

### General Mix, Composition and Character

*Questions to be addressed at the workshop:*

What do you envision as the general makeup of uses in the development around the station? What uses will have the strongest presence? I.e., is the four site redevelopment:

- A mostly residential redevelopment with active ground level retail.
- A pronounced retail hub – with other uses on the sites.
- A pronounced community services campus - with other uses on the sites.
- Something else – i.e. a substantial office / employment component.

Goals included:

- 24 hour destination with lots of visitors.
- Balance of residential/commercial/community space
- Space should be flexible and multi-use.
- Uses should encourage gathering (restaurants, cafes, etc...)
- Trip chaining- uses should meet multiple needs and provide transit rider amenities
- Office space equals more jobs

### Retail and/or Office – How Much / What Kind / Where?

*Questions to be addressed at the workshop:*

- How much of the retail should be targeted to small local business – some, most, all? Where on the site should they be located?
- Should there be a larger anchor tenant, and what type of business might that be? Where might it be located?
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Yes for an anchor tenant! One on A-1 with:

- 20K square feet with 20 foot ceilings
- Meets needs not currently met in neighborhood (office supplies, home furnishing, hardware, men's clothing)

Another anchor tenant in Site C that is a hotel

Small businesses should face plaza, park, and Denny

- They should be flexible space to encourage live/work or shared market space
- Destination retail

Office space should be on 2<sup>nd</sup> floor

### Housing – How Much / What Kind / Where?

*Questions to be addressed at the workshop:*

- About how much of the housing in the redevelopment should be affordable housing?
- What type of affordable housing should be the primary target – Moderate Income, low income, very low income, special needs, senior?

Housing mix:

- Subsidize housing (0-30% AMI) for seniors, student housing, and artist housing
- Subsidized housing, 30-80% AMI for families (2+ BR)
- Use MFTE to produce 80% AMI + housing
- Market rate

### Community Facilities & Services

*Questions to be addressed at the workshop:*

- Should the community center be co-located with other community elements such as artist's spaces, live/work spaces, etc.
- Should the community center have adjacencies, and/or an ownership connection with the affordable housing?
- What uses adjacent to the station plaza (Nagle Place Extension) are best suited to activate the plaza?

Food carts should be in plaza when farmer's market is not

Community space:

- Should not be on ground floor
- Nice entrance is needed
- Organizational model should incorporate shared use with other groups like nonprofits and artists

**Parking – Bikes and Cars**

*Questions to be addressed at the workshop:*

- Should there be a central bicycle parking facility? If so where? What types of bicycle users should it accommodate? i.e. commuters, residents etc.
- About how much auto parking should be provided in the development and how should it be allocated?
- How can auto parking provided in the building be decoupled from residential and commercial units?
- Should there be an auto parking maximum?

Bike park and ride for commuters is desired. This facility should have security and you pay for membership.

Denny- 2 voted for keeping it open, 2 were undecided, 5 voted for permanent closure, and 2 wanted flexible closure with bollards for delivery trucks and emergency vehicles

Parking-should be below grade and meet retail needs first.

**Master Planned or Individual Sites**

*Questions to be addressed at the workshop:*

To what extent do you envision the redevelopment around the station area as:

- A single, master planned development with extensive integration of uses and design across the 4 infill sites?; or
- A cluster of separate infill projects within a general framework?

Benefits of multiple developers:

- More unique architectural feel
- Must use UDF as a guiding framework

Benefits of master developer:

- Bolder vision could be accomplished

**Modifying the Envelope**

*Questions to be addressed at the workshop:*

In general do you think that the City and Sound Transit should consider modifying zoning and development standards for the sites to help facilitate the preferred uses? For example:

- Should movement and shifting of the allowable height and density within the four sites be allowed to facilitate the preferred uses and design?
- Should upzones of height or density be allowed on some portions of the sites if it can help facilitate preferred uses and design?
- If increased height and density is considered – what areas of the sites are best suited for such an increase?

Site A-2: Best for increased height. Maybe a tower with 12+ floors in exchange for community space

- Office space on 2<sup>nd</sup> floor and above
- Market rate housing above office space

Site A-1: 40 ft

- Market rate housing above retail

B-1: 65 ft. Seniors, family housing (2+ BR)

B-2: 40 ft. Subsidized artists live/work space and student housing

- Small retail on ground level facing plaza and park

Site D is good for height if student housing

Site C- Hotel