



Urban Design and Public Space Committee Meeting – March 6, 2019 – Horizon House

In Attendance

- Jim Erickson, Chair
- Ann Ormsby, FH Resident
- Anne McCullough, Director
- Barbara Rhoe, FH Resident
- Betsy Braun, Virginia Mason
- Bob Terrell, FH Resident
- Brock Howell, Every Station District Alliance
- Carol Soley, FH Resident
- Cathy Jaramillo, FH Resident
- Dana Forhan, Frye Art Museum
- Derrick Overbay, Encore Architects
- Dick Fredrick, FH Resident
- Don William, FH Resident
- Doug Holtom, Coordinator
- Frank Striegl, Carmel Partners
- Lindsay Radliff, FH Resident
- Matt Corsi, Encore Architect
- Meredith Eastman, FH Resident
- Miriam Sutermeister, FH Resident
- Molly Shell, FH Resident
- Nancy Olsen, FH Resident
- Peter Metzger, FH Resident
- Sue Van Leuvan, FH Resident

Agenda

- 1100 Boylston Presentation
- Bicycle Storage
- Other Business

1100 Boylston Presentation

Carmel Partners is the developer. Carmel Partners is a real estate investment trust based in San Francisco that specializes in rental apartments. They have a few projects in the Puget Sound region. They have their own construction company. Their Early Design Guidance is on March 20th.

Communita Ateliar is the landscape architecture firm. Construction for this project is anticipated to begin in 2020 with estimated completion in 2022. The site is zoned for high-rise. The 1100 Boylston property is currently a parking lot, across the alley from the First Baptist Church. The project is proposed to be 85 feet tall.

The street level plan includes the lobby entrance on Seneca, with setbacks on Boylston. This building will be completely residential. Parking will be for 90 stalls, completely below grade with access from the alley. Utilities will be accessed from the alley. Jim Erickson said that package delivery is increasingly an issue. Trucks will be encouraged to use the alley for delivery.

Lindsay Radliff asked how this project will relate to the First Baptist Church. The building will be setback 10 feet from the property line. Lindsay Radliff suggested that Carmel Partners clarify that they purchased the parking lot from the Polyclinic, not the First Baptist Church.

Betsy Braun suggested that Carmel Partners maximize density through a high-rise building.



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The three massing schemes are: 1- symmetrical 2-relocated entry on Boylston 3-asymmetrical reduce mass and create proportion at the corners. The 1st level units will have exterior entrances and the Spring Street greet street will be enhanced. The rooftop will have 750 square-feet of amenity space. The lobby level will include bike storage for every answer. There are no departures requested.

Bicycle Storage

Brock Howell of Bicycle Security Advisors presented about the tools that FHIA can use, in regard to bike infrastructure to ensure safety and security. A double stacking bike rack allows for the most efficient use of space. Vertical bike racks on the wall can be difficult for many who are not able to lift heavy bikes. Some buildings have electric bike chargers. Lockers are the most secure method to store bikes, but they also take up the most space.

Seattle Design Guidelines relevant to bike parking: Outdoor Uses and Activities, Active Transportation (Planning Ahead for Bicyclists),

The amount of parking required for bikes is based on building use, not zoning. Hospitals have to provide 1 parking space for 4,000 square feet indoors. Bike rooms should be fully enclosed, well-lit, easy access, weather protected, electrical outlets for charging, security cameras, bike registration programs, and 12 sf per bike in the room.

Staple Racks are the most efficient and effective type of bike racks. Bike racks outdoors should be: located within 25 feet of the entrance, enough space (and setbacks), and not blocking curb cuts. The evolving regulations for accommodating bicycles can be found at the Seattle Department of Transportation website under Bike Racks and Parking.



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