



Capitol Hill

Transit Oriented Development: Public Feedback Report

October 2012



City of Seattle



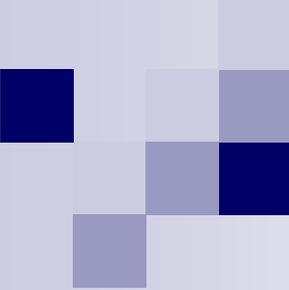


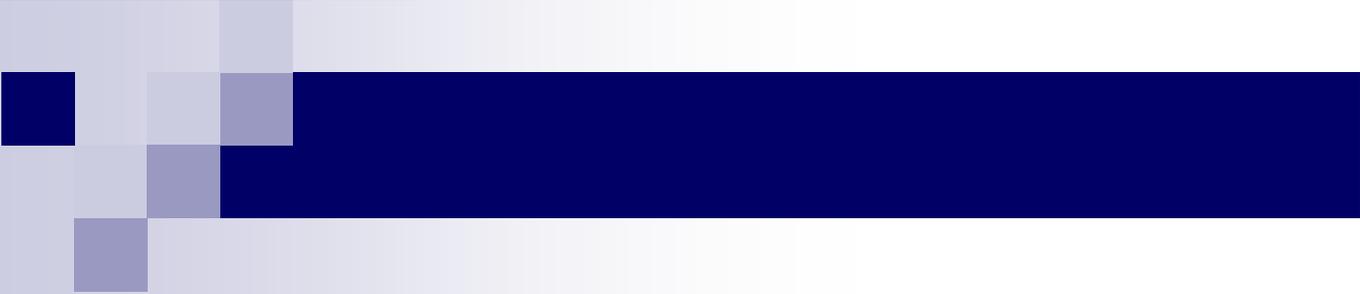
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Comment Summary

Overall, the majority of comments received during this process support both the term sheet and the City of Seattle and Sound Transit's process to date. Those comments will be responded to in the month of October and in advance of the Development Agreement process beginning.

Housing:

Comments expressed significant support for requirements and bonus points in the Term Sheet for affordable housing. In addition, some commented they would like to see the Term Sheet go further with depth and/or duration of affordability.

Most of the comments support an increase in height that allows for increased development capacity on the sites; however several others expressed concern regarding the additional 20 feet and a potential impact on the plaza, festival street and neighborhood scale

Community/Cultural Center:

Strong support for inclusion of a cultural/community center and for it to have a Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) focus. Some expressed support of a cultural/community center with LGBTQ activities/services included in the programming.

Amenity Areas:

Comments support creation of Denny Way "Festival Street" and a few comments spoke to further limiting vehicle traffic, while another spoke to including two-way traffic.

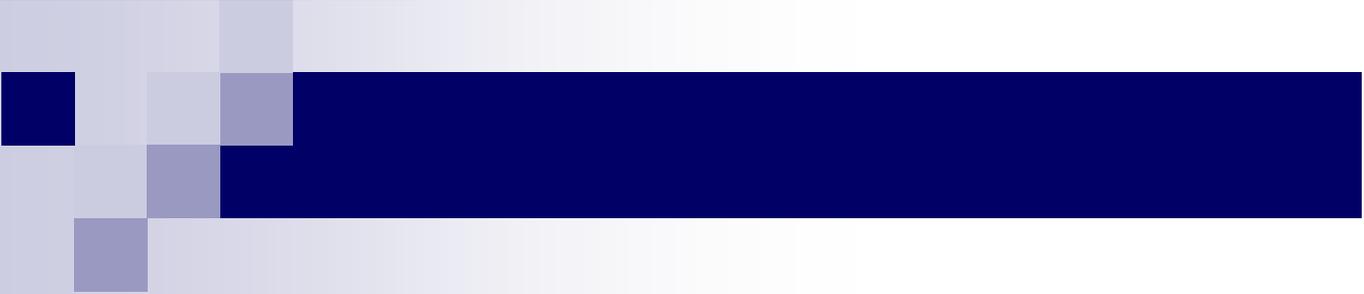
Support received reinforced the inclusion of the Broadway Farmer's Market in the plaza.

While support remains for the plaza, some questions were asked and concerns raised regarding its programming and oversight.

Comments were received indicating the desire for art to be mandated in the plaza.

Design Considerations:

Comments expressed support for the required setbacks included in the Term Sheet. Some questioned the adequacy of the setbacks and their ability to provide solar access to the plaza and festival street.



Comment Summary (cont'd)

Sustainability and Green Factor:

Comments support the requirements for green factor and sustainability listed in the Term Sheet. Some encouraged additional requirements and the flexibility for developers to take advantage of local resources in the future.

Parking:

Comments included general support for a maximum parking ratio of 0.7 and the unbundling of spots from unit cost. Several comments encouraged requiring a lower parking ratio and unbundling parking across all sites. One comment encouraged accommodating for scooters.

Modified Design Review:

Comments encouraged maximum flexibility in order for future developers to further realize the community's vision. A few comments suggested clearer, less architectural language in the design guidelines.

Additional Comment Themes:

Master Developer:

Comments encourage the ability for a master developer to be competitive during the RFQ/RFP process and believe greater community benefit can be achieved by this approach.

Office Space:

Several comments encouraged flexibility in the permitted uses across the site beyond those solely residential.

Retail:

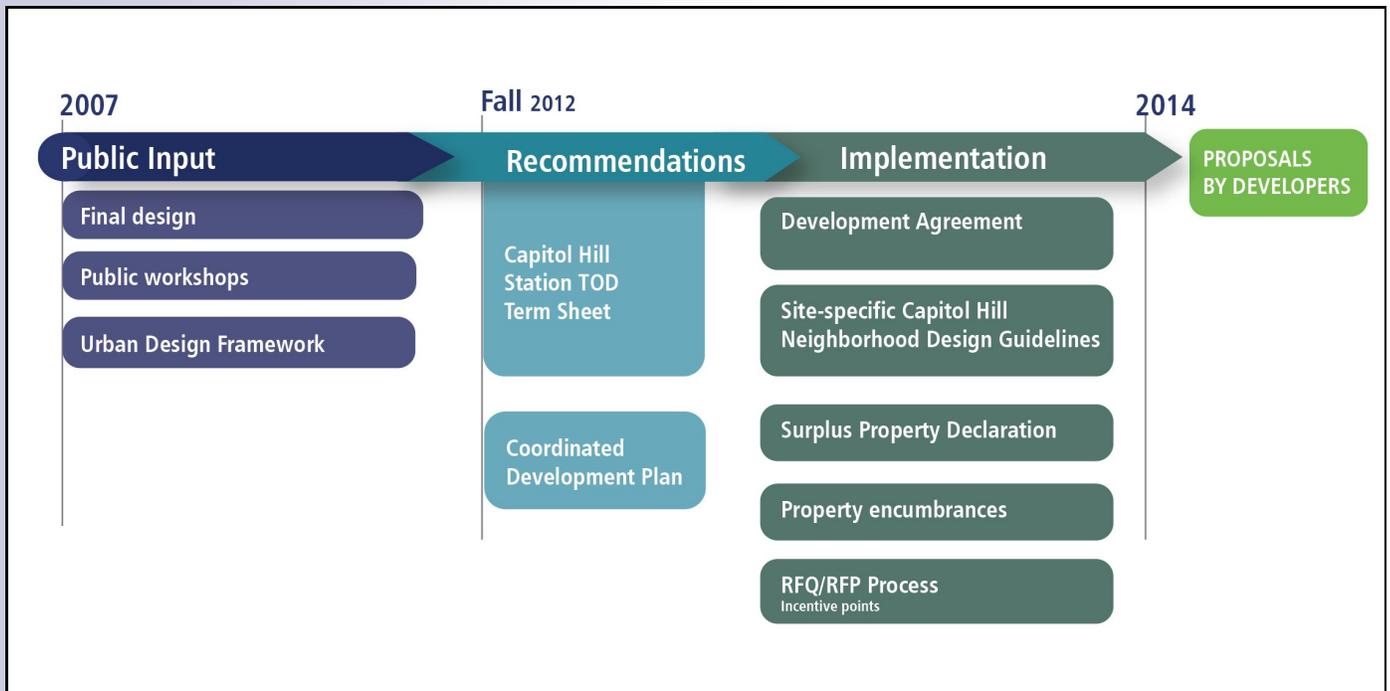
Many comments spoke to the desire to provide incentives for developers to include local retail and small business. Several expressed a desire to have retail face and support the programming of the plaza and farmer's market.

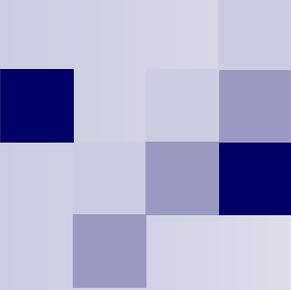
The above is a summary of the comments received from the public meeting held on September 24, 2012 and emails received by Sound Transit and the City of Seattle. Commentors included Capitol Hill residents, business owners, community stakeholders and organizations (Housing Development Consortium Seattle—King County, Capitol Hill EcoDistrict, Greater Seattle Business Association (GSBA), Puget Sound Sage, Seattle LGBTQ Community Development, Capitol Hill CHAMPION, Capitol Hill Chamber of Commerce, Capitol Hill Community Council, Seattle LGBT Commission, Capitol Hill Housing, Out in Front, Neighborhood Farmers Market Alliance)

Background

Sound Transit and the City of Seattle have been working collaboratively with the community since 2008 on a transit oriented development (TOD) work program to carefully consider the opportunities and constraints at work for the sites to be redeveloped following construction of the Capitol Hill Light Rail Station. Sound Transit and the City staff have negotiated a Development Agreement term sheet to provide land use guidance for future development of the sites. The Sound Transit Board and the City Council will consider the Development Agreement later this year. The proposed development is described in the term sheet and Sound Transit's Coordinated Development Plan.

On September 24, 2012 the City of Seattle and Sound Transit hosted a meeting at Lowell Elementary where over 100 community members gathered to hear the latest thinking on the future development on and around Link light rail's Capitol Hill Station.





Notification

- News release to media partners
- Sound Transit's University Link E-newsletter
- Invitation banners on the Capitol Hill Station construction wall
- Advertisements in various media outlets.
 - Seattle Transit Blog
 - Capitol Hill Blog
 - Seattle Gay News
 - The Stranger
 - La Raza
 - NW Asian Weekly
 - KOMO news Capitol Hill/Madison Park/First Hill communities page
- Email to community stakeholders which includes: Sound Transit's Capitol Hill Email list, Dept. of Neighborhoods, Champions, Capitol Hill Chamber of Commerce, Capitol Hill Community Council, Seattle Central Community College, Seattle Bike Blog, First Hill Improvement Association, Capitol Hill Housing, North Capitol Hill Neighborhood Association

Documents for review and discussion

Term Sheet

The draft term sheet is the result of negotiations between City and Sound Transit staff over the past nine months to describe recommended commitments by each party to follow which include elements from the Urban Design Framework (UDF), requirements Sound Transit will place on its properties as legal encumbrances, and City development standards that could not be otherwise required. Sound Transit's proposal, the Coordinated Development Plan, describes and depicts how these recommended commitments result in the way the Transit Oriented Development (TOD) properties could be redeveloped. The land use regulatory terms will be written into a Development Agreement between the City and Sound Transit. It will be considered and acted upon by the Seattle City Council and the Sound Transit Board. If approved, the Development Agreement will be legally binding for both parties for the redevelopment of the Capitol Hill light rail station TOD sites.

Draft, site specific design guidelines

Draft site-specific design guidelines describe the **design guidance** offered in the Urban Design Framework. If approved by the Seattle City Council, these guidelines will be amended to the Capitol Hill Neighborhood Design Guidelines and apply specifically to the Capitol Hill light rail station TOD sites.



Term sheet highlights

Housing

- An increase in height on all five sites. From 65' to 85' on sites A, C and D and from 40' to 85' on sites B north and B south. All sites will be built to a minimum height of 74'11" and maximum height of 85' on all sites
- 100% affordable housing at or below 60% average median income (AMI) on B north, B north appraised at 40'
- All market rate sites required to ensure that 20% of the total number of residential units are affordable to low and moderate income households, with the level of affordability related to the unit type; at or below 65% of median for studio units, at or below 75% of median for 1-bedroom units, and at or below 85% of median for 2-bedroom and larger units. Sound Transit will require these units remain affordable at these levels for 12 years.
- Approximate affordable housing unit yield: if 441 units are created total, 88 will be for at or below 60% AMI, 72 units will be at or below 80% AMI. 160 units total (approximately 36% of all housing units)
- In order to build to 85 feet, additional duration of affordability or a larger % of units must be affordable.

Community Center

- Developer awarded bonus points through request for proposals (RFP) scoring for inclusion of a community center

Amenity Areas

- A publically accessible plaza that will house the Broadway Farmers Market on market days
- Mid block crossings (also referred to as pass throughs) between Broadway and the plaza and 10th Ave E and the plaza of a minimum 15 foot dimension
- 12 foot setback from southern property line of site A to create an overlook onto the E Denny Way Festival Street
- 266 bike stalls
- 10th Ave E green streetscape
- E Denny Way Festival Street

Design Considerations

- A discernible visual break in building mass along site A Broadway frontage
- Ground related housing on 10th Ave E with stoops
- Minimum 5 foot upper level setbacks on top two floors of site C



Sustainability and Green Factor

- Meet Green Factor as an aggregate, minimum required depicted in Coordinated Development Plan (CDP)
- Developer awarded bonus points through RFP scoring for Leadership in Energy and Environmental Design (LEED) Gold and Platinum

Parking

- All sites at 0.7 stall/residential unit (Sound Transit TOD standard)
- Shared parking encouraged
- Unbundled parking from rent for affordable units

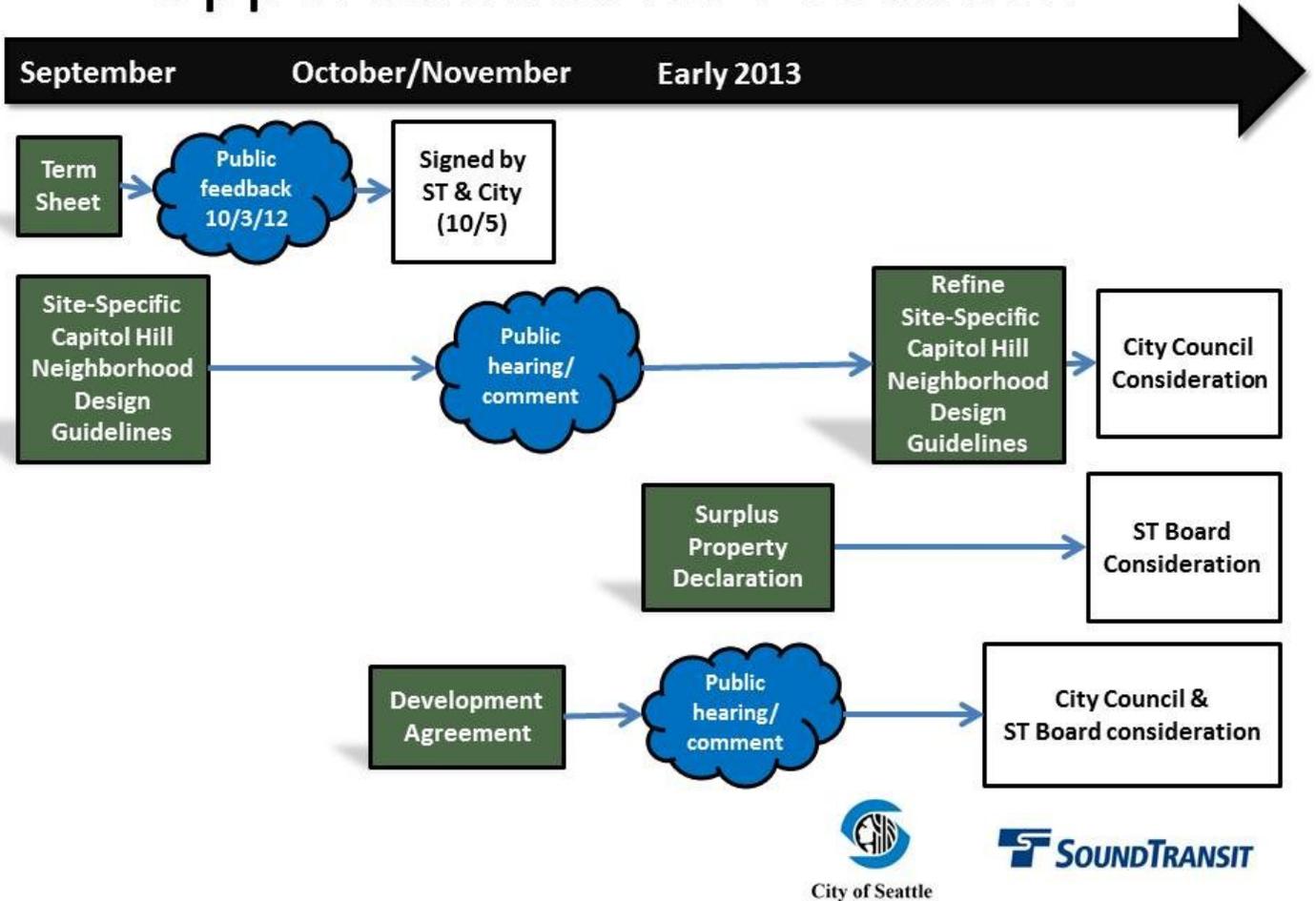
Modified Design Review

- Coordination between Sound Transit's RFQ/RFP process and the City's Design Review Process
- One alternative (as opposed to 3) required for submission to the Early Design Guidance meeting.
- Process outlines two Design Review Board meetings and requires no more than three; additional meetings allowed at request of proponent.

Process moving forward

Sound Transit and the City asked for any feedback on the term sheet to be submitted by **Wednesday October 3rd**, which staff then compiled into a summary prior to the signing of the term sheet by DPD Director and Sound Transit CEO on October 5th. City and ST Staff will take the month of October to respond to the feedback received on the term sheet and prepare a Development Agreement that will be available for public review prior to introduction at Seattle City Council. We currently anticipate the Development Agreement will be made public the week of October 22nd, and introduced at Seattle City Council the week of November 12th. Comments on the Development Agreement once made public will be directed to City of Seattle Council Planning, Land Use and Sustainability (PLUS) committee members. The PLUS committee will schedule a public hearing on the Development Agreement before taking any action.

Opportunities for Feedback



* Dates subject to change

APPENDIX A:

Comment forms and emails

CAPITOL HILL STATION'S TRANSIT ORIENTED DEVELOPMENT PUBLIC MEETING

September 24, 2012

COMMENT FORM TRANSCRIPTION

- 85' ht. too tall on structures this wide and bulky
- Must have required setbacks and limited 40' hts on any buildings that front the park
- Farmers Market feels lost in center of tall buildings. Either site A or site B should open up to allow access to park and or Broadway
- Denny is a major transit route. Should have curbs, cab stands and two way traffic flow

Jeffrey Cook

Assure in the requirements:

1. More affordable units (min 50%)
2. More affordable units at a lower income
3. Longer duration of affordability (20 yr min)

Deric Green

I am very thankful that building N is designated specifically for affordable housing. I am that 20% at the very least of the 60% and below are designated for the 30% and below AMI. We have many baby boomers aging and affordability is an important concept to take seriously.

Say we have a hundred units of apartments on N Brady B (Join + 10h)

I expect that at least 20 units to be rented by individual/families units residing at 30% and below of AMI 20-40 units at 40% and below and 20-40 units at 60% and below

I too am concerned about the 12 year MFTE proposal—why not extend to 30 years if not longer (continual renewal)

Thank you

I appreciate your accepting + promoting community input—Plus I still think a nice hotel could be a nice touch.

Janice Tuftie

As a community member, university educator, and Capitol Hill building manager I think it is vital that any plan moving forward for the station site needs to prioritize permanent affordable housing (not as an incentive for developers but as a key, required value of the site's future. It should also provide affordable and discounted access to local businesses with national chains banned or disadvantaged. Further, it should guarantee (not encourage) community space and a community center. Finally, community (not strictly business) input and decision making should be more fully integrated into this process and should remain so throughout the process. And include publicly accessible rooftops! The meaning of community and collectivity should be of paramount concern (over the interests of profit and condo developers).

Thanks for all your work

Jed Mur

Reopen Denny way to traffic with option to close for events

Anonymous

The 10th Ave curb S/B straight to allow more parking. Curb bulbs restrict parking!

Phoenix B

It is in the best interest of the city+ public+ Sound Transit to maximize affordability at light rail stations. Affordable housing fills a critical need for workers and a ridership need for ST, since lower income people are more transit dependent. Did ST maximize opportunities to ensure affordability at the Capitol Hill site? Did ST provide discounts on land, require affordability in tandem with height increases and other strategies? The neighborhood will see an increase in rent due to light rail—ensuring ongoing affordability in this diverse neighborhood must be a priority.

Emily Alvarado

How will the street car impact the street fairs on Broadway?

Note: Small local businesses depend on the foot traffic that these festivals draw.

Michele Gomes

The space you are creating is going to be cold, dark and depressing because it of the shadows will be cast. Scandinavian countries have strict rules about building heights because of the issue of creating such depressing spaces. You are going to create a space that people will avoid. Don't give away the public's light and air to satisfy developers.

Jaisri Lingappa

Some thoughts on development for Capitol Hill station TOD:

1. Dedicate a component of the plaza to the LGBTQ community—small monument, flag-pole ect? Similar to the one in Castro or in Amsterdam. Name it "Pride Plaza".
2. Retail in the inner plaza could have rollup doors allowing merchants and restaurants to open up into the plaza. This could integrate and co-exist quite nicely with the farmer's market.
3. Perhaps the ground level retail of one of the sites (B) could be an indoor "open market" like that of the Granville open market in Vancouver, Melrose Market, Pike Market in Seattle or Marche Sainte Germaine in Paris.
4. Any vehicular traffic should be integrated Woonerf. Concert made into a woonerf as well
5. Site C would be ideal for non-profits especially performing arts, LGBTQ center and housing
6. Extend streetcar to Aloha!
7. The Height Proposals sunlight access to plaza and affordable housing are very nice!

8. 7 maximum parking unit too high. % would encourage fewer cars.
9. Public artwork in the or any references thereof are noticeably absent
10. Overall very nicely done and well thought out! Great work, Folks!

Carla Brianne Kinnier

EMAIL CORRESPONDENCE

From: Nathan Rouse
Sent: Monday, September 24, 2012 11:57 AM
To: CapitolHillTOD
Subject: Light Rail Station Development

To whom it concerns:

Although I cannot attend the comment meeting tonight, I want to voice my wholehearted support for the development plan at the future Cap Hill Light Rail Station. It sounds AWESOME!!!

Best,
Nathan Rouse

From: Jim Castanes
Sent: Tuesday, September 25, 2012 5:15 PM
To: CapitolHillTOD; Vanessa.murdock@seattle.gov
Subject: Last night's TOD meeting

To all:

I would like to go on record as opposing the increases to the existing height limits on all five sites. We are strongly in favor of maintaining the existing 65 and 40 foot height limits. Any building at eighty five feet would be out of scale with the neighboring areas, as well as diminishing the pedestrian experience while walking westward from the higher elevations of Capitol Hill.

We believe that the City should act as our (public) advocates to maintain the existing height limits, and that the program requirements for this development fall within the existing zoning.

I spoke with quite a few people last night who shared the same feelings as I; that It appeared that last night's public meeting was simply Sound Transit and the City following a prescribe process for public input. And that the zoning change in height was already predetermined. Public input seemed not to matter.

Thank you in advance for recording this email.

Jim Castanes PS

From: Larry Cox
Sent: Thursday, September 27, 2012 12:13 PM
To: CapitolHillTOD
Subject: The future of Site C

This is a comment, as follow-up to the 24 Sept community meeting at Lowell.

I didn't see a feedback form on the site, so assumed this is the way to do it.

I'm Larry Cox, live at 623 Federal Ave E and have been in the area for 4 years.

I get it on the need to return most of the land around the station to private hands. But I think Site C should be the exception.

Site C could be the open area that Capitol Hill has been looking for. It would connect the park to the Broadway commercial area, serve as an outdoor event space, and has the potential to be an enduring public landmark that can be seen and accessed from one of the most important commercial streets outside of downtown. I think that site should be public land, and I just think that this should be worked out between Sound Transit and the City regardless of any considerations about finances.

I was told that Seattle can't afford to buy this land. And I think that's just a pitiful attitude for a city to have about itself. Just don't agree with it! If we really got down and looked, I bet we'd find it wasn't even true. Look at all the development that is happening in Seattle right now. You mean to tell me that the people of Seattle, who help pay for the streets, the police and fire protection, the transportation systems, the lighting, are going to get nothing back from all that new development downtown and in SLU? If that's true, then we need to change the system, because the people (the city) should get something back for making it possible for private persons and corporations to use city land in a manner they see fit that hopefully results in them making a very good living. The city, its people, and all the amenities it provides helps make those private projects successful and fully deserves to share in the returns from them. So, even if we "don't have the money" now, we should in the future, and if needed we should borrow against that future to enable us to keep certain sites public that very obviously should be public.

I have visited several cities and lived in the Bay Area and in Los Angeles. Cities are spaces created by people, and the spaces should include affirmations of that fact. Of course there are people in public life, business and industry who serve as our leaders. But they would get nothing done if the rest of us were not willing to cooperate with their plans. So we can give them credit, but not all of it. Let's provide some true civic space at this station, instead of surrounding the whole thing with 85-foot tall buildings.

Sincerely, Larry Cox

From: Chris Curtis
Sent: Tuesday, October 02, 2012 11:35 AM
To: CapitolHillTOD; Vanessa.Murdock@seattle.gov
Subject: Comments on Broadway Term Sheet and Broadway Farmers Market

Hello,

Thank you for the opportunity to comment on the Term Sheet between the City of Seattle and Sound Transit regarding the Capitol Hill TOD and the siting of the Broadway Farmers Market.

Attached are:

- My comments regarding the Term Sheet.
- A preliminary draft drawing of the layout of the Broadway Farmers Market at the ST development site.
- A list of farmers market requirements drafted by ST staff after consulting with market management.

Best Regards,

Chris Curtis, Director

Neighborhood Farmers Market Alliance

www.seattlefarmersmarkets.org

University District Broadway West Seattle Columbia City Lake City Phinney Magnolia

(My comments regarding the Term Sheet):

Comment 1.

The Term Sheet has two sections that address the issue of the Broadway Farmers Market (pages 7 and 8 of the paper handout). In both sections it appears to be optional and NOT required to allow for the Broadway Farmers Market operations. Both sections fail to make clear that the farmers market shall be operated by the Neighborhood Farmers Market Alliance (NFMA).

On page 7 it currently says, "An approximate 11,000 s.f. privately owned publically accessible open space (plaza and portion of Nagle Place Extension) that potentially will include Broadway Farmers Market use by way of a property encumbrance by ST."

On page 8 it currently says, "On Site A, an approximate 6,656 s.f. area to function as a privately owned, publically accessible plaza for potential use by the Broadway Farmers Market and other programmed activities at the discretion of the property owner." This could be interpreted as saying the farmers market activity is at the discretion of the property owner.

I request that the Term Sheet be definitive regarding the use of the space for a farmers market and that it be clear that it is the NFMA-run Broadway Farmers Market and not a market that the developer decides to run themselves.

For example, the page 7 language should say, "An approximate 11,000 s.f. privately owned publically accessible open space (plaza and portion of Nagle Place Extension) shall include use by the NFMA-sponsored Broadway Farmers Market by way of a property encumbrance by ST."

For example, the page 8 language should say, "On Site A, an approximate 6,656 s.f. area to function as a privately owned, publically accessible plaza shall be available for use by the NFMA-sponsored Broadway Farmers Market, as well as other programmed activities at the discretion of the property owner."

Comment 2.

For the long term security of the Broadway Farmers Market and so that farmers can count on this site being available well into the future so they can confidently invest in land and equipment for food production, it is imperative that the documents that provide the right for the NFMA-run Broadway Farmers Market to be on the site (for example, a lease or property covenant) provide for either a perpetual term or a long term with options to extend the term well into the future and that there is no opportunity for the property owner to “shake down” the farmers market for an unreasonably high rent. I’m sure that the developers of the property would appreciate being informed before they bid on the site what the terms shall be. Ideally the NFMA-sponsored market would be allowed to operate on the site in perpetuity so long as the NFMA chooses to continue such operations and that rent would be set at \$1.00 a year.

Comment 3.

Sound Transit has done a wonderful job of coordinating with the NFMA to understand the needs and requirements for a legal and successful farmers market on the site (for example: three-compartment sink, convenient storage, etc.) Sound Transit has documented their understanding of these requirements (also attached). It would be useful to reference Sound Transit’s document in the Term Sheet so that developers will know that detailed information is readily available.

Comment 4.

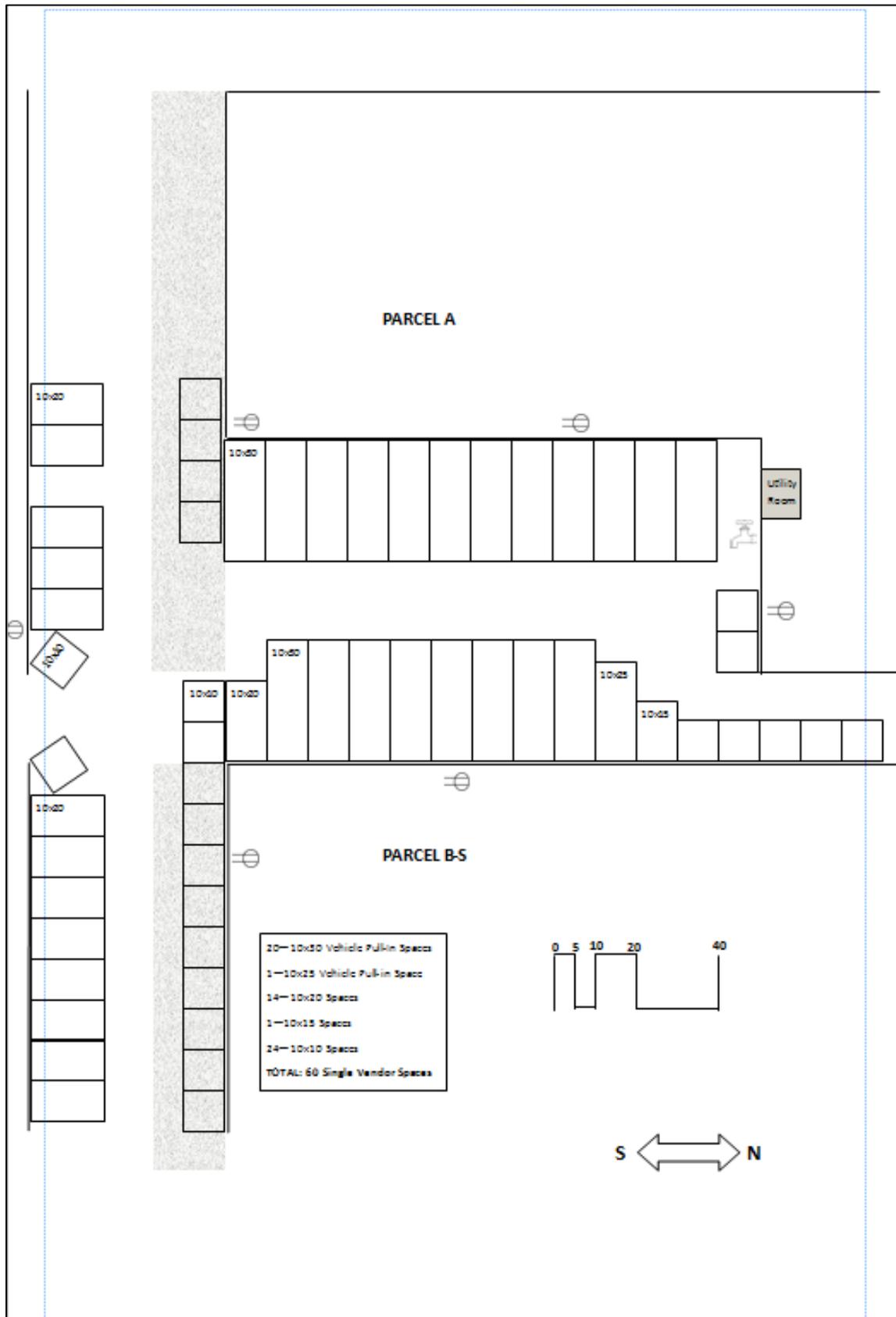
I request that the NFMA be allowed to stage a Broadway Farmers Market up to three days a week at the discretion of NFMA and that the days and times of those markets not be dictated by the property owner but be determined by NFMA to optimize the success of the market(s). The property owner should not have the opportunity to push the farmers market to a different day or time at the whim of the property owner. It is imperative for the success of the market that it be at appropriate and predictable times of the week.

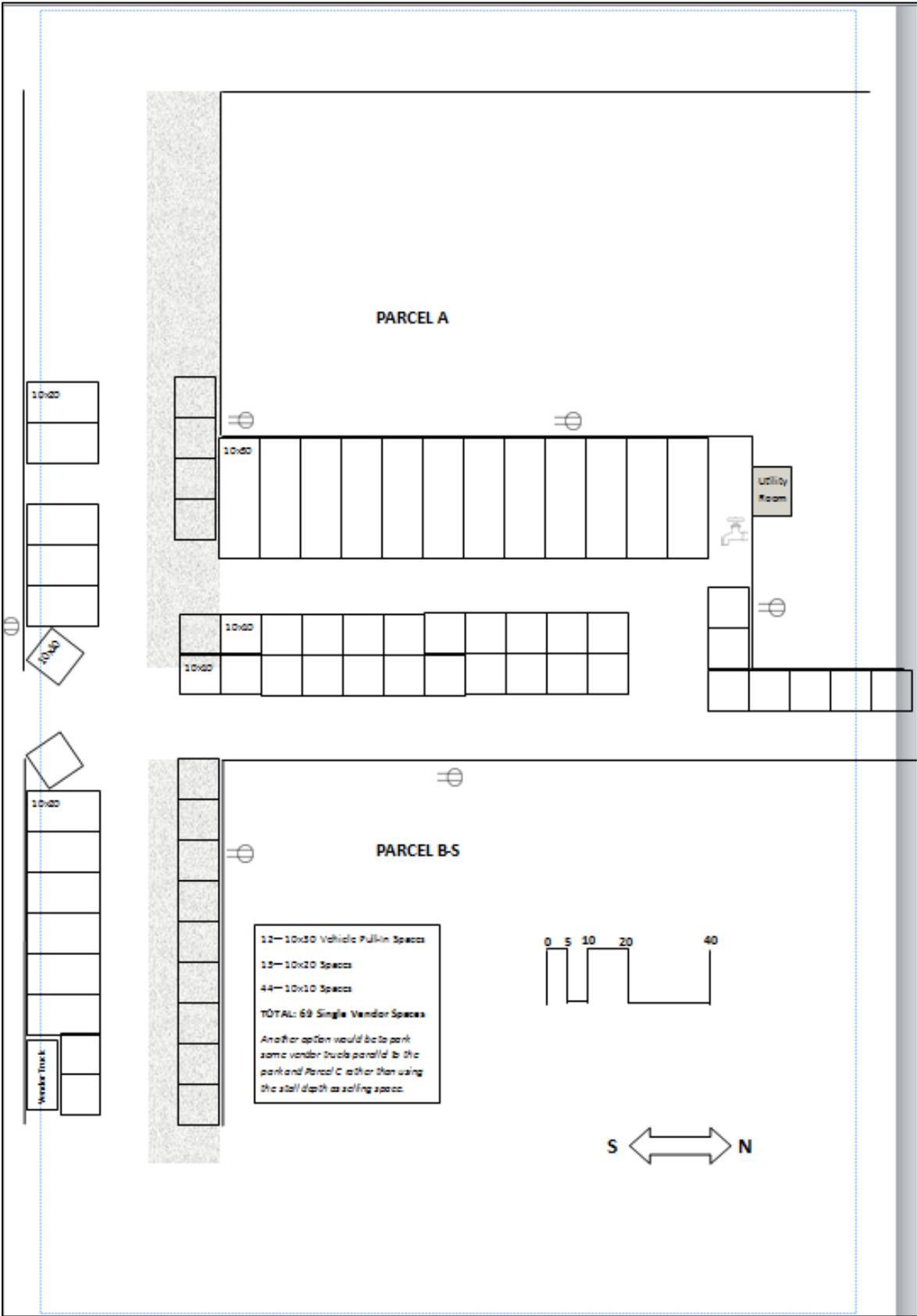
Comment 5.

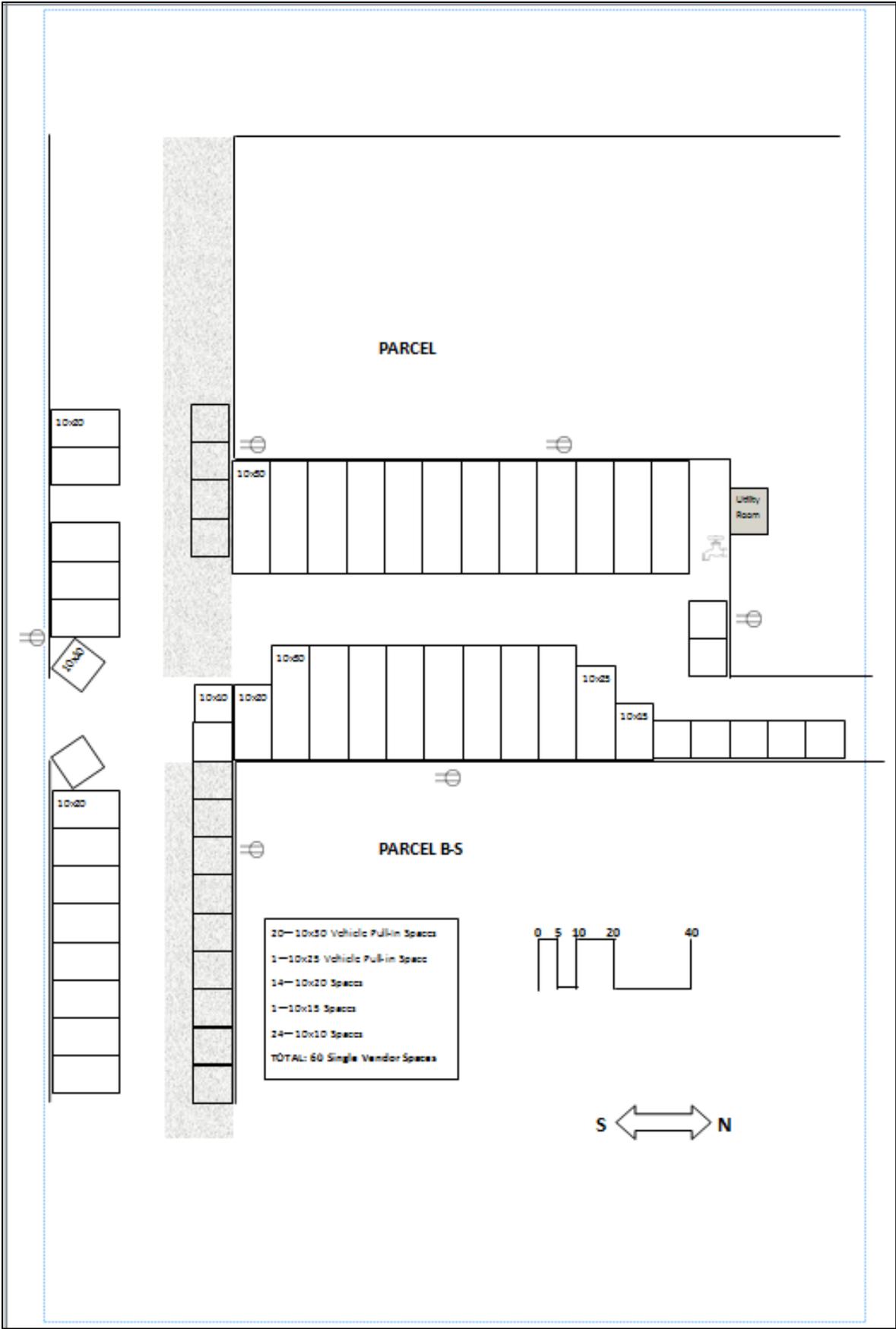
I request that it be made clear that no other farmers markets shall be allowed to operate on the site on any day of the week other than the NFMA-sponsored farmers markets.

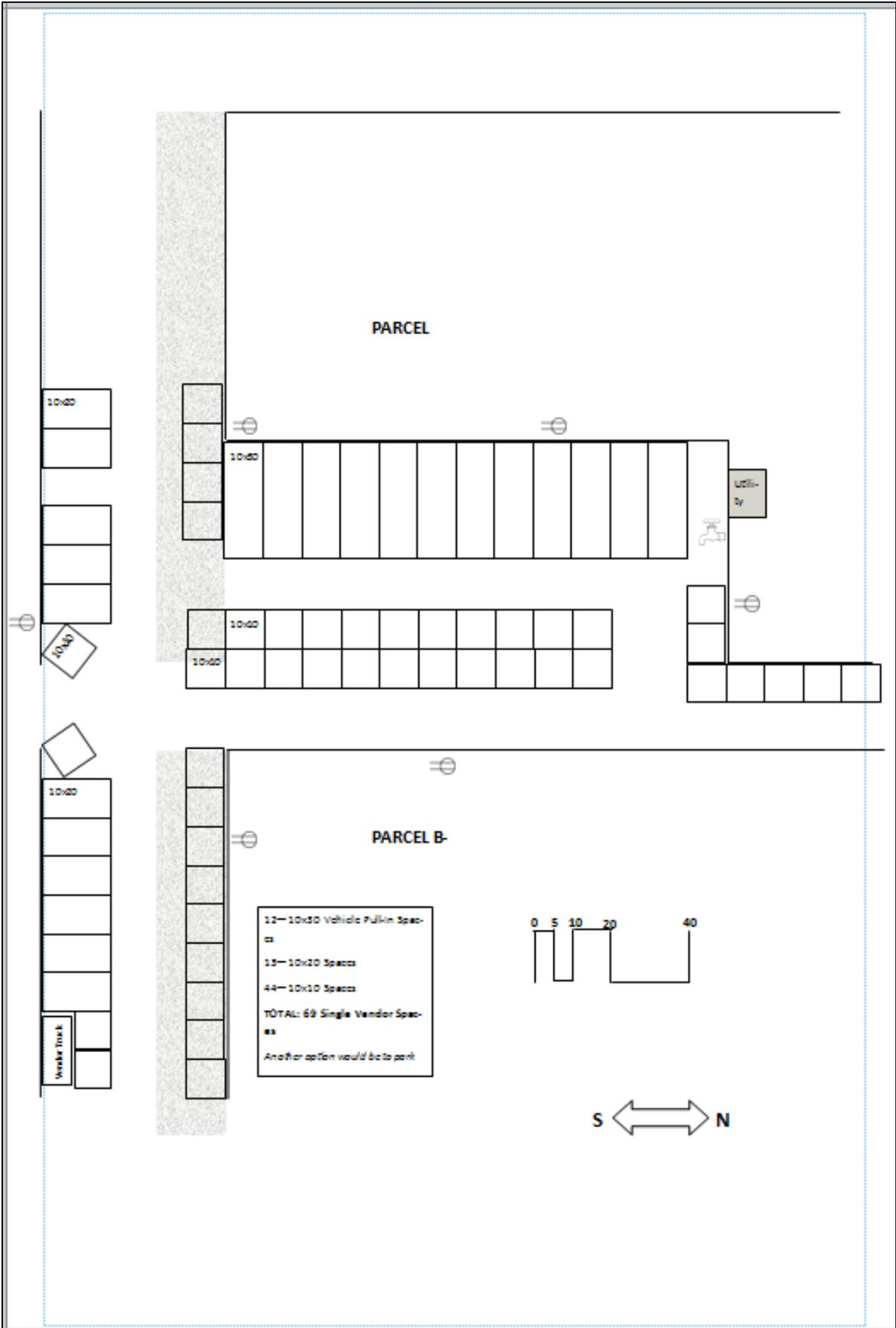
Name: Chris Curtis, Executive Director of NFMA

(A preliminary draft drawing of the layout of the Broadway Farmers Market at the ST development site):









(A list of farmers market requirements drafted by ST staff after consulting with market management):

Program Element	How resolved and by whom			
	Sound Transit	Developer	Farmers Market	City of Seattle
Size				
Minimum number of 50 farmers/vendors with 10' x 10' canopy	60% Design		Above 50 stalls	SDOT – Denny Festival Street for overflow?
Shopper walkways and emergency vehicle access – 20' between vendor rows	60% Design			
Design				
Visibility of vendor stalls and displays				
Visible market entrances				
Space for public uses (tables, chairs, music, chef's demos, non-profit tabling, etc.)	60% Design			
Ground				
Level, hard-scape surface	60% Design - materials to match Denny Fest Street			
Accommodate truck load-off, hand trucks and canopies				
Allow for temporary/seasonal markings of area for stall spaces				
Farmer and Shopper Parking				
Designated parking close to market sites that can accommodate truck overflow and some shopper vehicles				With SDOT
Two clearly defined entrances/exits for farm vehicles and shoppers				
Space secured for access at least 3 hours before event starts until 1 hour after event ends	Encumbrance?	X	X	With SDOT
Utilities				
Hot and cold running water within 100' of location	?	X	X	
Toilets within 100' of location	?	X	X	
3-compartment sink with hot and cold running water for cooking demos, produce tastings and potential prepared food vendors within 100' of location	?	X	X	
Access to public bathroom for shoppers		X	X	Cal Anderson Park?
Outdoor potable water with spigot for hoses for vendors requiring water	60% Design	X – metered?	X	
Storage Space for Market Equipment				
On-site or within 50' of market operation, Secure, sturdy, and water-tight	60% Design	X	X	
Minimum size 8' x 8' (Now 10' x 12')		X	X	
Lighting				
Necessary for late afternoon/evening	60% Design	X		
Must illuminate market sales beginning in late September				
Electricity				
Necessary for cooking demos, vendor refrigeration, special events and sound systems.				
Outlets need to be convenient to market operations.	60% Design	X		
Miscellaneous				
Trees/shade	60% Design			
Street furniture	60% Design			

Public art	60% Design			
Public seating	60% Design			
Location conducive to operating in all types of weather				
Space for public seating, cooking demos, education, market outreach and community representation				
Accommodate seasonal market banners	60% Design	X	X	
Inviting street environment – building setbacks, design features	Development Agreement / RFQ			

From: Trent Steffen
Sent: Tuesday, October 02, 2012 9:56 AM
To: Murdock, Vanessa
Subject: LGBTQ Center

Good morning,

Our organization supports the inclusion of an LGBTQ center within the Light Rail Capitol Hill development. Shared meeting space for the community is a significant need.

Thank you!

Trent Steffen

 Out in Front - Co-Chair
 Program Development – Chair

From: Janice Van Cleve
Sent: Tuesday, October 02, 2012 11:19 AM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Comments

Good Morning, Vanessa!

I have a few comments about the plans for what happens to the property on Capitol Hill after Sound Transit completes its Light Rail Project. First, let me say as a resident at 13th and Thomas and frequent pedestrian on Broadway, that Sound Transit did a really creditable job of engineering this massive project with the least disruption to our neighborhood. The walls around the work site, the art, the traffic management, the minimalization of noise, and the polite conduct of the workers all helped to mitigate the huge impact this Light Rail Station construction has had on our neighborhood. Hats off to Sound Transit!

Now what do we do with the property after the station is completed? Here are my comments in no particular order:

1. The station should not stick out isolated and alone. It should be built into the high rise construction above it just like the Light Rail stations downtown.
2. Height limits along Broadway should be zoned to 65 feet just like Brix and Joule projects. However, try to design something that will not be a blank wall along Broadway. The best design so far that we have from the current construction boom on Capitol Hill is across the street from Broadway Performance Hall. This apartment building above the art store and bakery breaks up its surface to soften its massive size.
3. Retail at street level should be offered first, and at an affordable rate, to individual stores and non-profits rather than chain stores. Let's use this opportunity to encourage small businesses which will create more local jobs! Let's use this opportunity to encourage more business diversity!
4. Very definitely there must be some low income housing included.
5. Very definitely there must be space for a Lesbian, Gay, Bisexual, and Transgender Center. Capitol Hill is the business center for our very large and vibrant LGBT community. The LGBT character of Capitol Hill should be celebrated in the art, architecture, and color patterns both in the Link Light Rail station and in the complex above it. There is a proposal for a rainbow pattered crosswalk. That is a good start but not nearly enough. Turn to our LGBT community - we are a very creative population!
6. Some open plaza connecting Cal Anderson Park and Broadway should be considered in the planning. Joule has a large courtyard in the middle which breaks up the building but it is only for residents. Your project's plaza should be open to the public like Fischer Plaza on Denny & 5th.

Thank you for your consideration,

Janice Van Cleve

From: Josh Mahar
Sent: Tuesday, October 02, 2012 12:35 PM
To: Murdock, Vanessa
Subject:

Dear Ms. Murdock,

I would like to voice my support for the TOD Term Sheet that was developed by Sound Transit in collaboration with the Capitol Hill community. It has been a long process but I am proud of the hard work that both Sound Transit and the community put in to develop this document that emphasizes the importance of this dense, vibrant, mixed-use community.

While I generally support the overall conditions and recommendations set forth by Sound Transit there are two minor tweaks that I think deserve serious consideration.

1. **Permanently close Denny to vehicle traffic.** The current proposal calls for Denny between Broadway and 10th Ave to be developed as a "Festival Street". I believe fully limiting vehicular traffic would be much better. Since its already been closed for a number of years, neighborhood

drivers are used to it. It also helps limit traffic on residential streets and focuses vehicle use on the main strip of Olive/John. With the integral connection between Cal Anderson, the new Market Plaza, Broadway, and the station entrances, the corner will also have major pedestrian use. The street can remain accessible to fire, safety, and utility vehicles with removable bollards.

2. **Consider providing more flexible height increases.** The current proposal suggests that heights be increased to 85 feet, providing 20 additional feet of height over the entire area. I completely agree that additional height is important in return for the added community benefits, but I think the plan should allow for flexibility in that height. For example, this would allow the developer to maintain 65 foot heights in most areas and concentrate the height in a single tower. This would be consistent with a strong community voice for a single “iconic tower” on the site that regularly came up during the public input process.

Thank you for your time. I look forward to this fantastic public project and truly believe it will provide an inspiring next step in the future of this unique neighborhood.

--

Josh Mahar

From: Lonll

Sent: Tuesday, October 02, 2012 12:55 PM

To: Murdock, Vanessa

Subject: Capitol Hill TOD

Vanessa,

This email supports the notion of locating an LGBTQ Community Center at the Capitol Hill TOD site. This site offers a rare opportunity for local LGBTQ nonprofits to unite behind a project and construct a center with an enduring, positive impact - at the heart of Seattle's LGBTQ community. After hearing preliminary plans for this project, I am convinced our (LGBTQ) community has the resources and commitment to plan and build an architecturally significant venue that is welcoming to everyone in the region, houses a variety of services especially for LGBTQ people, and serves as a beacon of hope for social justice in Seattle.

I have lived in Seattle long enough to witness three LGBTQ community centers come and go. None of those efforts have attracted the kind of community-wide support for the project proposed at the Capitol Hill TOD site. As a Past President of Greater Seattle Business Association, founder of two nonprofits in Seattle (Seattle Race Conference and Out In Front, an LGBTQ leadership program), I know opportunities like this seldom evolve. I also know that it is even more rare to have a broad array of LGBTQ groups in Seattle unite in rallying for a project as important as this one.

I urge the City of Seattle and Sound Transit to continue exploring all options to locate an LGBTQ community at the Capitol Hill TOD site. Thank you.

Lonnie Lusardo

THE **diversity** COLLABORATIVE

From: Michael Wells
Sent: Tuesday, October 02, 2012 2:12 PM
To: Murdock, Vanessa
Subject: Capitol Hill Sound Transit TOD

Ms. Murdock -

I am writing as a community member, former business owner and longtime resident of Capitol Hill. I am writing to lend my fervent support of the Urban Design Framework, Development Agreement and Terms Sheet regarding the Capitol Hill Sound Transit station.

Both the City of Seattle and Sound Transit have done deep outreach in the Capitol Hill community to develop these guidelines and the community involvement shows in the documentation of that effort. We deeply appreciate that effort.

I would like to voice support for the additional height of the station development as well as for an increase in affordable housing. Capitol Hill is the densest neighborhood in the Northwest, yet our affordable housing stock is half of what the City recommends. And an increase in height is both necessary and desirable on this site. This site should be a beacon, an example of the best in both urban planning and transportation planning.

I realize that there will be opponents of the increase in height for the station development but I urge the City and Sound Transit to continue with the work that has been deemed desirable by the community at large in the myriad public information and outreach sessions up to this point. Change is frightening for some people but I would hate to see any hesitancy on the part of the City, Sound Transit or Capitol Hill in building what should be a national model for Transit Oriented Development.

Thank you for your time.

Michael

Michael Wells
Executive Director
Capitol Hill Chamber of Commerce

From: Doug Oakey
Sent: Tuesday, October 02, 2012 3:11 PM
To: Murdock, Vanessa
Subject: Captiol Hill Transit guidelines

Thank you for running such a good meeting to update the community on the project. I particularly appreciated your *repeating the questions* posed from the audience as you answered them.

I particularly value the development of the festival street and plaza areas. My partner and I would prefer that the festival street be permanently closed to vehicular traffic, but if that is not possible, the festival street is a great compromise.

To enhance the light in the plaza as much as possible with building bulk restrictions is another high priority.

As a member of Seattle's gay community, I am not comfortable with the designation of a community center as LGBTQ. I feel it is important for *all* Capitol Hill residents to feel welcome and use all of the facilities. Some folks might feel that there is a barrier, however slight, if the center were designated to a particular group.

Thank you again for the opportunity for us to participate. The coordination of all the design groups is amazing.

Doug Oakey

From: Grace Kim

Sent: Tuesday, October 02, 2012 4:10 PM

To: Murdock, Vanessa

Subject: Capitol Hill TOD Term Sheet

Vanessa –

I am writing to you today as a property and business owner as well as future resident on Capitol Hill (I currently live in Belltown where high rises are popping up all around.)

I have been personally and professionally involved with the community conversations around the Broadway TOD sites for almost 5 years and am glad to see that the City and Sound Transit are close to finalizing a Development Agreement and Term Sheet for these important sites.

I believe the proposed documents are generally in line with community expectations – creating a vibrant, mixed-use, mixed-income, transit-oriented development for the most dense neighborhood in Seattle. I fully support and look forward to the added density proposed, particularly the commitment to ensuring a high number of affordable housing units. I also support the additional height proposed (in fact, I'd be fine with going higher) to support a vibrant mix of retail. I know the added height and density enable developers to be creative in providing the community amenities that have been voiced.

I would encourage DPD and Sound Transit to consider how to make an office use a viable programmatic use up to full height proposed. There is a dearth of office space on the hill and with high-tech/creative firms interested in locating on Capitol Hill, I do believe there is demand. For example, I see the Microsoft bus regularly circulating on our streets and am certain that a developer could probably encourage Microsoft to take up office space on Capitol Hill (where many of their employees want to live), thereby reducing their operational costs, eliminating the unnecessary trip generation, and keeping their employees happy. (Just think about the benefits to Seattle in keeping those employees close to home – B&O taxes for city, income for local lunch spots, increased activity/safety on streets, more active retail to support daytime population). A contract rezone to create an office building is not going to incentivize developers to fill that demand.

Given the collective effort of City, ST and engaged citizens and significant amount of time to get to this point, I'm hopeful that the approval of the final documents will be completed in a much more timely fashion.

Thank you for your efforts and time.

grace h. kim | schemata workshop inc.
aia, principal architect

From: Joe L

Sent: Tuesday, October 02, 2012 4:20 PM

To: Murdock, Vanessa

Subject: cap hill station feedback

I attended the meeting to view the proposal...I am concerned about a 5 foot setback not being enough on site C to allow much needed sunlight into the proposed plaza. Has a terraced design requirement for site C, rather than a big box, been considered? My main concern is that we will end up with a shaded, boxed in plaza with too little access and too little natural light. I hope it does not turn out to be a dark little concrete box- seems like this could easily happen.

Joe Lombardini

From: John Feit
Sent: Tuesday, October 02, 2012 4:32 PM
To: Murdock, Vanessa
Subject: Term Sheet

The accomplishment represented by the Terms Sheet exceeds what I could have hoped for when I became involved over three years ago – well done City and Sound Transit!

I support the following:

1. The additional height for all parcels;
2. The chance of combining of Green Factor and amenity areas for all sites;
3. The bundling of design review for a master developer;
4. The concept for the set-backs and cross block connections;
5. The de-coupling of parking and prescribing parking maximums;

I ask the parties to reconsider, clarify policy towards, or add to the agreement:

1. The exclusion of listing office as a potential use – the city should encourage/allow office as a use in Capitol Hill;
2. The ability to cantilever over Sound Transit Stations (within a prescribed limit, formula, or similar guidance), so as to increase buildable area and better integrate the stations into the development, perhaps as a departure during design review;
3. The goals of the Eco-District and points/bonuses for adopting its initiatives;
4. The difference between bonus points, encourage, and being more responsive (what value they have) in the scoring;
5. The position the Champion will have in the RFQ/P needs to be conclusively defined – such definition is very past due.

Thank you,

john feit | schemata workshop inc.

From: Persons, Chris
Sent: Tuesday, October 02, 2012 4:59 PM
To: Murdock, Vanessa
Subject: CH TOD Term Sheet

Capitol Hill Housing strongly supports the term sheet as is currently set forth by Seattle DPD and Sound Transit. Although there are some minor pieces of the term sheet that could be improved in our estimation, we believe that the current term sheet accurately represents the community priorities as set forth in the Urban Design Framework (UDF), a document that was developed through many open meetings and discussions. No place in Seattle is better situated to accept the density as proposed in the UDF—Capitol Hill is already a vibrant community with good transportation and services vital to sustainability. The addition of more housing only improves the overall sustainability of the community

and the requirement, demanded by the community, for additional affordable housing, helps to ensure that the developments will be equitable.

If we do not create the level of density proposed in the Term sheet (or more!) than we will be squandering the billion dollar investment that we are making in light rail and street car transportation.

Christopher Persons

CEO
Capitol Hill Housing

From: Marcos Martinez
Sent: Tuesday, October 02, 2012 5:37 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD

Ms. Murdoch,

I'm writing to encourage that the light rail/transit development on Capitol Hill include some sort of civic space to serve our LGBT community.

Seattle prides itself on its distinct neighborhoods, and in Capitol Hill that includes the gay-friendly nature of this area. Its important this is reflected in this important new development.

As a nonprofit director, I am especially interested in seeing that we continue to create new spaces in which diverse LGBT people (young people, families, people of color, the elderly) feel at home and are able to find community resources, cultural resources, entertainment and more.

I'm confident that planners like yourself, working with community members can craft a mix of uses that will serve the community well, and reflect the inclusive values of Seattle.

thanks,

* * * * *

Marcos Martinez
Executive Director
Entre Hermanos
Serving Seattle's LGBT Latino Community.

From: Paige Chapel
Sent: Tuesday, October 02, 2012 6:26 PM
To: Murdock, Vanessa
Subject: Terms sheet for the Capitol Hill light rail station

Ms. Murdock,

I wish to comment on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that

allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion, consistent with the culture and walk-ability of the Capitol Hill neighborhood.

Although I hope additional incentives are put in place to further strengthen these goals, the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for a development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Paige Chapel
Capitol Hill resident

From: jeffrey cook
Sent: Tuesday, October 02, 2012 6:26 PM
To: Murdock, Vanessa
Subject: RE: Public comment requested by October 3rd on Capitol Hill TOD documents

Hi Vanessa~

Thanks for all of your time on this issue. I have been meaning to write back for days now but so many other things keep coming up.

I continue to talk to my neighbors and share the information you gave to me regarding the light rail development. As stated by me previously, generally the people I speak with are:

1. Excited about the community center idea but not quite clear how it is structured,
2. Excited about the farmers market and hoping that it will be easy to find and have some visual presence for passers-by and not lost in a shadow of tall towers,
3. Liking the idea of a Festival Street that can operate on special occasions,
4. Concerned that all the structures on that land will find a way to reach the maximum height of 85'. This can result in various blocky and out of scale developments that turn Broadway into a more aggressive urban center rather than a friendly neighborhood and ultimately could provide a new template for taller, boxier structures on Capitol Hill. This was the main reason many people did not want the heights raised above four stories a few years back on Broadway and it is still a contentious conversation for many, who now see the new 65' height zone shifting again up to 85'.

I'm sure you've heard these same comments in various forms before. People up here are very uncertain about what changes are coming to the neighborhood that we have all worked so hard to maintain for so many years, but at the same time are excited to have additional transit options to connect us to other parts of the city.

Thanks again and kind regards

Jeffrey Cook
Capitol Hill property owner

From: Ragnar Thorisson
Sent: Tuesday, October 02, 2012 9:02 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Feedback

To Whom It May Concern,

Thank you for this opportunity to submit comments on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Sincerely,
Ragnar Thorisson

From: Chip Ragen
Sent: Tuesday, October 02, 2012 9:43 PM
To: Murdock, Vanessa
Subject: FW: TOD comments

To; Vanessa Murdock,

Thank you for the opportunity to contribute comments on the Term Sheet between the City of Seattle and Sound Transit regarding Capitol Hill Transit Oriented Development.

While it is not always possible to reach consensus in our diverse community, I do believe it is fair to say that over the past several years many hours of TOD outreach (such as the work that resulted in the Urban Design Framework) has energetically engaged the citizens of Capitol Hill. This outreach has been a joint effort between people who live or work in Capitol Hill, DPD Senior Planners and Sound Transit staff. At the end of this long process will be an successful example of how a community and its city government can best achieve outstanding TOD, something Seattle will be proud of and benefit from. However, we cannot get there without an agreed upon set of terms that allows our communities voices to be at the table with DPD and Sound Transit. This [Term Sheet agreement](#) is our best opportunity to make sure that all parties' interests are fairly considered.

I do feel that the term sheet is a productive tool that will result in the implementation of the majority of our community's vision, and that the bonus point system for affordable housing, green design and parking maximums will result in a vibrant and attractive amenity for the entire community. The increasing density in Capitol Hill, especially in its business districts, has resulted in a markedly more vibrant civic experience. That vibrancy has sparked substantial investment in new housing, renovation and preservation of our district's pre-1940's 'auto row' stock of character buildings and the resultant growth in the restaurant and retail sectors. It is critical that we support the development of a strong TOD center as a link between the resurgent growth along the north Broadway business district and the dynamic Pike/Pine district.

We need the citizens of Seattle to feel that it is safe and convenient to ride light rail to the Capitol Hill station. A well designed group of buildings surrounding the Broadway & John Station, coupled with

engaged residents who care about their neighborhood, will help Sound Transit achieve its ridership goals and help support the adjacent businesses with increased pedestrian activity. The [Term Sheet](#), which includes specific agreements such as how to create a potential Broadway Farmers Market and a East Denny Way Festival Street, address both the lofty goals of the community and the practical matter of how negotiating in good faith will lead to a successful RFQ/RRP process.

Sincerely,

Chip Ragen

Ragen & Associates

From: deric gruen

Sent: Tuesday, October 02, 2012 10:37 PM

To: Murdock, Vanessa

Subject: Capitol Hill Light Rail Comment

Please make sure any development at the light rail station has affordability for 50% of on-site housing, space for events, sustainable site (LEED Platinum min), and retail that meets neighborhood needs and supports local businesses.

Thanks,

-Deric Gruen

From: Sammi Truong

Sent: Tuesday, October 02, 2012 11:16 PM

To: Murdock, Vanessa

Subject: Capitol Hill Light Rail Station Feedback

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement.

The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

In the face of rampant condo and "luxury rental" developments, now more than ever, Capitol Hill is in need of transit-oriented affordable housing options to preserve the diversity that this neighborhood is known for.

Thank you for your consideration.

Sincerely,

Phung Sammi Truong
Capitol Hill resident

From: Roewe, Matt

Sent: Tuesday, October 02, 2012 11:48 PM

To: Murdock, Vanessa

Subject: Capitol Hill light rail station development agreement - Term Sheet Comments

Hi Vanessa,

Thank you for all your hard work and for the City of Seattle's collaboration with Sound Transit and the Capitol Hill community on the station area development planning effort. The light rail station and its residual land provides a great opportunity to re-examine the neighborhoods potential while still embracing and incorporating existing character, culture and the many neighborhood assets. As a participant in several workshops, I understand the issues, challenges and the opportunities that will shape this district. I feel the process has been very thorough, open and productive.

The proposed Term Sheet makes great strides towards successful implementation of the community vision. I strongly support the principles and goals outlined in the term sheet, especially the concept of increased development height and capacity in exchanged for desired public benefits, such as affordable housing. As a walkable, transit served and truly urban neighborhood, Capitol Hill is naturally the right place for concentrating development and continuing to nurture city life.

As you move forward with the conditions of this agreement I would encourage crafting the terms in a manner that allows for flexibility and creativity from the future developers. While some of the proposed terms include flexible components or state a desire for flexibility, I would suggest that theme go deeper into the document. Rather than pinpointing the criteria with detailed encumbrances and prescriptive standards, I would suggest outlining and prioritizing the desired principles and outcomes then reward the applicants that best meet or exceed these expectations. If certain technical requirements are mandatory, then those can certainly be fixed.

Ultimately the developers take the risk and will execute the project. The more flexible the criteria in the RFQ process the more likely we will see more applicants and more innovation in the RFQ process. Requiring things like minimum heights, maximum parking ratios, specific floor to floor heights and pre determined uses on specific sites may not be necessarily. I would trust that the stated goals, the marketplace and a well crafted point system will look after these on their own.

Regarding design review, I do not believe you can have a successful DRB EDG meeting with just one alternative. Consider shaping that meeting around a more advanced design concept/design "parti" rather than massing alone, then require at least two different approaches. The DRB review could easily then be done in two meetings. Also consider that the build-out may be incremental and that flexibility and responsiveness over time can be achieved through review panels and through departures granted in the design review program. I recommend that as much of these terms/standards as possible be departable through the DRB process if the applicant can make the case for a more appropriate solution.

Overall I think that this Term Sheet is a great start. The years of community meetings have been so important in crafting a vision that reflects the needs and aspirations of the community. If you can

continue to shape the terms with clearly stated principles, priorities and some conditioned flexibility, I think you will find many willing development partners to successfully move this forward.

Best Regards,

Matt Roewe

From: Liz Dunn

Sent: Wednesday, October 03, 2012 8:02 AM

To: Murdock, Vanessa

Subject: in support of dense progressive development at the Capitol Hill light rail site

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement.

This site represents a unique and once-in-a-generation opportunity to add significant residential density, local commercial space and community amenities to a strategic location on Capitol Hill. In particular, we should be making every effort to add as many workforce-affordable and low-income housing units as possible at transit locations such as these.

As a property owner and business owner on Capitol Hill, I have lived and had my office here for almost fifteen years. I am board member of Capitol Hill Housing, and a co-chair of the Capitol Hill eco-district steering committee and have worked for many years in support of land use, parking and sustainability policies that will move Capitol Hill residents and businesses toward creating livable density and supporting a less car-dependent lifestyle. It is essential that the Term Sheet include requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion. This project also sets an important precedent for transit locations around the city and the region at large.

A wide cross-section of community members have worked hard for many years on crafting the vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you,

Liz Dunn

Principal, Dunn & Hobbes, LLC

From: Andy Read

Sent: Wednesday, October 03, 2012 8:42 AM

To: Murdock, Vanessa

Subject: Capitol Hill Transit-Oriented Development

To Whom It May Concern,

I appreciate the chance to comment on the term sheet for the (Capitol Hill) transit-oriented development (light rail development agreement). Having grown up on Capitol Hill and currently raising

my family here, I look forward to the opening of this transit link and the impact it can have on our neighborhood. Consistent with that part of our neighborhood, the new station affords us the unique opportunity to enhance our quality dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements, and parking maximums. These qualities will all serve to grow our community in a good way, encouraging new and existing residents to live in a truly transit-oriented fashion.

While I recognize that it is subject to change and have my own views on modifications and incentives that might further the above goals, the Term Sheet is a good start. We've seen many years of community process work towards crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your work on this,

Andy Read

From: josephine wong
Sent: Wednesday, October 03, 2012 8:59 AM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Support

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Sincerely,

Josephine Wong
Capitol Hill Resident

From: Brian Lloyd
Sent: Wednesday, October 03, 2012 9:12 AM
To: Murdock, Vanessa
Subject: Capitol Hill TOD

Please see attached letter regarding the Capitol Hill TOD station.

Brian Lloyd
Development Director
Beacon Development Group

October 3, 2012
Re: Capitol Hill TOD Plan

To Whom It May Concern,

Thank you for this opportunity to submit comments on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development.

As someone who works on Capitol Hill and is involved in neighborhood development issues, I look forward to the re-development of the Station Area and the positive impact it will have on our neighborhood and our City.

The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Sincerely,

Brian Lloyd
Development Director
Beacon Development Group

From: Cathy Hillenbrand
Sent: Wednesday, October 03, 2012 9:33 AM
To: Murdock, Vanessa
Subject: one idle comment on the TOD

Dear Vanessa and Jeff,

In general, my comments and thoughts on the TOD Term Sheet and CDP are reflected in the letter forthcoming from the Champion.

There is one mode of transportation we haven't included, scooter parking - I don't know how scooters and motorcycles are thought about in transportation planning. I do know many people drive them, and there isn't much parking infrastructure for them. How do we work that into consideration in parking in general?

I also have some very specific proofreading comments on the CDP which aren't available to me until I return to Seattle tonight. I'm happy to sit down with Sound Transit staff and go over the CDP for those kinds of omissions and corrections.

Beyond these smaller comments, I'll add my individual voice to support of the work done so far on the Term Sheet and implementation of the Urban Design Framework. I realize the financial difficulty of achieving the desired community benefits as expressed in Schemata's TOD Recommendations Report and in the Urban Design Framework. I hope we have provided enough incentive to prospective developers for a healthy round of submissions to develop on the Capitol Hill Light Rail Station. This is an unprecedented opportunity for Sound Transit to demonstrate the place-making and community-building benefits of transit, as well as a commitment to social equity in access to the benefits of transit and neighborhoods of opportunity.

Best,
Cathy

Champion Steering Committee Chair, property owner and resident of Capitol Hill

Catherine Hillenbrand

From: Misha Williams
Sent: Tuesday, October 02, 2012 9:35 AM
To: Murdock, Vanessa
Subject: comments on Capitol Hill TOD

Dear Ms. Murdoch:

I am a long time resident of Capitol Hill - most of the 25 years I have lived in Seattle have been spent here both living & working here or working here during a few years living a little north of Capitol Hill. But for the last decade I have seen some concerning trends on Capitol Hill with regards to development.

First I seen repeated attempts to erase its history (And it is a Long History) as a Gay neighborhood. The density of 1 bedroom apts or other factors may have played into it but Capitol Hill has always been home to Seattle's LGBT community, much more than Queen Anne or Pioneer Square or elsewhere. This is a good thing. It has also long been home to its artists & creative types. It is in extreme danger of losing these folks and that would be a net negative for the city as well as for the neighborhood. I want to see a sizable amount of the space in the new Light rail building dedicated to inexpensive stalls for local artists and artisan food producers, permanently, like Pike Market. This is the right thing to do but also a great marketing coup for the location. I want to see the LGBT community (and not just the rich A-list types such as Sally Clark) represented on a board that determines what entertainment takes place in the public portion of the Light Rail building. It should be limited to Seattle area artists & actors & musicians and especially to local small Capitol Hill Theatre & our own 3 Dollar Bill Cinema, etc (Children are not harmed by family friendly Drag Acts - ask Julia's).

I also Must MUST make a plug for Transit that works late into the night - even if that requires security staffing - and not just the light rail but the STREET CAR & BUSES to connect to it. I do not enjoy the nightlife that has over run Capitol Hill - mainly because I am busy WORKING IN A NEARBY HOSPITAL URGENT CARE on the weekend nights when it is wreaking havoc on my neighborhood. The Metro Nit Wits in charge have cut out a number of the buses (already last year more so with this latest round of nonsense!) that used to take me safely home through the mayhem! BRING BACK THE TRANSIT THAT USED TO CARRY HOSPITAL WORKERS TO/from GHC SWEDISH & HMC & VMMC LATE AT NIGHT & which also KEEPS DRUNKS OFF THE ROAD! The more forms of transit going in more directions later into the night the better. Look at the most used buses all year - I bet its New Years Eve after the bars start closing! As I am walking home from my shift, year after year, due to packed buses, I see literally thousands of drunks getting into cars because there simply are not enough buses running to carry them all.

Lastly - While I agree that 50% "affordable" housing is a good idea, make sure that some of that housing is accessible and dedicated to older LGBT people. As a person who expects to work about 15-20 more years & then hopefully retire, I would really like to remain in "my" neighborhood. This means that keeping it affordable is important, yes, but making sure that we include our LGBT Elders & Elders in general in that equation is also very important to the health & well being of those folks as well as to the neighborhood. If its aimed only at the young professional in finance & other downtown jobs it will be come a transient neighborhood & that is not good for its long term livability or health & sustainability. Remeber you want people to live near where they work too - so remember the HEALTH CARE WORKERS OF PILL HILL - except for the MDs, we don't make such great \$\$

thank you for your time
Misha Williams

From: Jeff Busby
Sent: Wednesday, October 03, 2012 9:58 AM
To: Murdock, Vanessa
Subject: Capitol Hill Term Sheet

Dear Vanessa,

As a resident and business person of Capitol Hill, (h: 1633 Melrose w: 1720 12th Ave) I would like to take time to endorse the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet addresses the neighborhood's vision by providing bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion. While I would like to see further incentives to even further strengthen these goals, the Term Sheet is a great start.

Thank you for your consideration,

Sincerely,

jeff busby | schemata workshop inc.

From: Don Blakeney
Sent: Wednesday, October 03, 2012 10:03 AM
To: Murdock, Vanessa
Subject: TOD Cap Hill Site

Hi Vanessa,

I wanted to share my thoughts with you about the TOD site under consideration on Capitol Hill's Broadway commercial district. This new site presents a tremendous opportunity to create dense, affordable, transit oriented development. The community has been working with Sound Transit and the City of Seattle for the better part of a decade to determine the future of this transit corridor and the Term Sheet makes great strides towards a successful implementation of this community vision. Specifically, this vision is sustained through the recommended requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

It is time to move forward. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet. It is now time to realize this vision.

Thank you for your consideration,

Don

Don Blakeney
Executive Director
Chinatown-International District
Business Improvement Area (CIDBIA)
www.cidbia.org

From: Jason Lajeunesse
Sent: Wednesday, October 03, 2012 10:22 AM
To: Murdock, Vanessa
Subject: CHB Light Rail Station.

Dear Vanessa,

I own several businesses on capitol hill, including the capitol hill block party. I think the Cap Hill TOD station site is a good opportunity to create affordable transit oriented development.

There is a clear demand for affordable housing, retail spaces, and obviously better transit. As hard as it is for people to embrace transit in this city, and leave their cars at home, this is one step in the right direction, to create a transit oriented city, while creating greater density.

I think the term sheet is a start in the right direction, and it has been drafted with much community feedback.

Thanks for taking the time to read my thoughts,
JASON LAJEUNESSE - PROPRIETOR

From: Joe Lombardini
Sent: Tuesday, October 02, 2012 4:20 PM
To: Murdock, Vanessa
Subject: cap hill station feedback

I attended the meeting to view the proposal...I am concerned about a 5 foot setback not being enough on site C to allow much needed sunlight into the proposed plaza. Has a terraced design requirement for site C, rather than a big box, been considered? My main concern is that we will end up with a shaded, boxed in plaza with too little access and too little natural light. I hope it does not turn out to be a dark little concrete box- seems like this could easily happen.

Joe Lombardini

From: Joe L
Sent: Wednesday, October 03, 2012 10:33 AM
To: Murdock, Vanessa
Subject: RE: cap hill station feedback

Hi Vanessa:

Thank you for your kind reply. I do understand the 5 foot setback proposal, but I am suggesting that 5 feet on the upper floors of site C will not be enough to keep the plaza from becoming a dark, black hole, coupled with the 74' 11" - 85' heights of the surrounding buildings.

Joe Lombardini

From: Jennifer Power
Sent: Tuesday, October 02, 2012 4:50 PM
To: Murdock, Vanessa
Subject: Feedback on Capitol Hill TOD

Dear Vanessa,

My main feedback on the information you and Jeff Munnoch presented last week is "good job!" I think that Sound Transit has appropriately taken several years of feedback from the Capitol Hill community and integrated it into the planned requirements for the Capitol Hill Light Rail Station TOD. Specifically, I think that seven stories is appropriate on that site. The higher height on the TOD site is appropriate in terms of sustainably clustering higher density around a transit hub, and in return for the benefits that the community will receive from the development (namely, a community center).

Thanks again,
Jen Power
formerly of TOD Champion & the Capitol Hill Community Council

From: Dennis Saxman
Sent: Wednesday, October 03, 2012 9:51 AM
To: Murdock, Vanessa
Subject: My comments on the Capitol Hill TOD Proposals

(Page 1 of 3)

Dear Ms. Murdock:

Comments on proposed term agreement

The proposed heights are uncharacteristic of the existing architectural context, a context that every neighborhood and business improvement plan for many decades has expressed the desire to preserve.

The property appraisal is required to be at fair market value. I do not believe it is required to be appraised at its highest and best use. That is real estate developer language.

Affordable housing Site B North

It appears that this will be funded entirely by the taxpayers and not by the developer providing additional community benefits.

As I mentioned at the public meeting, the terms of affordability are too short, especially given that developers will enjoy the benefits of this property in perpetuity. The affordability terms should be made a covenant running with the land forever. The affordability terms should also apply to people with lower incomes, not people at 60% of AMI. Currently, 60% of AMI is over \$52,000 a year, about \$4,400 a month gross and \$3,300 take home. Those individuals can well afford to pay for their own housing.

There should be no FAR exemption for the community center floor area.

The green factor and amenity areas should not be pooled.

The design review processes possible seem to conflict with one another: one is much more complex than the other. Why give the developer the choice of what Design Review process is applied? This will result in practical and interpretive problems down the road.

Why is development vested for 10 years? It is not clear to a member of the general public what this means. I assume it allows the development process to be dragged out as the development community argues for even more massive and taller developments.

Comments on design guidelines

Not sure why I am even bothering to make these comments. I am under no illusion that they will be given meaningful consideration. I also having plenty of experience in watching neighborhood design guidelines being ignored. As you well know, I consider the “community design” process to have been, to a great degree, a fraud. Those who took part in it, disproportionately over represented the architectural and developer community, and were not average Joes like me. The architectural and developer community and their neighborhood allies commandeered the process and the end result reflects chiefly their views, not those of the larger community.

They are an unusual mix of very general and highly specific guidelines. A good example of this is the first instance of boxed text. I don't think the very general guidelines will be useful in creating good design.

The comments in the second instance of boxed text did not originate from the neighborhood, but reflect concepts from Matt Roewe, an architect and member of the Seattle Planning Commission, who appeared to exercise a high degree of undue influence in this process. He proposed this out of the blue at a design charrette I attended, quickly drew it on a piece of drawing paper overlaying of the station area, and now it has become part of the proposal without any serious or more widespread community consideration. It is a prime example of plans being made up beforehand by individuals who do not live in the community, and then their imposition on the community regardless of contrary or no community input. Such an opening is completely uncharacteristic of the neighborhood's existing architectural context, where buildings uniformly meet the sidewalk. The images immediately below this text do not successfully illustrate the concept they are supposed to.

Height, bulk and Scale

The citation of guidelines re the desire of creating the impression of small scale buildings is ironic, to say the least, given the intent to place massive towering buildings on this site. It has been my experience, as a 16 year resident of Capitol Hill and an attendee of numerous Design Review meetings, that the items in the boxed text re this matter are insufficient to obtain the expressed goals. Tall massive buildings will do nothing to maximize the amount of sunshine on the sidewalk. In fact, they are in direct conflict with that guideline.

Public Life

The two instances of boxed text accurately reflect community consensus, but are again very general.

Network of Public Spaces

The second sentence is again a reflection of Matt Roewe's views not the community.

Walkways and Connections

(Page 3 of 3)

More Matt Roewe language. The buildings on Broadway never pull back from the sidewalk or corner.

Outdoor uses and activities

This appears to accurately reflect community consensus.

Walkability

These features again appear to be a developer idea, not one derived from community consensus. The buildings are of such proposed heights that “eyes on the plaza” will not have any salutary effect, because the residents will be too far removed from the ground level to be able to meaningful interact with or view it.

Street level interaction

Community consensus was that there be NO large anchor or destination retail. Neighborhood residents repeatedly emphasized the desirability of small footprint retail. This is just another bone to the development community.

Architectural concept

This represents another potpourri of jargon and modern urban concepts that is so general that it will be of little use in guiding the design. Neighborhood residents don't talk this way unless they are architects or developers.

Massing

This boxed text is consistent with community consensus.

Secondary Architectural Features

Despite having attended most of the design meetings, this language is new to me. Not likely it resulted from any community consensus: it more likely reflects input from outside architects and developers.

Open Space Concept

This appears to accurately reflect community consensus.

Exterior elements and finishes

This appears to accurately reflect community consensus.

Dennis Saxman

From: Seth Geiser
Sent: Wednesday, October 03, 2012 10:53 AM
To: Murdock, Vanessa
Subject: Capitol Hill Light Rail Station Comments

Hi Vanessa,

Overall, these are commendable documents that should set a solid framework for people-oriented spaces and appropriate building intensity. Selection for the RFP/Q will be critical, but the priorities set in the term sheet should ensure quality development that provides value to the neighborhood and the city.

It's obvious that a great deal of care went into crafting these documents and I'll be very curious to see the rest of the process unfold. Some general comments (mostly things I was glad to see included which I want to see carried through)

Term Sheet:

- Unbundling parking from units and the setting of a parking maximum are bold additions. A very pleasing addition.
- The bonus point system for RFP/Q selection seems well-structured and hits worthy aspects, but I'd very curious to see their relative weights in the overall selection system.
- 10' seems rather small for amenity potential given what the City is hoping to receive from the developers

Design Guidelines:

- The segmenting of Sites A and B are great in articulating the building masses and promoting a diversity of unit/business types (particularly the not-for-profit requirement of Site B North)
- Encouragement of informal monitoring of spaces through interior-facing business and balcony/stoop features is an essential focus
- The flexible retail spaces note should expand beyond mention of accommodating an anchor tenant. That seems assumed given other recent developments on Broadway, so there should also be note of the other side of flexible spaces in that they create opportunity for small, local businesses, as well.
- The notes for treatment of Denny festival street, the plaza, and Nagle are great and appropriate for the public nature of the site.

-Seth Geiser

From: David Howenstine
Sent: Wednesday, October 03, 2012 11:25 AM
To: Murdock, Vanessa
Subject: Capitol Hill Light Rail Station Project & LGBTQ Community Center

Dear Ms. Murdock,

Attached please find a letter from the Seattle LGBT Commission in support of the inclusion of an LGBTQ community center in the Capitol Hill light rail station project. We are also attaching a copy of the Seattle LGBT Commission's Snapshot Survey report, which found a strong interest and need for a community center and provides additional background information about the importance of an LGBTQ community center.

Please don't hesitate to let us know if you have any questions or need additional information.

Best regards,

David W. Howenstine
Co-Chair, Seattle LGBT Commission

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City of Seattle

Mike McGinn, Mayor

Seattle LGBT Commission

David W. Howenstine and Mac Scotty McGregor, Co-Chairs

October 3, 2012

VIA EMAIL

Vanessa Murdock
DPD Senior Planner
City of Seattle
Dept. of Planning and Development
vanessa.murdock@seattle.gov

Re: Capitol Hill Light Rail Station and LGBTQ Community Center

Dear Ms. Murdock,

On behalf of the Seattle LGBT Commission, we write to strongly support the inclusion of an LGBTQ community center as part of the Capitol Hill light rail station project. Cities throughout the United States have recognized the critical importance of community centers to helping support LGBTQ individuals and families. Seattle is the proud home of the third largest LGBTQ population in the nation, but unfortunately is the only city of its size without an LGBTQ community center. Seattle now has the opportunity to fill this need and establish a thriving community center to support its diverse and vibrant LGBTQ communities.

Seattle's LGBTQ communities recognize the importance of creating an LGBTQ community center. In 2010 and 2011, the Seattle LGBT Commission conducted and analyzed the findings from a citywide needs-assessment survey of Seattle's LGBTQ communities. Nearly 1,600 individuals participated in the survey over a six-week period, and the Commission gathered additional information through follow-up forums and interviews. The survey reached participants throughout Seattle, but the largest number of participants lived in the Capitol Hill, Central District, and Eastlake neighborhoods. A copy of the Snapshot Seattle report is available online at: http://www.seattle.gov/LGBT/documents/Rpt_SnapShotSEATTLE.pdf.

One common recommendation—voiced over and over again by participants—was to create an LGBTQ community center to help centralize resources, provide needed services, and foster community development. Although the entire report speaks to important issues, we direct your particular attention to the “Community Involvement” section of the report (pages 28-29), which address in detail the survey findings related to the need for an LGBTQ community center. Of concern, a majority of survey participants were not sure or did not know whether existing services in Seattle met the needs of LGBTQ communities, and many felt that they did not. An LGBTQ community center on Capitol Hill could be a central hub to connect individuals and families with available resources and to address gaps in existing services. For example, a community center

(Page 2 of 2)

could be a place to supply career information, to provide safe space for youth, to host community meetings, support groups, and social events, and to deliver information and resources to Seattle residents and visitors, among many other possibilities.

An LGBTQ community center holds the potential to create lasting, positive change in the lives of individuals and families throughout the greater Seattle area. The Seattle LGBT Commission strongly urges that the establishment of an LGBTQ community center be included in the Capitol Hill light rail station project.

Best regards,



David W. Howenstine
Co-Chair



Mac Scotty McGregor
Co-Chair

(see Appendix for Copy of the Seattle LGBT Commission's Snapshot Survey report)

From: Trask, Blake
Sent: Wednesday, October 03, 2012 11:23 AM
To: Murdock, Vanessa
Subject: Capitol Hill Light Rail Immediate Station Area Planning Input

Hi Vanessa-

Not specific comments to the term sheet, but I wanted to express my support for increased density, affordable housing and reduced parking at the Broadway TOD site. As a significant part of that, I'm also very keen on supporting increased station access by bicycle.

I strongly believe that we need to maximize the opportunities around these massive infrastructure investments. Limiting the ability for density, affordable housing, and bicycle/pedestrian access runs counter to the equity goals that the City of Seattle is aggressively pursuing. Pursuing land use decisions that support a neighborhood that resembles the status quo ignores the massive regional transportation investment in this amazing neighborhood.

Please let me know if you have any questions or if there's further opportunity to weigh in on the future of the Capitol Hill Light Rail station area planning process.

Best regards,

Blake Trask

From: David Dologite
Sent: Wednesday, October 03, 2012 12:37 PM
To: Murdock, Vanessa

Subject: Capitol Hill Champion Comment Letter

(Page 1 of 3)

Capitol Hill CHAMPION

a partnership of the Capitol Hill Chamber of Commerce & Capitol Hill Community Council

October 3, 2012

Scott Kirkpatrick
TOD Program Manager
Sound Transit
401 S. Jackson Street
Seattle, WA 98104

Marshall Foster
Director of Planning
Seattle Department of Planning & Development
700 Fifth Ave., Suite 2000
Seattle, WA 98124-4019

Dear Scott and Marshall,

Thank you for all the work done by Sound Transit and the City of Seattle over the last 4 years, and even further back, to engage with the community, collect our input, and incorporate community goals into the development of the Capitol Hill TOD station sites. The Champion is very supportive of the work done so far and deeply appreciative of the effort you have made.

We are greatly appreciative of the many ways that the terms sheet and specific design guidelines reflect the community goals outlined in the Urban Design Framework (UDF) and the community engagement process that informed the UDF, goals such as the commitment to 25 percent of housing affordable at 60 percent of area median income, 25 percent affordable at 80 percent of area median income, a permanent home for the Capitol Hill Farmers Market, cultural and community space, pedestrian friendly design, and a low ratio of parking.

However, we do have several questions about both the specific aspects of the Term Sheet and Site Specific Design Guidelines, as well as about the overall public process and our involvement after this point.

1. As the community voice throughout this process, the Champion needs to be able to see the comments summary in order to address them ourselves. Will comments be posted on the City and Sound Transit webpages for this project to provide for transparency?
2. Are Sound Transit and the City willing to respond to comments during drafting of the development agreement as well? How will the Champion and the community at large be involved before the briefing to City Council?
3. How will the remaining bonus points be determined? Bonus points are specified for additional affordable housing, additional unbundled parking, and green building standards beyond LEED Silver, but we have been told at Champion meetings and at the open house on September 24th that additional bonus points can still be included in the RFQ. What will be the process for determining these additional bonus points? This list is not exhaustive, but some things we would like as additional bonus points include:
 - a. Demonstrated ability and willingness to cooperate with community.
 - b. Unique and creative solutions not anticipated before.

- c. Green building standards beyond LEED Platinum such as meeting components of the Living Building Challenge and taking lessons from the Bullitt Center development.
 - d. Reducing parking below the 0.7 spaces/unit maximum.
 - e. Green factor beyond the .302 minimum.
4. When will we know Sound Transit's calculation of the appraised value for the land? Will this information be available in time for developers bidding on the RFQ? Given that the appraisal will incorporate diminished value due to restrictions on use of the property as well as increased value from added development capacity and flexibility provided by the City, what are the specific factors that the appraiser will consider? How will the appraiser identify comparables given the variations between neighborhood submarkets and given the potential that the local real estate market is currently experiencing a bubble? If a high threshold price for the land produces a very uncompetitive process with only a few bidders and little or no attempt to achieve bonus points, will Sound Transit reconsider the accuracy of its appraisal in order to meet its competitiveness goals? Will the appraisal for B North assume 40' of development and the decreased value from requiring affordable housing on the site or will the pricing for that parcel assume 40' of development with no restrictions?
5. We are very concerned that the way the terms sheet is currently structured precludes a master developer at the potential expense of an outcome that achieves greater community benefits. For example, a master developer might choose to concentrate affordable housing with 75 units on parcel A with the best individual parcel competitor proposing 20 units. However, that master developer may be counting on also developing B South with a more modest inclusion of 10 affordable units in order to make their entire proposal financially feasible. Another developer proposes only for B South and they include 12 affordable units and win the bid for that parcel. However, because that developer wins the bid for B South, the master developer can no longer make their proposal for parcel A work, and suddenly the amount of affordable units on parcel A drops from 75 to 20. In this scenario, you end up with 32 units of affordable housing instead of 85. Will there be some method in the RFQ and RFP processes for making sure that winning bids reflect the best outcome for the entire development rather than simply comparing proposals for each individual site? Also, can Sound Transit commit to releasing the RFQ's and RFP's for all sites simultaneously even if the actual construction must be staged according to DECM's schedule?
6. One of our strongest concerns is about design and programming for the plaza. A successful plaza is critical to the success of the entire development. What does bringing the plaza to 60 percent design mean? When will this happen? What will be mandated for the plaza? What will be at the discretion of the developer? Does the plaza have to abide by downtown POPS standards or can we create Capitol Hill POPS standards or station area POPS standards? How can the community be involved to work with the City, Sound Transit, and perhaps most importantly the developers bidding on the sites to create the most successful public place?
7. The Capitol Hill EcoDistrict Steering Committee will also be submitting comments and we urge you to strongly consider how to incorporate their comments into the RFQ and RFP process.

Again, thank you for the several years of engagement with the Capitol Hill community on this important project. We feel that we have all made significant progress towards achieving community goals and look

(Page 3 of 3)

forward to continuing to work with Sound Transit and the City of Seattle to make the Capitol Hill TOD development into a model for the City of Seattle and the Puget Sound region.

Sincerely,

/s/ Cathy Hillenbrand

Cathy Hillenbrand,
Capitol Hill Champion Chair

cc: Ric Ilgenfritz, Sound Transit
Diane Sugimura, DPD
Vanessa Murdock, DPD
Brooke Belman, Sound Transit
Jeff Munnoch, Sound Transit

From: Alex Steffen
Sent: Wednesday, October 03, 2012 11:33 AM
To: Murdock, Vanessa
Subject: Broadway Transit Site

Ms. Murdock,

I would like to express my total support for transit-oriented development (ToD) at the Broadway Sound Transit station and related facilities.

I believe that good place-making is an essential component of a rigorous transportation plan. Increased density, reduced parking, an emphasis on pedestrian access and safety, and affordable housing are all important parts of good place-making at this site. The combination of good place-making and smart systems planning will result in a much greater shift in transportation behavior over time, helping reduce traffic and VMT, deliver ridership to transit, and lower greenhouse gas emissions.

While I would actually like to see the planning area expanded, densities increased and pedestrianization improved from the current proposals, I think an amazing station area can be formed here with the ToD proposals now on the table. A step backwards from these principals as currently expressed, though, would be a disaster for both the future of the community and the inter-modal transportation systems involved. In the long term, Capitol Hill will be an even better neighborhood because of transit-oriented development.

In conclusion, I strongly encourage you to pursue the most dense, most pedestrian-focused, least parking-oriented form of transit-oriented development possible on this site and area.

Sincerely

Alex Steffen
Writer, Speaker, Planetary Futurist

From: Justus Stewart
Sent: Wednesday, October 03, 2012 12:08 PM
To: Murdock, Vanessa
Subject: Public comment on the Broadway TOD design framework

I'm writing as a long time resident of Seattle (and a long-time, though not current, resident of Capitol Hill). It's come to my attention that a small but vocal group of residents is speaking out against increased density and other sustainable development elements of the Broadway TOD design framework. Therefore I want to write and clearly state my support for these measures.

We are building not only for today, but for the future of our city; how we design and construct our city now can either support or erode the potential for all current and future residents to live more sustainably. It is vitally important that we use rare opportunities like the Broadway TOD to increase residential density, provide more affordable housing, and reduce on-site parking by the maximum extent feasible. To build transit-oriented development that is insufficiently dense, with an excess of parking, is to completely squander that opportunity. It is the kind of mistake that can't be unmade.

Finally, the design framework was created through years of thoughtful engagement and participation by a broad cross-section of residents and stakeholders. That should ALWAYS be the guide in setting policy, rather than the concerns - legitimate or not - of a small interest group, however vocal.

Thank you for the opportunity to provide comment.

--

Justus Stewart

From: Maria Barrientos
Sent: Wednesday, October 03, 2012 12:28 PM
To: Murdock, Vanessa
Subject: Support for CH Light Rail Station Development agreement

Dear Vanessa,

Hi, I wanted to take the time to submit my comments on the Term Sheet for the Capitol Hill light rail station development agreement. I have been following its progress for quite some time and am so excited that Sound Transit has been able to listen to the neighbors and community's issues, and that they have successfully been able to craft an agreement such as this with the City. I applaud you both. I have been going to TOD planning meetings for 4 years and can say how impressed I was at how the different community interests came together and worked together to form a strong consensus on what their future vision is and what the possibilities are for the transit station development.

These Capitol Hill transit station sites provide the platform to guide prospective developers with a guidebook that will create density, affordable housing, with a good blend of commercial that will serve the communities needs. The recent Agreement/Term Sheet makes a significant impact towards successful implementation of the community vision. Coming up with the right blend of defined needs and access to bonus points for affordable and workforce housing will contribute to making that happen. Additionally, the height increases that allow for increased development capacity and green building requirements will all contribute to a better overall development. It is great to see these visions coming to fruition.

This is a great start and will help serve as a strong template for interested developers. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. I wholeheartedly support this effort and wanted to thank staff for all the hard work that went into getting it to this point, as well as the political support from councilmembers that helped get the ST folks here.

maria barrientos
b a r r i e n t o s LLC

From: On Behalf Of Jessica Hatlo
Sent: Wednesday, October 03, 2012 12:24 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD

Hello Vanessa,

I am the program director for Queer Teen Ensemble Theater (QTET) - we've created 5 original play written and performed by for and about queer youth (13 - 19) since 2007. I am very excited by the presentation and community conversation I participated in last month about the LGBTQ community. Transportation issues is a primary issue for youth access to services, being able to center our operations in such a transportation accessible space would be a tremendous help with the work we do. I hope you will continue to include the LGBTQ proposal. I am so impressed with the work they have done and how considerate they are of the City and Sound Transit's term sheet.

Thank you so much.

Jessica Hatlo

program director
Queer Teen Ensemble Theatre

From: George Pieper
Sent: Wednesday, October 03, 2012 12:32 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD

Hi Vanessa,

On behalf of myself and Seattle LGBTQ Community Development, we would like the City and Sound Transit to continue to honor the community work that resulted in the UDF. Particularly of importance to our organization is the continued use of language that includes an LGBT Community Center developed in the site as a desired use.

While the community desire is not to create an exclusive community center to one group (LGBT), we do feel that as specified in the UDF that a community center be created that is open to everyone which has specific services that cater to the Capitol Hill's LGBT community be considered necessary and appropriate for the neighborhood.

Thank you, George George Pieper, President Seattle LGBTQ Community Development

From: Mary Elise Cadera
Sent: Wednesday, October 03, 2012 12:48 PM
To: Murdock, Vanessa
Subject: Broadway Light Rail Station - redevelopment plans

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement.

The community vision for the Capitol Hill station site is of dense, affordable, transit oriented development. The Term Sheet is in line with this vision thanks to the requirements (and bonus points!) for affordable and workforce housing, height increases that allow for increased development capacity, green building requirements/bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Term Sheet. There should be further incentives to strengthen these goals; however, the Term Sheet is a great start!

Thank you for the airtime.

Best,
Mary Cadera
Capitol Hill resident since 2000

From: Erin Abu-Rish
Sent: Wednesday, October 03, 2012 2:11 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Development Agreement

Dear Vanessa,

Thank you for your recent presentation at Lowell Elementary as well as this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create the types of dense, affordable, and transit oriented development that will make Capitol Hill an even better place to live. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,
Sincerely, Erin Abu-Rish

From: David Schraer
Sent: Wednesday, October 03, 2012 2:14 PM
To: Murdock, Vanessa
Subject: density

To Sound Transit and the City of Seattle:

To invest billions of dollars in light rail and other infrastructure without supporting ridership with density in the surrounding community is self-defeating. This is our unfortunate history, as demonstrated by the "Columbia City" light rail station closest to my home. This station is completely suburban with no circulator buses, no restrooms, little retail and little density. And no parking for people who might live too far to walk but would prefer to take light rail downtown.

The history of light rail in Rainier Valley is revealing. Area leaders fought hard to get light rail. Then, once we achieved our goal, malcontents organized to oppose what we achieved. In Rainier Valley we expected high density to precede light rail. We lost our standing to oppose density when we invited large-scale investment. Communities that are not currently extremely dense and do not want to support zoning for tens of thousands of new residents and workers should not get a light rail investment.

Single family neighborhoods are not sacrosanct. On Capitol Hill, we will be much better served to upzone the low-density neighborhoods close to the new station rather than increasing zoning that threatens historic structures. The area bounded by Broadway, 15th, Pine and Aloha contains few historic structures. This area should be rezoned mid-rise and mixed-use because it will allow the greatest increase in density for the least cost and with fewer disruptions to the local community than upzoning already somewhat dense areas of Capitol Hill.

All the best,

David Schraer

From: Kristen Link
Sent: Wednesday, October 03, 2012 2:24 PM
To: Murdock, Vanessa
Subject: Supporting the Capitol Hill TOD Development

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and that encourage residents to live in a truly transit-oriented fashion.

I'm in favor of the community spaces and affordable living close to the station and I am excited to see the urban design that will be coming together to make this a great space for resident and transit users alike. Mass transit stations drive and change the built environment around them, often increasing value and market rate development. I'm in favor of making sure that public space and affordable housing are preserved keeping a balance as development and density occur around transit sites and I think that this

Term Sheet captures that vision of balance.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The community process has really helped to shape the vision that is reflected in the Urban Design Framework and now in the Terms Sheet.

Sincerely,

KRISTEN LINK
Property Owner– Capitol Hill

From: Gabriel Scheer
Sent: Wednesday, October 03, 2012 2:41 PM
To: Murdock, Vanessa
Subject: writing to voice support for increased density, affordable house, and reduced parking @ Broadway TOD site

Hi Vanessa -

I'm writing to voice to Sound Transit and DPD my strong support for increased density, affordable housing and significantly reduced (or even eliminated) parking at the Broadway TOD site.

This is one of the most dense, urban areas of Seattle, and we need to encourage strong transit-oriented development. I would support elimination of parking requirements, and even of allowance to build zero parking across the Broadway area, going forward.

Thank you,

Gabriel Scheer
Capitol Hill, Seattle 98112

From: Rebecca Saldaña
Sent: Wednesday, October 03, 2012 3:07 PM
To: Murdock, Vanessa
Subject: Puget Sound Sage comments for Capitol Hill Light Rail

Dear Vanessa:

Please find Puget Sound Sage's comments for the Capitol Hill Light Rail attached. Thank you.

Rebecca Saldaña
Puget Sound Sage | Community Benefits & Development
Program Director



October 2, 2012

To Whom It May Concern,

Thank you for this opportunity to submit comments on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development and advance racial and social equity in Seattle.

The Term Sheet makes significant strides towards successful implementation of the Capitol Hill community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

Puget Sound Sage recently released a report titled *Transit Oriented Development that Healthy, Green and Just* that explored the opportunities and challenges facing City of Seattle in having its transit investments translate into equitable and sustainable TOD that benefits all members of our community and maximizes the environmental benefits.

Our report found that to maximize our investments, the City of Seattle and Sound Transit must consider the importance of good living wage jobs and the critical role of incorporating cultural institutions in the planning for equitable TOD.

While I would like additional incentives to further strengthen the goal of TOD that benefits everyone, the Term Sheet is a good start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. That vision is reflected in the Urban Design Framework and in the Terms Sheet.

Thank you for your consideration,

Sincerely,

Rebecca Saldaña

Rebecca Saldaña, Program Director
Community Benefits & Development

From: Celina Darnell
Sent: Wednesday, October 03, 2012 3:18 PM
To: Murdock, Vanessa
Subject: Capitol Hill Light Rail TOD

Dear Vanessa,

I am writing you to submit my comments on the Term Sheet for the Capitol Hill light rail station development agreement. I have been a resident of Capitol Hill for over 4 years. The Capitol Hill TOD station sites provide a great opportunity to create a dense and affordable development. I feel that this development should be transit, pedestrian, and community oriented.

I support the Term Sheet as it has prioritized the community vision by including requirements and bonus points for affordable on-site housing (50%), workforce housing, green building requirements and bonus points, parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion. I agree that this development needs to include a cultural/community space and small local retail that meets neighborhood needs and spurs pedestrian activity. I am strongly supportive of a permanent space for the Capitol Hill Farmers Market!

While I would like further incentives or requirements to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been vital in crafting a vision for this development that mirrors the needs and aspirations of the community. This vision has been captured in the Urban Design Framework and now in the Terms Sheet.

Thank you for your attention to this project,

Celina Darnell

From: Nance, Adam
Sent: Wednesday, October 03, 2012 3:27 PM
To: Murdock, Vanessa
Subject: Term Sheet Comments

Hi Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Sincerely,
Adam Nance
Executive Director
Seattle Central Community College Foundation

From: Jim Castanes
Sent: Wednesday, October 03, 2012 3:33 PM
To: Murdock, Vanessa
Subject: Capitol Hill Light Rail

Afternoon Vanessa:

Short note to say that I am all for the development concepts for the CapHill site, but I am very much against the additional height required to meet the various functional needs as dictated by different public groups.

Zoning requirements are placed on land to protect the "character" and "use" of a community, and should not be manipulated for the incorporation of every functional demand by various public groups.

The new height limits of 85 feet is totally out of character with the surrounding neighborhood and should not be allowed to happen.

Thank you for considering this input.
Jim Castanes

From: Freddy Rivas
Sent: Wednesday, October 03, 2012 4:15 PM
To: Murdock, Vanessa
Subject: Regarding the Capitol Hill Transit Center

Hi Vanessa,

I am a local business owner and I would like to express my support for the term sheet for this project. This project will have a very great impact on the Capitol Hill environment and I am hoping we can make sure it is positive.

Thank you!
Freddy

From: Jeff Kinney
Sent: Wednesday, October 03, 2012 4:20 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Comments

Dear Vanessa,

Please accept my comments on the term sheet for the Capitol Hill TOD site.

General

- I support the DPD engagement process to-date with Sound Transit to formulate mutually agreeable development terms. Likewise, I support continuation of the development agreement process as it is currently envisioned in the schedule and supporting documentation provided by DPD and Sound Transit.

- I support the increased height and FAR maximums in conjunction with incentives for community benefits including affordable housing, provision for the farmer's market, and an LGBTQ community center.

Development Site Statistics - Community Center

- I recommend revising the term "community center" and/or corresponding descriptions to accurately reflect the intentions of the community described in the UDF and preceding community engagement over the years. At least as far back as the Capitol Hill Neighborhood Plan, residents have called for a multi-purpose center on Broadway that is open to all, provides needed LGBTQ services, and reflects the unique character of the Capitol Hill Neighborhood. A community center that does not respond to the neighborhood characteristics is less likely to be successful. While I understand the reasons for general language leading to the development agreement, too much generality will dilute the intent and potentially lead to confusion later on.
- The provision for a community center only within the first 40 vertical feet of any site has unclear implications with respect to feasibility and developer creativity. A successful community partnership for a center is likely to depend on economic efficiencies that will be achieved at an optimal size/scale and proximity to common facilities. Therefore, this constraint could impair or preclude the feasibility of a center.

Sustainable Design

- In this section, I would like to see language that encourages innovation rather than only acknowledging LEED building standards.

Thank you,

Jeff Kinney

From: Michael Archambault
Sent: Wednesday, October 03, 2012 4:31 PM
To: Murdock, Vanessa
Subject: Feedback on Capitol Hill TOD project

Dear Vanessa,

The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Some specific items:

-I appreciate the parking maximums and that preference will be given to developers that unbundle parking. I strongly advocate to extend this preference to developers that provide FEWER than the maximum prescribed parking numbers.

-I appreciate the increased height limits to 85', however, I feel that we should be allowing for heights higher than 85' and FAR levels greater than 6.0. At the very least, the 85' limit should be expanded to more of the site areas. We must take this once-in-a-lifetime opportunity to allow more people in our city and region to live low-energy and amenity-rich lifestyles afforded by the new station. The best thing we can do to protect and build our neighborhood and maximize Sound Transit's massive investment in the community is to use it to attract more of our greatest asset: people.

-Have any developers had a chance to provide input in this process? At the end of the day, we have a responsibility to maximize our investment, and if there are some changes that would increase the development potential of this site (while maintaining community-driven goals), we should certainly strive to accommodate them.

Thanks so much,
Michael Archambault
Capitol Hill resident

From: Louise Chernin
Sent: Wednesday, October 03, 2012 4:37 PM
To: Murdock, Vanessa
Subject: GSBA and the Capitol Hill TOD Project

Dear Vanessa:

It is very exciting for the Greater Seattle Business Association (GSBA) to be able to add our name, in a more official capacity, and express enthusiastic support for the Capitol Hill term sheet, specifically to support the building of an LGBT Community Center in the space above the Light Rail Station. As you know, the Greater Seattle Business Association (GSBA) is the largest LGBT and allied chamber of commerce in the country, with over 1000 business and nonprofit members and has been serving our community for over 30 years. As a business chamber whose membership either lives, works or enjoys the nightlife on Capitol Hill, we have been involved in community forums around the TOD development for a number of years. GSBA has participated in the community design process, community meetings held by Sound Transit and the City, as well as participating with representation on the Champions Group; always advocating for the building of a full-service LGBT community center where everyone is welcome.

As a community based Chamber of Commerce, we know firsthand from our membership, survey results from the City of Seattle's LGBT Commission and input from many of the nonprofits that serve the LGBT and AIDS Communities, that there is strong interest, great support and high need for a multi-functional LGBT Community Center on Capitol Hill.

Capitol Hill is home to some of the most successful and effective nonprofit agencies which serve the LGBT Community, many of which would be happy to co-locate in office space housed above an LGBT Community Center. However, although a dense urban neighborhood, Capitol Hill is one of the few neighborhoods in the city that has no Community Center, no Senior Center and very little youth space for any of its residents. And, given that Seattle has the 2nd largest LGBT population in the United States

and that Capitol Hill is known locally and nationally as the cultural and historic LGBT identified neighborhood, there are no LGBT culturally appropriate services for our seniors, our young children and very little for our youth, many of whom make up the homeless youth population on the Hill.

Therefore, GSBA fully supports the establishment of an LGBT community center at the future Capitol Hill Light Rail Station. We believe that it is necessary for the building height increase to 85 feet for all these objectives to be met. This height increase comes with incentives for the community goals that we support, and without it the developers will be less likely to include ample affordable housing, the farmers market and an LGBT community center.

For the future,
Louise Chernin
GSBA President & CEO

Louise Chernin, *President & CEO*
Greater Seattle Business Association (GSBA)

From: Alex Brennan
Sent: Wednesday, October 03, 2012 4:39 PM
To: Murdock, Vanessa
Subject: EcoDistrict Comments on Terms Sheet

Hi Vanessa,
Just in under the wire.
Attached is a letter of comments on the terms sheet from the Capitol Hill EcoDistrict with an attached related document of EcoDistrict report points that could be applied to the site
Sincerely,

Alex Brennan
Sustainable Communities Manager
Capitol Hill Housing

(See next page for letter)

(Page 1 of 2)

Dear City of Seattle and Sound Transit,

Thank you so much for your commitment to engaging the community around decision making about the development at the Capitol Hill light rail station. The Capitol Hill EcoDistrict is a relatively new neighborhood group. We see the new transit infrastructure coming to the neighborhood and the development above the light rail station as great opportunities for making our neighborhood even more sustainable. The transportation investments currently being made in our neighborhood open up the opportunity for transformative change.

There are many components of the draft terms sheet that we strongly support including:

- a. LEED silver/Evergreen Standard minimums and bonus points for LEED Gold and Platinum
- b. Flexibility in the provision of green factor
- c. A home for the Capitol Hill Farmers Market, a great source of locally grown, organic produce
- d. A goal that 50% of housing is affordable and requirement that 86 units be affordable at 60% AMI, 20% of remaining units be affordable at 80% AMI, and bonus points for additional affordability
- e. Bonus points for a community center space
- f. Pedestrian friendly design guidelines
- g. Bicycle parking at the plaza
- h. A festival street on Denny to make more creative use of at least one piece of the neighborhood's right of way
- i. Parking maximums of 0.7 spaces/unit and bonus points for unbundled parking
- j. Modest height increases to allow for additional development and more intensive use of this site with such great transit access

However, we think that the Capitol Hill station can do better. In our March 2012 Capitol Hill EcoDistrict report we looked at 63 example actions. The attached document highlights the many ways that these actions could be applied to the light rail station development. However, we are particularly interested in making sure this development takes advantage of local resources like the Bullitt Center and does not preclude participation in future opportunities like district energy. In particular we would like to see:

- a. Bonus points for green building standards beyond LEED Platinum such as meeting components of the Living Building Challenge and taking lessons from the Bullitt Center development
- b. Bonus points for taking advantage of the Bullitt Center red list of locally made non-toxic building materials
- c. Bonus points for reducing parking below the 0.7 spaces/unit maximum.
- d. Bonus points for green factor beyond the .302 minimum and greater value placed on green factor based on its capacity to divert, clean, and slow stormwater runoff
- e. Bonus points for district energy compatibility
- f. Bonus points for transparency and educational features related to the buildings' energy use and generation, water use and collection, and waste creation and diversion, as well as ridership at the station

(Page 2 of 2)

While not directly related to the terms sheet, we also believe that the hole above the station presents a great opportunity to install district infrastructure such as a cistern, geothermal well, etc, at reduced cost. While we understand that this may require some changes to Sound Transit's existing construction plans, we believe the savings could be critical to making such an investment in district infrastructure feasible. We would like to discuss this further with the appropriate Sound Transit staff.

We look forward to continuing to work with you to promote a great sustainable development at the Capitol Hill light rail station. We also look forward to many years of collaboration in encouraging Capitol Hill ridership on the light rail and streetcar lines.

Sincerely,
Alex Brennan
Program Manager for the Capitol Hill EcoDistrict

(Page 1 – Ecodistrict Points)

SUSTAINABLE DESIGN OPPORTUNITIES
Transportation
Provide transit passes to tenants
Provide car sharing stalls and stops
Provide space for a Bikestation, or similar facility to provide support services to bicyclists.
Provide bicycle sharing storage.
Energy
Integrate new buildings and site with external district heating/cooling system(s)
Incorporate building-integrated renewable energy generation, provide for expansion with adjacent properties.
Establish a renewable energy purchase agreement from utility green power programs
Provide individual, advanced meters for every residential unit.
Provide publicly visible displays of energy use
Water
Provide publicly visible displays of water use
Provide shared, site-wide systems for rainwater harvesting, greywater reuse, blackwater processing/reuse, centralized shared-water cisterns, provide for expansion with adjacent properties.
Provide efficient water fixture and appliances
Reduce flows into the municipal water system through stormwater management of building green roofs and walls, and site swales and raingardens
Habitat
Enhance urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens, maximize use of native species.
Increase tree canopy
Create habitat - right of way improvements
Create habitat - green roofs and walls integrated with new buildings.
Materials
Develop outreach to reduce residential waste and increase diversion rates
Provide ample space for recycling, and organic and waste disposal
Maximize use of recycled, regional and salvaged materials in buildings
Education
Provide an on-site learning center, tours, seminars, collaboration with public and private schools and higher-education institutions, youth programs. This is essential to sharing with residents and commercial tenants how to best utilize the resources within the neighborhood to maximize sustainability performance.

From: Mike Kent
Sent: Wednesday, October 03, 2012 4:42 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD Testimony

Vanessa,

Please see my attached testimony on the Capitol Hill TOD.

Thanks,
Mike Kent

Capitol Hill TOD Testimony

My name is Mike Kent, and I am a resident of Capitol Hill, a member of the Capitol Hill Community Council and the Capitol Hill TOD Champion, and Chair of Leadership for Great Neighborhoods.

Investments in high-speed transit must go hand-in-hand with the development of both market-rate and affordable housing, jobs, and community space in close proximity to our transit hubs. By 2016, Sound Transit's Link Light Rail will extend beyond Downtown Seattle to Capitol Hill and the University of Washington, creating a tremendous opportunity for our city to continue to grow in a sustainable manner. For four years, the City of Seattle and Sound Transit have been working in close collaboration with the Capitol Hill community on a transit-oriented development program that fulfills the legal mandates of Sound Transit while incorporating many community interests. The Urban Design Framework that the City crafted in coordination with the community, through a series of well-attended charrettes and meetings, identified numerous community priorities for the transit site. Many of those priorities are addressed in the proposed term sheet between the City and Sound Transit, which should be approved so that the development process can continue moving forward.

The proposal includes numerous aspects that will benefit the Capitol Hill neighborhood, the city of Seattle, and the greater Puget Sound region for many years to come. The proposed height range of 74'11" to 85' is appropriate for a location such as this, at the crossroads of several major streets in a centrally-located neighborhood directly adjacent to transit, including not just the Link Light Rail but also the First Hill Streetcar line, which is presently under construction, and numerous King County Metro bus routes. Seattle is destined to grow significantly in the years ahead, and a location such as this is the ideal place for housing, jobs, and community services. This proposal would foster a significant amount of affordable housing immediately adjacent to the light rail station, ensuring individuals of all means access not only to transit but also to the wonderful neighborhood of Capitol Hill. Including a community center in the project has long been a community interest, and this proposal would help make that a reality.

Years of overwhelmingly positive collaboration between the Capitol Hill community, the City of Seattle, and Sound Transit have produced a unique and potentially precedent-setting opportunity to build a model for transit-oriented development. I encourage you to approve the term sheet and site-specific design guidelines to allow this project to move forward.

From: Kristin Neil Ryan
Sent: Wednesday, October 03, 2012 4:55 PM
To: CapitolHillTOD
Subject: Comments to Draft Term Sheet

Sound Transit Staff:

As I was unable to attend the public meeting last Monday, I wanted to provide the following written comments to the term sheet to include in your compilation prior to the anticipated signing this week.

I present these from the perspective of a national developer who has participated in several multi-phase, multi-building projects focused on creating and supporting vibrant communities at and around transit.

1. The increase in height, and related increase in density, is a great benefit to the site and should not be discouraged. If anything, the ability to further increase the height in selected locations should be considered. This density is critical for the economic feasibility of projects, and to the development of a vibrant, active community around the stations. As the optimal use mix will be driven not only by the community desires but also by market conditions, flexibility in the uses across the site beyond solely residential should be maintained as much as possible.
2. The parking requirement could be further reduced, to .5 stalls/unit or less, with programs implemented to encourage rideshare programs for times when residents/users must have access to a vehicle. This community will be attractive because of the transit access, and will attract residents who don't want to own a vehicle, or will help change behaviors so people don't feel a need to own a vehicle.
3. In order to achieve a greater percentage of affordable housing (beyond the MFTE program), the appraisals for the site must take into account affordable housing. The density increase alone will not drive affordability if the pricing for the density only makes market housing feasible.
4. Similarly, the public amenity area encumbrances must be taken into account in the appraisal to effectively achieve the goals for the public amenities. This will be difficult with a sales comparable approach.
5. A master developer approach to the sites is strongly encouraged. In order to achieve the outlined ST/City/community goals, create a vibrant cohesive community, and allow for effective ongoing management of the many public amenities, a comprehensive approach to the site is necessary.

Thank you for all the hard work you have done to develop this plan and these documents, and to gather the ongoing input. This will truly be a transformative project.

Sincerely,
Kristin Ryan

Kristin Ryan
Jonathan Rose Companies

From: PAUL J DWOSKIN
Sent: Wednesday, October 03, 2012 7:14 PM
To: Murdock, Vanessa
Subject: Capitol Hill light rail station development agreement

To Whom It May Concern,

Thank you for this opportunity to submit comments on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums

and un-bundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you,

Paul Dwoskin
Broadway Video

From: Francesca Holme
Sent: Wednesday, October 03, 2012 7:35 PM
To: Murdock, Vanessa
Subject: I support the Term Sheet for affordable, dense housing

To Whom It May Concern,

Thank you for this opportunity to submit comments on the terms sheet for the Capitol Hill light rail station development agreement. This station provides a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Sincerely,
Francesca Holme

From: Allyship Communication
Sent: Wednesday, October 03, 2012 5:25 PM
To: Murdock, Vanessa
Subject: Capitol Hill TOD comment from LGBTQ Allyship

Dear Ms. Murdock,

I'm the Executive Director of LGBTQ Allyship a social and economic justice community-based organization in the Seattle area. I would like to urge the City of Seattle and Sound Transit to support a

LGBTQ Community Center to be part of the Capitol Hill TOD site. In addition, I hope the Capitol Hill TOD project retains important community benefits such as affordability for 50% of on-site housing, space for the Capitol Hill Farmers Market, cultural/community space, sustainable building design, and retail that meets neighborhood needs and spurs pedestrian activity.

Thank you for your time and consideration and availability for community feedback.

Sincerely,
Debbie Carlsen

Debbie Carlsen, Director

From: Rob Harrison AIA
Sent: Wednesday, October 03, 2012 1:11 PM
To: Murdock, Vanessa
Subject: Broadway Station TOD

Ms. Murdock,

I am writing in strong support of increased density, affordable housing and reduced parking regulations for the Broadway Station area overlay district in general, and specifically for the station site itself. Virtually *all* of us live in housing built, at some point, by a developer--including those living in early 20C Craftsman houses. None of the neighborhood development that makes Seattle a city we love would have happened if it had not been economically viable for the developer, and affordable for purchasers. Please don't let a vocal minority stand in the way of doing the right thing.

Allowing greater FARs, especially for innovative ultra-low energy buildings, will ensure Capital Hill remains a vibrant, walkable, low-carbon neighborhood. More people living with easy access to transit translates directly into less driving and lower carbon emissions, and can allow residents to live car-free, saving upwards of \$6,500/year.

Thank you.

Sincerely,

Rob Harrison AIA
HARRISON architects

From: Emily Alvarado
Sent: Thursday, October 04, 2012 9:03 AM
To: Murdock, Vanessa
Subject: RE: HDC Public Comment on the Capitol Hill Light Rail Transit Station

Department of Planning and Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

October 3, 2012

Re: Capitol Hill Light Rail Station

City of Seattle Department of Planning and Development:

We are writing to provide comment on the future proposed development on and around the Capitol Hill Light Rail station. The Housing Development Consortium of Seattle King County (HDC) appreciates that the City of Seattle and Sound Transit are working together to support transit-oriented development and to make affordable housing a priority in the planning for the Capitol Hill Light Rail Station. We encourage you to find ways to continue to maximize affordable housing opportunities in order to achieve the full affordability goals in the Urban Design Framework.

HDC is a coalition of over 100 nonprofit organizations, private businesses and public partners committed to the vision that all people live in safe, healthy affordable homes. We believe that people of all incomes should have the opportunity to live in transit-served neighborhoods, rather than endure long, polluting commutes to work and school. Providing affordable housing options that shorten travel distances to work is cost-effective for working families, allowing families to spend more on other necessities. Data also suggests that developing affordable housing near transit helps maintain and increase core transit ridership and generate more fare revenue, supporting the significant regional investment in high capacity transit and goals to reduce greenhouse gas emissions.

We are pleased that the Capitol Hill TOD development agreement will provide affordable housing options that support the diversity of the neighborhood. Increasing development capacity, providing for tax exemptions and discounting the sale of land are all important tools that can make affordable housing possible in high demand and high cost neighborhoods. Integrated planning that coordinates land use policies and affordable housing goals can help to ensure affordability near transit stations to create equitable transit communities.

We look forward to watching the progress at this station. Please do not hesitate to contact us with any questions.

Sincerely,

Harry Hoffman
Executive Director

Emily Alvarado
Policy Director

From: Rachael Brister
Sent: Thursday, October 04, 2012 9:34 AM
To: Murdock, Vanessa
Subject: TOD comment

Dear Vanessa,

I know this is a day late, but I still hope it can be counted. I am writing this letter to support the TOD on the Capitol Hill Sound Transit site. The Capitol Hill Transit site provides a once in a lifetime opportunity for unique, multi-faceted development on Capitol Hill. I

have been fortunate to have been a part of many community discussions around the TOD development and now serve on the Capitol Hill Champion.

I support the findings of the UDF that state affordable housing and an LGBT community center are community priorities and should be priorities for development on this site. I also support the details of the term sheet that call for additional height of the station development and the increase in affordable housing. The height increase is necessary and will open the doors for more creative development due to the incentive and bonus process.

I also would like to see the Term Sheet be more specific when discussing a community center. This point in the term sheet should reflect the UDF and call it an LGBTQ community center that is open and welcoming to all.

Thank you,
Rachael
Capitol Hill Champion
&
Deputy Director
Greater Seattle Business Association (GSBA)

From: Jackie Close
Sent: Thursday, October 04, 2012 1:41 PM
To: Murdock, Vanessa
Subject: capitol hill TOD

Dear Vanessa,

Thank you for this opportunity to submit comments on the Term Sheet for the Capitol Hill light rail station development agreement. The Capitol Hill TOD station sites provide a great opportunity to create dense, affordable, transit oriented development. The Term Sheet makes great strides towards successful implementation of the community vision thanks to the requirements and bonus points for affordable and workforce housing, the height increases that allow for increased development capacity, green building requirements and bonus points, and parking maximums and unbundling that encourage residents to live in a truly transit-oriented fashion.

While I would like further incentives to even further strengthen these goals, I think that the Term Sheet is a great start. The many years of community process have been so important in crafting a vision for this development that reflects the needs and aspirations of the community. This vision is reflected in the Urban Design Framework and now in the Terms Sheet.

Thank you for your consideration,

Sincerely,

From: Marj Press
Sent: Thursday, October 04, 2012 9:24 AM
To: Murdock, Vanessa
Cc: Marj Press
Subject: Capitol Hill TOD Term Sheet

Hello Vanessa,

I am writing in support of an LGBTQ Community Center/Facility at the Capitol Hill TOD site. The Term Sheet mentions the provision of such a facility and I strongly urge the City and Sound Transit to pursue that as part of the process. The TOD site offers multiple opportunities for mixed use development as well as opportunities to strengthen the viability and diversity of Capitol Hill. The community has expressed a desire for place where anyone and everyone has an opportunity to meet, learn and engage in the community as well as experience diversity and inclusiveness.

Thank you for your consideration.

Marj Press
Board Member, Seattle LGBTQ Community Development

From: Doug Hamilton
Date: Tue, Oct 2, 2012 at 4:41 PM
Subject: Capitol Hill TOD
To: caphilltod@gmail.com

Equal Rights Washingtons supports of the continued inclusion of an LGBTQ Community Center at the Capitol Hill TOD site within the City of Seattle and Sound Transit's agreements around this property.

--

Doug Hamilton
ERW Operations Manager

APPENDIX B:

**Seattle LGBT Commission Report of Needs
Assessment Survey 2010**

SNAPSHOTSEATTLE

A survey for an accurate picture of Seattle's LGBTQ Community



Seattle LGBT Commission Report of Needs Assessment Survey 2010

June 2011

Seattle Lesbian, Gay, Bisexual
and Transgendered Commission

Prepared By: Dane Boog, Lillie Cridland, Michael Villanueva,
Eleazar Juárez-Díaz, Joel Ballezza



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I. Executive Summary

The Seattle Lesbian Gay Bisexual and Transgender (LGBT) Commission advises the Mayor, Council and departments about sexual minority issues, recommends policies and legislation, brings the LGBTQ communities together with the larger Seattle community, and ensures that City departments equitably address LGBTQ concerns as individuals and as a protected class.

In June 2010, the Commission launched Snapshot Seattle, a research project to assess the needs of Seattle's LGBTQ community on issues including housing, education, health, public safety and community involvement. Without data in hand, it was hard to describe the LGBTQ community in Seattle, making it difficult to influence policy or funding decisions.

The project began with a 6-week online survey consisting of open-ended and multiple choice questions which were developed in collaboration with community organizations. Nearly 1,600 people participated in the survey from June 18 through July 31, 2010. After initial analysis, the Commission gathered additional qualitative information through forums and interviews, focusing on demographics that were underrepresented in the survey. The Commission also reviewed and included other surveys and reports to supplement Snapshot data.

Key issues identified in the survey included marriage equality, hate crime/violence, health care and lack of jobs. In meetings and forums, people generally agreed with these concerns and developed numerous suggestions for action by the City and nonprofit organizations. One common recommendation was to develop an LGBTQ Center that could centralize resources and provide services. The Commission recommends that the City support the planning of this project, as the work of a Center could solve many of the issues identified in the survey.

Notably, the Snapshot identified four key subgroups within the LGBTQ community that are more vulnerable and face greater challenges. These are seniors, youth, people of color, and transgender individuals. In particular, issues surrounding housing, health care and economics emerged as significant challenges. The Commission recommends increased training and education throughout City government about the results of the Snapshot so that City departments can better address the needs of these vulnerable communities and evaluate any new policies or procedures using this additional knowledge.

The Commission recognizes that this report does not capture the entirety of the LGBTQ community, and we urge the City and other organizations to increase their data gathering of LGBTQ statistics so we can continue to build a more complete picture of the LGBTQ community in Seattle. It is our hope that Snapshot Seattle creates a better conversation between City government, nonprofit organization and community groups about making Seattle the best city in the country for LGBTQ people.

II. Glossary of terms

Expanding public awareness in a fair and inclusive manner about Seattle's Lesbian, Gay, Bisexual, and Transgender community is at the heart of the mission of the Seattle LGBT Commission. Our community is very diverse, and the terms we use to refer to the different groups that make our community reflect that diversity. As you read on, keep in mind that these terms are always evolving.

Bisexual: Sexual behavior or orientation involving physical or romantic attraction to both males and females.

FTM: Female to male transgender.

Gay (broad): A person who has a sexual or romantic attraction to a person of the same sex.

Gay (male): A male who is emotionally and sexually attracted to other men.

Gender identity: A person's identity, expression, or physical characteristics, whether or not traditionally associated with biological sex or one's sex at birth. Gender identity includes transsexual, transvestite, and transgendered, as well as a person's attitudes, preferences, beliefs, and practices pertaining to gender identity.

Gender Queer and inter-gender: Catch-all terms for gender identities other than man and woman.

Lesbian: A female who is emotionally and sexually attracted to other women.

LGBTQ: Lesbian, gay, bisexual, transgender, queer. This acronym is used to describe the out community in one acronym.

MTF: Male to female transgender.

Queer: An umbrella term for non-heterosexual, hetero-normative, or gender-binary.

Questioning: Refers to people who question their gender, sexual identity and/or sexual orientation.

Sexual orientation: Actual or perceived male or female heterosexuality, bisexuality, or homosexuality. Sexual orientation includes a person's attitudes, preferences, beliefs and practices.

Transgender An umbrella term (adj.) for people whose gender identity and/or gender expression differs from the sex they were assigned at birth. The term may include but is not limited to: transsexuals, cross-dressers and other gender-variant people. Transgender people may identify as female-to-male (FTM) or male-to-female (MTF). Use the descriptive term (*transgender*, *transsexual*, *cross-dresser*, FTM or MTF) preferred by the individual. Transgender people may or may not decide to alter their bodies hormonally and/or surgically.

Source Sites:

<http://www.ftmguide.org>

<http://wordnetweb.princeton.edu/>

[http://www.infoplease.com/us/census/data/washington/seattle/
City of Seattle Municipal Code](http://www.infoplease.com/us/census/data/washington/seattle/City%20of%20Seattle%20Municipal%20Code)

<http://www.glaad.org/reference>

III. Introduction

This is the culmination of a two year process. It includes the findings of a 1600 participant survey and key informant interviews and focus groups. The report is the first step to take count and assess the needs of Seattle's LGBT community. It was prepared by the Seattle Lesbian, Gay, Bisexual, and Transgender Commission (Seattle LGBT Commission) at the request of LGBT organizations, individuals and elected officials serving the Lesbian, Gay, Bisexual, Transgender and questioning (LGBTQ) community in Seattle. Among other things this report found that LGBT people in Seattle live and own homes throughout the city, have families with children, and committed relationships, and experience a broad array of issues beyond those commonly thought as LGBT issues. In addition the report finds that harassment against LGBT people is grossly underreported and that LGBT homeless youth and elders need services. The report includes recommendations to improve the quality of life of Seattle's LGBT residents. The top five recommendations include (All recommendations are on pages 30-32):

- 1. Support for an LGBT Community Center in Capitol Hill**
- 2. Support for transgender individuals to achieve financial self-sufficiency through stable employment in jobs providing a living wage and benefits, with opportunities for advancement.**
- 3. Fund LGBT homeless youth specific services**
- 4. Fund LGBT specific senior programs**
- 5. Re-Evaluation of public safety to encourage reporting of harassment and discrimination**

IV. Background

Forty years after the birth of the modern gay civil rights movement, LGBT individuals and families still lack basic civil rights and protection from discrimination in housing and employment in most of the country. Despite a growing awareness of the inequities facing the LGBT population, and the protections that are enjoyed by LGBT population in Seattle; the lack of consistent data makes it difficult to determine the size of the population and has resulted in an incomplete picture of the community's overall needs. The Commission's ability to make policy and budget recommendations to City of Seattle elected officials and department directors as well as the ability of LGBT community organizations and non-profits to seek grant funding has been impacted resulting in lack of access to grants, services and opportunities.

Despite these limitations; researchers and policy makers have identified, studied and attempted to address a number of issues in the LGBTQ community:

- The unmet health needs of LGBT people from childhood through later years (“The Health of Lesbian, Gay, Bisexual, and Transgender People: Building a Foundation for Understanding”)
- Transgender Discrimination (Injustice at Every Turn: A Report from the National Transgender Discrimination Survey, National Gay and Lesbian Taskforce)
- Issues for LGBT people of Color (At the Intersection: Race, Sexuality and Gender, Human Rights Campaign)
- LGBT Homeless Youth Issues (An Epidemic of Homelessness, National Gay and Lesbian Task Force Policy Institute, National Coalition for the Homeless)
- Demographic data inclusive of genders expression and sexual orientation (Williams Institute)

In some cases, studies have found that these barriers are experienced across the population, such as the limited access to living wage jobs, but somewhat experienced differently among LGBT population. National reports completed by the National Gay and Lesbian Task Force and the National Center for Transgender Equality indicate that transgender and gender variant study participants were nearly four times more likely to have a household income of less than \$10,000.00/year compared to the general population¹. The same report found that 47% transgender and or gender non-conforming persons had been fired, not hired or denied a promotion at work. At a more local level, Ingersoll Gender Center reported only 52% full-time employment of transgender populations in a 2008² report. Some cities have started to address these issues. The City of San Francisco started a Transgender Economic Empowerment Initiative in 2007 to address the high rates of unemployment and underemployment in the transgender community.

In other cases, these issues specifically target LGBTQ people based on their status. According to a growing body of research and study, a conservative estimate is that one out of every five homeless youth (20 percent) is LGBTQ-identified. The National Gay and Lesbian Task Force Policy Institute found that “one third of youth who are homeless or in the care of social services experienced a violent physical assault when they came out, which can lead to youth leaving a shelter or foster home because they feel safer on the streets³.”

Top concerns for the LGBTQ community

¹ The National Gay and Lesbian Task Force and the National Center for Transgender Equality, (2/3/2011), “Injustice at Every Turn”. http://www.thetaskforce.org/reports_and_research/ntds (accessed on 5/31/11).

² Ingersoll Gender Center, (1/9/2008), “Perspectives Northwest Survey Report”. <http://www.ingersollcenter.org/Research> (accessed on 5/31/11).

³ LGBT Youth Homelessness, The National Gay and Lesbian Task Force and the National Center for Transgender Equality, 2006.

In 2008, Seattle Mayor Greg Nickels gathered community stakeholders and Commission members to participate in a round-table discussion on LGBTQ issues to better understand the needs, issues, and engagement of the LGBTQ community. Many people provided thoughtful ideas and perspectives but there was a lack of data to support this anecdotal information, and the Mayor asked for more concrete information about how the City could engage the LGBTQ community. After speaking with multiple organizations and community members, the Commission decided that a needs assessment was necessary to better understand the issues impacting the LGBTQ community. Acting on their role as advisors to elected officials and City departments, the Commission created an online needs assessment survey to begin compiling information about Seattle's LGBTQ community.

The survey asked respondents to identify the biggest issues impacting them personally. Choosing from a multiple choice list of answers, participants' top three answers were healthcare (52%), marriage equality (49%), and lack of jobs in this economy (43%). Among the list of 22 options, only education (23%) also garnered more than 20% of responses. While economic and healthcare concerns are likely to be of high importance to all people (not just those who identify as LGBTQ), it is important to note that LGBTQ people share different healthcare concerns, including the impact of being LGBTQ on job security due to employment discrimination, access to health insurance for domestic partners, access to LGBTQ appropriate healthcare providers, etc.

The survey also asked people to evaluate the top three issues needing attention within the LGBTQ community in Seattle. Choosing from the same list of multiple choice answers as the previous question, participants' top three responses were marriage equality (56%); hate crime violence/harassment (39%); and healthcare (32%). Other issues commonly identified included issues around HIV/AIDS (25%), lack of jobs/economy (24%), youth issues (22%), and drugs (22%).

Key Findings

Community forums and other qualitative data reflected these common themes. Several people discussed the disparity in access to jobs within the LGBTQ community and particularly within the transgender, youth, and homeless communities. Many people noted that stable employment could be the solution to multiple problems identified in the survey, including access to health care and housing.

In free response sections, many survey respondents indicated that they would like community clinics for LGBTQ people or other means for increasing access to LGBTQ-focused care. The need was identified for both health services and substance abuse treatment programs. Several people also noted that this was a particularly acute issue for transgender people and that more work needed to be done to educate health care and service providers about the needs of transgender people.

The 2007-2008 City budget supported better healthcare for the city's lesbian, gay, bisexual and transgender (LGBT) residents by earmarking \$107,000 toward funding a successful agency in a

competitive Request For Qualifications (RFQ) process to provide training to healthcare and social service providers about how to effectively work with LGBTQ individuals. Similar efforts are needed to meet the needs of the LGBTQ community.

Recommendations to address the top concerns of the LGBTQ community

- Support community efforts to create and maintain and LGBTQ Community Center
- Implement a program like the Transgender Economic Empowerment Initiative passed in the City of San Francisco in 2007.
- Educate health care and service providers about the needs of transgender people and support inclusive LGBTQ Medical Care, Mental Health Care and Substance Abuse Treatment programs.

V. Methodology

The “Snapshot Seattle” survey was created by members of the Commission and independent researchers. Planners compared this survey to over thirteen other needs assessment surveys from across the United States. In order to obtain the broadest measurement of the community, the survey contains many different types of questions. The 53-question survey touched on demographics, socio-economic status, housing and family status, priority issues for the City of Seattle, human services, workplace environment, health care accessibility, harassment and civic engagement. This report provides basic summaries of each section; raw data will be available to the public for further analysis.

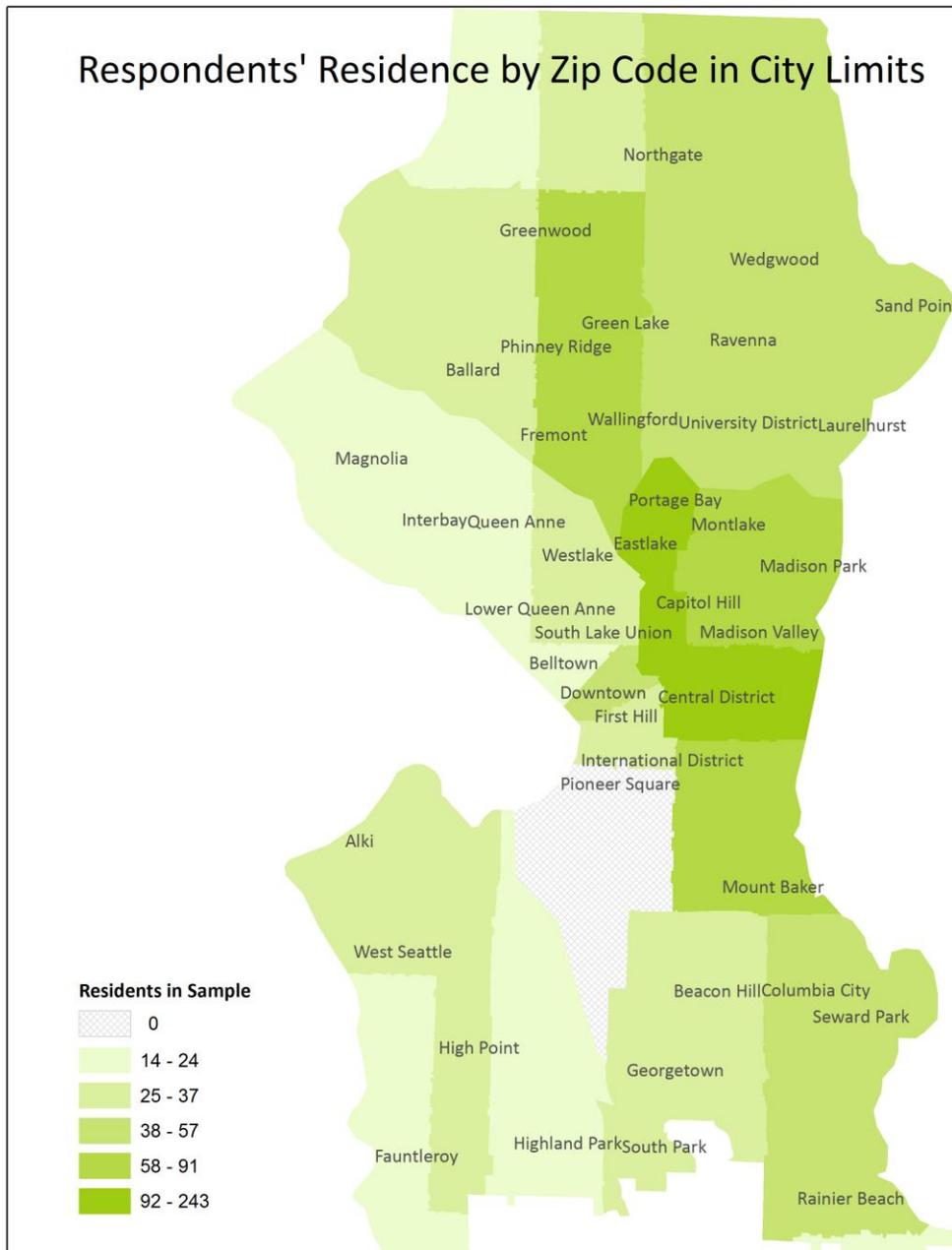
Two methods were used to compile data for the survey. Data was collected via an online survey plus personal interviews or roundtable discussions with non-governmental organizations representing communities of color, the LGBTQ community, and City departments. The Commission felt this was necessary to address racial equity and the history of institutionalized racism in LGBTQ communities of color. Commissioners reached out to LGBTQ communities of color and ethnic diversity, transgender, homeless, youth, and elderly community organizations to ensure that issues faced by these communities are accurately reflected in our report. The survey was launched the last week of May 2010 and remained live through the second week of July 2010. Nearly 1,600 people participated in the survey which focused on housing, education, health, public safety and community involvement. In-person interviews and roundtable discussions were conducted in May/June 2011 to provide additional qualitative data for underrepresented communities not adequately characterized in survey data. The survey and this report are intended as a starting point for continued conversation and collaboration among the Commission, City officials, City departments, and community stakeholders to address the needs of Seattle’s LGBT Community.

VI. Findings

A. Demographics

This section of the report provides descriptive information for the population that participated in this survey. The lack of detailed demographic information on the LGBTQ population of Seattle presented a challenge in the design of the survey. Without baseline data, a survey representative of the entire LGBTQ population in Seattle is just not possible. Given that representative population surveys such as the US Census do not capture sexual orientation and gender identity, it is not useful to compare our demographic data to the Census demographic data. Since the cultural norm assumes that Census respondents are heterosexual, this report includes graphic comparisons to provide a frame of reference when comparing the LGBT population to that of the general (heterosexual) public. Despite this, a broad cross-section of the LGBT community is represented here.

Figure 1: Respondent's residence by zip code in city



limits

Figure 1 shows where survey respondents live. The largest participation was from participants in the Central District, Capitol Hill, and Eastlake neighborhoods. There were no survey participants from the Pioneer Square district.

LGBTQ individuals reside everywhere in the city, not just on Capitol Hill. During qualitative data gathering, older respondents noted the importance of transportation and its impact on their ability to access services and programs. Many LGBTQ organizations are located on Capitol Hill, but seniors can face difficulty getting to these locations.

Figure 2: Age distribution of survey participants

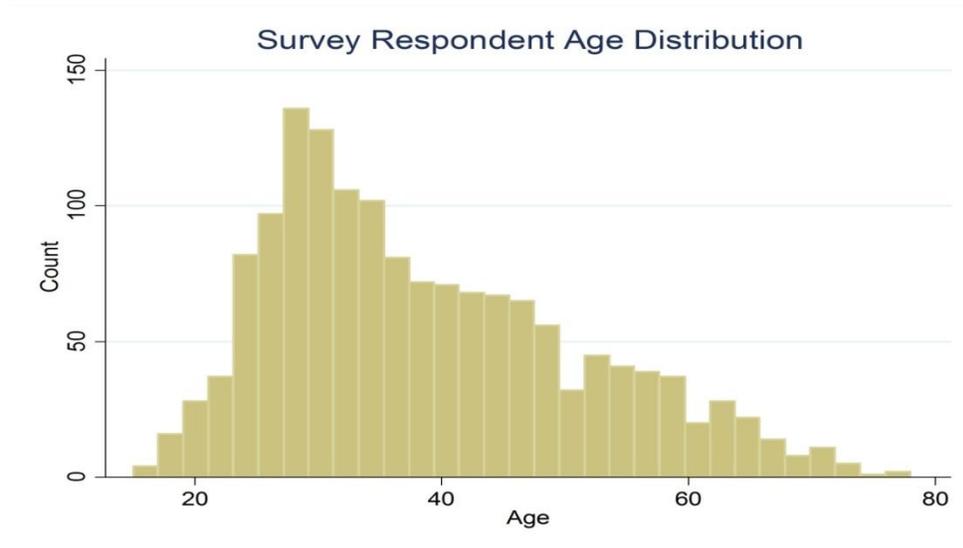


Figure 2 reports the age distribution of survey participants. The highest participation was from respondents 24-38 years old.

Figure 3: Ethnic Background of Survey Respondents.

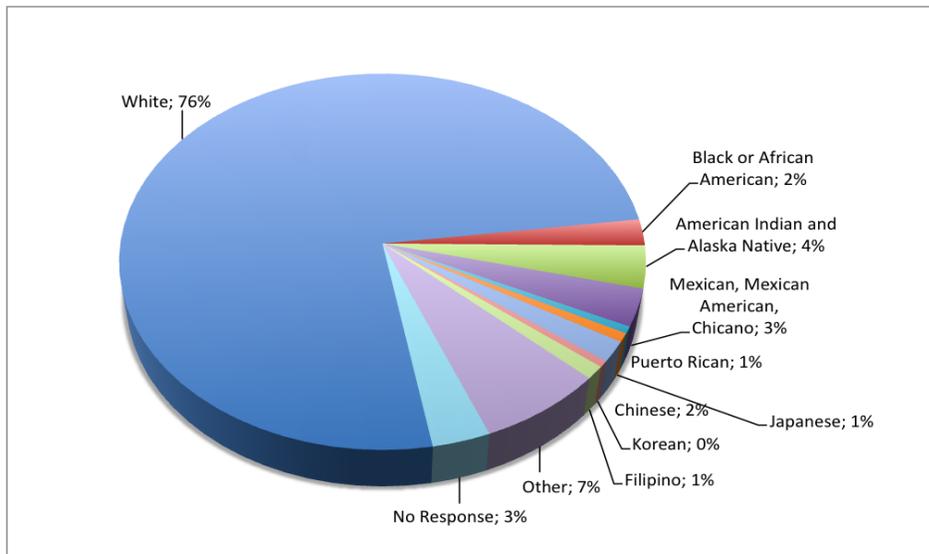


Figure 3 shows the racial identities of respondents. Three quarters of survey respondents identified as white. The largest communities of color identified as American Indian / Alaskan Native and Mexican or Mexican American or Chicano (4 and 3 percent respectively). The remaining minorities identified as Black, African American, Asian or other.

The “other” category represents independent responses to “other” – Cuban, Asian Indian, Vietnamese, Native Hawaiian, Guamanian or Chamorro communities. Responses fewer than 1% of survey participants were grouped in this category.

Figure 4: Gender identity of survey respondents

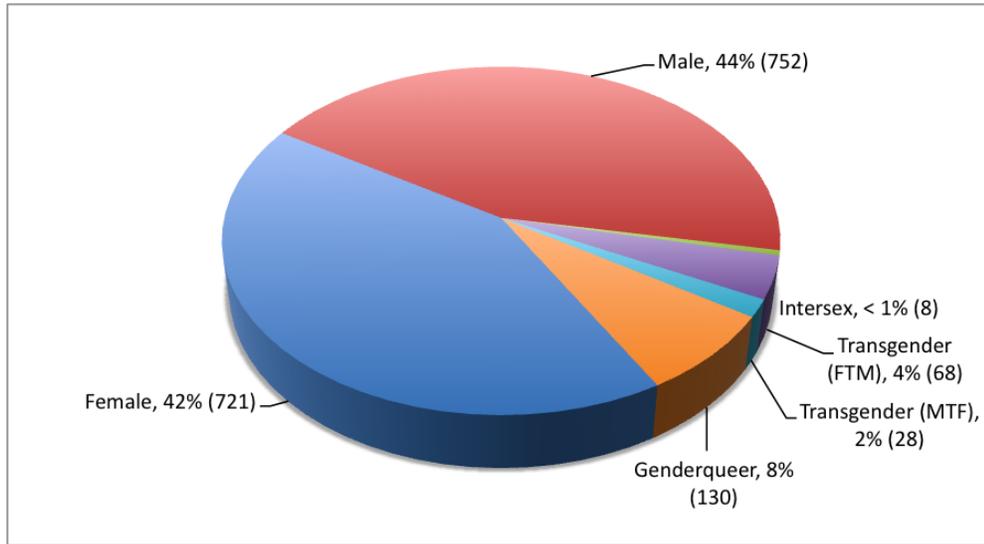


Figure 4 shows the gender identity of survey respondents. The ratio of female to male was approximately equal (752 males and 721 females). 5.6% identified as transgender (including MTF and FTM). Less than 1% identified as intersex (8 respondents).

Figure 5: Sexual orientation of survey respondents

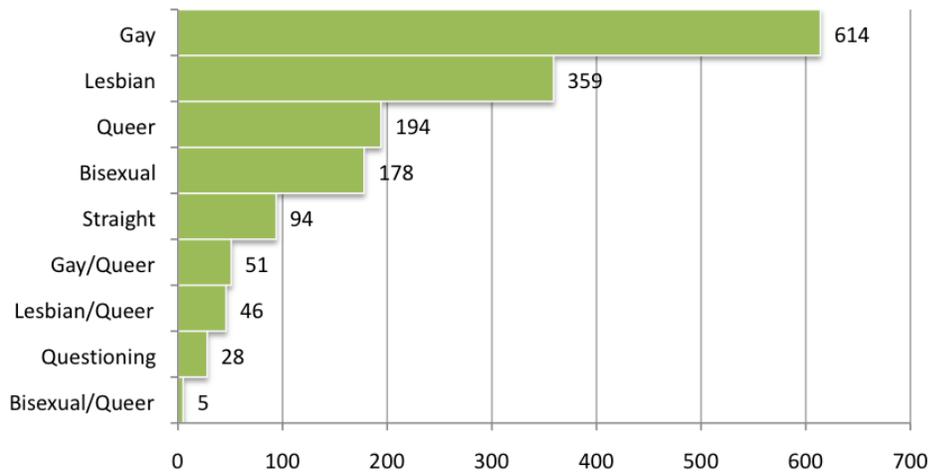


Figure 5 shows the sexual orientation of survey respondents. Gay white men represented the largest number of respondents (614). Lesbians were second highest (359).

Figure 6: Relationship status of survey participants

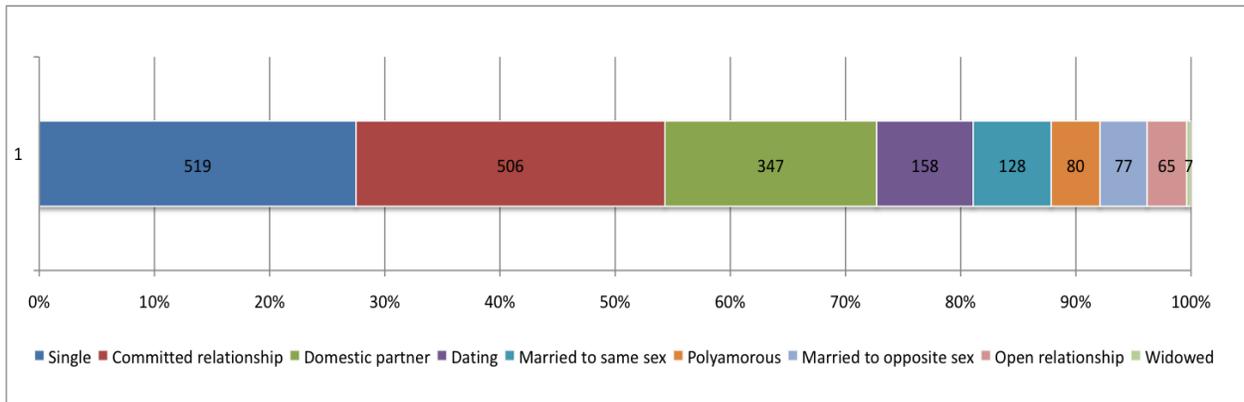


Figure 6 shows the relationship status of respondents. The number of respondents in single and committed relationships is proportional (519 single and 506 committed relationships). Domestic partnerships are the third most common relationship among respondents.

Recommendations within Demographics

- Gather census data on LGBTQ populations to greater inform businesses and the community of demographic changes in the City of Seattle. Stronger data collection can help LGBTQ organizations receive grant funding for projects and help subsidize community projects and health and human service benefits and programs currently being cut within the City’s budget.
- Public and private funding should be used to further investigate the demographics of the LGTBQ community within the City of Seattle.
- Fund programs that promote intergenerational activities for the senior and aging LGBTQ community with the LGBTQ community and the heterosexual community.

B. Public Safety

In the 1960s the City of Seattle saw an increasing number of gay and lesbians drawn to the City due to its tolerant reputation. Despite the general atmosphere of tolerance towards the LGBTQ community in Seattle, there have still been recorded instances of homophobic hate crimes, particularly in Capitol Hill (the center of LGBTQ life in the city) and in open public spaces such as Volunteer Park. In 1966, Seattle Times headline stated, *Tolerant Reputation: Seattle homosexual problem reported to be 'out of hand.'* This article stated the Seattle police wanted to suppress the LGBTQ community, partially by removing liquor licenses at gay bars. In January 2009, eleven gay bars and clubs in Seattle were sent letters threatening attacks. Although the City of Seattle has take steps to address harassment, hate crimes and discrimination against its LGBTQ residents; a question that asked about discrimination or harassment, found that 58% of respondents indicated that they had experienced such an incident in the past seven years. The

survey also found that violent incidents are grossly underreported. 89% of people did not report the harassment or discrimination that did occur.

[A 2006 report documented bias crimes in Seattle by type and neighborhood](#). A 2008 report by the City Auditor contained seventeen recommendations to improve and/or increase the City of Seattle's:

- 1) Response to bias attacks;
- 2) Awareness and education about bias attacks; and
- 3) Interdepartmental and interagency responsiveness to victims and communities affected by bias attacks.

Of the seventeen recommendations in the 2008 audit report, nine have been fully implemented (all by the Seattle Police Department [SPD]), three have been partially implemented, and five have not been implemented. One is being considered for implementation with the cooperation of the Seattle Office for Civil Rights and the Seattle Human Rights Commission. SPD modified its electronic data system to improve the data it collects on bias attacks. This allowed the City to better understand, respond to and report on the incidence of bias attacks in Seattle. These actions are significant and demonstrate to the public that Seattle has no tolerance for bias attacks. The City has not yet implemented the recommendation to produce regular reporting on bias crimes and incidents and coordinated outreach and education about bias crimes.

State and county laws clearly defined the criminal behaviors that the SPD has power to address: damaging property, threats, assault and murder. There are other behaviors such as refusing service, employment or housing, name calling and offensive language directed to a person because of its LGBTQ status, these might be addressed under the City of Seattle anti-discrimination laws that are enforced by the Seattle Office for Civil Rights. Although these are bias crimes, harassment and discrimination are different because they impact the feelings of safety and inclusion of LGBTQ Seattle residents. According to a recent study, approximately 20 percent of lesbians, gay men and bisexual people experienced a crime against their property or person based on their sexual orientation and 50 percent experienced verbal harassment over their lifetime⁴.

A national survey of transgendered people conducted by the National Gay and Lesbian Task Force found that one fifth (22%) of respondents who have interacted with the police reported harassment by the police, with much higher rates for people by color. A human rights campaign national report on LGBT people of color found that 95% of their respondents ranked protecting people from individuals who commit violence against LGBT people their most important concern⁵.

⁴ G. M. Herek, "Hate Crimes and Stigma-Related Experiences among Sexual Minority Adults in the United States: Prevalence Estimates from a National Probability Sample," *Journal of Interpersonal Violence* (2009).

⁵ *At the Intersection: Race, Sexual Orientation and Gender*, Human Rights Campaign, 2009.

Survey respondents are reporting less than 20% of the harassment they experience, but we do not know why. Further work needs to be done to identify if there are trust issues with the police department, whether people are unclear about what incidents rise to the level of a crime, discrimination, etc.

It is positive news that only 2% of respondents indicated feeling 'Unsafe' or 'Very Unsafe' in Seattle. Nearly two-thirds of respondents (63%) felt "Safe" or 'Very Safe,' but 34% felt only 'Moderately Safe,' indicating that there remains room for improvement within the City

Figure 11: How safe do you feel in Seattle as a LGBTQ identified person?

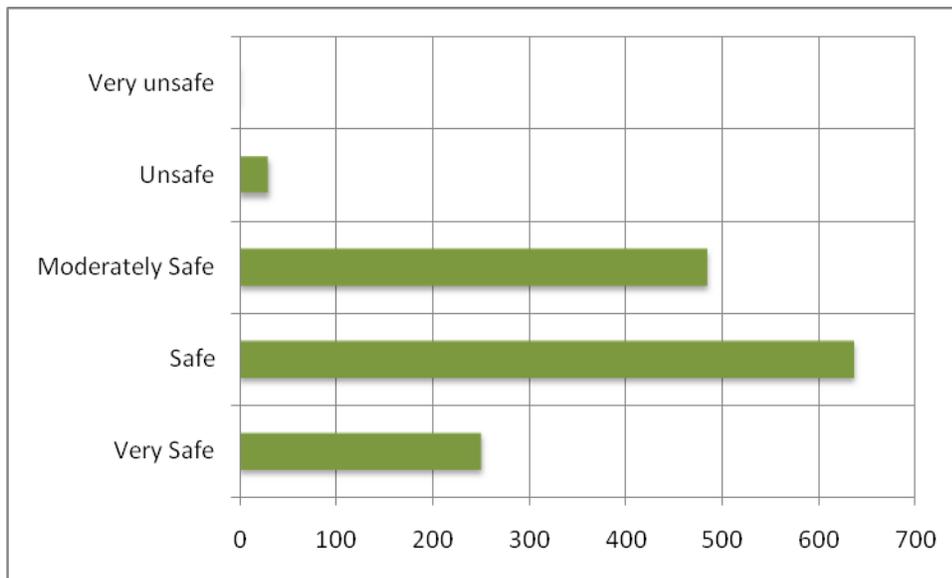


Figure 11 shows that 18% feel very safe within Seattle, 45% feel safe, and 34% feel moderately safe within the city. Less than 2% feel unsafe or very unsafe.

Through qualitative data gathering, it became apparent that perceptions of safety vary greatly. Transgender individuals described feeling at much higher risk for violence and experienced frequent harassment. A forum of Latina women indicated that there was a significant lack of information and outreach in other languages, specifically around issues such as contacting the police, hate crimes and LGBTQ harassment or discrimination.

Alarming, 89% of people did not report the harassment or discrimination that did occur. There is clearly a need to increase outreach to the LGBTQ community about reporting safety and civil rights concerns. An important question not answered by this survey is why people are not reporting incidents of harassment and discrimination. Perhaps many people are unaware of what constitutes harassment and therefore may be reluctant to involve the police. Further research is needed to determine if mistrust of police plays a role in the under-reporting of

harassment. More work may need to be done to evaluate the trust level of the LGBTQ community with SPD and to identify ways to improve that relationship.

Often, minor incidents that may not rise to the level of a criminal act go unreported to police or authorities. The ability to track the number of harassment and discrimination incidents and the circumstances surrounding them (i.e. location, time, type of harassment) would give the Commission, SPD, and other organizations valuable information about the safety of LGBTQ individuals. For example, a rise in verbal harassment may signify an upcoming rise in physically violent incidents; a spike in activity in a certain neighborhood would indicate the need for a targeted response, etc. In addition to creating a mechanism for people to report incidents of harassment, it is also apparent that there needs to be an immediate effort to educate the LGBTQ community about what constitutes a hate crime and how to report a hate crime.

Verbal or physical harassment have been present in multiple locations. The largest number of incidents occurred on the street (43%). Harassment in public places, as the most prevalent incidents and most within the City's purview, needs to be addressed in partnership with City of Seattle departments, the Seattle Police Department and members of the community. Community policing and neighborhood watch groups are models that should be explored as well as the possibility of increasing police officer presence in areas and times when harassment is being reported. To further this effort, the Commission and SPD need to collect and evaluate data on harassment so that resources can be directed effectively to times and/or locations where LGBTQ individuals are at a higher risk of harassment.

Figure 12: Location of harassment

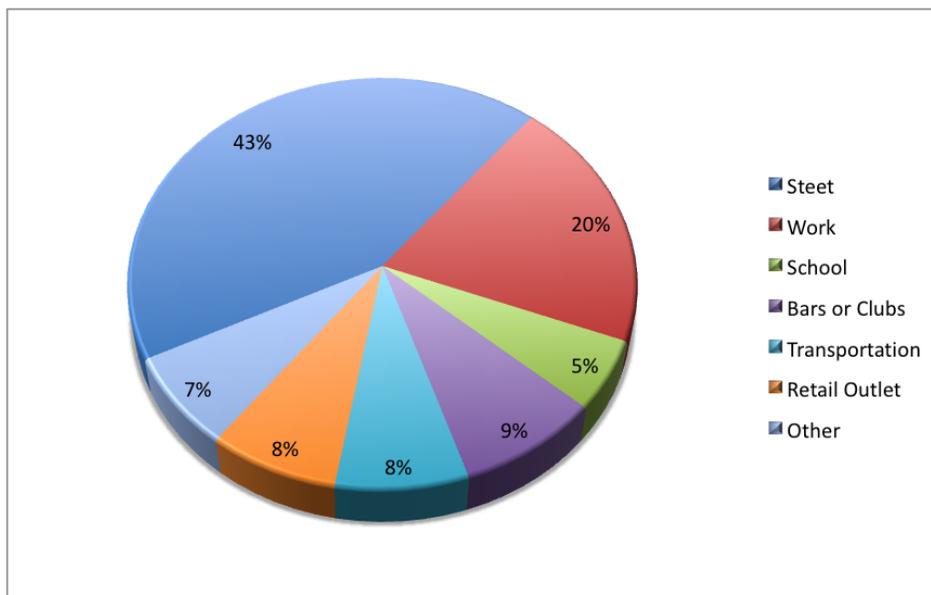


Figure 12 shows generic locations where survey participants experienced verbal or physical assaults. Over 43% of participants experienced verbal or physical harassment while walking or driving around the

city of Seattle. Twenty percent of respondents experienced verbal harassment primarily within the workplace, and 37% in other community institutions.

Figure 13: Harassment form by sexual orientation

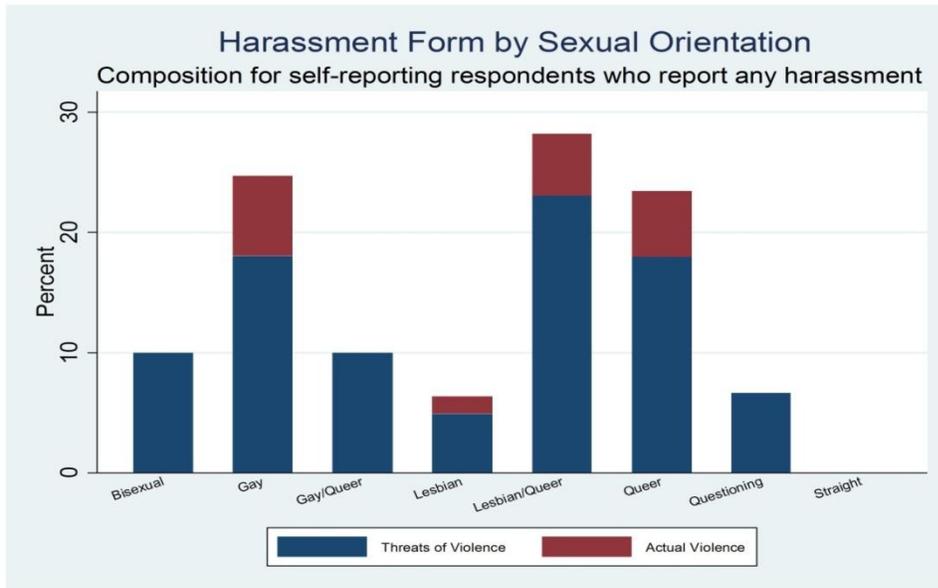


Figure 13 shows harassment by form of threats of violence or actual physical violence. Lesbian/queer respondents reported experiencing the highest rate of harassment as threats (25%), while gay men identified experiencing the highest rates of actual violence or physical harassment (7%).

Figure 14: Harassment reporting by sexual orientation

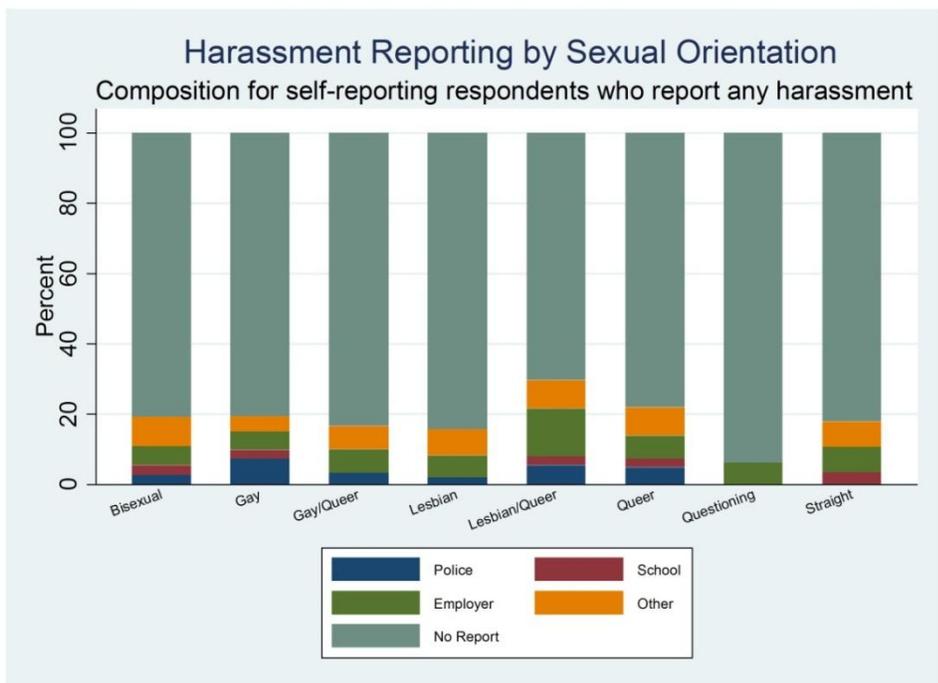


Figure 14 shows the reporting of harassment. Harassment often goes unreported – Figure 12 indicates that survey participants report less than 20% of all incidents of harassment. The next highest proportion of harassment is reported to other people outside of participants’ police department, school, or employer.

Youth Safety

Harassment of youth has become an increasing concern. Recent media coverage of several high-profile suicides among LGBTQ youth has significantly increased the awareness, concern and impact of bullying and harassment on youth. The national statistics are astounding. According to the GLSEN National School Climate Survey conducted in 2009, nine out of ten LGBTQ students (86.2%) experienced harassment at school; three-fifths (60.8%) felt unsafe at school because of their sexual orientation; and about one-third (32.7%) skipped a day of school in the past month because of feeling unsafe.⁶ Lesbian, gay, and bisexual youth are up to four times more likely to attempt suicide than their heterosexual peers.⁷

The survey’s results indicated that harassment is indeed a problem among youth respondents. Our survey indicated that 5% of respondents reported being harassed at school.

Safety of general population

The incidence of harassment is postulated to be higher among the LGBTQ community. In this survey, respondents were asked to report if they have experienced physical or verbal harassment.

The survey’s multivariate analysis includes 1,521 responses and reports the relative odds of experiencing any form of harassment when compared to the reference groups.

Table 1. Multivariate logistic regression: experienced any form of harassment

	N (1,521)	Odds Ratio	(95% CI)
Race			
<i>White</i>	1,288	<i>Ref</i>	
<i>Other than white</i>	233	1.51	(1.11 to 2.05)
Gender Identity			

⁶ 2009 National School Climate Survey. (September 14, 2010). Gay, Lesbian and Straight Education Network. Retrieved on March 13,

2011 at <http://www.glsen.org/cgi-bin/iowa/all/library/record/2624.html>

⁷ The Trevor Project. (March 14, 2011). Suicidal Signs and Facts. Retrieved on March 14, 2011 at <http://www.thetrevorproject.org/suicide-resources/suicidal-signs>.

<i>Male or Female</i>	1,306	<i>Ref</i>	
<i>Identified as other than male or female⁸</i>	215	2.07	(1.45 to 2.95)
Decade of birth			
<i>1930s</i>	8	<i>Ref</i>	
<i>1940s</i>	83	1.27	(0.28 to 5.82)
<i>1950s</i>	182	1.54	(0.35 to 6.80)
<i>1960s</i>	288	1.71	(0.39 to 7.44)
<i>1970s</i>	432	1.99	(0.46 to 8.63)
<i>1980s</i>	480	2.10	(0.48 to 9.12)
<i>1990s</i>	48	3.37	(0.69 to 16.58)
Sexual Orientation⁹			
<i>Straight</i>	111	<i>Ref</i>	
<i>Bisexual</i>	175	3.60	(2.15 to 6.02)
<i>Gay</i>	635	3.08	(1.98 to 4.79)
<i>Lesbian</i>	385	3.94	(2.48 to 6.25)
<i>Queer</i>	187	3.45	(2.03 to 5.84)
<i>Questioning</i>	28	2.66	(1.10 to 6.41)

Based on the survey data, people who identify as a race other than white have 1.51 times the odds of experiencing harassment. Likewise, those who identify as a gender other than male or female have just over twice the chance of experiencing harassment.

The decade of birth was not significantly associated with the odds of experiencing harassment after controlling for other covariates, although a trend to higher odds among younger people can be observed.

Individuals who identify their sexual orientation as something other than straight have significantly higher odds of experiencing harassment. The odds ratios ranged from 2.66 among people who reported their sexual orientation as questioning, to a higher rate of 3.94 among lesbians.

Recommendations within Public Safety

- Full implementation the City Auditor seventeen recommendations to improve and/or increase the City of Seattle's:
 - 1) Response to bias attacks;
 - 2) Awareness and education about bias attacks; and
 - 3) Interdepartmental and interagency responsiveness to victims and communities affected by bias attacks.
- The Commission would like to see mechanism or method of tracking incidents that do not fall under the current bias crimes, harassment or anti-discrimination laws. This could potentially reduce the risk of physical attacks from occurring in specific parts of the City by help from police, community officials, and city departments to identify hot spots where incidents are occurring and prevent them from escalating to more serious acts.
- The Commission requests the support of City Council and the Mayor to further investigate the policies of City departments (such as Parks, Neighborhoods and Human Services) concerning the public spaces that youth inhabit and the protections in place for keeping them safe. The Commission should ensure that the work of the Mayor's Youth and Families Initiative is inclusive of the needs of LGBTQ youth.
- The Seattle Office for Civil Rights should develop and implement a training module on LGBTQ discrimination for City employees. SOCR also should explore ways to share the training with the Seattle School District and other institutions.
- The Commission should work closely with the Seattle Police Department to create materials and conduct outreach to diverse communities, including materials in different languages, to build trust with SPD, increase awareness of LGBTQ rights in the City, and educate people about reporting incidents of harassment.

C. Housing

Around the world, LGBTQ people are deprived of the fundamental human right to adequate housing opportunities. Discrimination against LGBTQ people can result in inadequate living conditions and increases their vulnerability to physical and sexual violence, and consequently making them vulnerable to drug abuse, HIV/AIDS, and suicide. Without the right to housing, LGBTQ individuals cannot experience full and meaningful access to their fundamental human rights. In the United States, between twenty and forty percent of the estimated 1.6 million homeless American youths in 2007 identified as LGBTQ. Twenty six percent of homeless LGBTQ youths were driven from their homes by family members. Some reported experiencing physical,

sexual, and emotional abuse. Those who sought refuge through shelters reported being menaced, humiliated, and assaulted by staff members¹⁰.

In October 2009, HUD announced a series of measures to ensure that its housing programs are open to all, regardless of sexual orientation or gender identity. These measures include requiring applicants for funding under HUD's FY 2010 Notices of Funding Availability (NOFAs) to demonstrate that they have not been charged with a systemic violation of state or local law proscribing discrimination in housing based on sexual orientation or gender identity. A year later the National Assn. of Realtors' voted to amend its Code of Ethics to prohibit discrimination based on sexual orientation and commended HUD for their efforts to protect LGBT peoples from housing discrimination. HUD plans to propose new regulations that will clarify that the term "family," as used to describe eligible beneficiaries of HUD's programs, will otherwise include eligible LGBT individuals and couples. Additionally, the Federal Housing Administration (FHA) will instruct its lending community that FHA-insured mortgage loans must be based on the creditworthiness of borrowers and not on unrelated factors or characteristics such as sexual orientation or gender identity. In a 2011 survey conducted by One Night Count, over 1,753 homeless people were on the streets in the City of Seattle. Of those counted, 39% were youth and 20% of those youth were LGBTQ¹¹. This is supported by national and state reports from 1988-2006 stating that 15 to 25% of homeless youth identify as LGBTQ¹².

Housing situations for respondents are dominated by two large groups: renters 50% and owners 37%. A larger proportion of participants rent. Figure 7 below illustrates how survey participants describe their residences. The remaining 13% of participants live with family, friends, within a co-op, or other. 10% percent of the survey participants believe that affordable housing is one of the top three issues that the city should address. Homelessness, emergency housing, and shelter accounts for 1% of the population represented by survey participants.

¹⁰ National Gay and Lesbian Task Force, "Lesbian, Gay, Bisexual and Transgender Youth: An Epidemic of Homelessness", (1/30/07), http://www.thetaskforce.org/reports_and_research/homeless_youth (accessed on 5/31/11).

¹¹ Seattle/King County Coalition on Homelessness. "2011 One Night Count" (1/28/2010) http://www.homelessinfo.org/one_night_count/2011_results.php (accessed on 5/31/11).

¹² National Alliance to End Homelessness. "Incidence and Vulnerability of LGBTQ Homeless Youth" (12/8/08) <http://www.nyacyouth.org/docs/uploads/LGBTQ-Homeless-Youth-Incidence-and-Vulnerability-2009.pdf> (accessed on 5/31/11).

Figure 7: Survey respondents' housing arrangements

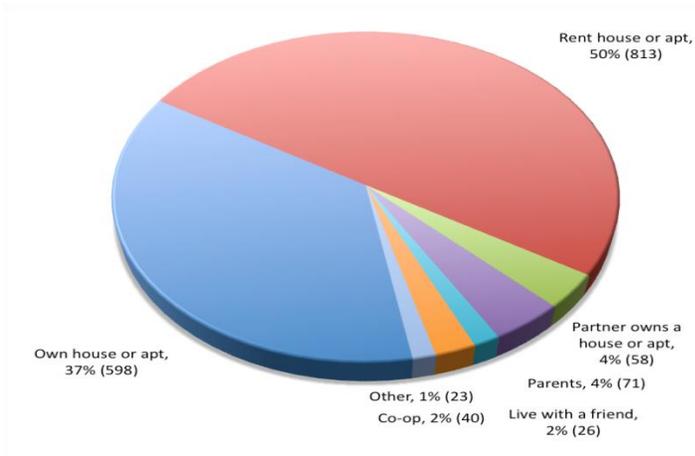


Figure 7 details survey respondents' housing arrangements. Fifty percent of respondents rent a house or apartment within the city of Seattle. The second largest group of respondents own a house or apartment. The "other" category represents individuals that are homeless, living in shelters or in emergency housing.

Figure 8: Survey respondents' household composition

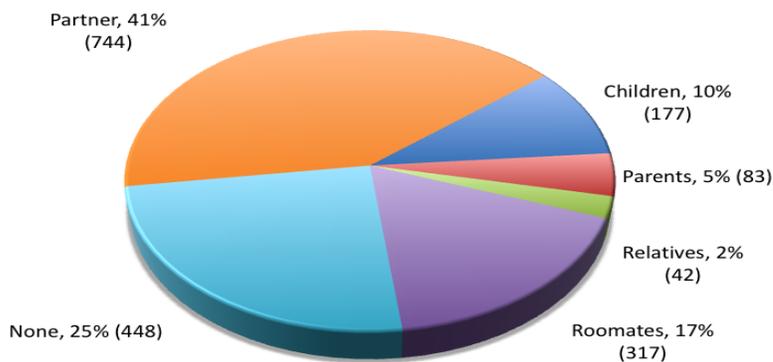


Figure 8 reports on the residents within survey respondents' households. The largest group are people who live with their partner (744). The second largest group of respondents lives alone (448). Forty-one percent of survey participants identified as partnered; 10% have children. Seven percent live with their parents or family. The remaining 18% live with roommates.

Recommendations within Housing

- Queer homeless people deserve safe spaces and access to safe emergency shelter and services. We encourage the City of Seattle to mandate that City agencies offering residential services ensure that programs are free from violence and harassment.
- Transgender people can encounter significant barriers at homeless shelters and are at an increased risk of harassment or violence. Agencies must provide equal treatment

and integration based on individuals' gender identity in shelter placement determination, the use of bathrooms and sleeping arrangements, and personal safety.

- Homeless youth were identified as highly vulnerable population. Youth indicated that many programs focus on LGBTQ acceptance and outreach in schools. This can be helpful, yet many youth have already left the school system and need different programs and services. The Commission encourages the City to evaluate how City departments can create safer spaces for homeless youth (in parks, shelters, etc.) and reach out to this group with targeted services.
- The Commission recognizes the growing concern of senior and aging LGBTQ individuals who face difficulties finding assisted living arrangements that are welcoming of LGBTQ individuals and knowledgeable of their needs. Additional training of in-home care providers about LGBTQ health concerns is needed.
- The Commission encourages the City of Seattle to ensure the development of a non-discrimination clause for all assisted living establishments that receive funding from the City of Seattle.
- The Commission encourages the City to fund training programs for healthcare facilities and in-home care providers regarding the unique needs of LGBTQ seniors. A program called Rainbow Train did perform that function and receive funding from the City in previous years. Several respondents specifically asked for the revival of Rainbow Train or a similar program.

D. Education and Outreach

According to a Human Rights Watch report, LGBT youths are a uniquely vulnerable population in America's schools. Because they suffer at a higher rate than many of their peer groups from physical violence, bullying, anxiety and depression, LGBT youths are more prone to exhibit high-risk behaviors such as substance abuse, sexual risk-taking and running away from home¹³. The US Department of Education, Office for Civil Rights recently released guidance on the protection against harassment in an education setting based on gender, which includes gay, lesbian, bi-sexual, and transgender individuals. The guidance, which was sent to schools, colleges and universities, explains educators' legal obligations to protect students from harassment based on racial and national origin, gender and disability.

¹³ Bochenek, M. & Brown, A. W. (2001). [Hatred in the hallways: Violence and discrimination against lesbian, gay, bisexual, and transgender students in U.S. schools](#). New York: Human Rights Watch.

Surprisingly, more than half of survey respondents indicated that they have had at least some formal education in a university or community college. Of the respondents, 15.5% reported having attended some college, 31.5% reported having completed a bachelor's degree and 29.9% indicated that they have a graduate degree. Data suggests that the level of post-secondary education is higher within the LGBTQ community than the general population.

Figure 9: What is the highest education level completed by survey participants?

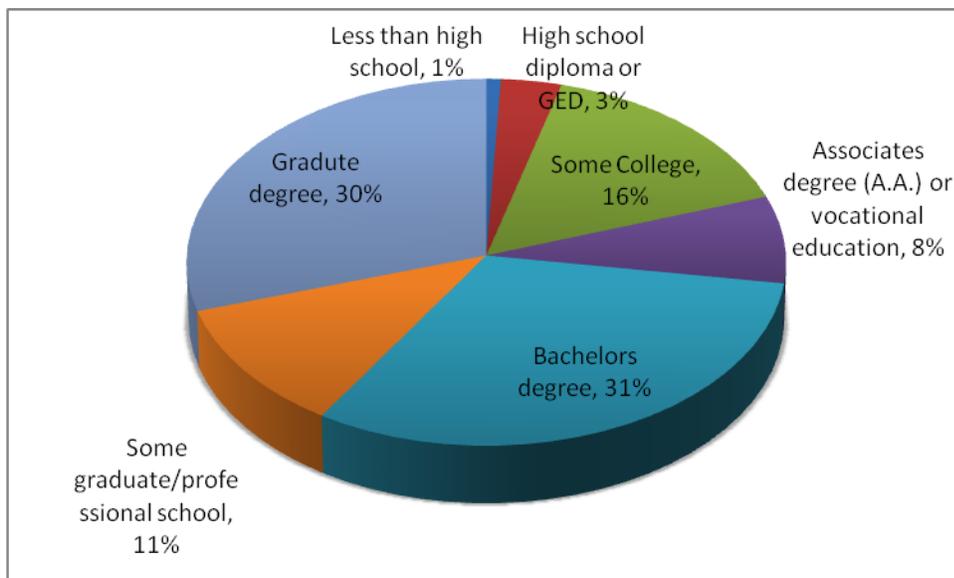


Figure 9 reports the levels of education among survey participants, indicating that there is almost a proportionate number of participants with advanced or bachelor's degrees.

Community Outreach

In 2009 the National the Hebrew Union College's Institute for Judaism and Sexual Orientation and Jewish Mosaic conducted a national survey of nearly 1,000 congregations to assess outreach practices towards the LGBT community. The survey found that institutions need to explicitly invite and reach out to LGBT people, otherwise they do not feel and as a do not engage in activities life through these institutions¹⁴. Best practices models developed by the National Alliance to End Homelessness to serve LGBT Youth also support this practice.

¹⁴ Jewish Mosaic, "[Preliminary Results from 2009 Synagogue Survey on Diversity and LGBT Inclusion](#)," (7/31/09), (Accessed on 5/31/11).

Figure 10: How much do you agree or disagree with the statement: LGBTQ organizations in Seattle adequately address issues of racial justice, economic justice, gender equality and disability/accessibility?



The survey results for each category are as follows:

- Racial justice: Uncertain = 33%, Disagree = 27.4%, Agree = 25.2%
- Economic justice: Uncertain = 31.9%, Disagree = 29.7%, Agree = 24.1%
- Gender equality: Agree = 41.1%, Uncertain = 24.2%, Disagree = 19.6%
- Disability/access: Uncertain = 33.8%, Agree = 29.8%, Disagree = 23.3%

Participants were asked whether LGBTQ organizations in Seattle adequately address racial justice, economic justice, gender equality and accessibility for disabled members of the community. Under all four categories, people who were uncertain or disagreed far outweighed those who agree that organizations were addressing these issues. This is not necessarily a reflection of the work of Seattle LGBTQ organizations, but more a reflection on how visible this work may be to the greater community.

Traditionally, when speaking of gender equality, the terminology refers to a binary identity of either male or female. We recommend further study of the inclusion and leadership opportunities provided to transgendered people within LGBTQ organizations – perhaps to be undertaken by Human Services Department as a funder to these organizations.

The remaining three categories of racial justice, economic justice and disability/access scored approximately the same for each subject, 33%, 31.9% and 33.8% uncertain, respectively. The projected median income in Washington State is \$55,379 and \$66,398 in King County (www.ofm.wa.gov). The largest income bracket noted by respondents showed their income fell in the range of \$50,000 – \$74,599, which is slightly higher than King County’s projection. Second, survey respondents noted that they lived, worked and played in the areas of Capitol Hill, Downtown, Queen Anne, Magnolia, Fremont and Lake Union, neighborhoods that are not as ethnically or economically diverse as South and Southeast Seattle (i.e. Beacon Hill, Rainier Valley or Columbia City). Third, 86.6% of respondents stated that they had no disability. Respondents’ income levels, neighborhoods and absence of disability may explain why respondents showed uncertainty about racial justice, economic justice and disability/access with regards to LGBTQ organizations.

The survey asked respondents if they considered themselves to be a person with a disability and were given eight different possible categories of disability to choose from. Approximately 13% of respondents answered affirmatively, with psychological/emotional disability being the most common answer (6.0%) followed by chronic/acute health (4.2%), neurological/nervous (2.5%) and mobility (2.2%). The U.S. Census Bureau's 2008 American Community Survey (ACS) and Cornell University’s Employment and Disability Institute have estimated that 12% of Washingtonians report having a disability.¹⁵ Snapshot respondents are only slightly above this rate, but there are still many unanswered questions about the difficulties faced by LGBT people with disabilities.

Recommendations within Education and Outreach

- Continue to analyze policies with the Race and Social Justice Toolkit and further its efforts to recognize intersectional representation within race, gender, and disability.

E. Health and Wellbeing

Lesbian, gay, bisexual and transgender peoples face unique healthcare issues. The National Transgender Discrimination Survey found that 19% of their respondents were refused medical care, 50% reported having to teach their medical providers about transgender care and 28% were sick or injured, many postponed medical care due to discrimination or inability to afford it 48%.

Some cities are starting to address these issues. The NYC Hospital System adopted a mandatory staff training to improve the Health of LGBT New Yorkers in May of this year. Organizations like the Human Rights Campaign and The Gay Lesbian Medical Association are advocating for support of Federal legislation to address the issue of health benefits for domestic partners.

Participants responded to a variety of questions about access to appropriate health care and their own health needs. While many respondents indicated that they had some form of

¹⁵ Erickson, W., Lee, C., von Schrader, S. (2010, March 17). Disability Statistics from the 2008 American Community Survey (ACS). Ithaca, NY: Cornell University Rehabilitation Research and Training Center on Disability Demographics and Statistics (StatsRRTC). Retrieved Mar 11, 2011 from www.disabilitystatistics.org

insurance through their employer, partner, parents, or individual policy, nearly 13% of those surveyed had no insurance or benefits. One possible factor contributing to a lack of insurance coverage among LGBTQ individuals is that some employers don't offer health benefits to domestic partners. When asked if their employer covered partner benefits, 18% indicated no and 23% were unsure. Additionally, several respondents indicated that even though their employer covered or partially covered a domestic partner, they had to pay taxes on that benefit as if it were income, effectively driving up their cost of insurance.

Questions about the quality of care LGBTQ individuals receive produced mixed results, with many people indicating that care was not meeting their expectations. Only 11% of respondents felt that they had been treated poorly by health care provider or refused care based on their sexual orientation; 7% felt that their gender expression had led to poor care or refusal of service.

Forty percent of respondents indicated that they felt their "health care provider needs more education/awareness about the healthcare needs of the LGBTQ population." Responses to a follow-up question indicated that 26% of respondents feel that it is difficult to access LGBTQ-competent health care services in Seattle. While respondents may not be experiencing poor care due to their orientation or gender identity, these results clearly indicate that many LGBTQ people believe there could be better and more appropriate care.

Respondents also were asked if they "had any major health problems or concerns" and given a list of possible answers as well as space for a write-in response. Just over half of the survey respondents skipped this question. Of the 784 people who did respond, 44% identified depression as an issue followed closely by anxiety at 37%. Weight management was also a significant concern at 38%. No other health issues ranked remotely close to these responses; tobacco use was the fourth most prevalent issue at 17%. The prevalence of depression and anxiety are remarkably high. Additionally, 13% of respondents indicated that suicidal thoughts and suicidal attempts were significant issues. These results indicate that there is a significant need in the LGBTQ community for mental health services and support. Follow-up needs to be conducted to evaluate whether these needs are being met, and if not, how to improve services.

Figure 15: Major health problems or concerns of survey participants

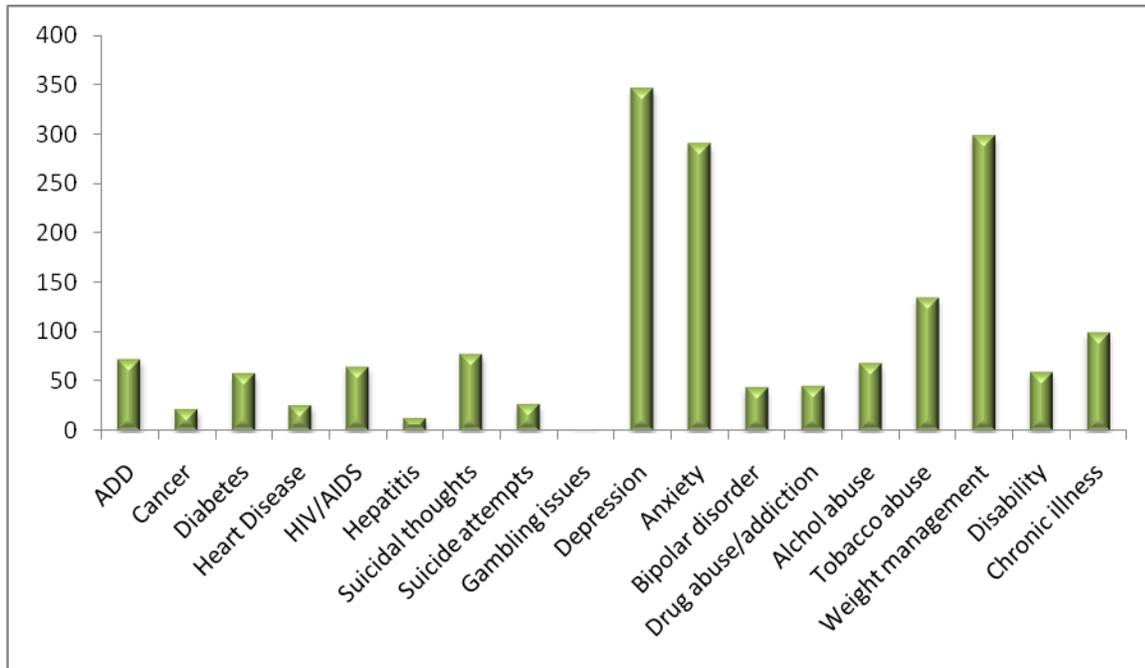


Figure 15 shows the different health problems and concerns that survey participants have within the City of Seattle. The highest rates of health concerns were related to depression (44%), anxiety (37%), weight management (38%), and tobacco abuse (17%).

Finally, it is important to note that the health and health care needs of transgender individuals vary greatly from that of lesbian, gay and bisexual individuals. In several of the opportunities for write-in responses, respondents indicated that their medical costs were significantly higher, often due to inadequate coverage for transgender health issues under their insurance policies.

Additional qualitative research revealed that there may be a need to increase efforts to provide basic health services, both mental and physical, to LGBTQ people who are not fluent in English. In the survey and through forums, several people commented that finding LGBTQ-appropriate health care was very difficult if there was the additional challenge of finding a provider who spoke an individual's native language. This can result in individuals' closeting themselves and likely not getting appropriate care or not seeking care at all.

Recommendations within Health and Wellbeing

- Advocate for the passage of the U.S. Senate's Bill S. 2521, the Domestic Partnership and Obligations Act.
- Continue to support efforts to include coverage of transgender health care services in its health insurance package for City employees.

- The Commission should look into the use of medical translators for LGBTQ individuals who wish to receive LGBTQ-appropriate care but face a language barrier. Additional work to increase access to care should include creating a registry of LGBTQ-friendly translators and interpreters, and care providers that is searchable by specialty, language skills, geographic area, price, insurance accepted, etc. This would help LGBTQ people find appropriate care, which can be a particular concern among seniors and transgender people. One suggested solution is the creation of a certification program that providers could go through (including training and creation of a nondiscrimination policy) so that they could be listed as LGBTQ-friendly.

F. Community Involvement

In the past and often still today, LGBTQ people have not been acknowledged as valuable members of their local communities. LGBTQ community members often felt discouraged from taking part in local community decision-making for fear that their voices will not be wanted and will not be heard. Though many City planners are already dedicated to better involving LGBT people and LGBTQ communities in Seattle we have a long way to go in creating effective civic engagement strategies for the LGBTQ community.

Many cities have addressed this issue by developing LGBTQ spaces where community members feel welcome and free to participate in many types of civic engagements activities. Community centers across the country create opportunities to engage people to stand up and advocate for themselves and the LGBTQ community. Activities range from Town Hall Meetings, voter registration drives, lobby day organizing and more. With the third largest LGBT population in the Country, Seattle is the only city of its size lacking an LGBTQ Community Center (GSBA).

A majority of survey participants were not sure or did not know whether existing services in Seattle met the needs of the LGBTQ community. Twenty-six percent said that needs were not being met and only 21% felt that existing services did meet the needs of the community. These numbers are alarming and reflect the need for outreach and education about services available to the LGBT community and the organizations that provide those services. This data also points to possible gaps in services that need to be investigated further.

Participants were asked “If funding were available, what do you feel are the three most important services needed by LGBTQ persons in Seattle?” The top three responses were services for LGBTQ youth (44%), mental health services (36%), and advocacy at the state legislature (34%). Several other health-related services were ranked highly including sexual health education/ STD prevention (27%), substance abuse services (24%) and physical health services (24%) indicating a clear need for more LGBTQ-focused health programs. These concerns align fairly closely with initial questions about the most important issues facing the LGBTQ community. There is clearly a need to increase work with LGBTQ youth and to better address the health needs of the LGBTQ community.

Nearly a quarter of respondents indicated that they would like to see funding directed towards the creation of an LGBTQ Center. When asked what services or amenities they would like to see in such a center, participants were asked to check all answers that apply from a list of 10

options. Of those choices, all but two had more than 50% support. These include meeting space for groups and organizations (77%), youth drop-in & social events (68%), information about resources for LGBTQ people (65%), health services (62%), support groups (62%), classes and educational offerings (61%), social events for adults (58%) and programs for children of LGBTQ parents (52%). Many cities across the country have centers that host programs and services such as these, and are often built or maintained through public-private partnership.

The survey data reflects a high level of community engagement among Seattle's LGBTQ community. It is important to note the active role taken by so many LGBTQ people in Seattle regarding the issues they care about. A high number of respondents have recently engaged in political advocacy, mainly through signing petitions (90%), donating money to an organization or cause (75%), or contacting a public official (67%). The vast majority (84%) of respondents had voted in the past four years, with 81.5% of those people indicating that they 'always' or 'most of the time' voted for candidates based on their attitudes toward the LGBTQ population. This speaks highly to the civic engagement and voting power of the LGBTQ community. Many participants also engage in more time and energy consuming activities such as donating (75%), contacting a public official (67%), volunteering (55%), marching or attending a rally (64%), and planning advocacy efforts (23%),

Recommendations within Community Involvement

- The City of Seattle should work with LGBTQ businesses and organizations to develop a LGBTQ Center that could supply career information for the LGBTQ community, provide a safe space for youth, and deliver informational resources to visitors and residents of Seattle. Many of the problems identified in the survey could be resolved through the creation of a center. Services and programs that could be housed at an LGBTQ Center could include a safe space for youth, social and educational programs for seniors, provision of basic mental and physical health services, etc.
- The City or nonprofit organizations should make efforts to tap into the civic engagement of the LGBTQ community. Providing meaningful LGBTQ volunteer and advocacy opportunities could leverage the work already being done by the City and other organizations.

All Recommendations from the LGBT Commission:

Recommendations to address the top concerns of the LGBTQ community

- Support community efforts to create and maintain and LGBTQ Community Center
- Implement a program like the Transgender Economic Empowerment Initiative passed in the City of San Francisco in 2007.
- Educate health care and service providers about the needs of transgender people and support inclusive LGBTQ Medical Care, Mental Health Care and Substance Abuse Treatment programs.

A. Recommendations within Demographics

- Gather census data on LGBTQ populations to greater inform businesses and the community of demographic changes in the City of Seattle. Stronger data collection can help LGBTQ organizations receive grant funding for projects and help subsidize community projects and health and human service benefits and programs currently being cut within the City's budget.
- Public and private funding should be used to further investigate the demographics of the LGBTQ community within the City of Seattle.
- Fund programs that promote intergenerational activities for the senior and aging LGBTQ community with the LGBTQ community and the heterosexual community.

B. Recommendations within Public Safety

- Full implementation the City Auditor seventeen recommendations to improve and/or increase the City of Seattle's:
 - 1) Response to bias attacks;
 - 2) Awareness and education about bias attacks; and
 - 3) Interdepartmental and interagency responsiveness to victims and communities affected by bias attacks.
- The Commission would like to see mechanism or method of tracking incidents that do not fall under the current bias crimes, harassment or anti-discrimination laws. This could potentially reduce the risk of physical attacks from occurring in specific parts of the City by help from police, community officials, and city departments to identify hot spots where incidents are occurring and prevent them from escalating to more serious acts.
- The Commission requests the support of City Council and the Mayor to further investigate the policies of City departments (such as Parks, Neighborhoods and Human Services) concerning the public spaces that youth inhabit and the protections in place

for keeping them safe. The Commission should ensure that the work of the Mayor's Youth and Families Initiative is inclusive of the needs of LGBTQ youth.

- The Seattle Office for Civil Rights should develop and implement a training module on LGBTQ discrimination for City employees. SOCR also should explore ways to share the training with the Seattle School District and other institutions.
- The Commission should work closely with the Seattle Police Department to create materials and conduct outreach to diverse communities, including materials in different languages, to build trust with SPD, increase awareness of LGBTQ rights in the City, and educate people about reporting incidents of harassment.

C. Recommendations within Housing

- Queer homeless people deserve safe spaces and access to safe emergency shelter and services. We encourage the City of Seattle to mandate that City agencies offering residential services ensure that programs are free from violence and harassment.
- Transgender people can encounter significant barriers at homeless shelters and are at an increased risk of harassment or violence. Agencies must provide equal treatment and integration based on individuals' gender identity in shelter placement determination, the use of bathrooms and sleeping arrangements, and personal safety.
- Homeless youth were identified as highly vulnerable population. Youth indicated that many programs focus on LGBTQ acceptance and outreach in schools. This can be helpful, yet many youth have already left the school system and need different programs and services. The Commission encourages the City to evaluate how City departments can create safer spaces for homeless youth (in parks, shelters, etc.) and reach out to this group with targeted services.
- The Commission recognizes the growing concern of senior and aging LGBTQ individuals who face difficulties finding assisted living arrangements that are welcoming of LGBTQ individuals and knowledgeable of their needs. Additional training of in-home care providers about LGBTQ health concerns is needed.
- The Commission encourages the City of Seattle to ensure the development of a non-discrimination clause for all assisted living establishments that receive funding from the City of Seattle.

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VII. Acknowledgements

The Seattle LGBT Commission and Office of Civil Rights would like to thank the following people for helping with the survey design, implementation and analysis:

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