



**SWEDISH MEDICAL CENTER MASTER PLAN  
PERMITTED USE, HOTEL**

**Project Number:** 3025500  
**Applicant:** Xiaoli Stoyanov, *Ellumus Architecture, LLC*  
**Address of Proposal:** 1522 East Jefferson Street  
**Subject:** Major Institution Master Plan Permitted Use: Swedish Medical Center  
**Date:** March 16, 2018

**PURPOSE**

Master Use Permit 3025500 proposes a 25,000-square foot boutique hotel to serve Swedish Medical Center, Cherry Hill Campus patients and patient families. Uses that are functionally integrated with, or substantively related to, the central mission of this institution shall be permitted within the boundaries of the master plan. The purpose of this memorandum is to respond the applicant's letter dated November 16, 2016, requesting determination that the proposed boutique hotel at 1522 E. Jefferson St. is a permitted use within the Swedish Cherry Hill Master Plan (July 2016).

**ANALYSIS**

Proposal and Project Site

The applicant proposes a 25,000-square foot boutique hotel at 1522 E. Jefferson St. The site is located at the southwest corner of E. Jefferson St. and 16<sup>th</sup> Ave, along the southern boundary of the MIO District. The project site is approximately 4,800-square feet is zoned Major Institution Overlay- 65-Foot Height Limit – Single Family 5,000 (MIO-65-SF-5000).

Master Plan

According to the Swedish Medical Center Master Plan (July 2016): in 2012, the existing supply of hotel use within the MIO was 12,500-square feet, and the projected need is 80,000-square feet (p. 51). More specifically, the Master Plan notes, that there are currently 29 beds available at the "Inn at Cherry Hill," and the projected hotel bed need by 2023 is 51 beds and 72 beds by 2040 (p. 140).

In discussing anticipated location for the additional hotel beds, the Master Plan states, "The west MIO block between 15<sup>th</sup> Ave and 16<sup>th</sup> Ave offers future development for the stated medical center needs (hospital, clinical, research, education, hotel, and long term care)" (page 58).

Major Institution Overlay District, Permitted Uses

Seattle Municipal Code (SMC) 23.69.008 identifies those uses that are permitted within a MIO District. The applicant's letter (November 16, 2016) outlines their response to these criteria. In summary, the applicant is currently working with Swedish to reach an agreement for their management plan, the hotel will primarily service Swedish patients and patient families, the site location is consistent with the

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Permitted Use

location anticipated by the master plan and is within 300-feet of the emergency services entrance and the main entry, an onsite nurse is anticipated, and the hotel will be owned and operated by the applicant.

### **CONCLUSION**

The Seattle Department of Construction and Inspections has reviewed the applicant's request for a hotel at 1522 E Jefferson, and has determined that the hotel is a permitted use within the Swedish Medical Center MIO as it was considered by the Master Plan (July 2016) and meets the criteria of SMC 23.69.008.B.