

# UDPS Committee Meeting

September 5,  
2018

- Welcome and Introductions
- 1400 Madison Presentation
- News and Updates
- Video on Automated Vehicles
- New Business

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# 1400 Madison Presentation

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# Madison/Boylston



September 5, 2018  
FHIA Urban Design Committee



# Bellwether Housing

- Developing affordable housing in Seattle since 1980
- Currently operating 32 affordable properties, with a total of 2,100 units
- Currently manages 7 properties in the First Hill neighborhood, including the buildings below



Tate Mason House  
(1100 Minor Ave)



Cascade Court Apartments  
(1201 Summit Ave)

# Plymouth Housing Group

- Developing affordable housing in Seattle since 1980
- Currently operating 14 affordable properties, with a total of 1,100 units
- Currently owns 1 property in the First Hill neighborhood



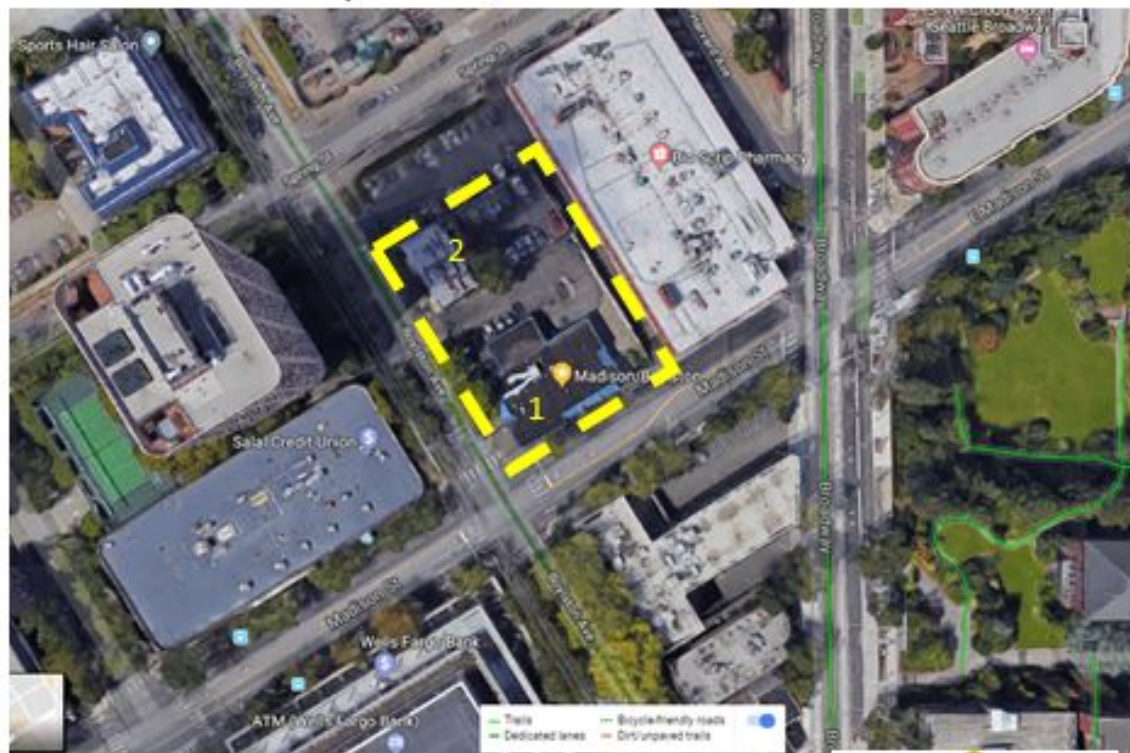
Plymouth on First Hill  
(710 Cherry St.)



# Madison/Boylston Site Context

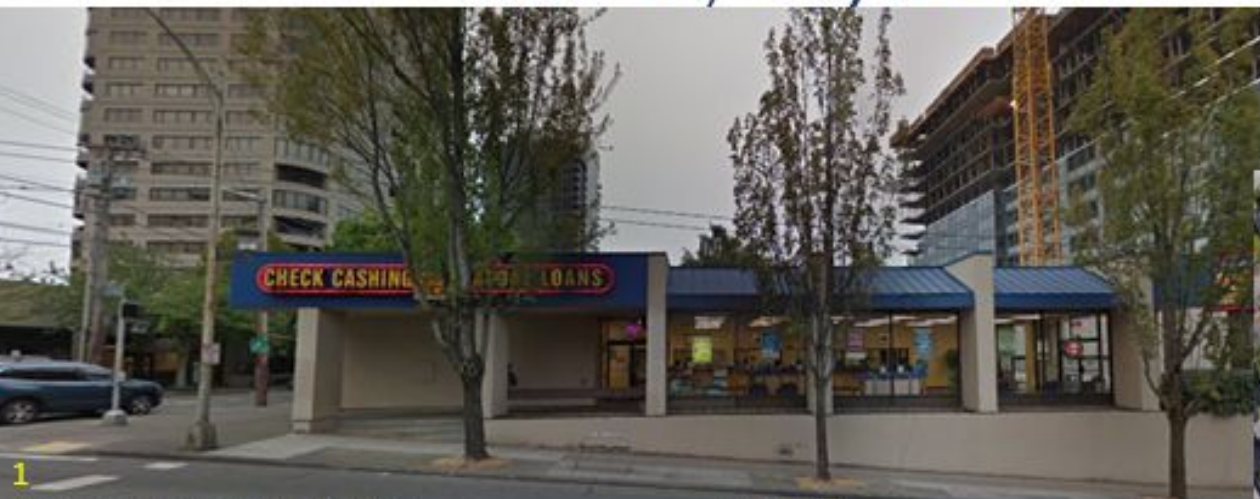


# Madison/Boylston Site Context





# Madison/Boylston Site Context





# Madison/Boylston Project Team

## OWNERS



## LEGAL COUNSEL

FOSTER PEPPER

jeff  
NAVE

 KANTOR TAYLOR

andrea  
SATO

# Madison/Boylston Project Team

HIGH-RISE CONSULTANT



alexis  
CHARTOUNI

lyquoc  
VO

ARCHITECT



jeff  
REIBMAN

mindy  
BLACK

kirsten  
CLEMENS

GENERAL CONTRACTOR



tony  
TOPPENBURG

scott  
PAUL

stuart  
KIBBEE

STRUCTURAL ENGINEER



brian  
PAVLOVEC

dane  
EGUSA

MECHANICAL, ELECTRIC, PLUMBING  
(MEP) ENGINEER



Scott  
RUSHING

GEOTECHNICAL ENGINEERS



matthew  
SMITH

jaclyn  
BRONNER

SURVEY



glenn  
SPRAGUE



# Madison/Boylston Conceptual Design

- 17 stories
- Retail on  
Madison St +  
Boylston Ave
- Community  
Facility on  
Boylston Ave



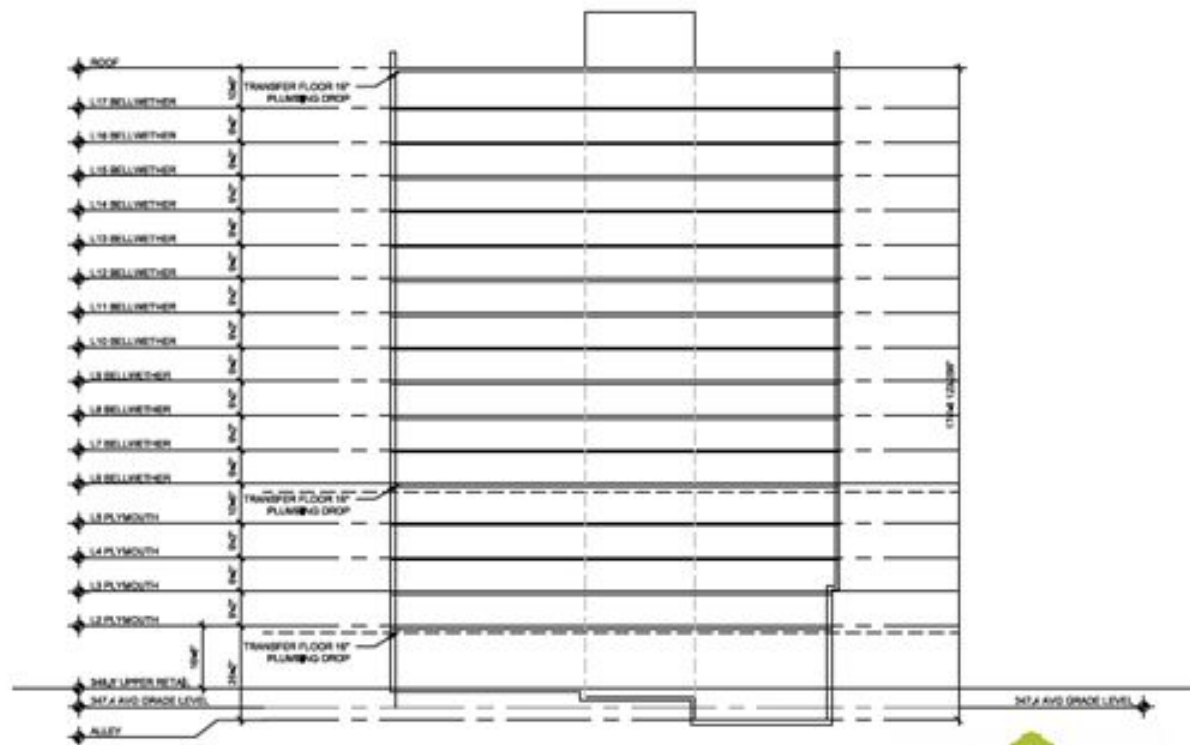


# Unit Matrix

		Studio	Open 1 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	Total
BELLWETHER	L18	-	-	-	-	-	0
	L17	1	7	3	-	1	12
	L16	7	8	3	3	1	22
	L15	7	8	3	3	1	22
	L14	7	8	3	3	1	22
	L13	7	8	3	3	1	22
	L12	7	8	3	3	1	22
	L11	7	8	3	3	1	22
	L10	7	8	3	3	1	22
	L9	7	8	3	3	1	22
	L8	7	8	3	3	1	22
	L7	7	8	3	3	1	22
	L6	7	7	3	3	1	21
	# of units per type	78	94	36	33	12	253
	Bellwether % of Mix	31%	37%	14%	13%	5%	100%
		Studio	Studio Type A+	1 Bedroom			
PLYMOUTH	L5	20	8	1			29
	L4	20	8	1			29
	L3	20	8	1			29
	L2	20	7	1			28
	# of units per type	80	31	4			115
	Plymouth % of Mix	70%	27%	3%			100%

# Building Plans

MAXIMUM HEIGHT  
200'



BUILDING SECTION

# Madison/Boylston Conceptual Design

Architect

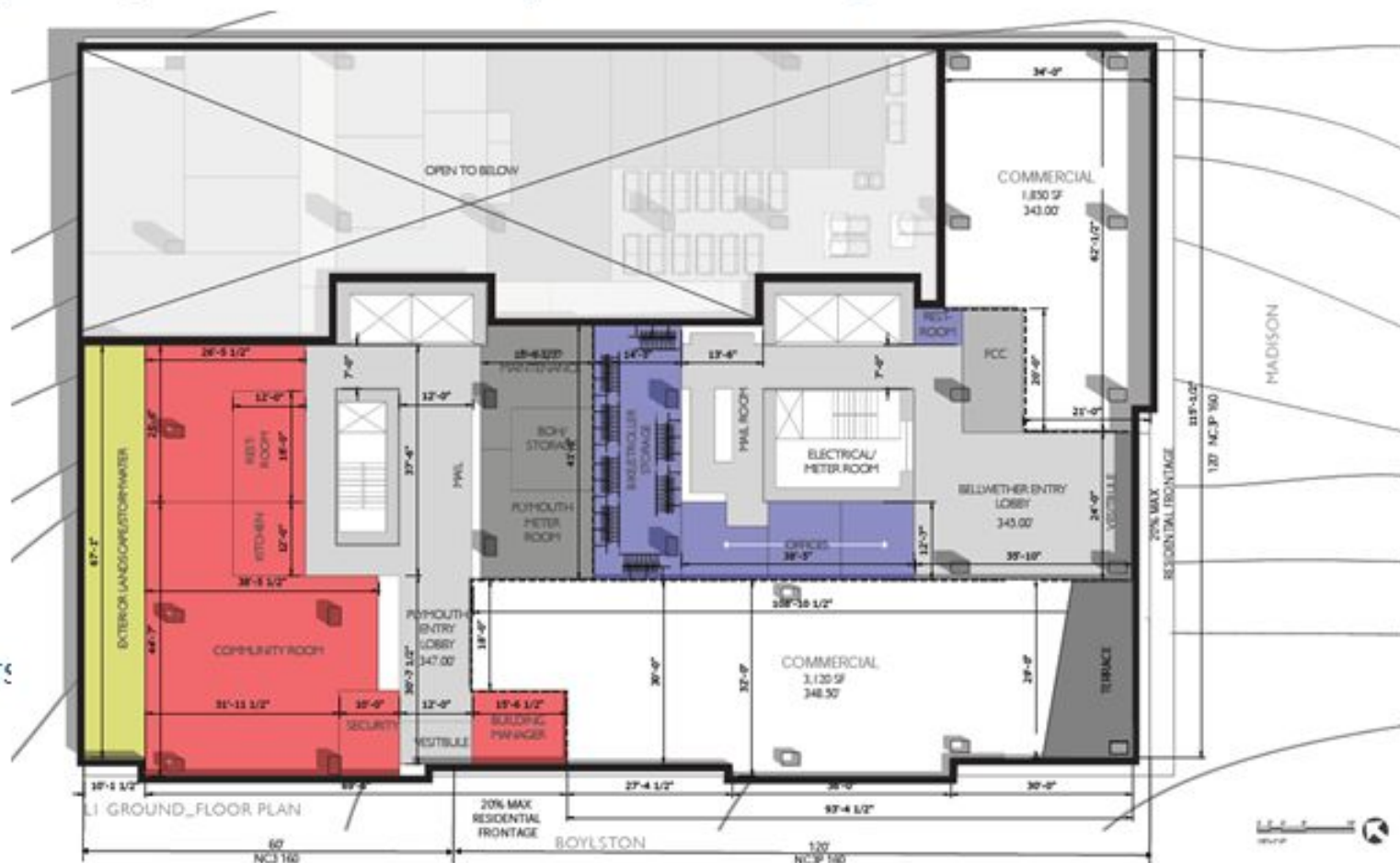


WEBER THOMPSON

Contractor



Structural Engineers





## Architect



Contractor



## Structural Engineers



# Madison/Boylston Conceptual Design

Retail space examples



# Madison/Boylston Conceptual Design

Retail space examples





# Madison/Boylston Conceptual Design

Retail space examples



# Madison/Boylston Conceptual Design

## Plymouth Unit Mix (115 units)

# of Units	Size	Income level
112	Studio	<30% AMI
3	1 BR	Management Staff units

## Bellwether Unit Mix (253 units)

# of Units	Unit Size	Max Income Level (<60% AMI)	Rent (30% of monthly income)	Resident Hourly Wage
78	Studio	\$44,940	\$1,123	\$21.61
130	1 BR	\$51,360	\$1,203	\$24.69
33	2 BR	\$57,780	\$1,444	\$27.78
12	3 BR	\$64,200	\$1,669	\$30.87

## Seattle Market Rate Units

1-Bedroom Comparable	Annual Income	Rent	Resident Hourly Wage
New Construction Buildings	\$79,560	\$1,989	\$38.25
All 20+ Unit Buildings	\$61,640	\$1,541	\$29.63

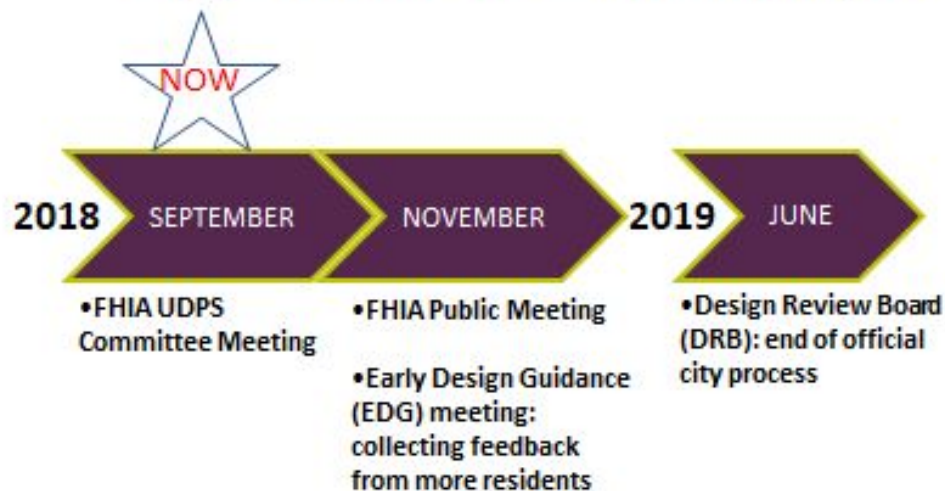
# Madison/Boylston Schedule





# Madison/Boylston

## Opportunities for Community Input



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# News and Updates

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# Terry Avenue

- Developing Steering Committee with property owners , stakeholders, and City depts.
- Objective is to build consensus and understanding of timeline, roles, budget, scope of work, and process moving forward





# Yesler Terrace Park

Officially  
opened on  
August 25th!





# 707 Terry - Under Construction



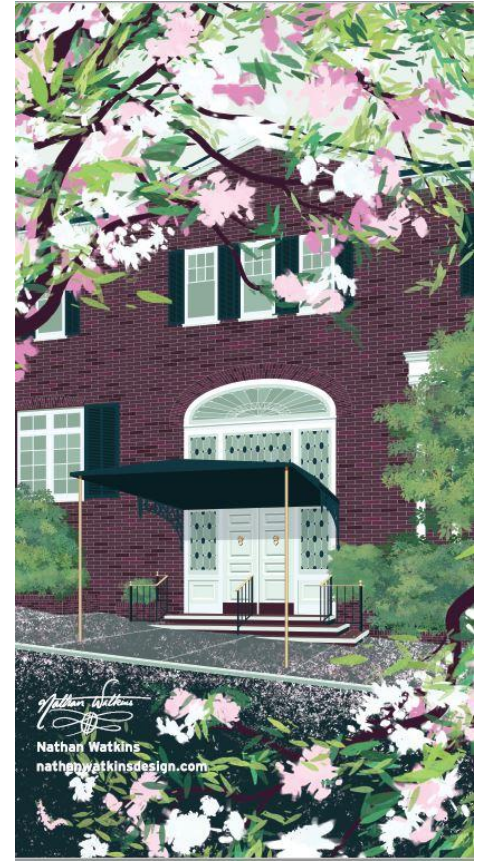
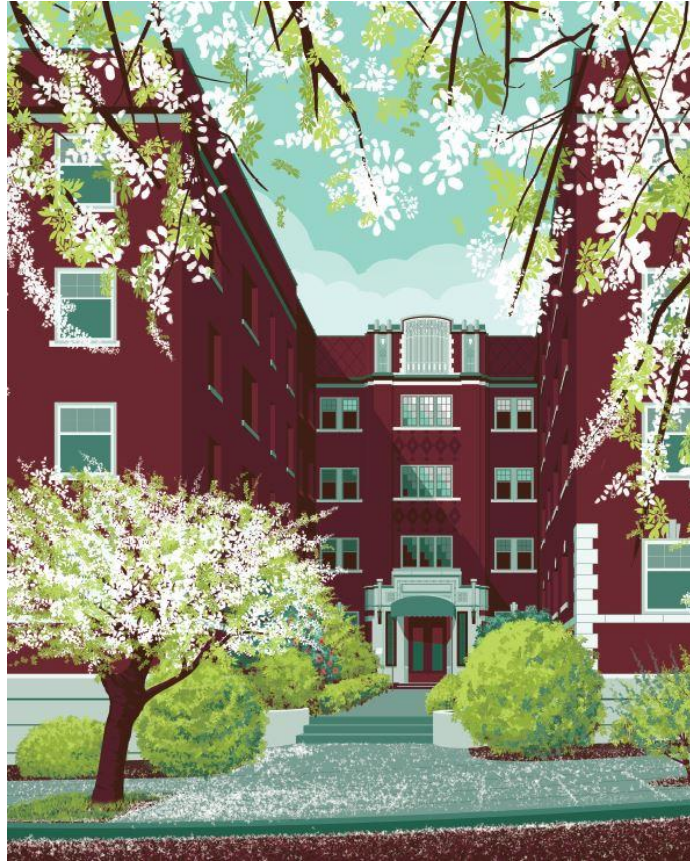
# The Danforth - Completed

Now leasing -  
Whole Foods  
expected to  
open in autumn





# Signal Boxes - Under SDOT Review



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# Urbanism Next - Automated Vehicles Video

<https://www.youtube.com/watch?v=p3Q3GVXnPpk>

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# New Business

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**September 7th - Outdoor Movie Night**  
**September 10th - Transportation Committee Meeting**  
**September 11th - Sound Transit Neighborhood Forum**  
**September 18th - Outdoor Reading Party**  
**September 22nd- First Hill Tree Walk**  
**September 26th - 1103 Summit Design Review**

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