SANCTUARY
AT CHERRY HILL

SANCTUARY HOTEL AT CHERRY HILL

1522 E. JEFFERSON STREET, SEATTLE, WA 98122

SAC MEETING PRESENTATION, March 2019

1. FIRST SAC MEETING COMMENTS RECAP

2. DESIGN IMPROVEMENTS

3. OPERATIONAL AND MANAGEMENT STRATEGIES

1. FIRST SAC MEETING COMMENTS RECAP

Design Improvements

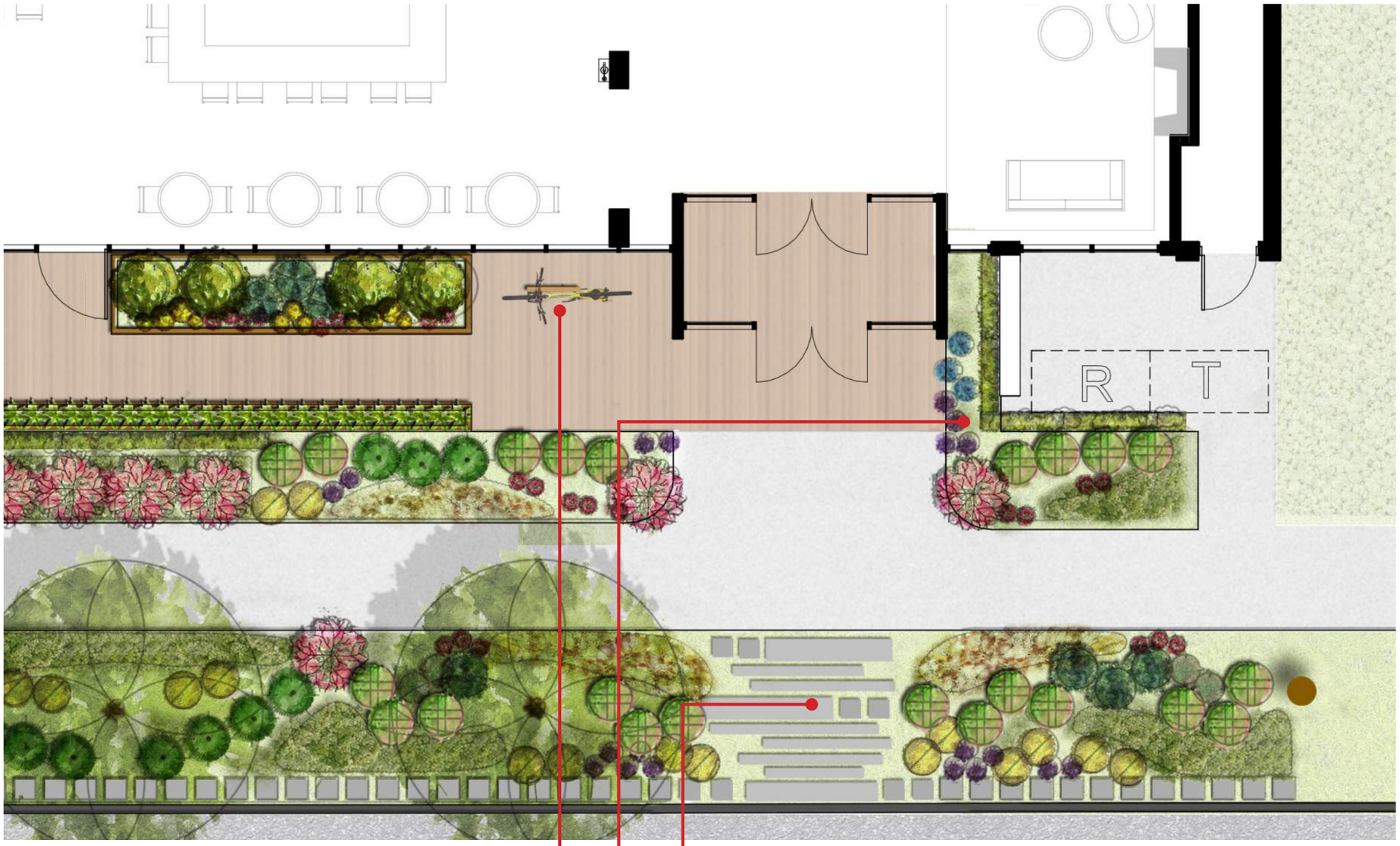
- Site Design - Drop off and front entry areas
- Bike parking location and security issues
- Cafe floor plan layout and circulation organization
- Hotel rooms layout and max occupancies
- Blank facades treatment on North and West elevation

Operation and Management

- Hotel management and operational strategies
- Hotel user groups
- Operation strategy of Café restaurant
- Underground Parking regulation
- Alleyway Security and management
- Trash and recycle pick-up schedule and location
- Lighting / noise control

2. DESIGN IMPROVEMENTS

Site Design Improvement - Drop off and front entry Improvement



Bike rack reference

Drop off area Pavement integrated with landscape strip

Vertical vegetation screen with temporary waste and disposal bins staging location behind

Secured bike parking rack x1
(Bike parking is not required according to the land use code)

Site Design Improvement - Drop off pavement Improvement

Secured bike parking rack x1
(Bike parking is not required according to the land use code)

Drop off area Pavement integrated with landscape strip

Vertical vegetation screen with temporary waste and disposal bins staging location behind

Site Design Improvement - Street Corner

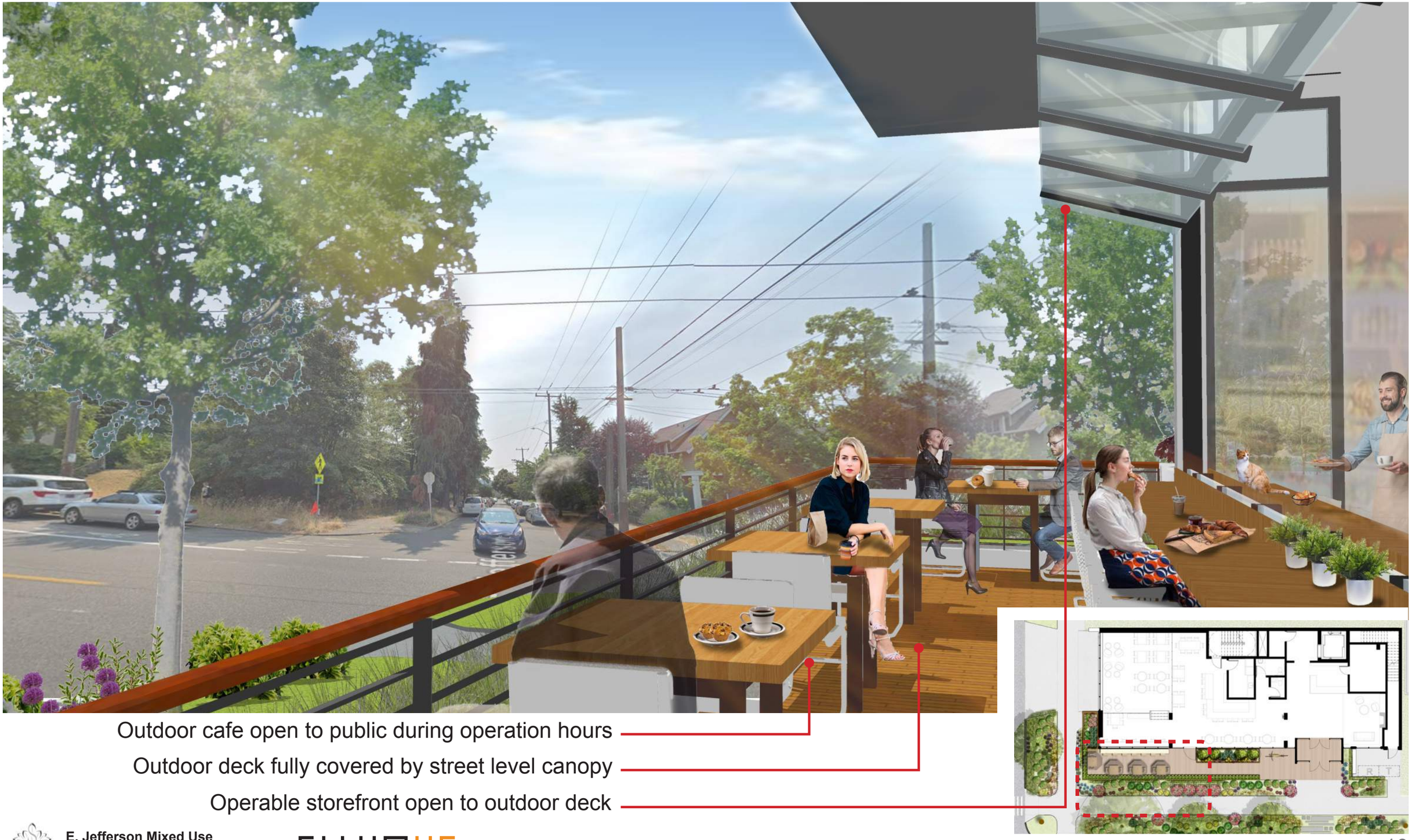
Operable storefront open to outdoor deck

Pedestrian level light poles integrated with landscape

Vertical landscape wall along sidewalk

Outdoor deck fully covered by street level canopy

Architecture Design Improvement - Outdoor deck

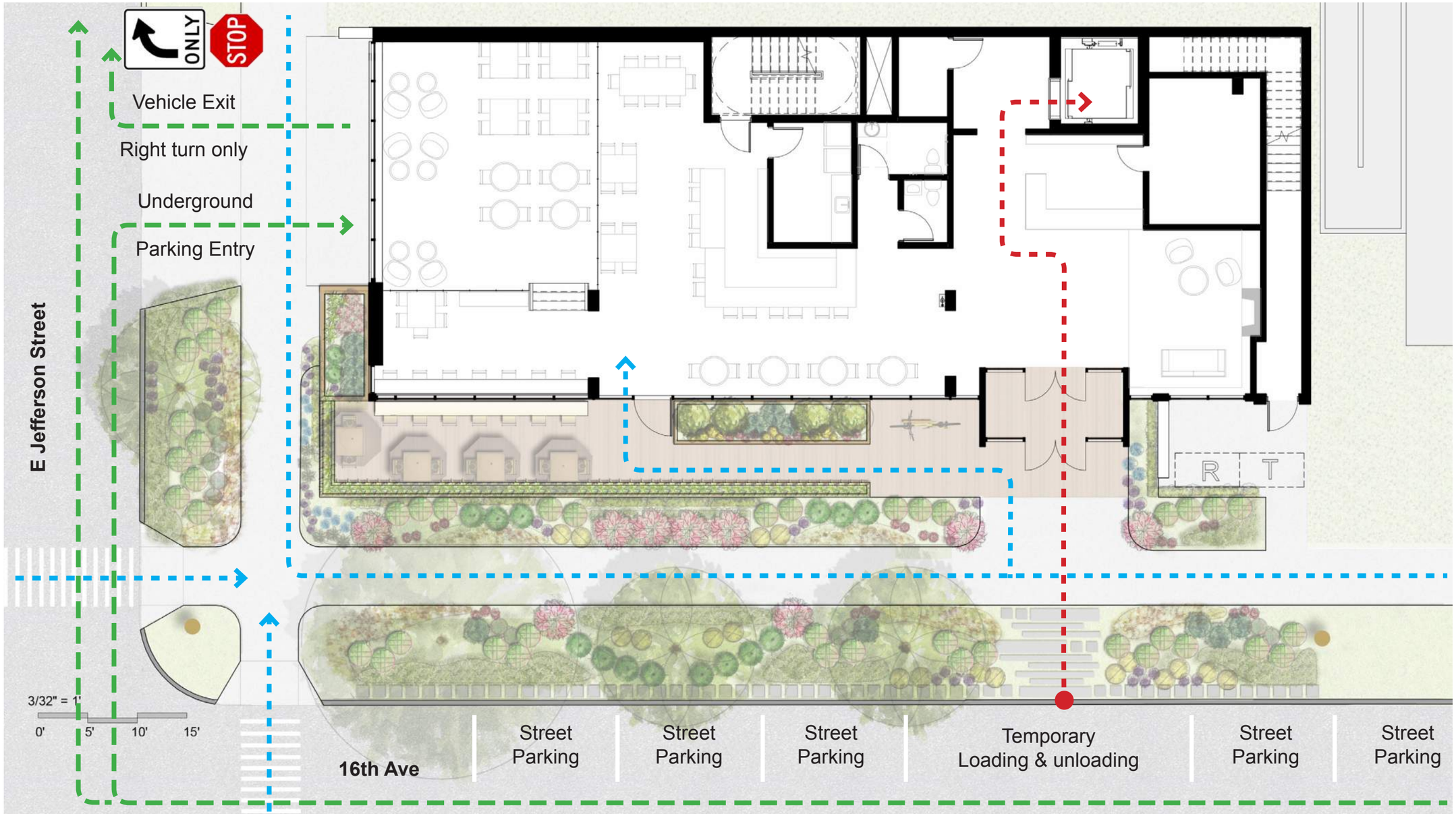


Outdoor cafe open to public during operation hours

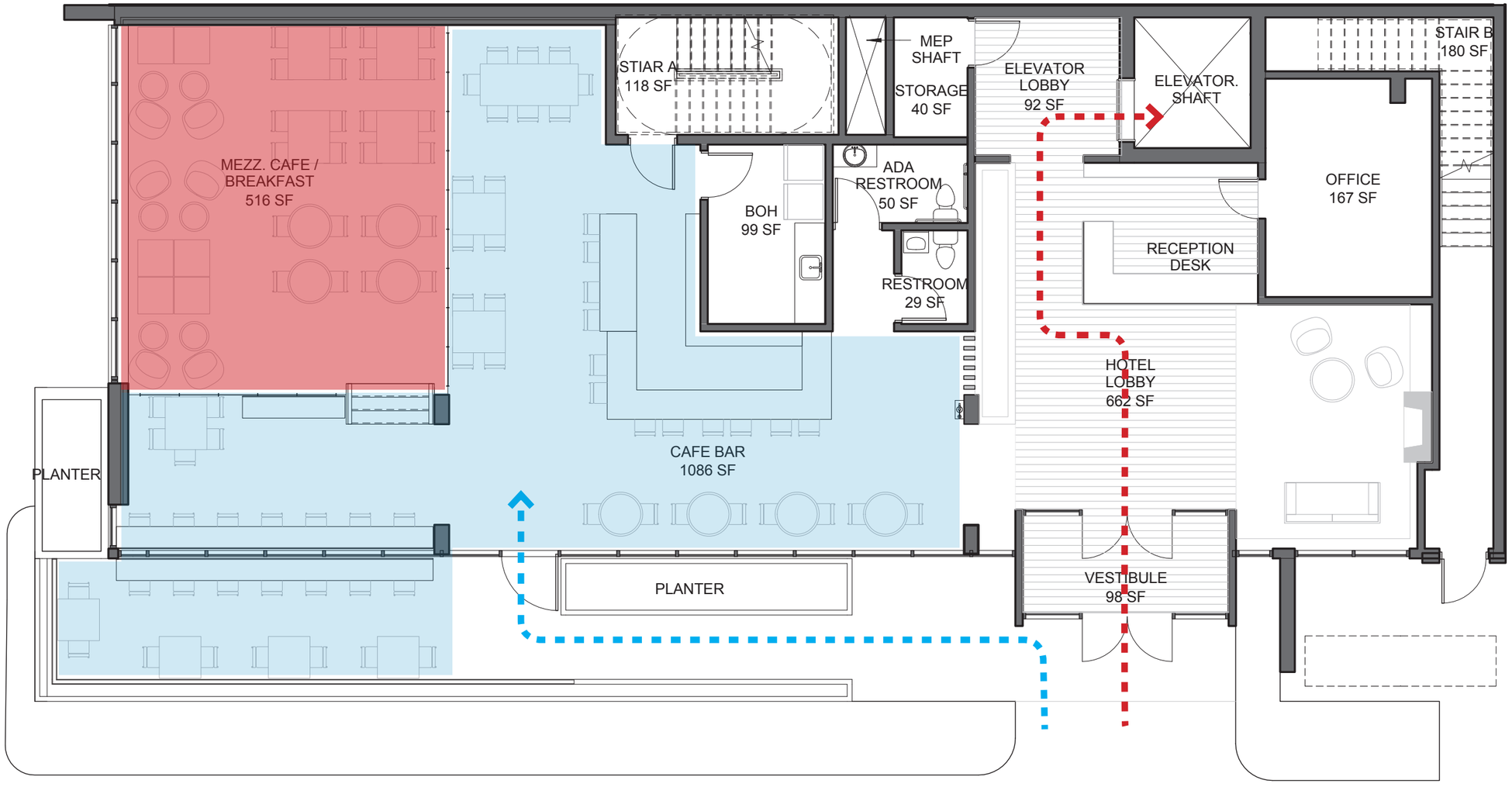
Outdoor deck fully covered by street level canopy

Operable storefront open to outdoor deck

Site Circulation Analysis



Circulation and Function Analysis - Level 1 Cafe area



Open to the Public

Hotel guests only at scheduled time period

Public Cafe Circulation

Hotel Guests Circulation

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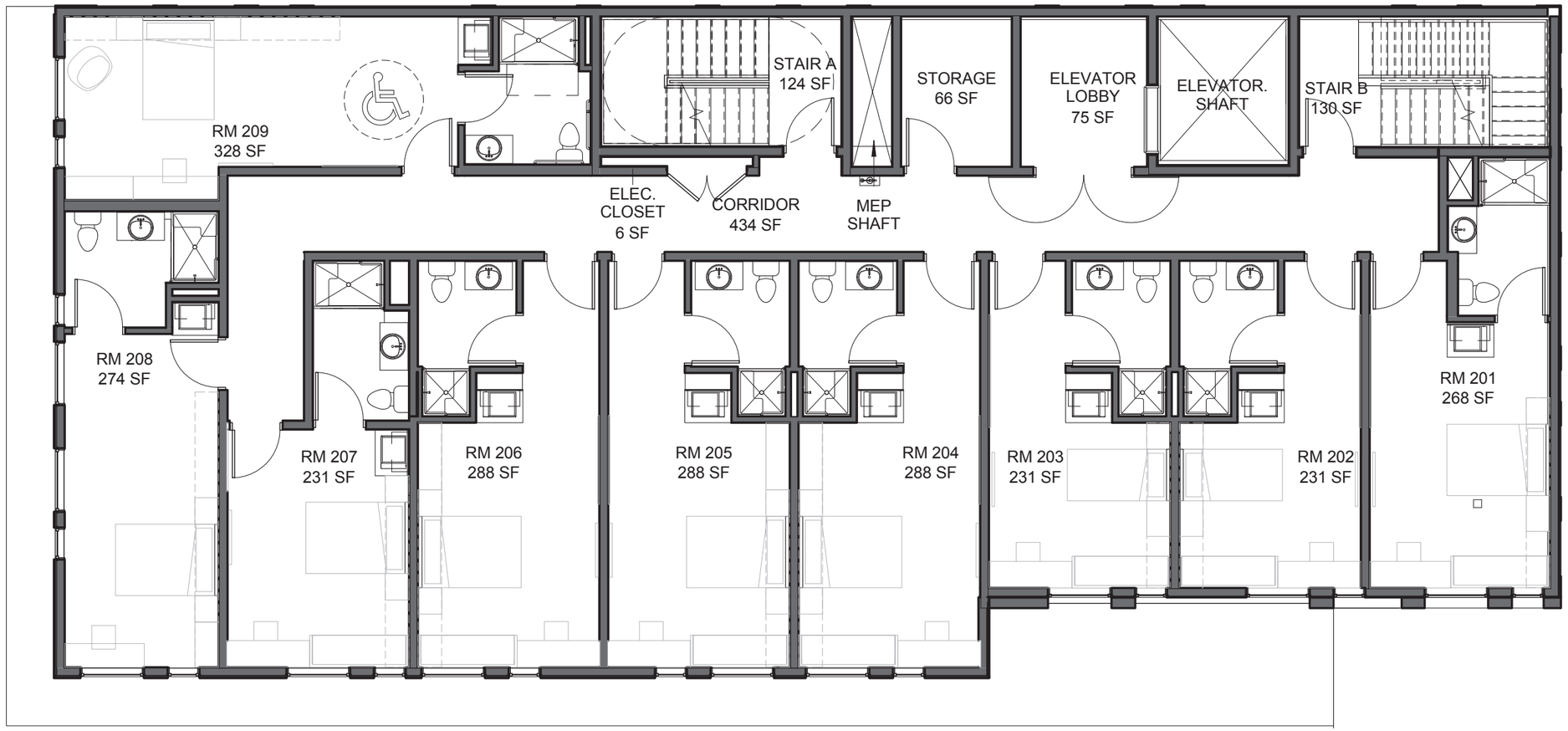
FLOOR PLAN - L1 INDOOR MAX. OCCUPANCY 127

SCALE: 1/8” = 1’ - 0”

Proposed Floor Plans



* Each room is equipped with kitchenette, First Aid Kit and emergency call button to support patients' needs
* One Accessible hotel unit has been provided on each floor, all others are Type B units
* Elevator cab size can accommodate standard stretcher 24" x 84"
* Acoustical insulation installed in interior and exterior walls

Hotel Guest Rooms Capacity

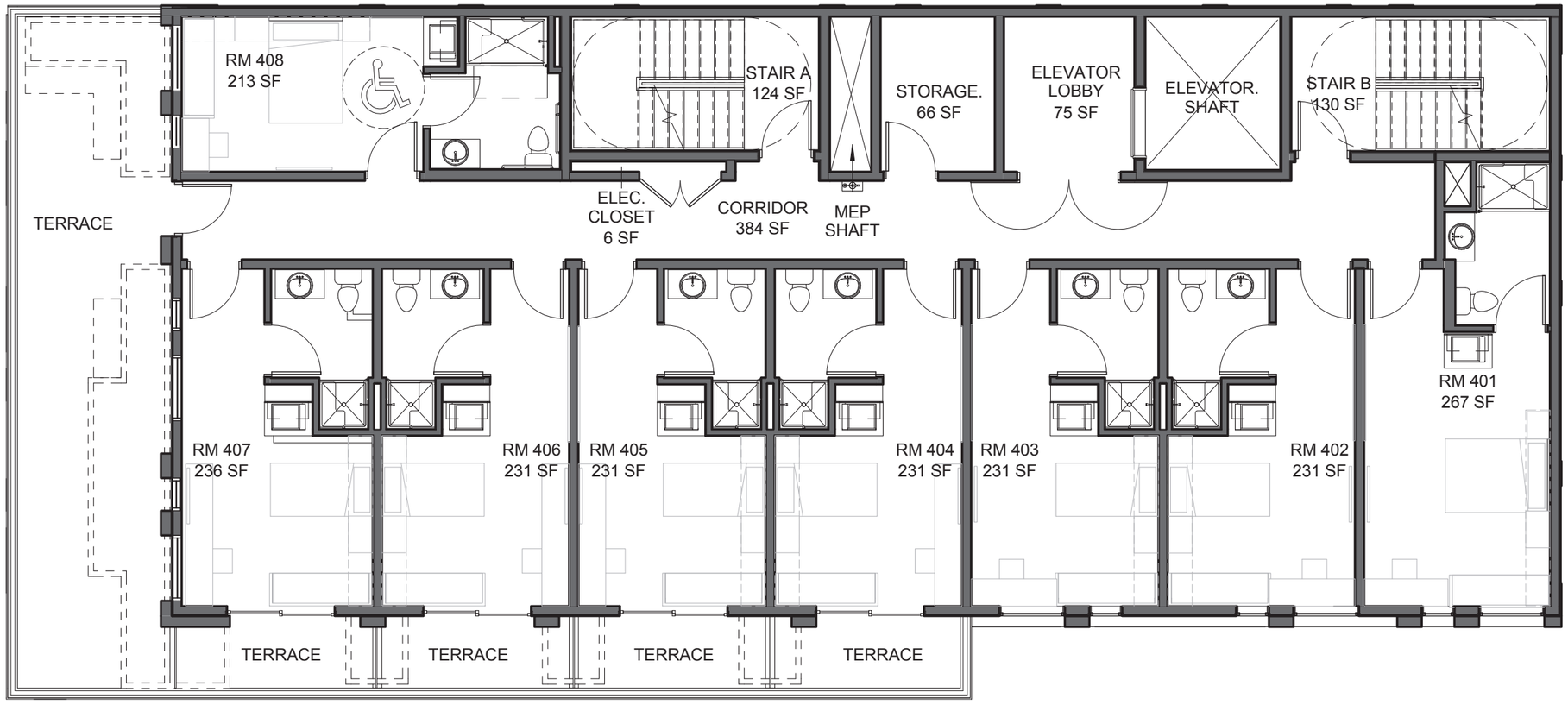
Level 2	9 Keys, Max. Occupancy 9
Level 3	9 Keys, Max. Occupancy 9
Level 4	8 Keys, Max. Occupancy 8
Level 5	8 Keys, Max. Occupancy 8
Level 6	8 Keys, Max. Occupancy 8
Total	**42 Keys, Max. Occupancy 42**

N

FLOOR PLAN - L2 - L3 MAX. OCCUPANCY 18 PER LEVEL

SCALE: 1/8" = 1' - 0"

Proposed Floor Plans



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FLOOR PLAN - L4 MAX. OCCUPANCY 16

SCALE: 1/8" = 1' - 0"

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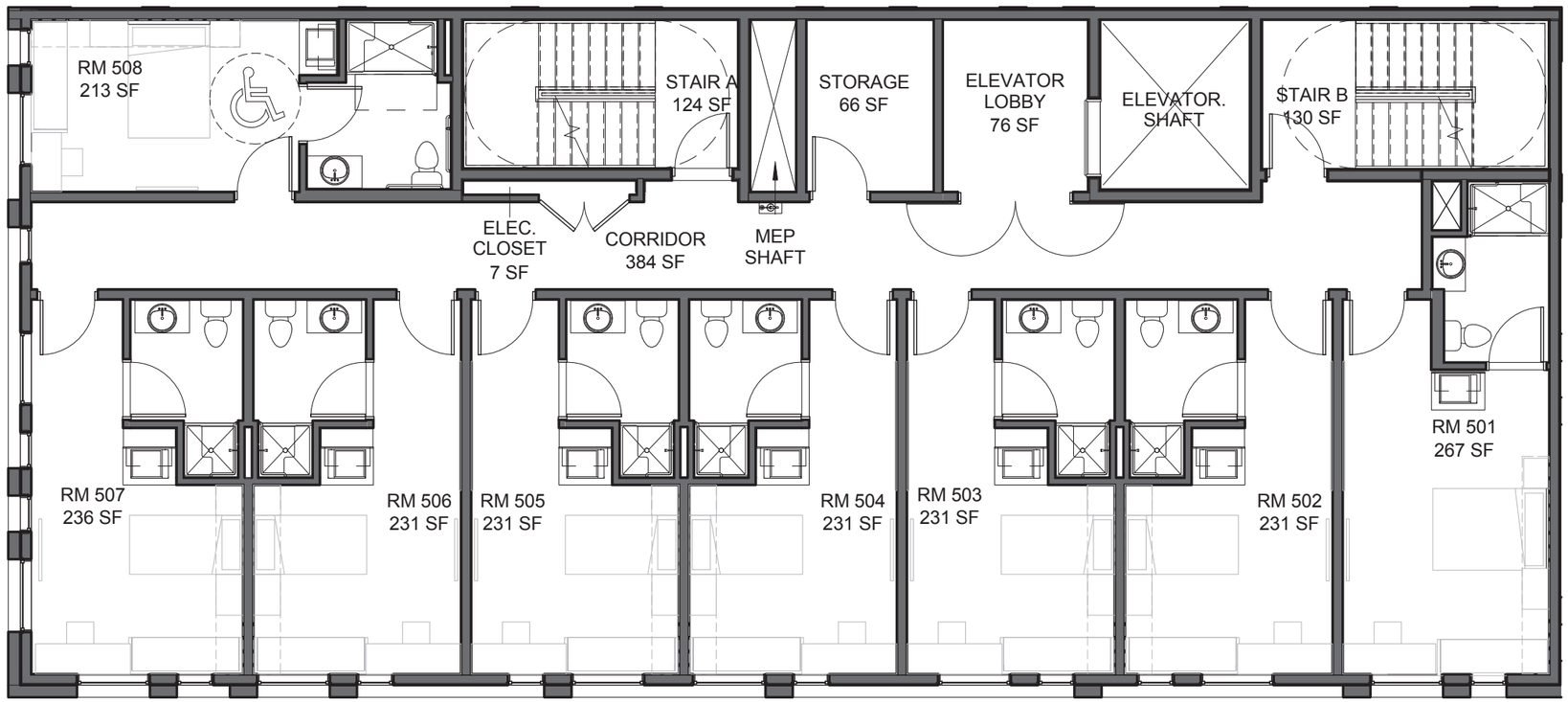

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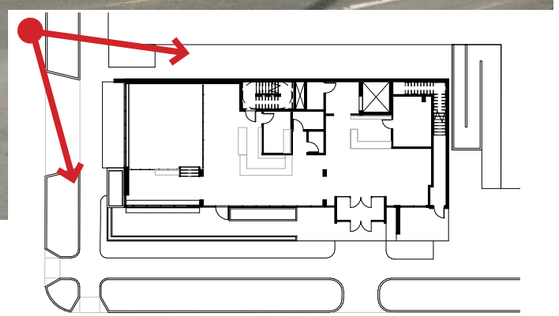
FLOOR PLAN - L5 - L6 MAX. OCCUPANCY 16 PER LEVEL

SCALE: 1/8" = 1' - 0"

SW Corner from E Jefferson Street



NE Corner from 16th Ave

Landscape Design Improvement - Roof Garden

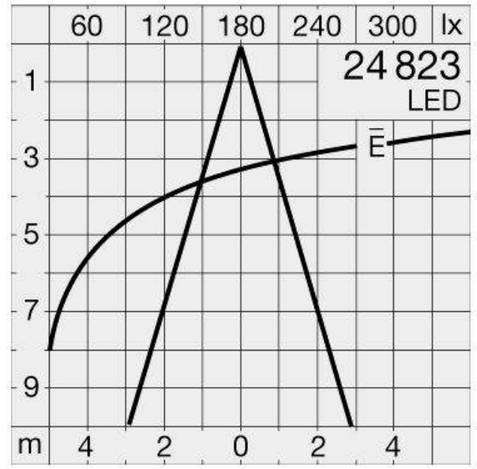
Landscape Design Improvement - Roof Garden

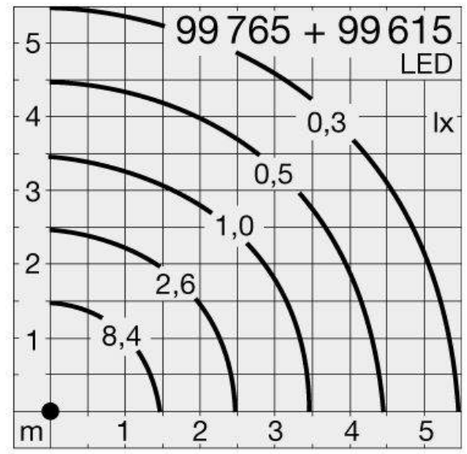
Lighting Design Improvement

Lighting Design Improvement - Ground Level lighting plan

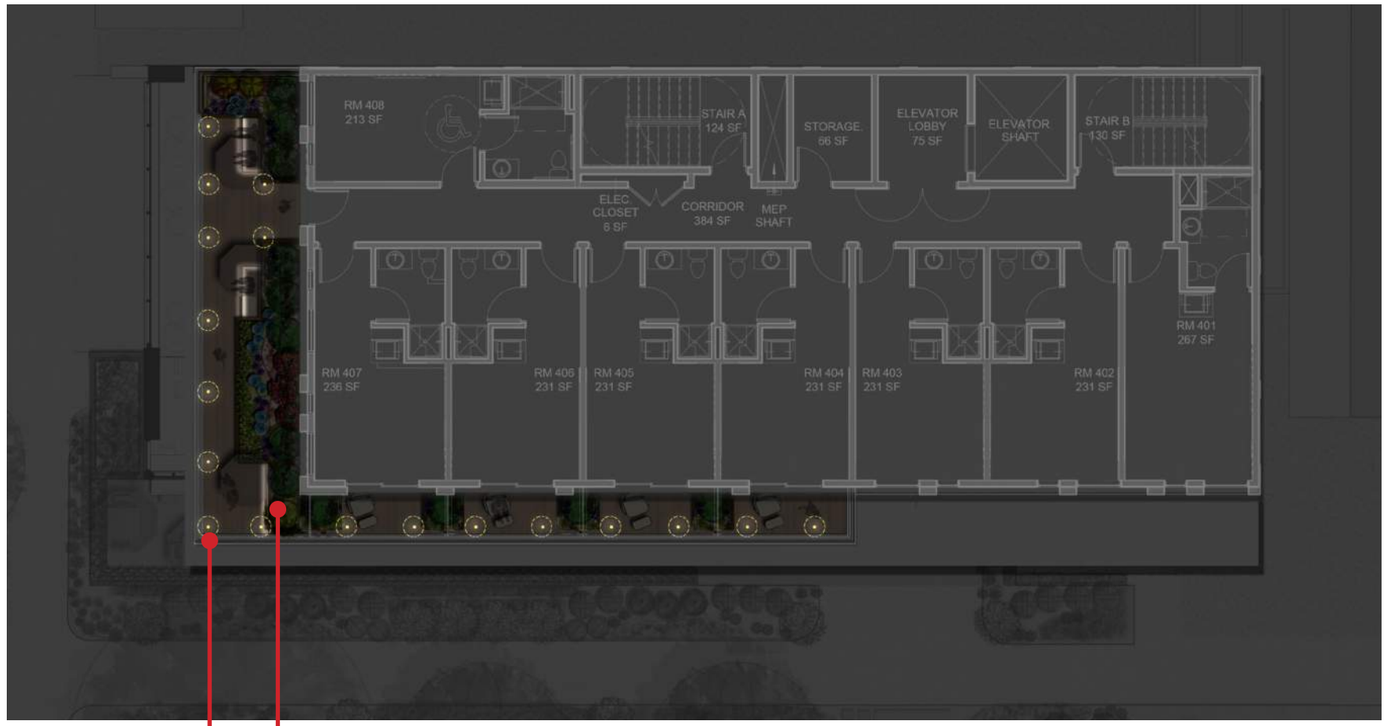
A: Down light on the feature canopy.
BEGA Recessed ceiling luminaire. LED 9.7W
Each fixture can light up an area of Ø 18ft.

B: Bollard light in the landscape.
BEGA Bollard. LED 19.5W. 360°
Each fixture can light up an area of Ø 15ft.





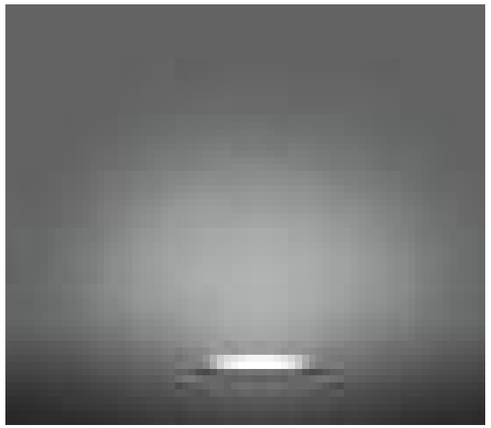
Lighting Design Improvement - Level 4 Outdoor deck lighting plan

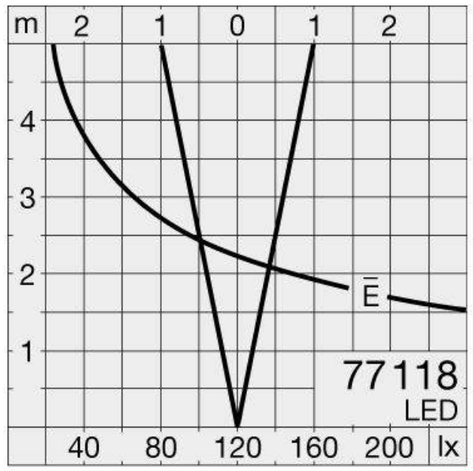


D: Bench with cove LED light at the bottom edge.

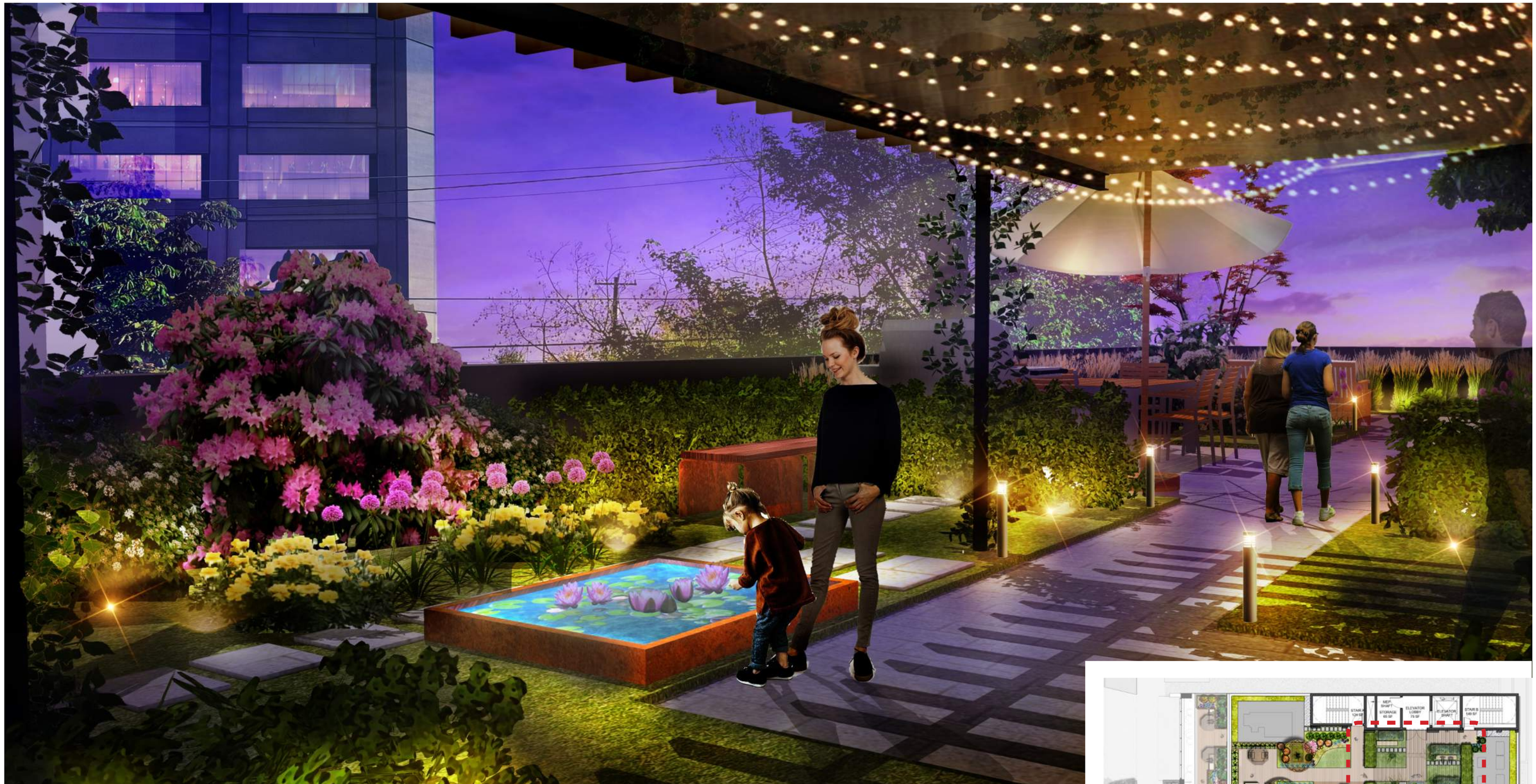
C: Ground light.

BEGA In-ground luminaire. LED 4.0W.
Each fixture can light up an area of Ø 3-6ft.





Lighting Design Improvement - Roof Garden Night time



Lighting Design Improvement - Roof Level lighting plan

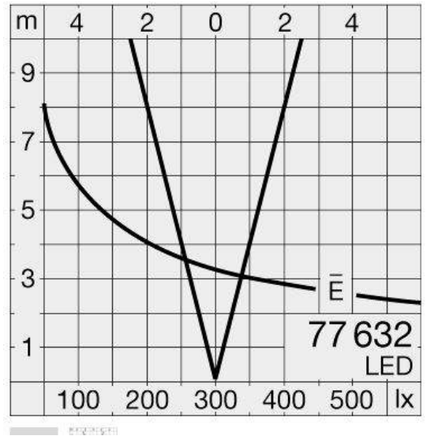
F: Uplight under two small tree on rooftop.
BEGA Surface-mounted floodlight. LED 18.8W.
Each fixture can light up an area of Ø 15ft.

B: Bollard light in the landscape.
BEGA Bollard. LED 18.8W.
Each fixture can light up an area of Ø 18ft.

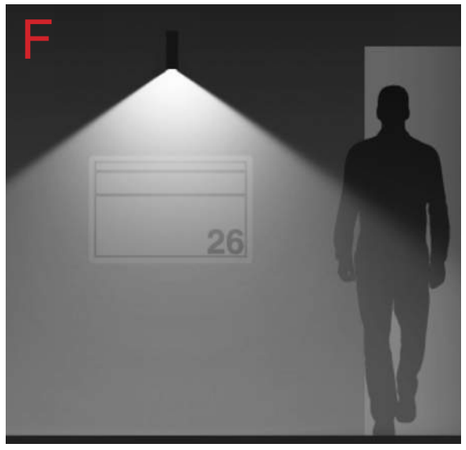
E: Wall light for exit.
BEGA Wall luminaire. LED 3.5W.
Each fixture can light up an area of Ø 9ft.

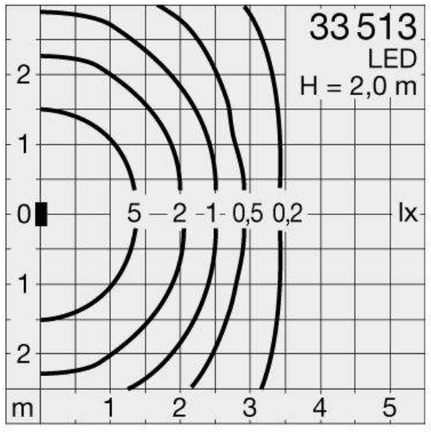
C: Ground light.
BEGA In-ground luminaire. LED 4.0W.
Each fixture can light up an area of Ø 3-6ft.

E



F





3. OPERATION AND MANAGEMENT

Hotel and Cafe

- The owner will hire a third party hotel management team to operate the hotel by following Swedish Standards.

- The hotel will primarily serve Swedish patients and their families with a discount rate. It opens to the public if there is any availability.

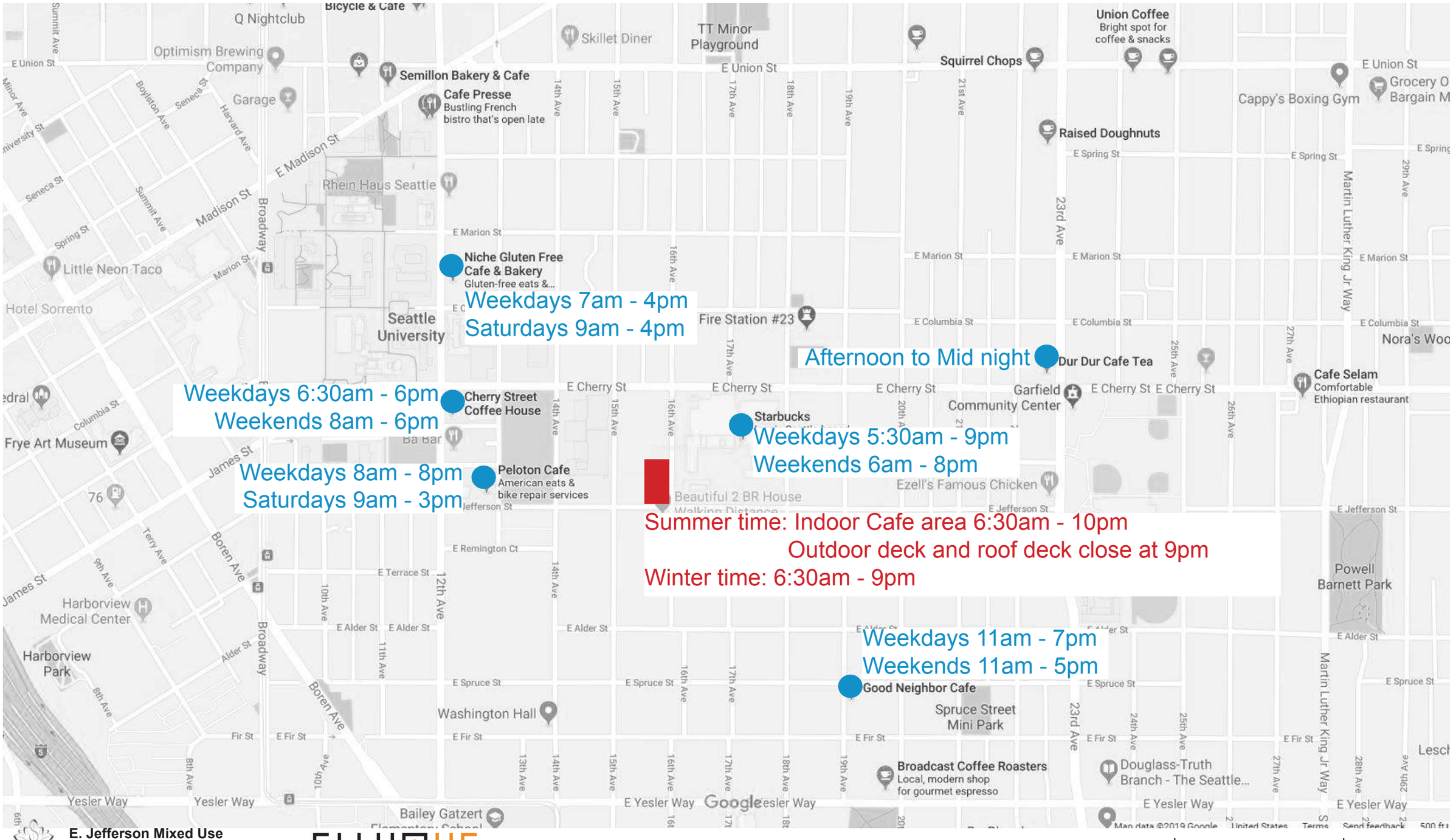
- The cafe will not be a full scale restaurant, but will offer healthy food and drink options to primarily support Swedish patients and their families.

- The owner prefers to provide a liquor serving bar

- Business hours (Cafe, and roof deck)

- Summer time: Indoor Cafe area 6:30am - 10pm
  Outdoor deck and roof deck close at 9pm
- Winter time: 6:30am - 9pm

Neighborhood Cafe shops Business hours



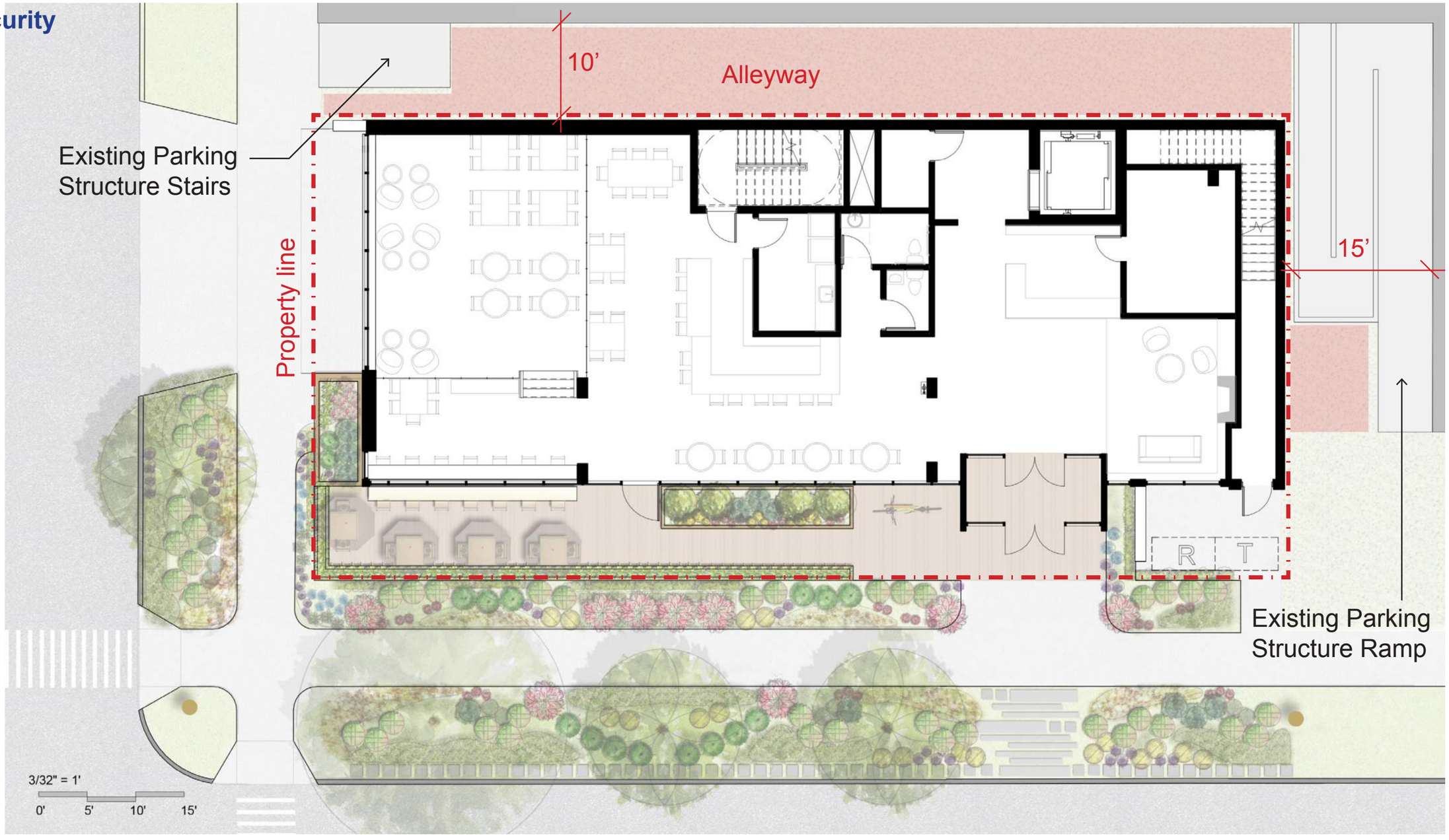
E. Jefferson Mixed Use
1522 E. Jefferson Street, Seattle, WA 98122

ELLUMUS

Parking

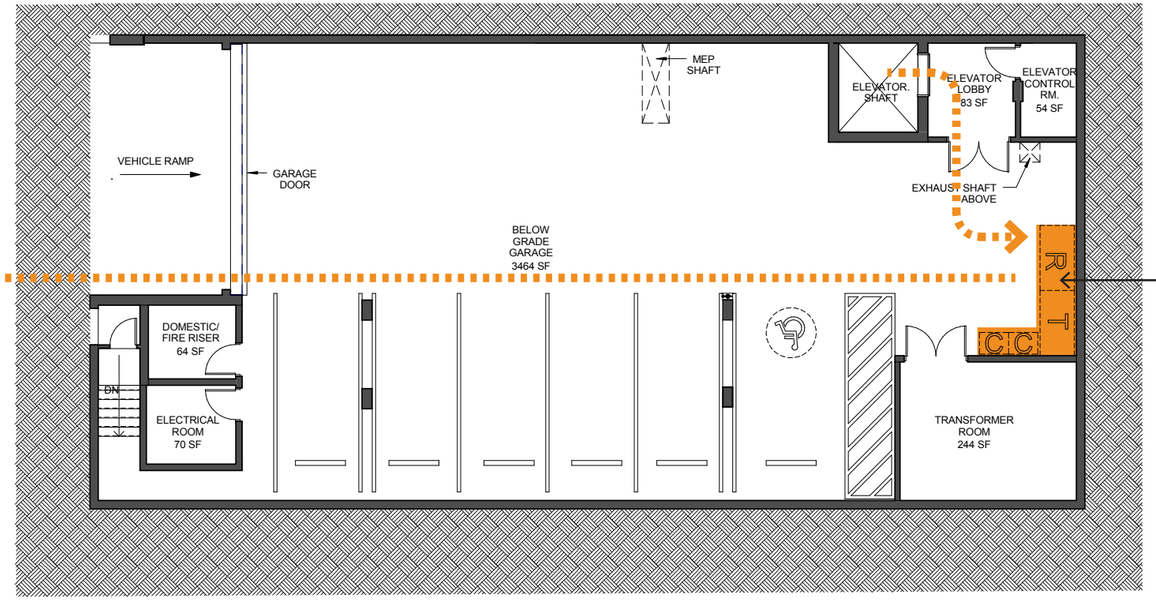
- Most patients and families will use Swedish on-campus parking garages.
- Hotel underground parking stalls are for hotel guests only, not open to the public
- In addition, hotel will provide parking validation for the non-patient guests to park in the Swedish parking garages based on availability.
- Hotel employees will strictly follow single occupancy vehicle rules (at least 60% shared riders or commute riders)

Alleyway Security



- Alleyway security will follow Sabey’s operation and management measurements.

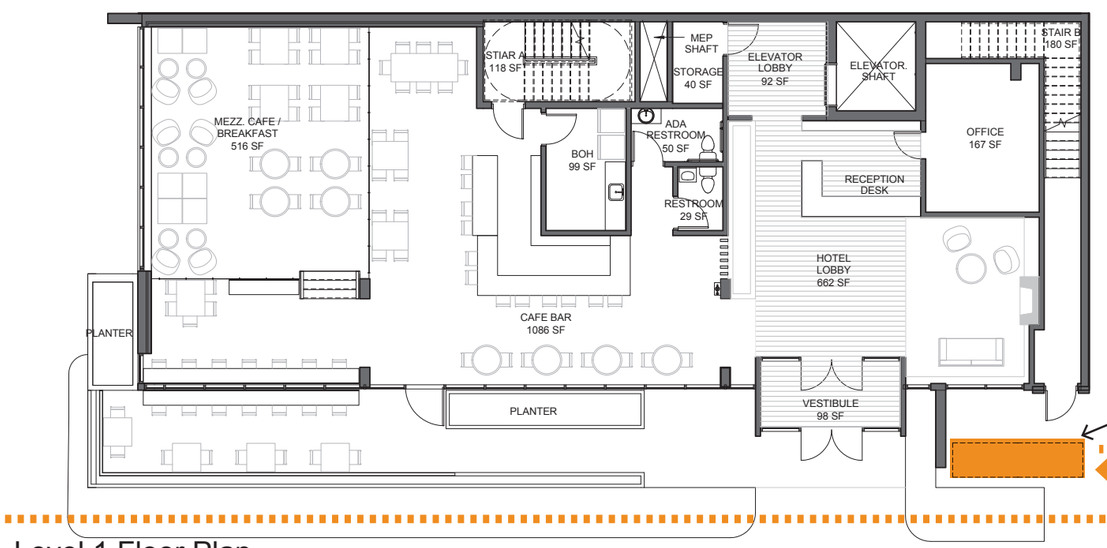
Waste and Disposal



Basement Level Floor Plan

Permanent Trash / recycle / compost bins staging location

Trash / recycle / compost bins path only on days of pick-up



Level 1 Floor Plan

Temporary staging location on days of pick-up

Pick-up location at the adjacent curb cut

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