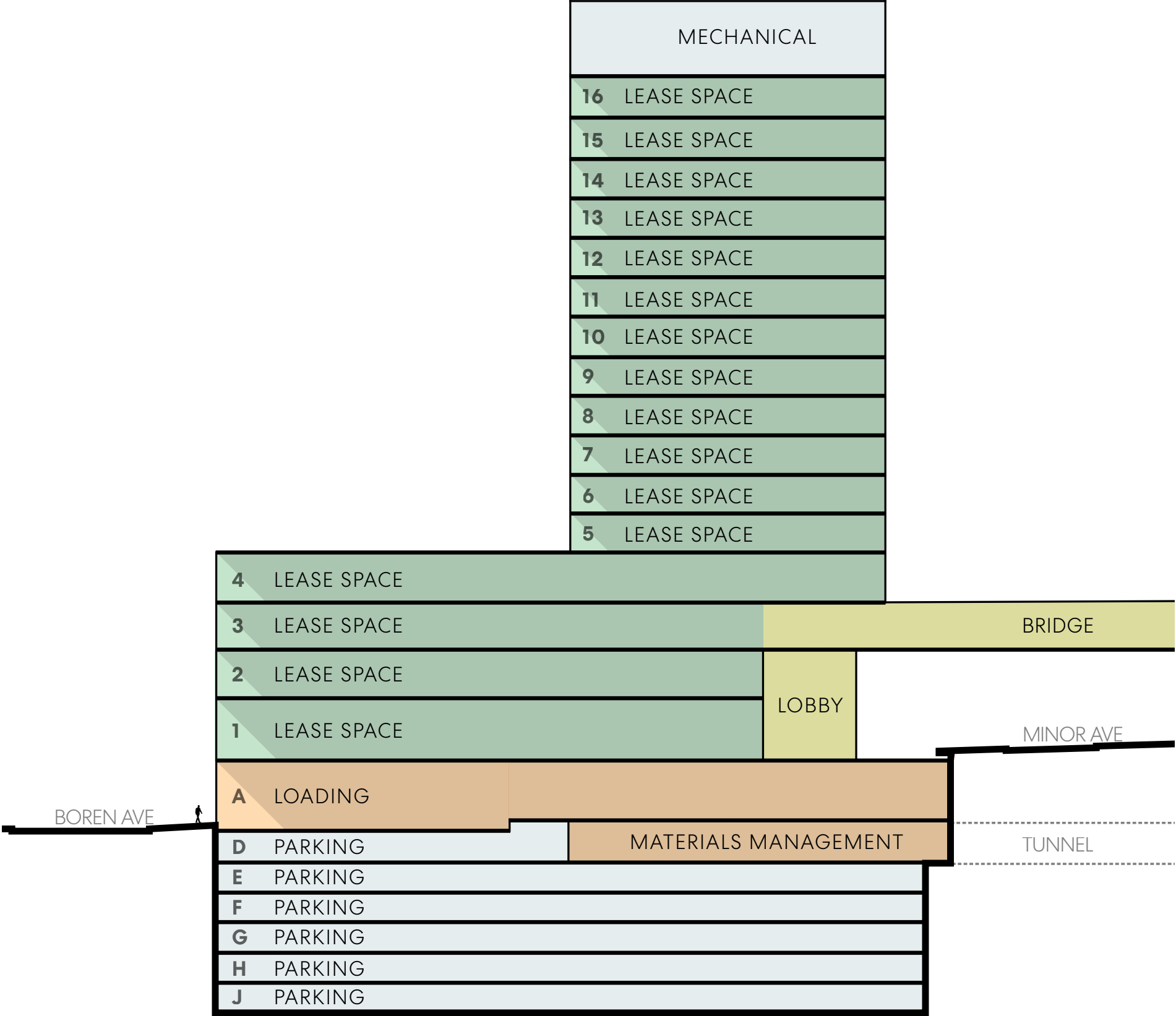
ED Entry Garden
at Minor and Columbia

North Tower



ED Entry Garden
along Minor

Block 95 Program



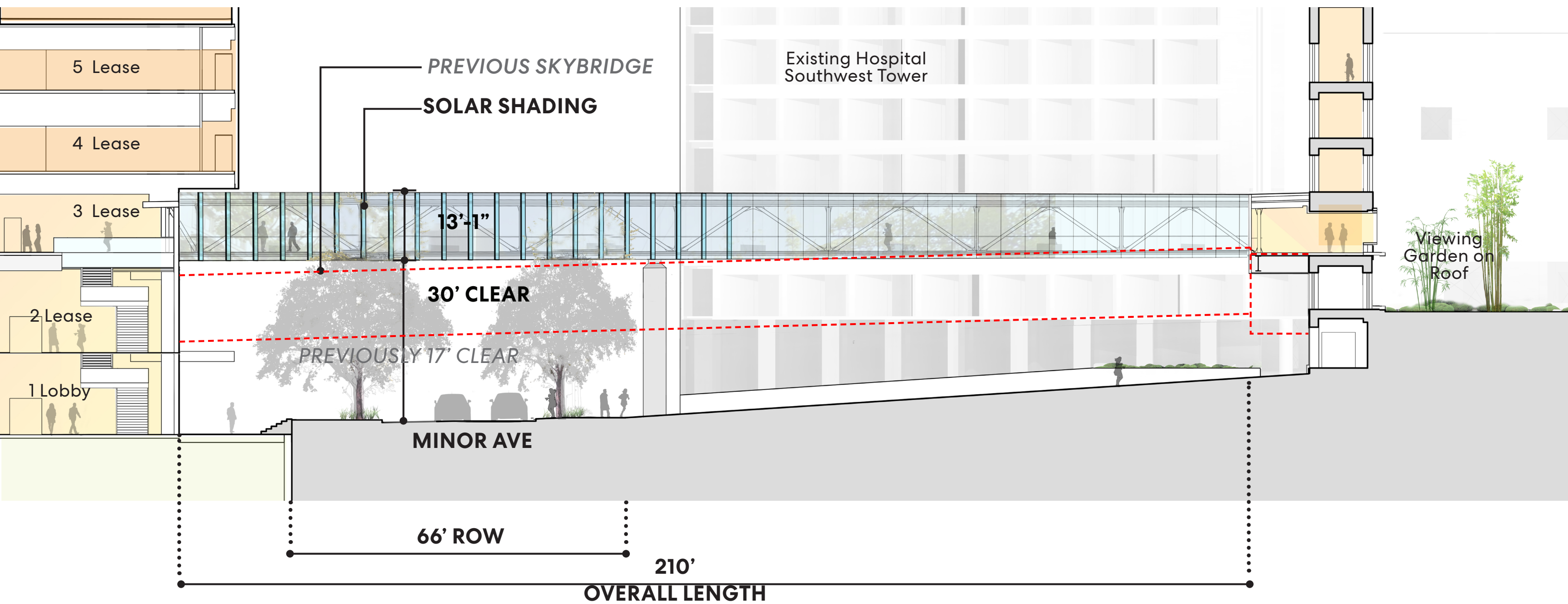
Block 95



Block 95 Entry
Minor and Columbia corner

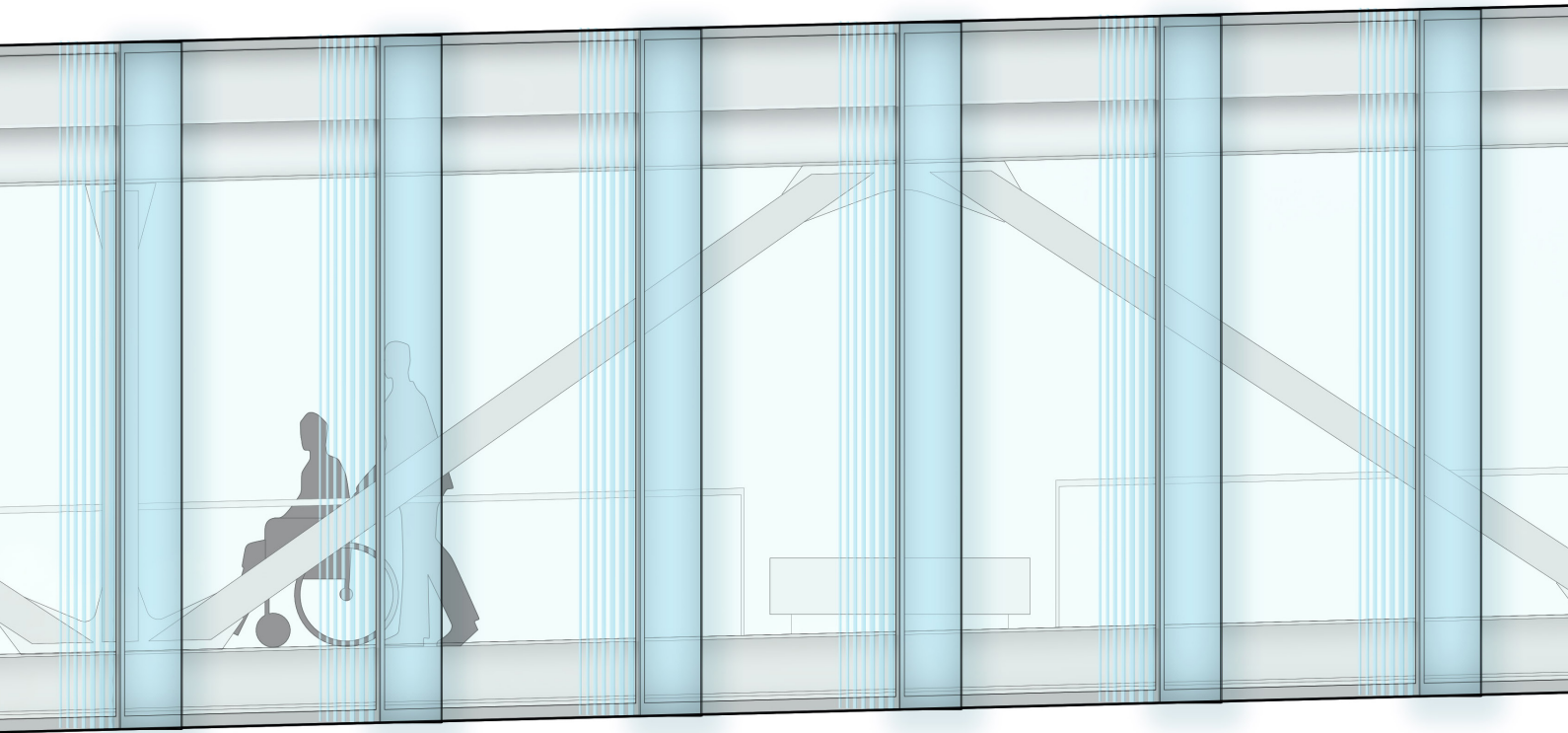
Block 95 Skybridge

Section looking North

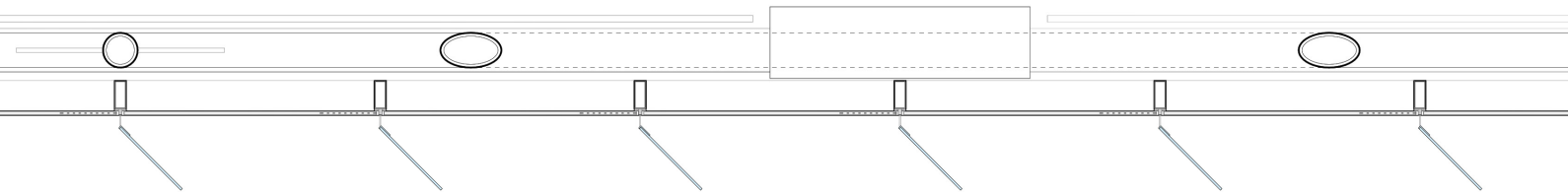


Block 95 Skybridge

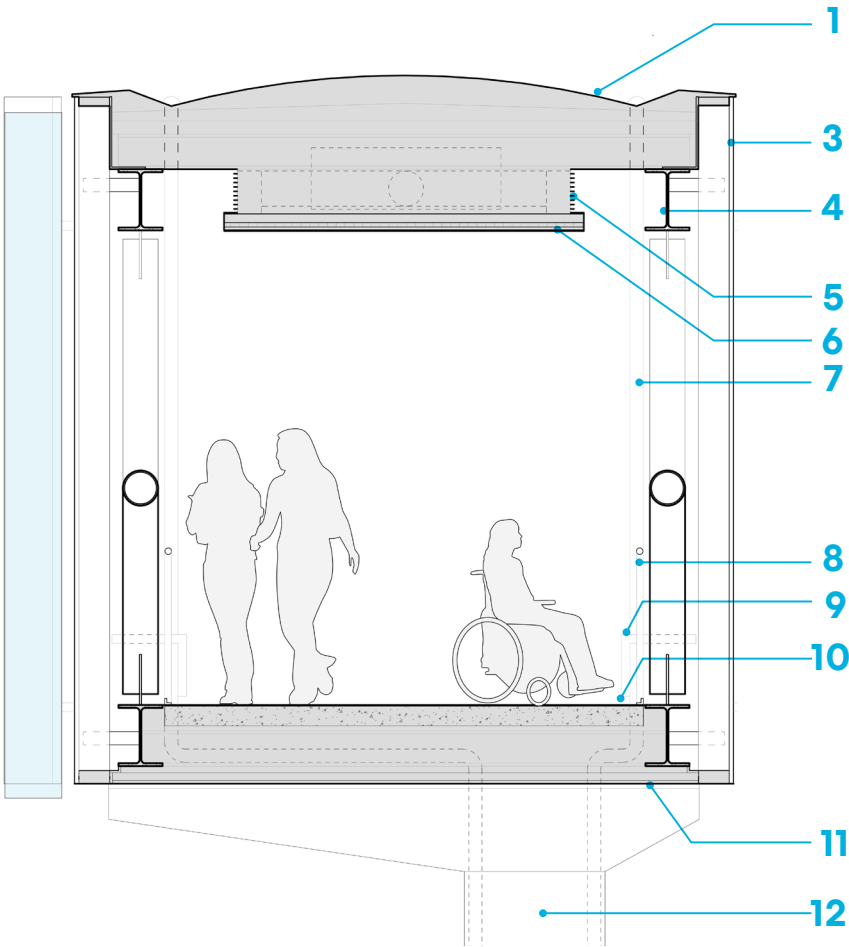
Materials and Details



Enlarged South Elevation



Plan Details



Section Details

- 1 Metal Roof
- 2 Glass Fin
- 3 SSG Curtain Wall
- 4 Steel Truss
- 5 Mechanical Grill
- 6 Ceiling
- 7 Drain Beyond
- 8 Handrail
- 9 Bench
- 10 Terrazzo Floor
- 11 Luminous Soffit
- 12 Concrete Column

Section 03

Public Benefits

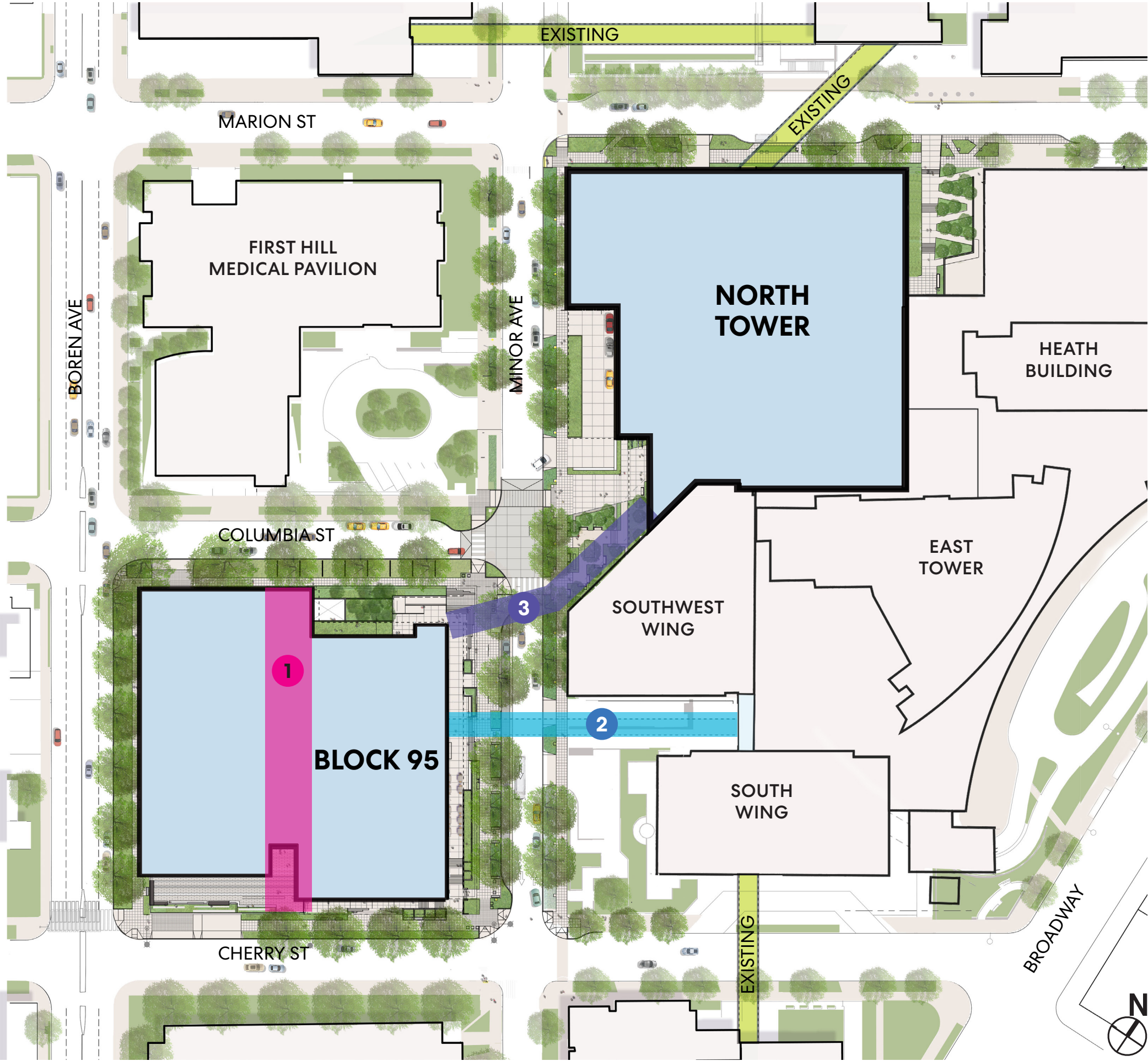
Alley Vacation

Skybridge

Approved Petitions

SDOT PETITIONS

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



Thank You