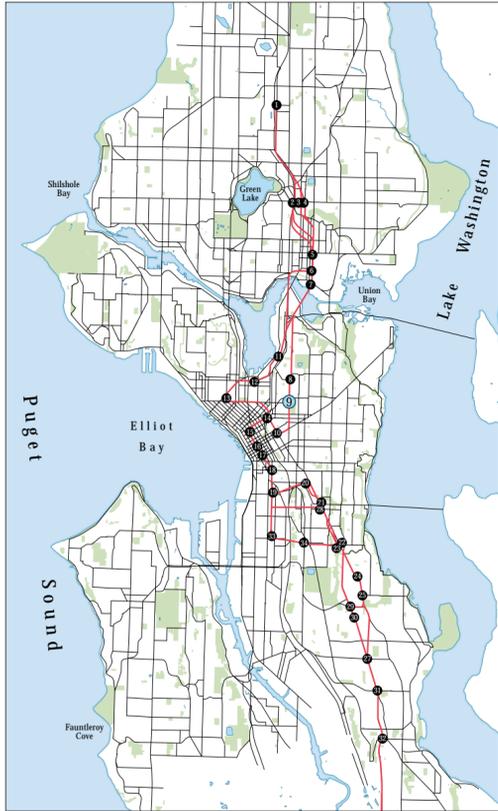


Capitol Hill



Seattle Light Rail Stations

Station and Alignment Options

The preferred alignment runs through Capitol Hill in a tunnel underneath Broadway. The Capitol Hill Station is proposed for the area between East John Street and East Pine Street, although the exact site has not yet been determined. The station will be situated at the southern end of the Broadway commercial district.



View looking north along Broadway at E. Denny Way

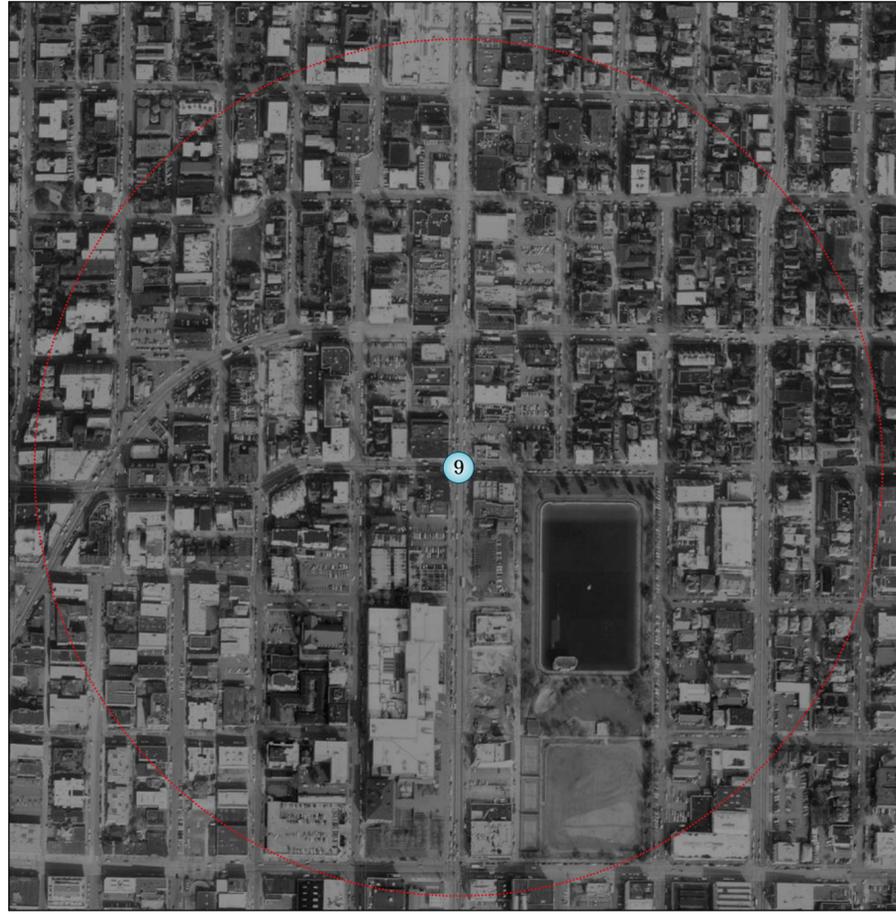


Mixed-use residential/commercial development near Capitol Hill station site.



Broadway commercial area looking south

Orthophoto (1993)



Planning Context:

The Capitol Hill station area is located within the southern portion of the Capitol Hill Urban Center Village and a small portion of the Pike/Pine Urban Center Village. Capitol Hill is a dynamic urban neighborhood with thriving commercial districts and the highest-density residential areas in Washington state. The station area is bisected by the Broadway commercial district. The predominant use in the station area is multi-family residential development. Seattle Central Community College, Lincoln Reservoir, a park, and playfields are other major land uses in the station area.

Existing Land Use



Single-Family Residential	Institution/Church	Industrial
Duplex/Triplex	Public Facility	Parking
Multi-Family Residential	Retail/Service	Warehouse
Other Housing	Entertainment	Park/Open Space
Mixed Use	Hotel/Motel	Vacant
School	Transportation/Utility/Co	Unknown/Unavailable
Office		

Source: King County Assessor's records (1998)

Station Area Profile

(Statistics for area within 1/4 mile, a 5-minute walk)

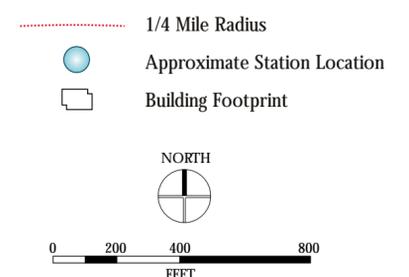
1997 CONDITIONS	
Demographics	
1997 Population	5,551
1997 Employment	3,535
1996 Median Household Income	\$26,334
STATION AREA LAND USE	
Residential	
Units	4,267
Density ¹	
Single-family	n.a.
Multi-family	61.6
Apartment Rents per Sq. Ft.	\$1.03
Apartment Vacancy Rate	1.3%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	367,172
Office	152,153
Total	3,814,858
Floor Area Ratio (FAR) ²	0.97
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
TRENDS IN LAND PRICES³ (1985-97 Avg. increase/year)	
Commercial Lots	2.6%
Single-Family Lots	8.1%
Multi-family Lots	5.0%
Active Permit Applications	
Residential (Dwelling Units)	53
Commercial (Thousands of Sq. Ft.)	2
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	8,100
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	320
New Employment	1,190
Non-residential Space (Sq. Ft.) ⁴	357,000
Projected Floor Area Ratio (FAR)	1.06
2020 Development with LRT and No Supportive Policies	
Total Housing Units	4,587
Total Employment	4,725
Non-residential space (Sq. Ft.)	4,171,900

¹ Housing units per net residential acre in residential zoning districts
² Ratio of non-residential space per net acre of commercial and industrial land use
³ Based on sales prices recorded by King County Assessor and reported by zoning category
⁴ Includes commercial, industrial and institutional space, but excludes Sound Transit facilities and public facilities

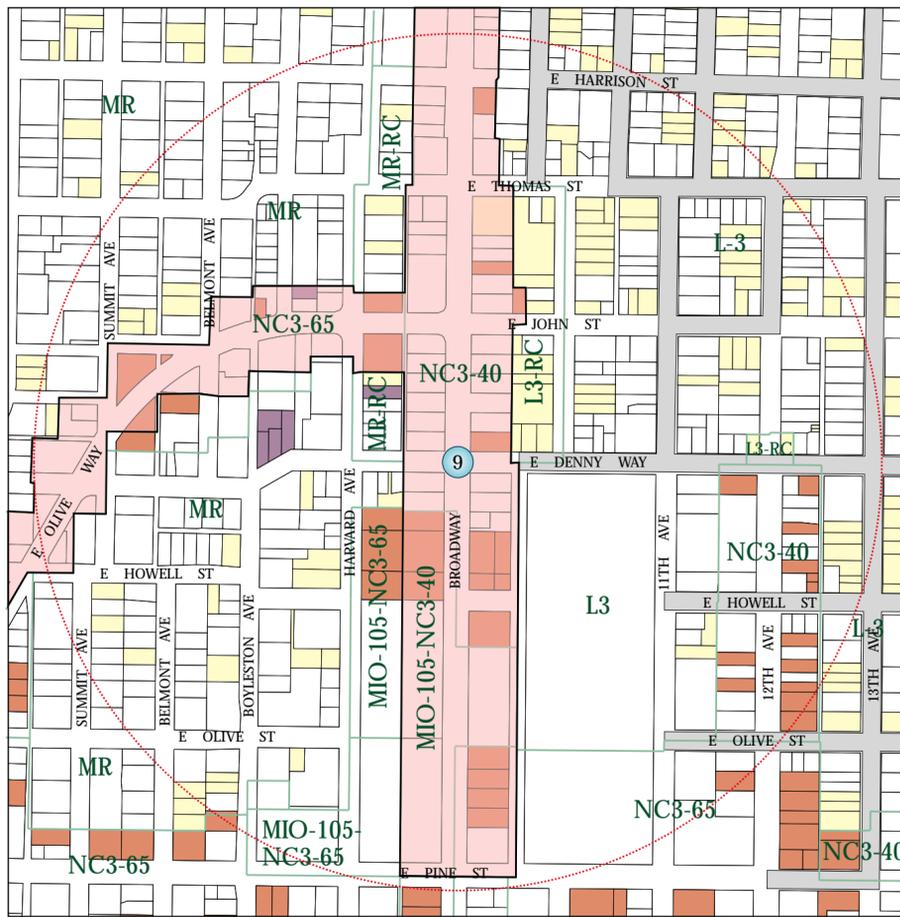
Summary of Current Land Use Capitol Hill Station Area

Land Use	Acres	Percent of Total
Multi-Family	26.04	28.79
Transp/Util/Co	11.04	12.20
Retail/Service	9.59	10.60
Single-Family	8.40	9.28
Schools	6.90	7.62
Duplex/Triplex	5.46	6.04
Unknown/NA	5.27	5.83
Parking	5.19	5.74
Office	4.16	4.59
Industrial	1.80	1.99
Mixed Use	1.73	1.92
Institutions	1.35	1.49
Other Housing	0.96	1.06
Entertainment	0.93	1.03
Warehouse	0.87	0.96
Vacant	0.60	0.66
Public Facilities	0.16	0.18
Total	90.50	100.00

Note: Excludes public-right-of-way; these are parcel area subtotals only.



Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



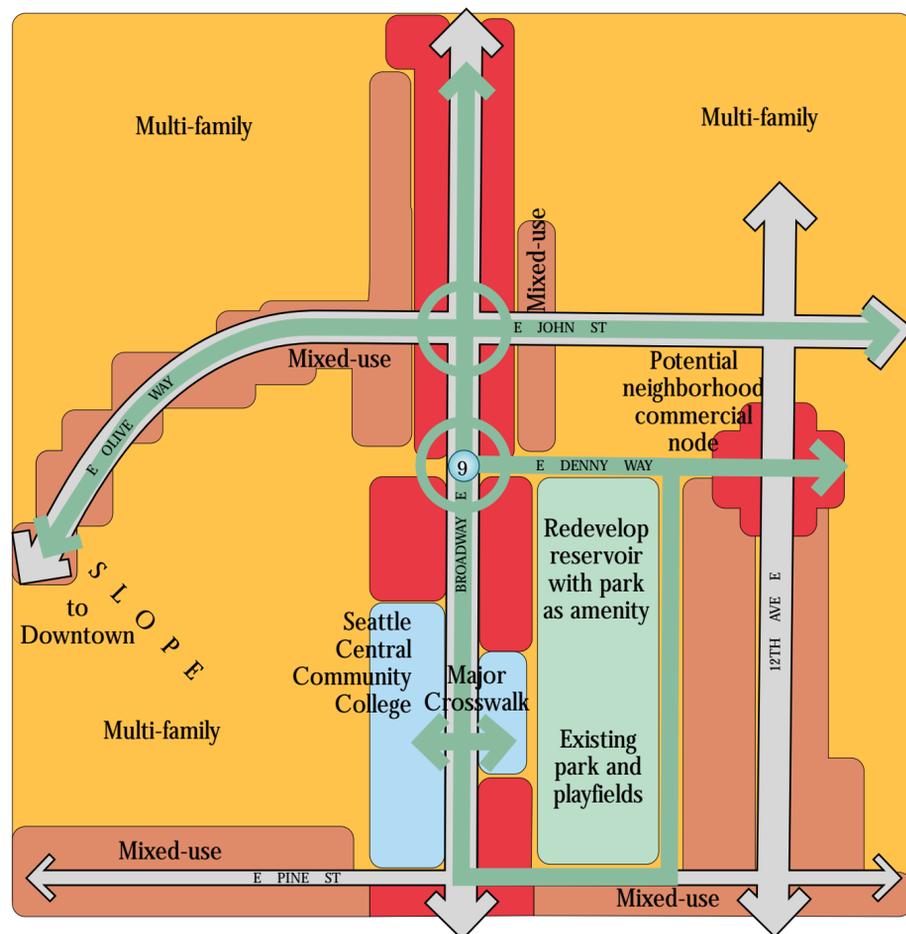
Some neighborhood concerns:

- Mitigating parking problems;
- Providing drop-off capacity at the station;
- Addressing public safety; and
- Determining the appropriate zoning.

Opportunity Sites by Zoning Designation: Capitol Hill

Zoning	Number of Parcels	Total Acres	Percent of Total
L-3	62	5.98	35.31
L-3-RC	14	2.23	13.13
NC3-65	10	1.60	9.42
NC3-40	23	2.75	16.25
MR-RC	4	0.50	2.94
MR	30	3.71	21.90
MIO-105-NC3-40	1	0.18	1.04
Total	144	16.94	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: Capitol Hill (9)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 4	Retail: 3	Office: 2

* Indicates the relative strength of market type of the station area compared to other potential Seattle station areas. Ranking is based on rents, employment levels, vacancy rates, land values, recent development activity, stakeholder interviews, field observations, and other information.

Strategy	Potential Action	Comments
Land Use Tools	●	Consider limited rezoning on key vacant parcels; recognize neighborhood interest in height increase on Broadway between Thomas and Denny.
Pedestrian Network	✓/?	Existing POZ on Broadway and Olive; potential expansion can support TOD. Provide streetscape improvements, including lighting.
Parking Management	●	Comprehensive program needed, with parking maximums, off-site provisions, and reduced requirements for residential uses. Shared facilities for retail and institutions; SCCC parking controls.
Economics/Financial Assistance	?	Provide for affordable housing proposed as part of mixed-use TOD and in multi-family zones.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	●	Improve bus circulation without adversely affecting pedestrian streets or east/west bus service, especially serving Group Health.
Development Partnerships	●	Further planning needed for SCCC expansion in north lot.
Pilot Projects	○	Further planning needed (e.g. use of Bonney-Watson parking lot for station construction staging; rebuild with shared parking in mixed-use project).

- ✓ = Supportive Policy/Program in Place
- = High Priority Action
- = Recommended Action
- ? = Further Study Required
- TOD = Transit-Oriented Development
- POZ = Pedestrian Overlay Zone
- RPZ = Residential Parking Zone