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
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.
PLAZA ACTIVATION

Farmer’s Market | 68 10’x10’ tents

Daily | 225 people

Movie Night | 235 people
GROUND FLOOR USES

- RETAIL
- POTENTIAL CHILD CARE
- EXISTING SOUTH STATION ENTRY
- ST BIKE CAGE
- EXISTING VENT TOWER
- EXISTING NORTH STATION ENTRY
- PLAZA
- NAGLE PLACE
- CAL ANDERSON PARK
- 10TH AVENUE EAST
- SURROUNDING
- AMENITY
- UNIT
- RETAIL
- POTENTIAL CHILDCARE
- CIRCULATION
**UNIT MIX**

<table>
<thead>
<tr>
<th></th>
<th>TOTAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>70</td>
</tr>
<tr>
<td>URBAN 1-BED</td>
<td>57</td>
</tr>
<tr>
<td>1-BED</td>
<td>168</td>
</tr>
<tr>
<td>2-BED</td>
<td>101</td>
</tr>
<tr>
<td>3-BED</td>
<td>32</td>
</tr>
<tr>
<td>TOTAL</td>
<td>428</td>
</tr>
</tbody>
</table>

**AFFORDABILITY SUMMARY**

<table>
<thead>
<tr>
<th></th>
<th>BELOW MARKET RATE</th>
<th>MARKET RATE</th>
<th>% AFFORDABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>49</td>
<td>21</td>
<td>70%</td>
</tr>
<tr>
<td>URBAN 1-BED</td>
<td>12</td>
<td>45</td>
<td>21%</td>
</tr>
<tr>
<td>1-BED</td>
<td>70</td>
<td>98</td>
<td>42%</td>
</tr>
<tr>
<td>2-BED</td>
<td>35</td>
<td>66</td>
<td>35%</td>
</tr>
<tr>
<td>3-BED</td>
<td>12</td>
<td>20</td>
<td>38%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>178</td>
<td>250</td>
<td>42%</td>
</tr>
</tbody>
</table>

---

**PROGRAM**

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

UNITS BY AFFORDABILITY

<table>
<thead>
<tr>
<th>Area Median Income Levels</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>8</td>
</tr>
<tr>
<td>50%</td>
<td>10</td>
</tr>
<tr>
<td>60%</td>
<td>92</td>
</tr>
<tr>
<td>65%</td>
<td>20</td>
</tr>
<tr>
<td>75%</td>
<td>26</td>
</tr>
<tr>
<td>85%</td>
<td>17</td>
</tr>
<tr>
<td>90%</td>
<td>5</td>
</tr>
<tr>
<td>Market Rate</td>
<td>250</td>
</tr>
</tbody>
</table>
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