

Swedish Cherry Hill Implementation Advisory Committee Meeting

Committee Tasks and the Land Use Code



Photo by Tim Durkan



Seattle Department of
Construction & Inspections

March 13, 2024

PRESENTATION AGENDA

Implementation Advisory Committee (IAC) roles and responsibilities

Institution annual reports

Amendments to master plan

Master Use Permits

Public notice

Seattle Project Portal

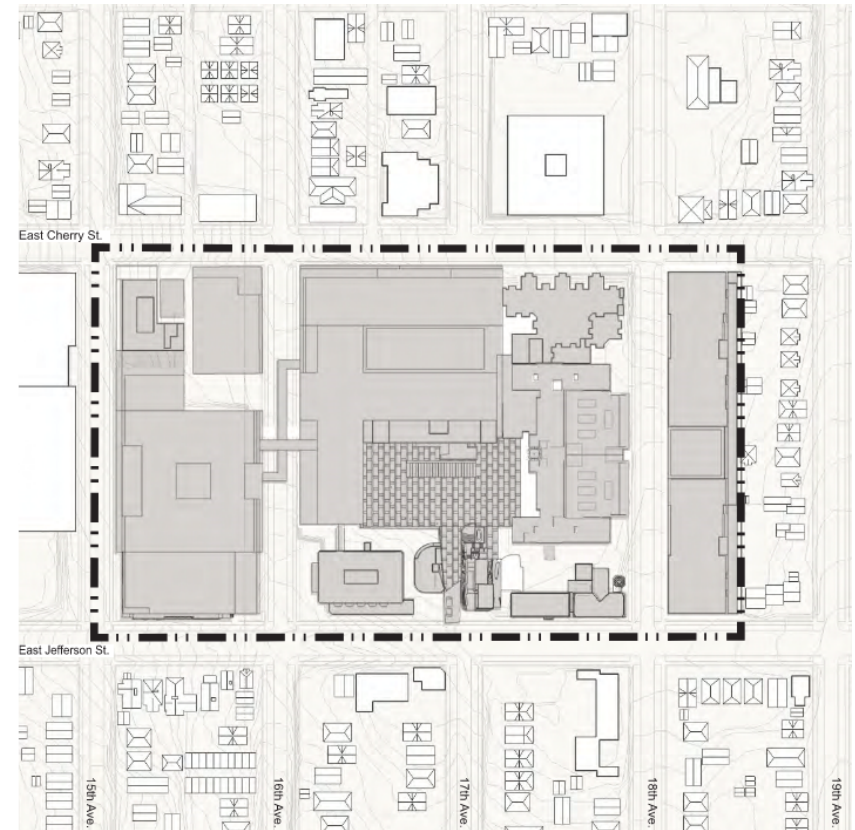
Committee Roles & Responsibilities

[Seattle Municipal Code \(SMC\) 23.69.034](#)

[Swedish Cherry Hill Major Institution Master Plan \(MIMP\)](#)

COMMITTEE ROLES & RESPONSIBILITIES

- Review status of master plan (annual report)
- Advise the institution and City regarding:
 - Implementation or renewal of master plan
 - Amendments to master plan
- Review and comment on Master Use Permits:
 - Institutional uses
 - In MIO District & outside but within 2,500-ft of the MIO District



Annual Reports

[SMC 23.69.034 *Effect of master plan adoption*](#)


[Swedish Cherry Hill MIMP](#)

[Director's Rule 9-99 *MIMP Annual Status Report Requirements*](#)

[SDCI Director's Rule 5-2021 *Transportation Management Programs*](#)

ANNUAL REPORTS



 SWEDISH MEDICAL CENTER
Cherry Hill Campus
Compiled Major Institution Master Plan
SDCI Project Number 3012953
July 8th, 2016

- Purpose – detail progress in achieving goals of master plan
- Institution submits report to IAC & City
- Report includes ([DR-9-99](#)):
 - Status of projects initiated or under construction during previous year
 - Land & structure acquisitions, ownership, & leasing activity on campus and within 2,500-ft
 - SOV rates
 - Progress in meeting conditions of master plan

Amendments to Master Plan

[SMC 23.69.035 Changes to master plan](#)

[Swedish Cherry Hill MIMP](#)

AMENDMENTS TO MASTER PLAN

Minor



IAC review & comment



Application to SDCI



SDCI decision

Major



IAC review & comment



Application to SDCI



Public notice



SDCI recommendation



Hearing Examiner hearing & recommendation



City Council hearing & decision

Master Use Permits

[SMC 23.69.034 *Effect of master plan adoption*](#)

[Swedish Cherry Hill MIMP](#)

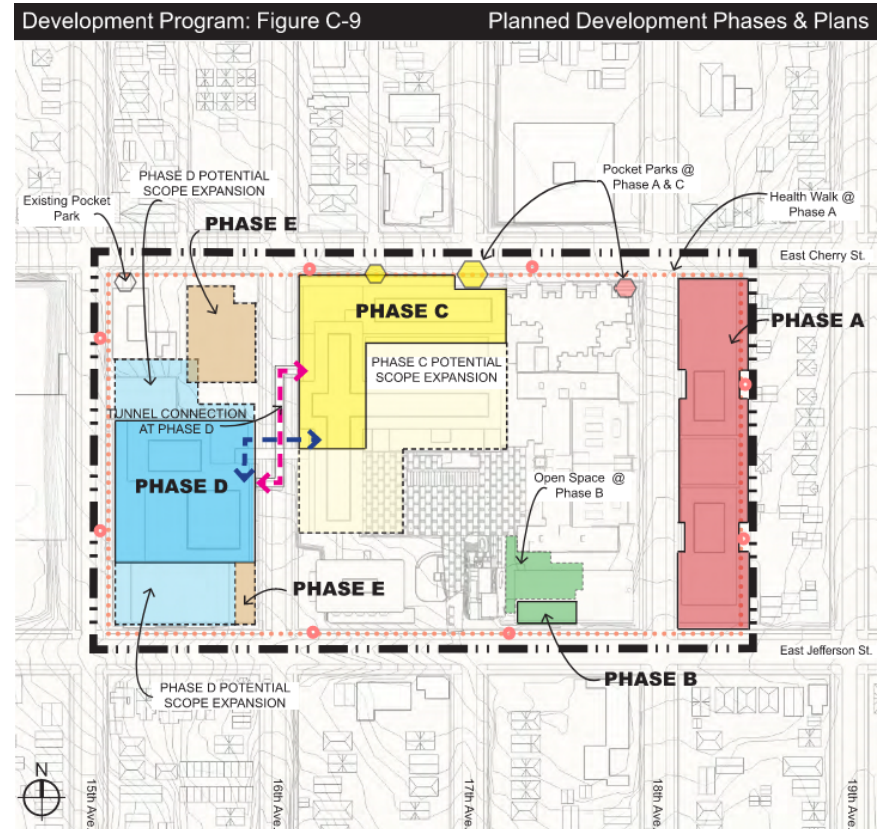
[SMC 23.76.012 *Notice of application*](#)

[Tip 201 *Master Use Permit Overview*](#)

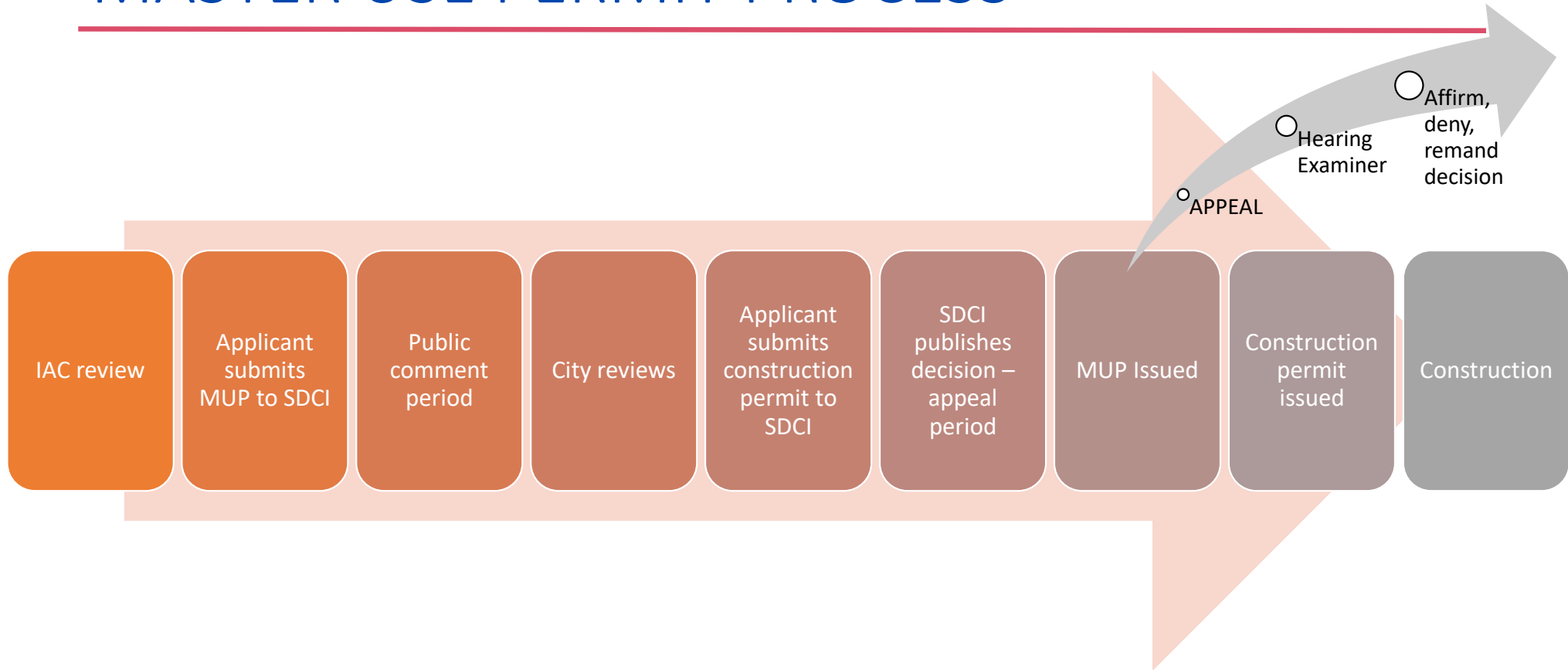
[Tip 208 *State Environmental Policy Act \(SEPA\) Review in Seattle*](#)

TYPES OF PROJECTS REVIEWED

- Master Use Permits for:
 - Institutional uses
 - Within, and 2,500-ft from, the Major Institution Overlay boundary
 - Per: [SMC 23.69.034](#)
- New skybridge application
 - Seattle Department of Transportation permit
 - Approved by City Council
 - Per: [MIMP](#)



MASTER USE PERMIT PROCESS



IAC REVIEW: MIMP DESIGN GUIDELINES



Sketch: Building Block Scale



Variety of Secondary Components

- IAC ([SMC 23.69.034](#)):
 - Apply the guidelines in review of MUPs, and
 - Prioritize key guidelines
- [Appendix H of the master plan](#)
- Objective:
 - Balance the impact from development on the surrounding community, and
 - Enhance the transition between, and the compatibility of, the campus and surrounding community

MASTER PLAN DESIGN GUIDELINES

- Site Design:
 - Campus Character
 - Exterior Spaces
 - Landscape
- Architectural Character:
 - Height, Bulk, and Scale
 - Architectural Elements and Features
 - Rooftops



Street Level Visibility



Sketch: Future Sidewalk



Expanded Pedestrian Area on Plaza



Future 17th Ave. & E. Cherry St. Entry


PUBLIC NOTICES FOR MASTER USE PERMITS

- Notice of Application ([SMC 23.76.012](#)):
 - Public notice sign on site
 - Publication in Land Use Information Bulletin (LUIB) – [Seattle Services Portal](#)
 - Planner notification to DON for IAC
- Notice of Decision ([SMC 23.76.020](#)):
 - Publication in [LUIB](#)
 - Mailed/emailed to applicant and persons who provided an address & submitted comments or requested notice
 - Publication in City official newspaper

Seattle Department of Construction and Inspections is reviewing

A New X-Story Type of Building

Project: 303XXXX-LU

<p>What is it?</p> <ul style="list-style-type: none">• Units:• Parking:• Includes: Use (if relevant)• Demo of existing (if relevant)• No more than 5 bullets	<p>Required approvals:</p> <ul style="list-style-type: none">• Environmental Review• Design Review• Conditional Use	<p>Project Address Here</p> <p>Place location map here.</p>
<p>Submit comments to:</p> <ul style="list-style-type: none">• Online: seattle.gov/project/comment• Mail: Public Comments, P.O. Box 34019 Seattle, WA 98124-4019 <p>Include the project number and address. <small>(The comment period may be extended by written request prior to the date below. The comment period for shoreline applications cannot be extended.)</small></p>	<p>More information:</p> <ul style="list-style-type: none">• Online: enter project address at maps.seattle.gov/shapingseattle/buildings Send us a question at seattle.gov/sdci/questions• Phone: (206) 684-8467 (message line)	<p>Place proposed project photo here.</p> <p><small>Representation only, approved project may vary.</small></p>
<p>Submit comments by _____</p> <p>All comments are posted on our website in their entirety.</p>	<p></p>	

Large public notice sign template

Seattle Services Portal

Finding MUP status & documents

Submit public comment

SEATTLE SERVICES PORTAL

Seattle

Seattle Services Portal

Home My Records Help

Register for an Account Reports Login

Find Existing

To check status, renew, make changes, pay or schedule, find the permit or record through [search](#) or use the [My Records](#) tab.

Search by Address or Record Number

Search All Records

Narrow your search by category

Search by record type, record status, date, or address range within a category.

Choose a category

[Pay fees on a record](#)

[How do I schedule an Inspection or Appointment with SDCI or SDOT?](#)

Create New


This portal is used by City of Seattle departments to manage applications and requests. Use the categories below or the [Application Index](#) page to start an application/request in the Seattle Services Portal.

Building Tune-Ups

Initiate a building claim, request alternative compliance or submit a report to comply with regulation that requires efficiency assessments and corrective actions in buildings with 50,000 SF of non-residential space.

SEATTLE SERVICES PORTAL

← ↻ 🔒 <https://cosaccela.seattle.gov/portal/Cap/CapHome.aspx?module=DPDGeneral&TabName=DPDGeneral> A ☆ 🔄 | 📄 ☆

 **Seattle**

Seattle Services Portal

[Home](#) [My Records](#) [Help](#)

[Register for an Account](#) [Reports \(2\)](#) [Login](#)

Search All Records

Search is now more precise. Enter your exact record number or address. If you aren't sure, try using the wild card % symbol.
For example, %0001546 or %Fremont. Do not use punctuation in addresses.

Record Number:

Address:

[Search](#) [Clear](#)

SEATTLE SERVICES PORTAL

The screenshot shows a web browser window displaying the Seattle Services Portal. The browser's address bar shows the URL: <https://cosaccela.seattle.gov/portal/Cap/CapDetail.aspx?Module=DPDPermits&TabName=DPDPermits&capID1=16HST&capID2=00000&capID3=21092&age...>

The page header includes the Seattle logo and the text "Seattle Services Portal". Below the header, there are navigation links: "Home", "My Records", and "Help". On the right side of the header, there are links for "Register for an Account", "Reports (5)", and a "Login" button.

The main content area features a "Search All Records" button. Below this, the record details are displayed:

- Record Number: 3026544-LU
- Master Use Permit
- Record Status: Issued
- Expiration Date: 01/03/2023

Under "Record Info:", there are several tabs: "Record Details", "Status", "Related Records", "Attachments" (highlighted with a yellow box), and "Inspections & Appointments".

Below the tabs, there is a "Payments:" section with a "Fees" link.

The "Attachments" section is currently empty.

A blue information box at the bottom of the page contains the following text: "Do not use this page for submitting materials unless instructed to do so by SDCI staff. To submit materials for permit application intake, addressing corrections, or responding to a SDCI request for more information, use the 'Make Changes' button next to the respective record on the [My Records page](#). This action ensures that your materials are promptly reviewed by SDCI staff."

COMMENT ON A PROJECT

The screenshot shows the Seattle Department of Construction & Inspections website. The browser address bar displays <https://cosaccela.seattle.gov/portal/Customization/SEATTLE/Welcome.aspx>. The website header features the Seattle logo and the text "Seattle". Below the header, there are several service categories, each with a title, a brief description, and a representative image:

- Permits - Trade, Construction & Land Use**: Get permits for construction, land use, and installing equipment (electrical, mechanical, refrigeration, etc.).
- Public Comments**: Comment on city projects related to building, construction, land use, and more. Commenting is available during the public comment period. (This section is highlighted with a yellow border in the image.)
- Public Utilities - Development Services**: Request certificates and reviews for public utility development services, water availability, plan reviews and water and wastewater manager determinations.
- Rental Housing Registration (RRIO)**: Register or transfer ownership of registration as part of the Rental Registration and Inspection (RRIO) program. RRIO helps ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements.
- Tenant Assistance (EDRA)**: Request financial assistance to help you move to a new home when your rent has been raised by at least 10% in a year. This program is available for low-income qualifying tenants.

COMMENT ON A PROJECT

The screenshot shows a web browser window with the URL <https://cosaccela.seattle.gov/portal/Customization/comments/default.aspx>. The page header features the Seattle logo and the text "Seattle Services Portal". Navigation links include "Home", "My Records", and "Help". On the right side of the header, there are links for "Register for an Account", "Reports", and a "Login" button.

Comment on a Project

Submit Your Comments and Let Your Voice Be Heard

Your submitted comment will be posted publicly on the Seattle Services Portal.

Your comments help us understand your concerns and interests about a specific project. Based on your comments, we can identify potential impacts and find solutions as allowed by the [Land Use Code](#).

To submit an effective comment:


- Review details about the project
- Explain your interest in the project
- Provide additional site or context information that you think is important
- State your concerns for aspects of the proposal

See our Comment on a Project page to [learn more about effective comments](#).

[Comment on a Project](#)

COMMENT ON A PROJECT

← ↻ 🔒 https://cosaccela.seattle.gov/portal/Customization/comments/default.aspx 🔊 ☆ ⚙️ | 📄

 **Seattle**

Comment on a Project

Provide a Comment on 3025500-LU

*Fields marked with * are required.*

*First Name

*Last Name

Do not display my contact information publicly on this public comment. Note: Any documents you add will be public as part of the comment.

*How would you like to receive future updates on this project?

- Send updates to my email address ⓘ
- Send updates to my mailing address ⓘ

* Email Address
Provide an email address so we can notify you when your comment is posted.

Project Record Information

[View 6 Comments on This Record](#)

Project ID: 3025500-LU

Address: 505 16TH AVE SEATTLE

Description: Land use application to allow a new 6-story hotel. (Candlewood Suites Hotel at Cherry Hill Hospital, Swedish Medical Center). No parking proposed.

THANK YOU

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