



Urban Design and Public Space Committee Meeting – October 2, 2019 – Skyline

In Attendance

- Jim Erickson, Committee Chair
- Andrew Brown, Sustainable Living Innovations
- Ann Ormsby, FH Resident
- Anne McCullough, Director
- Art Garcia, Collins Woerman
- Barbara Rhoe, FH Resident
- Bob Terrell, FH Resident
- Darel Grothaus, Trinity Church
- Don Glickstein, FH Resident
- Don Willam, FH Resident
- Doug Holtom, Coordinator
- Frank Conlon, FH Resident
- John Daniels, FH Resident
- Lindsay Radliff, FH Resident
- Mary Ellen Hudgins, FH Resident
- Miriam Sutermeister, FH Resident
- Nick Finera, Sustainable Living Innovations
- Sue Van Leuvan, FH Resident
- Suzanne Hittman, FH Resident
- Ted Klainer, Harborview

Agenda

- 901 Madison Presentation
- First Hill News and Updates
 - Tree Update
 - Upcoming Businesses

901 Madison Presentation

The project plans to include 176 units, of which, 48 units will be part of the MFTE program. The site is 7,680 square feet. The project plans to include 40 parking stalls. The team hopes to present this project at design review in December 2019 or January 2020. Construction is anticipated to begin in Q2 of 2021.

The project guidelines for 901 Madison are: energy use, topography, city & neighborhood location, network of open spaces, entries, relationship to the block, and emphasizing positive neighborhood attributes. The building hopes to use prefabricated materials to speed up construction timelines and lower rents. Solar panels and water systems are expected to lower energy consumption of the building and residents. It is expected to be set back by 2 feet from Madison to allow for more pedestrian space.

The existing ground lower-level floor (P1) plan calls for one retail space (2,000 sqft) at 9th and Madison. Currently, an automated parking system is being explored. Should the automated parking system not work for the site, a traditional parking garage is anticipated. This option is still being studied. Bicycle parking will be located on the same level (P1). Building support services will be included on this level (mechanical/plumbing/data/fire pump room). The L1 level, mid-block due to topography, will include another retail space (1,500 sqft), the main lobby, and package room. Package delivery vehicles will be located on 9th Avenue.



FIRST HILL IMPROVEMENT ASSOCIATION

There was concern that there were not enough Affordable Housing units, and that current AMI (Area Median Income) amounts (60% - 80%) are subject to large increases through land value and inflation. Could FHIA help to support more affordable housing on-site? The development team is open to help.

First Hill News and Updates

FHIA Staff has identified empty tree wells that need porous pavement and have received an estimate of the costs associated with the improvements. The locations are:

- in front of Therapeutic Health Services and King County Metro's 2 line (Seneca Street)
- adjacent to the Manhattan Condominiums (Seneca Street)
- in front of the Emerson Apartments and Royal Manor Condominiums (8th Avenue)
- adjacent to Royal Manor Condominiums (Seneca Street)
- in front of the Sunset Club's parking lot and King County Metro's 2 line (Seneca Street)

The Mill Apartments (1000 8th Ave) is converting their community room/retail space into two Live/Work Units at 8th and Madison. TrüBistro at the Murano (620 Terry Ave) will be a neighborhood cafe specializing in low-acid coffee. Beer and wine available evenings. Dr. Tejas Mulye is building a dental office and Di Fiora, a Thai restaurant are in the works at the Point (1320 University St). BurgerIM - A customizable burger franchise going in at the Broadstone Saxon (Boren Ave and James St).

Your Voice, Your Choice has ended the voting phase. The Department of Neighborhoods will count the ballots and begin the fund development and project implementation phases.

Some upcoming neighborhood events are:

- October 7 - FHIA Transportation Meeting
- October 12 - First Hill Autumn Clean Up
- October 21 - Swedish Standing Advisory Committee
- November 6 - FHIA Urban Design and Public Space Meeting