

2008 marks the fifth year of the City's Northgate Revitalization efforts. As you may recall, we celebrated a milestone when the Mayor and City Council officially proclaimed Northgate Stakeholders Day on October 17, 2006, to recognize the group's accomplishments. Northgate Stakeholders and the wider Northgate community-members have been instrumental in advising the City on ways to transform Northgate into a thriving urban center with more pedestrian friendly places.

## Updates

### Northgate Revitalization Update

Over the past 4 years, Seattle has invested nearly \$35 million in Northgate - building parks, a new library and community center, a new community garden, improving Thornton Creek, the pedestrian environment and more. This public investment has led to \$300 million in private investment bringing new jobs and housing to Northgate and helping forward the goal of transforming the Northgate Urban Center into a vibrant pedestrian-friendly, transit-oriented neighborhood.

In June, 2004, Mayor Nickels announced a breakthrough agreement between the City, developers, creek advocates and the community to complete the ***Thornton Creek Water Quality Channel***. Today, construction is nearing completion with topsoil and plants scheduled to go in just a few short weeks!



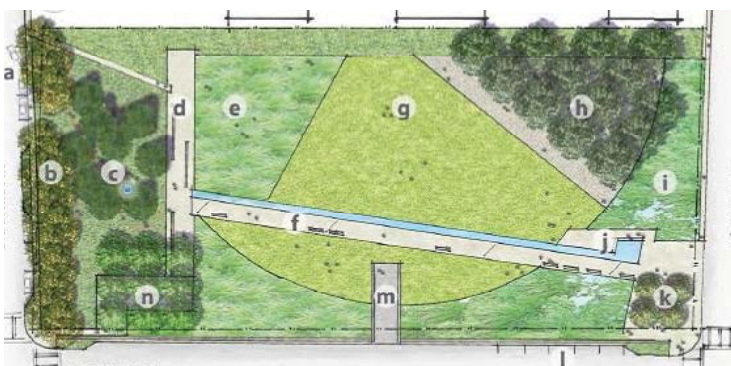
The project's main purpose is to enhance the quality of storm water from the surrounding area entering Thornton Creek. Projected to open to the public in May of 2009, the Channel will also add over two and a half acres of public access open space to the Northgate community and pedestrian connections that link the Northgate Transit Center to the surrounding community. Water will begin to flow in the fall of 2009 after the plants have had a full year to establish themselves in the channel so that they can do their job of filtering storm water.

Flanking the Channel, ***Thornton Place*** has also taken shape over the past year. With 121 condos, 266 apartments, and a continuing care retirement community with 143 apartments, Thornton Place is becoming a new village for over 500 households of all stripes. And the greater Northgate community will be welcome to stroll the trails along the Water Quality Channel, cross the bridge and enter the new plaza with restaurants, shops and a 14 screen Regal Cinema complex – all within steps of Northgate Mall or a bus to nearly anywhere in the region at Northgate's Transit Center.





At 5th Avenue and Northgate Way, the completion of 507 Northgate in March will mark the first new multi-family building completed in Northgate in a generation. The project will bring additional retail shopping and restaurants, a kinetic art sculpture by local artist Troy Pillow, new landscaped sidewalks and condo-quality apartments, all within a short walk from the Community Center and Northgate's new Urban Center Park. 49 of these apartments will be offered at below market rents thanks to the owner's election to participate in Seattle's "Homes Within Reach" program. The project has received awards from the Department of Ecology and Seattle City Light's BuiltSmart program for its environmentally friendly construction and energy efficient design.



With the community's help, Seattle Parks & Recreation recently completed the design of the **Northgate Urban Center Park**, a new 3.73 acre park that will take over the Metro Park and Ride lot on 5th Ave NE and NE 112th Street. The plan calls for the parking to be consolidated down at the Northgate Transit Center at 1st Ave NE and NE 100th street. One goal of the project is to utilize sustainable design strategies and low impact development. Northgate Urban Center Park will feature an expression of a bubbling

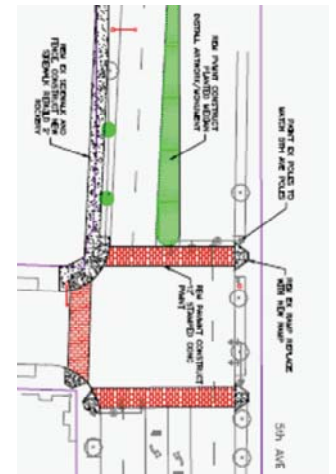
spring that historically ran through the park. Its course will be represented across the site and will end in a new wetland and entry plaza at the key corner of 5th & Northgate Way. There will be a quiet plaza in a new grove of conifers, art elements, a large open lawn meadow, and play and exercise areas. Acquisition of the land is scheduled for April 2009.

## Mayor's Priorities Going Forward

### 2009 Investments:

#### Parks and Pedestrian Improvements:

Despite the challenging economy, in his 2009 budget proposal released on September 29th, the Mayor is continuing a strong public investment program for Northgate's future. Knowing how important additional parks and pedestrian improvements are to the transformation of Northgate, the Mayor has included \$6.4 million to complete the purchase of the land for the Northgate Urban Center Park and \$3.4 million to build the park. The Mayor has also included \$830,000 to complete the 5th Avenue streetscape improvements from Northgate Way, north to 113th Street along the new Urban Center Park, providing a gateway to the Urban Center with widened sidewalks, street trees, pedestrian lighting and a planted median.

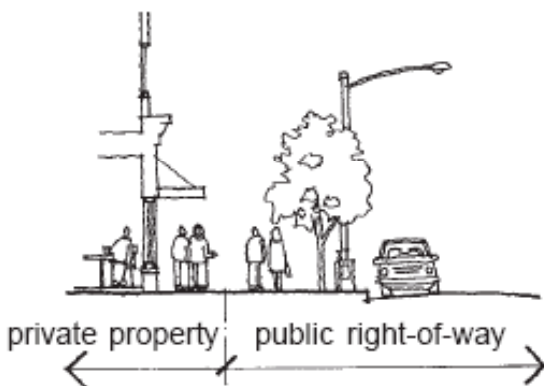


**CTIP Priorities for 2009:** In 2005, the City and the Northgate community completed the Northgate Coordinated Transportation Investment Plan (CTIP) which projected growth in Northgate through 2030 and laid out the pedestrian, bicycle, transit and roadway improvements needed to improve mobility and safety in Northgate. Since the completion of the CTIP study, the City has spent \$22.7 million implementing CTIP projects (including 2009 projects). In 2009, SDOT is

moving forward with rehabilitation of the 15th Ave NE Bridge at NE 105th St, bike lane sharrows along NE 103rd St between 1st Ave NE and 5th Ave NE, the completion of 3rd Ave NE Extension and traffic signal, and a new sidewalk along 20th Ave NE (an asphalt path at Sacajawea Elementary).

**Rezone Study Area:** Northgate community members, the Northgate Stakeholders and the Mayor share the vision to bring more housing, additional jobs and ground level commercial space to enliven the new Urban Center Park and support the emerging pedestrian life for those living near and moving into new housing in the urban center. Another important initiative to support this vision is to revise the zoning of some portions of the area just north of Northgate Way from Meridian to Roosevelt. After studying rezone alternatives in a draft environmental impact statement and taking public comments this past June, the Mayor has charted a course that will set the stage for the right kind of growth for Northgate while balancing the community’s concerns about traffic and the potential impacts of new development on single family areas surrounding the urban center. First, an Urban Design Framework will provide direction for developers as they prepare their project plans. Second, the Environmental Impact Statement (EIS) will be finalized. The EIS contemplates a level of future growth in the Urban Center study area that will add housing and jobs without impacting surrounding single family zones and without requiring additional traffic mitigation beyond the projects planned in the CTIP.

**Urban Design Framework:** The City will consolidate the recommendations of all of the previous planning efforts the community and the City have collaborated on to create an Urban Design Framework for the study area. Several plans such as the Northgate Area Comprehensive Plan and Open Space and Pedestrian Connection Plan (to name just a few) have already been completed with extensive community input and provide great direction for new development. The Urban Design Framework will take these plans and apply them directly to the rezone study area to give developers direction on the design of new projects. Once completed, the framework will show developers how new projects need to incorporate pedestrian amenities and open space; how projects should treat the edges of the new Northgate Park; how new buildings should enhance the public realm; and similar issues. The Urban Design Framework will be developed with the help of a professional urban design team, Northgate community members and the Northwest and Northeast Design Review Boards.



**Completing the Environmental Impact Statement:** After studying alternatives for a Legislative Rezone of the area north of Northgate Way, the Mayor has decided that the best approach is to set the parameters for good development in the area and invite property owners to work with the City on individual rezone proposals. This approach

will allow the community to know the character of new development before rezones are approved and will allow a collaborative process between the City, the community and developers to tailor development details and public benefits.

### Upcoming Northgate Milestones

#### **City Council Budget Hearing**

Support Northgate projects in the 2009 budget: October 27, 5:30 p.m.  
City Council Chamber

#### **Sound Transit's Light Rail Proposition 1**

Voter's decide - Election Day: November 4, 2008

#### **Northgate Urban Design Framework**

Community Open House: Saturday, November 22, 2008 1:30 – 3:30 p.m.  
Northgate Community Center

#### **Thornton Creek Water Quality Channel**

Construction completion: November 2008

#### **Northgate Urban Center Rezone**

Final EIS: December 2008

#### **Northgate Urban Center Park**

Land Acquisition: April 2009  
Construction begins: 2009

#### **Thornton Place Condominiums**

Sales center and model units open: now! (206-727-2882)  
First families move in: January 2009

#### **Thornton Place Shops, Restaurants, Imax Cinema**

Grand opening: May 2009

#### **Aljoja Retirement Community at Thornton Place**

Preview and wait list open: now! (call (206) 306-7920)  
First residents move in: Summer 2009

#### **507 Northgate**

Apartments ready for rent: Beginning in 2009

### **Light Rail and Transit Oriented**

**Development:** Voters will decide on Proposition 1 (or “Transit Now”) on November 4, 2008. If it passes, “Transit Now” will extend Sound Transit’s Light Rail system to Northgate and beyond to Lynnwood as well as across Lake Washington to Mercer Island/Bellevue/Redmond and south to Federal Way. If Proposition 1 passes, Light Rail is projected to reach Northgate at the south end of the mall in 2020.

### **Paying for it**

In today’s tough economy, paying for public improvements in Northgate and everywhere in Seattle will take innovative approaches and broad participation from a variety of public and private sources.

### **City funding**

The City has provided the lion’s share of funding for Northgate projects. The Mayor’s proposed funding for the Urban Center Park and additional pedestrian improvements will bring City investment in Northgate beyond \$50 million. The Mayor’s Bridging the Gap program approved by voters in 2007 will provide \$7.25 - \$8.75 million for CTIP Projects in Northgate in 2009.

### **Private developer funding**

The City is set to approve a new **Transportation Mitigation Payment Program** that allows developers of new projects to write a check to the City to help fund priority transportation improvements that were identified in the Northgate Coordinated Transportation Investment Plan (CTIP). Typically, each developer would have to conduct and pay for their own traffic study to outline the specific impacts of their project. The City then uses this study to determine what the developer would have to do to mitigate the traffic impacts of their project. The Voluntary Transportation Mitigation program will help implement the CTIP improvements more quickly and reduce the time and resources needed for a traffic study for each proposed development.

The City is also working on a Workforce Housing Ordinance that would create affordable housing and provide funds for open space whenever developers build projects beyond the underlying zoning. In addition, special land use code provisions in Northgate require developers to provide open space in their projects that would be usable by the community. The code also allows developers to partially satisfy this by making a donation to fund nearby open space, such as the new park.

### **Partner government funding**

The City often works with the Puget Sound Regional Council, King County, Washington State and the Federal Government to pay for important infrastructure projects. For example, the city secured \$1.6 million of other public money to match the \$1.1 million the City spent on the first phase of 5th Ave streetscape improvements. Each year, the City seeks additional financial support for these public works projects.

### **The community**

In addition to the public and private funds described above, community groups have made amazing contributions to the Northgate community by undertaking community art projects, improving open space and building community gardens. These projects involve community funds, volunteer efforts, in-kind contributions and are often matched by the City's Neighborhood Matching Fund.

### **For more information about all things Northgate, Contact:**

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Also check the Mayor's Northgate Revitalization Website at:

[http://www.seattle.gov/dpd/Planning/Northgate\\_Revitalization/Overview/](http://www.seattle.gov/dpd/Planning/Northgate_Revitalization/Overview/)

# Good things are happening at Northgate

## Proposed Projects & Development Activity in Northgate Urban Center

