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
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
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

• 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
BY THE NUMBERS

ETHNICITY

40% — White
20% — Hispanic or Latino
17% — Black or African American
14% — Asian
5% — Other
4% — Hawaiian or Pacific Islander

LANGUAGES SPOKEN

58% — English
17% — Spanish
11% — Asian or Pacific Islander
8% — Other
6% — IndoEuropean
It's a 15-minute walk to Madrona Elementary from Angle Lake Station.
Questions?