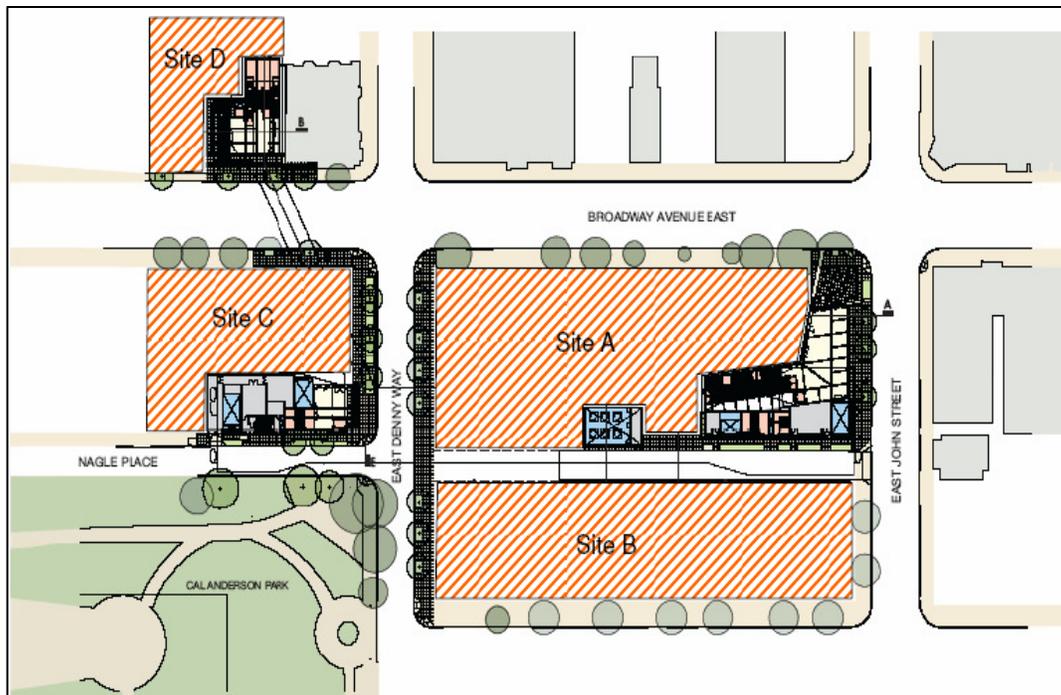


# Sound Transit Capitol Hill Station TOD Sites

## Summary of 2009 Community Involvement and Feedback



February 2010

## **Introduction**

The Capitol Hill community has long anticipated the arrival of light rail, and has actively planned accordingly. The community's work, including the neighborhood and station area plans, the Broadway Economic Vitality Action Agenda (BEVAA) and recent transit oriented development (TOD) community involvement efforts, provide context and priorities for the redevelopment vision of the TOD sites. Also contributing to the context and vision are Sound Transit's station design and operational requirements, its business and project objectives, and the response of the commercial real estate community. The process to create successful TOD projects around the Capitol Hill Station continues to involve active participation from the Capitol Hill community and the City of Seattle.

Sound Transit developed a Capitol Hill TOD work program in late 2008 to carefully consider the opportunities and constraints at work for the four parcels to be redeveloped following construction of the Capitol Hill Light Rail Station. As part of the work program, Sound Transit embarked on a year-long community involvement effort in early 2009 with the Capitol Hill community, stakeholders, and the City of Seattle. The purpose of this effort was to:

- help identify issues around the future development;
- provide information outlining ST's Capitol Hill Station TOD program, TOD-related work completed to date, and a proposed outreach process, as a starting point for further dialogue with the Capitol Hill Chamber of Commerce and other community stakeholders;
- establish a regular community forum to discuss, inform, clarify, resolve and get feedback on BEVAA & Sound Transit TOD redevelopment issues; and
- provide continued opportunities for the community to participate in, influence and support the creation of successful TOD projects built around the Capitol Hill Station in the future.

The community involvement effort included regular meetings with a Capitol Hill TOD community stakeholder group and quarterly community forums on various TOD topics.

## **Outreach Plan and Meetings**

To date, three Sound Transit TOD community forums have been held in the Capitol Hill community on the following topics related to Sound Transit's TOD sites. Community representatives and technical experts were also asked to speak at the forums to share their perspectives on TOD issues.

March 25, 2009

- Sound Transit's TOD work program and business/project objectives
- Community uses at the TOD sites

June 24, 2009

- Housing
- Retail

October 27, 2009

- Nagle Place extension design
- Broadway Farmers Market
- Parking

A final community forum scheduled for February 23, 2010 will provide a summary of the 2009 TOD community process and outline steps for moving forward.

In addition to the meetings and outreach with the community, Sound Transit's web site includes a Capitol Hill TOD web page, which contains background information, meeting presentation materials, a record of public comments, reports and surveys. Much of the information generally referenced in this summary report can be found in greater detail at [www.soundtransit.org/CapitolHillTOD](http://www.soundtransit.org/CapitolHillTOD).

### **Summary of Community Feedback**

The following sections summarize community feedback received on various TOD topics.

#### Community Uses at the TOD Sites:

The Capitol Hill community has shown much interest in the potential for incorporating various community uses into the future TOD projects. At the March 2009 Community Forum, Sound Transit introduced the topic of potential community uses for discussion. Three speakers spoke about space for various community uses, including community meeting space (Justin Carder, Capitol Hill Community Council), the Broadway Farmers Market (Chris Curtis, Neighborhood Farmers Market Alliance), and space for arts and cultural activities (Michael Seiwerath, CODAC). While these speakers did not cover all types of potential community uses, they opened the door for discussion and feedback.

In summary, Sound Transit heard interest in all three of the specific community uses spoken about at the meeting. Incorporating the Farmers Market into the TOD sites received very positive feedback. Some people felt that the Farmers Market concept should be expanded to incorporate more frequent and other types of community events as well. (See page 5 for Sound Transit's recommendation regarding the Broadway Farmers Market at the TOD sites.)

In addition to a desire for community space to be incorporated to some extent in the TODs, there was also discussion about the feasibility of doing so. Sound Transit must receive Fair Market Value for any sale or development on its sites. So while there may be the possibility for developers to include some community uses at the sites, not all of the desired community uses can be incorporated into the TOD sites.

Several people encouraged Sound Transit to consider ways to balance the need for Fair Market Value with community uses, and to look closely at tools Sound Transit has to encourage developers to include community uses. There were also comments about how the community and City of Seattle can get more involved in making community uses at future Capitol Hill developments.

Overall, forum attendees encouraged Sound Transit to be bold with its developers in finding ways to make the TODs community-friendly, and called on the community itself to actively work with the City of Seattle to make any necessary changes to development criteria on Capitol Hill.

### Housing

The June 24, 2009 Sound Transit TOD community forum covered the topics of housing and retail. Two housing experts (Cathryn Vandenbrink, Artspace and Lua Pritchard, Korean Women's Association) spoke about other housing projects, and then community members assembled into three smaller breakout groups to discuss and respond to several questions.

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

In addition to the forum, Sound Transit sought input on housing and retail issues and priorities through a survey that was distributed at the community forum and was available online via Sound Transit's website ([www.soundtransit.org/CapitolHillTOD](http://www.soundtransit.org/CapitolHillTOD)). The survey period lasted three weeks from June 24, 2009 through July 15, 2009. Sound Transit received 93 responses. This survey was not intended to be a scientific survey, which would require a larger random sample group. Survey participants were not randomly selected, but rather self-selected, and those who chose to take the survey were generally interested in the topics. However, the results of the survey did seem to represent a general cross section of views about housing and retail on Capitol Hill and along Broadway.

Generally, survey feedback reflected comments from the forum that a broad mix of housing is needed on Capitol Hill to balance the neighborhood. Most felt that there should be some type of affordable housing, but there was also a strong desire for a mix of different types of housing. People commented that mixed income levels in housing maintains diversity, market rate housing helps keep neighborhood sustainable, and workforce housing is needed to reduce the commute and allow people to live and work in their neighborhood. The feedback showed that people have a variety of different opinions about what defines affordable housing.

### Retail:

At the June 24, 2009 forum, several retail experts also spoke about retail issues on Capitol Hill including the previous Broadway Retail Study (Jack Hilovsky, Capitol Hill Chamber of Commerce), retail opportunities (Richard Muhlebach, Retail Consultant) and Broadway retail developments (Jennifer Severson, Real Retail). Two breakout groups at the forum identified several retail priorities for Capitol Hill/Broadway including bakeries, hardware/garden, kitchen supplies, restaurants and the Farmers Market. Feedback focused on a need for a mix of local, independent and national anchor retailers that

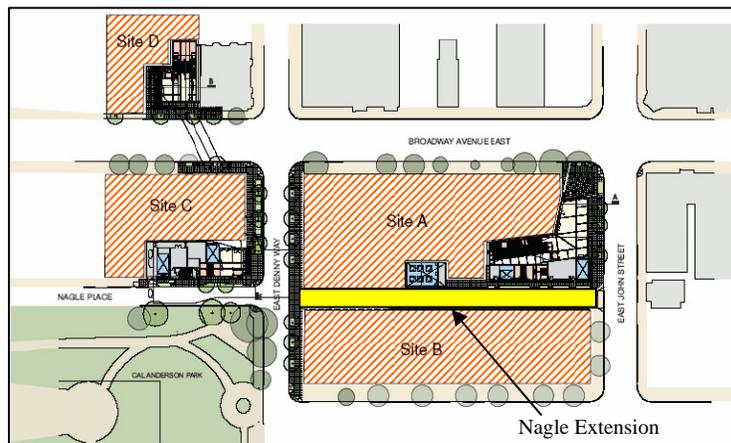
serve the local neighborhood and residents but also attract regional shoppers to the area.

In the survey, Sound Transit received considerable feedback about what type of retail people want to see in future development on Capitol Hill. General feedback included the following:

- People desire options not currently available in the area including, hardware/garden, bakeries/specialty food, home furnishings, etc, as highest priorities.
- Residents should be able to meet basic day to day retail needs without having to drive somewhere else.
- Restaurants, coffee shops and specialty foods can create a buzz and bring people to Capitol Hill as a destination location.
- There is a desire for retail units of varying sizes and rents that can accommodate larger retailers, but also small, independent, local retailers.

#### Nagle Place Extension:

On October 27, 2009, Sound Transit held a forum to discuss and get feedback on the proposed Nagle Place extension between TOD Sites A and B and above the Capitol Hill Station. The Nagle extension will extend the existing Nagle Place north across Denny Way to E John Street. The Nagle extension will serve several needs, including providing maintenance and operational access to the light rail station, underground parking and delivery vehicle access for TOD Site A and creating a natural separation between the two main TOD sites.



Since the March 2009 community forum, Sound Transit has heard considerable support for providing a permanent home for the Broadway Farmers Market within its TOD sites. Since that time, Sound Transit has worked with the Neighborhood Farmers Market Alliance to determine if the Nagle Place extension could be a future location for the Farmers Market. At the October forum, Sound Transit presented its initial staff recommendation to accommodate the Broadway Farmers Market within the Nagle Place

extension once station and TOD construction is complete for several reasons identified below:

- Market does not compromise station requirements or TOD project plans
- Market's requirements appear to be "doable" at minimal design or construction costs
- Market would attract additional ridership to station
- Market would increase appeal of adjacent TOD sites (retail and housing) and further activate area
- Consistent with Sound Transit sustainability goals and supports Market's sustainability mission
- Strong public support

Sound Transit acknowledges that many specific details about the configuration and use of the Nagle extensions are unknown at this time and will be determined as the TOD proposal and design process proceeds.

In addition to support for the Farmers Market at Sound Transit's TOD sites, other feedback regarding the use of a Nagle Extension included:

- Some support for the Nagle Extension to be used for other community activities throughout the year
- Consideration of the pedestrian/auto interaction on Nagle Extension, including underground parking access
- Consideration of the design of the Nagle Extension, including use of open space, determination of public vs. private access
- Consideration of building height along the Nagle Extension
- Desire for an east-west mid-block connection from Broadway to the Nagle extension

Sound Transit and the Broadway Farmers Market will continue to work together to refine market needs and determine design requirements.

#### Parking at TOD Sites:

At the October 27, 2009 forum, Sound Transit described its position on parking at the TOD sites. Sound Transit intends to limit total parking inventory at its sites and to develop limited underground parking for site tenants & retail customers. No commuter or general commercial parking will be developed at the Capitol Hill TOD sites. In addition, Sound Transit will encourage/require developers to provide alternatives to reduce car parking. The exact amount & configuration of parking will ultimately be determined through the developer proposal and design process.

Potential alternatives to car parking that could be required or recommended of the site developers, such as shared parking, Zip Cars, shopper/residential financial incentives, transit information and bicycle parking were also described. These alternatives promote sustainability, use of transit and pedestrian orientation of the sites.

The feedback Sound Transit received regarding parking at its TOD sites included support of Sound Transit's position to limit auto parking at its TOD sites. Additional feedback included:

- Consideration of other parking alternatives such as bike sharing and scooter/motorcycle parking
- Parking should be unbundled from residential and merchant rental costs and charged separately at actual cost
- More City/community parking management needed on Capitol Hill for existing parking supply
- Need for more bicycle parking at the station
- Consideration of the impact of parking on the pedestrian environment
- Consideration of the potential to consolidate TOD parking under one site
- Some parking will be required for developers to get project financing

### **Community Stakeholder Consultant Effort**

Parallel to Sound Transit's Capitol Hill Station TOD outreach efforts, the Capitol Hill TOD Community Stakeholder Committee and Capitol Hill Chamber of Commerce in June 2009 hired a consultant team (Schemata Workshop and Makers) to work with the Capitol Hill community to synthesize community TOD priorities and develop guidelines and recommendations for TOD and future development in Capitol Hill. These guidelines and recommendations were intended for Sound Transit, the City of Seattle and the community.

On September 12, 2009, the consultant team held a Community Design Charrette on Capitol Hill TOD. From the participation and feedback at that charrette, a summary of community goals for TOD was developed. These include:

- Development projects of highest quality
- Permanent home for Farmers Market
- Affordable housing and business space
- Cultural center and community spaces
- A gateway and neighborhood wayfinding
- Environmentally responsible building practices
- Low ratio parking

On February 3, 2010, the consultant team released the *Capitol Hill – Broadway TOD Development Guidelines and Urban Design Recommendations Report*. This report identified major goals and actions for Sound Transit, the City of Seattle and the community.

Per the report, the goals of the recommendations are intended to:

- Influence Sound Transit's transit oriented development planning and specifically their crafting of the developer request for qualifications/proposal (RFQ/RFP) planned for 2012 / 2013.
- Supplement and clarify existing development regulations, planning, and design guidelines that already affect the ST-parcels and the Station Area Overlay (SAO).
- Guide future neighborhood and/or station area planning efforts as well as urban design, infrastructure, or transportation improvements planned for the station area and beyond.

The recommendations of the report are broken down into nine steps. These steps include the following actions for future Capitol Hill development including Sound Transit's TOD sites:

1. Champion the Vision
2. Reclaim the Street
3. Make Connections
4. Invigorate Community
5. Bring Investment
6. Build Great Architecture
7. Manage Parking
8. Plan for the Interim
9. Nurture the Environment

The goals in the report will require continued action by various stakeholders including the community, City of Seattle and Sound Transit as various TOD and other development projects take place.

The consultant reports can be found at <http://blog.capitolhillseattle.com/2010/02/05/needed-advocates-to-champion-community-vision-for-tod-on-capitol-hill>

## **Next Steps**

Sound Transit received a considerable amount of valuable and important feedback and comments from the Capitol Hill community and various stakeholders during the past year's efforts. In addition, Sound Transit received additional valuable information through the Chamber's consultant work. Sound Transit will continue to review this information in the coming months to better understand the community's priorities and how they might fit into Sound Transit's future TOD projects at Capitol Hill.

This feedback will ultimately be used as Sound Transit develops its request for qualifications and proposals from developers in 2012-2013. The results of the community involvement effort including public comments, feedback, and reports will be provided to potential developers. Potential developers will be partially evaluated based on their ability to meet and exceed the priorities and desires of the community.

Developers will be encouraged to come up with creative and innovative plans that reflect and respond to community TOD priorities.

In the meantime, Sound Transit will continue more technical work on various TOD issues. Sound Transit will further develop design of the Nagle extension. It is anticipated that design solutions and graphics will be available to share during the summer of 2010. As more information becomes available, Sound Transit will continue to engage with the Capitol Hill community and stakeholders on TOD issues.

Sound Transit Capitol Hill Station TOD Work Program Schedule (2008-2017)										
(Preliminary - Subject to Change)										
Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>1. Internal ST definition of project objectives and outcomes</b>	■									
<b>2. Address issues and concepts (City, Chamber, community)</b>	■	■								
<b>3. Address public policy review</b>			■	■						
<b>4. Make sites available for redevelopment</b>										
- Prepare, issue RFQs/RFPs					■	■				
- Select developer(s)						■				
<b>5. Monitor design/permit processes, construction progress</b>										
- Developer(s) conduct community design review processes							■			
- Permitting								■	■	
- Initial site availability for redevelopment*									■	
- TOD project construction*									■	■
- Certificate of Occupancy*										■
<b>Capitol Hill Station open for service</b>										★
* For priority Site A, at minimum										

**For More Information**

For more information on Capitol Hill TOD, please visit the Capitol Hill TOD web page at [www.soundtransit.org/CapitolHillTOD](http://www.soundtransit.org/CapitolHillTOD). Or contact Michelle Ginder, Capitol Hill TOD lead, at [michelle.ginder@soundtransit.org](mailto:michelle.ginder@soundtransit.org) or 206-398-5328.