

Major Phased Development | Early Design Guidance SDCI # 3032055-EG (MPD # 3031301)

13 August, 2018 - Meeting Date

Planner: Lindsay King

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

Address:

401 NE Northgate Way, Suite 210 Seattle, WA 98125

Parcels:

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

Zoning:

NC3-85', NC3-65', NC3-125' (See Zoning Map, p. 33)

Overlay Zones:

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

Residential Units:

Approximately 1,205 units approved through the Master Use Permit (MUP) process, and located within the Major Phased Development (MPD) area

Retail:

Approximately 149,294 sf existing retail outside MPD area

Approximately 207,101 sf existing retail within MPD area Approximately 240,177 sf new retail within MPD area i.e. 447,278 sf retail within MPD area

Approximately 596,572 sf overall retail on site

Office:

Approximately 768,800 sf within MPD area

Hotel:

Approximately 109,840 sf (200 units) within MPD area

Parking Stalls:

Approximately 2,647 stalls outside the MPD area Approximately 2,699 stalls within MPD area i.e. 5,346 stalls overall on the site



Owner:

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

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



Urban Planning + Architecture

GGLO 1301 1st Ave, Suite 301 Seattle, WA 98101

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

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



Commercial Architecture

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

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



Civil Engineer

KPFF 101 Stewart St, Suite 400 Seattle, WA 98101

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









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Development Overview









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DEVELOPMENT OBJECTIVES

Goals/Vision:

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

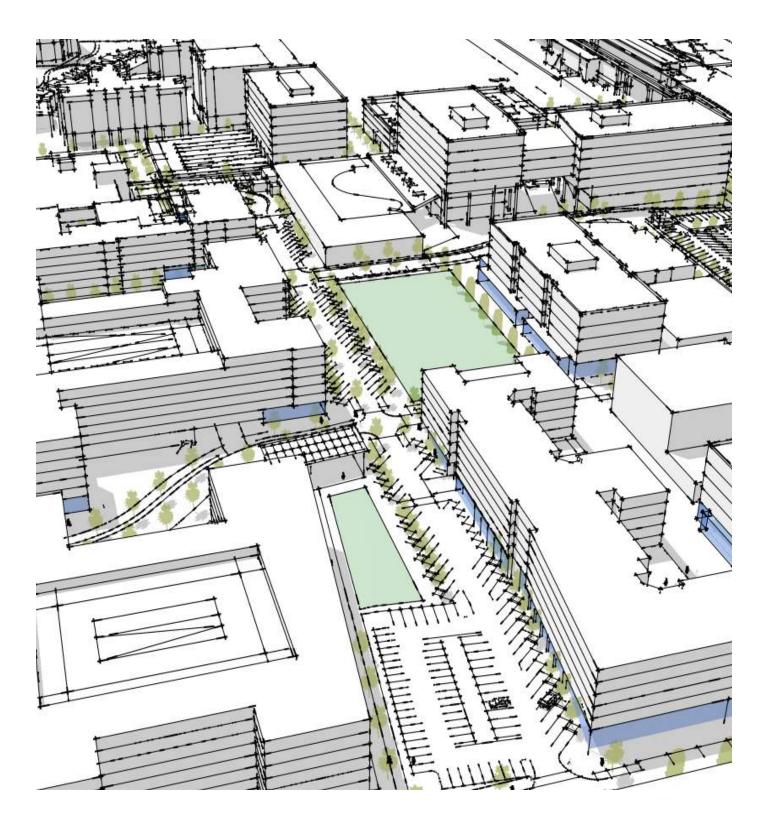
The redevelopment will transform the majority of Northgate Mall into a walkable transit-oriented neighborhood with new office, residential, retail and restaurant uses, a state-of-the-art fitness facility, reconfigured parking, and new open spaces. To realize this vision, parts of the existing mall will be retained and other parts will be demolished over time to make room for new buildings and outdoor spaces.

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

A significant new open space will be created at the center of the project. It sits at the nexus of anticipated cross-site movement patterns. It will be surrounded by active retail and restaurant uses, and programmed with special events throughout the year. As such, this central open space is intended to become the social heart of the neighborhood.

Market Changes:

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





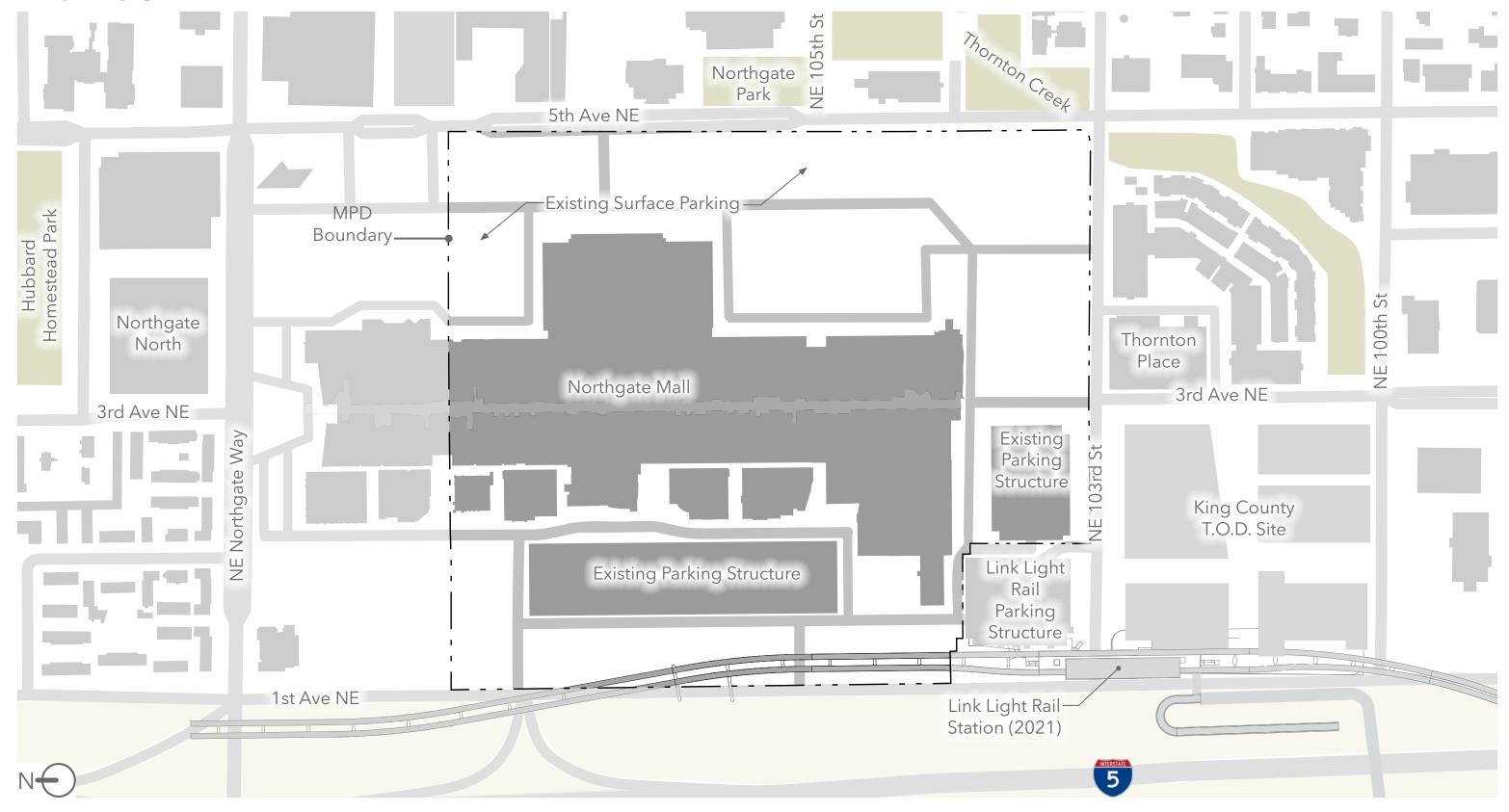








EXISTING SITE PLAN











PROPOSED SITE PLAN









DEVELOPMENT PROGRAM

	Building	Building Gross Square Feet	Dwelling Units	Parking Stalls
New MUP Buildings	M1 - Mixed Use Residential -Preferred Option-	Parking - 152,570 Residential - 289,123 Retail - 24,838	302 -Including 9 Live / Work units	348
	SDCI MUP #: 3031302	Total - 466,531		
	M2 - Mixed Use Residential -Preferred Option-	Parking - 186,816 Residential - 375,616 Retail - 20,831	422 -Including 9 Live / Work units	585
	SDCI MUP #: 3031303	Total - 583,263		
	M3 - Mixed Use Residential -Preferred Option-	Parking - 24,176 Residential - 192,184 Retail - 7,074	227	94
Z	SDCI MUP #: 3031306	Total - 223,434		
	M4 - Mixed Use Residential -Preferred Option-	Parking - 86,617 Residential - 241,562 Retail - 29,084	254 -Including 7 Live / Work unit	309
	SDCI MUP #: 3031304	Total - 270,646		
	R7 - Commercial, Sports and Recreation -Preferred Option-	Parking, Commerical - 145,000	N/A	N/A
	-i reletted Option-			
	DO D : :1	Total - 145,000	N I / A	N I / A
10	R9 - Retail -Preferred Option-	Parking, Retail - 2,000	N/A	N/A
ngs	-Preferred Option-	Parking, Retail - 2,000 Total - 2,000		
Buildings		Parking, Retail - 2,000	N/A N/A	N/A 31
	-Preferred Option- O1 - Mixed Use Office	Parking, Retail - 2,000 Total - 2,000 Parking - 12,900 Office - 96,000		
New MPD Buildings	-Preferred Option- O1 - Mixed Use Office	Parking, Retail - 2,000 Total - 2,000 Parking - 12,900 Office - 96,000 Retail - 8,700		
	-Preferred Option- O1 - Mixed Use Office -Preferred Option- O2 - Mixed Use Office	Parking, Retail - 2,000 Total - 2,000 Parking - 12,900 Office - 96,000 Retail - 8,700 Total - 117,600 Parking - 13,600 Office - 130,200	N/A	31
	-Preferred Option- O1 - Mixed Use Office -Preferred Option- O2 - Mixed Use Office	Parking, Retail - 2,000 Total - 2,000 Parking - 12,900 Office - 96,000 Retail - 8,700 Total - 117,600 Parking - 13,600 Office - 130,200 Retail - 16,450	N/A	31

	Building	Building Gross Square Feet	Dwelling Units	Parking Stalls
New MPD Buildings	O4 - Mixed Use Office -Preferred Option-	Parking - 130,640 Office - 146,500 Retail, Total - 277,140	N/A	403
	H1 - Hospitality / Lodging -Preferred Option-	Parking, Lodging- 109,840 Retail, Total - 109,840	N/A	N/A
Existing Buildings within MPD Boundary to Remain	R1 - Existing Retail	Total - 7,154	N/A	N/A
	R2 - Existing Retail	Total - 13,880	N/A	N/A
	R3 - Existing Retail	Total - 122,187	N/A	N/A
	R4 - Existing Retail	Total - 14,639	N/A	N/A
	R5 - Existing Retail	Total - 17,553	N/A	N/A
	R6 - Existing Retail	Total - 99,038	N/A	87
	7 - Existing Parking Structure	Total - 236,726	N/A	705
	8 - Existing Parking Structure	Total - 235,910	N/A	750
Buildings Outside MPD Boundary to Remain	1 - Existing Retail	Total - 4,900	N/A	N/A
	2 - Existing Retail	Total - 68,207	N/A	N/A
		Total - 25,122	N/A	N/A
	4 - Existing Retail 5 - Existing Retail	Total - 34,167	N/A N/A	N/A N/A
	6 - Existing Retail	Total - 13,498 Total - 8,300	N/A	N/A









DEVELOPMENT PROGRAM

Site Parking

541 Surface Parking Stalls within MPD Boundary

1,192 Surface Parking Stalls within MPD Boundary

Open Space Requirements

ed SF
107,990
43,581
11,532
118,509
281,612
140,806
9,700
23,937
6,454
20,354
60,445
342,057
,713,892
257,084
51,417

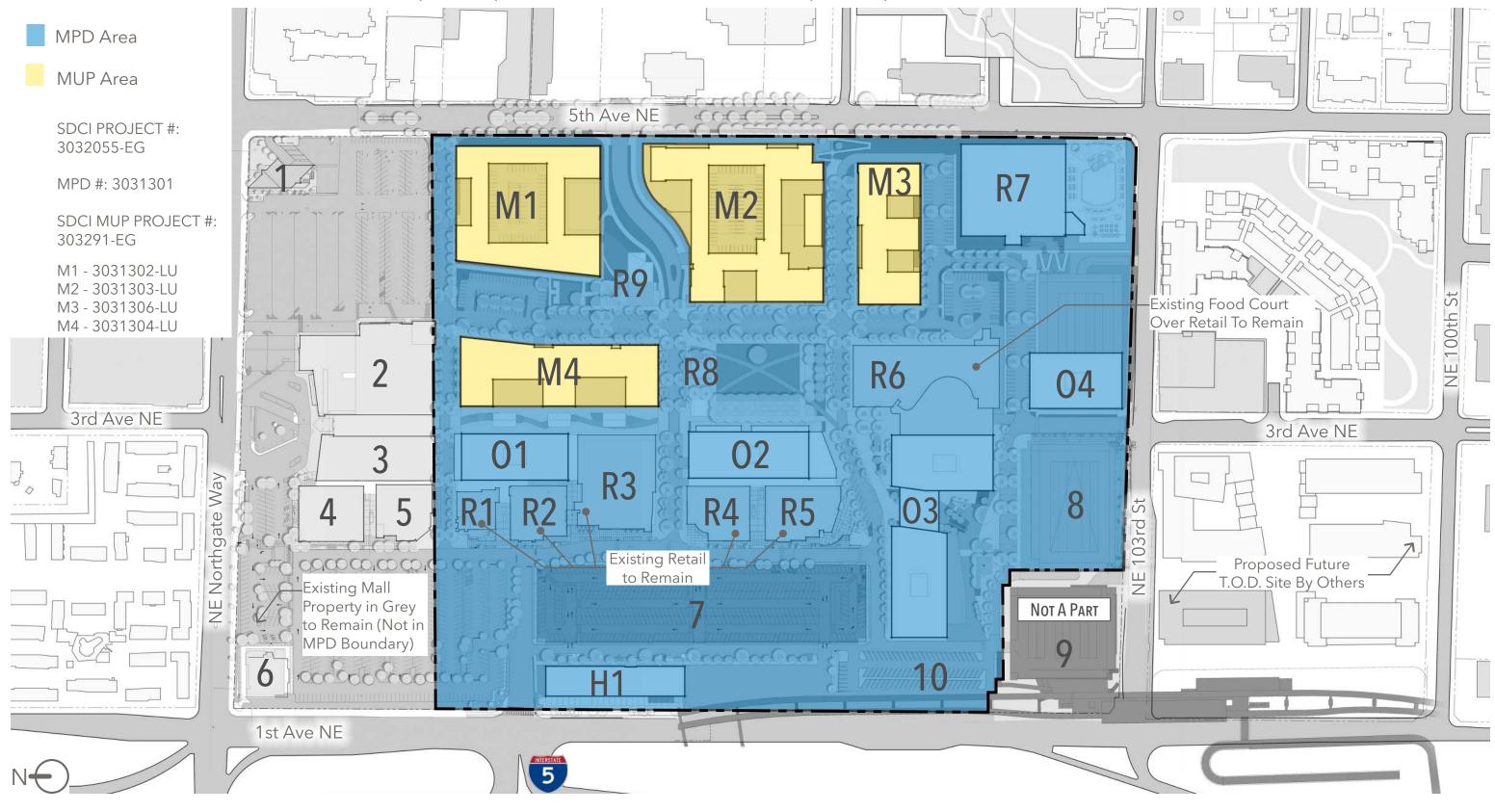








MAJOR PHASED DEVELOPMENT (MPD) + MASTER USE PERMIT (MUP) AREAS



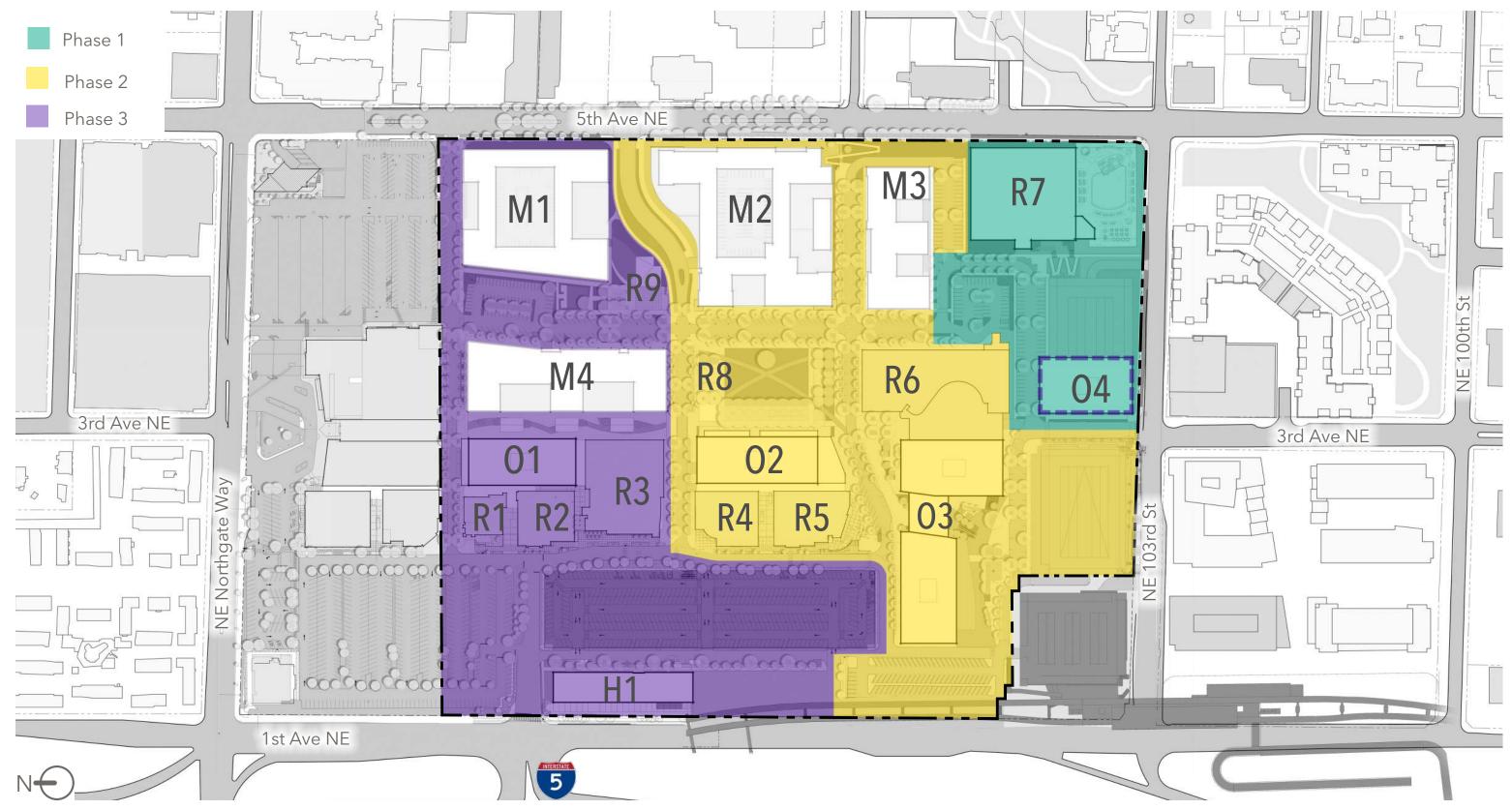








ANTICIPATED PHASING



Note: Mixed-use buildings (M1, M2, M3, & M4) will be developed on a separate time-line that may or may not coincide with the phasing for the different areas of the site.









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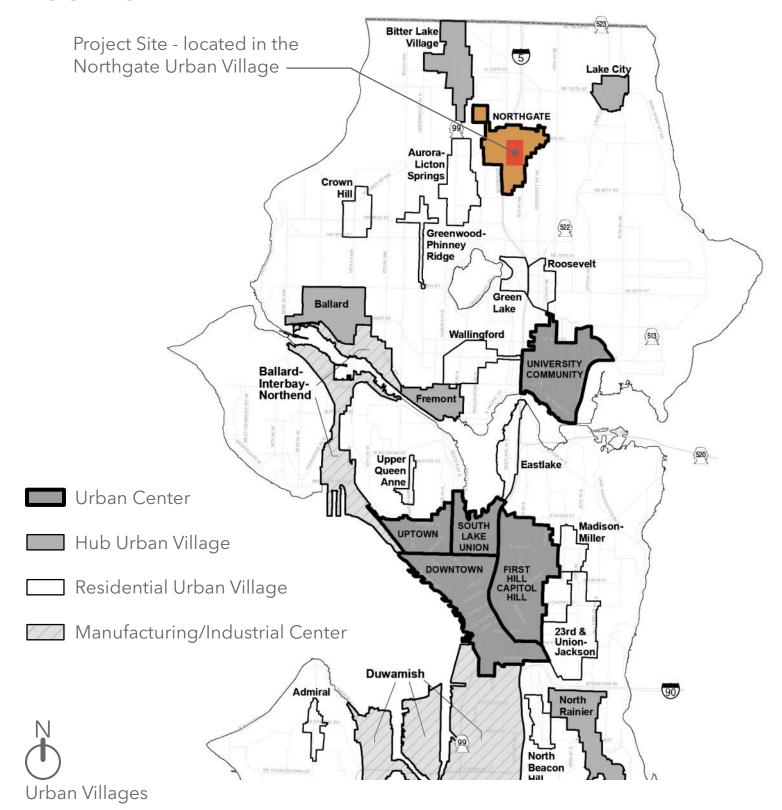
CONTEXT







LOCATION





Location:

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









HISTORICAL SITE EVOLUTION



Northgate mall looking South - 1950



Retail Promenade - 1950



Retail Promenade - 197



Retail Promenade - 1997







EXISTING ARCHITECTURAL CONTEXT







NE Northgate Way at 3rd Ave NE



Nordstrom South Facade











Northgate Mall NW Entry



507 Enclave







Existing Mall West Facade











EXISTING ARCHITECTURAL CONTEXT







Thornton Place Plaza



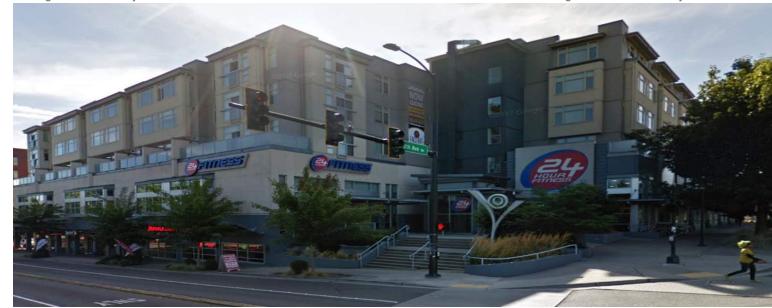
Hubbard Homestead Park



Northgate Community Center



Northgate Mall South Entry







Northgate Mall West Entry



Proposed - Northgate Link Lightrail Station



Thornton Creek at Thornton Place









LAND USE CONTEXT MAP











SITE SURROUNDINGS & CONTEXT IMAGES



Barnes & Noble along NE Northgate Way



2 Nordstrom from 1st Ave parking structure



3 West entry from 1st Ave parking structure



4 NW corner of JCPenney



5 Link light rail along 1st Ave NE



6 Northwest side of JCPenney



South side of JCPenney looking east



8 South side of mall looking northeast



Southwest side of mall looking northwest



10 Southeast mall entry looking northwest



11 Southeast mall entry looking northwest



12 Northgate Public Library



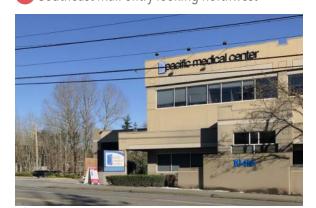
13 Southeast mall entry



14 Thornton Creek trail



15 Northgate Park



16 Pacific Medical Center across 5th Ave



Macy's entry facing 5th Ave



18 Professional offices across 5th Ave



19 Northgate North retail center



20 Looking south on 1st Ave toward Link





EXISTING SITE CONDITIONS

Existing Curb Cut

Parcel Legal Descriptions

Bed Bath and Beyond, DSW-Northgate Mall **29260494-88:** POR SE 1/4 OF SW 1/4 - BEG 30 FT S & 230 FT E OF NW COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH W ALG SD S MGN 223.94 FTTH S 00-00-20 E 133.584 FTTH N 89-59-40 E 181 FTTH S 00-00-20 E 127 FTTO TPOB TH S 89-59-40 W 49 FTTH N 00-00-20 W 1 FTTH S 89-59-40 W 121.42 FTTH S 00-00-20 E 167.58 FTTH N 89-59-40 E 205 FTTH N 00-00-20 W 166.58 FTTH S 89-59-40 W 34.58 FTTO TPOB LESS CO RD

NORTHGATE MALL SHOPPING CENTER

292604-9025: PCL C SEATTLE LBA #3003593 REC #20060203900004 LESS POR DAF: BEG SW CORTHOF ON 1ST AVE NETH N 00-36-07 E ALG W LN 47.74 FTTH S 89-23-47 E 33.09 FTTH S 00-37-29 W 18.56 FTTH S 89-23-47 E 42.01 FTTH S 00-36-13 W 12.94 FTTH S 89-23-47 E 206.50 FTTH S 00-36-13 W 13.17 FTTO S LN SD PCL CTH S 89-58-46 W 281.61 FTTO POB PER SCC# 13-2-35913-8 SEA DTD 1/23/2015 FOR CPSRTA NORTHGATE STATION

NORDSTROM- NORTHGATE MALL

292604-9528: POR OF SE 1/4 OF SW 1/4 DAF - BEG AT NE COR OF SD SE 1/4 OF SW 1/4 TH S 0-00-20 E 40.01 FTTH N 88-19-10 W 665.32 FTTH S 0-00-20 E 729.93 FTTO TPOB TH S 0-00-20 E 169.17 FTTH S 89-59-40 W 130.75 FTTH S 0-00-20 E 10 FTTH S 89-59-40 W 107.17 FTTH N 0-00-20 W 190.34 FTTH N 89-59-40 E 107.17 FTTH S 0-00-20 E 10 FTTH N 89-59-40 E 8.58 FTTH S 0-00-20 E 1.17 FTTH N 89-59-40 E 122.17 FTTO TPOB

MACY'S - NORTHGATE

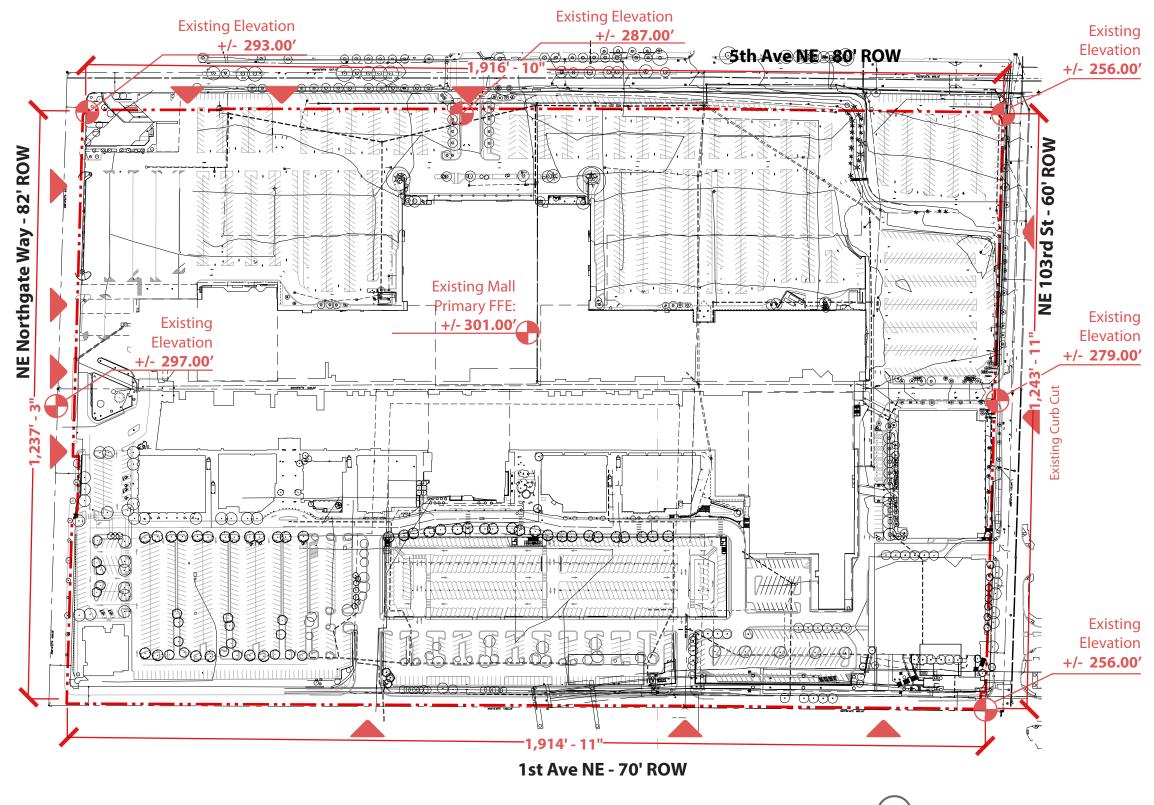
292604-9272: POR OF SE 1/4 OF SW 1/4 OF SEC 29 & OF N 1/2 OF NE 1/4 OF NW 1/4 OF SEC 32 DESC AS FOLS-BEG ON W LN OF 5TH AVE NE AT A PT 330 FT S OF N LN OF SD SE 1/4 OF SW 1/4 TH N 88-19-10 W 299.744 FT TH S 00-00-20 E 350.348 FTTH S 89-59-40 W 145.75 FTTH S 00-00-20 E 90 FT TH S 89-59-40 W 168 FTTH S 00-00-20 E 220 FTTH N 89-59-40 E 168 FTTH S 00-00-20 E 138 FTTH N 89-59-40 E 145.75 FTTH S 00-00-20 E 529.403 FTTH S 88-15-00 E 295.934 FT TO WLY MGN OF 5TH AVE NE TH N ALG SD W MGN TO BEG LESS CORD & LESS PORRD PERREC # 20051114003131

NORTHGATE LAND

322604-9566: PCL A SEATTLE LBA #3003593 REC #20060203900004 SD BLA BEING POR SE 1/4 OF SW 29-26-4 TGW POR N 1/2 OF NE 1/4 OF NW 1/4 32-26-4

J C PENNY CO- NORTHGATE MALL

322604-9481: BEG SE COR OF N 1/2 OF NE 1/4 OF NW 1/4 TH W ALG S LN SD SUBD 656.95 FTTH N 00-00-20 W 330 FTTO TPOB TH S 89-59-40 W 119.29 FTTH S 00-00-20 E 10 FTTH S 89-59-40 W 227.37 FTTH N 00-00-20 W 13.75 FTTH S 89-59-40 W 110.08 FTTH N 00-00-20 W 86 FTTH N 89-59-40 E 110.08 FTTH N 00-00-20 W 137 FTTH N 89-59-40 E 128.83 FTTH S 00-00-20 E 9 FTTH N 89-59-40 E 217.83 FTTH S 00-00-20 E 217.75 FTTO TPO







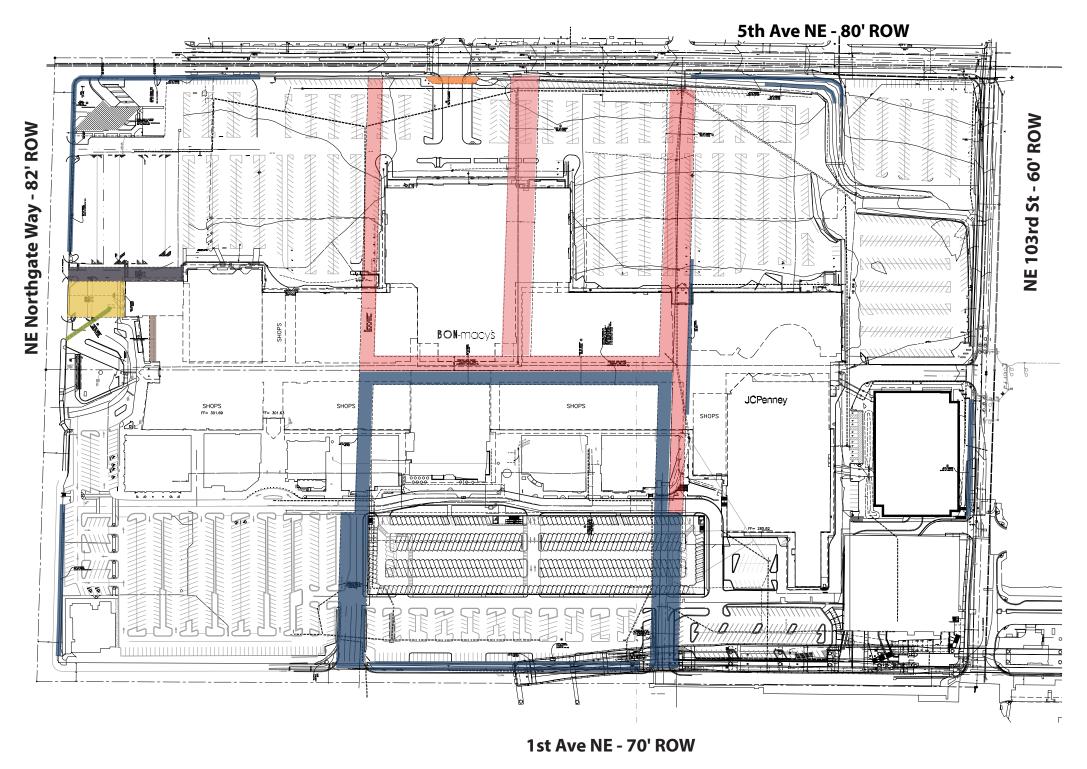






EXISTING EASEMENTS ON SITE

- Slope Easements
- Bus Shelter Easement
- Ingress and Egress Easement
- Powerline Easement
- Parking Easement
- Ingress, Egress and Regress Easement













EXISTING TREE SURVEY

TREE LEGEND:

Existing trees to remain

Existing trees to be removed

Exceptional Trees

Grove (>12" DBH)













EXCEPTIONAL TREE PHOTOGRAPHY







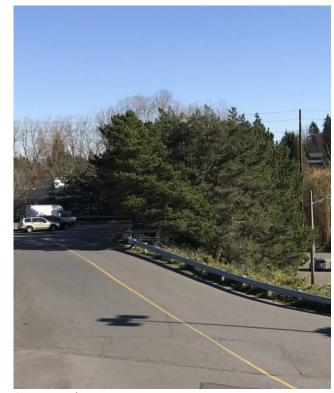
Exceptional Tree - Shore Pine











Grove - Looking East

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ZONING MAP Major Institutions LR3 Low-rise Multi-family NE 105th St NC3-65 NC3-40 LR3 NC3-85 Mid-rise Multi-Family Thornton Creek MR Neighborhood/Commercial LR3 NC3-65 Major Pedestrian Street NC3-65 Northgate LR3 NC3-40 5th Ave NE LR3 Special Landscaped Arterial **◇◇◇◇◇◇◇◇**◆ NE 100th St **★** ★ Green Street - Type II NC3-65 Hubbard Homestead Park NC3-65 NC3-65 NC3-85 103rd LR3 LR3 NC3-125 NC3-65 \$ 3rd Ave NE NC3-85 NC3-125 NC3-125 1st Ave NE MR 5 Northgate Urban Village Boundary NC3-85 LR2 NC3-65 MR-85 NC3-85 MIO-37-LR3 MIO-105-LR3 Barton Woods









LAND USE CODE SUMMARY

Parcel #:

2926049025, 2926049528, 2926049272, 3226049566, 3226049481, 3226049567, 2926049616

Lot Area:

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

Zone:

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

Overlays:

Northgate Overlay District, Northgate Urban Center, Urban Village Parking

Environmentally Critical Areas:

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

Adjacent Zones:

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

Street Classifications:

NE Northgate Way - Principal Arterial; Major Pedestrian Street (from Third Avenue Northeast to 11th Avenue Northeast)

5th Ave NE - Minor Arterial; Major Pedestrian Street (from Northeast 113th Street to Northeast 105th Street)

NE 103rd Street - Minor Arterial

1st Ave NE - Principal Arterial

Average annual weekday Traffic (2017 SDOT Traffic Data): 31,200 vehicles at NE Northgate Way and 5th Ave NE 20.500 vehicles at 5th Ave NE

Existing Uses:

Retail Sales and Service, Restaurants, Surface Parking, Structured Parking

23.74A.004

Permitted Uses:

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

Proposed Uses:

Retail Sales and Service, Restaurants, Office, Fitness, and Lodging.

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

23.47A.005

Street Level Uses:

Residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade, except as provided in Section 23.71.044.

Along designated principal pedestrian streets, one or more of the uses provided in Section 23.47A.005.D are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

Response: Not applicable, there are no residential uses in the MPD boundary. No MPD buildings front principal pedestrian streets.

23.47A.007

Major Phased Development:

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

Response: All MPD buildings will comply

23.47A.008

Street Level Development Standards:

Blank segments of the street-facing facade may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

In structures with street-level non-residential uses, sixty percent of the street-facing facade shall be transparent. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Response: All MPD buildings will comply

23.47A.010

Maximum Size of Non-residential Uses:

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

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

23.47A.012

Structure Height:

Base maximum height limit: 65', 85', or 125' (See p. 33 for locations) Rooftop features: Allowed up to 4' above maximum height: open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls.

Allowed up to 2' above maximum height: Insulation material, rooftop decks, and other similar features, or soil for landscaping located above the structural roof surface.

Allowed up to 7' above maximum height: solar collectors, with unlimited rooftop coverage.

Allowed up to 15' above maximum height (limited to 20 percent coverage of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment): solar collectors, mechanical equipment, play equipment, and open-mesh fencing that encloses it.

Response: All MPD buildings will comply

23.47A.013

Floor Area Ratio:

If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection 23.47A.013.A.4. Permitted Maximum FAR (solely residential or non-residential uses): 4.25, 4.5, or 5

Total Permitted Maximum FAR (lots with a mix of uses): 4.75, 6, or 6 Minimum FAR: 2, 2, 2.5

Response: All MPD buildings will comply

23.47A.014

Setbacks:

None required (project is not abutting or across an alley from a residential

Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Response: No setbacks are required since none of the buildings abut a residential zone.

23.47A.016

Landscaping and Screening:

Landscaping is required to achieve a Green Factor score of 0.30 or

Street trees are required as provided in Section 23.47A.016B. Screening and landscaping is required according to Table C and D for









LAND USE CODE SUMMARY

23.47A.016. Surface parking areas require a five foot wide landscaped area with three feet high screening and a minimum of one tree for every 10 parking stalls.

Parking garages occupying any portion of the street-level street-facing facade between 5 and 8 feet above sidewalk grade shall provide a 5-foot deep landscaped area along the street lot line, or screening by the exterior wall of the structure, or 6-foot high screening between the structure and the landscaped area

Response: All MPD buildings will comply

23.47A.022

Light and Glare Standards:

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

Response: All lighting will comply

23.47A.024

Amenity Area:

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

23.47A.032

Parking Location and Access:

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

Response: All MPD buildings will comply

23.54.015

Required Parking:

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

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

23.54.030

Parking Space Standards:

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

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

Response: All MPD buildings will comply

23.54.035

Loading Berth Requirements and Space Standards:

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

Response: All MPD buildings will comply

23.54.040

Solid Waste and Recyclable Materials Storage and Access:

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

Response: All MPD buildings will comply

23.71.012

Special Landscaped Arterials:

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

Response: Applies to 5th AVE NE and NE 103rd Street, per p. 22. Design will comply with requirements.

23.71.014

Open Space:

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

Response: All MPD buildings will comply

23.71.018

Transportation Management Program:

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

Response: A transportation management plan is being developed

23.71.044

Residential Standards:

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

Response: All MPD buildings will comply









NEIGHBORHOOD AXONOMETRIC - LOOKING EAST













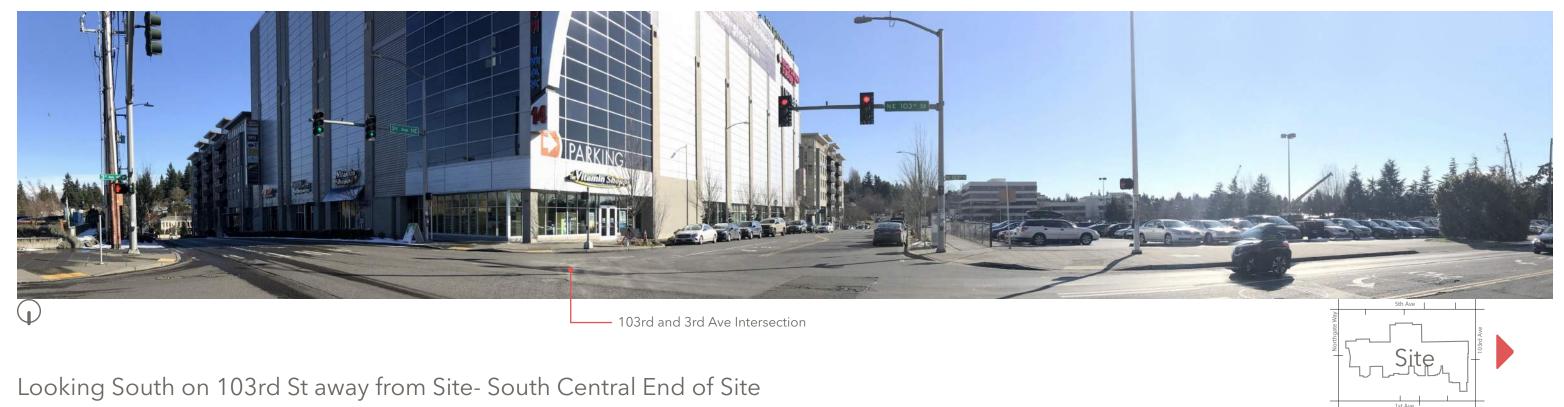














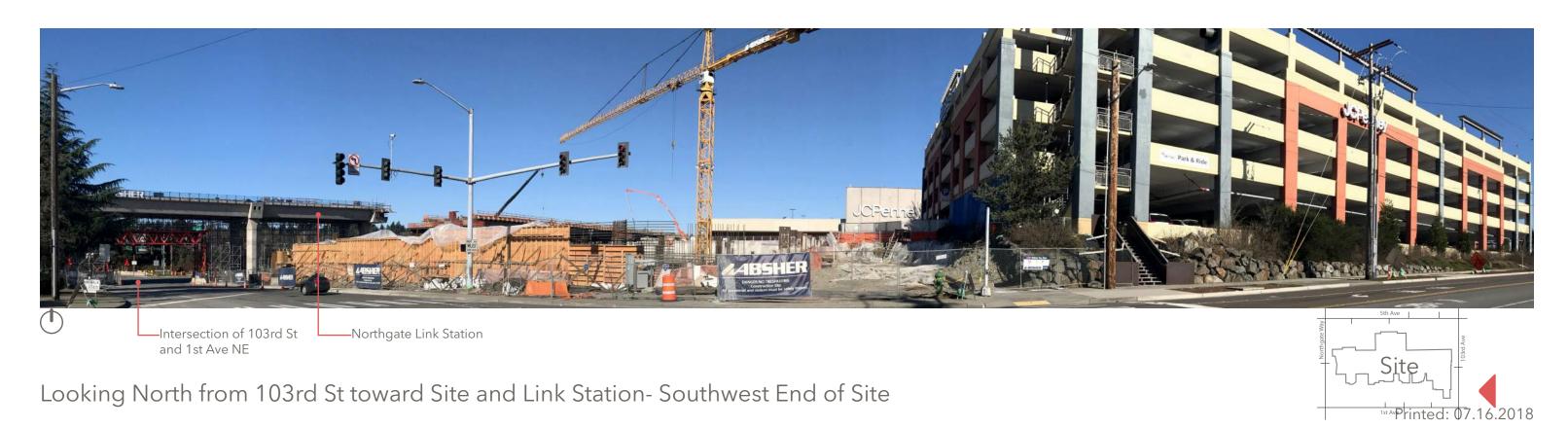






































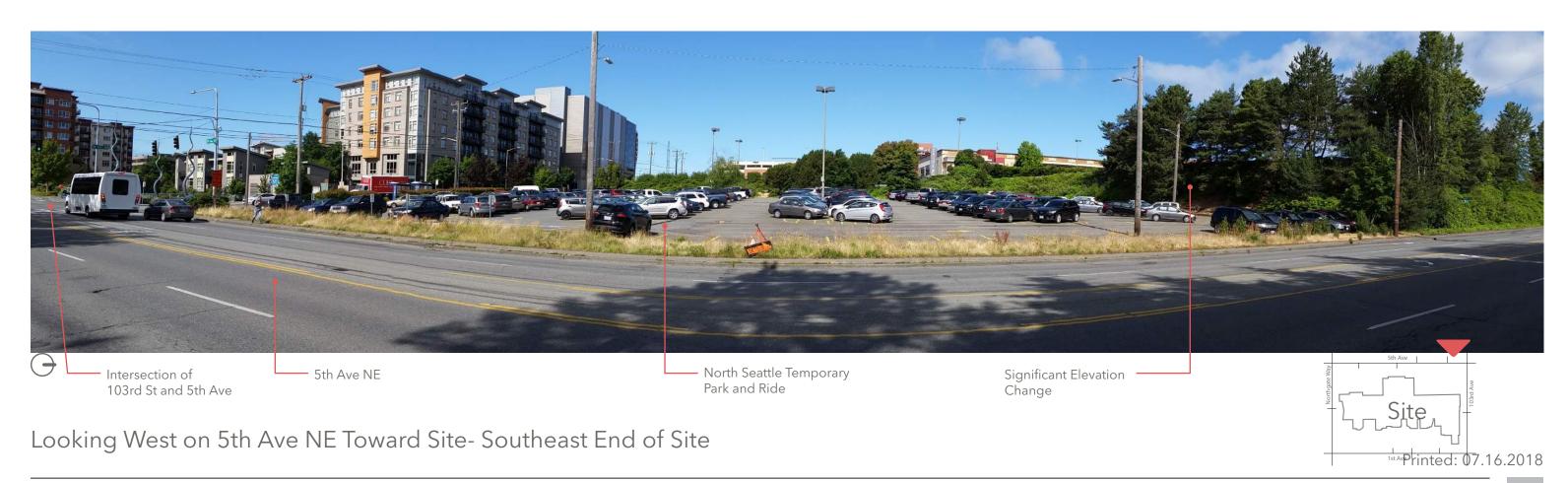








Looking East on 5th ave away from Site toward Thornton Creek- Southeast End of Site

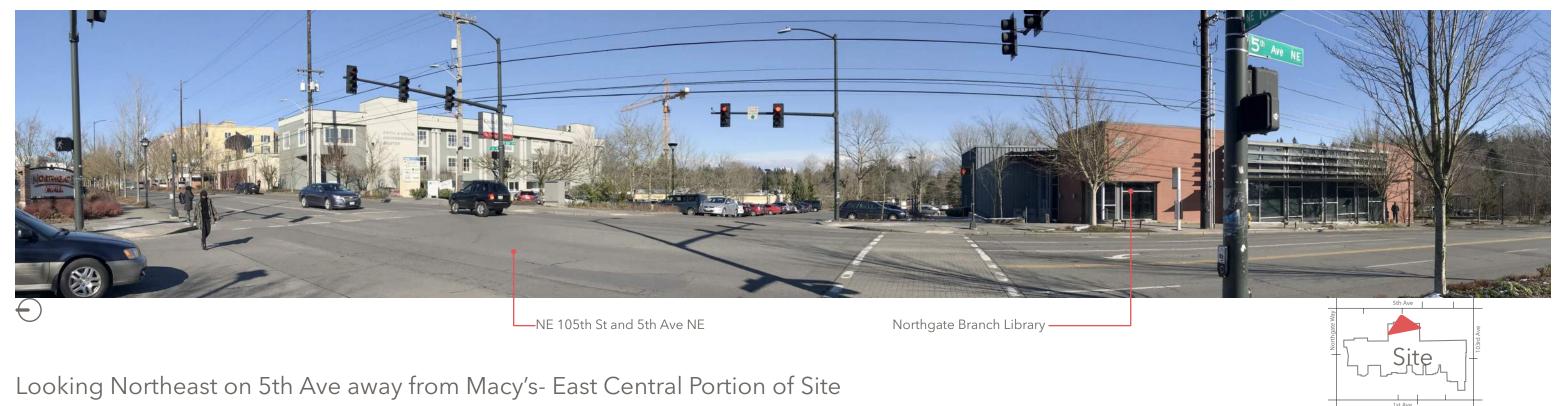








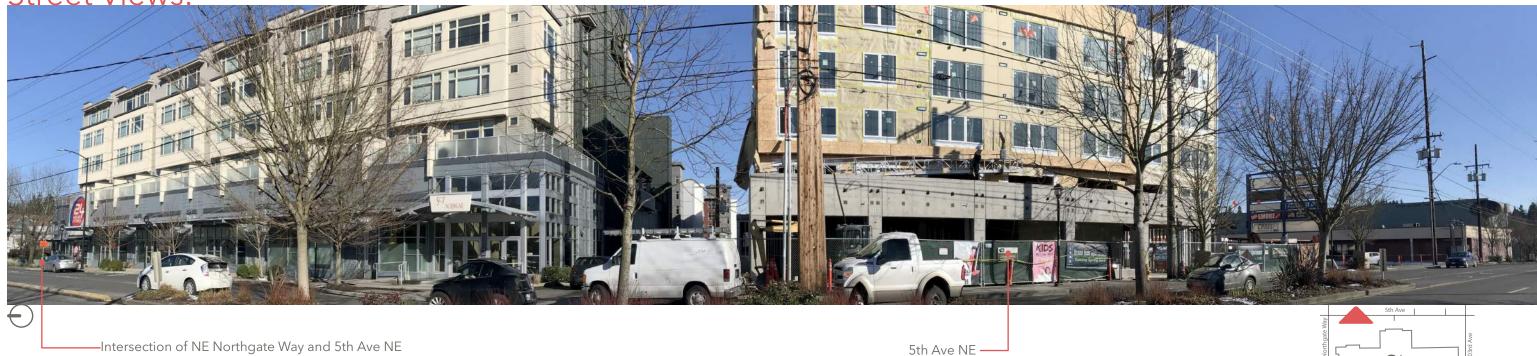












Looking East on 5th Ave away from Site-Northeast End of Site

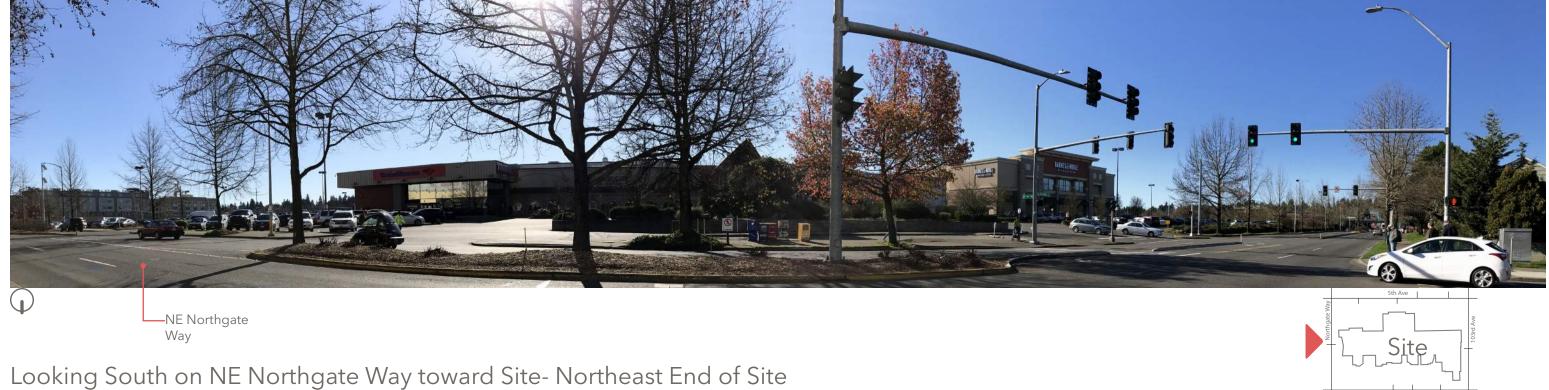














Looking East at Northgate Way and 1st Ave NE toward Site- Northwest End of Site



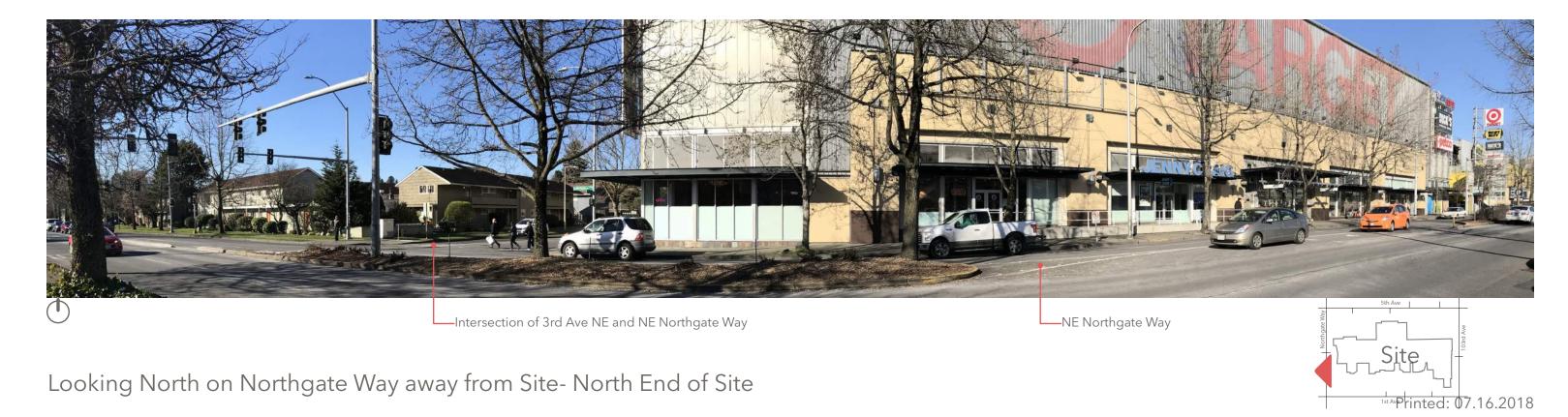








Looking East on Northgate Way and 5th Ave intersection Northeast End of Site













Looking Northwest away from Site, toward I-5- Northwest End of Site













Looking South toward Site at 1st Ave Entrance, West Central Portion of Site



Looking West at Link Rail toward 1st Ave, Away From Site- Southwest End of Site











Looking West at Link Rail toward 1st Ave, Away From Site- Southwest End of Site



Looking Southeast toward West Parking Garage along 103rd St on Site, Southwest End of Site







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EXISTING SITE CONDITIONS



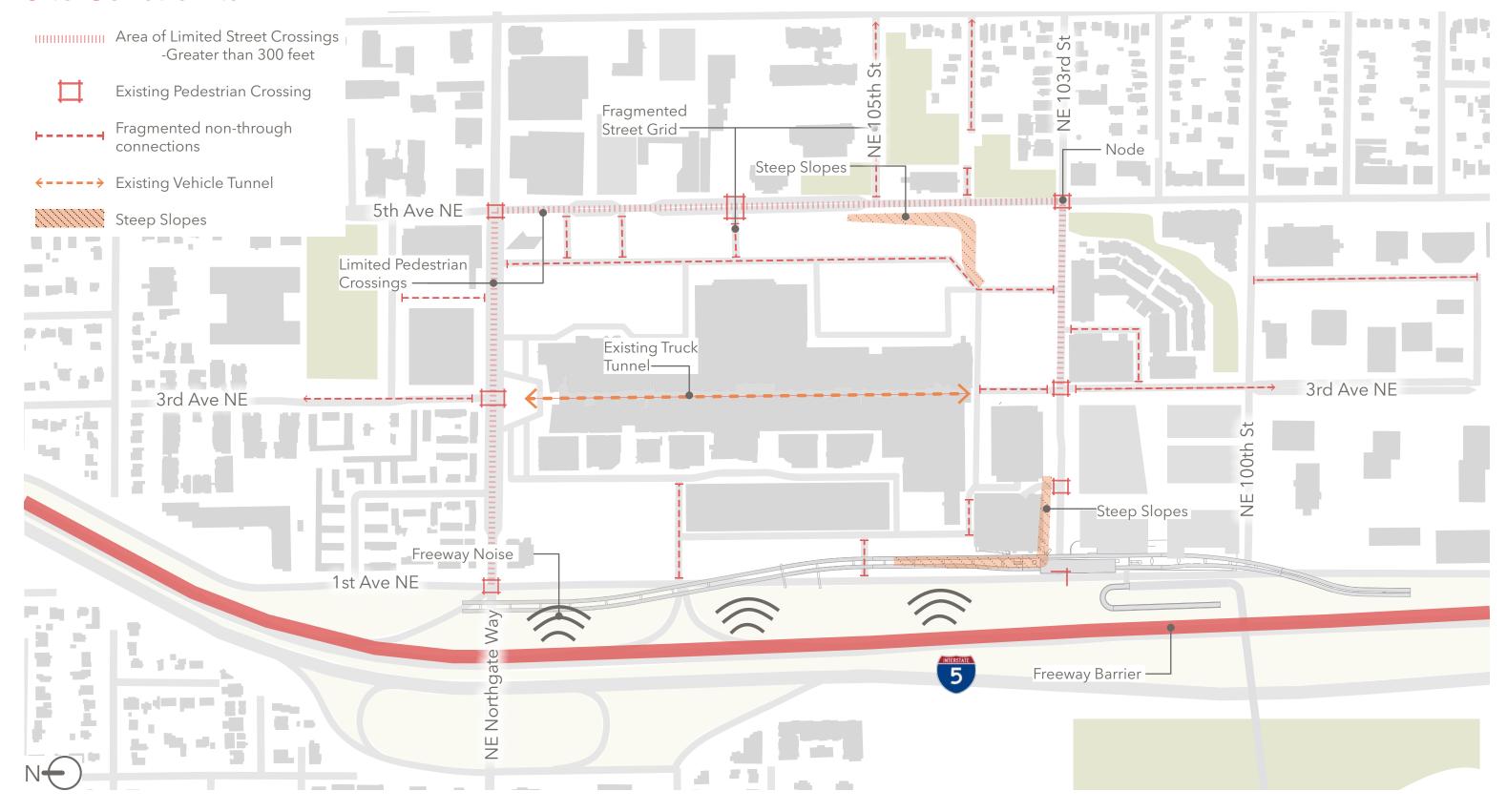








Site Constraints



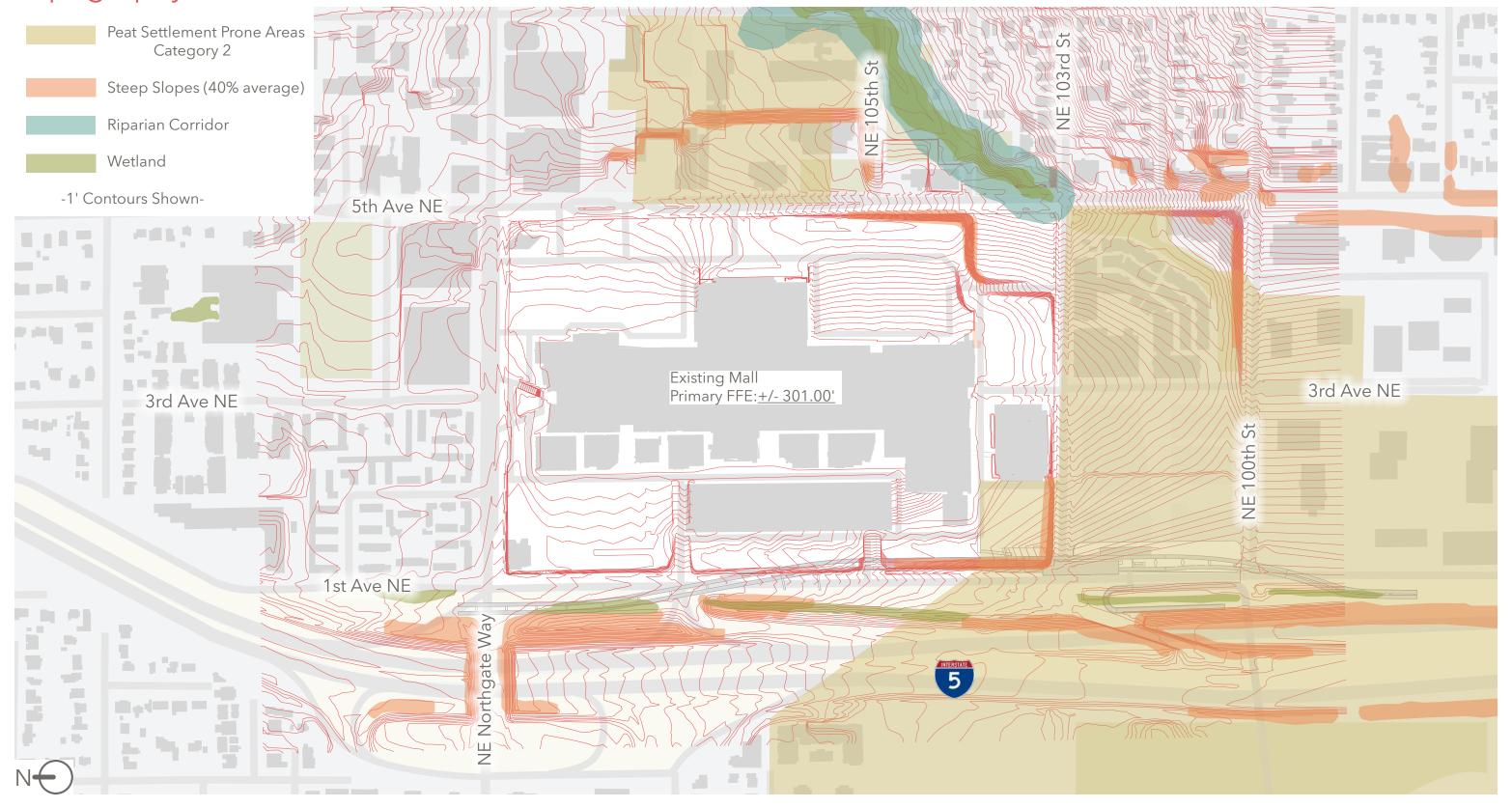








Topography and Critical Areas



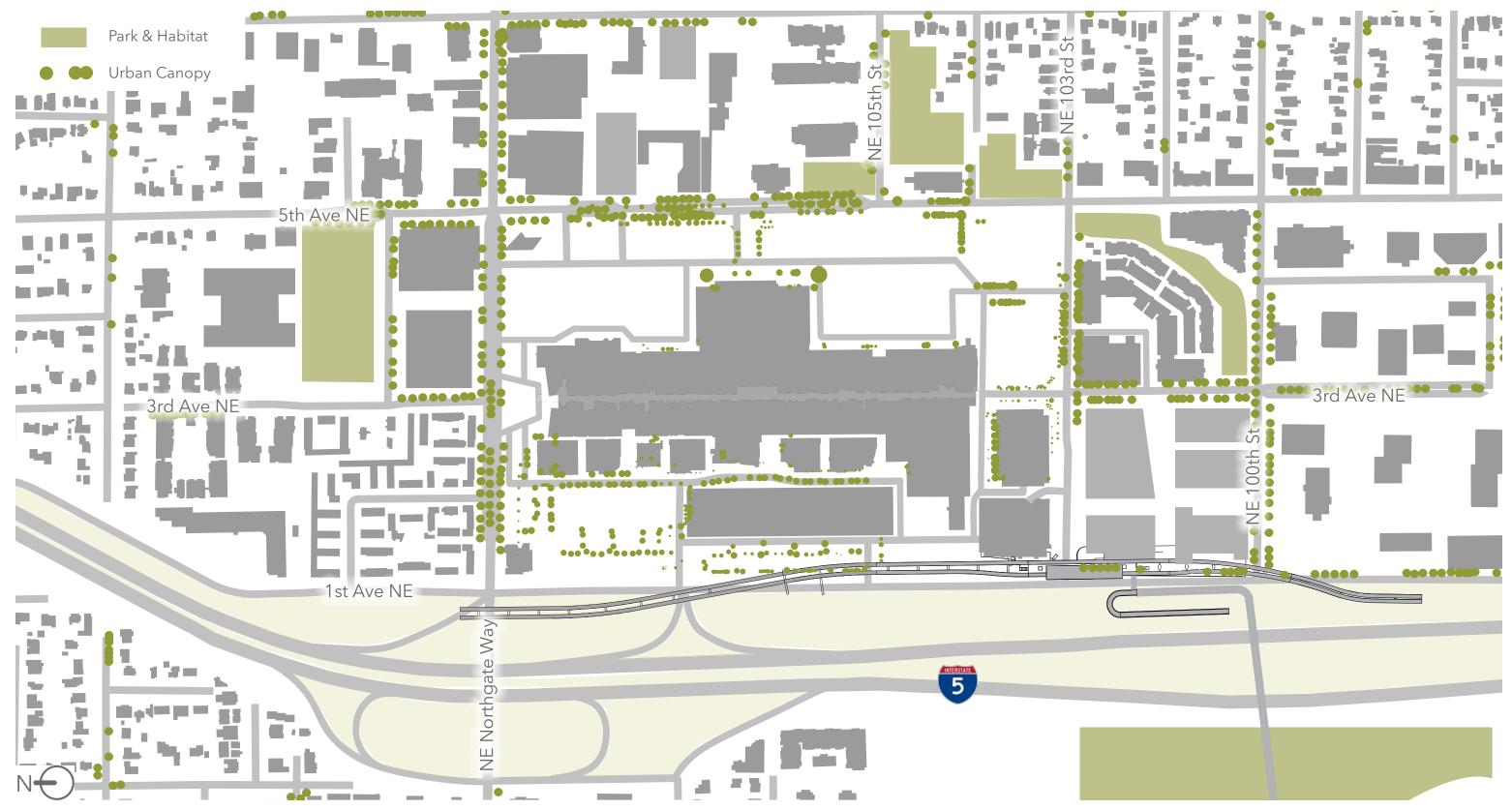








EXISTING NATURAL FEATURES ANALYSIS



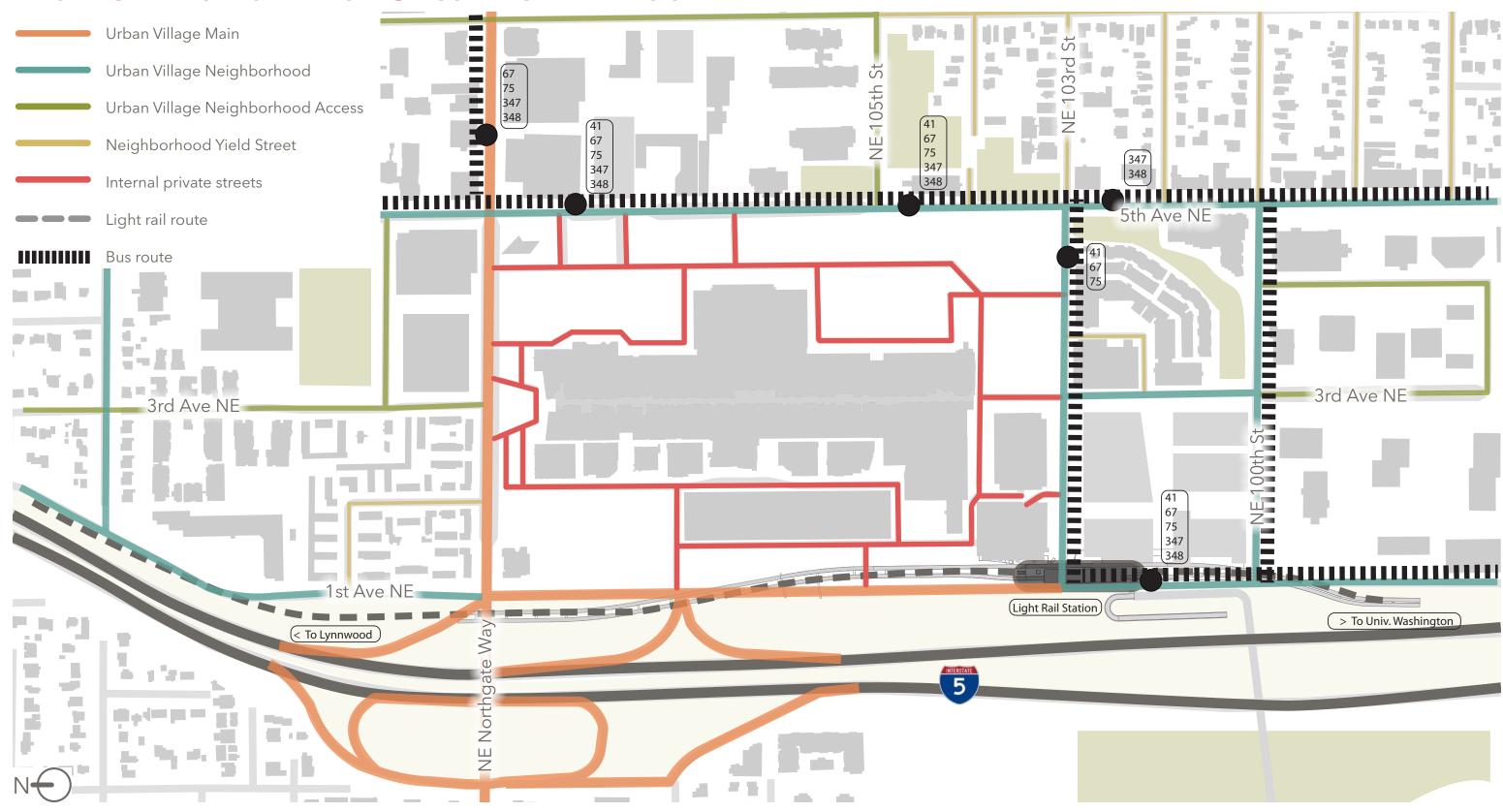
Tree Canopy, Open Space & Topography







EXISTING VEHICLE & TRANSIT CIRCULATION ANALYSIS



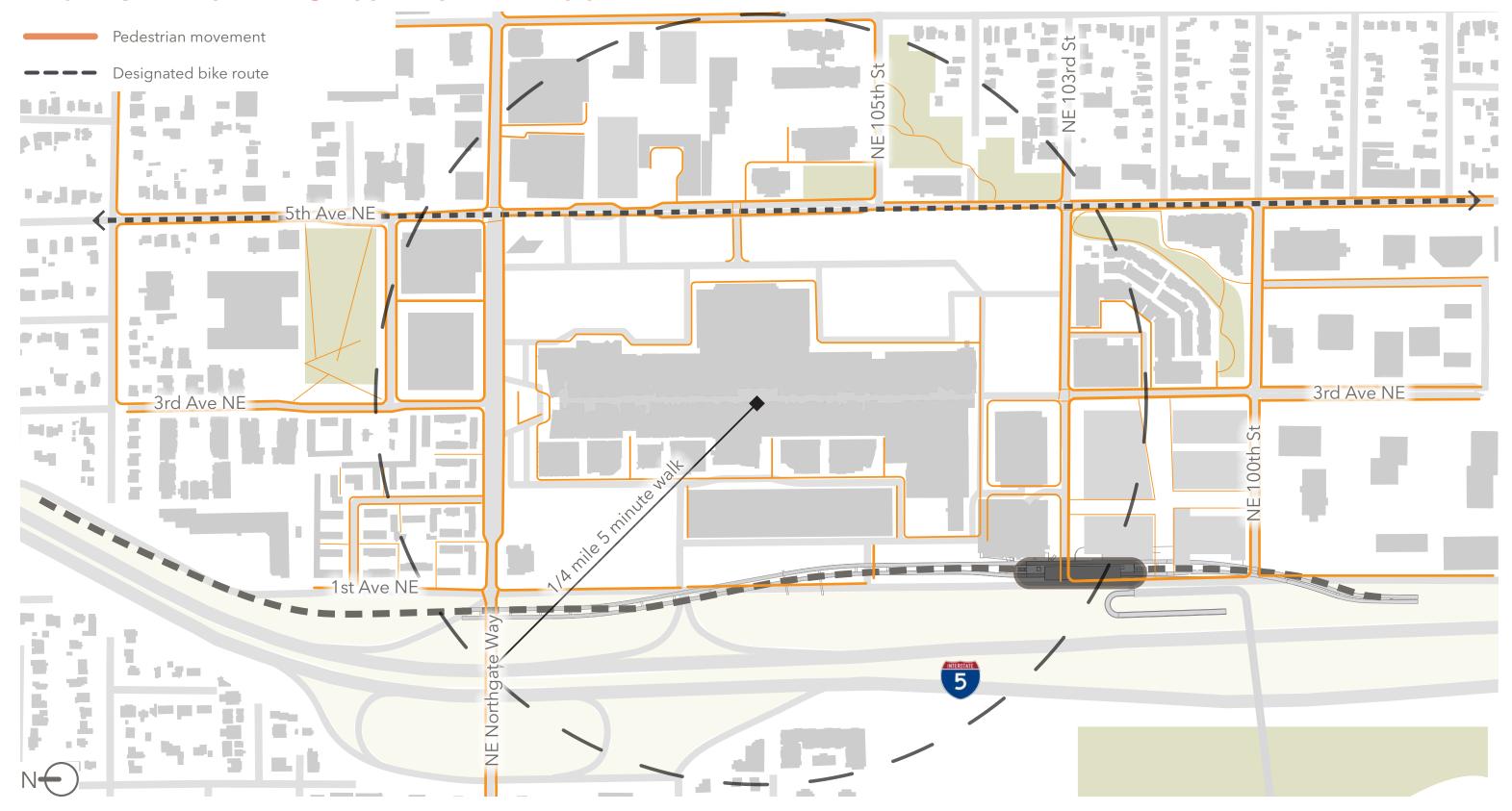
Existing Vehicular Circulation







EXISTING PEDESTRIAN CIRCULATION ANALYSIS



Pedestrian Circulation

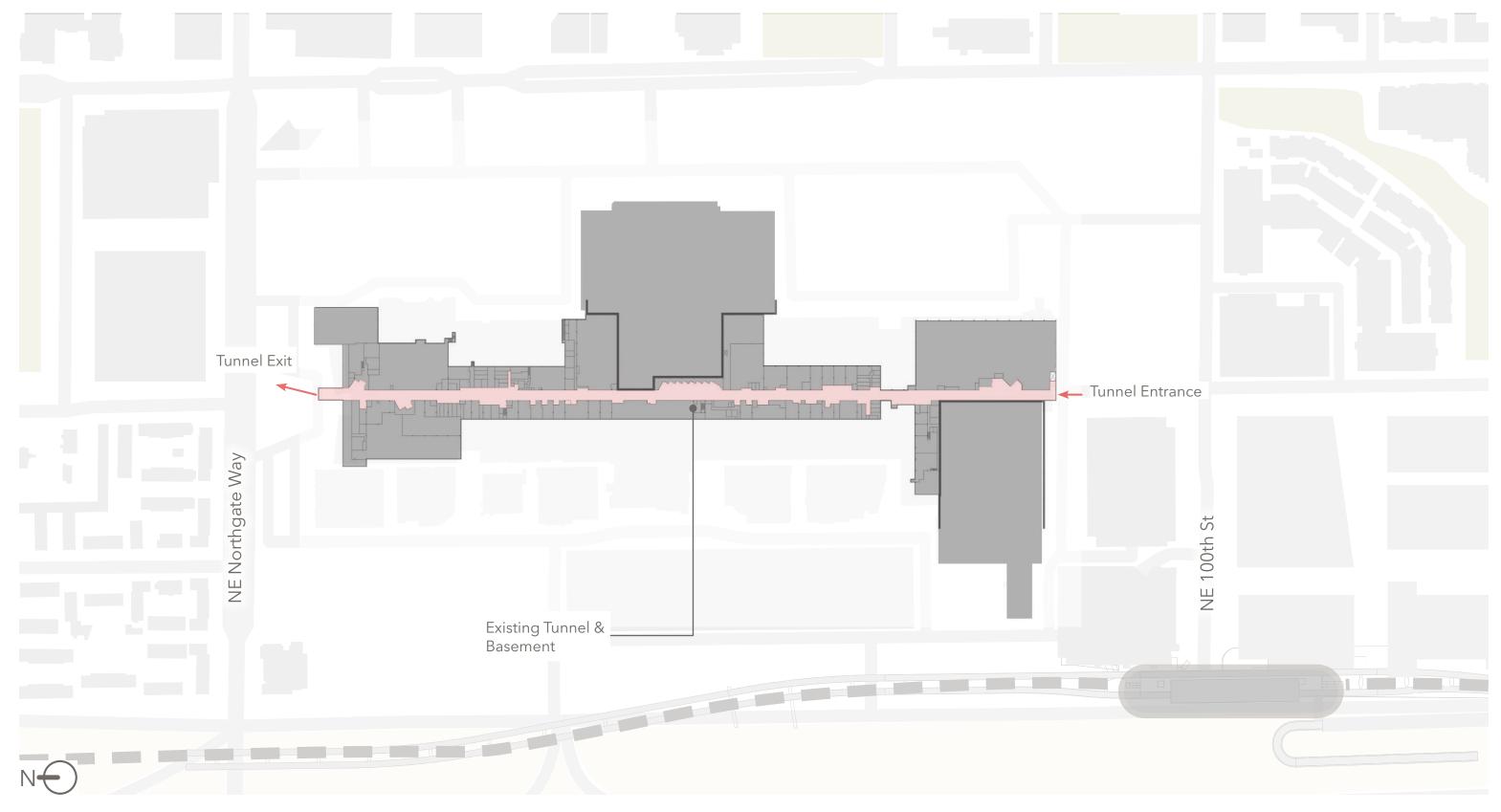








EXISTING TUNNEL ANALYSIS



Existing Tunnel & Basement







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EVOLUTION OF THE SITE DESIGN











Response to Citywide & Neighborhood Design Guidelines - Site Design

S1 Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for project design.

Northgate Community Goal: Landscape design to enhance the site or address special site conditions.

- I. Sunlight and natural ventilation: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
- II. Topography: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Response:

The redevelopment is laid out with grid of streets and pedestrian walks that connect to adjacent amenities and natural areas, especially Thornton Creek.

The size and orientation of the blocks within this grid are determined in conjunction with allowable building heights, to maximize solar exposure for open spaces and buildings.

The street grid and buildings within it are tailored to work with the site's existing topography. Where grade changes allow for accessible streets and sidewalks, direct street connections are made and buildings are stepped with the topography.

In areas where existing grade changes larger and steeper, where it's difficult to make full street connections, the continuity of the grid is maintainted through pedestrian hillclimbs (stairs and accessible ramps). S2 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. Location in the site and neighborhood: Using features to reinforce the existing neighborhood character and locating a central urban core and connective network to these characteristics.
- II. Adjacent sites, streets and open spaces: Create new streets as a direct network to serve a new transit oriented neighborhood.
- III. Relationship to the block: Prioritize engagement with program at street level such as retail and community spaces, as well as a central park to further social interactions and community. Create new streets to break up block sizes and allow more pedestrian access and connection from future link station to neighborhoods.
- IV. Height, bulk and scale: provide connection between zoning as well as alternate heights for a more pedestrian friendly neighborhood core.
- V. Northgate Community Design Goal: Corner Lots as Gateways

Response: The redevelopment area covers the southern 60% of the total mall site. A network of new streets and pedestrian corridors cuts through the existing mall and breaks down the superblock condition of the site. These streets will be privately-owned, but function publicly. The new block pattern mimics the North Seattle street grid. Wherever possible, new streets and pedestrian corridors are placed and aligned to work like an extension of surrounding streets. Collectively they create a rich network of walking routes, through the site, to and from the new Light Rail Station.

All new buildings are designed to have ground level uses which activate the street and provide casual suveriallance of the public realm.

A combination of natural stormwater drainage, planting design and perimeter features associated with the outdoor area of the new fitness center creates a gateway at the intersection of NE 103rd St & 5th Ave.

리 1 Connectivity



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

- I. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
- II. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

A new full-block park is located at the center of the site. The streets, sidewalks and pedestrian promenade which bound the park also radiate from it in all directions, creating a web of connections to secondary outdoor spaces within the the mall site, and connections to public spaces and desitnations outside the site, including the Northgate Library, Community Center and Park, Thornton Creek and Thornton Place, the Northgate Light Rail Station and ultimatley North Seattle College. The college connection depends upon completion of the planned pedestrain bridge which will extend west from the elevated rail station, cross over I-5, and land at the northeast corner of the campus.









Response to Citywide & Neighborhood Design Guidelines - Site Design

₹2 Walkability



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

- I. Superblock development: site and design street-level commercial uses that present a welcoming public face to buildings and to encourage human activity on the street.
- II. Streetscape compatibility: Create an interconnected system of streets and open spaces to optimize neighborhood permeability (walkability) consistent with a typical urban block pattern.
- III. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Response:

The Northgate Mall superblock is broken up by the new grid of pedestrian friendly streets and walkways. This framework organizes the new development and provides intuitive connections to surrounding neighborhoods. Block sizes are similar to the established Seattle street grid, which yields a fine-grained network of routes and choices for walking through the site.

New buildings and renovations of existing buildings to remain will be designed to provide natural surveillance of streets, parks and plazas. Wherever possible they are planned to have ground-level uses and architectural features which help activate adjacent sidewalks.

3 Street Level Interaction



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

- I. 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.
- II. Commercial and mixed-use buildings: should appear inviting to the public by containing commercial uses at the ground floor.
- III. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.
- IV. Retail Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

Response:

4 Active Transportation



Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- I. Connect to and Serve all Modes of Travel: Provide safe and convenient access to all modes of transportation. Place site and building entrances in locations that logically relate to major points of access to these systems.
- II. Early Planning for Cycling: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project.
- III. Influence of Transit on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses.
- IV. On-site Transit Stops: If a transit stop is located on-site, design project-related pedestrian improvements and amenities so that they complement (or at least do not conflict with) facilities provided for transit riders.

Response:

Transit is a fundamental driver of redevelopment at Northgate Mall. The MPD area is located within a 5-7 minute walk of the new light rail station. All aspects of the project's design, including site plan, streets, parks/ plazas, and buildings, are configured to prioritize and support walking as the primary form of transportation. The grid of streets and walkways provides convenient, interesting and safe pedestrian routes to the station.

City-designated bicycle routes are located on streets just outside the site, along 5th Ave NE for example. Within the site, bicycles are indended to use the travel lanes of the new streets, which will have narrow lanes and incorporate other traffic calming techniques, allowing cyclists to safely mix with motorized vehicles.









RESPONSE TO CITYWIDE & NEIGHBORHOOD DESIGN GUIDELINES - SITE DESIGN

21 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 front.
- 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.

Response:

The Retail Promenade and the Central park are key organizing site features and the focus of the majority of publicly facing uses. The retail promenade echoes the internal orientation of the original mall, relating it to the existing mall context that is to remain at the west edge of the site. The Commercial transect is located to reinforce this strong North South site axis, maintaining critical adjacencies with the Light rail station but also connecting to a larger Commercial campus to the south of the site and the west of I-5. The residential transect introduces a series of secondary site axis that run East west and forge a critical connections between the residential character across 5th Ave. NE and the Central Park.

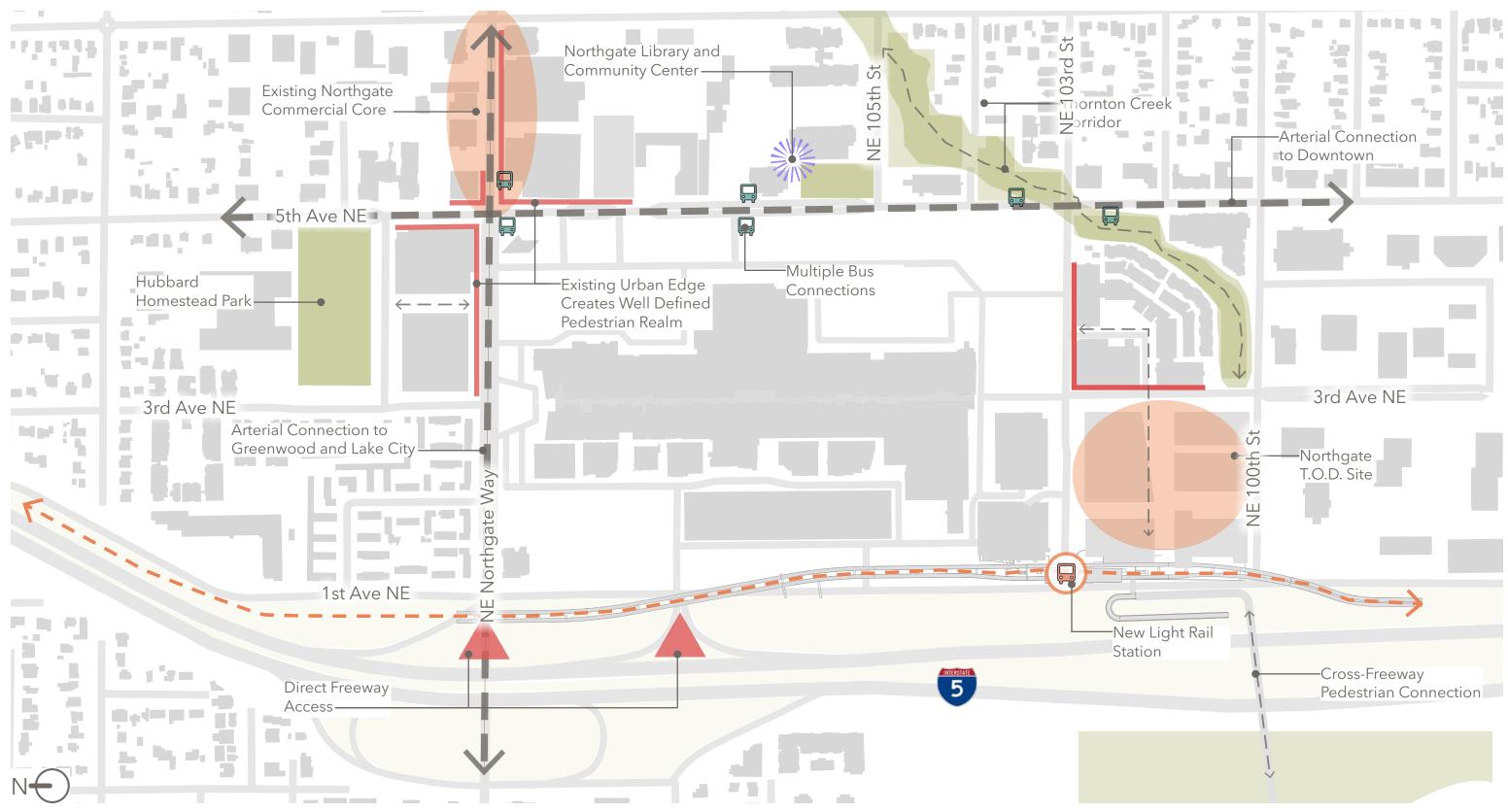








SITE OPPORTUNITIES



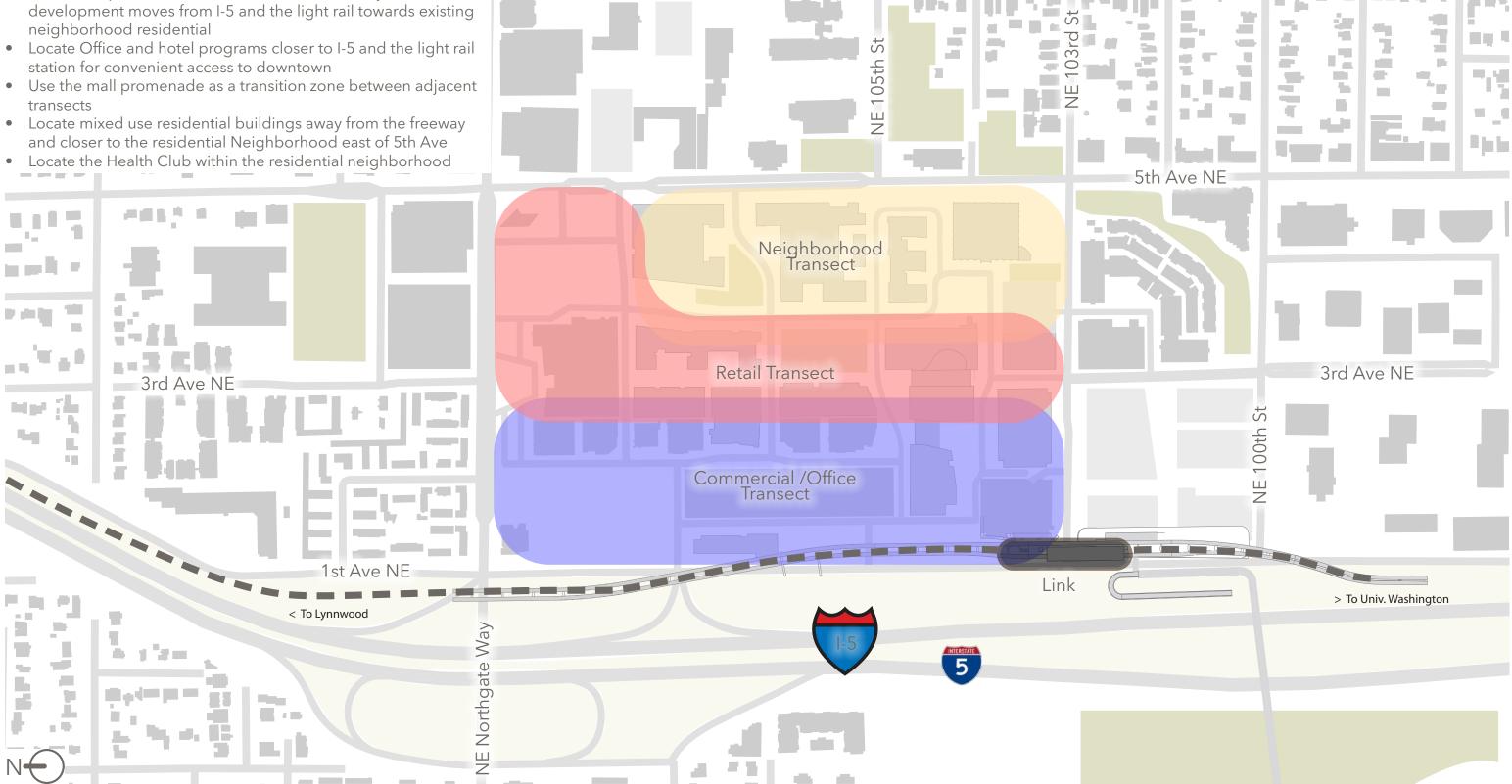






TRANSECTS

• Create unique transects based on use and density as neighborhood residential



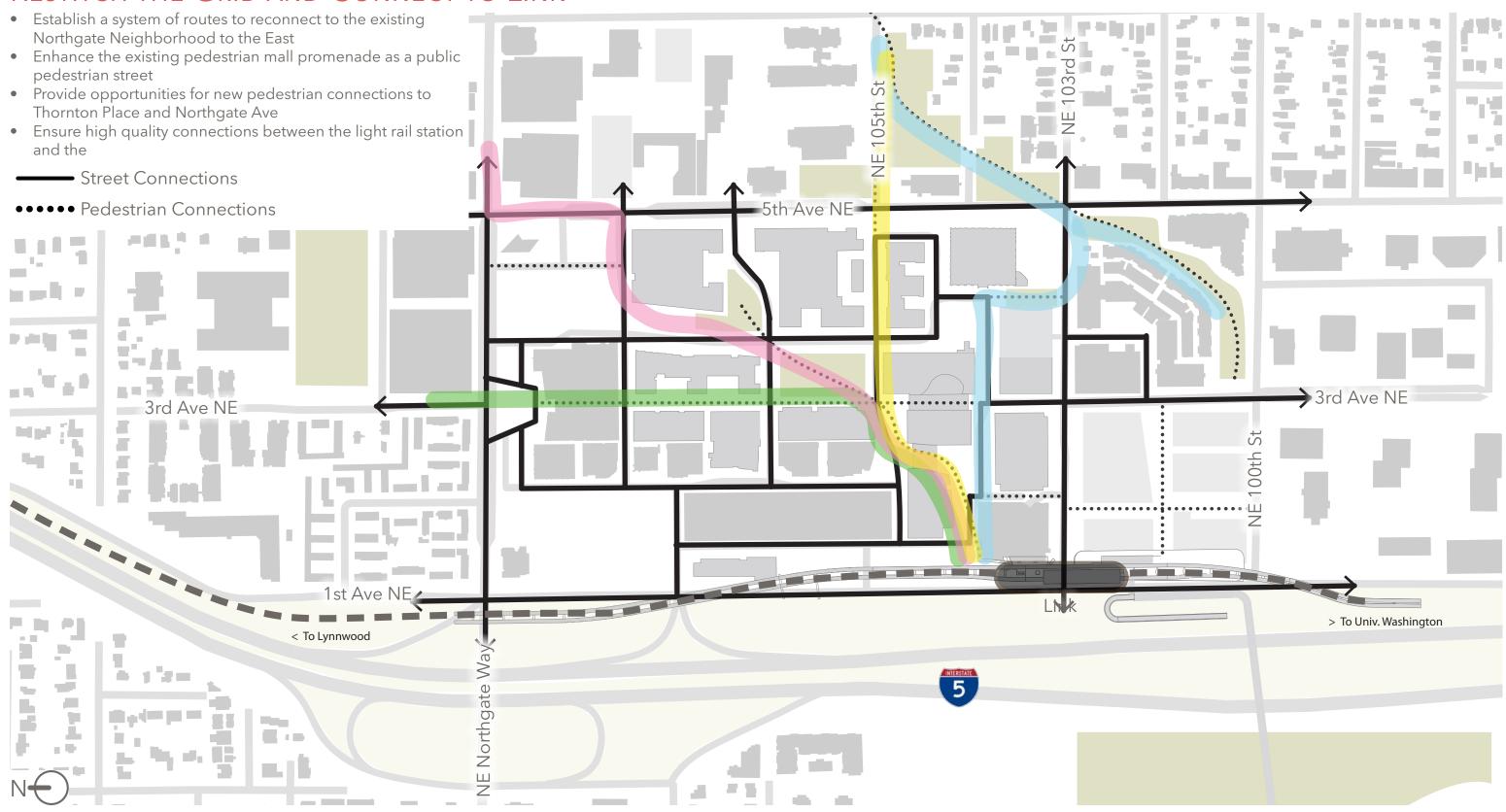








RESTITCH THE GRID AND CONNECT TO LINK



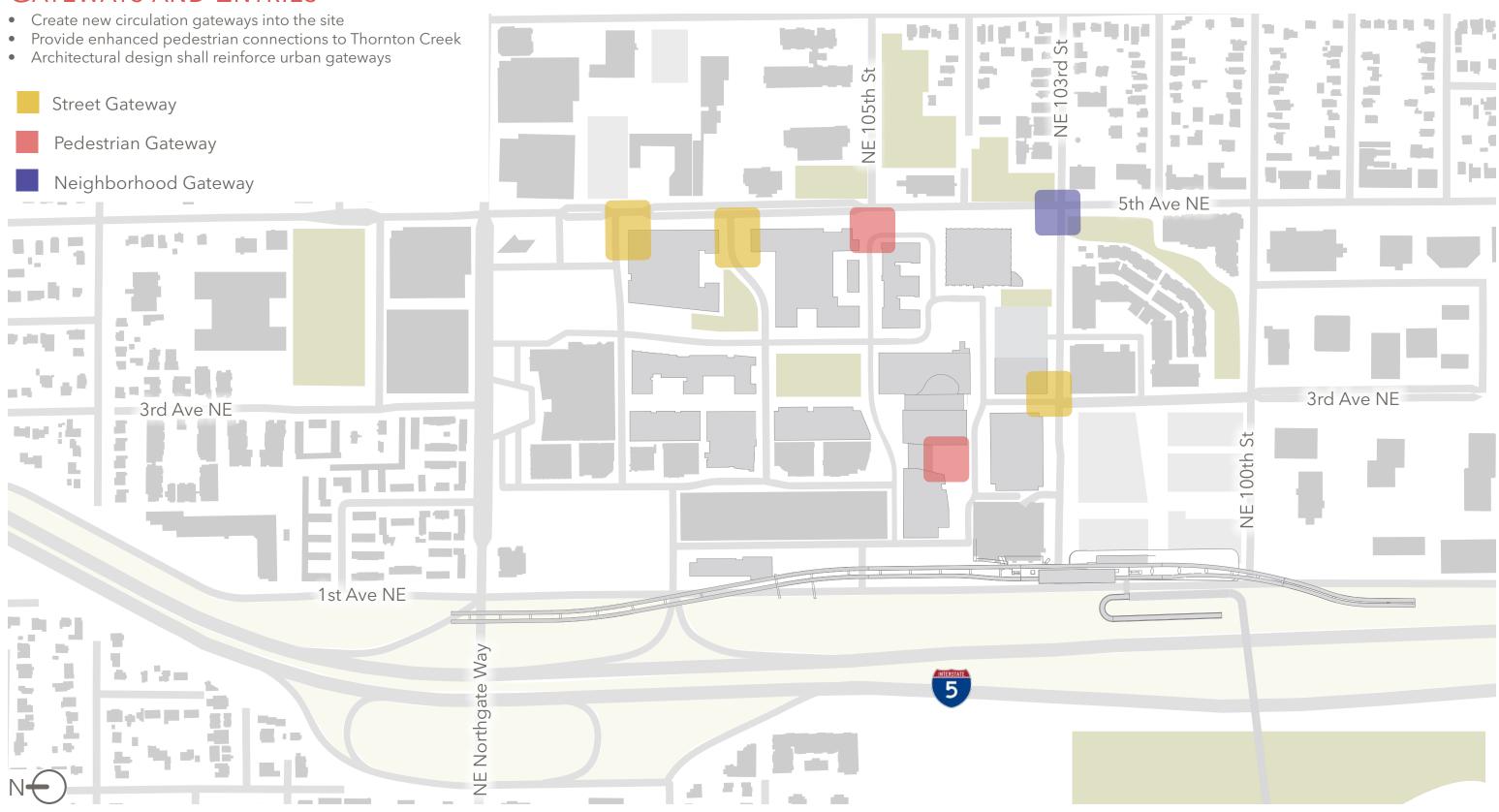








GATEWAYS AND ENTRIES











ACTIVE EDGES

• Provide non-residential pedestrian uses along 5th Ave to link with existing Northgate Way commercial core • Activate new eat-west streets to draw users into the site NE 103rd NE 105th St Front the Towne Square with active sidewalk storefronts • Strive to create active and transparent ground floor uses Commercial Frontage Lobby Frontage 5th Ave NE Live / Work Frontage 3rd Ave NE NE 100th 1st Ave NE NE Northgate Way 5 H



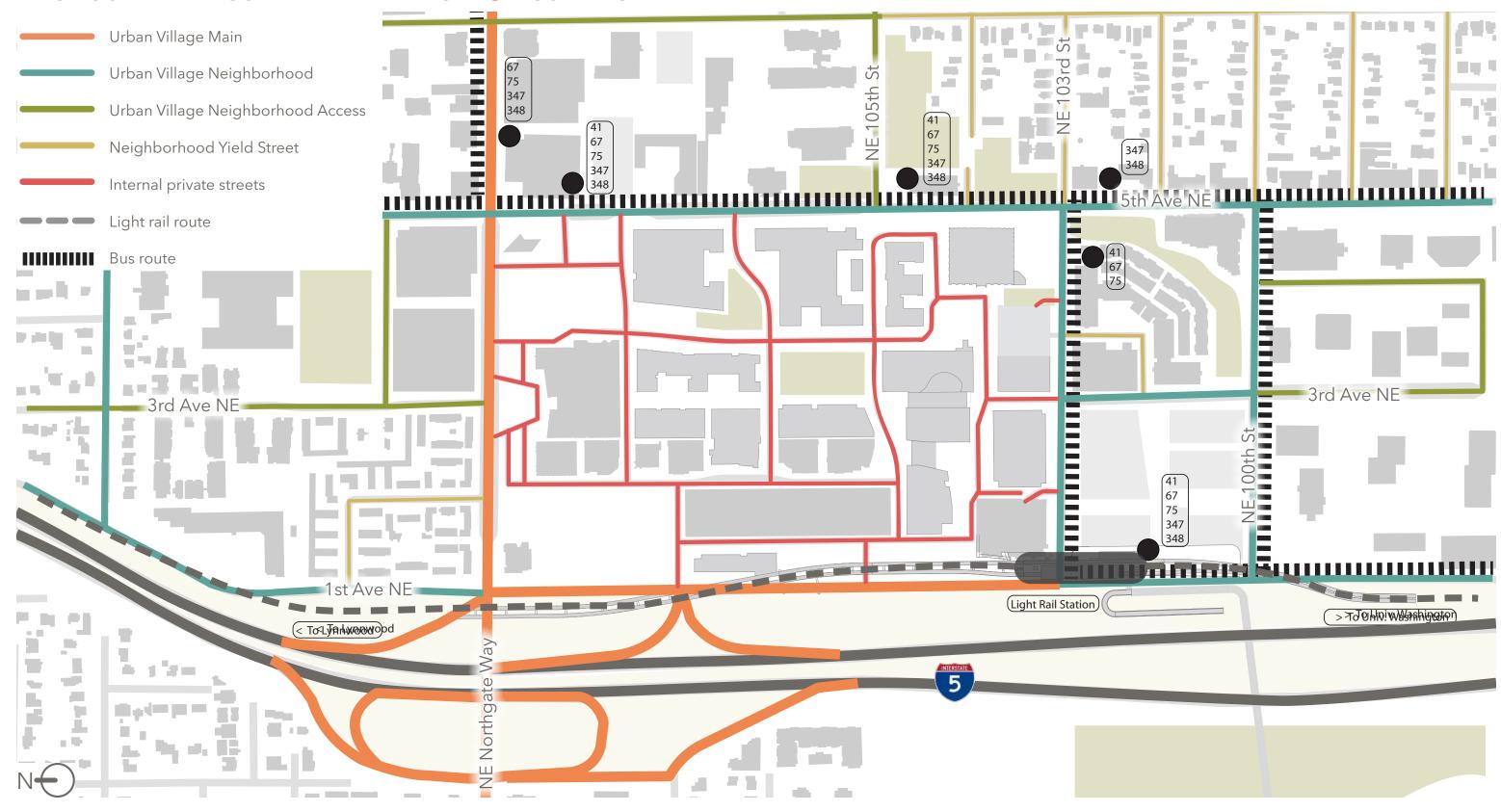








PROPOSED VEHICULAR AND TRANSIT CIRCULATION



Vehicular Circulation

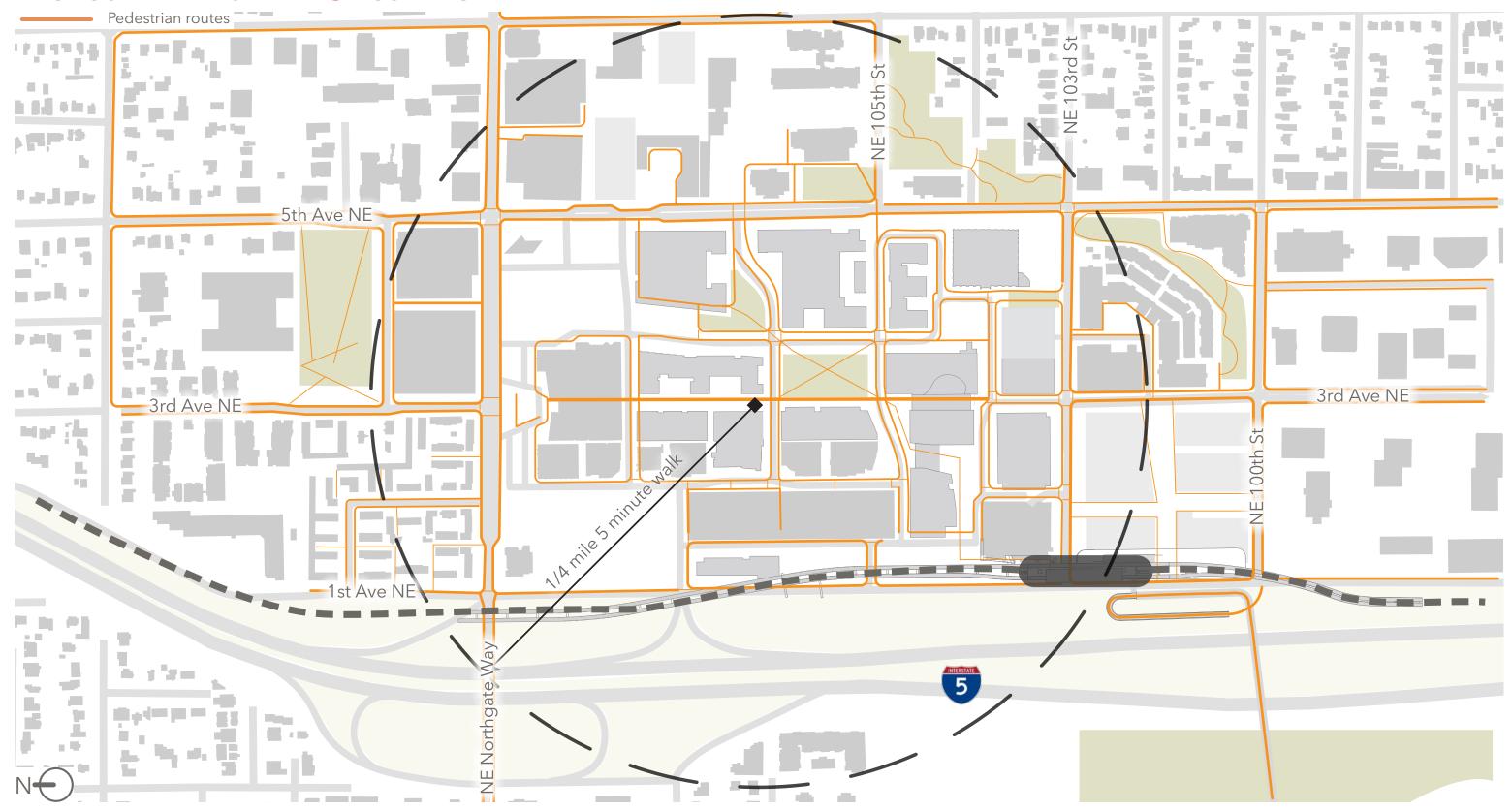








PROPOSED PEDESTRIAN CIRCULATION



Pedestrian Circulation









PROPOSED PARKING



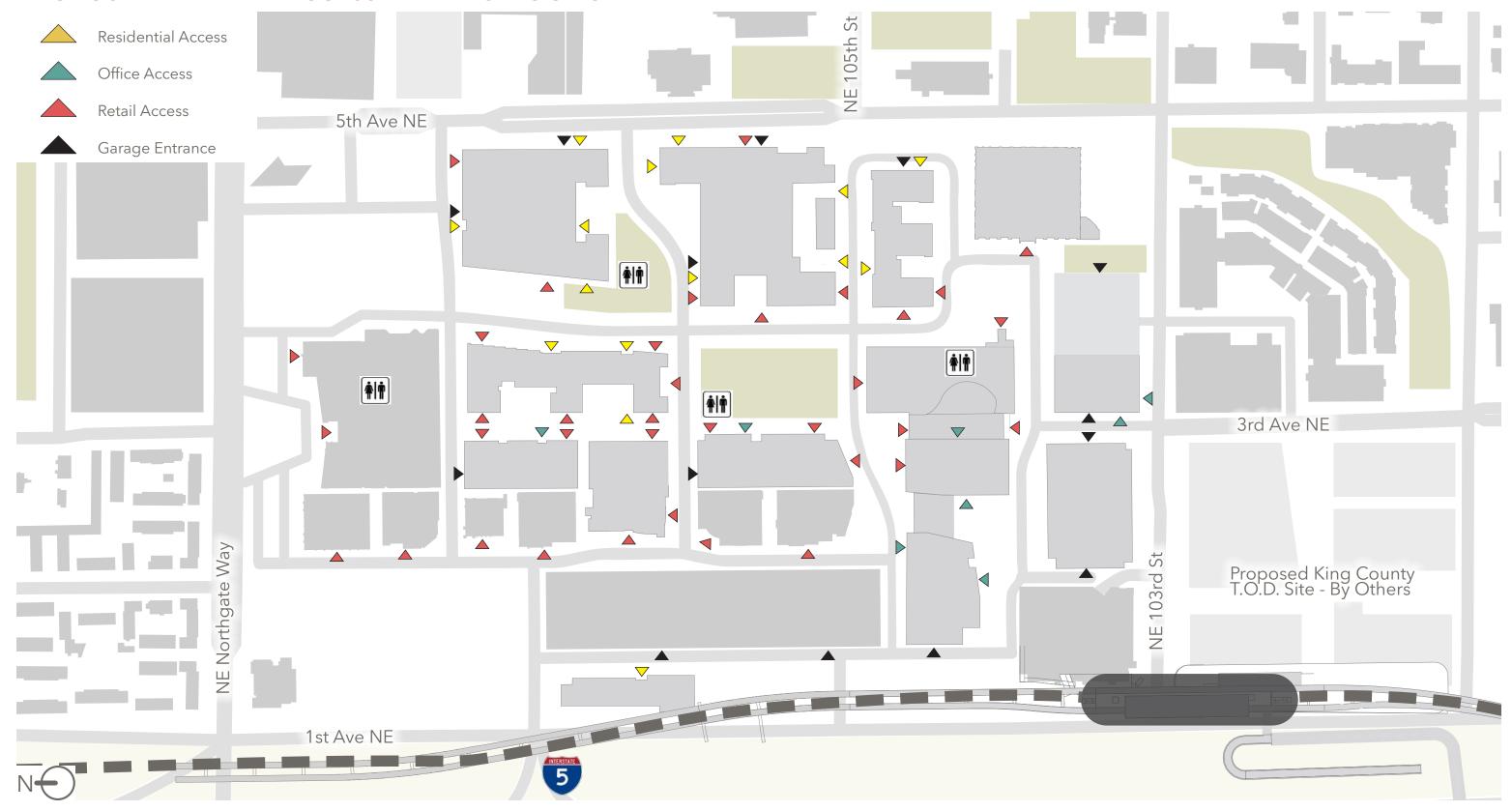
Parking Scenario







Proposed Primary Access and Restrooms











Proposed Site Plan + Street Level Building Uses











NE Enlarged Site Plan + Street Level Building Uses











SE ENLARGED SITE PLAN + STREET LEVEL BUILDING USES



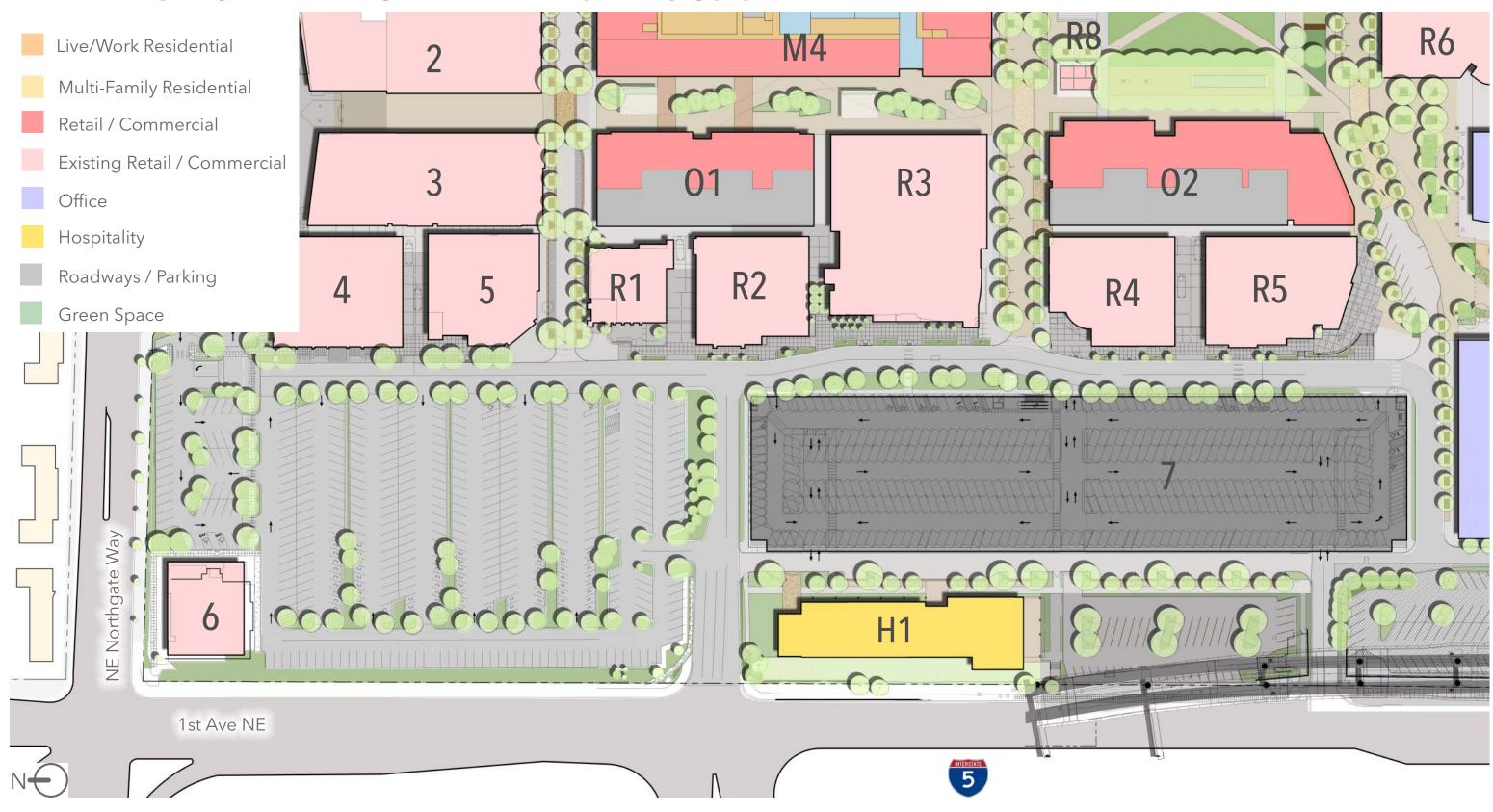








NW Enlarged Site Plan + Street Level Building Uses











SW Enlarged Site Plan + Street Level Building Uses











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SITE MASSING VIEWS











New Neighborhood Axonometric - Looking East











New Neighborhood Axonometric - Looking Northwest











New Neighborhood Axonometric - Looking Northeast

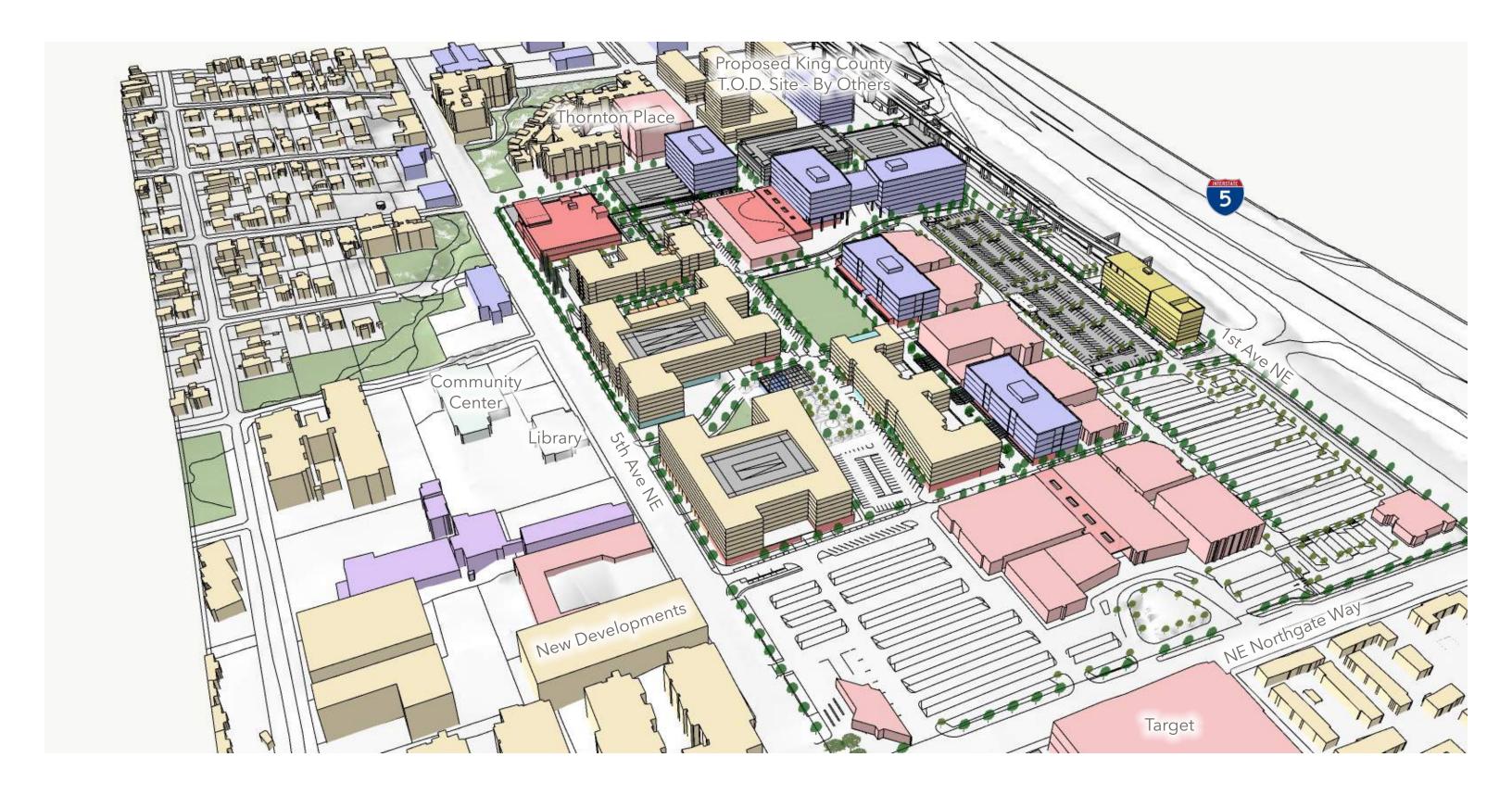








New Neighborhood Axonometric - Looking Southwest

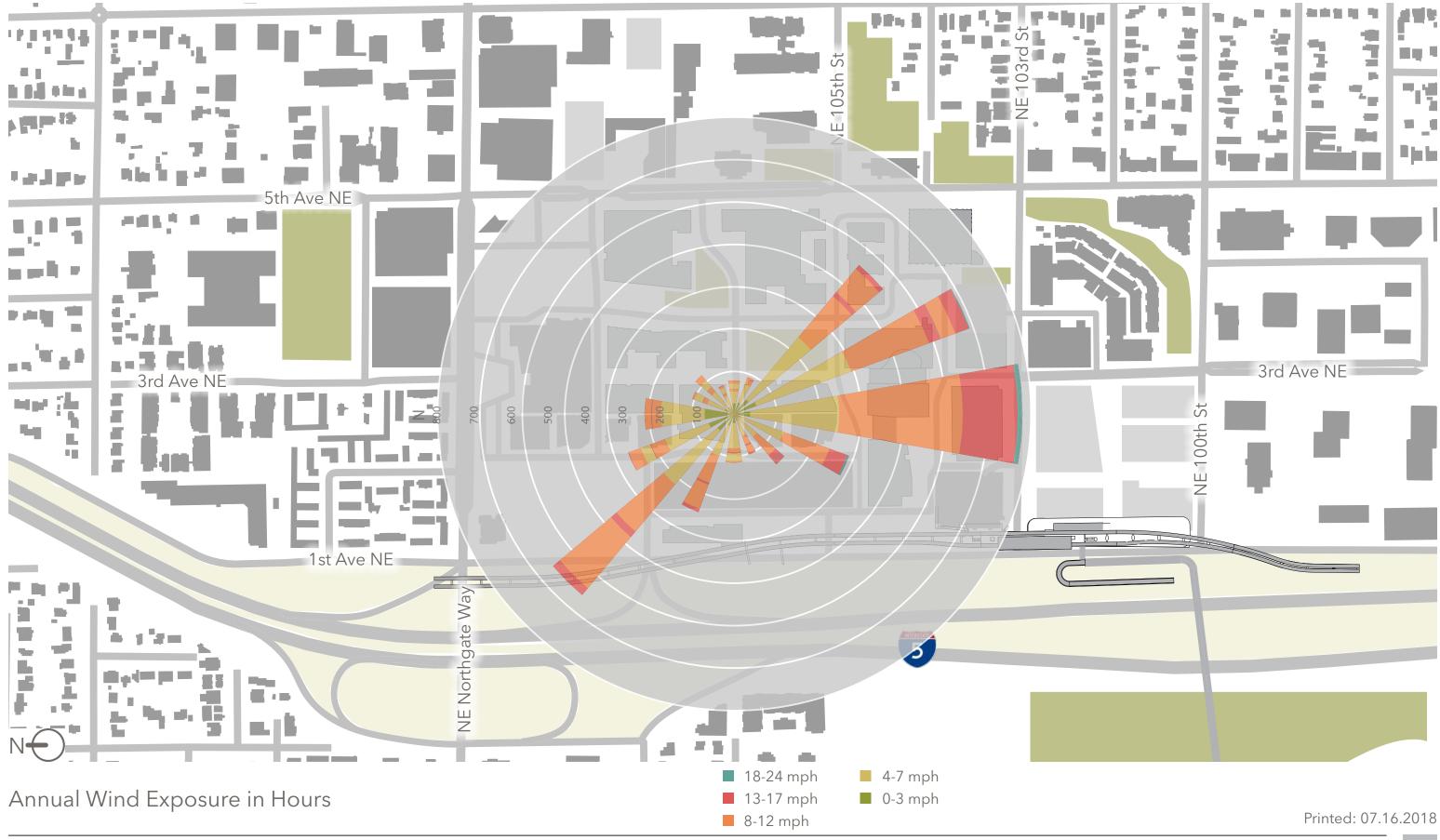








WIND ROSE



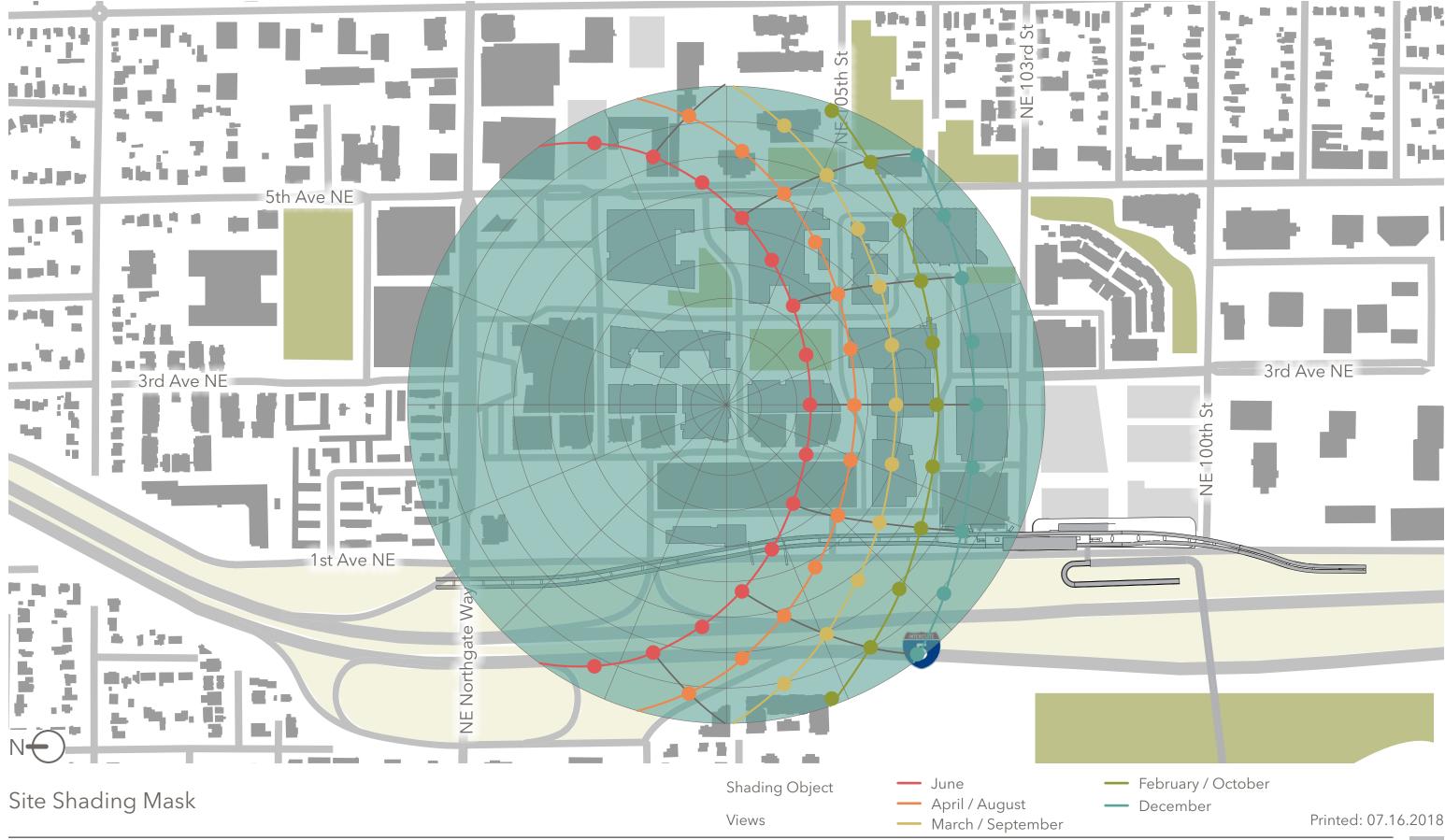








SITE SHADING

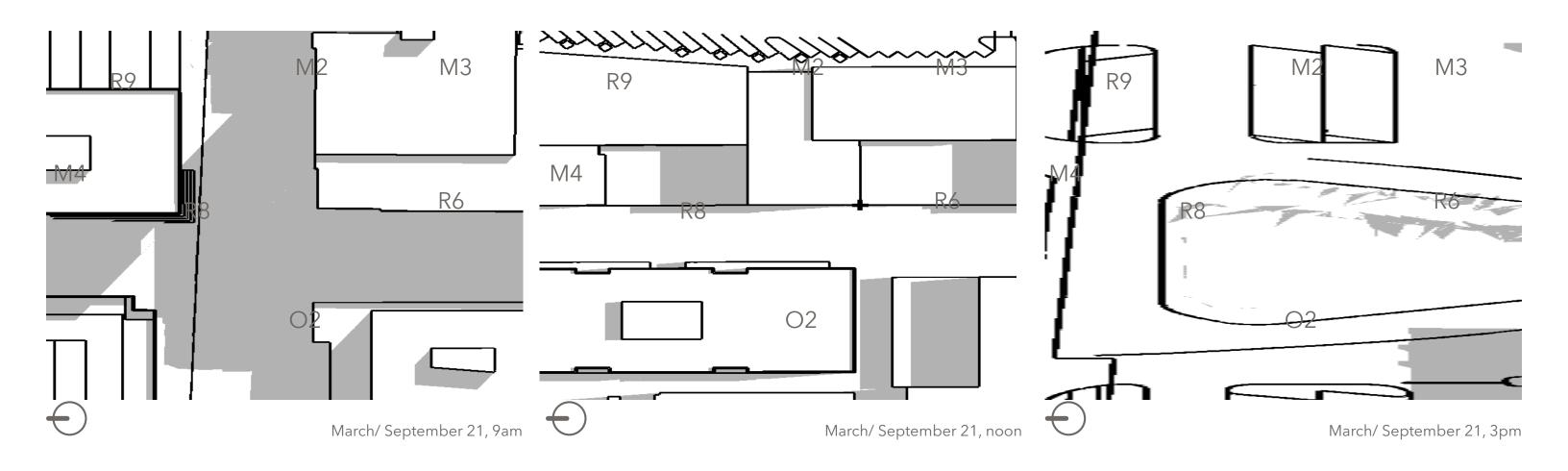


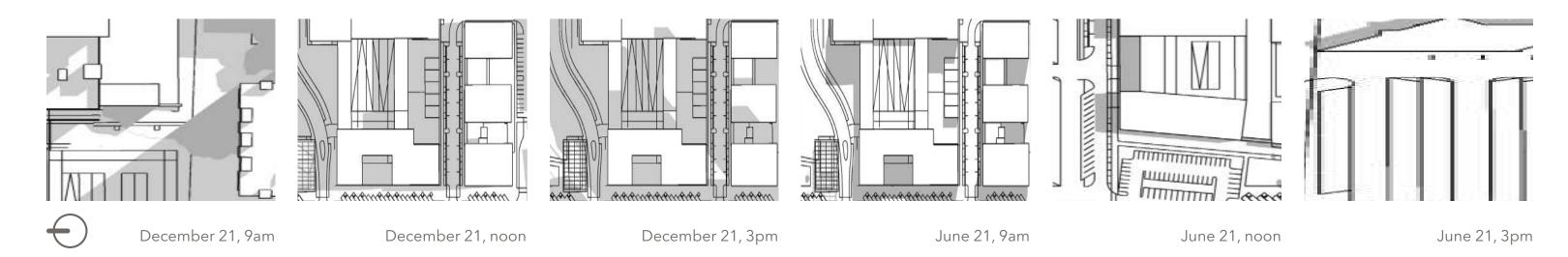






OPEN SPACE SUN AND SHADOW ANALYSIS





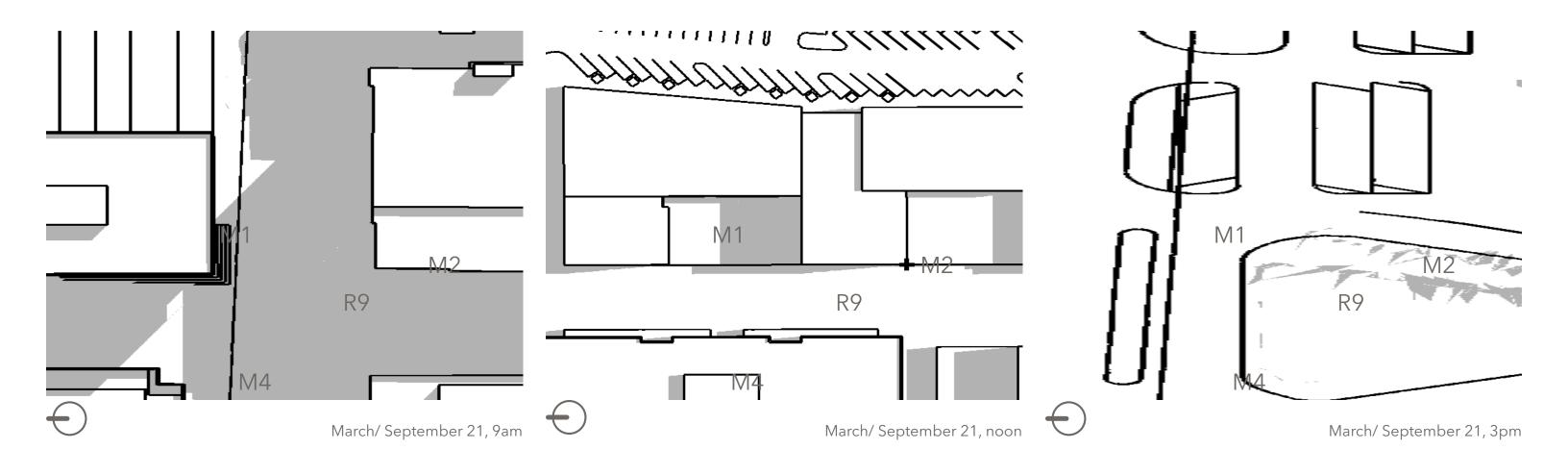
Sun Study- Central Park







OPEN SPACE SUN AND SHADOW ANALYSIS





Sun Study- East Park







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LANDSCAPE DESIGN









Response to Citywide & Neighborhood Design Guidelines - Landscape Design

S1 Natural Systems and Site Features



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

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

Response:

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

☐ 1 Open Space Connectivity



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

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

Response:

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

□2Walkability



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

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

Response: External and internal streetscape design focuses on pedestrians and the ability to walk the site safely, maximize accessibility for all and create natural cues for wayfinding. Superblocks get truncated as part of the redevelopment and compressed into smaller lots/building blocks. This allows for better streets and site porosity. Streetscapes incorporate traffic calming measures such as tabletop intersections, rumble/textured paving, curb bulbs, angled parking, wide sidewalks with lush plantings, and woonerf-like streets in high-activity areas for maximum walkability. Access for all is a priority, and carefully reviewed prior to making decisions. Lighting will incorporate additional level of lighting for pedestrians, to maximize safety and face recognition. All open space and pedestrian areas will have sufficient light levels. Printed: 07.16.2018









Response to Citywide & Neighborhood Design Guidelines - Landscape Design

3 Street Level Interaction



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

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

Response:

All built edges respond to street level in an engaging way. A large portion of the redevelopment's uses at the ground floor will be retail or commercial, with high activity use. Entries will be celebrated and welcoming, incorporating special paving, seating, planting and lighting to emphasize them. The 3rd Avenue Promenade will be a delightful pedestrian only area, open to retail and to the central park (60' wide). It will contain outdoor seating, social play, street trees, lighting and weather protection, as well as intuitive wayfinding. It will also open up to the Central park and continue as a pedestrian-only space, interfacing the park and its uses- a mesh of both spaces. Human activity will be encouraged as most of the proposed streets are narrow, with wide (16' typ.) sidewalks. The overall design will create a safe and engaging public realm, one that is vibrant, social and continually surprises with delight.

${\overset{\circ}{\circ}}{3}{}_{\text{Open Space Concept}}$



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

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

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

$\overset{\circ}{\circ}_{4}$ Exterior Elements and Finishes



Use appropriate and high quality elements and finishes for the open

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

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









ILLUSTRATIVE SITE PLAN











PROPOSED STREET CHARACTER Urban Village Neighborhood Street 105th St Urban Village Access Street Curbless Retail Street Retail Street with Angled Parking 5th Ave NE 1 Pedestrian Retail Promenade NE 103rd St NE 104th Street NE 107th Stre NE 104th Str 4 NE 105th St 4th Ave NE 3rd Ave NE 3rd Avenue Promenade 5 3 Proposed King County T.O.D. Site - By Others 1st Ave NE 5











The Urban Village Neighborhood Street accommodates high traffic volumes, but the pedestrian realm is designed in a way that promotes safety and a vibrant, active sidewalk. A 6'-0" min. wide bio-retention planting strip and an 8'-0" wide sidewalk are planned along both 5th Avenue NE and NE 103rd Street. New street trees on 5th Avenue NE are proposed from NE 103rd to NE 106th Streets; while existing trees are preserved on other portions of the public right-of-way.

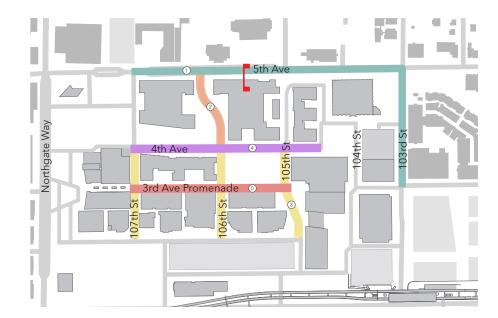
Retail uses along 5th Avenue NE between NE 107th and NE 105 streets must be ADA accessible, which is a challenge due to sloping conditions. The two proposed building frontages will setback where needed by 16', to create leveled paved areas in front of retail entries and incorporate seat-walls and tiered planters that nestle stairs as grade slopes down. Grade separation between the sidewalk and retails spaces will vary from 0 - 36" max. The bus stop at 106th and 5th will be incorporated in the design and prioritize safety and comfort.



Urban Frontage



Tiered Planting and Retail Entry Plaza













URBAN VILLAGE ACCESS STREET

The Urban Village Access Street creates a new important entry for Northgate Mall at 5th Avenue NE and NE 106th Street. The street, which goes up about 10' in grade, curves gently to the central open space and heart of the project. Along its edges, a bio-retention planted feature with cascading weirs takes advantage of the grade change and pushes the sidewalk away from the street edge to create a more immersive experience.

A large-scale signage element doubles as a major public art element, with larger than life letters inserted in a lushly planted landscape. The street itself includes one lane going into Northgate, and two lanes going out to the neighborhood at this signalized intersection.

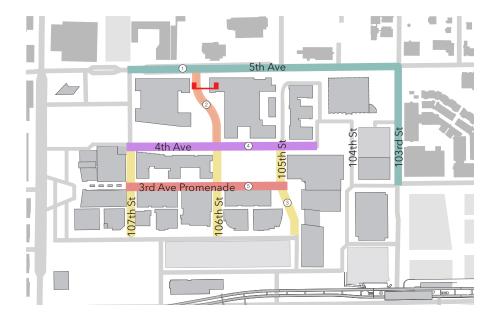


Stormwater Feature



Major Landscape Identity Element

















CURBLESS RETAIL STREET

The curbless Retail Street prioritizes pedestrian circulation and incorporates traffic calming strategies: curb bulbs, raised intersections and streets, 16' sidewalks, two-way single lane narrow streets, and rumbling paving texture. Careful consideration will be given to these streets where they intersect with the Pedestrian Retail Promenade, to ensure visual cues that it has priority over streets.

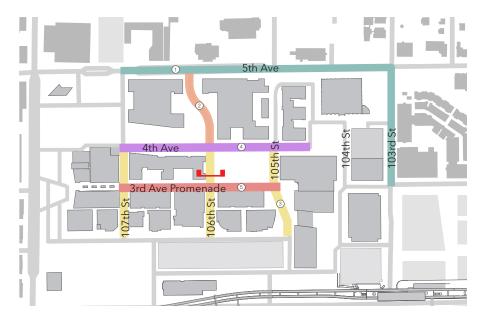


Vibrant Retail Uses



Traffic Calming and Multi-modal Travel















RETAIL STREET WITH ANGLED PARKING

The Retail Street with Angled Parking is a newly created street type that encourages traffic calming, with two-way single lane narrow streets, angled parking, and wide sidewalks, as well as raised and bulbed-out intersections for prioritized pedestrian flow. Angled parking is convenient and calms traffic down because drivers must be alert when pulling out - raising awareness of surroundings by all. Sidewalks are generous and include bioretention.

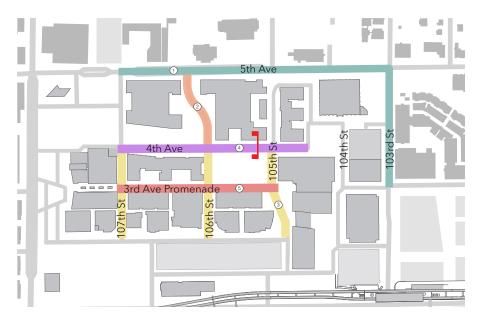


Angled Parking with planting



Pedestrian Clear Zone















Pedestrian Retail Promenade

The Pedestrian Retail Promenade is for pedestrians only and includes clear walking zones along retail facades for window shopping and restaurant terraces. Intermingled in the corridor are large planted areas with specimen trees, sitting areas, spaces that are covered and 'events' (such as art, water feature, cool element') that give rhythm and staccato to the promenade.

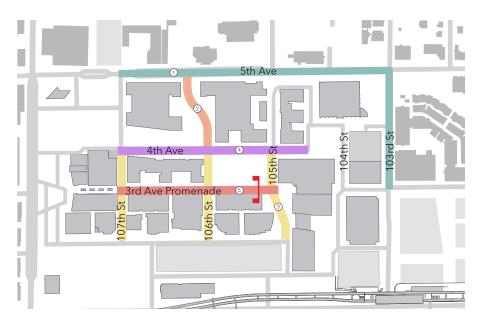


Extension of Retail Zone



Retail Layering and Complexity















COMMUNAL SPACE ZONES











PRECEDENT IMAGERY - PUBLIC ZONE



Integrated iconic public art



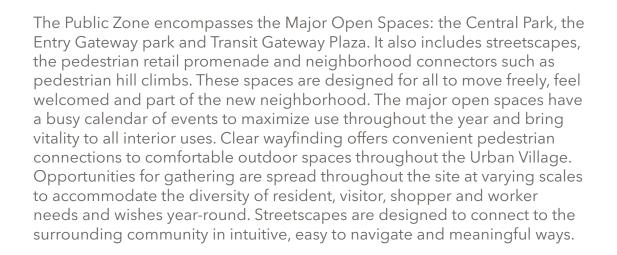
Engaging play elements



Retail Streetscape



Shared amenity spaces





Retail plazas and connections









PRECEDENT IMAGERY - SEMI PUBLIC ZONE



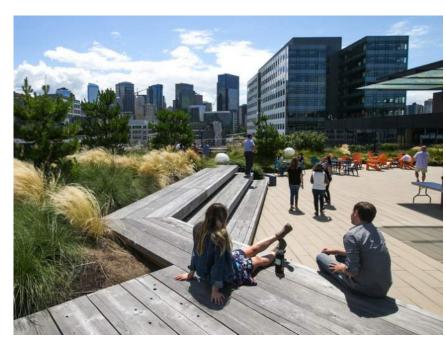
Spaces to Relax & Gather



Connected spaces



Active outdoor seating areas



Meeting Spaces

The semi-public zones are transition spaces between public space and office space. These outdoor areas are highly visible and active but secured. Location and design of these spaces promotes human activity, pedestrian interaction and offer views onto lower spaces/perches. The resulting feel is of a layered, lively and vibrant Urban Village. Planting along these spaces will mimic hanging gardens, with green walls along their face and lush greenery at the top to bring the eye up.







PRECEDENT IMAGERY - PRIVATE ZONE



Rooftop agriculture



Open and active amenity spaces



Comfortable & social seating



Intimate gathering spaces

The private zones are located in residential and office building courtyards and rooftops. Quality amenities provide residents, office and hotel users with space to connect and gather, places to call their own. Flexible spaces for intimate and larger gatherings will be crafted and sited to maximize views and solar exposure. Covered areas, fire pits / and lounges will be placed throughout to extend the shoulder season. Urban agriculture will be celebrated, as a way to connect to the larger project and its emphasis on craft and farm to table, and a way to promote healthy living and active design.

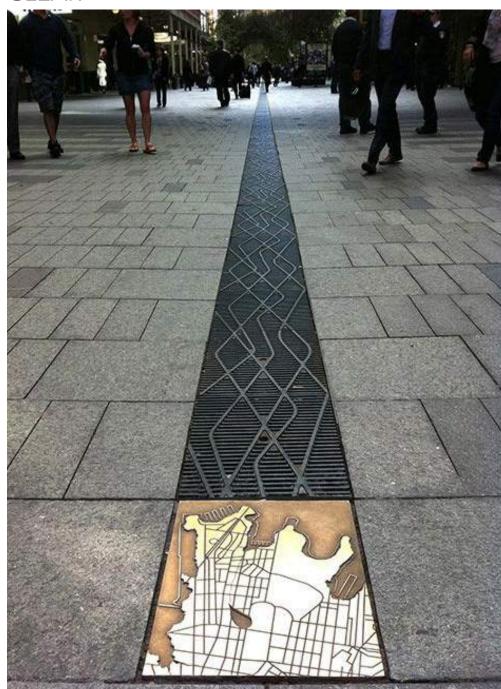






PUBLIC OPEN SPACE PROGRAM

CLEAR



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

MODERN



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

DELIGHT



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









COMMUNAL SPACE ZONES





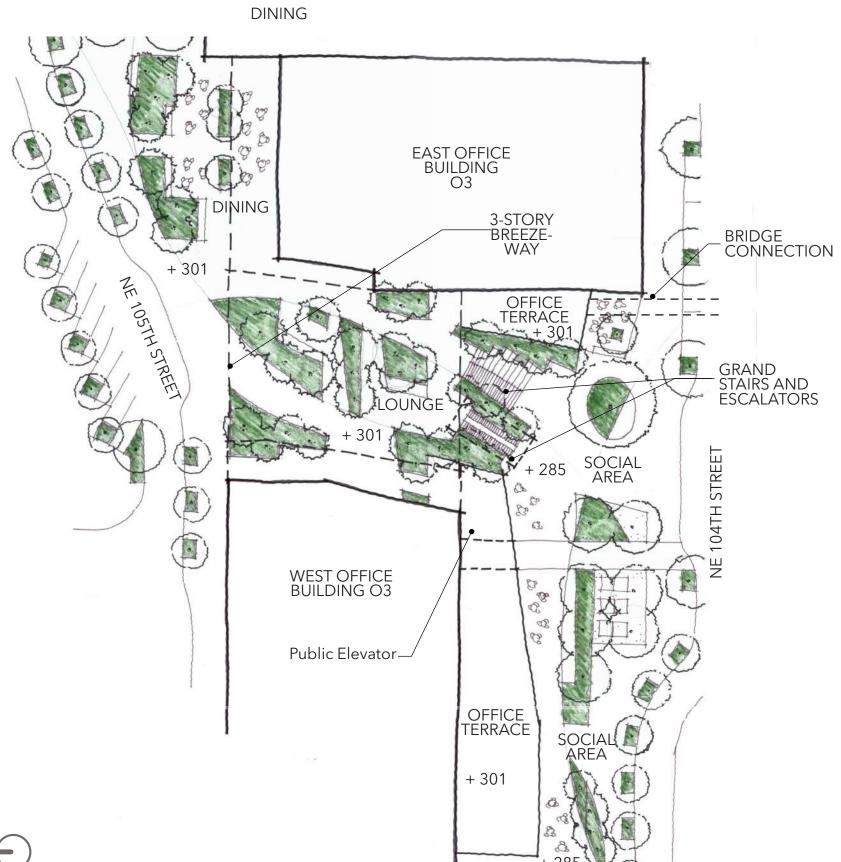






TRANSIT GATEWAY PLAZA

The Transit Gateway Plaza creates a comfortable and active connection between the residential and retail center, and the future light rail station. This mix of public and semi-public spaces integrate with building uses. Accessibility and wayfinding are a central objective of this plaza. Vegetation and the 3-story breezeway creates an open refuge for travelers and office workers.





Multi-level Social Spaces



Sculptural seating



Clear connection to the light rail station









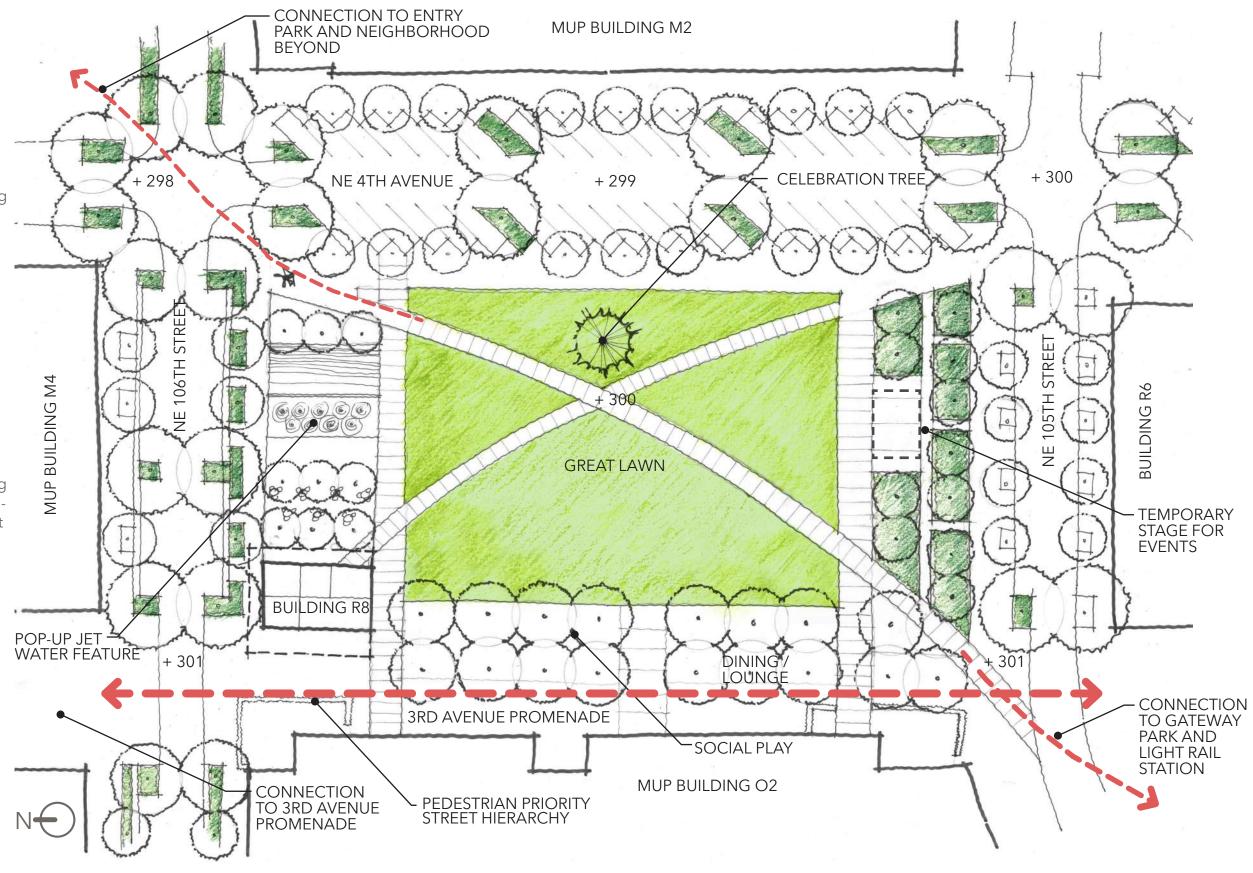
CENTRAL PARK

The Central Park accommodates yearround activity and becomes the heart of Northgate Mall. The great lawn provides maximum flexibility, from passive recreation to energetic performances. The celebration tree illuminates the park with holiday spirit during the winter months, while the spray feature cools visitors during summer months.

Elements like these become landmarks in the urban village.

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

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













Public Open Space Program - Central Park JAN **PUBLIC ART INSTALLATIONS** FEB WINTER WONDERLAND / SANTA HALLOWEEN BOO BASH SUMMER EVENT/4TH OF JULY HARVEST FESTIVAL **EASTER EGG HUNT CRAFT BEER FESTIVAL** SEAHAWKS RALLY FAMILY PLAY **OUTDOOR MOVIE SERIES GIFT FAIR** MONTHLY ART WALK FITNESS W/LIFETIME COFFEE/COMMUTE LUNCH IN THE PARK AFTER SCHOOL PLAY NIGHT MARKET 2014



Pop-up Jet Water Feature



Event Lawn



Holiday Celebration Tree

Printed: 07.16.2018







TD0



SEP

ENTRY GATEWAY PARK

The 5th Avenue Entry Gateway Park is an iconic destination for families, while setting the tone for the open space network as public, energetic, and playful. A jewelbox retail building with public restrooms contributes to a corner plaza with vibrant activity and seating overspill.

A Play area with an iconic play feature becomes an attraction for the whole neighborhood. Off leash dog urban dog areas are social, meeting places. Outdoor lounge and bocce court invite residents and visitors to come to Northgate and spend the

Stormwater features are a reminder of the near by Thornton creek and iconic signage welcome visitors, and create a strong sense of place and identity for the project.





Iconic play area

- SIGNAGE / ART



Social Dog Parks



Pavilion with retail



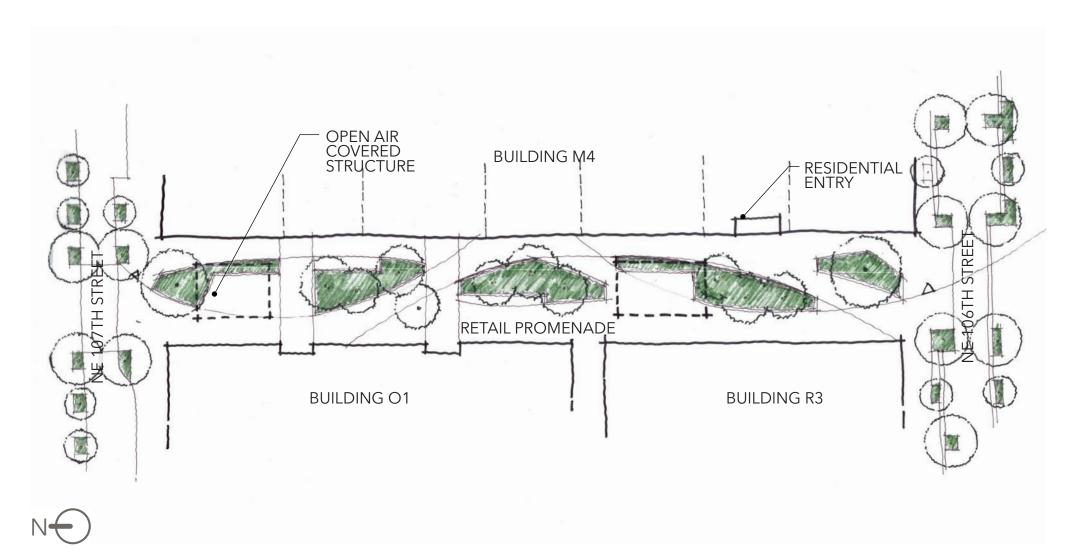






3RD AVENUE PROMENADE

The Pedestrian Retail Promenade includes clear walking zones along retail facades for window shopping and restaurant terraces. Intermingled in the corridor are large raised planted areas with lush plantings and specimen trees, integrated seating, covered pavilions with movable seating and 'events' (such as art, water feature, cool element') that give rhythm and staccato to the promenade.





Vibrant social spaces



Raised planters w/ lush plantings and seating.



Pedestrian oriented space











4TH AVE HILL CLIMB

The 4th Avenue Hill Climb welcomes visitors on foot with an educational nod to the nearby Thornton Creek, managing stormwater runoff in a naturalistic bio-retention feature. This entry access establishes a visual connection to the adjacent natural area, helping with wayfinding.

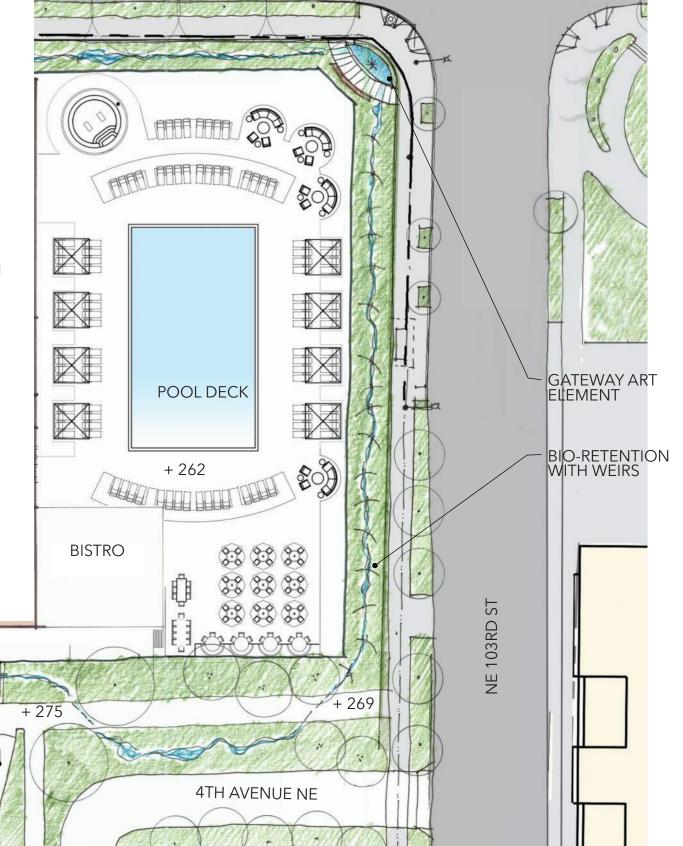
The topography presents a design opportunity for moving water, overlooks, and terraced planting. Positioning the vehicular entry to the parking garage along NE 103rd Street creates an improved pedestrian experience.

BUILDING R7

MAIN ENTRY **ADA RAMPS**

STAIRS

+ 285





Stormwater weir



Bridges and educational landscapes



Visual connection to Thornton Creek

Printed: 07.16.2018



BENCHES OR SEAT WALLS



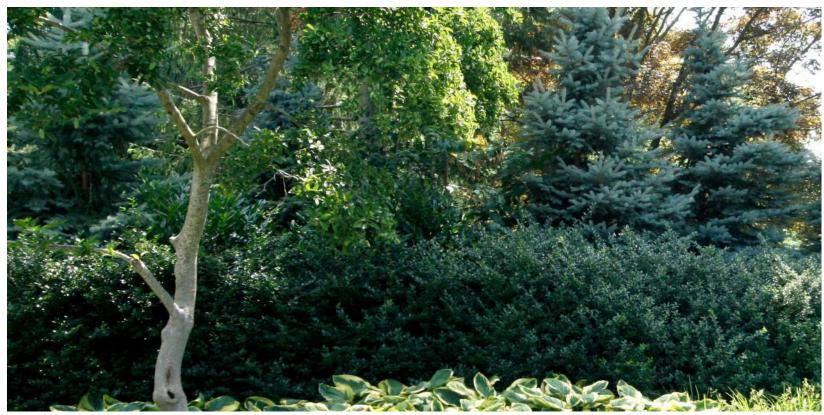


+ 280



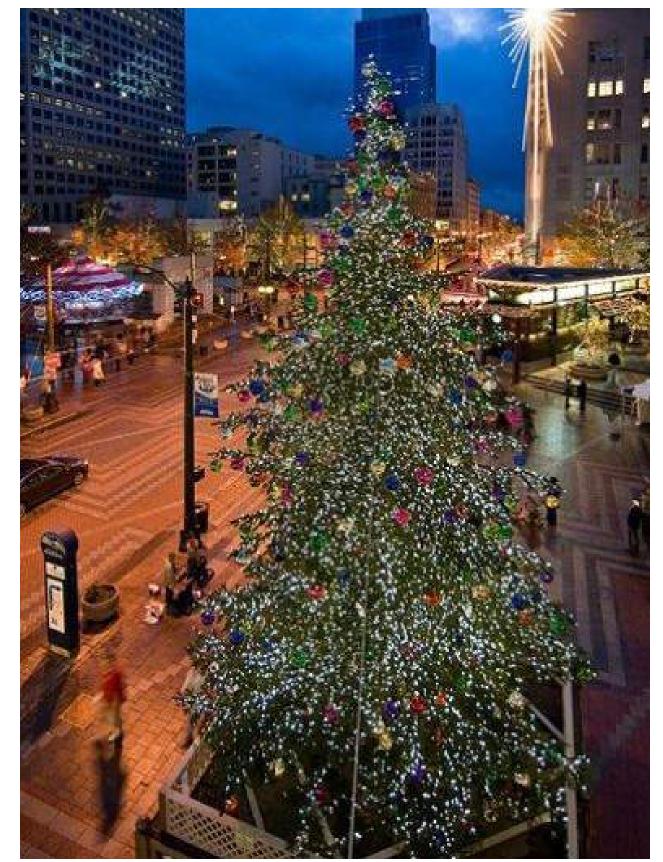
BUILDING O4 PARKING

EXCEPTIONAL TREE REPLACEMENT STRATEGY





Use trees that will have horizontal branching that reach into each other (Oaks, Maples)



Plant a large coniferous tree in the Central Park for Holiday Celebrations



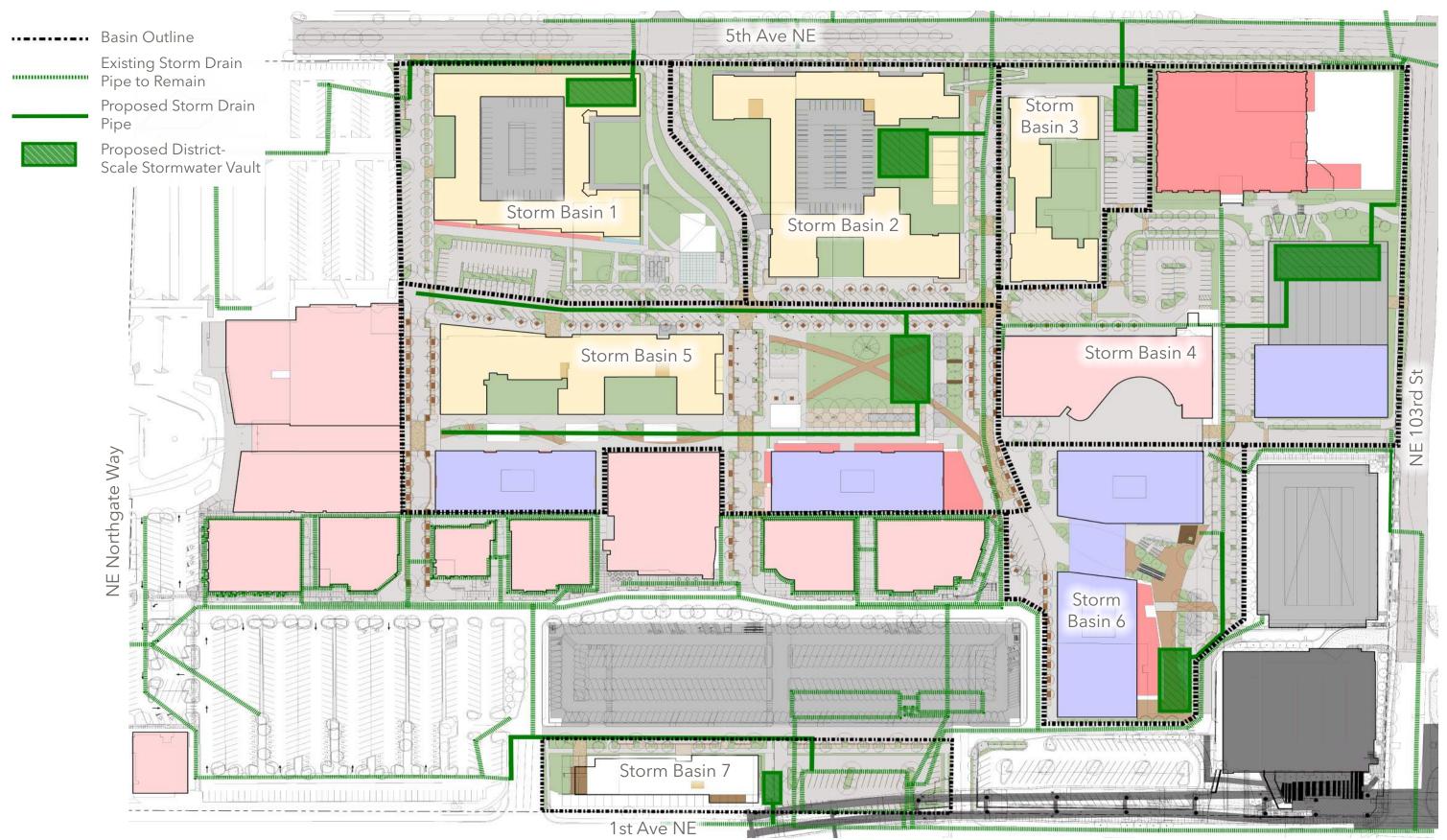








STORMWATER ANALYSIS - FLOW CONTROL DIAGRAM













Supplemental Design Guidelines - Landscape Design

Design Intent

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

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

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

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

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

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

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



Innovative Stormwater Management



Human focused



Walkable and vibrant streetscapes



A place for all









Supplemental Design Guidelines - Landscape Design

(DC3 Open Space Concept)

Site Furnishings

Supplemental Guidelines

MODERN AND DURABLE. Proposed site furniture will include warm materials and durable, cast iron, concrete and metal. Products will be proposed and part of a family - not always the same but familiar to each other, creating distinct identities for each of the main open spaces (Central Park, Entry Park and Gateway Park).

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



Easy to use



Warm materials



Sturdy and colorful



Clean lines







Contemporary design, user friendly





(DC3 Open Space Concept)

Lighting

Supplemental Guidelines

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

BRING DRAMA AND DELIGHT. At open spaces and where appropriate, lighting should be festive, colorful, and whimsical. This can be done with catenary lights, in-ground uplights, soffit/ weather protection lighting, specialty fixtures; in an artful way.



Bollard at curbless streets



Catenary lighting





Specialty fixtures







Contemporary design, dark sky compliant







(DC3 Open Space Concept)

Gateway Art

Supplemental Guidelines

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



Defining space and character



Iconic art at gathering spaces



Varying density to screen and frame views



Prominent pieces serving as landmarks









(DC4 Exterior Elements and Finishes)

Paving Materials

Supplemental Guidelines

HIERARCHICAL. Paving treatments on streets and in open spaces will vary but be part of the same family of elements. Paving in roads will have larger scale jointing and sidewalks and pedestrian promenades will have smaller granularity. Patterns will be intricate but not too busy, and will include embed, lighting, art.

SUSTAINABLE

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



Textured



Paving with inserts



Color-rich and textured



Clean lines





Contemporary design









(DC4 Exterior Elements and finishes)

Panting | Trees

Supplemental Guidelines

LAYERED. Street trees at Northgate have been chosen to create their own street identity. Care will be taken to have interest throughout the year, from foliage, to structure and bark. Trees are chosen to bring a variety of scale, from large to small, rounded to columnar.

BIO-DIVERSED

The open space trees will incorporate broad-leaf and evergreen trees as well as deciduous. Planting at the ground level will be mostly native and / or adaptive, with a high tolerance to drought and capacity for absorbing stormwater. Plant will be chosen for their tolerance to high activity/use around them, pollution, and be easy to maintain.



Liriodendron tulipifera 'Emerald City'



Acer Rubrum

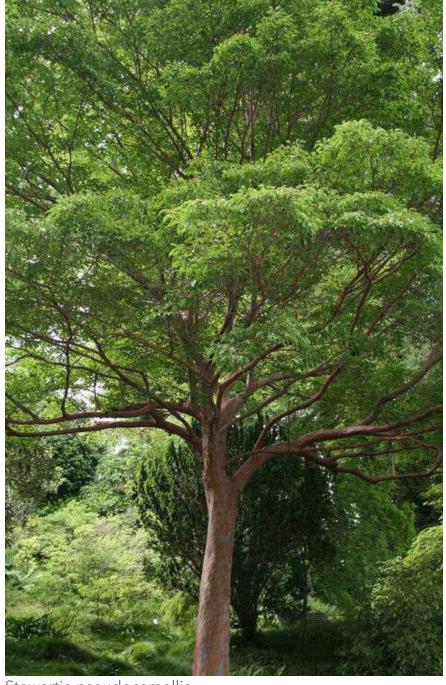


Ulmus 'Frontier'



Fraxinus oxycarpa 'Raywood'





Stewartia pseudocamellia









(PL2 Walkability)

Wayfinding

Supplemental Guidelines

SIGNAGE REINFORCES IDENTITY. In addition to hosting traditional graphic and text navigation signage, installations will reflect the character of their surroundings to aid intuitive wayfinding. The form and function of signage will follow changes to the built environment to best aid visitors as they move through or linger.



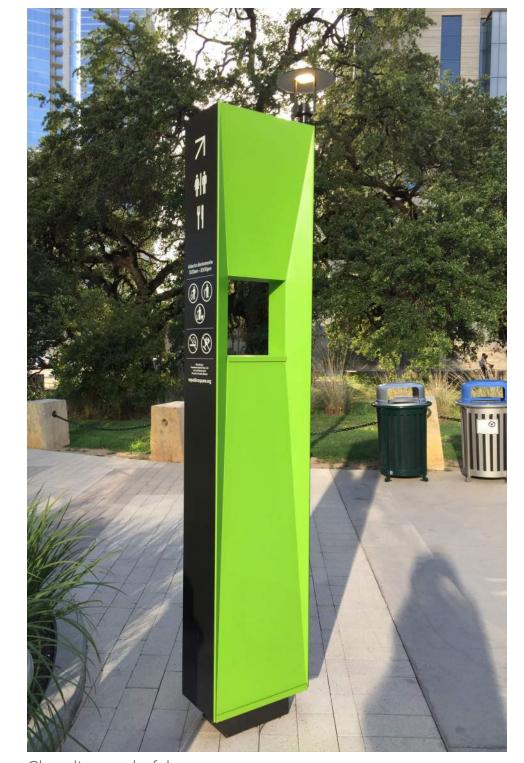
Clear, modern



Sense of discovery of the locale



Linear / treasure trail



Clean lines, colorful









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ARCHITECTURAL VISION AND CHARACTER











Response to Citywide & Neighborhood Design Guidelines - Building Design

S2 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 the 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 boarder 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.

Sarchitectural 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 semipublic opportunities for engagement with public outdoor space and amenity. Consolidation of commercial office buildings borrow the simple language of box retail stores on the site but introduce unprecedented transparency and connectivity to the ground plane. The proposed architectural aesthetic acknowledges the Northgate Mall's Mid-century aesthetic but re imagines 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.

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
- 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, commercial and retail programming. Commercial 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 recessing, increased transparency, overhead weather protection and lighting. Ground level town-homes and live work units 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.
Printed: 07.16.2018







Response to Citywide & Neighborhood Design Guidelines - Building Design

21 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 front.
- 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 Retail Promenade and the Central park are key organizing site features and the focus of the majority of publicly facing uses. The retail promenade echoes the internal orientation of the original mall, relating it to the existing mall context that is to remain at the west edge of the site. The Commercial transect is located to reinforce this strong North South site axis, maintaining critical adjacencies with the Light rail station but also connecting to a larger Commercial campus to the south of the site and the west of I-5. The residential transect introduces a series of secondary site axis that run East west and forge a critical connections between the residential character across 5th Ave. NE and the Central Park.

2 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 opening of the Northgate Link Extension slated for 2021 signals new opportunity for Northgate Mall site to be an active neighborhood hub for work, recreation, shopping and dwelling. The internally focused mall replicates and urban shopping experience indoors. The project proposes a redistribution of these functions along externally focused streets, promenades and park spaces, integrating them with residential amenity and public lobby spaces. The proposed architecture is characterized by a new exterior expression of transparency and permeability. An overall site legibility is established through building aesthetic tied to use. The highest transparency is concentrated at the projects most active edges associated with the Retail Promenade, the Central Park and 5th Ave. NE.

$\overset{\circ}{\Box}4_{\text{Exterior Elements and Finishes}}$



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
- 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.









HISTORICAL SITE EVOLUTION



Northgate mall looking South - 1950



Retail Promenade - 1950



Retail Promenade - 197



Retail Promenade - 1997







HISTORICAL SITE EVOLUTION

"Northgate is designed to make suburban shopping a pleasure," Graham said in a May 7, 1950, story in The Seattle Daily Times. "The design is informal and in keeping with the Northwest's terrain and the informal outlook of our people."













Printed: 07.16.2018









Mall Interior - Existing interior Facades

















EXISTING ARCHITECTURAL CONTEXT



Northgate Mall Entry



Nordstrom South Facade







Northgate Mall Southeast Facade



Northgate Mall NW Entry



Barnes and Noble















EXISTING ARCHITECTURAL CONTEXT



Northgate North



Key Bank, Northgate Way



North Seattle College



Northgate Executive Center



Big Five Sporting Goods, Northgate Way



Northwest Outpatient Medical Center



La Romar Apartments



Pacific Medical Center



10000 5th Ave NE

pacific medical center











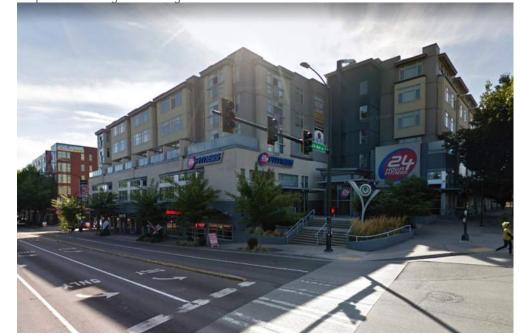
EXISTING ARCHITECTURAL CONTEXT







Proposed - Northgate Link Lightrail Station



507 Northgate Apartments



Existing Macy's East Facade



Thornton Place



Northgate Library





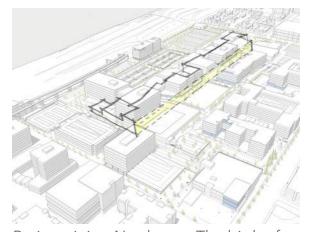
Thornton Place



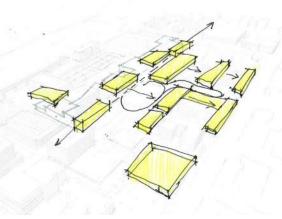




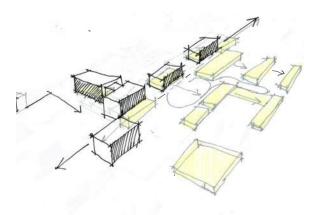
SITE EVOLUTION - TRANSECTS AND TRANSPARENCY



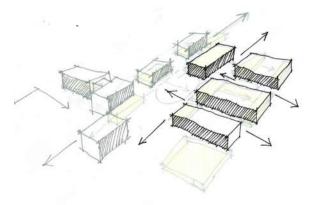
Re-imagining Northgate. The birth of a multi-modal, mixed use, pedestriancentric neighborhood.



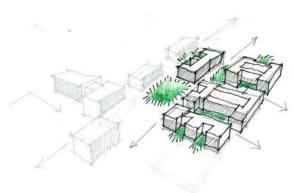
Public Realm: Distribution of transparency. Activation of ground plane.



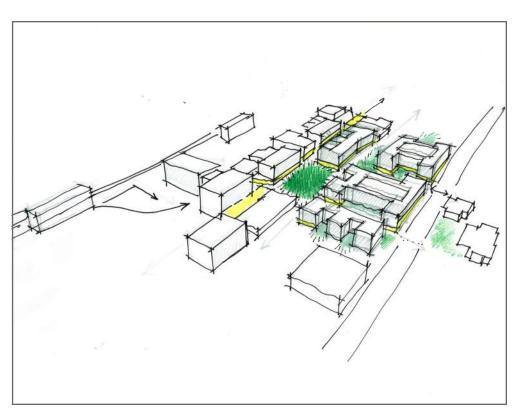
The Commercial Transect. Distribution of solids. Diversification of use. The Commercial transect is characterized by consolidation, close proximity to original retail corridor and the future light-rail station. The Commercial Transect largely defines the primary public North South



The Residential Transect. Distribution of solids. Diversification of use. The Residential transect defines a set of secondary axes that provide critical linkage to the residential neighborhood fabric across 5th Ave NE.



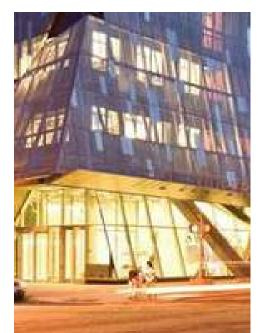
This secondary set of axes pair ground level uses that maximize pedestrian engagement with open space.



Distribution of Transparency



Ground Plane



Retail/Amenity/Lobby



Commercial



Residential

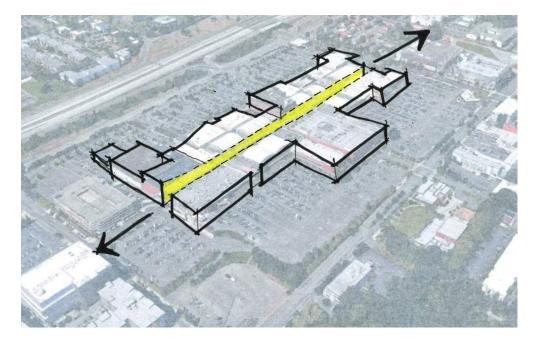


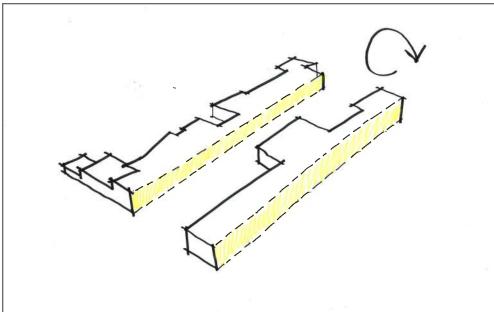






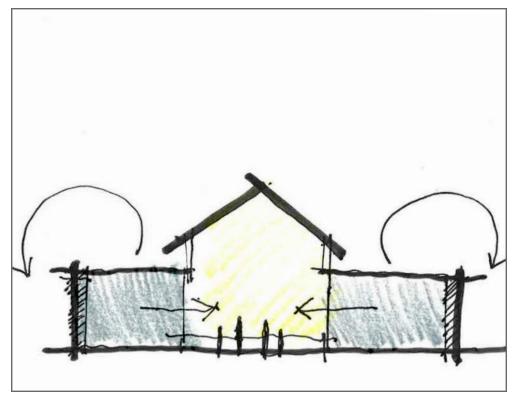
CONCEPTUAL FRAMEWORK



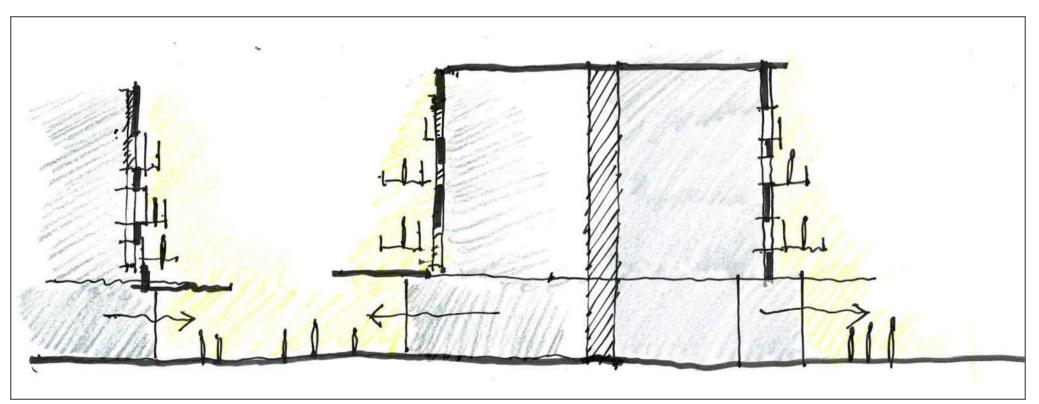


Northgate Mall - Inside Out.

The Northgate Mall was originally composed of a number retail stores linked by an exterior pedestrian connection. Over time this connection was enclosed. Currently the mall visitor experiences maximum transparency at the interior of the mall where retail functions are organized for maximum visibility. The overall volume is internally focused with entrances, signage and access scaled for the automobile and conceived to maximize control. The proposed project is an inversion of this hierarchy, placing the user at the center once again. The reconfiguration of the internally focused mall to a new pedestrian friendly neighborhood consolidates commercial, residential and parking functions to maximize the use of the ground plane. Residents and visitors experience the site as a series of contiguous interior and exterior spaces for people in close proximity to places to live and work.



1. Section Diagram - Existing Mall



2. Section Diagram - Proposed Inversion











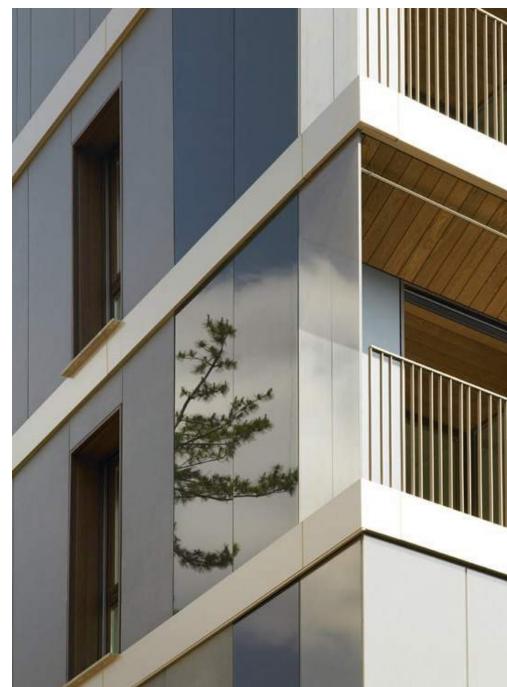
PROJECT VISION

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



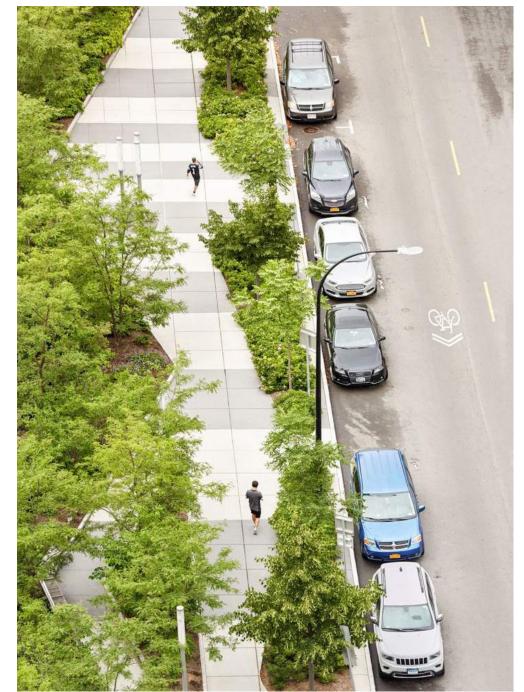






LANDSCAPE

CLEAR







DELIGHT









RETAIL

CLEAR



Creating a retail environment where the shopper can engage the retailer in a more direct manner from the neighborhood is a goal of returning the mall to its roots again. Spaces where people can meet, interact and peruse the project with a new level of porosity and openness.

MODERN



Architectural expression of the retail environment which promotes a casual / livable lifestyle for the new urban user is accomplished through the honest use of materials, integration of nature and openness of the retail interface.

DELIGHT



Establishing a framework for the retail realm that encourages the retailers to envision new ways to express their brand or a certain component contributes to the element of surprise. Bringing a sense of pleasure to the shopping experience was an original goal of the mall.



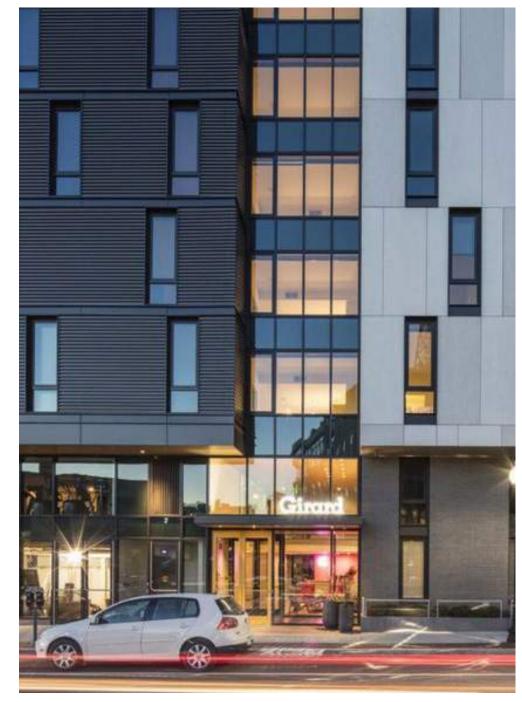






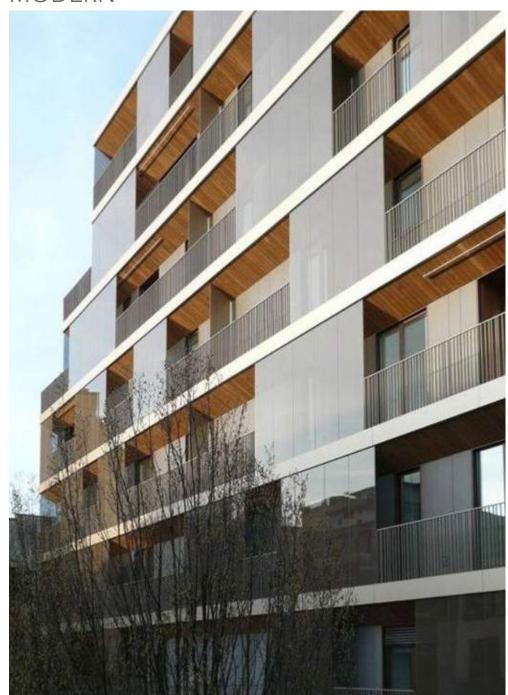
RESIDENTIAL

CLEAR



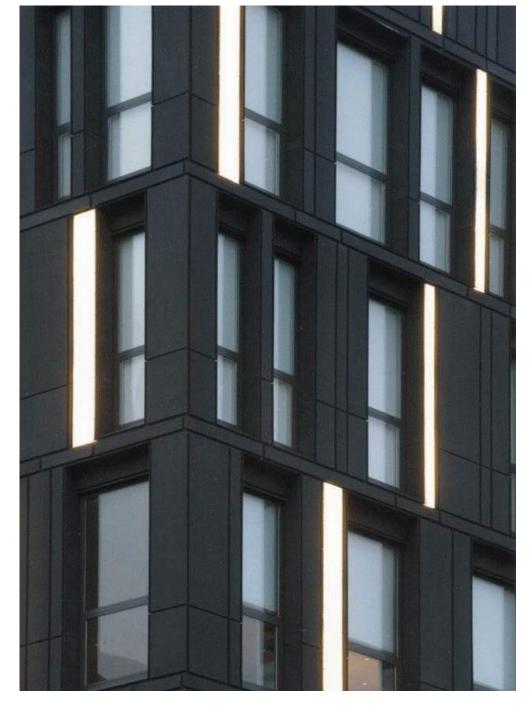
At the residential facades the architectural expression of transparency strikes a distinct balance between the accessibility of communal spaces and the protected expression of the privacy of home.

MODERN



Residential character specifically addresses the comfort of home through texture, warm materials and a refined sense of intimate human scale. Facades are understood as a layering of planes with distinct materiality.

DELIGHT



Dynamic facades change throughout the course of the day. Matte and reflective materials that dance with changing daylight emphasize a shift to a site that is inhabited 24/7. In evening vertical lighting integrated into building facades provide a safe and warm expression of home.



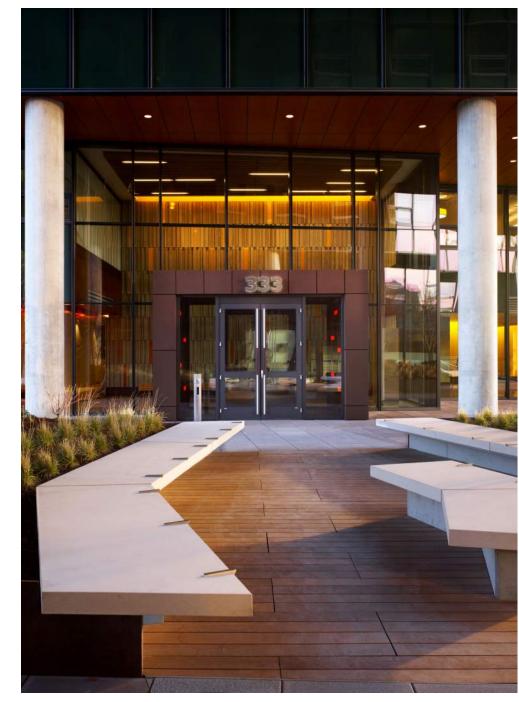






COMMERCIAL

CLEAR



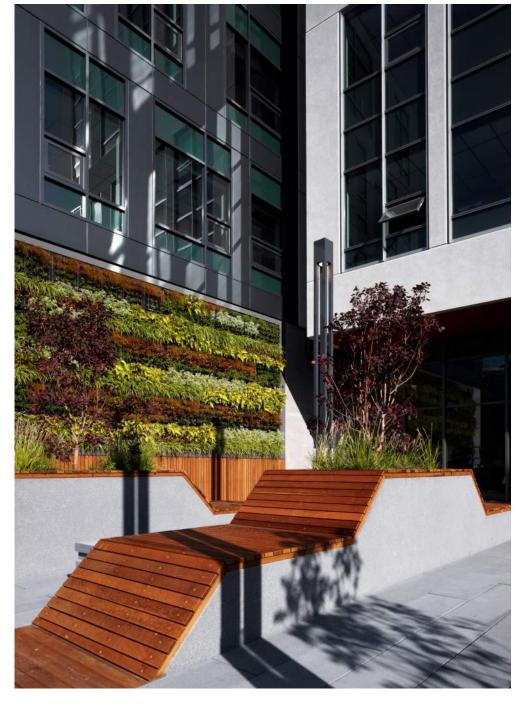
Expression and engagement of the Commercial Office at the public realm through transparency and the flow of spaces blurs the line of where the worker and general public interact. Clarity of architectural form enforces the way finding / approachability of these spaces.

MODERN



Modern work places require spaces that are flexible, honest and casual for the variety of work styles. A nod to the clean and straightforward design of the past with pops of color or a new orientation gives it a contemporary feel and atmosphere.

DELIGHT



The design and creation of the unexpected space or elements adds a sense of whimsy to the public realm. These elements provide a level of additional texture, warmth and interest that allows the user to interact with the space in new and varied ways.









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MPD - ARCHITECTURAL CONCEPTS BUILDING R7 - INDOOR FITNESS CENTER











BUILDING R7 - SUMMARY

Option I - SE View



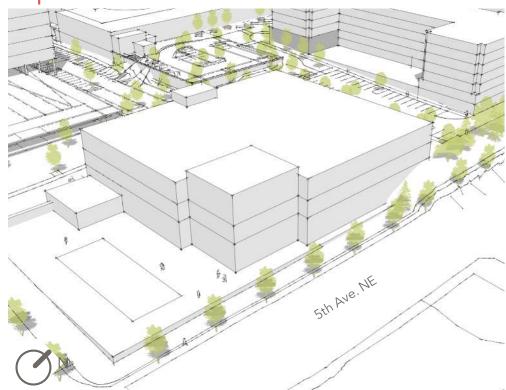
Pros

- Outdoor pool deck is placed on the south side of the building for maximum solar exposure
- Basic building footprint allows for maximum interior space planning efficiency
- Sidewalk pedestrian experience will be enhanced by street trees near the curb and a carefully designed surface stormwater managment system between the sidewalk and the building or pool deck.

Cons

- Building form is simple and lacks visual interest
- Entrance is located on west side of the building, along the 4th Ave Hillclimb
- The building contributes to the streetscape only along 5th Ave NE and the 4th Ave Hillclimb, in areas located away from the intersections and NE 103rd St

Option II - SE View



Pros

- Outdoor pool deck is placed on the south side of the building for maximum solar exposure
- Prominent southeast corner creates visual interest from 5th Ave NE
- Sidewalk pedestrian experience will be enhanced by street trees near the curb and a carefully designed surface stormwater managment system between the sidewalk and the building or pool deck.

Cons

- Entrance is located on west side of the building, along the 4th Ave Hillclimb
- The building contributes to the streetscape only along 5th Ave NE and the 4th Ave Hillclimb, in areas located away from the intersections and NE 103rd St

Option III - SE View (Preferred)



Pros

- Outdoor pool deck is placed on the south side of the building for maximum solar exposure
- Building mass has greater articulation overall
- Massing and roofline at southeast corner suggests a stronger relationship and orientiation with the intersection 5th Ave NE and NE 103rd St, which is designated as a gateway corner
- Sidewalk pedestrian experience will be enhanced by street trees near the curb and a carefully designed surface stormwater managment system between the sidewalk and the building or pool deck.

Cons

- Entrance is located on west side of the building, along the 4th Ave Hillclimb
- The building contributes to the streetscape only along 5th Ave NE and the 4th Ave Hillclimb, in areas located away from the intersections and NE 103rd St

* Exceptional Tree considerations - see page 140.











BUILDING R7 - Typical Lower Level Floor Plan (applies to all massing options)

Summary

- One 3 story indoor fitness center totaling 145,000 gsf
- Outdoor pool deck
- Entry and drop-off located at the west facade with parking in the adjacent new parking structure

Overview

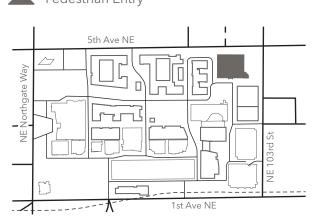
The basic building design responds to the site by stepping back the second and third floors of the west side of the building to create outdoor cafe on the second floor. Café seating will overlook the hill climb steps / ramp as well as the storm water management weirs that are proposed. In the preferred massing option, the southeast corner of the building is emphasized. The corner is projected and has a slightly higher sloped roof which suggets an orientation to the gateway corner at 5th Ave NE and NE 103rd St.



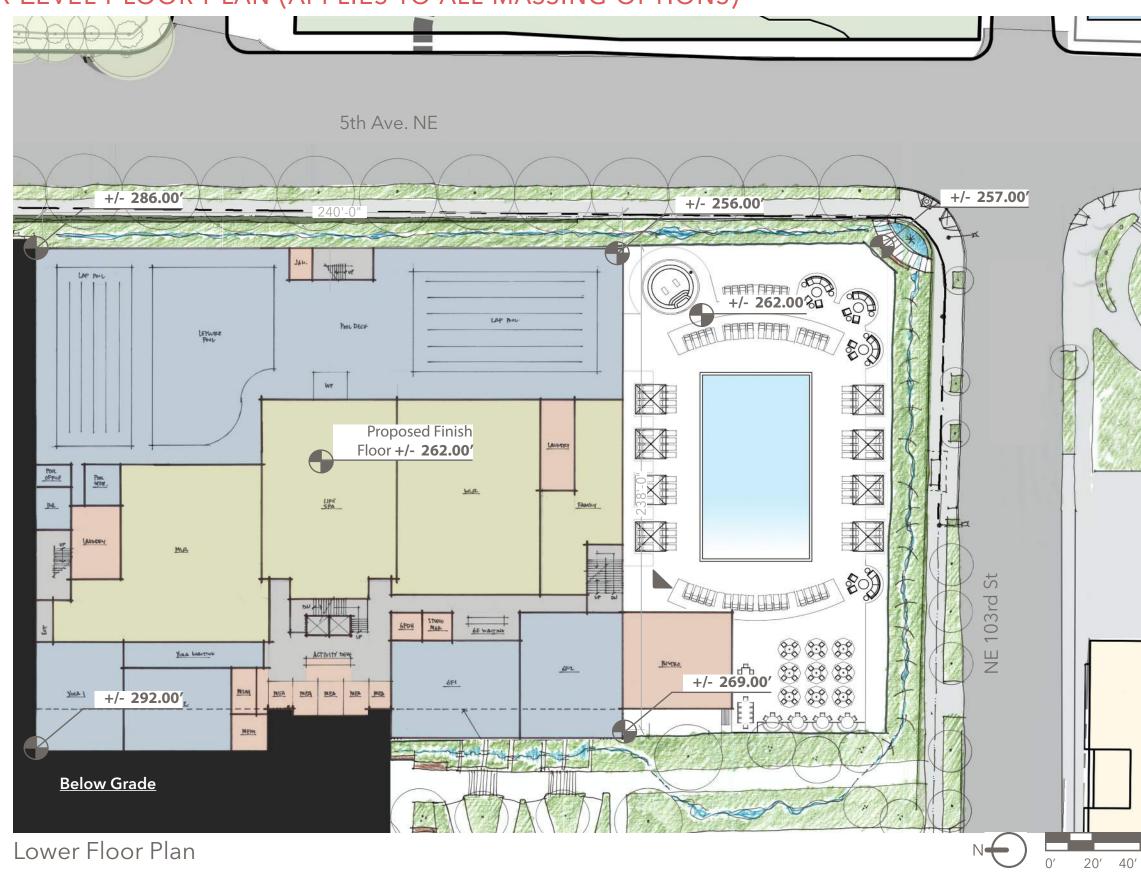
Member Services/Amenities



Circulation Pedestrian Entry



Site Key











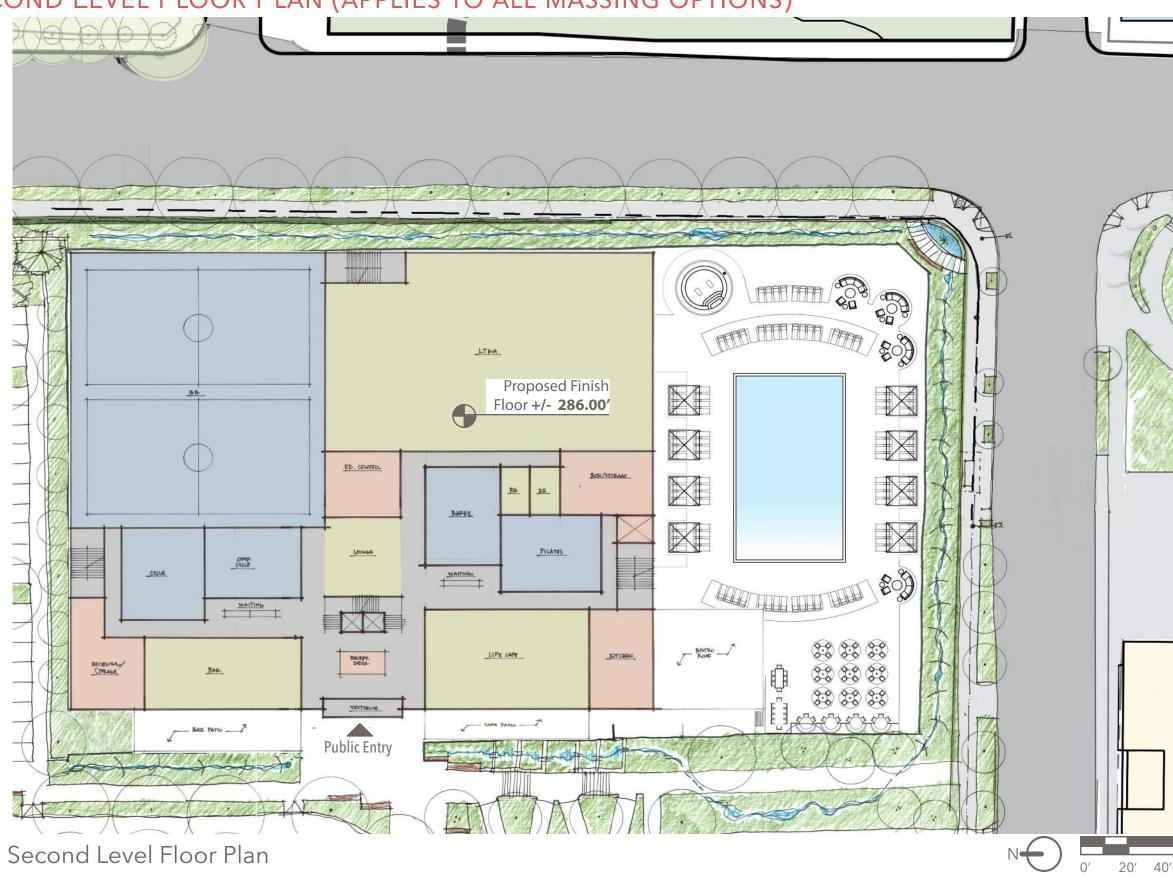
BUILDING R7 - TYPICAL SECOND LEVEL FLOOR PLAN (APPLIES TO ALL MASSING OPTIONS)



Option III Southwest Aerial View



Option III Northeast Aerial View













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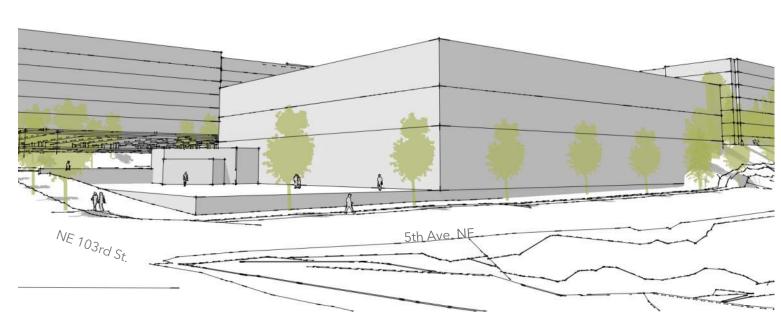




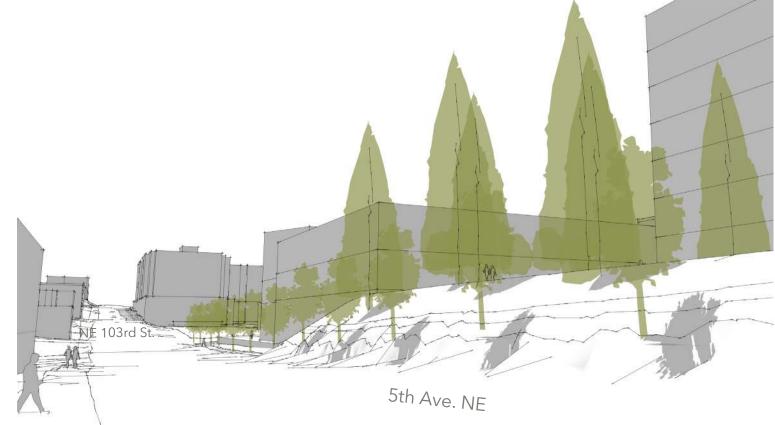




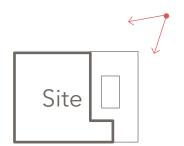
BUILDING R7 - OPTION I

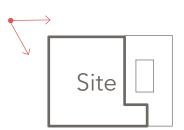






Northeast Ground Level Perspective View





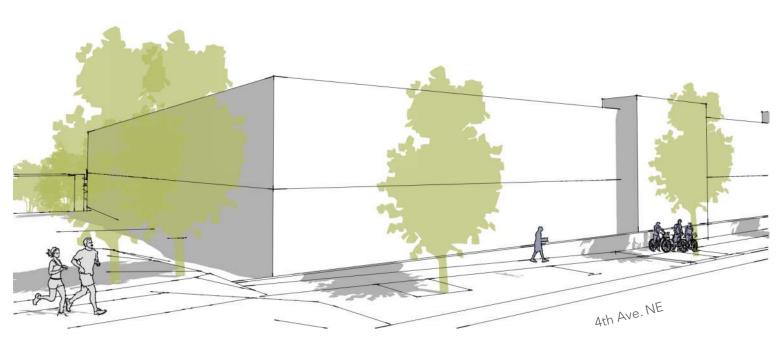
Street-Level Interaction







BUILDING R7 - OPTION I

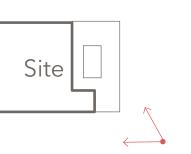






Southwest Ground Level Perspective View





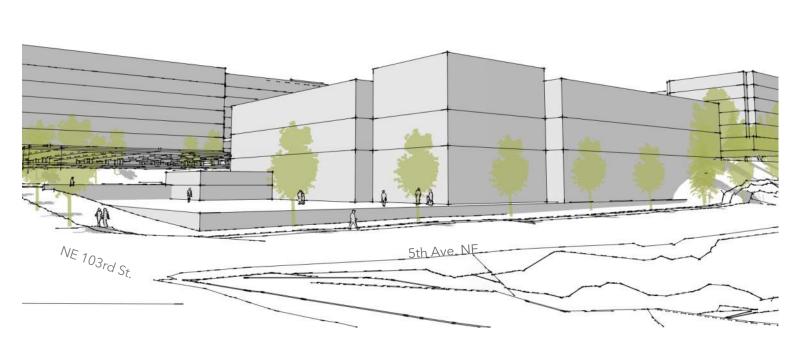








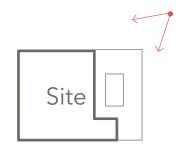
BUILDING R7 - OPTION II

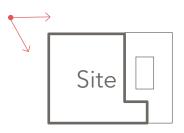




Southeast Ground Level Perspective View

Northeast Ground Level Perspective View





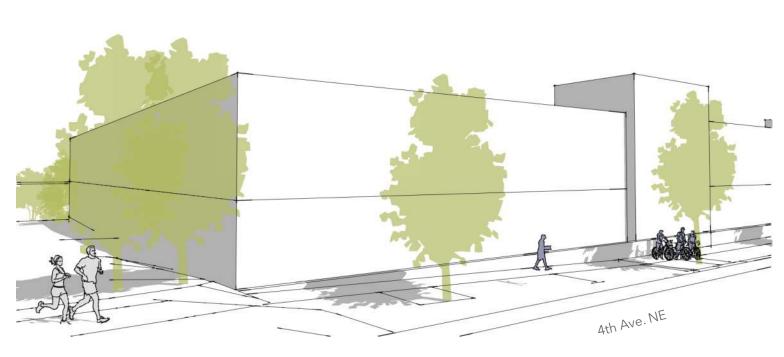
Street-Level Interaction



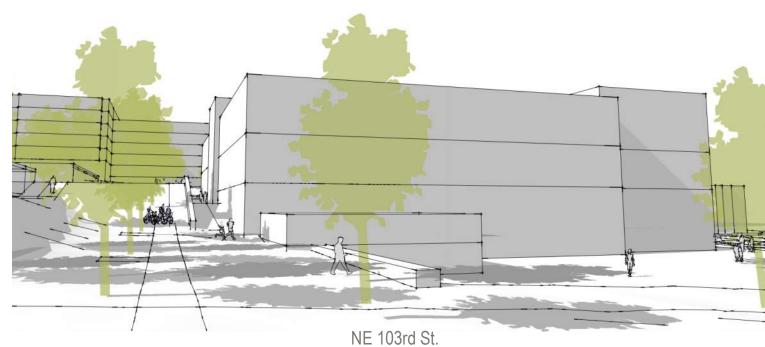




BUILDING R7 - OPTION II

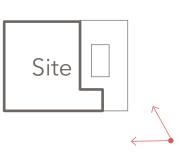






Southwest Ground Level Perspective View











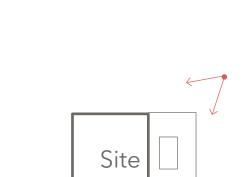


BUILDING R7 - OPTION III - PREFERRED DESIGN

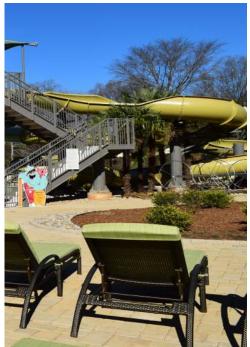


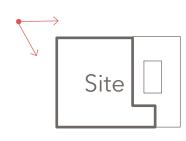
5th Ave. NE

Northeast Ground Level Perspective View











Street-Level Interaction

Printed: 07.16.2018





Southeast Ground Level Perspective View



BUILDING R7 - OPTION III - PREFERRED DESIGN



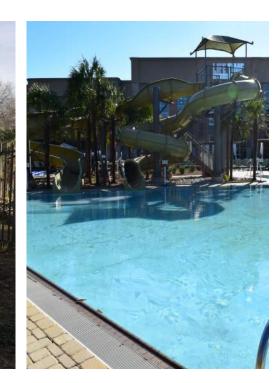
Northwest Ground Level Perspective View



NE 103rd St.

Southwest Ground Level Perspective View





Site



Street-Level Interaction

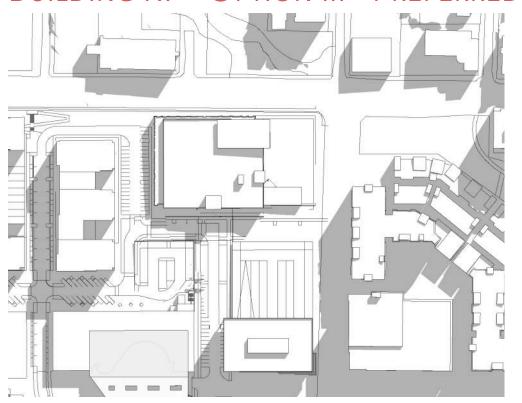
Site



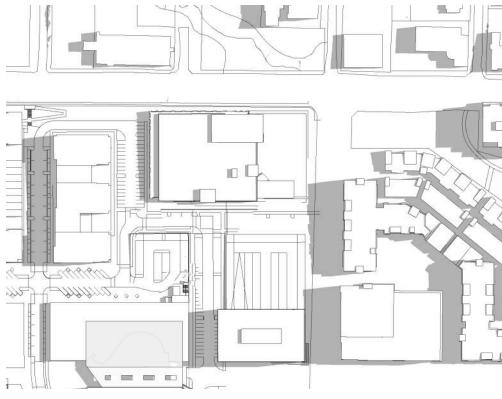




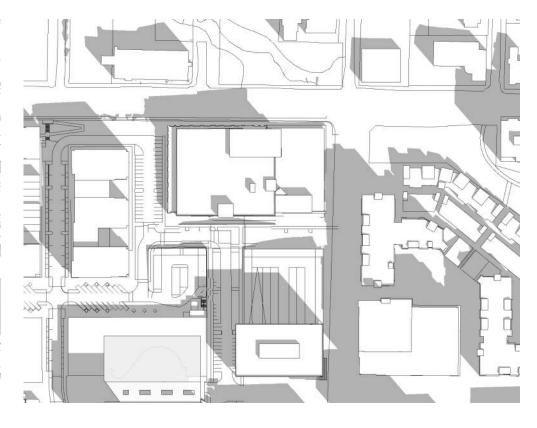
BUILDING R7 - OPTION III - PREFERRED DESIGN



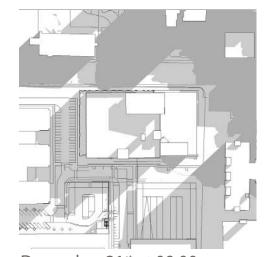




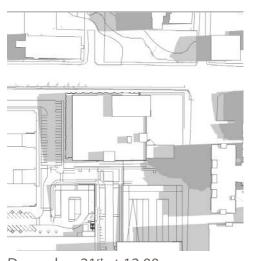
March / September 21st at 12:00pm



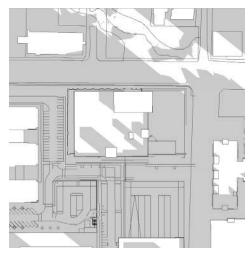
March / September 21st at 03:00pm



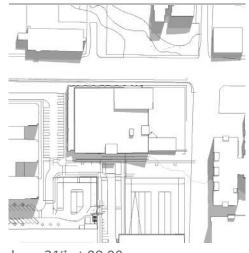
December 21st at 09:00am



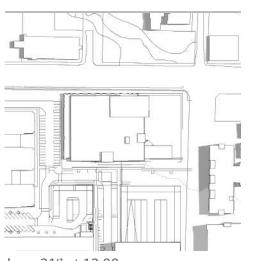
December 21st at 12:00pm



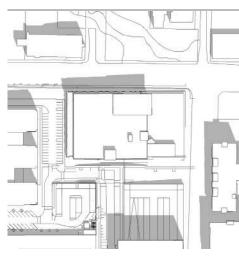
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis









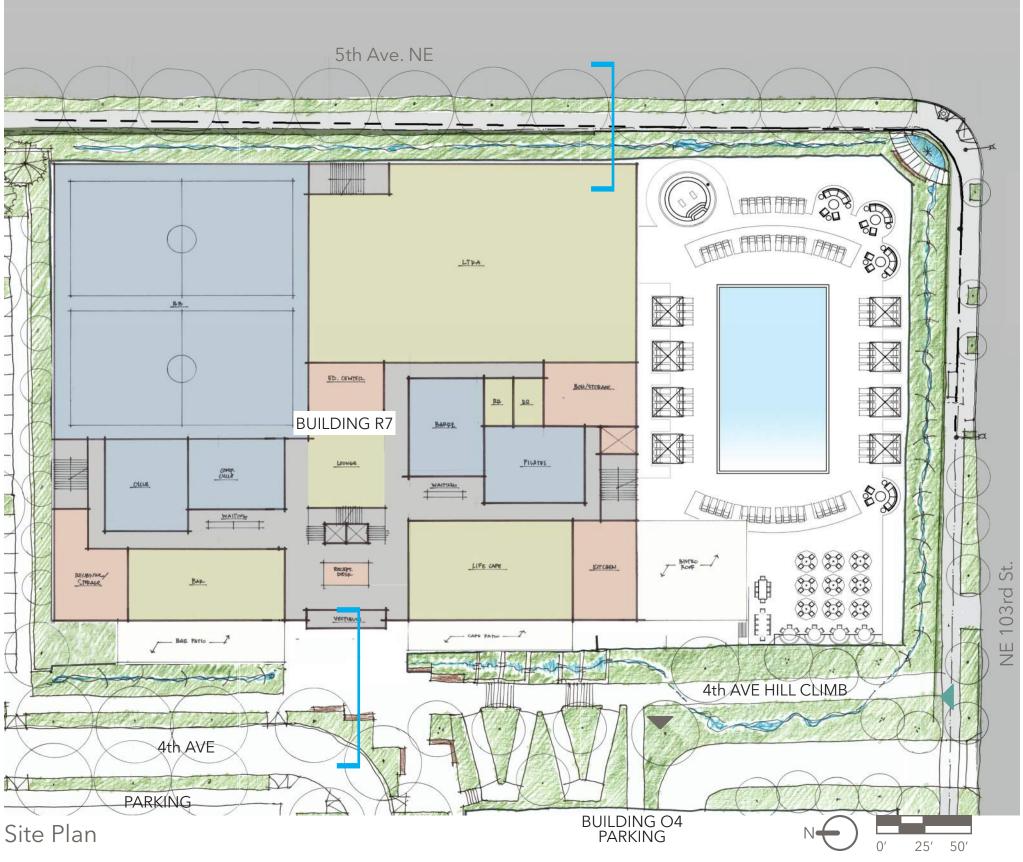


BUILDING R7 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

A generous pedestrian-oriented streetscape wraps around the east and south edge of building R7. This streetscape features 8' sidewalks and streets trees in 6'-12' wide planting strips. The south edge transitions from an urban streetscape experience to a lush public space, the 4th Avenue hill climb along the west edge. The hill climb provides a restorative open space, featuring a sequential path highlighted by a bio-retention swale as you progress from NE 103rd Street to the main entry on the west side of the building. The north side include retaining walls that terrace down and are lushly planted.













BUILDING R7 - LANDSCAPE DESIGN



Generous pedestrian oriented streetscape



5th Ave. Section



Main entry on West Facade



Main Entry Section





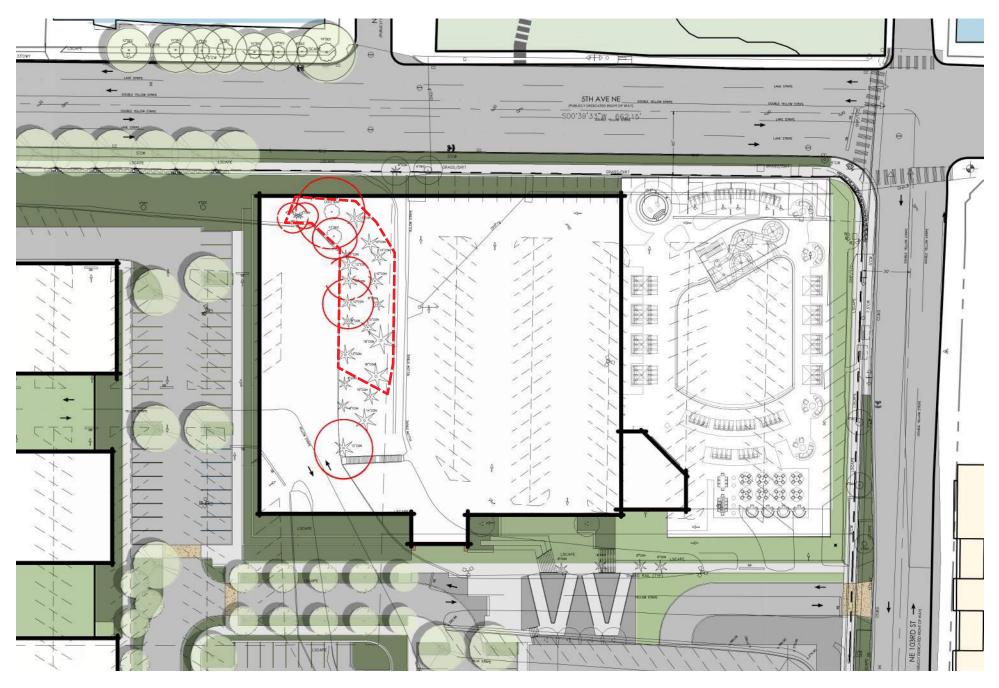




BUILDING R7 - SITE DESIGN - EXCEPTIONAL TREES

Overview

Rationale and approach to addressing exceptional trees, in liue of a massing option that retains the trees, will be provided this week, no later than 07/20/2018.













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MPD - ARCHITECTURAL CONCEPTS BUILDING R8 - CENTRAL PARK RETAIL PAVILION











BUILDING R8 - SUMMARY

Prefered Design - Northwest View from the Central Park



Pros

- Holds the Northwest corner of the Central Park and creates important pedestrian link to the Retail Promenade.
- Creates synergy with retail across 3rd Ave. NE and 106th
- Enhances the experience of the park with the diversity of smaller scale retail and the convenience of public restrooms.



Cons

Design Guidelines

 $^{\circ}$ 3 Open Space Concept



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

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

Response: Building R8 acts as an important link between the open space at the Retail Prominade and the activity at the Central Park by providing a transition in scale. Small scale retial spaces are highlighted with extensive glazing the that wraps the edge at 3rd Ave NE enticeing pedestrians and encouraging movement accross this active intersection. Weather protection at 3rd Ave NE presents the opportunity for this retail to spill out into the sidewalk further activating the pedestrian realm. The pavillion houses public restrooms which enhance the experience of the Central Park and encourage extended use.









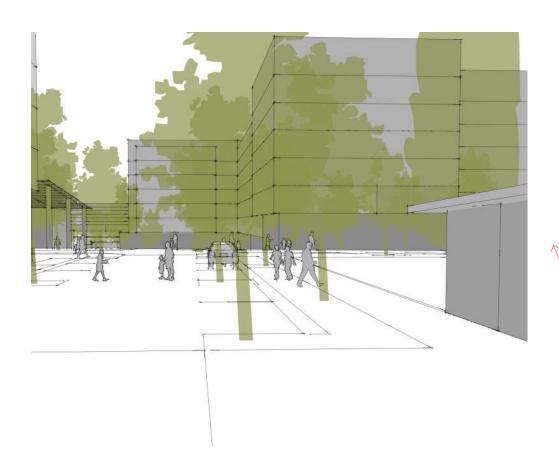
BUILDING R8 - PREFERRED

Summary

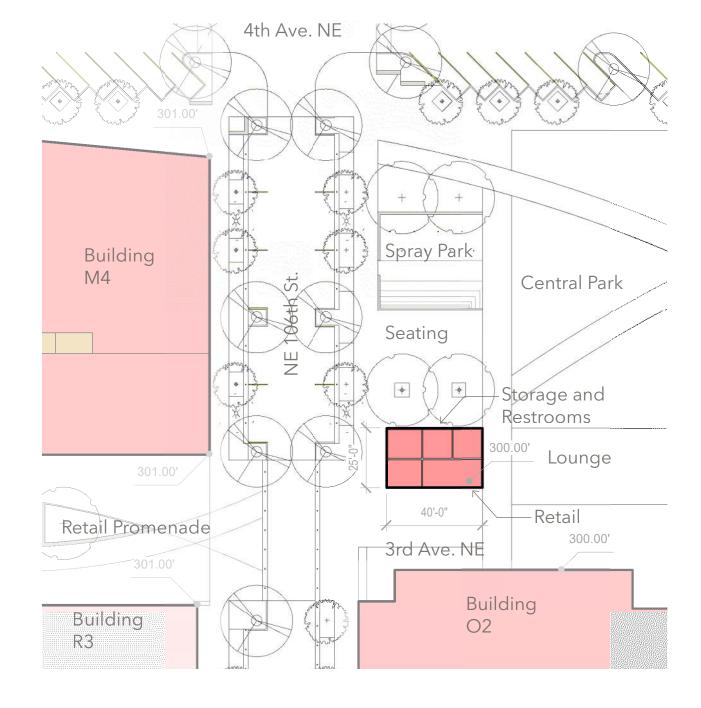
- 1 story retail totaling 500 sf
- 300 sf public restrooms
- 200 sf storage
- Parking is satisfied by adjacent street parking

Overview

The pavilion at the Northeast corner of the Central Park is conceptually an extension of the retail promenade. The west half of the pavilion houses retail building synergy with retail at the base of buildings M4, R3 and O2. The introduction of smaller scale retail encourages a diversity of retailers at a scale that is appropriate for the park. Glazing wraps the corner at 3rd Ave. NE and NE 106th St. maximizing pedestrian visibility while the East half of the pavilion houses storage and public restrooms.







Ground Level Plan













BUILDING R8- PREFERRED



Ground Level Perspective View Looking Southeast



Transparency at the corner activates park edge.



Ground Level Perspective View Looking North



NE 106th St. Park Site 3rd Ave. NE

Retail pavilion provides transition in scale.

Printed: 07.16.2018

NE 106th St.

Site

3rd Ave. NE

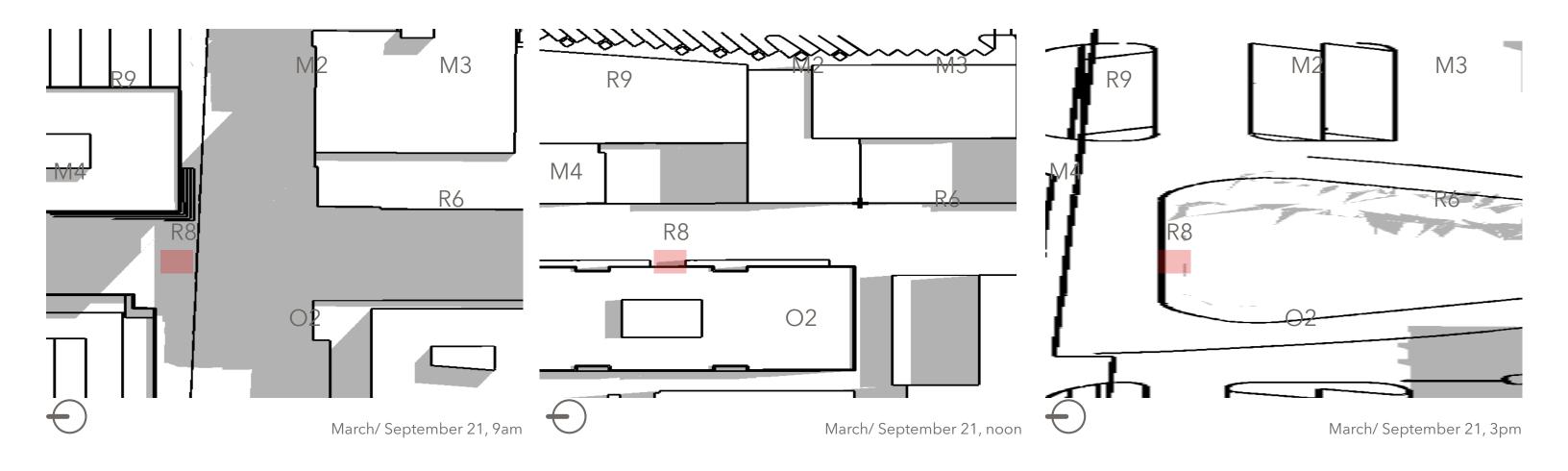


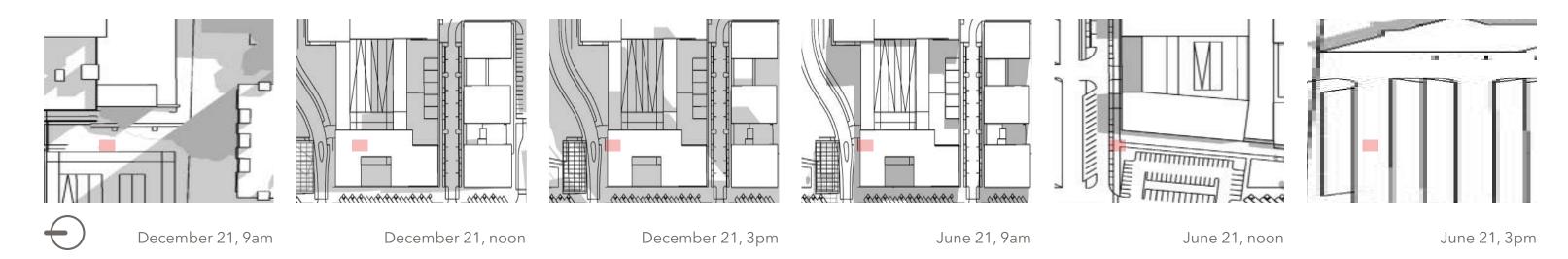
Park





SUN AND SHADOW ANALYSIS





Sun Study- Central Park







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MPD - ARCHITECTURAL CONCEPTS BUILDING R9 - GATEWAY PARK RETAIL PAVILION











BUILDING R9 - SUMMARY

Option I - NW View



Pros

- Allows for outdoor seating with strong connection to 4th Ave. NE and the Central park.
- North to South orientation allows for maximum visual connection to the Central Park with the long edge of the pavilion running parallel to the park edge.
- Sloping roof structure that rises to the West references the location and importance of the Central Park.

Option II - NW View



Pros

- Allows for outdoor seating with strong connection to 4th Ave. NE and the Central park.
- Orientation to the curve of the path maximizes visual connectivity for pedestrians at the Northwest face of the pavilion.
- Orientation to the path emphasizes connectivity to the Central
- Sloping roof structure that rises to the West references the location and importance of the Central Park.

Option III - NW View (Preferred)



Pros

- Allows for outdoor seating with strong connection to 4th Ave. NE and the Central park.
- East to West orientation maximizes available area at the Play Park.
- Orientation of covered spaces at the North and West edges maximize connectivity to the Central Park while maintaining critical adjacencies at the Play Park.
- Sloping roof structure that rises to the West references the location and importance of the Central Park.

Cons

- North to South orientation forms a wall that separates the Outdoor seating at the West edge from the park space at the East edge.
- Roof structure provides minimal opportunity for parents to supervise Play Park from covered outdoor seating.

Cons

- Angled orientation forms a wall that separates the outdoor seating at the West edge from the park space at the East edge.
- Roof structure provides minimal opportunity for parents to supervise Play Park from covered outdoor seating.
- Massing limits the available area at the Play Park.

Cons

• The long edge of the pavilion does not run parallel to the park edge however connection is maximized by the orientation and coverage of the roof structure.







BUILDING R9- OPTION 3 - PREFERRED

Summary

- 1 story retail totaling 2,000 gsf
- 400 SF public restrooms
- Parking is satisfied by street parking across the street.

Overview

Building R9 is a retail park pavilion with public restrooms. The pavilion is centrally located to maintain a strong pedestrian connection to both the project gateway at 5th Ave. NE and the Central Park. A large roof structure provides weather protection for an indoor and outdoor seating area at the North and West edges. Adjacency to the Play Park allows for parents to supervise playing children and convenient access to restrooms within the pavilion. Situated between M1, M2 and M4 it serves as a critical pedestrian link to the ground level retail and amenity that fronts 4th Ave. NE and the Central Park. This iconic structure has a strong visual presence on the Central Park, the project gateway at 5th Ave. NE, and the retail corridor at 4th Ave. NE.



Ground Level Plan





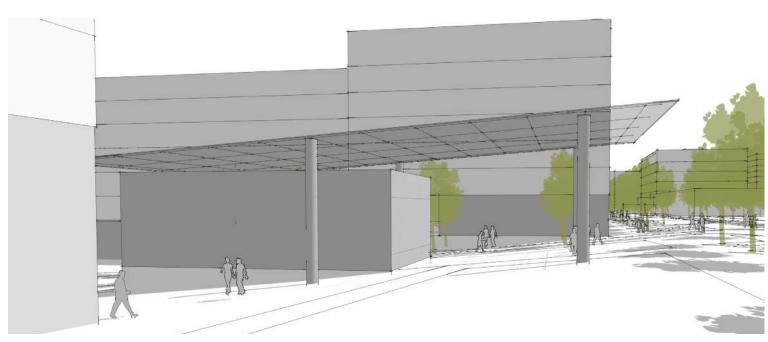








BUILDING R9 - OPTION 3 - PREFERRED

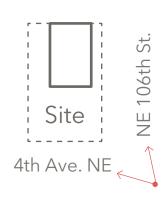


Ground Level Perspective View Looking South





Ground Level Perspective View Looking Northeast





Large roof structure provides covered outdoor seating.

Slope of iconic roof structure indicates directionality.

Printed: 07.16.2018



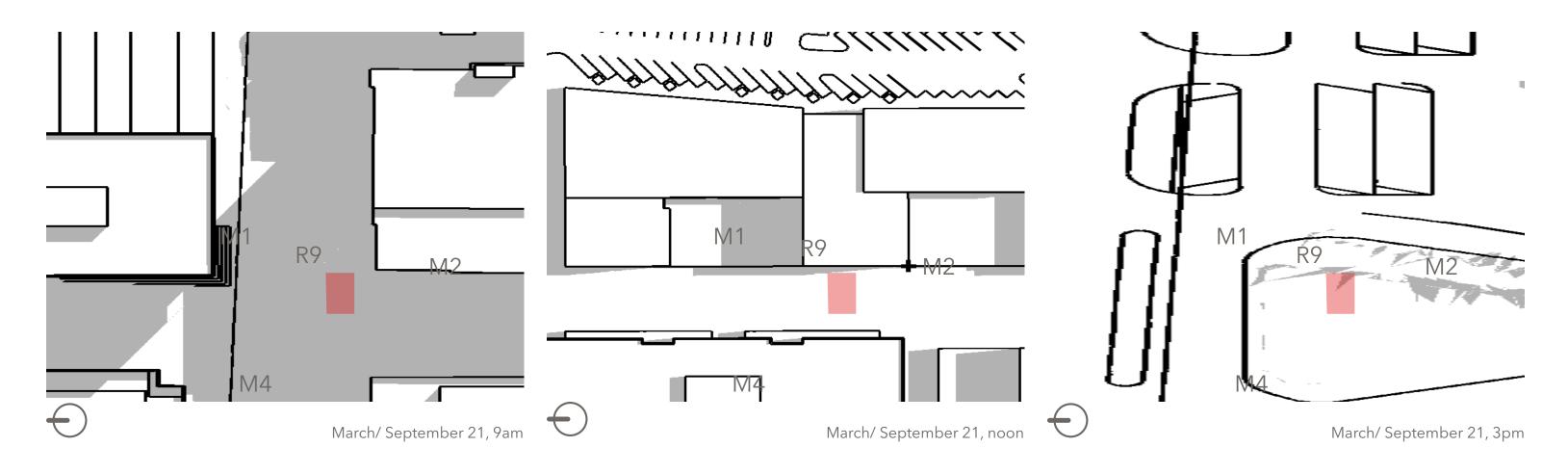


4th Ave. NE





BUILDING R9 - OPTION 3 - PREFERRED





Sun & Shadow Analysis











Architectural Design Intent

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

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

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







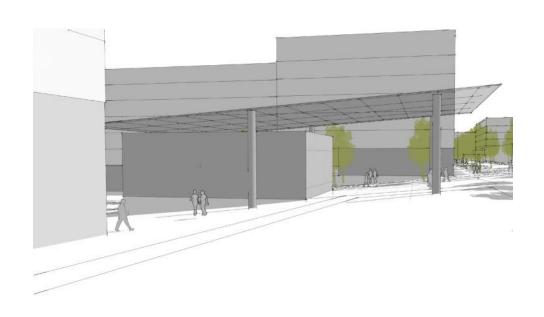


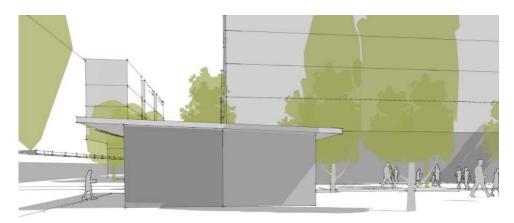




(PL2 Walkability & PL3 Street- Level Interaction)

1. Diversity of Scales







TYPE I (R9)

- OVER 500 SF
- PERMANENT BUILDING
- KITCHEN (OPTIONAL)
- BATHROOM
- LOCKABLE
- COVERED INDOOR AND OUTDOOR SPACE

TYPE II (R8)

- OVER 50 SF
- PERMANENT ELEMENTS
- **DEMOUNTABLE COMPONENTS**
- LOCKABLE
- PERMANENT BATHROOM (OPTIONAL)
- PROVIDES WEATHER PROTECTION.

TYPE III

- UNDER 50 SF
- TOTALLY DEMOUNTABLE
- INTENDED FOR DAILY USE.
- MINIMAL WEATHER PROTECTION.











(PL2 Walkability & PL3 Street-Level Interaction)

2. Activation of Ground Floor Plane

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

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

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

Back of house function are mitigated.

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















(PL2 Walkability & PL3 Street- Level Interaction)

2. Sustainability and Diversity

FLEXIBILITY. The flexibility of the pavilions is key to minimize waste unnecessary waste and turnover. Demountable and partially demountable pavilions should function as a kit of parts enabling any vendor to easy adapt of the space to suit a specific product or use. 3 Scales of pavilions enable a diversity of vendors and product types as well as a diverse experience for visitors and locals.

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













(PL2 Walkability & PL3 Street-Level Interaction)

3. Weather Protection & Projections

Weather protection helps bring the scale of the pavilion, provides a better window shopping experience during inclement weather, can serve as a place to mount signage, and provides lighting. This can be part of the retail store identity.

Supplemental Guidelines

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

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

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













(PL2 Walkability & PL3 Street-Level Interaction)

4. Lighting

From the standpoint of the retailer, the main goal of lighting is to provide visibility for pavilion and signage in order to provide a retail presence in the evening. Signage lighting should complement the overall pavilion and building design while clearly providing an identity and brand for the store. Halo lighting, 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 and entries might be desired by the retailer.

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

Supplemental Guidelines

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

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

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

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

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













(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Materiality

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

Materiality strategies are:

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

SUSTAINABLE AND INSPIRED

CLEAR, MODERN, DELIGHT













(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Signage

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

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

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

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

MATERIALS & ILLUMINATION. Because signage unambiguously communicates the brand identity of a retailer, these tenants will be very focused on maintaining their brand colors, materials, and logos. These concerns will guide proportions, materials, and even illumination methods.

Signs may be internally or externally illuminated but the goal is to make signage visible in the evening.













Response to Citywide & Neighborhood Design Guidelines - BUILDING O1 AND O2

81 Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for project design

I. Sunlight and natural ventilation: Create open space and more opportunities for natural light to reach into buildings while still allowing for successful density

Response: The office buildings are oriented in the north south direction which reduces the impact of solar heat gain on the southern end of the buildings. The buildings are also long and narrow which allows for greater natural lighting opportunities for the building.

82 Urban Patterns and Form



Strengthenthemostdesirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

- I. Height, bulk and scale: provide connection between zoning as well as alternateheightsforamorepedestrianfriendlyneighborhoodcore.
- II. Connection to the Street: identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

83 Architectural Context



Use natural systems and features of the site and its surroundings as a starting point for project design

- . 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 architecturalstyles; as expressed through use of new materials and or other means.

Response: The building massing takes into consideration the adjacent existing retail commercial buildings as well as future multi story residential buildings that will be located across the promenade to the east. The buildings will have active retail and lobby spaces at the ground level to create a vibrant pedestrian experience. The upper levels of the project will be slightly set back from the podium to allow for a more pedestrian scale environment at the ground level.

Response: The podium of the buildings will maintain the retail commercialcharacteroftheshoppingcenterwhiletheupperleveloffice facadeswillintroduceamoremodernforward-lookingdesignattitude. Portions of the upper level design vocabulary will be introduced at the ground level at the lobbies to add visual interest and connect the upper levels with the podium.









Response to Citywide & Neighborhood Design Guidelines - BUILDING O1 AND O2

3 Street Level Interaction



Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- I. Promote pedestrian interaction with street level uses, and streetscapeamenities such as overhead weather protection, seating, street trees and street lights.
- II. Provide adequate sidewalk widths and consider setting portions of the building back to create spaces at street level for pedestrianoriented activities.
- III. Street level transparency should be maximized to provide for interaction between people in the interior of a building and people near the exterior of a building.
- IV. Lots adjoining public open spaces shall strive for appropriate transitions between public, semi-public, semi-private and private spaces.

Response: Overhead weather protection and streetscaping along building frontages promote pedestrian interactions. Variations in buildingformscreategatheringplacesandopportunitiesfordiningand shopping activities to flow out from store fronts. The exterior pedestrian promenade creates a new inviting pedestrian experience which encourages movement through the site.







Response to Citywide & Neighborhood Design Guidelines - BUILDING O1 AND O2

21 Project Uses and Activities



Optimize the arrangement of uses and Activities on the Site.

- I. Visibility: Locate uses and services frequently used by the public in visible and prominent areas, such as entries or along street front.
- 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 thatminimize 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. Considerbreakinglargeparkinglotsintosmallerlots, and/orprovide trees, landscaping or fencing as a screen. Design at-grade parking structures so they are architecturally compatible with the rest of the building and street-scape.

Response: Retail and office lobby functions activate the ground plane and work with ground level commercial to indicate places of Public access. A strong retail focus at the retail promenade and central park comprise a public facing core. The project utilizes on a grade garages that are fully concealed by building elements to maximize accessibility without compromising pedestrian experience. Additionally, minimal convenience parking is provided on street.

2 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.

- I. SiteCharacteristicsandUses:Arrangethemassofthebuildingtaking into consideration the characteristics of the site and the proposed uses of the building and its open space.
- II. Reducing Perceived Mass: Uses econdary architectural elements to reduce the perceived mass of larger projects.
- III. Facade composition: Designall 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.

Response: The building massing creates a series of strong urban edges that define major open spaces and major paths of pedestrian travel. Building facades are broken by rhythms created through modulation, material change and window patterning. Canopies and the incorporation of site lighting emphasize the pedestrian experience at ground levels. Ground level retail and lobby functions connect the building to grade with a diversity of scale and proportion.

4 Exterior Elements and Finishes



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

- Buildingexteriorsshouldbeconstructedofdurableandmaintainable 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. Addinteresttothestreet-scapewithexteriorsigns 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. Reinforcetheoverallarchitecturalandopenspacedesignconcepts 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 pallet help definetheuniquerolethateachbuildingplaysonthesitewhilecommon details, material application and a consistent approach for indicating building entrance, public and private spaces reinforce the unity of the site as a whole. Building signage and lighting are integrated into the architectureandhardscapethroughoutthesitetoinvokeasenseofplace and aid in way-finding. Printed: 07.16.2018









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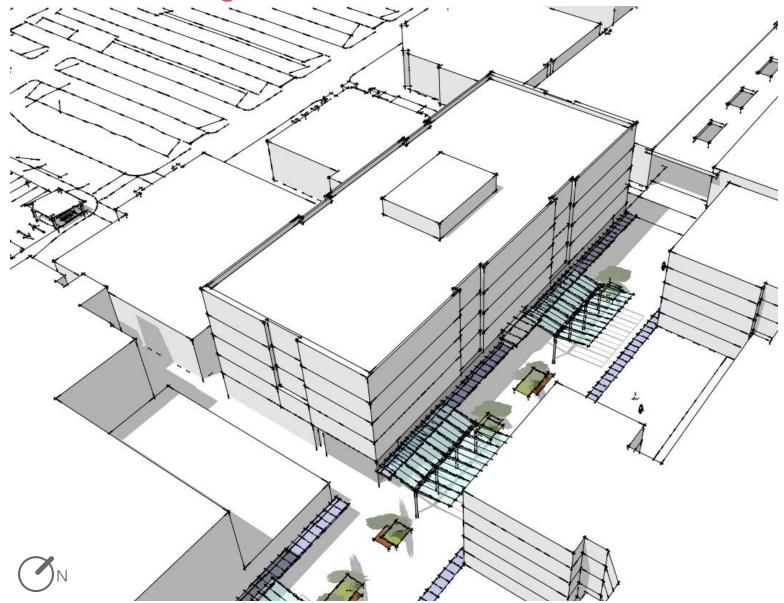






BUILDING O1 - SUMMARY

Preferred Design - SW View



Pros

- Several recesses have been introduced to break up the long facade and end facade.
- The ground level retail podium faces the promenade to create an edge for the public realm.

Cons

• The building is somewhat symmetrical and does not respond to the other edge conditions.











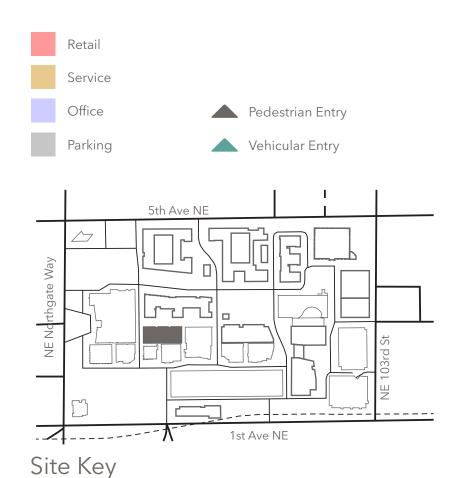
BUILDING O1 - PREFERRED DESIGN

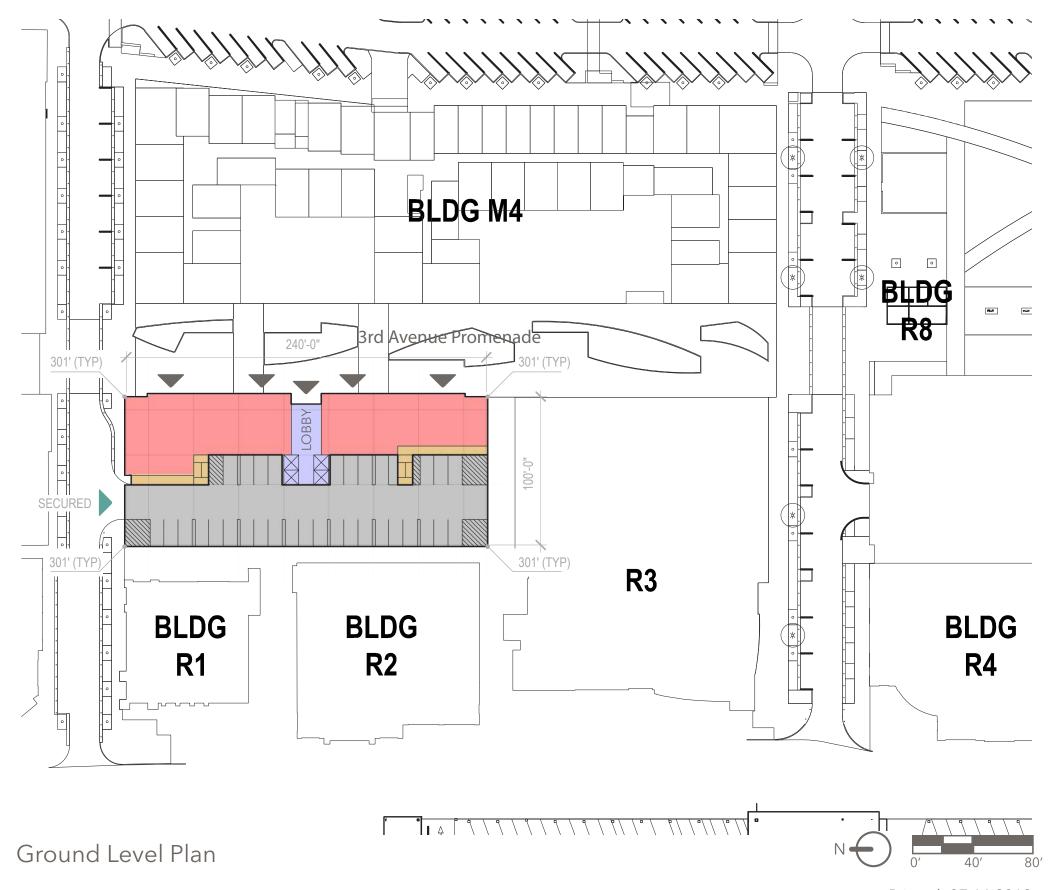
Summary

- One 5 story office and retail building totaling 109,020 gsf
- Retail: 9,860 sf.
- Lobbies: 600 sf.
- On grade enclosed parking: 32 cars

Overview

The preferred option responds to the site by creating a pedestrian scaled retailpodium. The upper level of fice massing aligns with the retail podium to create a strong urban edge along the pedestrian walkway. The parkingis screened from the main public retail pathways on the east and north sides and is access from the east-west street to the north. The remainder of the office parking is provided in the lower level of the existing parking deck to the west. The office lobby is centrally located mid-block to encourage connections to the surrounding retail stores and park. The mass of the building is under the 85' height limit.











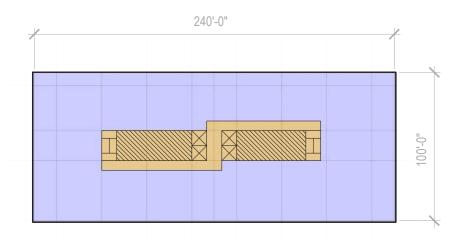




Southeast Perspective View



Northwest Perspective View



Typical Upper Level Floor Plan



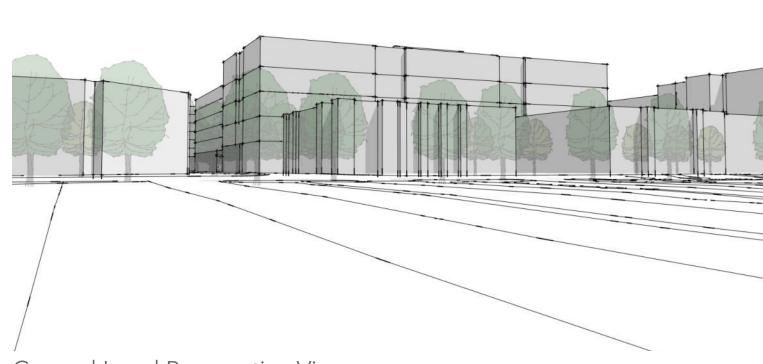












Ground Level Perspective View

Perspective View looking South East from the parking lot

The existing retail building will provide an active retail environmentatthegroundlevelof the block.









Ground Level Perspective View

Perspective View looking South down the retail concourse

The 4-level office tower will create a strong urban edge along the pedestrianretailstreetwithground level retail uses.



SITE





Street-Level Interaction

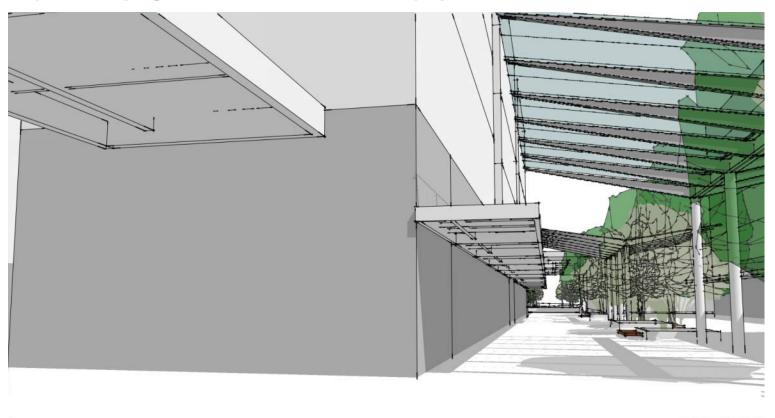












Ground Level Perspective View

Ground level Perspective view looking North down the retail concourse. A mixture of building canopies/awnings and freestanding trellis/canopies will provide weather protection in various forms. Landscape planters and trees will also enhance the out door pedestrian en vironment.





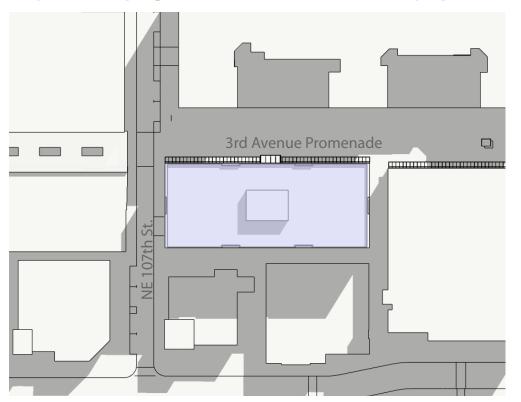
Street-Level Interaction



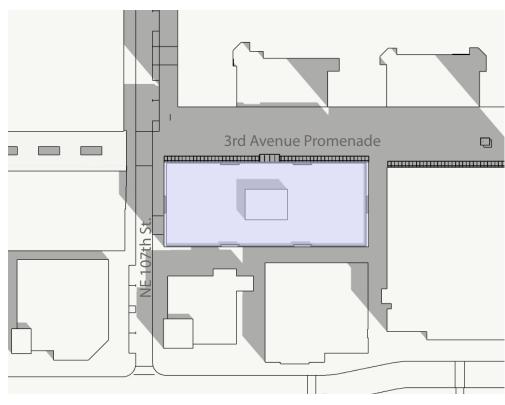




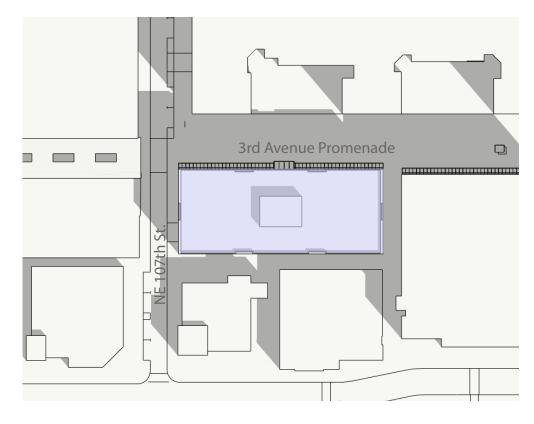




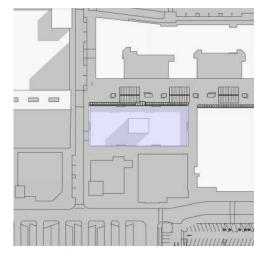
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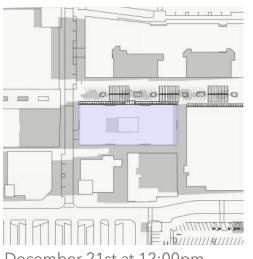
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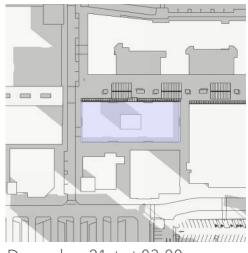
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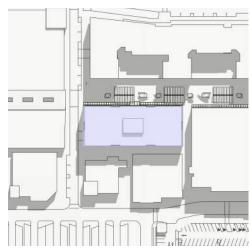
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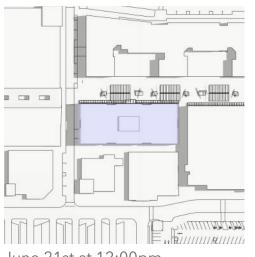
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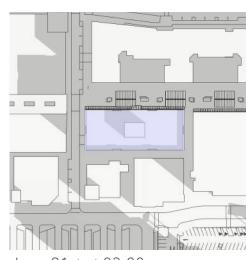
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June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis





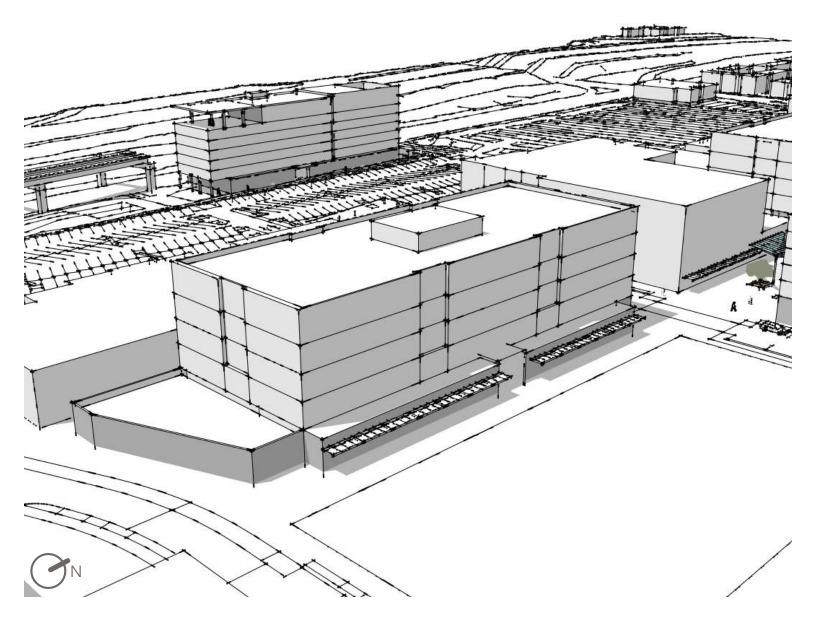






BUILDING O2 - SUMMARY

Preferred Design - SW View



Pros

- Several recesses have been introduced to break up the long facade and end facade
- The ground level retail podium extends past the office tower to create a pedestrian scale base

Cons

• The building is somewhat symmetrical and does not respond to the other edge conditions









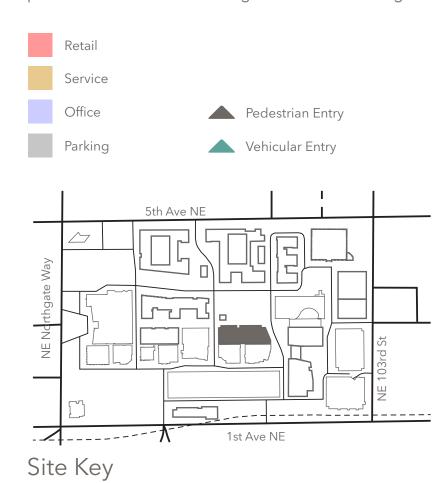
BUILDING O2 - PREFERRED DESIGN

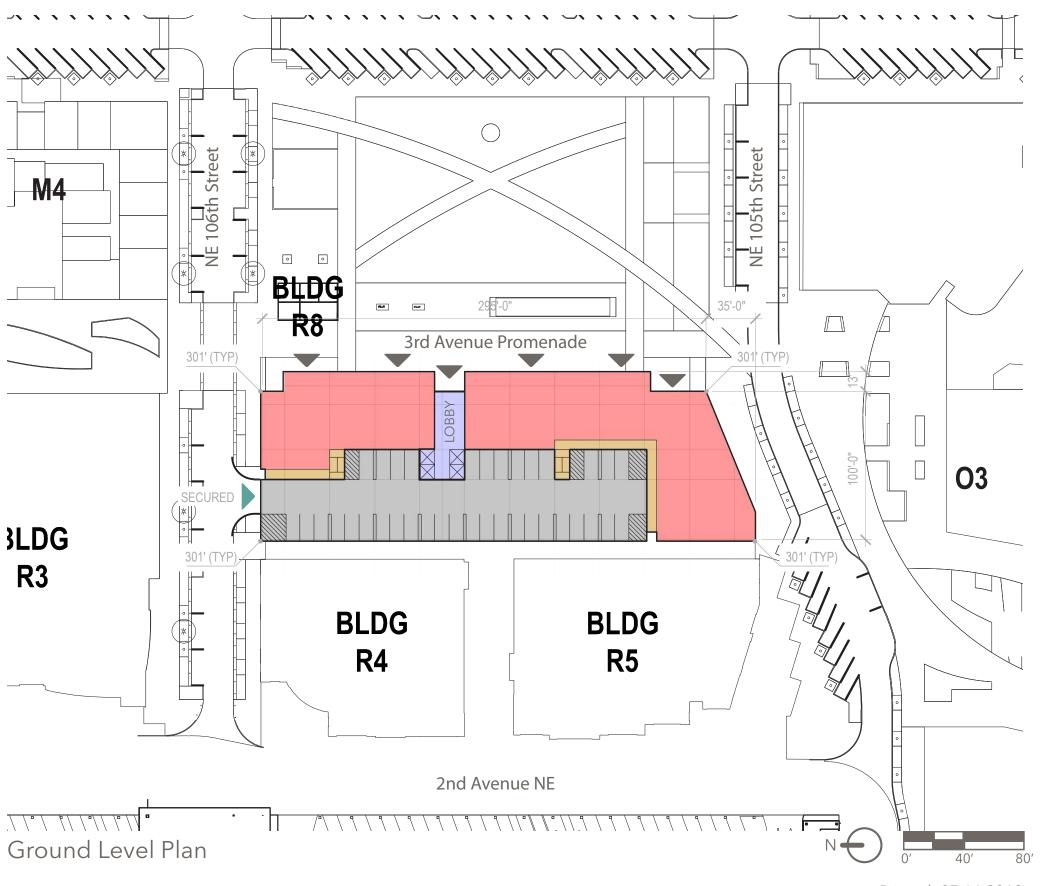
Summary

- One 5 story office and retail building totaling 124,770 gsf
- Retail: 17,880 sf.
- Lobbies: 600 sf.
- On grade enclosed parking: 36 cars

Overview

The preferred option responds to the site by creating a pedestrian scaled retail podium. The upper level office massing is pulled back from the podium on the south and east sides to allow for terraces on the second level and allow for a stepping back of the mass facing the central park. The parking is screened from the main public retail pathways on the east and west sides and is accessed from the east-west street to the north. The remainder of the office parking is provided in the lower level of the existing parking deck to the west. The office lobby is centrally located mid-blocktoencourageconnectionstothesurroundingretailstores and park. The mass of the building is under the 85' height limit.





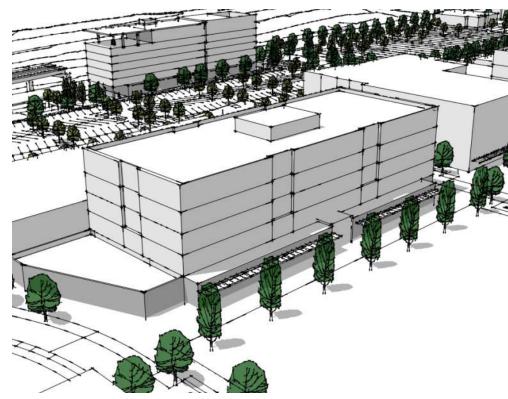








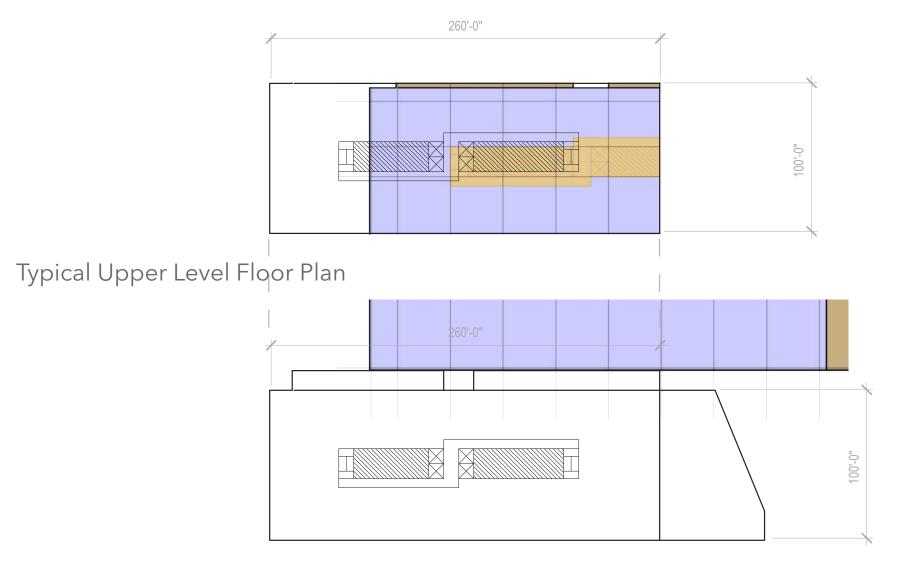




Southeast Perspective View



Northwest Perspective View



Terrace Level Floor Plan



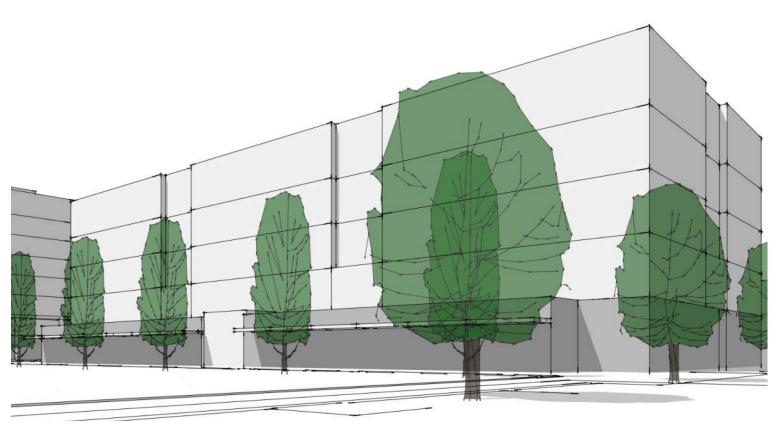








Building O2 - Preferred Design



Perspective View looking South West from the Central Park

The ground floor podium will be occupied by retail uses and the office lobby.









the building is extended to create aroofterrace on the 2nd level with retail or restaurant uses on the ground floor.





Street-Level Interaction

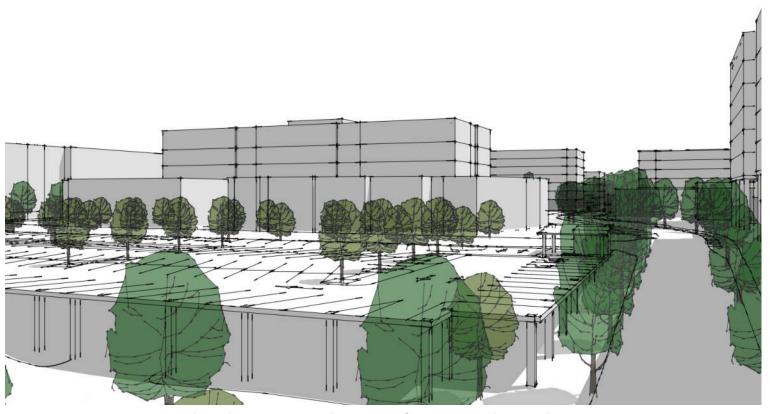








Building O2 - Preferred Design





Perspective view looking North East from Parking lot

The mass of the office tower is compatible with the proposed residential uses and existing Nordstrom facade.







Perspective View looking South East from parking lot

The existing retail building will provide an active retail environmentatthe ground level of the block.





Street-Level Interaction



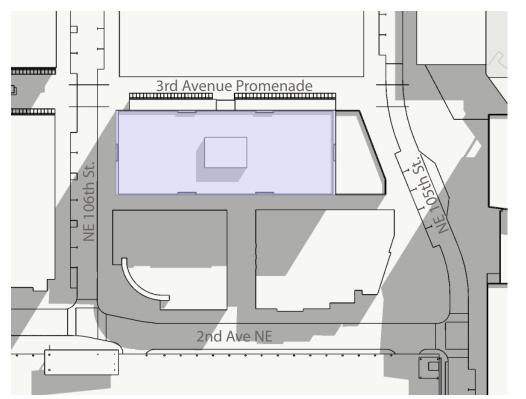


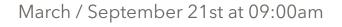


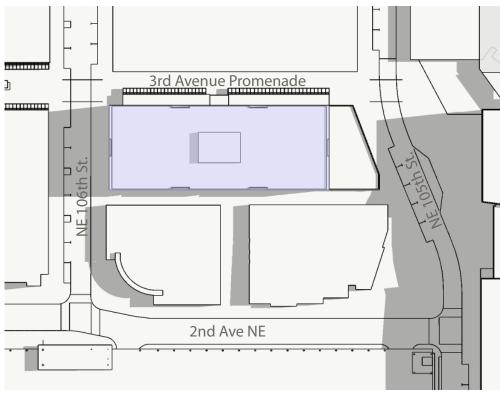




Building O2 - Preferred Design



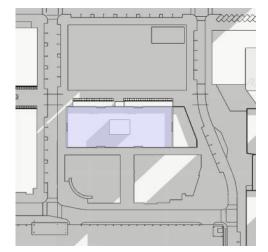




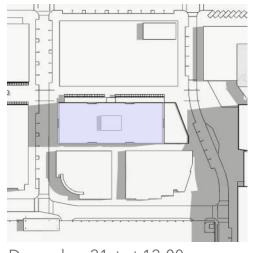
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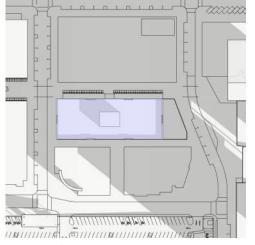
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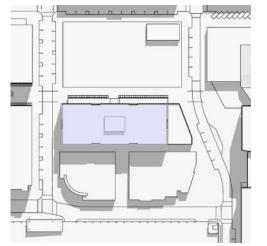
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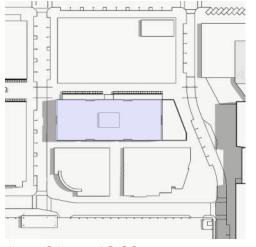
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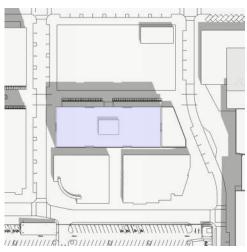
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis











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 O1 & O2 (future office within 85' height limit), O3 (future office within the 125' height limit), R1-R5 (existing retail for future renovation), R6 (existing food court/ retail for future renovation), and H1(future hotel). 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.

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 storefronts, and an overall human scale and rhythm.
- BULK AND SCALE. The scale of Northgate mall has historically followed the one-storied retailer 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 buildings 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.

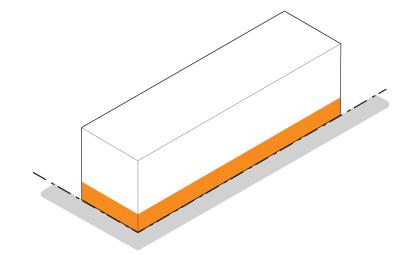
To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupiable open spaces, arcades, and open perimeter colonnades are not permitted.

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

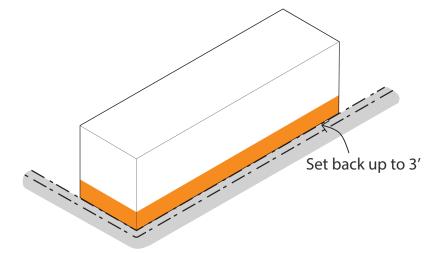
Street Facade controls shall apply to all facades facing pedestrian ways or streets.

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

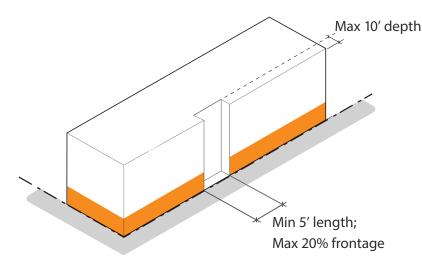
CORNERS. Corner controls are additionally encouraged to apply to building corners at the intersection of public streets and vehicular mid-block passages.



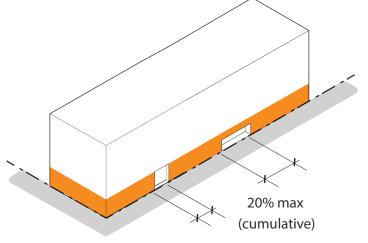
Building shall hold consistent streetwall



New construction buildings may be set back up to 3 feet from the property line to create a widened sidewalk and expanded 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









(PL2 Walkability & PL3 Street-Level Interaction)

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 scaled, employ a regular rhythm, and provide ample transparency and variation to pedestrians.

Supplemental Guidelines

DEFINED BASE. All new construction buildings 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 three stories in height.

To establish a pedestrian-focused environment and engaging street frontage, the ground floor or base zone of all new construction buildings 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.

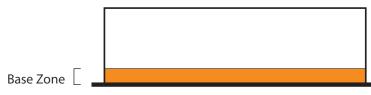
GROUND FLOOR TRANSPARENCY. Owners and operators prefer large amounts of transparency to provide a clear view into the hotel's lobby and amenity function. Having a clear view to a lively interior space combined with the changing nature of the interior and exterior dinning space help enliven the streetscape.

The use of Low-e/Low-iron glass is strongly encouraged to allow for greater visibility and reduce glare and distortion of the store

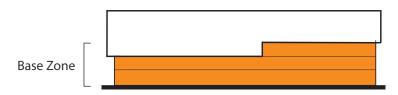
interior. Reflective, tinted, or diffused glass should be discouraged. To promote engagement between ground floor uses and the street, use of translucent glass is discouraged The ground floor facade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of three 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 entrance is the face and first impression of a hotel by their quests and it's hard to overstate the importance of its design. The lobby should create a strong presence at the street and communicate the hotel's brand identity through its materials and signage.



Base shall be a minimum of one story in height



Base zone permitted up to 3 stories in height



Architectural Bay Features at Base The Beacon, San Francisco, CA



Base up to Maximum of 3 Floors Allowed Montreal, Canada









(PL2 Walkability & PL3 Street-Level Interaction)

Design should encourage a flexible ground floor facade and signage approach that can be reconfigured to serve various functions and individual customization by each vendor or tenant. Use of high-quality, wear-resistant contrasting materials and colors within ground floor storefronts is encouraged to provide visual variety along a block.

Display windows, when done right, can provide visual interest and engagement at the street level. However, they should not be used to replace opportunities to provide direct storefront views into the store or shop. They should be curated and managed carefully to provide a strong visual impact to the pedestrian or shopper and allow for seasonal or periodic changes or refreshes. Storefronts should extend from the ground plane/sill to the underside of overhead canopies or building fascias above. Multi-level tenants should be encouraged to provide taller, two-level vertical storefront expressions wherever possible.

Tenants and landlords should be encouraged to use high quality storefront systems that express the store's brand/identity as well as take into consideration the architectural character of the building. 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.

For new construction, allow for tenants to customize the design of the ground floor facades and entries. Storefront facades are encouraged to open up to the pedestrian public realm through the use of large movable openings such as pivot, sliding, or rollup windows and doors.

RETAIL 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

COMMERCIAL 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 the street 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.



Pedestrian Scale and Ground Floor Transparency Chantal Guillon, San Francisco, CA



Ground Floor Transparency and Expression FunfHofe, Munich, Germany



Pedestrian Scale Modulation, and Ground Floor Transparency Monsieur Benjamin, San Francisco, CA









(PL2 Walkability & PL3 Street-Level Interaction)

3. Weather Protection and Projections

Weather protection helps bring the scale of the storefront down, provides a better window shopping experience during inclement weather, can serve as a place to mount signage, and provides lighting. This can be part of the retail store identity.

Supplemental Guidelines

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

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

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. Landlords or tenants 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 Planning 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 from the property line.















(PL2 Walkability & PL3 Street-Level Interaction)

4. Building Lighting

From the standpoint of the retailer, the main goal of lighting is to provide visibility for the storefront and signage in order to provide a retail presence in the evening. Signage lighting should complement the overall storefront and building design while clearly providing an identity and brand for the store. 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 storefronts might be desired by the retailer.

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

Supplemental Guidelines

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

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

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

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

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

















(PL2 Walkability & PL3 Street-Level Interaction)

5. Garage and Service Entry Design

STRUCTURED PARKING TREATMENT. Any above ground structured parking shall be wrapped by materials and treatment that reflect the facade design of the building it is located within. Supplemental Guidelines

Supplemental Guidelines

GARAGE SCREENS AND FACADES. 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 facade design or adjacent public realm design. All exposed basements that are not wrapped by nonparking uses shall be screened by architectural design elements, vegetation, or integrated with topographic grade changes. The facade treatment is subject to compliance with Fire Code and emergency access.

SERVICE AREAS SCREENS AND ENTRIES. Service entries shall be screened and designed in a manner harmonious with the building's overall composition and materiality.

















(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Facade Design

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

Supplemental Guidelines

BUILDING VARIETY. To maintain design interest and architectural variety that has existed at Northgate and makes for an eclectic project (looks like it was developed over a longer time frame); all new individual buildings within the project shall vary from their adjacent building in at least two of the following ways: building massing, materials, glazing pattern and proportion, integral color (paint color differences do not qualify), architectural detail, articulation, or roofline modulation. Buildings with mid-block passage connectors are considered one building.

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 buildings 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, articulation, or material differentiation. The vertical rhythm shall be perceptible from the street.

FACADE DEPTH. Facade depth creates visual interest through designs that manipulate the facade plane, fenestration, 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 greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. 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.













(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Building Signage

Exterior building signage within the project is encouraged to be varied and distinct to support overall variety in the neighborhood. Thoughtful sizing and placement of signage, in coordination with the overall storefront design, is crucial to communicating and reinforcing brand identity, and will be a key concern for most retailers and office tenants.

COMMERCIAL SIGNAGE. All building signage shall be allowed with a minimum clearance of 10 feet from grade. The maximum height of a sign affixed to a building shall be the eave line of the building to which it is affixed.

In mixed-use buildings, the signage shall not extend above or below the level of the signed use. For example, in a building where the ground floor is retail with office use above, the retail signage may not extend above the floor of the second level.

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

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

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

MATERIALS & ILLUMINATION. Because signage unambiguously communicates the brand identity of a retailer, these tenants will be very focused on maintaining their brand colors, materials, and logos. These concerns will guide proportions, materials, and even illumination methods.

Signs may be internally or externally illuminated but the goal is to make signage visible in the evening.















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Response to Citywide & Neighborhood Design Guidelines - BUILDING O3

PLACEHOLDER OUTLINE

Response to Citywide & Neighborhood Design Guidelines - Building O3

- C1 Natural Systems and Site Features
- CS2 **Urban Patterns and Forms**
- **Architectural Context** • CS3
- Street Level Interaction • PL3
- DC1 Project Uses and Activities
- DC2 **Architectural Concept**
- DC4 Exterior Elements and Finishes









Response to Citywide & Neighborhood Design Guidelines - BUILDING O3











BUILDING O3 - SUMMARY

Option I - SW View



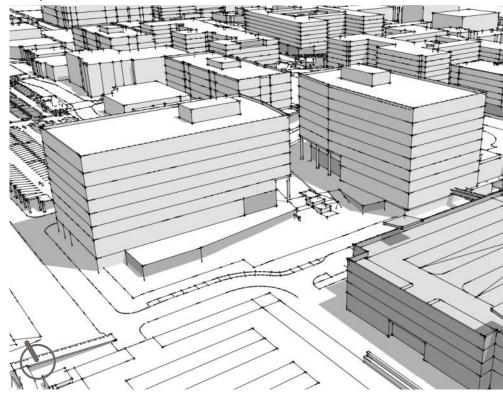
Pros

- The building massing responds to the future light rail pedestrian connection as well as the site grading.
- The connected building massing provides greater flexibility in leasing.
- The building massing steps down from east to west.

Cons

- Thisoptioncreates alonger mass of buildings along the southed ge of the development, thus a bit of a visual barrier.
- The massing does not allow for visual connectivity to the rest of the development.

Option II - SW View



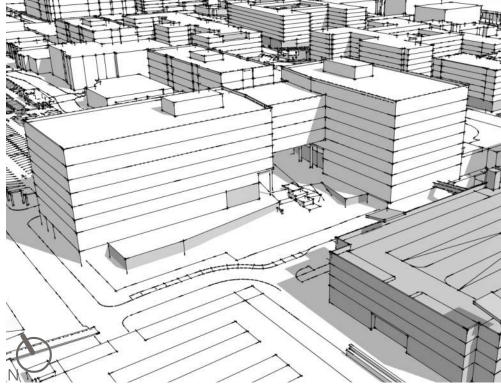
Pros

- The building massing responds to the future light rail pedestrian connection as well as the site grading.
- Thebreakbetweenthebuildingsprovidesgreaterlightandvisibilityto the rest of the development to the north.
- The building massing steps down from east to west.

Cons

- There break between the buildings may create a wind tunnel for southerly winds
- The lack of a bridge provides less flexibility in leasing the office space

Option III - SW View (Preferred)

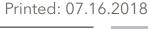


Pros

- The building massing responds to the future light rail pedestrian connection as well as the site grading.
- The upper level bridge serves as a gateway/portal to the rest of the development to the north.
- The building massing steps down from east to west.

Cons

• The upper level bridge connection may be a bit of a visual barrier and adds to the mass of the building.











Summary

Two 8 story office building totaling 383,890 gsf

Retail: 13,860 sf.

• Lobbies: 4250sf.

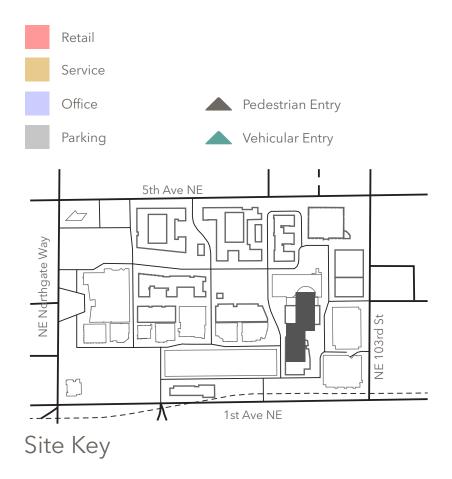
Service Area 21,450 sf.

Below grade parking: 437 cars

• Above grade existing parking structure: 750 cars

Overview

Option 1 responds to the new pedestrian light rail connection; the strategic gateway location adjacent to the southentry and existing foodcourt as well as new planned central park and plazas. This option also responds to the existing grade differences on site by using the grade to tuck in 2 levels of parking lined with amenity and retail uses along with a grand stair connection. The proposed upper levels connect the two towersallowing for greater flexibility in leasing. The offset of the building massing also helps to break down the overall scale of the project from the south. The building massing steps down from east to west. This optionalsomakesuseofanexisting parking structure to provide parking for the office users.









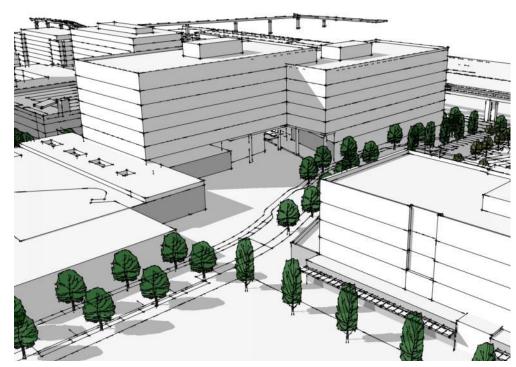




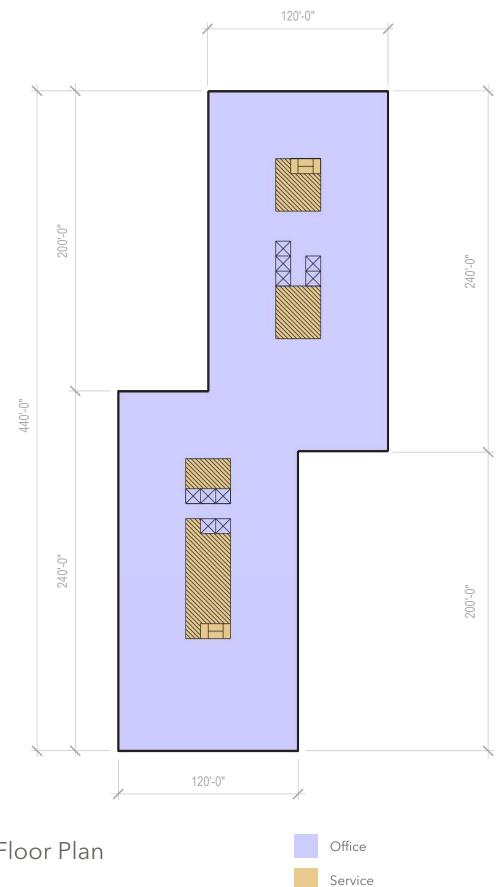




Southwest Perspective View



Northeast Perspective View







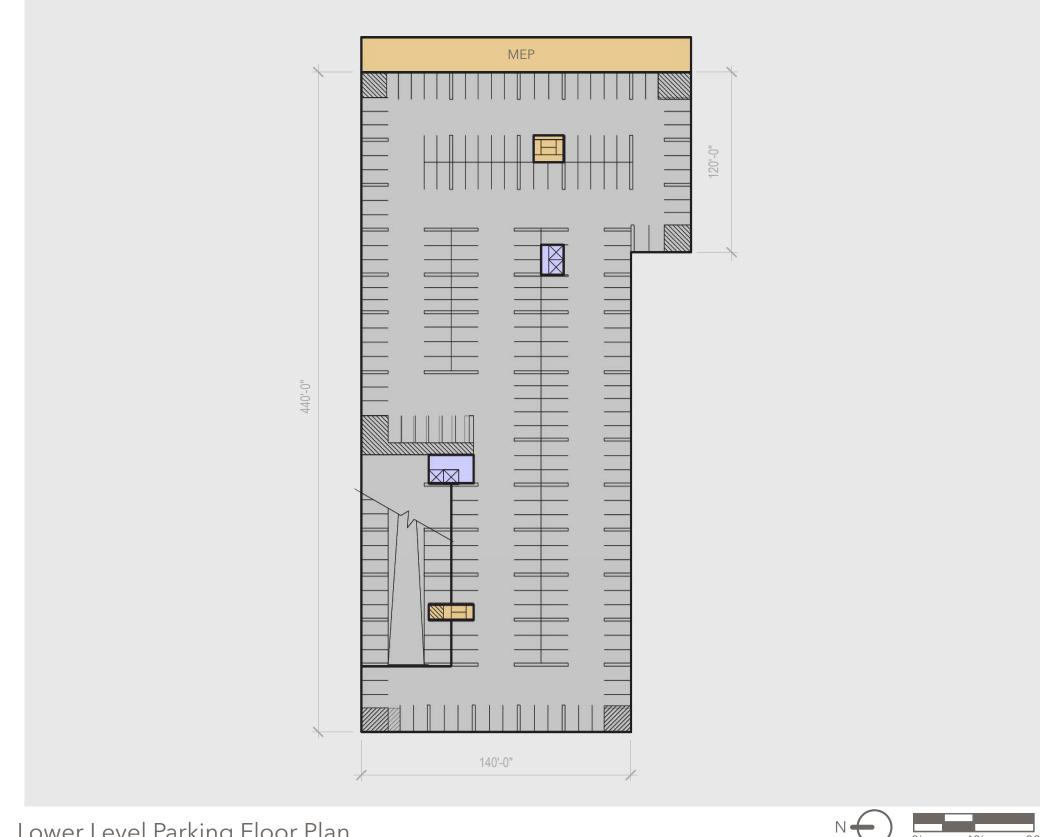


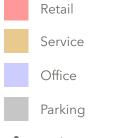












Pedestrian Entry

Vehicular Entry

Lower Level Parking Floor Plan



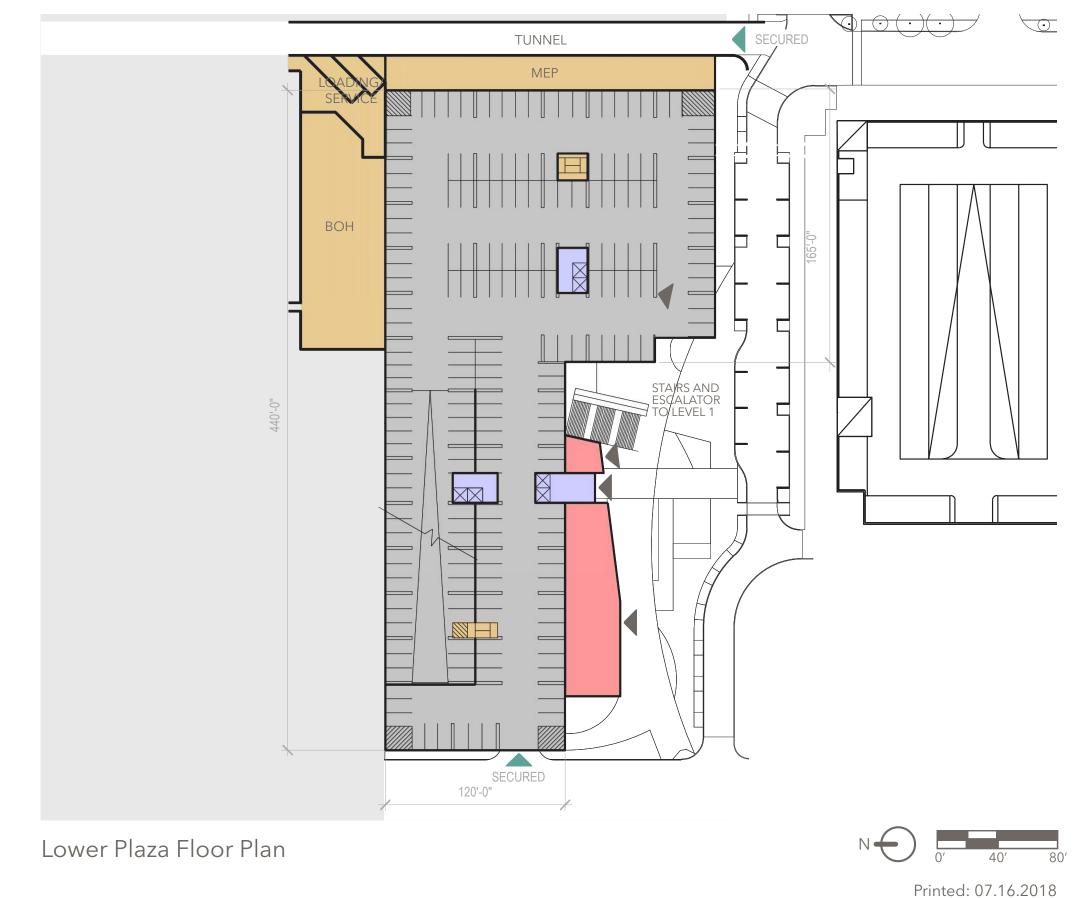
















Retail

Service

Office

Parking

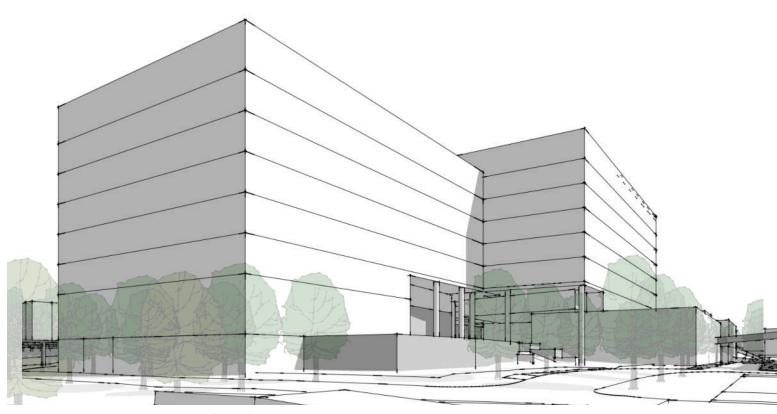
Pedestrian Entry

Vehicular Entry



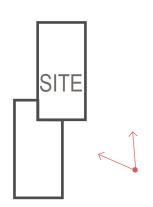




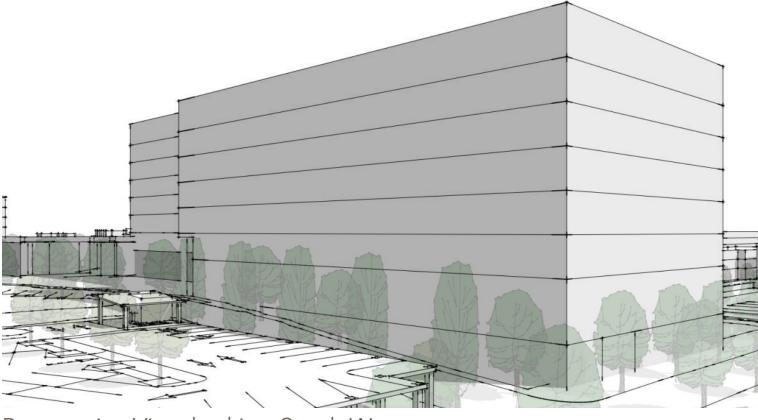


Perspective View looking East

The south side of the site will feature a widened plaza and sidewalk with retail and or office amenity uses.

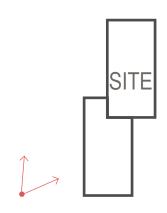






Perspective View looking South West

The lower level parking is buried into the sight grade reducing the overall mass of the building facing north.



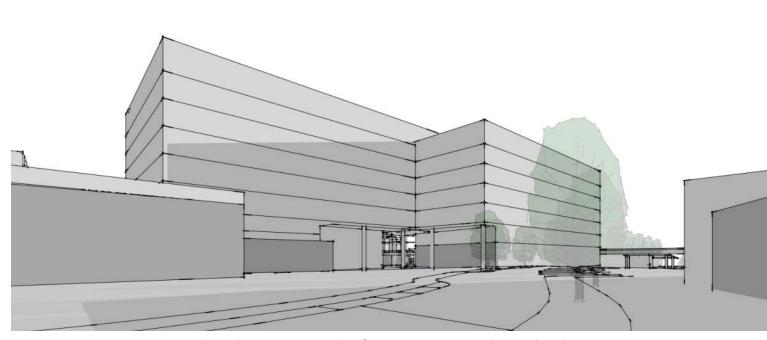


Street-Level Interaction



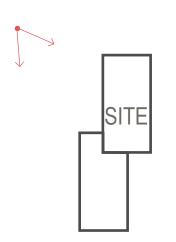






Perspective View looking South from upper level plaza

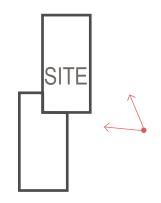
The lower two levels of the office towers will be cut back to create passageway space for out door seatingandcoveredloungespaces.





Close in Perspective View looking north at the Passageway

The main office lobbies will be access of the upper level plaza with theupperlevelbridgeconnection creatingapassagewayexperience.



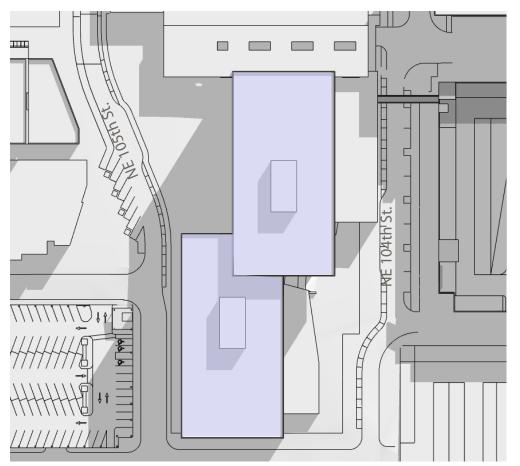


Street-Level Interaction

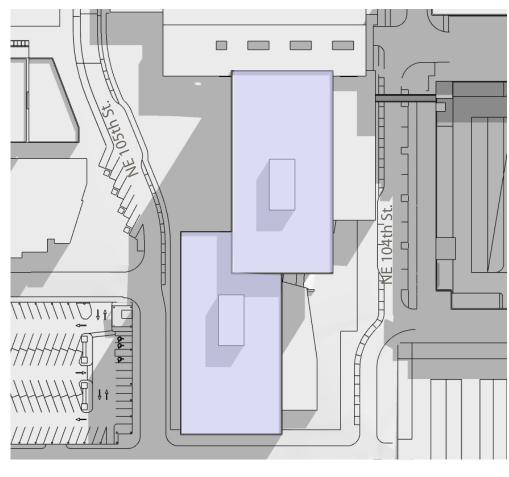




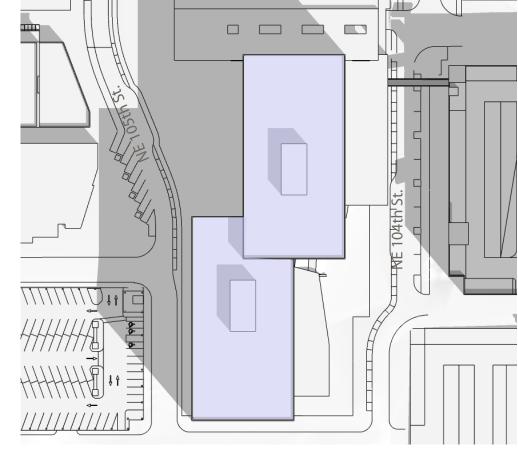




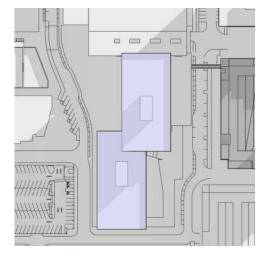
March / September 21st at 09:00am



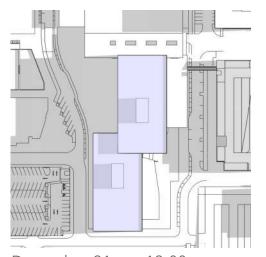
March / September 21st at 12:00pm



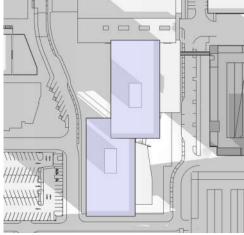
March / September 21st at 03:00pm



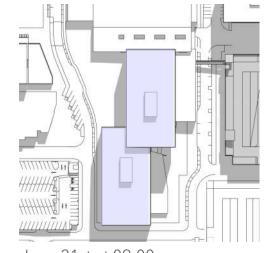
December 21st at 09:00am



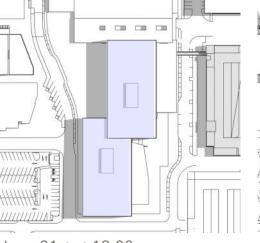
December 21st at 12:00pm



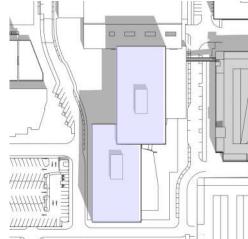
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis













Summary

Two 8 story office building totaling 389,160 gsf

Retail: 17,460 sf. • Lobbies: 4,930 sf.

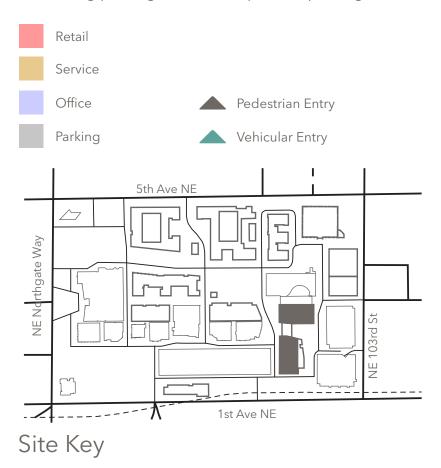
Service Area: 21,450 sf.

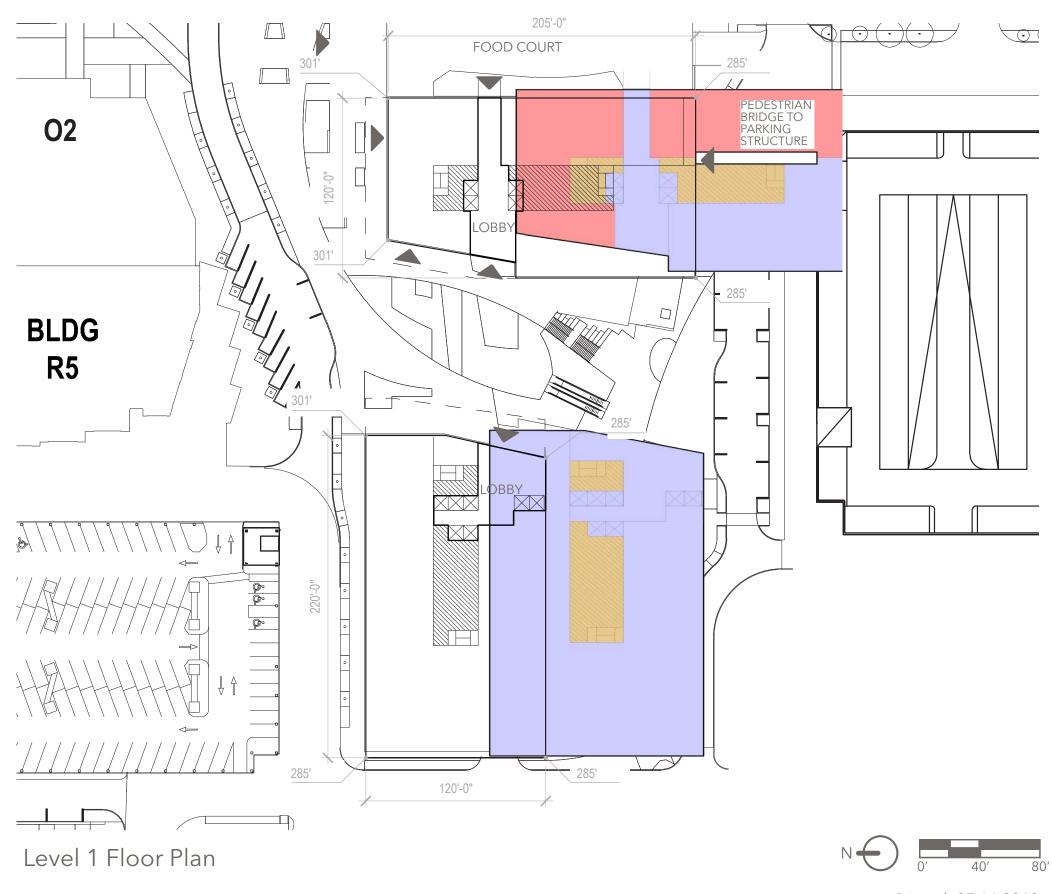
Below grade parking: 402 cars

• Above grade existing parking structure: 750 cars

Overview

Option ll responds to the new pedestrian lightrail connection as well as the strategic gateway location adjacent to the south entry and existing food court as well as new planed central park and plazas. This optionals o responds to the existing grade differences on site by using the grade to tuckin2levels of parking lined with amenity and retail uses along with a grandstairconnection. By separating the two towers, the gateway entry to the central park feels more open. The two towers also allow the towers to be marketed separately for different tenants. Breaking the building massing also helps to reduce down the overall scale of the project. The towersarelowerheightsfromeasttowest. This optional somakes use of an existing parking structure to provide parking for the office users.













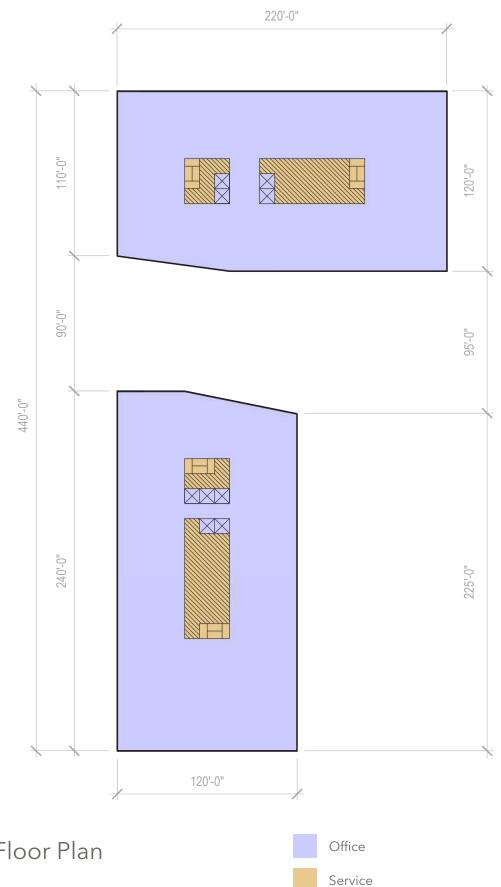




Southwest Perspective View



Northeast Perspective View







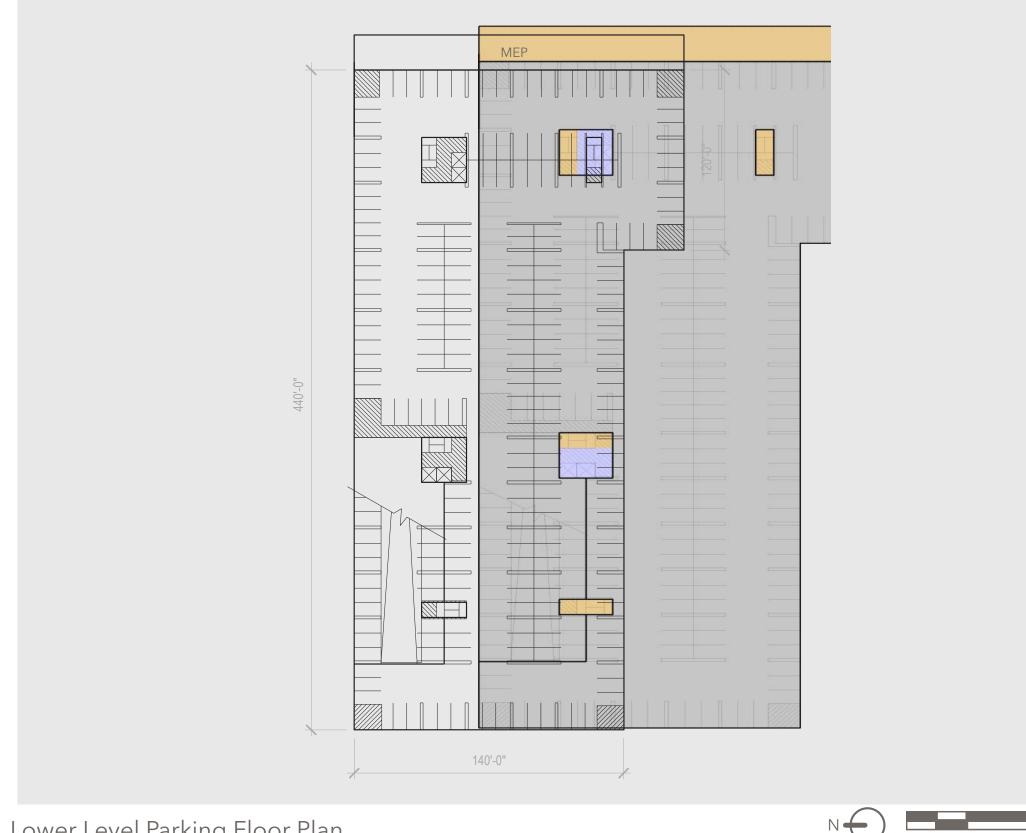












Lower Level Parking Floor Plan



Printed: 07.16.2018



Retail

Service

Office

Parking

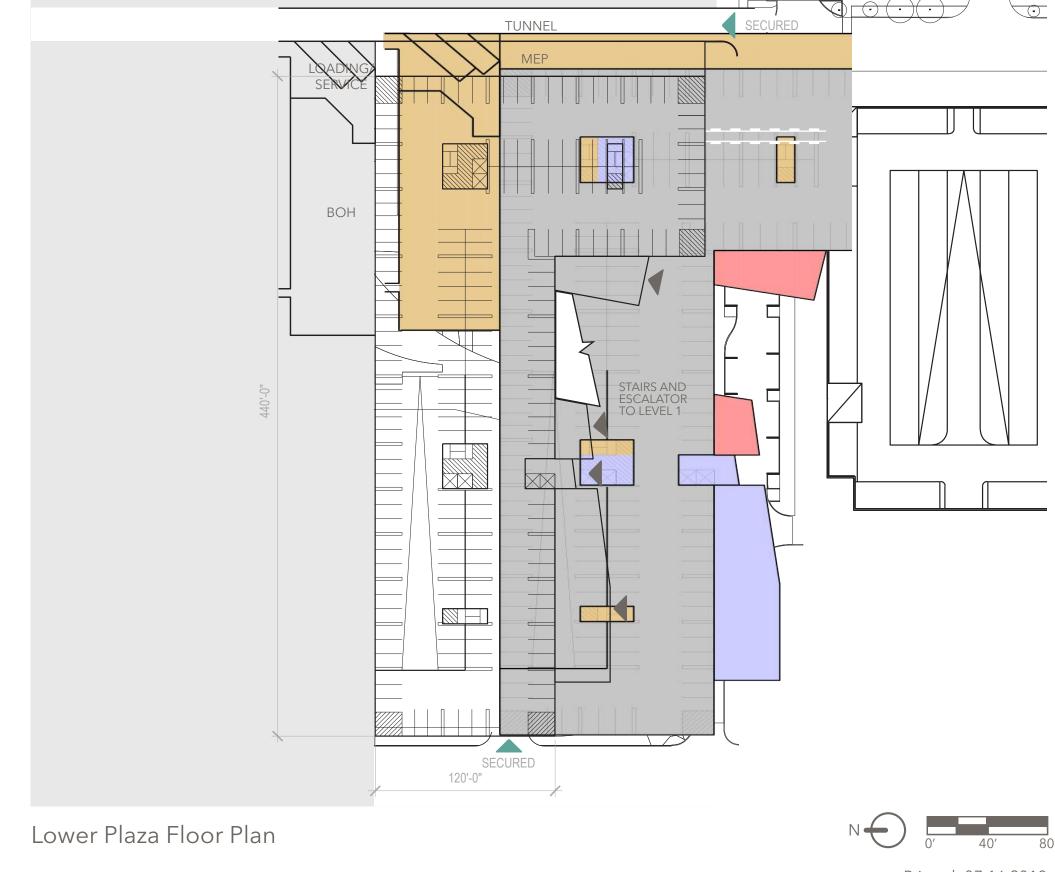
Pedestrian Entry

Vehicular Entry











Retail

Service

Office

Parking

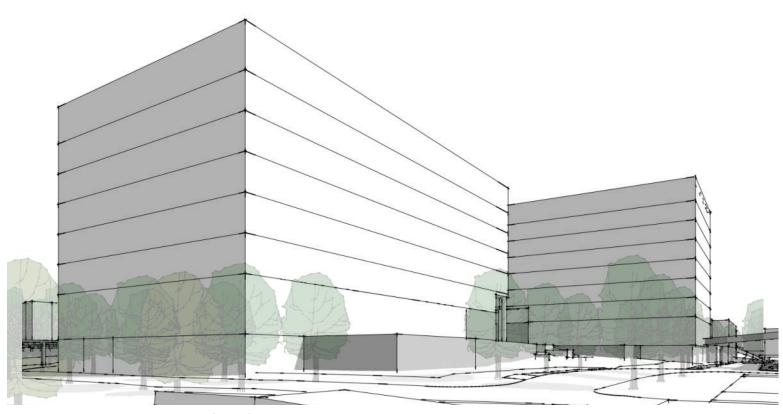






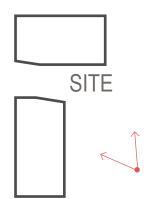




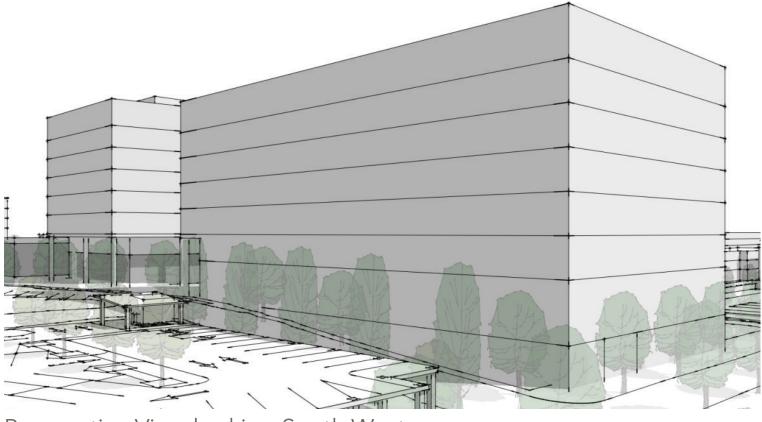


Perspective View looking East

The south side of the site will feature a widened plaza and sidewalk with retail and or office amenity uses.

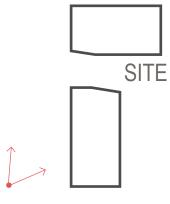






Perspective View looking South West

The lower level parking is buried into the sight grade reducing the overall mass of the building facing north.



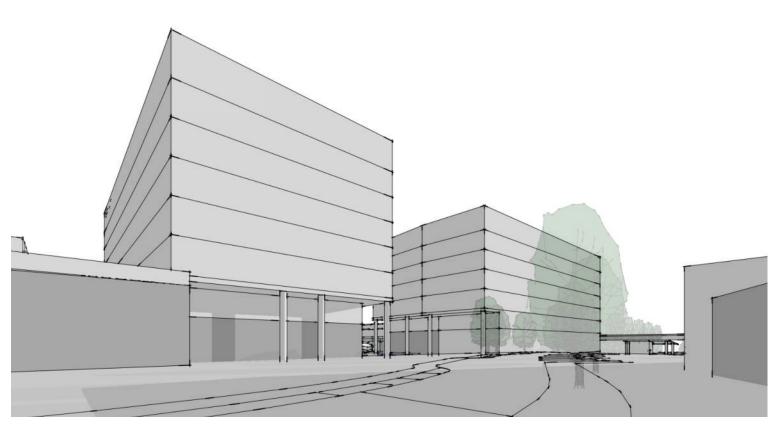


Street-Level Interaction



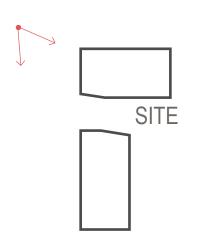






Perspective View looking South from upper level plaza

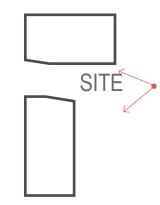
Thetowersareseparated, allowing for light and open sky to the space where the lobbies exit the buildings.





Close in Perspective View looking north at the Bridge Plaza

The main office lobbies will be accessed by the upper level plaza. The ground floor is cut back to provide some weather protection at the building lobbies.





Street-Level Interaction

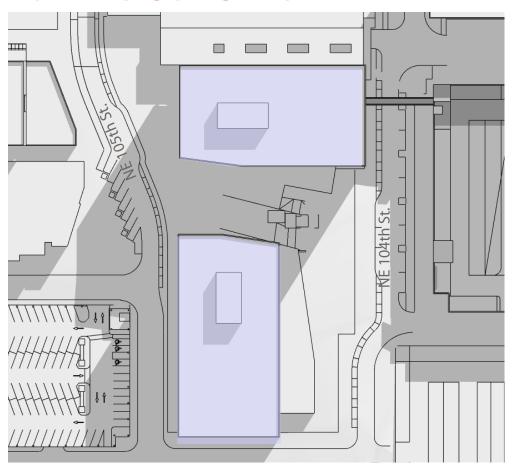




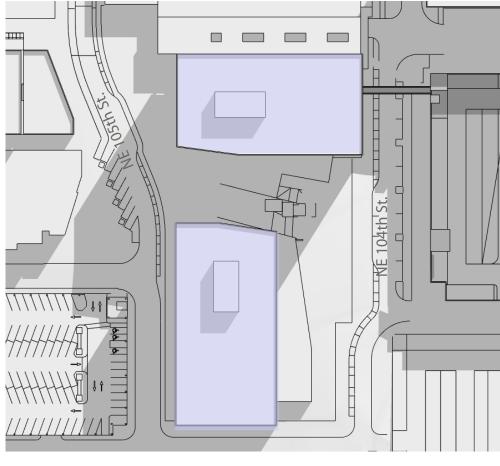




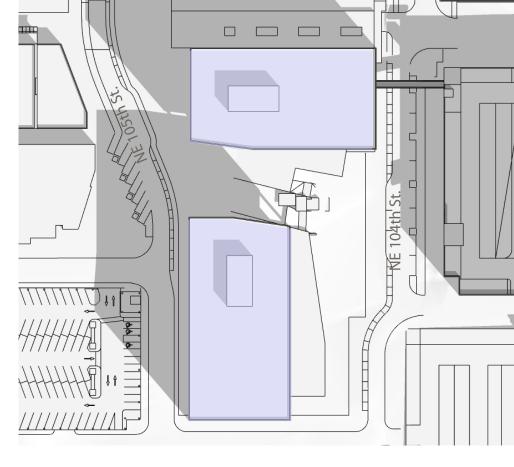




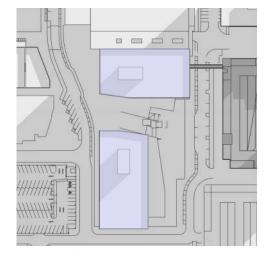
March / September 21st at 09:00am



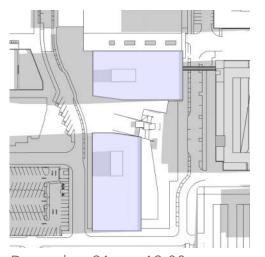
March / September 21st at 12:00pm



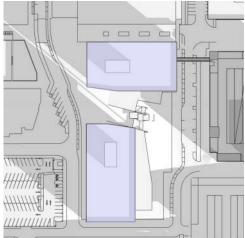
March / September 21st at 03:00pm



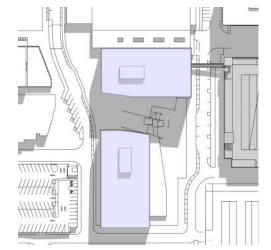
December 21st at 09:00am



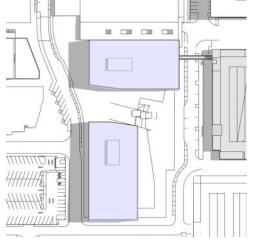
December 21st at 12:00pm



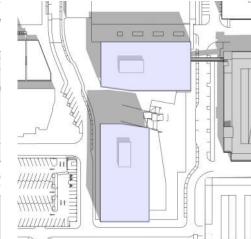
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis











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Summary

Two 8 story office building totaling 420,360 gsf

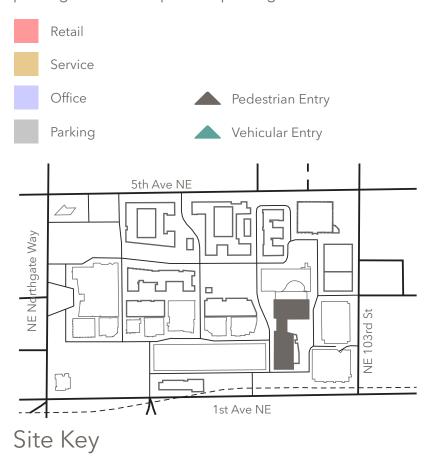
Retail: 17,460 sf. • Lobbies: 4,930 sf. Service Area: 21,450 sf.

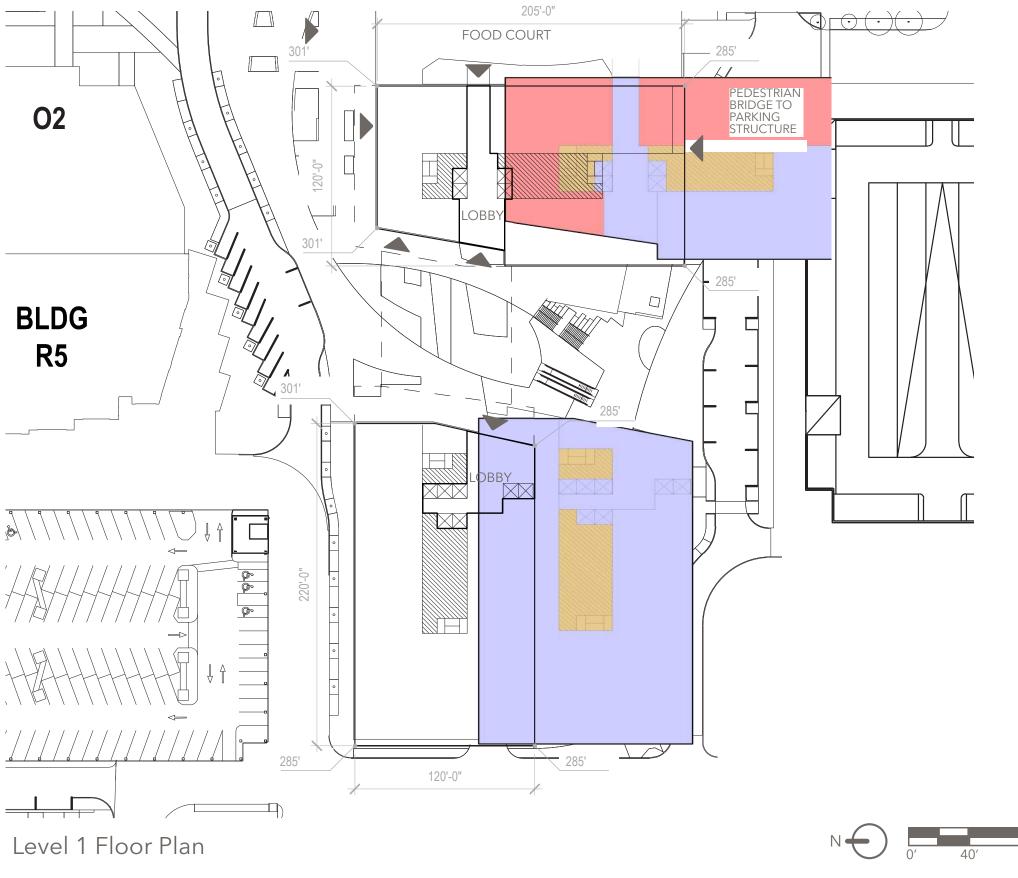
Below grade parking: 402 cars

• Above grade existing parking structure: 750 cars

Overview

The preferred option responds to the new pedestrian light rail connection as well as the strategic gateway location adjacent to the south entry. The opposite side opens to the existing food court as well as the new planned central park and plazas. This option also responds to the existing grade differences on site by using the grade to tuck in 2 levels of parking lined with amenity and retail uses along with a grand stair connection. The proposed upper level bridge connection creates a formal gateway entry to the central park while allowing for greater flexibility in leasing. The building massing also helps to break down the overall scale of the project and there is a lowering of the building massing from east to west. This option also makes use of an existing parking structure to provide parking for the office users.













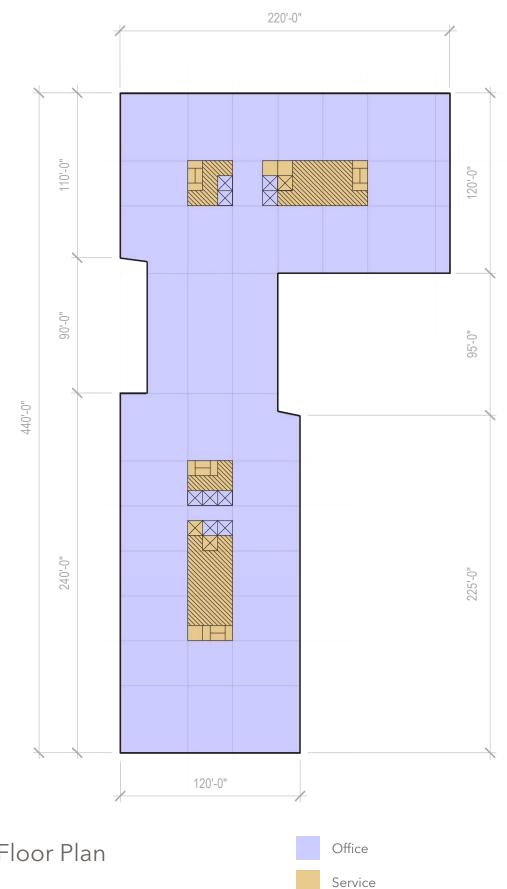




Southwest Perspective View



Northeast Perspective View



















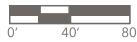


Pedestrian Entry

Vehicular Entry

Lower Level Parking Floor Plan



















Retail

Service

Office

Parking

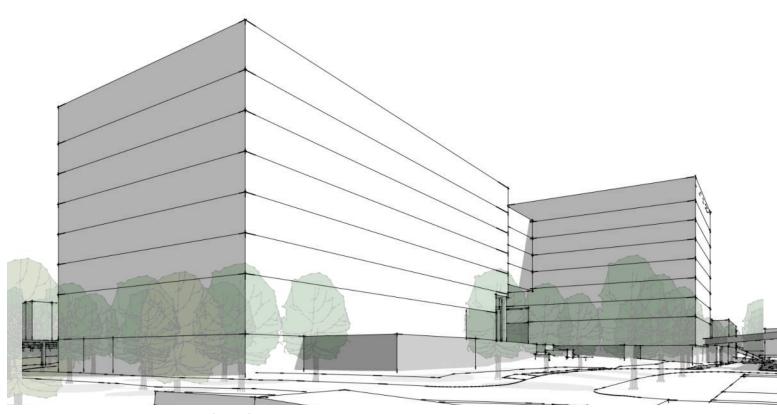
Vehicular Entry

Pedestrian Entry



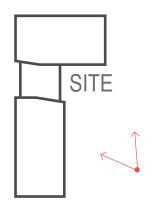






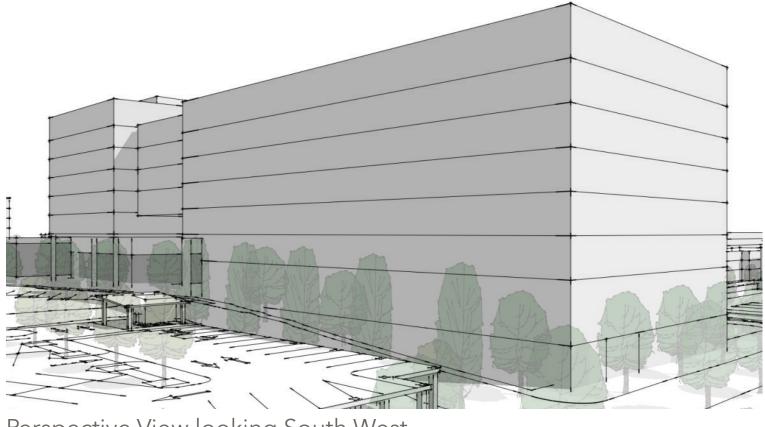
Perspective View looking East

The south side of the site will feature a widened plaza and sidewalk with retail and or office amenity uses.



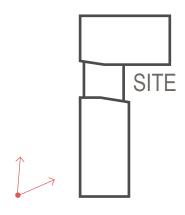






Perspective View looking South West

The lower level parking is buried into the sight grade reducing the overall mass of the building facing north.





Street-Level Interaction



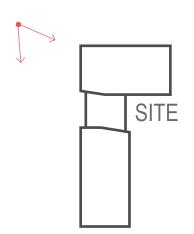






Perspective View looking South from upper level plaza

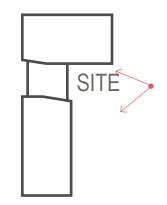
The lower two levels of the office towers will be cut back to create high arcade spaces for out door seatingandcoveredloungespaces.

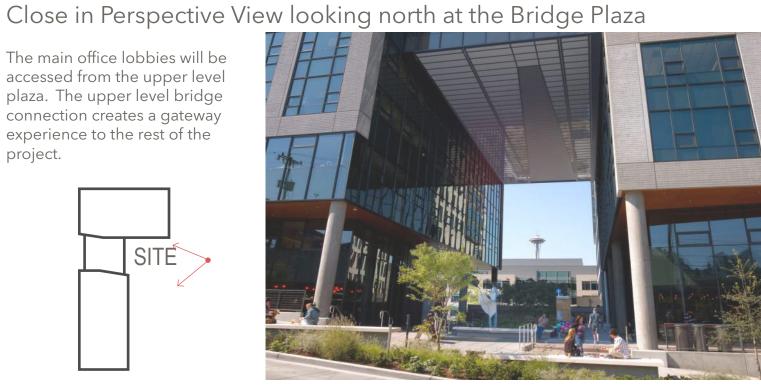




The main office lobbies will be accessed from the upper level

plaza. The upper level bridge connection creates a gateway experience to the rest of the project.





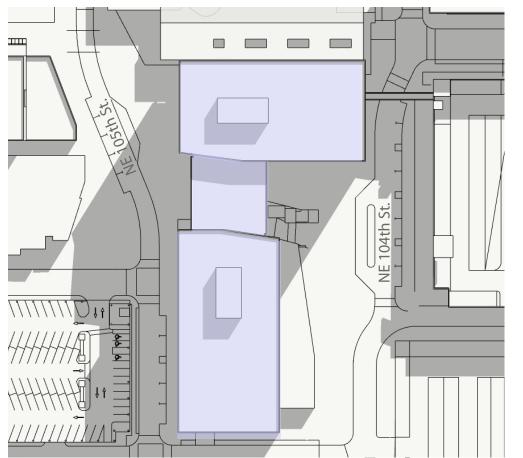




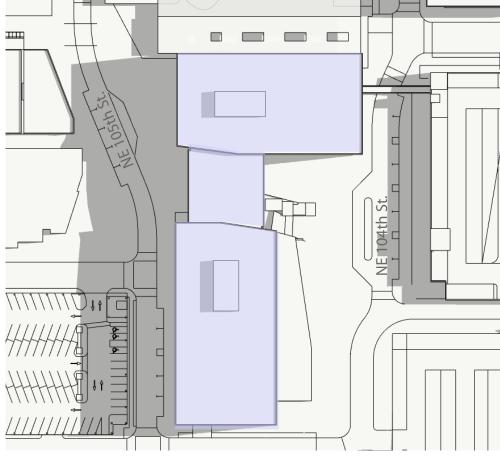




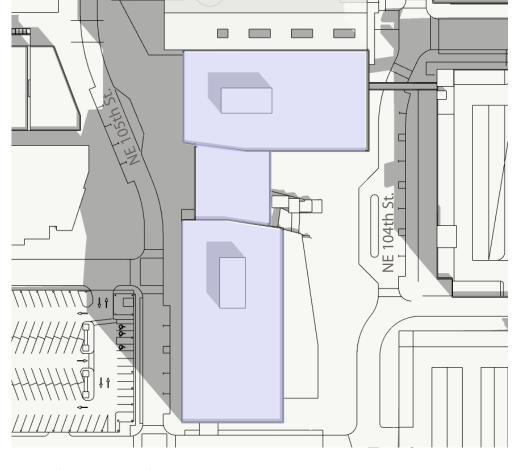




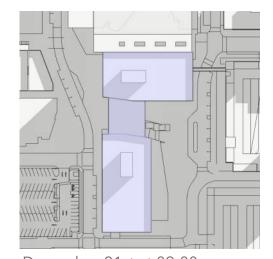
March / September 21st at 09:00am



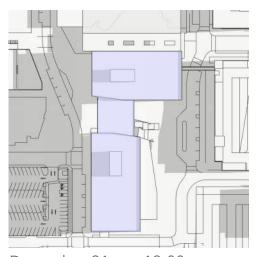
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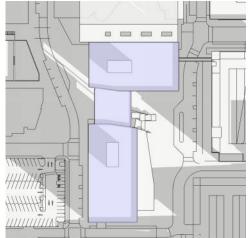
March / September 21st at 03:00pm



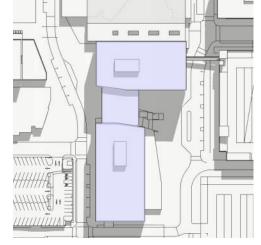
December 21st at 09:00am



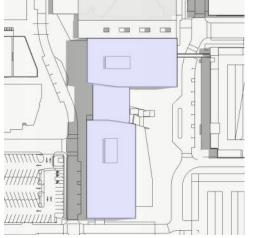
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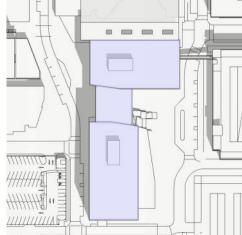
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis













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Supplemental Design Guidelines - Building O3

Architectural Design Intent

PLACEHOLDER OUTLINE

- Street Facade
- Building Base and Ground Floor
- Weather Protection and Projections
- Building Lighting
- Service Entry Design
- Facade Design
- Building Signage









Supplemental Design Guidelines - Building O3











Response to Citywide & Neighborhood Design Guidelines - BUILDING O4

PLACEHOLDER OUTLINE

Response to Citywide & Neighborhood Design Guidelines - Building O4

- C1 Natural Systems and Site Features
- CS2 **Urban Patterns and Forms**
- **Architectural Context** • CS3
- Street Level Interaction • PL3
- DC1 Project Uses and Activities
- DC2 Architectural Concept
- DC4 Exterior Elements and Finishes









Response to Citywide & Neighborhood Design Guidelines - BUILDING O4











BUILDING O4 - SUMMARY Option I - SW View



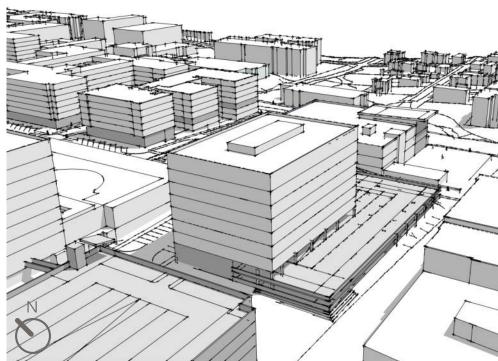
Pros

- The office tower massing is positioned along the 3rd Avenue entry drive creating a strong facade experience at one of the key gateway entries to the project.
- The lobby will be visible from the street.
- Potential for roof top terrace on level 6.

Cons

- Views at lower levels of the office are diminished to the East.
- The lower wing creates a "L" shaped floor plan with inside facing offices.

Option II - SW View



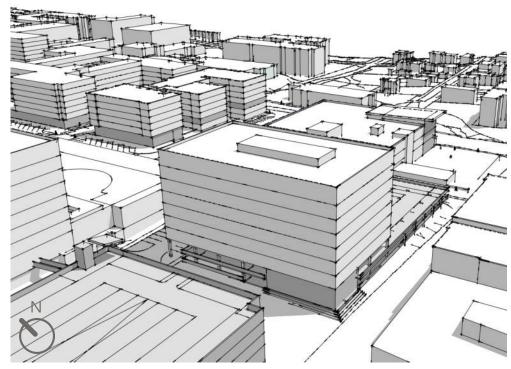
Pros

- The office tower massing is located close to the existing shopping centertothenorth, thus lowering the street can yon effect along 103 rd.
- The lower level parking podium takes advantage of the site grades to minimize the impact along the street.

Cons

- The office tower location does not create a strong facade at the intersection of N.E. 103rd and 3rd Avenue.
- The office entry is not visible from the street.

Option III - SW View - Preferred



Pros

- The office tower massing is located along the 3rd Avenue entry drive creating a strong facade experience at one of the key gateway entries to the project.
- The lobby will be visible from the street.
- The north south orientation of the office building provides better view opportunities for the office users.

Cons

• The building is somewhat symmetrical and does not respond to the other edge conditions









Summary

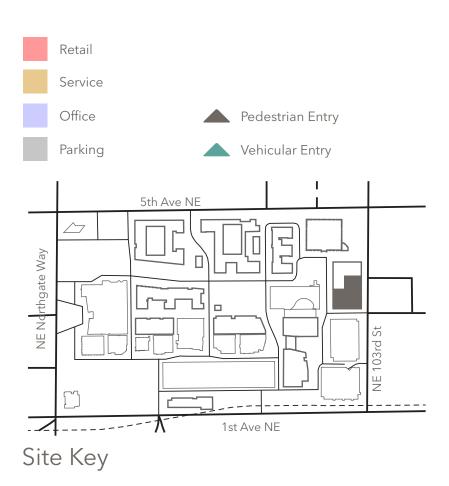
• One 7 story office building totaling 192,800 gsf

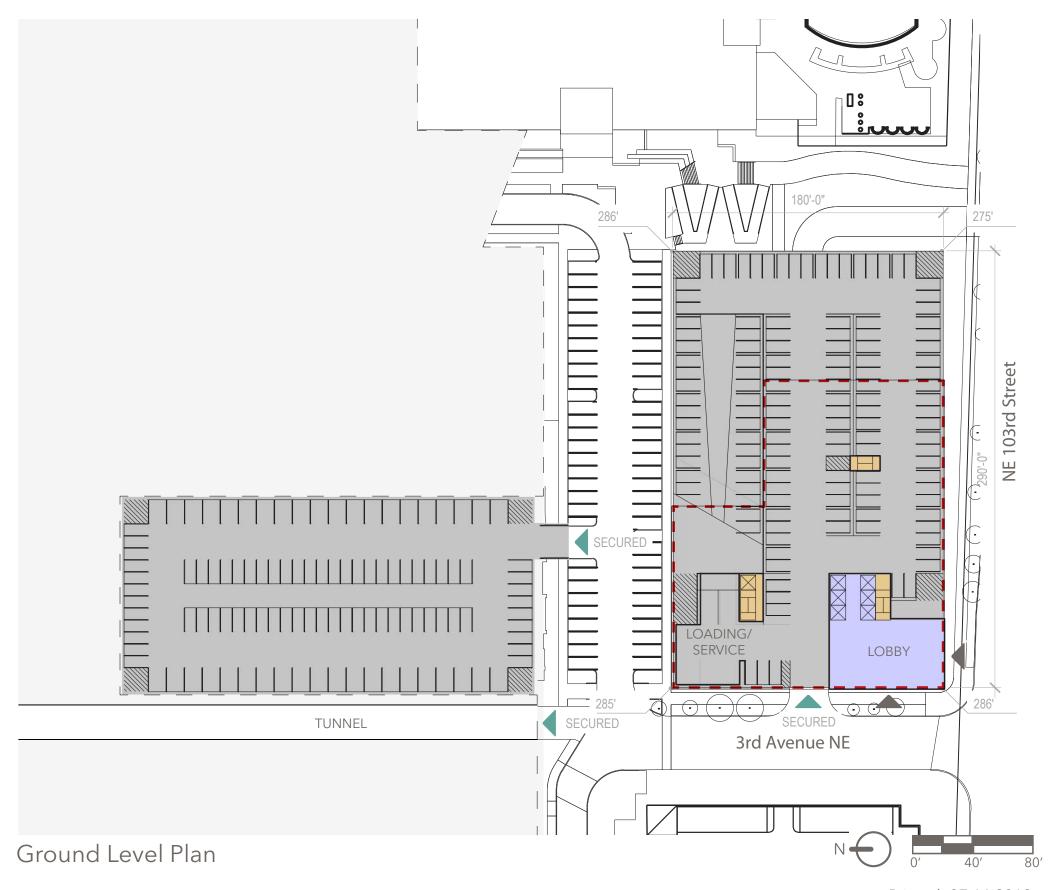
Lobbies: 4,590 sf. • Service Area: 3,820 sf.

2 level parking garage: 259 cars

Overview

Option I responds to the site by creating a strong building facade along the 3rd Avenue entry road and NE 103rd Street. The office lobby is located at the intersection for good pedestrian connectivity from the street and the adjacent Thornton Creek Development. The parking garage takes advantage of the grade by thus minimizing the impact of the garage along NE 103rd. The top floors office building are oriented in the north-south orientation to maximize views for the office tenant and for better solar orientation.



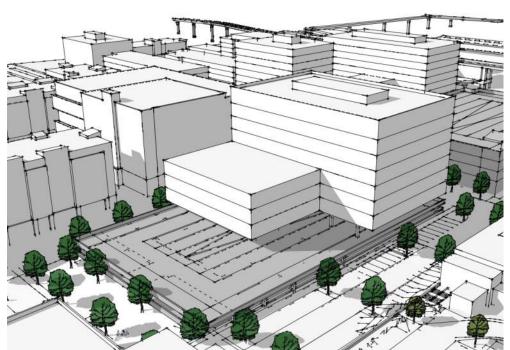








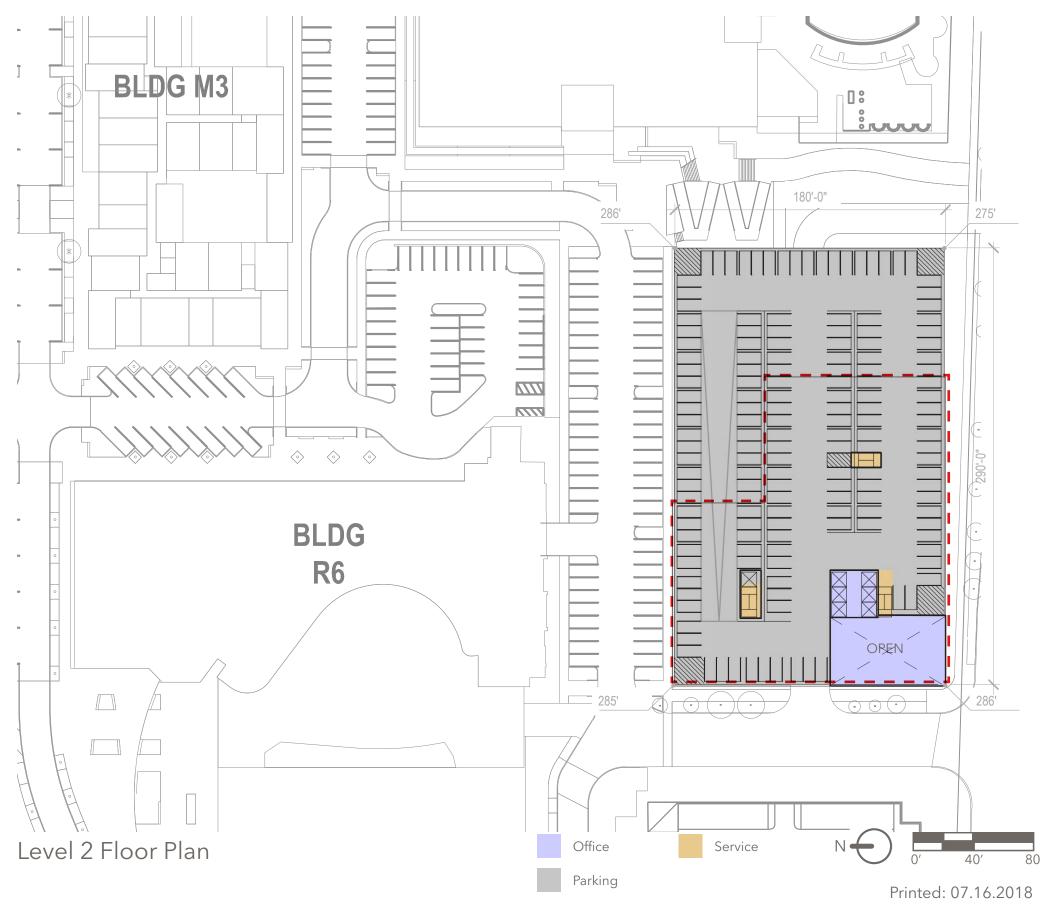




Northeast Perspective View



Southwest Perspective View

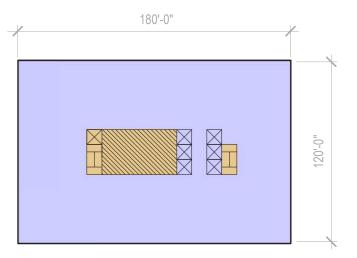




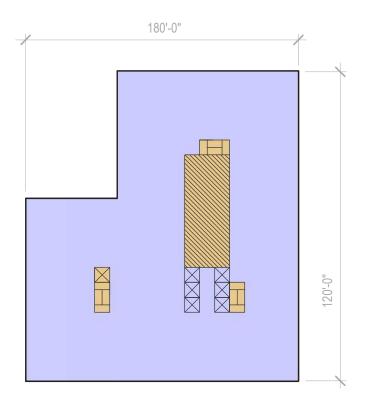








Levels 6 - 9 Floor Plan



Office Service / Core

Levels 3 - 5 Floor Plan









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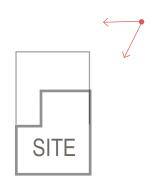




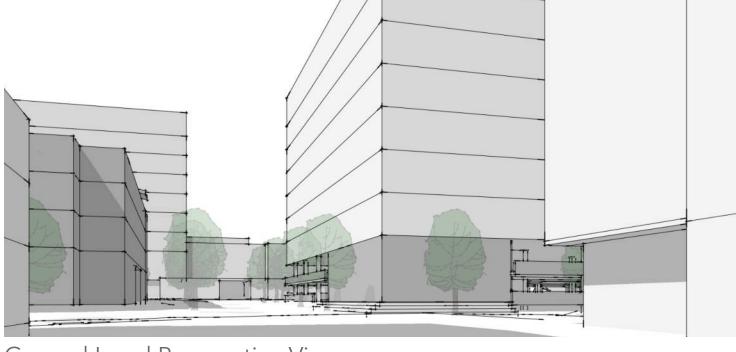
Ground Level Perspective View

Perspective View looking West along NE 103rd Street

The location of the office tower will provide a strong visual focal point along NE 103rd Street.



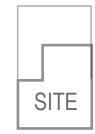




Ground Level Perspective View

Perspective View looking North along 3rd Avenue Entry Road

The office tower mass provides a nice counter balance to the existing parking structure to the West. The office lobby will also help to activate the street.







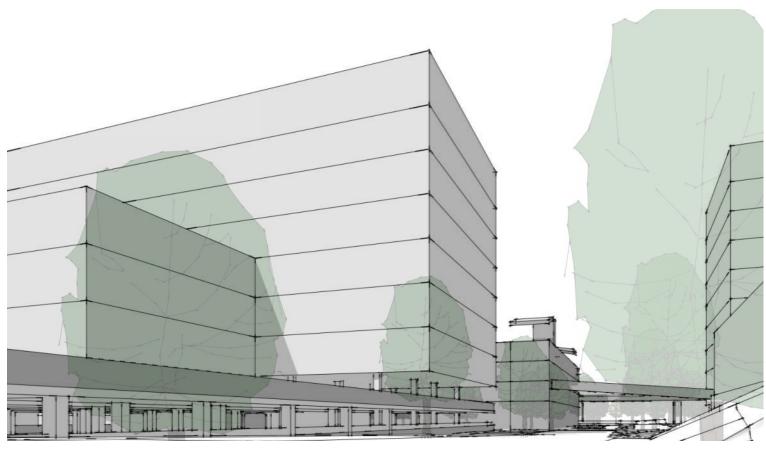
Street-Level Interaction







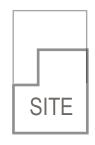




Ground Level Perspective View

Perspectiveviewlookingwestfrom Fitness Anchor

Theofficetowerwillcreateastrong urban character with the site as well as along the street edge, plus from the east there is a stepping of the massing.





Street-Level Interaction

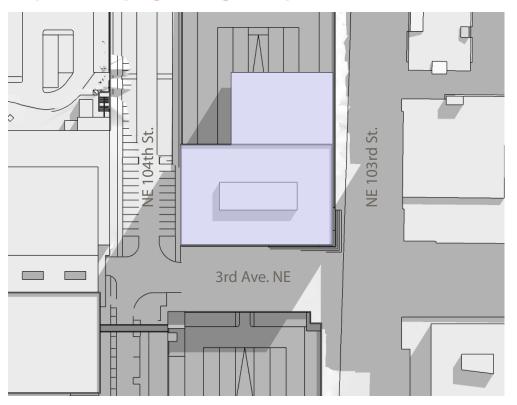




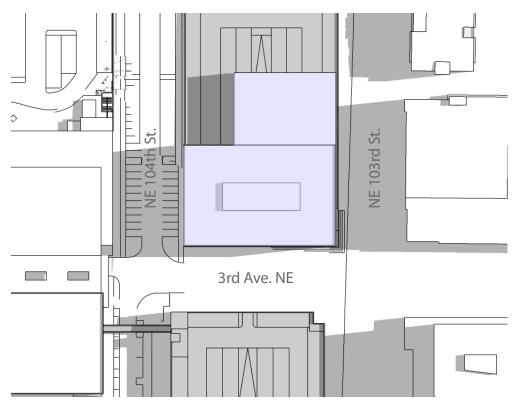




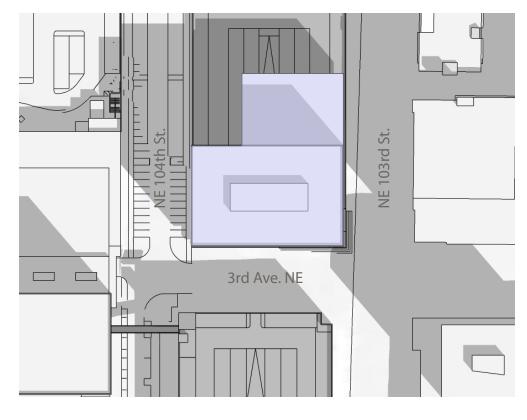




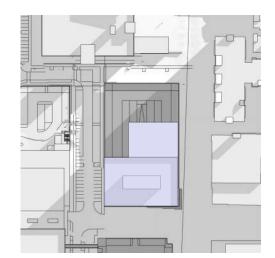




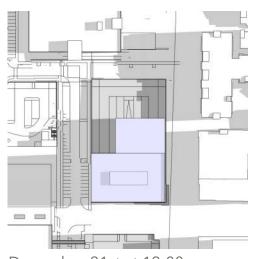
March / September 21st at 12:00pm



March / September 21st at 03:00pm



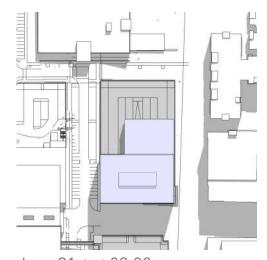
December 21st at 09:00am



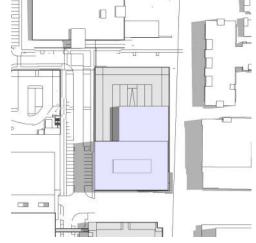
December 21st at 12:00pm



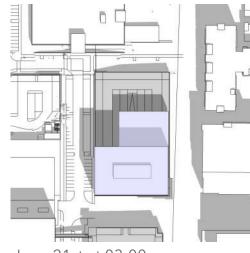
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis













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Summary

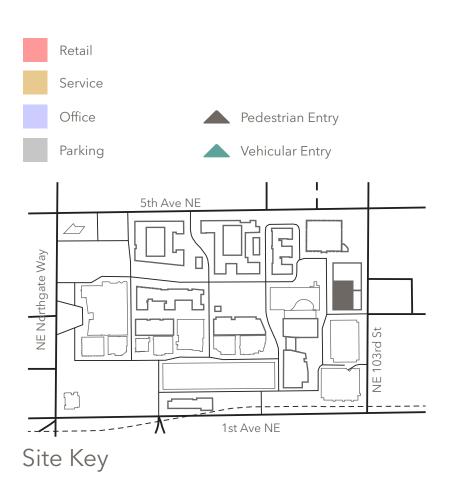
• One 7 story office building totaling 178,670 gsf

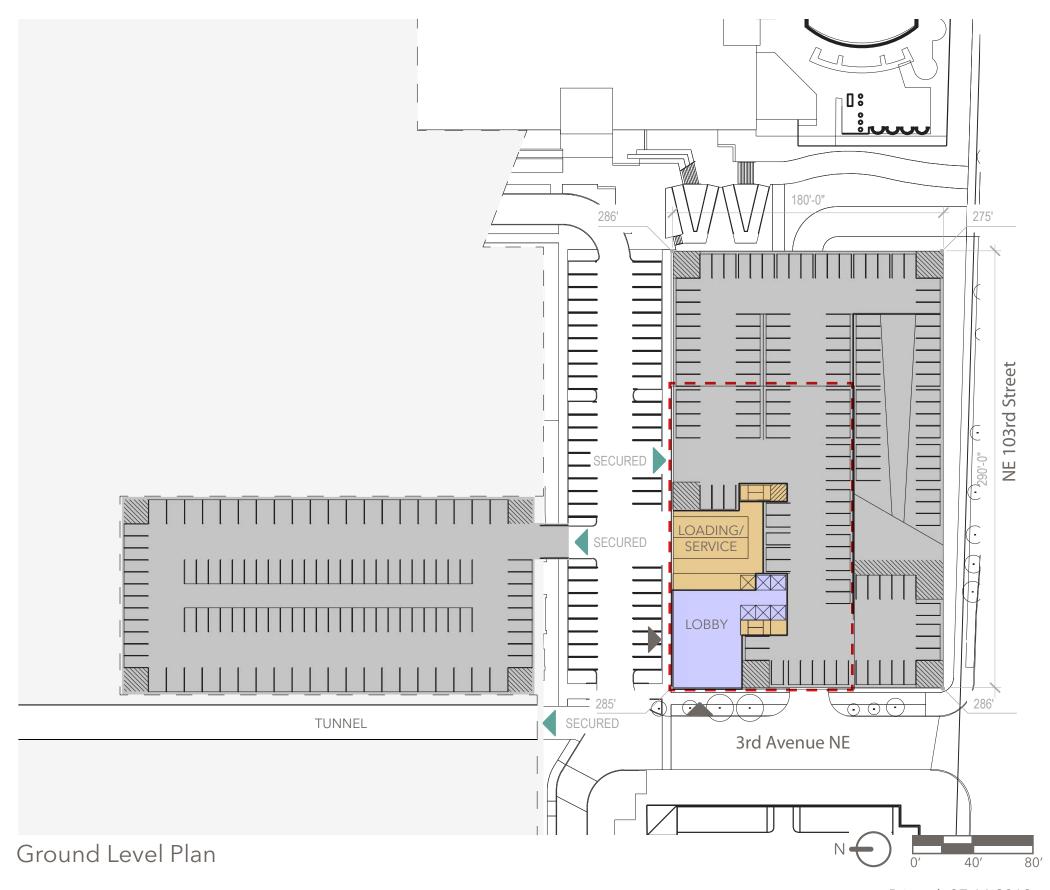
Lobbies: 3,400 sf. • Service Area: 3,220 sf.

2 level parking garage: 258 cars

Overview

 $Option II responds to the site by setting back the building from NE\,103 rd$ Street and sitting it next to the mall. The office lobby is located to the north at the intersection of 3rd Ave and the internal mall road for good pedestrian connectivity to the mall food court. The parking garage takes advantage of the grade by thus minimizing the impact of the garagealong NE 103rd. The office building is oriented in the east-west orientation to maximizeviewstothenorth/southfortheofficetenantandtoreducethe solar heat gain on the east and west facades.



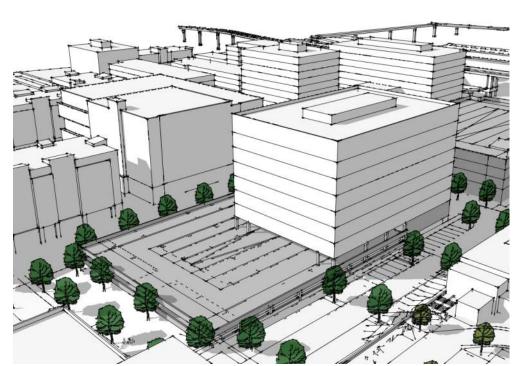








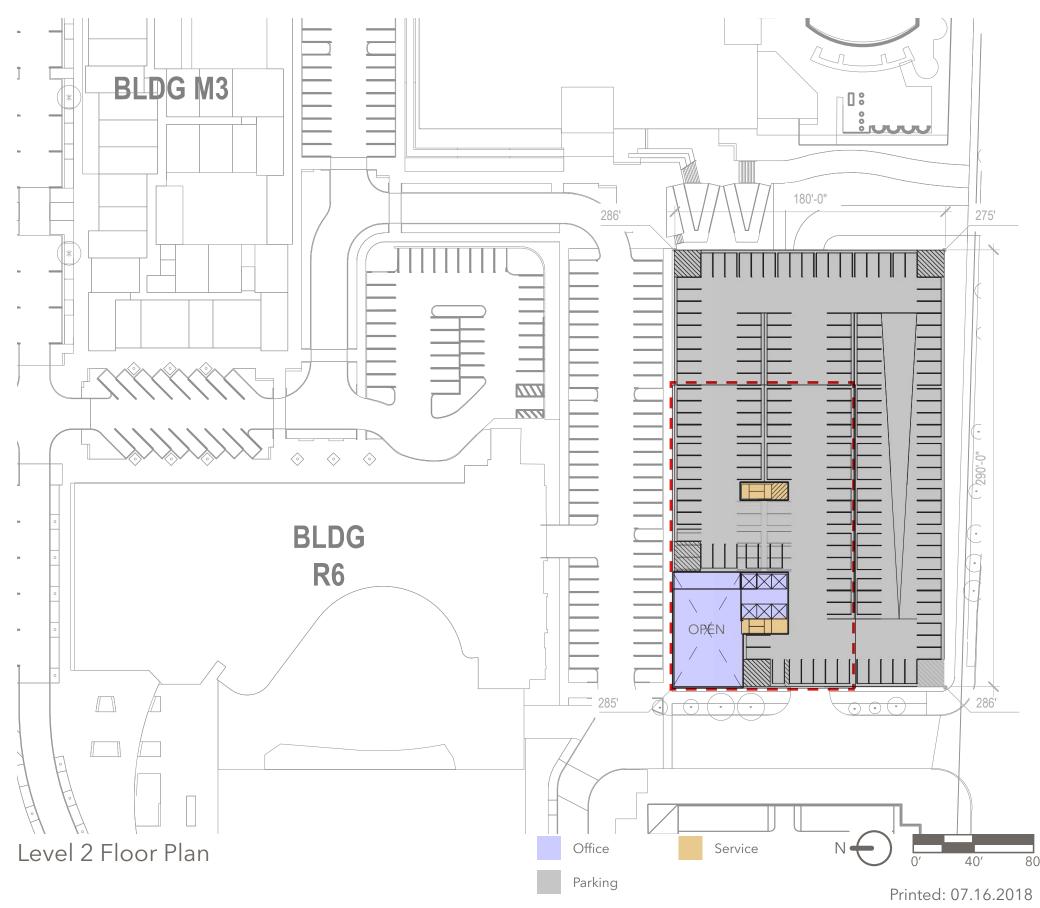




Northeast Perspective View



Southwest Perspective View

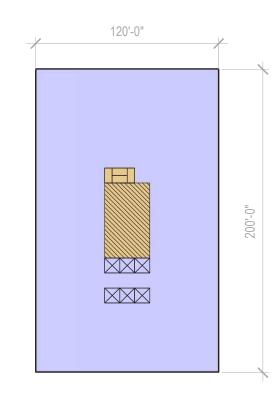














Typical Upper Level Floor Plan









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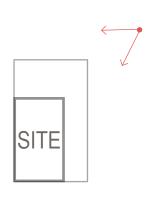




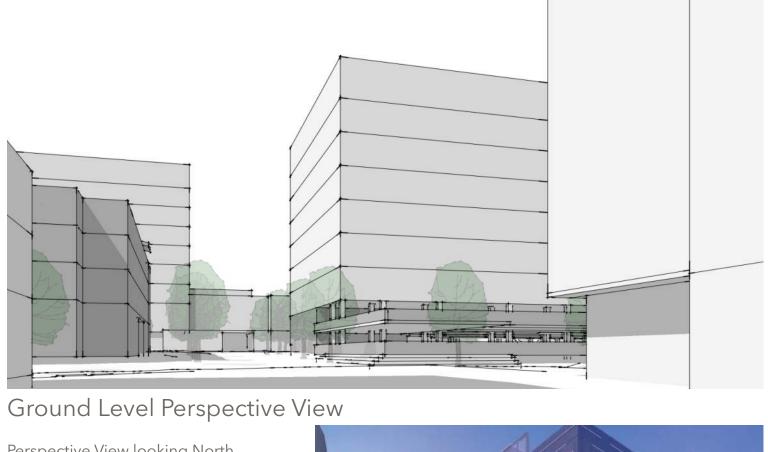
Ground Level Perspective View

Perspective View looking West along NE 103rd Street

The location of the office tower will reduce the visual presence along NE 103rd Street.







Perspective View looking North along 3rd Avenue Entry Road

The office tower mass sits back on the site and pushes the focus of thelobby down toward the mall food court entry location.



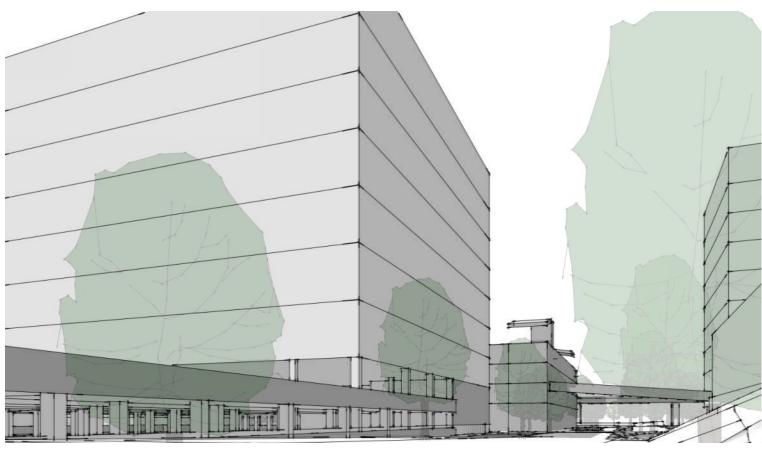


Street-Level Interaction





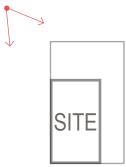




Ground Level Perspective View

Perspectiveviewlookingwestfrom Fitness Anchor

Theofficetowerwillcreateastrong urbancharacteralongtheinternal mall road, matching the existing parking structure.





Street-Level Interaction

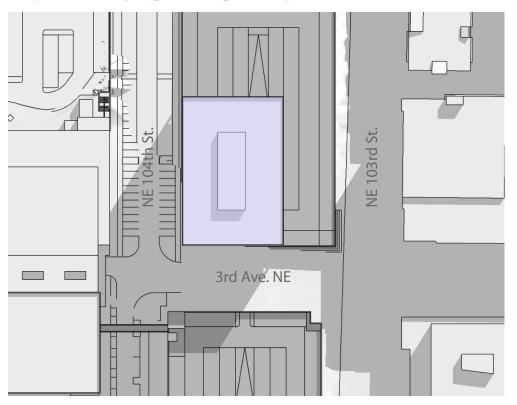




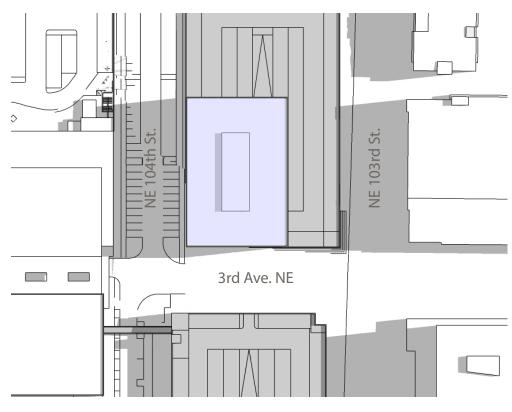




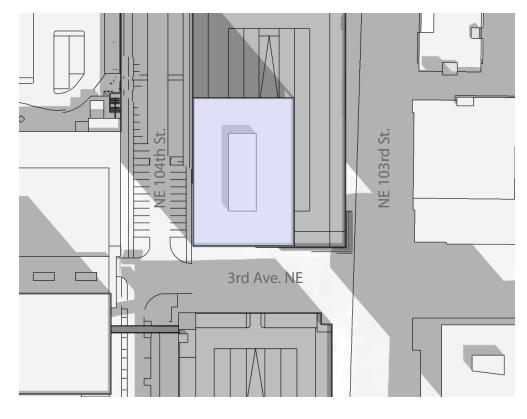




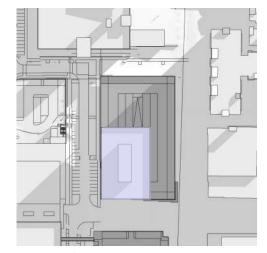




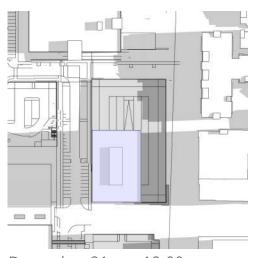
March / September 21st at 12:00pm



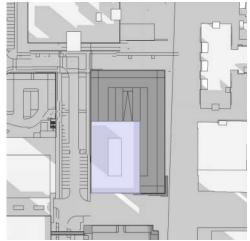
March / September 21st at 03:00pm



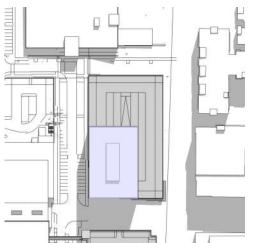
December 21st at 09:00am



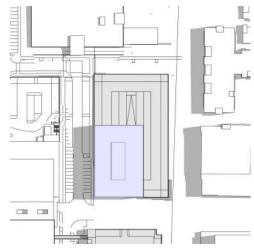
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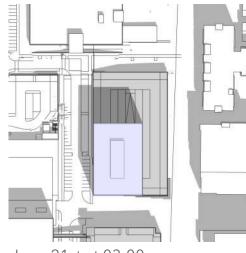
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis













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Summary

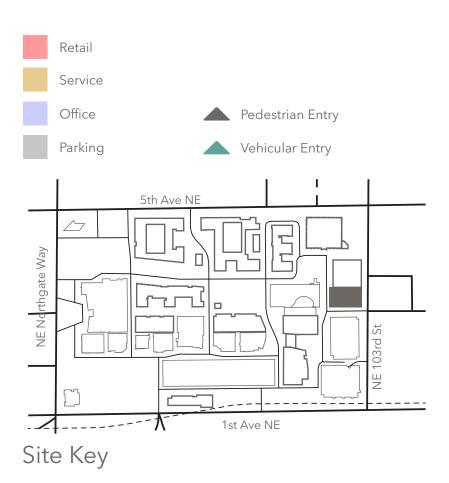
• One 7 story office building totaling 178,370 gsf

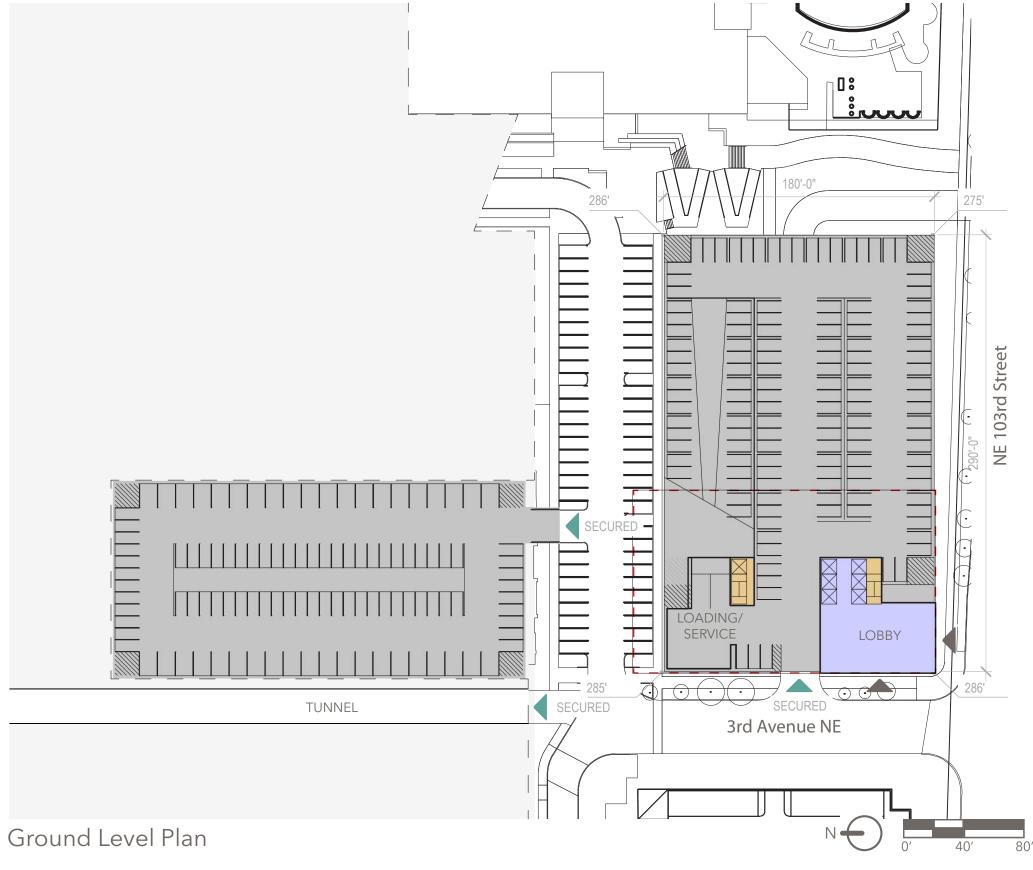
Lobbies: 4,590 sf. • Service Area: 3,820 sf.

2 level parking garage: 263 cars

Overview

The preferred option responds to the site by creating a strong building facade along the 3rd Avenue entry road and NE 103rd Street. The office lobby is located at the intersection for good pedestrian connectivity from the street and the adjacent Thornton Creek Development. The parking garage takes advantage of the grade by thus minimizing the impact of the garage along NE 103rd. The office building is oriented in the north-south orientation to maximize views for the office tenant and for better solar orientation.



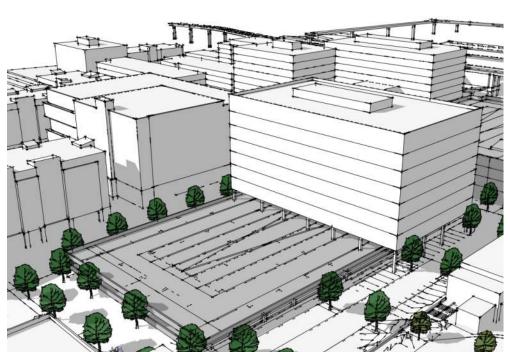








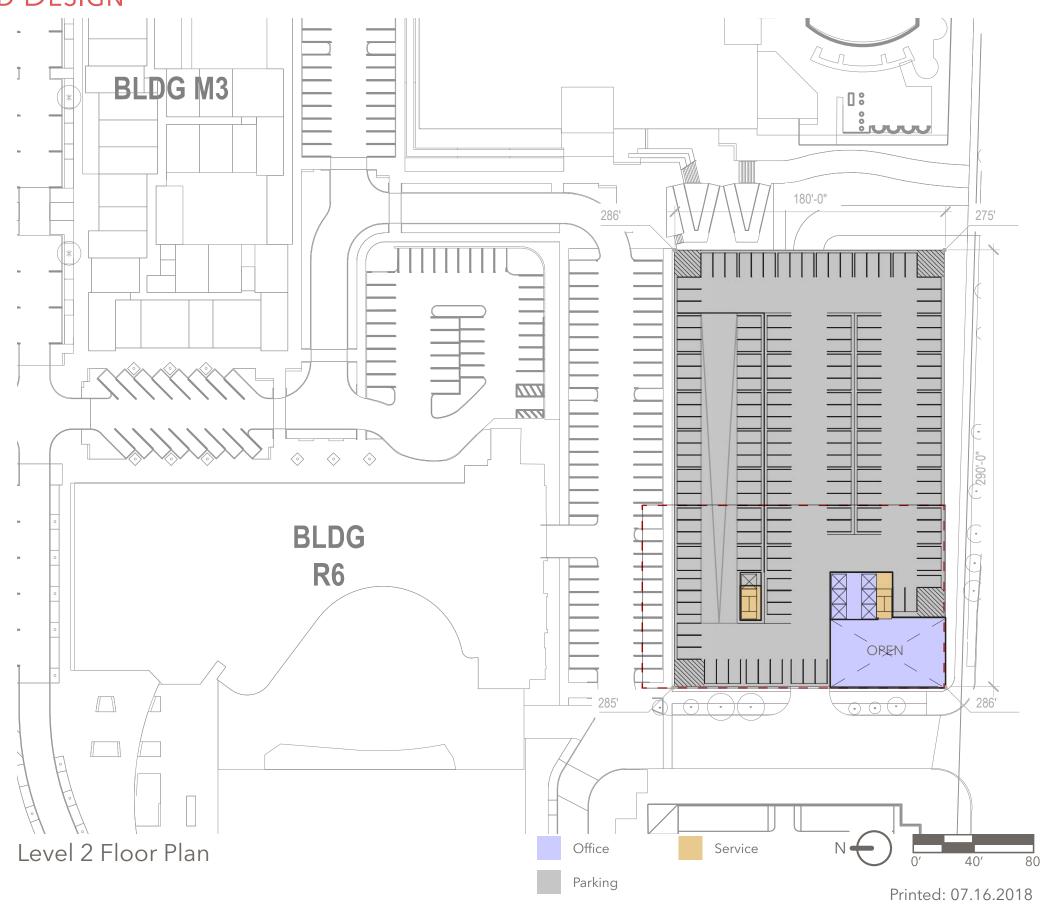




Northeast Perspective View



Southwest Perspective View

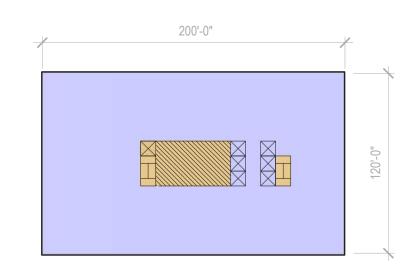














Typical Upper Level Floor Plan









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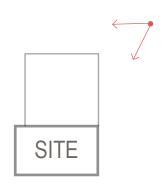




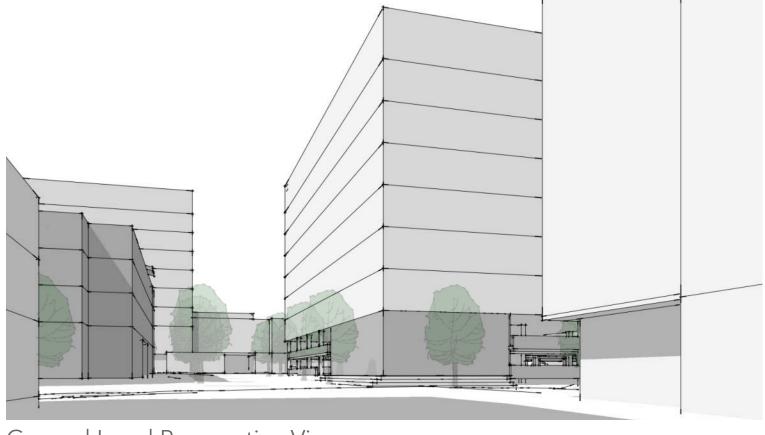


Perspective View looking West along NE 103rd Street

The location of the office tower will provide a strong visual focal point along NE 103rd Street.







Ground Level Perspective View

Perspective View looking North along 3rd Avenue Entry Road

The office tower mass provides a nice counter balance to the existing parking structure to the West. The office lobby will also help to activate the street corner.







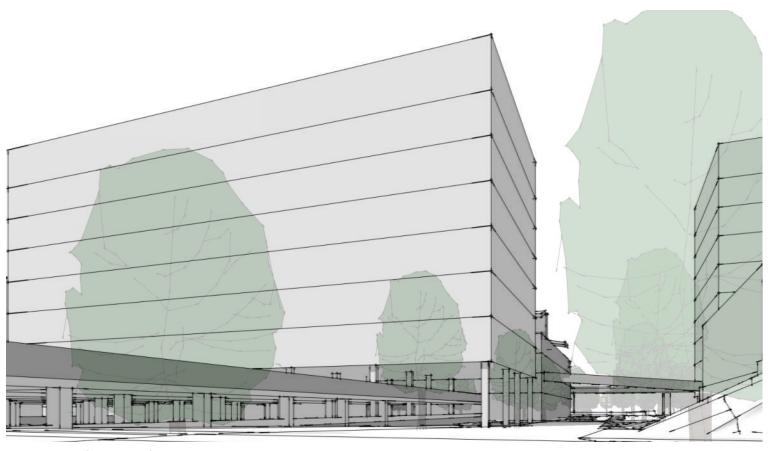
Street-Level Interaction







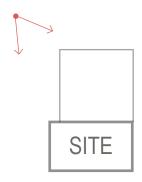
Building O4 - Option III - Preferred Design



Ground Level Perspective View

Perspectiveviewlookingwestfrom Fitness Anchor

Theofficetowerwillcreateastrong urban character with the site as well as along the street edge.





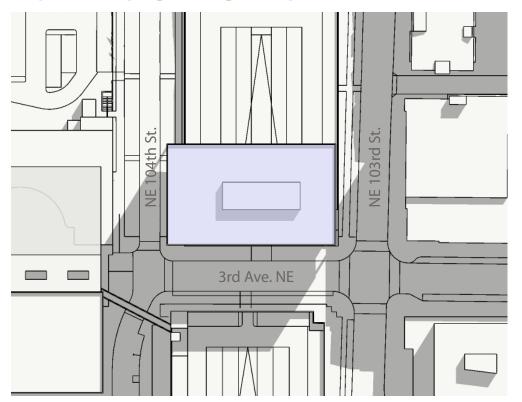
Street-Level Interaction



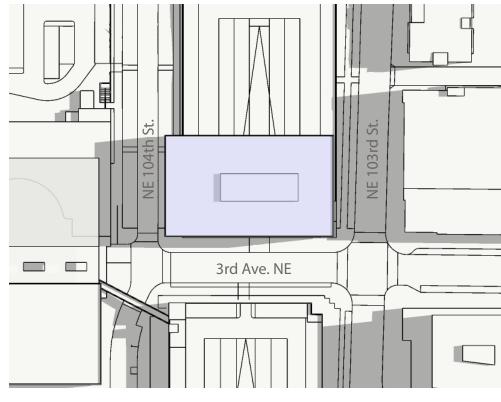




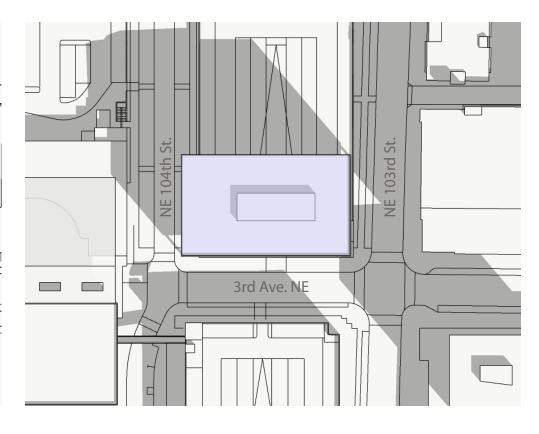




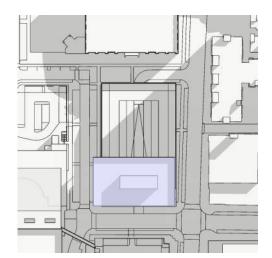




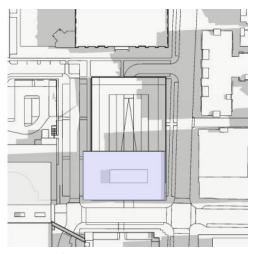
March / September 21st at 12:00pm



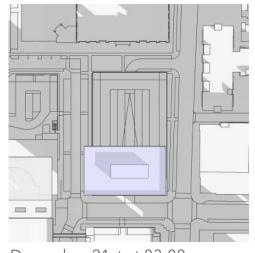
March / September 21st at 03:00pm



December 21st at 09:00am



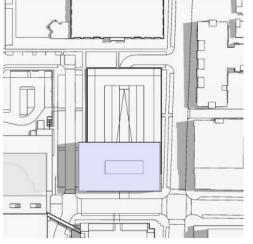
December 21st at 12:00pm



December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis











Supplemental Design Guidelines - Building O4

Architectural Design Intent

PLACEHOLDER OUTLINE

- Street Facade
- Building Base and Ground Floor
- Weather Protection and Projections
- Building Lighting
- Service Entry Design
- Facade Design
- Building Signage









Supplemental Design Guidelines - Building O4











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MPD - ARCHITECTURAL CONCEPTS BUILDING H1 - HOTEL











BUILDING H1 - SUMMARY

Option I - NW View



- Simple form positioned next to freeway
- Main level covered outdoor terrace for restaurant
- Trash and Delivery in open court with 6' high screen walls
- Roof level fitness and Bar areas for best views

• More enclosed space than the program requires

No sense of depth or shadows on straight plane facades.

- Entry drop off with que for 4 cars to check in
- Mechanical roof screened with tall walls to become signage backdrop

Pros

• Simple form positioned next to freeway

Option II - NW View

- Main level covered outdoor terrace for restaurant
- Trash and Delivery in open court with 6' high screen walls
- Roof level fitness and Bar areas for best views
- Roof top deck adjacent to bar
- Entry drop off with que for 4 cars to check in
- Mechanical roof screened with tall walls to become signage backdrop
- Modulation of facade to create more depth

Cons

- Roof top deck not protected from weather
- Form is not a pure shape or iconic

Option III - NW View (Preferred)



Pros

- Simple form positioned next to freeway most iconic form
- Main level covered outdoor terrace for restaurant
- Trash and Delivery in open court with 6' high screen walls
- Roof level fitness and Bar areas for best views
- Roof top deck adjacent to bar covered for weather protection
- Entry drop off with que for 4 cars to check in
- Mechanical roof screened with tall walls to become signage backdrop
- Modulation of facade to create more depth

Cons









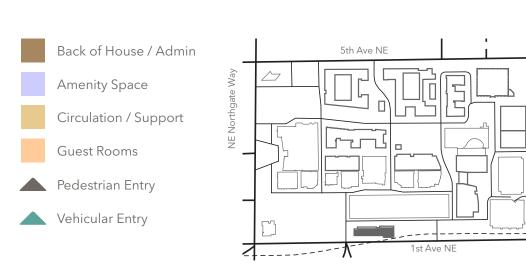
BUILDING H1- OPTION I

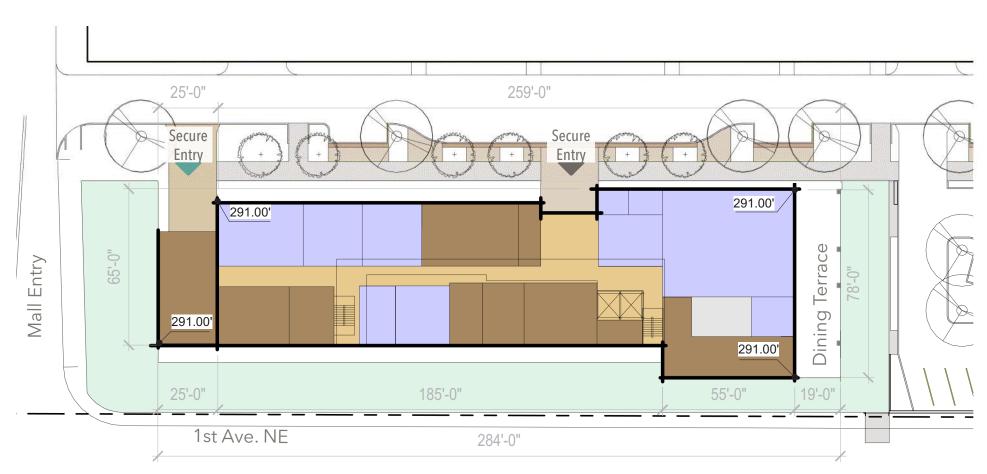
Summary

- 7 story hotel totaling 112,750 gsf
- 200 total keys
- Level 1 includes 5,324 gsf of public amenity spaces
- Roof Level includes 5,714 gsf of public amenity spaces
- Parking is satisfied by the existing parking structure directly across the private drive to the east.

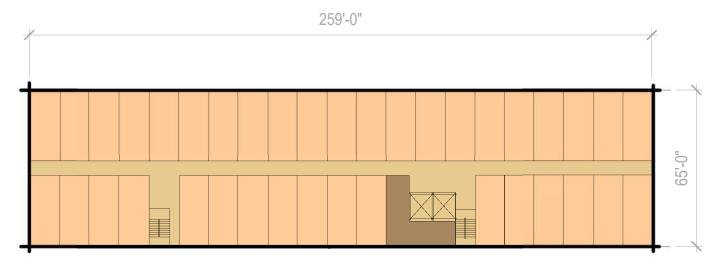
Overview

Building H1 is located on a fairly tight site on the west side of the project just north of the new light rail station. The floor plans for the three schemes are identical based on this restrictive site. It has a strong ground floor amenity focus with Meeting spaces and Restaurant, as well as a south facing Dining terrace adjacent the restaurant. The Roof level also contains public amenities of the Fitness Center and Bar. There is a large outdoor Bar terrace facing south. The main entry is off the east side of the building across from the existing parking structure. It has a drop off que space for four cars. The service and delivery court is on the north side of the building in an open yard with 6' high screen walls. The west elevation facing I-5 and light rail has extensive landscaping and an exterior walkway for service and deliveries to access the south end without going through the public areas. The north facade will contain the hotel logo signage and landscaping at the entry. The south facade has outdoor decks and provides a southern view.





Option 1 - Ground Level Plan



Option 1 - Typical Level Plan







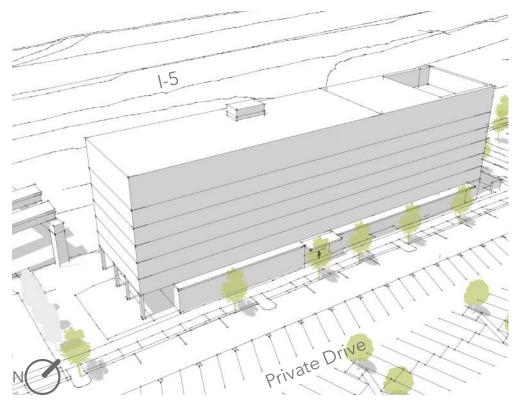








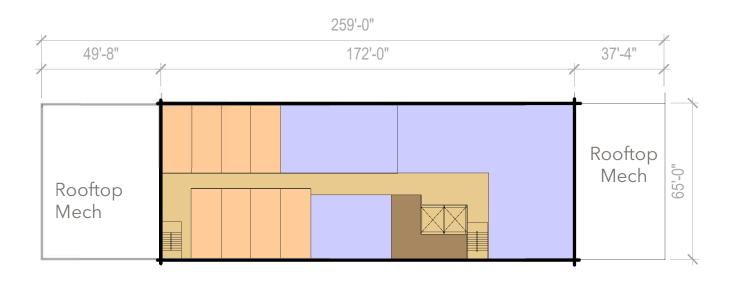
BUILDING H1 - OPTION I



Option 1 - Southeast Perspective View



Option 1 - Northwest Perspective View



Roof Plan







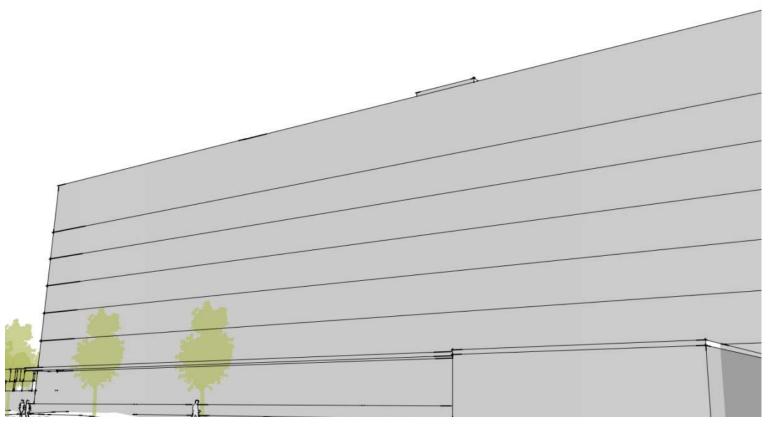








BUILDING H1 - OPTION I



Option 1 - Ground Level Perspective View Looking Southwest



Option 1 - Ground Level Perspective View Looking Southeast

The southern facade of the building will have a dramatic roof top deck facing south. Both the ground floor deck and roof deck will activate this facade and create an iconic image. The eastern facade will serve as the main pedestrian connection to rest of the site.





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The eastern facade will have the

hotel reception, guest lounge and meeting rooms activating

the street. Guest parking will be directly across the street in a

SITE

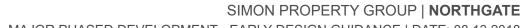
1st Avenue NE

structured garage.

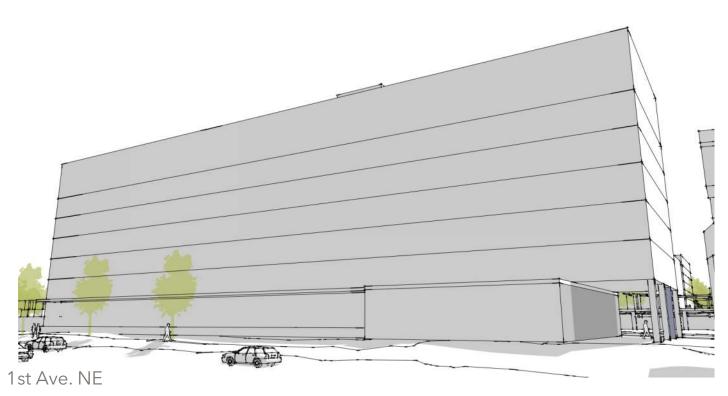
Mall Entry







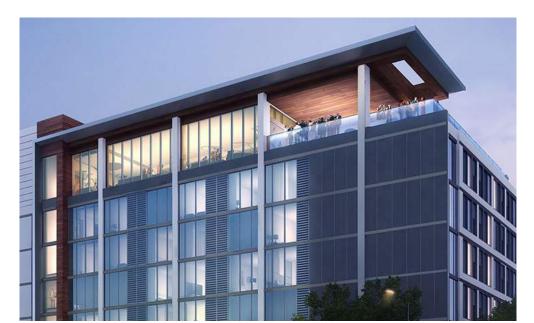
BUILDING H1 - OPTION I

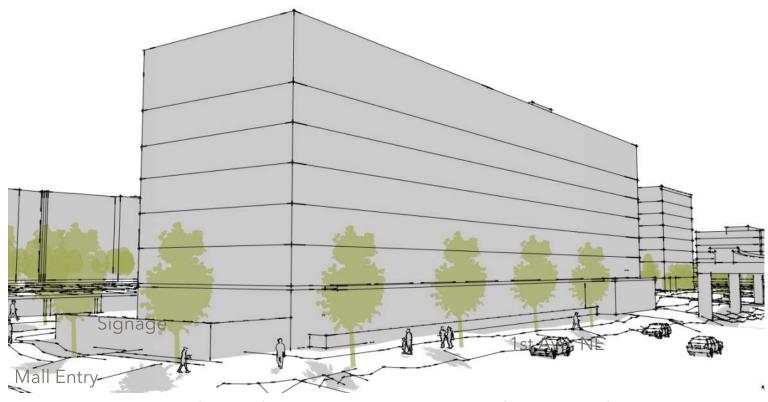


Option I - Ground Level Perspective View Looking Northeast

The western facade will face I-5. The south roof deck will have 180 degree views to the east, south and west.

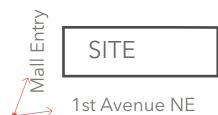






Option 1 - Ground Level Perspective View Looking Southeast

The Northwest corner is the entrance to the site and will have a strong visual form announcing the project. While not a main pedestrian path it has sidewalks from 1st Ave. NE leading into the project to the east.













BUILDING H1- OPTION II

Summary

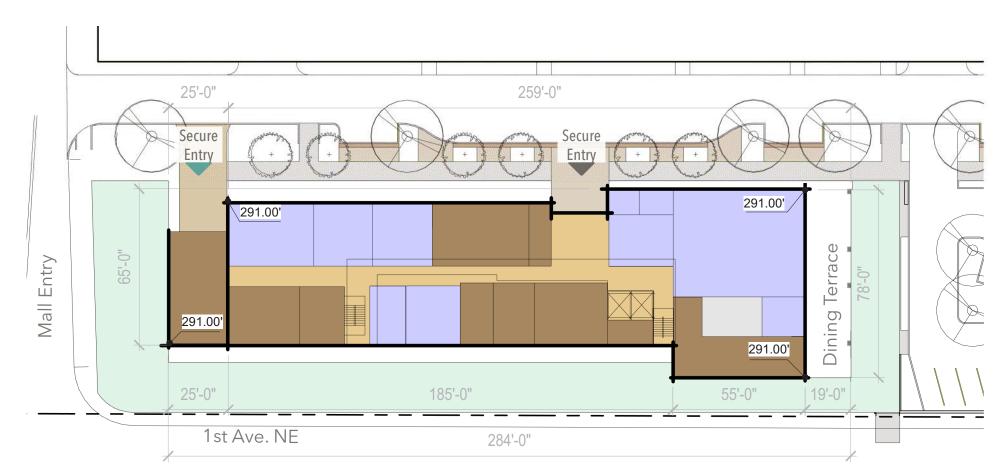
- 7 story hotel totaling 112,750 gsf
- 200 total keys
- Level 1 includes 5,324 gsf of public amenity spaces
- Roof Level includes 5,714 qsf of public amenity spaces
- Parking is satisfied by the existing parking structure directly across the private drive to the east.

Overview

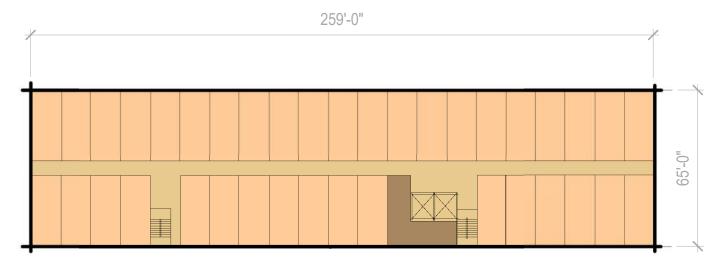
Building H1 is located on a fairly tight site on the west side of the project just north of the new light rail station. The floor plans for the three schemes are identical based on this restrictive site. It has a strong ground floor amenity focus with Meeting spaces and Restaurant, as well as a south facing Dining terrace adjacent the restaurant. The Roof level also contains public amenities of the Fitness Center and Bar. There is a large outdoor Bar terrace facing south the deck is covered and adds an iconic form to the building. The main entry is off the east side of the building across from the existing parking structure. It has a drop off que space for four cars. The service and delivery court is on the north side of the building in an open yard with 6' high screen walls. The west elevation facing I-5 and light rail has extensive landscaping and an exterior walkway for service and deliveries to access the south end without going through the public areas. The north facade will contain the hotel logo signage and landscaping at the entry. The south facade has outdoor decks and provides a southern view.







Option 2 - Ground Level Plan



Option 2 - Typical Level Plan







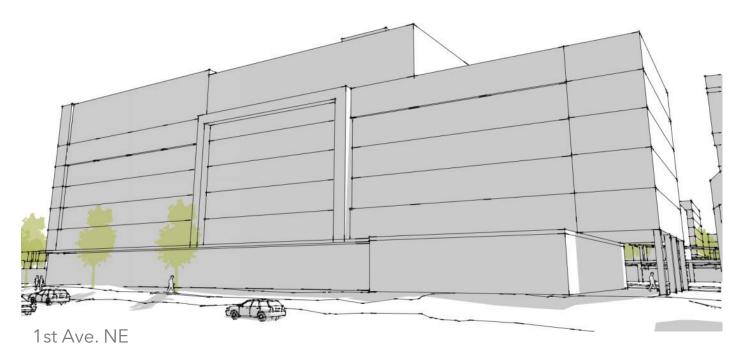








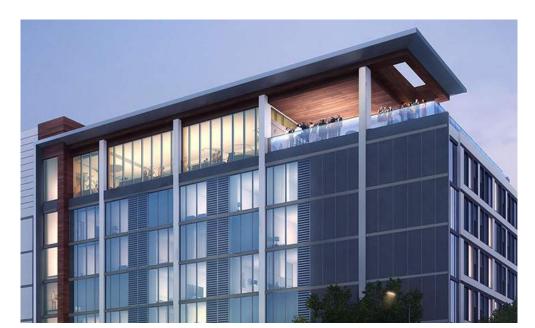
BUILDING H1 - OPTION II



Option II- Ground Level Perspective View Looking Northeast

The western facade will face I-5. The south roof deck will have 180 degree views to the east, south and west.







Option II - Ground Level Perspective View Looking Southeast

The Northwest corner is the entrance to the site and will have a strong visual form announcing the project. While not a main pedestrian path it has sidewalks from 1st Ave. NE leading into the project to the east.













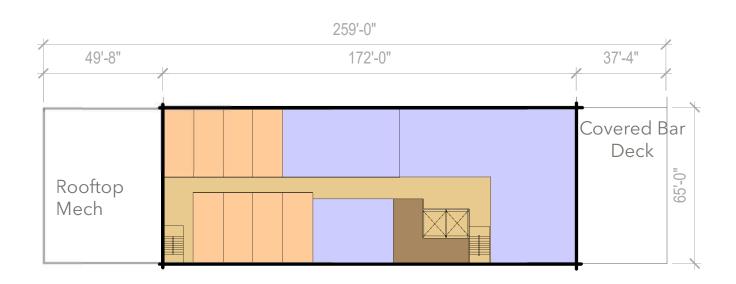
BUILDING H1- OPTION II



Option II - Southeast Perspective View



Option II - Northwest Perspective View



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Roof Plan









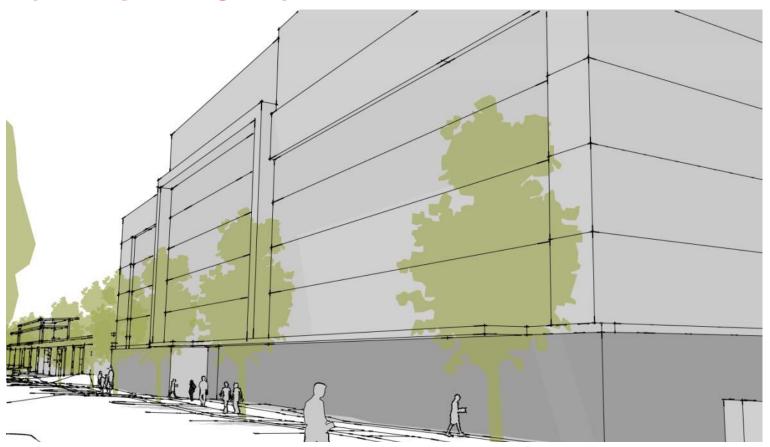








BUILDING H1 - OPTION II

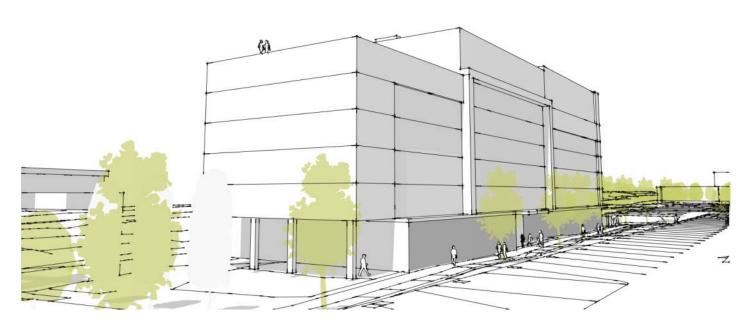


Option II - Ground Level Perspective View Looking Southwest

The eastern facade will have the hotel reception, guest lounge and meeting rooms activating the street. Guest parking will be directly across the street in a structured garage.







Option II- Ground Level Perspective View Looking Southeast

The southern facade of the building will have a dramatic roof top deck facing south. Both the ground floor deck and roof deck will activate this facade and create an iconic image. The eastern facade will serve as the main pedestrian connection to rest of the site.













BUILDING H1- OPTION III - PREFERRED

Summary

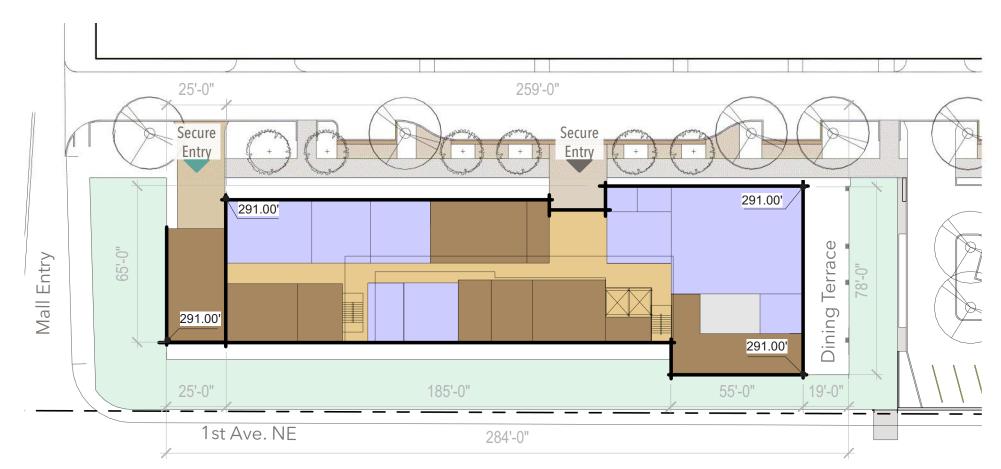
- 7 story hotel totaling 112,750 gsf
- 200 total keys
- Level 1 includes 5,324 gsf of public amenity spaces
- Roof Level includes 5,714 qsf of public amenity spaces
- Parking is satisfied by the existing parking structure directly across the private drive to the east.

Overview

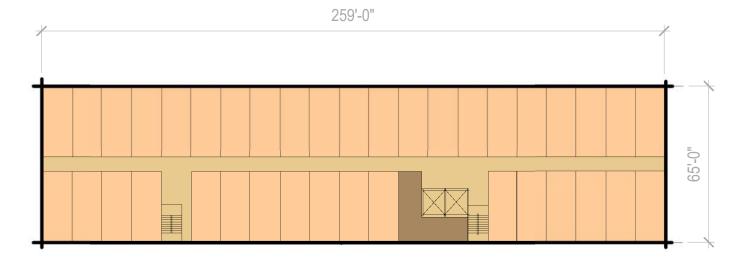
Building H1 is located on a fairly tight site on the west side of the project just north of the new light rail station. The preferred scheme creates an iconic form visible from the light rail and I-5 as a gateway building into the development. It has a strong ground floor amenity focus with Meeting spaces and Restaurant, as well as a south facing Dining terrace adjacent the restaurant. The Roof level also contains public amenities of the Fitness Center and Bar. There is a large covered outdoor Bar terrace facing south with a covered roof. The upper deck and roof highlight the use and help create an iconic form. The main entry is off the east side of the building across from the existing parking structure. It has a drop off que space for four cars. The service and delivery court is on the north side of the building in an open yard with 6' high screen walls. The west elevation facing I-5 and light rail has extensive landscaping and an exterior walkway for service and deliveries to access the south end without going through the public areas. The north facade will contain the hotel logo signage and landscaping at the entry. The south facade has outdoor decks and provides a southern view.







Ground Level Plan



Typical Level Plan







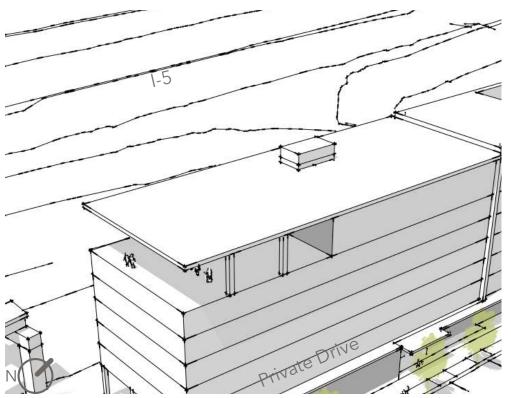








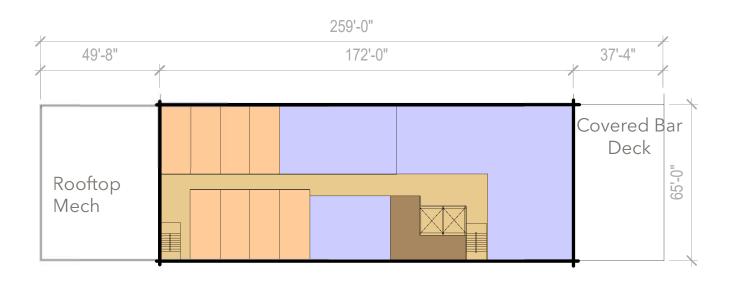
BUILDING H1- OPTION III - PREFERRED



Option III - Southeast Perspective View

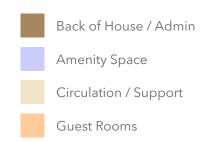


Option III Northwest Perspective View





Roof Plan









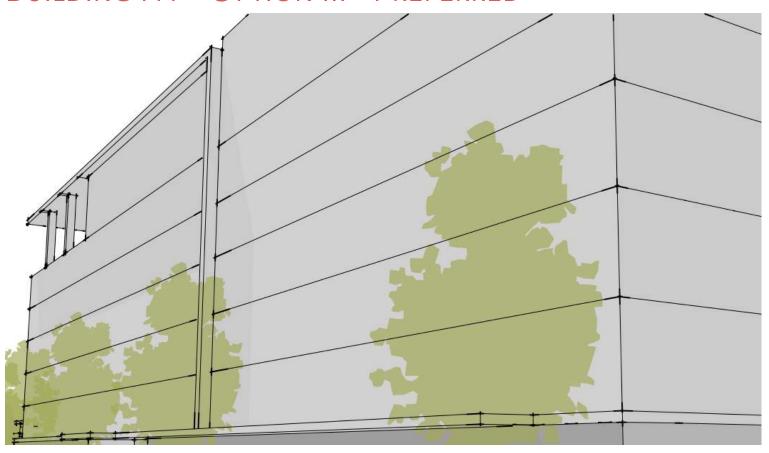






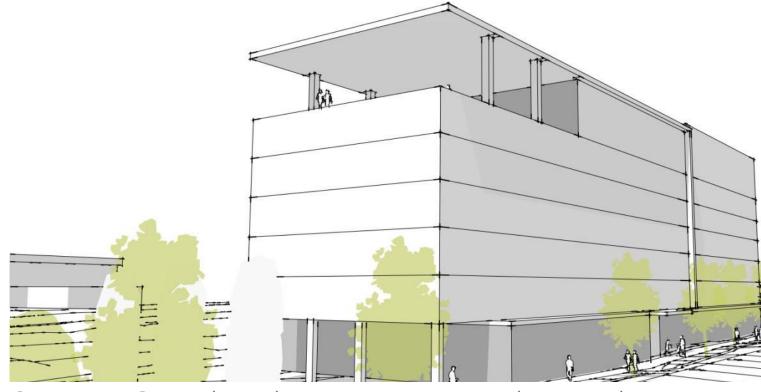


Building H1 - Option III - Preferred



Option III - Ground Level Perspective View Looking Southwest





Option III - Ground Level Perspective View Looking Northwest

The southern facade of the building will have a dramatic roof top deck facing south. Both the ground floor deck and roof deck will activate this facade and create an iconic image. The eastern facade will serve as the main pedestrian connection to rest of the site.





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The eastern facade will have the

hotel reception, guest lounge and meeting rooms activating

the street. Guest parking will be directly across the street in a

SITE

1st Avenue NE

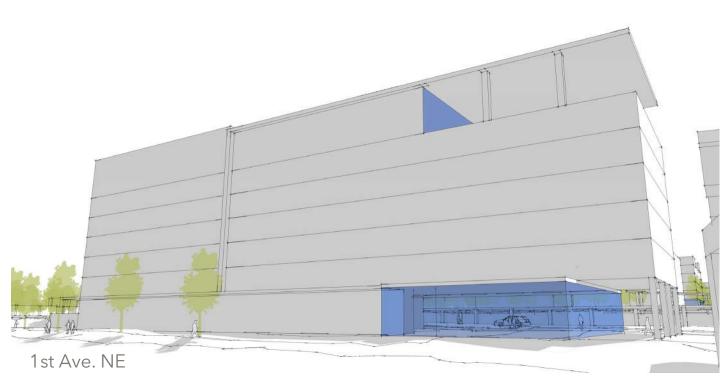
structured garage.

Mall Entry





BUILDING H1 - OPTION III - PREFERRED



Option III - Ground Level Perspective View Looking Northeast

The western facade will face I-5. The south roof deck will have 180 degree views to the east, south and west. Mall Entry SITE

Option III - Ground Level Perspective View Looking Northeast

The Northwest corner is the entrance to the site and will have a strong visual form announcing the project. While not a main pedestrian path it has sidewalks from 1st Ave. NE leading into the project to the east.





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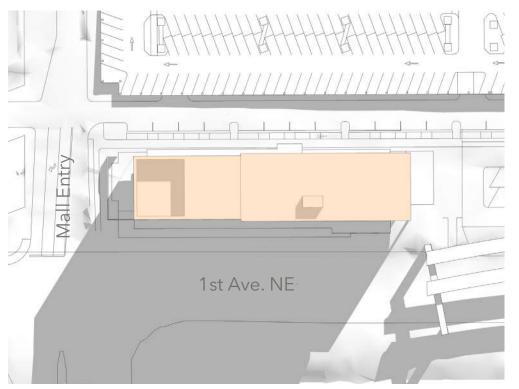
1st Avenue NE



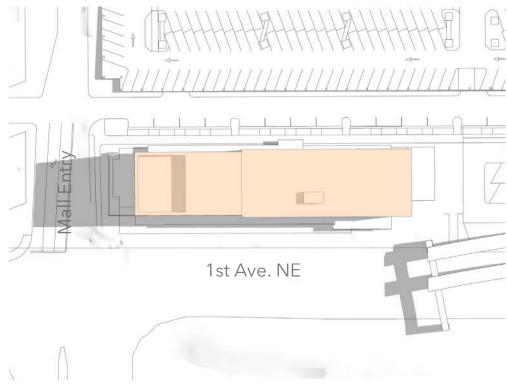




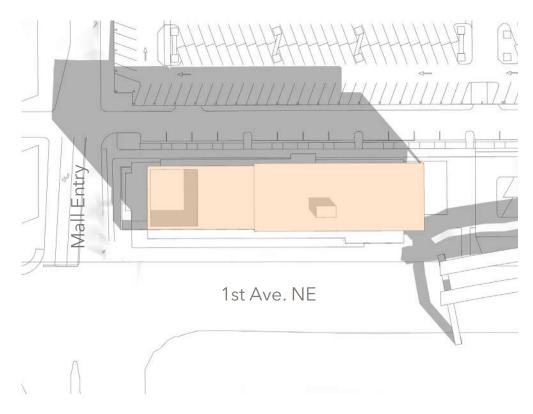
BUILDING H1 - OPTION III - PREFERRED



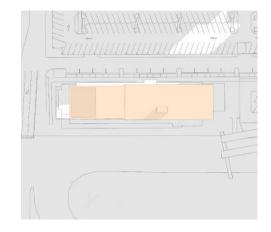
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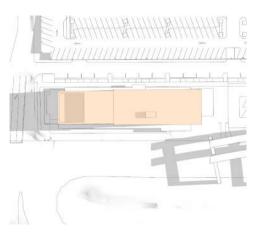
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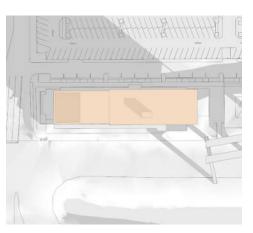
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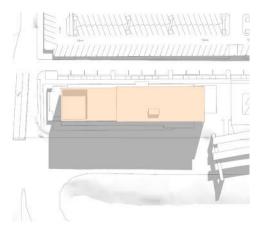
December 21st at 09:00am



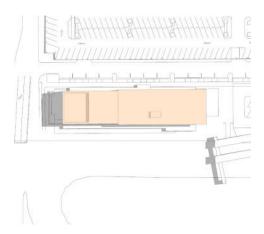
December 21st at 12:00pm



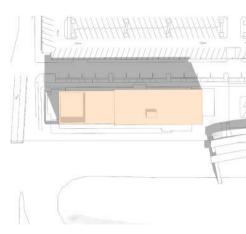
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis











BUILDING H1 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

A generous streetscape along the east edge of building H1 is hospitality-oriented and is augmented with street amenities to provide social and connective qualities. Social places are enriched with lush plantings with strong interior/exterior interaction. The southern edge of the building incorporates a small hill climb with bike runnel. North and west edges are rich with buffer plantings to assist in visual mitigation and transition of uses.

Retail

Amenity Space

Circulation / Support

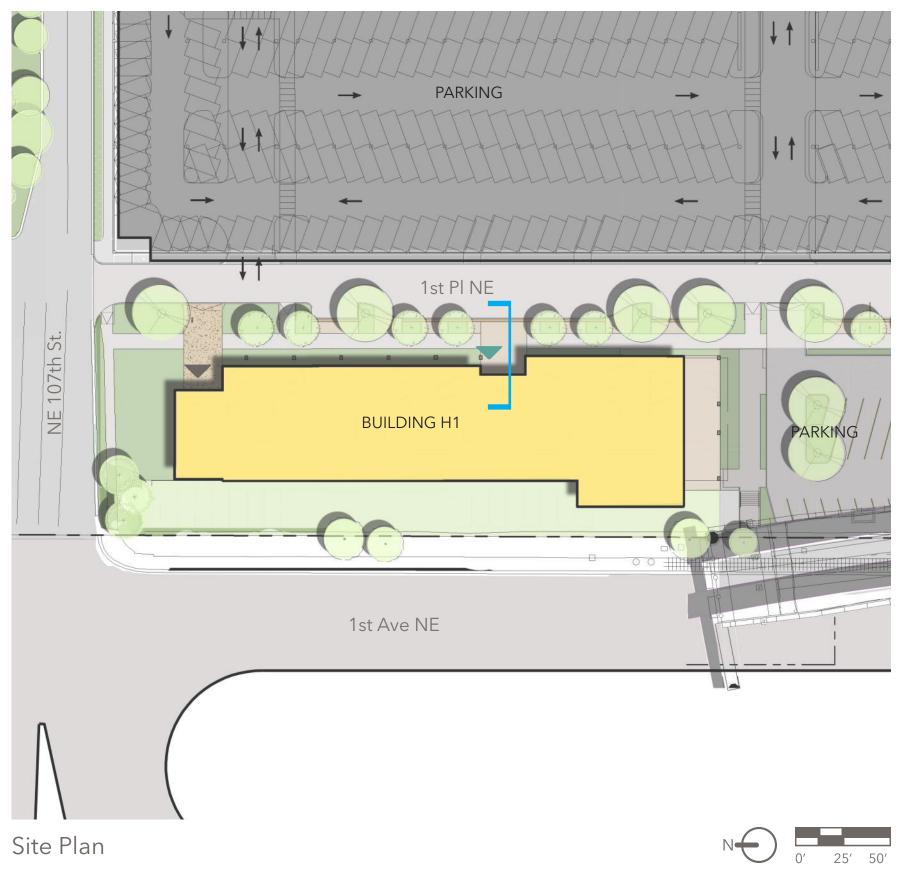
Residential Unit

Live/Work Units

Pedestrian Entry

Vehicular Entry















BUILDING H1 - LANDSCAPE DESIGN



Interior/exterior interaction.



1st PI NE Section



Hospitality oriented with amenities to provide restorative qualities.







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 (Future hotel within an 85' zone). 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.

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 storefronts, and an overall human scale and rhythm.
- BULK AND SCALE. The scale of Northgate mall has historically followed the one-storied retailer 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 buildings 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.

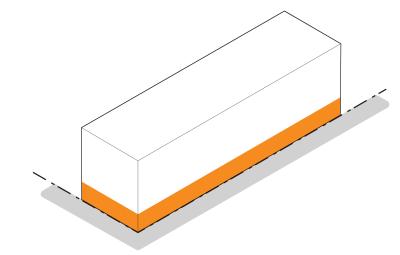
To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupied open spaces, arcades, and open perimeter colonnades are not permitted.

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

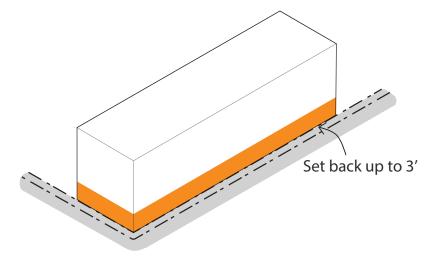
Street Facade controls shall apply to all facades facing pedestrian ways or streets.

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

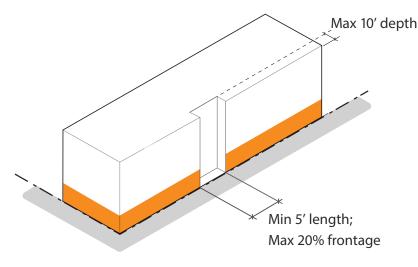
CORNERS. Corner controls are additionally encouraged to apply to building corners at the intersection of public streets and vehicular mid-block passages.



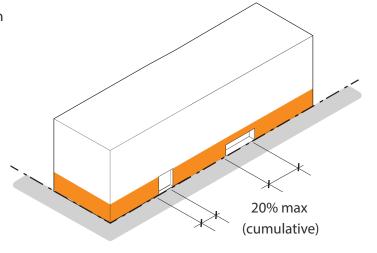
Building shall hold consistent streetwall



New construction buildings may be set back up to 3 feet from the property line to create a widened sidewalk and expanded 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









(PL2 Walkability & PL3 Street-Level Interaction)

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 scaled, employ a regular rhythm, and provide ample transparency and variation to pedestrians.

Supplemental Guidelines

DEFINED BASE. All new construction buildings 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 three stories in height.

To establish a pedestrian-focused environment and engaging street frontage, the ground floor or base zone of all new construction buildings 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.

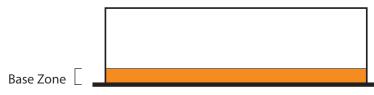
GROUND FLOOR TRANSPARENCY. Owners and operators prefer large amounts of transparency to provide a clear view into the hotel's lobby and amenity function. Having a clear view to a lively interior space combined with the changing nature of the interior and exterior dinning space help enliven the streetscape.

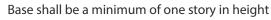
The use of Low-e/Low-iron glass is strongly encouraged to allow for greater visibility and reduce glare and distortion of the store

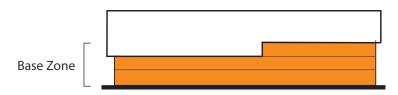
interior. Reflective, tinted, or diffused glass should be discouraged. To promote engagement between ground floor uses and the street, use of translucent glass is discouraged The ground floor facade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of three 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 entrance is the face and first impression of a hotel by their quests and it's hard to overstate the importance of its design. The lobby should create a strong presence at the street and communicate the hotel's brand identity through its materials and signage.







Base zone permitted up to 3 stories in height



Architectural Bay Features at Base The Beacon, San Francisco, CA



Base up to Maximum of 3 Floors Allowed Montreal, Canada









(PL2 Walkability & PL3 Street-Level Interaction)

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

Owners should be encouraged to use high quality storefront systems that express the store's brand/identity as well as take into consideration the architectural character of the building. 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.

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

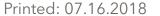
- Use of accentuating light and color
- A projecting element above
- A change in material or detailing
- Recessed doors or cased openings

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 the street 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.















(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. 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.

Supplemental Guidelines

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

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

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. Landlords or tenants 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 Planning 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 from the property line.













(PL2 Walkability & PL3 Street-Level Interaction)

4. Building Lighting

Hotel lighting should provide a sense of security, a strong visual presence on the street, and take care to not be disruptive to quests 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.

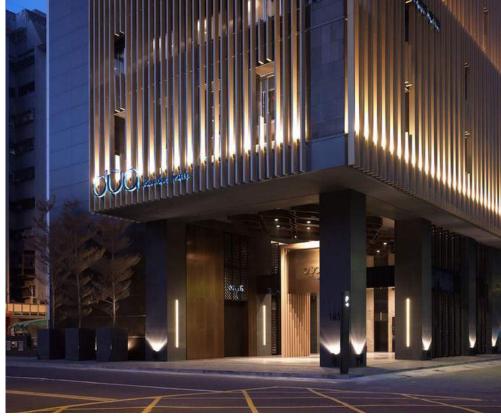
PROHIBITED LIGHTING. Building lighting that blinks or flashes shall not be permitted.

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 discourage.





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(PL2 Walkability & PL3 Street- Level Interaction)

5. Service Entry Design

Supplemental Guidelines

SERVICE AREAS SCREENS AND ENTRIES. Service 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 a solid entrance gate. Service areas should be well lit and waste pick up scheduled to meet volume of use.









(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Facade Design

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

Supplemental Guidelines

BUILDING VARIETY. To maintain design interest and architectural variety that has existed at Northgate and makes for an eclectic project (looks like it was developed over a longer time frame); all new individual buildings within the project shall vary from their adjacent building in at least two of the following ways: building massing, materials, glazing pattern and proportion, integral color (paint color differences do not qualify), architectural detail, articulation, or roofline modulation. Buildings with mid-block passage connectors are considered one building.

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 buildings 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, articulation, or material differentiation. The vertical rhythm shall be perceptible from the street.

FACADE DEPTH. Facade depth creates visual interest through designs that manipulate the facade plane, fenestration, 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 greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. 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.









(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Building Signage

Exterior building signage within the project is encouraged to be varied and distinct to support overall variety in the neighborhood. Thoughtful sizing and placement of signage, in coordination with the overall storefront design, is crucial to communicating and reinforcing brand identity, and will be a key concern for most retailers and office tenants.

COMMERCIAL SIGNAGE. All building signage shall be allowed with a minimum clearance of 10 feet from grade. The maximum height of a sign affixed to a building shall be the eave line of the building to which it is affixed.

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

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

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

MATERIALS & ILLUMINATION. Because signage unambiguously communicates the brand identity owners will be very focused on maintaining their brand colors, materials, and logos. These concerns will guide proportions, materials, and even illumination methods.

Signs may be internally or externally illuminated but the goal is to make signage visible in the evening.













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DEPARTURE REQUESTS











DEPARTURE REQUESTS

-No Departure Requests-

Departure #	Land Use Code	Code Item	Code Requirement	Departure Request	Design Rationale







DEPARTURE REQUESTS









