

Herbaugh, Melinda

From: King, Lindsay
Sent: Wednesday, July 25, 2018 4:10 PM
To: PRC
Subject: FW: First Hill Improvement Association 815 9th Avenue (#3030904) Comments
Attachments: 815 9th Avenue EDG Letter.pdf

Please upload to the project record.

From: Doug Holtom <doug@firsthill.org>
Sent: Wednesday, July 25, 2018 4:06 PM
To: King, Lindsay <Lindsay.King@seattle.gov>
Cc: Charlene Wilson <alex@firsthill.org>; James Erickson <jerickson8@comcast.net>
Subject: First Hill Improvement Association 815 9th Avenue (#3030904) Comments

Good afternoon Lindsay,

Attached below you will find a PDF with comments from the First Hill Improvement Association regarding the proposed 815 9th Avenue (#3030904) project. We appreciate the opportunity to provide comments and look forward to seeing the success of this project.

--

Douglas Holtom

Coordinator, First Hill Improvement Association

doug@firsthill.org | firsthill.org

206-624-0208

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First Hill Improvement Association
1425 Broadway Ave. #281
Seattle, WA 98122

July 25, 2018
RE: 815 9th Avenue (#3030904)

Lindsay King,

The First Hill Improvement Association Urban Design and Public Space Committee met with the design team (MG2) and reviewed the proposed project at 815 9th Ave, (#3030904). This letter reflects the Committee's comments on the proposal, which we hope you will find useful in providing guidance to the team as the project progresses.

- **CS2 C. Relationship to the Block.** In order to balance maintaining the existing rhythm of how buildings meet the property line on this block with the communities desire to have wide, accessible sidewalks we propose a mixture of setbacks, as is done at the southern adjacent property. We wish to see the code-required podium setback maintained at the retail entrance to allow space for outdoor seating opportunities, and for the project to bring the residential lobby entrance to the property line to strengthen the street-edge. This approach blends Option 2 and Option 3 in the proposal. A high-capacity bus station is located in front of this property and in order to ensure well coordinated maintenance from King County Metro, we ask that the project not attempt to integrate the bus stop into the building's design.
- **CS2 D. Height, Bulk, and Scale.** The height, bulk, and scale is consistent with existing and proposed high-rises in the direct area. The building should complement the developing First Hill skyline with a visually interesting roofline, using nearby existing and proposed high-rises as reference.
- **CS3 A. Emphasizing Positive Neighborhood Attributes.** We appreciate that this proposal seeks to respect the existing context of the neighborhood, in particular its proximity to the historic St. James Cathedral. The design should avoid pastiche, but we wish to see the podium use similar geometries of the nearby historic buildings, and use materials common in First Hill, specifically warm-toned brick. Transparent and reflective glass on the tower will highlight surrounding historic structures.
- **DC1 A. Arrangement of Interior Uses.** We wish for the project to explore rotating the interior uses of the first floor, and locate the retail space south of the residential entrance. Additionally, we advise that the package room and bicycle storage be located near the back of the building for better security.
- **DC2 A. Massing.** At the podium, we support blending Option 2 and Option 3 as explained above. For the tower itself, Option 3 is preferred, which will provides the most visually interesting design and reduces the overall mass.

FHIA appreciates the opportunity to comment on this project, and thanks the design team for meeting with our community in advance of this meeting so that we may provide input. We look forward to continuing this collaborative relationship.

Alex Hudson
FHIA Executive Director

Jim Erickson
UDPS Committee Chair