

Public Open House Comments

Q&A

Q: Is the site made up of one lot or two?

A: Two.

Q: Can Sound Transit use eminent domain to build more affordable housing?

A: No. Sound Transit can only use eminent domain for transit-related projects.

Q: Will the site contain one building or two?

A: One.

Q: When will the value of the property be determined?

A: In June when the Board meets.

Q: Can the RFP restrict or determine the value of the property?

A: It is a factor, yes.

Q: Could additional building height be awarded for inclusion of affordable units?

A: It's possible.

Q: Why doesn't Sound Transit offer the land for free?

A: It's the Board's decision and many factors will be weighed.

Q: Will the affordable housing be permanent?

A: Projects must maintain affordability for 50 years.

Q: Does Sound Transit work with the City to balance density and open space?

A: Sound Transit is pro-development because it generates ridership for transit.

Project Priorities Activity

Which type of affordable housing is needed?

Families (12 in favor)

- Families and working poor
- Absolutely
- I know several families struggling to stay on First Hill, valued contributors at Virginia Mason, the NW School, and other non-profits, etc. They are central to preserving a vibrant, diverse neighborhood for all



First Hill

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- Specifically single-parent families
- Families
- Costs for large units are prohibitively high
- Availability of larger units is very low
- Families
- Families
- Families
- Family
- Family units

Homeless transition supportive (8 in favor)

- Formerly homeless
- Transition housing like Compass or other
- Mary's Place
- Formerly homeless
- Hygiene centers and bathrooms
- Homeless supportive program and lodging
- Homeless support
- Homeless transition supportive

Seniors (10 in favor, 1 against)

- Senior housing
- Seniors are a priority—at an affordable rate
- Seniors are a priority
- Seniors as priority
- No more senior housing
- Seniors need and deserve affordable housing close to transit, healthcare providers
- Seniors
- Low income senior housing
- Seniors who need access to medical clinics
- Low income seniors because neighborhood offers services and short distance to the site
- Low cost affordable housing for seniors

Workforce (12 in favor)

- Housing for working poor
- The working poor
- Important to support working “poor” close to employment
- Workforce is necessary for Seattle
- This
- Workforce
- Affordable housing for workers employed by hospitals and other institutions
- Affordable housing for workforce
- Affordable for those who work in First Hill
- Workers should be able to live near where they work so they don't have to rely on/pay for increasingly expensive transit



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- Walking improves health outcomes
- Workers

Other (7 sticky notes)

- Below 50% AMI
- Women
- Low income students from Seattle U
- Below 50% AMI
- 100% affordable
- People who live in affordable housing use transit more than high income residents
- Interfaith

Which ground floor use is needed?

Café/restaurant (11 in favor)

- Brew pub with good food
- Great for community gatherings
- Vitality both daytime and nighttime
- There is a shortage of restaurants in dense First Hill
- Café/restaurant social meeting place
- Coffee shops with internet
- Café
- Café would add a sense of community
- Fast food
- Healthy food
- Restaurant

Live/work units (2 in favor)

- Important to reduce commute distance
- Nice option

Daycare (9 in favor, 1 against)

- Daycare already on Boylston and Spring
- Affordable daycare is very important
- Affordable
- If the building includes families, day care makes sense
- Affordable daycare
- Daycare that is affordable
- Daycare
- Yes! Yes!
- Very important!
- Daycare

Office (1 in favor)

- With daycare available

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Meeting room (6 in favor)

- A community organizing/meeting space besides 1st [illegible] is important
- Need affordable community spaces
- Meeting room
- First-floor community day activity center
- Community building
- Meeting rooms for recovery

Health Clinic (7 in favor, 2 against)

- If the building includes families, a low-cost health clinic makes sense
- We're in "pillville," do we need another clinic?
- [Star indicating support for comment above]
- Yes, we do need a walk-in clinic!
- Hygiene and bathrooms
- Yes!
- Essential services for families
- Very important!
- Mixed homeless shelter and health clinic (or other daytime use)

Specialty retail (13 in favor)

- Vitality in both daytime and nighttime
- Apple store—we can dream!
- Need to replace specialty retail being forced out by other FH development
- Retail place for stores which will leave Madison during and after BRT
- Book store
- Small, affordable retail
- Yoga or fitness
- Fitness
- Bike shop
- Dog boarding
- Bike shop
- Local businesses! Sized and priced accordingly
- Health club with pool, etc.

Other (10 sticky notes)

- People at 60% AMI need food, not Whole Foods
- If you live in First Hill, there's no place for your guests to park
- Veterinarian
- Sufficient parking
- Library
- Dog park
- No more banks or credit unions
- Interfaith
- Indoor garden/rainforest
- Community kitchen

Urban Design: What defines First Hill's character?

Open Space (12 sticky notes)

- Feel of open space related to the buildings
- Safe open space
- Small parklets, places to sit
- Park space needed in 8th/9th and Marion/James
- Limited open space—needs more open space
- Yes to open outdoor community space
- Some set back and gathering social space between building and sidewalk
- More open space
- Park-like areas along slow-moving roads
- Open-park
- Communal
- More open space

Trees (11 sticky notes)

- Urban tree canopy
- Green green green trees trees trees
- Trees—greenway
- More green on First Hill—not just a flow-through neighborhood
- Trees
- Trees—green space
- Green space despite density
- Wonderful old trees
- More green everywhere on First Hill
- Like shade
- Trees

Walkability (9 sticky notes)

- Pedestrian-friendly
- Inviting pedestrian walkways
- Pedestrian green space along 8th Ave
- Walkability
- Proximity to Downtown
- With BRT on Madison, traffic will shift to Spring and Seneca—need better pedestrian crossings
- Like wide walkways
- Quiet, walking-friendly side streets
- Walkable side streets

Architecture (3 sticky notes)

- Integrate existing architecture into design—blending
- Tall, set-back towers
- Tall residential

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Other (8 sticky notes)

- Best word to describe First Hill is DESOLATE—no people, except during work hours. Not a person to be seen on weekends.
- Benches
- Traffic flow along Boylston
- Playground for kids safe from streets
- Transit improvements beyond present connections
- History
- Safe bike space
- Yes to bike ways