

BUILDING AND FACILITIES

EXISTING BUILDING AND FACILITIES

Existing buildings and facilities are shown in Figure 13.

Hospital Campus

The existing hospital is bounded by NE 50th Street to the north, 44th Avenue NE, NE 47th Street, and 45th Avenue NE to the east, NE 45th Street to the south, and Sand Point Way NE to the west. The western edge of the hospital is adjacent to the Laurelton Terrace multi-family development. The elevation of the site slopes from Elevation 170 feet at NE 45th Avenue to Elevation 60 feet on the western property line with Laurelton Terrace. Due to the 110 foot grade change, the buildings appear low on the eastern edge of the campus but commensurably taller on the western edge of the campus.

The existing facilities are separated by Penny Drive. On the south and west sides are the inpatient and outpatient facilities for patient care. On the north and east sides are parking, administrative offices in trailers, a nursery for plants, and evaporative cooling equipment. There is one primary vehicle entrance to the campus from Sand Point Way NE, at the Sand Point Way NE intersection with Penny Drive. Along this path, all of the building entries are accessible. A secondary egress is located along the southeastern corner side of the campus accessible from NE 45th Street. This is a drive-through bus layover area, with a pedestrian and service vehicle connection to the Whale Garage and fire access along the south face of the building.

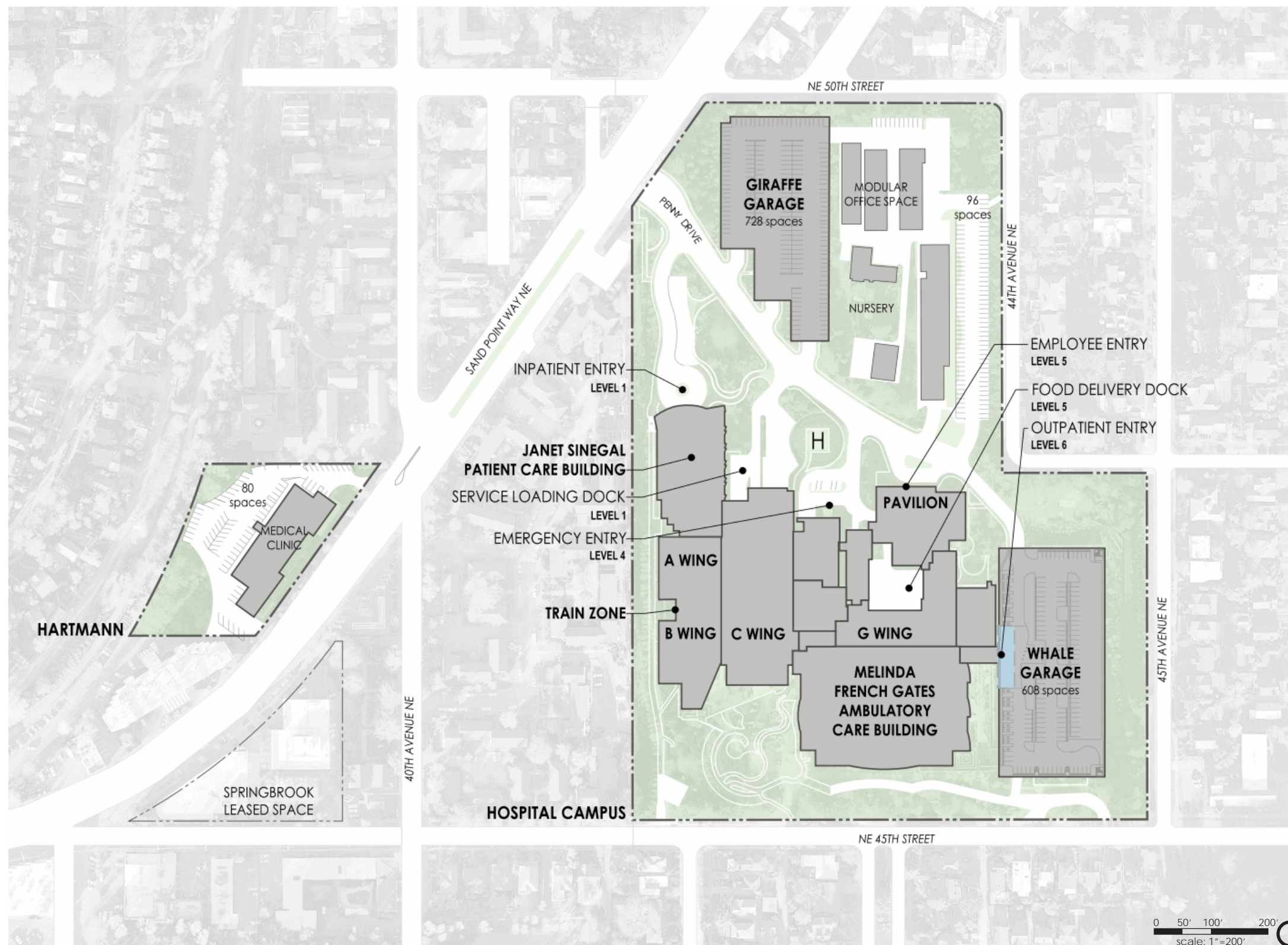
The tallest roof top elevation on the south side of Penny Drive is at Elevation (El.) 220 feet. On the north side of Penny Drive, the one-story temporary trailers are the highest buildings.

Hartmann

The Hartmann property is developed with a one-story clinic and office with surface parking. The west edge of the property fronts on the Burke-Gilman Trail. The east edge is adjacent to Sand Point Way NE. The north and south edges are adjacent to multi-family developments, the tallest of which is located on the south side. It is a building with a height of approximately 120 feet at Sand Point Way NE. The multi-family development to the north is lower at approximately 35 feet along 40th Avenue NE.

Leased Space

Children's currently leases approximately 4,000 square feet at the Springbrook office complex located at the intersection of NE 45th Street and Sand Point Way NE. The Springbrook property is fully developed as office buildings. There are two buildings; one is a two-level structure and the other has three levels. The property is surrounded by commercial and multi-family residential uses within the neighborhood commercial center for Laurelhurst.



LEGEND

- Property Line
- Campus Grounds
- Buildings and Parking Garage
- Roadways and Surface Parking
- H Helicopter

STATISTICS

HOSPITAL CAMPUS	
Beds*	250*
Building gross floor area	900,000 gsf
Parking spaces	1462
<i>*including 50 double rooms</i>	
HARTMANN	
Building gross floor area	16,228 gsf
Parking spaces	80
OFF-CAMPUS	
Parking	625
LEASED SPACE	
Springbrook	4,000 gsf

Figure 13

EXISTING BUILDING AND FACILITIES

EXISTING BUILDING ELEVATIONS

Site Elevations

The height of the buildings on campus can be described in two ways. First is the elevation, or height above sea level (designated as El.). By subtracting two elevations, one can determine the difference in height. The second measurement of height is defined by the City of Seattle Land Use Code. This measurement is taken between the top of roof parapet and the grade. This measurement can not exceed the MIO-designated height parallel to the ground plane. This is represented in all the site elevations.

Hospital Campus

The existing buildings on the hospital campus are within the MIO-designated height as adopted in the existing Major Institution Master Plan. The buildings step down the slope of the site's topography. The tallest and most visible buildings are located on the west property line, the west elevation. See Figure 14, Existing Building Elevations.

North Elevation

The north elevation of the Giraffe Garage is set back 20 feet from the NE 50th Street right-of-way. The evergreen trees in front of the garage are tall and block views of the upper exposed garage wall surfaces. Soil is mounded up against the garage, raising the plants above the sidewalk, screening views of the garage. At the east end, several trailers contain temporary hospital facilities. The dense evergreen canopy and understory plantings screen views of the trailers.

West Elevation

The west elevation presents the most visible portion of the campus to a public street. This view is mainly from Sand Point Way NE and its western approach to the site. The north end of the elevation has plants that serve as a screen of the Giraffe Garage. To the south, tall poplar trees extend above the Train Zone of the hospital. In the center of the hospital campus is the Giraffe Zone and main inpatient entry to the hospital. The entry plaza at level one of the Giraffe Zone is approximately 30 feet above the Laurelon Terrace Apartments. The Train and Giraffe Zones are each five to six levels tall.

South Elevation

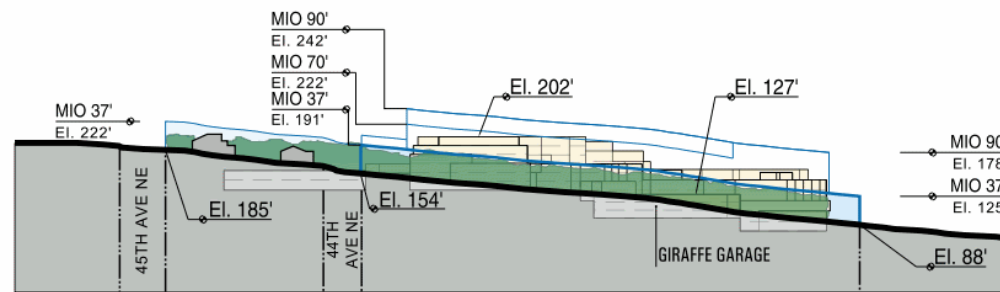
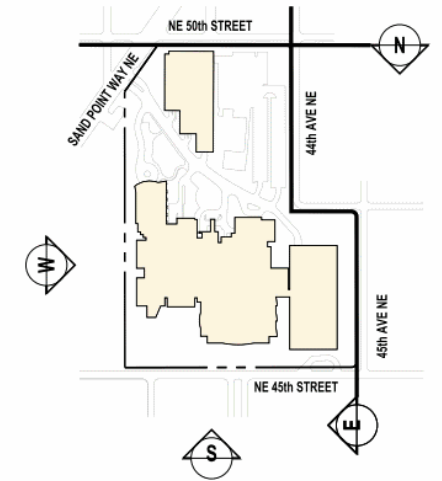
All of the buildings along this frontage are set back 75 feet from the 45th Avenue NE right-of-way line, providing a view corridor along the street's length. At the east end, the Whale Garage has been cut into the grade. One level of the building is visible over the bus layover area from NE 45th Street. To the south, four to five levels of the Train Zone and C Wing are exposed above a terraced children's play area. The Melinda French Gates Ambulatory Care Building is the largest building on this frontage between the Whale Garage and the C Wing. A tall stand of evergreen trees significantly obscures views of the Train Zone, C Wing and the Melinda French Gates Ambulatory Care Building from NE 45th Street.

East Elevation

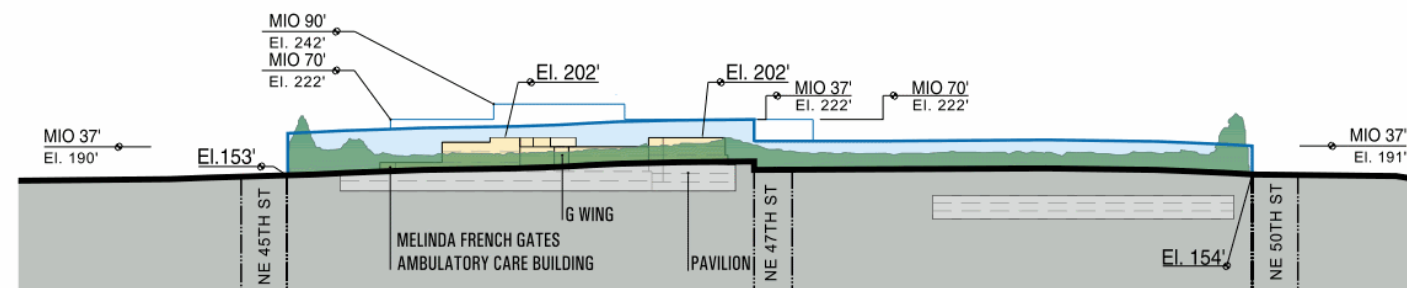
The east elevation has two edges. One is along 44th Avenue NE to the north and the other is along 45th Avenue NE to the south. The 45th Avenue NE frontage has dense evergreen plants, pruned over the years to provide filtered views over their tops from homes on the east side of the street. The top of the Whale Garage is approximately 20 feet below 45th Avenue NE. The Melinda French Gates Ambulatory Care Building is more than 185 feet to the west of 45th Avenue NE.

The 44th Avenue NE frontage is approximately 15 feet lower than the 45th Avenue NE frontage. It also has the dense evergreen trees that screen the parking lot flanking this frontage and the Giraffe Garage, located down the hill.

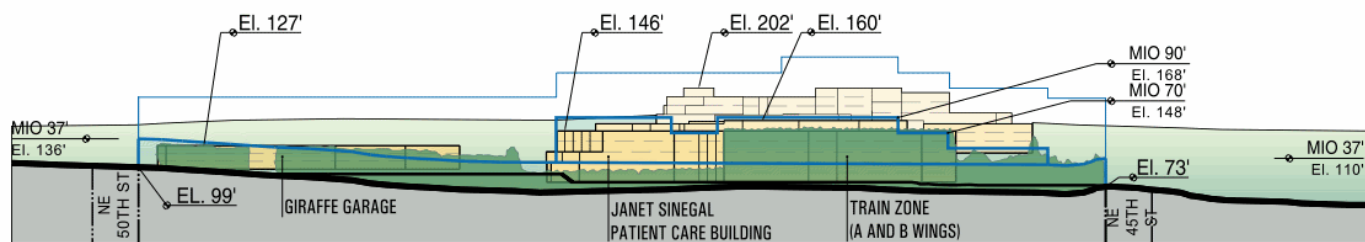
- EXISTING (FRONT)
- EXISTING (MID)
- EXISTING (BACK)
- NEW (FRONT)
- NEW (MID)
- NEW (BACK)
- MIO (FRONT)
- MIO (BEHIND)
- PROP. LINE GRADE



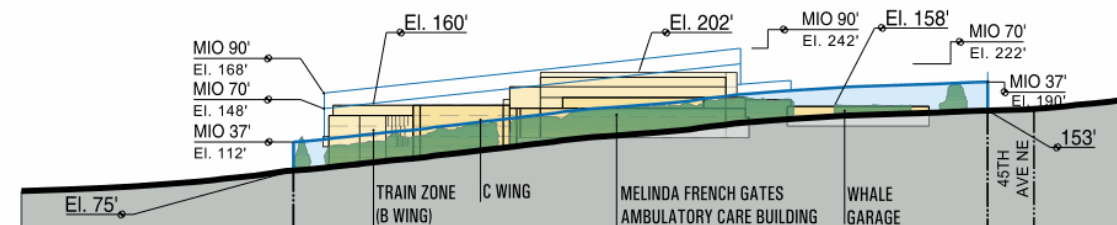
NORTH ELEVATION FROM NE 50th ST AND SAND POINT WAY NE (LOOKING SOUTH)



EAST ELEVATION FROM 44th AVE NE AND 45th AVE NE (LOOKING WEST)



WEST ELEVATION FROM LAURELTON TERRACE AND SAND POINT WAY NE (LOOKING EAST)



SOUTH ELEVATION FROM NE 45th ST (LOOKING NORTH)

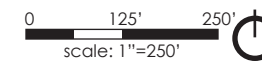


Figure 14

EXISTING BUILDING ELEVATIONS

Existing Hartmann

Currently, the Hartmann Building is a single-level medical office and clinic building fronting on Sand Point Way NE. The building is raised above the street level on a narrow terraced lawn. It is surrounded on two sides by multi-family housing and on the fourth side by the Burke-Gilman Trail. At the rear of the site is a parking lot that has been cut into the uphill grade and is retained by a wall. See Figure 15, Existing Hartmann Elevations.

North Elevation

This edge of the property is shared with a three-level multi-family development. Views of the north edge of the building are across a 50-foot wide parking lot access drive. This is screened by plants that are raised up to the grade of the multi-family building via a retaining wall.

West Elevation

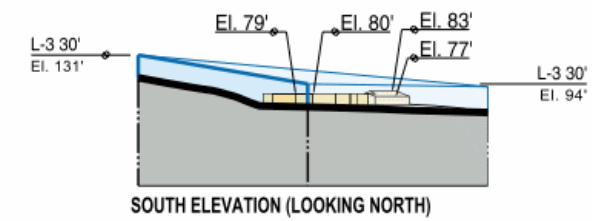
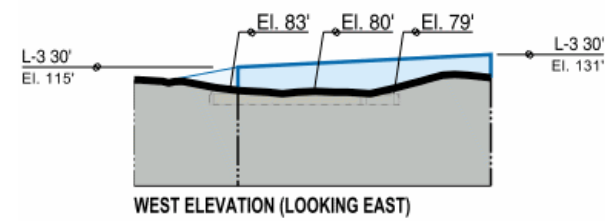
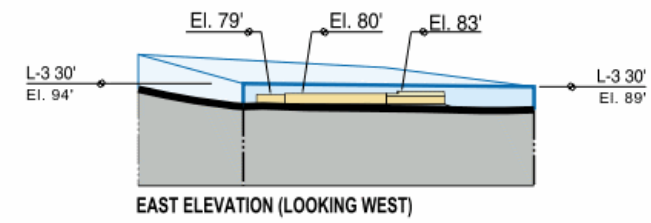
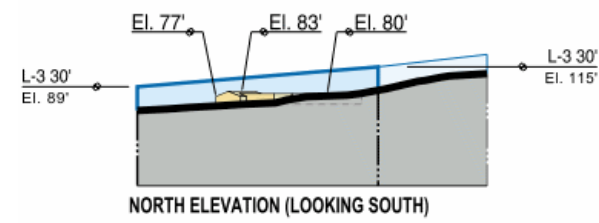
This edge fronts along the Burke-Gilman Trail. The top of the existing building is approximately 10 feet below the surface of the Burke-Gilman Trail and 100 feet away horizontally. A densely planted deciduous sloped area screens views of the building from the Burke-Gilman Trail.

South Elevation

The south elevation shares its property line with an eight-level residential tower. Views of the south edge of the building are across a 50-foot wide parking lot access drive. This is screened by plants that are raised up to the grade of the residential tower via a retaining wall.

East Elevation

The east elevation fronts onto Sand Point Way NE. The building is set back approximately 20 feet from the Sand Point Way NE right-of-way line.



- EXISTING (FRONT)
- EXISTING (MID)
- EXISTING (BACK)
- NEW (FRONT)
- NEW (MID)
- NEW (BACK)
- MIO (FRONT)
- MIO (BEHIND)
- PROP. LINE GRADE

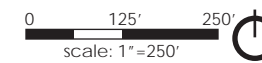
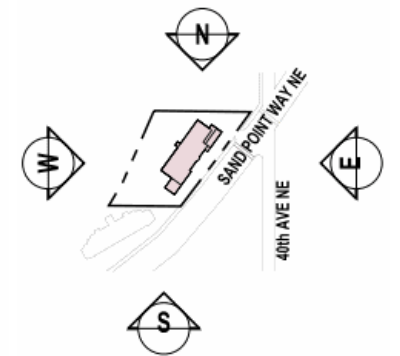


Figure 15

EXISTING HARTMANN ELEVATIONS

PROPOSED AND ALTERNATIVE CONCEPT PLANS

Two ideas to encompass the facilities for anticipated pediatric healthcare at Children’s are described in the Proposed Concept Plan and the Alternative Concept Plan. They would both provide facilities for up to 600 beds at approximately 4,000 gsf per bed inclusive of ancillary services, patient beds, and utilities that are common in pediatric healthcare facilities. The Proposed Concept Plan would be built on the hospital campus and at Hartmann. The Alternative Plan includes Hartmann in the MIO at a lower height than in the Proposed Plan and concentrates all development on the hospital campus. While the Proposed Concept Plan and the Alternative Concept Plan share many of the same characteristics, the Proposed Concept Plan is less densely developed on the hospital campus than the Alternative Concept Plan. Consequently, the Proposed Concept Plan’s buildings are lower.

Hospital Campus

Both plans would locate taller structures on the lowest campus elevations and away from the campus edges immediately near single-family residential areas.

The building areas in both the Proposed and Alternative Concept Plans would be in addition to that approved during the existing Major Institution Master Plan. Currently there is approximately 71,000 gsf of unbuilt area approved for the hospital. This remaining diagnostic and treatment area is planned to be constructed as a new Emergency Department, before the proposed projects identified in the two Concept Plans.

The open space system would be similar between the Proposed Concept Plan and the Alternative Concept Plan, as the building footprints would not change between the proposed and the alternative schemes. Through further discussion with the neighbors, the edges of the campus can be designed to maximize their service to the neighborhood and the hospital.

Parking locations and garage heights would be similar on the hospital campus for the Proposed Concept Plan and the Alternative Concept Plan. Parking studies determined that up to 4,200 total parking spaces for patients, visitors, and employees are needed for 600 beds. Parking on campus is limited to approximately 3,000 parking spaces. Additional off-campus parking would be needed, with hospital staff shuttled to campus.

Both concept plans would include the relocation of internal access for inpatient, emergency, and loading. In keeping with the concept of orienting the activities with the most noise to Sand Point Way NE, the loading dock would be relocated to the existing Inpatient entry on level one. This would also be the primary shuttle pick up and drop off for employees who are shuttled to the campus from remote parking lots. The Emergency Department entry would be relocated to level three at the existing loading dock, and the Inpatient entry would be relocated to the existing Emergency Department entry at level four. In this way, the Inpatient entry and the Outpatient entry would be separated from shuttles, loading docks, and the Emergency Department. These lower activity and quieter entries would be more appropriate in proximity to single-family residences.

Vehicle circulation would be improved. Currently only one access to the campus is provided from Sand Point Way NE. In the Proposed and the Alternative Concept Plans, three vehicular access points are proposed: the existing entry at Sand Point Way NE, a new entry from NE 50th Street and a new entry from NE 45th Street near the existing bus pull-through. These are needed to distribute peak-period traffic movements on campus to new signalized intersections along Sand Point Way NE. This would help reduce impediments to traffic flow and the delay at existing signals serving Laurelhurst and View Ridge.

Pedestrian and bike circulation are planned to connect the hospital and surrounding areas across Sand Point Way NE to View Ridge and the Burke-Gilman Trail. While Children's needs to make this improvement for themselves, it is also a benefit to the neighborhood.

The existing helistop would be relocated to the roof of Bed Unit 1. A temporary relocation of the existing helicopter landing area would be required during the construction of the new Emergency Department and Bed Unit 1.

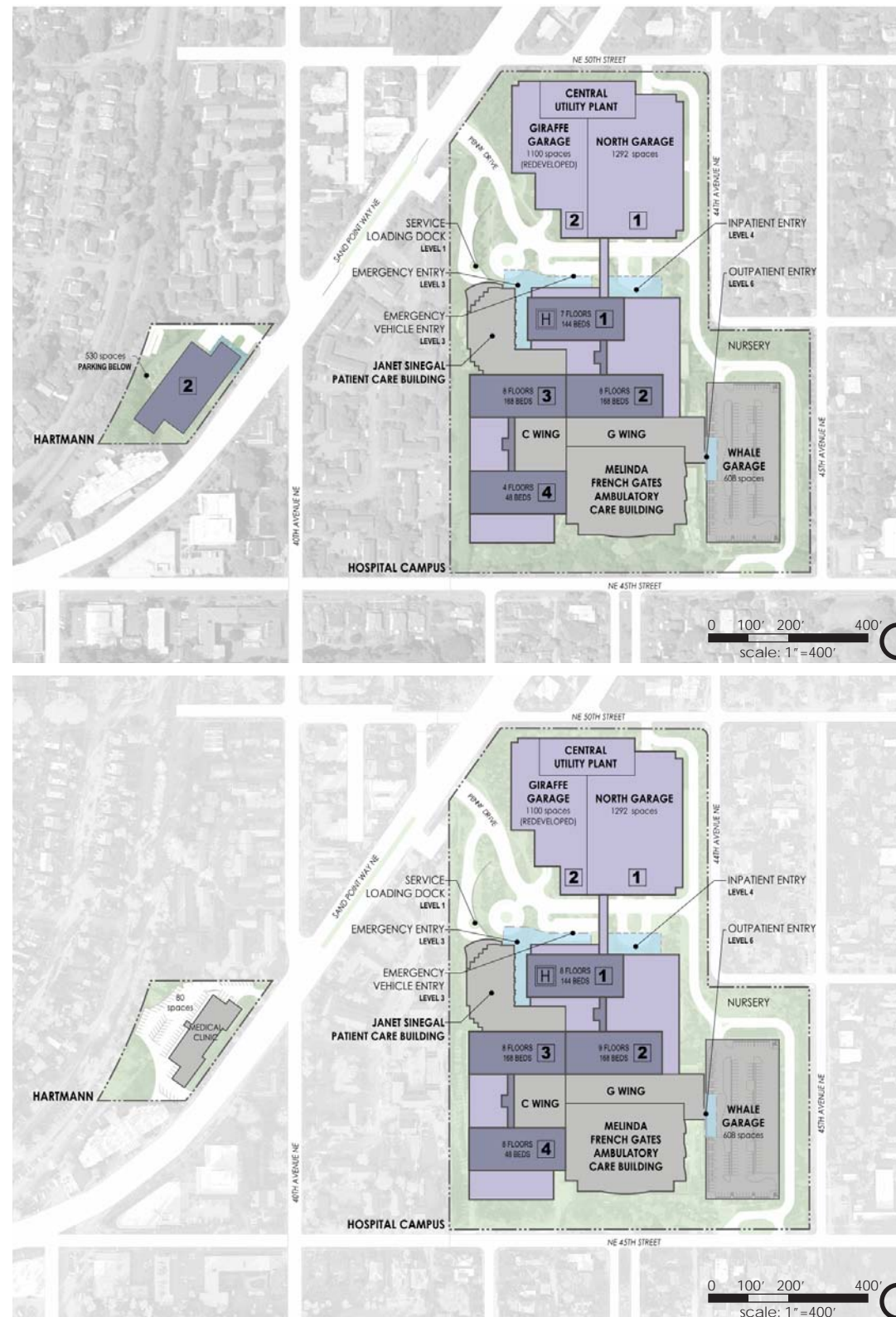
Hartmann

In the Proposed Concept Plan, the Hartmann site would be redeveloped with supplemental facilities for the hospital that would reduce the amount of development on the hospital campus. In the Alternative Concept Plan, the Hartmann site would not be redeveloped and would remain as it currently is, an office and clinic building.

Leased Space

In both plans, Children's would continue to lease office space for temporary relocation during construction, or until new campus space becomes available. The leasing of space within 2,500 feet of the MIO Boundary would be done in compliance with the leasing regulations of Section 23.69.022 of the Seattle Municipal Code.

See Figure 16, Proposed Concept Plan Campus, Hartmann Building, and Facilities, and Figure 19, Alternative Campus-Only Building and Facilities.



HOSPITAL CAMPUS	
Beds	600*
Building gross floor area	2.23 million gsf**
Parking spaces	3,000
<i>*addition of 350 beds</i>	
<i>** addition of 1.38 million gsf</i>	
HARTMANN	
Beds	0
Building gross floor area	170,000 gsf
Parking spaces	530
OFF-CAMPUS	
Parking spaces	670
TOTAL	
Beds	600
Building gross floor area	2.4 million gsf
Parking spaces	4,200

Figure 16

PROPOSED CAMPUS, HARTMANN BUILDING, AND FACILITIES

HOSPITAL CAMPUS	
Beds	600*
Building gross floor area	2.4 million gsf**
Parking spaces	3,000
<i>*addition of 350 beds</i>	
<i>** addition of 1.52 million gsf</i>	
OFF-CAMPUS	
Parking spaces	1,200
TOTAL	
Beds	600
Building gross floor area	2.4 million gsf
Parking spaces	4,200
HARTMANN	
Building gross floor area	16,228 gsf
Parking spaces	80

Figure 19

ALTERNATIVE CAMPUS-ONLY BUILDING AND FACILITIES

PROPOSED CONCEPT PLAN - CAMPUS, HARTMANN BUILDING, AND FACILITIES

Hospital Campus

Children’s is proposing a total of 2,230,000 gsf of building area on campus to be consolidated south of Penny Drive, an increase of approximately 1,330,000 gsf over existing levels. The additional space would be developed over the next 15 to 20 years in four major increments. As the hospital is redeveloped, parking would be built in corresponding increments up to 3,000 parking spaces on the hospital campus north and east of Penny Drive.

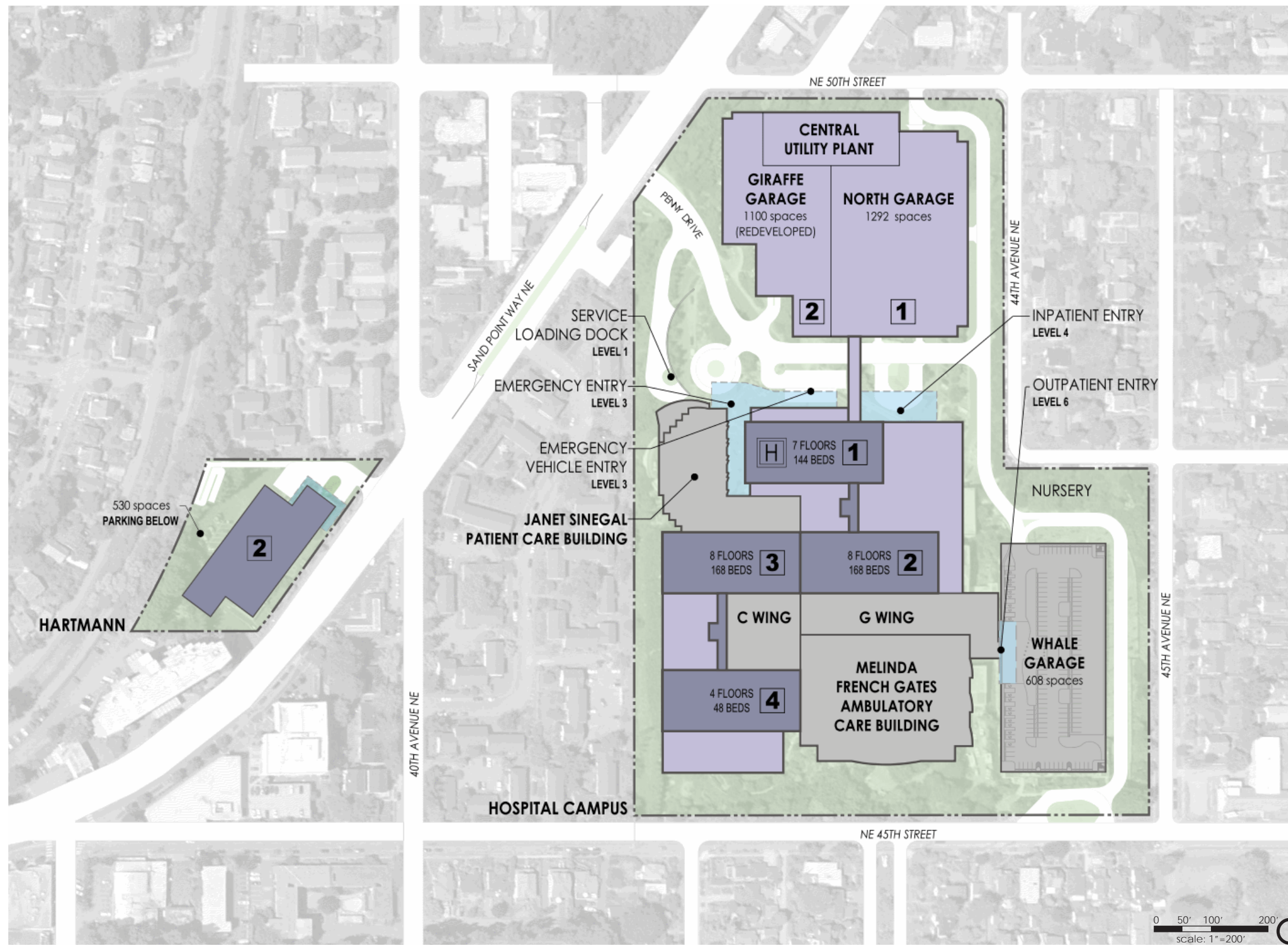
The planned development sequence is shown in Figure 16 and includes the following:

1. Bed Unit North and CUP
2. Bed Unit East and Hartmann
3. Bed Unit West
4. Bed Unit South

Hartmann

The Hartmann site would be developed with a 170,000 gsf eight-story building, approximately the same height as the nearby residential building to the west. Approximately 530 parking spaces would be constructed underground with a plaza at ground level. The building would be located with its longest edge parallel to Sand Point Way NE. Its retail uses would be at street level and would complement the retail character found in the nearby Laurelhurst Commercial Services area. The planned open space on the site would provide a connection between the Burke-Gilman Trail and Sand Point Way NE, and would provide usable open space for access and use by the building occupants and nearby neighbors.

See Figure 16, Proposed Campus, Hartmann Building, and Facilities.



LEGEND

- Property Line
- Campus Grounds
- Existing Buildings and Parking Garage
- Lower Buildings and Parking Garages
- Taller Buildings
- Covered Walkway
- Roadway
- 1 Construction Sequence
- H Helicopter

STATISTICS

HOSPITAL CAMPUS	
Beds	600*
Building gross floor area	2.23 million gsf**
Parking spaces	3,000
*addition of 350 beds	
** addition of 1.38 million gsf	
HARTMANN	
Beds	0
Building gross floor area	170,000 gsf
Parking spaces	530
OFF-CAMPUS	
Parking spaces	670
TOTAL	
Beds	600
Building gross floor area	2.4 million gsf
Parking spaces	4,200

Figure 16

PROPOSED CAMPUS, HARTMANN BUILDING, AND FACILITIES

PROPOSED BUILDING ELEVATIONS

Proposed Concept Plan

The proposed tall buildings would be consolidated southwest of the center of the site over the existing hospital. It is here that the main diagnostic and treatment facilities would be supplemented with new facilities over time. The tallest buildings would be located at the center of the hospital campus and at the lowest portion of the site, set back 40 feet from the western property line. The rest of the building elevations would be set back from streets and screened with dense evergreen plantings. All of the previously approved setbacks recorded in the existing Major Institution Master Plan would be maintained.

The highest point of the taller buildings in the Proposed Concept Plan would be El. 306', on top of the mechanical penthouse on Bed Unit 3 and at the west face of the hospital. This point would be one foot below the proposed MIO 240' of El. 307' at the west property line. The campus' topographic profile would be raised vertically by 240 feet, locating the ceiling of the MIO 240' roughly parallel to grade. Under this, the rest of the buildings would be well below the MIO 240' and set back from the property boundary as they step up the hill. The top of the proposed lower building areas would be El. 171'. See Figure 17, Proposed Building Elevations.

The Hartmann site would be redeveloped with 170,000 gsf of the total 2.4 million gsf of planned hospital improvements. See Figure 18, Proposed Hartmann Elevations.

Hospital Campus

North Elevation

The northern portion of the campus would contain a redeveloped Giraffe Garage of up to five levels. A new North Garage is planned between 44th Avenue NE and the existing Giraffe Garage. The existing Giraffe Garage would be redeveloped. Both of these garages would be approximately five levels tall. The Central Utility Plant (CUP) is planned to flank the North and Giraffe Garages along NE 50th Street. The plantings along this frontage, in the 20 foot setback, would be maintained to minimize views of the proposed structures from NE 50th Street. A new access drive would separate the new North Garage from the street right-of-way of up to 50 feet.

West Elevation

The buildings along the west elevation would be set back 40 feet from the west property line. At the north end of the elevation, the new Giraffe Garage is planned to be obscured with new evergreen plantings. The south end of the elevation would be screened by the existing tall poplar trees between the fire access way and Laurelton Terrace. The middle area of the west elevation would be where the tallest buildings would be located, atop a continuous ancillary building base. The narrow ends of the bed unit buildings would be located along this frontage, to lessen the bulk and mass of the tall buildings along this frontage with Laurelton Terrace.

South Elevation

The buildings along the south elevation would be set back 75 feet, respecting the existing view corridor along the length of this property edge, as approved in the existing Major Institution Master Plan. The Whale Garage is planned to remain at its current height. Only the C Wing and the Train Zone redevelopment would be raised to 90 feet along this edge of the hospital. The existing evergreen vertical plantings would remain to block views of the immediate building frontage.

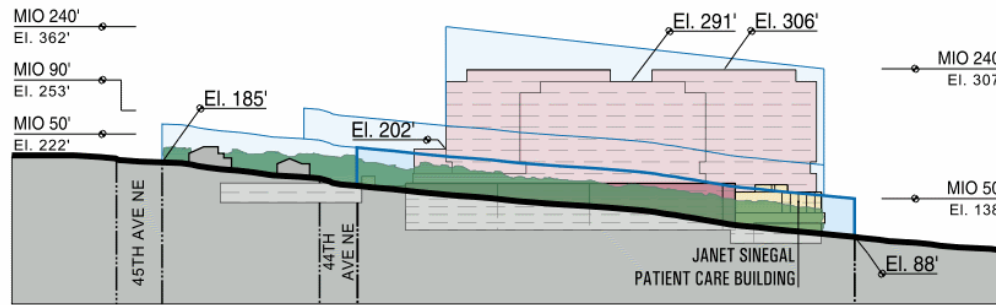
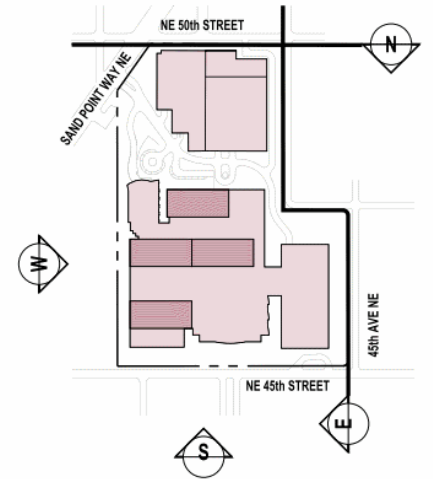
East Elevation

The east elevation would have two edges. One edge would be along 44th Avenue NE to the north and the other would be along 45th Avenue NE to the south. The 45th Avenue NE frontage would have dense evergreen plants, pruned over the years to provide filtered views over their tops from homes on the east side of the street. The top of the Whale Garage is approximately 20 feet below 45th Avenue NE. The Melinda French Gates Ambulatory Care Building is set back more than 185 feet to the west of 45th Avenue NE. The nearest bed unit would be set back more than 185 feet to the west.

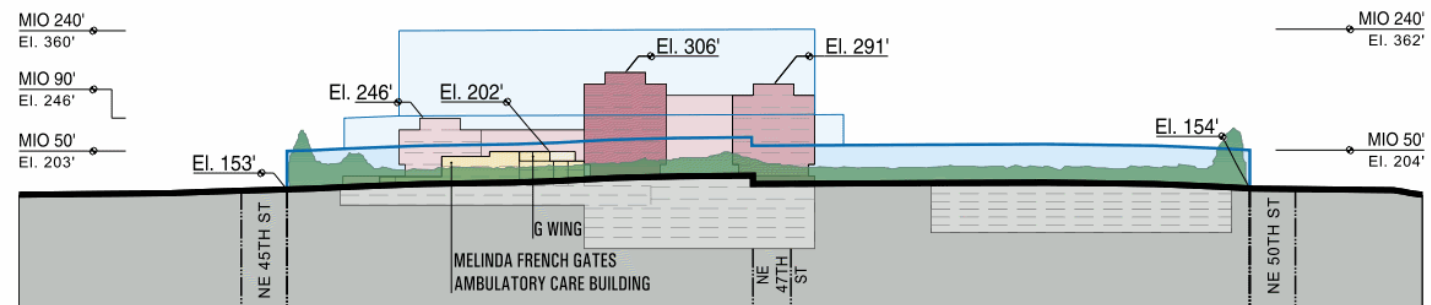
On the 44th Avenue NE frontage, the new North Garage would be 40 feet from the 44th Avenue NE right-of-way. The existing planted screens would remain to block views of the new North Garage.

The proposed building elevations for the Proposed Concept Plan are shown in Figure 17; proposed Hartmann building elevations are shown in Figure 18.

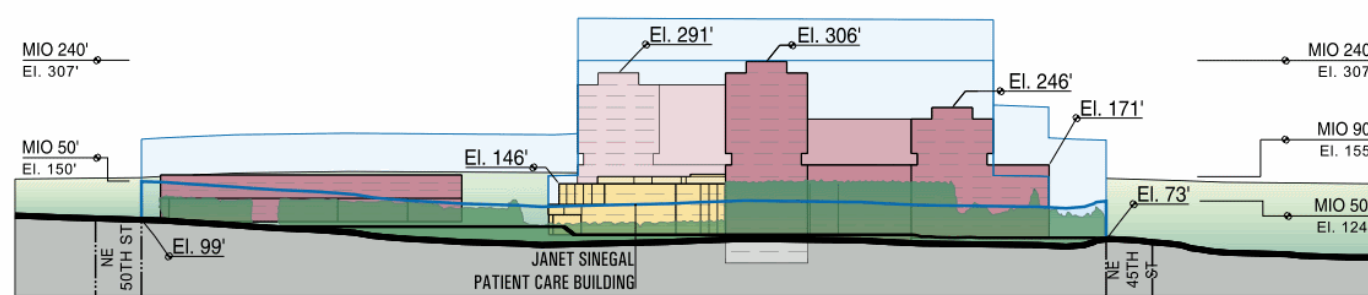
- EXISTING (FRONT)
- EXISTING (MID)
- EXISTING (BACK)
- NEW (FRONT)
- NEW (MID)
- NEW (BACK)
- MIO (FRONT)
- MIO (BEHIND)
- PROP. LINE GRADE



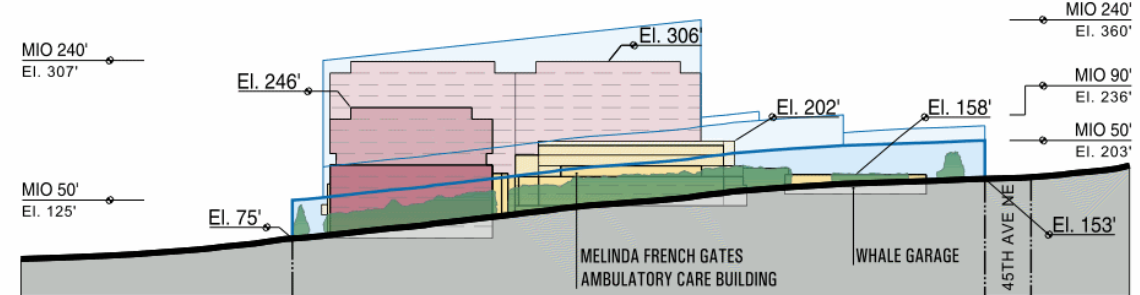
NORTH ELEVATION FROM NE 50th ST & SAND POINT WAY NE (LOOKING SOUTH)



EAST ELEVATION FROM 44th AVE NE & 45th AVE NE (LOOKING WEST)



WEST ELEVATION FROM LAURELON TERRACE & SAND POINT WAY NE (LOOKING EAST)



SOUTH ELEVATION FROM NE 45th ST (LOOKING NORTH)

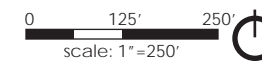


Figure 17

PROPOSED BUILDING ELEVATIONS

Hartmann

The Hartmann property would be redeveloped for a building with 170,000 gsf over 530 parking spaces. The parking spaces would be underground with a rooftop garden. Access to the rooftop garden would provide an intermediate connection between the Burke-Gilman Trail and Sand Point Way NE. The top of the building would be at El. 184'. This would be one foot below the proposed MIO 120' on the east building elevation along Sand Point Way NE.

There would be approximately a 25 foot grade change across the property, dropping from northwest to southwest. Beyond the site, the topography rises to the west, up to the grade of the Burke-Gilman Trail, approximately 35 feet above the lowest point on the Hartmann site.

North Elevation

The narrow edge of the building would be set back approximately 30 feet from the shared property line with the three-level multi-family complex to the north. A new plaza and building entry is proposed, providing a hill climb connecting the Burke-Gilman Trail to 40th Avenue NE and Sand Point Way NE.

West Elevation

The new building would be set back at an angle from the Burke-Gilman Trail, with the narrowest end at 60 feet to the south. The garage rooftop garden would be 20 feet below the Burke-Gilman Trail.

South Elevation

The narrow edge of the building would be set back approximately 20 feet from the shared property line with the eight-level residential tower.

East Elevation

The building would be within 10 feet of the Sand Point Way NE right-of-way. A retail use is proposed for the first level. The face of the building levels above would be flush with this frontage.

See Figure 18, Proposed Hartmann Elevations.

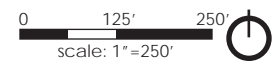
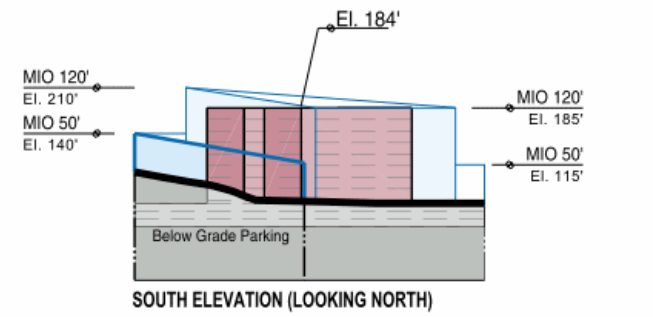
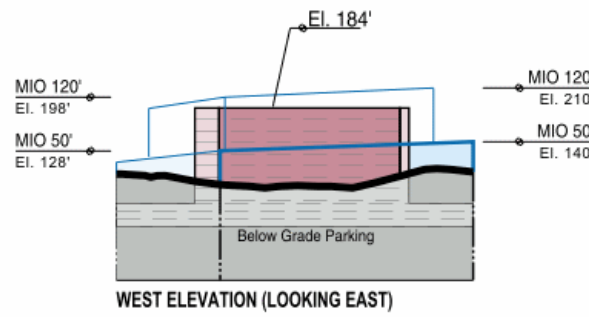
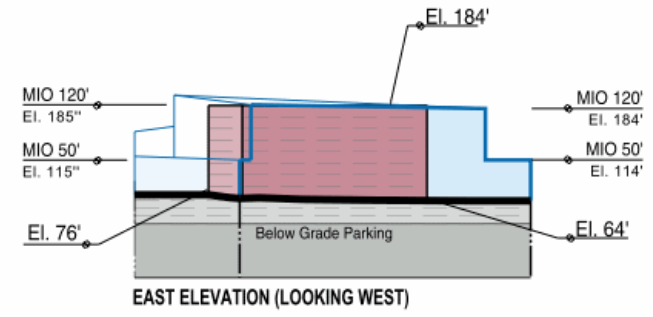
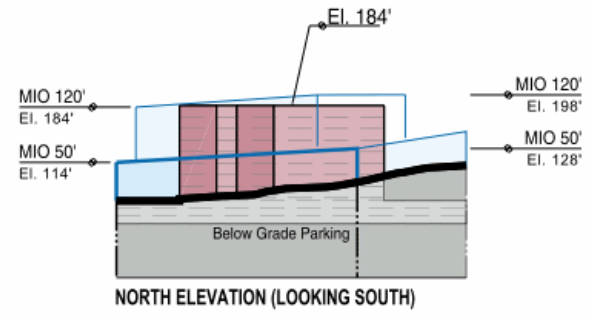
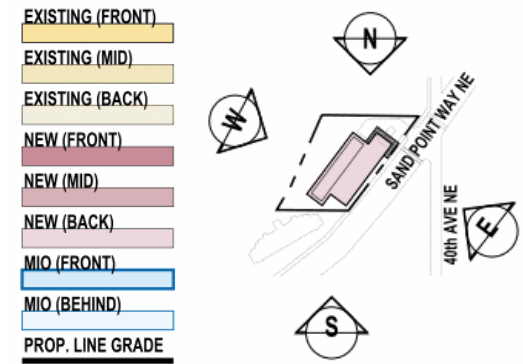


Figure 18
PROPOSED HARTMANN ELEVATIONS

ALTERNATIVE CONCEPT PLAN - CAMPUS-ONLY BUILDING AND FACILITIES

Hospital Campus

In the Alternative Concept Plan, Children's proposes a total of 2,400,000 gsf of building area on campus, to be consolidated south of Penny Drive, an increase of approximately 1,500,000 square feet over existing levels. The additional space would be developed over the next 15 to 20 years in four major increments. As the hospital is redeveloped, parking would be built in corresponding increments up to 3,000 parking spaces on the hospital campus north and east of Penny Drive. The balance of the anticipated 4,200 parking spaces, associated with 600 beds, would be located off-campus.

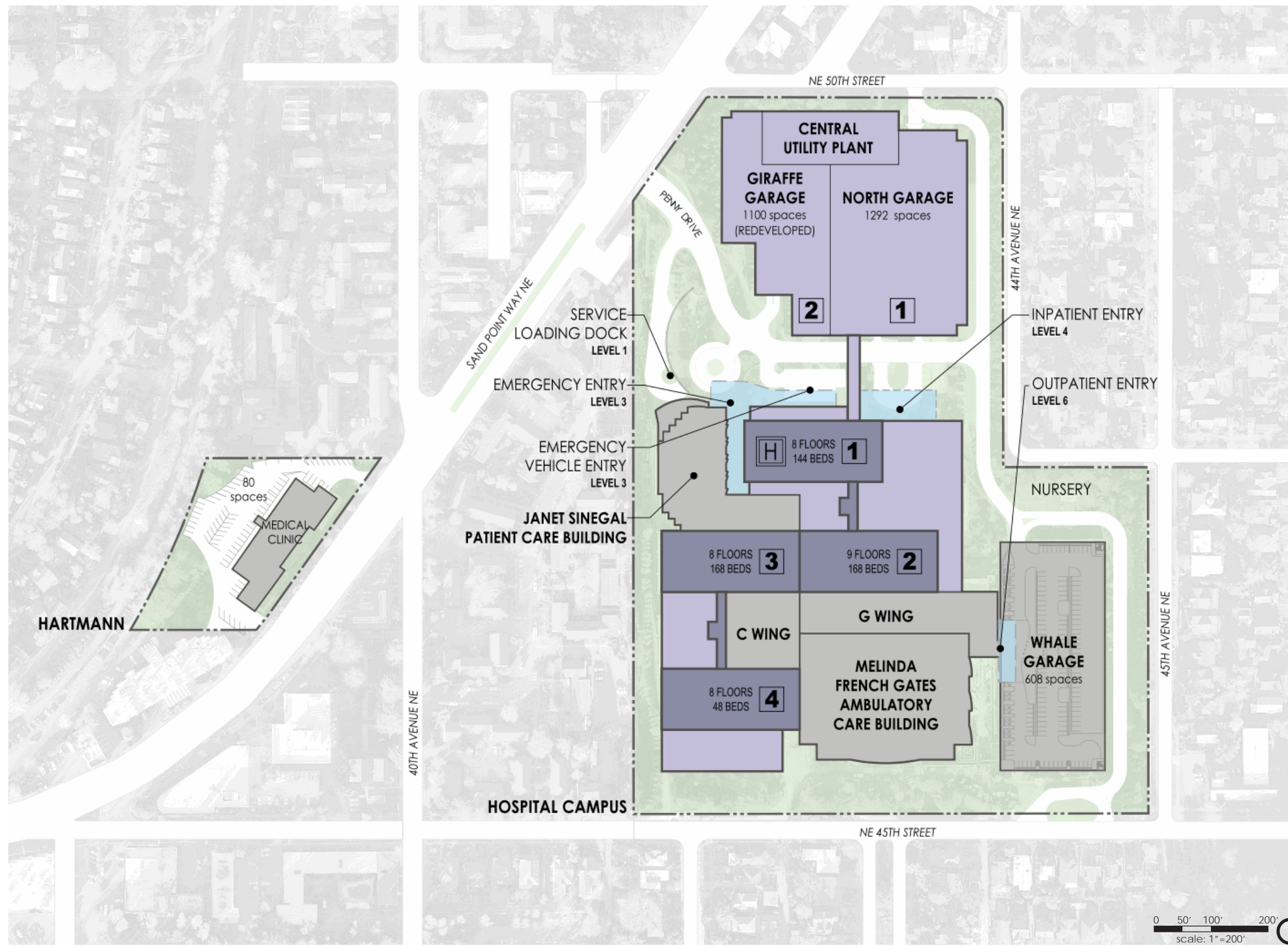
The planned development sequence is shown in Figure 19 and includes the following:

1. Bed Unit North and CUP
2. Bed Unit East and Hartmann
3. Bed Unit West
4. Bed Unit South

Hartmann

Under the Alternative Concept Plan, the Hartmann site would remain as it currently exists, as an office and clinic building. If redevelopment were to occur, it would not exceed the proposed 40 foot MIO height limit.

See Figure 19, Alternative Campus-Only Building and Facilities.



LEGEND

- Property Line
- Campus Grounds
- Existing Buildings and Parking Garage
- Lower Buildings and Parking Garages
- Taller Buildings
- Covered Walkway
- Roadway
- 1 Construction Sequence
- H Helicopter

STATISTICS

HOSPITAL CAMPUS	
Beds	600*
Building gross floor area	2.4 million gsf**
Parking spaces	3,000
*addition of 350 beds	
** addition of 1.52 million gsf	
OFF-CAMPUS	
Parking spaces	1,200
TOTAL	
Beds	600
Building gross floor area	2.4 million gsf
Parking spaces	4,200
HARTMANN	
Building gross floor area	16,228 gsf
Parking spaces	80

Figure 19

ALTERNATIVE CAMPUS-ONLY BUILDING AND FACILITIES

ALTERNATIVE BUILDING ELEVATIONS

Hospital Campus

The proposed tall buildings would be consolidated southwest of the center of the site over the existing hospital. It is here that the main diagnostic and treatment facilities would be supplemented with new facilities over time. The tallest buildings would be located at the center of the hospital and at the lowest portion of the site, set back 40 feet from the western property line. The rest of the building elevations would be set back from streets and screened with dense evergreen plantings. All of the previously approved setbacks recorded in the existing Major Institution Master Plan would be maintained.

In the Alternative Concept Plan, all 2.4 million gsf of the proposed program would be built on the hospital campus. More building area and taller buildings are proposed in the Alternative Concept plan than in the Proposed Concept Plan – which would dedicate 170,000 gsf of program area to the Hartmann site. All of the taller buildings proposed in the Alternative Concept Plan would have a mechanical penthouse top of El. 306'. The exception would be the Bed Unit #2, where an additional floor raises the top of the mechanical penthouse to El. 321'. The buildings east of the western property line would be below the 240' MIO and set back from the property boundary as they step up the hill. See the north and south elevations in Figure 20, Alternative Building Elevations. The top of the proposed lower building areas would be El. 171', as in the Proposed Concept Plan.

North Elevation

A new North Garage is planned between 44th Avenue NE and the existing Giraffe Garage. The existing Giraffe Garage would be redeveloped. Both of these garages would be approximately five levels tall. The Central Utility Plant (CUP) is planned to flank the North and Giraffe garages along NE 50th Street. The plantings along this frontage, in the 20 foot setback, would be maintained to minimize views of the proposed structures from NE 50th Street. A new access drive would separate the new North Garage from the street right-of-way by up to 50 feet.

West Elevation

The buildings along the west elevation would be set back 40 feet from the west property line. At the north end of the elevation, the new Giraffe Garage would be obscured with new evergreen plantings. The south end of the elevation would be screened by the existing tall poplar trees between the fire access way and Laurelton Terrace. The middle area of the west elevation would be where the tallest buildings would be located, atop a continuous ancillary building base. The narrow ends of the bed unit buildings would be located along this frontage, to lessen the bulk and mass of the tall buildings along this frontage with Laurelton Terrace.

South Elevation

The buildings along the south elevation would be set back 75 feet, maintaining the view corridor along the length of this property edge, as approved in the existing Major Institution Master Plan. The Whale Garage is proposed to remain at its current height. Only the C Wing and the Train Zone redevelopment would be raised to 90 feet along this edge of the hospital. The existing evergreen vertical plantings would remain to block views of the immediate building frontage.

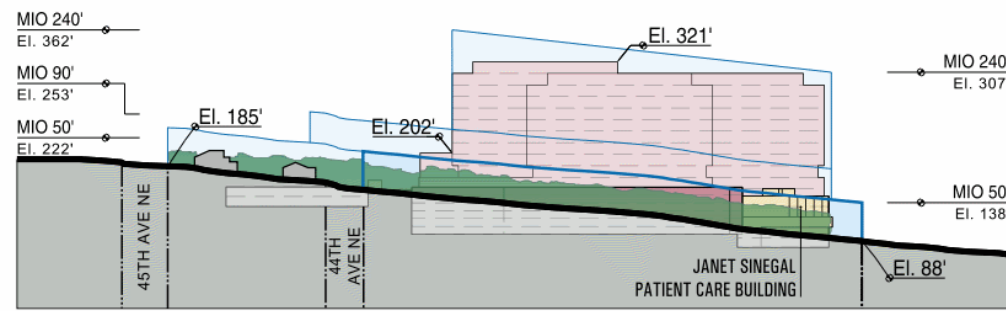
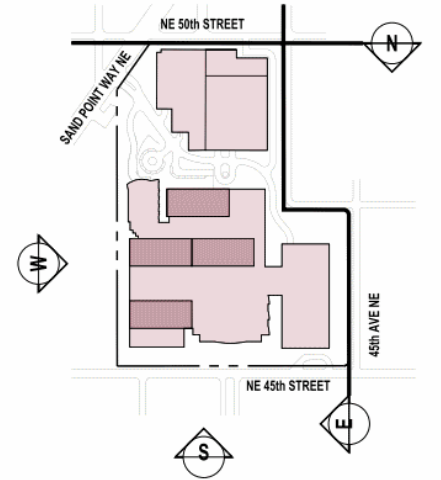
East Elevation

The east elevation would have two edges. One edge is along 44th Avenue NE to the north and the other is along 45th Avenue NE to the south. The 45th Avenue NE frontage would have dense evergreen plants, trimmed over the years to provide filtered views over their tops from homes on the east side of the street. The top of the Whale Garage is approximately 20 feet below 45th Avenue NE. The Melinda French Gates Ambulatory Care Building is set back more than 185 feet to the west of 45th Avenue NE. The nearest bed unit would be set back more than 185 feet to the west.

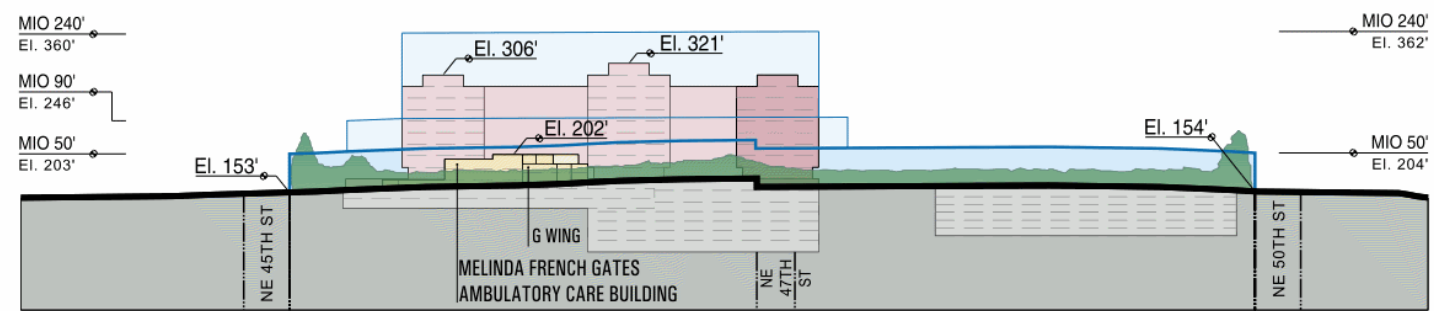
On 44th Avenue NE frontage, the new North Garage would be set back 40 feet from the 44th Avenue NE right-of-way. The existing planted screens would remain to block views of the new North Garage.

The proposed building elevations for the Alternative Concept Plan are shown in Figure 20.

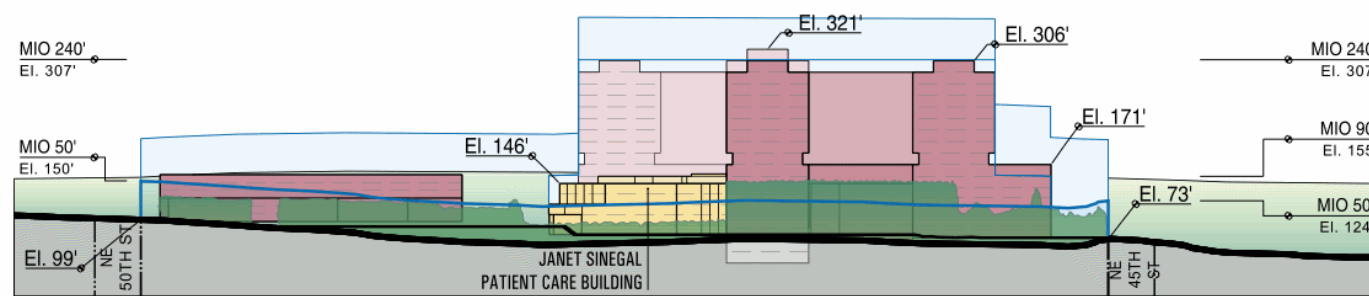
- EXISTING (FRONT)
- EXISTING (MID)
- EXISTING (BACK)
- NEW (FRONT)
- NEW (MID)
- NEW (BACK)
- MIO (FRONT)
- MIO (BEHIND)
- PROP. LINE GRADE



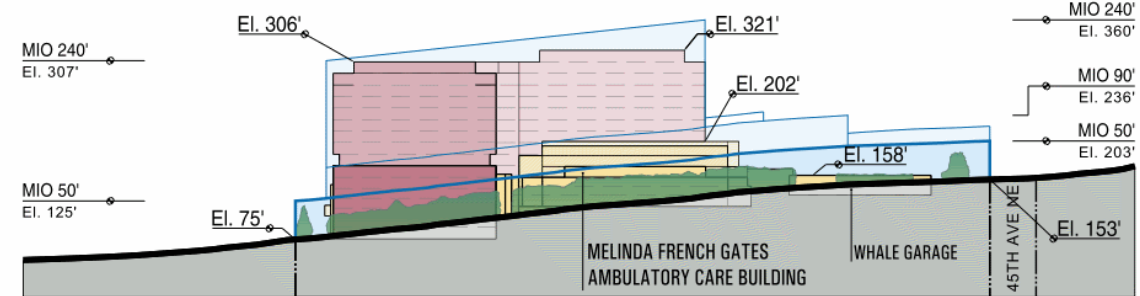
NORTH ELEVATION FROM NE 50th ST & SAND POINT WAY NE (LOOKING SOUTH)



EAST ELEVATION FROM 44th AVE NE & 45th AVE NE (LOOKING WEST)

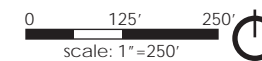


WEST ELEVATION FROM LAURELON TERRACE & SAND POINT WAY NE (LOOKING EAST)



SOUTH ELEVATION FROM NE 45th ST (LOOKING NORTH)

Figure 20



ALTERNATIVE BUILDING ELEVATIONS