

Capitol Hill - Broadway Transit Oriented Development Community Charrette Outreach Summary

20 October 2009



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Thank you

While this document represents only a small portion of the ongoing community outreach by Sound Transit, Seattle DPD and others, numerous individuals and organizations came together to make the charrette and associated outreach a success.

Essential to the achievements of the charrette were the commitment of the Capitol Hill Chamber TOD Stakeholder Committee and especially the Volunteer Charrette Team Facilitators. Many thanks to all who contributed their ideas and efforts toward increasing the vitality of Broadway and the Capitol Hill station area.

Broadway's Transit Oriented Development Design Charrette

September 12, 2009

This document summarizes community input as to the desired uses and general physical form for the future transit oriented development (TOD) for the Capitol Hill Sound Transit station sites. The information was gathered during a series of exercises conducted on September 12th, 2009, with additional information gathered on September 18th, during the Park(ing) Day on Capitol Hill.

On September 12th residents, employers and employees, property owners, developers, and others interested in Capitol Hill's future development gathered at Seattle University's new alumni center for a day long workshop comprising of the following exercises:

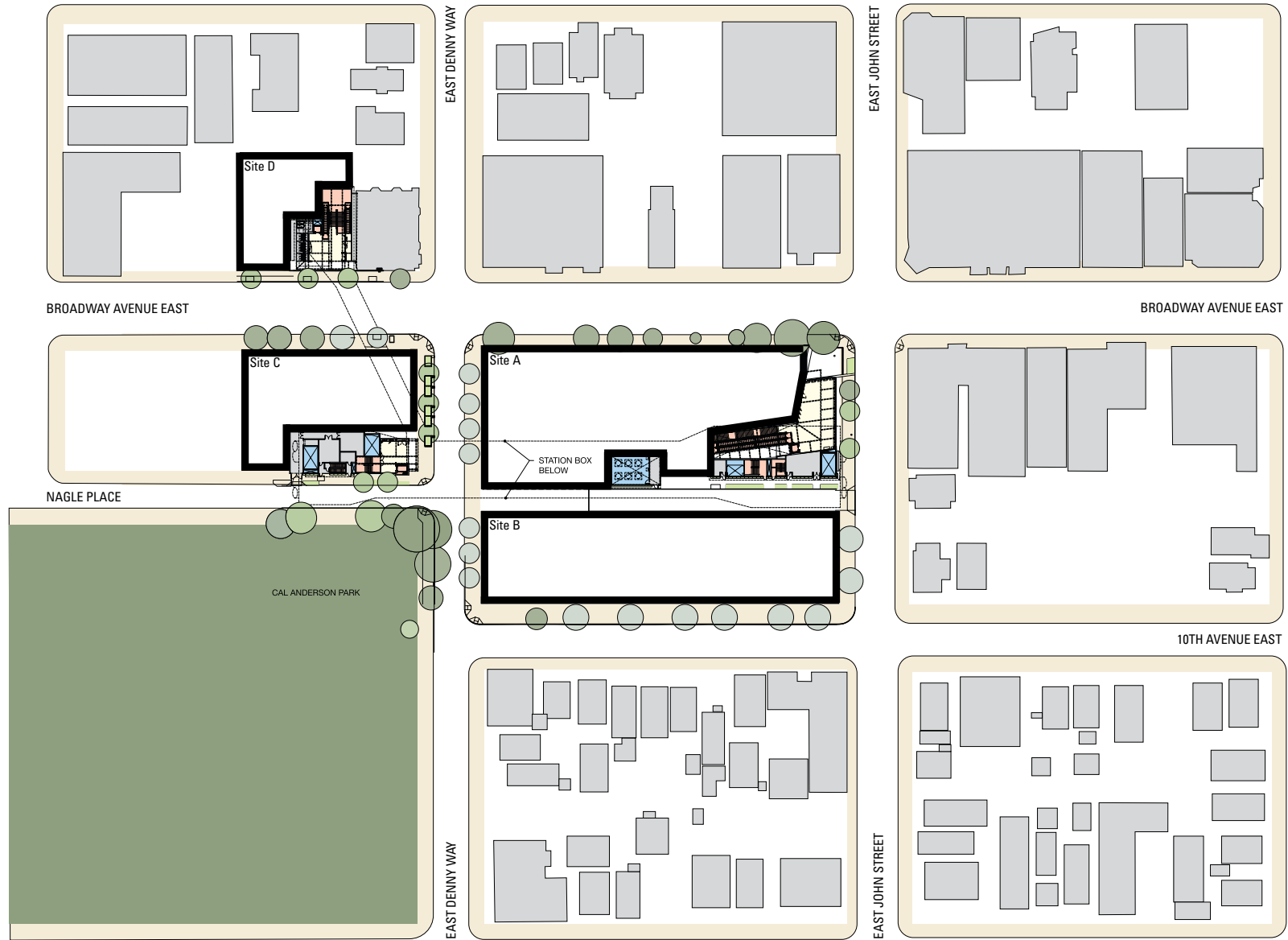
- Prioritization of desired community goals;
- Visual preference survey;
- Charrette made up of three, inter-related graphic exercises.



Format and content were generated in close consultation with the Capitol Hill TOD Stakeholder's Committee as well as by attending Sound Transit community outreach meetings. Both the questions presented, and the answers provided, reflect a diverse cross section of the Capitol Hill community. Participants were invited to identify their affiliation(s), about 20% were business owners, with the rest being residents and property owners, and a few institutional players.

Introduction

Vicinity Map of TOD Parcels



Executive Summary of the Communities' Development Goals

Based upon the information gathered in the above venues, the development of the Sound Transit parcels should include:

- ***Development Projects of the Highest Quality***

Due their central location and adjacency to several Capitol Hill landmarks, there was unanimous support for the highest quality development on the TOD sites.

- ***A Permanent Home for the Farmer's Market***

Provide a permanent home for the popular Capitol Hill Farmer's Market on either Nagle Place or Denny Street by making them either low-traffic streets with enhanced sidewalks and pedestrian amenities (for Denny) or a woonerf (for Nagle).

- ***Affordable Housing and Business Space***

Capitol Hill has some of the highest real estate prices in Seattle; therefore, incorporate affordable housing and affordable local business space.

- ***A Cultural Center and Community Spaces***

A cultural center and space for community activity is currently lacking on Capitol Hill. Providing such spaces – including a dedicated space for the LGBT community – is desired.

- ***A Gateway and Neighborhood Wayfinding***

Given their geographically central locations on Capitol Hill, the TOD sites are at the intersection of many popular pedestrian routes as well as the future street car line, current bus routes, and future Sound Transit station. The TOD sites should accommodate and enhance these connections as well as provide a gateway and aid in route finding around Capitol Hill.

- ***Environmentally Responsible Building Practices***

Low impact site development and sustainable design and construction measures should be incorporated in all development.

- ***Selective Additional Height***

Given the immediate adjacency to the Sound Transit stations, there was limited support for increasing currently allowable building height as an option to incorporating desired community goals.

- ***Low Ratio Parking***

In acknowledgment of TOD best practices, as well as reflecting its location in a high density neighborhood, lower than typical market-dictated parking ratios are desirable.



Prioritization of Community Amenities

Prioritization of Community Amenities

There are many amenities that Capitol Hill residents would like to see provided for in the TOD. On both September 12th and 18th, surveys were taken of interested parties by allowing them to identify their top three priorities for desired community amenities. The ranking of those priorities are on the following pages, and are in order of preference at each location.



18 September 2009

12 September 2009

WHAT ARE YOUR **COMMUNITY AMENITIES PRIORITIES** FOR THE CAPITOL HILL TRANSIT ORIENTED DEVELOPMENT SITES?



What Are Your **Community Amenities Priorities** For The Capitol Hill Transit Oriented Development Sites?

of votes
% of total votes

33
18%

32
18%

30
17%

29
16%

25
14%

total votes
cast = 180

**Community
Workshop**



Farmers Market



*Affordable Local
Business Space*



Cultural Center



*Meeting & Event
Space*



*Affordable
Housing*

#1

#2

#3

#4

#5

Farmers Market

*Affordable
Housing*

Cultural Center

*Affordable Local
Business Space*

Recreation Space

Park(ing) Day

total votes
cast = 509

of votes
% of total votes



123
24%



96
19%



68
13%



61
12%



50
10%

Prioritization of Community Amenities

15
8%



Artist Live / Work Space

#6

7
4%



Recreation Space

#7

4
2%



Business / Retail Parking

#8

2
1%



Art Gallery / Craft Space

#9

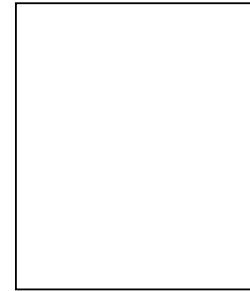
2
1%



Rehearsal / Performance Space

#10

1
.5%



No Amenities - Let the Market Determine

#11

Artist Live / Work Space



35
7%

Meeting & Event Space



34
7%

Rehearsal / Performance Space



26
5%

Art Gallery / Craft Space



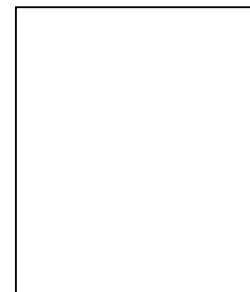
15
3%

Business / Retail Parking



1
.2%

No Amenities - Let the Market Determine



0
0%

Visual Preference Results

Visual Preference Survey

The following pages document an evaluation of images of built architectural and landscape examples provided to participants. Next to the image is its rating, on a scale from 1 to 5, with 1 being poor and 5 being great. Comments specific to the image are provided alongside the ranking. General comments relating to all of the images in a given topic are also listed.

1. ***Height***

Multiple heights are presently available on the ST sites, ranging from 40' (4-stories) to 105' (10-stories). What building heights make sense, and where? Should they remain as they are or be increased?

2. ***Bulk & Scale***

Buildings can address bulk by adding or subtracting smaller elements of the allowable building mass to make their scale more fitting for the neighborhood. What strategies make sense?

3. ***Material & Color***

The larger, older buildings on Capitol Hill tend to be brick, while newer ones use brick as well as stucco, metal siding, and cement board panel. Are these materials and colors suitable, or should new directions be explored, e.g., stone, wood, bright colors?

4. ***Streetscape***






Buildings form a key component in defining the pedestrian experience. Building elements that relate to the pedestrian such as canopies, balconies, arcades and outdoor seating are commonly used to create a storefront/sidewalk synergy. Are there strategies that are appropriate for the TOD sites?


5. ***Pedestrian Realm***

Street trees, benches, and paving materials are all components that define the tactile and spatial qualities of the non-building specific, pedestrian realm. Which of these fit in with Capitol Hill to create a place the community would like to be?

Visual Preference Results

Height

	rating	comments
1e 	4.0	<ul style="list-style-type: none"> • Too short for Broadway. • Great variation. • Balconies, facades. • Good for off Broadway.
1b 	3.9	<ul style="list-style-type: none"> • Good, but taller. • Highest limit.
1f 	3.6	<ul style="list-style-type: none"> • Good height.
1c 	3.5	
1j 	2.2	<ul style="list-style-type: none"> • Too tall. Not on Broadway. • Too tall. • Ugly building.

1h 	1.6	<ul style="list-style-type: none"> • Too tall. • Too high. Inappropriate for residential neighborhood. • Definitely too tall. • Not on Broadway. • No way.
1L 	1.5	<ul style="list-style-type: none"> • Probably too tall. • Too high. • Too much.

General Comments

- Three to six stories is what I would like to see, at least along the street.
- Very tall buildings in the above photos seem a bit absurd for Broadway.
- Varying heights along a block - use different architects.
- Buildings should follow topography.
- Five-over-one seems most appropriate, considering neighborhood context and character, but a single, tall, architecturally significant tower may have a place.
- It depends: hills and wider streets - higher buildings.
- Frontage too long on many of these buildings.
- Nothing above 6 stories!
- No high-rises. Six or seven stories maximum.
- Need a variety of low-height buildings. Buildings that are too tall will intimidate or deter street vitality on Broadway.
- Height can be great. Don't fear height!

Visual Preference Results

Bulk & Scale

	rating	comments
2f 	3.3	<ul style="list-style-type: none"> • Like it! • Interesting, approachable to the street; colorful. • Good modulation. • Separate buildings. • Good use of punch-outs and color. • Like the diversity of bulk and height.
2e 	3.1	<ul style="list-style-type: none"> • Good to break up volumes. • Wonderful.
2a 	2.9	<ul style="list-style-type: none"> • Smart/stark. • Not too massive. • Resident open space.
2b 	2.9	<ul style="list-style-type: none"> • Typical. • Hideous building. • Ugh! Why? • This is ugly. Looks cheap. • Abysmal. • Good modulation.

2c 	2.4	<ul style="list-style-type: none"> • Too much like SCCC. • Too insular, but well-proportioned. • Bulk out of scale. • A little formal for Broadway.
2d 	2.0	<ul style="list-style-type: none"> • Too tall; monochrome. • Hmm, pretty but been there and it's very insular. • Different, a little flat. • Too much bulk.

General Comments

- Not afraid of bulk and scale. Bulk and scale can be great, if done well.
- Limit width!!
- Undulation and modulation should have a purpose (like open space?), balconies.

Material & Color

rating comments



3a

4.1

- Much love. Developer liked it, architect felt it was inauthentic.
- Brick reminds me of what was there. Continuity, respect.
- Substantial, durable materials.
- Respect context, history, but don't recreate.
- Timeless, classic.
- Color accent, not too cluttered. Brick texture good, faux historical bad.
- Mix is best. Can't reproduce old buildings, old craft.



3e

3.4

- Not bad; different can be good.
- Too modern. Inconsistent with older, historic Capitol Hill buildings.
- Interesting.
- Quirky shape.
- Form interesting.
- Bold--nice.



3c

2.4

- Ugly, but lots of windows.
- Color and materials okay. Form?
- Blah.
- These colors date terribly.



3d

2.2

- Oppressive.
- Too modern. Inconsistent with older, historic Capitol Hill buildings.
- Not appropriate in scale, but material good.
- Too dark.
- Might look poor in our drab, gray weather.
- Inappropriate.

General Comments

- Use materials that enhance and complement surrounding buildings, that incorporate color (perhaps subtle), and are not dark gray/brown.
- A mix of materials and colors. Bold and bright. Mix it up—brick, metal, lots of color, like 3b.
- Materials that last.
- Preserve the old. Introduce modern, clean, contemporary, not faux re-interpretation.
- The current texture of Broadway—colors and materials.

Visual Preference Results

Pedestrian Environment

rating comments



4c

- 4.2**
- Wide sidewalk.
 - Canopies.
 - Wide sidewalk and outdoor area.



4a

- 3.9**
- Shelter.
 - Covered; good for Seattle.
 - Wider sidewalks; room for trees and pedestrian traffic; canopy important.
 - Canopies. Cover is good.



4b

- 3.9**
- European seating.
 - Seating open to the sidewalk.
 - Outdoor seating on the sidewalk.
 - Great plus lack of separation.



4f

- 2.2**
- Tight sidewalk. Lose the grass!
 - A little drab.
 - Proportion of sidewalk to grass buffer good.
 - Buffer to streets.
 - This seems “bunker-like” not open, even though there are breezeways.



4e

Joshua Cohen

- 2.2**
- Unconnected.
 - Not out to the curb!
 - I like the color but am uncertain about the overhang. It does not look welcoming.

General Comments

- Woonerven—Nagle, 10th, E. Denny (both sides of Broadway). Limit cars, on-street parking, where possible.
- Wider sidewalks. Bulbed out corners/bus stops. More street trees.
- Could blocks be treated so scale is not so massive? Wider sidewalks.
- Woonerf or something like Post Alley near the park; on Nagle is best.
- Is the pedestrian environment just the sidewalk? The pedestrian environment should consider the full width of the street.
- Why limit sidewalks to straight lines? Use undulating sidewalks.
- Big walkways.

Streetscape

rating comments

4.1

- Yes, people can congregate, spend time people watching.



5d

4.0

- Feels like Broadway.
- Nice scale, but old building cannot be.
- Nice - trees, outdoor awnings.



5f

3.3

- Like the wood.
- Like width of boardwalk.
- Nagle extension.
- Park-like---yeah!
- Like trees, openness.



5b



5a

3.0

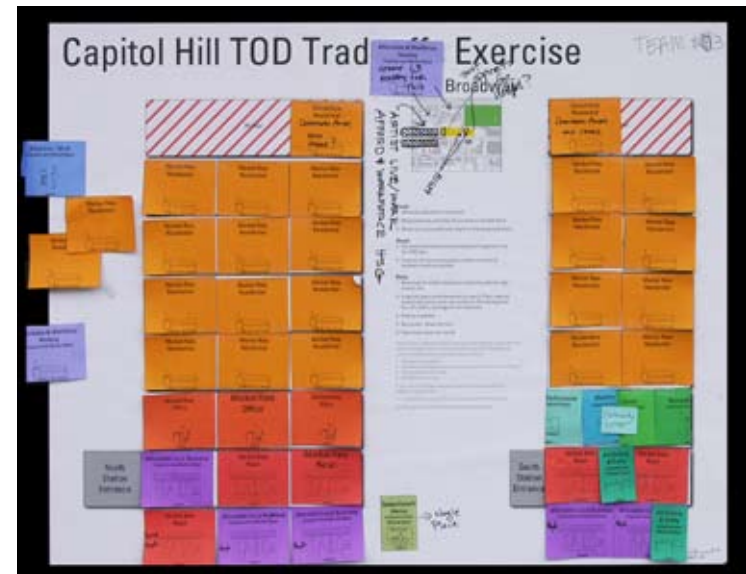
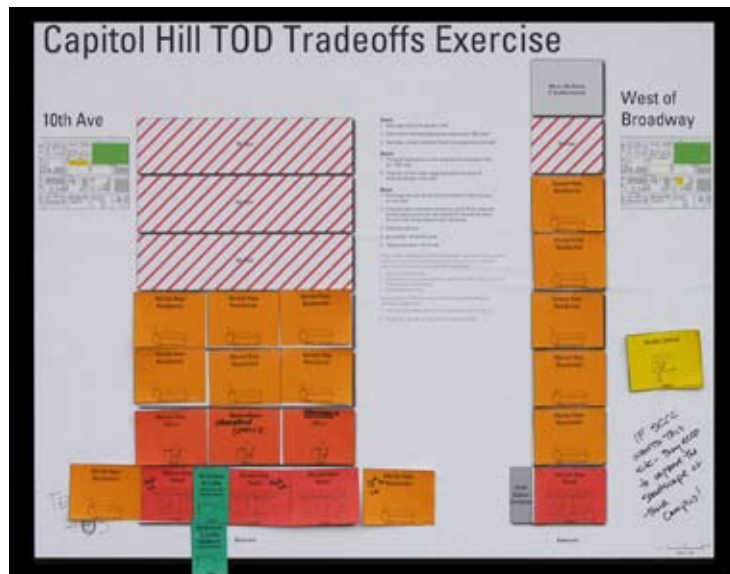
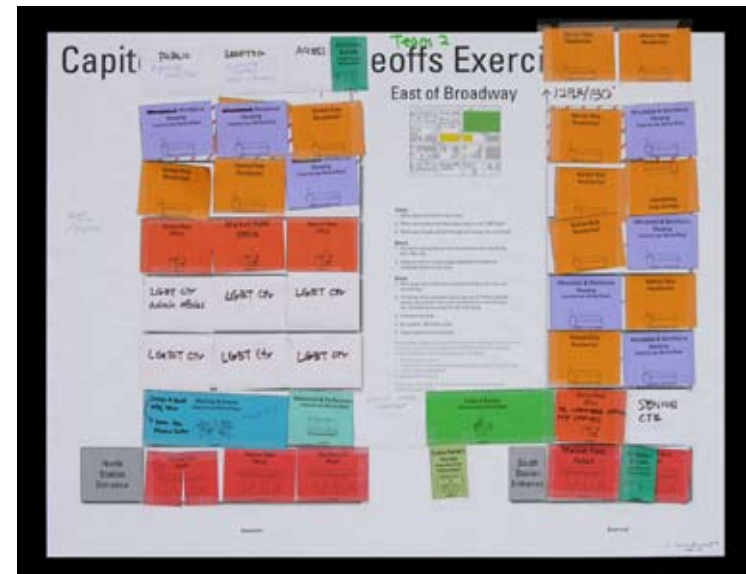
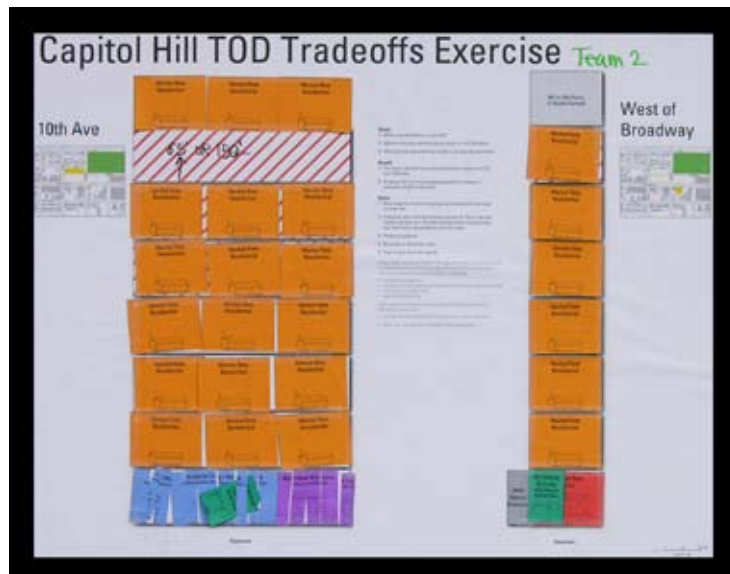
- Visually good, different. Out of scale for Broadway.
- Public plaza: good.

General Comments

- Trees and greenery are a big plus!
- Woonerven again.
- Nagle Place could be an outdoor room.
- Bicycle lanes and parking are very important.
- Bike lanes.

Trade-offs Exercise

Trade-off Sample Boards



Trade-off Exercise

As indicated above, there are many community amenities desired by survey respondents. Often times, these amenities require a subsidy of some kind to make them financially feasible. One type of subsidy often used is by allowing for additional building height, enabling developers to recapture revenue lost to below market leases that community spaces often require. The Trade-off Exercise allowed charrette participants to gauge their tolerance for permitting additional height to achieve broader, community goals. It is recognized; however, that there are many other policy means available to achieve these goals. Given the graphic nature of the charrette the Trade-off Exercise was deemed the most suitable -- and understandable -- tool for participants to utilize. A summary of policy tools that can be utilized to achieve similar ends is contained within the Broadway TOD Precedent Study.

Common Themes

- Sites are generally developed above the existing zoning capacity, though accompanied by appropriate setbacks to increase light. Setbacks are positioned facing the park, Nagle, and 10th Ave. Average heights of buildings are as follows:

	NE of Broadway	10th Avenue	SE of Broadway	West of Broadway
Average # of Stories	7	8	8	8

- Ground floor is reserved for retail in most cases; on 10th ave below market rate business or artist space is suggested if not residential. Retail spaces are urged on Denny and Nagle Streets as well; in the case of Nagle, just as 10th, below market rate is suggested.



- Office is often placed on the second floors of all locations.
- Below-market-rate housing on lower floors. Upper floors are retained for market rate housing. Mix market-rate and below-market-rate housing.
- Community amenities are often incorporated above the retail base, and in the lower levels of the building. Community uses that are a larger draw for traffic, such as a cultural center and meeting spaces, tended to be placed along the east side of Broadway. Amenities with less foot traffic, such as artist live/work space, tended to be located on 10th or Nagle.
- The farmer's market is most often located on Nagle and/or Denny Streets. When not, it is placed partially inside or under an arcade with the remainder spilling out into the street.
- Rooftop green features or decks; consider publicly accessible rooftop spaces.
- Groups that include parking do so sparingly and mention car-sharing.
- A few groups build over the station entrances.
- A few groups put rehearsal and gallery space in basement areas.

Map Exercise

This exercise was to identify key site forces that should be incorporated into the planning of the development of the Sound Transit Sites.



Synthesis

This was the free form and creative part of the day. This exercise was intended to get community input on two questions:

1. Synthesize key conclusions and common themes of the day into a final product.
2. Focus on best ideas, priorities, and reoccurring themes of the day.



Discussion Notes By Table

Table 1

Points of Agreement

- Space for farmers' market on Nagle and Denny.
- Need to ensure plenty of light.
- Widen the alley or step back height.
- Include an arcade on Site B.
- Community/Cultural Center should include meeting spaces, performance spaces (some LGBT focus included, but not exclusively), and recreation spaces.
- Affordable housing is a priority.
- Retail should focus on smaller storefronts, with some subsidized/affordable spaces.
- The table was willing to accept some additional height in exchange for public amenities. (See details below).
- There is a need for significant pedestrian/non-motorized facilities and improvements. There is a need to reduce car/pedestrian conflicts at major intersections (e.g., John and Broadway).
- Connections are very important:
- Pike/Pine to Broadway.
- Cal Anderson to Broadway and Nagle.
- People want more food carts and other very small retail opportunities that add vibrancy.
- There is support for "green"—more street trees, green roofs, LEED buildings.



Table 1

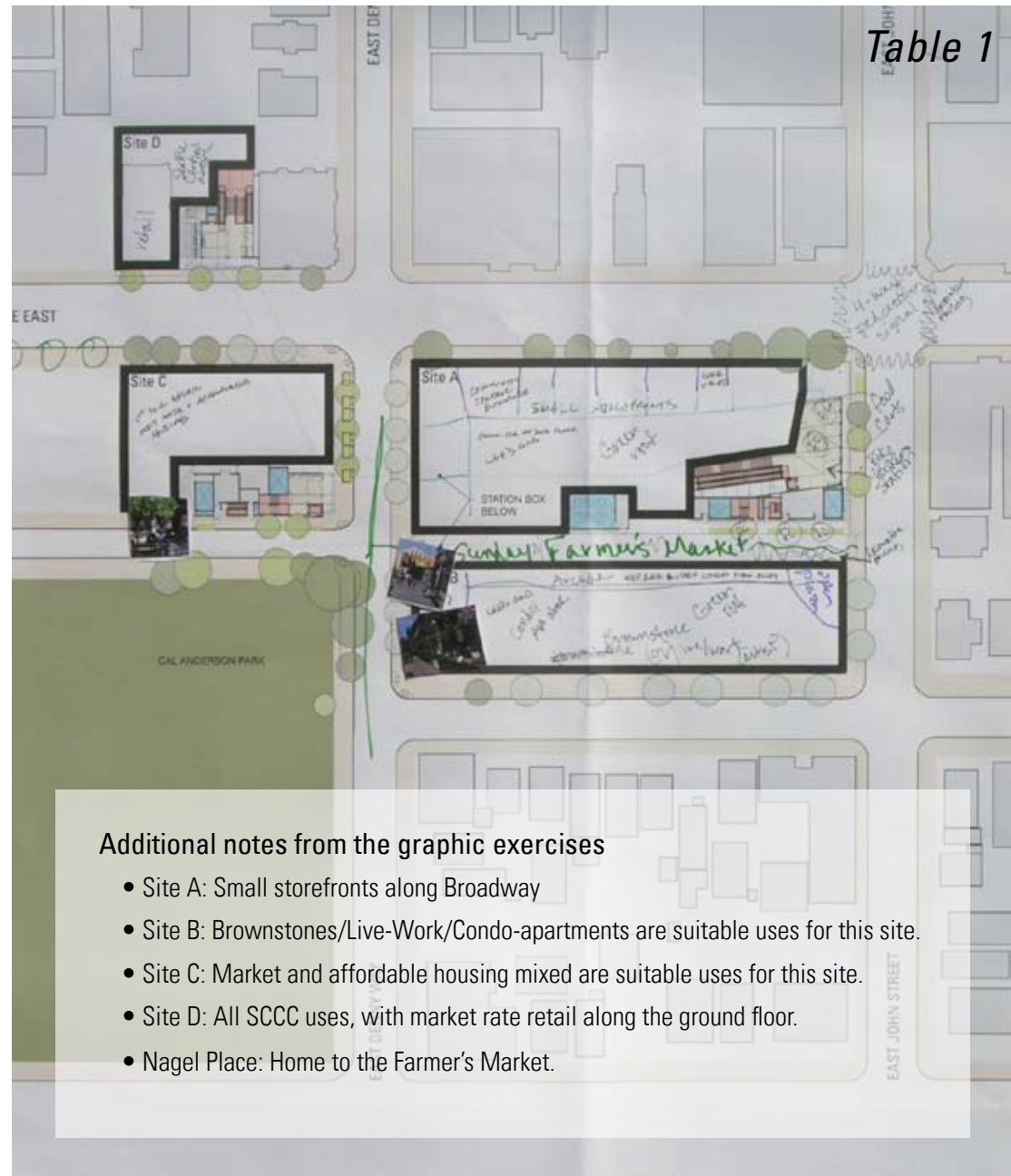
Points of Disagreement

Height: Some felt:

- Seven stories was acceptable.
- Up to 12 stories was appropriate.
- Height should step down on Tenth.
- Site B housing should be the tallest buildings (for views).

Community Center location: Some felt:

- It should be on Site A (with the entrance on Broadway and most space on the second and third floors).
- Site B was a better space for this (as a more community-oriented use).



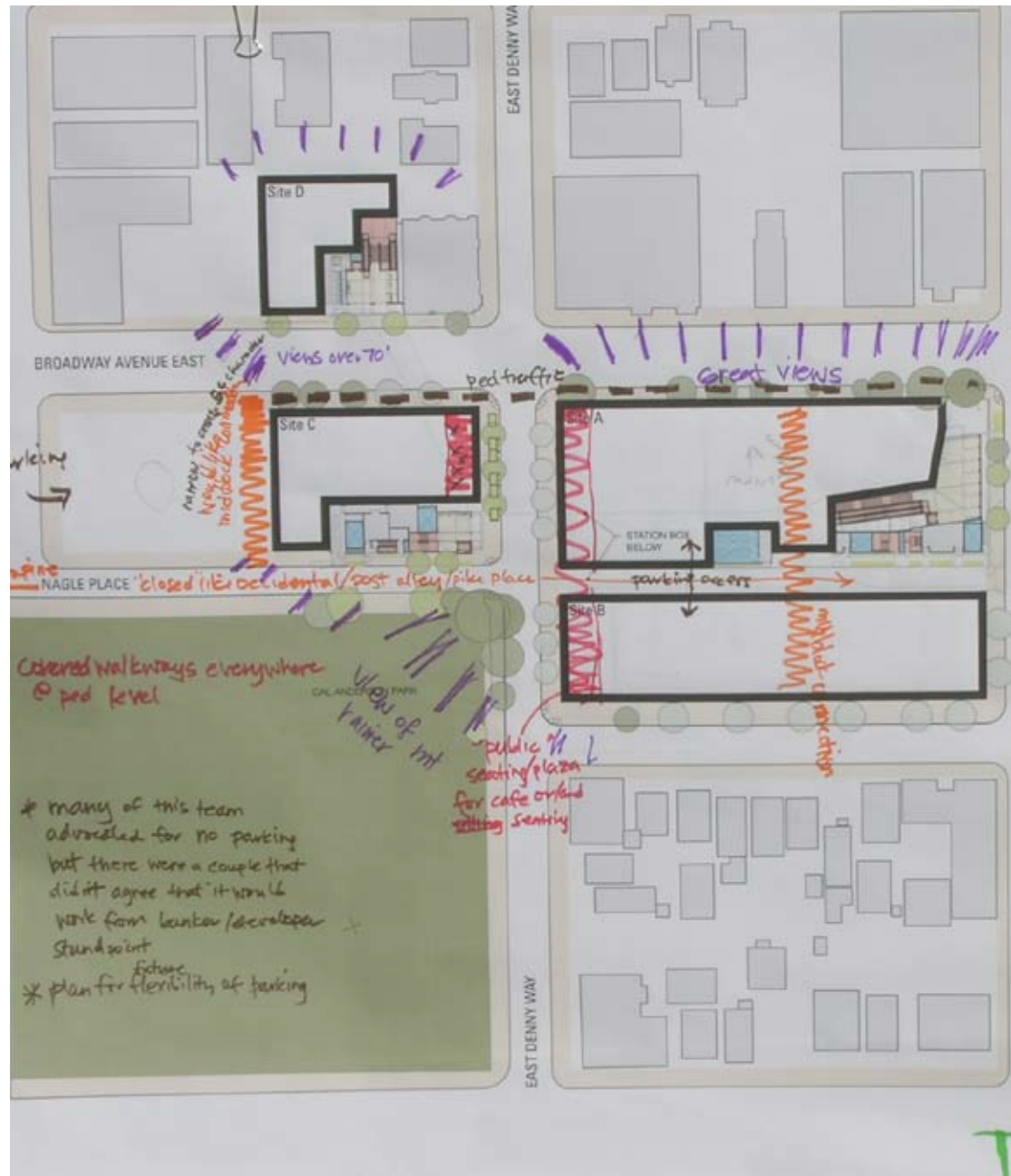
Additional notes from the graphic exercises

- Site A: Small storefronts along Broadway
- Site B: Brownstones/Live-Work/Condo-apartments are suitable uses for this site.
- Site C: Market and affordable housing mixed are suitable uses for this site.
- Site D: All SCCC uses, with market rate retail along the ground floor.
- Nagel Place: Home to the Farmer's Market.

Discussion Notes By Table

Table 2

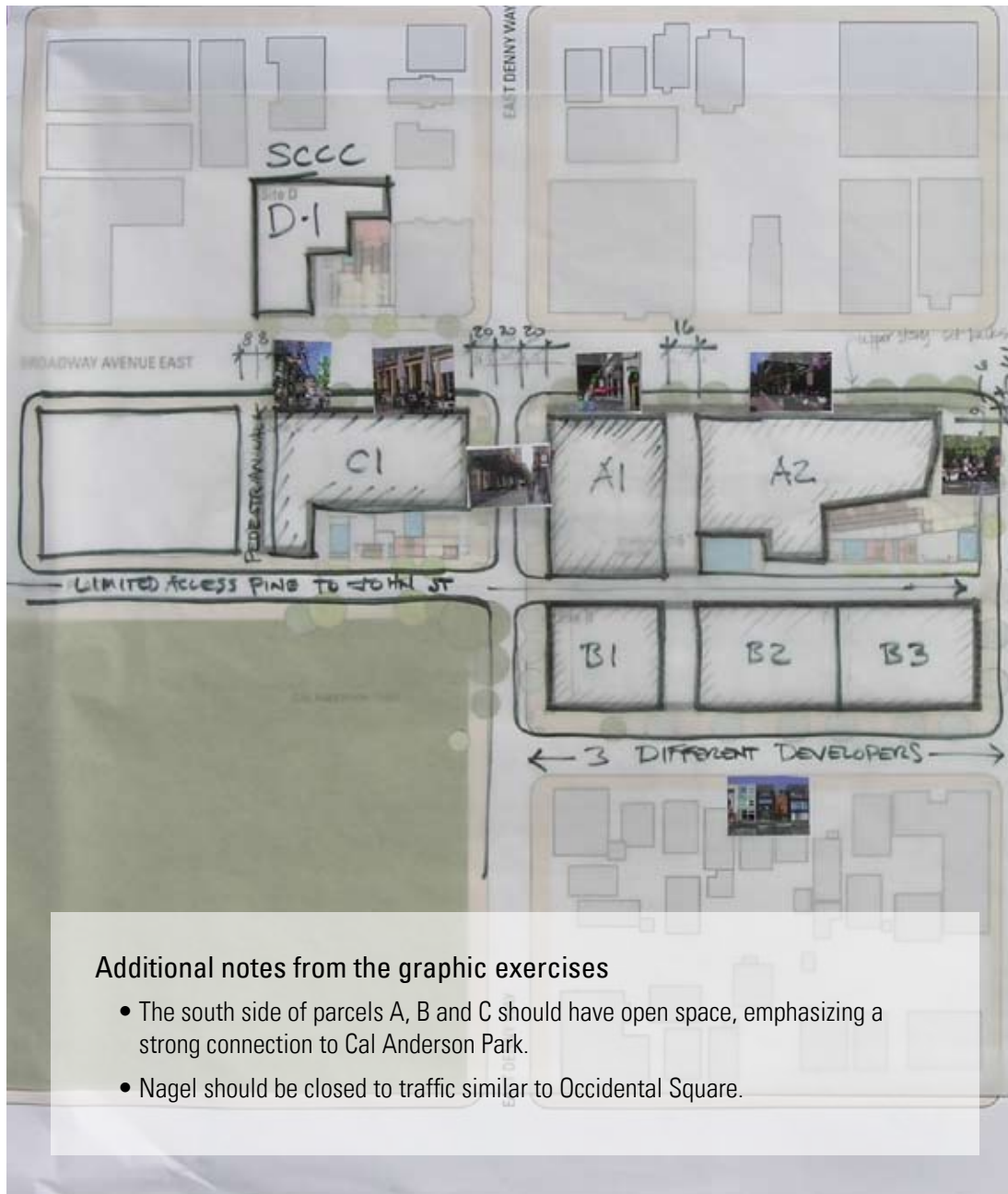
- There was strong agreement on increasing height on principle. It is sustainable to put density near transit.
- Create many pedestrian-only mid-block cut-through “alleys” lined with small-scale retail to activate the use and connect Broadway to the park.
- Noticeable tension on architectural style. Architects felt historic brick was inauthentic, but the developer in the group said that style sells. Also, (almost) everyone thought that the 2004 Village Books Building was the best among the materials and color section. In fact, one architect liked it until he learned it wasn’t “real.”
- Widen the sidewalk on Broadway, but not too much. Narrow, enclosed pedestrian space is desirable.
- Many people liked the idea of rooftop public access, including activation through a rooftop café or gallery, etc. The developer, however, argued that mixing public and residential access would make the housing less desirable and harder to sell. She cited safety and security.
- There was a strong belief that significant community space should be included, on the order of 100,000 square feet or more.



Discussion Notes By Table

Table 2

- Themes for the community space include office and meeting space for nonprofits, an LGBTQ cultural center, performance and rehearsal space, tapping into Capitol Hill's arts and culture theme.
- Many believed that these kinds of cultural amenities would bring in significant increases in property values for the whole district and could thus pay for themselves.
- Discussion of office and community space on the second story of all buildings.
- Desire to mix affordable and market rate housing at a very fine grain. The developer argued this might make market rate less desirable.
- Significant disagreement on parking. Two members of the group thought we should prohibit the construction of any and all parking on these sites. Others felt the market should decide. The developer insisted that you absolutely cannot sell or rent residential without parking.
- Desire to break up the site into smaller parcels and require multiple developers, perhaps integrating the parking structure, if feasible (and if parking is provided).
- Park integration was key. Discussion of using Denny as a farmers' market.



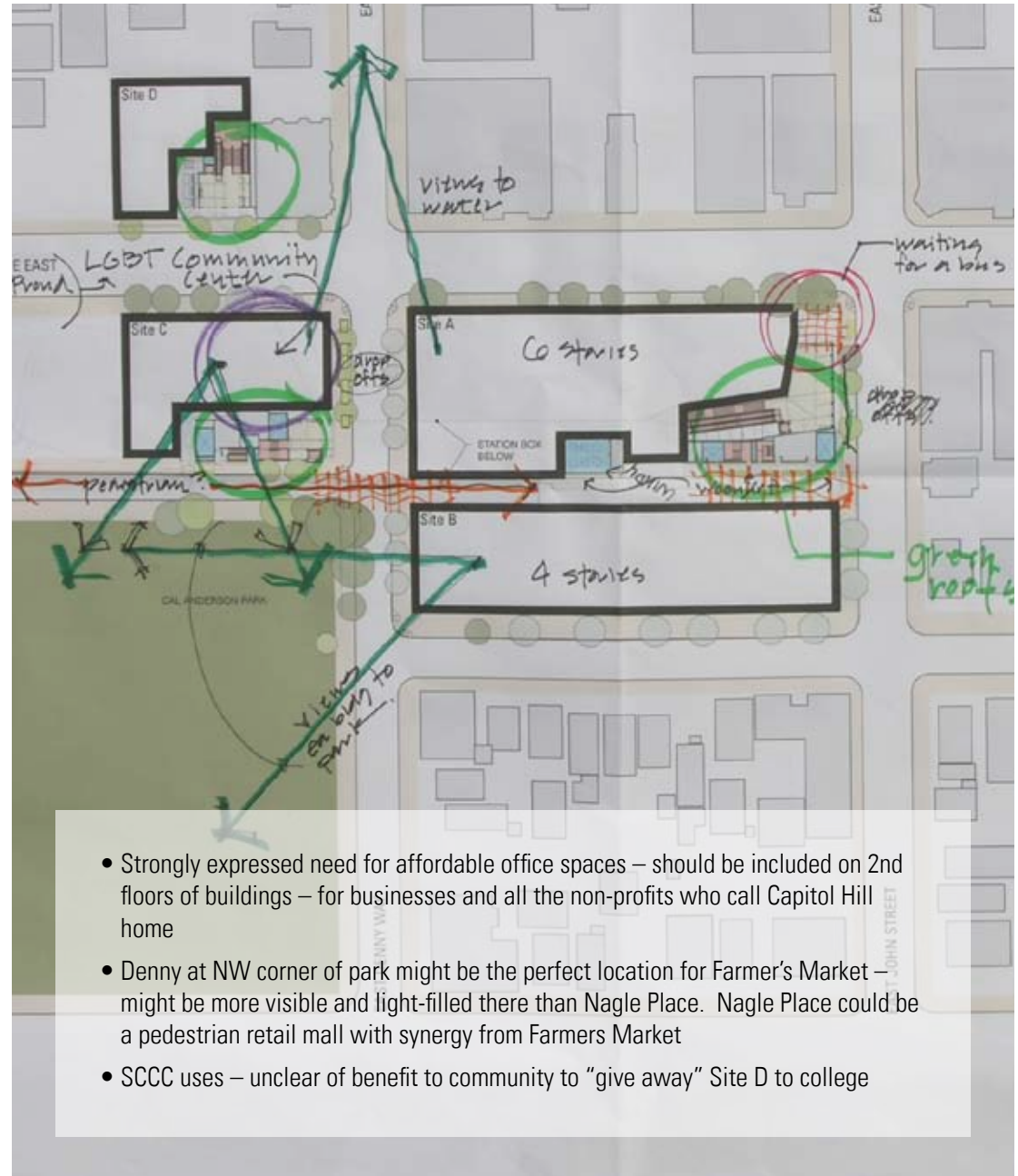
Additional notes from the graphic exercises

- The south side of parcels A, B and C should have open space, emphasizing a strong connection to Cal Anderson Park.
- Nagel should be closed to traffic similar to Occidental Square.

Discussion Notes By Table

Table 3

- Strong feeling on limiting height to six stories – felt this is appropriate height for urban neighborhoods
- Split TOD sites into smaller development parcels to keep with pedestrian scale and existing Broadway fabric
- Must take advantage of views to Cal Anderson Park and to downtown
- Site C would be a great location for a GLBT cultural center, providing meeting spaces, arts uses, offices, recreation area, tourism center
- Strong interest/priority for low-cost retail spaces. These should be made affordable by smaller sizes, placement off prime arterials (maybe Nagle Place or 10th?)
- Roofs above transit entrances should be green if not built above. This would enhance a green canopy from windows/patios overlooking them.
- Where will the drop-off zone be for drivers dropping passengers off for light rail?
- Difference of opinion on affordable housing units within TOD parcels. Very clear that these units are needed within a block or two; maybe opportunities in nearby parcels?



- Strongly expressed need for affordable office spaces – should be included on 2nd floors of buildings – for businesses and all the non-profits who call Capitol Hill home
- Denny at NW corner of park might be the perfect location for Farmer's Market – might be more visible and light-filled there than Nagle Place. Nagle Place could be a pedestrian retail mall with synergy from Farmers Market
- SCCC uses – unclear of benefit to community to "give away" Site D to college

Table 3



Additional notes from the graphic exercises

- There is a desire to connect the intersection of John and Broadway to the northwest corner of Cal Anderson Park.
- Denny should be treated as a special street, with the intersection of Broadway and Denny being a gateway. This may be a good location for extra height.
- Upzone L3 zoning to the east of 10th to at least 40 feet, as it is on currently on Parcel B.
- Site A: Art and retail spaces.
- Site B: Residential on 10th, retail along Nagel.
- Site C: Community center location.
- Site D: If SCCC wants to use this site, they should improve their current streetscape to the south along Broadway.

Discussion Notes By Table

Table 4

Charrette Synthesis

Nagle

- Walking only; limited traffic.
- Retail along entire east side, partial retail on the west side.
- West higher than east.
- Special paving to Pine and East John.
- Farmers' market: will Nagel need to be extra-wide to accommodate it?

Denny

- Close off Denny for the market.
- Farmers' market.
- Paving to match Nagle.
- Retail on north side.
- Gateway at Broadway.
- Maintain current entry and edged to the park.
- No extra space adjacent to the park.

Broadway

- Highest building.
- Public plaza.
- Narrow storefronts.
- Gateway building at John or Denny, where it would cross the street.
- Cultural space at the base of Site D.

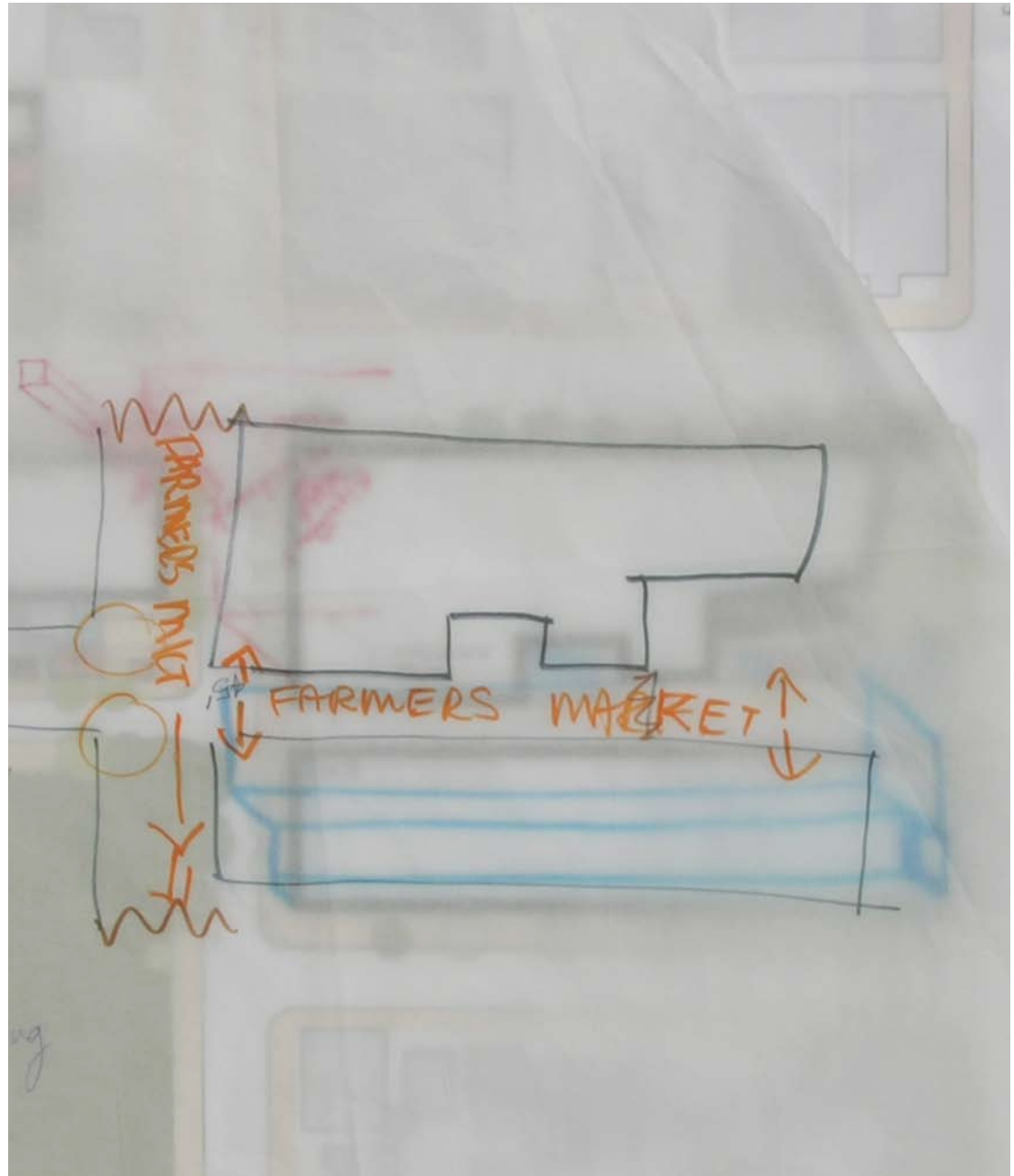
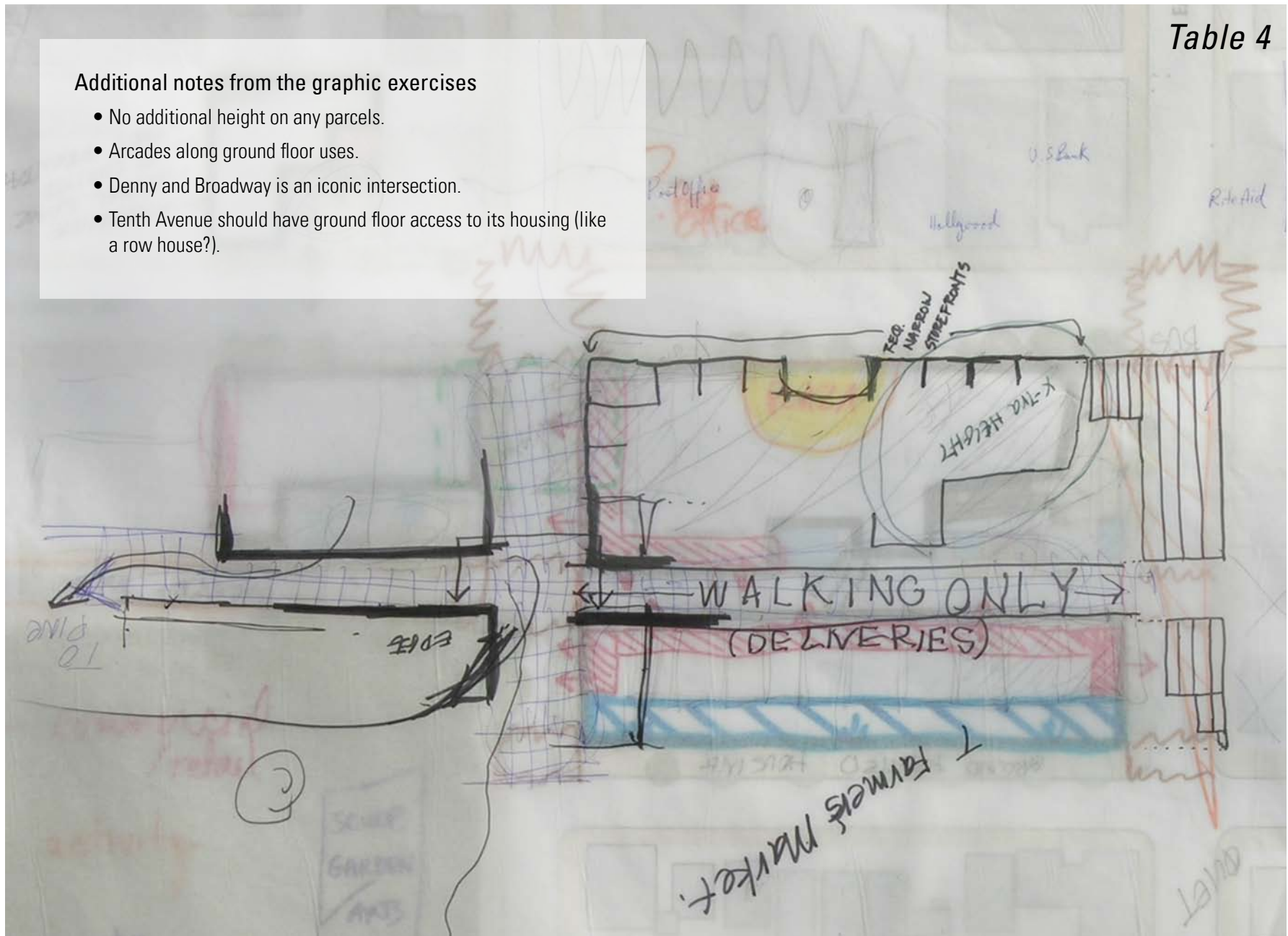


Table 4

Additional notes from the graphic exercises

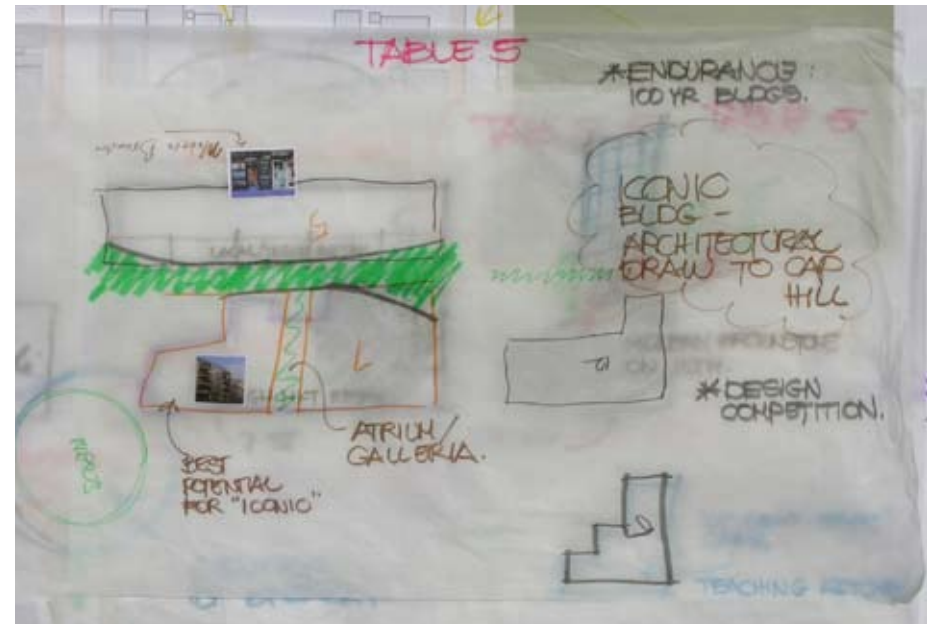
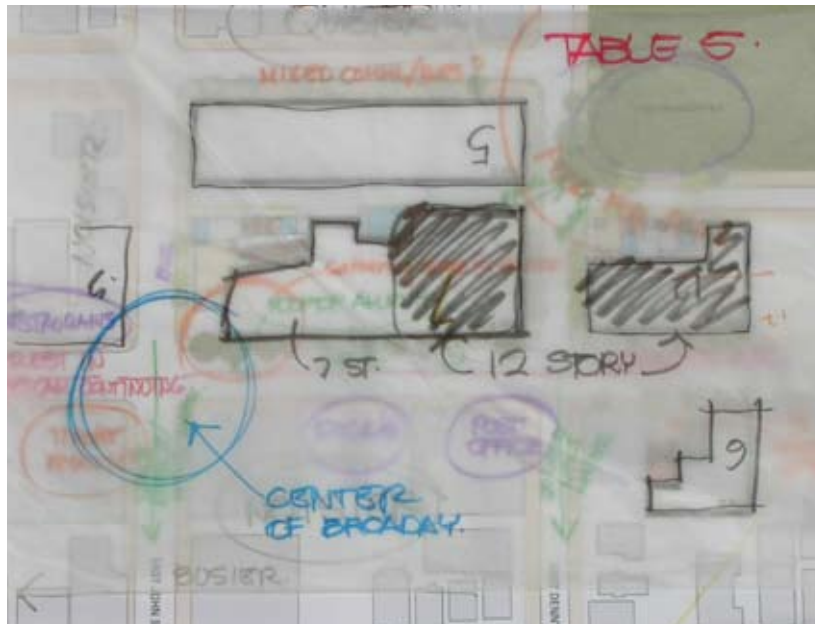
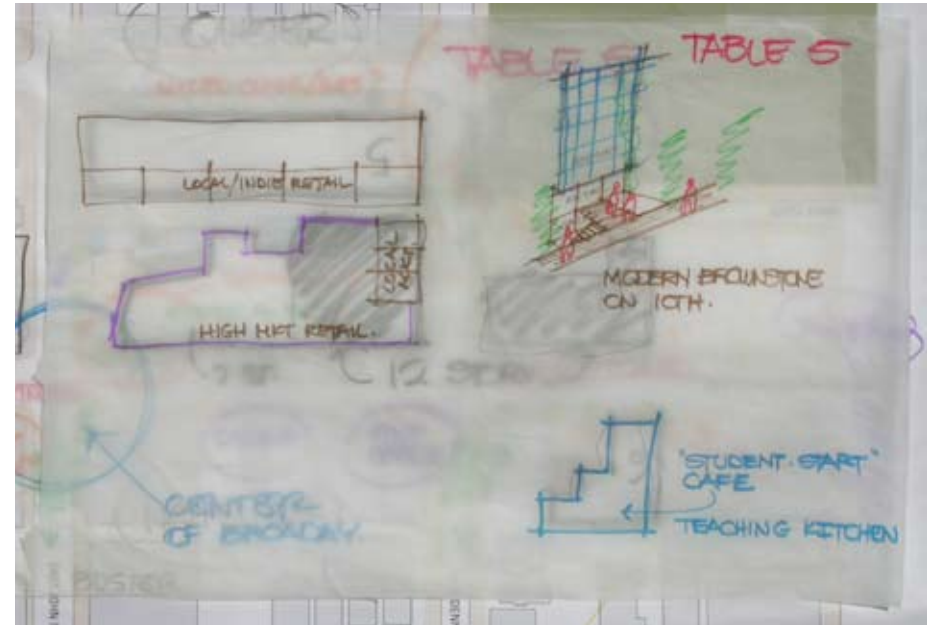
- No additional height on any parcels.
- Arcades along ground floor uses.
- Denny and Broadway is an iconic intersection.
- Tenth Avenue should have ground floor access to its housing (like a row house?).



Discussion Notes By Table

Table 5

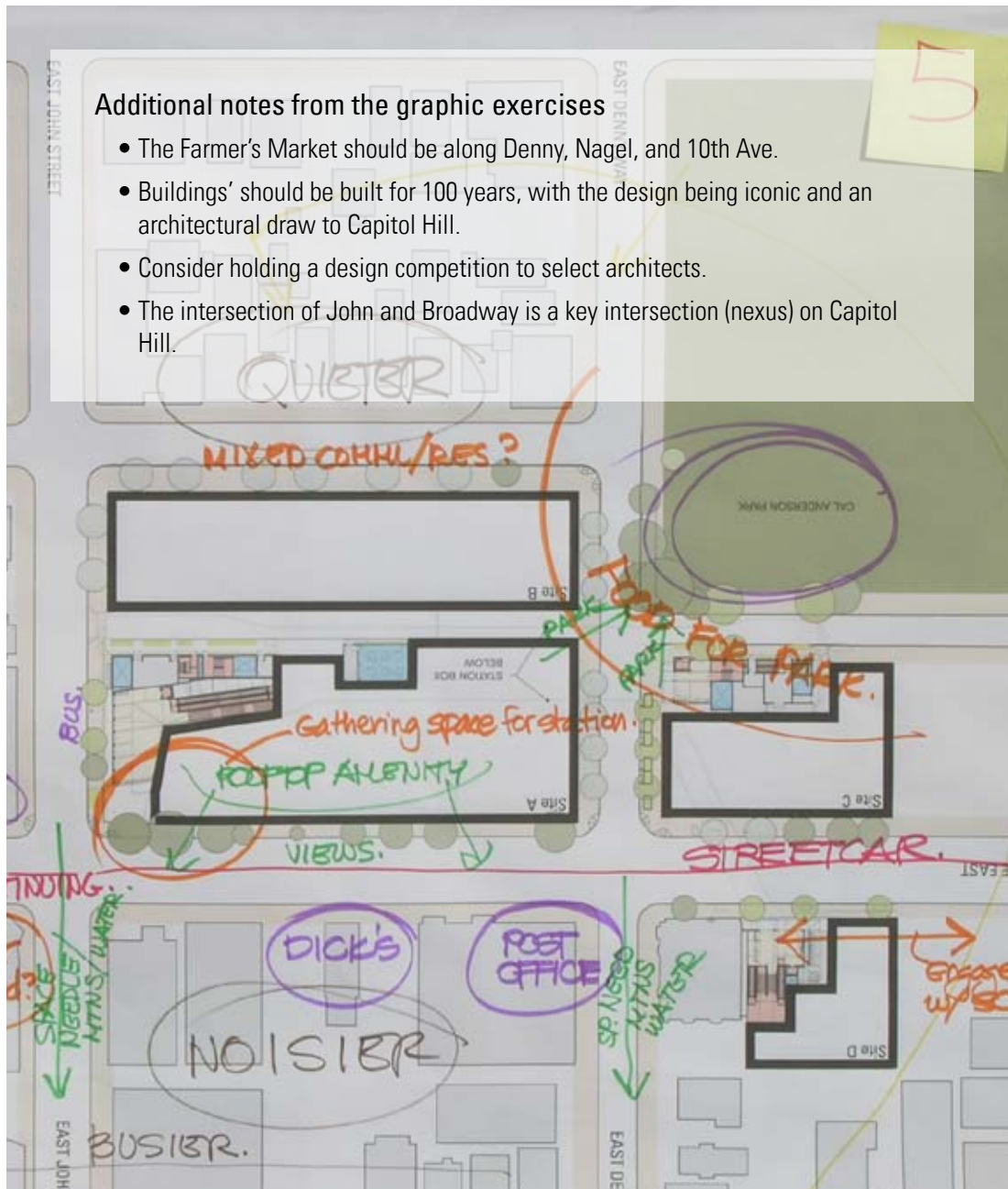
- Rite Aid (kitty-corner for Site A) should be restored to performance space.
- Cantilever buildings over all Sound Transit stations.
- Have a “window on the park” as Vivace Café was.
- Modern, iconic architecture needed.
- Use quality materials throughout all buildings.



Site A

Additional notes from the graphic exercises

- The Farmer's Market should be along Denny, Nagel, and 10th Ave.
- Buildings' should be built for 100 years, with the design being iconic and an architectural draw to Capitol Hill.
- Consider holding a design competition to select architects.
- The intersection of John and Broadway is a key intersection (nexus) on Capitol Hill.



Site A

- High market retail along Broadway
- Provide a diagonal connection from the intersection of John and Broadway to the northwest corner of Cal Anderson Park.
- Atrium/galleria mid block to connect Broadway to Nagel Place.
- The northwest corner of Site A is the best location for an iconic building.
- The Sound Transit Station
- Building height should be 7 stories on the northern half, and 12 on the southern half.
- There should be a local market along Denny

Site B

- There should be local/independent retail along Nagel Place.
- Five story building height.
- Modern brownstones should front 10th Avenue.

Site C

- Building height up to 12 stories.
- Connection to park is important.

Site D

- The Student Start Café should be on the ground floor.
- The southwest corner of the site could form a quad with the existing SCCC buildings.

Discussion Notes By Table

Table 6

- Community amenities: Strong desire to reserve one site (site C) for community use purposes. A subsidy was thought to not be needed as organizations that may use this multi-purpose community oriented building have the ability to pay market rates (see CHH).
- Height: Higher height for market rate uses was generally acceptable, in fact preferred, for the remainder of the sites.
- Pedestrian space: considered Nagle Extension a great place for pedestrian only or woonerf street designs. Denny east of Broadway should also be considered. Potential for streetcar and pedestrian only alignment.
- Connections: connecting the park to Broadway, the ST-TOD sites, and the stations was important. Continuing the diagonal path that is offered by Cal Anderson up to Broadway may be done through "notching" Sites A and B so as to provide a path and a visual cue to a path (indoor or out) that passes through Site A to Broadway and the main station entrance.



- Light and Views: funeral home parking lot, directly south of site C, helps to retain light and views into the park as well as connect Broadway and the park. Consider the future of this lot and potentially incorporating a connection.
- Parking: consensus occurred at providing between 0.00 and 0.25-to-1 ratio as long as all parking is decoupled from units to provide future residents the choice to buy a parking space instead of being included in the sale or rental of a unit.

Table 6

Additional notes from the graphic exercises

- Weather protection (canopies) along the base of all buildings.
- Nagel and Denny should be green streets.

Site A

- Market rate and affordable housing, with market rate on the upper levels.
- Site A has the greatest height as a means to subsidize community amenities on sites B and C.

Site B

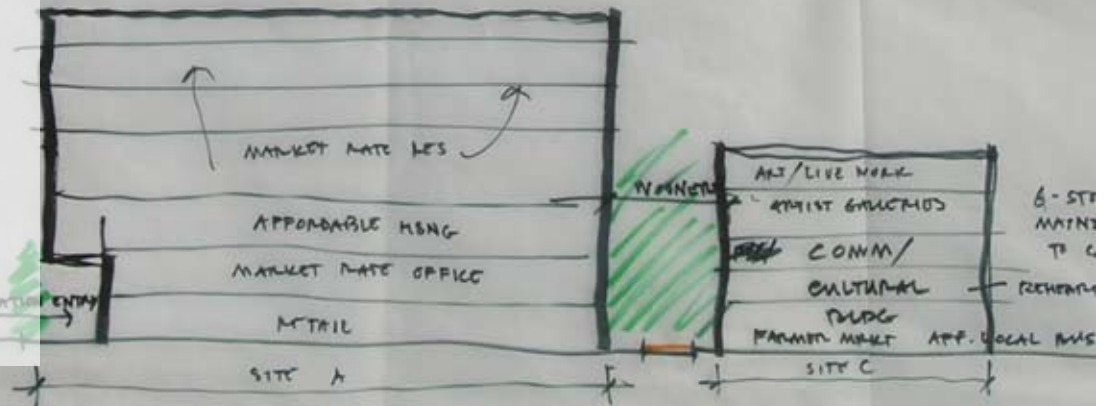
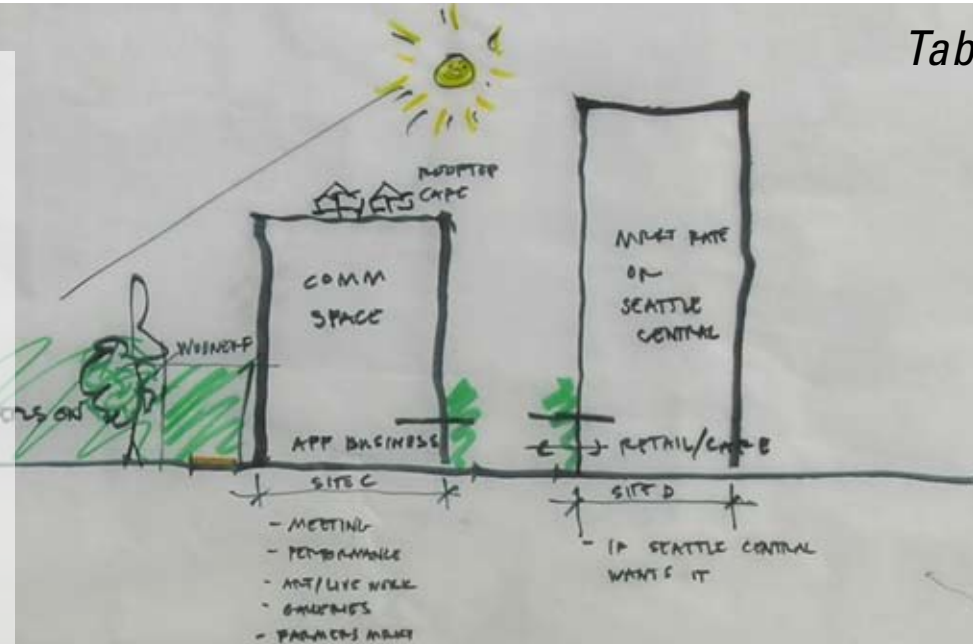
- Variable heights and non-uniform edges. Along with a mix of residential types and small office and retail. In general, a finer grain.
- Step down height for 7 story buildings on the west to 4 stories on the east. Location for daycare, and a strong connection to Nagel Place.

Site C

- Artist live/work. Galleries, community/cultural spaces all shown.
- Build above the station.
- Six story height.
- Rooftop café and a strong Nagel connection.

Site D

- Provide below-grade rehearsal space.



Discussion Notes By Table

Table 7

Housing: Integrate/mix market rate and affordable.

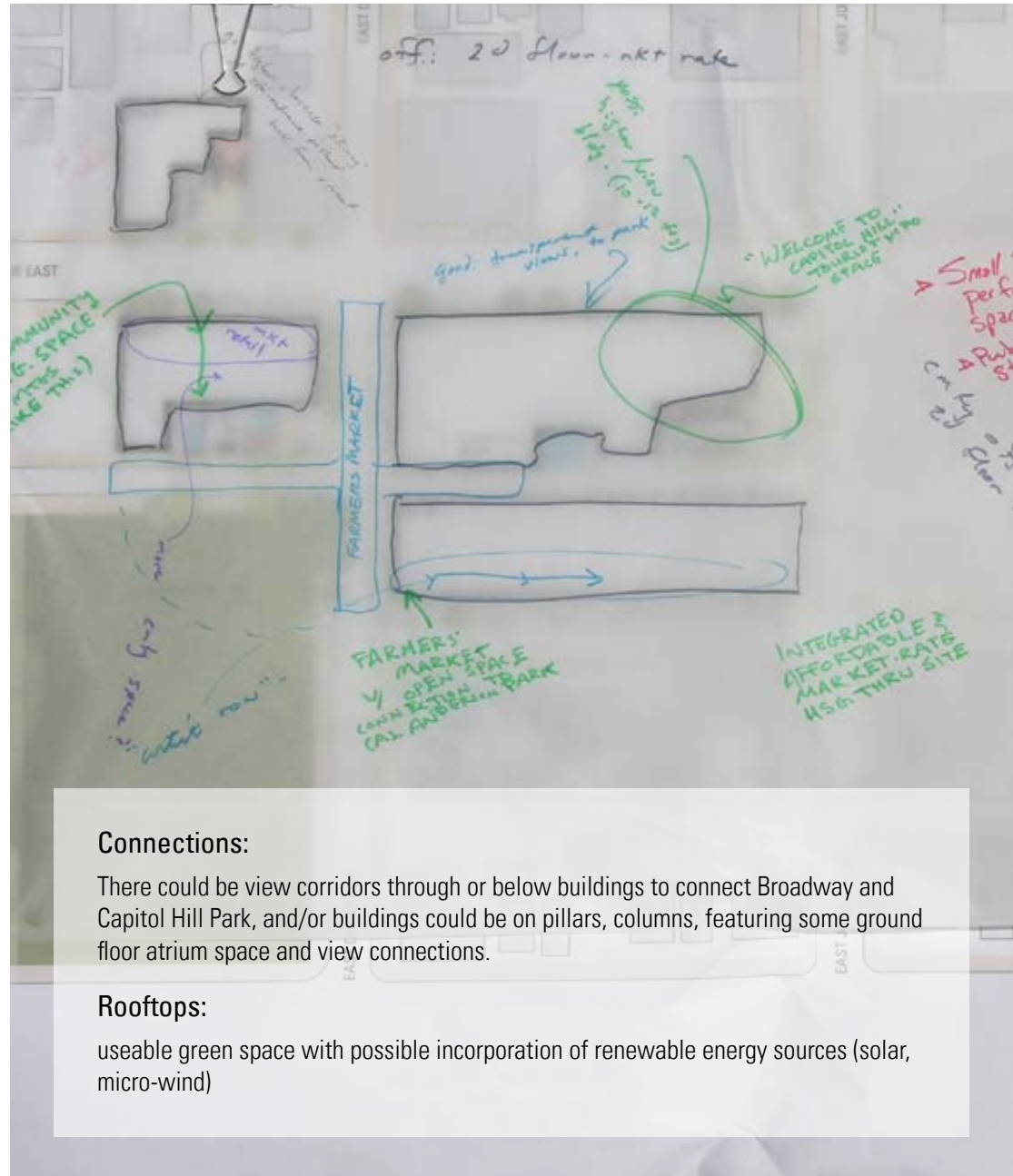
Connections:

Way-finding/views. It is important to connect Broadway and Cal Anderson Park for emerging transit riders and pedestrian passersby. View axes do not always have to be direct, just inviting. It is sometimes more intriguing to go around a corner or turn before you see a view or object.

Building Height:

Some height increase is okay for incentives for community amenities or affordable residences. It is also okay to add height for slender buildings by SCCC. It is okay to consider a 10- to 12-story building, perhaps over the north station entrance, not covering the whole or half a block. Such a modest "tower" could offer:

- Monetary incentives for community features.
- Views with minimum obstruction of other development.
- A "landmark" as a focus for Capitol Hill unity, a welcoming "beacon" for visitors, an introduction to a community of the arts, etc.



Connections:

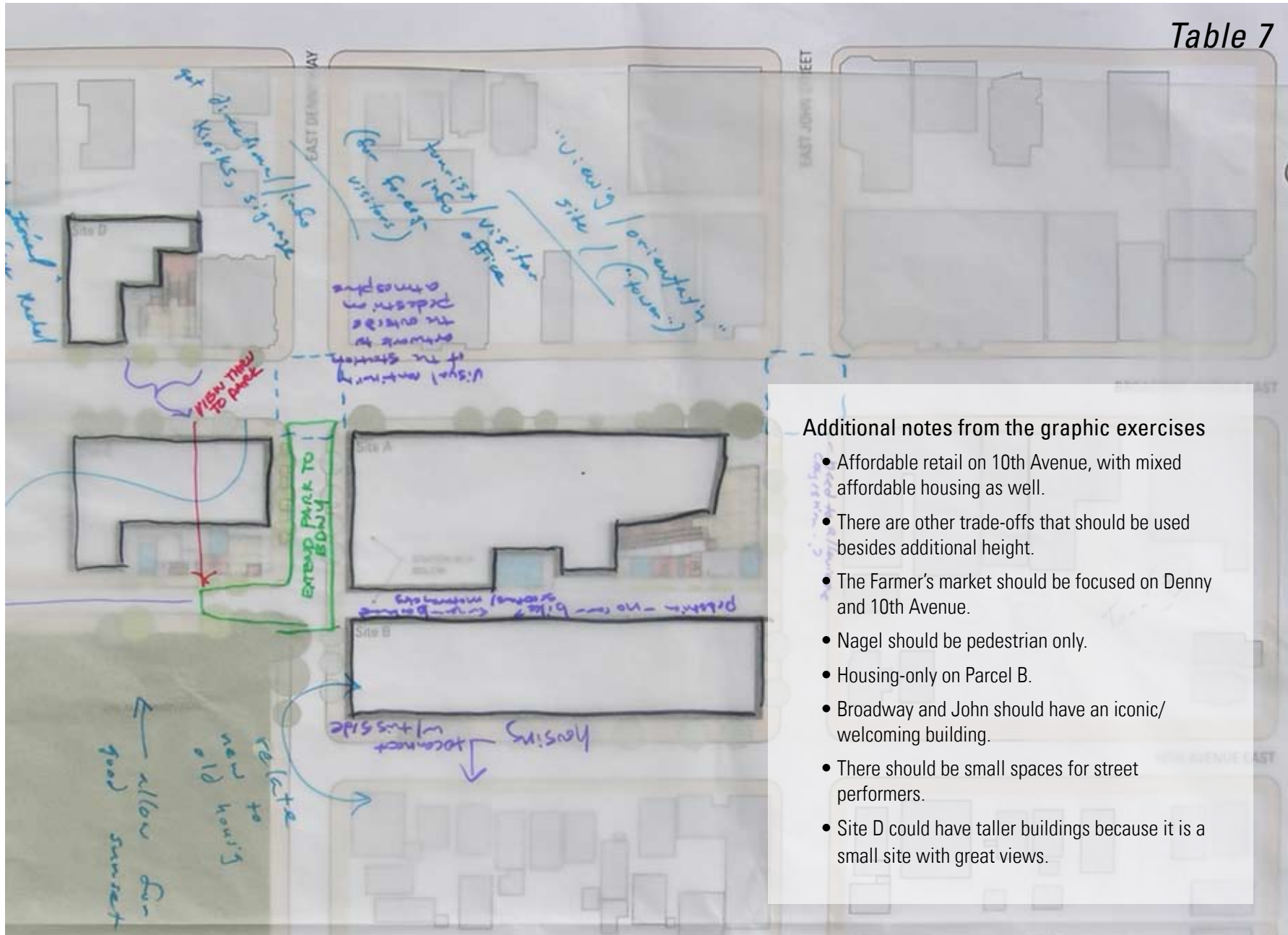
There could be view corridors through or below buildings to connect Broadway and Capitol Hill Park, and/or buildings could be on pillars, columns, featuring some ground floor atrium space and view connections.

Rooftops:

useable green space with possible incorporation of renewable energy sources (solar, micro-wind)

Discussion Notes By Table

Table 7



Additional notes from the graphic exercises

- Affordable retail on 10th Avenue, with mixed affordable housing as well.
- There are other trade-offs that should be used besides additional height.
- The Farmer's market should be focused on Denny and 10th Avenue.
- Nagel should be pedestrian only.
- Housing-only on Parcel B.
- Broadway and John should have an iconic/welcoming building.
- There should be small spaces for street performers.
- Site D could have taller buildings because it is a small site with great views.

Discussion Notes By Table

Table 8

- As per the original Capitol Hill Neighborhood Plan, East John is an important connection between Broadway and 15th and should be greened up and made more pedestrian-friendly.
- Fine-grain retail or other spaces on the ground floor similar to existing retail frontages.
- Mixed uses throughout to ensure street activation throughout the day and night.
- Buildings on Denny should offer vistas and openings to the park.
- Affordable local retail spaces, narrow frontages, and pedestrian scale.
- Locate uses across from Cal Anderson that connect to the park.
- Lower height on 10th to respect the bulk and scale across the street, except in limited circumstances.
- Significant public benefits exist, including the recent Broadway upzone, renovation of Cal Anderson, and Link Light Rail, such that developers have already been compensated for community amenities now requested.
- Lessen - or eliminate completely - vehicular traffic on Denny between Broadway and 11th or make it one-way. This will permit greater accessibility and connection to the park.
- Plazas or public space on Denny between 10th and Broadway to tie into the park and create smaller-scale spaces.

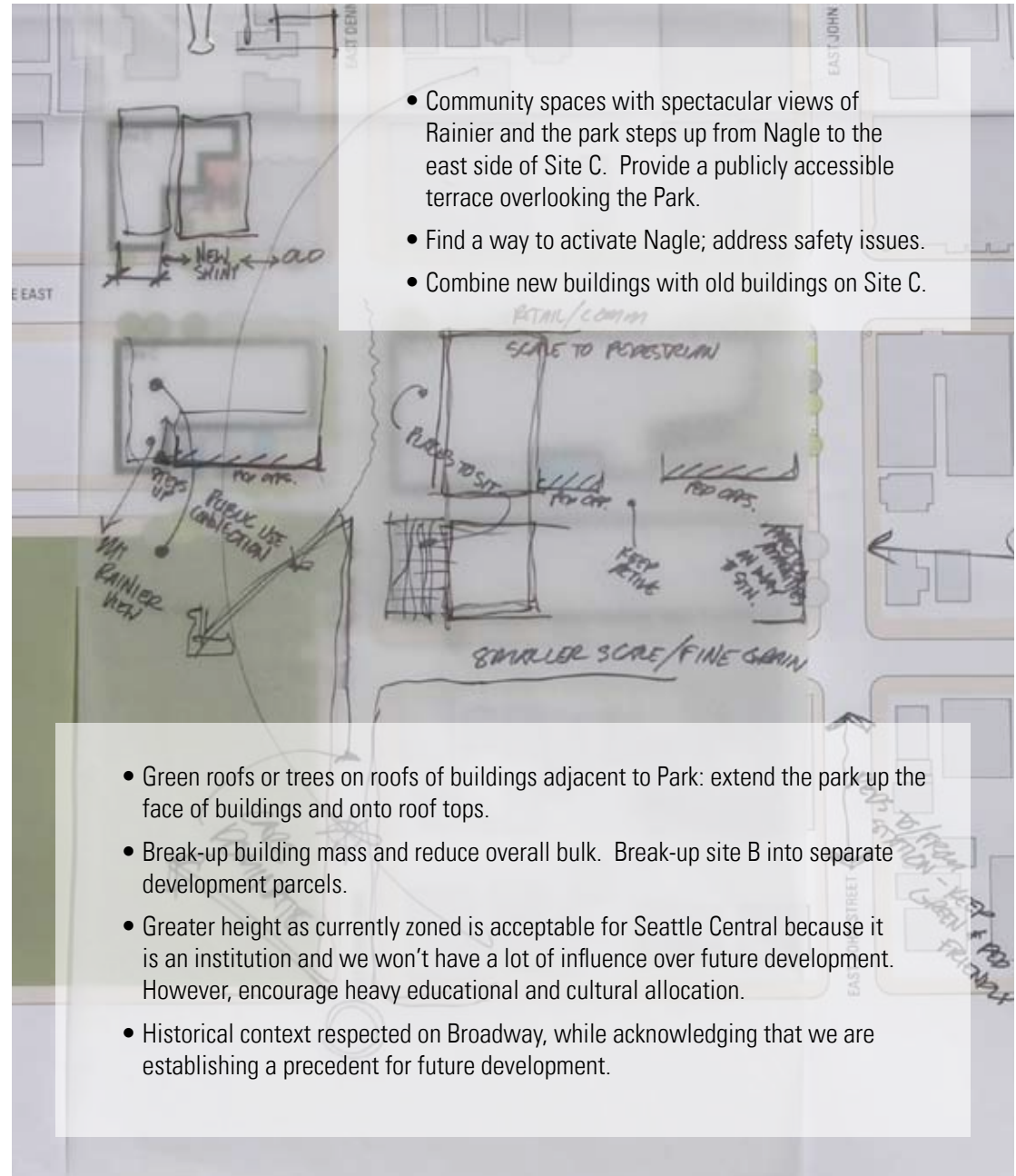
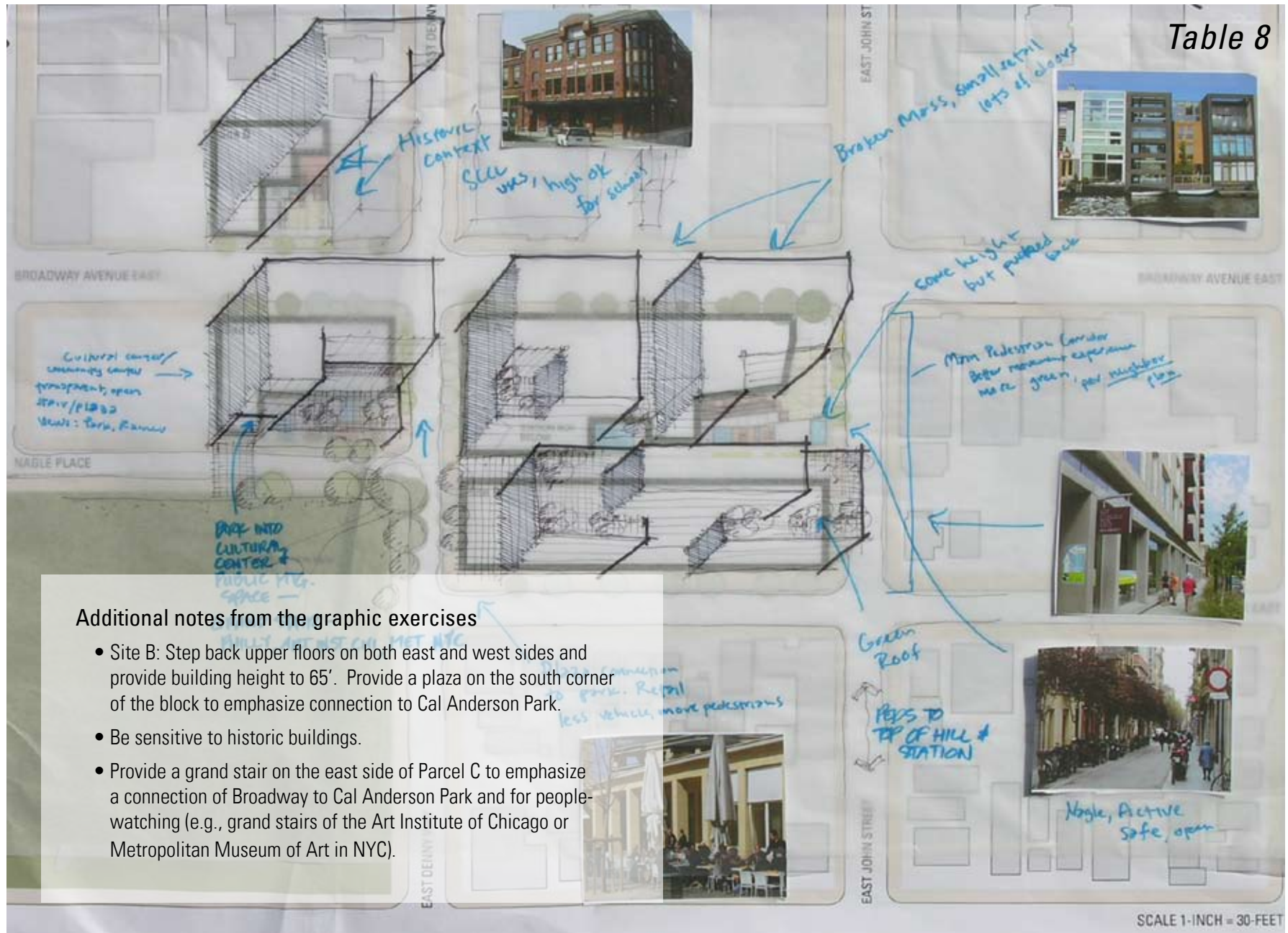


Table 8



Additional notes from the graphic exercises

- Site B: Step back upper floors on both east and west sides and provide building height to 65'. Provide a plaza on the south corner of the block to emphasize connection to Cal Anderson Park.
- Be sensitive to historic buildings.
- Provide a grand stair on the east side of Parcel C to emphasize a connection of Broadway to Cal Anderson Park and for people-watching (e.g., grand stairs of the Art Institute of Chicago or Metropolitan Museum of Art in NYC).

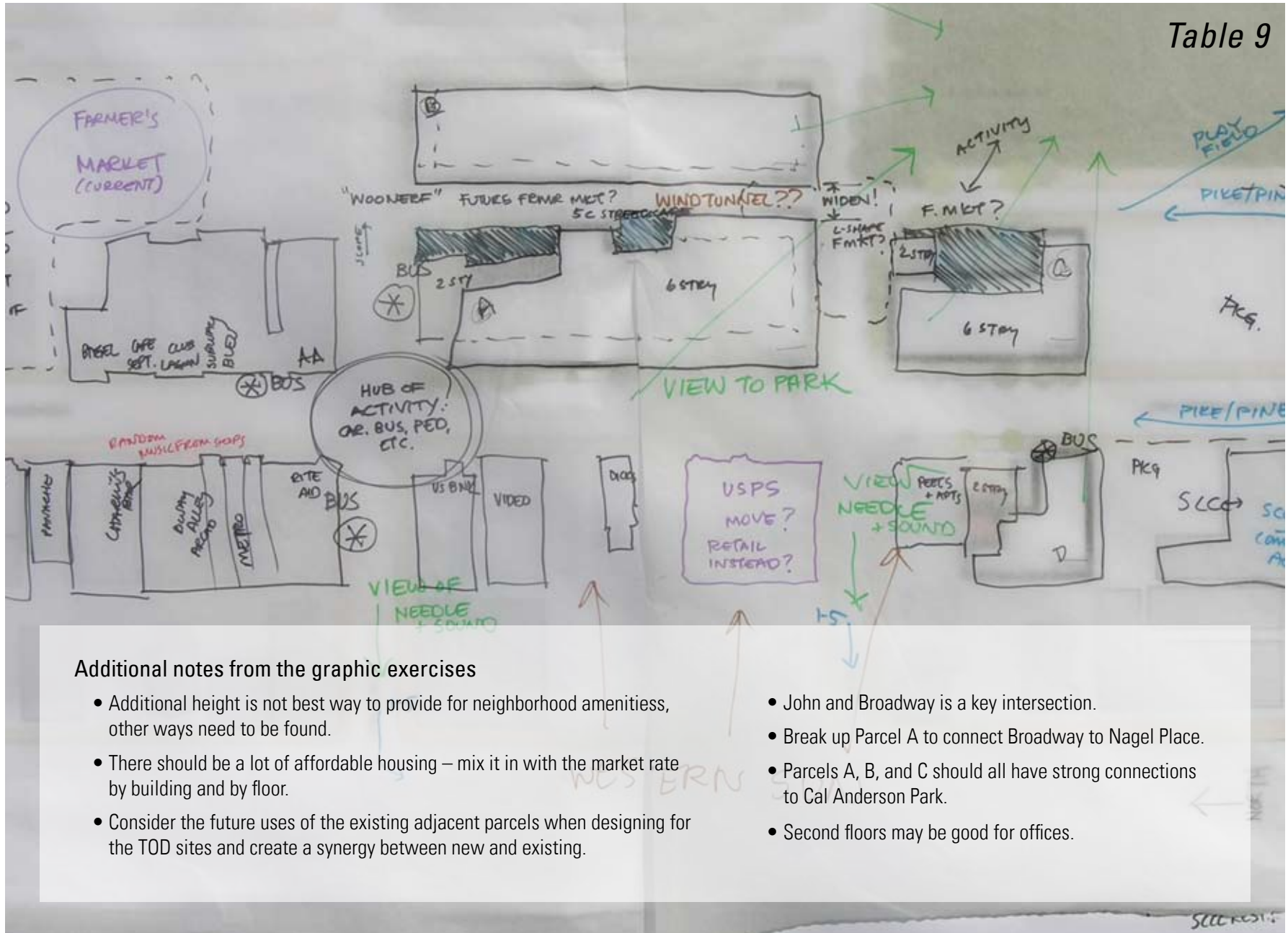
Discussion Notes By Table

Table 9

- Priorities are laid out pretty closely on the synthesis drawing.
- Respect the current (vanishing) texture of Broadway. Don't build faux reinterpretations of older architecture. Respect history and inject breaths of fresh air.
- Encourage street canopies to protect pedestrians.
- Variation of building types is good: multiple architects, multiple developers.
- Variation makes up for our gray weather.
- Residential vs. commercial.
- Limit widths of buildings to narrow frontage to reduce monotony.
- Provide variable height along a block.
- Buffer pedestrians from traffic with streetscape.



Table 9



Broadway's TOD Design Charrette

September 12, 2009

Table 1

John Howell
Saunatina Sanchez
Beth Somerfield
George Pieper
Andrew Kirch
Conina Lyon-Hall
Ande Flower

Table 4

John Feit
Carol Marquess
George Bakan
Seth Geiser
Alexis Fein
Chris Curtis

Table 7

Mike Kent
Mike Anitas
Michael Wells
Lucien Knuteson
Bob Corwin
Joy Jacobson

Table 2

Matthew Amster-Burton
Maria Barrientos
Robert Matthews
David Shchraer
Louise Chernin
Tony Russo
Grace Kim

Table 5

Wolf Saar
Scott Souchock
Web Crowell
Phoenix Smith
George Schweikart
Jen Power

Table 8

Mike Mariano
Dennis Saxman
Josh Mahar
Genevieve Sherrow
Christine Merrill
Roman Pohorecki

Table 3

Betsy Hunter
Stan Lokting
Vicki Pardee
Bill Zosel
Mike Pickford
Rachel Brister

Table 6

Wes Kirkman
Greg Serim
Daniel Goddard
Roger Valdez
Cheryl Jacobs
Larry Sinnott

Table 9

Sandy Ha
Kyle Smith
Tri Nguyen
Sophie Nguyen
Chip Ragen
Keith Harris
Cathy Hillerbrand

Stakeholder sticker categories
(select as many as needed!):

- I am a Resident 
- I am a Business owner 
- I am a member of the Stakeholder group 
- I represent an Institution (hospital, school) 
- I am a Property Owner 
- I work for the City or Sound Transit 
- I work on Capitol Hill 
- I work in the Media 



Broadway's TOD Design Charrette

September 12, 2009

Event Sponsors

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Capitol Hill Housing

City of Seattle Office of Economic Development

Seattle University

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Schemata Workshop

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