

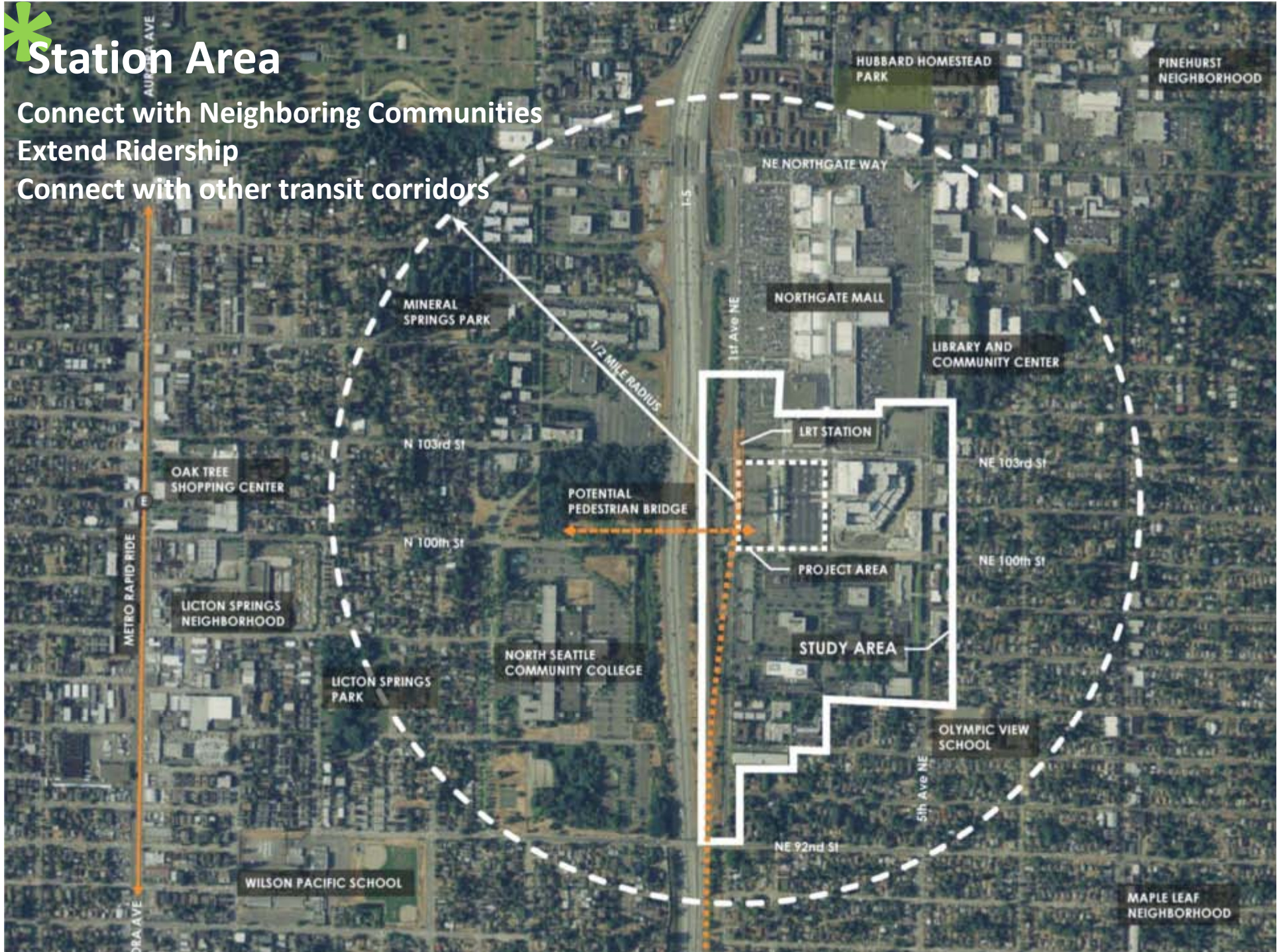
NORTHGATE
Station Area Development
Open House

July 26, 2011



Station Area

Connect with Neighboring Communities
Extend Ridership
Connect with other transit corridors



* Study Area

Public Realm Character
Linkage Opportunities
Needs and Services
Opportunity Sites





Project Area

Linkages to the Transit
Center Site

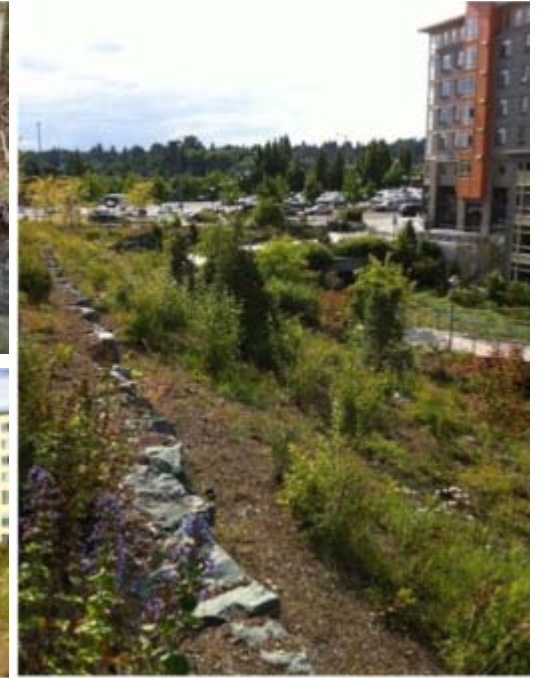
Redevelopment Scenarios

Transit Oriented Community

Access to Transit



* Past Planning Efforts



- Northgate Area Comprehensive Plan, zoning 1993
- Two neighborhood planning workshops 2000
- Open Space & Pedestrian Connections Draft Plan 2004
- Stakeholders Group 2004-2009
- 5th Ave NE Streetscape Design Plan 2005
- Thornton Creek Water Quality Channel design 2005-2007
- CTIP transportation investment plan 2006
- Northgate Way Corridor Rezone EIS 2009
- Design Guidelines update 2010



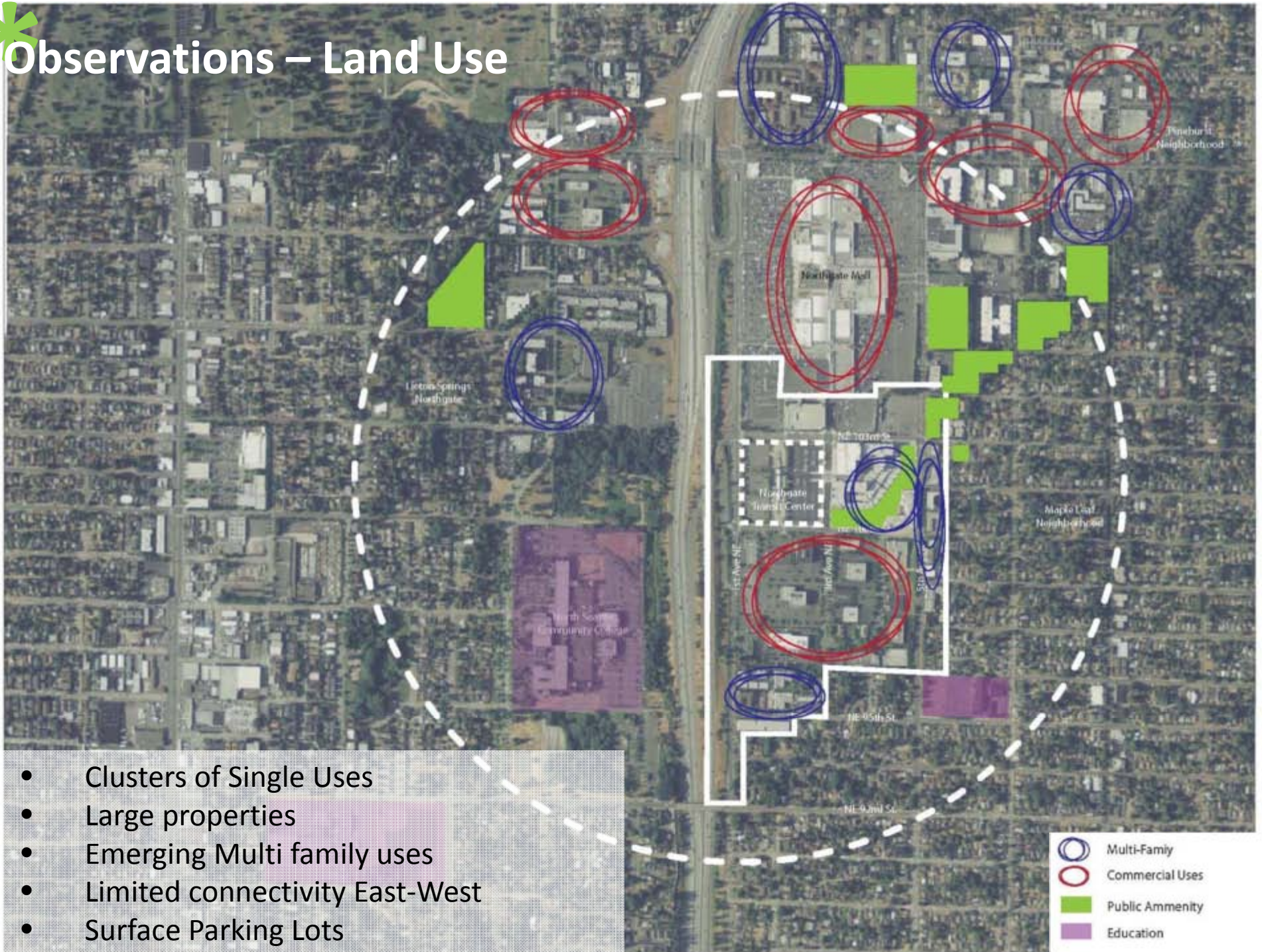
*What is being studied?



- Quality and Character of the Neighborhoods
- Types of Potential Developments
- Bike/Pedestrian Mobility
- Identify Community Needs
- Identify Issues related to Public Health
- Enhancements to the Public Realm



* Observations – Land Use

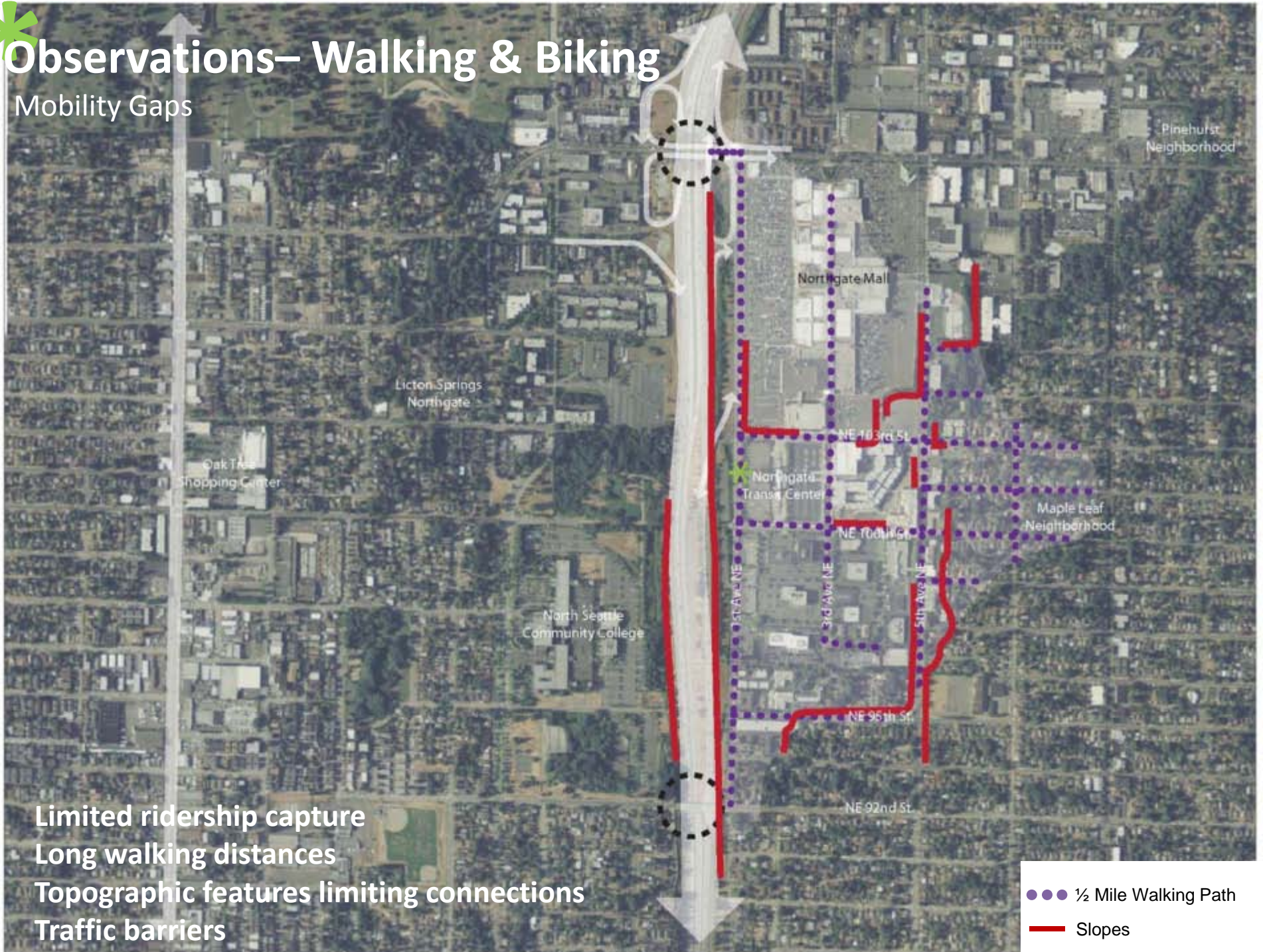


* Observations – Development Types



* Observations— Walking & Biking

Mobility Gaps





What is needed...

- Input regarding types of development
- Identify connectivity gaps
- Identify community needs and preferences
- Identify Issues related to Public Health

... is to define the **Space Between Buildings.**

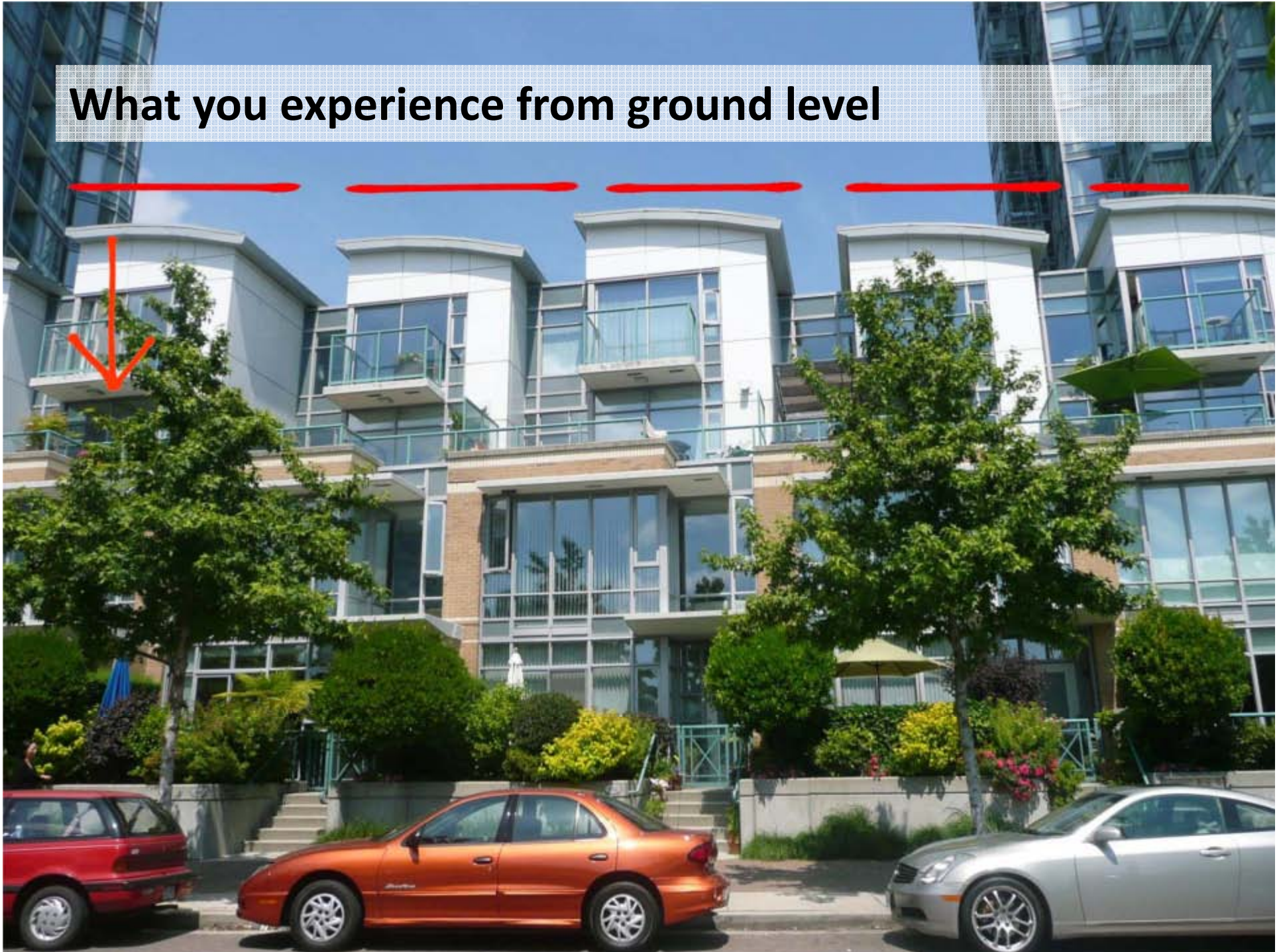
* Transit Oriented Development... **It's about getting the first 40' right**



What you experience from across the street



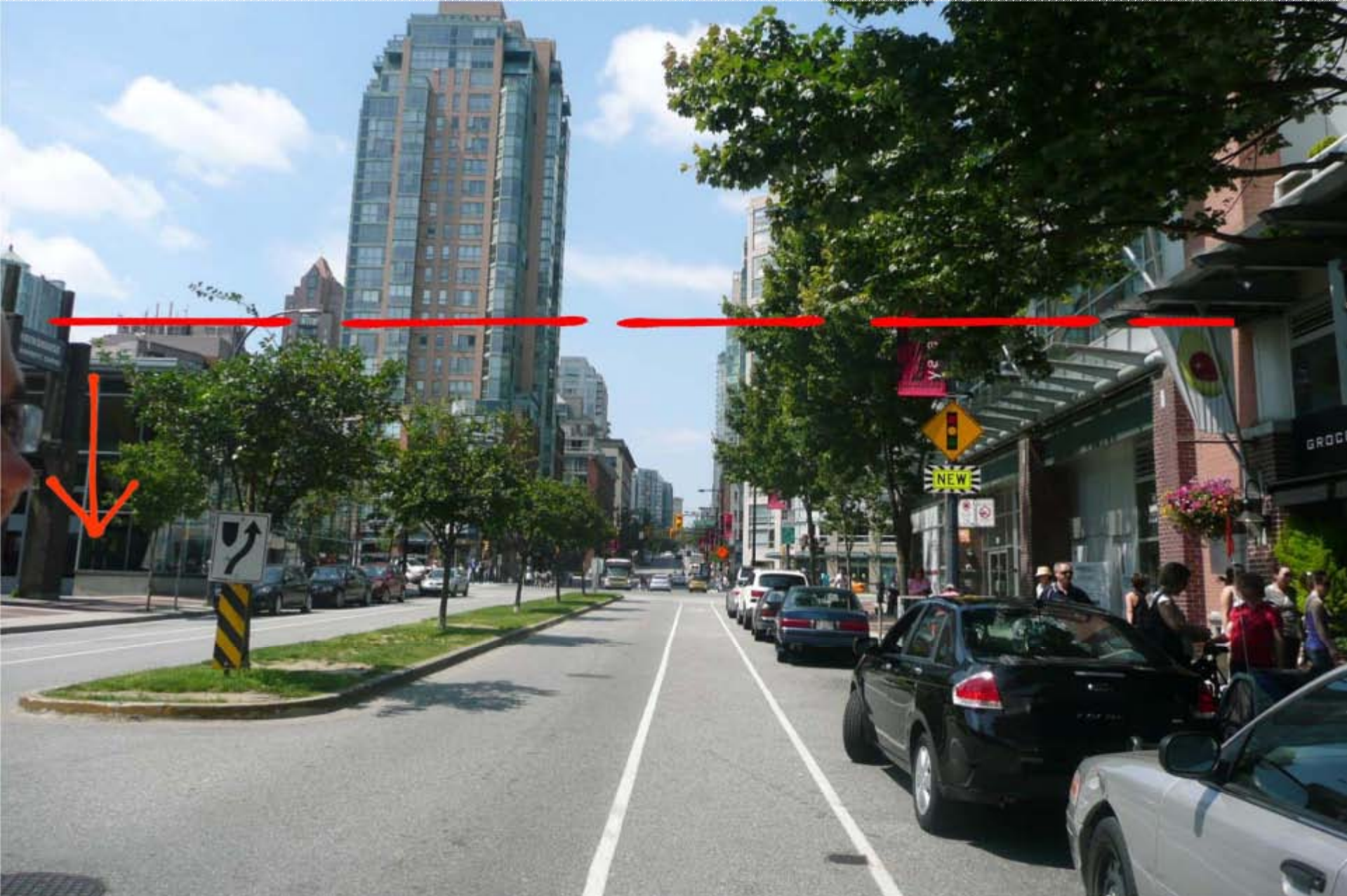
What you experience from ground level



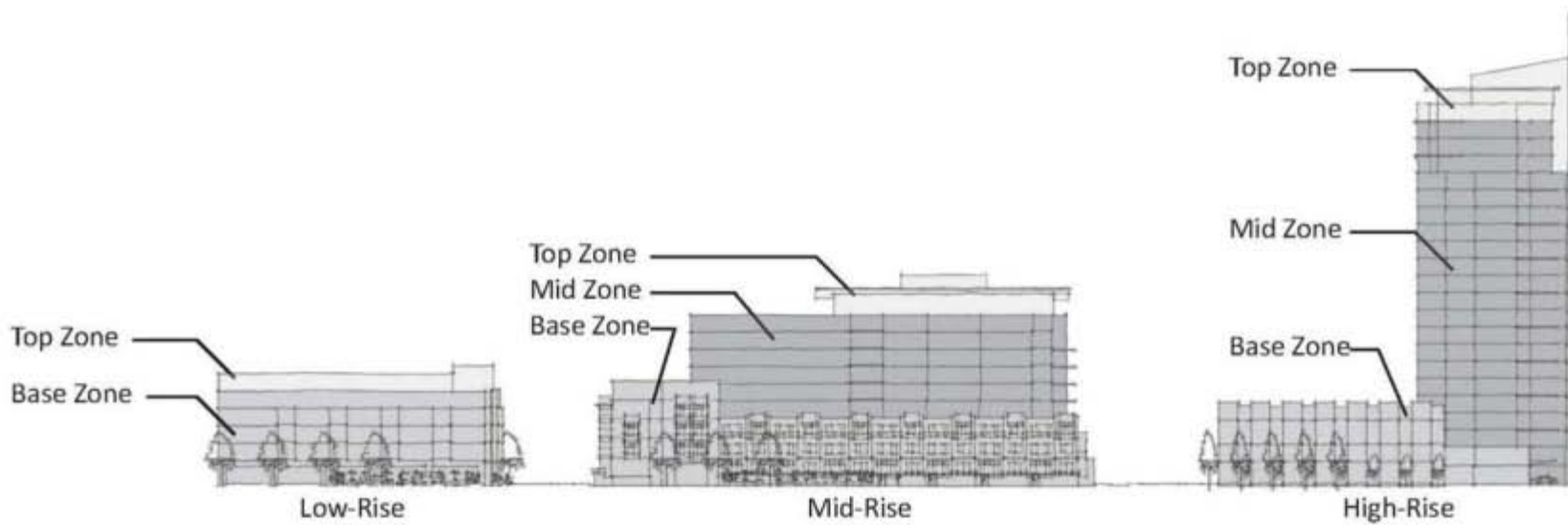
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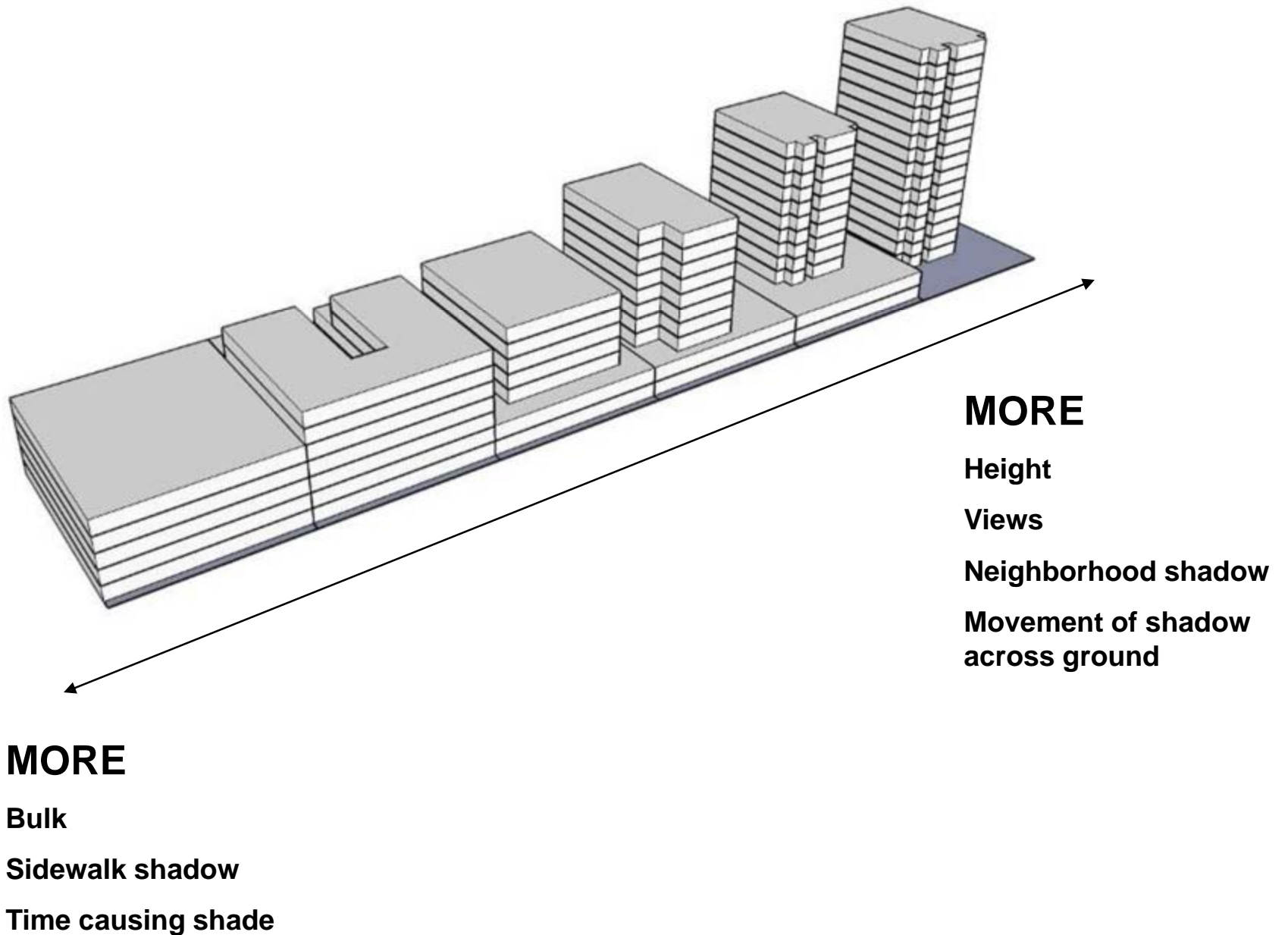
What you experience from down the street



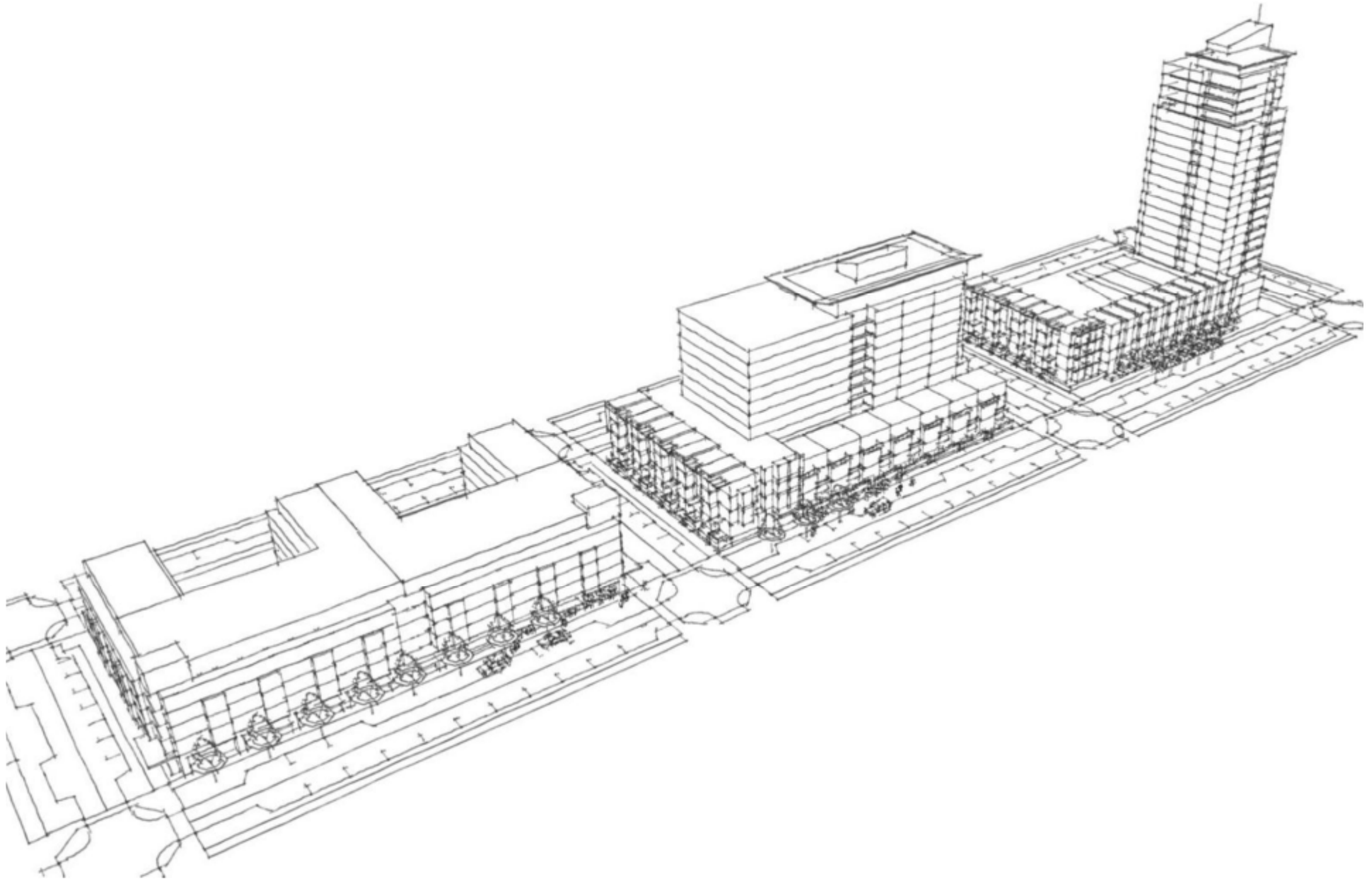
* Transit Oriented Development... **it's about shapes, sizes...**



It's also about... **tradeoffs...**



...and the combination of different building types





Transit Oriented Development...

It's ultimately about **LIVABILITY**



* Questions?

