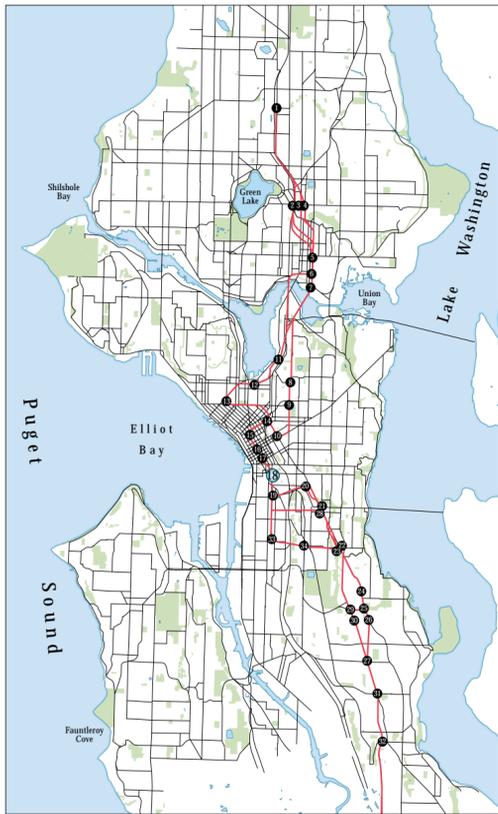


# International District



Seattle Light Rail Stations

## Station and Alignment Options

All alignment options being considered by Sound Transit between Westlake Station downtown and South McClellan Street include the existing International District station. The station is located in the International District, adjacent to historic Union Station and King Street Station. In the future, this area will be a major transfer point for users of light rail and commuter rail.



International District at 5th and King

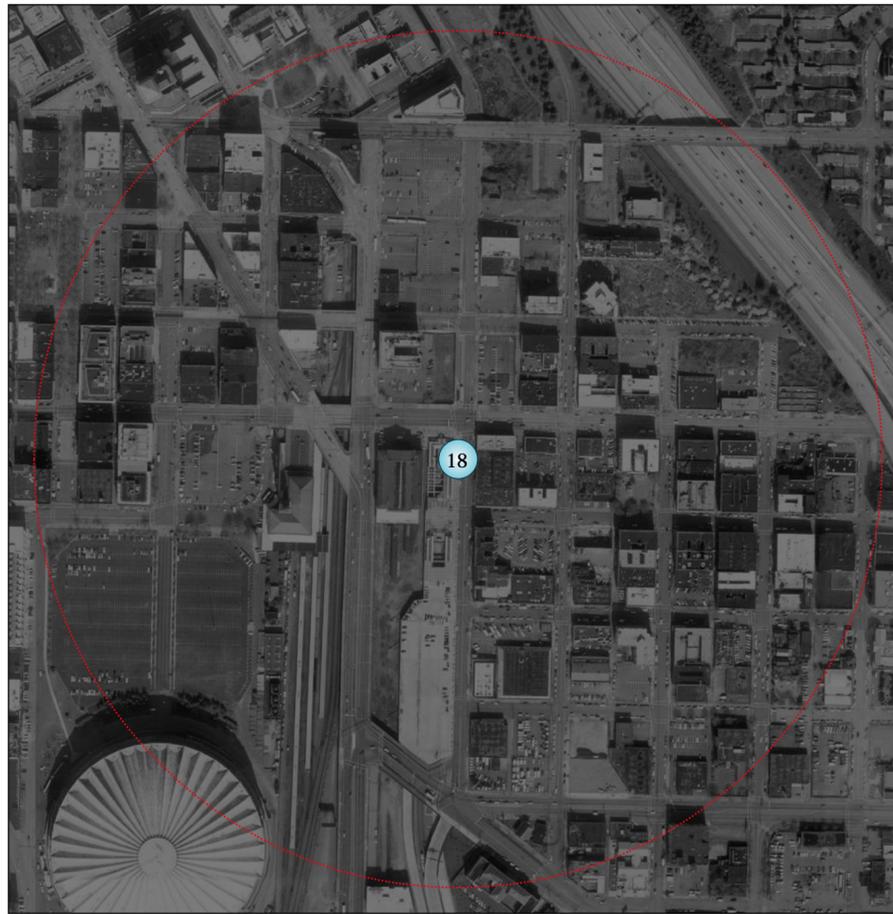


International District at 5th and Jackson



Looking south along 5th Avenue toward International District Station and showing terminus of Waterfront Streetcar.

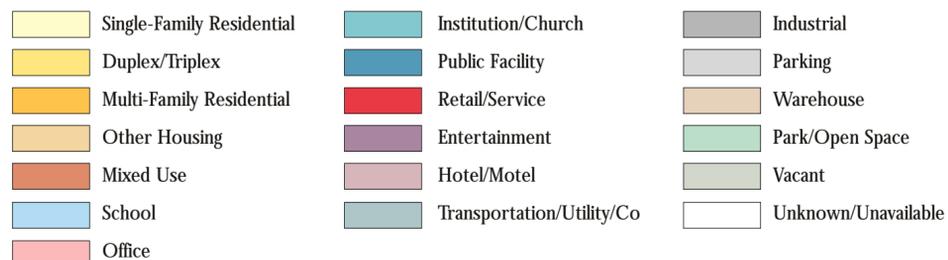
## Orthophoto (1993)



## Planning Context:

The International District station area is located within the International District and Pioneer Square Urban Center Villages, both of which are included within the Downtown Urban Center. Located directly to the south of Downtown Seattle, the International District neighborhood is the center of the region's Asian and Pacific Islander communities and is home to many diverse businesses and social service agencies. The Pioneer Square neighborhood is a historic district with a mix of housing, commercial, and entertainment activity. Both the International District and Pioneer Square neighborhoods are Special Review Districts.

## Existing Land Use



Source: King County Assessor's records (1998)

## Station Area Profile

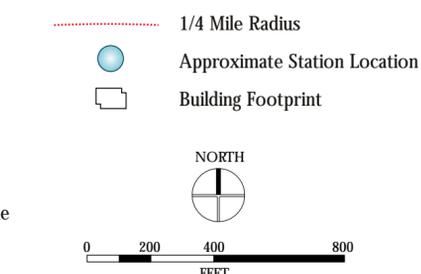
(Statistics for area within 1/4 mile, a 5-minute walk)

<b>1997 CONDITIONS</b>	
Demographics	
1997 Population	1,762
1997 Employment	7,157
1996 Median Household Income	\$9,718
<b>STATION AREA LAND USE</b>	
<b>Residential</b>	
Units	1,277
Density <sup>1</sup>	
Single-family	n.a.
Multi-family	n.a.
Apartment Rents per Sq. Ft.	\$1.25
Apartment Vacancy Rate	3.9%
<b>Commercial</b>	
Floor Area (Sq. Ft.)	
Retail/Service	593,952
Office	847,060
Total	4,282,520
Floor Area Ratio (FAR) <sup>2</sup>	.97
Office Rents per Sq. Ft.	17.52
Office Vacancy Rate	4.8%
<b>TRENDS IN LAND PRICES<sup>3</sup></b> (1985-97 Avg. increase/year)	
Commercial Lots	4.9%
Single-Family Lots	n.a.
Multi-family Lots	4.9%
<b>Active Permit Applications</b>	
Residential (Dwelling Units)	171
Commercial (Thousands of Sq. Ft.)	n.a.
<b>LRT WITH GROWTH PROSPECTS</b>	
Projected 2010 LRT Daily Boardings:	9,200
<b>Projected 20-Year Growth</b>	
Increment with LRT	
New Housing Units	2,940
New Employment	8,330
Non-residential Space (Sq. Ft.) <sup>4</sup>	2,499,000
Projected Floor Area Ratio (FAR)	1.53
<b>2020 Development with LRT</b> and No Supportive Policies	
Total Housing Units	4,217
Total Employment	15,487
Non-residential space (Sq. Ft.)	6,781,600

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

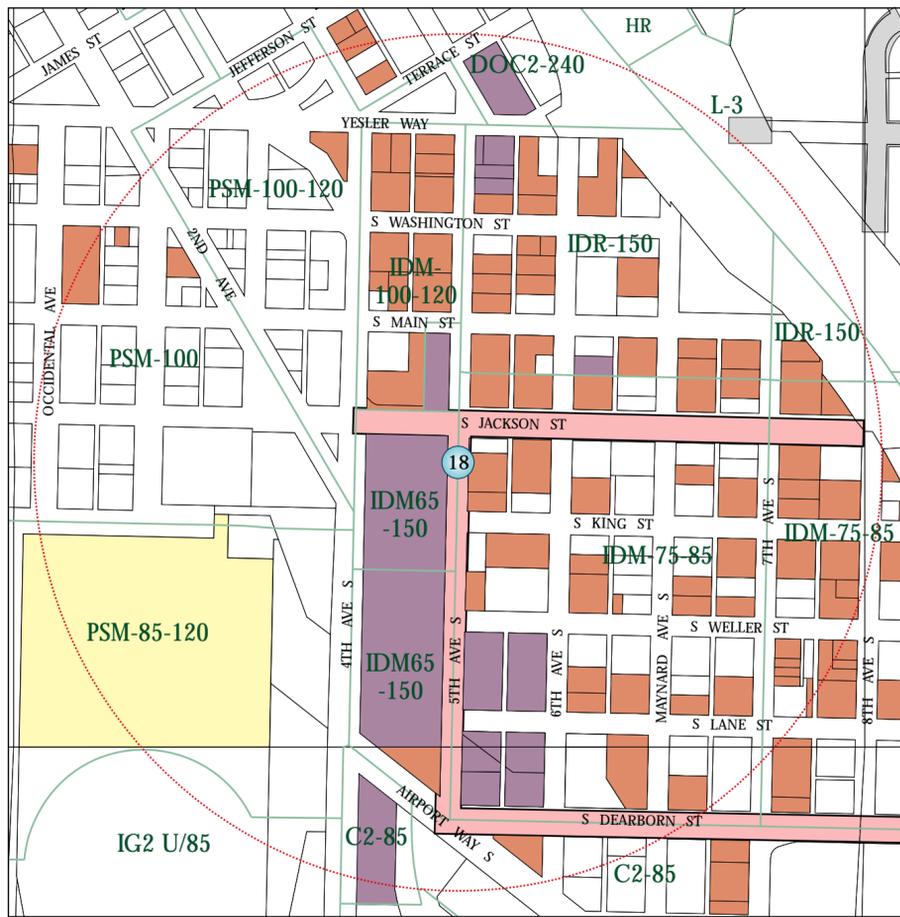
Land Use	Acres	Percent of Total
Entertainment	34.89	34.36
Transp/Util/Co	11.07	10.91
Parking	9.44	9.30
Unknown/NA	8.58	8.45
Vacant	7.44	7.32
Retail/Service	6.98	6.87
Office	6.80	6.70
Warehouse	6.45	6.35
Multi-Family	4.06	4.00
Other Housing	2.22	2.19
Industrial	1.27	1.25
Open Space	1.27	1.25
Public Facilities	0.31	0.30
Duplex/Triplex	0.21	0.21
Institutions	0.17	0.16
Mixed Use	0.17	0.16
Schools	0.17	0.16
Single-Family	0.05	0.05
<b>Total</b>	<b>101.50</b>	<b>100.00</b>

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

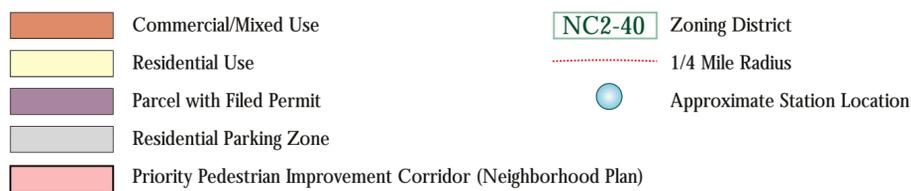


# International District

## Zoning and Opportunity Sites



### Types of Opportunity Sites, Based on Current Zoning



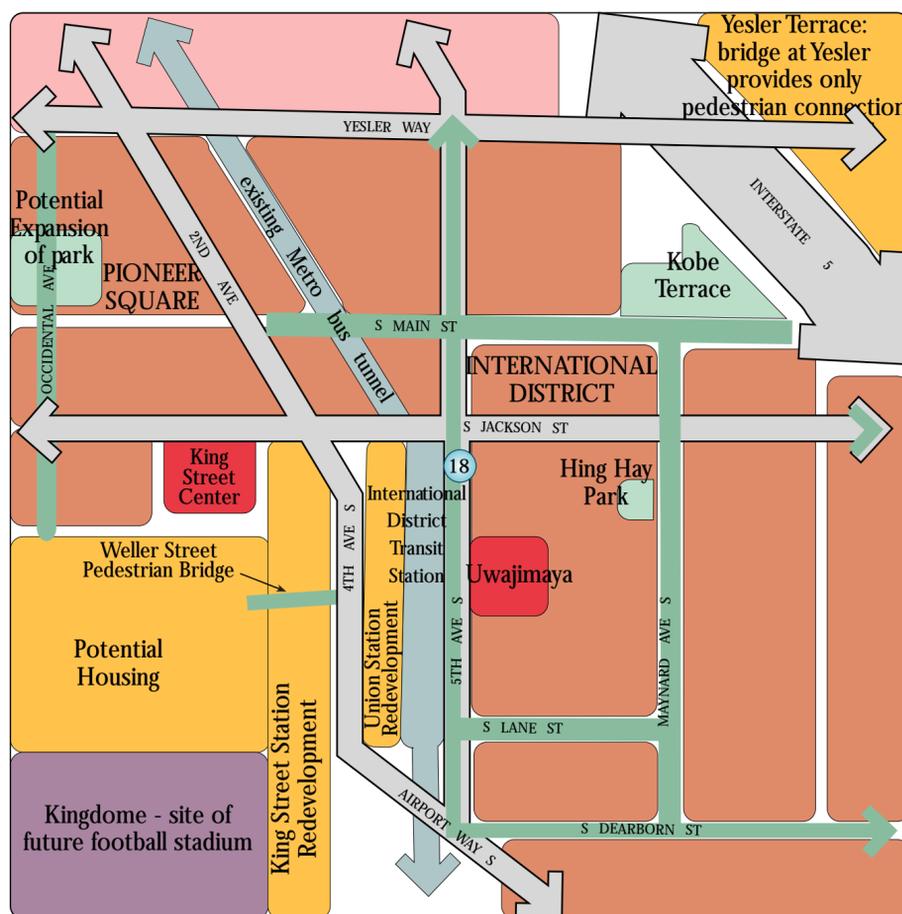
Some neighborhood concerns:

- Need for pedestrian improvements;
- Parking;
- Access to the neighborhood's commercial district;
- Preserving the viability and uniqueness of this neighborhood in the face of significant construction in the area; and
- Addressing transportation concerns, specifically access to and through the area, particularly as two new stadiums and a number of other new projects are constructed in and around the neighborhood.

### Opportunity Sites by Zoning Designation: International District

Zoning	Number of Parcels	Total Acres	Percent of Total
PSM-100	3	1.08	3.45
DOC2-240	3	0.92	2.92
IDM-100-120	13	3.12	9.92
PSM-100-120	1	0.23	0.72
IDR-150	25	4.90	15.57
IDM-75-85	62	14.77	46.98
IDM-65-150	3	6.43	20.44
Total	110	31.45	100.00

## Urban Design Opportunities and Constraints



## Potential Development Strategies: International District (18)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 2	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		
Pedestrian Network	○	Extend pedestrian improvement corridor west on Jackson and north on 5th Avenue. Improve linkages to King Street station and Kingdome/Seattle Stadium.
Parking Management	●	Comprehensive program needed that responds to stadia impacts.
Economics/Financial Assistance	●	Provide funding to help preserve affordable housing and rehabilitate vacant properties.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	?	Expansion of the Free-Ride Zone to Dearborn and bus stop improvements.
Development Partnerships	?	Potential work with stadia authorities.
Pilot Projects	●	Establish a "Gateway" to the neighborhood at 5th and Jackson.

- ✓ = 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