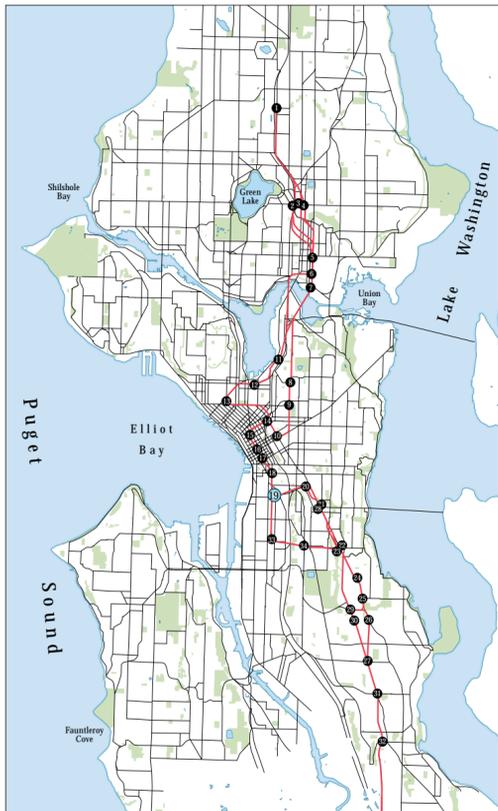


# E3 at Royal Brougham

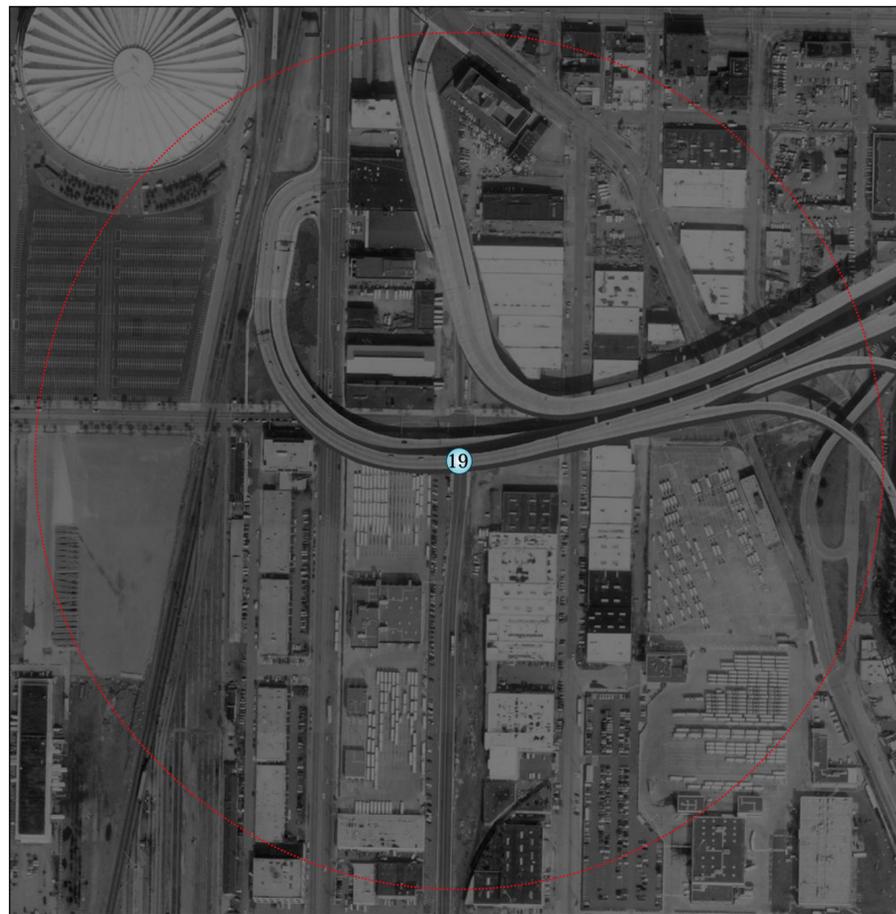


Seattle Light Rail Stations

## Station and Alignment Options

The E-3 at Royal Brougham Station is sited south of downtown Seattle at the intersection of Royal Brougham and the Metro E-3 Busway between 4th Avenue South and 6th Avenue South. It is included in the two alternatives that include a tunnel under Beacon Hill.

## Orthophoto (1993)



## Planning Context:

The E3 Busway at Royal Brougham station area is located predominantly within the Greater Duwamish Manufacturing & Industrial Center and also includes small portions of the Pioneer Square and International District Urban Center Villages. The station area includes manufacturing, light industrial, transportation, warehousing, and retail uses. It also includes the Kingdome stadium, the sites of the new football and baseball stadiums, King County Metro bus bases, and right-of-way for Interstates 5 and 90.

## Station Area Profiles

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

<b>1997 CONDITIONS</b>	
Demographics	
1997 Population	0
1997 Employment	4,036
1996 Median Household Income	n.a.
<b>STATION AREA LAND USE</b>	
<b>Residential</b>	
Units	0
Density <sup>1</sup>	
Single-family	n.a.
Multi-family	n.a.
Apartment Rents per Sq. Ft.	n.a.
Apartment Vacancy Rate	n.a.
<b>Commercial</b>	
Floor Area (Sq. Ft.)	
Retail/Service	1,485
Office	144,068
Total	1,565,143
Floor Area Ratio (FAR) <sup>2</sup>	.27
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
<b>TRENDS IN LAND PRICES<sup>3</sup></b> (1985-97 Avg. increase/year)	
Commercial Lots	n.a.
Single-Family Lots	n.a.
Multi-family Lots	n.a.
<b>Active Permit Applications</b>	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	n.a.
<b>LRT WITH GROWTH PROSPECTS</b>	
Projected 2010 LRT Daily Boardings:	400
<b>Projected 20-Year Growth</b>	
Increment with LRT	
New Housing Units	0
New Employment	830
Non-residential Space (Sq. Ft.) <sup>4</sup>	250,000
Projected Floor Area Ratio (FAR)	.32
<b>2020 Development with LRT and No Supportive Policies</b>	
Total Housing Units	0
Total Employment	4,866
Non-residential space (Sq. Ft.)	1,815,200

<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

## Existing Land Use



## Summary of Current Land Use

Land Use	Acres	Percent of Total
Transp/Util/Co	40.37	30.86
Entertainment	34.89	26.68
Warehouse	27.17	20.77
Vacant	18.48	14.13
Office	3.58	2.74
Parking	2.97	2.27
Industrial	1.51	1.15
Unknown/NA	0.92	0.70
Other Housing	0.47	0.36
Retail/Service	0.45	0.34
<b>Total</b>	<b>130.80</b>	<b>100.00</b>

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



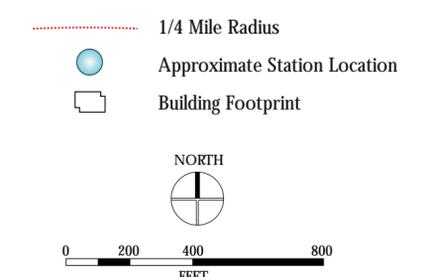
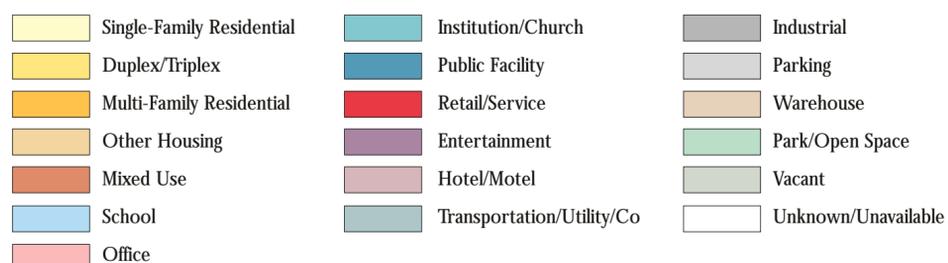
Looking northwest at E3 busway, corner of Royal Brougham and busway.



Looking east along Royal Brougham under Interstate highway ramps.



Looking west along Royal Brougham toward intersection with E-3 busway.



Source: King County Assessor's records (1998)

# E3 at Royal Brougham

## Zoning and Opportunity Sites



### Types of Opportunity Sites, Based on Current Zoning



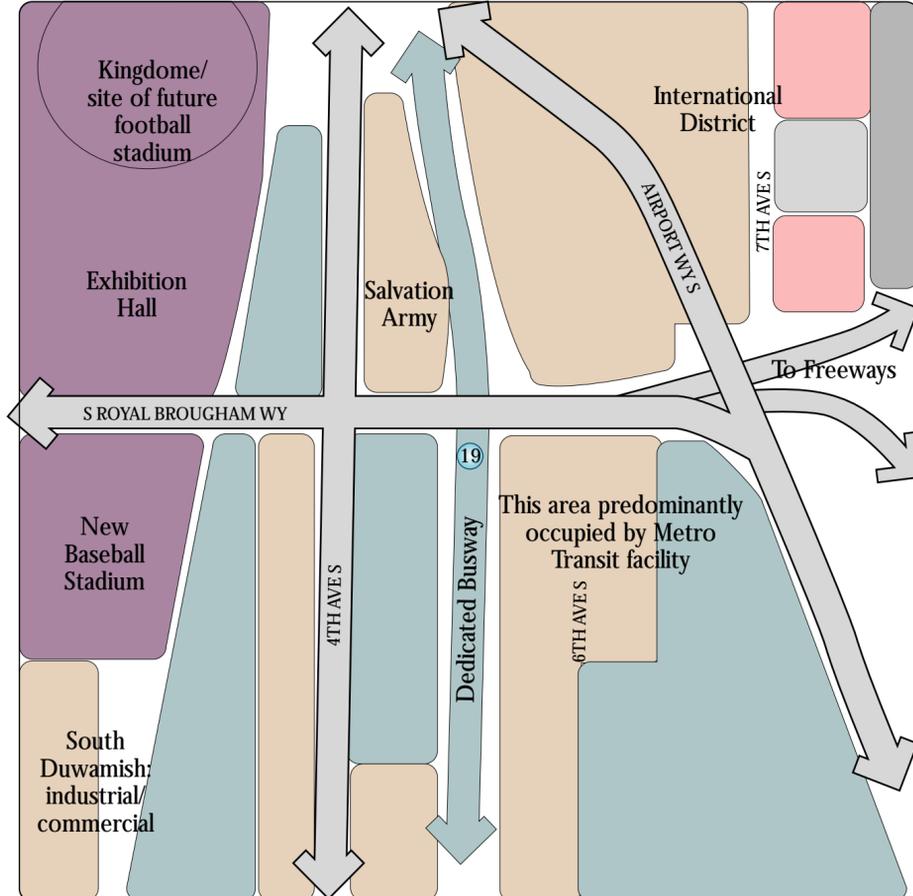
Some neighborhood concerns:

- Zoning adjustments or other initiatives may be needed to preserve the industrial character of the neighborhood;
- Public safety;
- Impacts on freight mobility;
- Need for coordination among the many transportation and major development projects in the area;
- Pedestrian connections to stations; and
- Loss of industrial land to sports/entertainment uses.

### Opportunity Sites by Zoning Designation: E3 at Royal Brougham

Zoning	Number of Parcels	Total Acres	Percent of Total
C2-85	3	1.74	86.48
IG2 U/85	1	0.27	13.52
<b>Total</b>	<b>4</b>	<b>2.01</b>	<b>100.00</b>

## Urban Design Opportunities and Constraints



### Potential Development Strategies E3/Royal Brougham: (19)

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

\* 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 for continued industrial use and possibly live/work.
Pedestrian Network	✓	Improve linkages to adjacent stadia with improvements/pedestrian facilities/street lighting along Royal Brougham.
Parking Management	✓	Confirm that recent planning will increase parking for local uses, address sports event needs and local industrial needs.
Economics/Financial Assistance	?	Support recommendations of ACCESS, a Duwamish group studying transportation issues.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	?	Support and explore commute trip reduction options/opportunities with employers.
Development Partnerships	✓	Seattle Jobs Initiative in 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