

2007Fall 20122014

Public Input

Final design

Public workshops

Urban Design Framework

Recommendations

Capitol Hill
Station TOD
Term Sheet

Coordinated
Development Plan

Implementation

Development Agreement

Site-specific Capitol Hill
Neighborhood Design Guidelines

Surplus Property Declaration

Property encumbrances

RFQ/RFP Process
Incentive points

PROPOSALS
BY DEVELOPERS

CAPITOL HILL STATION

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT

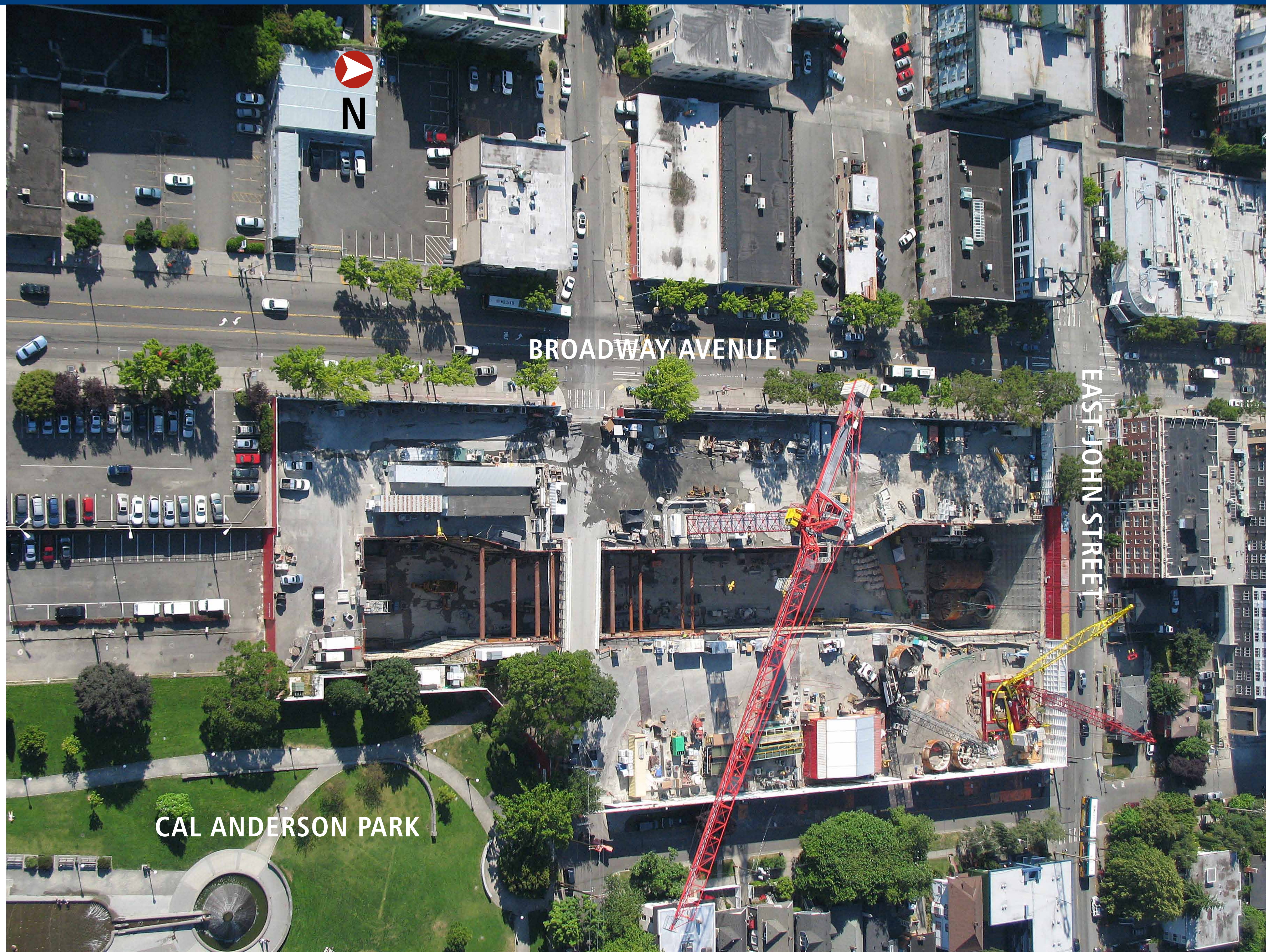
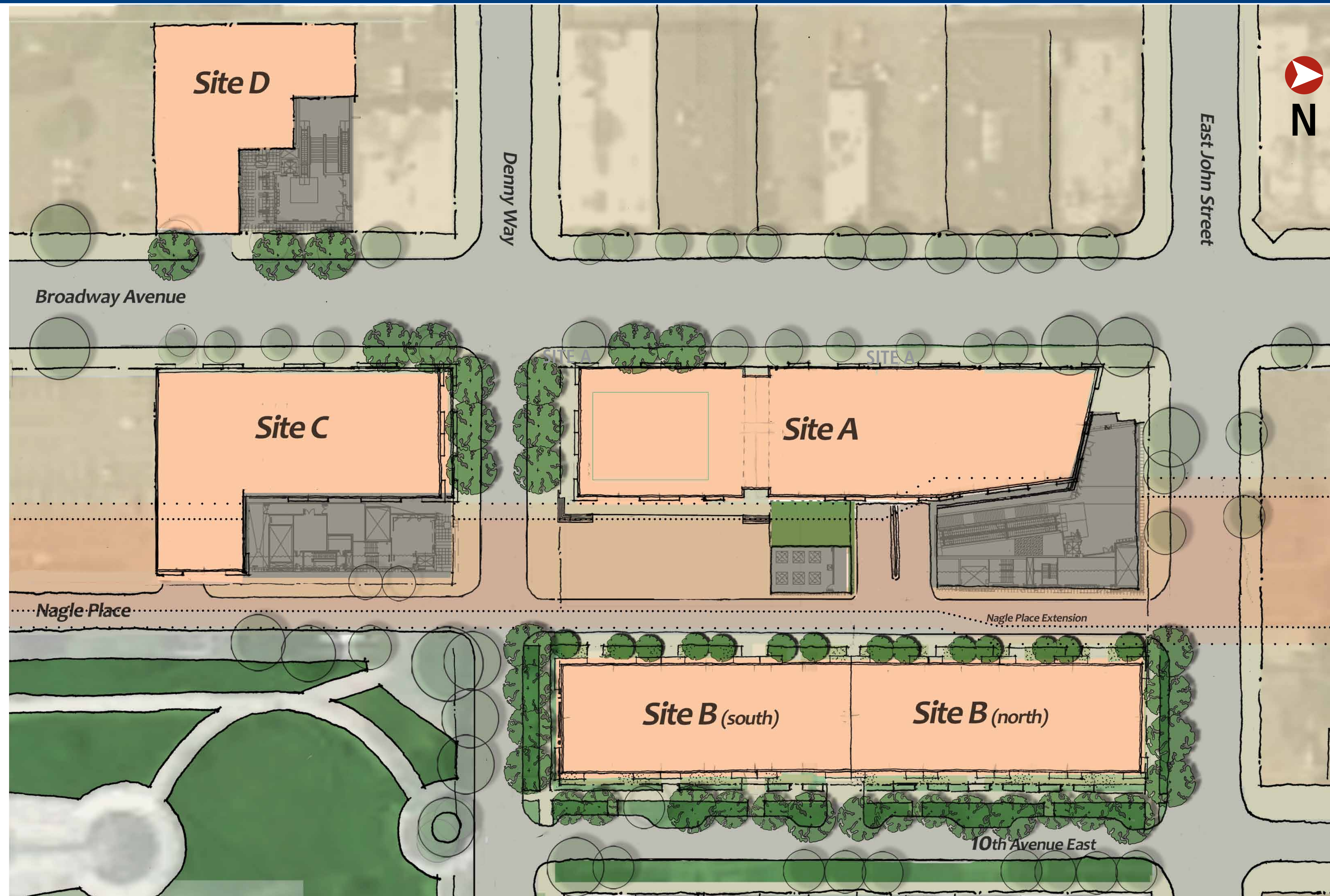


PHOTO TAKEN 7/12

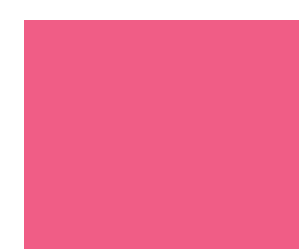
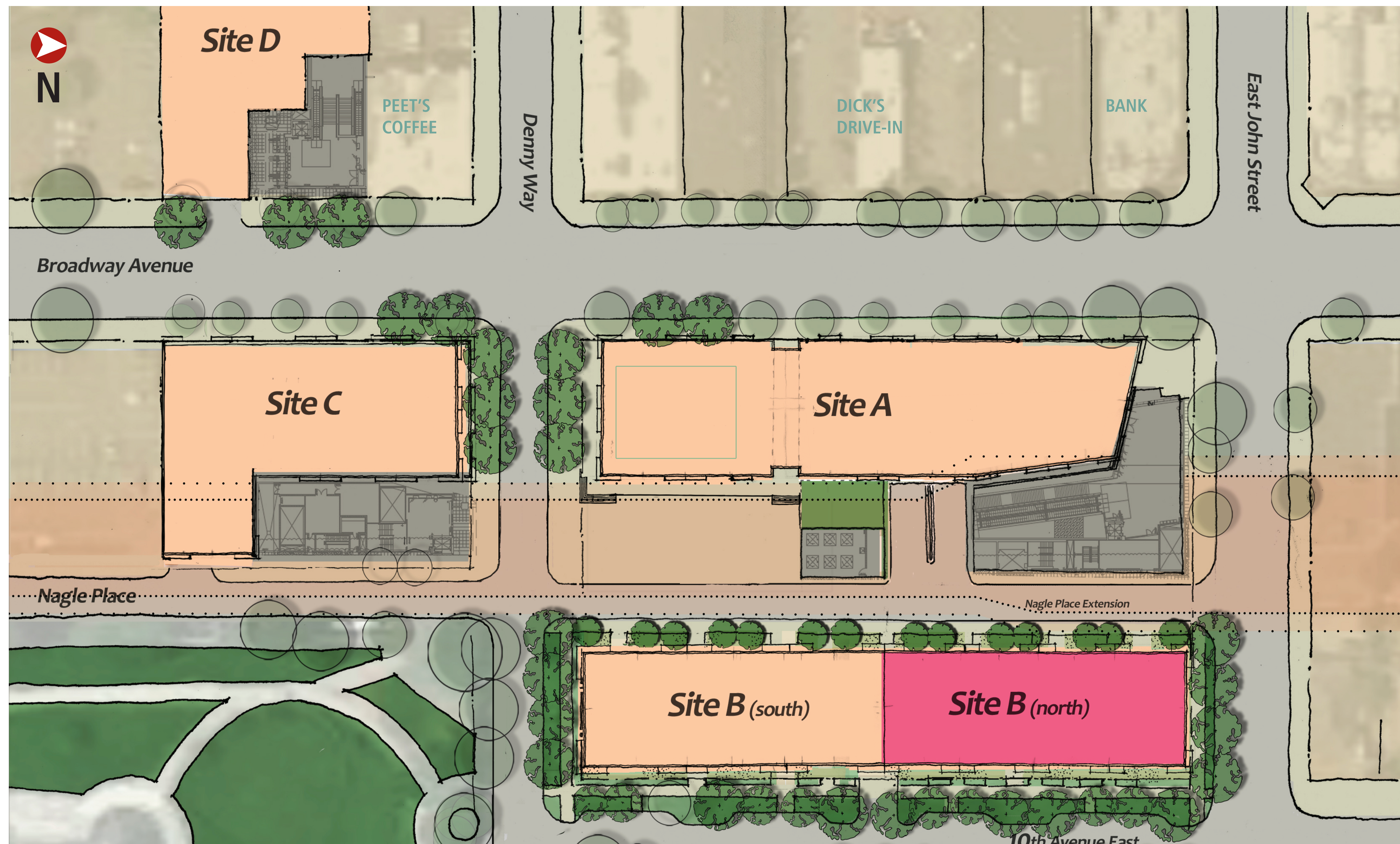
DEVELOPMENT AREA

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT



AFFORDABLE HOUSING

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT



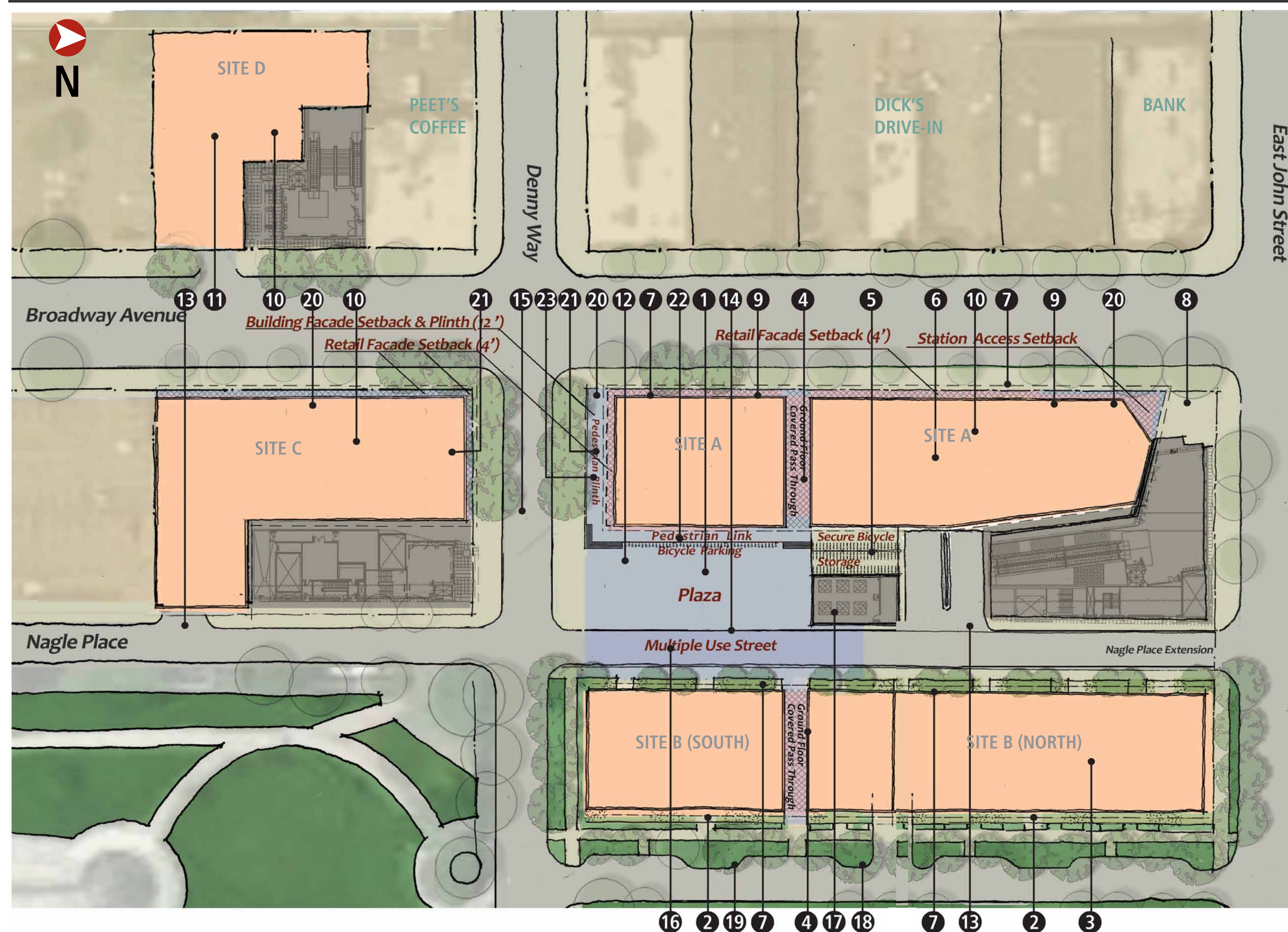
DEDICATED AFFORDABLE HOUSING SITE



OPTION FOR DEVELOPER TO PROVIDE
ADDITIONAL AFFORDABLE HOUSING (20/80).

URBAN DESIGN FRAMEWORK

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT

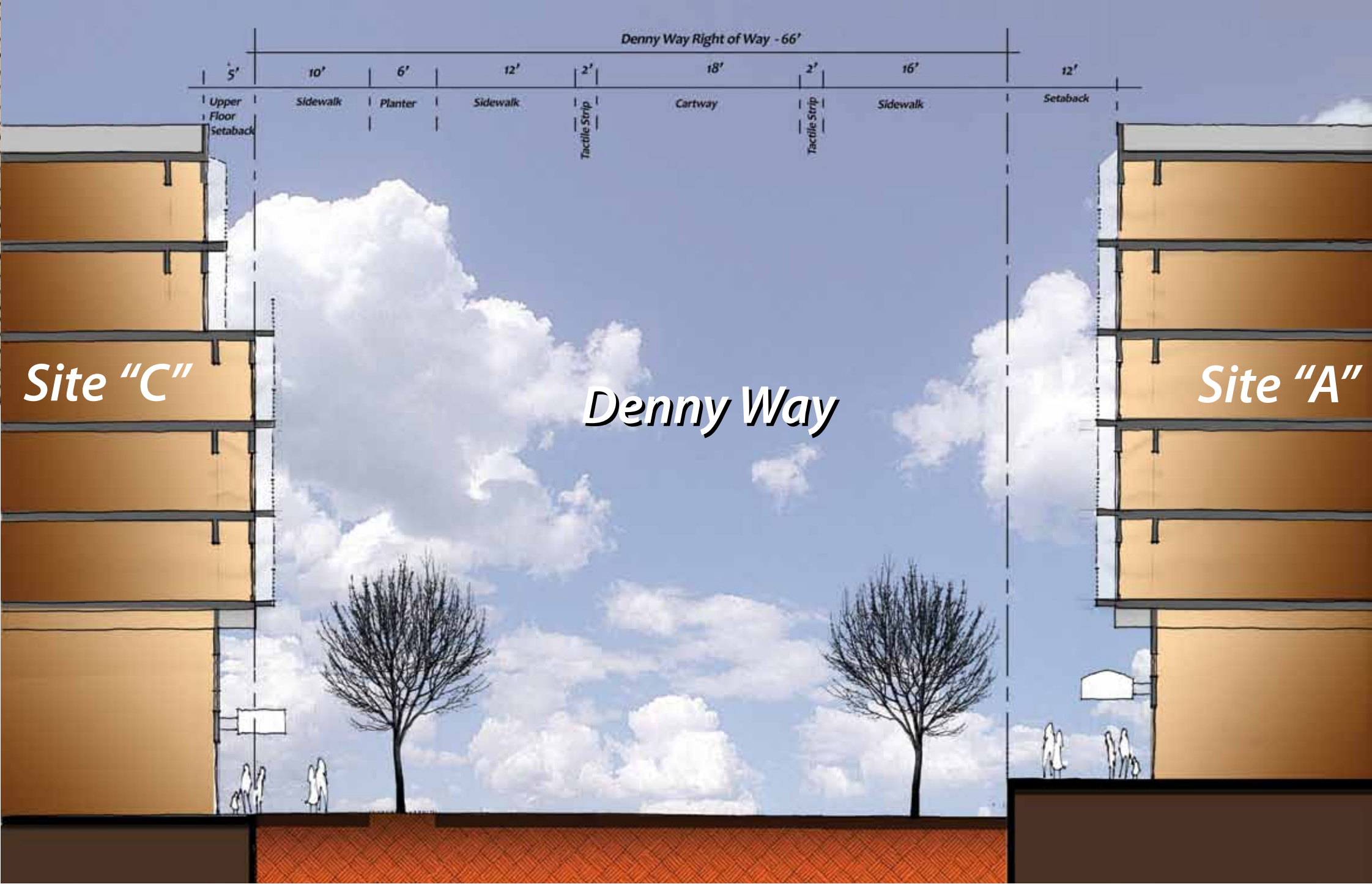
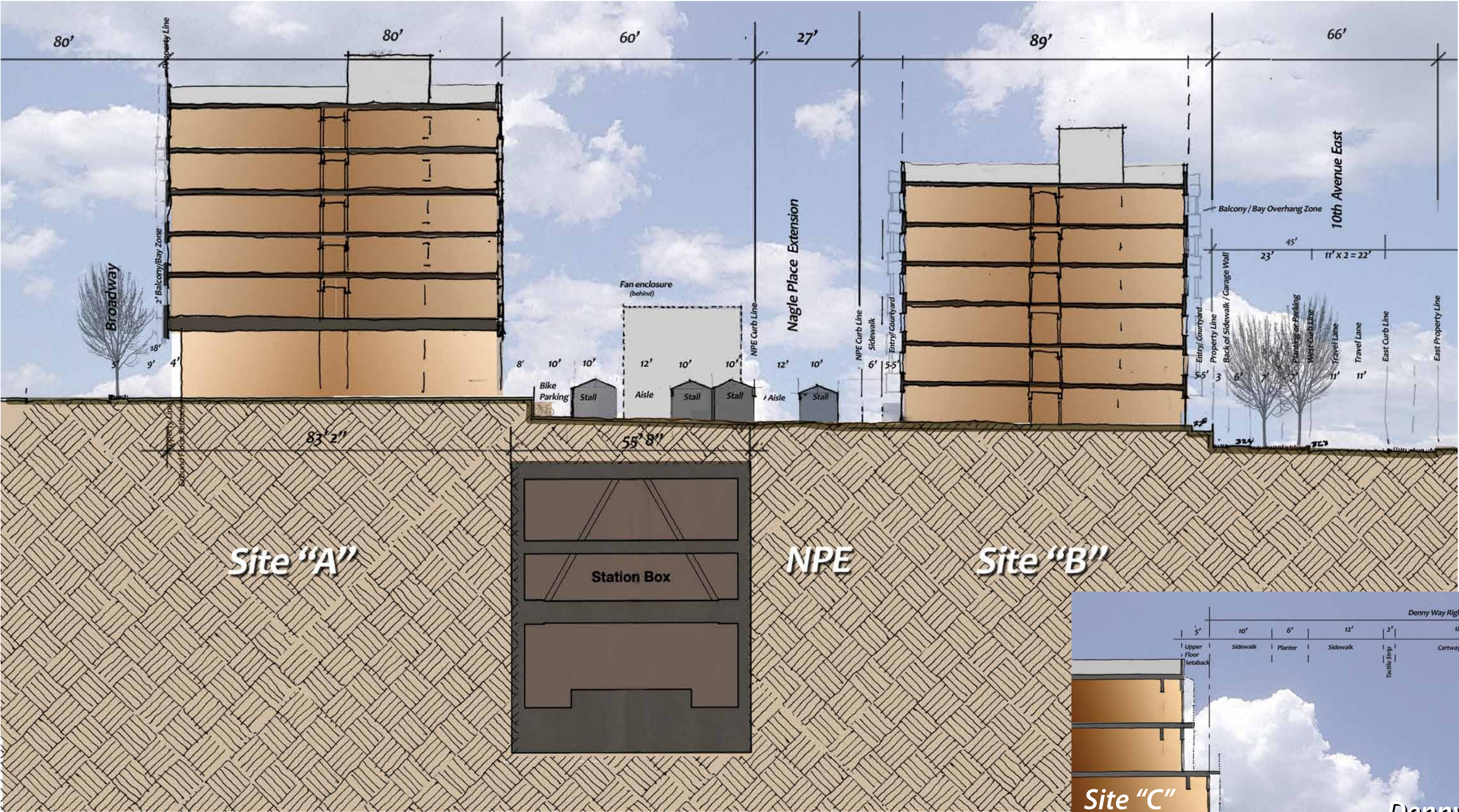


UDF VISION ELEMENTS

- 1 Privately owned publicly accessible plaza enhancing Cal Anderson Park with visible connection
- 2 Stoops/ Garden courts on 10th Avenue East
- 3 Dedicated building for affordable housing
- 4 Mid-block pass throughs
- 5 Bicycle parking with green screen
- 6 Green roof
- 7 Balconies
- 8 Pull NW corner of Building A back to facilitate pedestrian movement
- 9 Commercial uses fronting Broadway
- 10 Affordable housing requirement in market-rate buildings
- 11 Affordable student housing in cooperation with SCCC
- 12 Dedicated space for Capitol Hill Farmers Market
- 13 Limit auto access to Nagle Place Extension
- 14 Potential for covered plaza for inclement weather
- 15 Convert Denny to a Festival Street
- 16 Convert Nagle Place Extension to a Woonerf Street
- 17 Green treatment of vent structure
- 18 10th avenue east landscape treatment creates a green link to Cal Anderson Park
- 19 Low impact planting on 10th Avenue East
- 20 Continuous retail frontage on Broadway
- 21 Wrap around retail frontage from Broadway to Denny
- 22 Bicycle Parking
- 23 12' setback from Denny to allow for a pedestrian plaza on the building plinth

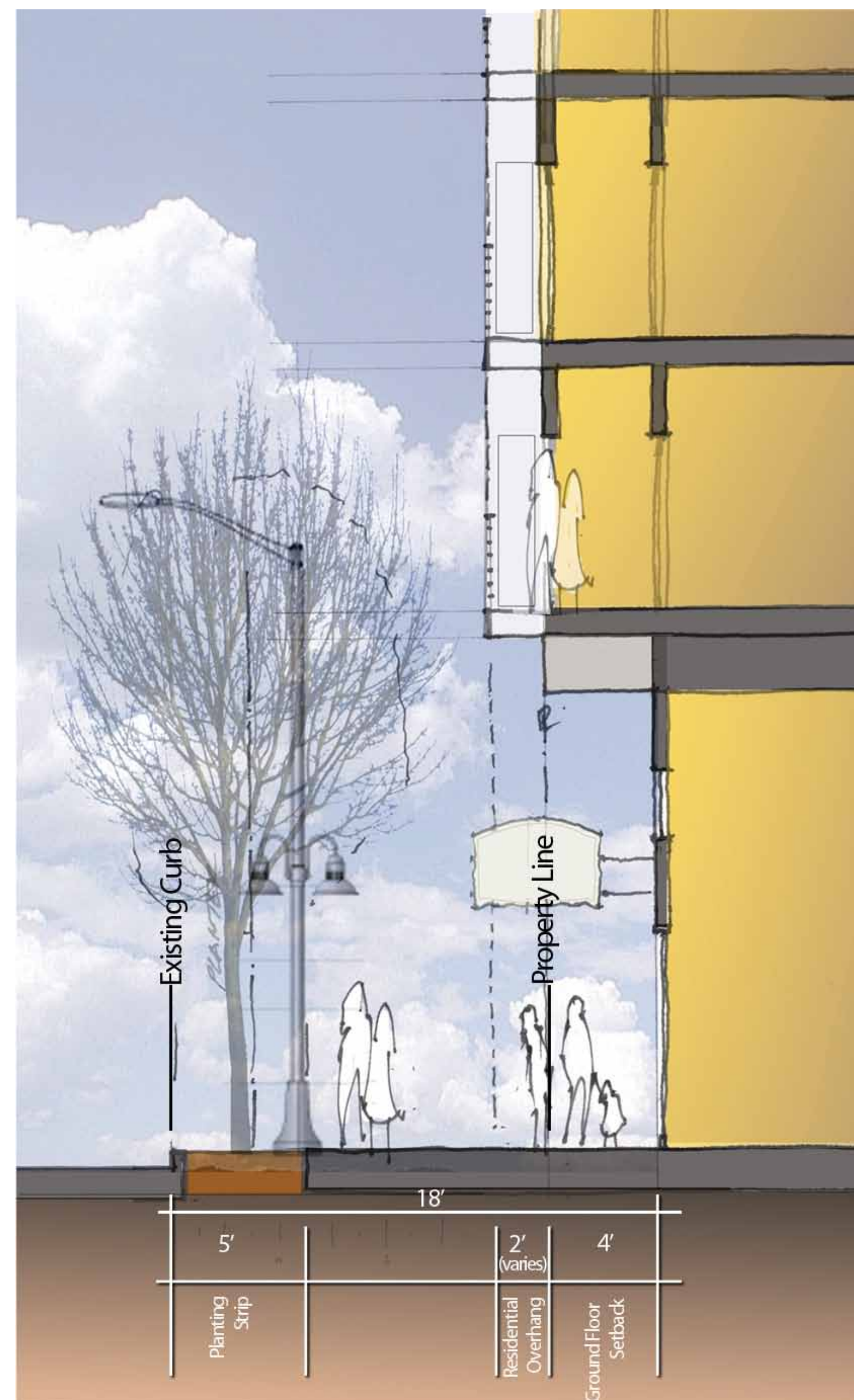
MAIN STATION BLOCK DIMENSIONS

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT

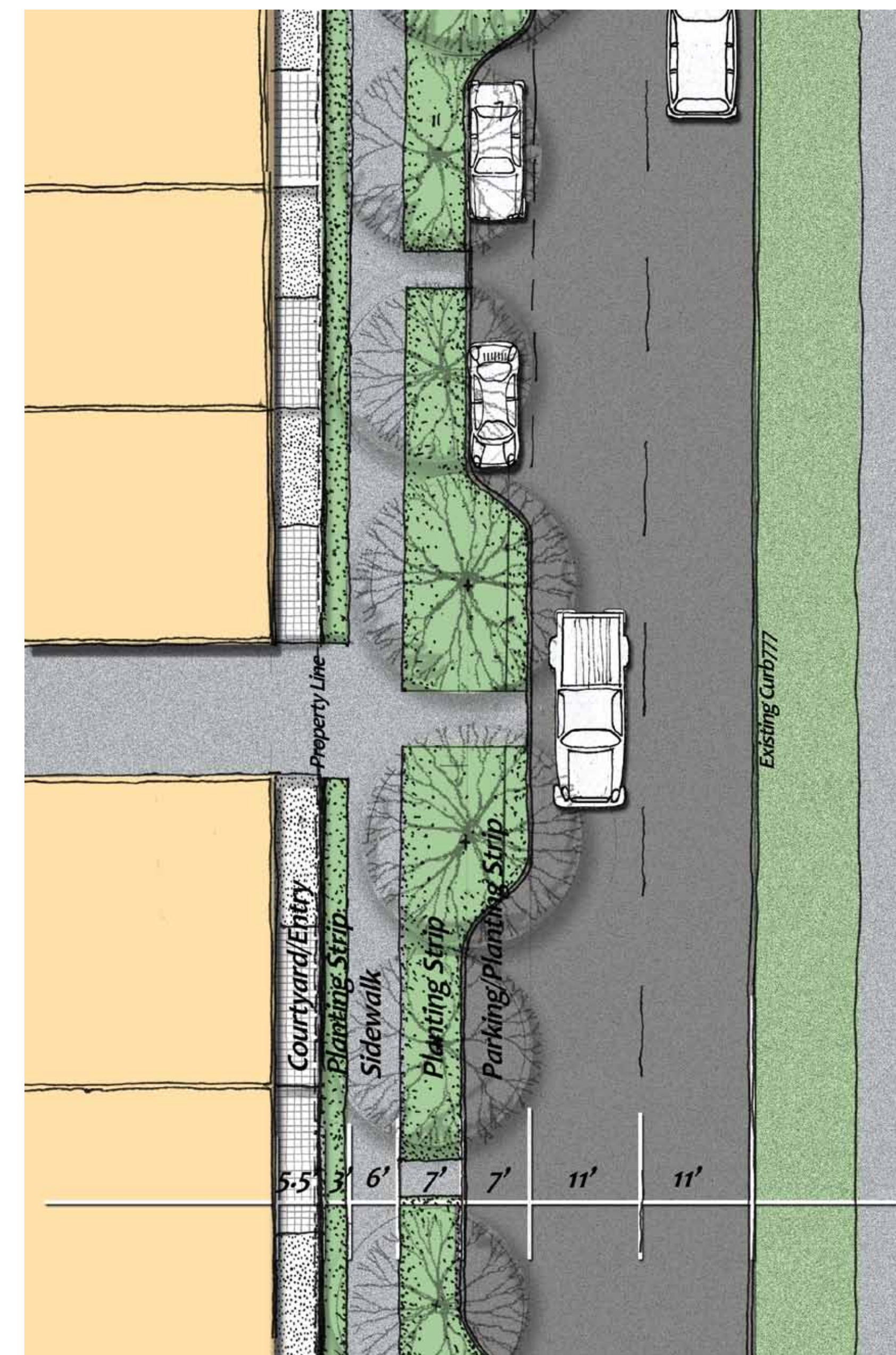


STREET TREATMENTS

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT



BROADWAY & DENNY WAY

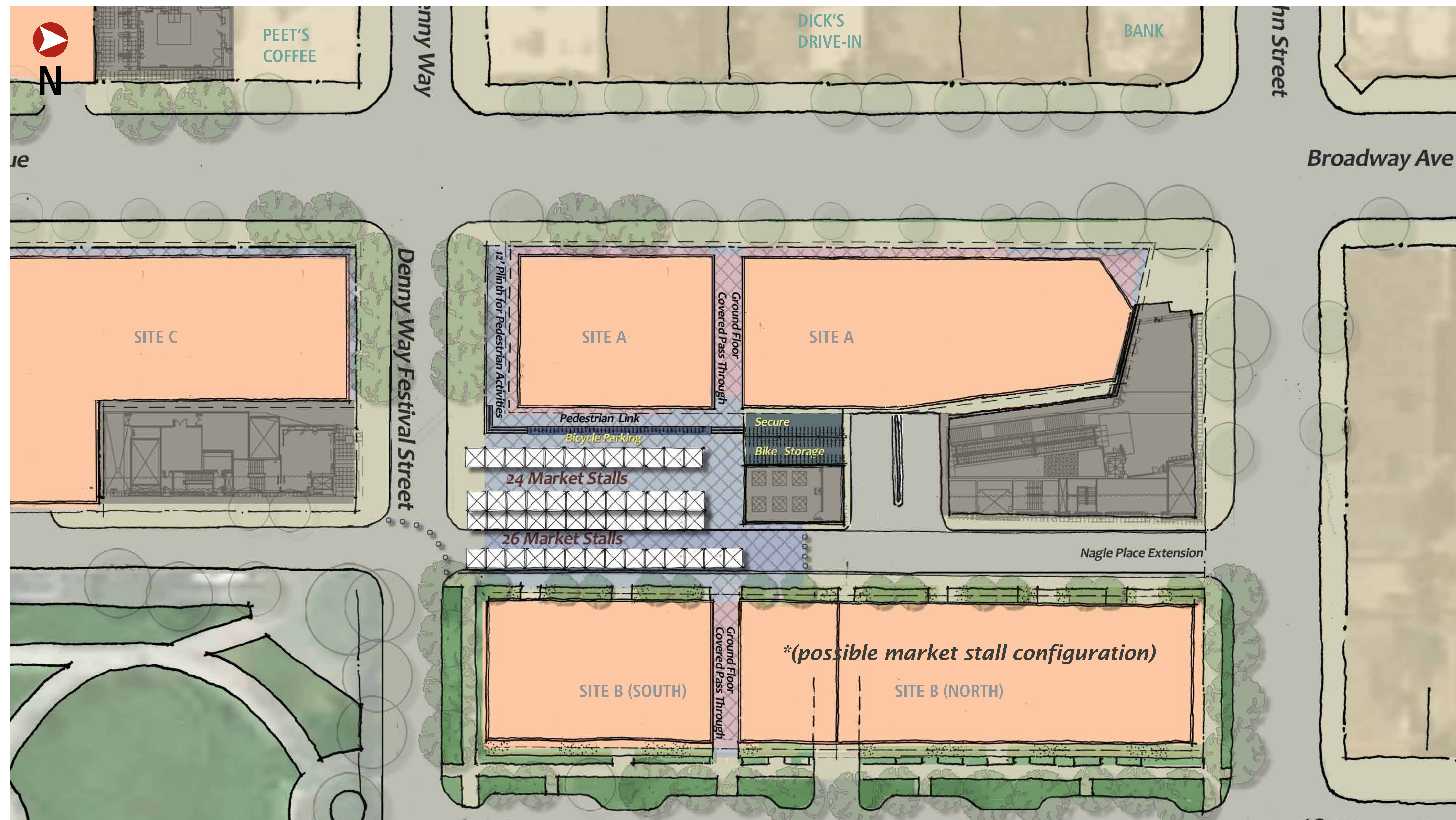


10th AVENUE



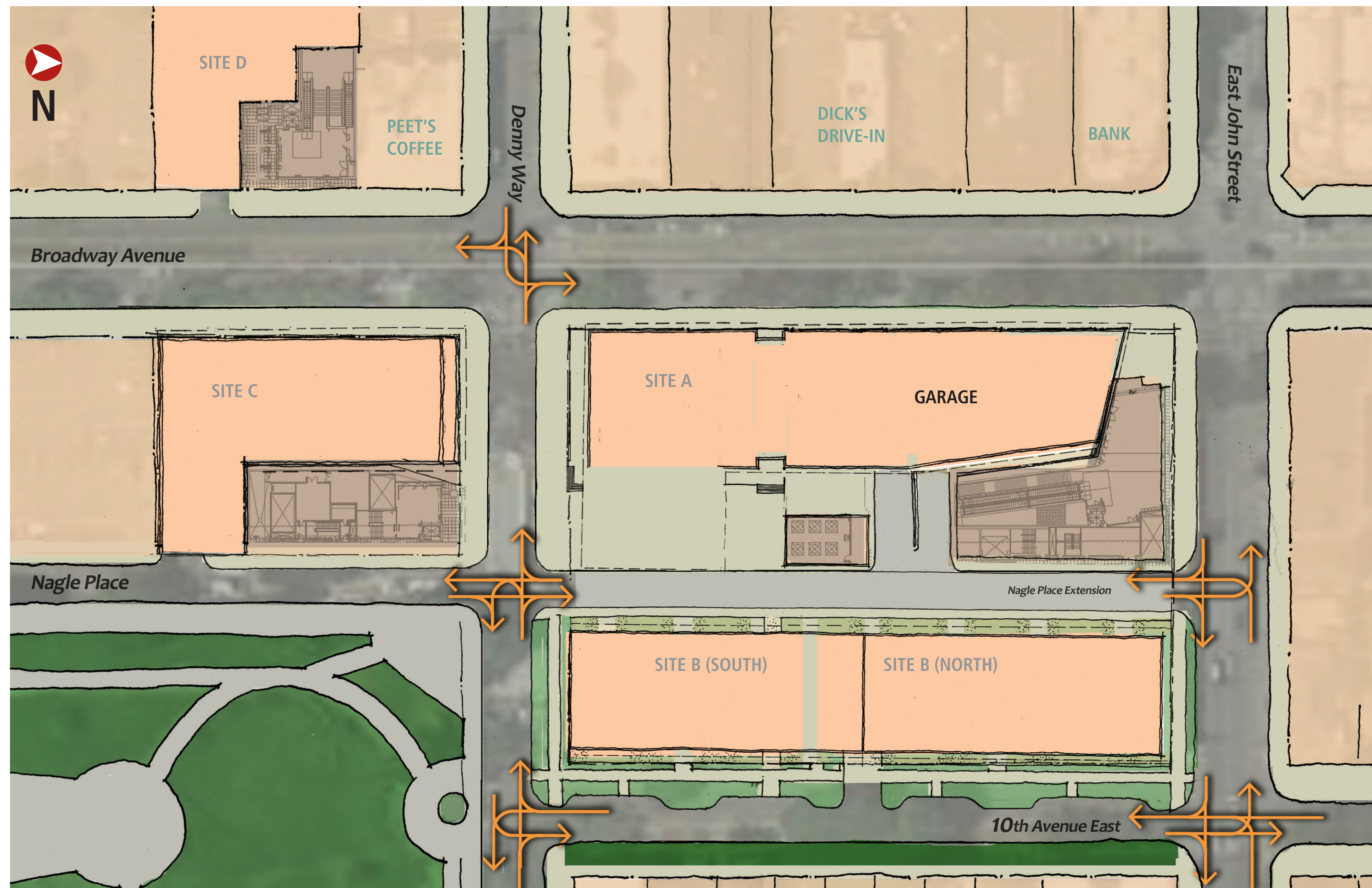
PLAZA/FARMER'S MARKET

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT



VEHICULAR ACCESS

CAPITOL HILL TRANSIT-ORIENTED DEVELOPMENT



Welcome

CAPITOL HILL TRANSIT ORIENTED DEVELOPMENT OPEN HOUSE

6:00 p.m.

Open House

6:30 - 7:10 p.m.

Presentation

7:10 - 8:00 p.m.

Q&A / Open House

From the Capitol Hill Light Rail Station Sites Urban Design Framework

Capitol Hill TOD Desired Uses



Capitol Hill TOD Desired Uses

Housing

- > Housing is expected to occupy floors 2 and above of most new development on sites (A,B, & C).
- > Affordable housing target is 50% of all new housing.
- > Affordable housing should be varied, and reflect the Capitol Hill community.
- > Include Affordable Housing for populations including: families, seniors and artists.

Broadway Retail

- > All sites fronting Broadway must have vibrant retail on the first floor.
- > If larger or destination retail is included it should be oriented to Broadway.
- > Broadway-fronting retail may be more 'around-the-clock' than interior retail.

Farmer's Market / Station Plaza

- > Nagle Place extension above the Sound Transit station box will be retained in a separate ownership tract as a public Farmer's Market / Station Plaza.
- > The plaza will accommodate other public uses and programs at non-market times.
- > Vehicle movements will be limited to loading for the Market and other service and delivery functions.

Interior / Secondary Retail

- > The first floor of buildings facing the interior, Nagle Place, or the E. Denny Way festival St., especially where fronting the Plaza should have active retail frontages.
- > Interior retail should be small flexible spaces that can accommodate local businesses.
- > Interior / secondary retail should be less 'around-the-clock' than Broadway retail.

Potential Location For Community / Cultural Center

- > A community / cultural center could be located on either Site A2 or B2, and should have an oversight and management relationship to the Plaza.
- > Include community meeting and gathering space, office spaces for non-profits and possibly performance and/or art spaces.
- > Implementation and further detail on the center depends on the community's ability to organize and raise capital funds.
- > The community / cultural center is not expected to co-locate with housing.

E. Denny Way 'Festival Street'

- > Convert the portion of E. Denny Way between Broadway and Nagle Place to a festival street with limited access for vehicles.
- > The festival street should be convertible to an extension of the plaza at certain times.

Mixed / Flexible Uses

- > Some frontages may include a mix of semi-active and retail uses depending on market conditions and economic viability of retail in interior locations. This may include live work units, offices, or artist work spaces.

Ground-Related Housing

- > The frontages of Sites B1 and B2 facing 10th Ave. are expected to be primarily residential with ground-related housing, including stoops and porches. Some semi-active uses may be included.

Flexible Building Forms / Sites

- > Allow flexibility in divisions between buildings and sites to allow better design and appropriate site sizes for uses.

College Uses

- > Site D should be a use affiliated with the Seattle Central Community College according to the College's program needs.
- > Affordable student housing is an encouraged college related use for this location.

Push / Pull - Lower

- > Development potential should not be substantially increased on portions of sites A-2, B-2 and C immediately fronting the Plaza and E. Denny Way.
- > Massing to ensure that ample sunlight and air reach the plaza and Park are essential in these locations.

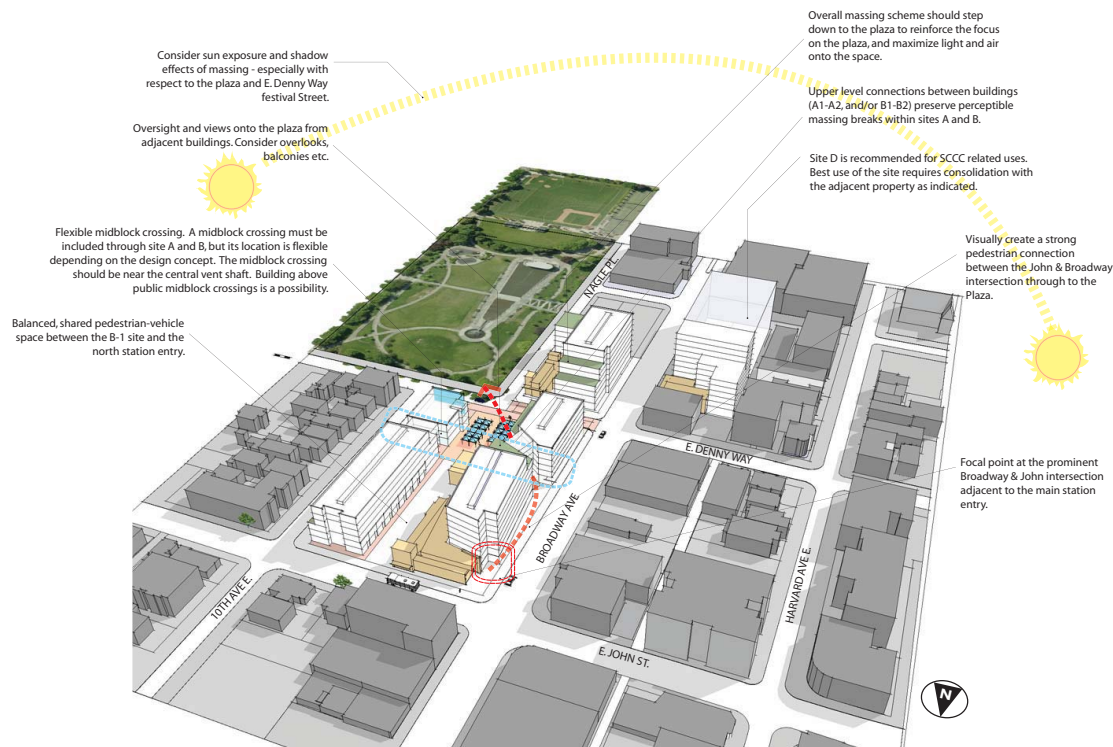
Push / Pull - Higher

- > Allow developable area and building mass to be rearranged across the 4 sites to facilitate public amenities and good design. Sites A1 and B1 are good locations for a limited increase in building envelope from the current NC3-65 and NC2-40 zoning respectively. Site A1 is the most appropriate location for increase in mass. The southern portion of site C, away from the plaza is another location for a potential moderate increase from existing NC3-65 zoning.

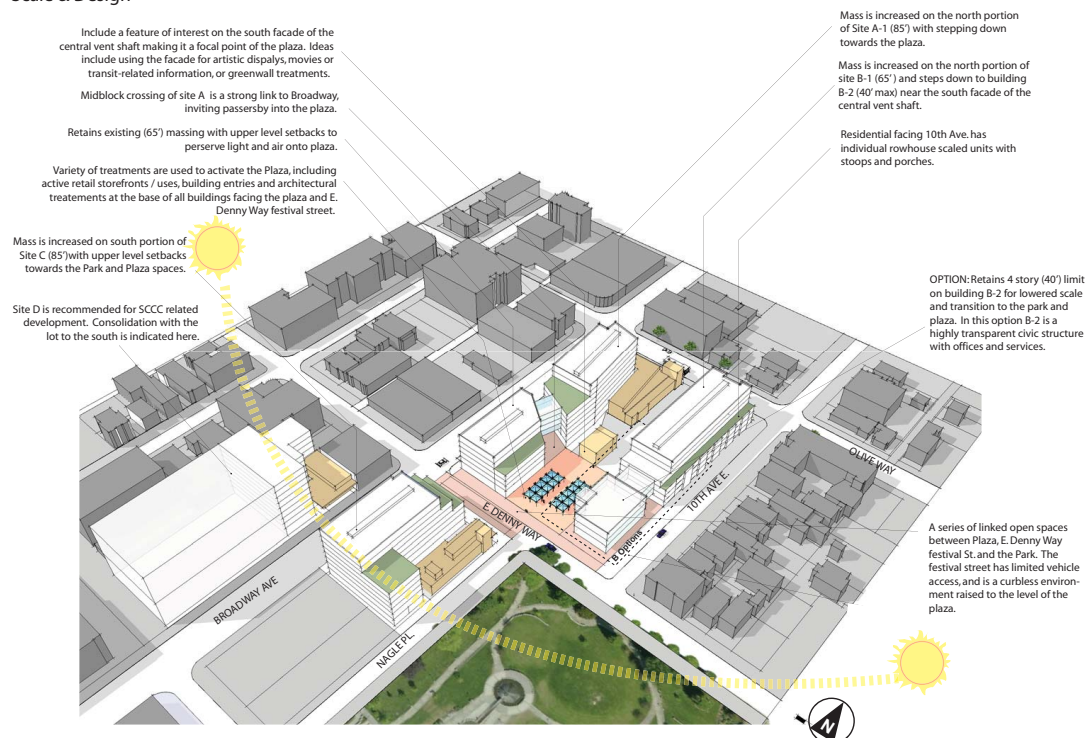
From the Capitol Hill Light Rail Station Sites Urban Design Framework

Note: These bird's eye diagrams are concepts for general illustrative purposes only. Diagrams depict one of many massing configurations that could result from design principles of the Urban Design Framework. Volumes are intended to show general mass and scale, and are not to suggest particular architectural design concepts.

Capitol Hill TOD Scale & Design



Capitol Hill TOD Scale & Design



Capitol Hill Light Rail Station Sites Urban Design Framework

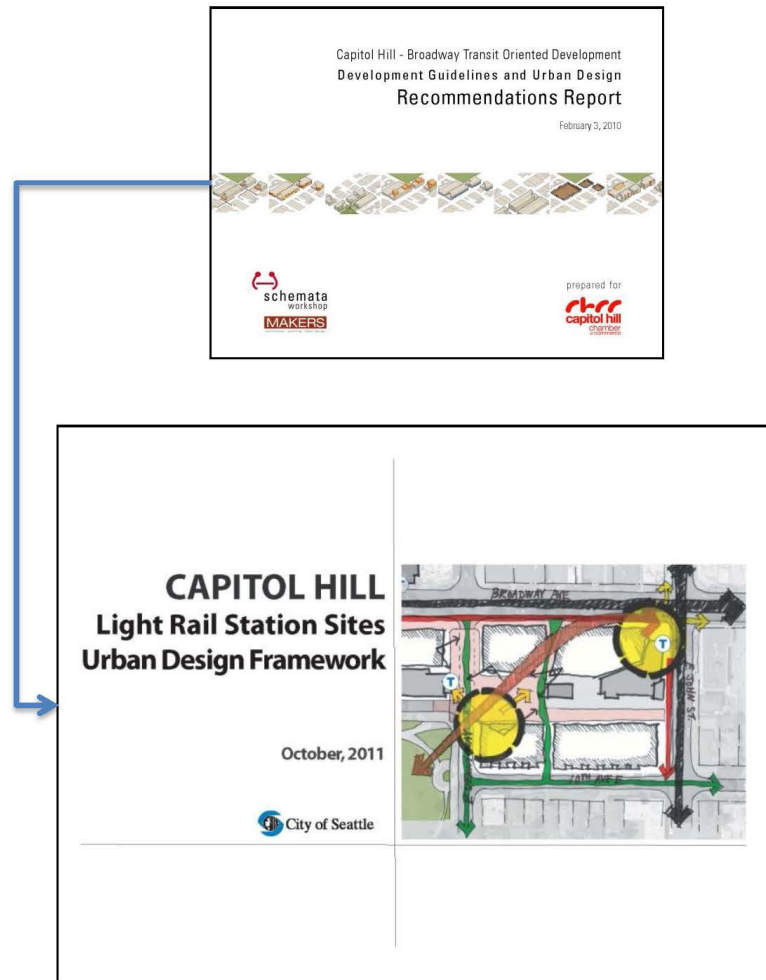
PROCESS BACKGROUND

- 2009** Capitol Hill Chamber of Commerce TOD subcommittee
- Quarterly community meetings on desired uses
- 9/2009** Community Charrette hosted by Chamber
- Top three priorities Of Community Amenities By The Citizens Of Capitol Hill
1. Farmer's Market
 2. Affordable Housing
 3. Cultural Center
- 2/2010** Recommendations report
- Highlights:
- Prepare an Urban Design Framework for the station sites
- Champion the vision



Capitol Hill Light Rail Station Sites Urban Design Framework

PROCESS BACKGROUND



2010 Capitol Hill Champion— joint body of Capitol Hill Chamber of Commerce and Capitol Hill Community Council

2010/11 Urban Design Framework workshops

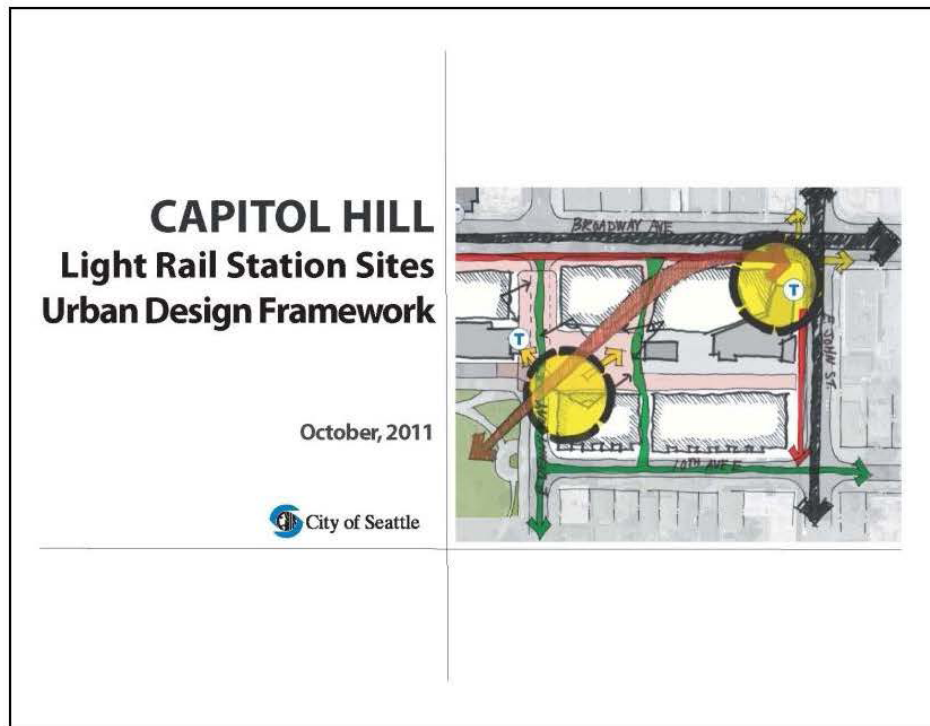
1. Desired Uses
2. Design and Scale
3. Programming of community spaces

5/2011 Draft Urban Design Framework

10/2011 Final Urban Design Framework

Capitol Hill Light Rail Station Sites Urban Design Framework

URBAN DESIGN FRAMEWORK



Key Recommendations in Urban Design Framework

Collaborative development projects of the highest quality

A plaza that becomes the civic heart of Capitol Hill

Affordable housing

A cultural center and community space

Low-Ratio Parking

Draft Site-Specific Design Guidelines

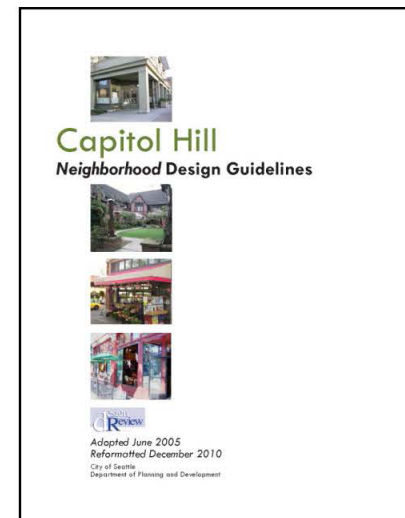
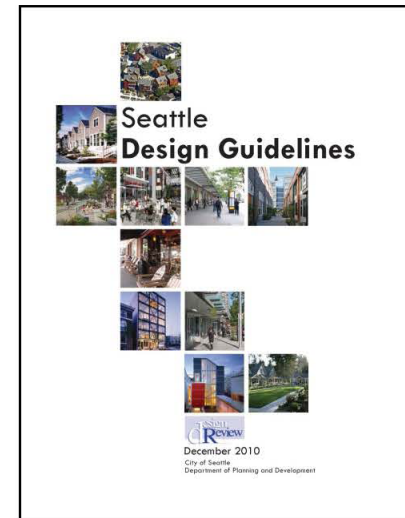
ORGANIZATION

Design Guidance from the Urban Design Framework, organized differently

The Outline of the **Draft** City wide Seattle Design Guidelines outline appear in regular font

Applicable *Capitol Hill Design Guidelines* are noted in italics

Site-specific, supplemental design guidance is noted in boxed text

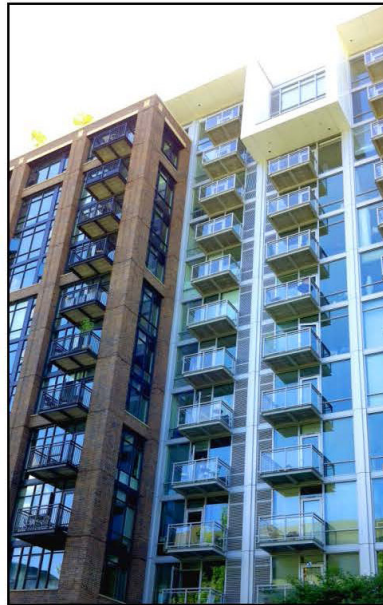


Draft Site-Specific Design Guidelines

CONTEXT AND SITE

**Relationship to the
Block**

Height, Bulk and Scale



Draft Site-Specific Design Guidelines

PUBLIC LIFE

Open Space Connectivity

Network of Public Spaces

Walkways and Connections

Outdoor Uses and Activities

Street-Level Interaction



Draft Site-Specific Design Guidelines

DESIGN CONCEPT

Vehicular Access and Circulation



Architectural Concept

Massing

Secondary Architectural Features



Open Space Concept

Exterior Elements and Finishes

