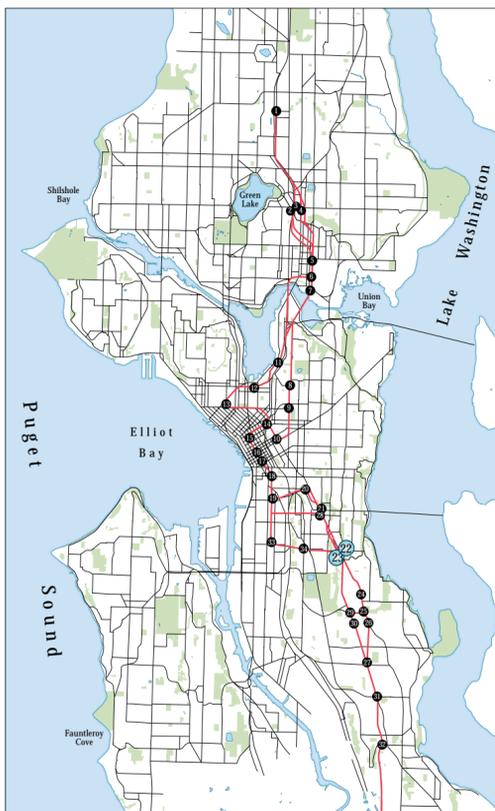


# McClellan



Seattle Light Rail Stations

## Station and Alignment Options

All alignments being considered propose a station in the vicinity of McClellan Street and Rainier Avenue South. One of the potential sites is an aerial and one is at grade.

## Planning Context:

The McClellan station area is located primarily within the Rainier/I-90 Hub Urban Village. The station area includes a concentration of auto-oriented commercial uses along Rainier Avenue to the north of the intersection with Martin Luther King, Jr. Way South. Low-density residential development occupies single-family zones at the perimeter of the station area. A large area of City-owned greenbelt property is located to the west of Rainier Avenue. Franklin High School and the Olmsted-designed Mt. Baker Boulevard are landmarks to the east.



View west along McClellan towards the Beacon Hill neighborhood, with State office building on left.

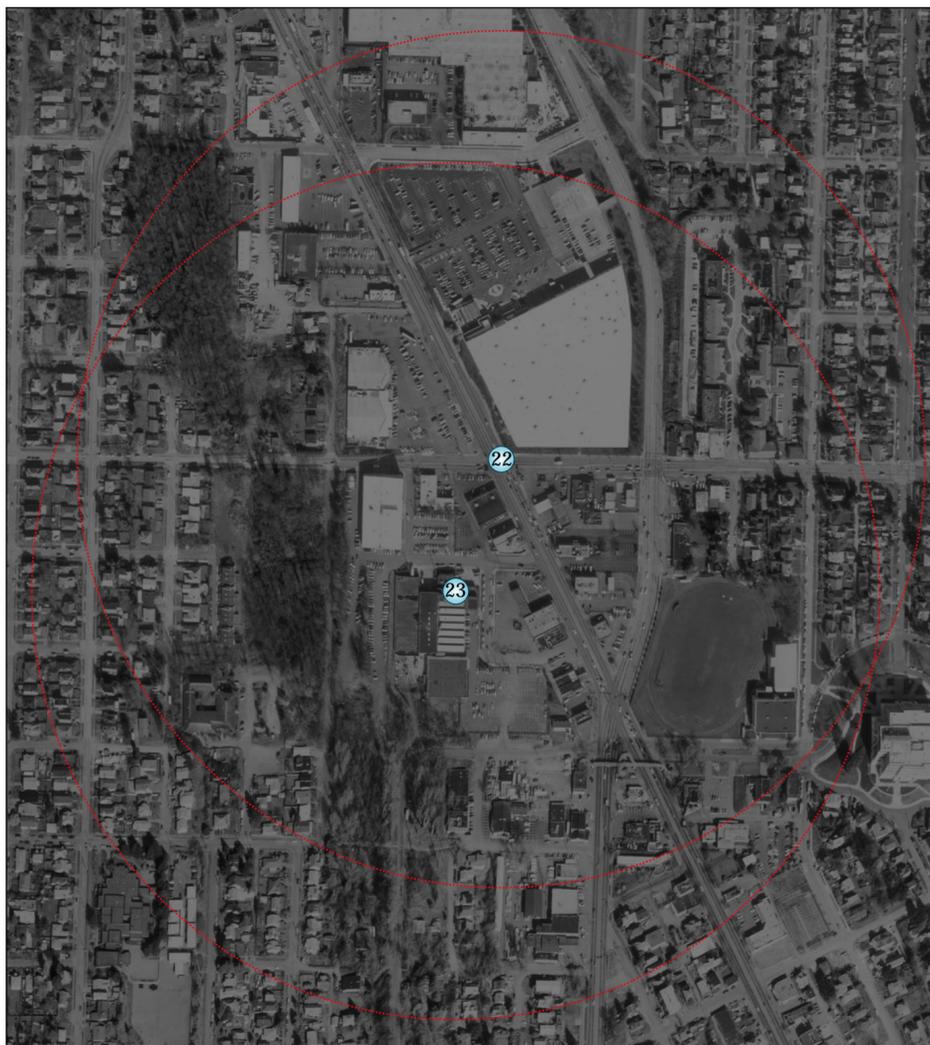


View of the Eagle Hardware development where air rights potential exists over the large parking lot.

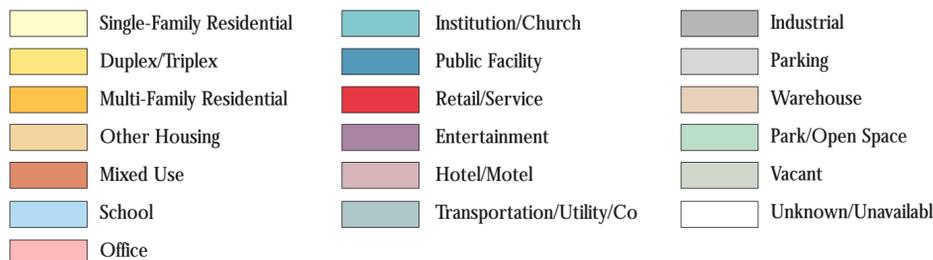
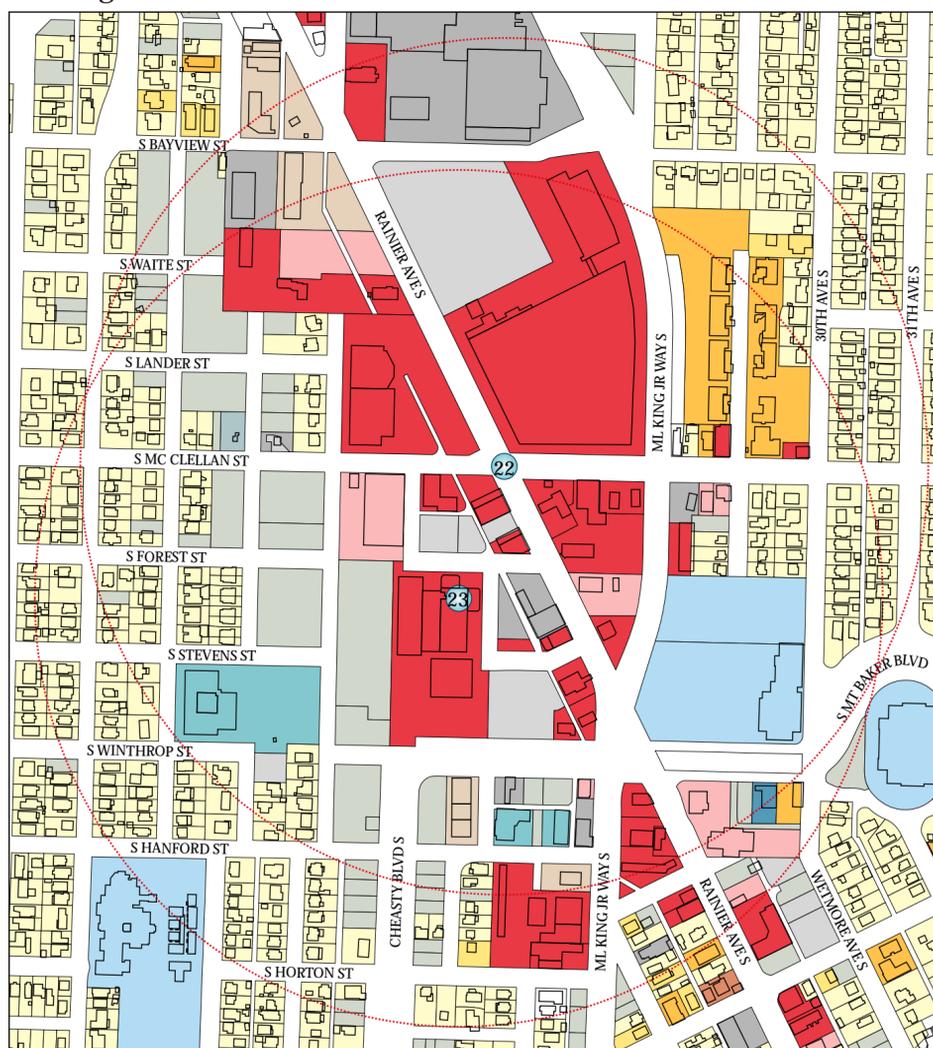


Corner of Rainier Avenue and McClellan Street looking southwest, with Franklin High School in the background.

## Orthophoto (1993)



## Existing Land Use



## Station Area Profiles

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

1997 CONDITIONS	Sta. 22	Sta. 23
<b>Demographics</b>		
1997 Population	838	963
1997 Employment	1,088	1,044
1996 Median Household Income	\$43,524	\$34,509
<b>STATION AREA LAND USE</b>		
<b>Residential</b>		
Units	341	390
Density <sup>1</sup>		
Single-family	4.5	4.4
Multi-family	15.6	15.8
Apartment Rents per Sq. Ft.	0.71	0.71
Apartment Vacancy Rate	6.0%	6.0%
<b>Commercial</b>		
Floor Area (Sq. Ft.)		
Retail/Service	590,144	608,193
Office	123,369	124,262
Total	1,241,697	1,095,930
Floor Area Ratio (FAR) <sup>2</sup>	.28	.26
Office Rents per Sq. Ft.	n.a.	n.a.
Office Vacancy Rate	n.a.	n.a.
<b>TRENDS IN LAND PRICES<sup>3</sup></b> (1985-97 Avg. increase/year)		
Commercial Lots	4.7%	4.7%
Single-Family Lots	7.3%	7.3%
Multi-family Lots	9.3%	9.3%
<b>Active Permit Applications</b>		
Residential ( Dwelling Units)	0	0
Commercial (Thousands of Sq. Ft.)	0	0
<b>LRT WITH GROWTH PROSPECTS</b>		
<b>Projected 2010 LRT</b>		
Daily Boardings:	3,400	3,400
<b>Projected 20-Year Growth</b>		
<b>Increment with LRT</b>		
New Housing Units	170	150
New Employment	1,300	1,260
Non-residential Space (Sq. Ft.) <sup>4</sup>	389,000	378,000
Projected Floor Area Ratio (FAR)	.37	.35
<b>2020 Development with LRT</b>		
<b>and No Supportive Policies</b>		
Total Housing Units	511	540
Total Employment	2,388	2,304
Non-residential space (Sq. Ft.)	1,630,700	1,474,000

<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

## Summary of Current Land Use

McClellan (22) Station Area

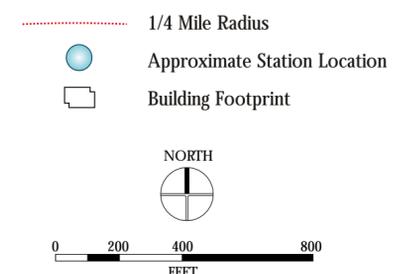
Land Use	Acres	Percent of Total
Single-Family	25.45	25.14
Duplex/Triplex	21.93	21.66
Multi-Family	13.15	12.99
Retail/Service	12.08	11.93
Office	5.72	5.65
Industrial	5.58	5.51
Transp/Util/Co	4.99	4.93
Warehouse	4.19	4.14
Public Facilities	3.15	3.11
Institutions	3.07	3.03
Schools	1.16	1.15
Parking	0.33	0.33
Vacant/City-owned	0.22	0.22
Unknown/NA	0.21	0.21
<b>Total</b>	<b>101.23</b>	<b>100.00</b>

## Summary of Current Land Use

McClellan (23) Station Area

Land Use	Acres	Percent of Total
Single-Family	25.69	26.28
Duplex/Triplex	24.09	24.64
Multi-Family	12.59	12.88
Retail/Service	10.38	10.62
Office	5.93	6.07
Industrial	5.15	5.27
Transp/Util/Co	4.36	4.46
Warehouse	3.07	3.14
Public Facilities	2.39	2.45
Institutions	2.04	2.09
Schools	1.37	1.40
Parking	0.27	0.28
Vacant/City-owned	0.22	0.23
Unknown/NA	0.21	0.21
<b>Total</b>	<b>97.75</b>	<b>100.00</b>

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



Source: King County Assessor's records (1998)

