

Hotel References in MIMP and Associated Documents

MIMP hotel references

- p. 51 30 Year Needs Projection Table
- p. 56 "Patient Family Hotel reduced by 24 guest rooms"
- p. 56 Development Program Table
- p.58 Listed as a stated medical center need
- p. 131 Appendix G Volume and Space projection
- p. 134 listed as a support space need
- p. 139 Discussion of Inn at Cherry Hill and hotel room projections
- p. 143 Summary of total space needs
Hotel listed as 12,500 sf existing, 40,000 needing by 2023, 80,000 needed by 2040

Council Decision 05-16-2016 (conducted through image search)

- p. 3 lists hotel as an existing space
- p. 5 lists hotel as proposed use
- p.6 "The MIMP would increase the hotel space to 40,000 sf to provide additional accommodations for families of patients who are awaiting care at Swedish Cherry Hill" (text under Proposed Master Plan description)

Hearing Examiner Findings (conducted through image search)

No mention in decision on appeal of FEIS (Environmental Impact Study)

Subchapter II - Use Provisions

23.69.008 - Permitted uses.

- A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by the Major Institution.
- B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with, or substantively related to, the central mission of the Major Institution. No one (1) of these characteristics shall be determinative:
 1. Functional contractual association;
 2. Programmatic integration;
 3. Direct physical circulation/access connections;
 4. Shared facilities or staff;
 5. Degree of interdependence;
 6. Similar or common functions, services, or products.
- C. Major Institution uses shall be subject to the following:
 1. Major Institution uses which are determined to be heavy traffic generators or major noise generators shall be located away from abutting residential zones;
 2. Uses which require the presence of a hazardous chemical, extremely hazardous substance or toxic chemical that is required to be reported under Title III of the Superfund Amendments and Reauthorization Act of 1986 or its associated regulations, shall be reviewed by the Director. The Director shall consult with Public Health—Seattle & King County and The City of Seattle Fire Department.
Based on this consultation and review, the Director may prohibit the use, or impose conditions regulating the amount and type of such materials allowed on-site, or the procedures to be used in handling hazardous or toxic materials;
 3. Where the underlying zone is commercial, uses at street level shall complement uses in the surrounding commercial area and be located in a manner that provides continuity to the commercial street front. Where the underlying zoning is a pedestrian-designated zone, the provisions of Section 23.47A.005 governing street-level uses shall apply.
- D. When a use is determined to be a Major Institution use, it shall be located in the same MIO District as the Major Institution with which it is functionally integrated, or to which it is

related, or the users of which it primarily and directly serves. To locate outside but within two thousand five hundred (2,500) feet of that MIO District, a Major Institution use shall be subject to the provisions of Section 23.69.022.

- E. Major Institution uses, outside of, but within two thousand five hundred (2,500) feet of the boundary of the MIO District, which were legally established as of January 1, 1989 and are located on sites which are not contiguous with the MIO District shall be permitted uses in the zone in which they are located when:
1. The use is located on a lot which was contained within the boundary of an MIO District as it existed on May 2, 1990; or
 2. The site was deleted from the MIO District by master plan amendment or renewal according to the provisions of Sections 23.69.035 and 23.69.036.
- F. Uses other than those permitted under subsections A and B of this section shall be subject to the use provisions and development standards of the underlying zone.

(Ord. 123668, § 1, 2011; Ord. 122311, § 84, 2006; Ord. 118362 § 10, 1996; Ord. 115002 § 23(part), 1990.)

23.69.012 - Conditional uses.

- A. All conditional uses shall be subject to the following:
1. The use shall not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.
 2. The benefits to the public of the use shall outweigh the negative impacts of the use.
 3. In authorizing a conditional use, adverse impacts may be mitigated by imposing conditions such as landscaping and screening, vehicular access controls and any other measures needed to mitigate adverse impacts on other properties in the zone or vicinity and to protect the public interest. The Director shall deny or recommend denial of a conditional use if it is determined that adverse impacts cannot be mitigated satisfactorily.
- B. Administrative Conditional Uses.
1. Development otherwise requiring preparation of a master plan may be permitted by the Director as an administrative conditional use according to the standards of Section 23.69.033.
 2. In considering an application for a conditional use, the Director's decision shall be based on the following criteria:
 - a. Parking areas and facilities, trash and refuse storage areas, ventilating mechanisms and other noise-generating or odor-generating equipment, fixtures or facilities shall be located so as to minimize noise and odor impacts on the surrounding area. The Director may require measures such as landscaping, sound

barriers, fences, mounding or berming, adjustments to parking location or setback development standards, design modification, limits on hours of operation or other similar measures to mitigate impacts; and

- b. Required landscaping shall be compatible with neighboring properties. Landscaping in addition to that required by the Code may be required to reduce the potential for erosion or excessive stormwater runoff, to minimize coverage of the site by impervious surfaces, to screen parking, or to reduce noise or the appearance of bulk and scale; and
- c. Traffic and parking impacts shall be minimized; and
- d. To reduce the impact of light and glare, exterior lighting shall be shielded or directed away from residentially zoned properties. The Director may require that the area, intensity, location or angle of illumination be limited.

C. Council Conditional Uses. Helistops, when determined to meet the criteria of Section 23.69.008, may be permitted by the Council as a Council Conditional Use when:

- 1. The helistop is needed to save lives; and
- 2. Use of the helistop is restricted to life-threatening emergencies; and
- 3. The helistop is located so as to minimize impacts on the surrounding area.

The Director's report to the Council shall examine alternative locations for the helistop as identified by the major institution, including sites outside the institution's boundaries, which would accomplish the purpose of the helistop with a lesser impact upon the surrounding area.

(Ord. 115043 § 14, 1990; Ord. 115002 § 23(part), 1990.)



**SWEDISH MEDICAL CENTER MASTER PLAN
PERMITTED USE, HOTEL**

Project Number: 3025500
Applicant: Xiaoli Stoyanov, *Ellumus Architecture, LLC*
Address of Proposal: 1522 East Jefferson Street
Subject: Major Institution Master Plan Permitted Use: Swedish Medical Center
Date: March 16, 2018

PURPOSE

Master Use Permit 3025500 proposes a 25,000-square foot boutique hotel to serve Swedish Medical Center, Cherry Hill Campus patients and patient families. Uses that are functionally integrated with, or substantively related to, the central mission of this institution shall be permitted within the boundaries of the master plan. The purpose of this memorandum is to respond the applicant's letter dated November 16, 2016, requesting determination that the proposed boutique hotel at 1522 E. Jefferson St. is a permitted use within the Swedish Cherry Hill Master Plan (July 2016).

ANALYSIS

Proposal and Project Site

The applicant proposes a 25,000-square foot boutique hotel at 1522 E. Jefferson St. The site is located at the southwest corner of E. Jefferson St. and 16th Ave, along the southern boundary of the MIO District. The project site is approximately 4,800-square feet is zoned Major Institution Overlay- 65-Foot Height Limit – Single Family 5,000 (MIO-65-SF-5000).

Master Plan

According to the Swedish Medical Center Master Plan (July 2016): in 2012, the existing supply of hotel use within the MIO was 12,500-square feet, and the projected need is 80,000-square feet (p. 51). More specifically, the Master Plan notes, that there are currently 29 beds available at the "Inn at Cherry Hill," and the projected hotel bed need by 2023 is 51 beds and 72 beds by 2040 (p. 140).

In discussing anticipated location for the additional hotel beds, the Master Plan states, "The west MIO block between 15th Ave and 16th Ave offers future development for the stated medical center needs (hospital, clinical, research, education, hotel, and long term care)" (page 58).

Major Institution Overlay District, Permitted Uses

Seattle Municipal Code (SMC) 23.69.008 identifies those uses that are permitted within a MIO District. The applicant's letter (November 16, 2016) outlines their response to these criteria. In summary, the applicant is currently working with Swedish to reach an agreement for their management plan, the hotel will primarily service Swedish patients and patient families, the site location is consistent with the

3025500

Permitted Use

location anticipated by the master plan and is within 300-feet of the emergency services entrance and the main entry, an onsite nurse is anticipated, and the hotel will be owned and operated by the applicant.

CONCLUSION

The Seattle Department of Construction and Inspections has reviewed the applicant's request for a hotel at 1522 E Jefferson, and has determined that the hotel is a permitted use within the Swedish Medical Center MIO as it was considered by the Master Plan (July 2016) and meets the criteria of SMC 23.69.008.B.

MINUTES OF MEETING

APPROVED BY SDCI: DECEMBER 5, 2016

Meeting name: Pre-submittal Meeting for 1522 E. Jefferson Street Project (#3025500)
Meeting Date: 11/16/2016
Meeting Location: 700 Fifth Ave. Seattle, WA 98104 (SMT, Floor 20, Conference Room 2030)

Meeting Attendee (Present):

City Officials:

SDCI:

Carly Guillory, Land Use Planner, Meeting Organizer (carly.guillory@seattle.gov)
 Nikole Coleman, Land Use Planner/Zoning (nikole.coleman@seattle.gov)
 Jess Harris, Strategic Advisor, Green Building Program (Jess.Harris@seattle.gov)
 Allison Whitworth, Land Use Planner (Shadowing during meeting)

(Allison.Whitworth@seattle.gov)

SDOT:

Sara Zora, Transportation Planner (Sara.Zora@seattle.gov),
 Christina Legazpi-Johnston, SIP PM (Christina.Legazpi@seattle.gov)

SCL

Ray Ramos (Ray.Ramos@seattle.gov);
 AlanHall (Alan.Hall@seattle.gov)

Owner's representative:

ELLUMUS (Architect):

Xiaoli Stoyanov, Managing Principal
 Thomas Uemoto, Project Architect
 Jared Pechauer, Project Designer

PREVIOUS MEETING ACTION ITEMS: N/A

TODAY'S MEETING TOPICS OF DISCUSSION (based on time sequence):

1. Seattle City Light Preliminary Project Review

- Currently three power poles are located in the project vicinity, consider the situation, the one along the 16th street near the north property line/northeast corner of the site is most likely the one this project will pull power from.
- Project design to be aware of the power line requirement (survey information to include pole and power line locations and elevations): On both Jefferson St & 16th Ave, overhead high voltage lines require 14' clearance on all directions: lines at the pole are approximately 42-ft and sag between poles; the top of all the transformer or cables transitioning to underground are approximately @ 37' height; 7.5' clearance required between the power poles and driveways.

- Transformer size will depend on the electrical service size of the building. The transformer can be either (3) 40" round (fit through a 42" hole) by 3' to 5' tall drums, or one single unit with a size of 5'x7'x7'h, electric engineer to verify;
- If a transformer to be placed near the building envelop, then overhead clearance is required to lower the transformer into the vault with a crane
- Suggest Ellumus to contact Chan Luu (PAR contact at city light), he can arrange a meeting with City Light engineers: contact SCL Electrical Service Rep Chau Luu: 206-386-1671, or chau.luu@seattle.gov.
- SDOT to help decide on conduit placement
- Project power application can be submitted ASAP to allow for engineering design time.

2. SDOT Preliminary Project Review

- SIP possibly not required;
- Land Use code permits two curb cuts for this project; the design drawings presently proposed three. SDOT suggested reduce to two. Further clarification is necessary if arterial versus non-arterial curb cuts are allowed for the proposed use;
 - Street trees are required along both street frontages (E Jefferson and 16th Ave)
 - SDOT recommends updating the curb ramps on 16th Ave and adding a curb ramp on E Jefferson St
- SDOT will not approve the current drop off design at hotel entry which interrupt the pedestrian walkway, and suggests modifying the curb space along 16th Ave to passenger load zones. Curb side drop-off zones are considered a temporary feature that can be revoked.
- Sara at SDOT also suggests a possible drop-off zone inside the garage;
- Due to the requirement that the first project submit MUP within the MIO zone will trigger the wayfinding and street concept plans etc., SDOT suggested that this project to wait until another major project within the MIO comes in;
- SDOT operations would prefer garage access from 16th Ave, and to be located as far away from the intersection (stop sign) as possible. Preferred location is adjacent to the existing garage entry/exit of the parking garage to the north.

3. Land Use and MIMP Questions and Discussion

- Ellumus informed SDCI that a discussion had been initiated with Swedish Hospital through Andy Cosentino regarding the project's functional relationship with Swedish,
- Primary concern from Swedish was to meet the TMP goal of reducing the SOV to be below 50% (ultimate goal is 32%), consult John Shaw at SDCI for SOV reduction strategies. SDCI suggest to build an 'Urban Hotel' setting encouraging the use of public transit and adjacent parking facilities.
 - SDOT suggests that the project not include parking as the site is adjacent to an existing parking garage. If this occurs, SDOT would like to see trash pick-up along 16th Ave with a trash ramp usable for trash collection (like the ramp curb cut that exists now on 16th Ave towards the north end of the site).

- Uses that are permitted within a MIMO are those that are functionally integrated with, or substantively related to, the central mission of the Major Institution and shall be permitted in the overlay (SMC 23.69.008). To determine if this proposed hotel use is permitted, please submit a formal letter addressed to SDCI describing the proposed use and how it meets the requirements of SMC 23.69.008. Please include programmatic details outlining how this hotel will be available for patients and families only, and not the general public. SDCI will determine if the project is a permitted use under MIMP per SMC 23.69.008.
- If the use is found to not be functionally integrated with, or substantively related to, the mission of Swedish (a “permitted use”), SMC 23.69.035 is applicable. Here we must determine if the change to the master plan is an exempt change, a minor amendment, or major amendment.
- Design Review (per SMC 23.41) is not required. The design guidelines of the master plan apply.
- Café at the ground level of the hotel can only be an accessory function dedicated to the hotel to be permitted under the MIMP, it should not be considered as a commercial use;
- Current understanding according to the MIMP is that there is no interior setback requirement between buildings within a block as long as 10’ distance between adjacent buildings is maintained. SDCI would like to defer the final determination to a building code reviewer
- The campus dock management plan that is pending the first MUP application would possibly affect the result if a loading dock is required for this project, city will inform Ellumus once it becomes clear.
- Project parking requirement is pending campus TIA
- Vehicular access from 16th Ave is preferred. Access from E Jefferson is not encouraged.
- Drop-off zones within the structure (garage) are encouraged.
- The Master Plan was approved in July 2016. Before the first MUP may be submitted a number of conditions shall first be met. Two example requirements include submittal of a wayfinding plan and dock-maintenance plan.
- Review the Master Plan for all applicable conditions.
- Setback requirements for this site are listed on pages 25 and 35. Setbacks are required from 16th Ave and E Jefferson. Yards/setbacks are not required along the north and west internal property lines.

4. Living Building Pilot Program/Priority Green Expedited (Jess Harris Consultation)

- The Pilot program is not an option since the project does not need a Design Review
- Priority Green can be a route to help client to expedite the permitting process (possible 1-2 months’ reduction), “Priority Green” review takes place concurrently through building permit process regardless a LEED certificate is a goal or not. But this is also a route to achieve LEED gold+ certificate

- LEED certification could be achieved through a green building rating organization by lowering energy demand by at least 15% as well as complying with some other measures, if client desire to do so.

FOLLOW UP | ACTION ITEMS:

Sara Zora:

- Follow up with SDOT regarding curb cut and garage access along East Jefferson street
 - To reiterate comments from above, SDOT prefers the garage access off 16th Ave, to be located toward the north end of the site (as far away from the stop sign as possible), if a garage is proposed as the project moves forward. SDOT will not allow the proposed drop-off along 16th Ave.

Ellumus:

- Draft a formal letter to Carly Guillory and SDCI request project compliance to MIMP;
- Complete meeting minutes and distribute to all attendee;
- Contact John Shaw at SDCI regarding SOV reduction strategies;
- Contact Xiao Liu at City Light (PAR) to arrange a meeting with City Light Engineers
- Submit power application ASAP with City Light
- Get the neighborhood engagement process started. Review by the Standing Advisory Committee (SAC) is required prior to MUP submittal.
Recommendations:
 - Contact Maureen Sheehan (Department of Neighborhood) to initiate SAC review process.
 - Get on neighborhood committee meeting agenda, present project, get comments/response
 - Ellumus to modify design per comments received if possible and necessary
 - Document process/outcomes as part of the MUP submittal

Please kindly notify our office in writing within 3 days of receipt if changes or addendums need to be made.

Thank you,

Sincerely,
Ellumus team

(The End)

REQUEST FOR MIMP COMPLIANCE

To: Ms. Carly Guillory,
 Land Use Planner
 SDCI
 Re: 1522 East Jefferson Street Project (3025500)

Dear Carly,

We are writing on behalf of our client “Perfect Wealth Investments” to request your approval for the MIMP compliance of our proposed project at 1522 East Jefferson.

According to Code:

23.69.008 - Permitted uses.

A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by the Major Institution.

B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with, or substantively related to, the central mission of the Major Institution. No one (1) of these characteristics shall be determinative:

1. Functional contractual association;
2. Programmatic integration;
3. Direct physical circulation/access connections;
4. Shared facilities or staff;
5. Degree of interdependence;
6. Similar or common functions, services, or products.

Our Statements:

A, Based on our understanding of the code, the proposed project use as a boutique hotel is functionally integrated with the central mission (to provide Quality Care to their patients and their families) of a Major Institution (Swedish Hospital at Cherry Hill

Campus), and it is programmed so it primarily serves the users (patients and their families) of a Major institution (Swedish), it shall be permitted in the Major Institution Overlay (MIO) District.

B, Our current understanding is that the proposed hotel use shall be permitted outright as a Major Institutional Use instead of a conditional use. Therefore no changes or amendments to the MIMP is necessary.

C, According to code, even though the proposed property is not owned or operated by the Major Institution, it is still governed by the MIMP.

Here are our reasons to support the above statements:

1, Functional contractual association:

We are in the process of reaching an agreement with Swedish Organization for a mutually beneficial management plan to ensure the patients and families having privileges /advantages staying at the proposed property.

2, Programmatic Integration:

As stated in the MIMP, the inventory of space needs indicates that as future demand for inpatient hospital bed count grows, the need for hotel rooms will, concomitantly, grow. As the data suggests, a projected increase of 27 hotel rooms to 56 hotel rooms is needed by year 2023. By providing a 42-room boutique Hotel project on the 1522 E. Jefferson Site that primarily serves the patient and their families are in alignment with this needs.

3, Direct physical circulation / access connections:

The property's proximity (within walking distance) to the central campus makes it an ideal location for a hotel use to serve the patients and their families while greatly reduce the traffic impact to the community, thus contribute to the reduction of SOV.

4, Shared facilities or staff:

The proposed facility provides majority of the units to be accessible units with special features to meet the special needs for Swedish patients and families. It is possible and beneficial for some of the hotel staff to bear some degree of medical knowledge, such as having the onsite nurse (shared staff with Swedish hospital) to handle the emergency situation.

Just as this boutique hotel can be an asset to the Swedish Institute and the surrounding neighborhood, the hotel's accessory function - the 'Corner Café' on the ground floor can be an additional amenity (shared facility) to the Major Institution. This nice accessory not only primarily serve the Swedish staff, their patients and families, but also add warmth and welcome feel to the local community.

5, Degree of independence:

“Perfect Wealth Investments” is committed to provide functional amenities to support Swedish mission to accommodate the needs and desire from the patients and their families. While seeking mutual support and benefit, it will maintain its financial independence instead of adding burden to the institution.

6, Similar or common functions, services or products:

With majority of the hotel units to be accessible, it expands the capacity of Swedish outpatient services, reduces the anxiety of their patients and families.

Additionally,

7, The proposed property will strive to meet and exceed the Sustainability Green Objectives of Swedish Cherry Hill Campus

The design of the proposed building and the landscape will embrace sustainable-green principles to the fullest extent possible.

8, The proposed property will maintain high Design and Construction Quality

Under the client request of “Perfect Wealth Investments”, the Ellumus design team will design high quality project that would add value to the community. The property owner is also committed to maintain high construction quality that will add positive impact to the inventory of buildings within the Swedish MIO.

We are willing to participate in Community Outreach with an openness to listen and implement positive suggestions to the greatest extent. We will provide a sensitive, sustainable design that follows the MIMP principles and make the project a pleasant addition to this neighborhood.

Overall, “Perfect Wealth Investments” and Ellumus design team are prepared to work closely with SDCI officials and Swedish Institution to resolve any possible issues arise in the process.

We request your approval for our proposed hotel use to be a permitted use under MIMP so we could further pursue the MUP application process.

Your kind review to this letter with a written response is greatly appreciated.

Sincerely,

Xiaoli Stoyanov, Principal at Ellumus



**SWEDISH MEDICAL CENTER MASTER PLAN
PERMITTED USE, HOTEL**

Project Number: 3025500
Applicant: Xiaoli Stoyanov, *Ellumus Architecture, LLC*
Address of Proposal: 1522 East Jefferson Street
Subject: Major Institution Master Plan Permitted Use: Swedish Medical Center
Date: March 16, 2018

PURPOSE

Master Use Permit 3025500 proposes a 25,000-square foot boutique hotel to serve Swedish Medical Center, Cherry Hill Campus patients and patient families. Uses that are functionally integrated with, or substantively related to, the central mission of this institution shall be permitted within the boundaries of the master plan. The purpose of this memorandum is to respond the applicant's letter dated November 16, 2016, requesting determination that the proposed boutique hotel at 1522 E. Jefferson St. is a permitted use within the Swedish Cherry Hill Master Plan (July 2016).

ANALYSIS

Proposal and Project Site

The applicant proposes a 25,000-square foot boutique hotel at 1522 E. Jefferson St. The site is located at the southwest corner of E. Jefferson St. and 16th Ave, along the southern boundary of the MIO District. The project site is approximately 4,800-square feet is zoned Major Institution Overlay- 65-Foot Height Limit – Single Family 5,000 (MIO-65-SF-5000).

Master Plan

According to the Swedish Medical Center Master Plan (July 2016): in 2012, the existing supply of hotel use within the MIO was 12,500-square feet, and the projected need is 80,000-square feet (p. 51). More specifically, the Master Plan notes, that there are currently 29 beds available at the “Inn at Cherry Hill,” and the projected hotel bed need by 2023 is 51 beds and 72 beds by 2040 (p. 140).

In discussing anticipated location for the additional hotel beds, the Master Plan states, “The west MIO block between 15th Ave and 16th Ave offers future development for the stated medical center needs (hospital, clinical, research, education, hotel, and long term care)” (page 58).

Major Institution Overlay District, Permitted Uses

Seattle Municipal Code (SMC) 23.69.008 identifies those uses that are permitted within a MIO District. The applicant's letter (November 16, 2016) outlines their response to these criteria. In summary, the applicant is currently working with Swedish to reach an agreement for their management plan, the hotel will primarily service Swedish patients and patient families, the site location is consistent with the

3025500

Permitted Use

location anticipated by the master plan and is within 300-feet of the emergency services entrance and the main entry, an onsite nurse is anticipated, and the hotel will be owned and operated by the applicant.

CONCLUSION

The Seattle Department of Construction and Inspections has reviewed the applicant's request for a hotel at 1522 E Jefferson, and has determined that the hotel is a permitted use within the Swedish Medical Center MIO as it was considered by the Master Plan (July 2016) and meets the criteria of SMC 23.69.008.B.

Proposed Sanctuary Hotel – Swedish Cherry Hill MIMP implementation

23.69.008 - Permitted uses

Seattle Code – Permitted Uses (23.69.008)	Developer/Ellumus Response to Code (Nov. 2016)	SDCI Response (March 2018)	SAC Questions/Notes (May 2019)
<p>A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by the Major Institution.</p>	<p>Based on our understanding of the code, the proposed project use as a boutique hotel is functionally integrated with the central mission (to provide Quality Care to their patients and their families) of a Major Institution (Swedish Hospital at Cherry Hill Campus), and it is programmed so it primarily serves the users (patients and their families) of a Major institution (Swedish), it shall be permitted in the Major Institution Overlay (MIO) District.</p> <p>Our current understanding is that the proposed hotel use shall be permitted outright as a Major Institutional Use instead of a conditional use. Therefore no changes or amendments to the MIMP is necessary.</p> <p>According to code, even though the proposed property is not owned or operated by the Major Institution, it is still governed by the MIMP.</p>	<p><i>Uses that are functionally integrated with, or substantively related to, the central mission of this institution shall be permitted within the boundaries of the master plan. The purpose of this memorandum is to respond the applicant’s letter dated Nov 16, 2016, requesting determination that the proposed boutique hotel at 1522 E. Jefferson St. is a permitted use :</i></p>	<p>We need details how:</p> <p>1. the use is functionally integrated <u>substantively related to the central mission</u> of Swedish Cherry Hill; or</p> <p>2. the use is <u>primarily and directly</u> serving the users of the institution (must fulfill both “primary” and “direct” criteria.)</p> <p>(definition of ‘substantively’: “in a way that is important, meaningful, or considerable”)</p>

<p>B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with, or substantively related to, the central mission of the Major Institution. No one (1) of these characteristics shall be determinative:</p>		<p>site location is consistent with the location anticipated by the master plan</p>	<p>While no single criteria is determinative under section B, failing to fulfill 2 or more criteria (1/3) should raise alarms and likely be disqualifying.</p>
<p>1. Functional contractual association;</p>	<p>We are in the process of reaching an agreement with Swedish Organization for a mutually beneficial management plan to ensure the patients and families having privileges /advantages staying at the proposed property.</p>	<p>the applicant is currently working with Swedish to reach an agreement for their management plan</p>	<p>SAC members need to see this contract/ agreement</p>

<p>2. Programmatic integration;</p>	<p>As stated in the MIMP, the inventory of space needs indicates that as future demand for inpatient hospital bed count grows, the need for hotel rooms will, concomitantly, grow. As the data suggests, a projected increase of 27 hotel rooms to 56 hotel rooms is needed by year 2023. By providing a 42-room boutique Hotel project on the 1522 E. Jefferson Site that primarily serves the patient and their families are in alignment with this needs.</p>	<p>the hotel will primarily service Swedish patients and patient families</p> <p>in 2012, the existing supply of hotel use within the MIO was 12,500-square feet, and the projected need is 80,000-square feet (p. 51). More specifically, the Master Plan notes, that there are currently 29 beds available at the “Inn at Cherry Hill,” and the projected hotel bed need by 2023 is 51 beds and 72 beds by 2040 (p. 140).</p> <p>Also in MIMP (p. 136 -)</p> <p><i>Hotel Rooms:</i> “The hotel forecast is primarily influenced by inpatient bed growth since the majority of the users are family members of inpatients. Some beds are used for early arriving inpatients and for outpatients coming from out of town for treatment.”</p> <p><i>Inpatient Bed Growth:</i> “Family members are more likely to choose to be nearby their loved ones for their intensive and shorter hospital stays, so it stands to reason that demand for hotel/Inn beds in</p>	<p>Nowhere in the MIMP is there any reference to hotel guests that are not patients or family to patients: the MIMP describes a hotel solely for patient benefit, related to anticipated increase in patients (‘inpatient bed growth’).</p> <p>MIMP (page 136 -) <i>Hotel Rooms:</i> “The hotel forecast is primarily influenced by inpatient bed growth since the majority of the users are family members of inpatients. Some beds are used for early arriving inpatients and for outpatients coming from out of town for treatment.”</p> <p><i>Inpatient Bed Growth:</i> “Family members are more likely to choose to be nearby their loved ones for their intensive and shorter hospital stays, so it stands to reason that demand for hotel/Inn beds in will</p>
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		will increase along with inpatient bed growth.”	increase along with inpatient bed growth.”
3. Direct physical circulation/access connections;	The property’s proximity (within walking distance) to the central campus makes it an ideal location for a hotel use to serve the patients and their families while greatly reduce the traffic impact to the community, thus contribute to the reduction of SOV.	is within 300-feet of the emergency services entrance and the main entry	There is no <u>direct</u> physical access – only a city street.
4. Shared facilities or staff;	<p>The proposed facility provides majority of the units to be accessible units with special features to meet the special needs for Swedish patients and families. It is possible and beneficial for some of the hotel staff to bear some degree of medical knowledge, such as having the onsite nurse (shared staff with Swedish hospital) to handle the emergency situation.</p> <p>Just as this boutique hotel can be an asset to the Swedish Institute and the surrounding neighborhood, the hotel’s accessory function - the ‘Corner Café’ on the ground floor can be an additional amenity (shared facility) to the Major Institution. This nice accessory not only primarily serve the Swedish staff, their patients and families, but also add warmth and welcome feel to the local community.</p>	an onsite nurse is anticipated	<p>The only shared staff detailed is - possibly - a single nurse. No facility sharing shown.</p> <p>This criterion does not include neighborhood or Swedish staff ‘amenities’, such as a café – this criterion is about shared facilities or staff only.</p>

<p>5. Degree of interdependence;</p>	<p>“Perfect Wealth Investments” is committed to provide functional amenities to support</p> <p>Swedish mission to accommodate the needs and desire from the patients and their families. While seeking mutual support and benefit, it will maintain its financial independence instead of adding burden to the institution.</p>		<p>Applicant describes its “financial independence” not its “interdependence” as required.</p>
<p>6. Similar or common functions, services, or products.</p>	<p>With majority of the hotel units to be accessible, it expands the capacity of Swedish outpatient services, reduces the anxiety of their patients and families.</p>		<p>What are the similar / common functions, services or products?</p>
<p>C. Major Institution uses shall be subject to the following:</p>			
<p>1. Major Institution uses which are determined to be heavy traffic generators or major noise generators shall be located away from abutting residential zones;</p>			<p>What is the projected traffic? How does SDOT define “heavy traffic generator?” Does the traffic disqualify location adjacent to the residential zone?</p>

<p>F. Uses other than those permitted under subsections A and B of this section shall be subject to the use provisions and development standards of the underlying zone.</p>		<p>If both A and B above cannot be shown to be met, the property is subject to the restrictions for SF-5000 zoning.</p>	<p>If both A and B above cannot be shown to be met, the property is subject to the restrictions for SF-5000 zoning.</p>
<p>OTHER COMMENTS:</p>	<p>The proposed property will strive to meet and exceed the Sustainability Green Objectives of Swedish Cherry Hill Campus The design of the proposed building and the landscape will embrace sustainable-green principles to the fullest extent possible.</p> <p>The proposed property will maintain high Design and Construction Quality Under the client request of "Perfect Wealth Investments", the Ellumus design team will design high quality project that would add value to the community. The property owner is also committed to maintain high construction quality that will add positive impact to the inventory of buildings within the Swedish MIO.</p>		