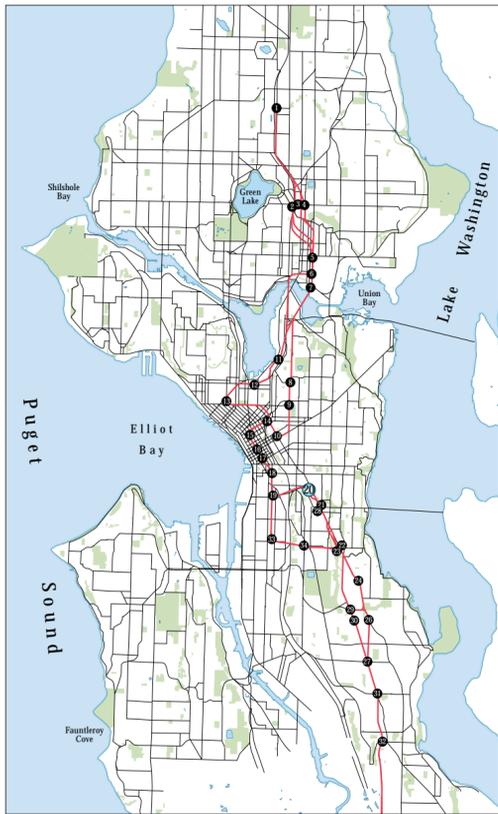


# Poplar Place



Seattle Light Rail Stations

## Station and Alignment Options

One of the four alignment options for the North Rainier neighborhood would locate a station at Poplar Place, east of Interstate 5 and south of Dearborn Street.

## Orthophoto (1993)



## Planning Context:

Portions of the Poplar Place station area are located within the International District Urban Center Village and the 23rd and Jackson-Union Residential Urban Village. A significant portion of this station area is occupied by Interstate 90 right-of-way and a corridor of commercial and industrial activity between Rainier Avenue and I-90. West of I-90, the station area includes a wooded slope toward Beacon Hill and the Pacific Medical Center.

## Station Area Profile

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

1997 CONDITIONS	
Demographics	
1997 Population	725
1997 Employment	2,400
1996 Median Household Income	\$34,724
STATION AREA LAND USE	
Residential	
Units	302
Density <sup>1</sup>	
Single-family	8.1
Multi-family	10.2
Apartment Rents per Sq. Ft.	\$0.71
Apartment Vacancy Rate	6.0%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	45,100
Office	100,220
Total	1,633,070
Floor Area Ratio (FAR) <sup>2</sup>	.56
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
TRENDS IN LAND PRICES <sup>3</sup>	
(1985-97 Avg. increase/year)	
Commercial Lots	4.7%
Single-Family Lots	7.3%
Multi-family Lots	9.3%
Active Permit Applications	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	9
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	500
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	110
New Employment	280
Non-residential Space (Sq. Ft.) <sup>4</sup>	84,000
Projected Floor Area Ratio (FAR)	.59
2020 Development with LRT and No Supportive Policies	
Total Housing Units	412
Total Employment	2,680
Non-residential space (Sq. Ft.)	1,717,100

<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 by City of Seattle, classified by zoning  
<sup>4</sup> Includes commercial, industrial and institutional space, but excludes Sound Transit facilities and public facilities



Looking east along Dearborn Street towards Rainier Avenue and the Central Area.



Looking southwest along Dearborn toward planting area adjacent to Interstate 90.



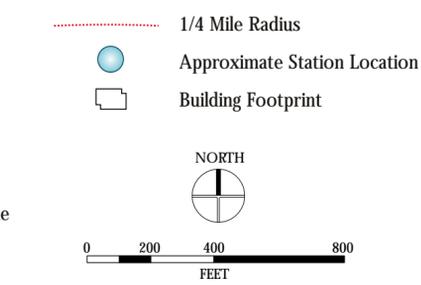
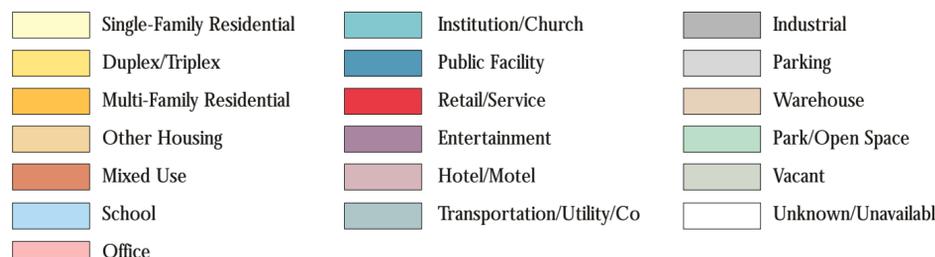
Looking south from the Seattle Goodwill store on Dearborn towards Interstate 90.

## Existing Land Use



Summary of Current Land Use Poplar Place Station Area		
Land Use	Acres	Percent of Total
Vacant	16.20	24.26
Institutions	14.68	21.98
Single-Family	14.20	21.27
Warehouse	5.05	7.57
Industrial	4.76	7.12
Office	2.91	4.36
Duplex/Triplex	2.48	3.71
Multi-Family	2.41	3.60
Retail/Service	2.07	3.10
Parking	1.49	2.22
Unknown/NA	0.53	0.80
<b>Total</b>	<b>66.80</b>	<b>100.00</b>

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



Source: King County Assessor's records (1998)

