

Concept A: Land Use

A dynamic mixed-use neighborhood that leverages future investment in frequent and reliable transit

Station-adjacent transit-oriented development | *The activity hub*

The most intense development occurs in this zone, with employment uses preferred closest to the station

Mixed-use neighborhood core *The gathering spot*

A mixed-use multifamily neighborhood with ground-floor retail/pedestrian-supportive uses on key corners and other ground-floor non-residential uses elsewhere

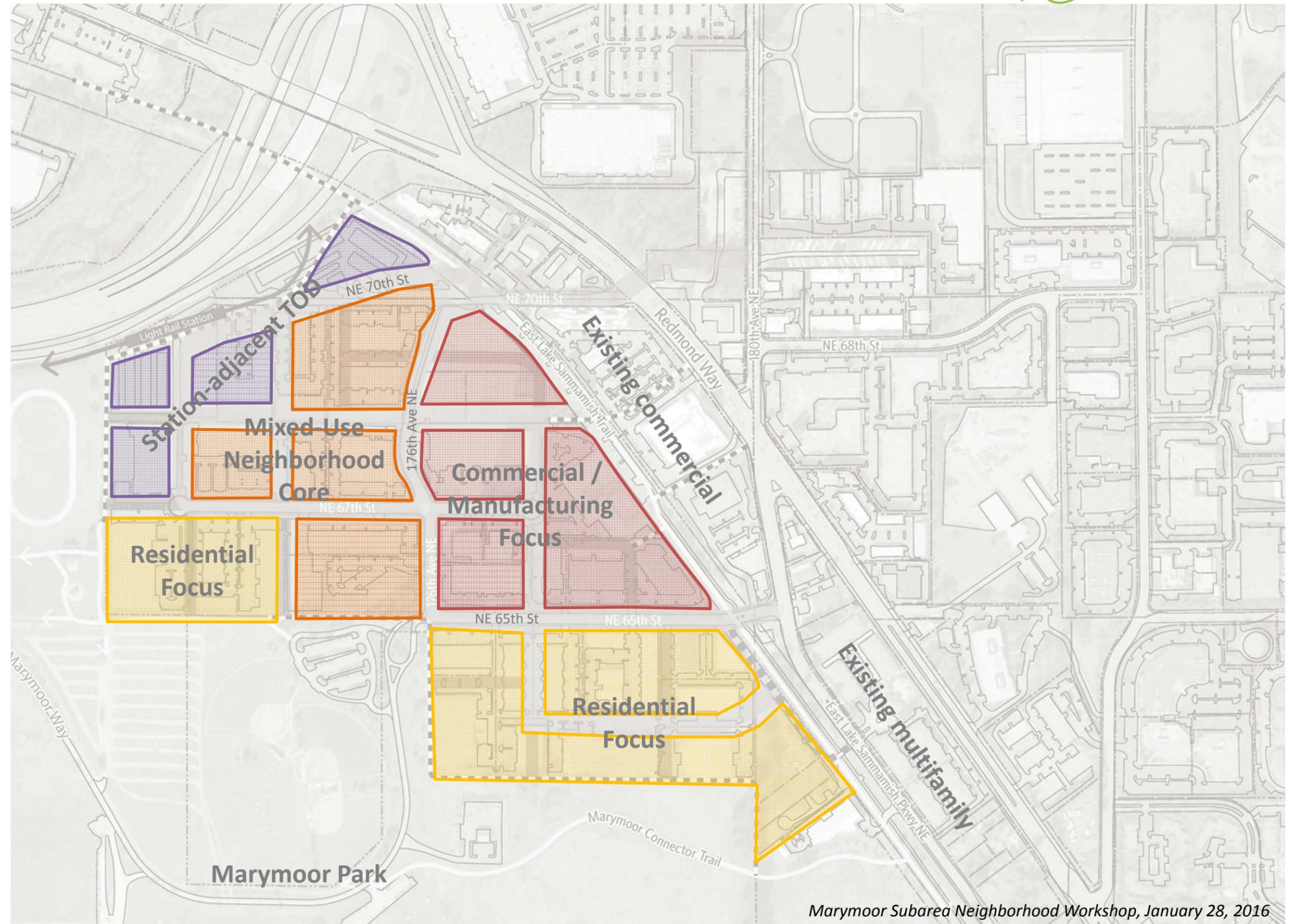
Commercial / manufacturing focus *The innovation zone*

A mix of today's businesses and tomorrow's innovators working in diverse fields, drawn to the area by easy transit access and a variety of amenities

Residential focus | *Park-side living*

A mix of today's businesses and new multifamily homes set against the edge of 600-acre Marymoor Park

Marymoor Subarea Land Use Concept Alternatives



Concept A: Parks, Parking, Ground-Floor Uses

A dynamic mixed-use neighborhood that leverages future investment in frequent and reliable transit

Parks and Plazas

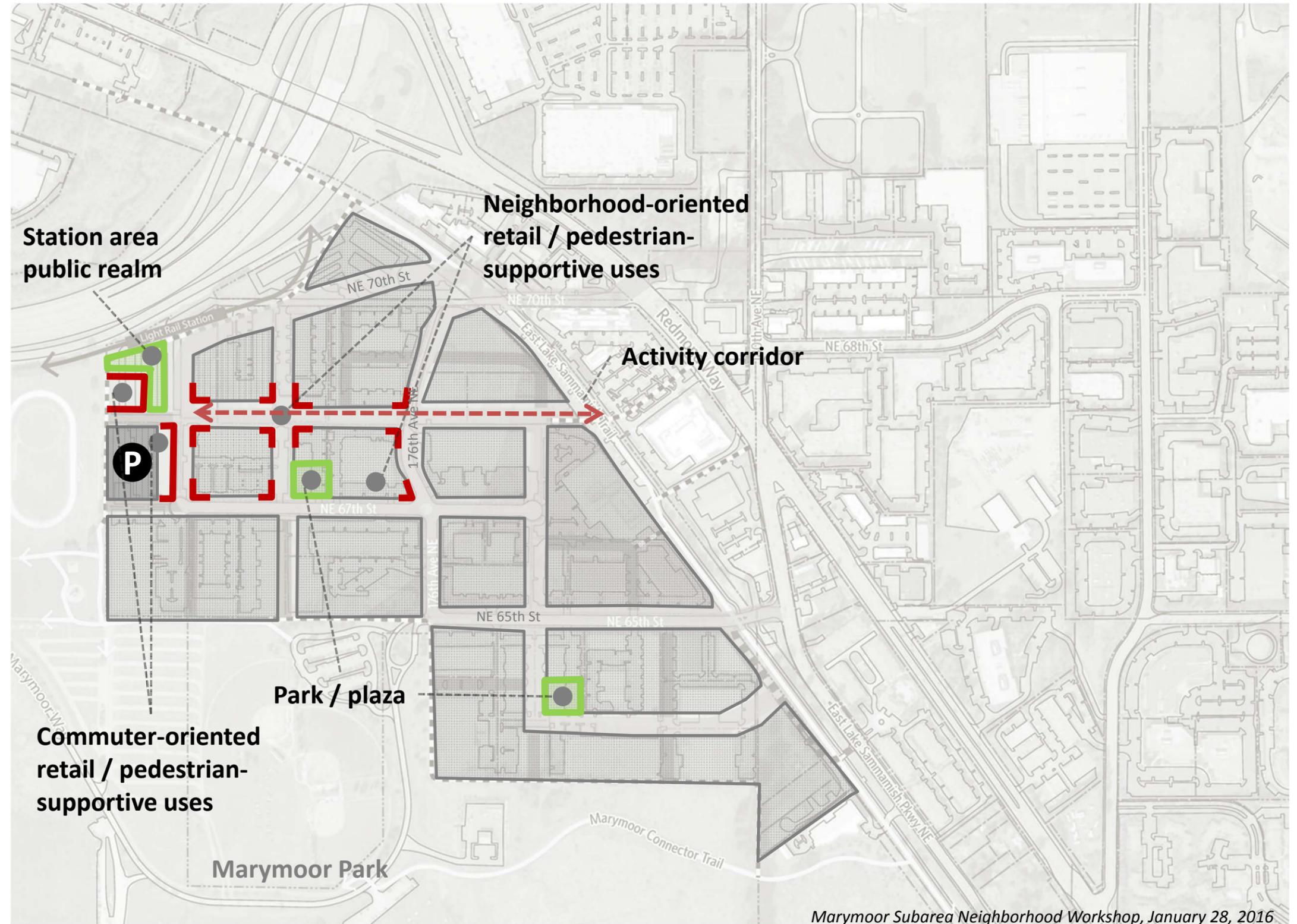
- Plaza as part of light rail station
- Park or plaza in heart of “gathering spot”
- Park or plaza in “park-side living” area
- Improved access to Marymoor Park (locations TBD)

Sound Transit Parking Structure

- 1,400 stalls wrapped with commuter-oriented retail/services
- Opportunities for complementary shared use, such as Marymoor Park events

Ground-Floor Retail / Pedestrian-Supportive Uses

- Focused at key corners in higher-density areas to serve transit patrons and those living/working in area
- Creates activity corridor from Whole Foods shopping center to light rail station



Concept B: Land Use

An innovation-driven employment node that leverages future investment in frequent and reliable transit, with new residential uses located primarily south of NE 65th St

Station-adjacent transit-oriented development | *The activity hub*

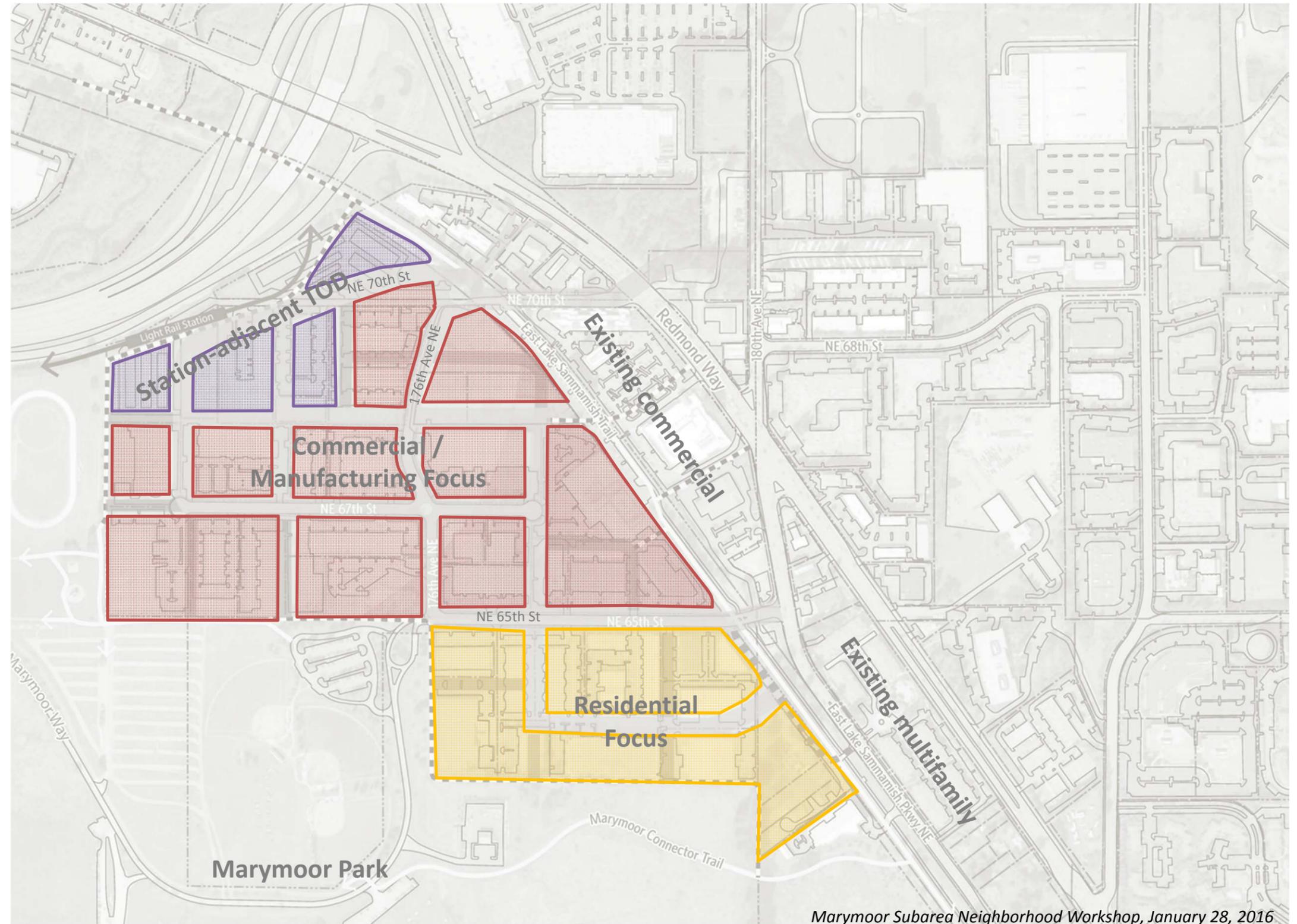
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Concept B: Parks, Parking, Ground-Floor Uses

An innovation-driven employment node that leverages future investment in frequent and reliable transit, with new residential uses located primarily south of NE 65th St

Parks and Plazas

- Plaza as part of light rail station
- Park in residential focus area as local gathering / play area
- Rooftop open space above parking structure
- Improved access to Marymoor Park (locations TBD)

Sound Transit Parking Structure

- 1,400 stalls wrapped with commuter-oriented retail/services
- Potential for public open space on roof
- Opportunities for complementary shared use, such as Marymoor Park events

Ground-Floor Retail / Pedestrian-Supportive Uses

- Some opportunities near station focused on transit patrons and others in close proximity

