

Seattle Children's South Clinic

Federal Way, Washington



SQ FT
37,000 BGSF
Clinic Building



OWNER/AFFILIATION
Seattle Children's



ARCHITECT(S)
ZGF Architects LLP



COMPLETION DATE
June 2015



FRONT FACADE PERSPECTIVE



CORRIDOR WITH PLAYFUL GRAPHIC



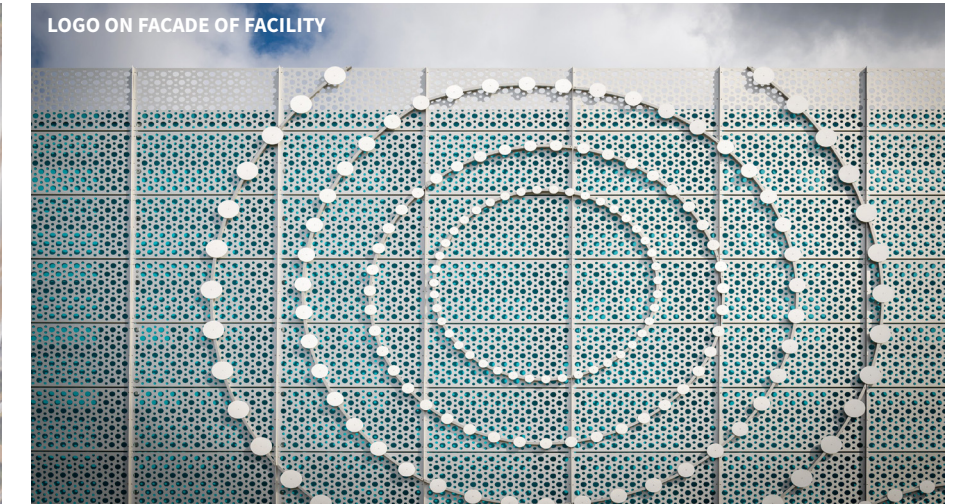
CHILDREN'S PLAY ROOM



SITE MAP

ABOUT | DESIGN INTENTIONS

Seattle Children's South Clinic advances the current hub-and-spoke model of healthcare that brings outpatient services closer to patients in their communities to offer more responsive care while reducing demand for acute care services. **The clinic was designed with a focus on patient flow so providers can serve patients quickly and efficiently.** Located in the Seattle suburb of Federal Way and within a shopping center—with existing parking and adjacent community destinations—the design adapts a former Circuit City store into a 37,000-square-foot outpatient clinic that houses urgent care, occupational and physical therapy, and a number of specialty services.



LOGO ON FACADE OF FACILITY



BASKETBALL COURT

Image by Aaron Leitz from ZGF architects

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“BRINGS outpatient pediatric services closer to patients in their communities”

STRATEGIES

LEAN Approach

To maximize staff efficiency and patient experience, the design team used a LEAN approach to plan the clinic and its functions.

By identifying opportunities to minimize waste, the design team was able to improve efficiency and optimize patient outcomes. Key design decisions that improved operational performance included the reduction of patient and staff travel distances, a decrease in storage space, and a decrease in the total number of specialty treatment rooms—from 20 to just 5.

Layering of bold colors

The interior environment features a cool color palette throughout the lobby with a custom wood wall to replicate the bridge.

Perforated exterior skin

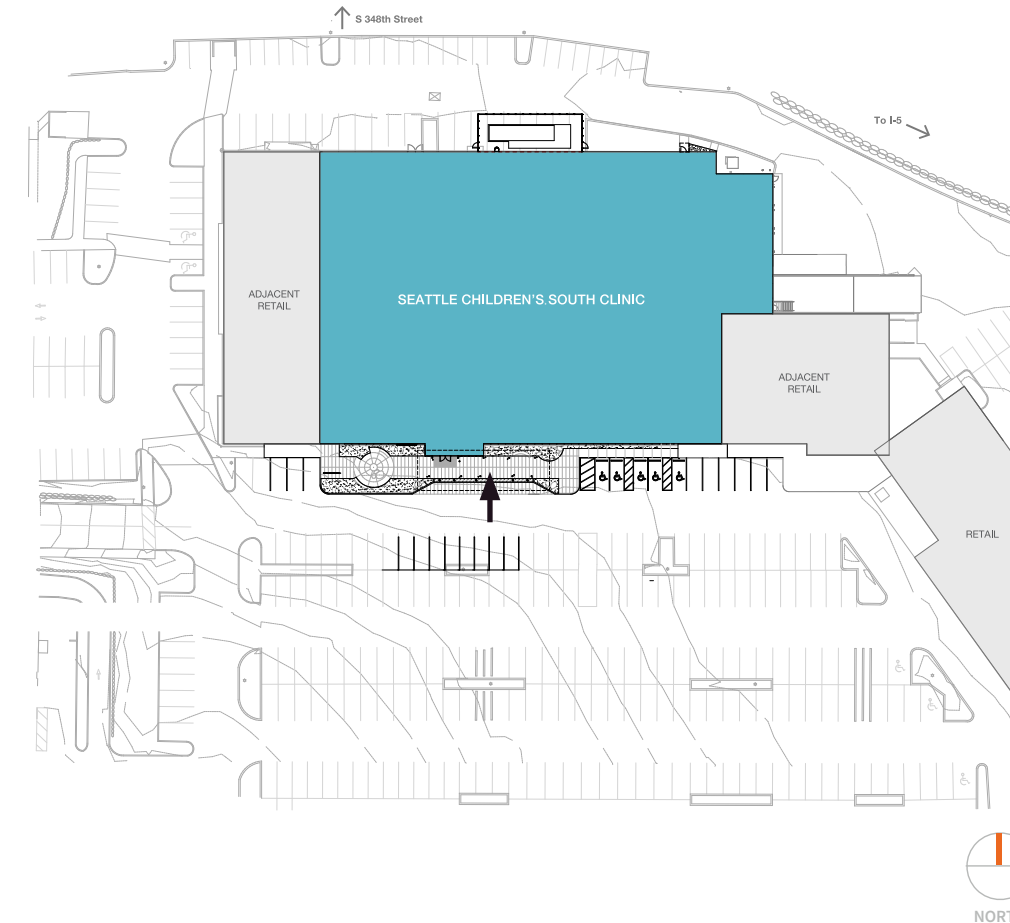
The new entry facade includes custom, perforated metal panels that cover the existing concrete tilt-up panels of the former Circuit City to create texture and allow sunlight to shine through.

Creative exterior iconography

Creative exterior iconography signs engage the building facade and the landscape path.



SITE PLAN



STRATEGIES

Adaptive Reuse

The opportunity to adaptively reuse an existing building—an abandoned big box—located in the heart of this suburban Seattle community proved fortuitous because the structure facilitates a flexible design, yet there were challenges to overcome. Retrofitting a former retail building into a state-of-the-art healthcare facility required meeting and exceeding higher benchmarks for mechanical and electrical systems, increased access to daylight, and environmental abatement services.

The resulting design is a remarkable success: It improves staff workflows and the patient experience while reducing costs and waste. The design has been selected as the prototype for ensuing Seattle Children's clinics now in development in the Puget Sound region.

Address this project's ecological impact by describing the projected pre-development environmental footprint and comparing it to the footprint of proposed development. Consider how this project exhibits improvements in the quality of life, the environment. The technical advancement of design systems (if applicable), and the surrounding community?

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FACILITIES UPGRADES

The project's adaptation of a former retail building is environmentally conscious and indicative of a decentralization of healthcare delivery, which increasingly posits healthcare facilities in the framework of retail developments. This design sustainably renovates an existing facility while increasing healthcare access and economic development in Federal Way, WA.

A retail store is not equipped with the extensive electrical and mechanical systems necessary for exam rooms or labs; those utilities would need to be added or overhauled. Facilitating these upgrades in a space with a 25-foot floor-to-ceiling height included the creation of an internal structural frame to support mechanical and electrical improvements and provide the basis for a lowered, 10-foot ceiling plane for experiential comfort.

This internal frame also works in concert with a seismic upgrade, which facilitated the punching of much greater fenestration into the building envelope.

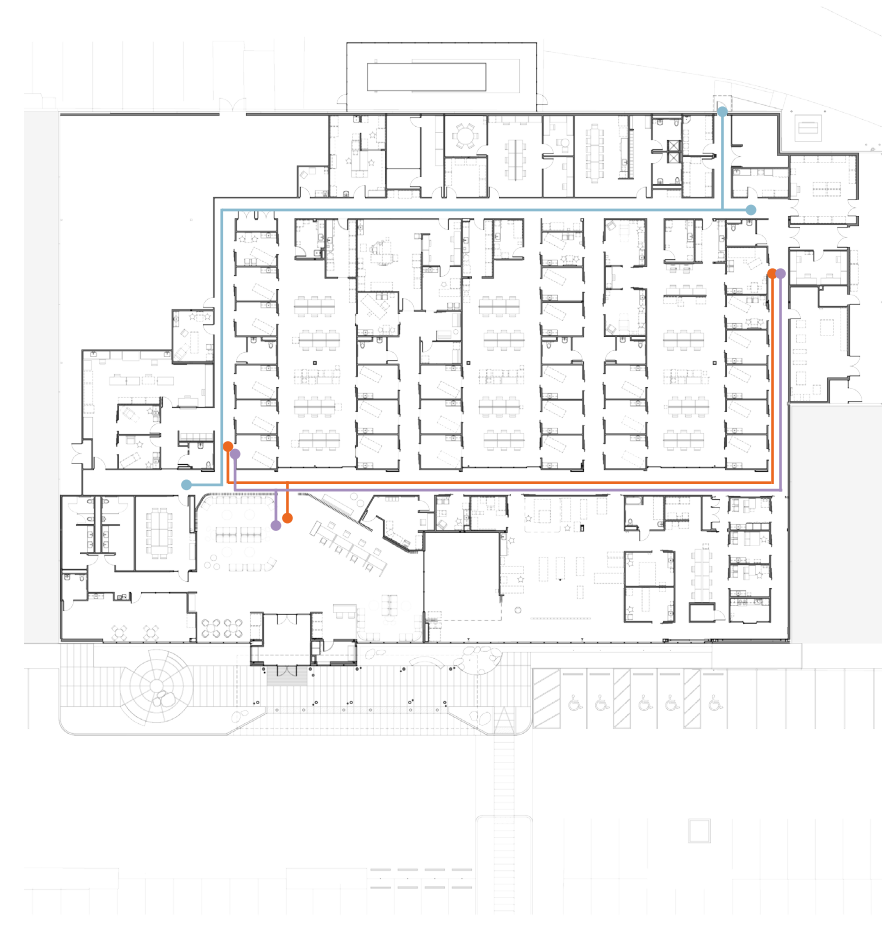
KEY SPACE :

	Patient Care	6,831 SF
	Registration/Waiting	2,767 SF
	Work cores A/B	1264 SF
	Work core C	1275 SF
	Functional Gym/Rehabilitation Gym	4,284 SF

GROUND LEVEL:



TRAVEL DISTANCE ANALYSIS



Advancing Flexibility and Expandability:

First, its implementation of **Lean design** principles reduces stress and uncertainty for patients and staff. Adjacencies among patient care modules and specialty services expedite treatment, resulting in efficient visits. Example: The entrance, radiology, and pharmacy align with the urgent care module, anticipating critical flows.

Second, because healthcare facilities require higher benchmarks for infrastructure than retail buildings, a custom internal frame supports extensive electrical and mechanical equipment. The loft-like frame clears the one-story building of monuments, eliminating added structural constraints and **supporting Lean principles of flexibility and adaptability.**

Last, a seismic upgrade's bracing supports this frame while strengthening the building envelope to facilitate punched windows in Circuit City's once opaque building skin for increased daylight access.




KEY SPACES:

- ▶ Exam Rooms (108sf)
- ▶ Special procedure room (184sf)
- ▶ Staff Work area (97sf)
- ▶ Staff Work core (1323sf)
- ▶ Consult Rooms (91-100 sf)
- ▶ Conference Rooms (357-502 sf)

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross
Patient Care	6849 SF	8686 SF
Registration/Waiting	2516 SF	2762 SF
Staff Work Area	11801 SF	13449 SF
Functional Gym/Rehabilitation Gym	2059 SF	2283 SF

TRAVEL DISTANCE ANALYSIS

-  Patient 41ft - 215ft
-  Family 41ft - 215ft
-  Staff 37ft - 263ft

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

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IMPROVING OVERALL OUTCOMES

Seattle Children's existing clinic in Federal Way, Washington, did not conveniently and comprehensively serve families in Washington State's South Puget Sound region. The desire to better serve this populous and growing area drove the decision to expand.

The opportunity to adaptively reuse an existing building to create a new clinic, located in the heart of this community, proved fortuitous because the structure of the former big box facilitates a flexible design—easily adaptable and expandable. It's one story and clear spans allow for the incorporation of many specialty services and medical equipment, given the 30-mile distance from Seattle Children's acute care hub in Seattle. **The adaptable design of this clinic today not only serves the needs of the South Sound, but has become the prototype for future Seattle Children's clinics nationwide.**

PROJECT SUMMARY:

Project: Seattle Children's Hospital, South Clinic
Project location: Seattle, Washington
Owner/Client: Seattle Children's Hospital
Architect: ZGF Architects LLP

Construction manager: Owners Project Resources
 Structural engineer: Coughlin Porter Lundeen
 General contractor: Aldrich & Associates, Inc.
 MEP engineer: Affiliated Engineers, Inc.
 Acoustics: Sparling
 Photographs/Illustrations: Aaron Leitz
 Construction cost: \$16,000,000
 Building area GSF: 37,000 SF
 Cost per square foot: \$432/SF
 Construction start date: August 2014
 Substantial completion date: June 2015



AIA/AAH DESIGN AWARD WINNER

Category: Innovations in Planning and Design Research, Built and Unbuilt

JURY COMMENT

- ▶ The jury applauds the transformation of a big box retail store into a simple, sophisticated and elegant healthcare clinic.
- ▶ From ideation to execution the layering of color and perforated skin adds architectural quality to the façade.
- ▶ The iconography is playful without being childish welcoming patients and families into the building.
- ▶ The selective use of color is balanced with a wood screen wall which anchors the interior space.
- ▶ Visibility into the basketball court from the waiting area and benches along the corridor are a nice touch.

"...opportunity to adaptively reuse an existing building to create a new clinic, located in the heart of this community, proved fortuitous because the structure of the former big box facilitates a flexible design"

