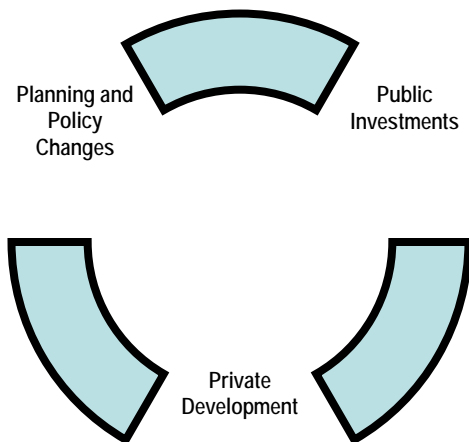


Northgate Urban Design Framework 18 November 2008

Background: The broader Northgate community and the City of Seattle have been working together to envision and transform Northgate from a car-oriented district dominated by the Northgate mall, into a thriving, pedestrian-friendly, transit-oriented urban center with more residents and neighborhood serving shopping.



To that end, we have followed a three phase cycle of actions:

- Planning and policy changes:
- Public investment:
- Private development:

On the planning and policy side, there have been numerous plans, studies, guidelines... completed over the past 15 years and many Northgate community members have been involved in these efforts (see attached).

As far as public investment goes, over the past five years, the City has invested over \$35 million in Northgate – building a new library and community center, creating the 5th Ave streetscape and the Thornton Creek Water Quality Channel.

These planning efforts and public investment has leveraged over \$280 million in three new private developments: at the mall, Thornton Place and 507 Northgate. These projects have included pedestrian improvements, artwork, jobs, and new housing including senior and affordable housing.

Rezone: The City has also been studying a rezone focused on Northgate Way. An upzone in this area can create an incentive for property owners to redevelop or to sell their property for redevelopment by others. And this redevelopment can continue Northgate's revitalization into a thriving urban center. The Draft Environmental Impact Statement, is part of this next three phase cycle of planning, public investment and private development. The Urban Design Framework takes the previous planning for Northgate and pulls out the guidelines, the requirements and the recommendations that

pertain to this section of Northgate and boils that down to a concise set of guiding principles for the Northgate Urban Center. For the most part, these are specific to Northgate but some of these directions come from City-wide policies. We've taken these directions and developed a draft Urban Design Framework that we will use to guide new development and to direct future public investment along with the CTIP which is still very much a part of SDOT's work program.

2009/10 Public investments: The Mayor's 2009/2010 budget includes another \$13.7 million for the Urban Center Park and continuation of the 5th Ave Streetscape. SDOT is also moving forward with CTIP projects including 5th and Northgate, 15th Ave NE bridge and bike lane improvements in 2009. Taken together, we're hoping that the planning and policy work and the public investment will lead to new private development.

In the Future: Regional voters also approved Sound Transit 2 on November 4, 2008, which means that an extension of light rail to Northgate is funded. This can also be part of a policy and planning > investment > development process south of the mall over the next several years as sound transit is preparing for light rail to arrive in 10 years. We also want to continue working with the mall ownership to consider redevelopment there that helps transform the mall property and integrate it more with the new pedestrian as a long term strategy.