



Meeting Minutes #34

(Adopted February 12, 2025)

Swedish Cherry Hill Implementation Advisory Committee (IAC)

April 1, 2024

6:00 – 8:00 PM

(Transcriber's Note: The notes shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in video recording and available upon request.)

In-person Location:

Seattle City Hall

600 4th Avenue, 370 Conference Room

Seattle, WA 98104

Virtual:

Webex

Committee Members Present:

Claire Lane

Maureen Devery

Catherine Koehn

Kevin Heim

Ellen Sollod

Kathy Yasi

Swedish Cherry Hill staff:

No attendees

City of Seattle Staff:

Nelson Pesigan, Seattle Department of Neighborhoods (DON)

Melinda Bloom, Seattle Department of Neighborhoods (DON)

Carly Guillory, Seattle Department of Construction and Inspections (SDCI)

Gordon Clowers, Seattle Department of Construction and Inspections (SDCI)

Opening & Introductions

Presentation

Ms. Lane prepared a draft letter of IAC comments on the revised hotel design for IAC consideration and comment. She noted the committee purview over design review process, and everyday oversight on implementation of the MIMP. She said more formal onboarding of new members is needed, being more intentional about the IAC role and responsibilities and the dense process of land use codes, council recommendations and providing access to all materials. She said there is a lot to take in. With a committee of six members, the quorum is four. Committee members spoke of the need for additional members with expertise such as architect and landscape architect. Responding to IAC questions about whether Hearing Examiner-imposed requirements following MIMP appeal by neighbors would be folded into the MIMP, Mr. Clowers said that the requirements are included in the MIMP. Committee members talked about the non-conforming design.

Marsha, project manager clarified that code requires two ADA rooms which is what is in the plans. She said all other units can be turned into ADA room with minimal construction.

Architect Radim Blazej said the design was submitted to the City in July 2023 and he did not hear anything for six months. He said they have responded to comments; no changes have been made since July 2023. Regarding the hotel he said drawings were submitted in January 2024. Discussion ensued about the material palette of Corten steel with rusted patina, fiber cement panels in white and dark gray integral color or painted, and ochre composite panels with wood veneer imprint and painted steel awning. Committee members noted large and prominent blank façades as problematic. Radim said the city does not allow backlit signs; proposed signage would be up-lit or down-lit from the canopy. IAC felt the earlier signage design was more subtle and not lit and hoped new signage would be as subtle. Mr. Heim said sign #3 is all that is needed. Discussion about signage ensued and it was noted that if the hotel is for patients and families, there is no need to advertise it.

Landscaping plans were discussed, and it was noted that the plans are different from the presentation. Current plans will be provided to IAC. Ms. Lane said she liked the previous landscape plans that reflected more of a garden look and were not as institutional. Radim said three trees are proposed on 16th and two are proposed on Jefferson, more than what was shown in last year's presentation. He said the plan is not substantively different from the last one. He said the code requires bioswales, but the zoning does not allow it here in relation to the property line. He confirmed relocation of two bike racks to the left of entrances because of ADA requirements. Guest access to the patio was removed. The orange door north of ADA entrance is required by Seattle City Light; it will be the same color as façade to blend in. The room is a dedicated room to prevent moisture getting into the transformer.

Public Comments

Bob Cooper questioned if this is a permissible project and noted there is no connection to the hospital. He said the MIMP says it is permissible if conditions are met and none of the conditions have been met.

Committee Deliberation

The IAC echoed public comment about the permissibility of the use and noted the developer must demonstrate why it complies with the MIMP. Ms. Lane said the elimination of blank walls is a MIMP mandate. She pointed out the north and west blank façades are prominent. She said because of the location the façades are highly visible. Mr. Heim suggest artwork or some sort of treatment on the blank walls. He said the removal of the café added more blank walls. Ms. Sollod concurred and said the proposed design substantially alters the front façade with the change of the materials and patterning at the mid-level, the elimination of the café and its transparent glazing, and the elimination of the loading zone that provided for a level entry to the lobby which did not require a separate ADA entrance to the lobby. Mr. Heim said the removal of the patio adds more dead space. Ms. Lane said by transforming the first level, the patio is not inviting like it was before. The general guidelines state that the design acknowledges the character of surrounding single family residential, multi-family and educational use areas at each edge, and respects the historic context of the neighborhood or campus elements. She said the way the ADA entrance is now divides the entrance. Ms. Sollod said the former iteration of the entrance responded to universal design and was a more effective design. The IAC talked about the elimination of the café which was sold as an amenity to the neighborhood. The café created interaction between the building and the community, and the tall windows activated the space. In the new design, the café was eliminated, and the glazing was replaced with blank walls to accommodate additional guest rooms. The retaining wall will attract graffiti. Ms. Lane suggested ground level programming such as an open lobby with glazing to create activation.

The IAC talked about the elimination of all parking tied to the hotel and asked if there was an agreement between the hospital and Sabey. The removal of the garage impacts the façade and creates other problems. Ms. Sollod said the developer / hotel should be required to provide parking to meet the needs of guests. It was noted that the hotel is a 24/7 operation. Mr. Heim said demonstrated proof that the hotel / developer has contracted to accommodate hotel parking should be provided. Ms. Sollod noted confusion between the landscape drawing and rendering being used. She said there were no pedestrian amenities and noted lighting

was removed. Ms. Lane requested that most current plans be made available. Mr. Heim said there is no reference to the required bump outs as required by the MIMP. He said plans should reference that. Ms. Lane requested information about the Health Walk.

The committee discussed height, bulk and scale; the MIMP requires setbacks. The committee should verify the setbacks are correct. Committee members reiterated their dislike of the large blank walls. Mr. Heim suggested modulating windows on the south elevation to protect privacy of adjacent residences. Ms. Sollod said the previous design showed modulation between windows but that has been replaced with a more homogenous treatment. She said the façade is flat with no variability. Committee members talked about the smaller, set back roof amenity space and noted that while it is supposed to be a publicly accessible space it is unlikely to be so.

IAC comments to be submitted to Ms. Guillory by Saturday, April 6, 2024, or before.

Adjournment

Meeting adjourned at 8:21 pm