



Urban Design and Public Space Committee Meeting – January 9, 2019 – Horizon House

In Attendance

- Jim Erickson, UDPS Chair
- Alex Zeiler, FPA
- Ann Ormsby, FH Resident
- Anne McCullough, FHIA Director
- Barbara Rhoe, FH Resident
- Betsy Braun, VMMC
- Bo Scarim, Plymouth Housing
- Carol Madigen, FH Resident
- Dana Forhan, Frye Art Museum
- Darel Grothaus, Trinity Church
- Don Glickstein, FH Resident
- Dorlene Agenbraud, FH Resident
- Doug Holtom, FHIA Coordinator
- Heather Hutchinson, FH Resident
- Jacob Gelb, Bellwether Housing
- Joanne Coombs, FH Resident
- John Wilson, FH Resident
- Kirsten Clemens, Weber Thompson
- Lindsay Radliff, FH Resident
- Margaret Griffiths, Frye Art Museum
- Meredith Eastman, FH Resident
- Mindy Black, Weber Thompson
- Miriam Sutermeister, FH Resident
- Peter Metzger, FH Resident
- Stephan Petryzcka, Bellwether Housing
- Suzanne Hittman, FH Resident
- Ted Klainer, HMMC
- Tim Parham, Plymouth Housing

Agenda

- 1400 Madison Project Updates
- Mandatory Housing Affordability and Incentive Zoning in First Hill
- News and Updates

1400 Madison Project Updates

Bellwether and Plymouth Housing explained their joint project at 1400 Madison. The City has allowed this project to go through an Administrative Design Review. There will not be a public design meeting for this project. It will be streamlined. Plymouth and Bellwether would like FHIA's UDPS support through a letter (sent next week) to those who will be reviewing the project at the City level. Although the project will not go through traditional design review process, Community Engagement is required.

The updated schedule is: The City is willing to back this project, the overall permitting process will take over a year, work is being done to secure financing, with construction starting in mid-2020.

Sound Transit Purchase and Sale term requires that the project: have retail space, provide 100% affordable housing, 60% AMI, and family sized units.

There are 3 schemes. Scheme 1 is code-compliant. Schemes 2 and 3 are seeking a height increase of 11 feet. Scheme 3 is preferred.

Option 3 scheme provides 3 retail spaces and allow the Plymouth lobby on Boylston, while the Bellwether lobby on Madison. The shorter podium of Option 3 is located on Boylston to allow for better



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integration into the neighborhood. The roof form is inspired by the slope of Madison Street. All parking and utility spaces will be located near the alley.

Tower precedents: The Post in Pioneer Square, Joseph Arnold Lofts in Belltown, Cyrene Apartments in Downtown.

Departures: Allow for 50% of Bellwether Amenity Area to be enclosed. (100% is usually required outdoors). Eliminate long term bike stall requirements for Plymouth Housing Units. (1 stall for bikes is required for 1 unit).

Jim Erickson suggested that the architects should consider the best bike parking possible. Lindsay Radliff asked about bicycle parking for retail users, and the architect responded that they have begun to engage with Landscape Architects. Don Glickstein strongly encourage brick be used.

Mandatory Housing Affordability and Incentive Zoning in First Hill

The City Council has started up discussion about Mandatory Housing Affordability legislation again. The current legislation affecting First Hill states that the Incentive Zoning requirement by providing open space, Green Street improvements, or transfer of development rights, rather than through affordable housing, would no longer be available. Councilmembers could consider modifying the proposed legislation to maintain the voluntary option of achieving up to 40 percent of extra floor area through open space, Green Street improvements, or TDP by exempting the portion of extra floor earned through these options from MHA requirements. Alternatively, Councilmembers could consider requiring all projects achieve up to 40 percent of extra floor area through open space, Green Street improvements, or TDP without exempting this portion from MHA.

FHIA staff encouraged all UDPS members to get involved by either: attending the MHA Committee discussion at City Hall on Wednesday, January 16th and speaking in favor of maintaining Incentive Zoning in First Hill, writing an e-mail to councilmembers in support of Incentive Zoning, or calling councilmembers directly.

News and Updates

>The Harborview Hall homeless shelter is now open. FHIA Staff will continue to advocate that King County budget for transforming the shelter into a 24/7 Enhanced Shelter in the coming years.

>1101 Spring St (adjacent to Town Hall) is under construction. This project will be First Hill's largest development to-date and will feature an alley/woonerf, a 5,785 sqft open space, and retail/restaurant space.

>FHIA's 2018 Annual Report is online at: <https://www.firsthill.org/annual-report/>

>In December, Terry Avenue Steering Committee Members met to discuss the outreach plan. FHIA Staff is actively working to secure funding for the second phase of Outreach.