



Transit Facility Profile

Capitol Hill Station

Link Light Rail | Location: Nagle Pl at E Denny Way | Station Area Population in 2000: 7,124
Station area population denotes population within the quarter mile area.

Capitol Hill Station is a proposed Link light rail station on the North Link extension. It is located in the Capitol Hill neighborhood of Seattle. The station would be an underground station with street access points on Broadway Ave. near the corners of John St. and Howell St. North Link currently is 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 between downtown Seattle and S 154th St. Station starting in 2009. A bus shuttle will transfer passengers from S 154th St. Station to Seattle-Tacoma International Airport until Link is extended an additional mile to Sea-Tac Airport.

The projected daily boardings for the Capitol Hill Station is 12,600 by 2030.

Capitol Hill Station is 1.3 miles northeast of downtown Seattle and 15 miles north of Sea-Tac Airport.

Bus Service

Route	Type of Service	Destinations
Metro 7	Express and Local	Rainier Beach, Columbia City, Capitol Hill, First Hill, University District, Downtown Seattle
Metro 8	Local	Seattle Center, Capitol Hill, Martin Luther King Jr. Way
Metro 9	Local	Rainier Beach, Columbia City, Capitol Hill, First Hill, University District
Metro 10	Local	Capitol Hill, Downtown Seattle
Metro 14	Local	Capitol Hill, Downtown Seattle, Mt. Baker
Metro 43	Local	Downtown Seattle, Capitol Hill, Montlake, University District
Metro 60	Local	Capitol Hill, First Hill, Beacon Hill, Georgetown, South Park

Land Uses

Capitol Hill Station will be located in the center of the Capitol Hill neighborhood in Seattle. The Capitol Hill neighborhood has some of the highest residential densities in Seattle. The average lot size for all residential uses in the Capitol Hill station area is 5,525 square feet, and nearly 80% of the residential uses are multi family. Transit ridership in the station area is currently very high route. Pedestrian trips are encouraged by the high density development, availability of transit options, and the pedestrian friendly development pattern in the neighborhood.

There are areas of green space in the Capitol Hill station area. Cal Anderson Park is adjacent to the proposed station. The Lincoln Reservoir is located in the northern half of this park. This park is currently under re-construction, and when completed will included a newly-lidded reservoir and an expansion of the park. The re-construction will be completed by Spring 2005.



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 or visit our Web site at www.soundtransit.org.

The retail uses are mainly located in the northern portion of the station area on Broadway Ave., and on E Olive Way. Broadway Ave. has long been a major business corridor in Seattle. Most of the retailers are small and individually owned, and Broadway Ave. has a pedestrian friendly development pattern. The retail uses include restaurants, apparel sales, and other service uses. Many of the mixed uses in the station area include first floor retail. Capitol Hill Station would be located in the heart of this business district.

Land Use	Acreage	Percentage of Total
Multi Family Residential	43.99	41.05%
Green Space	11.16	10.41%
Single Family Residential	10.02	9.35%
Public	8.01	7.47%
Mixed Use	7.66	7.15%
Retail	6.70	6.25%
Parking	6.60	6.16%
Commercial	3.83	3.57%
Office	2.39	2.23%
Social and Religious Uses	2.19	2.04%
Vacant	1.05	0.98%
Manufacturing	1.00	0.94%
Recreation	0.66	0.62%
Medical/Dental	0.64	0.59%
Institutional Residential	0.53	0.49%
Industrial	0.35	0.33%
Undeveloped land	0.22	0.20%
Hotel/Motel	0.12	0.11%
Right of Way	0.04	0.04%
Total	107.16	100.00%

Public Ownership

Agency	Acreage	Number of Parcels	Land use(s)
City of Seattle	11.83	7	Green space, Parking, Public
Seattle Central Community College	8.47	7	Parking, Public, Retail

Seattle Central Community College is located in the Capitol Hill station area. Seattle Central has over 10,000 students and over 900 faculty and staff members. Seattle Central offers a college transfer program, over 30 professional technical (job training) programs, a large international education program, adult basic education, and continuing education. The student and faculty population helps to drive the available retail and service uses in the neighborhood, and would provide strong future ridership for Link.

Sound Transit currently does not own property in the Capitol Hill station area. 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	43.26	40.31%
\$1,000,000 - \$2,500,000	27.24	25.38%
\$2,500,000 - \$5,000,000	12.18	11.35%
\$5,000,000 - \$10,000,000	6.80	6.34%
\$10,000,000 +	17.84	16.62%
Total	107.32	100.00%

Major landowners and employers

In the southern portion of the station area, Seattle Central Community College has a sizeable presence. The college could drive change if any of its properties were redeveloped.

At the north end of the station area, including the block north of E Republican St. outside the station area, there are significant redevelopment opportunities. The QFC located at E Republican St. and Broadway Ave. is closing to move into a new 63,000 square foot store in the Broadway Market, located on Broadway Ave. between E Republican St. and E Harrison St. Across the street and further north on the same block, Safeway has announced plans to close the Broadway Ave. store. This will produce 1.97 acres of redevelopable land on Broadway Ave. within walking distance to the future Capitol Hill station. These opportunity sites could be significant catalyst project locations in the ongoing effort to revitalize Broadway Ave.

Zoning

The Capitol Hill station area is entirely within the city of Seattle. There are six zoning designations in the station area. The two Neighborhood Commercial zones are Neighborhood Commercial 2 (NC2) and Neighborhood Commercial 3 (NC3). These zones allow most commercial, residential uses, and light manufacturing uses.

There are two residential zones in the station area. Multi Family Residential Lowrise 3 (L3) permits all residential, 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 two zones are Residential Commercial zones, Multi Family Residential Lowrise 3 – Residential Commercial (L3-RC) and Multi Family Residential Midrise – Residential Commercial (MR-RC). These zones intend 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 non-residential 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 Capitol Hill 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 Capitol Hill station area is Seattle Central Community College. The MIO adds further restrictions on development to the underlying zone, and alternative height limits.

Recent zoning changes to the Pike/Pine corridor southwest of the Capitol Hill station area have encouraged development in this area. Similar zoning changes are also proposed for Broadway Ave. Specifically, the issues that the proposed zoning changes would address for Capitol Hill include increasing height limits on Broadway Ave. from 40 feet to 65 feet, reducing residential parking requirements and parking ratios, and addressing split zoning of blocks. These zoning changes would address the need to revitalize Broadway Ave., which has been in decline after decades as a major retail center.

The city of Seattle completed a station area plan for the Capitol Hill 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 Capitol Hill station area plan is available online at http://www.ci.seattle.wa.us/transportation/ppmp_sap_home.htm.

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
NC3	<i>On map:</i> purple 40 feet, pink 65 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
L3-RC	30 feet	1 per 800 square feet of lot area	Not specified	Not based on zoning
MR-RC	60 feet	No limit	Not specified	Not based on zoning