



FHIA Urban Design and Public Space Committee Meeting

March 01, 2017 – 1:00-2:30PM – Horizon House

In Attendance

- Jim Erickson, UDPS Chair
- Alex Hudson, FHIA Director
- Betsy Braun, Virginia Mason Medical Center
- Bo Scarim, Plymouth Housing
- Bob Terrell, First Hill Resident
- Doug Holtom, FHIA Coordinator
- Frank Conlon, First Hill Resident
- Gordon Werner, First Hill Resident
- Jacob Geld, Bellwether Housing
- Mary Ellen Hudgins, FHIA President
- Richard Lou, Bellwether Housing
- Sue Van Leuvan, First Hill Resident
- Suzanne Hittman, First Hill Resident
- Ted Klainer, Harborview Medical Center
- Tom Bennett, First Hill Resident

1400 Madison Feasibility Study/Proposal

Plymouth has been working with Bellwether to create an 100% affordable housing units (mixed income and seniors). They have undertaken a feasibility study. Plymouth was originally trying to work with a market-rate developer. Bellwether focuses on workforce housing. Office of Housing, usually through a loan, Tax credits and private debt funds their projects. The land is owned by Sound Transit, and Sound Transit has not sent out a request for proposals (RFP). Office of Housing, Sound Transit and City Council are aware of this project. FHIA has sent letters in support in the past year.

A proposed 261 units in an 11-story building. It includes retail and community space. There is a proposed outdoor area above the 1st level. Plymouth is considering breaking up retail into smaller and several more spaces. Levels 2 through 5 are for Plymouth residents and 6 through 11 are for Bellwether Housing. Different entrances are being considered. Bellwether is considering 30% gross income. 60% AMI is roughly \$38,000. The rent is expected for a 1-bedroom to be around \$900. Plymouth will have on-site services.

Why is the building not taller, reaching the 160 feet height limit? It's an issue of funding. It will be steel and concrete construction. FHIA is encouraging developers to maximize density and units. Many in attendance recommended that the height limits should be met. 176,000 square footage total. The UDPS Committee is in support of this project. The vote was unanimous in support.

Updates

- 1101 8th Avenue: Design Commission Meeting regarding their alleyway vacation on Thursday, March 2nd at 9:00am. City Hall B&C L2-80.
- WSCC Addition: Design Commission Meeting TBD in March.
- Terry Avenue Woonerf: Being co-sponsored package with other community groups. FHIA staff attended the February 16th Design Commission Meeting. The WSCC Addition has released their Final EIS, with no apparent negative impacts on First Hill. The next meeting will be this month regarding Urban Design merits. Jim said that FHIA will find the money to get the funding for this project, and there are other sources besides WSCC funding. This project is time sensitive, due to design, construction, funding. Mary Ellen suggests creating a sub-

group of volunteers with a strategy for funding, or the members of this committee. Jim said that stakeholders could also get involved (West Bank, the Frye, 620 Terry).

- Park to Park Path: The final map product is nearly complete, with more revisions expected. Two signal boxes have been installed (Terry & James and 8th & Madison). Betsy suggested including the Madison BRT stops.
- Harborview, Stimson-Green Mansion, and possibly Horizon House have agreed to install Little Free Libraries.
- I5 Columns: Proposals are up on FHIA's website. The permitting and installation are the next steps.
- First Hill Park: Phase two is underway- 65% Construction Document, with completion anticipated by May.
- Your Voice, Your Choice: Submitted on February 24th and the program is moving into its next phase.

First Hill Tree Canopy

How can we bring out certain aspects of the neighborhood using street trees? The goals are:

- Tree Inventory of existing trees and empty tree pits.
- What does the neighborhood want? (Characteristics, character, etc.)
- How do we get this going?

We will focus on areas that are not institutional property, but consider them as stakeholders for a long-term canopy plan. A metric of success as well as a legacy should also be created. Suzanne asked if there will be a metric for pollution levels nearby the interstate, Madison and Boren. Alex asked if there a tree canopy percentage goal? Where are the trees that are near their lifespan? There needs to be a schedule for replacing trees. Vancouver was used as a tree planting policy.

Next Meetings

- March 2nd: 1101 8th Ave Design Commission
- March 6th: Transportation Committee Meeting
- March 9th: Madison BRT Open House at 11am at Town Hall
- April 5th: UDPS Committee Meeting at 1pm at Horizon House
- April 11th: FHIA Public Meeting at 6pm at the Frye
- April 20th: WSCC Addition Public Benefits Meeting at 8:30am at City Hall