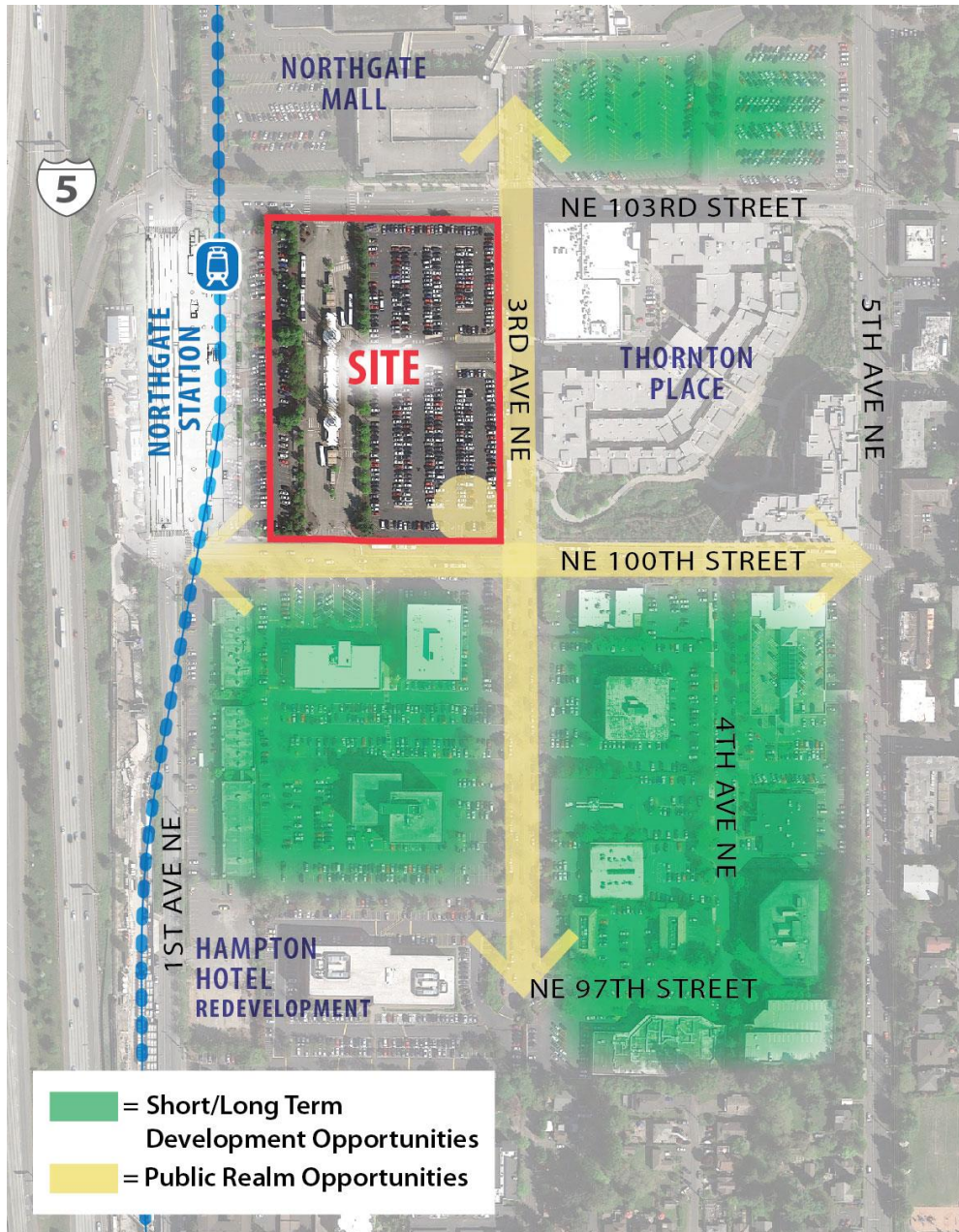


Northgate TOD Redevelopment Project



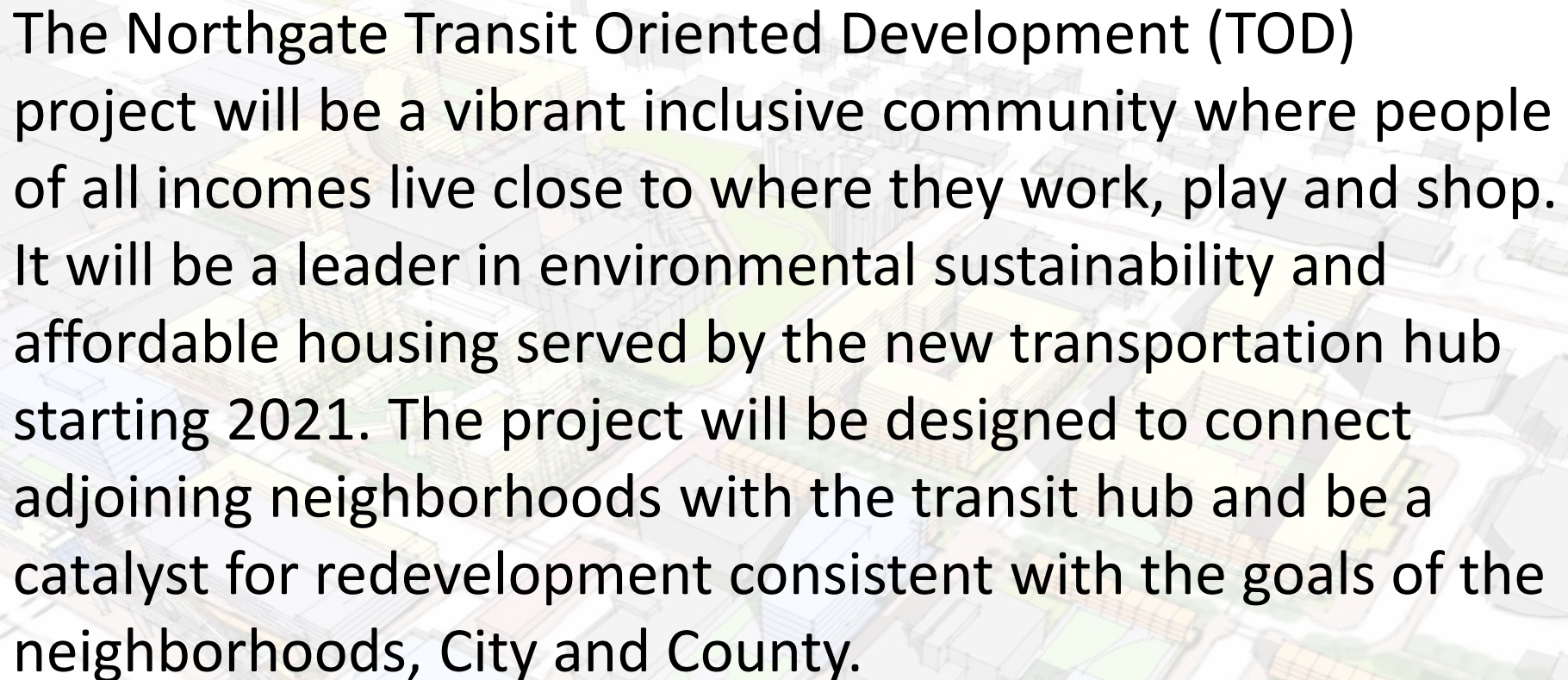


Northgate Light Rail Station



Northgate Station

Vision Statement



The Northgate Transit Oriented Development (TOD) project will be a vibrant inclusive community where people of all incomes live close to where they work, play and shop. It will be a leader in environmental sustainability and affordable housing served by the new transportation hub starting 2021. The project will be designed to connect adjoining neighborhoods with the transit hub and be a catalyst for redevelopment consistent with the goals of the neighborhoods, City and County.

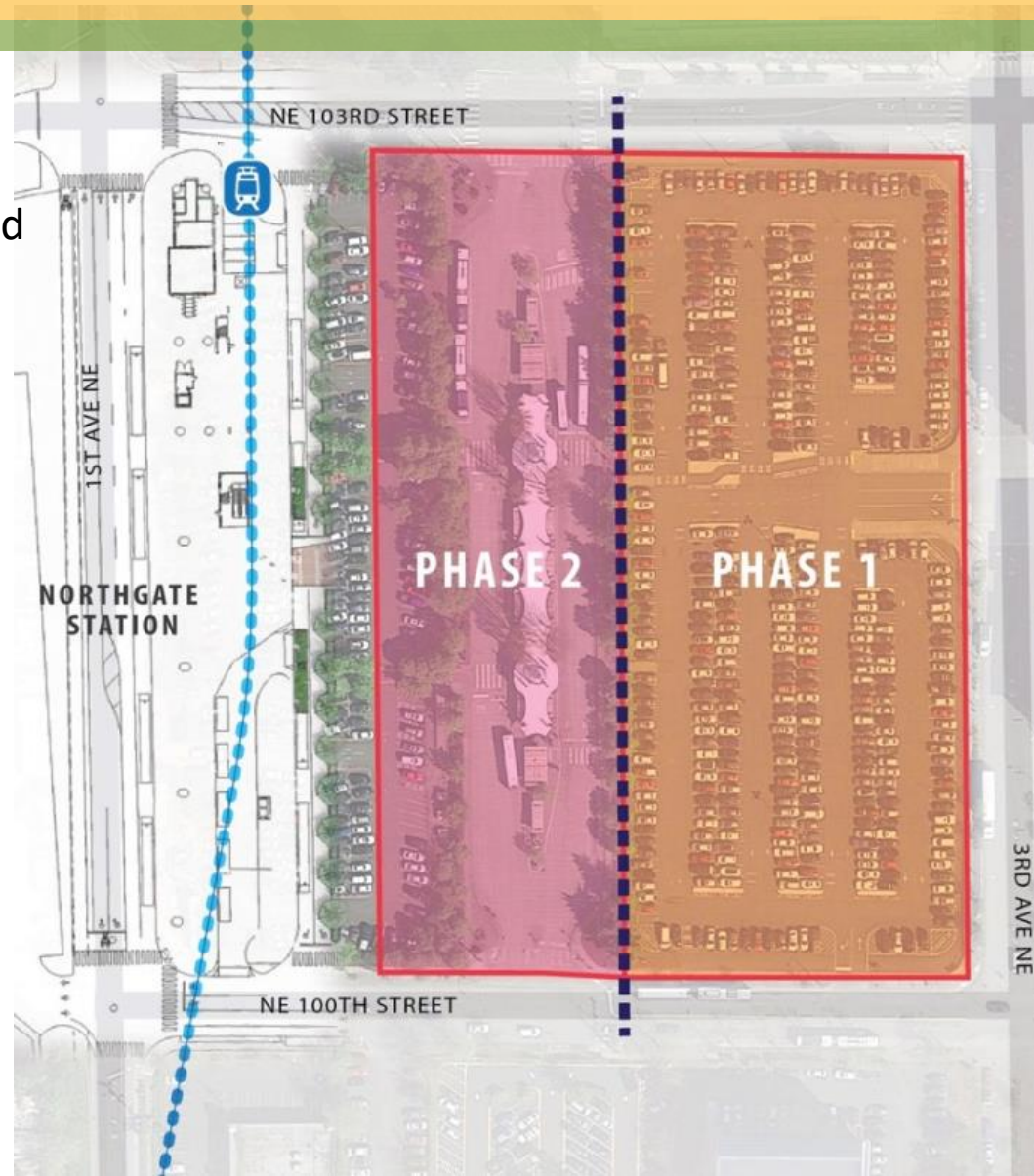
TOD Goals

- **Affordable Housing**
County/City affordable housing commitment of \$20 million; implements Mandatory Housing Affordability
- **Mixed-Use**
Desire for residential, office/medical office and neighborhood retail, and potential for institutional, medical or education use
- **Environmentally Sustainable**
LEED Platinum requirement
- **Transit Supportive**
Preserve and enhance bus-bus and bus-rail connections



Project Context

- Development Area: 5.7 acres
- Zoned for 125 feet. Phase 2 proposed zoning 240 feet.
- Two phases:
 - Construction Phase 1 – 2018 (Sound Transit Garage Opening)
 - Construction Phase 2 – 2021 (Sound Transit Station Opening)
- King County and City of Seattle Development Agreement in progress - to councils in Spring 2017
- RFP for developer(s) in Fall 2017



Seattle/ST Access Improvements

- \$20 million in pedestrian cyclist improvements from City of Seattle and Sound Transit
- Pedestrian Bridge across I-5
- Cycle Track on west side of 1st
- Cycle facilities on 100th



- 1 Northgate Pedestrian & Bicycle Bridge
- 2 1st Ave NE multi-use path (NE 92nd St to Northgate Way)
- 3 Improved sidewalks (Station to 5th Ave NE)
- 4 Protected Bike Lane NE 92nd St (Wallingford Ave N to 1st Ave NE)
- 5 Crossing improvements (N Northgate Way and Cortliss Ave N)
- 6 Streetscape & bike improvements (1st Ave NE to 5th Ave NE)
- 7 New sidewalk NE 95th St (1st Ave NE to 5th Ave NE)
- 8 New sidewalk NE 98th St (5th Ave NE to 8th Ave NE)
- 9 Crossing improvements (5th Ave NE and NE 95th St)
- 10 North Seattle Greenway (Crown Hill to Northgate Pedestrian & Bicycle Bridge)

Sound Transit Northgate Station Planned Bicycle Parking

At opening: 100 total spaces
50 Cage capacity
10 Lockers (planned as on-demand)
40 Open rack capacity

Later: Add 100 more spaces by doubling
each parking type.



Timeline

Winter 2017 – County and City meet with stakeholders



Summer 2017 – County and City review and approve Development Agreement/Rezone



Fall 2017 – Developer Solicitation



Fall 2017 – Letter of Intent (LOI) with selected developer(s)



Winter 2018 – Transaction Under Contract



Spring 2018-Winter 2019 – Developer Permitting/Design Process



Winter 2019 – Construction Start Phase 1

What are your priorities?

Planning (policy)

- **Maximize transit use**
housing & office, not sports arena
- **Provide diversity**
mixed uses and mixed income
- **Foster sustainability**
green infrastructure & green buildings
- **Support public health**
create healthful public spaces and recreation

Urban Design (physical)

- **Create human scale buildings, public spaces & streets**
to foster community
- **High quality buildings, public spaces & streets**
enduring designs & durable materials
- **Provide safe & convenient spaces and connections**
for diversity of users

Northgate TOD Redevelopment Project



For more information

Gary Prince, Project Manager, King County Metro
206-477-6017

gary.prince@kingcounty.gov

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