



GERDING EDLEN

GETTING GOOD PROJECTS IN THE GROUND

JILL SHERMAN

CASE STUDY: CAPITOL HILL STATION



TIMELINE

2008

Sound Transit
Capitol Hill (TOD)
Baseline Study

2010

Capitol Hill
Champion
Created

2011

Urban Design
Framework

**SEP
2012**

Draft Term Sheet
between City of
Seattle & Sound
Transit

**MAY
2013**

Sound Transit's
Coordinated
Development plan

Site-specific Design
Guidelines

Draft Development
Agreement

**SEP
2013**

Development
Agreement
Approved

**JAN
2014**

RFQ Issued

**JULY
2014**

RFP Issued

**APR
2015**

Gerding Edlen
Selected

**MAR
2016**

Light Rail Opens

**SEP
2016**

Design Begins

**APR
2018**

Construction
Begins (Fingers
Crossed)

TIMELINE

CAPITOL HILL STATION AND MY
SIX-YEAR OLD SON



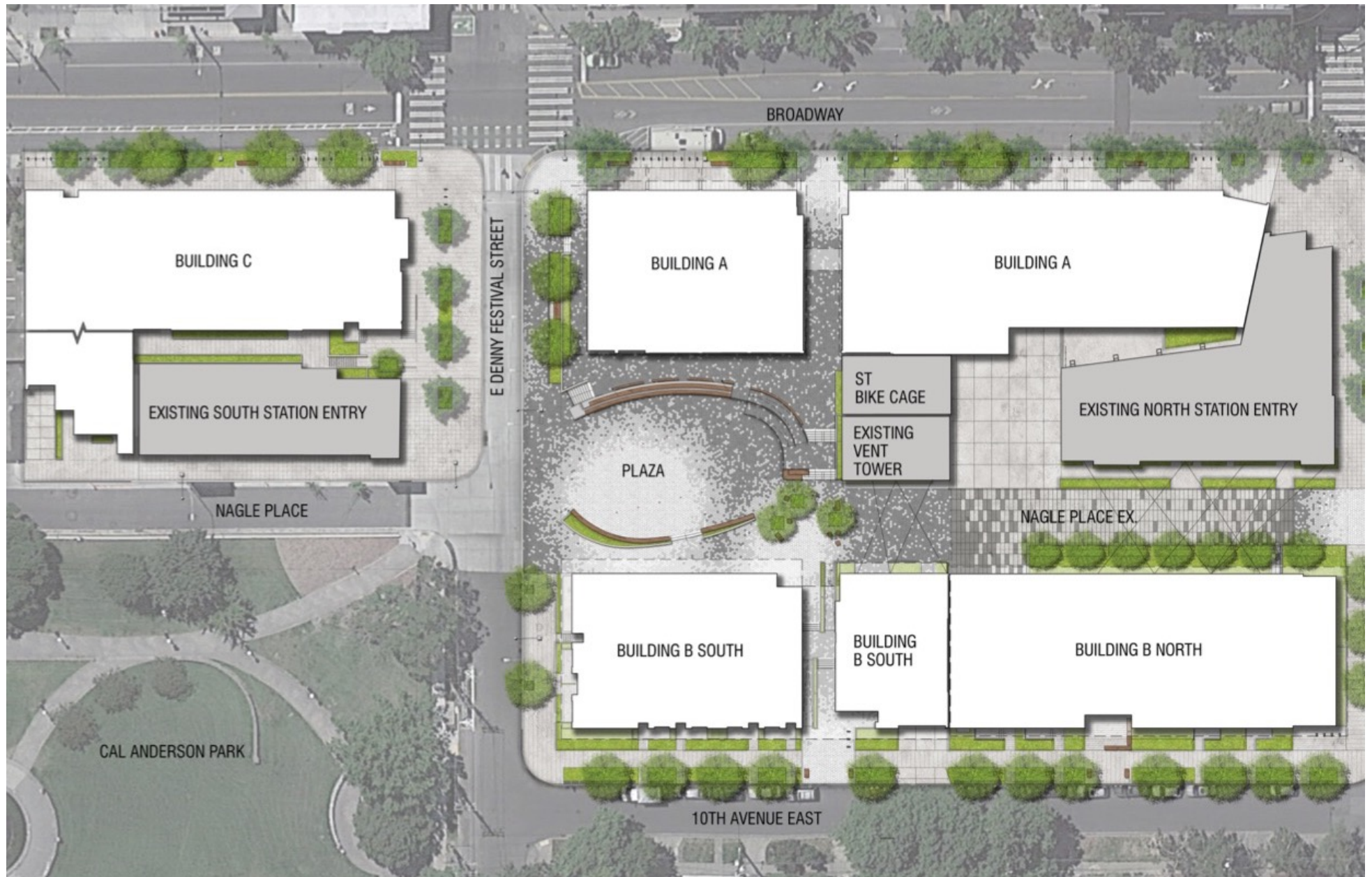
capitol hill champion

CAPITOL HILL CHAMPION

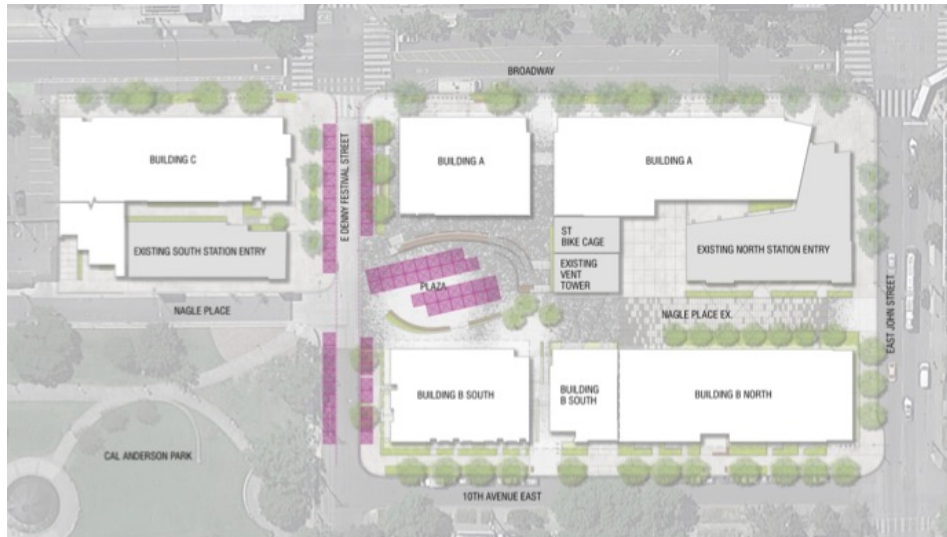
The Capitol Hill Champion is a joint venture of the Capitol Hill Chamber of Commerce and the Capitol Hill Community Council.

The Capitol Hill Champion advocates to include community priorities in the transit-oriented development on the Sound Transit surplus sites on Capitol Hill, and will dissolve when construction of those sites is complete.

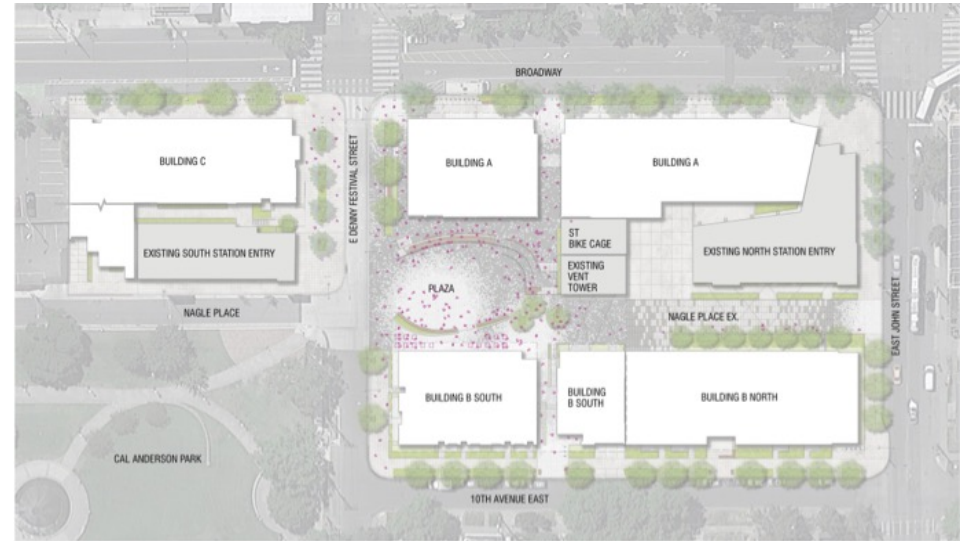
SITE PLAN



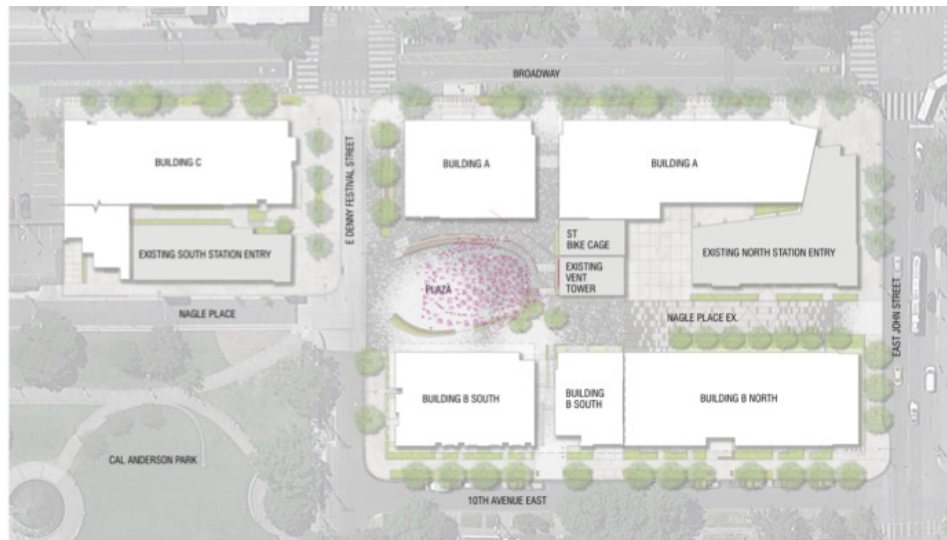
PLAZA ACTIVATION



Farmer's Market | 68 10'x10' tents



Daily | 225 people



Movie Night | 235 people

GROUND FLOOR USES



● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● POTENTIAL CHILDCARE ● CIRCULATION

PROGRAM

- 428 market rate and affordable units
- Includes studios, 1-, 2- and 3-bedroom floorplans
- 38,300 square feet of retail
- 211 parking stalls

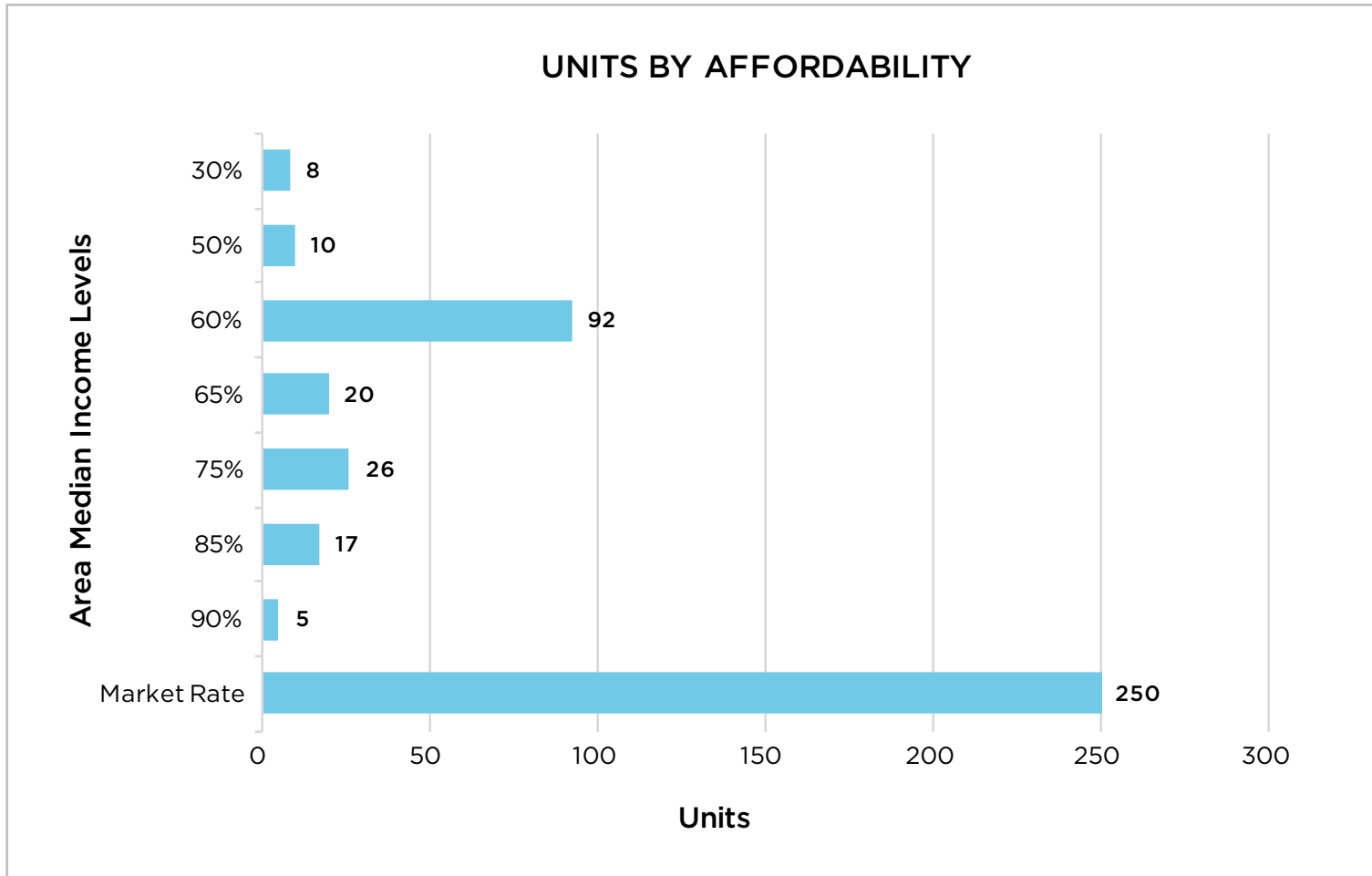
UNIT MIX

TOTAL UNITS	
STUDIO	70
URBAN 1-BED	57
1-BED	168
2-BED	101
3-BED	32
TOTAL	428

AFFORDABILITY SUMMARY

	BELOW MARKET RATE	MARKET RATE	% AFFORDABLE
STUDIO	49	21	70%
URBAN 1-BED	12	45	21%
1-BED	70	98	42%
2-BED	35	66	35%
3-BED	12	20	38%
TOTAL	178	250	42%

AFFORDABILITY LEVELS



PRETTY PICTURES



Buildings A & C



Buildings B North and B South



Buildings A & C | North Station Entry



Buildings B North and B South | Market

An aerial photograph of Portland, Oregon, featuring a dense urban landscape with various skyscrapers and buildings. The city is set against a backdrop of green hills. In the foreground, a multi-lane street with cars and a large tree are visible. The entire image is covered with a semi-transparent blue filter. Centered over the image is the title 'PORTLAND INCLUSIONARY ZONING: ONE YEAR LATER' in a bold, white, sans-serif font. A thin white horizontal line is positioned directly below the title.

PORTLAND INCLUSIONARY ZONING: ONE YEAR LATER

PORTLAND INCUSIONARY ZONING

PROGRAM

- Requires all new housing to have:
 - 20% of units at 80% AMI or;
 - 10% of units at 60% AMI

INCENTIVE OFFSETS

- FAR bonus (sort of)
- 10-year property tax abatement on all or affordable units
- Construction excise tax waiver on affordable units
- SDC waivers on affordable units at 60%

PORTLAND INCUSIONARY ZONING

PRE-IMPLEMENTATION

- 19,000 units vested

POST-IMPLEMENTATION

- Location
 - Neighborhoods further from downtown
 - No central city projects
- Characteristics
 - Most using 10% at 60% AMI
 - 2-bedroom units instead of 1-bedroom and studio units
 - < 50 units
 - Small units
 - Type V construction