

Perkins&Will | SiteWorkshop

Swedish First Hill Medical Center Block 95

Alley Vacation | Skybridge | Tunnel

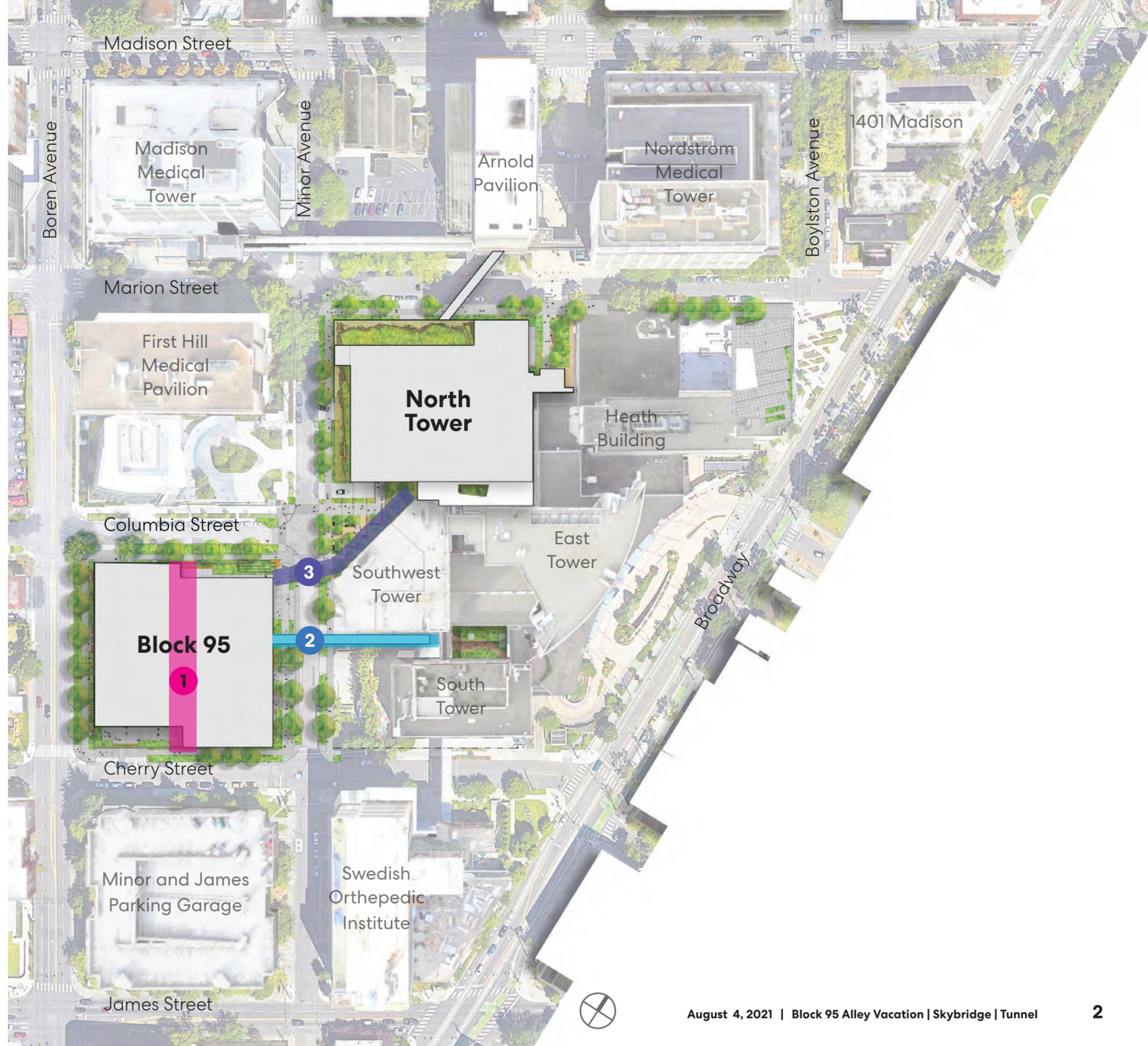
August 4, 2021



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

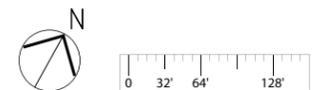
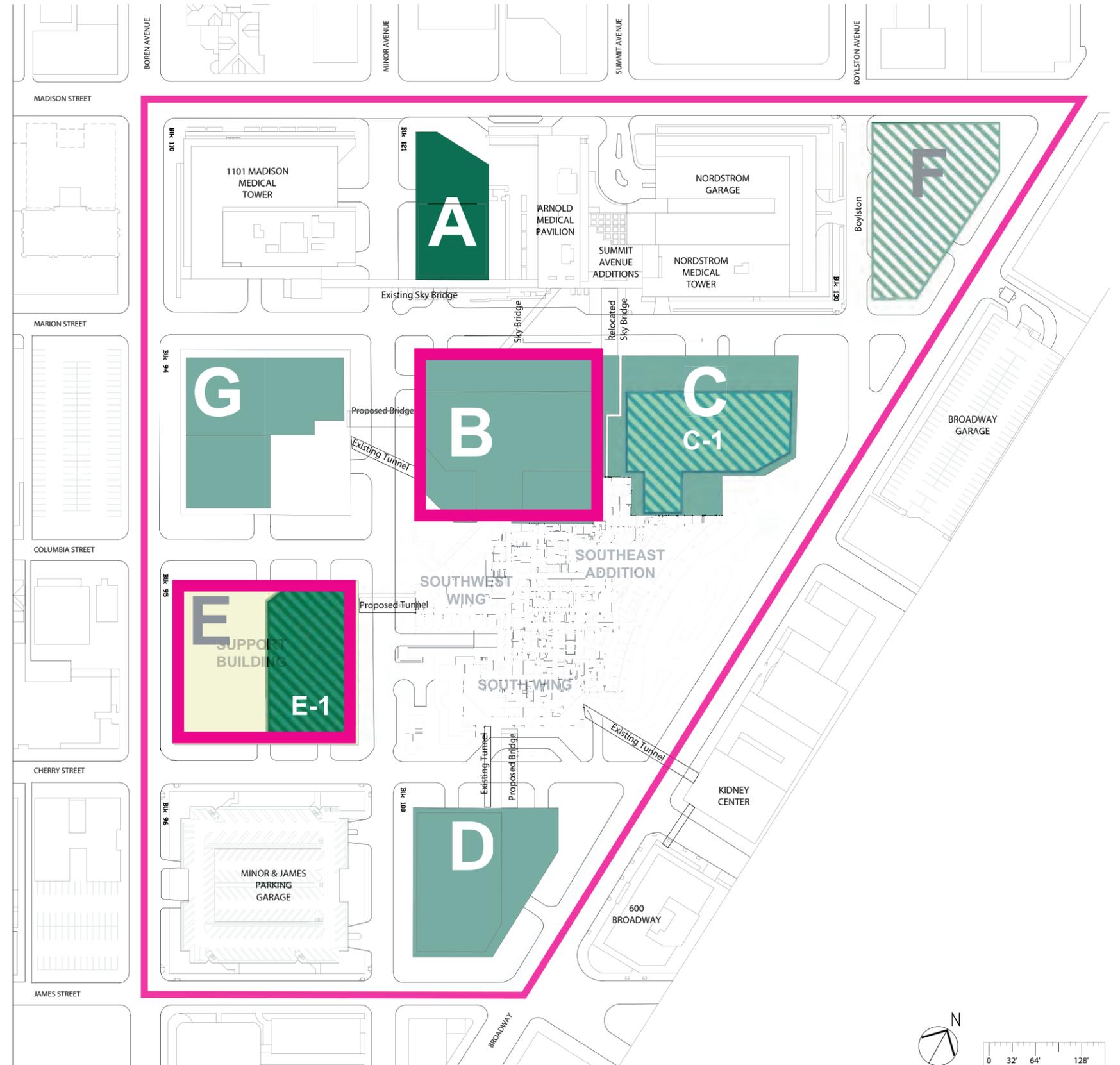
MIMP PROJECTS

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
- C - Future Tower Addition
- E-1. Central Support Facility w/ Medical Office Tower and Research



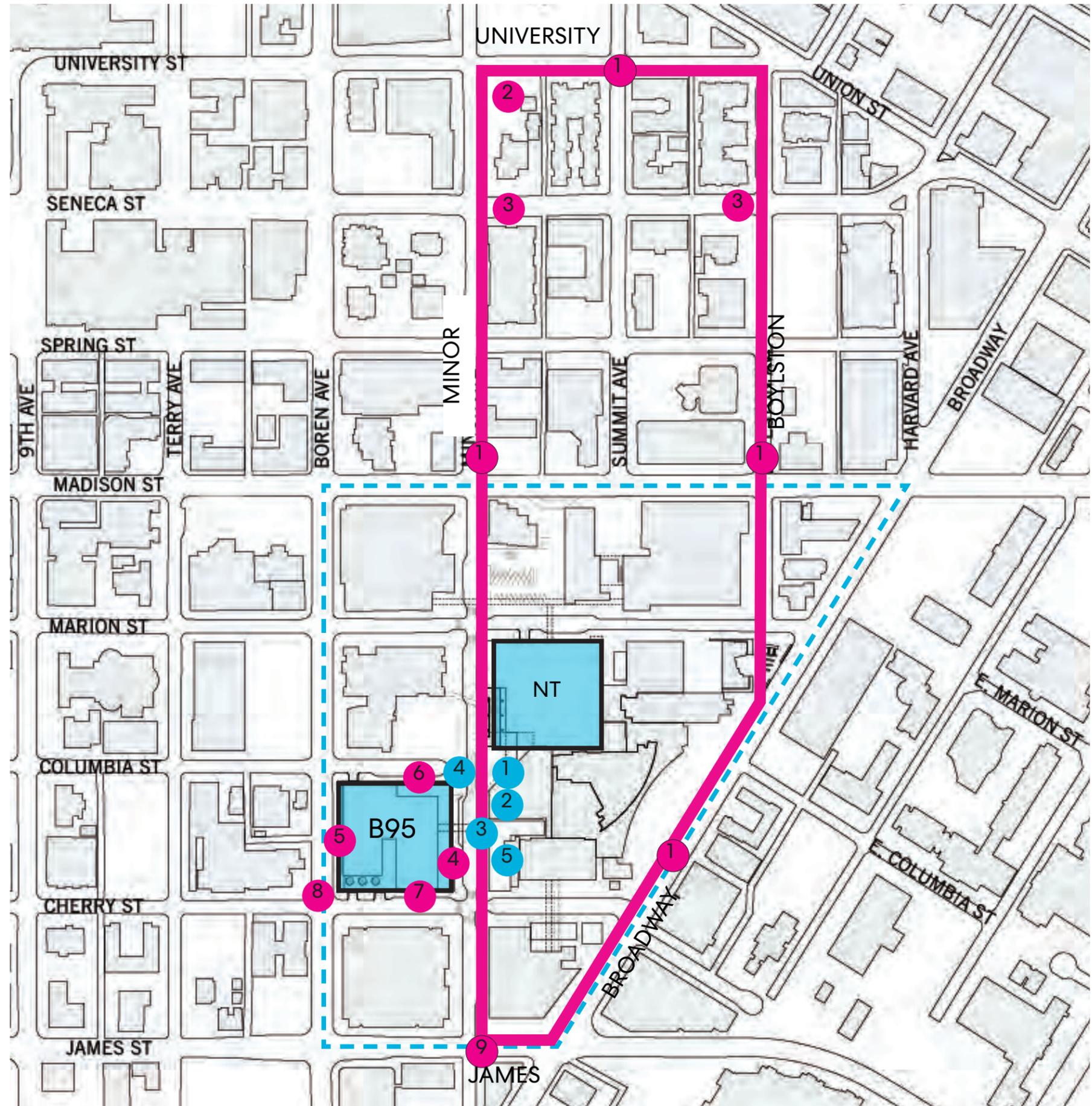
Public Benefits Summary

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



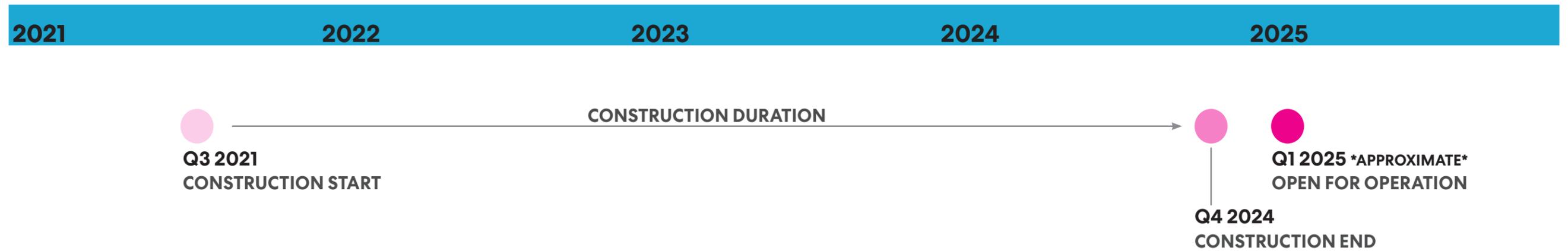
Alley Vacation Public Benefits Matrix

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"> Marion to Madison sidewalk and plantings 			4,800 SF	
		<ul style="list-style-type: none"> Minor & Seneca curb bulbs, sidewalk, furnishings and plantings 			2,650 SF	
		<ul style="list-style-type: none"> University & Summit traffic circle 			925 SF	
		<ul style="list-style-type: none"> Boylston & Seneca curb bulbs, sidewalk, furnishings and plantings 			3,870 SF	
		<ul style="list-style-type: none"> Boylston & Spring traffic circle 			1,130 SF	
		<ul style="list-style-type: none"> Boylston & Marion curb bulbs and sidewalk 			2,715 SF	
		<ul style="list-style-type: none"> 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

Skybridge Public Benefits Matrix

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

B95 Construction Schedule





Thank You

Questions?