



Major Phased Development | DRB Recommendation - 01
SDCI # 3032055-EG (MPD # 3031301)
25 February, 2019 - Meeting Date
Planner: Brandon Cummings

Address:
401 NE Northgate Way, Suite 210
Seattle, WA 98125

Printed: 02.15.2019

PROPOSAL

Address:
401 NE Northgate Way, Suite 210
Seattle, WA 98125

Parcels:
2926049285; 2926049488; 2926049025; 2926049528; 2926049272; 3226049566; 3226049481

Zoning:
NC3-85', NC3-65', NC3-125' (See Zoning Map)

Overlay Zones:
Northgate Overlay District, Northgate Urban Center, Urban Village Parking Flexibility Area

Residential Units:
Approximately 953 residential units, including 39 Live/work units approved through the Master Use Permit (MUP) process

Retail Sales and Service:
Approximately 163,000 sf existing retail outside MPD area

Approximately 64,000 sf existing retail within MPD area
Approximately 100,000sf new retail within MPD area
i.e. 164,000 sf retail within MPD area

Approximately 60,700 sf new retail within MUP area

Approximately 400,000 sf overall retail on site

Office:
Approximately 1,014,334 sf new office within MPD area

Hotel:
Approximately 260,000 sf (400 keys) within MPD area

Sports and Recreation:
Approximately 140,000 sf NHL Seattle Ice Centre within MPD area
120,000 sf Fitness Center within MPD area

Parking Stalls:
Approximately 2,410 stalls outside the MPD area (North end + MUP)
Approximately 2,708 stalls within MPD area
i.e. 5,118 stalls overall on the site



Owner:
Simon Property Group
401 NE Northgate Way,
Suite 210
Seattle, WA 98125

Contact: Alyce Conti, VP Development
(206) 362-4778 x233



Urban Planning + Architecture:
GGLO
1301 1st Ave, Suite 301
Seattle, WA 98101

Contact: James Bradley, AIA, Principal
(206) 902-5594

Landscape Architecture

Contact: Marieke Lacasse, ASLA, Principal
(206) 902-5614



Commercial Architecture:
Callison RTKL
1420 5th Ave, Suite 2400
Seattle, WA 98101

Contact: Steve Moody, AIA, Associate VP
(206) 623-4646



NHL Seattle Ice Centre Architecture:
1701 McGee Street, Suite #600
Kansas City, Missouri 64108

Contact: Thomas Proebstle, AIA
(816) 333-6527



Civil Engineer
KPFF
101 Stewart St, Suite 400
Seattle, WA 98101

Contact: Jeremy Febus, PE, Principal
(206) 926-0675

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DEVELOPMENT OBJECTIVES

Goals/Vision:

The overall project consists of a major phased development (MPD), four master use permits (MUPs), and a short plat, which collectively entitle a redevelopment area covering 60% of the existing site of Northgate Mall. This document is focused on the MPD area.

The redevelopment will transform Northgate Mall into a walkable, mixed use, transit-oriented district, with a special focus on active and healthy lifestyles. Proposed uses include office, residential, retail and restaurants, a fitness facility, and an NHL hockey practice facility with three community ice rinks. All of these uses are gathered around a new central neighborhood park. Parking within the MPD and MUP areas is significantly reorganized.

A network of new streets and pedestrian corridors breaks down the superblock of the existing site. It organizes new development, provides access to new and existing buildings, and connects the site to Seattle's established street grid.

The central park is located in the middle of the redevelopment area and at the nexus of anticipated cross-site movement patterns. Active ground-level retail and restaurants will surround the park on three sides. Just inside the building lies rink #3, a community focused rink that may be transformed for other uses and events seasonally. The wall between rink #3 and the park will have large operable doors which allow people to move freely between these spaces when the doors are open. Both the central park and rink #3 can be programmed with special events throughout the year. These spaces are intended to become the social heart of the neighborhood.

Market Changes:

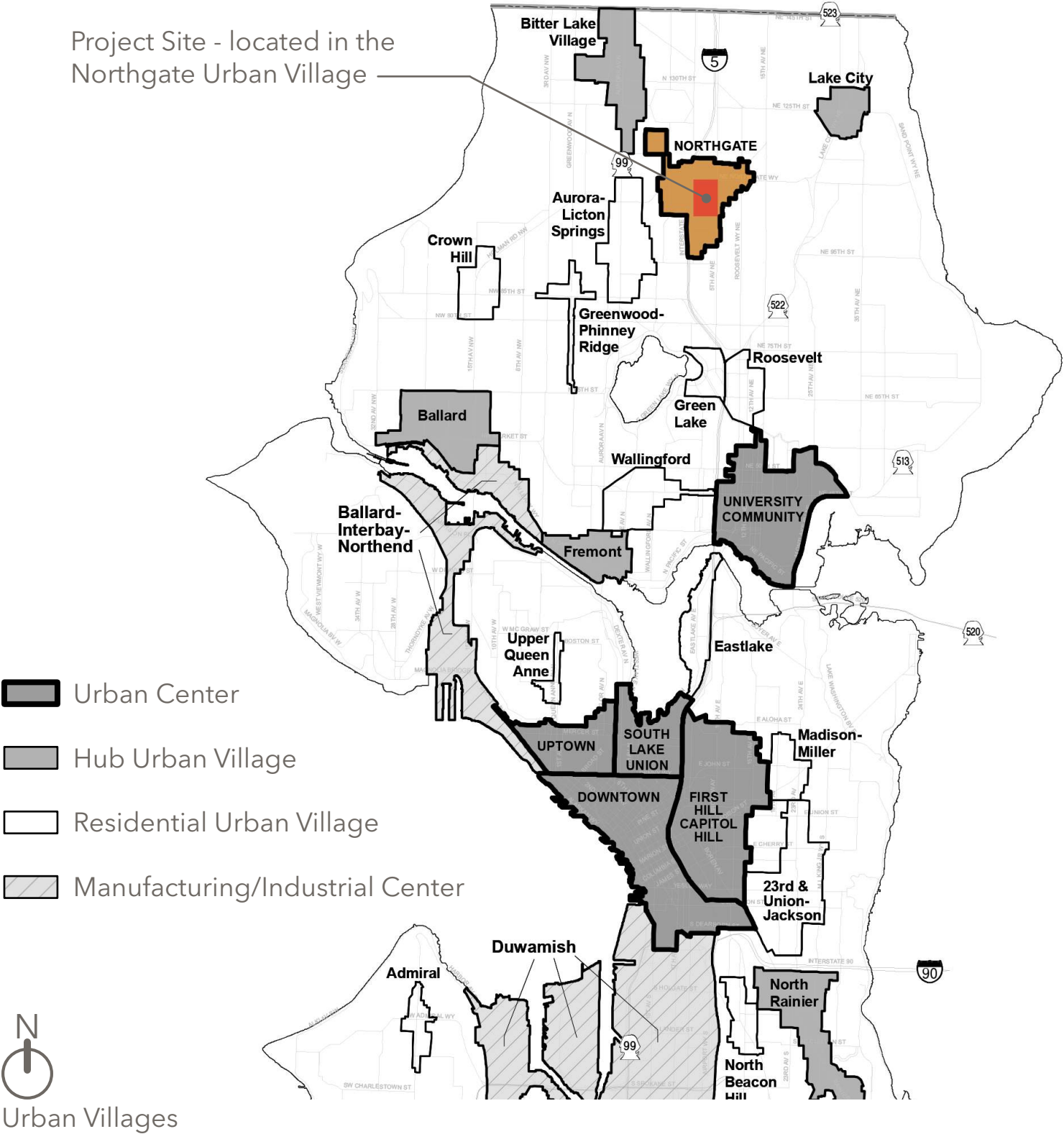
Northgate Mall has served Seattle since 1950, undergoing multiple transformations over time to meet the community's needs and growth. The introduction of Sound Transit's Northgate Link Light Rail Station in 2021, with an anticipated daily ridership of 22,000, intersects with Simon Property Group's desire to expand upon its retail property management success. Simon is the #1 publicly traded Real Estate Company in the world and continues to increase shareholder dividends year over year. Over the past 6 years, Simon has invested more than \$1B in global development projects and is embracing the future of retail through innovation, strategic leasing and cutting-edge marketing. Brick and mortar shopping still accounts for 90% of all retail sales, and as a result, well-positioned properties continue to thrive. By transforming Northgate Mall into a dynamic, mixed use development with a vibrant live, work, play atmosphere, Simon is helping to ensure that the rapidly growing North Seattle community has a central hub which is resilient to industry changes and retail tenant turnover.



MPD - CONTEXT/EXISTING

LOCATION

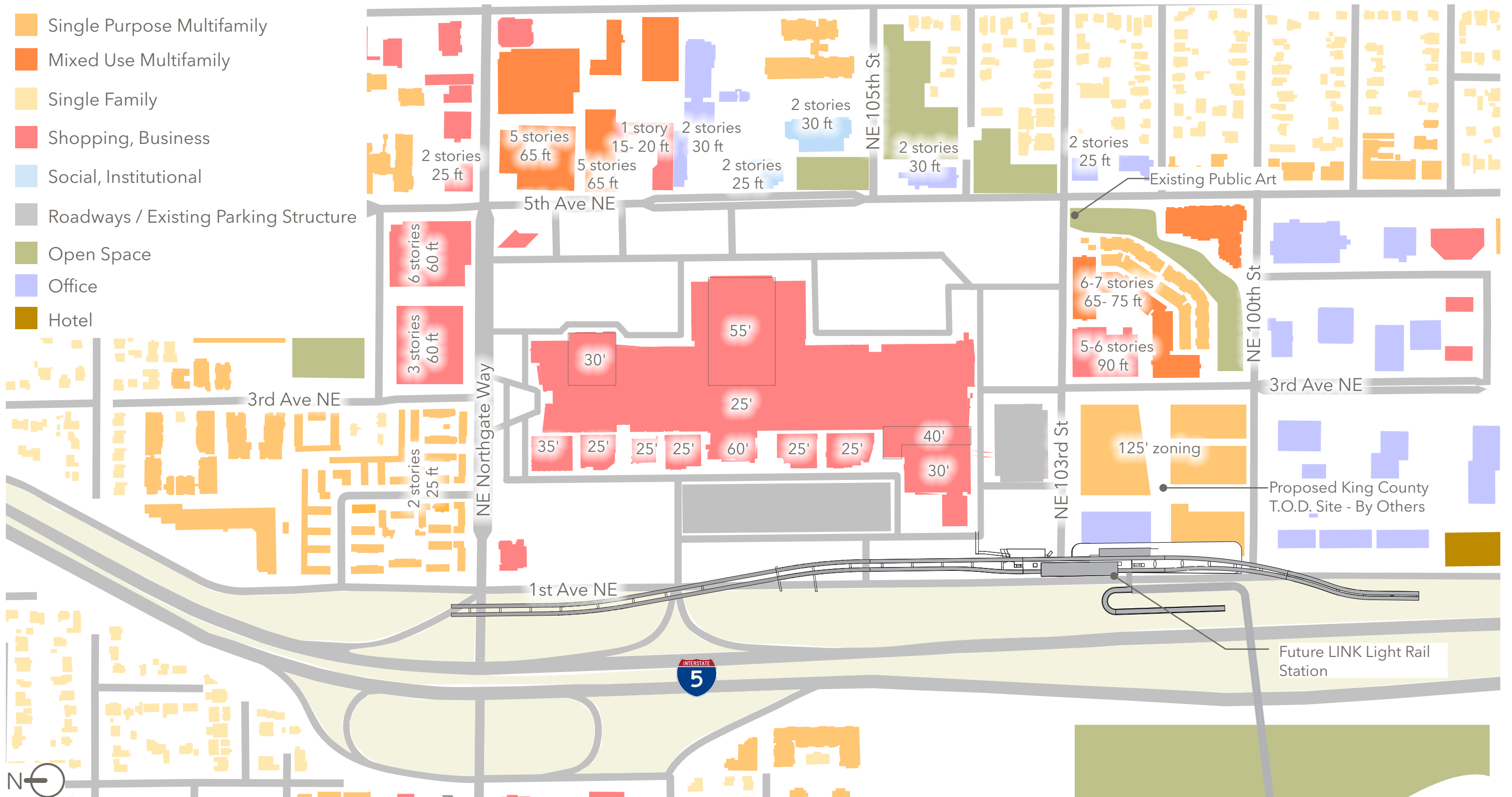
Project Site - located in the Northgate Urban Village



Location:
The existing Northgate Mall is located at the heart of the broader Northgate Urban Village. The MPD project boundary encompasses approximately 33 acres along the southern limits of the larger 55 acre site. The property is adjacent to I-5, the future link light rail station and mixed use districts to both the northeast and south.



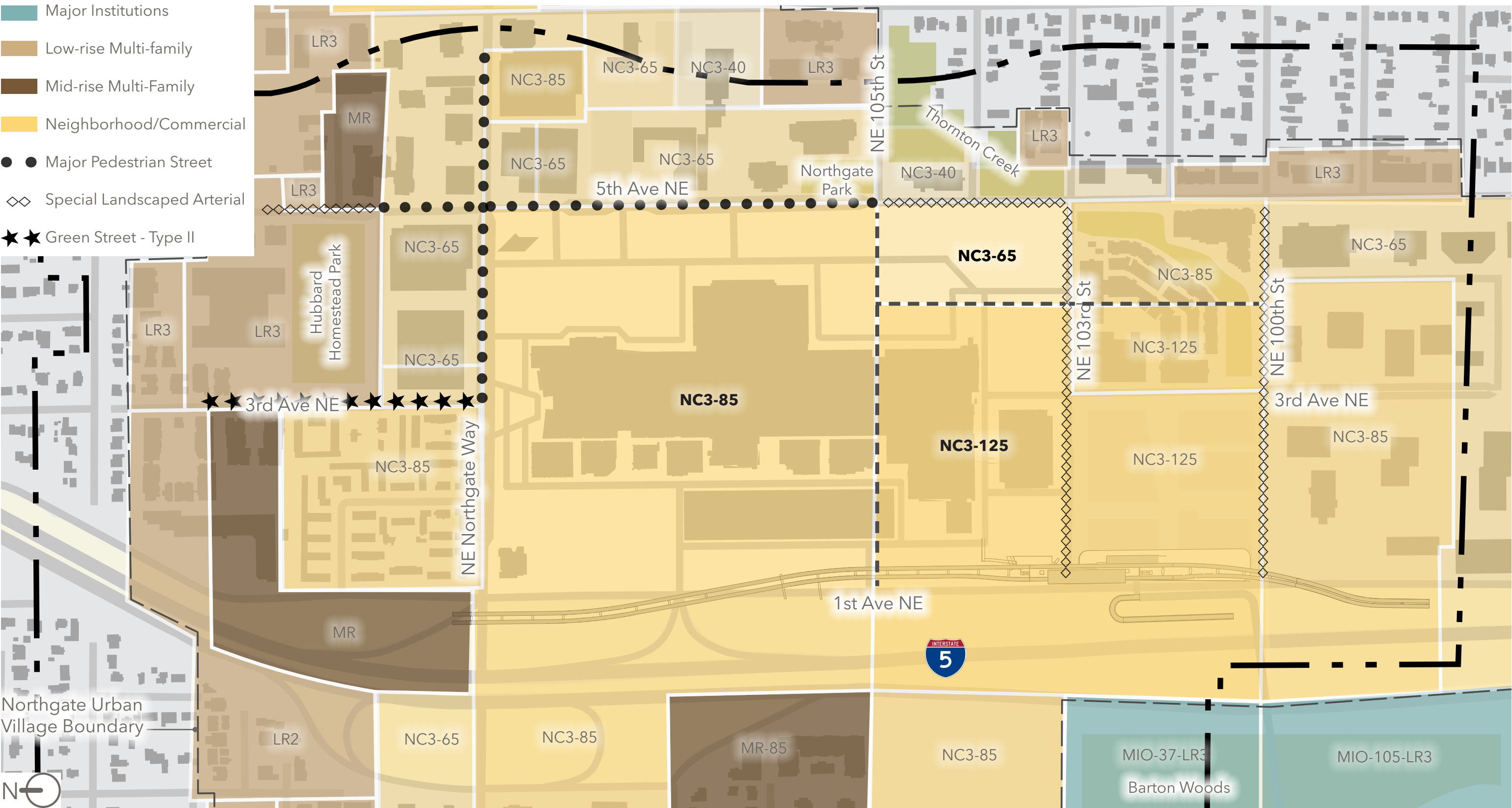
LAND USE CONTEXT MAP



Land Use Context & Nodes Map

ZONING MAP

- Major Institutions
- Low-rise Multi-family
- Mid-rise Multi-Family
- Neighborhood/Commercial
- Major Pedestrian Street
- Special Landscaped Arterial
- Green Street - Type II



LAND USE CODE SUMMARY

Parcel #:
2926049025, 2926049528, 2926049272, 3226049566, 3226049481, 3226049567, 2926049616

Lot Area:
Existing Accumulative Mall - 54.57 Acres
Proposed MPD Area including MUPs - 33.1 Acres
Proposed MUP Area - 6.54 Acres

Zone:
NC3-85', NC3-65', NC3-125' (See p. 33 for locations)

Overlays:
Northgate Overlay District, Northgate Urban Center, Urban Village Parking Flexibility Area

Environmentally Critical Areas:
Steep Slope (40% average)-ECA1 (See p. 57 for locations)
Riparian Corridor-ECA3

Adjacent Zones:
NC3-65' & NC3-85' - North across NE Northgate Way
NC3-65', NC3-85', and NC3-40' - East across 5th Ave NE
NC3-85' and NC3-125' - South across NE 103rd Street
NC3-85' and NC3-125' - West across 1st Ave NE

Street Classifications:
NE Northgate Way - Principal Arterial; Major Pedestrian Street (from Third Avenue Northeast to 11th Avenue Northeast)
5th Ave NE - Minor Arterial; Major Pedestrian Street (from Northeast 113th Street to Northeast 105th Street)
NE 103rd Street - Minor Arterial
1st Ave NE - Principal Arterial

Traffic Flow:
Average annual weekday Traffic (2017 SDOT Traffic Data):
31,200 vehicles at NE Northgate Way and 5th Ave NE
20,500 vehicles at 5th Ave NE

Existing Uses:
Retail Sales and Service, Restaurants, Surface Parking, Structured Parking

23.74A.004 Permitted Uses:
All uses permitted outright or as a conditional use according to Table A for 23.47A.004.

Proposed Uses:
Retail Sales and Service, Restaurants, Office, Fitness, and Lodging.

Multi-Family Residential with Retail Sales and Services and/or Restaurants on the MUP blocks.

23.47A.005 Street Level Uses:
Residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade, except as provided in Section 23.71.044.
Along designated principal pedestrian streets, one or more of the uses provided in Section 23.47A.005.D are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.
Response: Not applicable, there are no residential uses in the MPD boundary. No MPD buildings front principal pedestrian streets.

23.47A.007 Major Phased Development:
An applicant may seek approval of a Major Phased Development for projects that meet the following thresholds: 1) minimum 5 acre site; 2) the proposed project is a single, functionally interrelated campus containing more than one building, with a minimum total gross floor area of 200,000 square feet; 3) the first phase of development consists of at least 100,000 square feet of gross floor area; and 4) the project is consistent with the general character of development anticipated by Land Use Code regulations.
Response: All MPD buildings will comply

23.47A.008 Street Level Development Standards:
Blank segments of the street-facing facade may not exceed 20' in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. In structures with street-level non-residential uses, 60 percent of the street-facing facade shall be transparent. Non-residential uses shall extend an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13'.
Response: All MPD buildings will comply

23.47A.010 Maximum Size of Non-residential Uses:
Size limits, where specified in Table A of Section 23.47A.004, apply to the total size of a business establishment, except that if a business establishment includes more than one principal use, size limits apply separately to the size of each principal use within the business establishment. For this project, the proposed uses have no maximum size

limit.
Response: No maximum size limits for proposed uses, per 23.47A.004 Table A.

23.47A.012 Structure Height:
Base maximum height limit: 65', 85', or 125' (See p. 33 for locations)
Rooftop features: Allowed up to 4' above maximum height: open railings, planters, skylights, clerestories, greenhouses, solarium's, parapets, and firewalls.
Allowed up to 2' above maximum height: Insulation material, rooftop decks, and other similar features, or soil for landscaping located above the structural roof surface.
Allowed up to 7' above maximum height: solar collectors, with unlimited rooftop coverage.
Allowed up to 15' above maximum height (limited to 20 percent coverage of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment): solar collectors, mechanical equipment, play equipment, and open-mesh fencing that encloses it.
Response: All MPD buildings will comply

23.47A.013 Floor Area Ratio:
If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection 23.47A.013.A.4.
Permitted Maximum FAR (solely residential or non-residential uses): 4.25, 4.5, or 5
Total Permitted Maximum FAR (lots with a mix of uses): 4.75, 6, or 6
Minimum FAR: 2, 2, 2.5
Response: All MPD buildings will comply

23.47A.014 Setbacks:
None required (project is not abutting or across an alley from a residential zone)
Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
Response: No setbacks are required since none of the buildings abut a residential zone.

23.47A.016 Landscaping and Screening:
Landscaping is required to achieve a Green Factor score of 0.30 or greater.
Street trees are required as provided in Section 23.47A.016B.
Screening and landscaping is required according to Table C and D for

LAND USE CODE SUMMARY

23.47A.016. Surface parking areas require a 5' wide landscaped area with 3' high screening and a minimum of one tree for every 10 parking stalls. Parking garages occupying any portion of the street-level street-facing facade between 5' and 8' above sidewalk grade shall provide a 5' deep landscaped area along the street lot line, or screening by the exterior wall of the structure, or 6-foot high screening between the structure and the landscaped area

Response: All MPD buildings will comply

23.47A.022

Light and Glare Standards:

Exterior lighting must be shielded and directed away from adjacent uses. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses. Exterior lighting on poles is permitted up to a maximum height of 30'. Poles up to forty 40' from finished grade are allowed, provided that the ratio of watts to area is at least 20 percent below the maximum exterior lighting level permitted by the Energy Code.

Response: All lighting will comply

23.47A.024

Amenity Area:

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Common amenity areas shall have a minimum horizontal dimension of 10', and shall not be less than 250 square feet in size. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6'.

Response: All MPD buildings will comply

23.47A.032

Parking Location and Access:

Access to parking shall be from an alley or a street that is not a principal pedestrian street. Parking shall not be located between a structure and a street lot line. Parking to the side of a structure shall not exceed 60' of street frontage. Street-level structured parking shall be separated from street-facing facades by another permitted use.

Response: All MPD buildings will comply

23.54.015

Required Parking:

Minimum parking shall not be required for Residential and Non-residential uses, as the entire project site is located within an Urban Village within 1/4 mile of frequent transit service.

Response: Per 23.54.015 Table A, item II.K. No minimum parking is required for non-residential uses.

23.54.030

Parking Space Standards:

All provided parking spaces shall meet the minimum and maximum size requirements and size mix provided in Section 23.54.030B.

For two way non-residential driveways the minimum width shall be 22' and the maximum width shall be 25'. Driveways shall conform to the 18' minimum turning path radius shown in Exhibit B for 23.54.030. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent.

Response: All MPD buildings will comply

23.54.035

Loading Berth Requirements and Space Standards:

The minimum number of off-street loading berths required for specific uses shall be set forth in Table A for Section 23.54.035

Response: All MPD buildings will comply

23.54.040

Solid Waste and Recyclable Materials Storage and Access:

Storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for Section 23.54.040.

Response: All MPD buildings will comply

23.71.012

Special Landscaped Arterials:

Substantial development along a special landscaped arterials shall provide pedestrian improvements and either: a 6' sidewalk and 6' planting strip with street trees, or a 12' sidewalk with street trees.

Response: Applies to 5th AVE NE and NE 103rd Street, Design will comply with requirements.

23.71.014

Open Space:

A minimum area equal to 15 percent of the lot or gross floor area shall be landscaped or usable open space. Provided open space shall be comprised of a minimum 1/3 landscaped area and 1/5 usable area. A maximum of 20 percent of the required open space may be interior space. On-site town square, urban plaza, active park, or passive park in compliance with Section 23.71.014 may be credited as 1.5 times its actual area. Up to 30 percent of required open space may be above ground level, but shall be counted as 75 percent of the actual above ground open space. Not more than 50 percent of required open space shall be above ground or interior. Landscaped open space shall have a minimum horizontal dimension of 6'. Usable open space shall meet the minimum standards provided in Table 23.71.014A.

Response: MPD area will comply

23.71.018

Transportation Management Program:

A transportation management plan shall be required to be submitted for approval and implemented.

Response: A transportation management plan is being developed

23.71.044

Residential Standards:

In NC zones of 85' or less, residential uses in aggregate may exceed 20 percent or the street level street facade only as a special exception. When permitted residential uses exceeding 20 percent of street level street facing facade are subject to standards for mid-rise zones, except that no front setback is required. In NC-85 or greater zones, residential uses may occupy, in aggregate more than 20 percent of street level street facing facade.

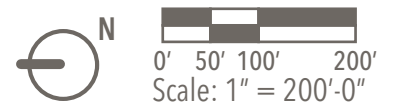
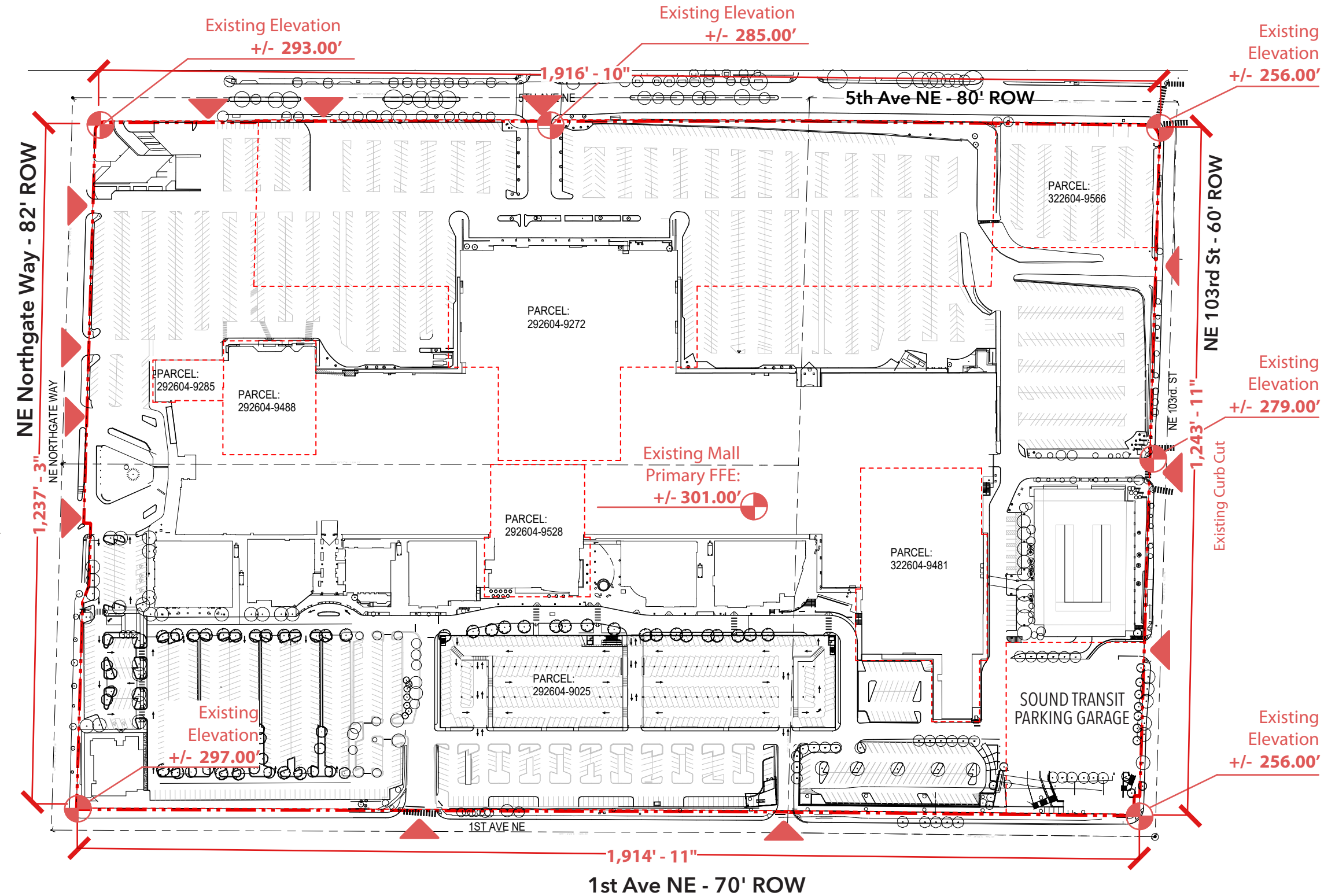
Response: All MPD buildings will comply

EXISTING SITE CONDITIONS

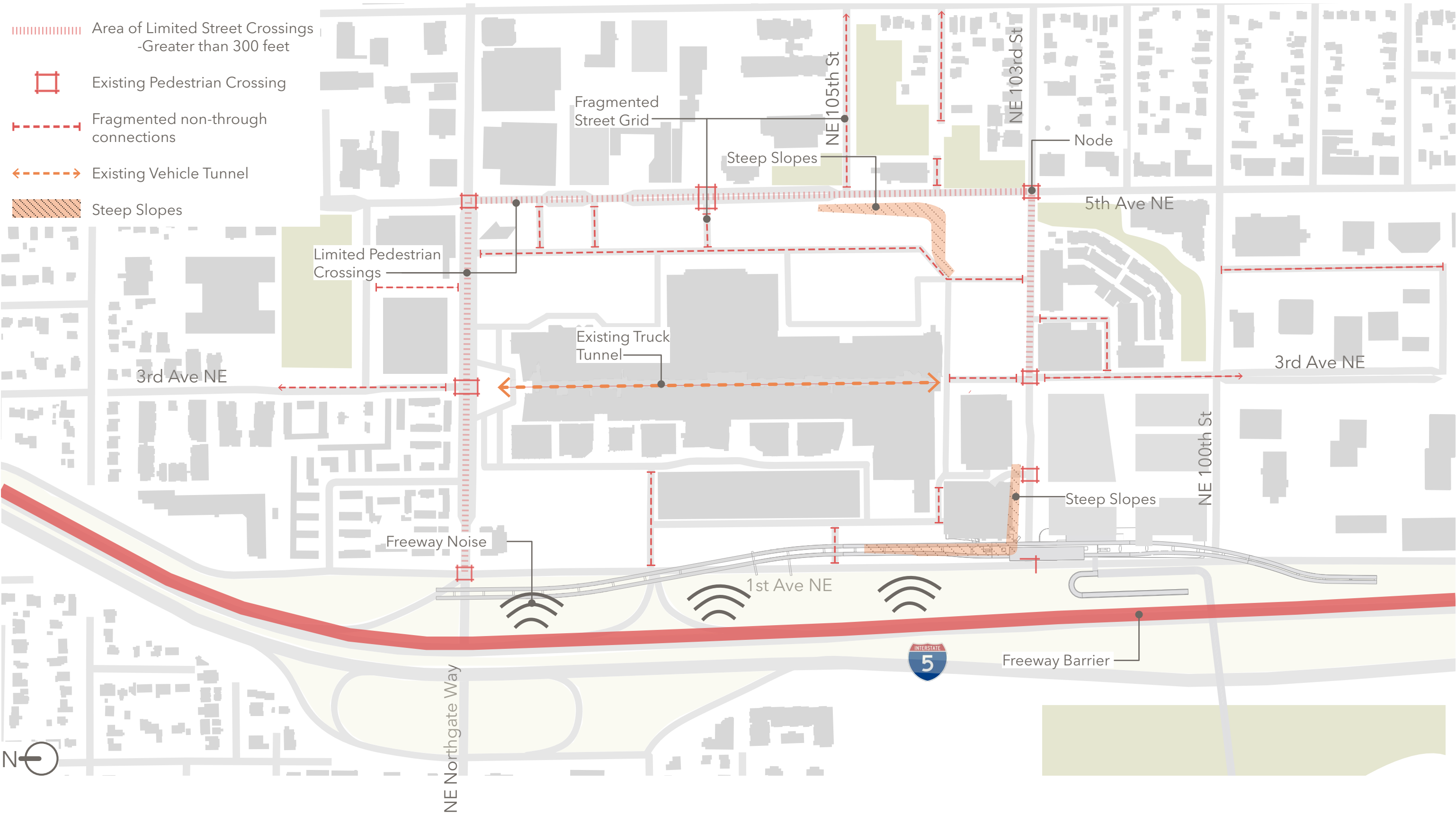
▲ Existing Curb Cut

Parcel Legal Descriptions

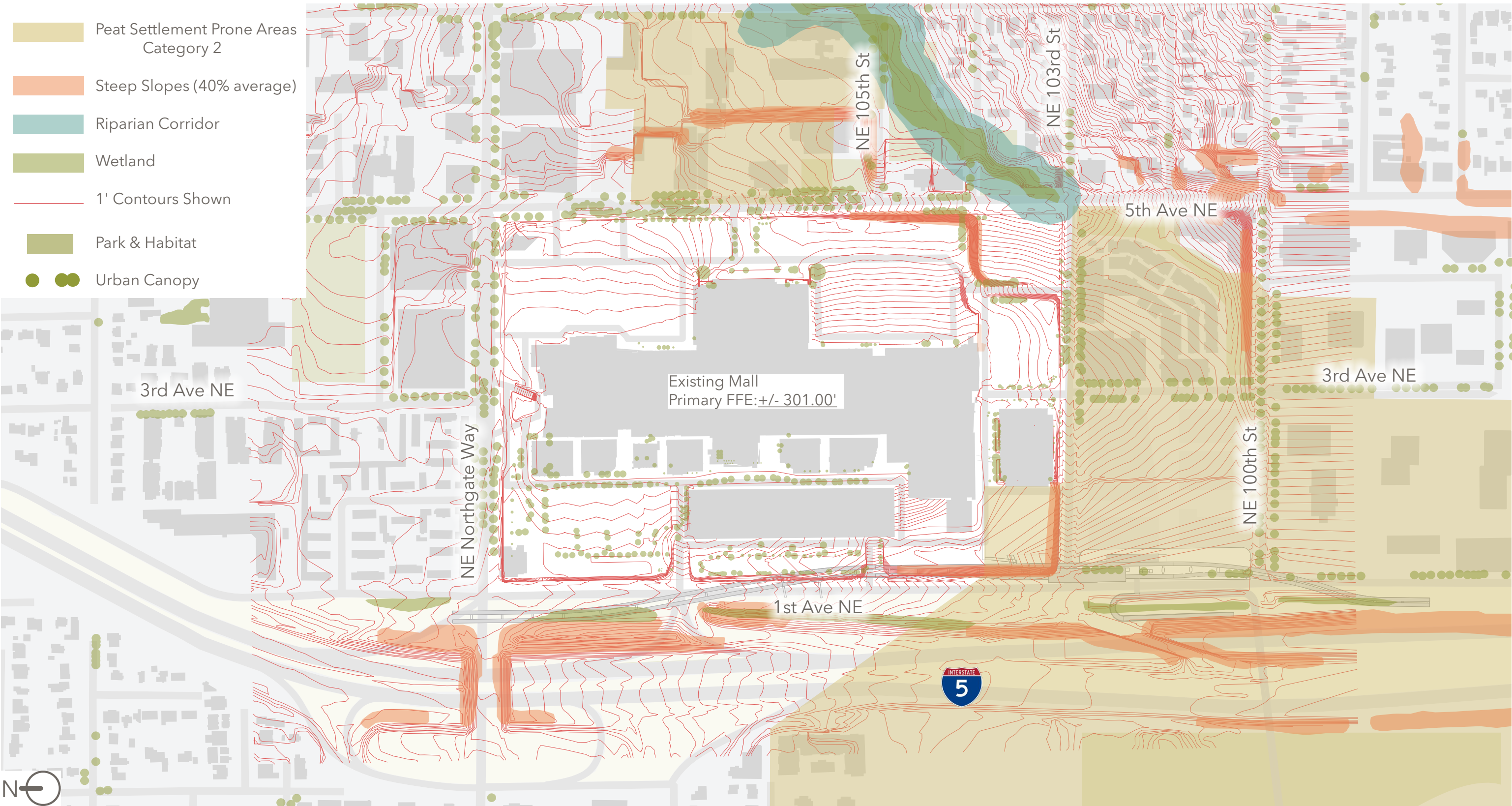
- 292604-9285 (BANK OF AMERICA):
BEG 30 FT S & 230 FT E OF NW COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH WALG SD S MGN 223.94 FTTH S 00-00-20 E 133.584 FTTH N 89-59-40 E 105 FT TO TRUE BEG TH CONTG N 89-59-40 E 76 FTTH S 00-00-20 E 127 FTTH S 89-59-40 W 49 FTTH N 00-00-20 W 1 FTTH S 89-59-40 W 24 FTTH N 00-00-20 W 86 FTTH S 89-59-40 W 3 FTTH N 00-00-20 W 40 FT TO TRUE BEG
- 29260494-88 (BED BATH AND BEYOND, DSW-Northgate Mall):
POR SE 1/4 OF SW 1/4 - BEG 30 FT S & 230 FT E OF NW COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH WALG SD S MGN 223.94 FTTH S 00-00-20 E 133.584 FTTH N 89-59-40 E 181 FTTH S 00-00-20 E 127 FT TO TPOB TH S 89-59-40 W 49 FTTH N 00-00-20 W 1 FTTH S 89-59-40 W 121.42 FTTH S 00-00-20 E 167.58 FTTH N 89-59-40 E 205 FTTH N 00-00-20 W 166.58 FTTH S 89-59-40 W 34.58 FT TO TPOB LESS CO RD
- 292604-9025 (NORTHGATE MALL SHOPPING CENTER):
PCL C SEATTLE LBA #3003593 REC #20060203900004 LESS POR DAF: BEG SW COR THOF ON 1ST AVE NE TH N 00-36-07 E ALG W LN 47.74 FTTH S 89-23-47 E 33.09 FTTH S 00-37-29 W 18.56 FTTH S 89-23-47 E 42.01 FTTH S 00-36-13 W 12.94 FTTH S 89-23-47 E 206.50 FTTH S 00-36-13 W 13.17 FT TO S LN SD PCL C TH S 89-58-46 W 281.61 FT TO POB PER SCC# 13-2-35913-8 SEA DTD 1/23/2015 FOR CPSRTA NORTHGATE STATION
- 292604-9528 (NORDSTROM- NORTHGATE MALL):
POR OF SE 1/4 OF SW 1/4 DAF - BEG AT NE COR OF SD SE 1/4 OF SW 1/4 TH S 0-00-20 E 40.01 FTTH N 88-19-10 W 665.32 FTTH S 0-00-20 E 729.93 FT TO TPOB TH S 0-00-20 E 169.17 FTTH S 89-59-40 W 130.75 FTTH S 0-00-20 E 10 FTTH S 89-59-40 W 107.17 FTTH N 0-00-20 W 190.34 FTTH N 89-59-40 E 107.17 FTTH S 0-00-20 E 10 FTTH N 89-59-40 E 8.58 FTTH S 0-00-20 E 1.17 FTTH N 89-59-40 E 122.17 FT TO TPOB
- 292604-9272 (MACY'S - NORTHGATE MALL):
POR OF SE 1/4 OF SW 1/4 OF SEC 29 & OF N 1/2 OF NE 1/4 OF NW 1/4 OF SEC 32 DESC AS FOLS-BEG ON W LN OF 5TH AVE NE AT A PT 330 FT S OF N LN OF SD SE 1/4 OF SW 1/4 TH N 88-19-10 W 299.744 FTTH S 00-00-20 E 350.348 FTTH S 89-59-40 W 145.75 FTTH S 00-00-20 E 90 FTTH S 89-59-40 W 168 FTTH S 00-00-20 E 220 FTTH N 89-59-40 E 168 FTTH S 00-00-20 E 138 FTTH N 89-59-40 E 145.75 FTTH S 00-00-20 E 529.403 FTTH S 88-15-00 E 295.934 FT TO WLY MGN OF 5TH AVE NE TH N ALG SD W MGN TO BEG LESS CO RD & LESS POR RD PER REC # 20051114003131
- 322604-9566 (NORTHGATE Mall)
PCL A SEATTLE LBA #3003593 REC #20060203900004 SD BLA BEING POR SE 1/4 OF SW 29-26-4 TGW POR N 1/2 OF NE 1/4 OF NW 1/4 32-26-4
- 322604-9481 (J C PENNY CO- NORTHGATE MALL):
BEG SE COR OF N 1/2 OF NE 1/4 OF NW 1/4 TH WALG S LN SD SUBD 656.95 FTTH N 00-00-20 W 330 FT TO TPOB TH S 89-59-40 W 119.29 FTTH S 00-00-20 E 10 FTTH S 89-59-40 W 227.37 FTTH N 00-00-20 W 13.75 FTTH S 89-59-40 W 110.08 FTTH N 00-00-20 W 86 FTTH N 89-59-40 E 110.08 FTTH N 00-00-20 W 137 FTTH N 89-59-40 E 128.83 FTTH S 00-00-20 E 9 FTTH N 89-59-40 E 217.83 FTTH S 00-00-20 E 217.75 FT TO TPO



Site Constraints



Existing Natural and Critical Areas



EXISTING NEIGHBORHOOD AXONOMETRIC - LOOKING EAST

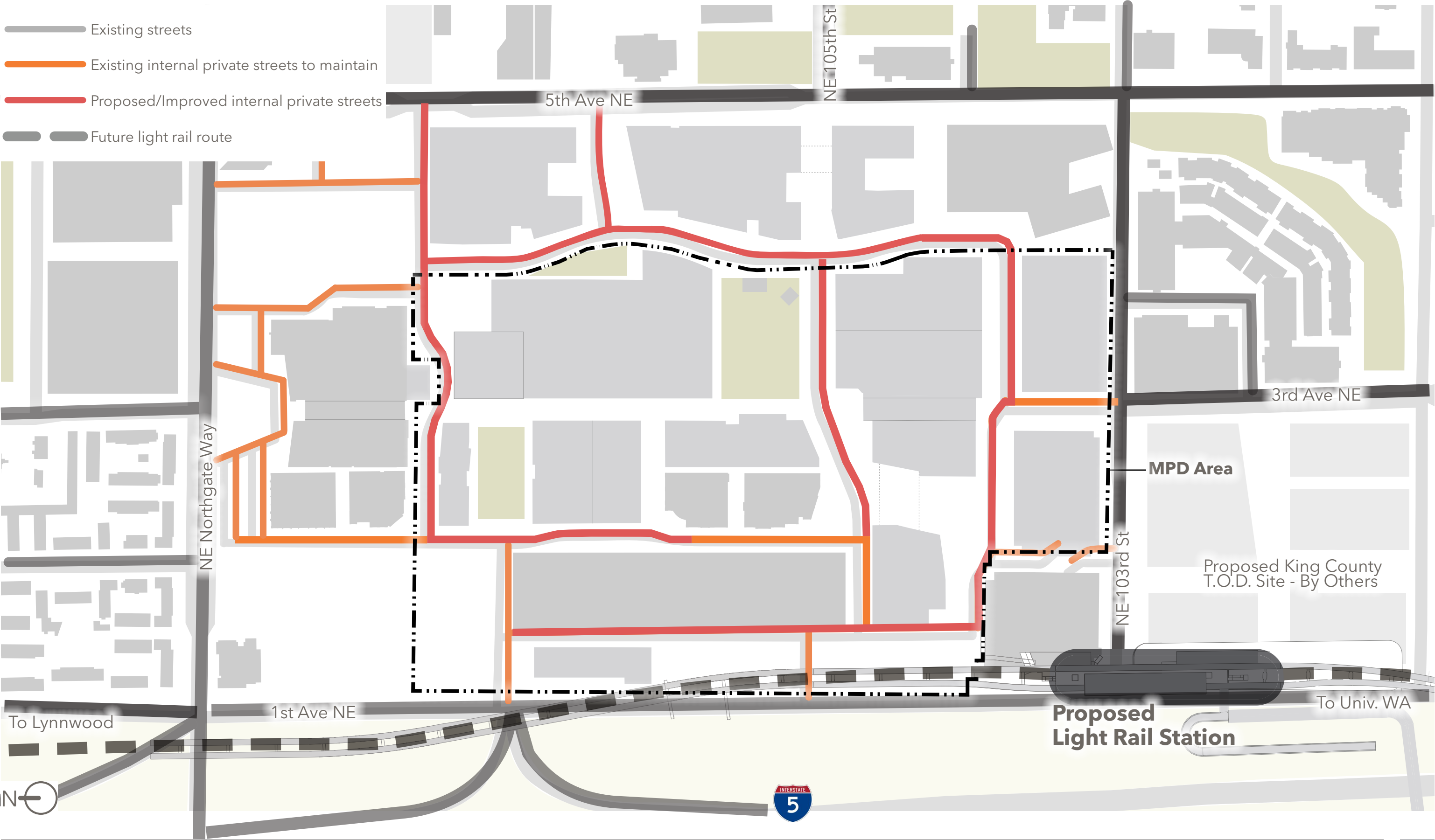


MPD - URBAN DESIGN

OVERVIEW

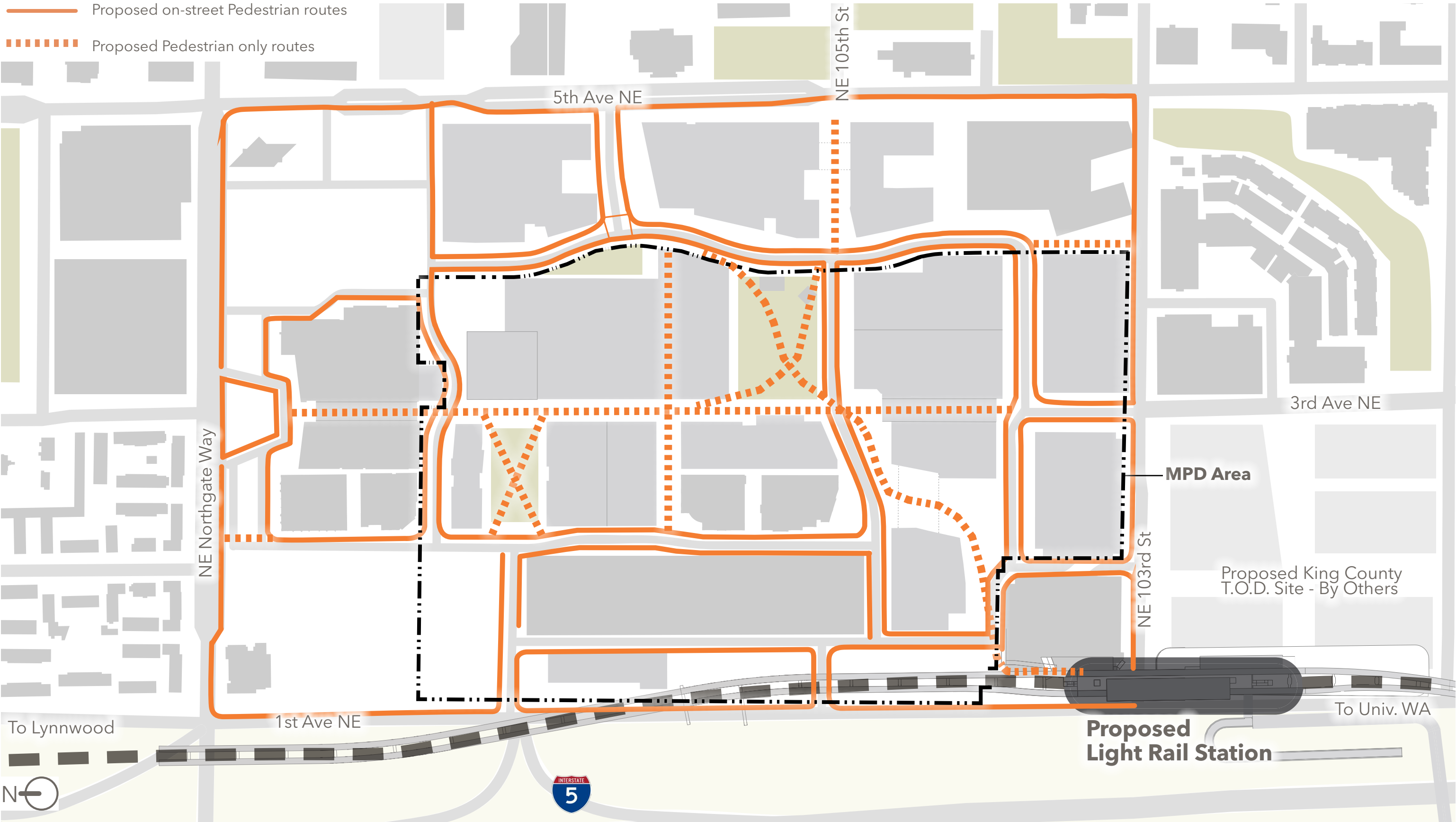
PROPOSED VEHICULAR AND TRANSIT CIRCULATION

- Existing streets
- Existing internal private streets to maintain
- Proposed/Improved internal private streets
- Future light rail route

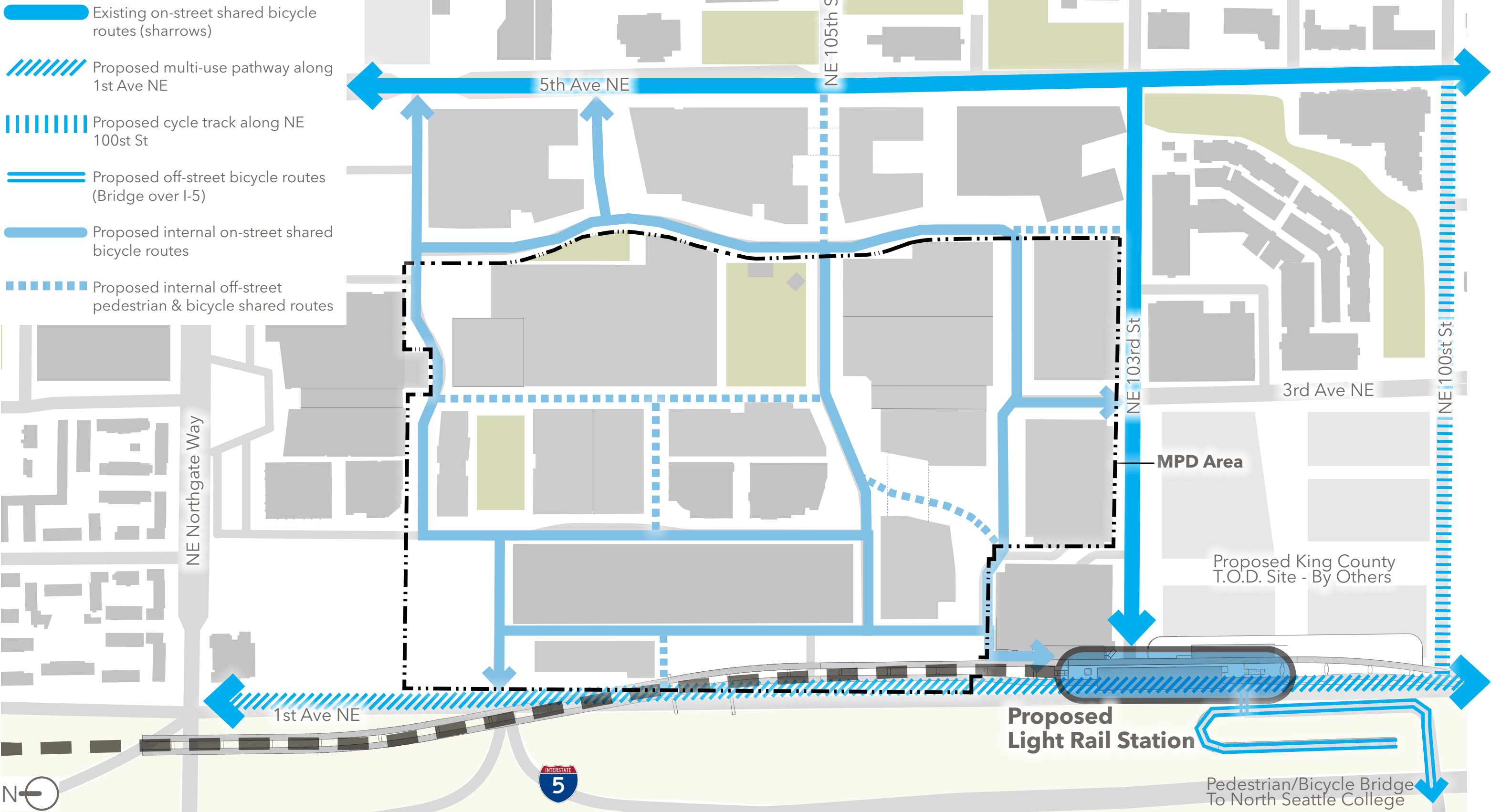


PROPOSED PEDESTRIAN CIRCULATION

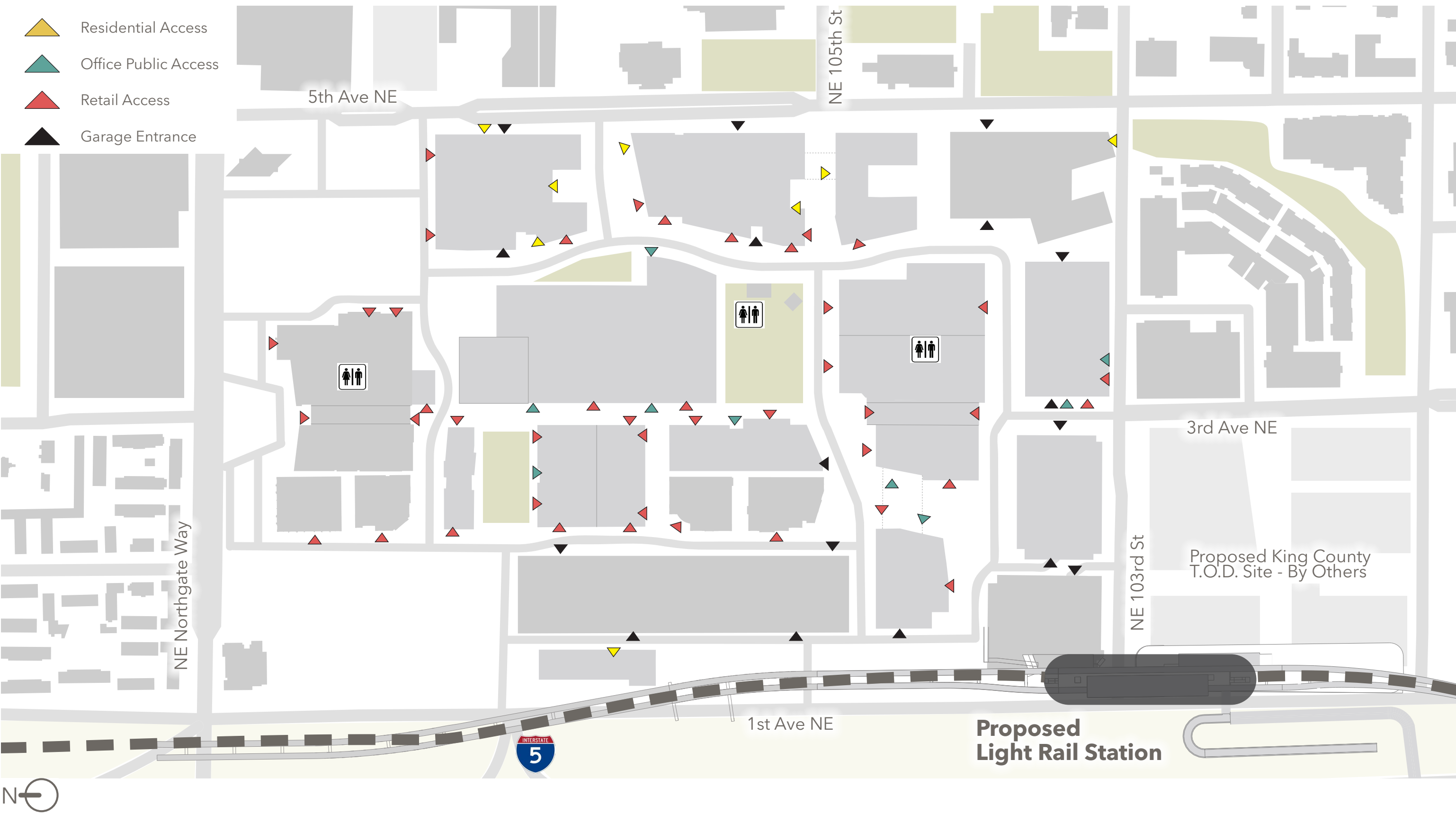
- Proposed on-street Pedestrian routes
- Proposed Pedestrian only routes



PROPOSED BICYCLE CIRCULATION



PROPOSED PRIMARY ACCESS AND PUBLIC RESTROOMS



EDG2 SITE PLAN



CURRENT SITE PLAN



PROPOSED SITE PLAN AND STREET LEVEL BUILDING USES



DEVELOPMENT PROGRAM - MPD OPEN SPACE

Open Space Requirements				
	Open Space Type	Square Feet	Bonus Factor	Revised SF
Public Open Space	Active Park	50,379	1.5	75,568
	Interior Pedestrian Connections	59,856	1	59,856
	Urban Garden	17,079	1	17,079
	Urban Plaza	59,851	1.5	89,777
	Total Open Space			242,280
	Usable Open Space			180,070
Planted Areas	Planted Areas on-site, not included above			78,944
	Planted Areas on site in new Open Space			62,210
	Total Planted Area			141,154
Summary	Total Public Open Space			321,150
	Total MPD Site Area			1,302,123
	Required Open Space (15% of Site Area)			195,318
	Required Landscaped Area (min 1/3 of Required Open Space)			65,106
	Required Usable Open Space (min 1/5 of Required Open Space)			39,064

PUBLIC OPEN SPACE DIAGRAM

- PRIVATE
- SEMI PUBLIC
- PUBLIC
- PUBLIC - (Interior)



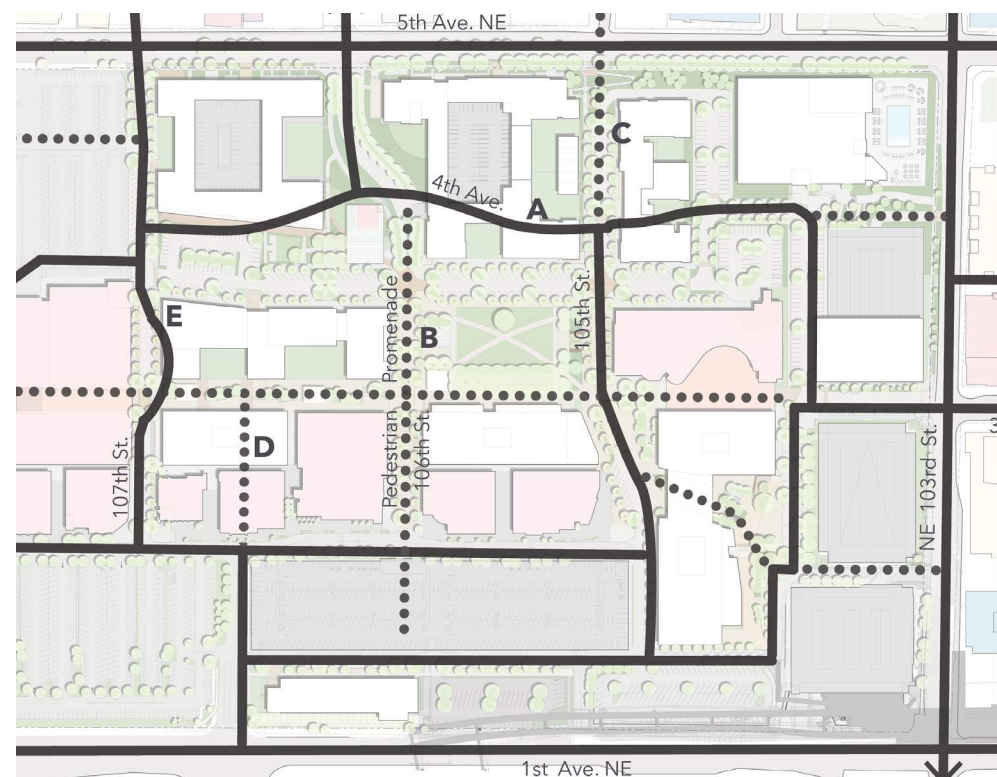
MPD - RESPONSE TO EDG COMMENTS

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

Overall

The Board was concerned with the priority given to vehicular traffic on site and recommended a design that resolves the conflict between the programmatic and functional requirements of the mall with the pedestrian activity that will be prominent on site.

Response: The changes made to the site plan after NHL Building placement created more opportunities than before to replace corridors that were vehicular to now pedestrian-only. Connections to and from the site have been studied and have improved greatly with this reconfiguration. Primary paths of through-site travel that are pedestrian-only include the 3rd Ave Promenade, connection to light rail station at building O3 and the covered public pedestrian passage through the NHL Ice Centre and to 2nd Ave NE. In addition, each new street has generous pedestrian zones on both sides, where the combined width of the paved sidewalks and landscape areas are equal or greater to the width of the vehicular lanes. This combination of site plan improvements and street design features demonstrates that the pedestrian environment has, at a minimum, equal priority with vehicular traffic, and 100% priority in parts of the site where vehicles are excluded.



Reconfiguration of Streets

The Board also encouraged the applicant to develop a street hierarchy with multiple street typologies that promotes pedestrian activity primarily in the interior of the site and minimizes the impact of vehicular access, parking, and service uses.

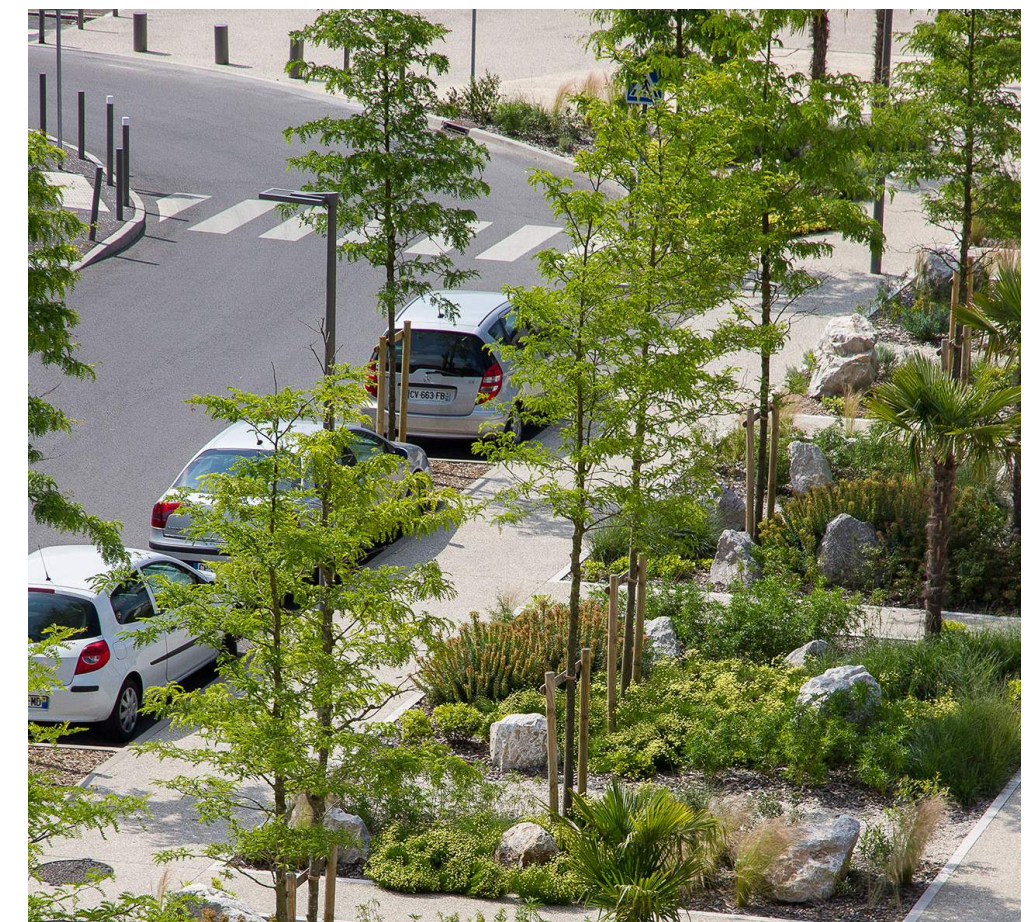
Response: Development of the site plan has clarified the street hierarchy, and further refined scoring, materiality, site furnishings and lighting. The current design implements svelte roads that incorporate traffic-calming elements and minimizes the impact of vehicles, to support a vibrant pedestrian environment and bike-friendly streetscapes/amenities.



Priority given to pedestrians

The Board directed the applicant to incorporate as much landscaping and tree canopy as possible in the parking areas, minimizing the visual impacts of the parking areas.

Response: The design team is cognizant of the current impermeable site conditions that prevail - and will incorporate robust tree canopy for Northgate to counter spikes in temperatures, combat heat island effect and heat gain, sequester carbon, support stormwater management and contribute to the City's goal of additional tree canopy coverage. Current new trees counts are at above 900 trees. Trees in area where cars are present are in planters that maximize planted area and break-up the parking zones, mitigating their visual impacts.



Mitigated Visual Impact

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

The Board was concerned with the integration of bicycle parking into the overall site design and directed the applicant to develop a layout where these areas are easily accessible and easily identifiable.

Response: Long-term bicycle parking will be incorporated, per code, in each building. Short-term bicycle parking is provided on streets and open spaces, generally clustered at entries, edges and in corrals. They are present at each block, per code requirements.



Bike Racks are clustered

The Board was concerned with the relationship of the Hotel building, which orients the primary entry and active uses towards an internal street, and 1st Avenue Northeast. The Board suggest the applicant explore strategies to promote pedestrian safety along this edge.

Response: 1st Avenue NE is currently in design by Sound Transit, and will include a multi-modal trail and revised curb line. The internal street to the east, 1st Place, includes 8' sidewalks and 6' planting zones, parallel parking and buffer planting along parking areas. This creates a continuous pedestrian connection from the Light Rail Station. While the hotel entrance addresses the internal street, active programmatic functions wrap the base of the hotel to create an engaging pedestrian realm at all edges.



Clear connection on west side of 1st Place from Light Rail to H1

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

The Board suggested the applicant develop a streetscape design for the Northern boundary of the Major Phased Development that will successfully integrate the new construction with the existing structures to remain, creating a unified development on the site.

Response: The roadway alignment at 107th has been modified to allocate generous sidewalks along the North edge, at existing retail environments (The Ram, AT&T, Kays, Renovated Mall entry, Ben Bridge, and DSW/BedBath) . Restaurant uses with spillover exterior terraces specifically will keep their existing frontage widths, retail zones will include site furnishings, lighting, new paving and will seamlessly connect to the new parts.



Integration of existing retail through materials and furnishings

The Board gave guidance to include programmatic elements and landscaping to increase activity and establish a connection with the Thornton Place development.

Response: The refined design includes a large amount of bio-retention planted areas: to connect to the Creek symbolically, create environmental education opportunities, and greatly reduce stormwater run-off/impact on-site from the current conditions. Program will include passive play, stormwater collection and expression, and seating/lounge zones.



Environmental Awareness Opportunities

The Board was concerned with the relationship between the public spaces throughout the site and the different street typologies. The Board highlighted the placemaking opportunity of these spaces and recommended their design take precedence and prioritize the pedestrian. Use various wayfinding elements to tie into these placemaking opportunities, to help visitors in navigating the site.

Response: The refinement of the design includes developed paving patterns and site features that tie the public open spaces and streets together, through materials, outdoor furniture, lighting and wayfinding.

Street Nomenclature: In addition to wayfinding design elements, the Board suggested the applicant utilize creative street nomenclature to aid in placemaking and wayfinding throughout the site.

Response: Noted.

The Board was concerned with the design of the landscaping between West edge of existing structures to remain (R1-R5 Buildings) and the existing parking deck. The Board directed the applicant to develop a landscaping strategy for this portion of the development site that lessens the impact of the vehicular traffic and visually connects this area with rest of the site.

Response: We are proposing amendments to sections of the current 2nd Avenue design - reducing the roadway width to 20' in areas of new building construction, creating larger plant beds and clear crossings from the existing parking structure and adding usability for pedestrians and shoppers.



Revitalized Streetscape at 2nd Avenue NE

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

Central Park

The Board was concerned with how the upper level of the Central Park fits into the overall design. Provide more information on how this area is programmed and its relationship to the 3rd Avenue Promenade and amphitheater seating.

Response: Noted. The design has evolved and includes an overlook from the promenade level onto the amphitheater, and the amphitheater mass has been broken down with planting and sculpting. Paving at the Promenade extends into the park and stitches them together. Organically-shaped planters at the promenade are repeated at the pavilions, and use similar colors as the amphitheater steps, to tie these elements together.

The Board supported the proposed connection between the southern most ice rink and Central Park but recommended the applicant incorporate a deliberate separation of the park lawn from the building to minimize the extent to which the park is dependent on the use of the rink.

Response: The planted areas of the park are separated from the NHL Ice Centre by a 20' wide paved zone, flush with the Ice Centre's floor plate.



West Edge of Park at Promenade



Consistent Materiality



Spaces to relax



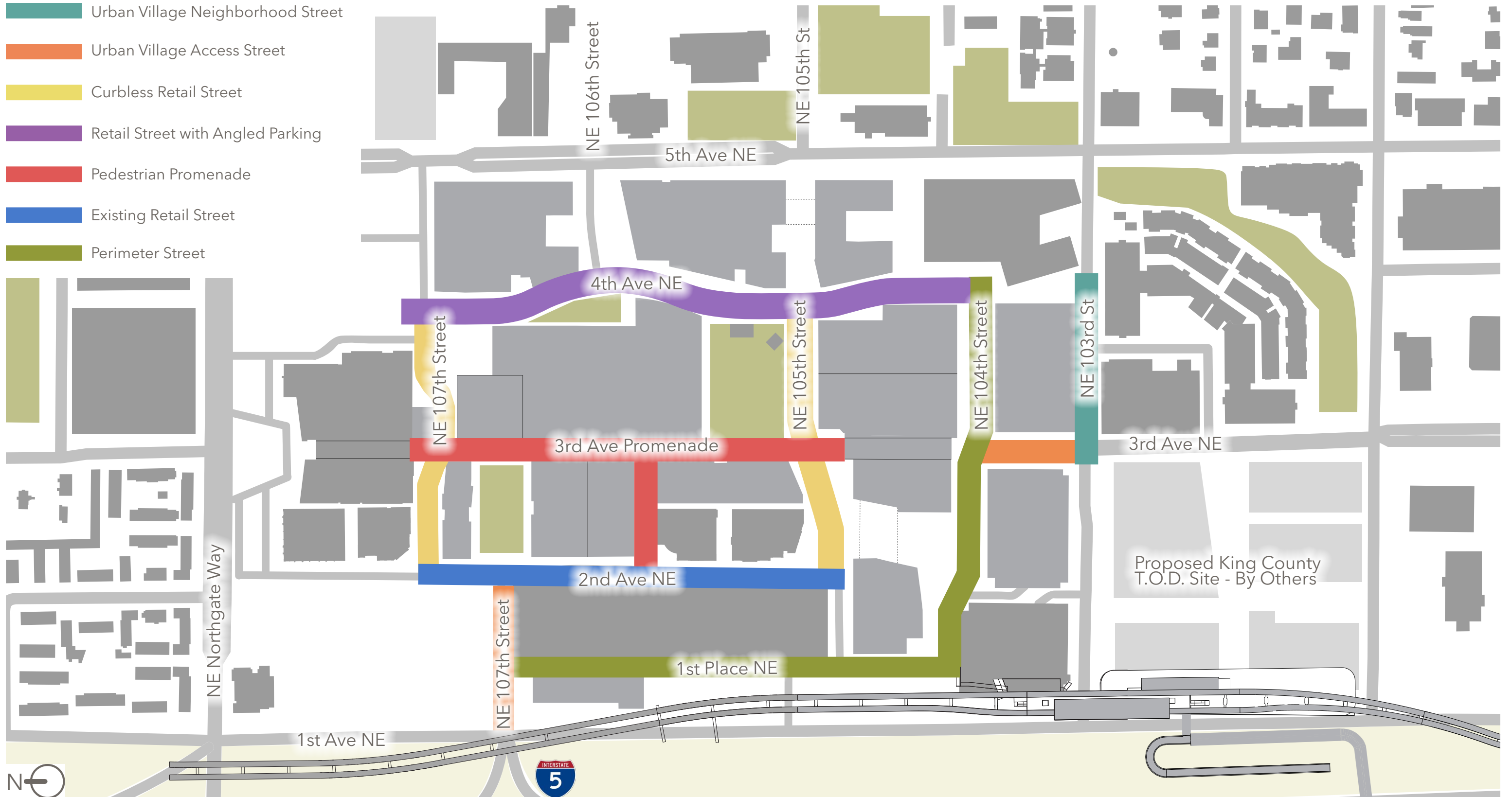
Amphitheater used Year-round

MPD - LANDSCAPE DESIGN

STREETS

STREETS - TYPOLOGIES

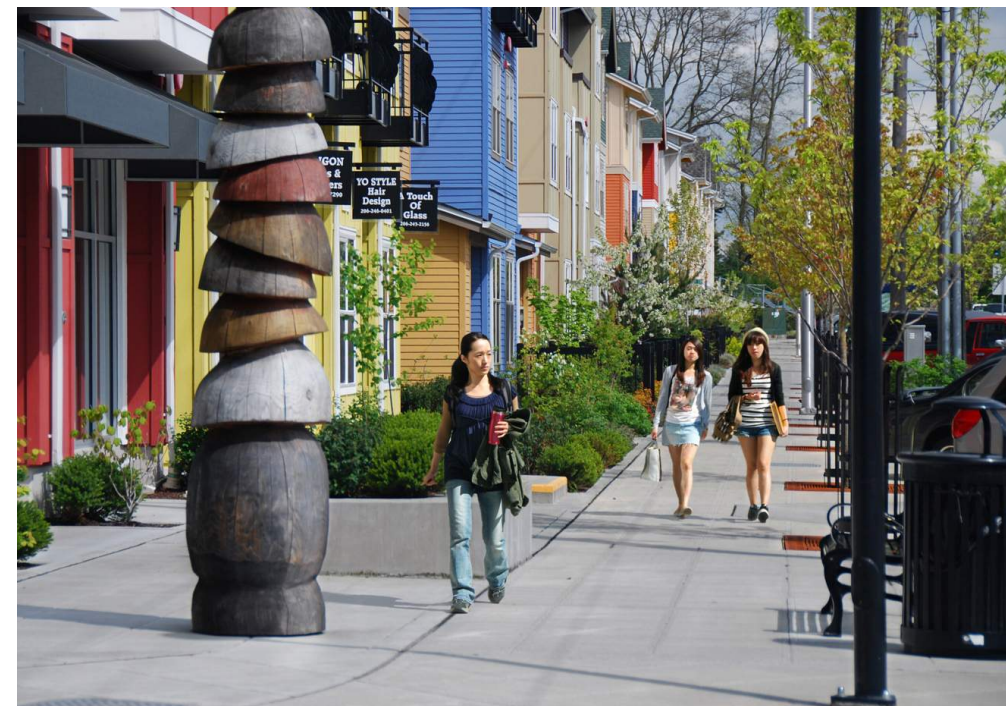
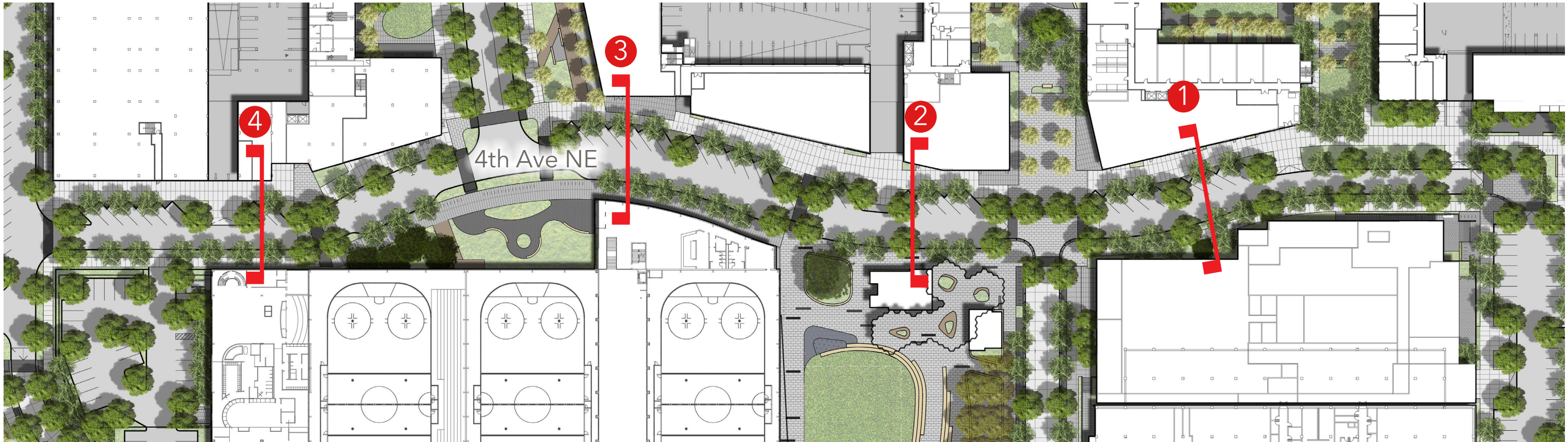
- Urban Village Neighborhood Street
- Urban Village Access Street
- Curbless Retail Street
- Retail Street with Angled Parking
- Pedestrian Promenade
- Existing Retail Street
- Perimeter Street



STREET SECTION OVERALL KEY PLAN



RETAIL STREET WITH ANGLED PARKING



Amenitized sidewalks bring vibrancy

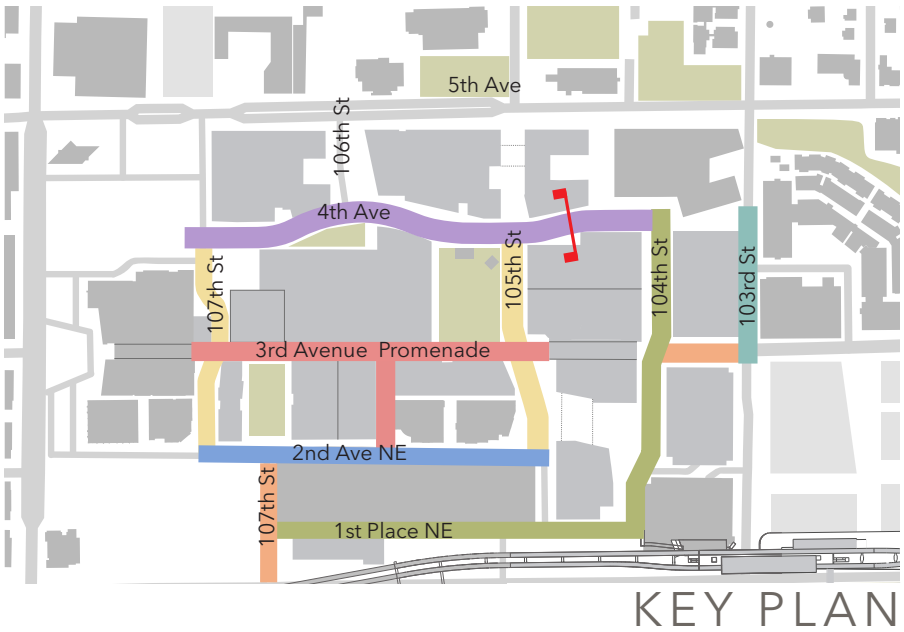
The Retail Street with Angled Parking is a newly created street type that encourages traffic calming, with two-way single lane narrow streets, angled parking on one side and parallel parking on the other; and wide sidewalks, as well as raised and bulbed-out intersections for prioritized pedestrian flow.

On the East side of the street, head-in angled parking is convenient and calms traffic down. On the West side, parallel parking is provided for drop-off zones for the NHL Seattle Ice Centre. Sidewalks are generous and include lush plantings.

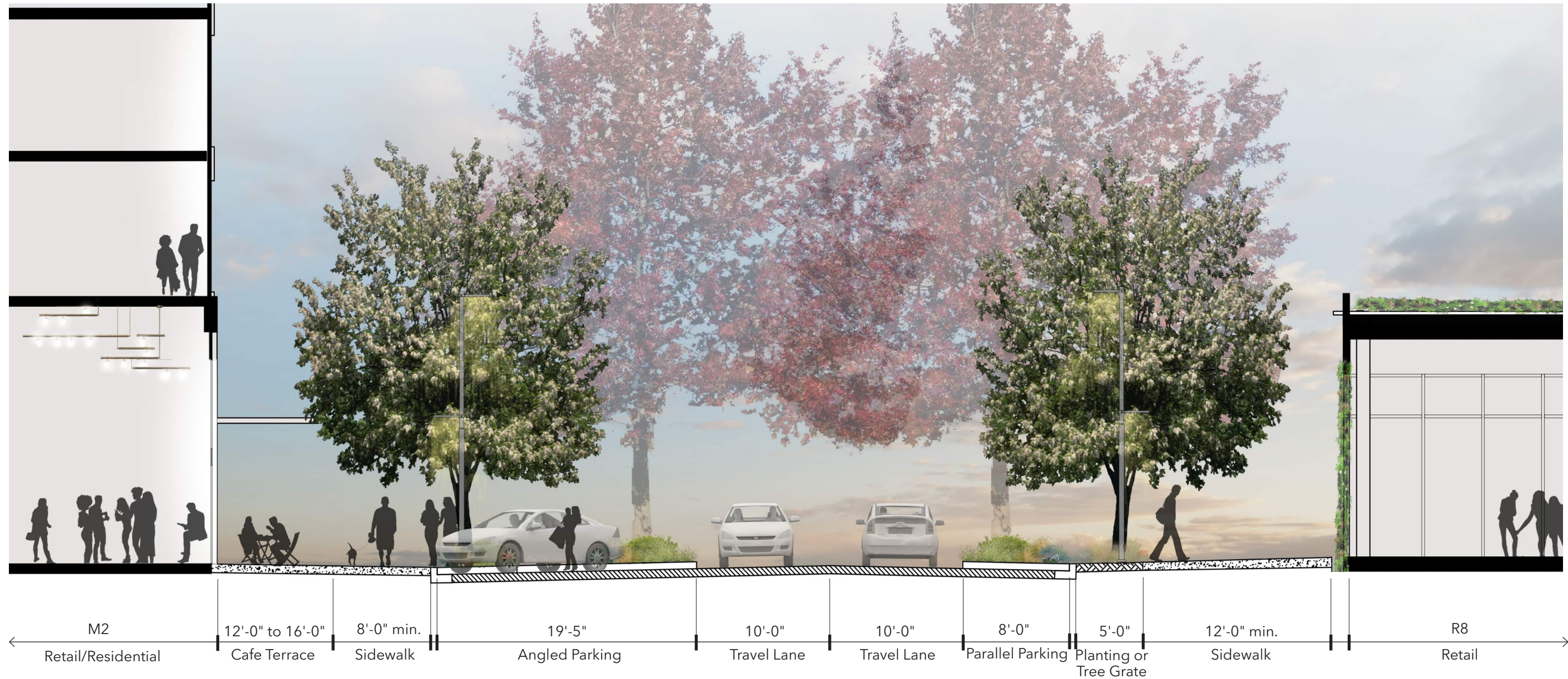
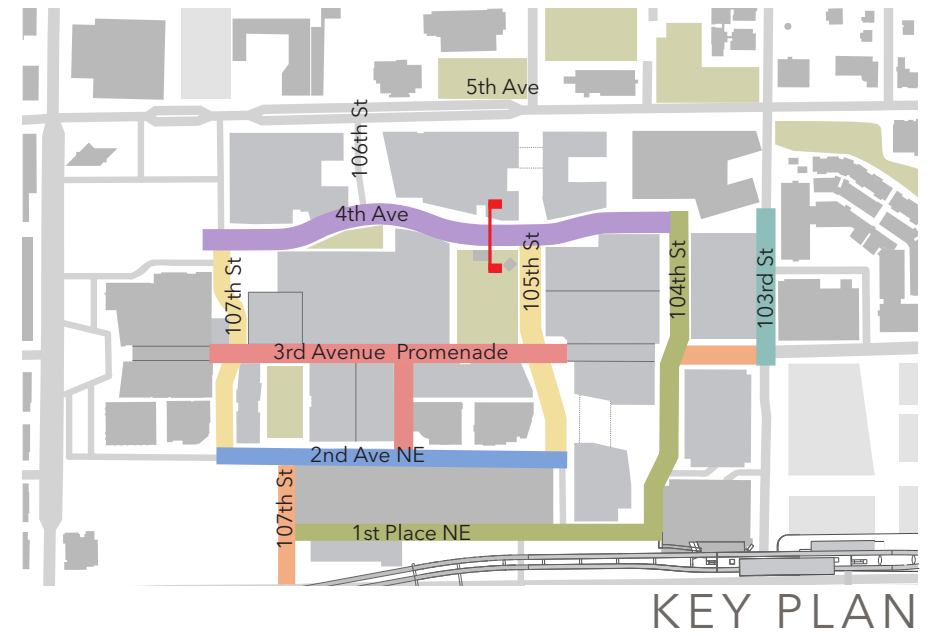


Angled Parking with planting

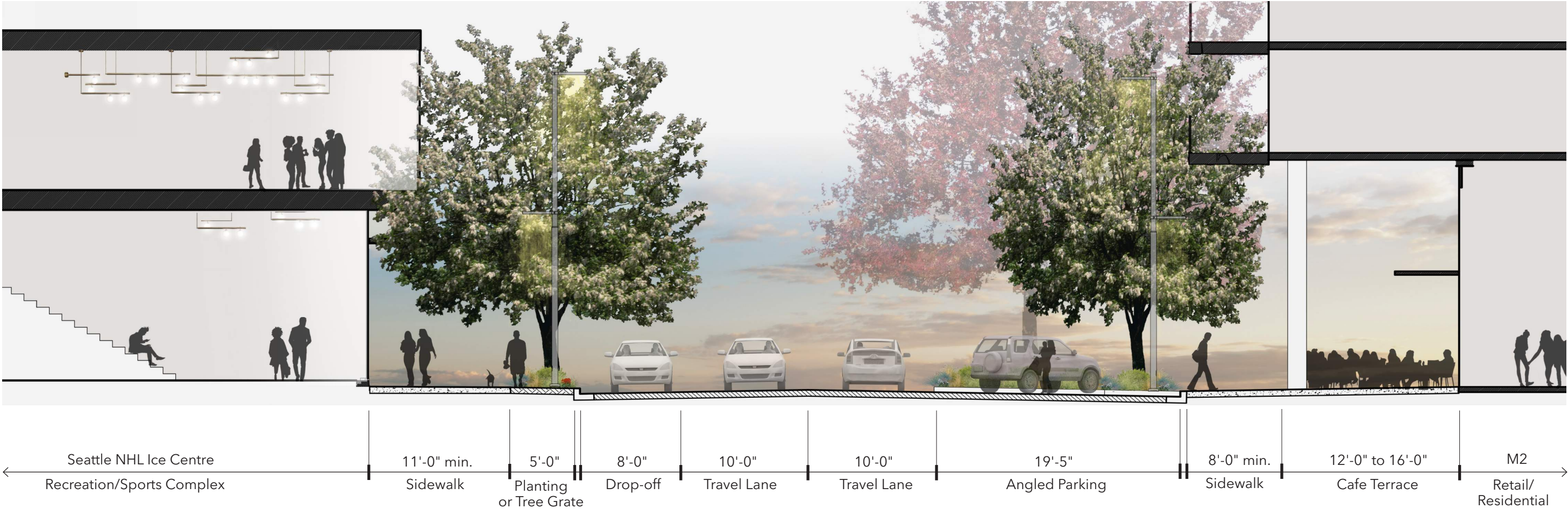
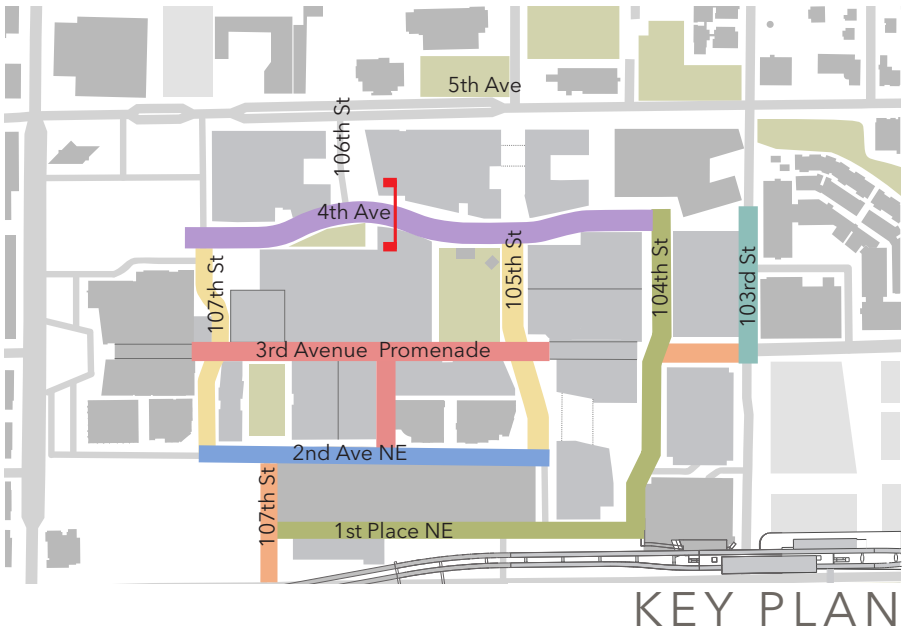
1 4TH AVENUE NE | M3/R7



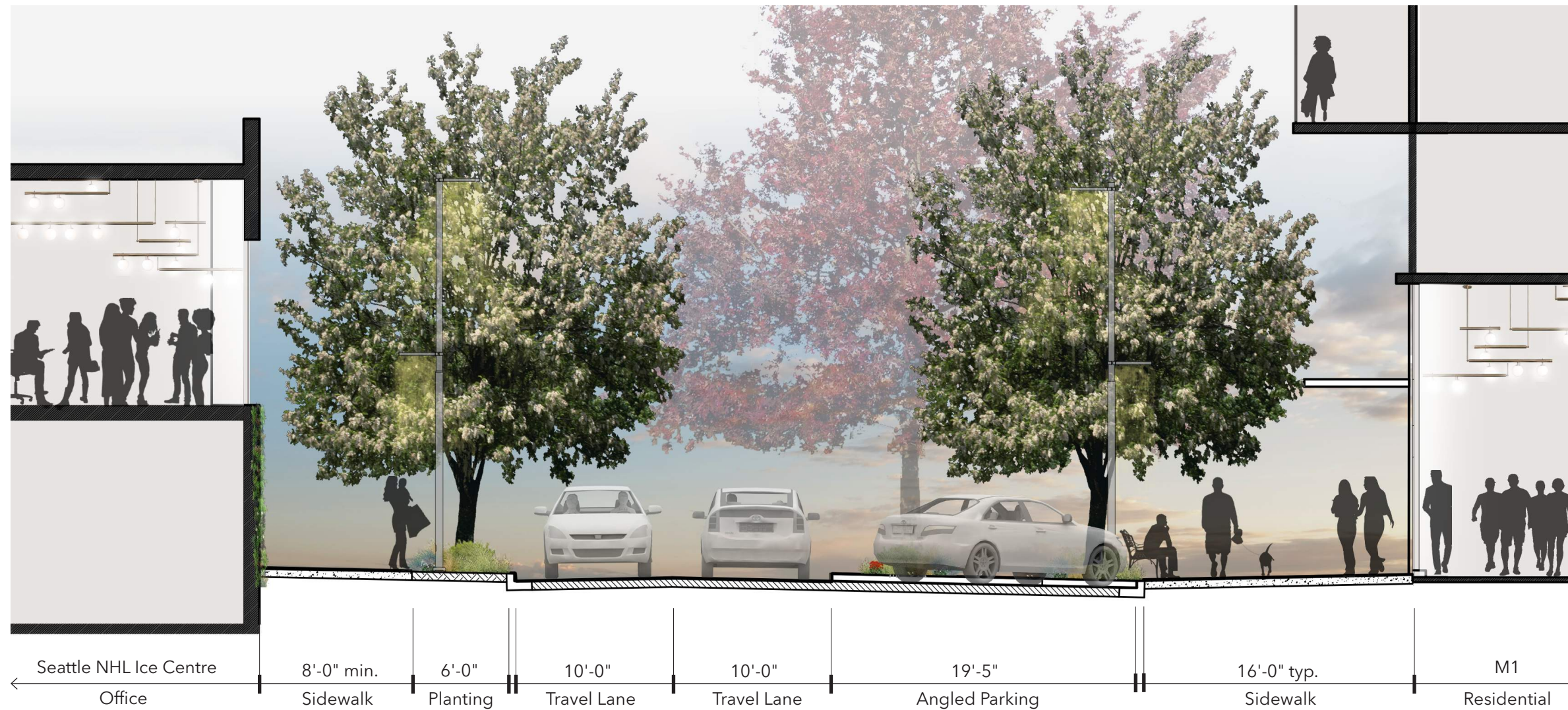
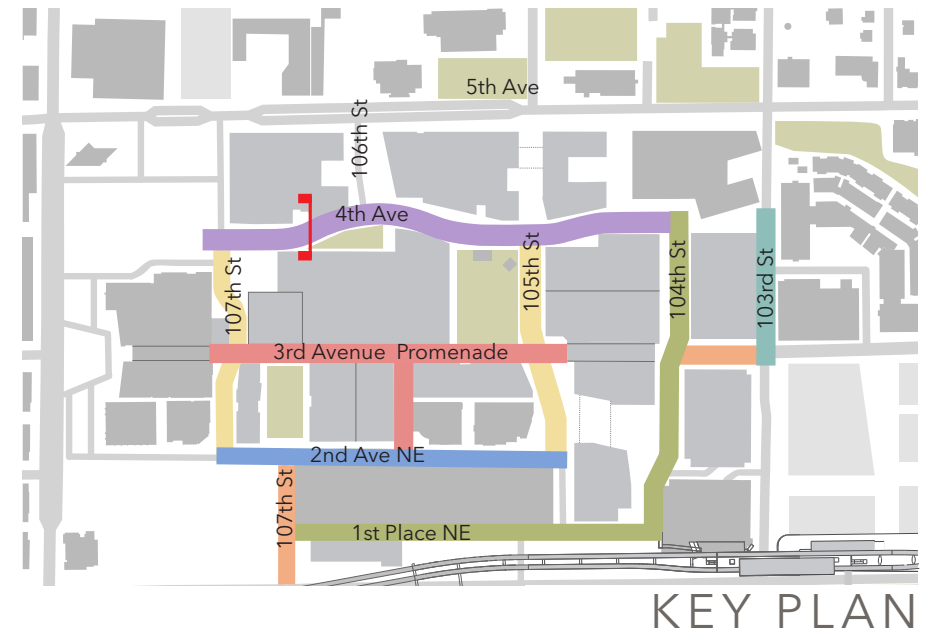
2 4TH AVENUE NE | M2/CENTRAL PARK



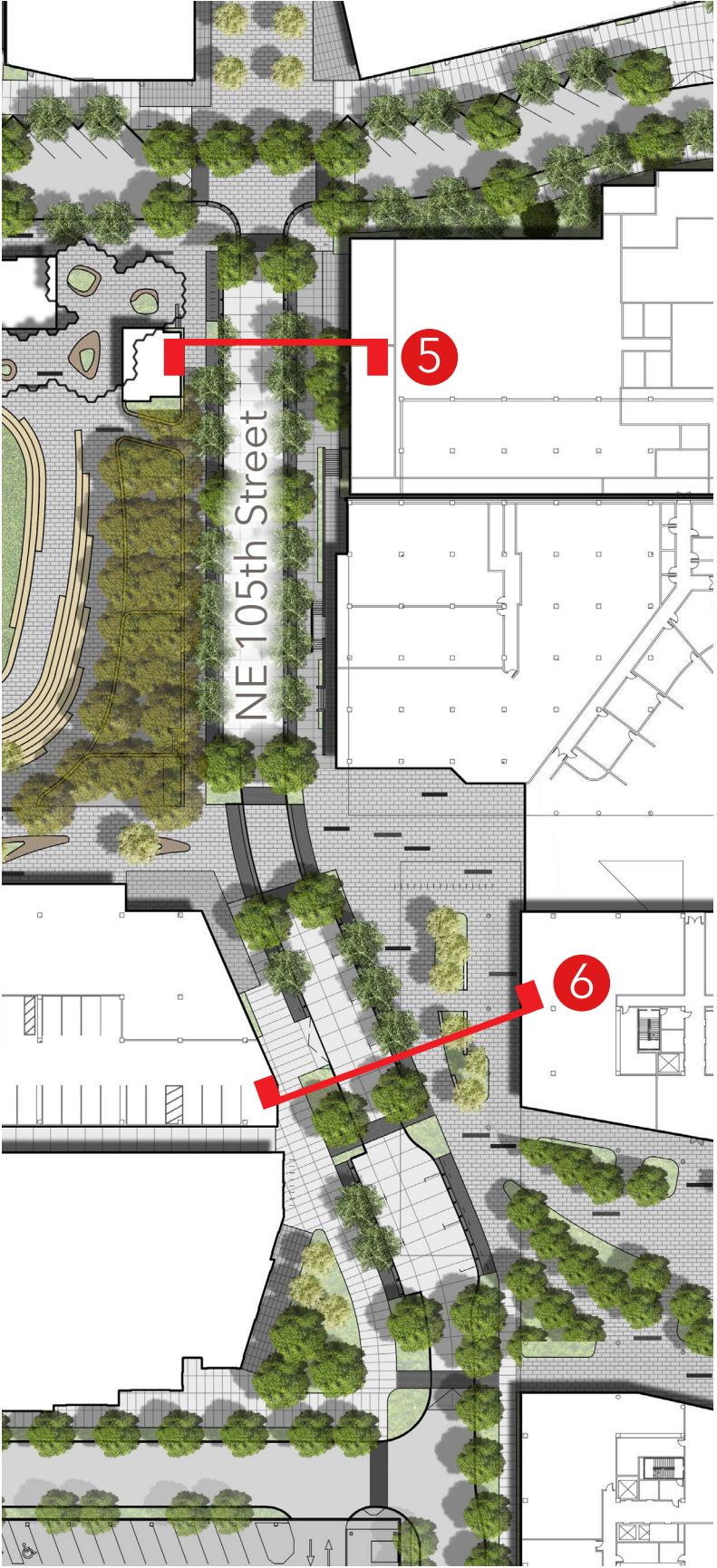
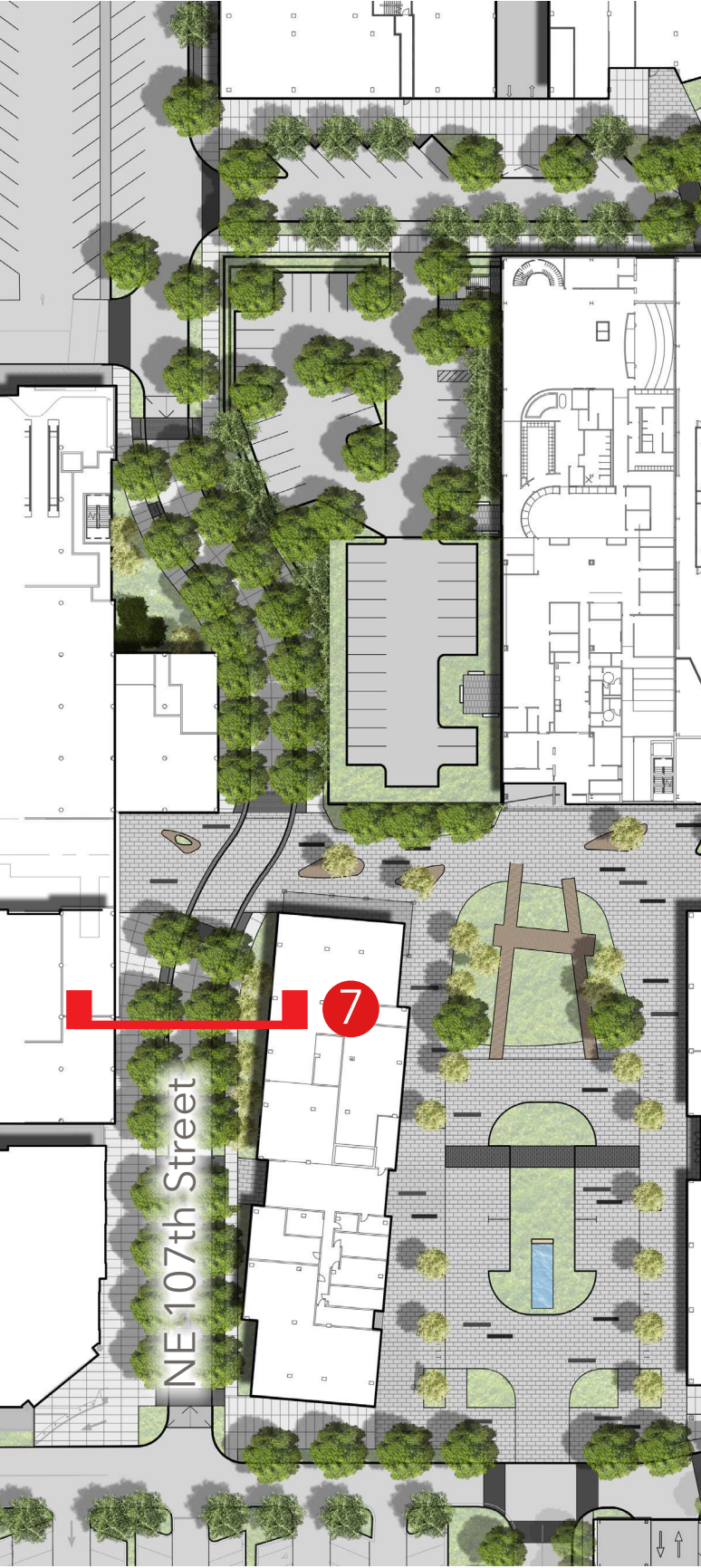
3 4TH AVENUE NE | M2/NHL SEATTLE ICE CENTRE



4 4TH AVENUE NE | M1/NHL SEATTLE ICE CENTRE



CURBLESS RETAIL STREETS



The Curbless Retail Streets, (105th and 107th Streets between 2nd and 4th Avenues) prioritize pedestrian circulation and incorporate traffic calming strategies: curb bulbs, flush intersections and streets, 16' sidewalks, two-way single lane narrow streets, and rumbling paving texture. Careful consideration is given to these streets where they intersect with the 3rd Avenue Promenade, and design integrates visual cues that gives the promenade priority over streets.

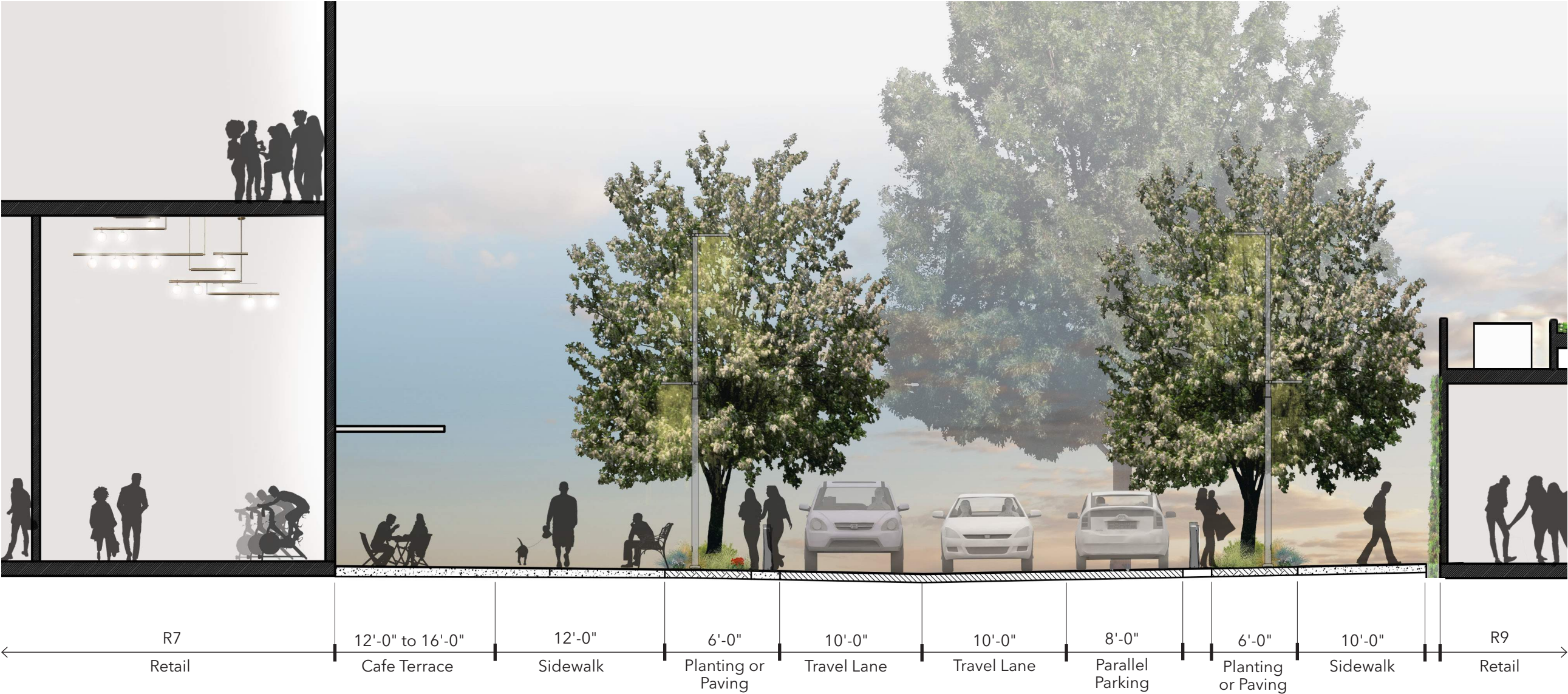
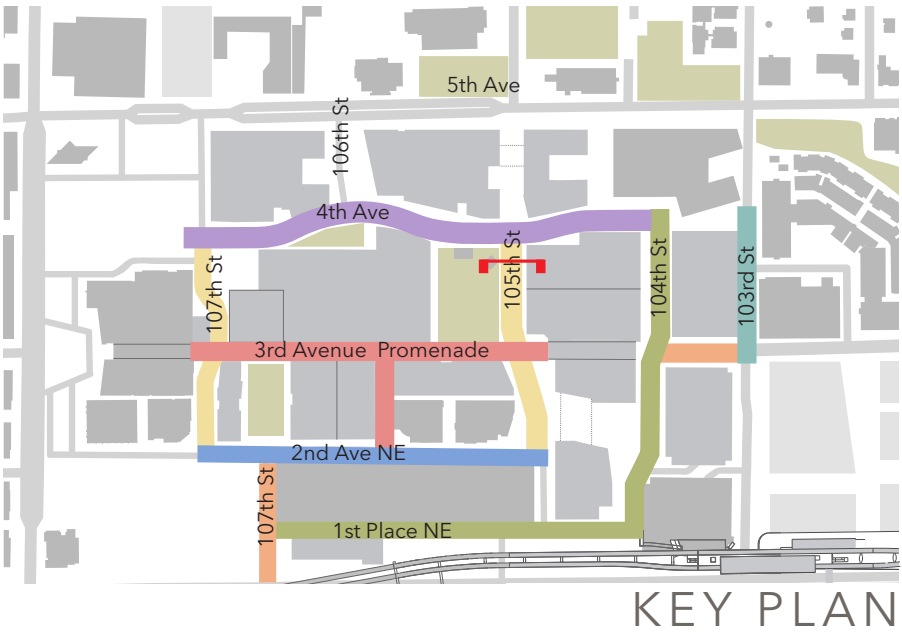


Paving and site amenities prioritize pedestrians

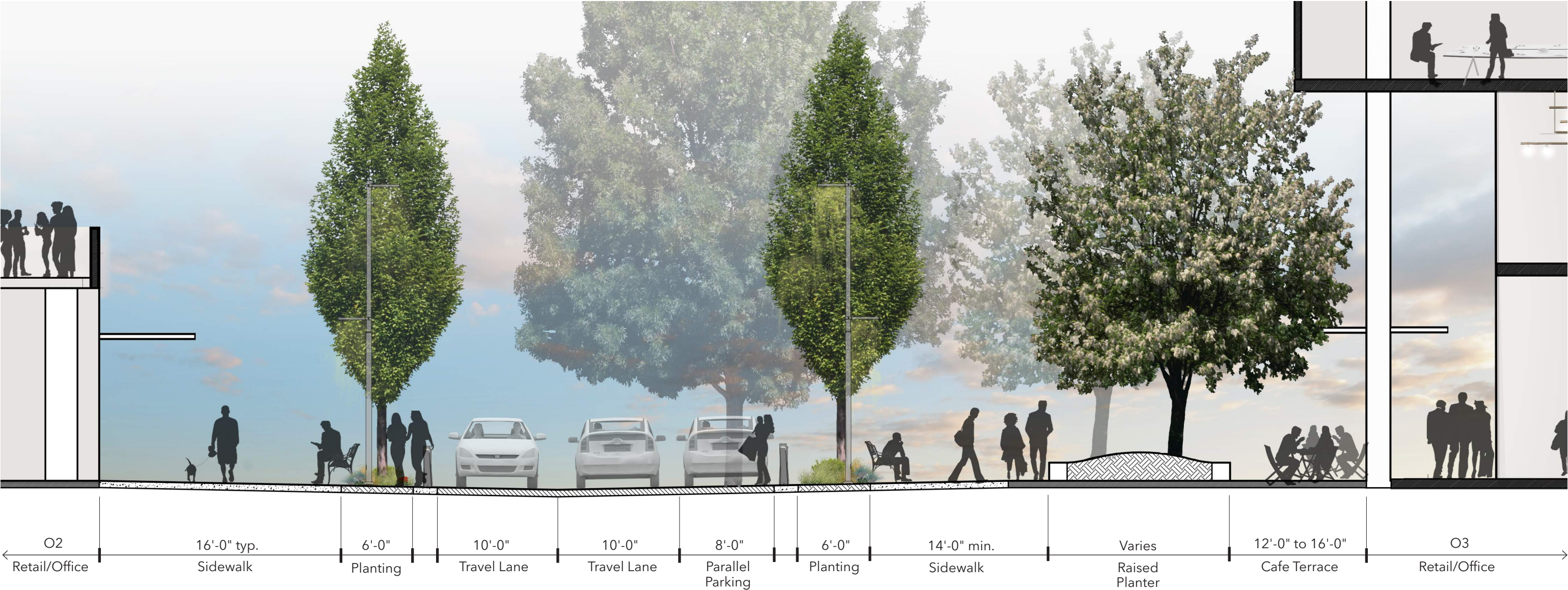
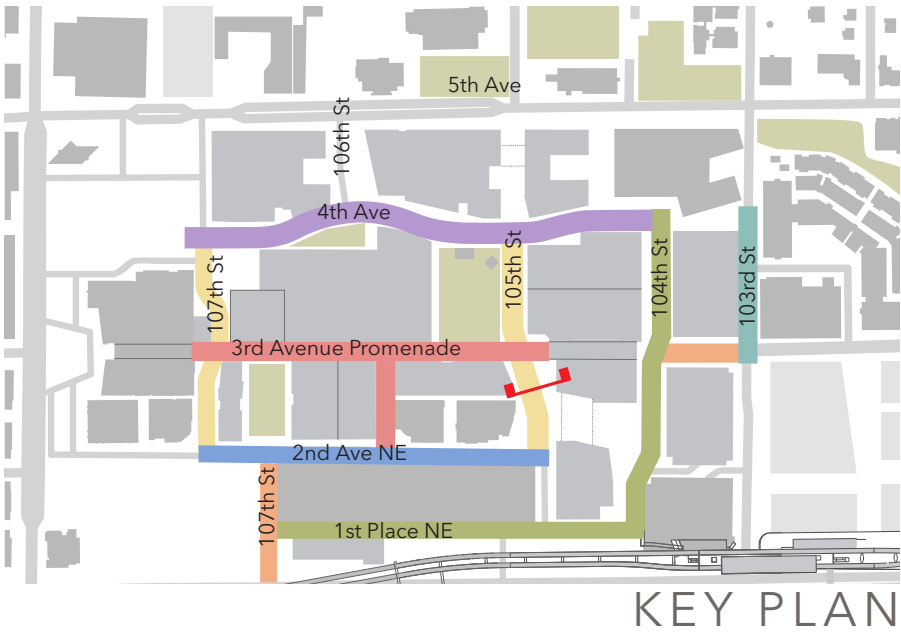


Traffic Calming and Multi-modal Travel

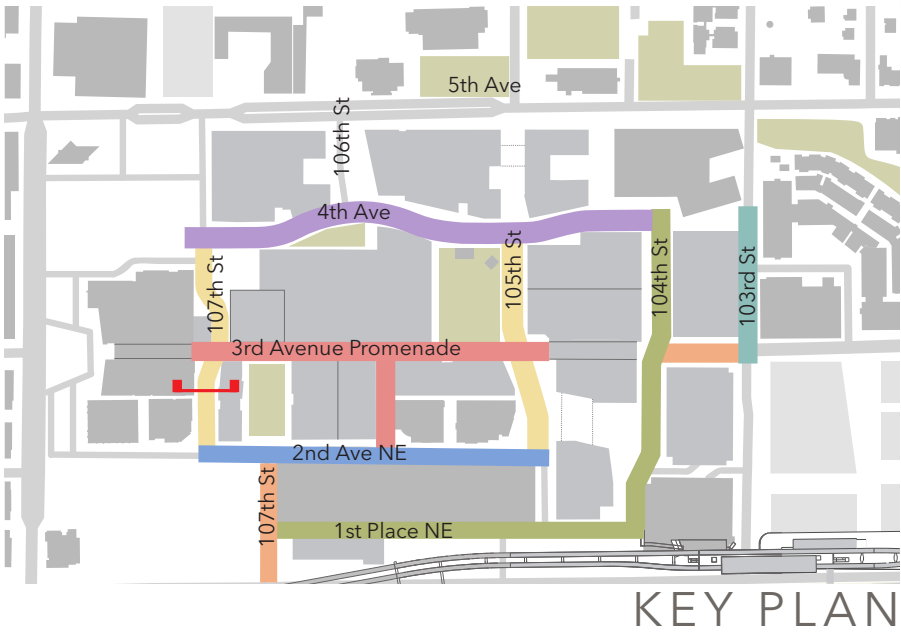
5 NE 105TH STREET | CENTRAL PARK/R7



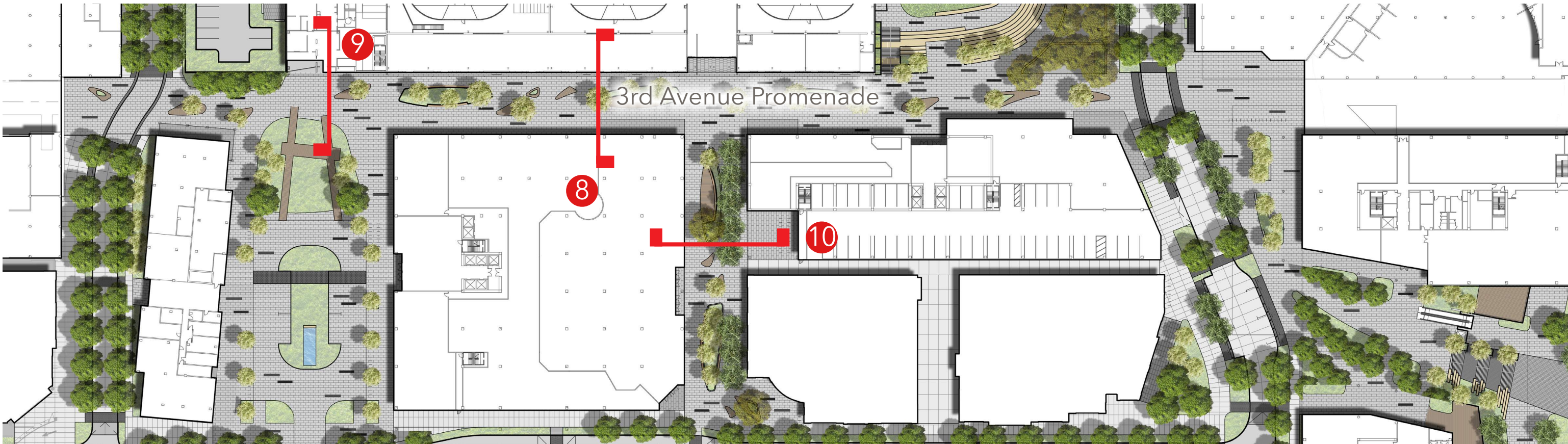
6 NE 105TH STREET | O2/O3E



7 NE 107TH STREET | EXISTING MALL/H2



PEDESTRIAN PROMENADE



Layering and Complexity of uses

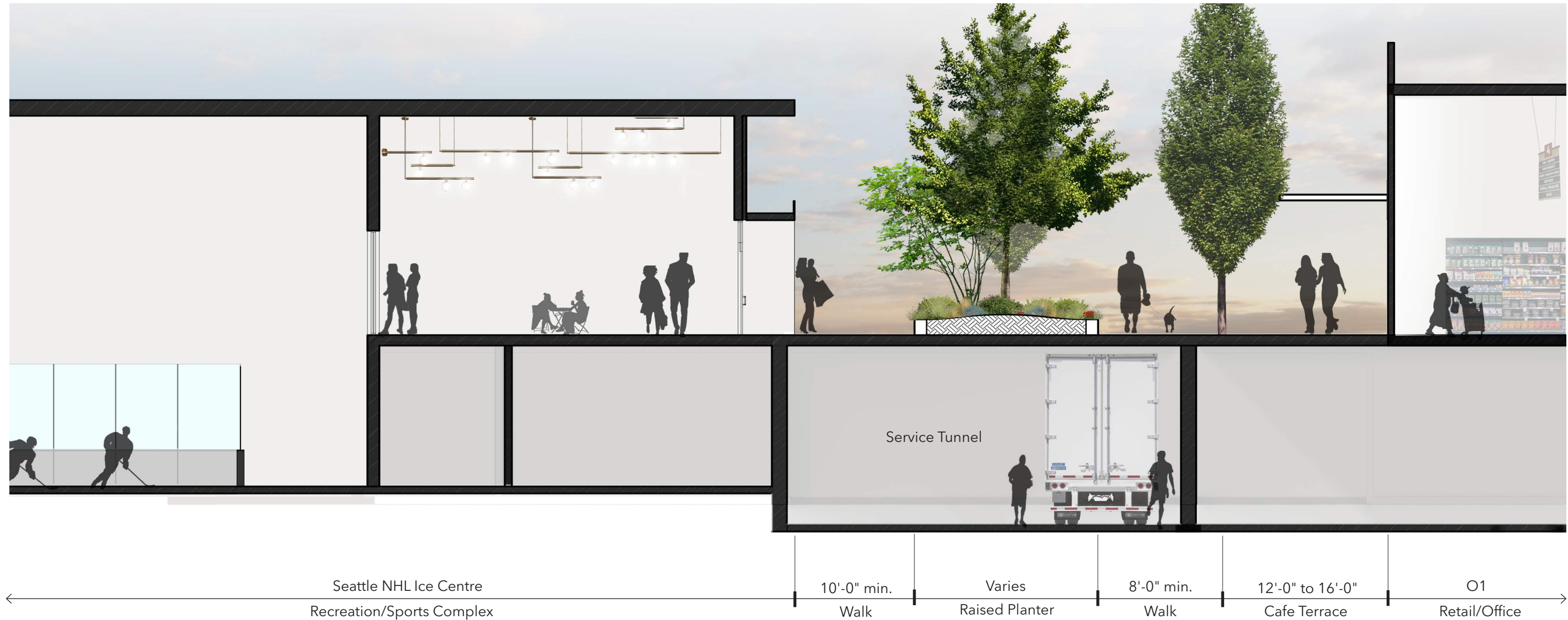
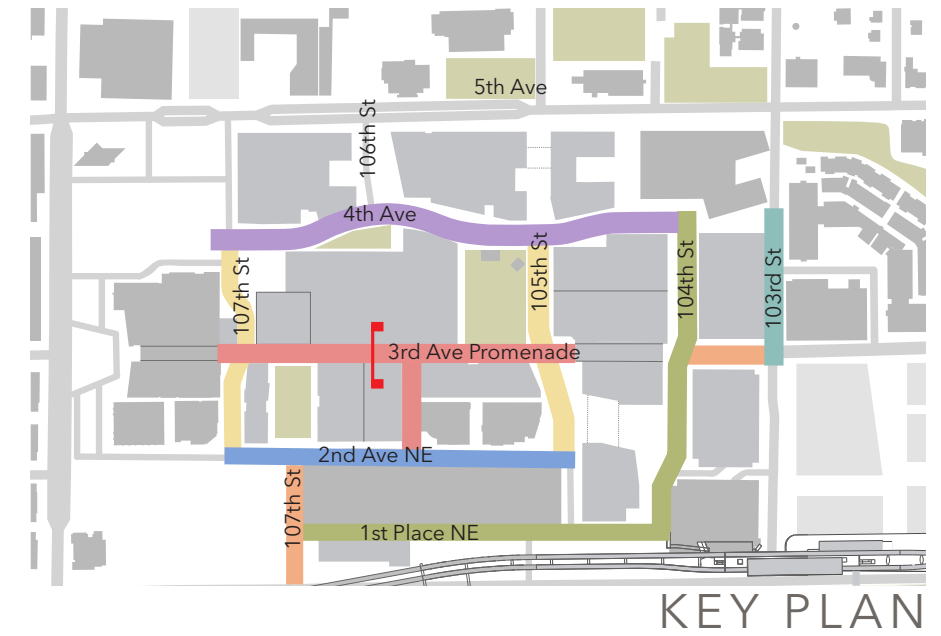
The 3rd Avenue Promenade is for pedestrians only and includes clear walking zones along retail facades for window shopping and restaurant terraces. Intermingled in the corridor are large planted areas with specimen trees, sitting areas and 'events' (such as art or lighting) that give rhythm and staccato to the promenade.

Pervious paving and bioretention plantings enrich the spaces and are incorporated where possible.

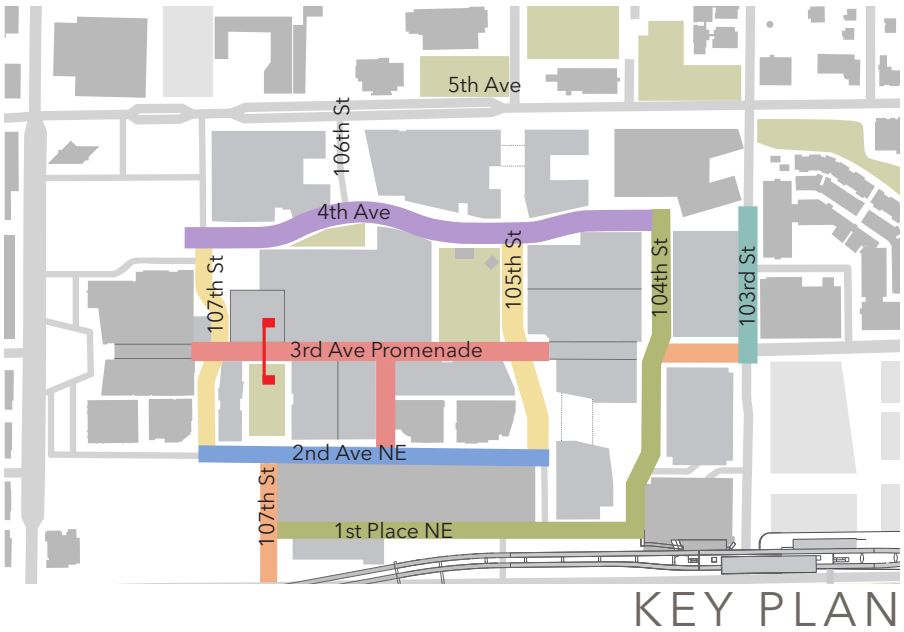
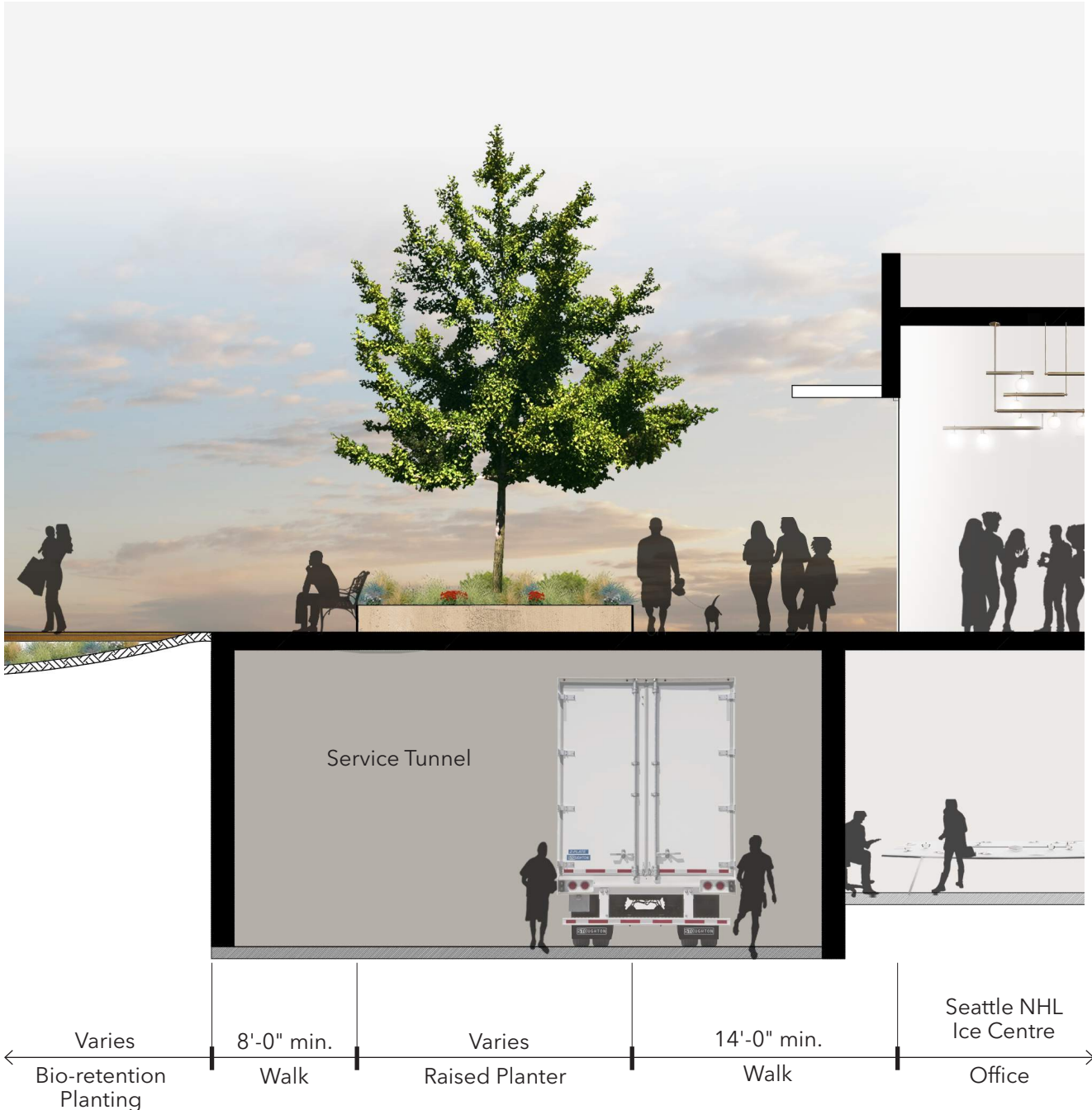


Extension of Retail Zone

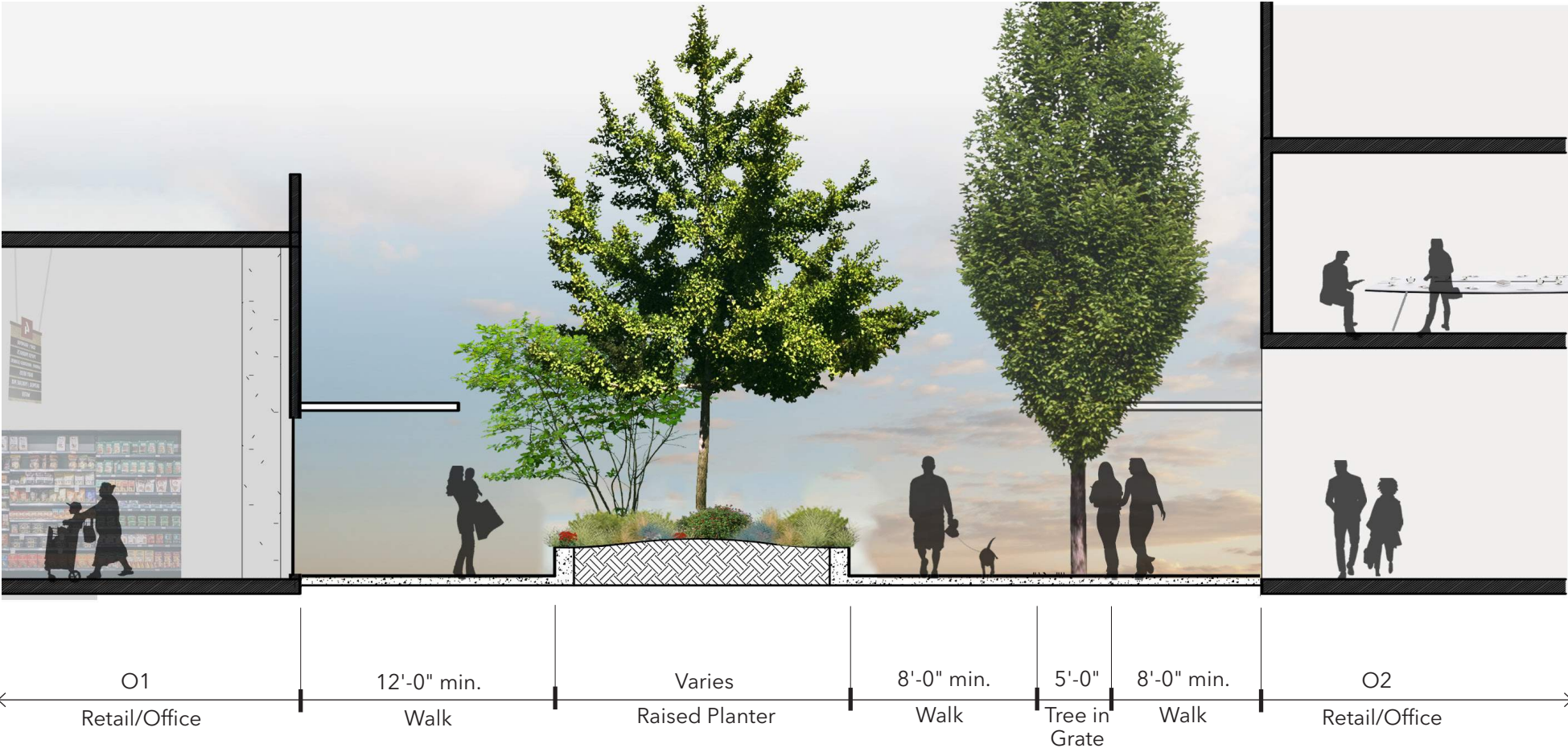
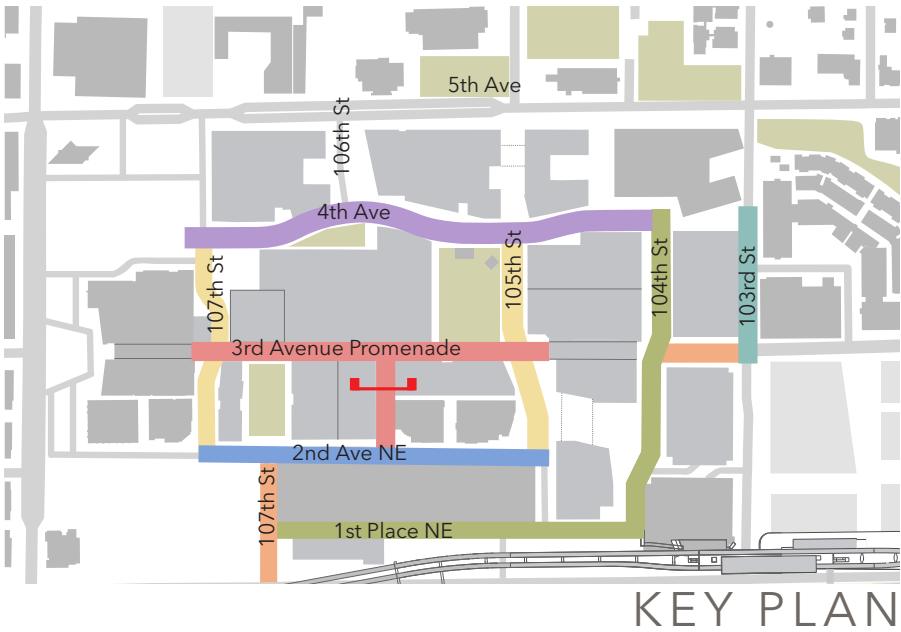
8 3RD AVENUE PROMENADE | NHL SEATTLE ICE CENTRE/O1



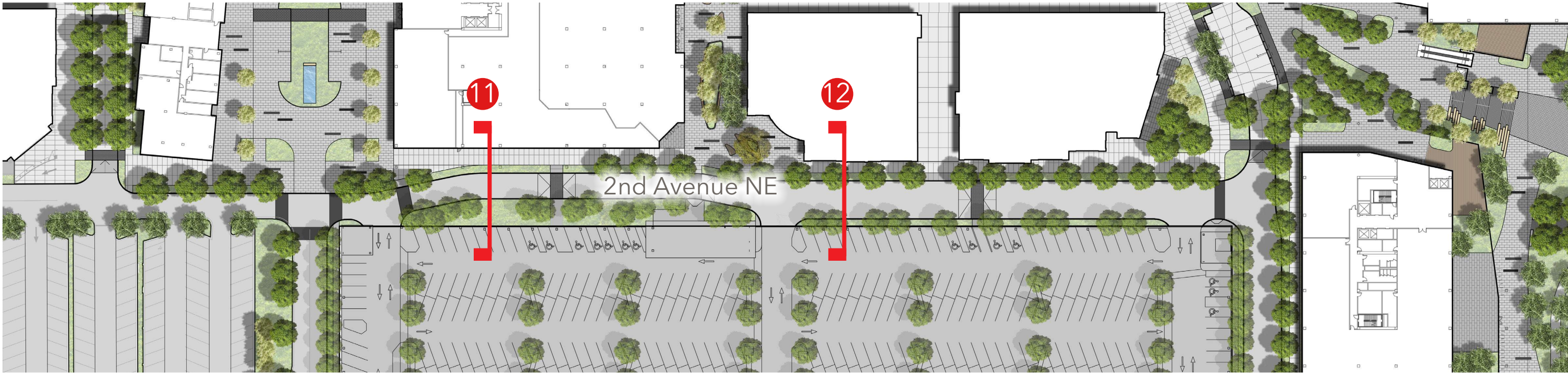
9 3RD AVENUE PROMENADE | NHL SEATTLE ICE CENTRE/PLAZA COURT



10 3RD AVENUE PROMENADE | O1/O2



EXISTING RETAIL STREET



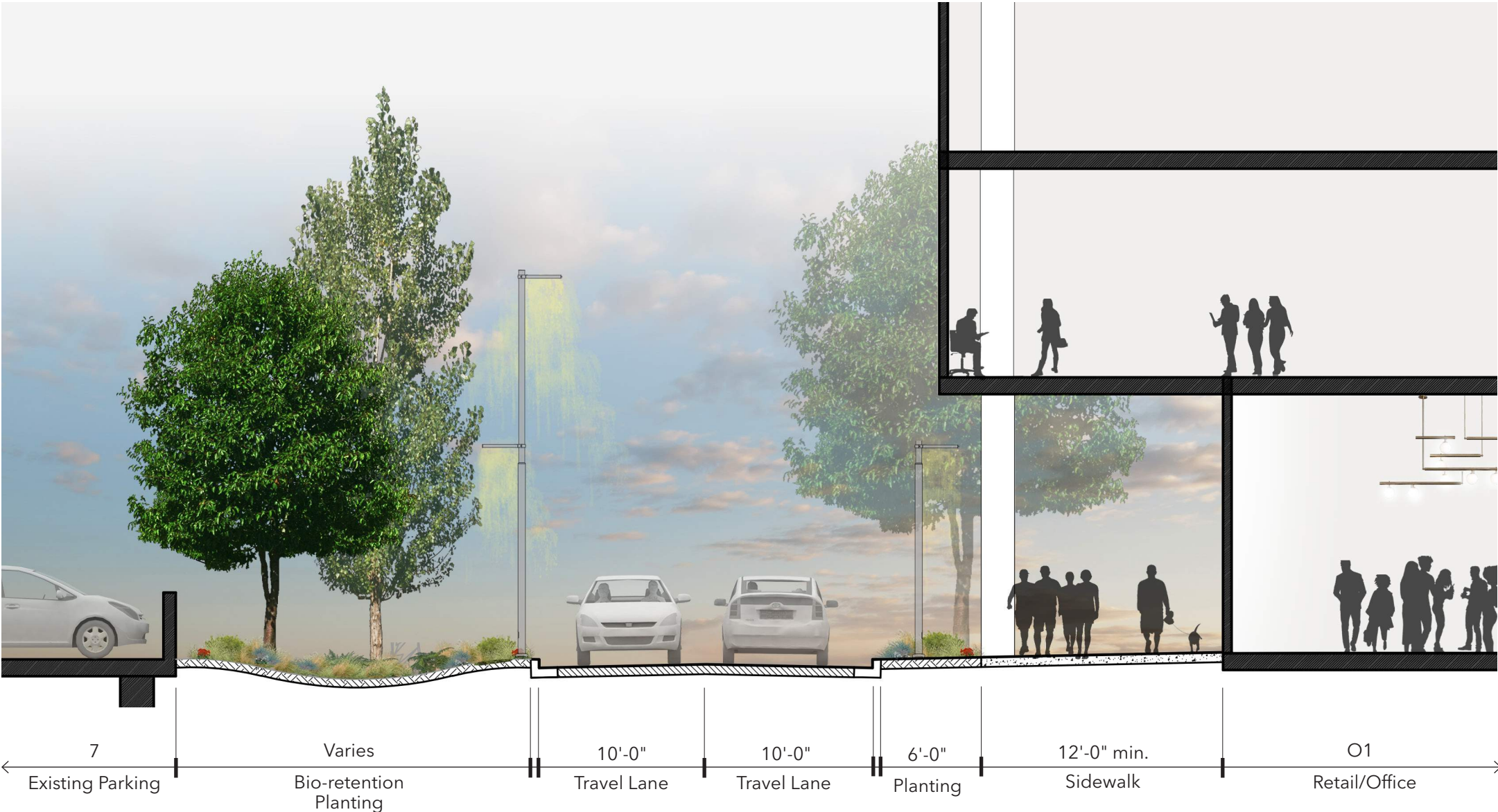
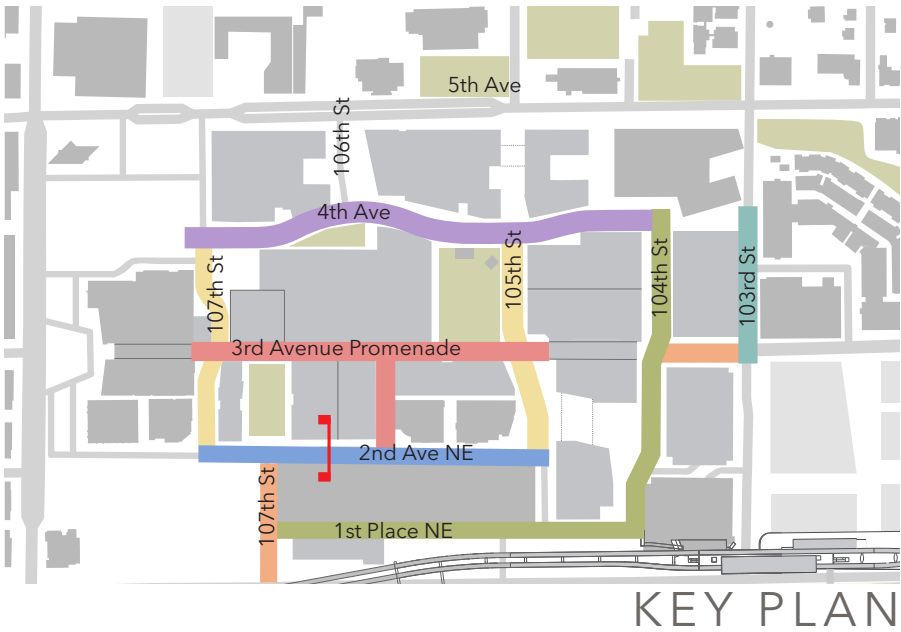
Lush Continuous Planting Areas

2nd Avenue's role as a pedestrian-oriented retail street is enhanced by focusing pedestrian circulation to new raised crossings to the parking garage to the West. Continuous planting areas along the curb provide lush relief and direct pedestrian traffic to marked crossings.

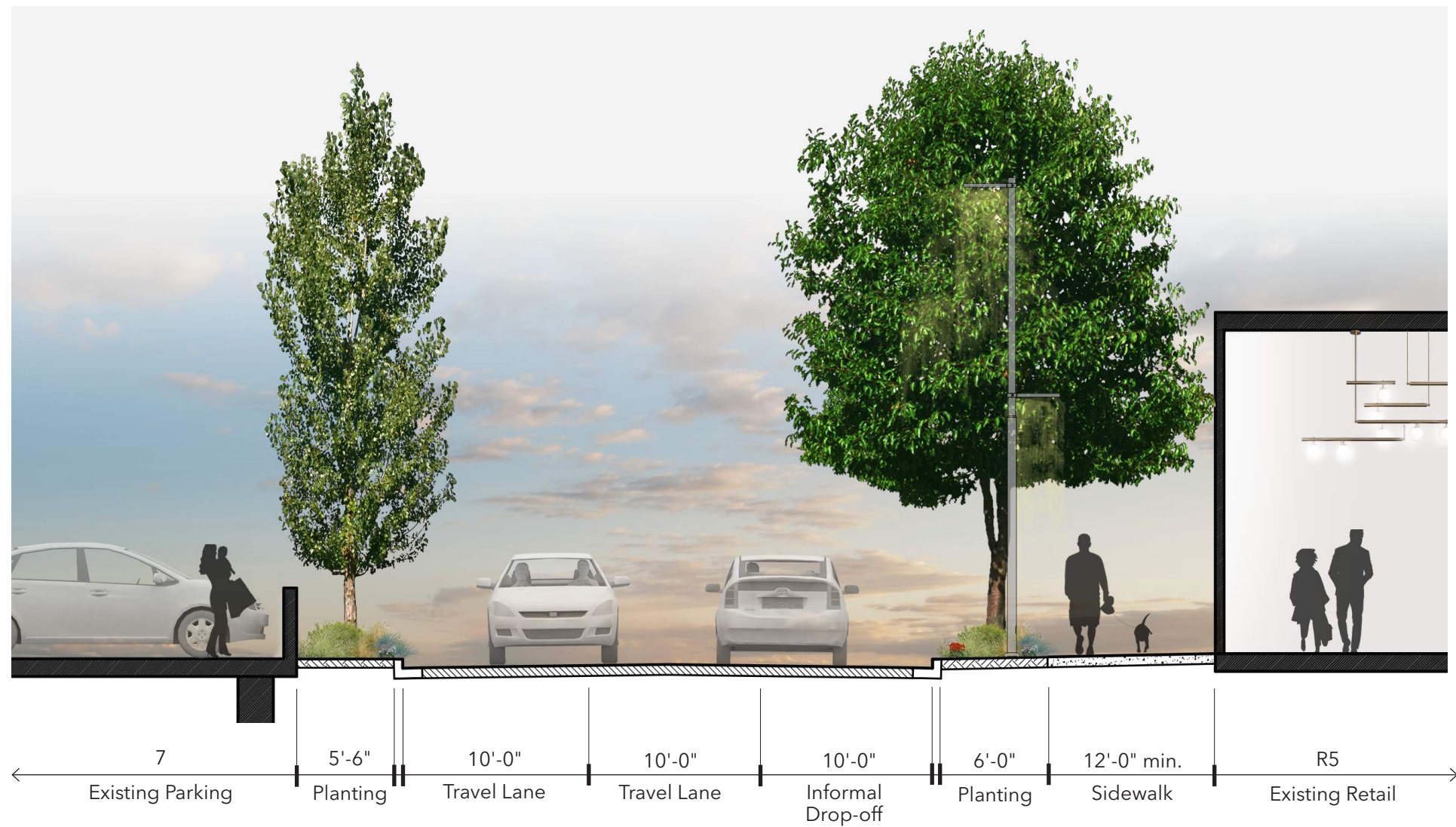
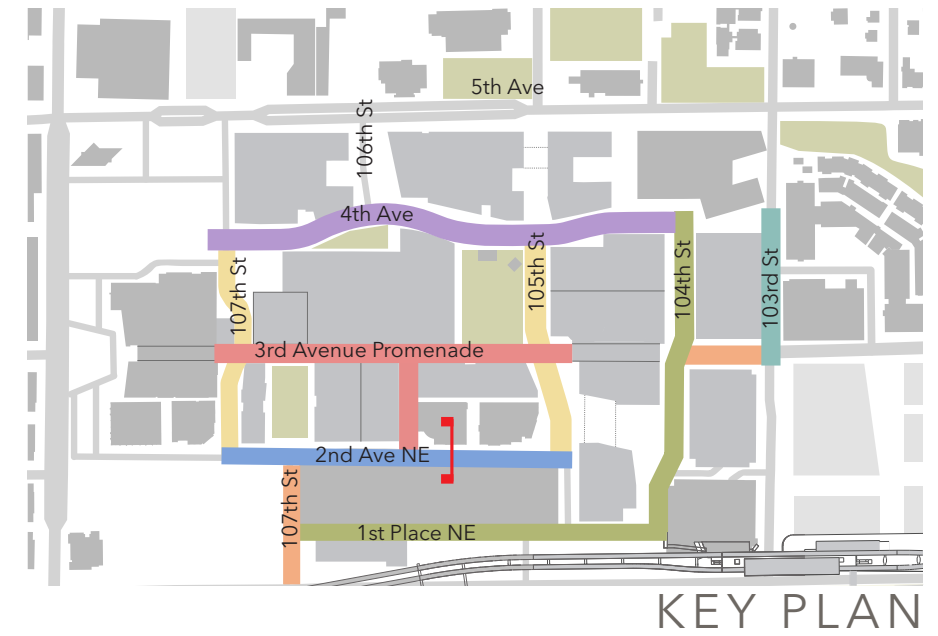


Raised Crosswalks

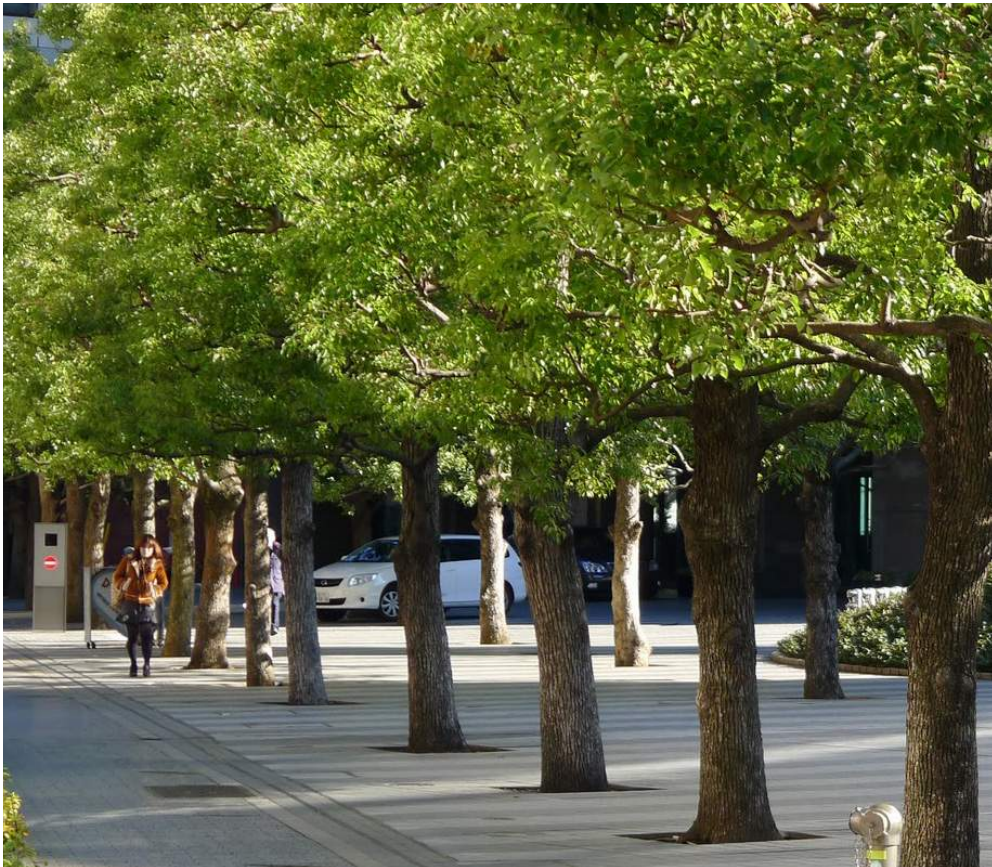
11 2ND AVENUE NE | O2/EXISTING PARKING



12 2ND AVENUE NE | R5/EXISTING PARKING



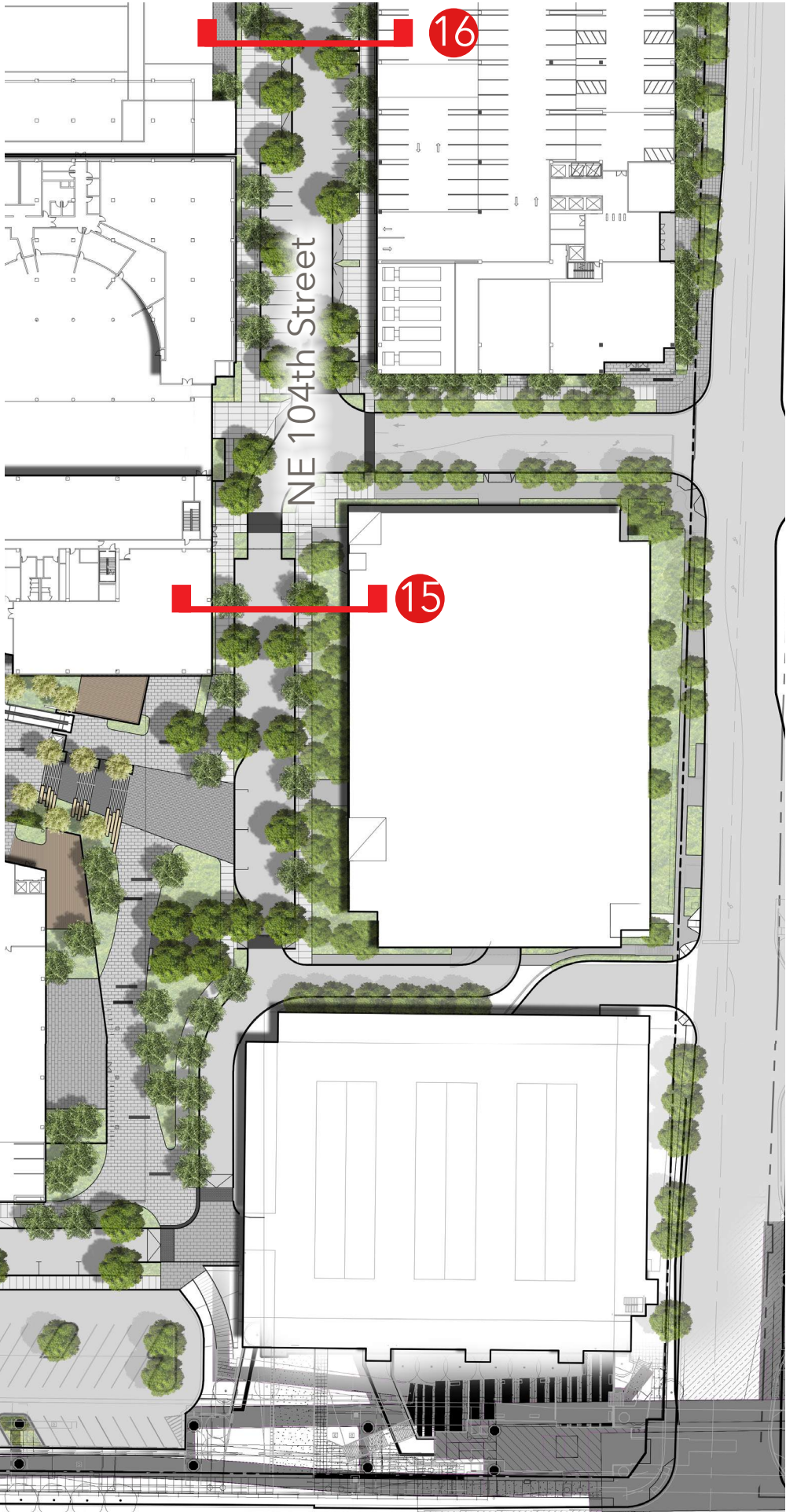
PERIMETER STREET



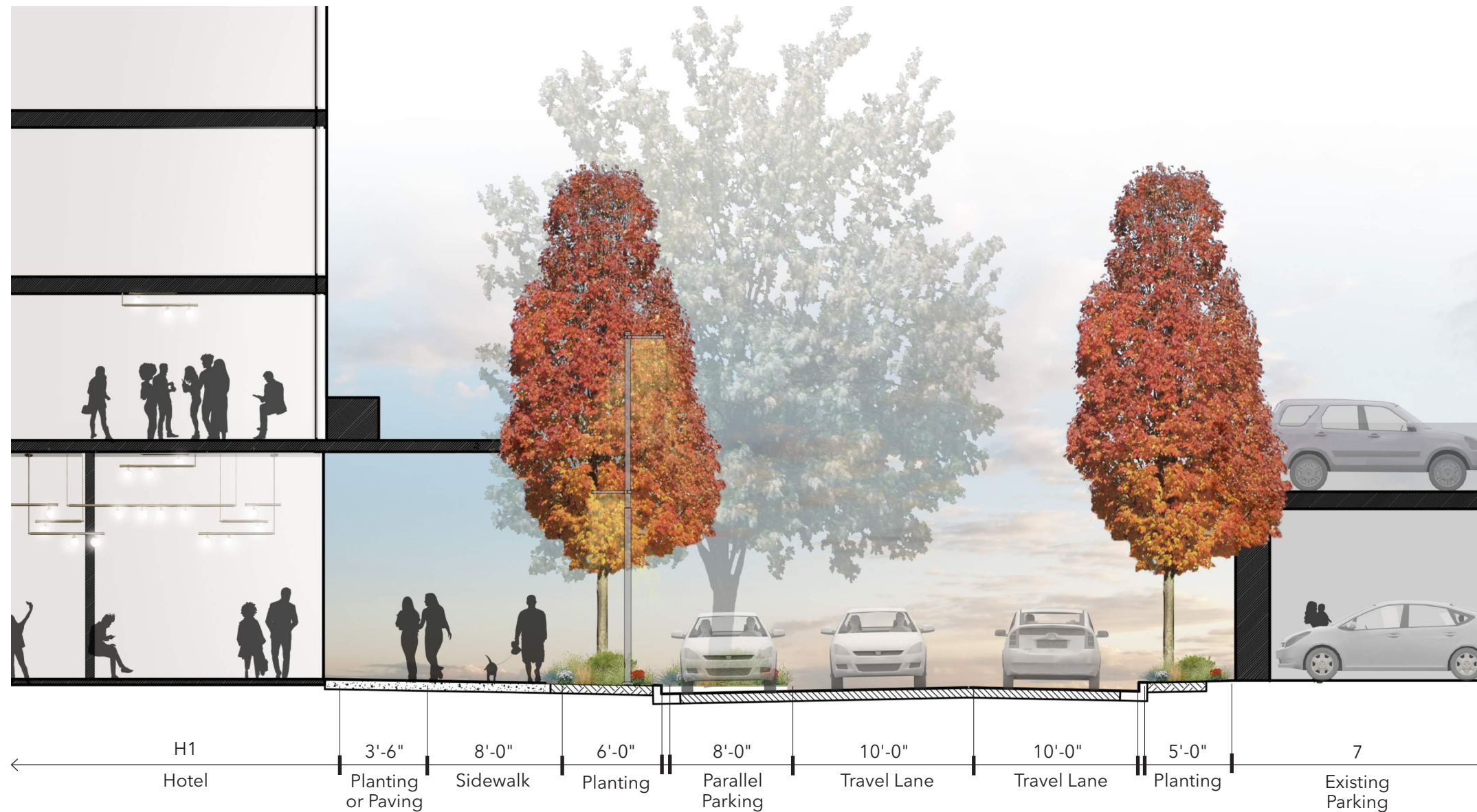
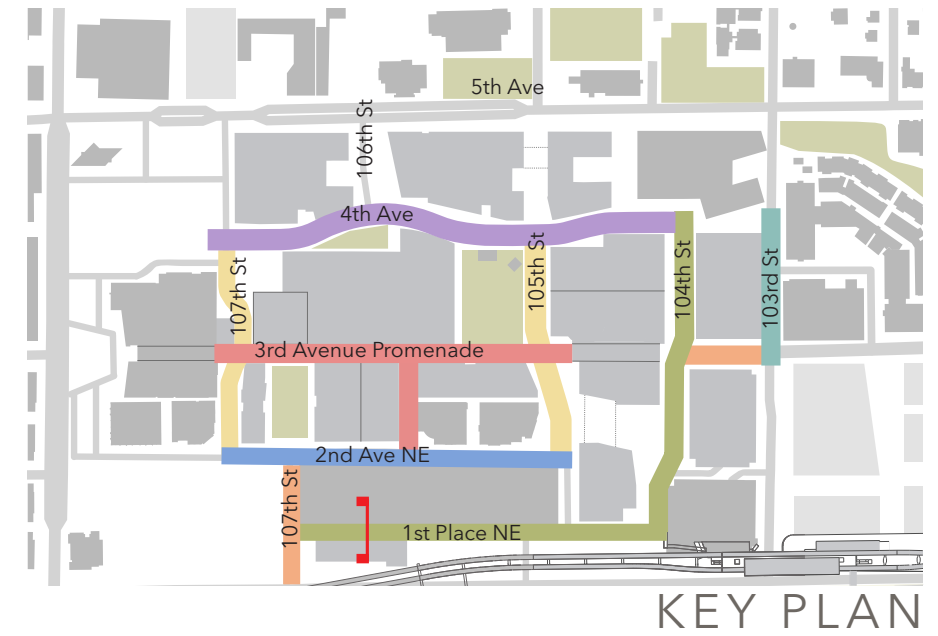
Continuous Tree Canopy

The Perimeter Streets encourage traffic calming, with two-way single lane narrow streets, perpendicular and parallel parking, and standard-width sidewalks designed to safely direct pedestrians to and from the light rail station and into the neighborhood.

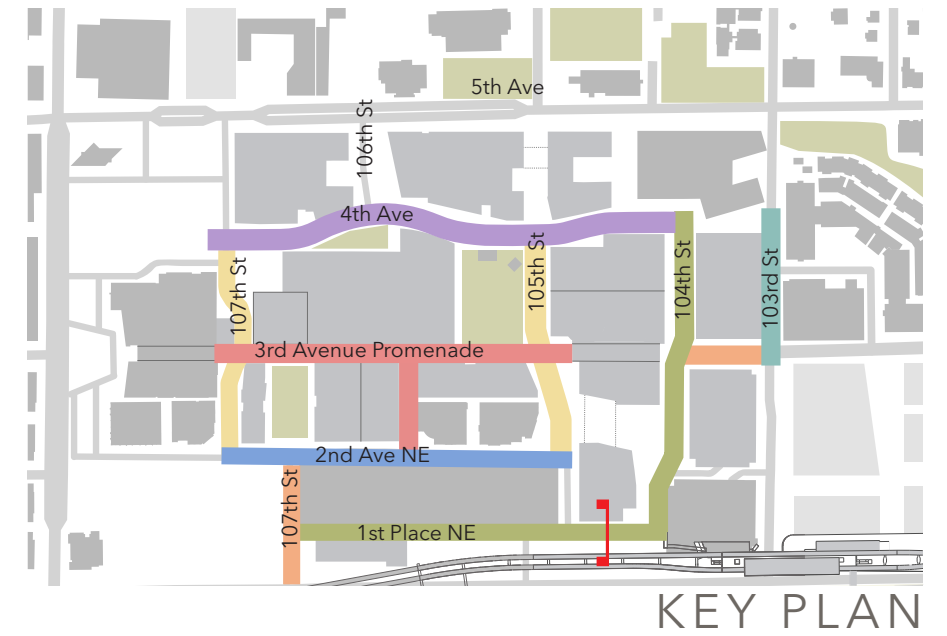
Frequent crossings create permeability into the site to manage flows of pedestrians and visitors with diverse destinations. A continuous tree canopy provides shade, softens the streetscape and mitigates the visual impacts of parking areas.



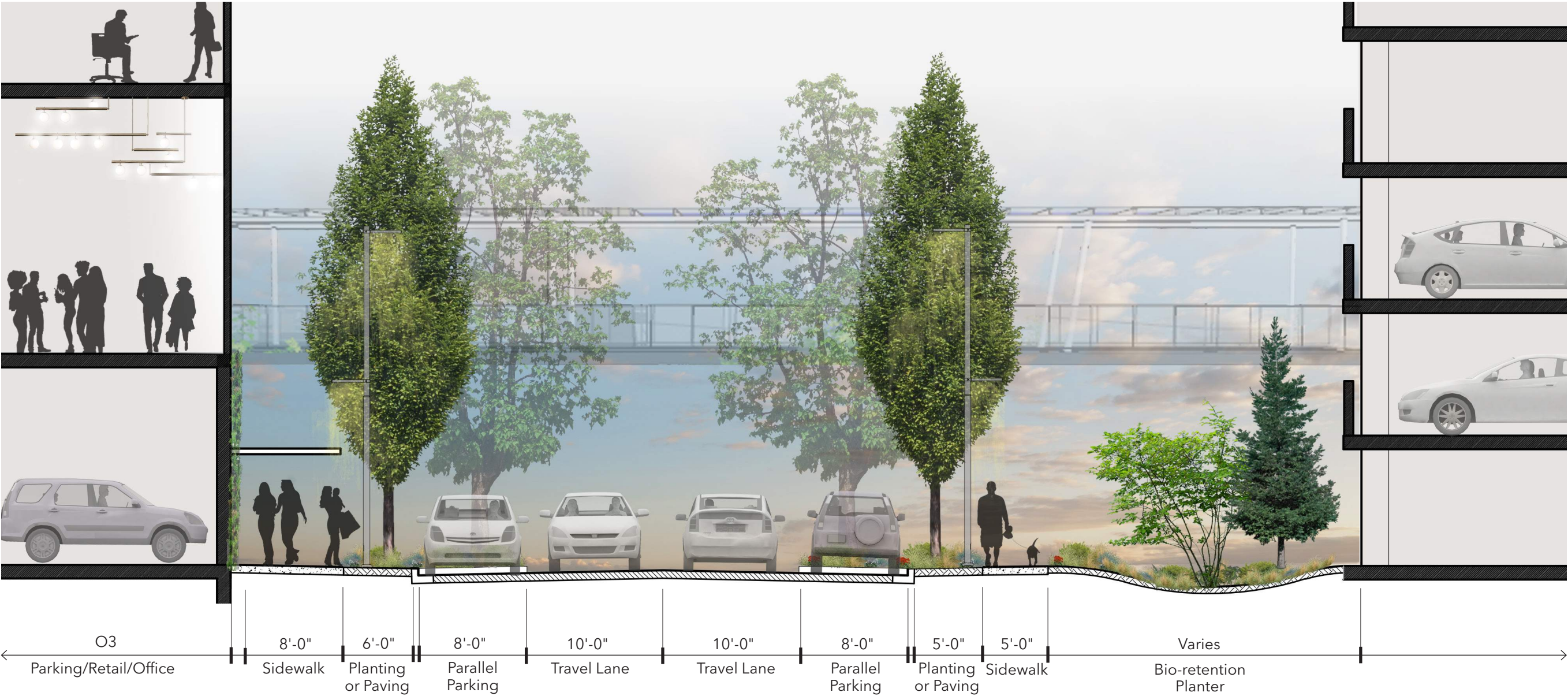
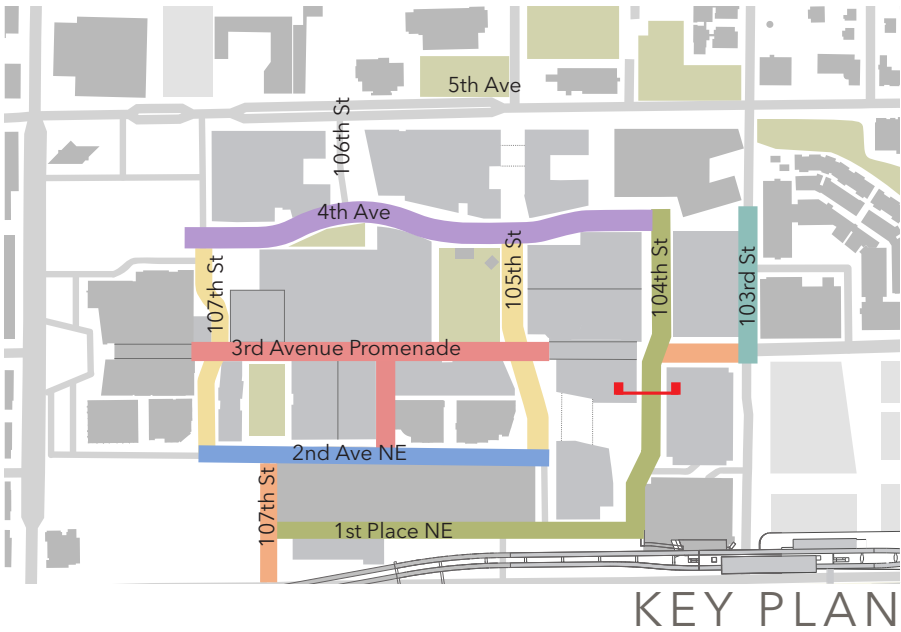
13 1ST PLACE NE | EXISTING PARKING /H1



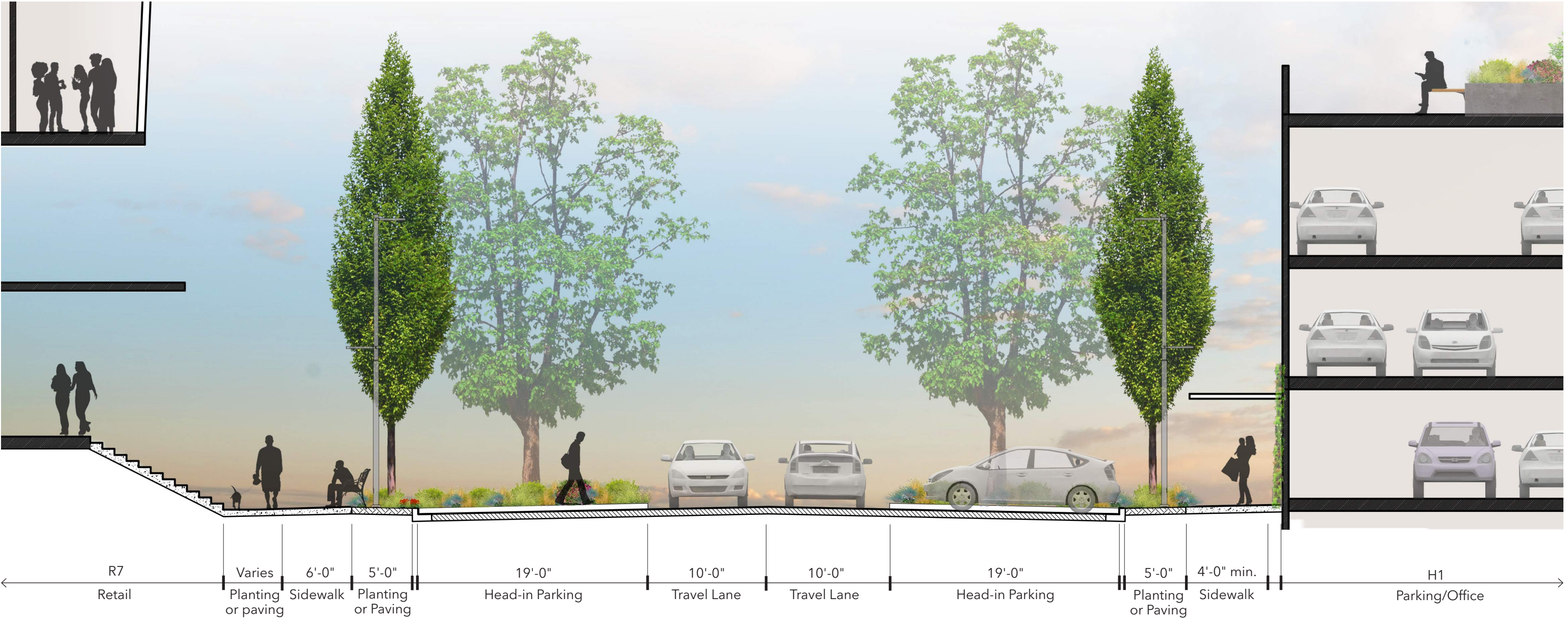
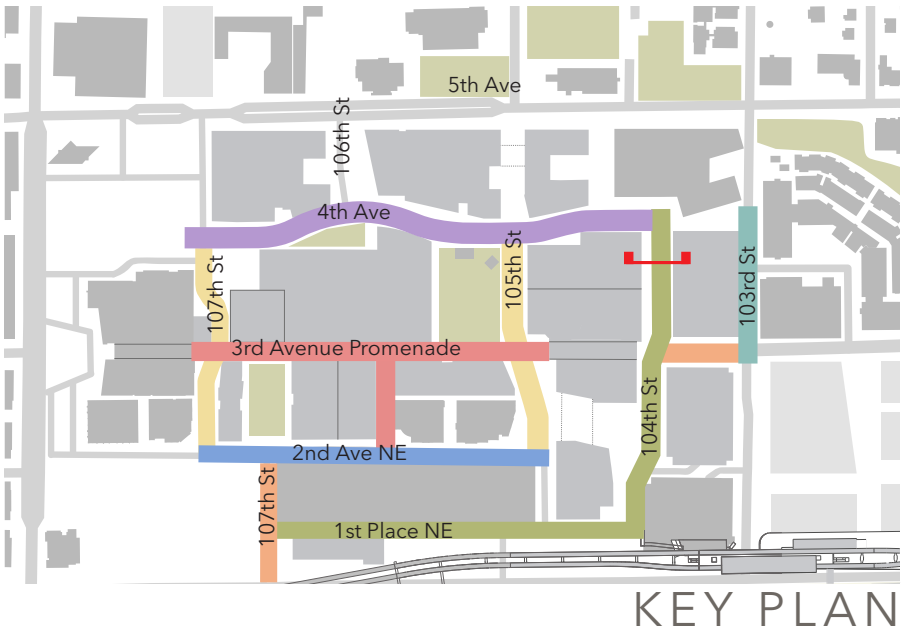
14 1ST PLACE NE | O3/EXISTING PARKING



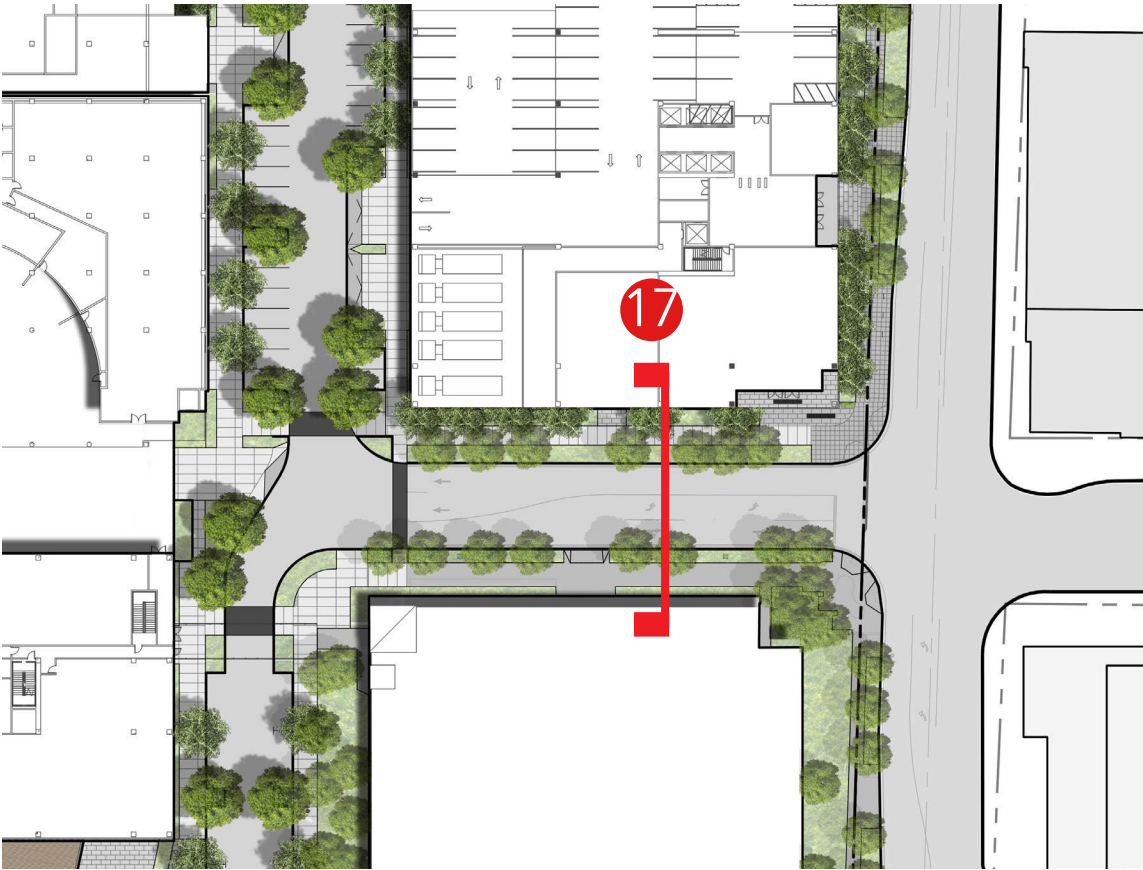
15 NE 104TH STREET | O3/EXISTING PARKING



16 NE 104TH STREET | R7/O4



URBAN VILLAGE ACCESS STREET (EXISTING)



Sidewalk with Plantings on Both Sides

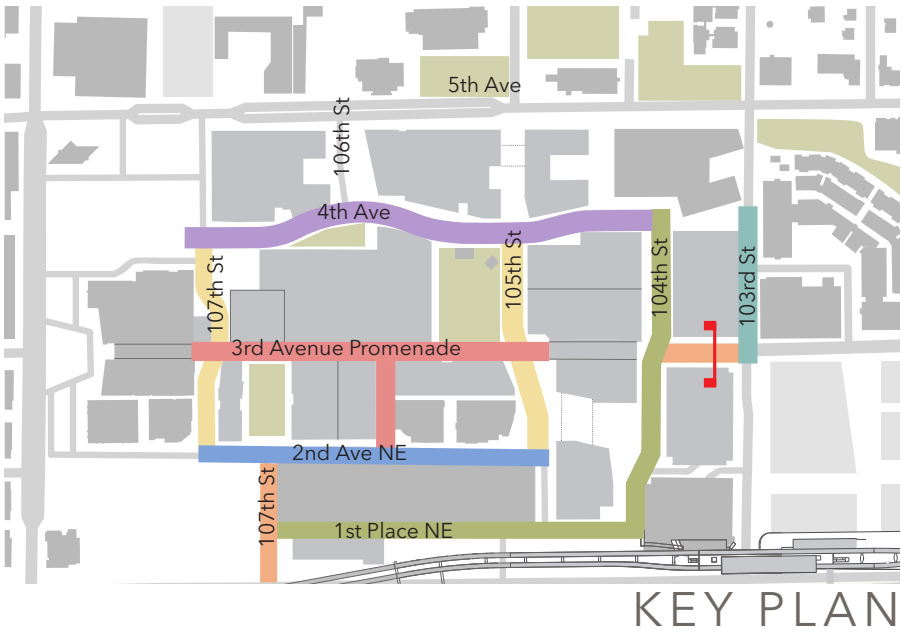
3rd Avenue at 103rd St will serve as an important connection between the development and Thornton Place to the South. An additional sidewalk on the East side of the street will ease circulation into the Eastern portion of the site.

Existing street trees will be preserved and protected, creating a mature sense of place immediately. Additional trees will be added where necessary to maintain a consistent rhythm.

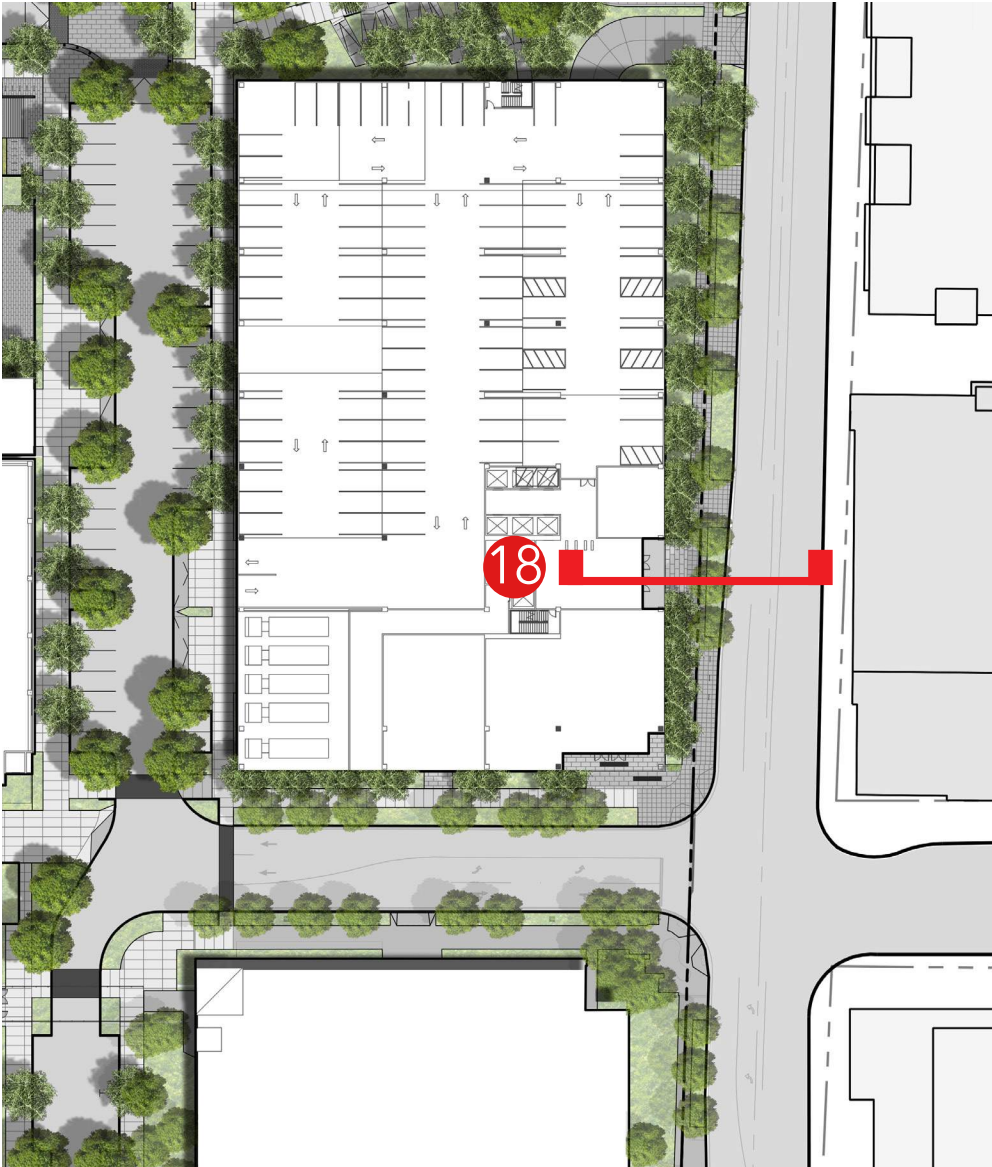


Lush Planter Strips

17 3RD AVENUE NE | O4/EXISTING PARKING



URBAN VILLAGE NEIGHBORHOOD STREET



103rd St will feature a generous sidewalk and planting strips to invite neighbors and visitors into the development. The existing street trees will be preserved and protected with new trees added.

A second row of trees and planting at the back of sidewalk form an allee that softens the adjacent parking structure and makes for a pleasant stroll.

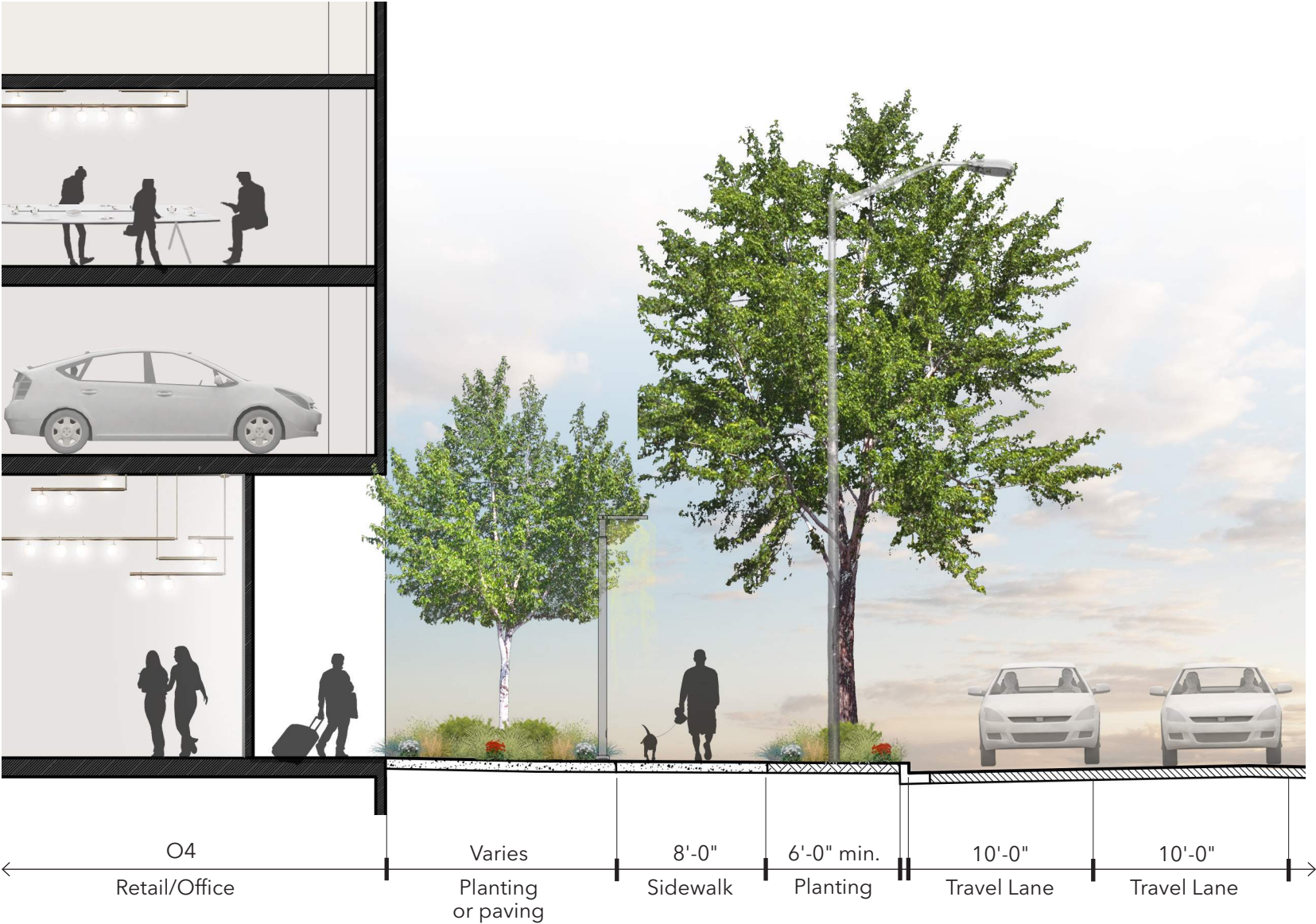
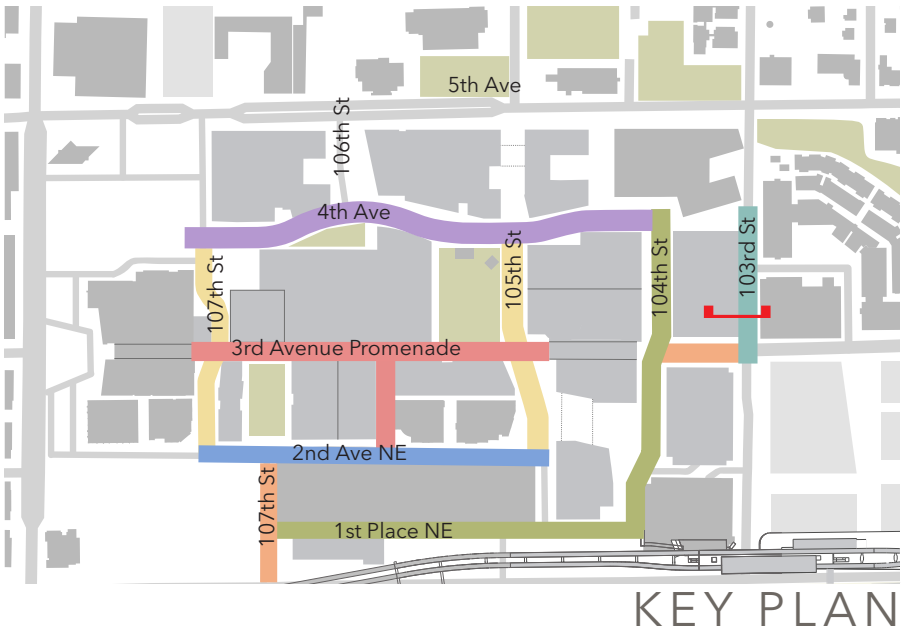


Sidewalk with Trees on Both Sides



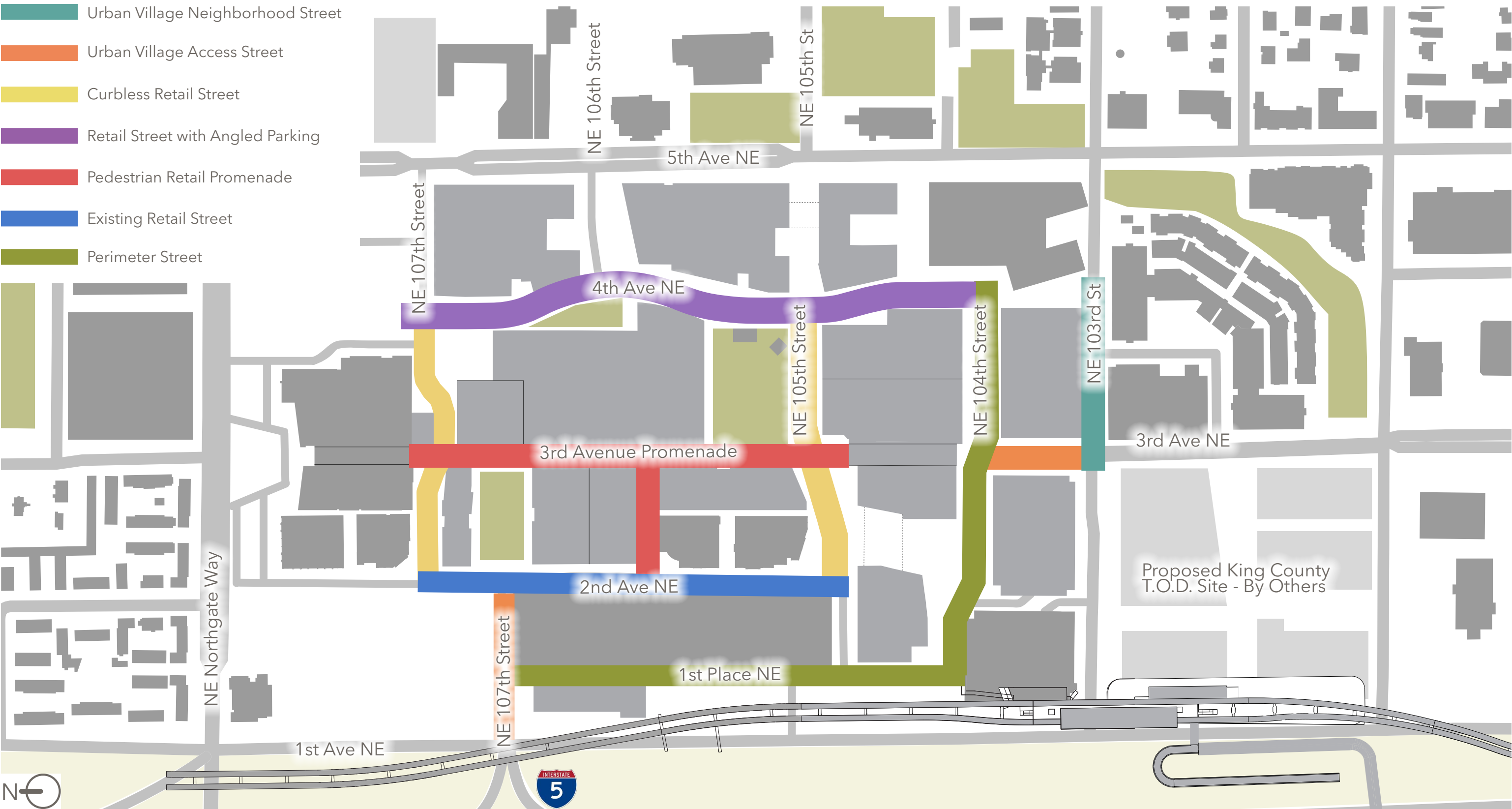
Retail Entry Landscaping

18 NE 103RD STREET | O4 WEST



STREETS - PLANTING PALETTE

- Urban Village Neighborhood Street
- Urban Village Access Street
- Curbless Retail Street
- Retail Street with Angled Parking
- Pedestrian Retail Promenade
- Existing Retail Street
- Perimeter Street



STREETS - PLANTING PALETTE



Cambridge Pear



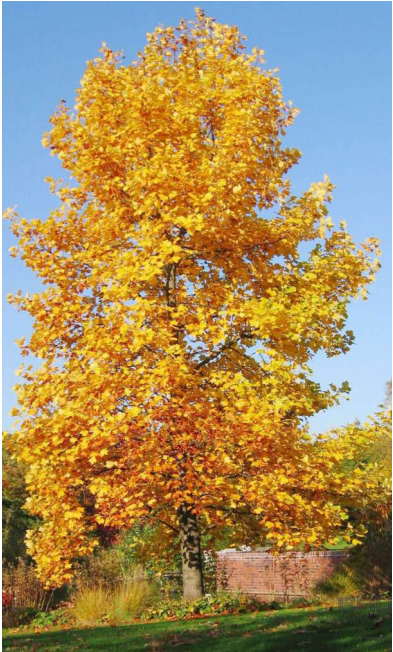
Swordleaf Rush



Kelsey Dogwood



Scarlet Oak



Tulip Tree



Low Oregon Grape



Pacific Coast Iris



Pee Wee Oakleaf Hydrangea



Creeping Taiwan Bramble



Golden Sweetflag



Slough Sedge



Lilyturf



Starlight Dogwood



Grassland Sedge



Soft Rush



Western Sword Fern



Box-leaved Honeysuckle

3rd Avenue NE
Urban Village Access Street

4th Avenue NE
Retail Street with Angled Parking

STREETS - PLANTING PALETTE



Raywood Ash



DD Blanchard Evergreen Magnolia



Pee Wee Hydrangea



Black Tupelo



Columnar European Beech



Japanese Forest Grass



Mount Vernon Laurel



Kelsey Dogwood



Blue Mist Dwarf Fothergilla



Orange New Zealand Sedge



Spreading Yew



Kinnikinnick



Plum Pudding Coral Bells



English Lavender

NE 105th/107th Streets
Curbless Retail Streets

2nd Avenue NE
Existing Retail Street

STREETS - PLANTING PALETTE



Japanese Stewartia



Amur Maple



Upright Japanese Maple



Quick Fire Hydrangea



Hellebore



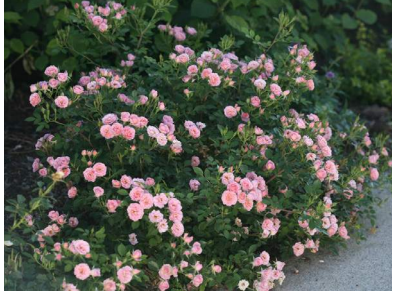
Tuff Stuff Hydrangea



Little Lime Hydrangea



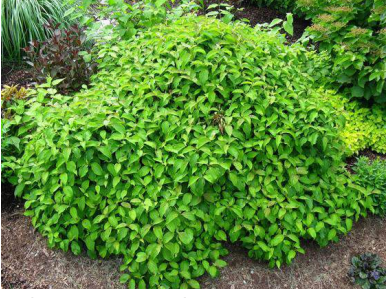
Honorine Jobert Anemone



Bonica Rose



Pacific Sunset Maple



Kelsey Dogwood



Mount Vernon Laurel



Western Sword Fern



Little Kitten Silvergrass



Sweetbox



Karley Rose Fountaingrass



Pacific Coast Iris

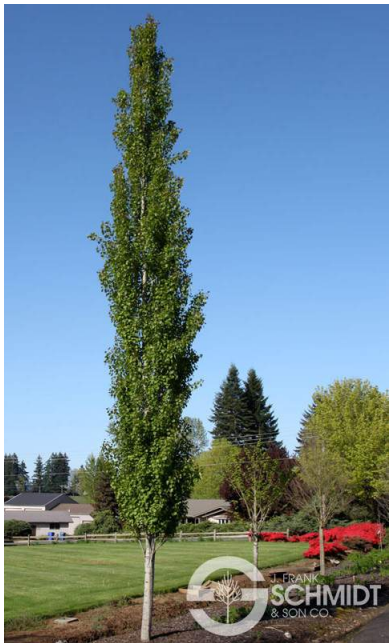
3rd Avenue NE
Pedestrian Promenade

NE 103th Street
Urban Village Neighborhood Street

STREETS - PLANTING PALETTE



Frontier Elm



Mountain Sentinel Quaking Aspen



Red Edge Hebe



Black Mondo Grass



Japanese Tassel Fern



Dwarf Nikko Deutzia



Snow Queen Hydrangea



Georgia Petite Indian Hawthorne



Akebono Cherry



Karpick Red Maple



Rudbeckia



Wild Strawberry



Bishop's Hat



June Snow Dogwood



Autumn Fern



Dwarf Wood Spurge

1st Place NE and NE 104th Streets Perimeter Street

MPD - SUPPLEMENTAL DESIGN GUIDELINES

STREETS

RESPONSE TO CITYWIDE & NEIGHBORHOOD DESIGN GUIDELINES

31 Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for project design. Northgate Community Goal: Landscape design to enhance the site or address special site conditions.

- I. Topography: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.
- II. Plants and habitat: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.
- III. Water: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Response:

Most of the redeveloped site is under 5% slope, accessible for all. In a few sloped areas where pedestrian connections are desired, hill climbs are carved in the topography and inherent to the composition of the spaces. Bio-retention, as a symbolic connection to Thornton Creek and its restorative functions, is created throughout the proposed design, in various forms. These are sometimes as planted rain gardens, bio-retention with weirs that utilize slopes and private streets, green roofs, non-infiltration planters, etc. Connections across 5th Avenue connect pedestrians to Thornton Creek. Water is also present in subtle ways through stormwater runnels and channeling for catchment and conveyance, and as a way to express movement. The overall landscape response looks to the future and creates spaces that will benefit and contribute to new natural systems and sites features long-term.

21 Open Space Connectivity



Complement and contribute to the network of open spaces around the site and the connections among them. Northgate Community Goal: Increase publicly accessible open spaces and connections between them.

- I. Incorporate open space: plan new public open spaces that are accessible, comfortable, and in proximity to or on routes to high activity areas.
- II. Interior block pedestrian connections: creating quality spaces and pathways through and within development sites connecting to the street system and breaking the street wall to encourage movement through the site and to the surrounding area
- III. Year-round outdoor uses and activity: include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Response:

The redevelopment of Northgate Mall includes breaking through the superblocks with newly improved streets that have traffic calming strategies. At the perimeter of the site and within the MPD boundary, care is given to consider all pedestrian lines of desire from and into the site. Whether through hill climbs or streets, pedestrian connections are greatly improved. The heart of the site includes a pedestrian retail promenade, where maximal uses and activity are concentrated. New public open spaces are proposed on site and create the heart of the community. The Central Park is the hub for large events, social play, and active uses that require flexibility for year-round activity and for different functions. The transit Plaza will be a connector between the new light rail station and the center of the project, with terraces and spaces to sit, relax, eat lunch and walk through. The Plaza Court and Ice Centre Entry Parks will incorporate sustainable features that promote low water use and manage stormwater. All will include features for year-round activity, such as heaters, weather protection, seasonal displays and ample movable seating.

2 Walkability



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. Northgate Community Goal: Provide direct and convenient pathways, comfort, visual interest and activity for pedestrians.

- I. Respond to Site Characteristics: Create an attractive transition, using creative grading and landscaping. Incorporate pedestrian access, including walkways, stairs or similar features that help build greater pedestrian connectivity.
- II. Streetscape design: Create an interconnected system of streets and open spaces to optimize neighborhood permeability consistent with a typical urban block pattern, encourage and enhance transit/multi-modal use, and support increased use of designated crossings
- III. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.
- IV. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- V. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

Response: External and internal streetscape design focuses on pedestrians and the ability to walk the site safely, maximize accessibility for all and create natural cues for wayfinding. Superblocks get truncated as part of the redevelopment and compressed into smaller lots/building blocks. This allows for better streets and site porosity. Streetscapes incorporate traffic calming measures such as tabletop intersections, rumble/textured paving, curb bulbs, angled parking, wide sidewalks with lush plantings, and woonerf-like streets in high-activity areas for maximum walkability. Access for all is a priority, and carefully reviewed prior to making decisions. Lighting will incorporate additional level of lighting for pedestrians, to maximize safety and face recognition. All open space and pedestrian areas will have sufficient light levels.

RESPONSE TO CITYWIDE & NEIGHBORHOOD DESIGN GUIDELINES

3 Street Level Interaction



Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Northgate Community Goal: Provide direct and convenient pathways, comfort, visual interest and activity for pedestrians.

- I. Entries: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street; and as a collection of coordinated elements including the doors, overhead features, paving, planting, lighting, and other features.
- II. Human Activity: Provide adequate sidewalk widths and consider setting portions of the building back to create spaces at street level for pedestrian-oriented activities.
- III. Lots adjoining public open spaces: Strive for transitions between public, semi-public, semi-private and private spaces in the design of new development abutting public open space.

Response:

All built edges respond to street level in an engaging way. A large portion of the redevelopment’s uses at the ground floor will be retail or commercial, with high activity use. Entries are celebrated and welcoming, incorporating special paving, seating, planting and lighting for emphasis. The 3rd Avenue Promenade will be a delightful pedestrian-only area, open to retail, the central park and Plaza Court. It will contain outdoor seating, social play, street trees, lighting and weather protection, as well as intuitive wayfinding. It will also open up to the Central park and continue as a pedestrian-only space, interfacing the park and its uses- a mesh of both spaces. Human activity will be encouraged as most of the proposed streets are narrow, with wide sidewalks. The overall design will create a safe and engaging public realm, one that is vibrant, social and continually surprises with delight.

3 Open Space Concept



Integrate open space design with the design of the building so that each complements the other. Northgate Community Goal: Increase publicly accessible open spaces and connections between them.

- I. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- II. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
- III. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project.
- IV. Urban Plazas and Town Squares: Public space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety, and to facilitate constant movement and use.

Response: The open spaces that are associated with the MPD are mostly privately-maintained public spaces, connected to each other by streets and pedestrian linkages. The open spaces are surrounded by highly active commercial uses and include programmed elements that cater to both the community and the larger neighborhood. Grade in the open spaces is carefully thought through to create a safe pedestrian public realm. Uses and adjacencies will engage users and create moments of interaction. Programmed events throughout the year will be conducive to year-round use and will have built-in flexibility to changing seasons and desired uses. The paved plazas will be broken down into smaller spaces that are human-scaled, and include elements of surprise and delight with interactive elements such as art, pop up water feature and micro-retail. Features will vary but will assure a sense of constant renewal, discovery and inspire a sense of belonging to a space, community, neighborhood. The design will also incorporate natural water conveyance systems, pervious pavement and educational opportunities.

4 Exterior Elements and Finishes



Use appropriate and high quality elements and finishes for the open spaces.

- I. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
- II. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
- III. Placemaking: Create a landscape design that helps define spaces with significant elements such as trees.

Response:

The planting palette at Northgate will be carefully selected to have the highest design impact, low water-use, mostly selected from native and adaptive species. Planting will take on many characters within the site, from natural, creek-like and riparian, to highly manicured in retail zones; with an in-between palette of planting materials that creates large swaths that grow into each other naturally, planted in a modern way. Planting will include deciduous, evergreen and broad-leaf evergreen trees, shrub and ground covers, and include perennials, bulbs, ferns, and grasses. Hardscape materials will be locally sourced and incorporate high-albedo content as well as be permeable in certain areas. Paving will include a variety of scales (larger at vehicular, smaller at pedestrian), colors and textures.

SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES

Design Intent

This section will address SUPPLEMENTAL Design Guidelines for areas of the MPD that will be designed at later phases of the project. The intent is to set a framework of design out into the future, assuring a continuity that matches, at a minimum, current standards.

The areas of focus for the design supplement revolve around the design concepts of:

CONNECTED. Spaces at Northgate will be part of a network of spaces that connect to each other and reach into the neighborhood with a tentacular approach.

WALKABLE. Access for all is a priority. Design of open spaces at Northgate will be human focused, ensuring that residents, shoppers, workers and visitors can use all streets and open spaces in a safe and engaging way, at all times.

WARM MATERIALS. Taking cues from the contributing resources and the history of past buildings on site, new construction within the project should employ innovative methods to suggest crafted, refined spaces and build families of materials and employ them in different ways to create a holistic approach that has granularity.

LAYERING AND DEPTH. Layering and depth enhance the contrast between light and shadow of spaces. These qualities can be achieved through planting design, with foliage, texture, color, and scale. Deciduous trees with a large canopy will create a dappled shade at the Central Park.

EMULATING NATURAL SYSTEMS. The capture, conveyance and cleansing of stormwater on-site will be done in overt ways that demonstrate best practices around the region. Educational opportunities will be present and will reinforce the positive impacts that these best practices can have on its direct environment, Thornton Creek.



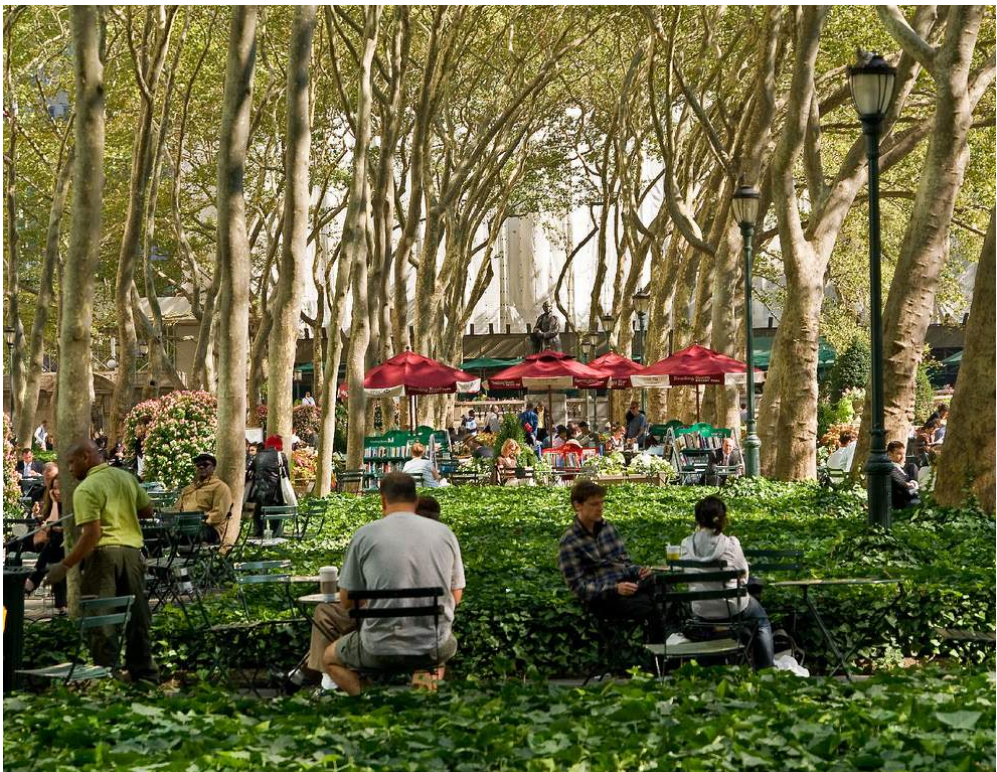
Innovative Stormwater Management



Walkable and vibrant streetscapes



Human-Focused Social Spaces



A place for all

SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES

(DC3 Open Space Concept)

Site Furnishings

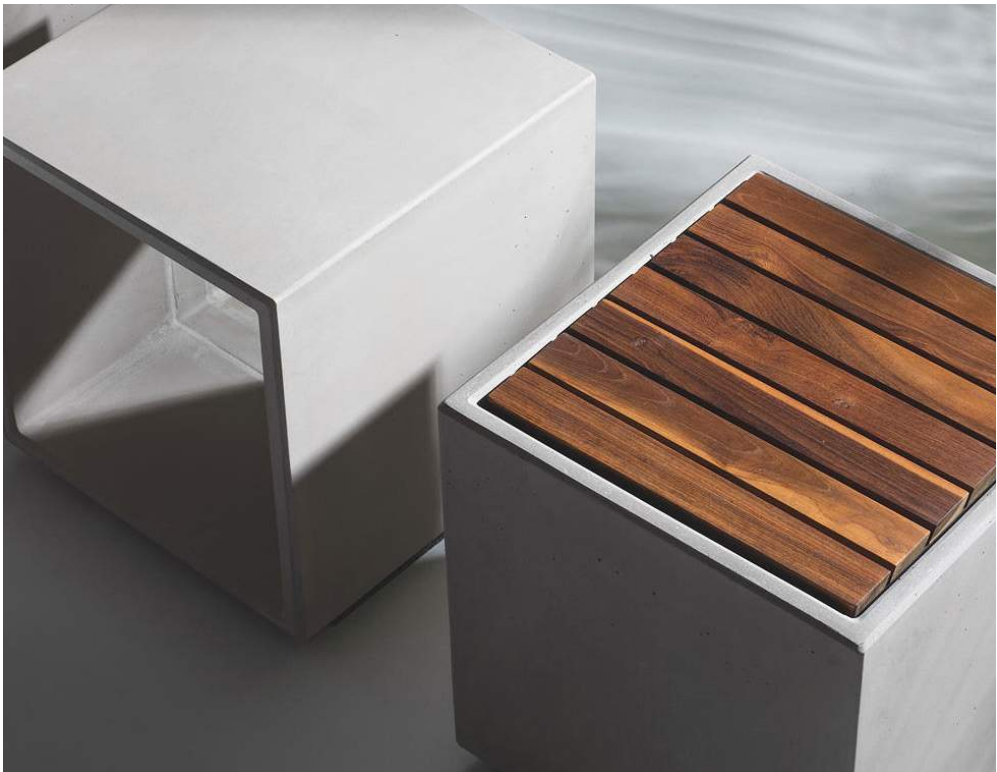
Supplemental Guidelines

MODERN AND DURABLE. Proposed site furniture will include warm materials and durable, cast iron, concrete and metal. Products will be proposed and part of a family - not from the same source but familiar to each other, to create continuity at the street level.

SUSTAINABILITY SOURCED. Most outdoor furniture manufacturers now produce eco-friendly products at no extra cost. Products will be reviewed for material source, life-cycle, and transparency.



Bike Rack



Stool/Single seat



Tree Grate



Bench



Trash/Recycle/Compost bins



SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES

(DC3 Open Space Concept)

Lighting

Supplemental Guidelines

BRING A SENSE OF SAFETY. Lighting levels should be filtered and appropriate for a large scale site that is used 24/7. Commuters should feel welcomed and safe when coming home from the Light Rail, and streets should be well-lit and easy to navigate. We want to use a double sided pole light (street and pedestrian lights) to minimize vertical encumbrances in the sidewalks.



Bollard light



Pedestrian light at 3rd Avenue Promenade



Catenary lighting



Dual Vehicular and Pedestrian Pole

SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES

(DC3 Open Space Concept)

Art

Supplemental Guidelines

ART ESTABLISHES SENSE OF PLACE. Art installations will foster intuitive wayfinding through and around the site. In addition to serving as prominent visual landmarks, art pieces will lend their character to their surroundings, helping to create memorable spatial identity.



Colorful, Whimsical



Art that can be discovered

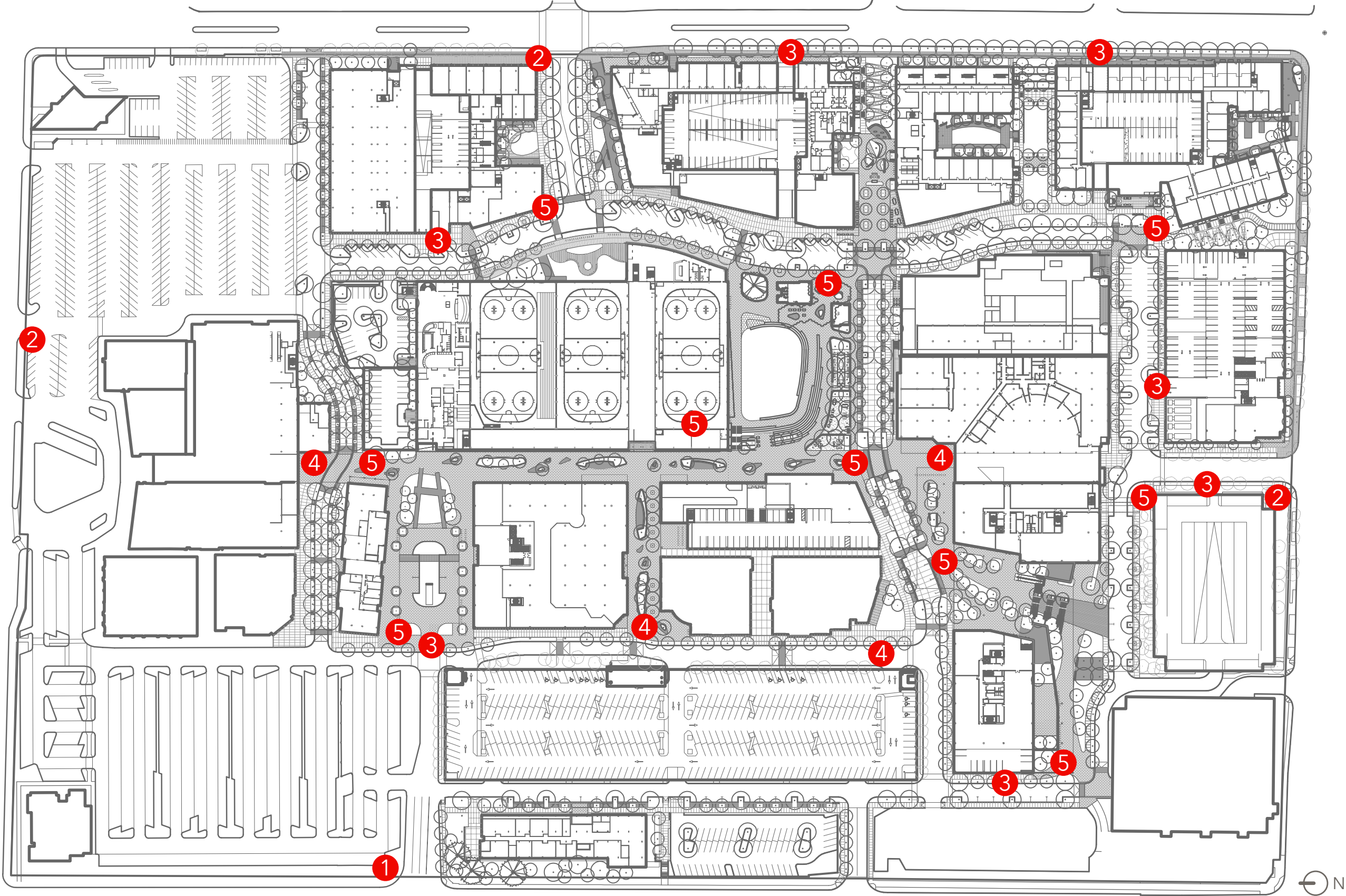


Varying density to screen and frame views



Prominent pieces serving as landmarks

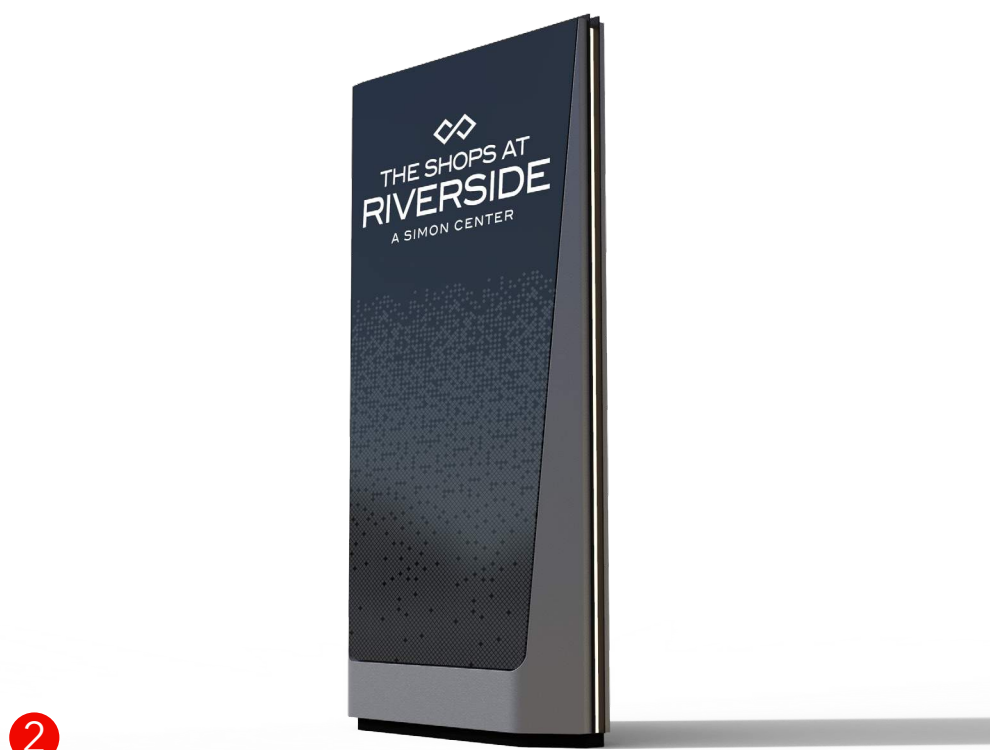
SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES
WAYFINDING DIAGRAM



WAYFINDING ELEMENTS



Monument Sign



Entry Sign/Vertical Marker



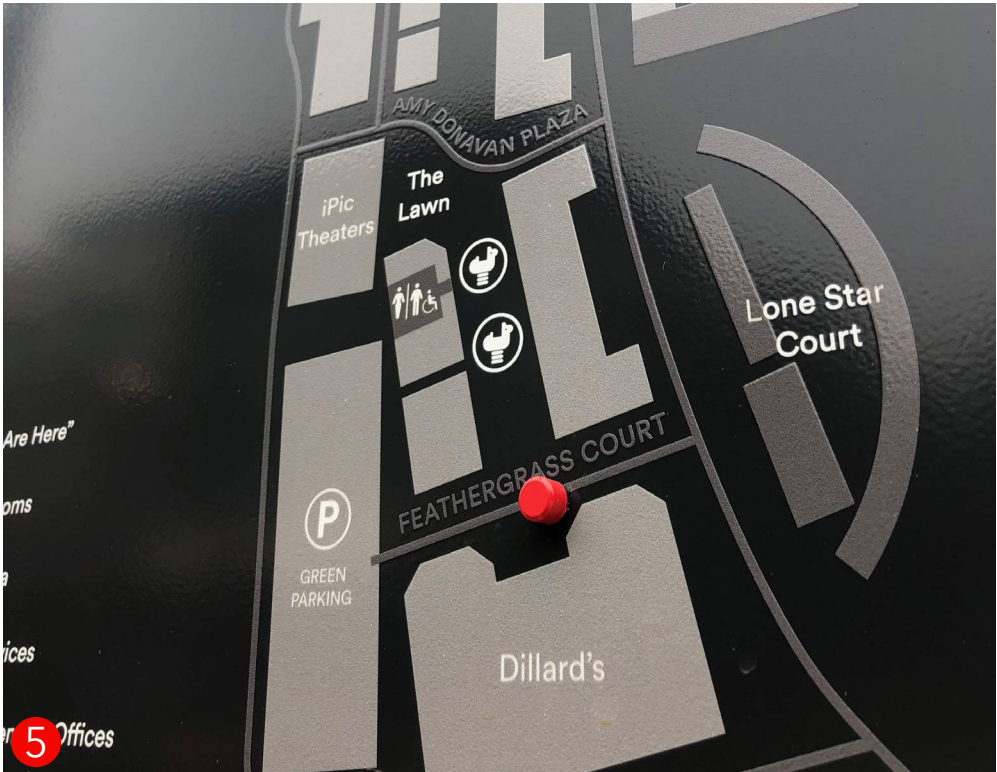
Parking Signage



Directory Marker



General Wayfinding



Wayfinding Map

SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(DC4 Exterior Elements and Finishes)

Paving Materials

Supplemental Guidelines

HIERARCHICAL. Paving treatments on streets and in open spaces will vary but be part of the same family of elements. Paving in roads will have larger scale jointing and sidewalks and pedestrian promenades will have smaller granularity. Patterns will be modern and simple, and will include embeds, lighting, art.

SUSTAINABLE

The paving materials used will be when possible permeable, include high-albedo content and be locally sourced.



Textured



Color-rich and textured



Contemporary design



Paving expresses linearity



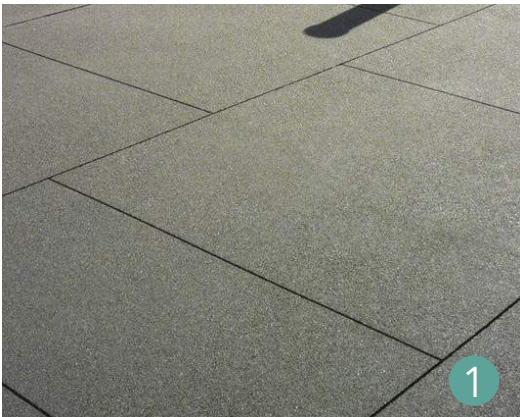
Clean lines

SUPPLEMENTAL DESIGN GUIDELINES - STREETSCAPES

(Exterior Elements and Finishes)

Paving Materials

Supplemental Guidelines



Saw-cut CIP Concrete



Precast Concrete Plank Pavers



Hardwood Boardwalk



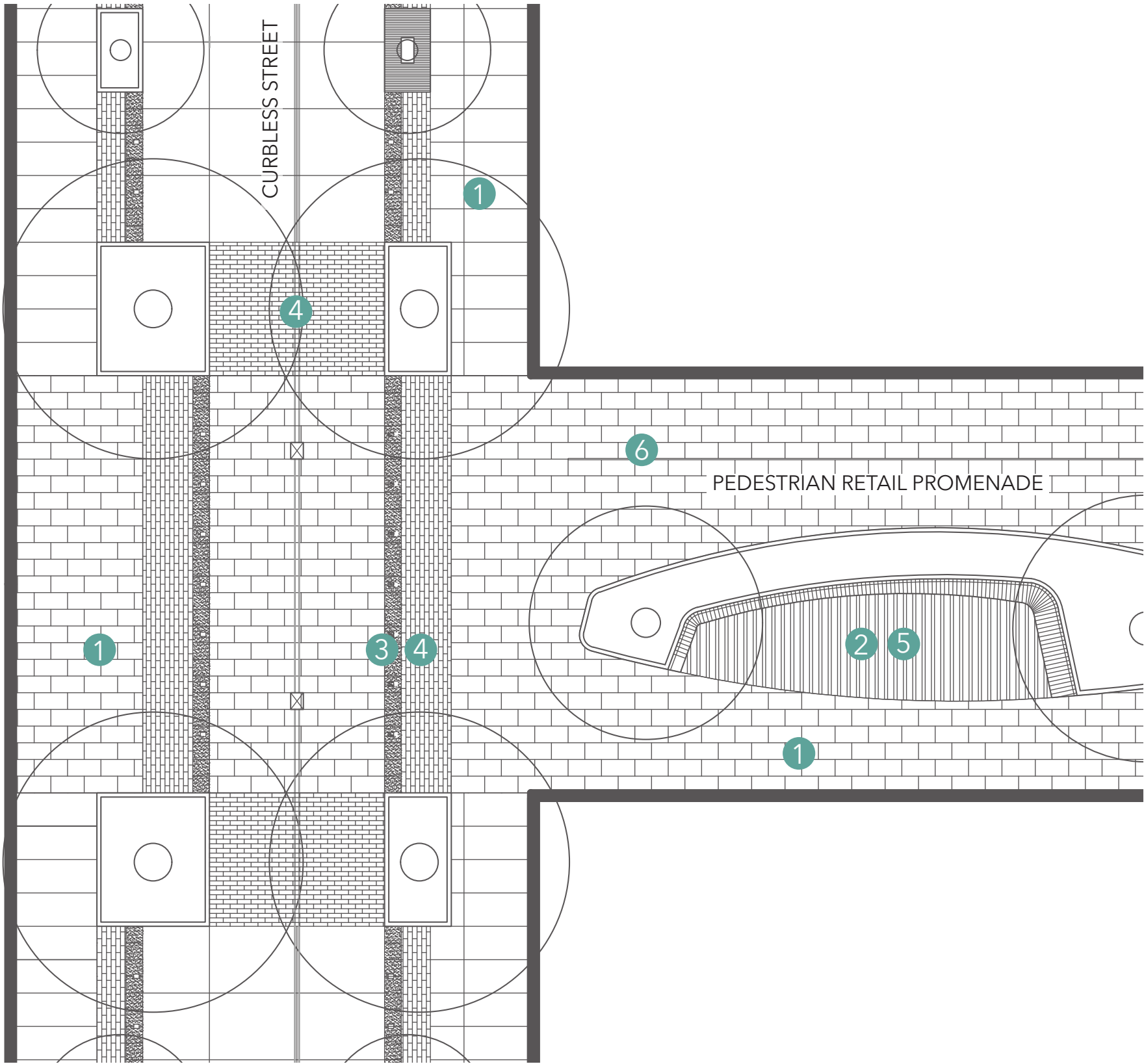
Granite Pavers (Herringbone)



ADA Precast Concrete Pavers



Slot Drainage



Typical Paving Plan (Not actual location)

MPD - LANDSCAPE DESIGN

CENTRAL PARK

PUBLIC OPEN SPACE PARTI

CLEAR



- TRANSPARENCY: VISIBILITY OF PLACES FOR PEOPLE
- CLARITY: LEGIBILITY OF BUILDING USES AND URBAN FORM
- POROSITY: CREATING CONNECTIONS TO AND THROUGH THE SITE

MODERN



- URBAN LIVABILITY: CASUAL AND APPROACHABLE
- HONEST APPLICATION OF MATERIALS
- INTEGRATION WITH NATURE
- ELEMENTAL PALETTE
- A CONTINUED LEGACY

DELIGHT



- PLEASURE IN THE BUILT ENVIRONMENT
- INVOKING A SENSE OF DISCOVERY AND SURPRISE
- EXPERIENTIAL, EXUBERANT, ENTHUSIASTIC
- WARMTH

PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - SPRING



Educational Programs



Egg Hunt



Fun Run/ 5K



Fireside Night



Cycle Meetup



Spring Barrel Release Party



Live Music



Exercise Meetup



Temporary Art Installations

PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - SUMMER



Pop-up Retail



Food Truck



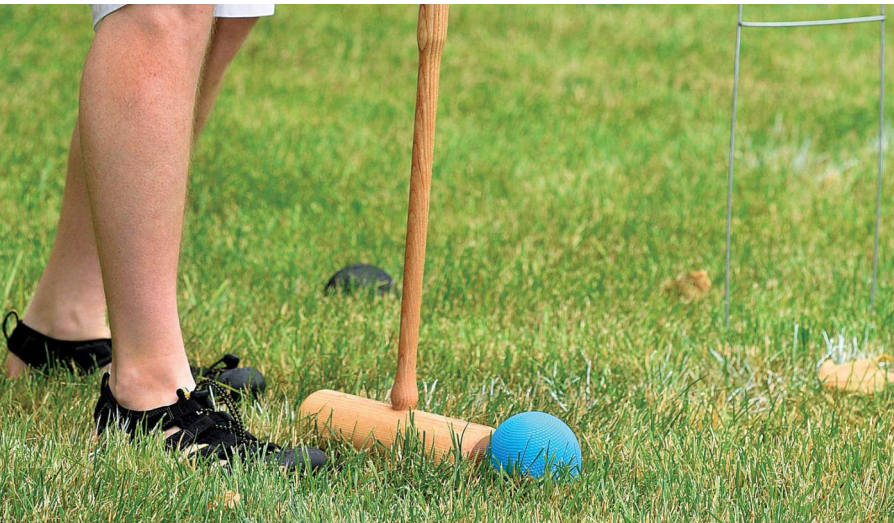
Pop-up Jet Water Feature



Summer Movie Night



Festivals



Lawn Games



Farmers Market



Fitness



Summer Night Market

PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - FALL



Well-being/ Fitness



Fall Crush Event



Harvest Festival



Sport Viewing/ Rally



Oktoberfest



Farm to Market Events



Outdoor Games



Family Game Night



Art Walk

PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - WINTER



Family Ice Night



Winter Wonderland



Santa Photo House



Culinary Events



Lighting Display



Hockey Events



Holiday Bazaar/ Gift Fair



Ice Festival

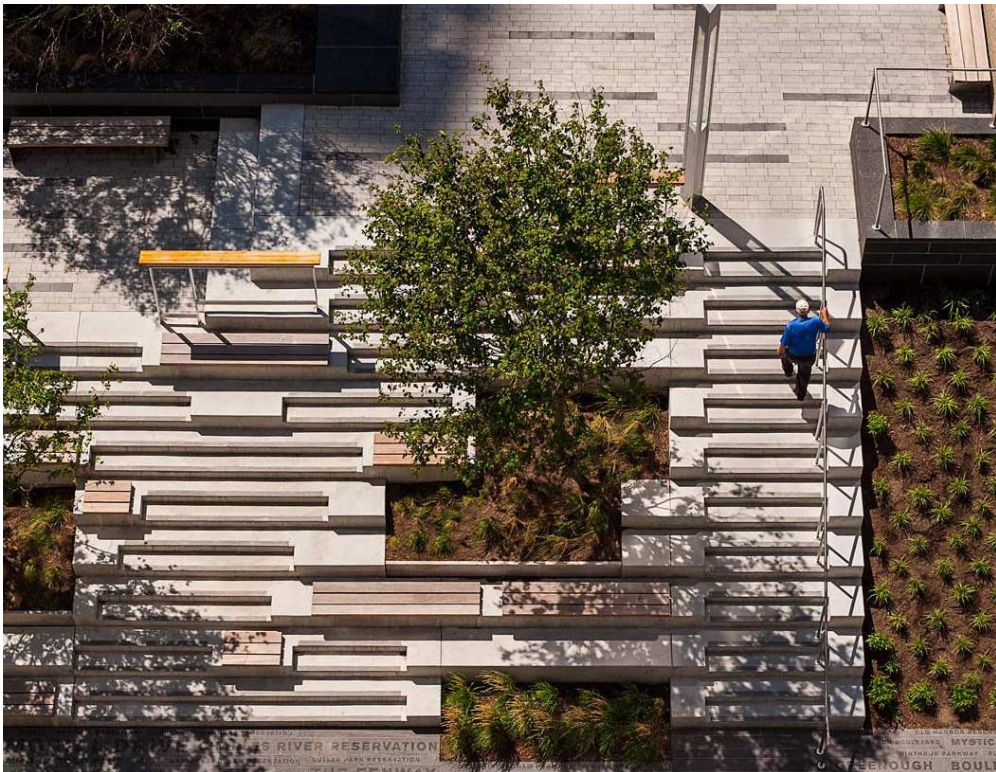


Holiday Celebration Tree

CHARACTER



Amphitheater



Breaking-up the scale



Layering materials



Organic Planters



Open Lawn



Pop-up spray feature

CHARACTER



Tree Grove Planted in Crushed Rock



Bike Amenities in Clusters



Informal Play



Celebration Tree



Outdoor Play



Seating / Lounge Throughout

OVERVIEW

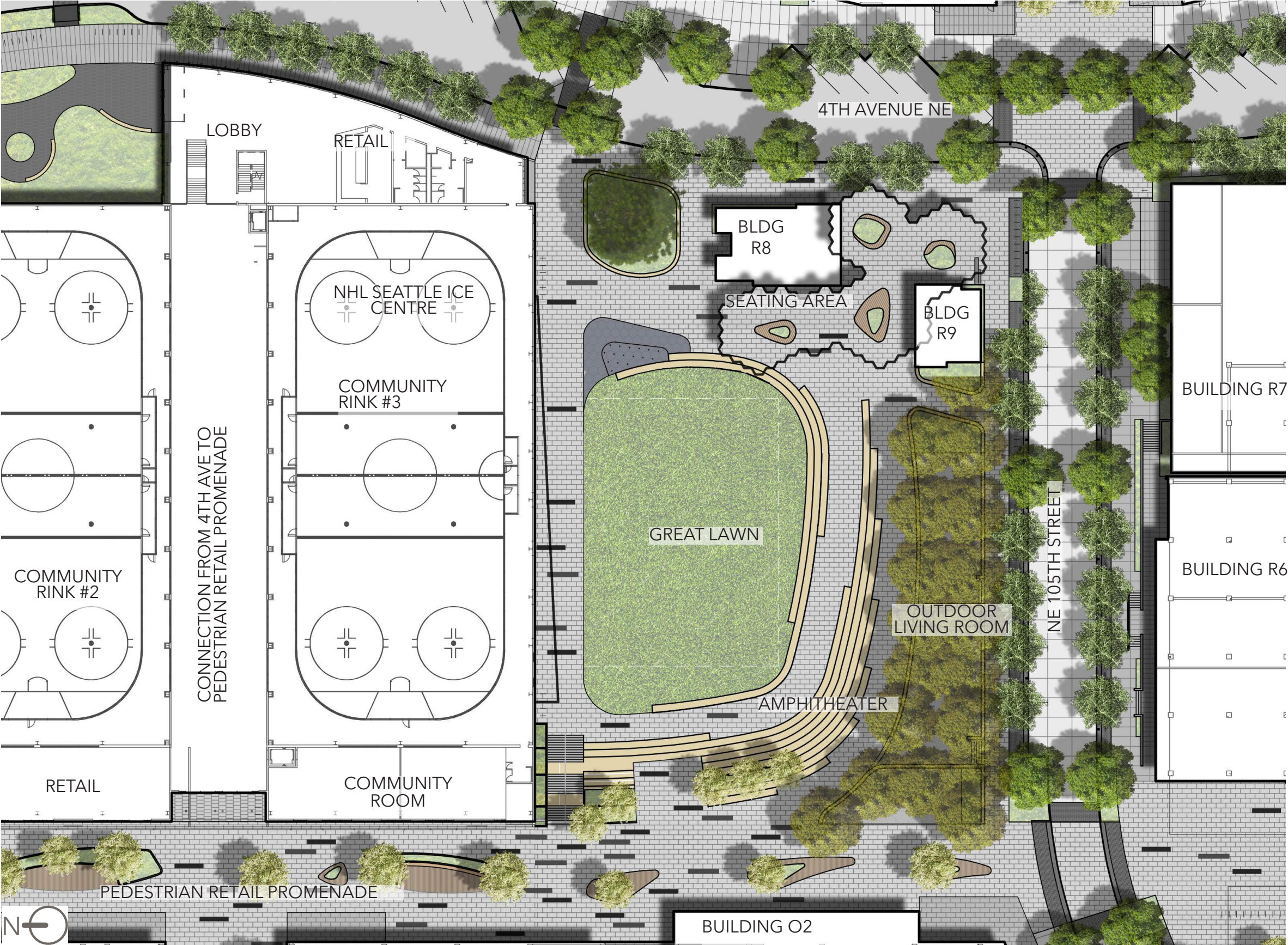
The Central Park accommodates year-round activity and becomes the heart of this new community. The great lawn provides maximum flexibility, from passive recreation to energetic performances. Revised grading design has more elevation change in the park and creates opportunities for amphitheater seating, with the lower area and lawn at the same level as the Community rink, the 3rd rink of the NHL Seattle Ice Centre.

The celebration tree illuminates the park with holiday spirit during the winter months, while the spray feature cools visitors during summer months. Retail pavilions will house restrooms and concessions. A large bosc of trees planted in gravel will become the outdoor living room of the park, incorporating play/games, seating, and outdoor amenities that extend the shoulder season.

Elements like these become landmarks in the urban village.

Beyond program, major objectives of the central park are to contribute to the network of open space, provide safe spaces with clear wayfinding, and to integrate cohesively with the adjacent streetscapes and architecture.

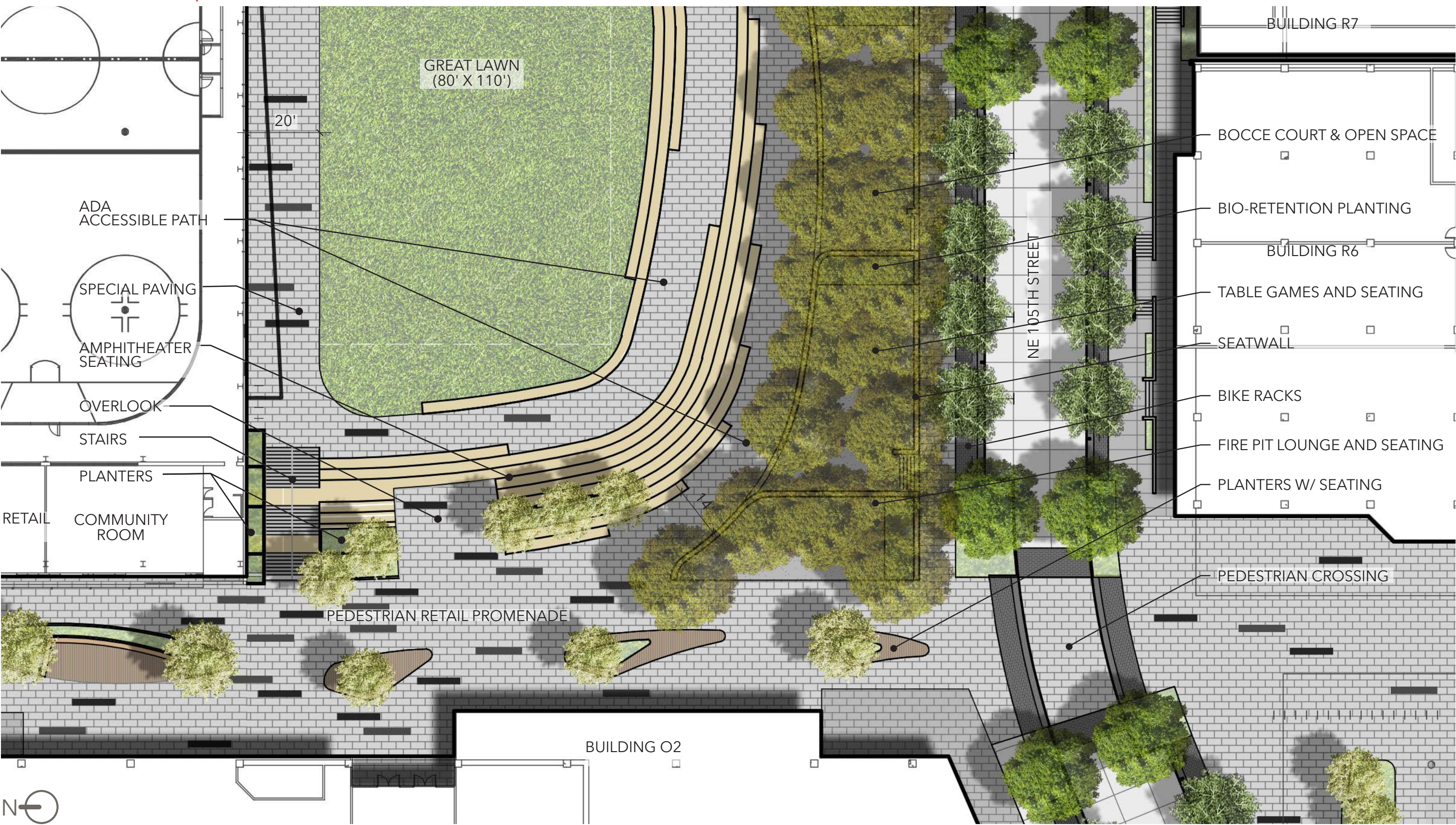
The edges and interaction between the park and its surrounding uses will also be very important, with the goal of maximizing vitality, vibrancy and a sense of belonging - making sure people have places to go that keep them wanting more.



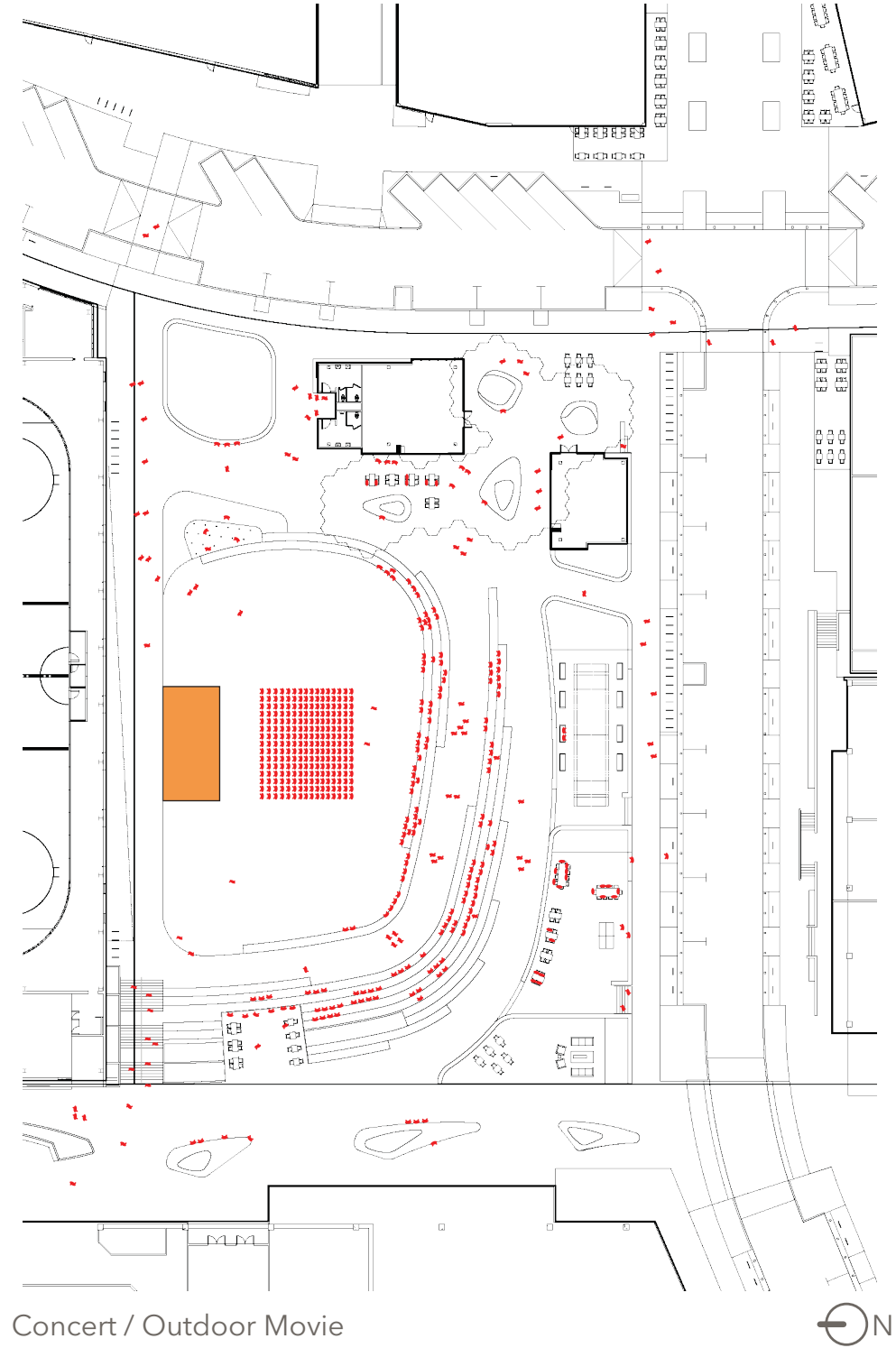
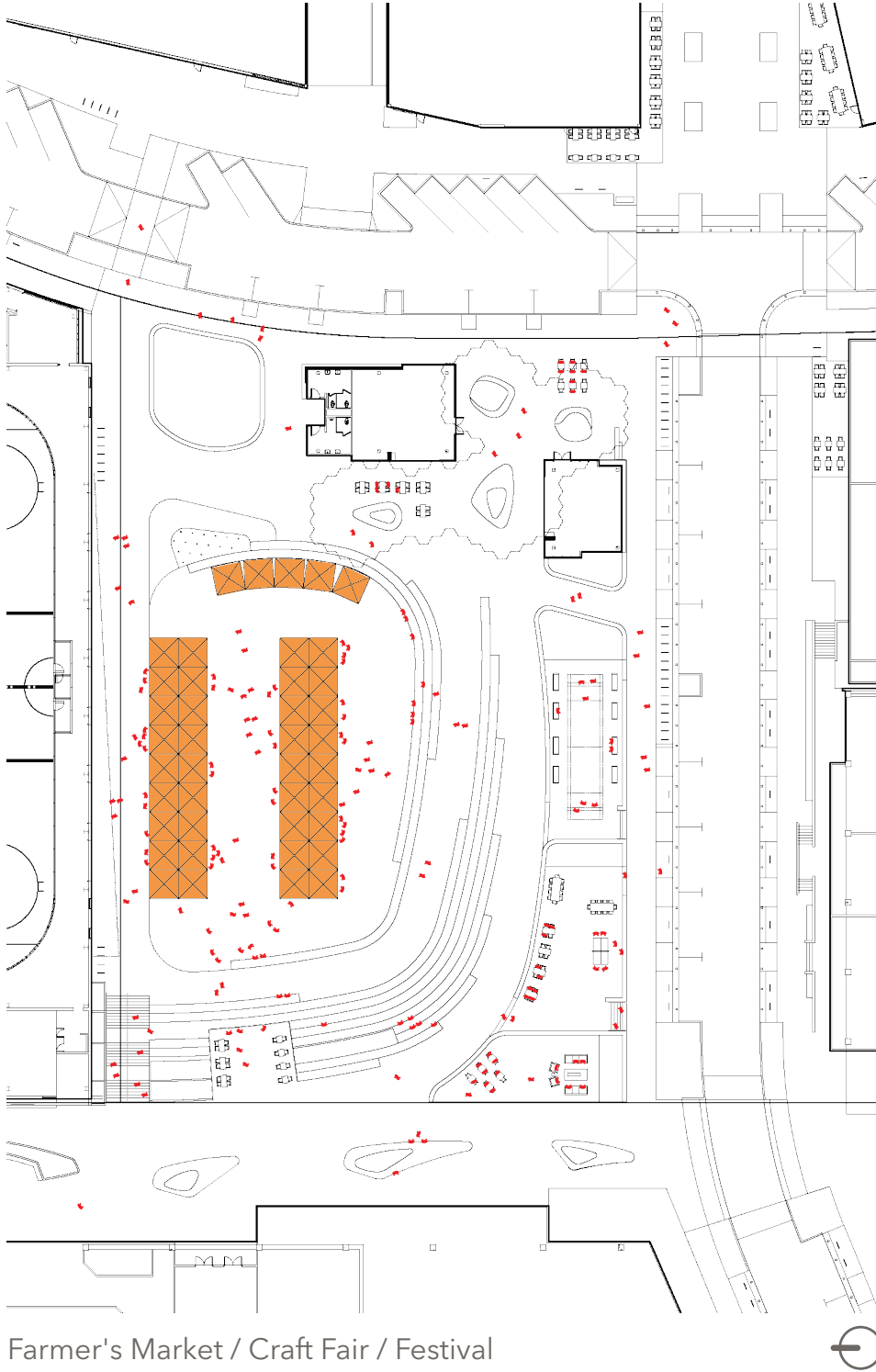
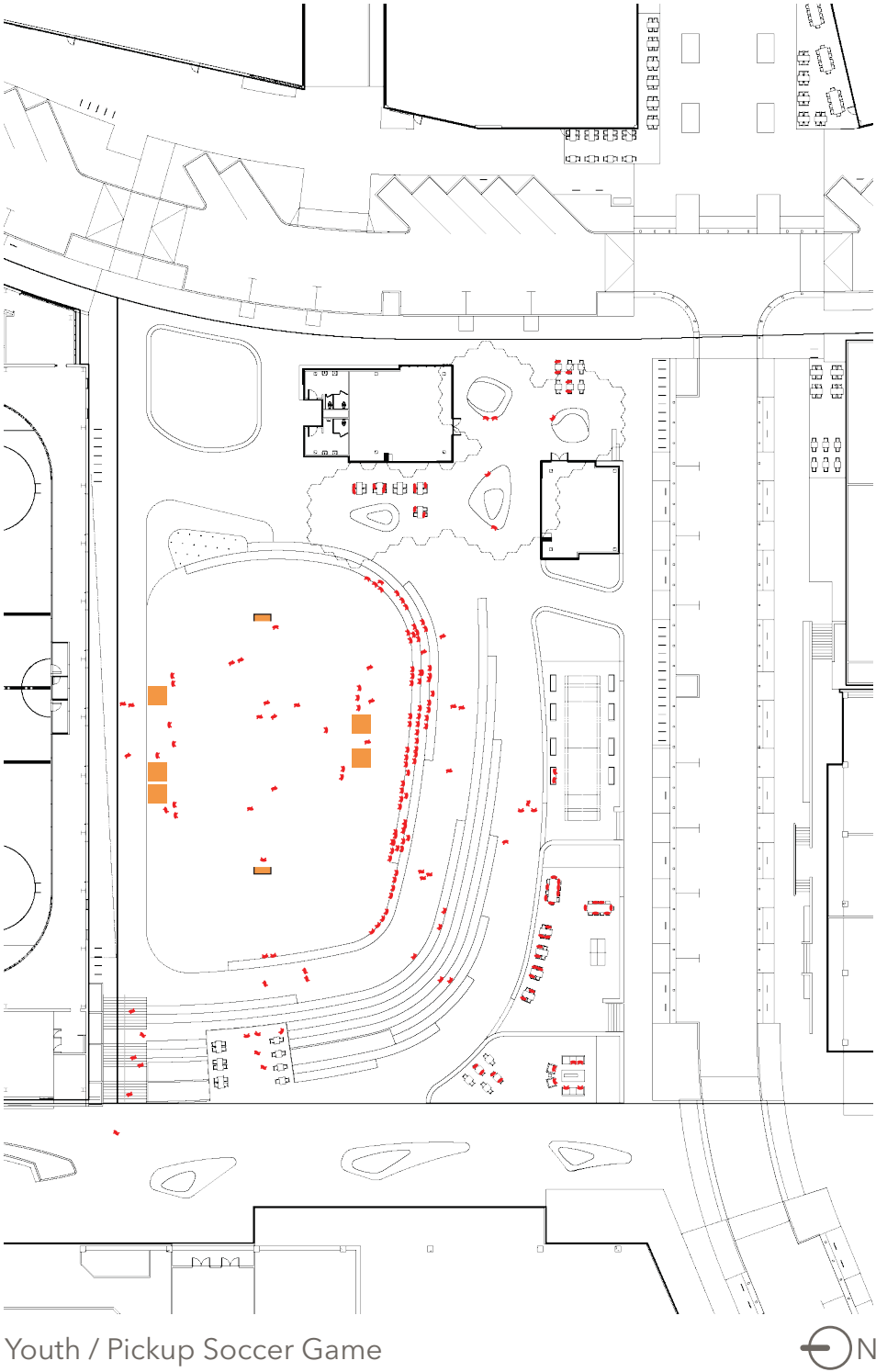
CENTRAL PARK | EAST



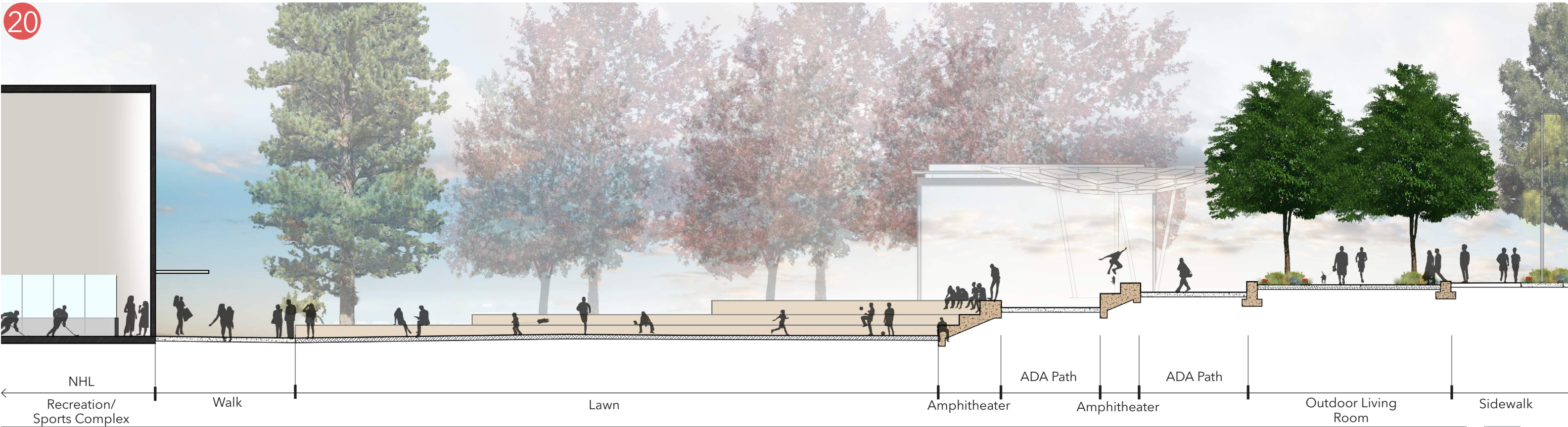
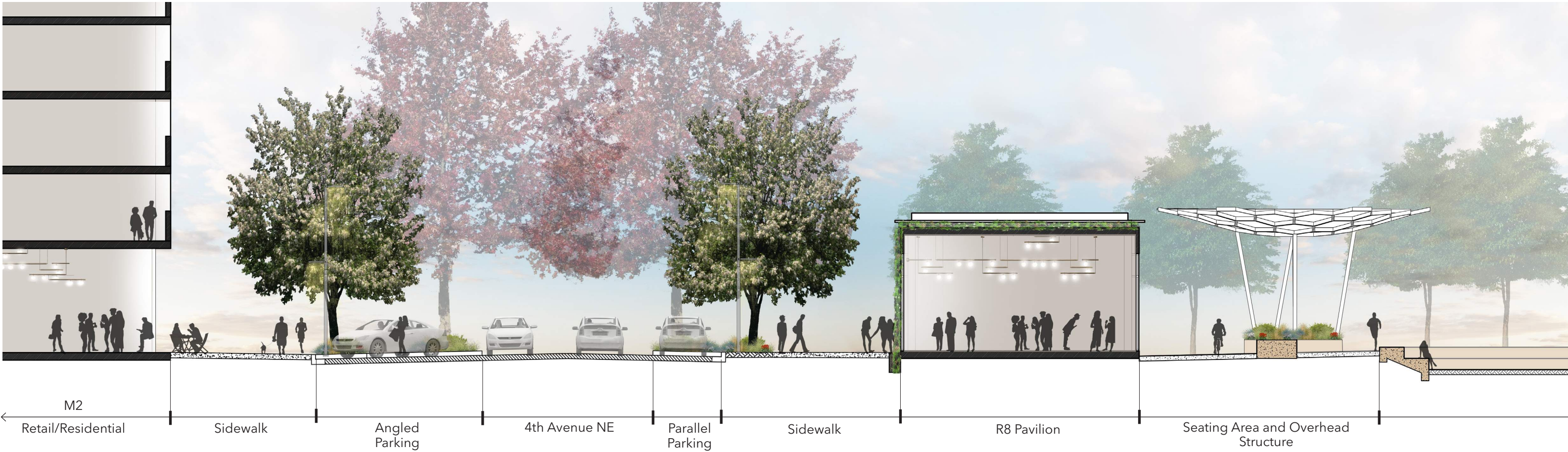
CENTRAL PARK | WEST

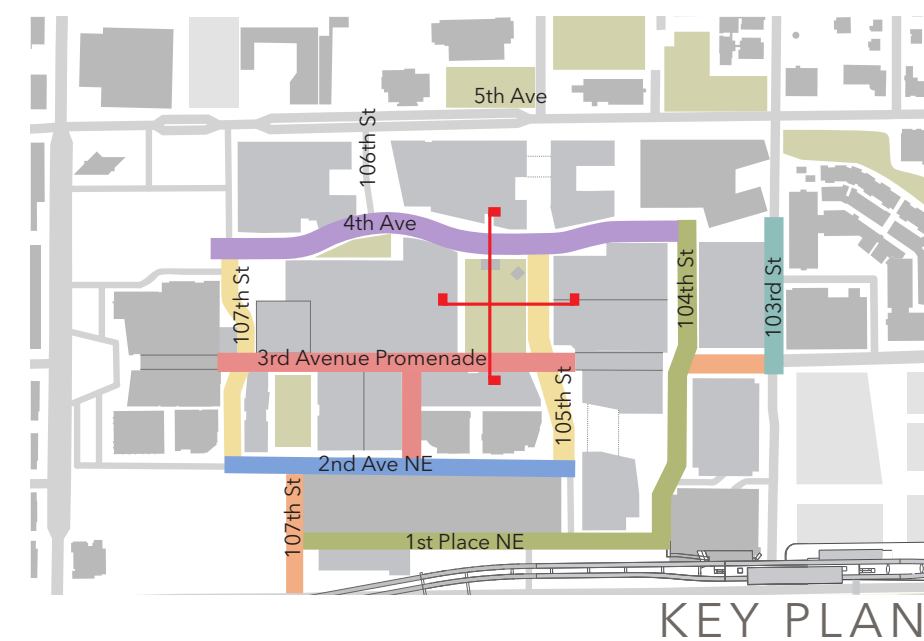
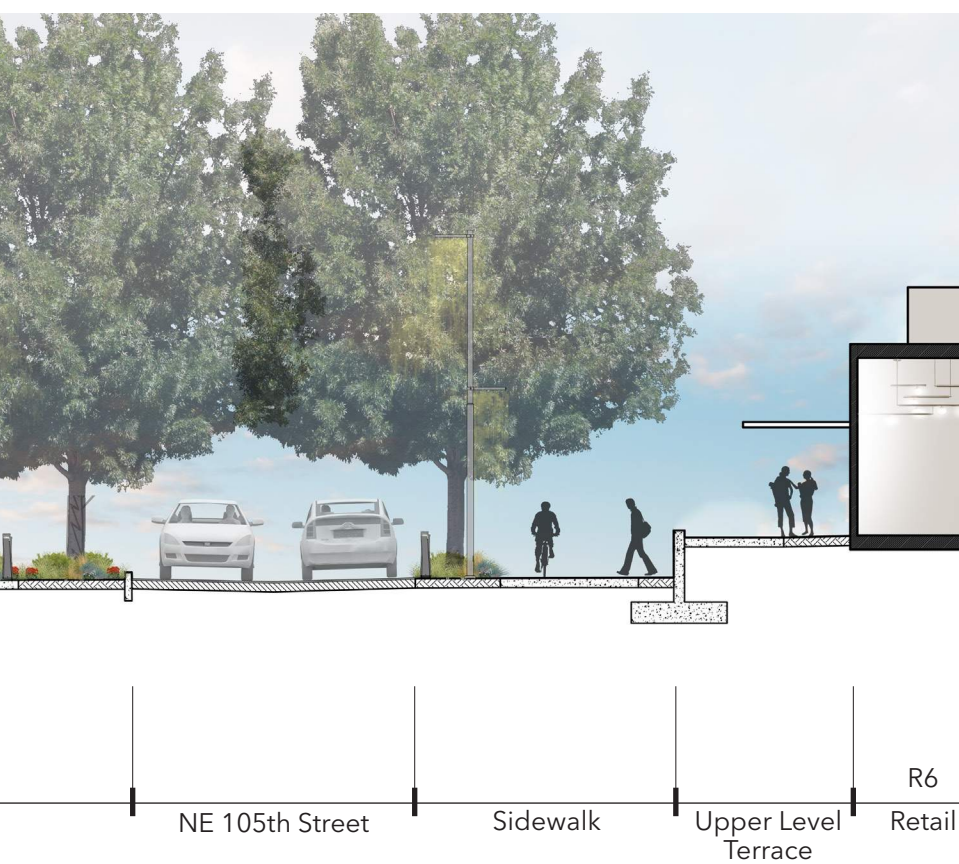
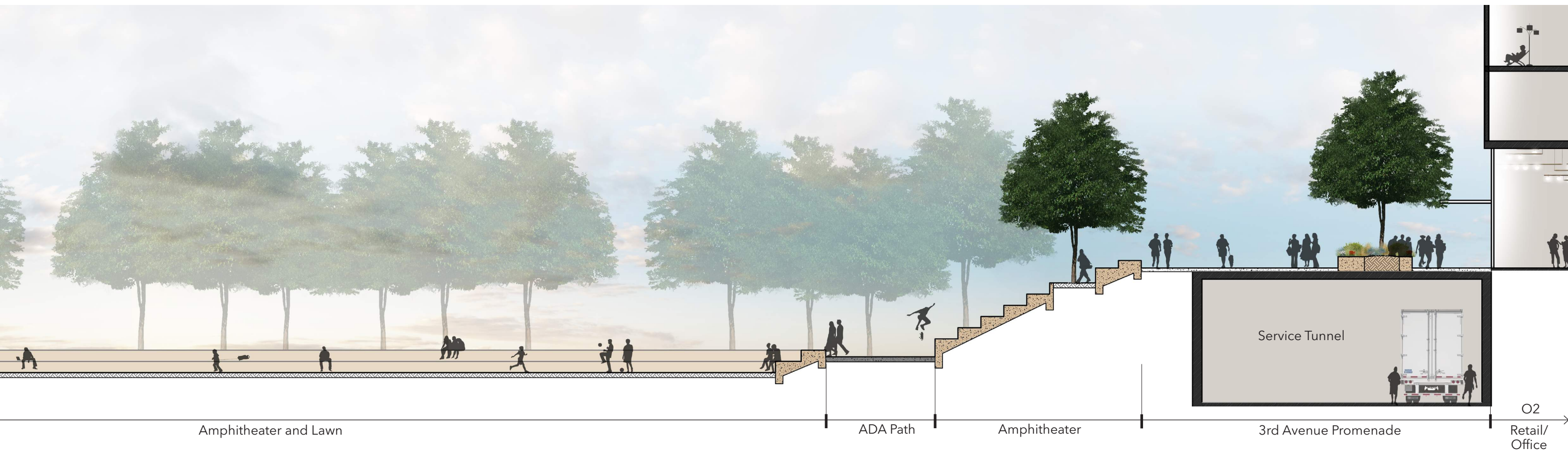


EVENT DIAGRAMS



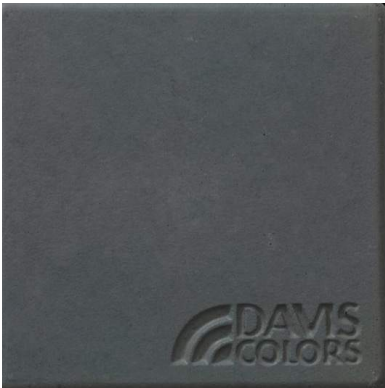
SECTIONS



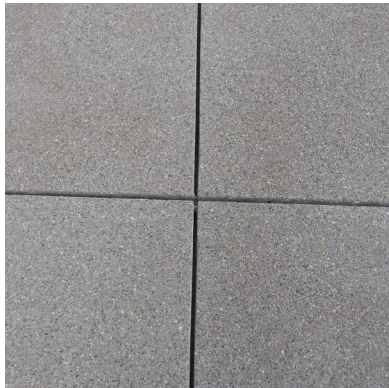


MATERIALS

CIP Concrete Paving



CIP Concrete - Dark Gray



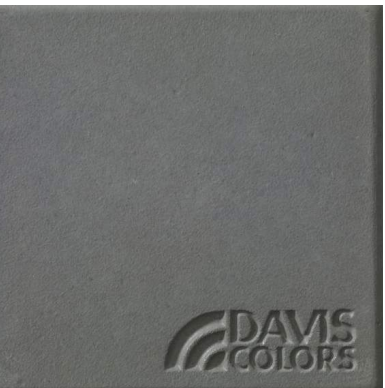
CIP Concrete - Natural



CIP Concrete - Graphite



Pervious CIP Concrete - Natural

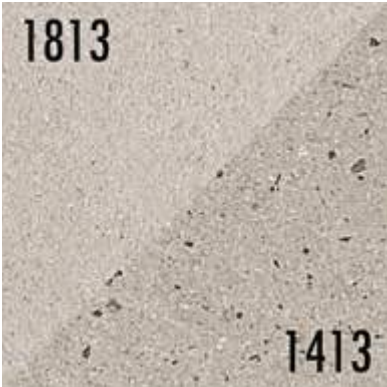


CIP Concrete - Pewter

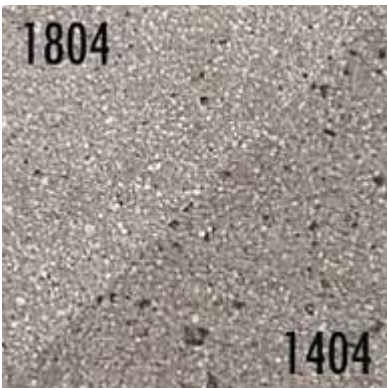
Concrete Pavers



Pavers - Granada White

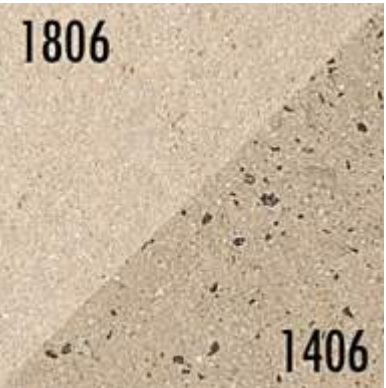


Pavers - Porcelain



Pavers - French Gray

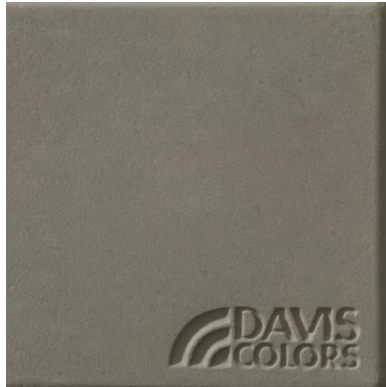
Accents



Pavers - Almond



Wood Decking - Ipe



CIP Concrete Walls - Pebble



Metals - Brushed Aluminum

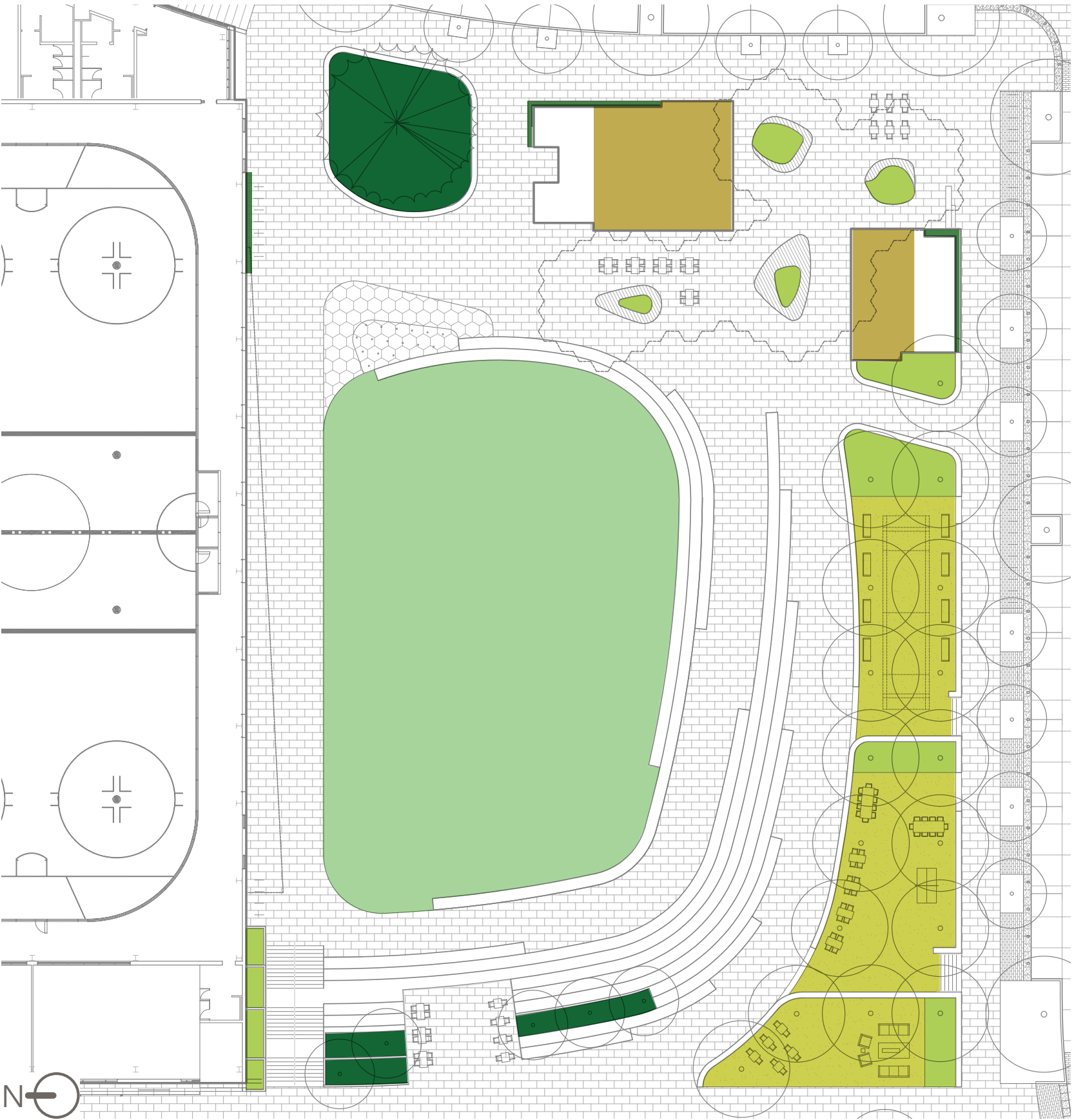


1/4" minus Compacted Gravel



Accents - Salt and Pepper Granite

PLANTING DIAGRAM



Planting Legend

- Grove Trees
- Bio-retention
- Shrubs
- Vegetated Screen
- Green Roof

PLANTING PALETTE



Giant Sequoia



Katsura (Grove)



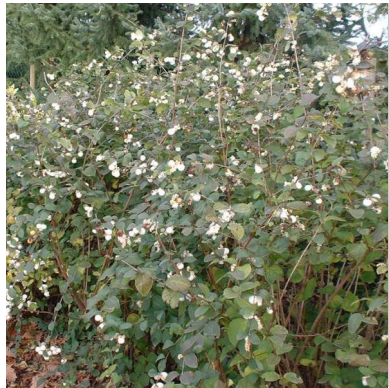
Starlight Dogwood



Pee Wee Oakleaf Hydrangea



Red Flowering Currant



Snowberry



Low Oregon Grape



Western Sword Fern



Doublefile Viburnum



Golden Sweetflag



Slough Sedge



Grassland Sedge



Soft Rush



Swordleaf Rush



Kelsey Dogwood



Pacific Coast Iris



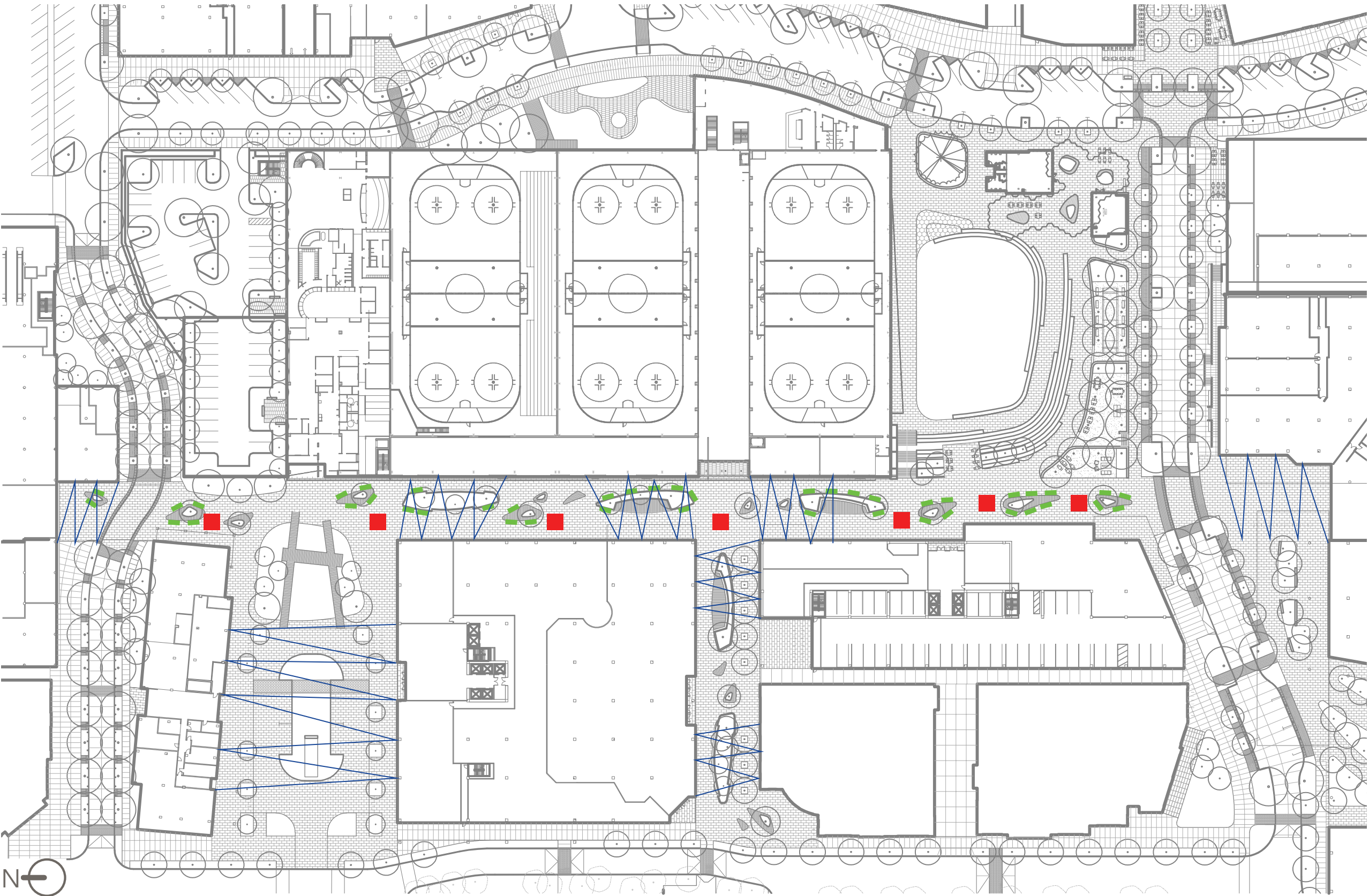
Pee Wee Oakleaf Hydrangea

Trees




Shrubs

Bio-retention

PEDESTRIAN SPACES - LIGHTING DIAGRAM

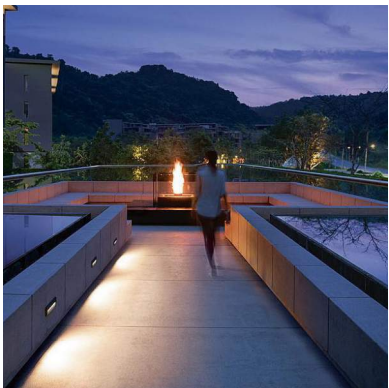


Symbol Legend

-  Pole-Mounted Area Light
-  Catenary Lighting
-  Wall-mounted Light



Pole-mounted Area Light

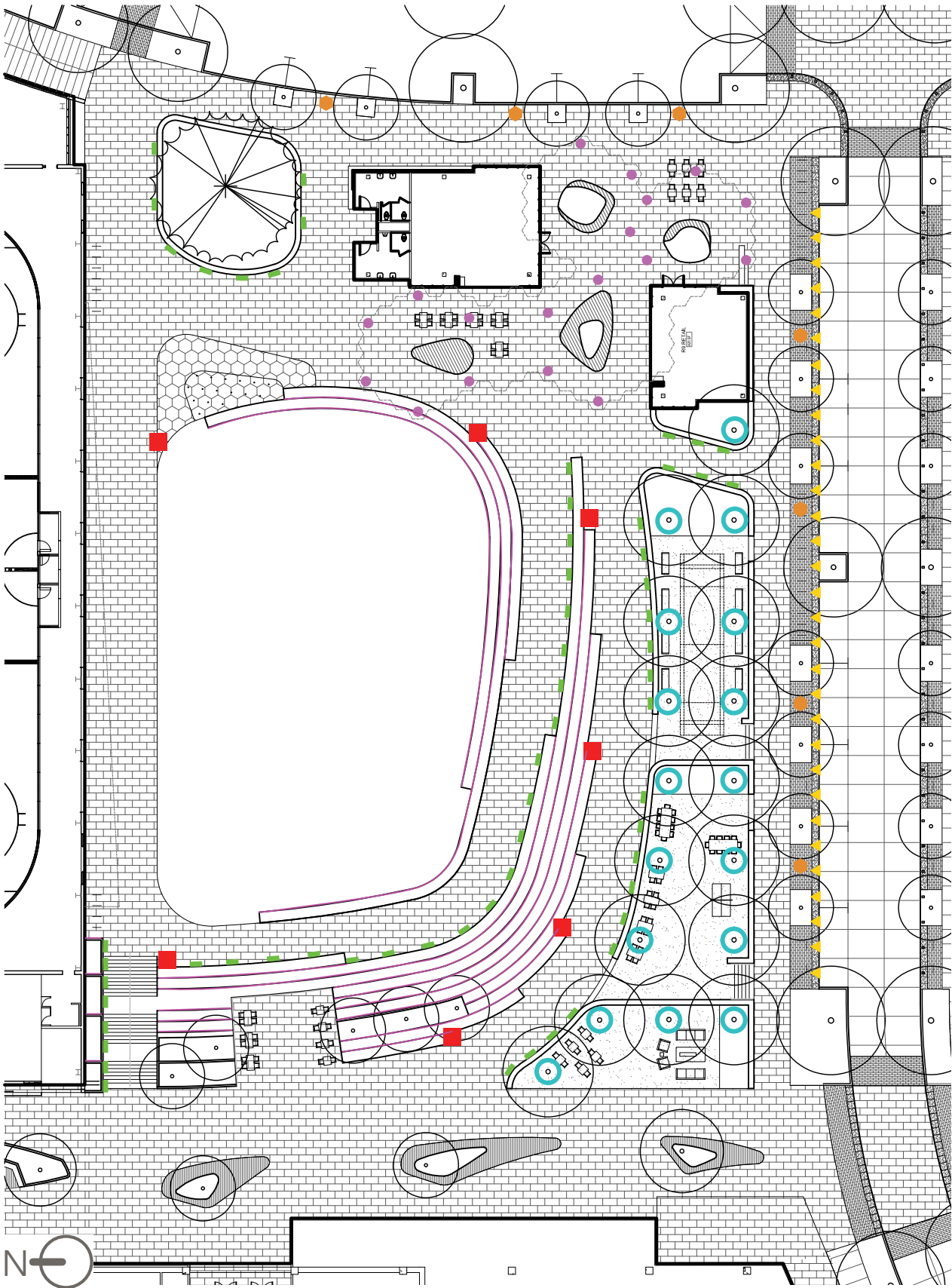


Wall-mounted Light



Catenary Light

CENTRAL PARK - LIGHTING DIAGRAM



Symbol Legend

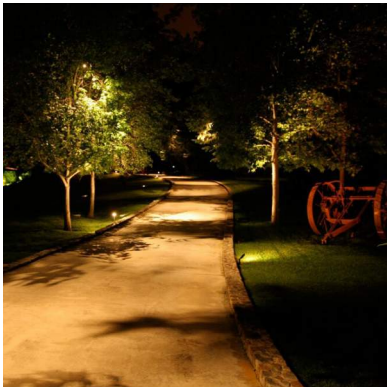
- Pole-Mounted Area Light
- ⬡ Pole-Mounted Pedestrian Light
- Canopy Light
- Tree-Mounted Down Light
- ▲ Bollard Light
- Wall Light
- Wall-Mounted Strip Lighting



Pole-mounted Area Light



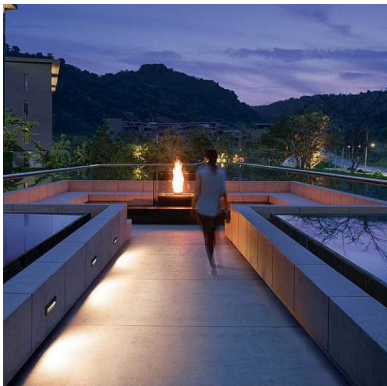
Pedestrian Light



Tree Downlight



Bollard Light



Wall-mounted Light



Wall Strip Light



Aerial view looking southwest

VIGNETTES



Aerial view looking southeast

VIGNETTES



Aerial view looking northwest

VIGNETTES



Ground level view of the outdoor lounge



Ground level view of the seating area under the canopy



Ground level view of the R8 Pavilion and seating area



Ground level view of the spray feature and celebration tree

VIGNETTES



Evening view of the pavilions



Ground level view of the amphitheater, looking west



Aerial view of the amphitheater steps and overlook



Ground level view of the amphitheater, looking south

VIGNETTES



Ground level view of the 3rd Avenue Promenade at night



Ground level view of the 3rd Avenue Promenade, looking south



Ground level view of the 3rd Avenue Promenade, looking south (from NHL)



Ground level view of the 3rd Avenue Promenade, looking north (from 105th)

MODEL



Click here for
3D Model View

MPD - ARCHITECTURAL CONCEPTS

BUILDINGS R8 AND R9 - CENTRAL PARK RETAIL PAVILIONS

BUILDING R8 AND R9 - PREFERRED DESIGN

R8 SUMMARY

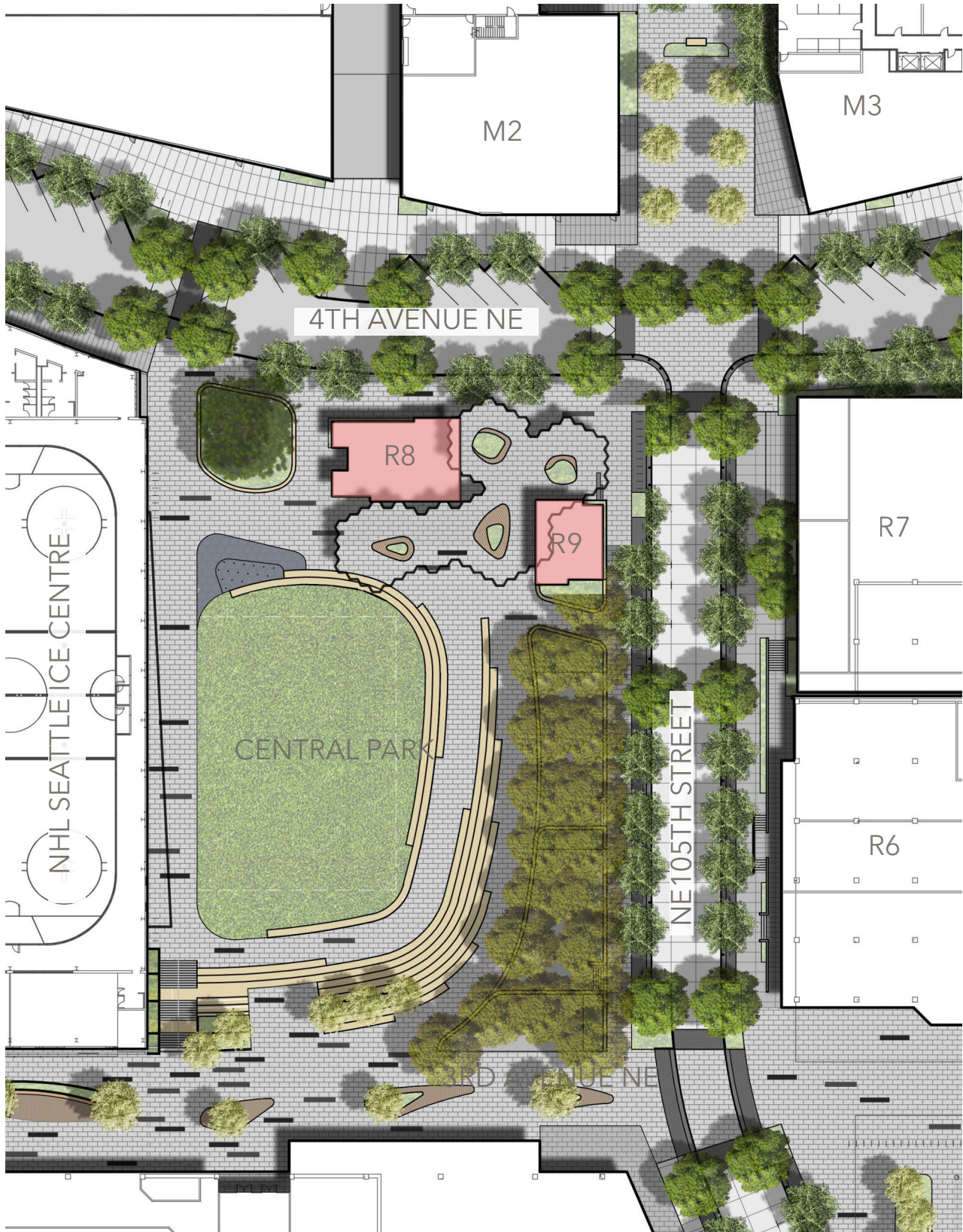
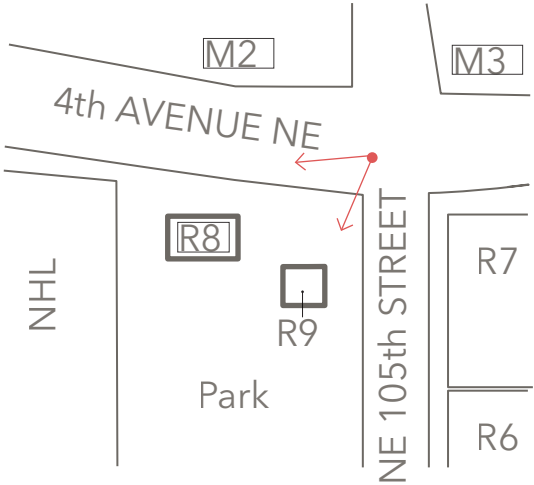
- 1 story retail pavilion totaling 1,642 sq ft
- 294 sf public restrooms (GLA)
- 140 Trash/ Electrical Panel (GLA)
- 1,097 sq ft retail (GLA)

R9 SUMMARY

- 1 story retail pavilion totaling 835 sq ft (GBA)
- 757 sq ft retail (GLA)

Overview

Pavilions R8 and R9 are located at the east side and southeast corner of Central Park. The pavilions serve to anchor this edge of the park while providing critical pedestrian linkage to active functions across 4th Ave NE and NE 105th Street. Maximum transparency helps to create pedestrian interest and establish desirable sightlines from the public Hill Climb, the Pedestrian Promenade at 3rd Ave NE and adjacent paths of pedestrian flow. Pavilion R8 contains restrooms and delineates a drying area that helps support use of Central Park, especially the spray park functions.



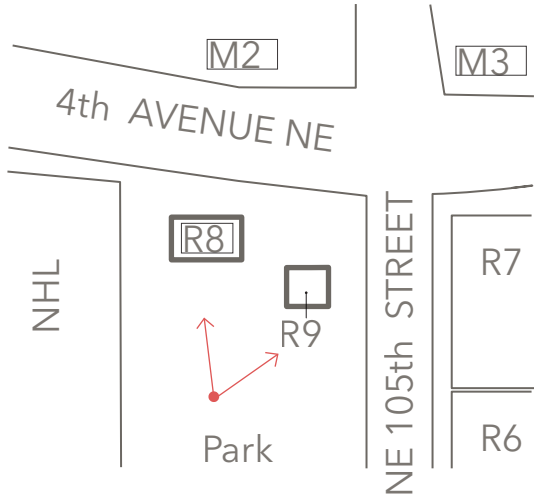
Ground Level Plan

BUILDING R8 AND R9

Preferred Design

Pros

- Anchor the east side and southeast corner of Central Park.
- Create continuity in the retail frontage at 4th Avenue NE and NE 105th Street.
- Enhance pedestrian experience by providing public restrooms.
- Encourage a diversity of retail at a scale that is appropriate for the park.
- Support critical, desirable sight-lines that encourage use of Central Park but also help activate paths of pedestrian flow.
- Provide weather protection for exterior uses.



Design Guidelines

Open Space Concept



Integrate open space design with the design of the building so that each complements the other. Northgate Community Goal: Increase publicly accessible open spaces and connections between them.

- Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
- Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project.
- Urban Plazas and Town Squares: Public space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety, and to facilitate constant movement and use.

Response:

- Pavilions R8 and R9 improve the experience of open space by maximizing transparency and enriching a network of public amenity.
- Pavilions are located to help create critical lines of desire and linkage between active edges.
- Pavilions are appropriately scaled to enhance the experience of the park and support park functionality.
- Encouraging active uses at the park edge contributes to park safety.

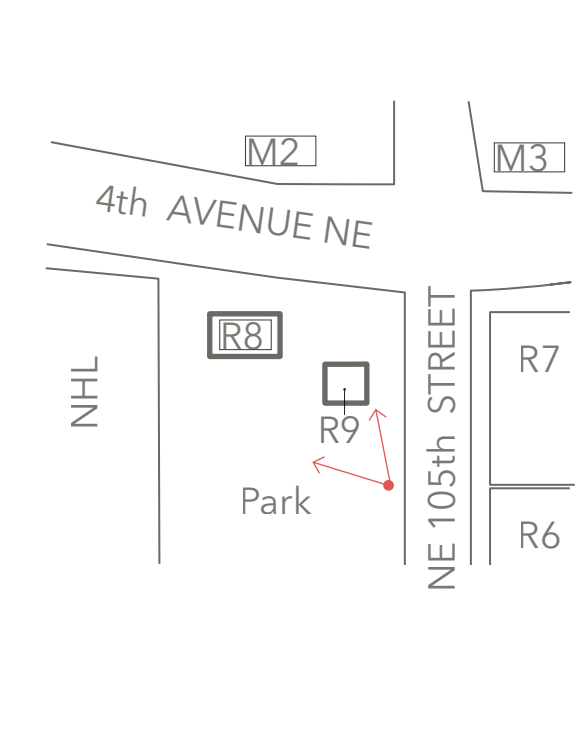
BUILDING R8 AND R9 - PREFERRED DESIGN



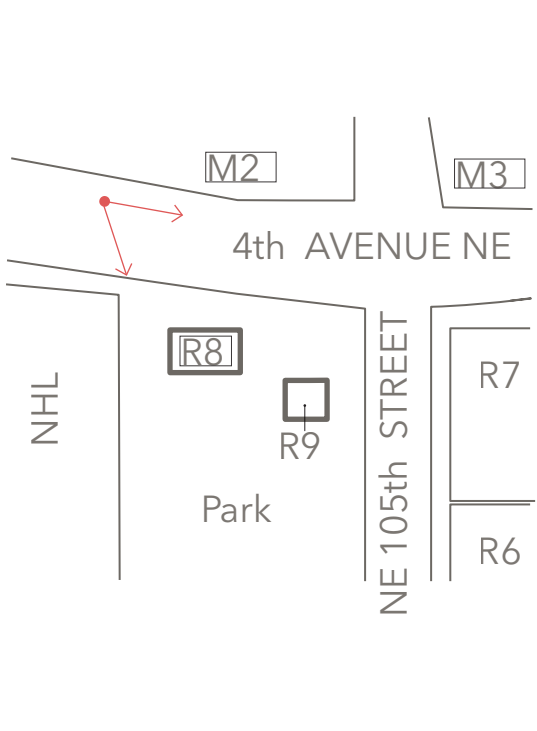
Ground Level Perspective View Looking Northeast



Aerial Perspective View Looking Southwest

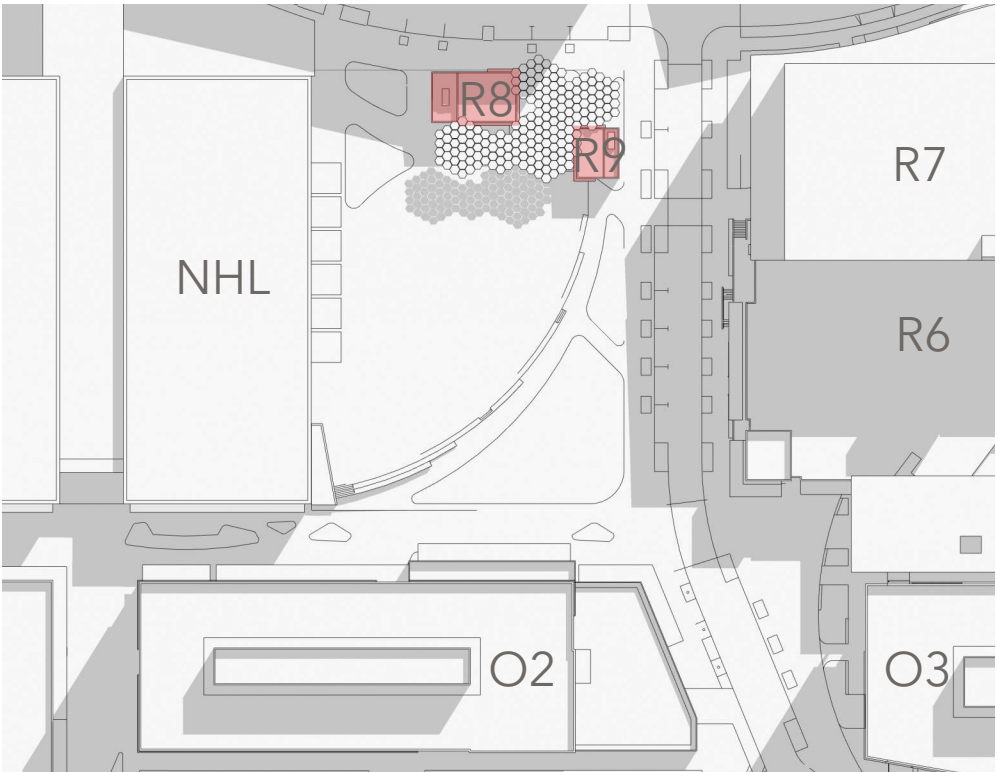


Transparency at the corner activates park edge.

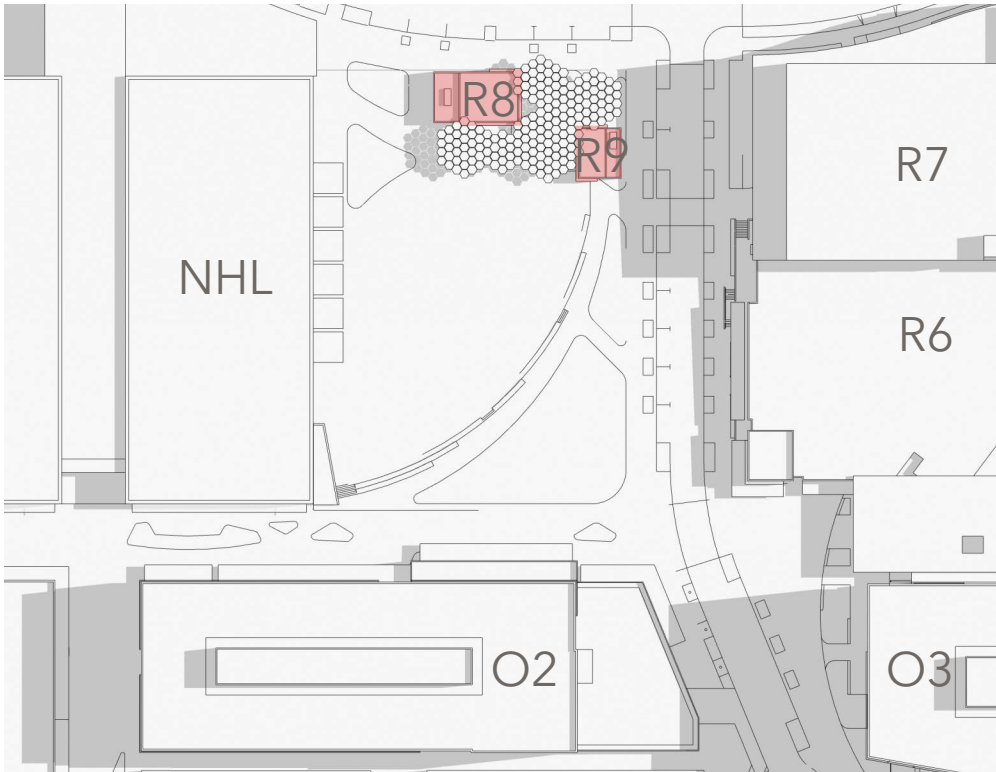


Retail pavilion provides transition in scale.

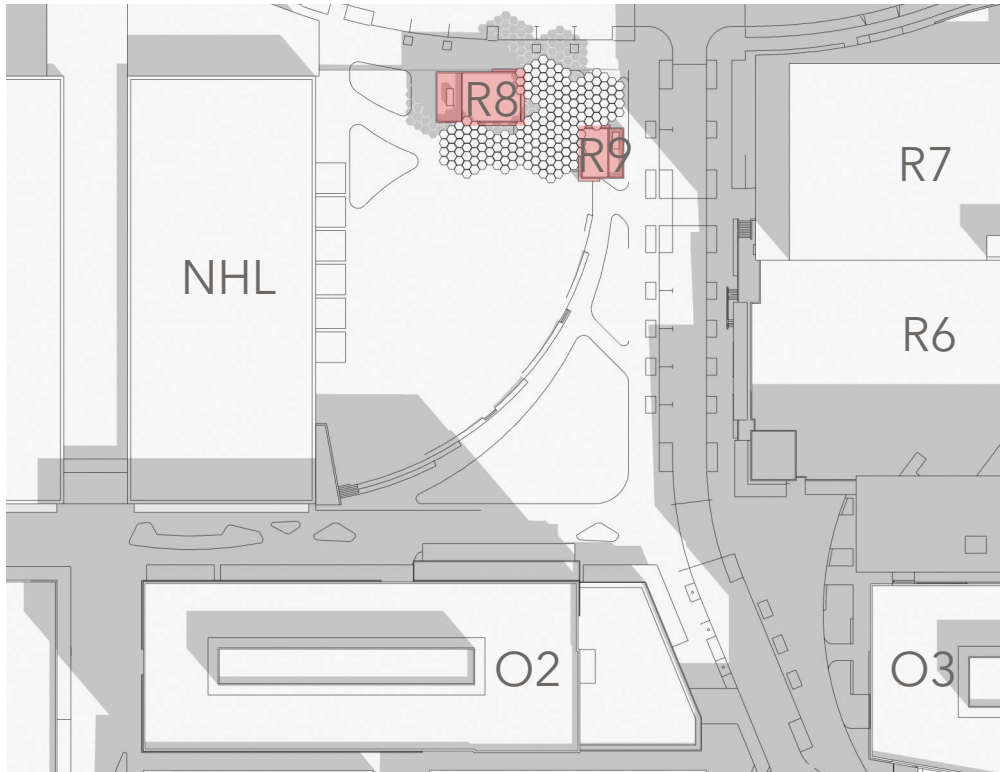
SUN AND SHADOW ANALYSIS



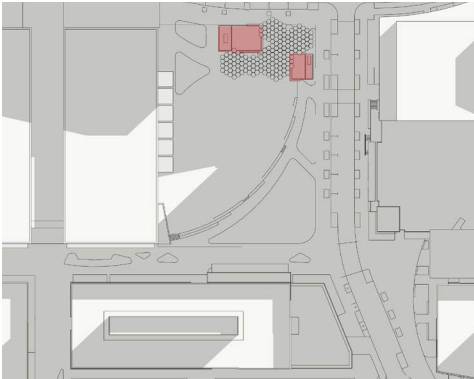
March/ September 21, 9am



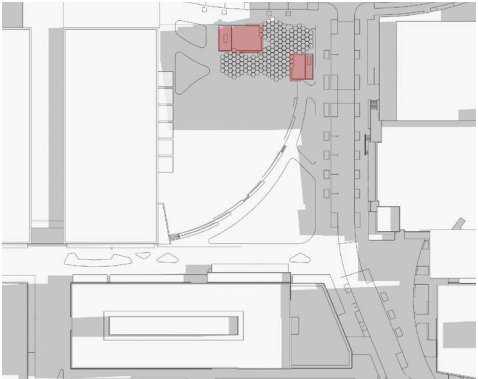
March/ September 21, noon



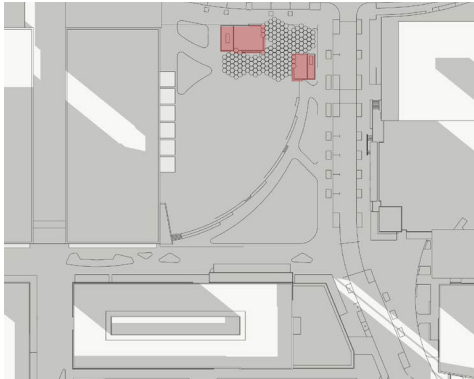
March/ September 21, 3pm



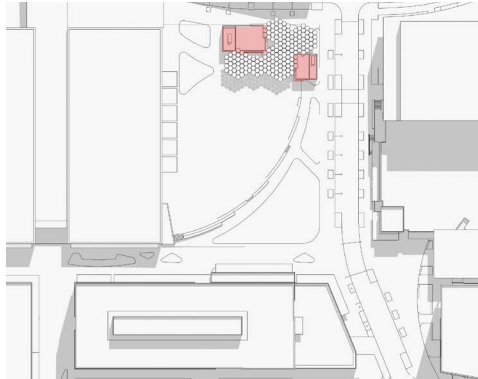
December 21, 9am



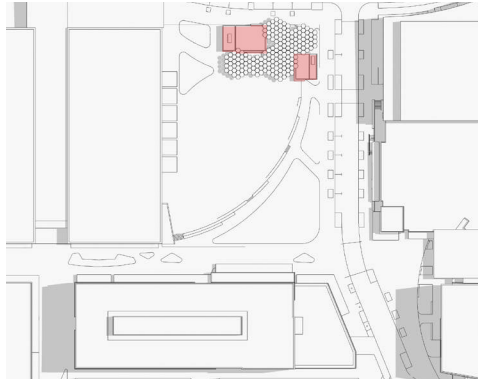
December 21, noon



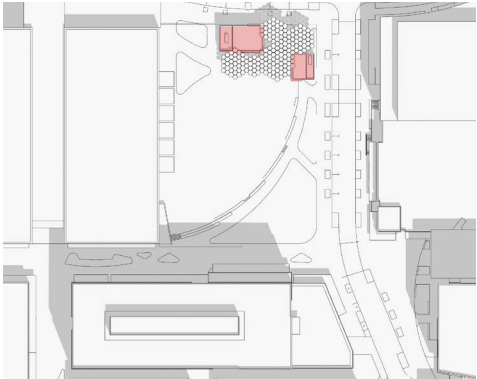
December 21, 3pm



June 21, 9am



June 21, noon



June 21, 3pm

Sun Study- Central Park

SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

Architectural Design Intent

This section will address SUPPLEMENTAL Design Guidelines for areas of the MPD that will be designed at later phases of the project. While these guidelines specifically address proposed Pavilions R8 and R9 they also serve as the basis of design for the planning and design of permanent, semi-permanent and temporary structures on the site.

The areas of focus for the design supplement revolve around the design concepts of:

- **USER FOCUSED.** Emphasis on locality, seasonality, sustainable artisanal goods and products. Reflective of shared values of the community. Enables a variety of retail scales.
- **DURABLE AND INSPIRED MATERIALITY** Materiality that is appropriate given the duration of service. Creative and innovative in approach and presentation.
- **TRANSPARENCY AND PERMEABILITY.** Maximizing user engagement through access and visibility. Permanent pavilions to utilize glazing and multiple entries and openings that support active pedestrian paths, exterior-interior retail activities and open spaces.
- **ENHANCED EXPERIENCE OF THE SITE.** Work synergistic-ally with site buildings and open space to encourage engagement and provide a layered experience.



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

1. Diversity of Scales



TYPE II (R8)

- OVER 1000 SF
- PERMANENT ELEMENTS
- DEMOUNTABLE COMPONENTS
- LOCKABLE
- PERMANENT BATHROOM (OPTIONAL)
- PROVIDES WEATHER PROTECTION.



TYPE III (R9)

- ABOVE 500 SF
- DEMOUNTABLE COMPONENTS.
- INTENDED FOR DAILY USE.
- PROVIDES SHARED WEATHER PROTECTION.

SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

2. Activation of Ground Floor Plane

ENGAGEMENT. Pavilions are designed for maximum pedestrian engagement utilizing large openings to blend interior and exterior space.

ACCESSIBILITY. Pavilions are located at grade or directly accessible from grade.

VISIBILITY. Pavilions maintain a strong visual connection with pedestrian pathways and open spaces to entice and delight. Pavilions are utilized to reinforce critical site linkage.

Back of house function are mitigated.

TRANSPARENCY AND PERMEABILITY. Maximizing user engagement through access and visibility. Permanent pavilions to utilize glazing and multiple entries and openings that support active pedestrian paths and open spaces.



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES - R8 AND R9

(PL2 Walkability & PL3 Street- Level Interaction)

3. Sustainability and Diversity

FLEXIBILITY. The flexibility of the pavilions is key to minimize waste unnecessary waste and turnover. Demountable components and partially demountable pavilions should function as a kit of parts enabling any vendor to easy adapt of the space to suit a specific product or use. Various scales of pavilions enable a diversity of vendors and product types as well as a diverse experience for visitors and locals.

SUSTAINABILITY. Emphasis on locality, seasonality, sustainable, artisanal goods and products. Reflective of shared values of the community.



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

4. Weather Protection & Projections

Weather protection helps establish the scale of the pavilion, provides a better window shopping experience during inclement weather, provides outdoor retail / seating space in all weather conditions, can serve as a place to mount signage, and provides lighting. This can be part of the retail store identity.

Supplemental Guidelines

GROUND FLOOR NON-OCCUPIED PROJECTIONS. Non-occupied building elements such as cornices, architectural fins, louvers, rain screens, Brise soleil, and decorative elements may extend up to one foot into the ROW, provided a minimum clearance of 7.5 feet is provided from sidewalk grade.

Additionally, non-occupied ground floor horizontal elements such as marquees, awnings, and canopies may extend up to two feet from the curb edge, while extending at least eight feet from the face of the storefront over the pedestrian zone. A minimum clearance of ten feet is to be provided from sidewalk grade, but not more than 14 feet.

Clear or fritted glass should be encouraged to maximize daylight opportunities at the sidewalk level. Landlords or tenants need to provide for ongoing cleaning and maintenance of the glass canopy systems.



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

5. Lighting

From the standpoint of the retailer, the main goal of lighting is to provide visibility for pavilion and signage in order to provide a retail presence in the evening. Signage lighting should complement the overall pavilion and building design while clearly providing an identity and brand for the store. Halo lighting, back-lighting, and lighted acrylic push through letters are encouraged. Building mounted lighting, like sconces or canopy mounted lights, will likely be standardized to the project or street, but some additional lighting to highlight signage and entries might be desired by the retailer.

The goal is to showcase a bright, transparent storefront to highlight the interior sales floor and display windows. The main light source for retail storefronts should come from the lighting of the store interior or window display area. This will allow for the maximum visibility into the store at night and will provide ambient spill out lighting to the sidewalk.

Supplemental Guidelines

ENERGY EFFICIENCY & CONSUMPTION. Smart lighting technology shall be incorporated, such as those with automated controls that adjust based on occupancy or daylight availability or use motion sensors. High-efficiency technology such as LED lighting with advanced controls, shall be utilized to minimize energy consumption.

PROHIBITED LIGHTING. Building lighting that blinks or flashes shall not be permitted.

BUILDING ENTRANCES AND GROUND LEVEL. Lighting at building entrances and ground level shall be provided for security.

ACCENT LIGHTING. Accent lighting at focal points, art installations, building facades and historic assets is encouraged. Accent lighting should incorporate opportunities for art and technology and is encouraged to be energy efficient.

GLARE REDUCTION. Lighting should not illuminate or produce glare on adjacent properties. Signage that directly exposes the lighting source should be discouraged.



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Materiality

MATERIAL AND COLOR PALETTE. Material and color palette are encouraged to draw from the site's past and current context textures and utilize a material palette of durable materials.

Materiality strategies are:

- PREFERRED MATERIALS. Preferred facade materials will be selected to enhance building quality and durability, and relate to the historic character of the mall. Materials that will age well, express their construction, and have an inherent tactility and visual depth are preferred.
- MATERIAL TREATMENT. Material treatment promotes craft and texture that relate to the human scale. This strategy applies to the use of treated metal, concrete, stone, glass, composites, and wood materials in order achieve a visible level of texture, form-work, color, and/or relief.

SUSTAINABLE AND INSPIRED

CLEAR, MODERN, DELIGHT

- TRANSPARENCY: VISIBILITY OF PLACES FOR PEOPLE
- CLARITY: LEGIBILITY OF BUILDING USES AND URBAN FORM
- POROSITY: CREATING CONNECTIONS TO AND THROUGH THE SITE
- URBAN LIVABILITY: CASUAL AND APPROACHABLE
- HONEST APPLICATION OF MATERIALS
- INTEGRATION WITH NATURE
- ELEMENTAL PALETTE
- A CONTINUED LEGACY
- PLEASURE IN THE BUILT ENVIRONMENT
- INVOKING A SENSE OF DISCOVERY AND SURPRISE
- EXPERIENTIAL, EXUBERANT, ENTHUSIASTIC
- WARMTH



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MICRO RETAIL STRUCTURES

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Signage

Exterior building signage within the project is encouraged to be varied and distinct to support overall variety in the neighborhood.

LOCATION AND SCALE. Thoughtful sizing and placement of signage, in coordination with the overall pavilion design, is crucial to communicating and reinforcing brand identity, and will be a key concern for most retailers.

Multiple signs are typically mounted parallel and perpendicular to the sidewalk to capture the attention of pedestrians and car passengers from a variety of angles. They may be hung from or mounted to a canopy, as a blade sign or on an exterior wall, mounted on glazing and doors, or wall-mounted.

In addition to location, the size of signage is important to retailers. The scale of the signage aimed at car traffic moving quickly will be much larger than signs intended for pedestrians moving at a slower speed. Ideally, retailers may want to have signs at multiple scales.

MATERIALS & ILLUMINATION. Because signage unambiguously communicates the brand identity of a retailer, these tenants will be very focused on maintaining their brand colors, materials, and logos. These concerns will guide proportions, materials, and even illumination methods. Signs may be internally or externally illuminated but the goal is to make signage visible in the evening.

