

Future Proposed Development

on and around Link light rail's Capitol Hill Station Meeting

September 24, 2012



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Tonight's Agenda

6:00 pm – Open House

6:30 pm – Introductions

- **Richard Conlin, City of Seattle Councilmember/Sound Transit Boardmember**

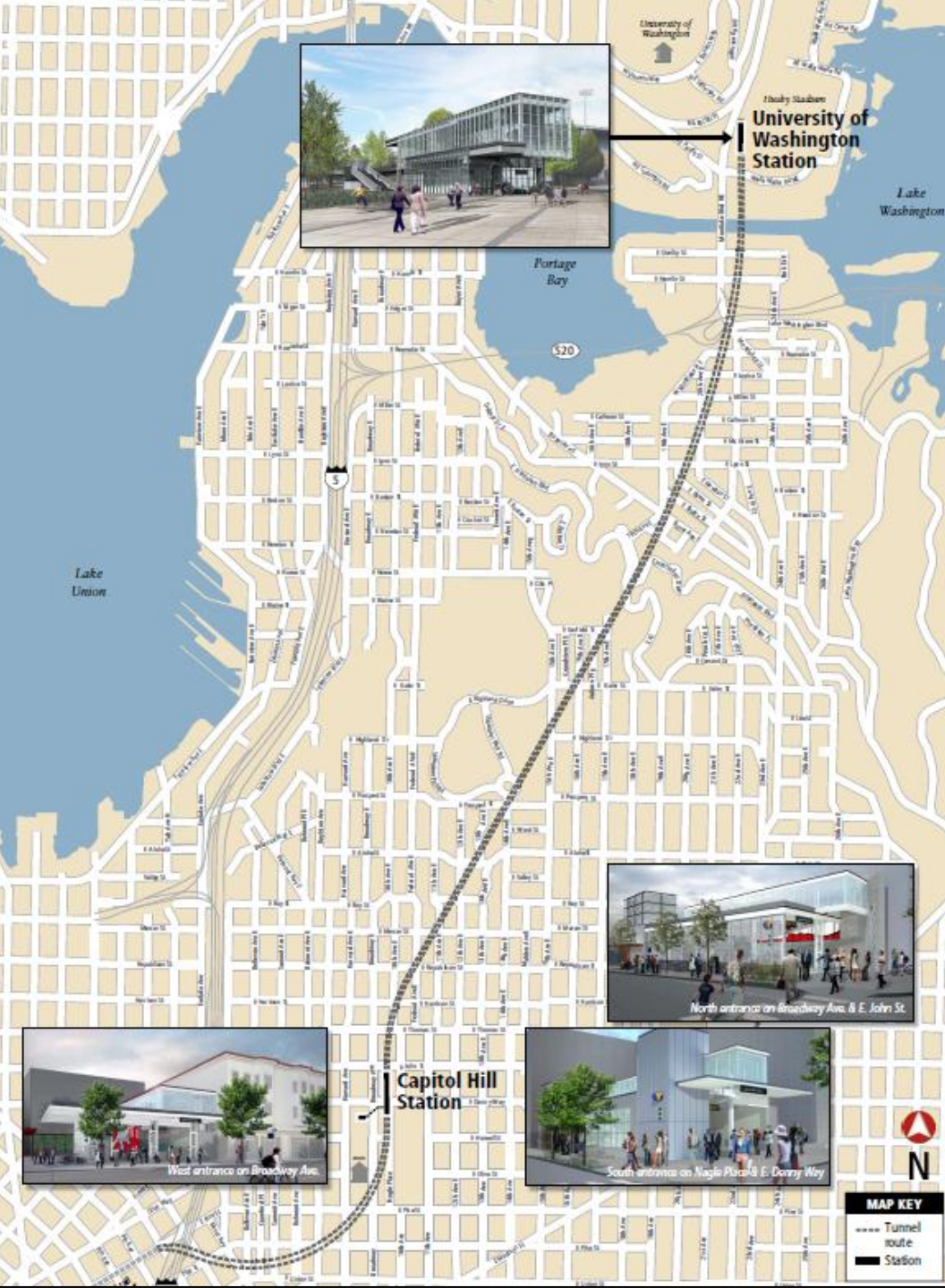
6:35pm – Presentation

- **University Link/Capitol Hill Station Overview**
- **What has happened in the past 3 years?**
- **What is new?**
- **Opportunities for feedback**

7:10 pm – Questions and Answers

7:45 pm – Resume Open House

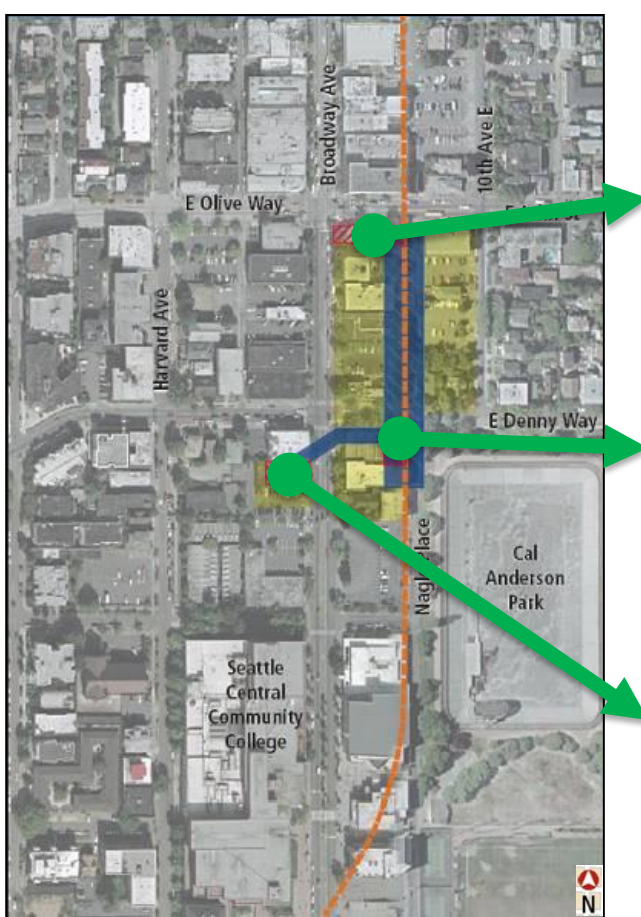
8:00 pm – Close



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Capitol Hill Station



- Underground station with 3 entrances
- Ridership: 14,000 daily boardings (2030)
- Travel time:
 - ~ 3 minutes to downtown Seattle (Westlake)
 - ~ 3 minutes to UW Station



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The Opportunity

- 100,000+ square feet of developable property

Goals

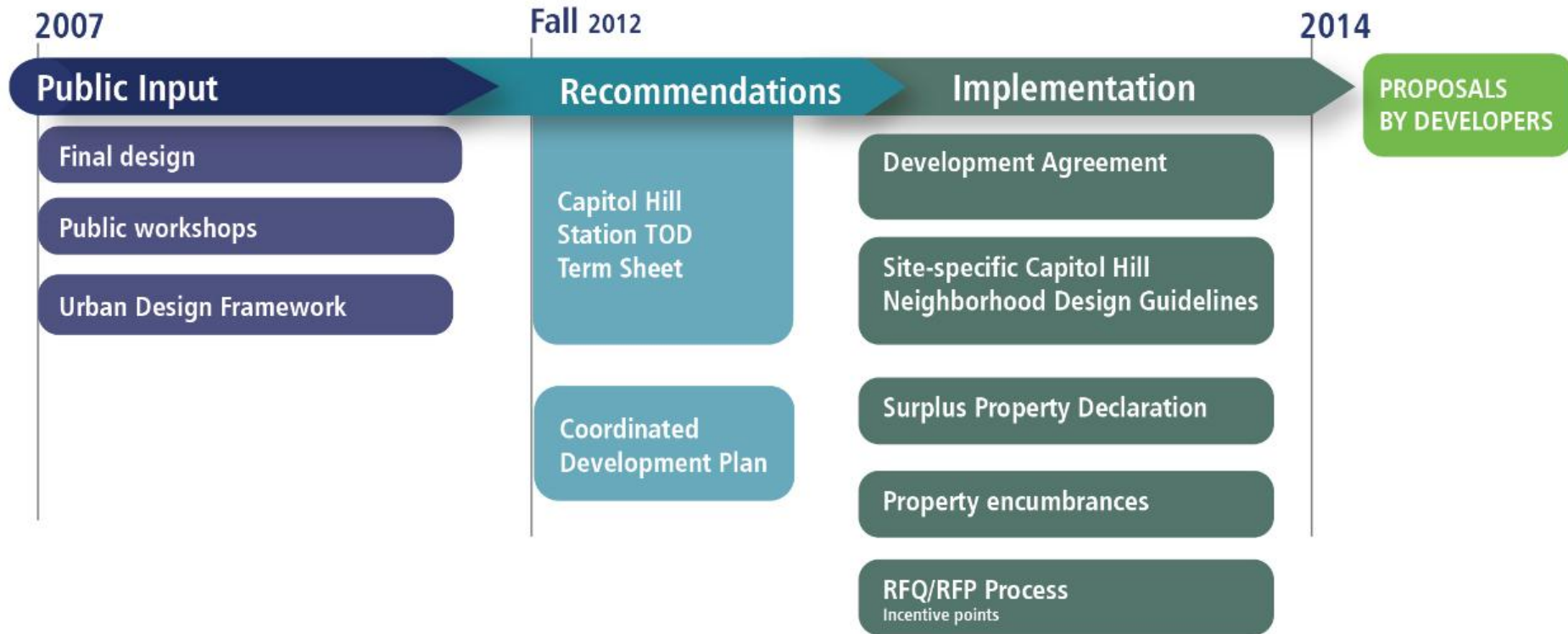
- Maximize ridership and investment in Transit
- Return Fair Market Value on Public Investment
- Pay for public amenities through development proceeds



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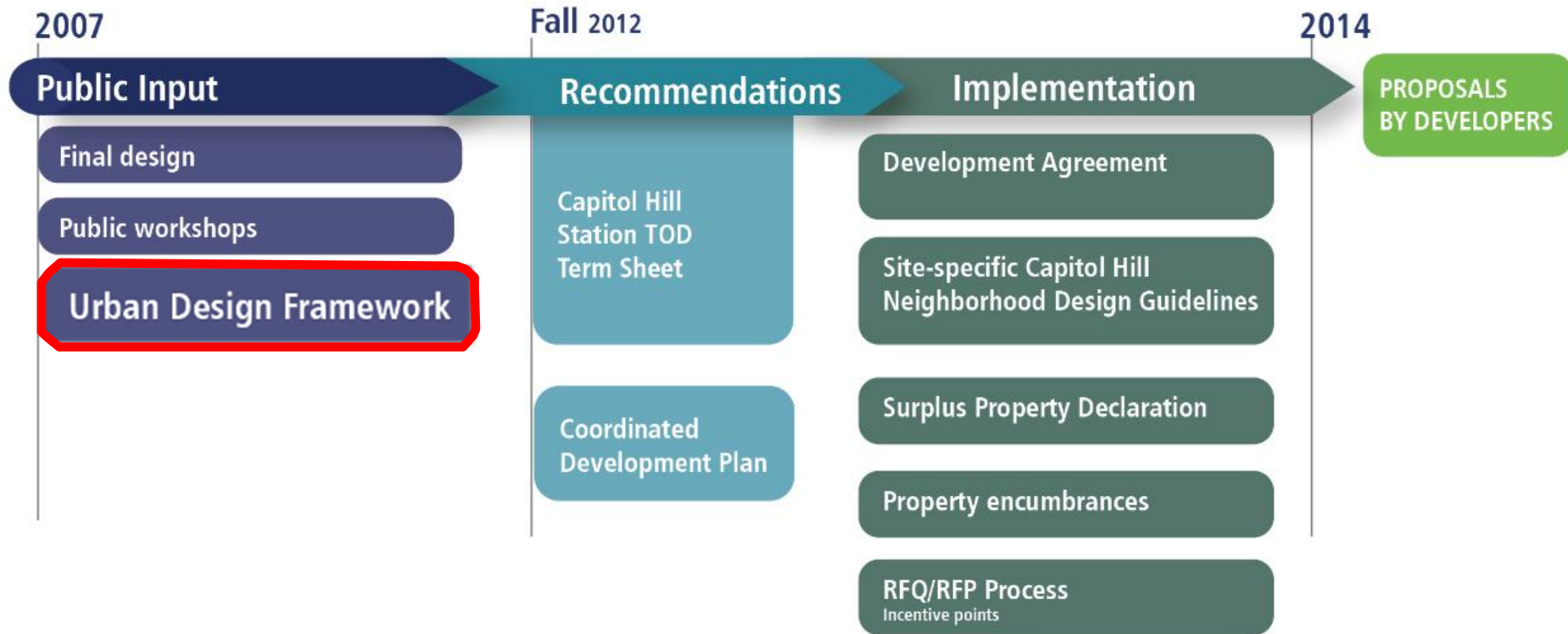
Capitol Hill TOD Roadmap



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Capitol Hill TOD Roadmap



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PROCESS BACKGROUND

2009 Capitol Hill Chamber of Commerce TOD subcommittee

Quarterly community meetings on desired uses

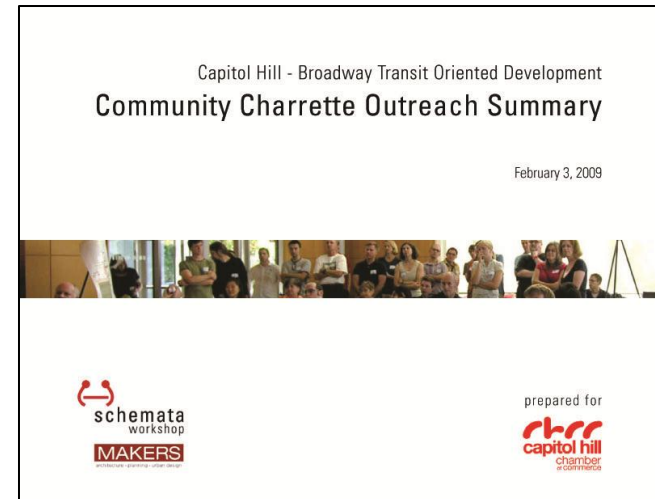
9/2009 Community Charrette hosted by Chamber

Top three priorities Of Community Amenities By The Citizens Of Capitol Hill

1. Farmer's Market
2. Affordable Housing
3. Cultural Center

2/2010 Recommendations report
Highlights:
Prepare an Urban Design Framework for the station sites

Champion the vision



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PROCESS BACKGROUND



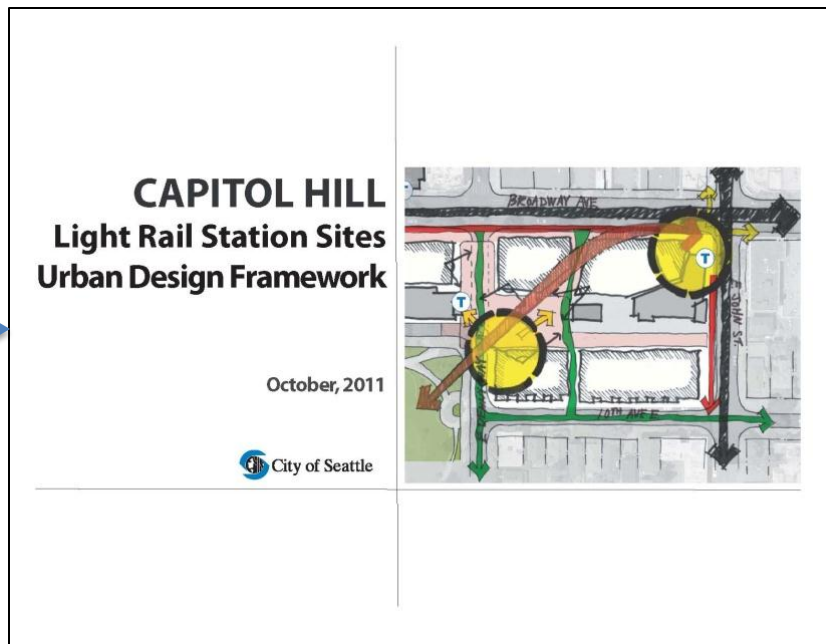
2010 Capitol Hill Champion—
joint body of Capitol Hill
Chamber of Commerce and
Capitol Hill Community
Council

2010/11 Urban Design Framework
workshops

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

5/2011 Draft Urban Design
Framework

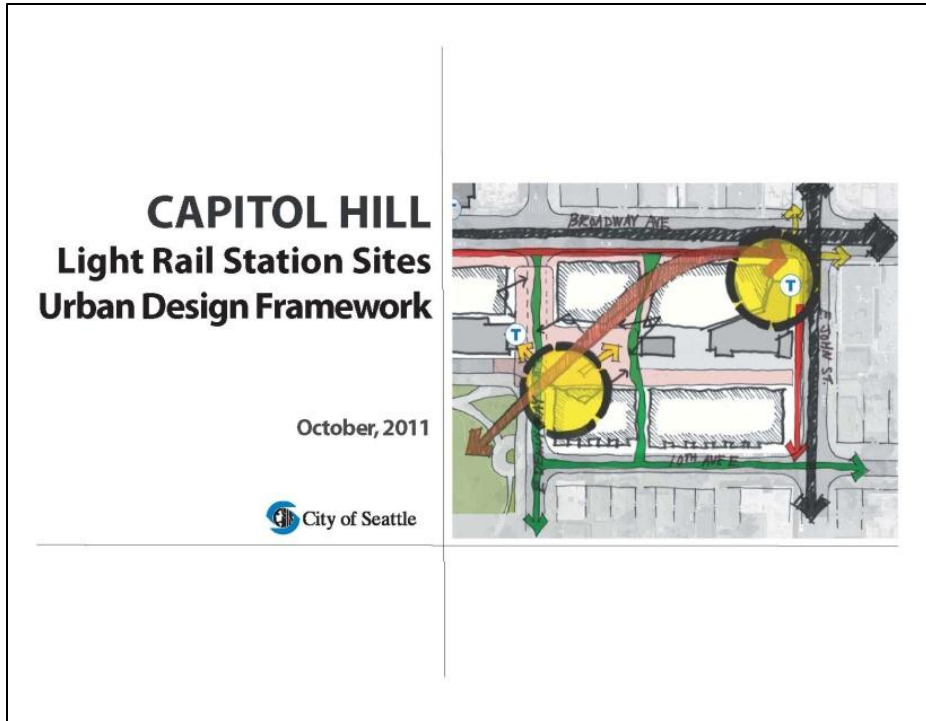
10/2011 Final Urban Design
Framework



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URBAN DESIGN FRAMEWORK



Key Recommendations in Urban Design Framework

Collaborative development projects of the highest quality

A plaza that becomes the civic heart of Capitol Hill

Affordable housing

A cultural center and community space

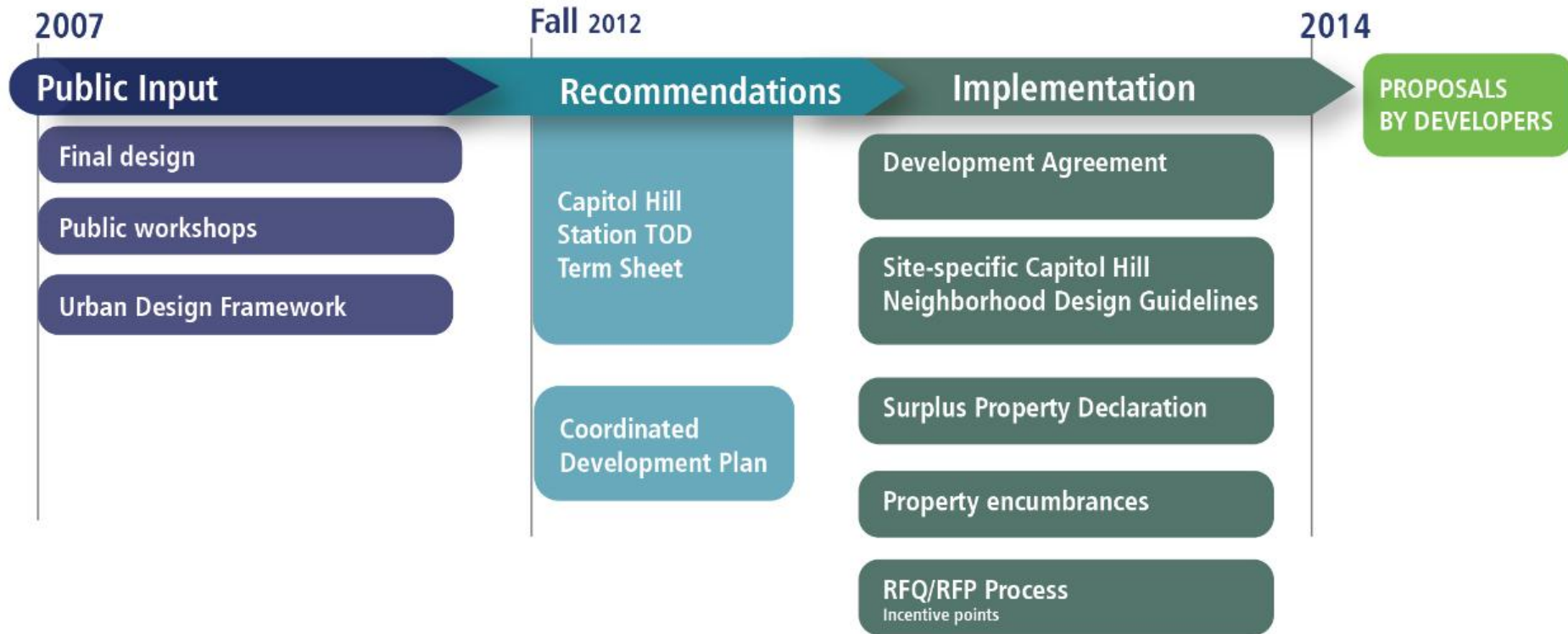
Low-Ratio Parking



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Capitol Hill TOD Roadmap



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Capitol Hill TOD Roadmap



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CAPITOL HILL STATION SITE

- 100,000+ sq. feet
- ~450 housing units
- 46,000 sq. feet retail
- Building height:
Min: 74' 11"
Max: 85'



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Building Height

Up to 85' allowable height on sites A, B & C

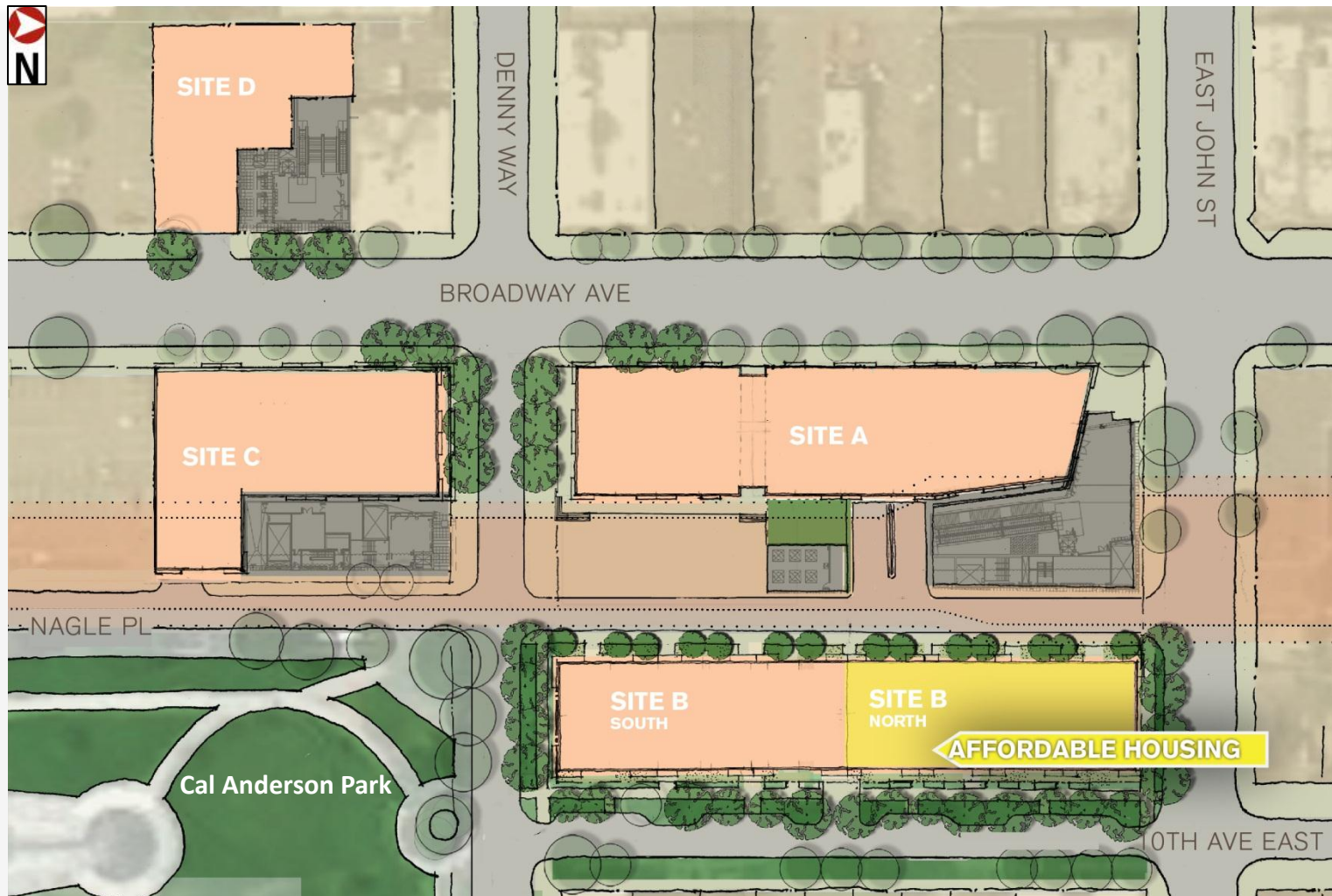


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AFFORDABLE HOUSING

- 36% affordable housing
- Site B North dedicated to affordable housing
- 20% of all market rate units required to be affordable



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PLAZA

- Dedicated space for farmer's market
- Plaza owned and managed by Site A developer

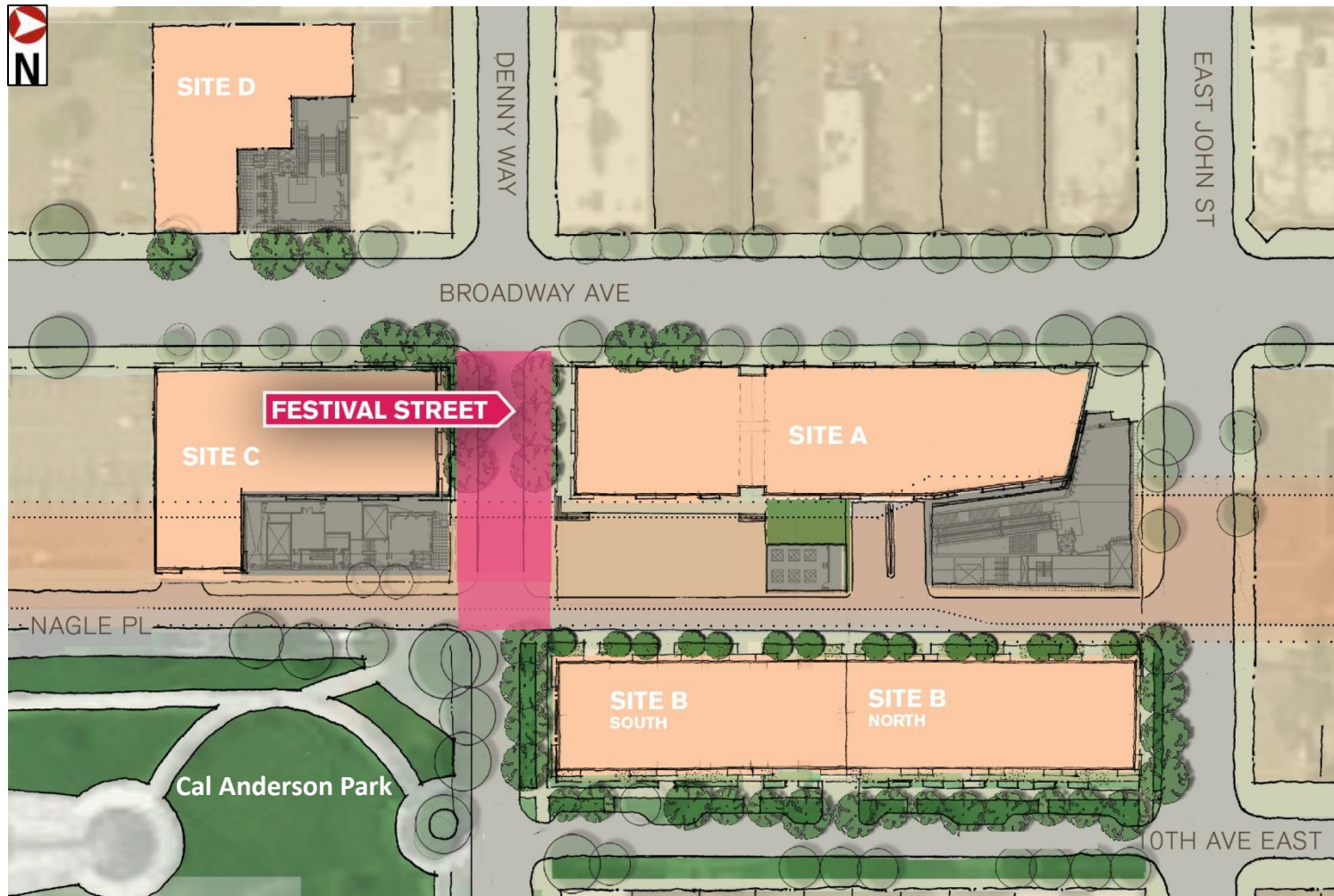


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FESTIVAL STREET

- Denny Way managed as a Festival Street
- 1-way traffic westbound
- Curbless
- Can be closed for public events

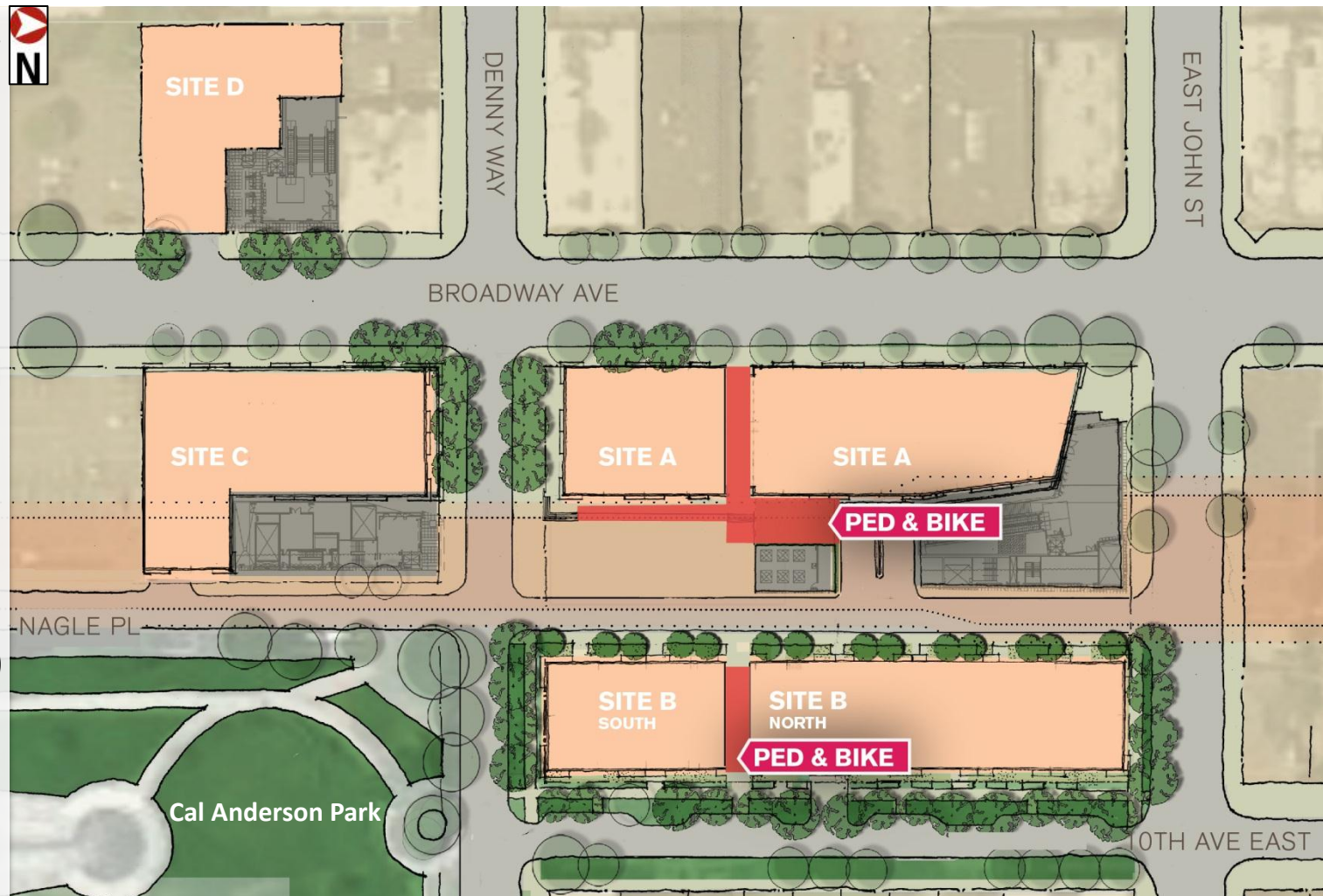


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PEDESTRIAN AND BICYCLE AMENITIES

- Mid block pass-throughs
- Limited auto access to Nagle Place Extension
- Approx. 266 bicycle stalls
- Sound Transit provides additional bike parking available at light rail station (west entrance)

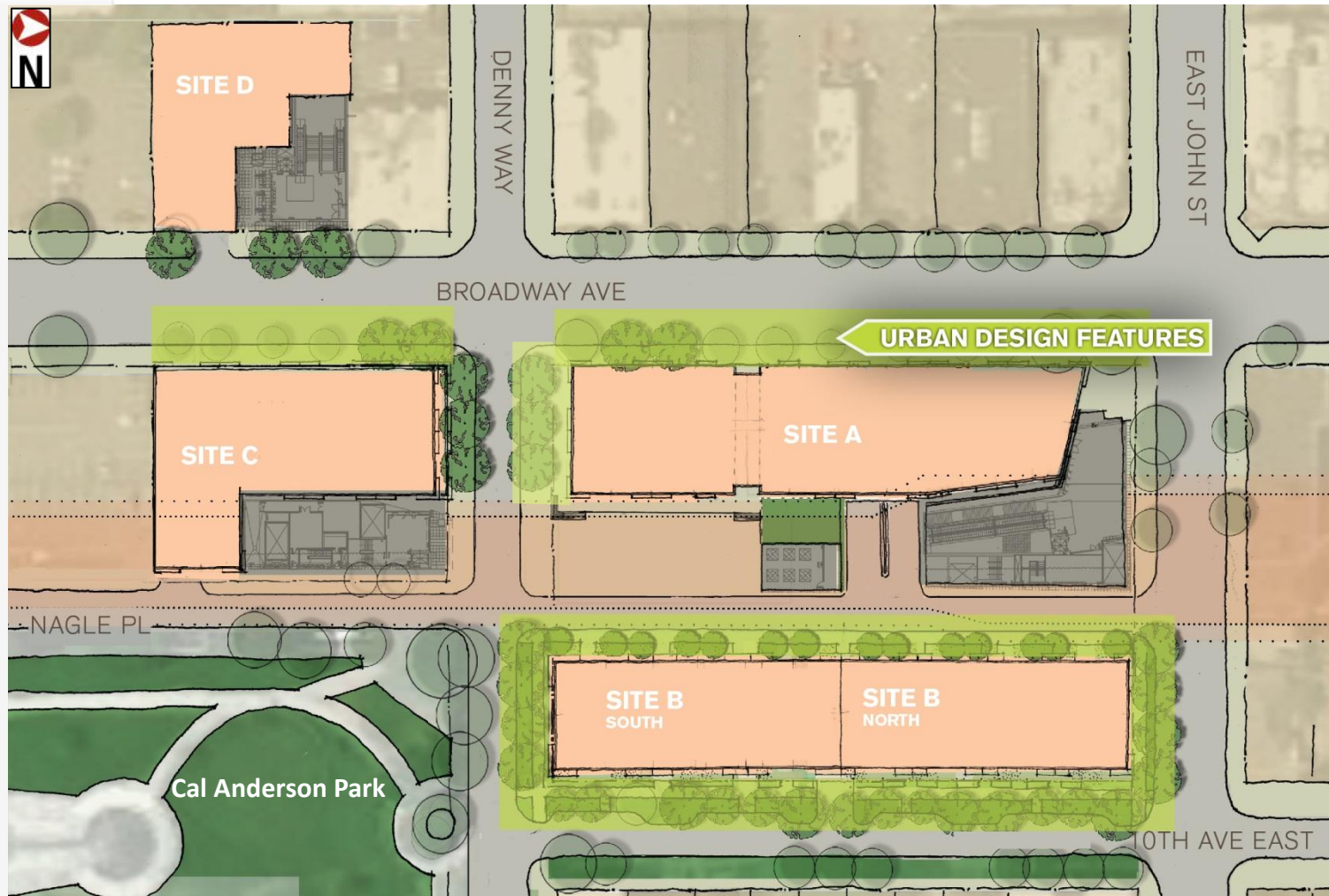


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URBAN DESIGN FEATURES

- Building setbacks
- Curbless street on Nagle Pl.
- Incentives for LEED Gold/Platinum
- 10th Ave. East streetscape



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PARKING

- No transit parking
- Low parking ratio (0.7 spaces per residential unit, maximum)
- “Unbundled” from affordable housing units
- Minimal commercial parking
- Potential for shared parking



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POTENTIAL CULTURAL/COMMUNITY CENTER

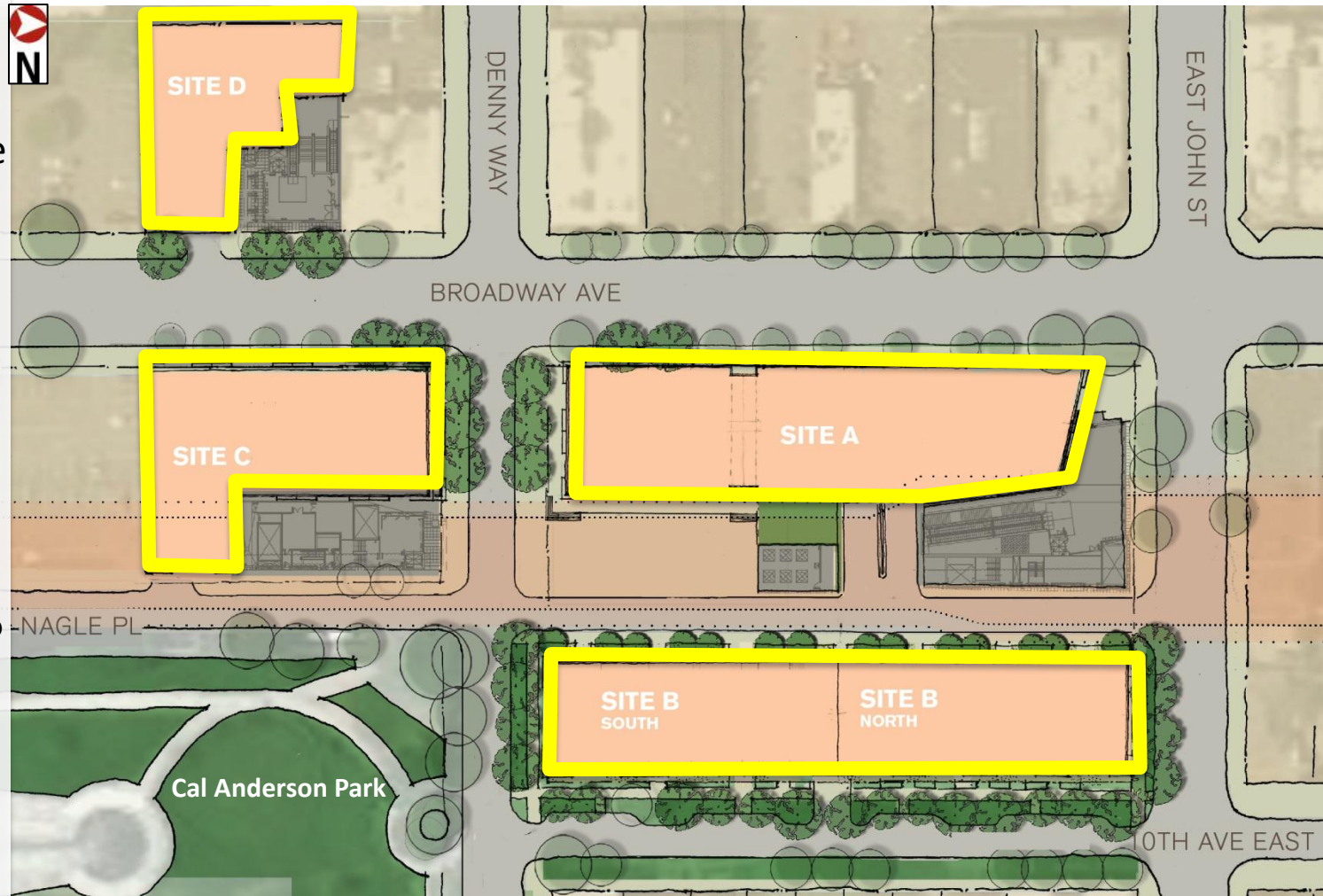
Incentives for
proposals with
financially feasible
plan

For example,

- Community Center acts as developer

OR

- Community group partners with a developer



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Capitol Hill TOD Roadmap



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Capitol Hill TOD Roadmap

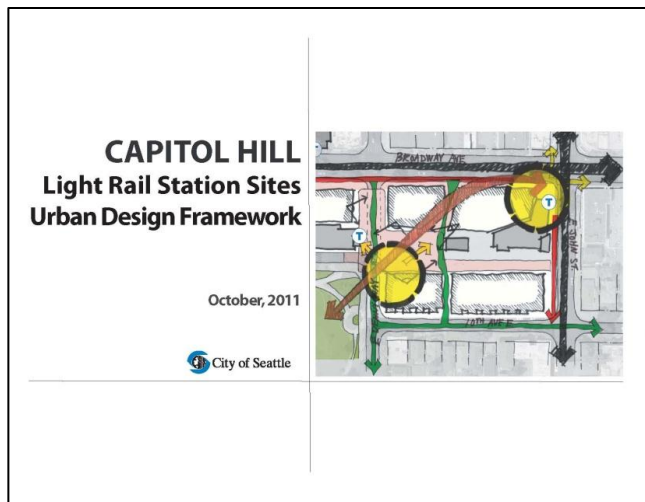


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Draft site-specific design guidelines OVERVIEW

Design Guidance from the Urban Design
Framework, organized differently



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Draft site-specific design guidelines

CONTEXT AND SITE

**Relationship to the
Block**



Height, Bulk and Scale



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Draft site-specific design guidelines

PUBLIC LIFE

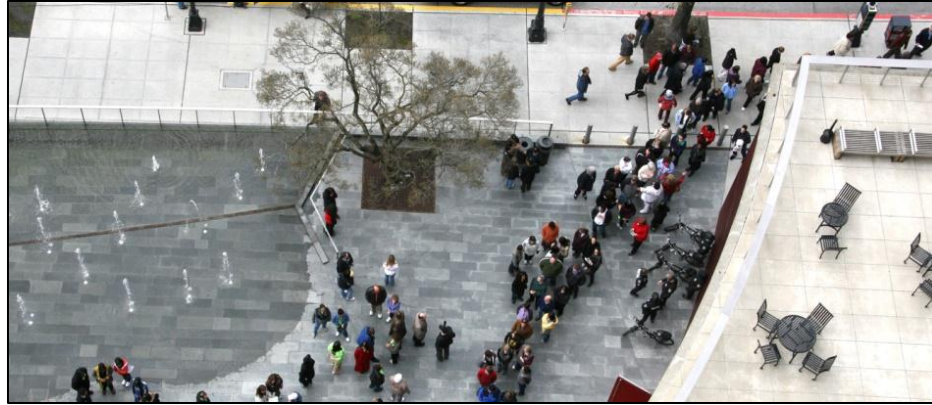
Open Space Connectivity

**Network of Public
Spaces**

**Walkways and
Connections**

**Outdoor Uses and
Activities**

Street-Level Interaction



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Draft site-specific design guidelines

DESIGN CONCEPT

Vehicular Access and Circulation



Architectural Concept

Massing



**Secondary Architectural
Features**

Open Space Concept

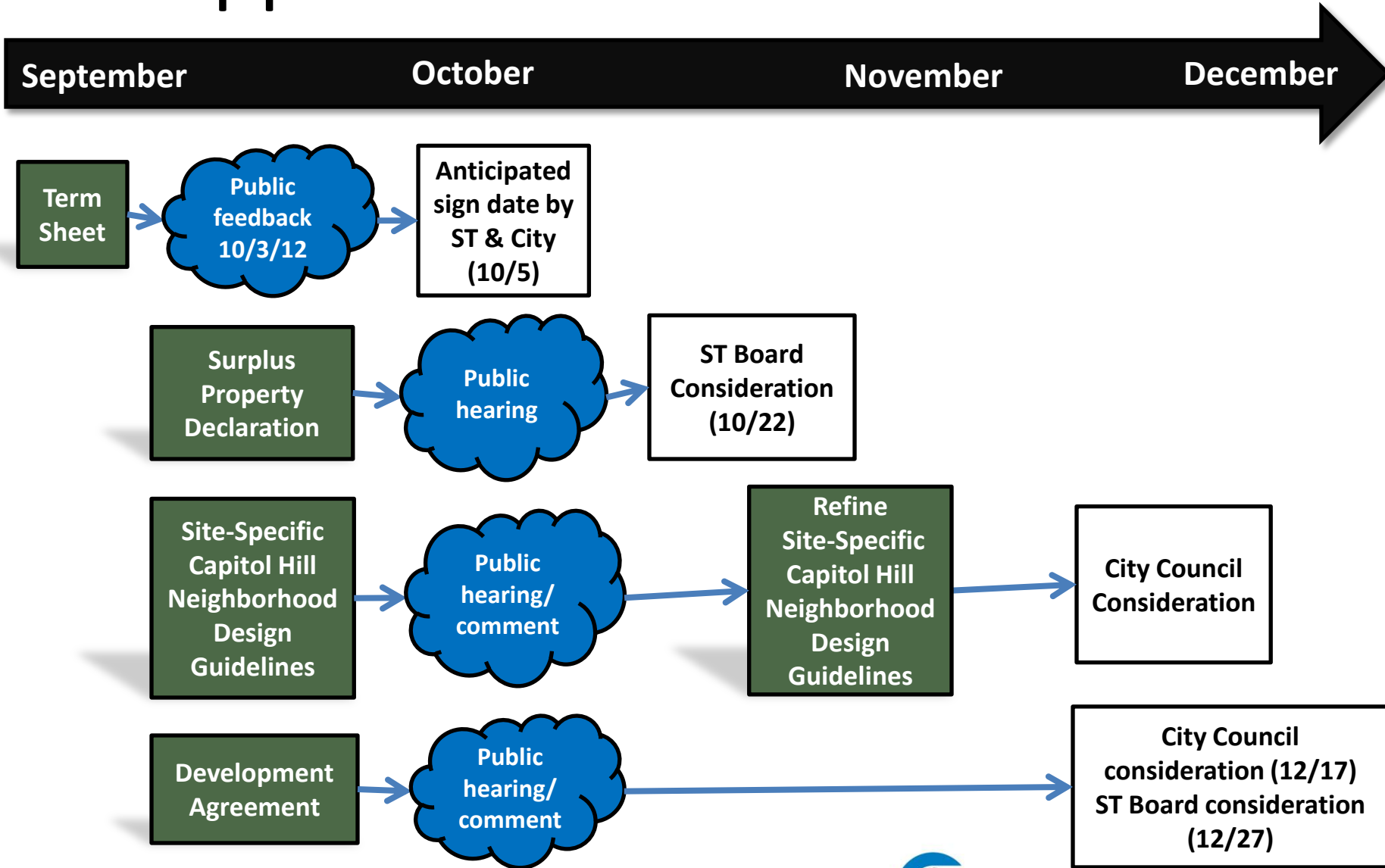
Exterior Elements and Finishes



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Opportunities for Feedback



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Next Steps*

	Sept			Oct					Nov				Dec				
	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31
Term Sheet																	
Materials available																	
Public comment																	
Public meeting																	
Anticipated sign date by ST/City																	
Surplus Property Declaration																	
Public Hearing																	
ST Board consideration*																	
Development Agreement																	
Public Comment																	
SEPA comment period																	
Public Hearing																	
ST Board consideration*																	
City Council consideration																	
Design Guidelines																	
Public comment																	
City Council consideration																	
* includes opportunity for public comment																	

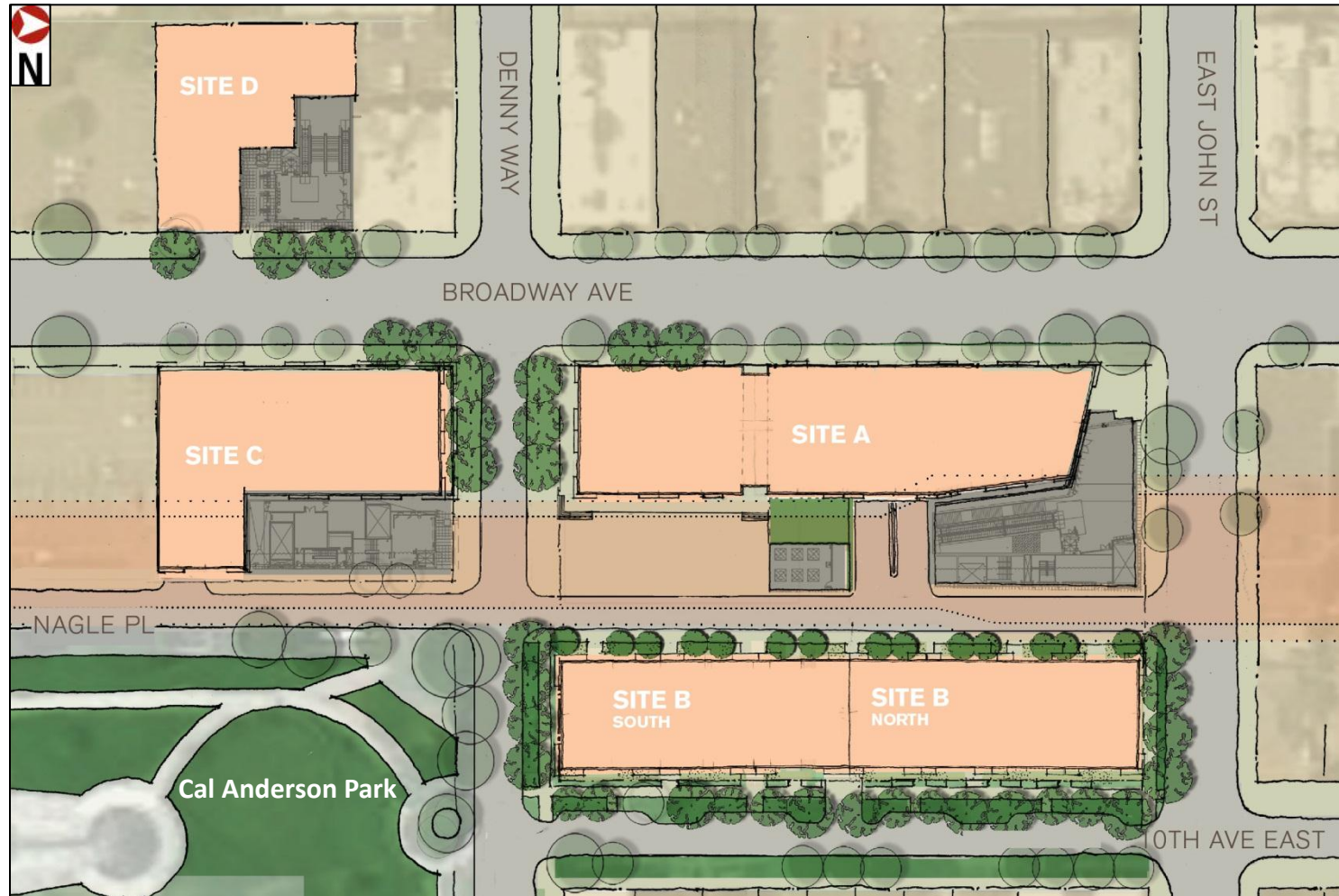
*Subject to change please see website



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QUESTIONS?



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CAPITOL HILL STATION SITE DEVELOPMENT

