

September 13, 2024

Mr. Nathan Torgelson, Director
Seattle Department of Construction & Inspection – SDCI
700 5th Ave Ste 2000
Seattle, WA 98104

RE: Letter of Clarification on Support of Cherry Hill Hotel
Candlewood Suite Cherry Hill Hotel (f.k.a. “Project Sanctuary at Cherry Hill Boutique Hotel”)
MUP Project Number: 3025500-LU
Building Permit application Record #: 004702-20PA
Address: 505 16th Ave. Seattle WA

Mr. Torgelson,

On Sept 17, 2020, a signed Letter of Clarification (attached) was submitted stating that Swedish Medical Center and Perfect Wealth Investments demonstrate a commitment that the Cherry Hill Hotel project will meet the development standards set forth in the Swedish Medical Center Cherry Hill - Major Institution Master Plan (MIMP).

As stated at the time, “Due to the fact that these hotel rooms are intended to primarily serve patients and patient families, the parking needs for this property will be balanced within the overall campus. No additional parking spaces are required for the listed property. The adjacent parking structures will be available to provide additional parking spaces should such need arise.”

Significant design changes have been made since the signing of this letter, prompting Providence/Swedish to amend our previous statement of support. We no longer feel the project meets the development standards set forth in the MIMP, for the following reasons:

1. Lack of Programmatic Integration and Degree of Interdependence:

There is no agreement in place that this project will directly support Swedish Medical Center patients and families, nor is there any practical or HIPAA-compliant way to identify whether hotel guests have any connection to the hospital.

2. Lack of Code-Required Off-Street Parking:

At the time, the design included off-street parking stalls for hotel guests. The Sept 17 memo noted that the adjacent parking structure will be able to provide additional parking spaces should the need arise. The current design has removed all off-street parking, thereby increasing its full reliance on nearby parking structure to meet all off-street parking needs.

Campus parking is already challenged, and the lack of any dedicated hotel parking will further burden patients, visitors and staff. We are diligently working on meeting the goals of our

Transportation Management Plan (TMP) and the added volume of hotel guest and employee vehicles works against our mandate to reduced Single Occupant Vehicles (SOVs). Note that Swedish does not own the parking structure immediately adjacent to the hotel, but it is included in our TMP.

We understand that the project has been issued a Master Use Permit (MUP) and Building Permit, which has been appealed by the Department of Neighborhood's Implementation Advisory Committee. We trust that this clarification will be appropriately taken into consideration.

Respectfully Submitted,



Mike Denney, SVP, Chief Real Estate Officer
Providence Health System

Cc:

Dr. Elizabeth Wako – President and CEO, Swedish Health Services

Andrew Davis, Chief Real Estate Officer – North Division, Providence Health System

Rachel Jenner, Exec Director of Planning & Design, Providence Health System