

Project Background & Purpose

The McClellan station area today has the greatest concentration of commercial and employment activity in southeast Seattle's Rainier Valley. Although it is well served by several major bus routes at a major crossroads, the area is largely auto-oriented, unfriendly to pedestrians, and generally lacks a "sense of place." The North Rainier neighborhood plan envisions the McClellan station area as a place to live and work, as well as a place to gather, shop, stroll and enjoy community life. The City and Sound Transit have identified a need for an integrated development strategy to incorporate the aerial station into the neighborhood's vision. A development strategy is the critical first step to implementing a compelling vision for McClellan station.

Goals of the project include:

- Address strong community desire to integrate Light Rail with urban village vision
- Provide guidance for Sound Transit's final design by late summer 2000
- Identify key actions to integrate the rail station with Transit-Orientated Development (TOD) opportunities
- Help attract transit-oriented investment to the McClellan Station area



An Integrated Three-Part Strategy

The Development Strategy includes three key components that are essential to achieving the community vision for a Town Center. This strategy is needed because of the complex relationship among the area's market potential, urban design constraints, and transportation issues.

Area Development & Market Strategy

This work will build on an earlier market assessment and will develop a preferred development scenario with conceptual capital and operating proformas for the station area. The proforma will identify:

- Density, location, use, phasing, building types and orientation;
- Roles and joint development sites and opportunities for Sound Transit and King County Metro; and,
- Roles and opportunities for key privately-owned TOD sites.

The market strategy will also include:

- Opportunities for growing existing businesses;
- Prioritization of feasible project partnerships;
- Outline work plans for potential projects, including roles for key partners; and
- Financing and critical path schedule issues for the key projects identified.

Urban Design Framework

This study establishes an urban design framework for the station area's long-term development as a pedestrian-scaled, vital, diverse, and transit-oriented place. Steps are to:

- Formulate key urban design principles for the station area and
- Use those principles to prepare three conceptual urban design and development alternatives
- The urban design framework will include:
 - Illustrations of a development scenario (in 3-dimensional drawings and a study model);

- A development phasing plan; and
- A schedule of critical path design and development phasing interactions between Sound Transit, King County Metro and others.

Transportation Integration



To address the wide array of transportation activities and facilities at the McClellan station area, these components will be integrated into the preferred urban design framework and area development strategy. Issues to be addressed are:

- How to integrate the proposed King County Metro transit center with other access, transit routes, and facilities
- Pedestrian and bike routes, generators, facilities, and linkages
- Key infrastructure investments
- On-street parking needs for competing short-term uses (and discouraging commuter "hide&ride")
- Key local traffic management actions
- A parking management strategy for new development.

Project Milestones

- Kickoff meeting for Advisory Council (June 8)
- Public announcement during Home-ownership Week (June 12)
- Preliminary urban design framework presented to Light Rail Review Panel (late June)
- Inform SoundTransit design teams (August 1)
- Rainier Heritage Festival for community report-back (August 19)
- Student Involvement at Franklin High School (September-October)

Participation

Property & Business Owners Group

Property and business owners will guide the study in a direct manner by providing guidance to the City and SoundTransit about their immediate needs and long-term goals as stakeholders in the Station Area. This group will include parties directly affected by SoundTransit and will identify opportunities for collaboration in transit-oriented development.

Advisory Council

The Advisory Council will provide community-based and regionally-informed oversight to the work of City, Sound Transit, and King County Metro and will provide point of contact for community interests associated with the strategy.

The Council will include members from the Boards of the following organizations:

- Rainier Chamber of Commerce
- SouthEast Effective Development
- Rainier Valley Transit Advisory Council
- North Rainier Neighborhood Plan Stewardship Group
- Mount Baker Community Club
- Mount Baker Housing Association
- The Housing Partnership

SoundTransit will provide overall project oversight and coordination between station design efforts and the development strategy.

Participating City Agencies include Station Area Planning (will provide guidance to urban design framework study), the Office of Economic Development (will provide guidance to the development strategy and market analysis), SEATRAN (will work directly with transportation consultant) and the Office of Housing.

King County Metro will provide guidance on bus operations and layover needs in the McClellan Station Area.

Funding Partners for the study include FNMA and the Puget Sound Regional Council.

McClellan Station Area

Development Strategy

The Strategic Planning Office's Station Area Planning Team, SoundTransit, the Office of Economic Development, and the Office of Housing are exploring a development strategy for the McClellan Station. The strategy is intended to help the community achieve its vision for a Town Center by integrating transit-oriented development with the Light Rail Station and other development opportunities.

For More Information...

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