SR 520 Montlake Phase: Full project area

Note: Graphic depicts SR 520 corridor elements at completion. Major elements of the Montlake Phase project are labeled above, as well as recently completed floating bridge and West Approach Bridge North.
SR 520 Montlake Phase: Project improvements in the Montlake area

Note: Graphic depicts SR 520 corridor elements at completion. Major elements of the Montlake Phase project are labeled above.
Conceptual design renderings: Montlake lid

Conceptual rendering of open space on the new Montlake lid, looking east. The lid is designed to provide recreation and play area for the public.

Conceptual rendering of a trail junction, looking north. Trail users can veer left to access the new Montlake lid, or veer right to access the new land bridge across SR 520.
Conceptual renderings of the future bicycle and pedestrian land bridge over SR 520. This new connection will allow walkers and bikers to cross SR 520 to travel between the Arboretum and destinations north of SR 520 and the Montlake Cut.
Montlake property acquisition update

We understand that the Montlake Market and gas station are valued local businesses. At the same time, WSDOT is working hard to balance the needs of the traveling public and Montlake neighbors as we replace vulnerable structures in the SR 520 corridor and deliver a vital regional transportation facility in a constrained urban area with neighborhoods on all sides.

Legal process overview

2016
- June: WSDOT begins discussions with owner of Montlake Market and gas station property regarding acquisition.
- June 28: WSDOT shares information about the need to acquire the property at public open house.
- Nov. 14: WSDOT makes initial offer to property owner to purchase property.

2017
- March 9: WSDOT sends property owners and tenants letters stating WSDOT is pursuing condemnation.
- May 17: WSDOT files declaration with King County Superior Court citing reasons property acquisition is needed.
- Aug. 11 & 15: King County Superior Court hearing.

2018
- Sept. 6: King County Superior Court rules that the property is needed for public use; WSDOT continues process to provide relocation assistance to tenants.
- Feb. 22: State Court of Appeals hearing (no court ruling as of April 16).
- March 8: State Legislature passes ESSB 6106.
- March 16: WSDOT launches coordination with City of Seattle regarding ESSB 6106.
- Sept. 8: Property and business owners appeal to State Court of Appeals.

2018 Legislative direction in ESSB 6106:

(33) For the SR 520 Seattle Corridor Improvements – West End project (M00400R), the legislature recognizes the department must acquire the entirety of parcel number 1-23190 for construction of the project. The department shall work with its design-build contractor to ensure to the maximum extent practicable that the building housing any grocery store or market currently located on parcel number 1-23190 will be preserved. The legislature recognizes the city of Seattle has requirements in the project area that the department must address and that those requirements may affect the use of parcel number 1-23190 and may affect the ability of the department to preserve any grocery store or market currently located on the property. The department shall meet and confer regularly with residents in the vicinity of the parcel regarding the status of the project and its effects on any grocery store or market currently located on the property. The legislature strongly encourages the city to utilize maximum flexibility in how the department meets the city’s requirements and to be an equal partner in efforts to preserve any grocery store or market on parcel number 1-23190.
West Approach Bridge South (to be built in the Montlake Phase)

One of the major elements of the Montlake Phase is the West Approach Bridge South (WABS). WABS is the southern half of a new west approach bridge, and will carry three eastbound lanes to the new floating bridge, including two general-purpose lanes and one transit/HOV lane.

WSDOT collaborated closely with community stakeholders and the Seattle Design Commission on the design of the new west approach bridge as part of the West Approach Bridge North (WABN) project. The design of WABS will be similar to and complement the design of WABN.
Roanoke Street Plaza design (built in the Montlake Phase)

Concept designed by the city of Seattle, as included in the December 2017 Final Montlake Phase Neighborhood Traffic Management Plan. Construction incorporated into the Montlake Phase project.

Draft conceptual graphic for illustrative purposes only. Subject to change.