

# Building *Transit*, Building *Opportunity*



## Spotlight on TOD Plans and Projects: Bellevue and SeaTac



# WILBURTON- GRAND CONNECTION

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# WILBURTON COMMERCIAL AREA - TODAY

- Historically known as “auto row”
- Mix of auto retailers, big box retailers, limited professional office, and residential
- “Pass through – not a destination”
- Adjacent to Downtown, Spring District, BelRed
- Nearby Assets
  - Wilburton Hill Park
  - Bellevue Botanical Garden
  - Medical District
  - Lake Bellevue



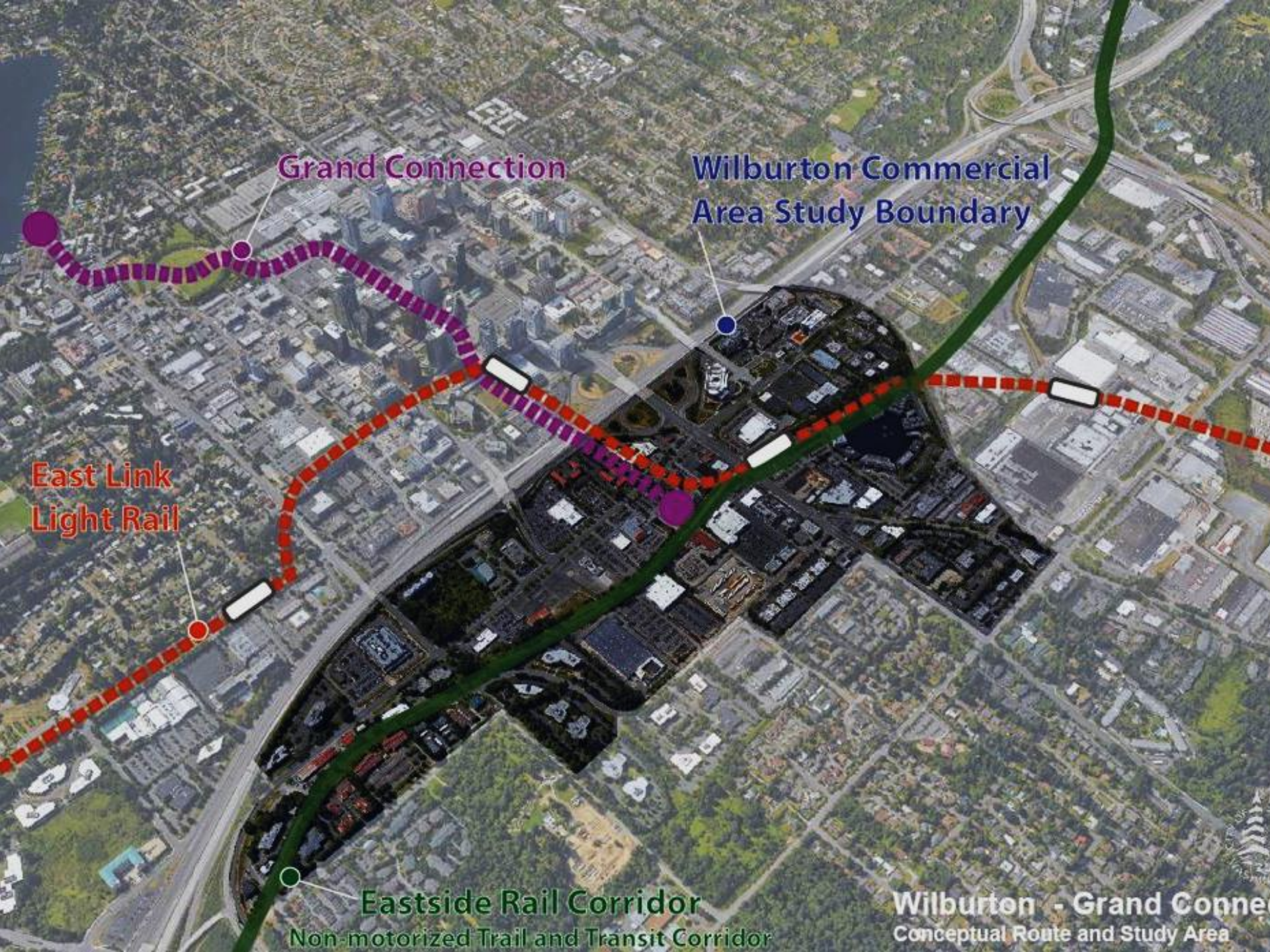


# WHY WILBURTON, WHY NOW?

- Long Considered a “Special Opportunity Area”
- Context
  - BelRed / Spring District
  - Downtown
- Eastside Rail Corridor
- Grand Connection
- East Link Light Rail







Grand Connection

Wilburton Commercial  
Area Study Boundary

East Link  
Light Rail

Eastside Rail Corridor

Non-motorized Trail and Transit Corridor

Wilburton - Grand Connection  
Conceptual Route and Study Area

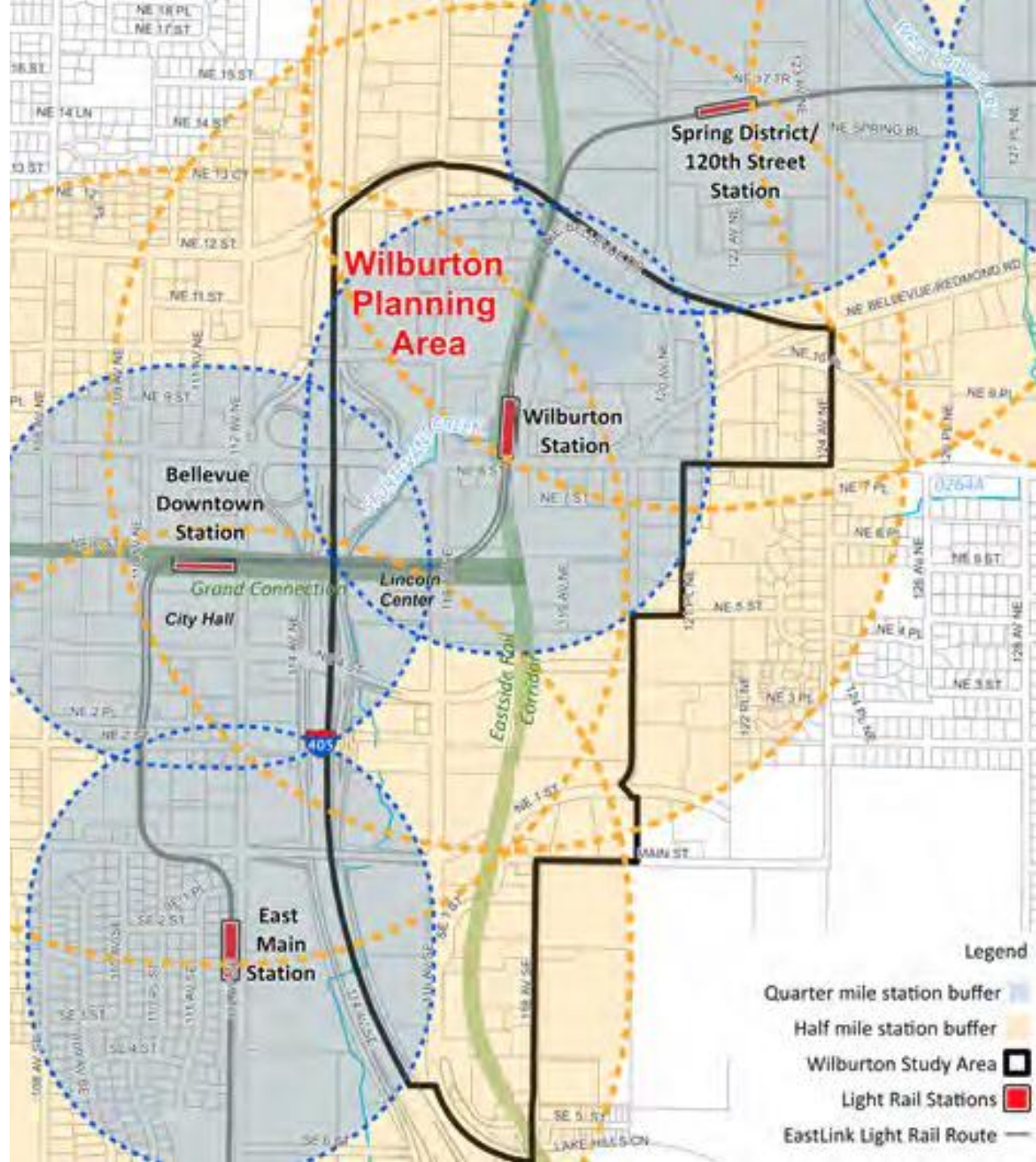


# EAST LINK LIGHT RAIL



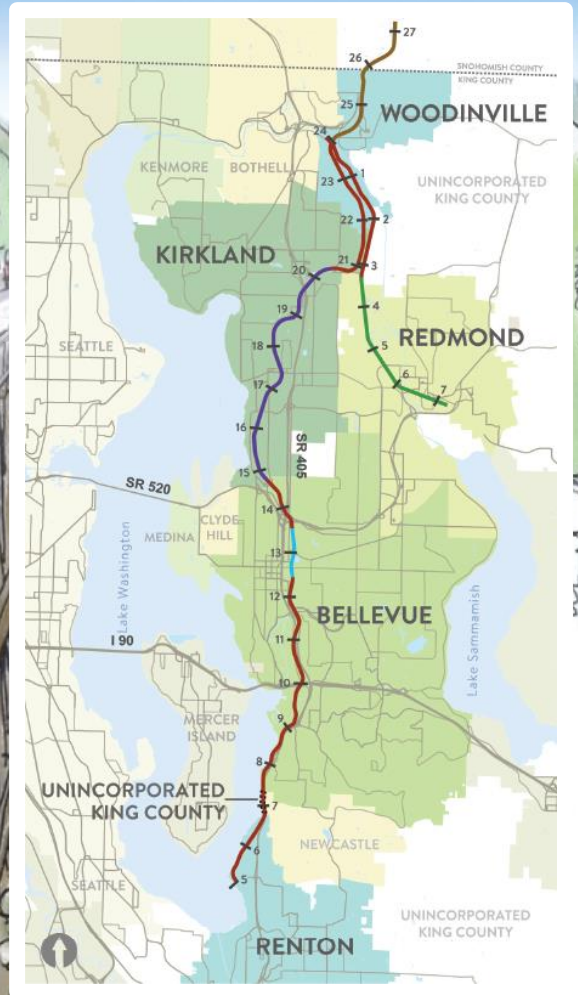
# ACCESS

- Entire study area within a ½ mile walkshed of a light rail station
- I-405
- Existing Arterials
- Improved pedestrian and cyclists facilities





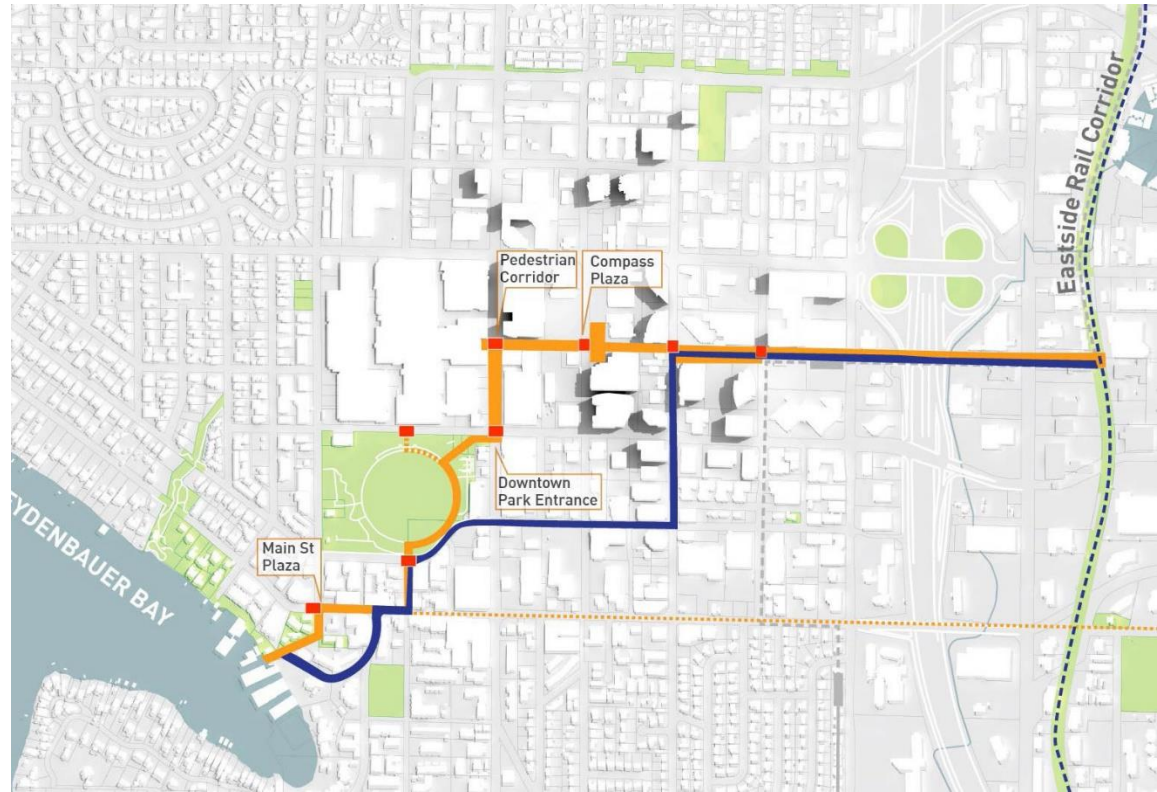
# EASTSIDE RAIL CORRIDOR





# GRAND CONNECTION

- Companion effort
- Improve connectivity, mobility, access, placemaking
- Reconnect the urban fabric
- Catalyst for the Wilburton Commercial Area
- [www.bellevuegrandconnection.com](http://www.bellevuegrandconnection.com)

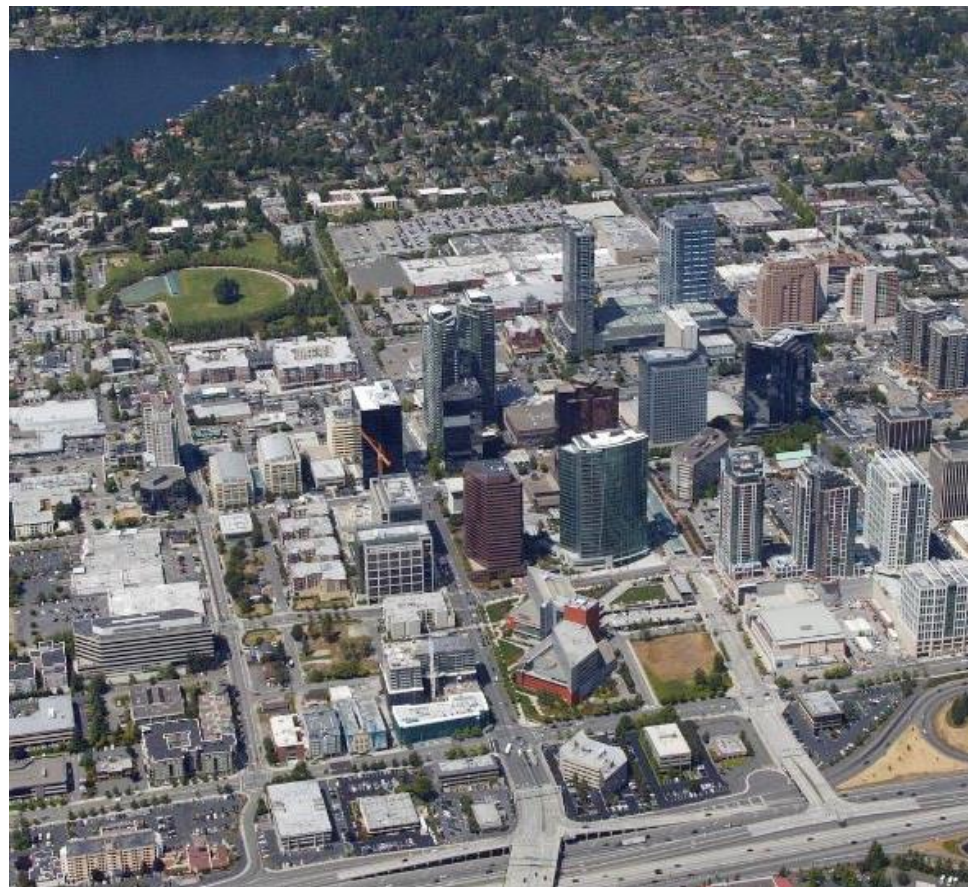






# CONTEXT

- Existing Medical District
- Spring District and BelRed
  - Global Innovation Exchange
  - REI
- Downtown
- Wilburton Hill Neighborhood
  - Single Family Neighborhood
  - New elementary school



# PLANNING PROCESS

- 15 member Committee
- Topics include land use, transportation, urban design, character, implementation strategies
- Develop three alternatives
- SEPA
- CAC → Comprehensive Plan Amendments → Land Use Code Amendments



# PRECEDENTS





# EMERGING VISION

- Transportation Options

- Light Rail
- Eastside Rail Corridor
- Comprehensive network for pedestrians and cyclists
- Easy transition between modes

- Eastside Rail Corridor

- Defining feature
- Parks and Open Space
- Access to transit

- Grand Connection

- Terminates into something substantial
- Access to transit





# EMERGING VISION

- Parks and Open Space
- Innovation / Creativity
  - Leverage city assets to establish trajectory
- Distinct character
  - Nuanced and sensitive to context
  - Authentic
    - History
- Accessible
  - Reachable by all modes
  - Affordable housing + office
    - Hospital employees
    - Teachers
    - Retail employees
  - Appealing to a diverse cross section







**EMERGING VISION**



# EMERGING VISION

- Highest intensity development at the intersection of:
  - Transit walksheds (Downtown + Wilburton)
  - Non-motorized connectivity
    - Eastside Rail Corridor
    - Grand Connection
- Nodes near East Main + Spring District



# Angle Lake Station District

Building Transit,  
Building Opportunity

October 11, 2017





CITY OF  
**SeaTac**  
BY THE NUMBERS

AIRPORT USERS Average/Day

**95,200**



HOTEL GUESTS Average/Day

**9,270**



RESIDENT POPULATION

**28,850**



EMPLOYMENT

**38,250**



TOTAL Daily Population **171,570**

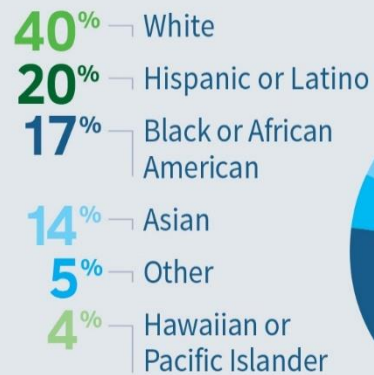
TOTAL Nightly Population **47,620**

# CITY OF **SeaTac**

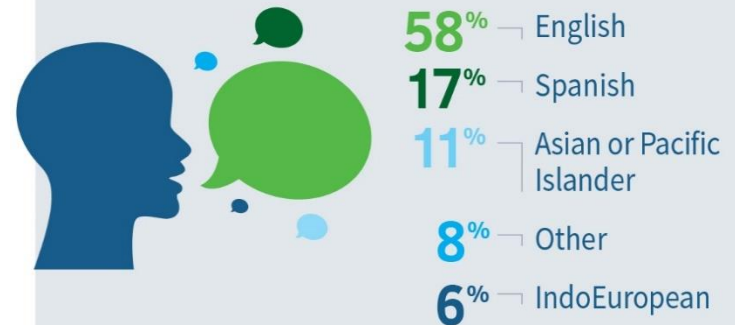
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## BY THE NUMBERS

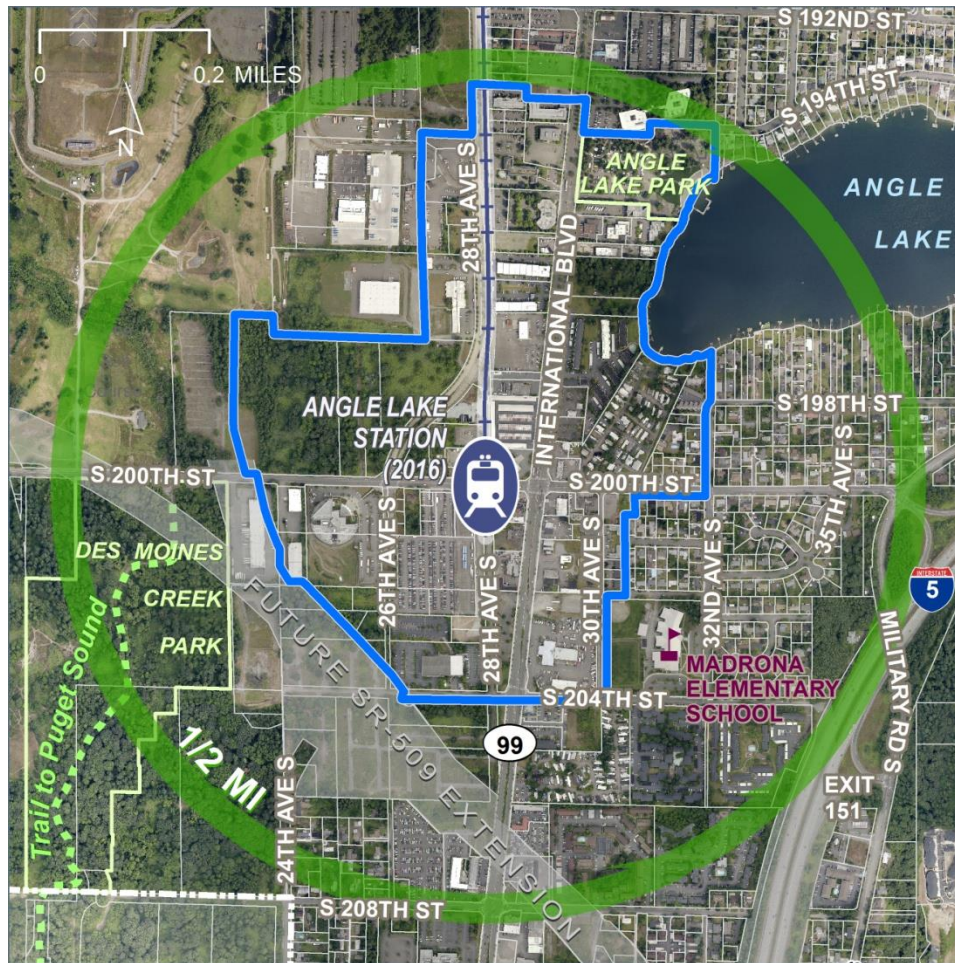
### ETHNICITY



### LANGUAGES SPOKEN



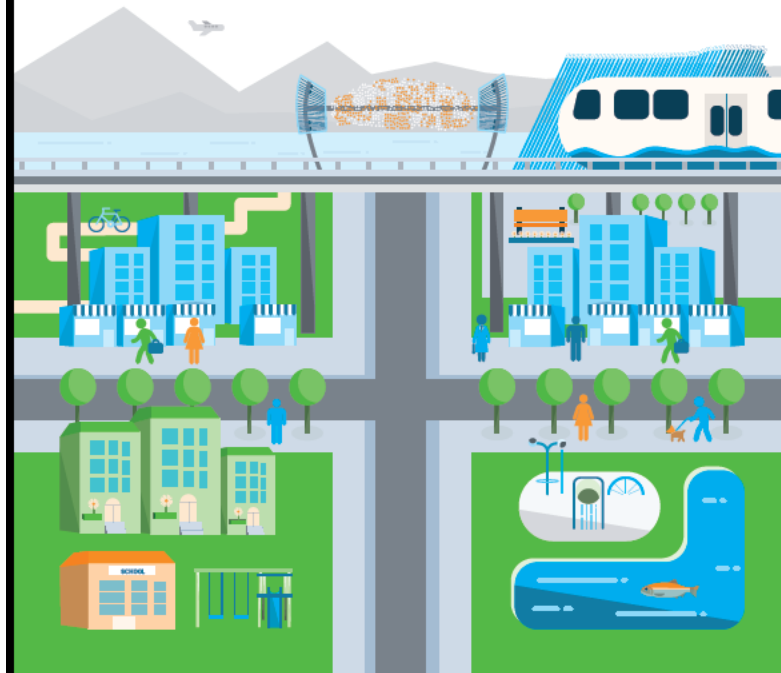






# ANGLE LAKE DISTRICT STATION AREA PLAN

JULY 2015



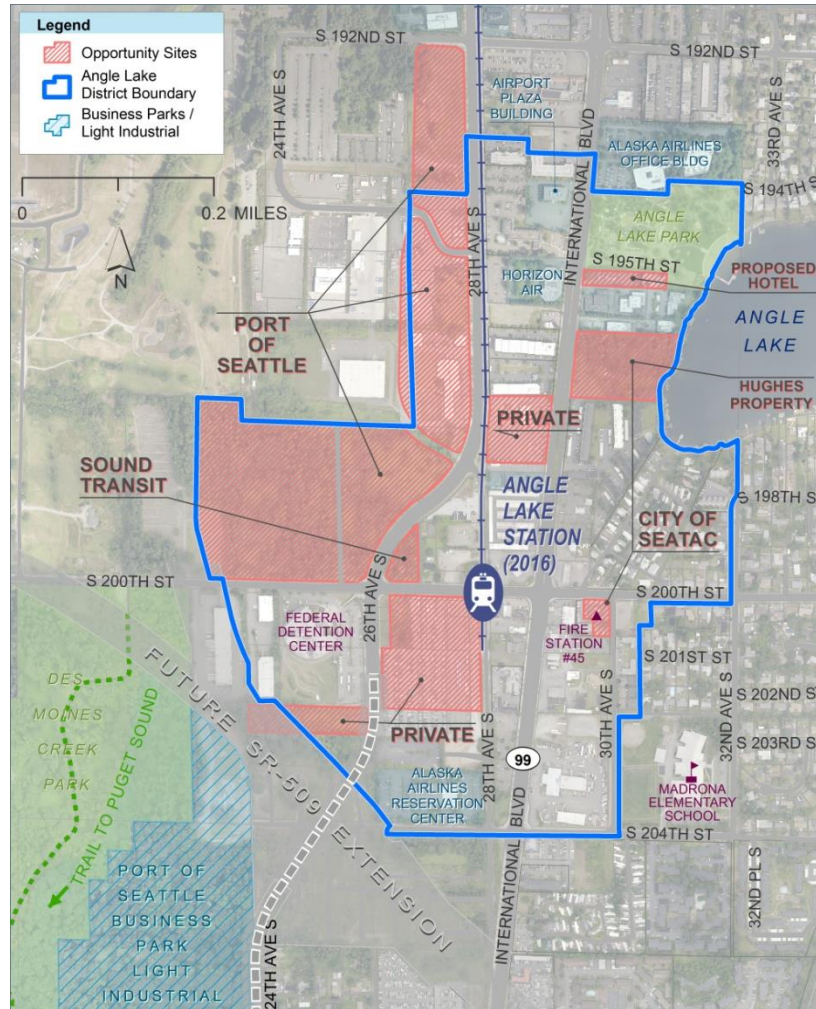






















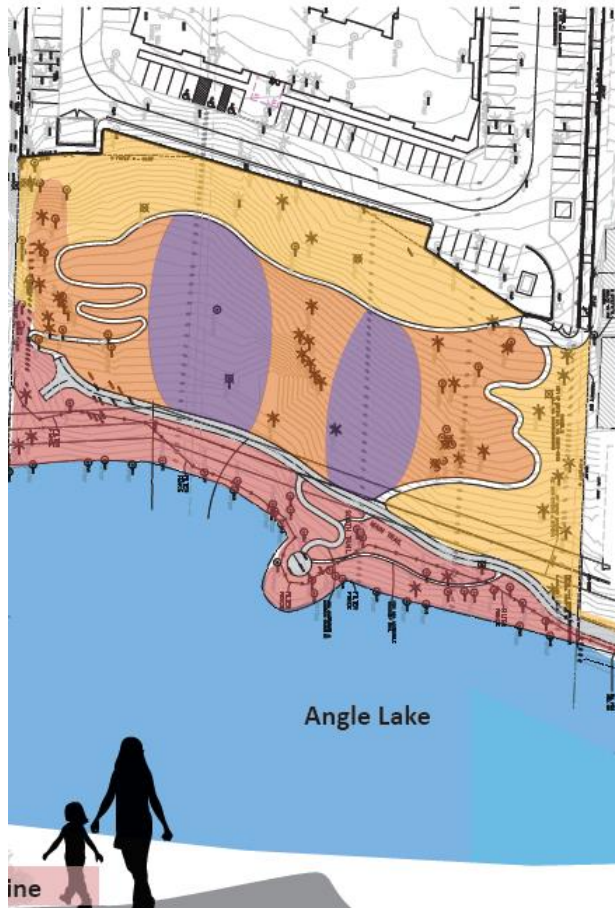




# NEW CITY OF SEATAC NATURE PARK

(former Hughes Property adjacent to new Hotel on International Boulevard)

## Proposed Plantings: Forest Understory, Edge Condition & Screening











City of SeaTac  
everywhere's possible





**Questions?**