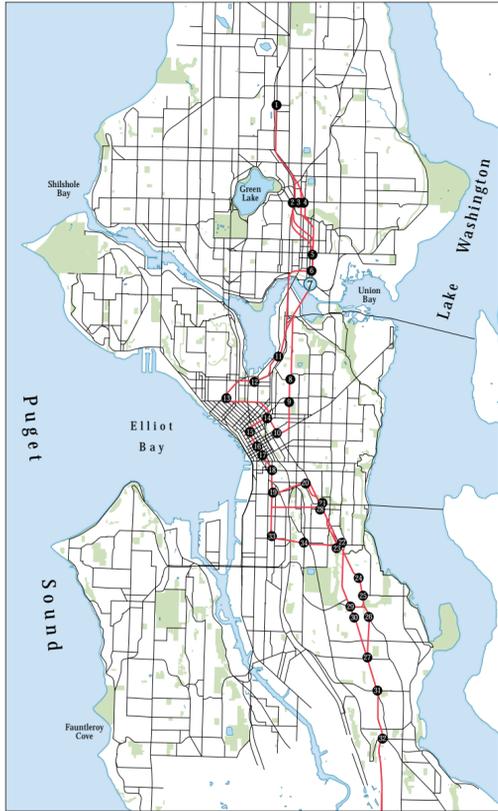


Pacific Street

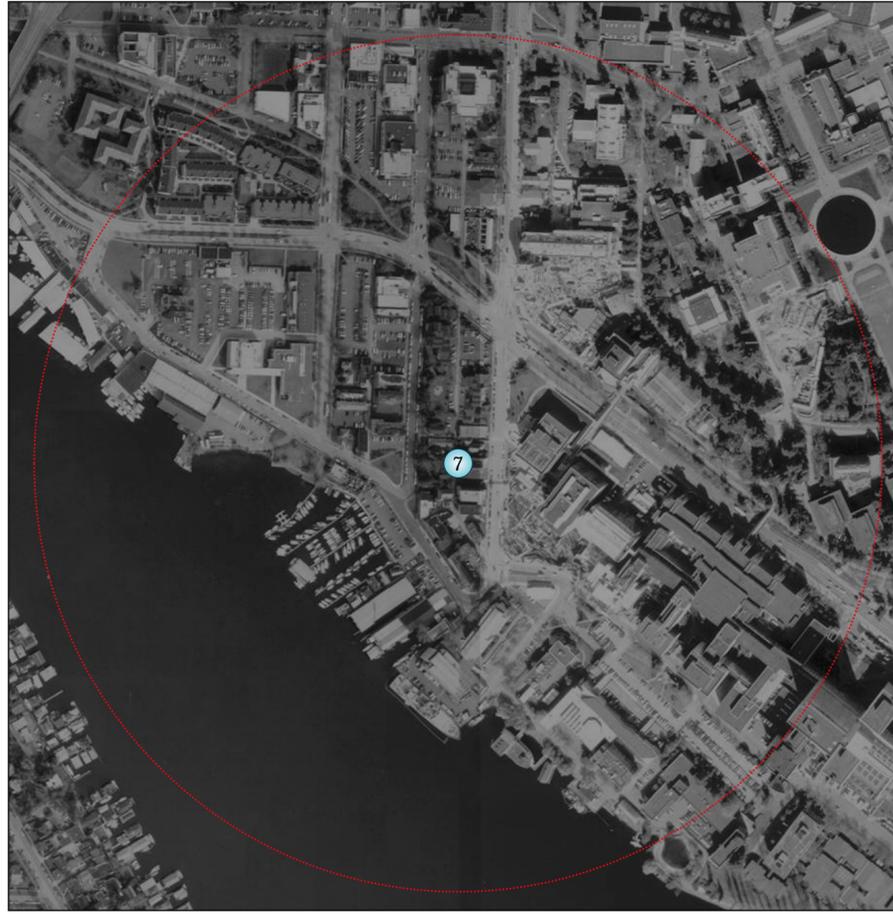


Seattle Light Rail Stations

Station and Alignment Options

The preferred alignment between NE 45th Street and Capitol Hill is underneath 15th Avenue NE, with a station at the intersection of Pacific Street.

Orthophoto (1993)



Planning Context:

The Pacific Street station area is located within the University Community Urban Center. The dominant feature of the neighborhood (and comprising nearly the entire station area) is the University of Washington campus. This station area also includes water-oriented uses on Portage Bay and a segment of the heavily-used Burke-Gilman pedestrian/bicycle trail.

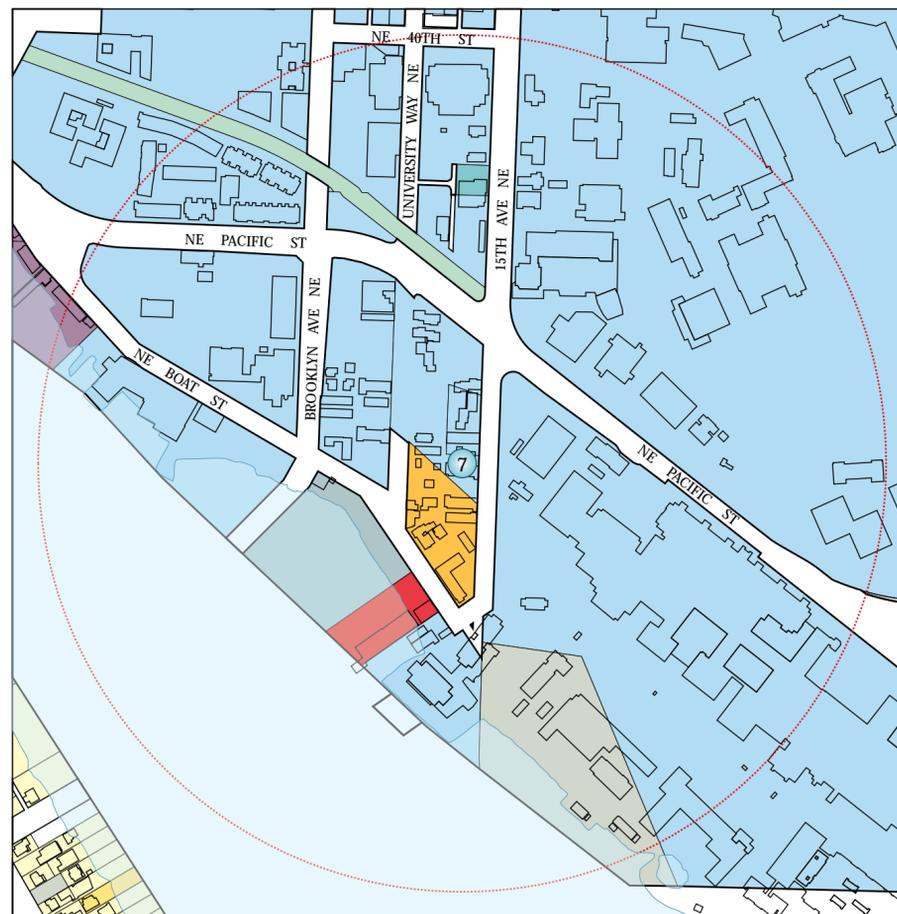
Station Area Profile

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

1997 CONDITIONS	
Demographics	
1997 Population	35
1997 Employment	23,101
1996 Median Household Income	\$14,891
STATION AREA LAND USE	
Residential	
Units	20
Density ¹	
Single-family	na
Multi-family	0.0
Apartment Rents per Sq. Ft.	\$0.96
Apartment Vacancy Rate	1.8%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	11,600
Office	n.a.
Total	1,036,561
Floor Area Ratio (FAR) ²	0.05
Office Rents per Sq. Ft.	\$18.53
Office Vacancy Rate	7.0%
TRENDS IN LAND PRICES³ (1985-97 Avg. increase/year)	
Commercial Lots	7.2%
Single-Family Lots	7.8%
Multi-family Lots	7.2%
Active Permit Applications	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	0
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings: 10,200	
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	0
New Employment	0
Non-residential Space (Sq. Ft.) ⁴	0
Projected Floor Area Ratio (FAR)	0.05
2020 Development with LRT and No Supportive Policies	
Total Housing Units	20
Total Employment	23,101
Non-residential space (Sq. Ft.)	1,036,600

¹ Housing units per net residential acre in residential zoning districts
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

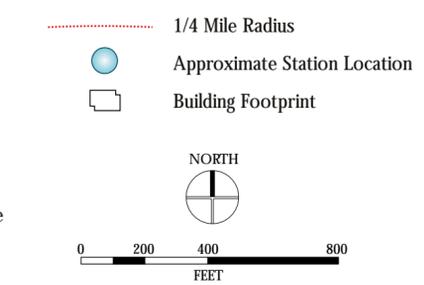


Land Use	Acres	Percent of Total
Schools	170.47	56.38
Water	46.40	34.30
Vacant	5.78	4.62
Transp/Util/Co	3.13	2.50
Multi-Family	1.59	0.18
Entertainment	1.25	1.00
Retail/Service	1.06	0.80
Institutions	0.22	0.18
Total	125.00	100.00

¹ Portion of University of Washington land within 1/4 mile radius; whole parcel = 493.01 acres.

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

- Single-Family Residential
- Duplex/Triplex
- Multi-Family Residential
- Other Housing
- Mixed Use
- School
- Office
- Institution/Church
- Public Facility
- Retail/Service
- Entertainment
- Hotel/Motel
- Transportation/Utility/Co
- Industrial
- Parking
- Warehouse
- Park/Open Space
- Vacant
- Unknown/Unavailable
- Shoreline



University of Washington Medical Center south of NE Pacific Street.



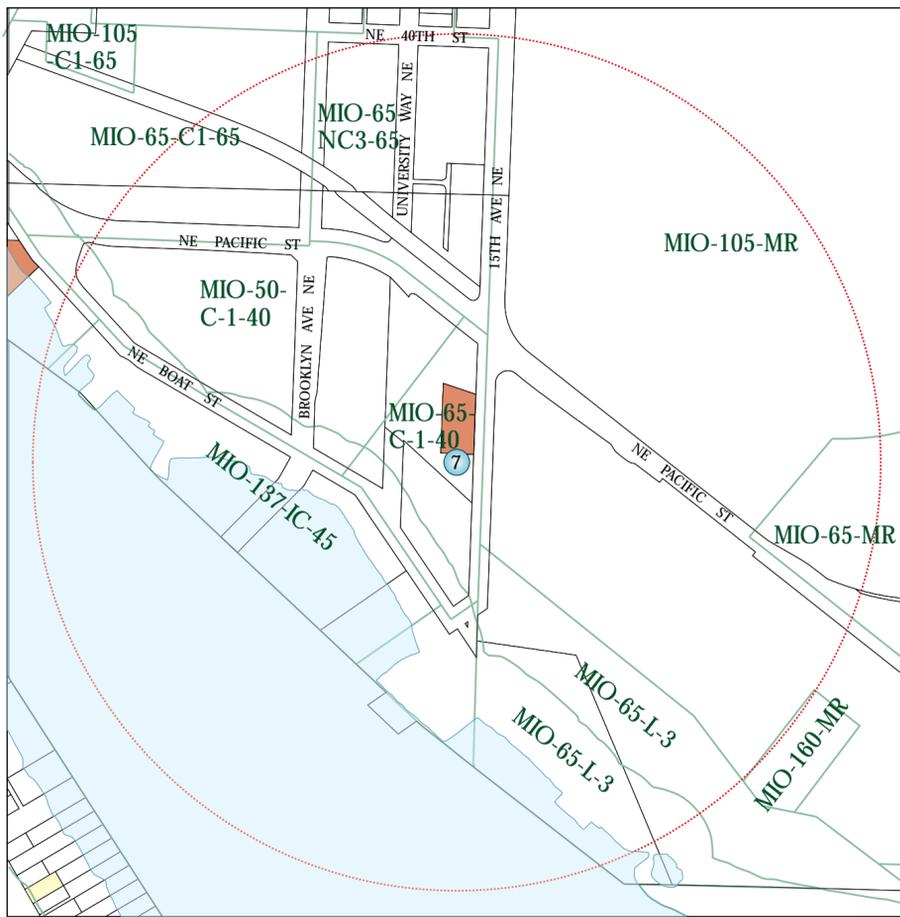
Intersection of Pacific, University Way and Burke-Gilman Trail (on left). Station site to south (at right in photo).



View looking south on 15th Avenue NE toward Pacific Street station site.

Source: King County Assessor's records (1998)

Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



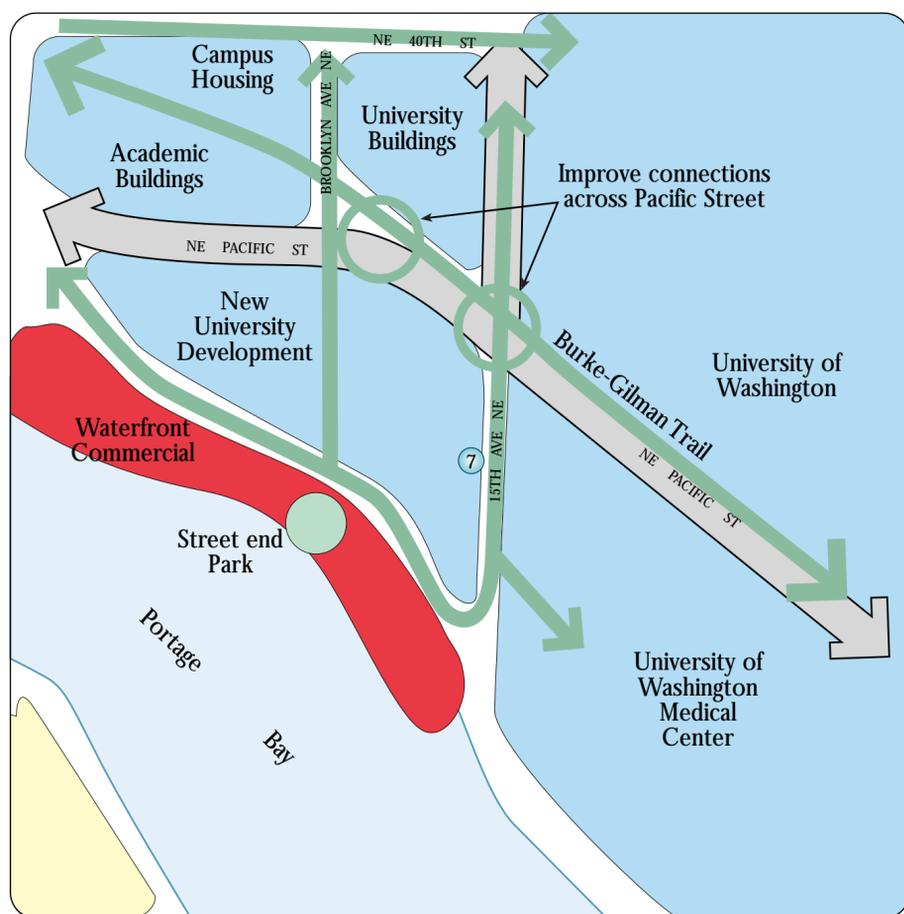
Some neighborhood concerns:

- Refining and implementing adopted plan concepts;
- Maximizing pedestrian, bike and other alternative forms of access to the light rail stations;
- Managing parking;
- Integrating station entrances with University of Washington facilities and off-campus developments; and
- Providing local bus circulation and ensuring convenient transfers with light rail.

Opportunity Sites by Zoning Designation:
Pacific Street

Zoning	Number of Parcels	Total Acres	Percent of Total
MIO-65-C-1-40	1	.47	100.00
Total	1	.47	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: Pacific Street (7)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 3	Retail: 2	Office: 3

* 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	●	Establish TOD provisions as a planning guide in MIO zoning.
Pedestrian Network	●	Establish limitations on auto-oriented uses adjacent to station entries and provide linkages with the University and adjacent uses. Improve/configure Burke-Gilman Trail interface; bike access to station and "bike station." Provide wider sidewalks and lighting on the "Ave."
Parking Management	●	Comprehensive program should provide for University's needs, updated to reflect LRT access, and possibly include parking lot pricing at University lots to encourage transit use.
Economics/Financial Assistance	?	Explore need and requirements for a new community-based development corporation.
Regulatory Process	?	Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	●	Needs to be coordinated to avoid impacts on neighborhood circulation and pedestrian streets, especially stadium linkage and Montlake Flyer/SR-520 bus stop connection.
Development Partnerships	?	Potential opportunity depending on University's needs; further planning needed.
Pilot Projects	?	Further planning 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