



Urban Design and Public Space Committee Meeting – March 7, 2018 – Horizon House

In Attendance

- Alan Cornell, Daniels Development
- Alex Hudson, Executive Director
- Arya Monson, FH Resident
- Betsy Braun, VMMC
- Bob Terrell, FH Resident
- Cathy Jaramillo, FH Resident
- Darel Grothaus, Trinity Parish
- Doug Holtom, Coordinator
- Gordon Werner, FH Resident
- Jim Erickson, Committee Chair
- Lindsay Radliff, FH Resident
- Miriam Sutermeister, FH Resident
- Sue VanLeuvan, FH Resident
- Ted Klainer, HVMC
- Tom Gibbs, FH Resident

Agenda

- News and Updates
- 2018 Committee Priorities
- MHA/HALA Presentation
- First Hill Park Updates
- Light Rail Station Advocacy
- 800 Columbia/New Business

News and Updates

8th Avenue: Curb bulbs will be installed at 8th and Columbia as confirmed by SDOT's Dongho Chang. 1101 8th Avenue alleyway vacation was in the Sustainability and Transportation Committee at City Council yesterday. The two city councilmembers present were in support of the alley vacation and described the project as a "textbook example" of alley vacations. There will be a 4-way stop installed at 8th Avenue and Marion. The Seattle Department of Transportation will be performing a safety study at the intersection at Seneca Street and Minor Avenue as well as at Seneca and Boylston. Ted Klainer asked if there is data on accidents and Alex Hudson responded that only reported accidents are accounted for.

Jim Erickson mentioned that 8th Avenue has an inconsistent response from SDOT regarding sidewalks. Alex Hudson asked the city for a response and a better explanation why there were inconsistencies. SDOT responded that every intersection is unique and requires independent study. Alex Hudson mentioned that the discussion with further infrastructure improvements with SDOT is not over. Alan Cornell said that Daniels Development would be willing to include curb bulbs with improvements across 8th Avenue at the Polyclinic's property. Arya Monson asked if there are pedestrian signals at the 8th and Marion intersection and Alex Hudson responded that it will only be stop-signs. Lindsay Radliff asked if there were other improvements to be made at the intersection, and it is unknown.

The Madison BRT project manager, Eric Tweit, met with FHIA staff yesterday. FHIA staff presented him with a letter with suggestions that were approved by the Transportation Committee. Jim Erickson asked if parking outside of First Hill on Madison Street was discussed. It was not. The crosswalk at Terry Avenue and Madison Street on the western side of the intersection was included in the current



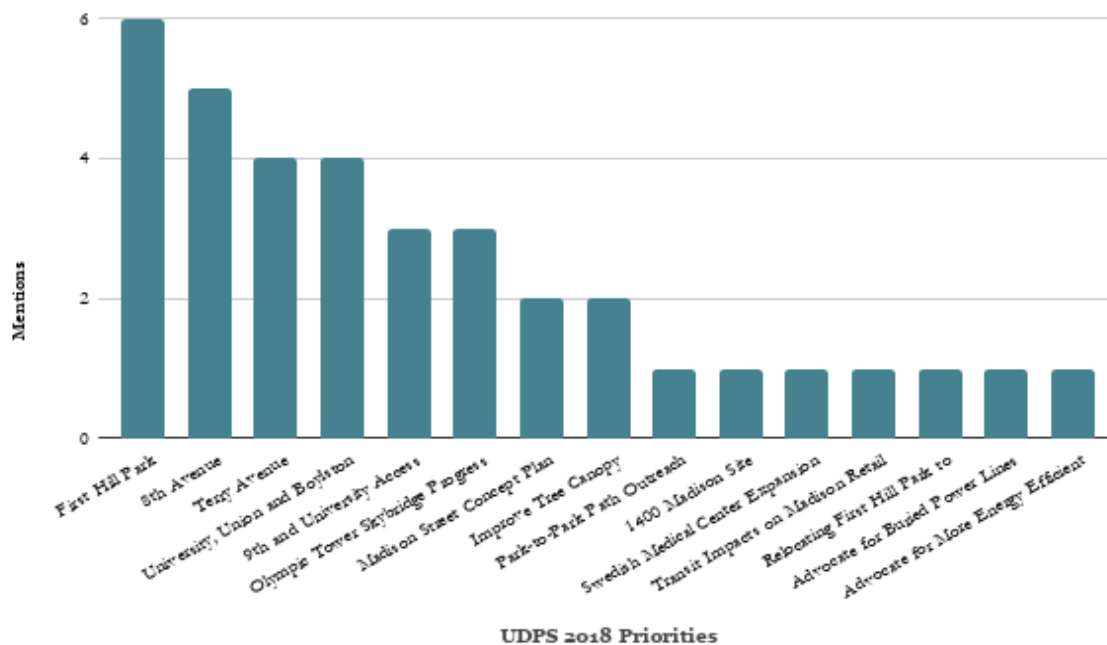
FIRST HILL IMPROVEMENT ASSOCIATION

plans. Ted Klainer asked if left hand turns were still part of the plan, which they are. Tom Gibbs asked if there were any problems with bus sizes, and Alex Hudson said that there are problems finding buses with doors on the left and right sides. Tom Gibbs suggested that FHIA investigate trolley bus sizes with SDOT. Arya Monson asked if a letter was sent to SDOT about traffic rerouting for the First Hill Streetcar.

Jim Erickson suggested that MHA/HALA information be included online.

2018 Committee Priorities

First Hill Park has been identified as a top priority. The FHIA Board and UDPS Committee agreed on a lot of the same priorities. Jim Erickson suggested that the graph be included in the notes. Arya Monson said that she is advocating for and suggested to move First Hill Park to where Therapeutic Health Services currently is. Jim Erickson mentioned that he is willing to meet with the group at LUMA regarding her proposal of a land transfer for First Hill Park. Alex Hudson reminded the group all the ways that FHIA advocates for more open space in the neighborhood. Doug Holtom asked if Arya Monson has discussed this proposal with Therapeutic Health Services, which she has not. Betsy Braun said that she is interested in learning more about this proposal from Arya Monson.



MHA/HALA

(Mandatory Housing Affordability)/(Housing Affordability and Livability Agenda)

Alex Hudson said that in First Hill's HR (High Rise) Zone: developers can currently build up to 330' with open space on site, green street improvements, or funding for affordable housing. It is proposed that the new height limit be 440' in exchange for funding for affordable housing based on square footage or affordable housing included on site. Madison Street is zoned for NC3-160 (Neighborhood Commercial)



FIRST HILL IMPROVEMENT ASSOCIATION

and is proposed to be changed to NC3-200. Lindsay Radliff mentioned that many developers are hesitant to include affordable housing in their project due to costs. Darel Grothaus agreed with Lindsay Radliff.

First Hill Park Updates

Swedish Medical Center has signaled that they are moving forward with their expansion. Because of this, Swedish Medical Center will be giving \$500k towards the redesign of First Hill Park. They hope to release these funds in 2018. Construction could potentially begin in Q4 of 2018. The next steps are: meet and finalize designs with the Parks Department, reconvene the FHIA Steering Committee and fundraising. Bob Terrell, Alex Hudson and Doug Holtom are part of the Steering Committee. The First Hill Mile will also be part of this expansion. Sue VanLeuvan asked why FHIA would be fundraising for First Hill Park. Alex Hudson explained that the park redesign costs are around \$900k while Swedish Medical Center will be giving \$500k. Betsy Braun added that fundraising could be a topic for developers.

Light Rail Station Advocacy

FHIA is full steam ahead with the inclusion of a study for a light rail station in First Hill. FHIA is asking Sound Transit to do an analysis and a study for a First Hill Station. Alex Hudson encouraged every committee member to turn out the next Sound Transit Stakeholder Advisory Committee Meeting on March 14th.

800 Columbia Project Updates

Jim Erickson explained the history of the parcel, which was proposed to be a park at one point in time. A recession prevented a park to be built at the location. Alan Cornell with Daniels Development explained that there are two designs for the 800 Columbia tower. There are also two designs for the proposed open space for the project. The earlier designs for the tower and open space were approved by the City. Daniels Development took the original open space design and made some changes to the open space design. Daniels Development expected the new design to require a minor MUP (Master Use Permit) change, however, SDCI did not agree that it was minor but a major MUP revision. Because of this, the 2014 design that has already been approved will be used for the open space. FHIA attempted to change SDCI's mind about the open space as a minor change, and SDCI was not convinced that it was a minor MUP revision. There were three issues for Daniels for a major MUP revision: Scheduling, Permitting and Uncertainty about the overall project. Daniels Development decided to fall back on the open space design approved back in 2013.

Sue VanLeuvan asked if the café will be included, which it will not be. Betsy Braun encouraged Daniels Development to make smaller changes after completion. Jim Erickson asked the committee what the next option should be. Alex Hudson said that it would not be helpful to challenge SDCI. Alex Hudson also said that SDCI said that the changes to the unapproved design would need more community outreach and engagement further lengthening out an already long process.