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?

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 2nd 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**
Urban Design Framework (UDF) for the Capitol Hill light rail station development sites

Workshop I - Desired Uses, October 16 2010

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 2nd 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