

SUMMARY OF COMMUNITY COMMENTS

Compiled and copied from original submissions by Champion staff and volunteers May 2013

On May 20th, 2013, community members packed the Broadway Performance Hall Boardroom for a community conversation and “catch-up” regarding the developer selection process and community priorities at the Capitol Hill light rail station development. The meeting was hosted by the Capitol Hill Champion. Community members were given the chance to make verbal comments and ask clarifying questions of eth Champion, Seattle DPD, and Sound Transit. A comment box and “post-it” notes were available for attendees to leave comments. Community members who could not attend the meeting were encouraged to submit comments to caphilltod@gmail.com or mail-in comments.

Verbal Questions – verbal questions by community members

Transcribed by Champion staff & volunteers from a video/taping of the comment period

Question#1-Is the Denny Festival Street it open for regular traffic when not being used for public purposes?

Answer-Vehicular access will be open when not used for public purposes. It will be a one-way street coming onto Broadway. It will have no curbs for better pedestrian and bicycle use.

Question#2-Who is asking for the additional height of 85ft?

Answer- Vanessa Murdoch of DPD- The City is a proponent of higher density on this site especially, in this case because developers must also fill the required 20% affordable housing. Developers may choose to use the extra height to maximize the site, however they may also choose not to because it is more expensive.

Question#3- Will there be a master developer? What is the criteria?

Answer- Right now a master developer is not required but not excluded either. The parcels are separate and will be sold separately. A master developer can still technically buy all the parcels, so it is still an option. The master developer option does make it more possible for community wants to make it into the development. Separate developers would in all likelihood result in each parcel being maxed out for profit and disregard community wants.

Question#4- How will the Farmer’s Market use the plaza? Will the plaza be used for events other than the Farmer’s Market?

Answer- The Farmer’s Market will be held every Sunday at the plaza it’s new permanent home. They hope to also be open two more days a week for mid-afternoon and evening hours. The plaza is will be built, owned and ran by the developer of site A. This will be an area for community involvement. Other uses will be available only if the owners that run the plaza are open to the public.

Question#5- Will there be renewable energy on the sites? How will sustainability be incorporated into the sites?

Answer- The Urban Design Framework lists renewable energy as a possible great idea, but it is not in the development agreement. The development agreement does ask and reward developers to use sustainable practices in the building. This is one of the largest development sites Capitol Hill will see for years and is a great opportunity for sustainable building practices.

Question#6- What is the affordable housing criteria and timeline?

Answer- The development agreement has site D specifically for only affordable housing. The residents will be at 80% or less of the area's income. All parcels other than D are required to have 20% affordable housing for at least twelve years.

Question#7- How are the sites being appraised? Is the affordable housing parcel going to be appraised differently?

Answer- Federal money is being used in the site so Sound Transit must sell the parcels at fair market value.

Verbal comments – verbal comments by community members

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- Affordable Housing for the Elderly- “families, single and elderly should be able to live together- this would be a great opportunity for that.”
- Cal Anderson Park- “worried about the shadow cast from the tall buildings on the site- master developer would be more suitable to think of creative ways to build”
- Sidewalk Appeal- “stepping back the buildings would help with the height, so that they do not appear as looming.”
- Community Space- “advocating for a community space is so important. A meeting place is needed for the many Capitol Hill community groups.”
- LGBT Community Center- “a group is planning to use the space for an LGBT space and would love future involvement”
- Childcare- “Capitol Hill has lost some childcare options and this is a great spot for a much needed childcare option.”
- Water Fountain- “the plaza should have a water feature”

Written comments, notes on display boards– written comments submitted by attendees via “post-it” notes left on display boards

- Landscaping- “lots of bird-friendly plantings”
- Safety- “sufficient lighting to deter crime and create safe streetlife”
- Neighborhood Walkability- “surround the development w/ wayfinding signs and sitting/resting spots for ‘frail people’”
- Pedestrian/bicycle routes- “connect to a neighborhood Greenway to 15th”
- 10th Ave Sidewalks- “wider (8’) sidewalk”

- 10th avenue- “Seattle’s first woonerf?”
- Sustainability- “developers partner with the Bullitt Foundation to include more utility system and sustainability in all buildings”
- “B” sites- “allow ground level retail/commercial, especially at the south site”
- festival street- “allow cars to access/use Denny way”
- bicycle parking- “the proposed location (by ST) in the plaza is problematic for commercial activation activation of plaza”
- Public amenities- “a public restroom in the plaza”
- Livability- “‘full life-cycle friendly’ w/ child care and housing for elderly”

Written comments, comment box– written comments submitted by attendees via comment box

- festival street- “Denny is an important E/W migration and should have regular auto access when not in use to festivals and will provide a loading zone”
- “B” sites- “too tall in relation to the surrounding neighborhood”
- “C” site- “too tall and will shadow the park, block views”
- Public amenities- “a public restroom in the plaza”
- Loading zone – “needed by station exit”
- Affordable housing- “longer than 12 years! “
- Utility- “what will the fan vent look like??”

Written comments, email/mail– written comments submitted by via email/mail

- Art space- “artists studios, performance space”
- Housing- “provide multi-generational and ADA housing”
- Neighborhood retail needs- “a bakery, deli, or restaurant. Cap Hill needs a ‘general store’”
- Day care at the station- “for children AND dogs”