

EDMUNDS



Light Rail Station Area Planning

For the past four years, many citizens have been working together to develop neighborhood plans and define a vision for our community. The goal of **station area planning** is to integrate the light rail stations with the work already done in neighborhood planning. Station area planning will produce a set of actions that may include increased choices for housing, support for existing businesses, new business development, parking management strategies, and pedestrian and public space improvements. The purpose of station area planning is NOT to create another 'plan,' but to use the light rail investment as a catalyst to achieve community goals. Generally, a station area is defined by the walking distance (approximately one-quarter mile) around each light rail station.

In March 1999, station area planning held a kick-off event for Southeast Seattle. Following the kick-off, **advisory committees** of community stakeholders and interested individuals were assembled for each station area. These volunteer groups continue to meet throughout the summer, providing feedback to Sound Transit engineers on details concerning station area locations and working with City staff to prioritize station area planning efforts.

Design and Development Work Session

In order to take the ideas that came out of the neighborhood plans and the advisory committees to the next level, the City held an intensive two-week **design and development work session** for Southeast Seattle from July 19 to July 30, 1999. The goal of the design and development work was to develop concepts and options for the station areas that were grounded in economic reality and which supported existing neighborhood plan recommendations. The work sessions began with a community forum and included community interviews to gather additional public comments. Some of the key considerations for the Edmunds station are listed below on this poster.

The design team of City staff, Sound Transit staff, and consultants then used this information to develop options for the station areas and examine the tradeoffs of different recommendations. The design and development work session results were presented to the community in a report-out event on August 14, 1999.

Key Considerations



COMMUNITY VISION AND ISSUES: What we heard from the community

- Preserve predominant single-family character of neighborhood.
- Protect and enhance the existing Columbia City business district and the revitalization taking place there.
- Provide neighborhood retail services in new mixed-use developments along MLK, such as newsstand, child care, senior services, mom-and-pop grocery store.
- Public improvements which create a gateway at MLK/Edmunds St to help draw people along Edmunds St and into Columbia City.
- Pedestrian safety and mid-block crossings, especially on MLK north of Alaska St, from Rainier Vista.
- Appropriate east/west transit connections; small feeder loop currently being proposed by Metro may not be the most effective service.
- Open space at two triangles and best use of those properties.
- Connection to Rainier Vista redevelopment area.
- Appropriate amount and location of bicycle facilities.
- Station design and station area that reflects historic identity of Columbia City.

THE STATION: What we know from Sound Transit

- Sound Transit's baseline configuration is a side platform station in the center of MLK, with a south end of the station at Edmunds St and the north end approximately 350' south of Alaska St. The platform is currently accessed from the southern end (Edmunds St).
- Sound Transit's current project budget also includes streetscape improvements on Edmunds St between MLK and Rainier Ave. This is intended to connect the station to the heart of Columbia City.

DEVELOPMENT POTENTIAL: What we learned about the market

- Development potential here is more long-term.
- Market support for some limited increase in neighborhood-serving convenience retail is long term (i.e. more than 10 years).
- There is market support for affordable, for-sale multi-family housing units in the near term and market rate rental units over the long-term.
- There is market support for family and child-oriented activity/education facilities, including childcare.
- Potential location of civic and cultural facilities such as Filipino Community Center in redeveloped Rainier Vista.
- Challenges:
 - Protecting and enhancing Columbia City business district while providing opportunities for limited mixed-use development around station.
 - Suitable zoning to permit and encourage desired development.

