

Northgate Station Construction Open House

March 21, 2012



Tonight's Agenda

- 6:00 pm – Open House
- 6:30 pm – Presentation
 - **Introduction**
 - Ron Endlich, North Link Deputy Project Director
 - **Northgate Station Construction**
 - Fred Wilhelm, Station Project Manager
 - **Next Steps**
 - **Questions and Answers**
- 7:45 pm – Return to Open House
- 8:30 pm – Close



Link Light Rail System



- 16 miles of light rail with 13 stations currently in service
- University Link under construction; opens 2016
- ST2 Plan funded extensions to Overlake, South King County, and Lynnwood
- 54 mile system

North Link (University District to Northgate)



- 4.3-mile light rail extension
- Stations at Brooklyn, Roosevelt, and Northgate
- Completion: 2021
- 62,000 daily boardings added to system by 2030

Northgate Station

Key features:

- Elevated station spans NE 103rd with escalators, elevators and stairs
- Serves nearby residents, businesses
- North entrance connects Mall
- South entrance connects to buses, park-and-ride facilities, future TOD sites
- Bicycle parking
- 15,000 daily boardings (2030)
- Station 30% design completed
- 60% design due in August



Northgate Station Schedule

Draft



Northgate Construction Packages

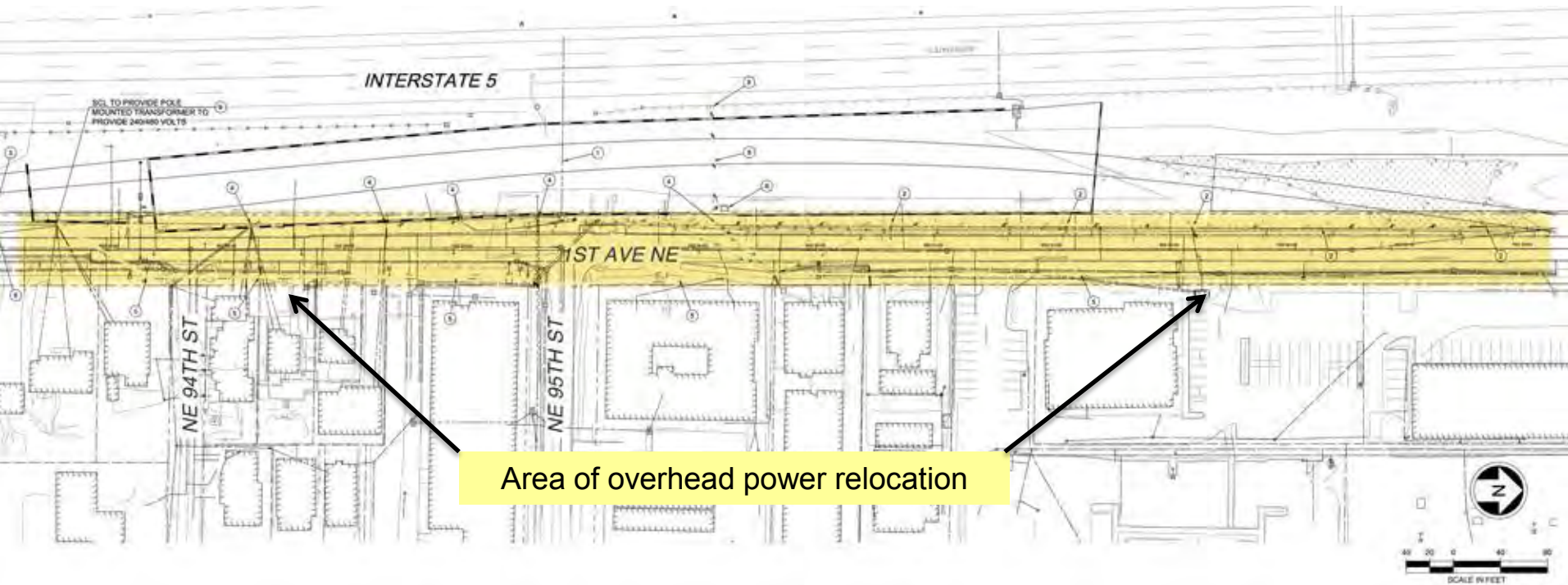
1. Advance utility relocation
2. North Portal and tunneling to Roosevelt Station
3. Northgate Station and aerial guideway

1. Utility Relocations



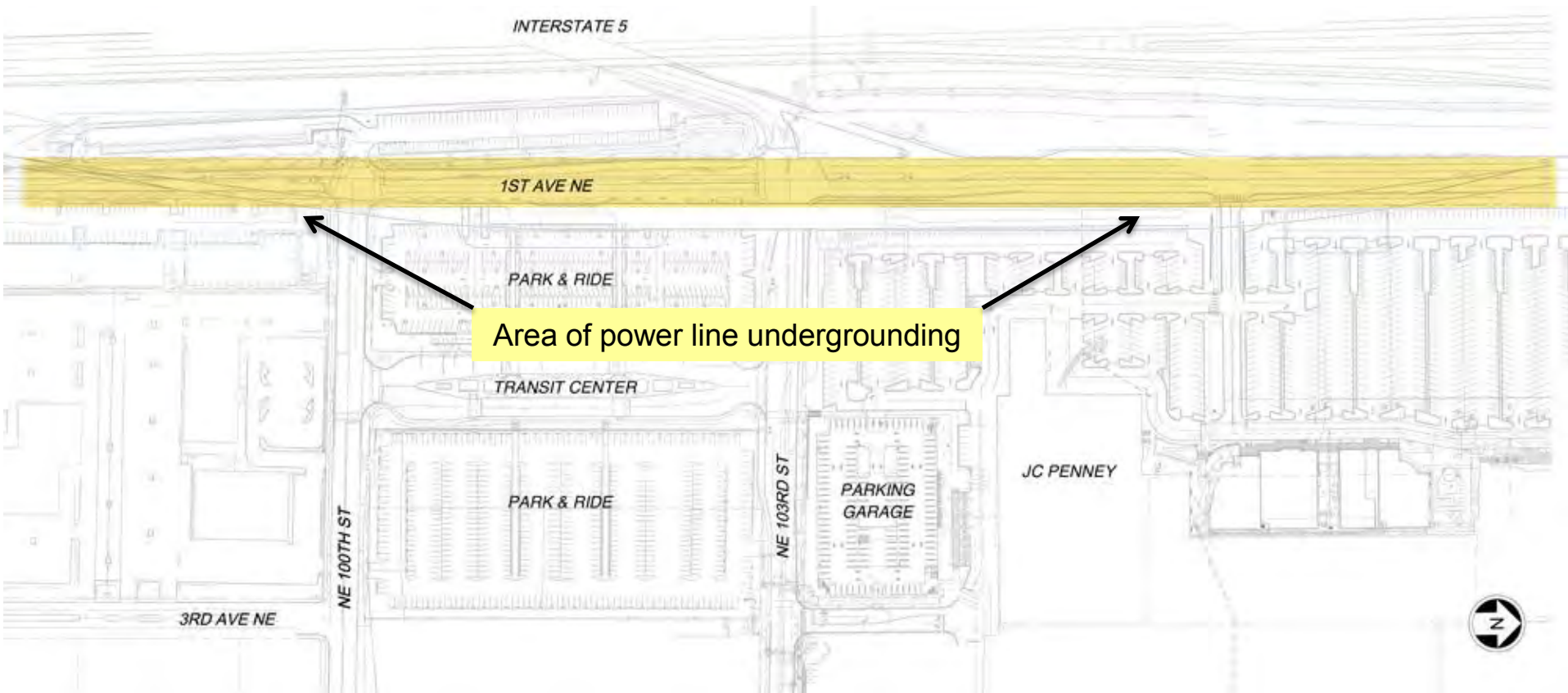
- Relocating overhead power lines along 1st Ave. NE, from approx. NE 94th St. to NE 97th St
- Placing overhead power lines in new underground duct bank along 1st Ave. NE, from approx. NE 98th St to NE 107th St
- Work expected late 2013 - 2015

1. Utility Relocation – Overhead Power Lines NE 94th St to NE 97th St



Area of overhead power relocation

1. Utility Relocation – Undergrounding Power Lines from NE 98th St to NE 107th St



2. New Tunnel Portal Site at NE 94th St

- Tunnels extended 1,900 feet north along I-5 within WSDOT and SDOT right-of-way



2. Advantages of NE 94th Portal Site

- Improved tunneling construction staging site
- Avoids impacts to NE 85th area and NE 92nd St bridge
- Similar impacts to wetland areas
- Fewer total community impacts
- Similar costs as NE 85th site
- Improved operational design



2. Portal Tunneling Contract

Phase 1 - Site preparation: Fall 2013 – Summer 2014

Phase 2 - Tunneling mobilization: Fall 2013

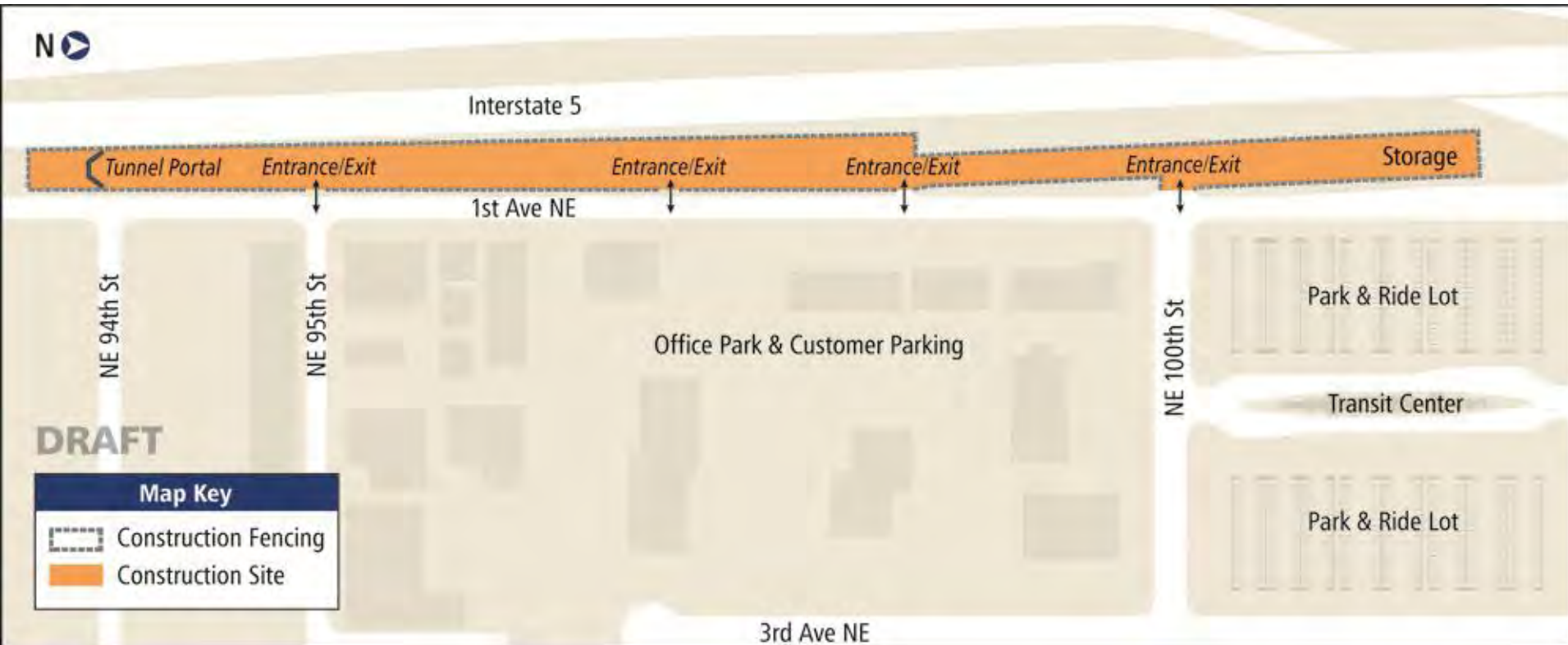
Phase 3 - Tunnel boring machine (TBM) preparation: Fall 2014

Phase 4 - Tunnel bore #1: Winter 2014 – Fall 2015

Phase 5 - Tunnel bore #2: Winter 2016 – Winter 2017



2. Portal Construction Staging Area



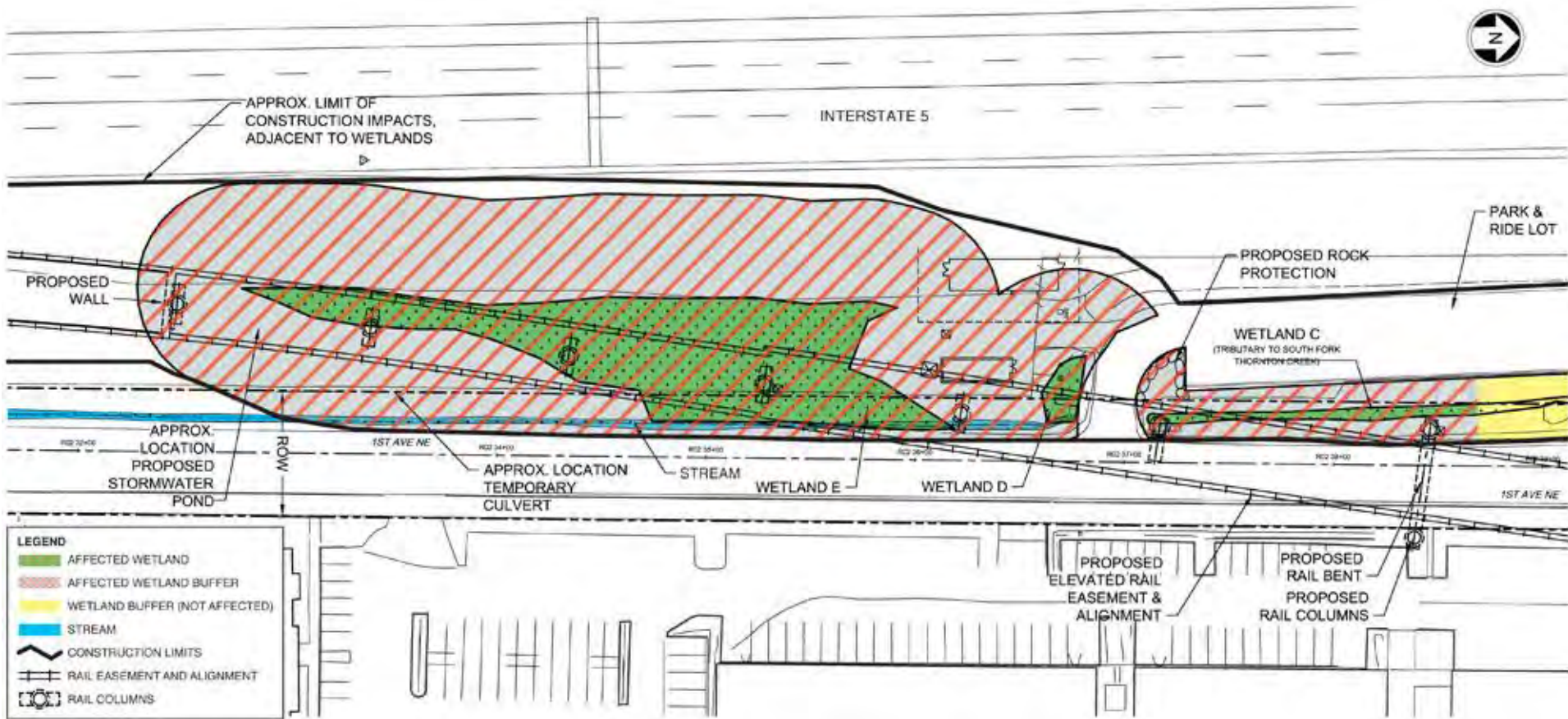
TUNNEL PORTAL CONSTRUCTION



2. Truck Haul Route

- Portal construction
- Tunneling spoils
- Trucks will enter and leave site from 1st Ave NE

2. Affected Sensitive Areas Preliminary



2. Noise Variance



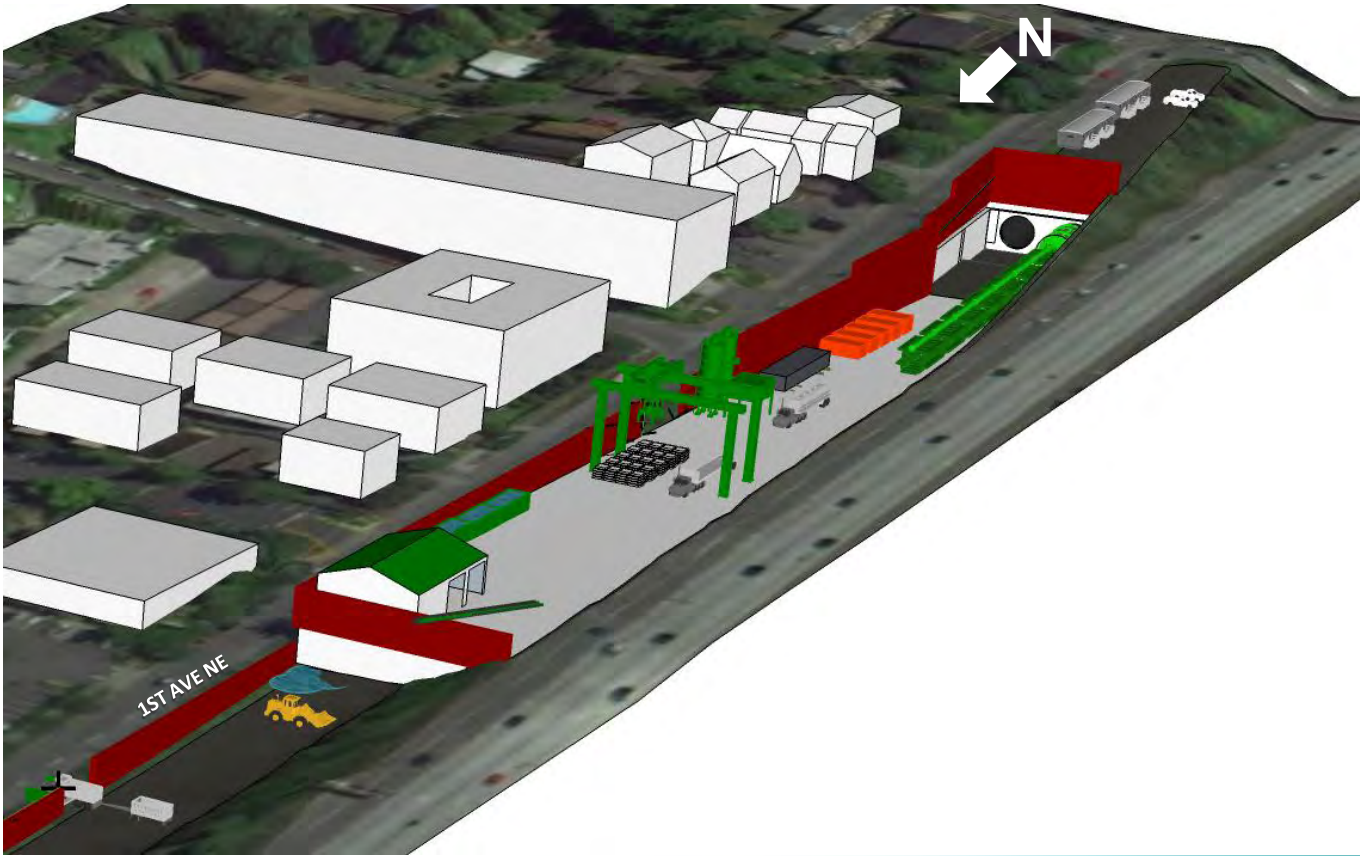
- ST will seek Major Public Project Construction Noise Variance from City of Seattle
- Noise variance establishes noise limits for contractor work between 10pm - 7am weekdays, 10pm - 9am weekends, holidays
- Daytime construction activities will comply with City's construction noise limits
- More noise information at next construction open house

2. Noise Mitigation



- Solid plywood construction screening wall (8'-16' tall)
- Stationary equipment (compressors, generators) enclosed in noise reducing material
- Trucks – no beeping alarms at night
- Independent monitoring

2. Portal Site Noise Wall



3. Station Construction Contract

Phase 1 – Mobilization (Winter 2016 – Spring 2016)

Phase 2 – Guideway construction (Summer 2016 – Summer 2017)

Phase 3 – Deck construction (Summer 2017 – Summer 2018)

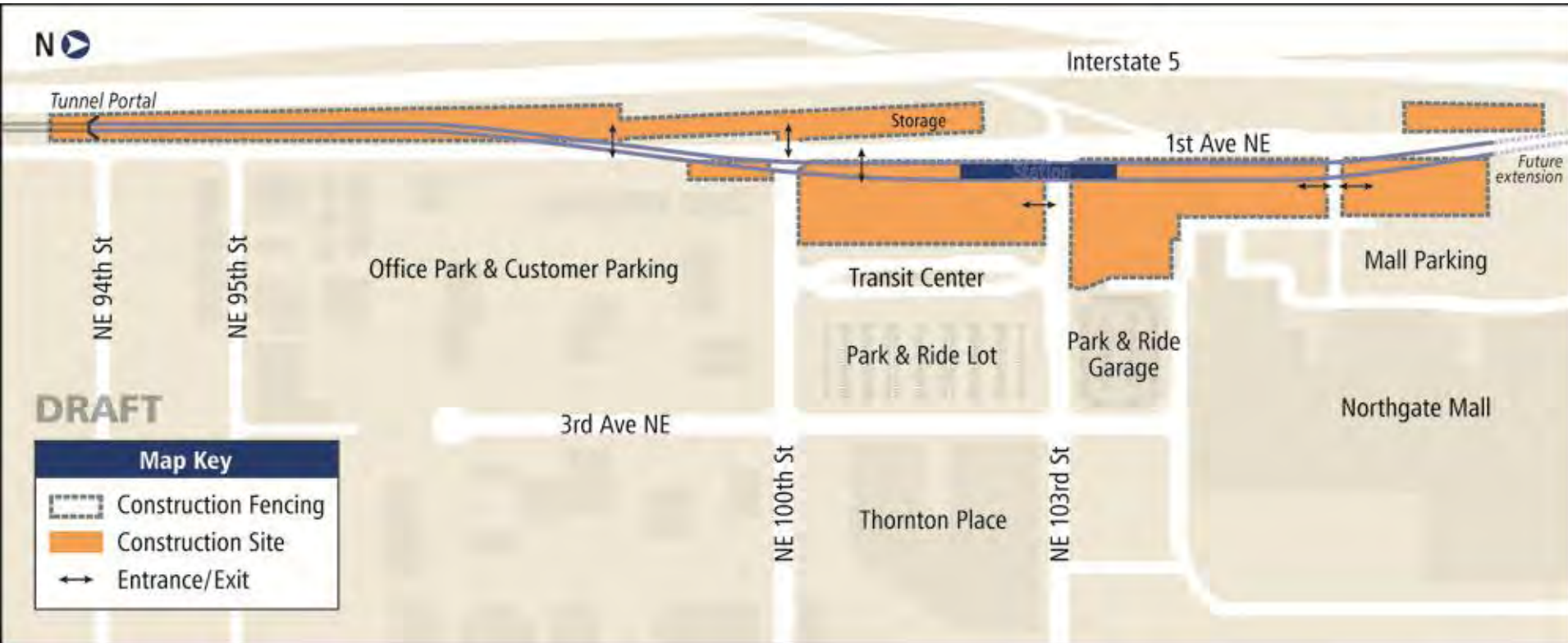
Phase 4 – Station construction (Fall 2016 – Spring 2019)

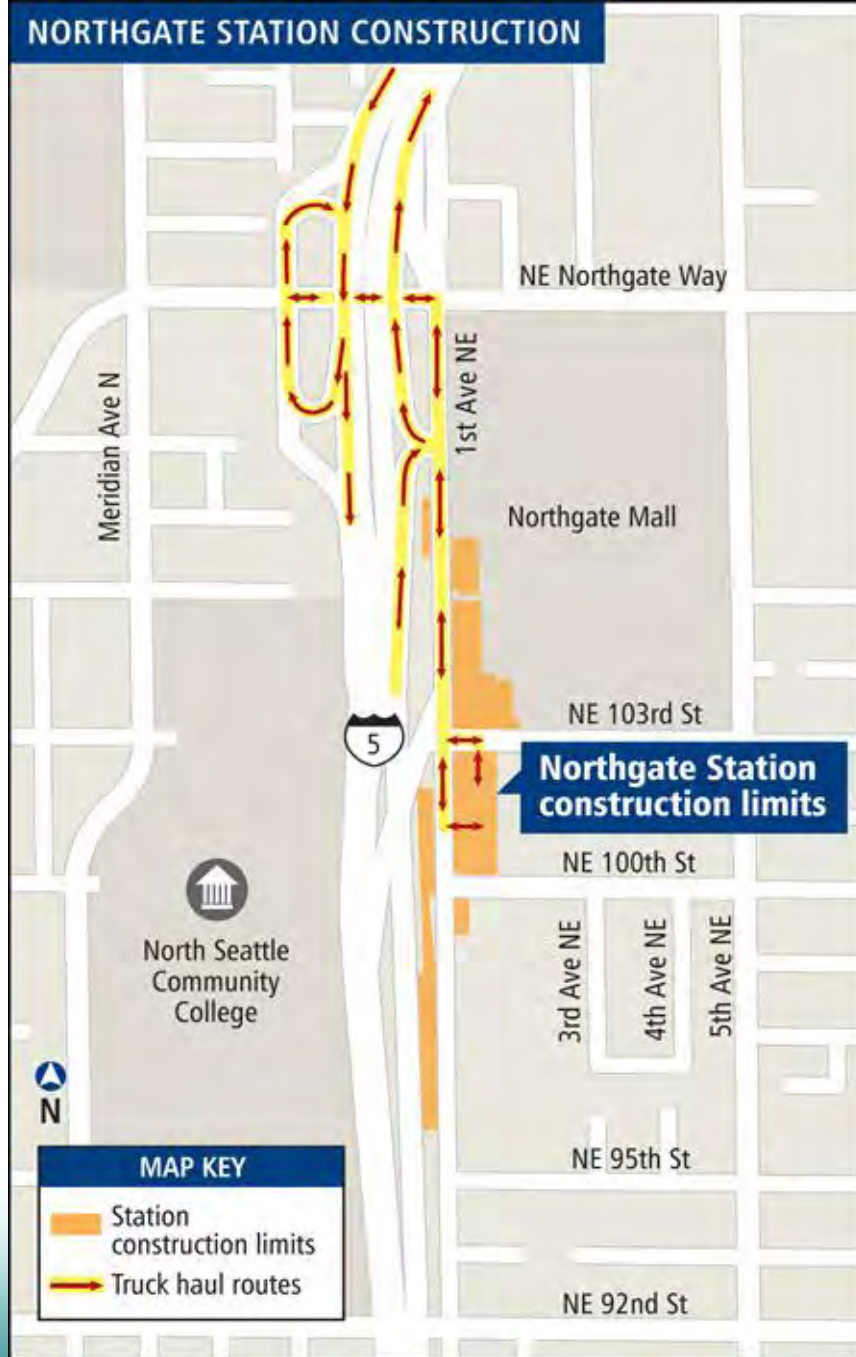
Phase 5 – Site restoration (Spring 2019 – Summer 2019)



Mt Baker Station
Station Construction

3. Northgate Station Construction Staging





3. Truck Haul Route

- Station construction
- Material hauling
- Trucks will enter and leave site from 1st Ave NE

3. Typical Construction Activities



Falsework over roadway



Station construction



Aerial guideway and driving lane alteration



Column construction

3. Tree Removal



Along 1st Ave NE



Northgate Station – Parking

- ST Board will baseline North Link project scope, schedule and budget in 2nd quarter 2012
- Remaining Northgate scope issues:
 - refined construction staging needs
 - ST parking mitigation requirements
 - during construction
 - permanent replacement
 - property acquisition/easement requirements

Current Northgate Park-and-Ride Facilities

(Total 1,522 stalls)



Northgate Mall

SPG Garage
280 Spaces

Thornton Place
350 Spaces

East Parcel
464 Spaces

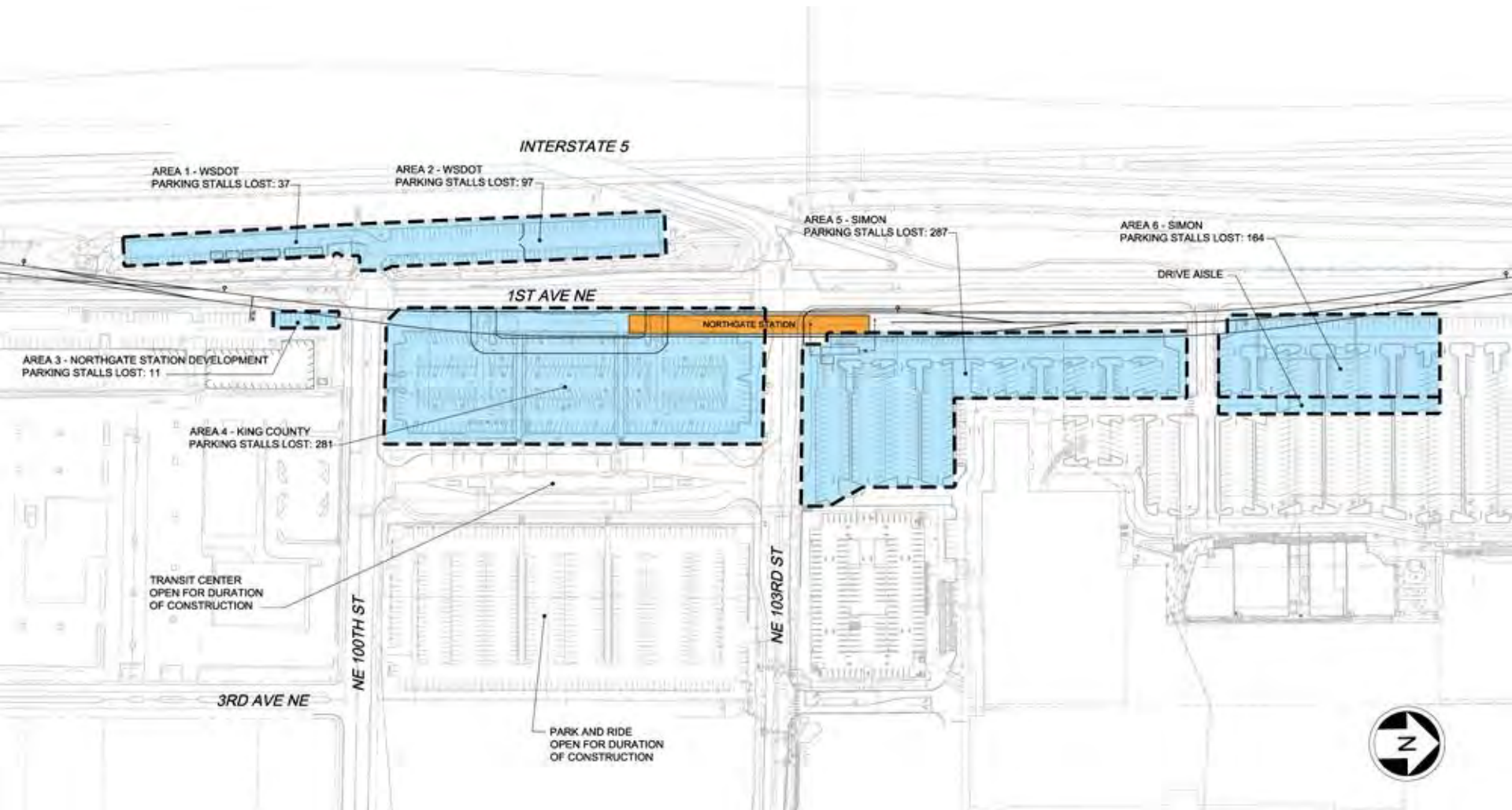
West Parcel
289 Spaces

WSDOT Lots
139 Spaces

North Seattle
Community College

ST Construction Impacts on Parking

(Draft 1/10/12)



ST Construction Impacts on Parking

(Draft 1/10/12)

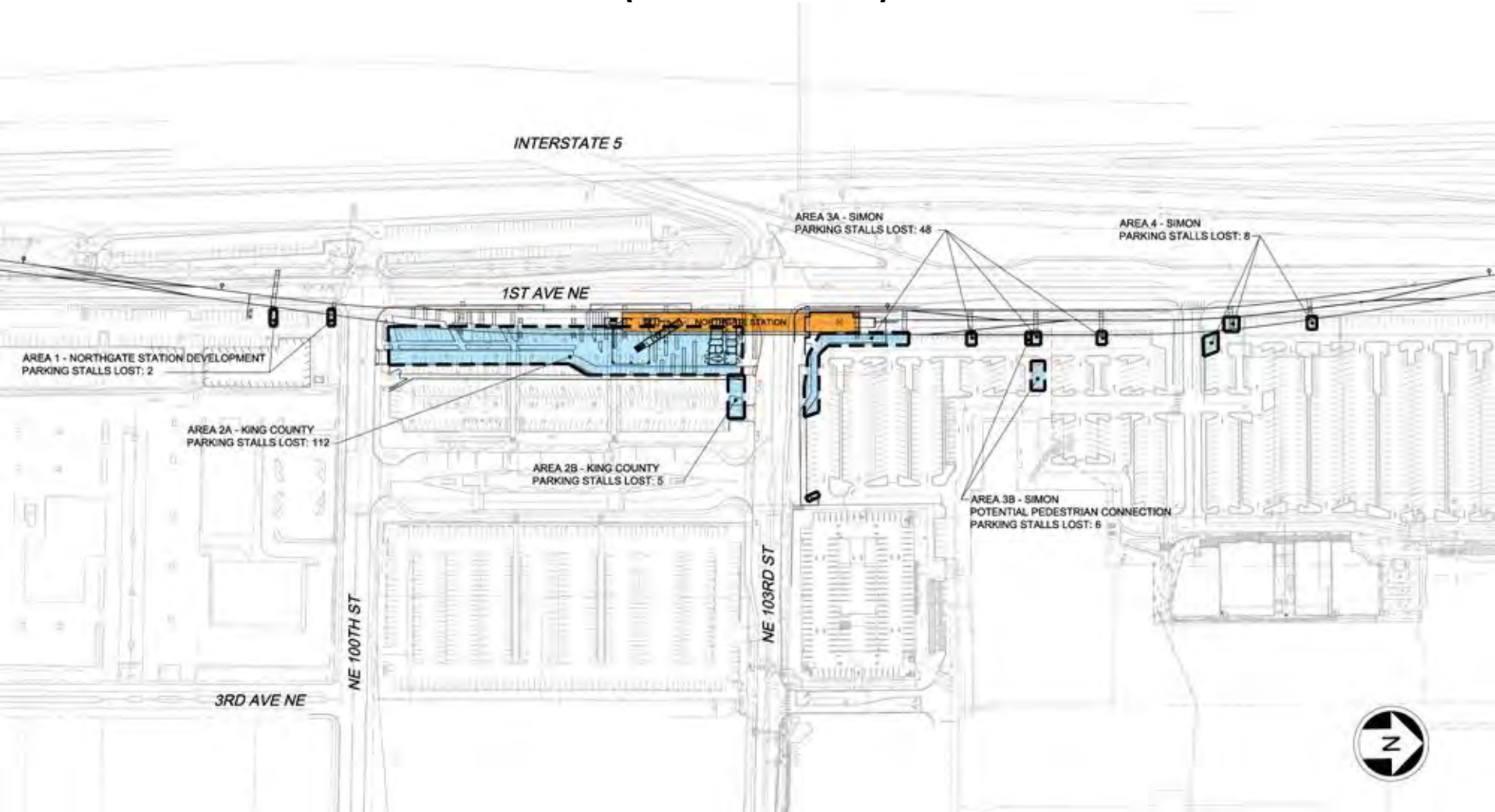
- WSDOT lots: 139 stalls (2013 -2020)
- KCM West Parcel: 289 stalls (2016 -2020)
- Sub-total: **428 stalls** park-and-ride

- Northgate Mall parking: 451 stalls
- Strip mall parking: 11 stalls*
- Sub-total: **462 stalls**

* Under further analysis

Permanent Parking Displaced By ST Facilities

(Draft 1/10/12)





Permanent Parking Displaced By ST Facilities

(Draft 1/10/12)

- KCM West Parcel: 117 stalls (park-and-ride)
- Northgate Mall parking: 62 stalls
- Strip mall parking: 2 stalls

Park-and-Ride Lots Impacted by ST Construction Draft

	2013	2014	2015	2016	2017	2018	2019	2020	2021
WSDOT Lots (139 Stalls)									
West Parcel (289 Stalls)									
Total Stalls Displaced	139	139	139	428	428	428	428	428/ 289	117

ROD Requirements – Parking Mitigation Summary

- North Link Record of Decision (ROD) issued by FTA in June 2006 following completion of Final SEIS in April 2006
- ROD documents required mitigation to be addressed by project
- Project includes parking replacement in shared parking TOD projects or separate garage
- P&R replacement during construction via transit service or replacement parking
- One-to-one replacement of permanently displaced P&R stalls
- ST will compensate private owners or replace displaced parking
- Hide-and-ride mitigation including use of RPZs

Property Acquisition Status

- ST will begin Northgate area property acquisition in 2012
- ST will be acquiring airspace leases, temporary and permanent easements, and/or purchase properties from:
 - Washington State Department of Transportation (WSDOT)
 - King County Metro (KCM)
 - Simon Property Group (SPG), Northgate Mall owners

Parking Mitigation Options

1. Northgate area access improvements (includes sidewalks, bike improvements, I-5 pedestrian bridge)
2. Bus service improvements (add bus trips to existing routes during 5-6 years of ST construction)
3. Temporary parking (lease existing parking lots outside of Northgate area to attract P&R users)
4. Build permanent parking facilities
 - shared use parking garage with future TOD above
 - shared parking garage with Northgate Mall

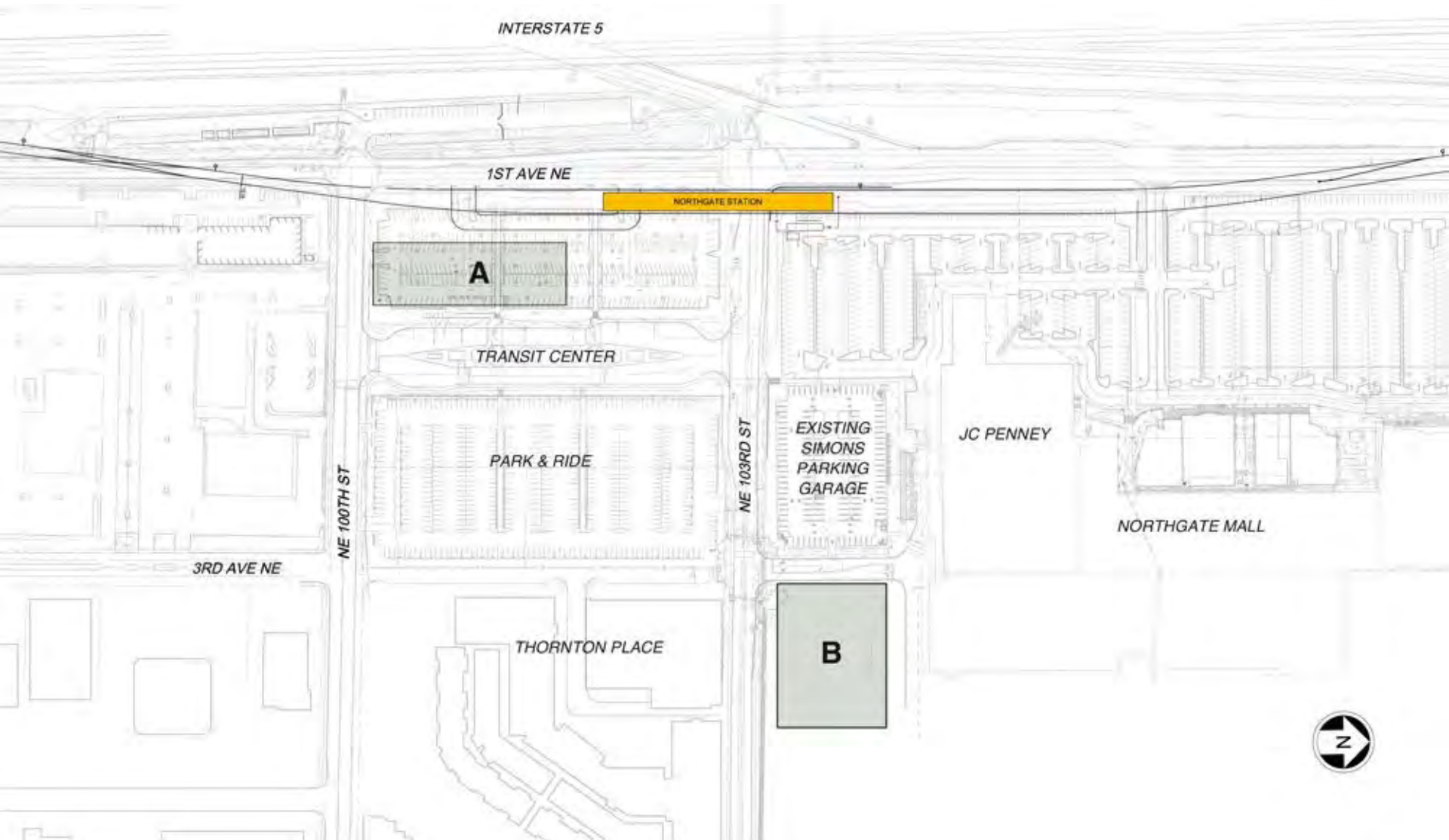
Expedited Parking Garage Approach

Goal: Minimize disruptions to riders during ST construction

Under this scenario:

- Shared-use parking garage options being evaluated
- Design/build procurement to expedite garage construction
- Complete garage by late 2014 prior to start of station and elevated guideway construction
- Garage would be sized to meet ST temporary construction needs (target of 500 P&R stalls) and long-term P&R needs (117 stalls)
- SPG parking replacement needs also under evaluation

Northgate Shared Parking Garage Site Alternatives



Northgate Parking Considerations

- What is the best way to mitigate parking impacts during construction?
 - displaced park-and-ride stalls (428 stalls)
 - displaced Northgate Mall parking stalls (451 stalls)
- What is the best way to replace park-and-ride stalls (117 stalls) permanently displaced by Northgate Station facilities?

Long Term P&R Capacity Considerations

- Should the current P&R capacity (1500 stalls) be maintained when North Link opens in 2021?
 - avoids hide-and-ride impacts in neighborhood and at mall
 - encourages (not discourages) early Link ridership
 - successful Link service launch will enhance attractiveness of TOD sites near Northgate Station
- Should long term P&R capacity needs be reconsidered later?
 - Lynnwood Link extension (North Corridor) opens in 2023
 - SPG garage lease renewal in 2026

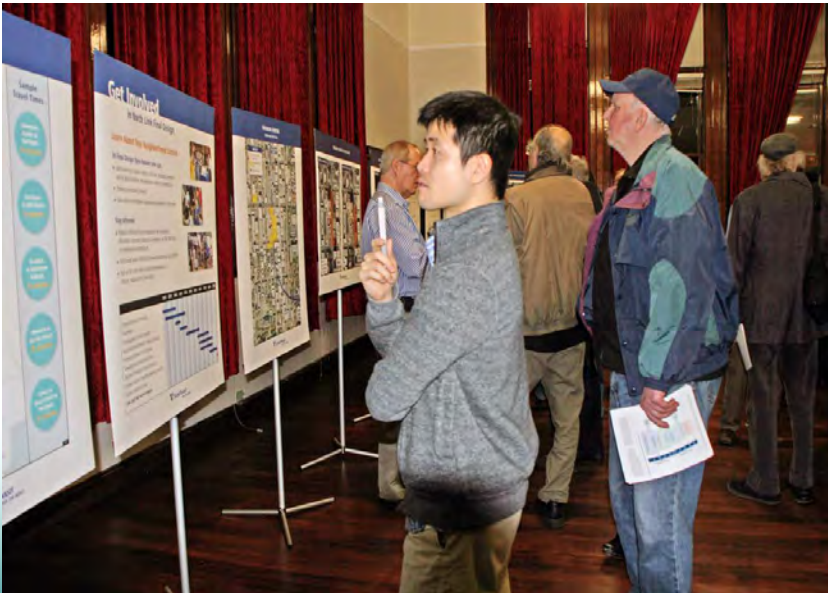
Parking Mitigation – Next Steps

- Seeking public feedback tonight
- Staff from ST, KCM and City working to refine mitigation options and evaluate relative merits
- ST also exploring parking replacement needs with Simon Property Group (Northgate Mall owners)
- ST seeking agency consensus on recommended parking mitigation prior to baselining project in 2nd Quarter 2012

Northgate Station - Next Steps



- Artist selection
- Parking replacement recommendations
- Station naming
- Station 60% design open house – Summer 2012



Questions?

