



## King County

### **Dow Constantine**

King County Executive

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[www.kingcounty.gov](http://www.kingcounty.gov)

November 5, 2024

The Honorable Dave Upthegrove  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Upthegrove:

This letter transmits a proposed Ordinance that, if enacted, would authorize King County to amend and restate its 75-year ground lease with Bridge Housing Corporation and Community Root Housing for the creation of 232 units of affordable housing and three additional dwelling units set aside for on-site management to be located on County-owned land that is a part of the Northgate Transit Center. The proposed amendment separates the commercial aspect of the property from the affordable housing element as required by the lessee's lender.

The ground lease requires the lessee/developer to construct, manage, and operate three commercial spaces, including a comfort station for Metro operators, and a playground constructed on the first floor of the Northgate Affordable Housing Project.

Enacting this proposed Ordinance creates an independent commercial ground lease for the Northgate Affordable Housing project and provides a path to securing necessary commercial funding to complete the project.

Thank you for your consideration of this proposed Ordinance. Restating and amending the existing ground lease to create a separate commercial ground lease is a critical step in delivering a successful affordable housing project at Northgate.

If you have any questions, please contact Mark Ellerbrook, Capital Division Director, Metro Transit Department, at [maellerbrook@kingcounty.gov](mailto:maellerbrook@kingcounty.gov) or 206-263-9631.

The Honorable Dave Upthegrove

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Sincerely,

A handwritten signature in black ink, appearing to read "Drew Zimmerman". The signature is written in a cursive style with a large, circular flourish at the end.

for

Dow Constantine

King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff, King County Council

Melani Hay, Clerk of the Council

Karan Gill, Chief of Staff, Office of the Executive

Penny Lipsou, Council Relations Director, Office of the Executive

Michelle Allison, General Manager, Metro Transit Department

Mark Ellerbrook, Division Director, Capital Division, Metro Transit Department

Lorraine Patterson-Harris, County Administrative Officer, Department of Executive Services (DES)

Drew Zimmerman, Acting Director, Facilities Management Division, DES