



# RE-ENVISIONING NORTHGATE MALL



Major Phased Development | DRB Recommendation - 03  
SDCI # 3032055-EG (MPD # 3031301)  
03 June, 2019 - Meeting Date  
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# MPD - ARCHITECTURAL CONCEPTS

## BUILDING H1 - HOTEL

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Replaces pages 49-66 in original book for MPD Design Review Recommendation 2

## Overall

Comment: Massing and Facade Composition: The Board supported the project's design response to the guidance provided at the Early Design Guidance (EDG) phase concerning the design of the H1 Hotel Building. As detailed below, the Board was in support of breaking down the massing, and how the ground plane addressed the surrounding streets. However, the Board was concerned with the facade composition and proposed application of the material palette. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Facade Composition)

The Board was concerned with the massing modulation as proposed, and recommended breaking the building into two distinct masses with a simpler form and facade composition. The Board also indicated support for an architectural expression that is more horizontal in nature. (CS2-A-2. Architectural Presence, PL3-V-iii. Facade Articulation, DC2-B-1. Facade Composition)

The Board recommended simplifying the application of the material palette, facade articulation, and arrangement of fenestration to create facades that are attractive and well-proportioned. The Board also suggested utilizing appropriate materials at specific locations to drive the overall design language for the structure. (PL3-V-iii. Facade Articulation, DC4-A-1. Exterior Finish Materials)

*Response: The massing has been simplified by reducing the building recesses to one on each facade. This breaks the building into two distinct masses, instead of several. The recess also creates a natural place for the wood-look metal as a material feature.*

*The dark mass in large metal panels retains the same expression as was shown in the previous meeting - with the interactive play of fill and void that suggest a "moving" facade.*

*The light mass in fiber concrete system has been streamlined by aligning the fenestrations and eliminating the stacked window recesses to emphasize horizontality. The same architectural language and materiality is used from the top of the building to the ground plane to create a clear and modern expression.*

*Stone veneer system is used at the prominent building base to provide a unique character and to ground the structure.*

## Massing and Facade Composition



Previous NW Corner looking SE



Revised NW Corner looking SE



## Overall

Comment: Echoing public comment, the Board was concerned with the architectural design and proposed facade composition. The Board argued the hotel has the potential to set a design precedent for buildings throughout the site and recommended developing facades that are more simplified, streamlined, and elegant. (CS2-A-2. Architectural Presence, DC2-B-1. Facade Composition)

*Response: The facade has been developed to articulate the project vision. Clear, Modern, Delight.*

*The building expresses transparency at the ground plane and the northwest corner "lantern". It also has an identifiable building use that relates to the connecting streets and other structures in the development.*

*Each facade embodies modern design in the use of clean lines, honest materiality, and simple palette.*

*The hotel evokes delight through a strong sense of place and active uses at the ground plane. Each elevation has unique elements of discovery and surprise. The local material of red cedar is used to enhance the facade.*

Comment: The Board supported locating the outdoor amenity areas along 1st Avenue Northeast but was concerned over the proposed configuration. The Board recommended combining the bbq area with the shuffleboard area to improve the functionality of the space and take advantage of the proposed building circulation. (DC3-A. Building-Open Space Relationship, DC3-B-2. Matching Uses to Conditions)

*Response: The design of the ground level on 1st Avenue Northeast promotes activity and transparency. Hotel amenities including a pool area are facing this street. The tall windows allow views to the lush landscape. In addition, outdoor activities in the BBQ area energizes this facade. The patio is consolidated into one area to improve functionality and circulation.*



Design Precedent



Outdoor Amenity Areas



# BUILDING H1 - SUMMARY

Revised

(Key revisions to summary text are underlined)

The Northgate Hotel is a new 7-story, 154-key lodging facility located on the west property boundary line of the Northgate Mall Major Phased Development. The site is situated west of an existing 2-story parking garage and the proposed NHL skating facility. The site is surrounded by Neighborhood / Commercial and Low-Rise and Mid-Rise Multi-family. The new hotel will have street-level pedestrian access to the new light rail station being built just south of the site.

The building has two main components: a Level 1 amenity floor and 6 levels of guest rooms. Guest parking will be provided in the adjacent parking lot to the south and the existing parking garage to the east.

At the main entry on level 1, the programmatic features include a front desk, foyer, market, living room, and dining room areas with a connecting outdoor patio. The entry features a canopy over the drop-off zone with trellises continuing over the length of the prominent building base. The pool, fitness center, and meeting room are located down the corridor. Access to a barbecue area which features grills and outdoor activities are through the elevator lobby. These elements energize the west facade.

The staff and back-of-house spaces are also located on the ground floor. These include administration offices, an employee break room, prep room, storage rooms, laundry, mechanical, and electrical spaces.

There are 11 guestrooms located on level 1. The other 6 typical guestroom levels have 24 keys per floor, except for level 7 which has 23 keys. All levels also have an elevator lobby and ice room. Level 7 has a parlor area available only to hotel guests, with an outdoor living space.

The facade has been developed to reflect the project vision outlined in the Master Use Permit Early Design Guidance: Clear, Modern, and Delight.

The structure has legibility in building use and clarity of purpose. The level 1 public area is designed with transparency that engages the pedestrian with the bustling activities of the indoor spaces.

The massing has been broken into two distinct masses by creating one inset plane on each facade. This recess creates a natural place for the red cedar wood-look metal, a nod to the native material. The dark mass in metal panels show an interactive play of fill and void that creates a "moving" facade. This visual appeal plays to both the pedestrian and commuter experience. The light mass in fiber concrete have aligned windows that emphasize horizontality. A glass "lantern" on the northwest corner adds transparency and life. Each facade embodies modern design in the use of clean lines, honest materiality, and simple palette.

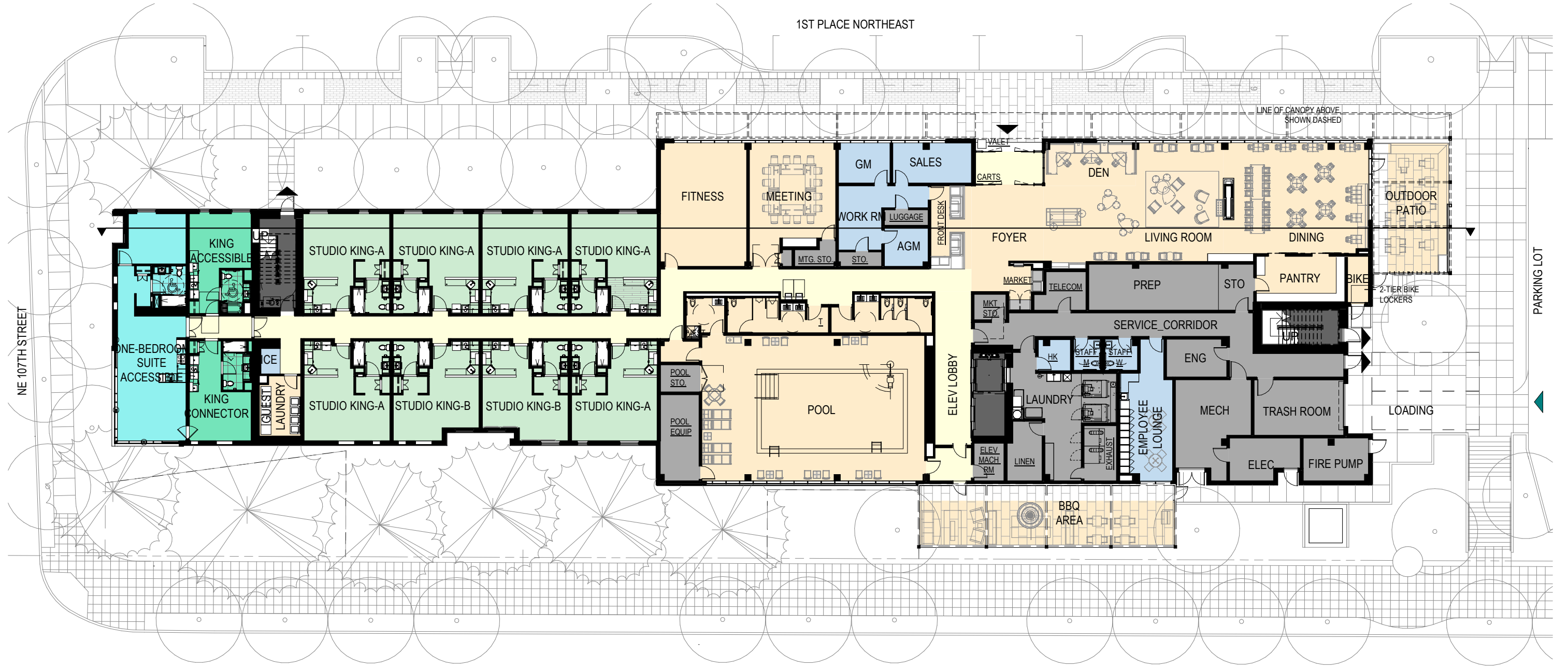
The linear canopies at the building base provide a human scale and a sense of place for the hotel. The southeast corner of the hotel is activated with outdoor seating, trellis, and streetscape improvements, which further enhance the pedestrian experience. Each elevation has unique elements that evoke delight.





# BUILDING H1 - FLOOR PLAN - LEVEL 1

Revised



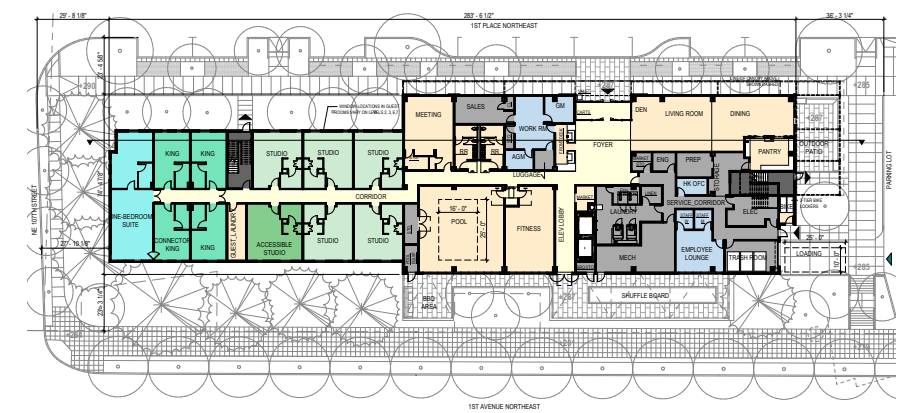
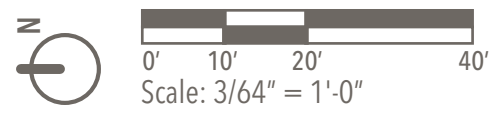
NE 107TH STREET

1ST PLACE NORTHEAST

1ST AVENUE NORTHEAST

PARKING LOT

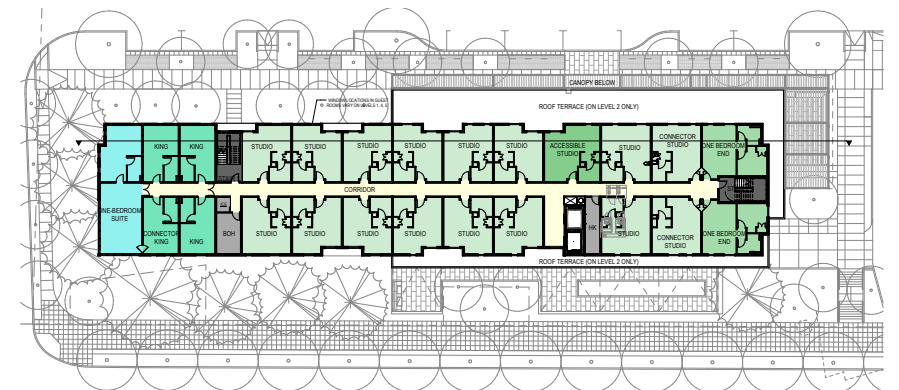
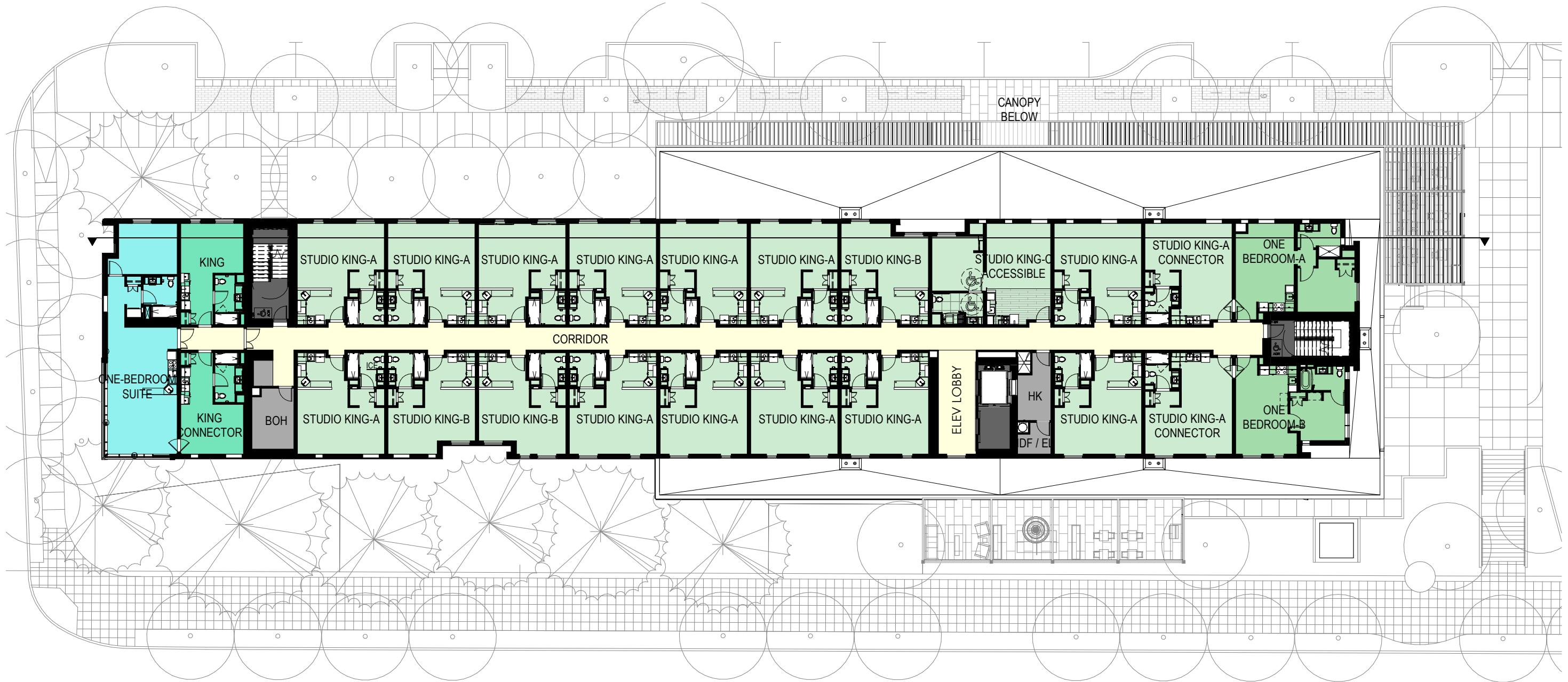
- ◀ Pedestrian Access
- ▶ Vehicular Access



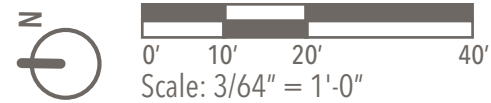


# BUILDING H1 - TYPICAL FLOOR PLAN - LEVELS 2-6

Revised



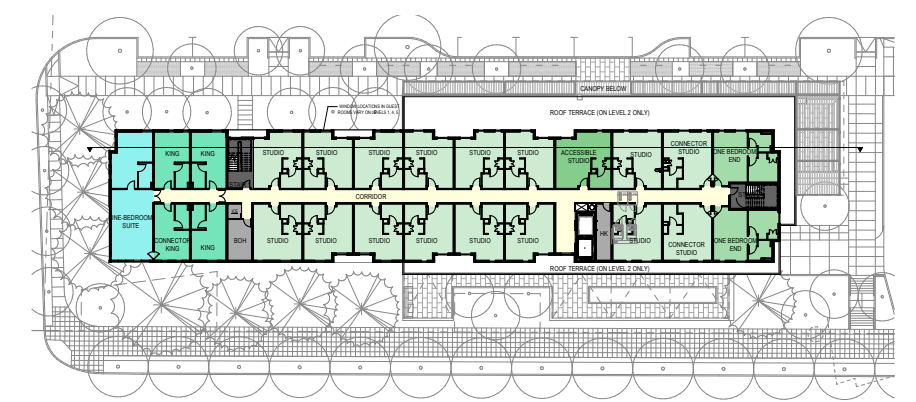
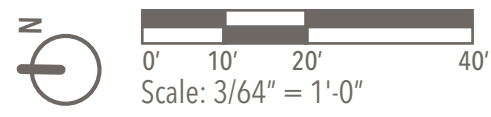
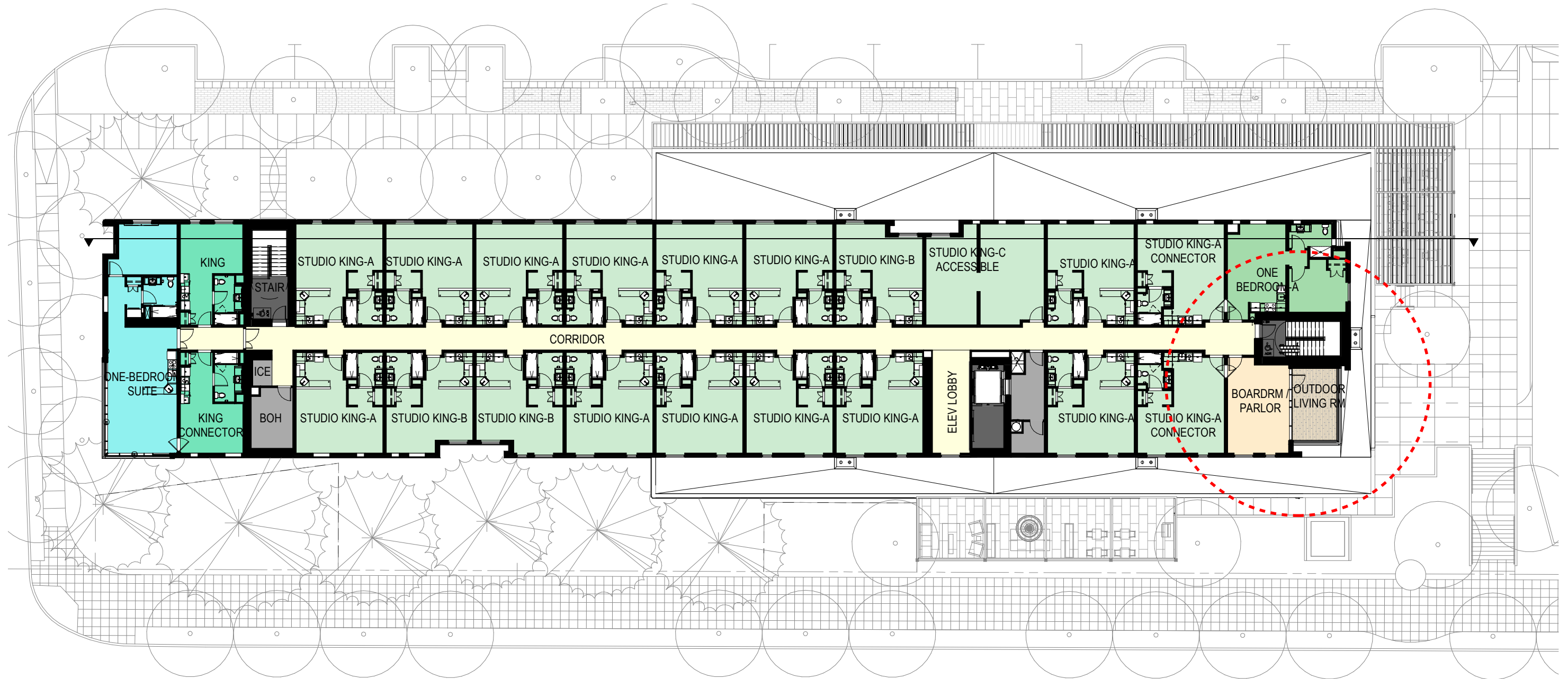
Previous Plan





# BUILDING H1 - FLOOR PLAN - LEVEL 7

New

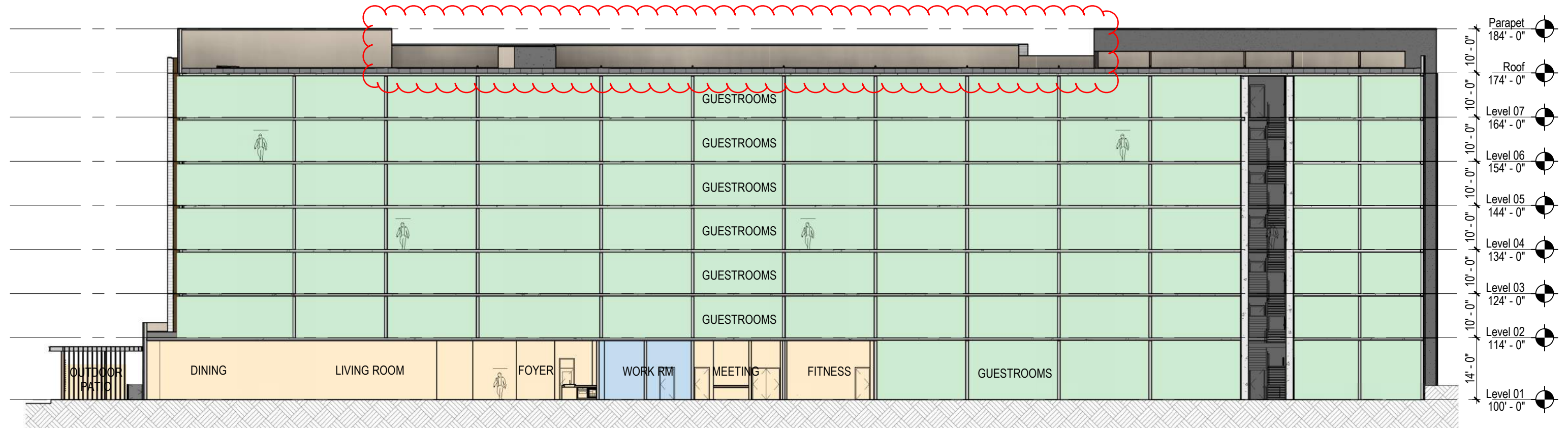


Previous Plan



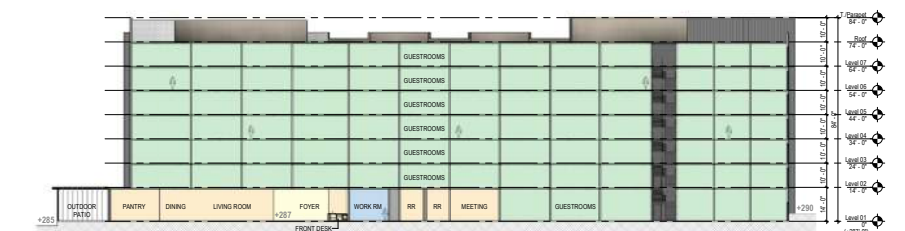
# BUILDING H1 - BUILDING SECTION

Revised



HOTEL GSF	
LEVEL	GSF
Level 01	18465
Level 02	15533
Level 03	15533
Level 04	15533
Level 05	15533
Level 06	15533
Level 07	15533
111660	

GUESTROOM TOTAL COUNT - OVERALL	
LEVEL	KEY COUNT
Level 01	11
Level 02	24
Level 03	24
Level 04	24
Level 05	24
Level 06	24
Level 07	23
154	



Previous Section



# BUILDING H1 - MATERIAL PRECEDENTS

No Change



2 Metal Surround



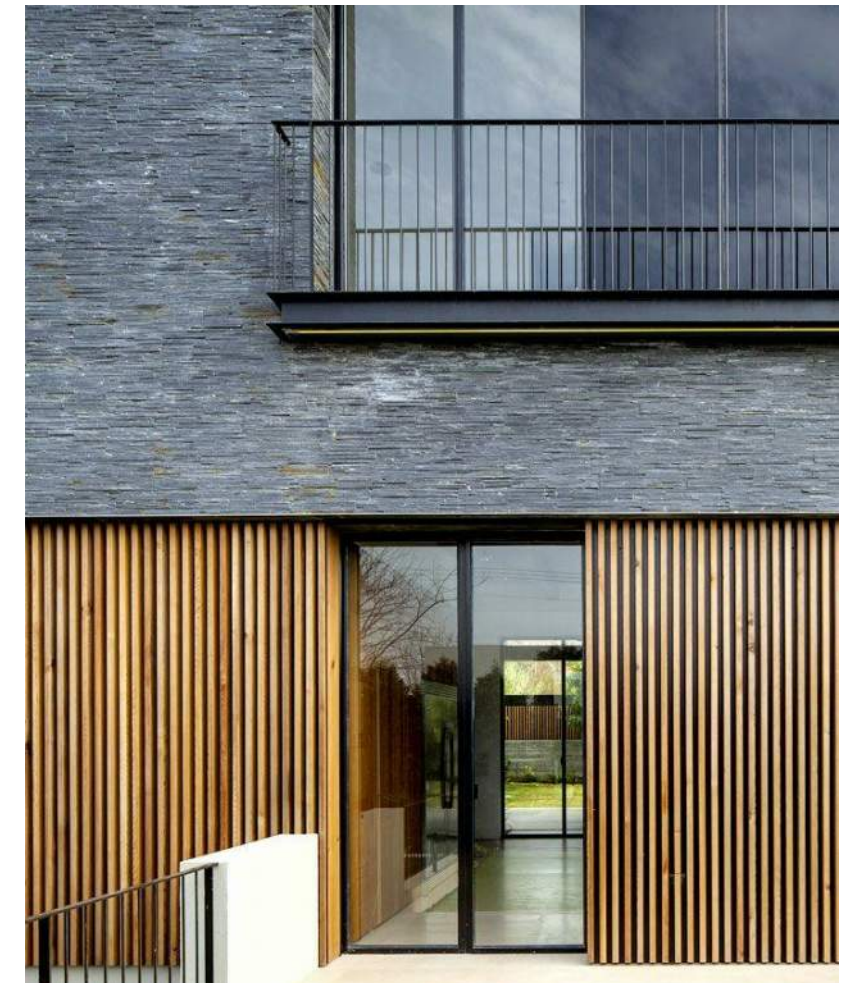
5 Metal Panel Wood Look System



7 Fiber Concrete System



9 Stone Veneer System





# BUILDING H1 - BUILDING ELEVATIONS

Revised



Elevation - West



Elevation - East





# BUILDING H1 - BUILDING ELEVATIONS

Revised

- 1** Metal Panel System  
Alternate: Fiber Cement System  
Color: Dark Grey
- 2** Metal Surround  
Color: Black
- 3** Window System
- 4** Metal Slab Edge Cover  
Color: Black
- 5** Metal Panel Wood Look System
- 6** Storefront System

- 7** Fiber Concrete System  
Color: Off-White
- 8** Stone Base  
Color: Black
- 9** Stone Veneer System  
Color: Dark Grey
- 10** Wood Trellis System On Painted  
Steel Structure
- 11** Concrete Retaining Wall
- 12** Metal Canopy With Wood Trellis

- A** Wall Sign
- B** Monument Sign
- C** Canopy Sign



Enlarged Elevation 'A'



Enlarged Elevation 'B'



Enlarged Elevation 'C'

- Parapet 184' - 0"
- Roof 174' - 0"
- Level 07 164' - 0"
- Level 06 154' - 0"
- Level 05 144' - 0"
- Level 04 134' - 0"
- Level 03 124' - 0"
- Level 02 114' - 0"
- Level 01 100' - 0"



# BUILDING H1 - BUILDING ELEVATIONS

Revised

- 1** Metal Panel System  
Alternate: Fiber Cement System  
Color: Dark Grey
- 2** Metal Surround  
Color: Black
- 3** Window System
- 4** Metal Slab Edge Cover  
Color: Black
- 5** Metal Panel Wood Look System
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Steel Structure
- 11** Concrete Retaining Wall
- 12** Metal Canopy With Wood Trellis

- A** Wall Sign
- B** Monument Sign
- C** Canopy Sign



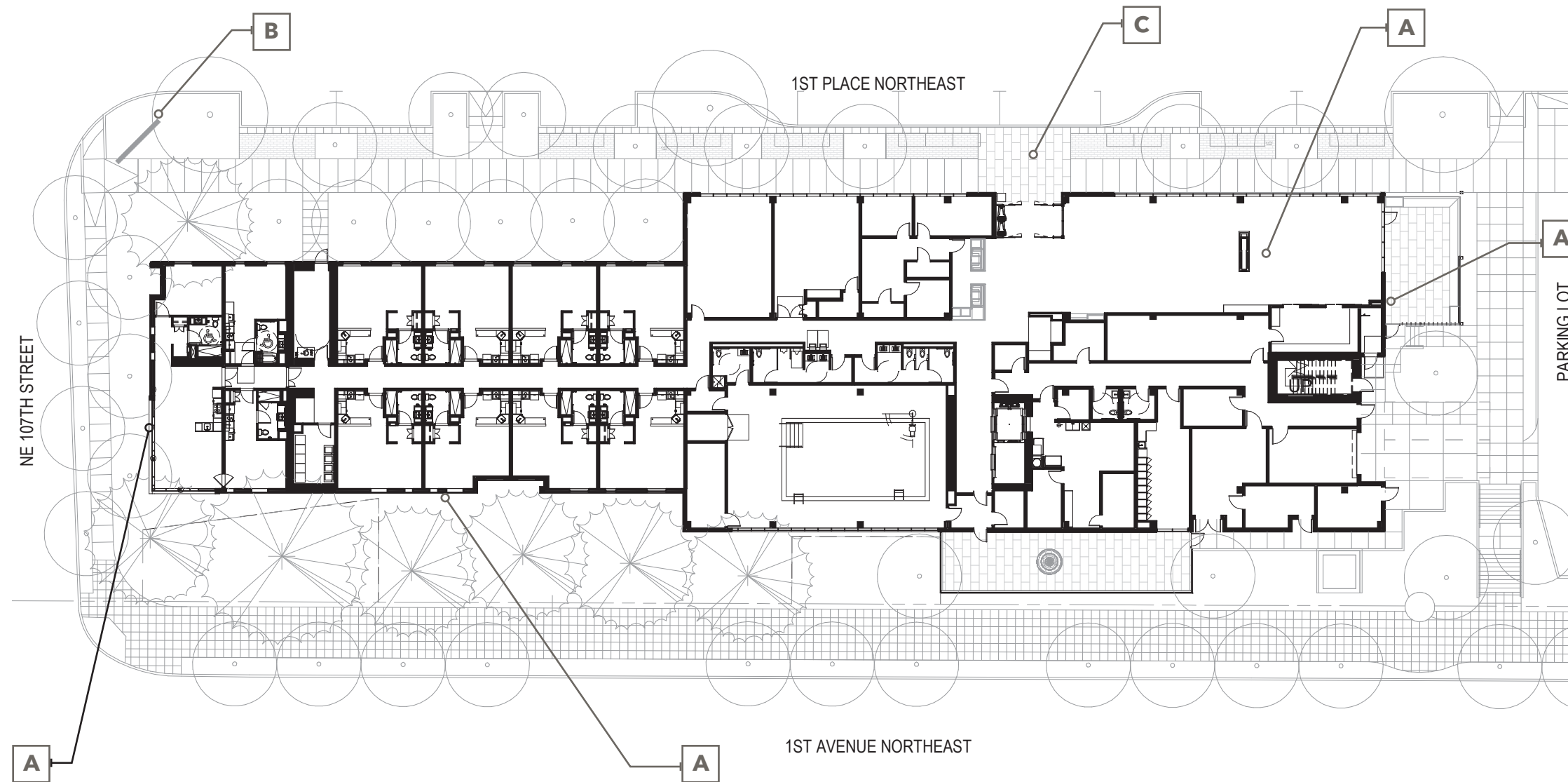
Elevation - South

Elevation - North



# BUILDING H1 - EXTERIOR SIGNAGE CONCEPT

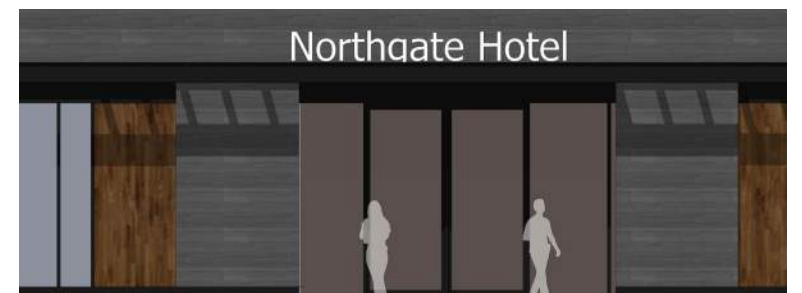
No Change



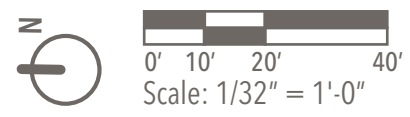
**A** Wall Sign: Installed at 78'-0" A.F.F.  
 Construction: Channel Letters  
 Size: Main Sign 36" High; Byline 11.5" High  
 Maximum Size Allowed by Code: 672 SF each  
 Illumination: GE White LED's. Letters to appear white during the day and illuminate white at night.



**B** Monument Sign: Installed at 0'-0" A.F.F.  
 Construction: Channel Letters on Dark Grey Stone Veneer Base  
 Size: 6'-0" High x 14'-0" Wide  
 Maximum Size Allowed by Code: 300 SF  
 Illumination: GE White LED's. Letters to appear white during the day and illuminate white at night.



**C** Canopy Sign: Installed at 12'-0" A.F.F.  
 Construction: Polished aluminum letter bodies and backs with white acrylic face. Mount so letters appear to float above the canopy.  
 Size: 16" High  
 Maximum Size Allowed by Code: None  
 Illumination: 7100K white LEDs

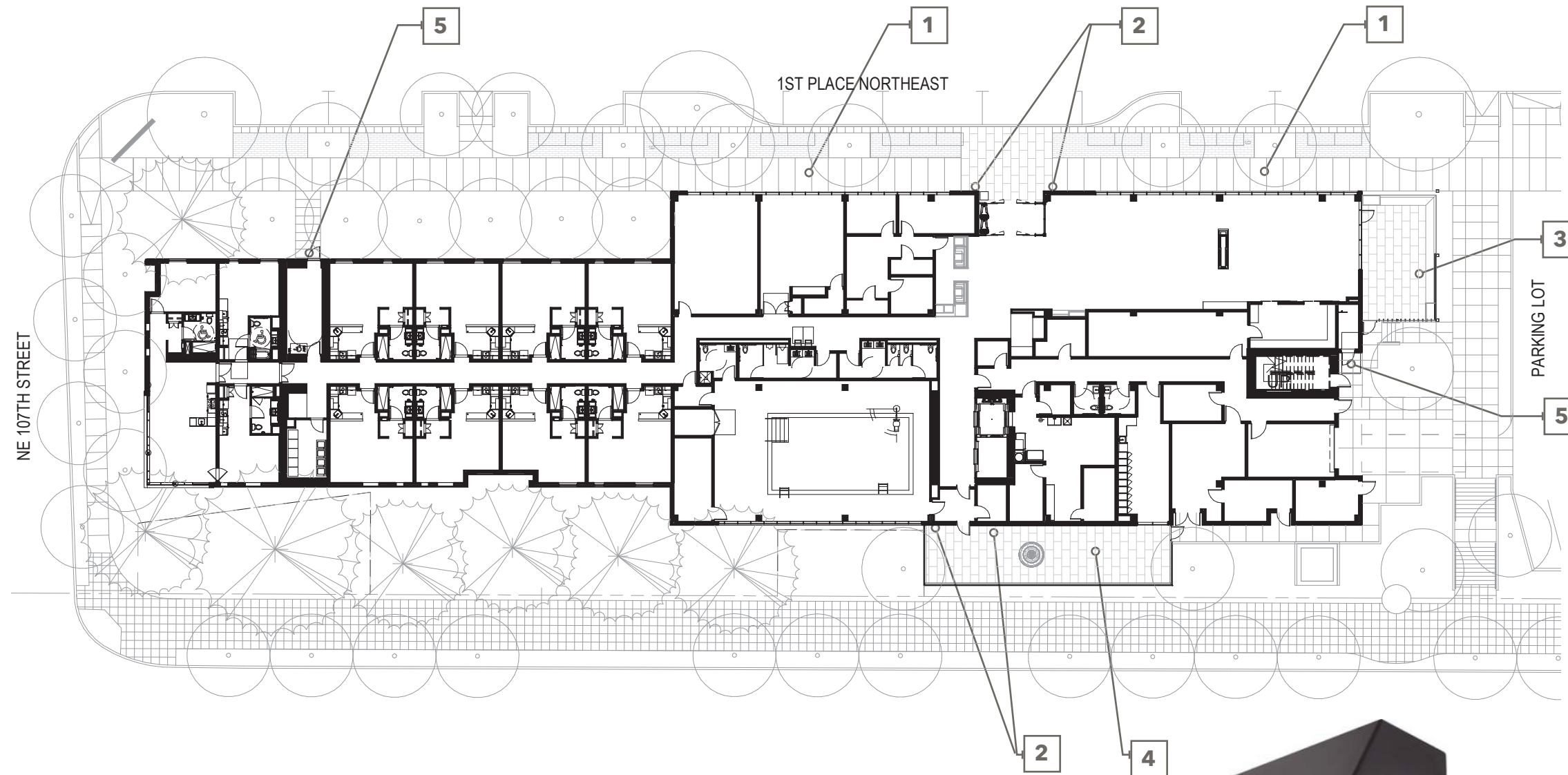


Signage Precedent Images



# BUILDING H1 - EXTERIOR LIGHTING CONCEPT

No Change



**1** Trellis Linear Lights:  
Location: East Trellis Canopy at Entry  
Height: Installed at 12'-0" A.F.F.



**2** Decorative Wall Scones:  
Location: Entry and BBQ Area  
Height: Installed at 8'-0" A.F.F.



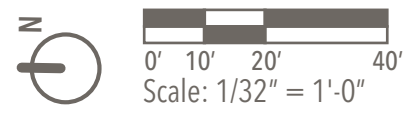
**3** Pendant Lights:  
Location: Outdoor Patio  
Height: Installed at Varying Heights



**4** Catenary Lights:  
Location: BBQ Area  
Height: Installed at 12'-0" A.F.F.



**5** Egress Lights:  
Location: Above Exit Doors  
Height: Installed at 12'-0" A.F.F.







Northeast Corner Looking Southwest







Northwest Corner Looking Southeast





Southeast Corner Looking Northwest





View from I-5 - Northwest Corner Looking Southeast



# BUILDING H1 - PROPOSED DEPARTURE 2.1

Revised

Code Requirement:

23.47A.008 - Street-level development standards

A. Basic street-level requirements

2. Blank Facades

b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

*Departure Request:*

*Allow for the west facade of the building H1 to exceed 20 feet at the mechanical room and trash room.*

*Departure Rationale:*

*The patio along 1st Avenue Northeast provides improved frontage activation. The exterior walls for the mechanical room and trash room are adjacent to the shuffleboard court. The shuffleboard court is intended to activate this zone.*

*More visual interest is also added through the horizontal screen and landscaping elements. These elements provide relief from the immediately adjacent freeway and light rail corridors.*





# BUILDING H1 - PROPOSED DEPARTURE 2.2

No Change

Code Requirement:

23.47A.008 - Street-level development standards

B. Non-residential street-level requirements

2. Transparency

- a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

*Departure Request:*

*Below is a summary of street-level transparency:*

- East Facade = 53.4%
- West Facade = 41%
- North Facade = 45%

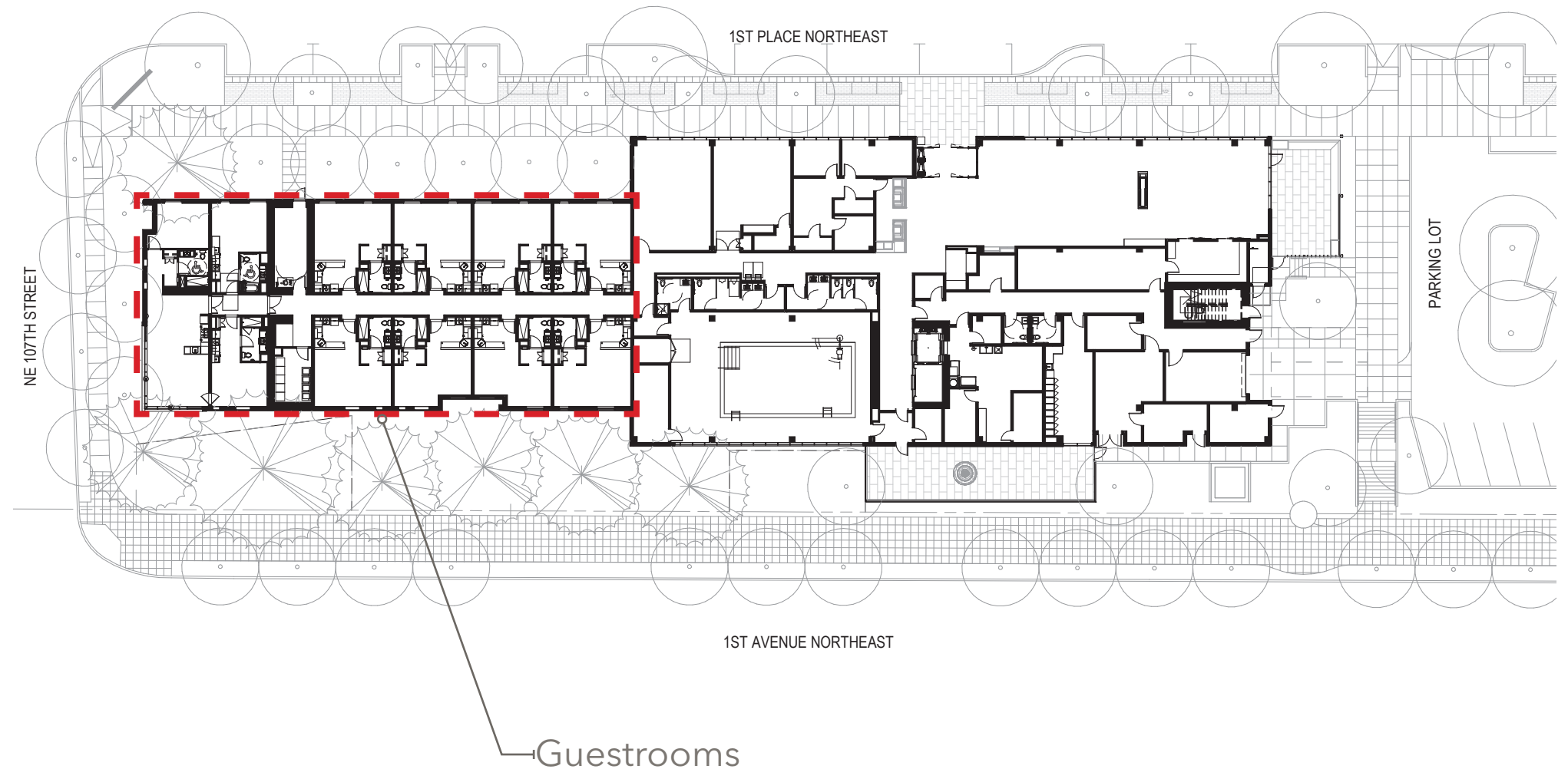
*Departure Rationale:*

*The glazing percentage at the east and north facades is below 60% due to the guestrooms located at the north end of the property. Being at grade level, the rooms do not want to have excessive amounts of glazing due to privacy concerns. The rooms have a standard window size which limits the glazing quantity.*

*The east facade in the public zone does exceed code requirements for transparency.*

*The glazing percentage on the west facade is below 60% due to the guestrooms located at the north end and the back of house spaces located at the southwest end.*

*The public (west) street frontage of building H1 does not allow for a high quality public realm due to the adjacent elevated rail line, 1st Avenue Northeast freeway frontage road, and Interstate 5. To prioritize pedestrian access from the light rail station and the broader site, the preferred design locates street level programming along the east facade and back of house programming along 1st Avenue Northeast. The generous 28'-0" landscaped setback along 1st Avenue Northeast provides visual and noise mitigation from I-5 and the light rail line. Furthermore, the patio and horizontal screen along 1st Avenue Northeast provides improved frontage activation and visual interest.*





# BUILDING H1 - PROPOSED DEPARTURE 4

No Change

Code Requirement:

23.54.035 - Loading berth requirements and space standards

C. Standards for Loading Berths.

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.
2. Length.
  - b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by a determination of the Director as provided at subsection C2c.
  - c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:
    - (ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

Type of Use	Square Feet of Aggregate Gross Floor Area	Required Number of Loading Berths
Low Demand	60,001 to 160,000 SF	2

Lodging = Low Demand
----------------------

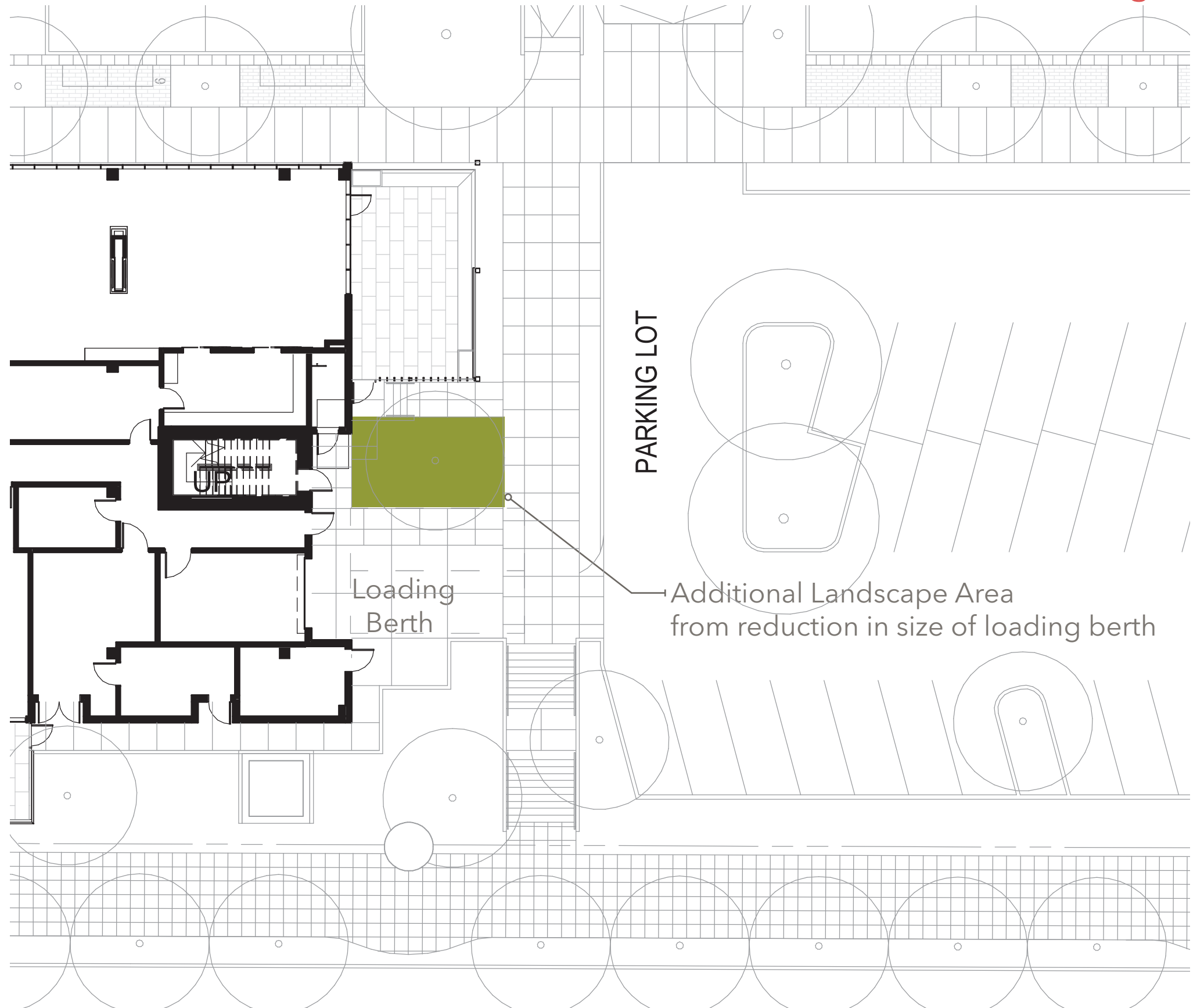
*Departure Request:*

*Two loading berths (9 ft x 25 ft) are proposed for the building. The team feels that the space reduction will be better used for landscaping.*

*Departure Rationale:*

*Landscaping will provide a better pedestrian experience for people coming from 1st Avenue Northeast via the stairway. It also acts as a screening element, obscuring views to the back-of-house entrances from the public outdoor patio area.*

*The loading berths proposed do not extend beyond the property line or the pedestrian sidewalks.*





# MPD - LANDSCAPE DESIGN

## BUILDING H1 - HOTEL

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Revised & new pages for insertion into book for MPD Design Review Recommendation 2



# BUILDING H1 - AMENITY TERRACE LANDSCAPE PLAN

Revised

Board Comment: Outdoor Amenity Areas: The Board supported locating the outdoor amenity areas along 1st Avenue Northeast but was concerned over the proposed configuration. The Board recommended combining the bbq area with the shuffleboard area to improve the functionality of the space and take advantage of the proposed building circulation.

*Response: The terraces were consolidated into one space, with similar program as before, about 13' x 58'. From the main interior access point, a view to a lounge with fire pit give place for outdoor table tennis or foosball play, then to a small dining patio with BBQ counter and seating.*

*New survey information came in April, and grade change between the existing 1st place and 1st Avenue NE is more pronounced than expected. Grade change between the trail and the terrace is expected to be around 8' height. We will employ all techniques available to reduce its perceived height.*

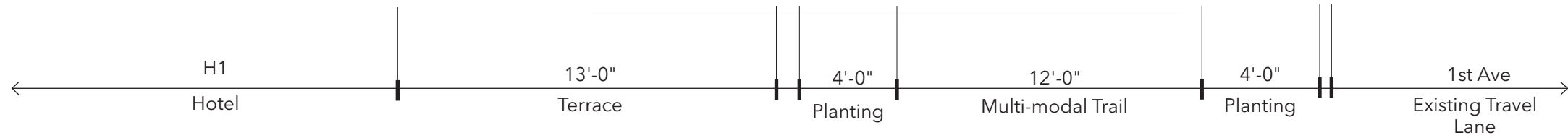
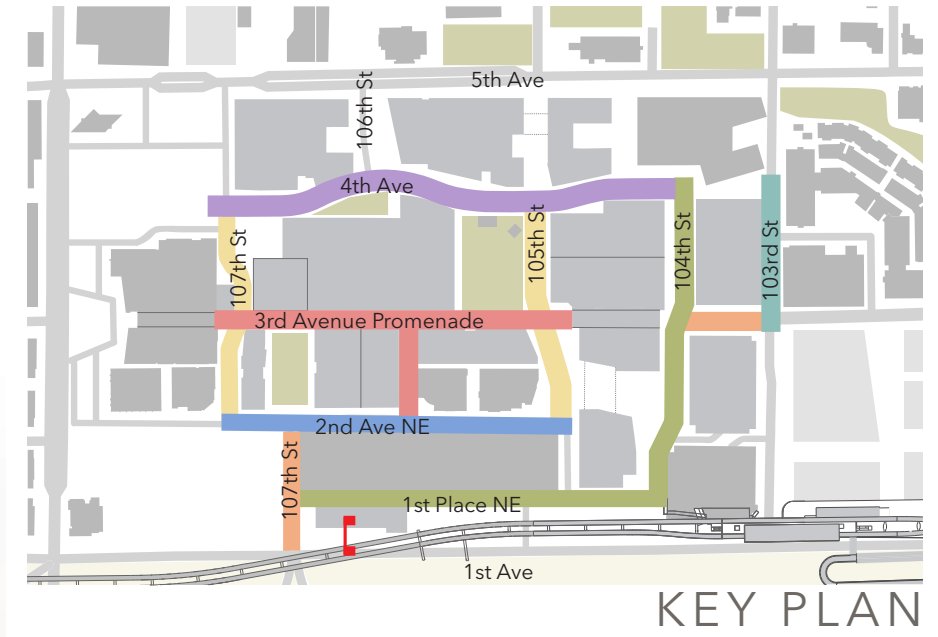




# SECTIONS



Revised








View from Multi-Modal Trail Looking South



# LIGHTING DIAGRAM - NORTH

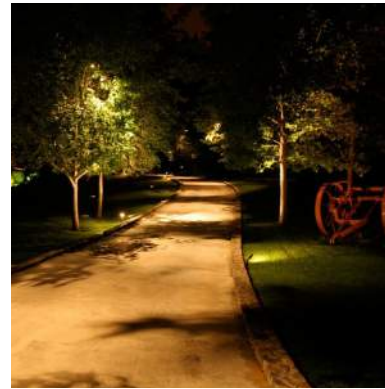
Revised

## Symbol Legend

-  Pole-Mounted Pedestrian Light
-  Tree-Mounted Down Light
-  Bollard Light
-  Wall Light
-  Catenary Lighting



Pedestrian Light



Tree Downlight



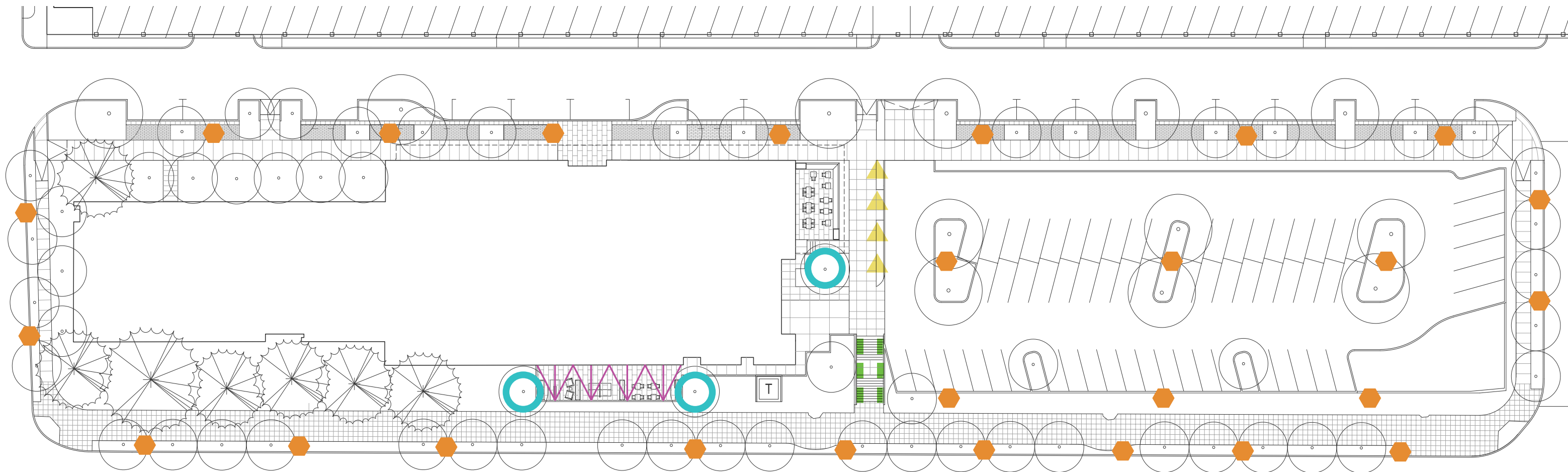
Bollard Light



Wall-mounted Light



Catenary Lighting







Existing Walls Along 1st Avenue NE



Concrete Walls Along 1st Avenue NE



Gabion Wall Exposed at Corner of 1st Avenue NE and 105th



# BUILDING H1 - PARKING LOT RETAINING WALL ENHANCEMENT STRATEGY

New

Board Comment: Design of the Retaining Wall: The Board was concerned with the design of the retaining wall on the west side of the parking lot just south of the H1 Hotel Building and recommended incorporating art or some other design elements along the wall to provide more visual interest for users on the adjacent multi-use trail.

*Response: The walls are currently being built by Sound Transit. Their final height and locations will be surveyed when construction fencing is removed and site becomes accessible.*

*Techniques to make the edge more pedestrian friendly may include the following, or a combination.*



Art Panels



Applied Art



Planting that climbs up or cascades down



Mural / Graffiti



# MPD - ARCHITECTURAL CONCEPTS

## BUILDING H2 - HOTEL | DESIGN GUIDELINES

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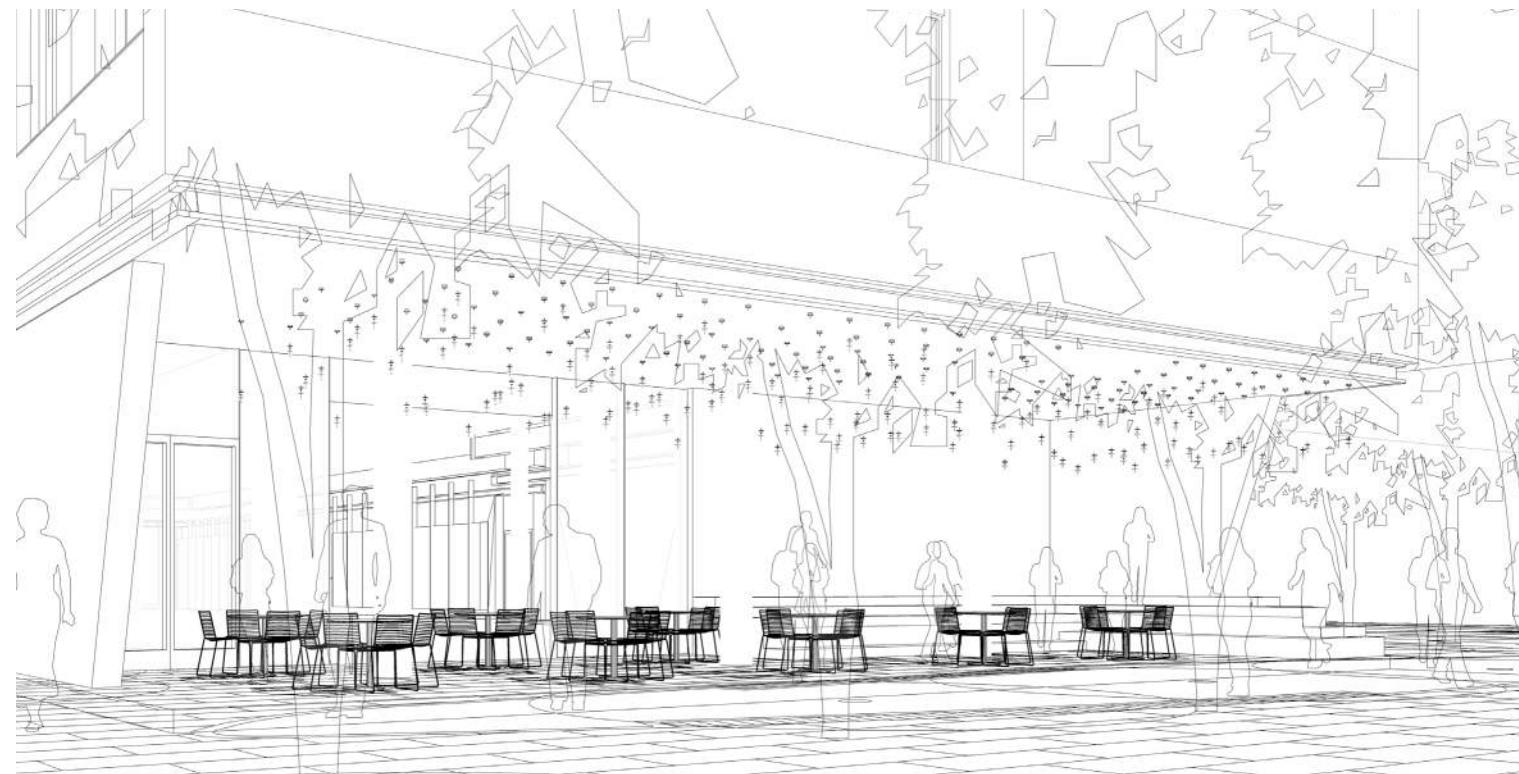
Replaces pages 83-100 in original book for MPD Design Review Recommendation 2



## Overall

Comment: Street Level Experience: The Board recommended exploring different approaches to integrating the ground level retail space with the hotel to create a ground floor experience that is more dynamic and promotes activity. (PL3-B-4. Interaction, PL3-C-1. Porous Edge, PL3-III. Street Level Transparency)

*Response: Comment acknowledged. The level 1 retail space was removed from the program. The space was allocated to outdoor seating directly adjacent to the hotel lounge and bar space. This creates more transparency at that facade and interaction with the pedestrian realm.*



Street Level Experience

Comment: Building Base and Ground Floor. Defined Base - The Board was concerned with potential building proportions and recommended the base zone is permitted up to two (2) stories in height.

Weather Protection and Projections. Ground Floor Non-Occupied Projections - Ground Floor Non-Occupied Projections - The Board agreed the minimum clearance for these projections (7.5 feet) was too low and recommended the minimum clearance is increased to reflect typical canopy height.

*Response: The Ground Floor height was adjusted for better building proportions to twenty feet (20'-0") high, while maintaining canopy heights at a human scale of fourteen feet (14'-0").*



Building Base and Canopies



# RESPONSE TO DESIGN REVIEW BOARD 2 COMMENTS

New

## Overall

Comment: Building Signage. Location and Scale - The Board recommended clarifying the language concerning signage location as it relates to the building edge.

Building Signage. Materials & Illumination - The Board was concerned with the character of any proposed signage and recommended national brands alter their signage to include elements unique to the community and pacific northwest.

*Response: Signage shall be integrated with the facade and canopies, providing ample opportunities for way-finding. Thoughtful sizing and placing allow for visibility at major pedestrian and vehicular approaches. Signage shall communicate brand identity while including materials that reflect the community and the pacific northwest.*

Comment: Facade Design. Facade Rhythm - The Board was concerned with utilizing material differentiation to achieve facade articulation and recommended replacing that language with a "change in plane."

Facade Design. Facade Depth - The Board recommended adding balconies to the list of shading elements that can provide both depth and a unique architectural expression to the building facades.

*Response: Comments acknowledged. A "change in plane" is introduced to accomodate the curve in NE 107th Street. This shift also enhances the facade, with material contrast breaking up the long mass on the north facade. It also serves as the ideal location to integrate the south facing balconies, with views to the plaza below.*



Building Signage



Facade Design



# BUILDING H2 - COMPOSITE SITE PLAN

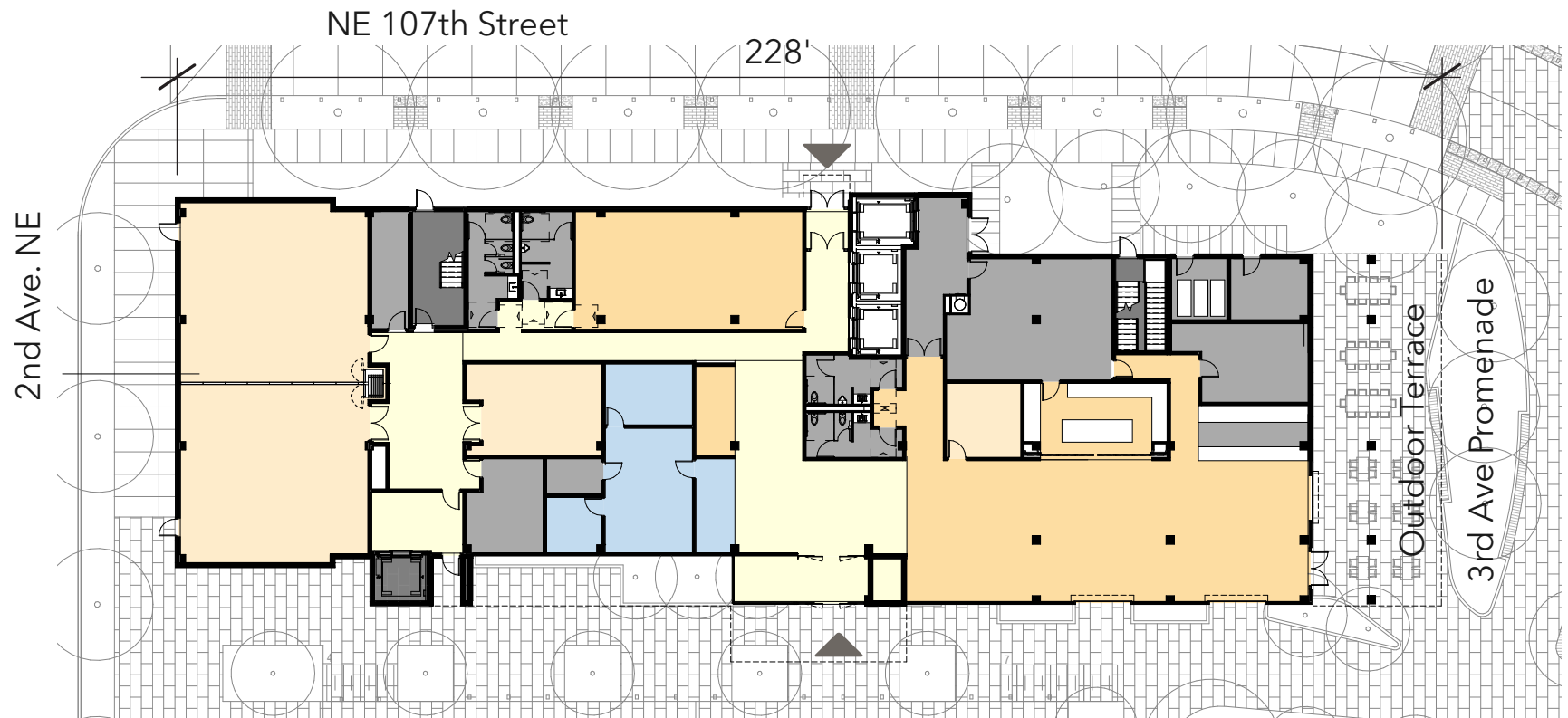
Revised

## Summary

- 7 story hotel totaling 104,789 gsf
- 179 total keys
- Top Floor includes a bar and a 1,750 sf roof terrace
- Parking is provided in the existing parking structure to the west of the O1 building.

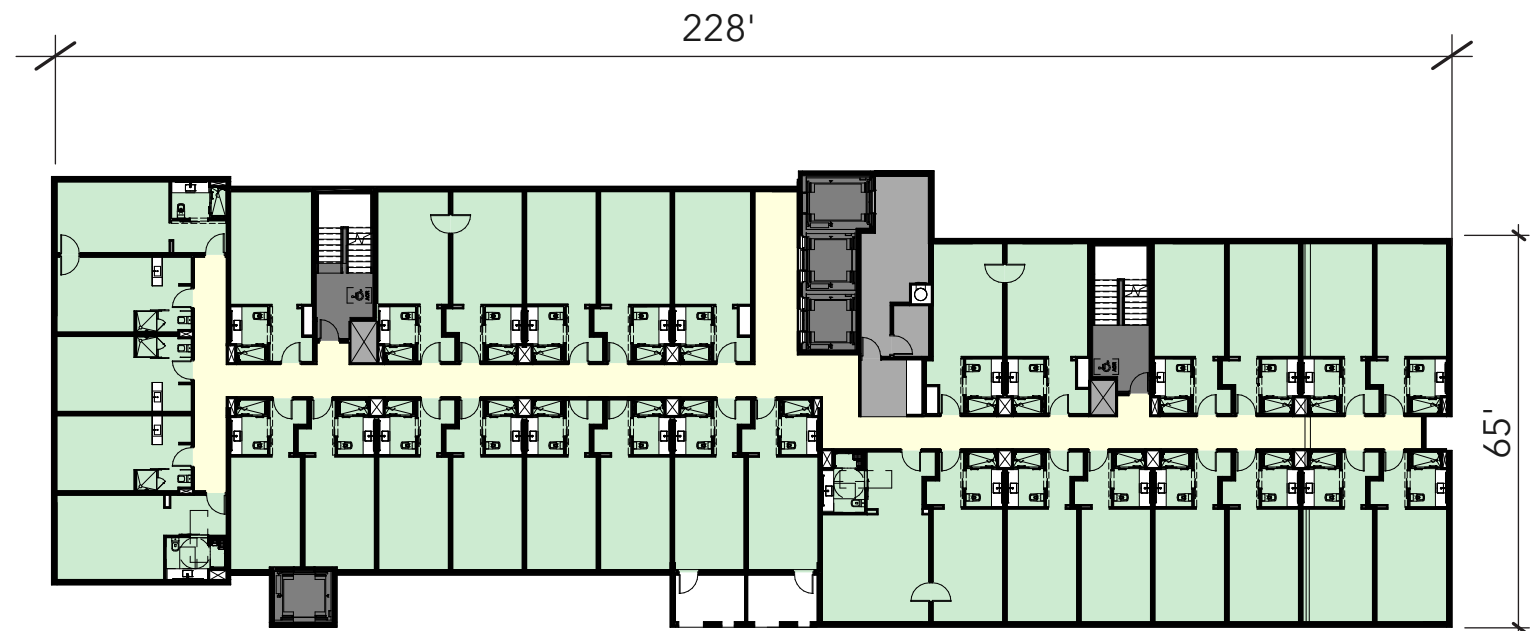
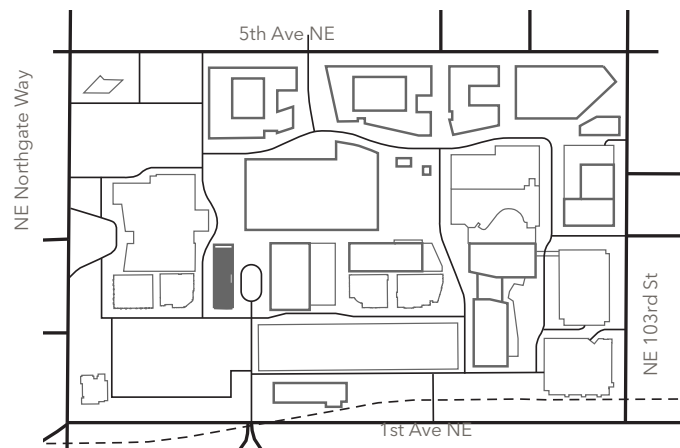
## Overview

Building H2 is located on a new plaza opposite building O1 office and market. The two buildings (H2 and O1) work in concert with the NHL offices to frame this new entry plaza to the 3rd Ave Pedestrian Promenade. The dynamic site necessitates a building with ground floor activation on all four sides. The Ground floor includes the double sided lobby, meeting rooms, bar/restaurant, lounge, entries, and guest fitness areas. The 2,100 sf hotel lounge is located at the east end with outdoor seating along the 3rd Avenue Promenade. The western facing top floor bar and outdoor terrace allows guests to take in afternoon sun and expansive views of the Olympic Mountains. Service access will be via the existing tunnel running under the 3rd Avenue Promenade.

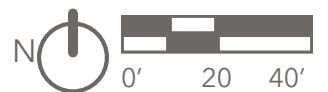


Ground Level Plan

- Guest Rooms
- Back of House
- Admin
- Amenity
- Circulation
- Pedestrian Entry
- Vehicular Entry



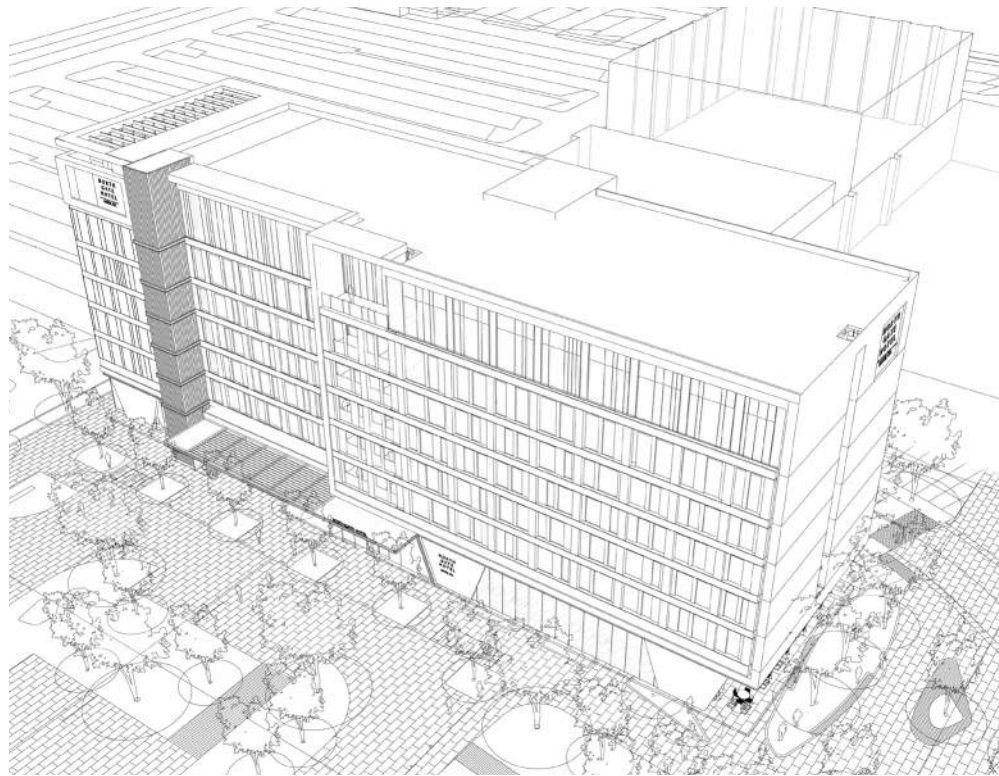
Typical Upper Level Plan





# BUILDING H2 - TYPICAL FLOOR PLANS

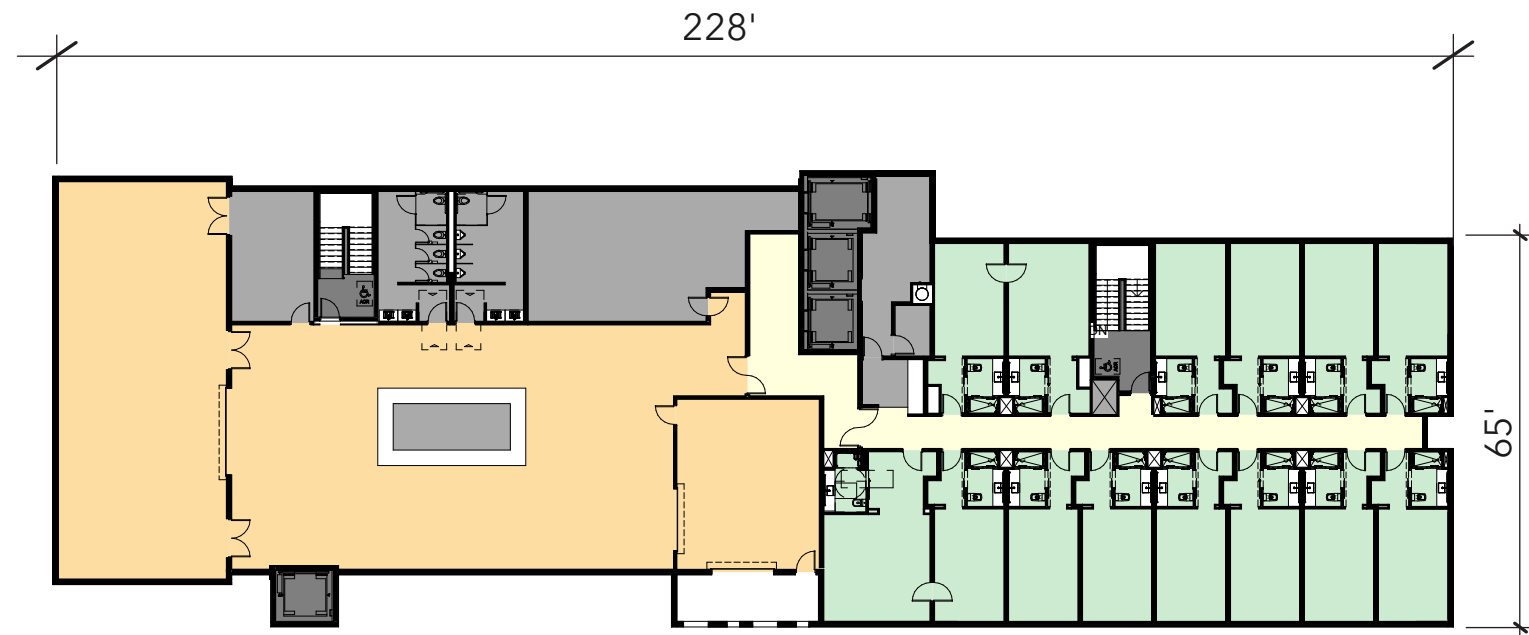
Revised



Southeast Aerial View

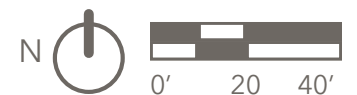


Northwest Aerial View



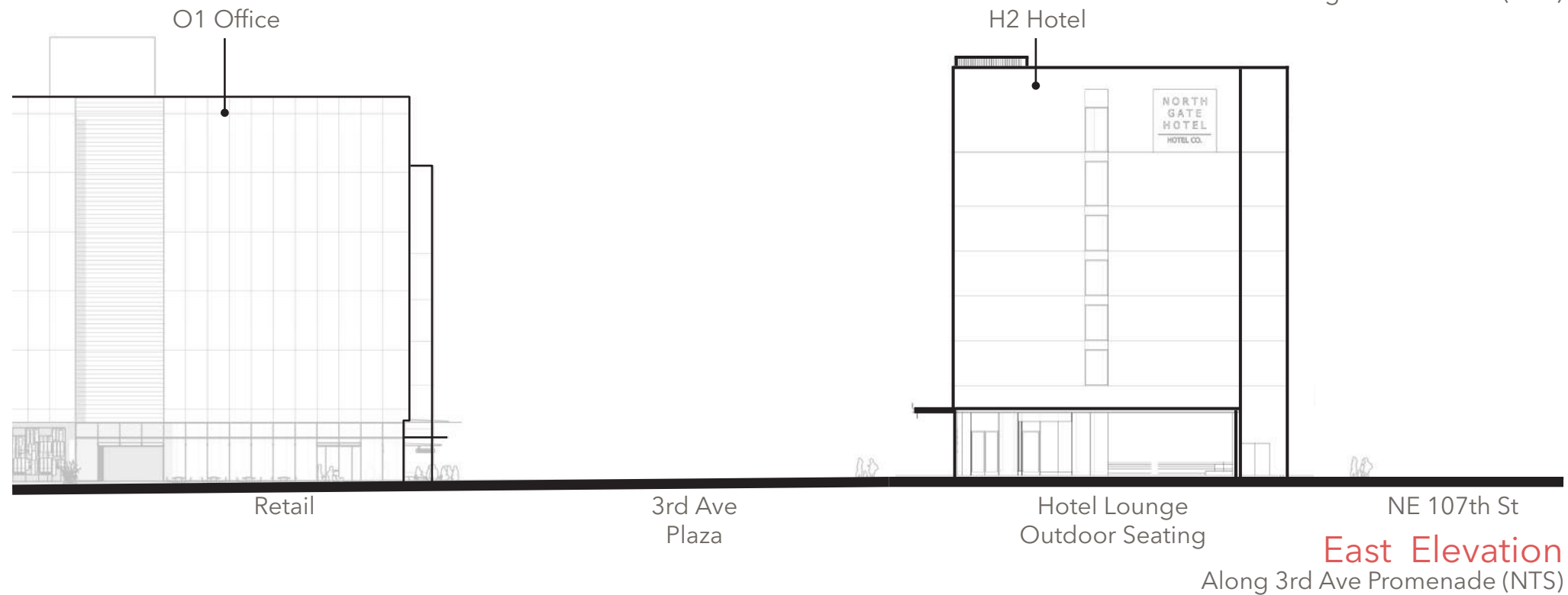
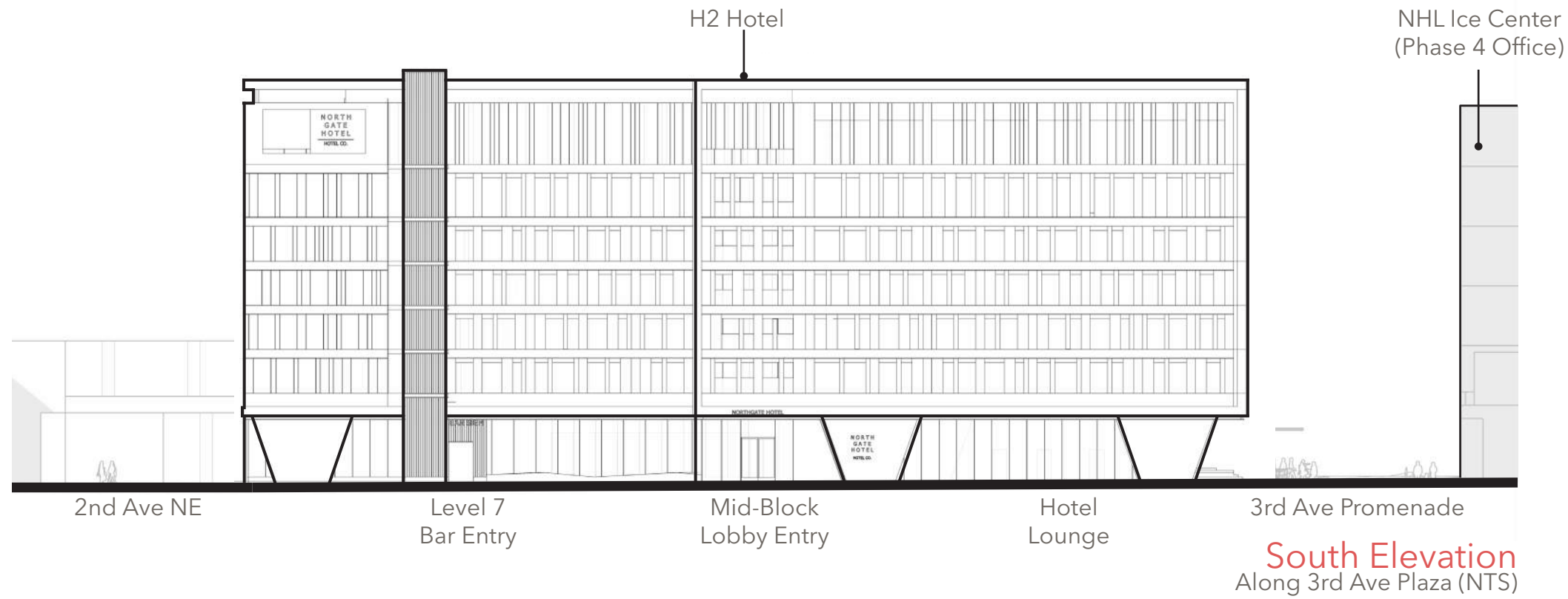
Seventh Level Plan

- Guest Rooms
- Back of House
- Admin
- Amenity
- Circulation





## Elevations

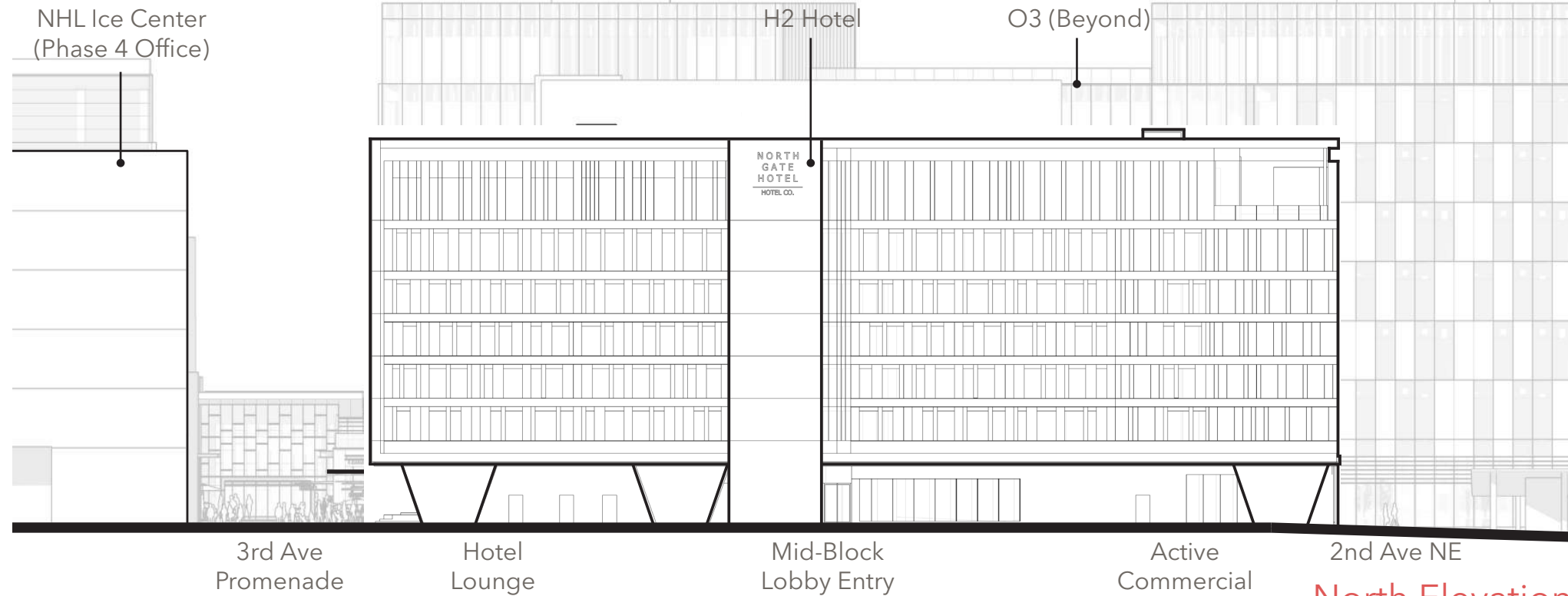




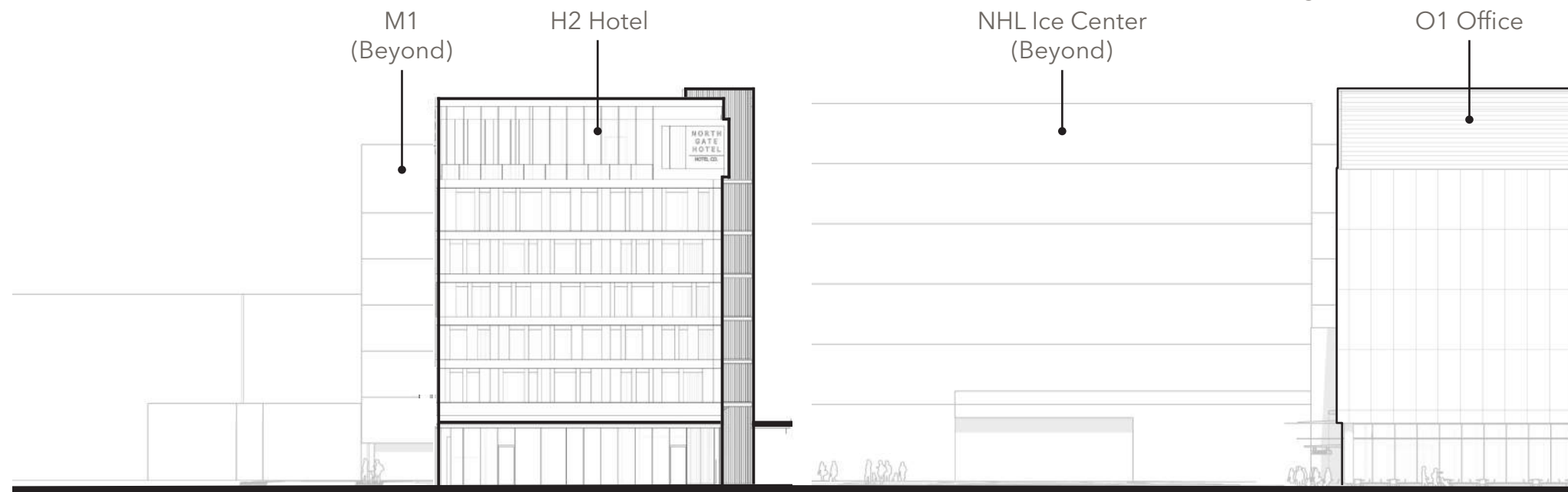
# BUILDING H2 - DESIGN GUIDELINE VISUAL REPRESENTATION SUPPLEMENT

Revised

## Elevations



**North Elevation**  
Along NE 107th Street. (NTS)



**West Elevation**  
Along 2nd Ave NE (NTS)



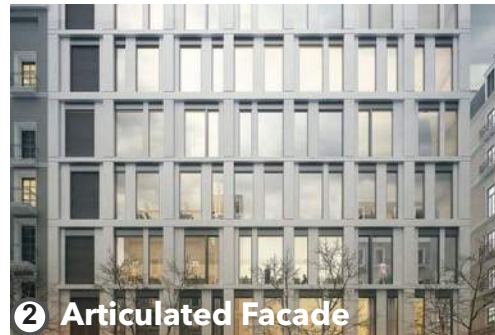
# BUILDING H2 - DESIGN GUIDELINE VISUAL REPRESENTATION

Revised

## Southwest Corner View at Plaza Entry



1 Pedestrian-oriented



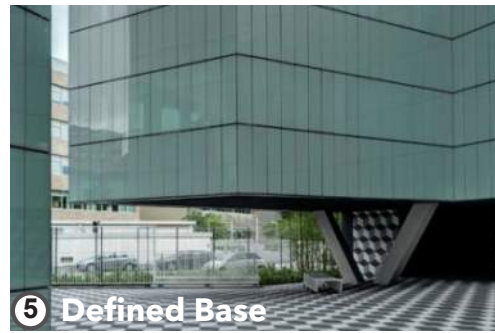
2 Articulated Facade



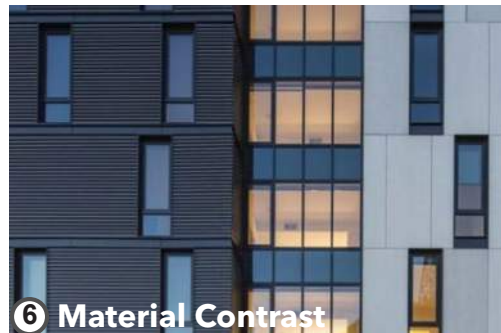
3 Signage Placement



4 Shading Strategies



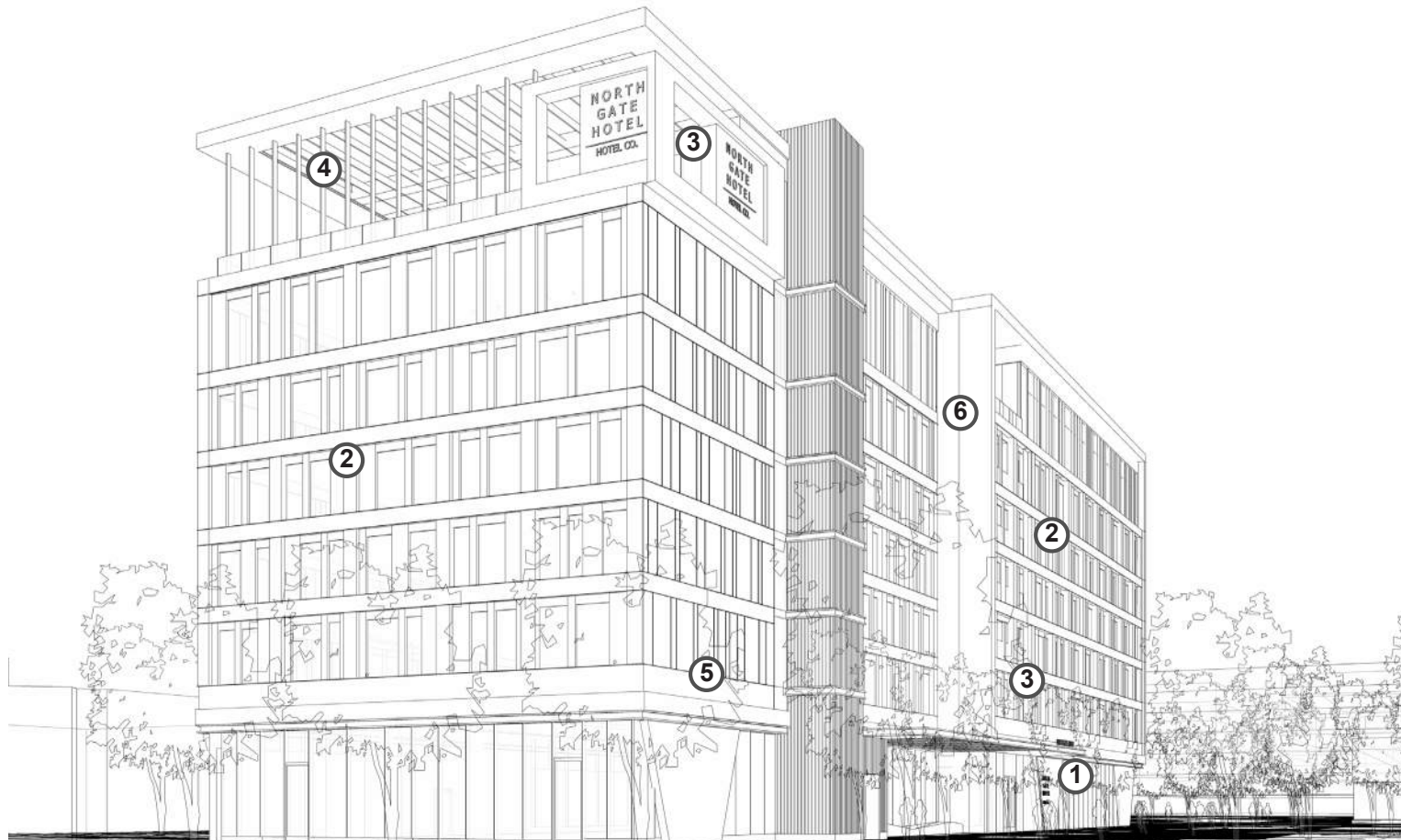
5 Defined Base



6 Material Contrast

### Key Features

1. Transparency, canopies, clear entries, and distinct exterior detailing provide an over-all human scale and rhythm that shape the pedestrian experience.
2. An articulated facade creates interest from a pedestrian and vehicular perspective along NE 107th street.
3. Thoughtful sizing and placement of signage at the southwest corner allow for visibility at major pedestrian and vehicular approaches. Signage shall be integrated with the facade and canopies.
4. Shading strategies provide an additional layer of expression external to the facade plane and add depth.
5. A bold horizontal expression at the building base and angled wall features anchor the building with the ground plane.
6. A change in plane enhances the facade, with material contrast breaking up the long mass



2nd Ave NE

Third Ave Plaza



Key plan

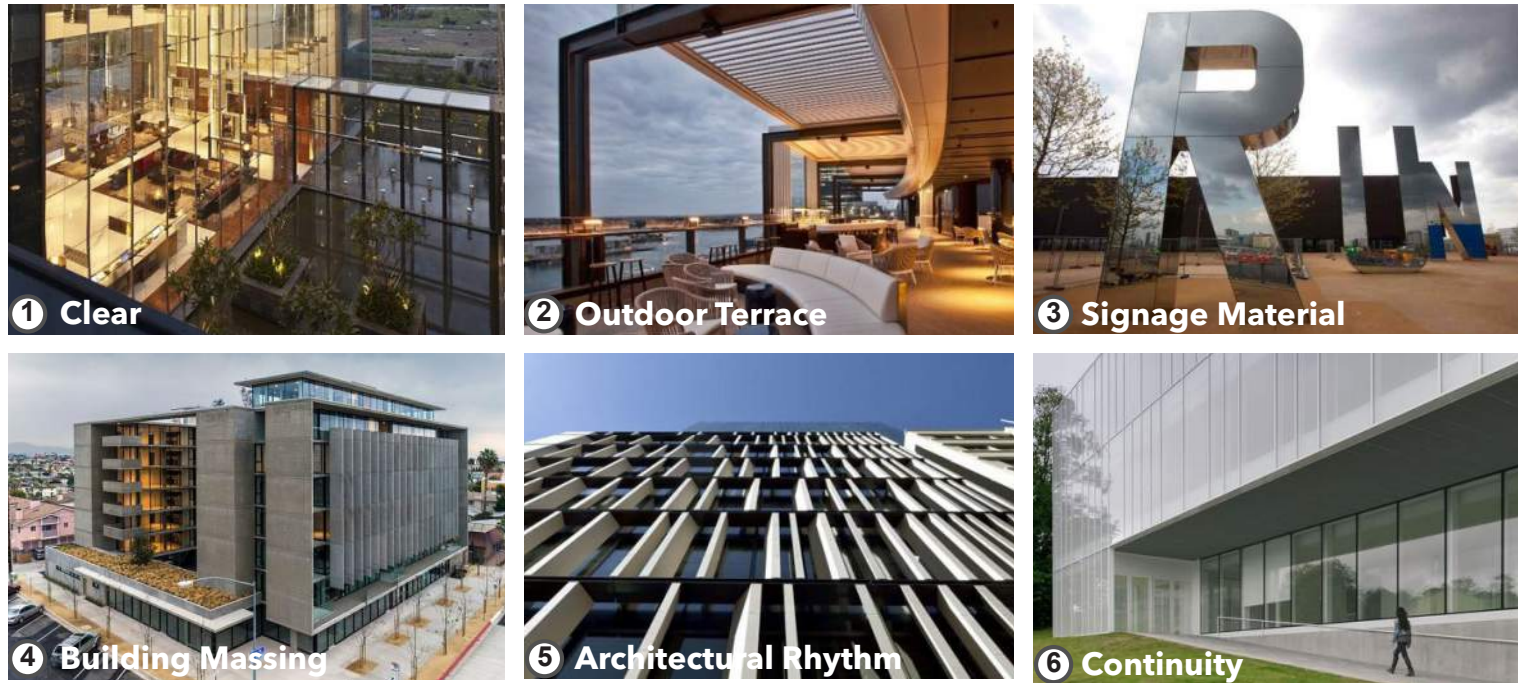




# BUILDING H2 - DESIGN GUIDELINE VISUAL REPRESENTATION

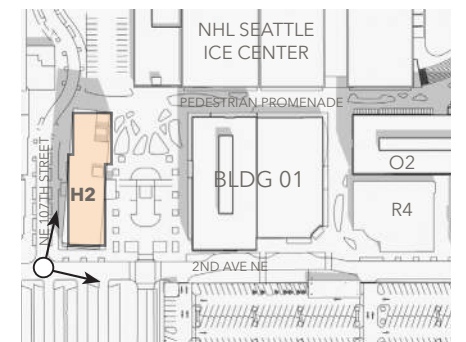
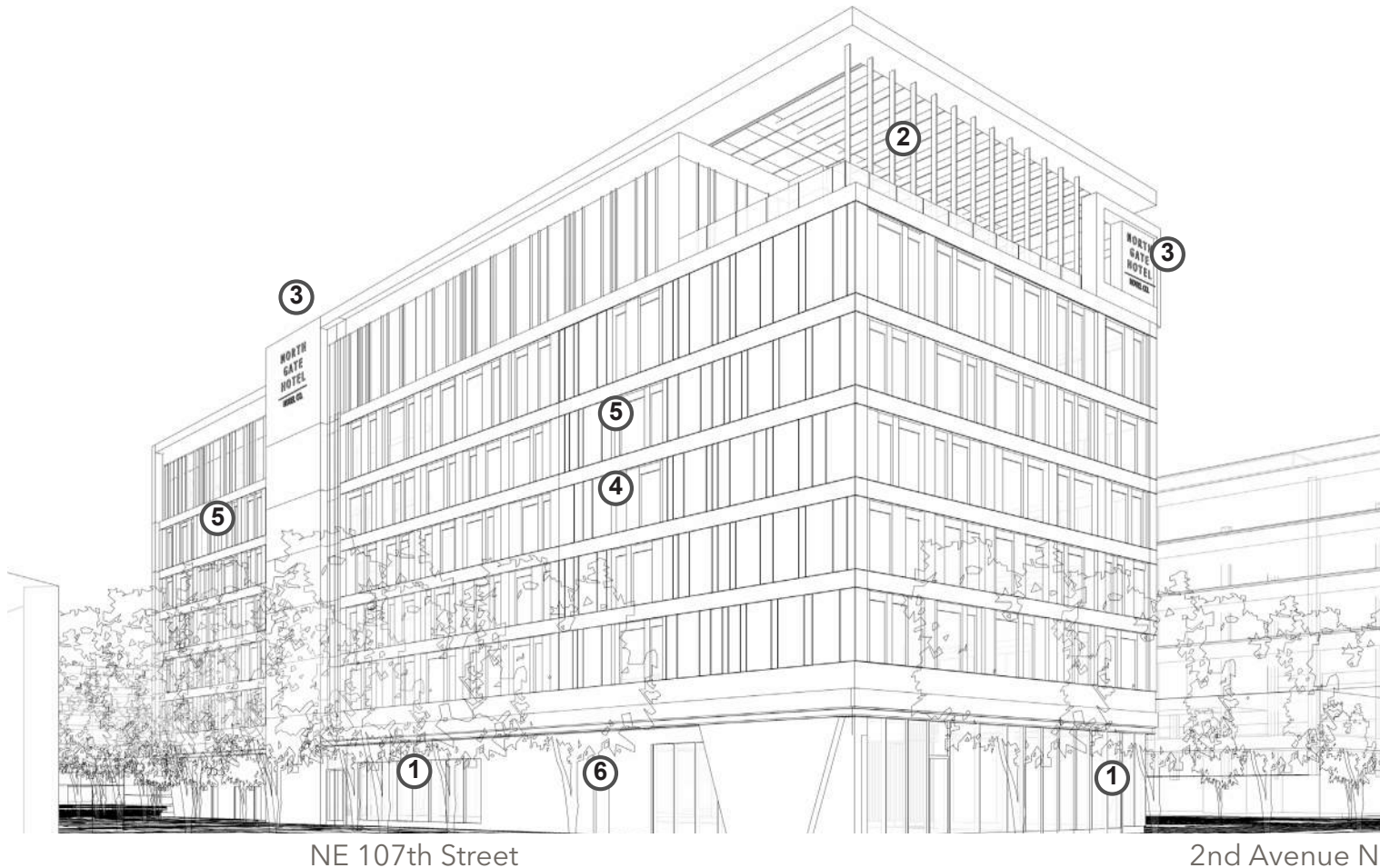
Revised

## Northwest Corner View at Intersection



### Key Features

1. Transparent glazing provides clarity of purpose and legibility of uses at the ground plane.
2. The western facing top floor bar and outdoor terrace allows guests to take in the afternoon sun and expansive views of the Olympic Mountains.
3. Signage shall communicate brand identity while including materials that mirror the community and the pacific northwest.
4. The over-all building massing shall be clean and simple, reflective of the hotel functions.
5. Horizontal, vertical, and directional expressions are accomplished through a repetition of architectural elements.
6. The building base provides a consistent street facade and provide continuity.



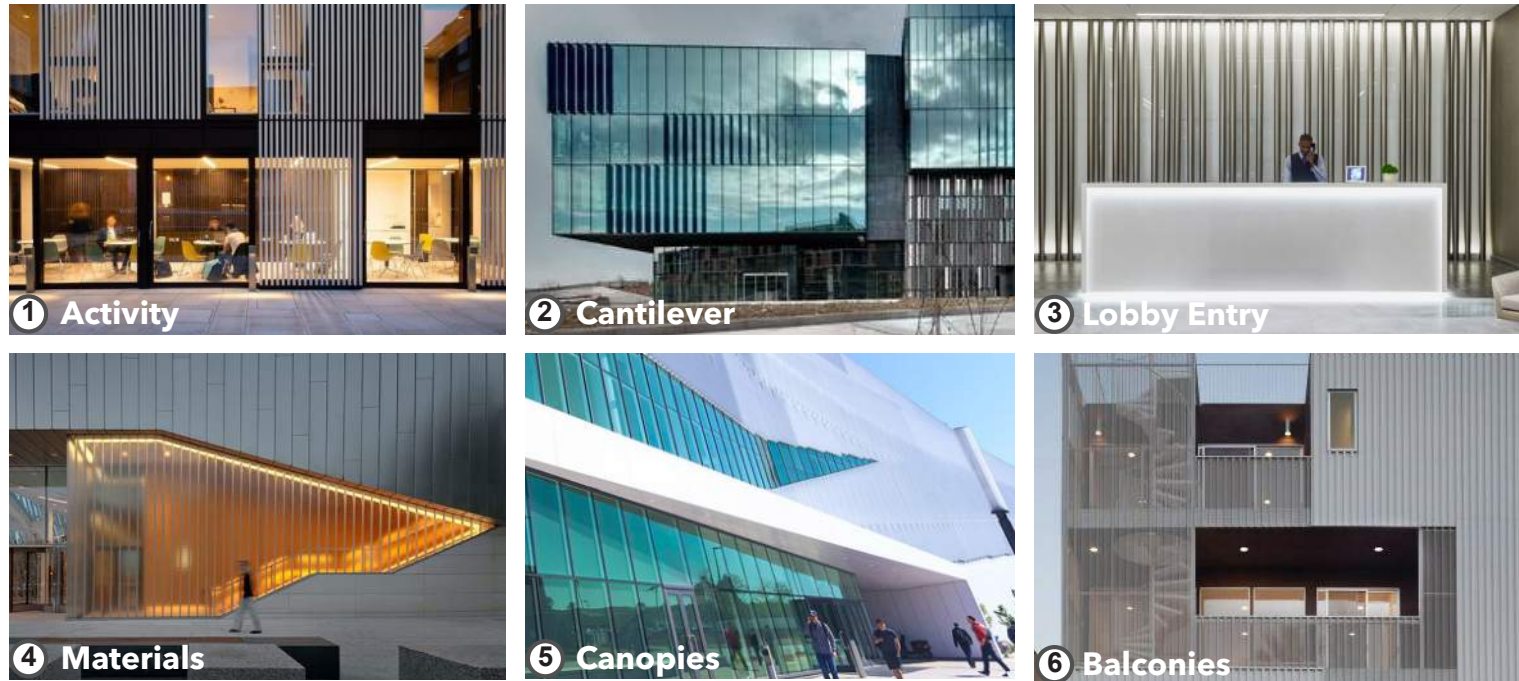
Key plan N



# BUILDING H2 - DESIGN GUIDELINE VISUAL REPRESENTATION

Revised

## Southeast Corner View at Promenade



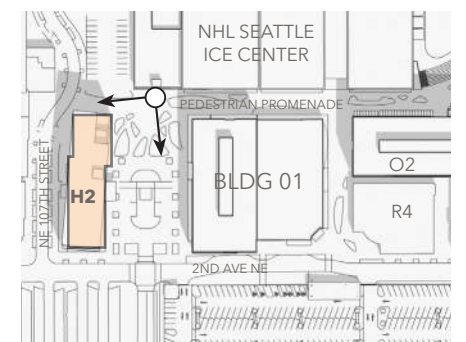
### Key Features

1. Actively programmed spaces are located along the perimeter to create interest from the street.
2. Cantilevered upper levels over outdoor seating extends the 3rd Avenue Promenade into the building and enhances the pedestrian experience.
3. The lobby entry creates a strong presence at the street and communicates the hotel brand identity through materials and signage.
4. Materials shall be a reflection of the project vision: clear, modern, delight - closely associating with the region's coasts, forests, and mountains.
5. Canopies are maintained at a human scale while the ground level height is increased to improve over-all building scale and proportions.
6. Typical upper level balconies are at an ideal location, with views to the plaza below.



Third Ave Plaza

Third Ave Promenade



Key plan

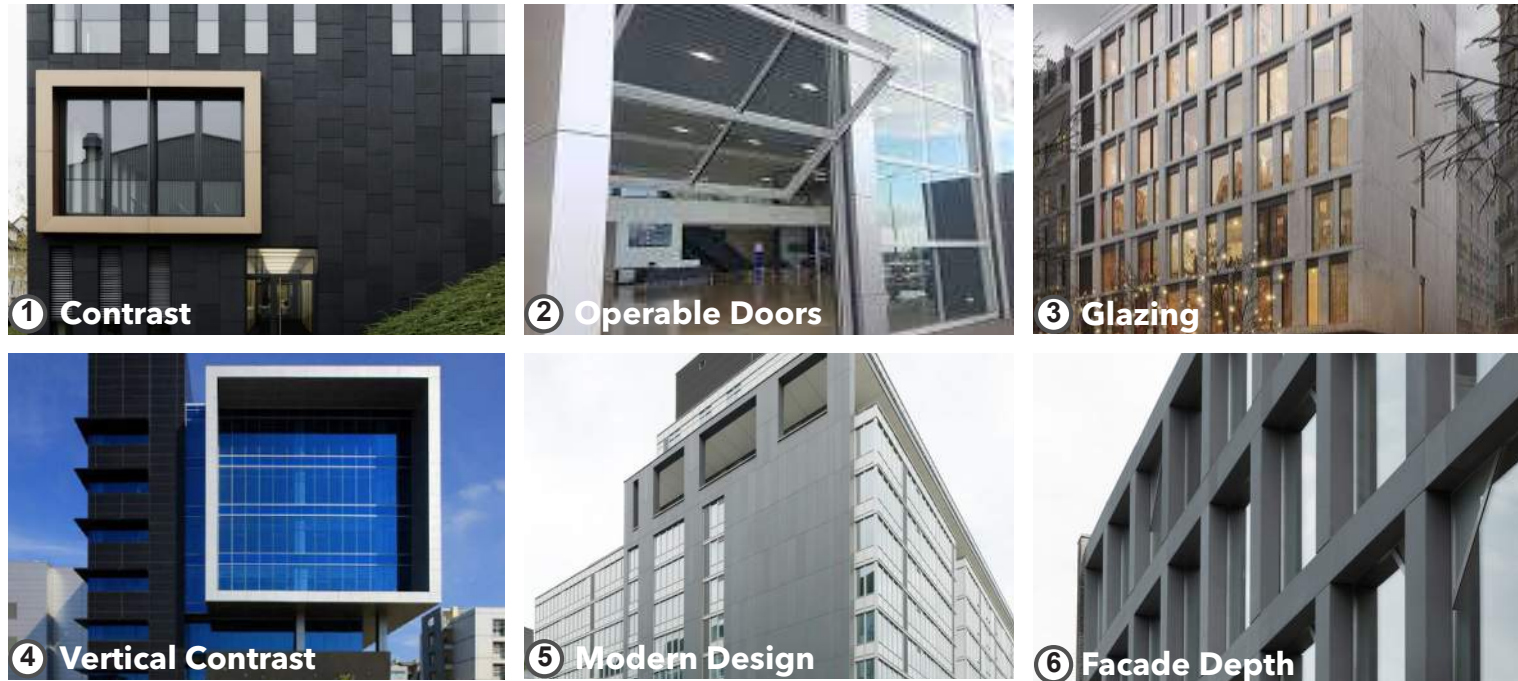




# BUILDING H2 - DESIGN GUIDELINE VISUAL REPRESENTATION

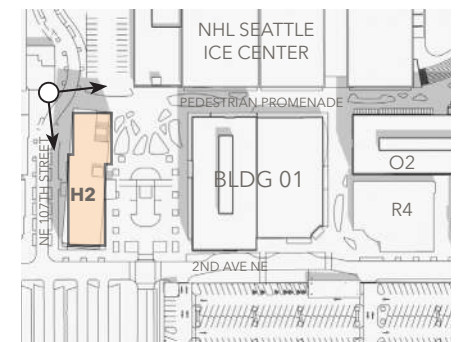
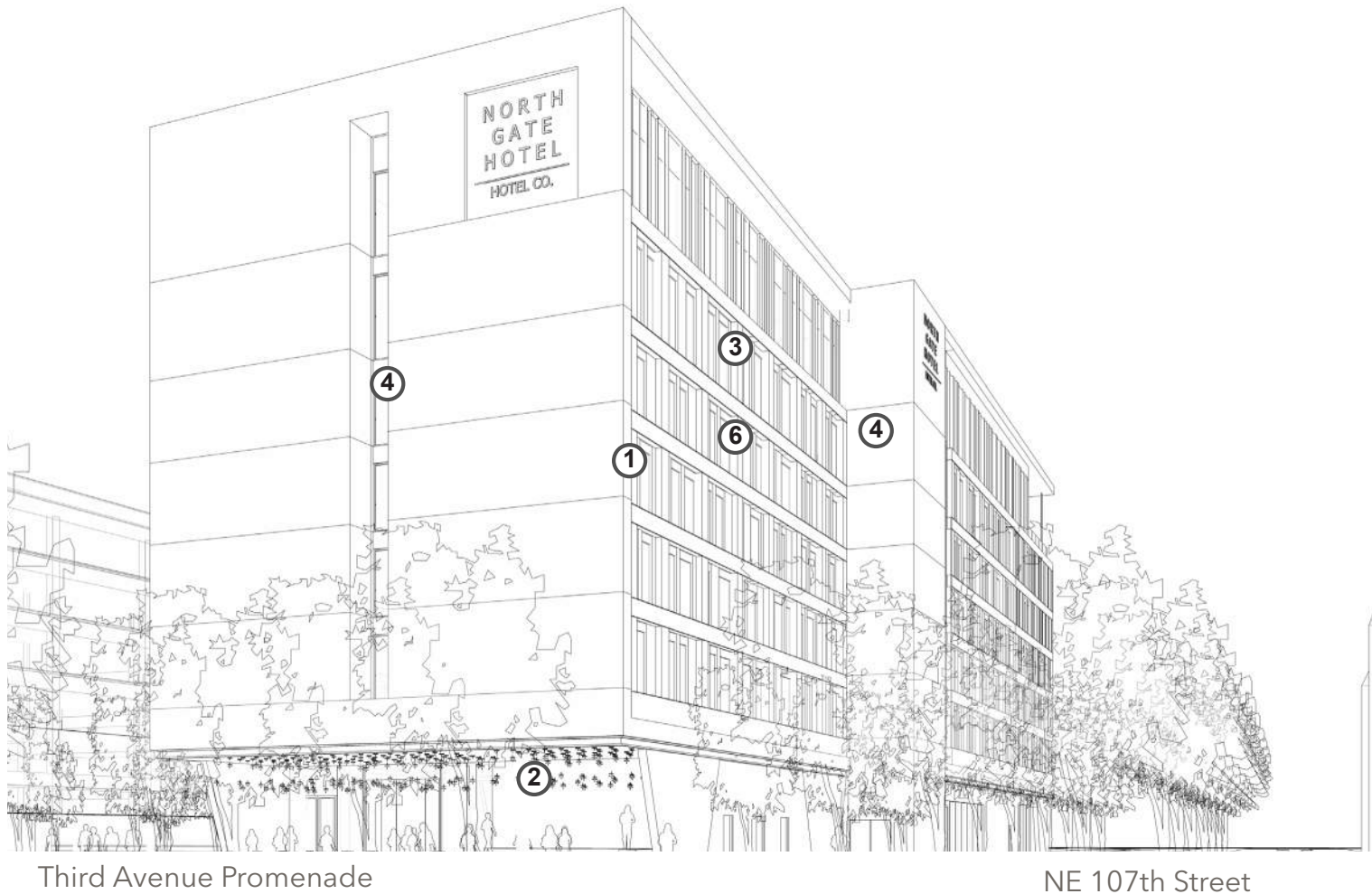
Revised

## Northeast Corner View at 3rd Ave Plaza



### Key Features

1. Use of high-quality, wear-resistant contrasting materials and colors is provided for visual variety along the block.
2. Large movable doors shall open up indoor hotel functions to the pedestrian public realm.
3. Hotel room glazing shall be maximized for the hotel guest.
4. Vertical contrast through change in materials, texture, depth, and color is introduced to break up the long horizontal rhythm of the facade.
5. Facade embodies modern design in the use of clean lines, honest materials, and simple palette.
6. Manipulation in the facade plane create shadows and variation without changing the building's occupiable area.



Key plan





## 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. The blocks of the MPD that are addressed are H1 and H2 (Future hotel within an 85' zone). The intent is to set a framework of design out into the future thus assuring a continuity of design quality that matches current design standards.

of rich textures. Contemporary materials and their articulation should provide human scale amidst large buildings.

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

- **PEDESTRIAN-ORIENTED.** Successful buildings are designed for people. The treatment of the first 15 to 30 feet along the height of a building face shapes the experience of the street and the public realm through transparency, canopies, clear entries, distinct exterior detailing and an overall human scale and rhythm.
- **BULK AND SCALE.** The scale of Northgate mall has historically followed the one story retail massing along the mall concourse. The added anchor stores and the more recent out-facing retailers have provided a contrast to the in-line single story retail with their 2-3 story simple boxes that break the face of the mall structure. New construction should be expressive in the small-scale details contrasted with the overall volume, creating legibility in the assembly of the parts at different scales.
- **RHYTHM AND REPETITION.** 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 horizontality / verticality, directionality, and expression through repetition of architectural elements.
- **LAYERING AND DEPTH.** Layering and depth enhance the contrast between light and shadow of buildings. These qualities can be achieved through shading elements, expressed structure, rain-screens, and detailed articulation. Shading devices can also provide climate-responsive or performative layers.
- **FINE GRAIN AND TACTILITY.** The materials, construction, and longevity of existing buildings on the site create a collection





# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

## 1. Street Facade

A strong building street wall within the project supports a consistent urban fabric, relates to the pattern of the pedestrian flow between buildings, and defines views through the site. The continuity of the street wall, particularly at the ground floor, creates an engaged street and cohesive neighborhood rather than a collection of set back and inaccessible buildings.

### Supplemental Guidelines

**CONTINUITY:** All new construction shall hold a consistent street facade for a minimum of one story in height, and a minimum of 80 percent of the facade length, with minor variations permitted for the remaining 20 percent length of the facade.

To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupied open spaces, arcades, and open perimeter colonnades are not permitted.

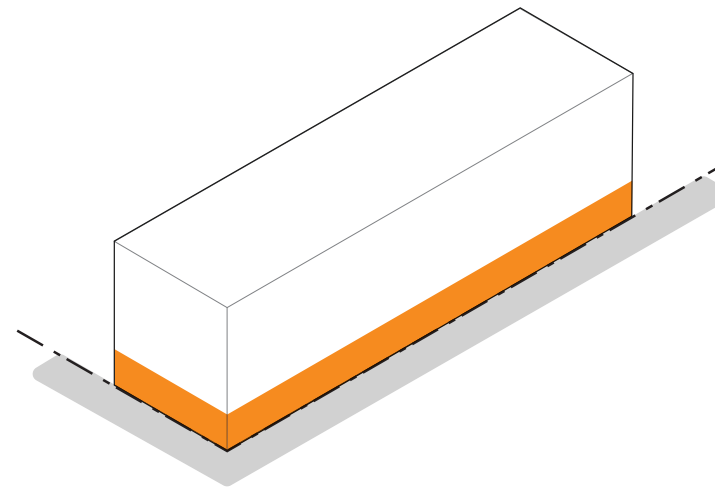
New construction may set the street facade up to eight feet back from the property line to create an expanded frontage zone.

Street Facade controls shall apply to all facades facing pedestrian ways or streets.

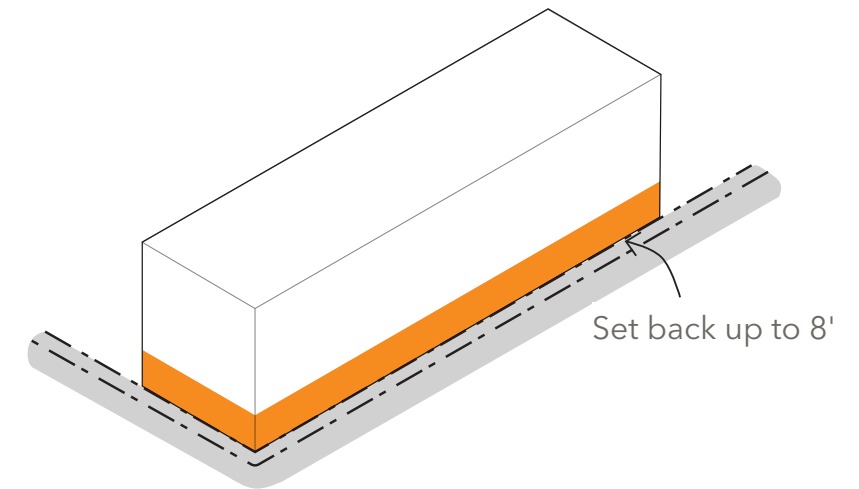
**SETBACKS:** Where introduced, facade setbacks should relate to the pedestrian scale and serve to expand the public realm of the sidewalk.

**CORNERS:** Careful consideration should be given to building corners at the intersection of public streets and mid-block passages.

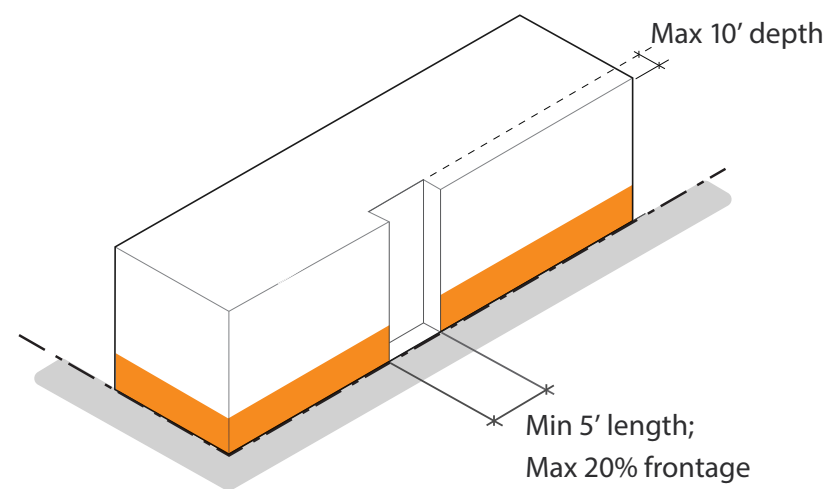
No Change



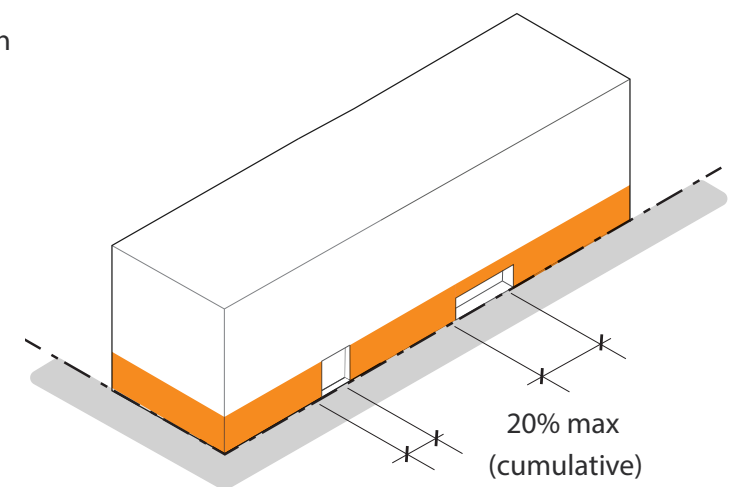
Building shall hold consistent street wall where adjacent to existing or planned building frontage with special considerations made for frontage that occurs on plazas, park spaces and curved streets.



New construction buildings may be set back up to 8' from the back of sidewalk to create widened sidewalk and frontage zone.



Street wall exception may not be more than 10 feet in depth and may not exceed 20 percent of the block frontage, cumulatively.



Recessed entries, and/or programmed retail spaces along the sidewalk shall be permitted on the street wall, and may not exceed 20 percent of the block frontage, cumulatively.



# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street-Level Interaction)

Revised

(text revisions are underlined>)

## 2. Building Base and Ground Floor

A true urban streetscape is created in large part by the design of the ground floor. The project's standards and guidelines are designed to prevent monotonous ground floor facades, opaque walls, and inaccessible zones. The ground floor should be human scale, employ a regular rhythm, and provide ample transparency and variation to pedestrians.

### Supplemental Guidelines

**DEFINED BASE:** All new construction shall have a defined base zone, scaled and proportioned to the street environment. The base may be differentiated by horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or difference in architectural treatment. The base shall be a minimum of one story and maximum of two stories in height.

To establish a pedestrian-focused environment and engaging street frontage, the ground floor or base zone of all new construction shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, projections denoting entries, shifts in color, material and scale of modulation, and increased material depth and texture of facade elements.

The ground floor or base zone expression need not be 100 percent of the ground floor facade area; interplay and integration of the ground floor and the overall building architecture is encouraged while maintaining a visible distinction.

**GROUND FLOOR TRANSPARENCY:** Ground level glazing should be maximized to support ground level amenity and lobby functions. Actively programmed spaces should be located to create interest from the street. Conversely a vibrant streetscape should be visible from lobbies, dining and waiting areas to help activate these edges of the project.

The use of clear and transparent glass is strongly encouraged to allow for greater visibility and reduce glare and distortion of the hotel interior. Reflective, tinted, or diffused glass should be

discouraged. To promote engagement between ground floor uses and the street, use of translucent glass is discouraged. The ground floor facade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of two feet from sidewalk grade.

In order to comply, the majority of glazed areas shall be unobstructed by solid window coverings or other features that impede visibility from the public realm into the interior of the ground floor of the building. Minimal window signs, textures, patterns, or other features used for display and communication shall be permitted. Darkly tinted or highly mirrored glass is prohibited on the ground floor.

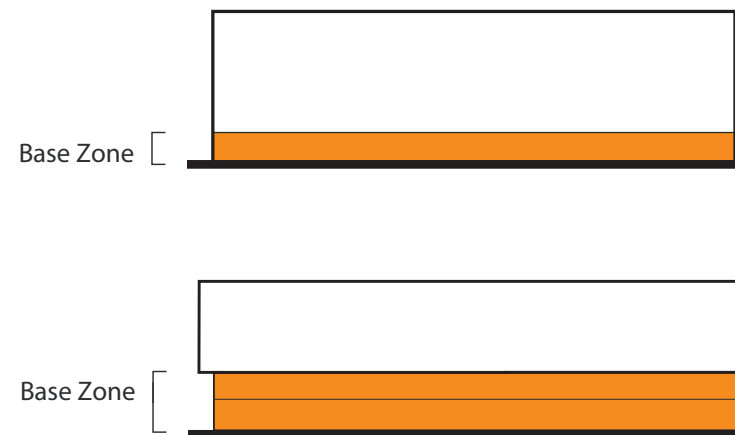
**LOBBY ENTRANCE:** The lobby entry should enlist high quality materials that elevate the experience of the public realm with a richness of color and texture. Landscaping and outdoor seating should be designed to enhance the experience of the entrance and provide a space for respite. The lobby should create a strong presence at the street and communicate the hotel brand identity through materials and signage. The design of the lobby and entry canopy should give a clear indication that it is the main entry.



Two story base



One story base



Base may be one or two stories in height



# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES (PL2 Walkability & PL3 Street- Level Interaction)

No Change

Use of high-quality, wear-resistant contrasting materials and colors within ground floor glazing is encouraged to provide visual variety along a block.

Owners should be encouraged to use high quality glazing systems that take the architectural character of the building into consideration. The use of clear anodized aluminum storefront systems should be discouraged, while all glass, wood, steel, bronze, and high finish aluminum storefront systems should be encouraged.

Amenity facades are encouraged to open up to the pedestrian public realm through the use of large movable openings such as pivot, sliding, or roll-up windows and doors. Programmed and landscaped amenity spaces should support interior amenity functions allowing them to spill out to the building exterior and connect to the street. An exterior dining terrace with a strong visual and physical connection to a restaurant or interior dining space is highly encouraged.

**HOTEL ENTRY DESIGN:** The entry design should incorporate two or more of the following methods:

- Change in wall/window plane in relation to the primary building facade
- Use of accentuating light and color
- A projecting element above
- A change in material or detailing
- Recessed doors or cased openings

**LOBBIES AND ENTRYWAYS.** Primary commercial entryways and lobbies should be visually active through both programming and materials. Active shared uses or public art should have a high degree of transparency to the exterior. The entry should maximize natural light and be clearly visible from streets/private drives and include signage.

The main entries for commercial buildings from open spaces, streets, and parking areas are encouraged to lead to a single consolidated lobby to promote larger shared spaces where feasible. Lobbies are encouraged to be public and/or programmed spaces.

**DURABLE MATERIALS:** The large number of bags and packages moving through hotels require special consideration for protecting corridor walls, corners and exterior entries from accidental damage. Exterior bollards can be used to protect door frames and and building service bags. Large automatic opening doors should be considered to facilitate guest entry.





# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES (PL2 Walkability & PL3 Street- Level Interaction)

## 3. Weather Protection and Projections

Revised  
(text revisions are underlined>)

Weather protection helps bring the scale of the streetscape down, provides a better experience during inclement weather, can serve as a place to mount signage, and provides lighting. This can be part of the hotel identity. A large entry canopy should be provided to indicate lobby entrance. This canopy should be integral to the expression of the architecture, suspended from the building so as not to obstruct passage or visual connection with columns. All overhead weather protection should promote pedestrian movement and be supportive of ground level amenity and lobby functions.

### 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 nine 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 street 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.

To create features that relate to a pedestrian scale, no single horizontal projection, including canopies and marquees, shall be continuous for more than 33 percent of the frontage length, in order to create a pedestrian scale and rhythm. Clear or fritted glass should be encouraged to maximize daylight opportunities at the sidewalk level. Owner and operators need to provide for ongoing cleaning and maintenance of the glass canopy systems.

**UPPER LEVEL NON-OCCUPIED PROJECTIONS.** Horizontal elements above the ground floor, such as cornices and other decorative elements shall follow the Land Use Code, with a maximum projection of three feet and maximum height of 2.5 feet. Vertical elements, such as louvers, architectural fins, and brise soleils may extend up to two feet over the property line.





# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

No Change

## 4. Building Lighting

Hotel lighting design should invoke a sense of arrival and make hotel guests feel welcome. Additionally, it should provide a sense of security, a strong visual presence on the street, and take care to not be disruptive to guests or residents from private spaces. Signage lighting should complement the overall streetscape and building design while clearly providing an identity and brand for the hotel. Halo lighting, backlighting, 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, entries and amenities might be desired.

### Supplemental Guidelines

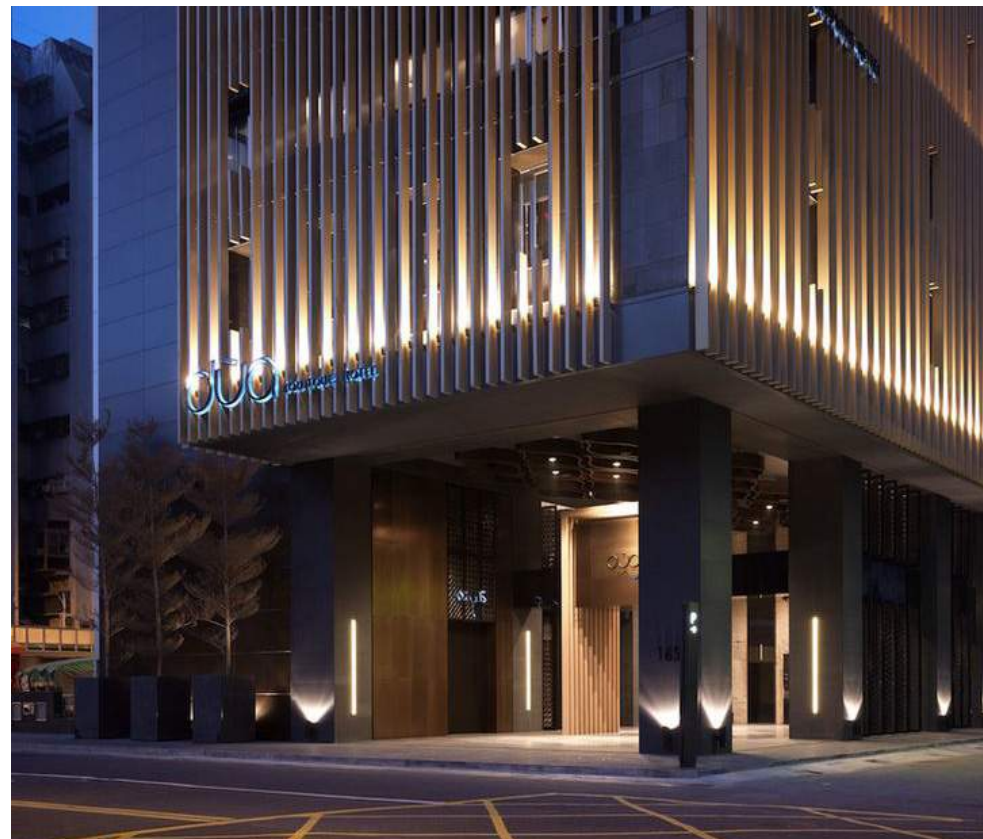
**ENERGY EFFICIENCY & CONSUMPTION.** Smart lighting technology shall be incorporated, such as those with automated controls that adjust based on occupancy or daylight availability or use motion sensors. High-efficiency technology such as LED lighting with advanced controls, shall be utilized to minimize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



## 5. Service Entry Design

### Supplemental Guidelines

**SERVICE AREAS AND ENTRIES.** Service areas and entries shall be screened and designed in a manner harmonious with the building's overall composition and materiality. Screening should be a minimum of 6' tall with an opaque entrance gate. Screens or solid walls may be used to block or control views. Service areas should be well lit and waste pick up scheduled to meet volume of use.

**LANDSCAPING.** The service area should be landscaped to soften any blank walls and to add a layer of texture and color. Accent lighting can be used to add interest to the facade.





# BUILDING H2 - SUPPLEMENTAL DESIGN GUIDELINES (DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

Revised  
(text revisions are underlined)

## 1. Facade Design

The following standards and guidelines guide the design for any new construction facade within the project.

### Supplemental Guidelines

**MASSING.** Overall building massing should be clean and simple, reflective of the functionality of the hotel. Iconic rooftop features should only be expressed if they are unique in use (such as a rooftop amenity function). The massing, transparency and material expression of an amenity function located at the roof should communicate its use when viewed from street level, adjacent buildings and the adjacent freeway.

**FACADE ARTICULATION.** Material selection and application shall reflect but not replicate the scale, pattern and rhythm of adjacent contributing resources' exterior materials. Hotel room glazing should be maximized for the hotel guest.

**FACADE RHYTHM.** All new construction with facade lengths greater than 200 feet along a side shall use vertical facade articulation at maximum 30-foot intervals on center to create a finer grain facade. Articulation may be achieved through expressed bay structure, fenestration, or a change in plane. The vertical rhythm shall be perceptible from the street.

**FACADE DEPTH.** Facade depth creates visual interest through designs that manipulate the facade plane, fenestration, balconies and/or structural systems to create shadows and variation without changing the building's occupiable area.

A selection of architectural details, such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, shading devices, and window reveals shall be used to create shadows and texture across the building facade with a minimum depth of six inches.

Shading strategies provide an additional layer of expression external to the facade plane and add depth. Additive elements such as louvers, brise soleil, architectural fins, and facade framing devices create a rhythm or pattern on the facade plane through physical features and their changing shadows.

**BLANK WALLS.** Blank building walls on upper levels greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. Ground floor blank walls to comply with Land Use Code requirements. Ground floor and upper floor blank walls shall be articulated and/or incorporate artistic treatments.

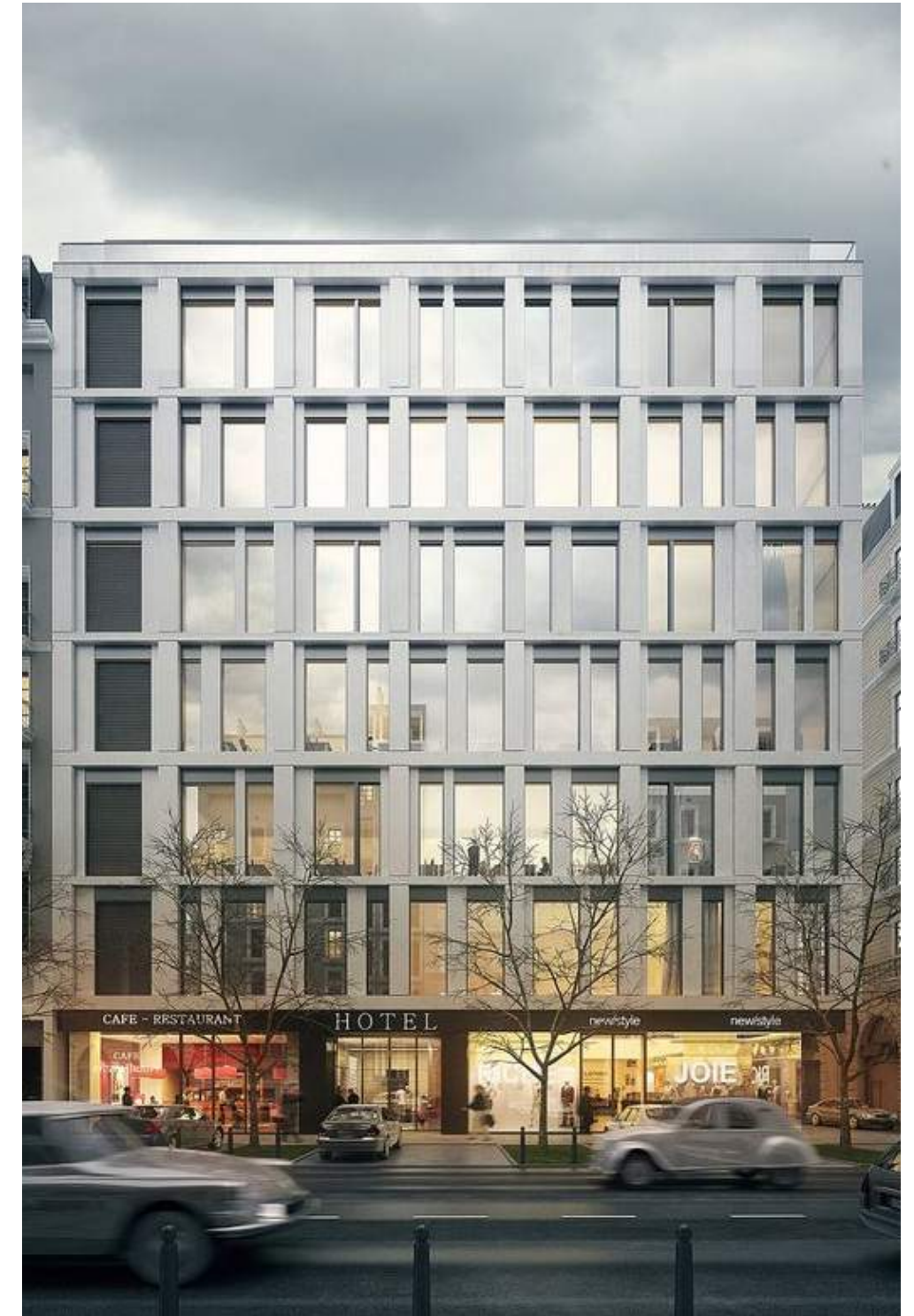
**MECHANICAL SCREENING.** For all new construction, rooftop equipment shall step-back at a minimum ratio of 1.2 feet in a horizontal dimension, from the exterior building wall facing a public ROW, for every foot above the maximum height limit of the building, and shall be screened with architectural or landscaped materials harmonious with the building's material, color, and scale. The screen shall be at least equal in height to the mechanical elements that it screens.

**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, formwork, color, and/or relief.

**RELATIONAL QUALITIES:** It is the intent that the guidelines support a building form and architectural character similar in terms quality and sophistication, however each hotel project should use the aforementioned criteria as a means by which to distinguish itself as unique in an expression that is specifically relevant to the opportunities of its site and mission. Special consideration should be paid to the composition of facades that are visible from I-5 and the future light rail tracks.





# MPD - LANDSCAPE DESIGN

## 3RD AVENUE PLAZA COURT | DESIGN GUIDELINES

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Revised & new pages for insertion into book for MPD Design Review Recommendation 2



# 3RD AVENUE PLAZA COURT

Revised

## Overall

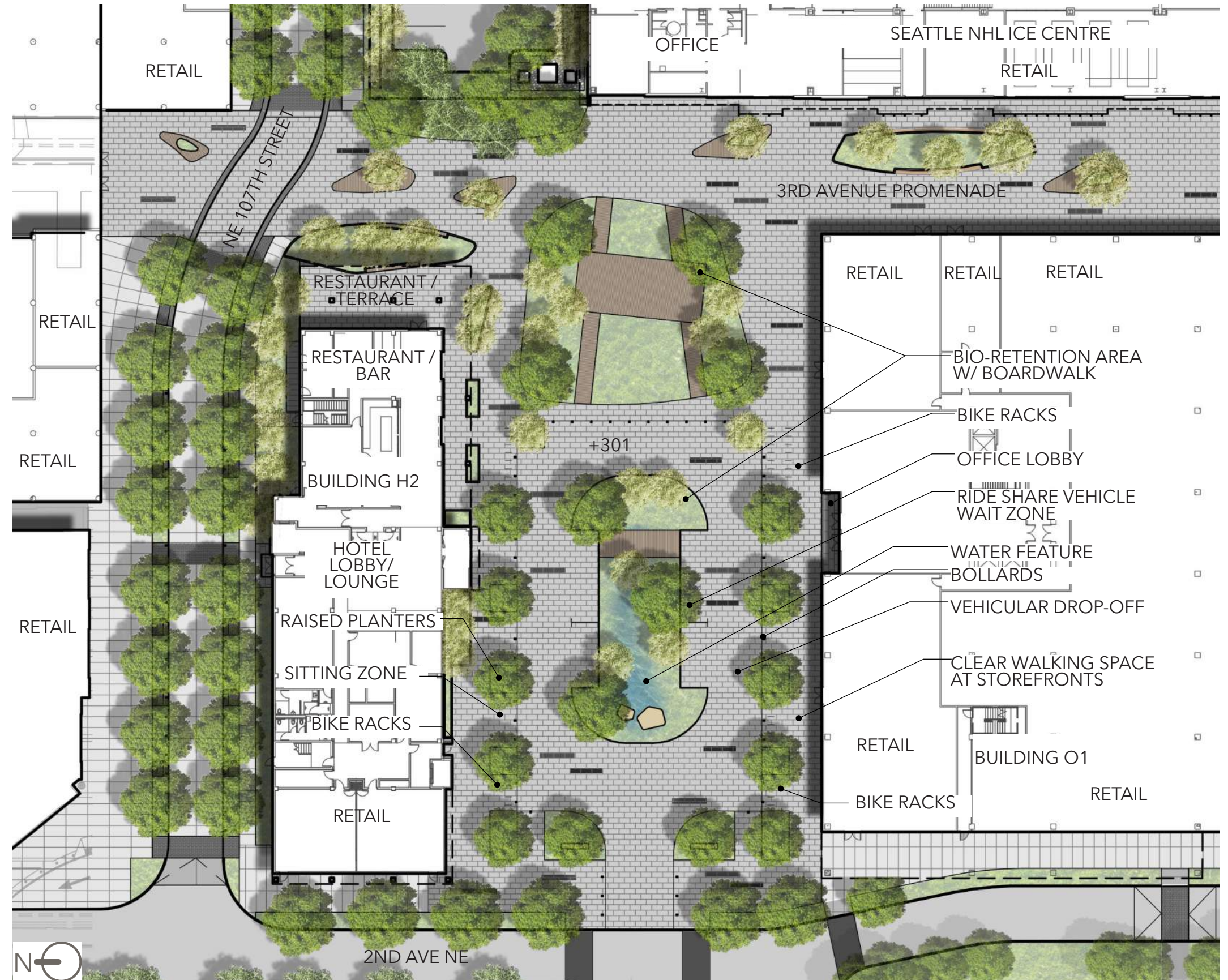
Board comment: Street Level Experience: The Board recommended exploring different approaches to integrating the ground level retail space with the hotel to create a ground floor experience that is more dynamic and promotes activity.

*Response: Hotel uses have been modified on the first floor, and the building now is engaging on all four sides. A covered terrace extends into the promenade, pulling restaurant experience and dining into the promenade, feeding off of its energy.*

## Plaza Entry Court:

Board Comment: The Board recommended approval of integrating the drop off function for the hotel into the plaza entry court space. The Board also supported the flexibility to rope off the space to restrict vehicular access.

*Response: Noted.*





# 3RD AVENUE PLAZA COURT - SOIL VOLUMES AND VEGETATED WALLS

New

Board Comment: The Board recommended maximizing soil volume in the landscaped areas to improve the success rate for the trees planted.

*Response: Agreed, and noted. Additionally, we will make sure each vine has an appropriate amount of soil volume, full irrigation, and is selected for sun/shade needs as well as growing habit.*



Vegetated Walls as Accents



2-3 Story Vegetated Walls



Trellis / Grid System in Planters



Mesh / Cable Systems



Integrated in Spaces Seamlessly



# 3RD AVENUE PLAZA COURT - WATER FEATURE AND EDGING

New

Board Comment: The Board indicated support for a physical or visual connection between the bio-retention area and water feature. The Board was concerned with the edge of the bio-retention area and how it meets the paving and requested more information on the design resolution of this edge condition.

*Response: The water feature was developed and refined. As an example, stacked stone formations could create the base of the water feature, water could flow into a small basin and its edges could blend into a dry creek bed in the bio-retention area. Edges around the bio-retention areas may have a curbed aspect, of stone, precast or cast-in-place concrete, 4" height minimum. For stormwater capture, curb will be interrupted.*



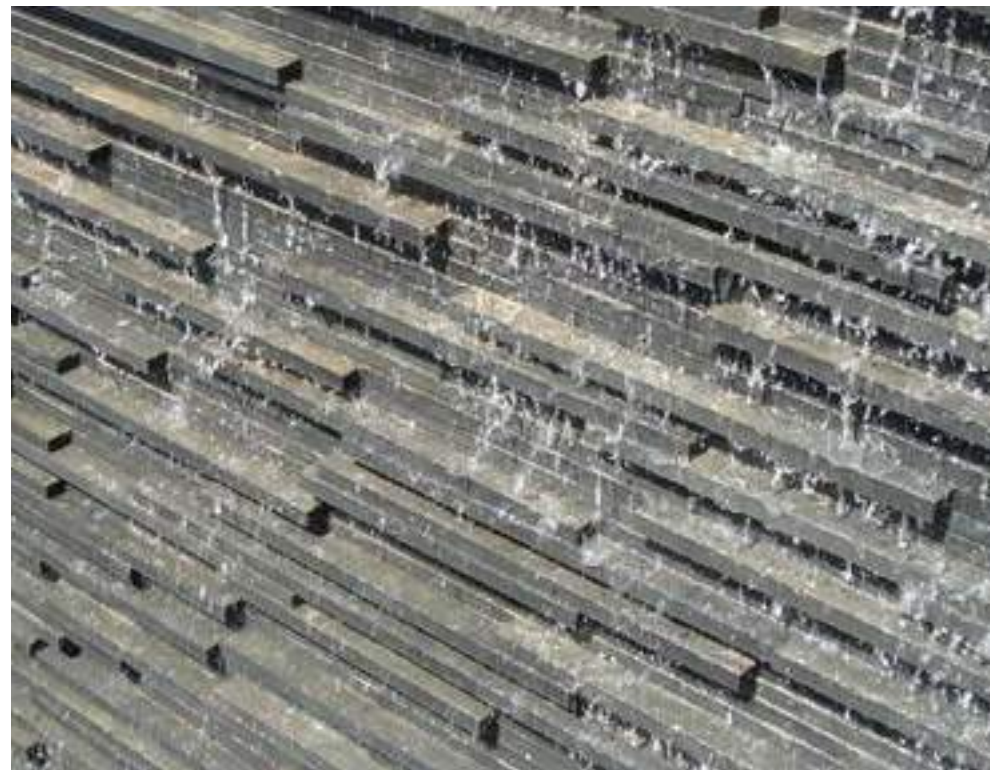
More Rustic / Natural on the East



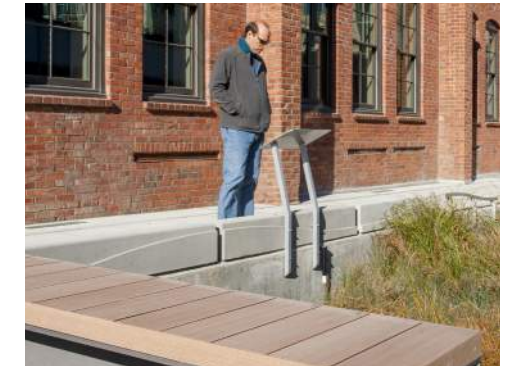
Connect Water Feature and Bio-Retention with Dry Creek Bed



Formal Character with Pool on the West Side



Stacked Stone Character



Edging Examples Between Paving and Bio-Retention





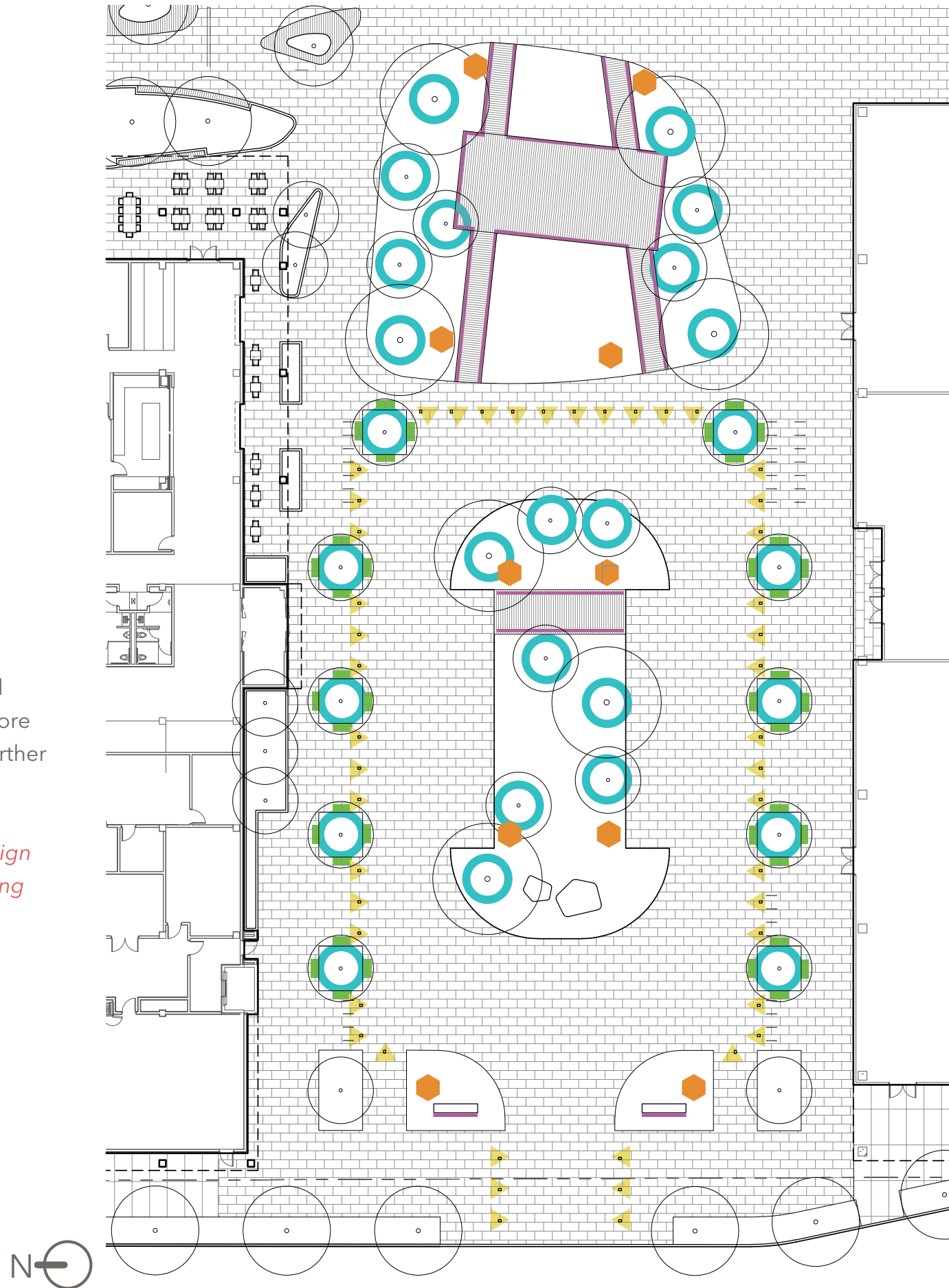
# LIGHTING DIAGRAM

## Symbol Legend

-  Pole-Mounted Pedestrian Light
-  Tree-Mounted Down Light
-  Bollard Light
-  Wall Light
-  LED Strip Lighting

Board Comment: The Board considered the public comment provided but supported the singular feel of the plaza entry court that is reinforced through the paving strategy. The Board acknowledged lighting will be important to help improve safety and requested more information is provided at a subsequent meeting to further explain the strategy for this area.

*Response: Conceptual lighting plan provided. The design and fixture selection is consistent with the overall lighting design for Northgate.*



New



Pedestrian Light



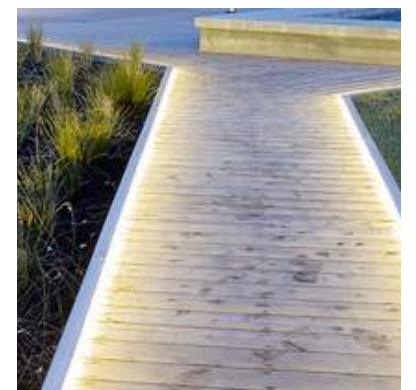
Tree Downlight



Bollard Light



Wall-mounted Light



LED Strip Lighting



# MPD - ARCHITECTURAL CONCEPTS

## BUILDING O1 & O2 - MIXED USE OFFICE BUILDINGS

### DESIGN GUIDELINES

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Revised pages for insertion into book for MPD Design Review Recommendation 2



# RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS: O1 & O2 OFFICE BUILDINGS

Comment: The Board was concerned with the design of the west façade which includes a colonnade along the ground level. There was support for the colonnade, highlighting how it can be used for overhead weather protection, but Board cautioned against potential blank wall conditions on the visible façade. (PL3-III. Stree Level Transparency)

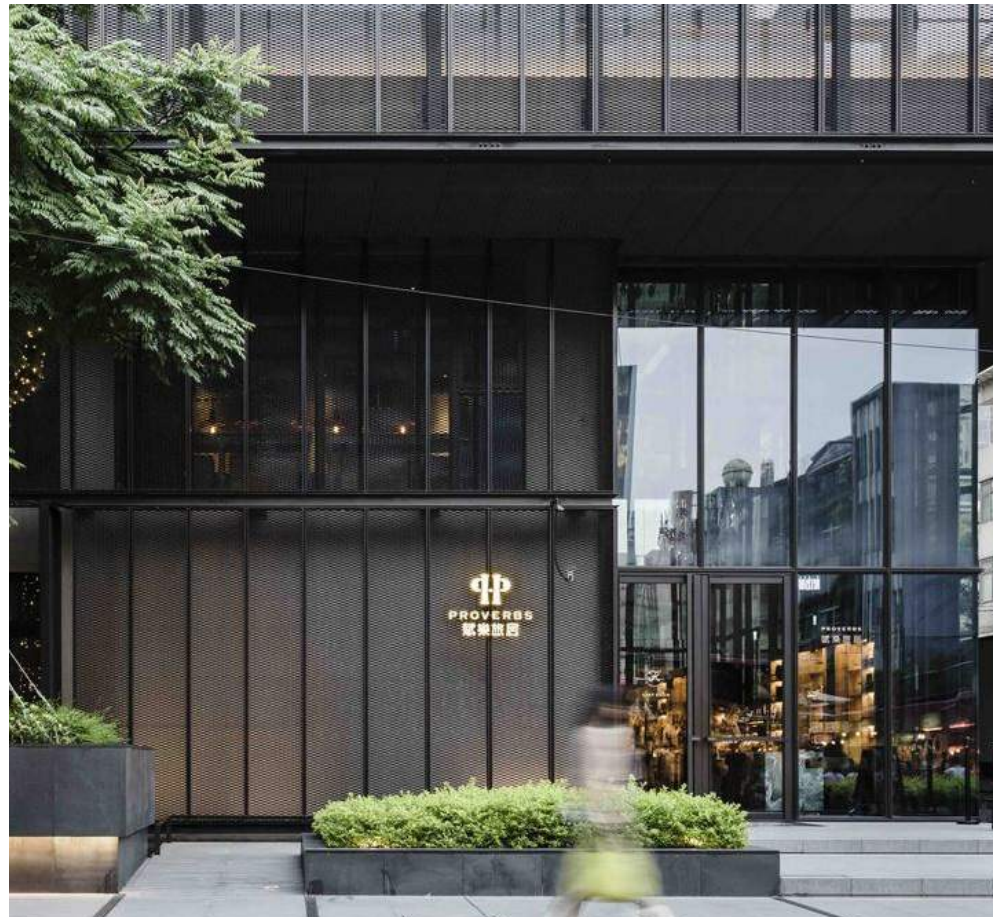
*Response: The colonnade on the west façade of O1 is an integrated part to the design composition to provide weather protection and massing modulation at a macro scale. A minimum 60% transparency of the wall at grade. Distribution of the transparency will be dictated by the programming and functional design process of the ground level uses. The solid walls will use design strategies of texture, human scaling elements, and proportions through the materiality and installation of green vertical walls.*

Comment: Ground Level Experience: The Board supported the grocery store use at the ground level but was concerned with deactivation of the 3rd Avenue Promenade with back of house programmatic elements. The Board recommended reconfiguring the store layout to increase opportunities for spillover activity and visual connections along the south and east façades. (PL3-C-1,2,3. Retail Edges)

*Response: Like the west façade, the east façade will provide at least 60% transparency and similar design strategies to add activation along the 3rd Avenue Promenade. The Food Market through the detailed functional program process, will position spaces to meet the 60% transparency requirement. Activation zones like seasonal displays, spillover retail and café/deli outdoor seating will be encouraged to relate to the transparency of the sidewalk areas.*

Comment: Consider views from the proposed light rail station when developing the roofline and west façades of the O1 and O2 buildings, as they will be prominently visible from the station. Provide depth in the building façades. (PL3-V-iii. Facade Articulation)

*Response: The upper façades that face the light rail station will incorporate thoughtful modulation through both texture and depth of the façade reflecting the notion of movement (Influenced by the light rail). Further consideration for shading devices on the south and west facades as part of the depth and textural design will aid in the sustainability strategies for the buildings.*



Building Transparency and Blank Walls



Ground Level Experience



Facade Articulation



# MPD - ARCHITECTURAL CONCEPTS

BUILDING R7

OFFICE/RETAIL OPTION | FITNESS OPTION | DESIGN GUIDELINES

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Replaces pages 195-213 in original book for MPD Design Review Recommendation 2



## Overall

Comment: The Board was generally supportive of the massing modulation as shown in EDG Option 3 but suggested the southeast corner massing is carefully detailed to bring prominence to the primary entry and begin to break down the massing to a more appropriate scale. (PL3-A. Entries, DC2-A. Massing, DC4-A-1 Exterior Finish Materials)

*Response:*

*The R7 office/retail option has a different and more simplified massing compared to EDG Option 3. It also has two primary entrances, instead of one, and both are at different locations from the primary entrance shown in EDG Option 3.*

*In this option, the primary retail entrance is on the north side of the building, along 105th St. The primary office entrance is roughly at the midpoint of the east side of the building along 4th Ave.*

*The building's southeast corner still has an intentional relationship to the intersection of 4th Ave and 104th S, and the 4th Ave hillclimb, but the physical features are more restrained:*

- 1) a roof top massing element acts as a beacon when viewed from the hillclimb at 103rd St.*
- 2) a terrace and potential retail entrance at the south east building corner provides "eyes on the street" and human-scaled details at the ground level.*



Simple Form, Human-Scaled Materials, Prominent Entrance to Mutlistory Retail

Comment: Primary Entrance: The Board was concerned with having only one proposed primary entry into the building, which is located away from the highly-trafficked pedestrian areas. The Board recommended developing a strategy to promote pedestrian activity around the structure, connecting the primary entry to the heart of the overall development site. (PL3-A. ENTRIES, PL3-1-1. Pathways)

*Response:*

*See explanation to the first comment (to the left).*



Retail Entries at Grade

Comment: Ground-Level Transparency: The Board stressed the importance of incorporating a high level of transparency on the ground level to allow for a visual connection to be made with the public realm. This is especially important along the north and east facades as there is only one primary entrance to the building. The Board supported the inclusion of a retail use at the north end of the building to establish a connection with the Central Park. (PL2-B-3. Street Transparency)

*Response:*

*Transparency will be provided at the ground level to allow for a visual connection from the sidewalk into the retail spaces, both on the north and east facades. The retail area will have its primary entrance on the north side of the building which bolsters pedestrian life along the streets & promenades surrounding the park.*



Increased Visual Connections



# BUILDING R7 (OFFICE/RETAIL OPTION) - COMPOSITE SITE PLAN

Revised

## Summary

- One 5 story mixed-use building totaling 172,381 gsf
- Retail Space: 91,662 sf
- Office Space: 80,719 sf
- Partial underground Parking: 109 Stalls
- Outdoor terraces at Levels 1 and 4
- Entry and drop-off located at the south facade along the new internal NE 104th Street

## Overview

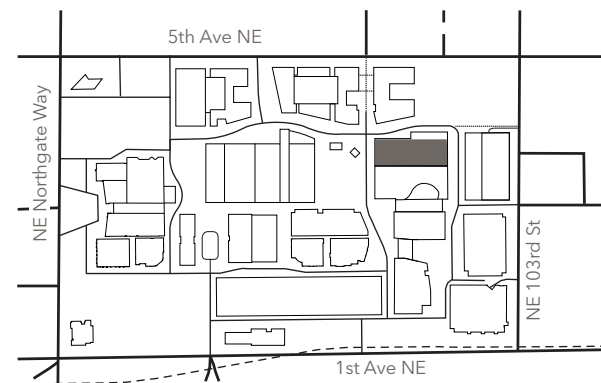
Building R7 occupies the former parking area just east of the existing food court and Red Robin. The first floor contains retail, loading, service areas, and an office lobby.

The primary retail entrance is on the north side of the building, which helps activate 105th Street and reinforces the central park area as the social heart of the redevelopment. The finish floor elevation of level 1 will roughly match the proposed sidewalk elevation at the northeast corner of the building.

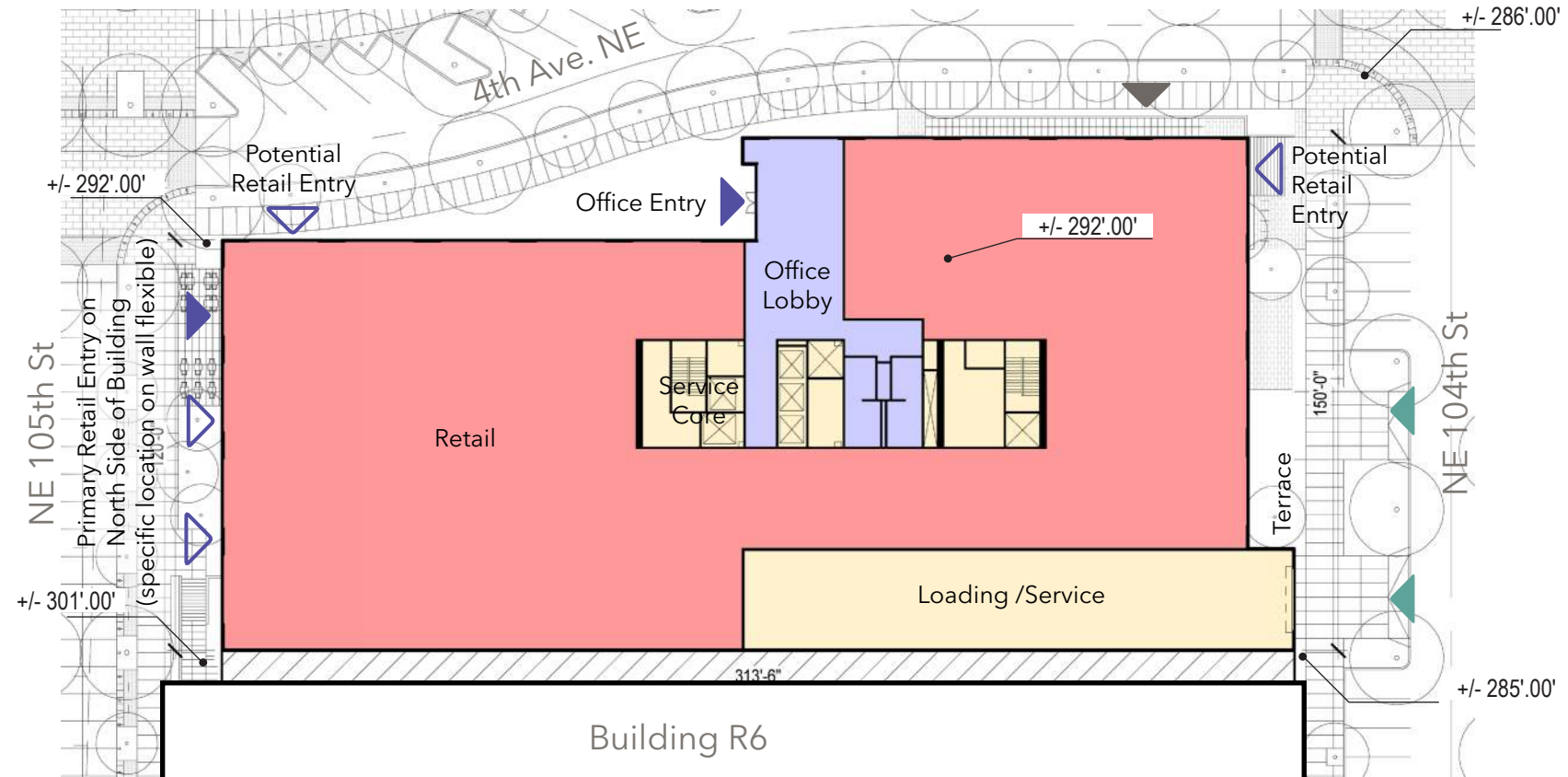
The office entrance is located on the buildings east facade, which generates pedestrian activity along 4th Ave. Additional retail entries may also be located on this side of the building.

The topography at R7 slopes down from north to south, therefore the building's basement /garage level is exposed on the south facade. Outdoor terraces overlook the 104 St, and a potential retail entrance may be located at the southeast corner of the building.

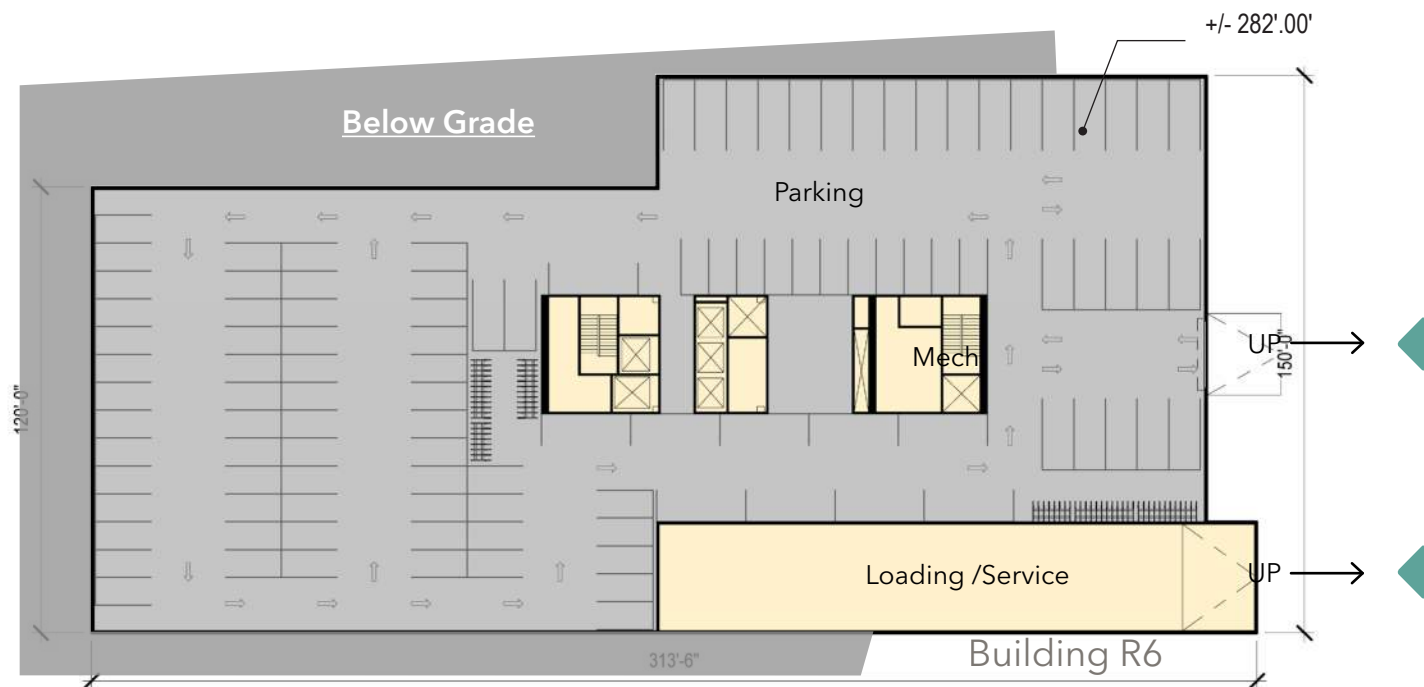
The first three floors are high-bay spaces. Retail will likely to occupy the majority of levels 1 and 2, and approximately half of level 3. The remainder of level 3 and the floors above are planned to be office, Level 4 has a usable outdoor terrace overlooking the central park.



Site Key

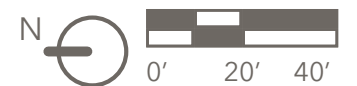


First Level Floor Plan



Basement Level Floor Plan

- Circulation / Support
- Retail
- Office
- Parking
- Primary Pedestrian Entry
- Potential Ped. Entry
- Vehicle Entry





# BUILDING R7 (OFFICE/RETAIL OPTION) - TYPICAL FLOOR PLANS

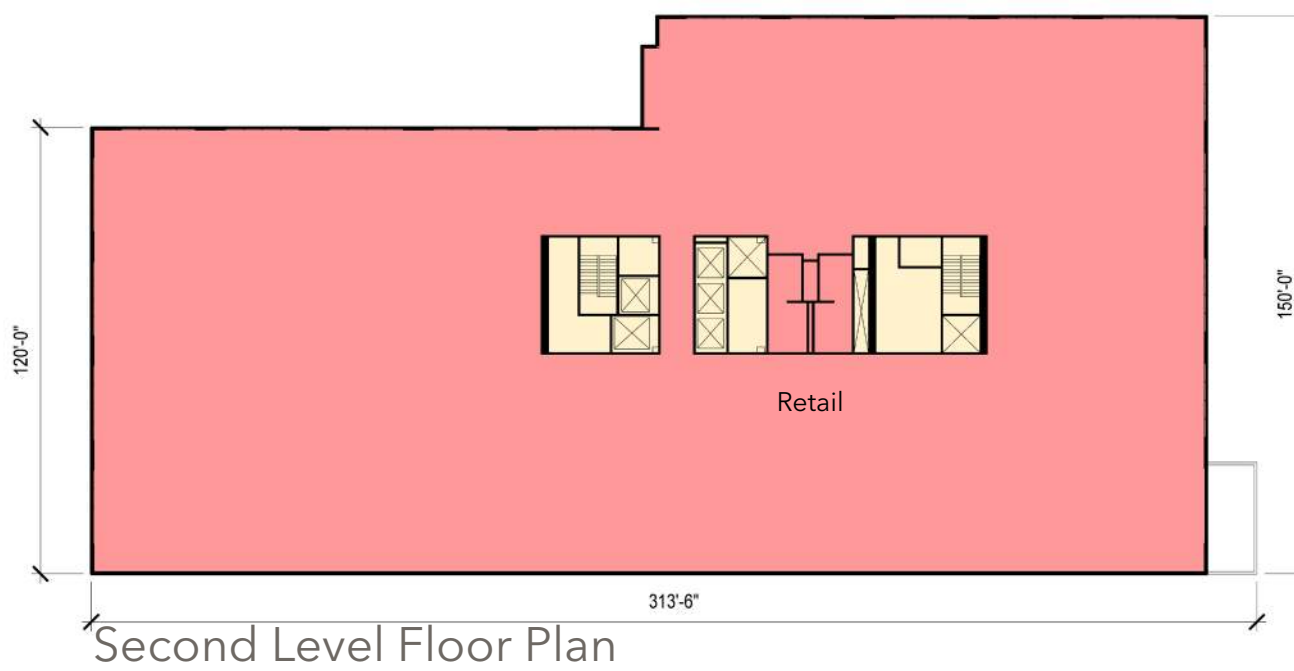
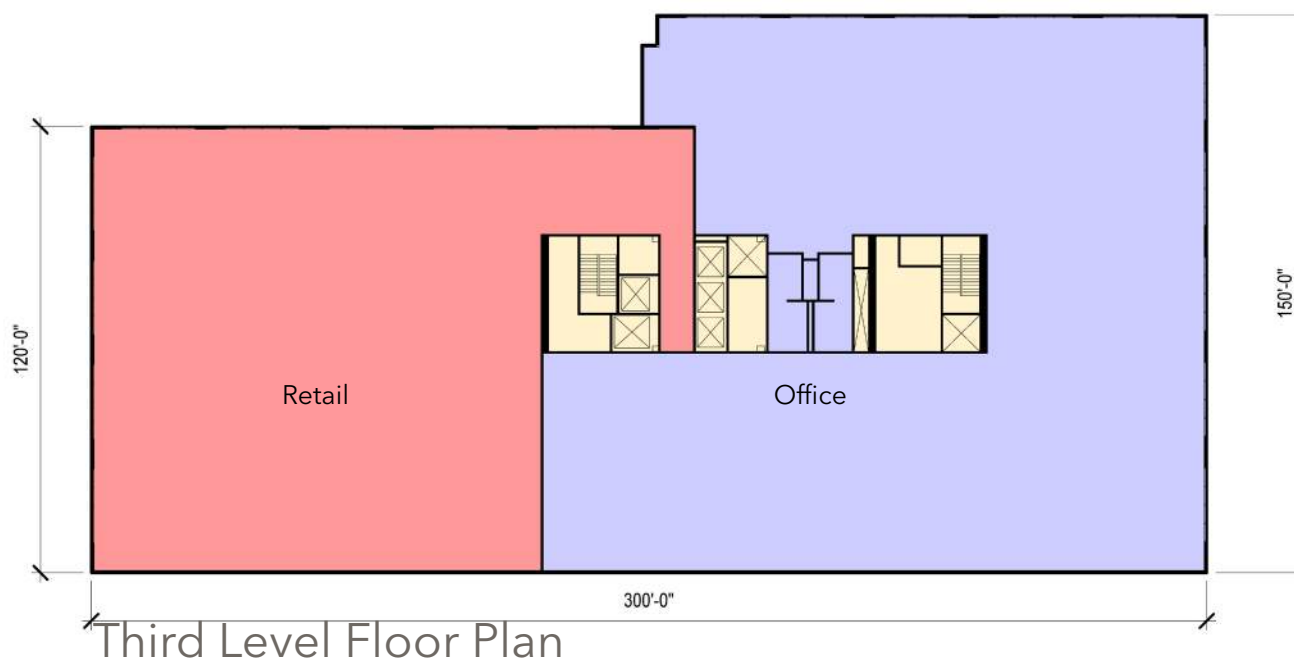
Revised



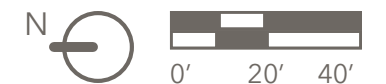
Southeast Aerial View



Northeast Aerial View



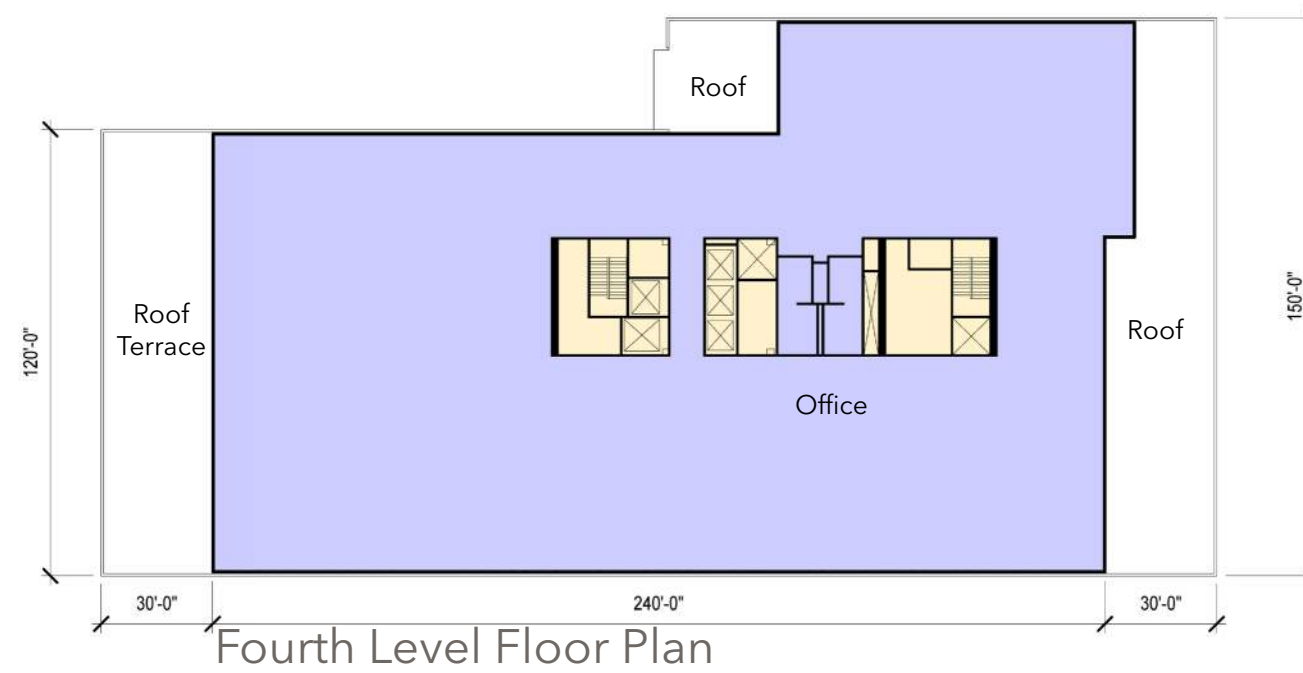
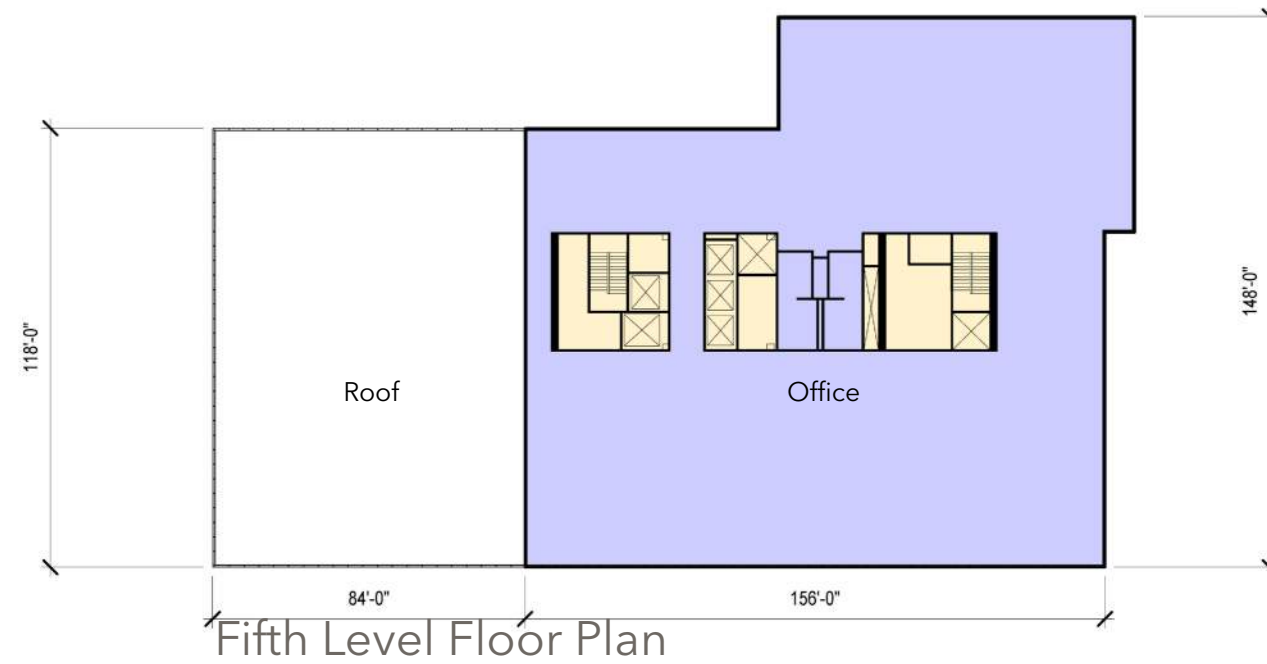
- Circulation / Support
- Retail
- Office



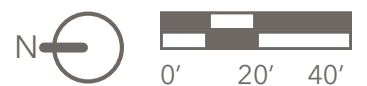


# BUILDING R7 (OFFICE/RETAIL OPTION) - TYPICAL FLOOR PLANS

Revised



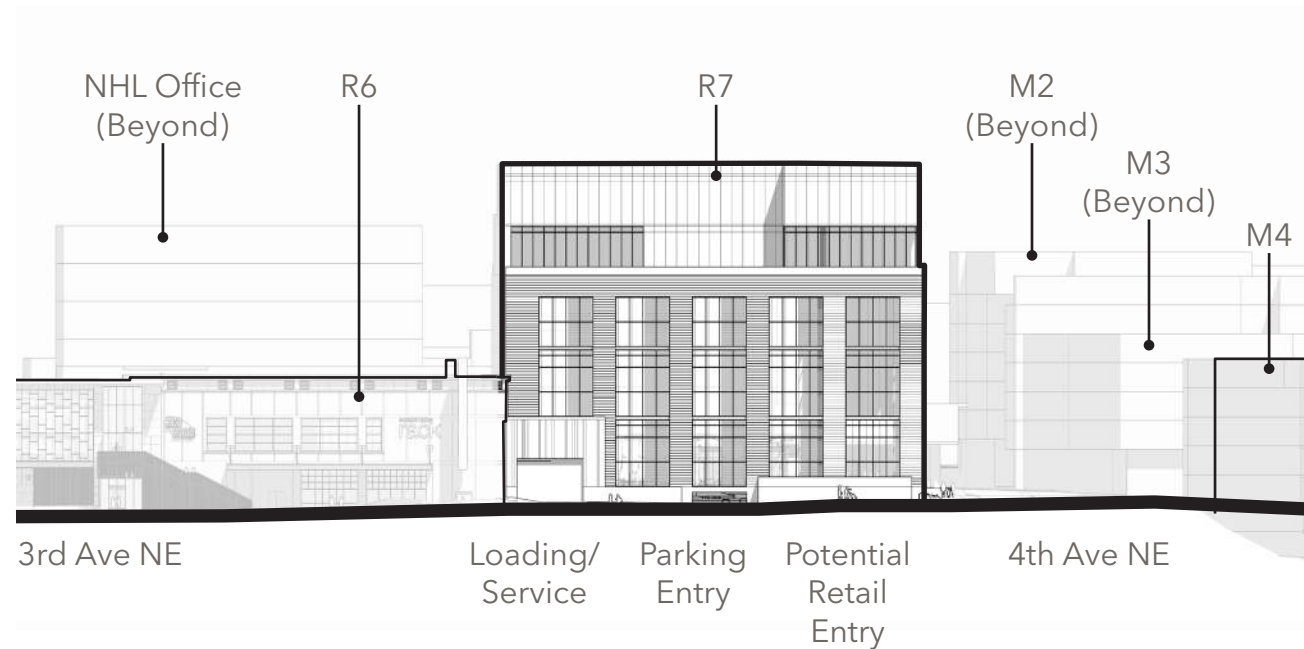
- Circulation / Support
- Office



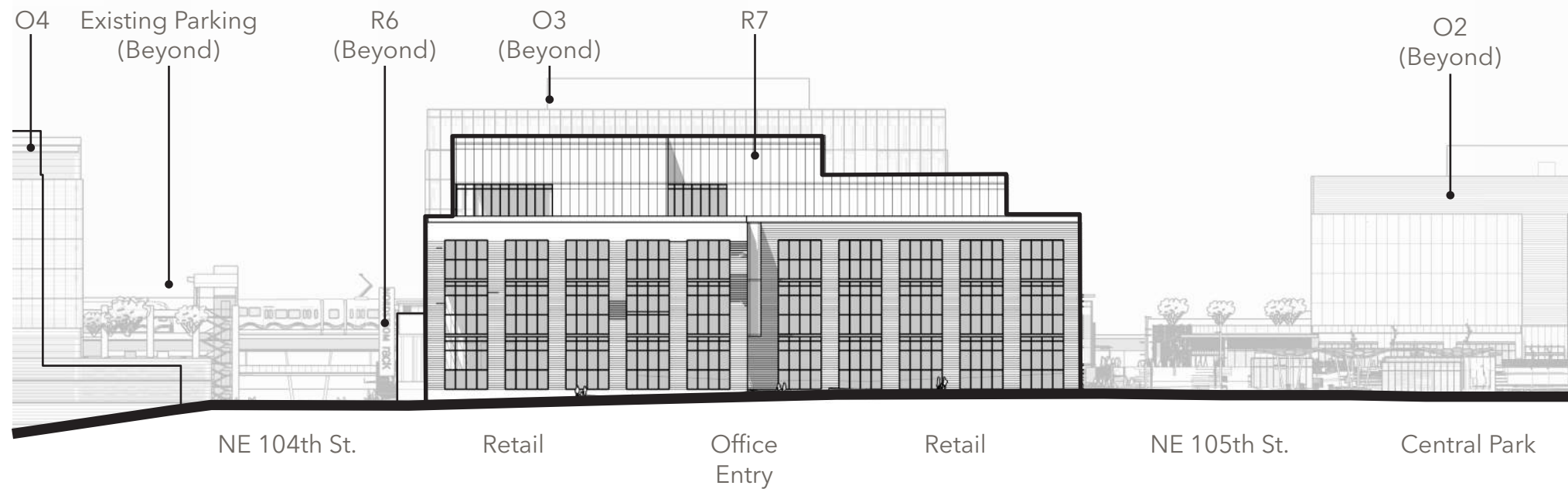


# BUILDING R7 (OFFICE/RETAIL OPTION) - BUILDING ELEVATIONS

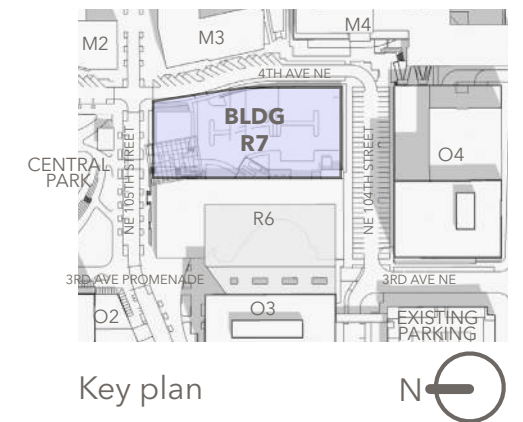
Revised



**South Elevation**  
Along NE 104th Street (NTS)



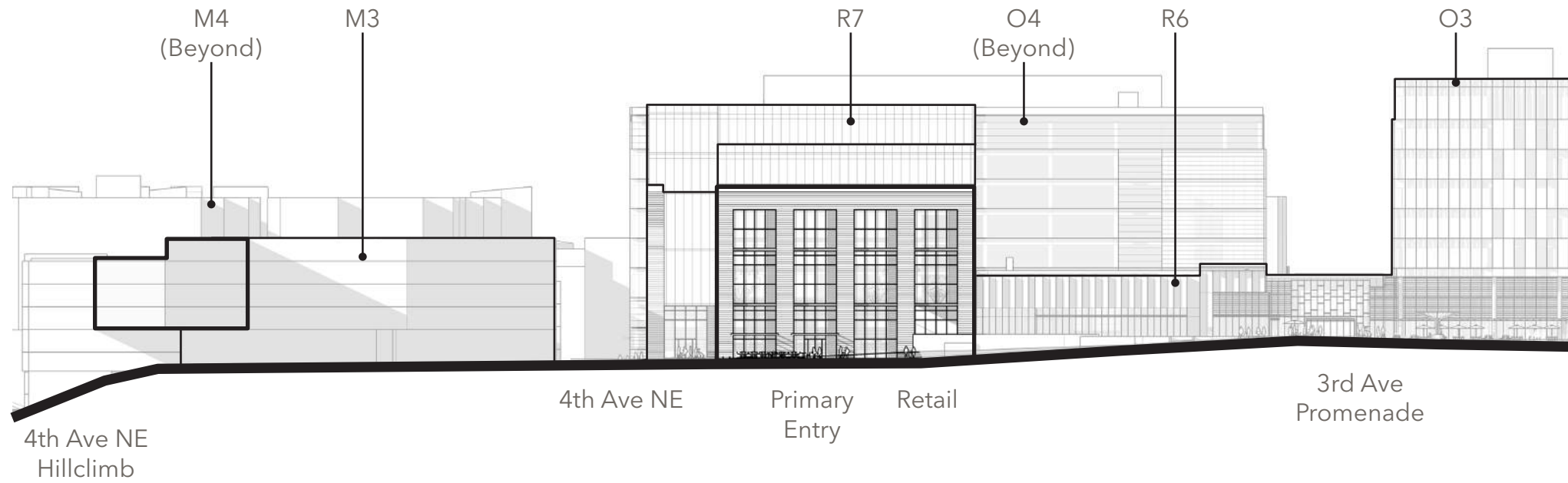
**East Elevation**  
Along 4th Avenue NE (NTS)



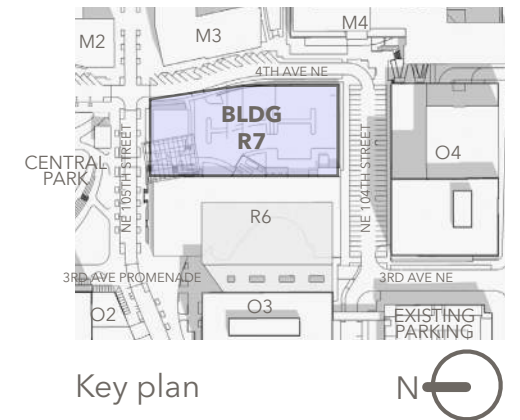


# BUILDING R7 (OFFICE/RETAIL OPTION) - BUILDING ELEVATIONS

Revised



**North Elevation**  
Along NE 105th Street (NTS)





# BUILDING R7 (OFFICE/RETAIL OPTION) - DESIGN GUIDELINE VISUAL REPRESENTATION

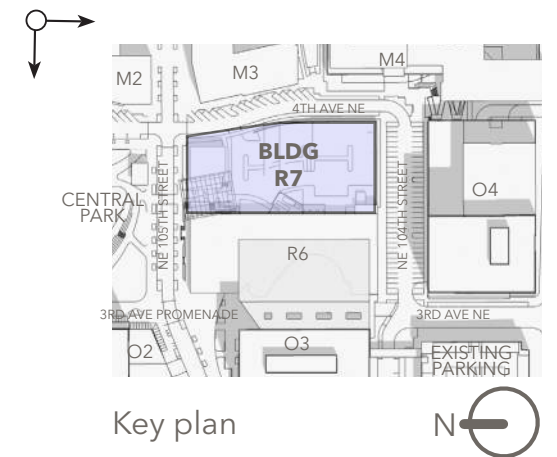
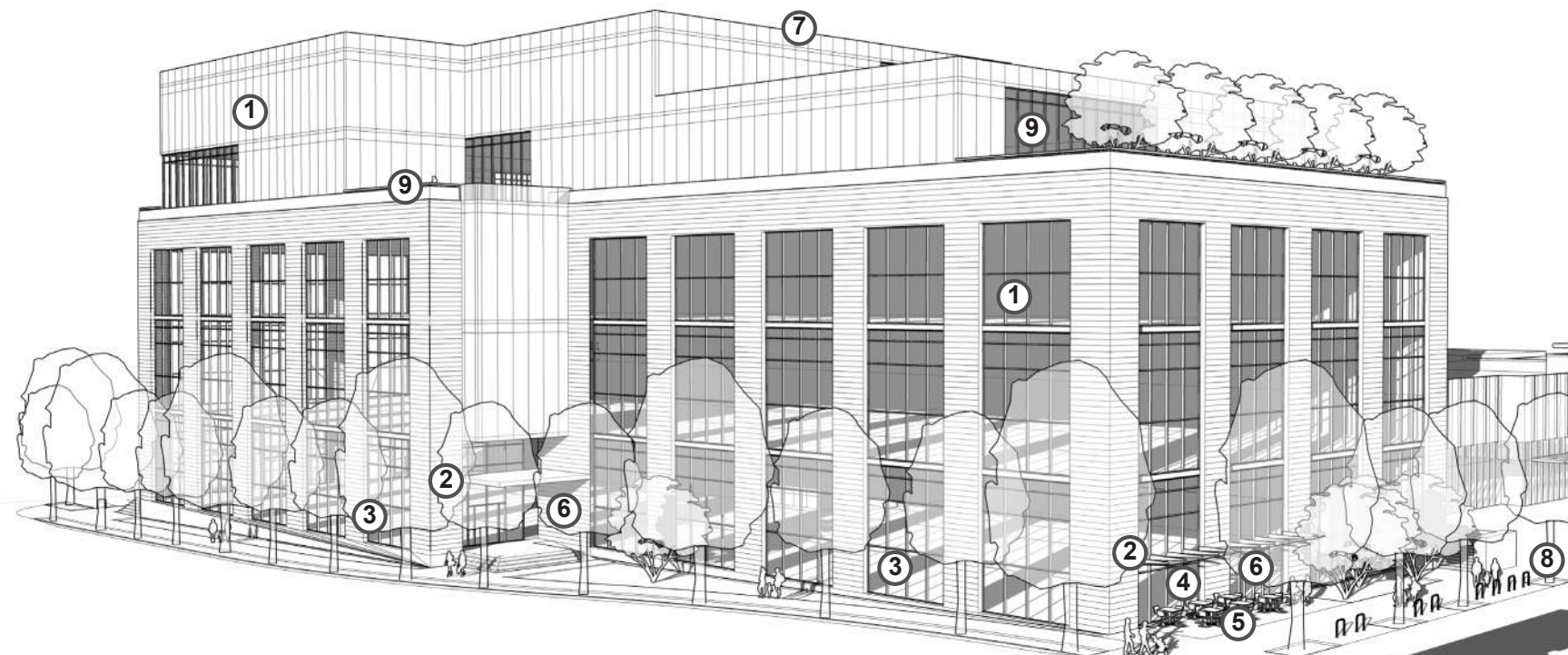
Revised

## Northeast overall view



## Key Features

1. Office facade shall have a multi-scale articulation that responds to both pedestrian and freeway scale.
2. Provide distinctive weather protection at primary entries.
3. Storefront shall provide adequate transparency per DGL.
4. Column expression shall comply with the architectural vision.
5. Provide seating by tenant.
6. Encourage human interaction and activity at street level with clear connections to building entries and edges.
7. Height, bulk and scale: Provide connections between zoning as well as alternate heights for a more pedestrian friendly experience.
8. Both long term and short term bike rack storage shall be visible and inviting to provide comfort and safety.
9. Amenity deck guardrails to have adequate transparency to promote activity and sense of safety.

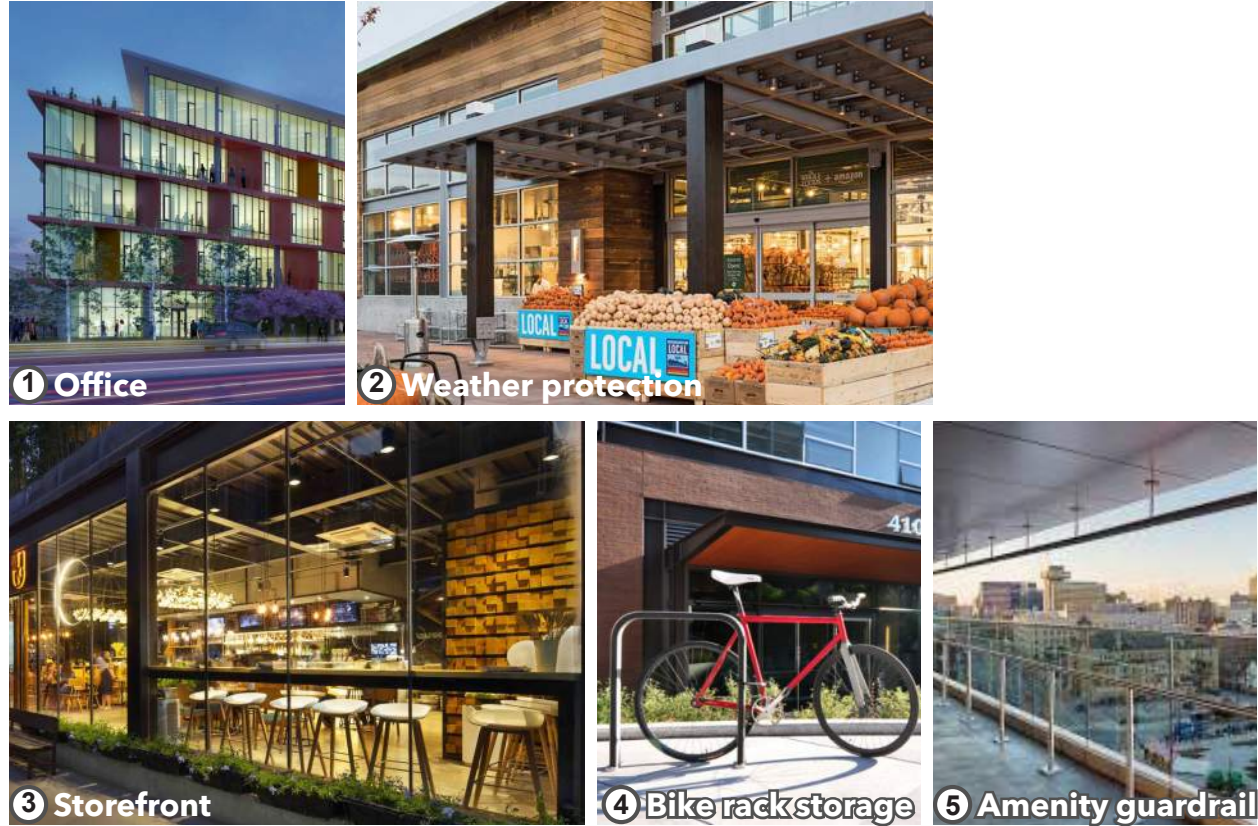




# BUILDING R7 (OFFICE/RETAIL OPTION) - DESIGN GUIDELINE VISUAL REPRESENTATION

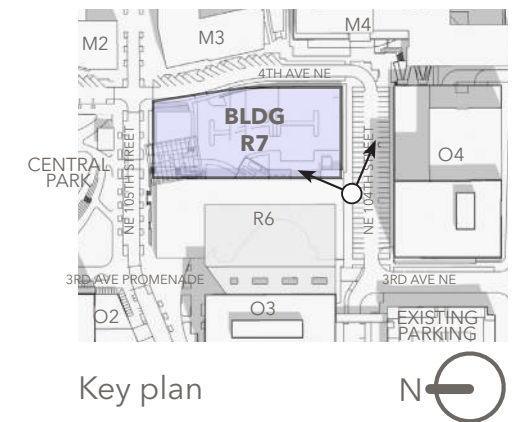
Revised

Southwest view at Retail



## Key Features

1. Office facade shall have a multi-scale articulation that responds to both pedestrian and freeway scale.
2. Provide distinctive weather protection at primary entries.
3. Storefront shall provide adequate transparency per DGL.
4. Both long term and short term bike rack storage shall be visible and inviting to provide comfort and safety.
5. Amenity deck guardrails to have adequate transparency to promote activity and sense of safety.

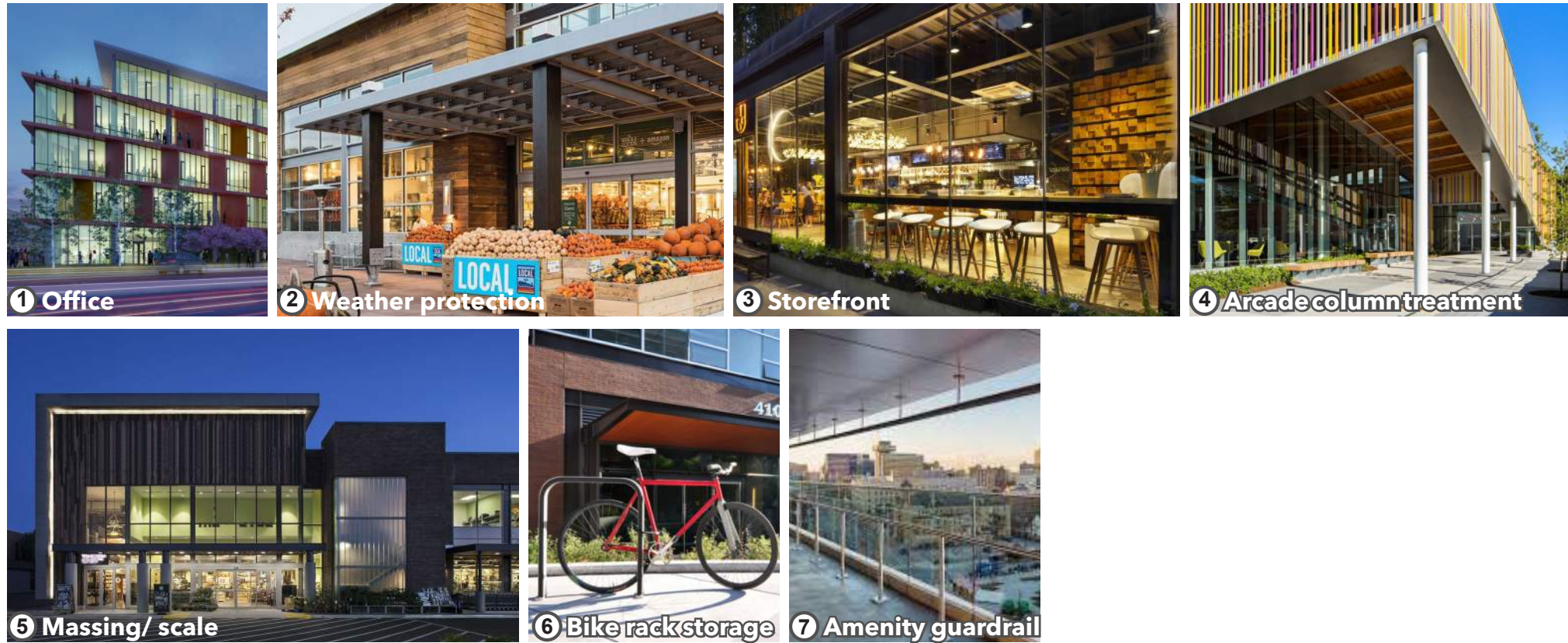




# BUILDING R7 (OFFICE/RETAIL OPTION) - DESIGN GUIDELINE VISUAL REPRESENTATION

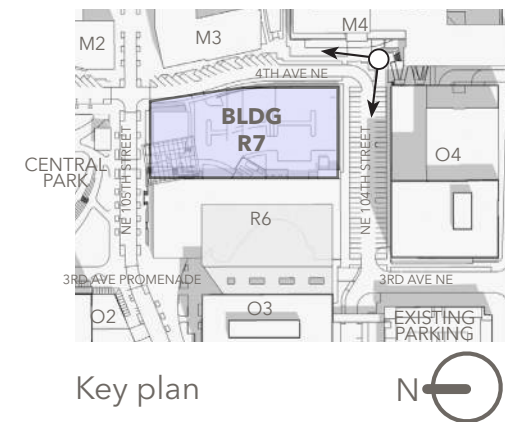
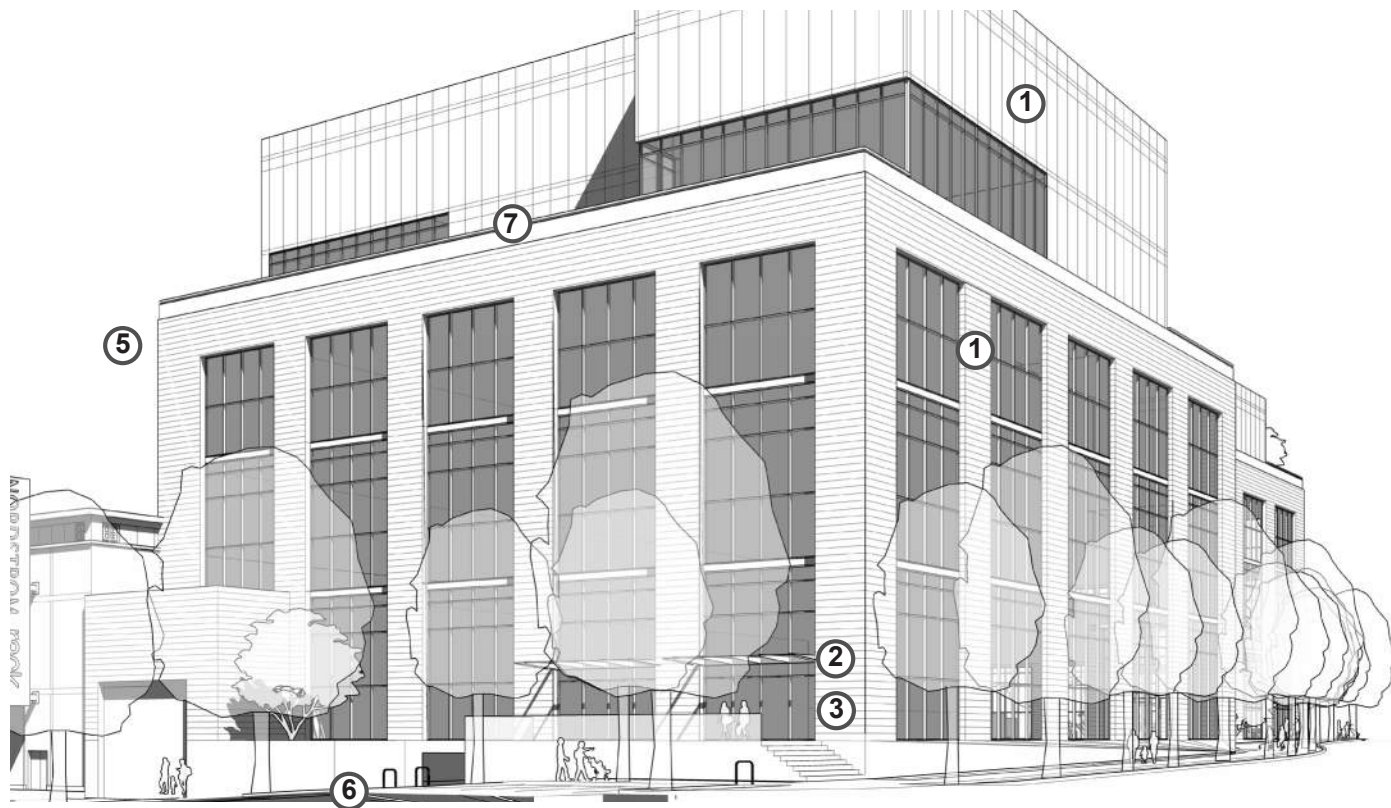
Revised

Southeast view at Retail



## Key Features

1. Office facade shall have a multi-scale articulation that responds to both pedestrian and freeway scale.
2. Provide distinctive weather protection at primary entries.
3. Storefront shall provide adequate transparency per DGL.
4. Column expression shall comply with the architectural vision.
5. Height, bulk and scale: Provide connections between zoning as well as alternate heights for a more pedestrian friendly experience.
6. Both long term and short term bike rack storage shall be visible and inviting to provide comfort and safety.
7. Amenity deck guardrails to have adequate transparency to promote activity and sense of safety.





# BUILDING R7 (OFFICE/RETAIL OPTION) - DESIGN GUIDELINE VISUAL REPRESENTATION

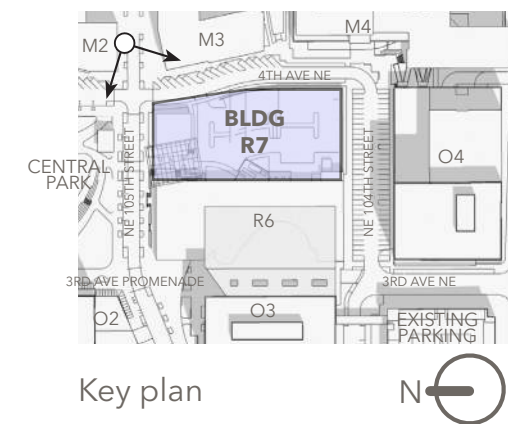
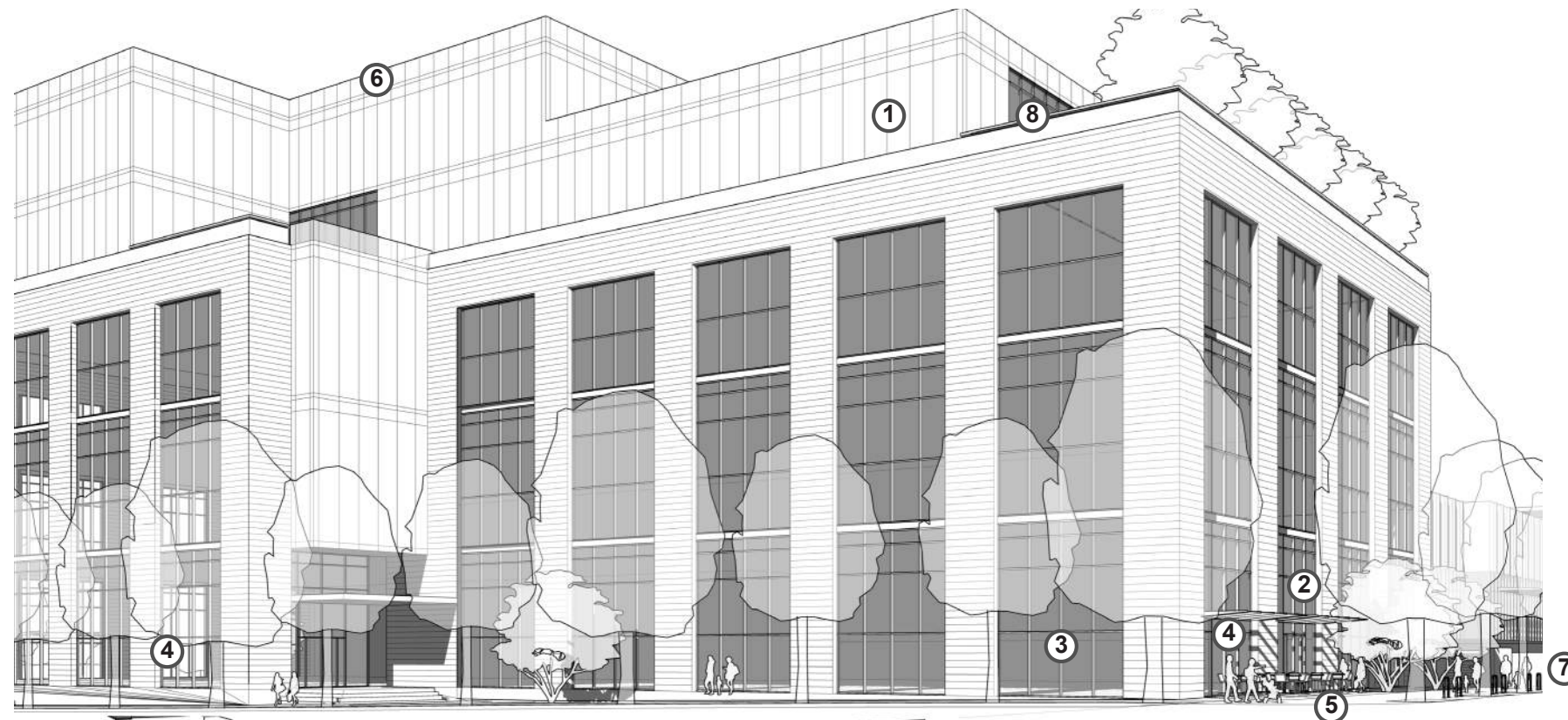
Revised

Northeast view at Retail



## Key Features

1. Office facade shall have a multi-scale articulation that responds to both pedestrian and freeway scale.
2. Provide distinctive weather protection at primary entries.
3. Storefront shall provide adequate transparency per DGL.
4. Encourage street interaction. Provide storefront transparency for natural light and clear lines of sight.
5. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight.
6. Height, bulk and scale: Provide connections between zoning as well as alternate heights for a more pedestrian friendly experience.
7. Both long term and short term bike rack storage shall be visible and inviting to provide comfort and safety.
8. Amenity deck guardrails to have adequate transparency to promote activity and sense of safety.





# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

Revised

## Intent

This section will address SUPPLEMENTAL Design Guidelines for areas of the MPD that will be designed at later phases of the project. The block of the MPD that is addressed is Building R7. The intent is to set a frame work of design out into the future thus assuring a continuity of design quality that matches current design standards.

**In response to market conditions Building R7 could have a range of different primary uses or a mix thereof, including fitness, retail and/or office.**

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

- PEDESTRIAN-ORIENTED. Successful buildings are designed for people. The treatment of the first 15 to 30 feet along the height of a building face shapes the experience of the street and the public realm through transparency, canopies, clear entries, distinct exterior detailing and an overall human scale and rhythm.
- BULK AND SCALE. The scale of Northgate mall has historically followed the one story retail massing along the mall concourse. The added anchor stores and the more recent out-facing retailers have provided a contrast to the in-line single story retail with their 2-3 story simple boxes that break the face of the mall structure. New construction should be expressive in the small-scale details contrasted with the overall volume, creating legibility in the assembly of the parts at different scales.
- RHYTHM AND REPETITION. 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 horizontality / verticality, directionality, and expression through repetition of architectural elements.
- LAYERING AND DEPTH. Layering and depth enhance the contrast between light and shadow of buildings. These qualities can be achieved through shading elements, expressed structure, rain-screens, and detailed articulation. Shading devices can also provide climate-responsive or performative layers.

- FINE GRAIN AND TACTILITY. The materials, construction, and longevity of existing buildings on the site create a collection of rich textures. Contemporary materials and their articulation should provide human scale amidst large buildings.

## (PL2 Walkability & PL3 Street- Level Interaction) 1. Street Facade

A strong building street wall within the project supports a consistent urban fabric, relates to the pattern of the pedestrian flow between buildings, and defines views through the site. The continuity of the street wall, particularly at the ground floor, creates an engaged street and cohesive neighborhood rather than a collection of set-back and inaccessible buildings.

### Supplemental Guidelines

**CONTINUITY:** All new construction shall hold a consistent street facade for a minimum of one story in height, and a minimum of 80 percent of the facade length, with minor variations permitted for the remaining 20 percent length of the facade.

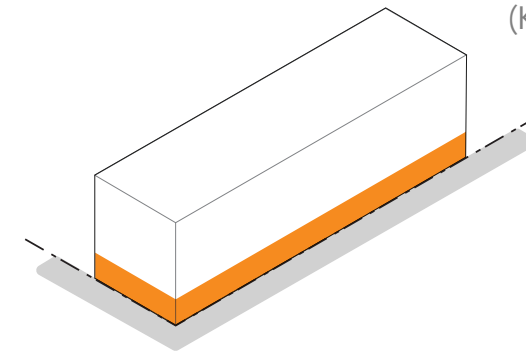
New construction may set the street facade up to an average of five feet from the back of the sidewalk to create an expanded frontage zone.

Street Facade controls shall apply to all facades facing pedestrian ways or streets.

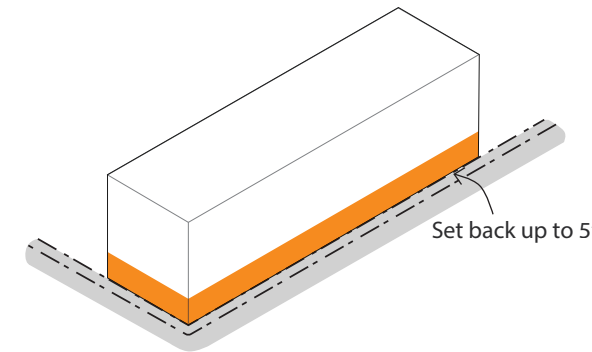
**SETBACKS:** Where introduced, facade setbacks should relate to the pedestrian scale and serve to expand the public realm of the sidewalk. Setback landscape areas should be limited to two feet in width.

**CORNERS:** Careful consideration should be given to building corners at the intersection of private streets and mid-block passages.

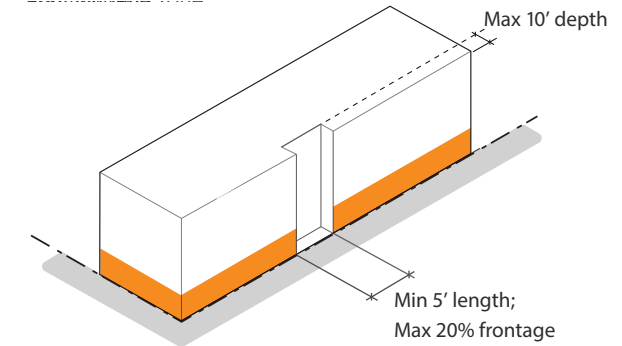
(Key revisions to text are underlined)



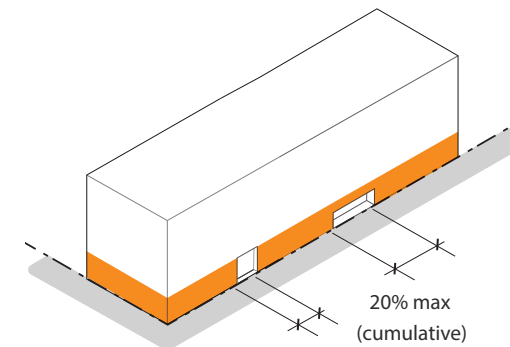
Building shall hold consistent street wall where adjacent to existing or planned building frontage with special considerations made for frontage that occurs on plazas, park spaces and curved streets.



New construction buildings may be set back up to 5' from the back of sidewalk to create widened sidewalk and frontage zone.



Streetwall exception may not be more than 10 feet in depth and may not exceed 20 percent of the block frontage, cumulatively



Recessed entries, and/or programmed retail spaces along the sidewalk shall be permitted on the streetwall, and may not exceed 20 percent of the block frontage, cumulatively



# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

Revised  
(Key revisions to text are underlined>)

## 2. Building Base and Ground Floor

A true urban streetscape is created in large part by the design of the ground floor. The project's standards and guidelines are designed to prevent monotonous ground floor facades, opaque walls, and inaccessible zones. Ground floor at the north end of the building facing Central Park shall be activated with retail and/or commercial use lobby/entry. An exterior dining terrace with a strong visual and physical connection to a restaurant or interior dining space is highly encouraged. The ground floor shall be human scale, employ a regular rhythm, and present ample transparency and variation to pedestrians.

### Supplemental Guidelines

**DEFINED BASE:** All new construction shall have a defined base zone, scaled and proportioned to the street environment. The base may be differentiated by horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or difference in architectural treatment. The base shall be a minimum of one story and maximum of two stories in height.

To establish a pedestrian-focused environment and engaging street frontage, the ground floor or base zone of all new construction shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, projections denoting entries, shifts in color, material and scale of modulation, and increased material depth and texture of facade elements.

The ground floor or base zone expression need not be 100 percent of the ground floor facade area; interplay and integration of the ground floor and the overall building architecture is encouraged while maintaining a visible distinction.

**GROUND FLOOR TRANSPARENCY:** Ground level glazing shall be maximized along the north and east facades to support ground level lobby function and promote connection with Central Park. Actively programmed spaces should be located to create interest from the street. Conversely a vibrant streetscape should be visible from lobbies, dining areas and waiting areas to help activate these edges of the project.

The use of clear and transparent glass is strongly encouraged to allow for greater visibility and reduce glare and distortion of the interior. Reflective, tinted, or diffused glass should be discouraged. To promote engagement between ground floor uses and the street, use of non-transparent glass is discouraged. The ground floor facade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of two feet from sidewalk grade.

In order to comply, the majority of glazed areas shall be unobstructed by solid window coverings or other features that impede visibility from the public realm into the interior of the ground floor of the building. Minimal window signs, textures, patterns, or other features used for display and communication shall be permitted. Darkly tinted or highly mirrored glass is prohibited on the ground floor.

**LOBBY ENTRANCE:** The lobby entry shall enlist high quality materials that elevate the experience of the public realm with a richness of color and texture. Landscaping and outdoor seating shall be designed to enhance the experience of the entrance and provide a space for respite. The lobby shall create a strong presence at the street and communicate the tenant brand identity through materials and signage. The design of the lobby and entry canopy should give a clear indication that it is the main entry.



Base may be one or two stories in height



Two story base



One story base



# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

## 2. Building Base and Ground Floor

Primary entryways and lobbies should be visually active through both programming and materials. Active shared uses or public art should have a high degree of transparency to the exterior. The entry should maximize natural light, include signage, and be clearly visible from the street.

The main entries from open spaces, streets, and parking areas are encouraged to lead to a single consolidated lobby to promote larger shared spaces where feasible. Lobbies are encouraged to be public and/or programmed spaces.

COMMERCIAL ENTRY DESIGN. The entry design should incorporate two or more of the following methods:

- Change in wall/window plane in relation to the primary building façade
- Use of accentuating light and color
- A projecting element above
- A change in material or detailing
- Recessed doors or cased openings



No Change



# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

No Change

(PL2 Walkability & PL3 Street- Level Interaction)

## 3. Weather Protection and Projections

Weather protection helps bring the scale of the streetscape down, provides a better experience during inclement weather, can serve as a place to mount signage, and provides lighting. A large entry canopy should be provided to indicate lobby entrance. This canopy should be integral to the expression of the architecture, suspended from the building so as not to obstruct passage or visual connection with columns. All overhead weather protection should promote pedestrian movement and be supportive of ground level amenity and lobby functions.

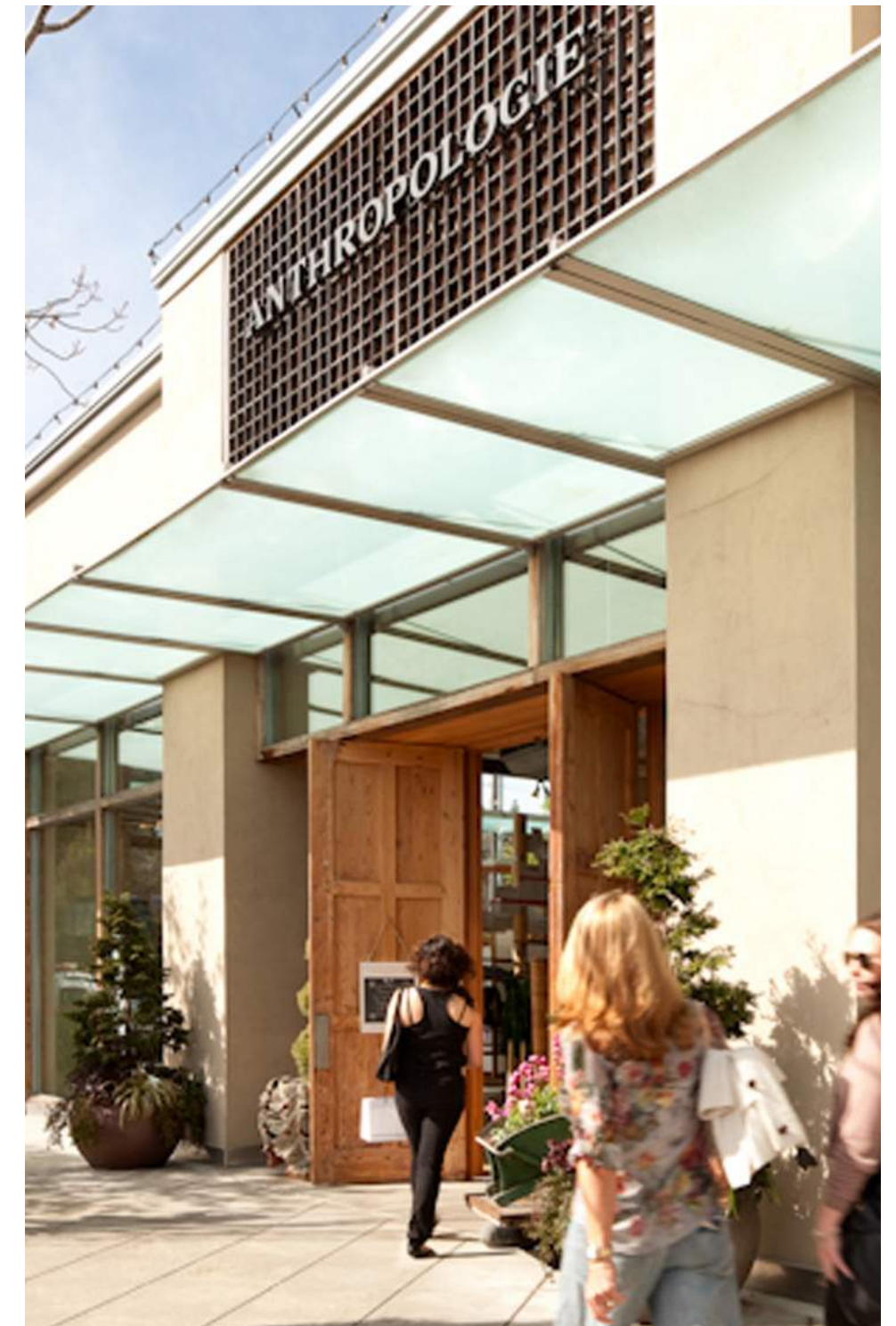
### Supplemental Guidelines

**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 street 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.

To create features that relate to a pedestrian scale, no single horizontal projection, including canopies and marquees, shall be continuous for more than 33 percent of the frontage length, in order to create a pedestrian scale and rhythm. Clear or fritted glass should be encouraged to maximize daylight opportunities at the sidewalk level. Owner and operators need to provide for ongoing cleaning and maintenance of the glass canopy systems.

**UPPER LEVEL NON-OCCUPIED PROJECTIONS.** Horizontal elements above the ground floor, such as cornices and other decorative elements shall follow the Land Use Code, with a maximum projection of three feet and maximum height of 2.5 feet. Vertical elements, such as louvers, architectural fins, and brise soleils may extend up to two feet over the property line.





# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

No Change

## 4. Building Lighting

Lighting design should invoke a sense of arrival and make users and guests feel welcome. Additionally, it should provide a sense of security, a strong visual presence on the street, and take care to not be disruptive to guests from private spaces. Signage lighting should complement the overall streetscape and building design while clearly providing an identity and brand for the hotel. Halo lighting, backlighting, 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, entries and amenities might be desired.

### 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.





# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

## 5. Garage And Service Entry Design

No Change

### Supplemental Guidelines

**GARAGE SCREENS AND FAÇADES.** Garage entries shall be screened and designed in a manner harmonious with the building's overall composition and materiality.

Basement parking may be exposed due to grading conditions. Such exposed frontages shall be architecturally consistent with, or complementary to, the overall façade design or adjacent public realm design. All exposed basements that are not wrapped by non-parking uses shall be screened by architectural design elements, vegetation, or integrated with topographic grade changes. The façade treatment is subject to compliance with Fire Code and emergency access.

**SERVICE AREAS AND ENTRIES.** Service areas and entries shall be screened and designed in a manner harmonious with the building's overall composition and materiality. Screening should be a minimum of 6' tall with an opaque entrance gate. Screens or solid walls may be used to block or control views. Service areas should be well lit and waste pick up scheduled to meet volume of use.

**LANDSCAPING.** The service area should be landscaped to soften any blank walls and to add a layer of texture and color. Accent lighting can be used to add interest to the facade.





# BUILDING R7 - SUPPLEMENTAL DESIGN GUIDELINES

## (DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

Revised  
(Key revisions to text are underlined>)

### 1. Facade Design

The following standards and guidelines guide the design for any new construction facade within the project.

#### Supplemental Guidelines

**MASSING.** Overall building massing should be clean and simple. Iconic rooftop features should only be expressed if they are unique in use (such as a rooftop amenity function). The massing, transparency and material expression of an amenity function located at the roof should communicate its use when viewed from street level, adjacent buildings and the adjacent freeway.

**FACADE ARTICULATION.** Material selection and application shall reflect but not replicate the scale, pattern and rhythm of adjacent contributing resources' exterior materials.

**FACADE RHYTHM.** All new construction with facade lengths greater than 200 feet along a side shall use vertical facade articulation at maximum 30-foot intervals on center to create a finer grain facade. Articulation may be achieved through expressed bay structure, fenestration, or a change in plane. The vertical rhythm shall be perceptible from the street.

**FACADE DEPTH.** Facade depth creates visual interest through designs that manipulate the facade plane, fenestration, balconies and/or structural systems to create shadows and variation without changing the building's occupiable area.

A selection of architectural details, such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, shading devices, and window reveals shall be used to create shadows and texture across the building facade with a minimum depth of six inches.

Shading strategies provide an additional layer of expression external to the facade plane and add depth. Additive elements such as louvers, brise soleil, architectural fins, and facade framing devices create a rhythm or pattern on the facade plane through physical features and their changing shadows.

**BLANK WALLS.** Blank building walls on upper levels greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. Ground floor blank walls to comply with Land Use Code requirements. Ground floor and upper floor blank walls shall be articulated and/or incorporate artistic treatments.

**MECHANICAL SCREENING.** For all new construction, rooftop equipment shall step-back at a minimum ratio of 1.2 feet in a horizontal dimension, from the exterior building wall facing a public ROW, for every foot above the maximum height limit of the building, and shall be screened with architectural or landscaped materials harmonious with the building's material, color, and scale. The screen shall be at least equal in height to the mechanical elements that it screens.

**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 to achieve a visible level of texture, formwork, color, and/or relief.





# MPD - LANDSCAPE DESIGN

## 105TH STREET REVISIONS

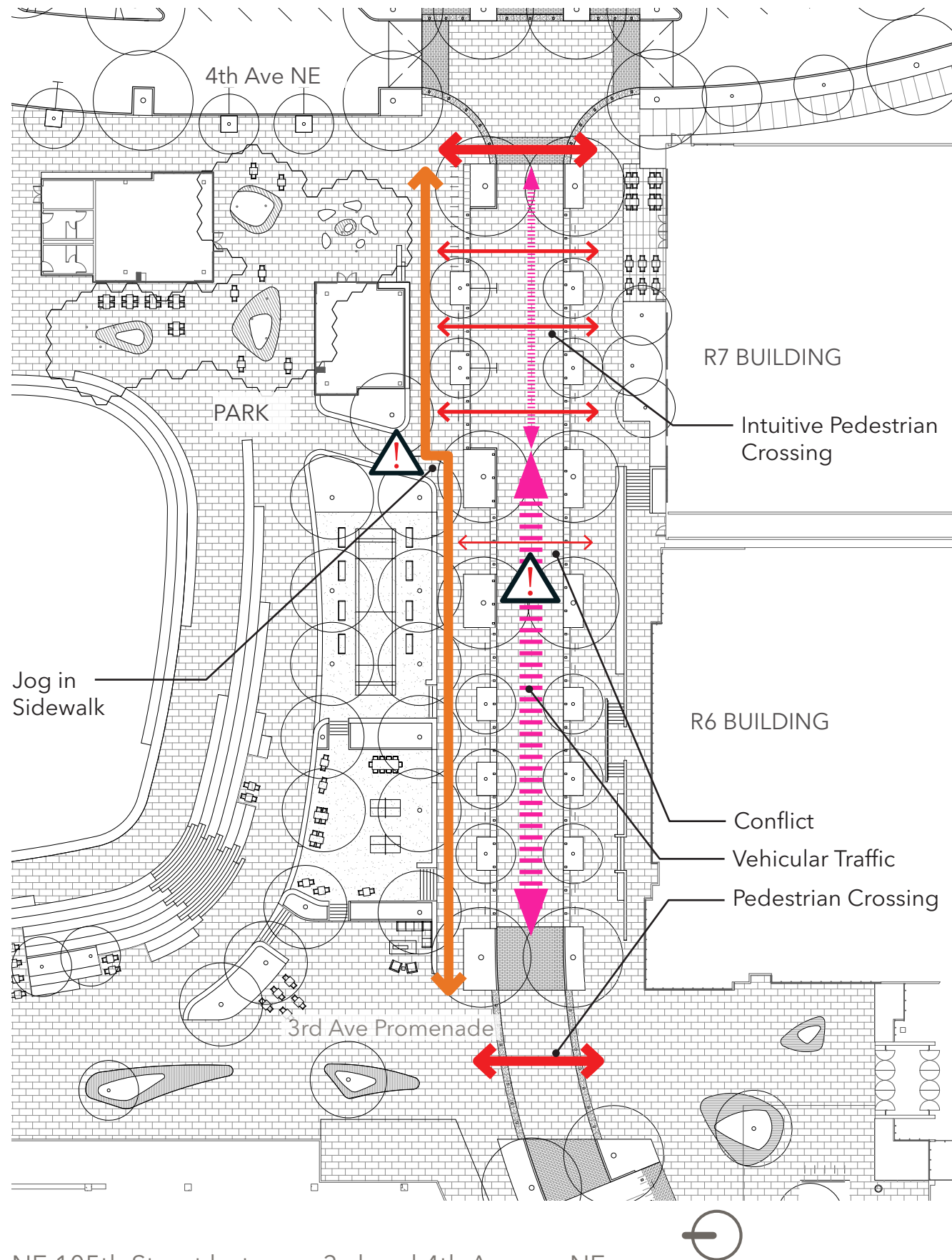
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New content for insertion into book for MPD Design Review Recommendation 2 (at page 214)



# NE 105TH STREET - STUDY

New



## Cons

- Misaligned sidewalk impedes natural wayfinding
- Inconsistent sidewalk width complicates pedestrian traffic flow
- Lack of parking will increase vehicular speeds ahead of pedestrian crossing
- Increased vehicular speeds limit informal crossing in this pedestrian-focused environment
- Loss of parking stalls disallows use for special events and everyday retail activity
- Additional space gained in outdoor living room doesn't add program value

## Pros

- Centerline of the street is unmoved
- Mid-block crossing happens at mid-block



Increased Car / Pedestrian Conflicts



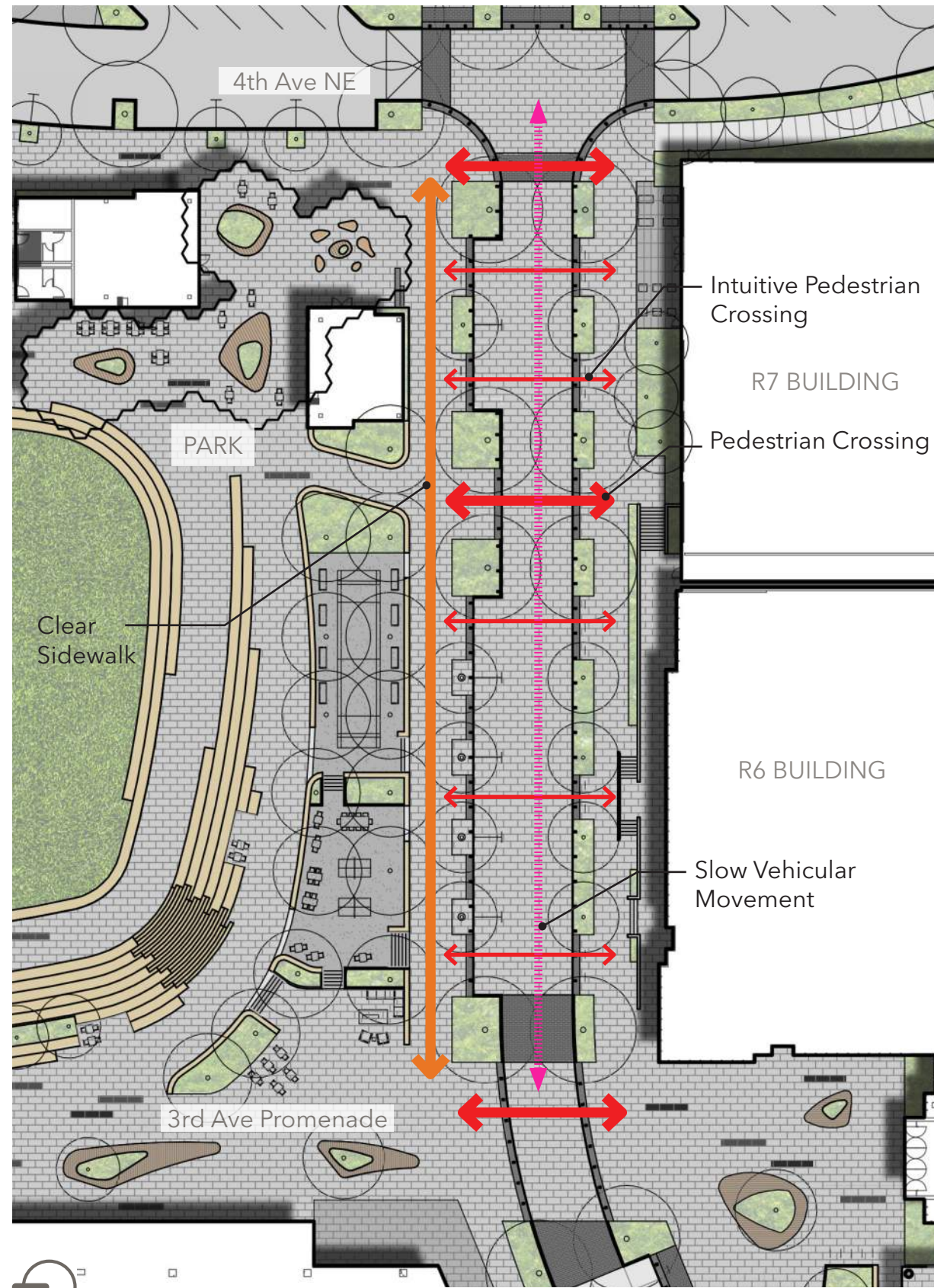
Increased Vehicular Speeds

NE 105th Street between 3rd and 4th Avenue NE



# NE 105TH STREET - PREFERRED DESIGN

New



Board Comment: NE 105th Street: The Board supported the design response to the guidance provided at the first recommendation meeting which included extended the pavers across 105th Street to reinforce connectivity to the outdoor terraced areas and build on the concept of the outdoor living room. The Board remained concerned over the presence of parked cars at this location and directed the applicant to consider restricting parking or moving the parking to the south side of the street where the impact is less harmful to the central park. The Board also stressed that if the parking is reduced or moved, active uses should take its place. The Board will revisit the design of NE 105th Street during the discussion for the R6 and R7 Retail Buildings at subsequent meetings."

*Response: The Preferred Option retains the parallel parking to assure 'friction' along the entire block, resulting in traffic calming. The mid-block crossing has been re-aligned to meet the interior uses of the park and the stair connection for the R6 building. Parallel stalls can be used for short-term retail parking, with the western stalls available for food truck use during lunch time on weekdays, weekends, and events. The vehicular movement of short term parking will reduce traffic and allow users a small amount of short-term parking, an incredibly valuable factor in the success of the redevelopment. The short term parking is crucial to street-facing daily use service retail at R6 facing the park that is dependent on easy access and visibility.*

*Food trucks or other flexible parking lane use (such as kiosk, street fairs, etc.) will bring vibrancy and liveliness to the street and the south edge of the park. Patrons using the food truck options will be able to sit in the park, either close by or further in. Planters have been adjusted to provide more planted areas on the street, and crossing areas for pedestrians, bolstering the overall street experience. Planters where food trucks may park will have a tree grate for better use of the sidewalk edge.*



Sidewalk Activation



Food Trucks Become Attraction



Flexible Use

NE 105th Street between 3rd and 4th Avenue NE



# MPD - ARCHITECTURAL CONCEPTS

## BUILDING R6 - EXISTING RETAIL BUILDINGS

### DESIGN GUIDELINES

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New page for insertion into book for MPD Design Review Recommendation 2 (at page 234)



# BUILDING R6 - COMPOSITE SITE PLAN

New

## Summary

- 1 story retail podium / food court over 1 level retail lower level.
- 97,170 sf existing (4,320 sf demolished of mall concourse)

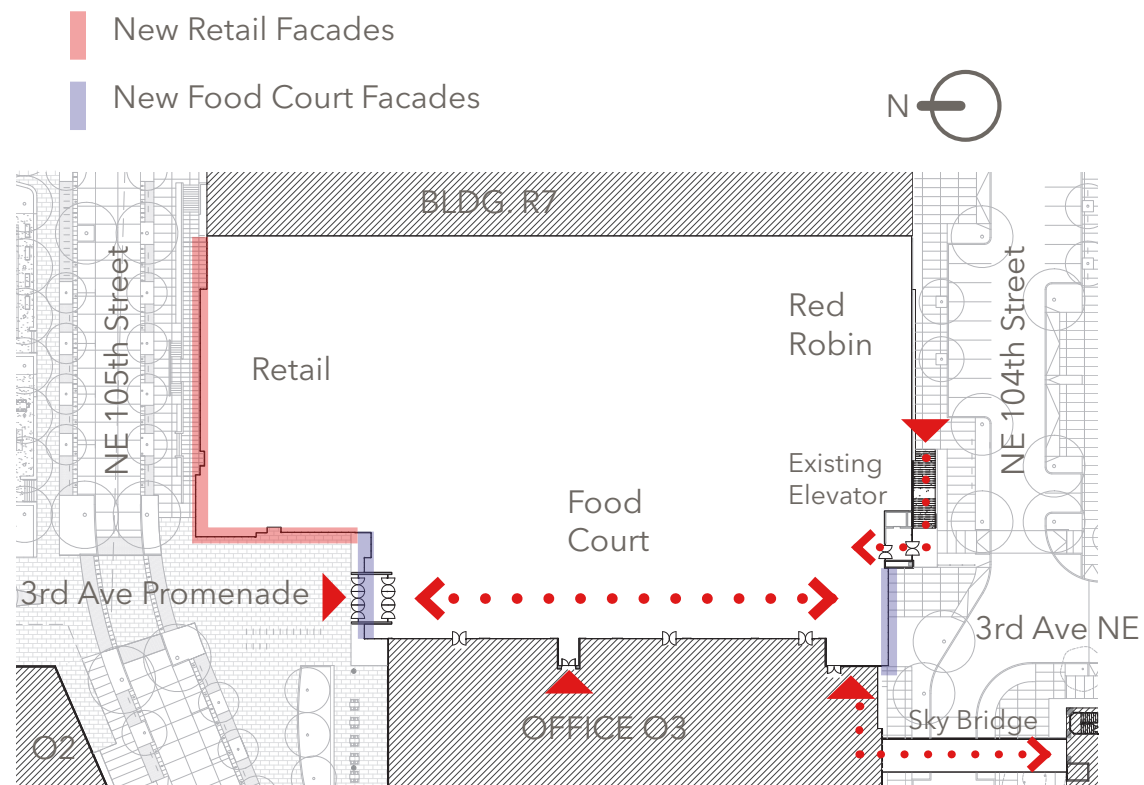
- In-line Retail: 16,800 sf existing
- Food Court: 28,700 sf existing
- Red Robin: 7,350 sf existing
- Nordstrom Rack: 40,000 sf existing
- Total Area: 92,850 sf

## Overview

The R6 building is the existing Food Court, Red Robin, Nordstrom Rack and a few in-line retail stores. After adjacent mall demolition, the north wall of R6 will become a new exterior retail facade fronting NE 105th Street and the Central Park. The concept is to provide a retail framework for the in-line storefronts and new entries to the Food Court from the exterior and building O3. Along NE 105th Street, the retail should respond to the park and park amenity spaces across the street. The exterior 3rd Ave. Promenade continues as an interior passage through R6 from a new entry at the north to a new gateway / vertical connection created to 3rd Ave. at the south. The service entrance for the truck tunnel will remain off NE 104th and 3rd Ave.



North Perspective View



South Perspective View