

**Sound Transit  
Capitol Hill TOD Public Forum  
June 24, 2009  
6:00 – 8:15 PM  
SCCC, Room 4106**

**Housing and Retail Small Group Comments**

**SUMMARY:**

At the June 24, 2009 Sound Transit community meeting on TOD, housing and retail issues were discussed. Several housing and retail experts spoke about various Capitol Hill projects and issues, and then community members assembled into three smaller breakout groups to discuss and respond to several questions posed on housing and retail along Broadway and in the future TOD projects. During the retail portion of the meeting, only two discussion groups assembled while the rest of the audience elected to continue asking questions of the retail experts.

The three breakout groups selected several housing options as the top housing priorities for Capitol Hill/Broadway, including mixed-income, affordable, workforce and artist live-work housing. The overall discussion theme was that a broad balance of housing is needed on Capitol Hill, and that a mix of both affordable and market rate housing would bring a necessary balance of diversity and sustainability to the neighborhood. There was also general consensus that it will be important to use architecture and design to preserve the scale and feeling of smaller buildings.

Two breakout groups identified several retail priorities for Capitol Hill/Broadway including bakeries, hardware/garden, kitchen supplies, restaurants and the farmers market. Feedback focused on a need for a mix of local, independent and national anchor retailers that serve the local neighborhood and residents but also attract regional shoppers to the area.

Actual written comments from the breakout groups are shown below:

**HOUSING:**

- 1) **Of the following choices (and/or others), what are the top three housing priorities for the Broadway / Capitol Hill area** (Market-rate; Student; Family; Artist live/work space; Senior; Workforce; Affordable; Mixed-income; Other)? **Why?**

**Group 1:**

- Mixed income keeps diversity
- Affordable is important because of risk of losing diversity
- Workforce housing because its difficult to have options for folks beyond 80% AMI
- Market rate helps keep neighborhood sustainable
- Housing for singles and seniors is important
- Need variety on the TOD sites
- Need smaller spaces with more density
- Workforce housing is needed to reduce the commute and allow people to live and work in their neighborhood

- Worry that market rate housing is driving out other new units that would help achieve a balance of housing types

### **Group 2:**

#### Artist live/work space

- Interaction with public – great solution
- Retail can be converted to workspace
- What Capitol Hill is about – known as artist’s district
- Lower construction type – market rate higher level finishes – quality of building
  - Developers opt for durability
  - Design guidelines already set
  - Change zoning

#### Family

- Proximity to Park

#### Mixed-income

- Help subsidize lower-broad economic base

### **Group 3:**

#### Workforce Housing

- Workers can’t afford to live where they work
- Current residents shouldn’t be priced out
- Housing for people early in their career
- Affordable housing is an urgent need in all of Seattle
- Promote diversity through diversity of income

#### Artist Live/work

- Artists offer unique residents
- Gives options to community
- Spaces can be exploited for higher rent (cautionary)

#### Market-rate

- Promotes driving, not appropriate for Capitol Hill

## **2) What positive or negative examples of housing developments in the Capitol Hill area might inform Sound Transit’s future TOD project? Why?**

### **Group 1:**

- Block long developments (-), not enough diversity
- The right scale and streetscape /human scale (+)
- Maybe smaller lot sizes?
- Build in shared car facilities
- Good architecture
- Employer assisted housing
- Be bold
- Liz Dunn corner – Agnes (+)

### **Group 2:**

- Scale – large
  - Recognize pedestrians
  - North end of Broadway recognizes pedestrians
  - Retail on Broadway, not condos
  - More activity on street if ground level commercial
  - 15<sup>th</sup> and Pine relates to street – “dead”

- More specific about retail/commercial
- Housing at street level

**Group 3:**

- Walgreen's good because of mix of retail and design (+)
- 100 year building – timeless, fits into neighborhood look (+)
- Local, small shops (+)
- Street trees and planting (+)
- Condo conversions (-)
- Developments that exceed city baseline, Washington DC has good program
- Taller and denser (+) live up to potential of transit
- Cal Anderson Park (+)

**RETAIL:**

1) **Of the following choices (and/or others) what are the top three retail priorities for the Broadway / Capitol Hill area** (Restaurants; Bars/nightclubs; Groceries; Bakeries/specialty foods; Clothing/accessories; Gifts; Salons; Hardware/garden; Bookstores; Home furnishings; Art galleries; Kitchen supplies; Electronic/technology; Theaters/entertainment; Social services; Medical/health services; Banks/financial services; Office space; Other retail; Other services)? **Why?**

**Group 2:**

- Large spaces = big overhead. Are there models for smaller spaces at good prices, possibly Class B space (i.e. basement for theater)?
- Reduce parking – what does it do?
- Parking issue – is it why people leave Broadway? Who is it for (residents, retail)?
- Importance of locating Farmers Market
- It's a shame Capitol Hill lost theater spaces – because that brings people
- Due to zoning are we overdeveloping retail space?
- Reflects what's missing?
- People who live in neighborhood would shop
- Need mix of retail which brings people from other areas (nice and casual restaurants).
- There is no hardware boutique on Capitol Hill

**Group 3:**

- Also added Coffee shop, Cultural space and Farmers Market to list

2) **What positive or negative examples of retail along Broadway and in the Capitol Hill area might inform Sound Transit's future TOD project? Why?**

**Group 2:**

- Oddfellows Hall is good example of retail and meeting space
- Broadway on Broadway – like office space on Nagle
- Do not think linearly but radially
- Good design = sustainable design
  - Homesite
  - Affordable housing makes it tough for LEED

**Group 3:**

- Walgreen's uses space well (+)
- Startup businesses would be (+) 500-750 sq ft
- Mix of smaller and anchor retail
- Atlanta – holds weekly community arts events (+)
- Broadway Grill – loud and big (-)
- Bonney Watson (-)
- Old Broadway Market (-)
- Mix national and local (+)
- Loss of City People's (-)
- Scope: Broadway vs. all of Capitol Hill question