



Urban Design and Public Space Committee Meeting – April 3, 2019 – Stimson-Green Mansion

In Attendance

- Jim Erickson, Committee Chair
- Alex Zeiler, FPA
- Andy Loos, SRM Development
- Anne McCullough, Director
- Betsy Braun, VMMC
- Bob Terrell, FH Resident
- Brian Runberg, Runberg Architecture
- Cathy Jaramillo, FH Resident
- Doug Holtom, Coordinator
- Jim Rivard, SRM Development
- Jimmy Blais, Merlino Construction
- Kristen Johnson, Runberg Architecture
- Lindsay Radliff, FH Resident
- Miriam Sutermeister, FH Resident
- Nancy Olsen, FH Resident
- Nidhi Vishak, Runberg Architecture
- Peter Metzger, FH Resident
- Sue VanLeuvan, FH Resident

Agenda

- Knights of Columbus Project Presentation
- First Hill 2019 Spring Development Run-Down
- Other Business

Knights of Columbus Project Presentation

The Knights of Columbus building is undergoing the landmarks process. They are not proposing to add an addition to the building. 175 residential units are proposed and 31,450 square feet of office space. 176 parking units are planned. The early design guidance is planned for April 24th. Construction is anticipated to begin in 2020 with an opening in 2021. The building is located in a Character Structure Zone (Pike/Pine) that seeks to preserve building façades at the very least. The project team is in having discussions with the City regarding the removal of trees on the northern parcel. FHIA staff mentioned that they are willing to advise the project team to encourage replacement trees in the neighborhood.

The arched windows at the Knights of Columbus are not original to the building and will be replaced with windows that reflect the original window style. Exterior vents have been included into the building which will be removed. The painted sign on the western side of the building is hoped to maintain. The site is where different street-grids combine. There is no alleyway access.

Option 3 is preferred (on Harvard Ave) which allows for a gasket between the historic building and the new ones. The concept/theme is intersecting grids. Brick is expected to be generously used, but the team does not plan to mimic the Knights of Columbus building. The team has not decided whether to design two separate buildings or maintain a common theme between them. The western building is proposed to have bays that reflect the intersecting grids. Jim Erickson asked about seismic upgrades, and the building will be retrofitted with seismic bracing. He also asked about how FHIA can help move this project forward. The project team would like suggestions about tree replacement. Betsy Braun



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suggested that the roof have plenty of landscaping. The project seeks to manage stormwater on site.

The sidewalks will be improved and a curb-bulb is proposed and realign a crosswalk across Harvard Avenue. The landscape concept plays with lighting and intersecting lines.

First Hill Spring 2019 Development Run-Down

- 1320 University Street
 - 36 Apartment Units
 - 12 Parking Spaces
 - 4,655 Square Feet of Retail
 - Pavement Park to be Remodeled (2,600 Square Feet)
- 1100 Boylston Avenue
 - 226 Apartment Units
 - 90 Parking Spaces
 - 8 Stories
 - In Early Design Guidance
- 1400 Madison Street
 - 368 Affordable Units
 - 17 Stories
 - 5,300 Square Feet of Retail
 - Community Room
 - Staff Only Parking
 - Estimated Completion: 2022
- 1103 Summit Avenue
 - 91 Efficiency Units
 - 7 Stories
 - Conditionally Approved - Master Use Permit Issued
- 1101 8th Avenue (Ovation)
 - 548 Apartment Units
 - 32 Stories
 - 1,095 Square Feet of Retail
 - 4,000 Square Feet of Restaurant
 - 2,545 Square Feet of Office
 - 436 Parking Spaces
 - 5,500 Square Feet of Open Space
- 815 9th Avenue
 - 275 Apartment Units
 - 29 Stories
 - 2,290 Square Feet of Retail
 - 102 Parking Spaces
- 800 Columbia Street
 - 287 Condo Units
 - 30 Stories



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- 8,800 Square Feet of Open Space
 - 234 Parking Spaces
- 715 8th Avenue (Olympic Tower)
 - 77 Senior Housing Units
 - 21 Stories
 - 24 Parking Spaces
 - Potential Skybridge
- 814 Columbia Street (Leighton Apartments)
 - Renovation of 24 existing apartments
 - 4-stories
- 615 8th Avenue
 - 226 Condo Units
 - 26 Stories
 - 3 Floors for Trinity Church
 - 230 Parking Spaces
 - 3,800 Square Feet of Open Space
- 714 7th Avenue
 - 43 Efficiency Units
 - 6 Stories
- 707 Terry Avenue
 - 486 Apartment Units
 - 2, 33-Story Towers
 - 8,000 Square Feet of Retail
 - 316 Parking Spaces
 - Public Art Included
- 620 Terry Avenue (Murano)
 - 237 Senior Housing Units
 - 24 Stories
 - 2,560 Square Feet of Retail
 - 132 Parking Spaces
 - Estimated completion: June 2019
- 808 Fir Street (Red Cedar)
 - 119 Affordable Units
 - Family Sized Units
 - 7 Stories
 - 74 Parking Spaces
 - Private Interior Courtyard
 - Terry Avenue Pedestrian Pathway - 3,600 Square Feet
 - Estimated Completion: May 2019
- 715 East Spruce Street (Metroline Flats)
 - 75 Apartment Units
 - 7 Stories
 - Estimated Completion Date: May 2019



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- 120 Broadway (Cypress)
 - 237 Apartment Units
 - 146 Parking Spaces
 - Private Courtyard
 - 5,800 Square Feet of Retail
 - 17,600 Square Feet of Open Space
 - Estimated Completion Date: May 2019
- 1000 East Yesler Way
 - 280 Apartment Units
 - 170 Parking Spaces
 - Small Public Plaza
- 125 Boren Avenue South (Modera First Hill)
 - 288 Apartment Units
 - 203 Parking Spaces
 - 8 Stories
- 725 Yesler Way
 - 365 Apartment Units
 - 2, 22-Story Towers
 - 24,000 Square Feet of Retail
- 1020 South Main Street
 - 214 Apartment Units
 - 110 Parking Spaces
 - 9 Stories
 - 17,000 Square Feet of Open Space
- 209 12th Avenue South
 - 335 Apartment Units
 - 192 Parking Spaces
 - 7,200 Square Feet of Retail
 - 9 Stories
- 1327 Minor Avenue
 - 7 Townhomes
 - 7 Parking Spaces

Other Business

Every signal box in First Hill has been wrapped in art except for:

- Minor Ave & Madison St (pending weather)
- Hubbell Ave & Spring St (installation when 1101 8th Ave project is complete)

A Metropolitan Deli (their second First Hill location, with the other one located at 8th and Madison) will be opening soon in the recently completed Saxton building (1001 James).