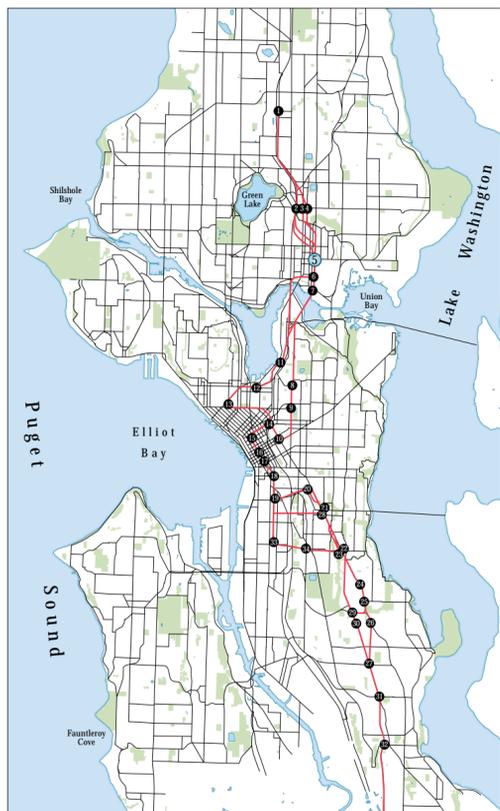


Northeast 45th Street



Seattle Light Rail Stations

Station and Alignment Options

The proposed light rail alignment runs through the University District in a tunnel under 15th Avenue NE or slightly to the east under the University of Washington campus. An underground station will be located at NE 45th Street. Other potential stations in the general vicinity may be located at NE Campus Parkway and NE Pacific Street. (See maps for Campus Parkway/Pacific Street.) The NE 45th Street station will be located at the intersection of the streets that form the northwestern corner of the University of Washington campus, providing excellent pedestrian access to the campus. Two specific sites are being considered for the NE 45th Street station:

- Under 15th Avenue NE; and
- Under the western edge of the campus.

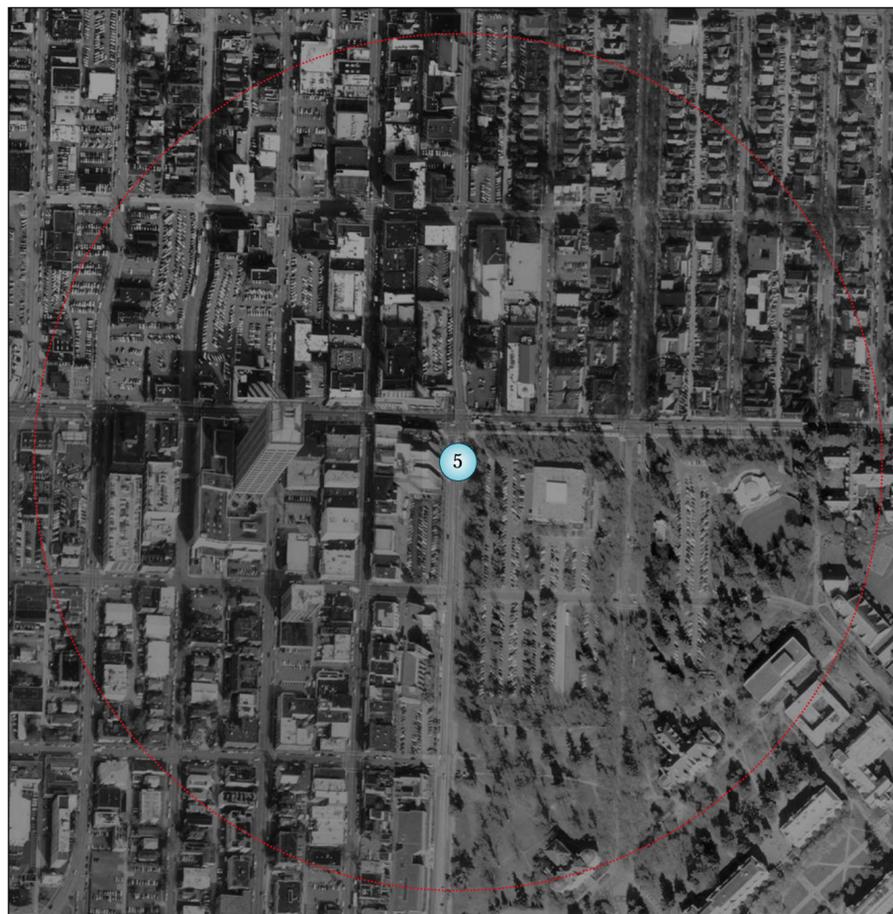


Opportunity sites in the University District include small parking lots.



View south on 15th Avenue NE to station site.

Orthophoto (1993)



Planning Context:

The NE 45th Street station area is located entirely within the University Community Urban Center. The dominant feature of the neighborhood (and comprising nearly one-quarter of the station area) is the University of Washington. The station area also includes a large retail/commercial area, with a large concentration of student-oriented housing in the northern portion.

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		

Station Area Profile

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

1997 CONDITIONS	
Demographics	
1997 Population	2,133
1997 Employment	5,233
1996 Median Household Income	\$16,277
STATION AREA LAND USE	
Residential	
Units	1,221
Density ¹	
Single-family	na
Multi-family	7.1
Apartment Rents per Sq. Ft.	\$9.96
Apartment Vacancy Rate	1.8%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	652,551
Office	1,390,511
Total	4,502,032
Floor Area Ratio (FAR) ²	0.20
Office Rents per Sq. Ft.	\$18.53
Office Vacancy Rate	7.0%
TRENDS IN LAND PRICES³ (1985-97 Avg. increase/year)	
Commercial Lots	7.2%
Single-Family Lots	7.8%
Multi-family Lots	7.2%
Active Permit Applications	
Residential (Dwelling Units)	39
Commercial (Thousands of Sq. Ft.)	2
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	8,600
Projected 20-Year Growth Increment	
New Housing Units	440
New Employment	5,500
Non-residential Space (Sq. Ft.) ⁴	1,650,000
Projected Floor Area Ratio (FAR)	0.27
2020 Development with LRT and No Policies	
Total Housing Units	1,661
Total Employment	10,733
Non-residential space (Sq. Ft.)	6,152,100

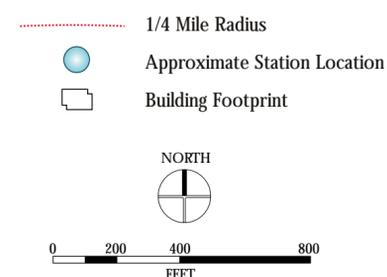
¹ Housing units per net residential acre in residential zoning districts
² Ratio of non-residential space per net acre of commercial and industrial land use
³ Based on sales prices recorded by King County Assessor and reported by zoning category
⁴ Includes commercial, industrial and institutional space,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

Summary of Current Land Use Northeast 45th Street Station Area

Land Use	Acres	Percent of Total
Schools	†60.95	48.76
Retail/Service	10.73	8.58
Office	10.05	8.04
Parking	9.30	7.44
Multi-Family	9.08	7.26
Hotel/Motel	8.94	7.15
Other Housing	4.86	3.89
Institutions	4.84	3.89
Single-Family	2.94	2.35
Duplex/Triplex	1.36	1.09
Mixed Use	0.69	0.50
Unknown/NA	0.47	0.38
Public Facilities	0.33	0.26
Vacant	0.26	0.21
Industrial	0.17	0.14
Entertainment	0.09	0.07
Total	125.00	100.00

†portion of University of Washington land within 1/4 mile radius; whole parcel = 462.75 acres.

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



Source: King County Assessor's records (1998)

Northeast 45th Street

Zoning and Opportunity Sites



Types of Opportunities, Based on Current Zoning



Some neighborhood concerns:

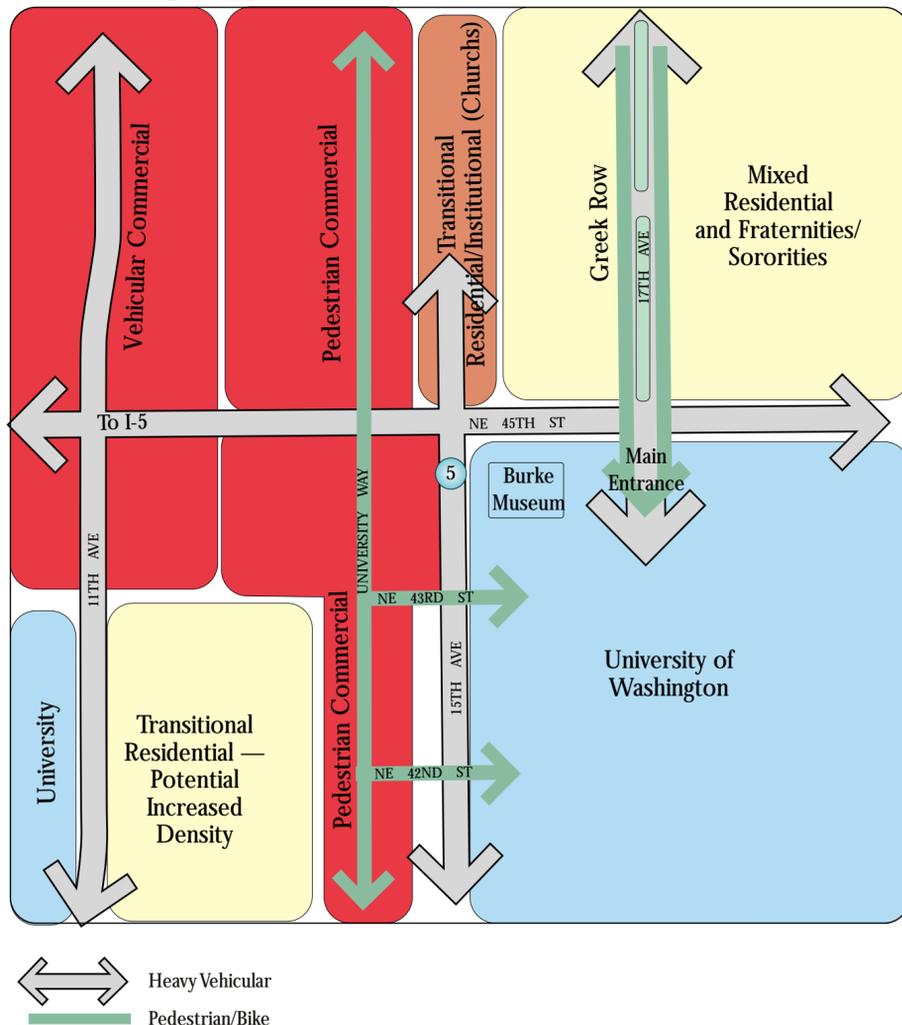
- Refining and implementing adopted plan concepts;
- Maximizing pedestrian, bike and other alternative forms of access to the light rail stations;
- Managing parking; and
- Designating certain streets for bus/pedestrian priority, auto/bus priority, and auto/bike priority

Opportunity Sites by Zoning Designation: NE 45th Street

Zoning	Number of Parcels	Total Acres	Percent of Total
NC2-40	1	0.35	1.85
L-3	29	3.63	19.24
L-3.RC	2	0.19	1.01
NC3-65	19	5.13	27.17
NC3-85	25	6.89	36.53
C1-65	3	1.45	7.68
NC3-40	5	1.23	6.52
Total	84	18.86	100.00

Note: Does not reflect Neighborhood Plan recommendation for proposed rezoning.

Urban Design Opportunities and Constraints



Potential Development Strategies: NE 45th Street (5)

Relative Market Strength (5 highest, 1 lowest)		
Housing: 3	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	●	Provide additional height/density for TOD, consistent with neighborhood plan proposals; continue to use pedestrian overlay; establish TOD incentives.
Pedestrian Network	●	Existing POZ on University Way. Additional planning should provide for improved linkages between the station and University campus, the "Ave" and University Gardens.
Parking Management	●	Comprehensive program should include University's needs, updated to reflect LRT access. Parking maximums and parking lot pricing may be appropriate.
Economics/Financial Assistance	?	Explore need and requirements for a new community-based development corporation.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	●	Coordinate with King County Metro; avoid impact to pedestrian streets, especially with regard to off-street lay-over and transfer areas.
Development Partnerships	?	Further planning and outreach to churches and the University is needed. Work with churches and UW on redevelopable sites. Explore Metro's off-street bus lay-over project.
Pilot Projects	?	Further neighborhood planning needed to develop project priorities. Work with churches and UW.

- ✓ = 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