

SANCTUARY HOTEL SAC COMMENT LETTER DRAFT

The Swedish Cherry Hill Standing Advisory Committee (SAC) is required to review and comment on the preliminary design of buildings proposed under the Swedish Cherry Hill Major Institution Master Plan (MIMP) adopted July 8, 2016. MIMP Design Guideline 1.1 states: “SAC members would then apply the guidelines as they evaluate how specific proposals address shared concerns about how hospital development is to address nearby neighbors and the public realm.”

The comments in this letter reflect feedback from the campus neighbors and SAC deliberation and observations during 4 public meetings between February 2019 and May 2019 where the Sanctuary Hotel design team presented streetscape and building designs for the proposed 42 room hotel to be located at 1522 E Jefferson Street.

Included below are comments organized according to the Master Plan Design Guidelines identified in the MIMP. The SAC respectfully submits this letter with the expectation that the Seattle Department of Construction and Inspections SDCI will continue work with the design team to ensure the final approved building complies with the MIMP guidelines.

1.1.1 Statement of Intent

Include discussion of Hotel Use here or in the opening paragraph?

1.1.2 General Guidelines

The hotel design team was successful in addressing streetscape, mitigating the blank façades, and acknowledging the character of the campus and surround neighborhood. The landscape design successfully softens the building edges on a highly visible street corner.

1.1.3 Street Frontage Edge

The first-floor awning at the outdoor seating area provides a nice functional outdoor space along the street front and serves to break up the street level façade. The use of low-level lighting is appreciated as it will limit the light impacts on neighboring properties. We encourage the project team to include benches at the street frontage, either in the Right-of-Way or between the property line and the building.

1.1.4 Connection to the Street

The proposed pathway between the street and building adjacent to the building entrance on 16th Ave provides a clear and accessible physical connection between the street and building. The street level windows provide a visual connection between the street and building interior.

1.1.5 Public Entrances

The way the building is situated on a hill lends itself to a single primary entrance. The service entrance on Jefferson is appropriately downplayed and differentiated. The committee recommends a color or material transition at the sidewalk to alert pedestrians to the vehicle

crossing (as allowed by SDOT). The right turn only sign, roll-gate, and visual/audible alert signals for the garage entry are important and should be maintained.

1.1.6 Streetscape and Pedestrian Pathways

The committee recommends benches or other seating located along E Jefferson either in the planting strip or between the sidewalk and the site wall (with the acknowledgement that seating design should not encourage loitering). Benches are particularly important as the hotel may include medical patients in a fragile medical state.

The committee recommends bike parking rack(s) in the right-of-way for general public use if allowed as part of the Street Improvement Plan.

The project does not include aspects of the Health Walk described in the MIMP as bordering the MIO. The committee does not feel it is a requirement for this project.

1.1.7. Sidewalks

The committee does not feel that sidewalk overhead weather protection is required or appropriate at this location. The low-level landscape lighting as proposed will minimize light impact on neighboring properties and should be maintained.

1.1.8 Parking and Vehicle Access

See 1.1.5 for comments about vehicles crossing the sidewalk. The committee recommends that the Master Use Permit approval include a condition that exiting from the parking garage be right-turn-only, as proposed by the hotel design team.

The hotel's parking garage must be included in the campus-wide dock management plan required by the MIMP as it includes service vehicles as well as guest parking.

The committee is concerned that the limited amount of parking provided in the building is not sufficient for the number of anticipated guests. Can we include a "must" statement about overflow parking being provided in Swedish parking garages?

1.2 EXTERIOR SPACES

1.2.1 Statement of Intent

See comments below.

1.2.2 General Guidelines

See comments below.

1.2.3 Pedestrian Amenity

The walkway across the planting strip is appropriately sized and creates a pleasant pedestrian pathway. The committee recommends public benches be provided either in the right-of-way or between the sidewalk and the building. The large awnings over the patio along with the large amount of glazing at the first floor create a transparent and interactive experience at the pedestrian level. The committee believes the subtle, small scale hotel signage is appropriate for the residential neighborhood and should be maintained.

1.2.4 Screening guidelines

The proposed plantings between the sidewalk and the building has a residential scale that the committee feels is appropriate at the border of the MIO. Raising the outdoor seating area above the adjacent sidewalk mitigates the need for additional screening elements. Patio railing provides secondary screening. The committee is concerned that the planted screens at the concrete plinth will need special attention to grow properly and remain visually attractive.

1.2.5 Lighting, Safety and Security

The landscape design and first-floor transparency provide clean lines of sight that allow visual security at the building perimeter. The committee is concerned about safety at the west and north sides of the building and recommends the design team to continue working with Swedish/Sabey to ensure these areas are secure. The committee recommends that SDCI evaluate the final proposal for compliance with the guideline requiring buildings be equipped with interior lighting with automatic shut-off times and that automatic shades are installed where lighting is required for emergency egress. This is particularly relevant at the first floor adjacent to East Jefferson Street as it faces a residential neighborhood.

Consolidated entry points for the building contributed to safety and security.

1.2.6 Artwork

The committee encourages the design team to identify additional opportunities for exterior artwork. While the hotel logo is artful, the committee recommends the design team investigate resources for artwork that reflects the cultural history of the neighborhood. One possible resource is the Central District Forum for Arts and Ideas.

B1.3 LANDSCAPE

B1.3.1 Statement of Intent

See comments below.

B1.3.2 General Guidelines

The committee is concerned about the viability of the green screen against a concrete wall but feels it can be successful if properly maintained.

B1.3.3 Planting Guidelines

The plant selection reflects a residential neighborhood garden that the committee feels is appropriate for the building's location at the perimeter of the MIO.

Street trees along E Jefferson street should be maintained or increased to provide a transition to the neighbor and screen noise and light.

B2.0 ARCHITECTURAL CHARACTER

B2.1 Height, Bulk and Scale

B2.1.1 Statement of Intent

See comments below.

B2.1.2 General Guidelines

The stepped building minimized the bulk of the building.

B2.1.3 Architectural and Façade Composition Guidelines

The committee is concerned about the blank facades on the north and west sides of the building and does not feel the design meets MIMP guidelines for addressing large blank walls. The “framed” composition at the north and west mitigates the large blank façade. However, the committee is concerned about the affect of weather on the west façade particularly if the façade composition relies primarily on painted materials. The committee recommends additional depth and articulation provided by projecting elements if the building is not located directly on the property line.

B2.1.4 Secondary Architectural Feature Guidelines

The entry canopy serves the dual purpose of providing cover at the entry while also adding depth to the façade. The stepping of the upper levels away from the street and wrapping the weathered steel type material successfully modulates the east and south facades. The project successfully represents a “base”, “middle” and “top” as directed by the design guidelines.

The design does not demonstrate an architectural style that reflects the neighborhood buildings.

B2.2 ARCHITECTURAL ELEMENTS AND FEATURES

B2.2.1 Statement of Intent

The design team has intentionally employed materials that reference the existing campus but are not the same materials as used on the existing campus buildings. They have also referenced the façade divisions of some existing campus buildings by framing building windows through material variation. The building begins to establish a new cohesive look for the campus through the selection color tones to echo the existing / historical buildings.

B2.2.2 Color and Material Guidelines

The committee supports the use of composite material in place of real wood panels for long term attractiveness and resistance to weathering, but recommends a warmer “wood” tone in place of the Ash color. The committee also encourages the designers to provide additional texture for the composite boards to reflect the neighborhood character and minimize the flatness of large panels. This can also be achieved through breaking panels into smaller segments.

The material that mimics weathered steel references the brick found on the campus and in the neighborhood, and its location on the first 3 floors is appropriate to the residential scale. The material provides visual depth that the committee would like to see extended to the other materials.

B2.3 ROOFTOPS

B2.3.1 Statement of Intent

It is unclear if the rooftop decks will be publicly accessible or limited to hotel guests only. The committee recommends that the rooftop garden be publicly accessible during enforced restricted hours as appropriate for a residential neighborhood.

B2.3.2 Rooftop Design Guidelines

The division of the rooftop deck into smaller, intimate spaces will discourage noise from large gatherings while creating unique experiences at each space. The committee appreciates the low downlighting to minimize light pollution and impacts to neighboring properties.

To summarize, the committee feels the applicant has designed an attractive building that successfully meets many of the design guidelines. **Include a summary of HOTEL USE discussion here**. We encourage the designers and SDCI to work together in addressing the committees concerns as outlined above.

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