

BLOCK 95 ALLEY VACATION PROPOSAL SWEDISH MEDICAL CENTER FIRST HILL EXPANSION



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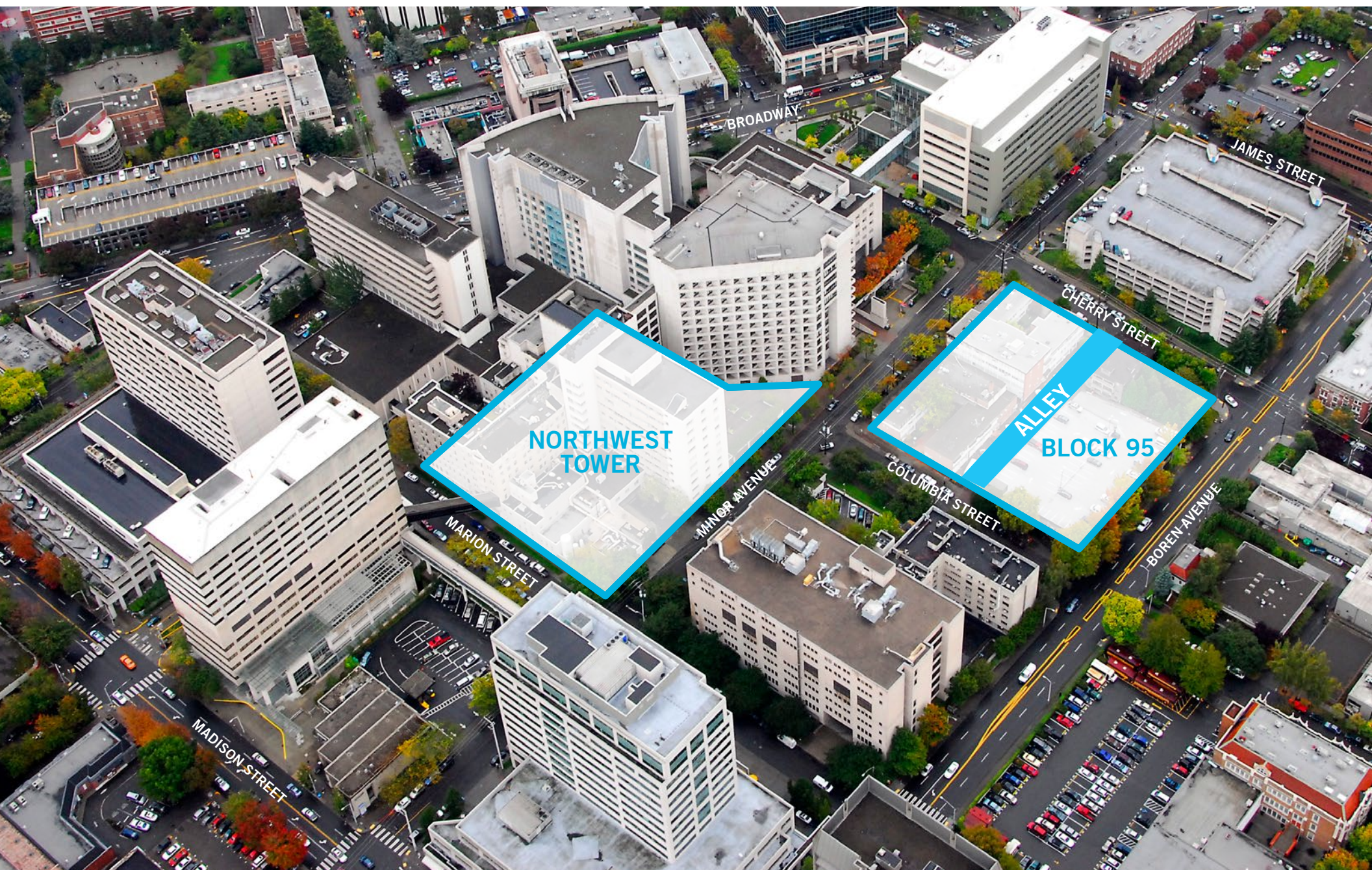
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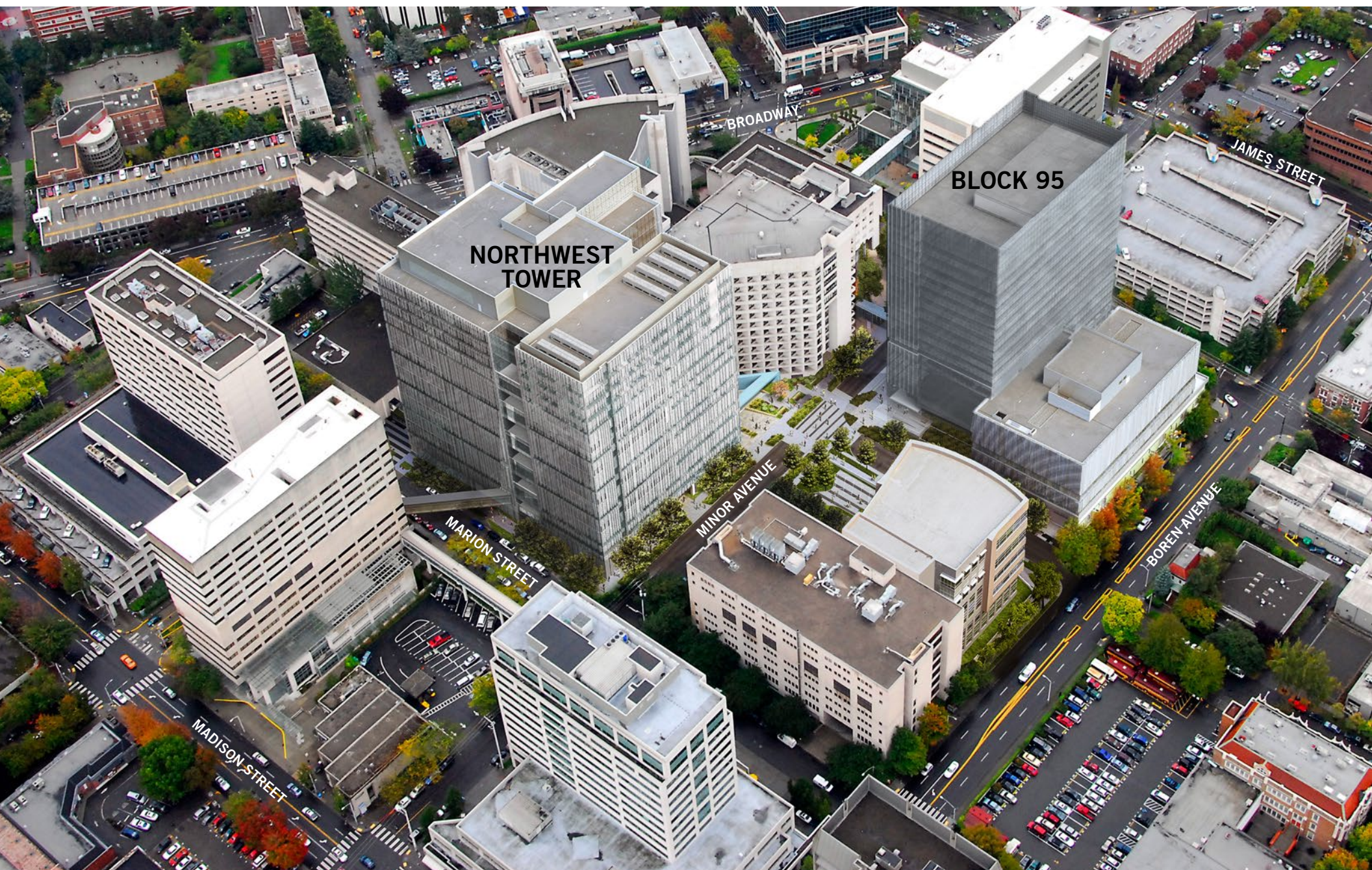
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SWEDISH FIRST HILL CAMPUS

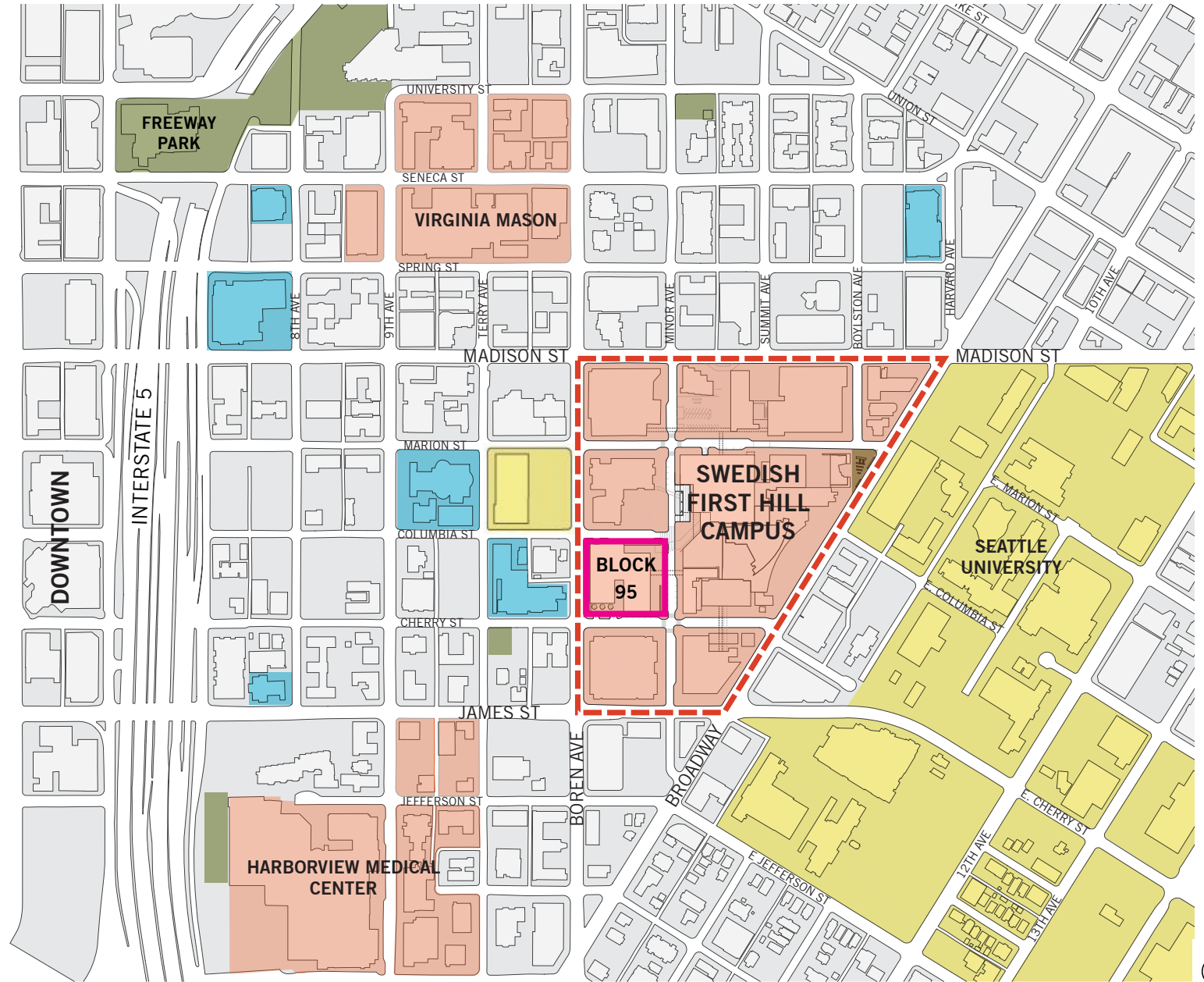


SWEDISH FIRST HILL CAMPUS



NEIGHBORHOOD CONTEXT

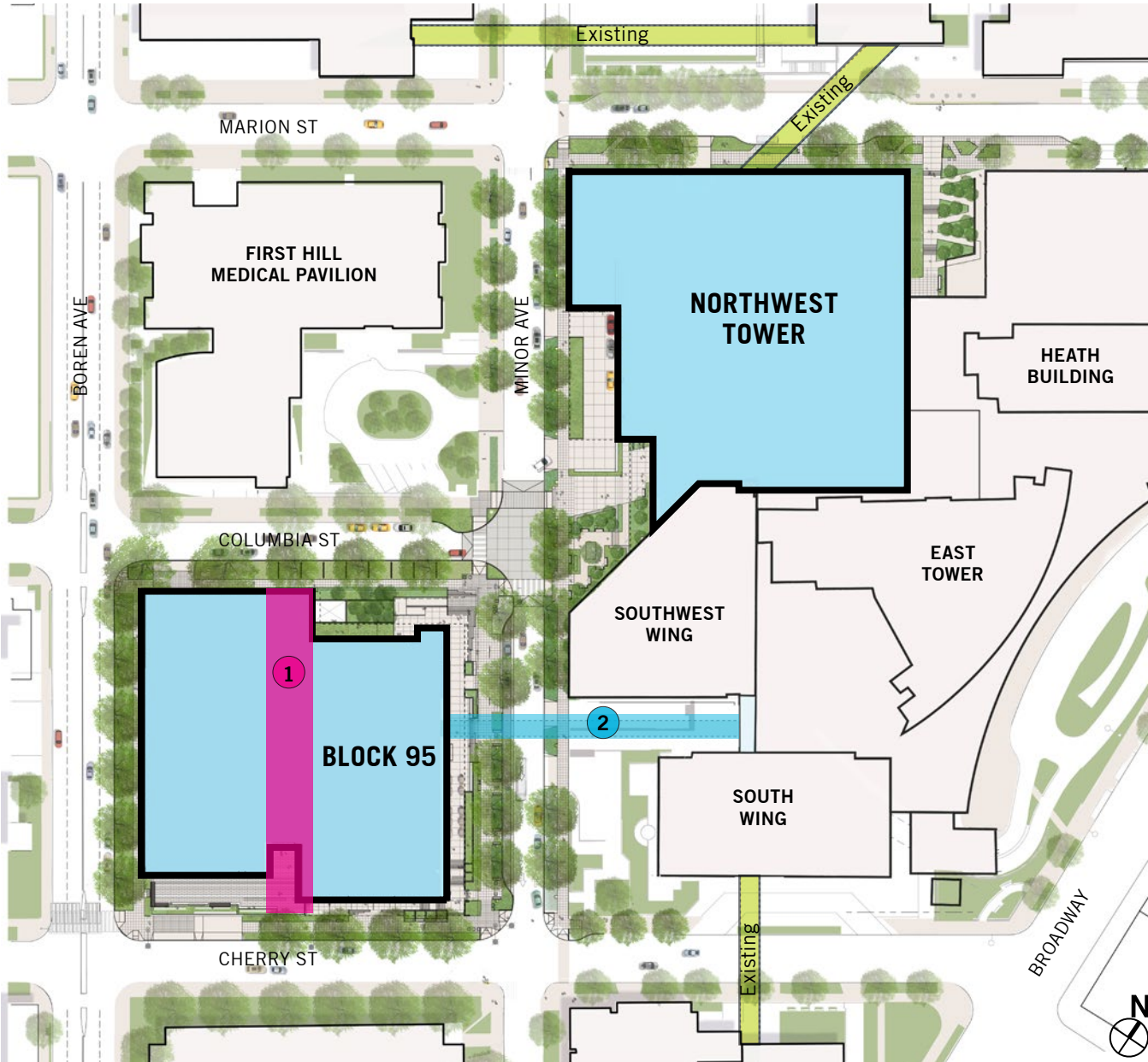
- Medical Institutions
- Civic/Cultural Facilities
- Educational
- Parks



PROPOSED PETITIONS

SDOT PETITIONS

- 1 Block 95 Alley Vacation
- 2 Minor Avenue Skybridge



2005 APPROVED MIMP

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

MIMP PROJECTS

PLANNED PROJECTS

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

POTENTIAL PROJECTS

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

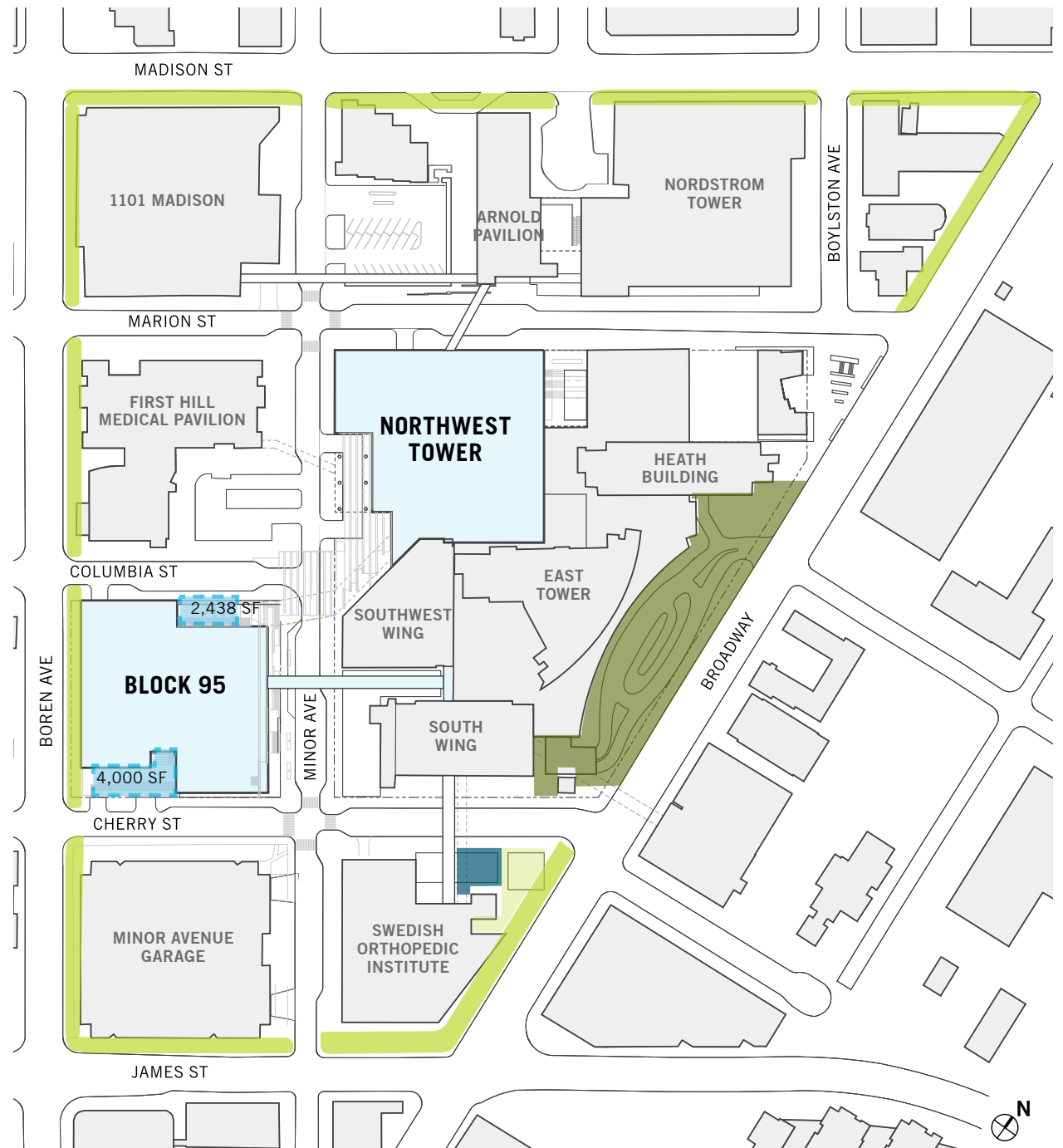


2005 APPROVED MIMP OPEN SPACE

CITY COUNCIL CONDITION #7

Increase required Open Space from 5% to 9.5% for a total of 61,738 SF

CURRENT AND PROPOSED MIMP OPEN SPACE	AREA (SF)
MIMP Setbacks	25,300
MIMP Designated Open Space	27,900
Swedish Orthopedic Institute Open Space	2,100
Proposed Open Spaces	6,438
Total	61,738



PUBLIC OUTREACH AND NEIGHBORHOOD INITIATIVES

STANDING ADVISORY COMMITTEE

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

SEATTLE DESIGN COMMISSION

Urban Design Merit & Public Benefits review and approval

CITY DEPARTMENTS

SDCI: Land Use & MIMP Compliance

SDOT: Urban Design, Traffic Operations & Urban Forestry

Parks & Recreation

Department of Neighborhoods

COMMUNITY OUTREACH

First Hill Improvement Association

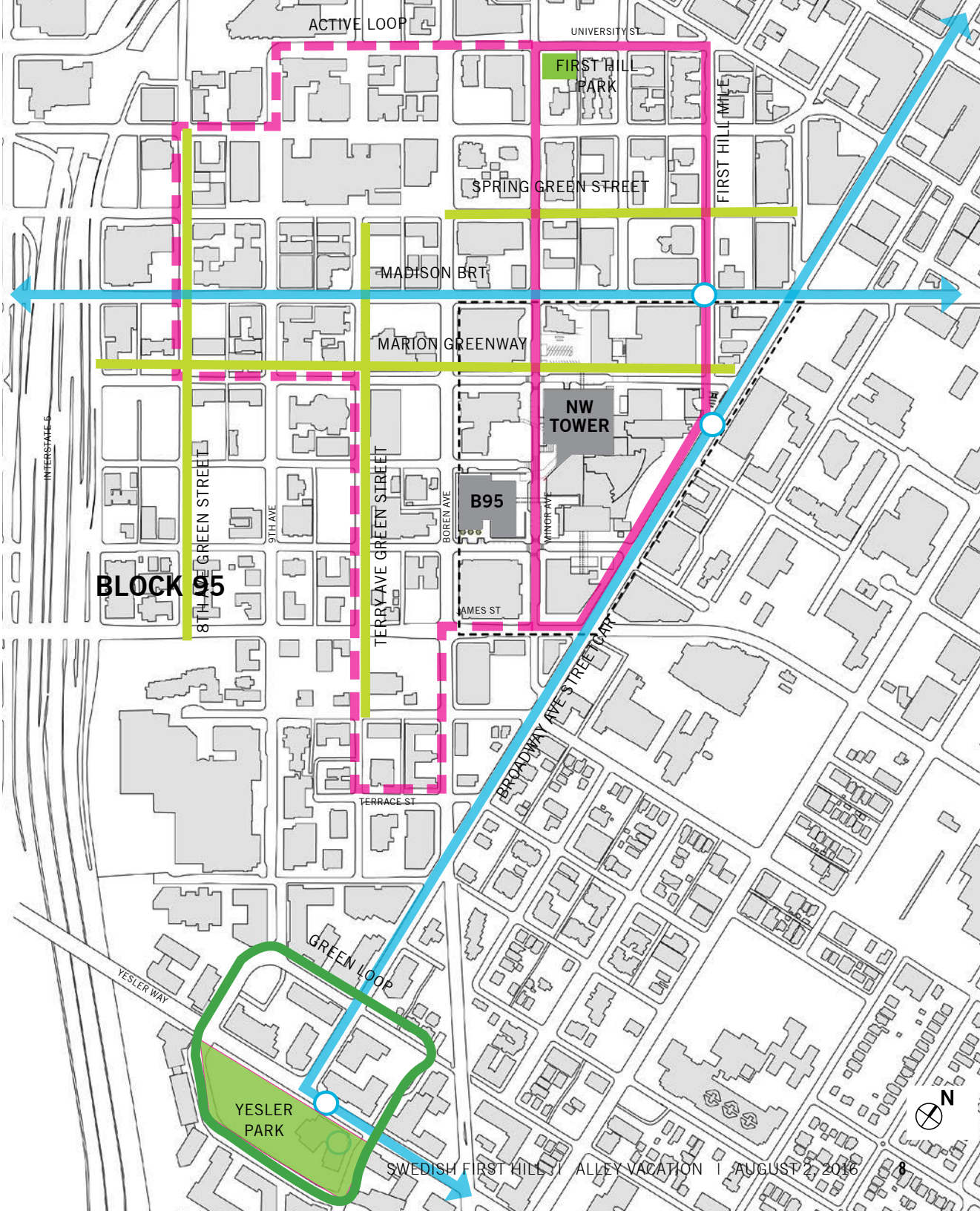
O'Dea High School

The Frye Museum

Plymouth Housing Group

Trinity Church

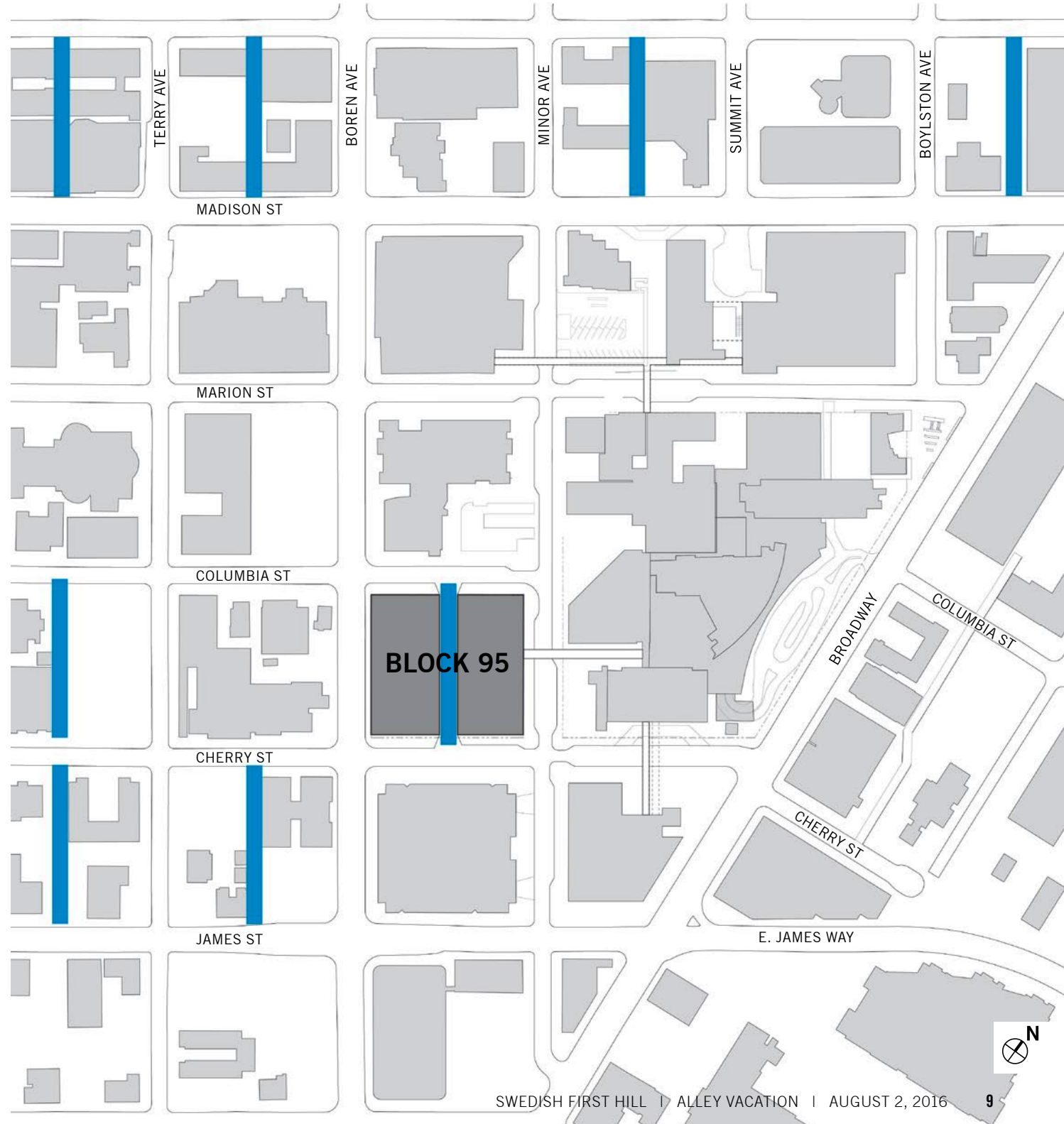
Capitol Hill Chamber of Commerce



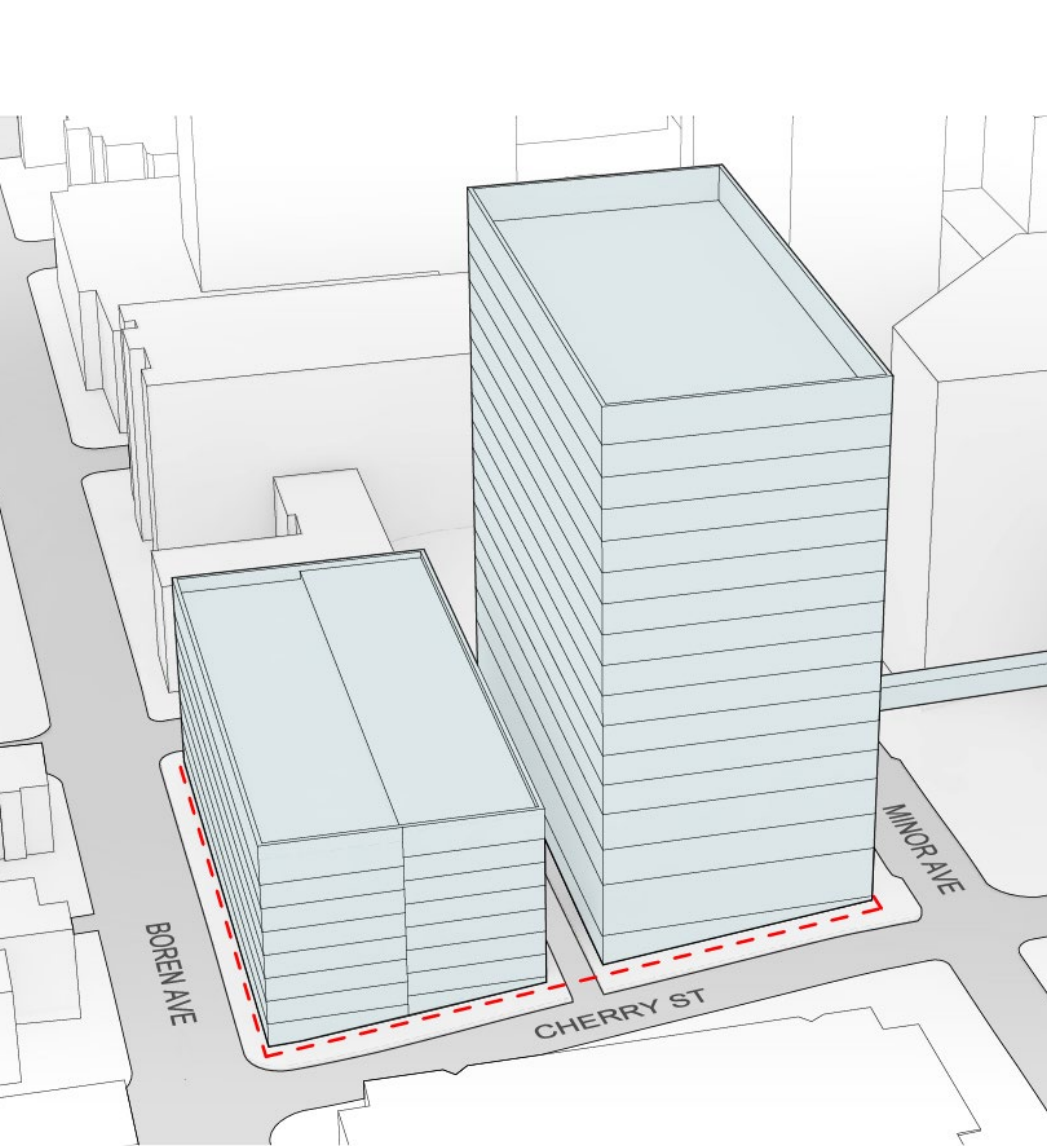
EXISTING ALLEYS

■ Project Site

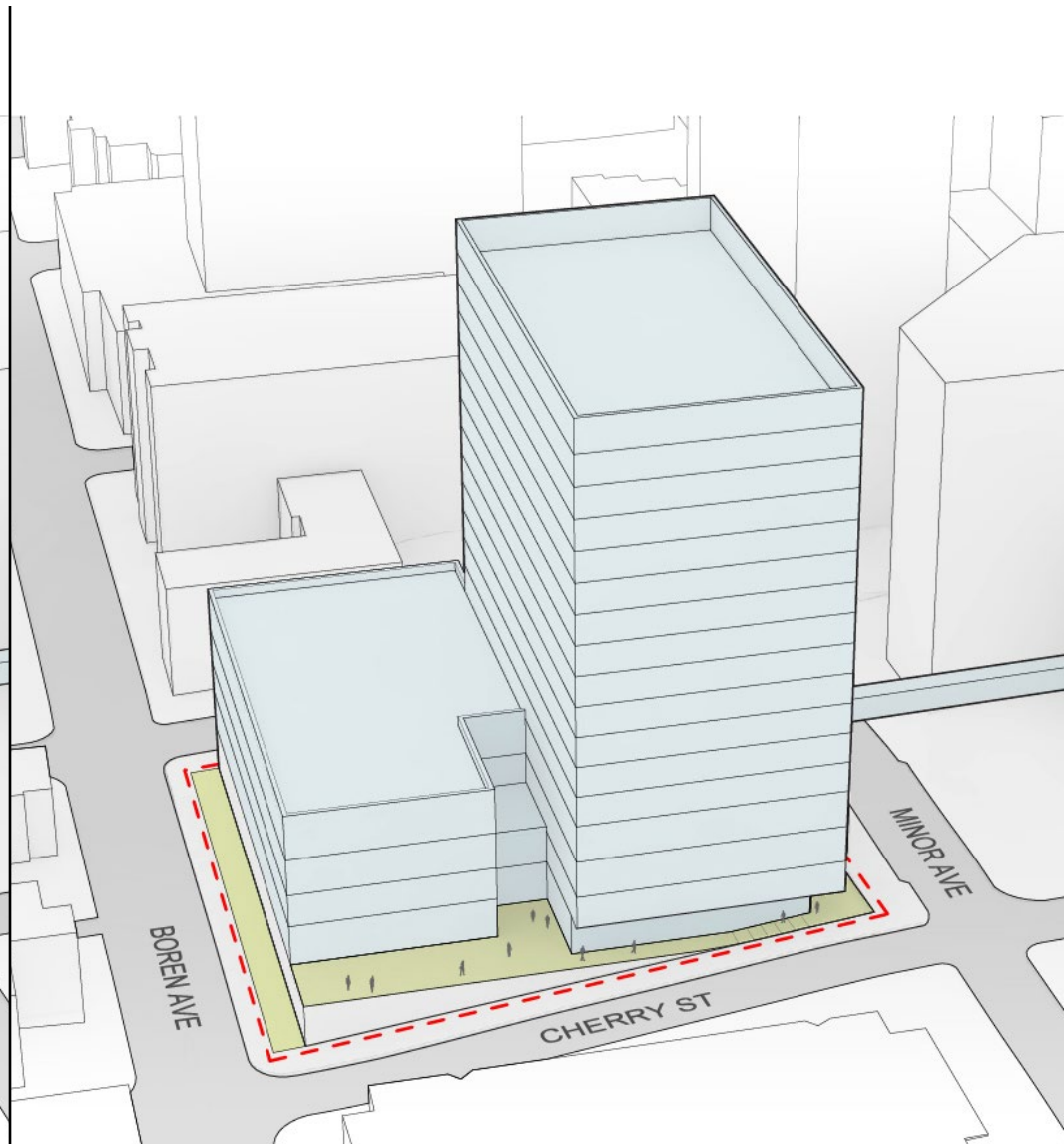
■ Alleys



NO VACATION / VACATION MASSING

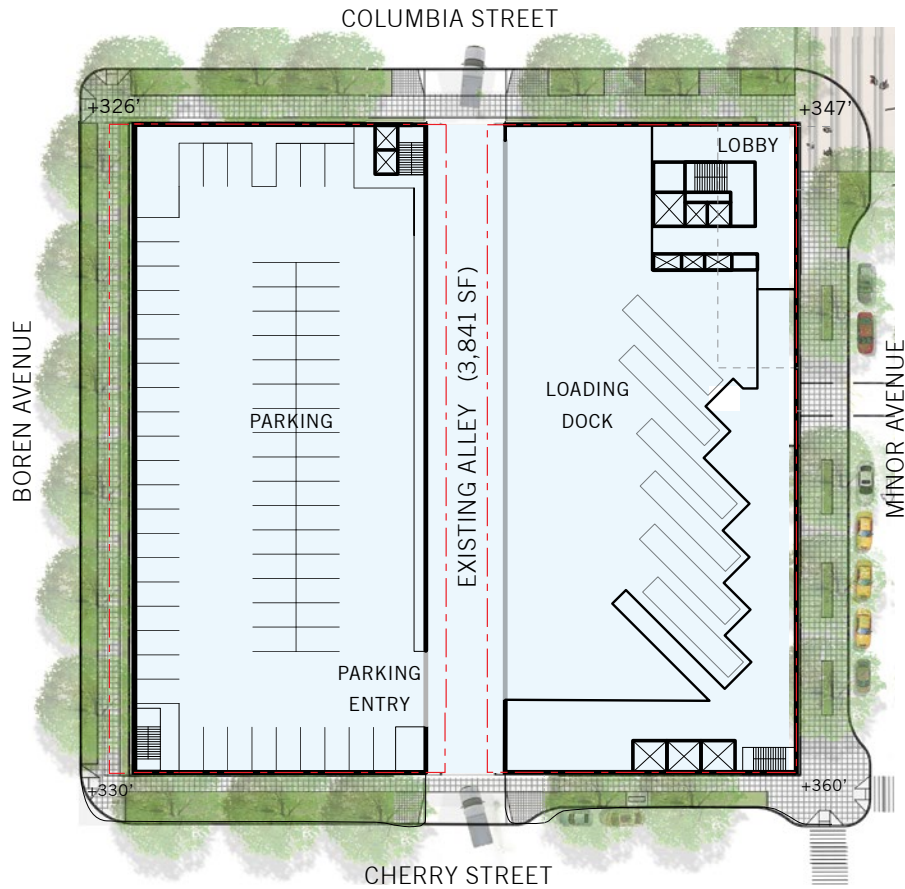


NO ALLEY VACATION



ALLEY VACATION

NO VACATION / VACATION SITE PLANS



NO ALLEY VACATION

430,200 SF MOB

Limited street level uses / no retail

700 parking spaces w/access from alley

Constrained loading w/access from alley

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



ALLEY VACATION

391,900 SF MOB

Significant street level uses

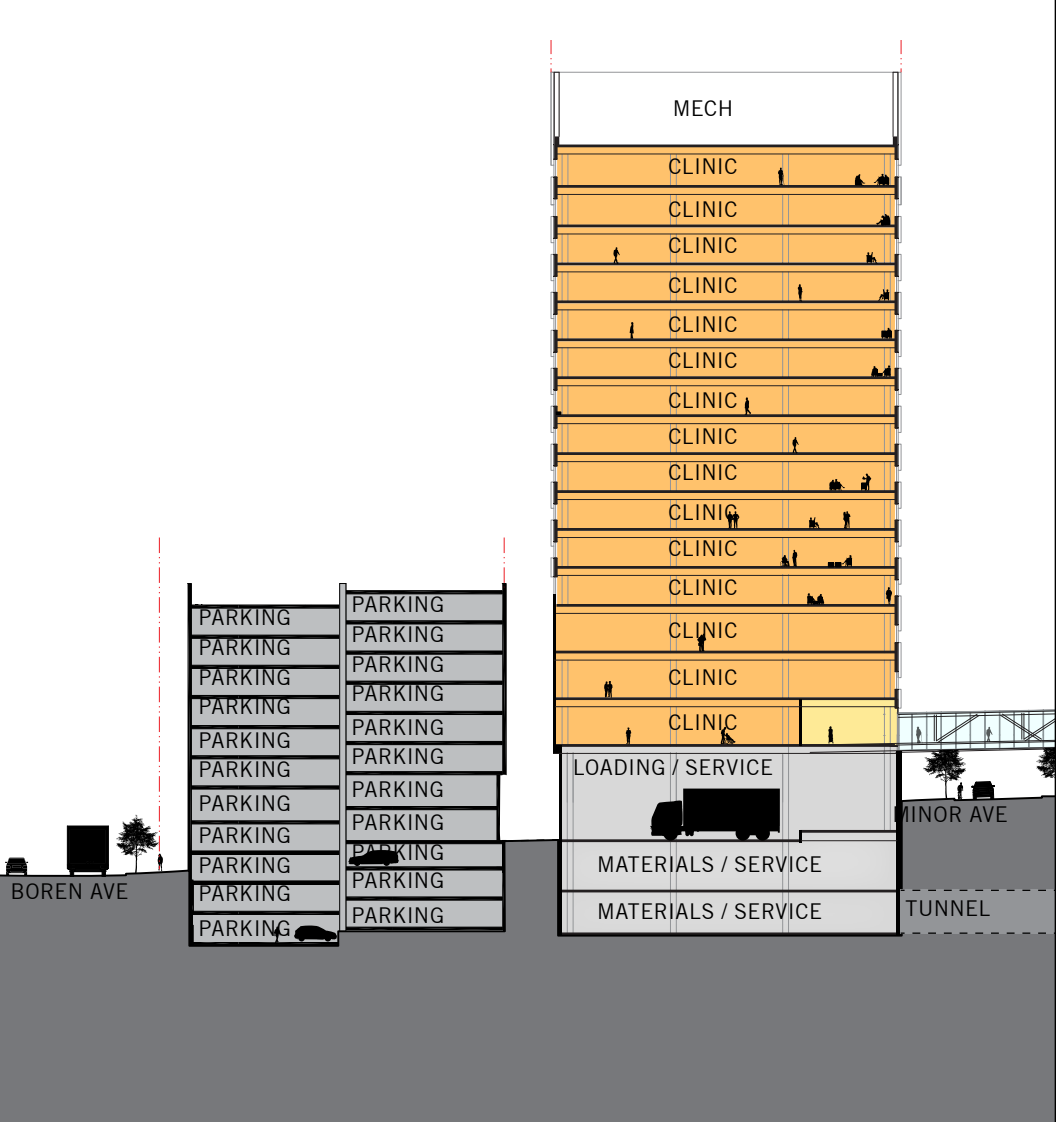
576 parking spaces w/access from Cherry

Consolidated loading w/access from Cherry & Columbia

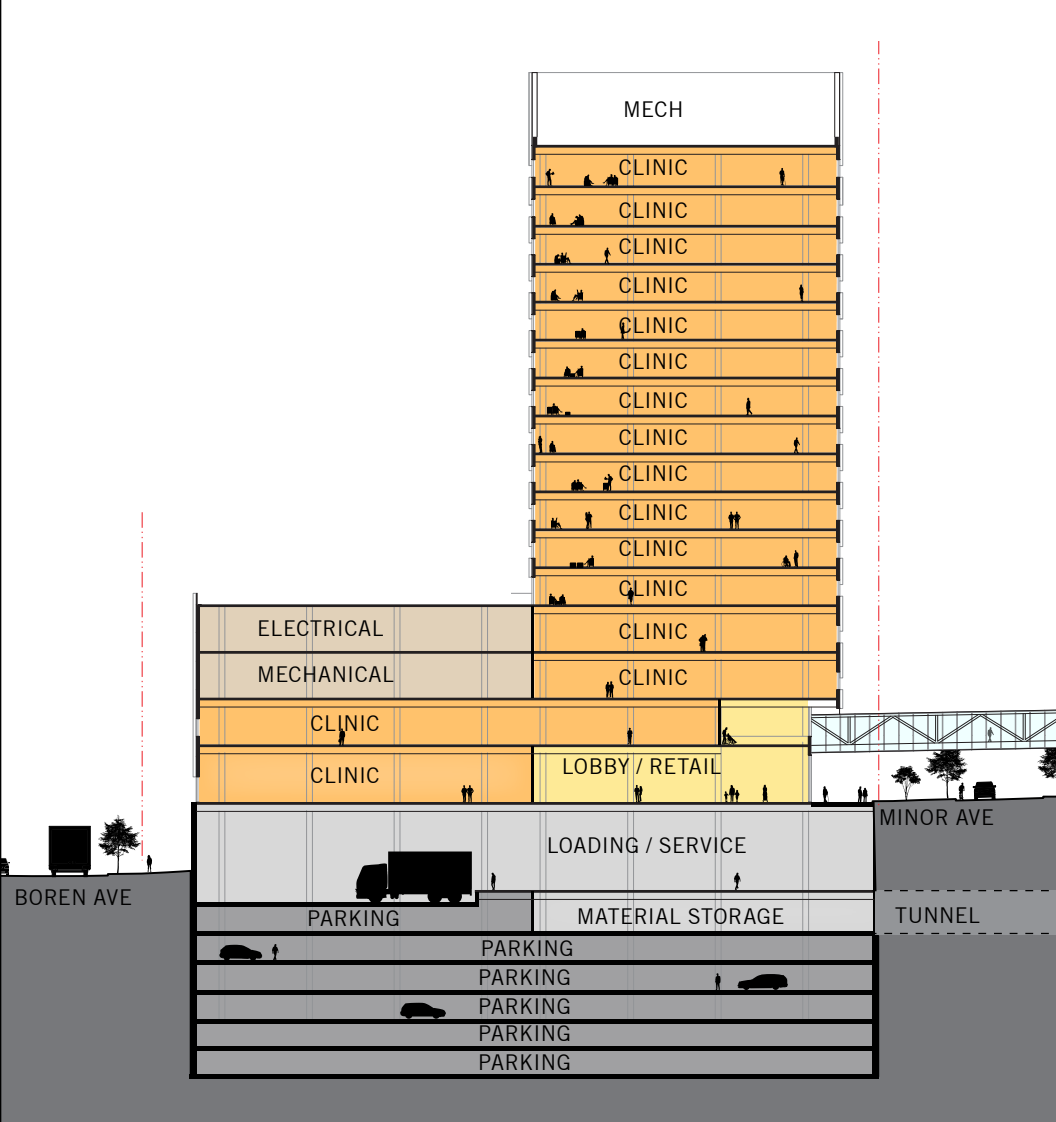
Required 10' Setback at Boren (2,400 SF)

Additional open space & setbacks (10,900 SF)

NO VACATION / VACATION BUILDING SECTIONS



NO ALLEY VACATION



ALLEY VACATION

PROPOSAL SUMMARY

SWEDISH

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

PUBLIC BENEFITS

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



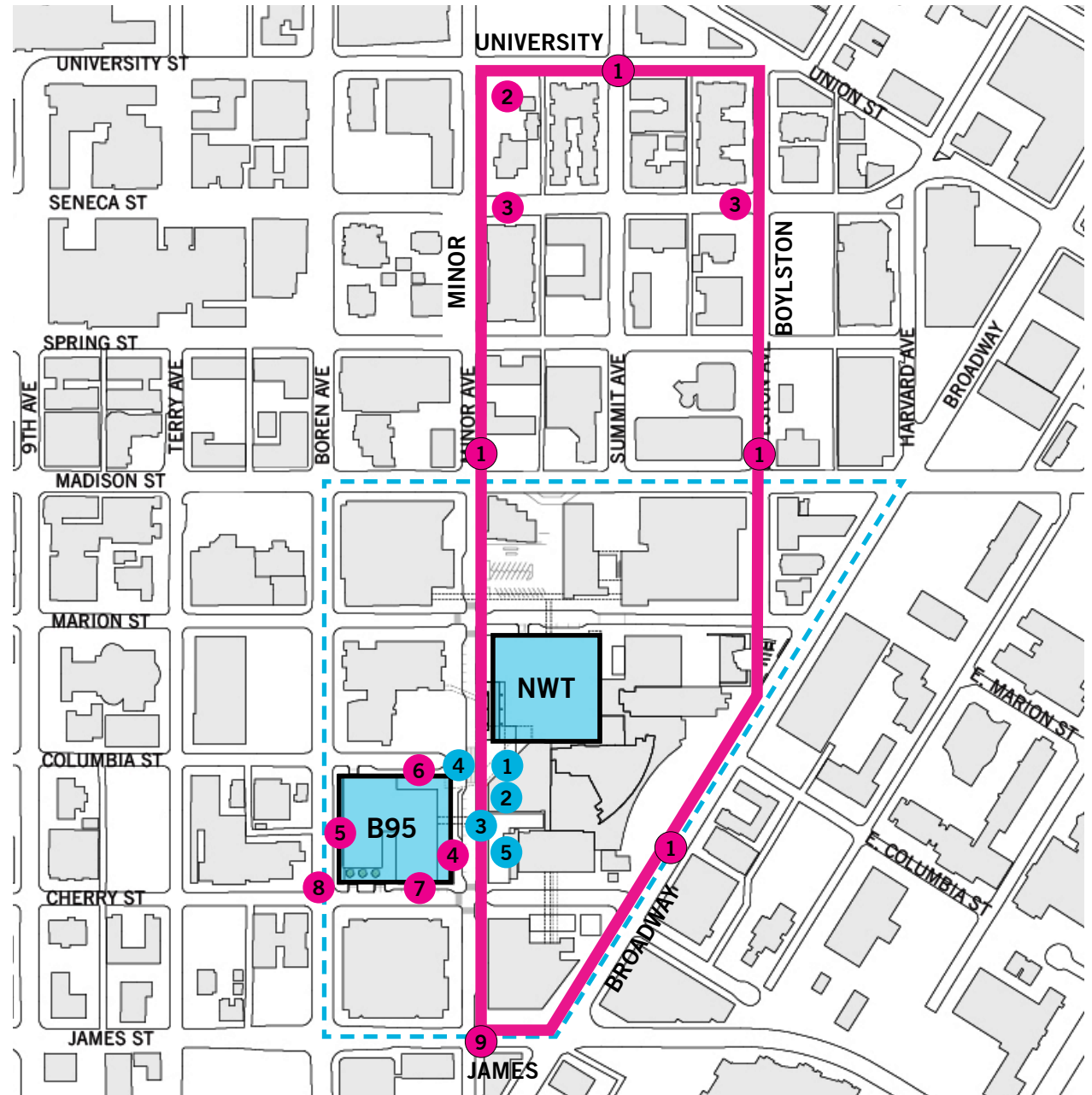
PUBLIC BENEFITS SUMMARY

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

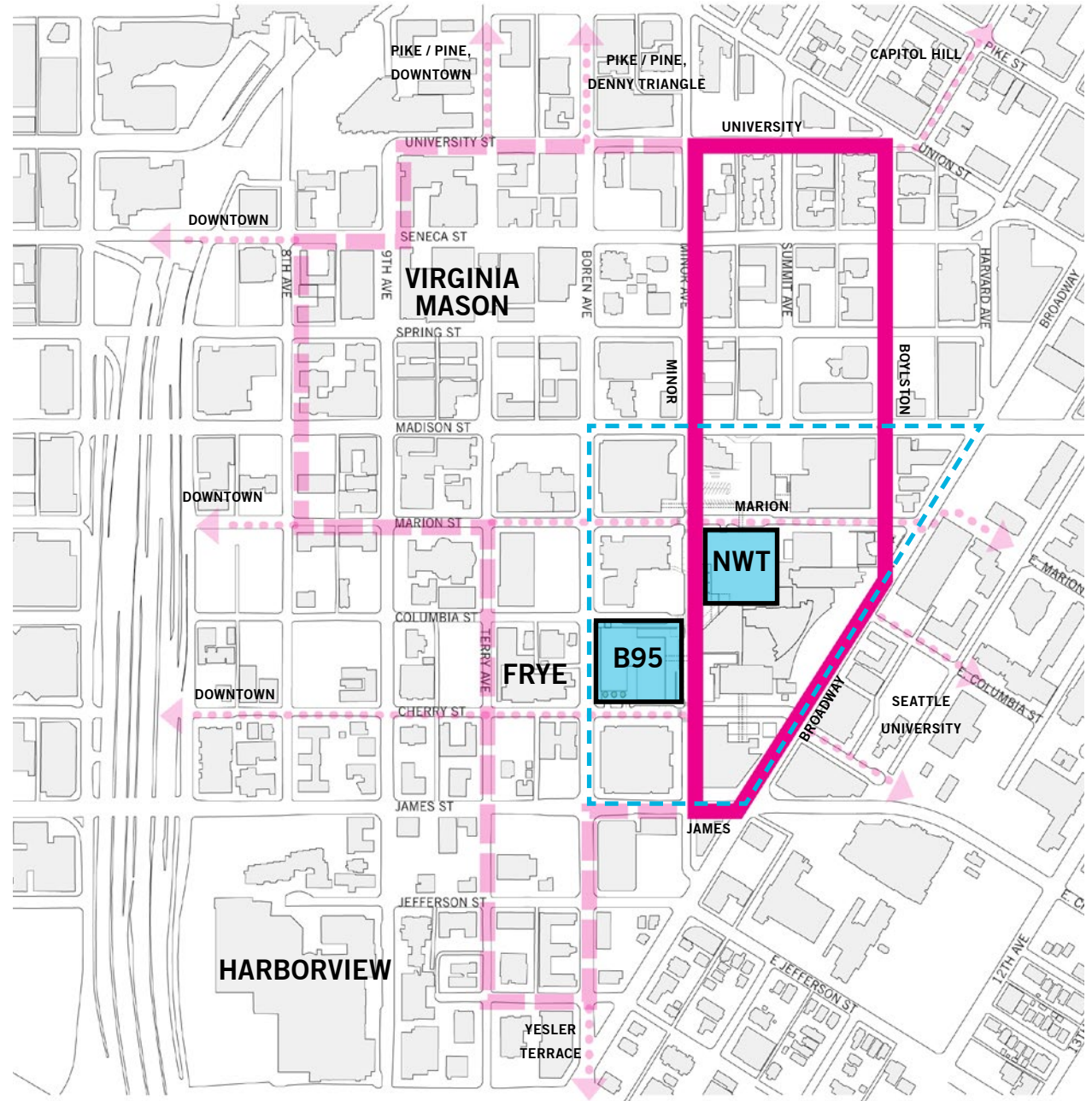
Wayfinding Sign

Street Trees

- New & replaced trees
- Select tree pruning

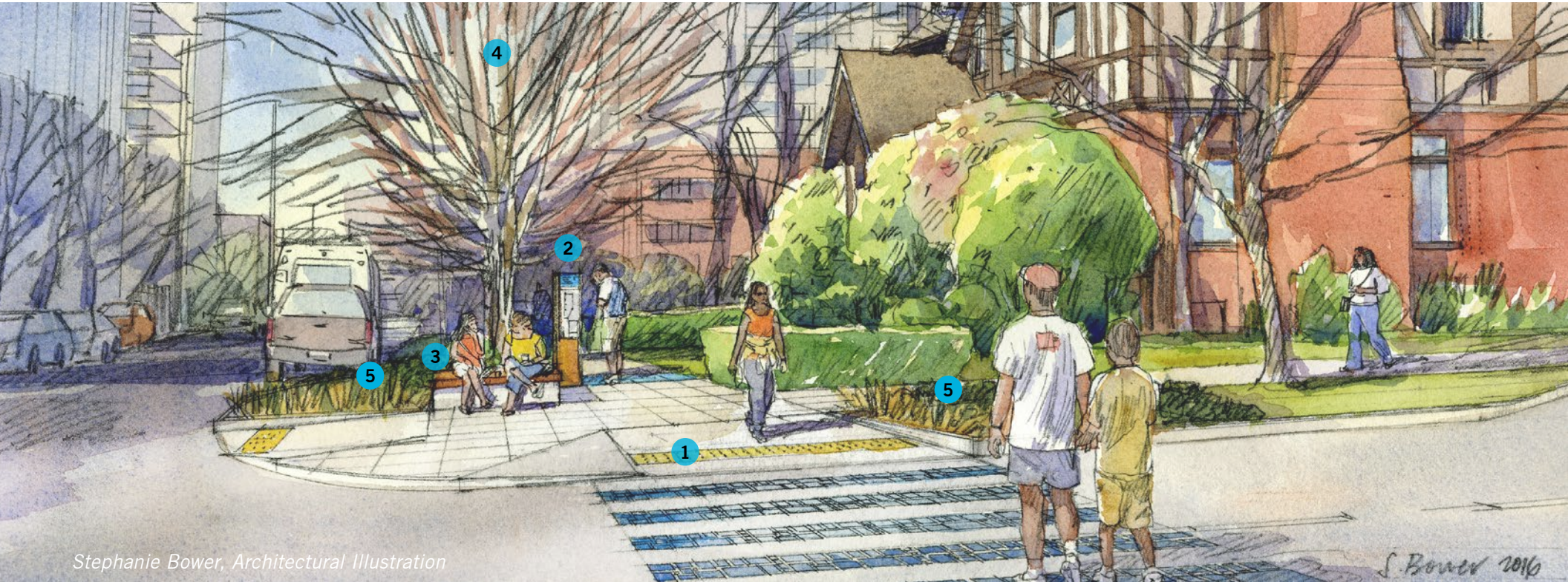
* 60% SIP Approval by SDOT

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



1 - FIRST HILL MILE

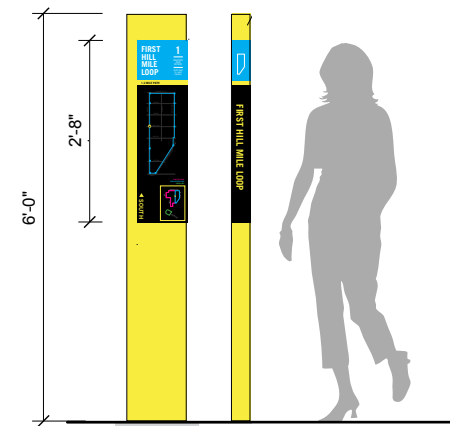
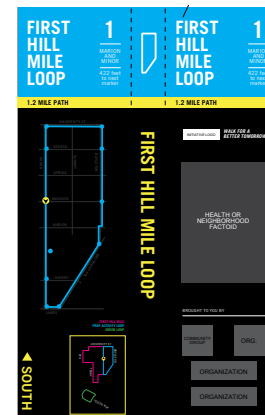
Streetscape Elements - Corner of Minor & Seneca



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



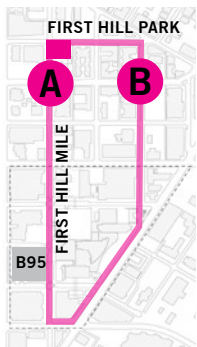
3 - PUBLIC ART

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

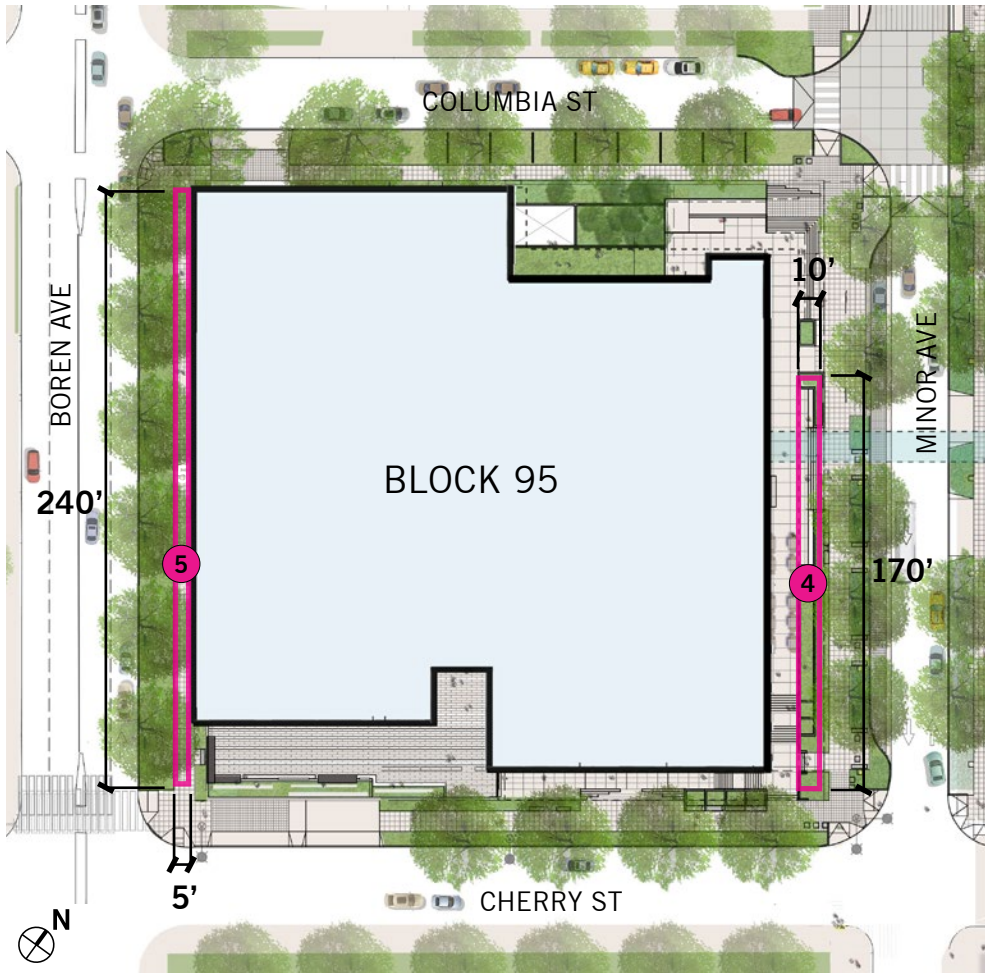
- Award-winning artist who creates large-scale sculptures lives and works in Seattle
- Works are designed to change over time and involve collaboration to build and install



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

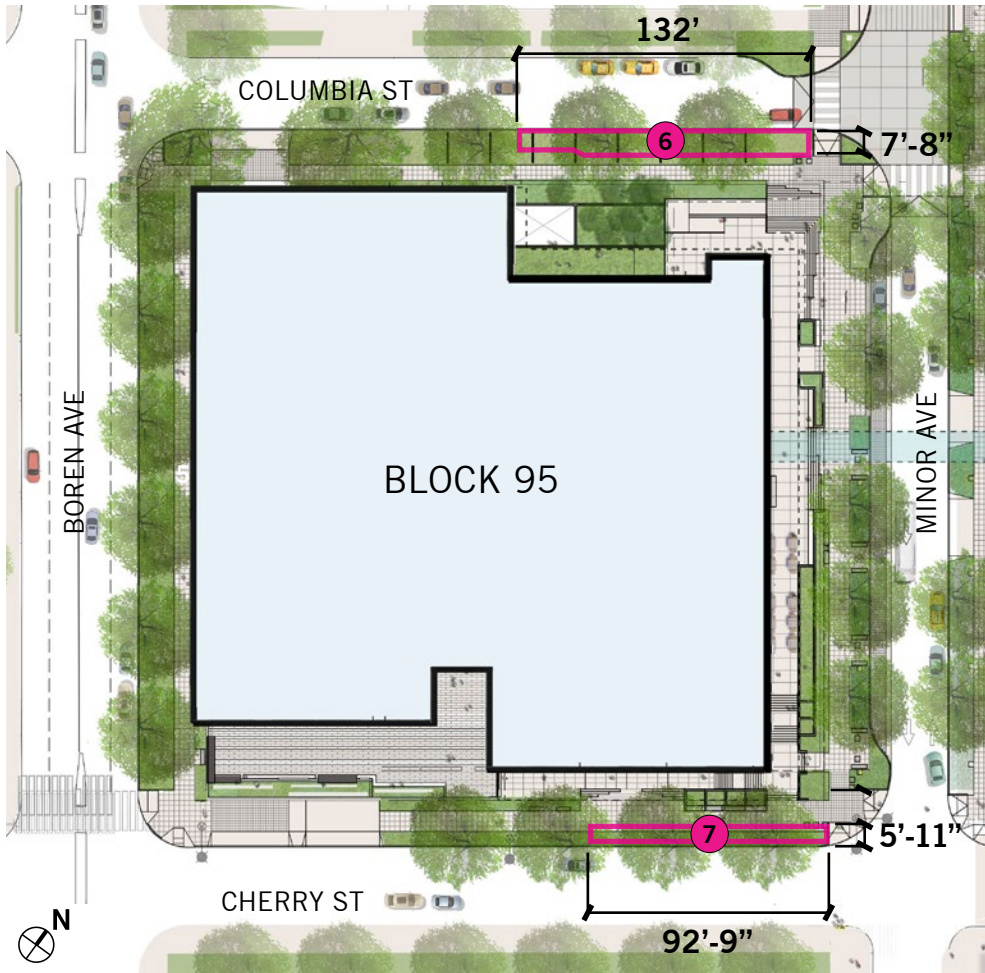


5 Boren Avenue 5' Setback for 1,200 SF of additional open space
total is 15' setback and 3,600 SF of open space

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 MATRIX

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