



Community Update

The Capitol Hill LGBTQ+ Affirming Affordable Housing & Senior Center



A presentation by GenPRIDE and Capitol Hill Housing in partnership with Aging with Pride, Country Doctor & Carolyn Down Clinics, Gay City, GSBA, Ingersoll Gender Center, LGBTQ Allyship, POCAAN, and the Seattle Counseling Service.



Community Advisory Team



GenPRIDE

Generations with Pride



Capitol Hill Housing

Aging with Pride

National Health, Aging, and Sexuality/Gender Study



Ingersoll

gender center



LGBTQ ALLYSHIP



POCAAN

EST. 1987



SEATTLE
COUNSELING
SERVICE



COUNTRY DOCTOR
COMMUNITY CLINIC



CAROLYN DOWNS
FAMILY MEDICAL CENTER



AFTER HOURS
CLINIC



gay city

Seattle's LGBTQ Center

COUNTRY DOCTOR COMMUNITY HEALTH CENTERS

Agenda

Opening Remarks

Karen Fredriksen-Goldsen, Aging with Pride + Chris Persons, Capitol Hill Housing

Project Recap

Mason Cavell, Capitol Hill Housing

Building Design Presentation

Freya Johnson & Roger Tucker, Environmental Works

GenPRIDE Program Overview

**Steven Knipp, GenPRIDE + Dr. Kristin Anderson, Country Doctor & Carolyn Downs Clinics + Debbie Carlson, LGBT Allyship
Fred Swanson, Gay City + Diane Biray Gregorio, Aging with Pride**

Community Input

Opening Remarks

- Karen Fredriksen-Goldsen, Aging with Pride
- Chris Persons, Capitol Hill Housing



Project Recap

- **Mason Cavell, Senior Development Manager, Capitol Hill Housing**

Units and Rents

- Targeting 100-122 units total
 - 80% studio units / 20% one bedroom units
 - Offering a mix of affordability levels
 - Working to secure set-aside units with rental assistance

	30% AMI	40% AMI	50% AMI	60% AMI
1 Person	\$23,250	\$31,000	\$38,750	\$46,500
Studio Rent	\$581	\$775	\$968	\$1,162
2 People	\$26,550	\$35,400	\$44,300	\$53,150
1br Rent	\$622	\$830	\$1,038	\$1,245

Project Timeline

Submit funding applications to Seattle Office of Housing, King County DCHS, WA State Housing Trust Fund

Close on financing and begin construction

Achieve full building occupancy and program operations

Spring
2020

Fall
2022

Fall
2019

Fall 2020

Winter
2022

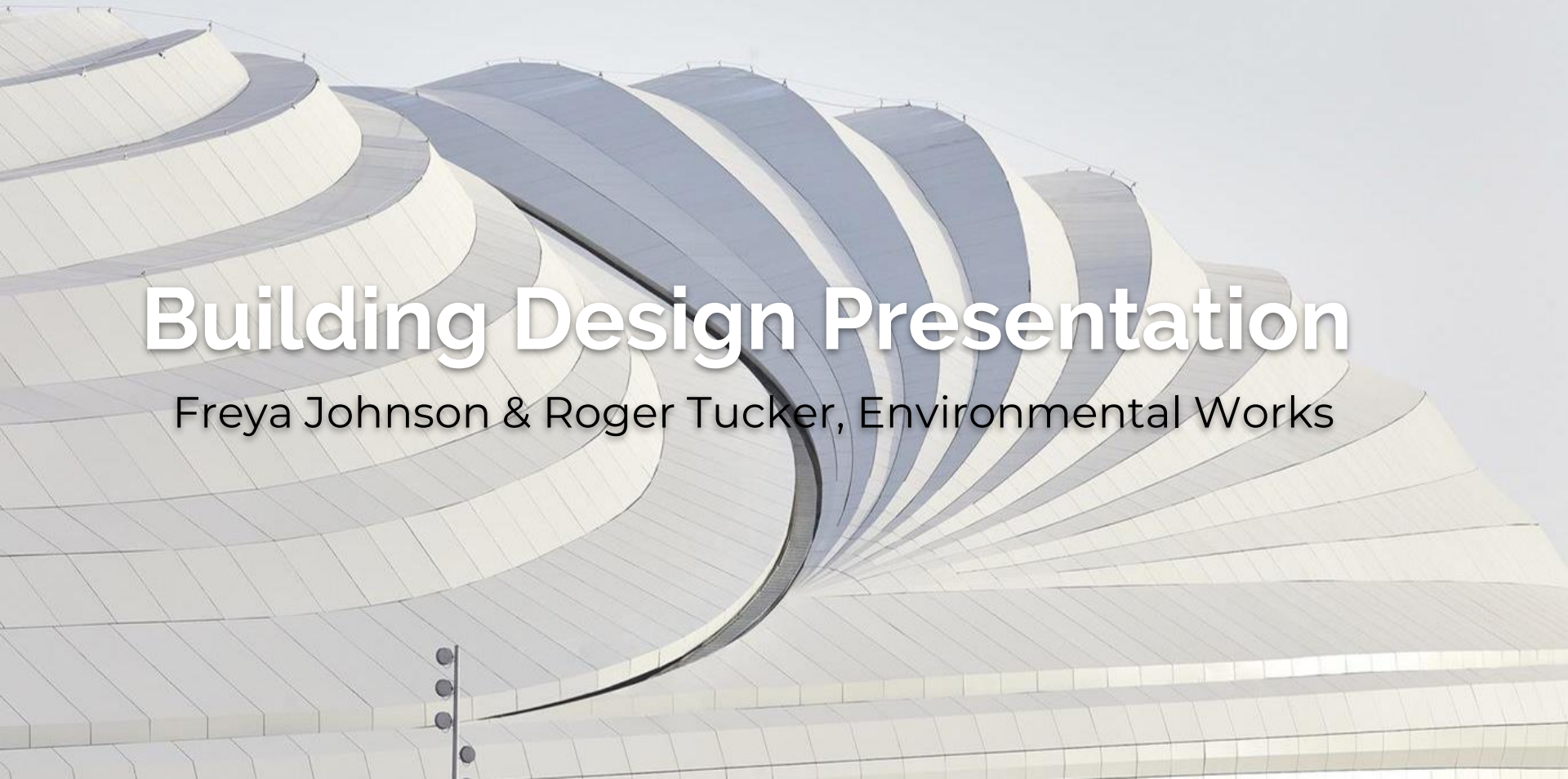
Finalize building design and secure entitlements

Complete construction and begin lease up



Building Design Presentation

Freya Johnson & Roger Tucker, Environmental Works

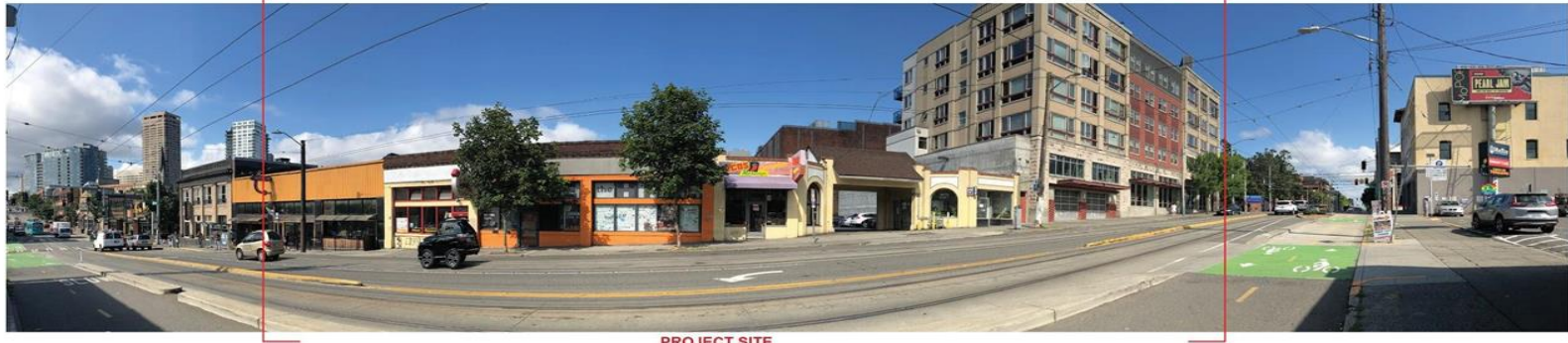


Most Suggested Topics

From Community Visioning Session 12/2017

- Intergenerational Connectivity – Cooking and story sharing
- Age in Place / Accessibility
- Meeting Space (8-10) / Place for services + LGBTQ Advocates
- Free Building wide WIFI
- Exercise / common areas
- Rooftop Garden / Outdoor space
- Service Delivery – For Seniors
- Safety Features
- In-House Manager/Resident Support
- Social Worker, Healthcare Navigator, Transportation Assistance

STREETSCAPE PHOTOS



PROJECT SITE

BROADWAY LOOKING WEST



BROADWAY LOOKING EAST



STREETSCAPE PHOTOS



CORNER OF BROADWAY AND PIKE



CORNER OF BROADWAY AND PINE



ALLEY PHOTOS

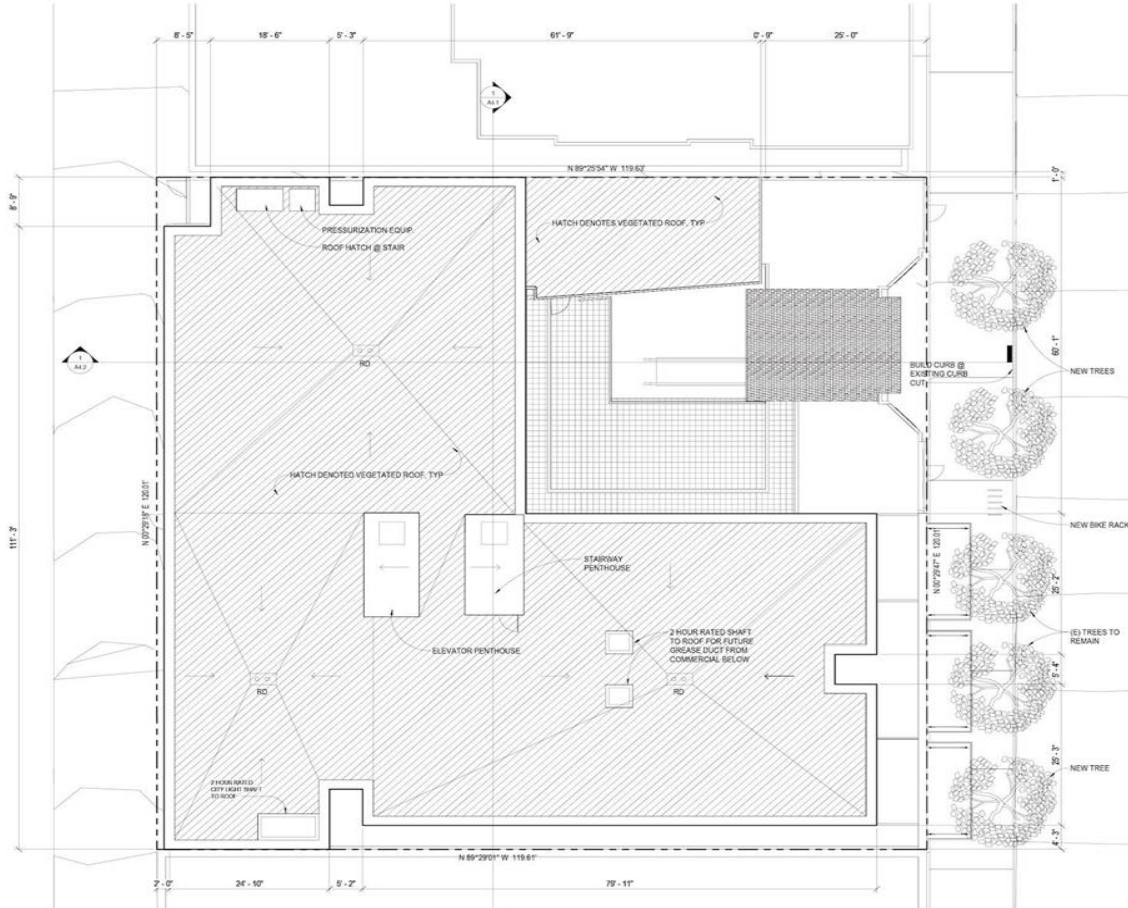








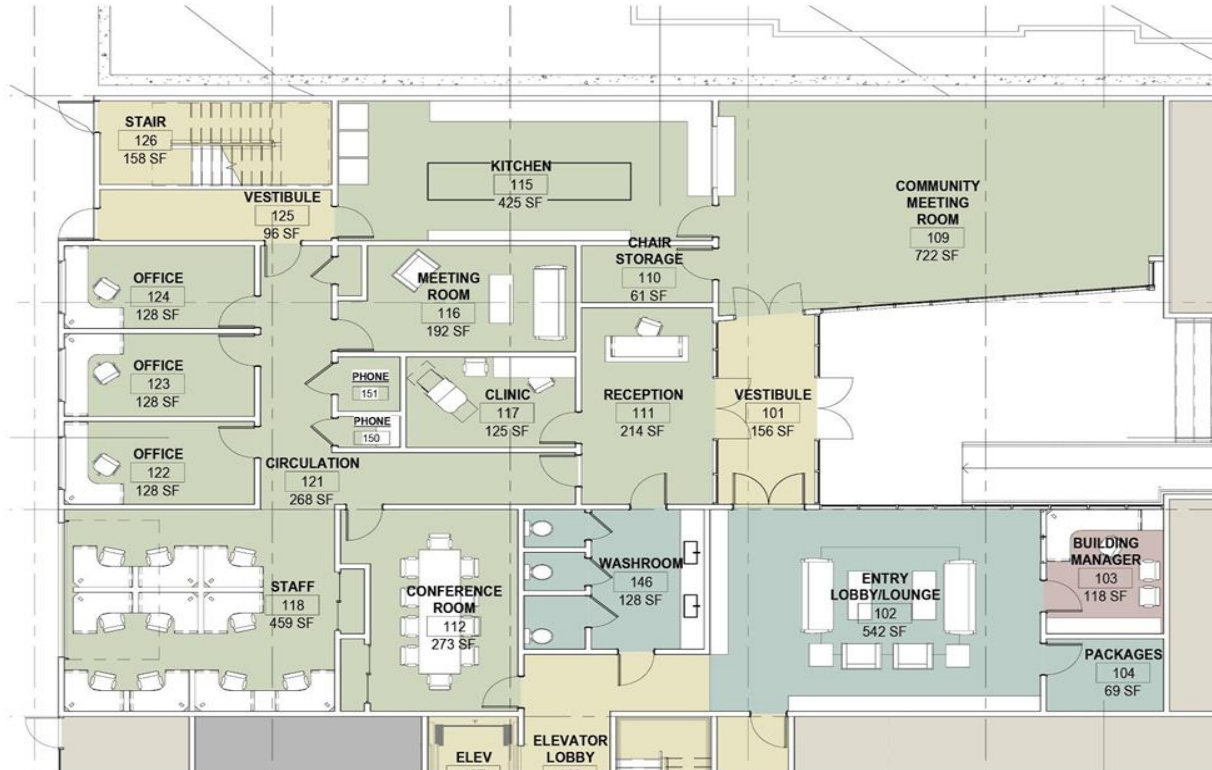
SITE PLAN



FIRST FLOOR PLAN



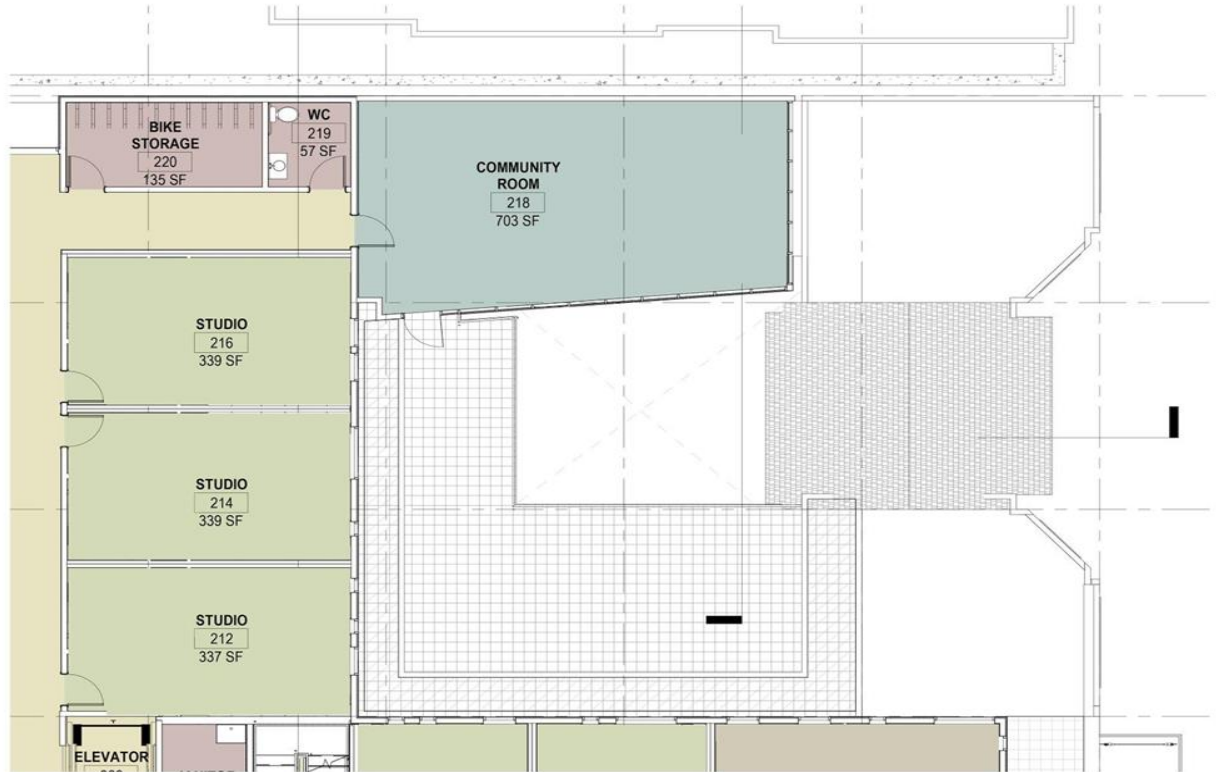
ENLARGED FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENLARGED SECOND FLOOR PLAN



ACCESSIBILITY, VISITABILITY AND UNIVERSAL DESIGN

- Fully accessible public spaces, include common areas, offices and public restrooms
- All building entrances will be fully accessible.
- Fully-accessible Type A units, the number of low step showers, no step showers and tubs is still to be determined.
- All apartments have floor areas designed for wheelchair use.
- All apartments will have blocking for future grab bars in the toilet and tub areas.
- Well lit, large, and clear directional signage.
- Automatic door openers at the main building entry.
- All corridors will have handrails on one side and have minimum five foot widths.
- Any carpets will be direct glued down.
- Floor finishes, signage, and other important parts of the visual environment will use relatively high color and value contrast to help define shapes, floor material changes, and other features that are challenging to the visually impaired.
- Ten percent of the units will be designed for the hearing and visually impaired and have strobe lights for the doorbells, fire alarms and smoke detectors as well as talking thermostats.
- All locksets and latchsets in the building will be lever type and meet ADA and ANSI standards.
- Two elevators will provide access to all floors and all apartments.
- Elevators will be equipped with signals to assist both hearing and vision impaired users.



SAFETY FEATURES

- The building's elevators will be sized to facilitate an emergency gurney.
- Fire sprinklers will be installed throughout the building.
- Fire detection system will include hard-wired smoke detectors within the residential units and all public areas, as well as a fire alarm system that will include both audio and visual notification.
- All corridors, exits, and common areas will be marked with emergency lighting, exit signs, and directional signs.
- The building will be equipped with an emergency call system that allows tenants to signal the manager's office in case on an emergency. We may consider using signalers worn by the tenants, as opposed to the hard-wired pull stations in the apartments.
- Adequate lighting at units entries, pathways and tasks areas provides a sense of safety and security for residents. An average level of 15 footcandles will be provided at corridors, with even, no glare sources of light.
- Main doors to the building will be controlled with card key access system. This makes it easier and to change access controls, should that become necessary. It also keeps a record of who is using the doors and when they are accessed.



GenPRIDE/Partner Programming Overview

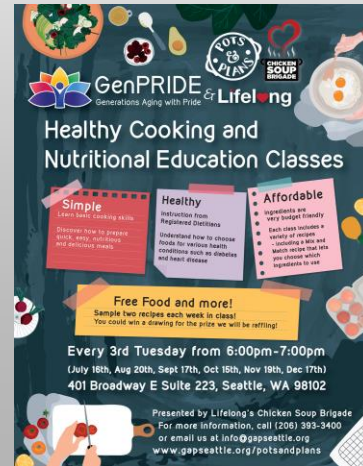
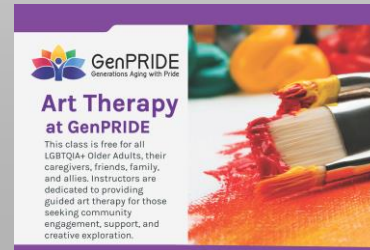
Steven Knipp, GenPRIDE

Dr. Kristin Anderson,
Country Doctor and Carolyn Downs Clinic services

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Diane Biray Gregorio, Aging with Pride

Debbie Carlsen, LGBT Allyship



Community Input

Safety

Bikes?

Community Spaces

Thank you.

www.gapseattle.org/community-update

