Future Proposed Development
on and around Link light rail’s Capitol Hill Station Meeting

September 24, 2012
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
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
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
Capitol Hill TOD Roadmap

2007

Public Input
- Final design
- Public workshops
- Urban Design Framework

2012

Recommendations
- Capitol Hill Station TOD Term Sheet
- Coordinated Development Plan

Implementation
- Development Agreement
- Site-specific Capitol Hill Neighborhood Design Guidelines
- Surplus Property Declaration
- Property encumbrances
- RFQ/RFP Process
  - Incentive points

2014

PROPOSALS BY DEVELOPERS

City of Seattle

Sound Transit
Capitol Hill TOD Roadmap

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2014
- Proposals by Developers
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
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


10/2011  Final 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
CAPITOL HILL STATION SITE

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

Cal Anderson Park
Building Height
Up to 85’ allowable height on sites A, B & C
AFFORDABLE HOUSING

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

- Dedicated space for farmer’s market
- Plaza owned and managed by Site A developer
FESTIVAL STREET

- Denny Way managed as a Festival Street
- 1-way traffic westbound
- Curbless
- Can be closed for public events
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)
• Building setbacks
• Curbless street on Nagle Pl.
• Incentives for LEED Gold/Platinum
• 10th Ave. East streetscape
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
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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- Proposals by Developers

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2014
- Proposals by Developers

Site-specific Capitol Hill Neighborhood Design Guidelines
Draft site-specific design guidelines

OVERVIEW

Design Guidance from the Urban Design Framework, organized differently
Draft site-specific design guidelines

CONTEXT AND SITE

Relationship to the Block

Height, Bulk and Scale
Draft site-specific design guidelines

PUBLIC LIFE

Open Space Connectivity

Network of Public Spaces

Walkways and Connections

Outdoor Uses and Activities

Street-Level Interaction
Draft site-specific design guidelines

DESIGN CONCEPT

Vehicular Access and Circulation

Architectural Concept

Massing

Secondary Architectural Features

Open Space Concept

Exterior Elements and Finishes
Opportunities for Feedback

September

- Term Sheet
  - Public feedback 10/3/12

October

- Surplus Property Declaration
  - Public hearing
- Site-Specific Capitol Hill Neighborhood Design Guidelines
  - Public hearing/comment
- Development Agreement
  - Public hearing/comment
- Anticipated sign date by ST & City (10/5)

November

- ST Board Consideration (10/22)
- Refine Site-Specific Capitol Hill Neighborhood Design Guidelines

December

- City Council Consideration
  - City Council consideration (12/17)
  - ST Board consideration (12/27)
## Next Steps*

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*Subject to change please see website
QUESTIONS?

[Map showing sites: Site D, Site C, Site A, Site B (South, North), Cal Anderson Park, city logos of Sound Transit and City of Seattle]