

LURC Meeting

Byrd Barr Place

Attendees

LURC Jeff Floor
Bill Zosel
Mike Moedritzer
Joy Jacobson
Noah Johnson

Presenters

Bill Singer- Environmental Works (EW)
Chrissie Seilie- Environmental Works
Shawn Abdul- First AME Housing
Preston Hampton- First AME Housing

Community

Muhammad Arar (future LURC member?)
Wyking Garrett- Africatown
Joanna Cullen

Bryant Manor Apartments, 18th & Yesler, First AME and EW (Bill Singer- presenter)

- Presentation
 - Submitted for MUP
 - This is third meeting with LURC, they've incorporated LURC comments from past meetings
 - This is last opportunity for LURC contribution to MUP/DR process (a letter of support)
 - MHA rezone to Midrise
 - Providing all low-income housing for families at 60% AMI
 - 4BR, 3BR, 2BR, 1BR, Ground-related townhomes
 - 7 floors: 6 resid over 1 (retail at corner);
 - Reuse existing parking garage for 68 cars
 - Two phase development proposed
 - First phase fronts Yesler; 95 units
 - Second phase behind fronting 18th and Pratt Park; 149 units
 - Ground floor at Yesler
 - Retail added at corner, ~1500 sf
 - Community spaces make up remainder of frontage (small, low residential stoops removed), including multi-purpose room (with space for after-school programs), property mgt offices
 - Bike parking room and maintenance area on frontage (there is precedent in CA)
 - Ground-related housing moved off Yesler
 - Portal entry thru gate to inner, resident courtyard
 - Streetscape design includes wider sidewalk, seating, landscape, bioretention planters, ground-floor fully accessible.
 - Large resident courtyard betw phase 1 and 2.

- Axial connections, some covered by building above, tying spaces all together
 - Entry to courtyard from 18th w/ zigzag ADA ramp
 - Ground floor at 18th
 - Large exposed concrete walls from preserved existing parking garages
 - Landscaping and art (mural) on this wall
 - EW has new landscape architecture component to firm
 - “Stoop” entries to lowest-floor units above
 - Future 3rd phase set aside for future daycare at NE corner facing Yesler
 - Could have more housing above
 - Could be sold to another non-profit
 - First AME desires to develop themselves
 - Current residents provided for
 - Units occupying phase 2 portion will remain occupied while phase 1 is built
 - Current tenants will be offered new units in finished project
 - Relocation assistance to be provided for displaced residents
 - Sustainability and environment
 - ESDS program with state funding
 - Proposing solar panels on roof
 - Departure requests:
 - Max facade length on Yesler-
 - Mitigation is large bay windows and large recess visually separating length into two segments
 - MM proposed providing alternate (but related) color scheme on each of the two segments to better differentiate them (as was done on 18th facade)
 - Max facade length on 18th-
 - Mitigation is "cut-through" separating the long facade length into multiple segments
 - Bay windows on Yesler in setback exceeding size limits- using non-complying bay windows as mitigation for facade length mitigation (in essence, a double departure)
 - Porches/stoops in required setbacks on west and south
 - Public comment
 - Wyking Garrett proposed the First AME reach out to more community groups besides LURC, including Africatown.

LURC assistance to small retail businesses hurt by development and gentrification

- Crescent Collaborative (formerly Yesler Collaborative) led by Doris Koo and Ellen Kissman
 - Have strategies to help businesses
 - Would like to talk with LURC
 - Saba restaurant

New LURC membership

- Muhammad Arar is back. Still considering membership. Might be moving out of CD. Will get back to us

Lake Union Partners (LUP) has new project just east of Rainier, near Stewart Lumber

- Partnering with Mt Baker Housing Association (MBHA)
 - MM must recuse himself from this project as he's working with MBHA on another project)
 - Bill Z will follow up with LUP about where and when to meet

Upcoming design review meetings with LURC participation and support

- Scott Lien project on 12th

- Lighthouse Townhomes on Plum betw 24th and 25th, just east of Rainier.
- LURC attendance confirmed (MM and Joy at Lien and MM alone at Plum)
- MM will produce summary of project pros and cons, and LURC stance on proposed design departures, based on past meeting notes where design/development teams made presentations, for LURC review and comment prior to meetings