



Urban Design and Public Space Committee Meeting – October 3, 2018 – Horizon House

In Attendance

- Jim Erickson, UDPS Chair
- Alex Zeiler, FPA
- Ann Kelly, FH Resident
- Bob Terrell, FH Resident
- Brennon Staley, OPCD
- Cathy Jaramillo, FH Resident
- Clint Pehrson, Trinity
- Dana Forhan, Frye Art Museum
- Darel Grothaus, Trinity
- Dorothy Offenbacher, FH Resident
- Doug Holtom, Interim FHIA ED
- Heather Hutchinson, FH Resident
- Jeff Gill, Trinity
- John Wilson, FH Resident
- Lindsay Radliff, FH Resident
- Lucas Sandidge, Caydon
- Mary Ellen Hudgins, FH Resident
- Mike Kehl, SCB Architects
- Ross Baker, VMMC
- Suzanne Hittman, FH Resident

Agenda

- Welcome and Introductions
- 615 8th Avenue Presentation
- Incentive Updates
- News, Updates, and New Business

615 8th Avenue Presentation

The site is located directly north of the historic Trinity Church. Part of the Church's programming will be within the proposed 615 8th Avenue building. The Memorial Garden will be enlarged upon completion of this project. There are three schemes for the Memorial Garden. Scheme 1: to mimic a traditional English Garden with strong visibility from the public realm. Scheme 2: an introverted garden. Scheme 3: contemporary with a lush and rich garden. The goal of scheme 3 is to avoid being pastiche.

Based off FHIA public comments included: ADA accessibility tables and chairs have been included, pedestrian scale lighting, curb bulbs, and transparent barriers into the Memorial Garden.

The entrance into the Memorial Garden is now mostly barrier free with a gate, perpendicular to the sidewalk, that is able to swing 180 degrees to allow for community and church use. There are four elements to the Memorial Garden: the street garden for the public, the doister garden, Trinity common space (coffee shop/art gallery). Trinity will own and operate the coffee shop and art gallery. The Memorial Garden hopes to spill out onto the sidewalk. Jim Erickson said the he was concerned about sightlines.

The streetscape will have stormwater plantings along the hill on Cherry Street, benches on 8th, outdoor seating for commercial space, handrails along Cherry Street, curb-bulbs, stone pavings at the residential lobby, and traditional plantings. The lighting plan will include canopy and low-level lights along 8th



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Avenue, Cherry Street, and the Memorial Garden. Jim Erickson questioned the publicness of the Memorial Garden and Clint Pehrson said that it is privately owned, but general access will be continued.

Under the lobby on Cherry Street, there will be a commercial space with opportunity for a bench in the future. The vehicle entrance has been setback to allow for people and cars able to see one another.

The materials proposed are: aluminum, treated wood, clear glass, and glazing. The preferred massing 3 was approved by the design review board. The roof is sculpted to increase interest in the skyline.

Ross Baker said that the project looks good. Bob Terrell is impressed with what has been designed. Suzanne Hittman said that there are two more towers proposed in the area, and asked how does this tower consider future towers? Future towers have been rendered into Caydon's diagrams. Jim Erickson suggested that the team think about alternate configurations for parking stalls. Clint Pehrson replied that parking spaces could be used as storage. Lindsay Radliff said signage for the Memorial Garden should have an event calendar so the public can be informed. Bob Terrell asked what the schedule was and Caydon hopes to have their MUP by May with construction started by the end of 2019. The team is hoping that FHIA will supporting the contemporary garden design.

Incentive Zoning Updates

Brennon Staley from the Office of Planning and Community Development described that Incentive Zoning is under consideration from the City Council. In First Hill the benefits have included: affordable housing, on-site amenities, and Transfer of Development Rights (TDR). Mandatory Housing Affordability (MHA) has been implemented in: downtown, South Lake Union, the U District, Uptown, and the Central District. Legislation for city-wide MHA is being considered. First Hill incentives are proposed to be converted to MHA requirements; city council will be considering the proposal in late 2018/early 2019.

The city council is debating whether First Hill incentives would be all MHA or a lower MHA requirement plus incentive zoning. Mary Ellen and Bob Terrell support the option to allow for Open Space, Affordable Housing, and TDR. Suzanne Hittman asked how does FHIA influence the council? Brennon Staley responded that FHIA should: call them, write letters, and set up meetings with council members. New developments will have to follow MHA after 30 days of council passing MHA.

Incentive Zoning is currently voluntary and property owners may gain extra floor area beyond the base. The current program allows: open space, green street improvement, and TDR. The updated goal is: create a clear and consistent program, achieve better outcomes for public benefits, improve the City's permitting, tracking, and enforcement processes.

The Timeline is as follows: September 2018 – January 2019: Develop and Ordinance and Director's Report. December 2018: Council decision.

The Green Building Standard will apply to all Incentive Zoning areas, excluding North Downtown. Projects must be 15% better than energy code minimum and met LEED Gold, Built Green 4-Star, or Passive House. An update may include no fossil fuels used for space heating.



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The Open Space hopes to create specific standards for location and access. Dimensional requirements to prevent narrow strips of open space. Create flexibility for movable chairs/tables. A minimum standard for lighting.

TDR will not have significant changes in First Hill. Projects that meet the 2030 Building Challenge will be allowed to sell more TDR.

Alex Zeiler asked if there is an expiration date for open spaces, and they are required for the lifetime of the building. Darel Grothaus said that receiving sites should be expanded to allow for a larger market of TDR. Mary Ellen Hudgins asked which committee will see this legislation. Traditionally, the PLUZ with the head as Johnson.

News, Updates, New Business

1103 Summit Avenue was in design review and the review board moved the project forward with conditions.

Carmel Development Partners purchased the half block site at 1100 Boylston and has begun early outreach to community members.