



## Urban Design and Public Space Committee Meeting

### September 6, 2017 – Horizon House

#### In Attendance

- Alan Cornell, Daniels Real Estate
- Alex Hudson, FHIA Director
- Alex Zeiler, Freeway Park Association
- Betsy Braun, VMMC/FHIA Board
- Bob Terrell, FHIA Board
- Clint Pehrson, Trinity Church
- Darel Grothaus, Trinity Church
- Douglas Holtom, FHIA Coordinator
- Gretchen Thompson, FH Resident
- Jim Erickson, UDPS Cmt. Chair
- John Chau, LMN Architects
- Kate Compton, Caydon Development
- Lindsay Radliff, FHIA Board
- Margaret Griffiths, Frye Art Museum
- Mary Ellen Hudgins, FHIA President
- Sam Russell, FH Resident
- Stephen De Mayo, LMN Architects
- Sue VanLeuvan, FH Resident
- Suzanne Hittman, FH Resident
- Ted Klainer, HMC / FHIA Board

#### Agenda

- Welcome and Introductions
- Updates
- 800 Columbia Open Space Updates
- Park to Park Path Next Steps
- Other Business

#### Updates

- Compass at First Presbyterian Opening – Last week, the low-barrier homeless shelter has opened.
- 1101 8<sup>th</sup> Avenue – Minor adjustments to the landscape architecture plan regarding tree species in the public plaza and woonerf.
- Annual Standing Advisory Committee Meetings
  - Virginia Mason Medical Center – There is a minimum requirement for the Standing Advisory Committee to meet once a year. There is not a major project for the Virginia Mason Campus.
  - Harborview Medical Center – There is not any major activity on Harborview's campus.
- Freeway Park Association Department of Neighborhoods Grant – There are three more community engagement meetings for the Finding Freeway Park project and design concepts. Lighting and wayfinding are the main topics under discussion.
- The I-5 Columns project are completed through a grant from the Office of Economic Development. 710 Cherry (Plymouth Housing) has included the I-5 Columns art into their project.



- 620 Terry (Columbia Pacific) is installing construction fencing soon. FHIA is studying potential mitigation projects due to complaints from neighbors.
- Find It, Fix It Grant is \$3,000 and FHIA is exploring potential projects.
- First Hill Park (Site Workshop) will soon be submitting 65% design documents to the City.
- The curb bulbs and painted crosswalks at 9<sup>th</sup> and Columbia are nearly complete.
- Requests from residents with disabilities are top priority from SDOT for curb ramps.

### **800 Columbia Open Space Updates**

In 2000 and 2008 the City assigned \$5 million in bonds for land acquisition to locate a new park in First Hill. Land acquisition has been attempted 3 times. The first attempt was when the Philippine government put their small lot on the SE corner of the Terry and Cherry intersection up for sale, the Parks Department was outbid by the Frye Art Museum. The second attempt the City Council authorized the use of Eminent Domain to acquire the parking lot on the SW corner of 8<sup>th</sup> and Madison intersection. When the 2008 economic downturn occurred, the City cancelled that plan for land acquisition. More recently, eminent domain was authorized for Parks to acquire the mid-block parking lot on the east side of the 8<sup>th</sup> Avenue between Marion and Columbia Streets. The City considered acquiring two additional lots on the corner of the Columbia and 8<sup>th</sup>, but chose not to due to the historic significance of the existing structure that had been architect Paul Thiry's (architect of the Frye Art Museum) office. Eventually, Alecta acquired all three of the parcels after the recession.

Alan Cornell mentioned that Daniels received their MUP in 2016, as well as closing on the property in 2016. Redesign was completed in 2017. Design development was completed in July of 2017. Construction documents are now being drafted. Building and shoring permits were filed in August of 2017. Construction is anticipated for the first quarter of 2018.

John Chau presented the overall building design updates. The redesign was approved last year. The park design was approved, although some aspects of the design has been altered. Previous plans show a fitness room on the ground floor with an upper public open space on the roof of the fitness room. There was concern during charrettes about a fitness room not providing enough 'eyes' on the park. A mid-block connection to the lower portion of the park was also approved. A water feature was previously included in the design to mask the fitness room.

The updated design removed the fitness room and water feature in exchange for retail space. The redesign relocated the stair exit and garage exhaust into a landscape element. The upper and lower portions of the park also have been redesigned to integrate both segments. Seating and overhangs have been included. Sculptures are also added throughout the spaces. Overall, the redesign creates more circulation and 'pockets' of different areas within the park.

Mary Ellen Hudgins asked if grass will be included on the upper level, which there will be. She also asked if there would be protection so people do not fall off the upper level. Clint Pehrson



asked what the space will be like in 10, 15, 20 years. The maintenance of the space will be provided by the condo association. Betsy Braun suggested that the sidewalks not be parallel with the park, and a skylight-type feature be included to the retail space. Ted Klainer asked how tall the building will be. It will be 300'. Alex Hudson asked what the height of the retail space. It will be 15'.

There are two bio-retention features. One is near the alley on the upper level of the park and one is on the lower level.

Kate Compton asked what are the thoughts at security at night. Daniels wants to be respectful regarding light-pollution as well as creating a sense of safety. Betsy Braun encourage pedestrian level lighting. Alan Cornell does not think that closing off the park at night will be successful. Alex Hudson asked if the plantings have been selected, and yes, they have been selected.

Suzanne Hittman asked if there are any precedents for condo associations maintaining public spaces. Alan Cornell said that there is an easement in place that requires the park to be open and maintained by the condo association. There is a draft easement in place by Daniels.

Lindsay Radliff mentioned that she was encouraged by the retail space included. Clint Pehrson asked about what type of retail can be expected. Alan Cornell suggests that a café would be successful. Alex Hudson suggested that a late-night restaurant could be viable.

Alan Cornell discussed what changes have been made over the past few months. The project started with a group from Skyline. Land Use Attorneys were then contacted about zoning and public feedback, however SDCI has the ultimate authority of the changes to the café and the park, to determine whether a new MUP would need to be issued.

The Parks Department approved of the changes and the SDCI recommended a MUP amendment. Daniels does not know how long the MUP amendment would take. The older design could still be built, but that is not preferred. Most those in attendance preferred the updated design (retail and open space). Betsy Braun asked if an alternate permit could be applied for. A separate permit could be filed for the construction of the park, separate from the building permit. Mary Ellen Hudgins suggested that FHIA UDPS should bring this to the attention of the FHIA Board and understand what the options are how FHIA could get involved to move this along. Bruce Rips will be contacted by FHIA.

Suzanne Hittman asked if investors are still on board with the project, and they still are. Alex Hudson mentioned to that the beech be replaced as a nod to the existing iconic tree. Betsy Braun commended the inclusion of more seating. There will be vines up the wall on the Columbia Street portion. Paul Thiry's (King Dome Architect) design office was previously located at this site. Clint Pehrson suggested getting the University of Washington Architecture students be involved. Alex Hudson mentioned that perhaps the name could be named after a



woman. Sue VanLeuvan asked if seating will be included along the staircase, which there will be.

### **Park to Park Path Next Steps**

Knowing that the Parks Department is readjusting their emphasis onto access to parks, FHIA developed the Park to Park Path. We are now working on infill the path with places of interest and amenities. Are there infrastructure improvements that need to be made to the route along the Park to Park Path?

Betsy Braun suggested that the group walk the path and do a walking inventory. Sue VanLeuvan mentioned that the mural on the Sorrento's garage could be worth adding onto the map. The Frye Art Museum will provide public art upon completion of WestBank's 707 Terry Project. It was suggested that areas for seating be included along the path. Ted Klainer mentioned that FHIA advocate for pedestrian lighting and seating. Ted Klainer does not recommend pushing developers for specific lighting/seating styles.

Mary Ellen Hudgins suggested a night walk along the path. Alex Hudson asked what makes it known that one is on the path? Alex Zeiler suggested that wayfinding would be a good way to emphasize that it is a walking loop. Betsy Braun mentioned that South Lake Union has created a sidewalk stencil and suggested that a stencil could be a good place to start. SDOT does not want anything to do with stenciling. Lindsay Radliff mentioned that there are so many developments coming online that stenciling would be overly complicated. Mary Ellen Hudgins suggested that FHIA perform an assessment of what is happening along the path and take inventory. Suzanne Hittman suggested that trash bins be included in a future map.

### **Other Business**

Jim Erickson said that the time has come that the \$5 million Park Acquisition funds be used for something beyond land acquisition. He suggested that the money could be funneled into right-of-way improvements through discussion and planning with the City. The Parks Department is opposed to using funds in the right-of-way, however FHIA should be open to pushing the Parks Department. The Parks Department has said that they do not have the \$5 Million anymore: a small part of the original \$5 million may have been used over the years in the administrative process of preparing unsuccessful attempts to acquire various First Hill lots.

The \$5 Million fund cannot be added to. It would act from the City Council. Sue VanLeuvan suggested that St. James' property next door to the Envoy Apartments on 9<sup>th</sup> Avenue should be considered for a park. Betsy Braun said that FHIA should identify every single possibility to leverage the funds, or pick a project and move forward. Sue VanLeuvan suggested that FHIA should scout out properties that are too small for high-rises to be developed. Suzanne Hittman has concerns that the \$5 Million has been reallocated. Mary Ellen Hudgins said the first step would be to contact the Parks Department and give FHIA an accounting in writing. Alex Hudson will call Chip Nevins. Ted Klainer cautioned to not push too hard, as it could be



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reallocated. FHIA needs to start how much money the Parks Department has for the neighborhood. Alex Hudson estimated that \$50,000 of the \$5 Million has been spent.