



# Transit Facility Profile

## Beacon Hill Station

**Link Light Rail** | Location: S Lander St. between Beacon Ave. S and 17<sup>th</sup> Ave. S | Station Area Population in 2000: 2,996

Beacon Hill Station will be a Link light rail station located in the city of Seattle in the Beacon Hill neighborhood. This station will be in a tunnel 150 feet below ground, and will include four high speed elevators. The site will be accessed by an entrance on the southeast corner of Beacon Ave. S and S Lander St. Construction will begin in 2004 and the start of service is anticipated in 2009.

### Connections

Central Link light rail will provide 12-minute service to Westlake Station in Seattle, and 21-minute service to the S 154<sup>th</sup> St. Station. A bus shuttle will transfer passengers from S 154<sup>th</sup> St. Station to Seattle-Tacoma International Airport until Link is extended to the Airport. This will add seven minutes to the ride. Ridership at Beacon Hill Station is projected to be 3,000 in 2020.

The station is located near a current bus transfer area at Beacon Ave. S and 15<sup>th</sup> Ave. S.

Beacon Hill Station is 2.5 miles southeast of downtown Seattle and 12.3 miles north of Seattle-Tacoma International Airport.

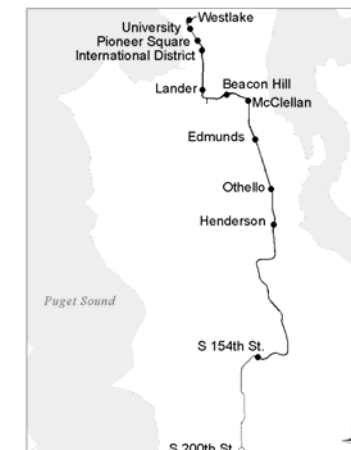
### Bus Service

Route	Type of Service	Destinations
Metro 36	Local	Rainier Beach, Downtown Seattle
Metro 38	Local	Rainier
Metro 60	Local	First Hill, Georgetown, South Park, White Center
Metro 650	Limited	Cleveland High School

### Land Uses

Residential uses make up over 82% of the land use in the Beacon Hill station area. The retail uses are exclusively on Beacon Ave S. The retail uses include grocery stores, restaurants, and local service uses. This area has a market for further retail development to serve residents.

The undeveloped land in the Beacon Hill station area is scattered. An area on 12<sup>th</sup> Ave. S is undeveloped. These nine parcels total 1.45 acres in size, and are located on a steep slope. Other significant undeveloped properties include an 11,870 square foot parcel located on S Lander St. at 15<sup>th</sup> Ave. S, and three parcels totaling 12,040 square feet on S Waite St. west of 20<sup>th</sup> Ave. S.



Central Link System map



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at [main@soundtransit.org](mailto:main@soundtransit.org) or visit our Web site at [www.soundtransit.org](http://www.soundtransit.org).

Land Use Category	Acreage	Percentage of Total
Single Family Residential	62.44	71.03%
Multi Family Residential	10.49	11.93%
Social and Religious Uses	4.54	5.17%
Retail	3.40	3.87%
Vacant	3.00	3.41%
Commercial	1.39	1.58%
Public	1.06	1.20%
Mixed Use	1.05	1.19%
Medical/Dental	0.26	0.30%
Office	0.23	0.27%
Infrastructure	0.05	0.05%
Total	87.92	100.00%

### Public Ownership

Agency	Acreage	Number of Parcels	Land use(s)
City of Seattle	1.00	5	Undeveloped land
Seattle Public Library	0.64	3	Public
Sound Transit	0.47	6	Retail, Mixed Use, Vacant, Public, Single Family Residential
King County	0.15	2	Infrastructure, Single Family Residential

The city of Seattle owns five undeveloped parcels totaling 1.0 acres. These parcels are located on 12<sup>th</sup> Ave. S, and are on a steep slope, thus hampering development of these parcels.

Sound Transit owns six parcels in the Beacon Hill station area. These parcels will be the entrance to the Beacon Hill Tunnel. Acquisition of property for construction of the light rail alignment is ongoing in the station area.

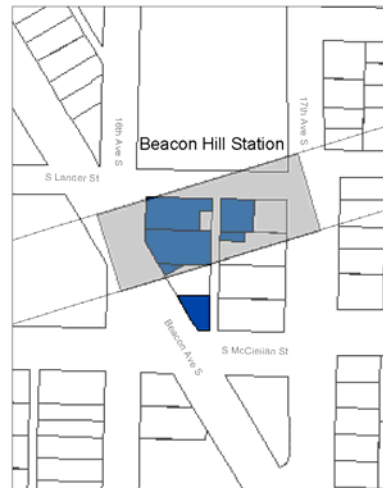
### Major landowners and employers

Ownership in the Beacon Hill station area is not dominated by a few landowners. The single family residences and retail parcels are owned by hundreds of different owners. It appears that there are no single or few landowners capable of driving change single-handedly in the station area. The retail uses on Beacon Ave. S are generally weak in terms of influence.

El Centro de la Raza is located in the station area. This site is three acres. This organization is important in the neighborhood as a civil rights advocacy group and the building acts as a community center. Services are geared towards Latino/Chicano and low-income residents.

### Assessed Real Property Values

Assessed Value	Acreage	Percentage of Total
Less than \$250,000	50.33	57.25%
\$250,000 - \$500,000	24.69	28.09%
\$500,000 - \$750,000	2.76	3.13%
\$750,000 - \$1,000,000	1.66	1.89%
\$1,000,000 +	8.48	9.64%
Total	87.92	100.00%



Sound Transit Ownership map (March 2004)



Beacon Hill Station Rendering

### Zoning

The Beacon Hill station area is entirely within the city of Seattle. There are six zoning designations in the station area. Neighborhood Commercial 2 (NC2) allows most commercial uses and residential uses. Some light industrial uses and some auto-oriented uses are permitted.

There is one mixed use zone, Neighborhood Commercial 2/Residential (NC2/R). This zone functions as a NC2 zone while maintaining existing residential uses and promoting increased residential development. The same uses allowed in the NC2 zone are permitted in the NC2/R zone.

There are four residential zones in the station area of varying densities. The Single Family Residential 5000 (SF 5000) zone, covers a majority of the station area. Single family residences, parks, and some institutional uses are permitted. Cluster housing, schools, and religious uses are permitted by CUP.

The next three residential zones are all multi family lowrise zones. These zones are Lowrise 1 (L1), Lowrise 2 (L2), and Lowrise 3 (L3). Under these zones, all residential uses are permitted, as are parks and public facilities. The differences between the multi family lowrise zones are the specific development regulations.

### Development Regulations

Zone	Building height limit	Residential Density	Floor to Area Ratio	Off-Street Parking Requirements
NC2	40 feet	1 per 500 square feet of lot area	Not specified	Not based on zoning
SF 5000	30 feet or 25 feet if lot width is less than 30 feet	1 per lot	Not applicable	Not based on zoning <i>Single family residence: 1 per unit</i>
L1	25 feet	1 per 1,600 square feet of lot area	Not applicable	Not based on zoning
L2	25 feet	1 per 1,200 square feet of lot area	Not applicable	Not based on zoning
L3	30 feet	1 per 800 square feet of lot area	Not applicable	Not based on zoning
NC2/R	40 feet	No limit	Not specified	Not based on zoning