

FIRST HILL

IMPROVEMENT ASSOCIATION

Urban Design and Public Space Committee Meeting August 2, 2017 – Horizon House

In Attendance

- Jim Erickson, UDPS Cmt. Chair
- Alex Hudson, FHIA Director
- Douglas Holtom, FHIA Coordinator
- Bob Terrell, FHIA Board
- Suzanne Hittman, FH Resident
- Betsy Braun, VMMC / FHIA Board
- Lindsay Radliff, FHIA Board Member
- Mary Ellen Hudgins, FHIA President
- Darel Grothaus, Trinity Church
- Kevin McNamara, Skyline
- Sue VanLeuvan, FH Resident
- Bo Scarim, Plymouth Housing
- Clint Pehrson, Trinity Church
- Compton Design Office
- Eleanor Baxendale, Trinity Church
- Margaret Griffiths, Frye Art Museum
- JP Emery, Ankrom Moisan
- Jeff Gill, Trinity Church
- Lucas Sandige, Caydon
- Derrek LeRouax, Caydon
- Mike Kehl, SCB
- Brian Sanchez, SCB
- Mark Brands, Site Workshop
- Ted Klainer, HMC / FHIA Board
- Stratchan Forgan, SCB

Agenda

- Welcome and Introductions
- Updates
- Trinity Parish Development Presentation (Caydon)
- Transforming Age Development (Skyline 2.0) Presentation
- Other Business

Updates

Trinity Parish Development Presentation

Derrek LaRouax, representing Caydon Property Group began giving a presentation. Caydon began in Melbourne, Australia, 17 years ago. Caydon Property Group focuses development in urban cores. 2 years ago, Caydon expanded beyond Australia to the United States, with their US offices located in Houston, Texas.

Mixed use, shared spaces and public areas are frequently featured in Caydon's developments. Caydon seeks to build vertical communities in and near city centers. Caydon is dedicated to well-designed and iconic architecture and seeks to create districts through large, mixed-use projects.

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Why is Caydon in Seattle? Caydon believes that Melbourne and Seattle are similar. The project is located at 8th and Cherry, next to Trinity Church. Construction is anticipated to begin in quarter 4 of 2018. Early Design Guidance is planned to be in mid-October.

Suzanne Hittman asked what the vision of the site is. LaRouax responded that Caydon is still in that process. Although the project is in initial stages of conceptual planning, but Caydon will work to support and make the 8th Avenue greenway and public realm action plan a priority. Expansion of the memorial garden and the design of the podium to be complementary and respectful of the historic, landmarked church is also a priority. Hittman said that the neighborhood is undergoing dramatic change, and warns against disregarding the architectural context of the new building next to a historic church. LaRouax responded that Caydon is working with Trinity Church to pay homage to the Historic Church and the Memorial Garden, while respecting the human scale.

Jim Erickson said that the Church was restored after an earthquake and wondered whether more work will be done to further secure the structure. Clint Pearson responded that the church has been fully repaired and no future repairs will be required.

Betsy Braun asked that Caydon do everything possible to take Affordable Housing into consideration.

Alex Hudson mentioned that 22 projects are underway. 68% population increase is expected in the neighborhood. Currently, 22% of housing units are Affordable Housing. By 2021, that percentage will decline by 7% because developers are paying into the city's Affordable Housing fund rather than incorporating units into their projects. Alex Hudson wanted to make clear that Affordable Housing is the most important issue on the neighborhood's mind. Alex Hudson asked that some of the units be available to the middle class/missing middle. LaRouax responded that all demographics will be considered.

Betsy Braun mentioned that Caydon should partner with the city to build Affordable Housing on-site. Betsy Braun recalled that the neighborhood has transformed into a pedestrian oriented neighborhood. Braun asked how the site work with the steep incline on Cherry. Caydon responded that they are aware that the development must work together with the existing context and neighborhood character. Braun also mentioned that the street level needs to be activated through retail along 8th Avenue. The first, second and third floors are not expected to be residential. The foodbank will not return when the project is completed. Northwest Harvest is considering alternative foodbanking delivery systems given neighborhood changes of their clients. Trinity is having conversations with Plymouth Housing regarding programs for their residents in existing Trinity facilities and in the new facilities post-development.

Jim Erickson mentioned that this project should contribute to the culture. How will this project contribute to the cultural fabric of First Hill? LaRouax responded that this project will work with Trinity Church to make it complimentary to the existing cultural fabric of First Hill.

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Trinity hosts approximately 50 musical and theatrical programs each year and intends to expand the programming in the new facilities.

Betsy Braun mentioned that King County Metro is planning to reroute routes 3 and 4. She urged Caydon to join the conversation and oppose those efforts.

Alex Hudson asked about parking ratios. LaRouax said .5 per unit is what is currently under consideration.

Transforming Age Development Presentation

Skyline purchased the property across 8th Avenue (8th and Columbia) roughly 2.5 years ago. Residents of Skyline identified safety and connectivity between the two buildings as a top priority. Trinity and Skyline have discussed design concepts. 130 residents are planned to be added with the completion of this project. There is talk about a sky-bridge on the fourth floor of the podium due to mobility issues.

JP Emery from Ankrom Moisan said that the focus of today's discussion will be about the ground level and the proposed sky-bridge. A new auditorium and performing arts on the ground level is proposed as a public/private space. The entrance is planned to have a strong visual connection between the two buildings.

This project has been discussing the First Hill Public Realm Action Plan on 8th Avenue to create a compelling street level.

Suzanne Hittman asked about Bishop Lewis House, and a new group from Florida has taken over operations.

Eleanor asked about the tree canopy when a sky-bridge is put in. It is unknown at this point whether trees will have to be removed. It is a priority of Skyline's to preserve and expand the tree canopy.

Sue Van Leuvan asked about parking for residents and workers. The parking and loading will be provided along the alley. More information is still being gathered. The parking ratio is not finalized yet.

Betsy Braun encouraged to design the best building possible and not take trees too much into account. Braun also mentioned that sky-bridges are difficult to get approved from the city.

Eleanor said that sky-bridges tend to deactivate the street, but this situation is a little different than in downtown. How does a sky-bridge impact the street level?

Betsy Braun suggested that the design of the sky-bridge be that compliments the street.

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Jim Erickson asked what the added value of the sky-bridge is. Emory replied that there are multiple narratives to add value to connectivity to the existing buildings.

The goal from Skyline 2.0 is to make an integrated retirement community.

Mary Ellen Hudgins asked what the public benefit will be for a possible sky-bridge. The Auditorium on the ground floor is currently the proposed public benefit.

Suzanne Hittman mentioned that sky-bridges are often used for public purposes, but this sky-bridge is singular purpose. It is not a public benefit.

Alex Hudson said that there are many fragile populations in the area and 8th Avenue is dangerous to cross. If safety is a major concern for the Skyline population, the public should also be fully included.

Clint Pehrson mentioned that the city has encouraged developers to build hill-climbs up hills and suggested that be considered for this development.

Betsy Braun suggested de-emphasizing automobile traffic on 8th Avenue.

Ted Klainer asked what exactly Skyline is asking for. McNamara said that Skyline would ultimately like support from FHIA for the proposed sky-bridge. There have not be any conversations with SDOT.

Darel Grothaus suggested that a tunnel be strongly considered.

Alex Hudson asked what the timeline is. JP Emery answered that occupancy could occur as soon as in 3 years. Early Design Guidance in the next 2 to 4 months.

Other Business

The next UDPS meeting will be September 6th at 1:00pm at Horizon House.