



**FIRST HILL**  
IMPROVEMENT ASSOCIATION

## Urban Design and Public Space Committee Meeting – June 6, 2018 – Horizon House

### In Attendance

- Jim Erickson, UDPS Cmt. Chair
- Alex Hudson, FHIA Executive Director
- Ann Gigy, HCMP
- Bob Terrell, FHIA Board
- Cathy Wickwire, WTHP
- Darel Grothaus, Trinity Project Manager
- Doug Holtom, FHIA Staff
- Frank Conlon, FHIA Board
- Gordon Werner, FHIA Board
- Ina Bray, FH Resident
- Lee Bennett, FH Resident
- Lise Ward, Parks Department
- Lindsay Radliff, FHIA Board
- Mark Brands, Site Workshop
- Mary Ellen Hudgins, FHIA Board
- Michael Shiosaki, Parks Department
- Miriam Sutermeister, FH Resident –
- Suzanne Hittman, FH Resident
- Ted Klainer, FHIA Board/HVMC

### Agenda

- Welcome and Introductions
- News and Updates
- First Hill Park
- MHA and Incentive Zoning on First Hill
- Summer Activation
- Other Business

### News and Updates

The First Hill Farmers Market is now open for business every Friday from 10am-2pm at 9<sup>th</sup> and University.

815 9<sup>th</sup> Ave updated their proposal from a 15-story tower to a 29-story tower. 276 units up from 156 units.

The First Hill Midtown station will not move forward, however First Hill will remain in the conversation.

### First Hill Park

FHIA has led a multi-year community visioning process with a 65% design completed for First Hill Park. First Hill is deficient of open-space by 4.5 acres. FHIA's strategies around open space are: activate existing parks, working with private development partners to add open space as part of their projects, repurposing the right-of-way to allow for people, ensure access to existing parks.

Swedish is providing \$500,000 as part of their public benefits for their alley vacation. FHIA anticipates private investments provide \$75,000. Department of Neighborhood grants provide \$75,000. The grant and private investment will cover the public art component of the project. \$552,761 remains for the full build out. The total budget for the First Hill Park redesign is \$1.2M.



## FIRST HILL IMPROVEMENT ASSOCIATION

The Parks Department has funds for park acquisition in underserved Seattle Urban Villages. First Hill has been identified as an Urban Village that is underserved. Previous attempts to acquire property for a park has been unsuccessful. The community, in partnership with the Parks Department seeks to reallocate park acquisition funds to cover the budget shortfall for the remaining redevelopment funds. This reallocation of funds requires action from the City Council. FHIA has met with Deberoa Juarez (Chair of committee that oversees parks) to move this process forward. to bring City Council legislation to allow for acquisition funds allotted for construction of First Hill Park. The Parks Department supports and is advancing this approach. The Parks Department believes that his effort will be successful, but encourages strong and vocal support from the First Hill community.

Shiosaki and Lise Ward, also from SPR, stated that there is not specific amount of funding set aside for First Hill but that a total of approximately \$20M was to be shared over 24 urban villages. They acknowledged that First Hill has the greatest shortage of open space in the City, but that attempts to acquire property had failed due to the price of real estate here. Jim suggested remaining acquisition funds should also be used to design and construct a two block Promenade on Terry Avenue between Marion and Columbia Streets. There is a precedent for using land acquisition funds to design and construct Bell Street Park

Michael Shiosaki said that bond funding is not designated by neighborhood. Jim also mentioned that the City Council recently approved a package of street vacation public benefits for the WSCC Addition that includes \$4M for a two block Promenade on Terry Avenue between Marion and Columbia Streets. That \$4M will not be available until 2028. The timing of this Terry Avenue Promenade should be coordinated with the construction schedule for Westbank's 707 Terry Avenue project which is opposite The Frye Museum. Michael Shiosaki agreed to schedule a future conversation about the Terry Avenue Street Concept with FHIA and Seattle Parks and Recreation.

Ted Klainer asked if the funds will sunset, and the Parks Department responded that land values make acquisition more and more unlikely. The Parks Department suggested that FHIA advocate for Incentive Zoning.

Does the UDPS Committee recommend that the FHIA Board support pursuing Urban Village Parks acquisition funding to close the budget gap for First Hill Park redevelopment?

The UDPS Committee voted unanimously in favor.

### **MHA and Incentive Zoning on First Hill**

The UDPS Committee received an update about Mandatory Housing Affordability (MHA). It is clear that community members support the retention of Incentive Zoning (IZ), which allows for funds go towards affordable housing, open space creation, and Transfer of Development Potential (TDP).

This is the third time the UDPS Committee has reviewed this proposal. The Committee Plans to vote on recommendations for the FHIA Board. Currently, 90' extra feet is available through voluntarily participation in IZ. TDP allows for historic buildings to sell their air rights to developers to build taller. TDP is allowed only in the First Hill Urban Village. Some successful IZ are: Cielo, 800 Columbia, Lennar, 1320 University. TDP is a potentially helpful to preserve naturally affordable housing (old buildings). Trinity is planning to use 2/3s of TDP for their upcoming project. Buildings must be landmarked for



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TDP to become effective.

Proposed legislation (Only): 100% affordable housing at \$20.75 per sqft.

Alternative Option A (And/Or): Above FAR 8 minimum of 60% affordable housing at \$20.75 per sqft with a maximum 40% for TDP, green streets, open space (all optional). This option reduces the amount of affordable housing.

Alternative Option B (Both): 100% affordable housing required at \$20.75 per sqft and projects with FAR 8 up to 40% for TDP, green streets and open space. This alternative makes expenses higher for development projects.

Funds generated in First Hill may not necessarily build affordable housing in First Hill. Affordable housing can be performance (built on site) or put into the City fund.

Another option could remove minimum and maximum contributions for IZ and Affordable Housing in Option A.

It is expected that council will vote on MHA in early 2019. 1 out of 5 units on First Hill is affordable, currently. Mary Ellen Hudgins suggested that First Hill distinguish itself from other neighborhoods.

A committee vote of recommendation to the FHIA Board:

Option A Vote: I

Option B Vote: IIIII

Abstention: II

Option C: IIIII