



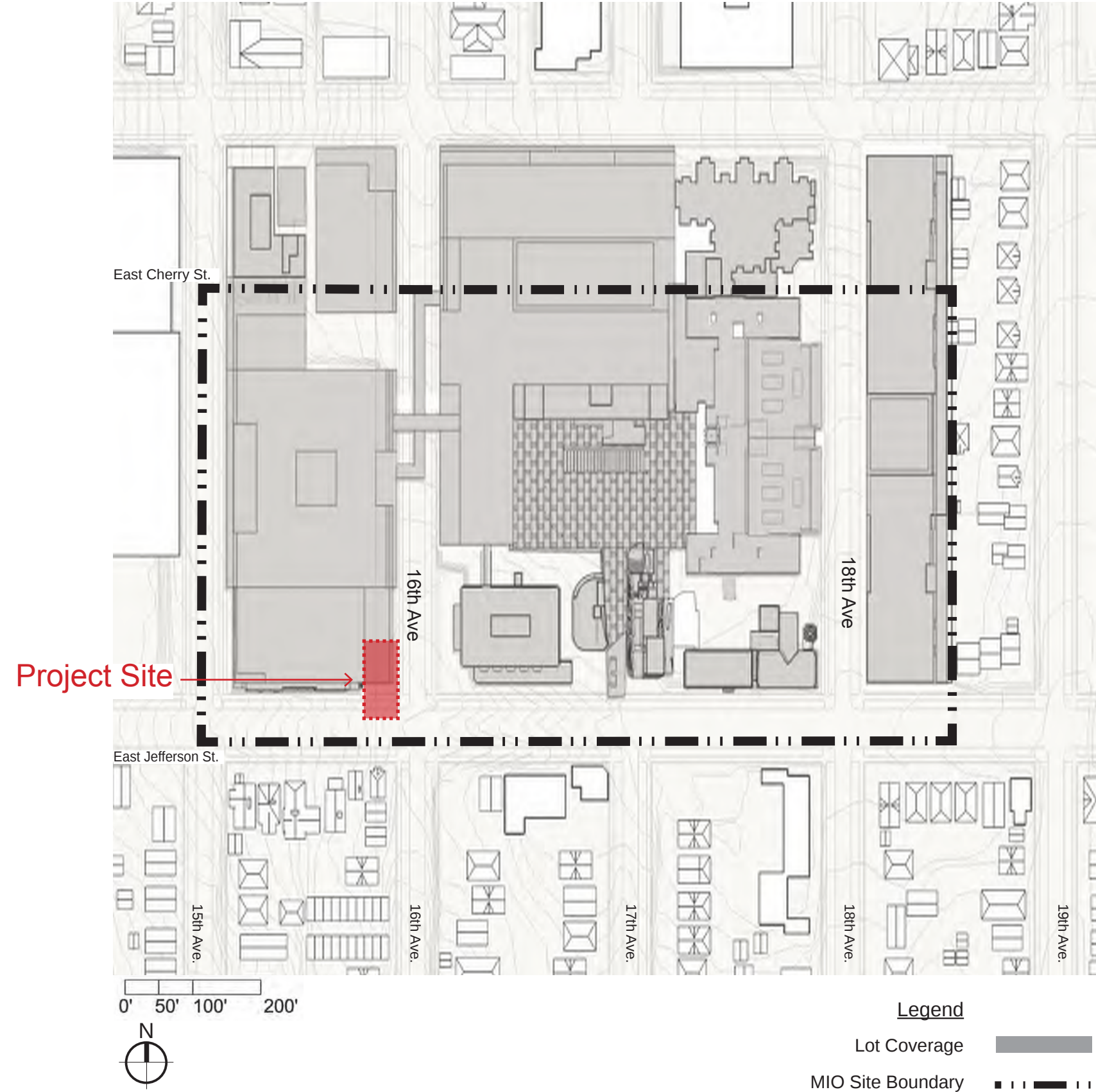
SANCTUARY HOTEL AT CHERRY HILL

1522 E. JEFFERSON STREET, SEATTLE, WA 98122

SAC MEETING PRESENTATION, Feb 2019

SAC MEETING AGENDA

- Proposed development Overview
- MIMP Design Guidelines Summary
- Overall Site Design
- Architecture Design
- Landscape Design



PROPOSED DEVELOPMENT OVERVIEW

Proposed Development Overview

WHAT

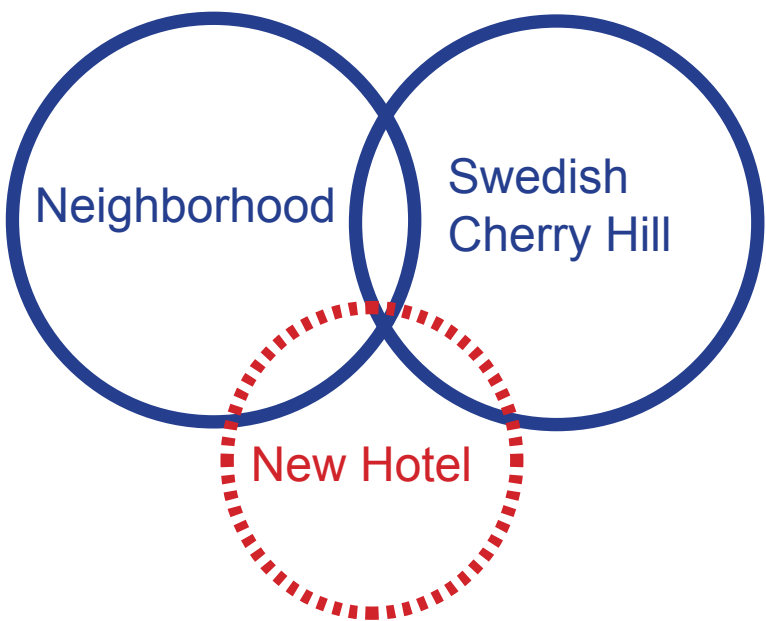
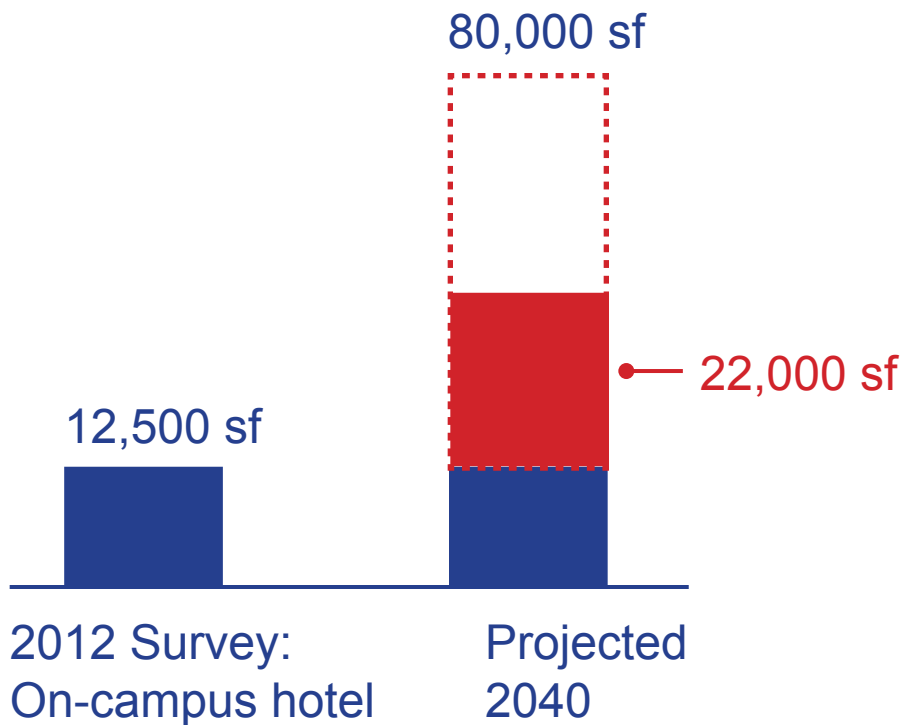
- A 6-level, 22,000 SF Boutique Hotel comprised of 42 rooms, with 6 below grade parking stalls (Including one ADA van stall), a private rooftop garden and a community cafe bar to create a zen environment for hospital patients and their families' short-term stay.

WHY

- The current MIMP's proposal indicates a shortage of hotel accommodation with a 67,500 SF new hotel addition needed by 2040. This project will satisfy 32.6% of the need.

HOW

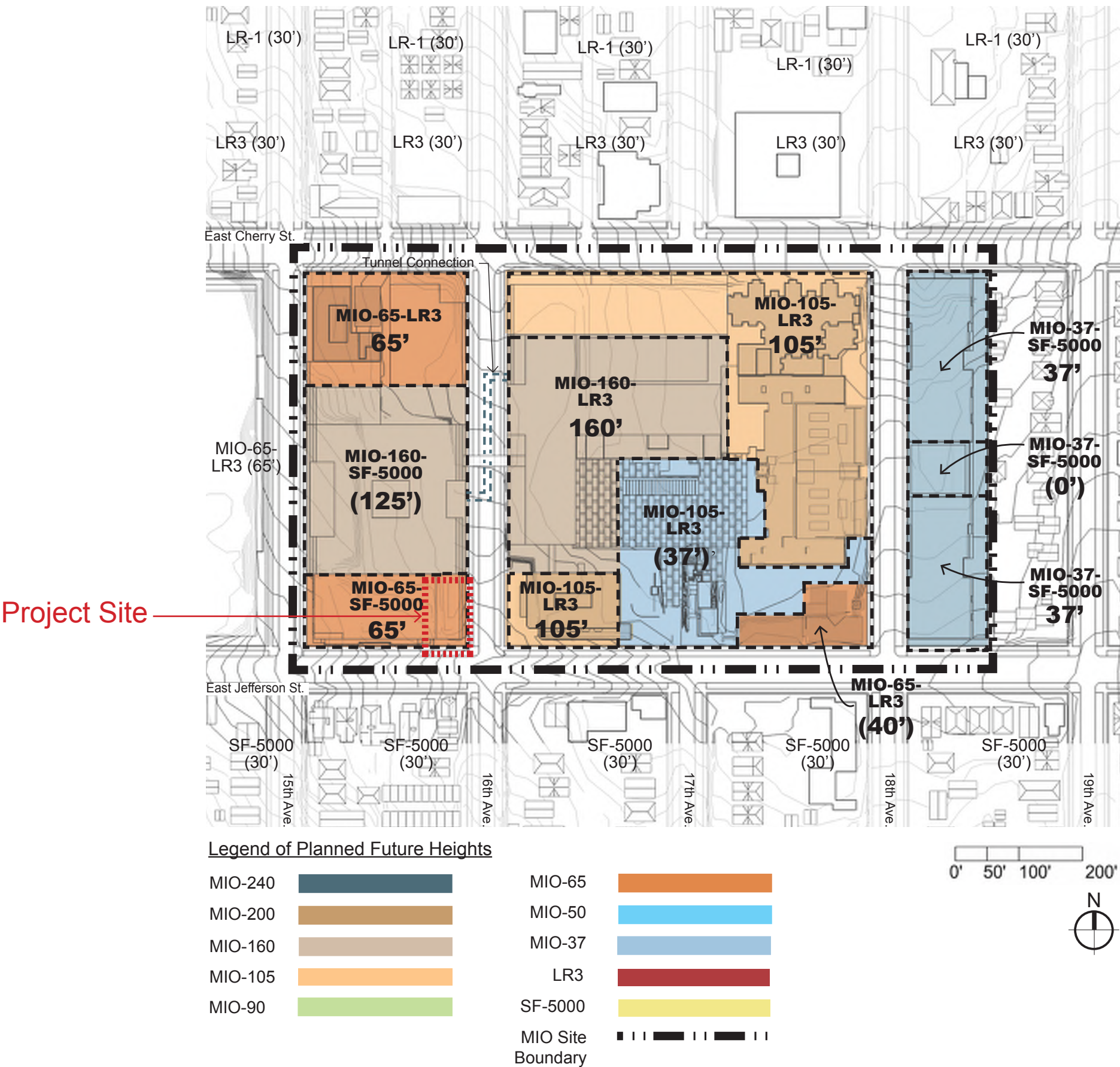
- To promote public amenities at street level
- To respect and positively respond to both Swedish hospital buildings, and residential neighborhood colors / materials / massing scale
- To provide vibrant landscape at street level and roof level
- To encourage connective dialog between cafe and hotel patrons as well as surrounding neighborhood.



MIMP DESIGN GUIDELINES SUMMARY

Development Standard - Height Restriction

(MIMP Page 55)



Development Standard - Proposed Landscaping

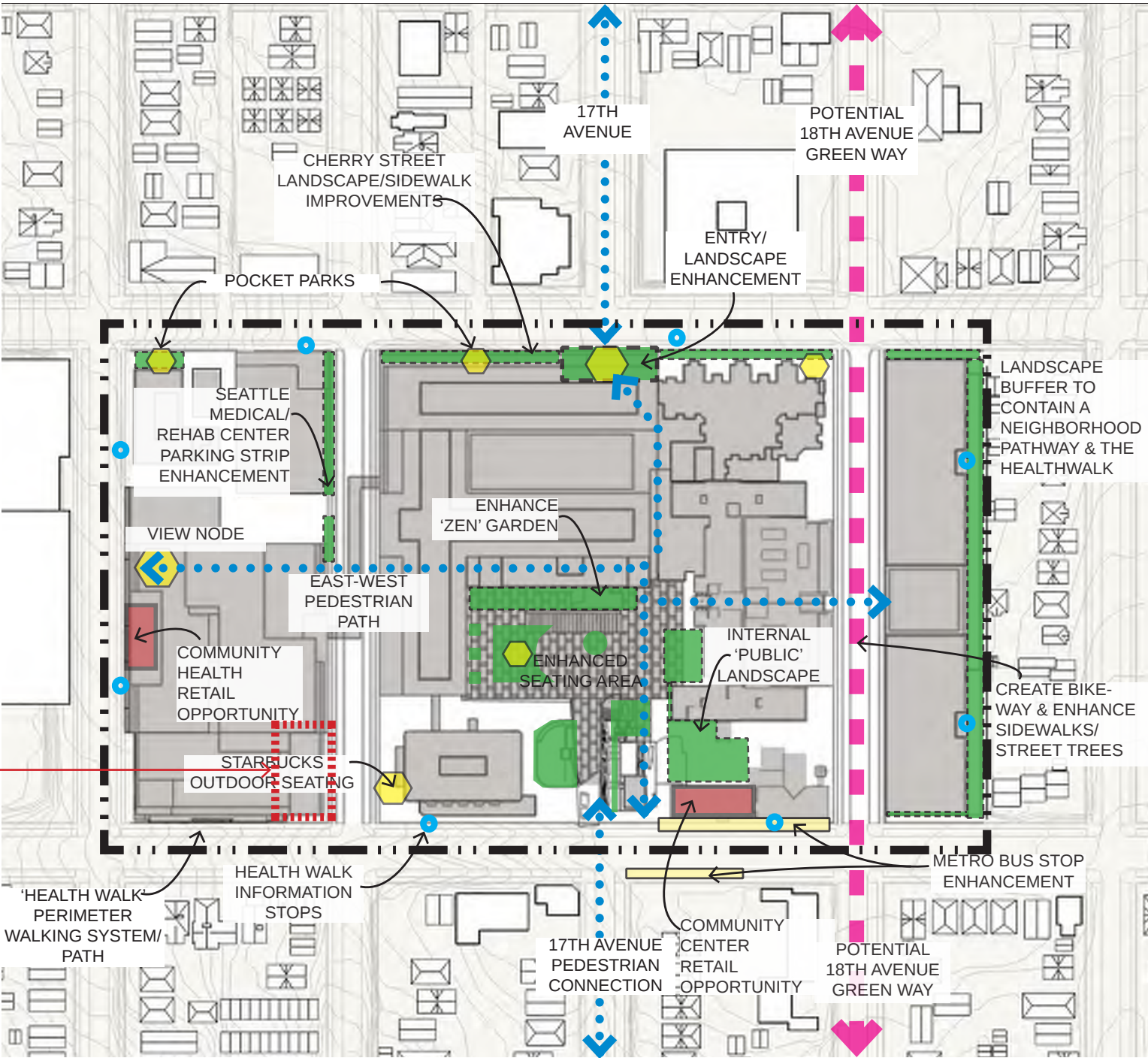
(MIMP Page 42)



Development Standard - MIO Community Amenities

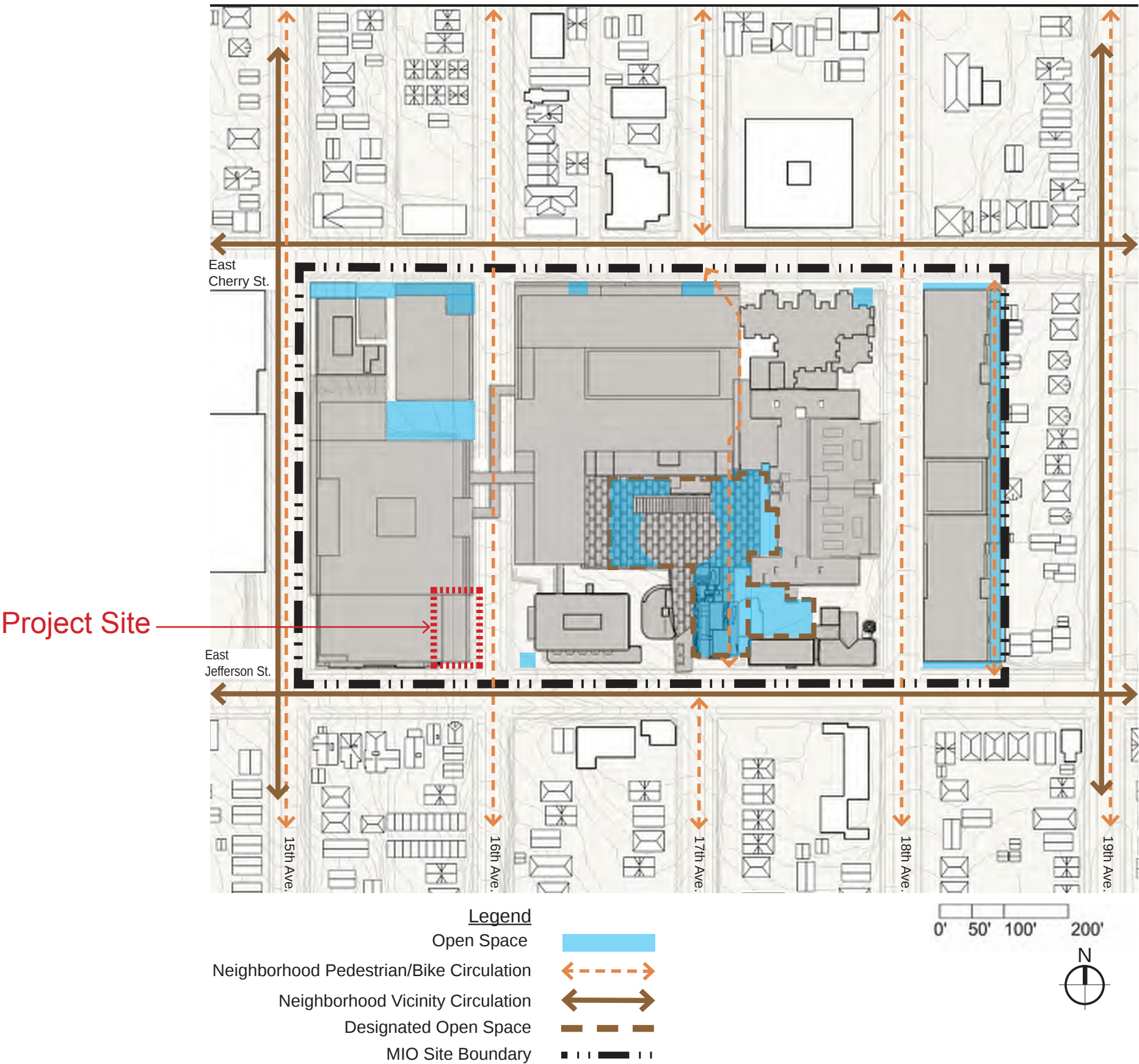
(MIMP Page 43)

Project Site



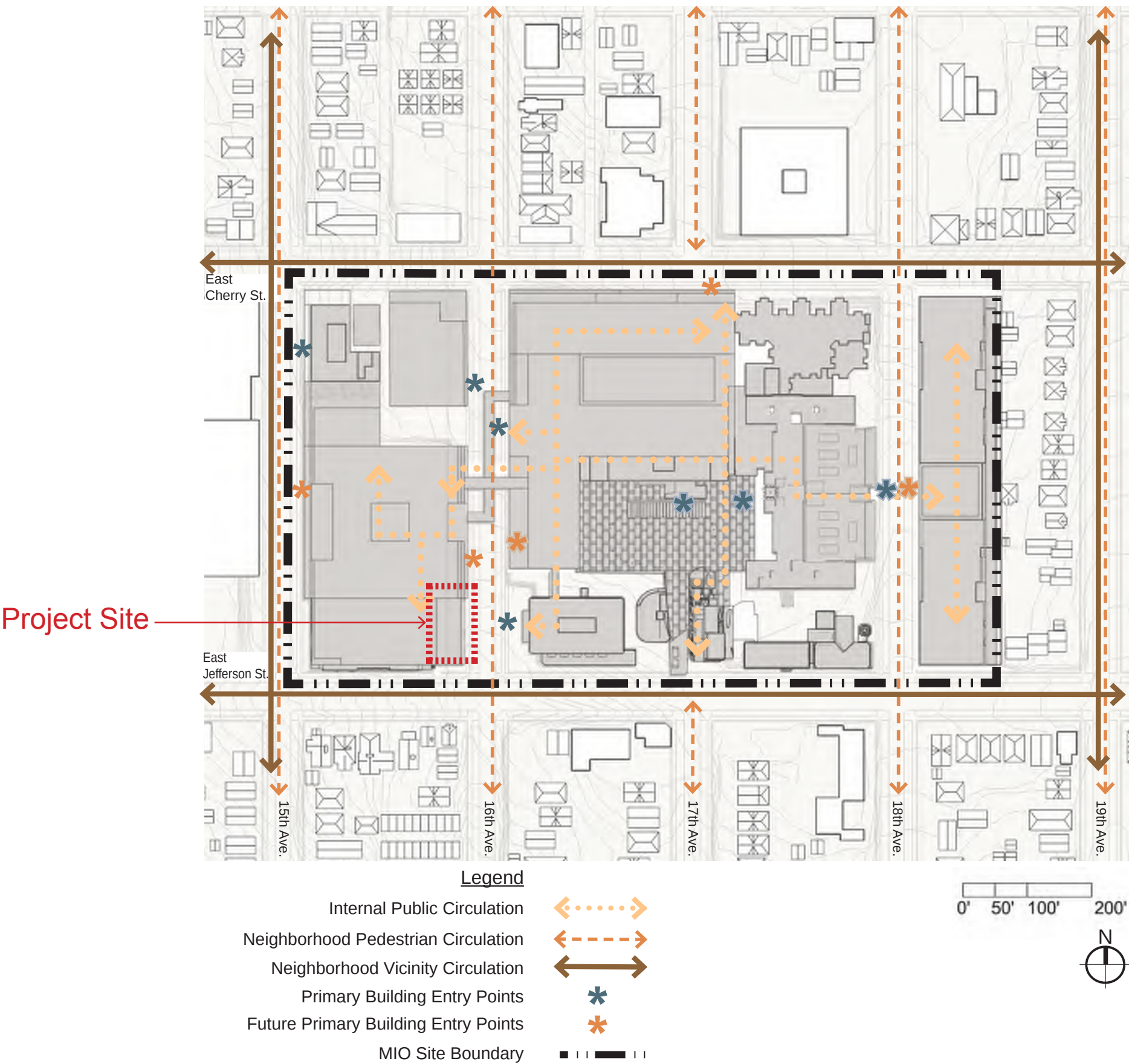
Development Standard - Proposed Open Space

(MIMP Page 45)



Development Standard - Pedestrian Circulation & Entry Points

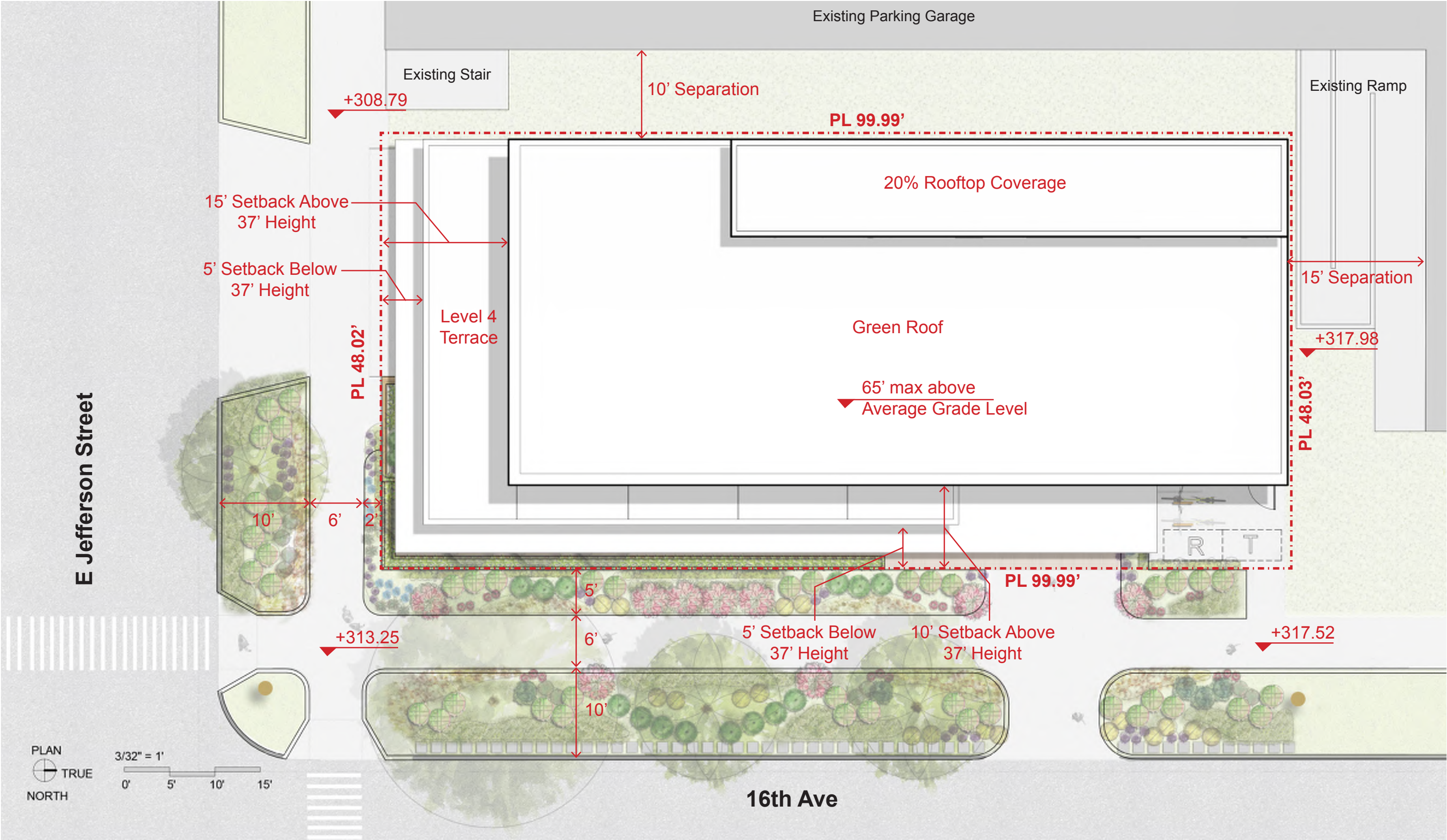
(MIMP Page 47)



- **Site Design (MIMP Appendix H B1.1 - 1.2)**
- **Architectural (MIMP Appendix H B2.0)**
- **Landscape (MIMP Appendix H B1.3)**

OVERALL SITE DESIGN

Site Design - Overall Site Plan



Site Design - MIMP Design Guidelines

B1.1.3 Street Frontage Edge Guidelines

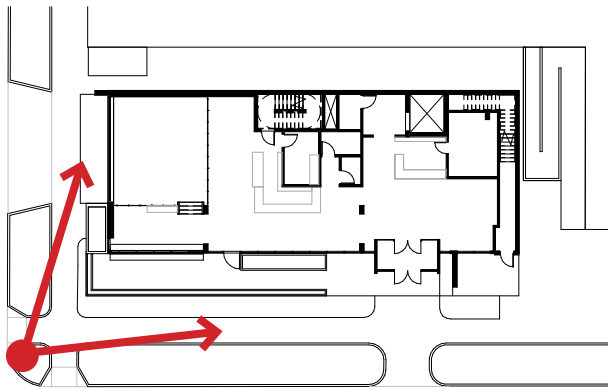
- Design open spaces and pocket parks adjacent to Street Fronts to be inviting, open and complementary to adjacent street frontage uses.

B1.1.4 Connection to the Street Guidelines

- Identify opportunities for the project to make a strong connection to the street and ensure that the building will interact with the street.
- Increase street level transparency to the greatest extent that is appropriate given abutting uses.

Legend

- 1 Outdoor cafe seating area along 16th Ave
- 2 Railing along outdoor deck
- 3 Featured corten steel artwork at sidewalk intersection
- 4 Planter trellis and grade level landscape stripe along concrete wall
- 5 Planter on top of concrete wall edge
- 6 Street level canopy
- 7 Street level storefront provides transparency



B1.1.5 Public Entry and Access Points

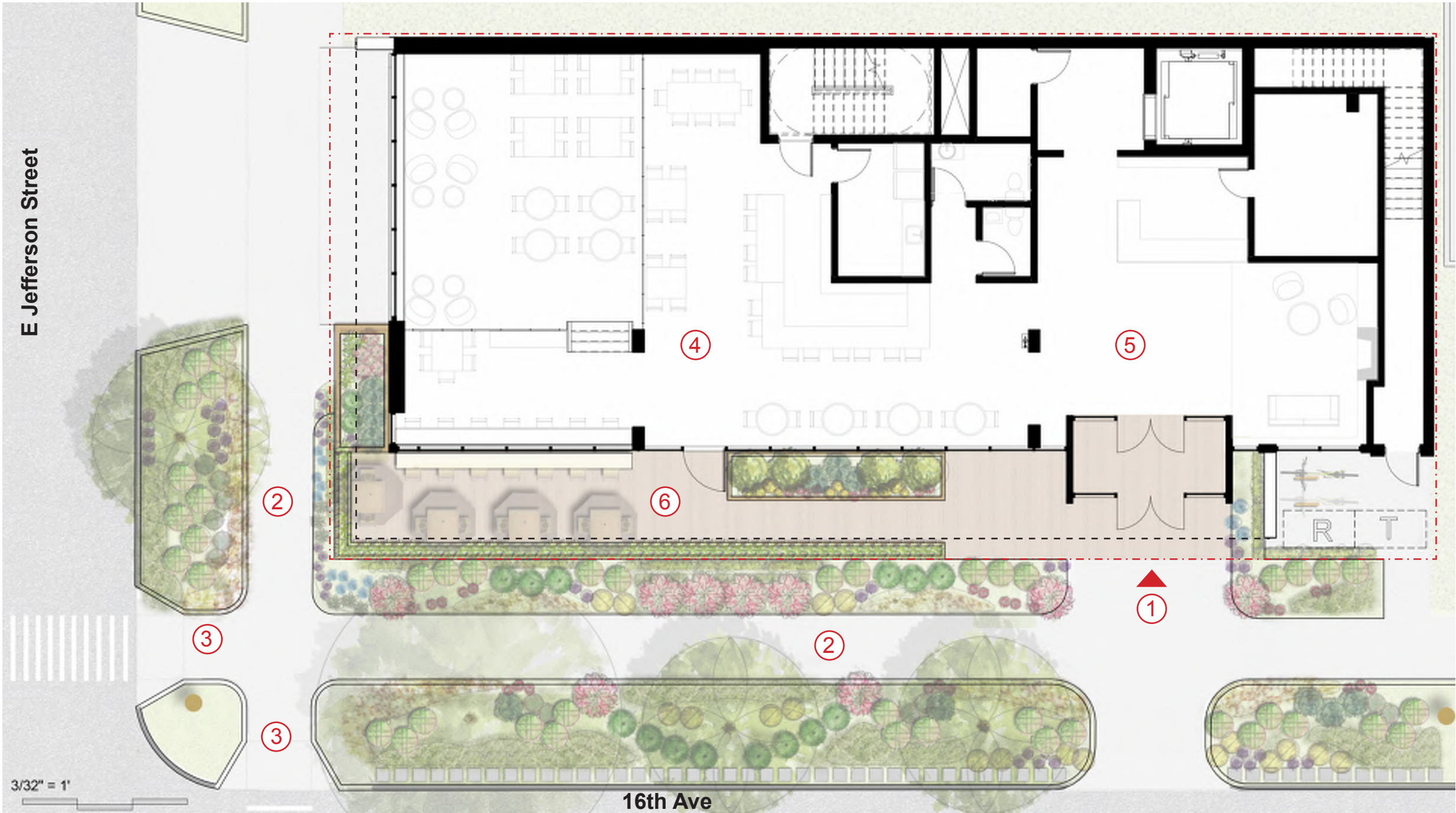
- Design public entrances to promote intuitive wayfinding
- Design public entrances to include elements that engage and emphasize the pedestrian experience, including increased transparency
- Design entrances and other pedestrian features to encourage staff to use sidewalk level crossings between buildings where appropriate

B1.1.6 Streetscape and Pedestrian Pathways Guidelines:

- Design streets rights of way and sidewalks within rights-of-way to accommodate all travel modes.
- Streets, sidewalks and hospital campus pathways should be welcoming, open to the general public, as well as barrier-free and ADA-accessible.

Legend

- 1 Hotel Entry
- 2 New paved sidewalk
- 3 Side walk curb cut
- 4 Hotel Cafe / bar
- 5 Hotel Lobby
- 6 Outdoor cafe under canopy

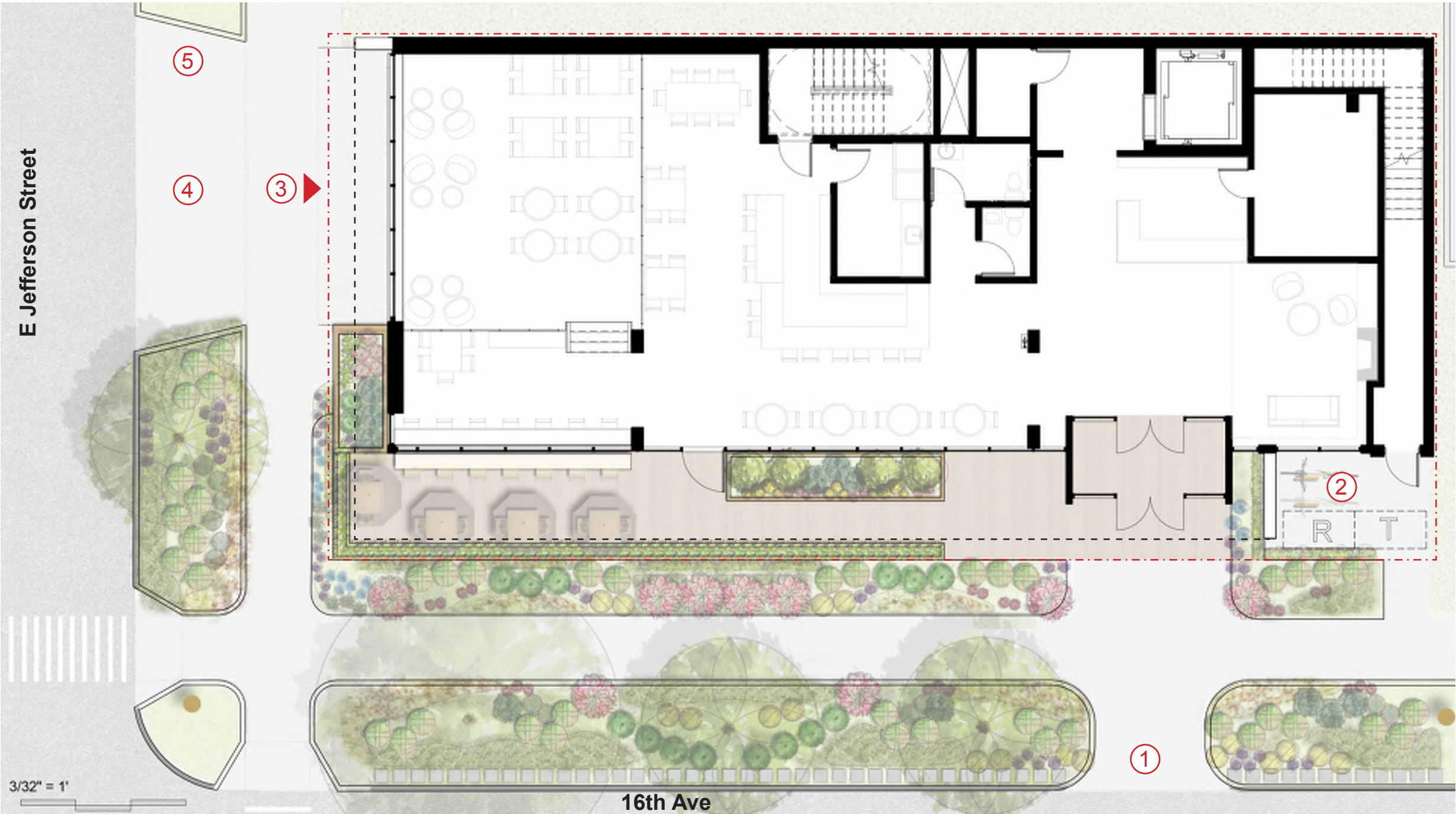


B1.1.8 Parking and Vehicle Access Guidelines:

- Organize vehicle movement and parking to facilitate efficient and safe flow of traffic.
- Promote safety for bike, pedestrian and transit use at any vehicle access points
- Minimize the size and breach of street frontages devoted to curb-cuts and entrances to garages

Legend

- 1 New drop-off curb cut
- 2 Bicycle parking
- 3 Underground parking entry
- 4 New vehicular curb cut
- 5 Provide signage 'stop' sign, and 'right turn only' sign at the curb cut to regulate traffic flow



Site Design - MIMP Design Guidelines

B1.2.5 Lighting, Safety and Security Guidelines:

- Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/ or security lights.
- Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
- Use low-reflective glass and other materials, window recesses and overhangs, and facade modulation.
- Use landscaping, screens, and “green walls” to the extent practicable to obstruct light from shining to off-site locations.
- Restrict nighttime illumination of the site and selected buildings to provide lighting only when function or safety requires it.
- Equip interior lighting with automatic shut-off times. Install automatic shades installed where lighting is required for emergency egress.
- Use screens or landscaping as part of parking structure design to obstruct glare caused by vehicle headlights.

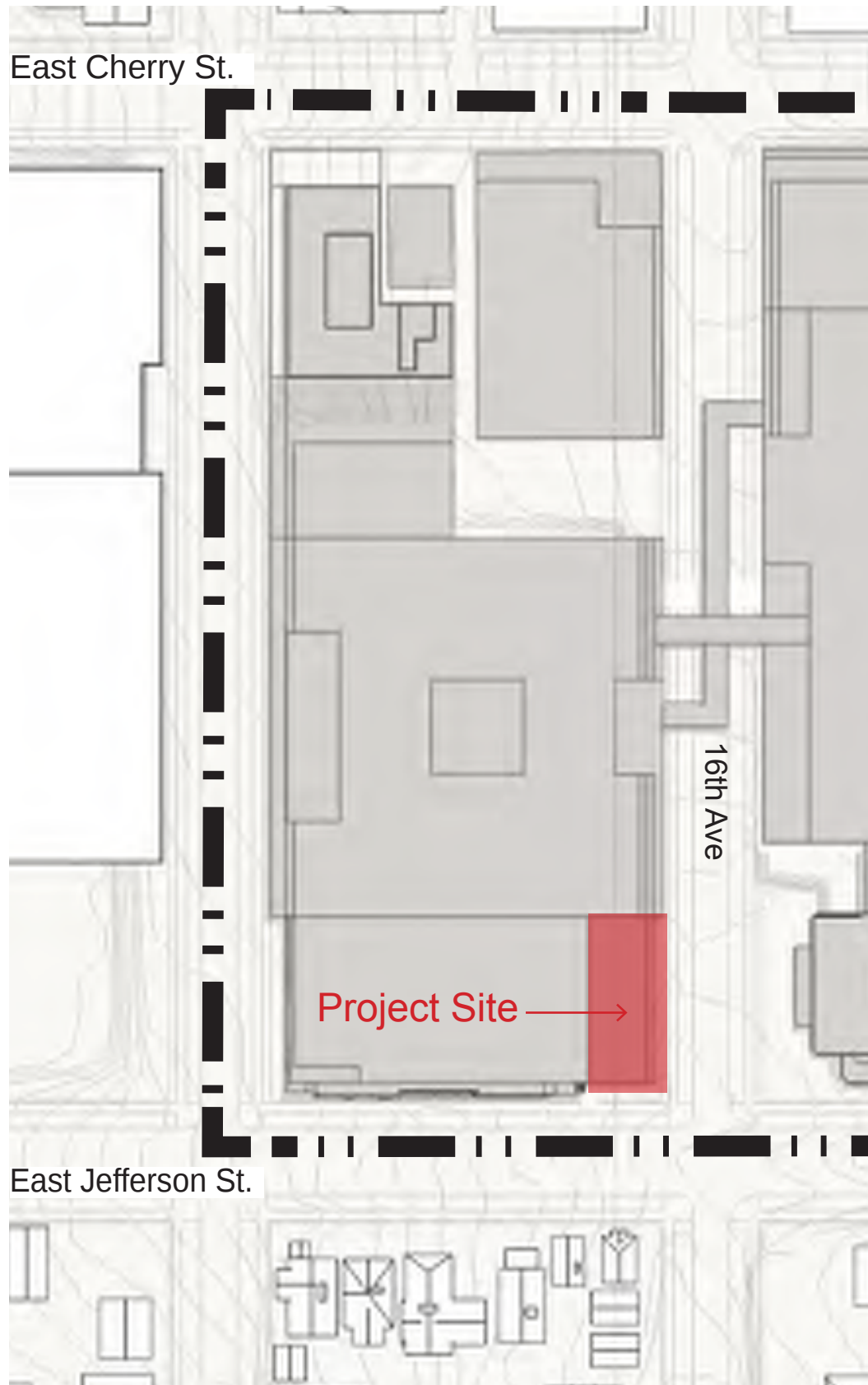
Legend

- 1 Outdoor path light fixtures
- 2 Canopy downlight
- 3 Hotel interior ambient lighting
- 4 Terrace and Roof top ambient lighting



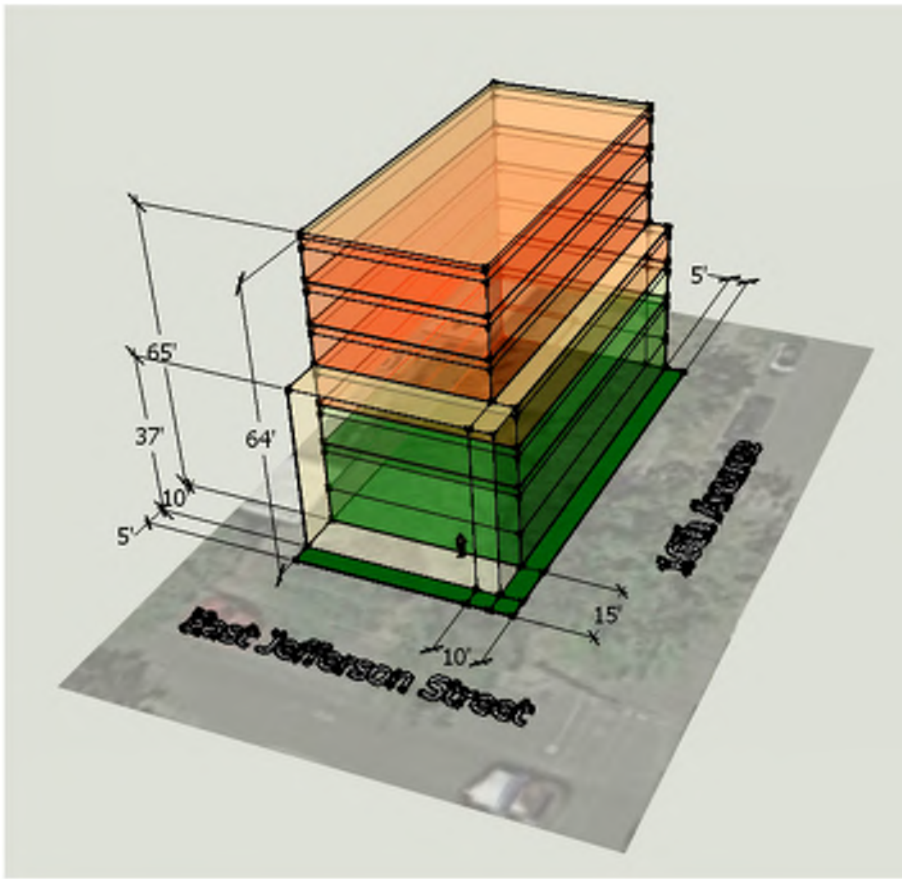
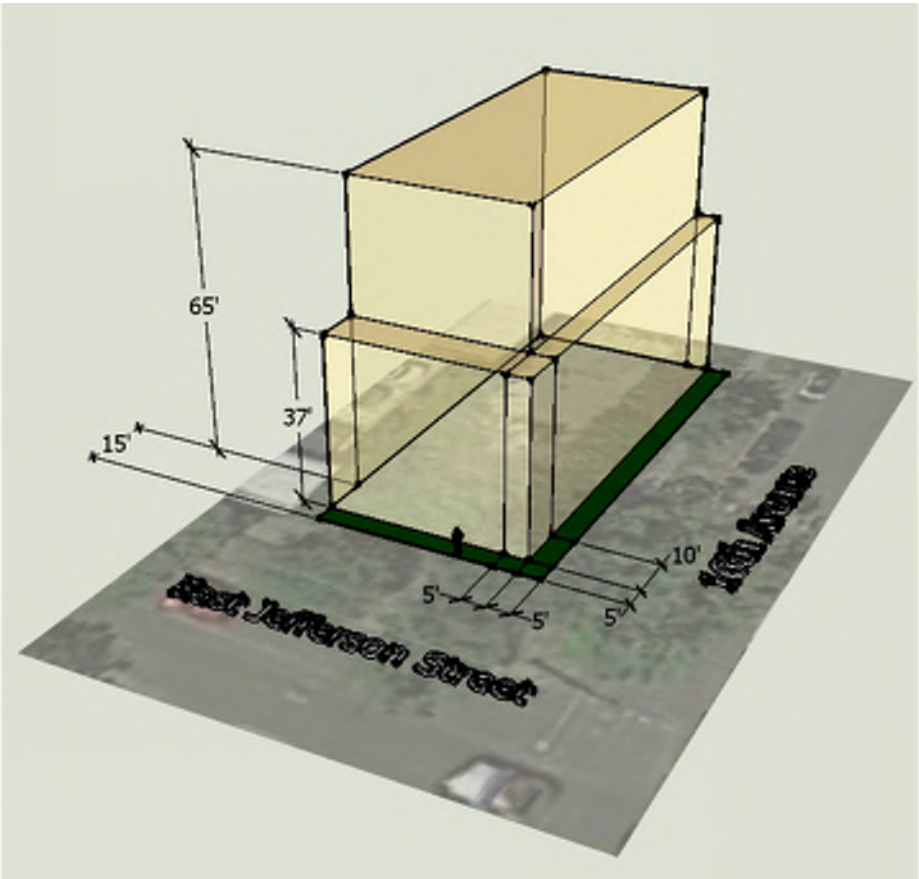
ARCHITECTURE DESIGN

Architectural Character - Height Allowance, Setback, Scale diagram

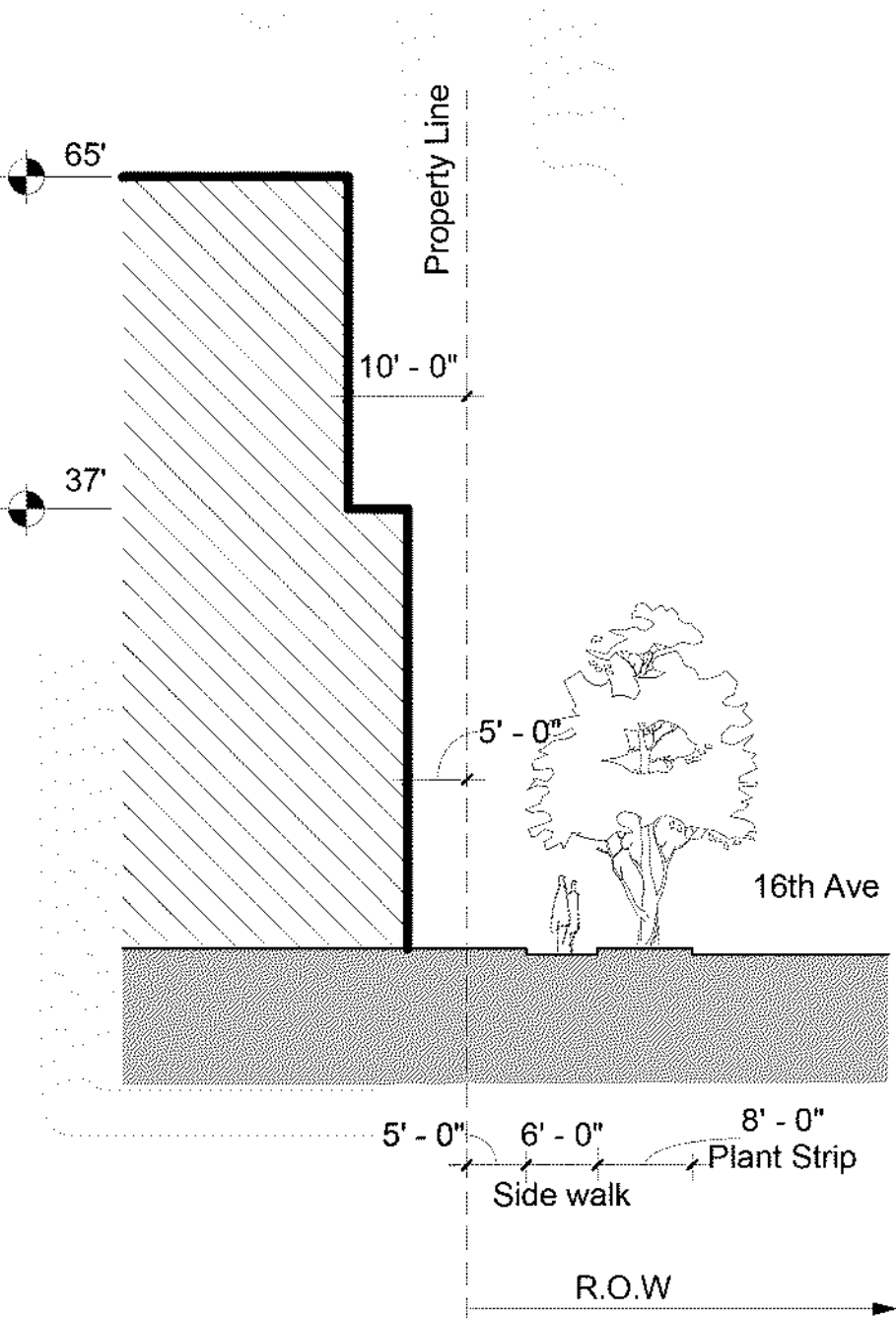
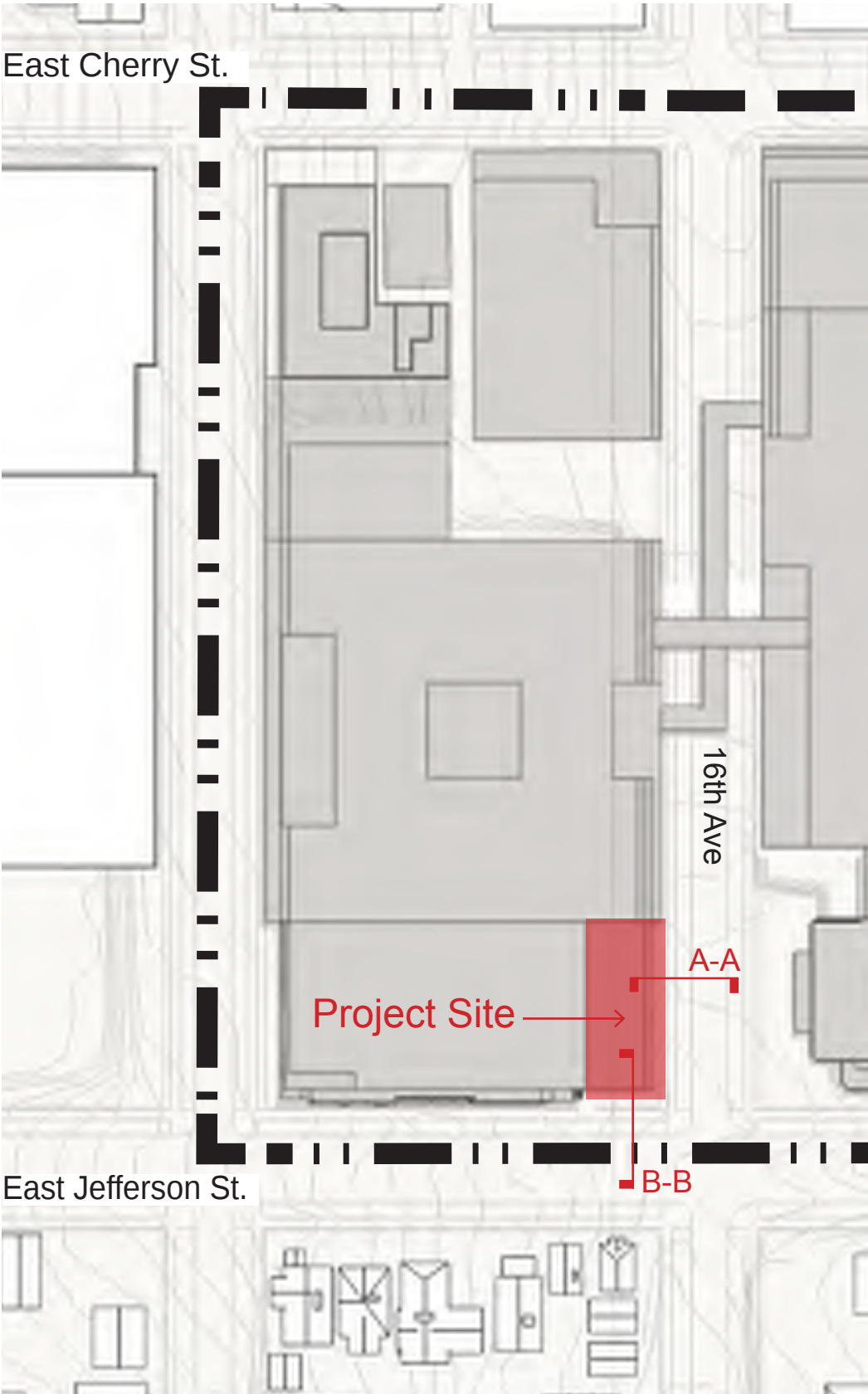


- Height limit = **65'** above average grade elevation
- Setback along E Jefferson St. - **5'** setback from Property line below **37'** height
15' setback from Property line above **37'** height
- Setback along 16th Ave. - **5'** setback from Property line below **37'** height
10' setback from Property line above **37'** height

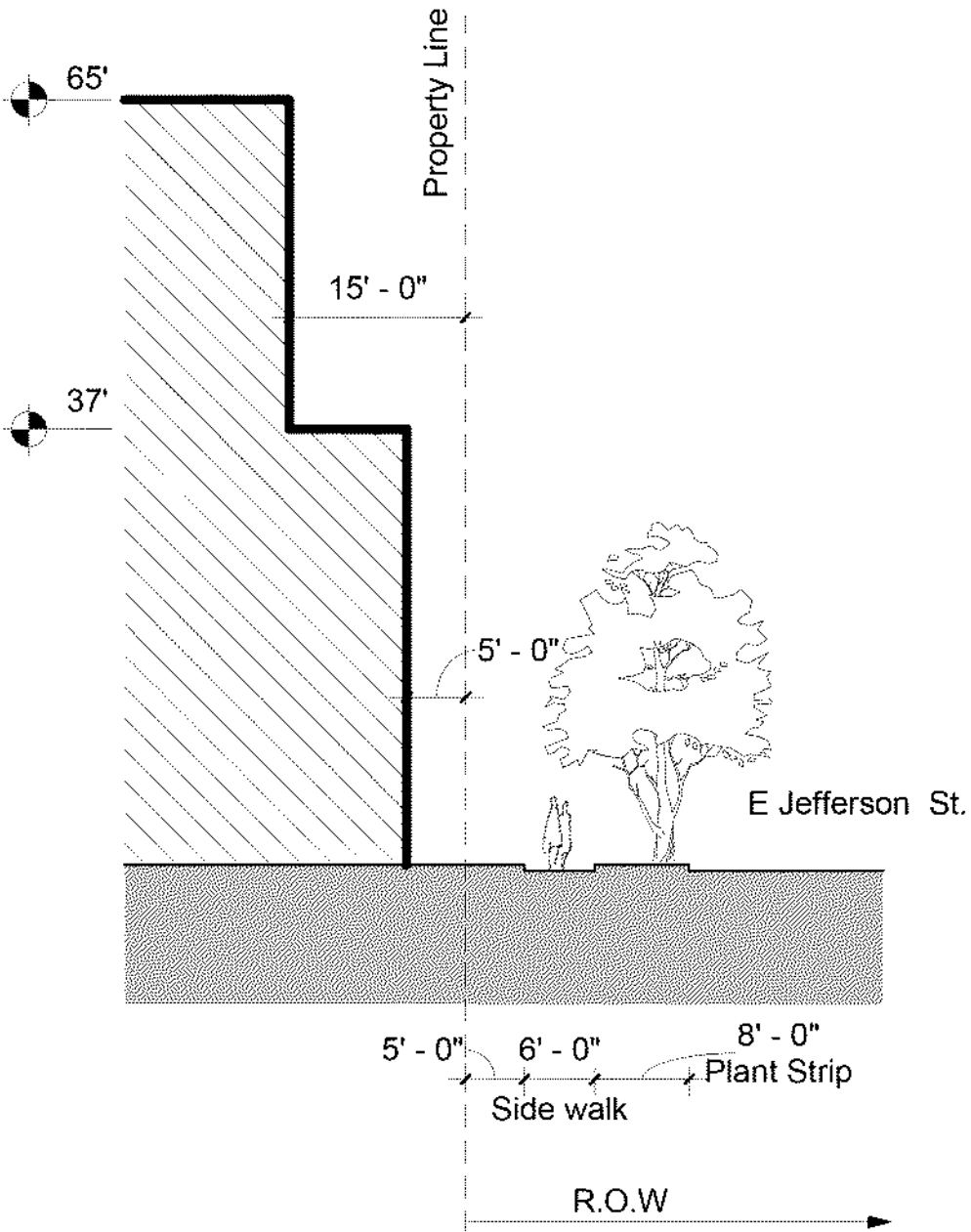
(Based on MIMP Development Standards Figure B-6 Page 29, and Figure B-12 Page 35)



Architectural Character - Height Allowance, Setback, Scale diagram



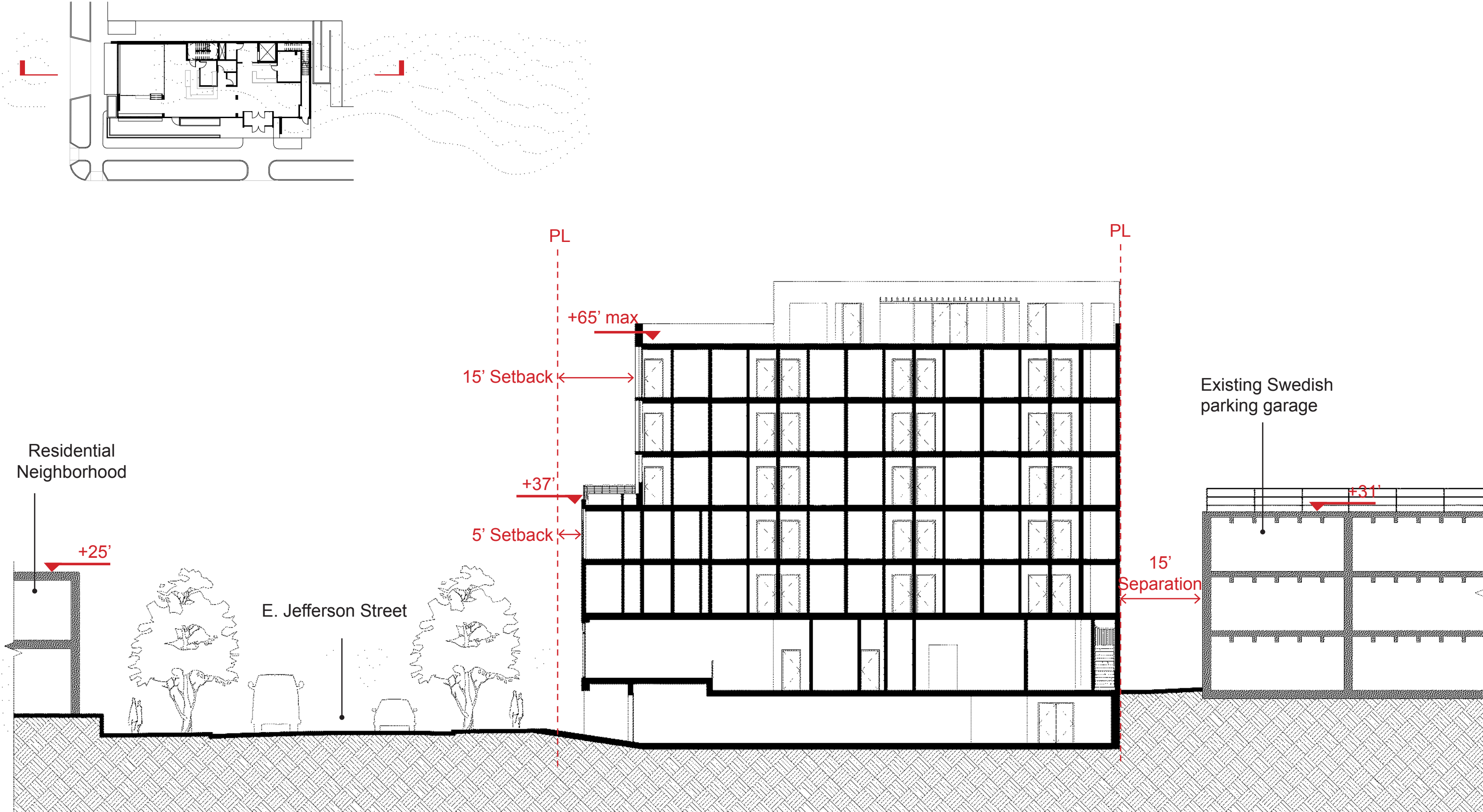
Site Section A-A



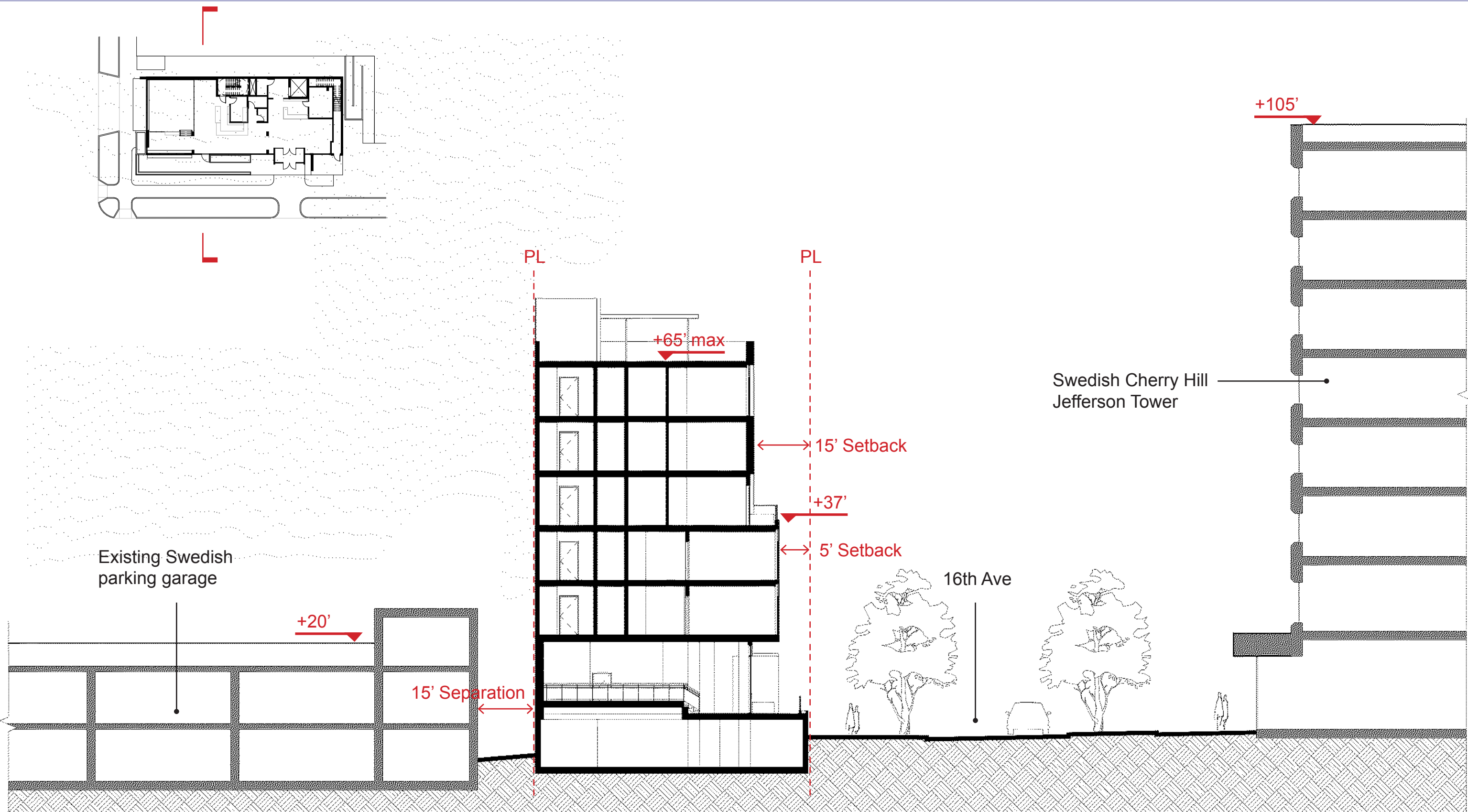
Site Section B-B



Overall Site Section - 16th Ave



Overall Site Section - E Jefferson Street



Architectural Character - MIMP Design Guidelines

B2.1.2 General Guidelines:

- Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- Consider creating recesses or indentations in the building envelope; adding facade details that create shadows along the surface.
- Punched or projecting windows, porches, canopies or other elements; and/or highlighting building entries.
- Consider stepping down the building to reduce the mass of the building.



Awning / canopy



Stepping down volume



Punch window openings



Architectural Character - MIMP Design Guidelines

Pedestrian Scale - Include elements at the personal street level.

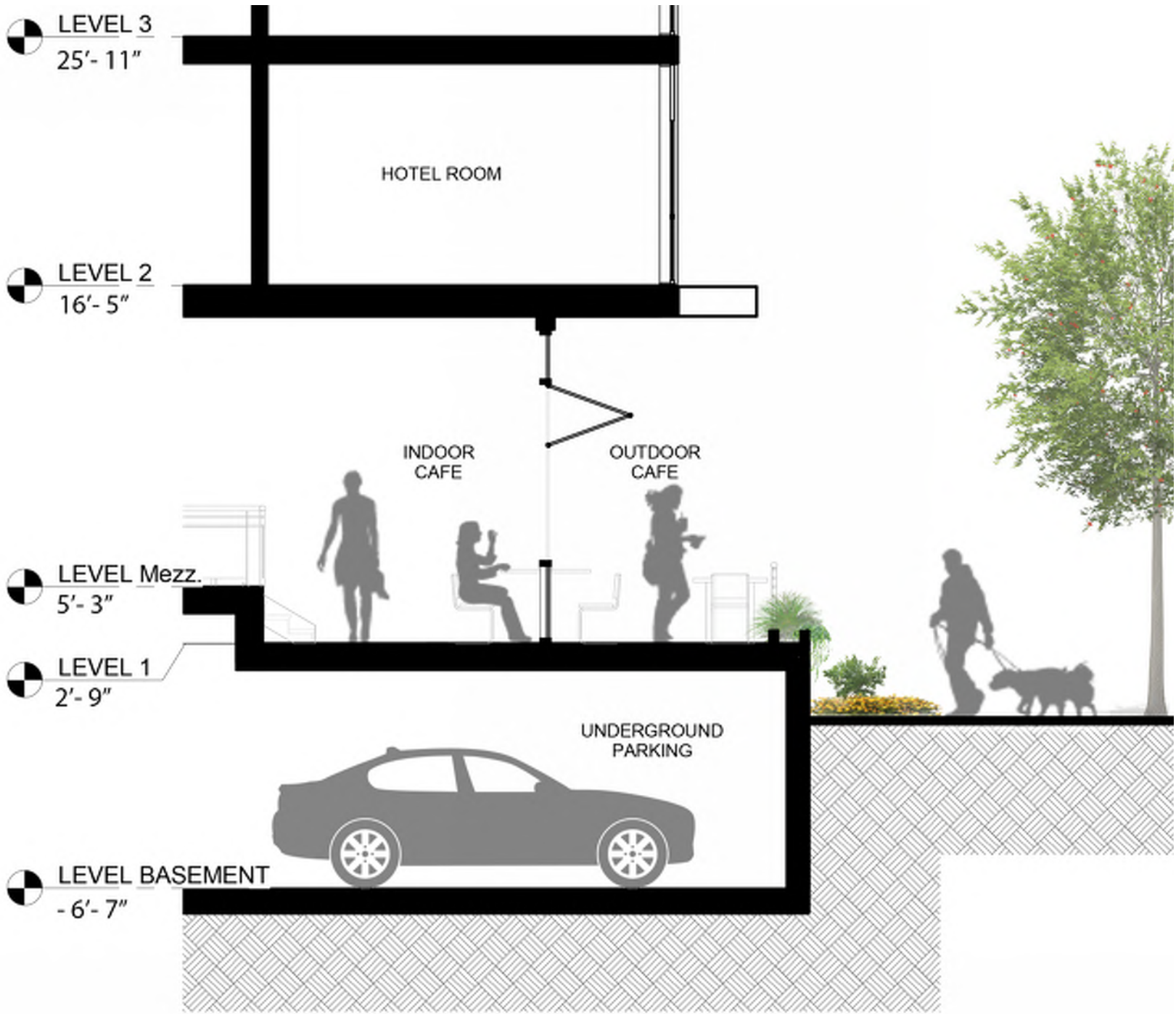
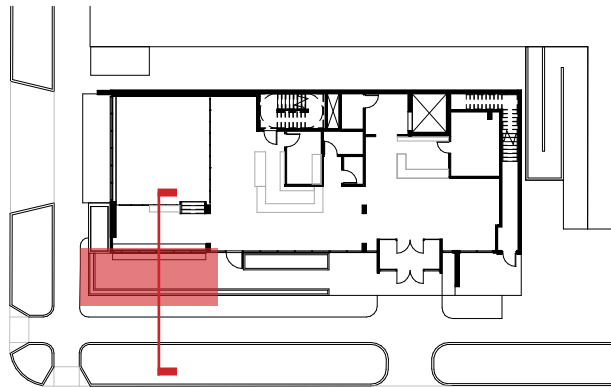
- Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
- Pay special attention to the ground floor of the building in order to maximize opportunities to engage the pedestrian and enable an active, transparent, and vibrant street front.



OVERALL RENDERING 3
STREET LEVEL PERSPECTIVE AT 16TH AVE LOOKING SOUTH



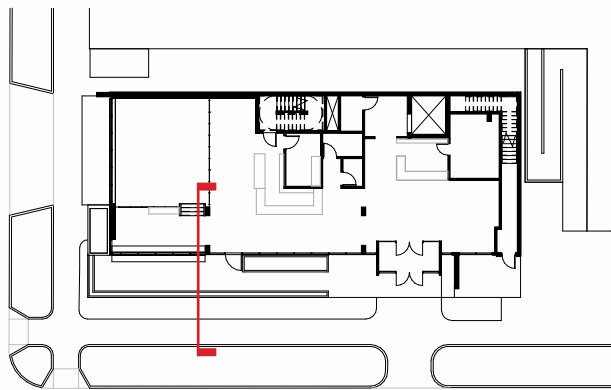
Pedestrian Scale - Street corner Elevation and Section



Architectural Character - MIMP Design Guidelines

Street Scale - Include elements within one's field of vision along the street level.

- Regular placement and composition of street tree planting.
- Consistent architectural treatment of facades, but not necessarily uniform.
- Setback of building facades above the first couple of floors.



Architectural Character - MIMP Design Guidelines

Building Block Scale - East Elevation

Include elements that are viewed from a block away Large scale building elements generally outside cone of vision at distance less than 150 feet.

Design visual interest with:

- Articulation of facades
- Fenestration patterns and details that can be perceived at 200-400 feet
- Composition in terms of proportion and rhythm
- Material and color variety with complementary aspects considered
- Large scale architectural features that add variety

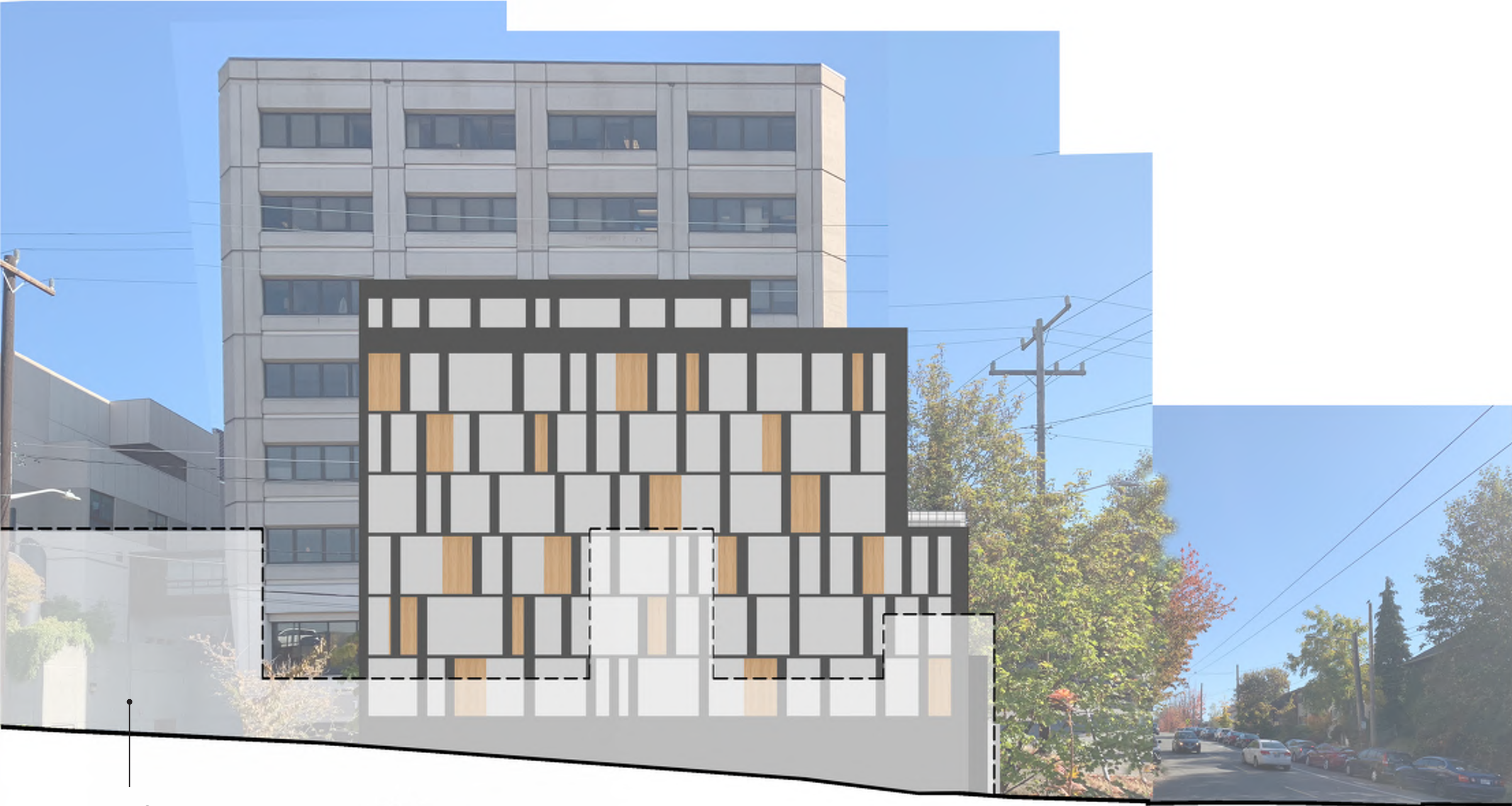


Architectural Character - MIMP Design Guidelines

Building Block Scale - South Elevation Along E Jefferson St.



Building Block Scale - West Elevation



Existing Swedish
parking garage in front

1/16" = 1'
0' 5' 10' 15'



Building Block Scale - North Elevation



Architectural Character - MIMP Design Guidelines

B2.2.2 Color and Material Guidelines:

Consider use of:

- Compatible palette of materials which is visually harmonious and applied across the entire campus.
- Materials such as masonry, glass, metal and wood to celebrate building entries or public spaces which complement their function and use.
- Building forms and treatment of building edges that are scaled to relate to surrounding buildings.
- Accent lighting, landscaping and other features to highlight and give definition to the architecture.
- Design and build new buildings with high-quality, attractive, durable materials aesthetically appropriate to the hospital and the neighborhood.
- Design elements that are compatible with documents such as “Green Guidelines for Healthcare”.



Neighborhood color and material context



B2.2.2 Color and Material Guidelines:

- Color palette selected according to relationships to other nearby buildings.
- Reusable and sustainable building materials where feasible, incorporated into the design and acquired from regional producers and manufacturers.
- Low reflective or glare-reducing materials to minimize visual impact on adjacent properties.
- Nighttime light transmission reducing element.



A - Composite board
Core Ash



B - Clear glass



C - Steel Panel w/
printed Corten texture



D - Stainless Steel Railing



E - Composite board
Dark Grey



F - Composite board
Pearl White



G - Blacken steel



H - Storefront mullion
Dark Grey

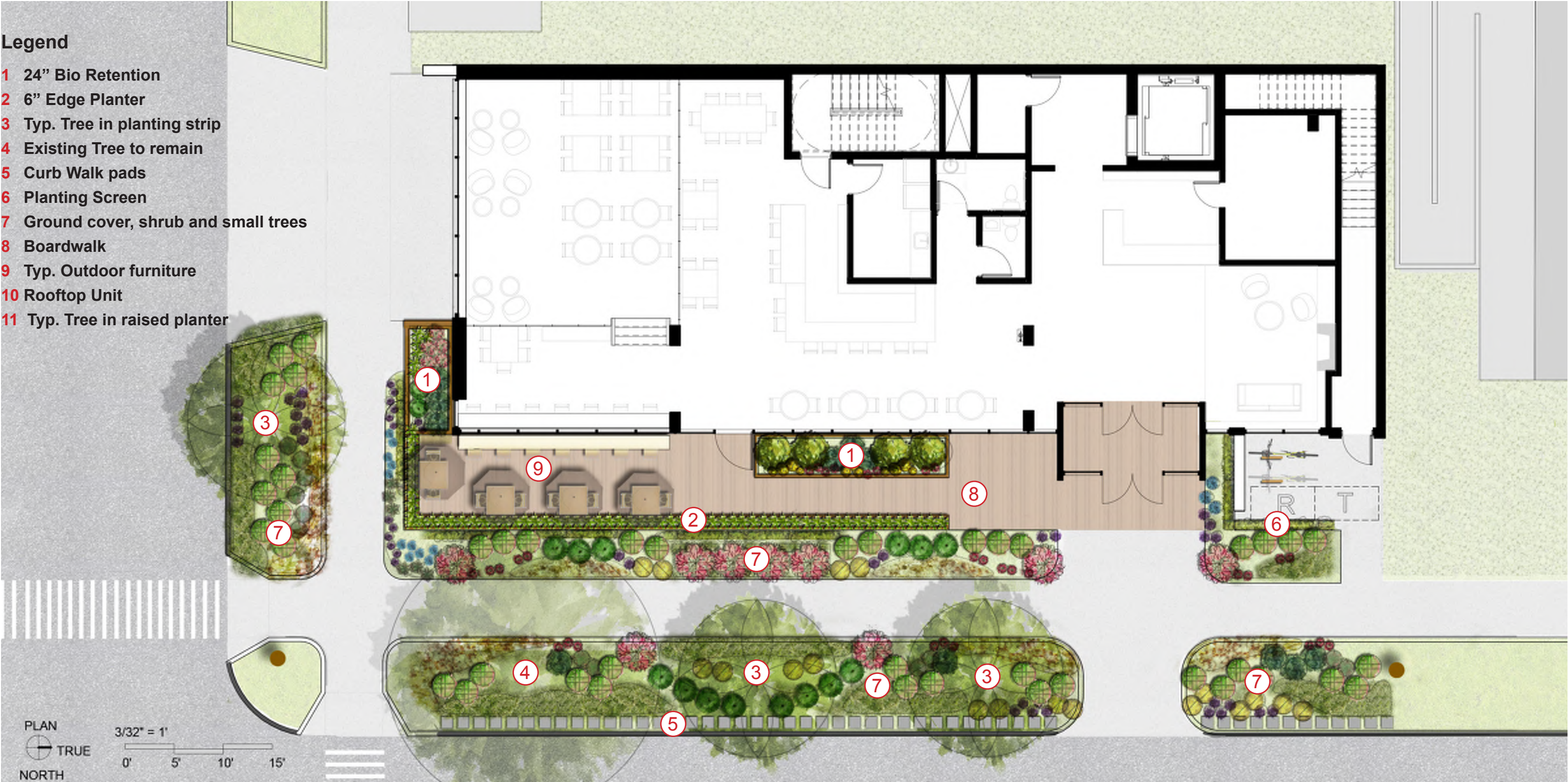


LANDSCAPE DESIGN

Landscape Plan Level 1 - MIMP Design Guidelines

B1.3.2 General Guidelines:

- Coordinate plant locations with adjacent building functions.
- Focal point features such as building entries, and gardens
- Reinforce intuitive wayfinding.

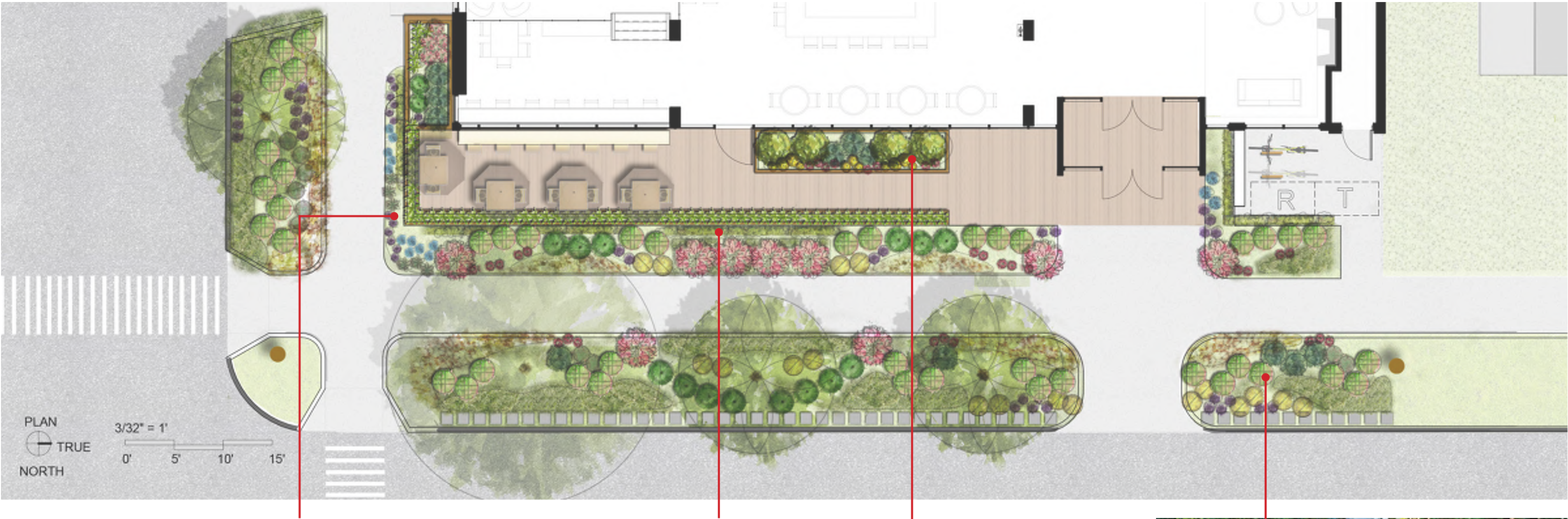


Landscape Plan Roof level - MIMP Design Guidelines

- Legend**
- 1 24" Bio Retention
 - 2 6" Edge Planter
 - 3 Typ. Tree in planting strip
 - 4 Existing Tree to remain
 - 5 Curb Walk pads
 - 6 Planting Screen
 - 7 Ground cover, shrub and small trees
 - 8 Boardwalk
 - 9 Typ. Outdoor furniture
 - 10 Rooftop Unit
 - 11 Typ. Tree in raised planter



Landscape Feature - Level 1



Focal point feature landscape area



Reinforce intuitive wayfinding



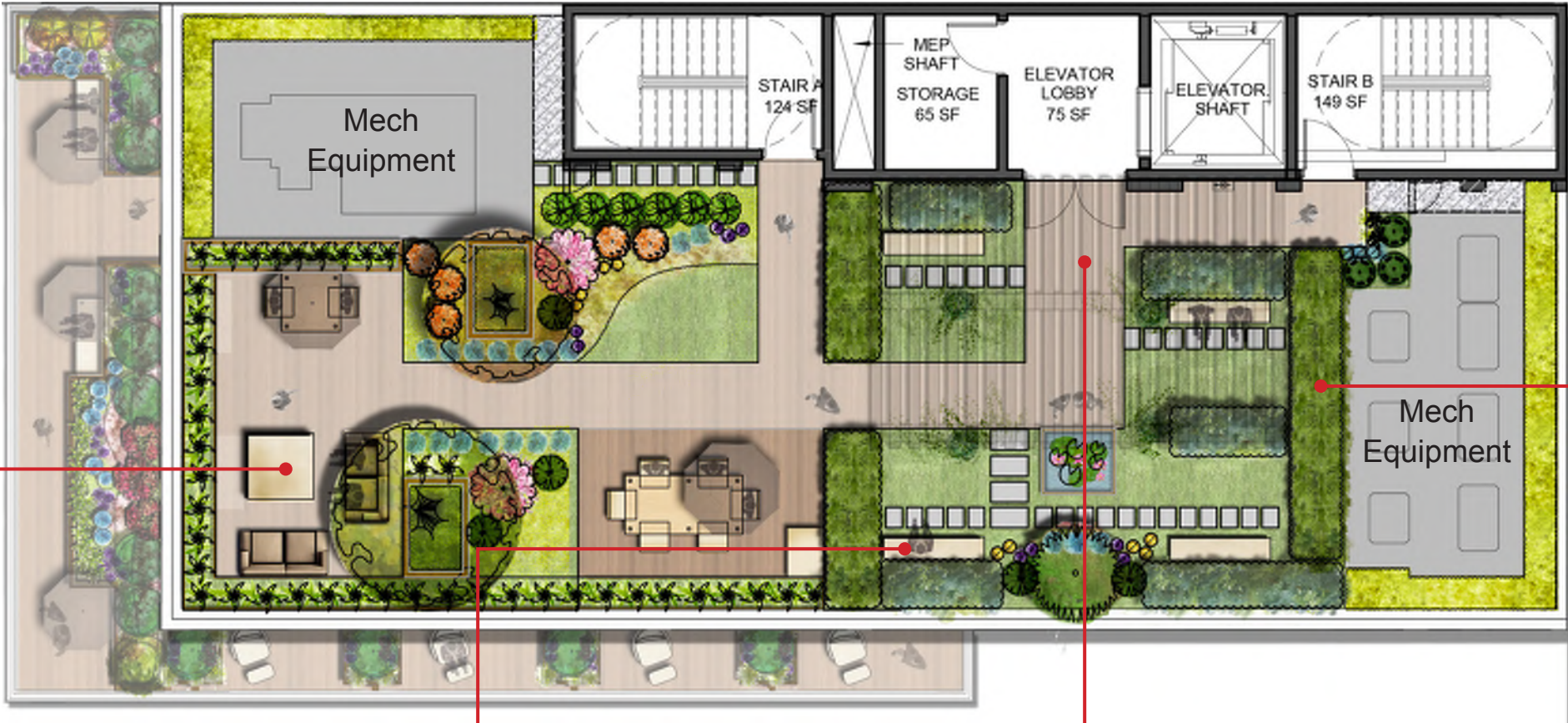
Minimize need for irrigation



Mix of different species



Landscape Feature - Rooftop



Focal point feature landscape area



Plant locations & building functions



Plant locations & building functions



Green Screen



Landscape Plan - MIMP Design Guidelines

B1.3.3 Planting Guidelines:

- Plantings shall include mix of groundcovers and perennials, shrubs, understory and canopy trees to provide multi-layered interest.
- Plantings shall include deciduous and evergreen plants to provide multi-seasonal interest.
- Plantings shall include some portion of hybridized or native plants which are drought tolerant and beneficial to native insects and birds.
- Avoid dense, dark vegetated “walls” along sidewalks by instead planting year-round screens that are softened by diverse and deciduous plantings and open spaces.
- Avoid planting low-branching shrubs and other potentially unsafe, view-obscuring plants close to sidewalks.
- To minimize need for irrigation beyond the establishment period, consider drought and urban tolerant plants.
- Include pollinator Pathway Certified plants
- To minimize need for irrigation, consider landscape designs that capture storm water run-off.
- Where irrigation is necessary, include drip irrigation systems where possible.



@L4 & ROOF
SILVER KING EUONYMUS
EUONYMUS JAPONICUS 'SILVER
KING'



@L4 & ROOF
BOWLES GOLDEN SEDGE CAREX
ELATA 'BOWLES GOLDEN'



@L1, L4, ROOF
HYDRANGEA QUERCIFOLIA
'PEE WEE'/ DWARF OAK-LEAF
HYDRANGEA



@L1
EUONYMUS JAPONICUS 'MI-
CROPHYLLUS'/ EVERGREEN
EUONYMOUS



@L1, L4, ROOF
CORNUS SERICEA 'KELSEY'/
DWARF REDTWIG DOGWOOD



@ ROOF
VIBURNUM DAVIDII/ DA-
VID'S VIBURNUM



@L1
NORTHERN LIGHTS TUFTED
HAIR GRASS/ DESCHAMP-
SIA CESPITOSA 'NORTHERN
LIGHTS'



@L4 & ROOF
SUNNY DELIGHT BOXLEAF
EUONYMUS/ EUONYMUS JA-
PONICUS VAR.MICROPHYLLUS
'MONCLIFF'



@ ROOF
ACER SHIRASAWANUM 'AUTUMN
MOON'/ AUTUMN MOON MAPLE



@L4, ROOF
PRUNUS LAUROCERASUS
'MOUNT VERNON'/ MOUNT VER-
NON CHERRY LAUREL



@ ROOF
POLYSTICHUM MUNITUM/
SWORD FERN



@ ROOF
ARCTOSTAPHYLOS
UVA-URSI/ BEARBERRY



@ L4, ROOF
OPHIPOGON JAPONICUS
'NANUS'/ DWARF MONDO
GRASS



@L4
ILEX CRENATA 'COMPACTA'/
JAPANESE HOLLY

MAIN COLOR PALETTE: EVERGREEN GROUND COVER, SHRUB, SMALL TREE.



Landscape Plan - MIMP Design Guidelines

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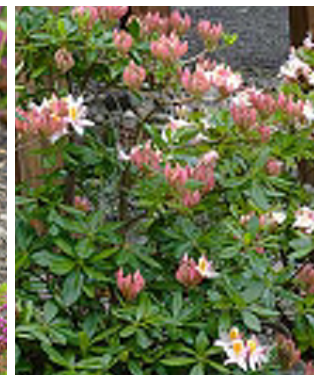
@ L1, L4, Roof
IRIS TENAX /
PACIFIC COAST IRIS



@ Roof
SISYRINCHIUM BELLUM/BLUE-EYED GRASS



@ L1, L4, Roof
ERICA VAGANS /
CORNISH HEATH



@ L1, Roof
RHODODENDRON OC-
CIDENTALE / WESTERN
AZALEA



@ Roof
RHODODENDRON 'NOVA ZEMBLA'/
NOVA ZEMBLA RHODODENDRON



@ L1
GAZANIA LINEARIS 'COLORADO GOLD' /
COLORADO GOLD TREASURE FLOWER



@ L1
CLEMATIS CARTMANII
'BLAAVAL'/AVALANCHE EVER-
GREEN CLEMATIS



@ L1, L4, Roof
CAMPANULA ISOPHYLLA / ITALIAN
BELLFLOWER



@ Roof
LIRIOPE SPICATA / CREEPING LILY
TURF



@ Roof
LEWISIA COLUMBIANA/
COLUMBIA LEWISIA



@ L1, L4, ROOF
CORNUS SERICEA 'KELSEY' /
DWARF REDTWIG DOGWOOD



@ L1
HEUCHERA 'OBSIDIAN'/
OBSIDIAN CORAL BELLS



@ Roof
SEDUM SPATHULIFOLIUM/ BROAD
LEAVED STONECROP



@ Roof
CALAMAGROSTIS ACUTIFLO-
RA 'KARL FOERSTER'/ FEATH-
ER REED GRASS

SEASONAL COLOR PALETTE: PERENNIAL, GROUND COVER, SHRUB.



E. Jefferson Mixed Use

1522 E. Jefferson Street, Seattle, WA 98122

ELLUMUS

PROJECT SUMMARY



OVERALL RENDERING 1 - Daytime
STREET LEVEL PERSPECTIVE AT E. JEFFERSON & 16TH AVE

MIMP Design Guidelines- Design Response Matrix

DESIGN GUIDELINE	MIMP PAGE NUMBER	COMPLIANT OR NOT	IN RESPONSE OF MIMP GUIDELINE
A1.0 Context	146	-	-
A1.1 Purpose of Design Guidelines	146	-	-
A1.2 Design Guidelines	146	-	-
B1.0 Site Design	147	-	-
B1.1 Hospital Campus Character	147	-	-
B1.1.1 Statement of Intent:	147	-	-
B1.1.2 General Guidelines	148	YES	• Use color palettes to respect both hospital campus and neighborhood character • Upgrade landscape along sidewalk • No blank wall along ROW
B1.1.3 Street Frontage Edge Guidelines	149	YES	• Street level glass railing , canopy, and outdoor seating • Planter box and vertical green wall along building perimeter
B1.1.4 Connection to the Street Guidelines	149	YES	• Transparent storefront with visual connection to the public sidewalk
B1.1.5 Public Entrances and Access Points Guidelines	150	YES	• Glass entry vestibule to emphasis the human-scaled pedestrian experience • Street level canopy for weather protection • Integrate hotel signage with landscaping features • Separated main entry (16th Ave) from vehicular parking garage entry (E Jefferson St)
B1.1.6 Streetscape and Pedestrian Pathways Guidelines	151	YES	• Optimize the landscape areas on both sides of the sidewalk • Integrate lighting system at street level • Provide short term back parking along 16th Ave • Provide bio swale retention pond to collect roof level storm water • Preserve at least one existing trees, and plant three new trees along planting strip along sidewalk • Provide street level canopy along 16th Ave to cover outdoor cafe patio
B1.1.7 Sidewalks Guidelines	153	YES	• New sidewalk pavement to match adjacent area • Shield exterior lighting
B1.1.8 Parking and Vehicle Access Guidelines	155	YES	• Parking garage entry separated from pedestrian / back parking • Min. vehicular curb cut/ ramp width • All parking stalls are located underground
B 1.2 Exterior Spaces	156	-	-
B1.2.1 Statement of Intent	156	-	-
B1.2.2 General Guidelines	156	YES	• Street level café opens to the public • 10' setback on Level 1 (required 5') to max. open space in front of the building for landscape and outdoor seating area to stimulate public interaction • Combine outdoor seating and landscape to create safe and calm experience • Use consistent paving and planting palette similar to the rest of campus • Landscape focal point at junction of 16th Ave and E Jefferson St
B1.2.3 Pedestrian Amenity Guidelines	156	YES	• Mixture of landscape species and heights to create dynamic pedestrian experience
B1.2.4 Screening Guidelines	157	YES	• Lower shrubs on Street level to minimize Level 1 retaining wall
B1.2.5 Lighting, Safety and Security Guidelines	158	YES	• Exterior Lighting fixtures along sidewalk and landscape planting areas, to create safe environment • Interior light fixtures on Level 1 hotel lobby and café area can provide additional lighting source through low-reflective transparent storefront to the adjacent sidewalk
B1.2.6 Artwork Guidelines	158	NO	• no designated artwork has been commissioned yet for this project
B1.3.1 Statement of Intent	159	-	-



MIMP Design Guidelines- Design Response Matrix

DESIGN GUIDELINE	MIMP PAGE NUMBER	COMPLIANT OR NOT	IN RESPONSE OF MIMP GUIDELINE
B1.3.2 General Guidelines	159	YES	• All season landscape species to support year-round public amenities • Focal point landscape feature wall at corner of 16th Ave and E Jefferson St
B1.3.3 Planting Guidelines			• Varieties of planting species in different volumes and heights • Select native species for easy maintenance • Mixture of deciduous and evergreen plants • storm water retention system for irrigation
B2.1 Height, Bulk and Scale	160	-	-
B2.1.1 Statement of Intent:	160	-	-
B2.1.2 General Guidelines	160	YES	• Reducing the building massing by stepping down the volume towards sidewalk • Introduce punch windows and Street level canopy to add visual interest • Emphasis pedestrian scale - features including street level storefront, glassing railings, pedestrian-scaled vestibule • Street level outdoor cafe to promote vibrant street front • Street Scale - setback of building facades above the first 3 levels • Building block scale - depth of facade with punch windows creates visual interest, warm accent color facade panel articulate texture and proportion to reflect neighboring context • Accessible green roof provides outdoor amenities as well as visual comfort from adjacent campus towers • Express depth of facade with shadows
B2.1.3 Architectural and Facade Composition Guidelines	162	YES	• Comprehensive building facade treatment with different wall panel configurations and punch windows on south and east facade • Blank wall on north and west facade due to building code requirements - painted wall surfaces with 2 shades of grey colors to reflect the proportion similar to the south and east facade
B2.1.4 Secondary Architectural Feature Guidelines	162	YES	• Punch windows and accent wall panels modulation • Visual depth - expression of recessed storefront, above street level canopy, stepping building block volumes (Level 2 & 3), and punch windows, etc. • Fit with neighboring buildings: using residential scale windows and accent warm color palette • Extend landscape character from neighborhood • Horizontal proportion - storefront base, stepping volume middle and green roof top
B2.2 Architectural Elements and Features	163	-	-
B2.2.1 Statement of Intent:	163	-	-
B2.2.2 Color and Material Guidelines	164		• Combination of different material palette to reflect neighborhood context, including Glass, composite panels, corten steel, and concrete, etc. • Use low reflective glazing storefront
B2.3 Rooftops	164	-	-
B2.3.1 Statement of Intent	164	-	-
B2.3.2 Rooftop Design Guidelines	164	YES	• Screen all roof top units with combination of metal fence and green walls • Provide green roof with public access and visual access through the campus

