

**DRAFT CH TOD Schedule**  
**Sound Transit & City of Seattle**  
**Updated on October 25, 2012**

**2012**

**Week of September 3**

- Email documents to Champion (Sept. 7<sup>th</sup>)
  - Term sheet
  - Schedule
  - Site specific guidelines
  - Coordinated Development Plan

**Week of September 10**

- Brief Champion (Sept. 12<sup>th</sup>)
- Post materials on ST & City websites (Sept. 12<sup>th</sup>)
- Announce September 24<sup>th</sup> public meeting

**Week of September 17**

- Continue conversations with stakeholders
- Brief ST's Citizen Oversight Panel 9/20 (9:30am, Concourse Room off of Great Hall)

**Week of September 24**

- Continue conversations with stakeholders
- Public meeting on Sept. 24<sup>th</sup>, 6:00 – 8:00 PM at Lowell Elementary School

**Week of Oct 1**

- Continue conversations with stakeholders
- Term sheet signed (Oct. 5)

**October and November**

Development Agreement drafted per term sheet

**Early 2013\***

- Introduction of legislation at Seattle City Council
- Brief Seattle City Council Planning Land Use and Sustainability committee
- Public Hearing on legislation (requires 30 day notice)
- Discussion and consideration of legislation by Seattle City Council Planning Land Use and Sustainability committee
- Sound Transit Capital Committee discussion and consideration on declaration of surplus properties
- Sound Transit Board discussion and consideration on declaration of surplus properties
- Sound Transit Capital Committee; presentation on Development Agreement
- Sound Transit Board meeting; discussion and consideration of approving Development Agreement

**Mid-to-Late 2013**

- RFQ released (back in 90 days)
- RFP released

\* The Development Agreement process is anticipated to begin in January and/or February of 2013. This schedule will be updated as soon as Seattle City Council committee and Sound Transit Board dates have been scheduled.

# Capitol Hill Transit Oriented Development Public Meeting

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September 24 2012

## Documents for review and discussion

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### *Term Sheet*

The draft term sheet is the result of negotiations between City and Sound Transit staff over the past nine months to describe recommended commitments by each party to follow some of the **development guidance** offered in the Urban Design Framework (UDF). These commitments would represent encumbrances that ST will place on the land that could not otherwise be required under City law and commitments by the City to provide variances from underlying development standards. These commitments also referred to as terms, will be written into a Development Agreement between the City and Sound Transit that will be considered and acted upon by the Seattle City Council and the Sound Transit Board. If approved, the Development Agreement will be legally binding for both parties on the Capitol Hill light rail station sites.

### *Draft, site specific design guidelines*

Draft site-specific design guidelines describe the **design guidance** offered in the Urban Design Framework. If approved by the Seattle City Council, these guidelines will be amended to the Capitol Hill Neighborhood Design Guidelines and apply specifically to the Capitol Hill light rail station sites.

## Term sheet highlights

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### *Housing*

- An increase in height on all five sites. From 65' to 85' on sites A, C and D and from 40' to 85' on sites B north and B south. All sites will be built to a minimum height of 74'11" and maximum height of 85' on all sites
- 100% affordable housing at or below 60% AMI on B north, B north appraised at 40'
- All market rate sites required to participate in MFTE – 20 % of units affordable at 80% AMI for 12 years.
- Approximate affordable housing unit yield: if 441 units are created total, 88 will be for at or below 60% AMI, 72 units will be at or below 80% AMI. 160 units total (approximately 36% of all housing units)
- In order to build to 85 feet, additional duration of affordability or a larger % of units must be affordable.

### *Community Center*

- Developer awarded bonus points through RFP scoring for inclusion of a community center

### *Amenity Areas*

- A publically accessible plaza that will house the Broadway Farmers Market on market days
- Mid block crossings (also referred to as pass throughs) between Broadway and the plaza and 10<sup>th</sup> Ave E and the plaza of a minimum 15 foot dimension
- 12 foot setback from southern property line of site A to create an overlook onto the E Denny Way Festival Street
- 266 bike stalls
- 10<sup>th</sup> Ave E green streetscape
- E Denny Way Festival Street

Complete documents are available on both project websites:

## Capitol Hill Transit Oriented Development Public Meeting

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September 24 2012

### *Design Considerations*

- A discernible visual break in building mass along site A Broadway frontage
- Ground related housing on 10<sup>th</sup> Ave E with stoops
- Minimum 5 foot upper level setbacks on top two floors of site C

### *Sustainability and Green Factor*

- Meet Green Factor as an aggregate, minimum required depicted in CDP
- Developer awarded bonus points through RFP scoring for LEED Gold and Platinum

### *Parking*

- All sites at 0.7 stall/residential unit
- Shared parking encouraged
- Unbundled parking from rent for affordable units

### *Modified Design Review*

- Coordination between ST RFQ/RFP process and the City's Design Review Process
- One alternative (as opposed to 3) required for submission to the Early Design Guidance meeting.
- Process outlines two Design Review Board meetings and requires no more than three; additional meetings allowed at request of proponent.

## **Process moving forward**

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Sound Transit and the City are asking for any feedback on the term sheet to be submitted by **Wednesday October 3<sup>rd</sup>** so that staff may compile a summary of the feedback heard to date prior the signing of the term sheet by DPD Director and Sound Transit CEO on October 5. City and ST Staff will take the month of October to respond to the feedback received on the term sheet and prepare a Development Agreement that will be available for public review prior to introduction at Seattle City Council. We currently anticipate the Development Agreement will be made public the week of October 22<sup>nd</sup>, and introduced at Seattle City Council the week of November 12. Comments on the Development Agreement once made public will be directed to City of Seattle Council Planning, Land Use and Sustainability (PLUS) committee members. PLUS will schedule a public hearing on the Development Agreement before taking any action.

Complete documents are available on both project websites:

## Excerpt from the April 2011 Downtown Amenity Standards

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Adopted by the Ordinance introduced as Council Bill 117140.

### B. Public Access and Hours of Operation

**1. Hours of Operation.** The amenity features listed in this subsection B.1 provide open spaces for public use and enjoyment. These open spaces shall be easily recognized as available for use by the general public, and shall generally be as accessible to the public as publicly provided open space. Standards for hours of operation are as follows:

**b. Open Space Amenity Features:** Amenity features listed in this subsection B.1.b must be open and accessible to the general public, without charge, for reasonable and predictable hours, for a **minimum of 10 hours each day of the year, except that mid-block corridors must be open for a minimum of 16 hours each day of the year.** The hours of public access for these amenity features shall be during daylight, except that when there are insufficient daylight hours, the open space must also be open for all daylight hours and also during nighttime hours for the balance of the hours that the open space is to remain open. These amenity features are:

- Commercial parcel park
- Green Street parcel park

### 2. Public Access

a. Within the open space amenity features in subsection B.1.b and the streetscape and circulation-related amenity features in subsection B.1.d, during the hours of operation set in subsection B.1, except for seating reserved for customers of restaurants or other uses permitted pursuant to subsection G.2.a, property owners, tenants, and their agents shall allow individuals to engage in activities allowed in the public sidewalk environment, except that those activities that would require a street use permit if conducted on the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed. While engaged in allowed activities, members of the public may not be asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment of the space by others.

b. Public access may be limited temporarily for necessary maintenance or for reasons of public safety during hours when an amenity feature is otherwise required to be open to the public.