



Urban Design and Public Space Committee Meeting – May 2, 2018 – Horizon House

In Attendance

- Alex Hudson, FHIA Executive Director
- Alex Zeiler, FPA
- Anderson, FH Resident
- Ann Ormsby, FH Resident
- Betsy Braun, VMMC
- Bob Terrell, FH Resident
- Cathy Jaramillo, FH Resident
- Darel Grothaus, Trinity Church
- Doug Holtom, FHIA Coordinator
- Dylan, FH Resident
- Ethan Phelps-Goodman, FH Resident
- Frank Jones, FH Resident
- Geoffrey Wentlandt, OPCD
- Gordon Werner, FH Resident
- Jim Erickson, UDPS Chair
- Joan Sangler, FH Resident
- Larry Brouse, St. James Cathedral
- Lee Bennet, FH Resident
- Lindsay Radliff, FH Resident
- Margaret Griffiths, Frye
- Mary Ellen Hudgins, FH Resident
- Michael Chaplin, Westbank
- Miriam Sutermeister, FH Resident
- Nancy Bardeen, FH Resident
- Sue VanLeuvan, FH Resident
- Suzanne Hittman, FH Resident
- Ted Klainer, HMMC

Agenda

- News and Updates
- MHA for First Hill
- University Street PRAP Overview
- First Hill Park Update

News and Updates

Alex Zeiler from the Freeway Park Association shared with the committee flyers from some events that will be hosted in the park.

The pedestrian-pathway on 9th Avenue in Yesler Terrace is now open. The Batik building in Yesler Terrace is now leasing. The Yesler Terrace Park is moving right along, which includes playgrounds and small soccer fields.

Bellwether and Plymouth put out a press-release about their 1400 Madison project. They have increased the number units to 311. This will be the first affordable-housing high-rise in 50 years. The Lexington at Boren and James is now leasing.

MHA for First Hill

Jim Erickson explained how the First Hill Public Realm Action Plan was created, with the help of city departments. Alex Hudson explained that the Mandatory Housing Affordable (MHA) will have zoning impacts in the neighborhood.

Geoffrey Wentlandt from Seattle's Planning Department gave an overview on: MHA, MHA in First Hill



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and Open Space and Historic Preservation.

MHA plans to create more affordable housing through development growth by requiring all new developments to dedicate a certain percentage of new units for affordable housing or the option to pay into a pool that will go towards new construction of affordable housing. There have been over 200 outreach opportunities for this proposal. MHA has already been put in place in: downtown, U District, Lower Queen Anne, South Lake Union, Belltown and Chinatown/International District. Essentially heights increase in exchange for affordable housing units either on-site or through funding.

MHA used a growth and access to opportunity index to analyze displacement risk. Access to Opportunity is defined by: access to high-capacity transit, better schools, jobs etc. First Hill has high access to opportunity and high displacement risk.

First Hill's zoning changes will not make changes to institutional overlay zones, but will allow towers that are more slender and taller in the HR (high-rise) Zone. The current height limit in First Hill is 300'. It is proposed to 440'. The Floor Area Ratio (FAR) limit would go from 14 to 15. Madison Street is zoned for NC-160 and proposed to be NC-200.

Without MHA and zoning changes, twin-towers are common while payment into affordable housing is less. 7% of all units in new buildings will be set aside for affordable housing, or a payment of \$20.75 per sqft of the building will go towards new affordable housing.

Currently, Incentive Zoning allows for height increases due to: open space provided on-site, historic preservation or affordable housing payment at \$15.15 per sqft. MHA will require \$20.75 per sqft. Under the current MHA proposal, Incentive Zoning is not maintained. Since 2009, two projects have used Incentive Zoning with 3 proposed for the future.

Option A: to retain Incentive Zoning: maintain voluntary option to achieve 40% of extra floor area through open space, green streets or TDP. Option B: Require all projects using Incentive Zoning to achieve up to 40% of extra floor area through open space, green street improvements, or TDP without exempting this portion from MHA.

Ann Ormsby suggested that funds that come from MHA stay in the neighborhood. Alex Hudson asked the likelihood of buildings using Option B and Geoff Wentlandt replied that it would still be possible. Betsy Braun asked if the value of extra FAR going to compensate for added costs and Geoff Wentlandt responded that there is no black and white answer. Bob Terrell asked about the permitting process, and Geoff Wentlandt said that most developments would be grandfathered in. Ted Klainer asked how many parcels are available for redevelopment and Geoff Wentlandt said 7-8. Miriam Sutermeister asked how the quality of affordable housing is controlled on-site and Geoff Wentlandt said that they have to provide an equal level of size and finishes or the Office of Housing allocates those funds to new projects. Alex Zeiler asked how many developments have opted for on-site affordable units and Geoff said that 4



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projects have opted to put units on-site. Betsy Braun asked if there is anything FHIA can do to encourage on-site affordable housing units. Geoff Westlandt suggested that the issue could be brought up at design review. Darel Grothaus asked if options A or B have gone to City Council, which they have, but OPCD is not offering recommendation. Suzanne Hittman asked which council members are on the committee, and Geoff Wentlandt responded that all members of the council are. Suzanne Hittman suggested that this MHA proposal creates low-income clusters/economic segregation in SE and SW Seattle.

22% of all residents in First Hill live in affordable housing units. First Hill lacks open space by 4.5 acres, which disproportionately affects low-income families in the neighborhood. FHIA has multiple strategies to ensure open space is created in the neighborhood. Using private development, FHIA has able to secure 20,000 sqft of open space, while the City of Seattle Parks Department has delivered 0 sqft of open space. Alex Hudson said that this proposal is a step-backwards for First Hill.

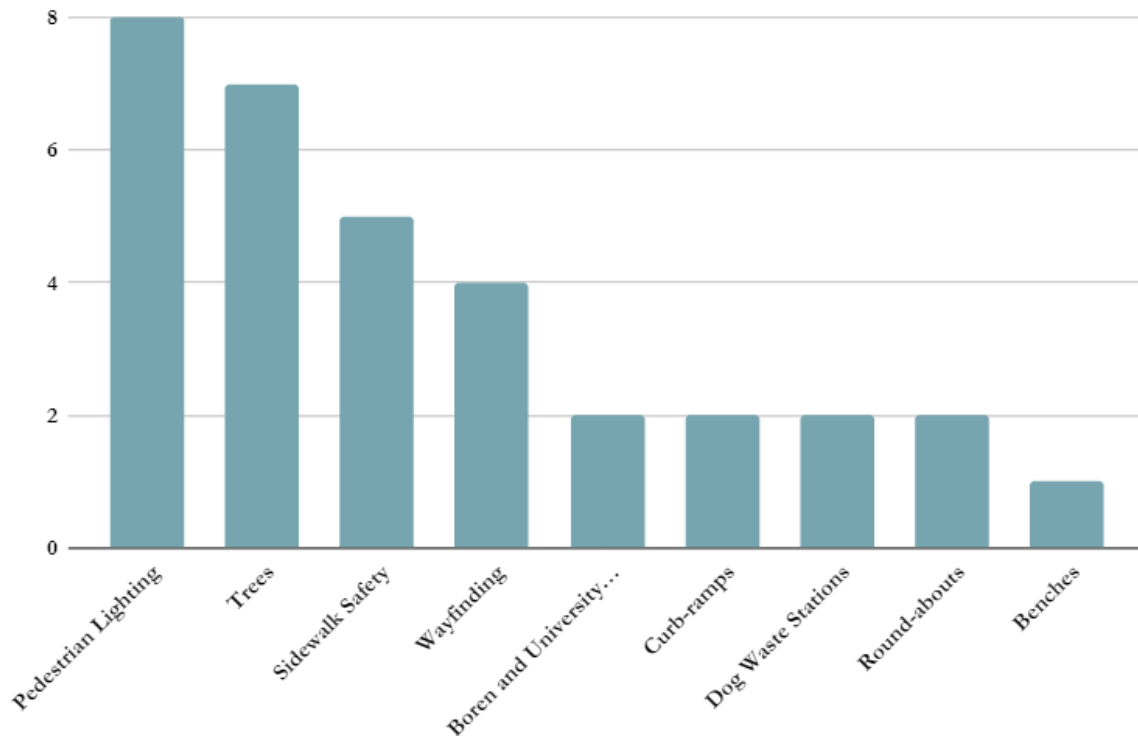
Cathy Jaramillo asked if the city can't deliver open space, what is the new option under MHA? Geoff Wentlandt responded that it is the priority of the Parks Department. Larry Brouse asked if TDRs would be removed if MHA passes, which they would. Betsy Braun asked if there are any other zones in the city where the option for TDR remains, which does in downtown. Jim Erickson asked when the deadline is to influence the vote. Geoff responded that June or July. Ann Ormsby asked if there will be assurance of a public hearing of a finalized version. It is in front of council members as is. Ted Klainer asked who thought up these proposals, and Betsy Braun responded that the HALA committee did, which she was a member. The FHIA Board will consider this in July.

University Street PRAP Overview

The PRAP provides concept plans for four streets: Terry, University, 8th and Terrace. Last month, 8th Avenue was focused on. This month we will focus on University Street. There are plans for a crossing at 9th and University (adjacent to the pavement park). Free Little Libraries and proposed signal boxes at Boren and University. First Hill Park has ongoing community vetted plans along with a Free Little Library. Art will be installed at Boylston and Minor and Seneca and Minor. The crossing at Seneca and Minor is currently under study to install all-way stops and crosswalks. This is an interim solution as the First Hill Mile is in process. A round-about will be installed at University and Summit. The pavement park at University, Union and Boylston is under construction awaiting completion of the 1320 University project. Committee Members say that University Street could use:



University St. Priorities



First Hill Park Update

Progress is happening with First Hill Park. Swedish Medical Center is ready to release the funds for this project. The Steering Committee is meeting this coming Friday to discuss: close the funding gap/public art and bring the recommendations to the Board.