Northgate Light Rail Station
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
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
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