

SAC Meeting

Swedish First Hill

Medical Center Expansion - Update 3

Perkins&Will | SiteWorkshop

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

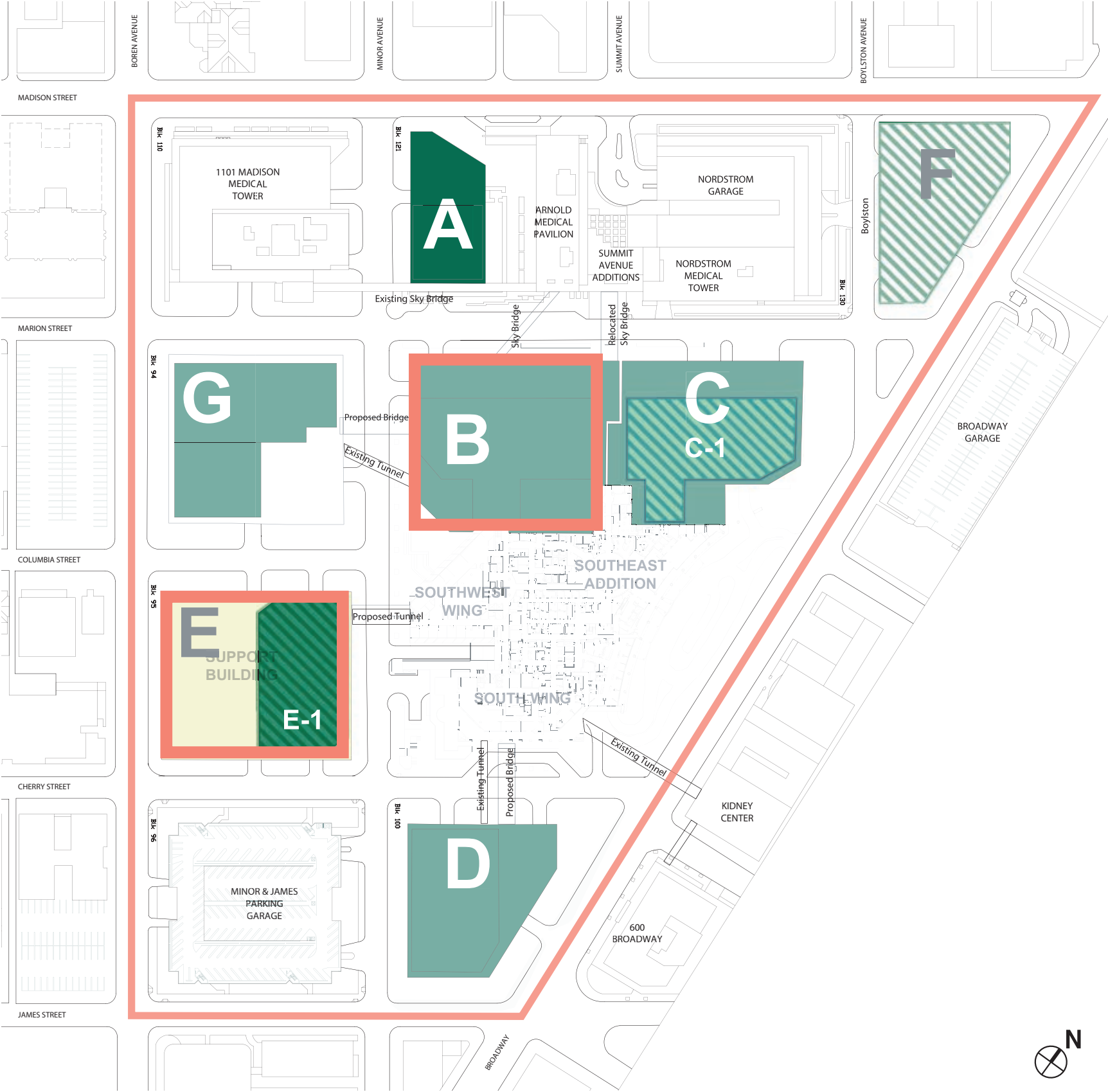
MIMP PROJECTS

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

- Update 02: July 17, 2019
- Update 01: March 11, 2019
- 6 Meetings: August 2015 to March 2016
- Review for MIMP Compliance and Site Wayfinding
- Support of Public Benefits
- Review of Construction Management Plan

Seattle City Council

- Aug. 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

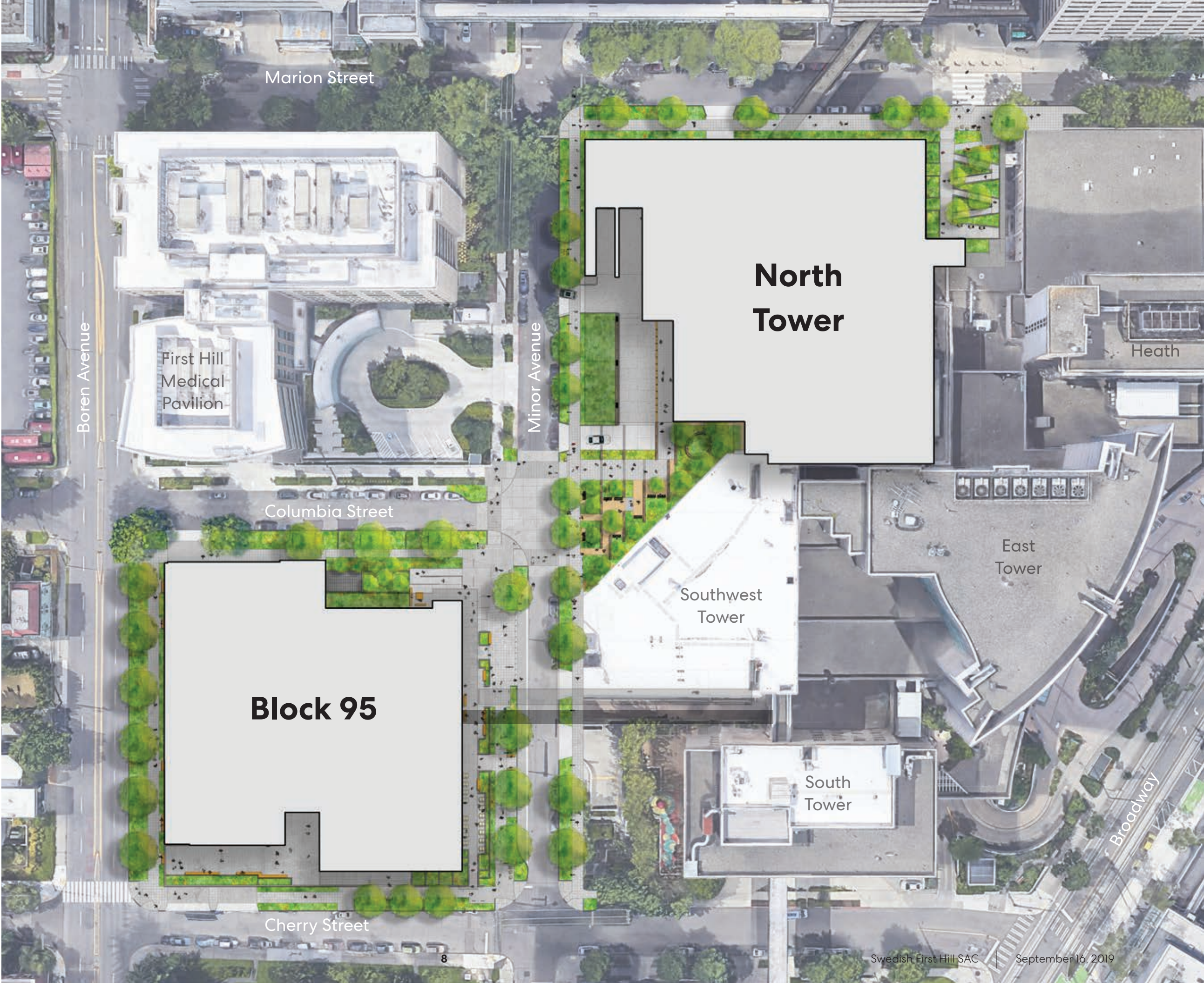
Campus Plan

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

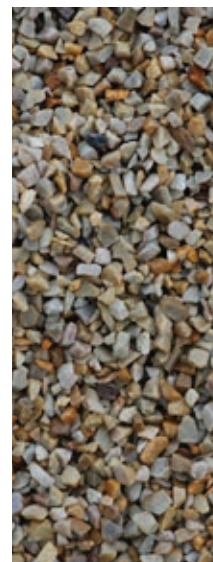


Materials

Decomposed granite

Stone walls

Sculptural Element

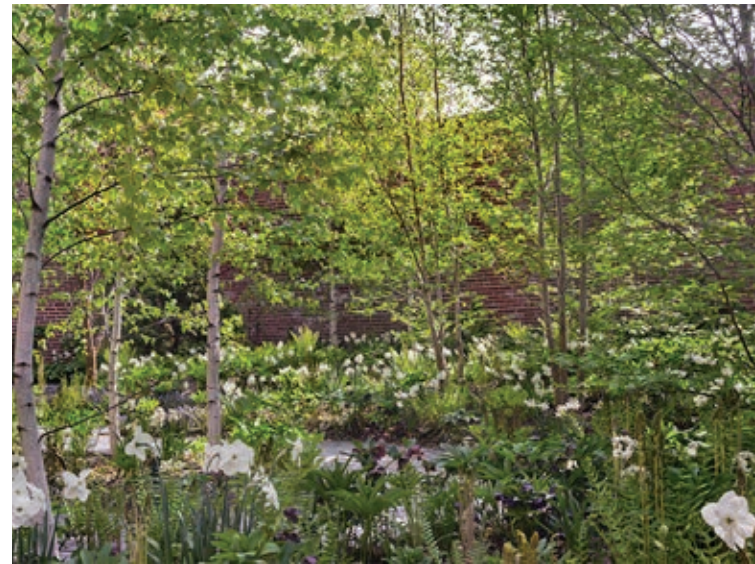


Marion Garden



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

Annex

Schedule

Existing Campus



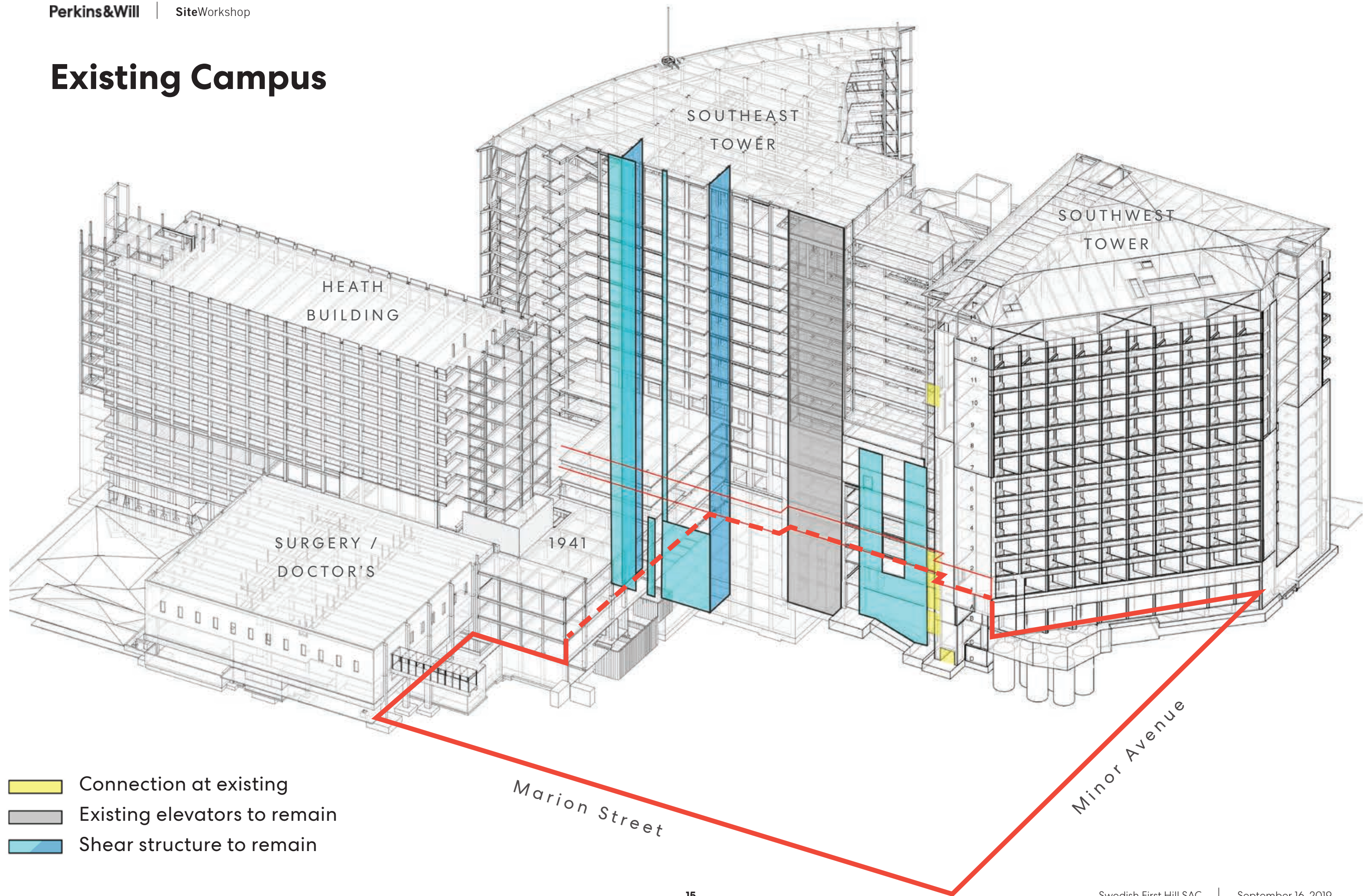
North Tower
Site

Marion Street

Minor Avenue

Columbia Street

Existing Campus



Swedish First Hill Campus Evolution



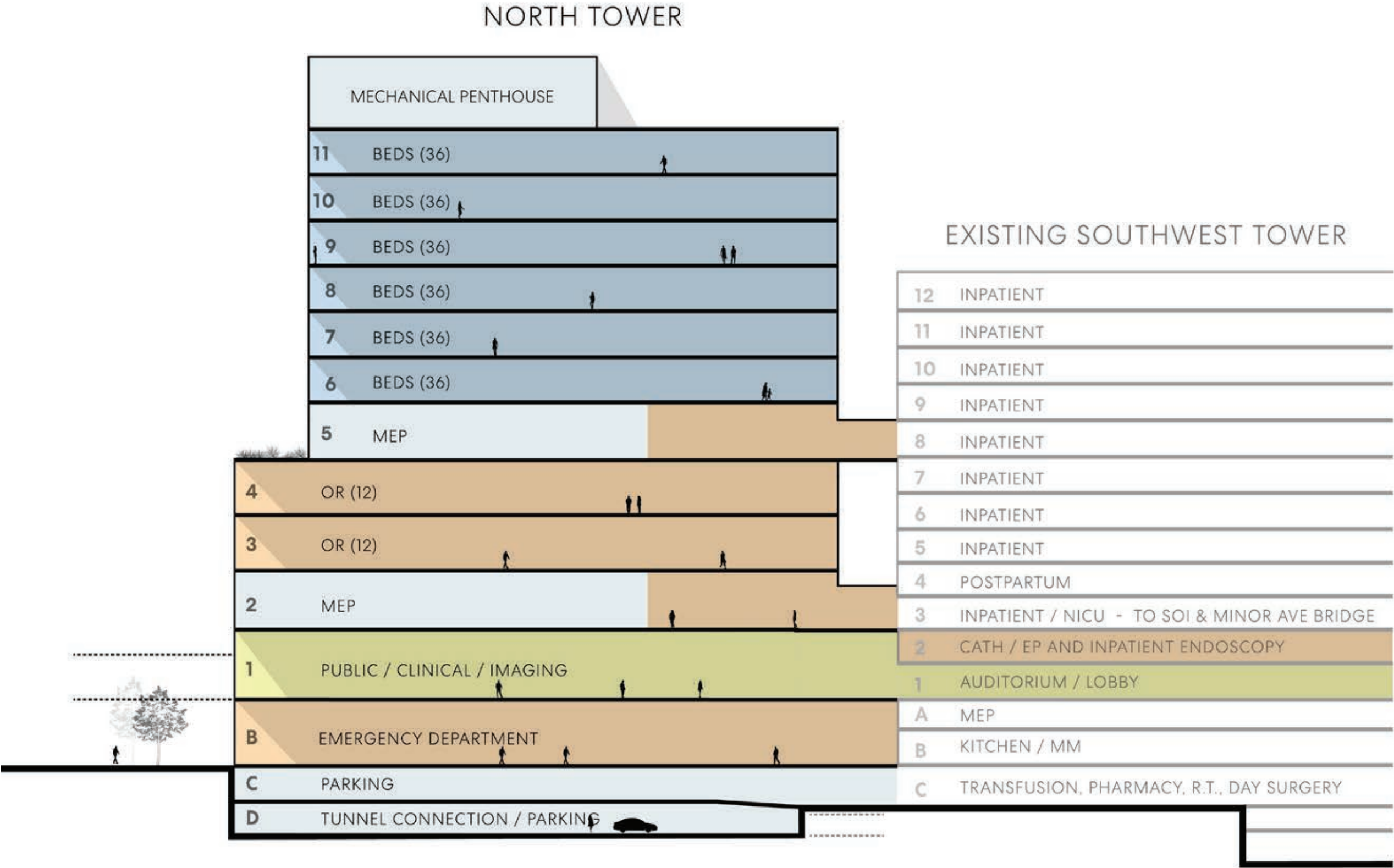
1912

2016

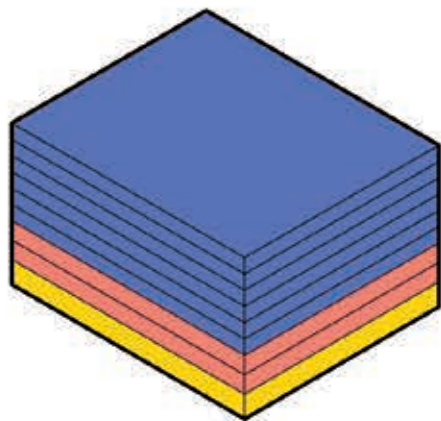
2025

Evolving to meet the changing demands of acute care space

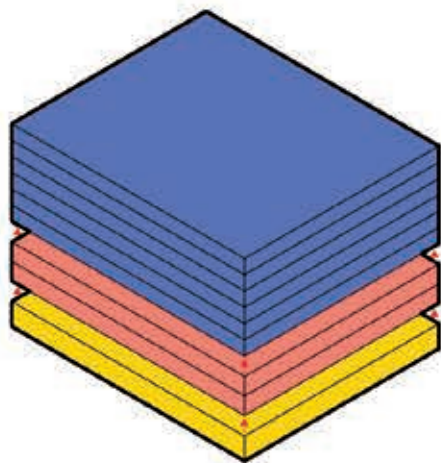
North Tower Program



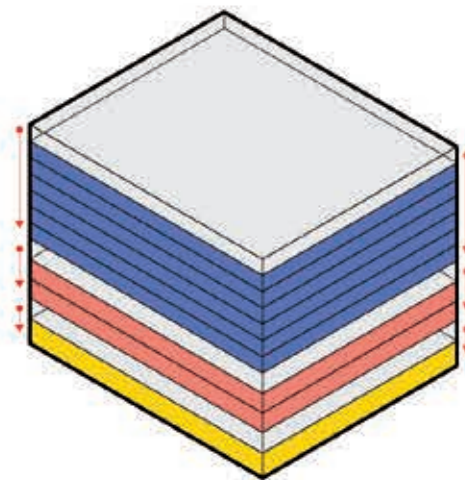
North Tower Program



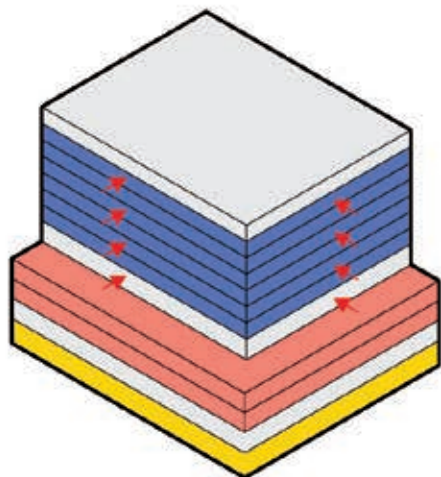
01 - STACK PROGRAM



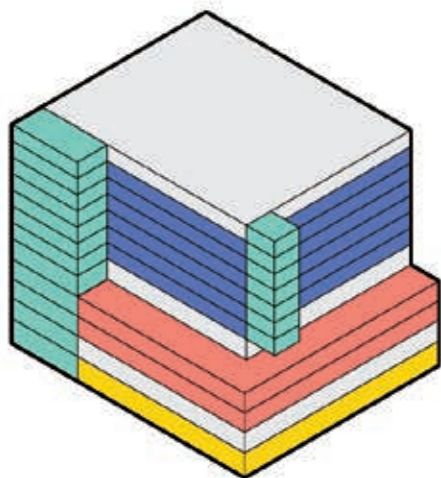
02 - GROUP USES



03 - INTEGRATE SYSTEMS



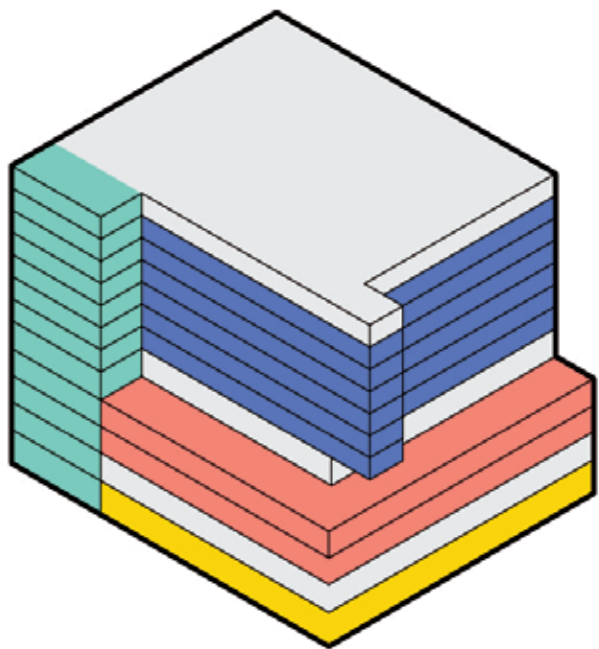
04 - OPTIMIZE PROGRAM



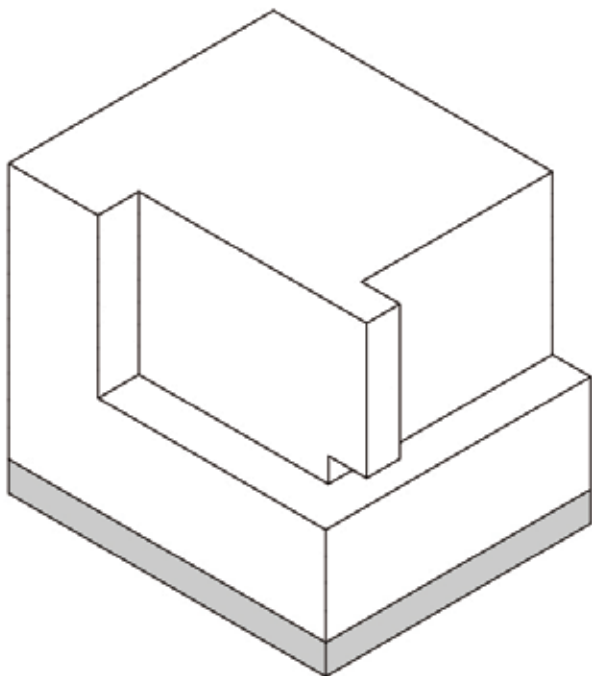
05 - EXPRESS

- B E D S
- O R
- L O B B Y
- M E C H
- P U B L I C / S T A F F

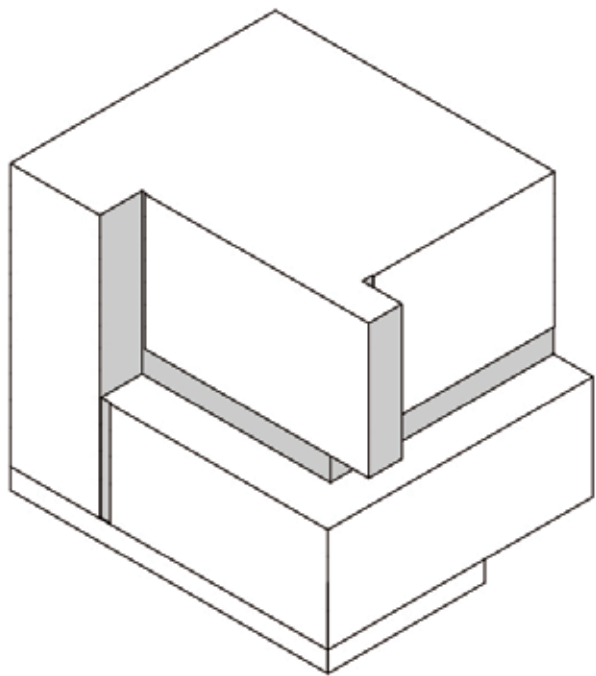
North Tower Massing



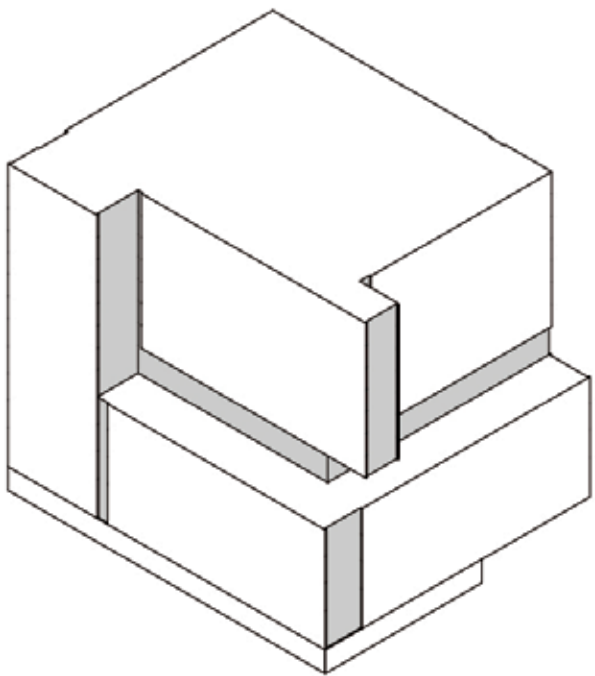
UNDERLYING PROGRAM



UNIFY SKIN



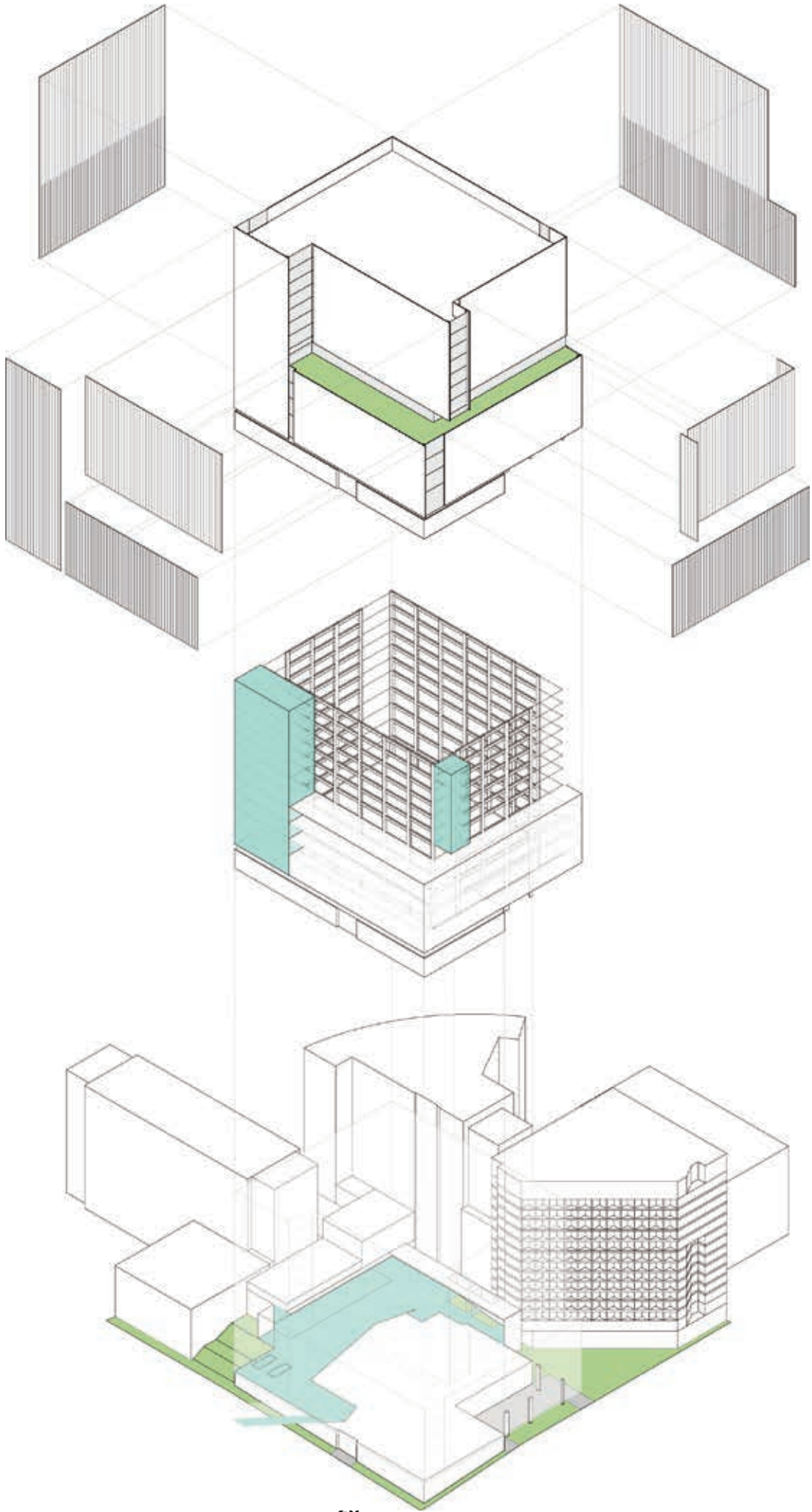
PLANAR SURFACES



ARTICULATE EDGES

- B E D S
- O R
- L O B B Y
- M E C H
- P U B L I C / S T A F F

North Tower Concepts

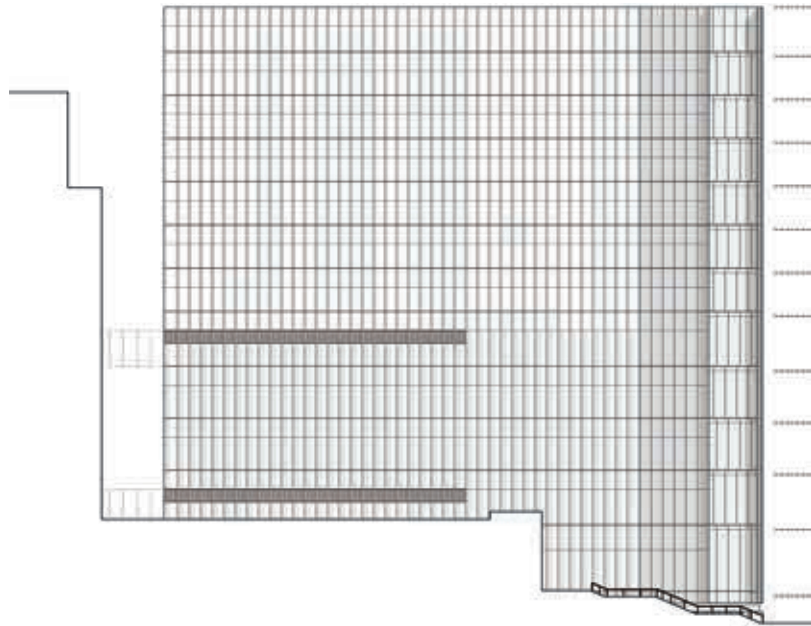


VERTICAL GRAIN

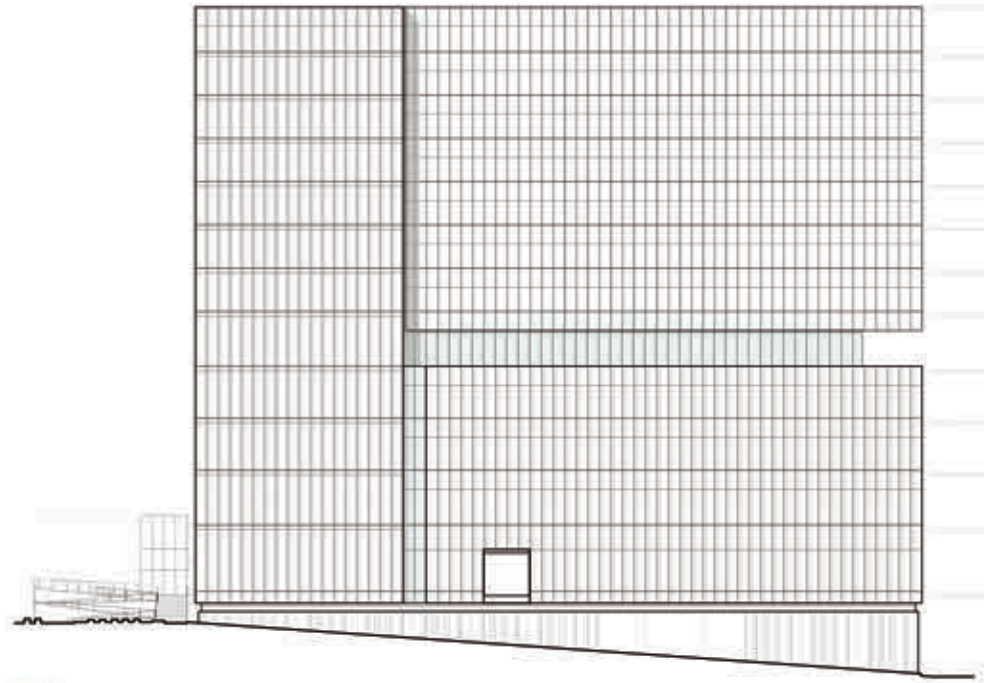
STRUCTURE

NATURE / CIRCULATION

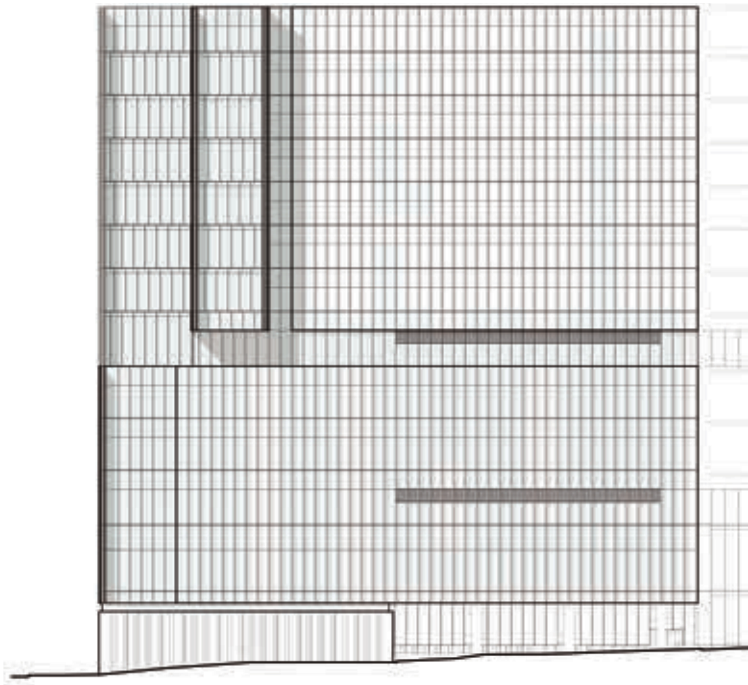
North Tower Expression



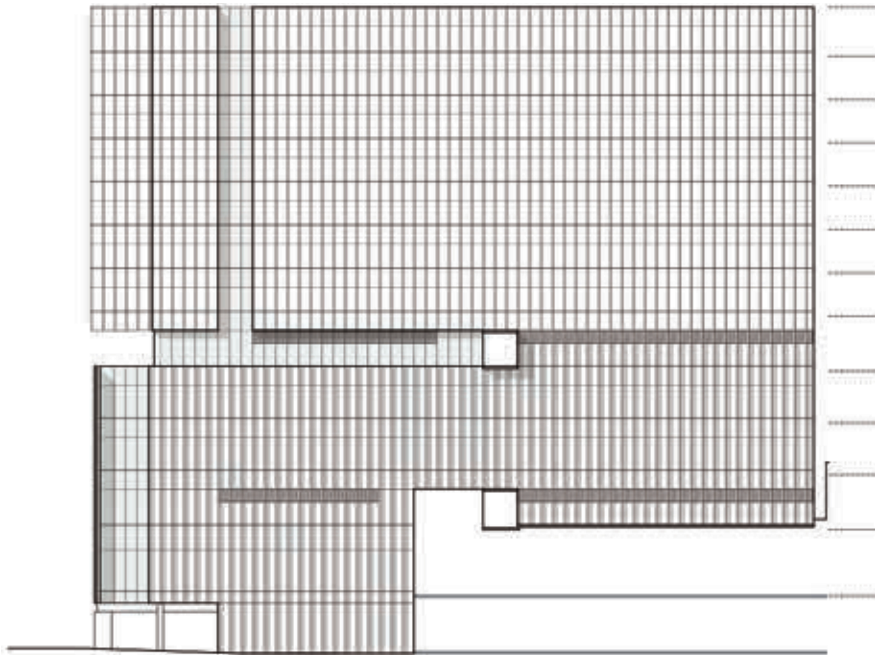
East Elevation



North Elevation



West Elevation



South Elevation



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



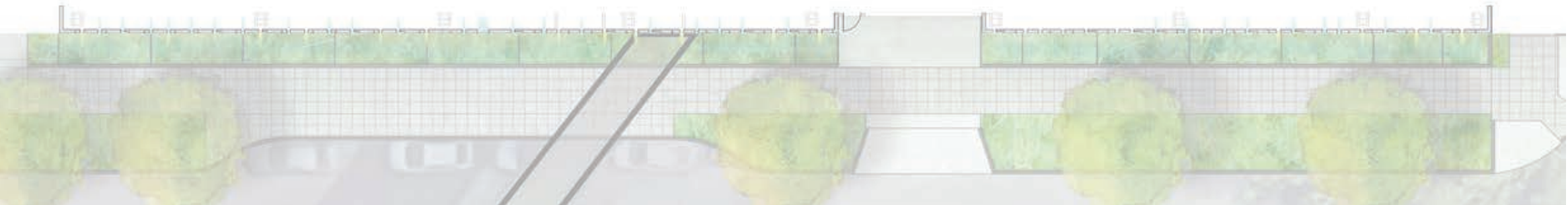
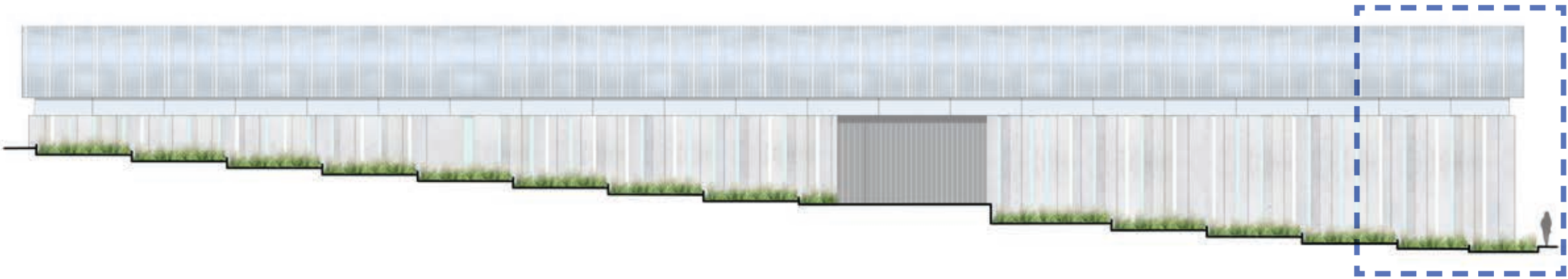
Vertical Glass



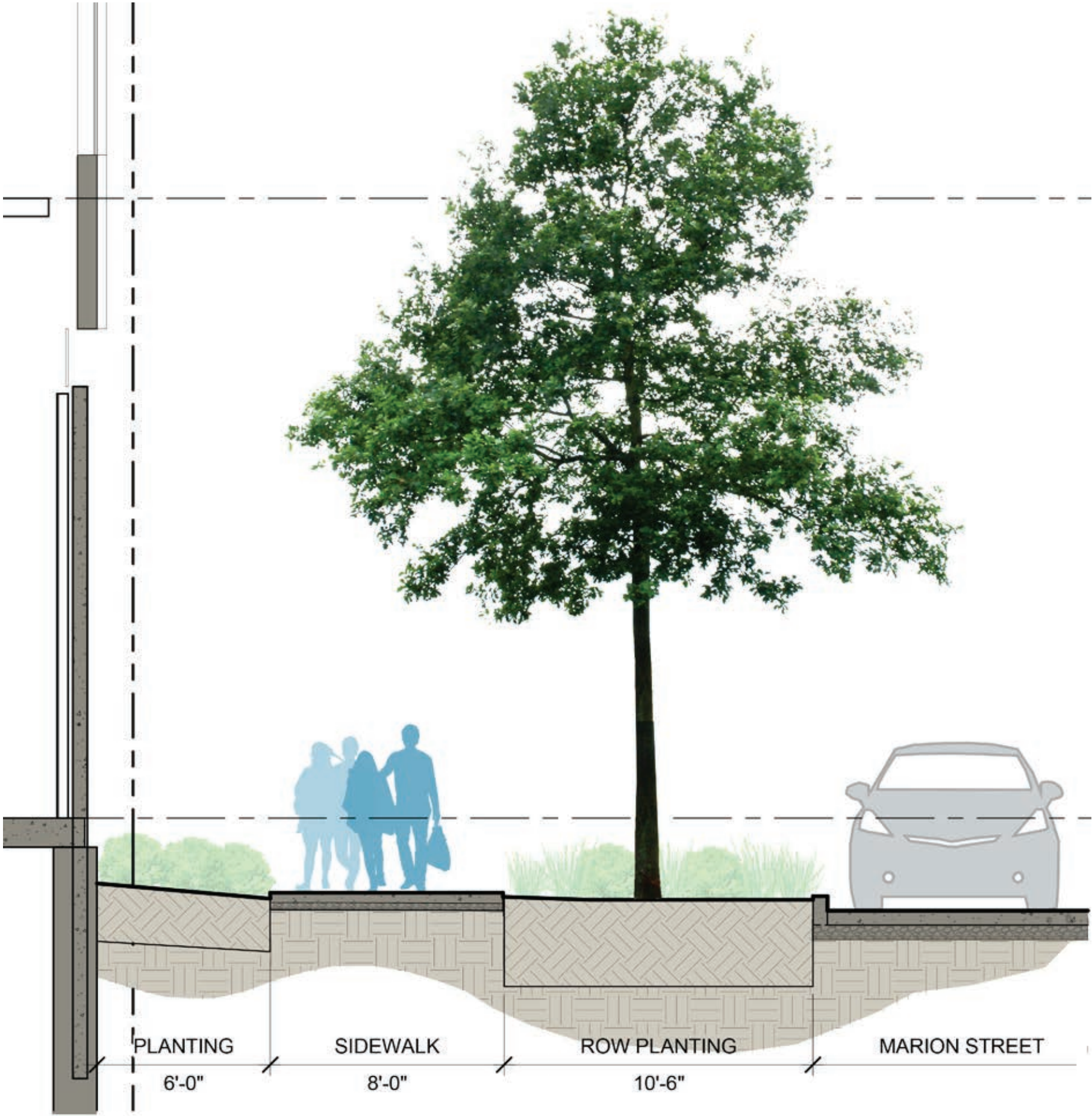
View along Marion
looking east

North Tower

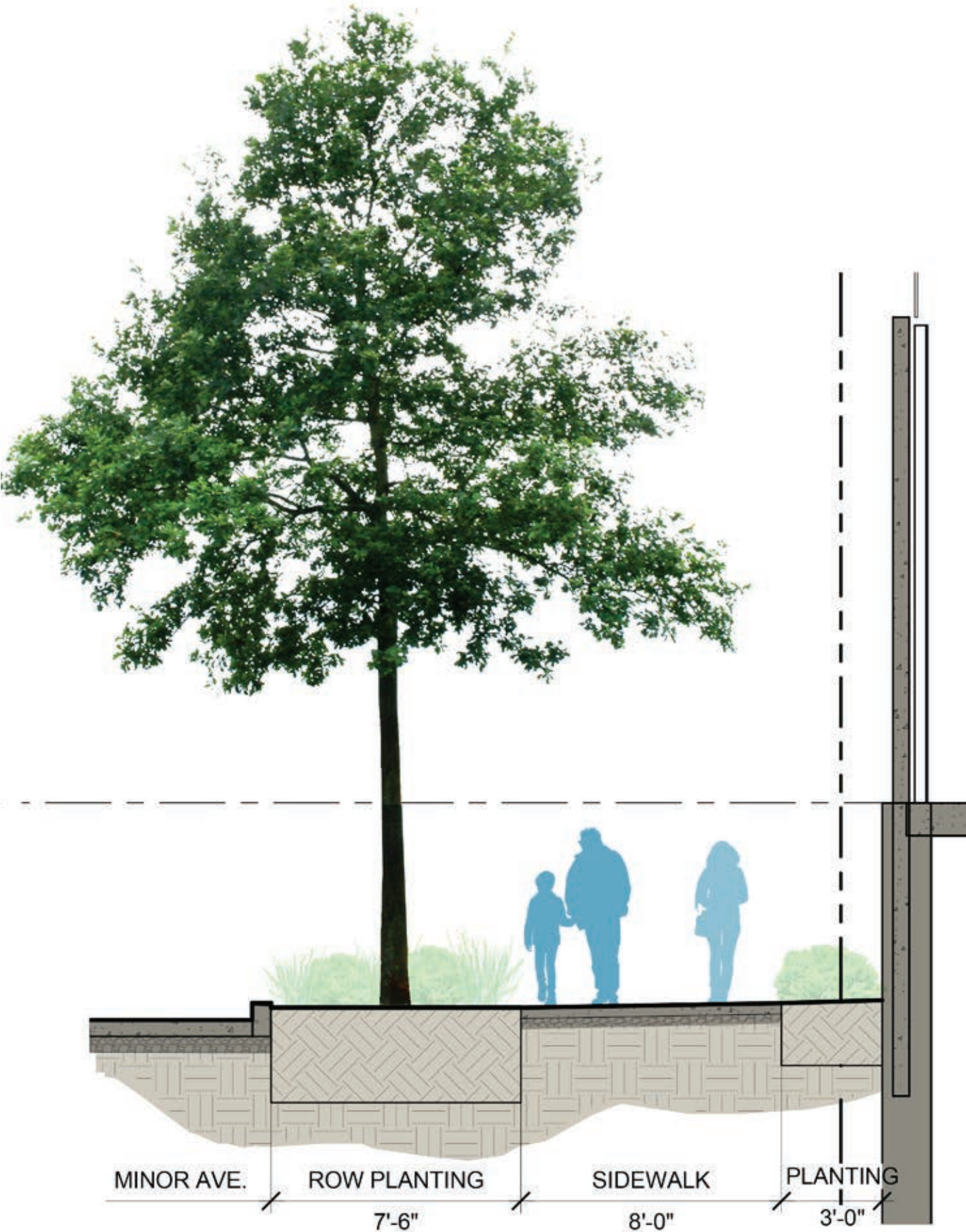
- 01 Precast Concrete
- 02 Translucent Glass
- 03 Illuminated Glass
- 04 Clerestory Reveal
- 05 Curtain Wall



Marion Street



Minor Avenue



North Tower



View at Marion Garden
looking south

North Tower



View from Skybridge
corner of Marion and Minor

North Tower



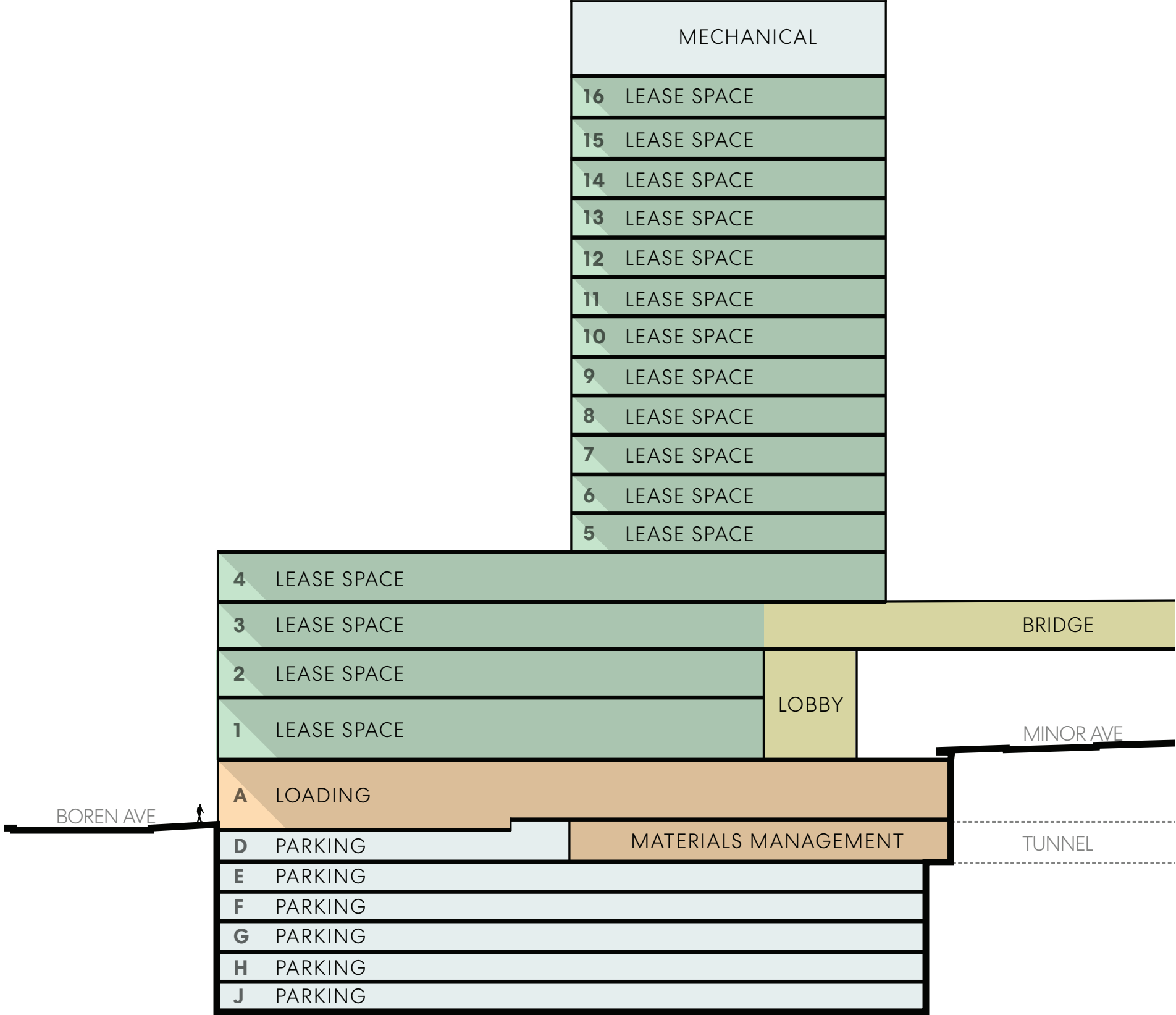
ED Entry Garden
at Minor and Columbia

North Tower



ED Entry Garden
along Minor

Block 95 Program



Block 95

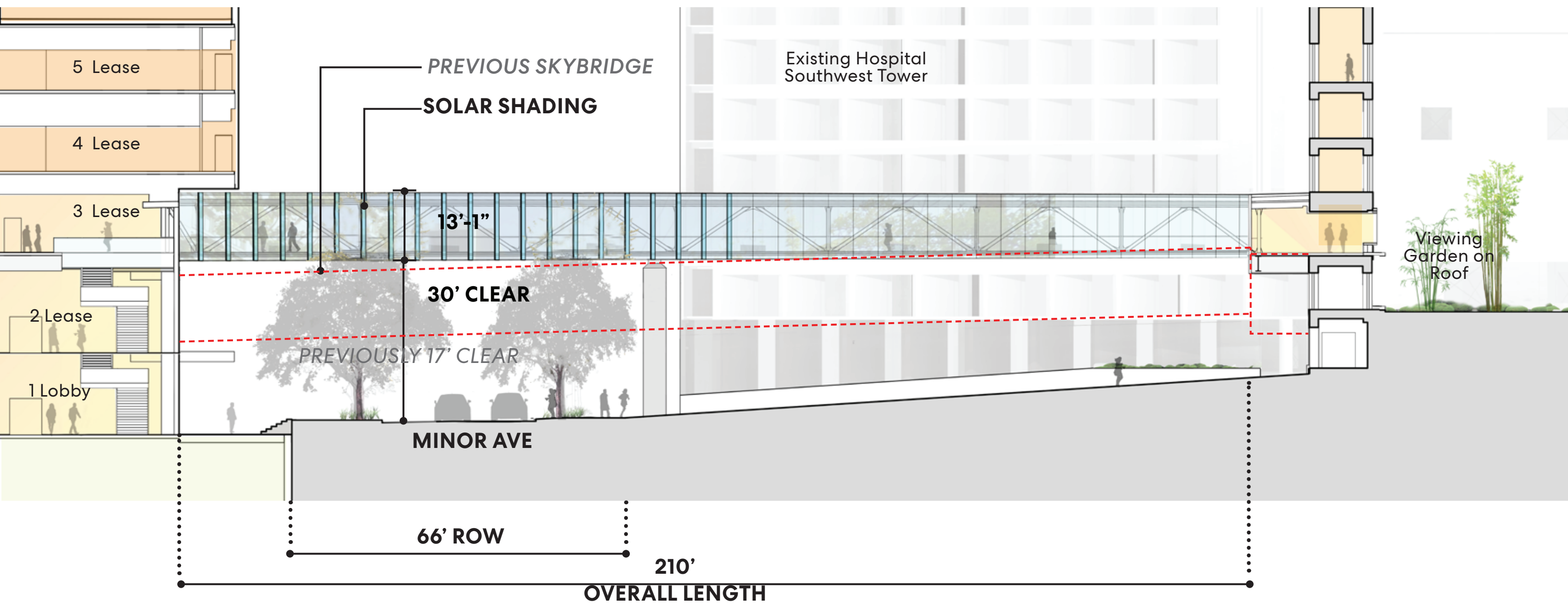


SWEDISH FIRST HILL CAMPUS

Block 95 Entry
Minor and Columbia corner

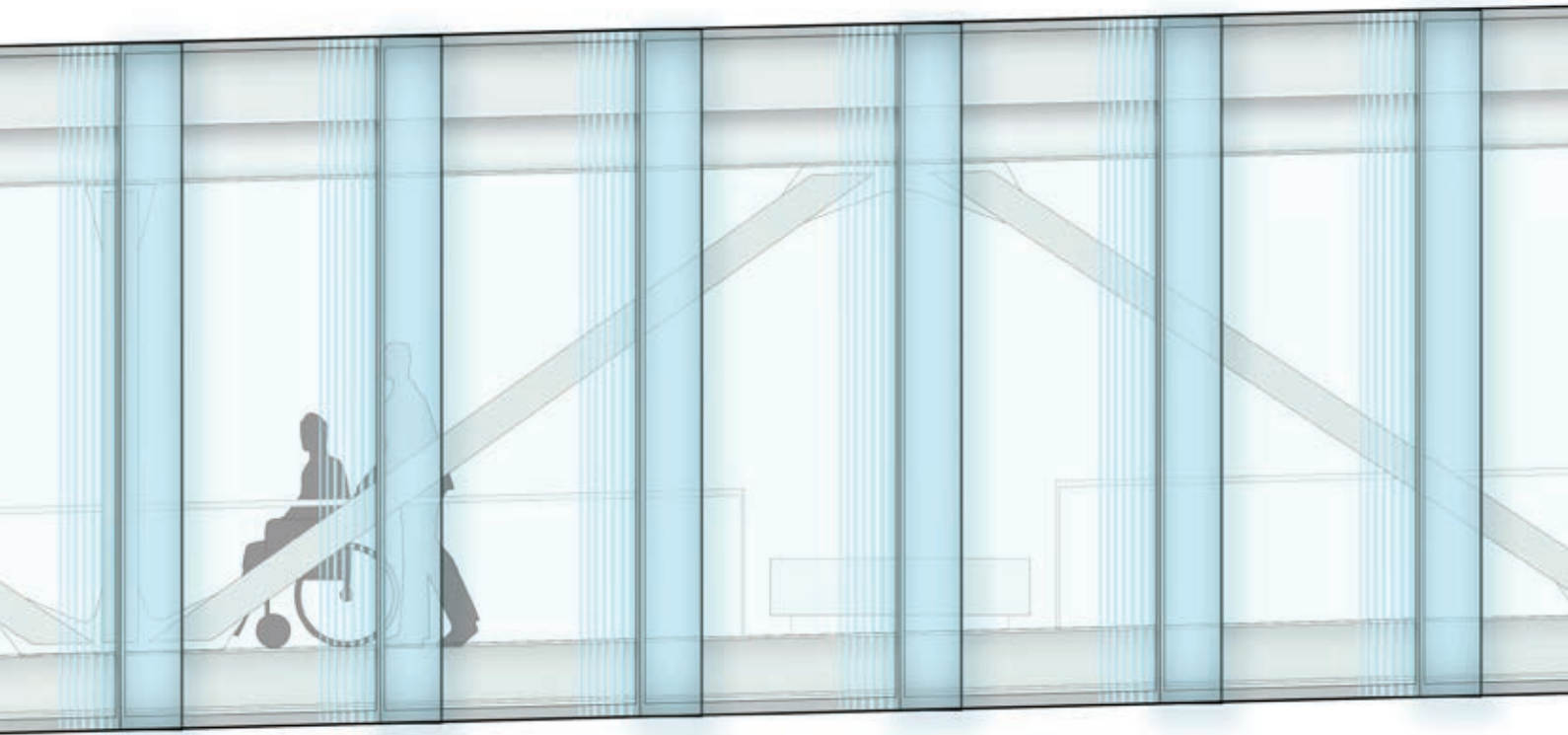
Block 95 Skybridge

Section looking North



Block 95 Skybridge

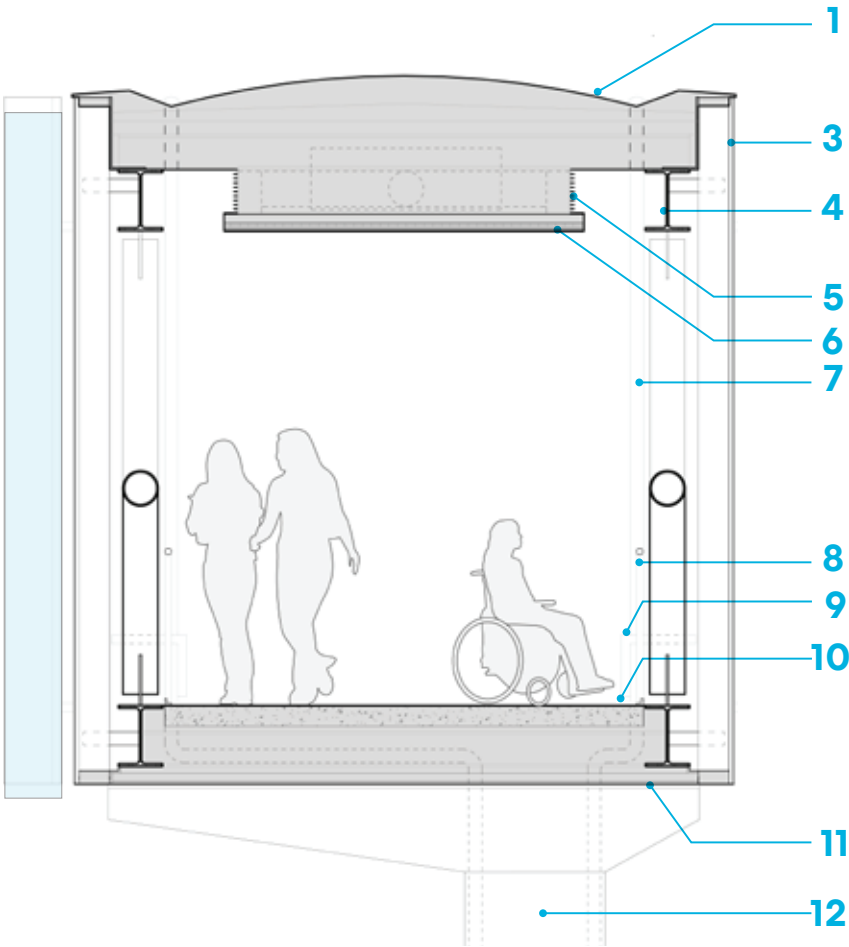
Materials and Details



Enlarged South Elevation



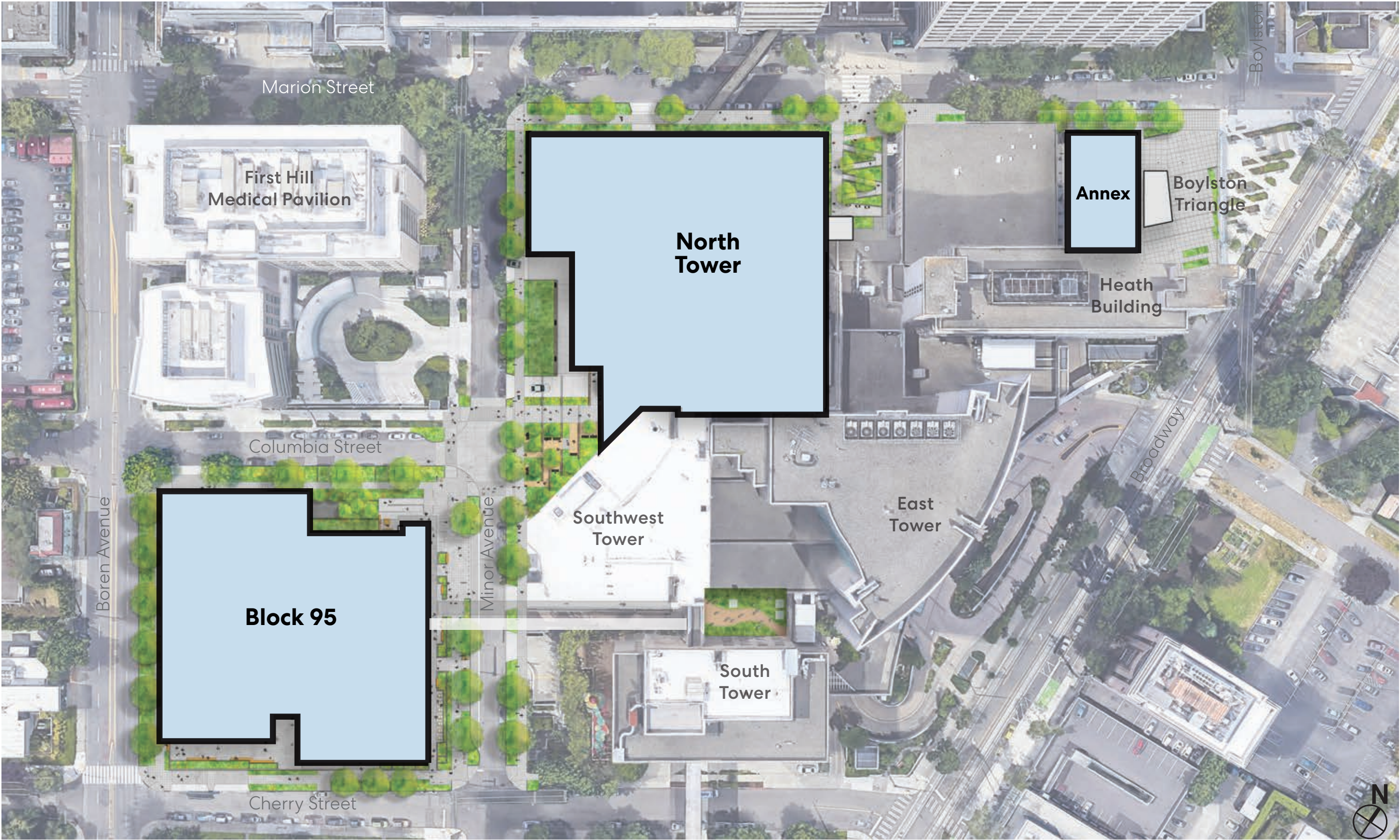
Plan Details



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

Annex Building Site



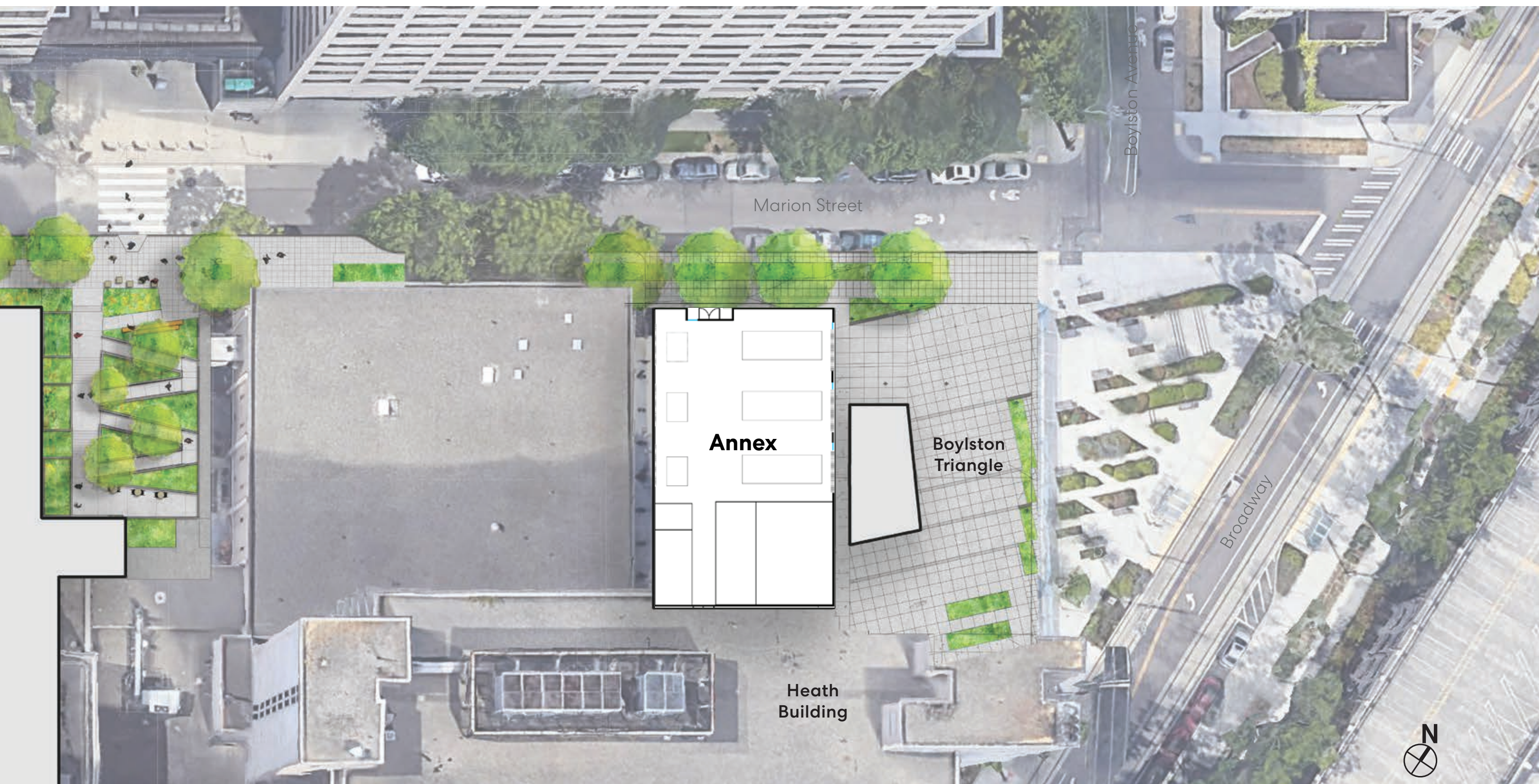
Annex Building - Existing Context



Annex Building - Existing Context



Annex Building Site



Annex Building

Materials



Precast Concrete



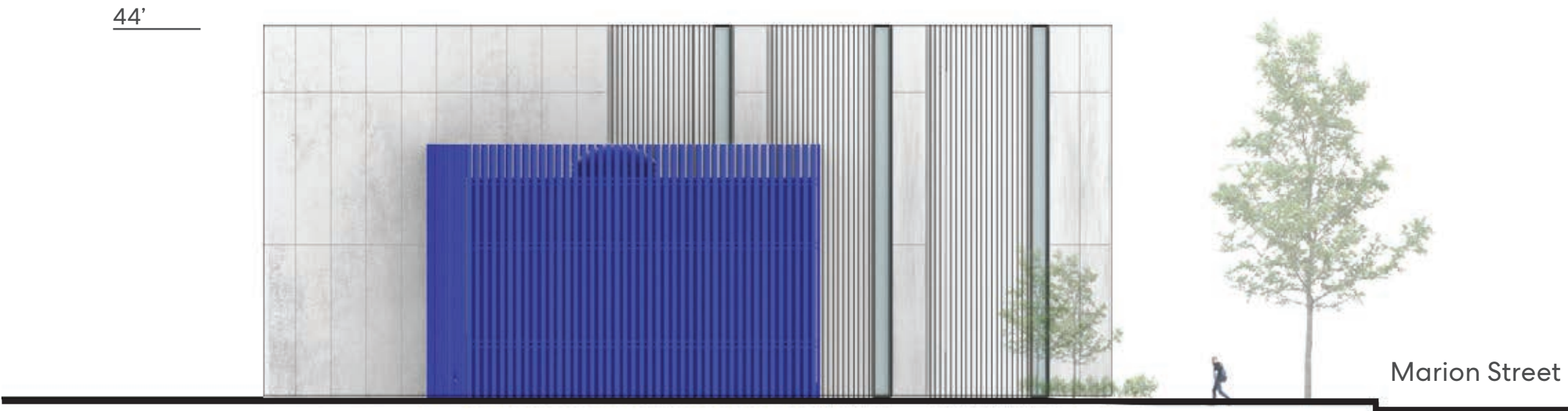
Glass



Metal Panel



Vertical Louver

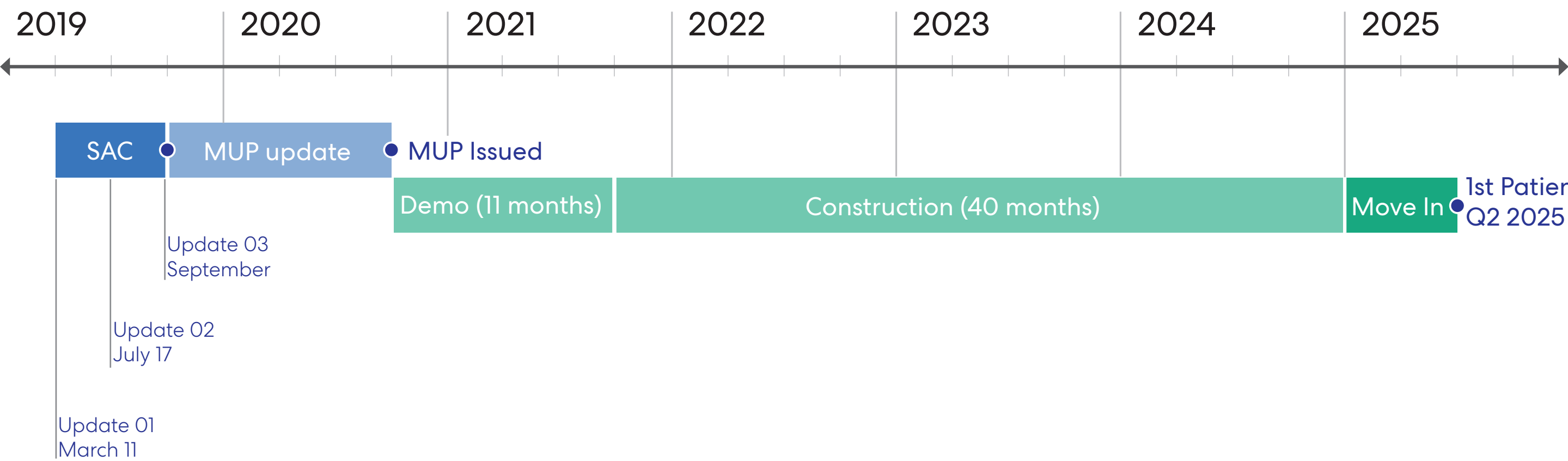


East Elevation



North Elevation

Overall Project Schedule



Section 03

Public Benefits

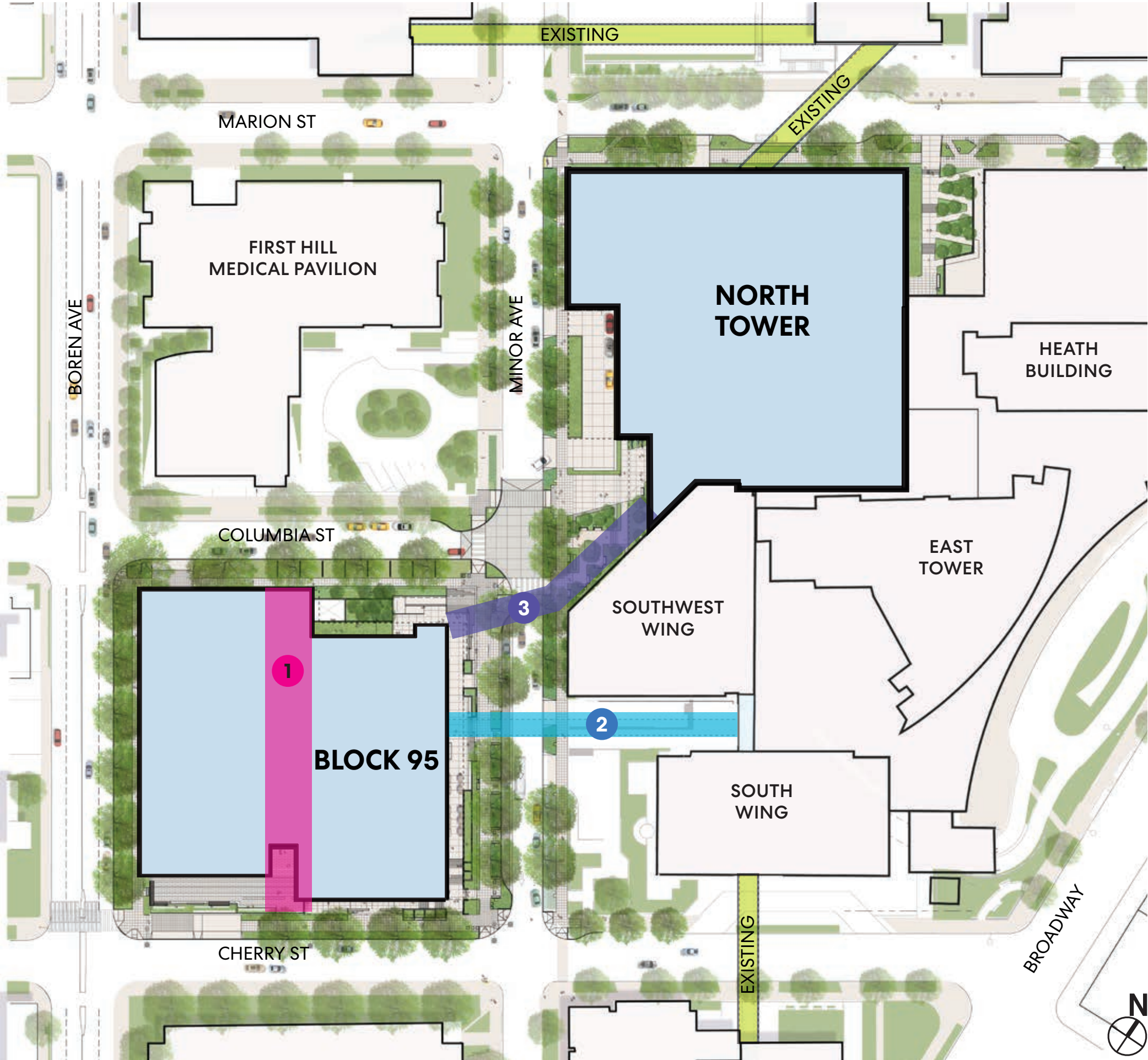
Alley Vacation

Skybridge

Approved Petitions

SDOT PETITIONS

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



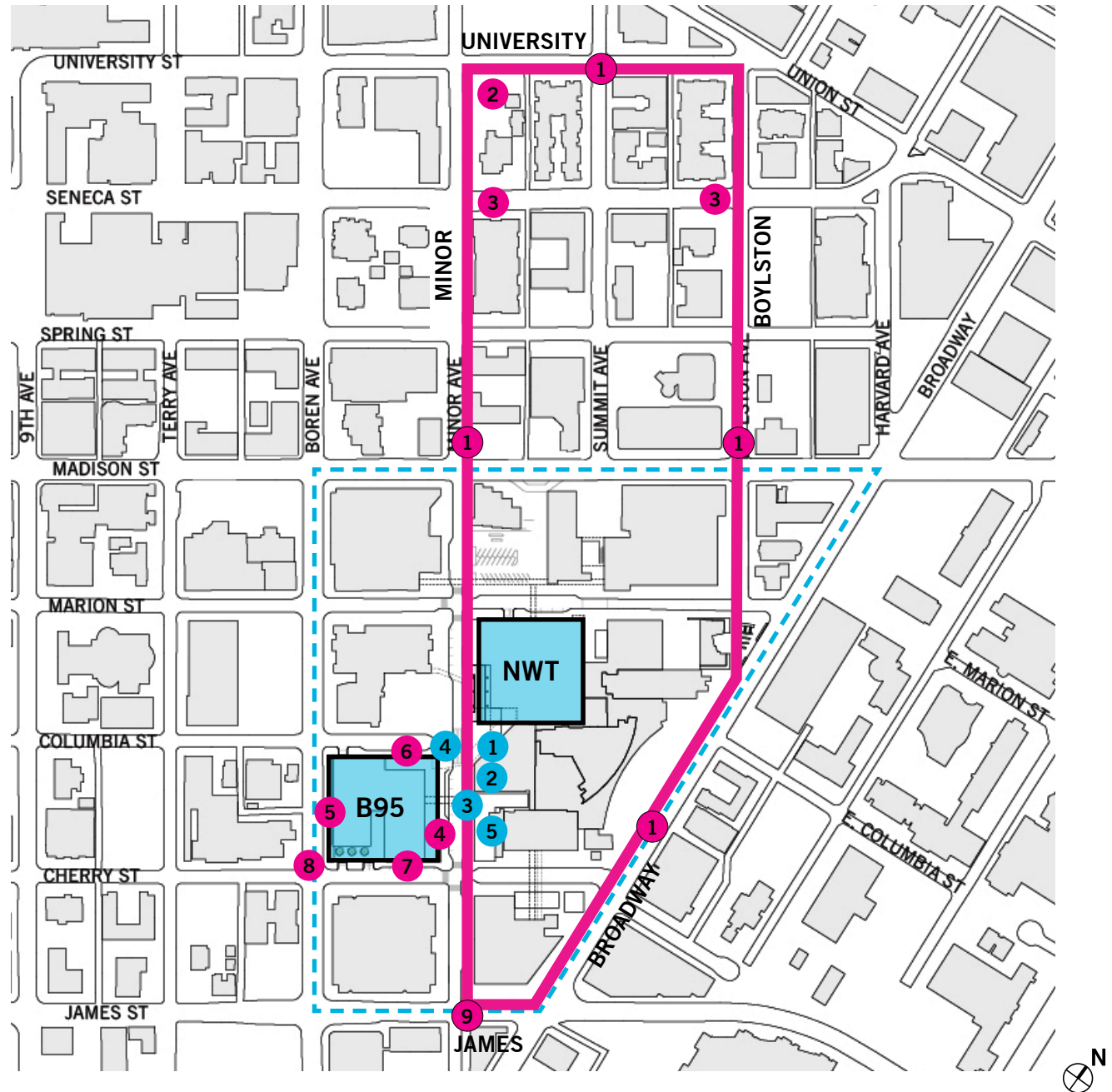
PUBLIC BENEFITS SUMMARY

BLOCK 95 ALLEY VACATION

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

MINOR AVE SKYBRIDGE

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



1- FIRST HILL MILE

PUBLIC BENEFIT SUMMARY

Sidewalk & Pedestrian Crossings

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

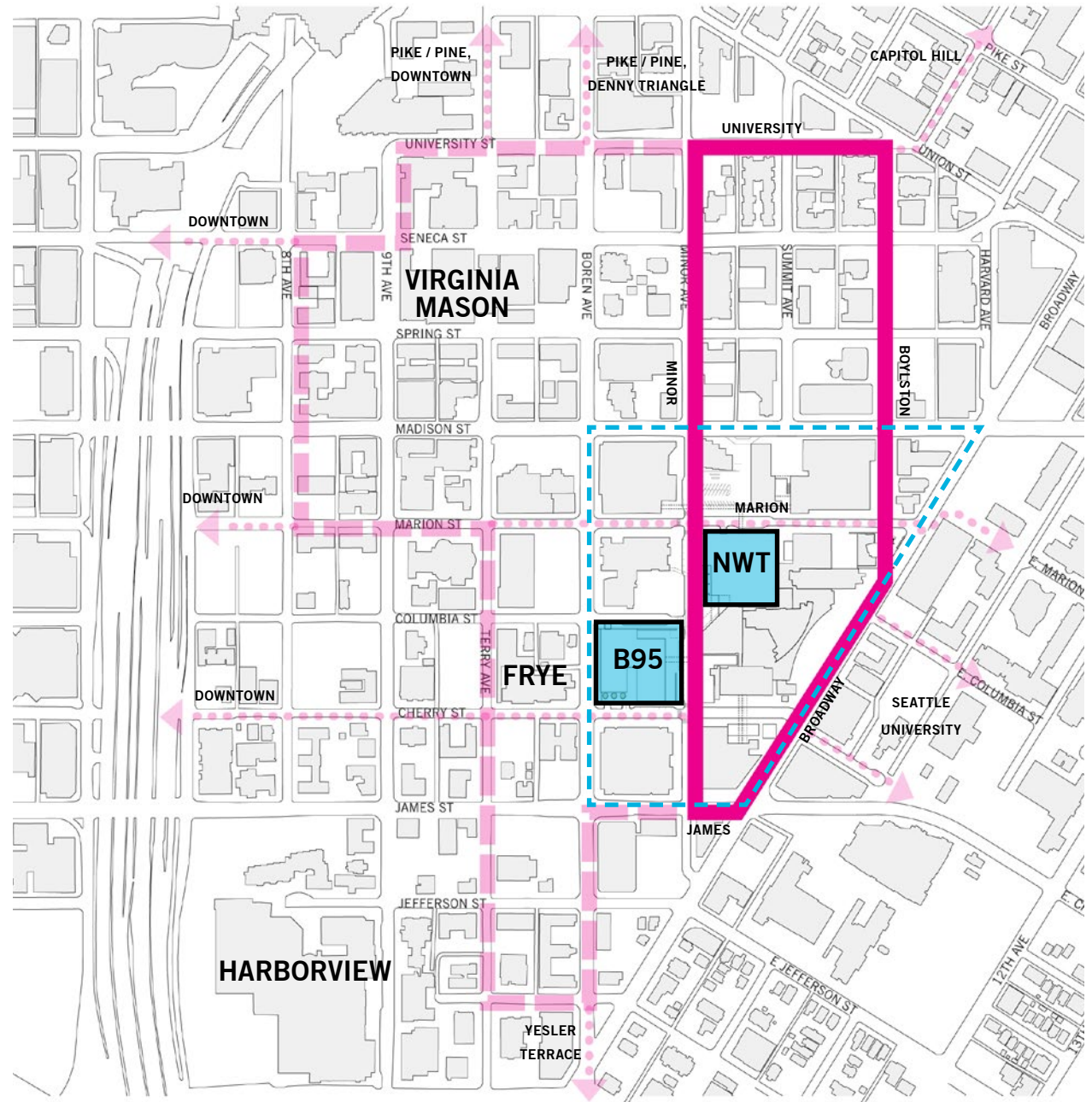
Wayfinding Sign

Street Trees

- New & replaced trees
- Select tree pruning

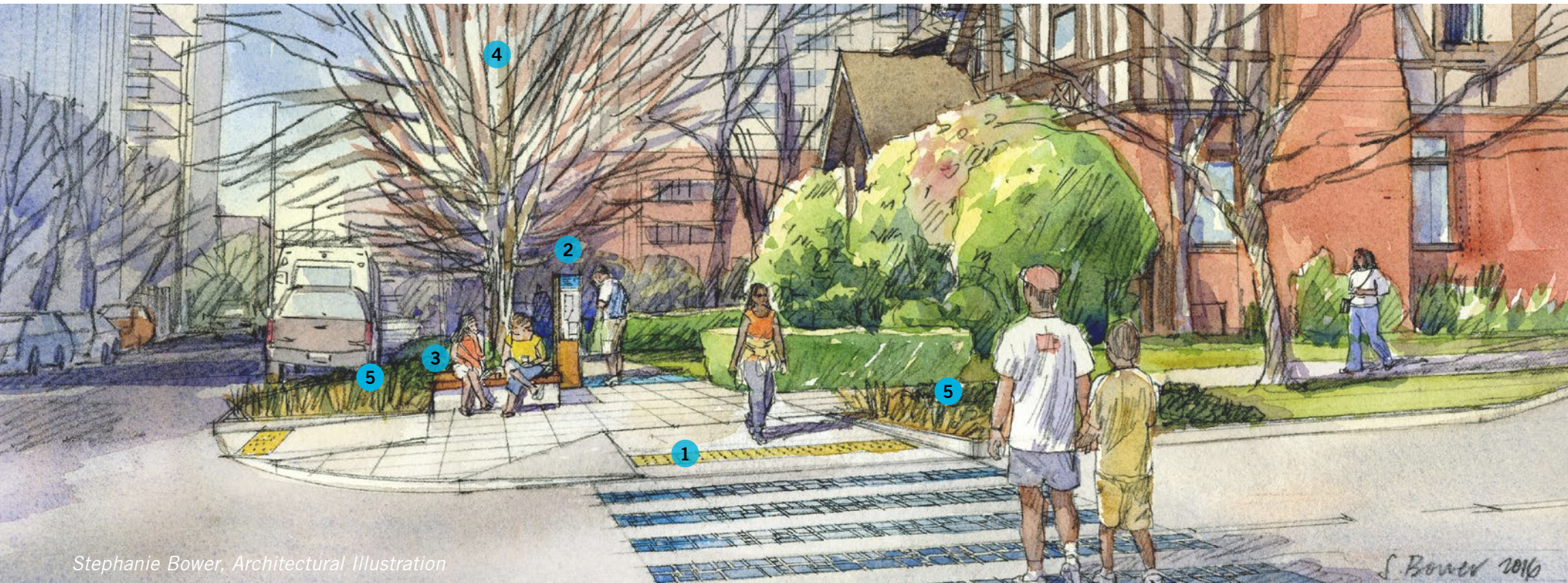
* 60% SIP Approval by SDOT

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



1 - FIRST HILL MILE

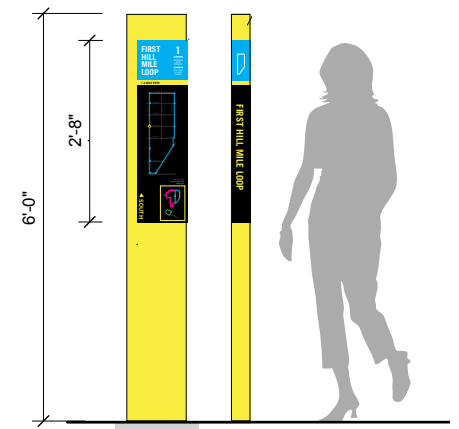
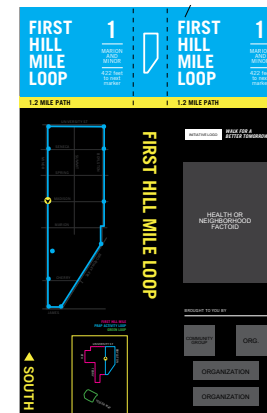
Streetscape Elements - Corner of Minor & Seneca



Stephanie Bower, Architectural Illustration

LEGEND

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



2 - FIRST HILL PARK CONTRIBUTION

Corner of University & Minor



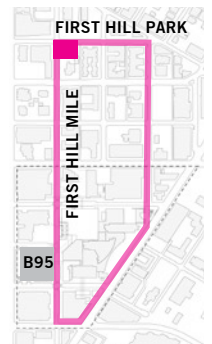
Community Meeting #2 held June 21, 2016 at First Hill Park



PUBLIC BENEFIT SUMMARY

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

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



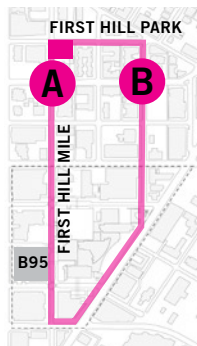
3 - PUBLIC ART

PUBLIC BENEFIT SUMMARY

- Public Art Budget \$300,000

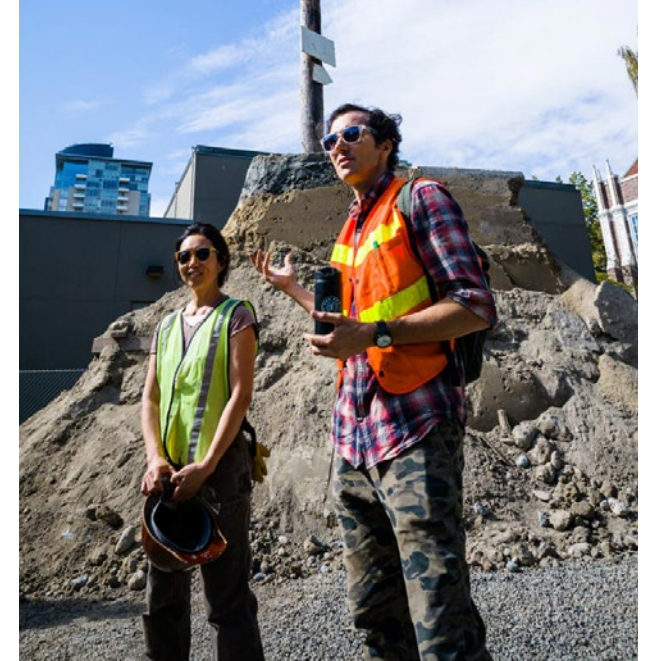
PUBLIC ARTIST PROGRAM SUMMARY

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



A CORNER OF MINOR & SENECA PUBLIC ARTIST: JOHN GRADE

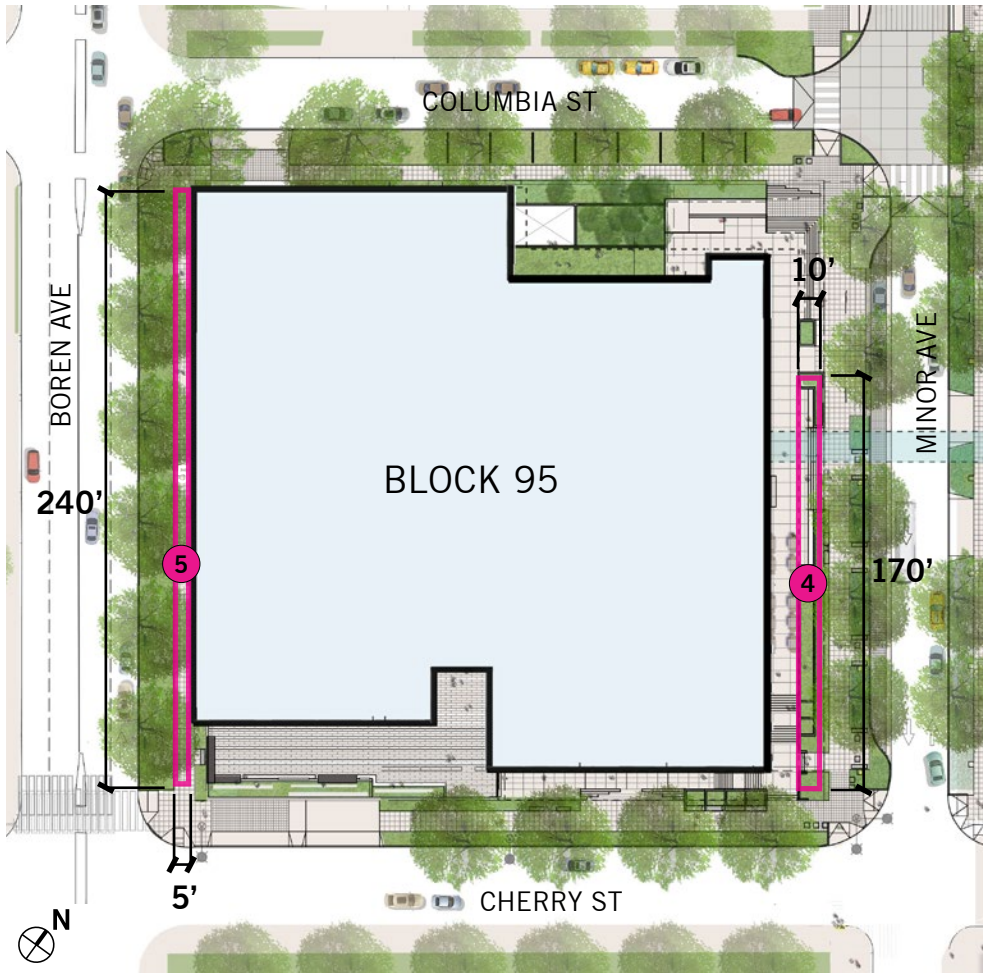
- Award-winning artist who creates large-scale sculptures lives and works in Seattle
- Works are designed to change over time and involve collaboration to build and install



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

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

4 & 5 - VOLUNTARY SETBACKS



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

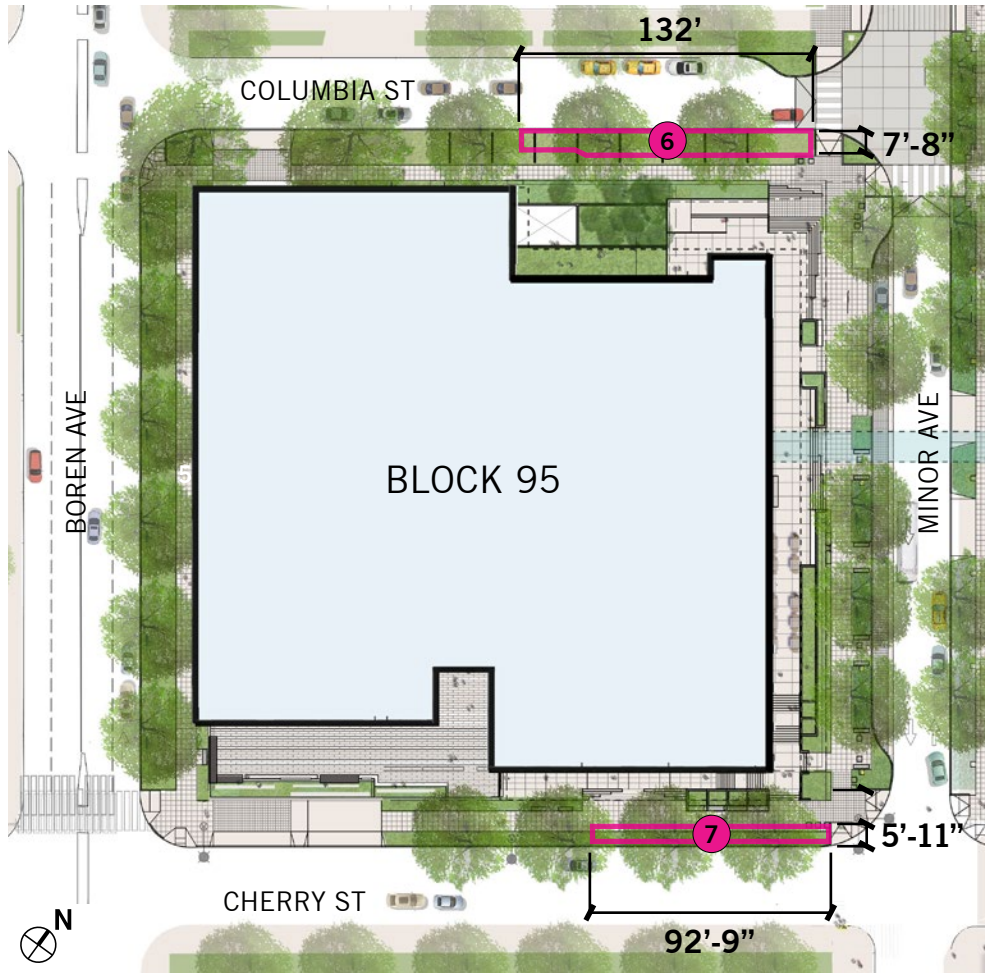


5 Boren Avenue 5' Setback for 1,200 SF of additional open space
total is 15' setback and 3,600 SF of open space

PUBLIC BENEFIT SUMMARY

- 2,900 SF of open space

6 & 7 - ROW IMPROVEMENTS



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



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

PUBLIC BENEFIT SUMMARY

- 1,540 SF of Enhanced ROW

8 & 9 - PEDESTRIAN CROSSINGS AT BOREN & CHERRY



Boren and Cherry Crossing *Existing condition looking west*



Minor and James Crossing *Existing condition looking east*

PUBLIC BENEFIT SUMMARY

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

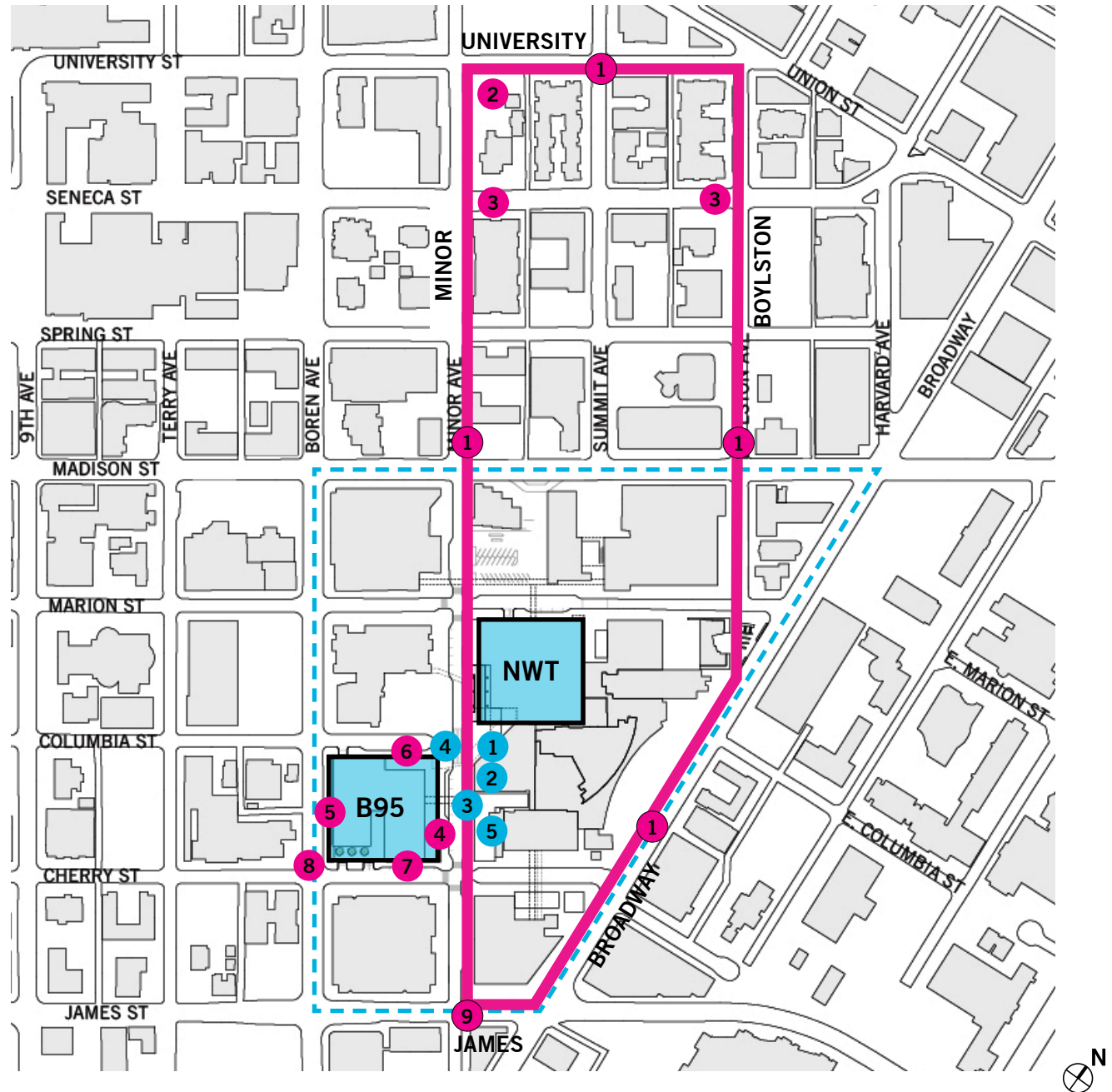
PUBLIC BENEFITS SUMMARY

MINOR AVE SKYBRIDGE

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

BLOCK 95 ALLEY VACATION

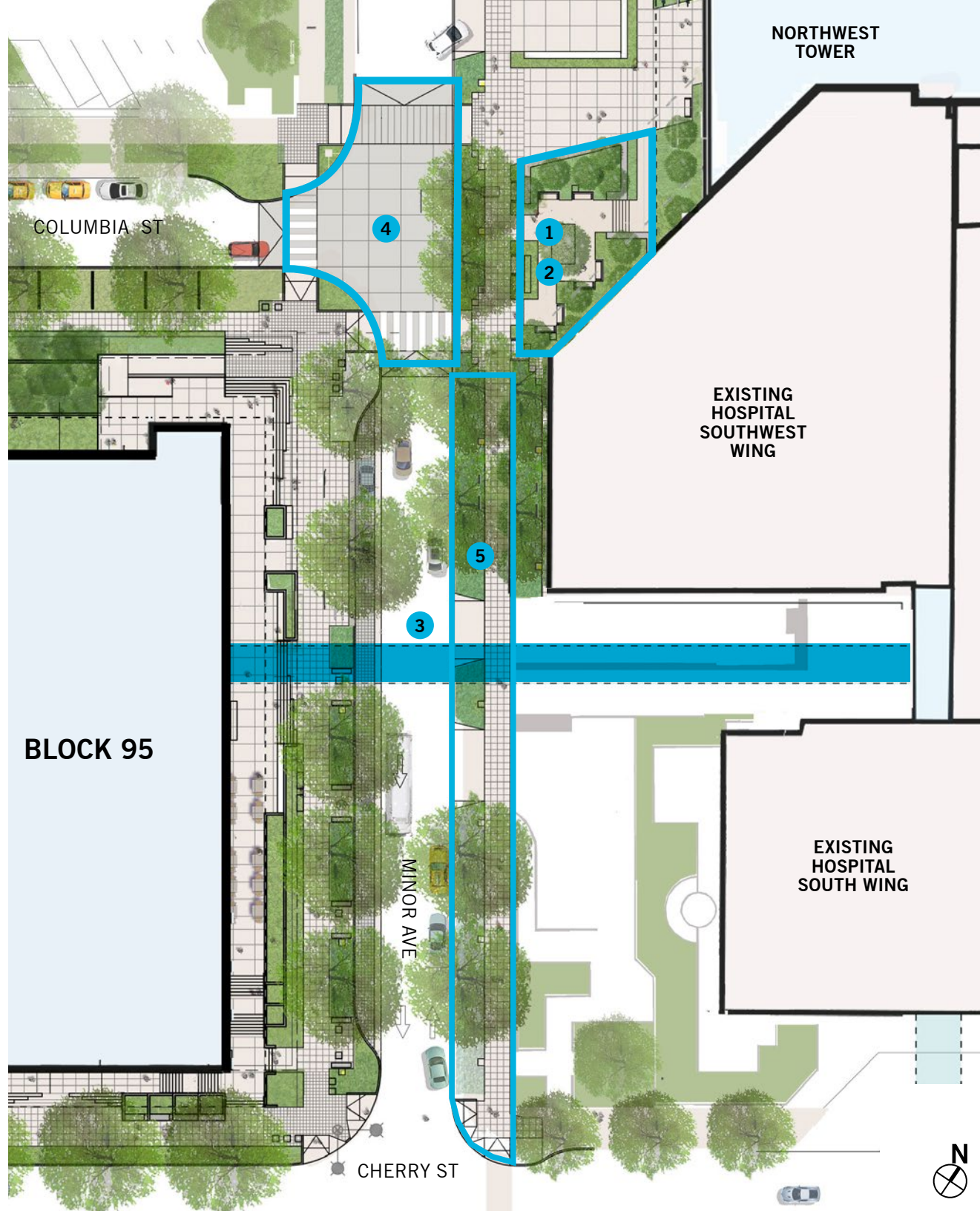
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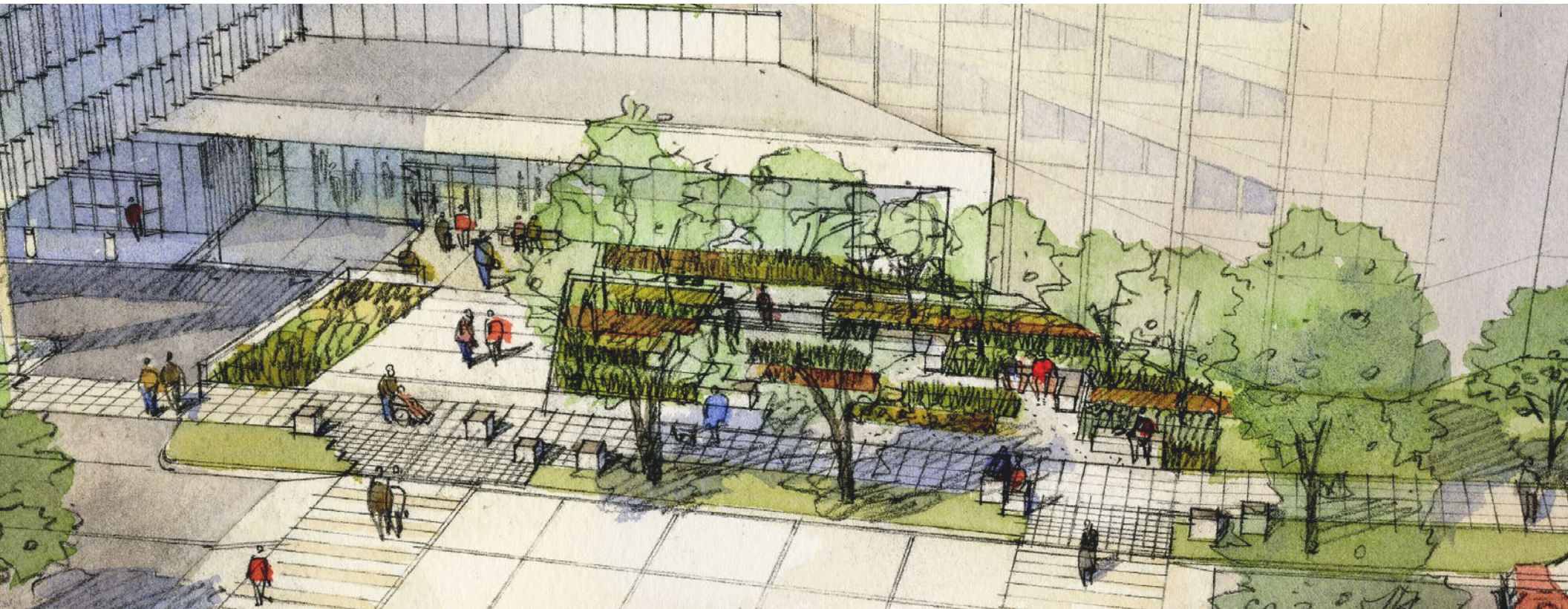
PUBLIC BENEFITS SUMMARY

MINOR AVE SKYBRIDGE

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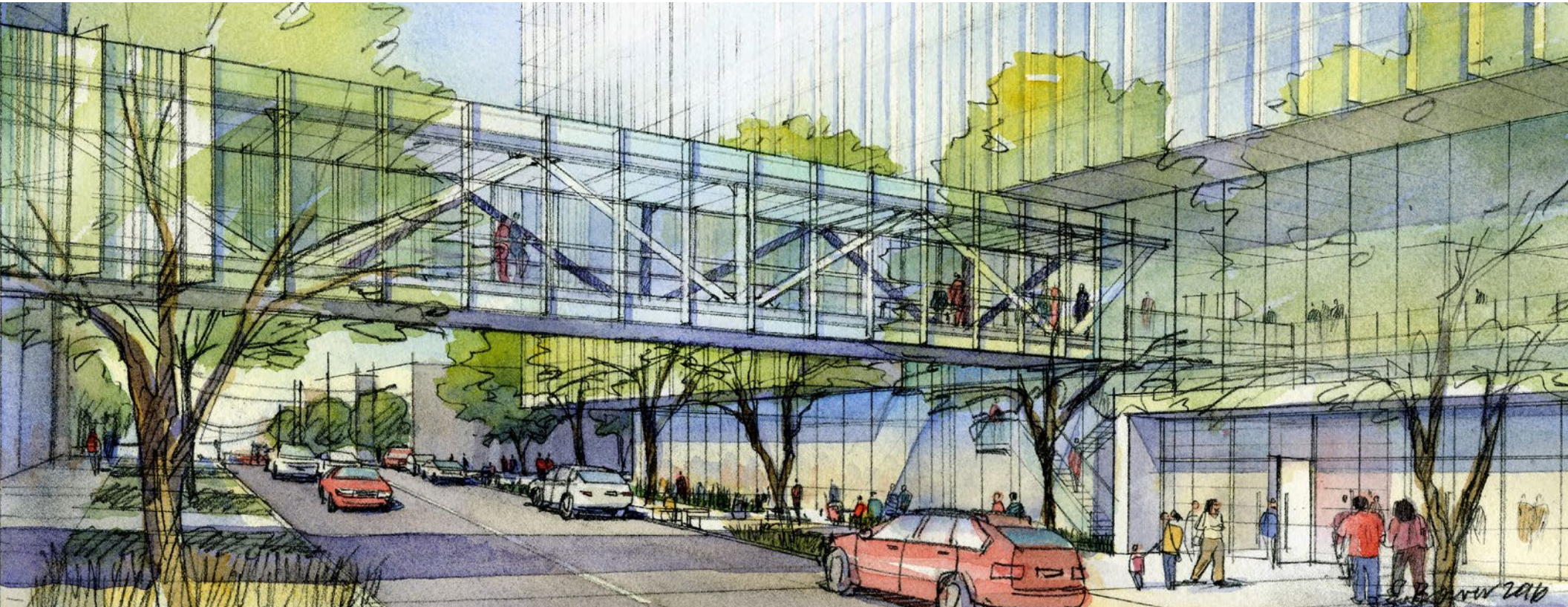
1 & 2 - MINOR AVENUE GARDEN AND PUBLIC ART



PUBLIC BENEFIT SUMMARY

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

3 - PUBLIC ART



PUBLIC BENEFIT SUMMARY

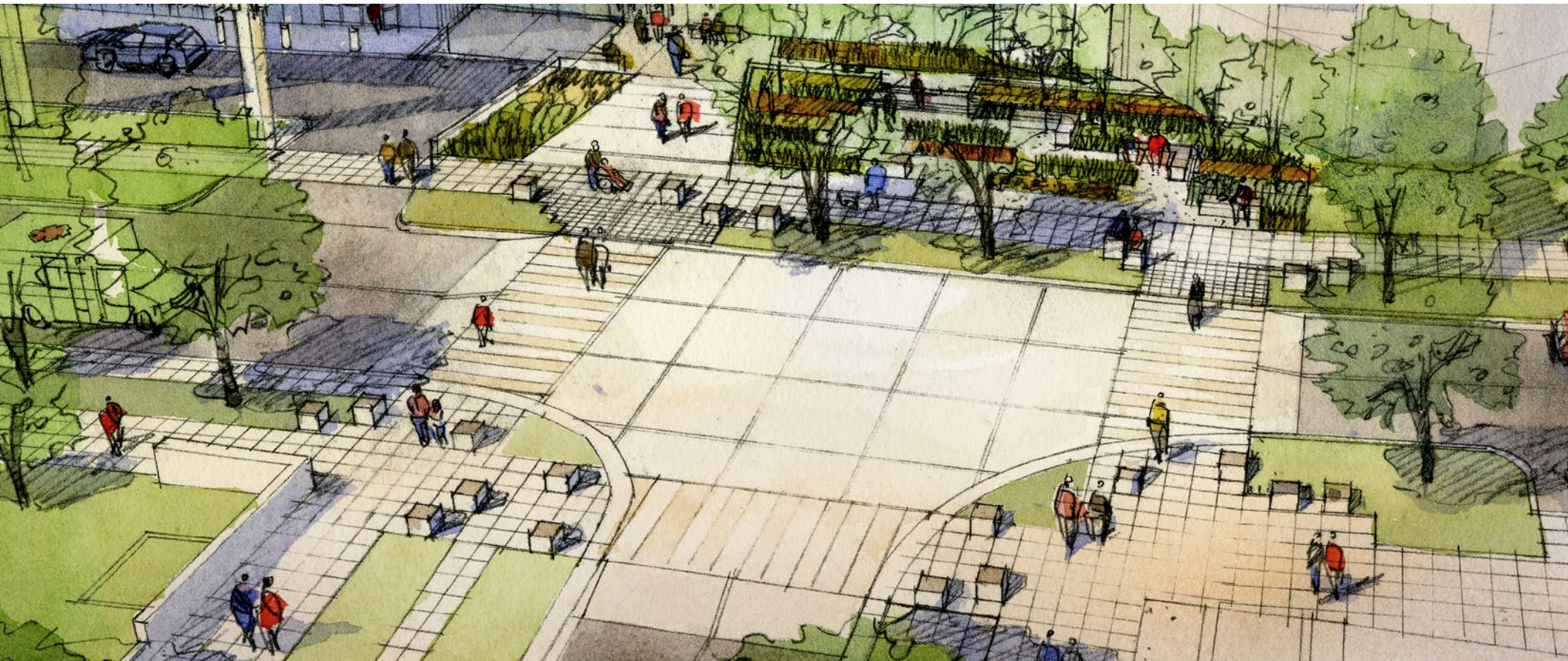
- \$350K Public Art Budget to collaborate with the design team on the skybridge



PUBLIC ARTIST: CLAUDE ZERVAS

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

4 - MINOR & COLUMBIA RAISED INTERSECTION

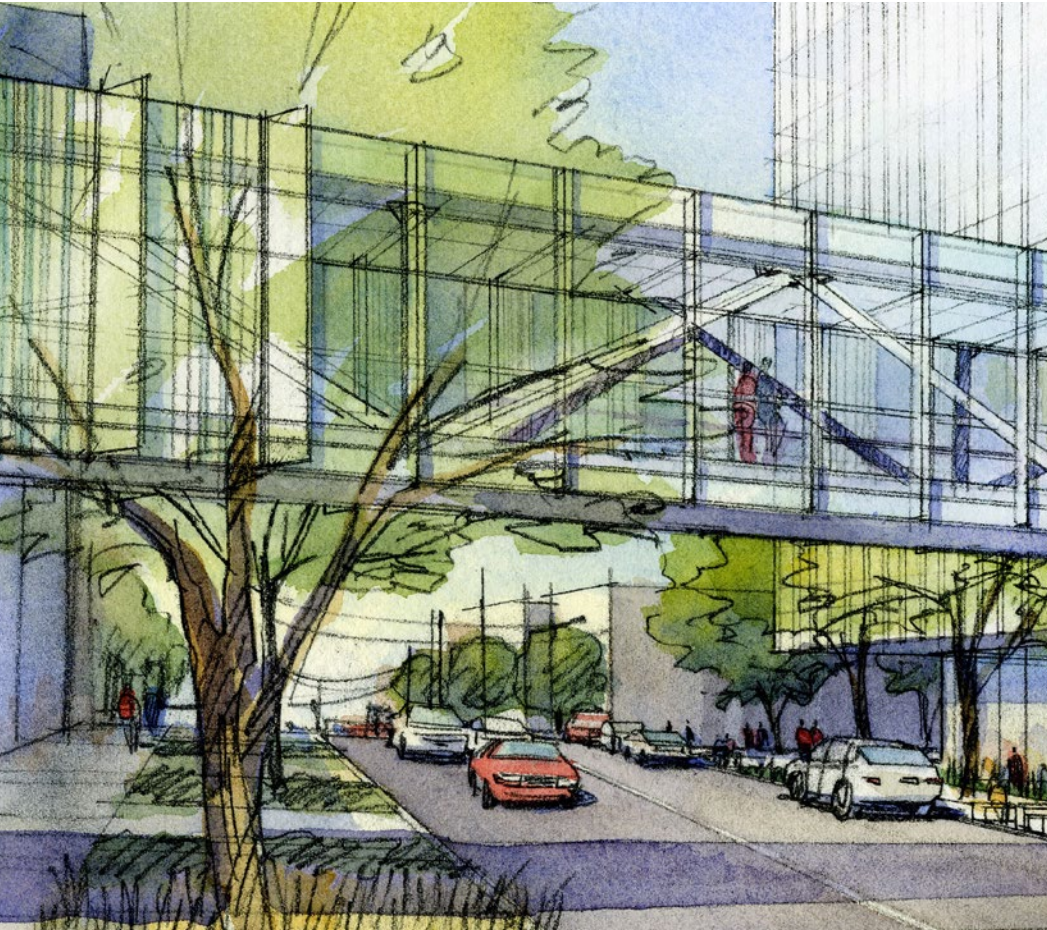


PUBLIC BENEFIT SUMMARY

- 3,400 SF of Raised Concrete Intersection

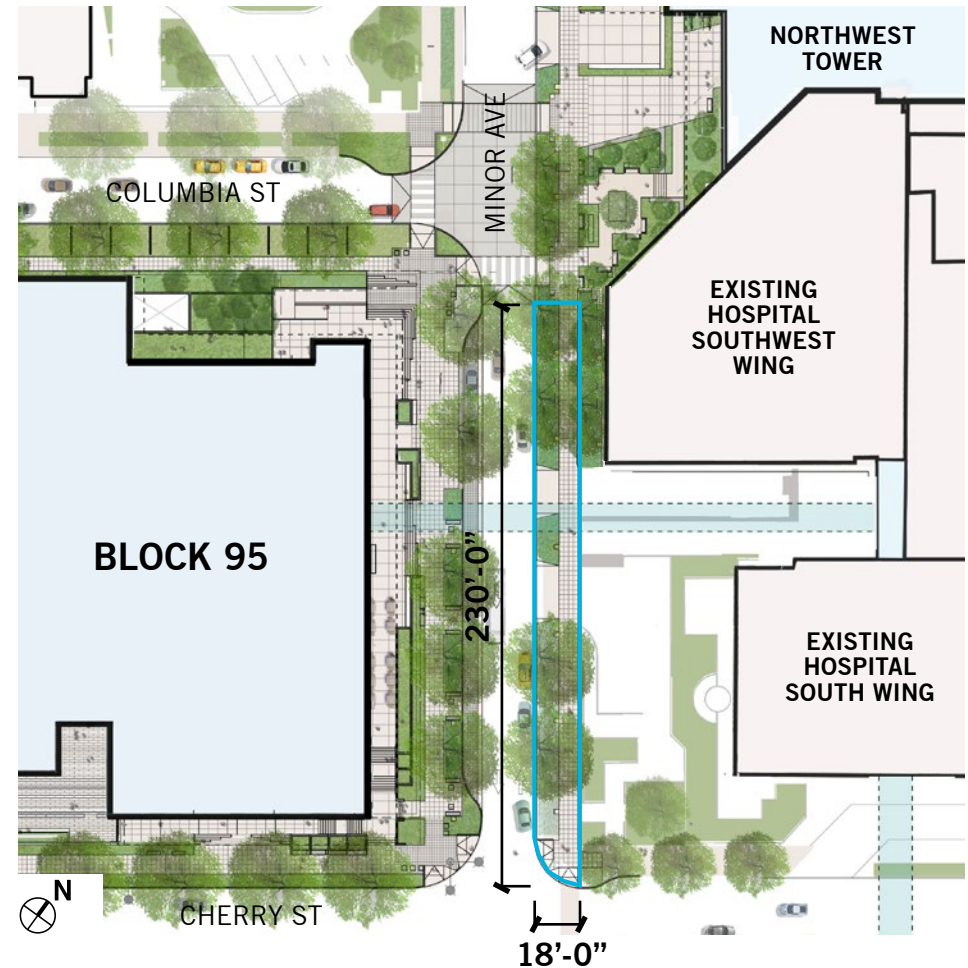
- A 3" raised intersection at Columbia St and Minor Ave
- The intersection has 60% SIP approval from SDOT
- Enhanced experience without degrading traffic movement

5 - MINOR AVENUE ROW ENHANCEMENTS



PUBLIC BENEFIT SUMMARY

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



2 - First Hill Park Update



Thank You