

Station Area Update

City of Seattle
Autumn 1999



MOVING FORWARD — Station area design & development work sessions

Link light rail is coming to many neighborhoods in Seattle. Sound Transit and the City are working together with community partners to site the stations and connect the system with the neighborhoods.

Station area planning

Station area planning builds on and implements neighborhood plan ideas for sidewalks and bike lanes, safe and vibrant community business districts, more housing choices, open space, as well as fast and reliable transit service.

Summer workshops

How do you go from an idea to a real project? Summer forums and workshops, co-sponsored by the City and Sound Transit, developed concrete proposals for projects in station areas. Local residents, business and



Everything is on the table — some of the many proposals 'experts' generated at our summer workshops.

property owners, real estate professionals, architects, urban designers, transportation experts, and others all put their heads together in the workshops.

What we found

There is strong interest in working with land owners and developers at sites within the station areas. In some neighborhoods existing zoning is adequate for anticipated housing and/or commercial development. We're following up neighborhood plan recommendations by evaluating potential zoning and ordinance changes, as well as key public improvements that will help build the kinds of communities envisioned for station areas.

A proposal for Broadway from the summer workshops that would make a stronger connection between the community college, the light rail station, and the new Cal Anderson Park.



Station area plans. Station area projects.

From north to south, we have been working with community members, business owners, and residents to plan and develop station areas. Here are three examples from our summer design & development workshops.

University District — “Town meets gown”

The University District area has been planning for light rail for years and continues to refine its objectives.

vision

An important theme of the University District planning effort is to strengthen the link between the retail, church, residential, and university communities. The neighborhood is interested in using station design and streetscape improvements to realize that vision.



Making a connection — NE 43rd St. and the Ave

links and connections

Fifteenth Avenue NE and NE 43rd Street are major bus, car, bike, and pedestrian corridors in the District. Portions of these streets will be improved as part of Sound Transit’s work. The City will improve The Ave between Campus Parkway and NE 50th Street. Sound Transit and the University will work together to provide a direct campus connection from the Pacific Station.

potential

A number of development projects will be concurrent with construction of the rail line. The new University of Washington law school on 15th Avenue NE, street improvements to The Ave, and redevelopment of the Burke Museum are proposed. Some churches in the vicinity have expressed interest in redeveloping parking areas for housing. The City will work with perspective developers to coordinate these projects and maximize new development opportunities.

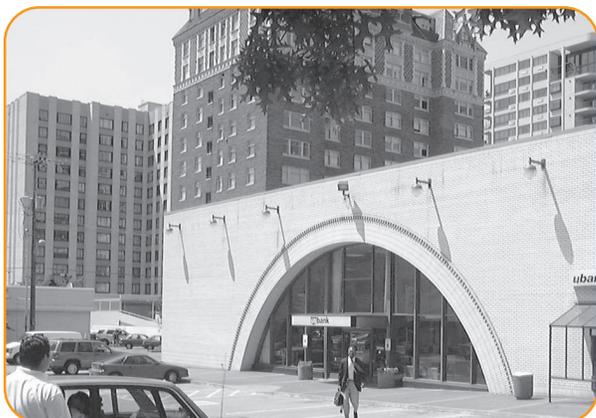
First Hill — an Urban Strategy

vision

First Hill, Seattle’s ‘first’ neighborhood, is dense and urban. The vision for the station area builds on that ‘city living’ feeling. The station area, including entries to the tunnel station, will enliven Madison Street, especially in the evening.

New housing and ground floor retail at the station will establish a center to First Hill. The station will be easy and safe to get to on foot, transit or by bike, and

simple to find through signs and maps located throughout the neighborhood.



Something’s afoot, underground and overhead — opportunities for new, urban scale development on First Hill at this future station site

links and connections

A sampling of ideas:

- ¥ station plaza, with seating, shops and cafes, a fountain, weather protection, artwork, and a big clock
- ¥ lighting for pedestrians
- ¥ new housing at the station and nearby

The neighborhood wants the station designed for people to easily get there by foot, bike or bus. Transit-oriented development will be encouraged on properties that Sound Transit needs to acquire, on redevelopment sites in the immediate area, and infill sites in the Pike/Pine neighborhood.

potential

Proposed policies that support transit-oriented development on First Hill include:

- ¥ Extending the multifamily tax exemption program
- ¥ Using incentives to create more open space
- ¥ Extending the Madison pedestrian overlay zone
- ¥ Pursuing shared parking flexibility with major institutions.

It's all happening NOW!

ners, and others, to plan for light rail in Seattle's workshops:

New Holly, New Othello

vision

The Othello area is undergoing a rebirth with the redevelopment of New Holly. The neighborhood sees itself as the center of a new community that offers many attractions including shopping and services.

links and connections

The station will be located in the center of Martin Luther King (MLK) Way. Construction will mostly affect the east side of the street. We are currently focusing on developing good connections to the station for pedestrians and bicyclists; streetscape improvements; designing the station and surrounding area with safety in mind; shared parking; and support for impacted property owners.

Street trees and landscaping along MLK (which will be improved as a 'great street') and South Othello Street will

make a green connection between 37th Avenue and Othello Park.

Park improvements will make more green space for New Holly residents.

potential

There has already been a significant amount of redevelopment in this area. An influx of new residents from the Holly Park redevelopment increases the area's near-term development potential. The existing business district is strong, with a niche market for Asian retailers. The City will work to support existing business and land owners in the area who wish to remain and/or to expand as the acquisition and construction process gets underway.



New and improved — the New Holly neighborhood near the Othello station site.

Our goals

What happens around Seattle's new light rail stations is important for the future of our city and for making the most of our transit investment. With this in mind, the Seattle City Council has adopted goals and strategies for station areas. The City wants to encourage more people to ride transit. We want the transit system to improve the quality of life in Seattle, for those that live, work, and play here now, and in the future.

(Seattle City Council Resolution # 29867, November, 1998)

adopted by Seattle City Council

ENCOURAGE HOUSING COMMERCIAL, AND RETAIL USES THAT SUPPORT TRANSIT AND GENERATE PEDESTRIAN ACTIVITY

USE URBAN DESIGN TO ENHANCE COMMUNITY IDENTITY OF STATION AREAS AND MAKE THEM ATTRACTIVE, SAFE, AND CONVENIENT PLACES

PROVIDE PUBLIC FACILITIES THAT ENCOURAGE TRANSIT RIDERSHIP

CREATE A SAFE ENVIRONMENT AROUND STATIONS

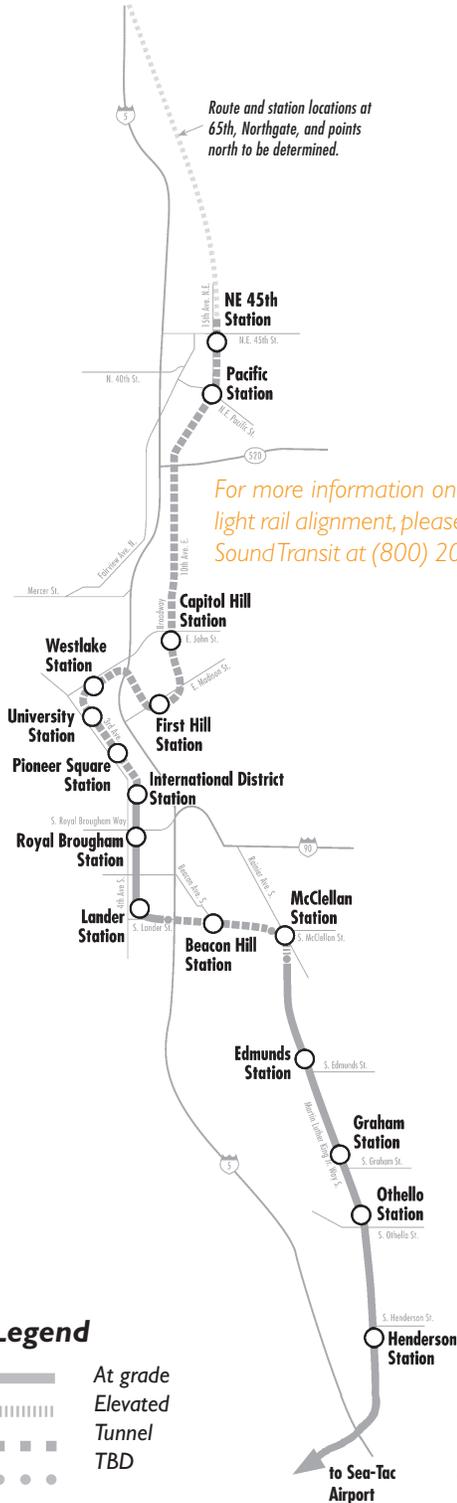
ENHANCE THE EXISTING **TRANSPORTATION** NETWORK, SUPPORT TRANSIT-ORIENTED DEVELOPMENT, AND PROMOTE GOOD WALKING, BI-CYCLE, AND TRANSIT CONNECTIONS

PROMOTE ECONOMIC VITALITY WITHIN STATION AREAS

Link Line

Preferred Alignment

Here is the alignment within the city of Seattle identified by the Sound Transit board (Feb. 1999). This route alignment identifies the Seattle stations and locations for station area planning. Regional leaders will adopt a final alignment on November 18, 1999.



Link alignment drawing courtesy Sound Transit

Timeline

Are we there yet?

Sound Transit is working hard to meet the voter-approved mandate of designing and building a light rail system by 2006. Now that Sound Transit has identified a preferred route and station locations, design and engineering will continue through 2000. To influence Sound Transit's decisions and keep pace with their schedule, the City of Seattle and communities will complete station area action packages for City Council review in early 2000.

Advisory committees review draft actions

Newsletter

Public review and comment on draft actions

Public forums
Action packages to City Council

City Council review of action packages

OCT

NOV

DEC

JAN

JUNE

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