



**FIRST HILL**  
IMPROVEMENT ASSOCIATION

## Urban Design and Public Space Committee Meeting – June 5, 2019 – Horizon House

### In Attendance

- Jim Erickson, Chair
- Anne McCullough, Director
- Betsy Braun, Virginia Mason
- Bob Terrell, FH Resident
- Cathy Jaramillo, FH Resident
- Chris Garland, Su Development
- Dana Forhan, Frye Art Museum
- Don Glickstein, FH Resident
- Doug Holtom, Coordinator
- Frank Conlon, FH Resident
- Gussie Howe, FH Resident
- John Daniels, FH Resident
- Lesley Bain, Framework
- Lisa Rutzick, Seattle Design Review
- Mary Ellen Hudgins, FH Resident
- Miriam Sutermeister, FH Resident
- Megan Wright, Su Development
- Nancy Olsen, FH Resident
- Nick Hons, Bohlin Cywinski Jackson
- Robert Miller, Bohlin Cywinski Jackson
- Suzanne Hittman, FH Resident
- Ted Klainer, Harborview
- Wilton Fowler, FH Resident

### Agenda

- Seattle Design Review Presentation
- 725 Yesler Way Project Presentation
- News and Updates

### Seattle Design Review Presentation

The design review program was established in 1994 to improve building aesthetics, improve communication between stakeholders, and to allow for site flexibility. Design review applies to all private projects on private property. The threshold that triggers design review begins at 8,000 square feet. The city of Seattle is divided into 8 boards that represent various areas of the city. First Hill is part of the East Design Board.

The design review process starts with the applicant a preliminary application form. Next, the Seattle Department of Construction and Inspections creates a report about land use and zoning based off the preliminary application. An early design guidance public meeting is then scheduled. Early design guidance meetings are mainly focused on the massing of buildings. After design review, a master use permit application is submitted. As of 2018, project teams are required to conduct digital, written, and personal community outreach. Members of the committee commented on the accessibility issues related to being on Seattle University's campus.

### 725 Yesler Way Project Presentation

June 26<sup>th</sup> is the scheduled date for 725 Yesler Way's Early Design Guidance meeting. The project will be two, 23-story apartment towers. The project team had a meeting with SHA, which included 6 translators. The project team hopes to create flexible retail spaces that are affordable. The site is located



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on the Yesler Terrace green loop. Retail is being explored in this project on Yesler Way and a plaza just south of the Yesler Way and S. Washington Street intersection. Jim Erickson reminded the team about the First Hill Streetcar. The project seeks to unify the city, community, and place. The project hopes to maintain through-views of downtown and the Olympic Mountains at ground level. This building will have a mix of Affordable Housing (80% Median Income) and Market Rate units (76% of the building). A majority will be one-bedrooms.

There are two vehicle entrance options: trash collection on Yesler Way and the parking garage on S. Washington Street or consolidated curb-cuts on S. Washington Street.

### **News and Updates**

June 13 - First Hill Fidos

June 26 - 725 Yesler Way Design Review

June 27 - First Hill Tree Walk

July 1 - FHIA Transportation Committee Meeting

July 9 - FHIA Public Meeting

July 10 - FHIA UDPS Committee Meeting

July 11 - First Hill Bingo

July 17 - 615 8th Avenue Design Review