

First Hill



Seattle Light Rail Stations

Station and Alignment Options

The preferred alignment between the University District and Westlake Station includes a tunnel under First Hill and Capitol Hill. A First Hill Station will be underground, in the vicinity of East Madison Street between Minor Avenue and Broadway, at the foot of the Swedish Medical Center tower.

Orthophoto (1993)



Planning Context:

The First Hill station area is located primarily in the First Hill Urban Center Village. The station area is bisected by the Madison Street commercial district and includes Virginia Mason and Swedish Hospitals and Seattle University. Historic resources located in the station area include St. James Cathedral and the Stimson-Green Mansion. A well-maintained public housing complex, Yesler Terrace, is located to the south of the station area.

Station Area Profile

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

1997 CONDITIONS	
Demographics	
1997 Population	3,756
1997 Employment	14,073
1996 Median Household Income	\$22,993
STATION AREA LAND USE	
Residential	
Units	2,924
Density ¹	
Single-family	n.a.
Multi-family	37.3
Apartment Rents per Sq. Ft.	\$1.03
Apartment Vacancy Rate	1.3%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	166,543
Office	2,190,143
Total	10,052,932
Floor Area Ratio (FAR) ²	2.33
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)	97
Commercial (Thousands of Sq. Ft.)	61
LRT AND GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	6,700
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	320
New Employment	2,800
Non-residential Space (Sq. Ft.) ⁴	840,000
Projected Floor Area Ratio (FAR)	2.52
2020 Development with LRT and No Supportive Policies	
Total Housing Units	3,244
Total Employment	16,873
Non-residential space (Sq. Ft.)	10,893,000

¹ Housing units per net residential acre in residential zoning district
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

Existing Land Use



Land Use	Acres	Percent of Total
Schools	23.05	23.26
Parking	16.22	16.37
Office	15.16	15.30
Institutions	13.86	13.99
Multi-Family	11.25	11.36
Temp. Not Sure	8.73	8.81
Retail/Service	3.37	3.40
Industrial	2.03	2.05
Vacant	1.48	1.49
Entertainment	1.18	1.19
Single-Family	0.73	0.73
Transp/Util/Co	0.56	0.57
Hotel/Motel	0.54	0.55
Mixed Use	0.33	0.33
Open Space	0.22	0.22
Warehouse	0.18	0.18
Duplex/Triplex	0.11	0.12
Other Housing	0.08	0.09
Total	99.10	100.00

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



Upper-level parking lot of new mixed retail on Broadway between Union and Pike accommodates pedestrians and cars.



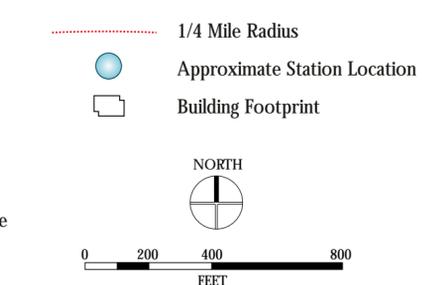
Example of pedestrian streetscape that integrates commercial and residential environments.



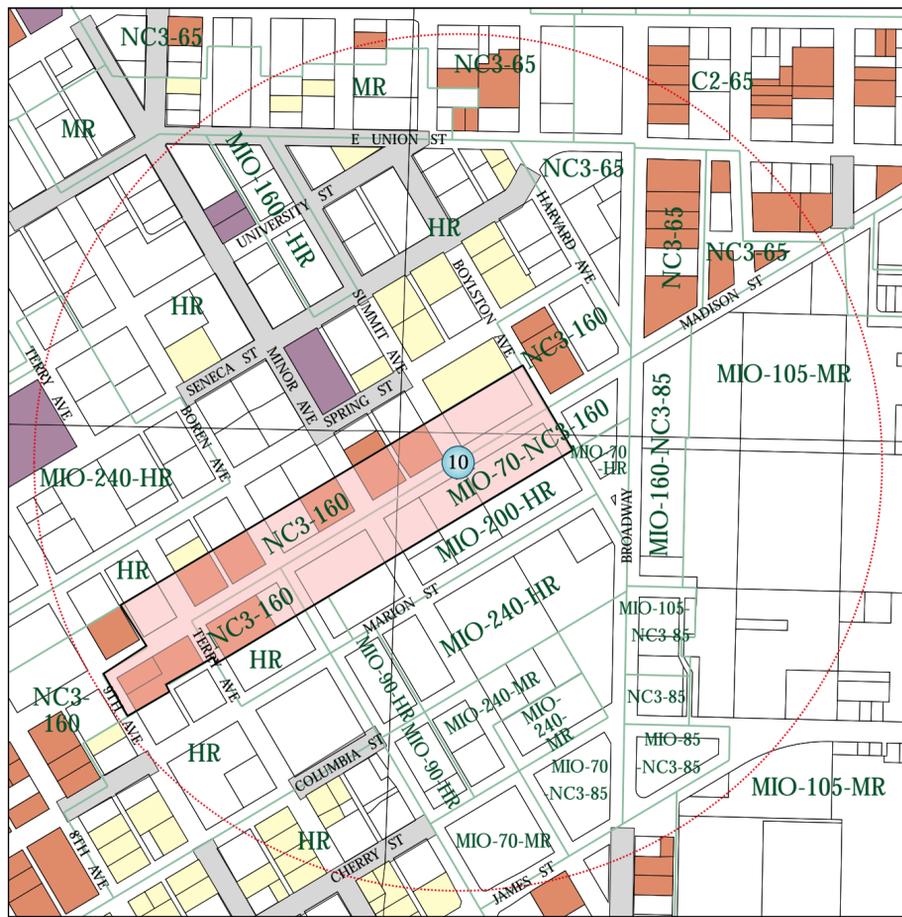
Intersection of Broadway and Madison at Seattle University.

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

Source: King County Assessor's records (1998)



Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



Some neighborhood concerns:

- Enhancing the station's ability to serve the Madison Street business district and major institutions in the neighborhood;
- Ensuring the accessibility and visibility of station entrances;
- Addressing parking and congestion problems along Madison Street; and
- Providing for a jumping-off point for shuttle service along 12th Avenue and into the nearby Central Area.

Opportunity Sites by Zoning Designation: First Hill

Zoning	Number of Parcels	Total Acres	Percent of Total
NC3-65	16	3.11	14.26
NC3-85	3	0.57	2.61
MIO-MR	2	0.23	1.05
MIO-HR	29	12.66	58.05
NC3-160	14	5.24	24.02
Total	64	21.81	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: First Hill (10)

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

* 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 upzones to allow increased densities in NC3 commercial zones on north side of Madison and on Madison east of Broadway.
Pedestrian Network	✓/●	Existing POZ on Madison; potential expansion can support TOD to the northeast; improve pedestrian linkages with Seattle University and provide wider sidewalks, streetscape amenities, lighting, and bus shelters, especially on Madison.
Parking Management	✓/●	Expand residential parking zone; consider establishing parking "hubs" and reduce number of spaces required; explore opportunities for shared parking.
Economics/Financial Assistance	?	Establish CDC to help finance affordable housing.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	●	Improve bus circulation without adversely affecting pedestrian streets, especially east and southeast of Central Area routes.
Development Partnerships	○	First Hill Marketing Strategy as recommended in the neighborhood plan can help local businesses; Institutions can serve as potential partners, especially Seattle University and Swedish Medical Center redevelopment opportunities near Broadway.
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