

Northgate Commons

Acquisition and Redevelopment Partnership with City of Seattle

211 Units built in 1951
Purchase Price: \$65 MM
Zoning: NC3-95, 8.5 acres
1,200 – 1,400 unit development capacity

Redevelopment Core Commitments

Commitments

- Preserve existing 211 affordable housing until redevelopment
- Create a connected, diverse community
- Partner w/community, local and regional stakeholders to develop and implement vision
- Provide affordable housing for people across the spectrums of income and family size
- Integrate environmental stewardship and health into the community

Goals

- Substantially increase the amount of affordable housing on site
- Redevelopment to begin by 2025

Potential Redevelopment Scenario



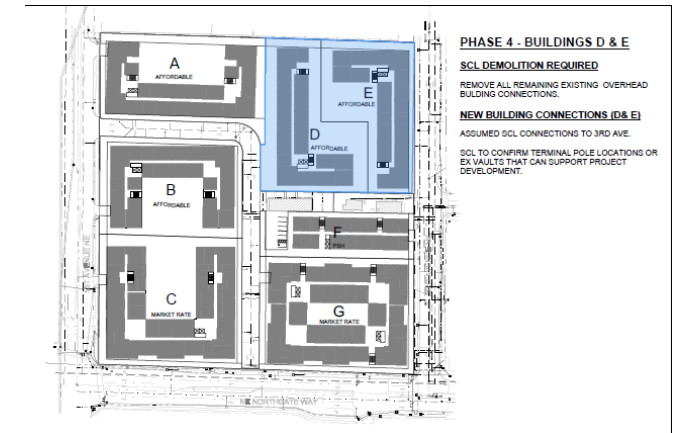
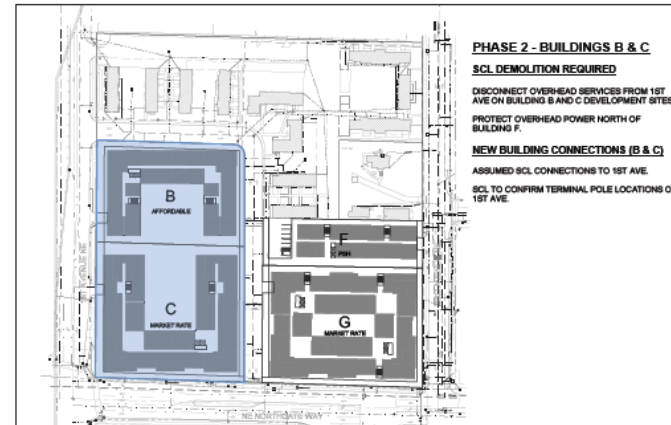
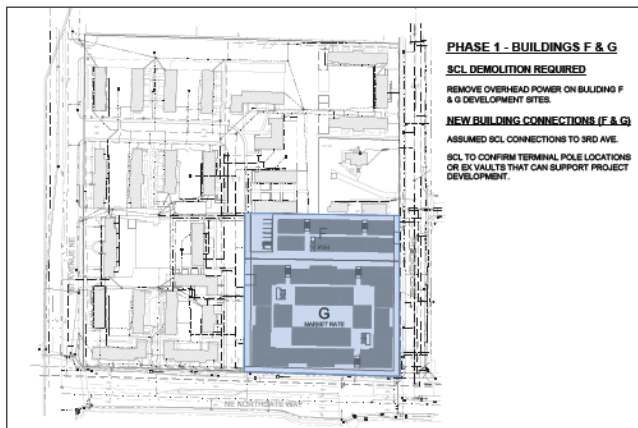
Partnership Opportunities

SHA

- Develop and implement Master Plan
- Site Development, including:
 - ✓ *Subdivision*
 - ✓ *Vehicle and pedestrian access*
 - ✓ *Storm water facilities*
- Relocate residents
- Market and sell parcels for market-rate development

OH

- Partner with SHA in planning
- City of Seattle department coordination
- Identify affordable housing funding sources
- Selection of affordable housing developers



City of Seattle Partnership Opportunities



Affordable Housing

- Led by Office of Housing, contingent on funding and resources
- Community preference policy could be implemented



Targeted Engagement

- Equitable outcomes that support BIPOC communities
- Ground floor uses and affordable housing



Permitting / processes

- Expedited and/or comprehensive permits
- Single point of contact
- Tenant relocation assistance



Ground floor uses

- Childcare and early learning
- Amenities that support families
- Space for the Arts



Site infrastructure

- Green stormwater management



Neighborhood Connections

- Open space
- Multi-use trails
- Multimodal connections

Partnership Assistance & Opportunities

Seattle Public Utilities - 2021

- Determination on storm main connection extension solution
- Total dependent on regional (vs. parcel based) On-site Stormwater Management & detention approaches

Department of Neighborhoods - from Q4 2021 and beyond

- Coordinate with SHA's community engagement efforts

Seattle City Light - Once Subdivision Plan finalized in Q3 2021

- Need confirmation that adequate power can be provided based on existing infrastructure
- Will provide any necessary infrastructure if system is inadequate

Seattle Department of Transportation – Q2/3 2021

- Confirmation that proposed traffic mitigation measures are adequate

Community Planning & Response Foundations

2017 Northgate MHA rezone

- Community support for locating more housing and jobs near Northgate transit center

Seattle 2035 Comprehensive Plan update

Cause new development to locate close to transit stops and provide good pedestrian and bicycle connections throughout the area

- Promote multifamily housing opportunities for households of all income levels
- Promote reduction of potential runoff into Thornton Creek
- Promote more person trips rather than vehicle trips

Northgate Urban Design Framework

- Housing should be available for people with a range of different incomes
- Encourage affordable housing that serves workers in the area earning below median income
- Better pedestrian connections to build a complete network that meets today's needs

Proposed Outreach

No rezone or land use legislative approvals required

Prior to Cooperative Agreement Approval

- Contact relevant neighborhood organizations (as indicated by DON) to update on Northgate opportunity and offer to discuss project with membership
- Send translated information to
 - ✓ Neighbors within 1,000 feet
 - ✓ Station area planning contact lists from DON & OPCD
 - ✓ Include information on Northgate Commons in Councilmember Juarez's digital newsletter

Additional Outreach planned after Cooperative Agreement

- Presentations to community groups
- On-demand presentations hosted on SHA web site
- FAQ distributed to neighbors and other stakeholders

Timeline

