

TRANSFORMATION: NORTH CITY STATION

Building a center for community connections in the heart of a new urban center

The City of Shoreline is seeking an investment of \$300,000 in Capital Budget for an exciting “Arts & Eats” project in the heart of one of its new light rail station areas (Shoreline North/185th Street Station). North City Station, named for the North City neighborhood in which it is located, will bring together food trucks and repurposed shipping containers that house artist/artisan galleries. Located next to Link light rail, City of Shoreline parkland, and greenspace owned by Seattle City Light (City Light), North City Station will be a community gathering place in the heart of the dense urban community that is already growing up around light rail.

The vision for North City Station has emerged from an organic partnership that the City has built with both public and private partners. Neighborhood organizations, local entrepreneurs, and artists, along with City and King County are making contributions that will create a center for community connections that will last for years to come.

NORTH CITY STATION CONCEPT



The vision:

North City Station will feature open space and greenery that adjoin a community gathering place that includes affordable vending opportunities for food trucks and artists in a shipping container-based market. A covered pavilion with restrooms and tables, with a performance space and play structures nearby, will give kids and adults a place to eat, shop, and play, or just relax in an outdoor oasis in the heart of the new high-density, mixed-use, mixed-income urban neighborhood.

The ask:

The City is seeking \$300,000 in the State Capital Budget for the second and final phase of the project. With this funding, the City will complete the vision for North City Station by bringing the new covered pavilion online. The City would put a new roof on the former

convenience store, build interior restrooms that will replace the portable toilets, and build out the interior so that it could serve as a dining hall and gathering place. This phase would also add rolling “garage doors” to the structure, so that it could be secured when not in use.



Key features:

- Proximity to light rail and future dense urban mixed-income neighborhood (funded inclusionary zoning)
- Brings services and amenities to the community
- Serves as an affordable business incubator for small businesses
- Promotes arts and sustainable development through reuse
- Strong community support and excitement

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The current situation:

Today, this area consists of a small City park and adjacent land that includes a boarded-up former convenience store, and three deteriorating single-family homes. With grant funding from King County, the City has bought the three single-family homes and will soon demolish them. The City has secured a 10-year operating agreement with City Light for access to the open space and the use of the old convenience store. Both agencies expect that agreement will be incorporated into a more expansive and longer term Interlocal Agreement, similar to the agreement they have for use of the Interurban Trail through Shoreline.

Phase one:

With demolition of the three single-family homes, the City will create 1.17 acres of additional open space on the northern portion of the site. The City will also secure a public/private partnership with an entity that can develop and operate the community gathering place. Initial outreach has made it clear that there is a strong market for this development. The City expects to secure a deal to operate the site in the first quarter of 2026.

Using a combination of private and City funds, the City will undertake the first phase of development now with the potential to be ready for the World Cup later this year. This phase would bring in utilities needed for the project and provide necessary site improvements, such as landscaping, lighting, benches, portable toilets, and fencing. This phase would also see the interior demolition of the former convenience store and planning/design work for the second phase.

Investors to date:



**Seattle
City Light**

- City of Shoreline: \$300,000 for the site, \$2,906,759 for the adjacent park land
- King County Conservation Futures Grant: \$3,346,305
- King County Parks, Capital, and Open Space (PCOS) Grant: \$500,000
- Seattle City Light: 3.06 acres of land and the former 2,400-square-foot convenience store
- Private sector partners (to be identified via RFP): up to \$350,000

Contact Information

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