PREDESIGN SITE PLAN CONCEPT
SITE MASSING
SOUTHWEST & NORTHEAST VIEWS
A WALK IN THE PARK
CIRCULATION FLOW
LEVEL 3 & 4

A WALK IN THE PARK
CIRCULATION FLOW

LEVEL 2
CIRCULATION FLOW
GROUND LEVEL

A WALK IN THE PARK

12 MAY 2022 | SCHEMATIC DESIGN

DSHS | WSH - NEW FORENSIC HOSPITAL
CIRCULATION FLOW
BASEMENT
CONCEPTUAL SITE PLAN

A WALK IN THE PARK

LEGEND
- SITE ENTRANCE
- BUILDING ENTRANCE
- PARKING
- MATERIALS HANDLING

Scale: 1" = 80'0"
SITE MASSING
SOUTHWEST VIEW
SITE MASSING
NORTHEAST VIEW
SEATTLE DOWNTOWN
DECEMBER DAYLIGHT

80'
PLAN DIAGRAM
LEVEL 3 & 4

A WALK IN THE PARK

WALK IN THE PARK

75' SETBACK

100' SETBACK

SENTINEL DR
STEILACOOM BLVD

500' 250' 100' 0' 50'

16
20 19
18
17
9
8
6
4
3
27
A
B
C'
C
A' B'

ADMIN (LEVEL 3 ONLY)

TEAM

NEIGHBORHOOD

L3 COURTYARD

IPU

FUTURE

35 32 33 1 2 3
4 5 6

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18
CONCEPTUAL RENDERING
STEILACOOM BLVD VIEW
CONCEPTUAL RENDERING

MAIN ENTRY
CONCEPTUAL RENDERING
MAIN ENTRY

ADMIN ANNEX

NEIGHBORHOOD

MAIN ENTRANCE

IPU

ADMIN

A WALK IN THE PARK
CONCEPTUAL RENDERING

DOWNTOWN

- WINTER GARDEN
- L1 COURTYARD
- L3 COURTYARD
- LIGHTWELL
- GYM
- DOWNTOWN
CONCEPTUAL RENDERING

NEIGHBORHOOD
CONCEPTUAL RENDERING

IPU

A WALK IN THE PARK

ROOF GARDEN

L1 COURTYARD

NEIGHBORHOOD
A WALK IN THE PARK

CONCEPTUAL RENDERING

COURTYARD

L3 COURTYARD

WINTER GARDEN

GYM

L1 COURTYARD
CONCEPTUAL FLOOR PLAN
GROUND LEVEL
CONCEPTUAL FLOOR PLAN
LEVEL 3
CONCEPTUAL ROOF PLAN

A WALK IN THE PARK

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DSHS | WSH - NEW FORENSIC HOSPITAL
IPU TYPOLOGY

IPU - A
IPU TYPOLOGY

IPU - C
DIRECT SOLAR HOURS

SPRING & AUTUMN

A WALK IN THE PARK
DIRECT SOLAR HOURS

WINTER

A WALK IN THE PARK
DIRECT SOLAR HOURS
SPRING & AUTUMN
DIRECT SOLAR HOURS
WINTER
INTERIOR DAYLIGHT AVAILABILITY
78% sDA
A HOME IN THE TREES
CIRCULATION FLOW

LEVEL 3

A HOME IN THE TREES
CONCEPTUAL SITE PLAN

LEGEND
- SITE ENTRANCE
- BUILDING ENTRANCE
- PARKING
- MATERIALS HANDLING

SCALE: 1" = 80'0"

Sentinel Dr.
Setlers St.
South St.
Steilacoom Blvd.

10 stalls
15 stalls
25 stalls
30 stalls
45 stalls
80 stalls
15 stalls
260 stalls
17 stalls
10 stalls
10 stalls
260 stalls
27 stalls
25 stalls
30 stalls
35 stalls
36 stalls
32 stalls
33 stalls
1 2 3 4
5 6 8
10 stalls
22 stalls
50 100 200

12 MAY 2022 | SCHEMATIC DESIGN

DSHS | WSH - NEW FORENSIC HOSPITAL
SITE MASSING
SOUTHWEST VIEW
SITE MASSING
NORTHEAST VIEW
A HOME IN THE TREES

PLAN DIAGRAM

LEVEL 3

12 MAY 2022 | SCHEMATIC DESIGN 53

DSHS | WSH - NEW FORENSIC HOSPITAL
STACKING DIAGRAMS

SECTION A-A'

SECTION B-B'

SECTION C-C'
CONCEPTUAL RENDERING
STEILACOOM BLVD VIEW

A HOME IN THE TREES

MAIN ENTRANCE
CONCEPTUAL RENDERING
STEILACOOM BLVD VIEW

MAIN ENTRANCE
ADMIN ANNEX
NEIGHBORHOOD
DOWNTOWN

A HOME IN THE TREES
CONCEPTUAL RENDERING
VISITOR ENTRY
CONCEPTUAL RENDERING

VISITOR ENTRY

A HOME IN THE TREES

ADMIN ANNEX

ADMIN

MAIN ENTRANCE
CONCEPTUAL RENDERING

PATIENT & STAFF ENTRY
CONCEPTUAL RENDERING
DOWNTOWN

A HOME IN THE TREES

NEIGHBORHOOD

GYM

WINTER GARDEN
CONCEPTUAL RENDERING

IPU
CONCEPTUAL RENDERING COURTYARD
CONCEPTUAL FLOOR PLAN
GROUND FLOOR
CONCEPTUAL FLOOR PLAN

LEVEL 3
CONCEPTUAL FLOOR PLAN
ROOF
CONCEPTUAL RENDERING

IPU - SIGHTLINES
DIRECT SOLAR HOURS

SPRING & AUTUMN
DIRECT SOLAR HOURS

WINTER
DIRECT SOLAR HOURS
SPRING & AUTUMN
DIRECT SOLAR HOURS

WINTER
INTERIOR DAYLIGHT AVAILABILITY

85% sDA
DIRECT SOLAR HOURS
SPRING & AUTUMN

PREDESIGN

OPT 2

OPT 3
DIRECT SOLAR HOURS
SPRING & AUTUMN - SOUTHWEST

PREDESIGN

OPT 2

OPT 3
DIRECT SOLAR HOURS
SPRING & AUTUMN - NORTHEAST

PREDESIGN

OPT 2

OPT 3
INTERIOR DAYLIGHT AVAILABILITY

PREDESIGN

OPT 2

OPT 3

0 LUX 2000+ LUX
### EVALUATION

<table>
<thead>
<tr>
<th></th>
<th>OPT 2</th>
<th>OPT 3</th>
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<tbody>
<tr>
<td>Daily Access to Nature / Biophilic Design</td>
<td>++</td>
<td>++</td>
</tr>
<tr>
<td>Daylight Access in Spaces</td>
<td>++</td>
<td>++</td>
</tr>
<tr>
<td>Courtyard Daylighting</td>
<td>++</td>
<td>+</td>
</tr>
<tr>
<td>Energy Efficiency</td>
<td>++</td>
<td>+</td>
</tr>
<tr>
<td>Site Footprint Efficiency</td>
<td>++</td>
<td>+</td>
</tr>
<tr>
<td>Future Expansion Flexibility</td>
<td>++</td>
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</tr>
<tr>
<td>Neighborhood Flexibility</td>
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<td>+</td>
</tr>
<tr>
<td>Compactness of Program</td>
<td>+</td>
<td>-</td>
</tr>
<tr>
<td>Bedroom Distance from Nurse Station</td>
<td>+</td>
<td>-</td>
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<tr>
<td>Neighborhood Access</td>
<td>++</td>
<td>+</td>
</tr>
<tr>
<td>IPU visibility from Nurse Station</td>
<td>++</td>
<td>+</td>
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<tr>
<td>Visibility to Downtown</td>
<td>++</td>
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<tr>
<td>Staff Break Room Proximity to IPUs</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Staff / Admitting Entry Proximity to Bldg 3 Maintenance</td>
<td>++</td>
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</tr>
<tr>
<td>Service Corridor Length / Distance from Loading Dock</td>
<td>++</td>
<td>+</td>
</tr>
<tr>
<td>Cost Impact</td>
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IPU TYPOLOGY
NEIGHBORHOOD