



City of SeaTac

Planning Commission

December 20, 2016



S. 154th Station Area Overlay District – Pedestrian and Vehicular Circulation



Transit Oriented Development

- Is moderate to higher-density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment and shopping opportunities designed for pedestrians without excluding the auto.

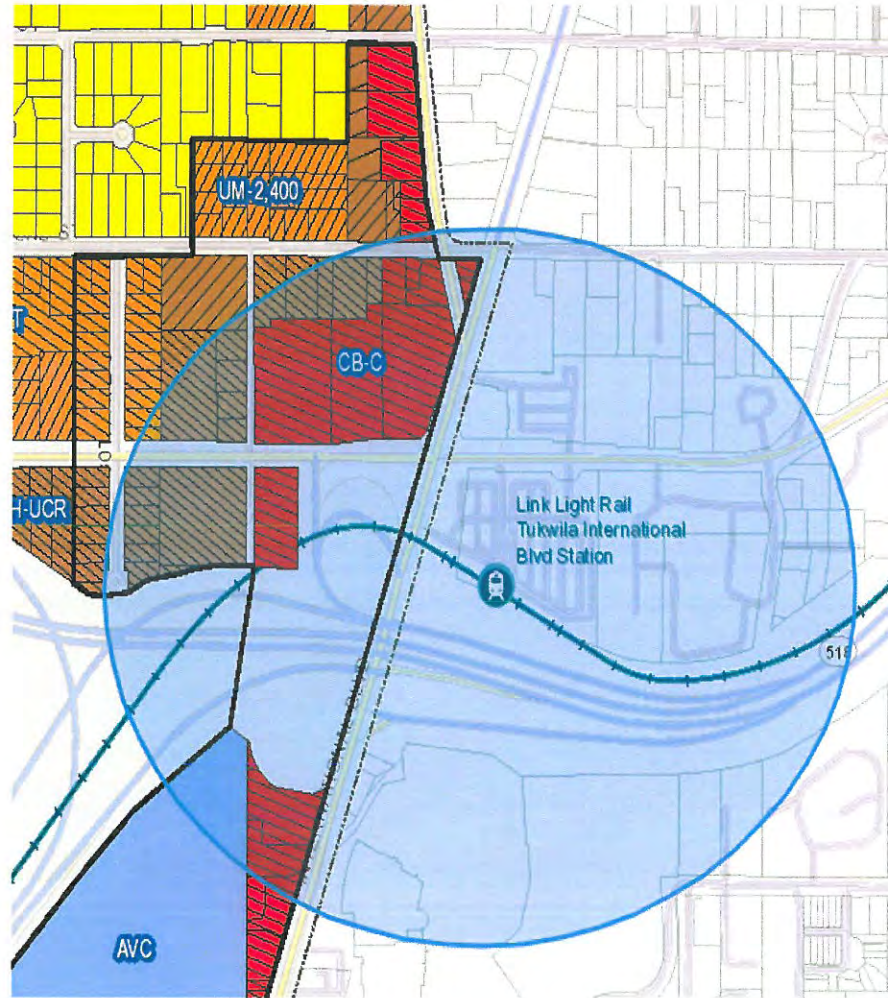


Distance to Transit

- The distance that a person is willing to walk to take transit defines the primary area within which TOD should occur.
- That distance is approximately a $\frac{1}{4}$ mile
- At that distance there is a potential for 125 to 250 acres of land for transit oriented development (TOD)
- 31.95 acres within S. 154th Station Area Overlay District



¼ mile relationship to South
154th Street Station Area
Overlay and Light Rail
Station



Approximate Density Calculations

Density based on current zoning within the S. 154th Station Area Overlay District

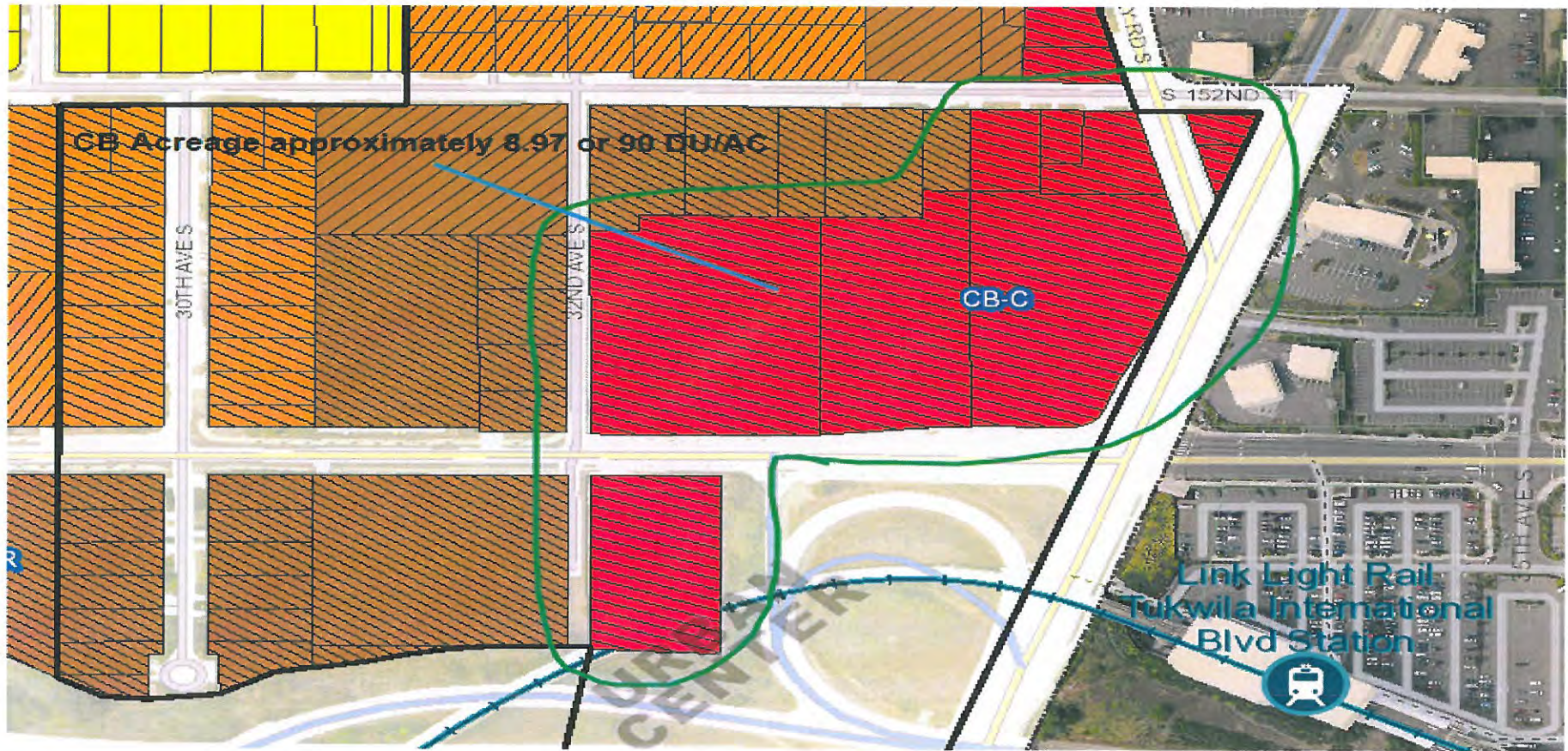
Zone	Density (DU/AC)	SF	Acres	Density
Urban Medium Density Residential (UM-2,400)	15	184,735	4.24	64
Urban High Density Residential (UH-1,800)	26	41,611	.95	25
Urban High Density Residential (UH-900)	55	113,550	2.60	143
Residential High – Mixed Use (UH-UCR)	70	415,231	9.53	667
Townhouse (T)	22	155,919	3.57	79
Community Business (CB)	100	481,816	11.06	*110
TOTALS:		1,392,862	31.95	1,088

Based on the SeaTac Comprehensive Plan, Background Report, Sea Tac 2035

*CB Dwelling Units per Acre assumes 10% Residential/90% Commercial


UM-2,400, UH-1,800, UH-900, UH-UCR and T dwelling units per acre assumes 100% residential development

Approximate acreage within the core CB Zone




Single Family Density Example

Typical Single-Family Block




- Gross Density:
total dwelling units divided by overall area (as measured to centerline of adjacent streets)
- 6.5 DU/AC



Medium Density Example


8 DU/AC
on .6 AC

Rainier Vista: Townhouses



GGLO



Townhouses
8 DU on 0.6 AC
Net Density = 14 DU/AC



High Density Example


50 DU/AC
on .76 AC

Rainier Vista: Genesee Apts.



SMR ARCHITECTS



Mixed 3/1 Stacked Flats
50 DU on 0.76 AC
Net Density = 66 DU/AC



Mixed-Use Density Example


304 DU/AC
on 1.38 AC

Mixed Density Belltown Block



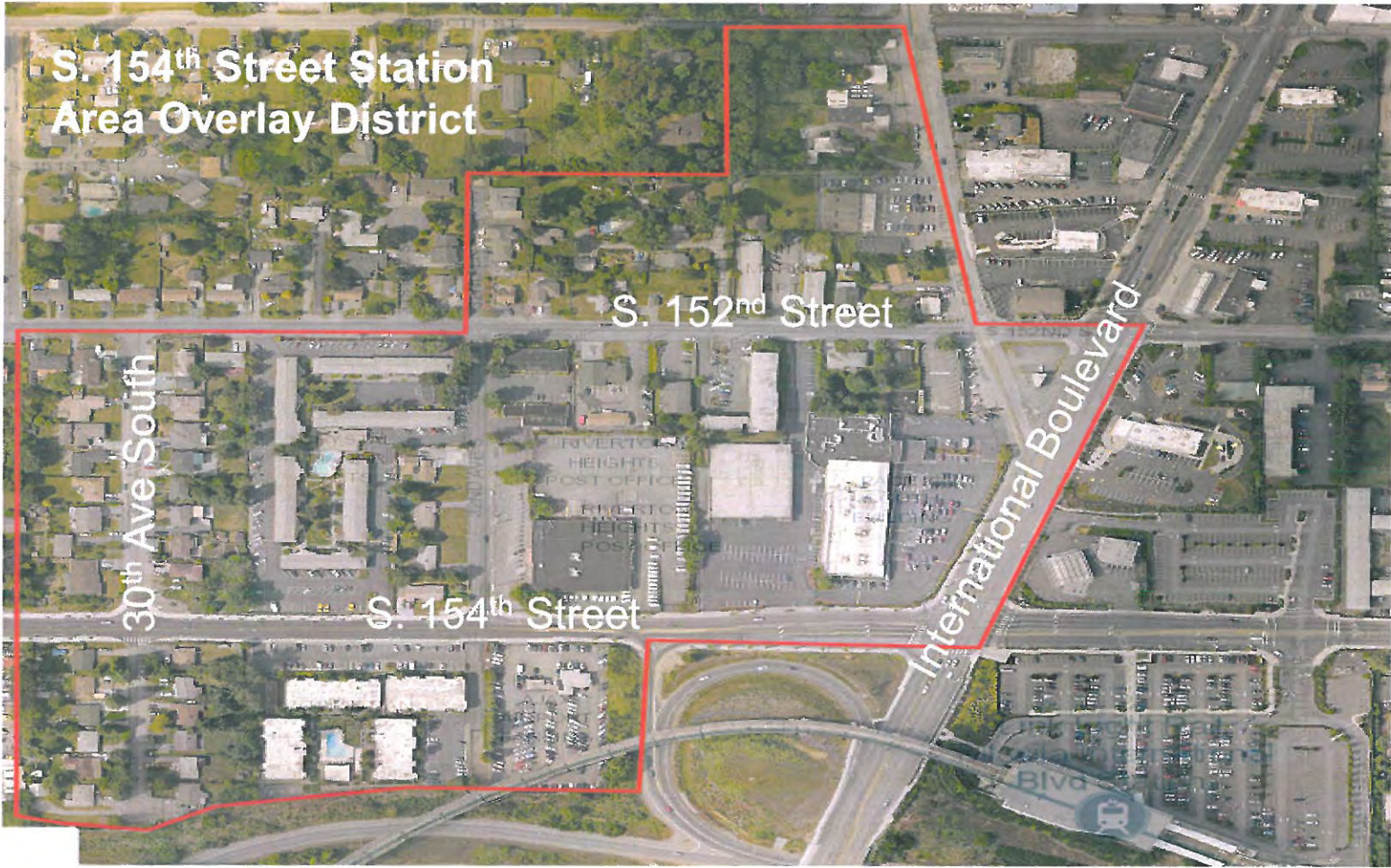
GGLO

Mixed 5/1 Stacked Flats and High Rise
304 DU on 1.38 AC
Net Density = 220 DU/AC



Station Area Action Plan - Vision

“The South 154th Street Station Area will be a vibrant mixed use residential neighborhood that connects people of various backgrounds. The Station area will be pedestrian-oriented, visually pleasing, easily accessible and integrated with high capacity transit.....”



What's been Deleted

- ❖ Pedestrian oriented uses and streets
- ❖ Primary and Secondary Oriented Streets
- ❖ Other Streets and Required Mixed Use Projects
- ❖ Primary and Secondary Pedestrian Oriented Streets Map

What's been Deleted (Cont.)

- ❖ Street specifications and requirements
- ❖ Circulation in the S. 154th Street Station Area Map
- ❖ Pedestrian Requirements



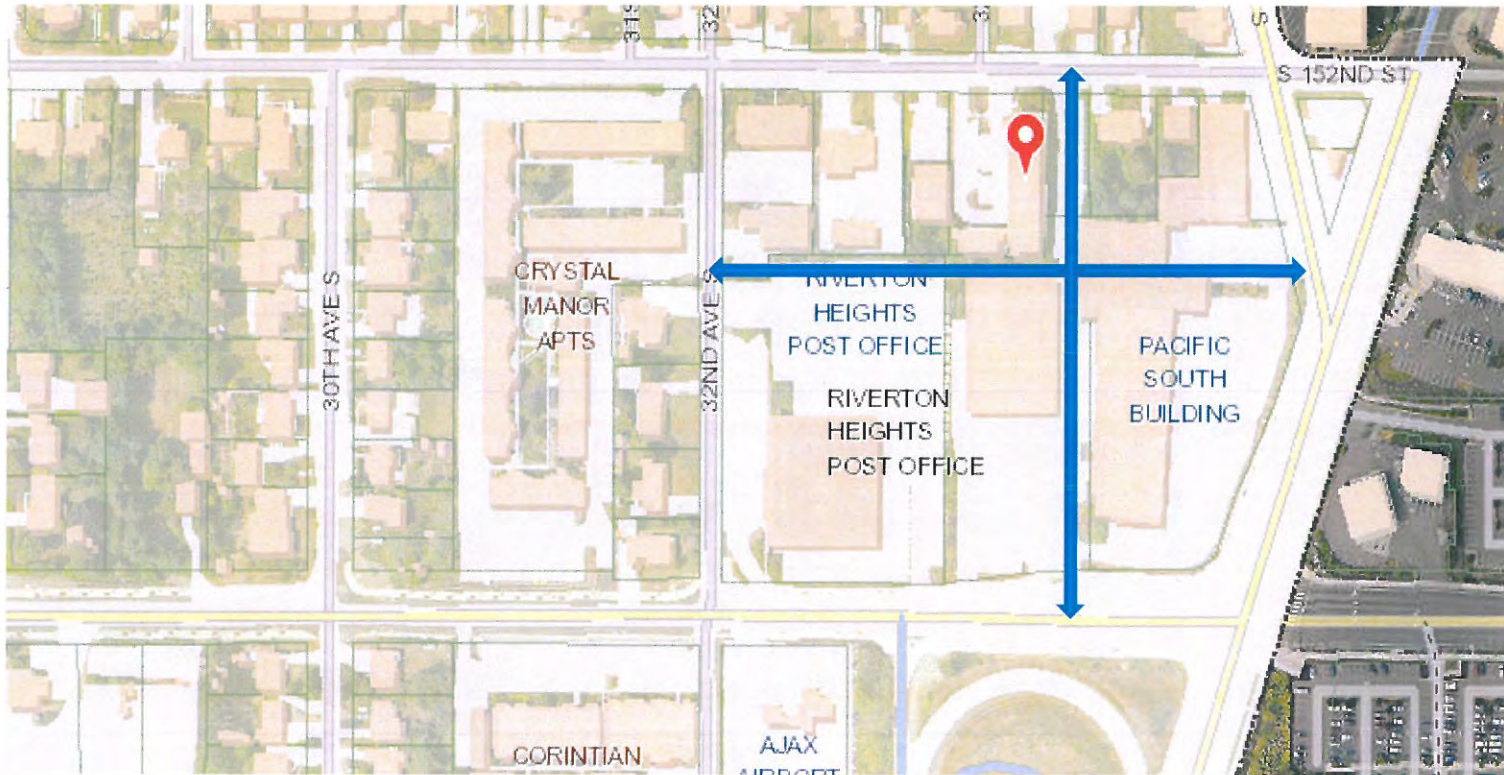
What's been Added

- ✓ Circulation has been restructured and includes both pedestrian and vehicular discussions
- ✓ The discussion is focused on accommodating vehicles while providing better connections on larger parcels
- ✓ Pedestrian circulation focuses on creating inviting, pedestrian friendly environment in specific areas closest to light rail

Vehicular Circulation

- Emphasis of language is to allow larger parcels to improve circulation through the creation of a shared, public or private street.
- Providing new vehicular and pedestrian connections may allow for the departure from certain standards.
- ❑ Policy Choice – Encourage or Require new vehicular connections?

Vehicular Circulation



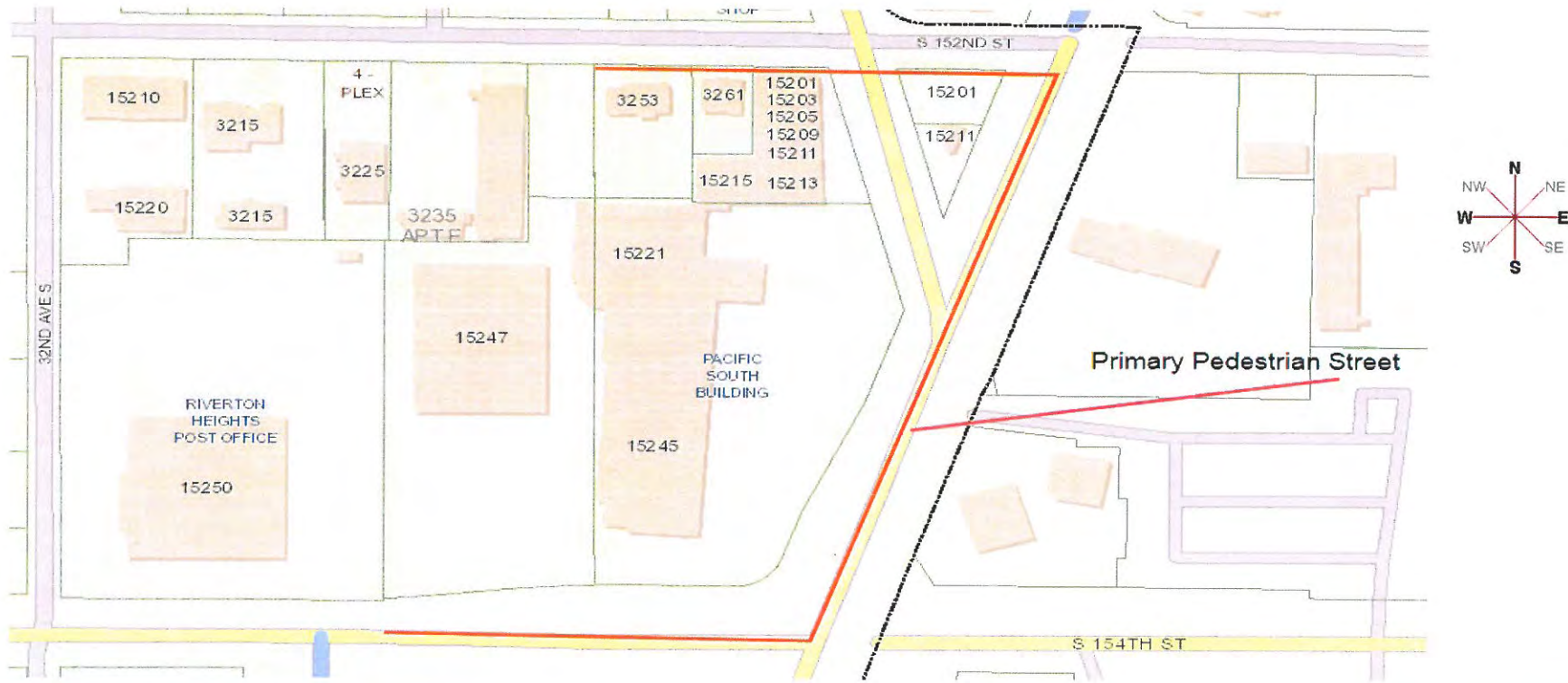
Vehicular Circulation Examples



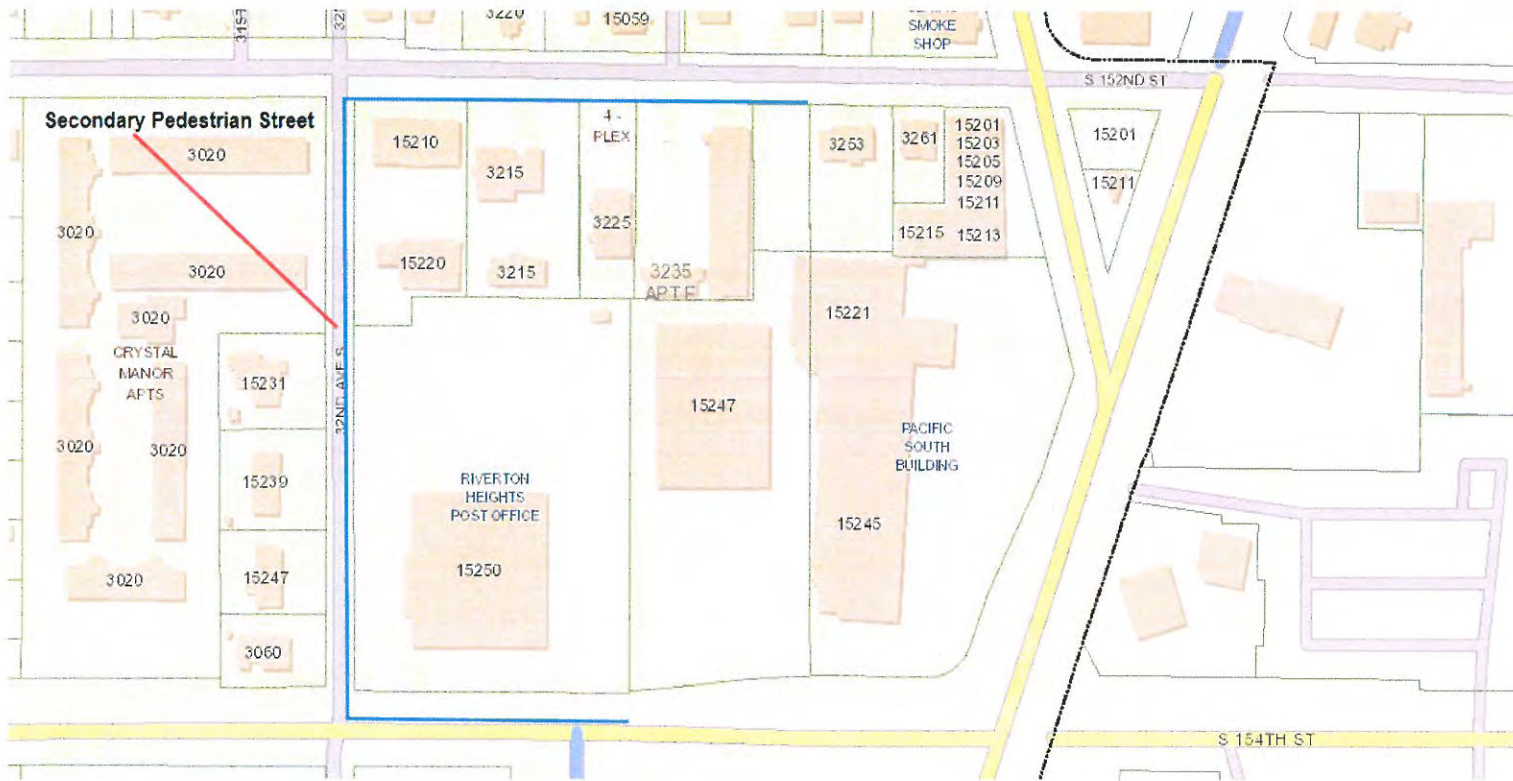
Vehicular Circulation Examples



Primary Pedestrian Street



Secondary Pedestrian Street



Pedestrian Circulation Examples

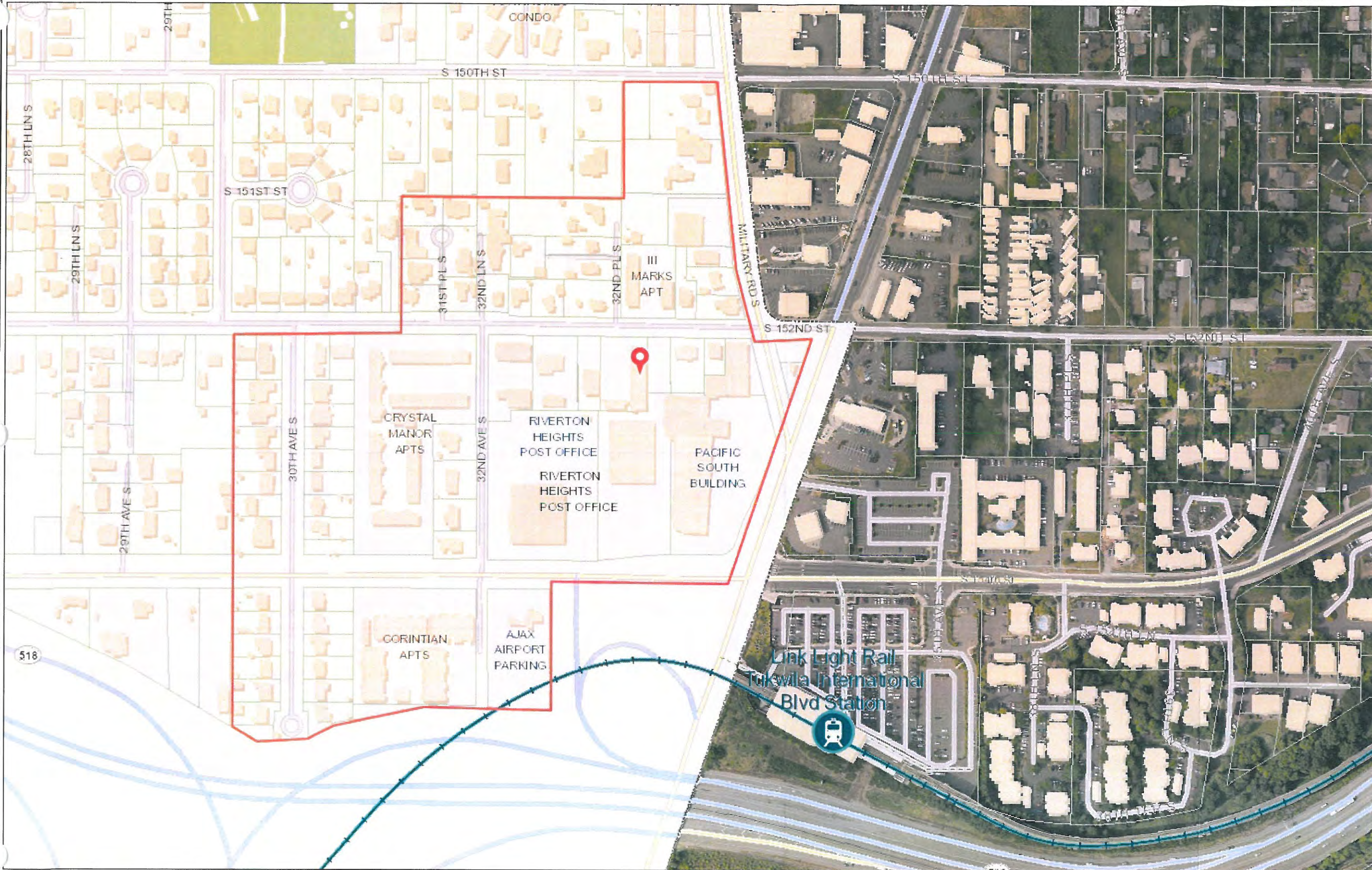


Pedestrian Circulation Examples



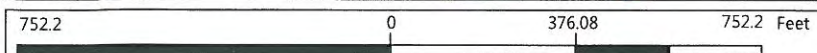
Questions?





- Legend**
- Site Address
 - Parcels
 - MapServiceExtentWithoutSea
 - Site Addresses Labels_282
 - Hotel/Motel/GroupHome Label
 - Office/School/Business/Church
 - Multi-Family Properties Labels
 - Parcel Labels_480
 - Sea-Tac Airport Label_480
 - Light Rail Stations
 - City Limits Adj Cities_480
 - City Limits Poly_480
 - Proposed Road Connecting281
 - Future SR-509 Right-of-Way SR-509
 - Dashed Line
 - Transparent background
 - POS Fence Line
 - Parcel Outline_480
 - Building
 - Building Shadow
 - Runway_480
 - SeaTac Highway Labels_480
 - NAVTEQ Highway Labels_480
 - SeaTac Road Labels_480
 - SeaTac Roads_480
 - Arterial
 - Highway
 - Public
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 - Private or Port of Seattle Road
 - Restricted or Gated Access
 - Closed
 - Walkway
 - NAVTEQ Highways_480
 - NAVTEQ State Routes_480
 - NAVTEQ Arterials_480
 - NAVTEQ Local_480
 - NAVTEQ Trails_480

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes
This map was automatically generated using Geocortex Essentials.