



Airport Station

Pedestrian Improvement Project

URBAN DESIGN REPORT

March 2022

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ACKNOWLEDGMENTS

The following people contributed their time and expertise to make this Urban Design Report possible:

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Ad Hoc Committee

Leslie Baker - Planning Commission
Peter Kwon - Transportation & Public Works Committee
Senayet Negusse - Parks and Recreation Committee
Richard Schjerzinger - Hotel Motel Advisor
Toka Valu - ACLAC Committee
Trevor White - Sidewalk Advisory Committee

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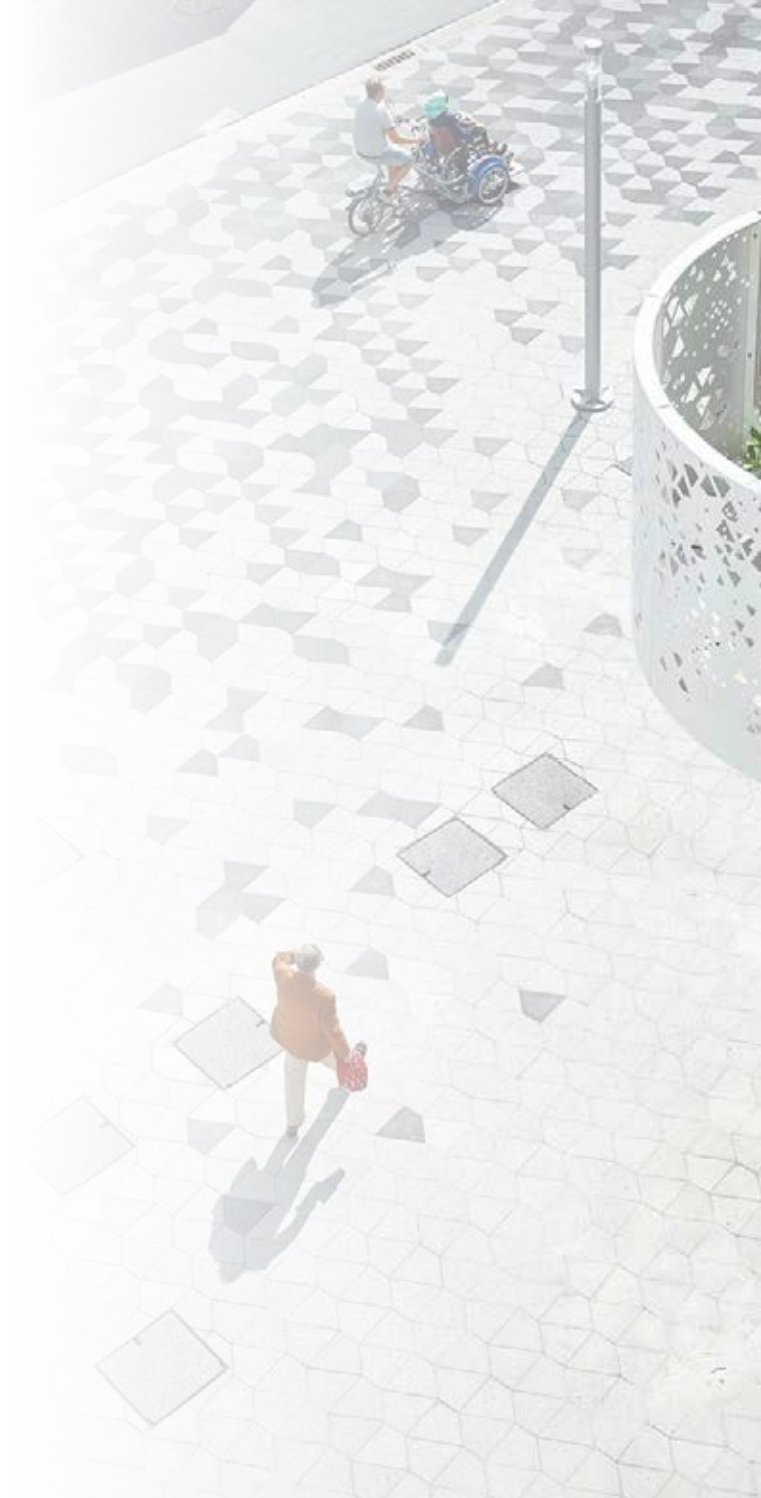
Kristin Anderson - Online Open House Support



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TABLE OF CONTENTS

| | | |
|------------|--|-----------|
| 1.0 | Project Overview | 1 |
| | Project Background & Description | |
| | Proposed Project Elements | |
| | Project Goals | |
| | Project Benefits | |
| 2.0 | Public Outreach & Involvement | 5 |
| | Stakeholder Process | |
| | Public Open House | |
| 3.0 | Urban Design Approach | 7 |
| | Identity/Branding & Placemaking | |
| | Conceptual Theme Development | |
| | Conceptual Theme Purpose & Outcomes | |
| | District Color & Material Palette | |
| | Landmark Art | |
| | Streetscape Elements | |
| | Streetscape Details | |
| | Urban Placemaking Elements - Plant Palette | |
| 4.0 | Appendices | 19 |
| | A: Existing Site Photos | |
| | B: City Center Plan Update - Phase 1 Vision Report | |



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PROJECT BACKGROUND & DESCRIPTION

The Airport Station Pedestrian Improvement Project seeks to increase safety for pedestrians, bicyclists, and cars in the immediate area surrounding the Airport Link Light Rail Station. Improvements will focus on 32nd Ave S (between 170th and 180th), S. 180th St, and S. 176TH ST (BETWEEN INTERNATIONAL Boulevard and 32nd Ave S.).

SUB AREAS WITH DISTINCT CHARACTERS:

Airport Business District: an urban, airport-serving, and mixed use district along International Boulevard

Residential/Multi-Family District: a higher density residential area stepping down in intensity to meet the single family neighborhoods at the eastern-most boundary

PROPOSED PROJECT ELEMENTS:

Main Pedestrian Street Corridor ■■■■■■

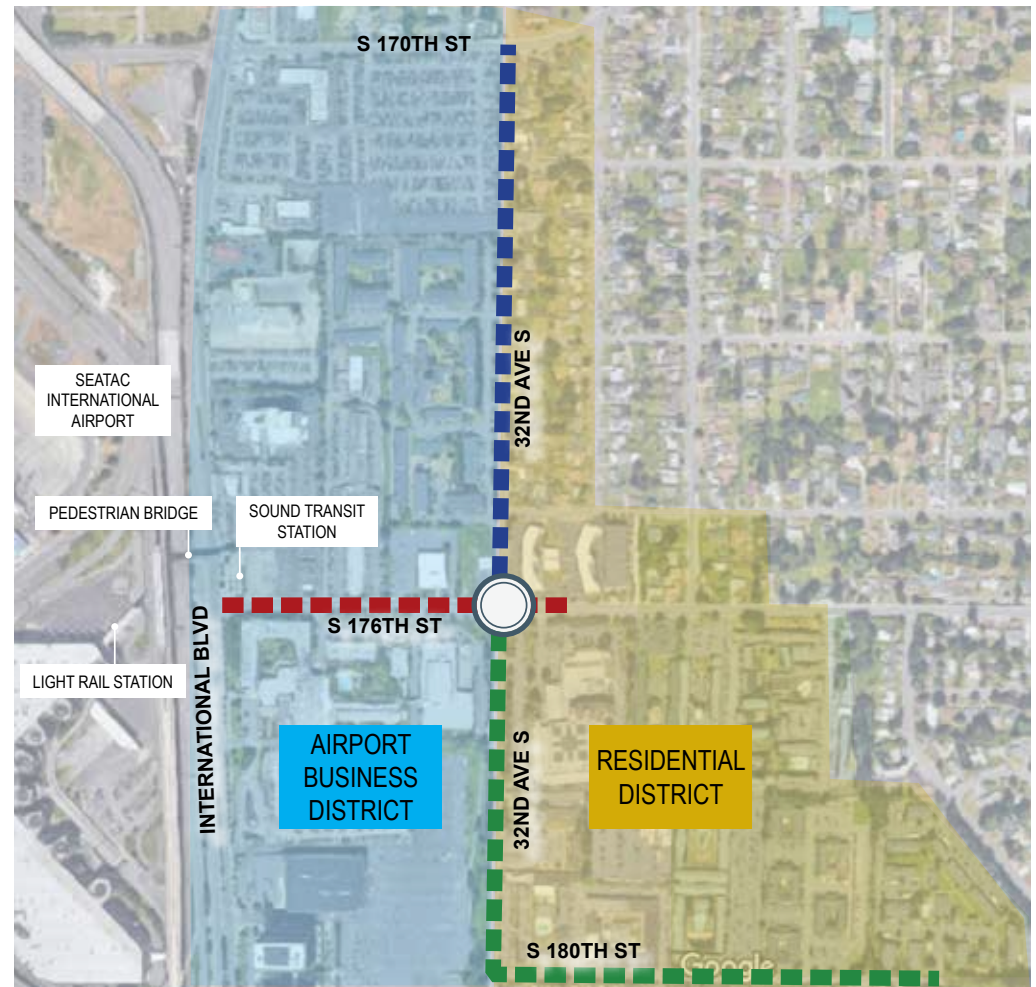
- Install new sidewalk and landscaping strip
- Install new decorative LED pedestrian and roadway illumination
- Install new raised bicycle facilities (west of 32nd Ave S)
- Install new channelization for bicycle facilities (east of 32nd Ave S)

Mixed Use/Neighborhood Corridor ■■■■■■

- Install new sidewalk and landscaping strip
- Install new decorative LED pedestrian and roadway illumination
- Install new EV charging stations
- Install new channelization for bicycle facilities
- Install new utility undergrounding

Mixed Use/Neighborhood Corridor ■■■■■■

- Install new sidewalk and landscaping strip
- Install raised concrete intersections
- Install new decorative LED pedestrian and roadway illumination
- Install new EV charging stations
- Install new channelization for bicycle facilities
- Install new utility undergrounding



1.0 PROJECT OVERVIEW

PROJECT GOALS

In 2020, the City completed the **City Center Plan Update Phase 1 Vision Report** that covers this area. The Vision Report relied heavily on input from the business and residential communities to identify a new long-term growth and development vision for the area. Key objectives include improvements to pedestrian corridors, enhanced access to transit and the creation of a consistent visual identity for the district. The Vision Report also identified the Airport Station Area Pedestrian Improvement Project as a priority project. The two main goals for the Airport Station Pedestrian Improvement Project are in line with the vision report and this Urban Design Report and its recommendations will inform Phase 2 of the City Center Plan Update Project. The two main goals for the Airport Station Area Pedestrian Improvement Project are in line with the vision report.

Improve the pedestrian and transit-oriented nature of the area

- Allow **access to airport station** through **inviting, safe, and inclusive** design improvements
- Enhance the **safety and mobility of pedestrians** while providing efficient circulation
- **Support economic prosperity** by providing a mix of complementary uses
- **Foster community pride** through integrated art features and custom site elements evoking local character and style

Create an attractive public realm through a consistent district identity

- **Hardscape treatments** including sidewalk, driveway/crosswalk and intersection
- Street and accent **lighting**
- **Site furnishings** including bench, waste receptacles, bike racks
- Non-regulatory street **signage** including wayfinding and information kiosk
- **Integrate art** in urban design elements such as wayfinding, canopy shelters, and decorative pavement treatments
- Soften the urban backdrop through **street trees and landscape** plantings.

PROJECT **BENEFITS***PEOPLE + PLACE + FLEXIBILITY*

The City's main goals for this area are to enhance infrastructure and amenities near the light rail station to encourage more complete business and neighborhood communities. The following benefits will provide the community access to necessary services and urban amenities:

- Provides pedestrians and cyclists with **safe, clear, access** to the Airport Light Rail Station from the communities surrounding South 180th Street and 32nd Avenue South.
- Improves upon existing **sidewalk infrastructure** with landscape buffers and **ADA compliant** walkways.
- Establishes a **clear identity** for the streetscapes in this area. Decorative fixtures, landscaping, street furniture, and artwork will update and improve the look and feel of the surrounding area and create a more **inviting atmosphere**.
- Creates a **functional street** section that will better **support a growing area**.



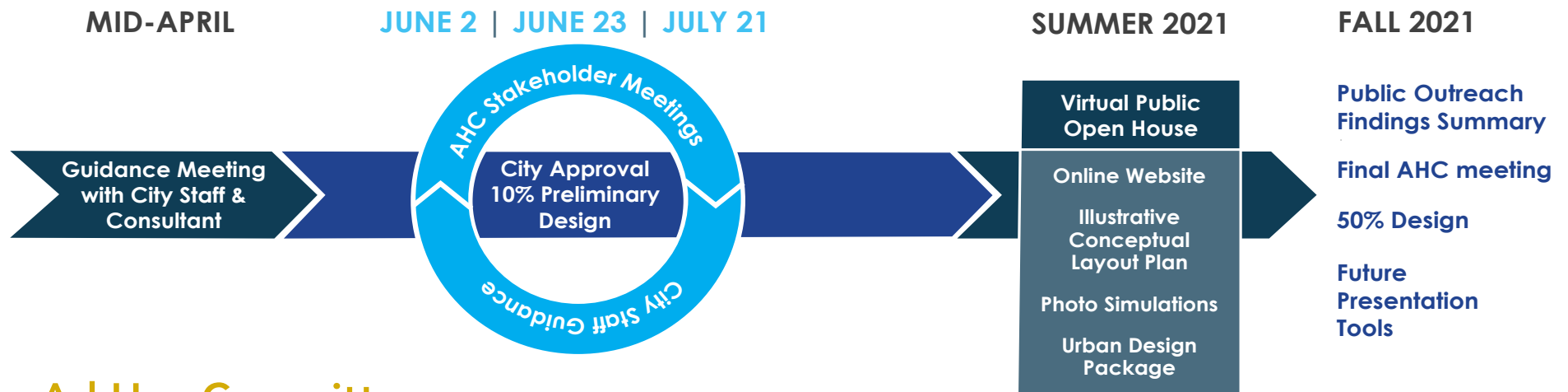
Photosimulation of Segment 2 @ 32nd Ave S Facing South

Note: This photosimulation is a conceptual depiction of the corridor character used to solicit feedback during the public engagement process. The proposed urban design elements will continue to evolve through to final design.

URBAN DESIGN **STAKEHOLDER PROCESS**

The streetscape and ad hoc committee, which included representatives from local business/tourism organizations, public agencies, residents, and cultural organizations, met four times throughout the design process. The group guided the selection of the conceptual theme as well as provided valuable input on urban aesthetic & identity for the AirportStation Pedestrian Improvement Project.

In addition, members of the group were valuable ambassadors for the project to their own organizations and their community.



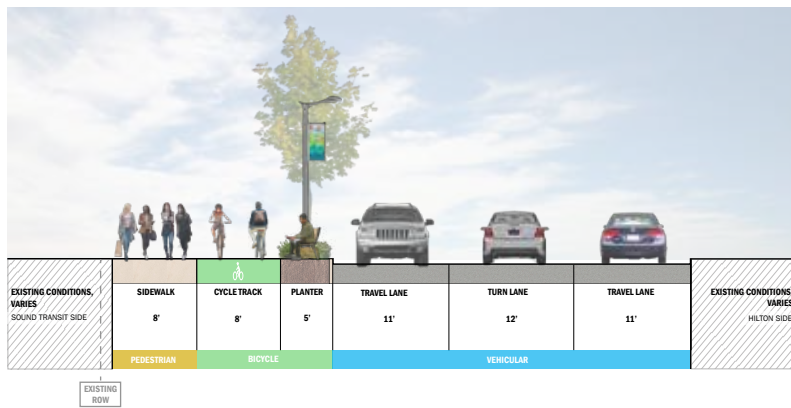
Ad Hoc Committee

- **Toka Valu** - ACLAC Committee
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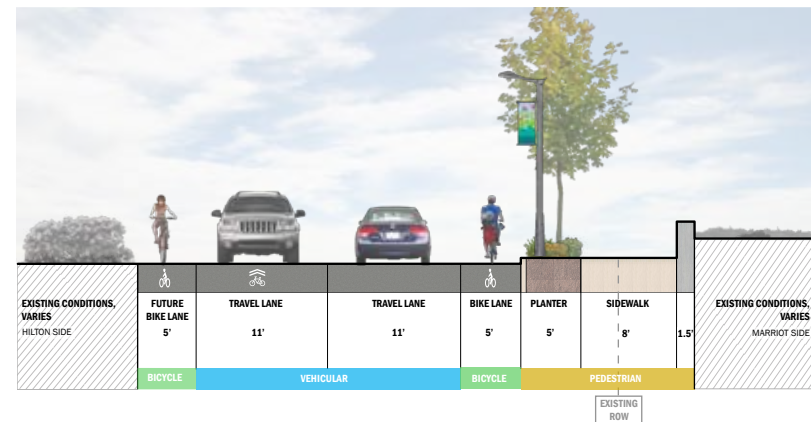
2.0 PUBLIC OUTREACH & INVOLVEMENT

URBAN DESIGN **STAKEHOLDER PROCESS**

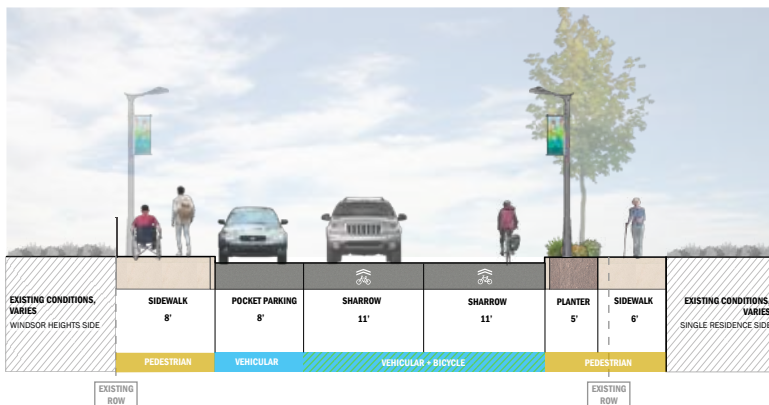
In Summer 2021, the conceptual design material was presented on the City’s website and through the online public open house to the larger community. In Spring 2022, Council has had the opportunity to review and provide feedback on the final package for the Urban Design approach. Below were cross sections proposed for 50% design.



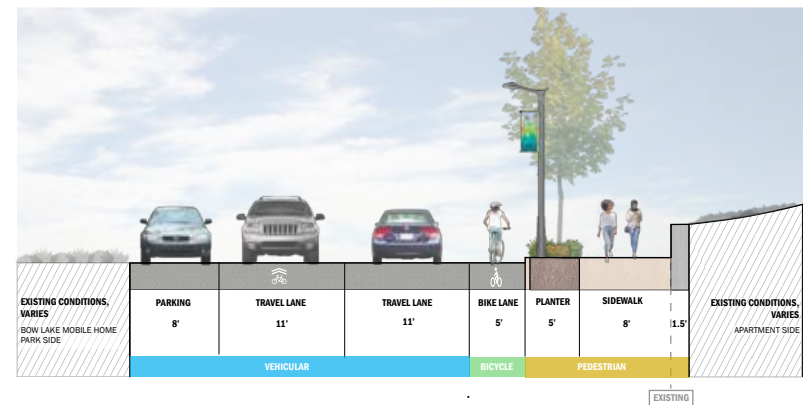
Typical Section: Segment 1 @ S 176th St Facing East



Typical Section: Segment 3 @ 32nd Ave S Facing North



Typical Section: Segment 2 @ 32nd Ave S Facing South



Typical Section: Segment 4 @ S 180th St Facing West

URBAN DESIGN **IDENTITY BRANDING & PLACEMAKING**

➤ Recommendations for the Urban Design & Placemaking elements

- The Urban Design Report will guide the City in creating *a cohesive look and feel*
- Help define *what makes SeaTac unique* and how this can be expressed through urban design elements
- This starts with this project and but *will continue to inform future improvements* in the district



Photo example of raised bicycle facilities and raised crossings



Photo example of raised concrete intersection

3.0 URBAN DESIGN APPROACH

CONCEPTUAL **THEME DEVELOPMENT**

Three conceptual theme for the urban design approach was developed and the 'Celebrate SeaTac' was the theme stakeholders from the Ad Hoc Committee decide to move forward into the design phase for urban design and placemaking.

Going Places

International Gateway

Celebrate SeaTac

Celebrate SeaTac!

“A gateway to the Pacific Northwest!”

- **Hospitality:** the community of SeaTac welcomes visitors from around the world
- **Global gateway:** celebrating the area’s history, businesses, and nature
- **Timeless:** contemporary, vibrant, inviting

CONCEPTUAL **THEME PURPOSE & OUTCOMES**

The conceptual theme will convey sense of place for the district identity through the following:

Landmark art

Landmark art an object, such as a unique sculpture or anatomical structure, on land that marks a locality and can also be as a point of orientation in referencing one's location in space.

Streetscape urban design elements

Streetscape includes a collective area of urban design elements along the roadway corridor. This can include, but is not limited to, the sidewalk surface, medians, crosswalks, street trees, bike facilities, lighting and site furnishings.

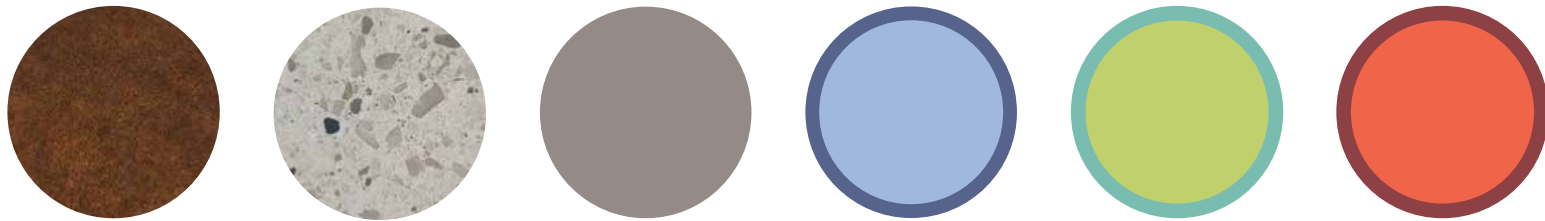
Streetscape details

Streetscape details are custom district identity add-ons to sidewalk pavement and urban design elements which can include, but are not limited to, benches, planters, litter and recycling receptacles, bicycle racks, transit shelters, newsstands, bollards, light pole fixtures and banners.

3.0 URBAN DESIGN APPROACH

DISTRICT **COLOR & MATERIAL PALETTE**

Celebrate SeaTac! *A gateway to the Pacific Northwest!*



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON

corten steel

raw steel with a patina

textured concrete

stainless steel

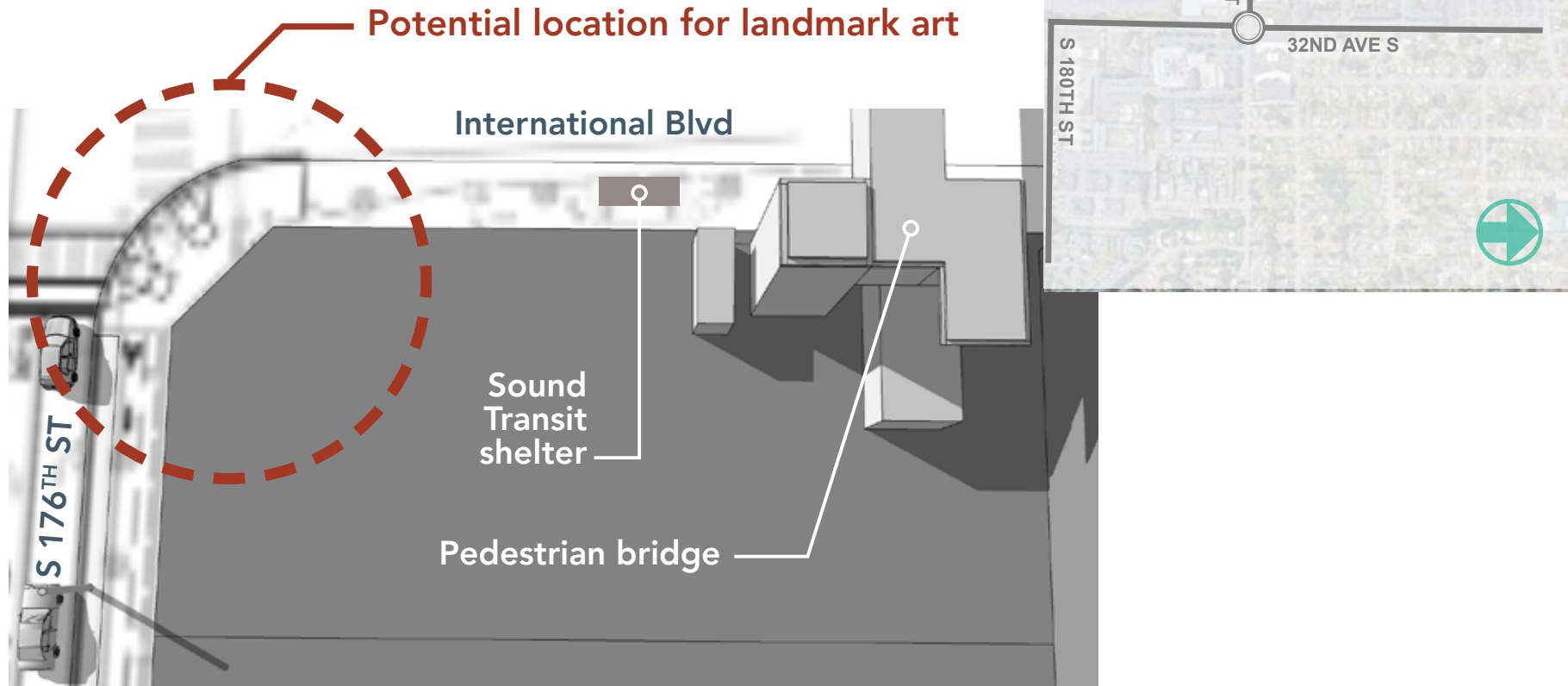
powder coat
glass

powder coat
landscaping

powder coat
concrete color

LANDMARK ART DIAGRAMMATIC CONCEPT

Placing a landmark art element at the southwest end of the open plaza space has the potential to visually draw attention to pedestrians walking and rolling on the street level, going across the pedestrian bridge to Sea-Tac International Airport as well as can be seen from the sky through flight. The landmark art can be dynamically lit to activate the space and have an interactive component technologically integrated into the sculptural piece.



3.0 URBAN DESIGN APPROACH

LANDMARK ART PHOTO EXAMPLES

Celebrate SeaTac! *A gateway to the Pacific Northwest!*

iconic
landmark
welcoming



beacon
multi-functional
dimensionality



light
shelter



LANDMARK ART PHOTO EXAMPLES

Celebrate SeaTac! *A gateway to the Pacific Northwest!*



viewsheds
flexibility
interwoven

gateway
playful
interlinked



3.0 URBAN DESIGN APPROACH

STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



contemporary bench with sleek curves, optional dividers



standard bike rack, surface mounted



lit bollard



pedestrian railing



tree grates with breakaway opening, ADA compliant, heel proof



concrete and/or stone "pebble" seating with graffiti coating



recycle & litter receptacle, durable & lockable



bottle refilling station

STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



planter railing



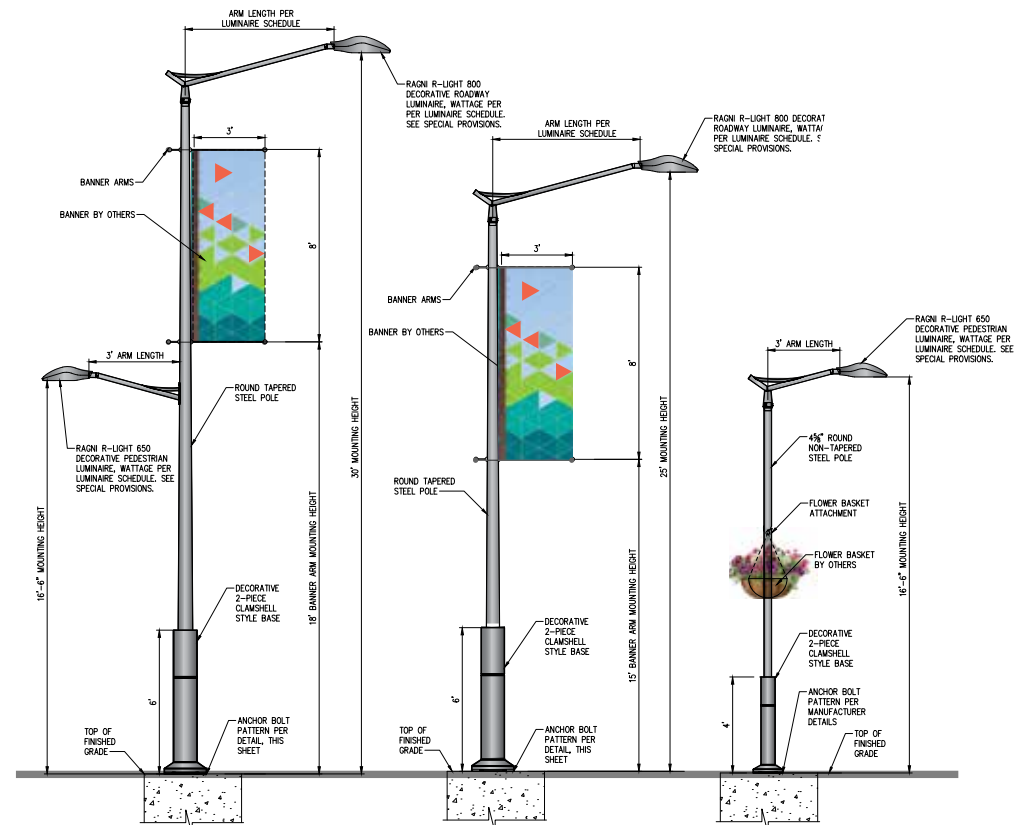
decorative screening
community input



decorative concrete wall treatment
w/ engraving finish



decorative concrete wall
treatment w/ light inlays



modern light fixtures w/ sleek curves, banner arms,
flower basket arms and options for district icon

3.0 URBAN DESIGN APPROACH

STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



decorative etched surface treatment



engraved corten metal inlay



linear pavement lighting



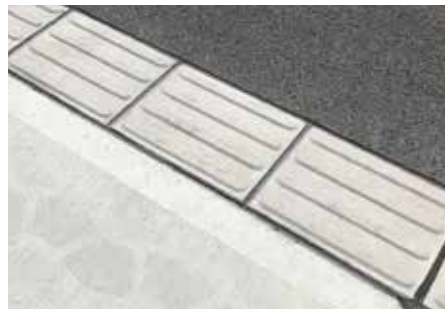
2x2 scored integral colored cement concrete crosswalk



2x2 scored cement concrete sidewalk



story telling medallion inlaid



detectable edge paver



raised bike facility

STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



add-on metal and decals on metal planters (in various finishes) used in large pedestrian nodes or parklet locations

Decal Inspiration:

- paper airplanes
- geometric
- 3-dimensional
- nostalgic
- playful
- recognized by all ages



add-on metal decals on bike racks



add-on vinyl decals on trash receptacles

3.0 URBAN DESIGN APPROACH

URBAN PLACEMAKING ELEMENTS - PLANT PALETTE



Mahonia repens/ Creeping Barberry



Epimedium x youngianum 'Niveum'/ Snowy Barrenwort



Distylium 'PIIDIST-V'/
Cinnamon Girl Distylium



Hemerocallis 'Chicago Sunrise'/
Chicago Sunrise Daylily



Polystichum munitum/ Sword Fern



Carex testacea/ New Zealand Sedge



Coreopsis verticillata 'Zagreb'/
Threadleaf Tickseed



Sesleria autumnalis/
Autumn Moor Grass



Dryopteris erythrosora 'Brilliance'/
Brilliance Autumn Fern



Geum coccineum 'Koi'/
Koi Avens



Achillea millefolium 'Terracotta'/
Terracotta Yarrow



Crocsmia 'George Davison'/
George Davison Montbretia

Appendices

A: Existing Site Photos

B: City Center Plan Update - Phase 1 Vision Report

4.0 APPENDIX A

S 176TH ST EXISTING SITE PHOTOS



32ND AVE S EXISTING SITE PHOTOS



4.0 APPENDIX A

32ND AVE S | S 180TH ST **EXISTING SITE PHOTOS**



