

# Angle Lake District Station Area Plan



City of SeaTac  
everywhere's possible


Council Study Session  
March 12, 2015

1

## PRESENTATION

### Purposes

- 1) **Respond to Prior Questions**
- 2) **Recap Plan Review Schedule**
- 3) **Get Council input on:**
  - Updated District Boundary
  - Chapter 5: Urban Design Framework



## RESPOND TO PRIOR QUESTIONS

### Question Regarding:

Angle Lake District Station Area Plan and Inter-Local Agreement (ILA) with Port of Seattle



## RECAP PLAN REVIEW SCHEDULE

### Anticipated Council Review Schedule

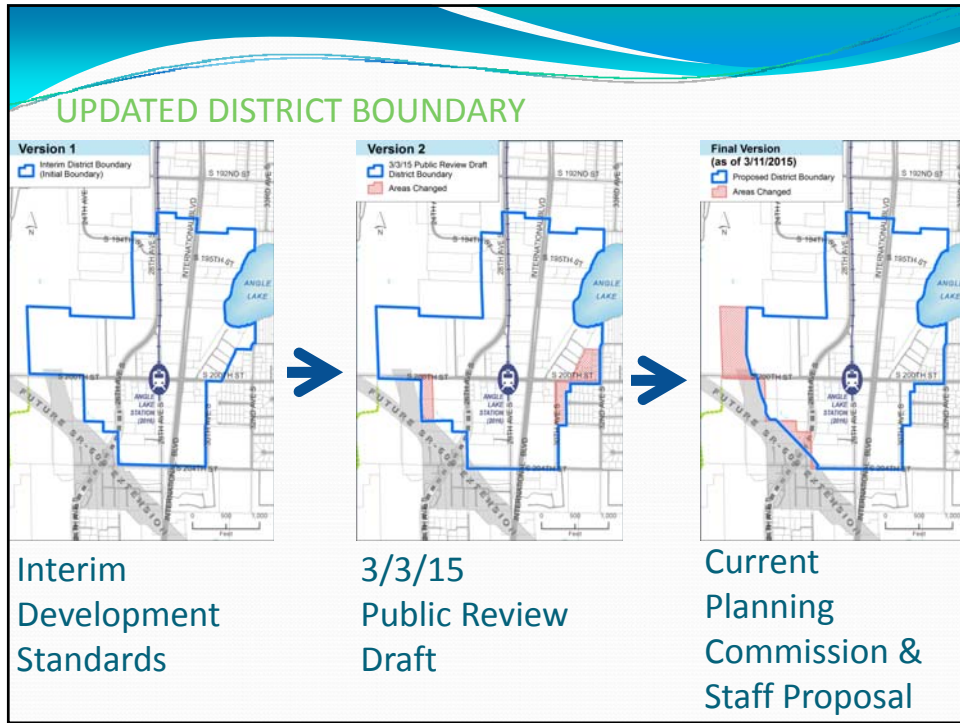
#### February 24<sup>th</sup>: Plan Review 1

- ✓ Ch. 1: Introduction
- ✓ Ch. 2: Existing Conditions
- ✓ Ch. 3: Economic Opportunity
- ✓ Ch. 4: Community Vision

#### March/April: Plan Review 2 & 3

- Today: Ch. 5: Urban Design Framework
- Ch. 6: Implementation

May: Adoption (following Planning Commission recommendation)



### Ch. 5: URBAN DESIGN FRAMEWORK

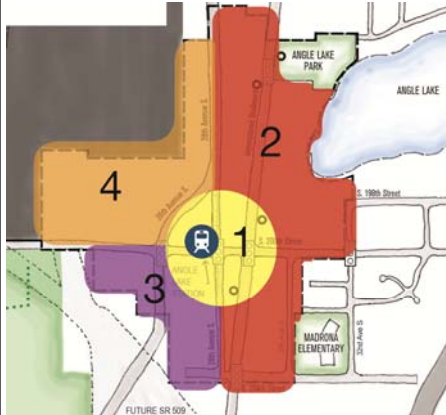
#### Angle Lake District Development Concept

- Identifiable place
- Diverse mix of uses
- Connected & multi-modal
- High quality urban design
- Pedestrian-friendly built environment
- District Center is focal point

## Land Use

**Sub-Districts:**

1. District Center
2. Commercial/Residential Mixed
3. Commercial/Flex
4. Port of Seattle Properties



**District-wide Strategies:**

- Attract new transit & pedestrian-oriented development
- Increase densities/intensities
- Encourage diverse mix of uses
- Discourage auto-centric uses

## District Center Land Uses:

- Employment hub
- People-intensive activity node
  - Office complexes, variety of shops and services
  - Angle Lake Station plaza activated by such things as community events, food trucks, food carts, etc.
- Pedestrian-oriented built environment




### Connectivity Strategies

- Incorporates 2014 “Ped & Bike Study”
- Incorporates 2012 “Safe & Complete Streets Plan”
- New non-motorized connections
- New road connection

### Pedestrian Facility Strategies

- New/improved facilities on both sides of all streets
- Accessibility of intersections
- Design guidelines (including: sidewalk widths, lighting, street trees, other)

### Bicycle Facility Strategies

- All ages and abilities network
- Design guidelines for bicycle facilities on shared local streets
- Establish connected local and regional bicycle network

### Urban Design

#### Buildings & Site Design:

- Compact development
- Frame the street
- Human scale
- Engage with sidewalk
- Enhance visual environment
- Creative & unique design
- Minimize visual impact of parking

### Streetscape Design:

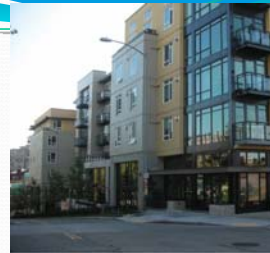
- Safe, accessible, attractive streets
- Sufficient pedestrian infrastructure
- Enhance with plantings
- Increase identity-building, public space, amenities



### District Center

#### Pedestrian-Oriented Design:

- Buildings & Sites
  - *Activate the street*
  - *Enhanced ground floor design*
- Streetscapes
  - *Pedestrian safety and comfort*
  - *Pedestrian and public amenities*



# Questions and Council Input

