



# Downtown Stations

## Some neighborhood concerns:

- **Denny Triangle:** Refining the neighborhood plan based on the final Convention Place station location and design; addressing the neighborhood's significant needs for open space and other neighborhood amenities due to the rapid rate of growth the area is experiencing;
- **Pioneer Square:** Addressing transportation concerns, specifically access to and through the area, particularly as two stadiums and a number of other new developments are constructed in and around the neighborhood; and
- **Commercial Core:** Addressing issue of returning buses to downtown streets from transit tunnel.

Summary of Current Land Use Convention Place Station Area

Land Use	Acres	Percent of Total
Parking	23.21	30.50
Office	11.82	15.53
Multi-Family	9.86	12.95
Retail/Service	6.23	8.18
Hotel/Motel	3.88	5.10
Vacant	3.41	4.48
Unknown/NA	3.05	4.00
Institutions	2.89	3.80
Entertainment	2.82	3.71
Other Housing	2.71	3.57
Mixed Use	1.76	2.31
Transp/Util/Co	1.56	2.05
Industrial	1.26	1.66
Schools	0.84	1.10
Warehouse	0.81	1.06
Total	76.1	100.00

Opportunity Sites by Zoning Designation: Convention Place

Zoning	Number of Parcels	Total Acres	Percent of Total
NC3-65	11	2.03	7.24
NC3-85	4	1.34	4.76
MIO-MR	1	0.12	0.43
MIO-HR	4	0.94	3.35
DMC-240	32	7.11	25.35
DMC-125	4	1.09	3.87
DOC2-300	61	15.43	54.99
Total	117	28.05	100.00

Summary of Current Land Use Westlake Station Area

Land Use	Acres	Percent of Total
Office	26.70	31.50
Parking	17.71	20.89
Retail/Service	15.94	18.80
Hotel/Motel	8.36	9.86
Unknown/NA	5.10	6.01
Multi-Family	2.77	3.26
Entertainment	2.21	2.61
Vacant	1.80	2.12
Industrial	1.22	1.44
Other Housing	0.75	0.88
Public Facilities	0.66	0.78
Warehouse	0.62	0.73
Institutions	0.56	0.66
Mixed Use	0.20	0.23
Transp/Util/Co	0.18	0.21
Open Space	0.01	0.01
Total	84.8	100.00

Opportunity Sites by Zoning Designation: Westlake

Zoning	Number of Parcels	Total Acres	Percent of Total
DMC-240	32	4.95	21.99
DMC-125	8	1.29	5.73
DOC2-300	43	11.06	99.17
DRC85-150	21	4.84	19.94
DOC1-450	2	0.71	3.16
Total	106	22.49	100.00

Summary of Current Land Use University Street Station Area

Land Use	Acres	Percent of Total
Office	39.48	50.34
Unknown/NA	8.63	11.00
Parking	5.76	7.35
Retail/Service	5.24	6.68
Hotel/Motel	4.93	6.29
Public Facilities	3.34	4.26
Institutions	2.51	3.20
Multi-Family	1.93	2.47
Mixed Use	1.87	2.39
Transp/Util/Co	1.03	1.31
Entertainment	1.01	1.29
Other Housing	0.92	1.17
Vacant	0.92	1.17
Warehouse	0.85	1.09
Total	78.40	100.00

Opportunity Sites by Zoning Designation: University

Zoning	Number of Parcels	Total Acres	Percent of Total
DMC-160	4	1.92	14.00
DMC-240	8	1.80	13.13
DMC-125	1	0.15	1.11
DRC85-150	6	1.49	10.87
PSM-100	1	0.12	.85
DOC1-450	20	7.48	54.39
DOC2-240	4	0.77	5.63
Total	18	3.88	100.00

Summary of Current Land Use Pioneer Square Station Area

Land Use	Acres	Percent of Total
Office	33.15	47.35
Parking	8.88	12.68
Unknown/NA	6.07	8.67
Public Facilities	4.67	6.67
Retail/Service	4.14	5.91
Warehouse	3.32	4.75
Open Space	2.12	3.03
Other Housing	1.90	2.72
Multi-Family	1.73	2.47
Vacant	1.68	2.40
Hotel/Motel	1.24	1.77
Institutions	1.03	1.48
Entertainment	0.08	0.11
Total	70.00	100.00

Opportunity Sites by Zoning Designation: Pioneer Square

Zoning	Number of Parcels	Total Acres	Percent of Total
HR	1	0.22	2.85
NC3-160	2	0.50	6.41
DMC-160	8	1.12	14.42
DMC-240	2	0.46	5.92
PSM-100	12	1.86	24.08
DOC2-240	15	2.53	32.67
IDM-100-120	4	0.83	10.70
PSM-100-120	1	0.23	2.95
Total	45	7.73	100.00

## Potential Development Strategies: Downtown Stations (14-17)

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

\* 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	●	Provide zoning to accommodate mixed use/joint development at Convention Place station; modify design guidelines to address station-specific orientation and access incentives.
Pedestrian Network	✓	Continue "green streets" program.
Parking Management	?	Evaluate need for additional parking controls in selected locations.
Economics/Financial Assistance	?	May be needed for up-front improvements at Convention Place station to facilitate joint development.
Regulatory Process	○	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	✓	Coordinate service changes with King County Metro, including future use of Convention Place station.
Development Partnerships	?	Further air rights/ abandonment/ joint development planning needed at Convention Place.
Pilot Projects		

- ✓ = 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

## Station Area Profiles

(Statistics for area within 1/4 mile, a 5-minute walk)				
1997 CONDITIONS	Convention Place	Westlake	University Street	Pioneer Square
Demographics				
1997 Population	4,122	2,012	1,653	1,146
1997 Employment	12,441	44,415	63,288	55,787
1996 Median Household Income	\$30,940	\$21,957	\$12,558	\$12,558
STATION AREA LAND USE				
Residential				
Units	2,987	1,458	1,198	830
Density <sup>1</sup>				
Single-family	n.a.	n.a.	n.a.	n.a.
Multi-family	90.0	n.a.	0.0	0.0
Apartment Rents per Sq. Ft.	1.25	1.25	1.25	1.25
Apartment Vacancy Rate	3.9%	3.9%	3.9%	3.9%
Commercial				
Floor Area (Sq. Ft.)				
Retail/Service	373,517	2,705,825	510,166	754,616
Office	5,009,697	13,767,056	20,951,523	16,457,924
Total	11,306,424	24,215,035	27,855,750	21,637,293
Floor Area Ratio (FAR) <sup>2</sup>	3.41	6.56	8.15	7.10
Office Rents per Sq. Ft.	\$25.83	\$25.83	\$25.83	\$17.52
Office Vacancy Rate	2.8%	2.8%	2.8%	4.8%
TRENDS IN LAND PRICES <sup>3</sup>				
(1985-97 Avg. increase/year)				
Commercial Lots	4.9%	4.9%	4.9%	4.9%
Single-Family Lots	n.a.	n.a.	n.a.	n.a.
Multi-family Lots	4.9%	4.9%	4.9%	4.9%
Active Permit Applications				
Residential (Dwelling Units)	615	751	687	32
Commercial (Thousands of Sq. Ft.)	n.a.	n.a.	n.a.	n.a.
Projected 2010 LRT Daily Boardings:				
	1,800	18,000	13,000	5,600
Projected 20-Year Growth				
Increment with LRT				
New Housing Units	3,900	3,200	800	740
New Employment	18,230	16,370	10,600	9,660
Non-residential Space (Sq. Ft.) <sup>4</sup>	5,470,000	4,910,000	3,180,000	2,898,000
Projected Floor Area Ratio (FAR)	5.06	7.89	9.08	8.05
2020 Development with LRT and No Supportive Policies				
Total Housing Units	6,887	4,658	1,998	1,570
Total Employment	30,671	60,785	73,888	65,447
Non-residential space (Sq. Ft.)	16,776,500	29,125,100	31,035,800	24,535,300

<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

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