

NORTHGATE MALL REDEVELOPMENT

Seattle, WA

GGLO

Building M3

Simon Properties

Recommendation Meeting

December 16, 2019

DPD #: 3031306-LU



Northwest Ground Perspective



Northwest Corner

PREFACE

Since opening its doors in April of 1970 Northgate mall has set an example for American shopping malls everywhere and has served as a symbol of progress, modernity and community pride. The reimagination of Northgate mall nearly 70 years later is rooted in a similar ethos. In 7 decades we have learned several things about vibrant and thriving communities. Perhaps one of the biggest lessons is that people must be able to live in them - that community is shaped not only by visitors but by people who call that place home.

Buildings M2 and M3 will be the first Residential buildings to debut on the Northgate site. Located near the NHL Seattle Ice Centre and the Central Park, residents and visitors will enjoy easy access to light rail, shopping, restaurants, the Northgate Public Library and Community Center as well North Seattle Community College and a myriad of employment opportunities.

The vibrant retail corridor along 4th Avenue NE provides a strong public facing backdrop for the Central Park. At 5th Avenue NE residential stoops with outdoor patios enable 24/7 activation and surveillance of 5th Avenue NE. A prominent retail corner at 5th and 106th forms a neighborhood gateway to NHL Seattle while a newly created transit plaza serves to activate the adjacent bus stop. This active corner reinforces patterns of critical pedestrian linkage to and from the Northgate Library and Community Center. A pedestrian hill climb designed with both ramps and stairs repairs critical paths of inclusive pedestrian connectivity. Celebrated systems of stormwater management and additional plant and animal habitat reference Thornton reek and help to return asphalt parking lots back to the community and nature.

These residential buildings are anchored in the heart of a vibrant, mixed-use development that embraces and serves as a backdrop to the natural landscape. The project re-establishes connection to Thornton Creek and signals the emergence of a hybrid landscape both urban and natural. Most importantly, the residences at Northgate help to strengthen identity of the existing neighborhood as a place where people can live and thrive in a new community.

DESIGN AND DEVELOPMENT TEAM

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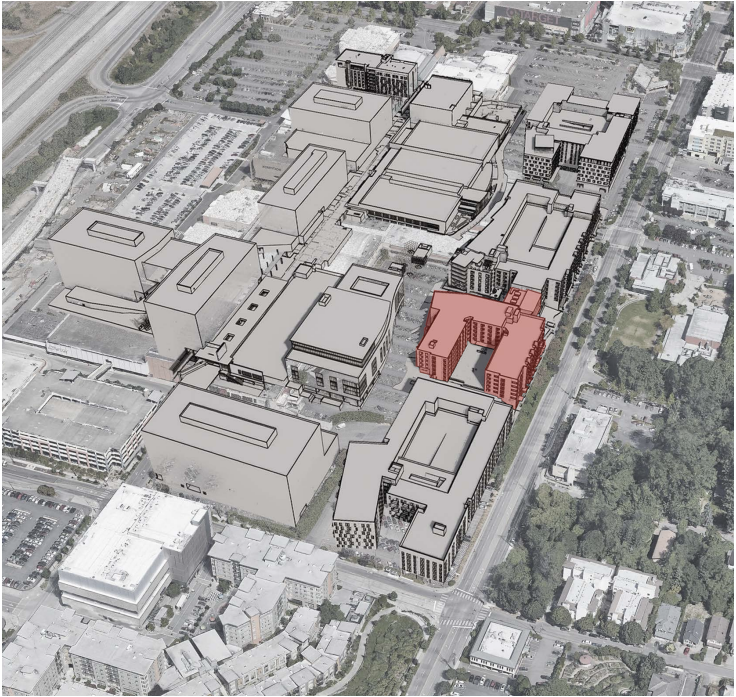
Hill Climb East

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Southeast Aerial



DEVELOPMENT OBJECTIVES

PROJECT INFORMATION

PROJECT ADDRESS:
401 NE NORTHGATE WAY, SUITE 210
SEATTLE, WA 98125

DPD PROJECT NUMBER:
3031306-LU

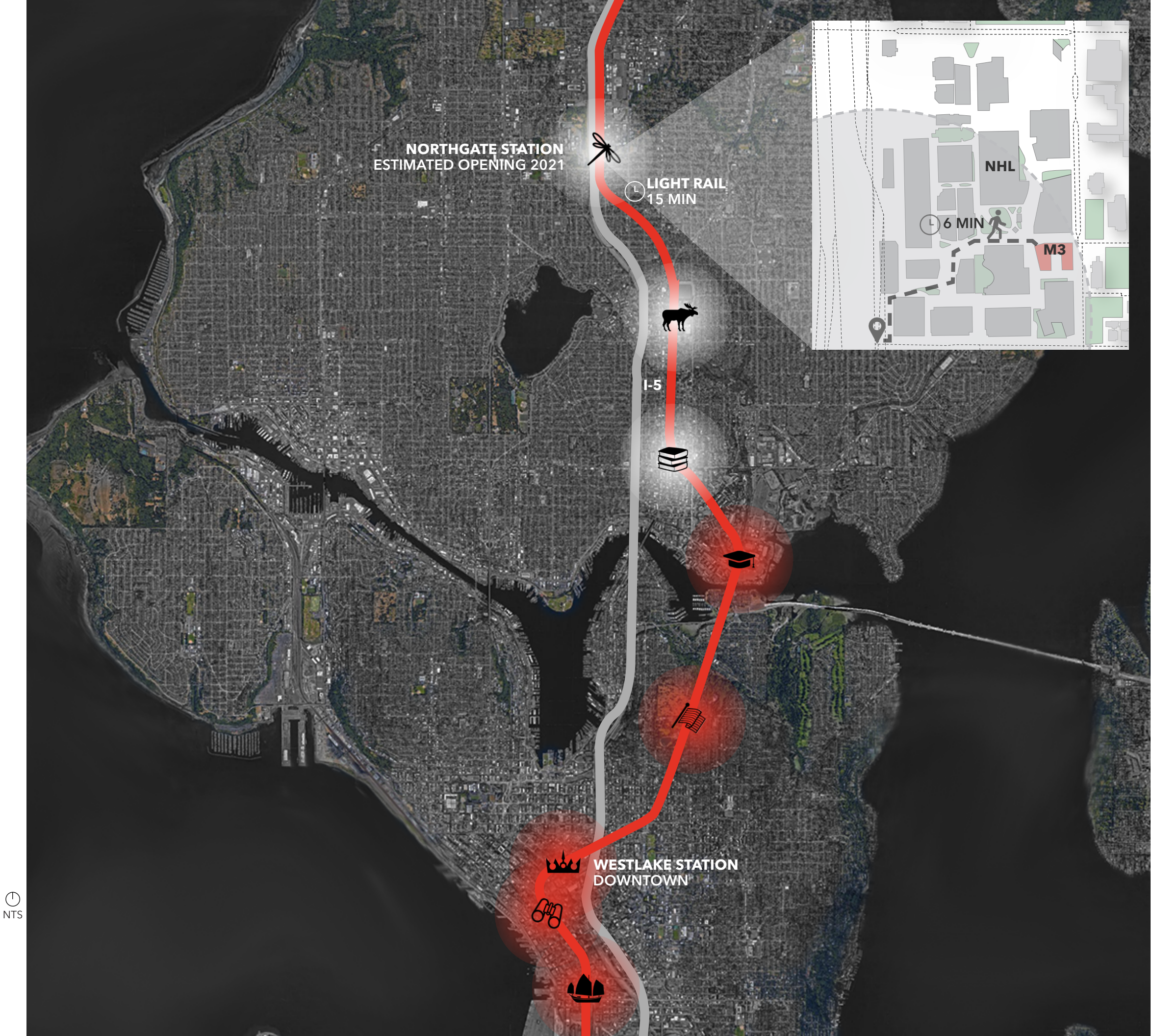
DEVELOPMENT GOALS

- 167 RESIDENTIAL UNITS
- 5,298 COMMERCIAL SF
- 7 TOWNHOMES
- 10 SURFACE PARKING STALLS
(ADDITIONAL STALLS LOCATED IN M2)

PROJECT GOALS

As the second residential building on the reimagined Northgate site, M3 will establish Northgate as a place where art, diversity, athletics and innovation thrive. Working synergistically with M2 to serve as a neighborhood gateway and repairing critical pathways for pedestrian connection, building M3 reinvigorates the eastern edge of the project with dynamic presence of residential, retail and amenity. Through urban form making that introduces residential character, texture, material richness and strong references to Thornton Creek, building M3 reaches across 5th Avenue NE to engage with the Northgate Public Library, Community Center and a wide system of trails beyond.

SECTION 02 / URBAN DESIGN ANALYSIS
CONNECTIVITY MAP





- CONNECTIVITY MAP
- ZONING CONTEXT
- ZONING SUMMARY/ENVELOPE
- 9-BLOCK AXONOMETRIC & PEDESTRIAN CIRCULATION
- 9-BLOCK AREA PLAN



ZONING SUMMARY

CODE:
Seattle Municipal Code Title 23 Land Use Code

PROJECT ADDRESS:
401 NE Northgate Way, Suite 210
Seattle, WA 98125

KING COUNTY PARCEL:
292604-9272

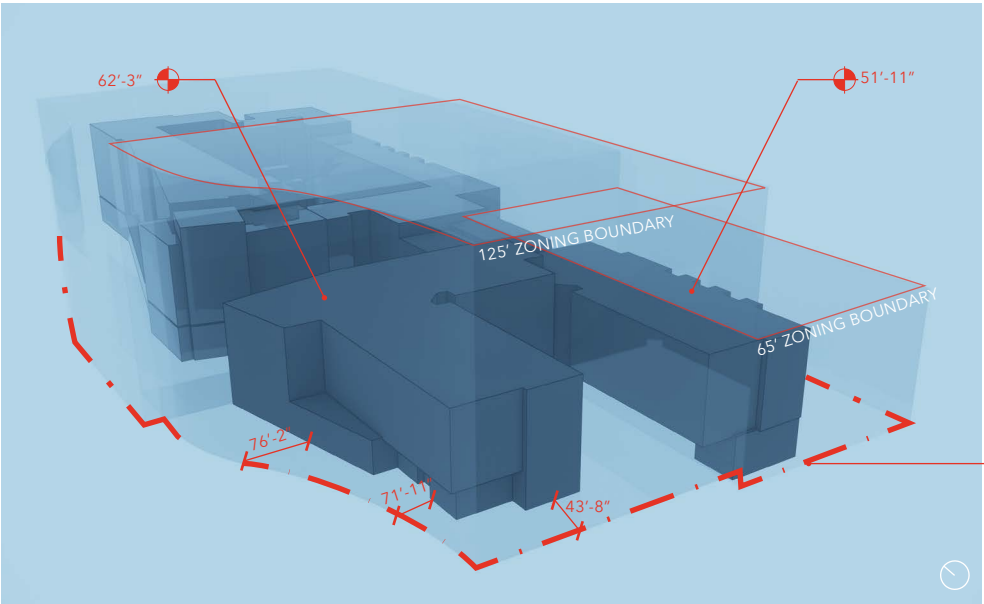
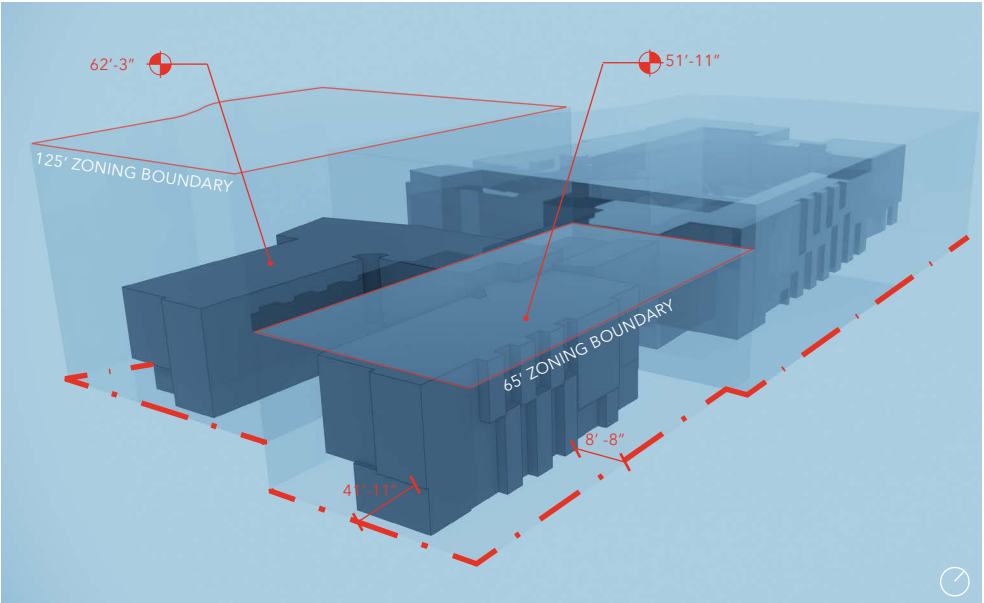
ZONING:
NC3-65, NC3-125

OVERLAY ZONES:
Northgate Overlay District (Northgate Core Area, Major Pedestrian Street Designation), Northgate Urban Center, Design Review Equity Area

ADJACENT ZONES:
NC3-40, 85, 125

TOTAL SITE AREA:
214,636 SF / 4.9 acres

ZONING ENVELOPE



SETBACKS
Minimum 10' setback required at 5th Ave NE boundary, minimum 0' setback at all other locations.

Ground Level Setback:
8'-8" setback at 5th Ave NE
71'-11", 76'-2" setback at 4th Ave NE
41'-11", 43'-8" setback at South Property Line



9-BLOCK AXONOMETRIC & PEDESTRIAN CIRCULATION



NHL SEATTLE



NORTHGATE LIBRARY AND
COMMUNITY CENTER



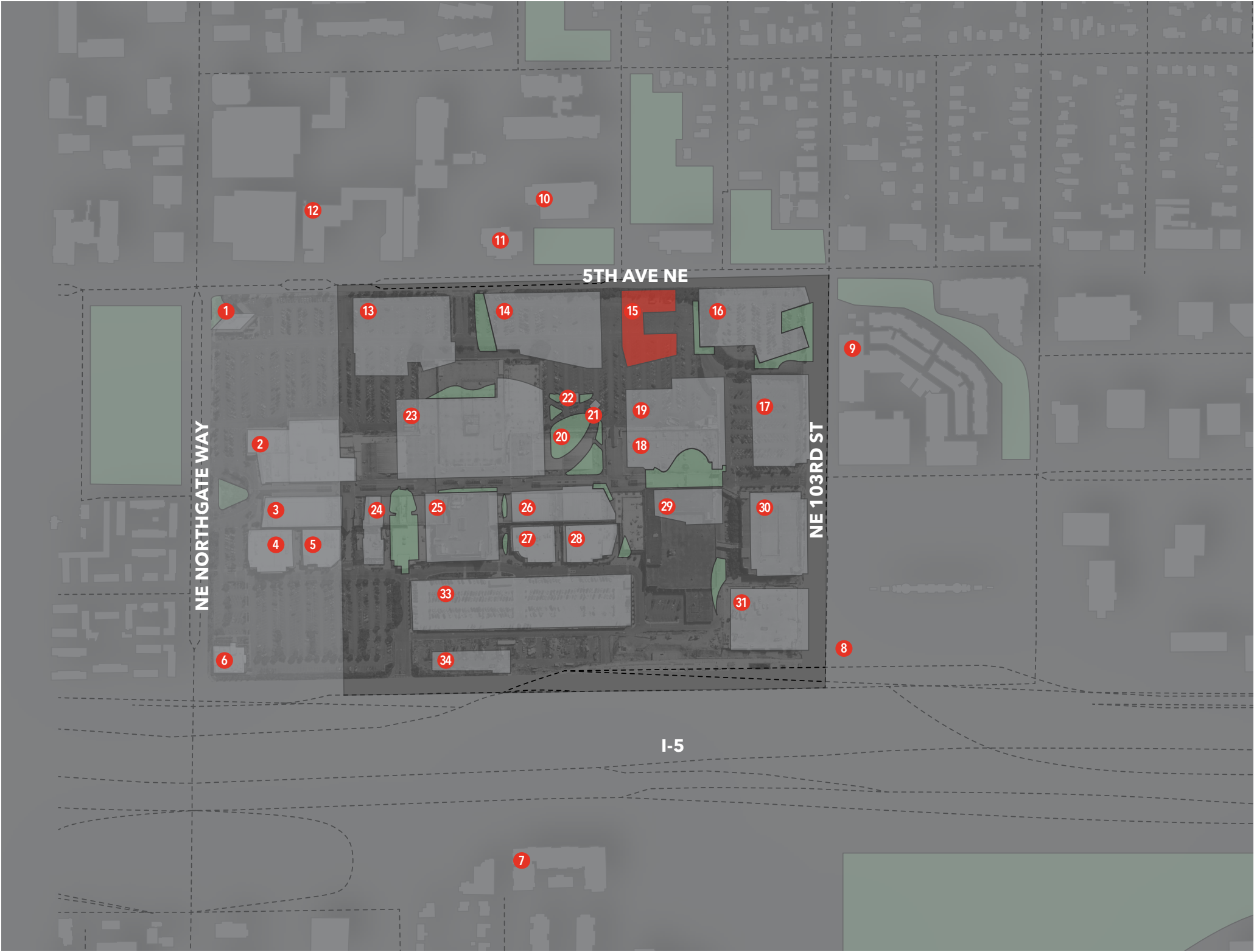
HISTORIC NORTHGATE MALL



LIGHT RAIL EXPANSION



THORNTON CREEK



9-BLOCK AREA PLAN

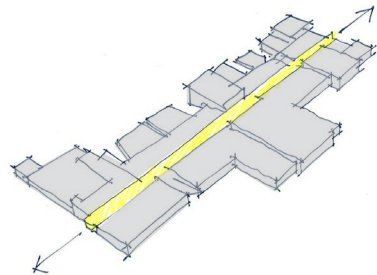
- | | |
|-------------------------------|-----------------------------|
| 1 KeyBank | 19 Building R7 |
| 2 Bank of America | 20 Central Park |
| 3 Old Navy | 21 Building R9 |
| 4 Barnes & Noble | 22 Building R8 |
| 5 Ram Restaurant & Brewery | 23 NHL Seattle Facility |
| 6 Stanford's Restaurant & Bar | 24 Building H2 |
| 7 Medical Building | 25 Building O1 |
| 8 Planned LINK Light Rail | 26 Building O2 |
| 9 Thornton Place | 27 Building R4 |
| 10 Community center | 28 Building R5 |
| 11 Library | 29 Building O3 |
| 12 Planned Development | 30 Parking Garage |
| 13 Building M1 | 31 Northgate Station Garage |
| 14 Building M2 | 32 Parking Garage |
| 15 Building M3 | 33 Building H1 |
| 16 Building M4 | |
| 17 Building O4 | |
| 18 Building R6 | |



Hill Climb West

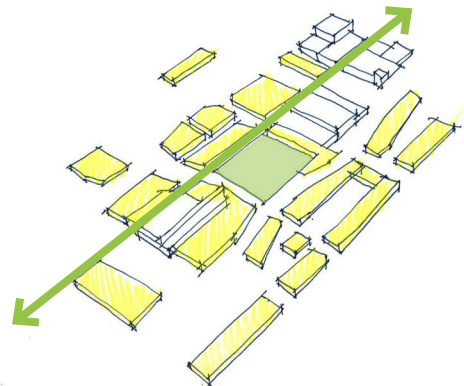


- SITE ANALYSIS
- PROJECT VISION
- SITE RESPONSE
- DEMOGRAPHICS
- INTERIOR CONCEPT/PALETTE



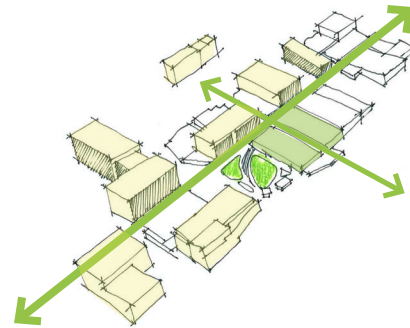
THE SPINE

For decades a highly activated pedestrian spine has been internal to the mall structure. Re-imagining Northgate Mall presents the opportunity to expand this pedestrian experience to the neighborhood scale. The spine is expanded into a network signaling the birth of a multi-modal, mixed use,



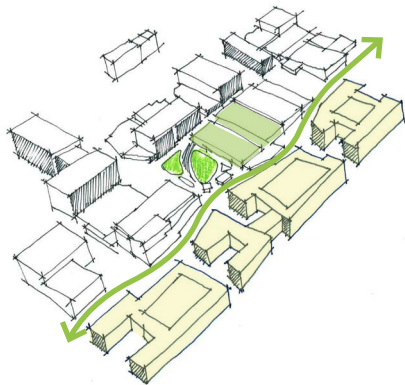
THE NETWORK

The project redistributes active functions to support a diverse and rich public realm. This results in unprecedented levels of transparency that activate the ground plane. A central open greenspace creates a heart for the project acting synergistically with community links to provide a community



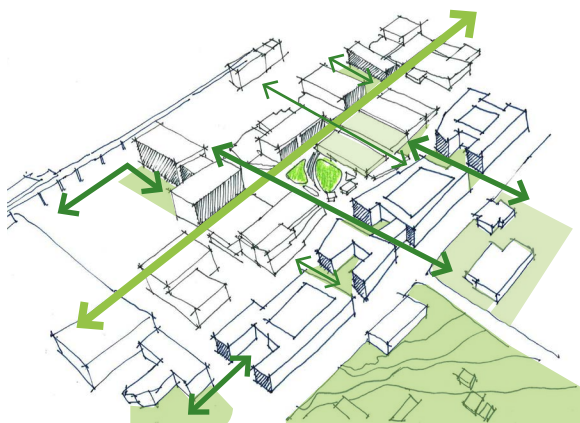
THE COMMERCIAL TRANSECT

The Commercial Transect is located in close proximity to the original retail corridor with easy access to the future light-rail station. The Commercial Transect largely defines the primary public north south axis of the 3rd Ave Pedestrian Promenade and supports an east



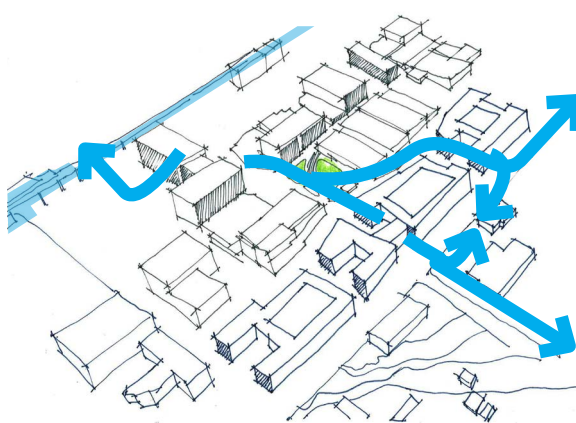
THE RESIDENTIAL TRANSECT

The Residential Transect defines the East edge of the park and the Ice Centre while characterizing the entirety of the eastern edge of 4th Ave NE, supporting critical pedestrian linkage to NE 103rd Street and the north edge of the site. The Residential Transect is an important transition to the residential fabric across 5th Ave. NE.



NEIGHBORHOOD CONNECTIVITY

The project creates a network of pedestrian pathways and open space that connects residents, employees and visitors to Thornton Creek, the Northgate Library, the Community Center and Link Light Rail service.



LIGHT RAIL CONNECTION

Station connection across 5th Avenue NE

PROJECT VISION



CLEAR

- Transparency: Visibility of places for people
- Clarity: Legibility of building uses and urban form
- Porosity: Creating connections to and through the site



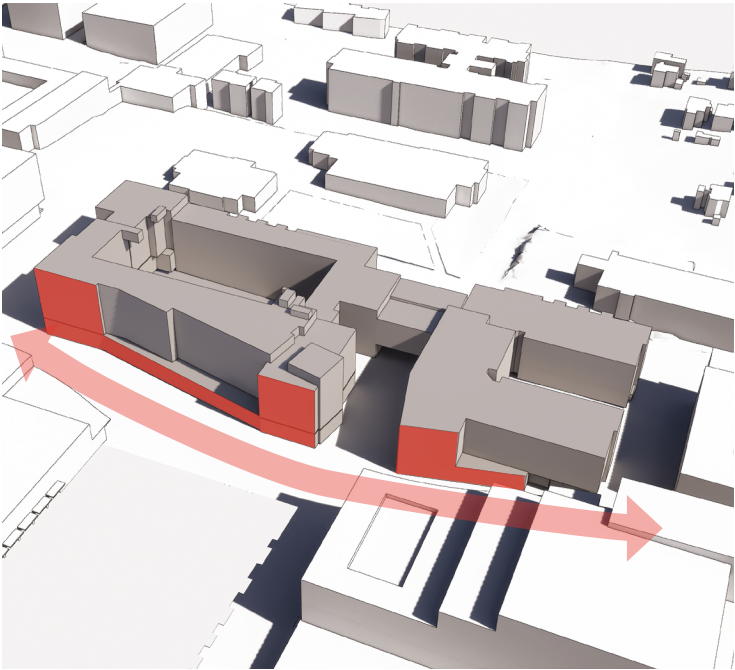
MODERN

- Urban Livability: Casual and approachable
- Honest application of materials
- Integration with nature
- Elemental palette
- A continued legacy



DELIGHT

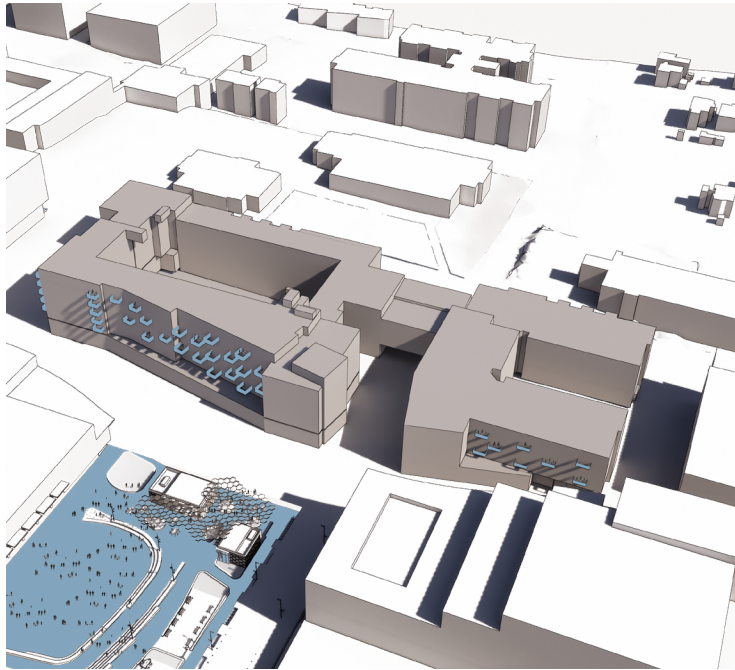
- Pleasure in built environment
- Invoking a sense of discovery and surprise
- Experiential, exuberant, enthusiastic
- Warmth



4th Avenue Impression on Massing



Green Connection through the Site



Adjacent Central Park and Deck Connection

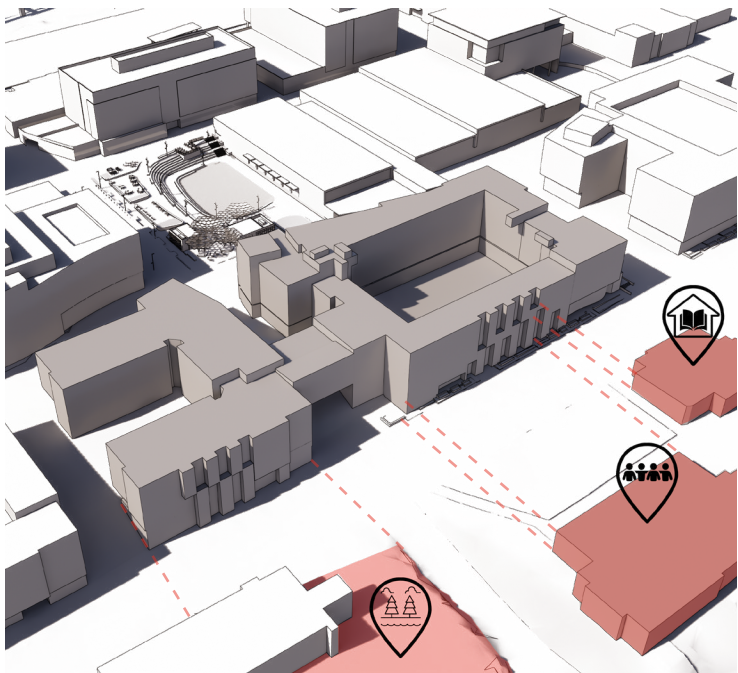
Site Response - 4th Avenue

Overarching design themes for the building façades are intentionally reminiscent of the design of local civic connections and formal features which evoke a sense of natural materiality and delight. The Hill Climb between M2 and M3 acts as a hub for community gathering and health, integrating connection with the natural environment and acting as a gateway between bustling 5th Avenue and the Central Park beyond.

The dynamic curve of 4th Avenue NE references the bend of Thornton Creek. At 4th Ave NE upper levels are set back to emphasize the pedestrian ground plane and corners.

The massing of building M2 and M3 frame the connection to the Hill Climb, the Central Park to Thornton creek and open green space associated with the Community Center and the Library. The project facilitates a network of connections to public open spaces.

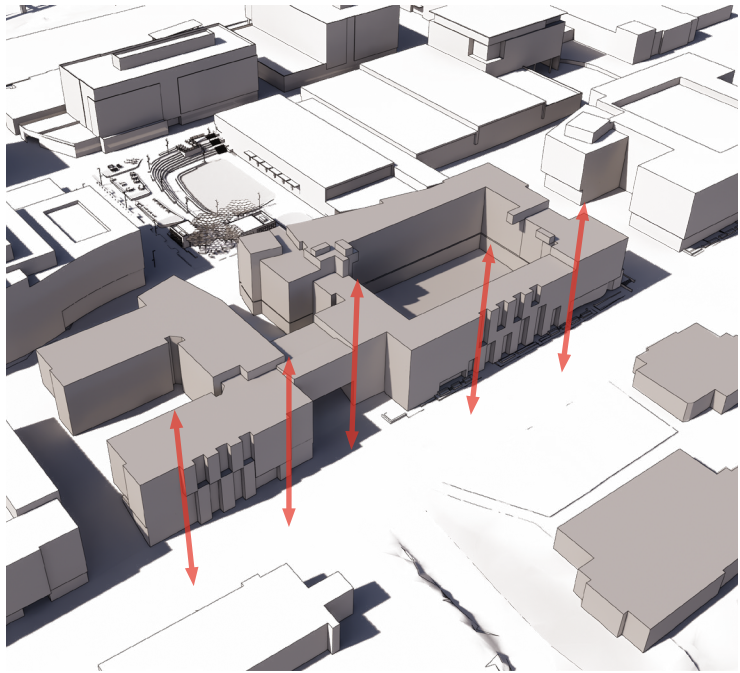
At 4th Avenue NE the upper level facade shifts to address the park. Large outdoor living spaces gesture toward the park to activate the building at all levels.



Community Connection



Emerging Landforms



Gaskets Introduced to Form

Site Response - 5th Avenue

At 5th Avenue NE the building steps with the topography creating solid volumes at either side of the Hill Climb. At the corner of NE 106th St. the volumes specifically register and reflect the Library and Community Center across the street.

The building moves in a vertical expression marking the change in grade but also shifting to reveal residential balconies and pulling up at the street to reveal townhome units.

Rhythm is created by a series of vertical gaskets that introduce light, opportunity for engagement and material warmth. Horizontal datums are blended to introduce and refine a language of buildings that grow out of the ground.



THE PROFESSIONAL

- AGE: Over 40
- Looking for a fresh start and a new beginning. The professional lives alone but occasionally has the kids. Easy access and a dignified place to call home and host guests is a priority.



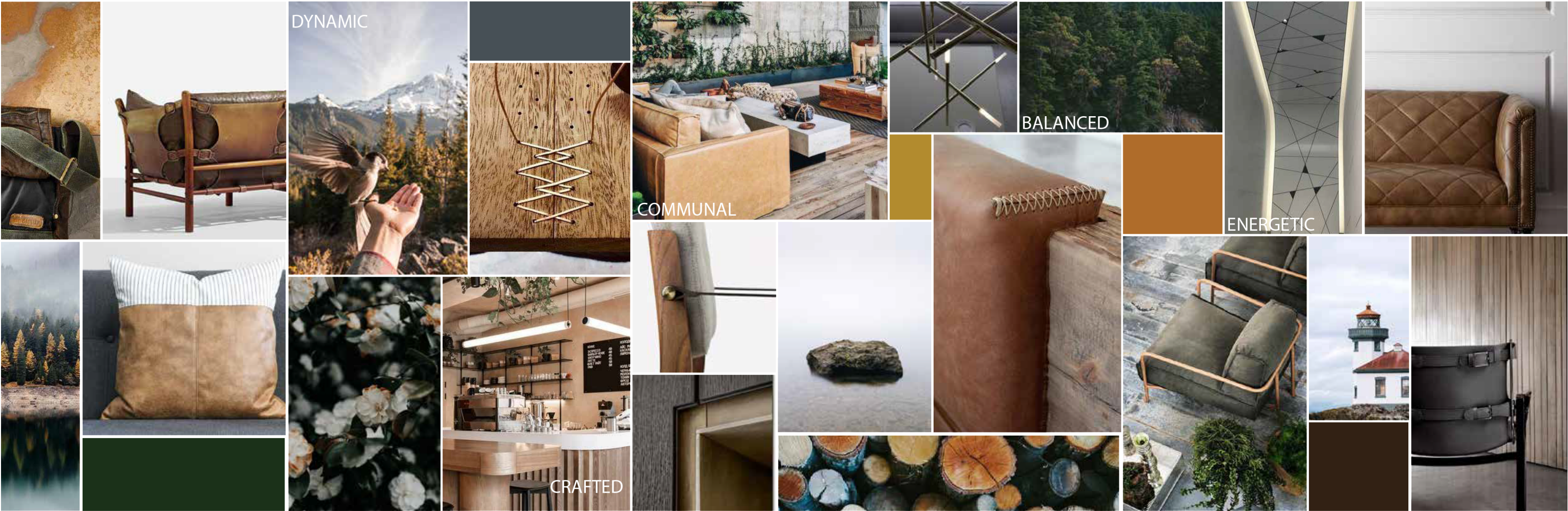
THE NEWLY WEDS

- AGE: 30s
- Finally reaching the age of sophistication. A new marriage or new job provides access to this upgraded lifestyle. Excited to have some more room without missing out on any of the action.



NEW FAMILY

- AGE: 30s - 40s
- Small families that crave the city life for themselves and their children. New to life with kids, they are constantly exploring ways to redefine the urban family. The goal is to keep their lifestyle while they adapt to life with children.



Interior Concept/Palette



Hill Climb East



BOARD COMMENTS & RESPONSES
DESIGN GUIDELINES AND RESPONSES



Townhomes on 5th Avenue

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

1. BUILDING MASSING RESPONSE TO EDG #1: The Board supported the design evolution of the building massing and site configuration, which have a more successful organization when viewed collectively. The updated design also proposes south facing courtyards for the four buildings which was well received by the Board. There was general support for the preferred massing, site layout, and arrangement of residential/commercial uses for each of the four buildings. **(CS1-B-2. Daylight and Shading, CS2-A-2. Architectural Presence)**

a. The Board was concerned with the lack of variety and the linear nature of the massing of the four buildings, especially at the ground plane along 5th Avenue Northeast. The Board recommended incorporating more variety in the massing that relates to the building uses and to explore methods to break down the scale to become more pedestrian friendly. **(DC2-A-2. Reducing Perceived Mass, DC2-D-1.Human Scale)**

Response:

For building M2 and M3 the massing strategy has been revised to address the board's comments.

At 5th Ave NE the proposed strategy utilizes deck recesses that are stacked vertically with the Townhouse entries to strengthen a vertical connection between the base and the upper levels. Material continuity and variation create interest and warmth. Individual Townhome "stoops" create inviting defensible space at each entry door. Active corners are also critical in creating a pedestrian friendly interface at 5th Ave NE. Active programing such as retail, lobbies and visual connection to the amenity concentration at the hill climb help to punctuate the experience of 5th Ave NE, serving as important anchors and hubs for pedestrian activity.

At 4th Avenue NE and the Hill Climb, specific datums have been assigned to amenity and retail with additional height and volume at the NW Corner. While ground level retail pulls forward to engage a generous sidewalk, the upper levels of the building pull back to create an upper level deck and a façade that is punctuated by generous balconies creating opportunities

for engagement at all levels of the building.

All residential lobbies, entrances, exits, ground level units and townhome entries are equipped with overhead weather protection providing a robust network of coverage throughout the project with emphasis at 5th and 4th Ave NE.

b. The Board recommended utilizing a clear design language across the four buildings in respect to the development of the building edges and the relationship with the ground level open space. **(CS2-A-2. Architectural Presence)**

Response:

The project enlists a design language of strong urban corners and larger massing moves that are broken down with recesses and gaskets. These "gaskets" introduce variation, rhythm and indicate moments of programmatic transition at the ground plane. Larger gaskets frame larger site scaled gestures such as the hill climb at NE105th St. A second enlarged gasket frames the park with a series of stacked decks and an amenity space at the upper level. Lobby volumes that are focal points for critical exterior transit oriented plazas are 2 stories in height with extensive glazing and weather protection to help highlight and encourage multimodal connectivity.

The collective design language is reinforced through materiality, each building ideating on a distinct expression of material layers that expand and contract to reveal layers beyond and create spaces for people that introduce material warmth and lighting. The ground level of each building is porous with numerous entries and glazed edges that enlist facade systems that contribute to building specific identity while reinforcing paths of pedestrian linkage while working in concert with the levels above.

c. Echoing public comment, the Board was concerned with the design and viability of the live work units proposed along 5th Avenue Northeast. The Board indicated support for live work units that are designed to function as true commercial spaces and would promote activity along the street. **(CS2-B-2. Connection to the Street, PL3-III-i. Visual Connections)**

Response:

Townhomes are now proposed in lieu of Livework units at 5th Ave NE.

Residential use has specifically been introduced along 5th Ave. NE in order to ensure 24/7 activation and eyes on the street. Townhomes have been set back from the street in order to create axillary spaces for siting, gathering and engaging with the public realm. The introduction of wood as well as lighting and upper level balconies enhance the pedestrian realm and foster interaction and activity.

In addressing the boards comments and support for the pedestrian scale along 5th Ave NE, Townhomes have been designed with an individual expression relative to massing and materiality while still maintaining a sufficient buffer from the arterial street to encourage pedestrian comfort and safety. The streetscape and landscape design reinforce pedestrian scale and includes planters, semi-private patios and individual weather protection at each unit entry. Please reference diagrams in the Departures section.

A large retail space wraps at the corner of 5th AVE NE and NE 106th St. and acts in concert with residential lobbies at the North and South ends of the building to anchor the residential stoops along 5th Ave NE. Concentration of glazing as well as the introduction of the warmth of wood, custom lighting, signage and landscaping create a layered and engaging pedestrian experiance at 5th Ave NE.

d. The Board recommended using gaskets and shifts in the massing between the buildings to provide variation in the façade and to introduce placemaking opportunities at the ground level. **(DC2-C-2. Dual Purpose Elements, DC4-D-4. Place Making)**

Response:

Gaskets have been placed to reflect programmatic shifts, highlight entrances and work in concert with larger exterior amenity programming.

e. The Board directed the applicant to consider a massing strategy for the buildings that deviates from the podium-top approach as shown. The Board recommended providing variation the upper level massing to respond to the change in topography and

identify opportunities for the massing to extend down through the podium to the ground level. The Board suggested strengthening these major massing moves by further articulating the façades with a varied expression for retail, residential, and live-work units. **(CS1-C. Topography, DC2-B-1. Façade Composition)**

Response:

The design team has taken great strides to create buildings that “grow out of the ground” -- making large massing moves and shifts that occur at base, middle and top levels. While upper levels are consistently residential they are united with active ground level spaces to create singular and holistic gestures. Ground level programming remains distinct in terms of materiality, transparency and articulation that specifically addresses the pedestrian realm. Where possible and appropriate ground level functions utilize a variety of ceiling heights specific to use and orientation that work with weather protection to create a diverse and rich pedestrian experience.

2. ENTRY SEQUENCE AT THE INTERSECTION AT 5TH AVENUE NORTHEAST AND NE 106TH STREET:

a. The Board was concerned with the relationship between the semi-private courtyard space for the M1 Building and the major intersection for both pedestrian and vehicular traffic at NE 106th Street. The Board recommended relocating the residential lobby of the M1 Building adjacent to the open space (as seen in the M2 Building) to strengthen the relationship between the two and contribute to the overall spatial quality of this intersection. **(PL1-A-1. Enhancing Open Space, PL1-I-i. Open Space)**

Response:

Responses to comments specific to M1 will be addressed in the M1 Recommendation package and at a future M1 Recommendation meeting.

b. The Board was concerned with the design and functionality of the open space and directed the applicant to provide additional information on how the spaces are designed to meet the needs of the intended users. The Board recommended these spaces be designed to complement and not to disrupt the



Plaza and M3 Commercial on 4th Avenue



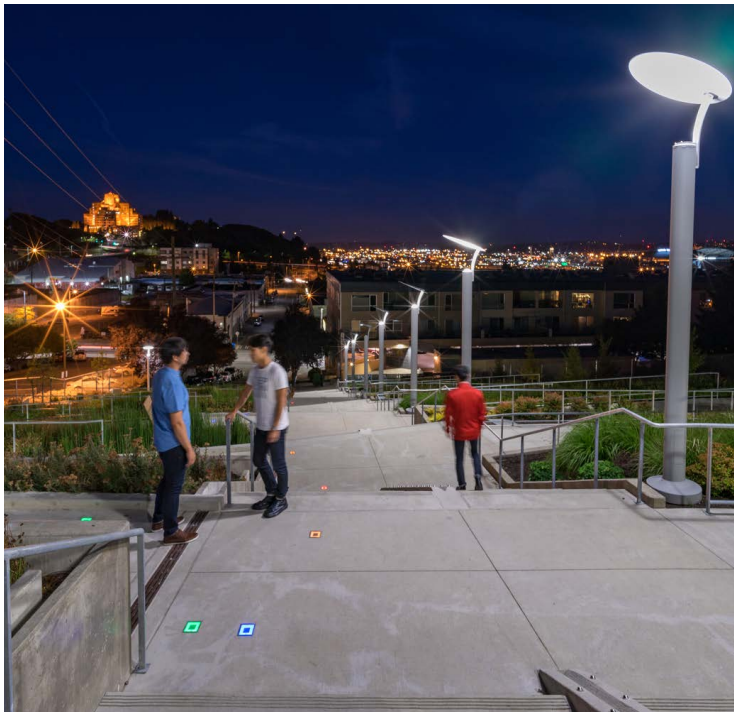
Hill Climb from 5th Avenue



Public Courtyard with Bio-Retention Zone, Active Areas Related to Interior Retail Uses, Urban Play, and Areas for Seating and Gathering



Hill Climb Character



pedestrian experience along NE 106th Street. **(DC3-B-1. Meeting User Needs)**

Response:

Responses to comments specific to M1 will be addressed at a future M1 Recommendation package and at the M1 Recommendation meeting. See response below for updated approach taken at the ground level of M2.

c. The Board supported the unique design of the semi-private courtyard north of the M2 Building but was concerned with the programming of the space. The Board indicated support for more active areas in the courtyard and requested more information clearly defining which areas would be active versus passive open space. The Board acknowledged the importance of the programming of the courtyard as it has the potential to support the grand entry and relate to the adjacent retail use. **(PL1-B-3. Pedestrian Amenities, PL3-C-3. Ancillary Activities)**

Response:

The design team agreed with the board and has transformed the space into a public open space. The design is similar in its materiality and feel, and further development now includes programming and more active areas that relate to interior retail uses and includes seating, games and active uses as part of the bio-retention zone.

3. NE 105TH STREET HILL CLIMB AND WOONERF DESIGN:

a. The Board was generally supportive of the pedestrian hill climb and woonerf design, which includes an upper level bridging element between the M2 and M3 Buildings. The Board recommended incorporating broader terraces to create a more gradual climb of the topography and allow for more intentionally designed spaces. **(CS1-C. Topography, PL3-I-i. Pathways)**

Response:

The design team has modeled the stair and likes the proportions of the hill climb, since they are generous and designed to

make the climb easy. Each rise is 5' max, with landings that incorporate seating to pause. The top and bottom of the hill climb have been refined and incorporate seating and wayfinding, places to pause, and Instagram moments with potential for art. The transition from the top of the hill climb and the woonerf has been modified, and organic planters reminiscent of the 3rd avenue promenade have been inserted in the woonerf, making the whole space more livable and feel more intimate. The base of the hill climb will include seating and a stormwater element, connecting to Thornton Creek.

b. The Board suggested differentiating the programmed uses at each terraced level and recommended exploring how the adjacent uses in the buildings will interact with each level. **(DC3-A-1. Interior/Exterior Fit)**

Response:

At the intersection of 4th Avenue, retail uses spill over into the pedestrian connection, then interior uses focus on residential lobby amenity that will work well to activate the top of the hill climb. The hill climb will have a cascading stormwater feature that will come down to the bottom of the hill climb, terminating at a more generous terrace with curved walls that incorporate art and create a transition to residential on either side.

c. The Board was concerned with the relationship between the proposed woonerf and pedestrian hill climb. The Board recommended a more natural and organic transition from the hill climb to the woonerf, acknowledging the unique place making opportunity. The Board also recommended developing a more natural and less abrupt transition from the sidewalk on 5th Avenue Northeast to the hill climb. **(DC3-C-3. Support Natural Areas)**

Please refer to response 3a.

d. The Board was concerned with the spatial experience underneath the bridging element and suggested the applicant study increasing the height to increase access to light and air. The Board also recommended using light fixtures to help define and create a unique space for the pedestrians. **(PL2-C-3. People-Friendly Spaces, PL3-V-ii. Open-air Passageways)**

Response:

The design team has studied the bulk, height and scale of the bridge to confirm that the current proportion has the best interest of the pedestrian user in mind. The bridge serves as a critical means of weather protection so raising the height limits its ability to adequately protect those using the hill climb. Its location and scale are also appropriate for incorporating adequate lighting at the underside of the soffit. Furthermore the current height reinforces the experience of the transformative nature of entering into the project. By allowing the pedestrian to move through a space that expands and contracts the journey between 5th Ave NE and the Central Park, it is able to remain scaled for the pedestrian, punctuated by the experience of passing under the bridge.

4. DOG PARK BETWEEN THE M3 AND M4 BUILDINGS:

a. The Board supported the inclusion of the dog park but was concerned with park maintenance, how people will interact with the space within the larger context of the surrounding development, and how people and dogs would interact within the park itself. The Board recommended the applicant consider these issues in the refinement of the design as the dog park will be a very important and publicly accessible element of the project. **(PL1-A-2. Adding to Public Life, DC3-B-1. Meeting User Needs)**

Noted. See responses below.

b. The Board recommended broadening the terraces to add variety and utilize the existing topography to help define spaces. The Board also recommended locating the usable area of the dog park further east to establish a visual connection with the pedestrian realm along 5th Avenue Northeast. **(CS1-C. Topography, PL3-III-i. Visual Connections)**

The redesign of the dog park establishes hierarchy of spaces, defines an overlook to the east and creates various spaces for large dogs, smalls dogs and their owners to congregate.

c. The Board indicated support for a direct connection between the dog park and 5th Avenue Northeast, suggesting a more rustic design (i.e. timber steps) for this point of access to the site. **(CS2-B-2. Connection to the Street)**

Response:

The design team studied this option and in concert with the owner has decided not to pursue for 3 major reasons:

- 1. There is no connectivity from 104th to this space, given that 5th avenue is a 4-lane arterial, and the dog park is accessible through either hill climbs provided;
- 2. The grade between the space and the street is more than 20', which creates pushed the overall grade of the dog park to go down, which in return made the park less ADA accessible;
- 3. Safety and security of that hill would be very hard to ensure, and to patrol. CPTED principles would be in jeopardy in that space.

In lieu, we have added an overlook, and created planting terraces that connect visually to Thornton creek, but not allow the connection and potential bad behavior that we expect would have occurred.

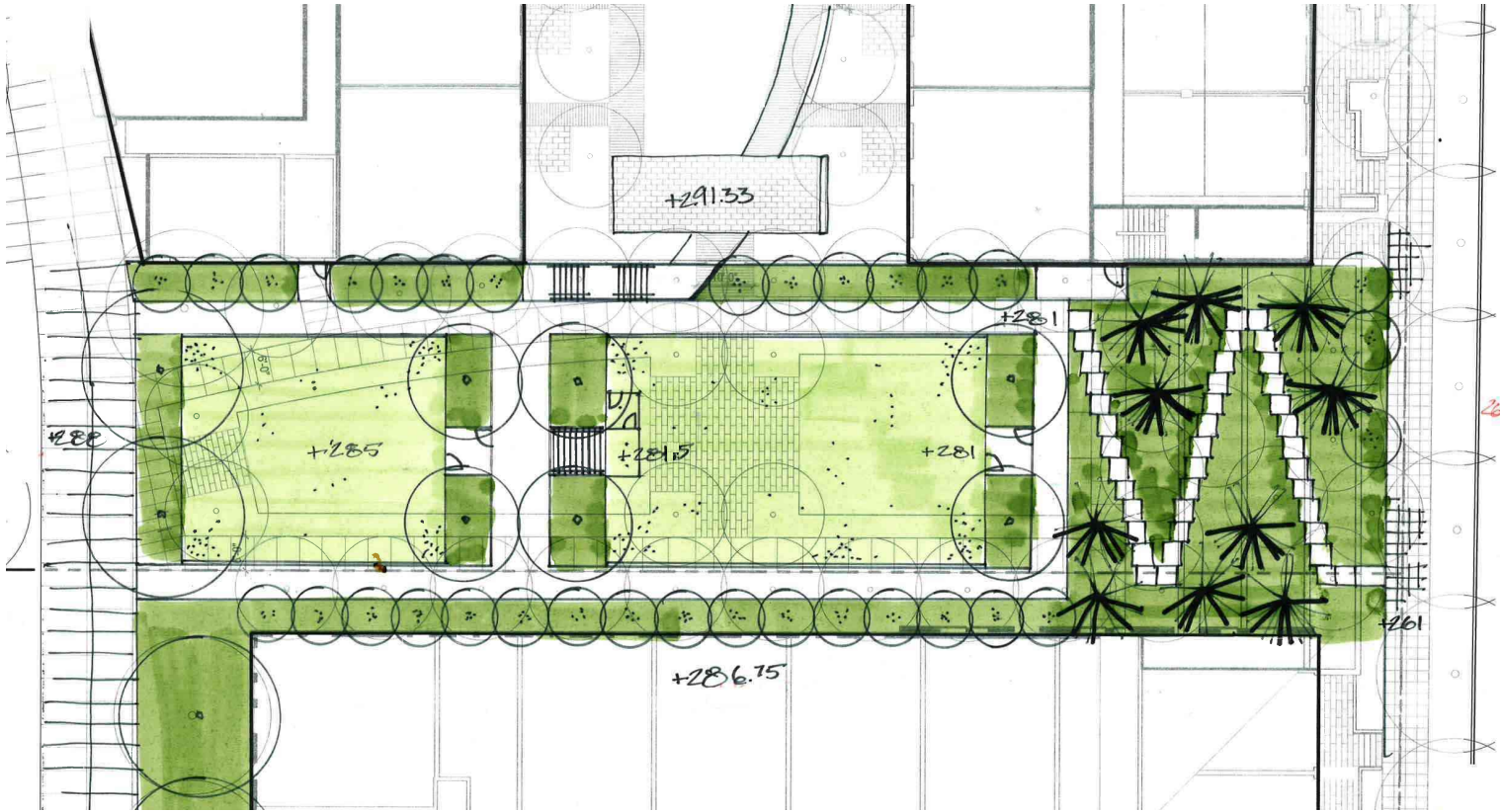
5. M4 BUILDING: The Board discussed the three massing alternatives, which differ in the approach to locating the massing along NE 103rd Street and include an alternative showing the impact of retaining the Exceptional Trees on the building form. The Board was supportive of the massing shown in Option 3, which continues the strong street frontage established with the M1, M2, and M3 Buildings and incorporates a gateway corner element. Option 3 also includes a building setback along NE 103rd Street to allow for landscaping and a semiprivate courtyard. This option includes removal of the Exceptional Trees. **(CS2-III. Gateways)**

Responses to comments specific to M4 will be addressed in the M4 Recommendation package and at a future M4 Recommendation meeting.

6. EXCEPTIONAL TREE REPLACEMENT:

a. The Board supported the massing options for the M2 and M4 Buildings showing removal of the Exceptional Tree based on the overall impact retention would have on the massing, parking garage, and courtyard location. **(CS1-B-3. Managing Solar Gain, CS1-D-1. On-Site Features)**

Noted.



Alternative Dog Park Sketch



Adjacent NHL Park Connection to M3



Plaza on 4th Avenue

b. The Board recommended that the replacement vegetation should exceed what is required by Code (one-to-one replacement) and to locate a portion of this new vegetation in the parking areas to minimize visual impacts. **(DC1-C-2. Visual Impacts, DC1-I-i. Landscaping)**

The tree replacement strategy will incorporate native species, especially evergreens, into landscaped and bio-retention areas.

Streetscapes in general will include deciduous and broad-leaf evergreen tree species, as evergreens are not recommended for that use.

c. Echoing public comment, the Board recommended incorporating a variety of trees at different levels of maturity to respond to the Design Guidelines and mitigate the loss of the Exceptional trees. The Board directed the applicant to develop a clear tree planting plan for the recommendation meeting, in response to the Design Guidelines and to address Exceptional Tree replacement. **(DC1-I-i. Landscaping)**

Noted. A tree planting plan will be developed for the Recommendation Meeting.

7. VEHICULAR ACCESS AND THE PEDESTRIAN EXPERIENCE ALONG 4TH AVENUE NORTHEAST:

a. The Board was concerned with the width of the sidewalks and potential for spillover activity on the west edge of the buildings. The Board recommended a design that allows for ancillary activities and directed the applicant to provide additional information (street sections, diagrams, perspective sketched, etc.) showing how the retail spaces interact with the sidewalk. **(PL3-C-3. Ancillary Activities)**

Street sections, diagrams and perspective views are included in the Recommendation Package.

b. The Board recommended the larger areas of open space along 4th Avenue Northeast be broken down into more pedestrian scaled spaces that relate to the adjacent retail or residential amenity space. **(PL1-I-i. Open Space, DC2-D-1. Human Scale, DC3-B-3. Connections to Other Open Space)**

Generally, the sidewalk spaces along the storefronts are kept for terraces and window shopping, and clear walking space in the middle and pocket areas closer to the street are designated for ancillary uses. We have modified the sidewalk scoring to give better cues of the walking zone (4'x8' pervious concrete) and shopping/dining zones (smaller scale scoring, or concrete pavers). Ancillary spaces for sitting, added planters, pebble seating formations, and delineated dining zones create a rhythm of activated uses along the west façade.

c. The Board was concerned with the potential conflict between the interior vehicular access point for the M1 Building and pedestrians navigating the development site. With vehicular access proposed from 5th Avenue Northeast, members of the Board questioned the need for an internal secondary access point and requested additional information to justify introducing potential conflict with the pedestrian experience. The Board also recommended utilizing wayfinding elements that will be understood by both pedestrians and vehicles accessing the site to minimize these conflicts and promote safety. **(PL2-D-1. Design as Wayfinding, PL2-III-v. Internal Drives/Walkways, DC1-B. Vehicular Access and Circulation)** *While the Board did not explicitly discuss vehicular access from the interior of the site to the M2 and M4 Buildings, concerns over the second access point as discussed for the M1 Building would be applicable to these access points as well.

For buildings M2 and M3 trash pick-up is not feasible from 5th Ave NE so a secondary driveway at M2 allows for these functions where they do not impede fast moving traffic at 5th AVE NE and put pedestrian safety at risk. Additionally, this access and visibility of available parking is critical to the viability of proposed retail. The viability of retail on 4th ensures the consistency of an active ground plane and pedestrian realm. The paving scale at the curb cut is 4'x4', larger than the sidewalk 2'x2' scoring. The sidewalk itself is taking precedence over the curb cut which reads stronger. This differentiation is a cue for vehicles and pedestrians to pause and look. The slope of 5th avenue will create warping, so the exit path will be curbed and protected from the garage entry. Planting on both sides of the cut will be low and allow for visibility of sight distance triangles and safer crossing.

DEPARTURES:

Not seeking any departures for Building M3.



Street Activation Spilling into Residential



Pedestrian Activation in Public Spaces



DESIGN GUIDELINE RESPONSES

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area. Northgate Community Goal: Design Identity Should be Defined Block by Block.

- I. New buildings should reinforce street corners and enhance the street level environment at these key pedestrian areas.
- II. Provide a building entry and additional building mass at the corner.
- III. Height, bulk and scale: provide connection between zoning as well as alternate heights for a more pedestrian friendly neighborhood core.
- IV. Encourage all building facades to incorporate design detail, articulation and quality materials.
- V. Continue a strong street edge and respond to datum lines created by adjacent buildings. Break up long facades of full block buildings to avoid a monolithic presence.
- VI. Northgate Community Goal: Corner Lots as Gateways

Response: While the light rail station development is outside the MPD boundary it serves as a critical gateway for the project that is directly addressed in massing of adjacent commercial buildings that serve both as a gateway and a path that guides users from the transit hub to the project heart. Project entry at NE 106th Street and 5th Ave. NE is treated as a secondary gateway signaling project entry with building mass that steps back from the street edge indicating entry that is visible along the entire length of 5th Ave NE. At critical edges buildings match bulk, height and scale of adjacent projects - especially multifamily buildings on the east edge of 5th Ave NE and the commercial blocks that border the project to the south. Long facades are strategically modulated to articulate dialogue with adjacent buildings. The first 15' to 30' of each new project in the MPD boundary maintains a base characterized by volumes scaled for creating interest and engagement through high transparency, detailing and programming related directly to the public and semi-public realm.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood. Northgate Community Goal: Design Identity Should be Defined Block by Block.

- I. Fitting old and new together: Create compatibility between new projects and existing architectural context.
- II. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials and or other means.
- III. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
- IV. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance.

Response: For decades the Northgate mall has served as a kind of community center. The proposed architectural character builds on this site ethos and expands it further, pairing retail storefront and other public and semi-public opportunities for engagement with public outdoor space and amenity. The proposed architectural aesthetic acknowledges the Northgate Mall's Mid-century aesthetic but reimagines it though a contemporary architecture. Through a commitment to clean lines, clarity of solid and void forms and natural materials, the proposed architecture builds a strong dialogue with contemporary structures immediately adjacent, specifically the Northgate Library and the Northgate Community Center. The project anchors corners with strong darker masonry while introducing language specific to retail, residential amenity and residential stoops that introduce enhanced glazing and wood accents to enhance the pedestrian realm. At the park side large residential decks gesture toward the park encouraging pedestrian interest at every level of the project.

PL3 STREET LEVEL INTERACTION

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

- I. Entries: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- II. Street level transparency: Provide interaction between people in the interior of a building and people near the exterior of a building through a direct visual connection.
- III. Commercial and mixed-use buildings: should appear inviting to the public by containing commercial uses at the ground floor.
- IV. Creating a public realm that is safe, interesting and comfortable.
- V. Take the “indoors” outdoors by spilling interior space onto plazas and walkways and bring the “outdoors” into the building by openings and interior spaces to sunlight and views of sidewalk activity.

Response: The project is designed to specifically address the unique characteristics and needs of entries and edge conditions at residential and retail programming. Lobbies are oriented to be obvious and welcoming from primary and secondary paths of pedestrian travel. Retail entries boast the highest level of transparency and granularity of detailing and are oriented to open onto public promenade, park spaces and pedestrian paths. Residential buildings provide multiple entries for resident convenience that is balanced with a desire for privacy. At each residential building, a main entrance for visitors is clearly indicated by recessing, increased transparency, overhead weather protection, signage and lighting. Ground level townhomes are characterized by vertical articulation providing a rhythm for the pedestrian that indicates autonomous use. Amenity and retail functions at the ground level of residential buildings blend indoor and outdoor space through the use of generous terraces and the integration of large operable doors scaled for creating interest and engagement through high transparency, detailing and programming related directly to the public and semi-public realm.

DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and Activities on the Site. Northgate Community Goal: Increase Publicly Accessible Open Spaces and Connections Between Them.

- I. Visibility: Locate uses and services frequently used by the public in visible and prominent areas, such as entries or along street fronts.
- II. Gathering Places: Maximize the use of interior or exterior gathering spaces by locating at the crossroads of high levels of pedestrian traffic, in proximity to shops and services and amenities that complement the building design and offer safety and security when used outside of normal business hours.
- III. Choose locations for vehicular access, service uses, delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists and drivers.
- IV. Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so they are architecturally compatible with the rest of the building and streetscape.

Response: The concentration of retail at 4th ave NE and NE 106th St is located to maintain key adjacencies with the Central Park, the NHL Seattle practice facility and the neighborhood gateway at 106th. Retail frames the entrance to the Hill Climb and provides a transition to a concentration of residential lobies and amenity at adjacent to the hill climb and at the amenity bridge. Similarly, retail wraps the corner at 5th Ave and 106th and anchors the residential expression at 5th avenue. Residential lobbies at both the north and south end of the project provide strong visual and physical connection into the project. Residential stoops along 5th Avenue are held back from the street in order to increase opportunities for activation through the inclusion of individual patios the invite public and private interaction.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. Northgate Community Goal: Provide Direct and Convenient Pathways, Comfort, Visual Interest and Activity for Pedestrians.

- I. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
- II. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- III. Facade composition: Design all building facades - including alley's and visible roofs - considering the composition and architectural expression of the building as a whole.
- IV. Avoid large blank walls along visible facades wherever possible.
- V. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.
- VI. Human scale: Incorporate architectural features, elements and details that are human scale into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

Response: The massing of M2 produces a strong and active backdrop for the Central Park and an equally active edge for the major pedestrian thouroughfare at the hill climb. Ground level retail masses pull forward to engage the street and selectively pull back to accomodate covered terraces for dining, entrances and larger pestrian plazas like the one associated with the bus stop at 5th Ave. The expression of wood at the ground level invokes the materiality of the NHL Seattle practice facility but also strengthens connectivity to Thornton Creek. Organic forms shape the building at 4th Ave and reference the movement of water at the hill climb. A robust program of ground level weather protection is paired with framed elements and inlaid wood paneling to introduce warmth and focus detail at the pedestrian realm.

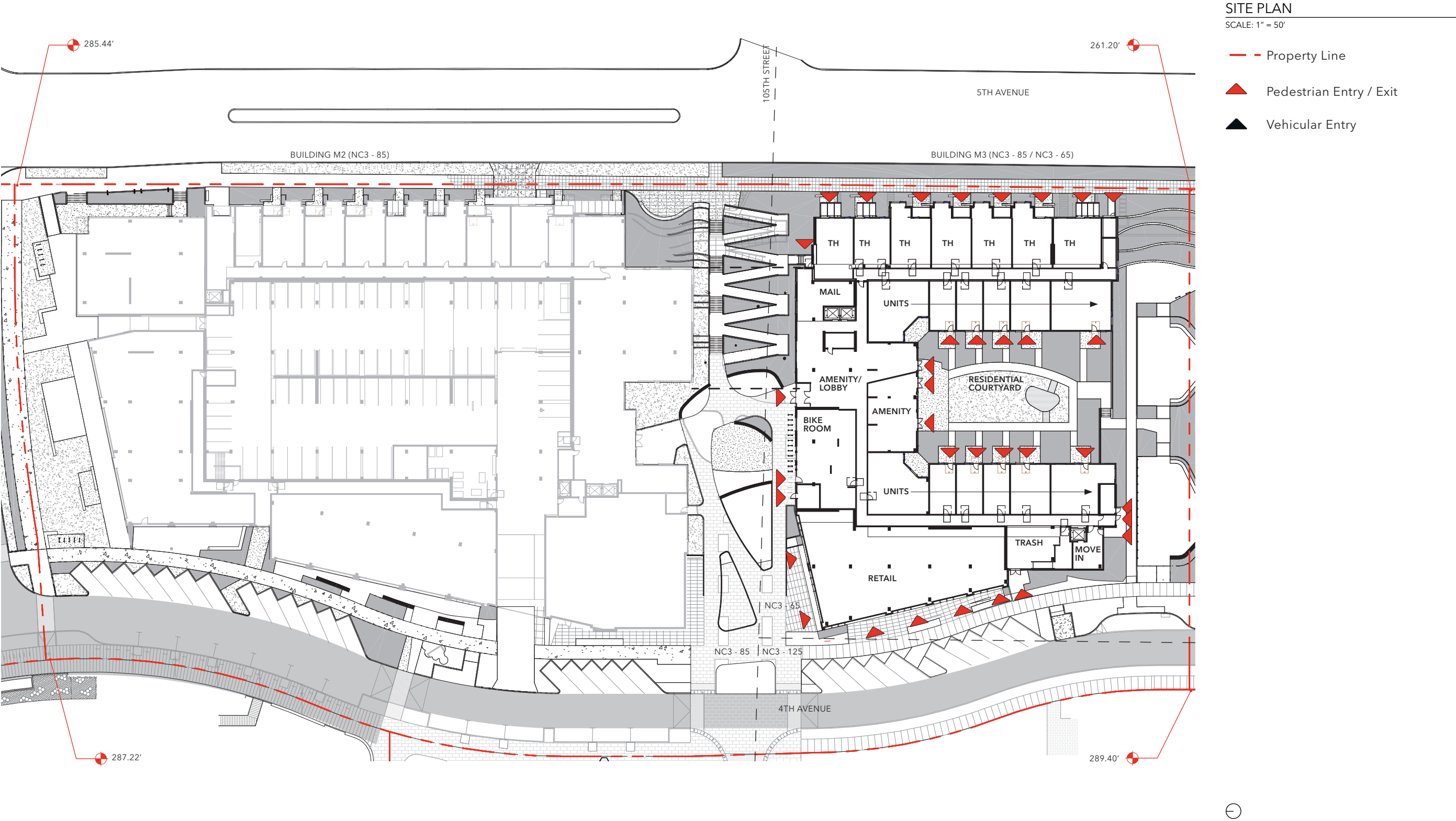
DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces. Northgate Community Goal: Design Identity Should be Defined Block by Block.

- I. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.
- II. Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and it’s environs.
- III. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.
- IV. Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

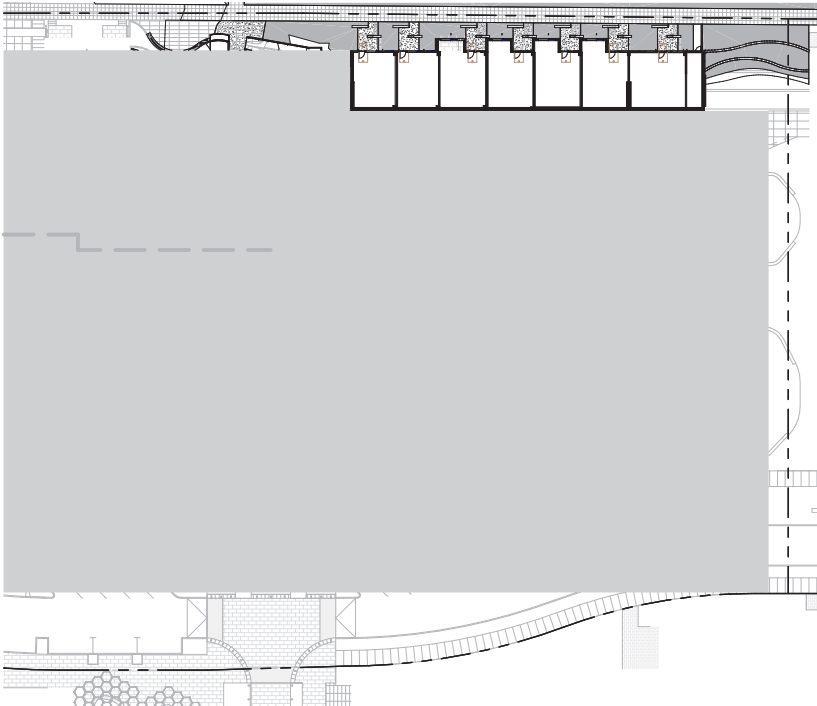
Response: The material considerations of the project invoke both the history of the site but also signal the integrity of the future multi-modal neighborhood it is to become. A rich and diverse material palette help define the unique role that each building plays on the site while common details, material application and a consistent approach for indicating building entrance, public and private spaces reinforce the unity of the site as a whole. The proposed architecture pairs a modern aesthetic with the warmth and livability of natural materials and patterns. Building signage and lighting are integrated into the architecture and hardscape throughout the site to invoke a sense of place and aid in wayfinding.

Masonry is used in reference to the retail anchors that previously occupied the site and also the Library and Community Center accross 5th Ave NE. The darker hue creates a more modern expression and creates opportunity for contrast that breaks longer facades while referencing the asphalt parking lot. Lighter infill material that works in concert with shifting forms accomodate a language of residential decks at townhomes. At fourth avenue lighter infill pieces of ceramic coated panel form a field between masonry punctuated by generous decks that reach toward the park.

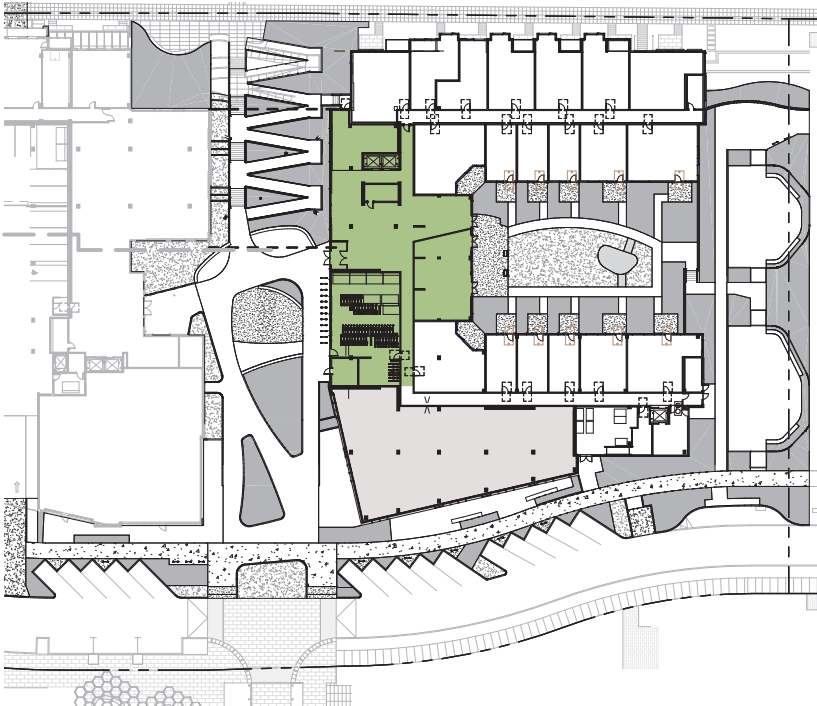




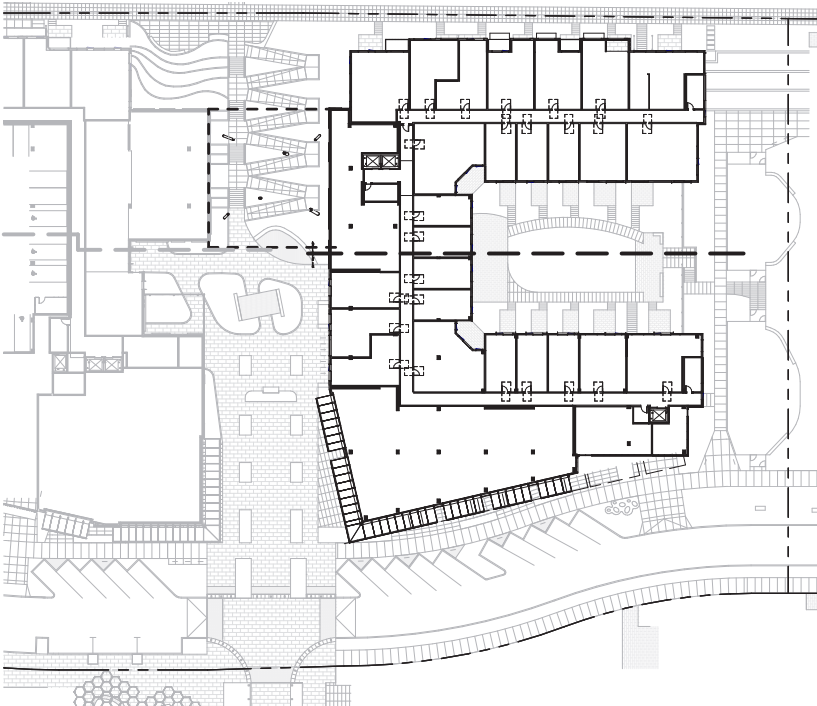
SITE PLAN
FLOOR PLANS



LEVEL 1 FLOOR PLAN - M3
SCALE: 1" = 100'



LEVEL 2 FLOOR PLAN - M3
SCALE: 1" = 100'



LEVEL 3 FLOOR PLAN - M3
SCALE: 1" = 100'



LEVEL 4 FLOOR PLAN - M3
SCALE: 1" = 100'

ARCHITECTURAL FLOOR PLANS

-  Residential
-  Retail
-  Amenity

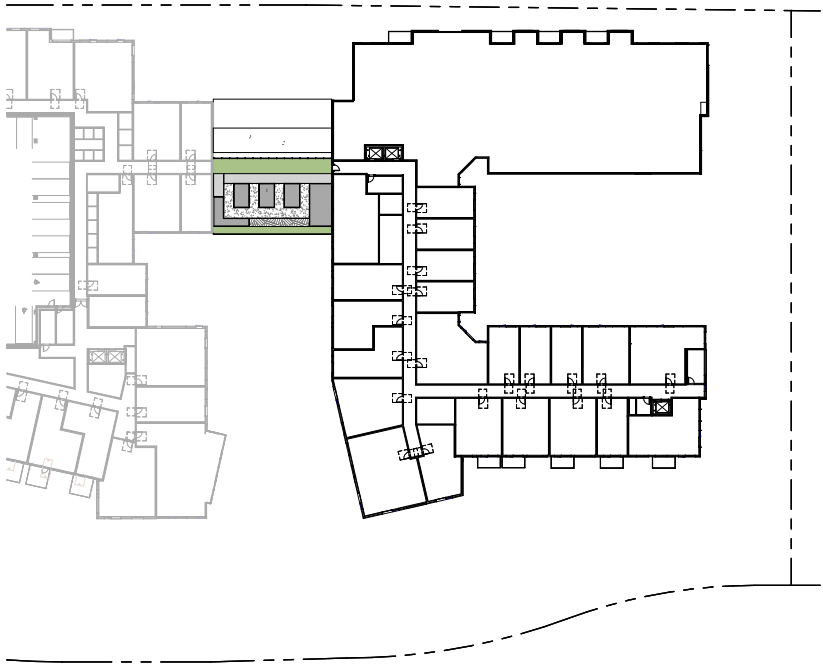




LEVEL 5 FLOOR PLAN - M3
SCALE: 1" = 100'



LEVEL 6 FLOOR PLAN - M3
SCALE: 1" = 100'



LEVEL 7 FLOOR PLAN - M3
SCALE: 1" = 100'





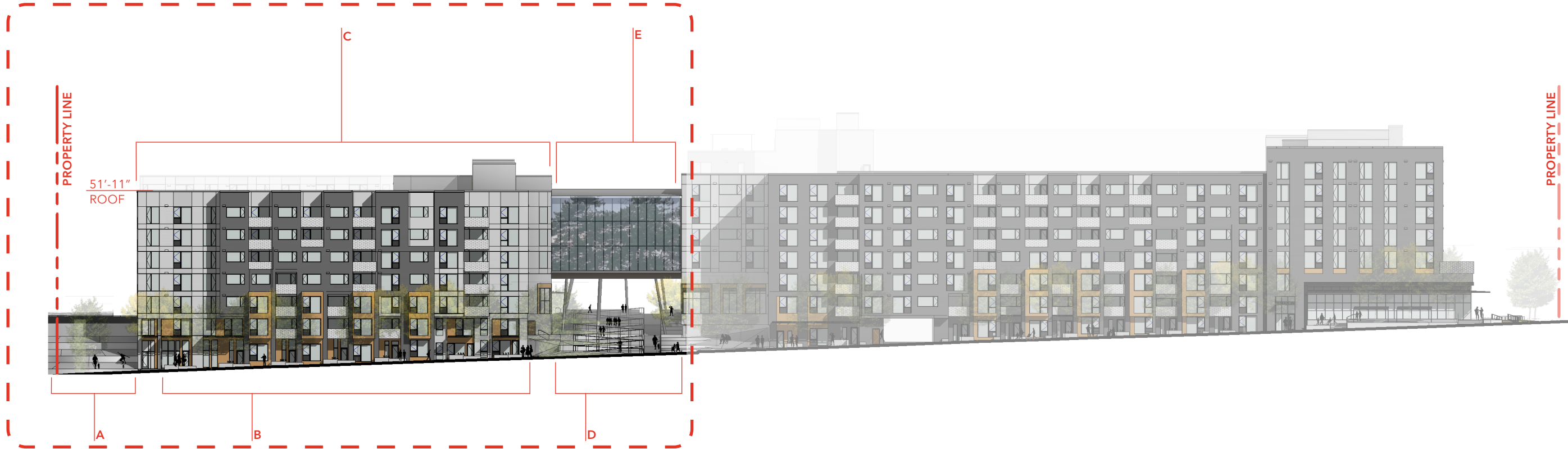
Adjacent Park Looking towards M3



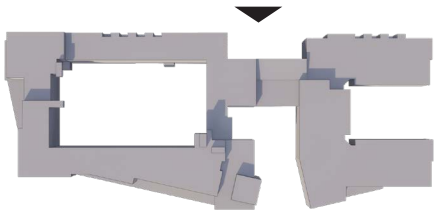
OVERALL M2/M3 ELEVATIONS
BUILDING ELEVATIONS & MATERIALITY
GROUND LEVEL CONDITIONS
LIGHTING & SIGNAGE

SECTION 06 / BUILDING ELEMENTS & MATERIALITY

- A DOG PARK
- B TOWNHOMES
- C RESIDENTIAL UNITS
- D HILL CLIMB
- E BRIDGE WITH AMENITY



OVERALL EAST ELEVATION

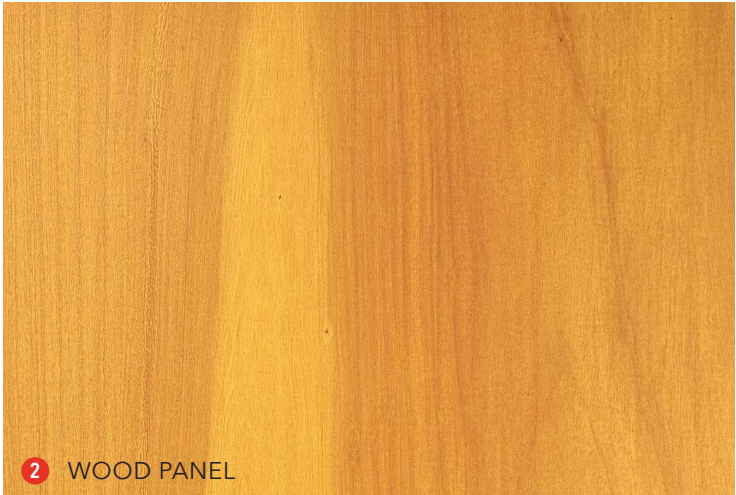


MATERIAL EXPRESSION ALONG 5TH AVE

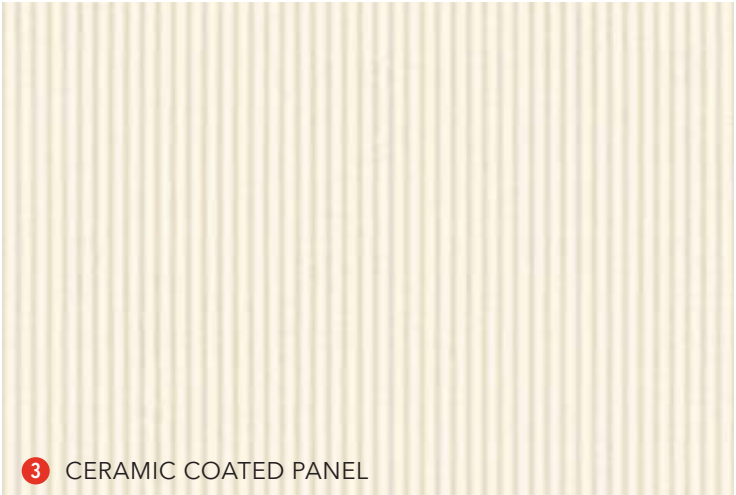
The material expression at 5th Avenue NE emphasizes the topographical climb by actively stepping to reveal the residential character of individual stoops and recessed balconies. The shifting masonry facade blurs the line between base and top while articulating wood volumes at townhome units ground the building and introduce warmth to the pedestrian realm. Lighter ceramic coated panels introduce light and add contrast at recessed decks.



1 BRICK



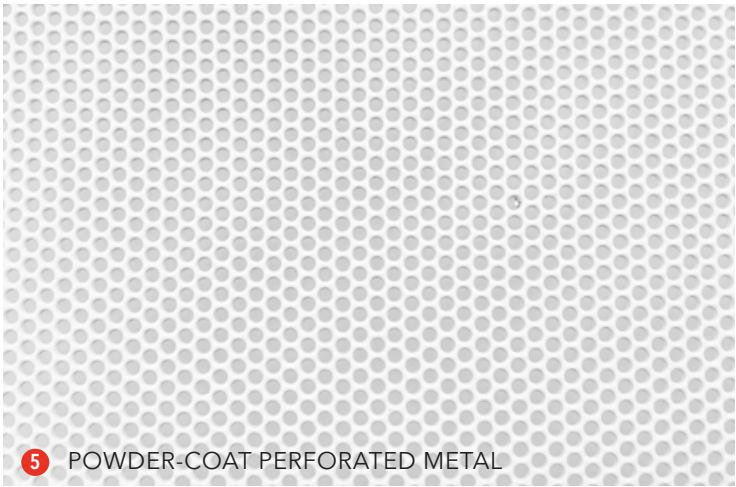
2 WOOD PANEL



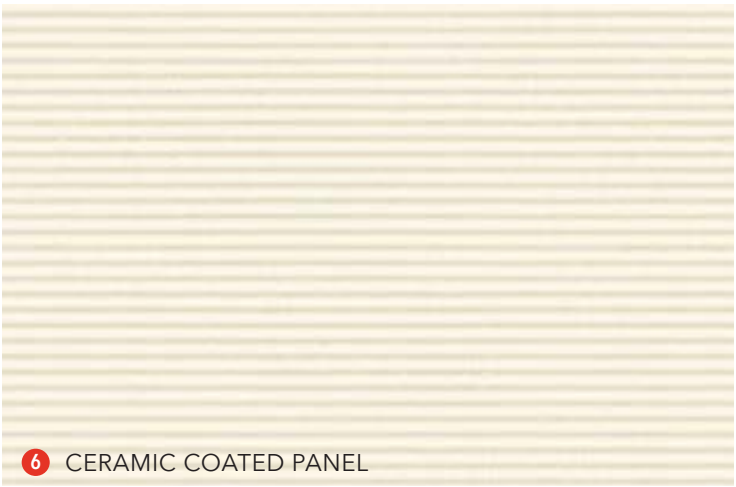
3 CERAMIC COATED PANEL



4 PERFORATED SCREEN AT BRIDGE



5 POWDER-COAT PERFORATED METAL



6 CERAMIC COATED PANEL



7 BLACK MONDO GRASS



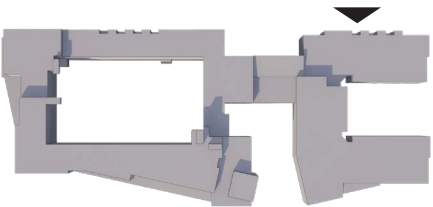
8 PEE WEE OAK- LEAF HYDRANGEA



9 JAPANESE PAINTED FERN



SECTION 06 / BUILDING ELEMENTS & MATERIALITY



M3 - EAST ELEVATION

TOWNHOMES ON 5TH AVE NE

Townhomes on 5th Avenue NE step with the existing grade and provide accessible entrance to all front doors. They pull back from the street to create recessed doors and to accommodate patios that encourage outdoor use and public to private connection. Strategically placed site walls introduce lighting at night and informal seating or stands for potted plants. These walls delineate entry pathways while not creating a barrier between the unit and the street. Large glazing creates interest and heightens the sense of interior to exterior connection. A planting strip adjacent to the street buffers the pedestrian activity from fast-moving vehicular traffic. Wood clad bay windows anchor masonry pilasters to the ground and bring warmth to the street level. The introduction of residential units at 5th Avenue NE establishes 24/7 activation and eyes on the street.



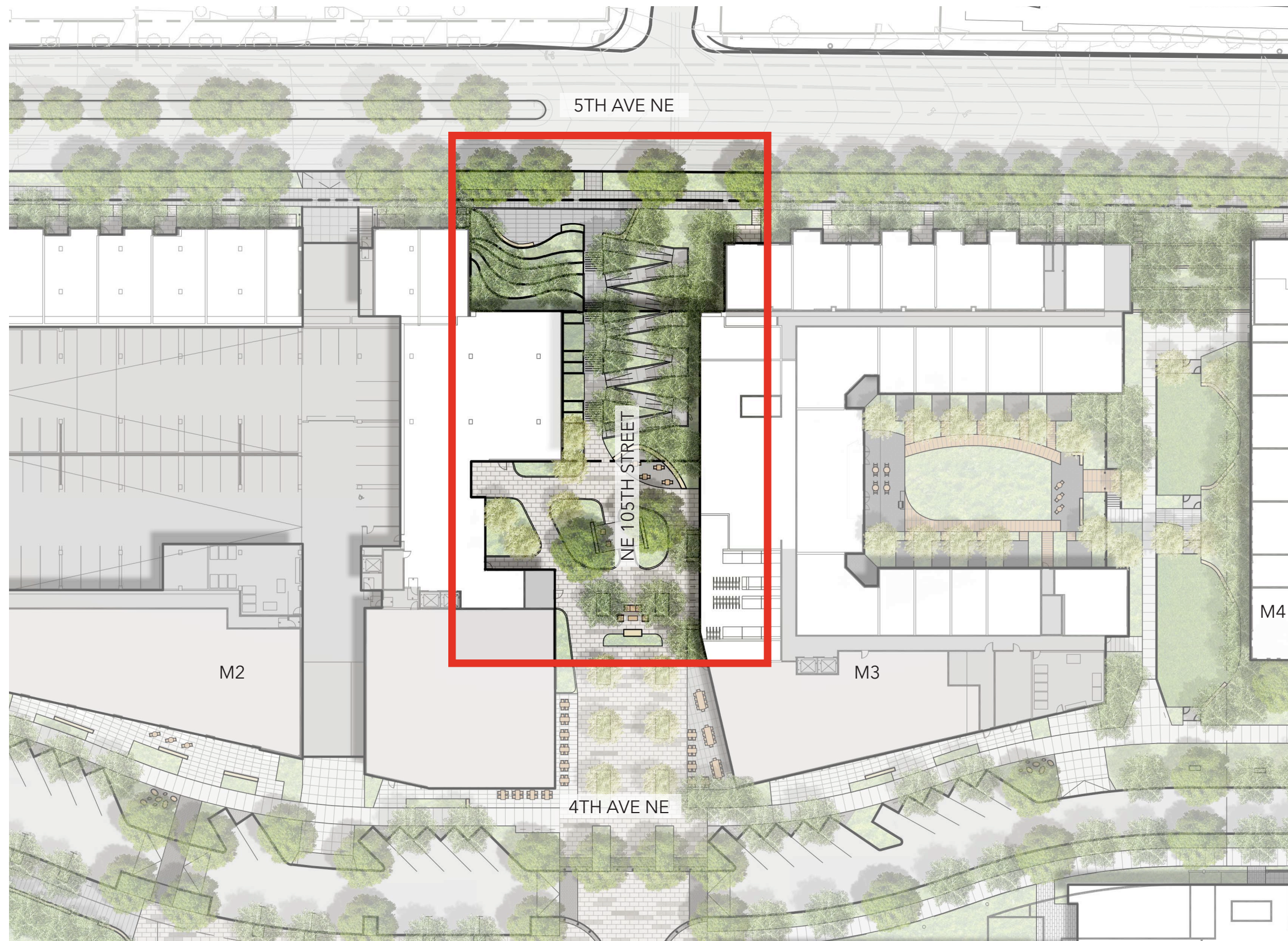
LEGEND

- 1 Residential Units
- 2 Unit Decks
- 3 Wood Bays
- 4 Townhomes
- 5 Landscape and Patio at Townhome Entrance





Southeast Corner



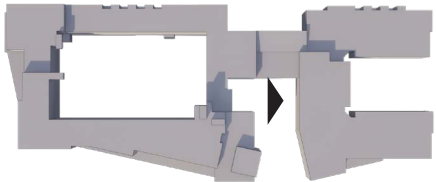
SECTION 06 / BUILDING ELEMENTS & MATERIALITY

BASE OF HILL CLIMB AT 5TH AVENUE

The amenity bridge is a large part of the experience of M2 and M3, especially at the Hill Climb and the 5th Avenue NE facades. A metal screen is perforated with the image of a Scott Pine tree that previously stood not far at the corner of Macy's. Its lacey finish invoking a tree canopy, referencing the new tree canopy that is to be planted but also memorializing trees previously present on the site. The angled columns that serve as support reference splayed branches and punctuate the vertical experience of using the Hill Climb. The soft underside of the bridge glows with tree rings of light cut into a wood panel soffit, bringing warmth, safety and inviting curiosity. At night the bridge glows revealing fitness and lounge functions contained in its staggered floorplates.

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SECTION 06 / BUILDING ELEMENTS & MATERIALITY



M3 - NORTH ELEVATION

M3 RESIDENTIAL LOBBY AT HILLCLIMB

Characterized by a transition from retail to residential amenity both the M2 and M3 Residential lobbies maintain an axial relationship across this heavily planted courtyard. Heavily influenced by the movement of water at Thornton Creek, paths of pedestrian travel form landscaped eddies that are areas for sitting and resting after a rigorous climb or a moment of pause before a thrilling ascent. Flanked by retail and outdoor dining, this upper terrace of the Hill Climb maintains a strong connection with the very public recreational frontage that is communicated across 4th Avenue NE to the Central Park.



LEGEND

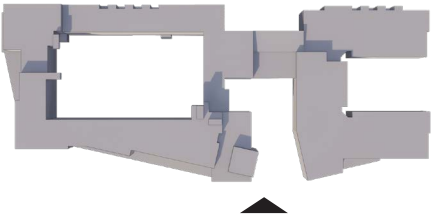
- 1 Residential Units
- 2 Window
- 3 Screen Feature at Bridge
- 4 Wood Soffit
- 5 Main Residential Entrance
- 6 Hill Climb

SECTION 06 / BUILDING ELEMENTS & MATERIALITY

- A BRIDGE WITH AMENITY
- B PLAZA ACROSS FROM PARK
- C RETAIL
- D RESIDENTIAL UNITS
- E DOG PARK



OVERALL WEST ELEVATION

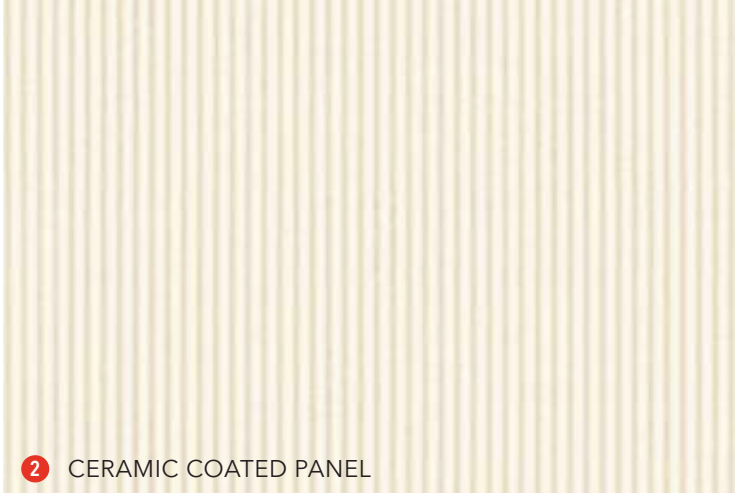


MATERIAL EXPRESSION ALONG 4TH AVE

A darker masonry volume creates a strong north east corner marking the top of the Hill Climb. It is supported by a wood clad glazed volume that introduces warmth and maximizes pedestrian connectivity at the retail frontage. The south end of the building is light and bright invoking the expression at the park facing façade of M2. Ceramic coated panels of varying textures and orientations create a soft composition punctuated by large outdoor decks that create interest and connect the building to the pedestrian realm. Service and move-in functions are wrapped in a mural that celebrates the biodiversity of Thornton Creek.



1 BRICK



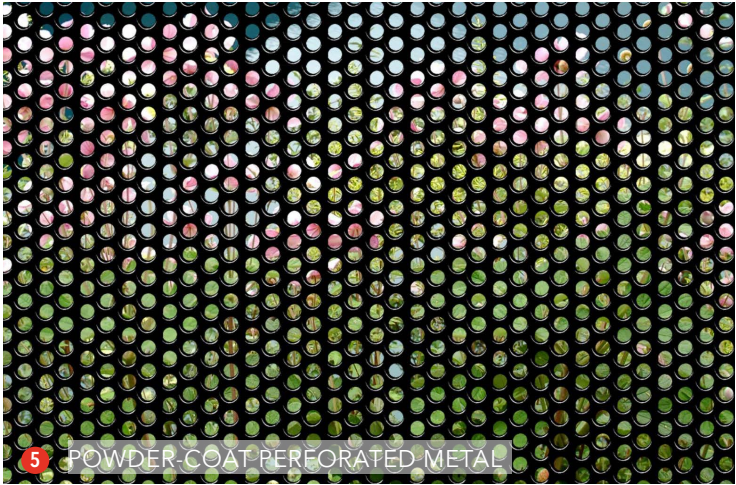
2 CERAMIC COATED PANEL



3 CERAMIC COATED PANEL



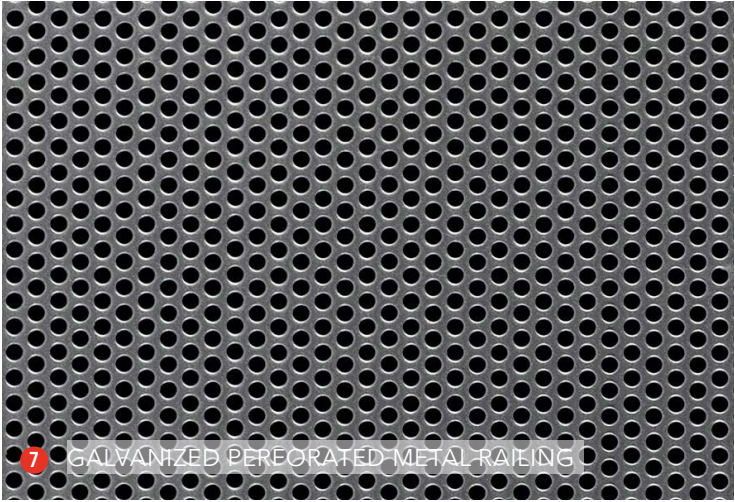
4 WOOD PANEL



5 POWDER COAT PERFORATED METAL



6 CERAMIC COATED PANEL



7 GALVANIZED PERFORATED METAL RAILING



8 TUFTED HAIR GRASS

© Rick Darke

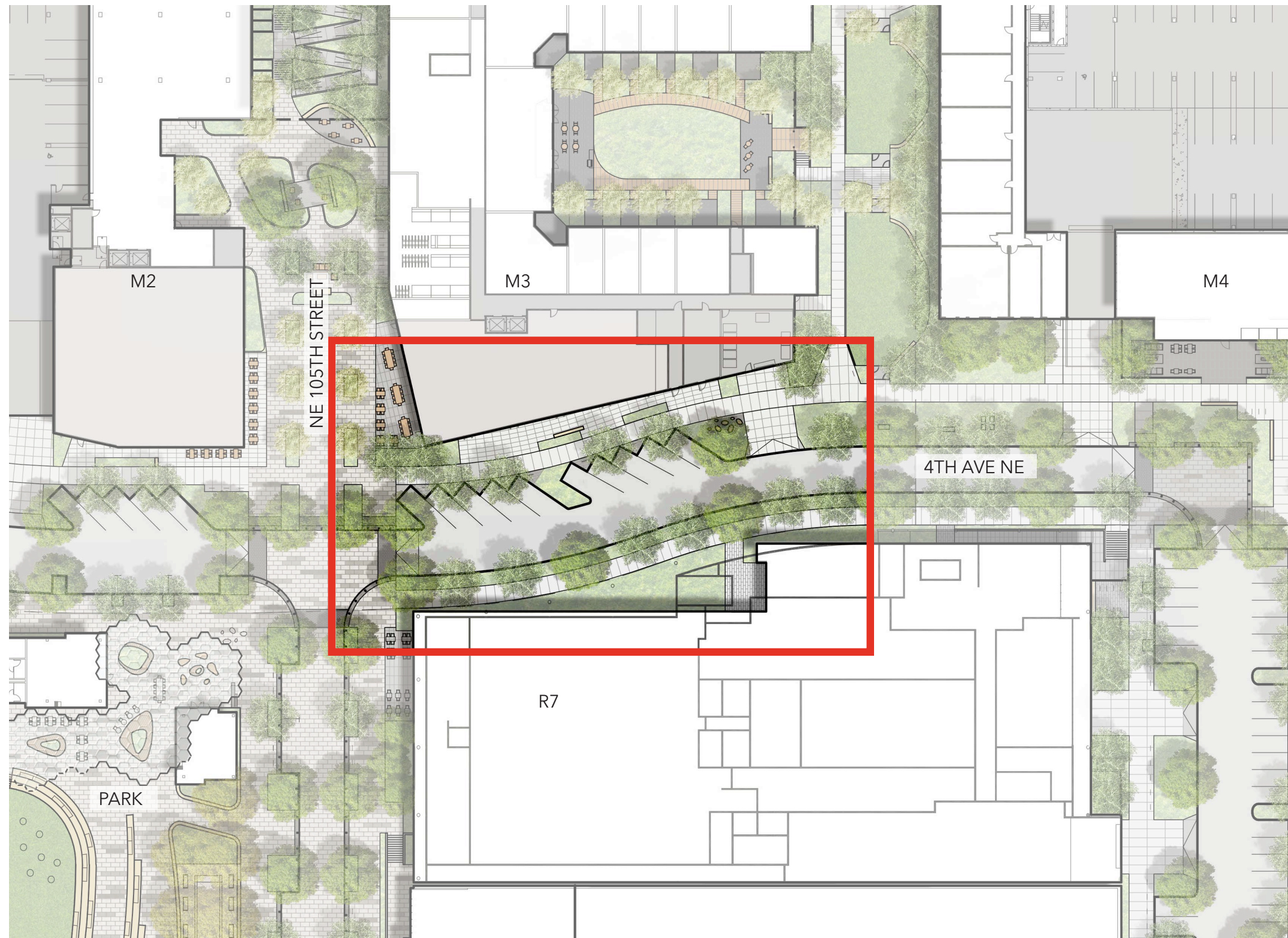


9 BIG BLUE LIRIOPE





Hill Climb West



SECTION 06 / BUILDING ELEMENTS & MATERIALITY

4TH AVENUE RETAIL PROMENADE

The west facade of M3 serves as an extension of the M2 retail corridor at the Central Park and is highly activated at the north end with retail uses. A slight angle at the north west corner eases pedestrian transition into the hill climb and creates maximum visual connectivity for the retail within. At the south end of the west façade a mural and the dog park create strong activation and anchor the southern end of this highly traveled pedestrian path. In the evening this mural is thoroughly lit and serves as a beacon from the Central Park but also from a second Hill Climb that connects at 103rd Street NE.

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M3 - WEST ELEVATION

NORTHWEST CORNER

Shorter in stature than her M2 neighbor the north west corner of M3 serves as a complimentary counterpoint at the upper Hill Climb. At the ground level storefronts recess in wood-clad boxes, connecting this retail expression to the NHL and the residential expression at the Hill Climb and 5th Ave NE. A generous path of travel accommodates auxiliary spaces for dining, waiting and watching the activity at the Central Park. While the rhythm and richness of materials relates strongly to M2 the expression is distinctly M3.



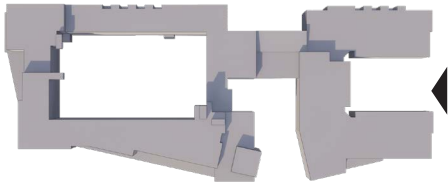
LEGEND

- 1 Residential Units
- 2 Unit Decks
- 3 Framed Portals at Curtain Walls
- 4 Weather Protection
- 5 Mural
- 6 Transparency at Street Level
- 7 Retail

SECTION 06 / BUILDING ELEMENTS & MATERIALITY



M3 - SOUTH ELEVATION



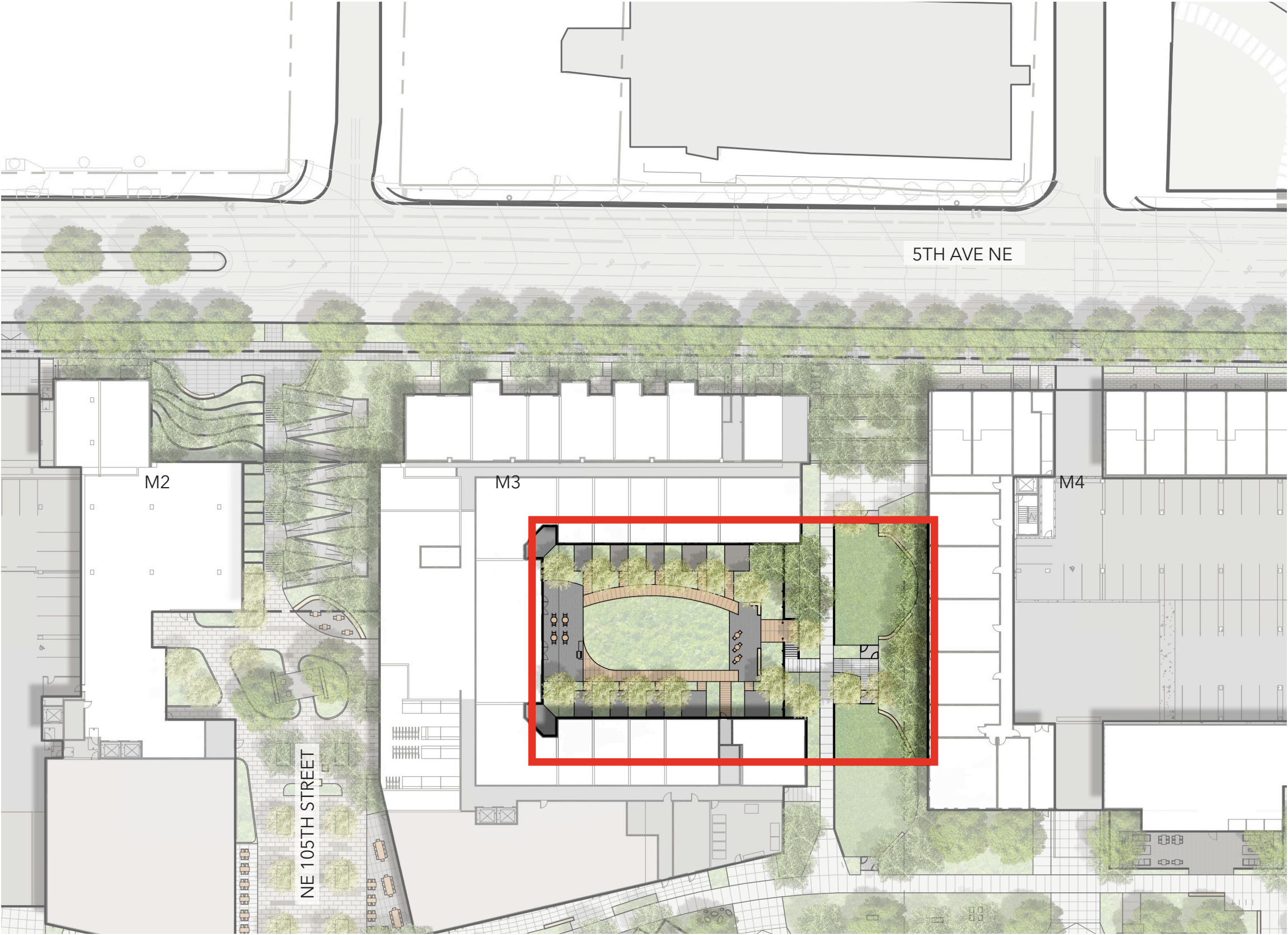
RESIDENTIAL COURTYARD

A south facing residential courtyard maximizes solar exposure and provides easy access to the building M3 lobby and the Hill Climb at the south side. Entry to ground level residential units are articulated by metal frames with inlaid wood paneling, delineating individual patios punctuated by deciduous trees. The expression of wood paneling is also expressed at the south façade where large glazing connects the residential lobby and an indoor children’s play area to the exterior courtyard.



LEGEND

- 1 Residential Units
- 2 Window
- 3 Wood Bays
- 4 Amenity
- 5 Residential Courtyard



DOG PARK & RESIDENTIAL COURTYARD

The south end of the building is host to an artist’s mural that celebrates the biodiversity of Thornton Creek. The mural mock-up in this package features artwork by local Seattle artist Stacy Linn. Recessed soffit lighting illuminates this landmark at night. Clerestory glazing above helps to support connectivity of the interior service functions. Stair towers clad in brick provide verticality at the south end of the building and mark a transition to residential units. At the far east end of the dog park views to Thornton Creek are visible from an overlook supported by terraced landscape.



NTS

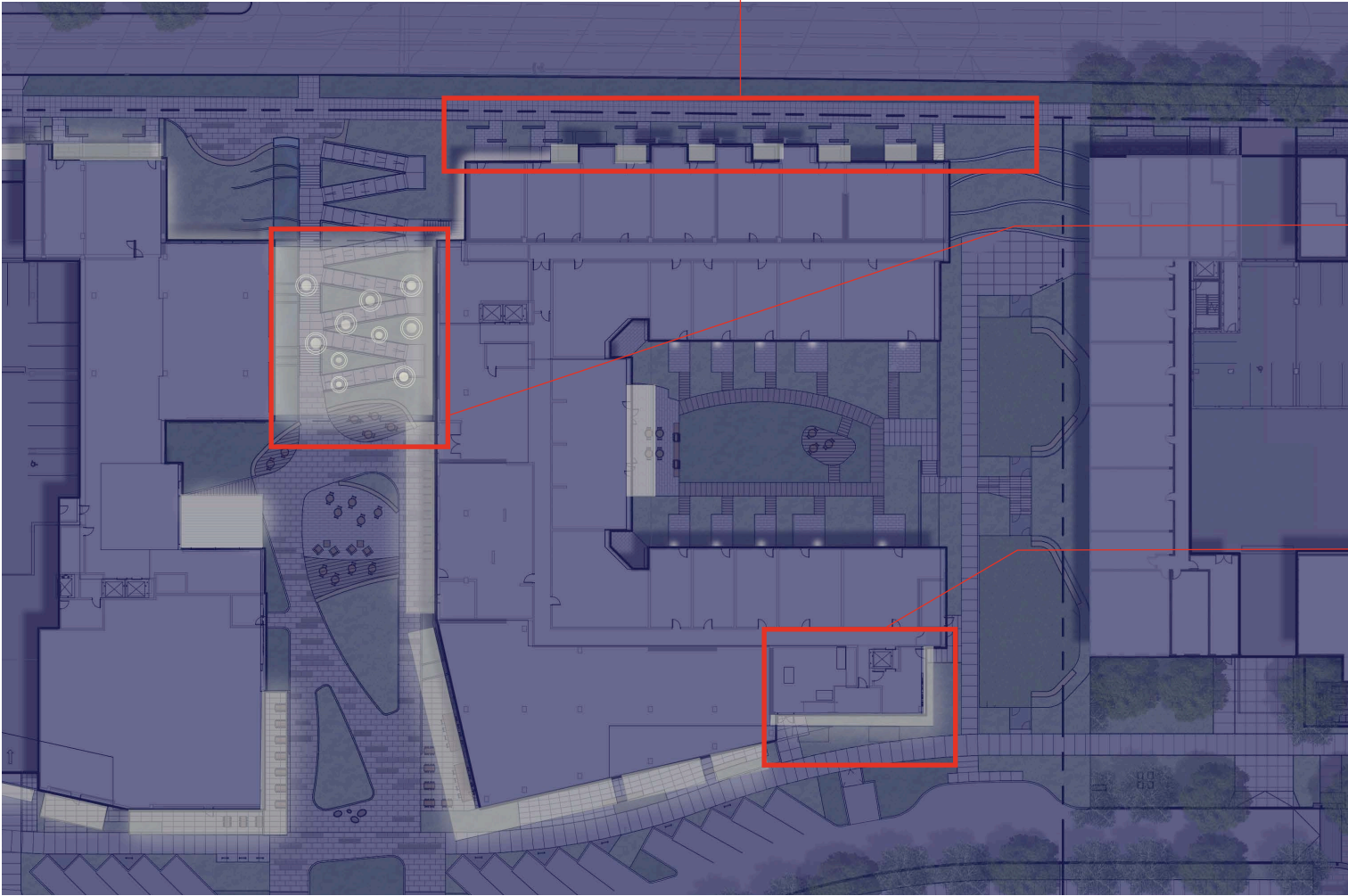


South M3 and Dog Park



RESIDENTIAL TOWNHOMES

Individual unit lights and lighting at underside of soffit created by bay above.



NTS

EXTERIOR LIGHTING

Residential building lighting at building M2 creates a warm glow that integrates the soft lacy expression of landscape with softly lit planes. A program of wall washers, linear fixtures and canopy lighting is utilized to create a consistent glow throughout the project. Accent lighting inspired by artist bent neon helps to create emphasis at the underside of the bridge and at residential entries. Neon is an iconic expression throughout Seattle, illuminating classic landmarks such as the Public Market sign at Pike Place, or the Pink Elephant car wash. The Northgate project seeks to incorporate this type of lighting as a feature to connect with the cities sense of place. Lighting form is inspired by both structured forms and organic, circular shapes that are both modern and natural in expression evoking the site's midcentury past.



HILL CLIMB

Wall washers at hill climb sides and apertures of light at columns expand into tree rings providing ample light at the path.

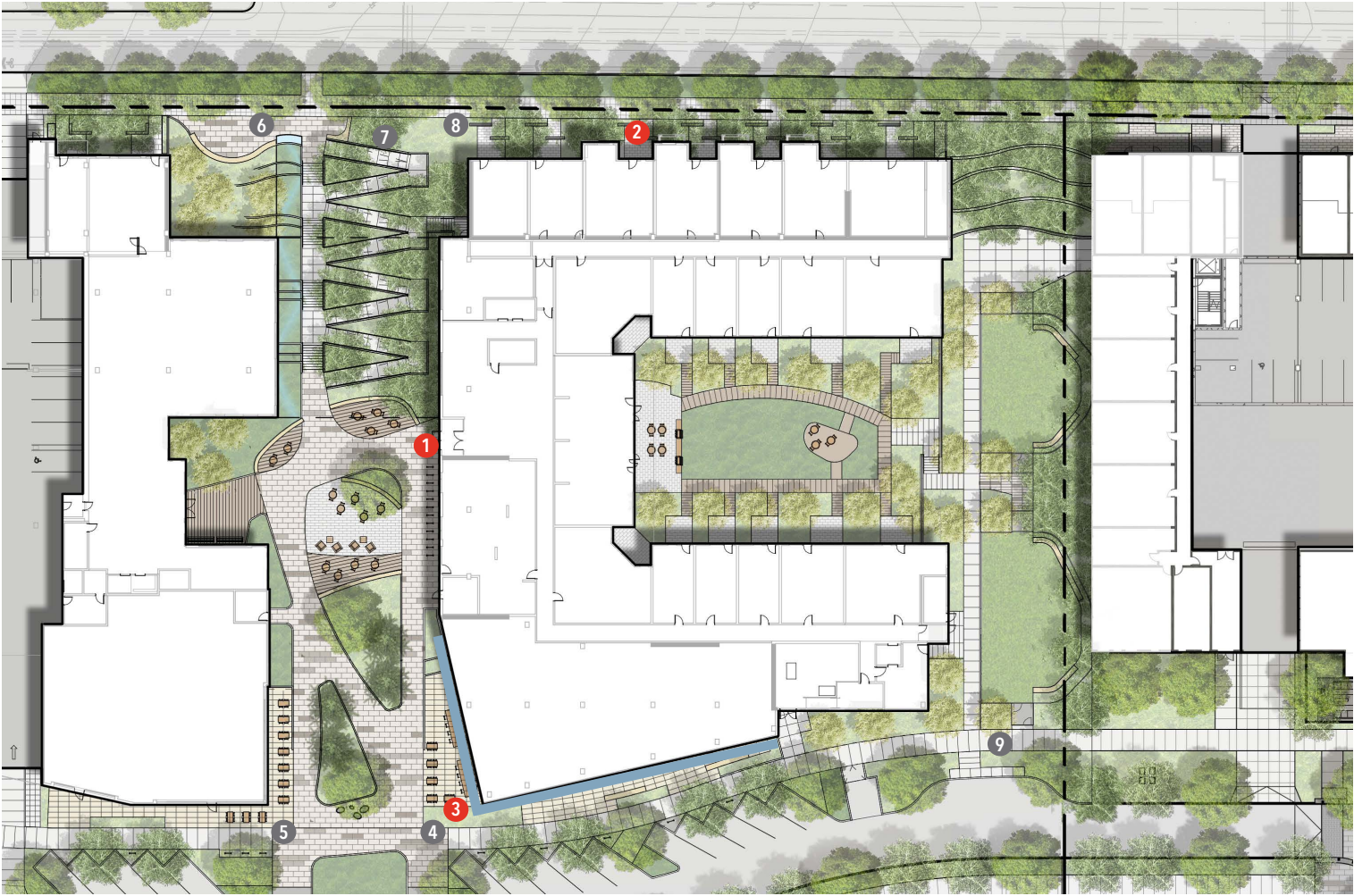


MURAL

Wall washers at mural to enhance artwork.

SIGNAGE

Building signage integrates site-wide recommendations with individual building expression and materiality. In many cases signage is integrated with building elements such as canopies and overhangs and site walls making it integral to building form and lighting concepts. Pedestrian wayfinding signage, building-mounted signage, vehicular wayfinding and parking identity signage act synergistically to incite curiosity and aid in ease of use.



1 Residential Awning Sign



2 Townhouse Identity



3 Retail Building Mounted Signage

- 4 Vehicular Directional
- 5 Pedestrian Directional
- 6 Pedestrian Directional
- 7 Trail Identity
- 8 NHL Freestanding Identity
- 9 Pedestrian Directional

LEGEND

Site Signage per Recommendation Package (05.28.2019)

Proposed M3 Building Mounted Signage

Proposed Retail Signage Zones per Tenant



Hill Climb from 5th Avenue NE



- OVERALL SITE PLAN
- LANDSCAPE DESIGN CHARACTER
- STREET LEVEL SITE PLAN
- ROOF LEVEL SITE PLAN
- SECTIONS
- PLANTING PALETTE
- MATERIALS
- VIGNETTES
- SITE LIGHTING



CLEAR

- Transparency: Visibility of places for people
- Clarity: Legibility of building uses and urban form
- Porosity: Creating connections to and through the site
- Intuitive Wayfinding



MODERN

- Urban Livability: Casual and approachable
- Honest application of materials
- Integration with nature
- Elemental palette
- A continued legacy



DELIGHT

- Pleasure in the built environment
- Invoking a sense of discovery and surprise
- Experiential, exuberant, enthusiastic
- Joy for all

PROJECT VISION

OVERALL SITE PLAN

OVERVIEW






Building M3 defines the pedestrian gateway at 5th Avenue and 105th Street. Newly configured resident amenity and lounge in M2 connects more seamlessly to M3’s amenities, and engages the Pedestrian Connector, a Public Open Space. The pedestrian connector, a leveled area, includes bio-retention planting and spaces for seating and gathering; and will be a hub for connecting M3 to M2 buildings at the ground floor. The Hill Climb will provide an ADA connection from the heart of the site out to the neighborhood, connecting to 105th Street and Thornton Creek.

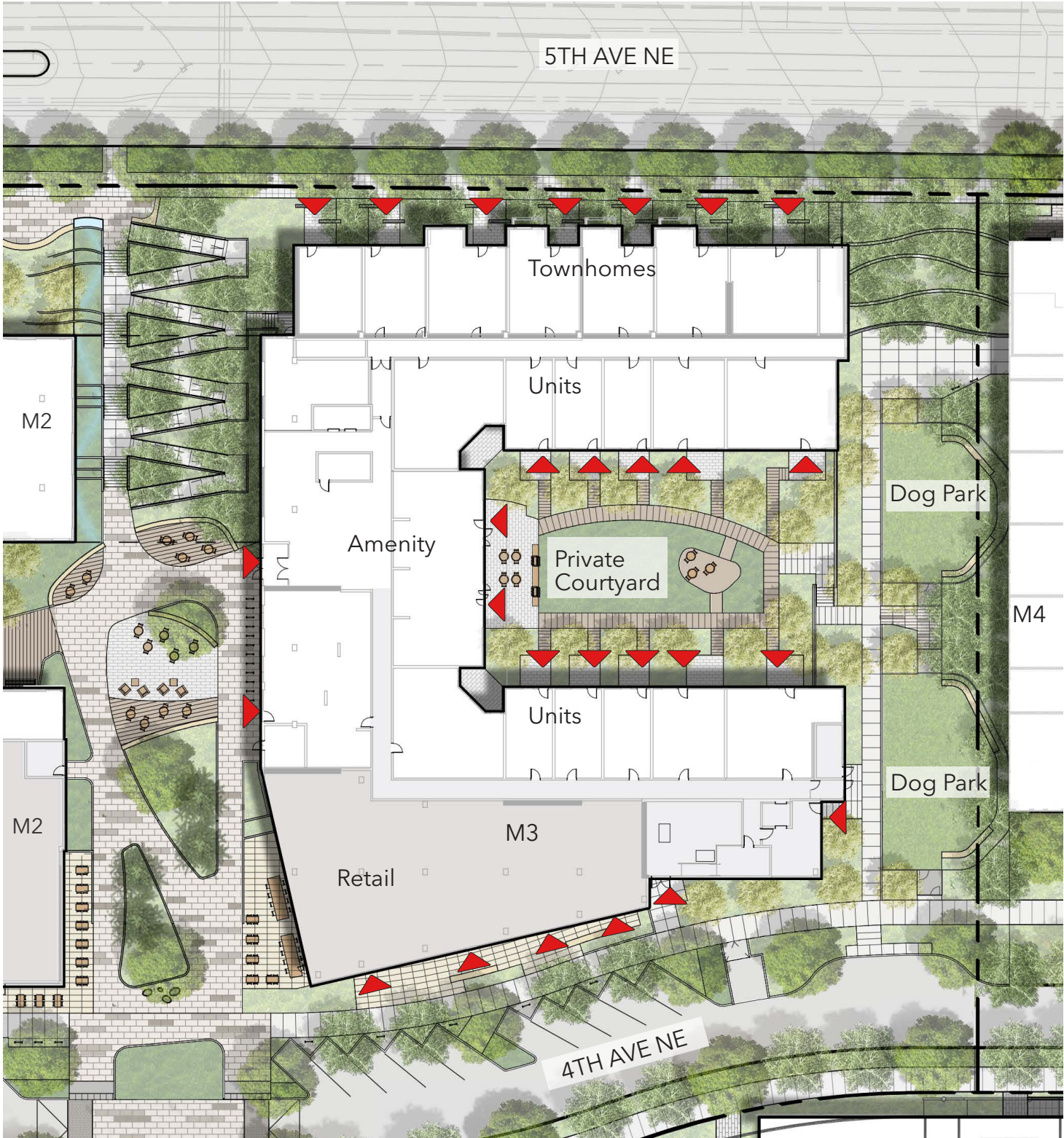
4th Avenue provides a solid urban edge that helps define the streetscape and reinforces the curves. A clear sidewalk zone is now defined, and ancillary uses relating to retail and public street life give vibrancy to the street.

Town home units create a pedestrian friendly street frontage and strengthen the residential character of 5th Avenue - establishing its role as a transition space to the single-family neighborhood to the east.

A Public Dog Park is created between M3 and M4, with space for gathering, and separation for large and small dogs, surrounded by native plants that are reminiscent of Thornton Creek.

On the south side, a private residential amenity courtyard will open up to the dog park, with units connecting to the space at ground level and exterior gathering amenities. At the 3rd level, private patios create interesting architectural massing and become resident private amenities. The top level includes a roof deck that maximizes solar exposure and views, and includes spaces for people to garden, grow their own food, sit and enjoys vistas of the Central park and of the surroundings.

-  Residential
-  Retail
-  Circulation / Support
-  Pedestrian Entry / Exit
-  Vehicular Entry



SITE PLAN



Hill Climb - Stairs and Ramps with Planting Between Ramp Runs



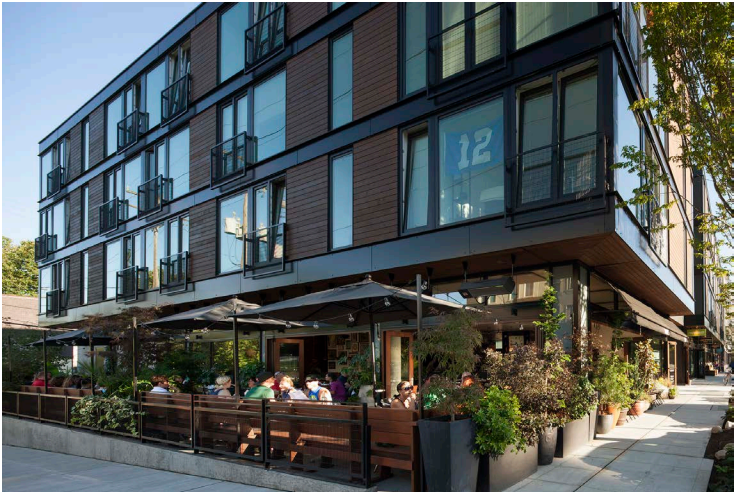
Connection of Interior and Exterior Amenity at Courtyard



Community-Friendly Public Dog Park



Pedestrian Street with Human Scale Elements



Corner Expression at 4th and 105th Retail Terraces

STREET LEVEL DESIGN CHARACTER

Spaces are created to promote social interaction and public expression. The Hill Climb will help pedestrian movement in and out of the Northgate site and into the neighborhood. Bio-retention will showcase plantings that are reminiscent of Thornton Creek and that bring a natural feel. A residential lobby alcove is inviting and welcoming, with north south movement back and forth between M2 and M3. Hill climb lower plaza includes a photo moment, with curvilinear walls and space to activate that edge.

5th Avenue character will be residential in feel, with town home entries flanked by concrete walls which will house lighting and entry/door number.

Public open space on the south side of M3 - the Dog Park - will respond to its proximity to Thornton Creek and the two park sections will nestle into planting, with 42" height fences and gathering areas that take advantage of the grade change with overlook opportunities to the east.

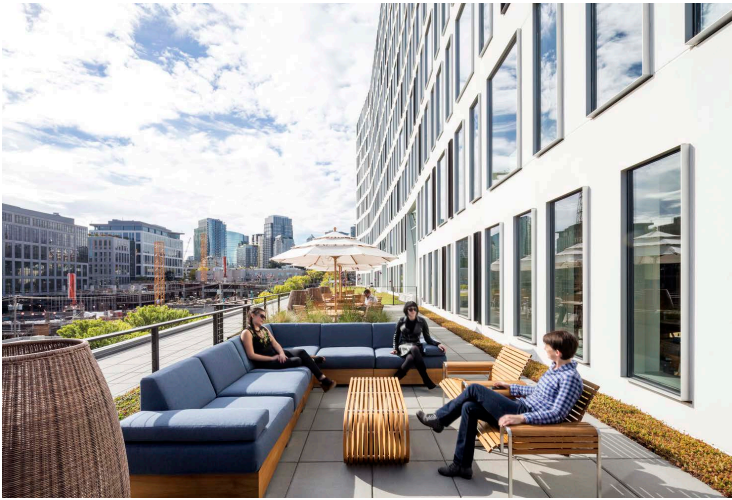
4th Avenue will bring permeability to the sidewalks, with clear definition of the walking zone vs play/sit/shop zones. Sidewalks will offer many areas to sit and pause, and areas for retailers to spill into the public realm.

UPPER LEVEL DESIGN CHARACTER

The upper level roof will complement the M2 amenity spaces with ancillary spaces that are available to residents for urban farming / gardening. Location right above the bridge maximizes views into the site (west), while taking advantage of solar exposure.



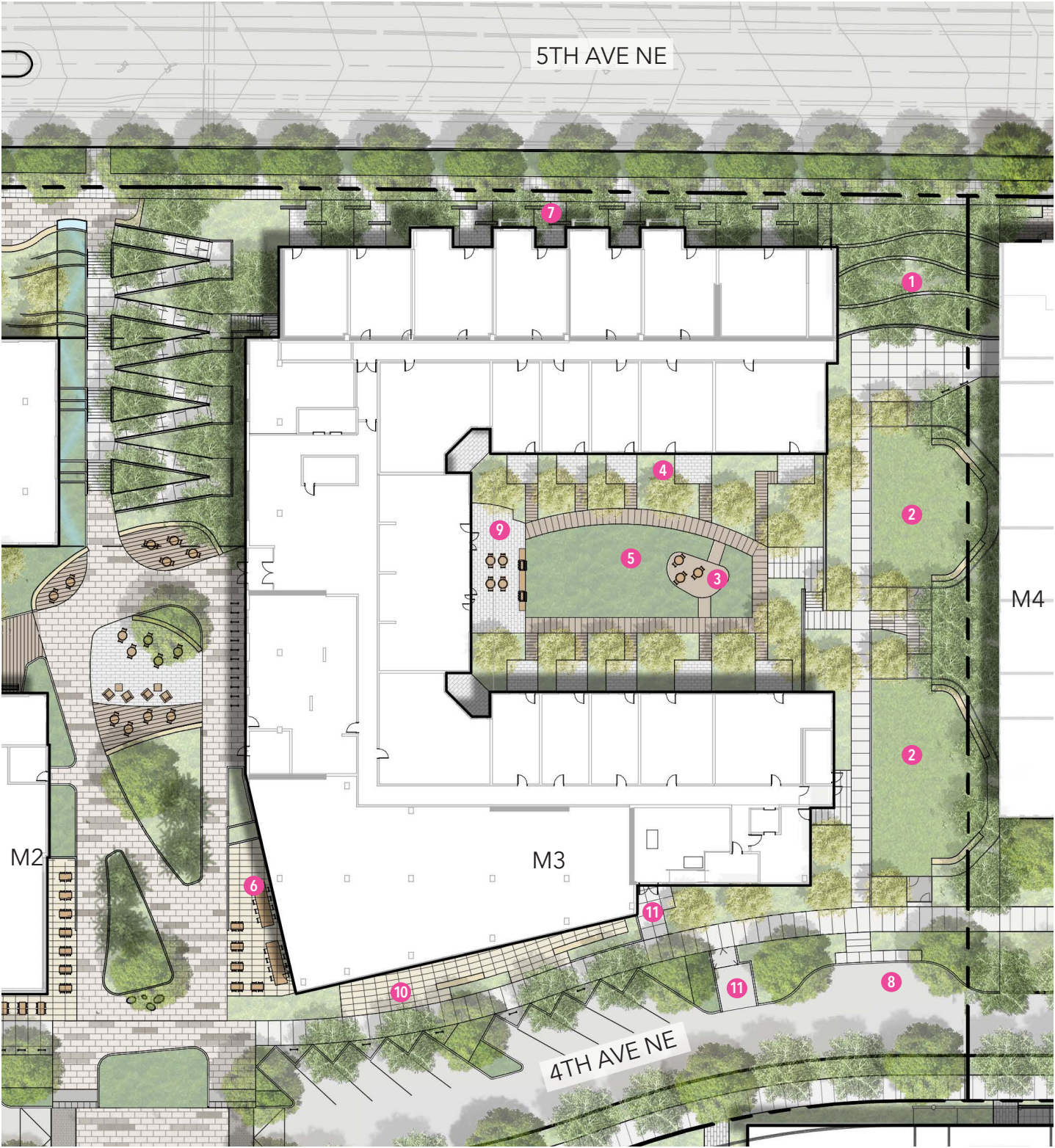
Urban Farming at Roof Top



Roof Top Seating Area



Maximizing opportunities for gardening with solar exposure



STREET LEVEL SITE PLAN

STREET LEVEL SITE PLAN

- LEGEND**
- 1 Natural Terraced Planting
 - 2 Fenced Dog Park (Small/Large)
 - 3 Courtyard Informal Seating Area
 - 4 Private Terrace
 - 5 Bio-retention Planting
 - 6 Retail Terrace
 - 7 Townhome Entry Terrace
 - 8 Loading Zone
 - 9 Private Outdoor Amenity Space
 - 10 Retail Zone
 - 11 Trash Collection

ROOF LEVEL SITE PLAN



ROOF PLAN

- LEGEND**
- 1 Private Terraces
 - 2 Community Gardens
 - 3 Lounge Area
 - 4 Roof

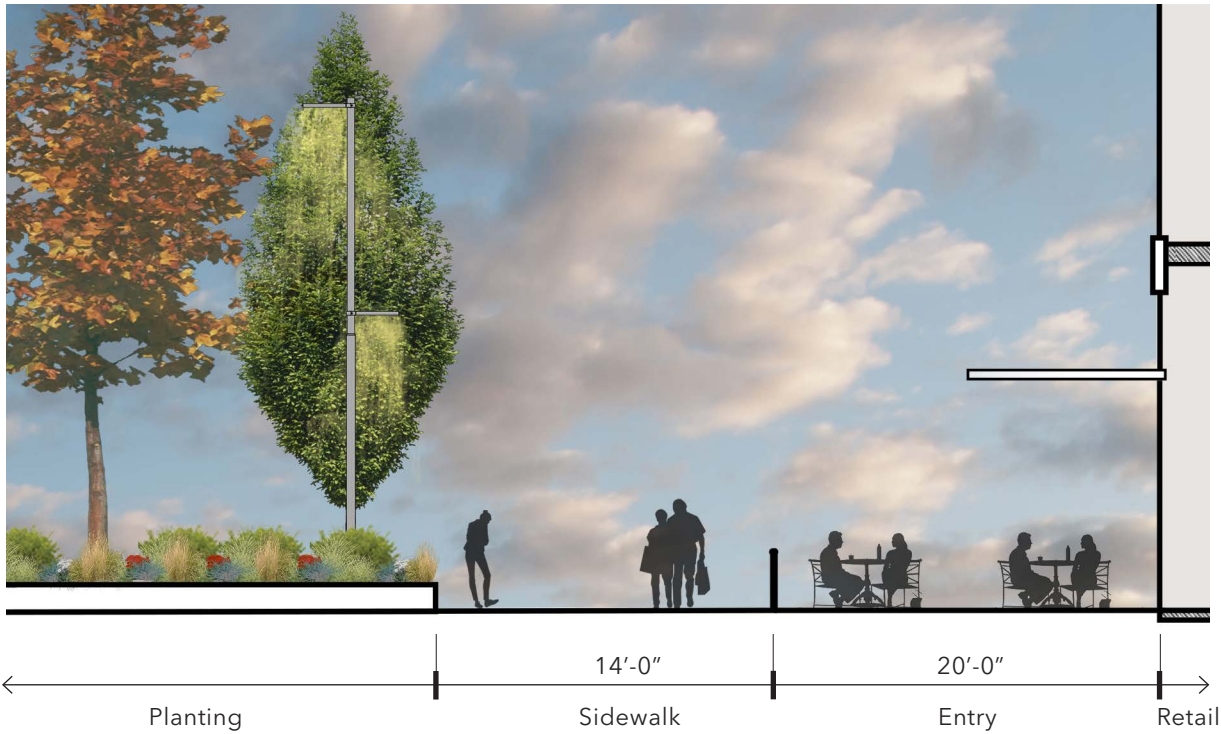
SECTION - 5TH AVE AT DOG PARK



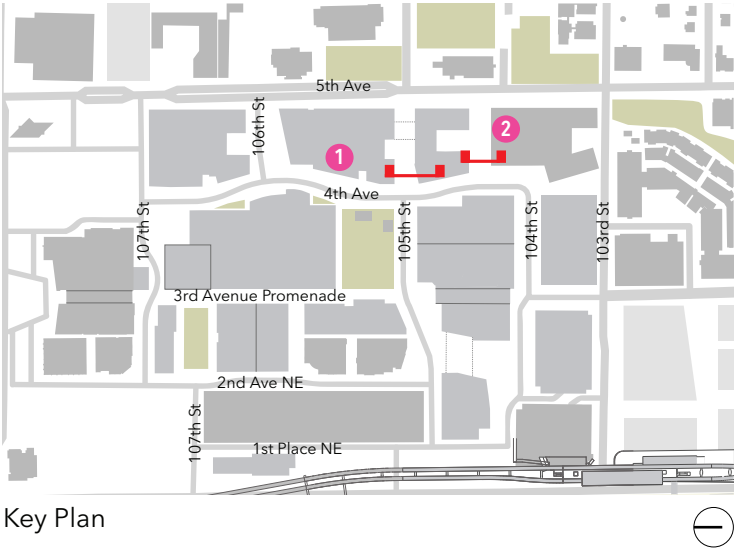
Key Plan



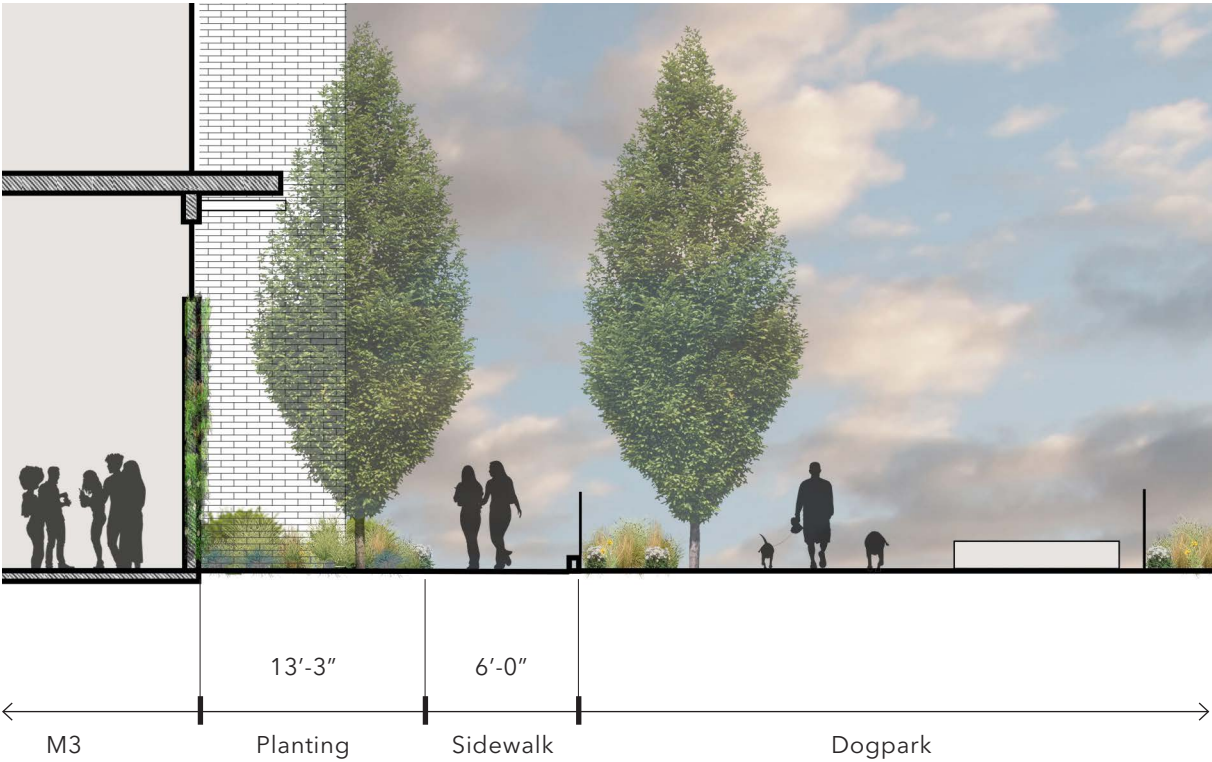
SECTION 1- PEDESTRIAN CORRIDOR



Shared Pedestrian Connection will Feel Safe and Inviting

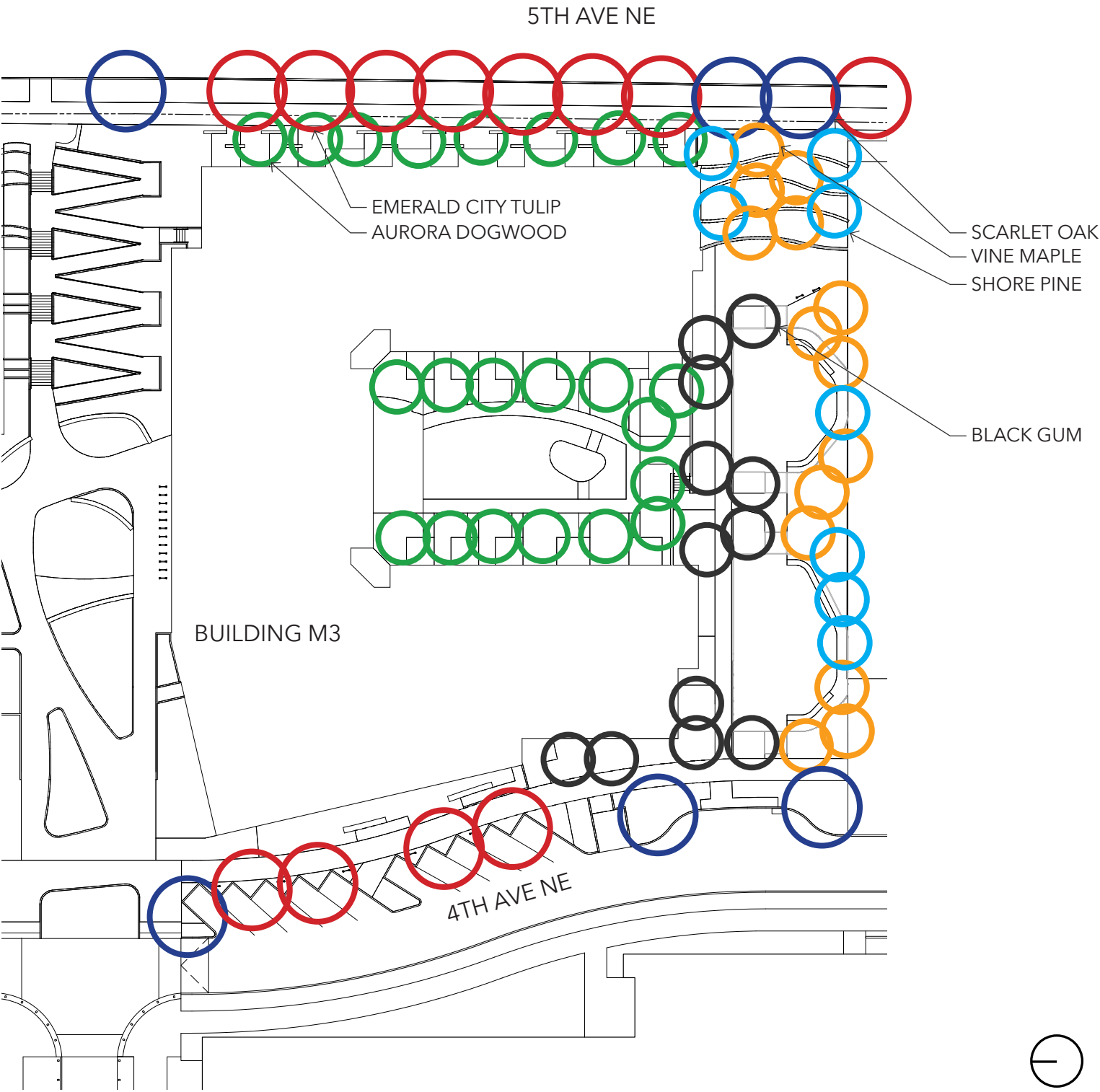


SECTION 2 -104TH STREET AT DOG PARK



Indoor Outdoor Connections will Bring Vibrancy

STREET LEVEL TREE DIAGRAM



STREET LEVEL TREE PALETTE



Scarlet Oak



Aurora Dogwood



Black Gum



Emerald City Tulip Tree

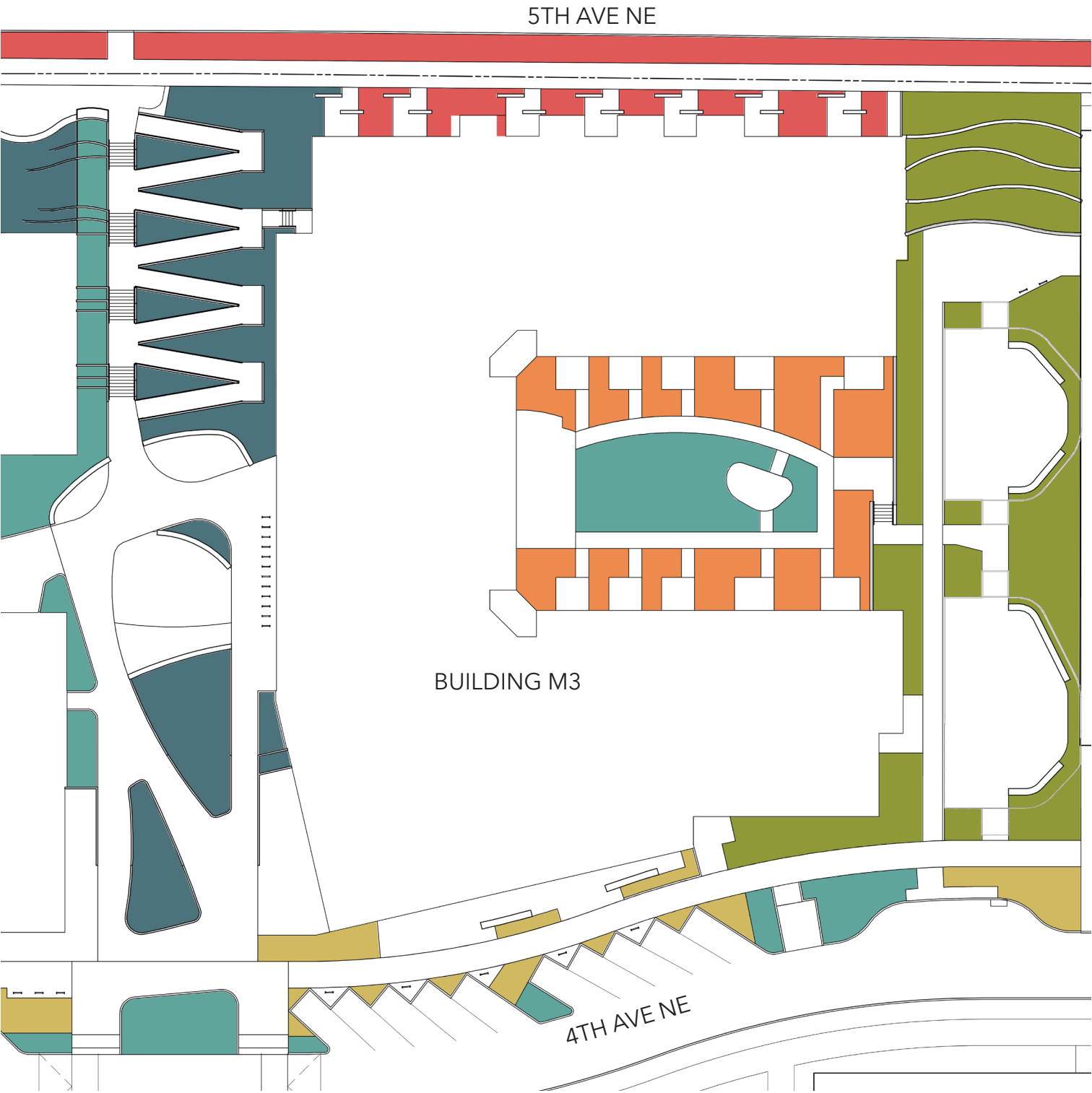


Shore Pine



Vine Maple - Multi-Stemmed

STREET LEVEL PLANTING DIAGRAM



PLANTING LEGEND

- Courtyard
- Bio-Retention
- 4th Avenue
- 5th Avenue
- Dog Area

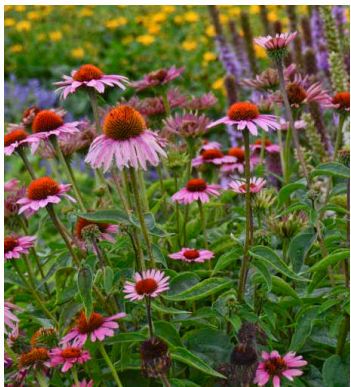
STREET LEVEL PLANTING PALETTE - 4TH AVE



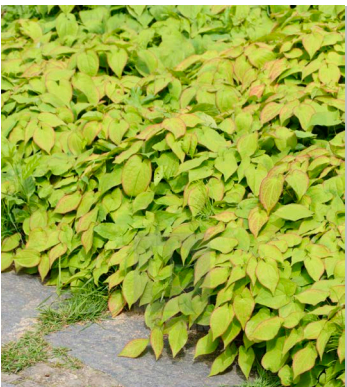
Pee Wee Oak-leaf Hydrangea



Dwarf Sweet Box



Coneflower Magnus



Barrenwort



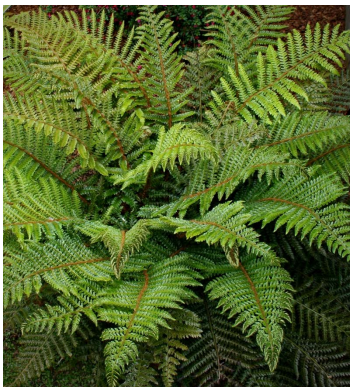
Golden Variegated Sweetflag



Tufted Hair Grass



Autumn Fern



Tassel fern



Box-Leaf Honeysuckle



Bear's Breeches



Sea Holly Sapphire Blue



Coral Bell Marmalade



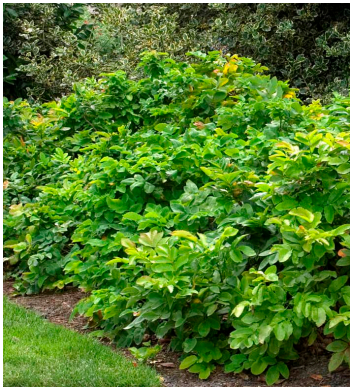
Purple Moor Grass



Switch Grass Shenandoah



Sword Fern



Creeping Oregon Grape



Double Play Big Bang Spirea



Dwarf Red-osier Dogwood



Lenten Rose Ivory Prince



Big Blue Liriope



Pink Fountain Grass



Blue Gama Grass



Creeping Raspberry



Bearberry Coral Beauty

SHRUBS

PERENNIALS

GRASSES

GROUNDCOVERS / FERNS

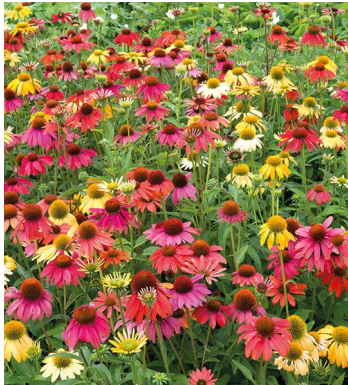
STREET LEVEL PLANTING PALETTE - 5TH AVE



Pee Wee Oak-leaf Hydrangea



Dwarf Sweet Box



Cheyenne Spirit Echinacea



Joan Senior Daylily



All Gold Japanese Forest Grass



Tufted Hair Grass



Autumn Fern



Japanese Painted Fern



P.J.M. Rhododendron



Dwarf Fothergilla



Skyscraper Dark Purple Salvia



Thriller Lady's Mantle



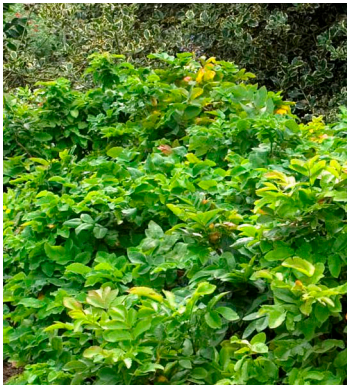
Black Mondo Grass



Everlite Variegated Sedge



Sword Fern



Creeping Oregon Grape



Double Play Big Bang Spirea



Emerald Spreader Japanese Yew



Frosted Violet Coral Bells



Big Blue Liriope



Pink Fountain Grass



New Zealand Sedge



Scarletta Fetterbush



Cherry Berries Wintergreen

SHRUBS

PERENNIALS

GRASSES

GROUNDCOVERS / FERNS

STREET LEVEL PLANTING PALETTE - DOG AREA



Pee Wee Oak-leaf Hydrangea



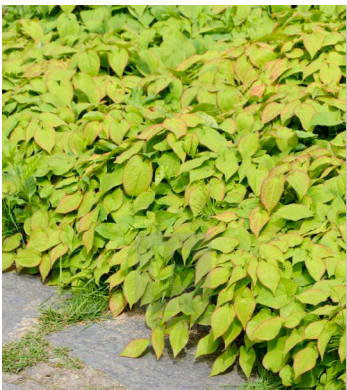
Dwarf Sweet Box



Doublefile Viburnum



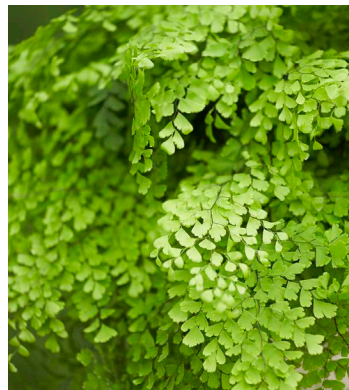
Fanal Astilbe



Barrenwort



Golden Variegated Sweetflag



Maidenhair Fern



Madison Star Jasmine



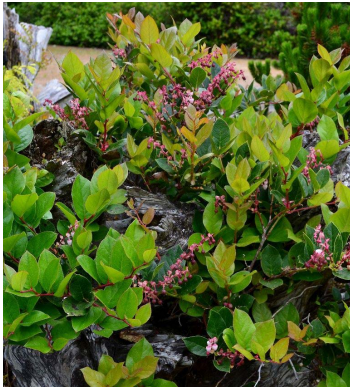
Snowberry



Evergreen Huckleberry



Strawberry Bush



Salal



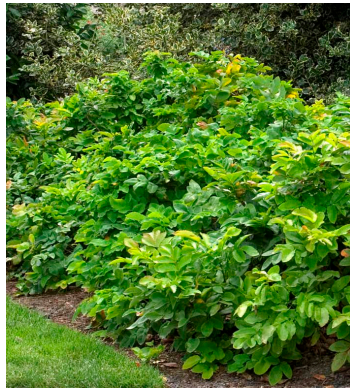
Black Negligee Snakeroot



Ice Dance Japanese Sedge



Sword Fern



Creeping Oregon Grape



Black Lace Elderberry



Red-osier Dogwood



Dwarf Fothergilla



Sweet Woodruff



Lily Turf



Blue Gama Grass



Creeping Raspberry



Kinnikinnick

SHRUBS

PERENNIALS

GRASSES

GROUNDCOVERS / FERNS

STREET LEVEL PLANTING PALETTE - COURTYARD



Dwarf Fothergilla



P.J.M. Rhododendron



Lenten Rose Ivory Prince



Big Blue Liriope



Golden Variegated Sweetflag



Maidenhair Fern



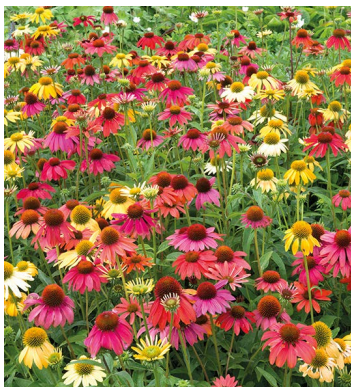
Silvervein Creeper



Strawberry Bush



Pee Wee Oak-leaf Hydrangea



Cheyenne Spirit Echinacea



Joan Senior Daylily



Black Mondo Grass



Deer Fern



Creeping Oregon Grape



Doublefile Viburnum



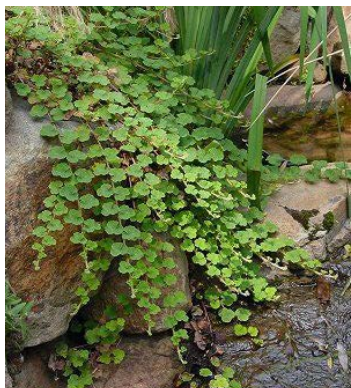
Sea Thrift



Frosted Violet Coral Bells



Blue Gama Grass



Creeping Raspberry



Kinnikinnick

SHRUBS

PERENNIALS/GRASSES

FERNS/GROUNDCOVERS/VINES

STREET LEVEL PLANTING PALETTE - BIO-RETENTION



Pee Wee Oak-leaf Hydrangea



Dwarf Red-Osier Dogwood



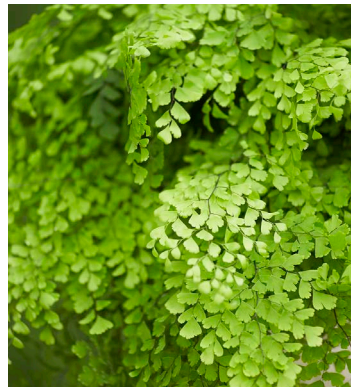
Tough-Leaf Iris



Golden Sweetflag



Slough Sedge



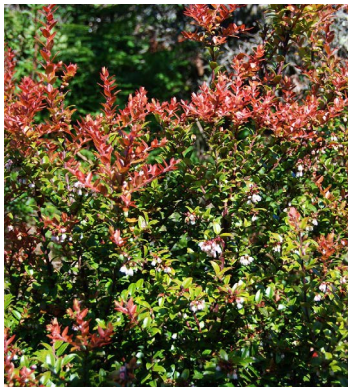
Maidenhair Fern



Silvervein Creeper



Snowberry



Evergreen Huckleberry



Sedum Autumn Joy



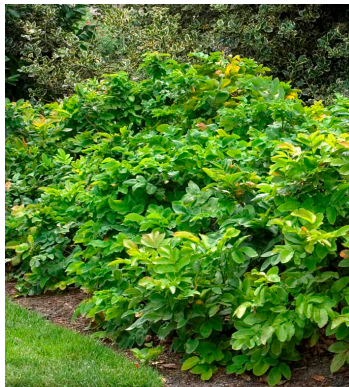
Grassland Sedge



Soft Rush



Deer Fern



Creeping Oregon Grape



Alpine Currant



Isanti Red-osier Dogwood



Sea Thrift



Swordleaf Rush



Elk Blue California Gray Rush



Creeping Raspberry



Kinnikinnick

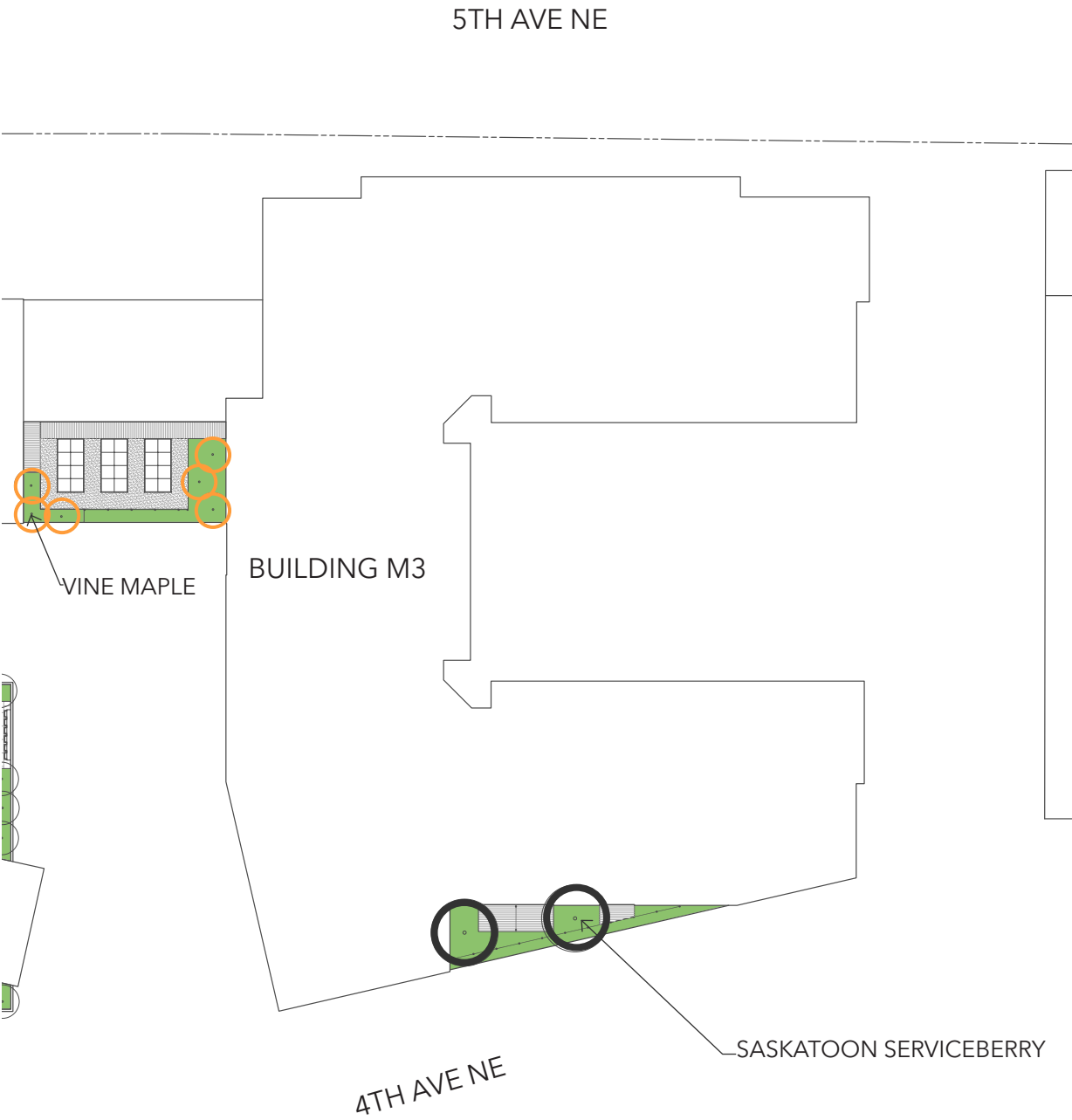
SHRUBS

PERENNIALS

GRASSES

GROUNDCOVERS/FERNS/VINES

UPPER LEVEL PLANTING DAIAGRAM



PLANTING LEGEND

■ Planting on Structure

UPPER LEVEL PLANTING PALETTE



Saskatoon Serviceberry



Creeping Rosemary



English Lavender



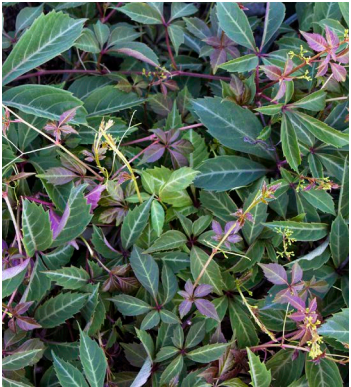
Fireball Bee Balm



Golden Variegated Sweetflag



Oregon Stonecrop



Silvervein Creeper



Vine Maple



Bay laurel



Thyme



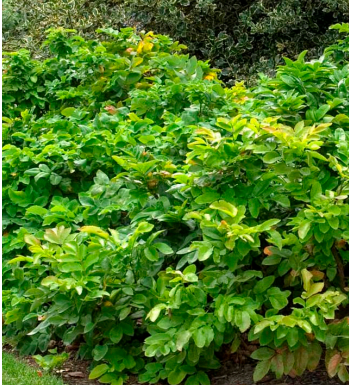
Joan Senior Daylily



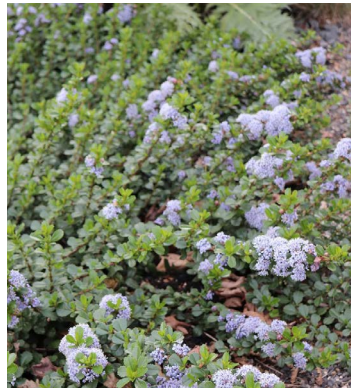
Black Mondo Grass



Beach Strawberry



Creeping Oregon Grape



Point Reyes Ceanothus



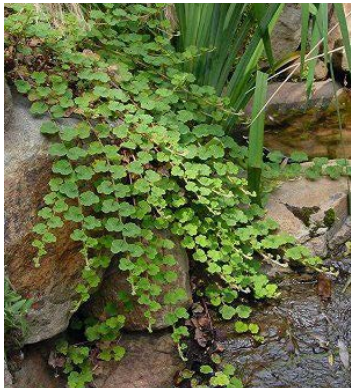
Oregano



Frosted Violet Coral Bells



Blue Gama Grass



Creeping Raspberry



Kinnikinnick

TREES

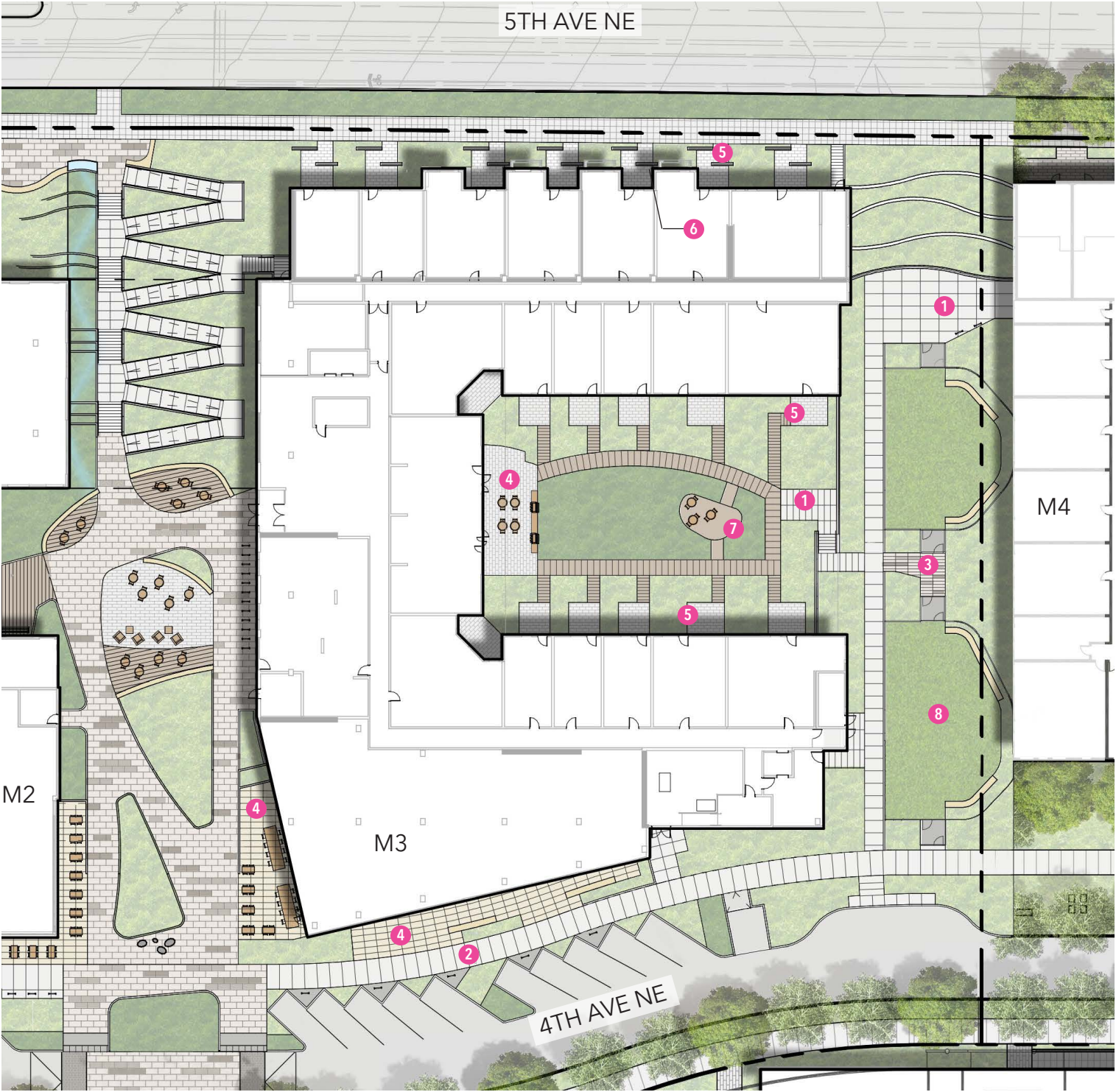
SHRUBS

PERENNIALS

GRASSES

GROUNDCOVERS/VINES

MATERIALS

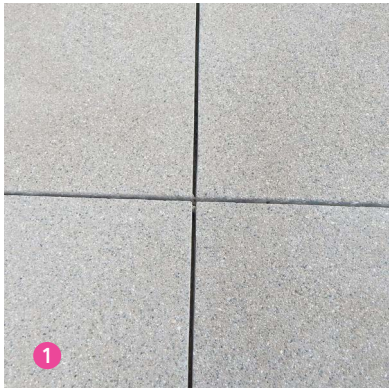


STREET LEVEL MATERIAL DIAGRAM

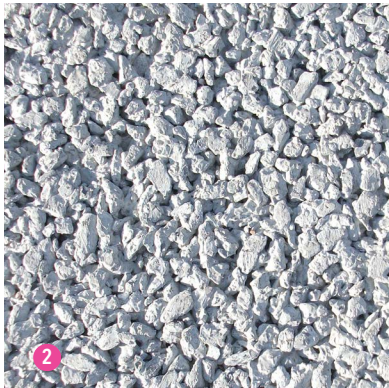
LEGEND

- 1 CIP Concrete - Natural
- 2 Pervious CIP Concrete - Natural
- 3 Pavers Mixed - Granada White, Porcelain, French Gray
- 4 Pavers - Almond
- 5 Pavers - Granada White
- 6 CIP Concrete Walls - Graphite
- 7 Wood Decking

CIP CONCRETE PAVING



CIP Concrete - Natural



Pervious CIP Concrete - Natural

CONCRETE PAVERS PAVER MIX



Pavers - Granada White



Pavers - Porcelain



Pavers - French Gray

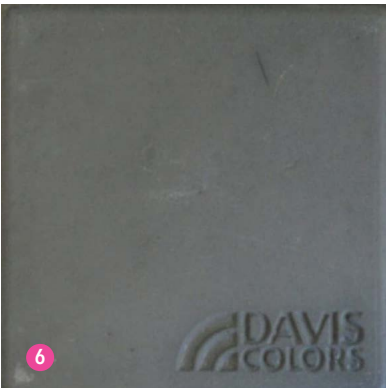
ACCENTS



Pavers - Almond



Pavers - Granada White

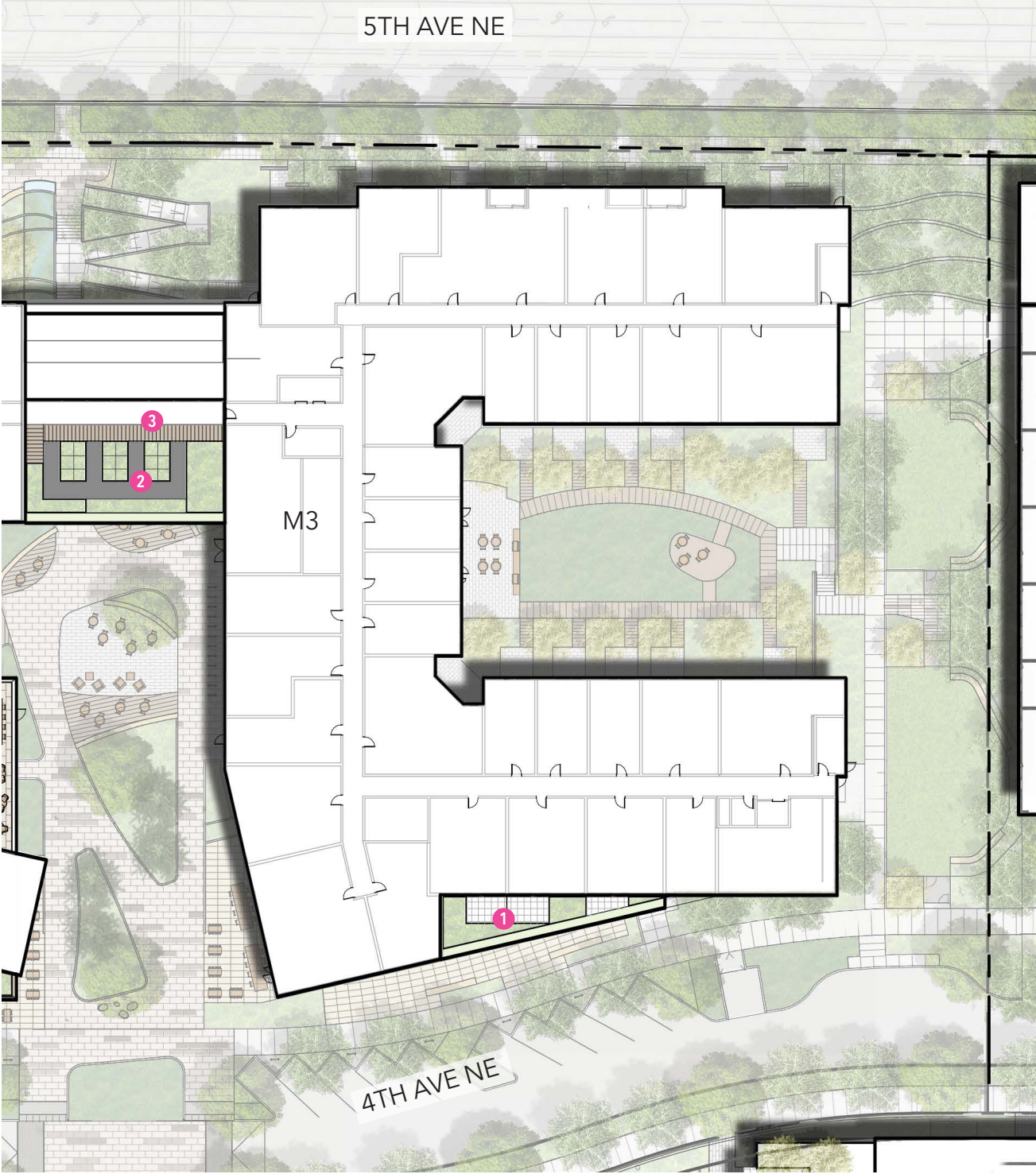


CIP Concrete Walls - Graphite



Wood Decking - Ipe

MATERIALS



LEGEND

- 1 Pavers - Granada White
- 2 Compacted Gravel
- 3 Wood Decking - Ipe



Pavers - Granada White



1/4" minus Compacted Gravel



Wood Decking - Ipe



Retail Corner from 4th Avenue NE



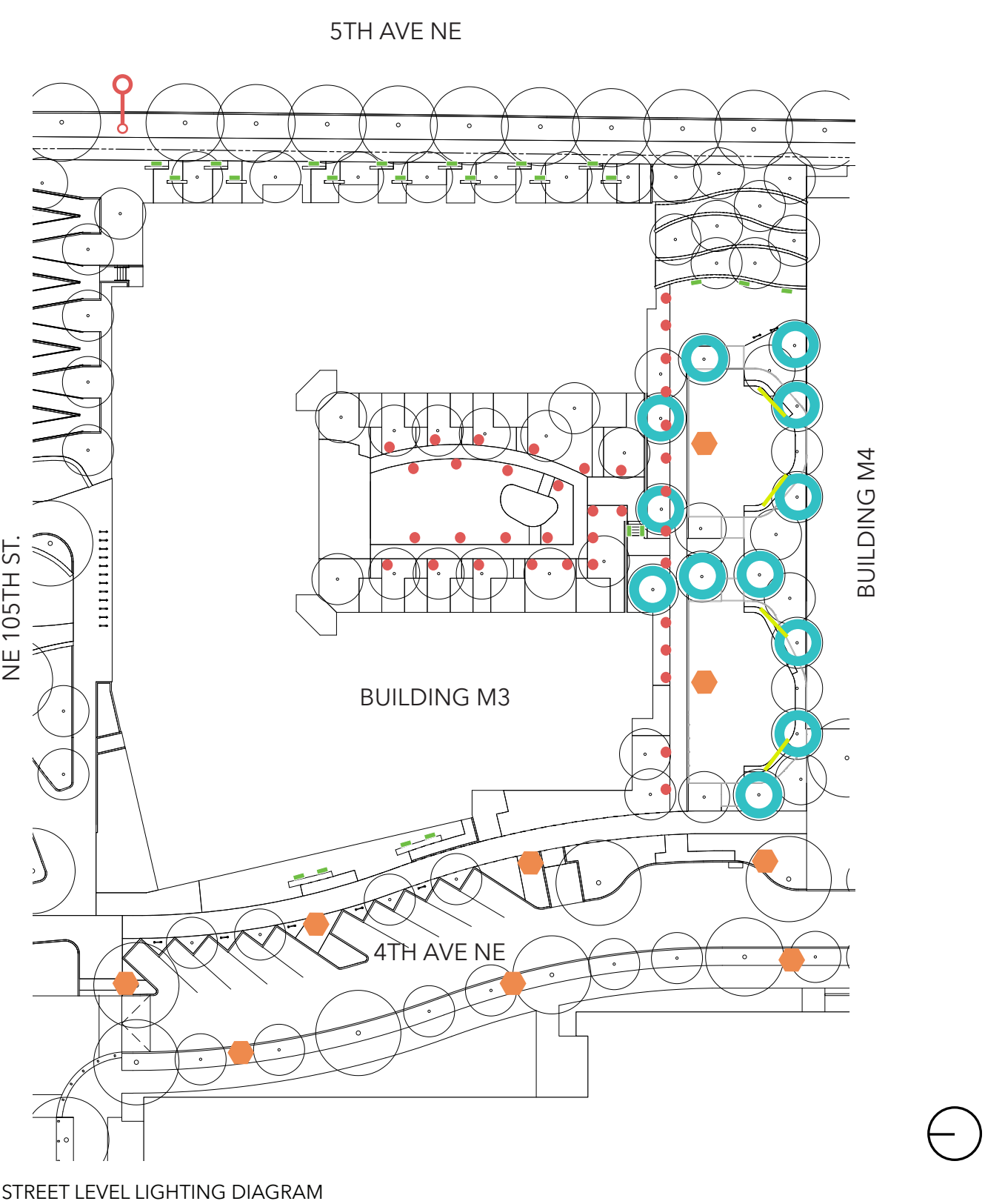
Dog Park from 4th Avenue NE



Townhouse Units from 5th Avenue NE








Hill Climb from 5th Avenue NE



LIGHTING

SYMBOL LEGEND

-  Pole-Mounted Pedestrian Light
-  Tree-Mounted Down Light
-  Embedded Wall Light
-  LED Strip Light
-  Path Light
-  Vehicular Street Light



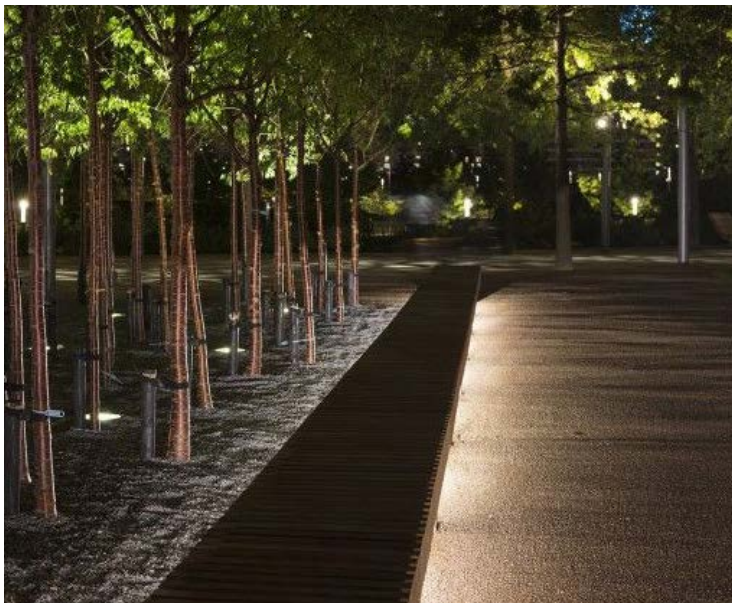
Pedestrian Pole Light



Path Light



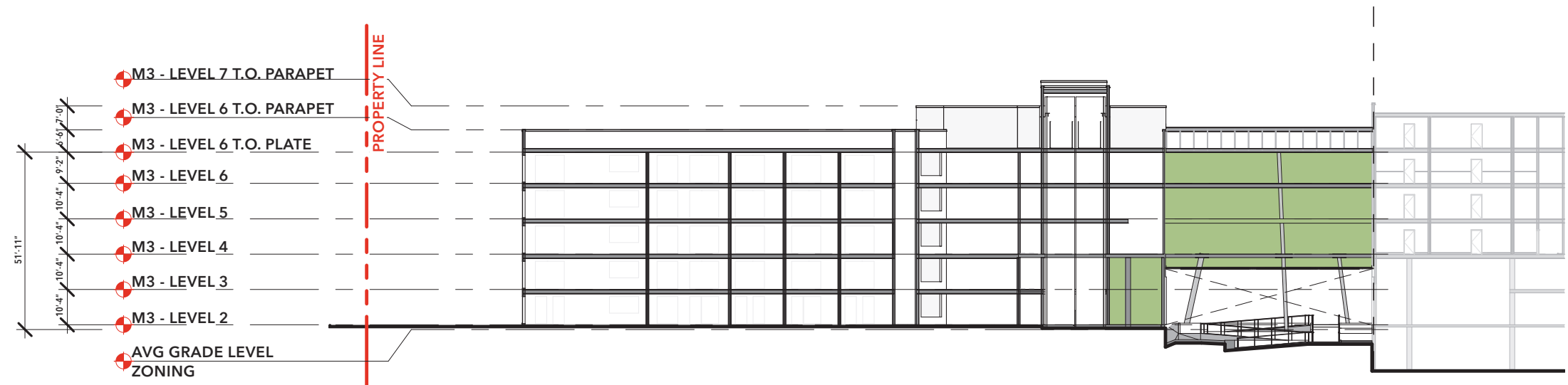
Tree Mounted Downlight



LED Strip Light

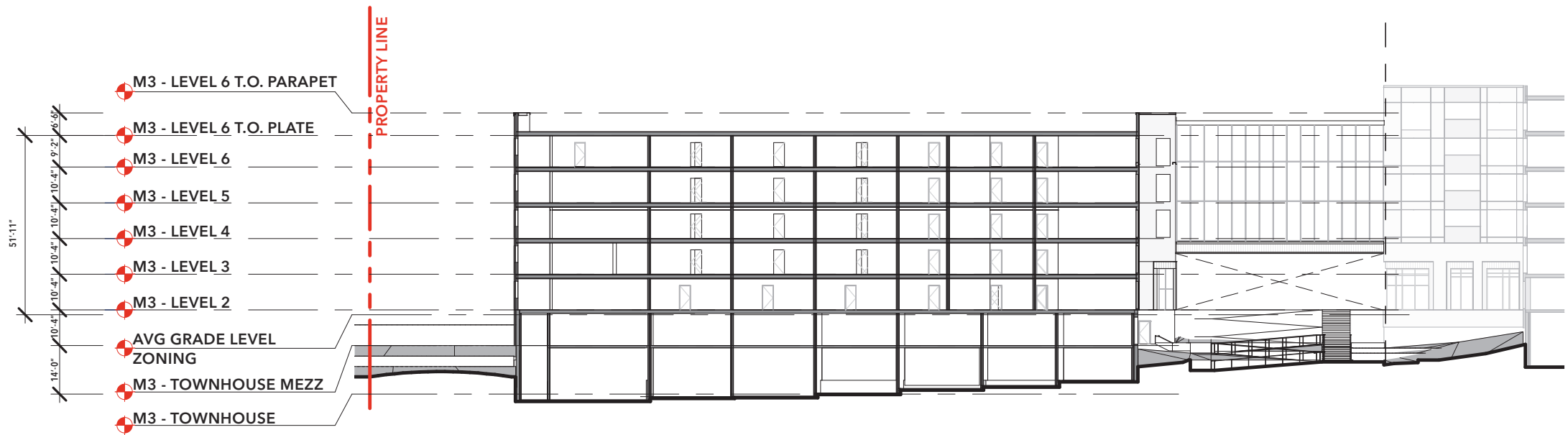


Wall-Mounted Light



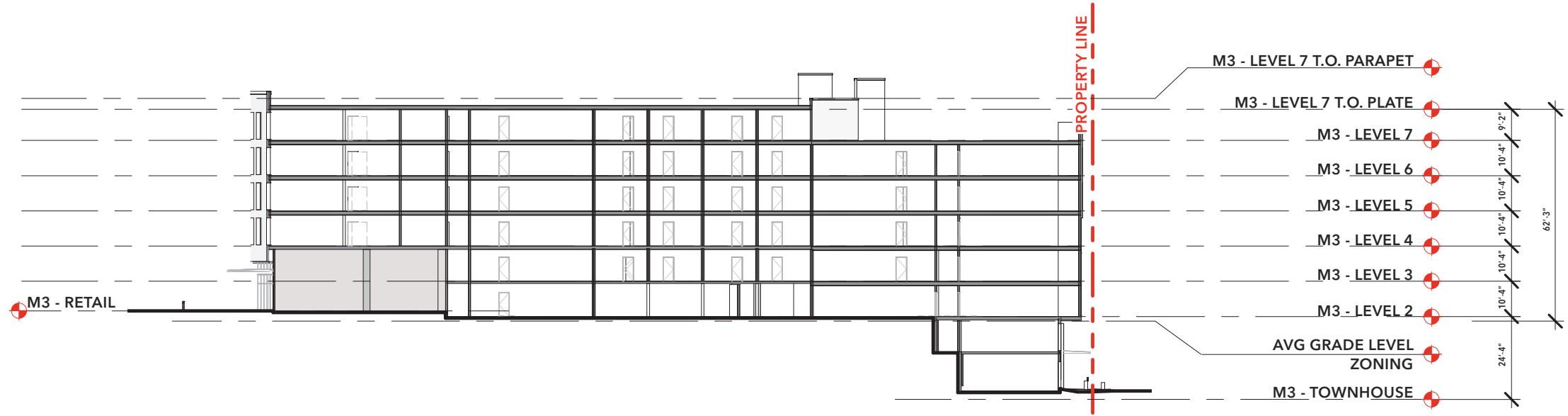
BUILDING SECTION A

SCALE: 1" = 40'



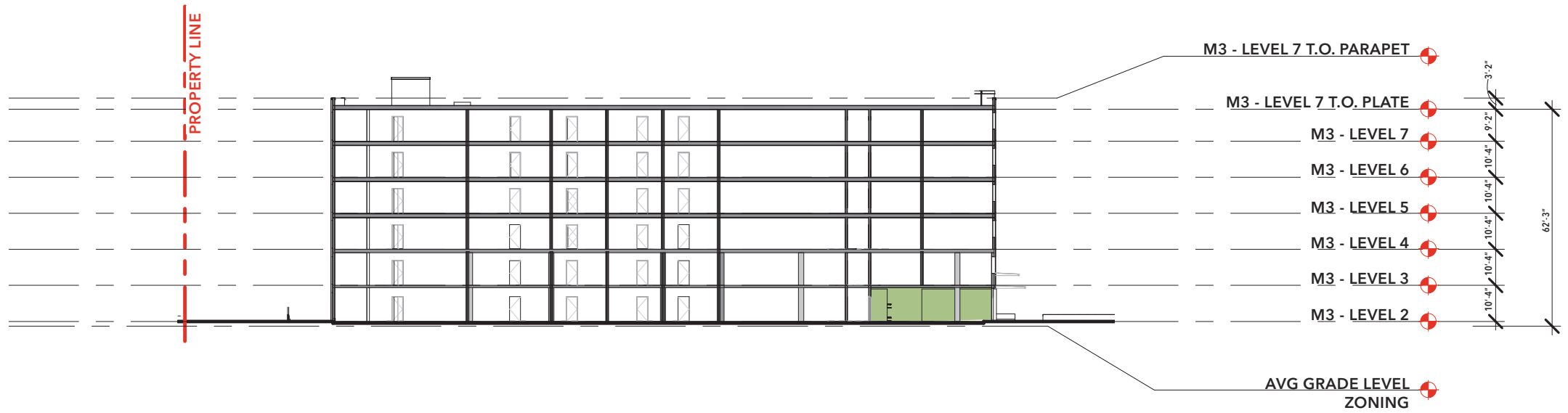
BUILDING SECTION B

SCALE: 1" = 40'



BUILDING SECTION C

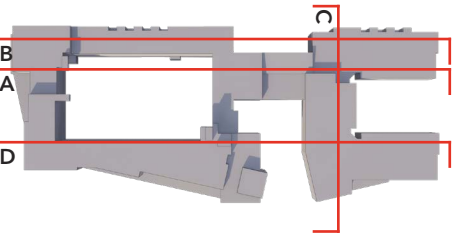
SCALE: 1" = 40'



BUILDING SECTION D

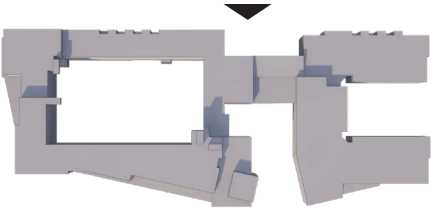
SCALE: 1" = 40'

- Residential
- Retail
- Amenity





M4 MUP documentation shown above.
Design Development will be presented at the M4
Recommendation meeting.



M1-M4 OVREALL EAST ELEVATION ON 5TH AVENUE



M1 MUP documentation shown above.
Design Development will be presented at the M1
Recommendation meeting.