



April 22, 2025

Claire Lane
claire@chaplaneinn.net

Subject: Response to April 2025 Letter Regarding the Perfect Wealth Development

Dear Claire Lane and Neighbors and members of the Implementation Advisory Committee – Swedish Cherry Hill:

Thank you for your letter dated April 2025 expressing concerns regarding the permitting and review process for the development proposed by Perfect Wealth within the Swedish Cherry Hill Major Institution Overlay (MIO). We appreciate your continued engagement and the opportunity to respond to the concerns raised.

September 2024 Letter

Your letter references a communication from Mr. Mike Denney of Swedish Providence, dated September 2024, that was emailed to the Director of SDCI. The Senior Planner who appeared at the hearing was not aware of this letter. It was not included in the record, nor was it introduced into the record in that appeal by any party. This letter's author—Mr. Denney—did not disclose its existence or contents during his direct testimony in the hearing.

I understand how this omission could be frustrating. The Department takes seriously the public's trust and the responsibility to operate transparently and based on my understanding, there was no effort on the part of any party to conceal relevant information from the public or the Hearing Examiner. The Department does disclose and considers any documents received through the appropriate channels during the comment period and open record appeal.

Permissibility of the Proposed Lodging Use

The committee and neighbors have expressed concern that the proposed development includes a lodging use that is not allowed in the Swedish MIO. SDCI's review of the permit included an analysis of zoning and use provisions within the MIO and the applicable sections of the Seattle Municipal Code.

Specifically, SMC 23.69.008 defines *Institutional Uses* in Major Institution Overlays as those that "primarily serve users of the institution" and that do not need to be owned or operated by the institution itself. This definition allows for a broader range of supporting uses, including those that may be operated by third parties, provided their primary purpose is to serve patients, families, staff, or visitors associated with the institution.

In the permit review and as presented at the appeal, the use proposed in the Perfect Wealth project was determined to be consistent with these provisions based on the information provided. We have no evidence that the proposed but not yet constructed project intends to operate out of compliance with the applicable code SMC 23.69.008 and the terms of their permit. To the degree a violation occurs, SDCI will take appropriate action. We have added the September 2024 letter to the project file to assist with our investigation should a violation occur.

We value the role of the IAC and community members in upholding the integrity of the land use process and look forward to maintaining a constructive dialogue.

Sincerely,

A handwritten signature in blue ink, reading "Nathan Torgelson". The signature is fluid and cursive, with the first name "Nathan" and last name "Torgelson" clearly distinguishable.

Nathan Torgelson, Director
Seattle Department of Construction and Inspections

cc: Maureen Devery
Kevin Heim
Rachel Jenner
Cat Koehn
Vicky Schiantarelli
Ellen Sollod
Greg Wong
Kathy Yasi
Bill Zosel