

Zoning Opportunities and Constraints

Downtown Seattle is already experiencing a great deal of development, driven by regional market forces rather than light rail. Because the Downtown stations already exist, land use patterns are not anticipated to change greatly because of light rail. A key issue here will be developing better signage and station entrance/exit locations to make them more accessible to the public. The location and development of green streets may warrant review in light of the station locations. There may be significant land use and transportation implications for Downtown if light rail forces buses out of the tunnel and onto downtown streets.

Planning Context:

The four Downtown station areas are located within the Downtown Urban Center, with the Convention Place station area extending east of Interstate 5 into the First Hill/Capitol Hill Urban Center. The Convention Place station area is situated within portions of the Denny Triangle, Pike/Pine, and First Hill Urban Center Villages. The Westlake station area is located within portions of Denny Regrade and Commercial Core Urban Center Villages. The University Street station area is located entirely within the Commercial Core Urban Center Village. The Pioneer Square station area is located within portions of the Commercial Core and Pioneer Square/Kingdome Urban Center Village.

Types of Opportunity Sites, Based on Current Zoning

- Commercial/Mixed Use
- Residential Use
- Parcel with Filed Permit
- Residential Parking Zone
- NC2-40 Zoning District
- 1/4 Mile Radius
- Approximate Station Location



Note: This map shows only 4 of the 5 existing tunnel station areas. See separate sheets for information on the International District station area.