

Perkins&Will | SiteWorkshop

# Swedish First Hill Medical Center Block 95

Alley Vacation | Skybridge | Tunnel

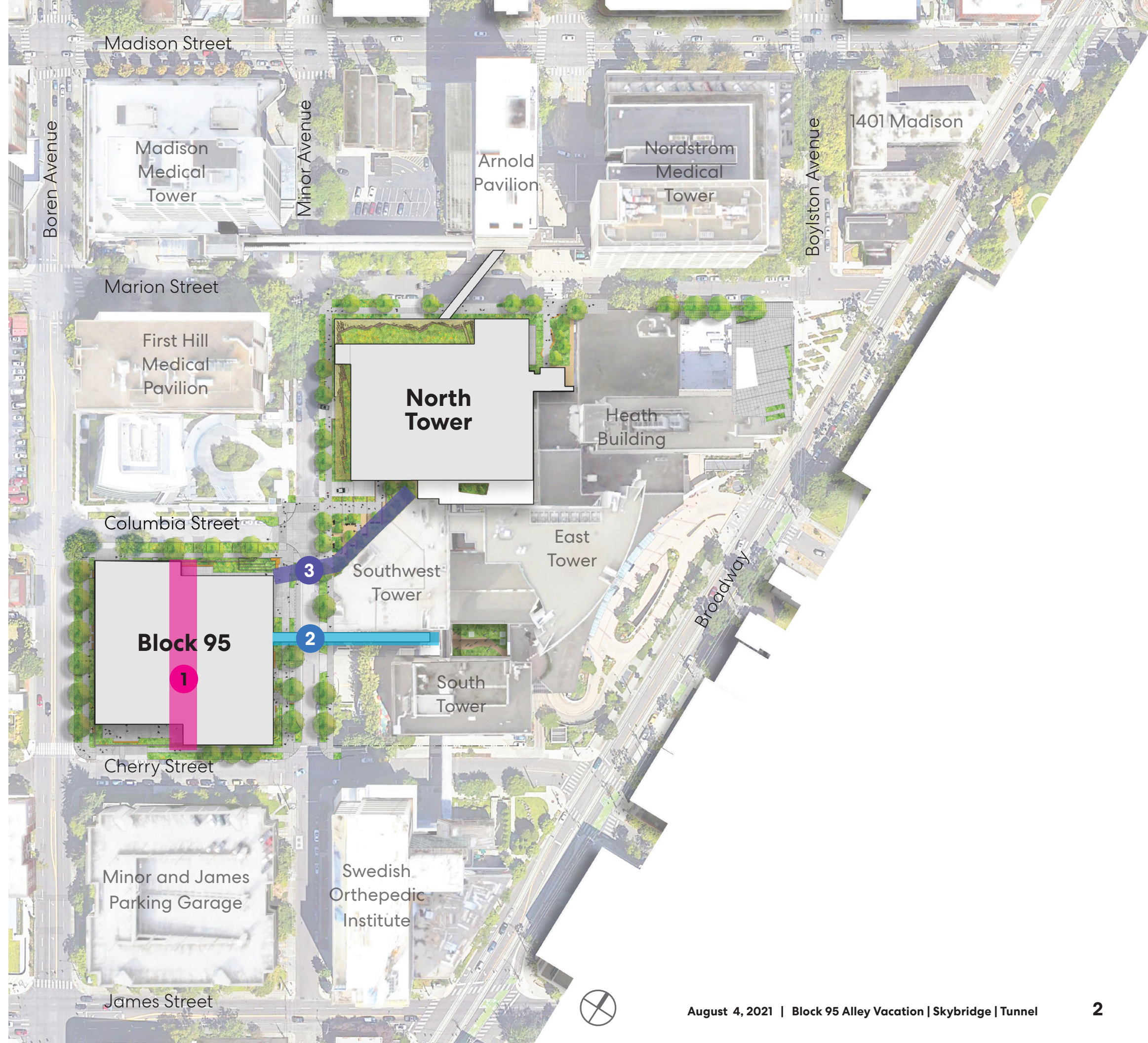
August 4, 2021



# Swedish First Hill Campus

## 2016 APPROVED PETITIONS

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



# 2005 Approved MIMP

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

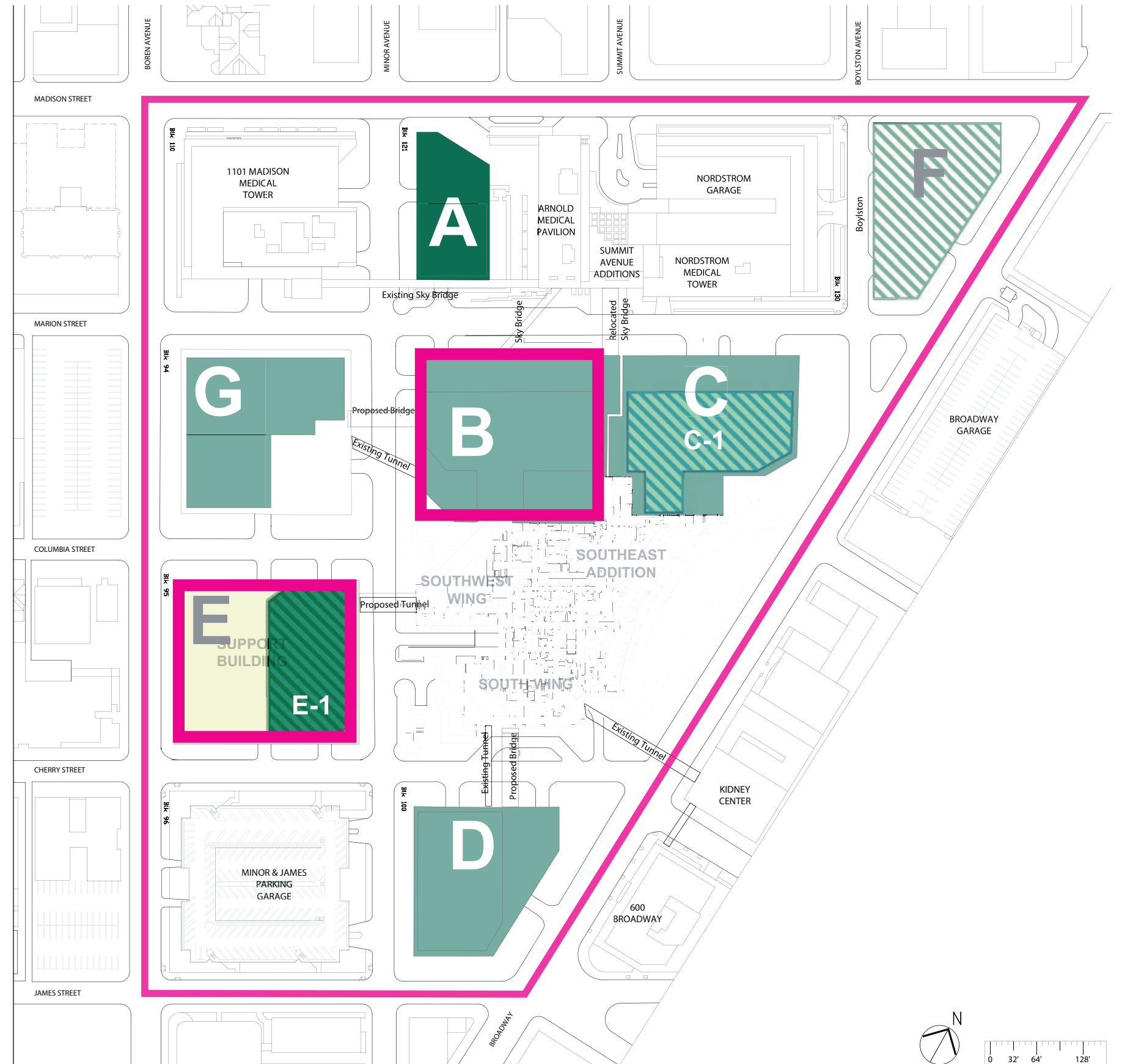
## MIMP PROJECTS

### PLANNED PROJECTS

- A. Medical Office Building
- B. Hospital Replacement: Building B
- C. Hospital Replacement: Building C
- D. Hospital Replacement: Building D
- E. 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



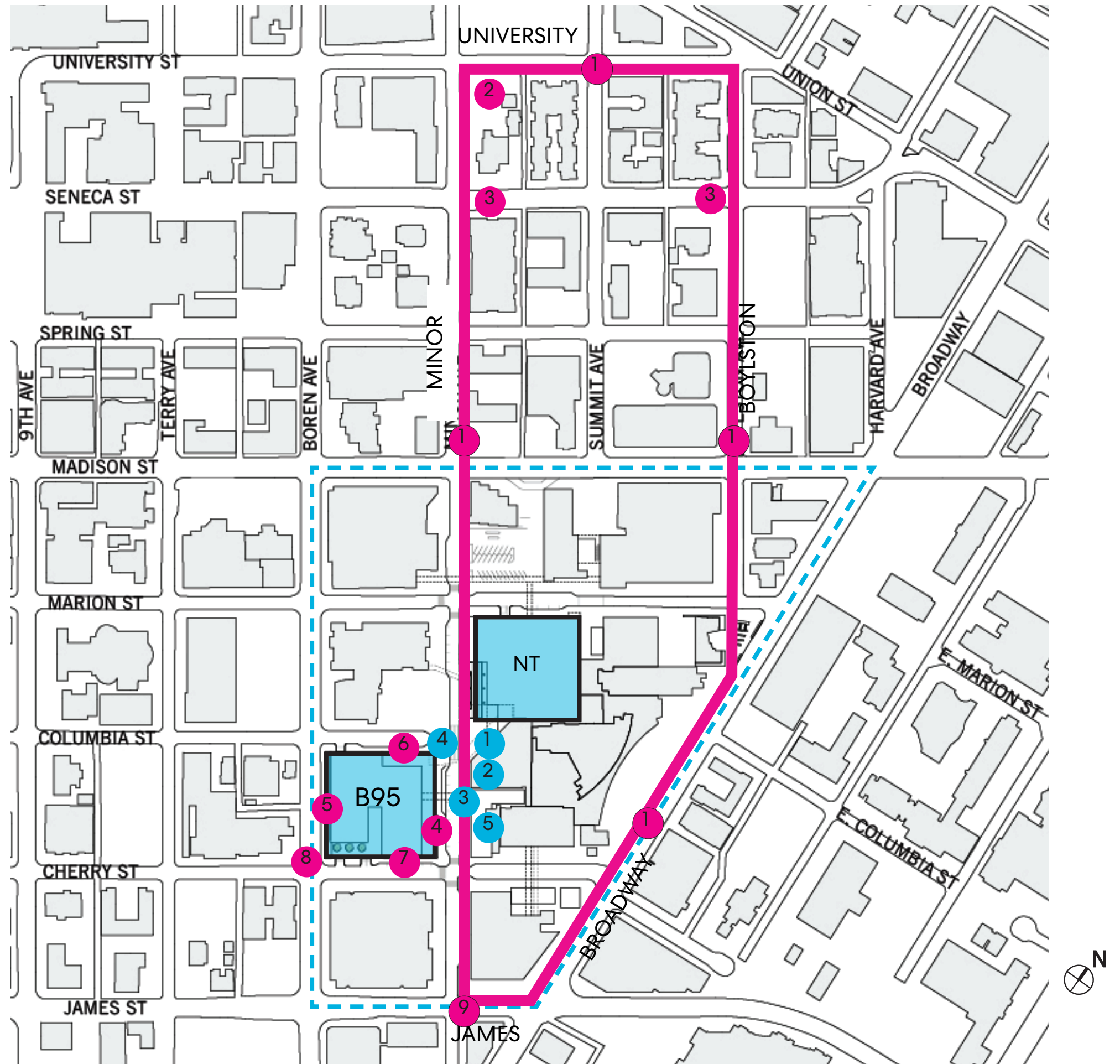
## Public Benefits Summary

### 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



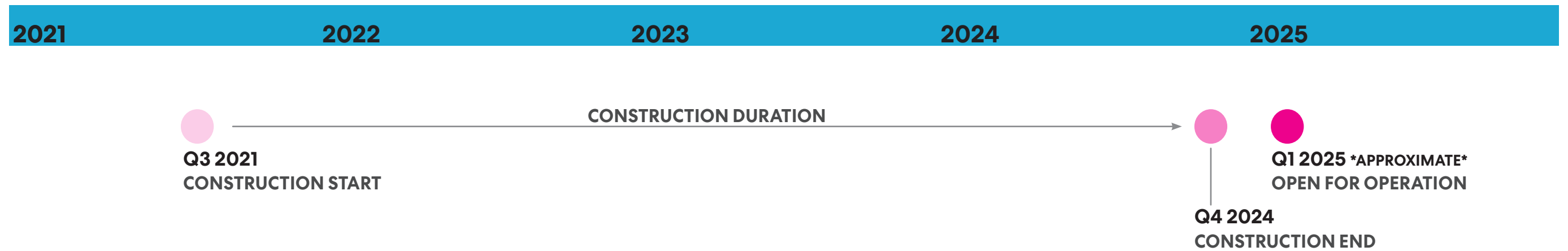
## Alley Vacation Public Benefits Matrix

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

## Skybridge Public Benefits Matrix

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

# B95 Construction Schedule







# Thank You

## Questions?