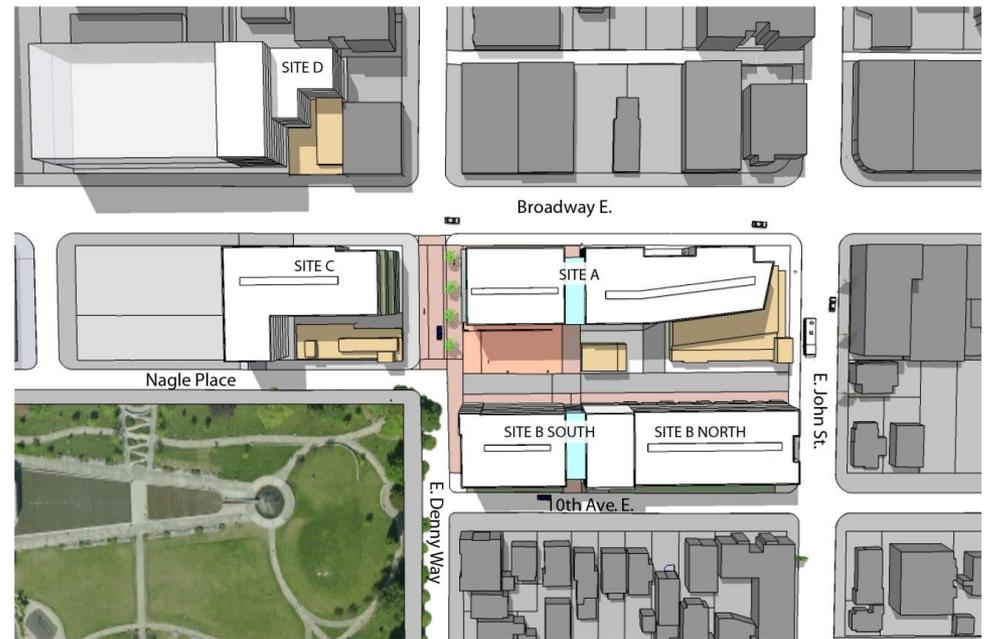


CAPITOL HILL LIGHT RAIL STATION SITES LEGISLATION

BRIEFING TO THE
PLANNING, LAND USE AND SUSTAINABILITY COMMITTEE
OF THE SEATTLE CITY COUNCIL
JUNE 28 2013

Legislation components

- Development agreement
- Site-specific design guidelines



History



- September 2011 Enabling legislation
- October 2011 Urban Design Framework
- September 2012 Term Sheet
- June 2013 Development agreement
and site-specific design
guidelines

Development agreement highlights

Affordable housing

- Site B-North 100% affordable housing
- Sites A, B-South, C and D 20% of all residential units must be affordable for 12 years



Development agreement highlights

Amenity areas

- Pedestrian pass throughs
- Plaza
- 12 foot setback from E. Denny Way Festival Street



Development agreement highlights

Green factor

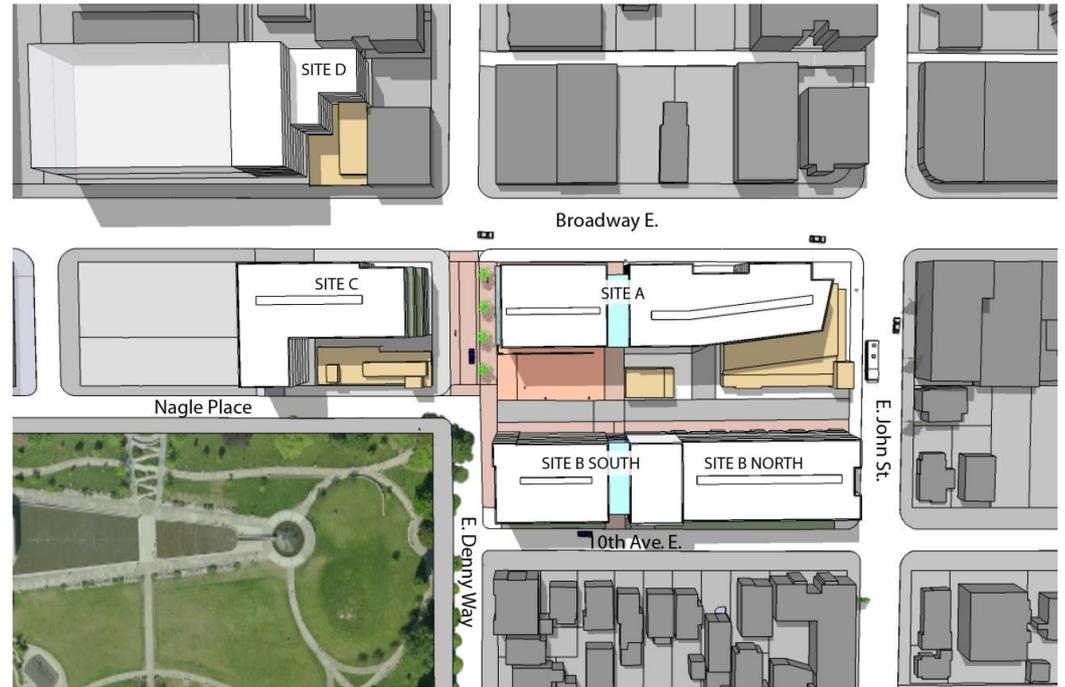
- Ability to meet Green Factor across all sites



Development agreement highlights

Parking

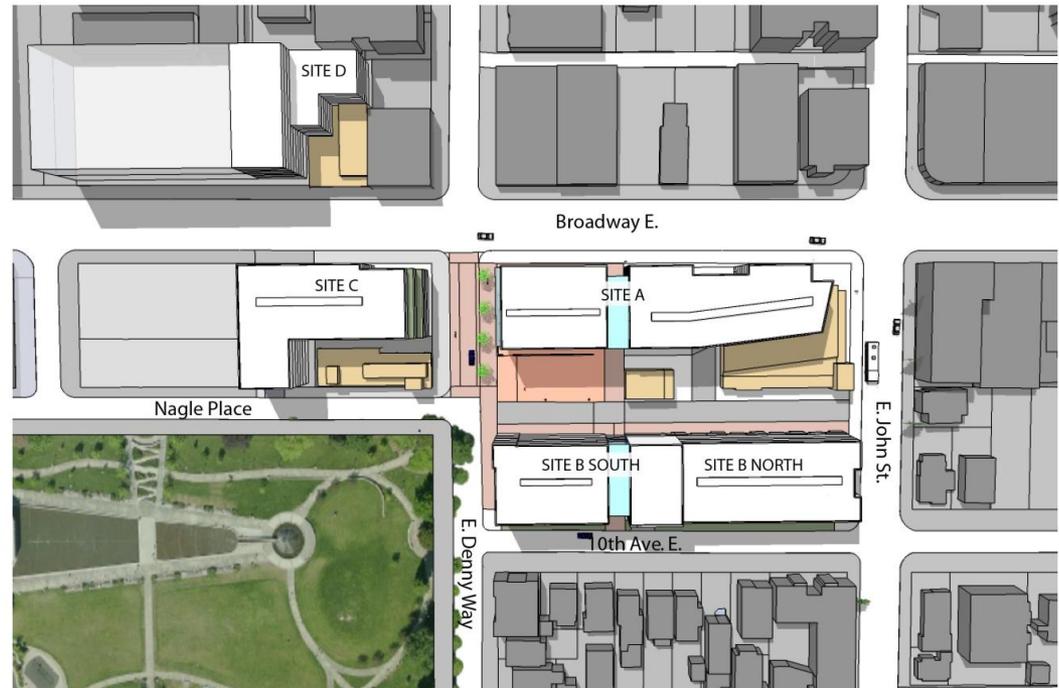
- 266 bike stalls
- Maximum 0.7 parking stalls per residential unit



Development agreement highlights

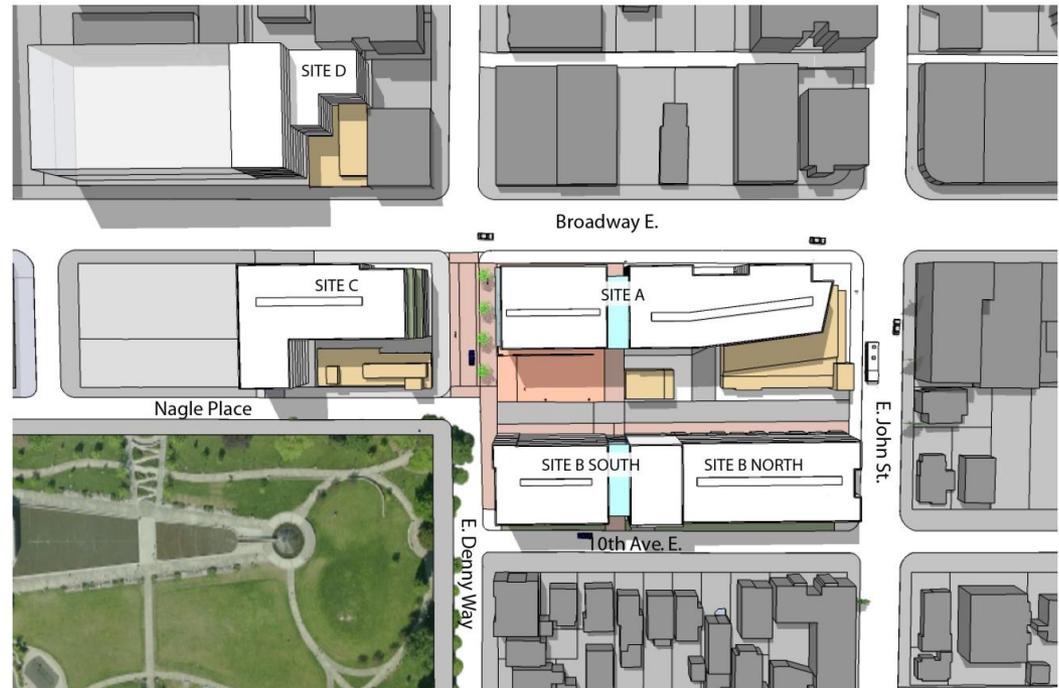
Design considerations

- Break in building mass along Broadway and 10th Ave E
- Ground related housing along 10th Ave E.
- Upper level setbacks on site C
- Modified Design Review



Site-specific design guidelines

- Sustainable design opportunities
- Visual integration with 10th Avenue E. residential context to the east
- Public areas and relationships
- Architectural concept



Why a development agreement?

- Provide certainty for the community, developer, the City and Sound Transit.
- Incorporate ideas identified by the community.
- Create regulatory structures for Sound Transit's property disposition process to be carried out through the RFQ/RFP process.

Development agreement purpose

Sound Transit negotiated the agreement in order to provide significant public and transit benefits.

- Increase Broadway building height by 9'
- Increase residential density at B-North and B-South sites from 40' to 85'
- Provide affordable housing— 100% exclusive site and required MFTE Program (36%)
- Public space— Plazas, Nagle Extension, other public access areas to equal 25%
- Respond to community suggestions from the Urban Design Framework

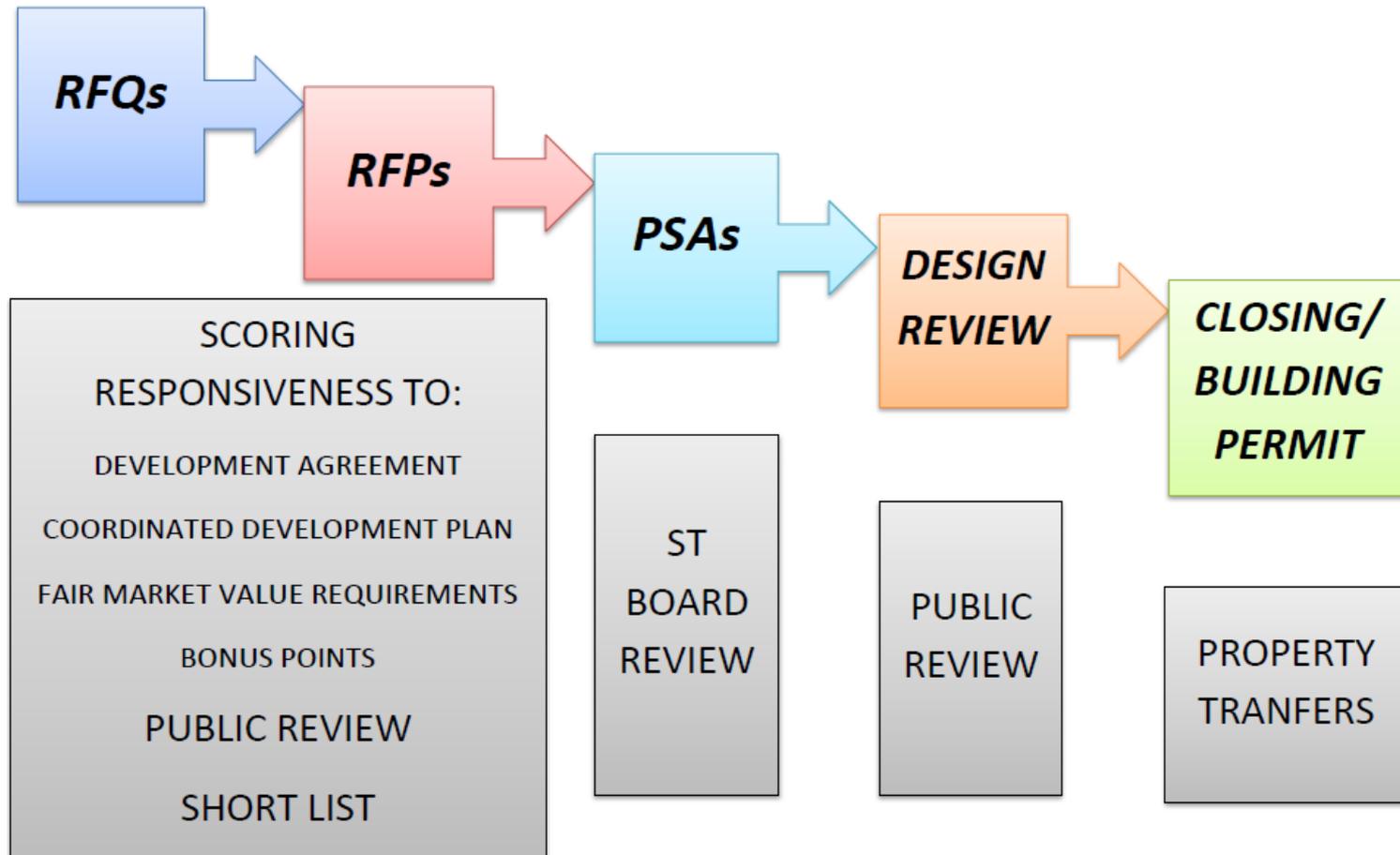
UDF vision elements



UDF VISION ELEMENTS

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

Property disposition & permitting process



capitol hill champion

- Joint venture of Capitol Hill Community Council and Capitol Hill Chamber
- Community remains invested to steward our priorities through completion of development

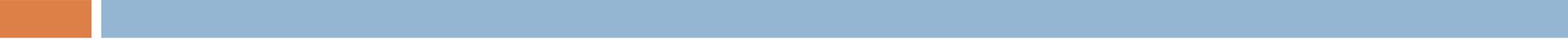


What's going up when the red wall comes down?

Next steps

- **Public Hearing** July 15 2013 5:30 PM
Miller Community Center
330 19th Avenue East
Seattle, WA 98112
- July 2013 Recommendation by PLUS Committee
- August/ September 2013 Seattle City Council consideration
- September/October 2013 Sound Transit Board consideration
- November 2013 Request for Qualifications issued
- December 2014 Finalists selected for Request for Proposals/Best and Final Offers
- 2016 Construction begins

Contact information



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Questions

