

Annual Major Institution Status Update

Swedish Medical Center | Cherry Hill Campus

May 08, 2024

New Swedish Committee Member!

Casey Langsjoen

Swedish Cherry Hill

Acute Care Resident RN

Email: casey.langsjoen@swedish.org

Casey is a graduate RN at Swedish Cherry Hill, receiving a BSN from the University of Tennessee. He has lived in the Seattle area for 8 years and worked at Swedish Cherry Hill since last November.

Welcome to the team, Casey!



Introduction

Major Institution Contact:

Rachel Jenner, Exec Director of Planning & Design

747 Broadway | Seattle, Washington 98122

Phone: 206-910-4445

Email: rachel.jenner@swedish.org

Master Plan Adoption Date:

July 8, 2016 (Ordinance No. 125037)

No subsequent amendments have occurred

The Master Plan is available at:

[https://www.seattle.gov/Documents/Departments/Neighborhoods/MajorInstitutions/SwedishCherryHill/Cherry%20HillCompiledMIMP_2016_07_08\(0\).pdf](https://www.seattle.gov/Documents/Departments/Neighborhoods/MajorInstitutions/SwedishCherryHill/Cherry%20HillCompiledMIMP_2016_07_08(0).pdf)



Overview of Cherry Hill Major Institution Master Plan








Zoning Map

Major Institutions:





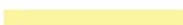




1. Swedish Cherry Hill
2. Swedish First Hill
3. Seattle University
4. Harborview
5. Virginia Mason



Legend of Major Institution Overlays

MIO-240	
MIO-200	
MIO-160	
MIO -105	
MIO-90	
MIO-70	
MIO-65	
MIO-50	
MIO-37	

Zoning Legend

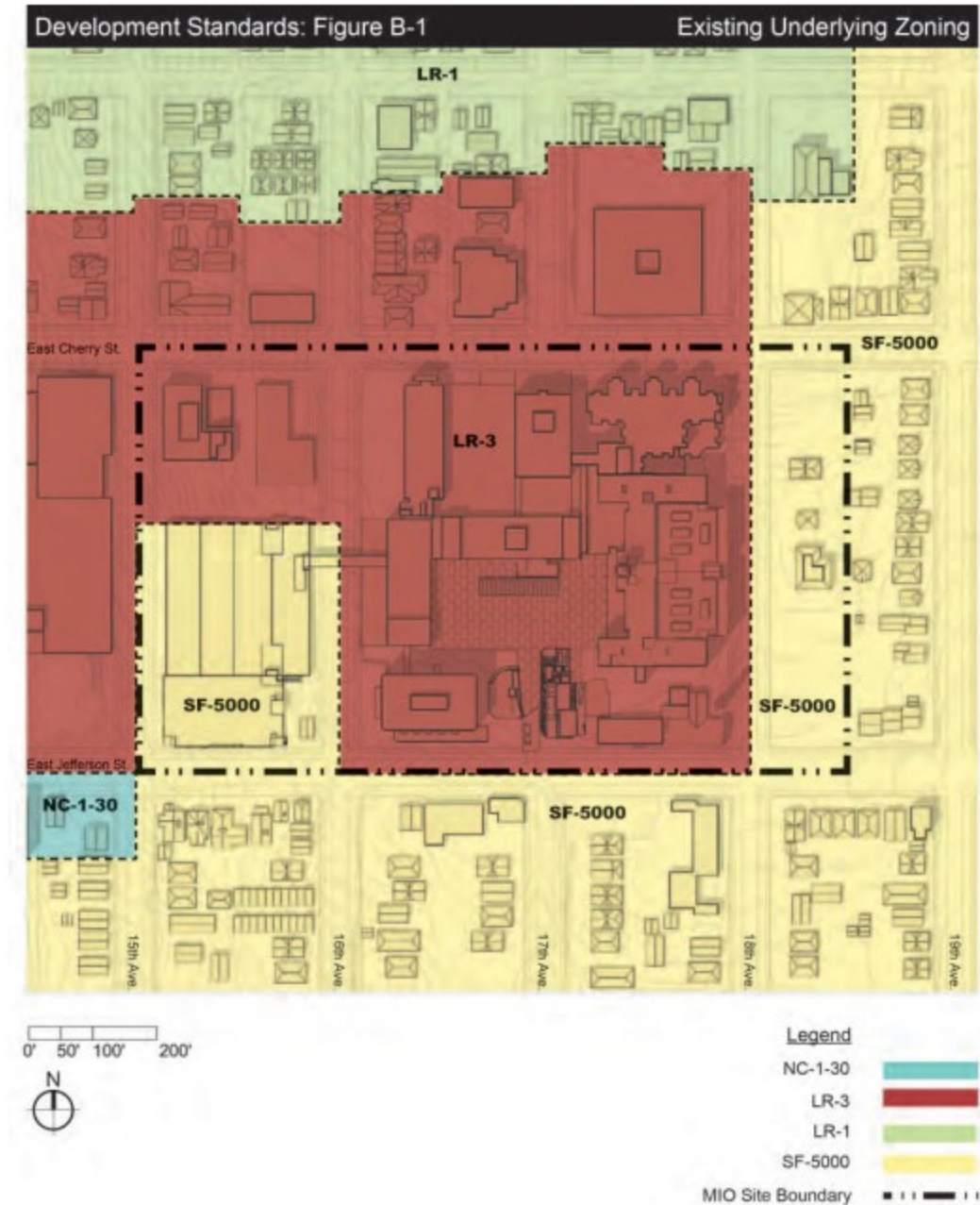
HR	
NC3-85	
LR3	
LR-1	
SF-5000	
NC1-30	
NC3P-40	
MIO Site Boundary	
Other MIO Site Boundaries	



Underlying Zoning

LR-3: Lowrise 3 Multifamily

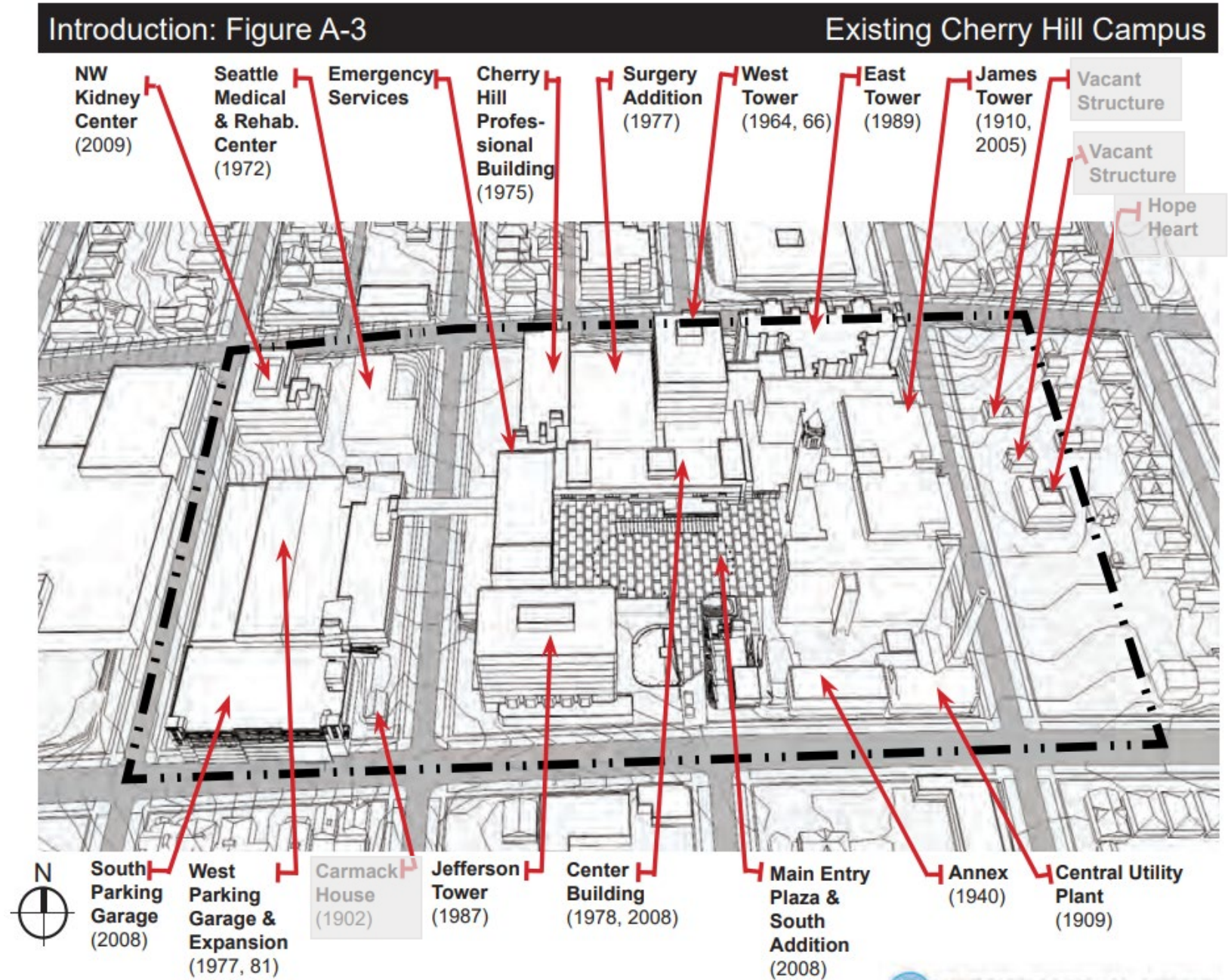
SF-5000: Single-Family w/ min 5,000 SF lots



Existing Campus

Buildings Demolished:

1. Carmack House
2. Hope Heart
3. Vacant Structure #1
4. Vacant Structure #2



Summary of 2022 Annual Report

(excluding Transportation – reviewed on March 13, 2024)

Summary of 2022 Annual Report

(excluding Transportation sections)

Topic	2022 Update
Master Plan Review Public meeting required every 5 years.	Next review due 2023
Schematic and Design Review IAC will review all proposed projects.	Feedback from IAC was submitted on Sabey owned/developed 18 th Ave MOB project. No Swedish projects in the works.
Height, Bulk and Scale Features exceeding MIO Height Limits, Setbacks, Modulation, Open Space, Landscaping and Fencing.	See above.
Campus-Wide Green Factor 0.5% minimum goal	No update, but how is this calculated?
Streetscape Activation New structures shall include provisions to activate streetscape along E. Cherry St, 15 th Ave, 16 th Ave and east side of 18 th Ave.	No activity.
Future Skybridge Max of two skybridges allowed. Design for transparency to minimize visual impact.	No activity.



Summary of 2022 Annual Report

(excluding Transportation sections)

Topic	2022 Update
Construction Management Plan (CMP) To mitigate impacts for noise, traffic, etc.	No Swedish projects in the works.
Air Quality – During Construction Swedish shall participate in Seattle 2030 District Challenge	Rachel to research participation to date.
Groundwater – During Construction Geotech report for each project as part of the MUP application.	No Swedish projects in the works.
Noise – During Construction Mitigate noise impacts to neighborhood via a CMP	No Swedish projects in the works.
Public Services – During Construction Fence construction zones and monitor for safety concerns	No Swedish projects in the works.
LEED Standard for Demolition Meet min of 75% of demolition material to be recycled	No Swedish projects in the works.
Future Tunnel If a tunnel is constructed across 16 th Ave, public sewer and water shall be relocated	No Swedish projects in the works.

Summary of 2022 Annual Report

(excluding Transportation sections)

Topic	2022 Update
Bio-Retention of Storm Water Use low-impact development when feasible to reduce storm water.	No Swedish projects in the works.
Greenhouse Gas Emissions Design for natural drainage, green roofs, native plants where feasible.	No Swedish projects in the works.
Sustainable Building Design Consider green building features using LEED, Evergreen Sustainable Development Criteria or Green Guide for Healthcare	No Swedish projects in the works.
Noise – During Operation No mechanical equipment at grade between hospital and residential zone.	No Swedish projects in the works.
Garage Venting Exhaust should be directed away from residential zone.	No Swedish projects in the works.
Loading Dock Design to reduce impact to nearby zones	No Swedish projects in the works.

Summary of 2022 Annual Report

(excluding Transportation sections)

Topic	2022 Update
Light and Glare Use low-reflective materials, screens, landscaping, etc.	No Swedish projects in the works.
Mitigate Criminal Activity Apply Crime Prevention Through Environmental Design (CPTED) principles	No Swedish projects in the works.
Reduce Solid Waste Reduce waste and increase recycling measures	Swedish was awarded Practice Green Health

Providence/Swedish What's New?

What's new with Providence/Swedish?

New Central Puget Sound Leadership:

Dr. Elizabeth Wako – Chief Executive

Divisional Reorganization:

1. *North Division* – W. Washington + Alaska
 - A. *Central Puget Sound* - Legacy Swedish
 - B. North Puget Sound
 - C. South Puget Sound
2. South Division – California
3. Central Division – Oregon, Montana, Texas, New Mexico, E. Washington



What's new with Providence/Swedish?

Integrated Market Planning

Completed in 2023

Strategic Master Planning

Ongoing in 2024

Major Capital Investment

First Hill North Tower – in construction

Completion scheduled for Fall 2027

[Expansion Project | First Hill | Swedish](#)



Thank you