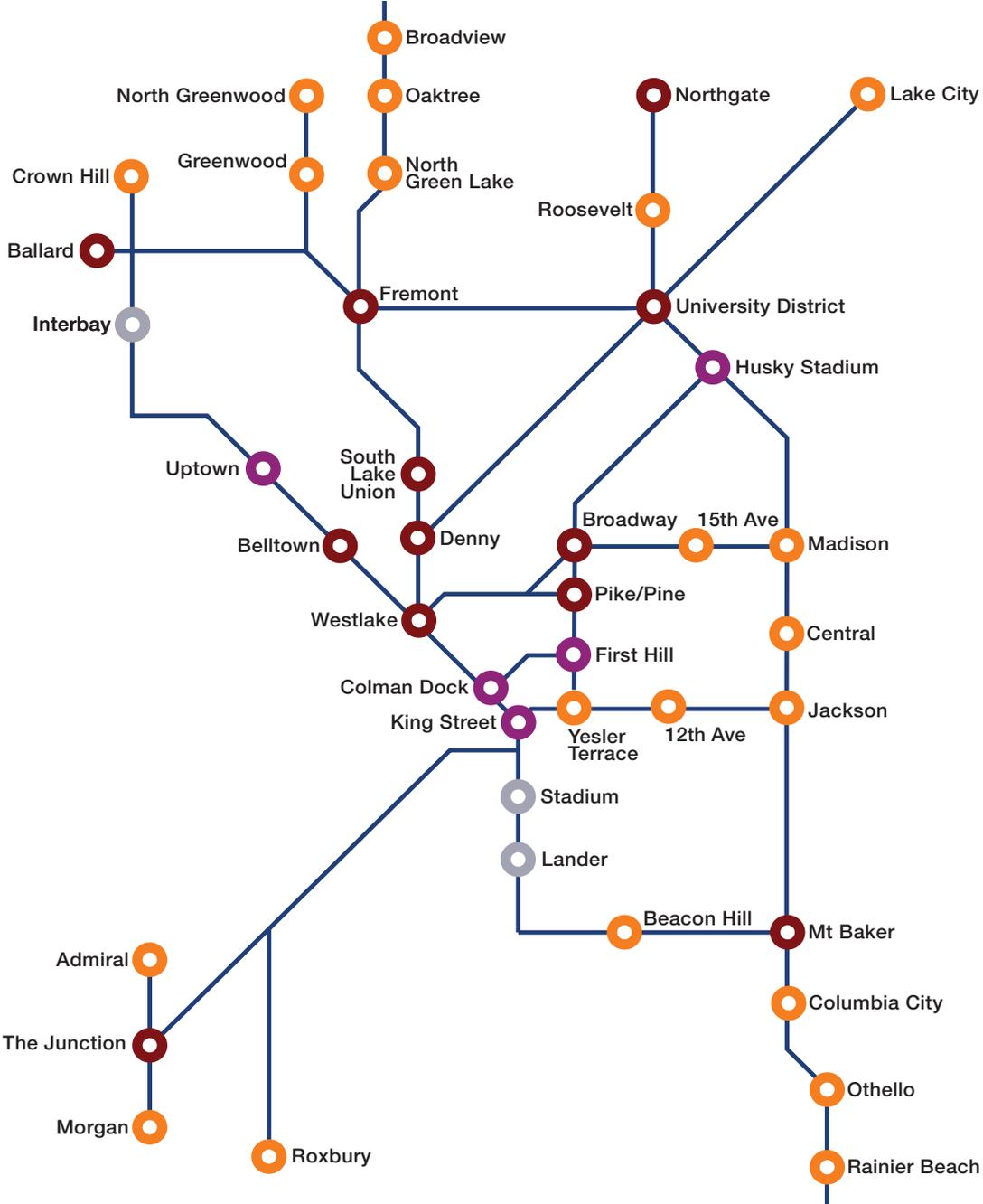


# Seattle Transit Communities

Integrating Neighborhoods with Transit

A report from the Seattle Planning Commission



# The Seattle Planning Commission

Working to enhance the quality of life in Seattle.



# Transit is Transformational

- Optimize local and regional investment in transit.
- Create livable communities around transit connections.
- Align land use policies and capital investments.



# Our Report

Provides a road map for how to create vital transit communities.



# Our Report

- Describes four Seattle-specific typologies.
- Identifies the essential components of livability.
- Outlines key funding and implementation strategies.
- Recommends how to transform our communities.
- Identifies 14 near-term opportunities.



photo by Benjamin Benschneider  
courtesy of Weber Thompson

# Livability Elements

- parks
- plazas
- wayfinding
- libraries
- community centers
- green streets
- bike facilities



photo courtesy of Seattle Public Libraries



photo courtesy of Top Pot Doughnuts



# What Makes a Successful Transit Community?

Services.



photo by Oran Viriyincy

Infrastructure.



Livability elements.



photo courtesy of SDOT



photo courtesy of HEWITT

# Defining Success

- Optimize transit investments.
- Focus land use policies to maximize benefits.
- Build the livability elements.



photo courtesy of Miller Hull

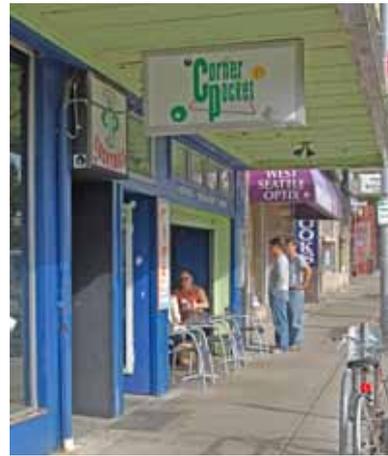


photo by Keith Brofsky



photo by cashgroves



photo by Bellen Drake  
courtesy of Capitol Hill Housing

# Benefits of Transit Communities

- Lower overall household costs.
- Improve public health.
- Support diversity.
- Enhance local business districts.
- Reduce carbon footprint.
- Preserve regional open space and natural resource lands.



photo by Lara Swimmer

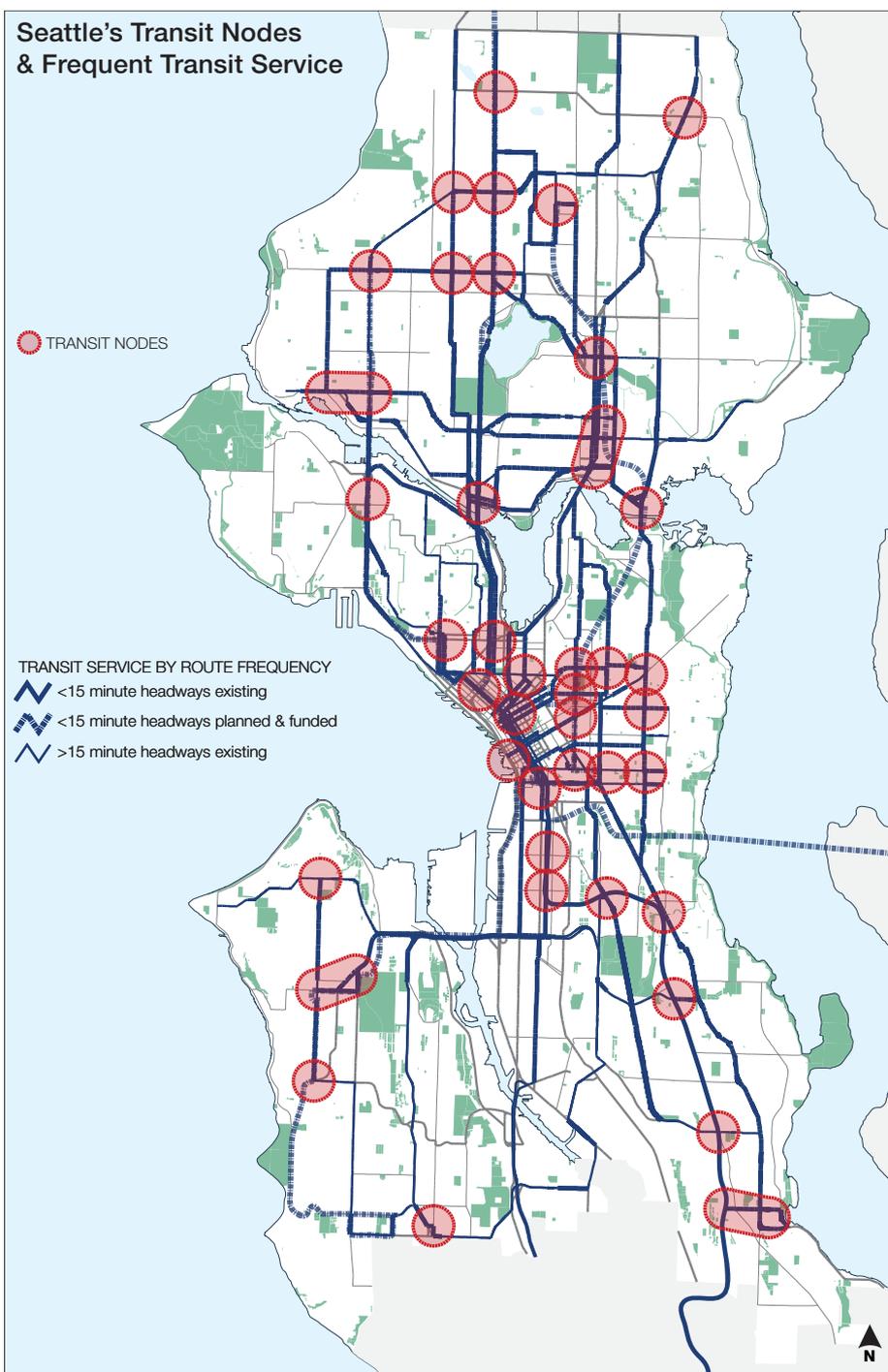
41\*4\*14

41 nodes

4 typologies

14 priority communities

Seattle's Transit Nodes & Frequent Transit Service



# 41\*4\*14

41 nodes

4 typologies

14 priority communities

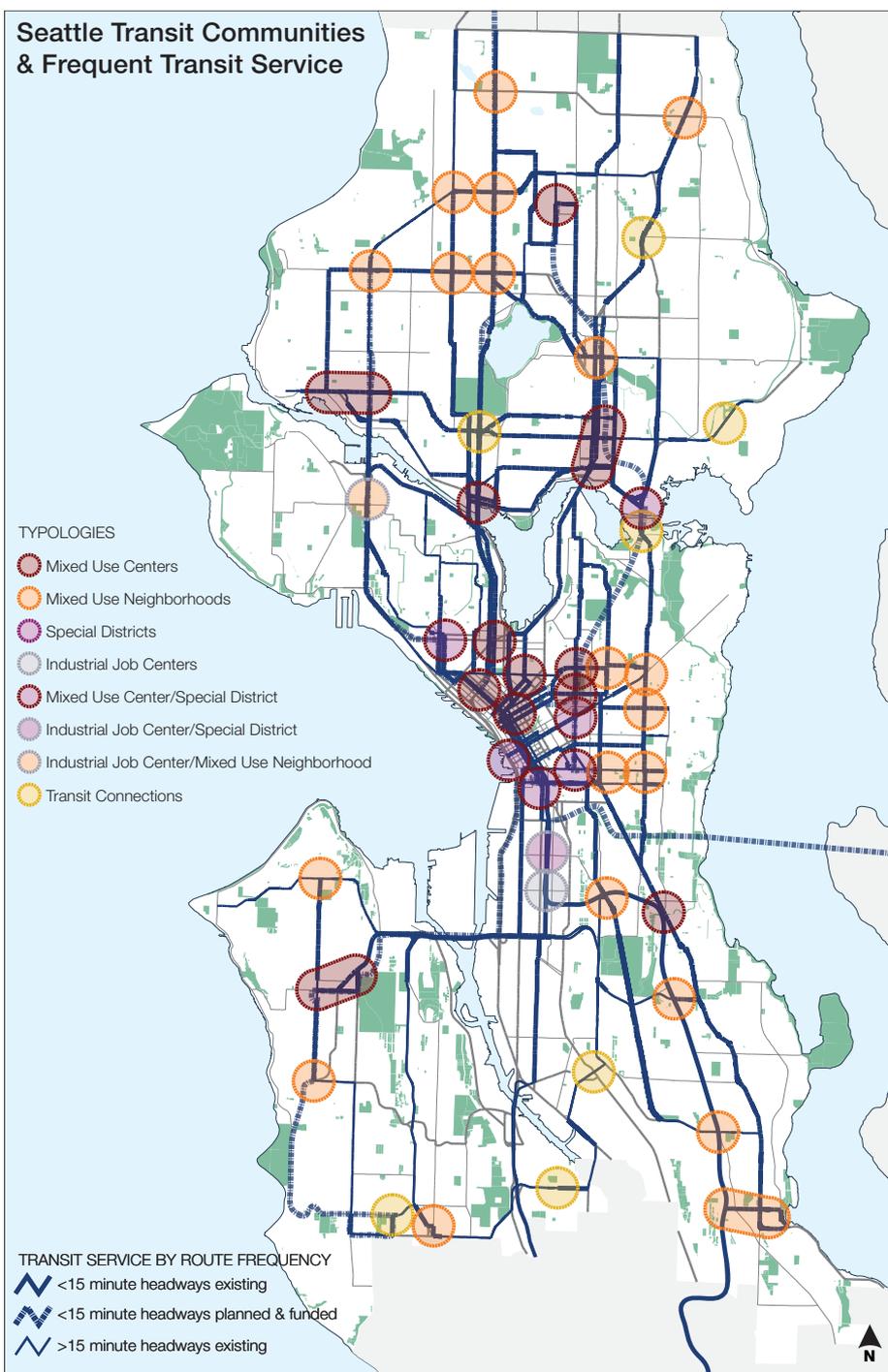
## Seattle Transit Communities & Frequent Transit Service

### TYOLOGIES

- Mixed Use Centers
- Mixed Use Neighborhoods
- Special Districts
- Industrial Job Centers
- Mixed Use Center/Special District
- Industrial Job Center/Special District
- Industrial Job Center/Mixed Use Neighborhood
- Transit Connections

### TRANSIT SERVICE BY ROUTE FREQUENCY

- <15 minute headways existing
- <15 minute headways planned & funded
- >15 minute headways existing



# 41\*4\*14

41 nodes

4 typologies

14 priority communities

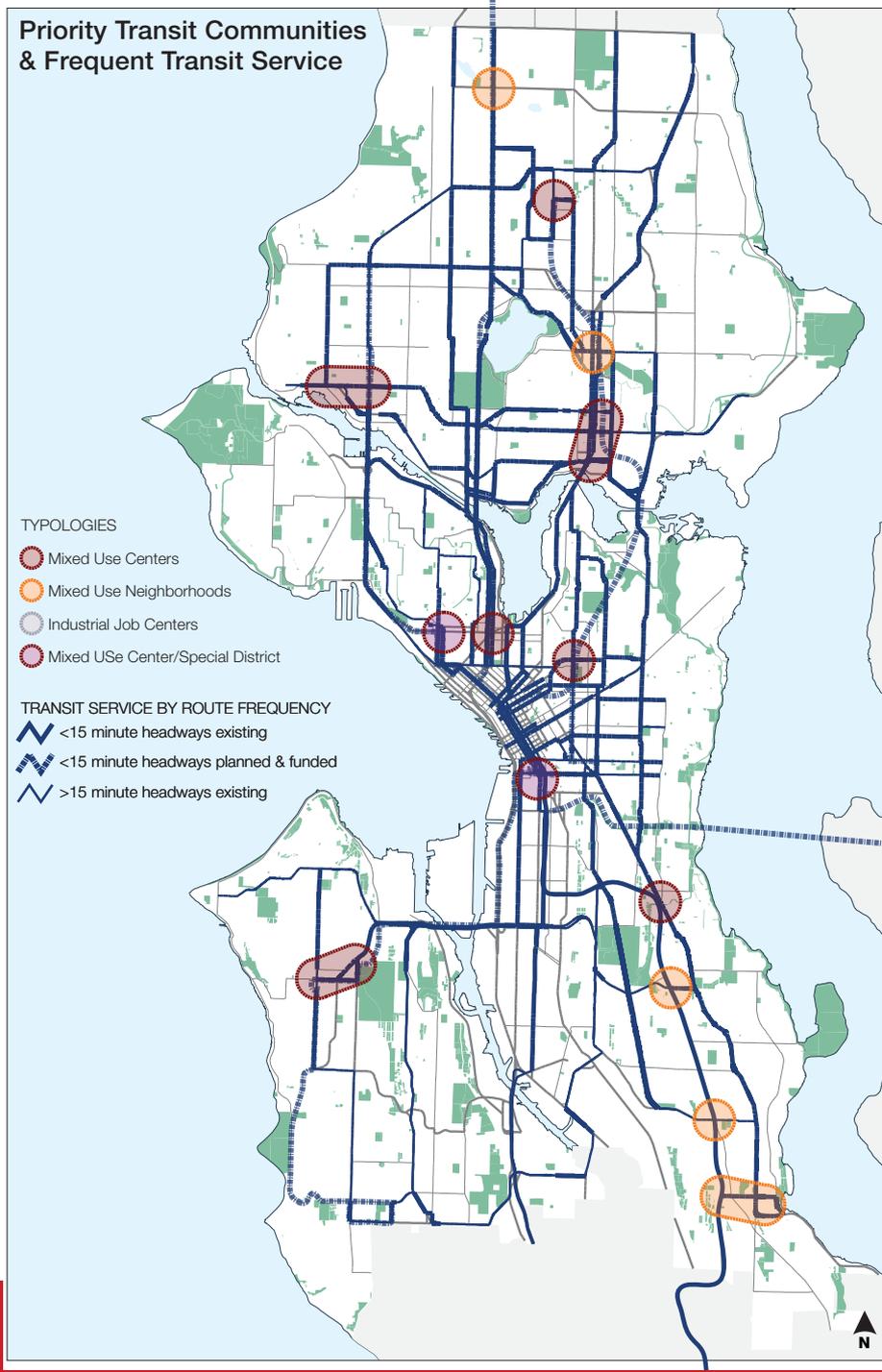
## Priority Transit Communities & Frequent Transit Service

### TYPOLOGIES

- Mixed Use Centers
- Mixed Use Neighborhoods
- Industrial Job Centers
- Mixed Use Center/Special District

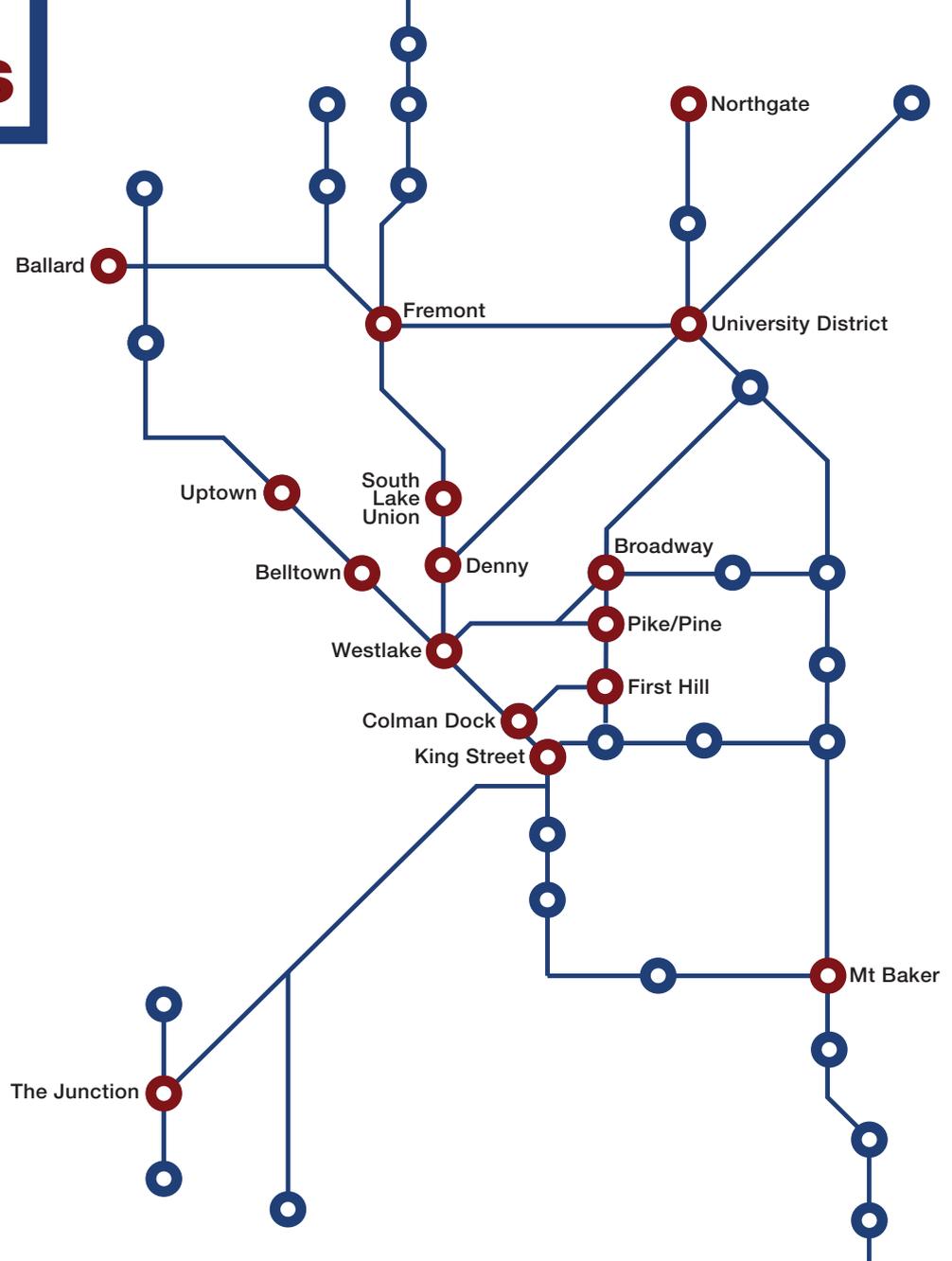
### TRANSIT SERVICE BY ROUTE FREQUENCY

- <15 minute headways existing
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# Mixed Use Centers

- mixed use center
- mixed use neighborhood
- special district
- industrial job center



# Mixed Use Centers

- A local or regional hub with jobs, residents, and services.
- A variety of retail and commercial activities.
- Civic and recreational amenities.



photo by Benjamin Benschneider  
courtesy of Weber Thompson



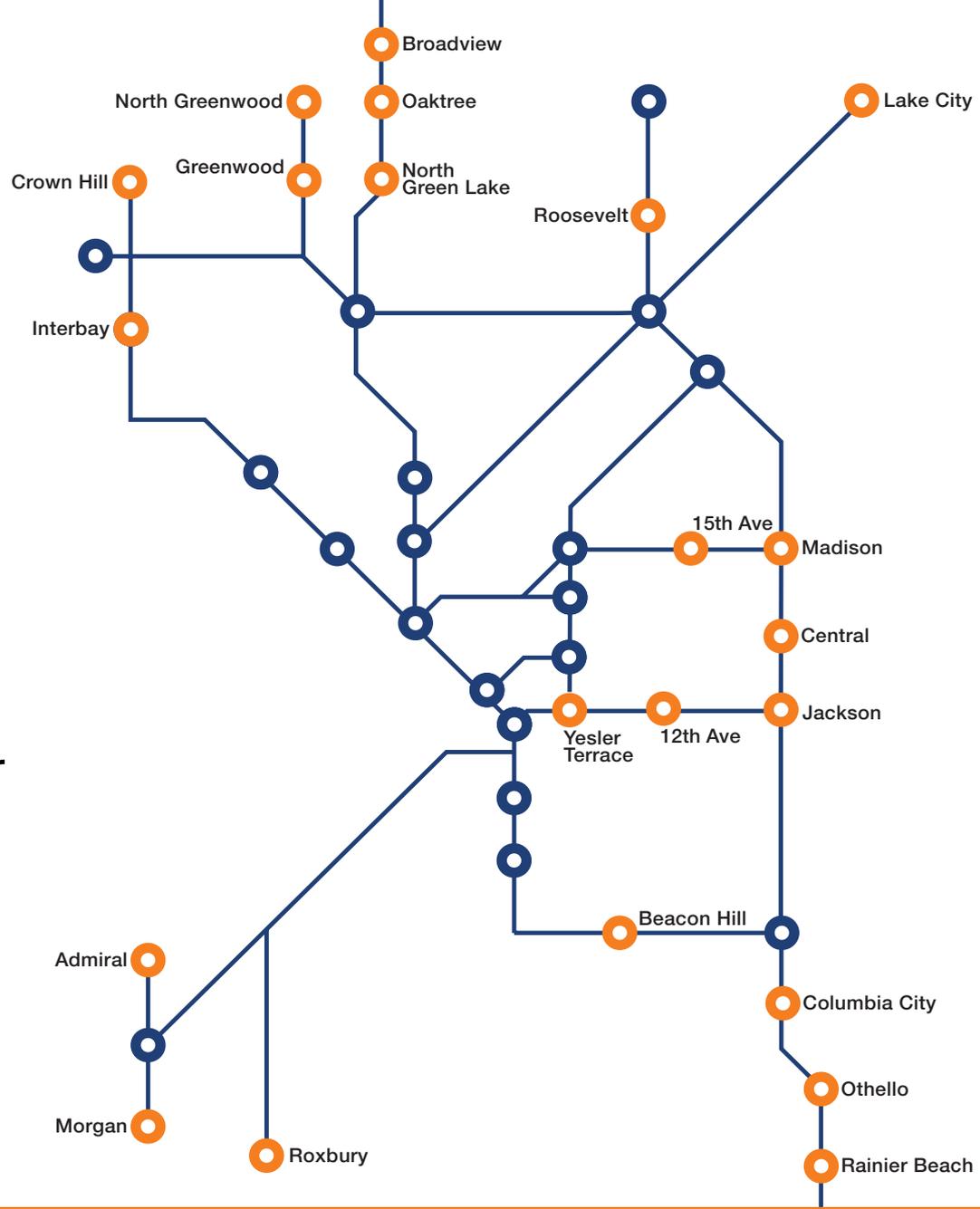
photo by Oran Viriyincy



courtesy of Capitol Hill Housing

# Mixed Use Neighborhoods

- mixed use center
- mixed use neighborhood
- special district
- industrial job center



# Mixed Use Neighborhoods

- Shopping, dining, and recreation mostly attract locals.
- Most residents work in other neighborhoods.
- Schools, libraries, and community centers are prominent.



photo courtesy of Top Pot Doughnuts



artwork by Augusta Asberry  
photo courtesy of HBB  
Landscape Architecture



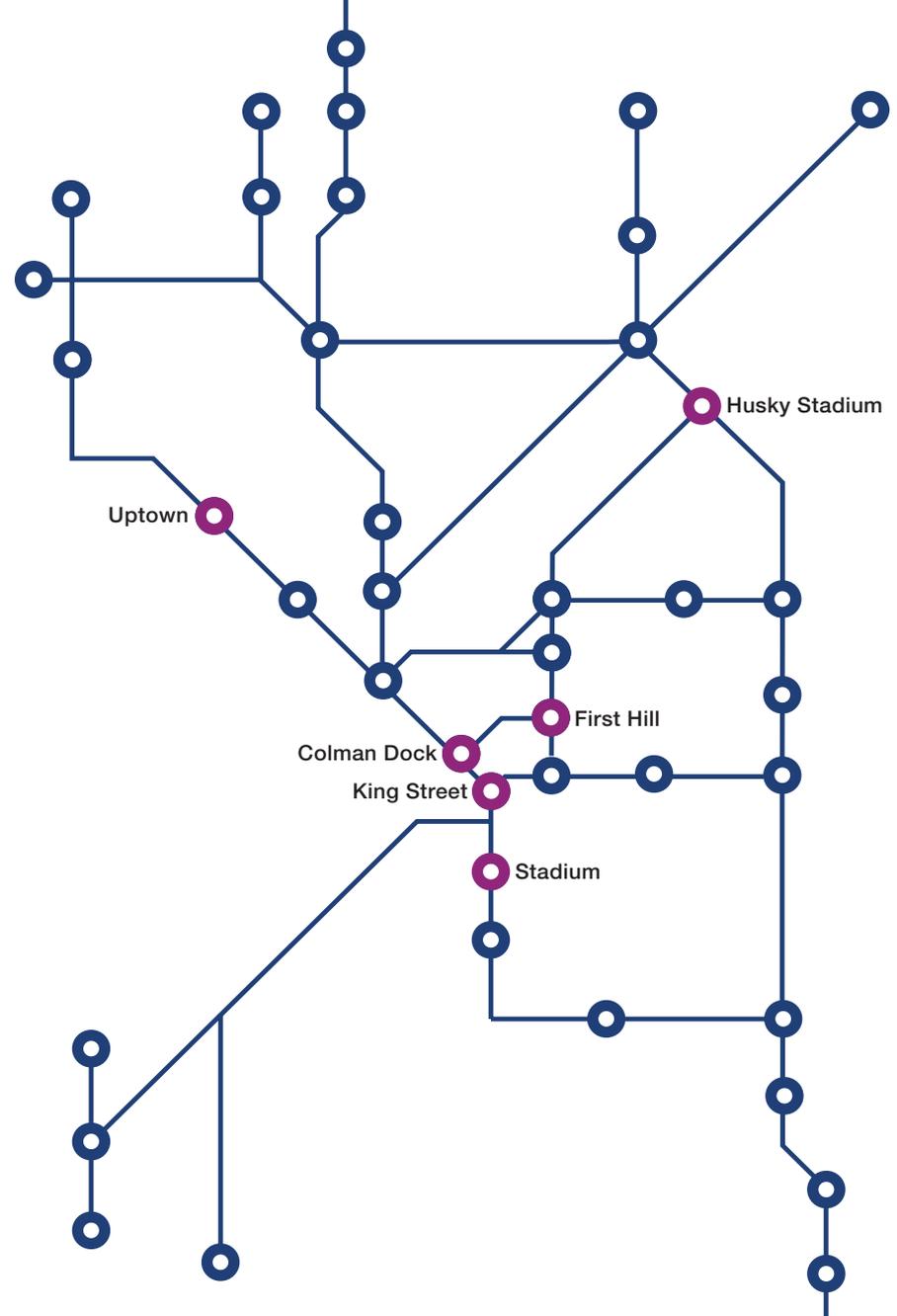
photo courtesy of Seattle Public Libraries



photo by Oran Viriyincy

# Special Districts

- mixed use center
- mixed use neighborhood
- special district
- industrial job center



# Special Districts

- Major institutions, entertainment districts, sports arenas, or multimodal hubs.
- Large groups of people move in and out of the area during peak activities.
- Wayfinding is critical.



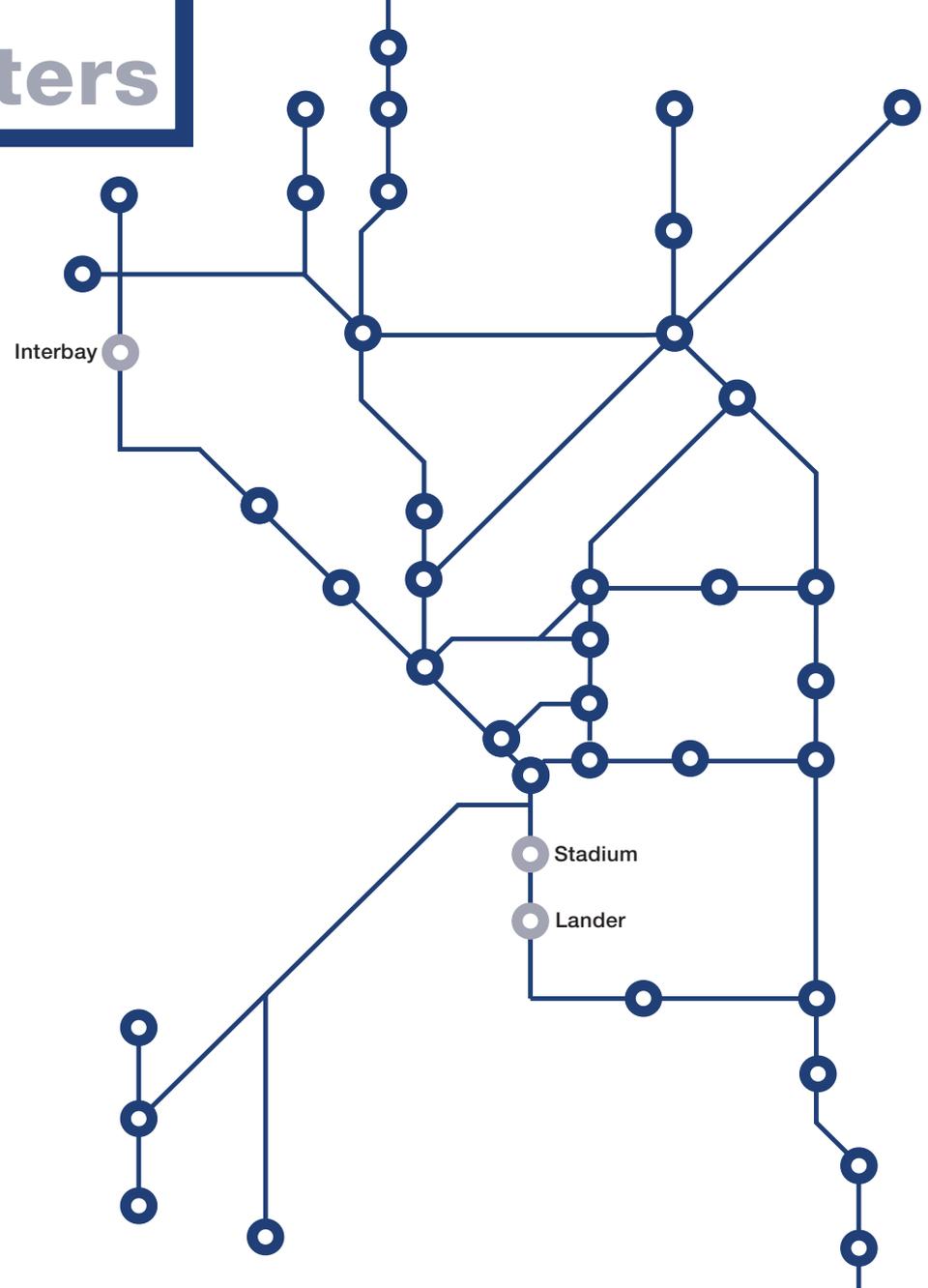
photo by brand0con



photo by camknows

# Industrial Jobs Centers

- mixed use center
- mixed use neighborhood
- special district
- industrial job centers



# Industrial Jobs Centers

- Large and small industrial businesses often operate 24 hours per day.
- Residential uses prohibited; non-industrial uses discouraged.
- Balance pedestrian and bike connections with freight mobility.



photo by Z T Jackson

# Prioritization

Land use readiness.



Transit readiness.



Geographic and social equity.

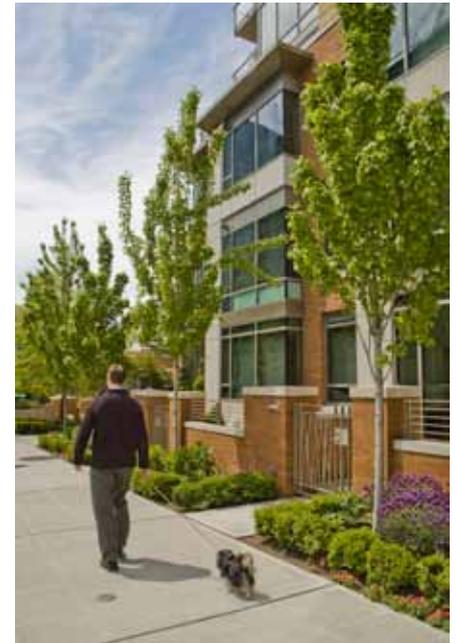


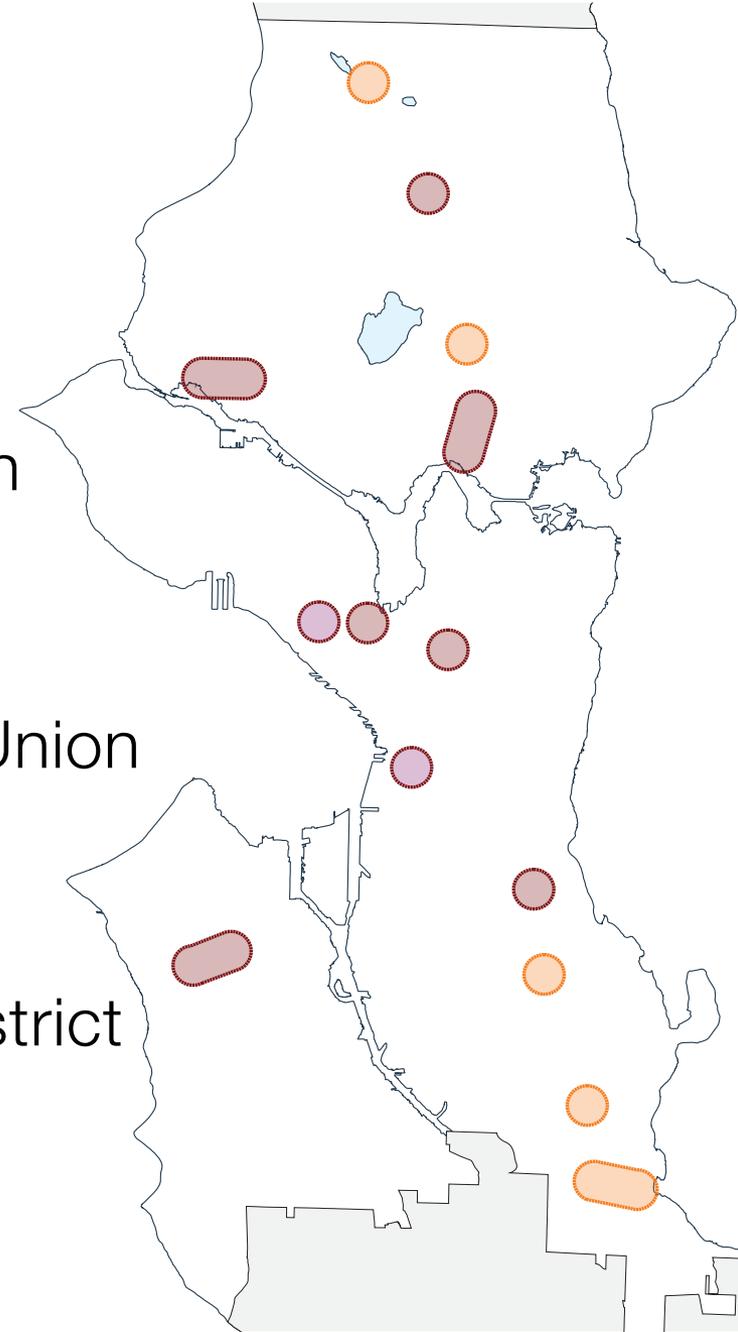
photo courtesy of Weber Thompson



photo by Liz Martini

# 14 Priority Communities

- Ballard
- Broadway
- Broadview
- Columbia City
- King Street Station
- Mt. Baker
- Northgate
- Othello
- Rainier Beach
- Roosevelt
- South Lake Union
- The Junction
- University District
- Uptown



# Recommendations

- Strengthen Comprehensive Plan policies.
- Revise zoning.
- Update the land use code.
- Improve access to transit.
- Encourage diverse households.
- Support carbon neutrality.
- Leverage funding and collaboration.
- Prioritize greatest near-term priorities.



# Broadway mixed use center

## LEGEND

-  key transit station
-  gateways / opportunities
-  bike connections
-  pedestrian connections
-  key pedestrian frontage
-  key potential redevelopment
-  key intersection

## frequency of transit service

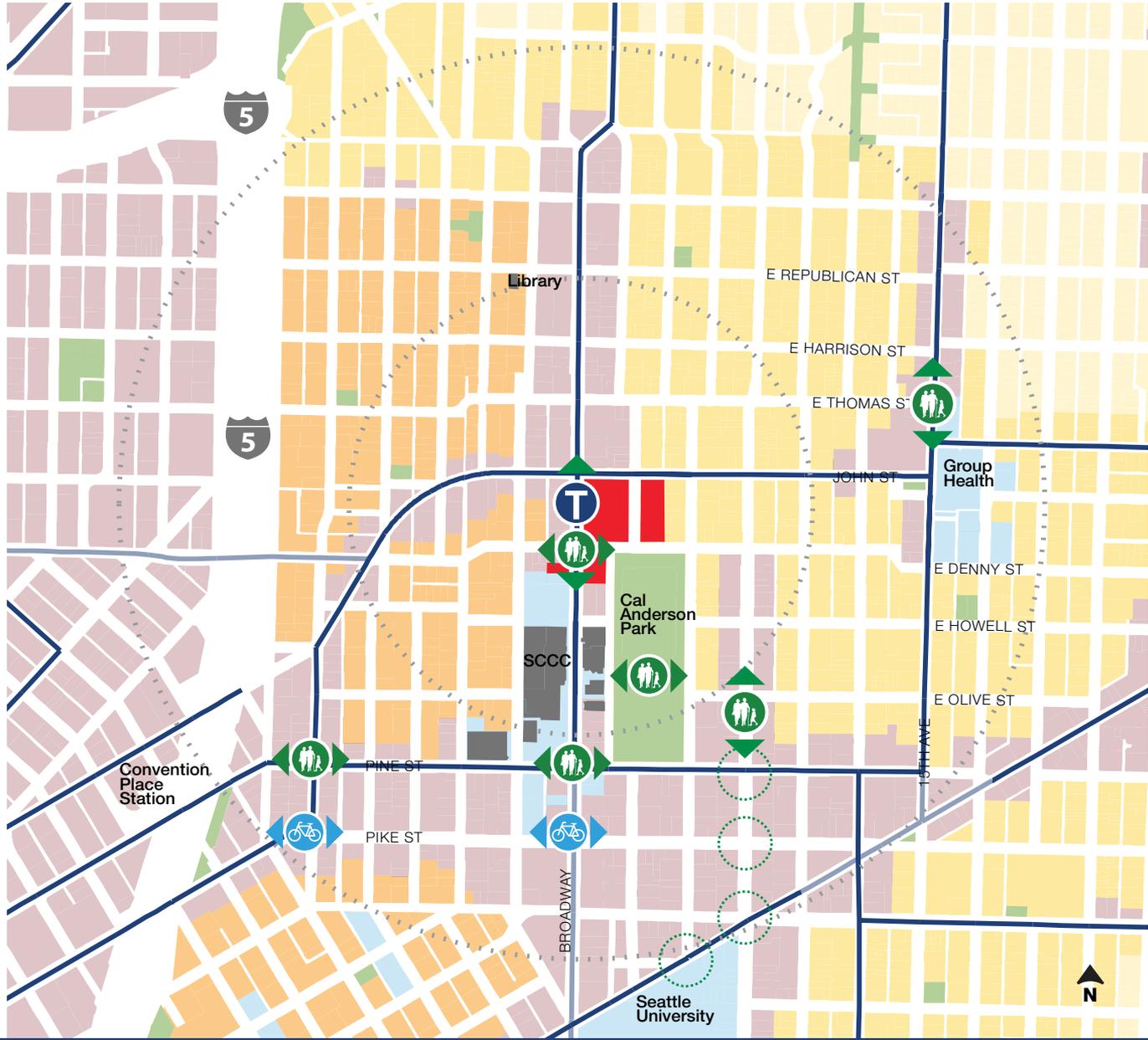
-  <15 min. existing
-  <15 min. planned
-  >15 min. existing



approximate walkshed  
(in minutes)

## zoning & land uses

-  single family
-  multifamily: lowrise
-  multifamily: mid/highrise
-  mixed use
-  commercial
-  institutional
-  industrial
-  civic buildings
-  open space
-  waterbodies



# Broadway

Mixed use center:  
needs station area/  
implementation plan.



photo by ageing accozzaglia



photo courtesy of Capitol Hill Housing

Build on existing  
planning efforts.



photo by Benjamin Benschneider



photo by cashgroves

Change land use  
policies to optimize  
transit investment.

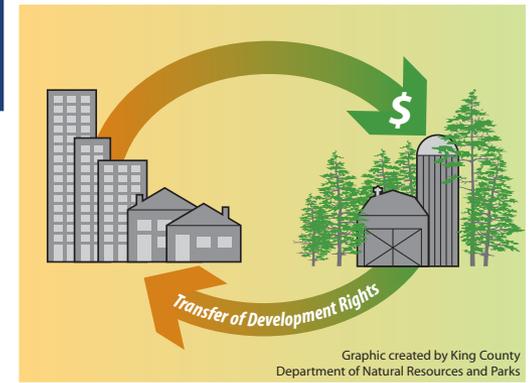


photo courtesy of SDOT



# Funding and Implementation

Online toolkit highlights funding and implementation strategies for public and private sectors.



graphic courtesy of King County.



photo courtesy of SvR Design Company



artwork by Augusta Asberry  
photo courtesy of HBB  
Landscape Architecture



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