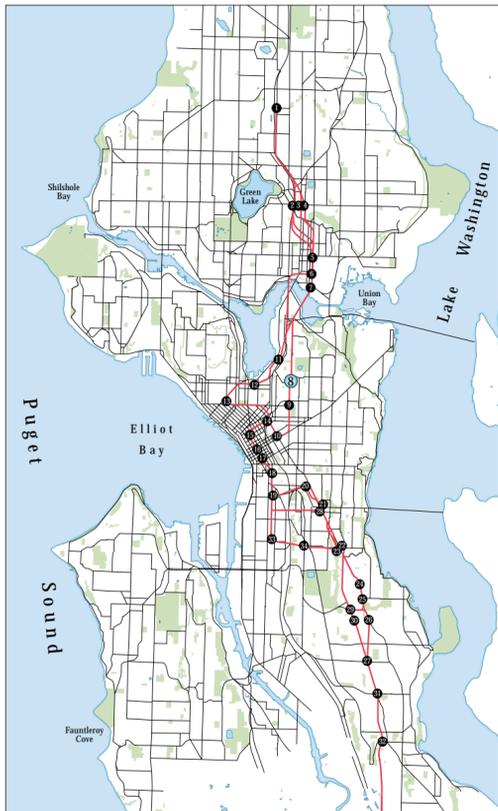


Broadway at Roy



Seattle Light Rail Stations

Station and Alignment Options

The preferred alignment being studied by Sound Transit runs through Capitol Hill in a tunnel underneath Broadway, running from the Pacific Street Station north of Portage Bay to the Convention Center Station in downtown. The potential Broadway at Roy Station is located on Broadway between Roy and Aloha Streets, at the northern end of the Capitol Hill commercial district.



New multi-family housing

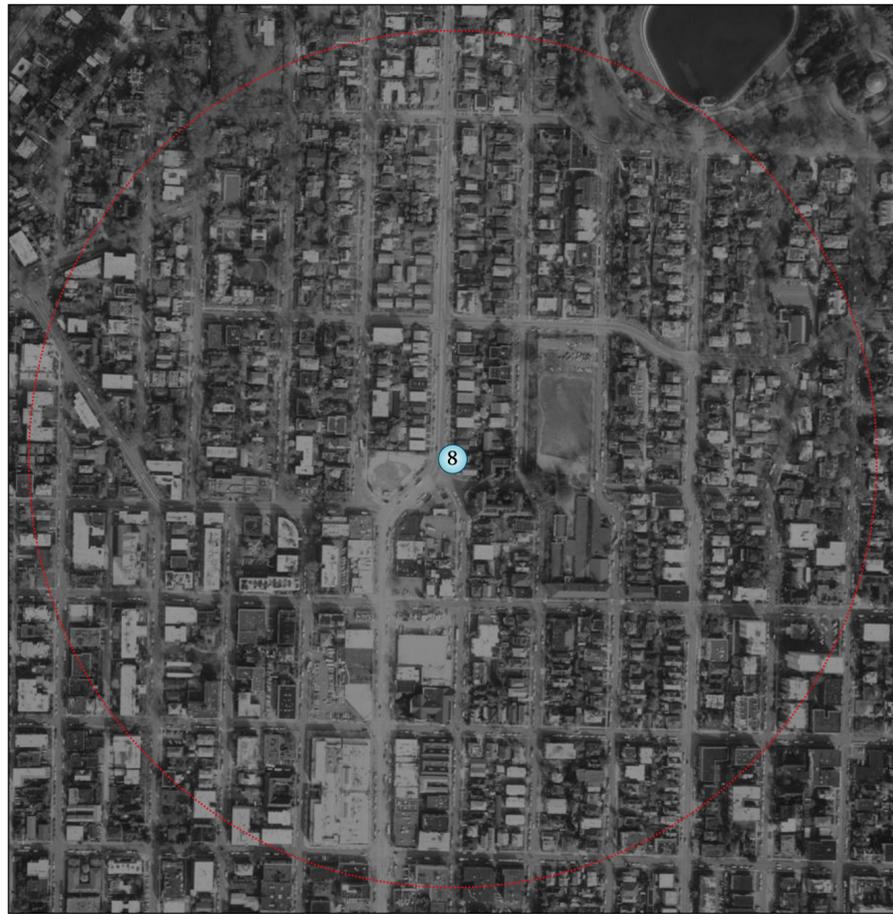


Older housing on 10th Avenue East.



View of potential station site from 10th Avenue East and Roy Street, looking southwest at north end of Broadway commercial district.

Orthophoto (1993)



Planning Context:

The potential Broadway at Roy station area is located at the northern end of the Capitol Hill Urban Center Village. Capitol Hill is a dynamic, urban neighborhood with thriving commercial districts and the highest-density residential areas in Washington state. The station area includes the northern end of the Broadway commercial district, high-density multi-family housing, and single-family homes. The northwest corner of the station area includes a portion of the Harvard-Belmont Landmark District.

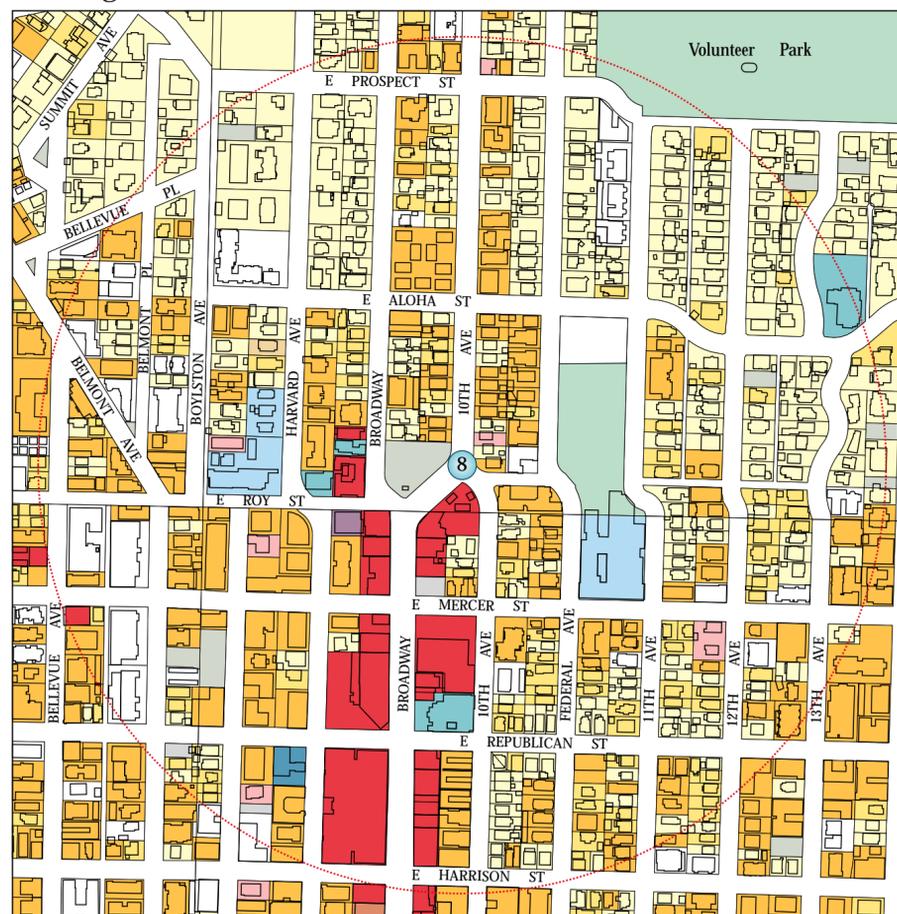
Station Area Profile

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

1997 CONDITIONS	
Demographics	
1997 Population	4,638
1997 Employment	1,576
1996 Median Household Income	\$42,683
STATION AREA LAND USE	
Residential	
Units	3,476
Density ¹	
Single-family	2.2
Multi-family	52.5
Apartment Rents per Sq. Ft.	\$1.03
Apartment Vacancy Rate	1.3%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	161,498
Office	22,834
Total	2,435,773
Floor Area Ratio (FAR) ²	0.40
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
TRENDS IN LAND PRICES ³	
(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)	44
Commercial (Thousands of Sq.Ft.)	0
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	5,300
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	210
New Employment	770
Non-residential Space (Sq. Ft.) ⁴	231,000
Projected Floor Area Ratio (FAR)	0.43
2020 Development with LRT and No Supportive Policies	
Total Housing Units	3,686
Total Employment	2,346
Non-residential space (Sq. Ft.)	2,666,800

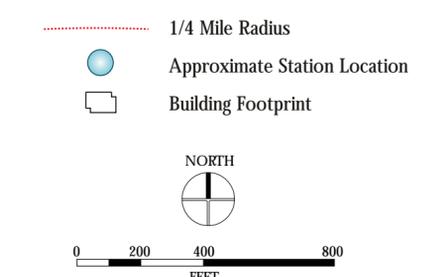
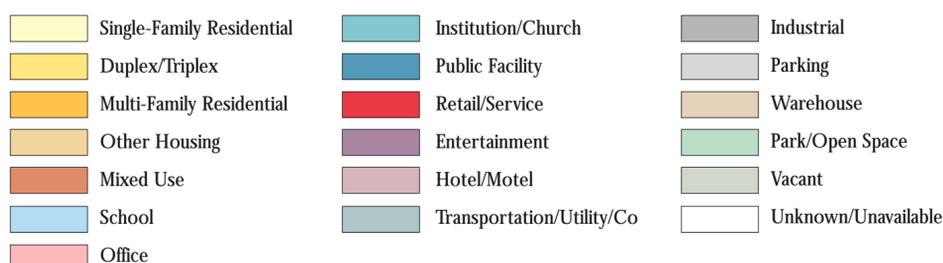
¹ Housing units per net residential acre in residential zoning district
² Ratio of non-residential space per net acre of commercial and industrial land use
³ Based on sales prices recorded by King County Assessor and reported by zoning category
⁴ Includes commercial, industrial and institutional space,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

Existing Land Use



Land Use	Acres	Percent of Total
Open Space†	50.65	35.94
Single-Family	30.65	21.74
Multi-Family	28.27	20.05
Duplex/Triplex	8.92	6.33
Unknown/NA	8.03	5.70
Retail/Service	6.75	4.79
Schools	2.43	1.72
Vacant	1.65	1.17
Institutions	1.56	1.11
Office	0.85	0.61
Entertainment	0.52	0.37
Parking	0.28	0.20
Public Facilities	0.27	0.19
Other Housing	0.13	0.09
Total	141.00	100.0

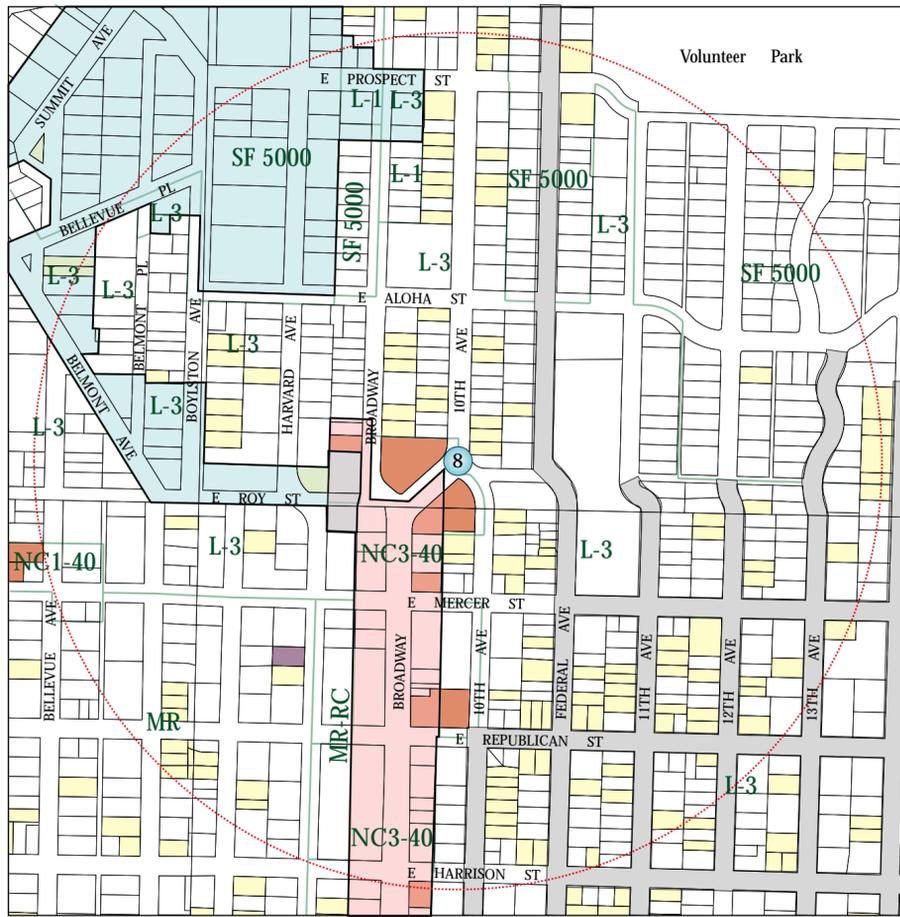
†includes all of Volunteer Park
 Note: Excludes public-right-of-way; these are parcel area subtotals only.



Source: King County Assessor's records (1998)

Broadway at Roy

Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



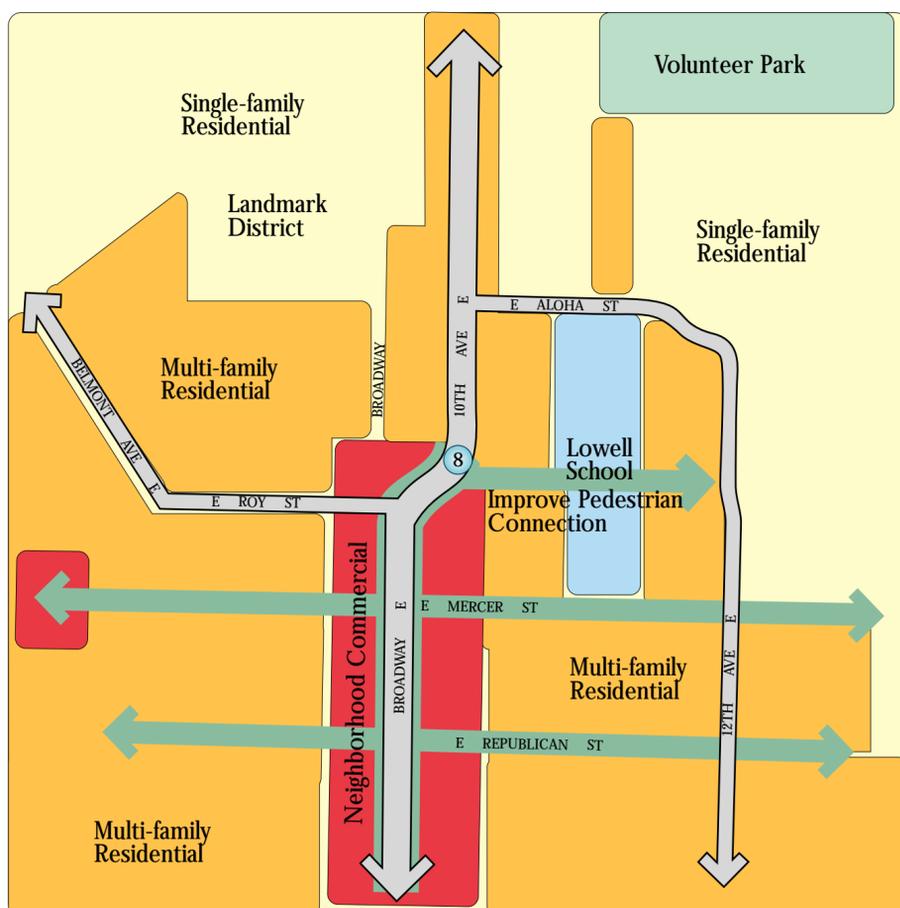
Some neighborhood concerns :

- Planning for adjacent joint development;
- Mitigating parking problems;
- Addressing public safety; and
- Determining appropriate zoning.

Opportunity Sites by Zoning Designation: Broadway at Roy

Zoning	Number of Parcels	Total Acres	Percent of Total
L-3	98	9.46	60.32
SF 5000	9	2.42	15.45
NC1-40	1	0.17	1.05
NC3-40	8	2.38	15.17
MR-RC	1	0.13	0.83
MR	14	1.13	7.18
Total	131	15.69	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: Broadway at Roy (8)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 4	Retail: 3	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	●	Consider re-zoning to accommodate Neighborhood Plan's concerns about density with possible TOD incentives for opportunity sites directly adjacent to the station and closer to Broadway.
Pedestrian Network	○	Existing POZ on Broadway. Improve connections and provide streetscape amenities and lighting where lacking, especially near Lowell School and along Roy Street walkway between Federal and 11 th .
Parking Management	●	Existing RPZ east and west of station; potential for expansion. Evaluate potential for underground short-term parking for neighborhood uses. Also, explore parking maximums, as well as reduced standards and off-site parking provisions.
Economics/Financial Assistance	?	Provide for affordable housing proposed in mixed-use TOD and L-3 zones.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	●	Bus stops/transfer opportunities need to avoid impacts on pedestrian streets and improve east/west service between station and neighborhood destinations.
Development Partnerships	?	Potential mixed use library at station site.
Pilot Projects	?	Further work needed.

- ✓ = 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