See Figure 27. Opaque view of future Hospital Campus.

north, east and south will have handscaping plantings to screen front views of buildings.

measuring 30 feet and 60 feet respectively. For portions of the buildings taller than 60 feet, other campus elevations to the

buildings facing East and South Point Way NE and 40th Avenue NE, the west elevation will have upper level setbacks.

The tallest buildings will be located near the center of the campus and away from single-family residences. The

See Figure 28. Future Building Elevations.

base will be no taller than four exposed stories or 50 feet the sidewalk.

portion of the expanded campus. The hospital buildings will step back with incremental increases in height. The

will be aligned to 75 feet on 140 feet. Excluding roof-top mechanical equipment, Along the streets in the western

setbacks will separate buildings from those areas through garden edges. Within the M10 district buildings

street frontage edges, such as Sand Point Way NE. On portions of the campus that are single-family areas.

to Sand Point Way NE and 40th Avenue NE on Larsson Terrace. Buildings will be located near the sidewalk along

The majority of the buildings will be located on the lowest areas of the expanded hospital campus and closer

steps down to designated covered sidewalks areas along garden edges and street frontage edges.

The reference will be landed on the western area of the existing hospital campus and on Larsson Terrace, and

The future Hospital Campus transitions to the existing hospital campus. The Larsson Terrace property area, M10 Boundary will merge the two sites. The highest

property line. The existing hospital lines will be rigged maintained on the existing hospital campus. On the lower

hospital Campus transitions, the buildings will be set back the key increases in height from the street frontage

As the Mission Plan will continue to utilize the lower elevations of the expanded campus for new development.

(c) Future Hospital Campus Elevations.
B. SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP

See Figure 37: Examples of Well-Designed and Executed Development Principles.

- Minimize exhausts, light and noise resulting from hospital operations.
- Ensure elevators and the surrounding neighborhood.
- Enhance positions of the campus garden space with desirable and usable places.
- Build taller buildings at the periphery of the site and provide parking to accommodate patient and family requirements for privacy and security.
- Connect neighborhood pedestrian circulation to children's campus while accommodating patient and family needs.
- Build lower buildings at the perimeter that complement the architectural and provide transition to campus.
- Consolidate the footprint of the hospital to maximize the amount of open space around the campus.

IV. DEVELOPMENT PRINCIPLES

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

The development standards and design guidelines are based on design principles identified during community meetings.

Children's Healthy Master Plan.

The development standards set forth in this Master Plan govern physical development within Seattle Children's.
improves and ensures cost-effective facilities. Children will provide leadership in implementing the goals.

- Promote environmental responsibility, provide low VOC products.
- Reduce potable water usage.
- Implement operational recycling, solid waste diversion.
- Reduce construction waste: maintain high levels of demolition reuse and recycling.
- Reduce energy consumption: maintain a high level of systems efficiency.
- Conserve energy in building materials, use local, sustainable building materials.
- Increase the number of employees using alternative modes to commuting to work alone.
- Reduce energy costs: use projected from site renewable green power sources.
- Reduce bluffs, per square foot energy use of new buildings over existing.
- Adopt 2030 Challenge in Green House Gas Emissions for new construction.

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

To reduce the ecological footprint in the design of future hospital facilities, Children's will make meaningful performance enhancements in the following areas as they relate to new development for Children's.

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

To reduce the ecological footprint in the design of future hospital facilities, Children's will make meaningful performance enhancements in the following areas as they relate to new development for Children's.

In the neighborhood associated with the hospital's operation, success of ongoing greening efforts on Children's campus will build on and contribute to the green building goals set forth.

The existing campus has significant areas of impressive surfaces. To the extent feasible, future development of hospital grounds and facilities will be designed to create existing and Landsend Gardens, reduce impervious surfaces, and contribute to the green building goals set forth.

The existing campus has significant areas of impressive surfices. To the extent feasible, future development of hospital grounds and facilities will be designed to create existing and Landsend Gardens, reduce impervious surfaces, and contribute to the green building goals set forth.