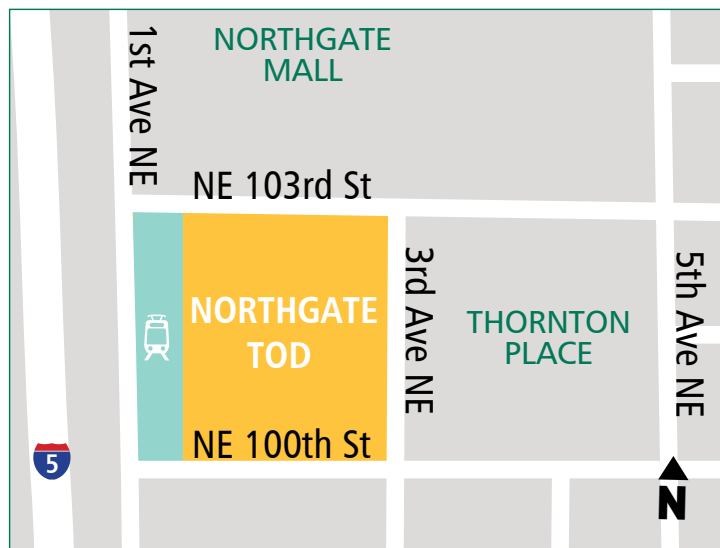


ABOUT THE PROJECT

King County and the City of Seattle are working together on the Northgate Transit Oriented Development (TOD) project to redevelop King County's property near the Northgate Mall and future Northgate Link Light Rail Station.



Today, the four-block area bounded by First Avenue NE, Third Avenue NE, NE 100th Street, and NE 103rd Street consists of a bus transit center and surface parking lots. The project will replace the transit center and parking lots with market-rate and affordable housing as well as retail and commercial space. A portion of the redevelopment is planned to open as soon as 2021, close to when Sound Transit's Northgate Link Station is scheduled to open (<https://www.soundtransit.org/northgatestation>).

This TOD project is an opportunity to create a vibrant, inclusive community where people of all income levels live close to where they work, play, and shop. The project will be designed to connect adjoining neighborhoods with the transit hub and to be a catalyst for redevelopment consistent with the goals of the neighborhoods, City of Seattle and King County.

The Northgate TOD will be a mixed use, affordable and vibrant community where people of all incomes live close to where they work, play and shop.



WHAT IS TRANSIT ORIENTED DEVELOPMENT (TOD)?

TOD is a type of community development that includes housing, office, retail and/or other amenities located near public transportation like light rail.



Successful TOD provides people from all walks of life with convenient, affordable housing and transportation options.

IMPROVED TOD MEANS:

MORE...

- Walkable communities
- Transit service and ridership
- Mobility choices
- Economic opportunity and access to jobs
- Active and healthy lifestyles
- Mixed use areas including housing, offices and shopping

LESS...

- Car trips and household driving
- Traffic congestion
- Air pollution
- Greenhouse gas emissions

Northgate Transit Oriented Development **FACT SHEET**

NEIGHBORHOOD CONTEXT



Northgate is one of Seattle's six urban centers with nearly 30,000 residents



Northgate population by the numbers:

Based on the data from 2010-2014 US Census and American Community Survey. Northgate residents reported the following:

- **49%** male and **51%** female
- **15%** are under 17 years old
73% are 18 years or older
12% are over 65 years of age
- **73%** White
14% Asian
7% Hispanic
3% Black
3% Other
1% American Indian
1% Pacific Islander
- **23%** speak languages other than English at home
- **\$39,000** median household income
- **45%** own a home while **55%** rent



Close proximity to future **LINK light rail**

Scheduled to open in 2021 – easy access to University of Washington, Capitol Hill, downtown Seattle and Sea-Tac airport.

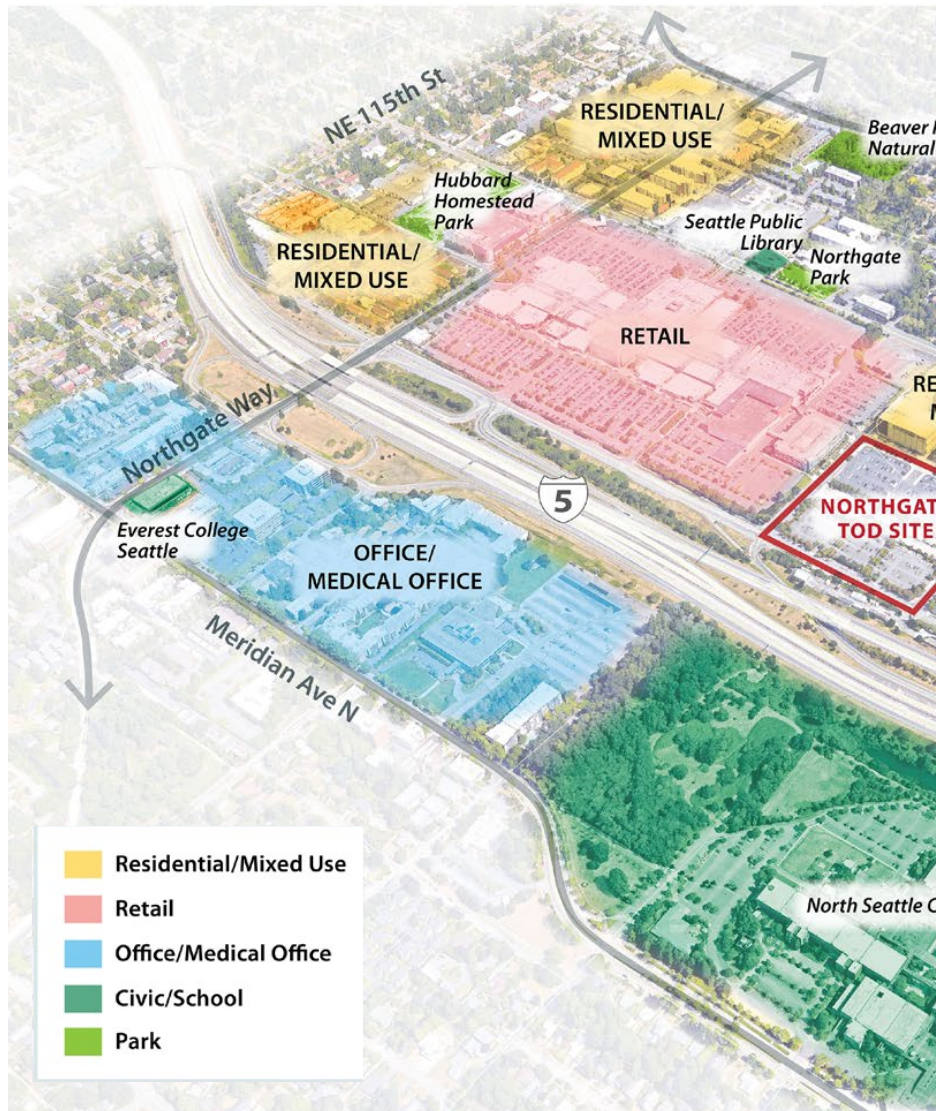


Access to more than a dozen **bus routes**

connecting to downtown Seattle, North Seattle and the Eastside.



Close to Thornton Place, Regal Cinema, Northgate Mall, UW Medicine, Seattle Public Library, Northgate Community Center, parks and more.



NORTHGATE TOD GOALS



1 Create new affordable housing that...

- Will have up to 200 affordable units expected in Phase 1, as a part of 500-600 total units
- Has at least \$20 million in funding from the City and County

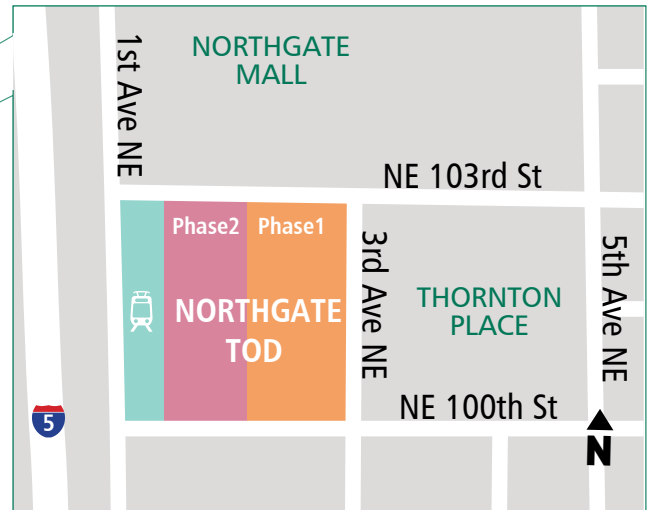


2 Create a vibrant mixed use place that...

- Includes a mix of retail, office and residential spaces
- Offers publicly accessible open space for community use



TWO PHASE CONSTRUCTION



- **PHASE 1:** Anticipated to be complete in 2021 when Northgate Link Light Rail station opens
- **PHASE 2:** Could begin as early as 2021 when the bus facility closes
- **FUTURE LINK LIGHT RAIL STATION:** Open 2021

3 Increase mobility for people who walk, ride transit and bike by...

- Improving connections to the neighborhood and through the site
- Connecting to regional transit options

4 Create a sustainable community that...

- Strives for restorative and carbon neutral development
- Manages stormwater with natural drainage
- Connects to natural resources such as Thornton Creek Water Quality Channel

ABOUT THE SITE

Area

Approximately 6 acres.

Zoning

Currently zoned as Neighborhood Commercial 125 (max height 125 ft.). The City's current rezoning efforts could potentially allow for height of 240 ft. Subject to change.

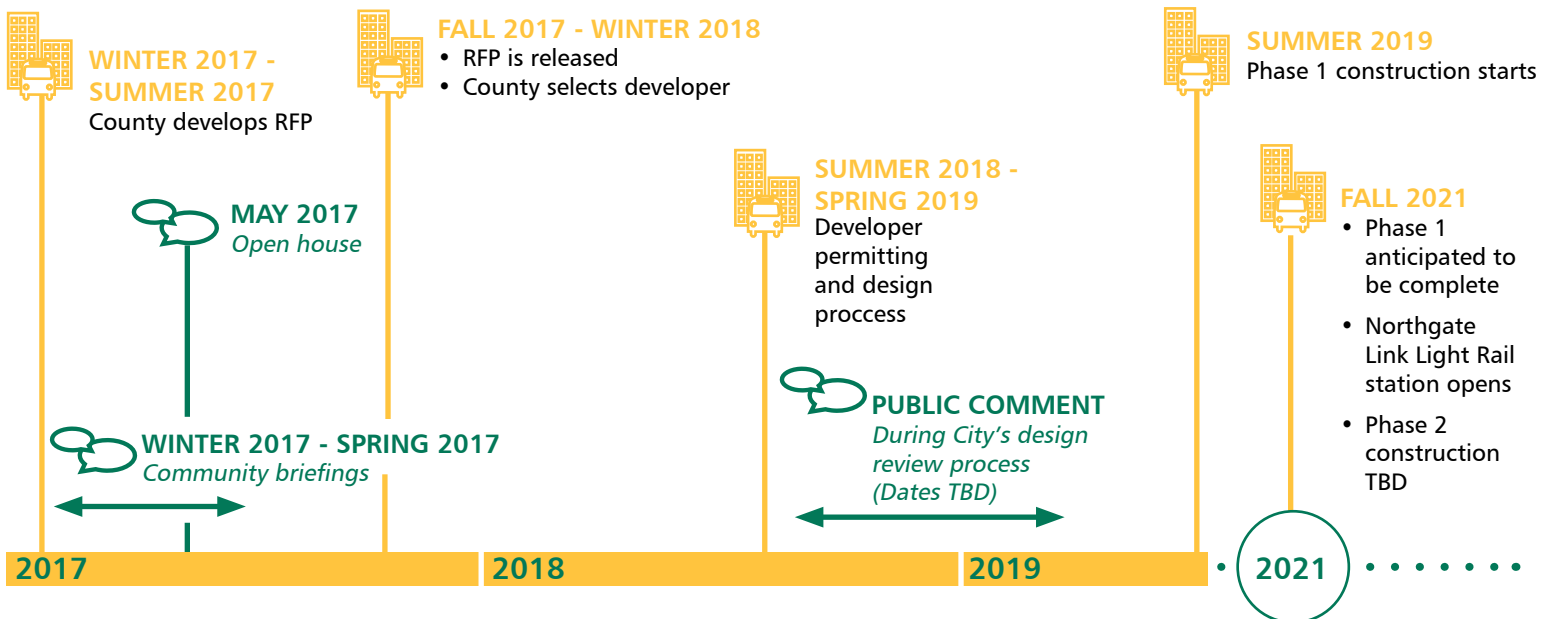
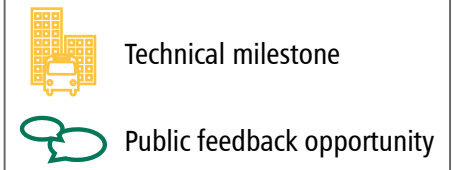
Current Use

Transit services at the Northgate Transit Center for over a dozen bus routes and adjacent surface parking.

PROJECT TIMELINE

King County has been meeting with community groups and the public as they worked to develop the Request for Proposals (RFP) for the Northgate TOD project. Once the RFP is finalized and released, a developer will be selected and design of the site can begin.

KEY



HOW CAN I STAY INVOLVED?

Visit our website to learn more:

www.kingcounty.gov/northgate

Sign up for our email updates by contacting DeAnna Martin.

DeAnna Martin

King County Community Relations Planner
deanna.martin@kingcounty.gov
206-477-3835

Para solicitar esta información en español, sírvase llamar al 206-263-9988 o envíe un mensaje de correo electrónico a deanna.martin@kingcounty.gov.

