Manchester Stormwater Park

Kitsap County Public Works

Puget Sound Green Infrastructure Summit 2017
This is Manchester
This is the design...
Northgate Transit-Oriented Development (TOD)
King County-City of Seattle Collaboration
green infrastructure integration
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.
Goals + Inter-Agency Agreement Mechanism

• **Affordable**
  Include a significant number of affordable housing units;
  City/County commitment of $20 million;

• **Mixed-Use**
  Create a dense and vibrant mixed-use development

• **Environmental Sustainability**
  Require buildings to achieve LEED Platinum and stimulate innovative development that meets the goals of City and County climate action plans, urban forestry plans, and green infrastructure plans

• **Transit**
  Increase transit system ridership and reduce vehicle trips
“King County will incorporate a ranking criterion to incentivize the use of green stormwater infrastructure on the property and in the adjacent rights-of-way (beyond Stormwater Code requirements) as part of the RFQ/RFP process.

King County understands that the City of Seattle (SPU) has partnership funding available in this location and will collaborate with SPU to effectively describe the benefits of the partnership opportunity.

The City of Seattle will support the review of GSI applications.”
“King County’s RFQ/RFP process will require an east-west pedestrian connection between the Thornton Place development and the LINK station; will encourage the creation of active and passive open space; will encourage the use of low impact development principles; will encourage parks and/or open spaces be developed to meet urban forest canopy goals; and will encourage the development of flexible, multi-use open spaces;

“The project will integrate equity and social justice goals and strategies in scoping, planning, design, contacting, construction, and operations.”
Timeline

January – April – County and City meet with stakeholders

June – County and City review and approve Development Agreement/Rezone

Summer 2017 – Developer Solicitation

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

Winter 2018 – Transaction Under Contract


Winter 2019 – Construction Start Phase 1

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Northgate TOD Redevelopment Project

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How to Query the Creative Genius of Community

Tactical Urbanism, Potlucks + Redevelopment

De’Sean Quinn
Tukwila City Council Member
BEFORE
AFTER DEMO
COME SIT AT OUR TABLE!

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