FIGURE 24:
MASTER PLAN

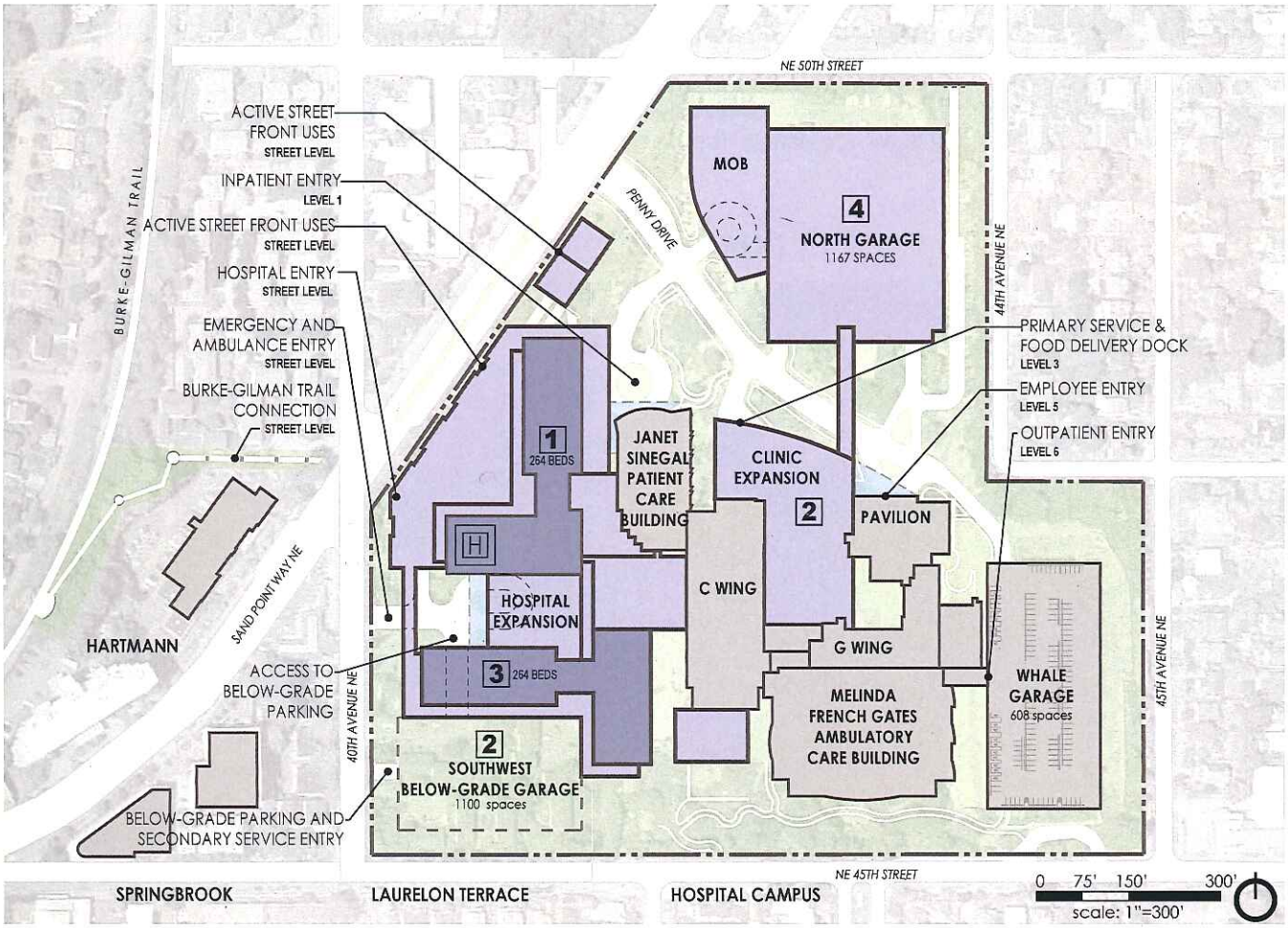
STATISTICS

Hospital Campus	
Beds	**500 - 600***
Building gross floor area	**2.125 million gsf**
Parking spaces	**3,100**
FAR	**1.9**

**addition of 250 - 350 beds*

LEGEND

- Property Line
- Campus Grounds
- Existing Buildings and Parking Garage
- Lower Buildings and Parking Garages
- Taller Buildings
- Covered Walkway
- Roadways and Surface Parking
- 1 Proposed Construction Sequence
- H Helicopter
- Service and Fire Access



c) Future Hospital Campus Heights

The Master Plan will primarily utilize the lower elevations of the expanded campus for new development. At hospital campus frontages, the buildings will be set back as they increase in height from the street-fronting property line. The existing height limits will be largely maintained on the existing hospital campus. On the lower portion of the campus, the Laurelon Terrace property, a new MIO boundary will merge the two sites. The highest point on the existing campus is located on top of the roof penthouse of the G Wing at El. 218'. Buildings lower than this elevation will be planned on the western areas of the existing hospital campus and on Laurelon Terrace and step down to designated densely planted setback areas along garden edges and street frontage edges.

The majority of the new buildings will be located on the lowest areas of the expanded hospital campus and closest to Sand Point Way NE and 40th Avenue NE on Laurelon Terrace. Buildings will be located near the sidewalk along street frontage edges, such as Sand Point Way NE. On portions of the campus that face single-family areas, setbacks will separate buildings from those areas through garden edges. Within the MIO 160' district, buildings will be limited to a 125' and 140' height, excluding rooftop mechanical equipment. Along the streets in the western portions of the expanded campus, the hospital buildings will step back with incremental increases in height. The base will be no taller than four exposed stories or 50' near the sidewalk.

See Figure 28, Future Building Elevations.

The tallest buildings will be located near the center of the campus and away from single-family residences. The buildings facing along Sand Point Way NE and 40th Avenue NE, the west elevation, will have upper level setbacks of 30 feet and 80 feet respectively for portions of the buildings taller than 50 feet. Other campus elevations to the north, east and south will have landscaping planted to screen or limit views of buildings.

See Figure 27, Oblique View of Future Hospital Campus.

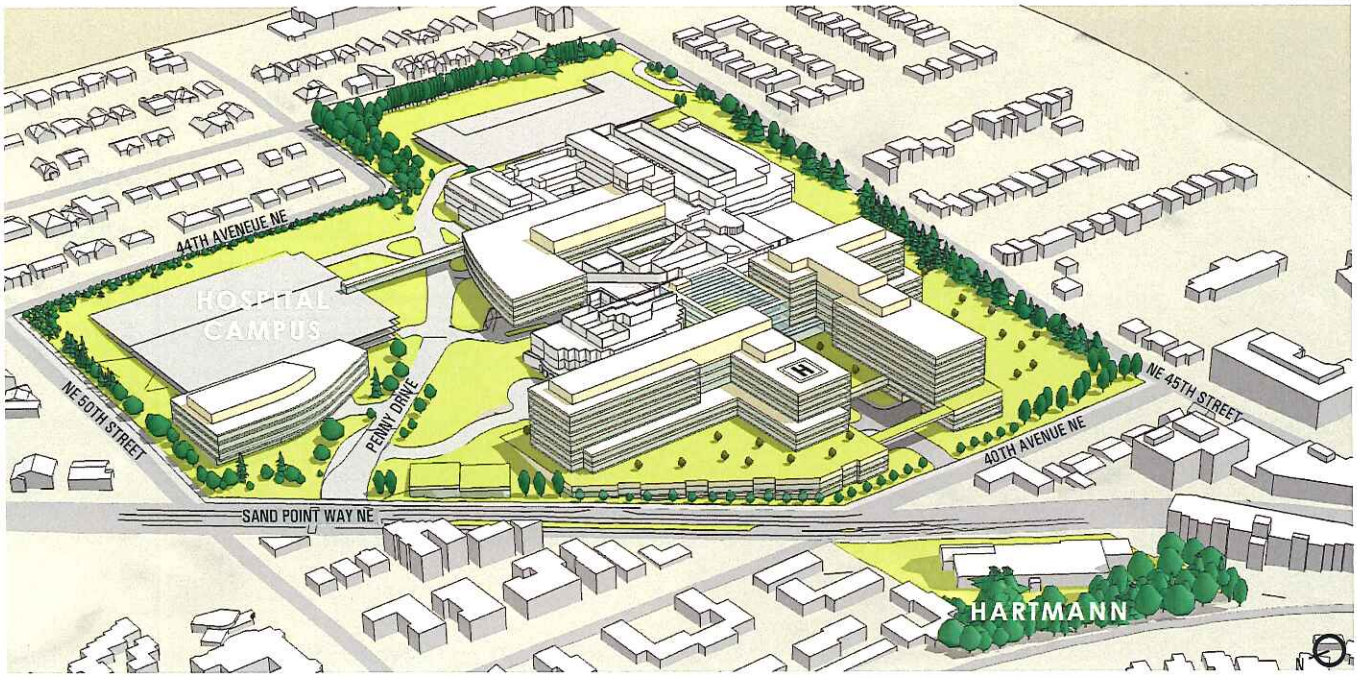


Figure 27 Oblique View of Future Hospital Campus

IV. DEVELOPMENT STANDARDS

The development standards set forth in this Master Plan govern physical development within Seattle Children's MIO boundaries. As a supplement to the development standards, Children's Design Guidelines direct qualitative architectural and engineered design. (See Approved Design Guidelines in Appendix E.) These qualitative guidelines will direct design within the limits of the development standards to achieve the character envisioned for the campus.

The development standards and design guidelines are based on design principles identified during community meetings, Citizens Advisory Committee deliberations and Children's facility Master Plan programming.

A. DEVELOPMENT PRINCIPLES

The development standards and design guidelines in this Master Plan are based on the following design principles:

- Consolidate the footprint of the hospital to maximize the amount of open space around the campus.
- Set back higher buildings to the center of the campus and away from single-family residential areas.
- Build lower buildings at the perimeter that compliment the architecture of and provide transition to the adjacent neighborhood.
- Connect neighborhood pedestrian circulation to Children's campus while accommodating patient and family requirements for privacy and security.
- Provide amenities (e.g., bike storage, showers) that make commuting to Children's by means other than SOV the preferred choice of transportation.
- Enhance portions of the campus garden edge with desirable and usable places, benefiting patient care, caregivers and the surrounding neighborhood.
- Minimize exhaust, light and noise resulting from hospital operations.

See Figure 37, Examples of Well-Designed and Executed Development Prinicples.

B. SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP

Children's believes that green buildings are healthier environments for their occupants, and building green is integral to the core mission of providing top-quality healthcare. Children's received the 2008 Governor's Award for Sustainable Practices. Children's demonstrates its continuing commitment to environmental stewardship through its successful Transportation Management Plan, its improvements to the environmental quality on campus, reduced energy use and conservation of natural resources. The hospital reduces the vehicle trips of patients and caregivers to and from the hospital by providing services at clinics throughout the region, bringing care closer to the communities where its patients live. Children's aggressive, Diamond-award–winning Commute Trip Reduction program minimizes the number of single-occupant vehicle trips by its staff.

Figure 37 Examples of Well-Designed and Executed Development Principles

Through thoughtful, sustainable facility master planning, Children's future development will consider habitat, energy and water, which are essential to community design and reducing demand on the local infrastructure. These choices will contribute to a sustainable urban campus and, by extension, positively affect the community around it.

Children's is committed to following the principles and strategies in the Green Guide for Health Care™. This program describes the best-practice methods for hospital facility design, construction, facilities management and operations. Children's will use the Green Guide for Health Care™ during development of its Master Plan facilities. As a member of the Green Guide for Health Care's Executive Committee, Children's staff continues to review and help shape this national assessment tool. The U.S. Green Building Council's LEED for Health Care is currently under development and will build on and complement the Green Guide for Health Care™. Both provide a helpful framework for assessing success of ongoing greening efforts on Children's campus.

1. HOSPITAL CAMPUS GROUNDS AND FACILITIES

The existing campus has significant areas of impervious surfaces. To the extent feasible, future development of hospital grounds and facilities will be designed to protect existing tree canopy and landscaping; reduce impervious surfaces; and control, filter and reduce storm water runoff.

Large amounts of plantings shade some of the impervious areas and contribute to cooler areas on the campus. Vertical plantings on the perimeter of the campus are located to minimize views of the buildings and the light leaking off of the site into the surrounding neighborhood. This screen shields the hospital and, therefore, may minimize noise in the neighborhood associated with the hospital's operations.

Improvements to pedestrian pathways and linkages through and around the campus, as well as enhanced transportation management techniques, will support Children's Comprehensive Transportation Program to minimize trips to the site and reduce the carbon footprint, with improved access to transit and other modes of transportation.

To reduce the ecological footprint in the design of future hospital facilities, Children's will, at each phase of campus project development, consider specific sustainable design strategies and operational goals related to overall building performance, including energy use; greenhouse gas emissions; trip reduction and transportation choices; waste and recycling, potable water, impervious surface; and on-site storm water management.

2. SUSTAINABILITY GOALS FOR FACILITIES DESIGN, CONSTRUCTION AND OPERATIONS FOR NEW DEVELOPMENT

Children's will make meaningful performance efficiencies in the following areas as they relate to new development for facilities design, construction and operations:

- Adopt 2030 Challenge reduction in Green House Gas Emissions for new construction.
- Reduce BTU per square foot energy use of new building area over existing.
- Generate renewable energy on-site.
- Supply buildings' energy use purchased from off-site renewable green power sources.
- Use Green Roof Coverage.
- Purchase wood products used from certified sustainable forests.
- Increase the number of employees using alternatives to driving to work alone.
- Continue efforts to support visitors in their use of alternative transportation, e.g., transit, walking, shuttles, etc.
- Reduce construction waste; maintain high levels of demolition reuse and/or recycling.
- Employ operational recycling, solid waste diversion.
- Reduce potable water usage.
- Use locally sourced building materials.
- Purchase environmentally preferred, low V.O.C. products.

To monitor Children's projects, baseline measurements will be taken to allow for accurate comparison as the project progresses. These goals are aspirational and are not all presently achievable with today's technology. As the technology improves and becomes cost efficiently available, Children's will provide leadership in implementing its goals.