

## OPEN SPACE

### EXISTING OPEN SPACE

#### Hospital Campus

Children's intends to maintain the landscape as a garden around the campus to help children heal while providing spaces for visitors, caregivers, staff and neighbors. Children's commitment is to use landscaping in a manner that is visually beneficial, both to the neighborhood and to the hospital staff, patients and visitors. This commitment is demonstrated by the diverse and botanically rich plantings, both on the perimeter and in internal gardens on the campus.

Children's open-space system includes plazas, roof gardens, gardens, play areas and roadways. Plazas are located at the front of each building entry. Building entries for patients, materials arrivals or staff have characters that are appropriate to the use. The main entry plazas for inpatient arrivals are the Giraffe Entrance of the Janet Sinegal Patient Care Building and the Whale Entrance of the Melinda French Gates Ambulatory Care Building from the Whale Garage. Currently, the Emergency Department is a primary entry that is set back from Penny Drive and not readily visible.

#### Gardens

There are more than 2,000 different plant varieties within the gardens on campus. Schools and universities across Puget Sound often request horticultural tours of the Children's campus.

Courtyards, such as that built between the Whale Garage and the Melinda French Gates Ambulatory Care Building at the fourth floor, provide enclosed gardens.

Garden edges provide vertical plantings to buffer the neighbors from the building facilities around the entire campus.

A roof garden is provided on a portion of the Whale Garage top level — as a part of the Melinda French Gates Ambulatory Care Building entry plaza — with raised planters and garden ornaments.

Another garden is provided on the first floor of the Janet Sinegal Patient Care Building (Giraffe Zone), an outdoor space adjacent to retail and public areas of the hospital.

A sculpture garden is located along the south face of the Melinda French Gates Ambulatory Care Building.

Pocket gardens are located throughout the campus, where land can be made into terraces, providing restful places for patients, visitors, caregivers and neighbors to congregate.

#### Play Areas

Children's has two outdoor play areas on campus available to patients. They are located on the southwest corner of the campus at El. 118'.

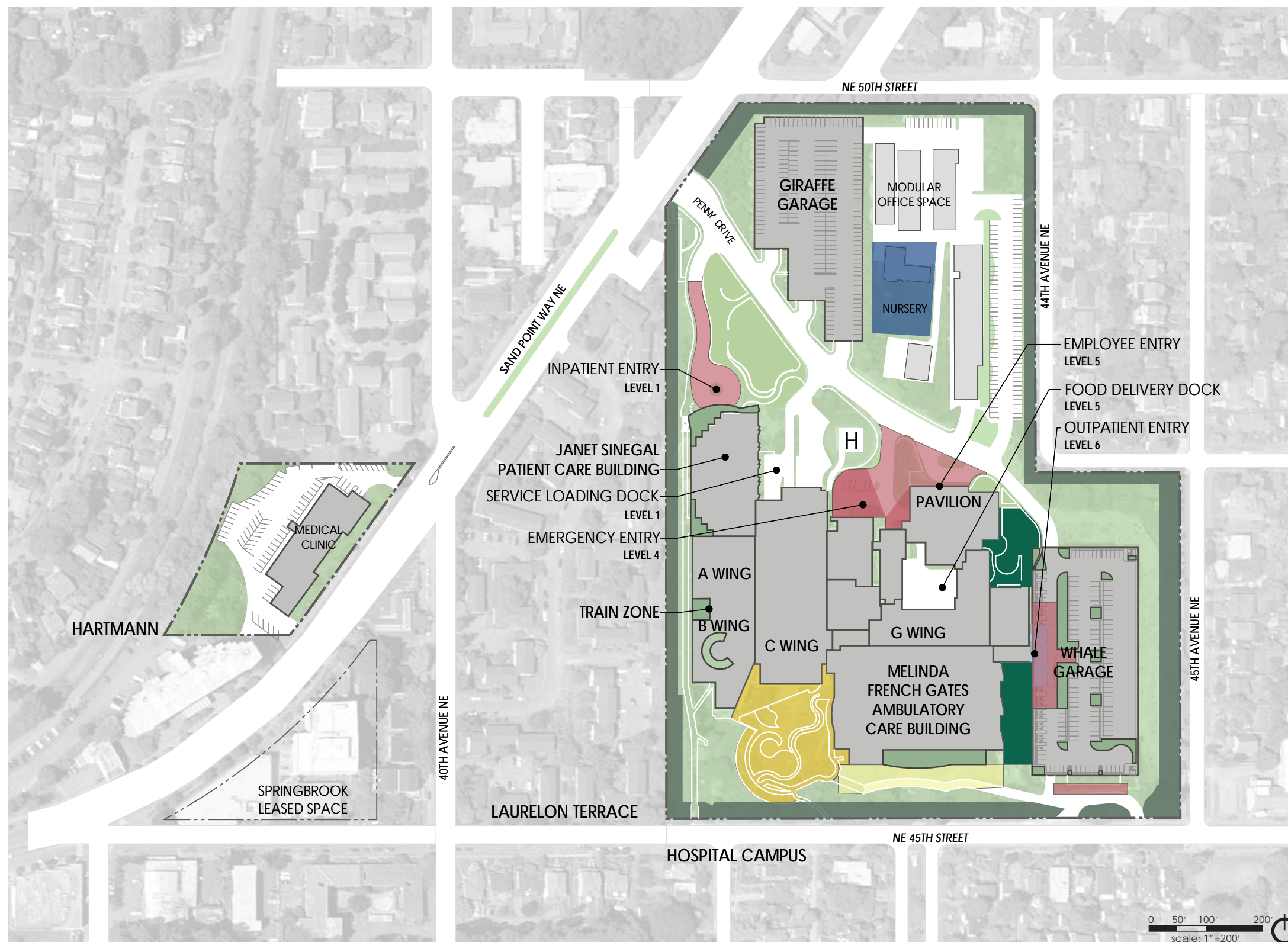
#### Roadways

Penny Drive is a roadway that is flanked by foundation plantings and pocket gardens. The plantings serve a dual purpose for vehicles and pedestrians in defining the roadway edge and providing a refuge from traffic for pedestrians.

#### Hartmann

The Hartmann building is developed at the base of the Burke-Gilman Trail. The slope leading up to the trail has been developed as a green space, with canopy and understory plantings. Due to the slope, it is unusable as a garden space.

See Figure 43, Existing Open Space.



**LEGEND**

- Property Line
- Campus Grounds
- Buildings and Parking Garages
- Roadways and Surface Parking
- Gardens
  - Vertical Planting
  - Roof Gardens
  - Sculpture Garden
  - Pocket Gardens
  - Play Areas
  - Plazas
  - Courtyards
  - Garden Nursery

Figure 43

EXISTING OPEN SPACE

**DRAFT MASTER PLAN ALTERNATIVES: OPEN SPACE**

The Draft Master Plan alternatives have different open-space plans because building footprints, transportation improvements and building entries vary between Alternative 3, Alternative 6, and Alternative 7. All Alternatives would have a system of gardens, courtyards and plazas. The open space system and its pedestrian pathways would be designed to ease the anxiety of navigating the hospital when one’s child is sick, as well as to contribute to a therapeutic and restorative environment. Historically, Children’s has been noted for its botanically rich and diverse landscape, and this reputation has made it a destination for the neighborhood and the larger community. This legacy would be maintained and enhanced as the campus redevelops.

**Hospital Campus**

The new open-space plan would be designed to connect garden spaces to the surrounding neighborhood and other green spaces. With incremental transportation improvements and connections across Sand Point Way NE, neighborhood green spaces would be connected to and through the hospital campus. These areas will be designed with both aesthetics and safety in mind.

**Plazas**

In Alternatives 3 and 6, two new plazas would be developed for the Emergency Department and for inpatient arrivals. Both would provide connections between the nearby parking garages across Penny Drive in a coordinated plan to create special places that are ADA accessible. Building entries would be highlighted by restorative spaces. Alternative 7 would also have similar new entry plazas at the realigned Helen Lane in front of the Janet Sinegal Patient Care Building and a new clinical entry in front of the Pavilion. The existing outpatient plaza on top of the Whale Garage would remain.

**Gardens**

Many varieties of gardens are proposed for the campus, including garden courtyards, garden edges, rooftop and pocket gardens, and sculpture gardens, in keeping with the existing landscaping design.

Garden courtyards, like the one between the Whale Garage and Melinda French Gates Ambulatory Care Building, would be replicated between the Janet Sinegal Patient Care Building and the new Emergency Department and other locations around campus. They are enclosed by buildings and provide exterior spaces for active or passive uses. The courtyards would allow nearby interior activities to expand outdoors. The courtyards also allow views of daylight and plantings from interior spaces.

Garden edges would provide vertical plantings to reduce the visibility of building facilities from nearby neighbors. In certain areas, it may be beneficial to open views into campus. This would be particularly true where vehicle, bike and pedestrian access points occur around the perimeter of the campus. Each could be shaped to provide screening or a usable landscape that can be shared between the neighborhood and hospital visitors and caregivers. These locations would be discussed with the adjacent neighbors. The garden edges would be developed when a shared idea about the space is achieved.

Roof gardens, like the one on top of the Whale Garage, would be used on new rooftop areas between bed units. They would have planters, paving and furnishings in a design that accommodates envisioned outdoor activities. Some may be publicly accessible to the neighborhood, while others may have a specific use for health therapy.

A sculpture garden is currently located along the south face of the Melinda French Gates Ambulatory Care Building. This garden would remain and be incorporated into the utility access drive on the south side of the campus along NE 45th Street.

Pocket gardens are planned throughout the campus, where land can be made level in terraces, providing places for patients, visitors, caregivers and neighbors to congregate in a restorative environment.

**Play Areas**

Multiple play areas would be developed over time, providing a variety of play environments to meet the needs of patients of different ages and interests. Where possible, these play areas would be accessible to the neighborhood. The existing consolidated children’s play area would remain in its current location, but would be redeveloped as a roof-mounted play area in Alternatives 3 and 7. Other roof- and garden-level play areas would be developed on the Hartmann and Laurelon Terrace properties.

**Roadways**

Penny Drive would be bordered by building foundation plantings or pocket gardens. Penny Drive and other on-campus roadways and pathways serve a dual purpose for vehicle and pedestrian circulation. They are intended to connect gardens on campus and also to be desirable places.

**Integrated Stormwater Treatment**

Starting in the roof gardens, stormwater would be collected and cleaned in a combination of surface and subsurface conditions. When on the surface, rain water run-off would be integrated into the design of the landscape to display water in a fountain or in sheet flow to reflect sky light or be conveyed in channels with a natural or architectural form. Subsurface mechanical detention and cleaning facilities would allow rain water to be reused for irrigation or other nonpotable uses.

Eco-roofs would be installed on top of proposed buildings on the hospital campus. Eco-roof systems would be waterproof, with a built-in lightweight soil system accommodating drought-resistant plants. They detain and clean rain water through the plant and soil medium. They reduce heat absorption while minimizing ambient temperature increases in the surrounding urban areas, as well as contribute to evaporation of stormwater into the atmosphere.

**Hartmann**

A plaza and garden would be located above the proposed Alternative 3 underground parking structure. The garden would provide a connection between the Burke-Gilman Trail and the entry plaza of the building. Due to its elevation below the trail and between the buildings, the garden and plaza would take the form of a courtyard. Alternatives 6 and 7 would include a roof garden above the lower portion of the building.

**Laurelon Terrace**

Development on Laurelon Terrace would include plazas and gardens suitable to the pedestrian/transit-friendly environment envisioned on Sand Point Way NE and 40th Avenue NE. The quality of the existing buffer landscape along NE 45th Street would be continued. Roof gardens visible to nursing unit occupants would be placed on the lower roofs. These would also provide outdoor space for patients, visitors and staff.

**FOUR OPEN SPACE ALTERNATIVES**

**ALTERNATIVE 1 - NO BUILD**

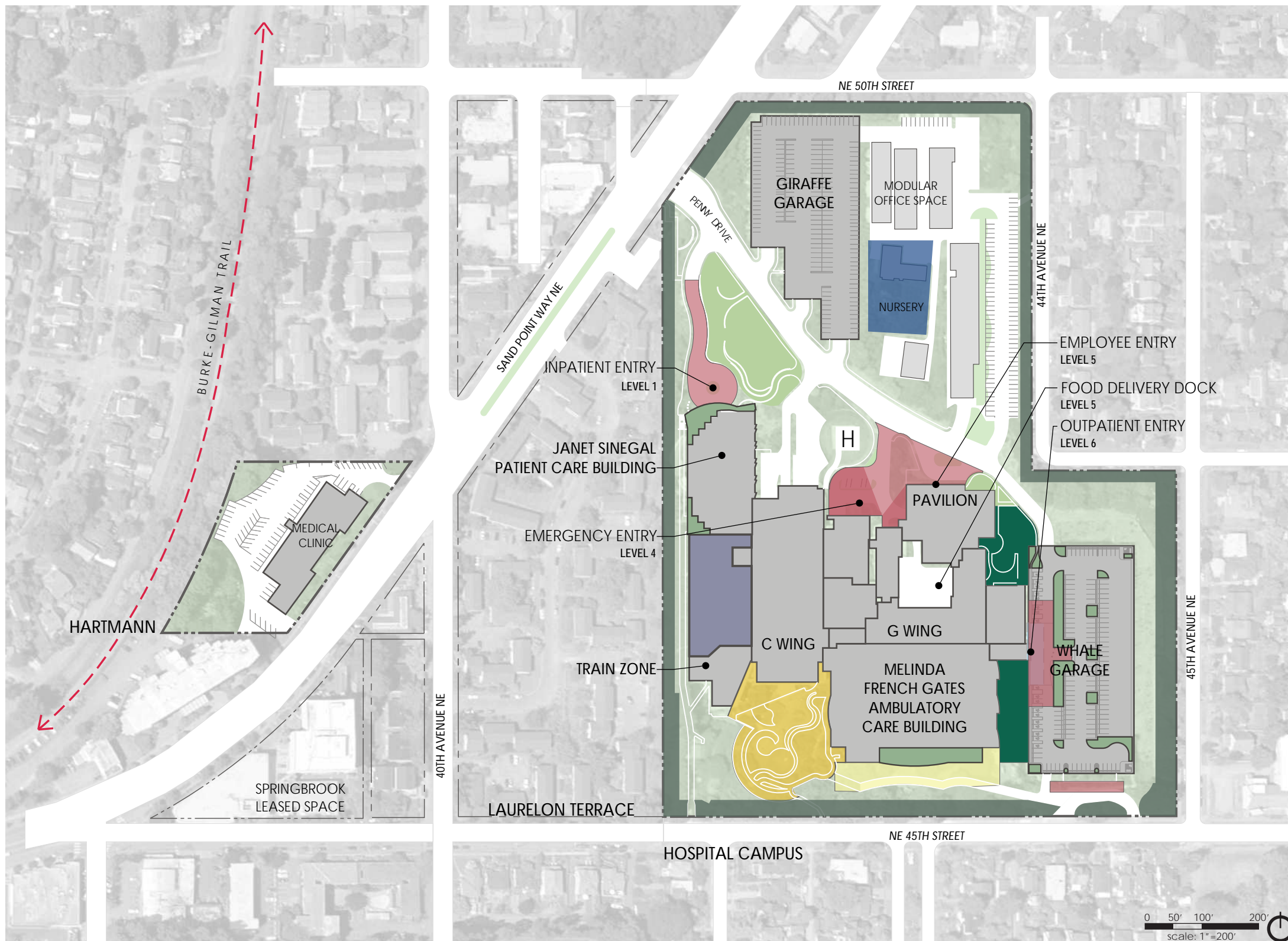
**Hospital Campus**

Alternative 1 - No Build would not require additional open space improvements to the site. Depending on how the campus would be configured to accommodate new projects using the remaining square footage allowed under Children’s current MIMP, impact to the open space would be temporary and occur only during construction staging. Affected open-space areas would be rebuilt in their existing use.

**Hartmann**

The Hartmann site would not be redeveloped.

See Figure 44, Alternative 1 - No Build: Open Space.



**LEGEND**

	Property Line
	Campus Grounds
	Existing Buildings and Parking Garages
	Lower Buildings and Parking Garages
	Taller Buildings
	Roadways and Surface Parking
	Gardens
	Vertical Planting
	Roof Gardens
	Sculpture Garden
	Pocket Gardens
	Play Areas
	Plazas
	Courtyards
	Garden Nursery

Figure 44

ALTERNATIVE 1 - NO BUILD: OPEN SPACE

### ALTERNATIVE 3 - PROPOSED

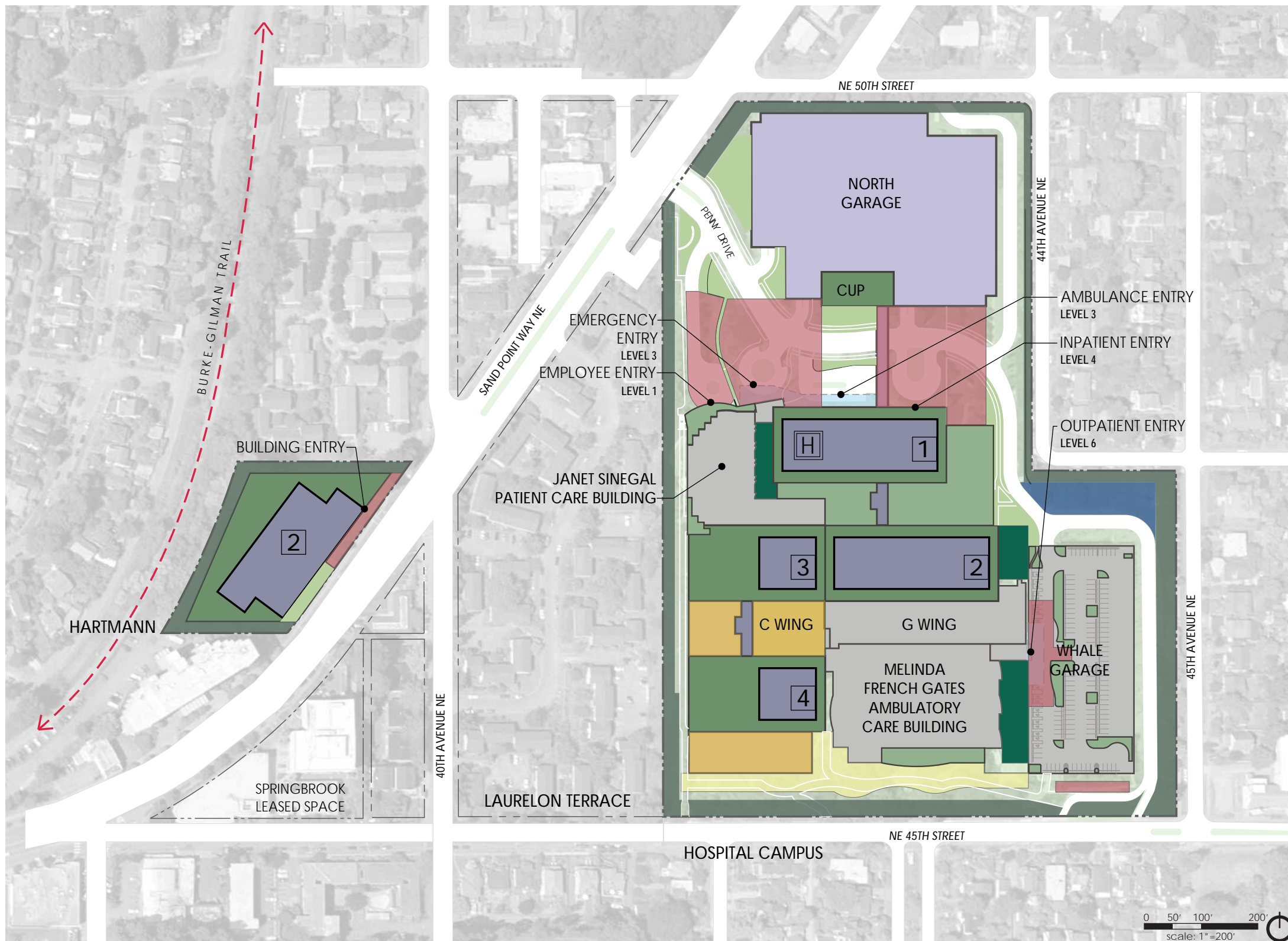
#### Hospital Campus

A system of plazas, gardens, courtyards and pathways is proposed to connect the building with the surrounding public spaces. Three major plazas would be proposed at the emergency entry, inpatient entry and outpatient entry. The garden edge surrounds the campus and would be designed to minimize the visual presence of the hospital while marking entries to the campus and its associated gardens.

#### Hartmann

A plaza and garden would be located above the proposed underground parking structure. The garden would provide a connection between the Burke-Gilman Trail and the entry plaza of the building. Due to the enclosure formed by the steepness of the hillside, up to the Burke-Gillman Trail and the southeast building, the experience of the garden and plaza would likely take the form of a courtyard.

See Figure 45, Alternative 3 - Proposed: Open Space.



- LEGEND**
- Property Line
  - Campus Grounds
  - Existing Buildings and Parking Garages
  - Lower Buildings and Parking Garages
  - Taller Buildings
  - Roadways and Surface Parking
  - Gardens
    - Vertical Planting
    - Roof Gardens
    - Eco-Roof Opportunities
    - Sculpture Garden
    - Pocket Gardens
    - Play Areas
    - Plazas
    - Courtyards
    - Garden Nursery

Figure 45

ALTERNATIVE 3 - PROPOSED: OPEN SPACE

## ALTERNATIVE 6 - MODIFIED NORTH CAMPUS EXPANSION

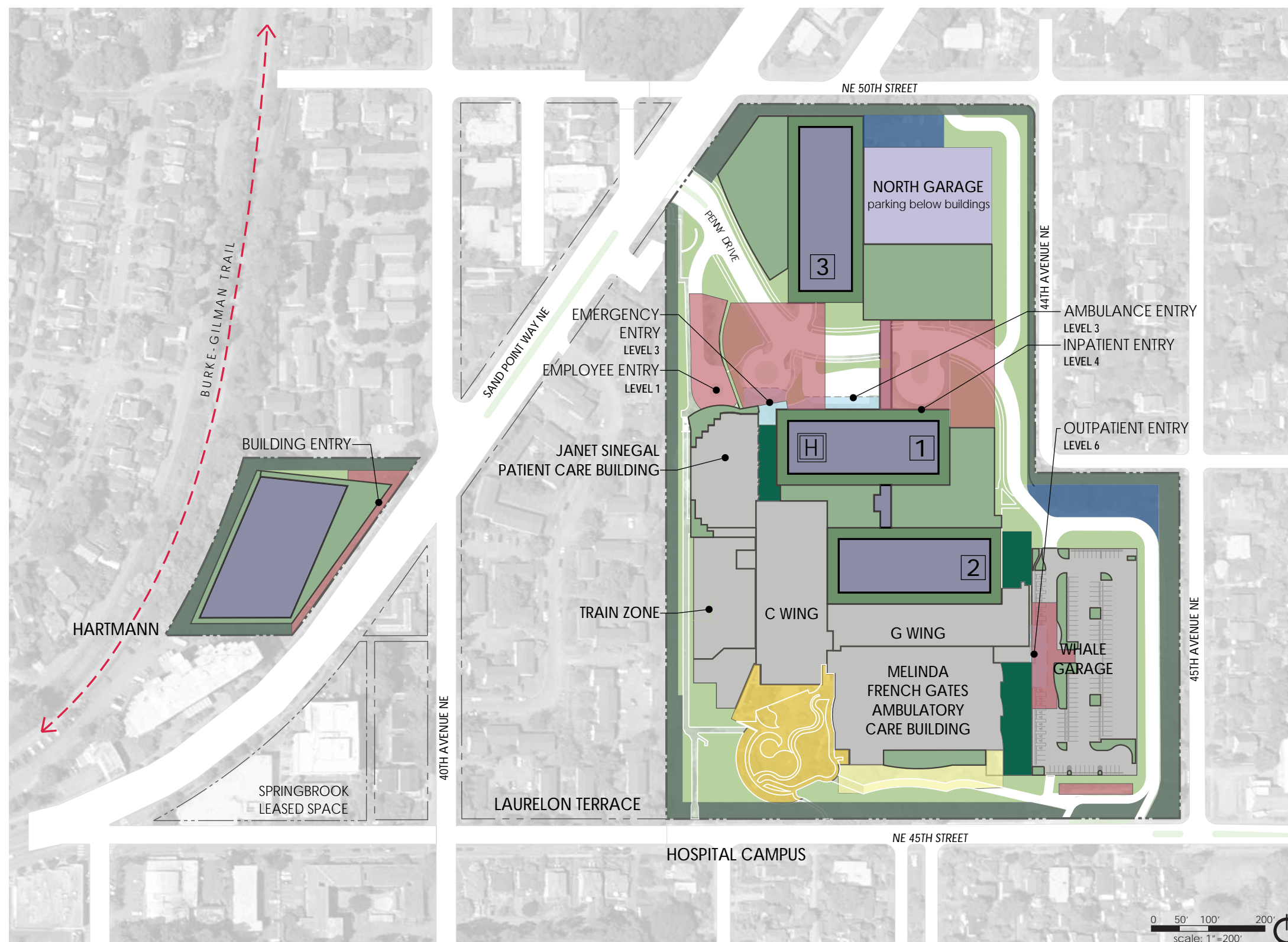
### Hospital Campus

A system of plazas, gardens, courtyards and pathways is proposed to connect the building with the surrounding public spaces. Three major plazas would be proposed at the emergency entry, inpatient entry and outpatient entry. The intersections of Penny Drive at the emergency entry and at the inpatient entry would be developed as larger plazas and make the grade connection between building entries on either side of Penny Drive. The garden edge surrounds the campus and would be designed to minimize the visual presence of the hospital while marking entries to the campus and its associated gardens.

### Hartmann

The proposed development would include a roof garden above the lower portion of the building visible to occupants of upper floors and neighbors and from the Burke-Gilman Trail.

See Figure 46, Alternative 6 - Modified North Campus Expansion: Open Space.



**LEGEND**

	Property Line
	Campus Grounds
	Existing Buildings and Parking Garages
	Lower Buildings and Parking Garages
	Taller Buildings
	Roadways and Surface Parking
	Gardens
	Vertical Planting
	Roof Gardens
	Eco-Roof Opportunities
	Sculpture Garden
	Pocket Gardens
	Play Areas
	Plazas
	Courtyards
	Garden Nursery

Figure 46

ALTERNATIVE 6 -  
MODIFIED NORTH CAMPUS EXPANSION: OPEN SPACE



**ALTERNATIVE 7 - EXPANDED BOUNDARY (EARLY LAURELON DEVELOPMENT)**

**Hospital Campus**

Alternative 7 - Expanded Boundary (Early Laurelton Development) would build upon the initial improvements in Alternative 1 - No Build. A system of plazas, gardens, courtyards and pathways is proposed to connect the building with the surrounding public spaces. Three major plazas would be proposed at the Giraffe inpatient entry (Janet Sinegal Patient Care Building), Pavilion entry, and the existing Whale outpatient building entry. The garden edge surrounds the campus and would be designed to minimize the visual presence of the hospital while marking entries to the campus and its associated gardens.

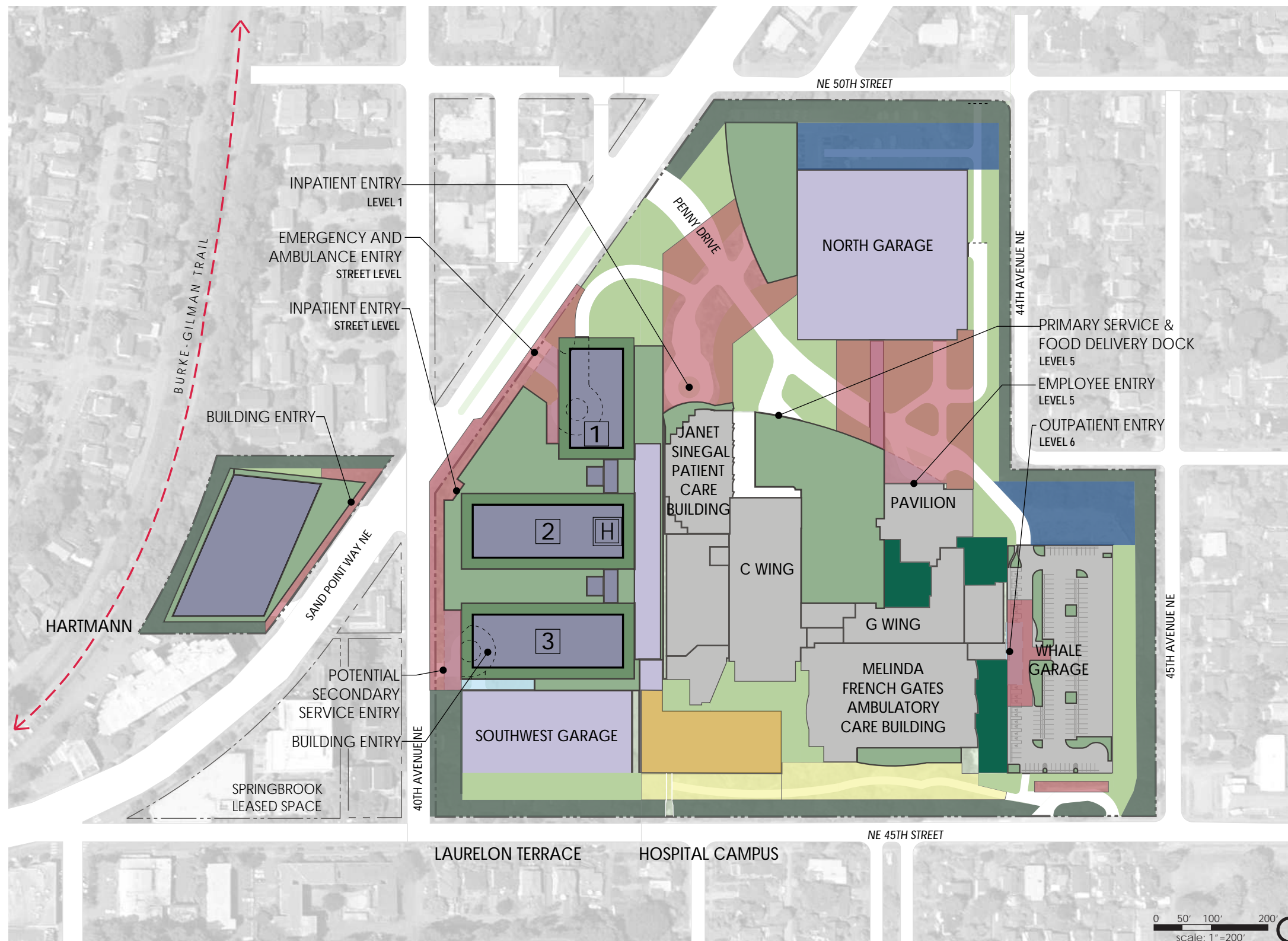
**Hartmann**

The proposed development would include a roof garden above the lower portion of the building, visible to occupants of upper floors and neighbors and from the Burke-Gilman Trail.

**Laurelon Terrace**

Development on Laurelton Terrace would include landscaping suitable to the pedestrian/transit-friendly environment envisioned on Sand Point Way NE and 40th Avenue NE. The quality of the existing buffer landscape along NE 45th Street would be continued. Roof gardens visible to nursing unit occupants would be placed on the lower roofs. These would also provide outdoor space for patients, visitors and staff. The upper roofs would have eco-roof opportunities around any mechanical penthouses and away from the helistop.

See Figure 47, Alternative 7 - Expanded Boundary (Early Laurelton Development): Open Space.



**LEGEND**

- Property Line
- Campus Grounds
- Existing Buildings and Parking Garages
- Lower Buildings and Parking Garages
- Taller Buildings
- Roadways and Surface Parking
- Gardens
  - Vertical Planting
  - Roof Gardens
  - Eco-Roof Opportunities
  - Sculpture Garden
  - Pocket Gardens
  - Play Areas
  - Plazas
  - Courtyards
  - Garden Nursery

Figure 47  
 ALTERNATIVE 7 - EXPANDED BOUNDARY  
 (EARLY LAURELON DEVELOPMENT): OPEN SPACE