

**DESIGN FOR ACTIVE LIVING:
CREATING A PHYSICALLY
ACTIVE COMMUNITY**

Working Session

May 12, 2006

CREATING A CITY CENTER IN SEATAC

or,

Retrofitting a Suburban City That Doesn't Have a Defined Downtown

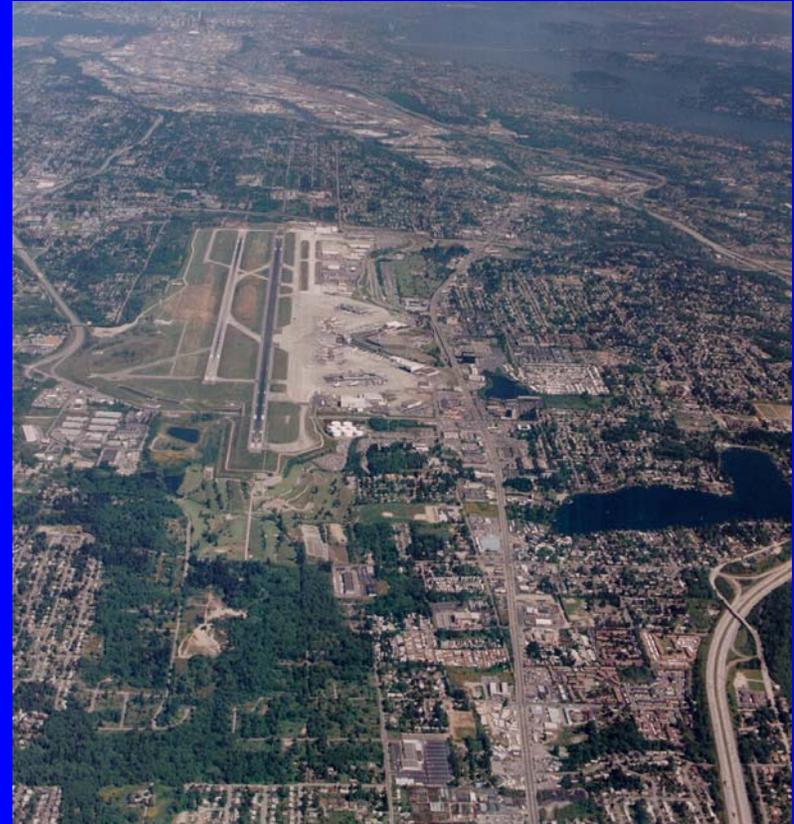
Steve Butler, AICP

Director of Planning & Community Development,
City of SeaTac

SeaTac City Center

Background of SeaTac

- Incorporated in 1990
- 25,000 residents / work force of 37,000
- 11 sq. miles in size
- Home of Seattle-Tacoma International Airport (Sea-Tac)



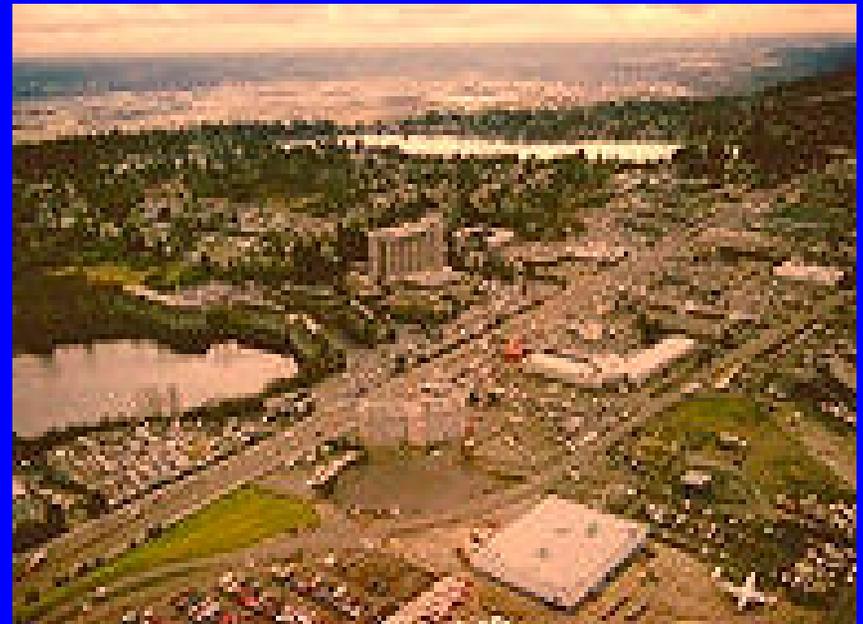
SeaTac City Center

Land Area

- Approximately 400 acres

Existing Land Uses

- Hotel
- Commercial Parking
- Office
- Residential



SeaTac City Center

City Center Goals:

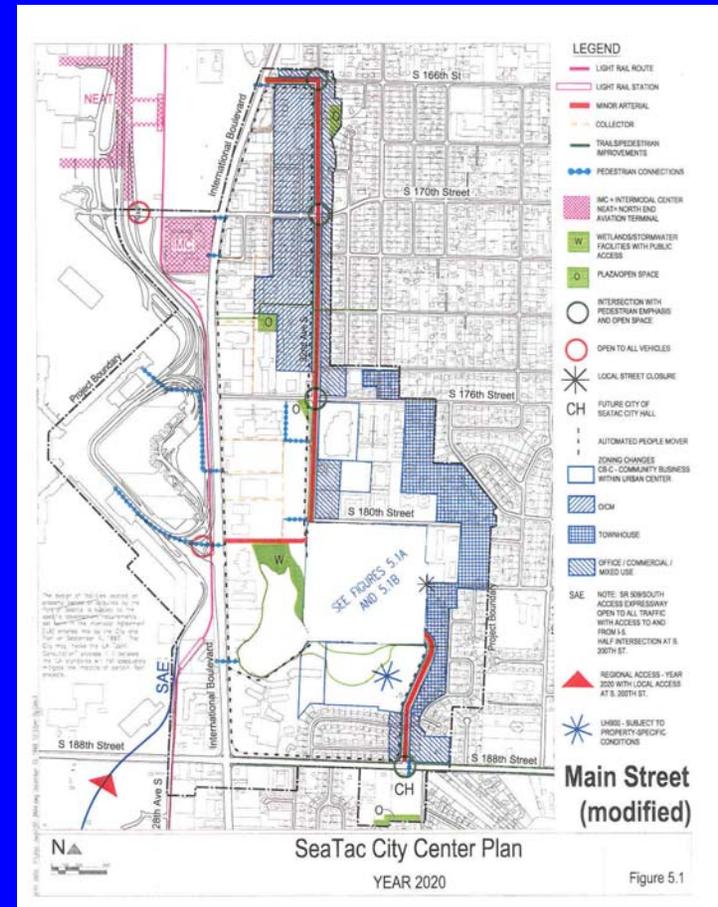
- Pedestrian-Friendly
- Vehicular/Transit Access
- Mix of Land Uses
- Good Urban Design
- Focal Point for the City



SeaTac City Center

Three-Pronged Approach

- Prepare Subarea Plan
- Adopt Specific Development Standards for Subarea
- International Blvd. Improvements



SeaTac City Center Study

Key Components:

- Market Feasibility
- **Vehicular & Pedestrian Circulation**
- Site Planning & Building Design
- Open Space/Public Plazas
- Land Use



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SeaTac City Center

Status Report

- Hilton Hotel Addition & New Conference Center - \$54M
- WaMu Corporate Training Center - \$30M
- Just the Beginning!
- Light Rail coming to the City Center (and the Airport)



SeaTac City Center

Light Rail coming to SeaTac

- Sound Transit's Central Link System:
July, 2009
- SeaTac/Airport Extension:
December, 2009



SeaTac City Center

Case Study: Hilton Hotel/Conference Center

- Older, Smaller Hotel
- Addition of 260 Guest Rooms and a New Conference Center
- Compliance with City Center Standards
- Development Agreement

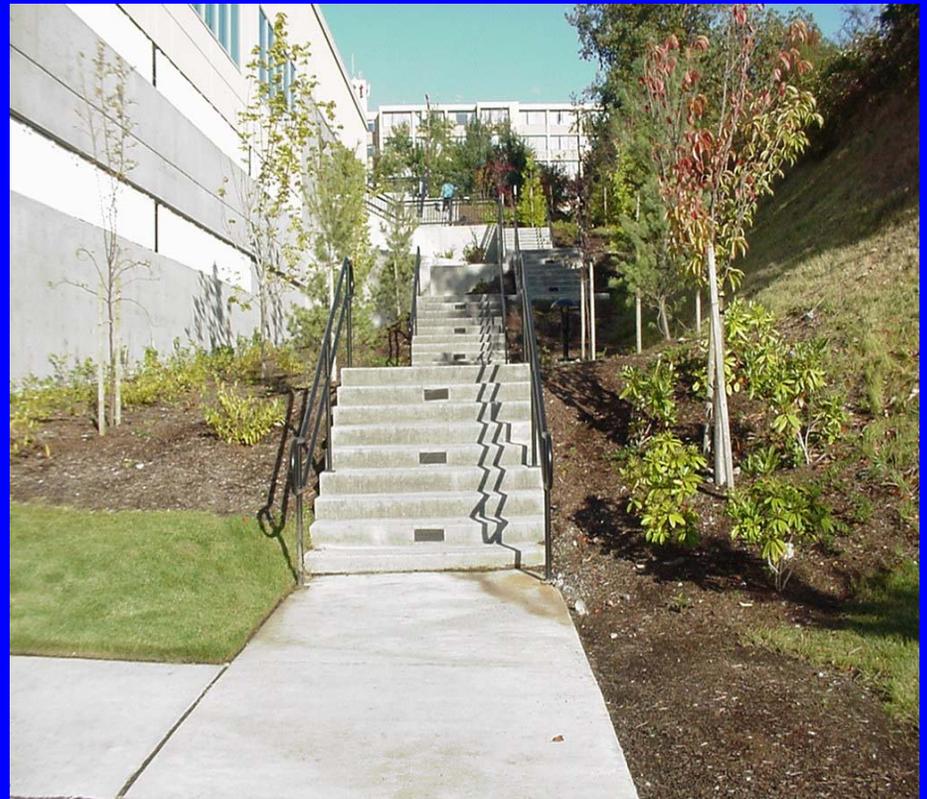


SeaTac City Center

Case Study: Hilton Hotel/Conference Center

City Standard: Pedestrian Circulation

- Sidewalks, most with street trees
- Public Stairways; maintain C.C. “grid”
- Entrance plaza, with benches

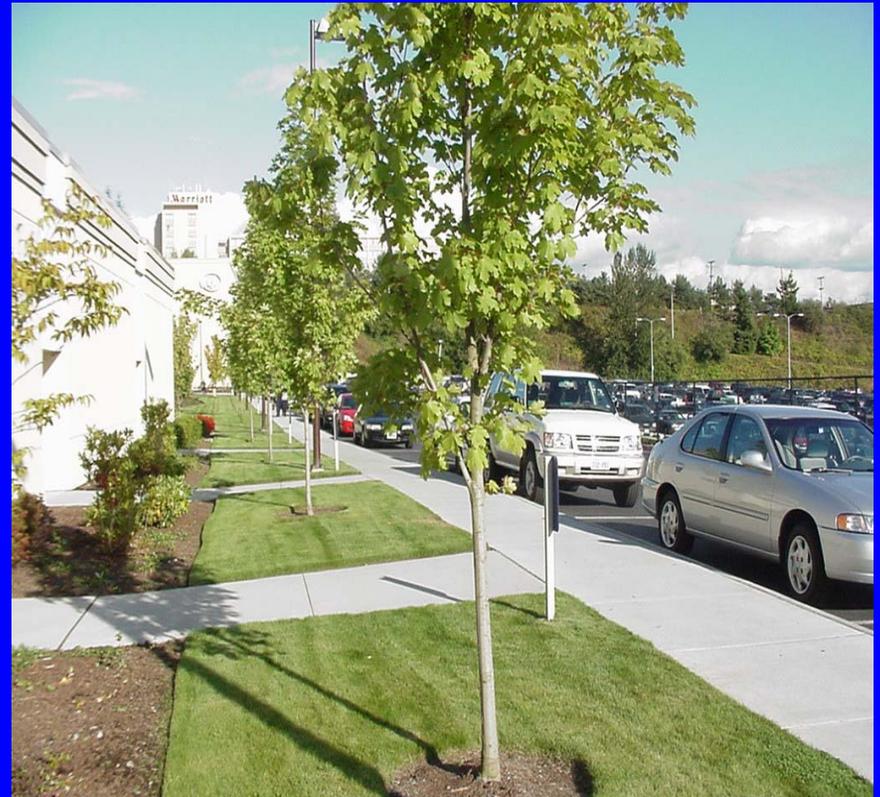


SeaTac City Center

Case Study: Hilton Hotel/Conference Center

City Standard: Vehicular Circulation

- City's cross-section design (1/2) constructed
- Roads conform to City Center "grid"
- Parallel parking
- Shared front entrance

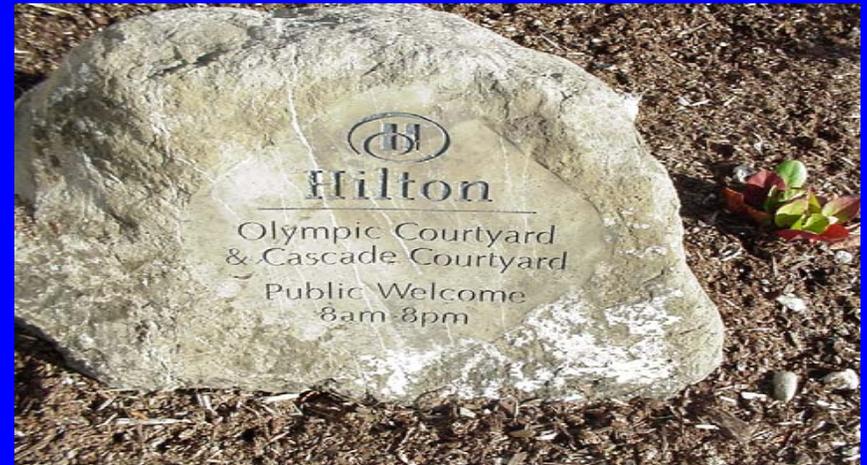


SeaTac City Center

Case Study: Hilton Hotel/Conference Center

City Standard: Open Space / Public Access

- Public access to interior courtyards: 8 AM-8 PM
- Public access signage
- Gathering places designed into southern public stairway

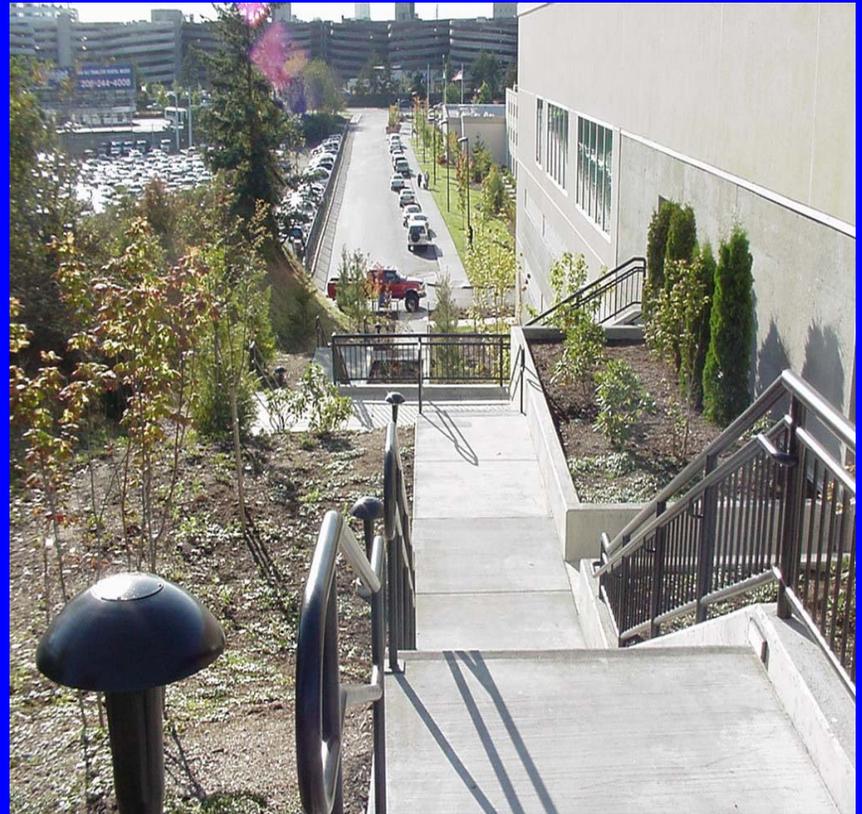


SeaTac City Center

Case Study: Hilton Hotel/Conference Center

City Standard: Site Planning

- Hotel addition up to right-of-way line
- Structured parking
- Conference Center separate from hotel



SeaTac City Center

Case Study: Hilton Hotel/Conference Center

City Standard: Building Design

- Façade modulation
- Prominent entries
- No large blank walls
- Parking garage “screen”
- Color variation (subtle)

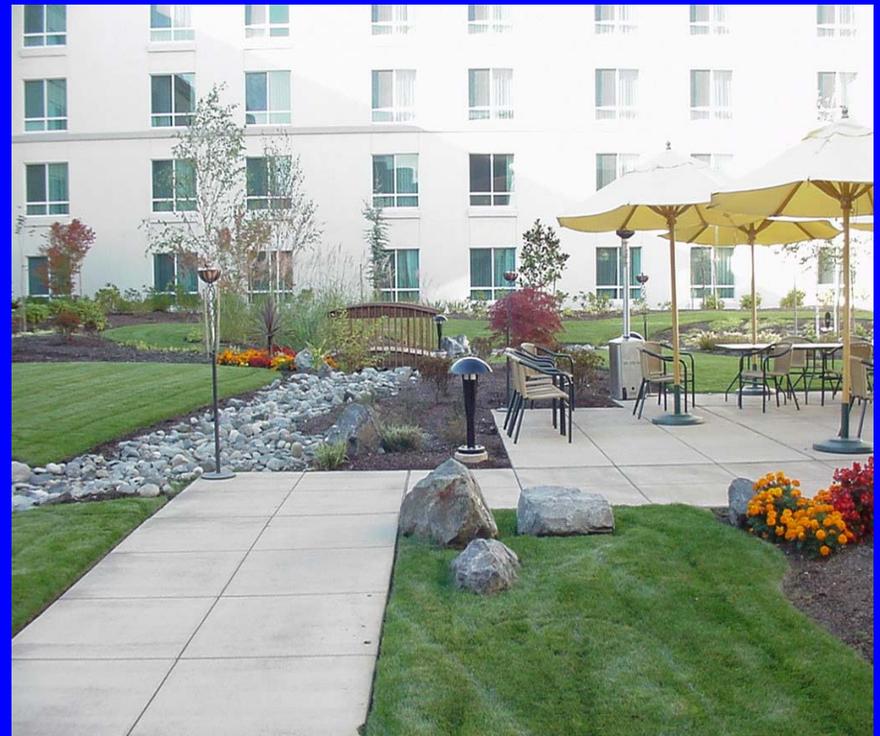


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Case Study: Hilton Hotel/Conference Center

City Standard: Land Use

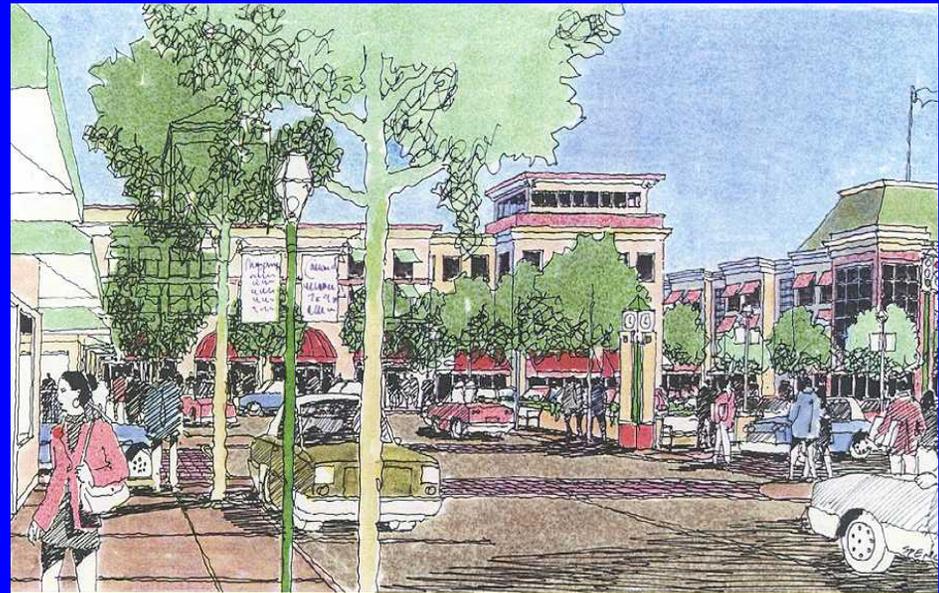
- Some mix of uses
- Pedestrian-oriented ground floor uses - Impractical to move existing restaurant to front of building



SeaTac City Center

Lessons Learned

- Create a Clear Vision
- Learn from Others' Experiences
- Understand the Private Sector's Views
- Identify Needed Public Investments
- Hire Good Experts



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