Breaking the Logjam

Moving a Complex & Controversial TOD Project Forward

Presented by:
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Where is Northgate?
Neighborhood Streets and Regional Transportation Hub
Growing Regional Shopping Center
Community College Campus
First Mall West of the Mississippi
A Decade of Change and Conflict: 1992-2002

• Northgate Area Comprehensive Plan (1993)

• Push to Daylight Thorton Creek

• Development Regulations Imposed

• Nothing Happened
2003--Leadership Leads to Progress

- New Mayor Makes Northgate a Priority
- Northgate Stakeholder Group is Convened
- 1993 Development Regulations Repealed
- Mall Development and Private Development Move Forward
Public Projects Move Forward

- Library
- Park
- Community Center
- Light Rail Terminus
- 5th Avenue Street Improvements
- “The Channel” project design begins
The Northgate Coordinated Transportation Investment Plan (CTIP)

- Protect Neighborhoods
- Reduce Drive Alone Travel
- Move People Safely & Efficiently
- Support Economic & Housing Development
Results of the CTIP and Environmental Analysis

• 65 Improvement Projects totaling $40 Million

• Additional Bike/Pedestrian Crossing of Interstate-5 ($10 million)

• Voluntary Developer Mitigation Program

• Annual reporting to the Northgate Stakeholders on progress made towards CTIP projects
The Future