

First Hill Public Meeting

November 2019

Agenda

- **First Hill Construction and Street Closures, Johanna Landherr, SDOT**
- **901 Madison Development - Andrew Brown, Sustainable Living Solutions**
- **First Hill Update**



FIRST HILL
IMPROVEMENT ASSOCIATION

Freeway Park Improvement Project

- Please visit our project website <https://www.seattle.gov/parks/about-us/current-projects/freeway-park-improvements> to stay updated with the progress
- Be sure to fill out the survey at <https://www.surveymonkey.com/r/RestoreFreewayPark>

Riisa Conklin, Executive Director
Freeway Park Association

riisa@freewayparkassociation.org

Coordination Office



First Hill Improvement Association
Johanna Landherr

Our vision, mission, and core values

Vision: Seattle is a thriving equitable community powered by dependable transportation

Mission: to deliver a transportation system that provides safe and affordable access to places and opportunities

Committed to 6 core values:

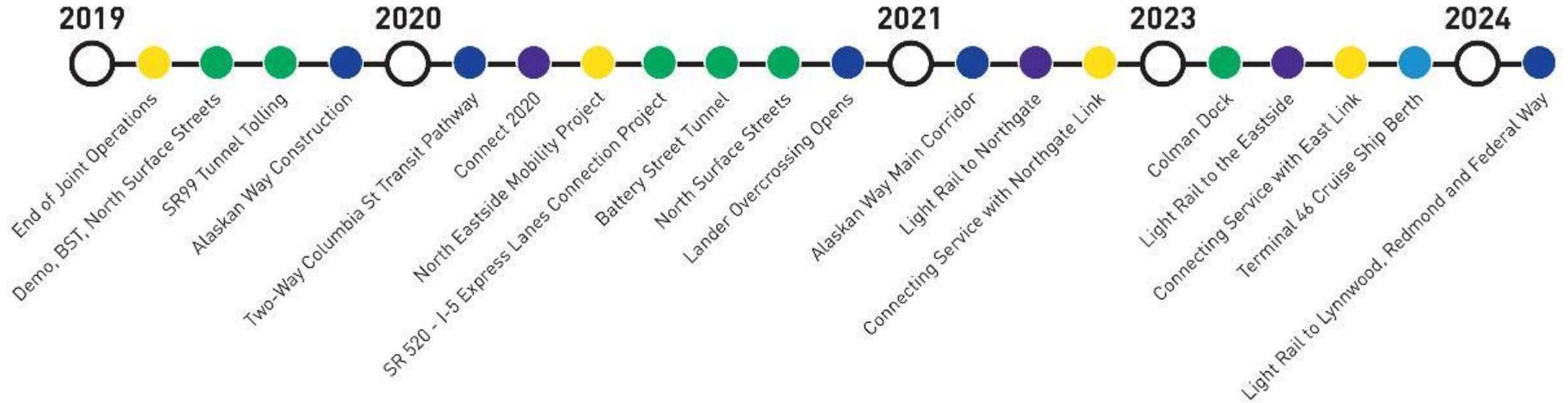
- Equity
- Safety
- Mobility
- Sustainability
- Livability
- Excellence

Presentation overview

- Seattle Squeeze Overview
- Project & Construction Coordination Office
- First Hill projects
- dotMaps - <https://streetwork.seattle.gov/map>

The Seattle Squeeze; Public infrastructure projects 2019-2024

We are here



Keeping people and goods moving



Monitoring and managing traffic in real time

- Developing signal plans for different scenarios; 24/7 traffic monitoring



Making transit investments to meet demand and expand access

- Adding 50,000 service hours with Metro and through the Seattle Transportation Benefit District in September



Reducing drive-alone trips downtown by encouraging travelers to shift their commutes

- Partnering with downtown employers through Commute Seattle to encourage flexible work schedules
- Making it easier to get to transit at park-and-rides and mobility hubs



Managing the right of way to limit the impacts of construction and parked cars

- Managing construction schedules to keep sidewalks and travel lanes open



Keeping the public across our region updated

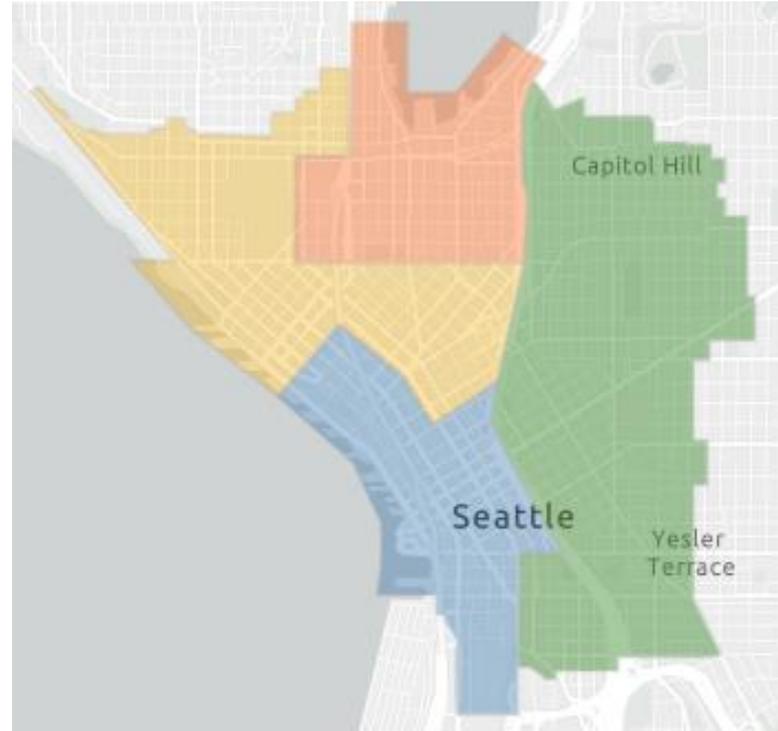
- Coordinating with WSDOT, City of Seattle, Sound Transit, King County Metro and the Port of Seattle
- Encouraging visits to seattle.gov/traffic for a one-stop shop for information and tools

Project & Construction Coordination Office Goals

- **Minimize the impact of construction on the traveling public and communities**
- **Save money for public and private entities through coordination and shared restoration**
- **Support the on-time delivery of SDOT projects and programs**
- **Help Seattle reach its goal of carbon neutrality by 2050 by reducing the amount of concrete used to repave and repair damaged assets.**
- **Protect City assets**

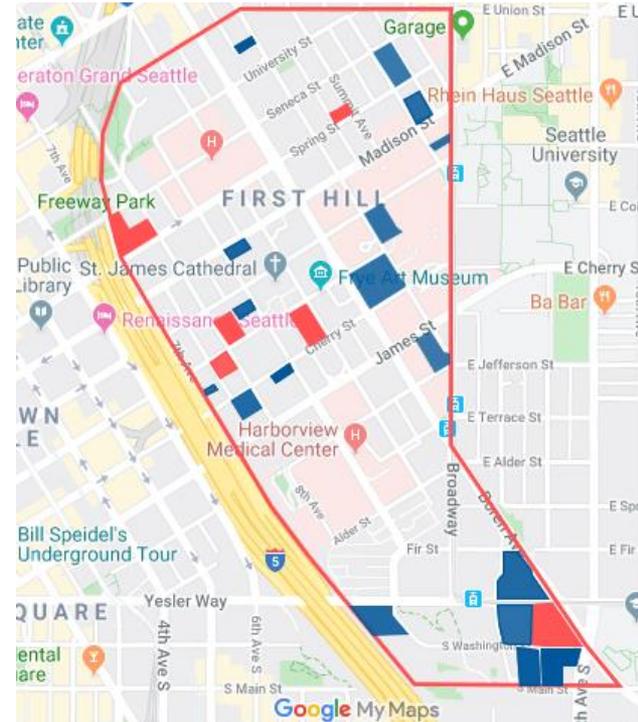
Project Sequencing and Construction Coordination

- **Long Term:** The PCO engages PMs six months to five years in advance of construction to
 - Facilitate coordination between projects
 - Identify and resolve conflicts between planned projects
- **Short Term:** The Hub coordinates projects six months out through active construction by
 - Scheduling permitted work
 - Attending preconstruction/design guidance meetings
 - Facilitating contractor meetings in each Hub



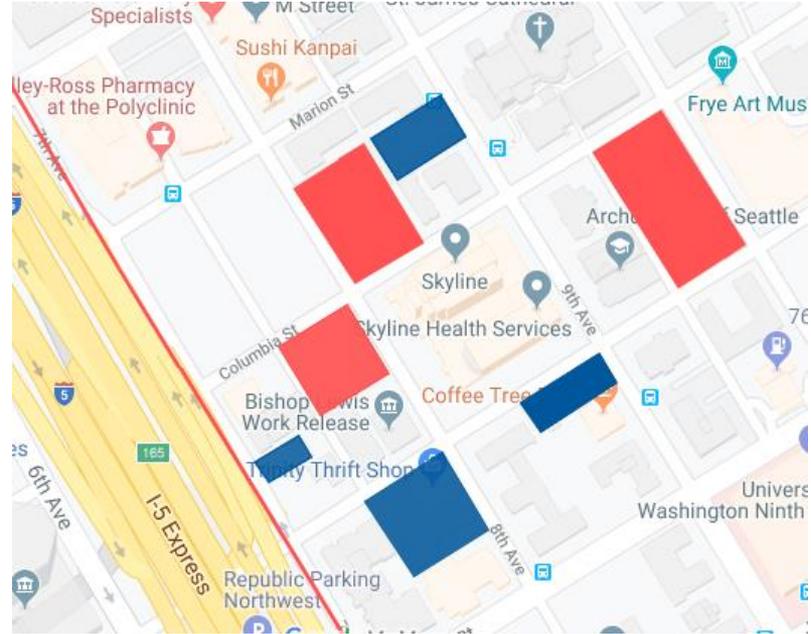
First Hill Developments

- 6 developments under construction
 - 707 Terry Ave
 - 800 Columbia
 - 125 Boren Ave S
 - 1101 8th Ave
 - 715 8th Ave
 - 1103 Summit Ave
- 17 more are proposed



8th & Columbia projects

- Both developments wanted to close all parking and sidewalks in the area.
- At least one sidewalk remains open on each block.
- Sidewalk corners with ADA ramps are open to maintain pedestrian access.



Madison St BRT – RapidRide G Line

- Construction begins in 2020
- Service begins in 2022
- Construction sequence and staging areas TBD



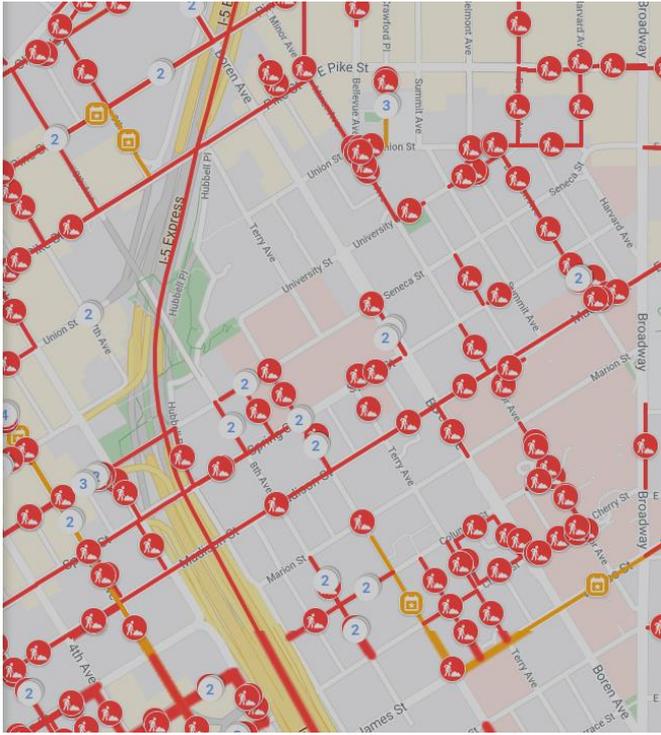
<https://streetwork.seattle.gov/map>

COLLAPSE

Search address

Oct. 12, 2019 - Nov. 11, 2020

- Construction Projects
 - Show all types
 - Excavation
 - Paving
 - Mobility Impact
 - Off-Street Work
 - Surface Improvements
 - Construction
 - Construction Hubs
- Events
- Moratoriums
- Permit Restrictions



<https://streetwork.seattle.gov/map>

- **Details include:**

- Project location
- Scheduled start and end dates
- Hours of work if applicable
- Information about impacts to travel lanes
- Contact information

The screenshot displays the Seattle Streetwork Map interface. On the left, a Google Street View image shows a street scene. Below it, a blue header contains the project name: "1018 9th ave - Permit 412462 - Bus Stop Install M-F" and the dates "12/02/2019 - 12/13/2019". Below the header are buttons for "STREETVIEW" and "GET DIRECTIONS". A white panel lists project details: NAME, START DATE & TIME, END DATE & TIME, DIRECTION OF IMPACT, TYPE OF IMPACT, and DOTMAPS ID. At the bottom, contact information is provided, including an email address and a phone number. On the right, a map shows the project location on a street grid, with red lines and markers indicating the work area.

Google

ZOOM TO

Construction

1018 9th ave - Permit 412462 - Bus Stop Install M-F

12/02/2019 - 12/13/2019

STREETVIEW GET DIRECTIONS

NAME

1018 9th ave - Permit 412462 - Bus Stop Install M-F

START DATE & TIME

12/02/2019, 5 PM

END DATE & TIME

12/13/2019, 11 PM

DIRECTION OF IMPACT

One direction

TYPE OF IMPACT

No impact

DOTMAPS ID

10918

For inquiries regarding this project, please contact the agency representative.

684-Road@seattle.gov

206-684-7623

Questions?

Johanna.Landherr@seattle.gov | (206) 684-4574

www.seattle.gov/transportation / <https://streetwork.seattle.gov/m>

www.seattle.gov/transportation



on



SEATTLE, 98104
DPD# LU-3034785/EG-3034798

November 12, 2019

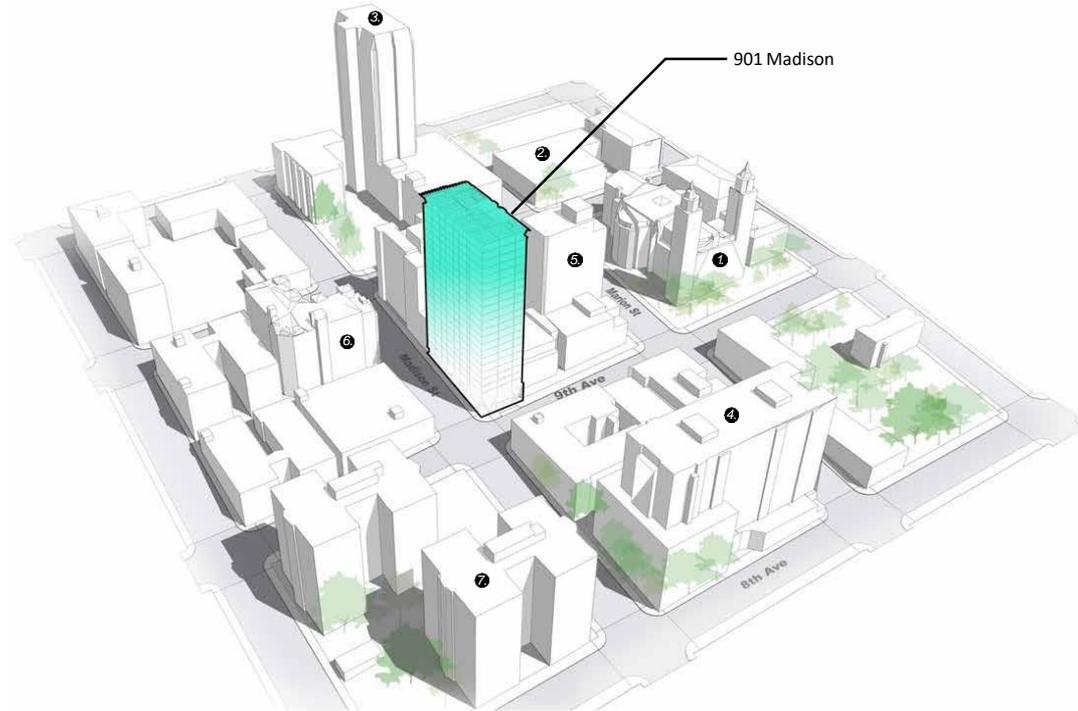
W
COLLINS
GERMAN

SUSTAINABLE
LIVING
INNOVATIONS



DESIGN PROPOSAL

Project Site



Development Objectives

- To build sustainable and affordable (60-80% AMI) housing units in the First Hill neighborhood
- Upon completion, 901 Madison will offset 105% of the energy consumed off-site via on-site renewable sources or new off-site PV arrays
- Provide approximately 48 affordable housing units
- Enhance the pedestrian experience with ground level improvements and retail space

Site Metrics

Site Area: 7,680 GSF

Residential: 87,990 GSF (176 Units)

Parking: 40 Stalls (Automated Parking)

Project Timeline

Permitting/Entitlement: Now through Q2 2020

Construction: Q2 2020 through Q2 2021

Target Completion: August 2021

Existing Buildings

- 1 St. James Cathedral
- 2 O'Dea High School
- 3 Carhini Medial Tower
- 4 MStreet Medical Building
- 5 Chancery Place Apartments
- 6 Sorrento Hotel
- 7 The Mill

CONTEXT ANALYSIS

Surrounding Uses

Map Key



- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial
- Hotel/Hospitality/Hospital
- Public Park
- Cultural/Arts/Entertainment

High Priority Guidelines

CS1: NATURAL SYSTEMS & SITE FEATURES

A. Energy Use



A-1 ENERGY CHOICES

At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

Design Response

A combination of renewable energy sources and methods will include building mounted PV panels, battery storage, and a collaborative waste water/heat recovery program with neighboring medical sources.

C. Topography



C-2 ELEVATION CHANGES

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

Design Response

We have allowed the significantly sloping site to inspire as we plan functional pedestrian oriented uses that enhance the public right of way experience. The topography of our site also informs our interior functional planning so that we can take advantage of disparate sidewalk elevations.

CS2: URBAN PAT TERN & FORM

A. City & Neighborhood Location



A-1 SENSE OF PLACE

Emphasize attributes that give the neighborhood and the site its distinctive sense of place. Sense of place is informed by patterns of streets, street slope, significant trees, iconic buildings & transportation junctions. These attributes are gateways to the community.

Design Response

We strive to implement pedestrian oriented experiences that the passerby can engage with. We also plan to retain existing trees, where possible, and enhance the ROW pedestrian experience with sensitive landscaping. We see this building as a “gateway” for the neighborhood and its particular mix of residential, institutional, and small retail experiences.



A-2 ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high profile” design with significant presence and individual identity.

Design Response

We see this building, by virtue of its slender massing, and its small site, as an opportunity to create an iconic architectural statement. We plan to leverage this into a fully locally oriented brand that speaks to the existing fabric of the surroundings and the future of this neighborhood.

CS2: URBAN PAT TERN & FORM

C. Relationship to the Block



C-1 CORNER SITES

Corner sites can serve as gateways or local points: both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and an generous entry.

Design Response

The recent history of the site included a corner entry to a well established eatery. We plan to leverage this unique opportunity to provide a corner entry to a dining use in the current design for the project.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

A. Emphasizing Positive Neighborhood Attributes



A-2 CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms & architectural styles, as expressed through use of new materials or other means.

Design Response

We believe that a “contemporary” design aesthetic does not have to be “cold” and can add clean, visual interest to pedestrian oriented uses and entry to the building. We also believe that the clean lines found in the design enhances the residential component based construction.

PL1: CONNECTIVITY

A. Network Of Open Spaces



A-2 ADDING TO PUBLIC LIFE

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, courtyards, plazas, or through-block connections, along with place-making elements like trees, landscape, art, or other amenities.

Design Response

We plan on providing a widened ROW along Madison Street, one block adjacent to a future BRT bus line and will also provide an accessible recessed main entry to the building. Pedestrian oriented uses will be transparent and allow interior retail uses to be seen from the public ROW.

PL3: STREET-LEVEL INTERACTION

A. Entries



A-1 DESIGN OBJECTIVES

Design primary entries to be obvious, identifiable, & distinctive with clear lines of sight & lobbies visually connected to the street. Scale & detail them to function well for their anticipated use & also to fit with the building of which they are a part, differentiation residential and commercial entries with design features & amenities specific to each.

Design Response

The primary entry to the building, serving residential and retail/restaurant uses will be provided with clear lines of sight from the public ROW. Distinctive detailing will be keyed to provide clear, understandable, and obvious points of entry for the building.

SUSTAINABLE LIVING INNOVATIONS

How It Works

A DEPARTURE FROM TRADITIONAL THINKING



A new way of living through a new way of building.

Mission

To deliver 4-star mid- to high-rise residential projects inexpensively, faster, and with a higher level of operational efficiency and livability.

Vision

SLI's objective is to tackle inherent problems with conventional multi-story residential construction worldwide, i.e. urgent need, material waste, size limitations, risk, and lack of resources.

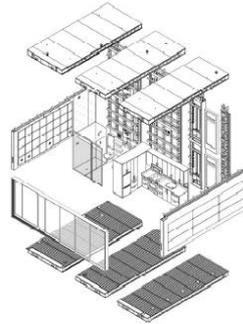
What is the SLI deliverable?

All components are manufactured off-site and delivered to the location ready to connect. Very little site prep is required and can be done while the panels are being put together. Once the panels arrive on-site, the process is clean and repetitive as panels are erected, connected, and systems are activated. Interior and exterior finishes are installed, and the building is ready for inspection.

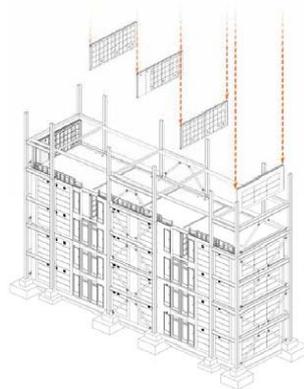
Traditional construction schedules are reduced by 50% with SLI (offsite fabrication is 70% of the shortened schedule, onsite labor is 30%).

For example, an 18-month traditional construction schedule is reduced to 9 months with an SLI building. Of those 9 months, 6.3 months is offsite fabrication and 2.7 months is onsite labor.

PANEL INSTALLATION



Prefabricated Components



Efficient Installation

BENEFITS FOR THE CITY

- f Turn-Key.** SLI can finance construction costs with partners across the West Coast. A turn-key solution lowers construction risk for developers and brings down construction cost.
- f Minimal construction waste.** Every fastener, pipe, and wire has been documented and standardized. Manufacturing companies build SLI systems on an OEM basis, and the panels are assembled off-site.
- f Energy & Water Efficient.** SLI buildings use about two-thirds less energy and one-third less water than traditional apartment buildings. On-site renewable energy and grey water treatment result in a high performance building.
- f Reduce community impact.** 50% faster construction minimizes neighborhood disruptions, traffic, and parking issues.
- f Affordable Housing.** SLI intends to perform both MFTE and MHA affordable housing requirements on site for all projects within the city of Seattle.
- f Housing on Non-Traditional Lot Sizes.** Turn undersized "orphan" lots in the City that are too small for traditional construction (<8000 SF) into sites for highly marketable apartment buildings.
- f Reduce highway congestion.** 49.6% of Seattle's workforce still commutes to work alone in their car. SLI can help the City build thousands of housing units closer to workplaces and alternative transportation options.

SUSTAINABLE LIVING INNOVATIONS

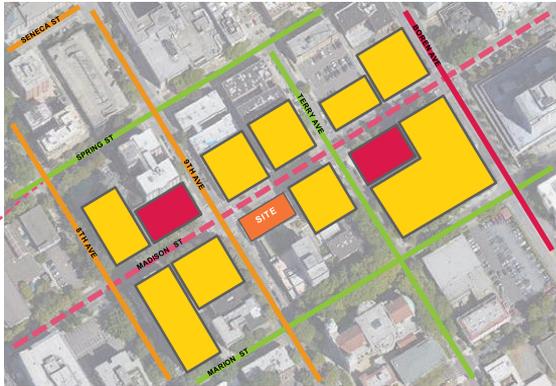
SLI Interiors



SUSTAINABLE LIVING INNOVATIONS

SLI Solution for the City of Seattle

SLI SOLUTION FOR THE CITY OF SEATTLE



901 MADISON

We estimate there are over 200 residential parcels in Seattle that are less than 8,000 SF with improvements less than 50% of land value.

We call them “orphan” lots because they are unbuildable to zoning height with traditional construction. SLI can remedy this, like with 901 Madison.

47+7 APARTMENTS, GREYWATER TREATMENT SYSTEM, SOLAR TUBES

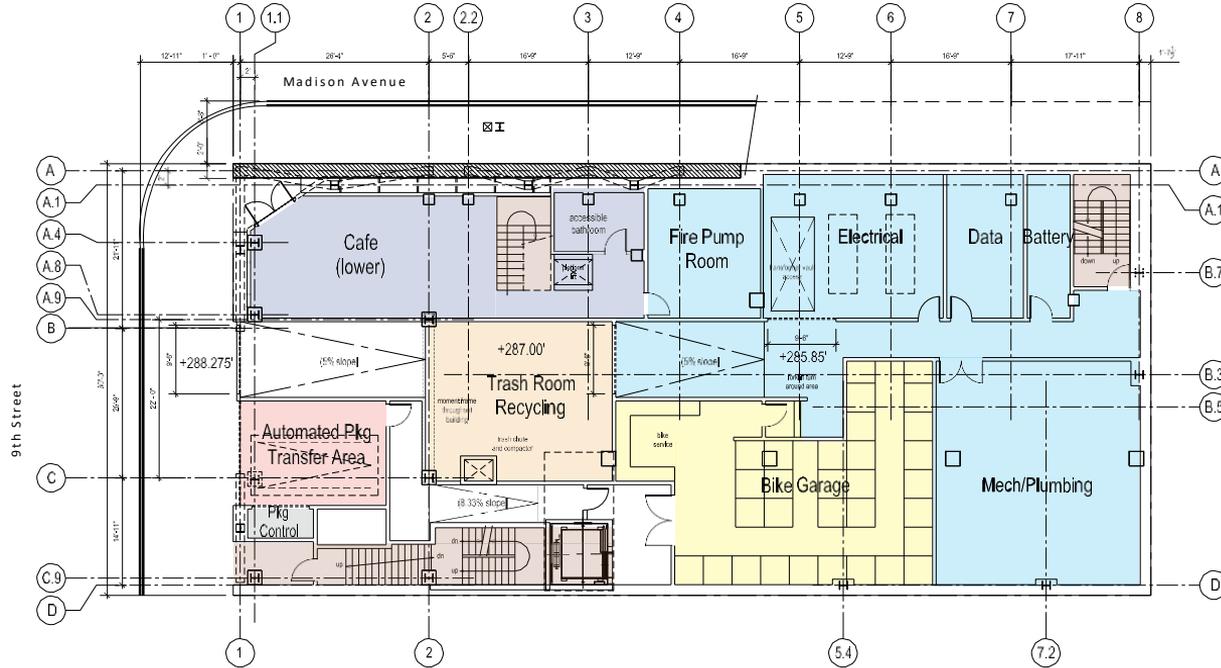


Advancing Sustainable Living

- f Reduced onsite time** lowers the construction carbon footprint associated with workers commuting to the site and deliveries.
- f Factory assembled** panelsystems inherently eliminate waste. Moreover, SLI utilizes companies that are ISO 9000 certified.
- f** SLI units use low-to-no VOC materials, and that are responsibly sourced.
- f** Solar panels provide energy for hydronic unit heating & central domestic hot water.
- f Greywater** treatment system provides recycled water for toilet flushing, irrigation and laundry, and in-floor hydronic heating.
- f Low voltage** electrical system/LED lighting for all residential units and common areas.
- f Recycled materials** are used in the structural system (steel) and interior finishes (wood).



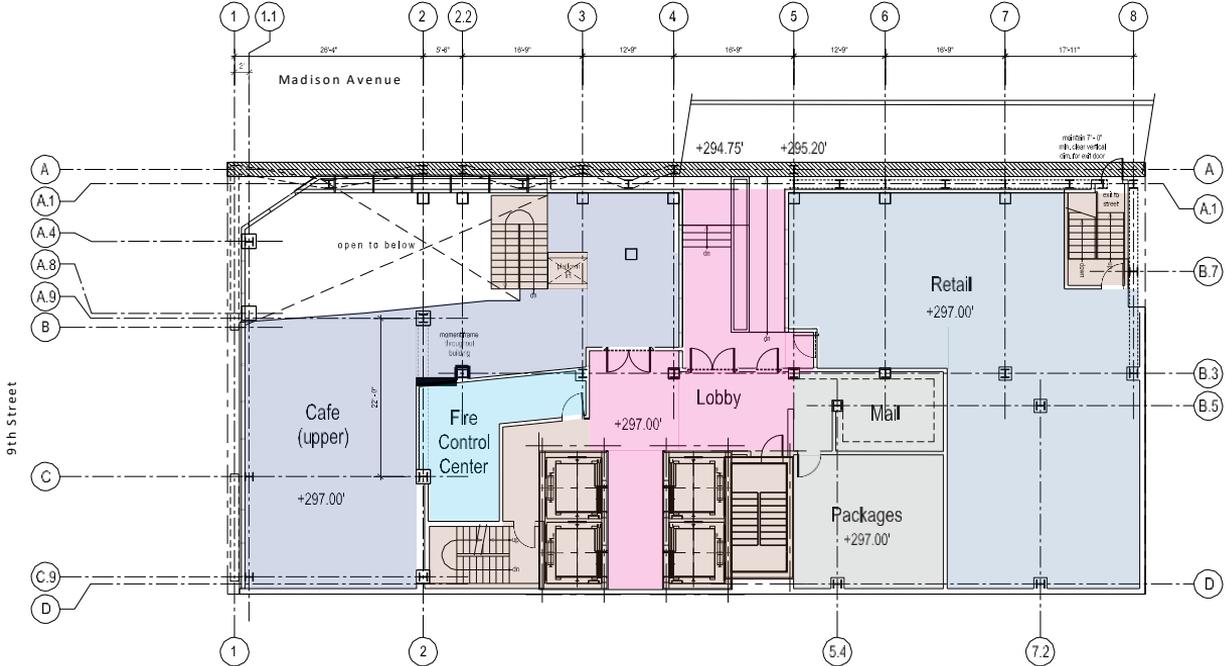
FLOOR PLANS



Lower Level Retail & Parking - P1



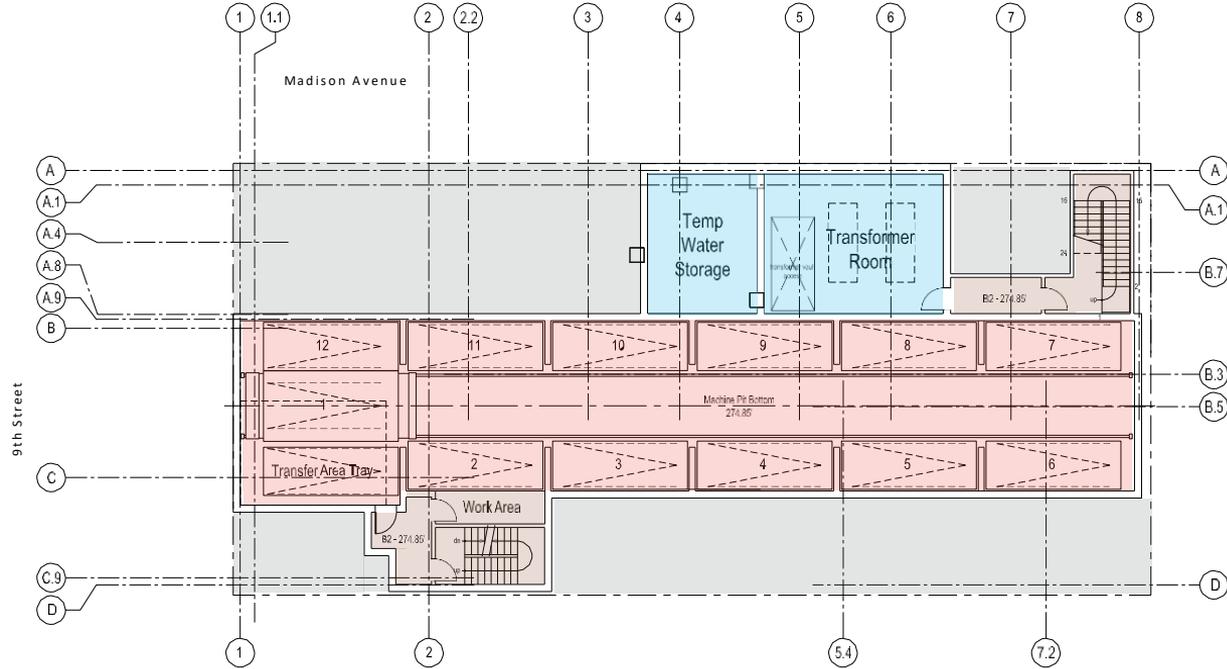
FLOOR PLANS



L1 - Retail & Residential Services



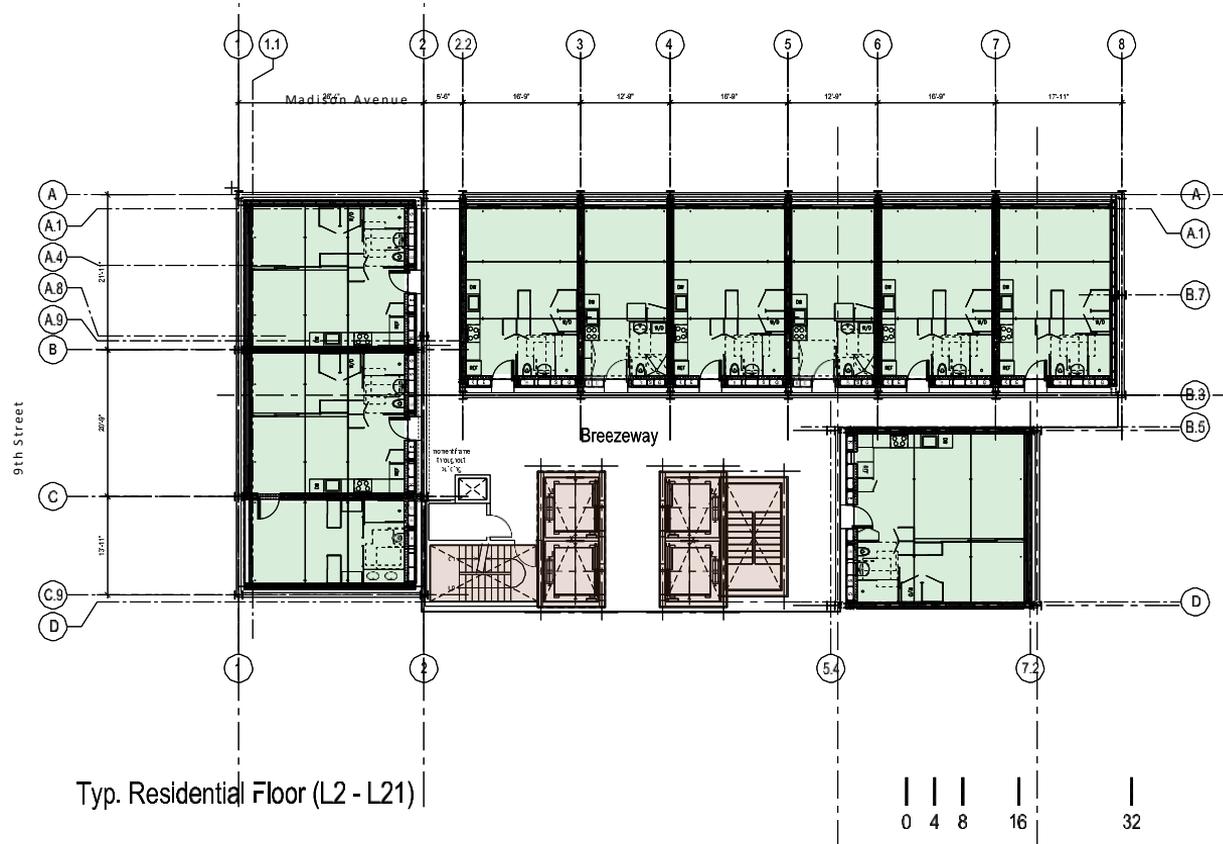
FLOOR PLANS



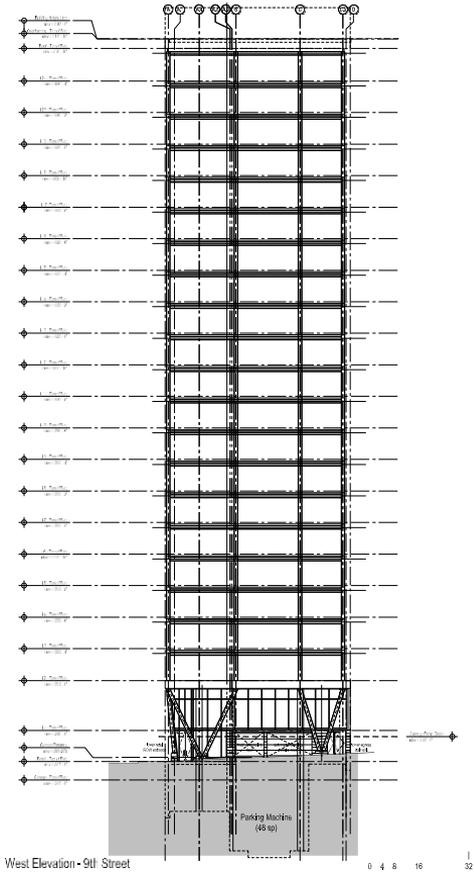
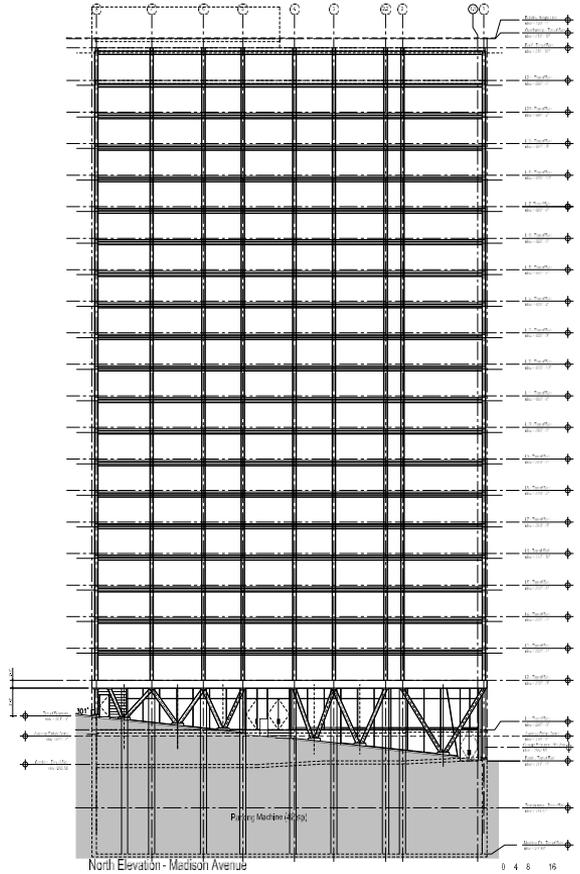
Lower Level Utility Basement & Parking Machine



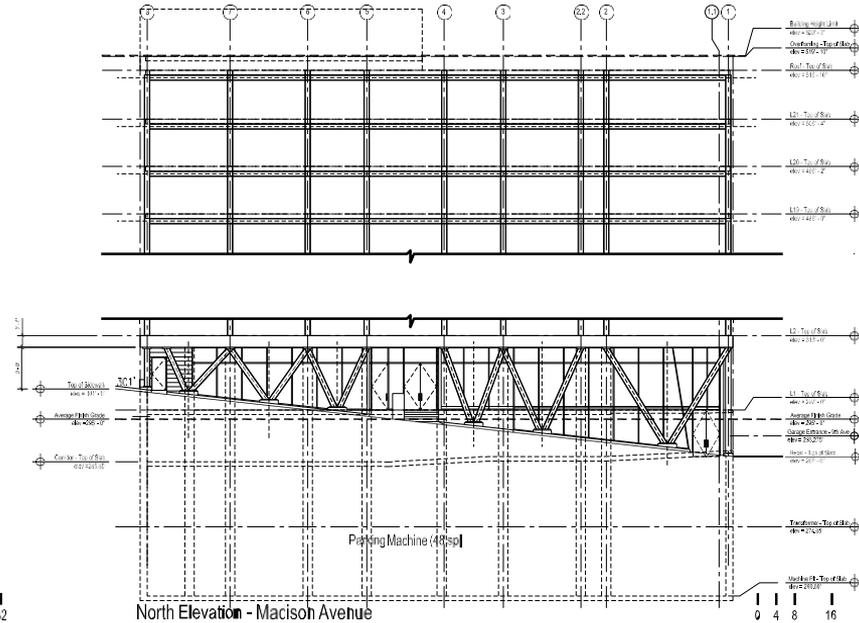
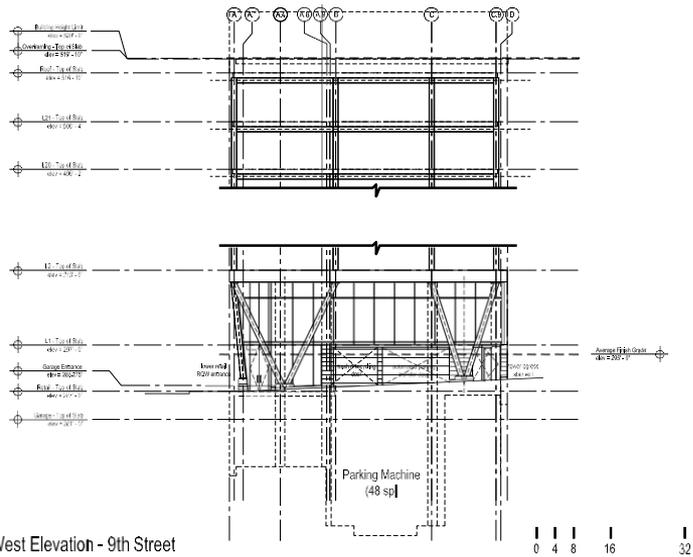
FLOOR PLANS



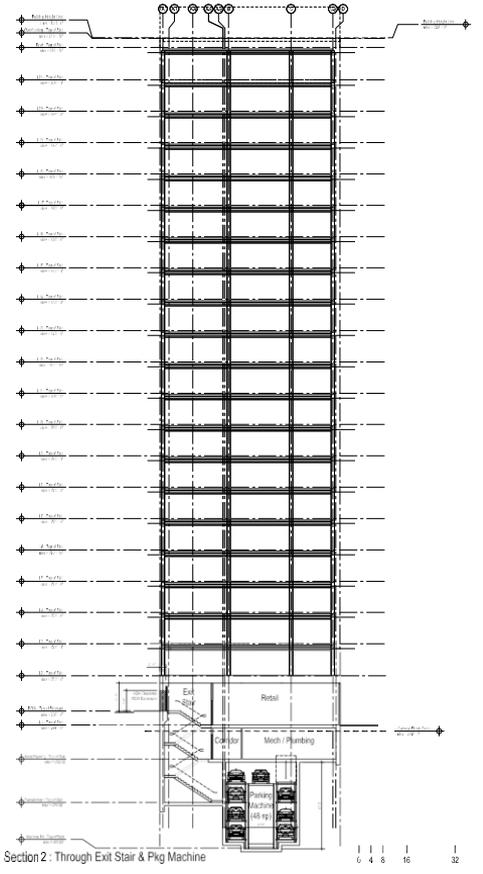
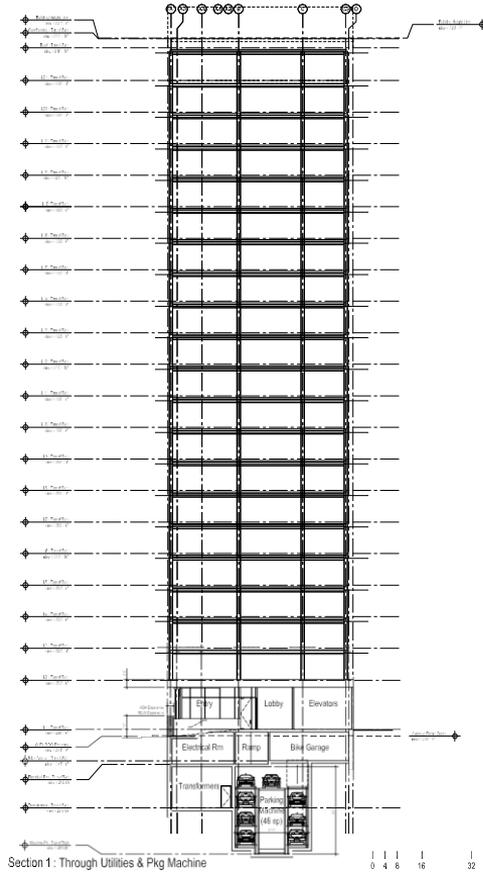
ELEVATIONS AND SECTIONS



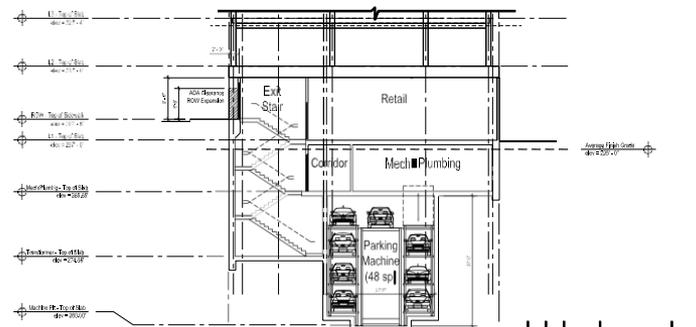
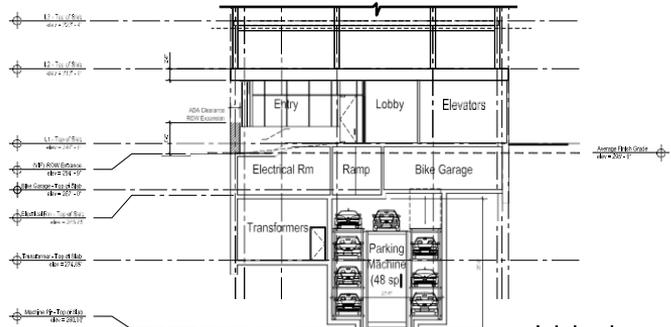
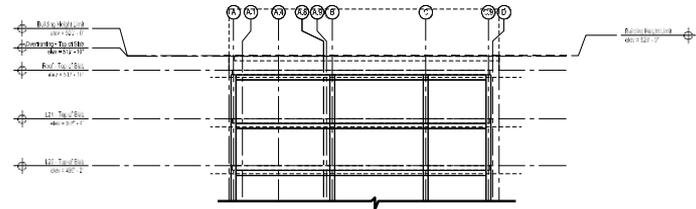
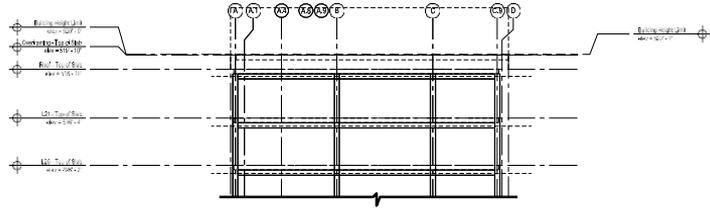
ELEVATIONS AND SECTIONS



ELEVATIONS AND SECTIONS



ELEVATIONS AND SECTIONS



Section 1 : Through Utilities & Pkg Machine

0 4 8 16 32

Section 2 : Through Exit Stair & Pkg Machine

0 4 8 16 32

CONCEPT DEVELOPMENT
STREET RETAIL AND GROUND FLOOR DEVELOPMENT



CONCEPT DEVELOPMENT
LANDSCAPE DEVELOPMENT FLAVORS



DESIGN INSPIRATION



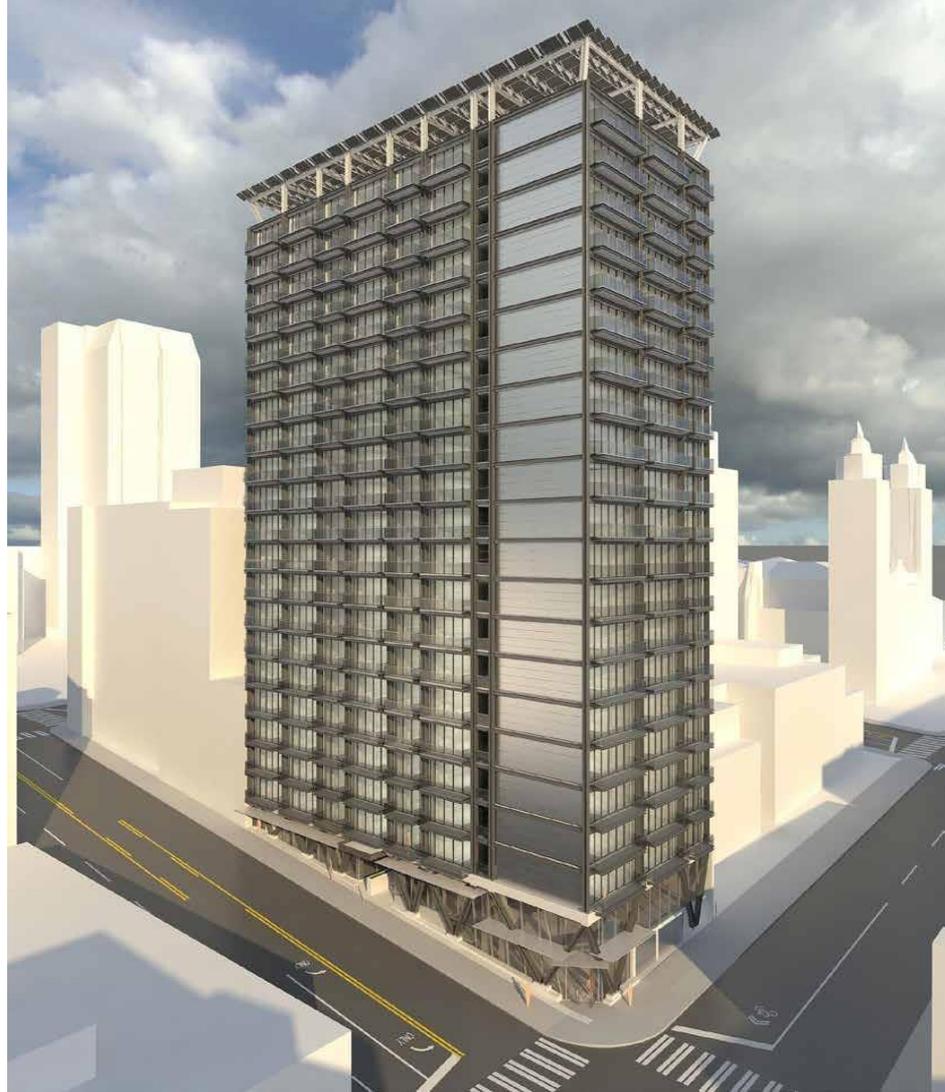
DESIGN INSPIRATION



DESIGN INSPIRATION



THANK YOU



First Hill Updates



FIRST HILL
IMPROVEMENT ASSOCIATION

Terry Avenue

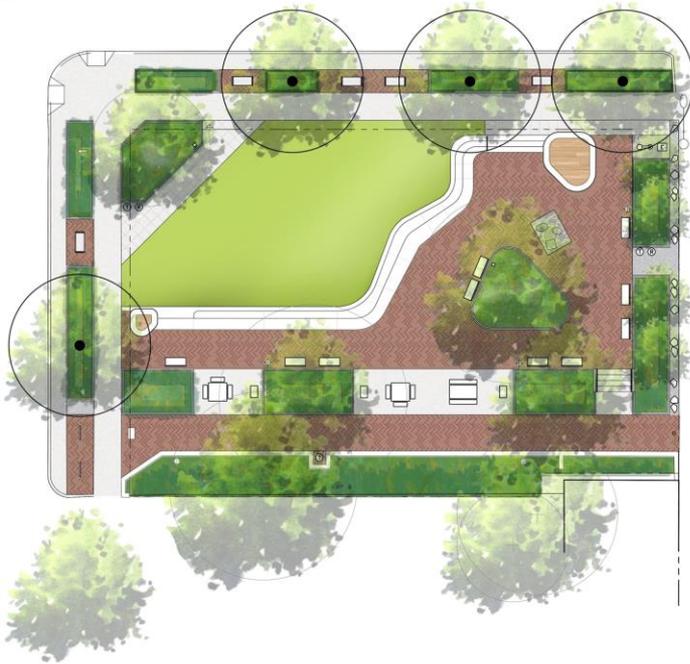
The Terry Avenue Concept Plan, as identified in the PRAP, seeks to create 40,000 square feet of new open space along Terry Avenue by creating a pedestrian- priority street from Spring to Terrace Streets.

- Steering Committee
- Neighborhood Matching Fund
- Berger Partnership

Terry Avenue - Spring to Terrace
Overall Concept Plan - Future Vision Section



First Hill Park



Sunset over First Hill- Volunteer Painting Day



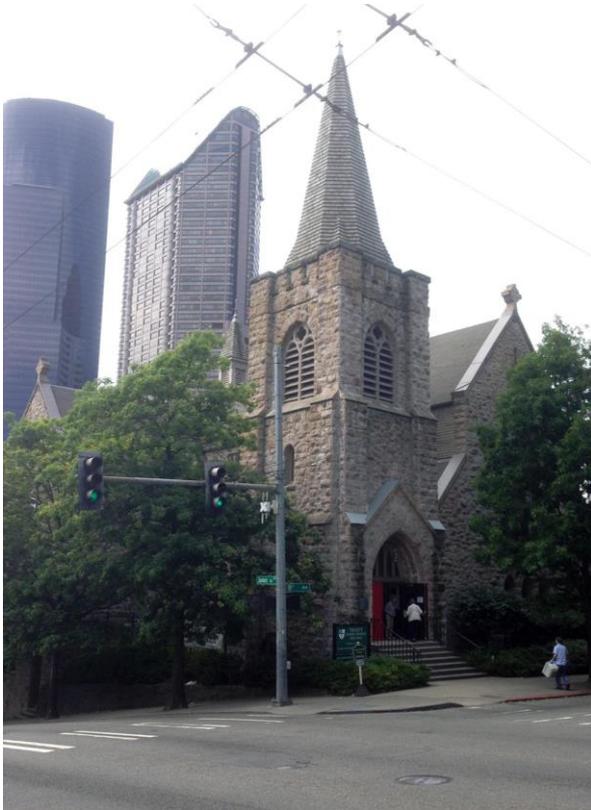
Saturday, November 16th

10:00AM - 2:00PM (or whenever we finish)

***Under the Freeway between James and
Cherry Streets***

To ensure we have enough brushes, anyone who is interested in volunteering should email paul@urbanartworks.org.

WHEEL First Hill Shelter



The Women's Housing Equality and Enhancement League (WHEEL) is a non-profit and non-hierarchical group of homeless and formerly homeless women working on ending homelessness for women in Seattle and King County.

WHEEL Shelter is a large, low-barrier shelter for Women, which is open year-round, 8 PM to 6:30 or 7:30 AM at Trinity Episcopal Parish (609 8th Ave.). Community Dinner at Trinity is on 4th Thursday of every month from 6pm - 7:30 pm.

Needs: blankets, hygiene products, coffee, cash donations

First Hill Autumn Clothing Drive



First Hill Improvement Association is collecting donations of new and gently used clothing items to support the work of First Hill's Homeless Outreach Coordinator - Sara Mar. Please consider donating new or gently used:

- Hats
- Gloves
- Socks
- Shoes
- Men's clothing

If you would like to donate any of these items, please contact Anne McCullough at anne@firsthill.org or 206.624.0208 and we can arrange to collect your donation. **Donations accepted through November 25th.**

New First Hill Plazas & Pocket Parks



New First Hill Business & Reopenings

trübistro
COFFEE | WINE | BITES

LE'S SANDWICHES
1303 MADISON ST
SEATTLE WA 98104
(206) 682-7702

SALADS

- 1. CHICKEN SALAD\$6
- 2. SHRIMP SALAD\$6

VERMICELLI RICE NOODLE BOWLS

with lettuce, cucumber, pickled carrots, basil, bean sprouts, onions, dried shallot, peanut and your choice of:

- LEMONGRASS TOFU\$11
- CRUNCHY EGG ROLLS\$11
- GRILLED PORK\$12
- BULGOGI KOREAN BEEF\$12
- CHICKEN FILLETS\$12



SPRING ROLLS (2)

- 1. TOFU SPRING ROLLS\$5
- 2. AVOCADO SPRING ROLLS\$5
- 3. SHRIMP SPRING ROLLS\$5
- 4. CHICKEN SPRING ROLLS\$5
- 5. EGG ROLLS\$5



SPRING ROLLS ARE SERVED WITH PEANUT SAUCE
EGG ROLLS ARE SERVED WITH SWEET AND SOUR SAUCE



BANH MI SANDWICHES

WITH LETTUICES, TOMATOES, CUCUMBERS, PICKLED CARROTS, ONIONS, CILANTRO, JALAPENOS, PEPPER, BUTTER, MAYO, AND HOMEMADE SAUCES.

- 1. TOFU\$8
- 2. COMBO\$8
PORK ROLL, ASIAN HAM WITH PÂTE
- 3. SPECIAL\$9
JAMBON, PORK ROLL, ASIAN HAM WITH PÂTE
- 4. GRILLED PORK\$9
- 5. BULGOGI KOREAN BEEF\$9
- 6. ROASTED CHICKEN\$8
- 7. CHICKEN FILLETS\$8
- 8. PULLED PORK WITH BBQ SAUCE\$8
- 9. PORK MEATBALLS\$8
- 10. CHICKEN TERIYAKI MEATBALLS\$8
- 11. SARDINES IN TOMATO SAUCE\$8
- 12. SPICY TUNA AND PEPPERONI\$8

COFFEES / BEVERAGES

- 1. HOT DRIPPING COFFEE WITH CONDENSED MILK...\$4
- 2. ICED DRIPPING COFFEE WITH CONDENSED MILK \$4
- 3. ICED BLACK TEA\$4
- 4. ICED GREEN TEA\$4
- 5. THAI ICED TEA\$4
- 6. YOUNG COCONUT WATER ...\$4



MILK TEAS

- PEARL, JELLY, CRYSTAL PEARL, POPPING PEARL
- 1. ORIGINAL FLAVOR\$5
- 2. JASMINE GREEN TEA\$5
- 3. COCONUT\$5
- 4. STRAWBERRY\$5
- 5. TARO\$5
- 6. MANGO\$5
- 7. HONEY DEW\$5
- 8. WATERMELON\$5



FOODS MAY CONTAIN PEANUTS AND DAIRY PRODUCTS

Upcoming Meetings & Events

FHIA Urban Design and Public Space Committee Meeting - Wednesday, December 4th 1:30pm @ Horizon House

Volunteer Paint Day - Saturday, November 16th 10 am - 2pm @ Between James & Cherry Streets on 7th Avenue

THANK YOU!

We exist because of members like you!

Harborview Medical Center * Virginia Mason Medical Center *

Swedish Medical Center * First Hill Plaza * Transforming Age * Danforth Seattle

LLC * Terry Care Group LLC * Westbank Projects * Horizon House * Vulcan Inc * Caydon

Seattle * 800 Columbia Investors LLC * 1223 Spring Street * Mary & Bob Terrell * Betsy Braun *

Mary Ellen Hudgins * Lowe Real Estate * Yesler Terrace Owners Association * Lennar * Suzanne Hittman *

Murano Senior Living * Merrill Gardens * David Nemens * Leatrice Schacht * Leah Zoller * Jake & Cathy Jaramillo * Don Glickstein * Patricia Dubrow * Ann

Milam * Danielle Nouné * Mary Jo Burns * Jerry Campbell * Elizabeth Davis * Della Liem * James & Sharon Nutting * Jerry & Marguerite Lewis * Thomas & Lorraine

Sakata * Marcia Condon * Basil & Lidia Filonowich * Molly Linden * Katherine Raff * Phil & Karen Llyod * William & Virginia Revere * Roger Gavin * Anne & Allan

Affleck * Casey Rogers * * Katherine Graubard * Mary Jo Mikkelsen * Miriam Sutermeister * Jane Sanders * Vito's * Old Colony * Dorlene Agenbroad * Lindsay Radliff *

Janice Anderson * Cassandra Carothers * John Nyce * Carrie Fox * Marjorie Levar * Kathy & Mel Brostoff & Belding * Jeanene Williams * Elizabeth Hanson * Kathryn

Rode * Barbara Rhoe * Town Hall * Douglas Bradley * Ashley Clark * Eugene Webb * Tom Gibbs * Plymouth Housing * James & Laura Melhorn * Lila Greengard *

Margaret Haggerty * Whole Foods * Susan VanLeuvan * Ward Wright * Lee Bennett * First Presbyterian * Christina Orr-Cahall * Mark & Lou Damborg * Ann Ormsby *

Trinity Parish * Helen Goehrning * Virginia Senear * Vinnie Lee * Lynn Winter * J.H. & D.C. * Van Olst * Linda Niebanck * Jack Dorwick * Patricia Fearey * Frederick

Brandauer * Kelleher House * Westbank Projects PP * Lorna Erickson * Bloodworks * Heather Hutchison * Frank Conlon * Caydon Seattle * James & Lourdes DeMaine *

Alice & Joe Wesley * Margaret Newsom * Donald & Lilyan Snow * David Shaw * Augusta Howe * Lorraine Woods * Juanita Watt * Bill Kleinenbroich * Carol Rubin *

Bellwether Housing * Don & Sue Phillips * David & Rosemary O'Hara * Richard & Margaret Dion * Kokila Lochan & Thomas Bennett * Jacqueline Williams * Stockbox *

St James Cathedral * UPS Store * Mary Porel * Bonnie Miller * Hotel Sorrento * Nancy Olsen * Jeffery & Nancy Ewell * Molly Watkins * Linda Wolf * Diane Stevens * Monica

Gaines * Barber Putnam * Cynthia Johnson * Raikes Foundation * Aimee Shantz * Loretta Pirozzi * Sunset Club * Kendall Baker * Delores Gibbons * Sara McVey *

Seattle First Baptist * Lynne Handlos * * Ellen Green * Joe Bills * Massey Patrick * John Shapiro * Jim Erickson * Ellen Greene * Chad Hunter