

The city of Seattle completed a station area plan for the Brooklyn station area in April 2000. The station area plans done by the city of Seattle are an extension of the neighborhood plans completed as part of the comprehensive plan. The station area plans will help to guide future land use policy decisions for the quarter mile area around each Link light rail station in the city of Seattle. The goals and objectives of the station area plans address transit oriented development for the station areas, while also addressing other important neighborhood issues, including economic development, public safety, and public facilities. The Brooklyn station area plan is available under "University District Station" online at [http://www.ci.seattle.wa.us/transportation/ppmp\\_sap\\_home.htm](http://www.ci.seattle.wa.us/transportation/ppmp_sap_home.htm).



# Transit Facility Profile

## Brooklyn Station

**Link Light Rail** | Location: Brooklyn Ave. NE between NE 45<sup>th</sup> St. and NE 43<sup>rd</sup> St. | Station Area Population in 2000: 10,059

Station area population denotes population within the quarter mile area.

Brooklyn Station is a proposed Link light rail station on the North Link extension. It would serve the University District neighborhood in Seattle. The station would be built underground. North Link is currently in the planning stages. A Final Supplemental Environmental Impact Statement and Sound Transit Board decision on North Link stations is expected by early 2005.

### Connections

The North Link extension of Link light rail would connect downtown Seattle to the Northgate Transit Center. Central Link light rail will provide service to S 154<sup>th</sup> St. Station starting in 2009. A bus shuttle will transfer passengers from S 154<sup>th</sup> St. Station to Seattle-Tacoma International Airport until Link is extended an additional mile to Sea-Tac Airport.

Projected daily ridership for Brooklyn Station is 11,400 by 2030.

Brooklyn Station is 4.6 miles north of downtown Seattle and 18 miles north of Sea-Tac Airport.

### Bus Service

| Route     | Type of Service   | Destinations   |
|-----------|-------------------|--|
| Metro 66  | Express           | Northgate, Roosevelt, University District, Downtown Seattle  |
| Metro 71  | Express           | Wedgwood, View Ridge, Hawthorne Hills, Ravenna, Cowen Park, University District, Downtown Seattle            |
| Metro 72  | Express           | Lake City, Ravenna, University District, Downtown Seattle  |
| Metro 73  | Express           | Jackson Park, Maple Leaf, University District, Downtown Seattle  |
| Metro 79  | Express           | Lake City, Hawthorne Hills, Ravenna, Downtown Seattle  |
| Metro 373 | Express           | Shoreline, Jackson Park, Maple Leaf, Ravenna, University District  |
| Metro 167 | Express           | University District, Montlake, Bellevue, Newport, Kenndale, Renton, Boeing Renton Plant, Kent, Auburn        |
| Metro 197 | Express           | University District, Montlake, Des-Moines, Kent, Star Lake, Federal Way, Seatac, Twin Lakes                  |
| Metro 7   | Express and Local | University District, Capitol Hill, Downtown Seattle, Columbia City, Rainier Beach                            |
| Metro 48  | Express and Local | Loyal Heights, Greenwood, Ravenna, University District, Montlake, Capitol Hill, Columbia City, Rainier Beach |
| Metro 74  | Express and Local | Downtown Seattle, Queen Anne, Fremont, Wallingford, University District, Ravenna, Sand Point                 |
| Metro 9   | Local             | University District, Capitol Hill, First Hill, Columbia City, Rainier Beach                                  |
| Metro 25  | Local             | Laurelhurst, University District, Montlake, Downtown Seattle   |
| Metro 43  | Local             | University District, Capitol Hill, Downtown Seattle  |
| Metro 44  | Local             | Ballard, Wallingford, University District  |
| Metro 67  | Local             | Northgate, Roosevelt, University District, Downtown Seattle  |
| Metro 70  | Local             | University District, Eastlake, Fairview, Downtown Seattle  |



North 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 Uses

The most prominent land uses in the Brooklyn station area are multi family residential, retail, and parking uses. The retail uses on University Way are small, independently owned properties that gear their services towards the college age market from the University of Washington. The retail properties on Roosevelt Way NE are larger in size, and include several automobile dealerships.

Part of the University of Washington is located within the Brooklyn station area. The University of Washington has over 42,000 students and over 25,000 faculty and staff. The University of Washington is the primary landowner and employer in the Brooklyn station area. The main University of Washington parcel is not included in the table below.

| Land Use                  | Acreage | Percentage of Total |
|---------------------------|---------|---------------------|
| Multi Family Residential  | 18.77   | 23.73%              |
| Retail                    | 12.54   | 15.86%              |
| Parking                   | 10.08   | 12.74%              |
| Mixed Use                 | 9.72    | 12.29%              |
| Office                    | 7.15    | 9.04%               |
| Social and Religious Uses | 4.44    | 5.62%               |
| Public                    | 3.74    | 4.72%               |
| Commercial                | 3.47    | 4.38%               |
| Single Family Residential | 2.57    | 3.24%               |
| Institutional Residential | 2.11    | 2.67%               |
| Medical/Dental            | 2.09    | 2.64%               |
| Hotel/Motel               | 1.19    | 1.51%               |
| Vacant                    | 0.74    | 0.93%               |
| Recreation                | 0.19    | 0.24%               |
| Undeveloped Land          | 0.19    | 0.24%               |
| Green Space               | 0.11    | 0.14%               |
| Total                     | 79.10   | 100.00%             |



Sound Transit Ownership map (August 2004)

### Public Ownership

| Agency                    | Acreage | Number of parcels | Land use(s)              |
|---------------------------|---------|-------------------|--------------------------|
| University of Washington  | 480.43  | 4                 | Public, Medical/Dental   |
| Seattle Housing Authority | 0.48    | 1                 | Multi family residential |
| Sound Transit             | 0.41    | 1                 | Commercial               |
| United States of America  | 0.33    | 1                 | Public                   |
| City of Seattle           | 0.11    | 1                 | Green space              |

The University of Washington, Seattle is located in the Brooklyn station area. The Seattle campus property is 476 acres in size.

Sound Transit currently owns one property in the Brooklyn station area. It is located on NE 45<sup>th</sup> St. between Roosevelt Way NE and 11<sup>th</sup> Ave. NE. Acquisition of property for the North Link extension is ongoing.

### Assessed Real Property Values

| Assessed Value              | Acreage | Percentage of Total |
|-----------------------------|---------|---------------------|
| Less than \$1,000,000       | 19.88   | 3.58%               |
| \$1,000,000 - \$5,000,000   | 37.81   | 6.81%               |
| \$5,000,000 - \$10,000,000  | 10.28   | 1.85%               |
| \$10,000,000 - \$20,000,000 | 4.71    | 0.85%               |
| \$20,000,000 +              | 482.32  | 86.90%              |
| Total                       | 555.00  | 100.00%             |

### Major landowners and employers

The University of Washington recently constructed several new facilities, including a new School of Law building, a Computer Science and Engineering building, and a Surgery Pavilion. These three buildings added 441,000 square feet of space to the Seattle campus.

The University of Washington's 2005-2007 Capital Budget Request to the state legislature addresses the backlog of renovations that many older buildings have experienced in recent years. Fifteen buildings are scheduled for renovations that will cost \$244,962,000 over the next five years. The budget request also mentions planning for new capital facilities to address future needs as the student population and faculty research projects grow.

Safeco Insurance Company has a prominent presence in the Brooklyn station area. They own 5.5 acres of real property in the station area, including an office tower at NE 43<sup>rd</sup> St. and Brooklyn Ave. Safeco is also a major employer, providing a market for retail services in the station area.

University Way has received attention from the city of Seattle, due to its economic decline over the past decade. Two specific city-led developments have addressed the need to revitalize University Way. First, the lease lid that prohibited the University of Washington from leasing more than 550,000 square feet of space from surrounding buildings was recently lifted. This will allow the University of Washington to lease out more space, encouraging development on University Way, as well as in the University District neighborhood. The second is a re-construction of University Way. The project featured wider sidewalks, consolidated bus zones, curb bulbs for bus passenger loading, a new street light and signal system, pedestrian level lighting, drainage and landscaping improvements, and urban design and art enhancements. The project cost was \$9 million, and has created a more pleasant pedestrian environment for students and shoppers on University Way.

### Zoning

The Brooklyn station area is entirely within the city of Seattle. There are six zoning designations in the station area. Commercial 1 (C1) allows residential uses, most commercial uses, and some light industrial uses. Residential uses in mixed use developments are permitted outright in the C1 zone.

The two Neighborhood Commercial zones are Neighborhood Commercial 2 (NC2) and Neighborhood Commercial 3 (NC3). These zones allow most commercial, residential, and light manufacturing uses.

There are two residential zones in the station area. Multi Family Residential Lowrise 3 (L3) permits all residential uses are permitted, as well as parks and public facilities. Multi Family Residential Midrise (MR) allows ground floor retail, low intensity commercial, and office development in combination with multi family residential uses.

The next zone is Multi Family Residential Midrise – Residential Commercial (MR-RC). This zone intends to provide a place for mixed uses in the underlying residential zones. Permitted commercial uses include retail and service uses, as well as offices and medical services. These uses are only allowed in a mixed use building and must be on the ground level. Drive through businesses are prohibited.

There is one overlay in the Brooklyn station area, the Major Institutions Overlay (MIO). The purpose of the MIO is to concentrate major institutions in their current locations, and to regulate further growth of those institutions in order to protect the character of surrounding neighborhoods. Major institutions include colleges, universities, and hospitals located in the city of Seattle. The major institution in the Brooklyn station area is the University of Washington. The MIO adds further restrictions on development to the underlying zone, and alternative height limits.

### Development Regulations

| Zone  | Building height limit                         | Residential Density   | Floor to Area Ratio | Off-Street Parking Requirements |
|-------|---|---|---------------------|---------------------------------|
| C1    | 65 feet                                       | 1 unit per 1000 square feet of lot area   | Not applicable      | Not based on zoning             |
| NC2   | 40 feet                                       | 1 per 500 square feet of lot area   | Not specified       | Not based on zoning             |
| NC3   | On map: light pink 65 feet, dark pink 85 feet | 1 unit per 600 square feet of lot area, 1 per 400 square feet of lot area in urban village commercial areas | Not specified       | Not based on zoning             |
| L3    | 30 feet                                       | 1 per 800 square feet of lot area   | Not applicable      | Not based on zoning             |
| MR    | 60 feet                                       | No limit  | Not specified       | Not based on zoning             |
| MR-RC | 60 feet                                       | No limit  | Not specified       | Not based on zoning             |