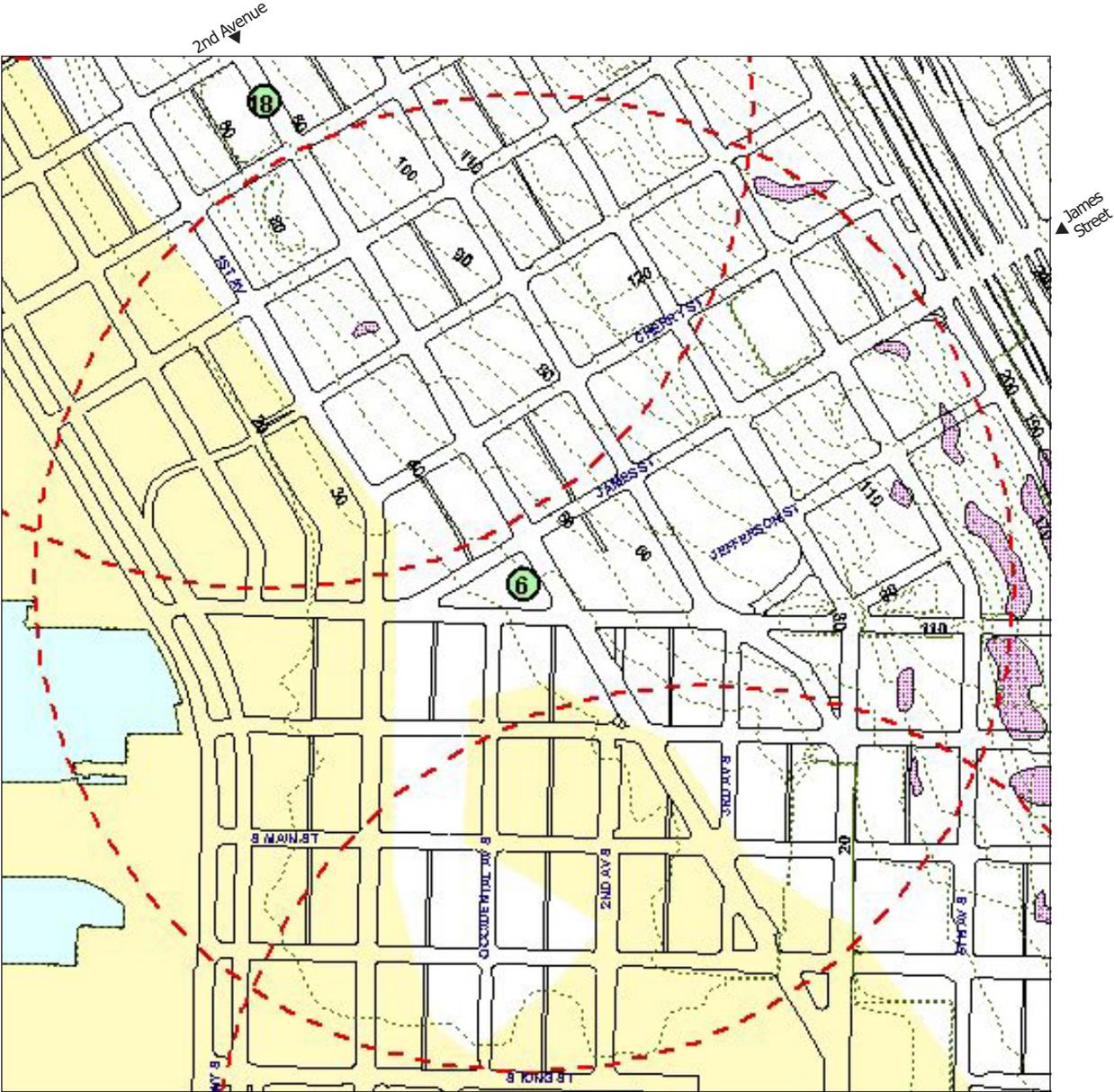


Pioneer Square 2nd & James

Station-Specific Background Issues

Natural Features



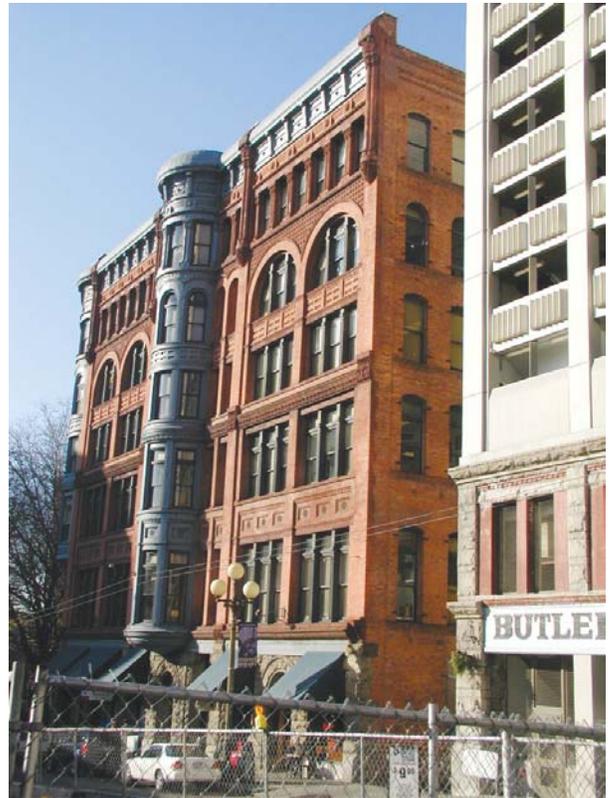
Critically and Environmentally Sensitive Areas

Steep Slope (>40%)	Flood Prone
Known Slide Area	Riparian Corridor
Potential Slide Area	Landfill
Wetlands	Liquefaction Zone
Wildlife Area	10' Contour

Source: City of Seattle Design, Construction and Land Use, March, 2000.

- The immediate area near the station is relatively flat, but James Street rises significantly to the east. The grade has a gentle slope from the station west to Elliott Bay.

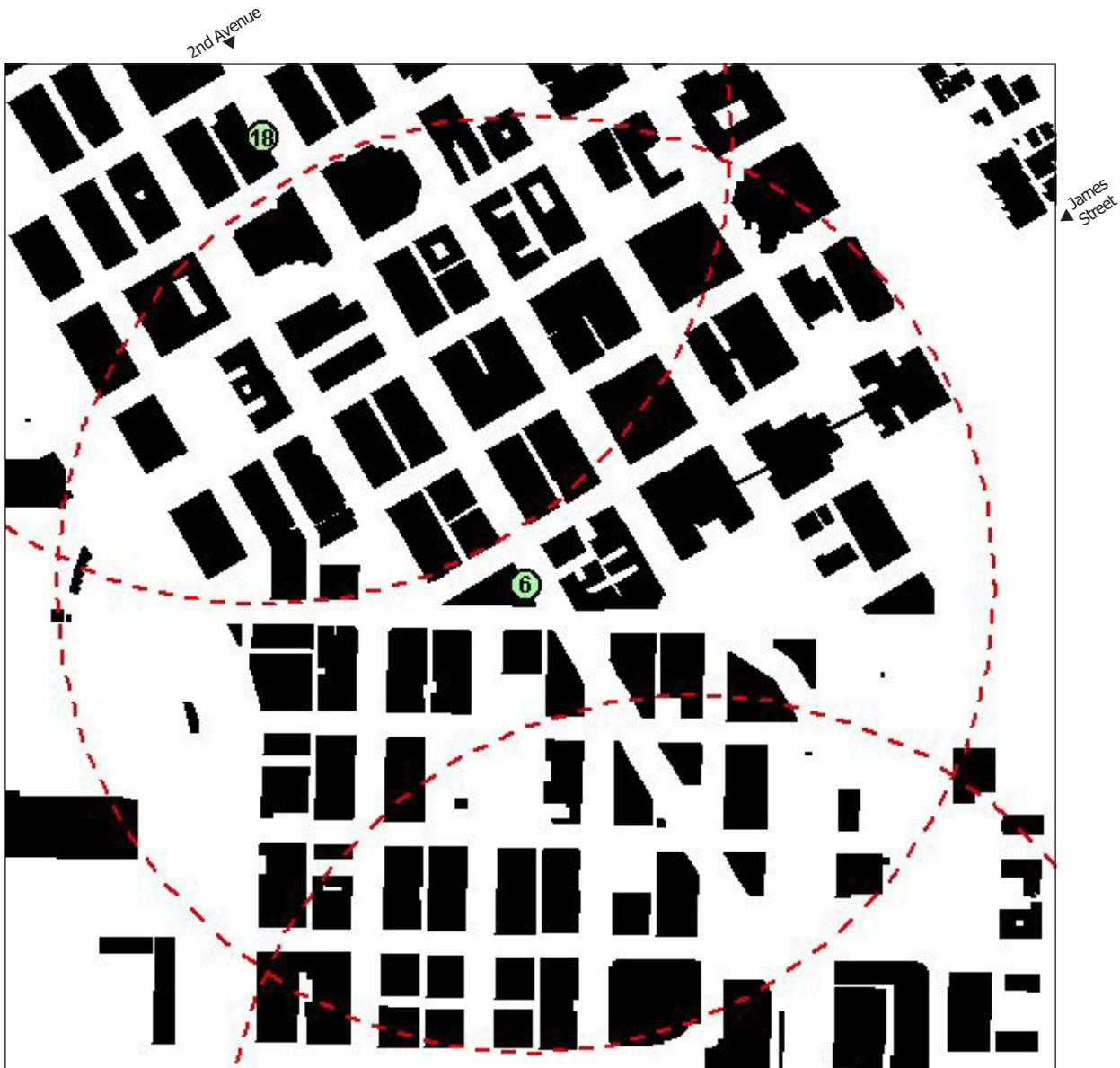
Existing Character



- The Second Avenue and Yesler Street station is located in the Pioneer Square historic district.
- Surrounding the station for a number of blocks in almost any direction are historic structures dating

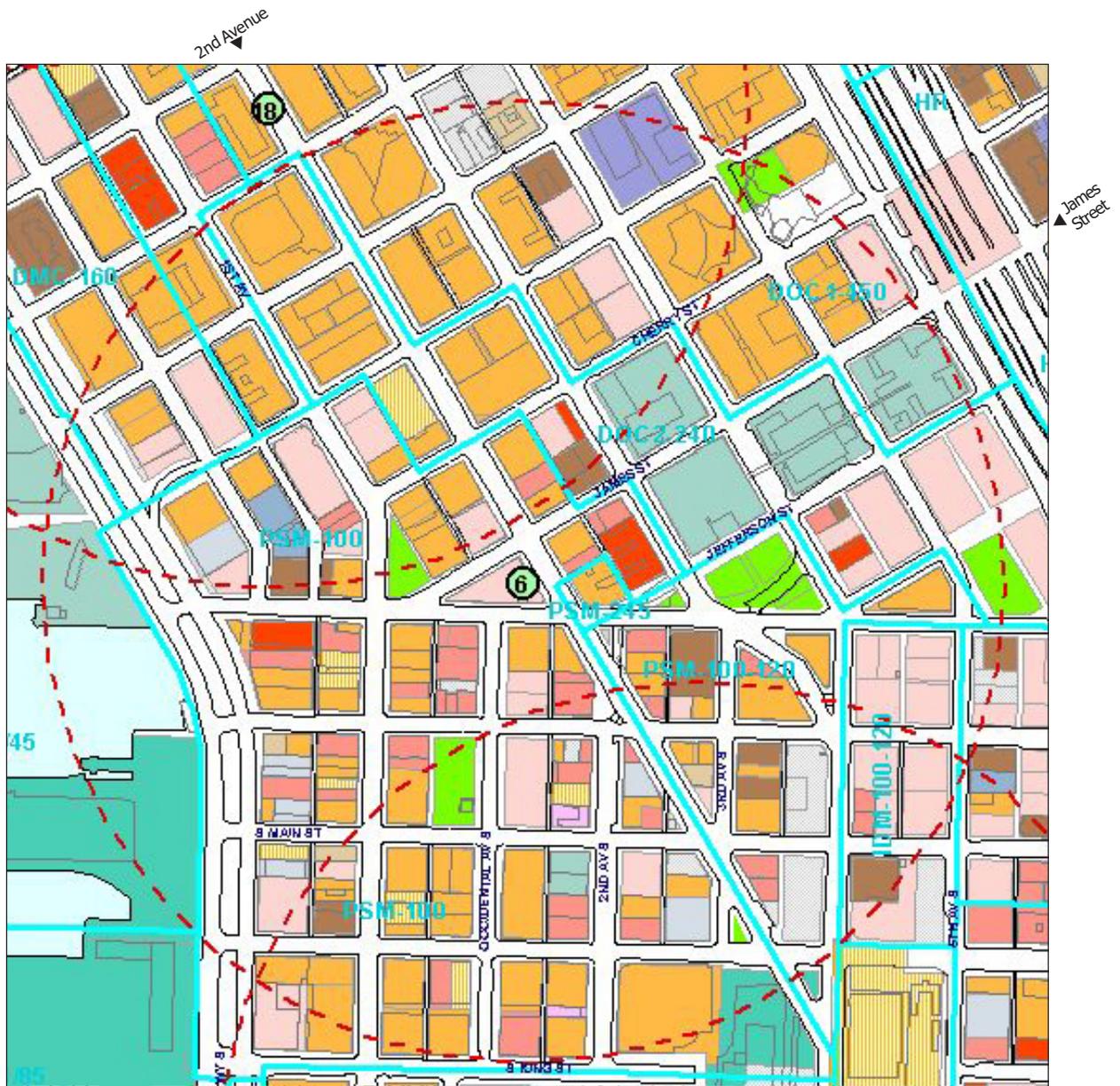
- from the period following the Seattle Fire in 1889.
- Immediately adjacent to the station are multi-story parking garages, surface parking lots are scattered throughout the station area.

|||| Spatial Patterns



- *The street patterns reflect the historical shifted grid, with some triangular remnants, including Pioneer Square's triangle at the Pergola, and the station site.*
- *Blocks near the station are mostly complete, except for City Hall Park and Occidental Park.*

Land Use Notes

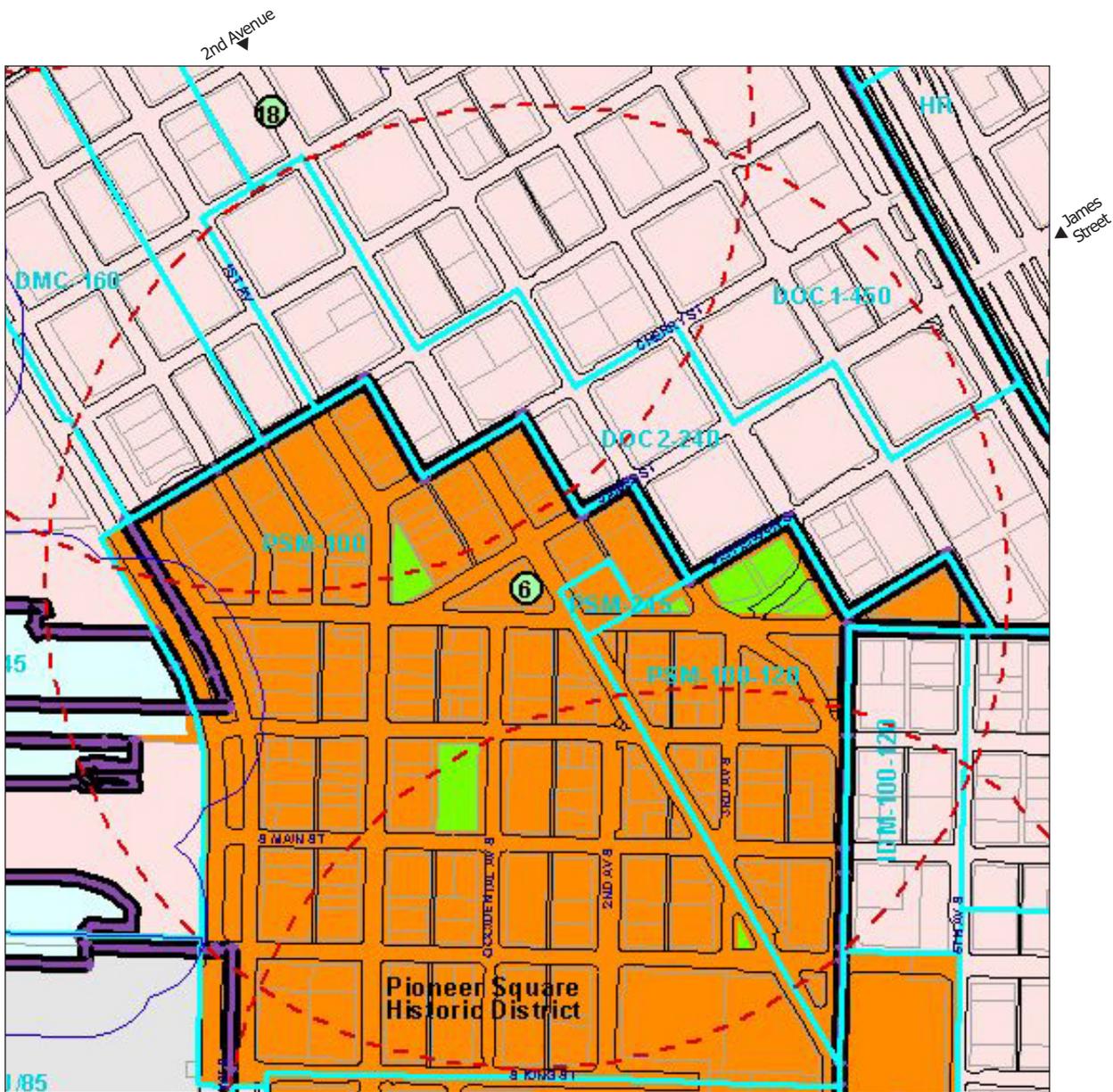


Existing Land Use and Zoning					
	Single Family		Entertainment		Public Facilities
	Duplex/Triplex		Mixed Use		Schools
	Other Housing		Parking		Zoning
	Multi-Family		Industrial		Open Space
	Office		Warehouse		Vacant
	Retail/Service		Transp/Util/Comm		Water Body
	Hotel/Motel		Institutions		Unknown/No Data

Source: Land Use, King County Assessor, January 2000; Zoning, City of Seattle Design, Construction and Land Use, March 2000.

- The station area includes a rich mix of retail, commercial, and residential uses.
- The north portion of the station area includes high-rise commercial offices.
- Open spaces exist at Yesler Way and Jefferson Street, and along Occidental Avenue.
- The Alaskan Way Viaduct affects land uses along the waterfront.

Zoning Notes



Zoning, Overlays and Village Designations		
Zoning	Urban Center/Village	Conservancy Navigation (CN)
Historic District	Hub/Residential Urban Village	Conservancy Preservation (CP)
Pedestrian Overlay P1	Manufacturing & Industrial Center	Conservancy Recreation (CR)
Pedestrian Overlay P2	Urban Center	Conservancy Watway (CW)
Major Institution	Shoreline Overlay	Urban General (UG)
	Conservancy Maritime (CM)	Urban Harborfront (UH)
		Urban Industrial (UI)
		Urban Maritime (UM)
		Urban Recreation (UR)
		Urban Stable (US)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- The proposed station at Second Avenue and James Street is within the Pioneer Square Special Review District. However, almost half of the station area falls within the adjoining Downtown Office Core 1 (DOC1) zone.
- The DOC1 zone, comprising the north and east of this station area, encompasses the area of downtown with the greatest concentration of

office activity, where a large share of downtown's future employment growth will be centered. Although the zone is intended for office use, other uses, including housing, retail, hotels, and cultural and entertainment facilities, are also encouraged to add diversity and activity beyond the working day. The DOC1 zone allows building heights of 450'. The density of use is limited by a Floor Area Ratio (FAR) which relates the total area, in square feet, of a building site or parcel of land to the total

area, in square feet, within the building.

- To the south and west, the station area is comprised of the Pioneer Square Mixed (PSM) zone. In the PSM zone, heights are generally limited to 100' and mixed use development (residential and commercial) is encouraged if it is compatible in use and scale with existing development and the historic nature of the area. Special rules allow flexibility and discretion in the hands of the Pioneer Square Preservation Board.

Pioneer Square Weller Street

Station-Specific Background Issues

Natural Features



Critically and Environmentally Sensitive Areas

	Steep Slope (>40%)		Flood Prone
	Known Slide Area		Riparian Corridor
	Potential Slide Area		Landfill
	Wetlands		Liquefaction Zone
	Wildlife Area		10' Contour

Source: City of Seattle Design, Construction and Land Use, March, 2000.

- The station area is flat.
- The northeast edge of the station area is the edge of First Hill.
- Elliott Bay lies beyond the Alaskan Way Viaduct to the west.

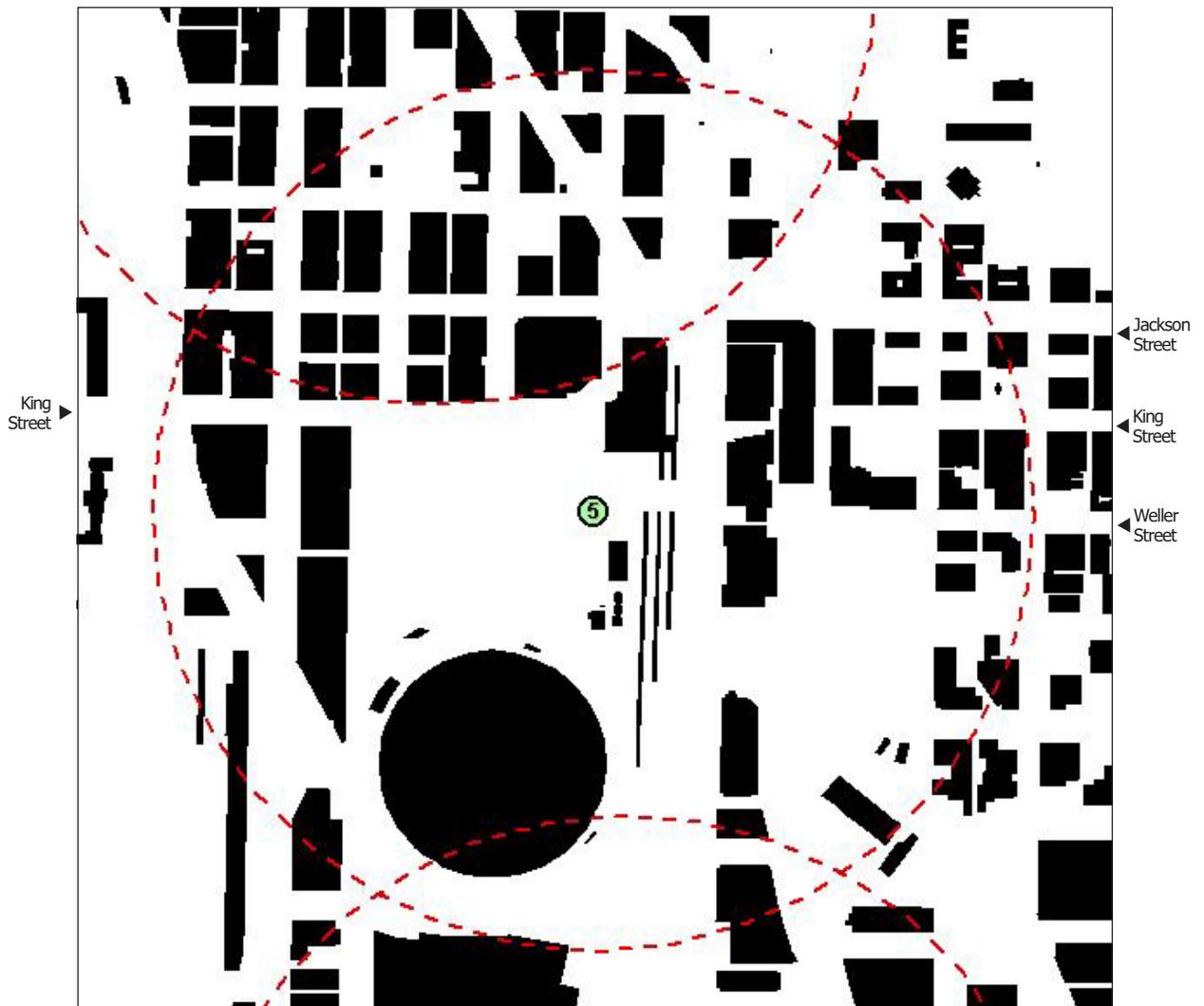
Existing Character



- The King Street station is located at the edge between the Pioneer Square and Chinatown/ International District urban villages.
- The character of the area is dominated by the transportation facilities that lie around the station: the parking lots north of the football stadium; King Street Station; the train lines that run north and south through the area; and the Weller Street bridge and Fourth Avenue elevation two stories

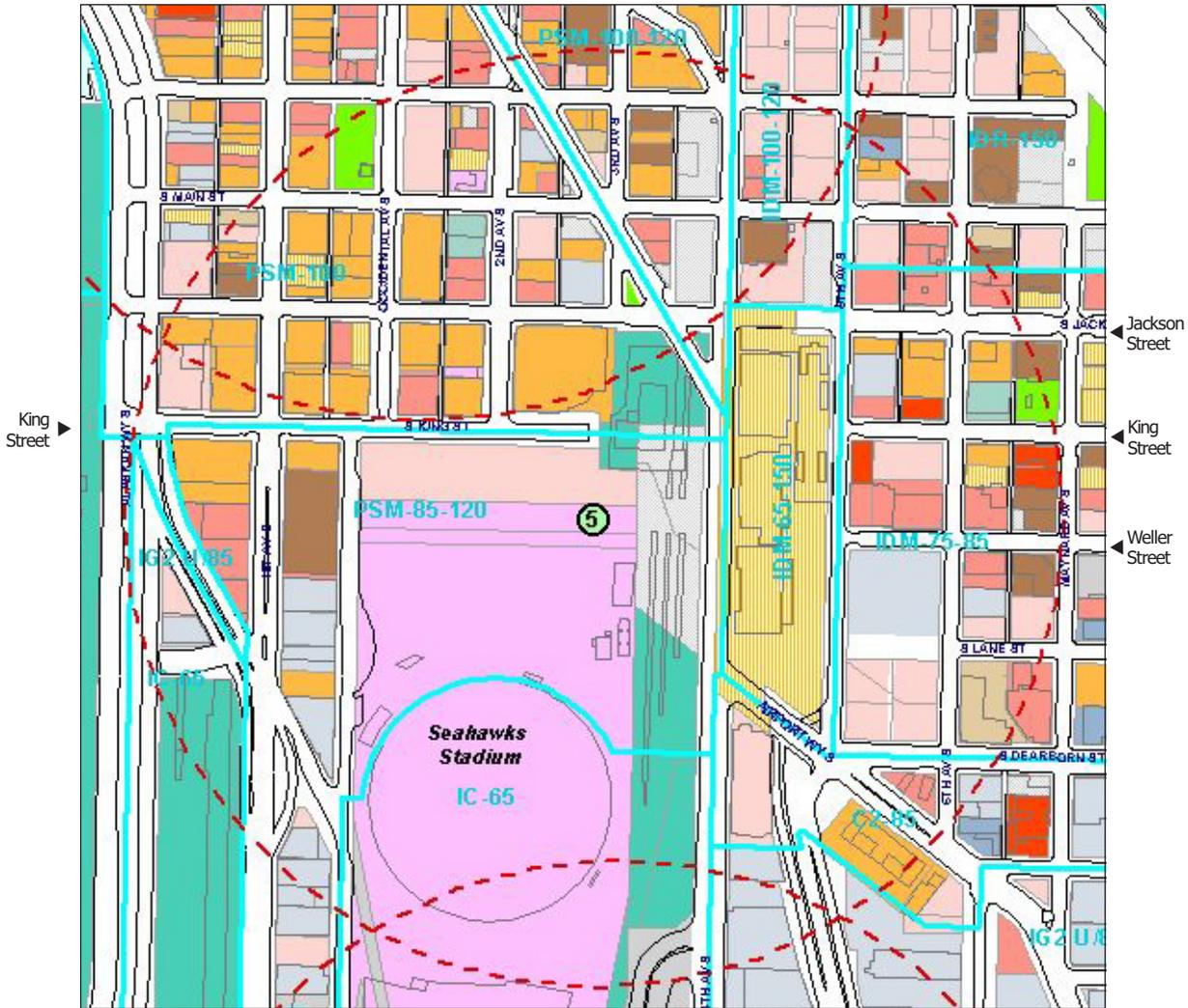
- above the train tracks.
- To the east of the station are the office buildings of the Union Station complex and the Chinatown/ International District's mixed-use pedestrian-oriented core.
- North and west of the station is the heart of Pioneer Square with its historic pedestrian-oriented, mixed-use character.

▄▄▄ Spatial Patterns



- *Seahawk Stadium is a dominant element in the station area, with an underutilized parcel.*
- *Railroad tracks are a significant feature.*
- *Mix of large-scale buildings and open space in eastern portion of station area (the International District).*
- *Fairly intact blocks to the north of King Street.*
- *Railroad Avenue is a diagonal, as is Second Avenue Extension.*

Land Use Notes

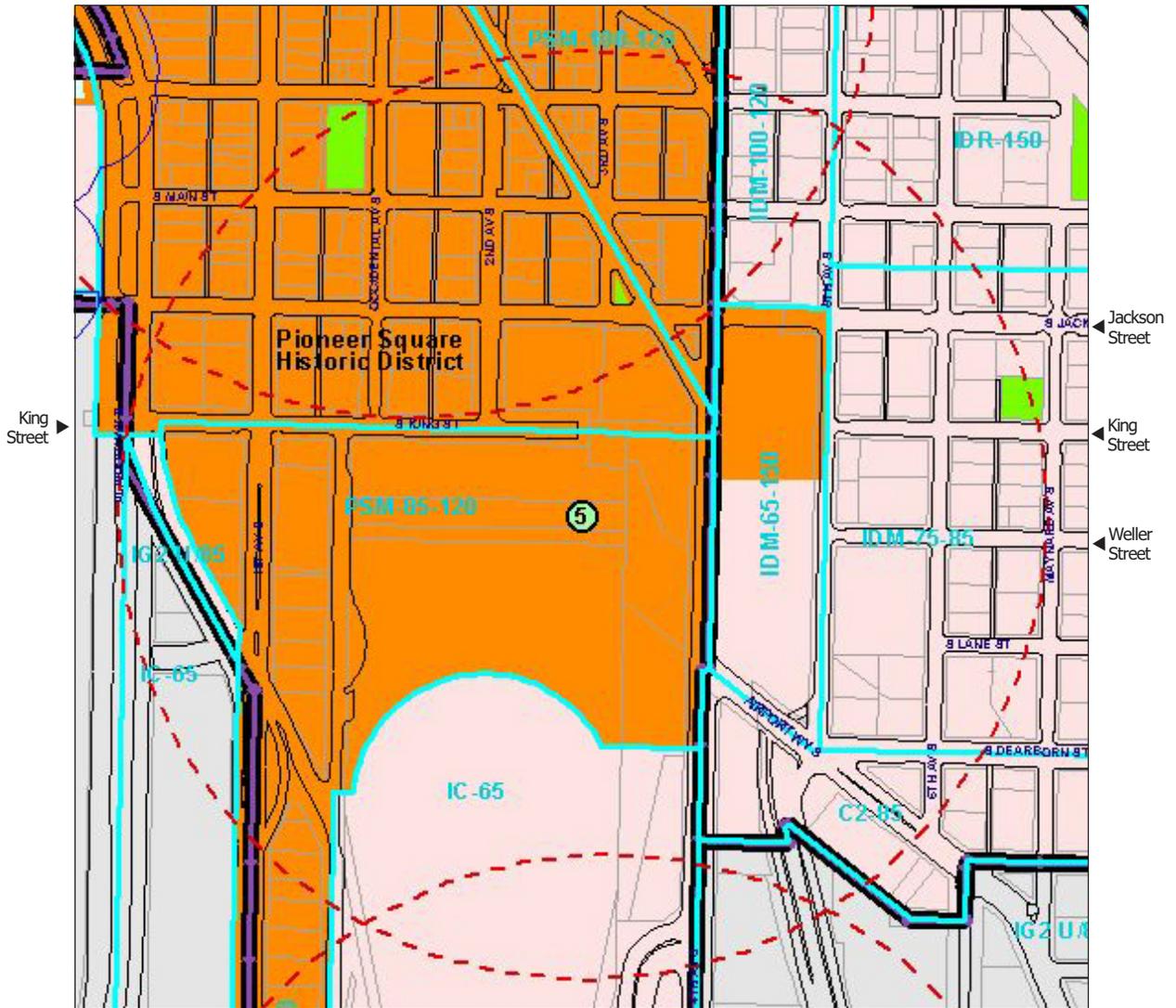


Existing Land Use and Zoning					
	Single Family		Entertainment		Public Facilities
	Duplex/Triplex		Mixed Use		Schools
	Other Housing		Parking		Zoning
	Multi-Family		Industrial		Open Space
	Office		Warehouse		Vacant
	Retail/Service		Transp/Util/Comm		Water Body
	Hotel/Motel		Institutions		Unknown/No Data

Source: Land Use, King County Assessor, January 2003; Zoning, City of Seattle Design, Construction and Land Use, March 2003.

- The stadium dominates the southern portion of the site.
- There is a major transportation hub with King Street station and the transit tunnel, railroad tracks, and freeway connections.
- Historical buildings predominate north of King Street.
- Remnants of historic uses and buildings lie west of the stadium.
- A rich mix of uses lie at the north and east edges of the station area.
- There is some scattered residential use.

Zoning Notes



Zoning, Overlays and Village Designations		
Zoning	Urban Center/Village	Conservancy Navigation (CN)
Historic District	Hub/Residential Urban Village	Conservancy Preservation (CP)
Pedestrian Overlay P1	Manufacturing & Industrial Center	Conservancy Recreation (CR)
Pedestrian Overlay P2	Urban Center	Conservancy Waterway (CW)
Major Institution	Shoreline Overlay	Urban General (UG)
	Conservancy Maritime (CM)	Urban Harborfront (UH)
		Urban Industrial (UI)
		Urban Maritime (UM)
		Urban Recreation (UR)
		Urban Stable (US)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- Zoning around this proposed station area is characterized by the Pioneer Square and International Special Review Districts. To the north and west of the station is the Pioneer Square Mixed (PSM) zone. In the PSM zone, heights are generally limited to 100', and mixed use development (residential and commercial) is encouraged if it is compatible in use and scale with existing

development and the historic nature of the area. Special rules allow flexibility and discretion in the hands of the Pioneer Square Preservation Board.

- Similarly, to the east of the proposed station, in the International Special Review District, zoning is International District Mixed (IDM). The IDM zone provides that new development recognize and promote the area's unique social, mix of use and urban design character. A wide range of uses, housing above street level, and the rehabilitation of existing structures is encouraged. District regulations allow flexibility and discretion in controls, regulations, and guidelines.
- Height limits in the IDM zone generally range from 65' to 150' within the station area. Generally, higher heights are permitted if residential uses are

included, in order to encourage mixed use. All new development and changes to existing uses and structures is subject to the approval of the International Special Review District Board.

- Other zoning in the station area to the west and south of the proposed station is industrial. To the south, the Industrial Commercial (IC) zone is primarily occupied by the Seahawks Football Stadium. To the west, along First Avenue South, is the IG2 zone. While much of this strip of industrial zoning is within the Pioneer Square Special Review District and is governed by the rules of the District, the portion of the station area that is industrially zoned, and not within Pioneer Square, is within the Stadium Area Overlay District.