



FIRST HILL
IMPROVEMENT ASSOCIATION

Urban Design and Public Space Committee Meeting – January 3, 2018 – Horizon House

In Attendance

- Alex Hudson, FHIA Director
- Aria Monson, FH Resident
- Alex Zeiler, FPA
- Bo Scarim, Plymouth Housing
- Bob Terrell, FH Resident
- David Buck, FH Resident
- Doug Holtom, FHIA Coordinator
- Frank Conlin, FH Resident
- Gordon Werner, FH Resident
- Gretchen Thompson, FH Resident
- Guy Michaelson, Berger Partnership
- Jim Erickson, UDPS Committee Chair
- Kay Compton, Compton Design
- Lindsay Radliff, FH Resident
- Lucas Sandidge, Caydon
- Michael Chaplin, WestBank
- Miriam Sutermeister, FH Resident
- Sam Russel, FH Resident
- Suzanne Hittman, FH Resident
- Ted Klainer, HVMC
- Tom Gibbs, FH Resident

Agenda

- Welcome and Introductions
- Updates of Projects Underway
- 615 8th Avenue Presentation (Caydon)
- New Business

Updates of Projects Underway

First Hill Park: 65% design approved by Parks. FHIA needs \$300k from fundraising. The next steps are: understanding of Swedish plans, fundraising, project oversight with parks and a public at selection process. Park acquisition funds cannot be used, unless City Council approves it. Jim asked if there was a timeline when we'd find out and Alex responded that FHIA has been trying to reach out to Swedish. Ted Klainer said that it is possible that the original project has been scaled back.

Community Package: The Package needs to be approved from City Council for the WSCC right-of-way vacations. The next steps are: meet with City Council Members, attend committee and council meetings, media outreach, community building and public education. Construction could start in Q3 of 2020. Jim Erickson said that Terry Avenue Promenade has \$4M for future development. He hopes the timeline is narrowed. Terry Avenue would begin after completion of the WSCC addition at 2024. He mentioned he is also concerned about inflation. Bob Terrell said that he would like to see a steering committee be formed sooner rather than later. Jim Erickson supported what Bob Terrell had said. The next Board Meeting will discuss this.

Park-to-Park Pathway: has received funding for flexi-pave installation on 9th Avenue. The next steps are: activation events, community inventory analysis, identify project phases and goals and continue outreach to raise awareness.



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Open Space Activation: FHIA received \$20k and is planning 17 activation events in 5 months. The next steps are: planning, marketing, partnerships, productions as well as oversight and analysis. These events are tied to livability.

Signals Boxes: There are 27 signals boxes in First Hill. 10 have been wrapped and 11 more are in the works. We are nearly finished with phase 2. Funding has been achieved for phase 3 and underway.

Land Use and Development: ongoing for the foreseeable future. There are 11 projects in construction, 6 in design review, 7 awaiting construction and 1 prospective projects.

615 8th Avenue Presentation (Caydon)

204 condominium units within a 28-story tower. Caydon seeks to enhance the 8th Avenue green street and ensure that Cherry Street supports linkage to downtown and the Central District.

The preferred concept breaks up the massing and encourages the tower read as residential. Caydon is seeking input for the skin of the tower and terracing on the proposed tower. Articulation is important due to the existing stone of the Trinity Church at the pedestrian level.

The architects have looked at the Memorial Garden that move seating further into the property, creating a larger setback along the street. The chapel originally proposed has been removed due to Garden accessibility. The Memorial Garden will be closed during certain times of the day. A discreet gate is proposed to be included. Guy, the landscape architect stated that the Memorial Garden is to be pushed to the sidewalk and landscaping is included to the parking strips to buffer from traffic.

The cloister may use stone similar Trinity Church

Alex Hudson mentioned that original EDG shows a solid wall with a fence on top. The wall is pushed from the property line by about 15 feet. The stone similar to the church's could be used for the wall along 8th Avenue. The inclusion of a wall and gate is still in conversation.

Guy Michaelson, mentioned that it is early in the process. The walls have been setback from the property line. An active corner around the building from the cloister is being explored. Caydon wants the ability to close the space for safety concerns. The fence and wall heights are still being discussed. Refinement is still under-way and decisions will be brought to Trinity's congregation.

Alex Hudson said that 50% of the open space can be fenced off, and she would like to know what the square footage would open versus closed. She also mentioned that gates and fences are not out of best practices. The Memorial Garden is not included as the height bonus.

Ted Klainer asked how the height bonus is being reached, which is through paying fees. Bob Terrell asked if there are current problems with the existing fence. Frank Conlin said that visually, it is uninviting with a wall. He also asked where ADA accessibility would be included, which will be to the southwest of the Memorial Garden.

Guy Michaelson said that security lychgates are traditional Episcopalian architectural features in England. He also said that the location of the wall/gate is the correct place for it.



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Jim Erickson said that lighting along 8th Avenue is an issue and he would like to see pedestrian scale lighting. He mentioned that rain guards are important along 8th Avenue. Jim also said that sightlines are very important as well as a shadow study for the public space.

Kay Compton agreed that sightlines are important. She presented that Cherry Street could include handrails due to the incline. The exact seating elements are still being determined. Caydon mentioned that SDOT is giving pushback regarding a curb bulb.

Jim Erickson asked how FHIA could help support for a curb bulb at 8th and Cherry. Lindsay Radliff mentioned that developers may have to pay for improvements if SDOT agrees. Gordon Werner added that FHIA is supportive of curb bulbs along 8th Avenue.

Alex Hudson asked what the narrowest width of the sidewalk is, and it is 8 feet. Alex Hudson also asked what the curb cut length would be for the garage on Cherry Street. 25 feet was estimated. All services will occur within the building. Alex Hudson mentioned that referencing Plymouth's reference of hill-climb may not be appropriate, and Skyline may be more appropriate. Greenery along the parking strip would have to be taken away if there were to be a different hill-climb. Alex Hudson suggested that a way to get through landscaping to the street from the entrance. Alex Hudson also said that large communal tables may not be successful.

Frank Conlin asked if any of this proposal is dependent on any departures. Kay said that setbacks are not required along Cherry Street if the ground level is used as commercial. A slight departure along 8th Avenue is being asked for less setbacks. Amenity space level required at the roofline is being asked as a departure.

Lindsay Radliff mentioned that dogs be considered and that transitions between buildings should be looked at further. Guy said that he is convinced that concerns could be easily solved.

Ted Klainer asked if the garage door could be more transparent.

Kay Compton said the timeline would preferred to be as soon as possible.

New Business

Jim Erickson would like Cyzner Development to come to present to the UDPS Committee Meeting at some point within the year. Jim Erickson also said that updates for 9th and University pavement park. Alex Zeiler from FPA responded that SDOT is exploring the site.

What is the status of 800 Columbia? Daniels Real Estate has decided to move forward with their old park plans. Bob Terrell asked why they can't move forward with their new park? Jim Erickson suggests that FHIA's PRAP colleagues from Parks, SDOT and OPCD should be invited to assist in persuading SDCI to allow incorporation of the revisions to the public space at 800 Columbia. Gordon Werner suggests that FHIA should pressure SDCI to allow the 8th and Columbia project to make the developer and neighborhood approved changes to the public space without having to go through the MUP process again, with the caveat that this is an extraordinary circumstance that has the neighborhood buy-in and is not a developer trying to do an end-run around the codified processes.

Construction schedules from SDOT should come to the UDPS Committee and discuss timelines.



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Alex Hudson suggested that priorities be discussed for the future of the UDPS Committee.

Suzanne Hittman said that completion of First Hill Park is a top priority. She believes it to be a very political issue. She suggested that the Parks Department be pushed regarding Park Acquisition funds. Suzanne Hittman said that this should be the Board's priority. Alex Hudson and Bob Terrell said Committee Members should send priorities to the Committee Chair, Jim Erickson.

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