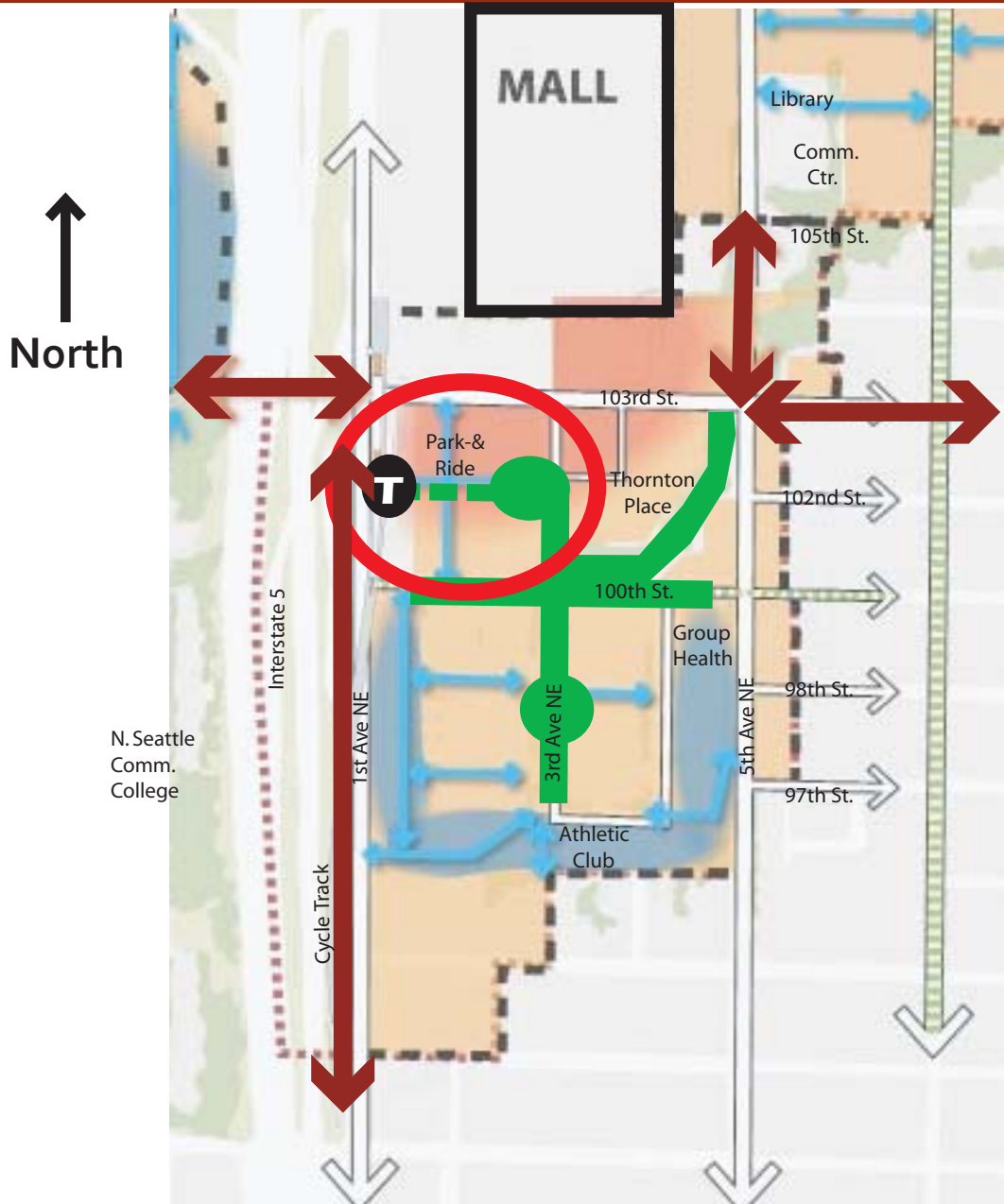


Northgate South Transit Station Subarea Themes



The King County park-&-ride site will be the heart of this subarea
Encourage more residential living throughout this subarea
Infill development to better use today's surface parking lots



Seek two park/open spaces to serve needs of this subarea



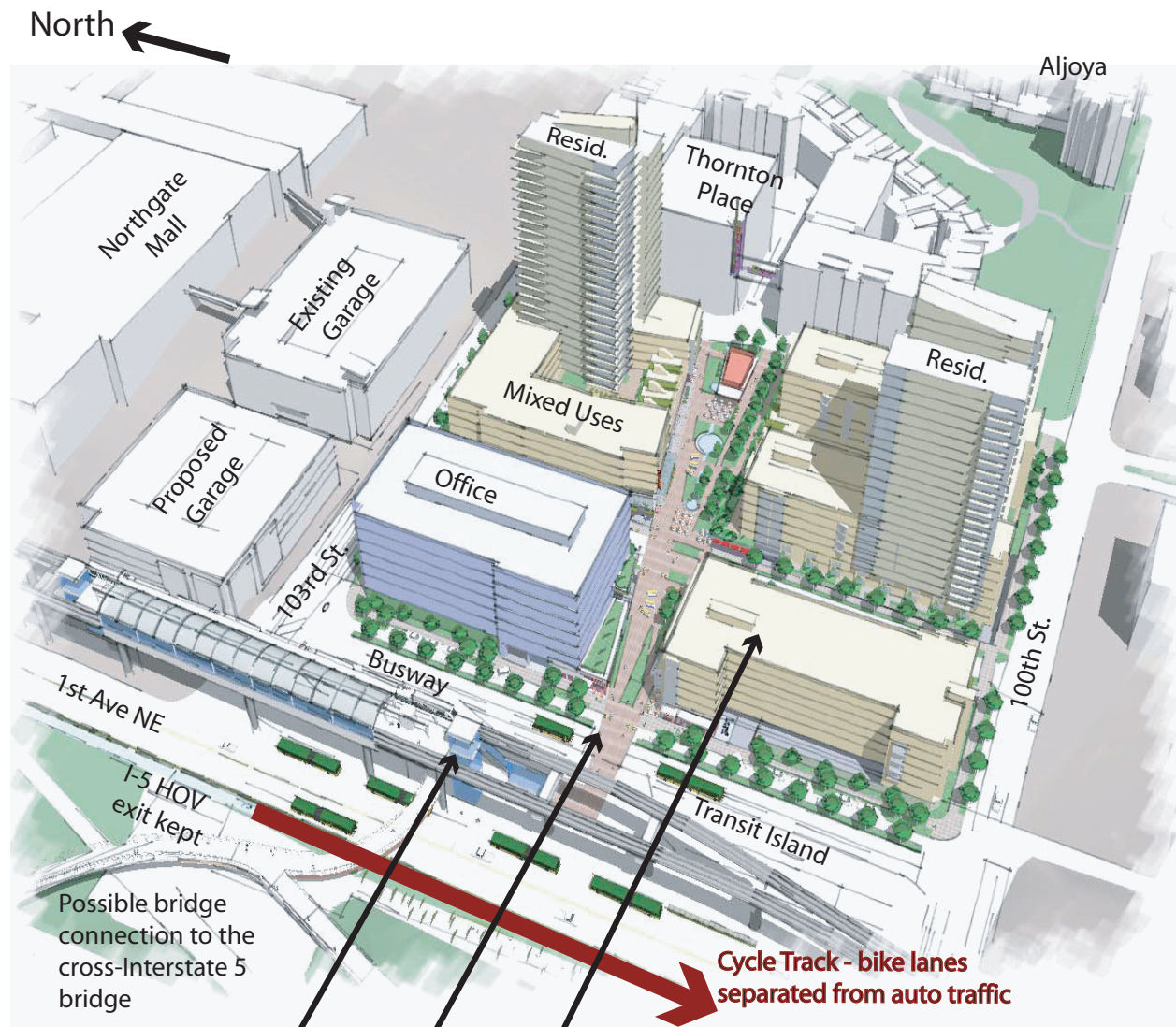
Improve 3rd Ave NE and NE 100th Street with greener qualities, and for safer and more attractive pedestrian and bicycle use



Targeted Access Improvements

Urban Design Framework Draft Recommendations

Overview of Site Plan



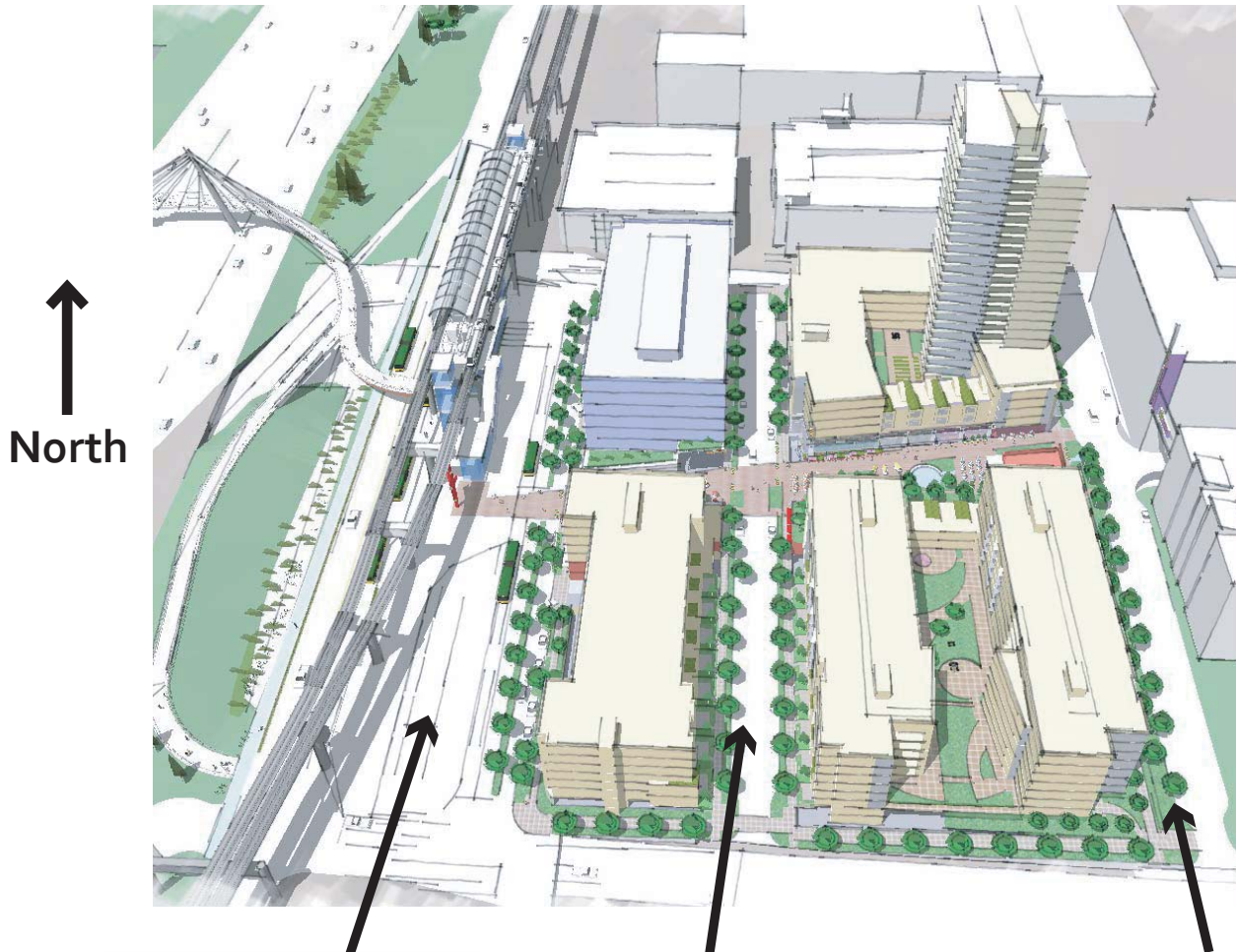
The site has room for four blocks of buildings, which can be flexibly defined as either residential or non-residential uses.

East-west corridor is main pedestrian pathway and will have park/open spaces meant to be a "heart" place with activity and amenities.

Rail station and bus stops are located as close as possible, for easy transfers. Riders can access the east-west corridor, or can exit to the Mall parking lot.

Design & Amenity Features

Shown in Sample TOD Site Plan



- * A well-marked crossing of the transit street
- * A northbound lane on the transit street for all traffic, Kiss-and-ride, transit support vehicles, and load zones
- * A vegetated median on the transit street to discourage jaywalking
- * Large artwork on the transit island
- * "Paratransit" dropoff close to station entry
- * Raingardens on the transit island
- * Restroom facilities at station

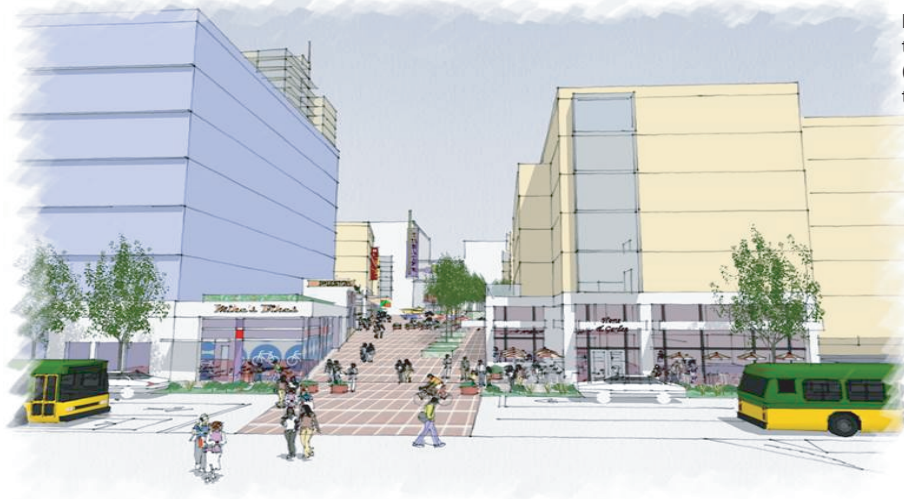
- * A north-south street or pedestrian corridor
- * A residential feel to the north-south street, possibly with "stoops" and street-level dwellings
- * Encouraged to have indoor community amenity features such as meeting rooms, and arts/cultural activity spaces
- * Retail stores and restaurants on the east-west corridor, to create an active park and gathering place
- * A community park/plaza place at least 10,000-15,000 square ft. in size, on the east-west corridor or near it

- * A street-park on 3rd Ave NE
- * 100th St. improved with bike lane, landscaped buffer
- * Encouraged secondary pathways through the site
- * Define best tower locations to avoid shading the east-west corridor
- * Define how tall and bulky towers can be

Street-Level Views of the TOD Site



Looking east in the east-west corridor toward Thornton Place



Looking east from the transit island (rail station) into the TOD site



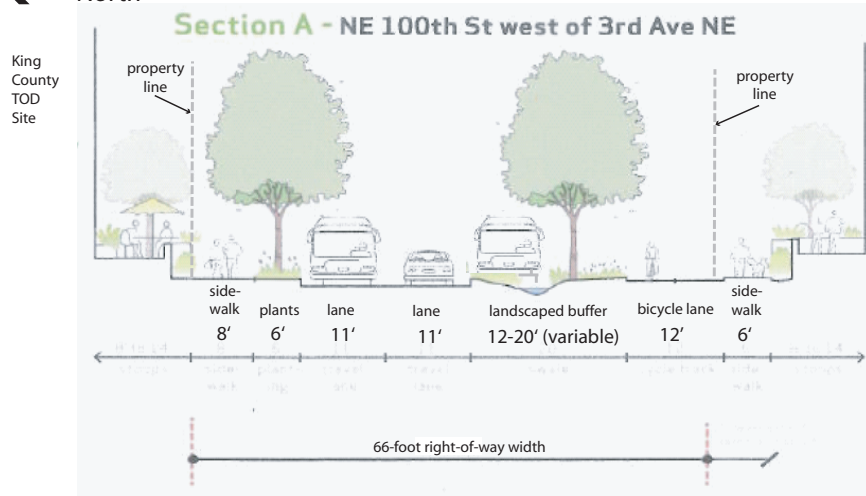
Looking north in the north-south street that could be built on the TOD site.

Multifamily housing with residences at ground-level, with "stoops"

Street Improvement Ideas

For 100th Street & 3rd Avenue NE

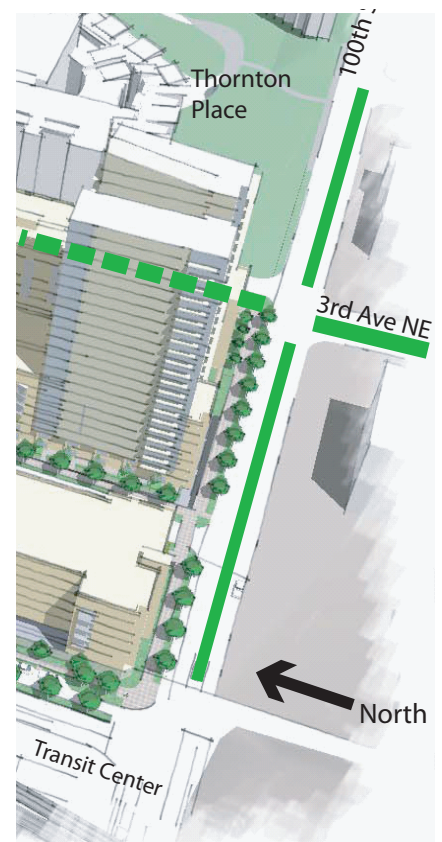
← North



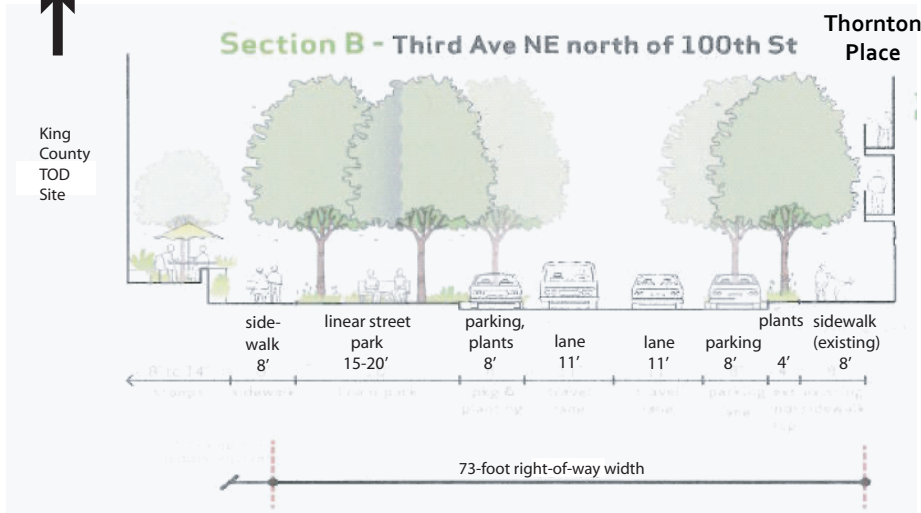
Update 100th Street:

- Add bicycle lane on south side of 100th St., with large buffer varying from 12-20 feet
- This idea could fit within the existing street, or overlap adjacent property by a few feet
- Buffer area could fit bus layover space into it
- More design to fit with street operations

Existing Office Center



North



Update 3rd Avenue NE area's "main street"

- Add linear street park, from south of 100th St. to Thornton Place entry point
- This idea could fit within the existing street, or overlap adjacent property by a few feet
- Street-side parking lane could include added landscaping
- More design work will define final recommendations

Affordable Housing Recommendations

The “Growing Transit Communities” regional TOD strategy has goals for affordable housing:

- 13% of dwelling units for households earning 0-30% of median income
- 12% of dwelling units for households earning between 30%-50% of median income
- 18% of dwelling units for households earning between 50-80% of median income

Existing Housing:

- Approximately 4,250 dwelling units
- 65% are multifamily dwelling units
- 70% are renters
- 13% of housing has long-term affordability requirements
- About 1/2 of residents pay more than 30% of their income for housing

Next Steps:

The TOD site development will need to meet a performance requirement for affordable housing that will meet the housing needs in Northgate.

City of Seattle will continue to discuss the affordable housing objectives with King County.



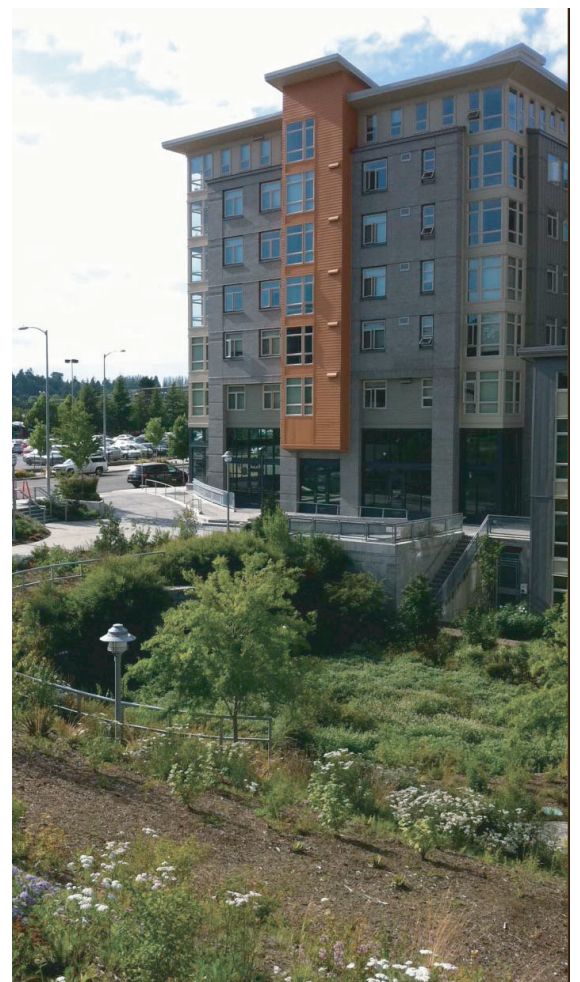
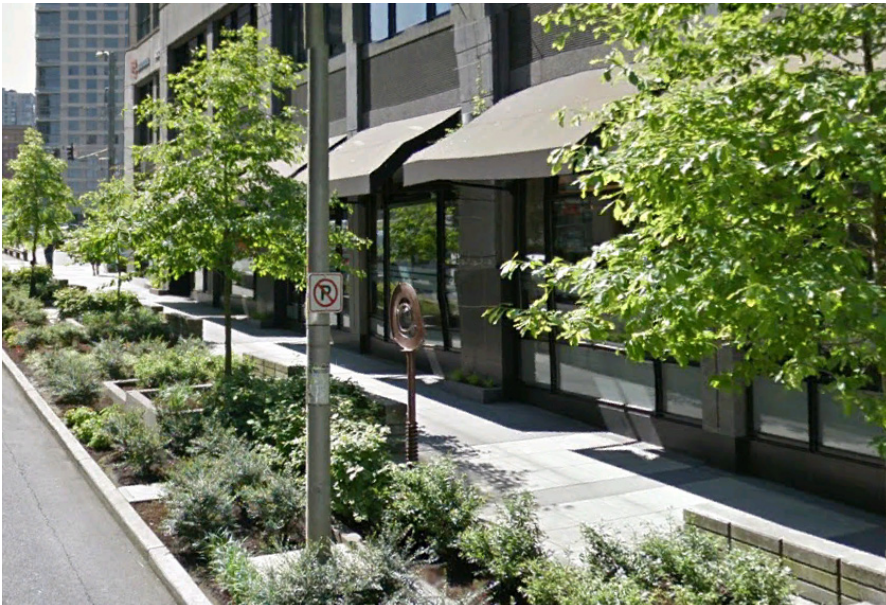
Green Development and Utilities Planning

The UDF guides private developments and public improvements to include:

- Street parks and swales as new green features on 3rd Avenue and 100th St.
- Landscaping, drainage and water features in future site plans
- A high performance level in new building construction
 - LEED Platinum is the current expectation for King County's properties
 - Future development would meet City requirements such as the "Green Factor"

Continued work by Seattle Public Utilities should:

- Identify strategies that will address the regional drainage and water quality needs of Thornton Creek
- Identify targeted improvements for drainage facilities in this part of Northgate
- Help solve TOD site development drainage needs through joint utility improvements



Transit Access Study Findings

Priority Improvements

