Northwest Placemaking

A Story of Two TOD’s
Urban Transformation in the Northwest

Creating
Seattle – Northgate
Light Rail TOD

Re-Creating
Puyallup City Hall Block
Heavy Rail TOD
Northgate TOD

Thornton Creek Restoration
Salmon
Pacific NW
Distribution

Remaining

Lost
Sound Transit

Heavy Rail

Light Rail

Future Light Rail
Northgate Area Map

- Heavy Rail
- Light Rail
- Future Light Rail
- Monorail
Thornton Creek Watershed

The creek and its tributaries flow over 15 miles and drain approximately 7,402 acres before entering the northern end of Lake Washington.
Thornton Creek Watershed

1880

Extensive logging took place in the watershed in the late 1880s. Sawmills were located at various locations along the creek. After the forests were removed, farms, orchards, and dairies dominated the area until mid-1900s.
Thornton Creek Watershed

1961

1961 Interstate highway 5 is constructed. Tributaries north of Jackson Park Golf Course are channeled through culverts.
1971

1971 Square Lake, a small lake just south of Northgate Mall is paved over to create a parking lot.
Thornton Creek Watershed

1977

1977 Thornton Creek "explodes" when a 300-gallon gasoline spill ignites gasoline leaked into storm drain from a nearby gas station. City of Seattle considers damage a low priority.
Thornton Creek Watershed

1994

1994 City of Seattle Parks Department is given $260,000 to pay for restoration of salmon runs along Thornton Creek.
1999 City of Seattle approves expansion of Northgate Mall. Thornton Creek will remain 20 feet underground.

Thornton Creek Legal Defense Fund appeals the city’s approval of Northgate mall expansion.

King County Superior Court Judge sends Northgate Mall expansion plan back to city of Seattle requiring further study of environmental impact of project.

Simon Property Group puts Northgate mall expansion site up for sale with price of $25 million.
Thornton Creek Watershed

2006

The watershed is now heavily developed with an estimated 50% of the surface area impervious.
Thornton Creek
West

This site offers the last available opportunity to improve the quality of storm water runoff before it reaches the creek.

Image courtesy of Homewaters Project
www.homewatersproject.org
Thornton Creek
East

The design will also include native landscaping and pedestrian pathways that provide access throughout the site with local pedestrian connections.

Image courtesy of Homewaters Project
www.homewatersproject.org
Northgate’s Future

2007+

1) Light Rail Station

2) King County Future TOD

3) King County Future TOD & Park & Ride

4) Northgate Commons

5) New Library & Community Center
Northgate’s Future

Northgate Mall

Light Rail

King Co. TOD

King Co. TOD Park & Ride

Northgate Commons
Sections

Site Section Facing South

Site Section Facing West

Site Section Facing East
LEED Silver Targeted
37 Points

- Sustainable Sites: 14
- Water Efficiency: 9
- Energy & Atmosphere: 5
- Materials & Resources: 5
- Indoor Env. Quality: 13
- Innovation & Design: 15
- Total: 37

Possible
Targeted
Puyallup TOD

Re-Creating a City
Puyallup Vicinity

- 10 miles east of Tacoma
- 35 miles south of Seattle
- 48 min from Puyallup to Seattle on the Commuter Rail
Puyallup History

1880’s

Ezra Meeker

Platted and named the town of Puyallup (means “generous people”)

Towns 1st mayor - brought electricity and water to the town

He and his father introduced hops to the Puyallup Valley in the 1880’s
Puyallup History

1925

Daffodils came to the area to replace the dying hop industry.

Each year more than 15 million daffodil buds, six million tulip buds and one million iris buds are sold from the area.

The spring is celebrated with the annual Daffodil Parade, which began in 1926.
2006

Median Home Cost

Seattle $329,500
Puyallup $229,500
Puyallup Tomorrow

2007+
Population Forecast

2010 40,658
2020 45,772
2030 50,456
Puyallup Vicinity

Commuter Rail
Puyallup City Hall Block – Parking Structure
Puyallup City Hall Block – Connections
Puyallup City Hall Block – Future Development
Puyallup City Hall Block – Future Development
Puyallup City Hall
Puyallup City Hall
Energy Strategy

Operable Windows

Raised Floor

City Hall

Retail

Parking

Ground Source Heat Pump
Puyallup City Hall
Water Strategy

Vegetated Roof
City Hall
Retail
Parking
Water Catchment
Puyallup City Hall
LEED Gold Targeted
45 Points

Sustainable Sites: 14
Water Efficiency: 5
Energy & Atmosphere: 17
Materials & Resources: 13
Indoor Env. Quality: 15
Innovation & Design: 14

Possible
Targeted
Puyallup Housing
Courtyard Character
Puyallup Housing
Streetscape Character
Puyallup Housing
Comparative Costs

Market $

Fees
Construction
Garage
Land
Puyallup
Seattle

Construction
Garage
Land
MITHŪN