



Major Phased Development | Early Design Guidance
SDCI # 3032055-EG (MPD # 3031301)
05 November, 2018 - Meeting Date
Planner: Brandon Cummings

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

Printed: 10.26.2018

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. 26)

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

Residential Units:
Approximately 1,164 units approved through the Master Use Permit (MUP) process

Retail Sales and Service:
Approximately 149,737 sf existing retail outside MPD area

Approximately 70,715 sf existing retail within MPD area
Approximately 110,045 sf new retail within MPD area
i.e. 180,760 sf retail within MPD area

Approximately 52,611 sf new retail within MUP area

Approximately 383,108 sf overall retail on site

Office:
Approximately 1,111,208 sf new office within MPD area

Hotel:
Approximately 205,000 sf (400 keys) within MPD area

Sports and Recreation:
Approximately 130,100 sf NHL Seattle Ice Centre within MPD area
120,000 sf Life Time Athletic within MPD area

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



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

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



Urban Planning + Architecture:
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Seattle, WA 98101

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Landscape Architecture
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Contact: Thomas Proebstle, AIA
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 Denotes buildings that are new or have been substantially revised.

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Development Overview

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DEVELOPMENT OBJECTIVES

Goals/Vision:

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

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

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

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

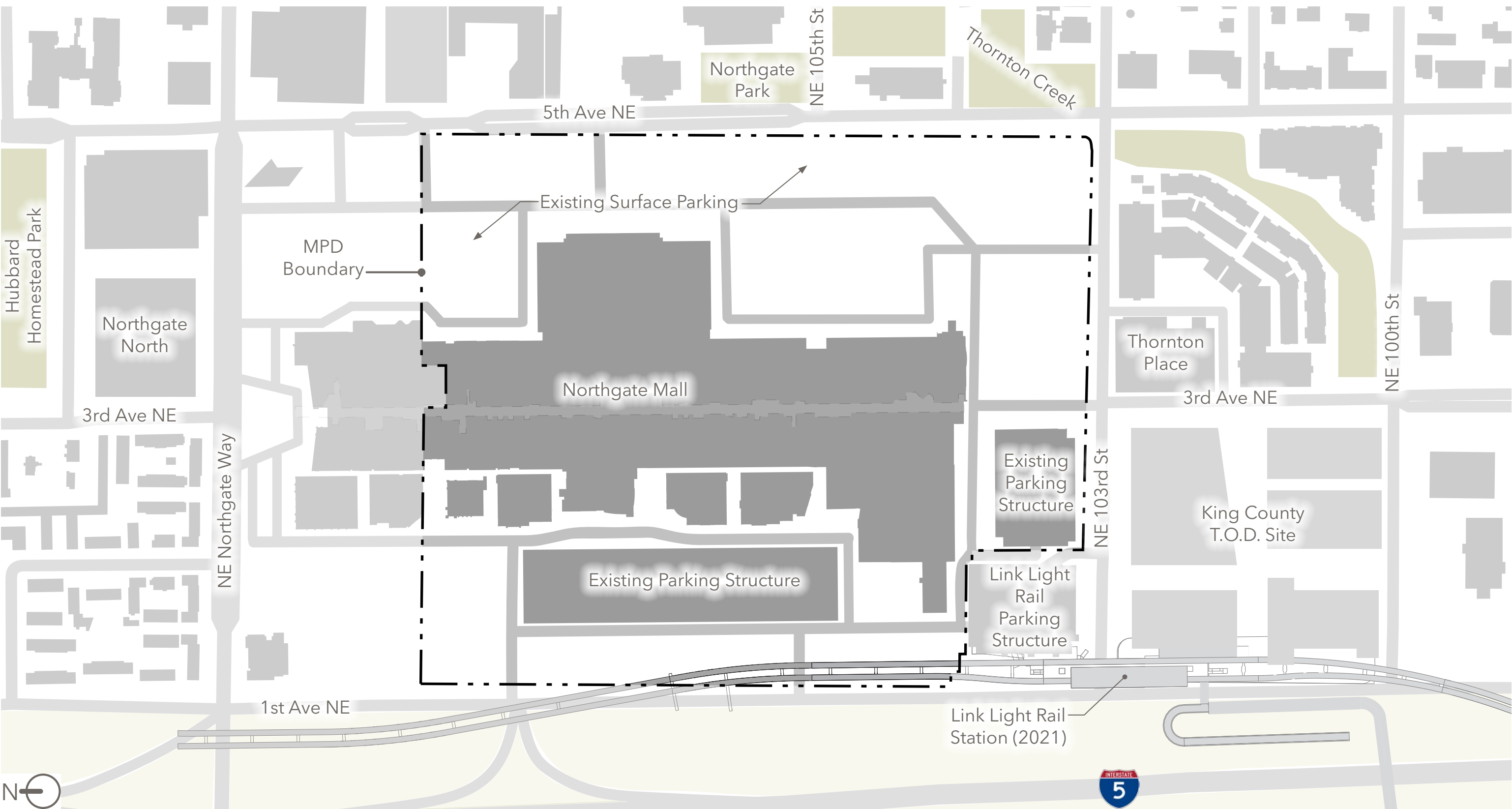
Market Changes:

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



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EXISTING SITE PLAN



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PROPOSED SITE PLAN - EDG1

-08.13.2018 - Review Board Approved-



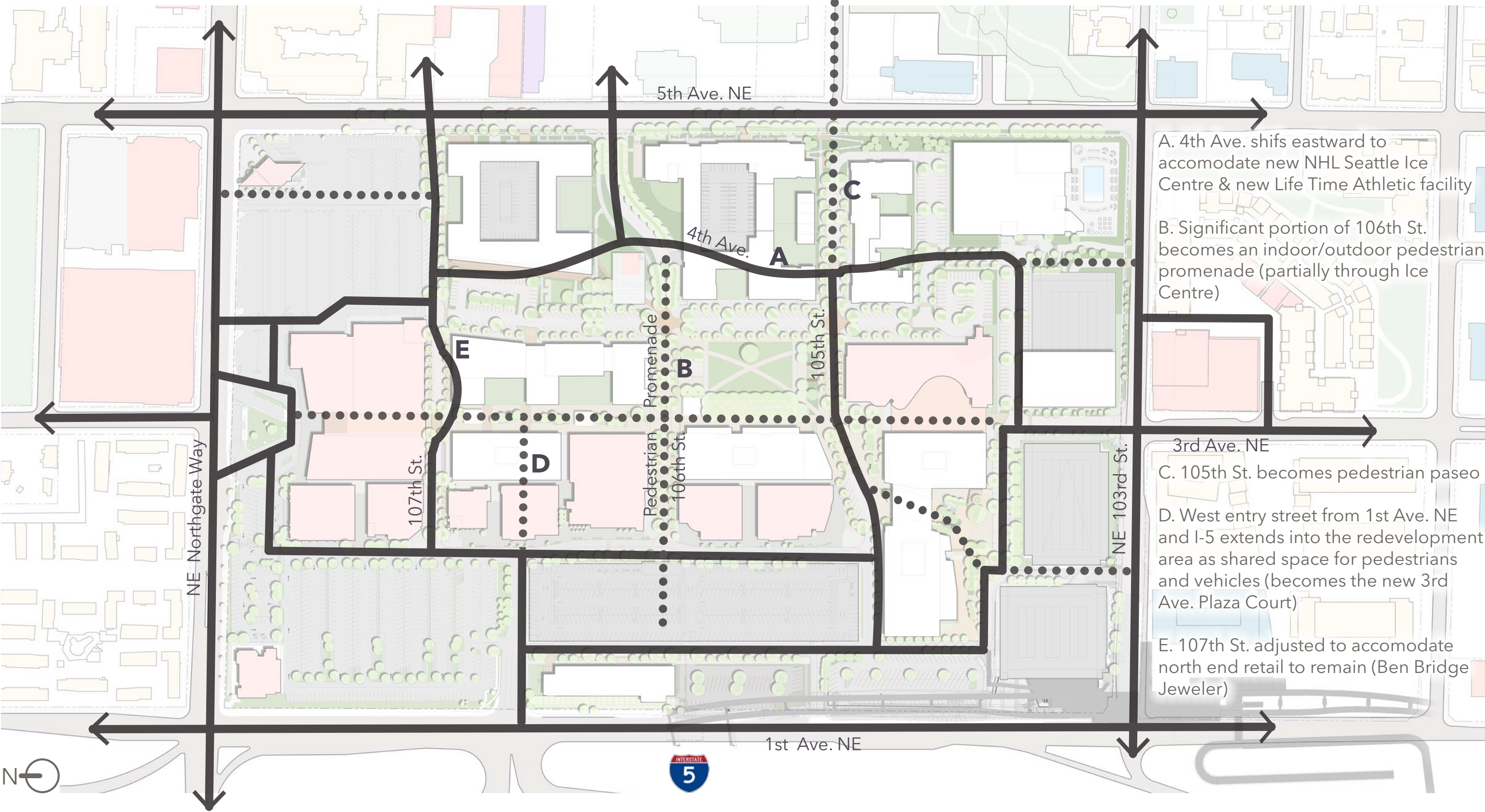
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PROPOSED SITE PLAN - EDG2



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COMPARATIVE ANALYSIS: SITE PLAN REVISIONS - CIRCULATION FRAMEWORK



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COMPARATIVE ANALYSIS: SITE PLAN REVISIONS - BUILDINGS & OPEN SPACES



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DEVELOPMENT PROGRAM

	Building	Building Gross Square Feet	Dwelling Units	Parking Stalls
New MUP Buildings (Under Separate EDG Review)	M1 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031302	Parking - 158,496 Residential - 288,525 Retail - 26,505	247 10 Live / Work units	414
		Total - 473,526		
	M2 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031303	Parking - 150,587 Residential - 316,312 Retail - 18,232	307 7 Live / Work units	615
		Total - 485,131		
	M3 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031306	Residential - 181,362 Retail - 7,929	188 6 Live / Work units	N/A
		Total - 189,291		
	M4 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031304	Parking - 80,009 Residential - 276,176 Commercial / Retail - N/A	294 units 16 Live / Work units	317
		Total - 356,185		
New MPD Buildings	NHL Seattle Ice Centre -Preferred Option-	Training Center - 20,000 Office - 120,000 Commercial / Retail - 11,900 Sports & Recreation - 110,100	N/A	40
		Total - 262,000		
	R7 - LTA + Co-Work Space -Preferred Option-	Sports & Recreation- 120,000 Office- 40,000	N/A	70
	R8 - Retail Pavilion -Preferred Option-	Commercial / Retail - 1,500	N/A	N/A
		Total - 1,500		
	R9 - Retail Pavilion -Preferred Option-	Commercial / Retail - 750	N/A	N/A
	O1 - Mixed Use Office -Preferred Option-	Office - 160,427 Retail - 45,273	N/A	N/A
		Total - 205,700		
	O2 - Mixed Use Office -Preferred Option-	Parking - 13,788 Office - 132,580 Retail - 13,975	N/A	40
		Total - 160,343		

	Building	Building Gross Square Feet	Dwelling Units	Parking Stalls
	O3 - Mixed Use Office -Preferred Option-	Parking - 148,200 Office - 443,907 Retail - 21,905	N/A	342
		Total - 614,012		
New MPD Buildings	O4 - Mixed Use Office -Preferred Option-	Parking - 130,640 Office - 214,294 Retail - 5,300	N/A	410
		Total - 350,234		
	H1 - Hospitality / Lodging -Preferred Option-	Lodging- 112,750 Retail - --,---	200 keys	N/A
		Total - 112,750		
	H2 - Hospitality / Lodging -Preferred Option-	Lodging- 92,100 Retail - 9,900	172 keys	N/A
		Total - 102,000		
Existing Buildings within MPD Boundary to Remain	R4 - Existing Retail		N/A	N/A
		Total - 14,639		
	R5 - Existing Retail		N/A	N/A
		Total - 17,553		
	R6 - Existing Retail		N/A	86
		Total - 60,515		
Bldg Outside MPD/ MUP Boundary to Remain	7 - Existing Parking Structure		N/A	705
		Total - 236,726		
	8 - Existing Parking Structure		N/A	750
		Total - 235,910		
	1 - Existing Retail		N/A	N/A
		Total - 4,900		
	2 - Existing Retail + BoFA		N/A	N/A
		Total - 72,979		
	3 - Existing Retail		N/A	N/A
		Total - 25,122		
	4 - Existing Retail		N/A	N/A
		Total - 34,167		
	5 - Existing Retail		N/A	N/A
		Total - 13,498		
	6 - Existing Retail		N/A	N/A
		Total - 8,300		

DEVELOPMENT PROGRAM

Site Parking
101 Street Parking Stalls within MPD Boundary
274 Surface Parking Stalls within MPD Boundary

Open Space Requirements				
	Open Space Type	Square Feet	Bonus Factor	Revised SF
Public Open Space	Active Park	72,155	1.5	108,233
	Landscaped Interior Pedestrian Connections	78,055	1.5	117,083
	Urban Garden	54,679	1	82,019
	Urban Plaza	14,585	1.5	14,585
	Total Open Space			321,919
	Usable Open Space (50%)			160,959
Planted Areas	Planted Areas			
	Parking Lots		-	13,300
	Streets		-	33,137
	Slopes		-	9,181
	Vertical at Grade		-	20,000
	Total Planted Area			75,618
Summary	Total Public Open Space			397,537
	Total MPD Site Area			1,713,892
	Required (15% of Site Area)			257,084
	Usable Open Space Required (1/5 of Required Area)			51,417

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

MPD Area

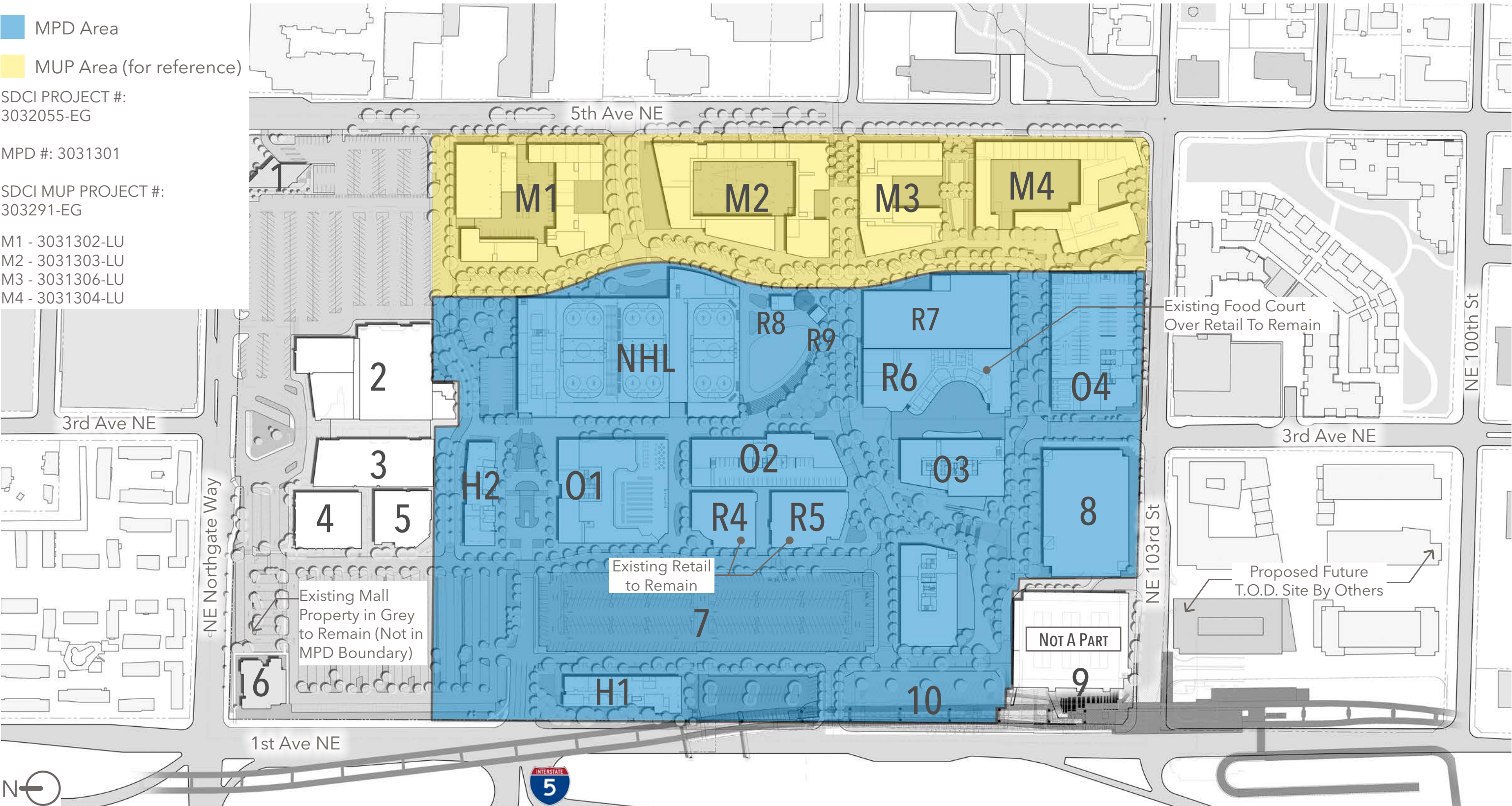
MUP Area (for reference)

SDCI PROJECT #:
3032055-EG

MPD #: 3031301

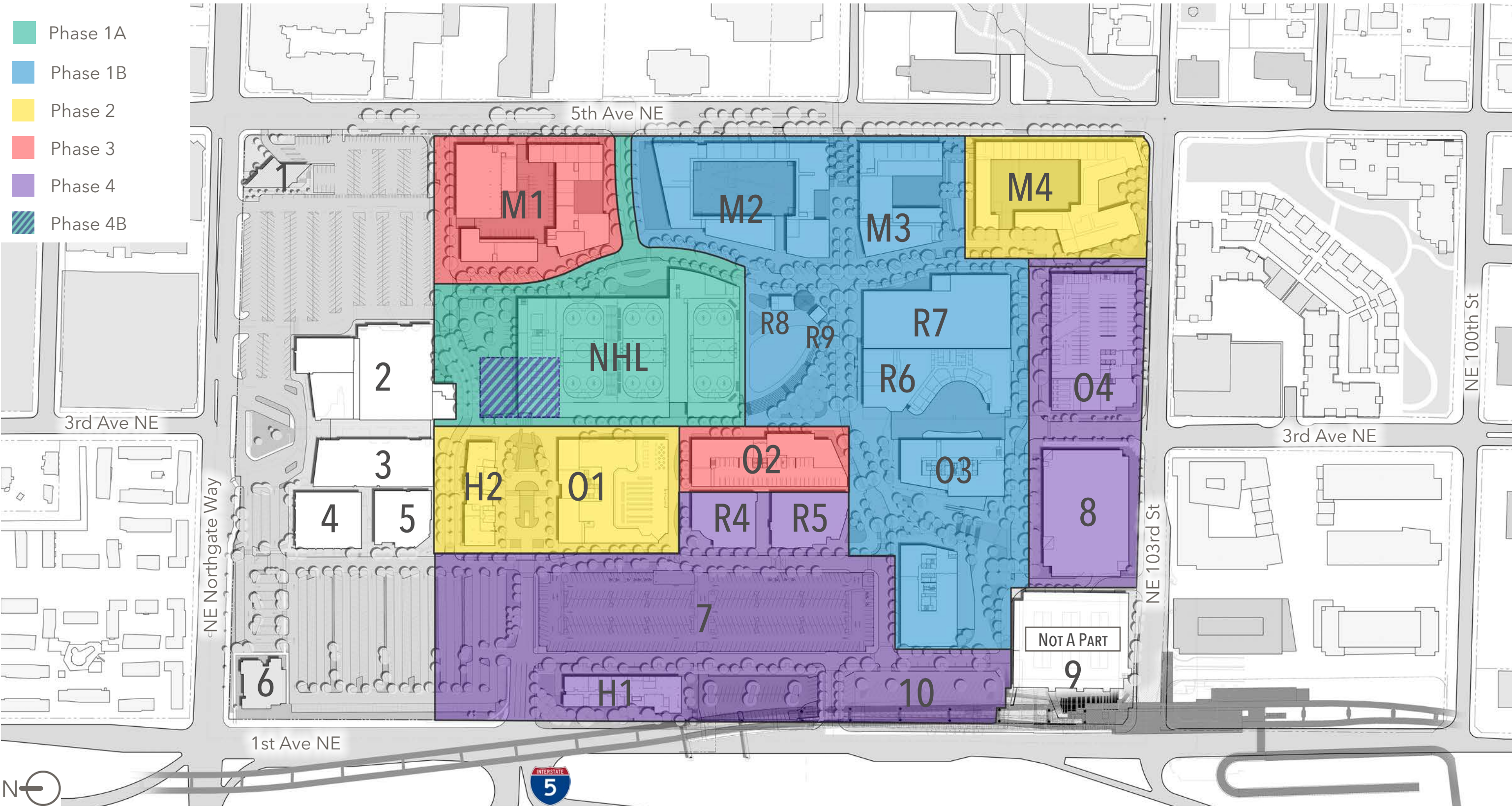
SDCI MUP PROJECT #:
303291-EG

- M1 - 3031302-LU
- M2 - 3031303-LU
- M3 - 3031306-LU
- M4 - 3031304-LU



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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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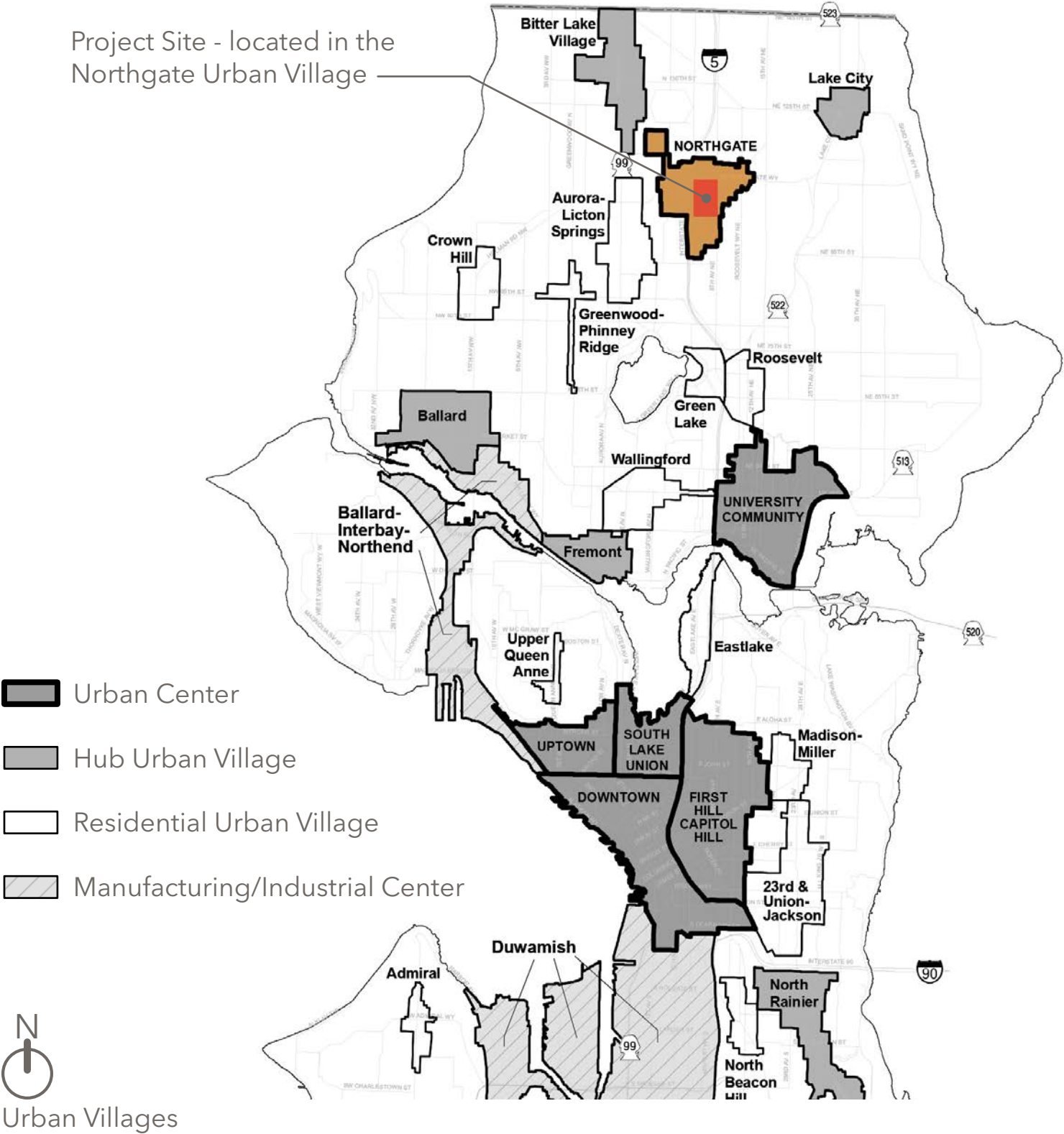
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EXISTING CONTEXT AND SITE CONDITIONS

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LOCATION

Project Site - located in the Northgate Urban Village



Location:
The existing Northgate Mall is located at the heart of the broader Northgate Urban Village. The MPD project boundary encompasses approximately 33 acres along the southern limits of the larger 55 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.

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LAND USE CONTEXT MAP

- Single Purpose Multifamily
- Mixed Use Multifamily
- Single Family
- Shopping, Business
- Social, Institutional
- Roadways / Existing Parking Structure
- Green Space
- Office
- Hotel

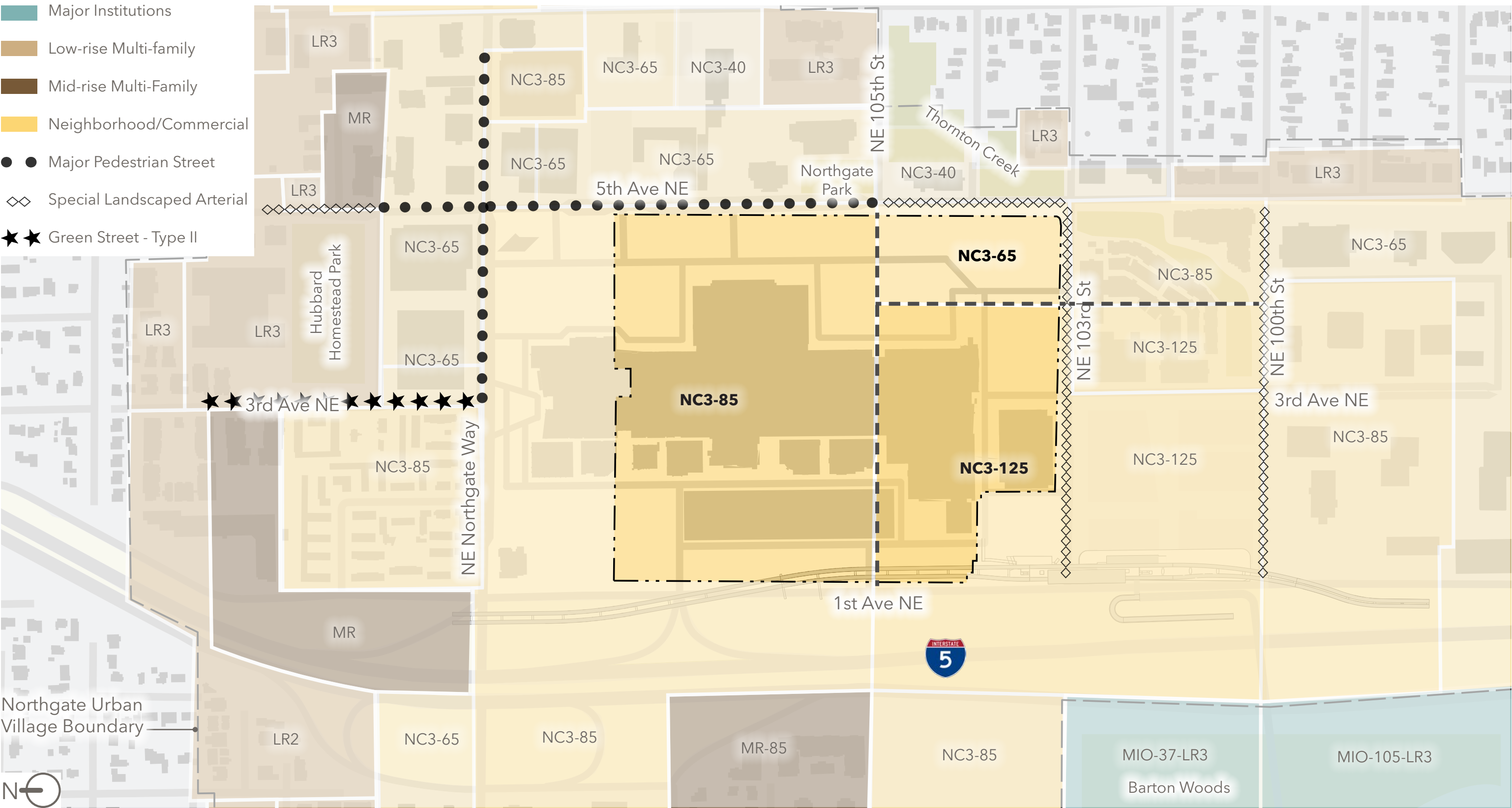


Land Use Context & Nodes Map

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ZONING MAP

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



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LAND USE CODE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23.47A.008 Street Level Development Standards:
Blank segments of the street-facing facade may not exceed 20 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

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

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

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

23.47A.014 Setbacks:
None required (project is not abutting or across an alley from a residential zone)
Street-level street-facing facades shall be located within 10 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 greater.
Street trees are required as provided in Section 23.47A.016B.
Screening and landscaping is required according to Table C and D for

LAND USE CODE SUMMARY

23.47A.016. Surface parking areas require a 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

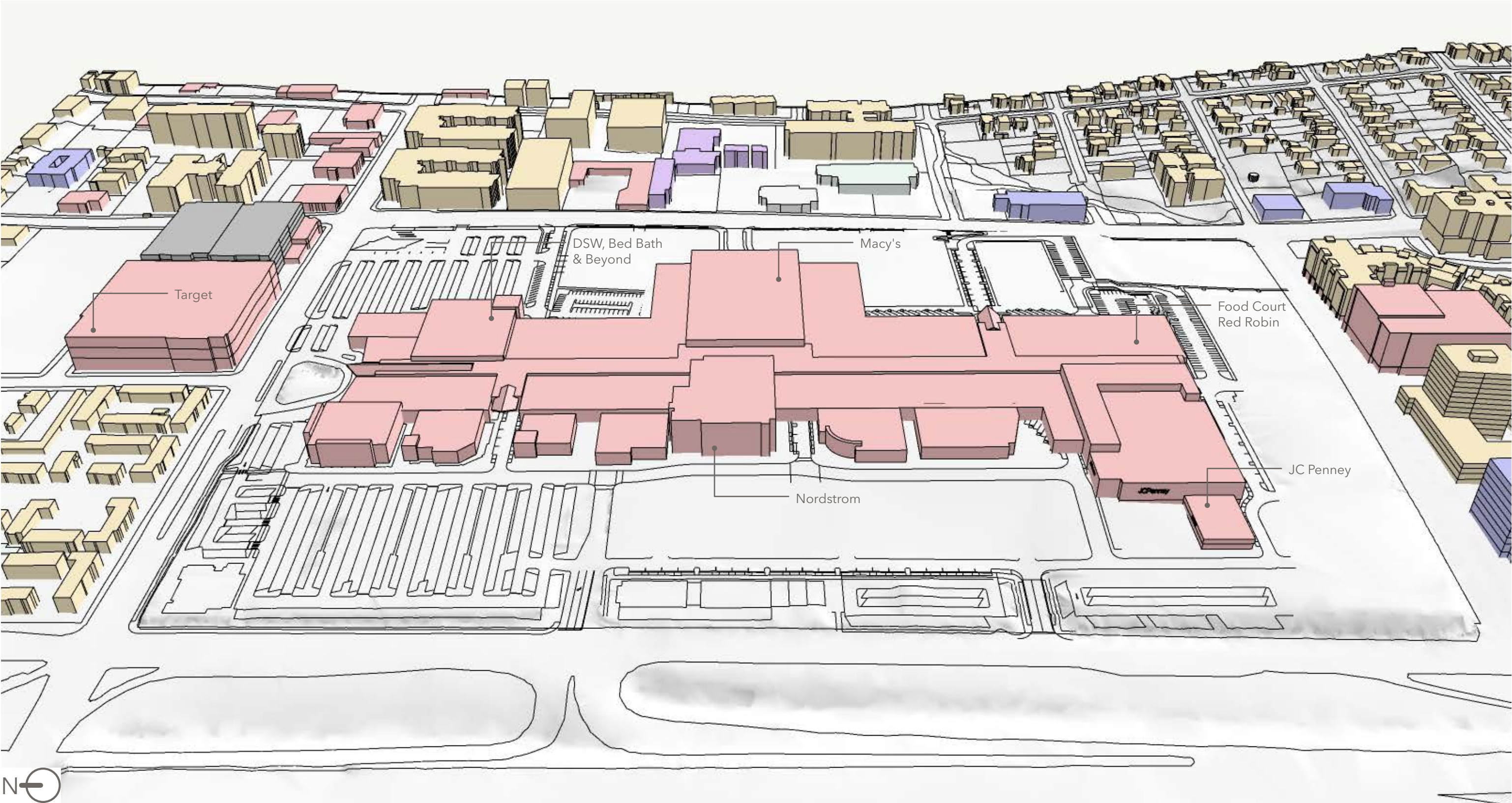
23.71.044

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.

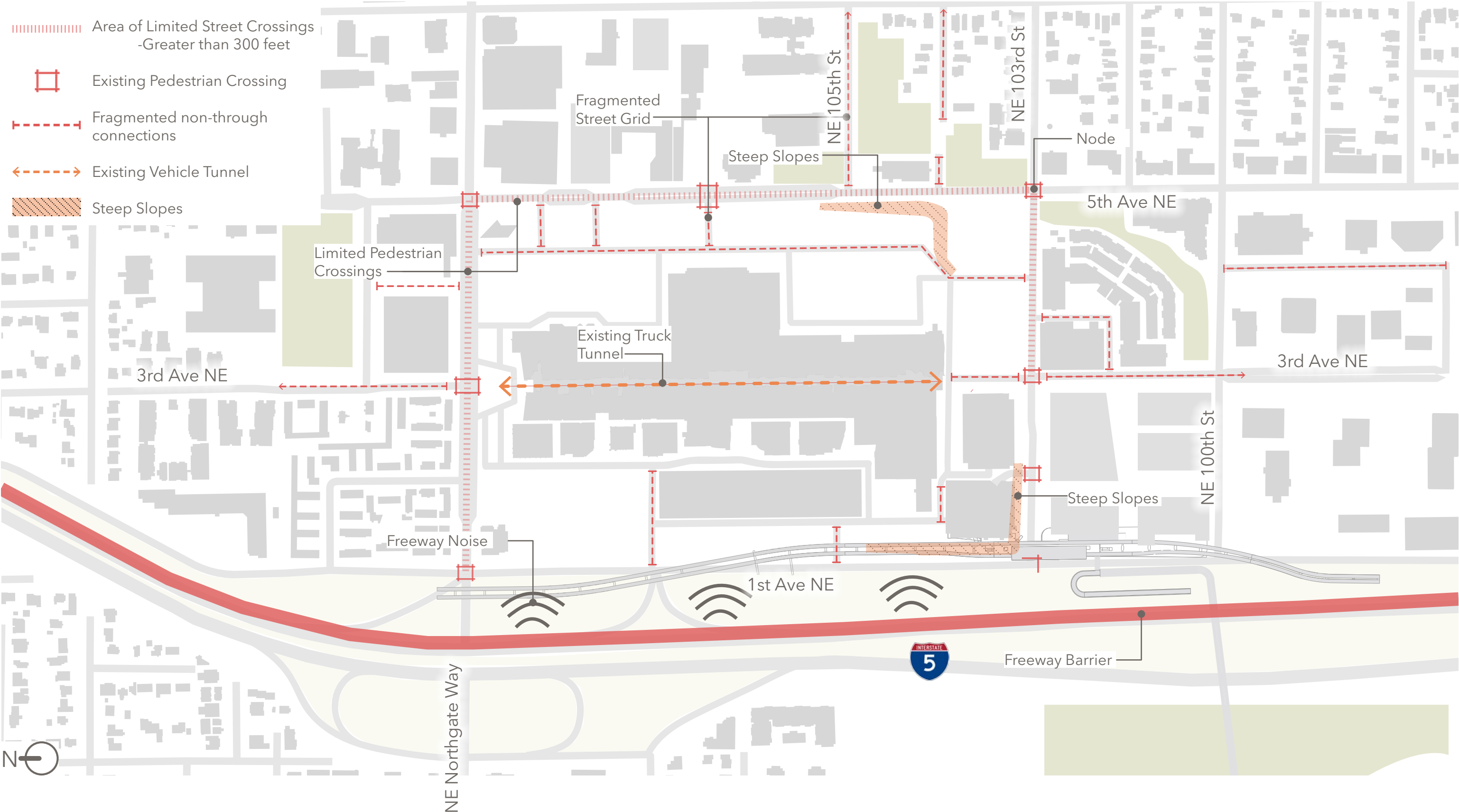
Response: All MPD buildings will comply

NEIGHBORHOOD AXONOMETRIC - LOOKING EAST



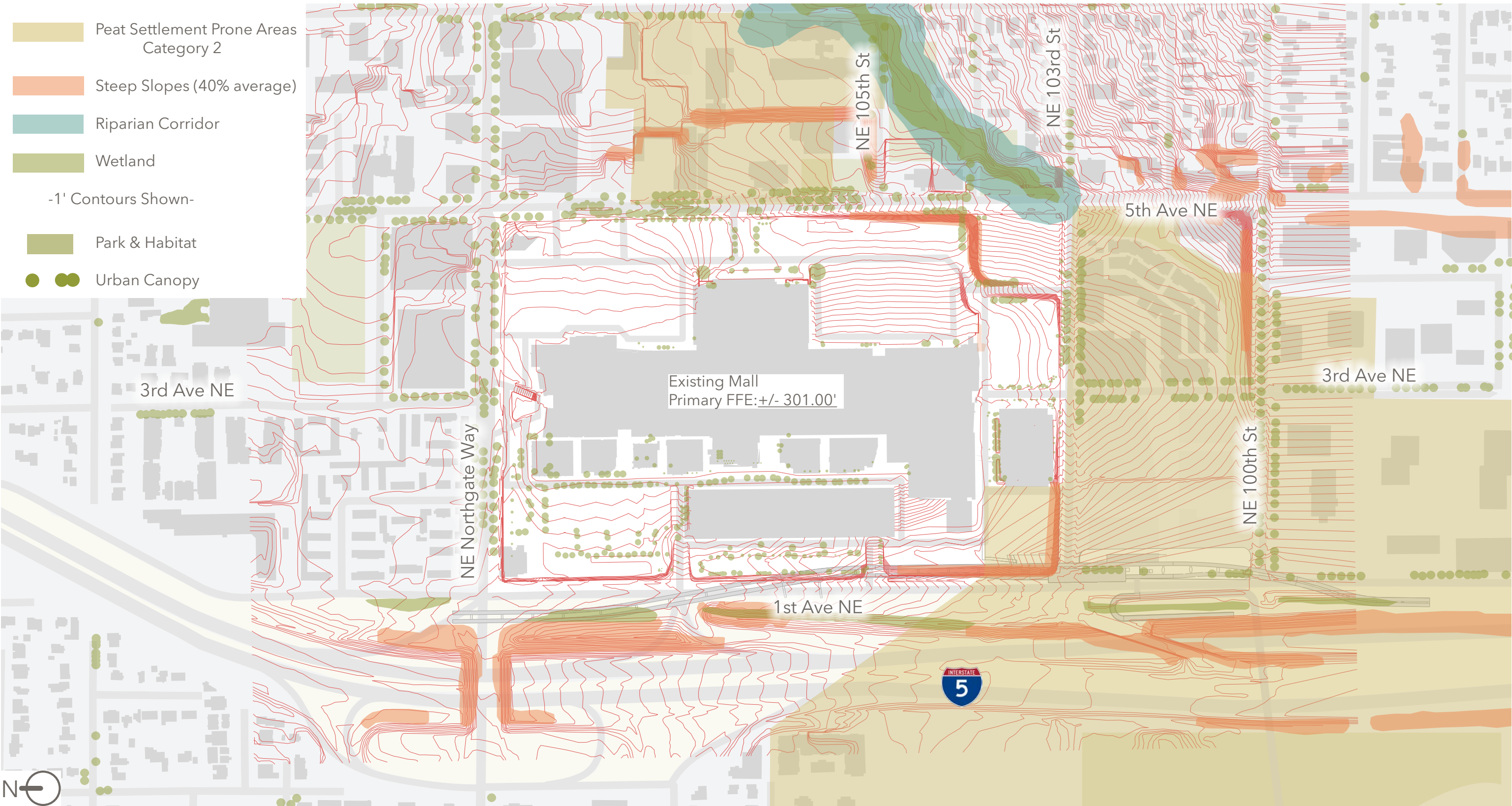
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Site Constraints



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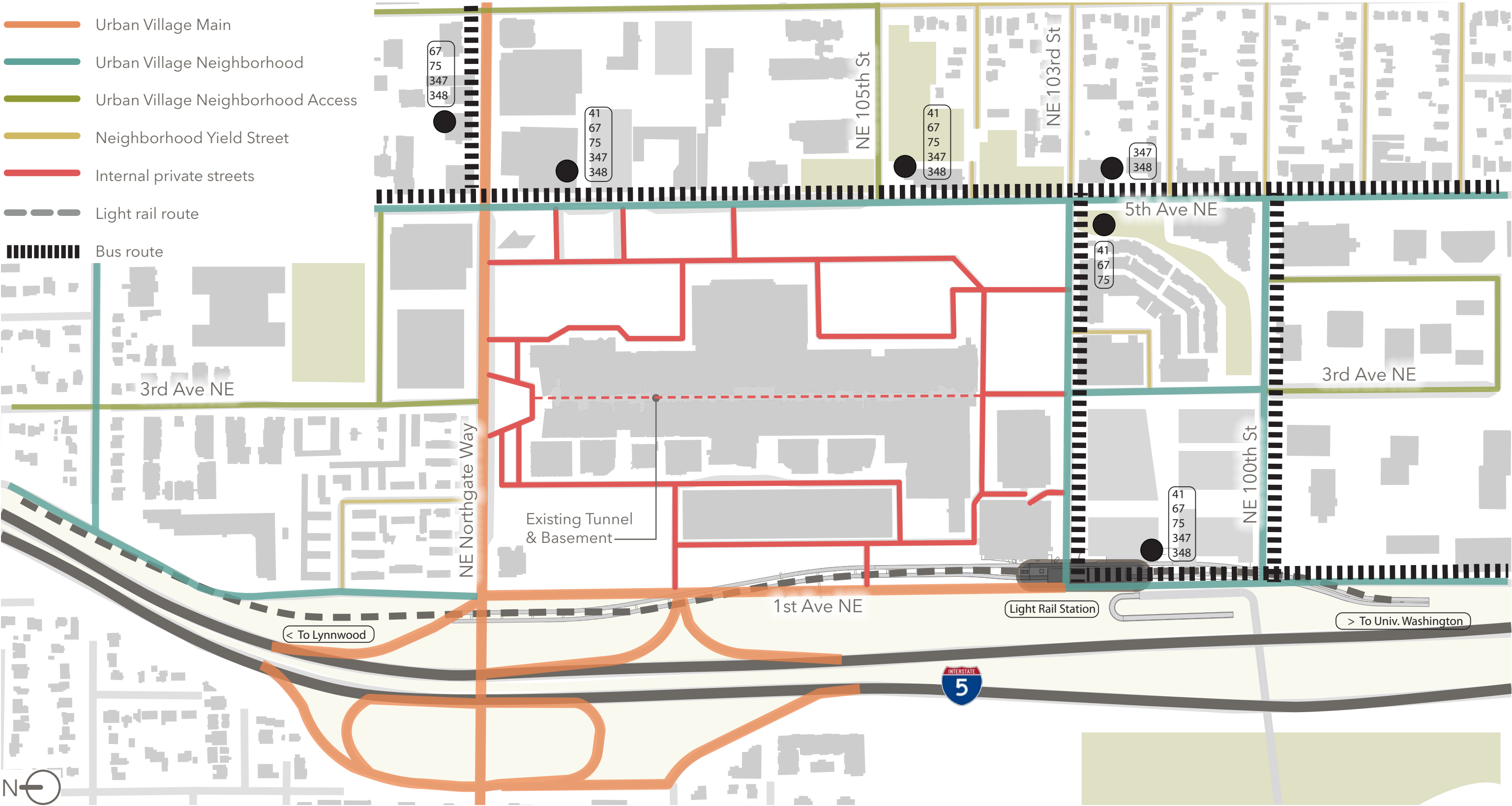
Existing Natural and Critical Areas



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EXISTING VEHICLE & TRANSIT CIRCULATION ANALYSIS

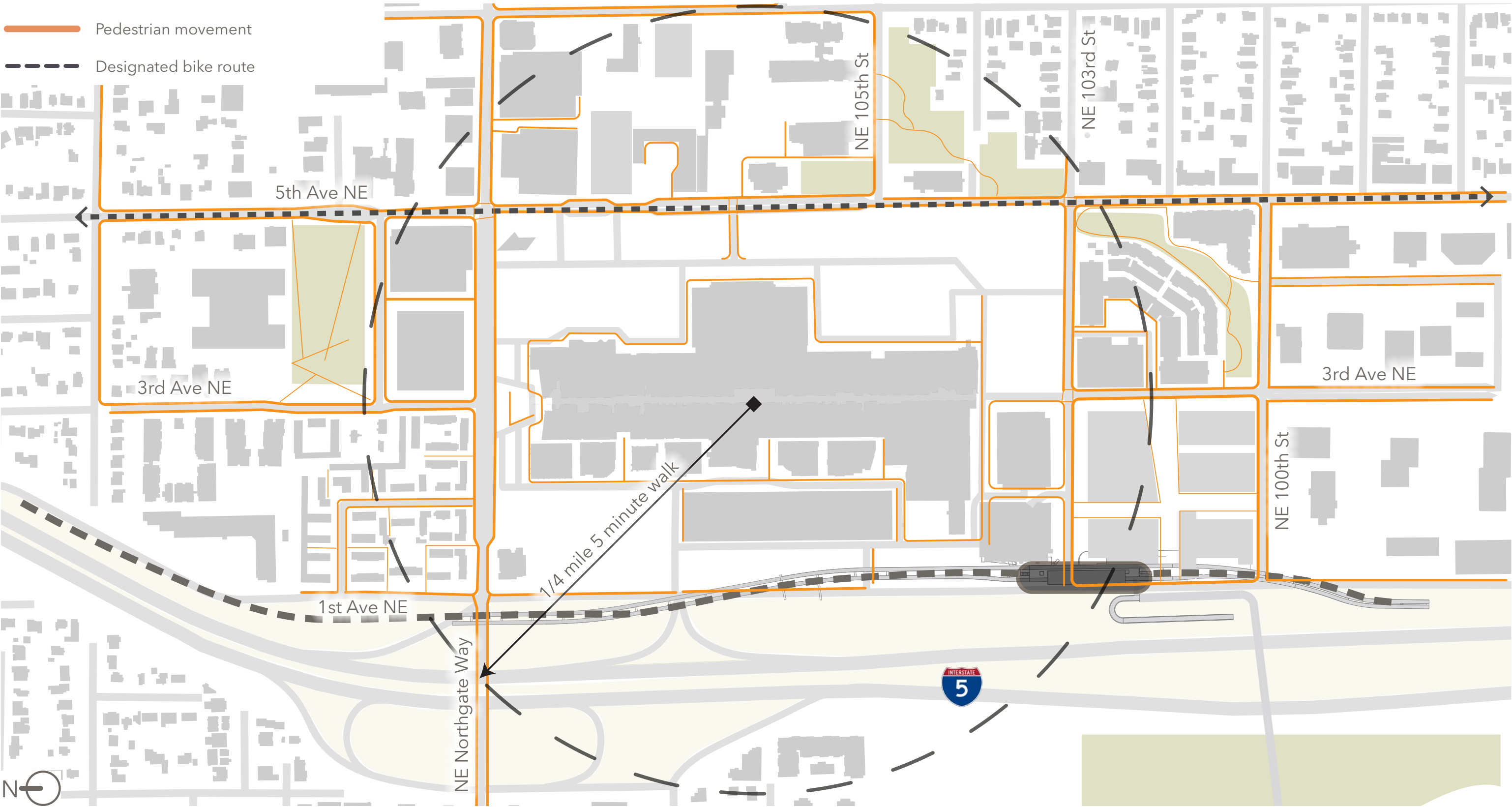
- Urban Village Main
- Urban Village Neighborhood
- Urban Village Neighborhood Access
- Neighborhood Yield Street
- Internal private streets
- Light rail route
- Bus route



Existing Vehicular Circulation

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EXISTING PEDESTRIAN CIRCULATION ANALYSIS



Pedestrian Circulation

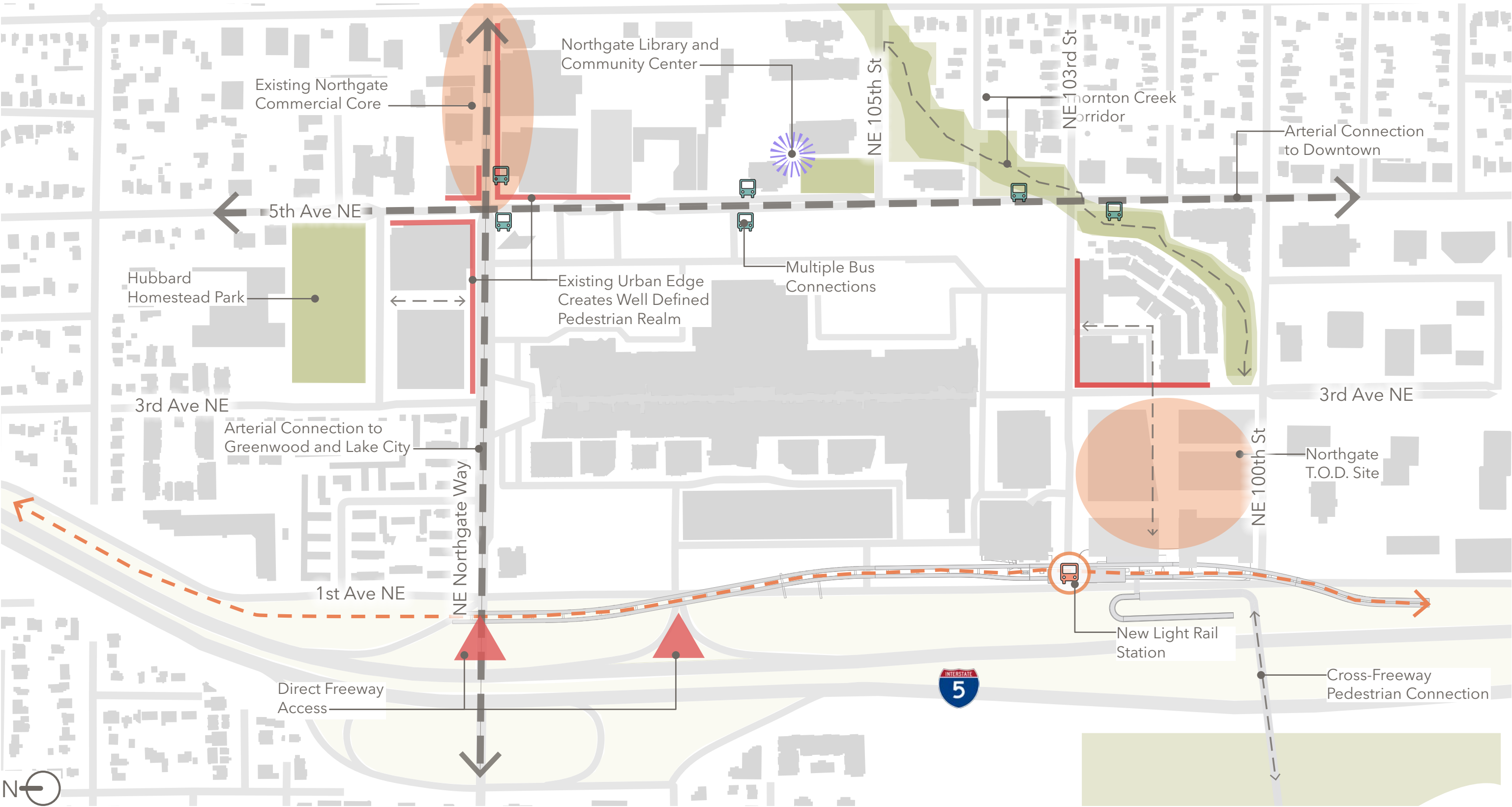
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EVOLUTION OF THE SITE DESIGN

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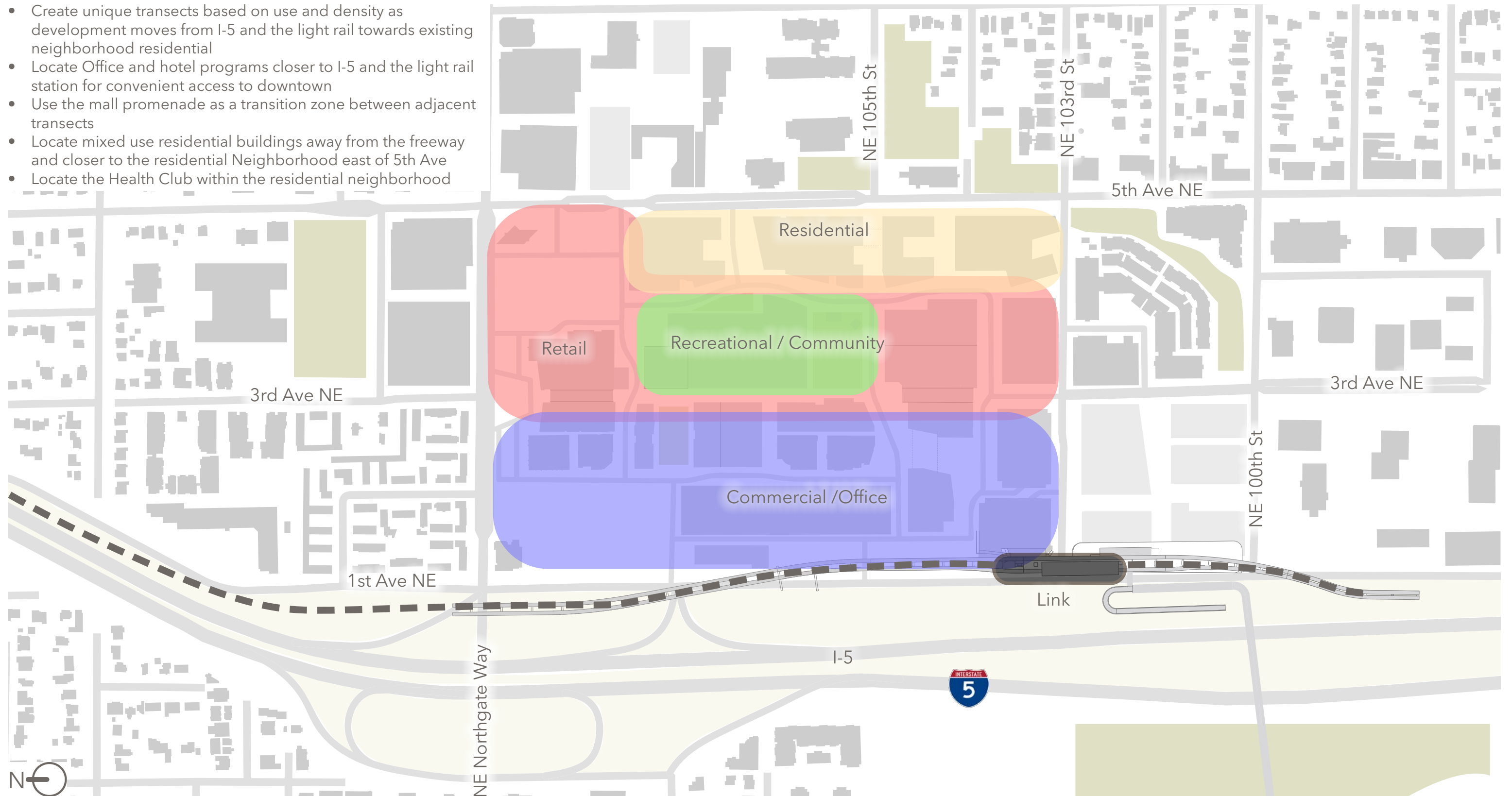
SITE OPPORTUNITIES



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TRANSECTS

- Create unique transects based on use and density as development moves from I-5 and the light rail towards existing neighborhood residential
- Locate Office and hotel programs closer to I-5 and the light rail station for convenient access to downtown
- Use the mall promenade as a transition zone between adjacent transects
- Locate mixed use residential buildings away from the freeway and closer to the residential Neighborhood east of 5th Ave
- Locate the Health Club within the residential neighborhood

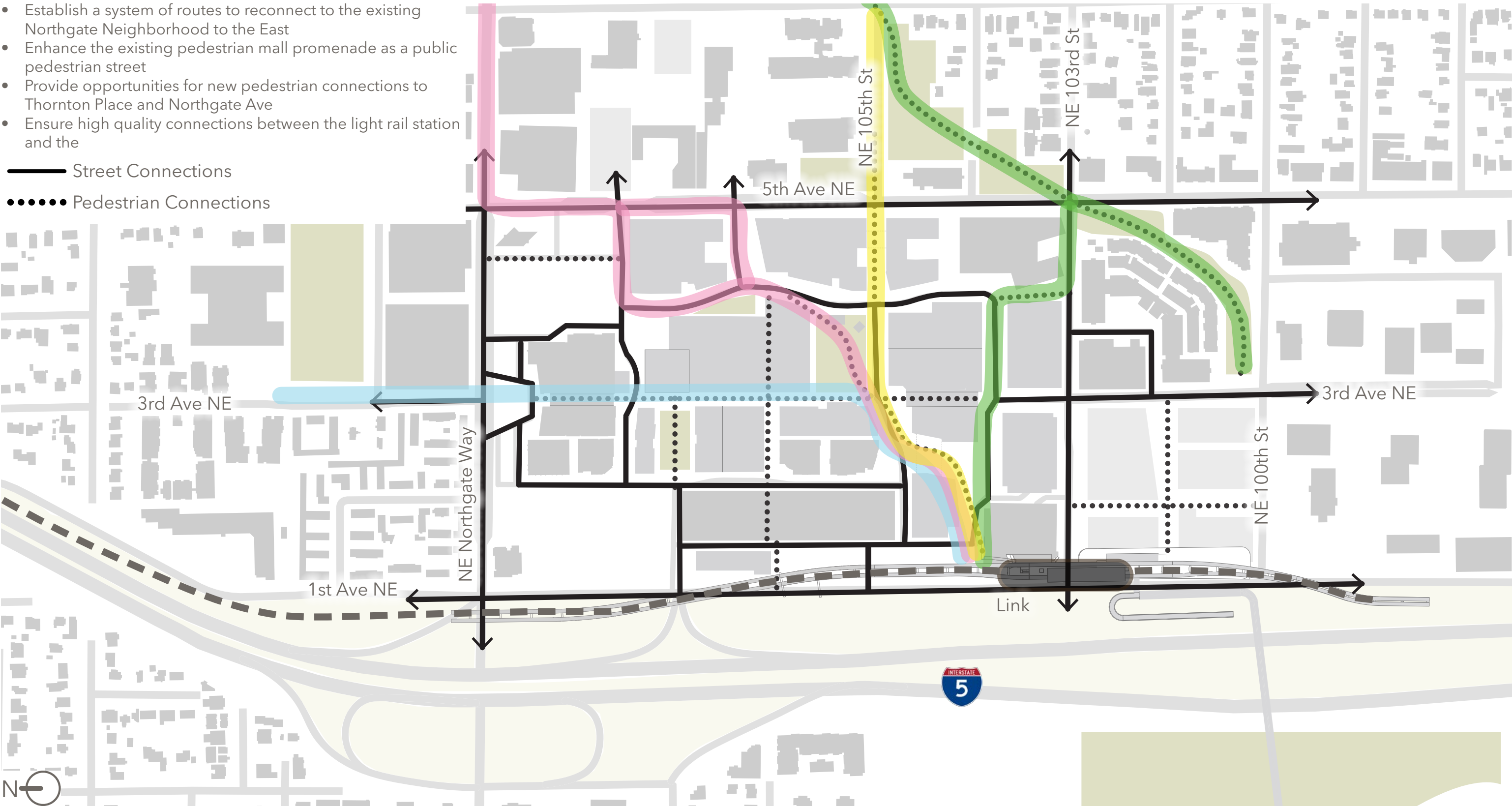


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RESTITCH THE GRID AND CONNECT TO LINK

- Establish a system of routes to reconnect to the existing Northgate Neighborhood to the East
- Enhance the existing pedestrian mall promenade as a public pedestrian street
- Provide opportunities for new pedestrian connections to Thornton Place and Northgate Ave
- Ensure high quality connections between the light rail station and the




— Street Connections
..... Pedestrian Connections

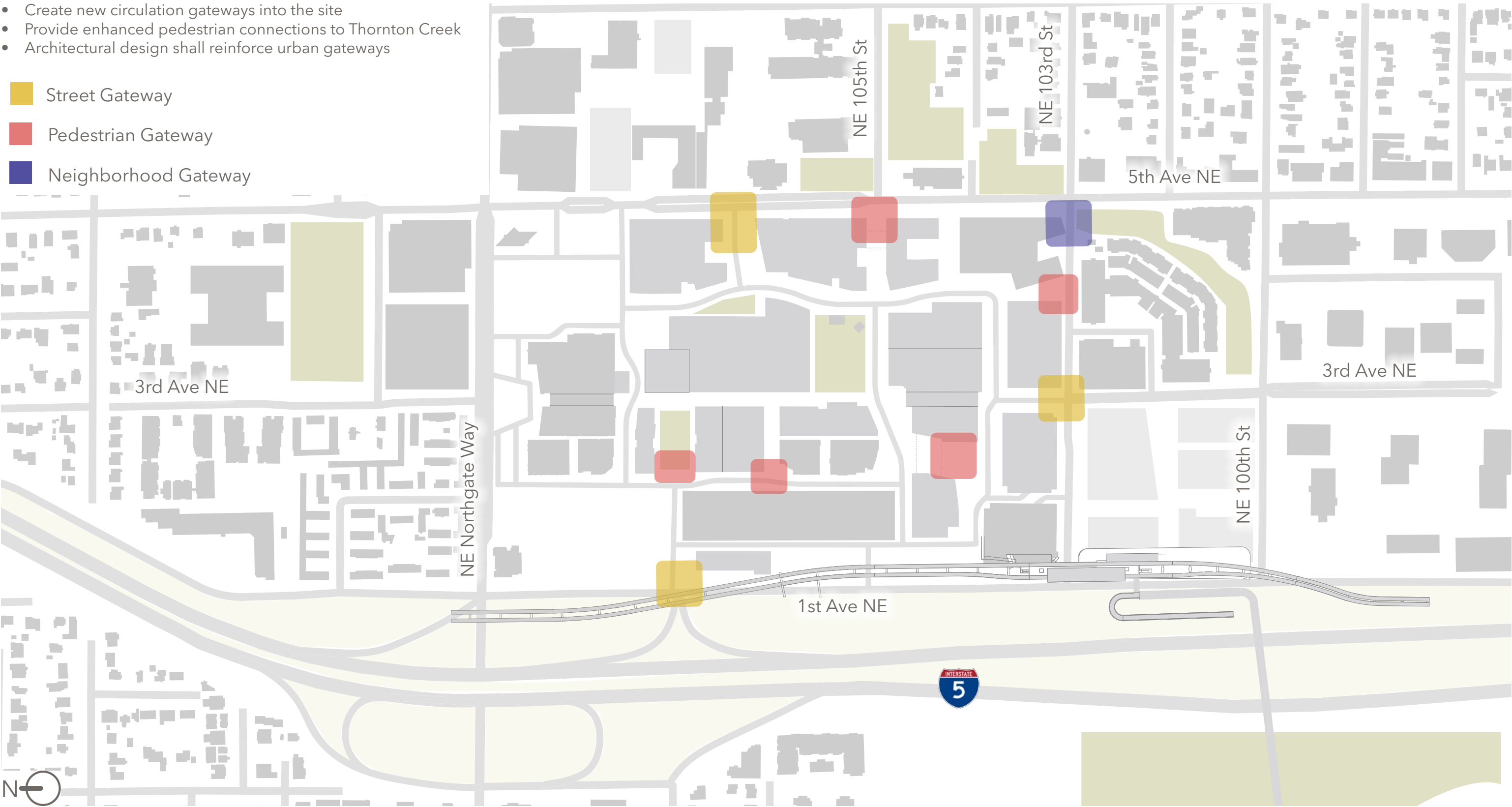


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GATEWAYS AND ENTRIES

- Create new circulation gateways into the site
- Provide enhanced pedestrian connections to Thornton Creek
- Architectural design shall reinforce urban gateways

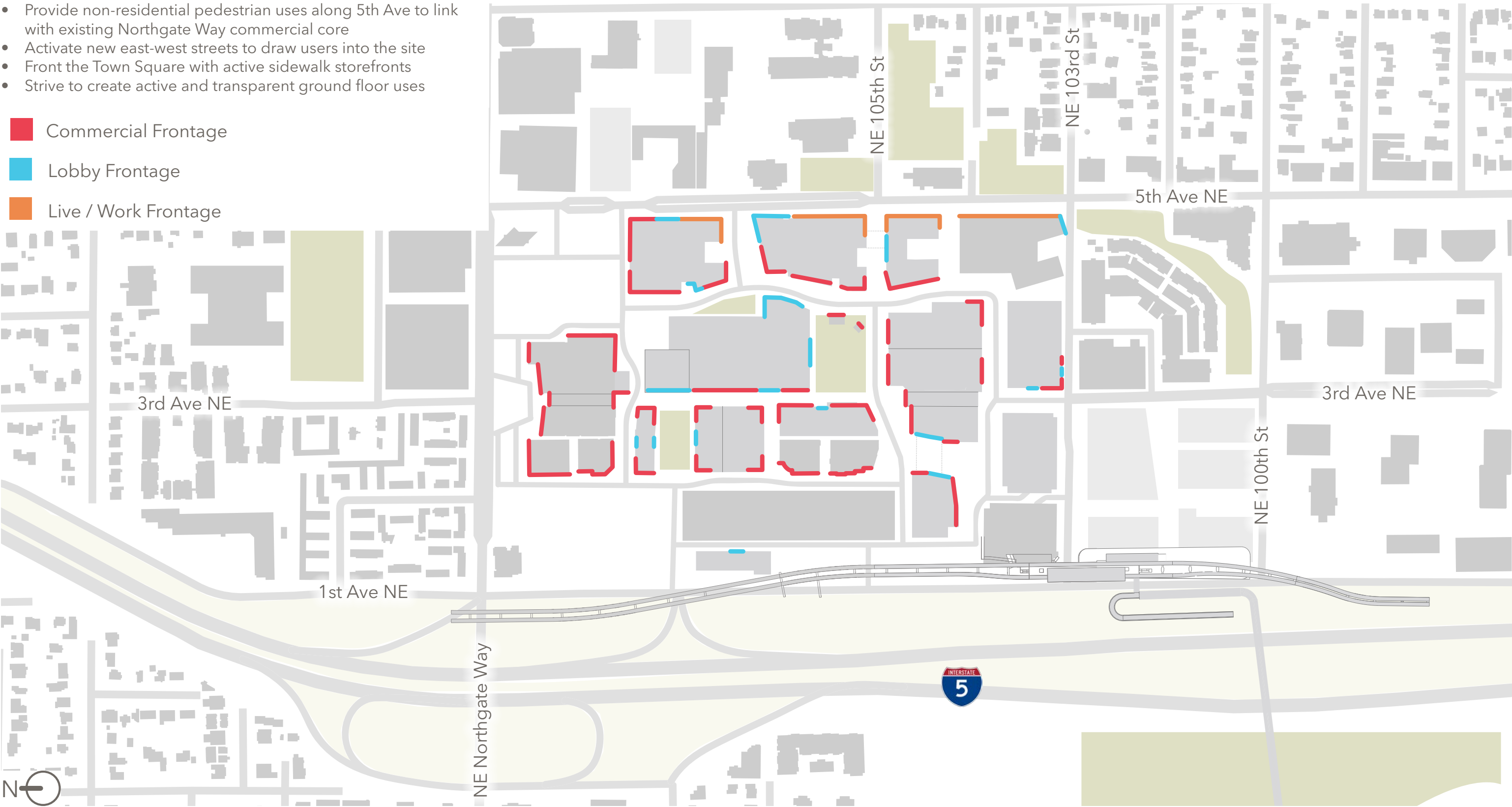
-  Street Gateway
-  Pedestrian Gateway
-  Neighborhood Gateway



ACTIVE EDGES

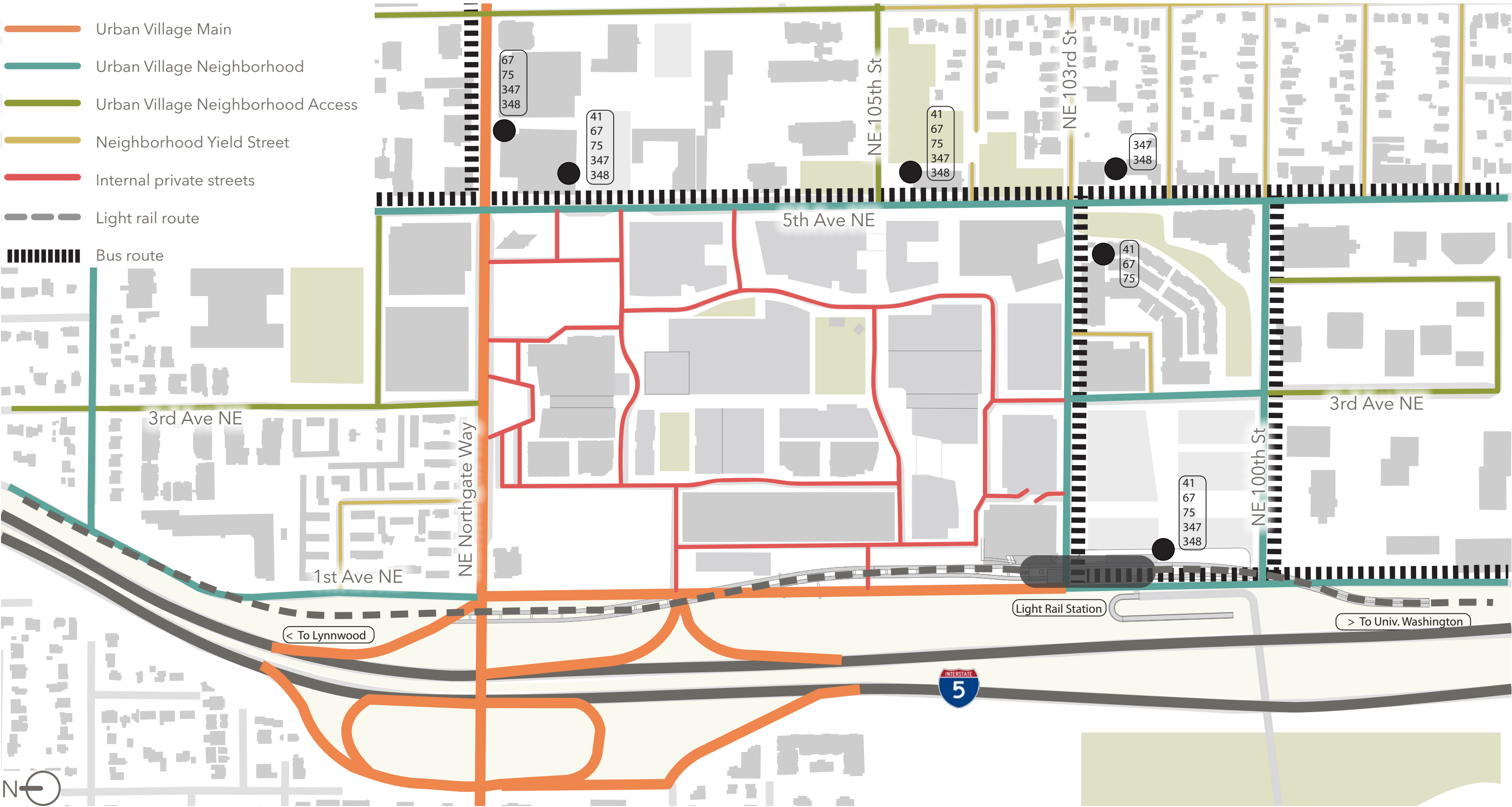
- Provide non-residential pedestrian uses along 5th Ave to link with existing Northgate Way commercial core
- Activate new east-west streets to draw users into the site
- Front the Town Square with active sidewalk storefronts
- Strive to create active and transparent ground floor uses

- Commercial Frontage
- Lobby Frontage
- Live / Work Frontage



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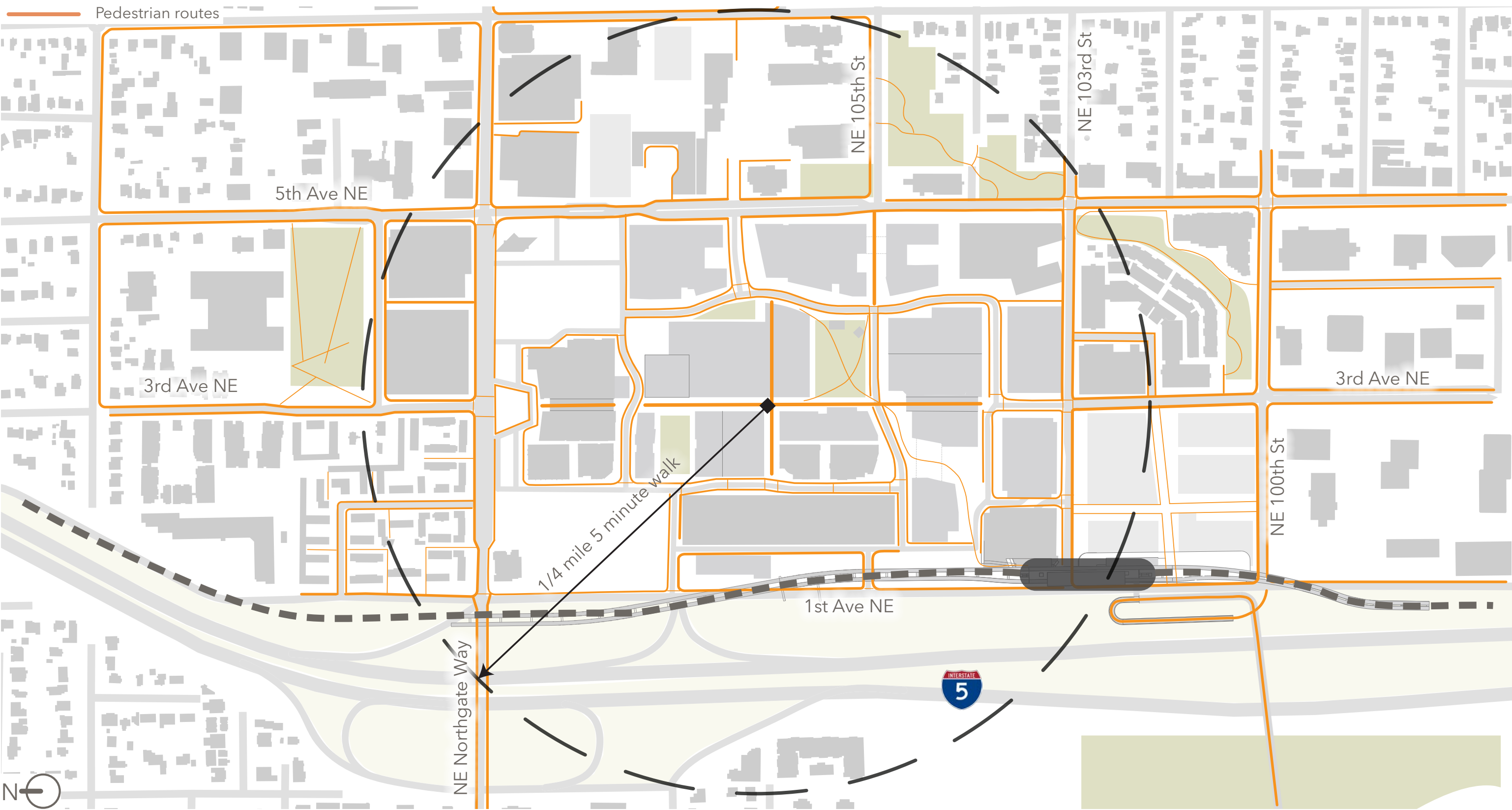
PROPOSED VEHICULAR AND TRANSIT CIRCULATION



Vehicular Circulation

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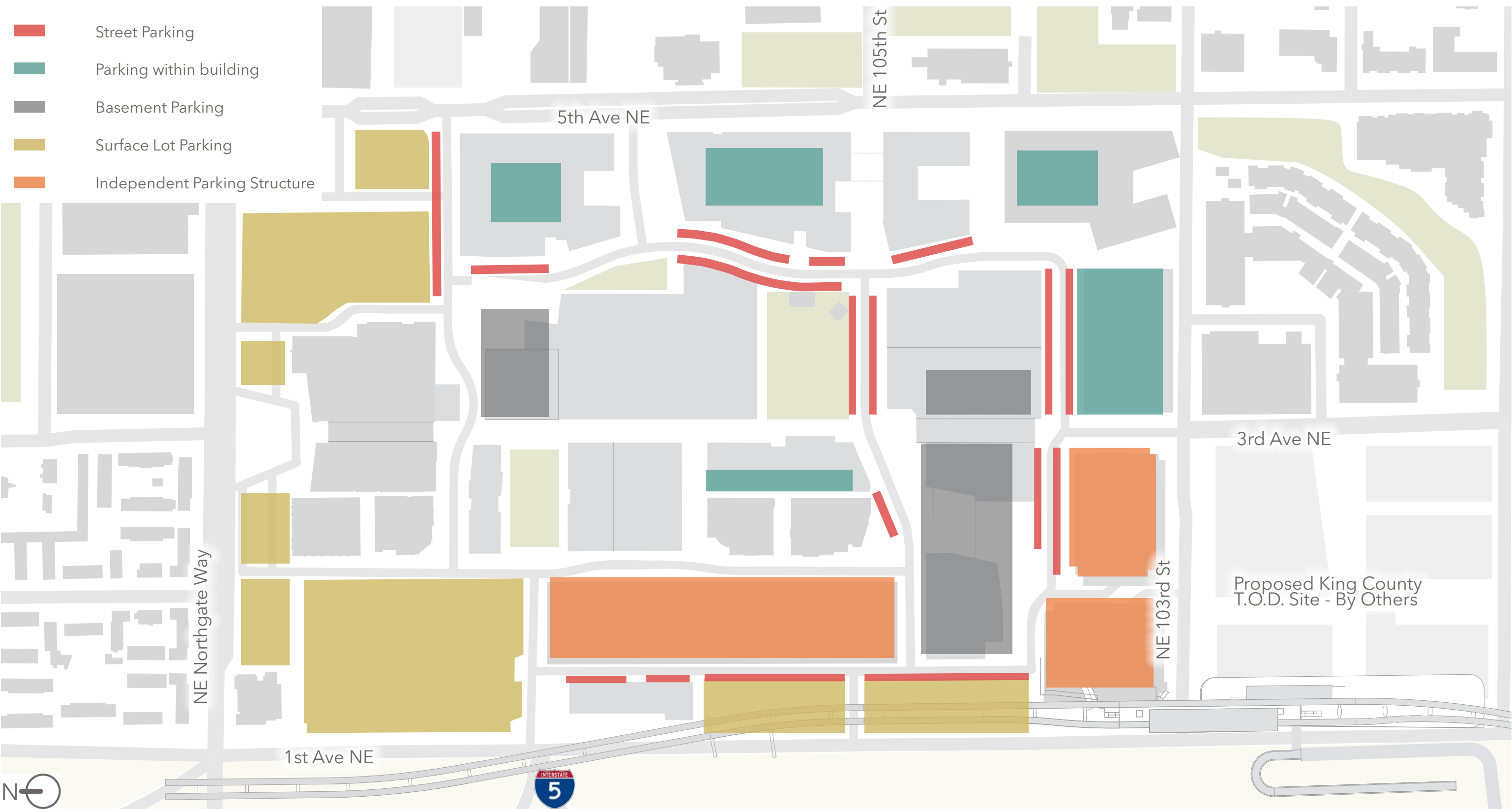
PROPOSED PEDESTRIAN CIRCULATION



Pedestrian Circulation

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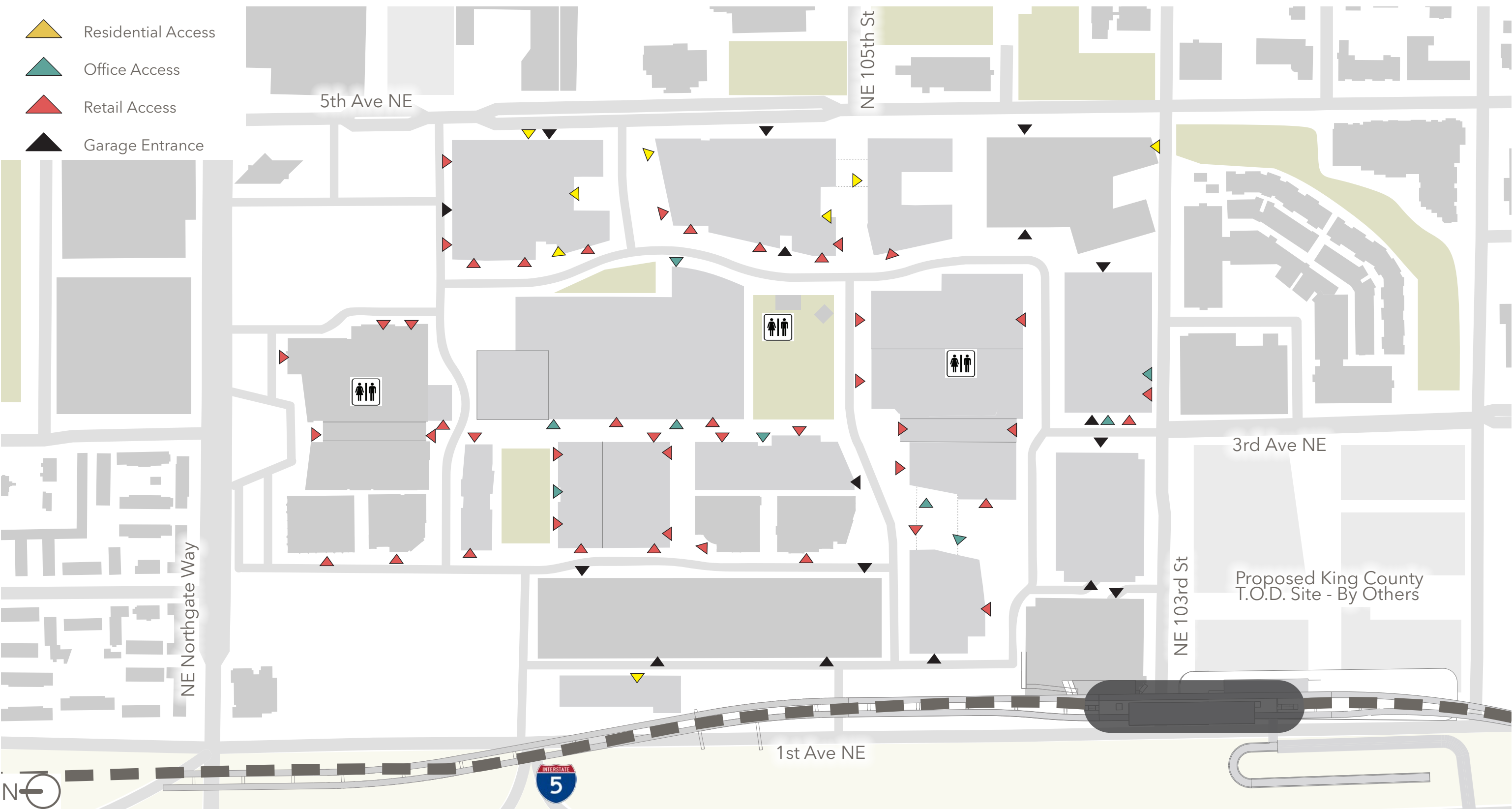
PROPOSED PARKING



Parking Scenario

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PROPOSED PRIMARY ACCESS AND RESTROOMS



PROPOSED SITE PLAN + STREET LEVEL BUILDING USES



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NE ENLARGED SITE PLAN + STREET LEVEL BUILDING USES

- Live/Work Residential
- Multi-Family Residential
- Multi-Family Amenity
- Retail / Commercial
- Existing Retail / Commercial
- Office
- Hospitality
- Sports and Recreation
- Roadways / Parking
- Green Space

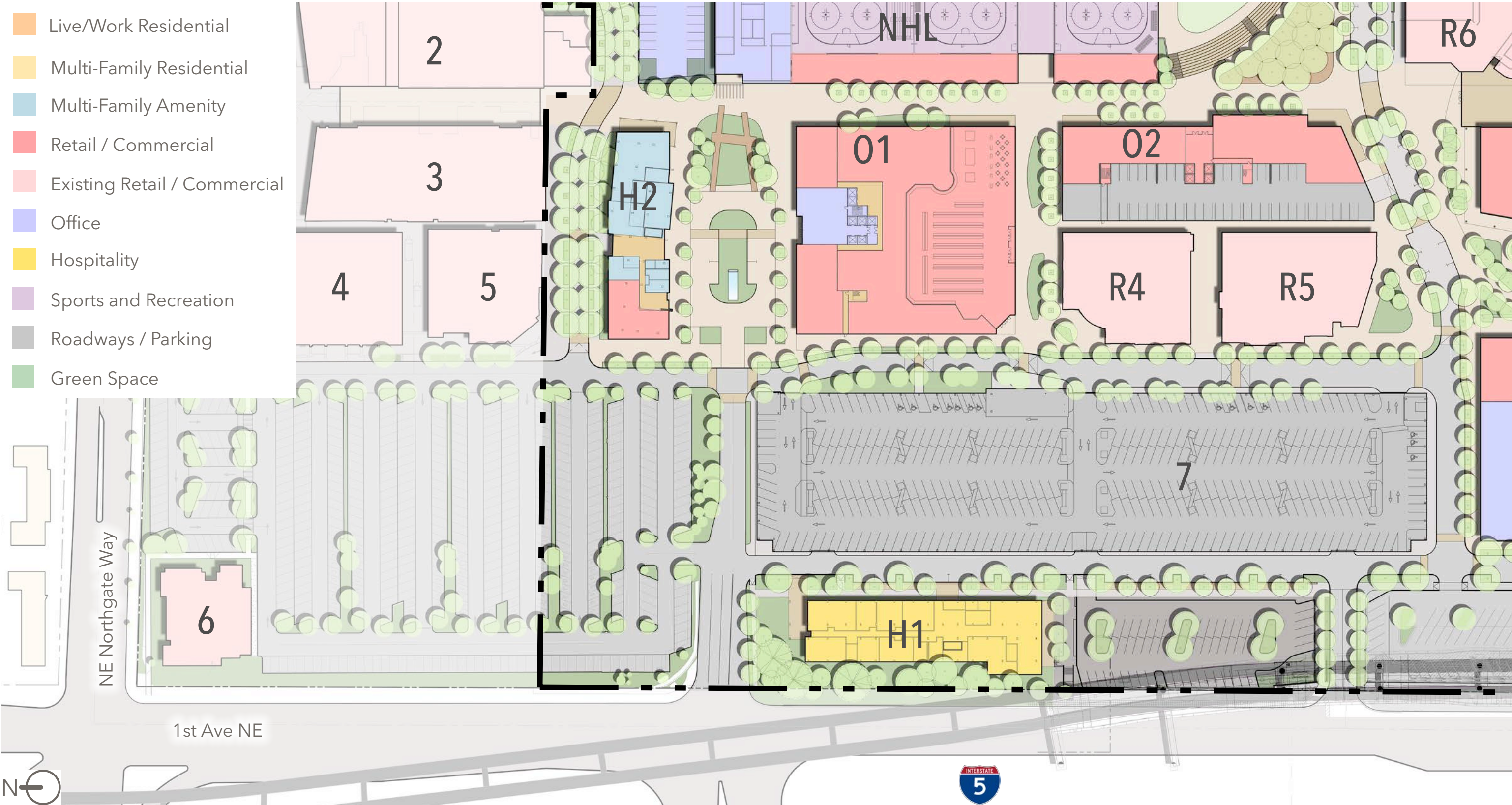


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SE ENLARGED SITE PLAN + STREET LEVEL BUILDING USES



NW ENLARGED SITE PLAN + STREET LEVEL BUILDING USES



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SW ENLARGED SITE PLAN + STREET LEVEL BUILDING USES



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NEW NEIGHBORHOOD AXONOMETRIC - LOOKING EAST



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New Neighborhood Axonometric - Looking Northwest



Printed: 10.26.2018

NEW NEIGHBORHOOD AXONOMETRIC - LOOKING NORTHEAST



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NEW NEIGHBORHOOD AXONOMETRIC - LOOKING SOUTHWEST



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LANDSCAPE DESIGN

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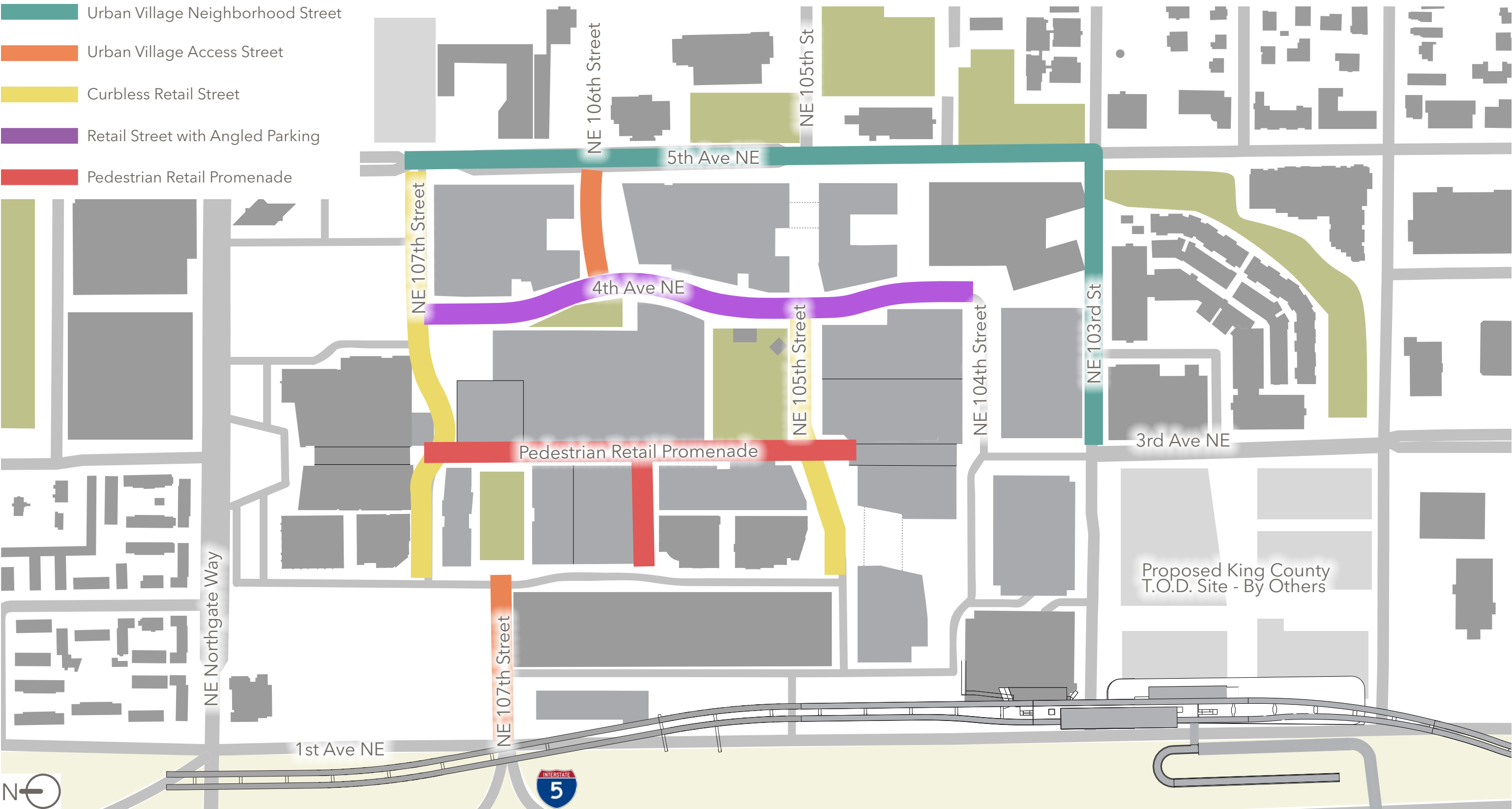
ILLUSTRATIVE SITE PLAN



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PROPOSED STREET CHARACTER

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

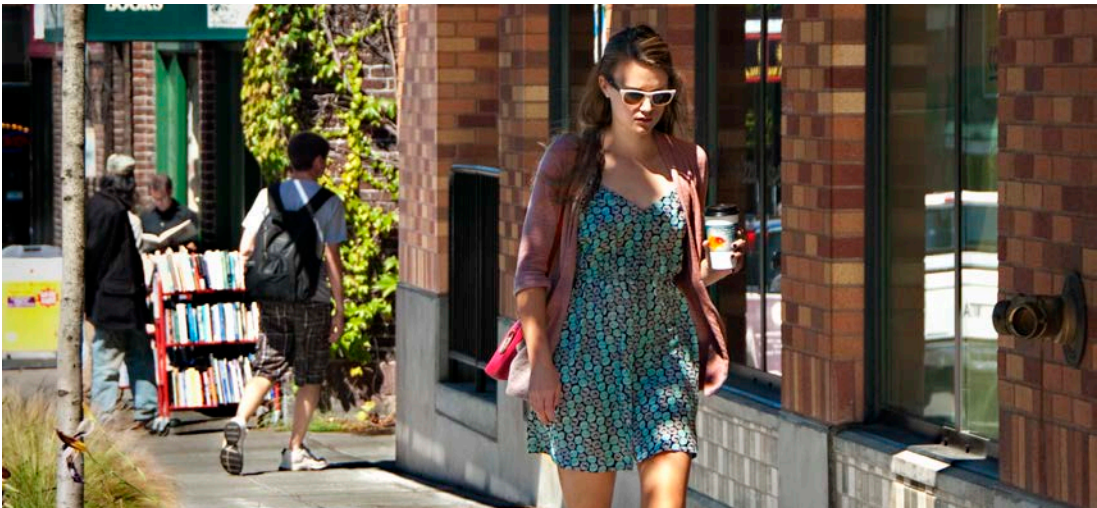


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URBAN VILLAGE NEIGHBORHOOD STREET

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, live/work and Lobby/Amenity uses along 5th Avenue NE between NE 107th and NE 105 streets must be ADA accessible, which is a challenge due to sloping conditions.



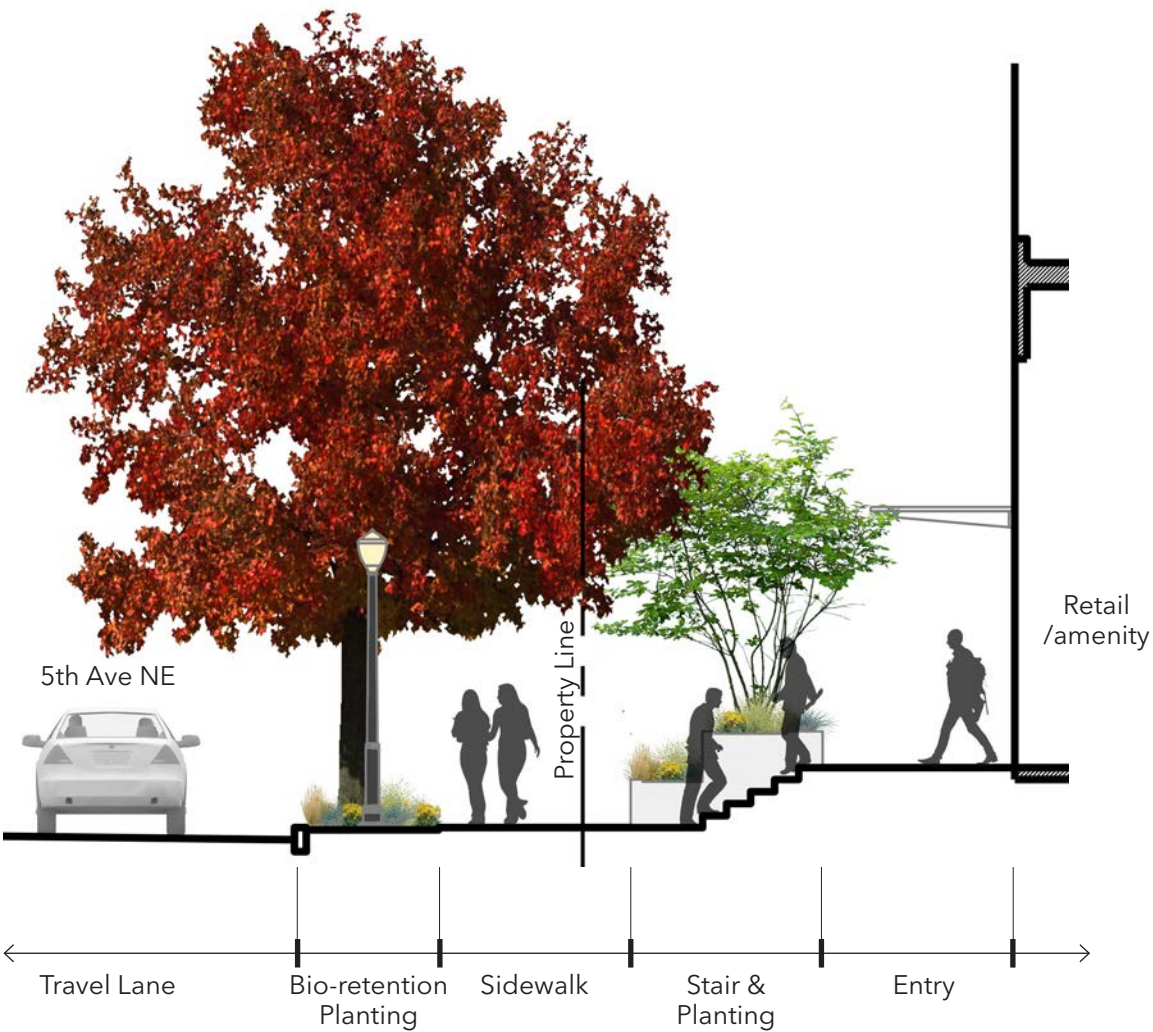
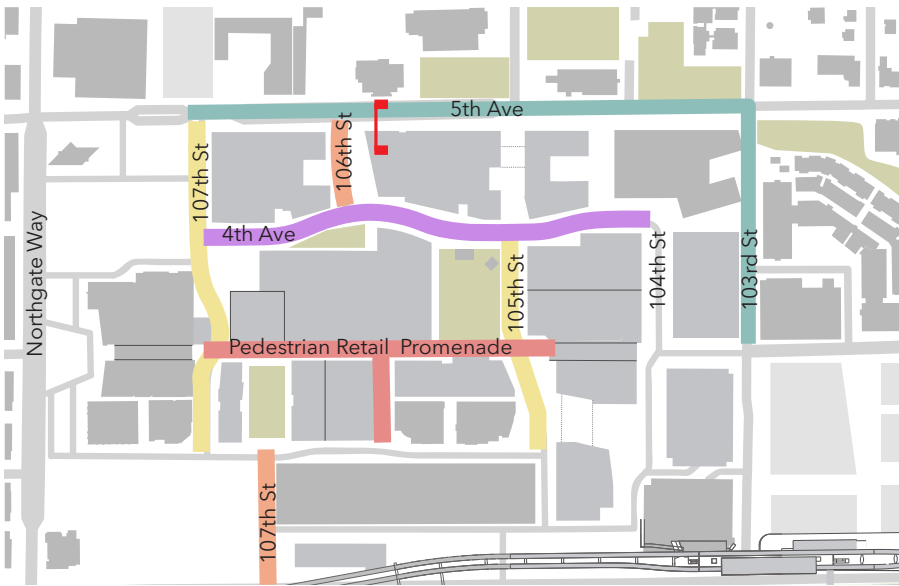
Urban Frontage



Tiered Planting and Retail Entry Plaza

The two proposed building frontages will setback where needed by 16', to create leveled accessible paved areas in front of retail entries and incorporate seatwalls 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 as well as interesting furniture and exterior amenities.

KEY PLAN



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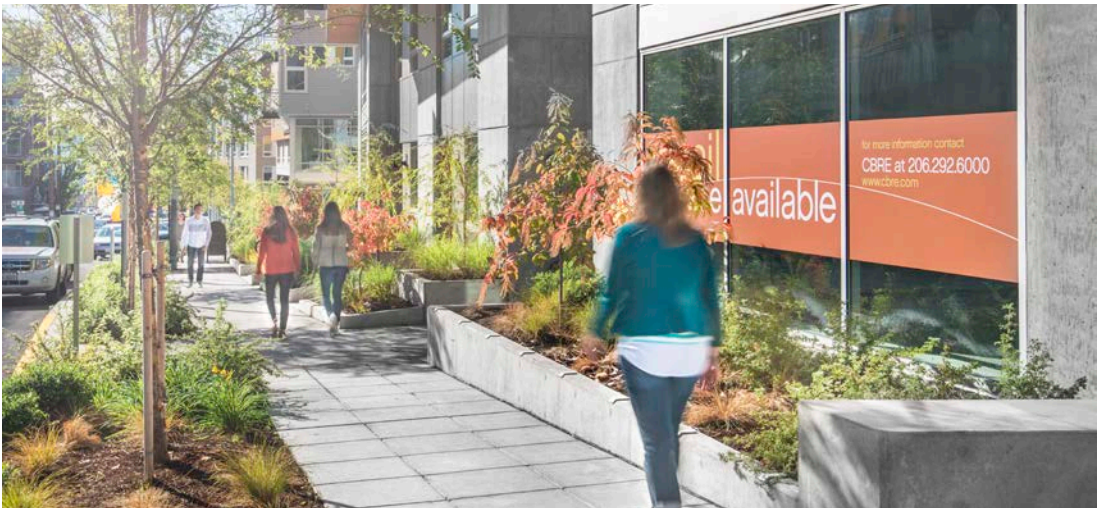
URBAN VILLAGE ACCESS STREET

The Urban Village Access Street creates a new important entry for Northgate Mall at 5th Avenue NE and NE 106th Street. The street is fairly flat and curves gently to 4th Avenue and the new intersection, right in front of the new NHL Seattle Ice Centre. The street typology also applies to 107th on the west side of the parcel, at the entry from Interstate 5, looking into the site.

Along 106th Street's edges, bio-retention planted features push the sidewalk away from the street edge to create a more immersive experience. The street itself includes two travel lanes and a middle turn lane, making going out to the neighborhood at this signalized intersection as smooth as possible.

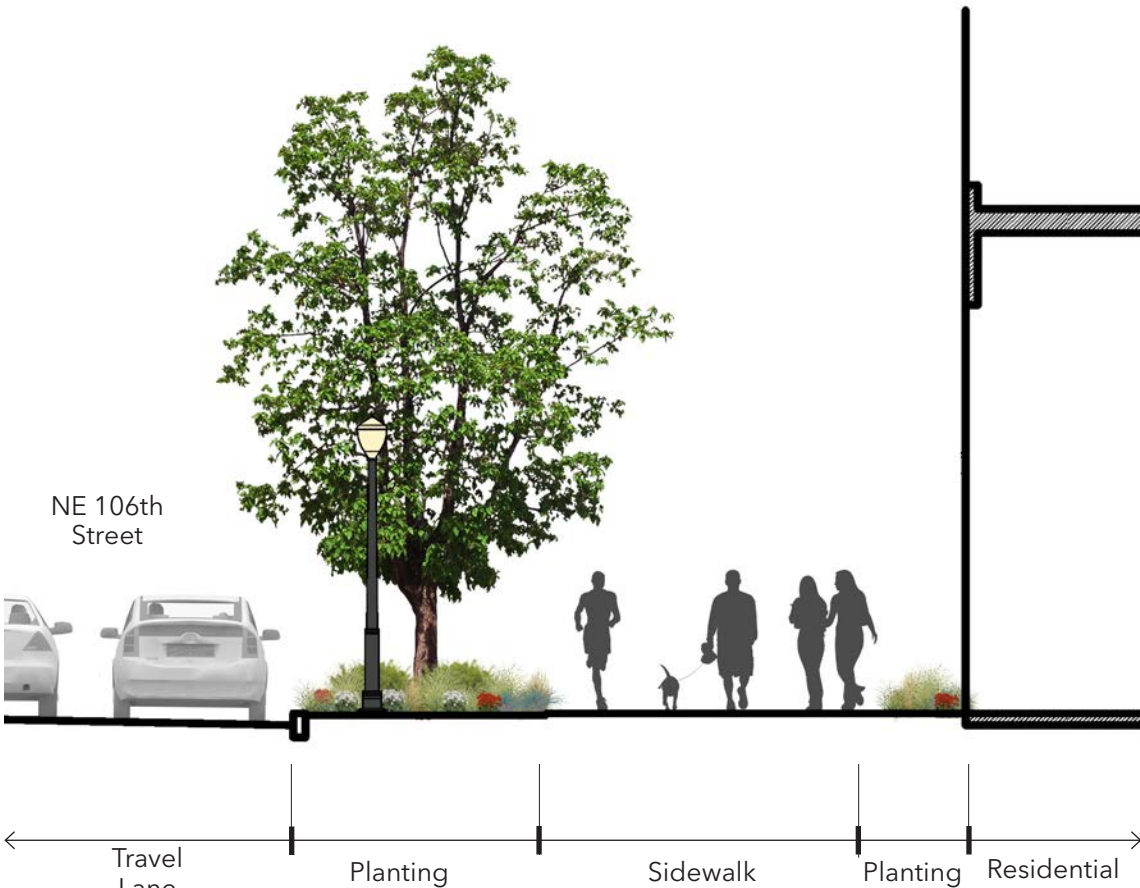


Stormwater Feature



Pedestrian Streetscape

KEY PLAN



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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.

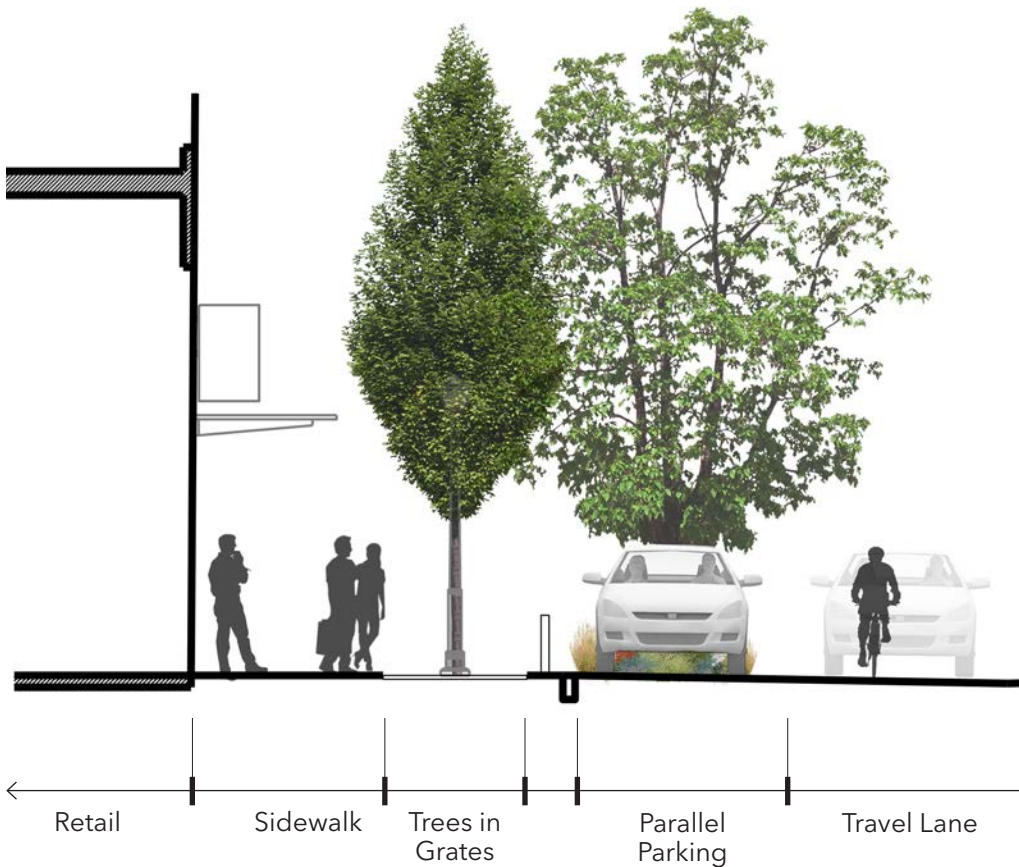
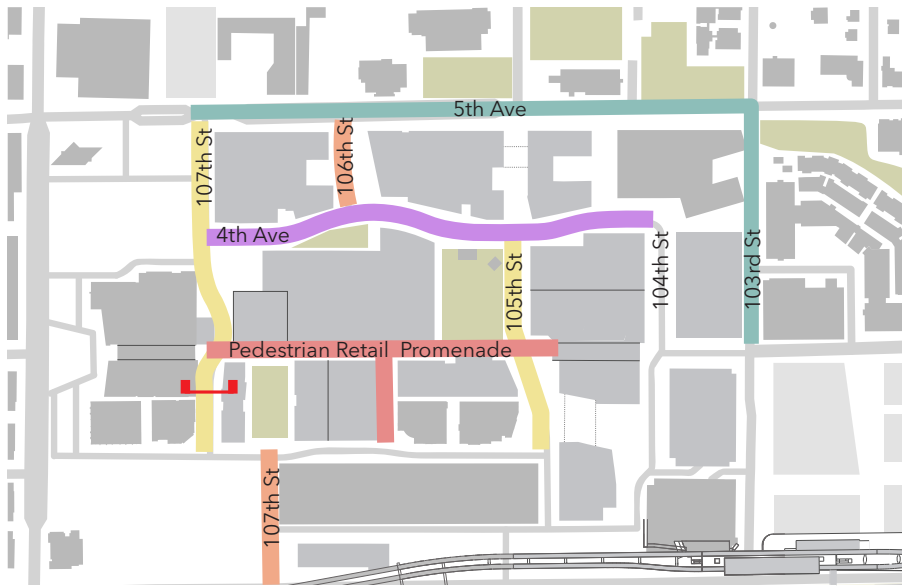


Paving and site amenities prioritize pedestrians



Traffic Calming and Multi-modal Travel

KEY PLAN



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RETAIL STREET WITH PARKING

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

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

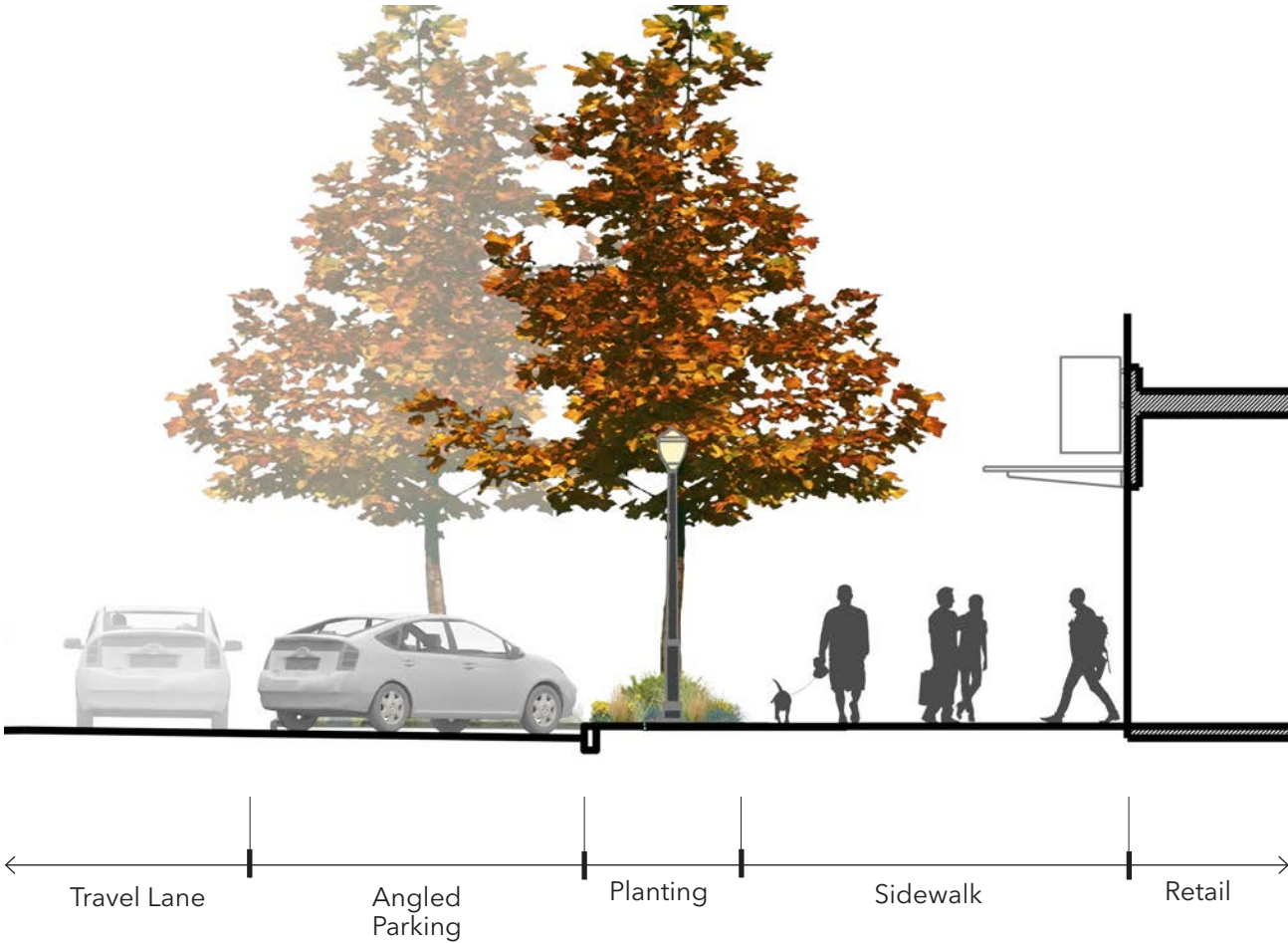
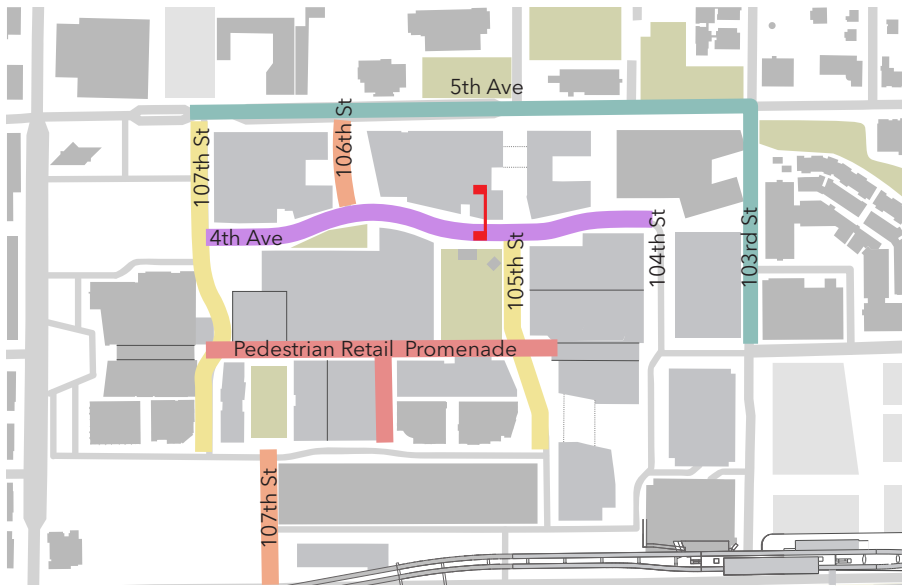


Angled Parking with planting



Amenitized sidewalks bring vibrancy

KEY PLAN



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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 and 'events' (such as art, water feature, cool element') that give rhythm and staccato to the promenade.

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

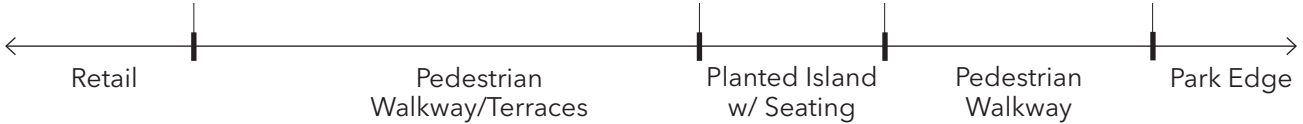
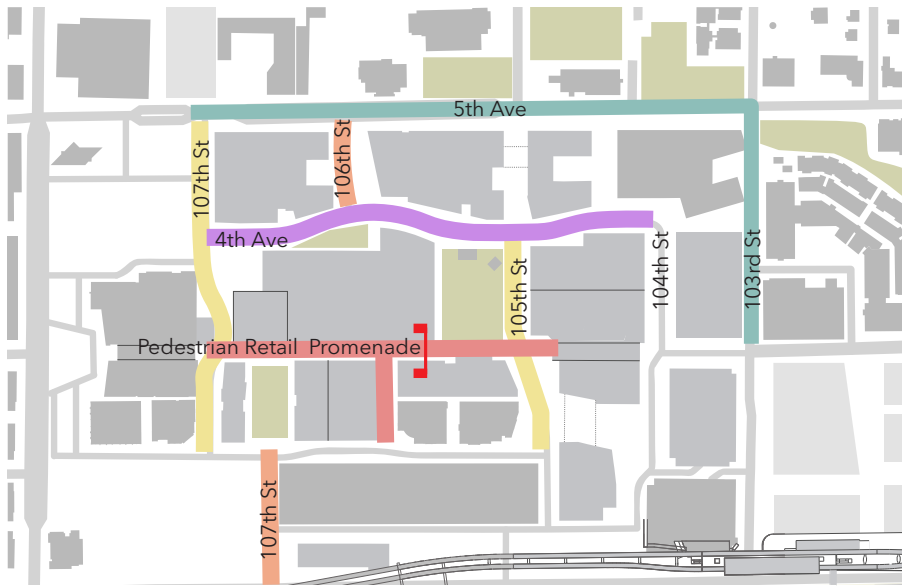


Extension of Retail Zone



Layering and Complexity of uses

KEY PLAN



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COMMUNAL SPACE ZONES

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



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PRECEDENT IMAGERY - PUBLIC ZONE



A new heart for the community



Retail Streetscape

The Public Zone encompasses the Major Open Spaces: the Central Park, 3rd Avenue Plaza Court, the Transit Gateway Plaza and the Ice Centre's Entry Park. It also includes the Pedestrian retail promenade, neighborhood connectors such as pedestrian hill climbs, and new streetscapes.

These spaces are designed for all to move freely, feel welcomed and part of the new neighborhood. The Central Park will have a busy calendar of events to maximize use throughout the year and bring vitality to all interior uses. Clear wayfinding will offer convenient pedestrian connections to comfortable outdoor spaces throughout the Urban Village.

Opportunities for gathering are spread throughout the site at varying scales to accommodate the diversity of resident, visitor, shopper and worker needs and wishes year-round. Streetscapes are designed to connect to the surrounding community in intuitive, easy to navigate and meaningful ways.



Outdoor Living Room



Shared Amenity Spaces



Retail Plazas and Connections

PRECEDENT IMAGERY - SEMI PUBLIC ZONE



Spaces to Relax & Gather



Active Outdoor Seating Areas

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.



Connected Spaces

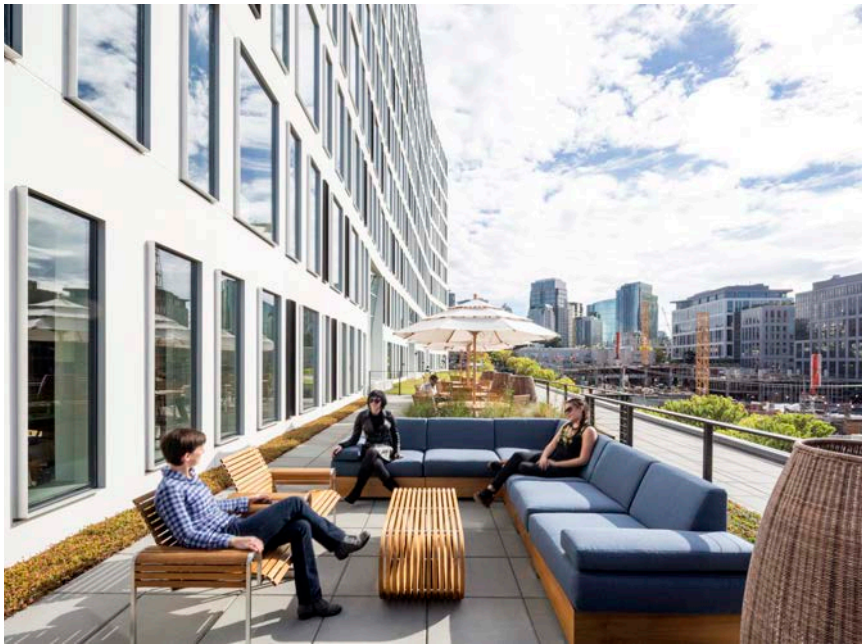


Meeting Spaces

PRECEDENT IMAGERY - PRIVATE ZONE



Rooftop agriculture



Comfortable & social seating

The private zones are located in residential and hotel courtyards and rooftops. Quality amenities provide residents 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



Open and active amenity spaces



Intimate gathering spaces

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

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COMMUNAL SPACE ZONES

- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION



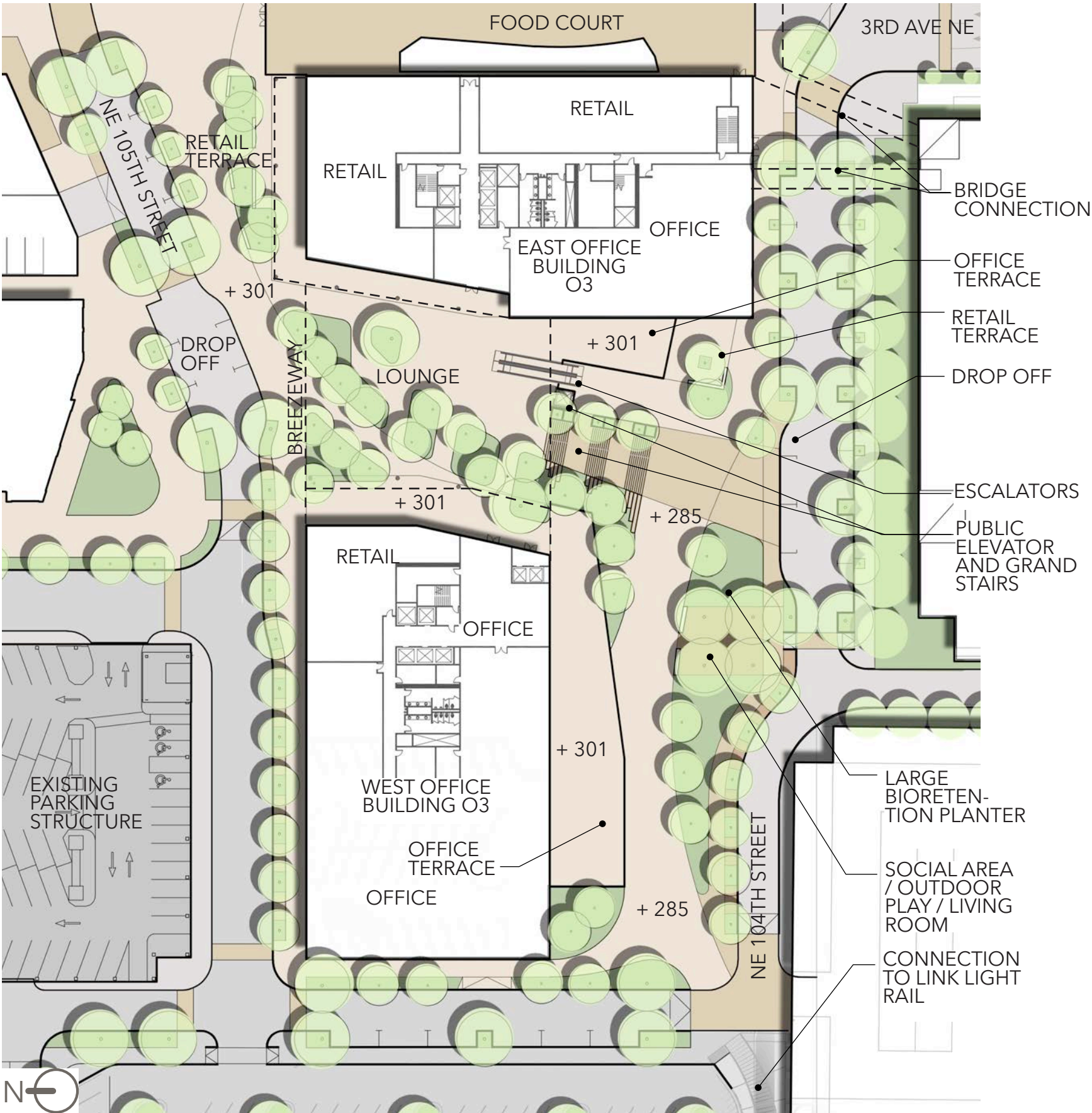
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TRANSIT GATEWAY PLAZA

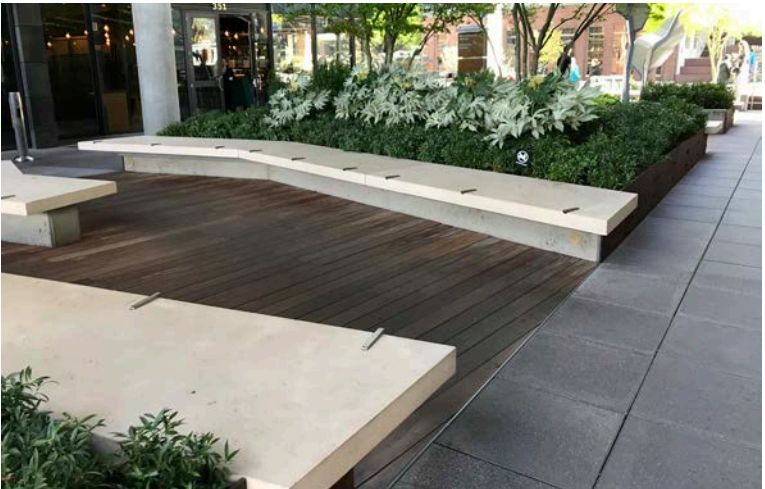
The Transit Gateway Plaza creates a comfortable and active connection between the entrie new site and its recreation, retail and residential destinations; and the future light rail station.

This space includes a mix of public and semi-public spaces which integrates with building uses. Accessibility and ease of understanding wayfinding are a central objective of this plaza. Public elevators and escalators as well as a grand staircase will make the grade change navigation painless.

The breezeway creates an open refuge for travelers and office workers, and includes planted areas, seating zones, and intuitive circluation between buildings.



Multi-level Social Spaces



Sculptural seating, lush plantings



Clear connection to light rail station

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CENTRAL PARK

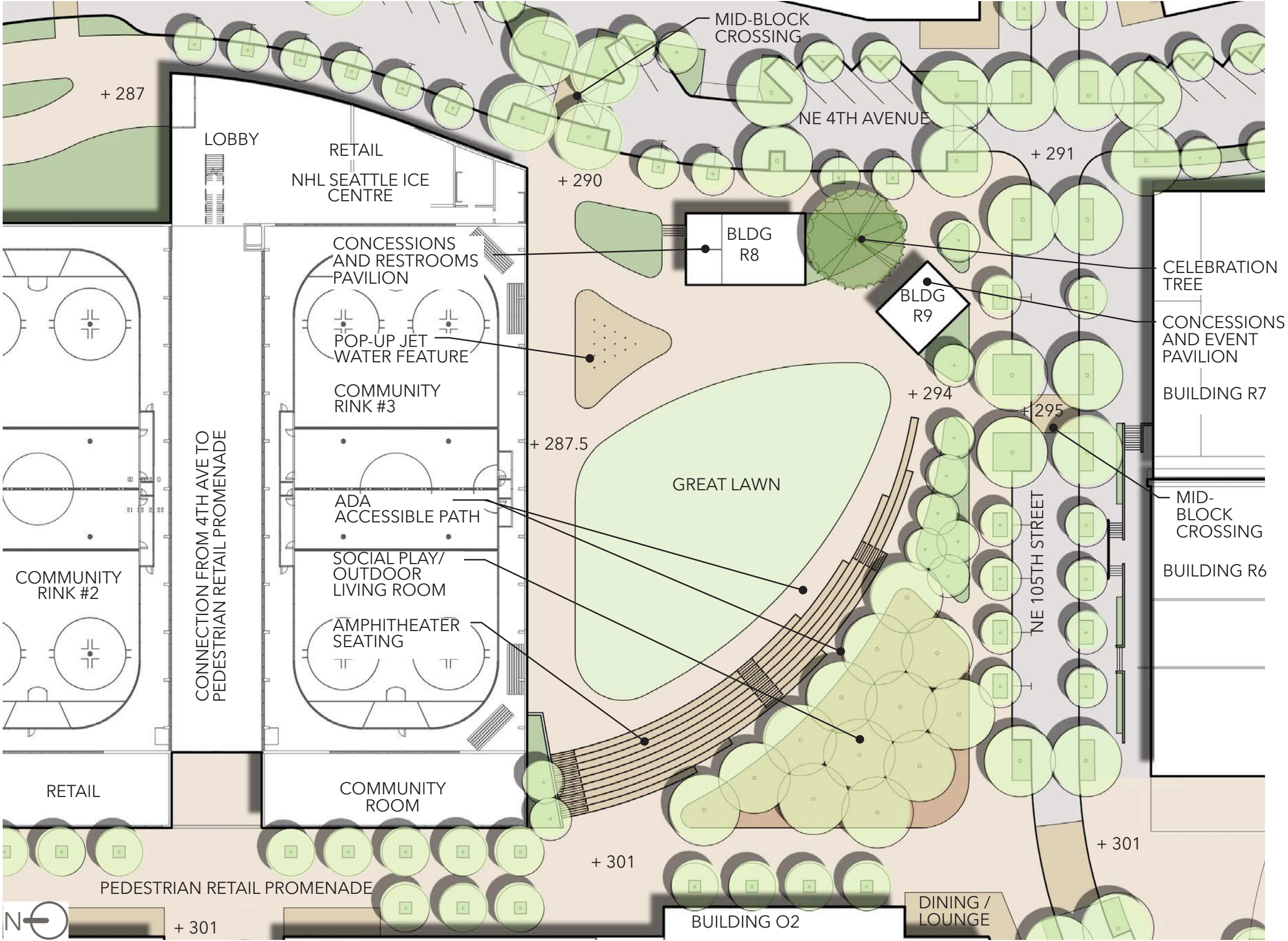
The Central Park accommodates year-round activity and becomes the heart of this new community. The great lawn provides maximum flexibility, from passive recreation to energetic performances. Revised grading design has more elevation change in the park and creates opportunities for amphitheater seating,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

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

Elements like these become landmarks in the urban village.

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

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



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PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - SPRING



Educational Programs



Egg Hunt



Fun Run/ 5K



Fireside Night



Cycle Meetup



Spring Barrel Release Party



Live Music



Exercise Meetup



Temporary Art Installations

PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - SUMMER



Pop-up Retail



Food Truck



Pop-up Jet Water Feature



Summer Movie Night



Festivals



Lawn Games



Farmers Market



Fitness



Summer Night Market

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PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - FALL



Well-being/ Fitness



Fall Crush Event



Harvest Festival



Sport Viewing/ Rally



Oktoberfest



Farm to Market Events



Outdoor Games



Family Game Night



Art Walk

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PUBLIC OPEN SPACE PROGRAM - CENTRAL PARK - WINTER



Family Ice Night



Winter Wonderland



Santa Photo House



Culinary Events



Lighting Display



Hockey Events



Holiday Bazaar/ Gift Fair



Ice Festival

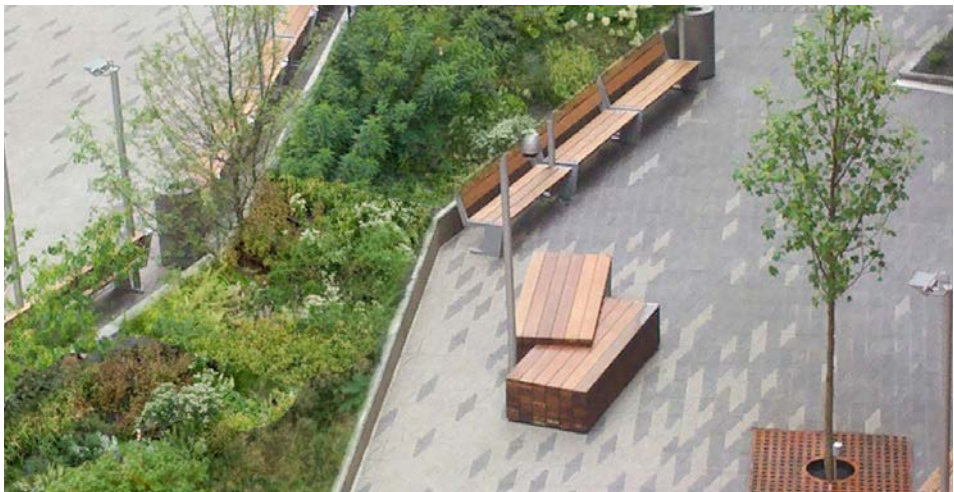


Holiday Celebration Tree

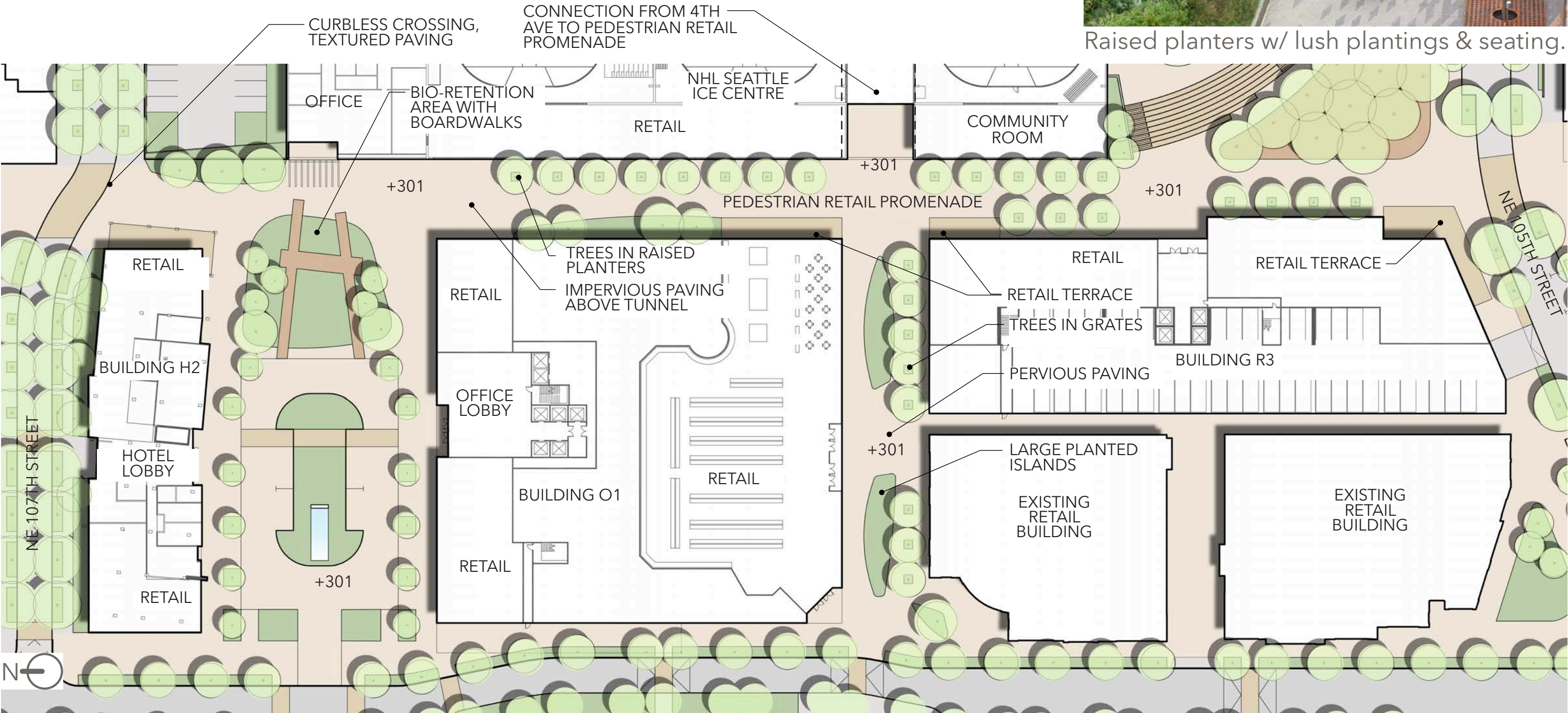
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PEDESTRIAN RETAIL PROMENADE

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, movable seating and 'events' (such as art, water feature, cool element') that give rhythm and staccato to the promenade.

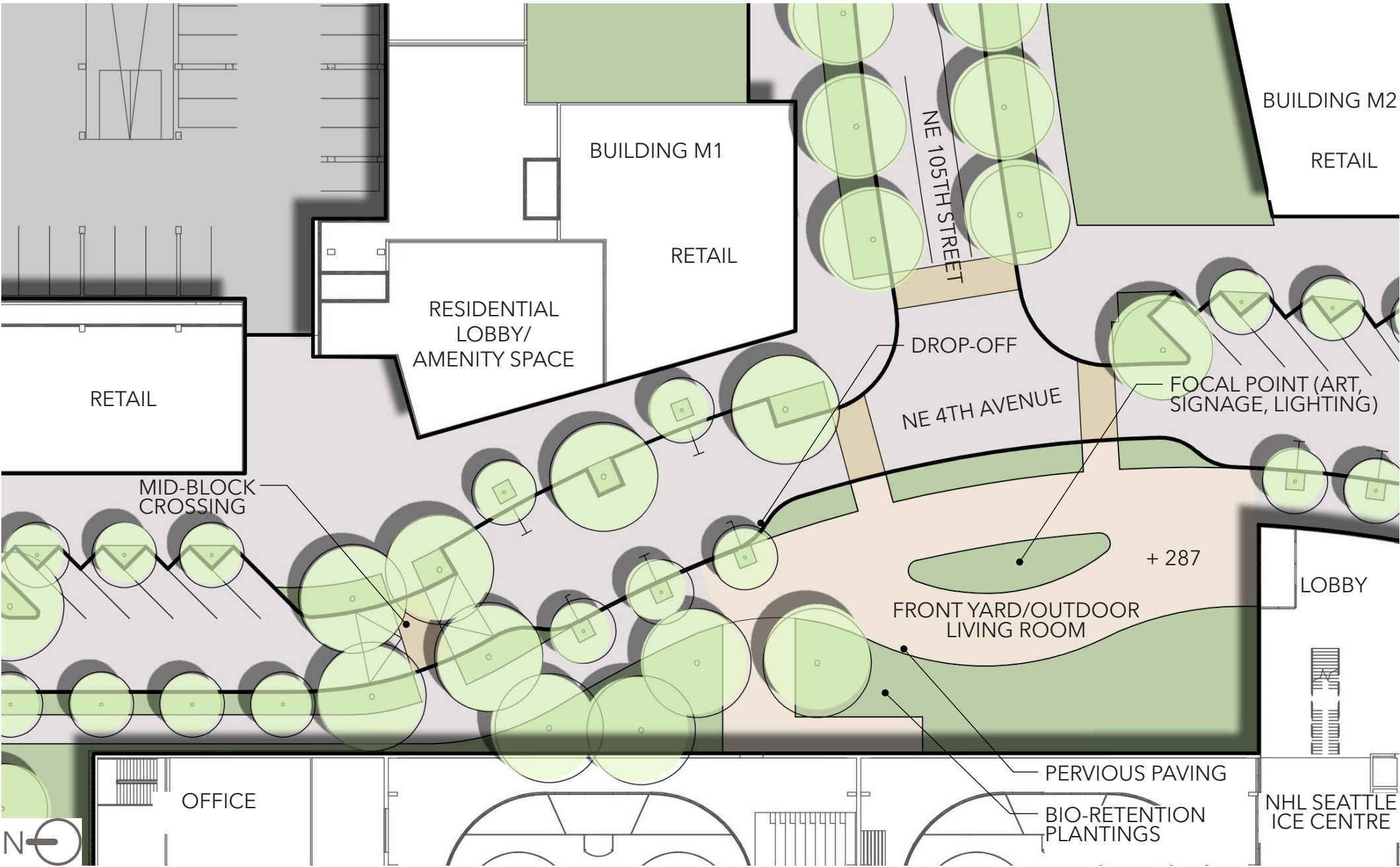


Raised planters w/ lush plantings & seating.



ICE CENTRE ENTRY PARK

The Entry Park will be the 'Front Yard' of NHL Seattle Ice Centre's East Entry. Marquee signage on the building be complemented by planting along the building edge as a strong background and a plaza space at the front door. The Plaza will feel like an outdoor living room, with space to enter, queue, wait and sit. A focal point /art piece could be part of the axial view coming in from 5th Avenue on 105th Street. Plantings in that transect will be medium to low to focus on the building facade and marquee, and transition to more densely planted to the north.



Delineation of Paved Spaces



Sculptural Forms

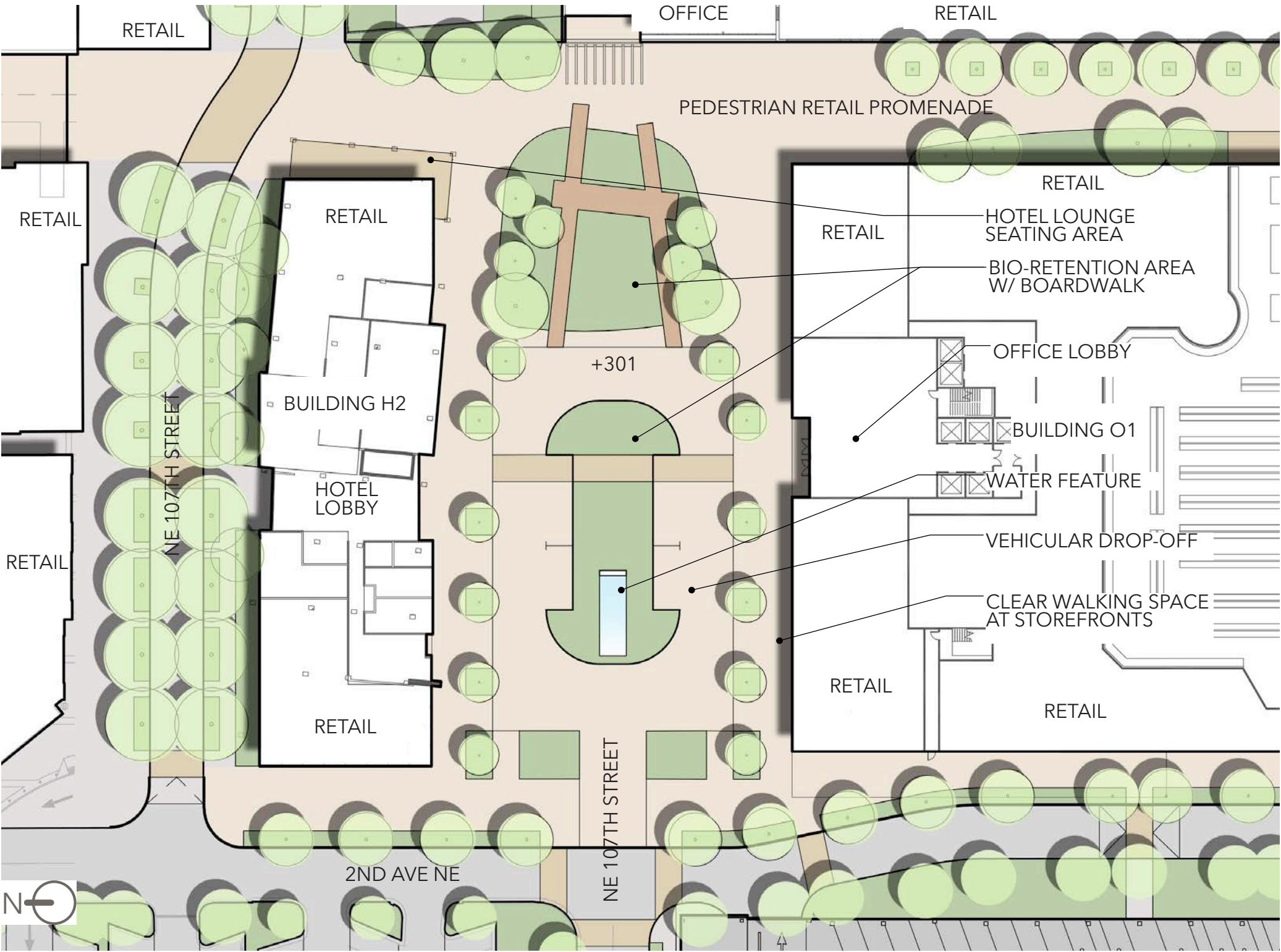


Integrated seating

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3RD AVENUE PLAZA COURT

The 3rd Avenue Plaza Court is designed to be convenient for office and hotel users - but it's designed for pedestrians first and foremost. the space will be curbsless and include paving that extends throughout. on the edges, raised planters and bollards will delineate where cars can go. bio-retention plantings are celebrated and could include educational opportunities.



Bio-Retention Gardens w/ Boardwalk



Clear Walking Space at Storefronts

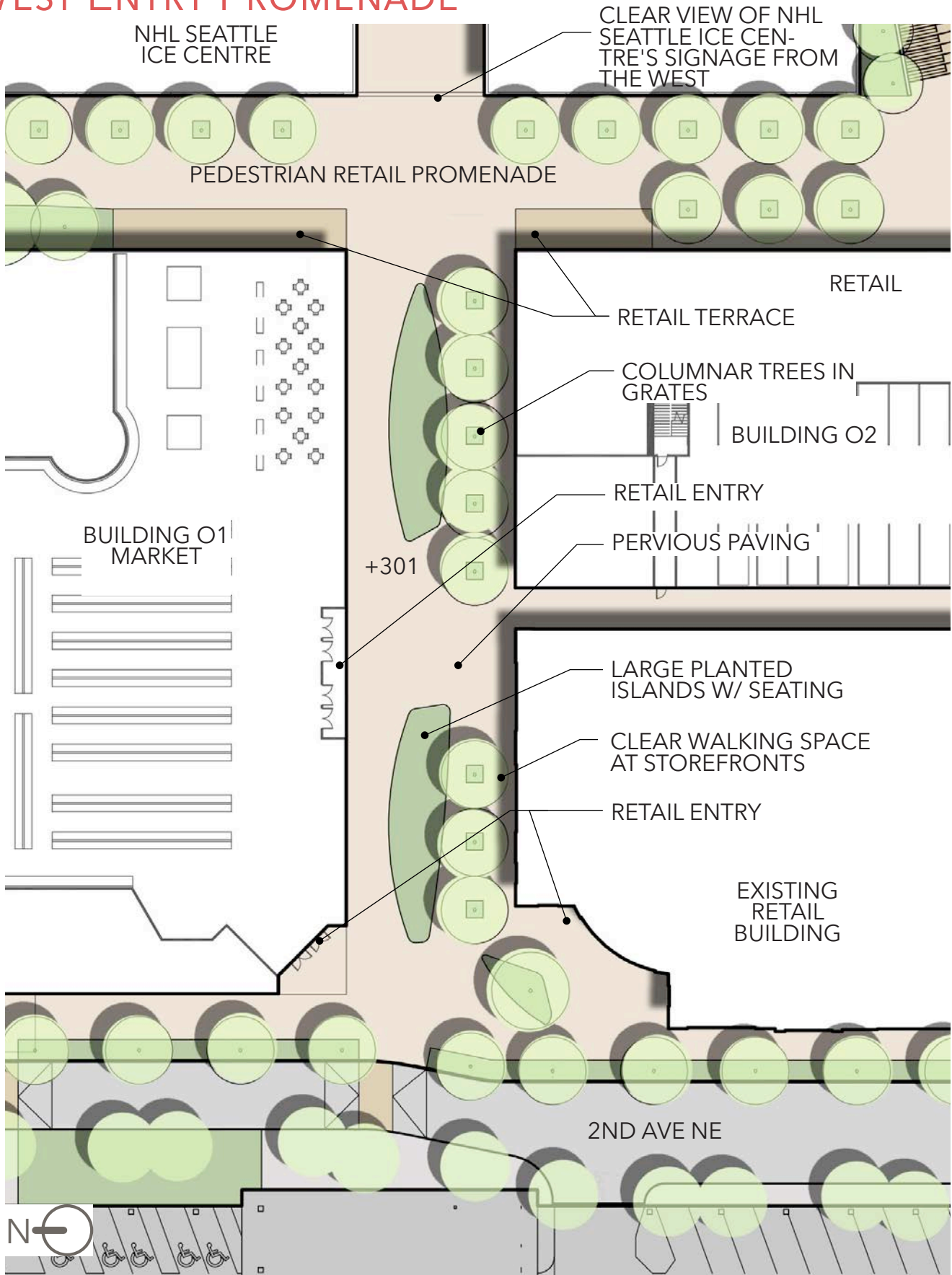


Vehicular Drop-off is Pedestrian Friendly

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NHL SEATTLE ICE CENTRE WEST ENTRY PROMENADE

This part of the promenade will be mostly at grade, and will include pervious paving, large planted islands with integrated seating, and trees in grate to give rhythm to the corridor. A clear view from the west parking lot to the breezeway entry will be promoted.



Retail Promenade



Pedestrian Walkway



Clear Walking Space at Storefronts

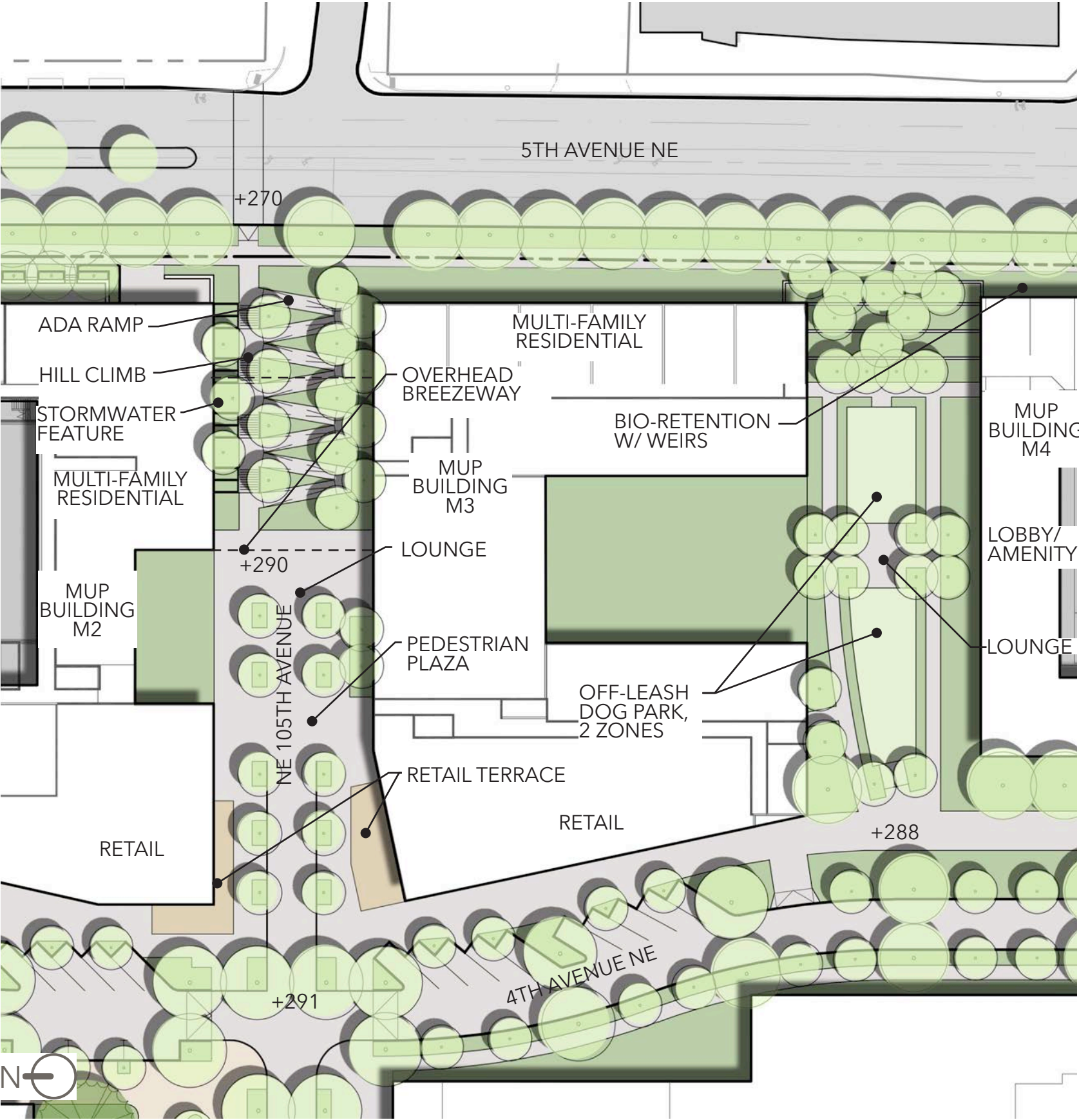
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NE 105TH HILL CLIMB AND DOG PARK

The 105th Avenue Hill Climb is a key connector for the community. stairs with generous landings and ramps bring the pedestrian from 4th Avenue to 5th avenue, through about 20' of grade change.

Off leash dog areas are social, meeting places. Outdoor lounge areas invite residents and visitors to come to Northgate and spend the day.

The eastern edge of this site will be planted lushly and be reminiscent of Thornton Creek, riparian-like. as the grade goes up, the landscape will become more urban.



-To be reviewed at MUP EDG #2-



Outdoor Lounge



Social Dog Parks

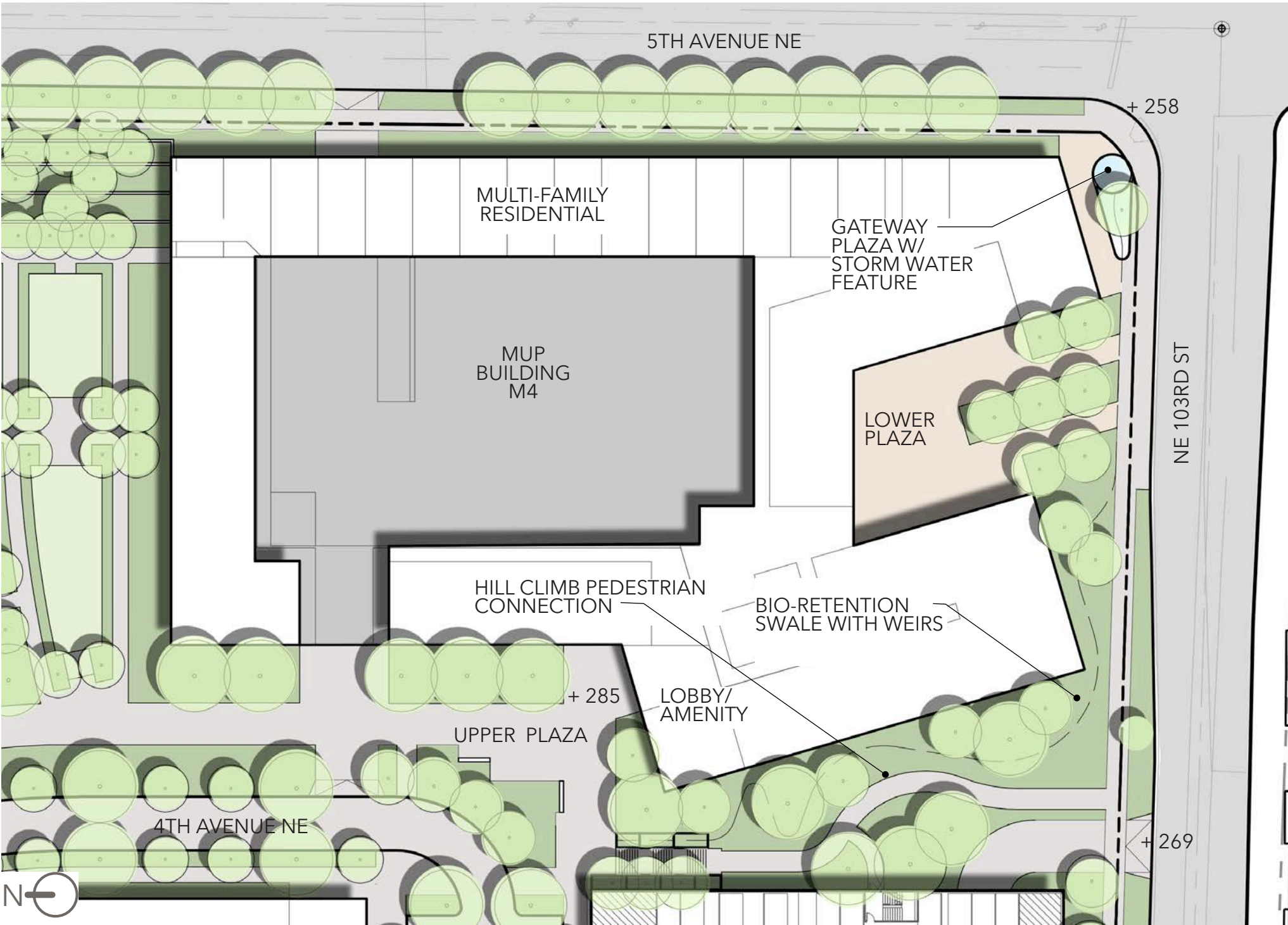


Hill Climb with SW Feature

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SE GATEWAY CORNER CONNECTION

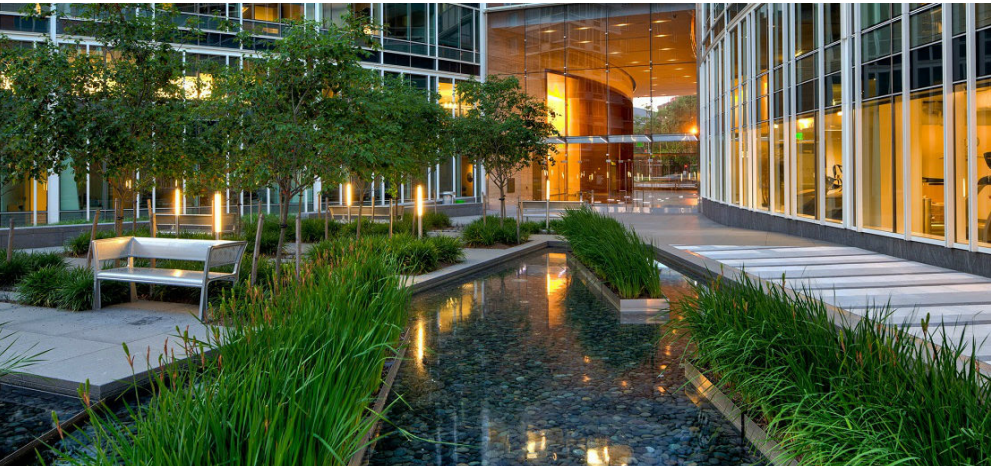
The SE Gateway corner connection welcomes visitors on foot with an educational nod to the nearby Thornton Creek, managing stormwater runoff in a naturalistic bio-retention feature. This entry access establishes a visual connection to the adjacent natural area, helping with wayfinding. The topography presents a design opportunity for moving water, overlooks, and terraced planting.



-To be reviewed at MUP EDG #2-



Stormwater feature



Plaza gathering space w/ bio-retention



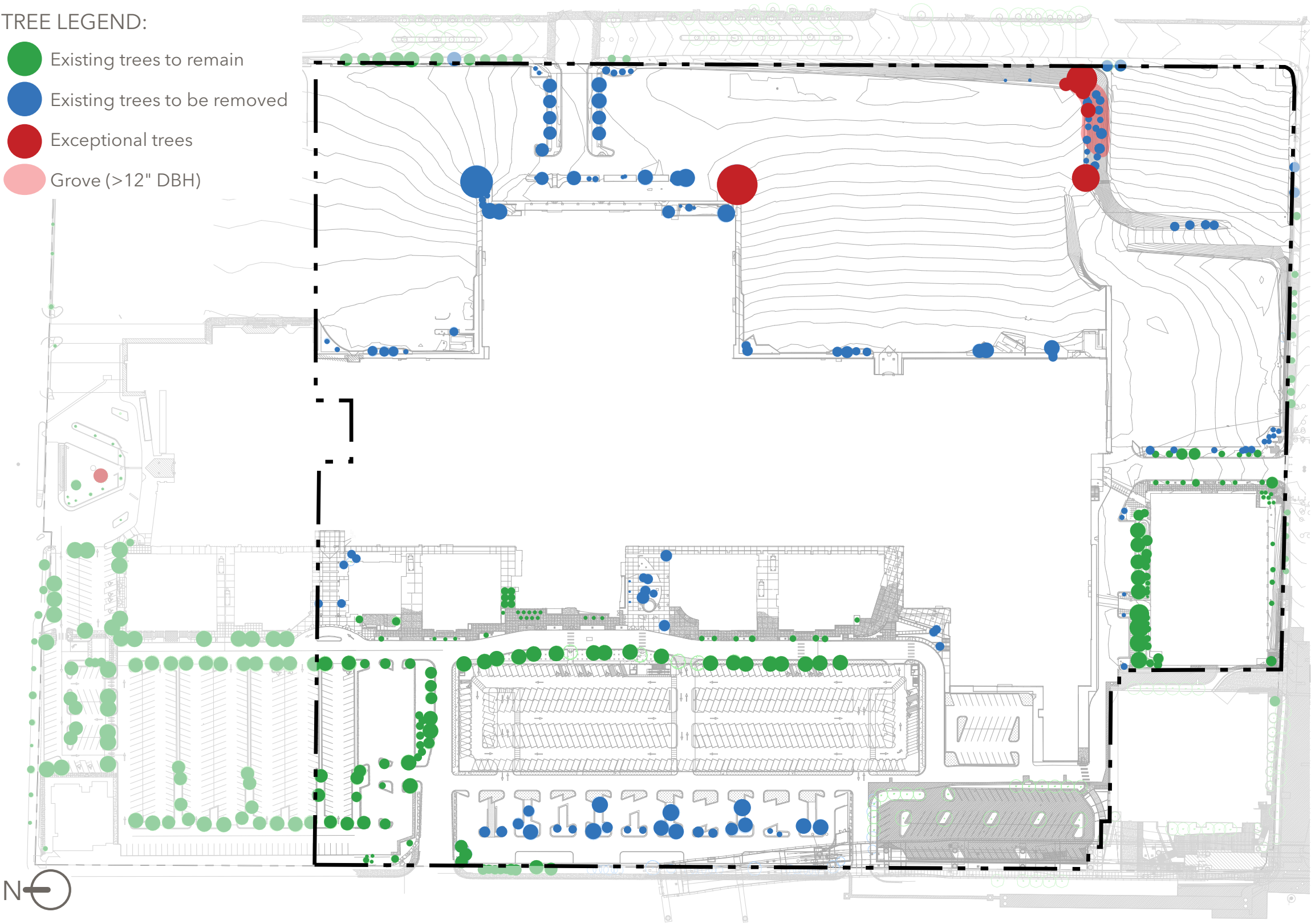
Visual connection to Thornton Creek

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EXCEPTIONAL TREE SURVEY

TREE LEGEND:

- Existing trees to remain
- Existing trees to be removed
- Exceptional trees
- Grove (>12" DBH)



Exceptional Tree - Shore Pine



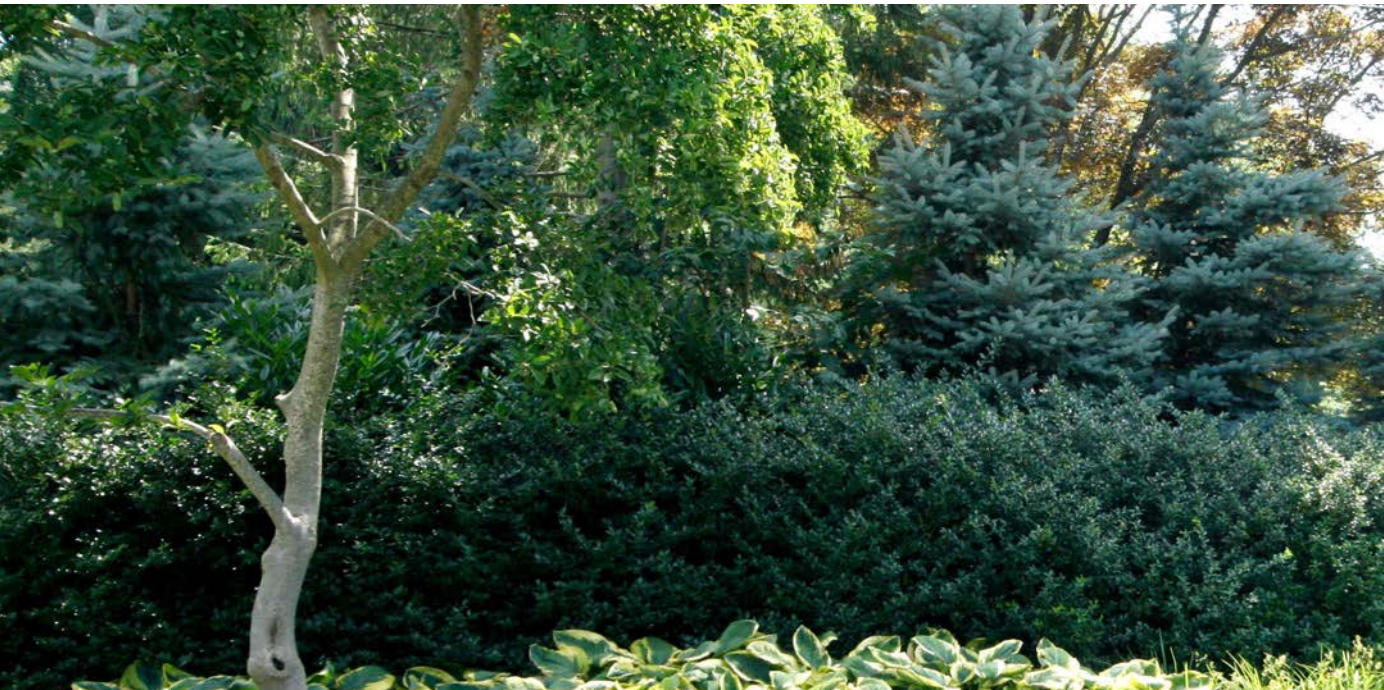
Exceptional Tree - Shore Pine



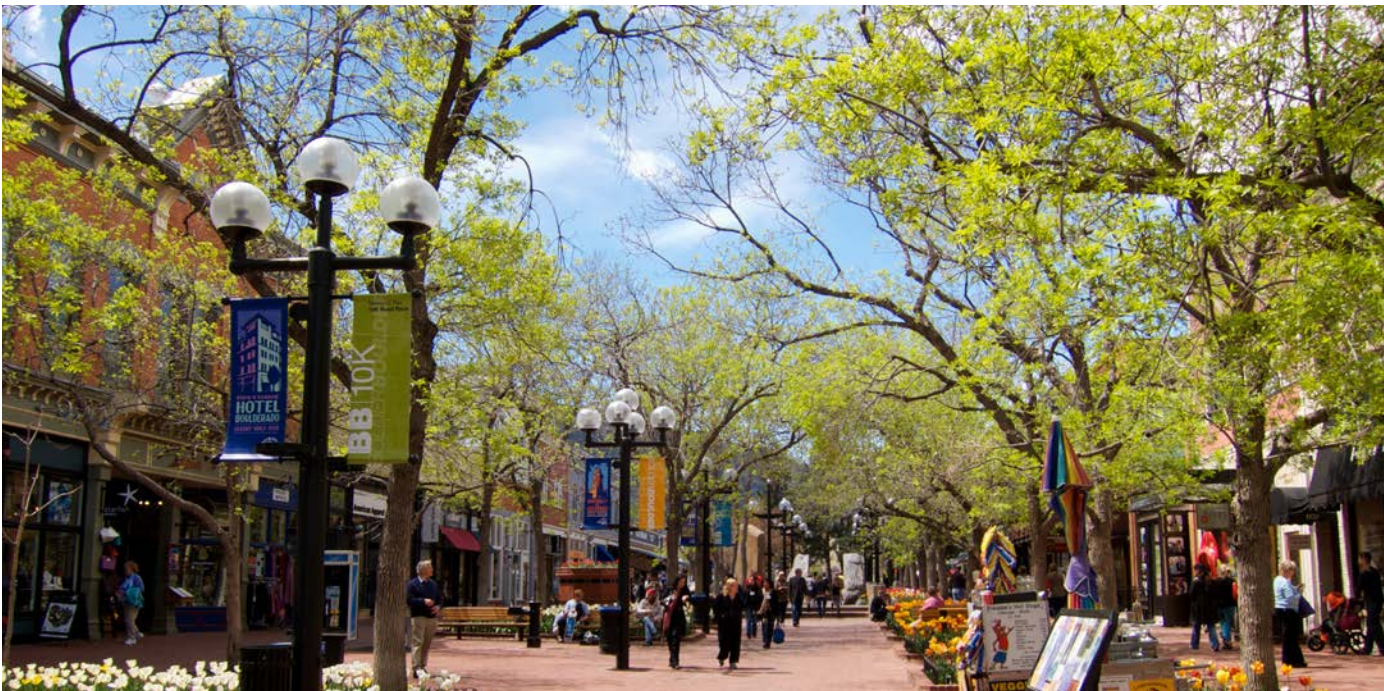
Grove - Looking South

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EXCEPTIONAL TREE REPLACEMENT STRATEGY



Use of evergreen and deciduous trees to create contrast and diversity.



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

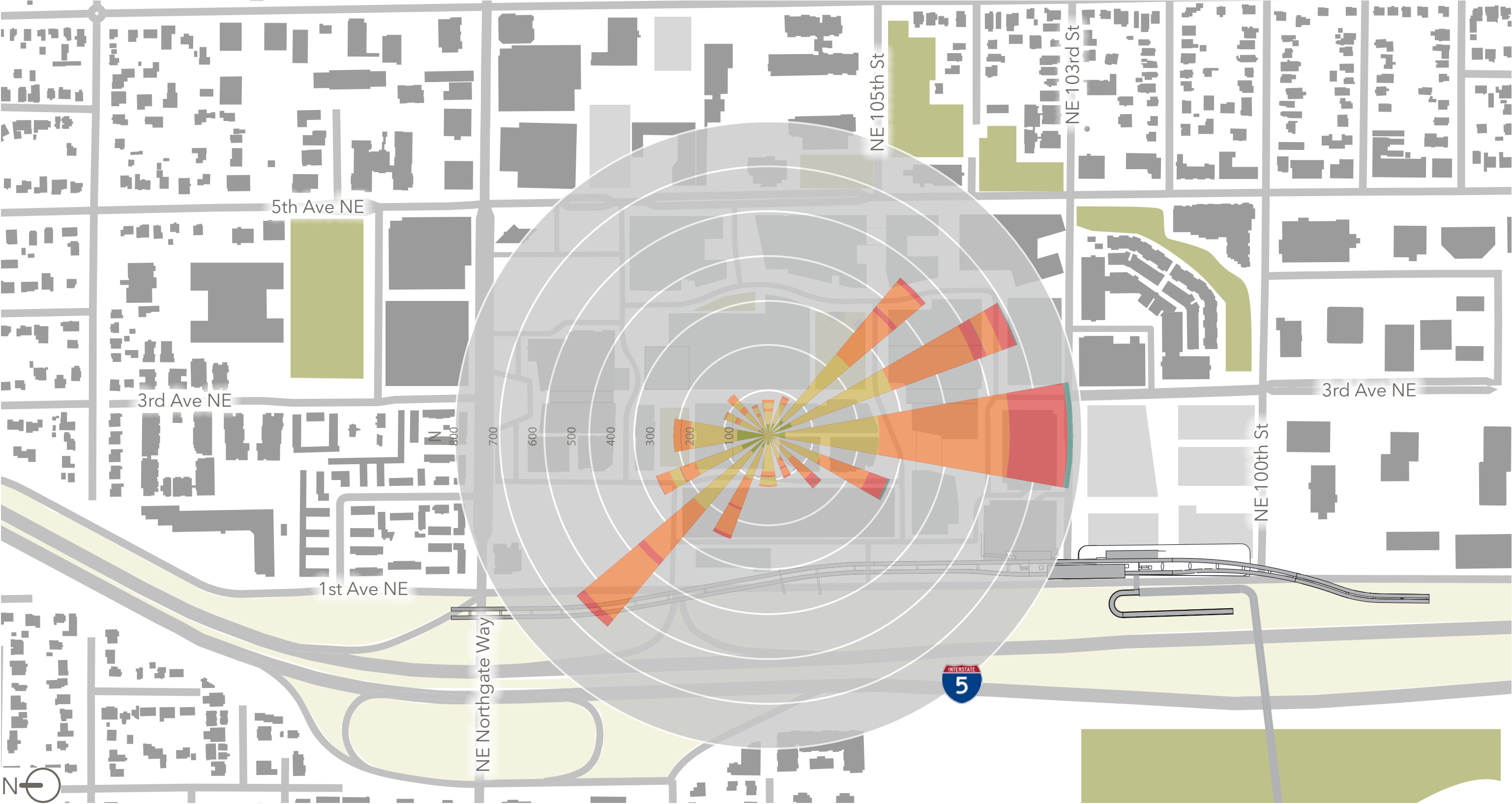


Plant a large coniferous tree in the Central Park for Holiday Celebrations

Strategy for replacing exceptional tree in Block M2 with a new tree in Central Park (Celebration Tree) - page 98

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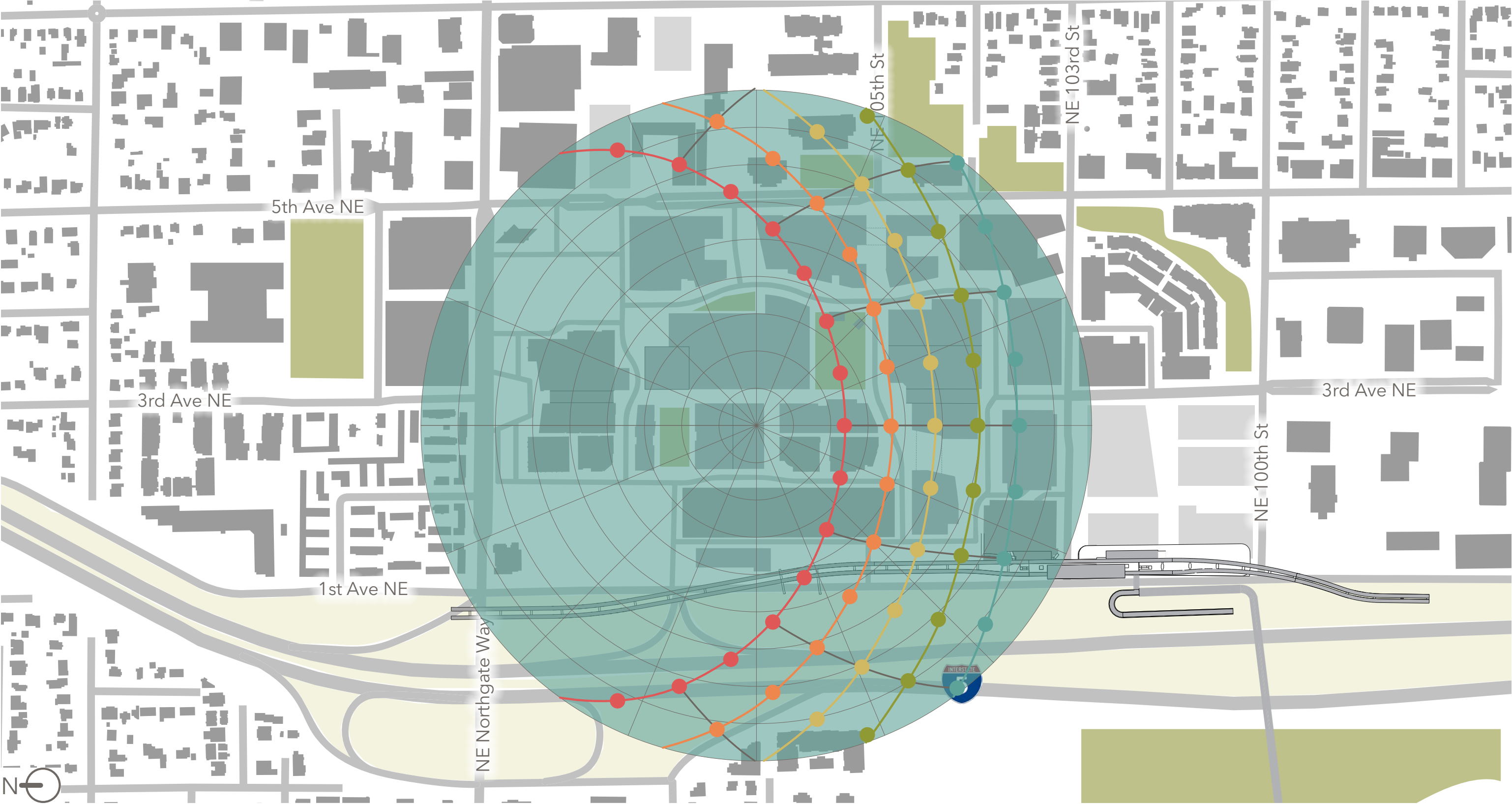
WIND ROSE



Annual Wind Exposure in Hours

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SITE SHADING



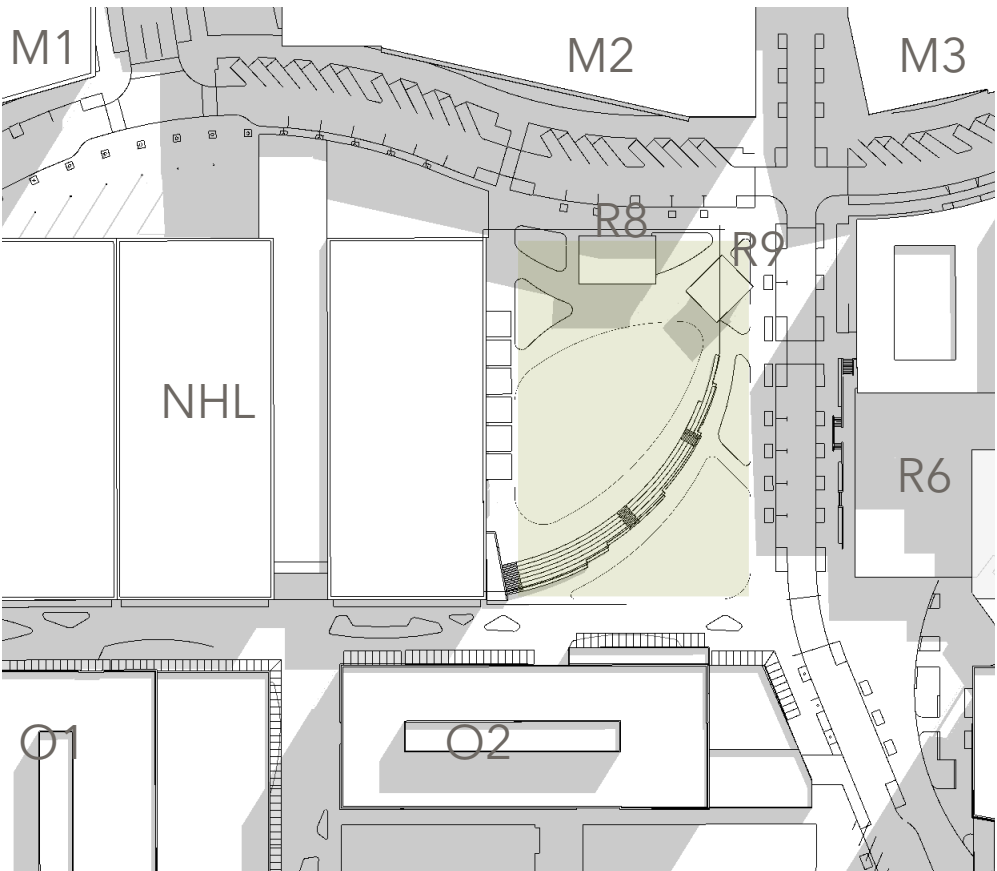
Site Shading Mask

Shading Object
Views

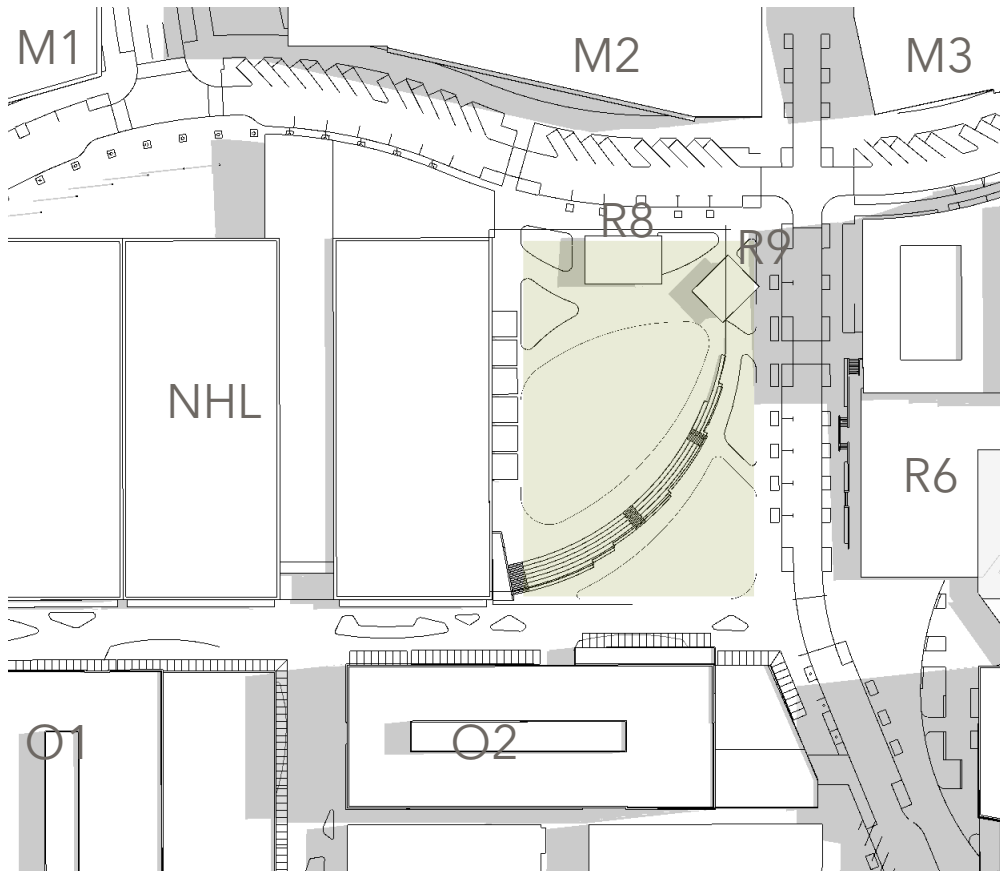
- June
- April / August
- March / September
- February / October
- December

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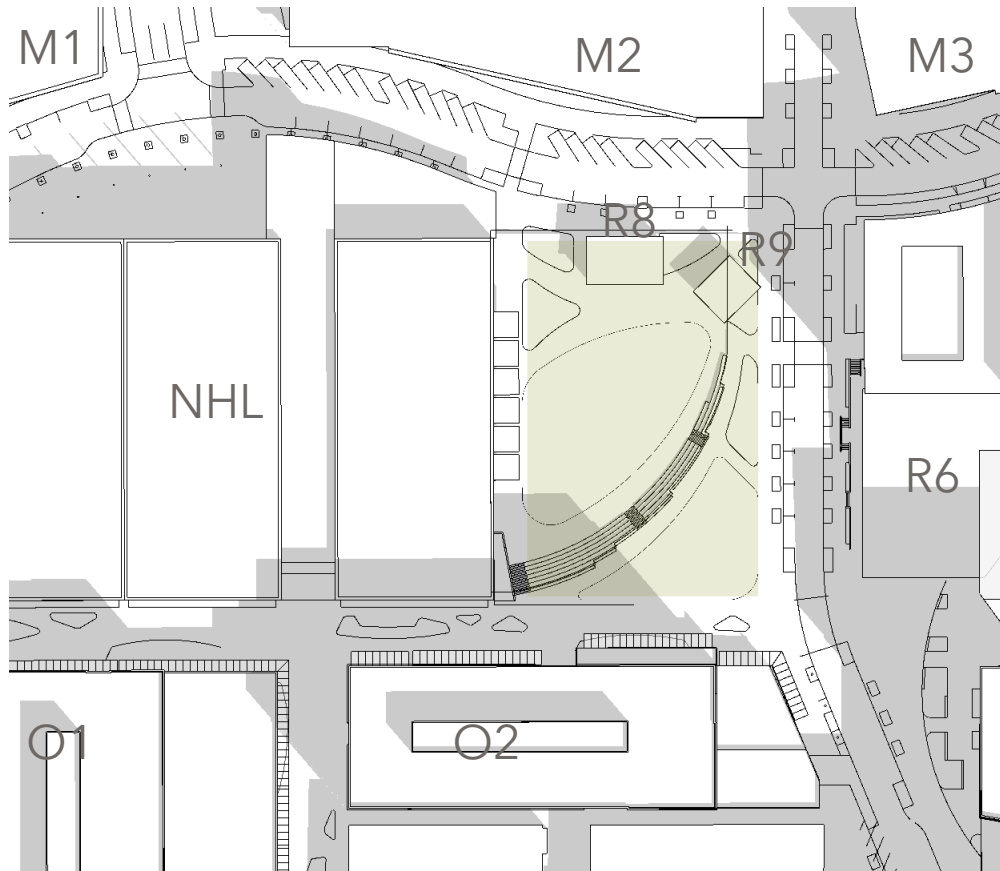
OPEN SPACE SUN AND SHADOW ANALYSIS



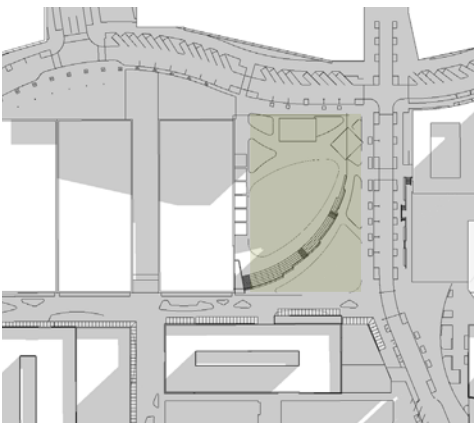
March/ September 21, 9am



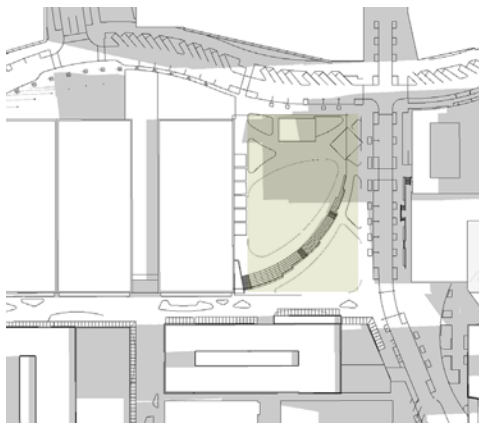
March/ September 21, noon



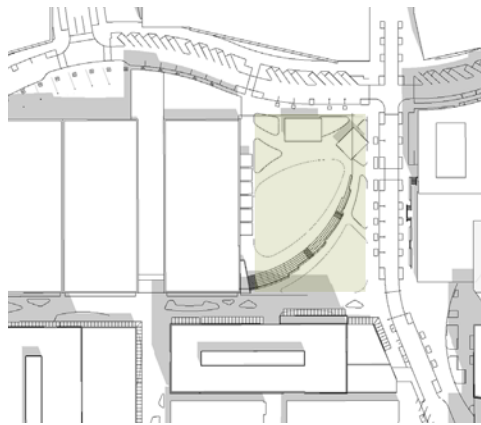
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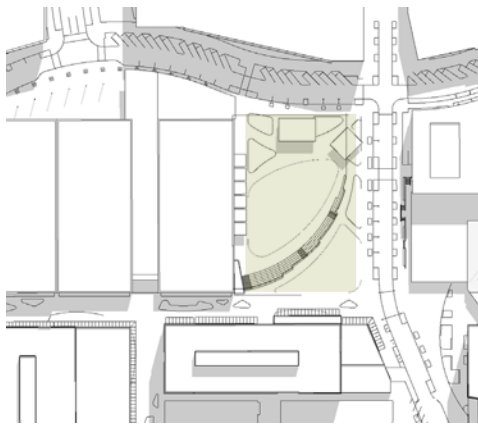
December 21, 9am



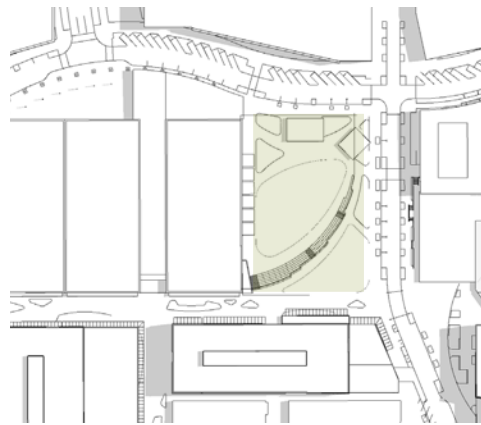
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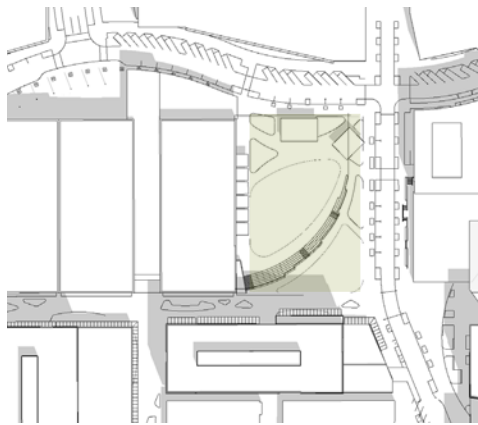
December 21, 3pm



June 21, 9am



June 21, noon

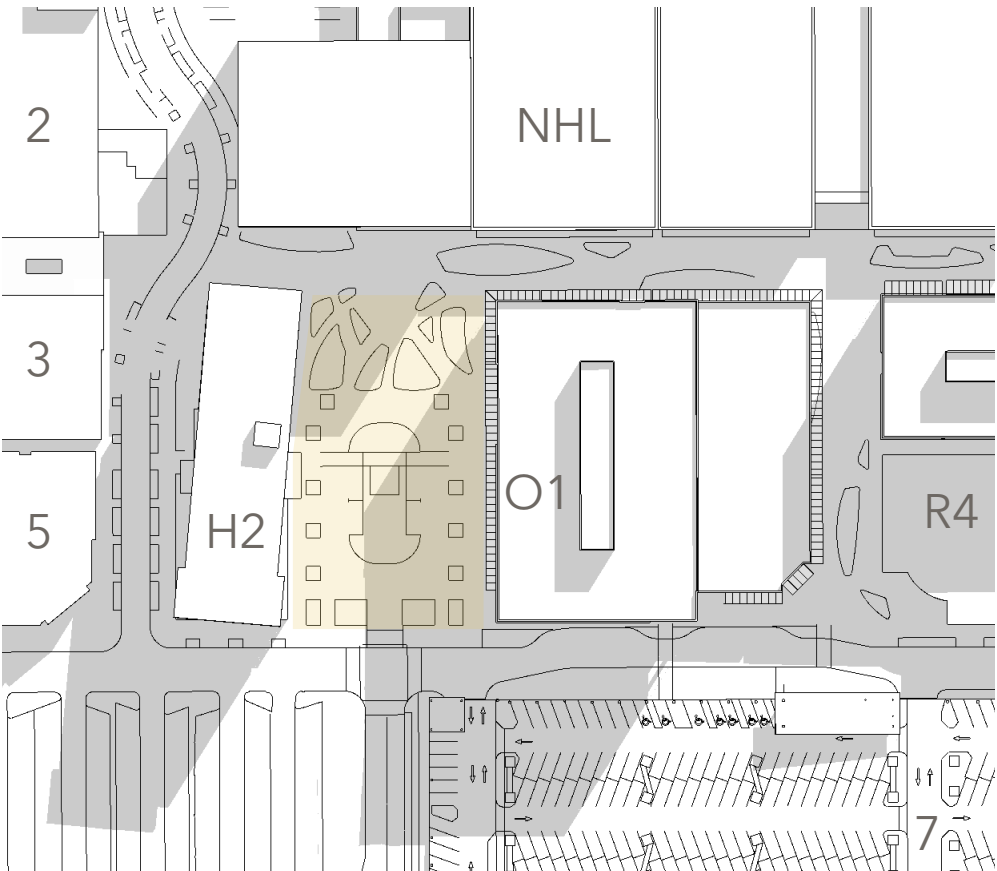


June 21, 3pm

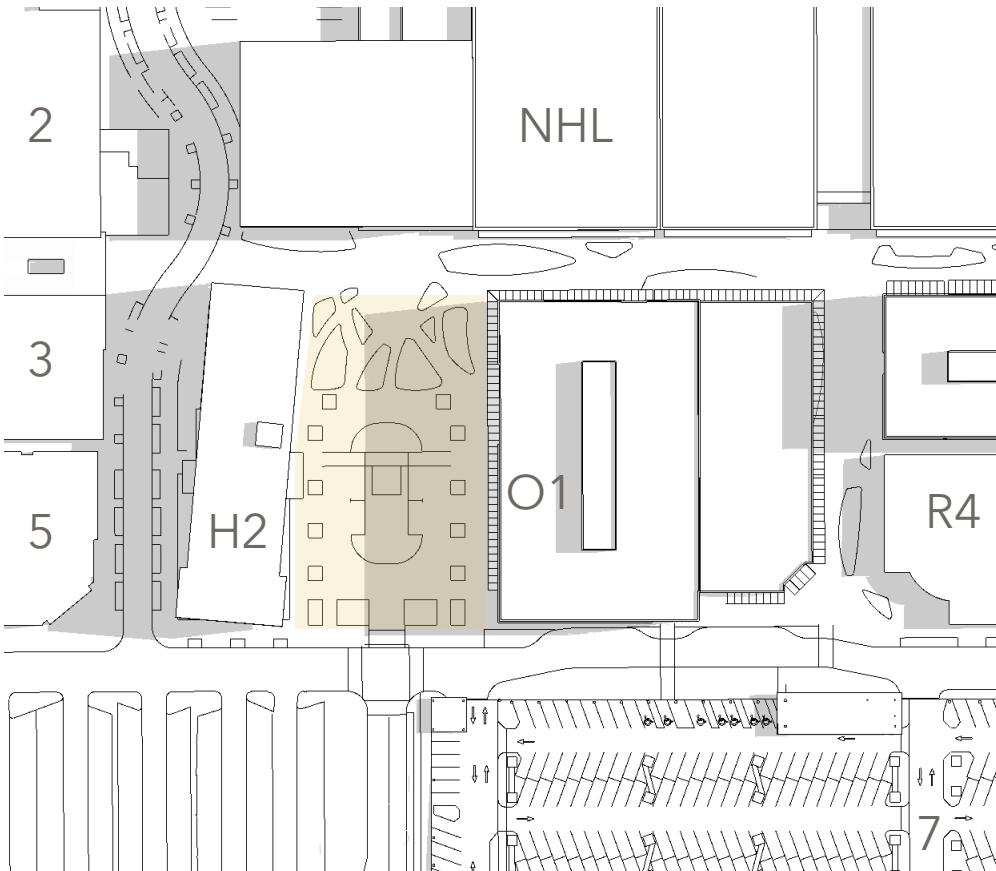
Sun Study - Central Park

Printed: 10.26.2018

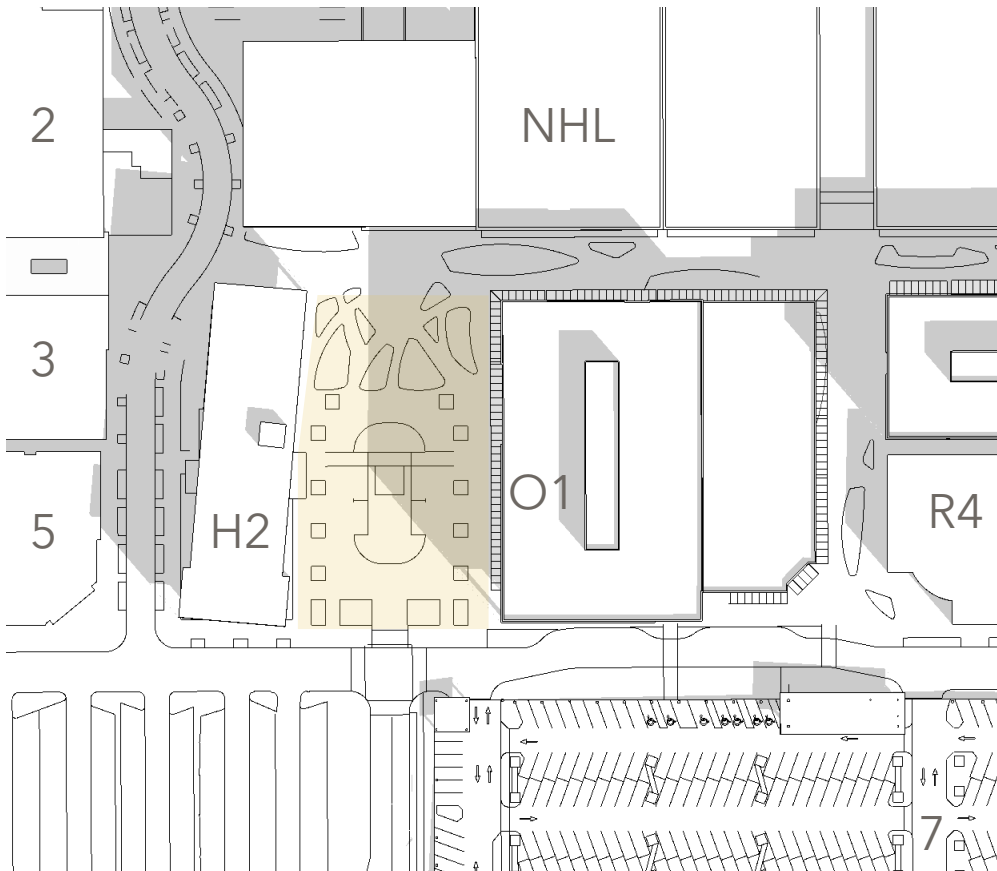
OPEN SPACE SUN AND SHADOW ANALYSIS



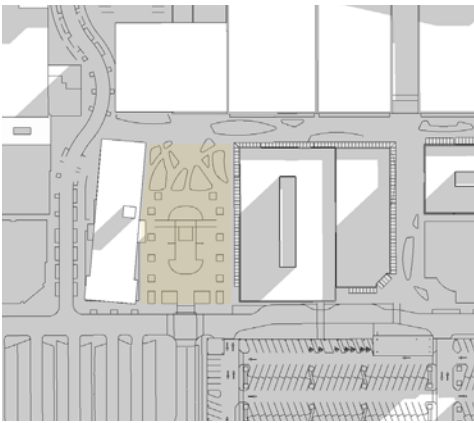
March/ September 21, 9am



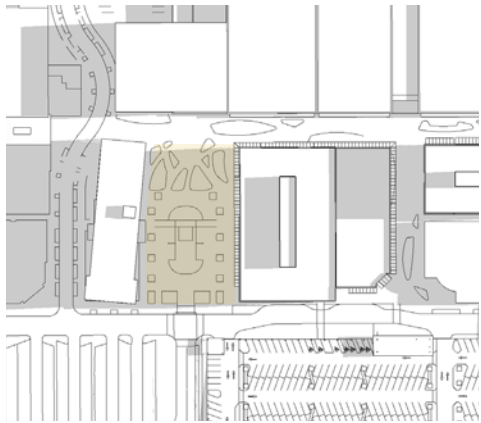
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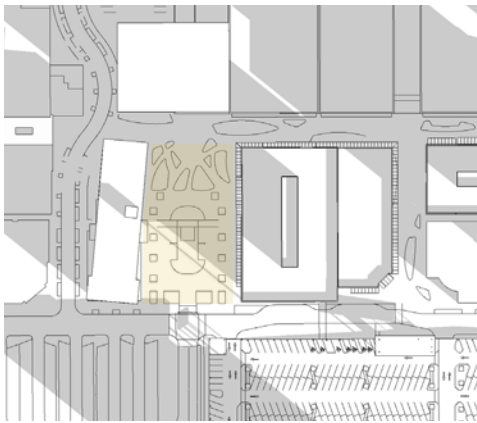
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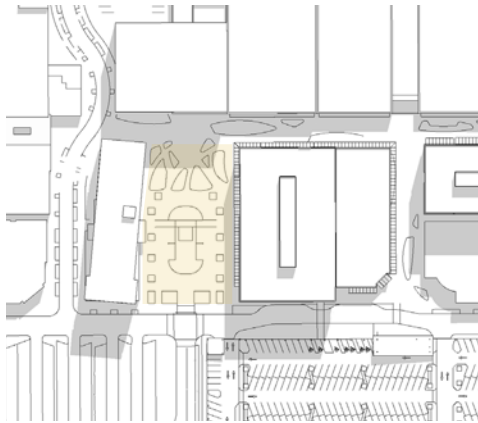
December 21, 9am



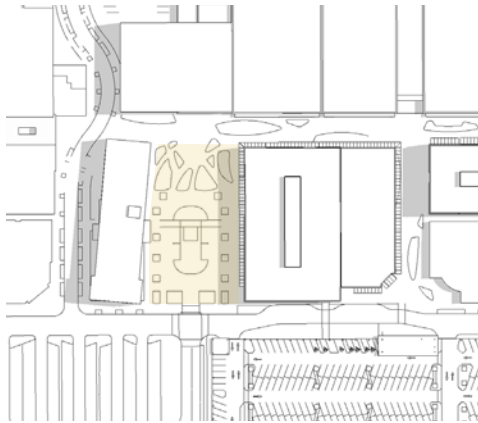
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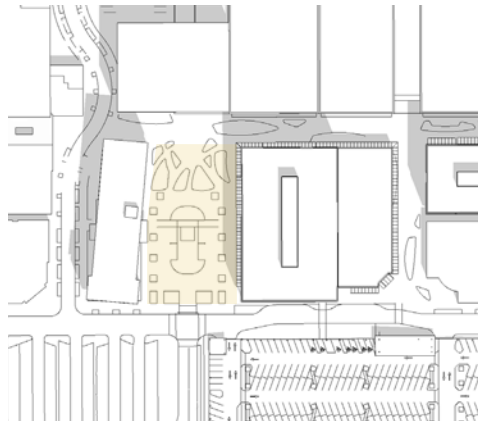
December 21, 3pm



June 21, 9am



June 21, noon



June 21, 3pm

Sun Study - NHL Entry Plaza

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STORMWATER ANALYSIS - FLOW CONTROL DIAGRAM



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MPD - SUPPLEMENTAL DESIGN GUIDELINES

LANDSCAPE DESIGN

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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



Walkable and vibrant streetscapes



Human focused



A place for all

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SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(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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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.

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



Sturdy and colorful



Contemporary design, user friendly



Warm materials



Clean lines

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SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(DC3 Open Space Concept)

Lighting

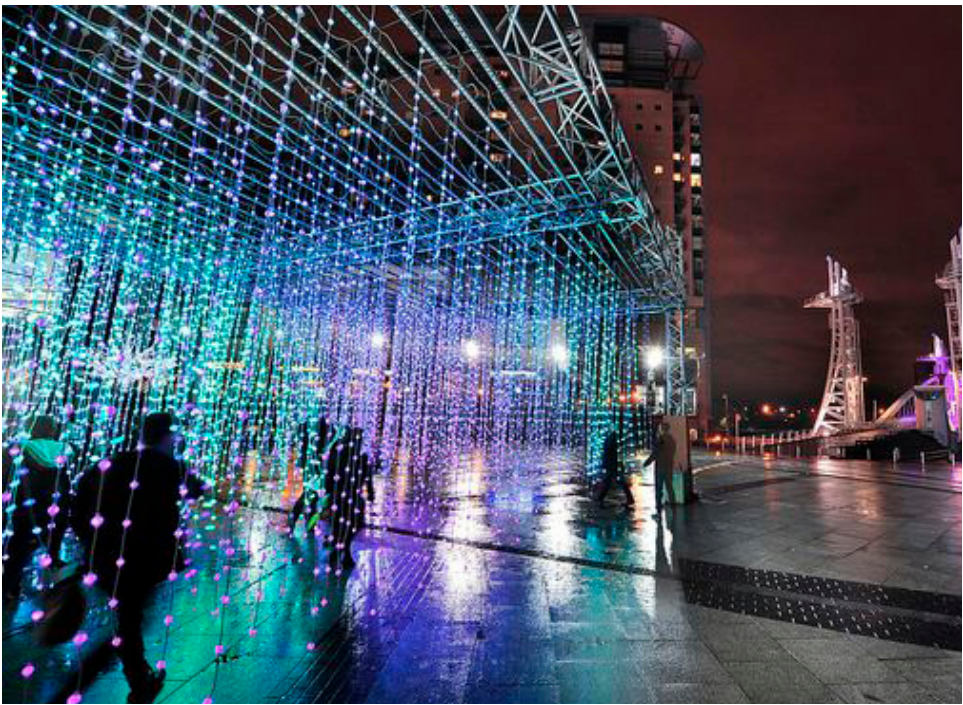
Supplemental Guidelines

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



Artful lighting for dramatic effect



Contemporary design, dark sky compliant



Catenary lighting



Specialty fixtures

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SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(DC3 Open Space Concept)

Art

Supplemental Guidelines

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



Defining space and character



Iconic art at gathering spaces



Varying density to screen and frame views



Prominent pieces serving as landmarks

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SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(DC4 Exterior Elements and Finishes)

Paving Materials

Supplemental Guidelines

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



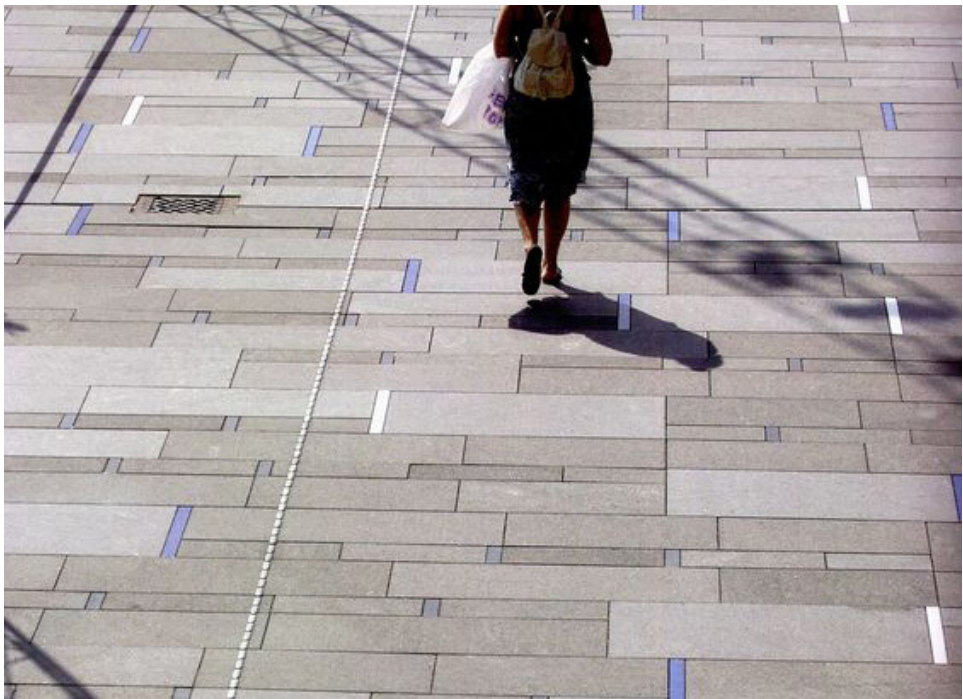
Textured



Color-rich and textured



Contemporary design



Paving with inserts



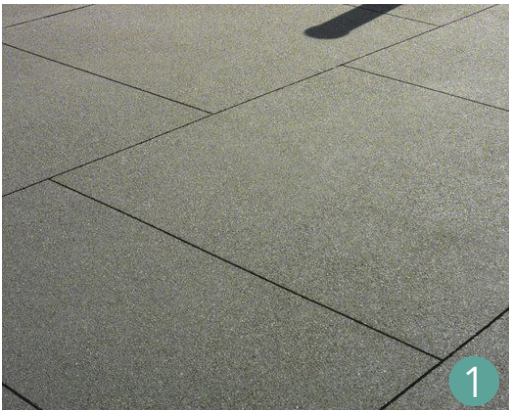
Clean lines

SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

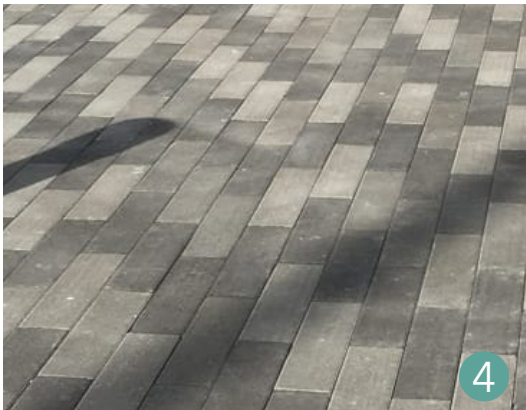
(Exterior Elements and Finishes)

Paving Materials

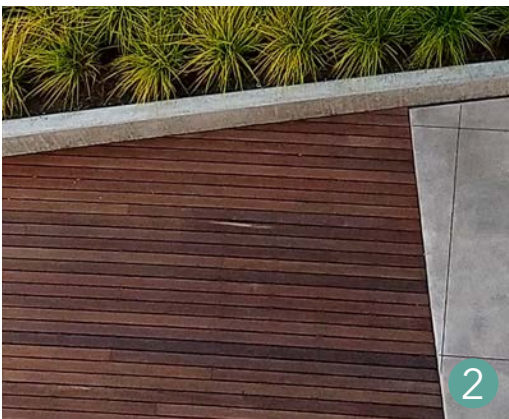
Supplemental Guidelines



Saw-cut CIP Concrete



Precast Concrete Plank Pavers



Hardwood Boardwalk



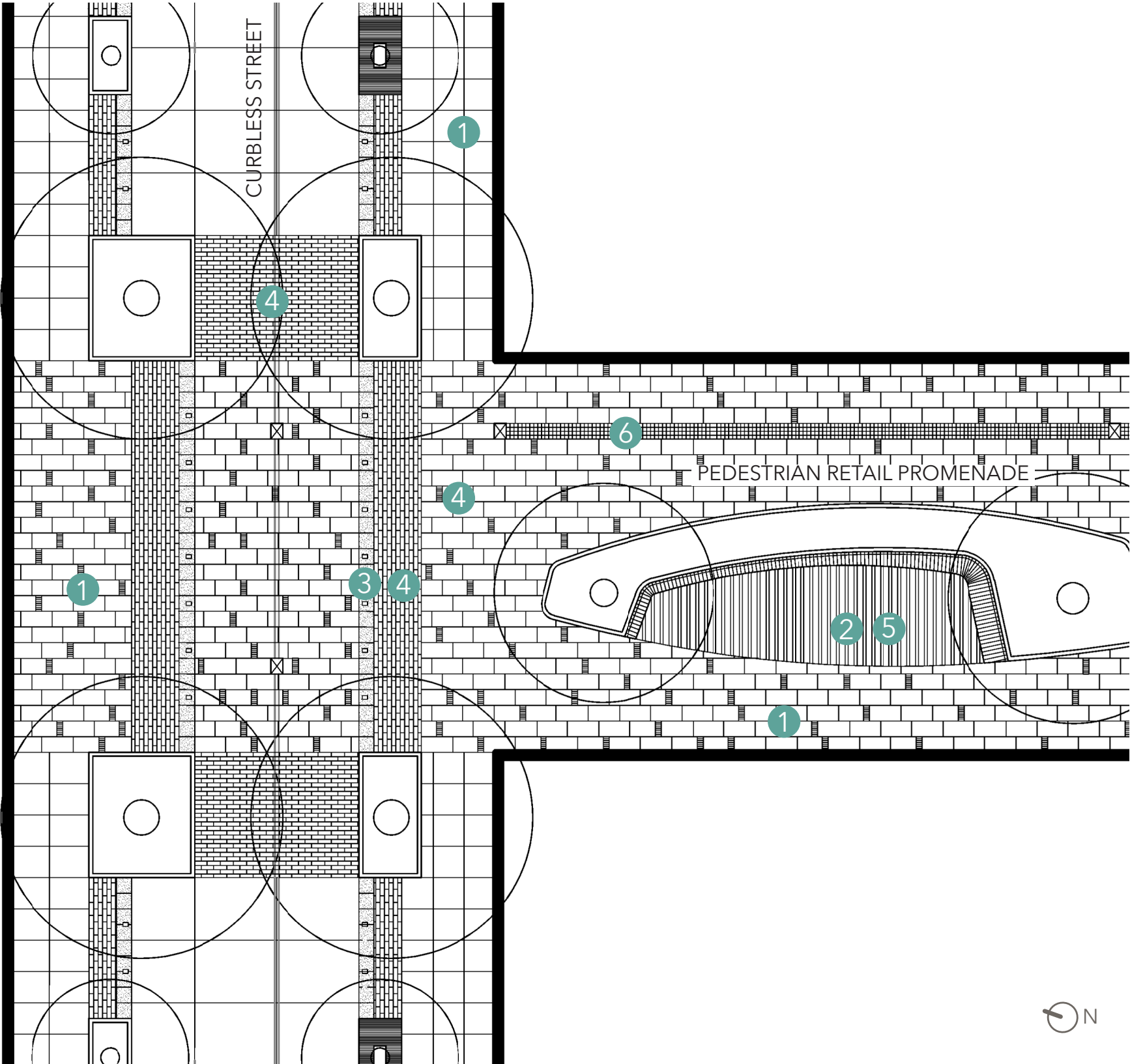
Granite Pavers (Harringbone)



ADA Precast Concrete Pavers



Granite Cobble Drainage Runnel



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SUPPLEMENTAL DESIGN GUIDELINES - LANDSCAPE DESIGN

(DC4 Exterior Elements and finishes)

Planting | 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; and to bring a variety of scales, from large to small, rounded to columnar.

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



Liriodendron tulipifera 'Emerald City'



Stewartia pseudocamellia



Acer Rubrum



Ulmus 'Frontier'



Fraxinus oxycarpa 'Raywood'



Fagus sylvatica 'Fastigiata'

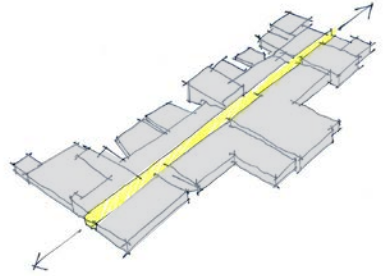
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ARCHITECTURAL VISION AND CHARACTER

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SITE EVOLUTION - TRANSECTS AND TRANSPARENCY

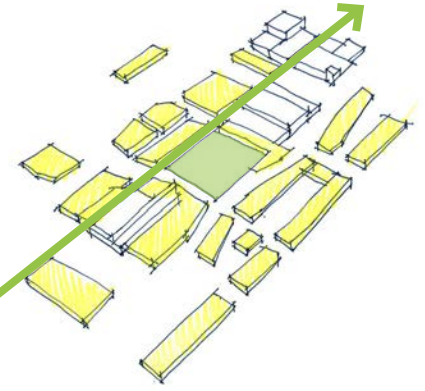
The Spine



N

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

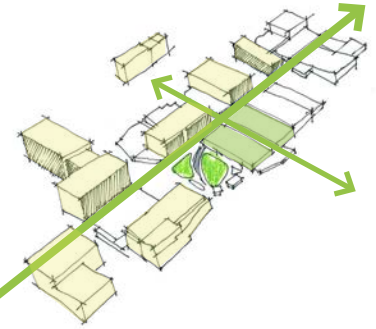
The Network



N

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

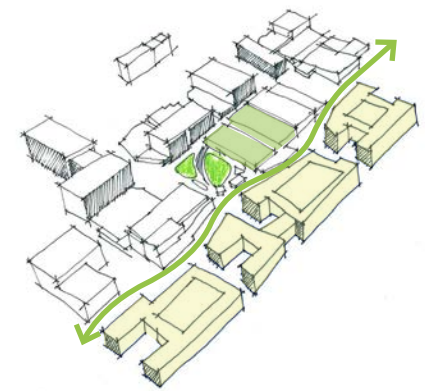
The Commercial Transect



N

The Commercial Transect is located in close proximity to original retail corridor with easy access to the future light-rail station. The Commercial Transect largely defines the primary public North South axis of the 3rd Ave Pedestrian Promenade and supports an East West connection through the Ice Centre.

The Residential Transect



N

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

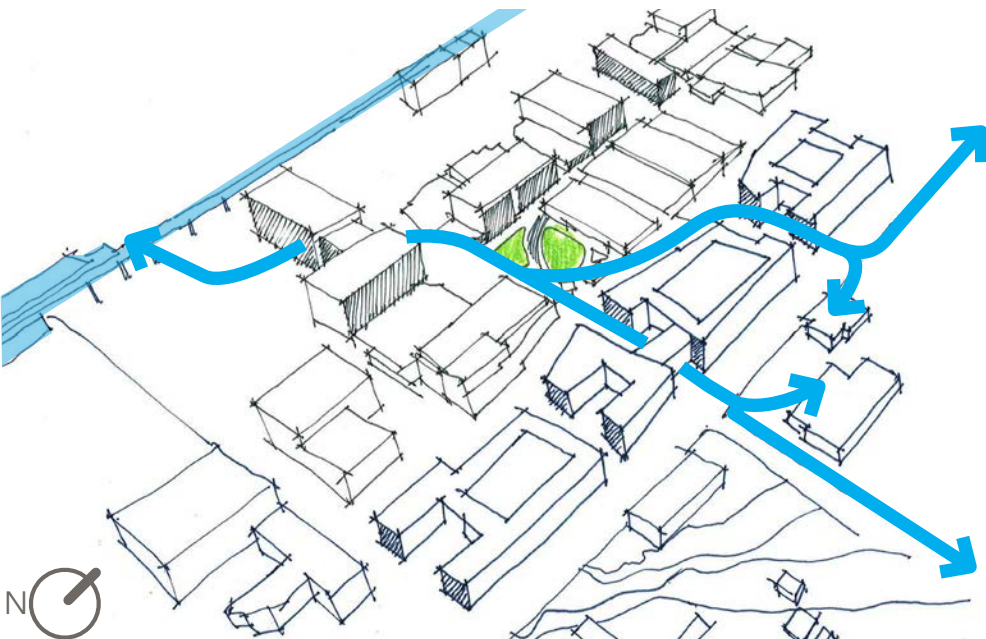
Neighborhood Connectivity



N

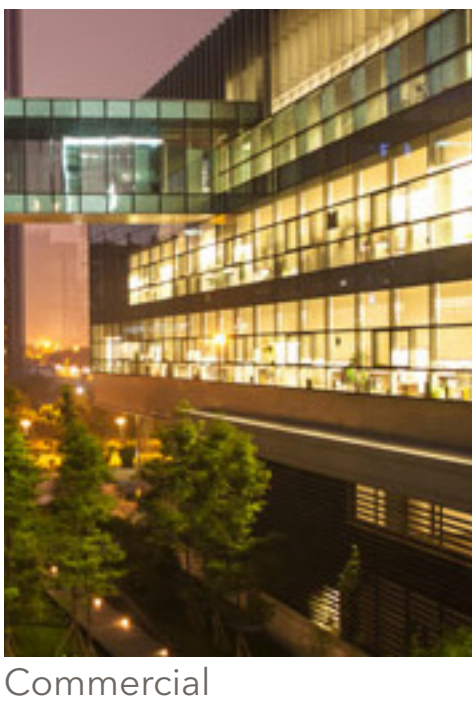
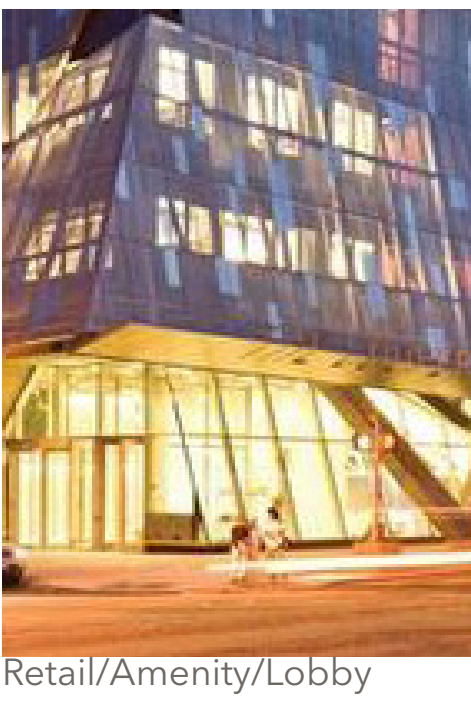
The project creates a network of pedestrian pathways and openspace that connects residents, employees and visitors to Thronton Creek, the Northgate Library, the Community Center and Link Light Rail service.

Distribution of Transparency

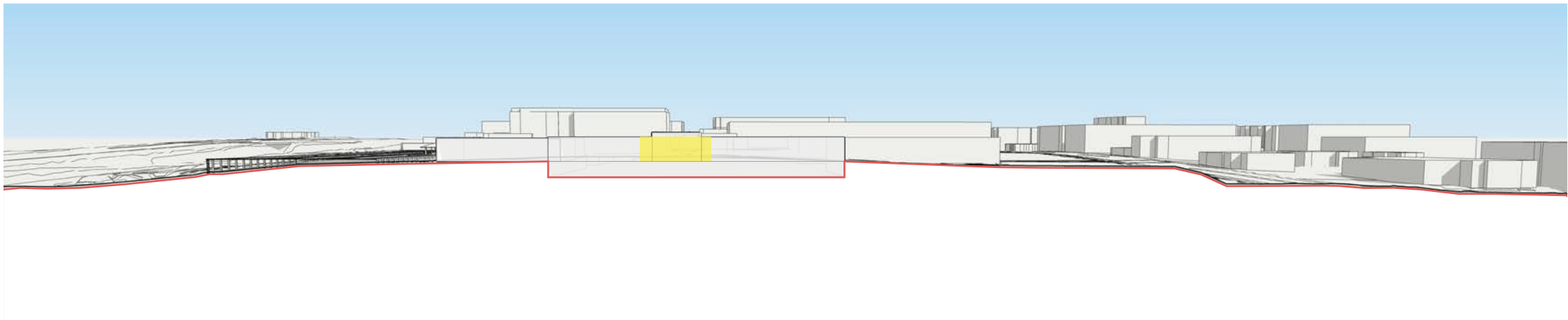
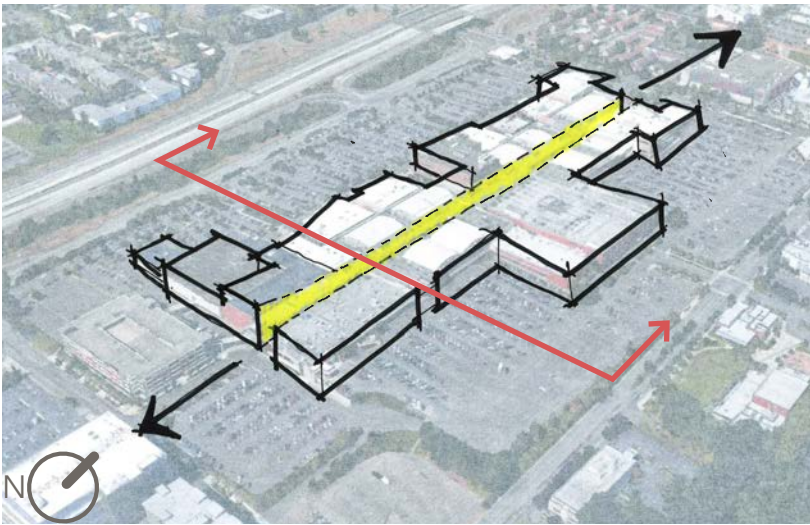


N

Station connection across 5th Avenue NE



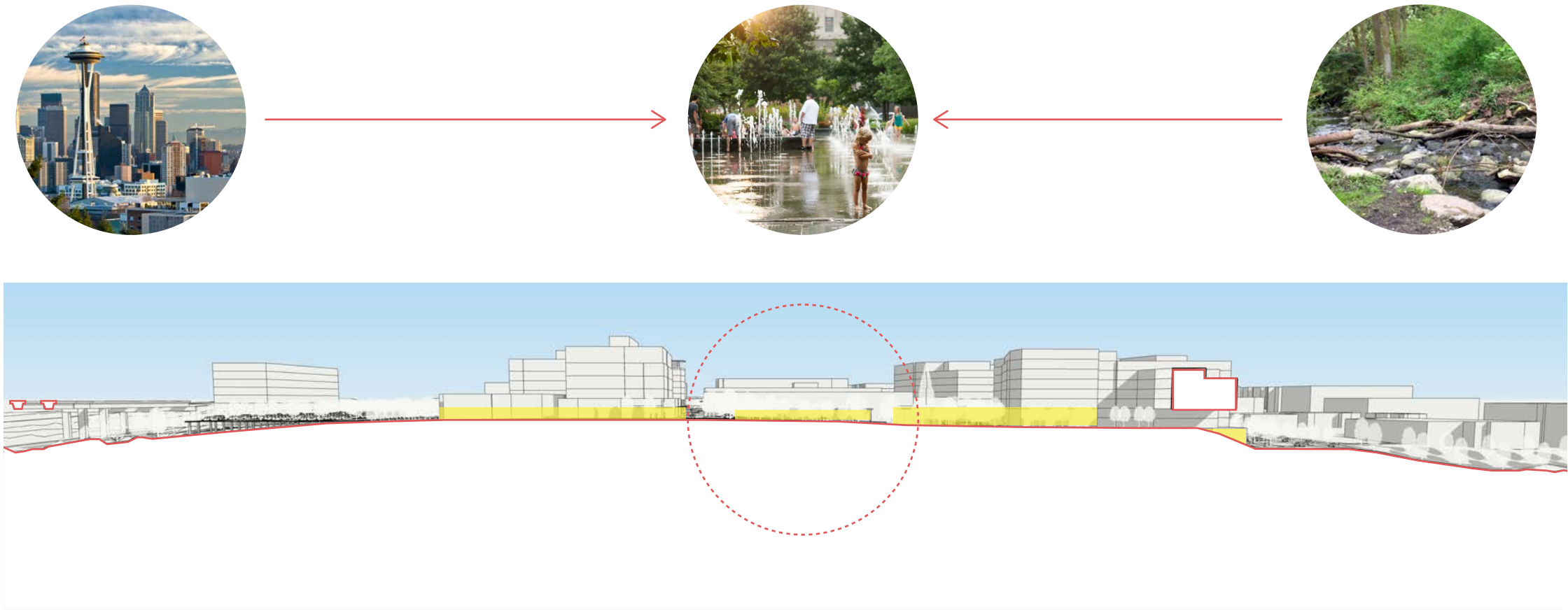
CONCEPTUAL FRAMEWORK



Existing

Northgate Mall - Toward a new Muti-Modal Neighborhood

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, work and play.



Proposed

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

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MPD - ARCHITECTURAL CONCEPTS

BUILDING NHL - NHL SEATTLE ICE CENTRE

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NHL SEATTLE ICE CENTRE - Response to Citywide & Neighborhood Design Guidelines

01 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:

- I. While direct sunlight on ice in more temperate climates like Seattle creates soft ice that is difficult to overcome mechanically, it is desired to make connections from community rink 3 to the proposed park via operable openings in the southern wall of rink 3.
- . Sun control measures such as canopies will be necessary to protect the ice, but also needed to enhance the pedestrian experience of the south elevation that addresses the park.
- . The office building for NHL Seattle Administration and Training is located at the northern end of the facility to take advantage of diffuse northern light via generous use of glass for these program elements.
- . The proposed west facade along the elevated pedestrian retail corridor will have ample storefront glazing to be compatible with the neighborhood, allowing the penetration of sunlight and enhancing the retail experience.

02 Urban Patterns and Form



Strengthen the most desirable 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 alternate heights for a more pedestrian friendly neighborhood core.
- 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.

Response:

- I. The lower massing of the Ice Centre creates a desirable 'bowl effect' whereas the taller surrounding buildings are allowed more daylighting and views across the district and beyond to the horizon. Ice Centre massing varies at the macro level by varying the height of the three rinks, and at the pedestrian level via the introduction of canopies, retail blade signs and hardscape elements.
- II. Thru-site pedestrian passage is intended via the proposed east-west pedestrian promenade between rink 2 and rink 3. Proposed public entry points are highlighted via taller massing elements that encourages pedestrians to walk along and also through the building.

03 Street Level Interaction



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

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

Response:

- I. Public entry points for the thru-site pedestrian passage will be highlighted by clear and prominent architectural features that use glazing, lighting, and appropriately detailed wayfinding signage.
- II. Ample storefront glazing at the elevated pedestrian retail corridor will clearly identify entry points, retail, and provide opportunity to activate the street and inherently provides security.
- III. Thru-site pedestrian passage is intended via the proposed east-west pedestrian promenade between rink 2 and rink 3. Proposed public entry points are highlighted via taller massing elements that encourages pedestrians to walk along and also through the building.
- IV. Ample storefront glazing along pedestrian retail corridor and the east public rink entrance provides eyes on the street activation.
- V. Community rink 3 will connect to the public park via large operable doors.

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NHL SEATTLE ICE CENTRE - Response to Citywide & Neighborhood Design Guidelines

01 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 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 street-scape.

Response:

- I. We have located building program to surround and activate the otherwise large walls enclosing the ice. NHL Seattle Administration at the north end; Retail mix on the western side along the pedestrian passage; east side includes major public plaza and entry.
- II. Gathering places include public plaza on the east side, public park on the southern side.
- III. We have located building services in the existing service tunnel.
- IV. Team secured parking to include hard and softscape visual barriers.

02 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. 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.

Response:

- I. Building program elements are strategically placed to activate the otherwise large walls enclosing the ice. NHL Seattle Administration at the north end; Retail mix on the western side along the pedestrian passage; east side includes major public plaza and entry.
- II. The through-site pedestrian promenade is accentuated with varied massing height vs the adjacent ice rinks, and at its east entry via a two-story atrium with ample glazing.
- III. Facade development on the west pedestrian retail experience includes canopies, storefront glazing and wayfinding to enhance the retail experience. East two-story atrium includes ample glazing.
- IV. South wall of community rink 3 has multiple operable doors to open up to the public park and unite the interior and exterior spaces.
- V. Design developed in conjunction with the overall project vision.

04 Exterior Elements and Finishes



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

- 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 street-scape with exterior signs and attachments that are appropriate in scale and character to the project and it's environs.
- III. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.
- IV. Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

Response:

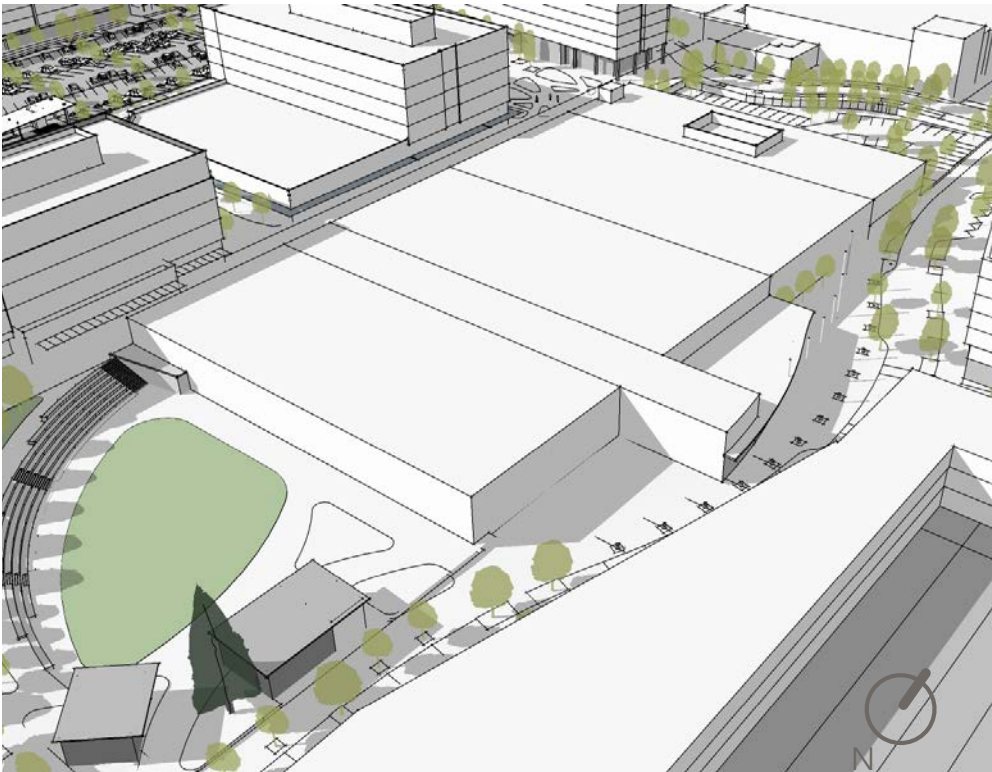
- I. Building exterior materials include modern glazing, use of wood inspired by modern Pacific Northwest architectural sensibilities, modern cut stone to highlight particular entry points, and varied patterns and controlled color for metal panels.
- II. Pedestrian retail experience will be enhanced by retail blade signs, lighting, canopies, seating and landscaping applied to be seamless with the overall project vision.

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NHL SEATTLE ICE CENTRE - SUMMARY

- PHASE 1 -

Option I - View from SW



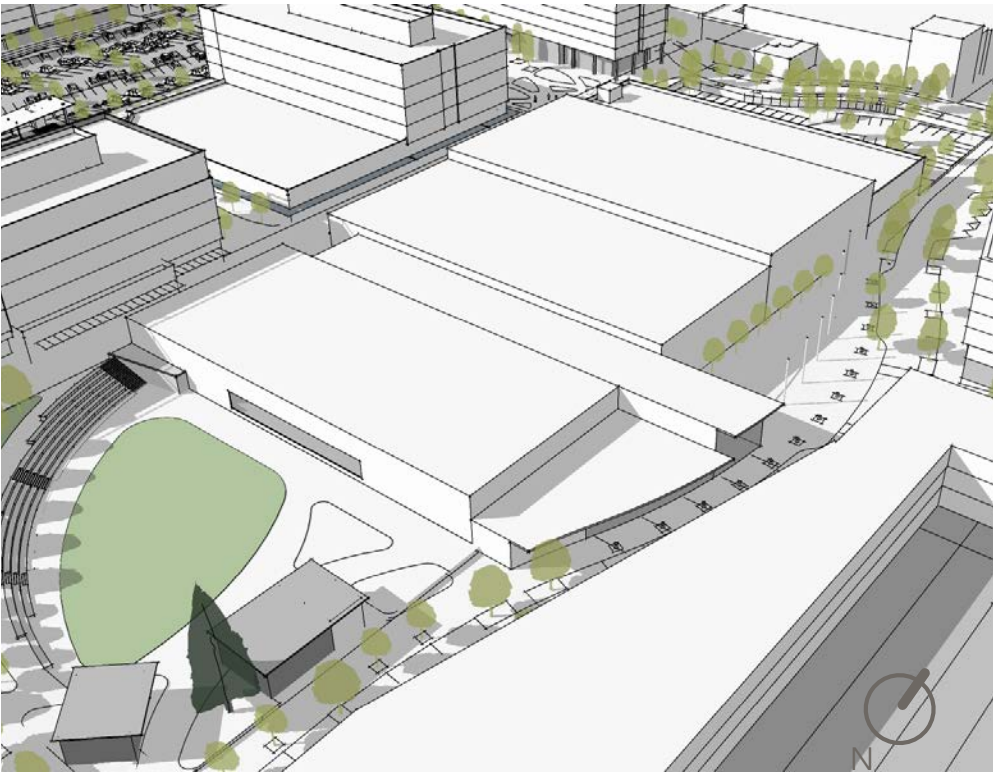
Pros

- Building massing creates a consistent rhythm along the pedestrian walkway.

Cons

- Large building suffers from lack of definition and reduces opportunity for varied experiences along pedestrian walkway.
- Lacks connection to park.

Option II - View from SW



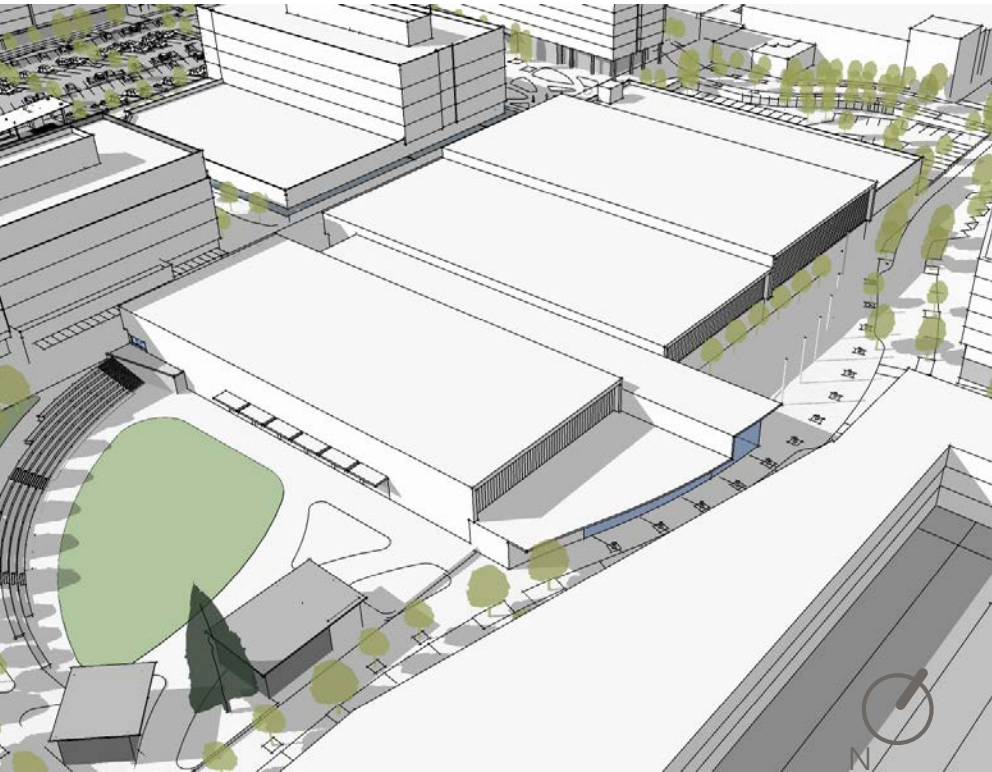
Pros

- Public passage through the project is emphasized.
- Community rink east public entrance is highlighted by an expressive roof.

Cons

- Lacks connection to park.
- Recessing the west public entry to the community rinks along the pedestrian walkway may hide the entry from view.

Option III - View from SW (Preferred)



Pros

- Public passage through the project is emphasized.
- Expressive roof form at the east main entrance highlights public front door.
- Community rink becomes an extension of the park by incorporating large operable doors to maximize public event flexibility.

Cons

- Recessing the west public entry to the community rinks along the pedestrian walkway may hide the entry from view.

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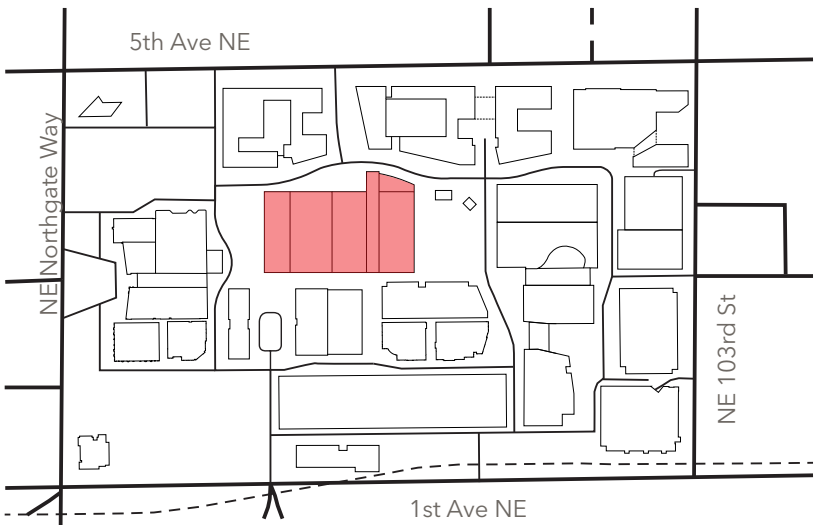
NHL SEATTLE ICE CENTRE - OPTION III - PREFERRED DESIGN

Summary

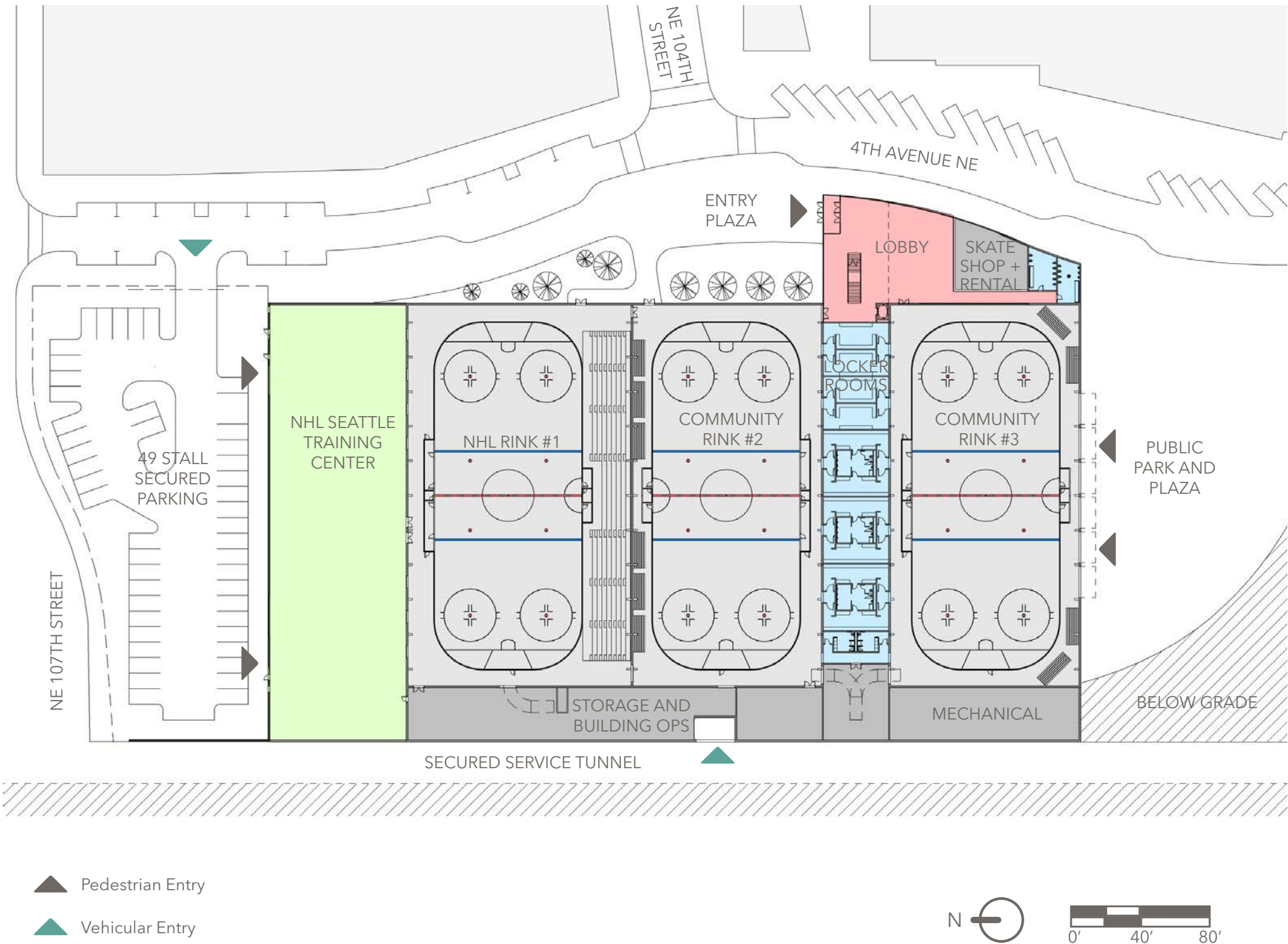
- 3 Rink Ice Centre totaling 161,837 sf
- Mechanical and Storage: 11,806 sf
- Ice Rinks: 76,070 sf
 - 1,000 Seat Capacity Rink 1, 400-Seat Capacity Rink 2+3
- Locker Rooms: 8,521 sf
- Public Lobby: 6,480 sf
- Community Room: 3,280 sf
- Mixed Office & Retail: 7,200 sf
- Public Walkway and Food Hall: 8,480 sf
- NHL Seattle Training Center: 20,000 sf
- NHL Seattle Administrative Offices: 20,000 sf
- Secured Parking Stalls: 40 cars

Overview

The preferred option emphasizes the east to west public passage between community rinks two and three, helping further delineate the major public entry points. The building massing breaks down the overall scale of the project, stepping down in scale from north to south. At the south end of the building at community rink three, a series of operable doors allows rink 3 to open up to the proposed public park, maximizing public event flexibility in capturing both outdoor space and indoor space for particular events.



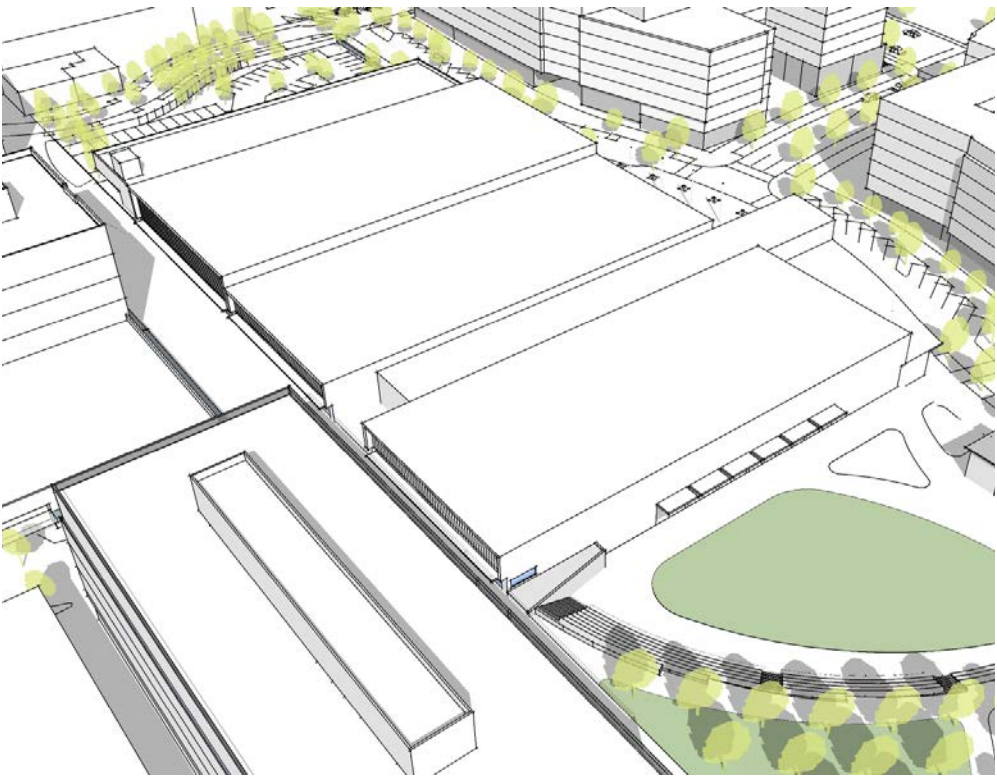
Site Key



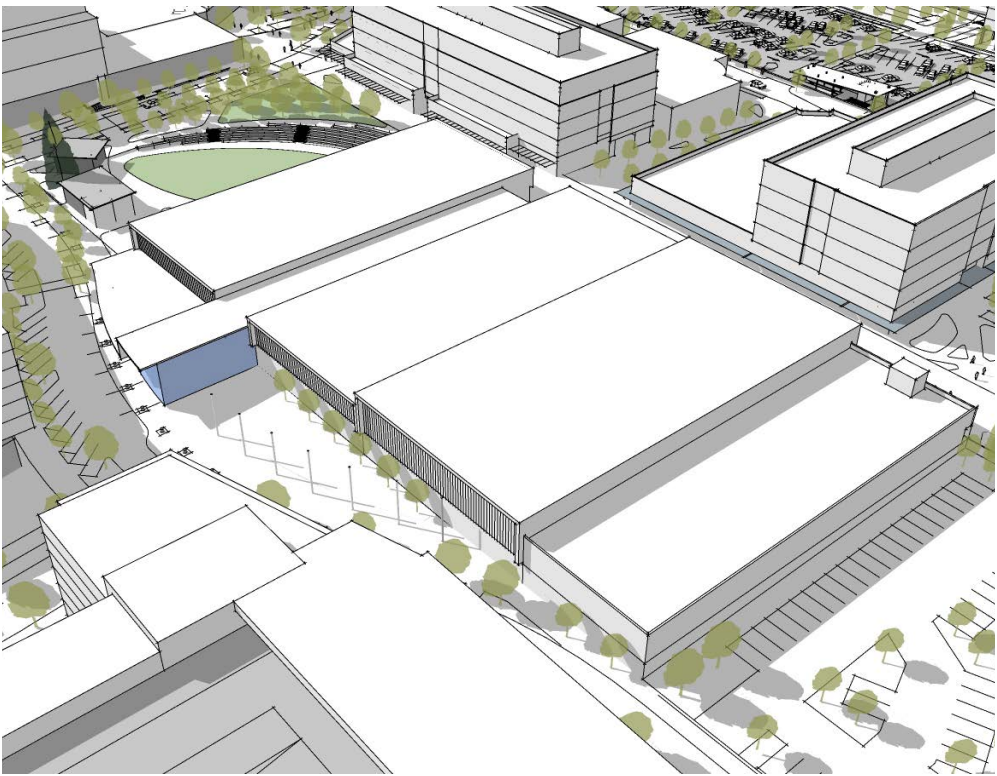
Level 1 Typical Floor Plan

Printed: 10.26.2018

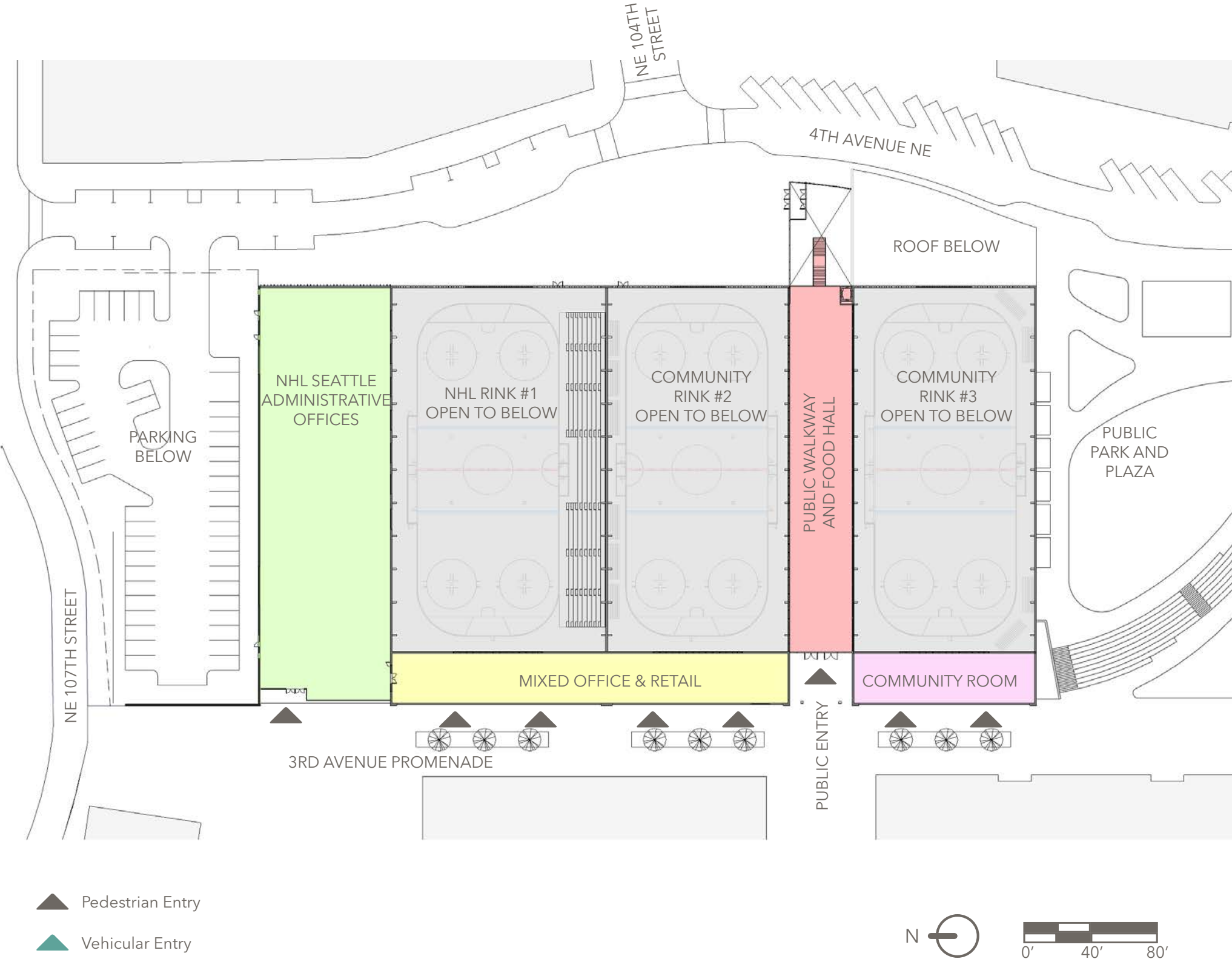
NHL SEATTLE Ice Centre - OPTION III - PREFERRED DESIGN



Southwest Perspective View



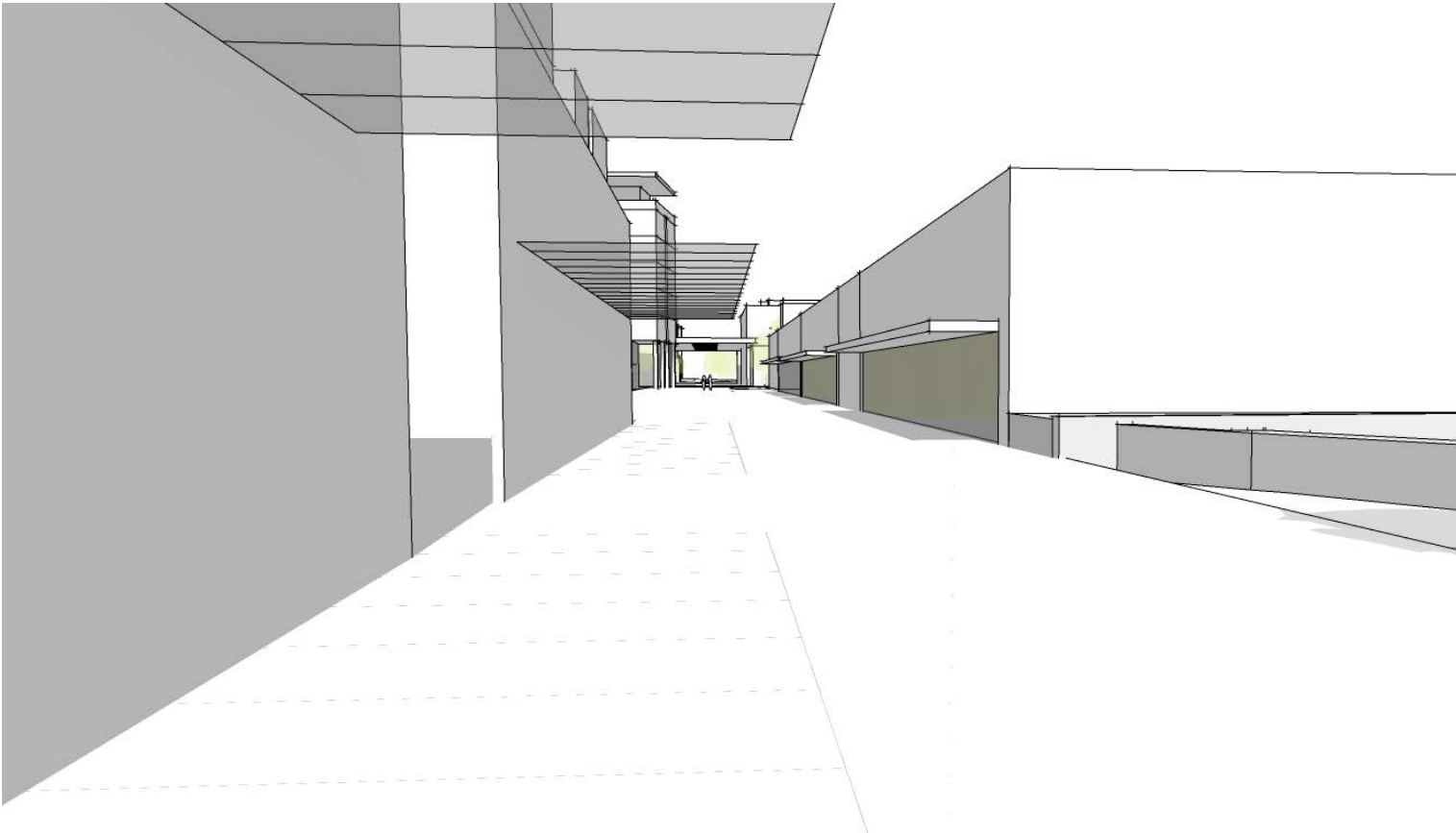
Northeast Perspective View



Level 2 Typical Floor Plan

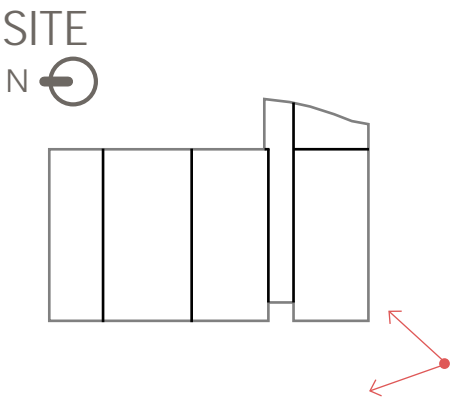
NHL SEATTLE ICE CENTRE - OPTION I

- PHASE 1 -

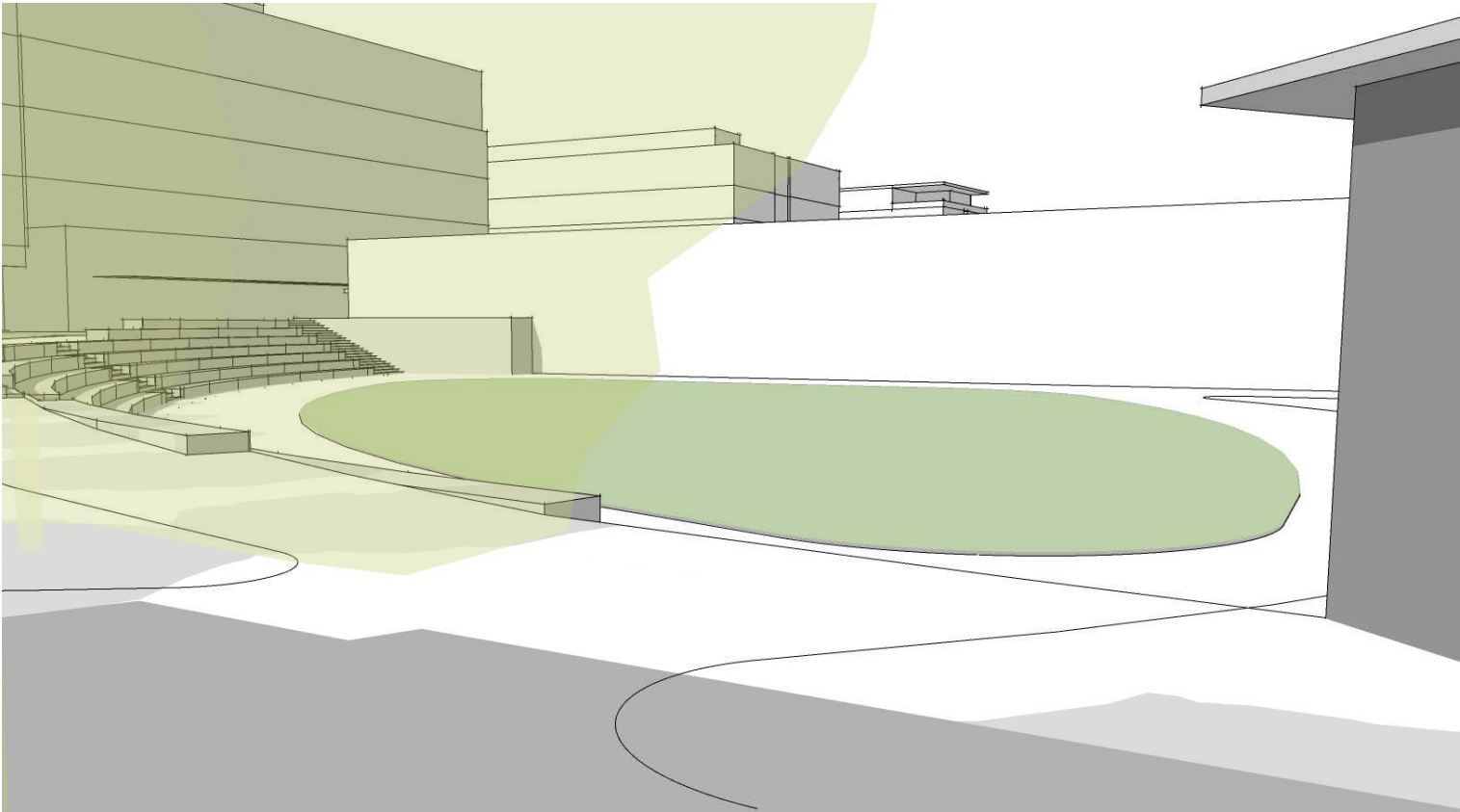


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.

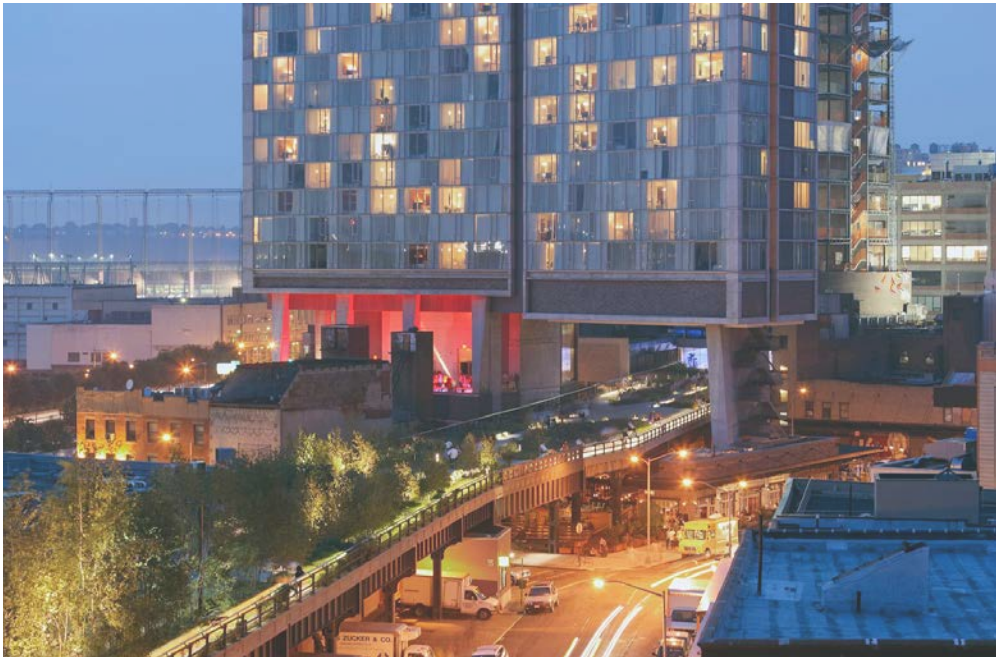


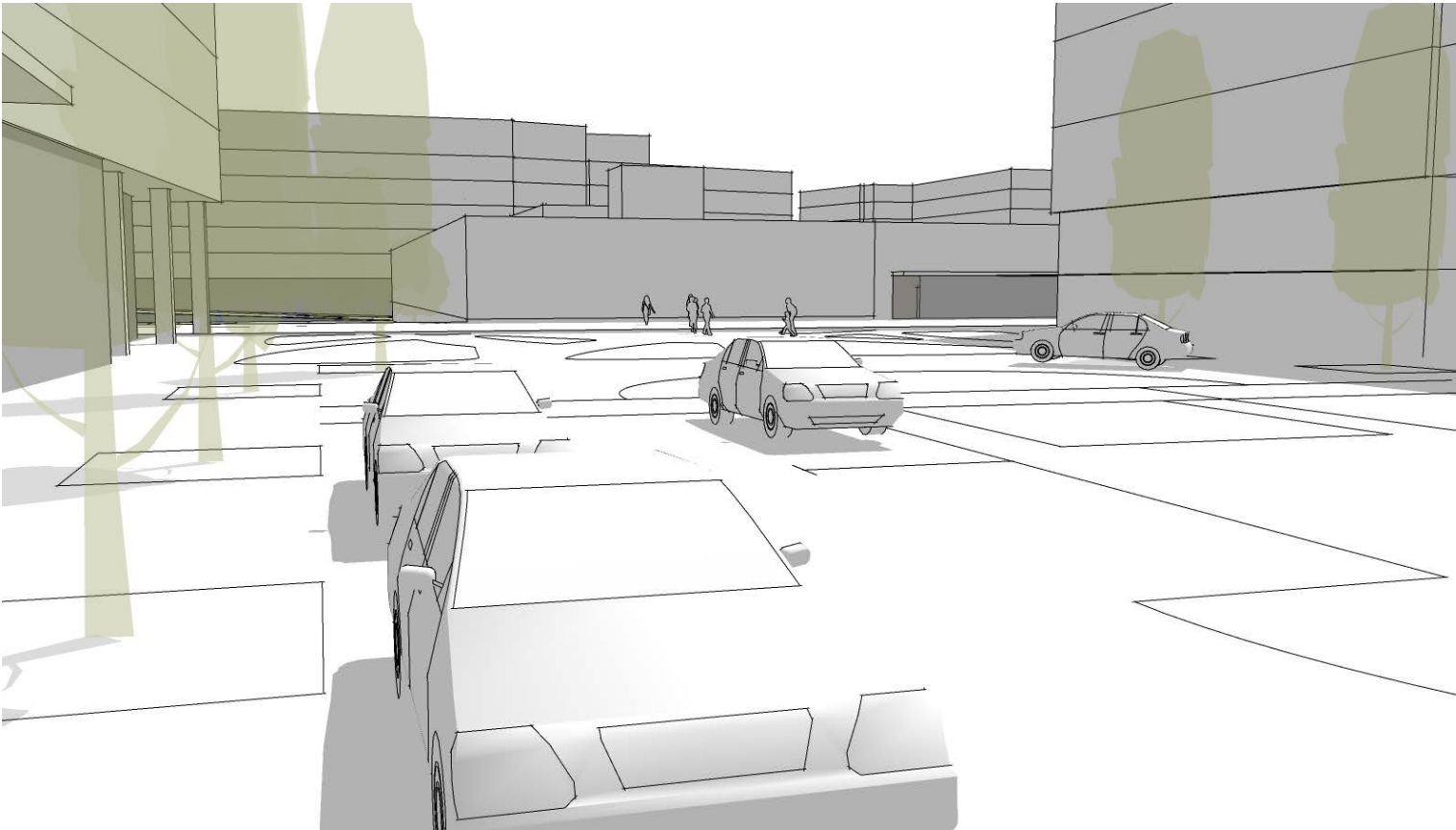
Street-Level Interaction



Perspective View looking Northeast

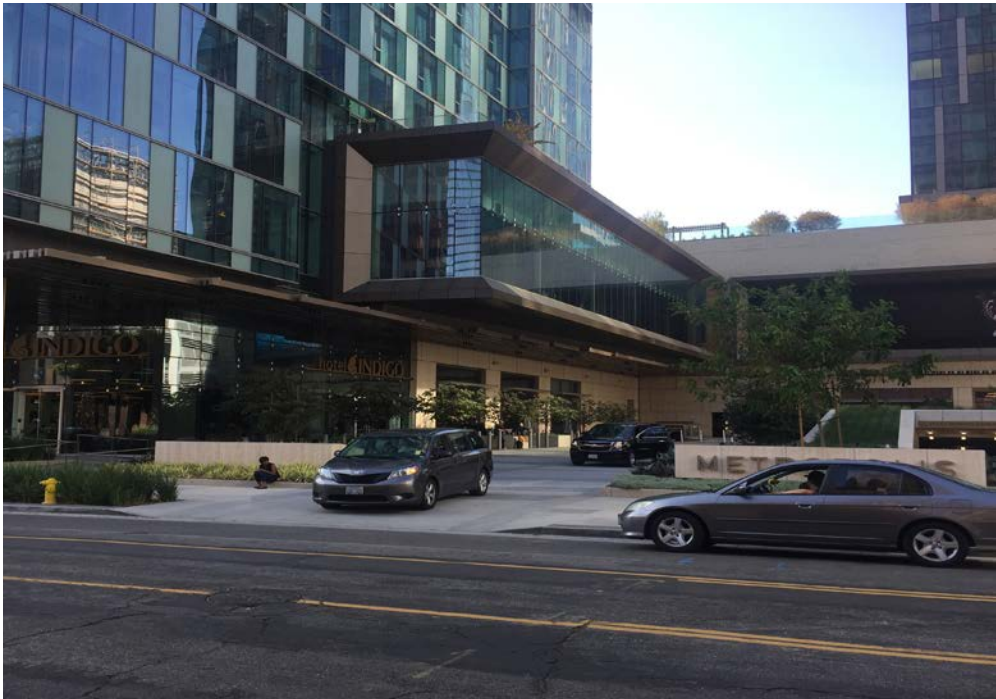
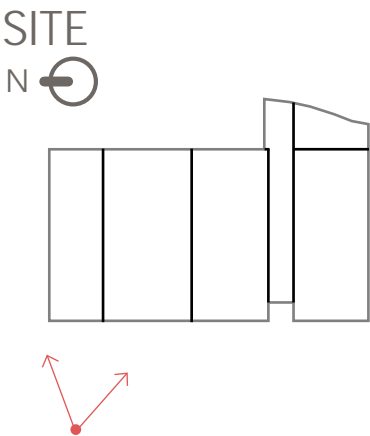
The park is located adjacent to the community rink to promote mixed uses our site.



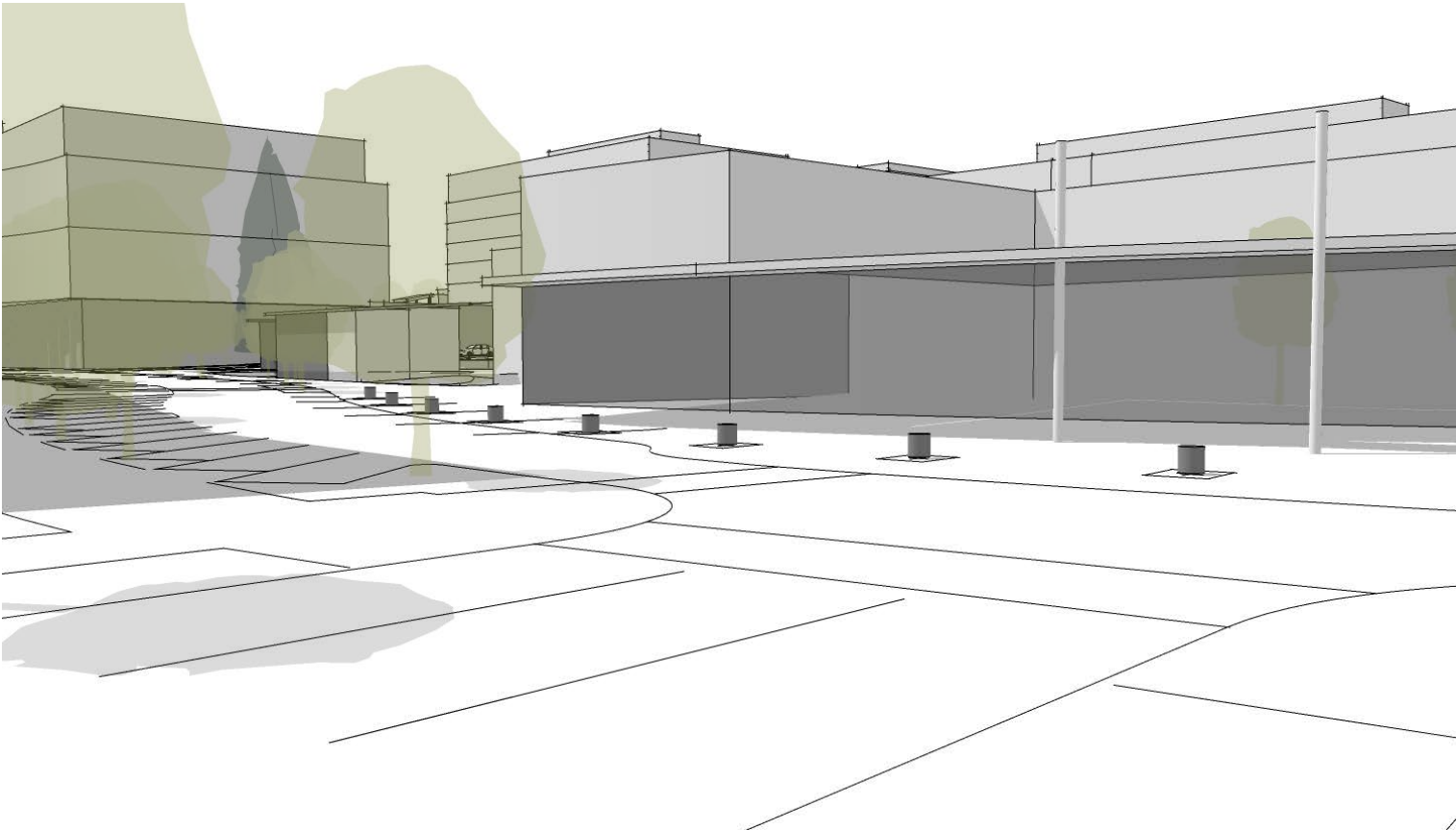


Perspective View looking East from Porte Cochere

NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.

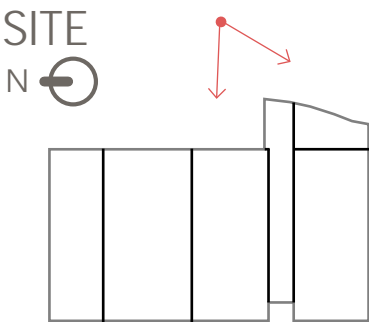


Street-Level Interaction



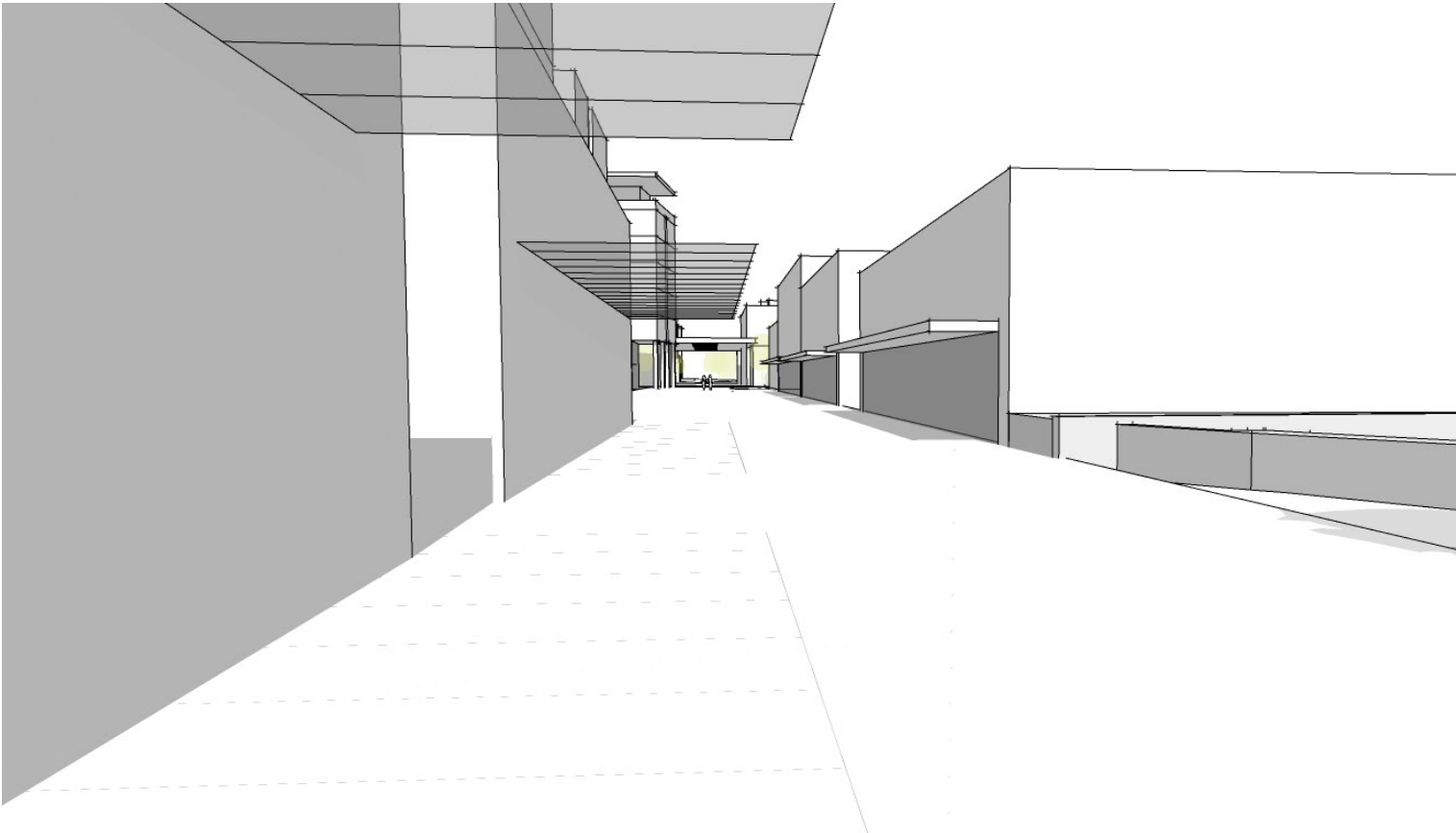
Perspective View looking Southwest

An expressive roof form highlights the community rink main entry and public plaza.



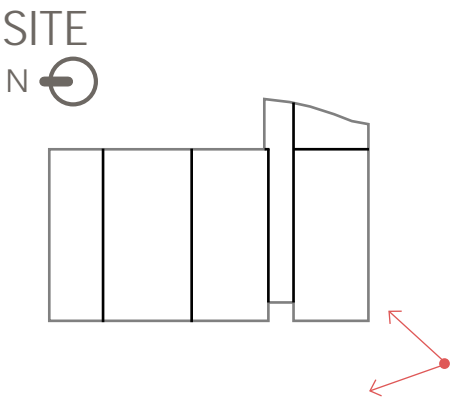
NHL SEATTLE ICE CENTRE - OPTION II

- PHASE 1 -

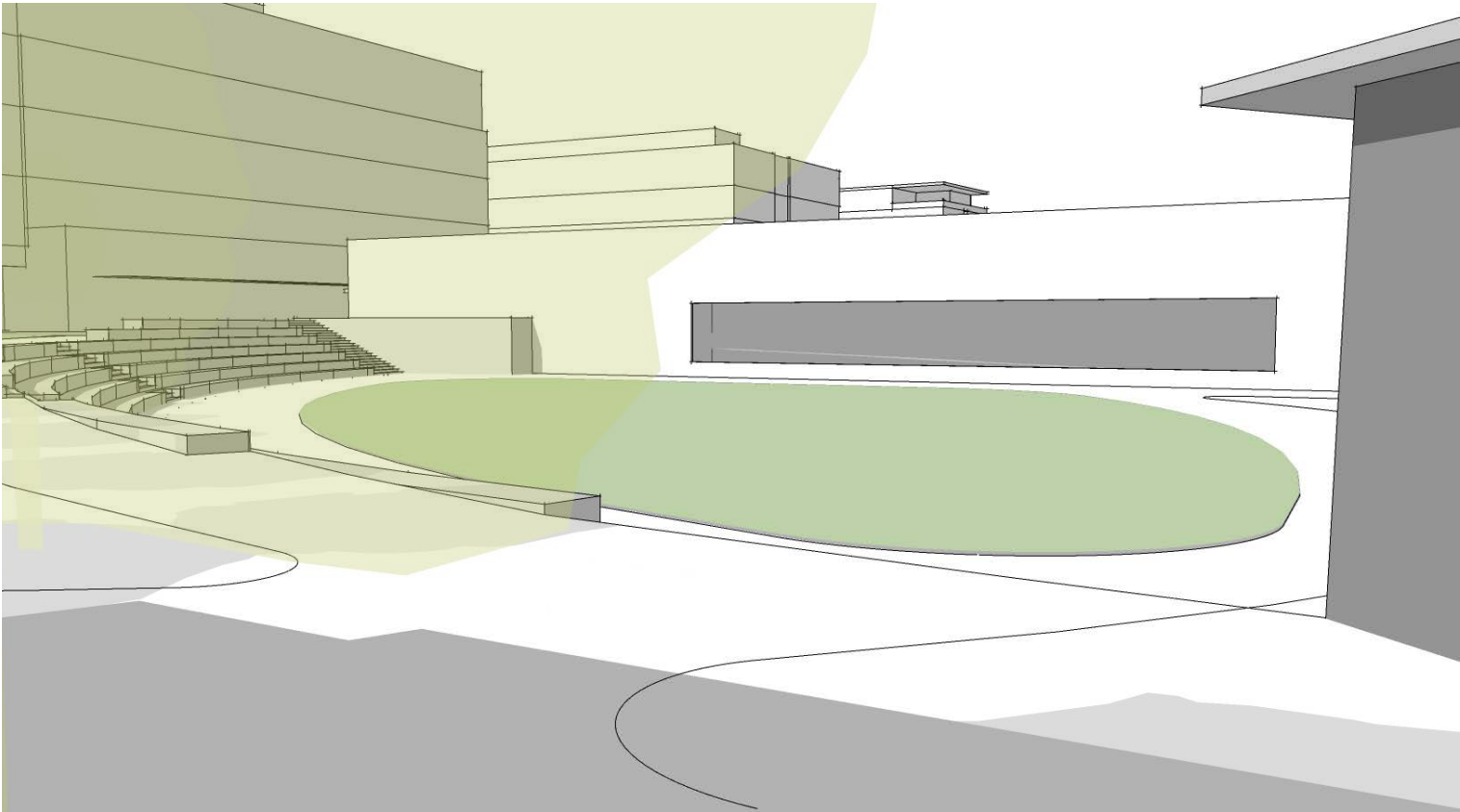


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.

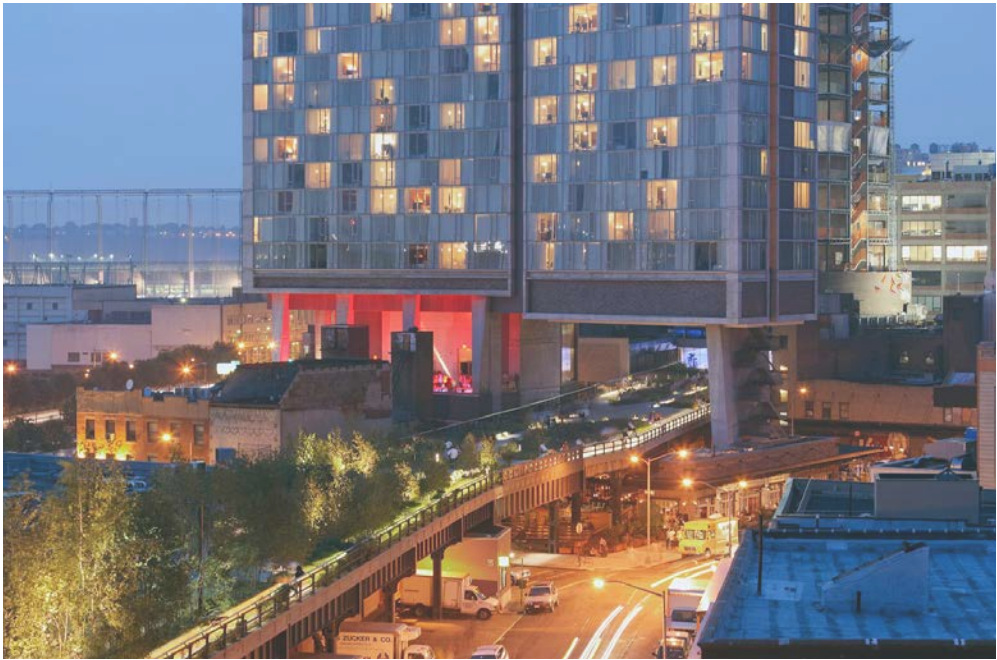


Street-Level Interaction

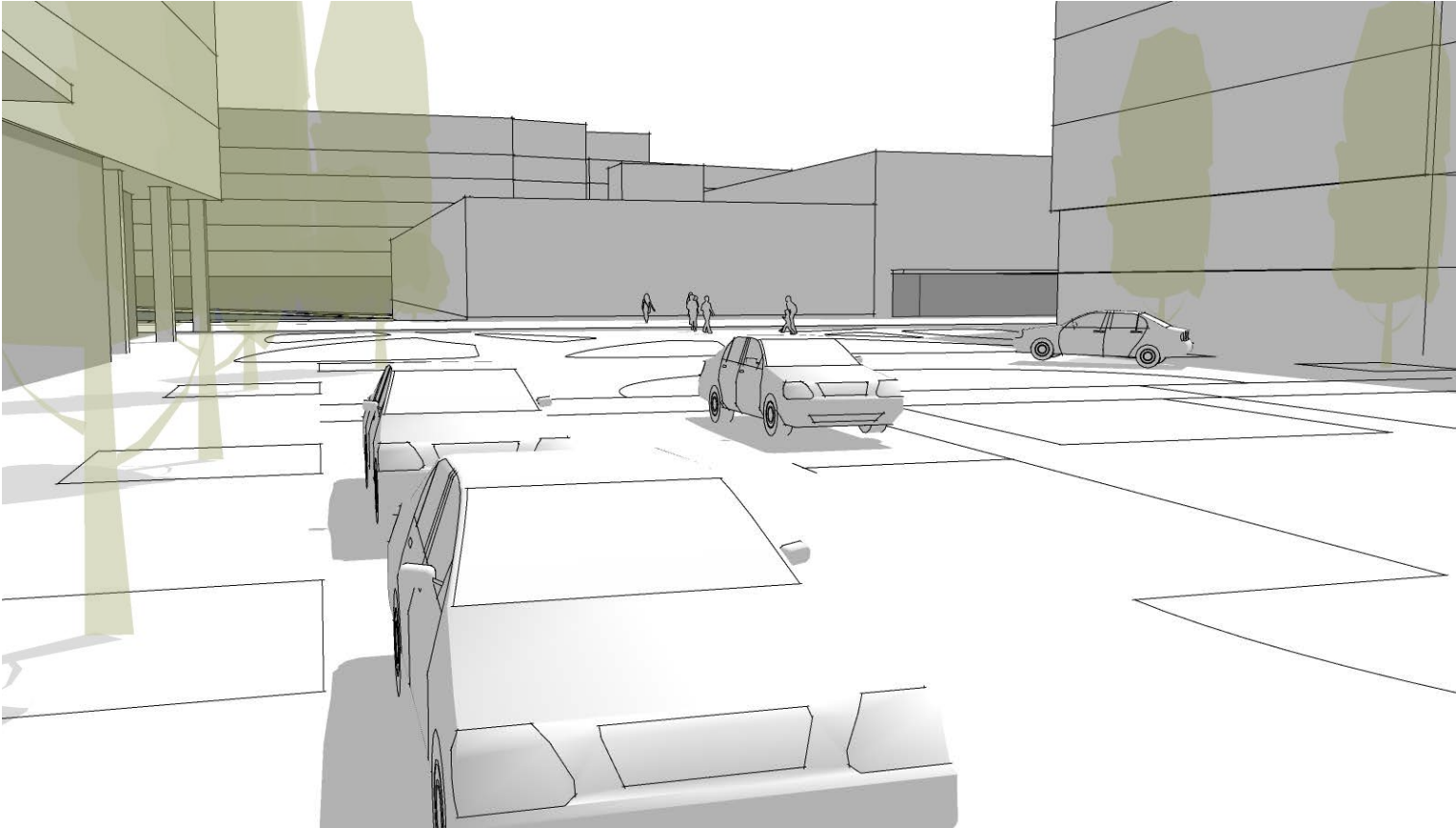


Perspective View looking Northeast

The community rink becomes an extension of the park by incorporating a transparent wall to maximize visual connection.

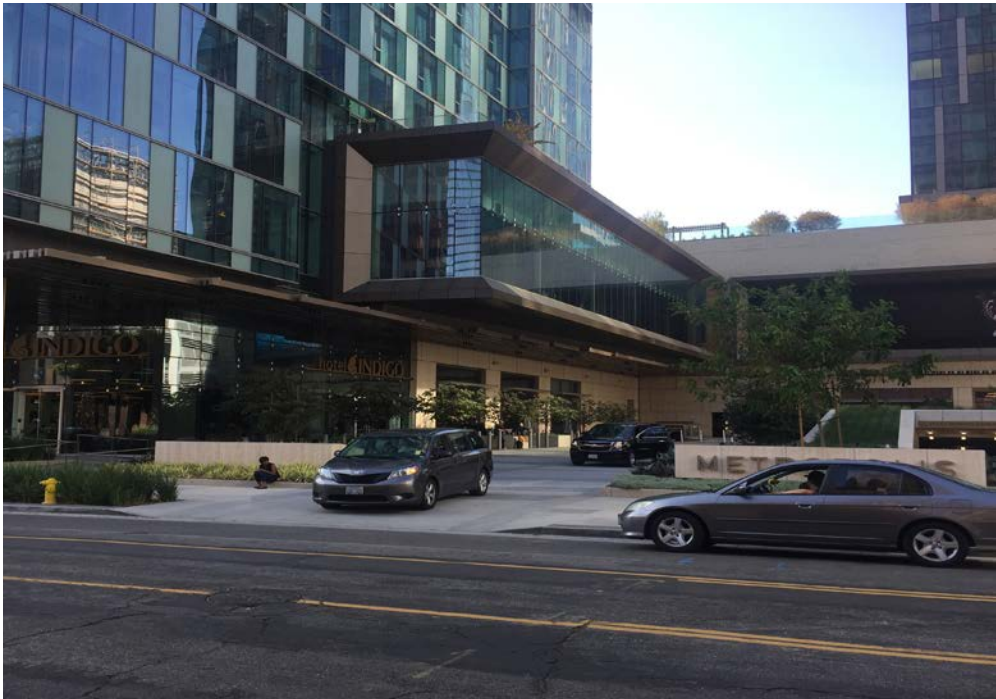
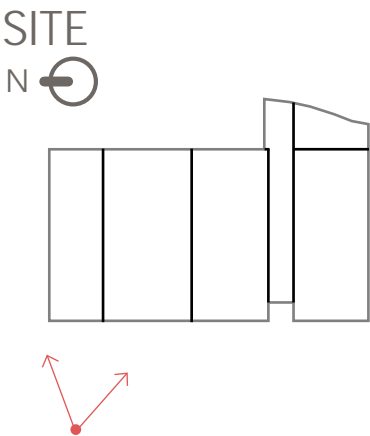


Printed: 10.26.2018

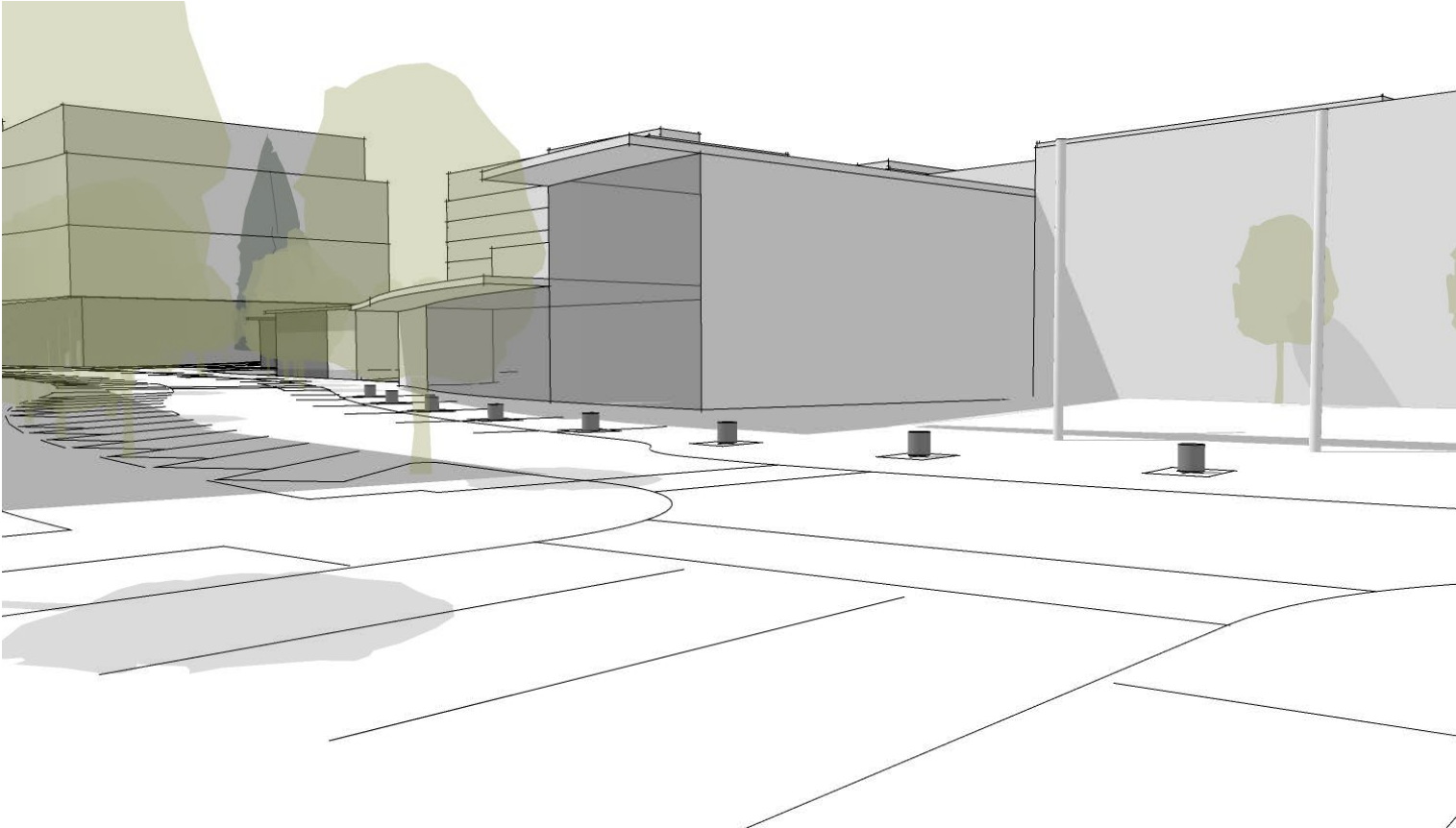


Perspective View looking East from Porte Cochere

NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.

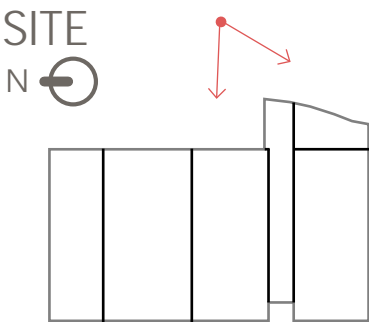


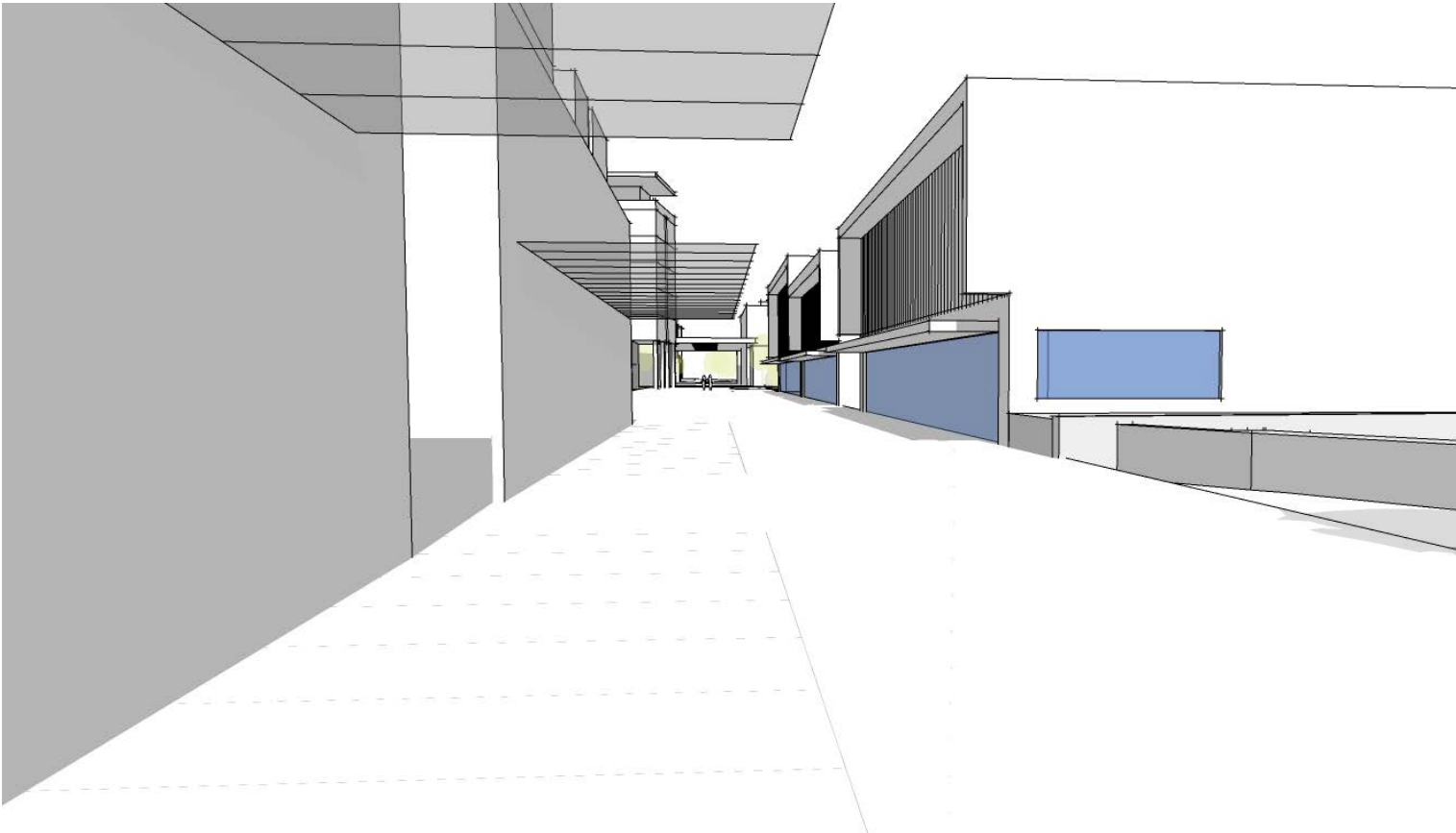
Street-Level Interaction



Perspective View looking Southwest

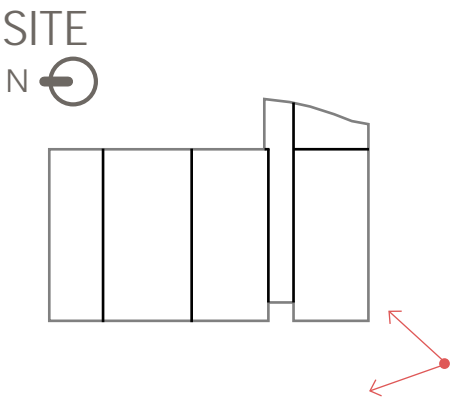
An expressive roof form highlights the community rink main entry and public plaza.



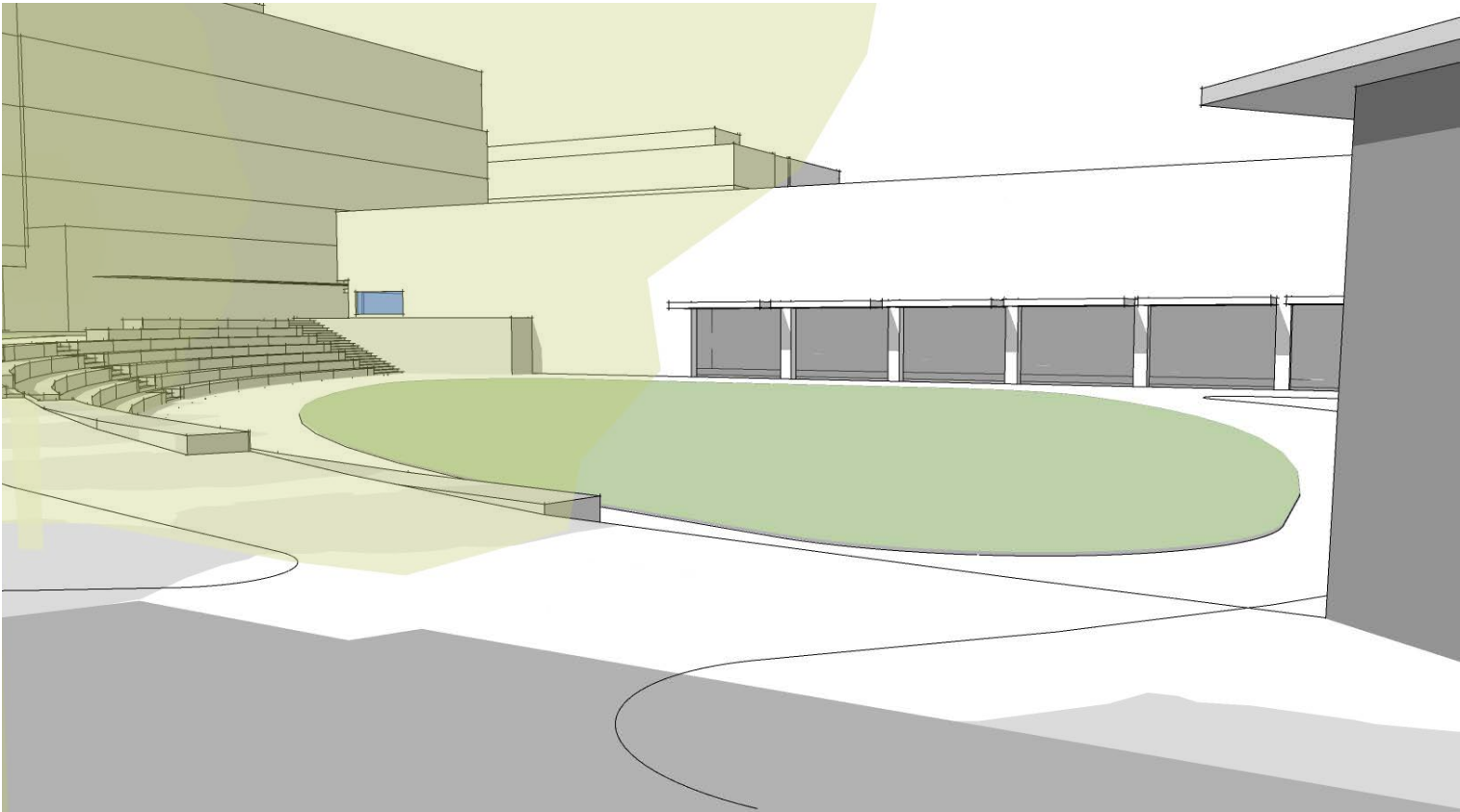


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.



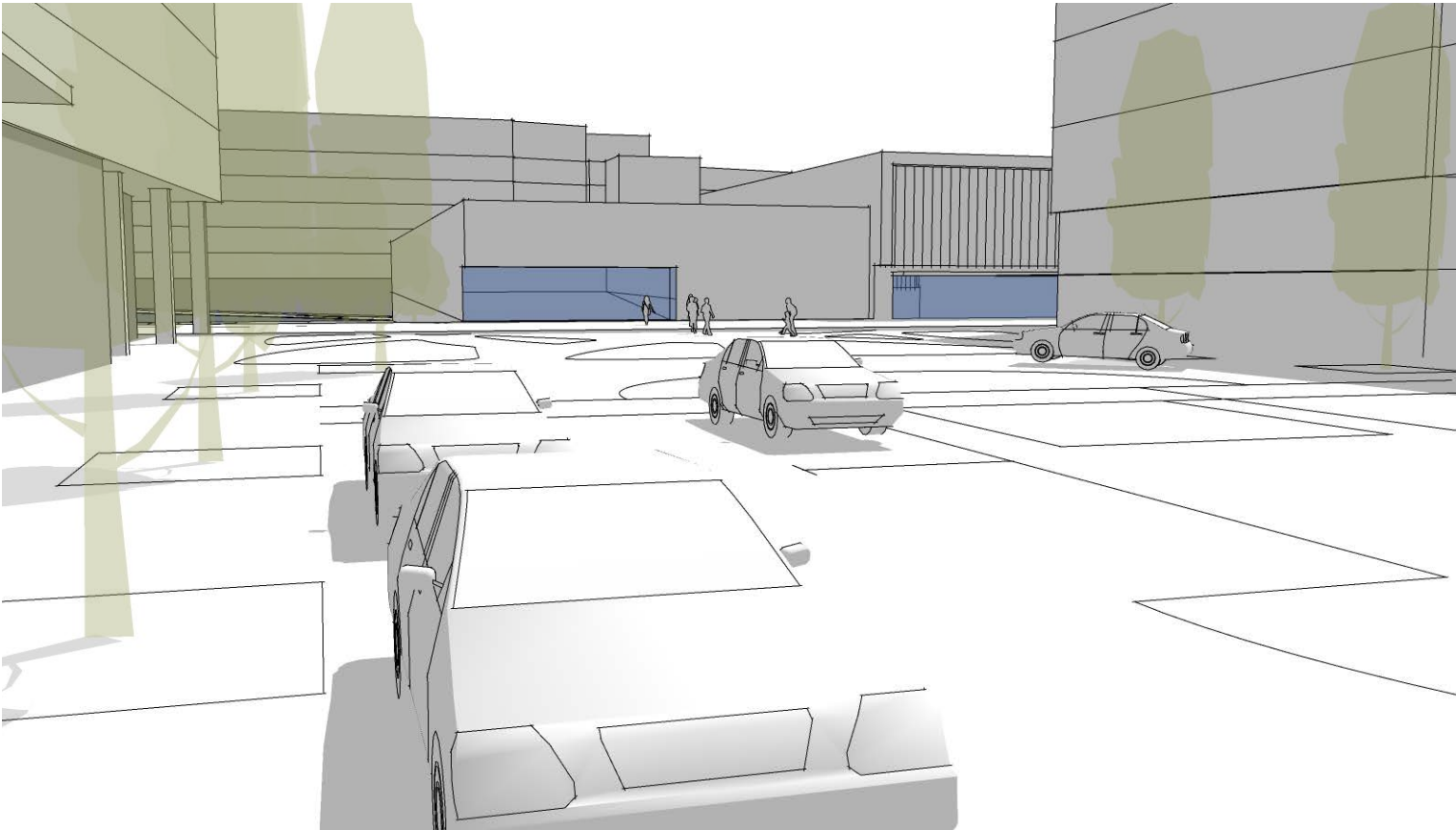
Street-Level Interaction



Perspective View looking Northeast

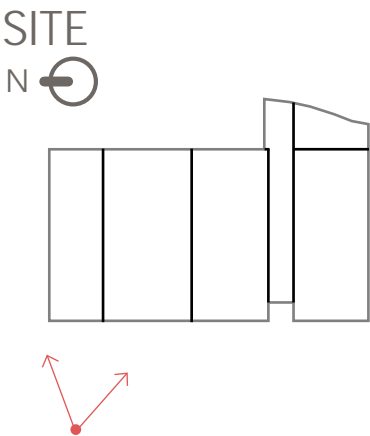
The community rink becomes an extension of the park by incorporating large operable doors to maximize event flexibility.



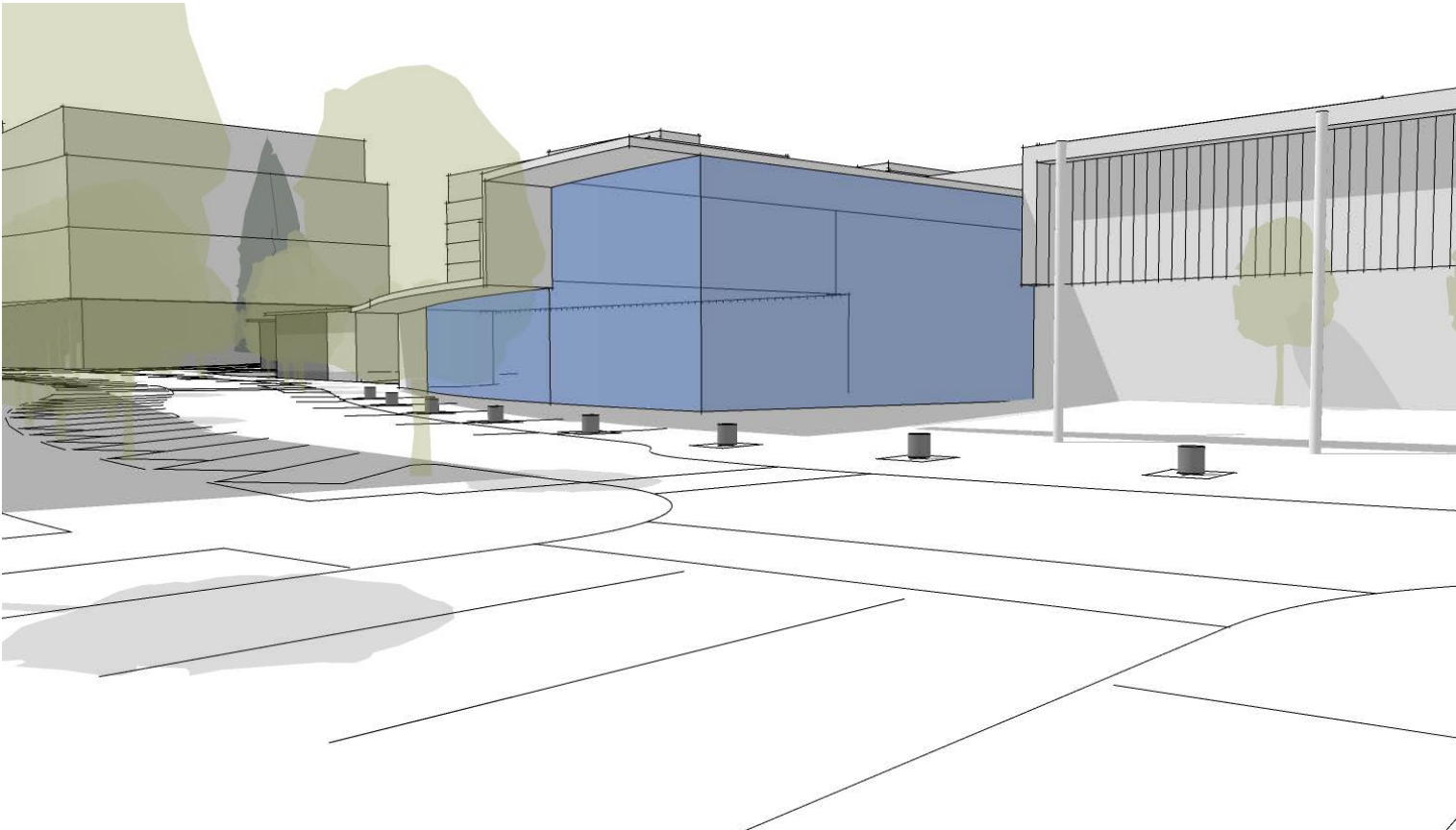


Perspective View looking East from Porte Cochere

NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.

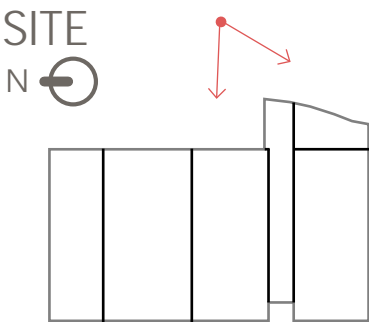


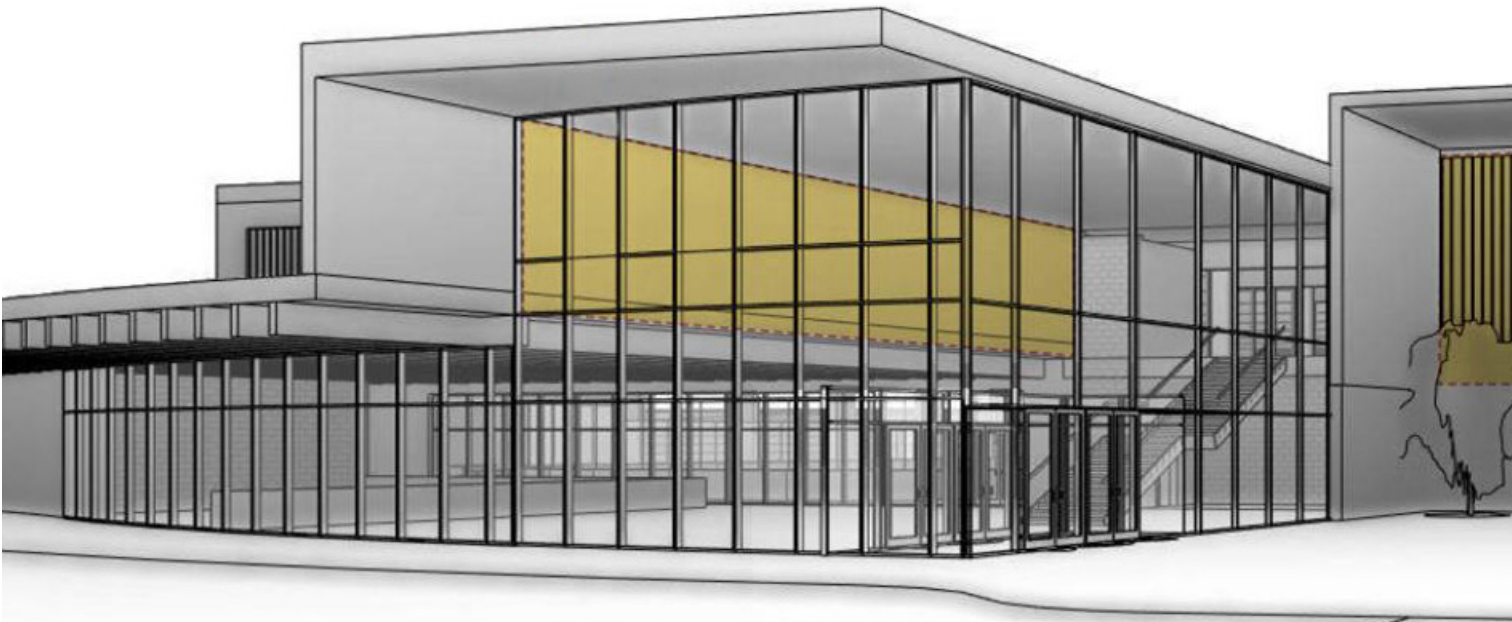
Street-Level Interaction



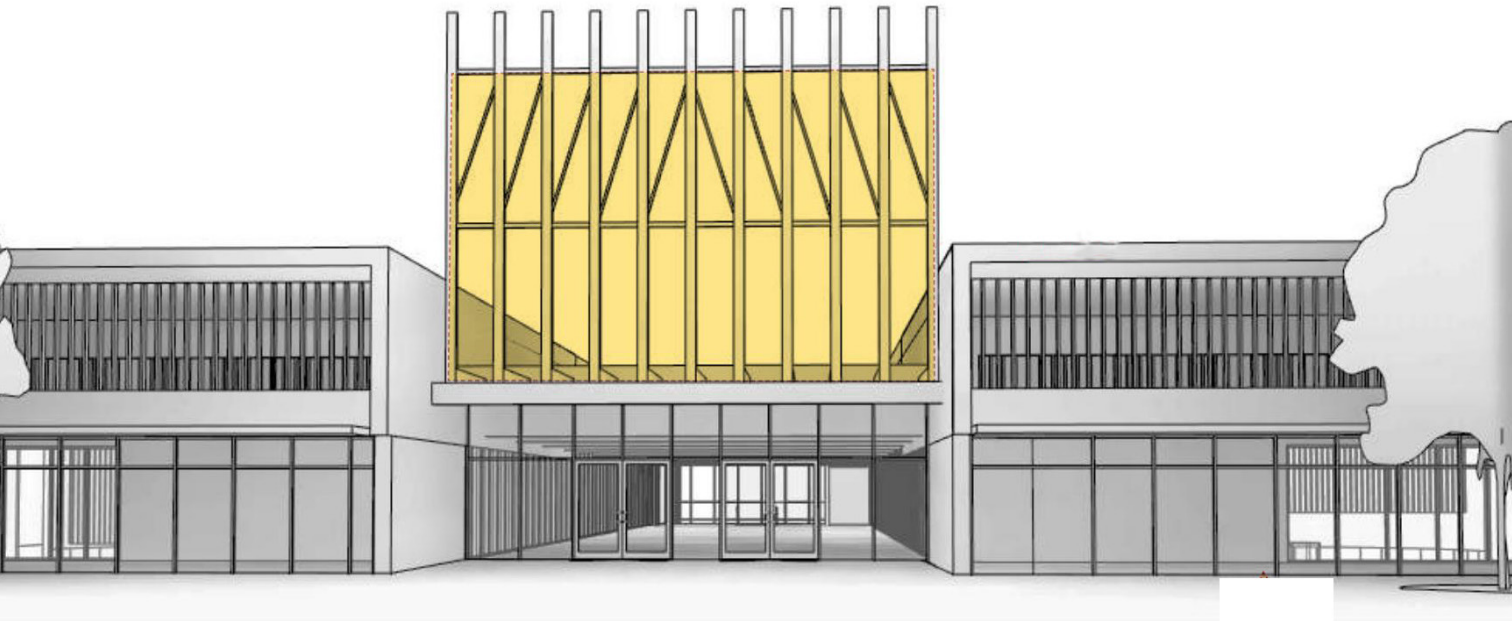
Perspective View looking Southwest

An expressive roof form highlights the community rink main entry and public plaza.





East Public Entry

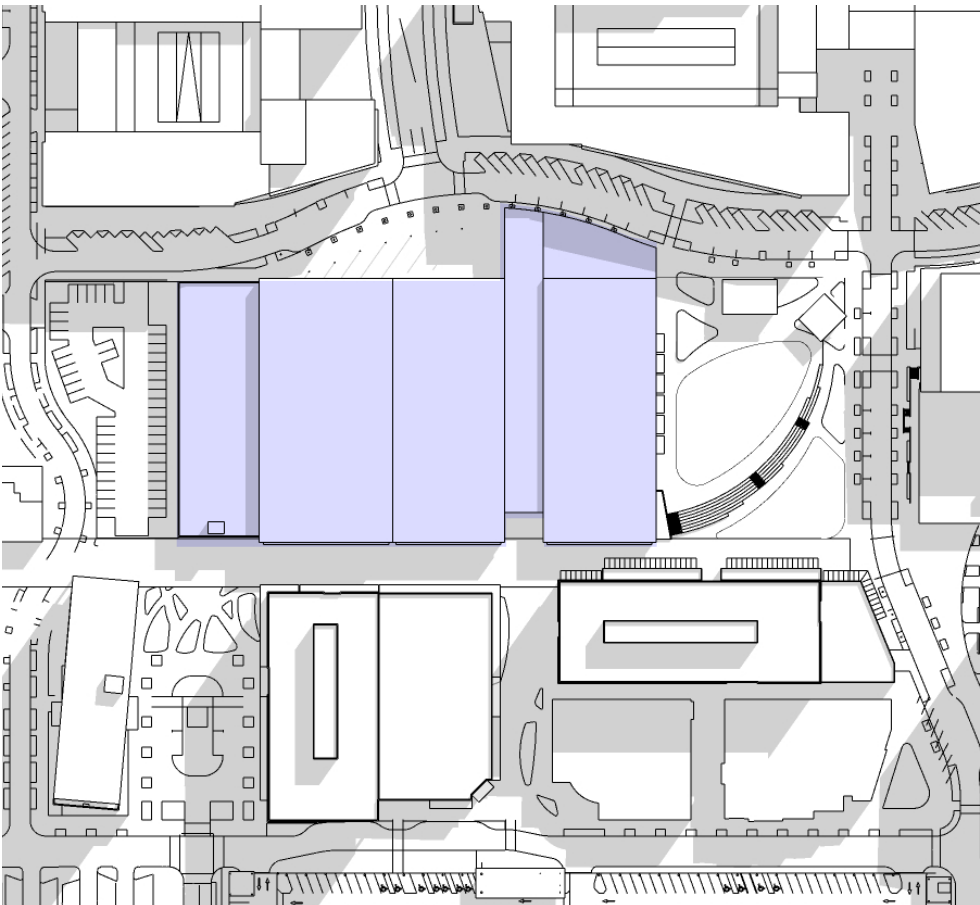


West Public Entry

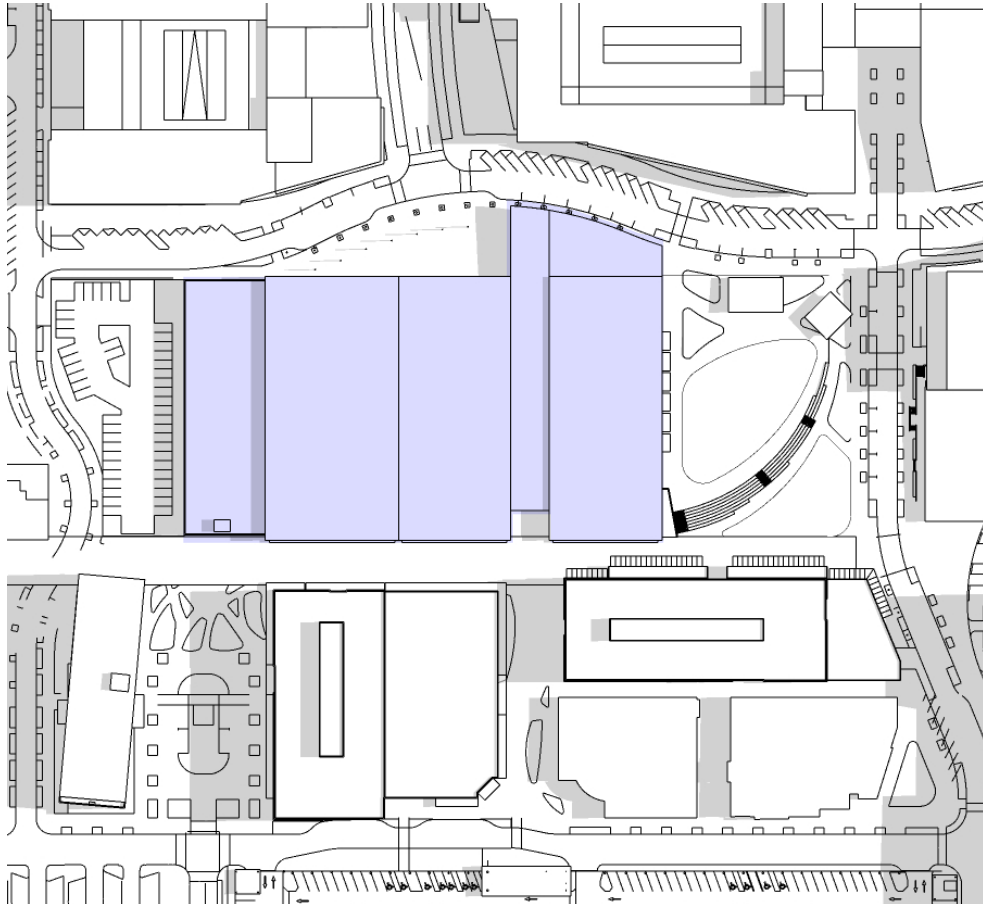


NHL SEATTLE ICE CENTRE - OPTION III - PREFERRED DESIGN

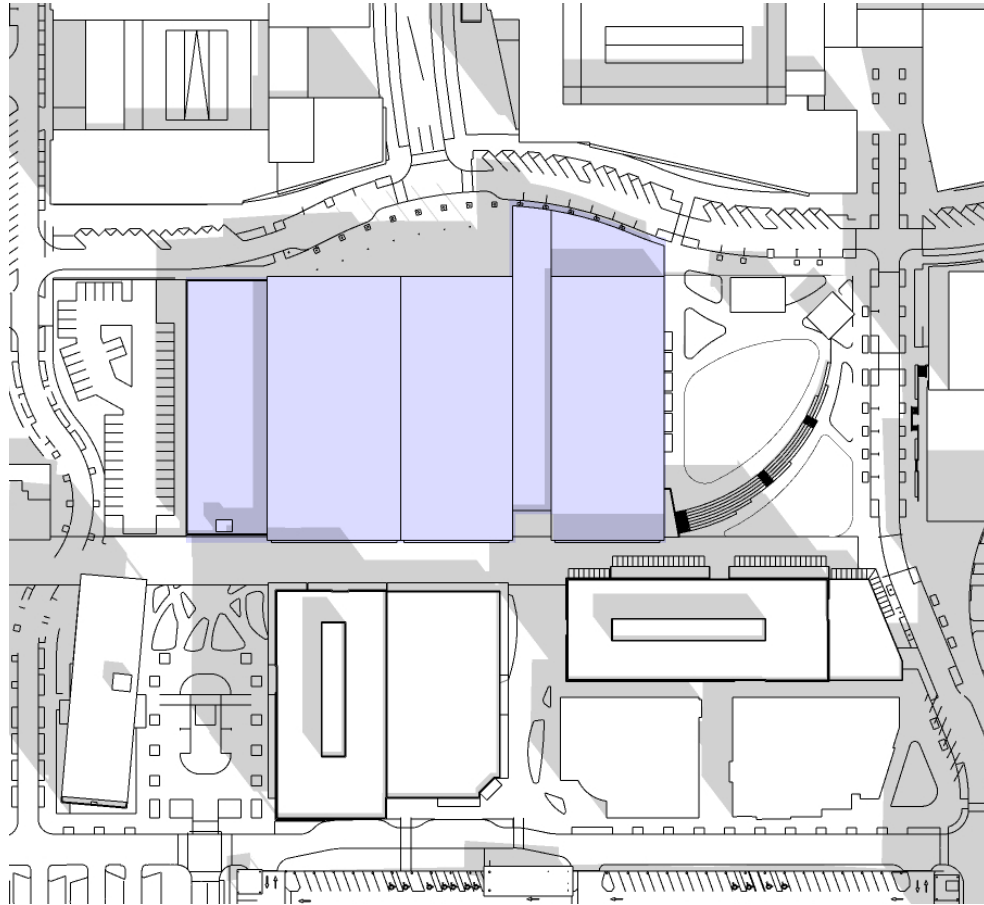
- PHASE 1 -



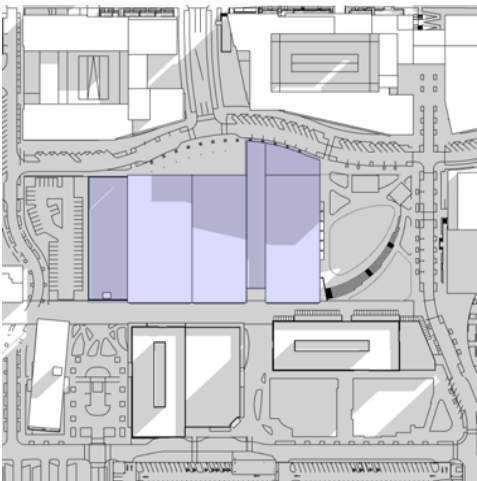
March / September 21st at 09:00am



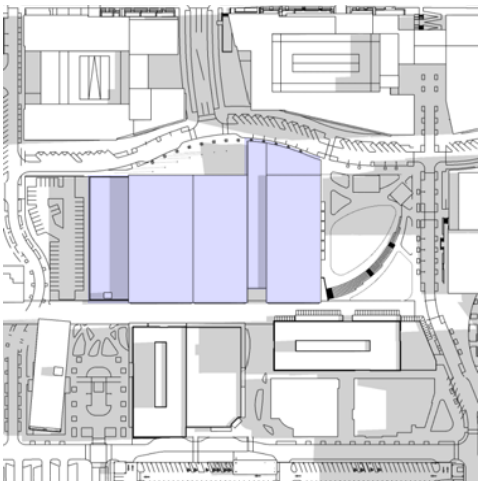
March / September 21st at 12:00pm



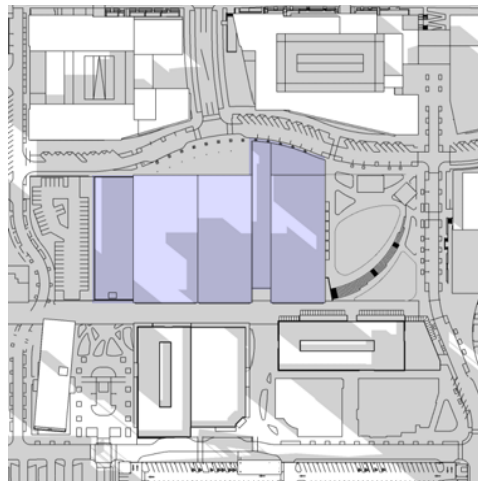
March / September 21st at 03:00pm



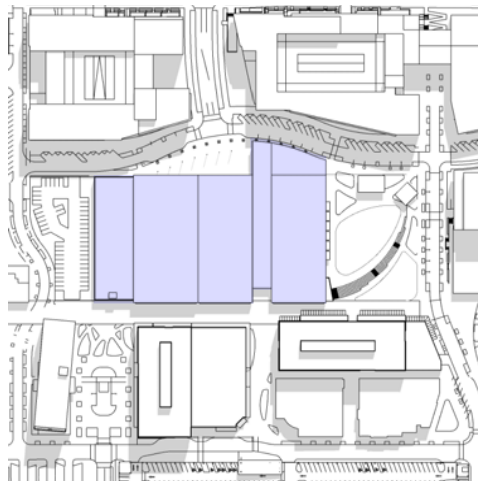
December 21st at 09:00am



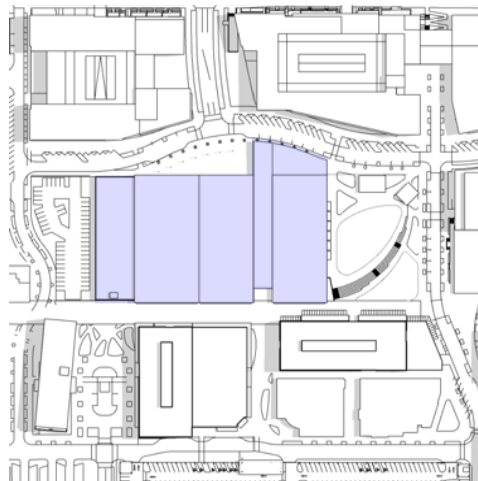
December 21st at 12:00pm



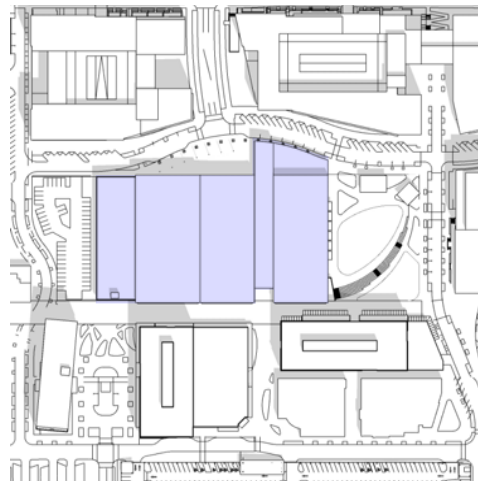
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis

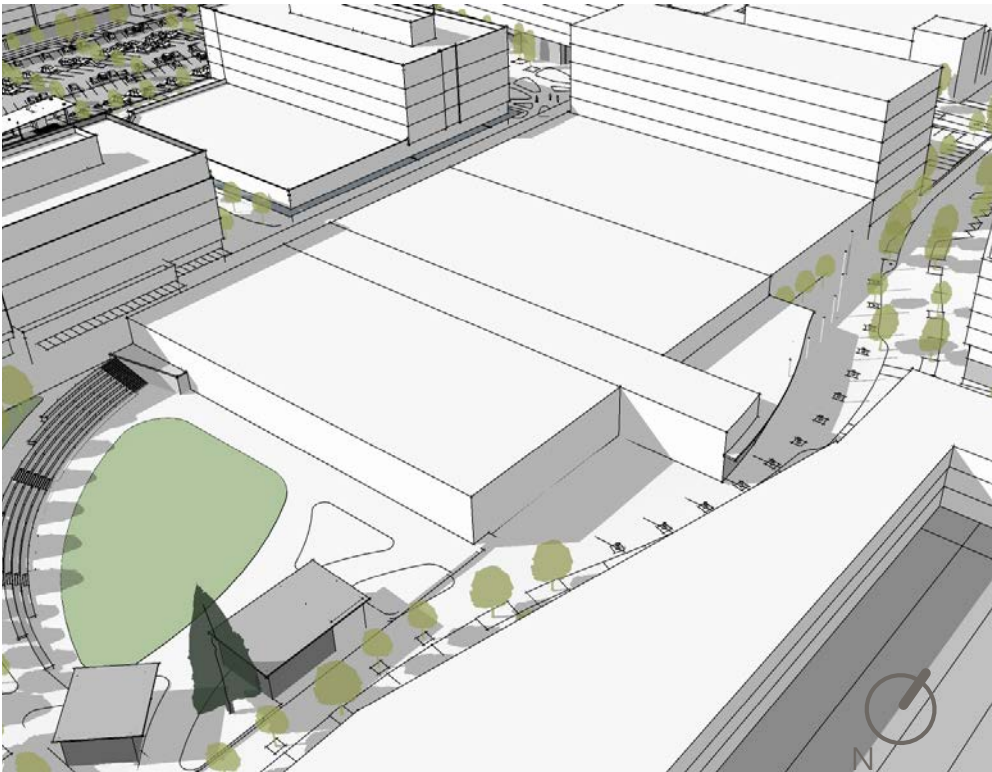


Printed: 10.26.2018

NHL SEATTLE ICE CENTRE - SUMMARY - INCLUDING PHASE 4

- PHASE 4 -

Option I - View from SW



Pros

- Building massing creates a consistent rhythm along the pedestrian walkway.
- Office tower adds density to the northern area of the site and complements the porte cochere plaza.

Cons

- Large building suffers from lack of definition and reduces opportunity for varied experiences along pedestrian walkway.
- Lacks connection to park.

Option II - View from SW



Pros

- Public passage through the project is emphasized.
- Community rink east public entrance is highlighted by an expressive roof.
- Office tower adds density to the northern area of the site and complements the porte cochere plaza.

Cons

- Lacks connection to park.
- Recessing the west public entry to the community rinks along the pedestrian walkway may hide the entry from view.

Option III - View from SW (Preferred)



Pros

- Public passage through the project is emphasized.
- Expressive roof form at the east main entrance highlights public front door.
- Community rink becomes an extension of the park by incorporating large operable doors to maximize public event flexibility.
- Office tower adds density to the northern area of the site and complements the porte cochere plaza.
- Office tower patios add space for relief and greenery within the structure.

Cons

- Recessing the west public entry to the community rinks along the pedestrian walkway may hide the entry from view.

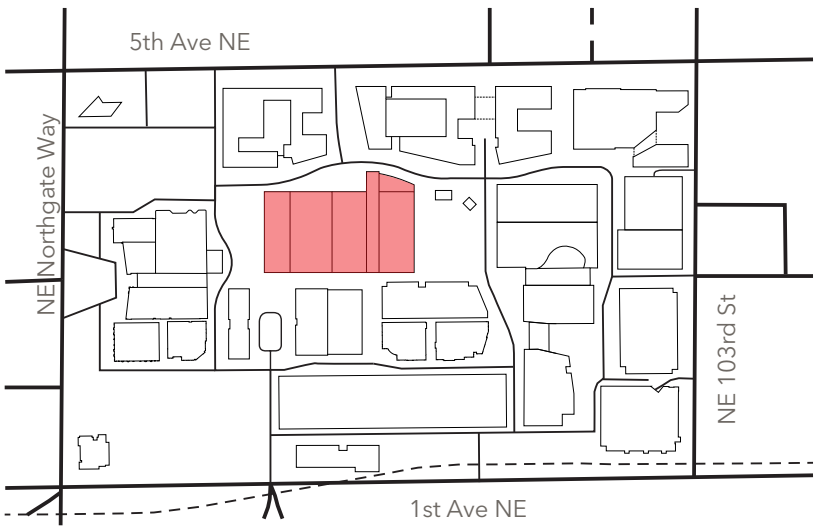
Printed: 10.26.2018

Summary

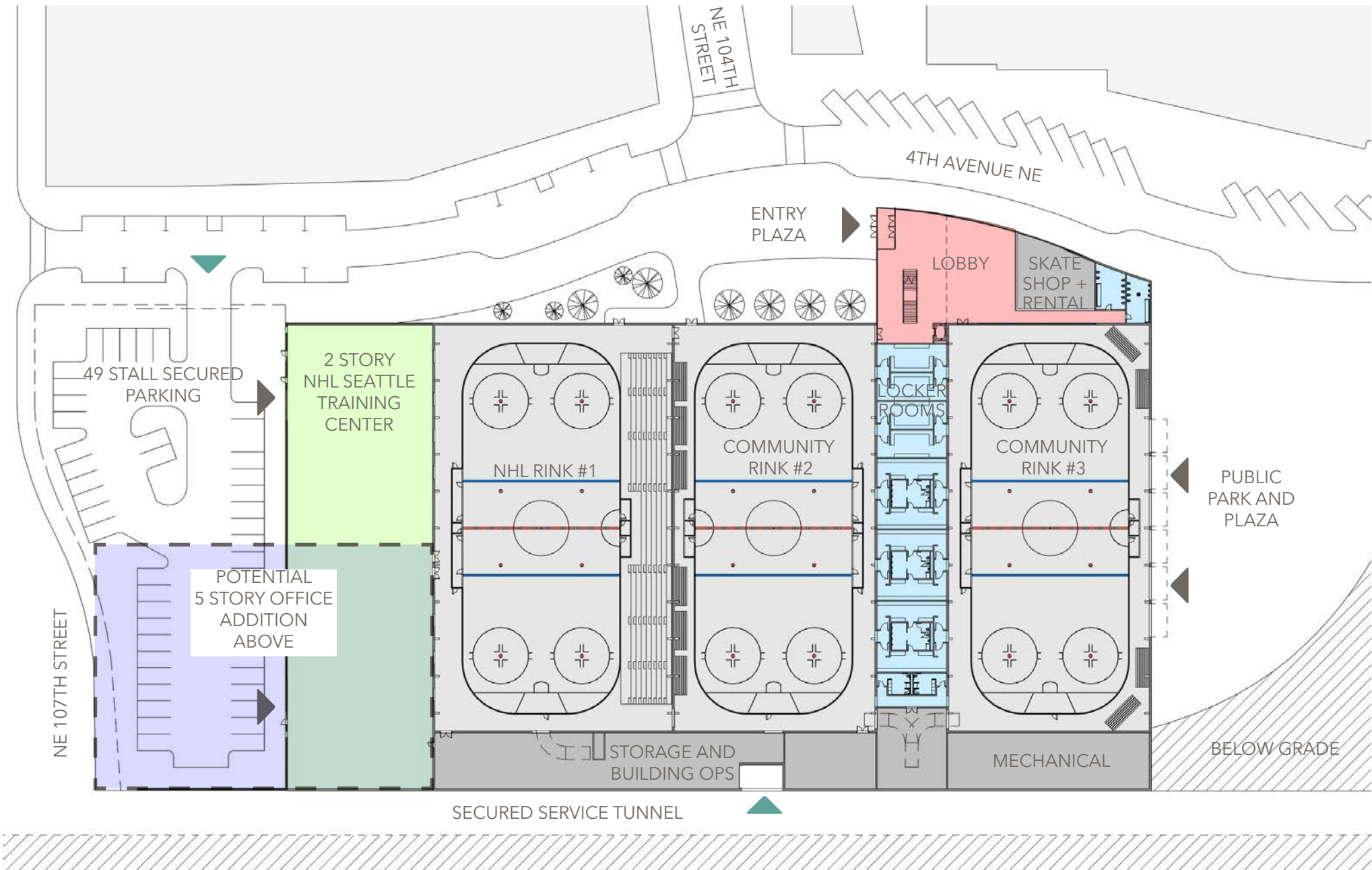
- 3 Rink Ice Centre totaling 161,837 sf
- Mechanical and Storage: 11,806 sf
- Ice Rinks: 76,070 sf
 - 1,000 Seat Capacity Rink 1, 400-Seat Capacity Rink 2+3
- Locker Rooms: 8,521 sf
- Public Lobby: 6,480 sf
- Community Room: 3,280 sf
- Mixed Office & Retail: 7,200 sf
- Public Walkway and Food Hall: 8,480 sf
- NHL Seattle Training Center: 20,000 sf
- NHL Seattle Administrative Offices: 20,000 sf
- Secured Parking Stalls: 40 cars
- Potential 5-Story Office Addition: 105,000 sf

Overview

The preferred option emphasizes the east to west public passage between community rinks two and three, helping further delineate the major public entry points. The building massing breaks down the overall scale of the project, stepping down in scale from north to south. At the south end of the building at community rink three, a series of operable doors allows rink 3 to open up to the proposed public park, maximizing public event flexibility in capturing both outdoor space and indoor space for particular events.



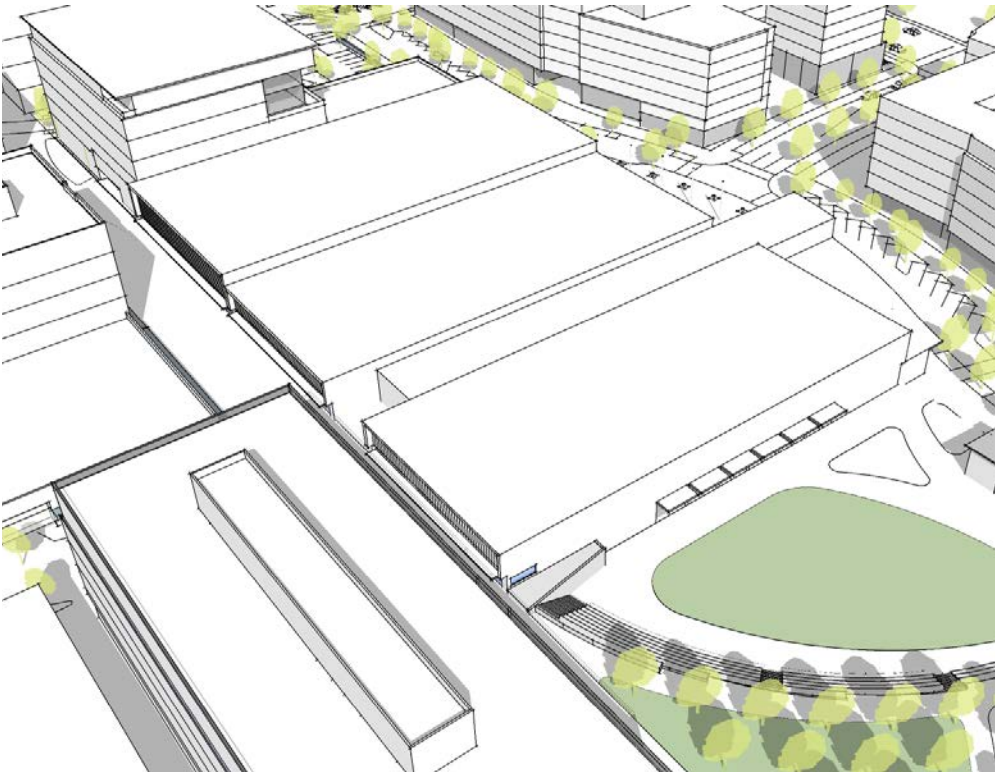
Site Key



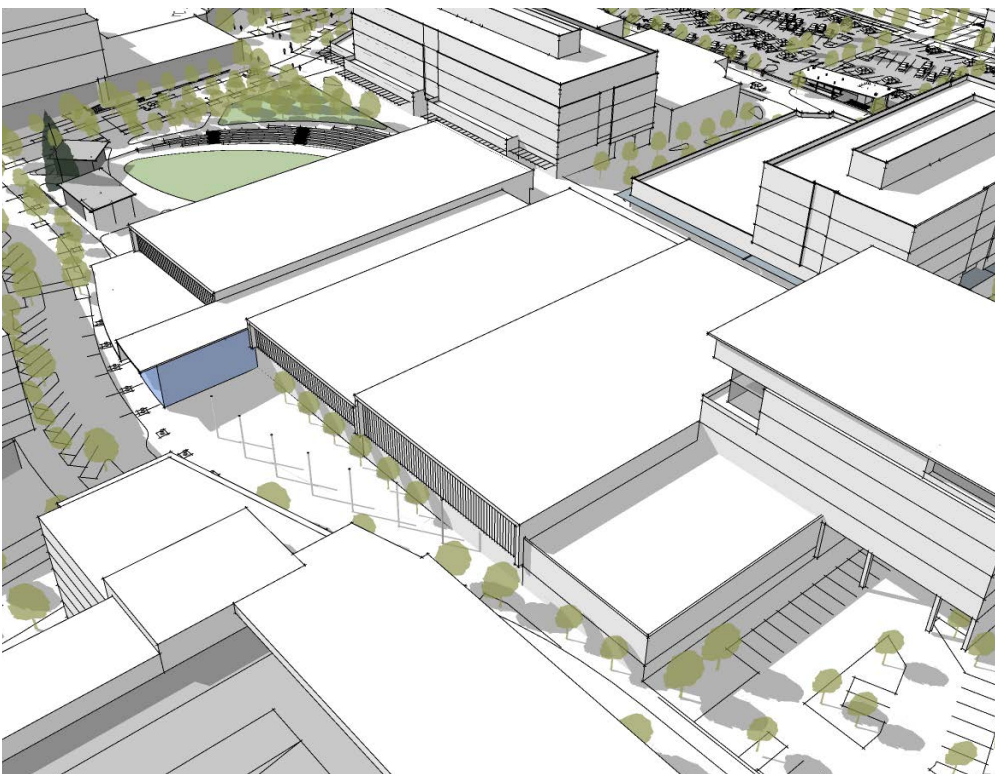
Level 1 Floor Plan

NHL SEATTLE ICE CENTRE - OPTION III - PREFERRED DESIGN

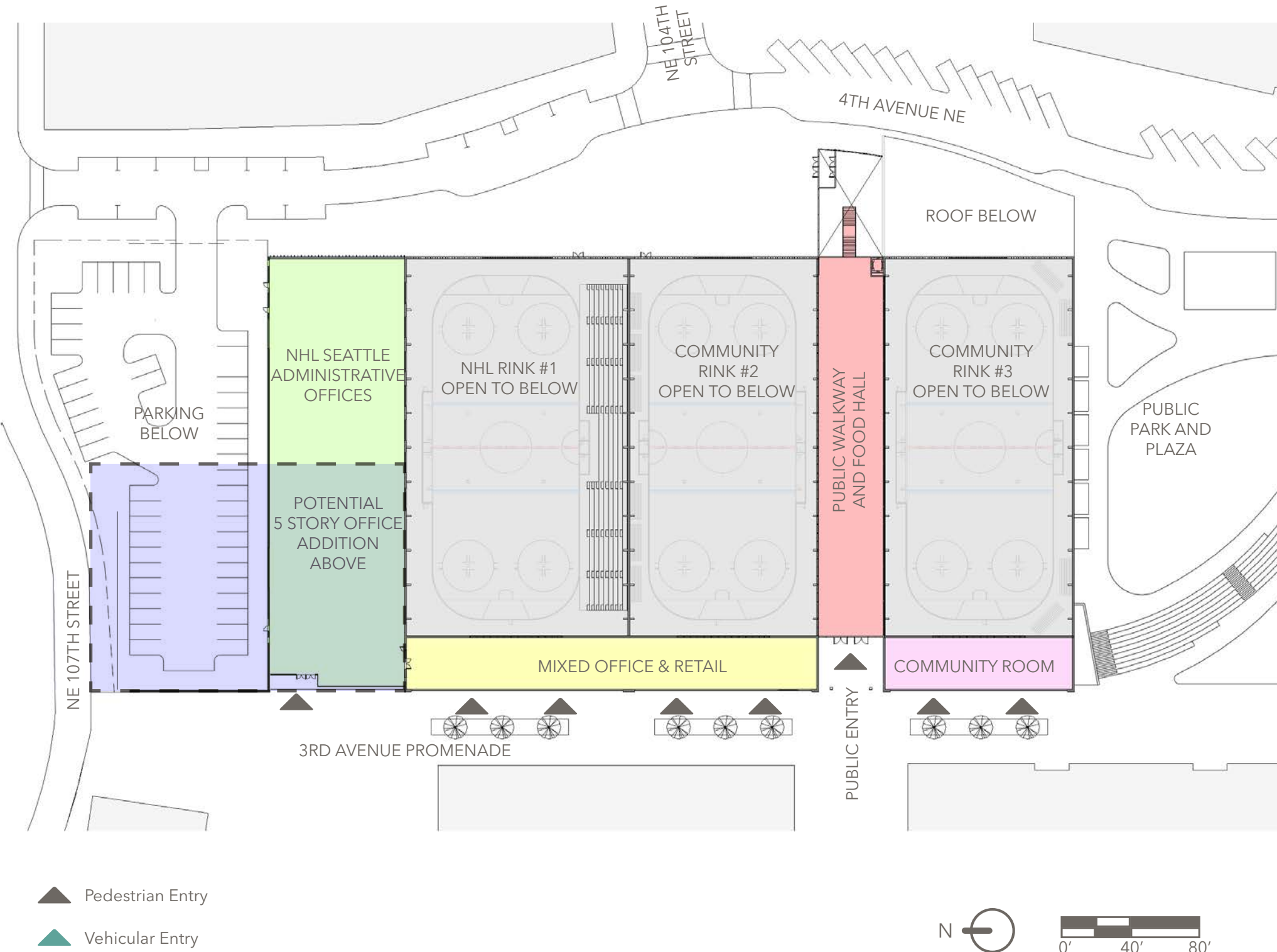
- PHASE 4 -



SW Perspective View - Including Phase 4

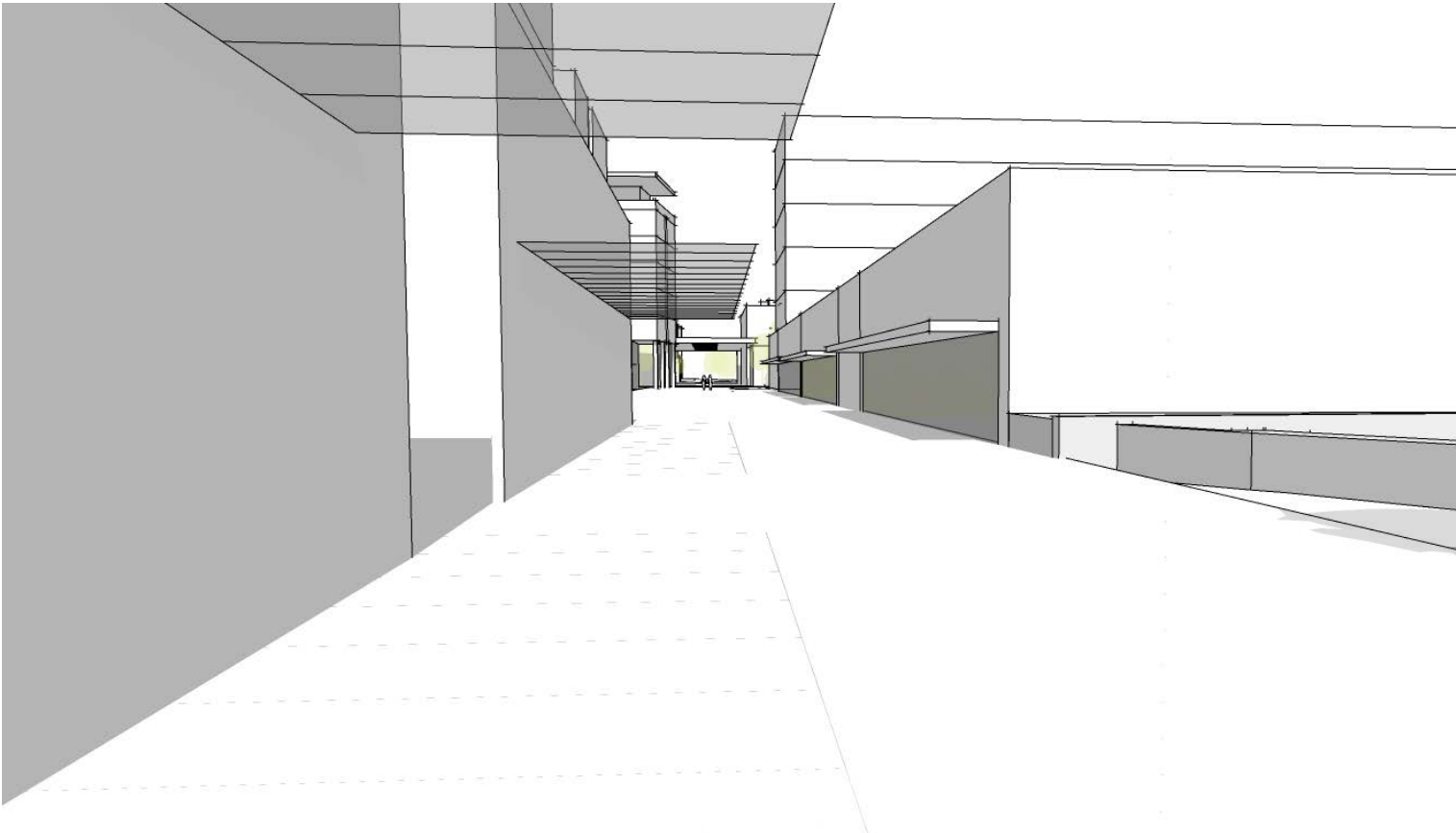


NE Perspective View - Including Phase 4



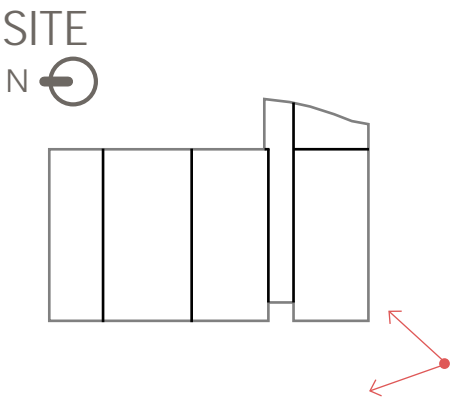
Level 2 Floor Plan

Printed: 10.26.2018

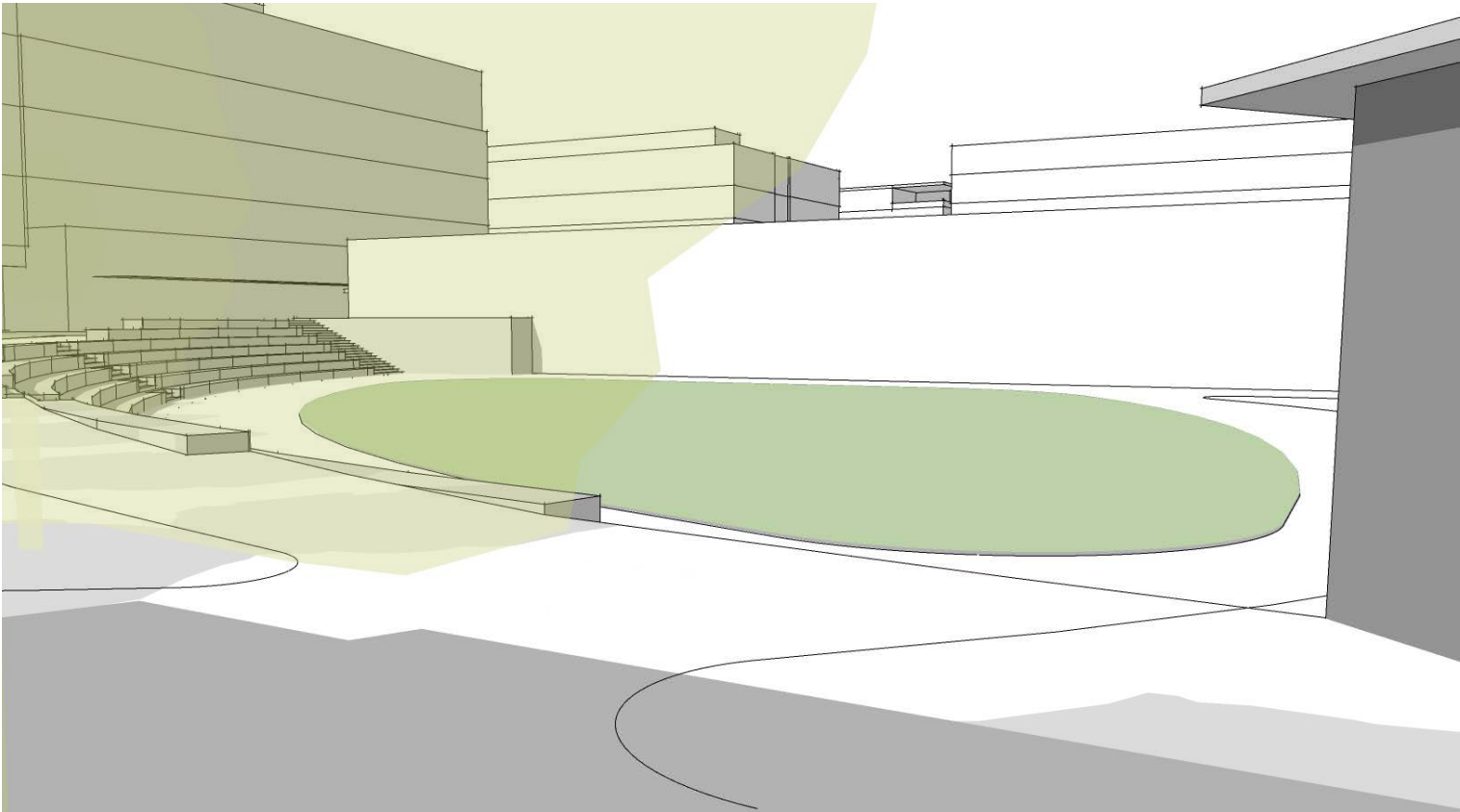


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.

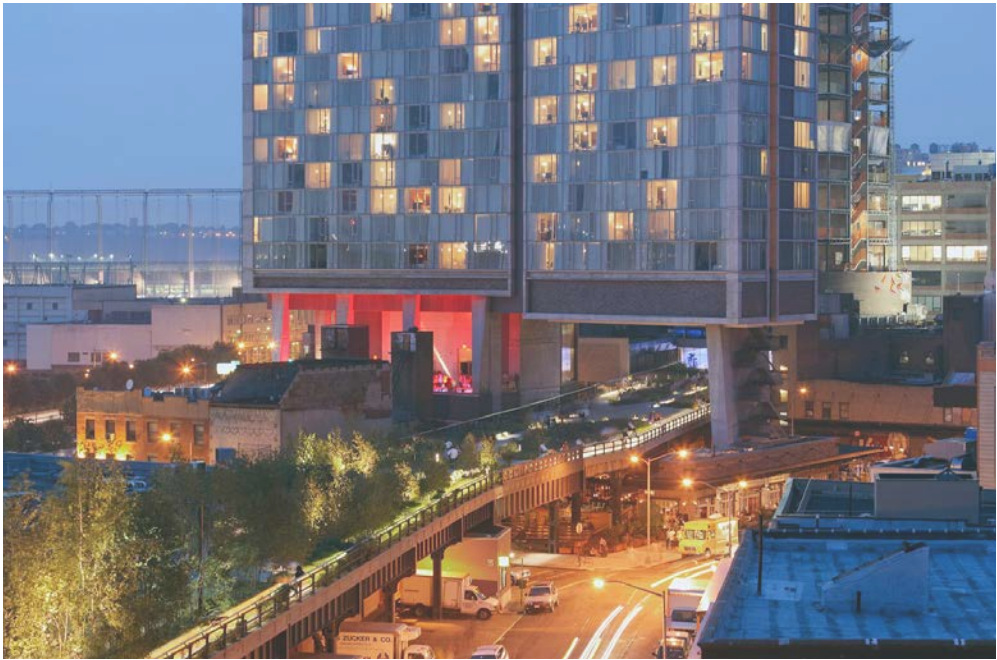
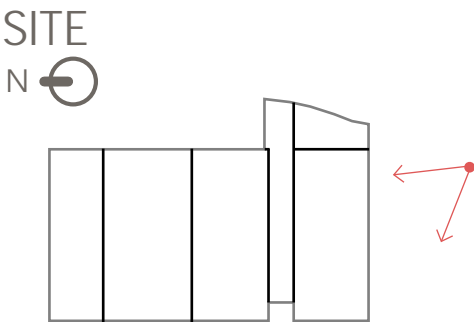


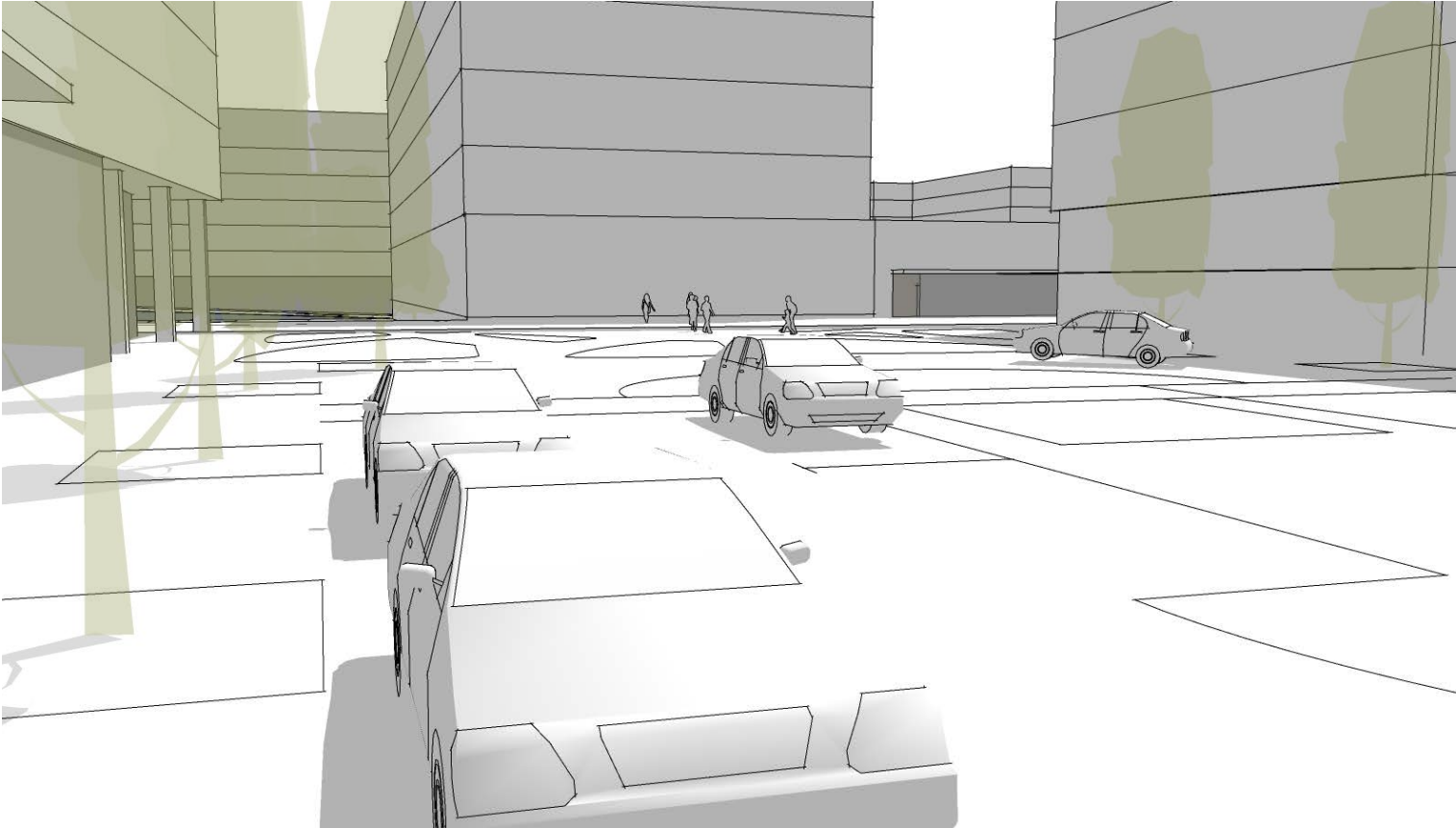
Street-Level Interaction



Perspective View looking Northeast

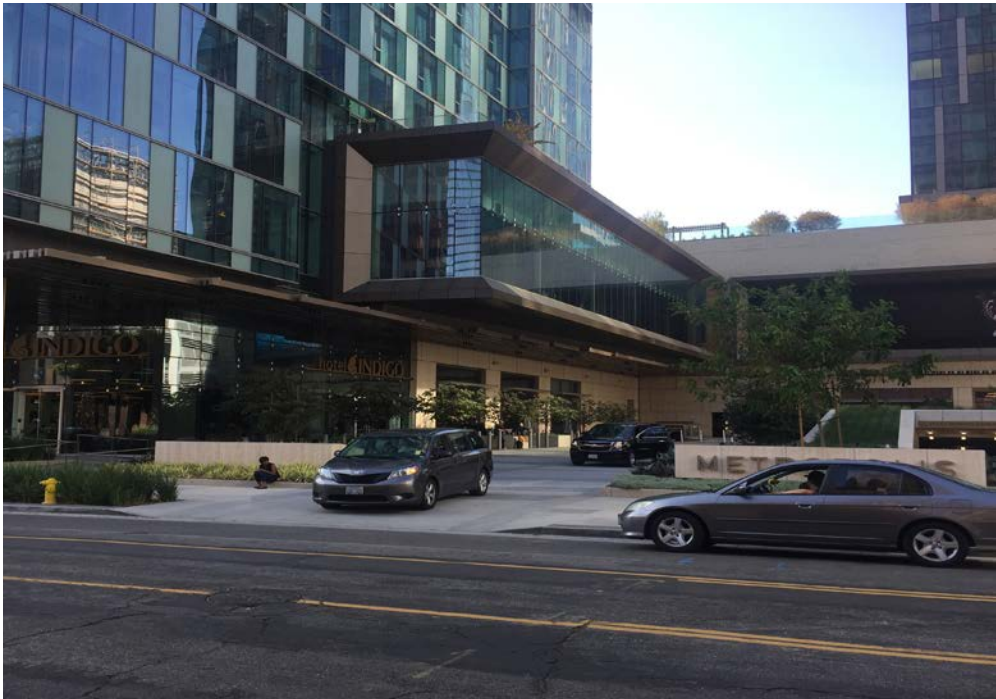
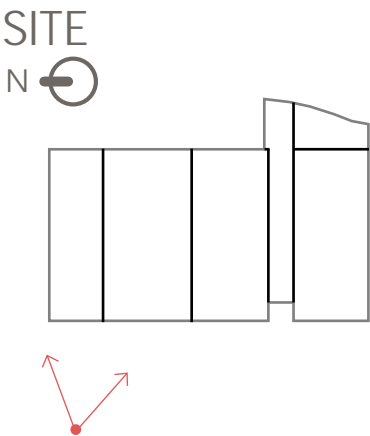
The park is located adjacent to the community rink to promote mixed uses our site.



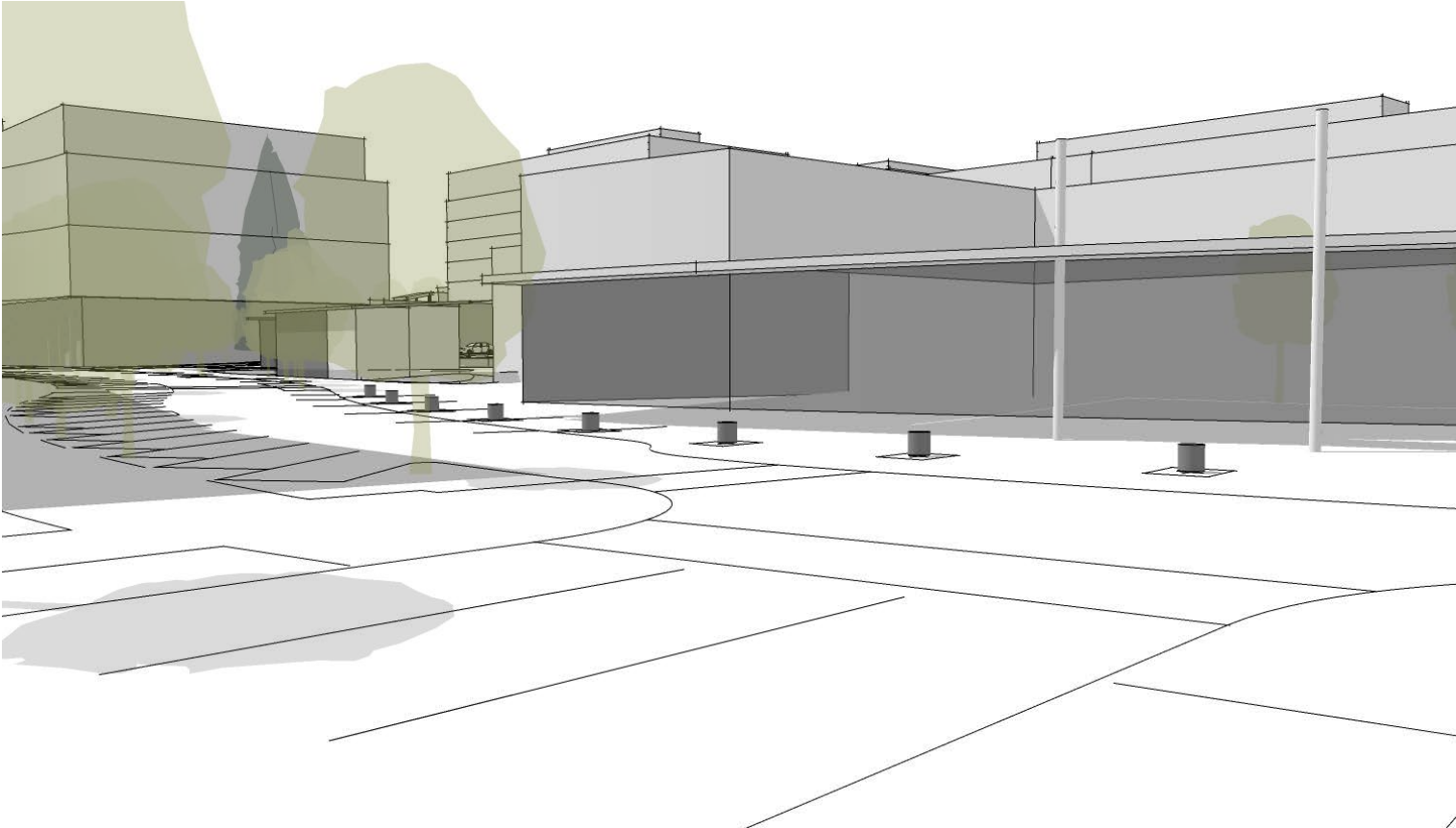


Perspective View looking East from Porte Cochere

NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.

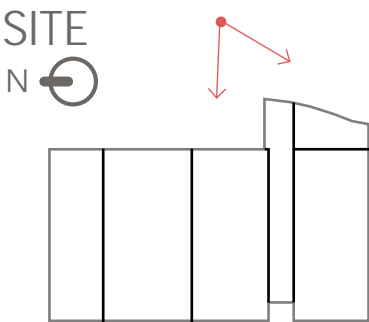


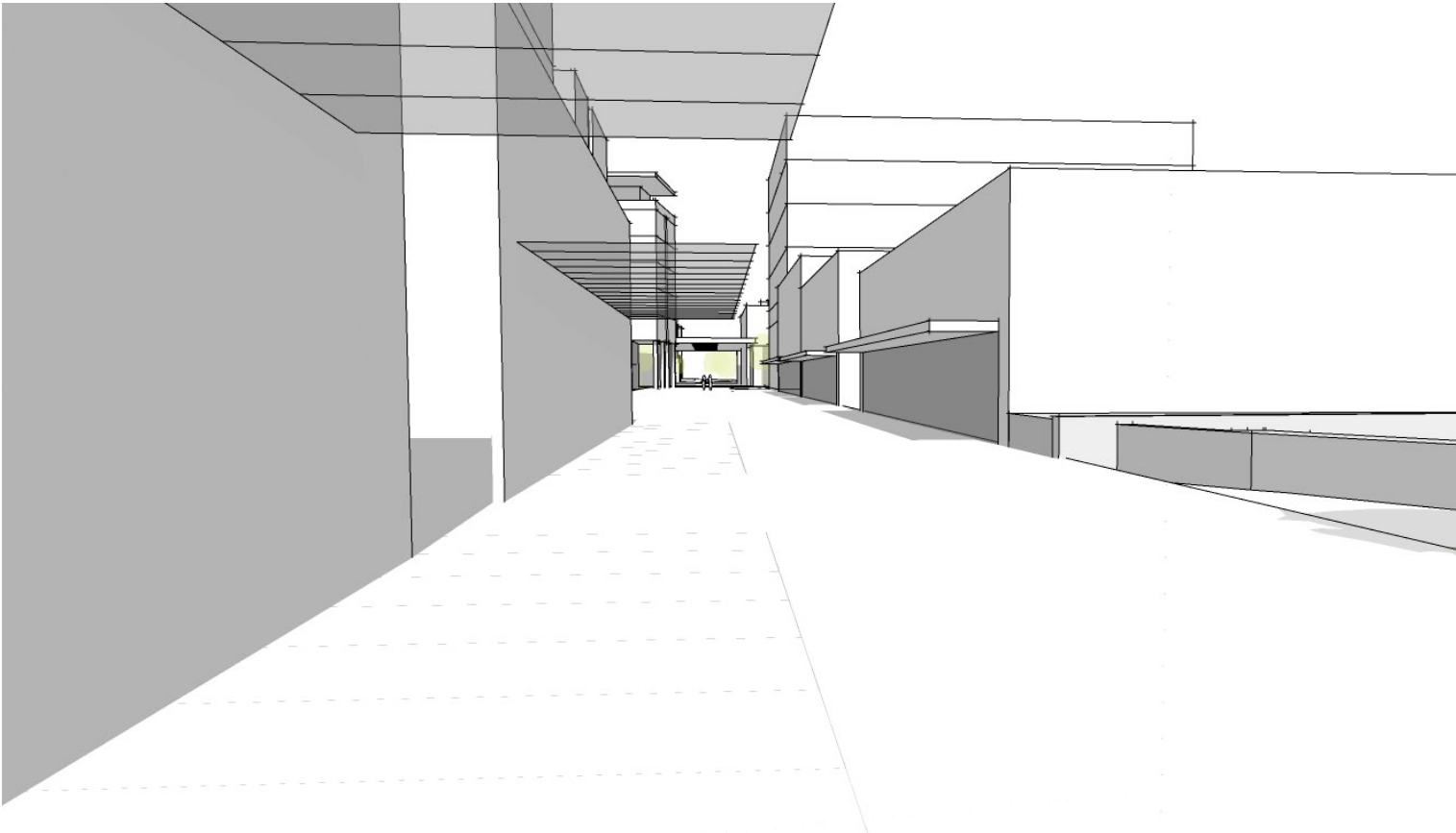
Street-Level Interaction



Perspective View looking Southwest

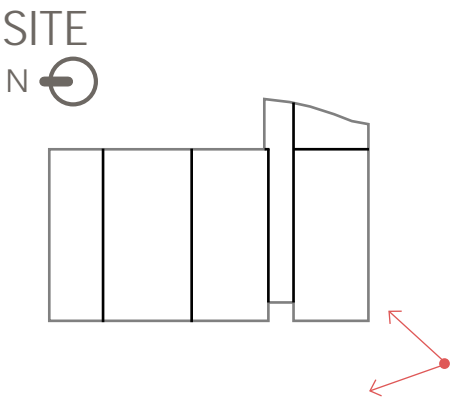
An expressive roof form highlights the community rink main entry and public plaza.



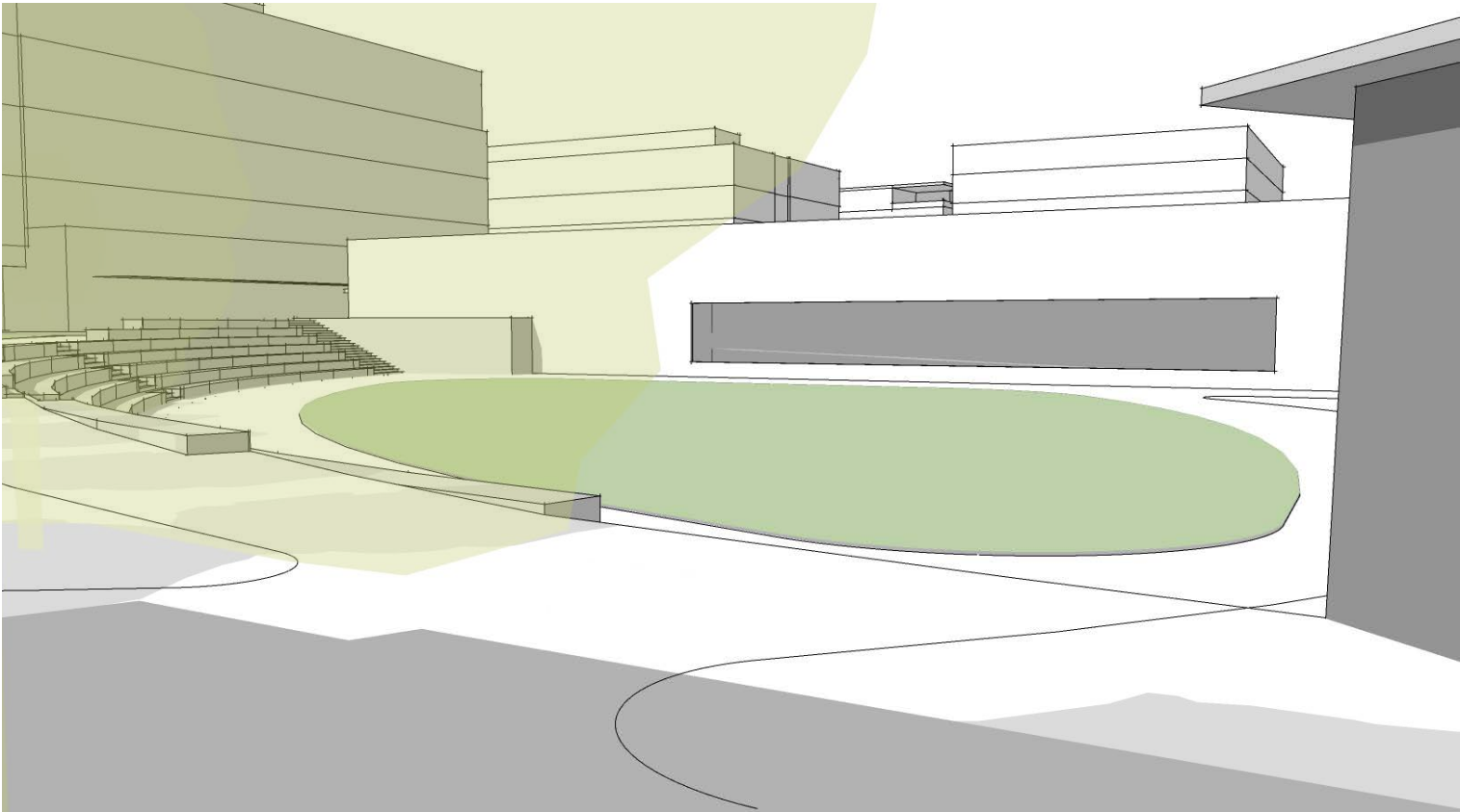


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.

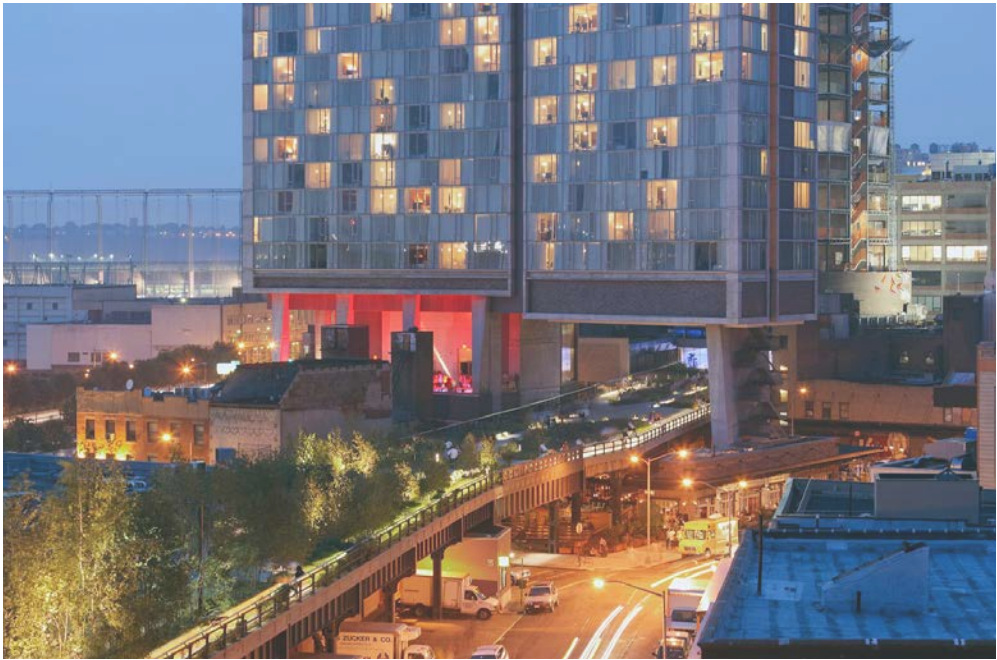
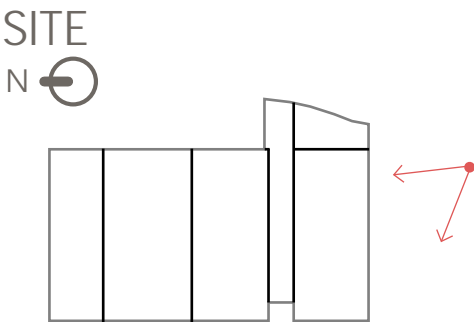


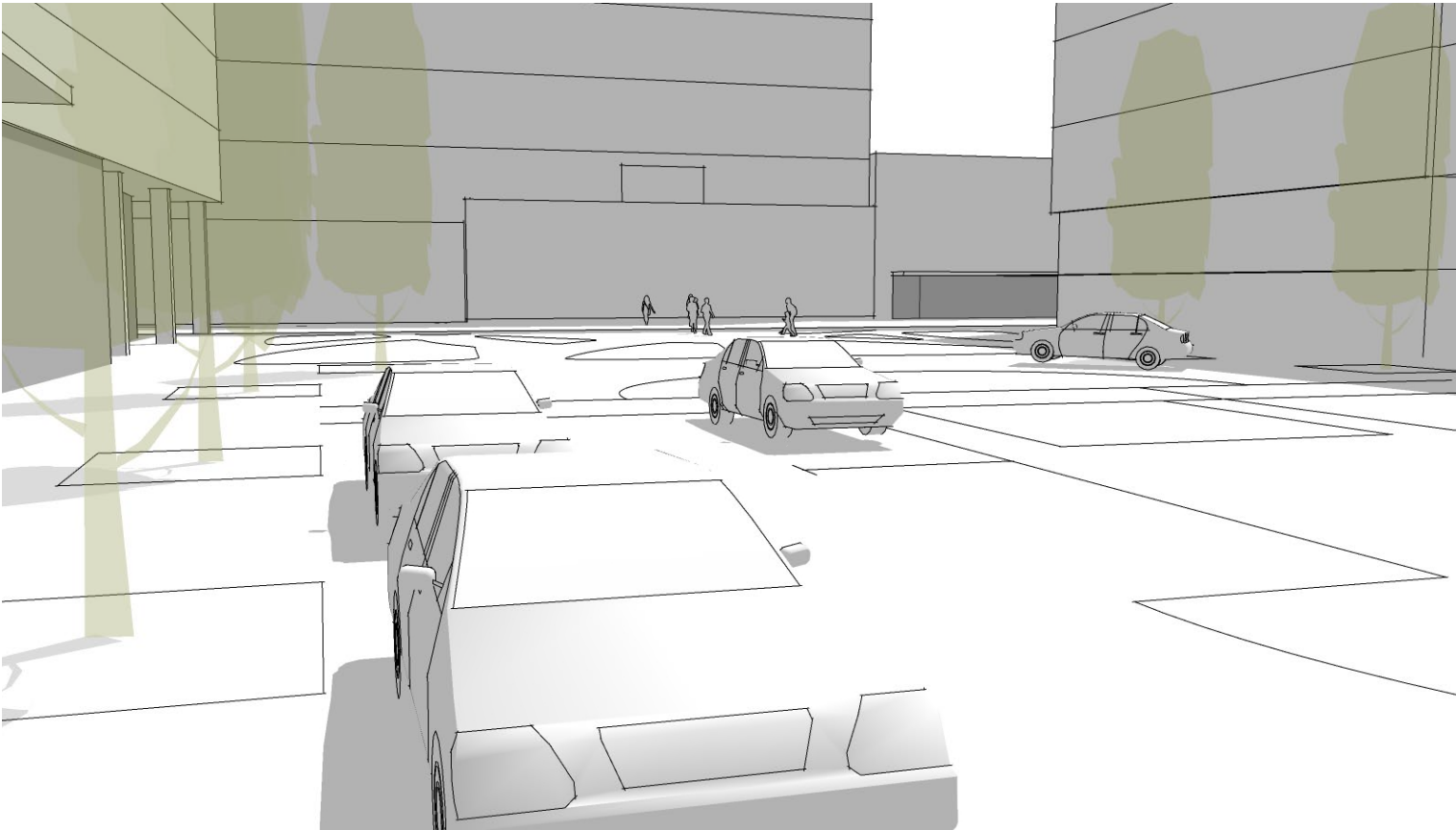
Street-Level Interaction



Perspective View looking Northeast

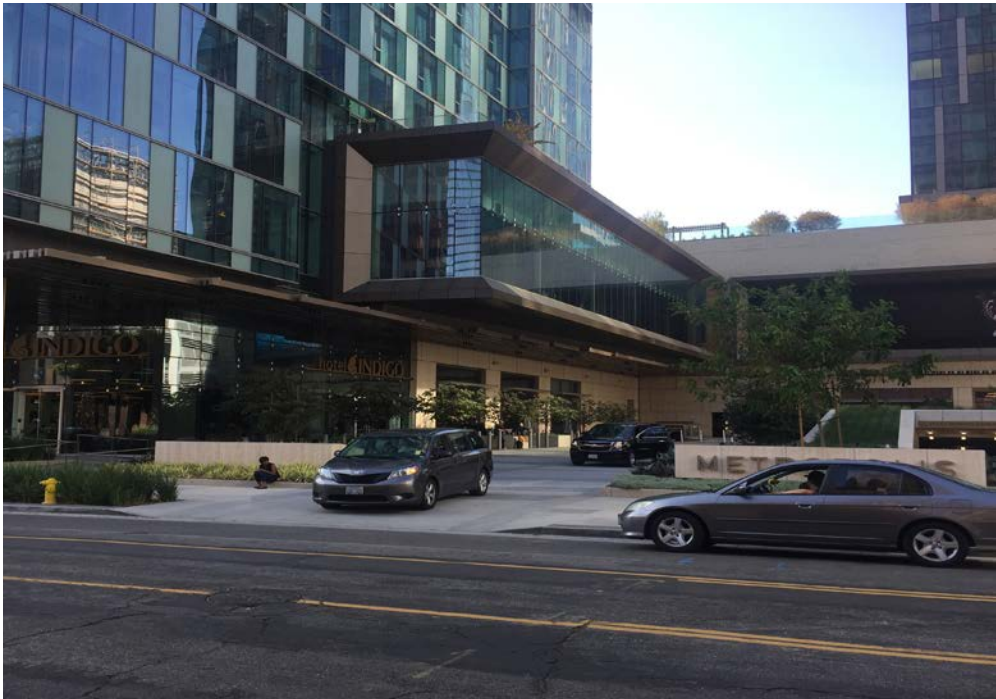
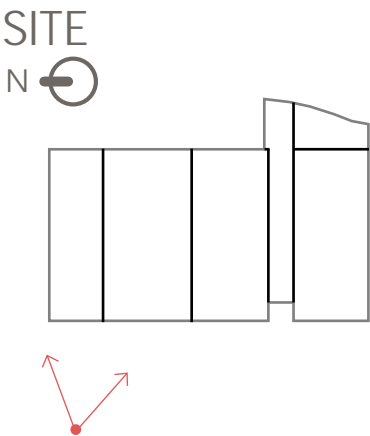
The community rink becomes an extension of the park by incorporating a transparent wall to maximize visual connection.



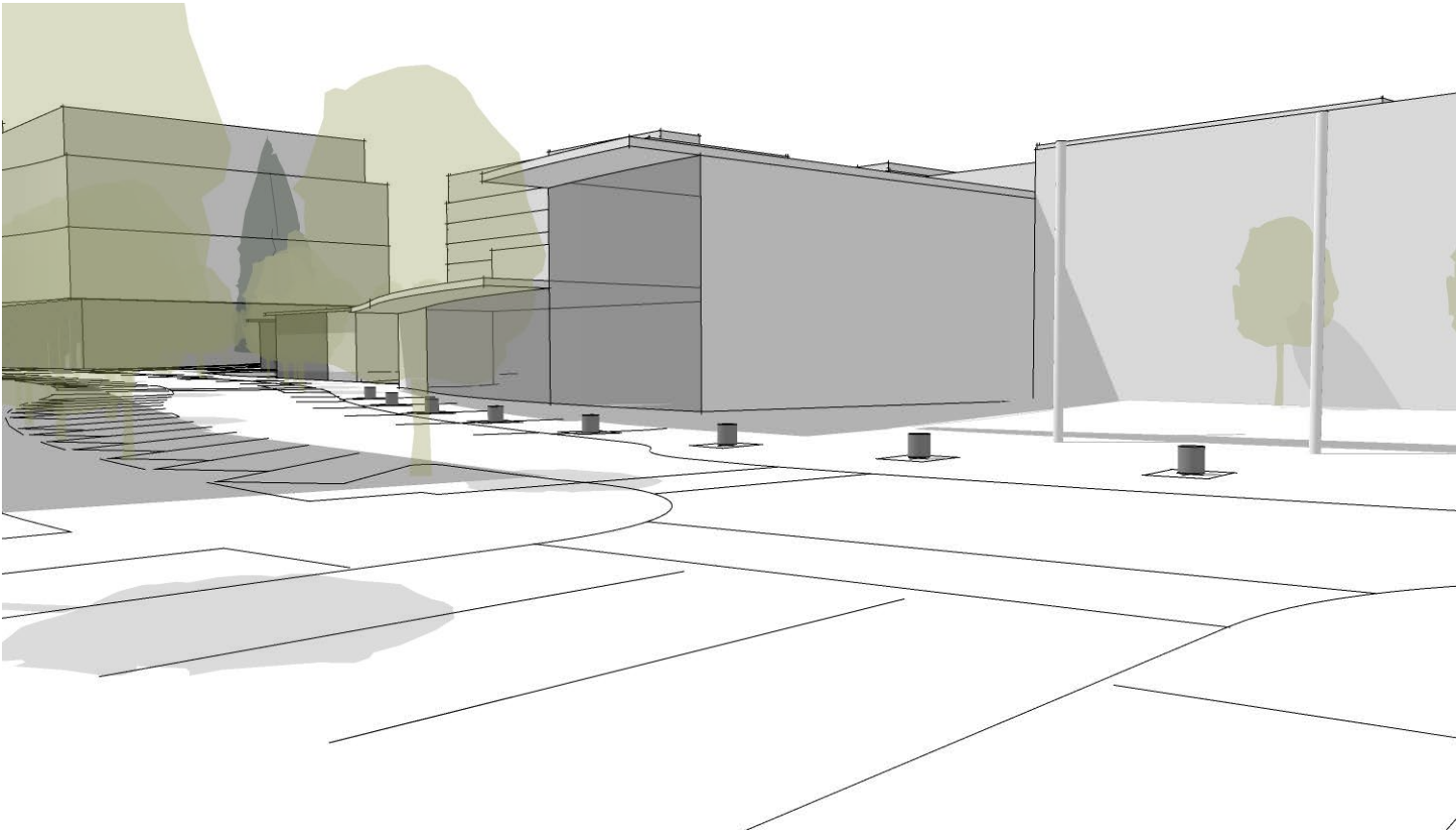


Perspective View looking East from Porte Cochere

NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.

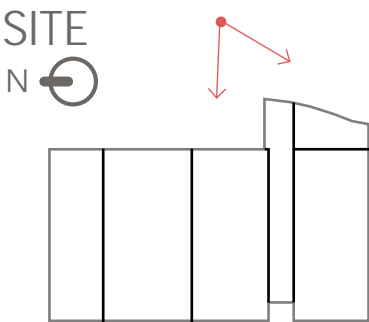


Street-Level Interaction



Perspective View looking Southwest

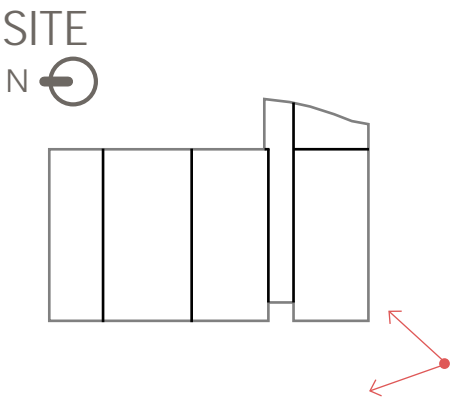
An expressive roof form highlights the community rink main entry and public plaza.



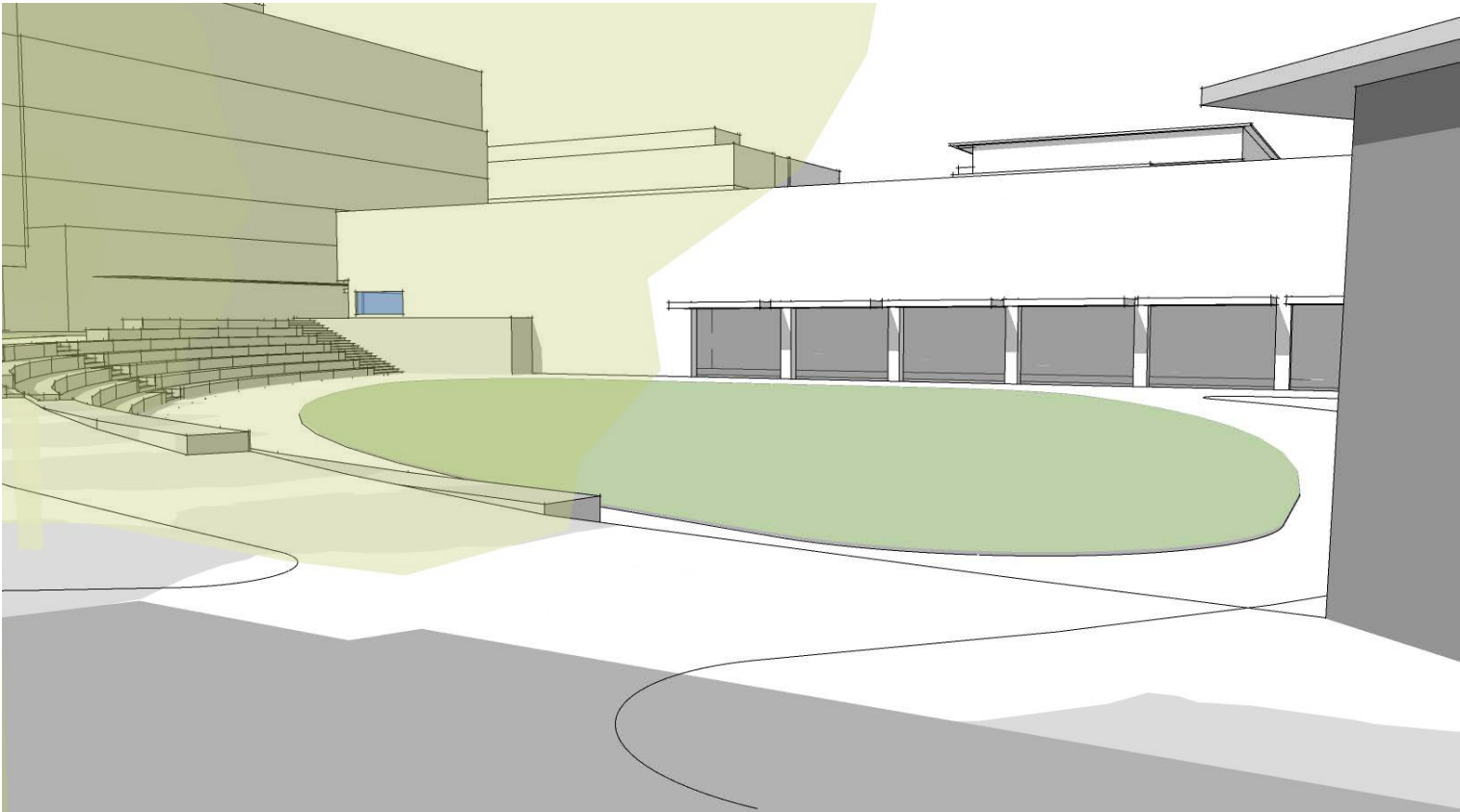


Perspective View looking North

Retail and community related program is located along this pedestrian walkway to activate the long walls of the rinks.

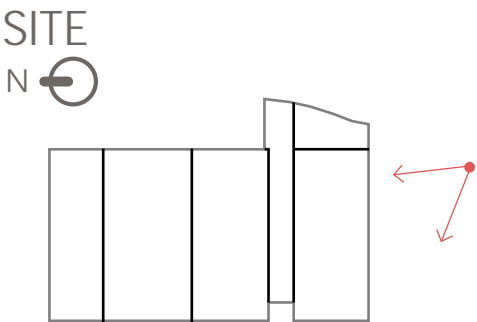


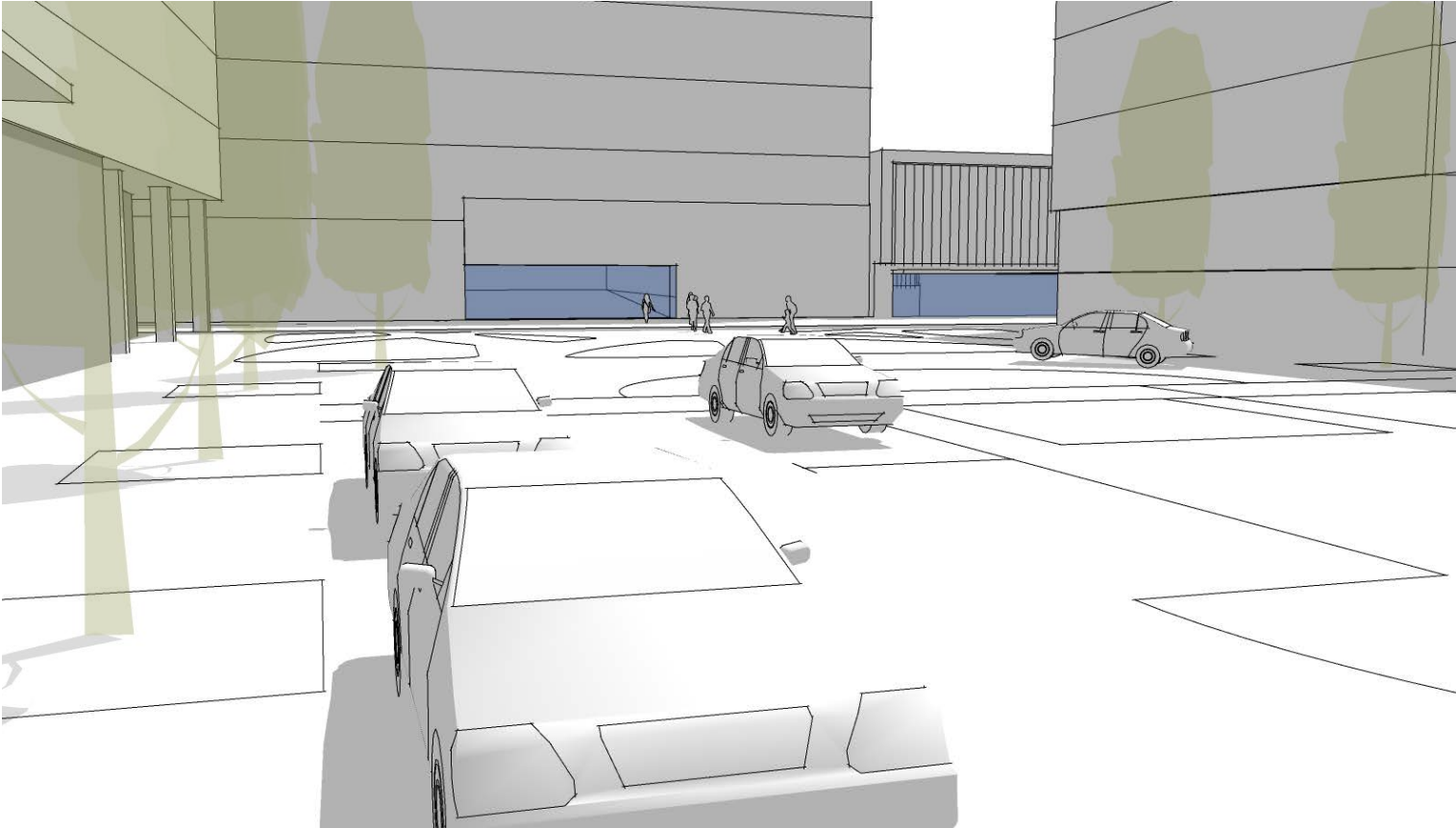
Street-Level Interaction



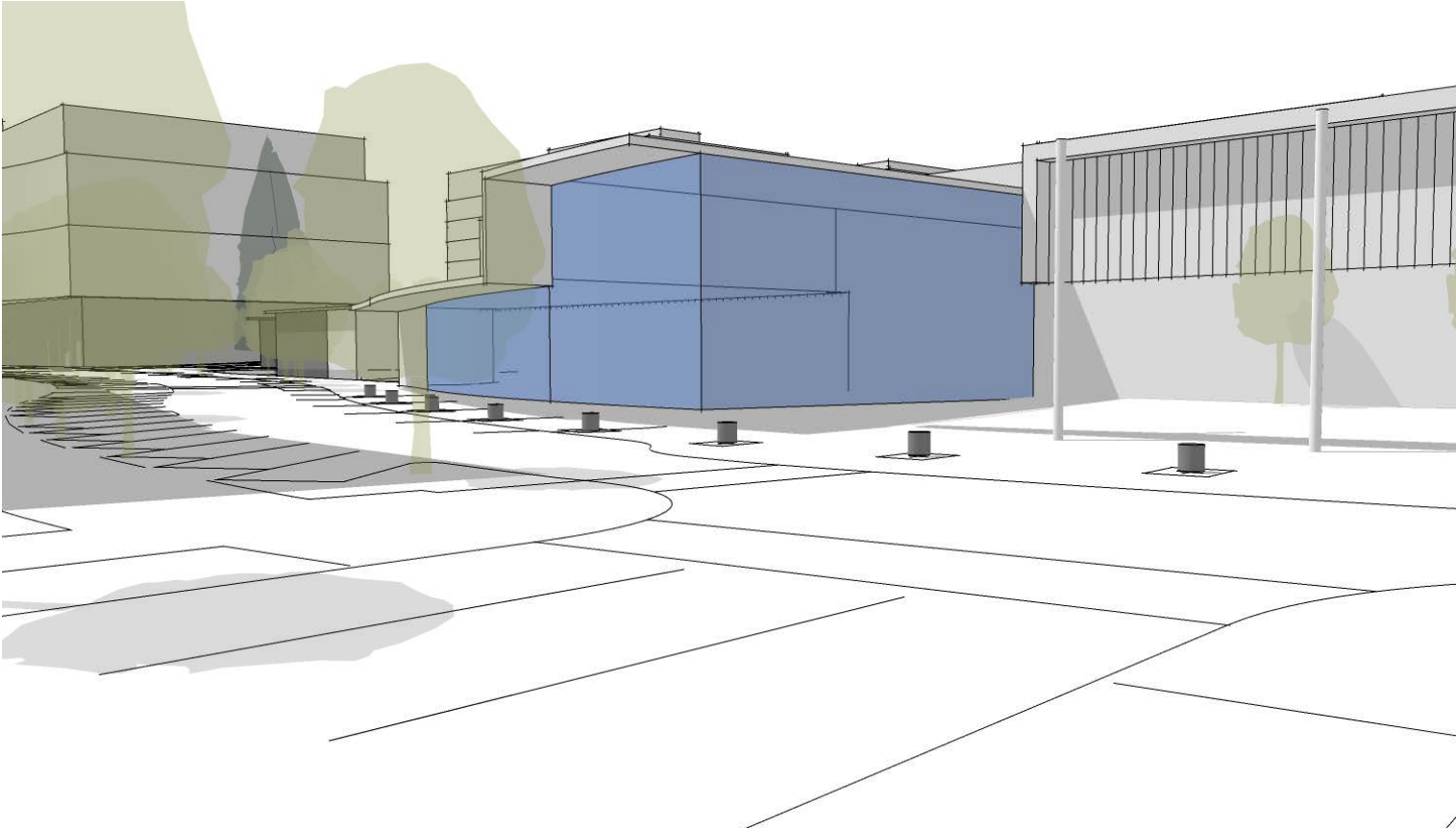
Perspective View looking Northeast

The community rink becomes an extension of the park by incorporating large operable doors to maximize event flexibility.



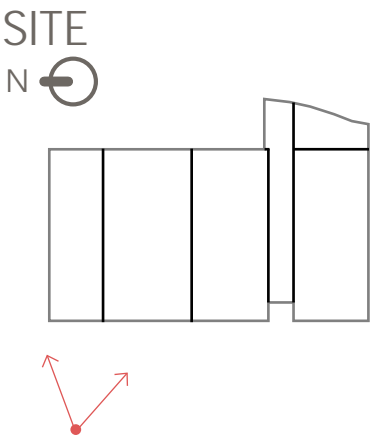


Perspective View looking East from Porte Cochere

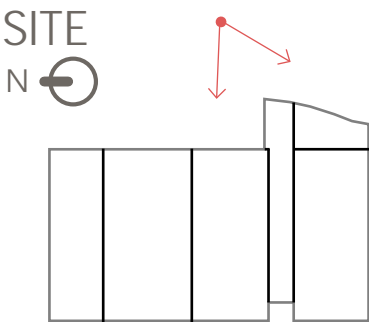


Perspective View looking Southwest

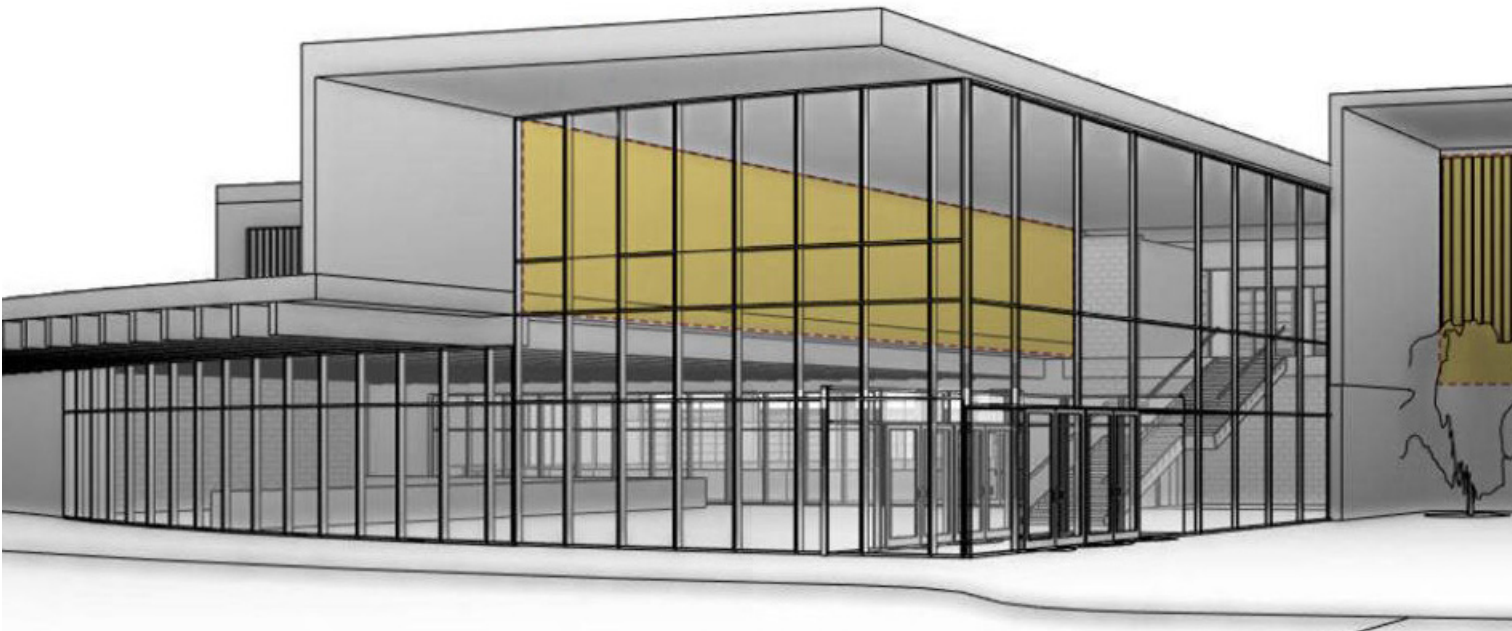
NHL Seattle administration office front door is located on the pedestrian walkway and addresses the mixed-use plaza and porte cochere.



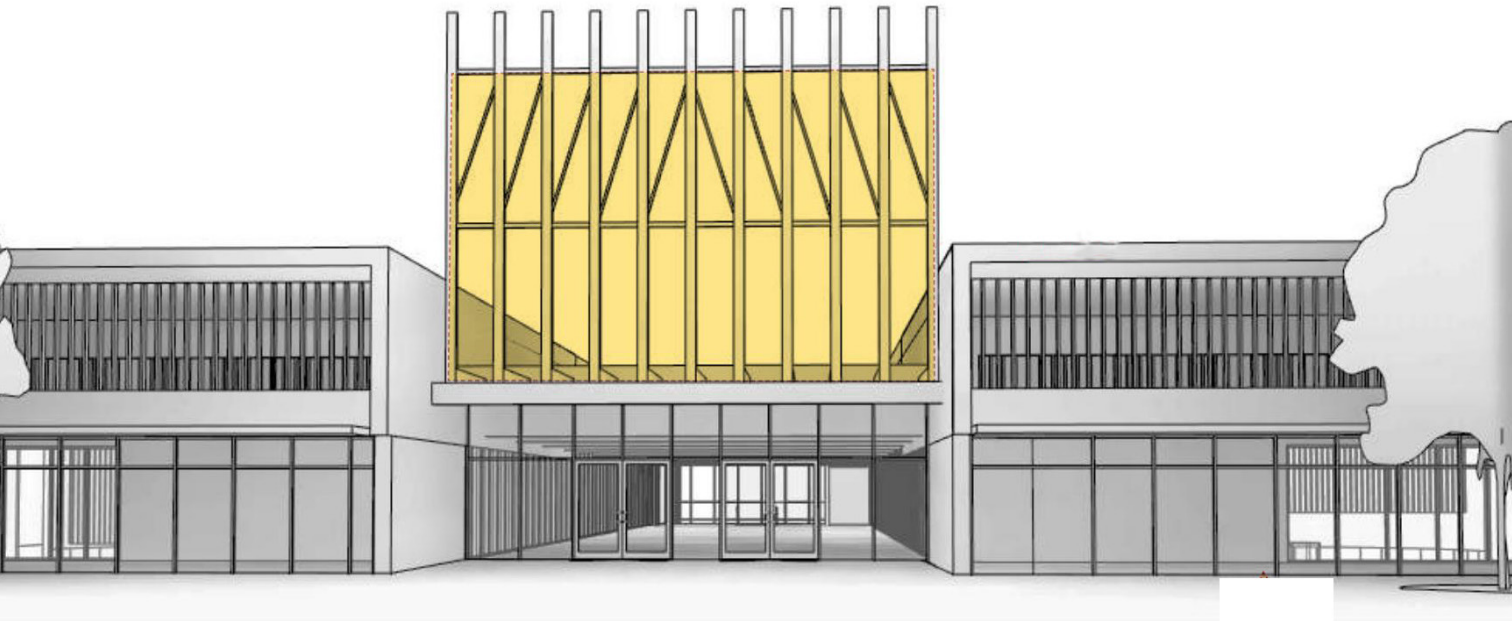
An expressive roof form highlights the community rink main entry and public plaza.



Street-Level Interaction



East Public Entry



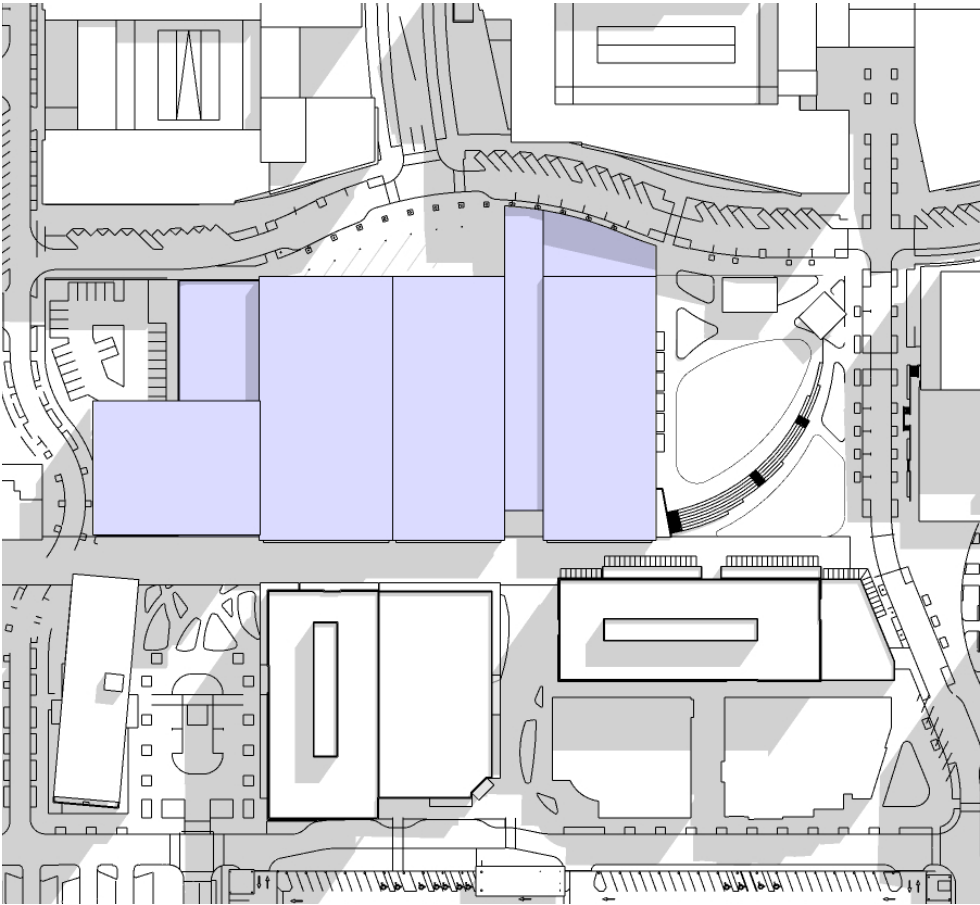
West Public Entry



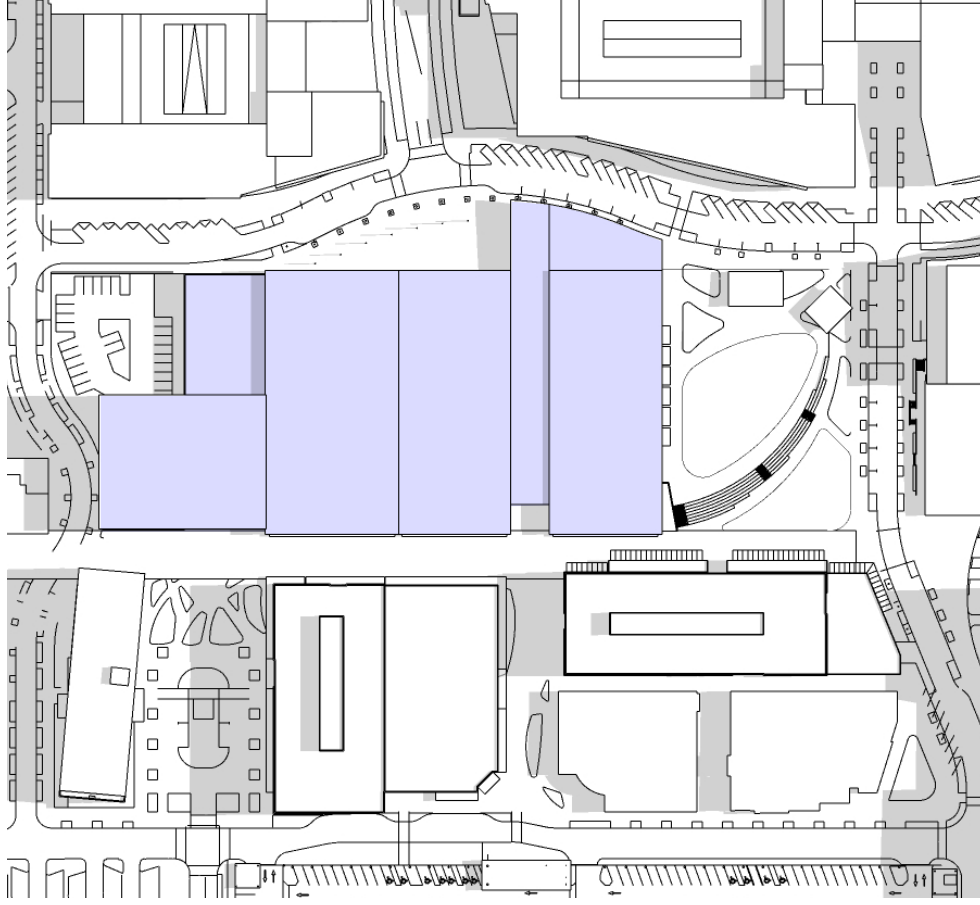
Printed: 10.26.2018

NHL SEATTLE ICE CENTRE - OPTION III - PREFERRED DESIGN

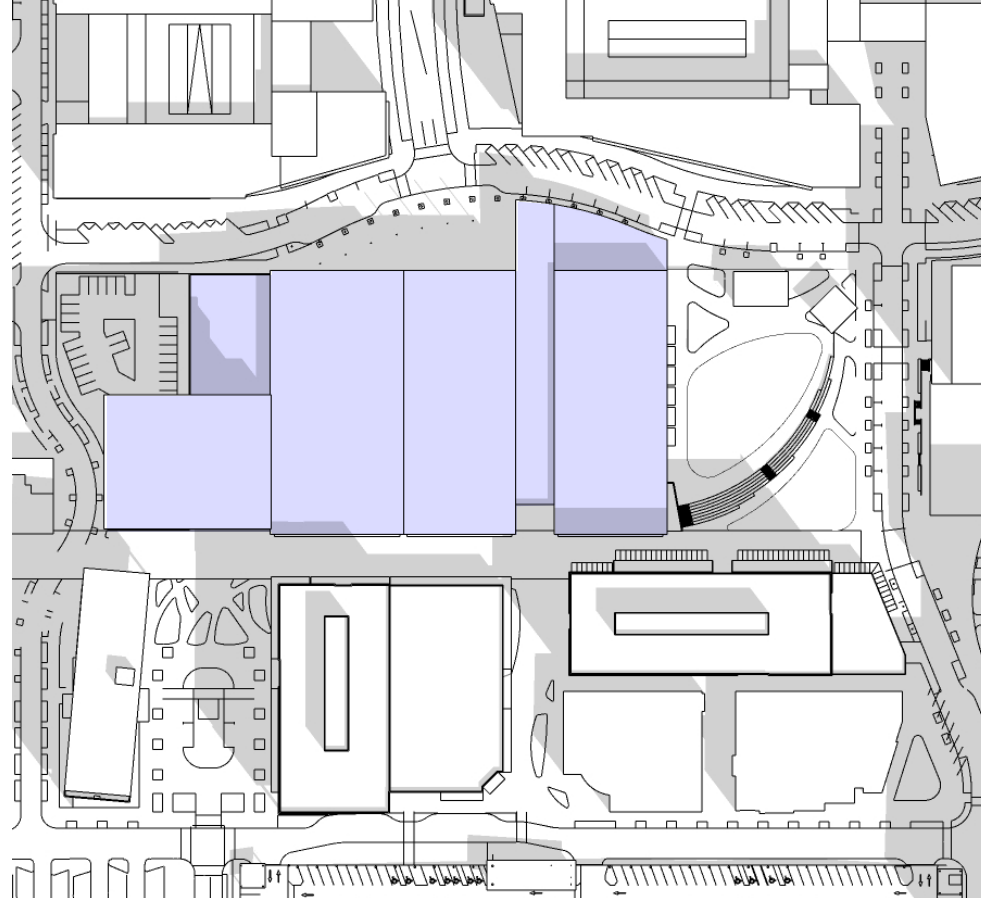
- PHASE 4 -



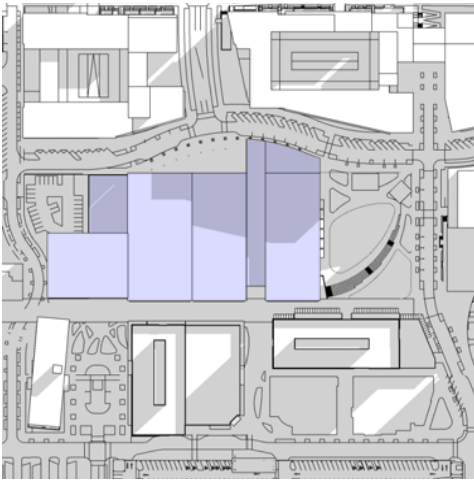
March / September 21st at 09:00am



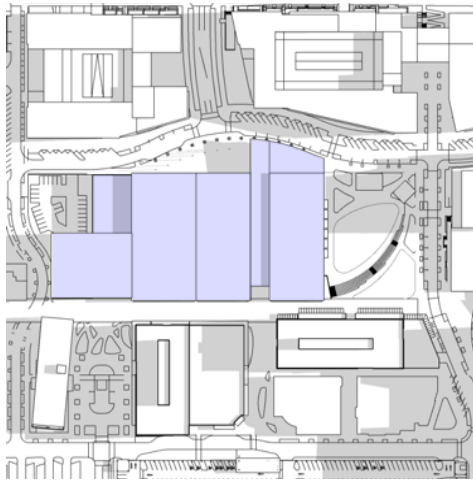
March / September 21st at 12:00pm



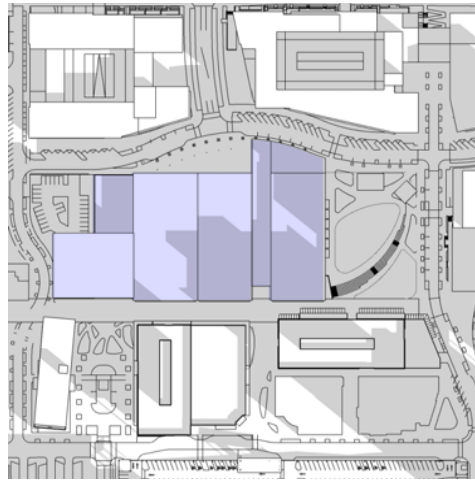
March / September 21st at 03:00pm



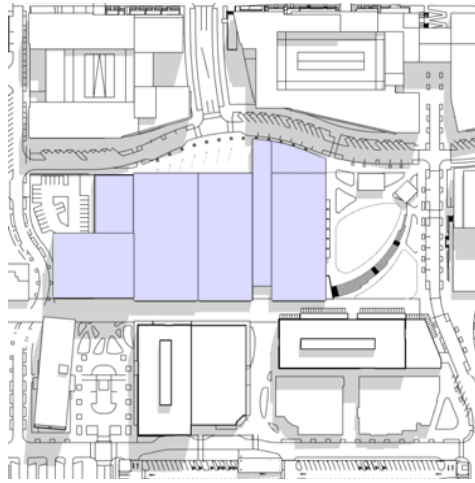
December 21st at 09:00am



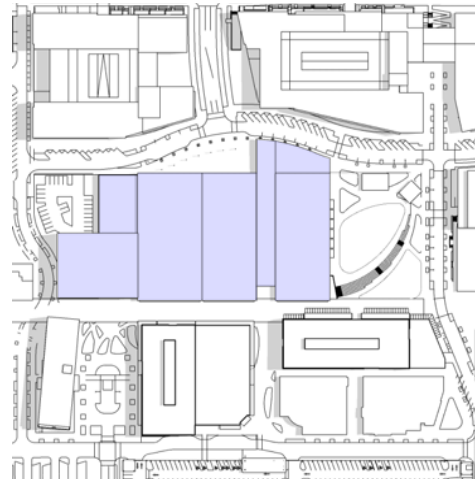
December 21st at 12:00pm



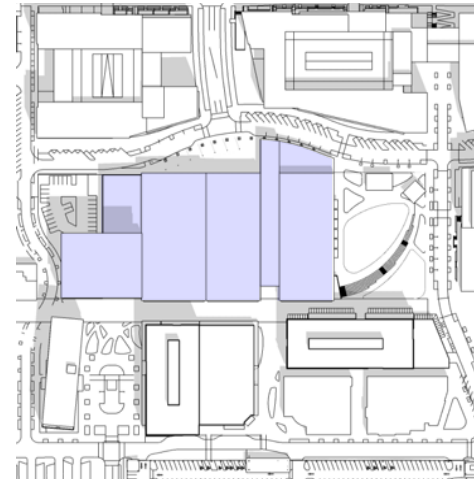
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



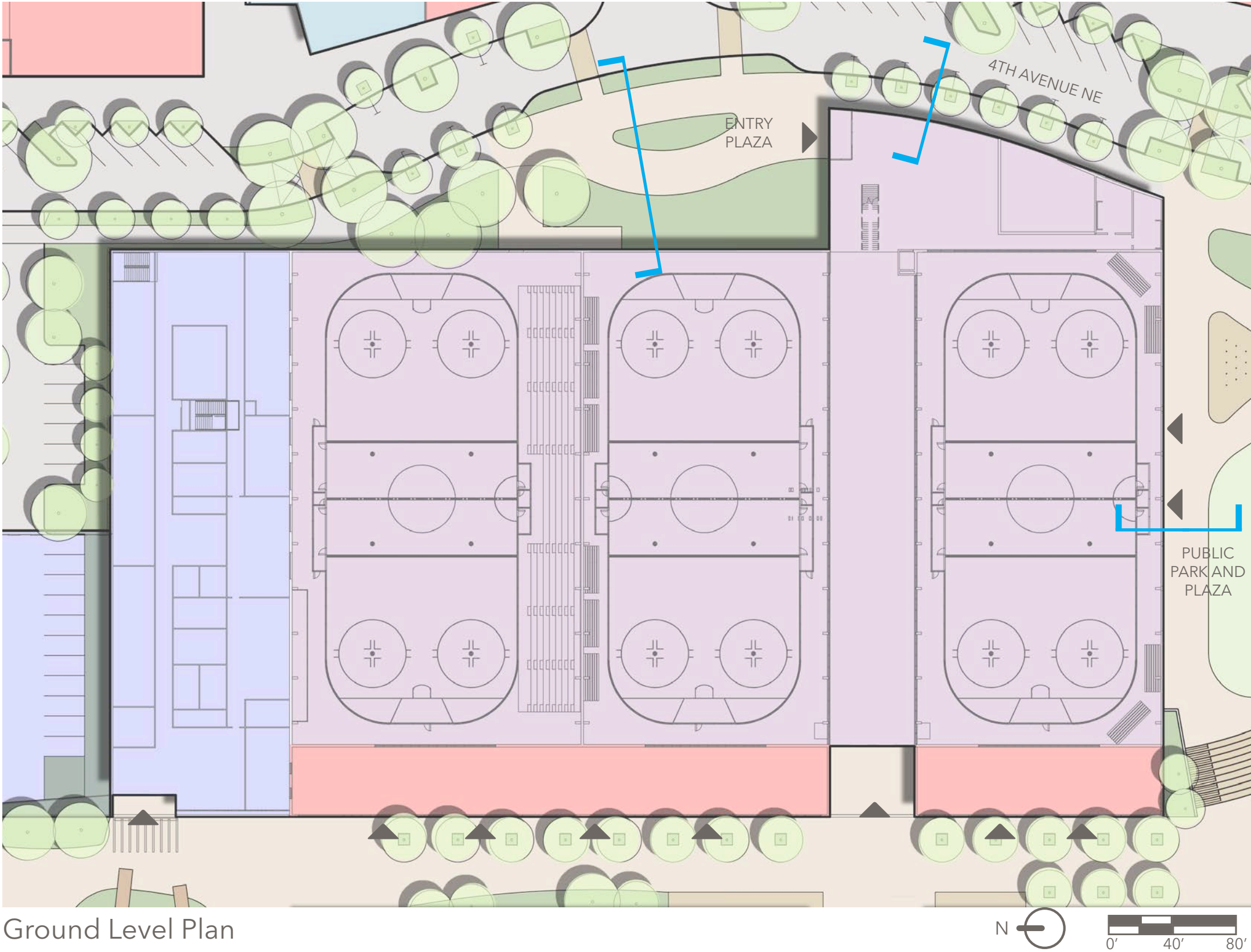
Printed: 10.26.2018

NHL SEATTLE ICE CENTRE - LANDSCAPE SITE PLAN

Overview

An arrival plaza on the east side of the Ice Centre serves as a gathering area, monument and art display, lush planted relief, and frame for the most iconic facade of the building. Extensive curbside planting directs pedestrian circulation to the marked crossings. Pedestrian circulation and outdoor retail areas are delineated with rows of columnar trees. Tree grates are set within the promenade paving to maximize space for pedestrians and retail activity. Views to entries and important sections of the building facade are framed with trees rather than blocked by them.

- Retail
- Amenity Space
- Circulation / Support
- Residential Unit
- Live/Work Units
- Pedestrian Entry
- Vehicular Entry



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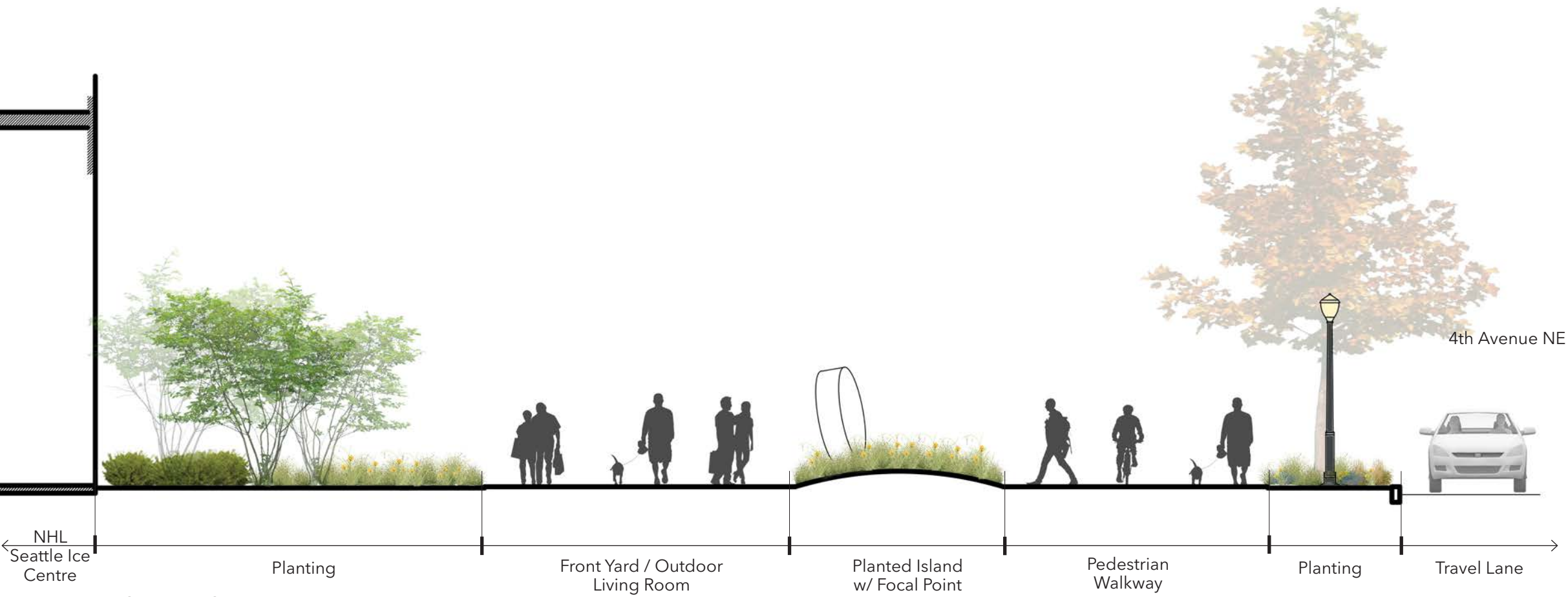
NHL SEATTLE ICE CENTRE - LANDSCAPE DESIGN



Open plaza with Integrated Seating and Sculptural Form



Lush Bio-retention Plantings



Entry Park at 4th

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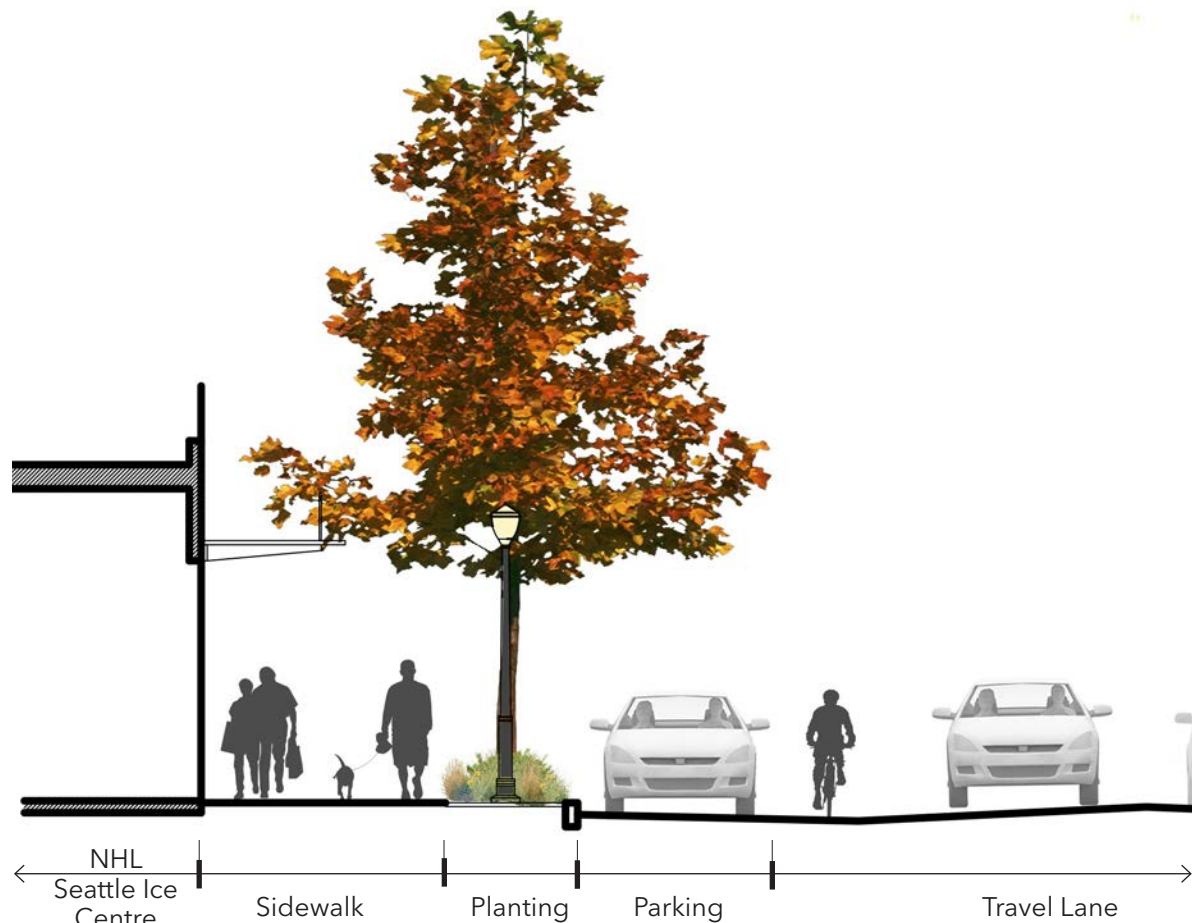
NHL SEATTLE ICE CENTRE - LANDSCAPE DESIGN



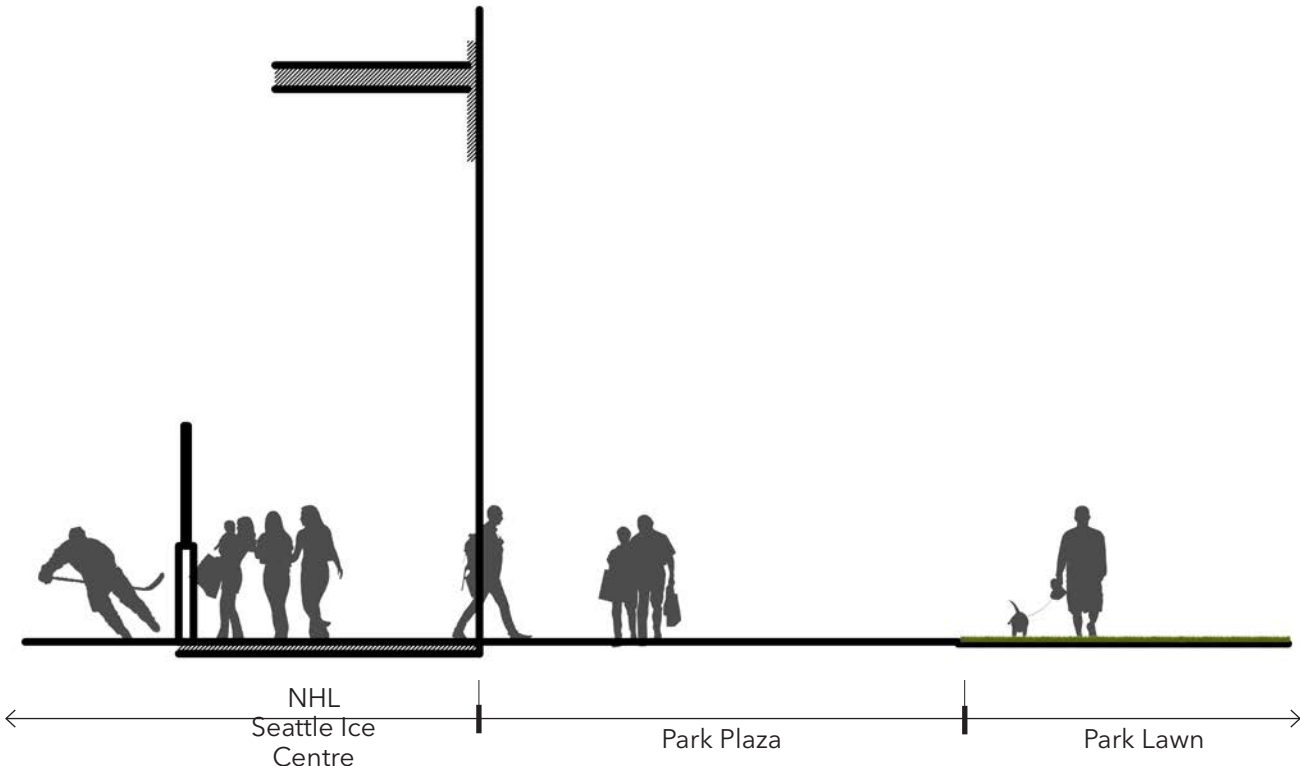
Lush and Low Plantings



Connected edges



4th Ave NE Section



Park Section

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MPD - ARCHITECTURAL CONCEPTS

BUILDING R7 - LIFE TIME ATHLETIC

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BUILDING R7 - LIFETIME ATHLETIC - SUMMARY

Option I - SE View



Pros

- Office areas stepped back to provide outdoor space on the roof
- Massing provides visual interest for south side of building
- Centered entry provides symmetry for the south face
- Juice bar on north with outdoor seating provides street activation along Central Park

Cons

- Limited programming available for roof
- Entry centered on building does not provide a spatial relationship between the corner and the pedestrian entry from NE 103rd Ave.

Option II - SE View



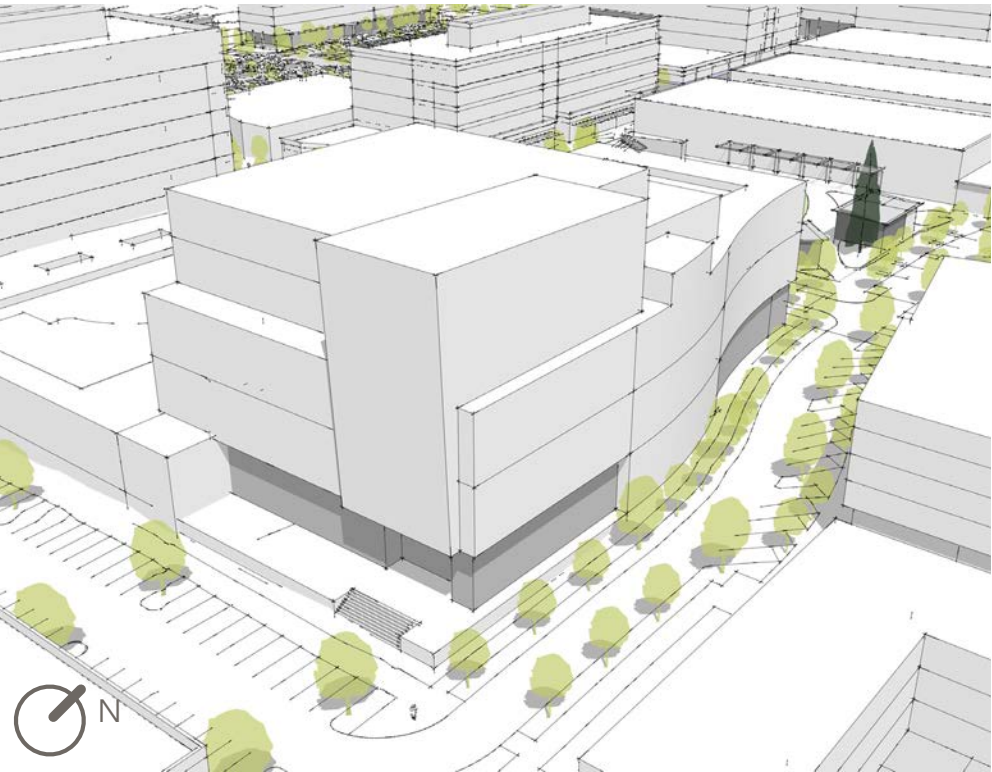
Pros

- Massing provides increased visibility of the southeast corner
- Vertical circulation used to create visual interest on west side of building
- Corner entry provides convenient access from available site parking
- First floor step back accentuates site curvature
- Juice bar on north with outdoor seating provides street activation along Central Park
- Main building entries provide street activation at south and east pedestrian ways

Cons

- Access to roof through Life Time Work space limits roof top programming options
- Potential noise and vibration conflicts between roof top programming and office programming below
- Reduced visual interest along the south building face with the simplified Life Time building entry

Option III - SE View (Preferred)



Pros

- Increased programming options at roof top
- Massing provides increased visibility of the southeast corner
- Corner entry provides convenient access from available site parking
- Changes in roof heights provide more visual interest
- Pulling the Life Time Work levels back from Central Park leaves room for a work focused amenity deck & activated pool deck
- Juice bar on north with outdoor seating provides street activation along Central Park.

Cons

- Necessity of keeping the locker rooms adjacent to the pool(s) reduces transparency along a portion of the east elevation at street level

BUILDING R7 - TYPICAL LEVEL 1 FLOOR PLAN (APPLIES TO ALL MASSING OPTIONS)

Summary

- One 5 story indoor fitness center totaling 160,000 gsf
- Life Time Athletic Club: 120,000 sf
- Life Time Work: 40,000 ss
- Partial underground Parking: 70 Stalls
- Outdoor patio and pool deck
- Entry and drop-off located at the south facade along the new internal 104th Street
- Ground Level commercial space along the north facade

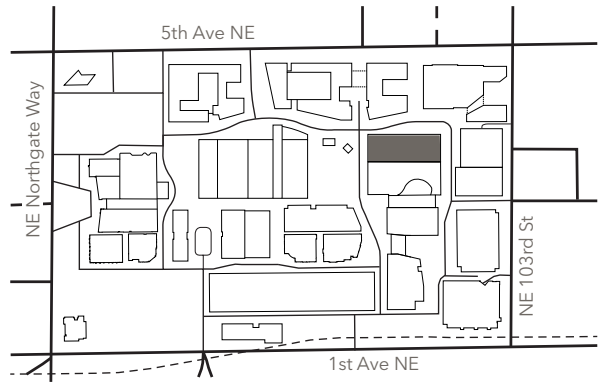
Overview

Life Time Athletic occupies the former parking area just east of the food court and Red Robin. The first floor contains the facility entrance, a café & lounge with indoor/outdoor seating, an adjacent spa, locker rooms, and indoor lap and leisure pools. The café and spa is open to the public. The entrance lobby sits at the SE corner of the building, which generates pedestrian activity along 4th Ave near building M4 and the 4th Ave hillclimb.

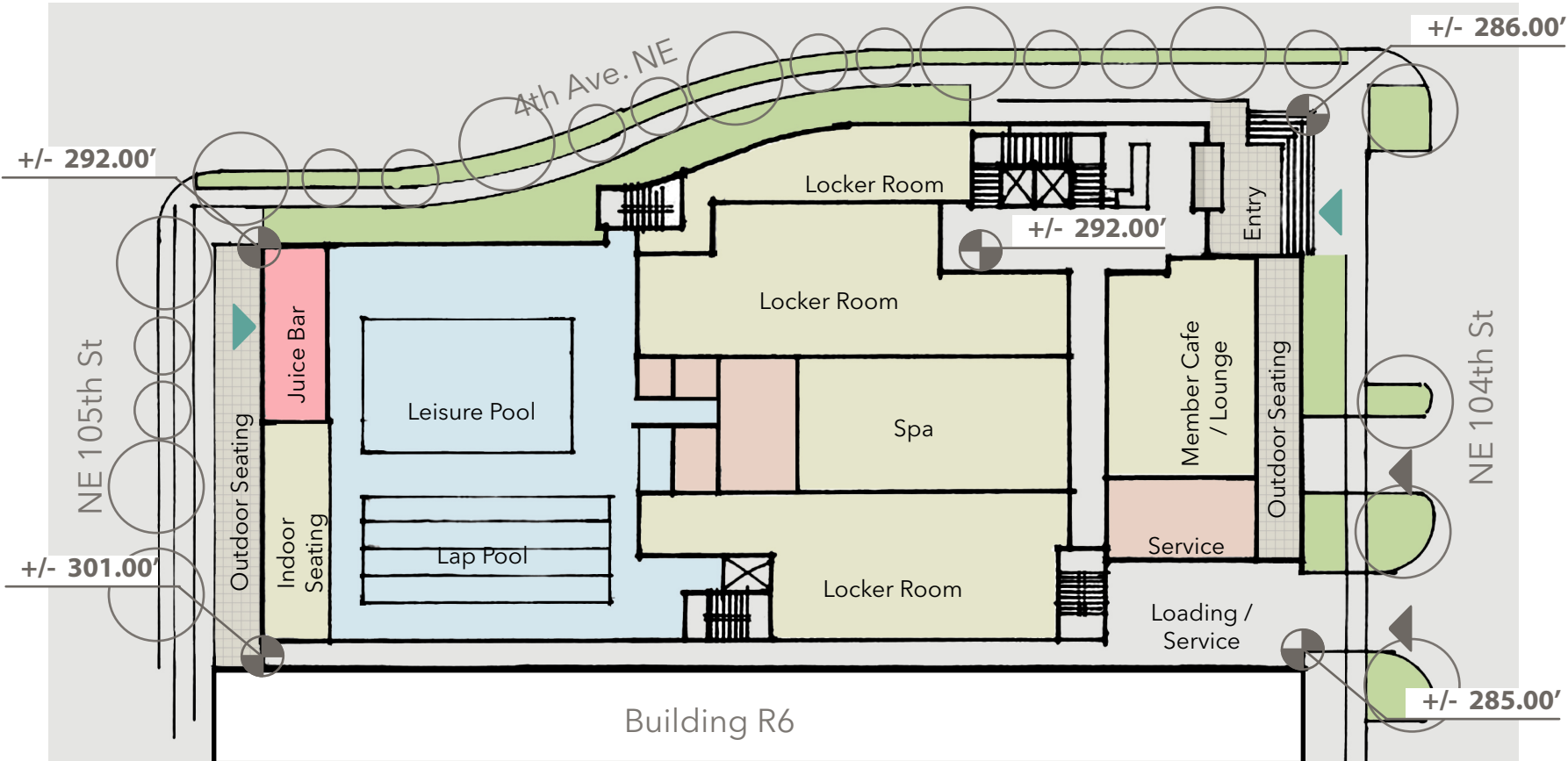
The massing at the SE corner of the building is intended to create a landmark element with a strong visual relationship to the 4th Ave hillclimb, SE 103rd Ave, and the pedestrian route to/from the gateway intersection at SE 103rd St and 5th Ave SE.

The indoor pools at the north end of the first floor are serviced by a poolside bistro / juice bar which is also oriented to 105th St and the Central Park. It provides service to the public and has outdoor seating along 105th St. The exterior walls of the first floor are highly transparent, offering views to and from the building interior.

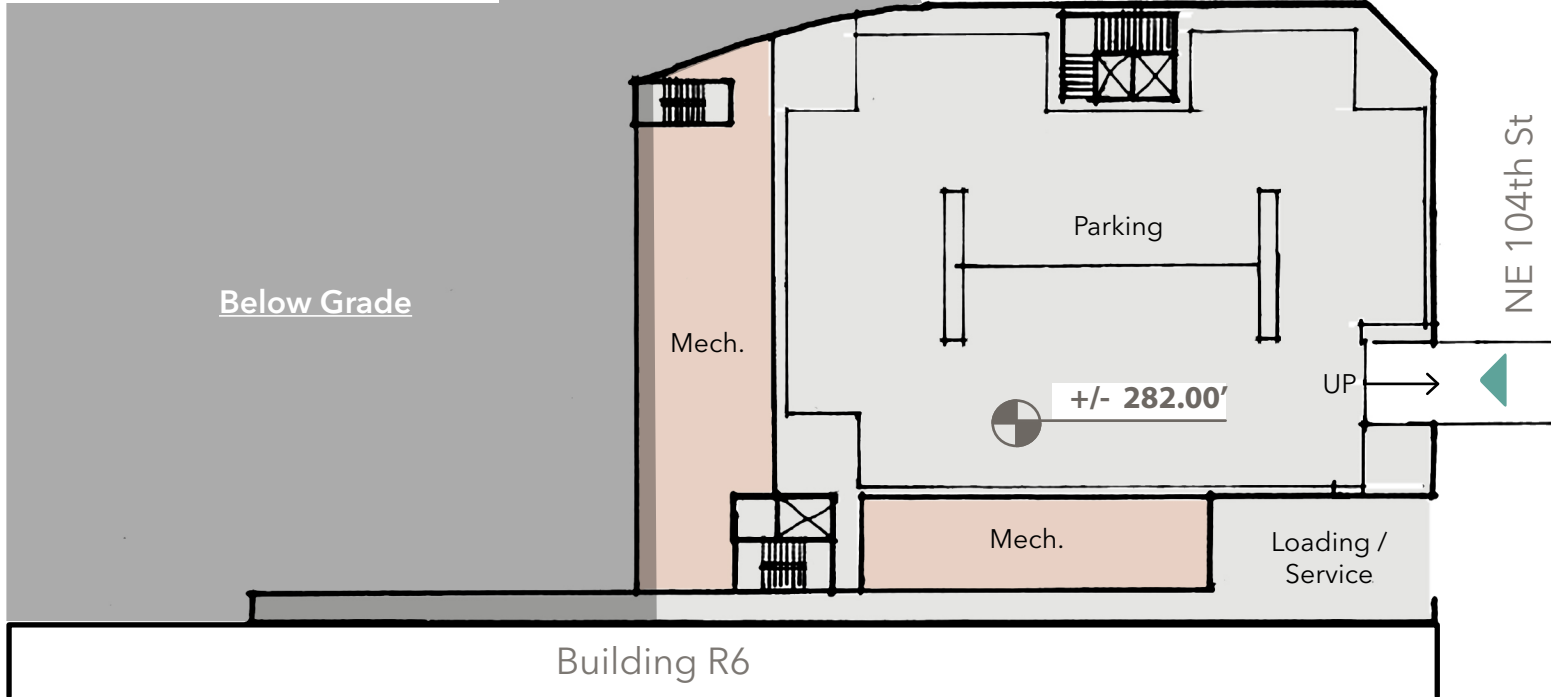
The upper floors of the building contain a Life Time Work (shared work) space, with a lounge and roof-top pool deck that overlooks the heart of the site.



Site Key



First Level Floor Plan



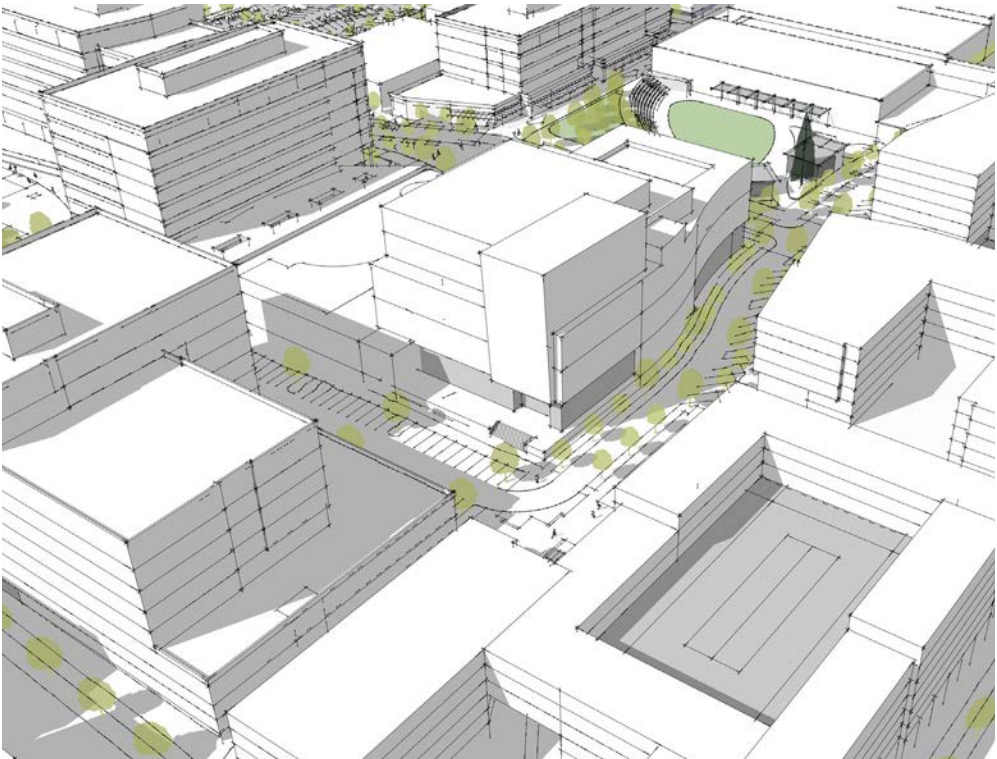
Basement Level Floor Plan

- Fitness
- Member Services / Amenities
- Nonmember Retail
- Office / Admin. / Back of House
- Parking / Circulation
- ▲ Pedestrian Entry



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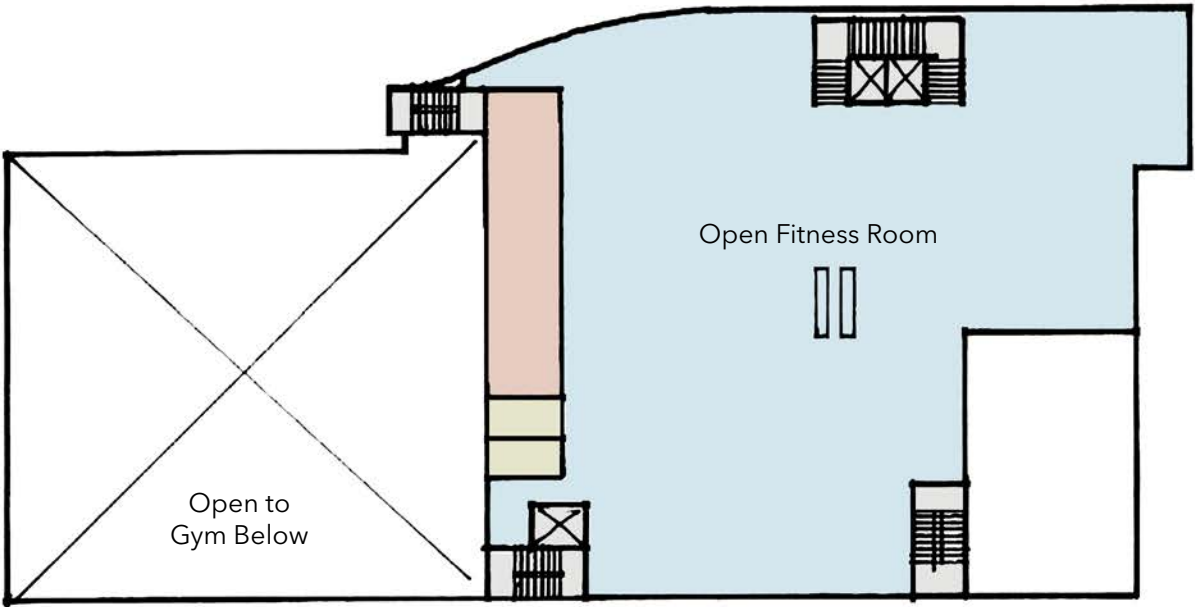
BUILDING R7 - TYPICAL FLOOR PLANS (APPLIES TO ALL MASSING OPTIONS)



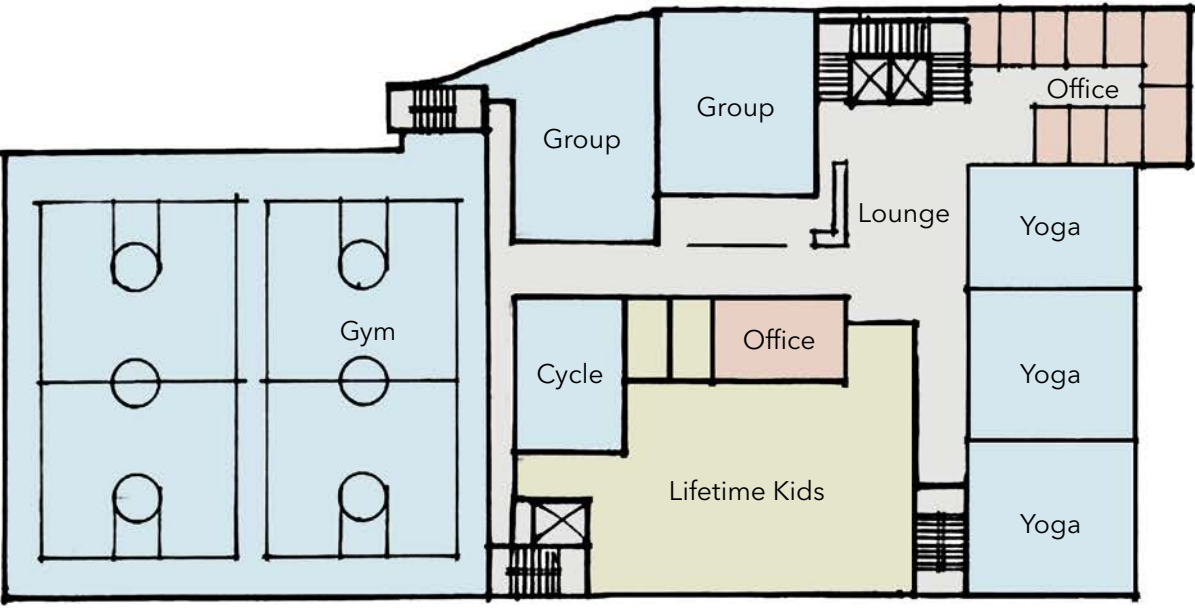
Option III - Southeast Aerial View



Option III - Northeast Aerial View



Third Level Floor Plan



Second Level Floor Plan

- Fitness
- Member Services/Amenities
- Nonmember Retail
- Office/Admin./Back of House
- Parking / Circulation
- Pedestrian Entry



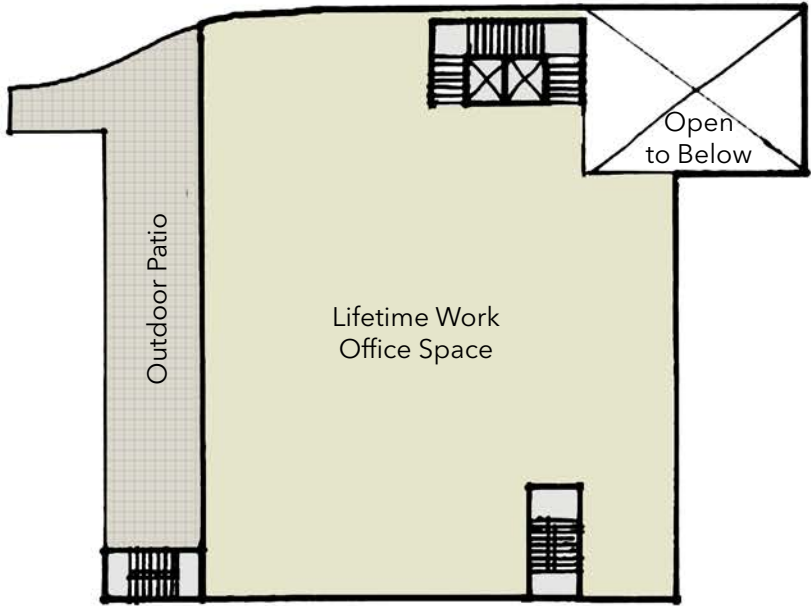
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BUILDING R7 - TYPICAL FLOOR PLANS (APPLIES TO ALL MASSING OPTIONS)



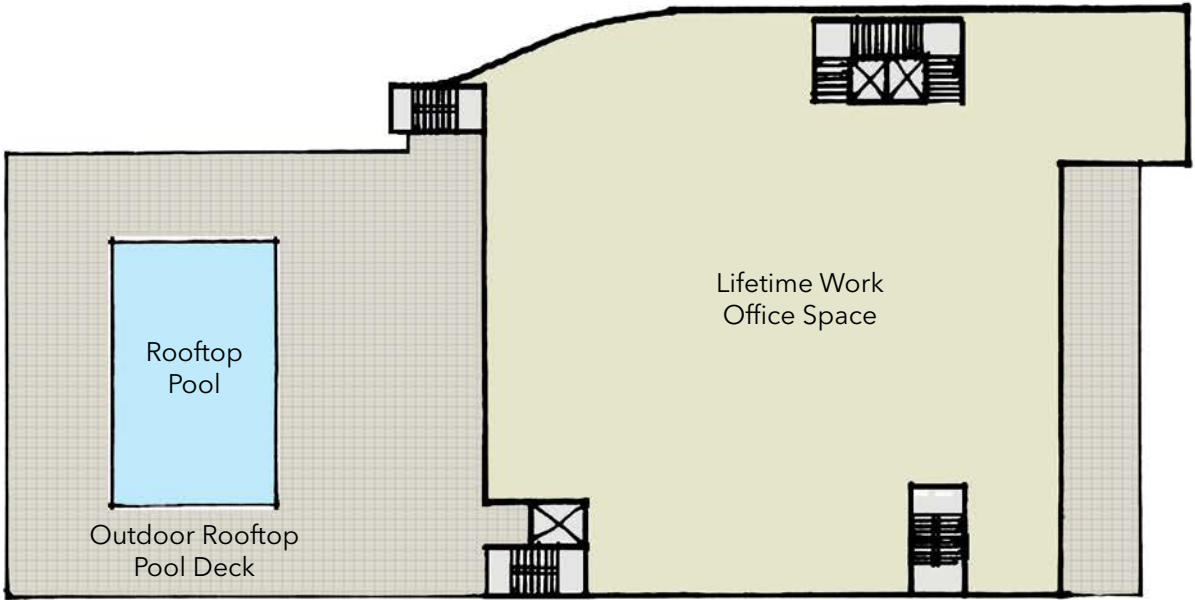
Option III - Southwest Aerial View

Fifth Level Floor Plan



Option III - Northwest Aerial View

Fourth Level Floor Plan

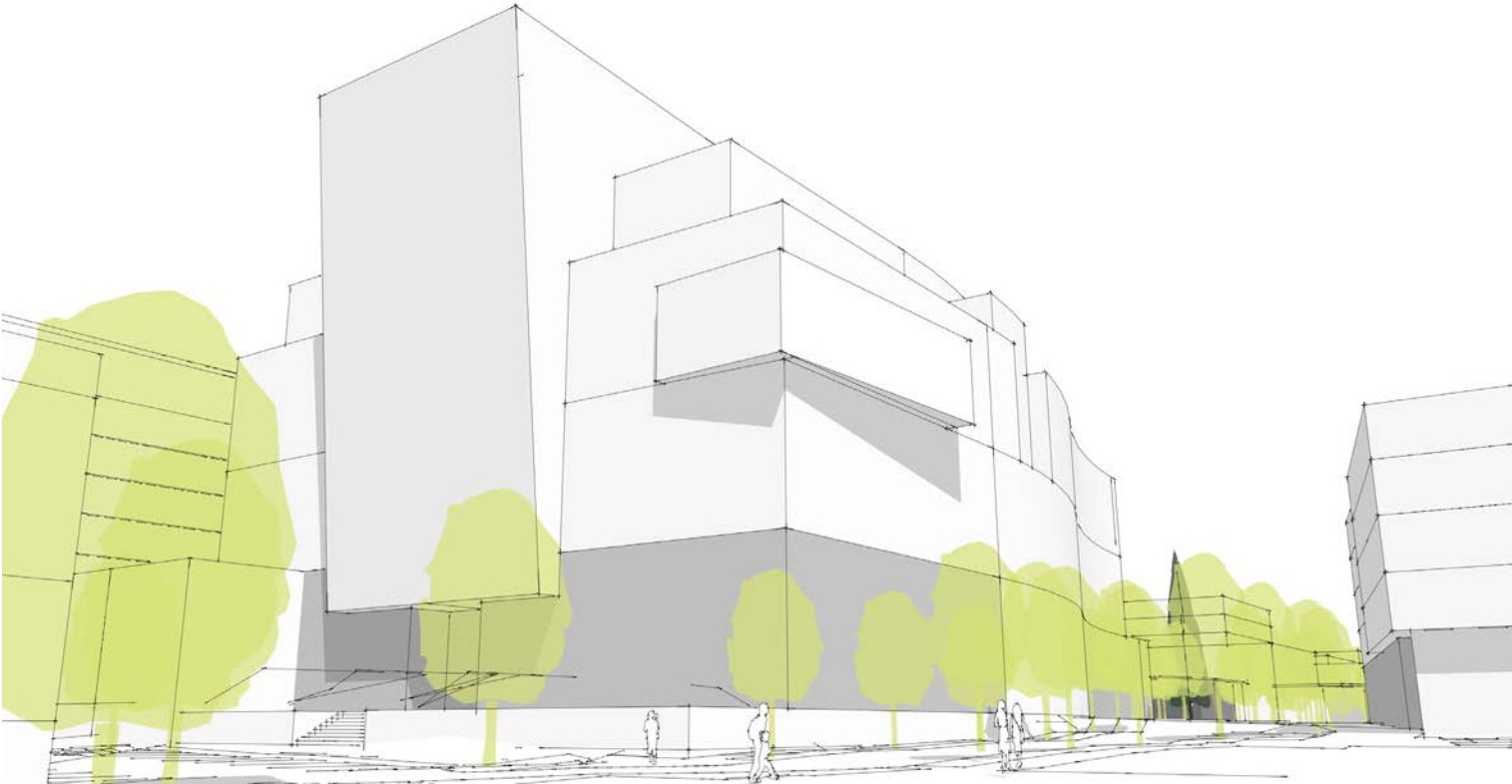


- Fitness
- Member Services/Amenities
- Nonmember Retail
- Office/Admin./Back of House
- Parking / Circulation
- Pedestrian Entry

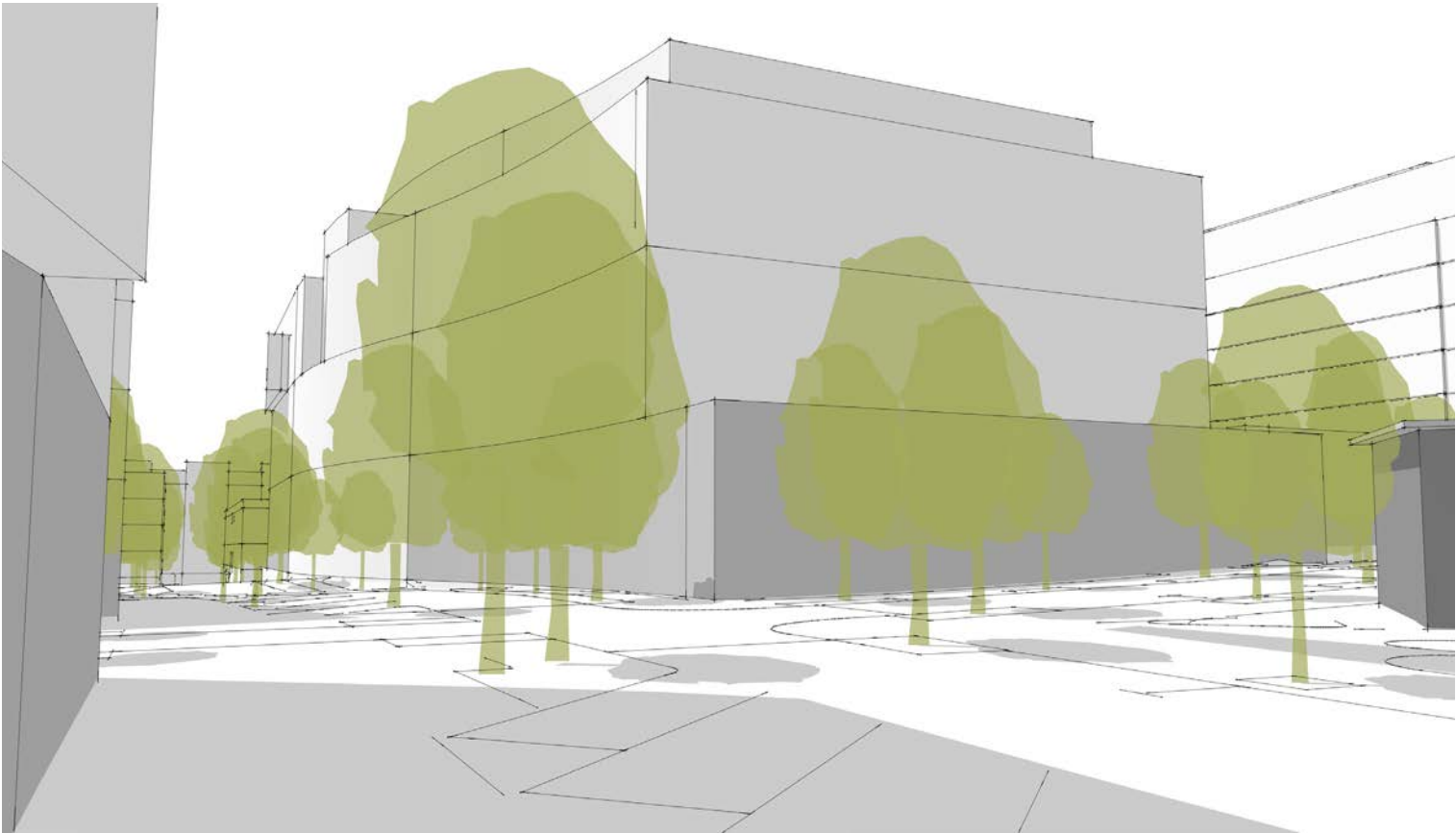


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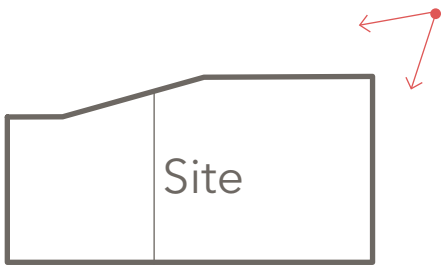
BUILDING R7 - OPTION I



Southeast Ground Level Perspective View

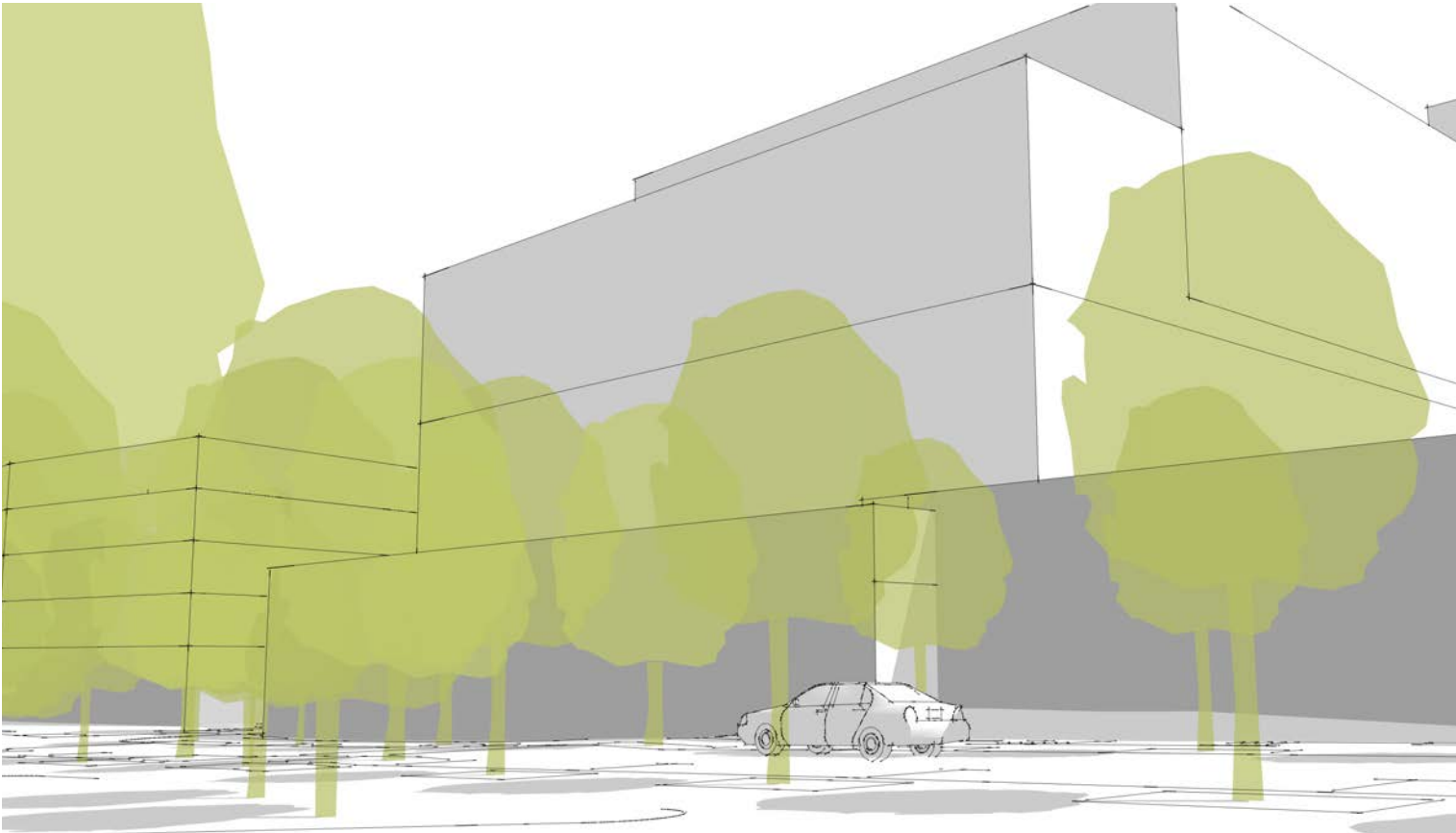


Northeast Ground Level Perspective View

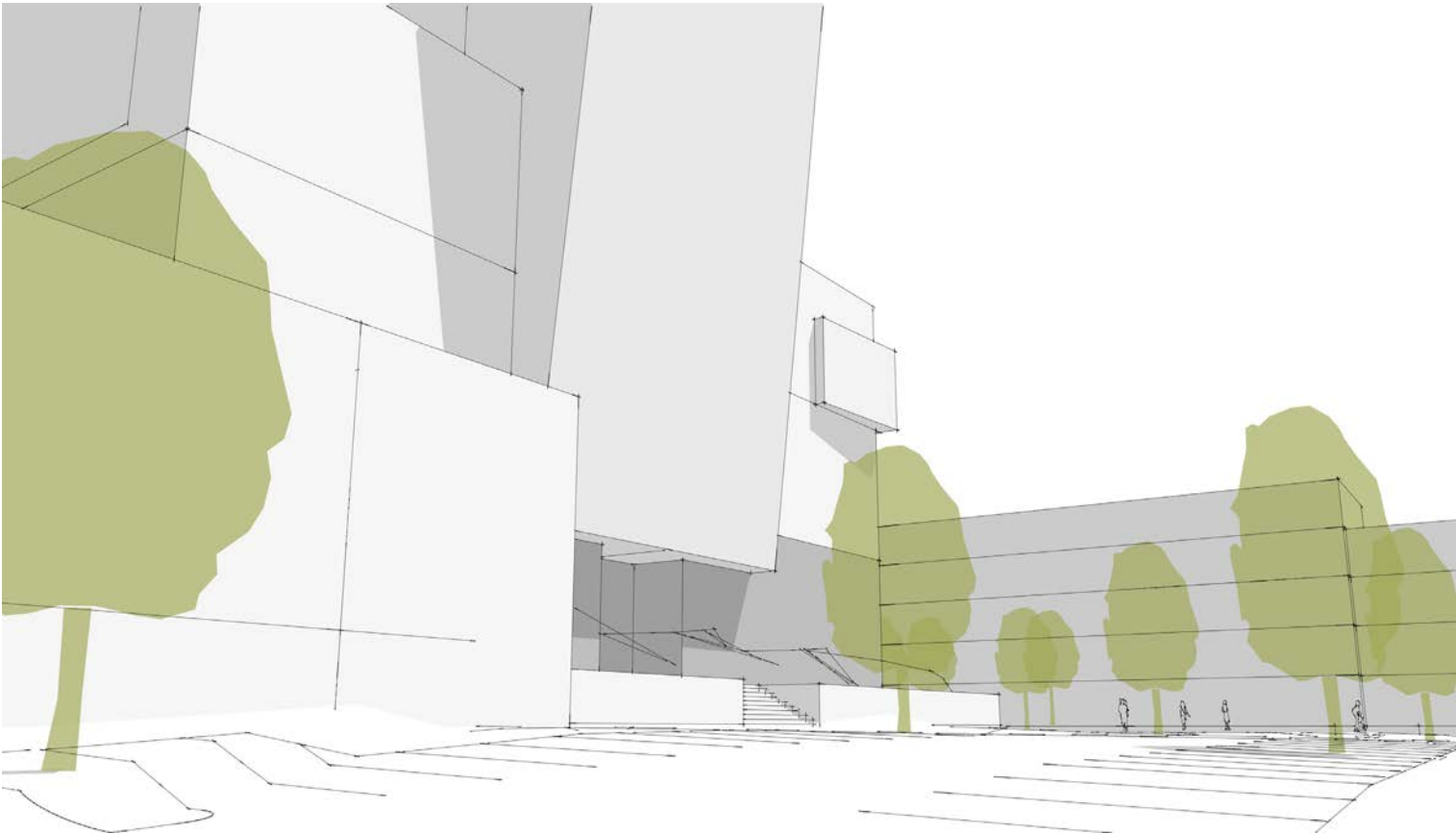


Street-Level Interaction

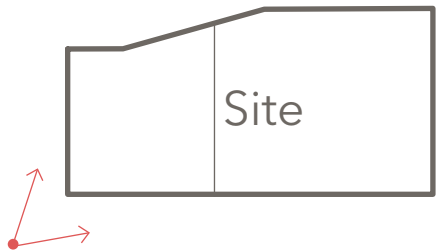
BUILDING R7 - OPTION I



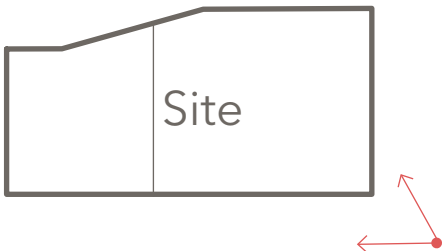
Northwest Ground Level Perspective View



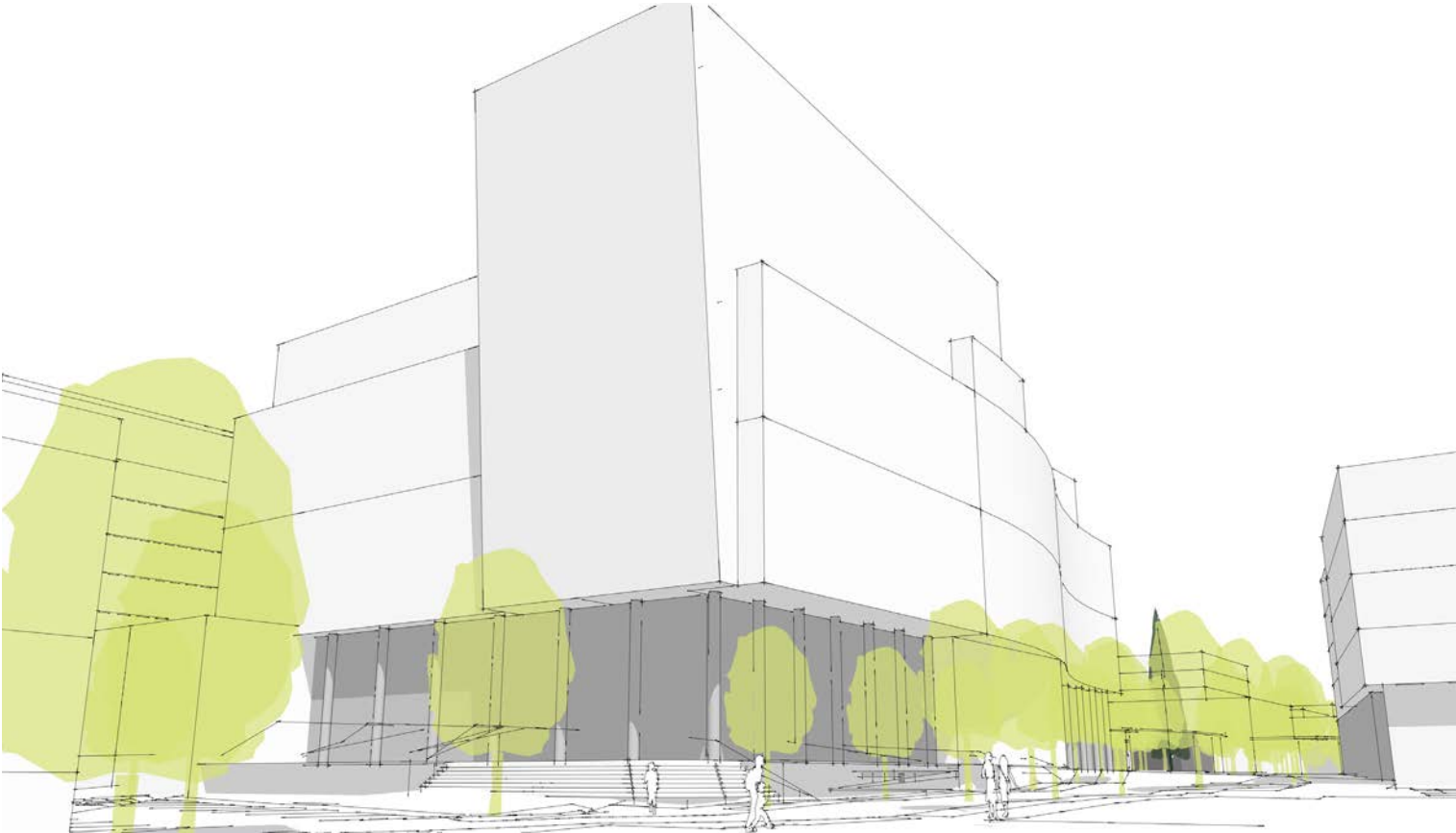
Southwest Ground Level Perspective View



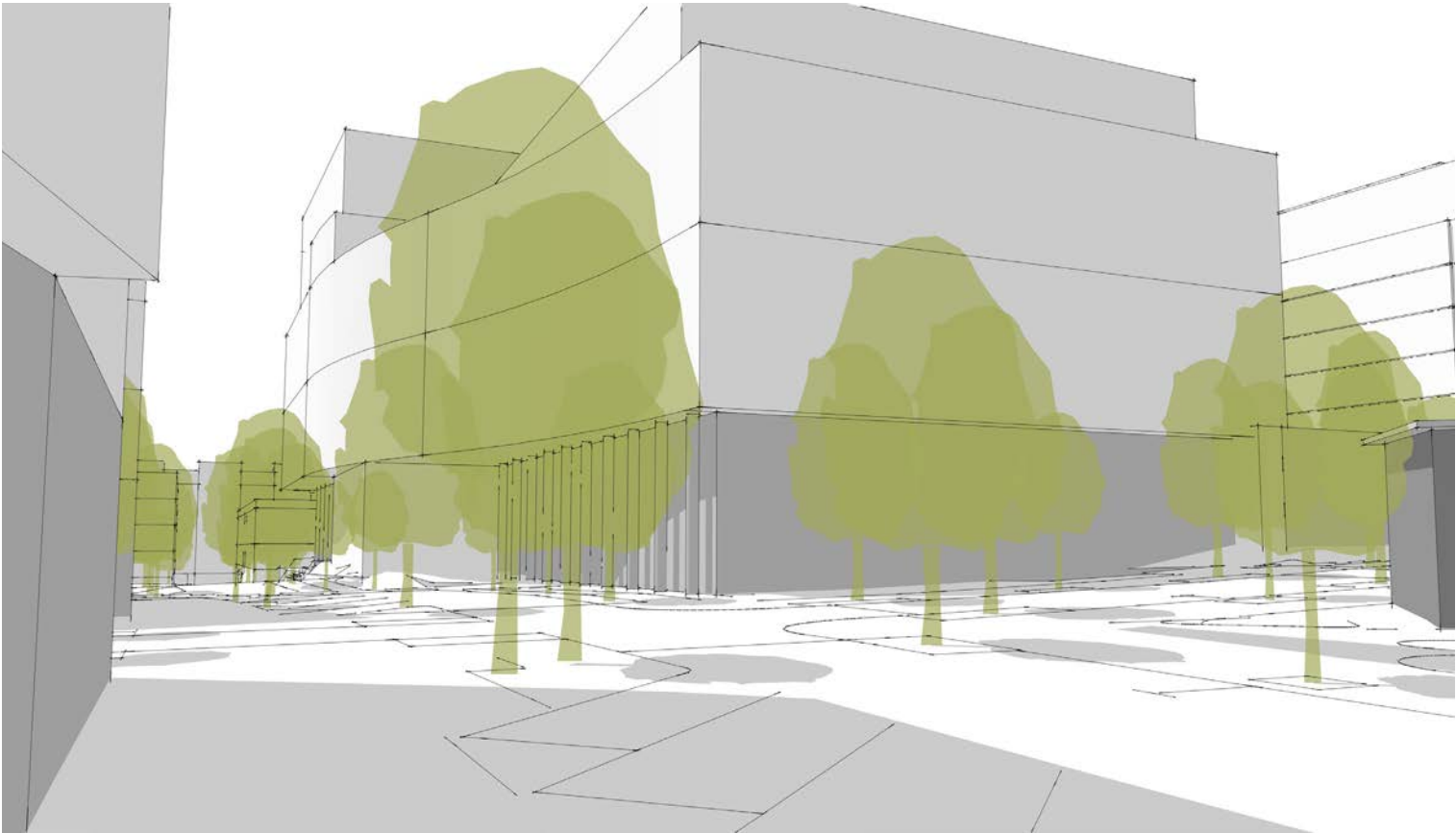
Street-Level Interaction



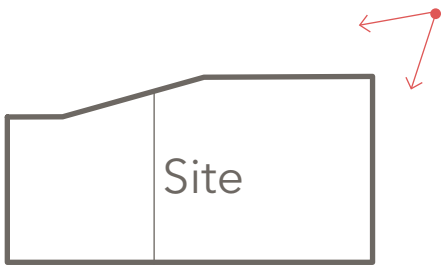
BUILDING R7 - OPTION II



Southeast Ground Level Perspective View



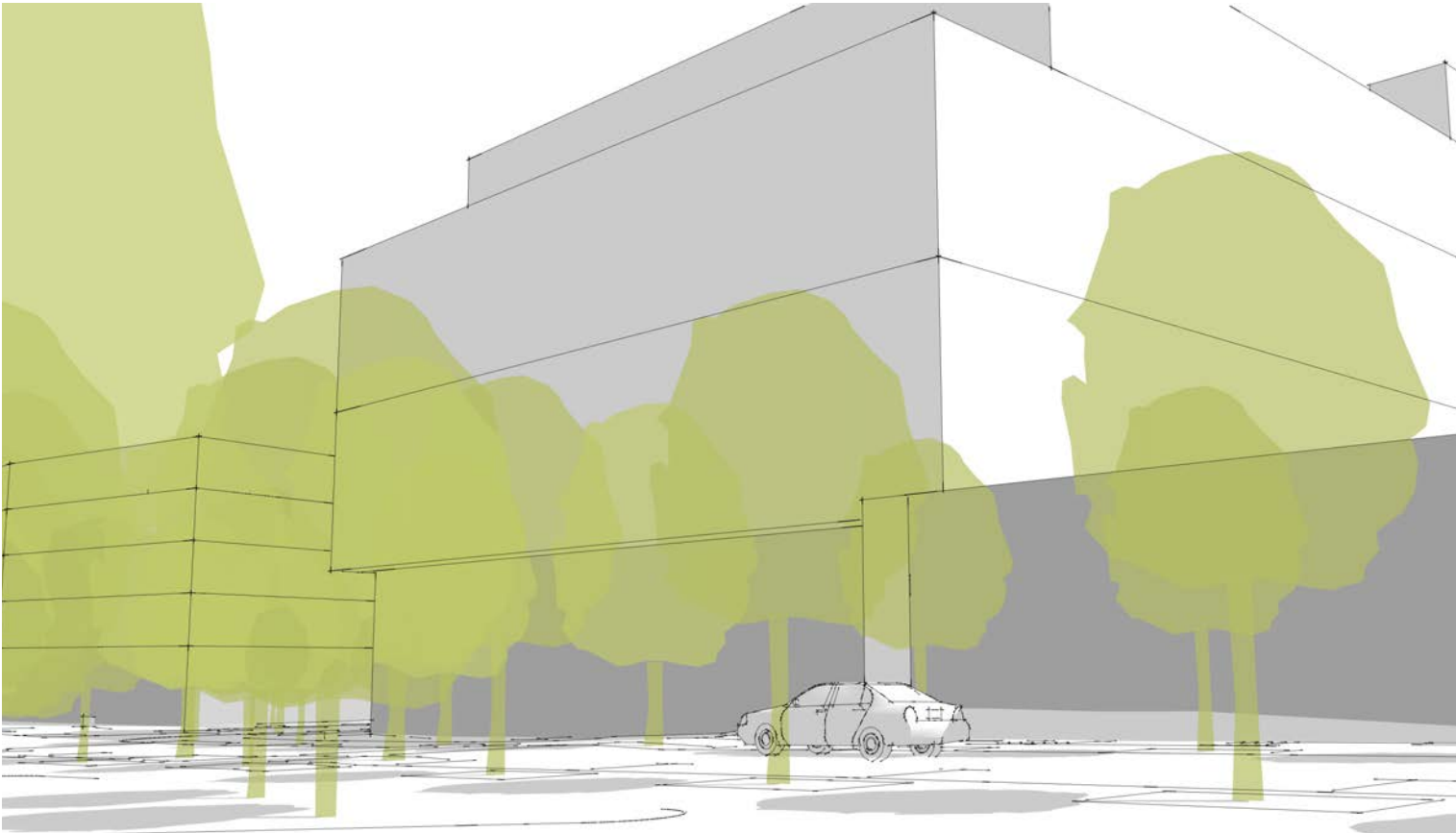
Northeast Ground Level Perspective View



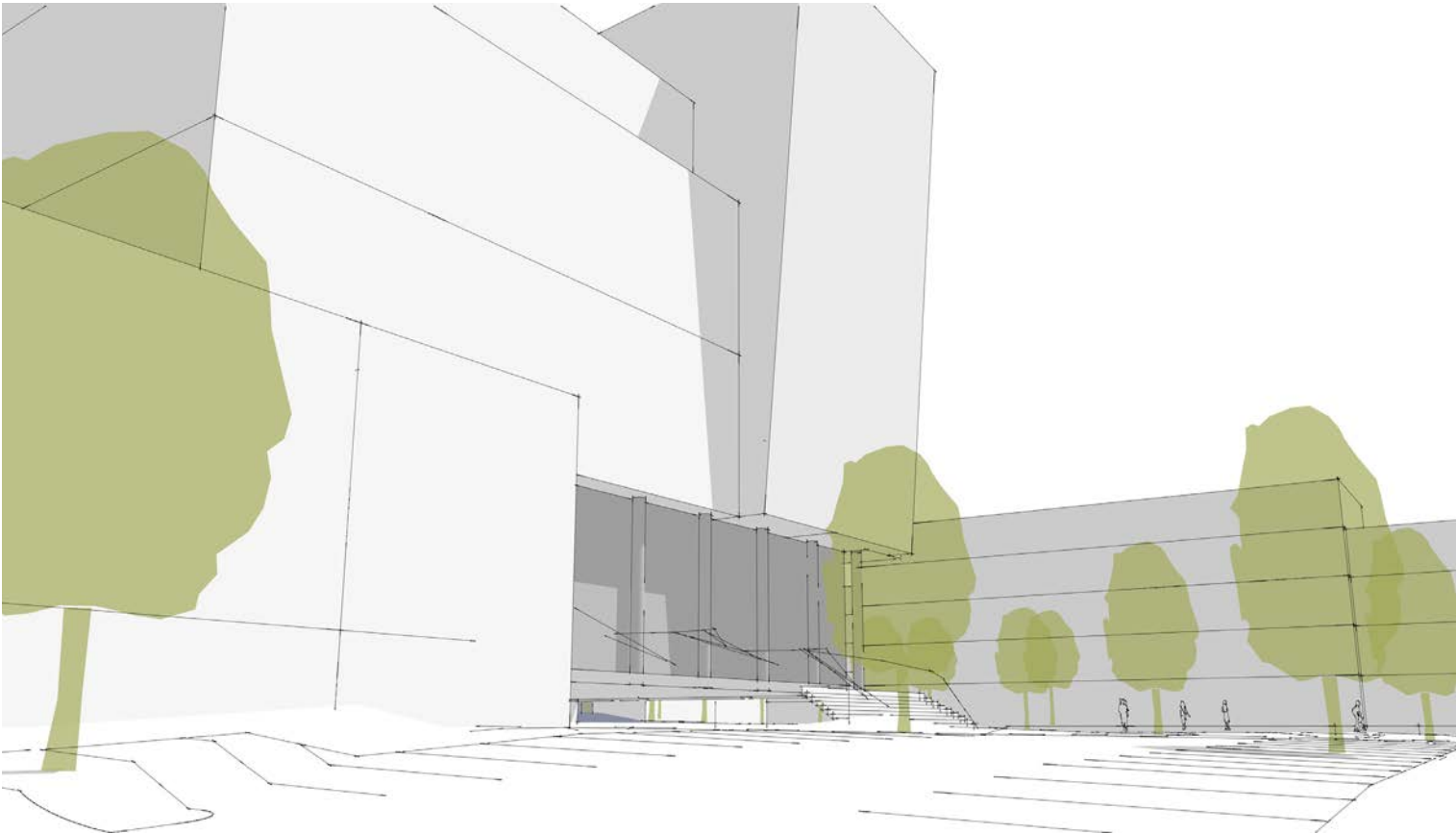
Street-Level Interaction

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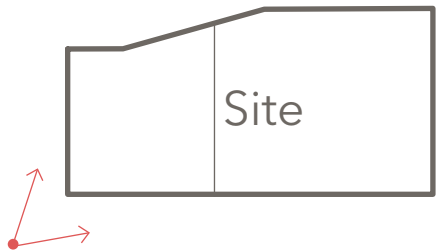
BUILDING R7 - OPTION II



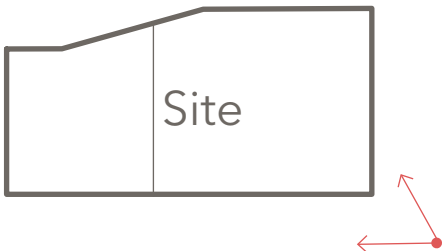
Northwest Ground Level Perspective View



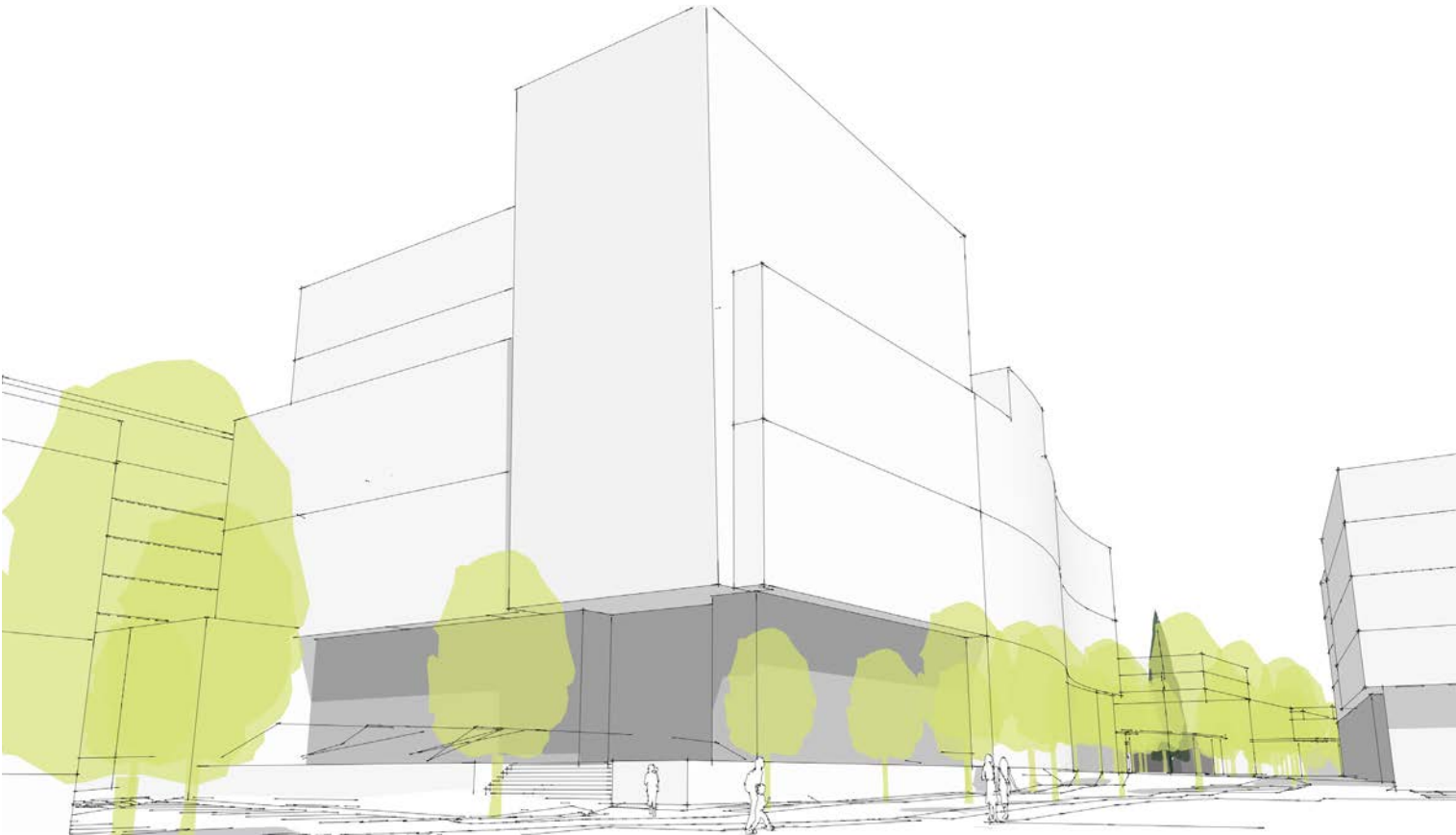
Southwest Ground Level Perspective View



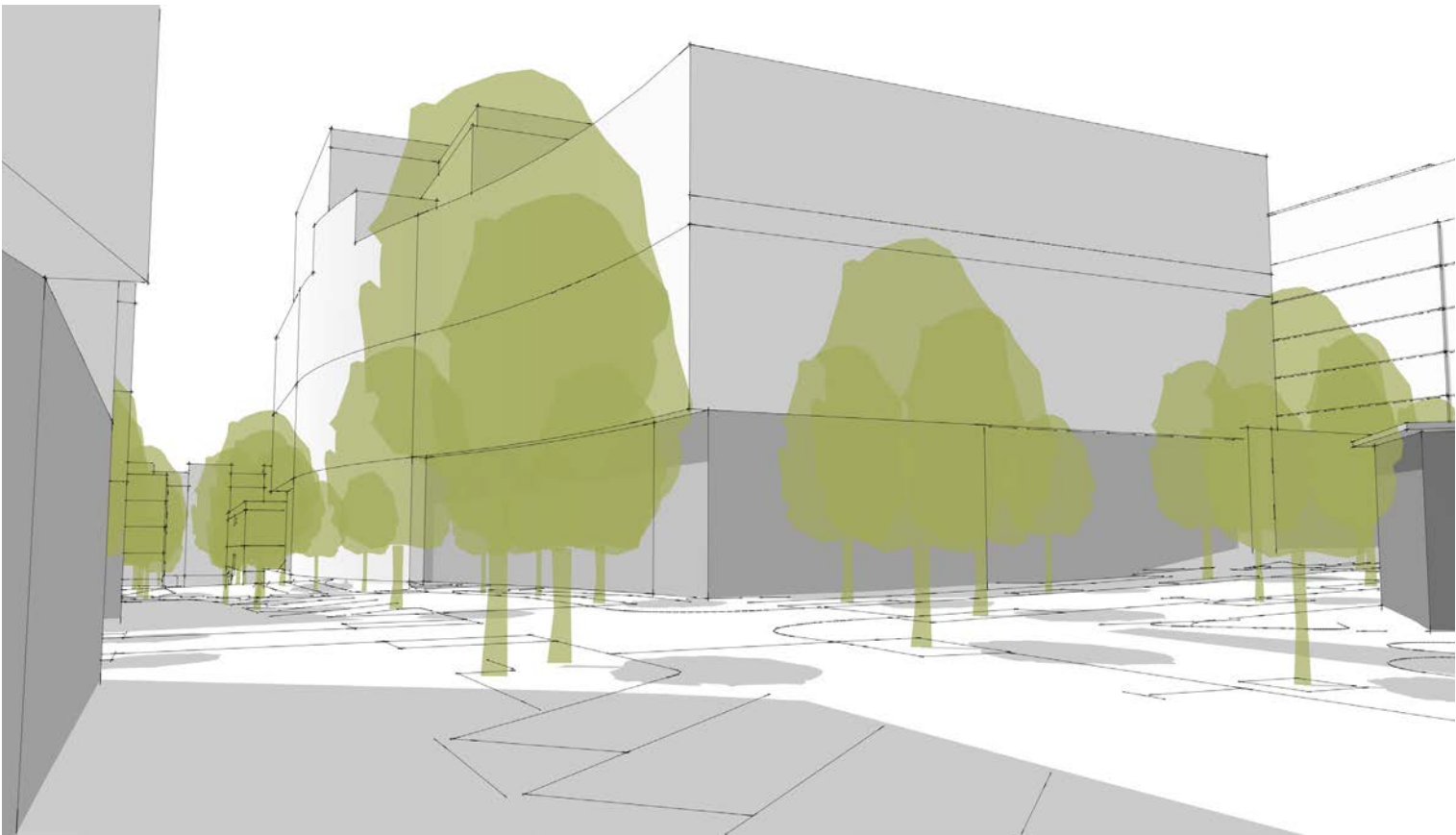
Street-Level Interaction



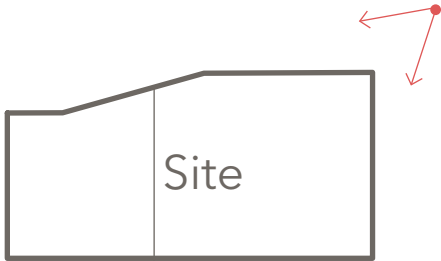
BUILDING R7 - OPTION III - PREFERRED DESIGN



Southeast Ground Level Perspective View



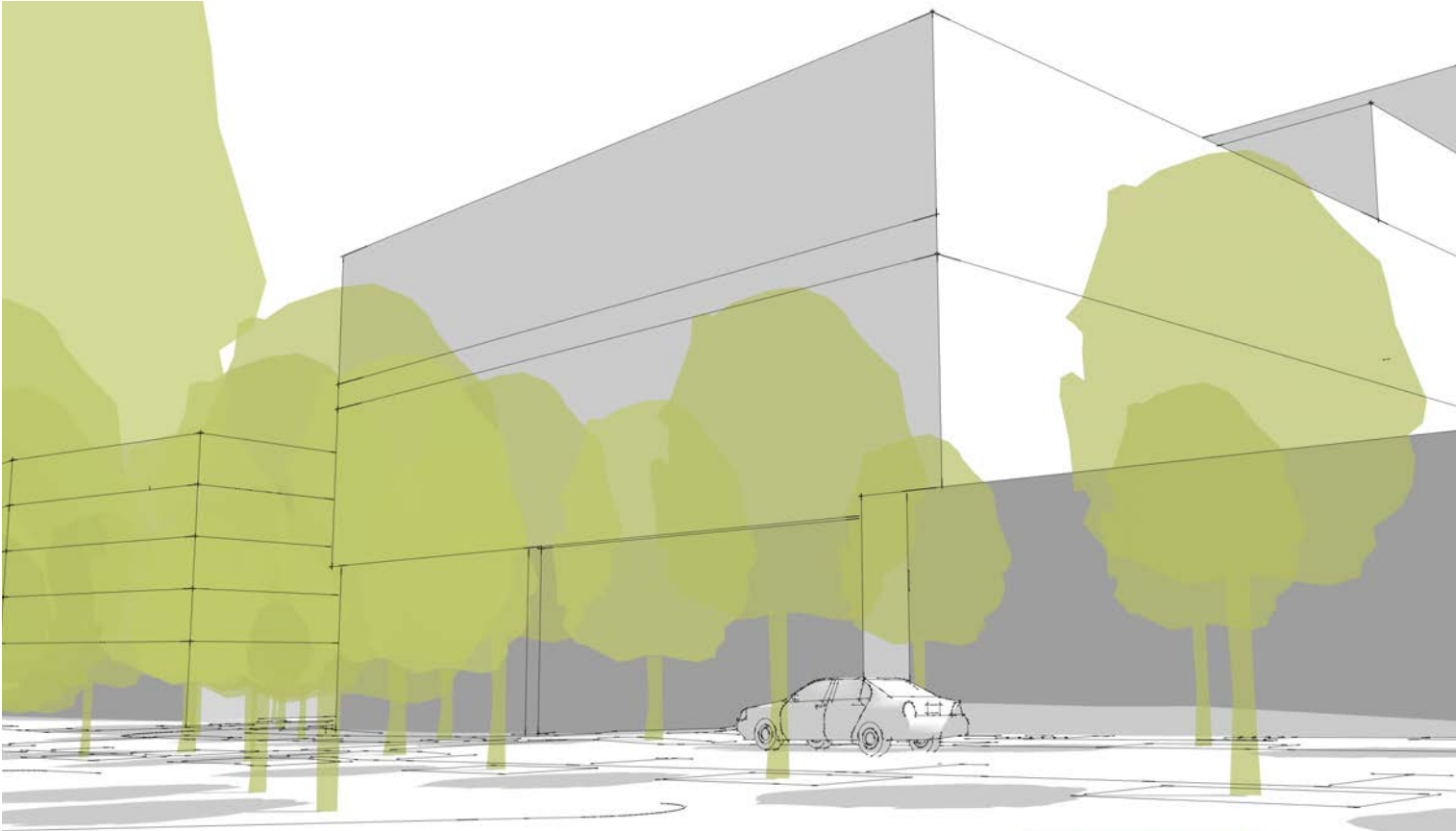
Northeast Ground Level Perspective View



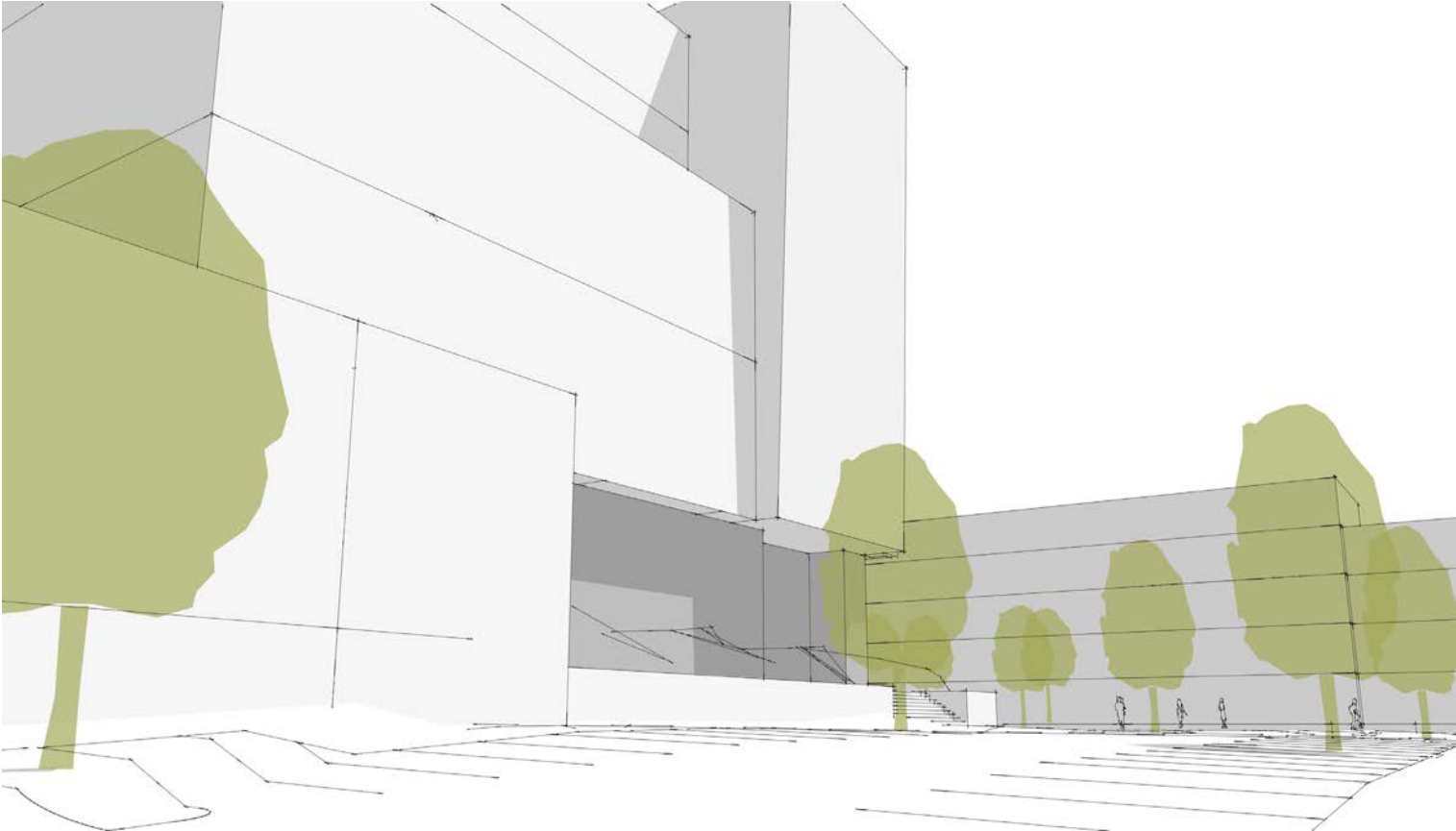
Street-Level Interaction

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BUILDING R7 - OPTION III - PREFERRED DESIGN



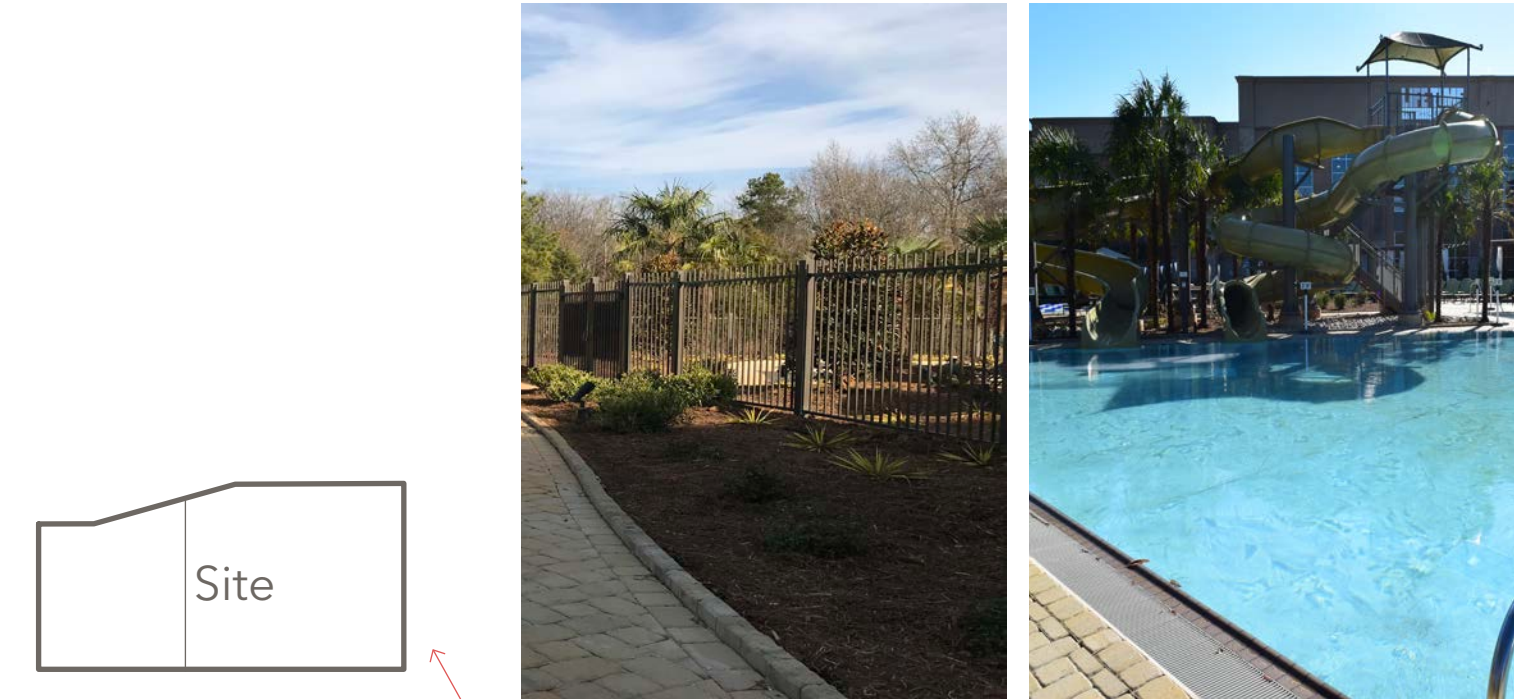
Northwest Ground Level Perspective View



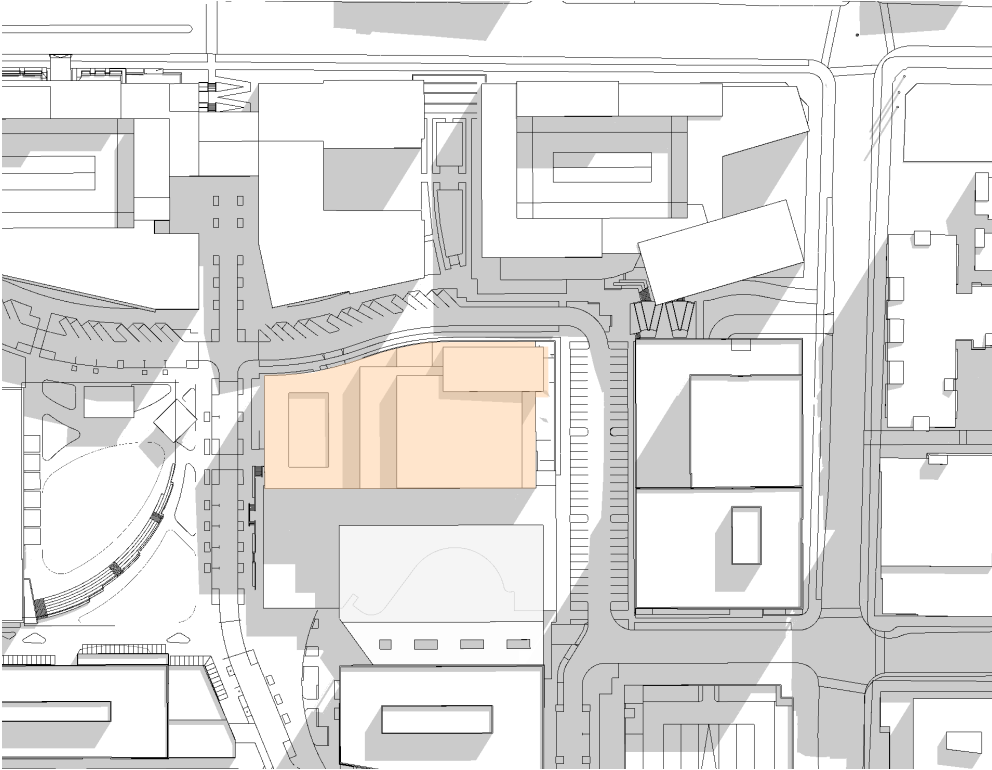
Southwest Ground Level Perspective View



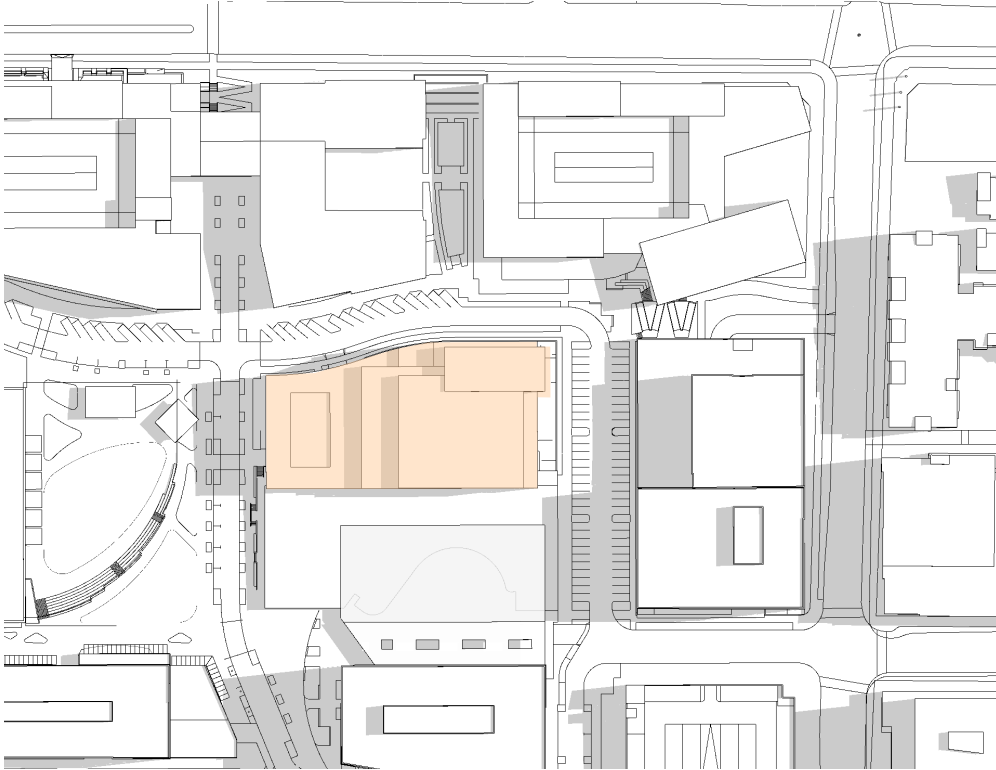
Street-Level Interaction



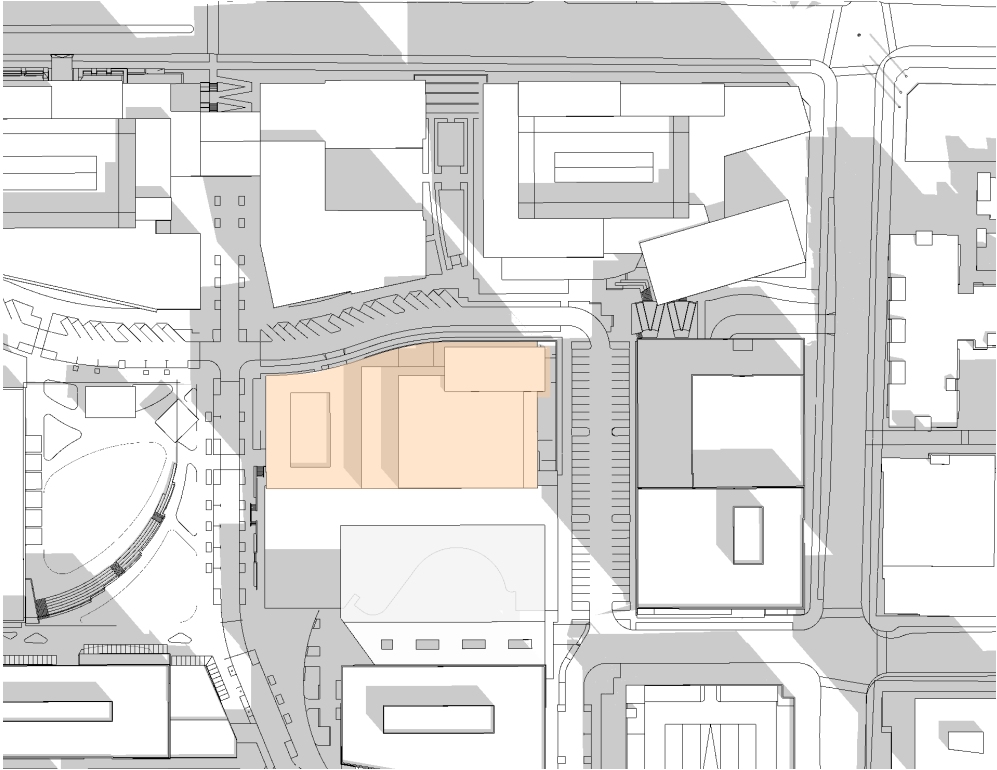
BUILDING R7 - OPTION III - PREFERRED DESIGN



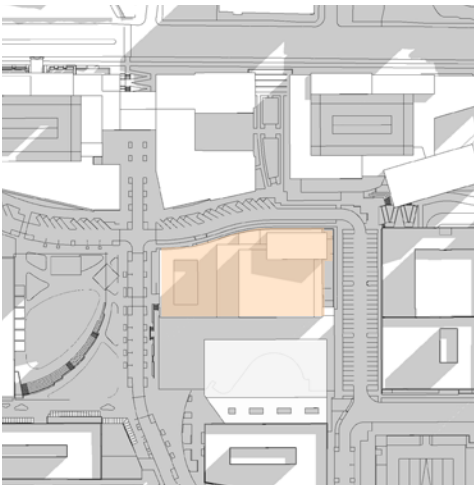
March / September 21st at 09:00am



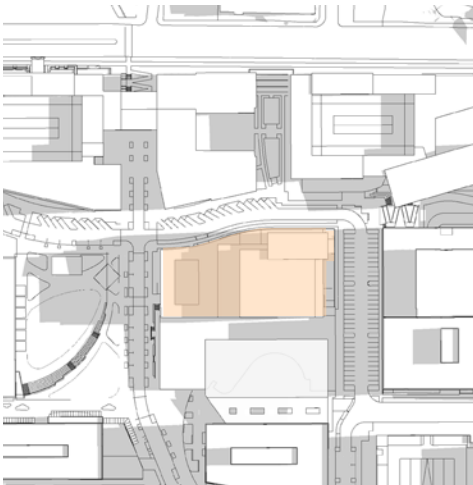
March / September 21st at 12:00pm



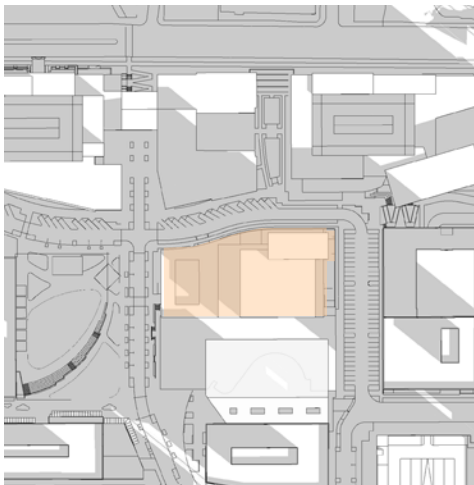
March / September 21st at 03:00pm



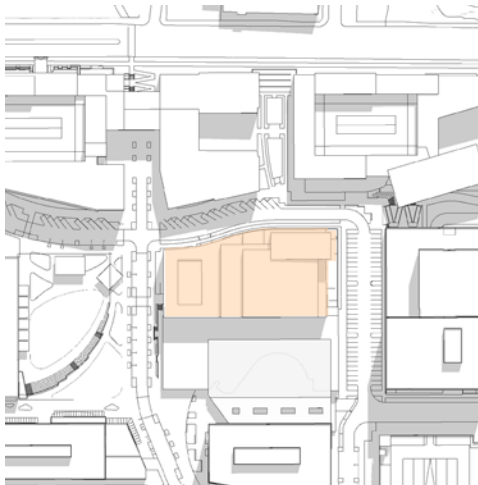
December 21st at 09:00am



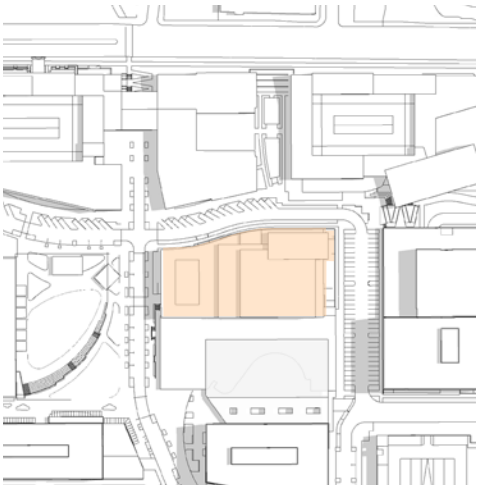
December 21st at 12:00pm



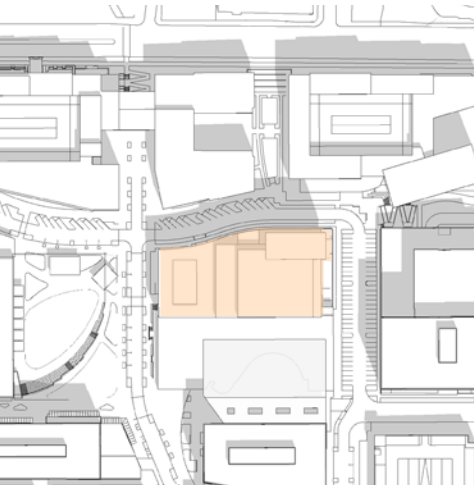
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



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BUILDING R7 - LANDSCAPE SITE PLAN

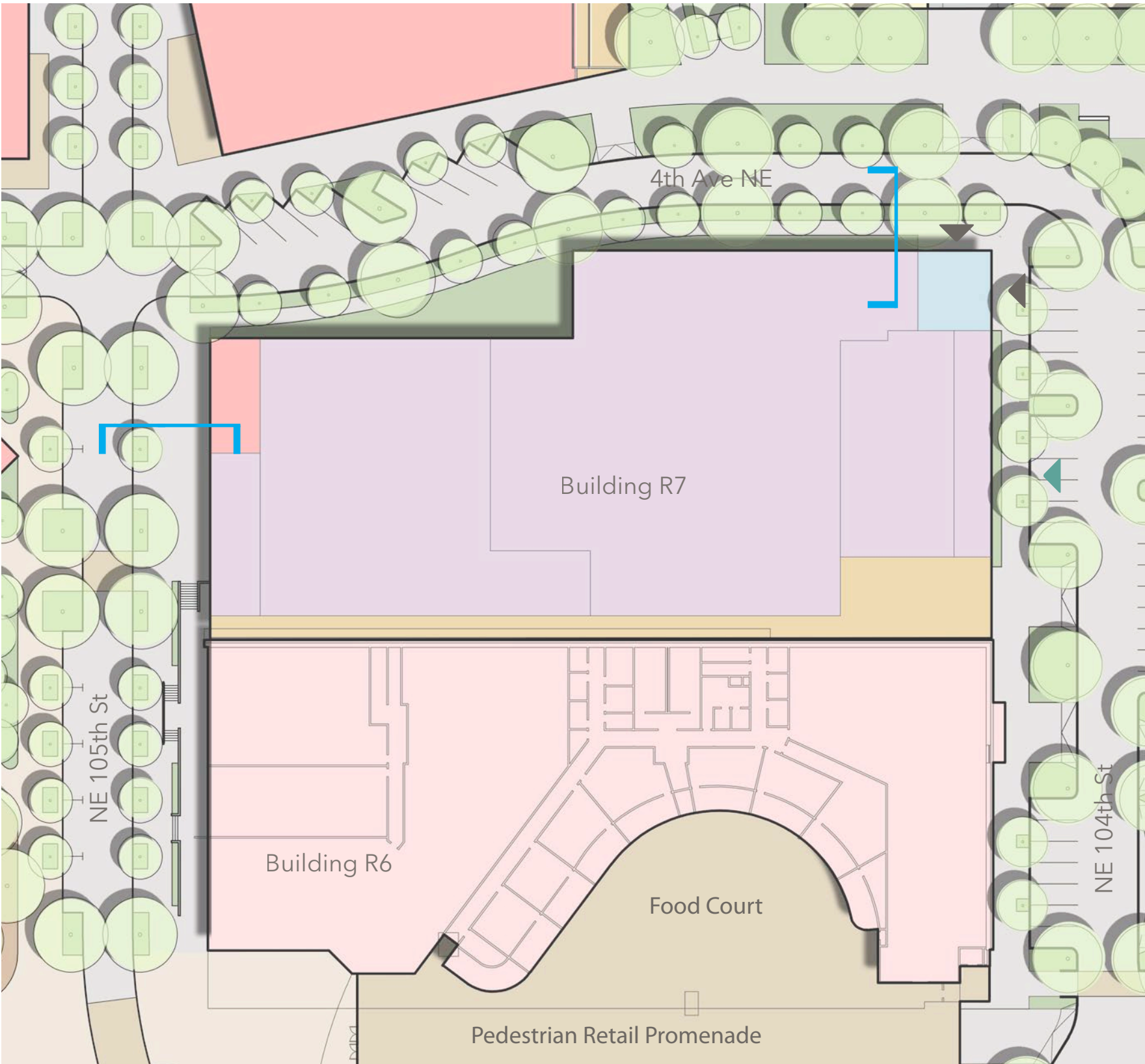
Overview

An urban atmosphere is achieved by wrapping the streetscape closely around the building, encouraging a strong connection between lively interior activity and the street. A large planted area on the east side of the building provides lush relief for pedestrians and building users alike. Plentiful street trees provide a continuous canopy around the building.

- Retail
- Lobby
- Sports and Recreation
- Food Court
- Pedestrian Entry
- Vehicular Entry



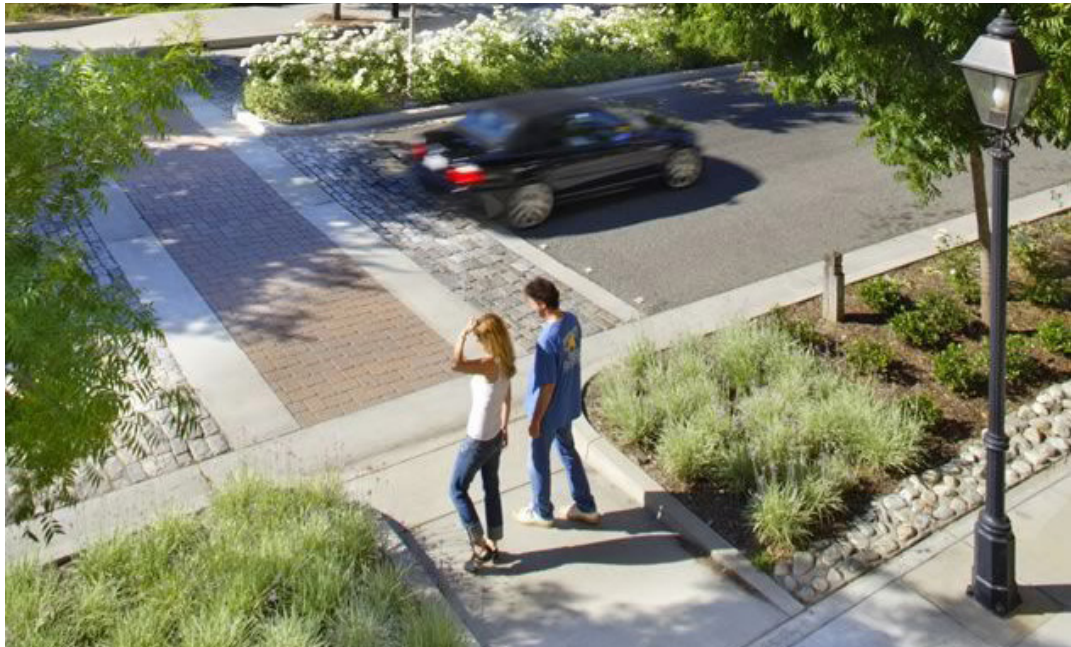
Curbless Streetscape



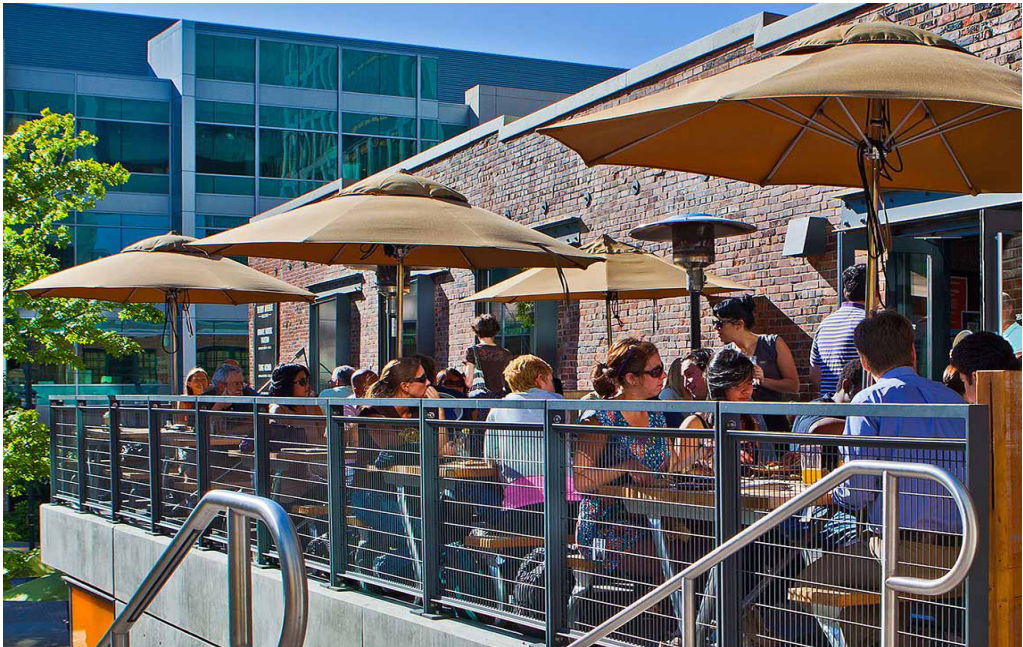
Ground Level Plan

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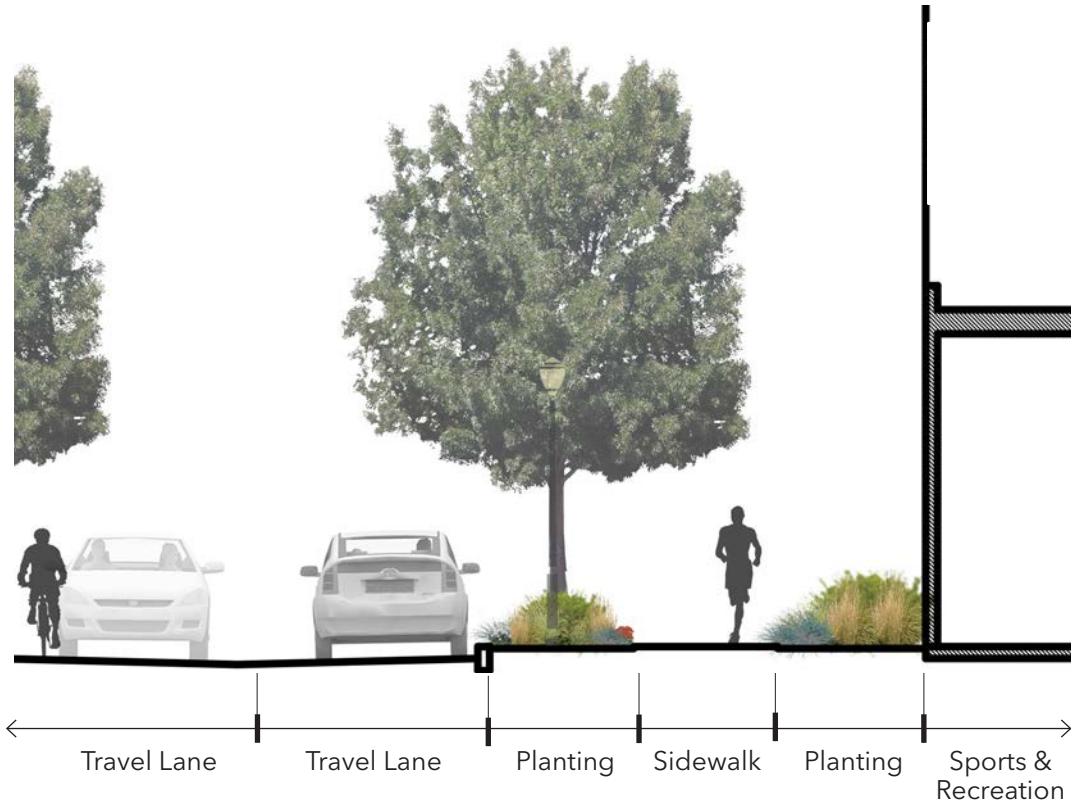
BUILDING R7 - LANDSCAPE DESIGN



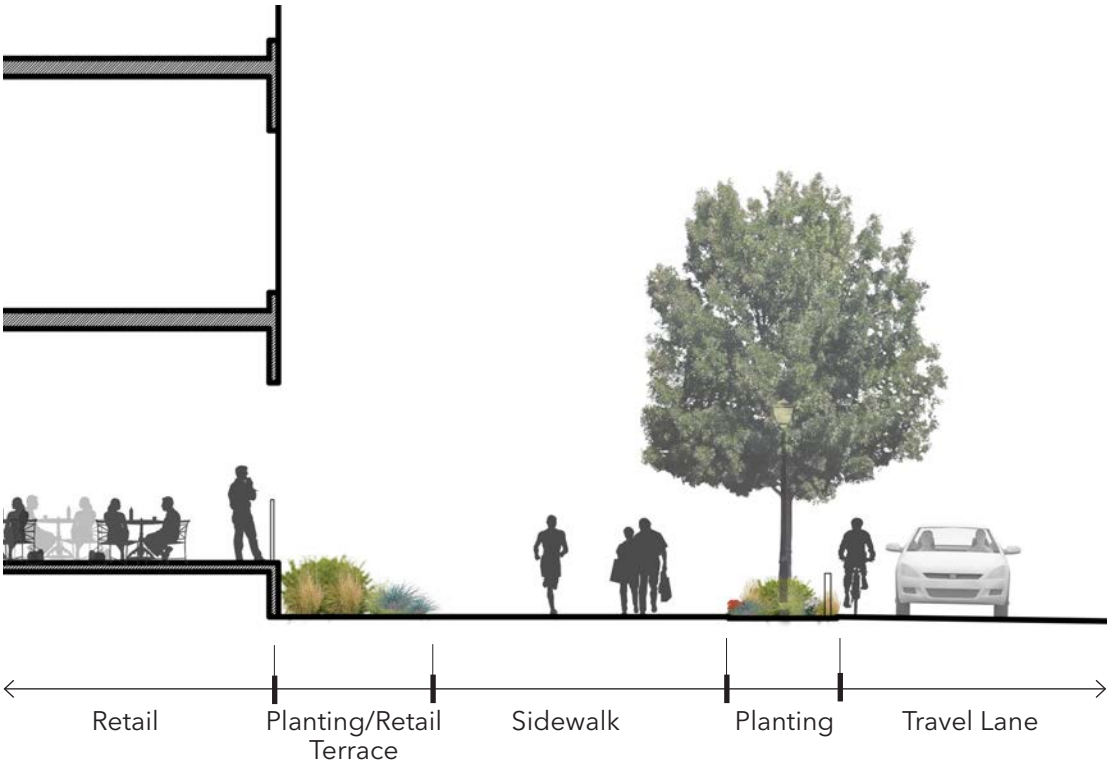
Generous Pedestrian Oriented Streetscape



Elevated Cafe Seating



4th Ave. Section



NE 105th St. Section

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MPD - ARCHITECTURAL CONCEPTS

BUILDING H1 - HOTEL

Printed: 10.26.2018

BUILDING H1 - SUMMARY

Option I - NW View



Pros

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

Cons

- More enclosed space than the program requires
- No sense of depth or shadows on straight plane facades.

Option II - NW View



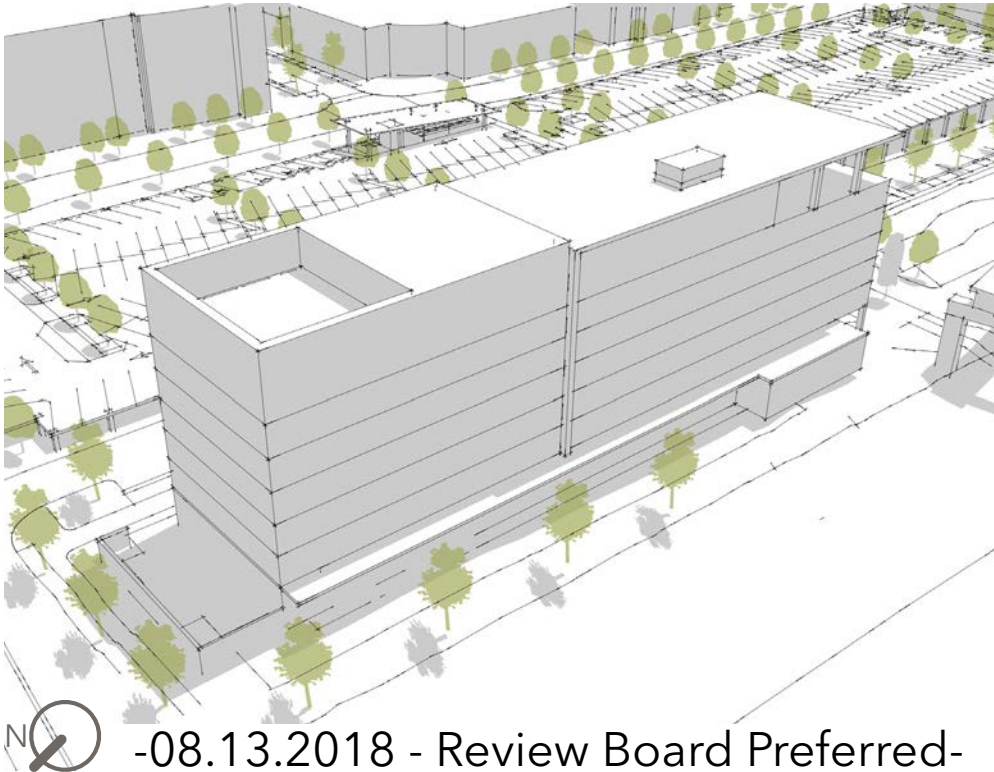
Pros

- 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
- Roof top deck adjacent to bar
- Entry drop off with queue 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 queue for 4 cars to check in
- Mechanical roof screened with tall walls to become signage backdrop
- Modulation of facade to create more depth

Cons

-

-08.13.2018 - Review Board Preferred-

BUILDING H1- OPTION III - PREFERRED

-08.13.2018 - Review Board Preferred-

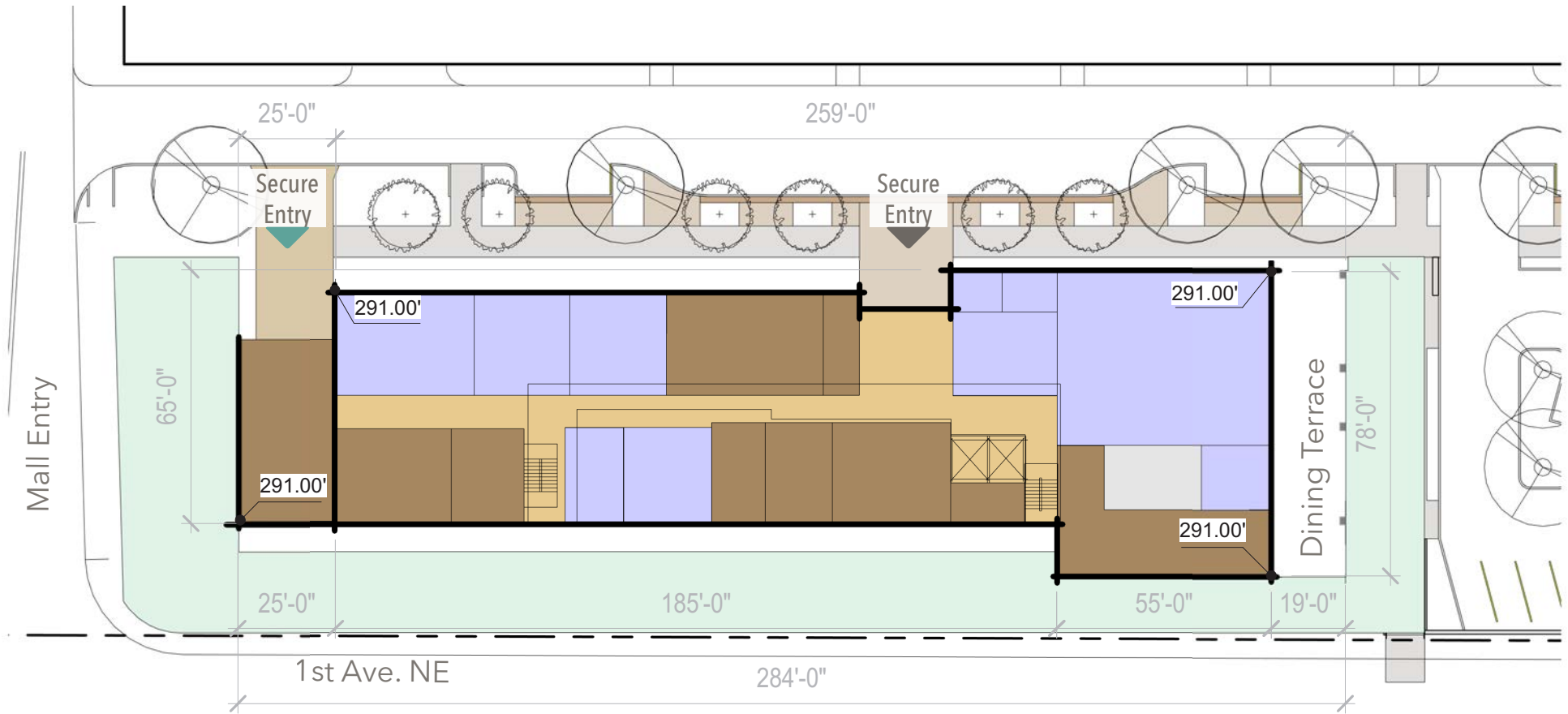
Summary

- 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 gsf of public amenity spaces
- Parking is satisfied by the existing parking structure directly across the private drive to the east.

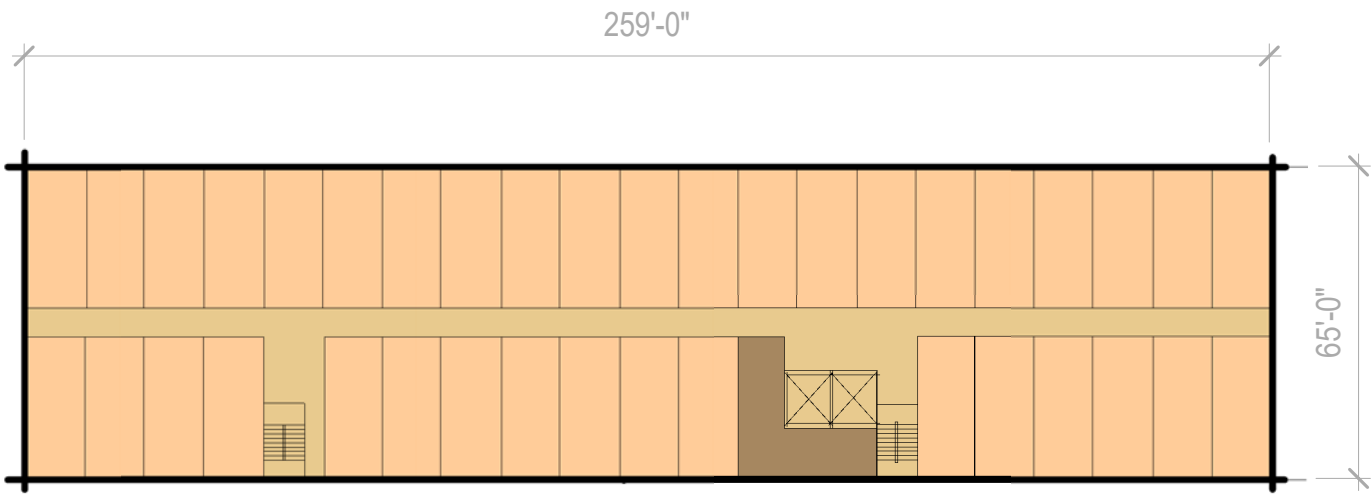
Overview

Building H1 is located on a fairly tight site along 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 to 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 queue 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 the 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.

- Back of House / Admin
- Amenity Space
- Circulation / Support
- Guest Rooms
- ▲ Pedestrian Entry
- ▲ Vehicular Entry



Ground Level Plan



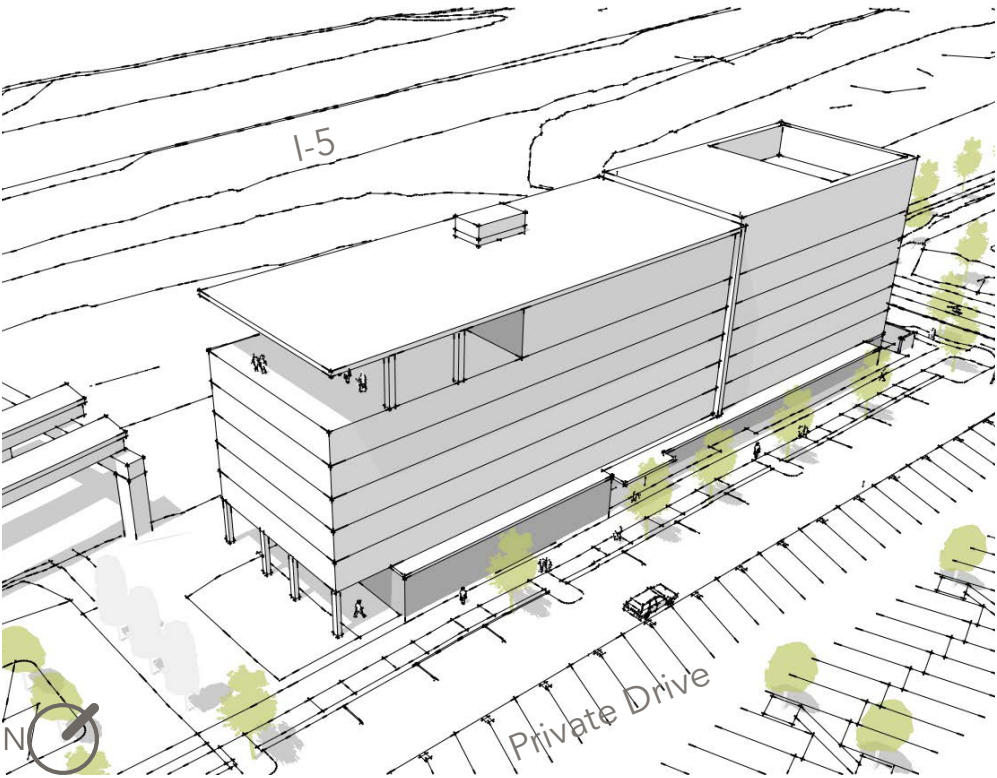
Typical Level Plan



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BUILDING H1- OPTION III - PREFERRED

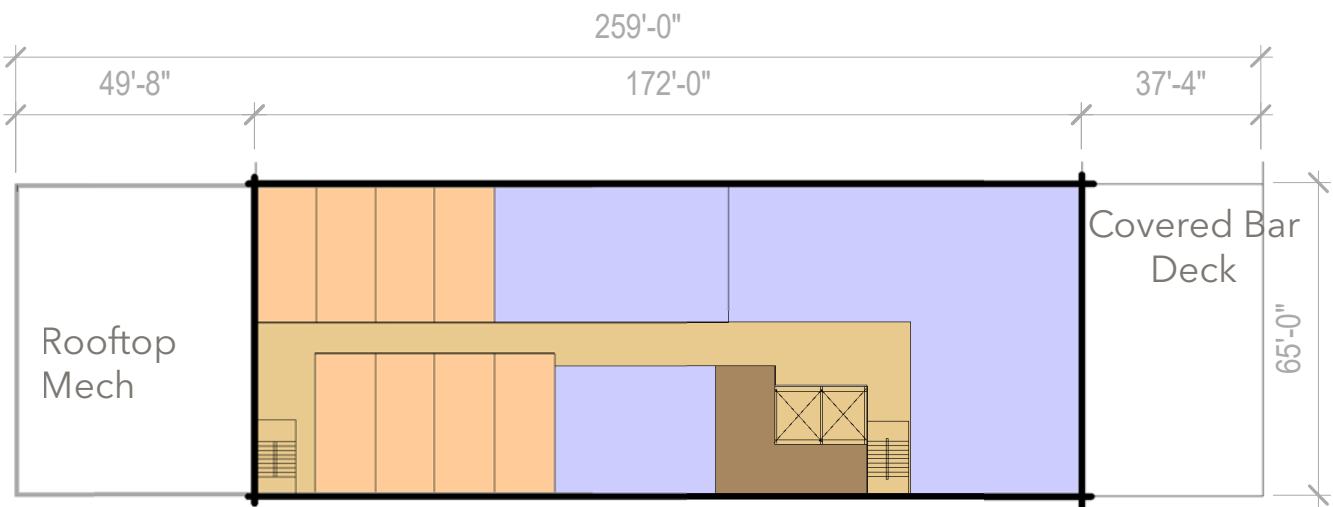
-08.13.2018 - Review Board Preferred-



Option III - Southeast Aerial View



Option III Northwest Aerial View



Roof Plan

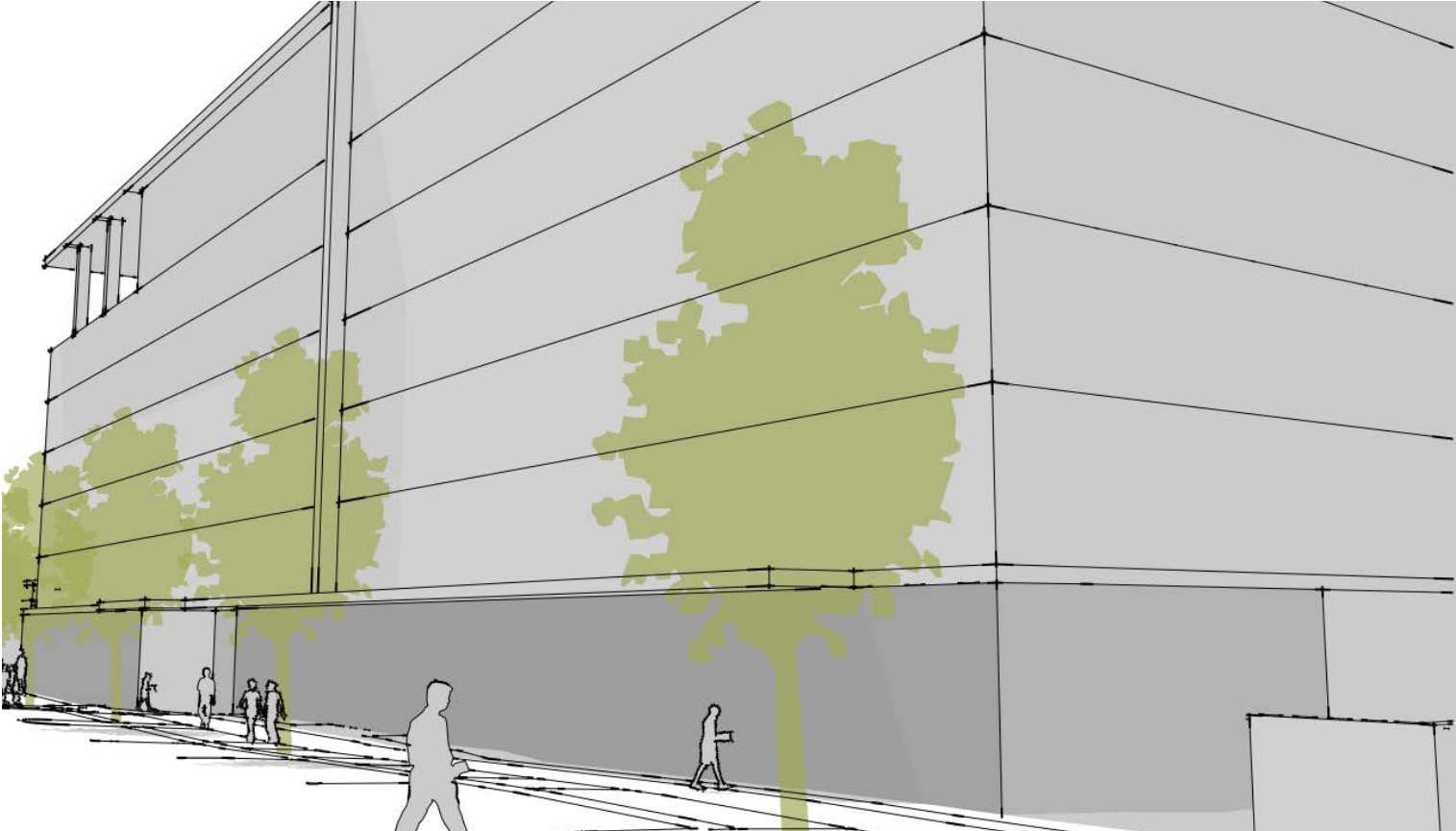
- Back of House / Admin
- Amenity Space
- Circulation / Support
- Guest Rooms



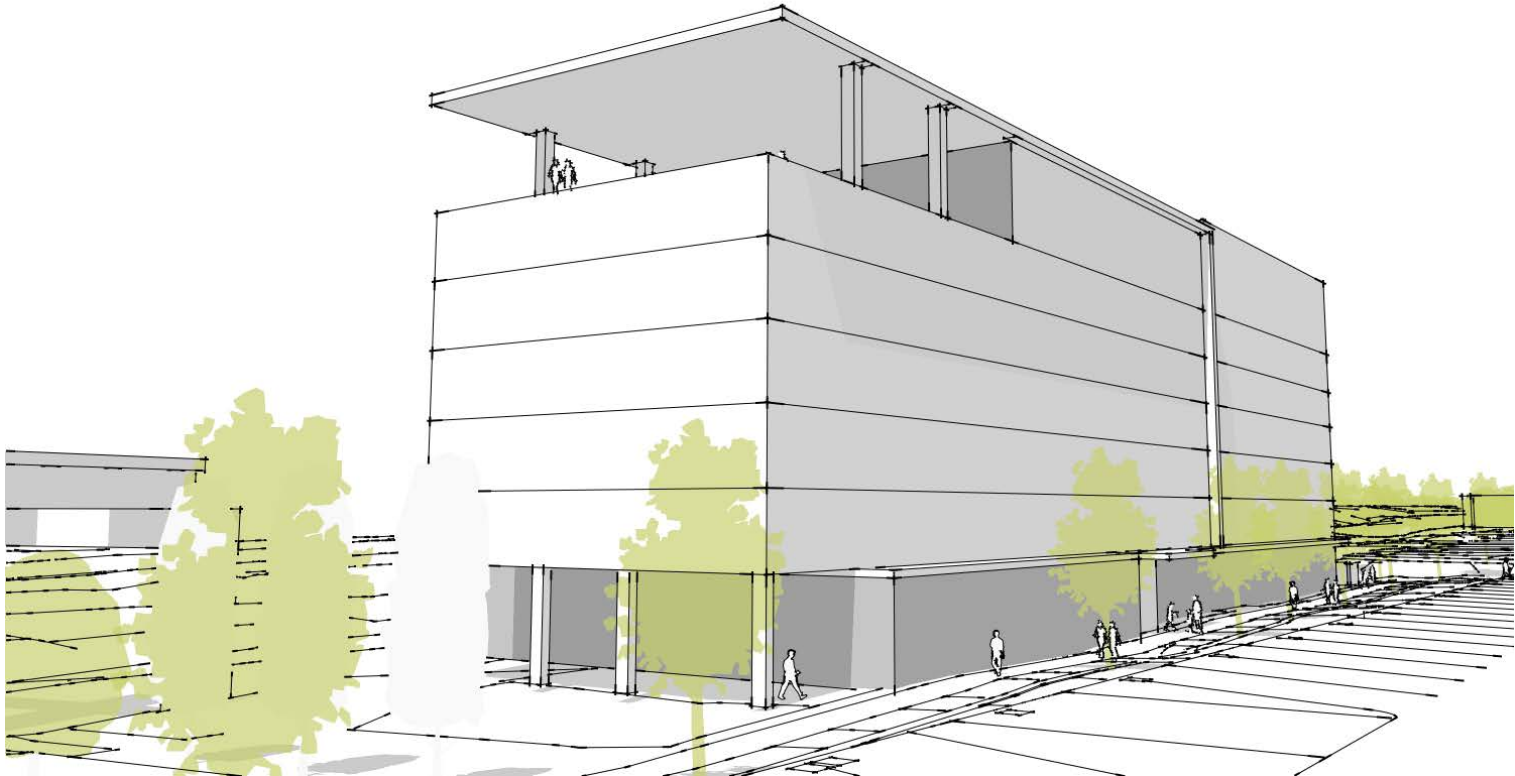
Printed: 10.26.2018

BUILDING H1 - OPTION III - PREFERRED

-08.13.2018 - Review Board Preferred-



Option III - Ground Level Perspective View Looking Southwest

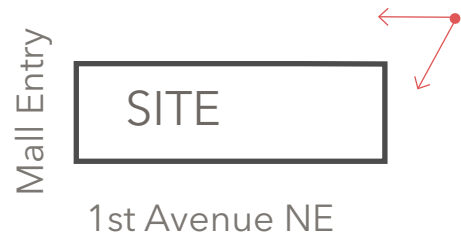


Option III - Ground Level Perspective View Looking Northwest

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.



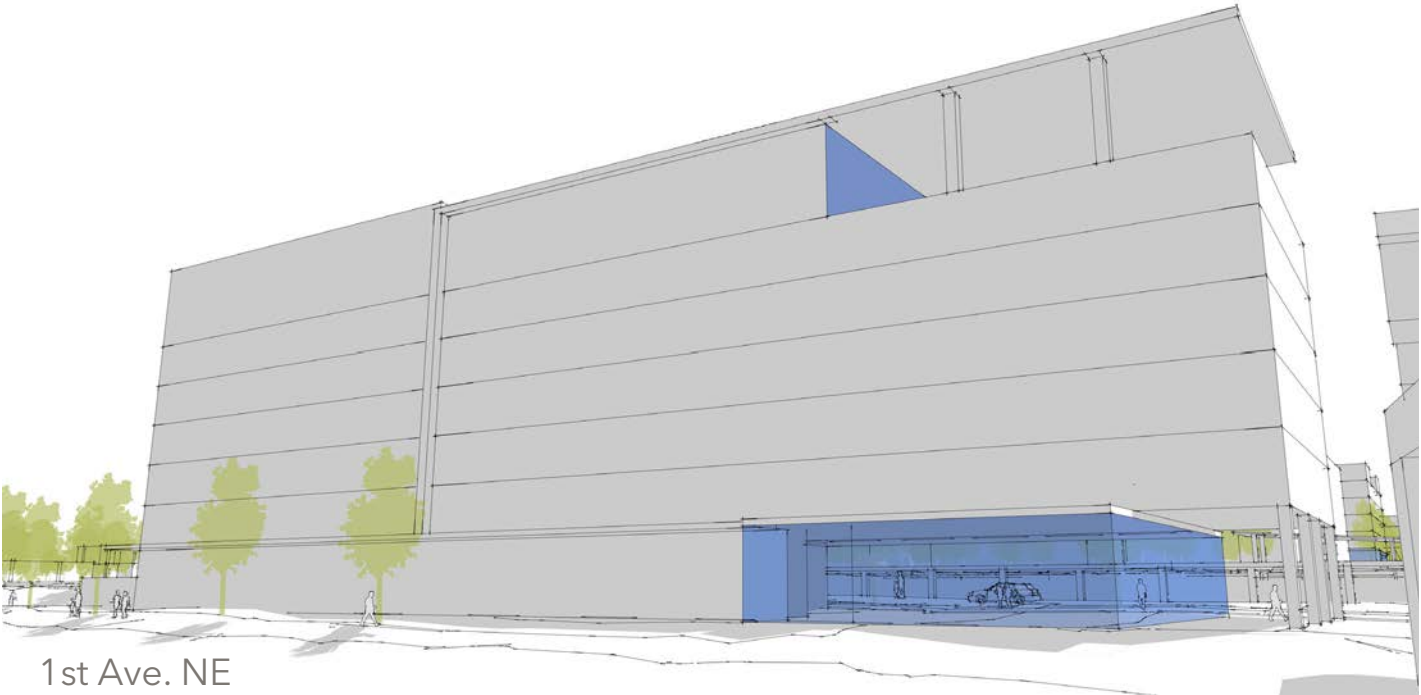
The southern facade of the building will have a dramatic roof top deck facing south. Both the ground floor deck and roof deck will activate this facade and create an iconic image. The eastern facade will serve as the main pedestrian connection to rest of the site.



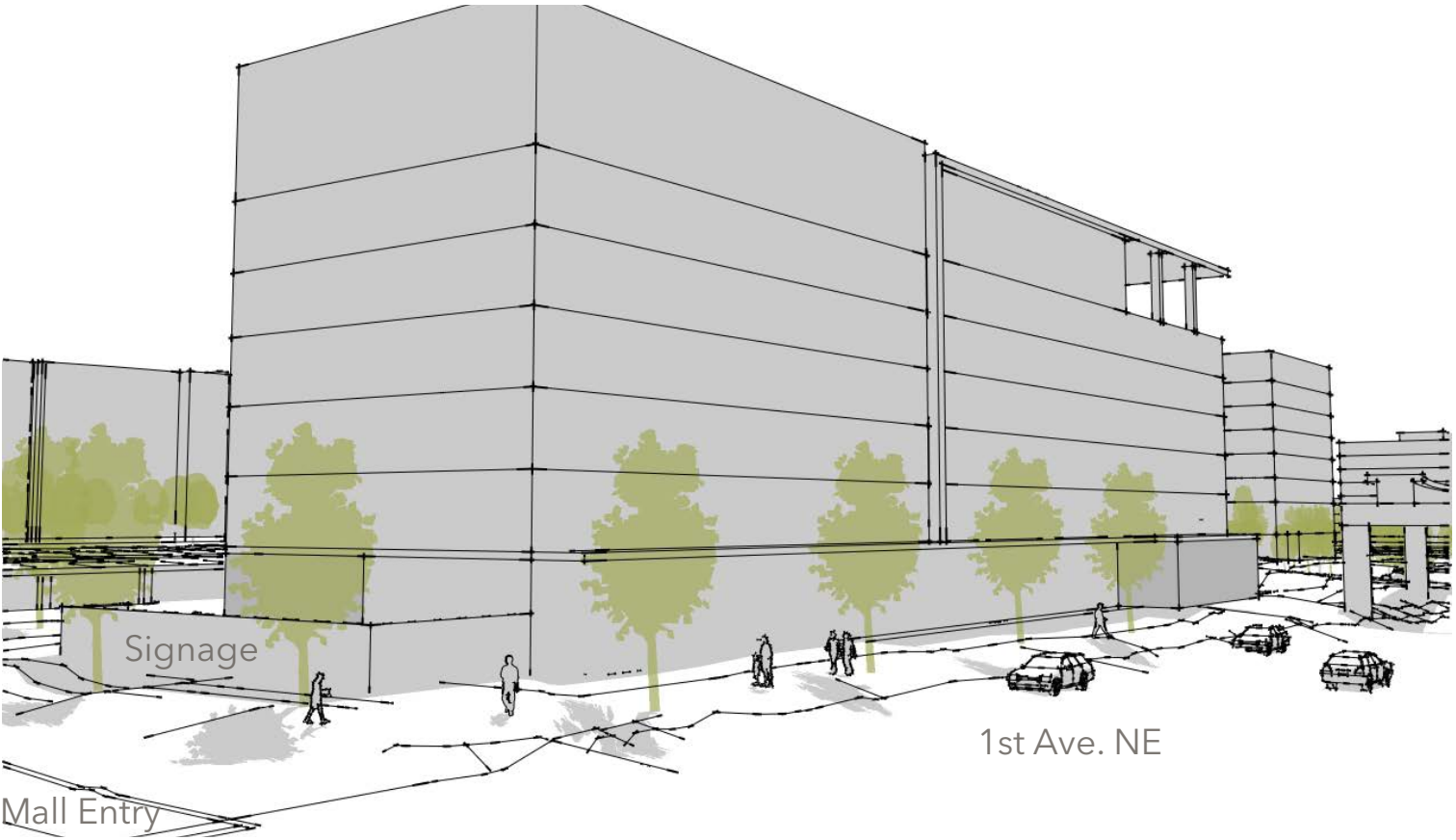
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BUILDING H1 - OPTION III - PREFERRED

-08.13.2018 - Review Board Preferred-

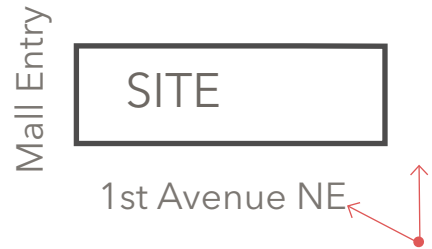


Option III - Ground Level Perspective View Looking Northeast

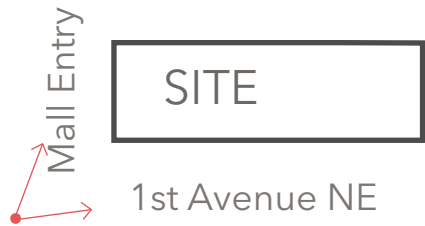


Option III - Ground Level Perspective View Looking Northeast

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



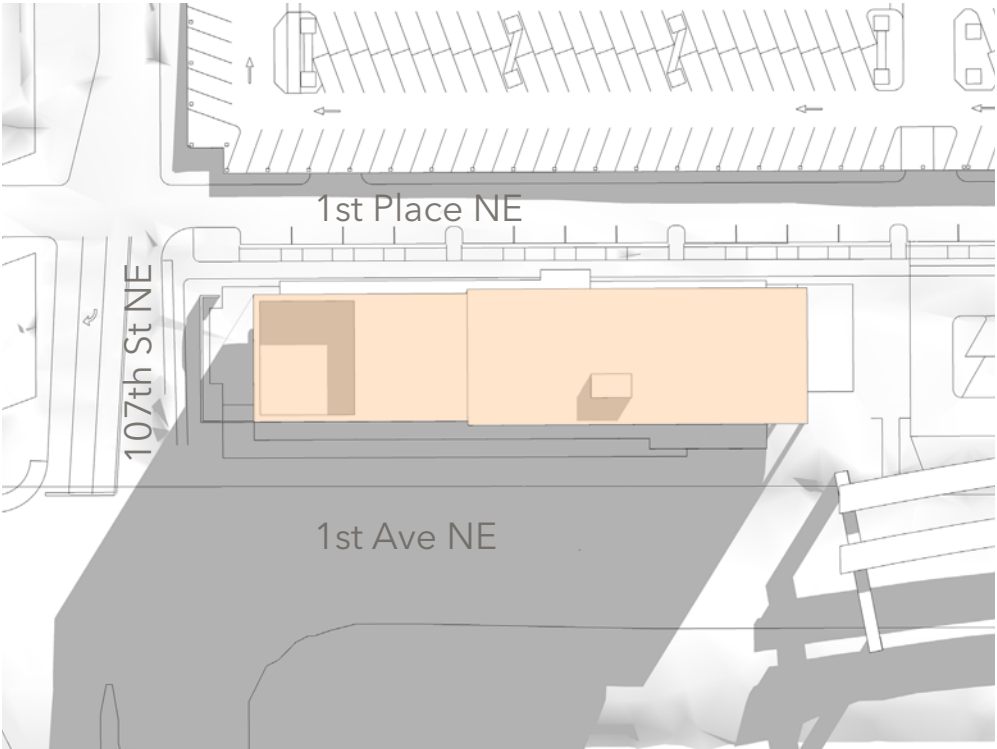
The Northwest corner is the
entrance to the site and will
have a strong visual form
announcing the project. While
not a main pedestrian path it
has sidewalks from 1st Ave. NE
leading into the project to the
east.



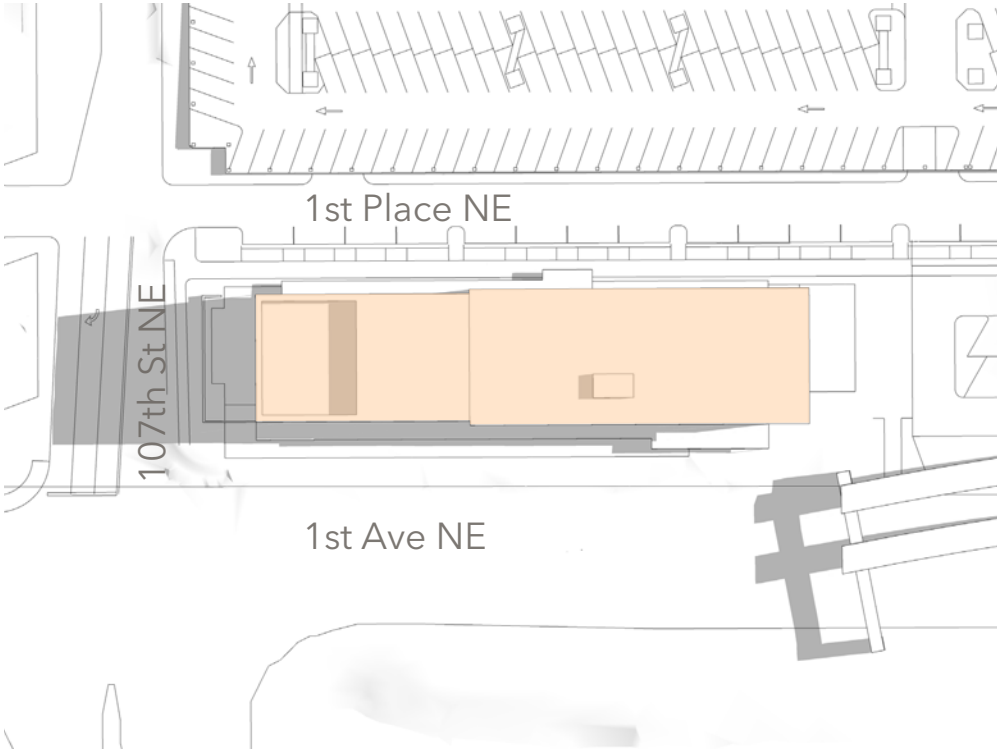
Printed: 10.26.2018

BUILDING H1 - OPTION III - PREFERRED

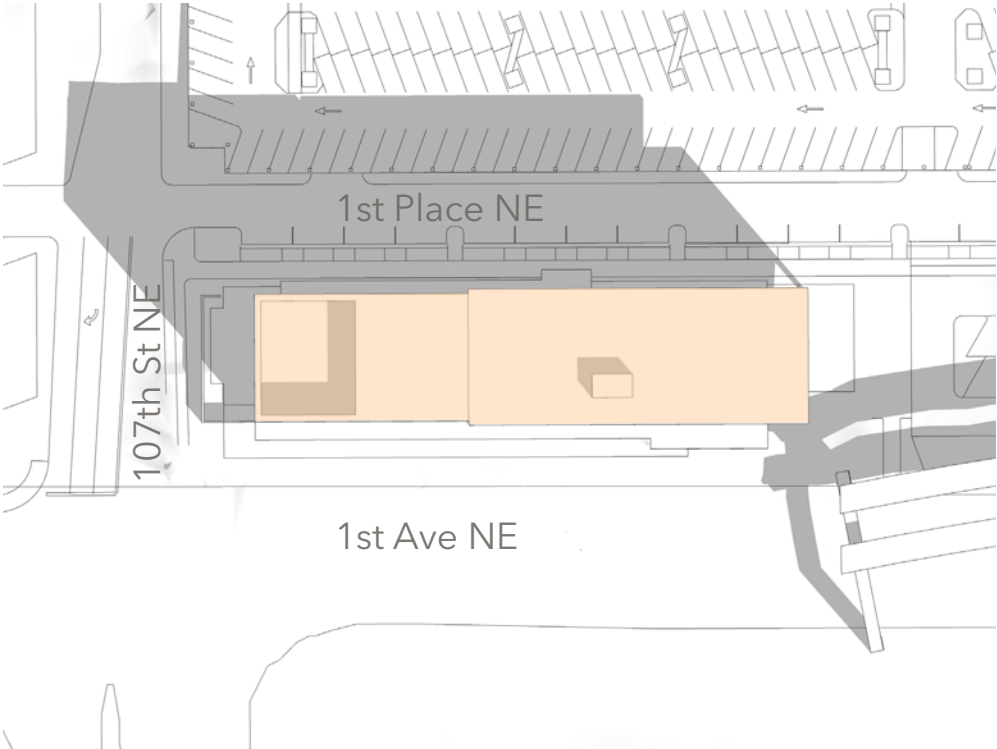
-08.13.2018 - Review Board Preferred-



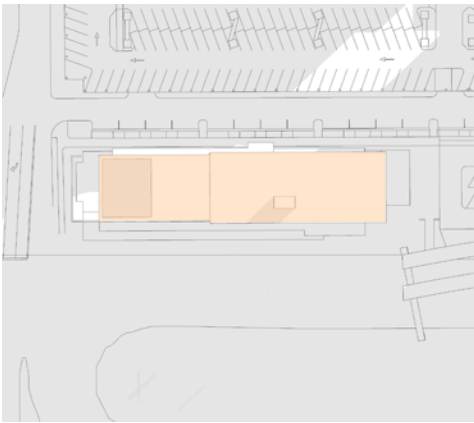
March / September 21st at 09:00am



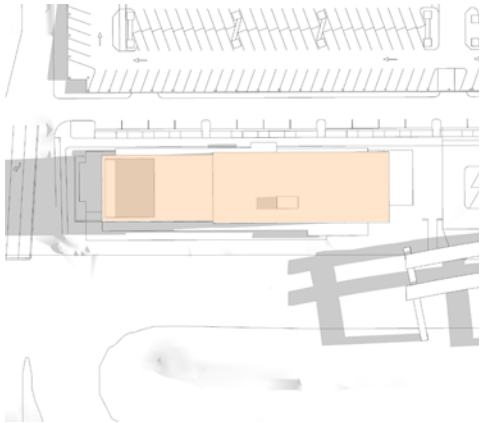
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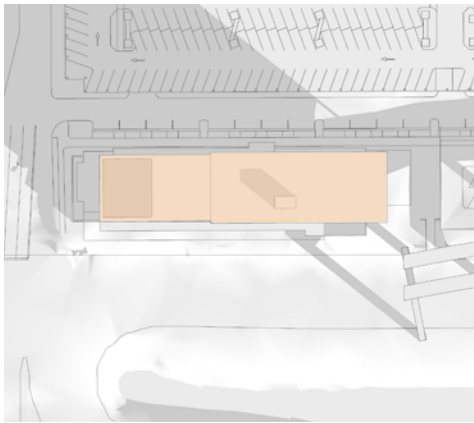
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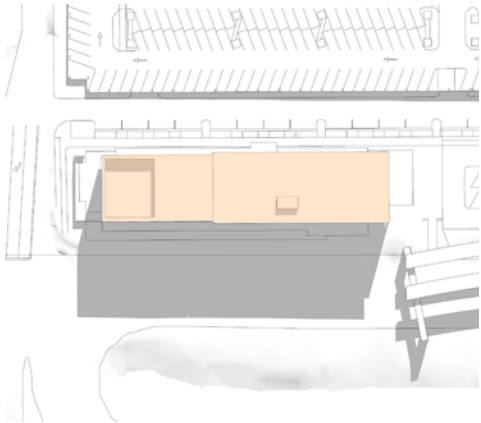
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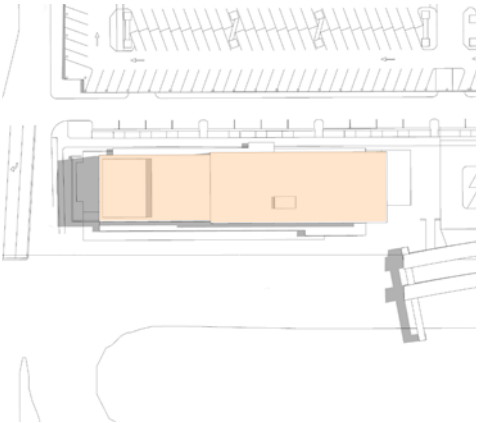
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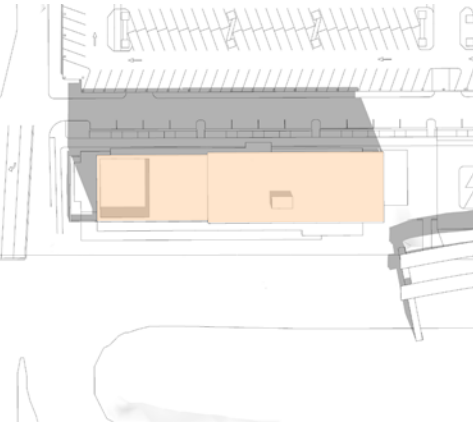
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



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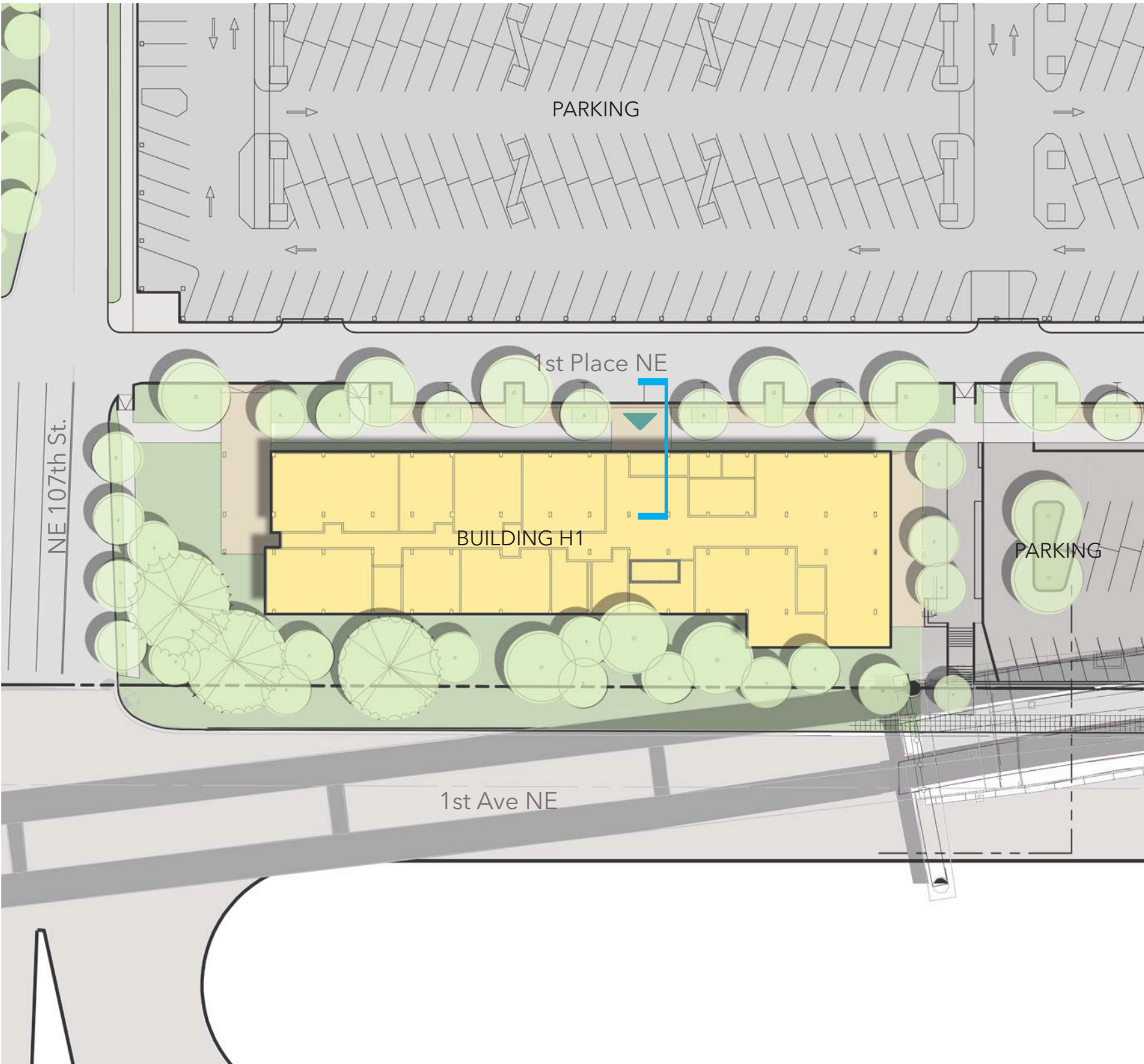
BUILDING H1 - LANDSCAPE SITE PLAN

-08.13.2018 - Review Board Preferred-

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.

- Live/Work Units
- Pedestrian Entry
- Vehicular Entry



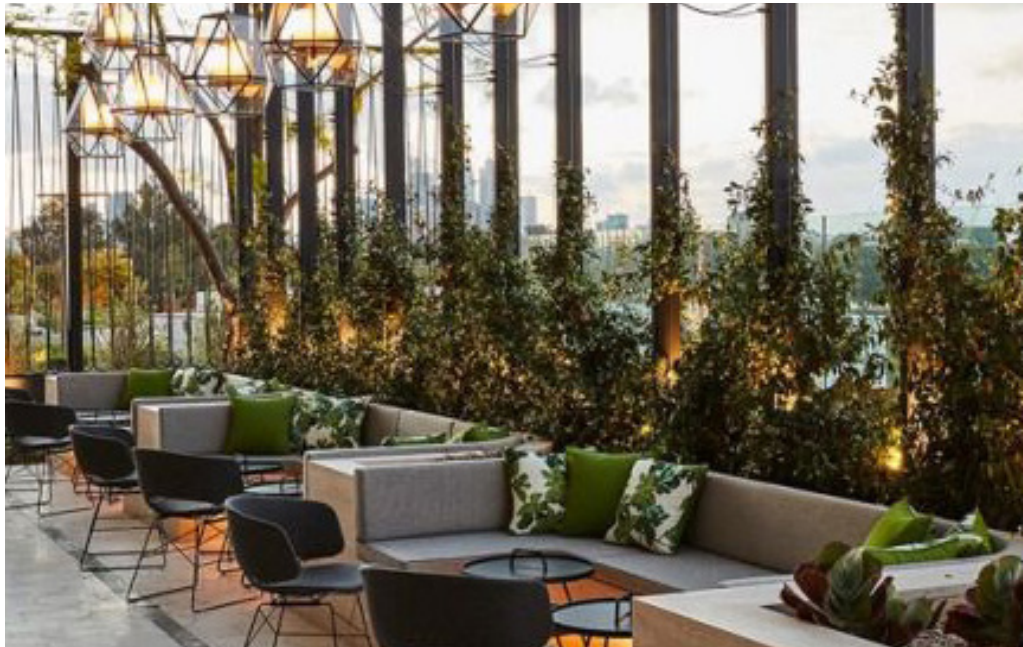
Site Plan



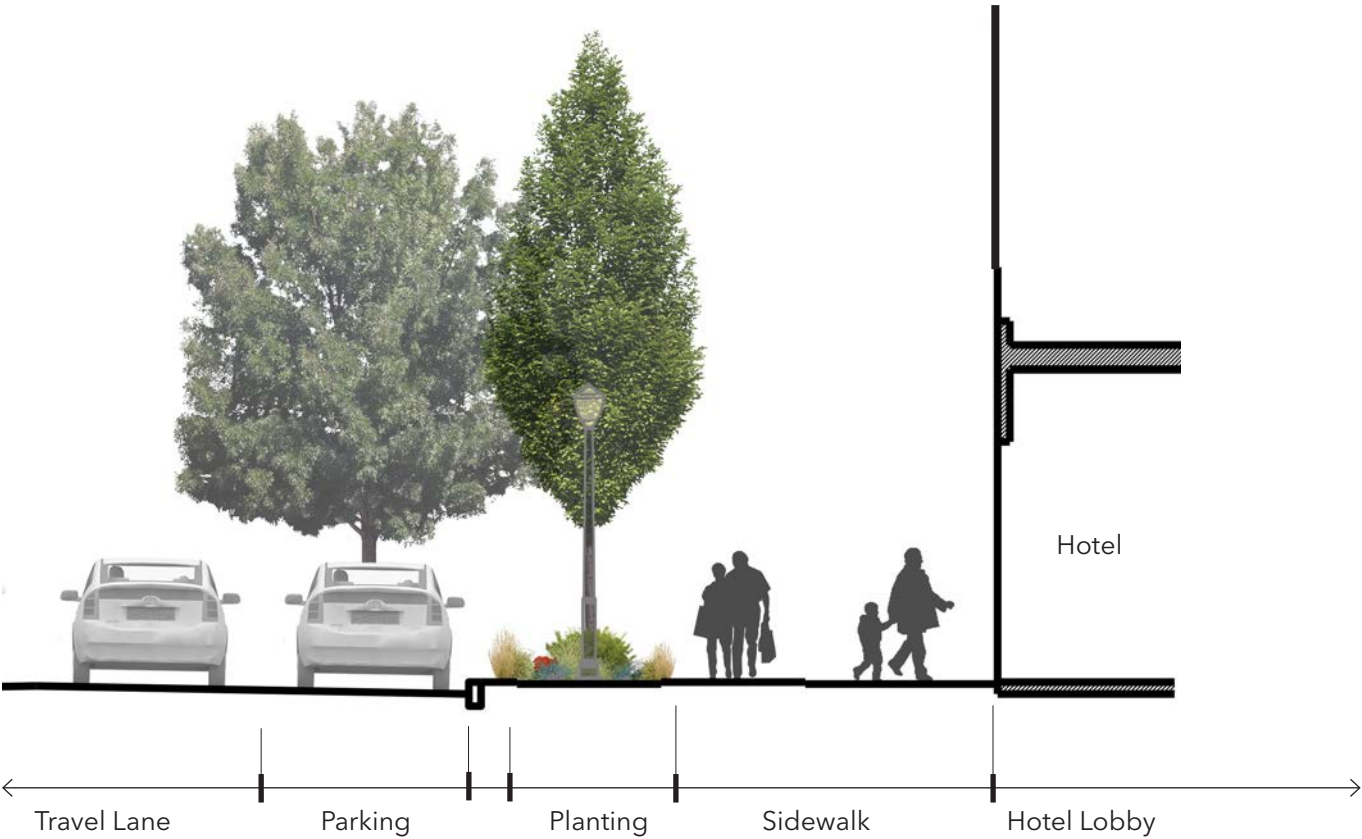
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Indoor-Outdoor connection



Amenities that provide restorative qualities



1st Place NE Section

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MPD - ARCHITECTURAL CONCEPTS

BUILDING H2 - HOTEL

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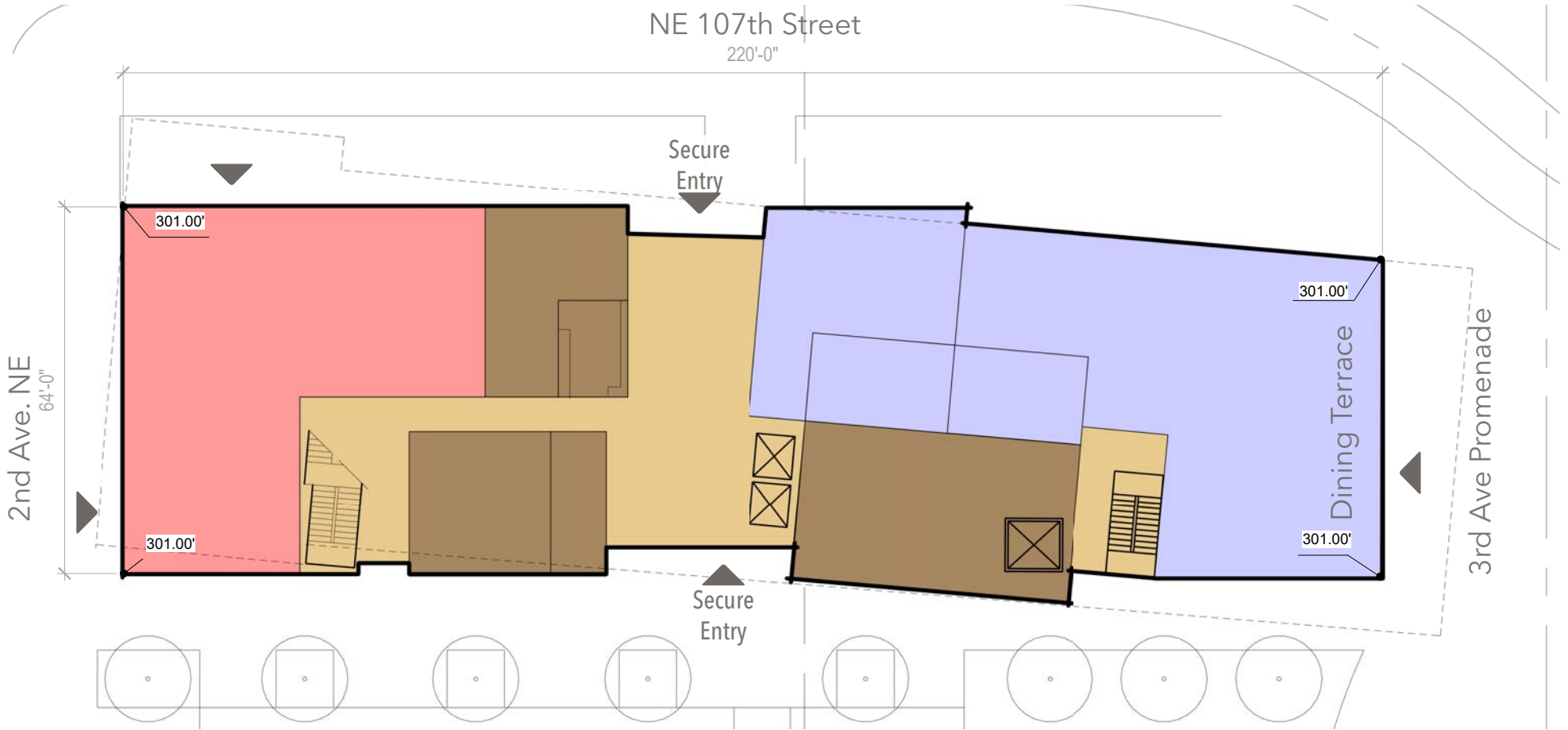
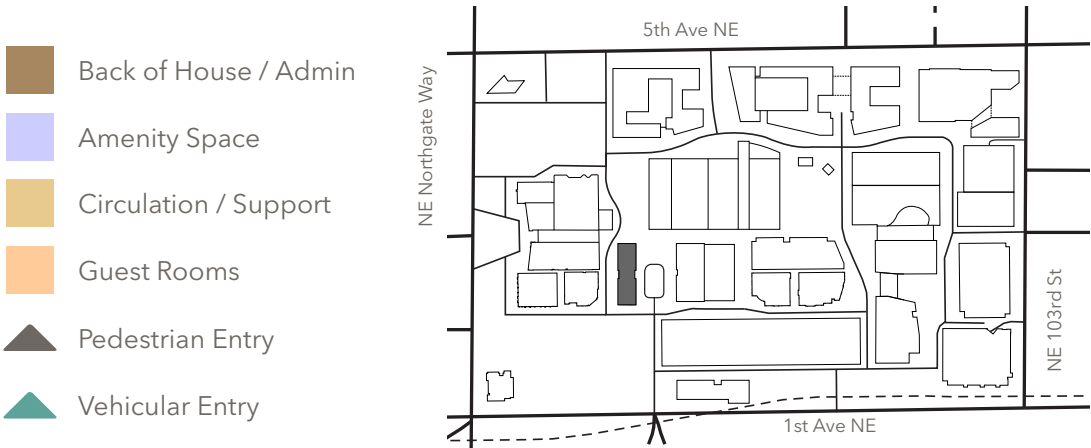
BUILDING H2

Summary

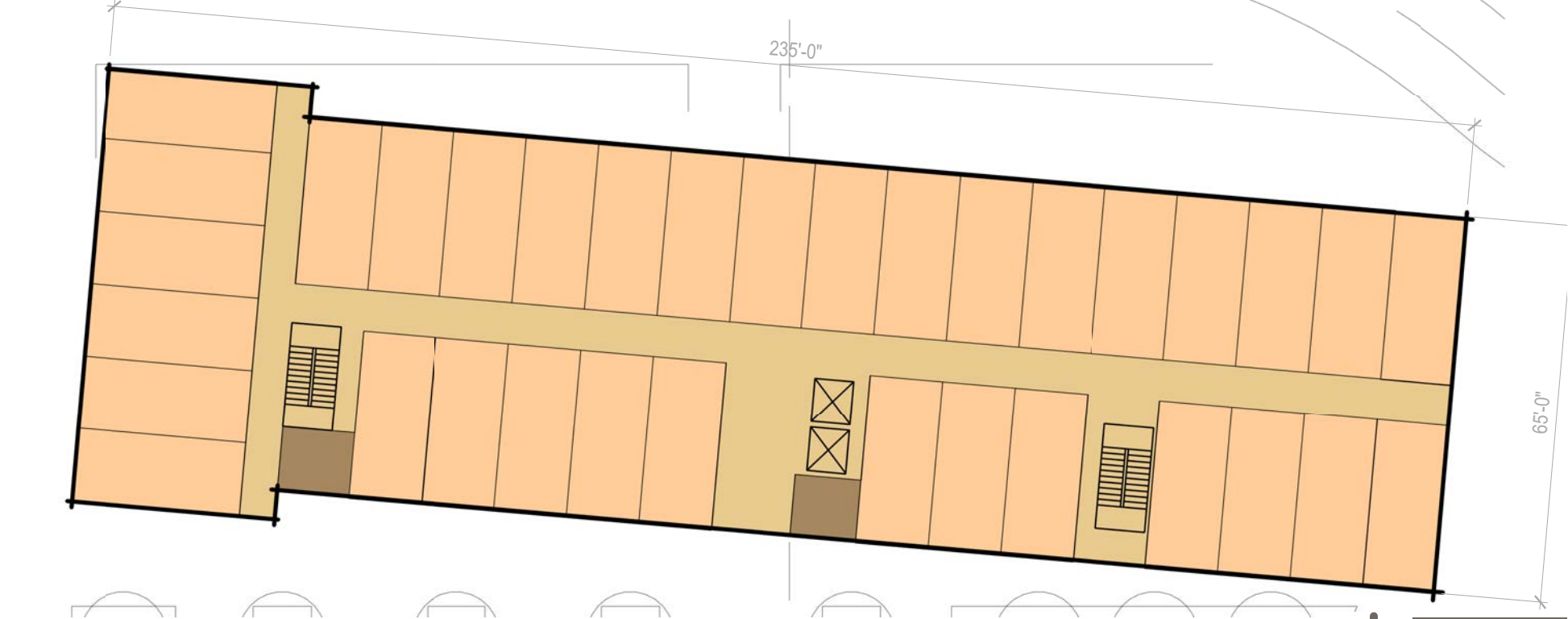
- 7 story hotel totaling 102,000 gsf
- 172 total keys
- Level 1 includes 6,500 gsf of restaurant space and 5,000 sf retail
- Roof Level includes 3,325 gsf of public amenity spaces
- Parking is satisfied by the existing adjacent parking structure

Overview

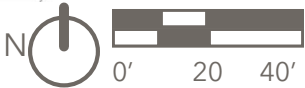
Building H2 is located on a new plaza opposite building O1 office and market. The two buildings (H2 and O1) work together in concert with the NHL offices to frame this new entry plaza to the 3rd Ave Pedestrian Promenade. The dynamic site necessitates a building with ground floor activation on all four sides. The center of the building is defined by an entry breezeway that allows for entry to the hotel off NE 107th Street and the public plaza. A restaurant and lounge define the east side of the ground floor such that dining and activity can spill out onto the Pedestrian Promenade. Retail on the west side of the ground floor activates the 2nd Avenue NE street frontage as it transforms from a mall ring road to pedestrian oriented streetscape. Massing above the ground floor shifts to open the plaza up to the west and improve view corridors to and from the NHL office and entry plaza. The top floor of the building is primarily dedicated to meeting space and outdoor roof amenity spaces. The existing access tunnel will be utilized to provide service access.



Ground Level Plan



Typical Upper Level Plan

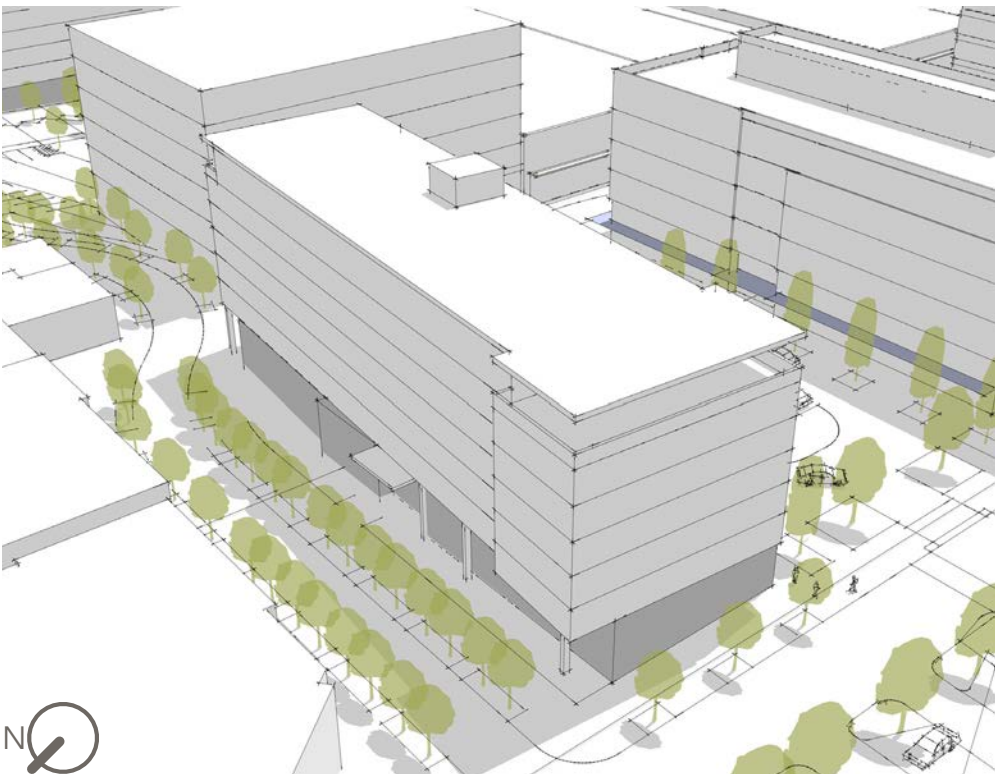


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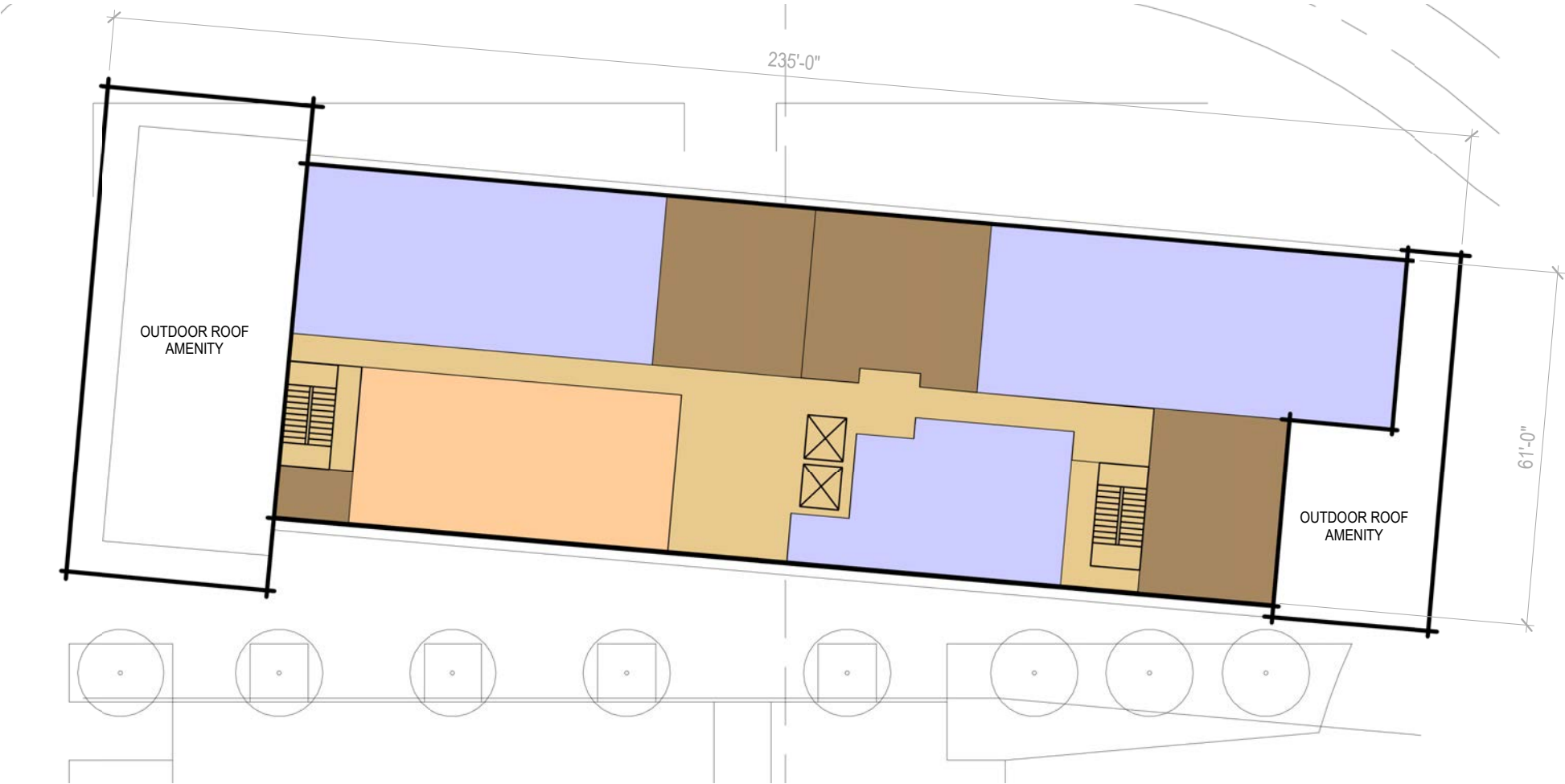
BUILDING H2



Option 1 - Southeast Aerial View

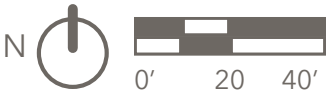


Option 1 - Northwest Aerial View



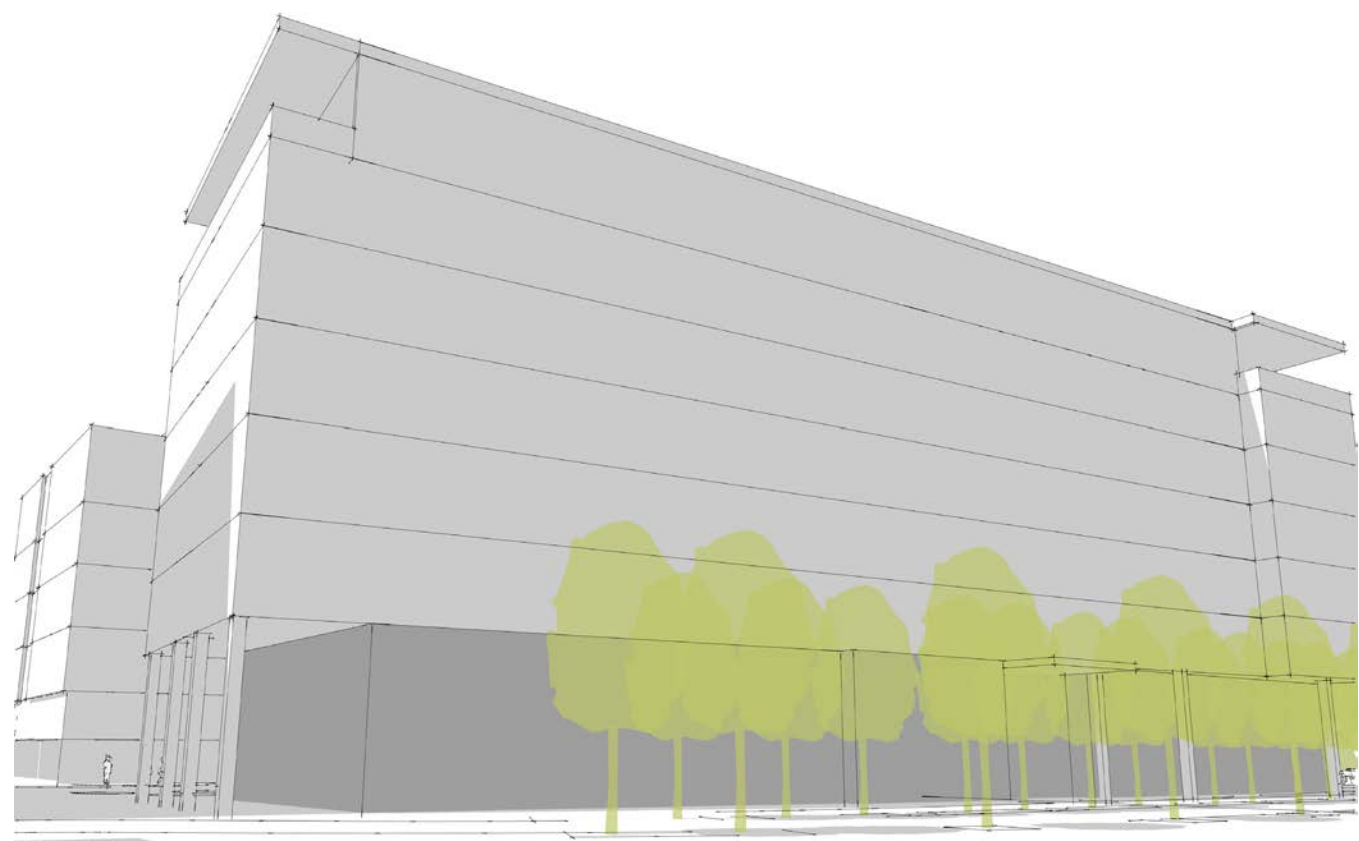
Top Floor Plan

- Back of House / Admin
- Amenity Space
- Circulation / Support
- Guest Rooms



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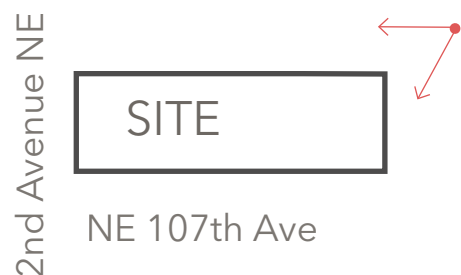
BUILDING H2



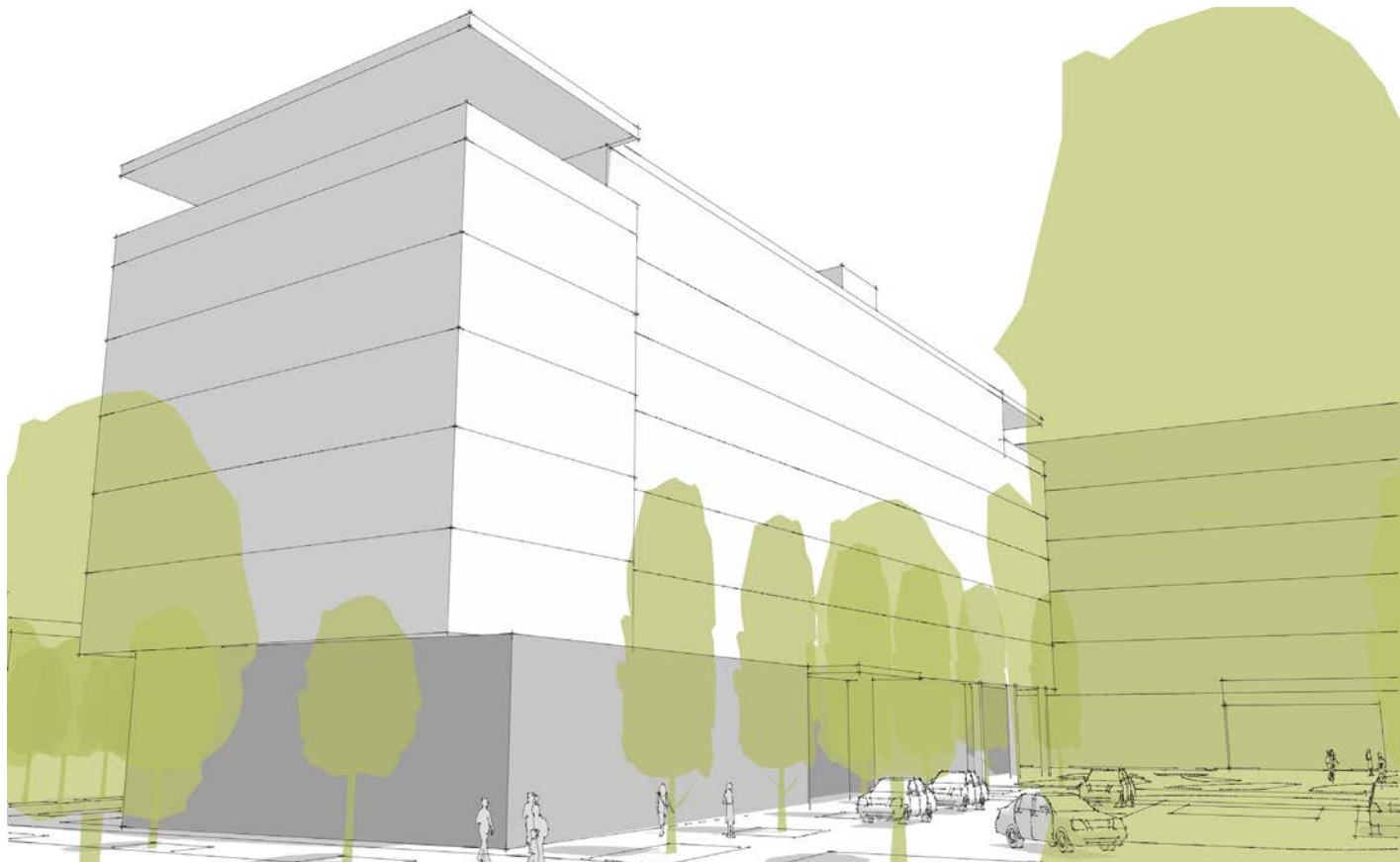
Option 1 - Ground Level Perspective View Looking Southwest



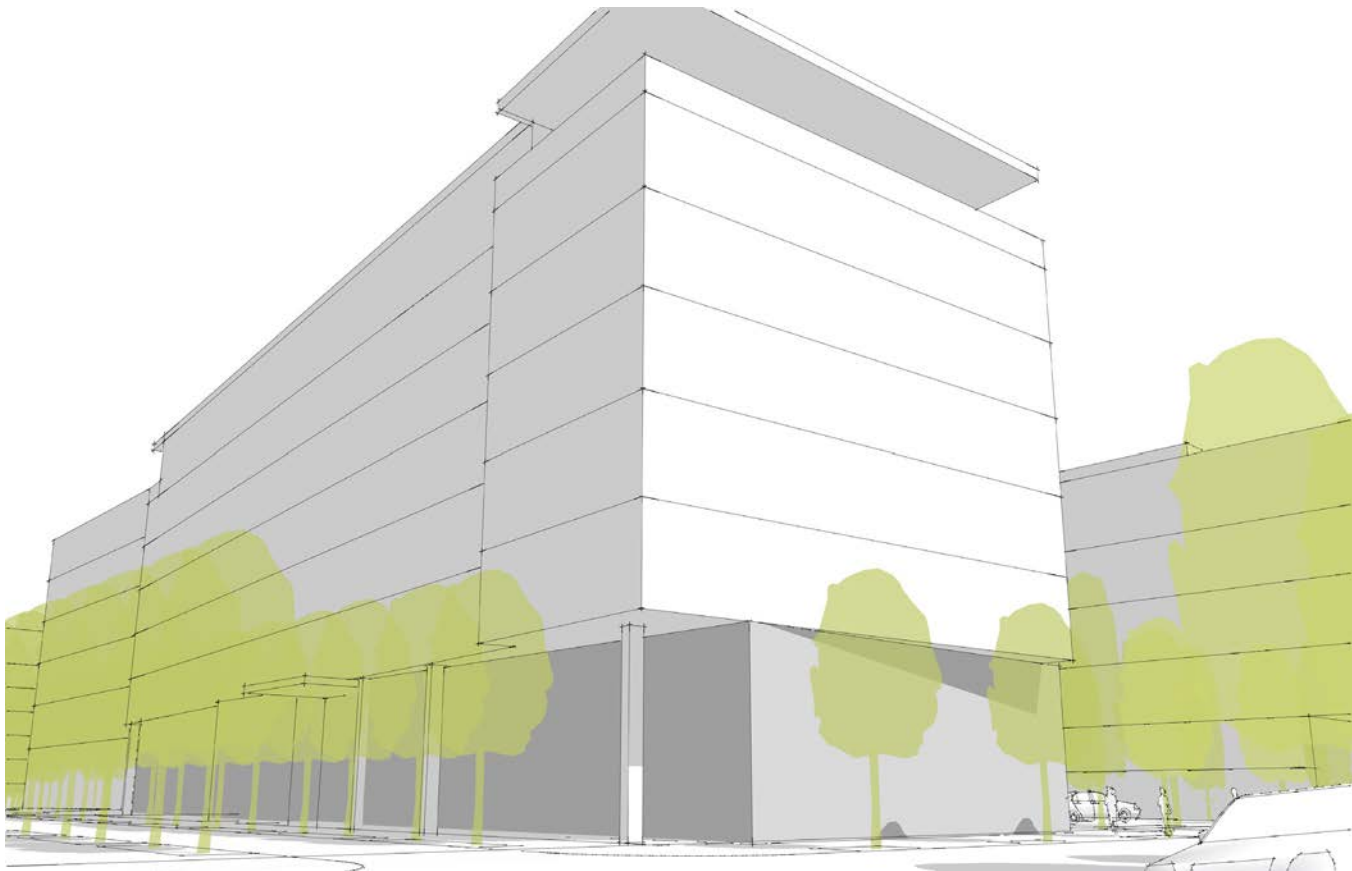
Option 1 - Ground Level Perspective View Looking Southeast



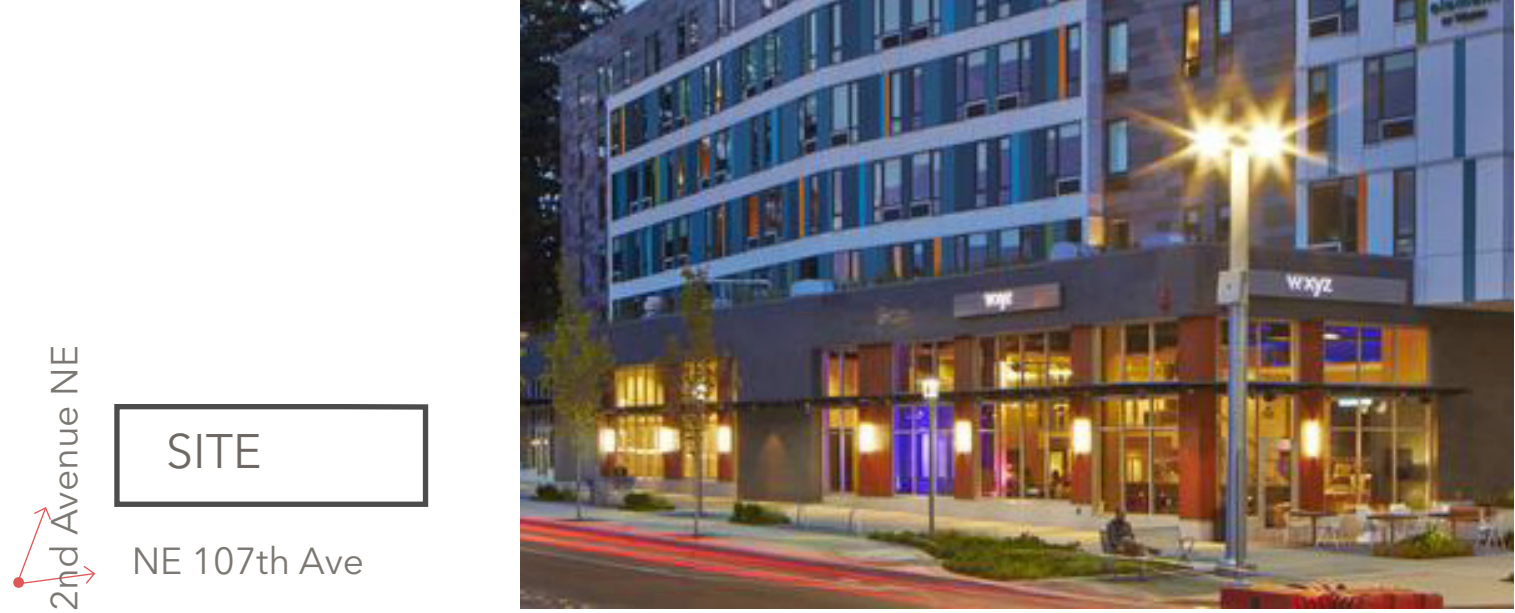
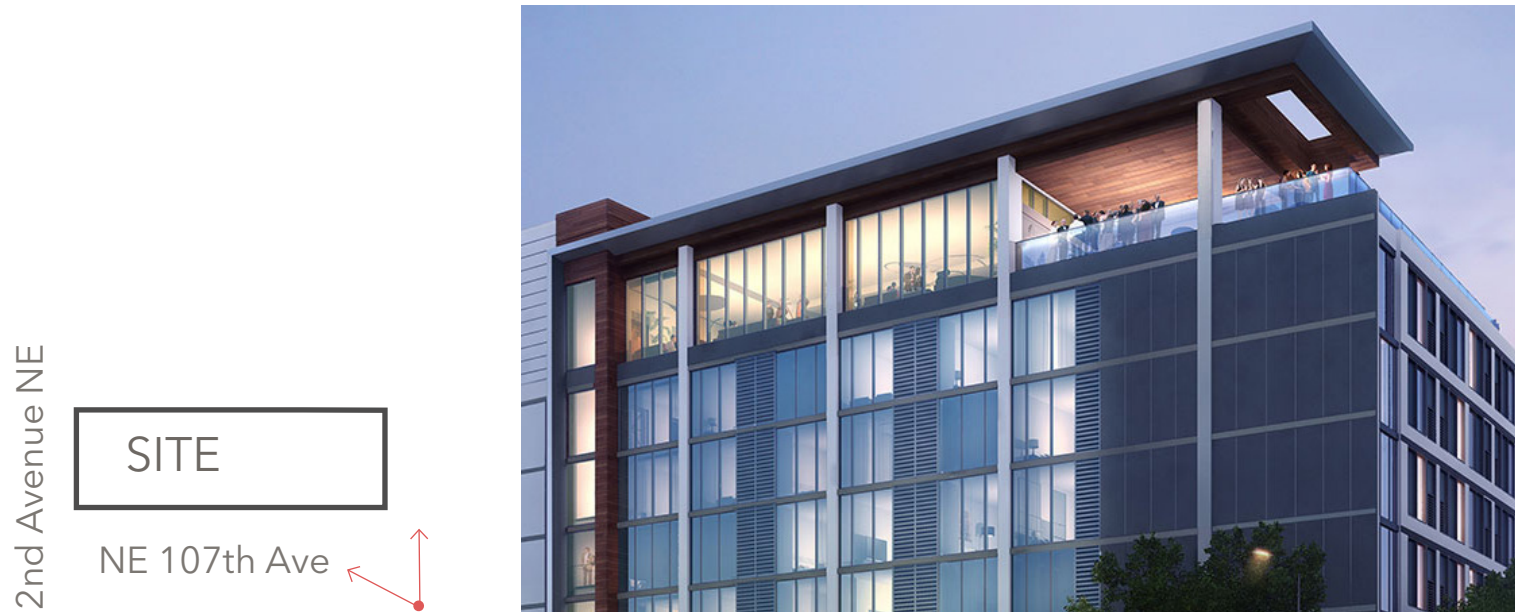
BUILDING H2



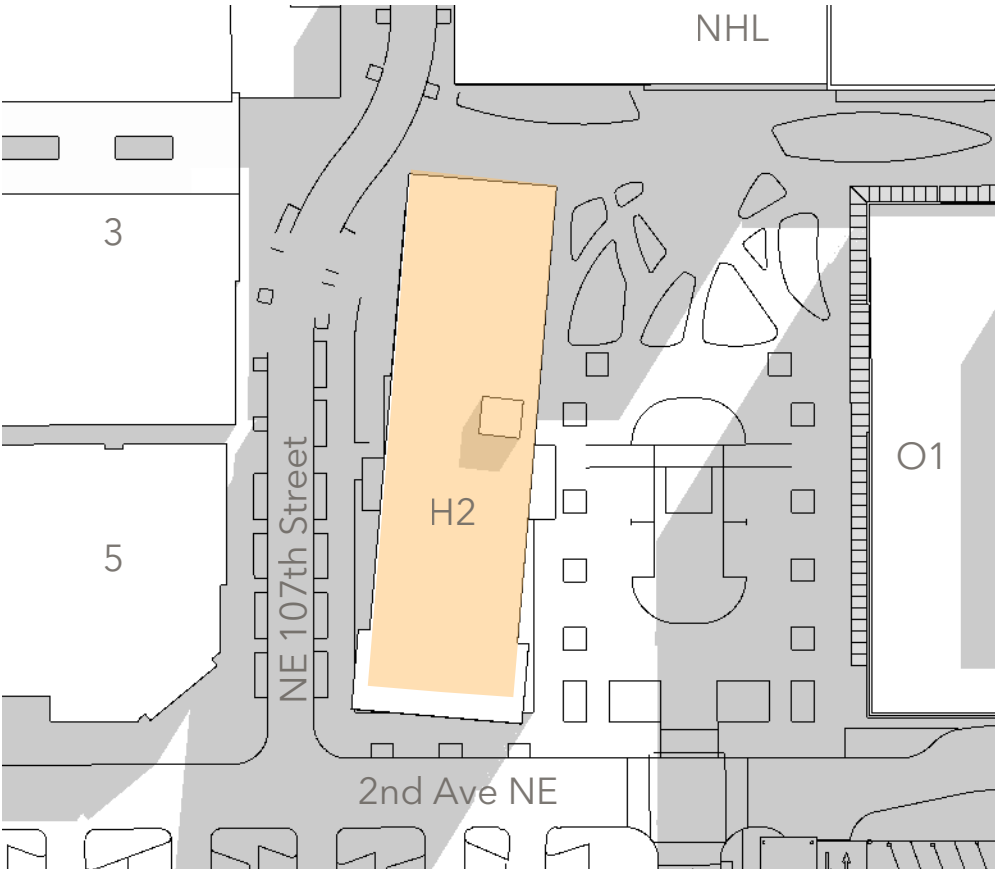
Option I - Ground Level Perspective View Looking Northeast



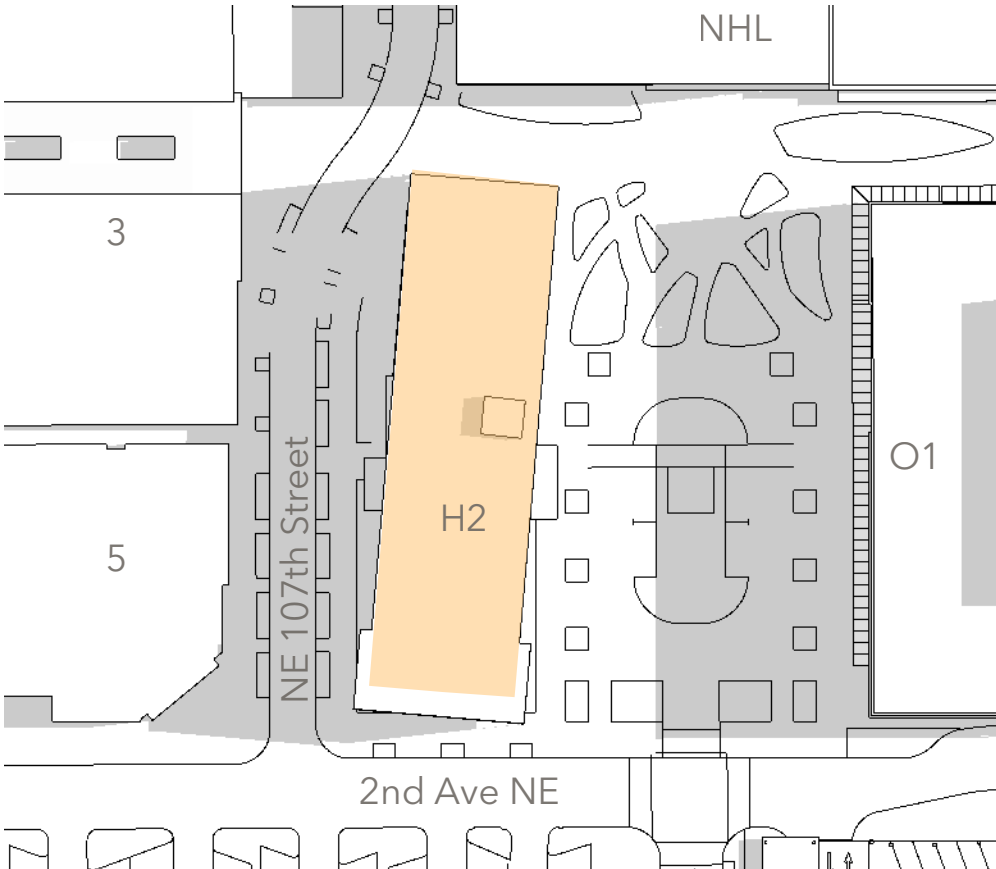
Option 1 - Ground Level Perspective View Looking Southeast



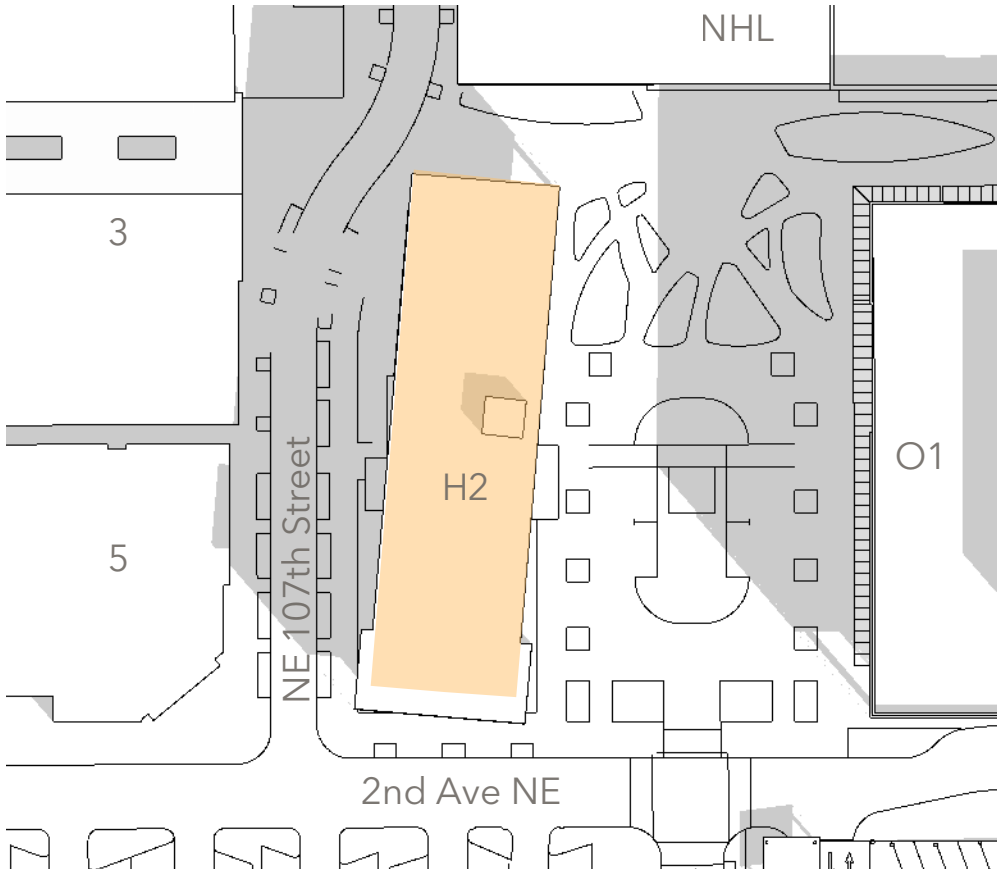
BUILDING H2



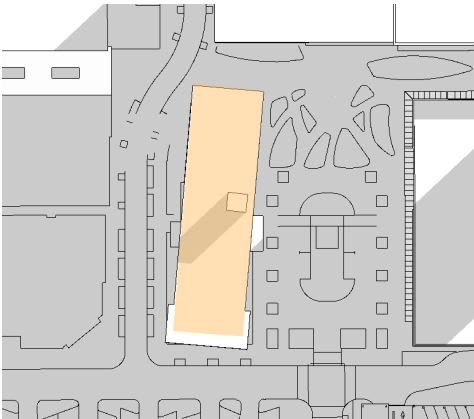
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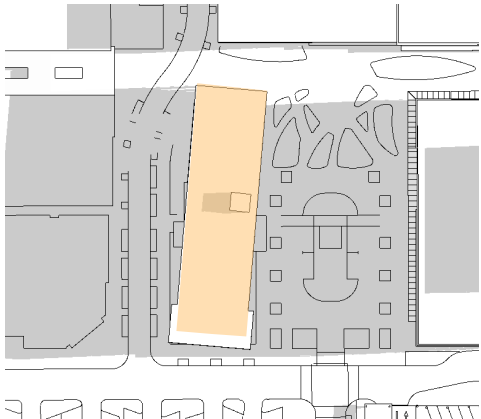
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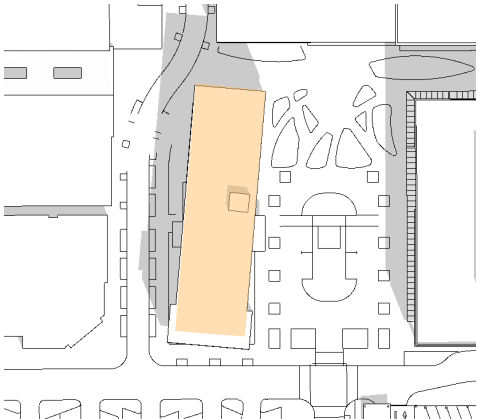
March / September 21st at 03:00pm



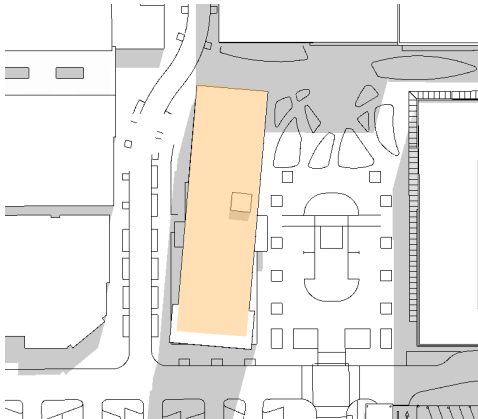
December 21st at 09:00am



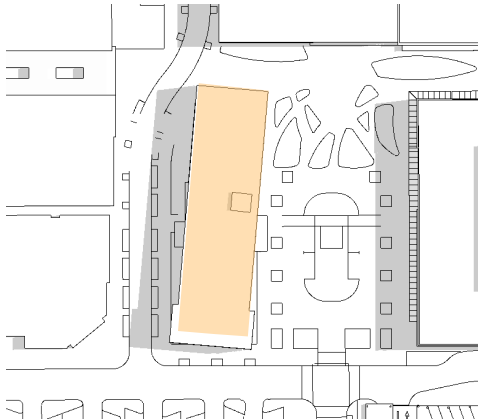
December 21st at 12:00pm



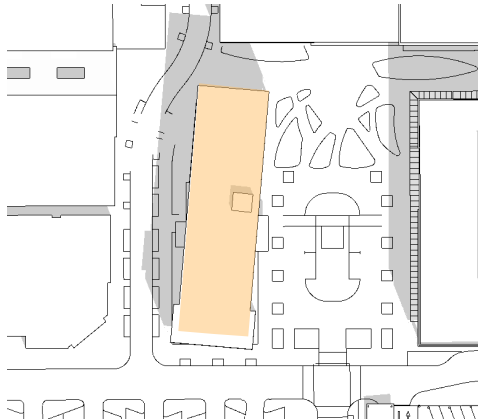
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



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BUILDING H2 - LANDSCAPE SITE PLAN

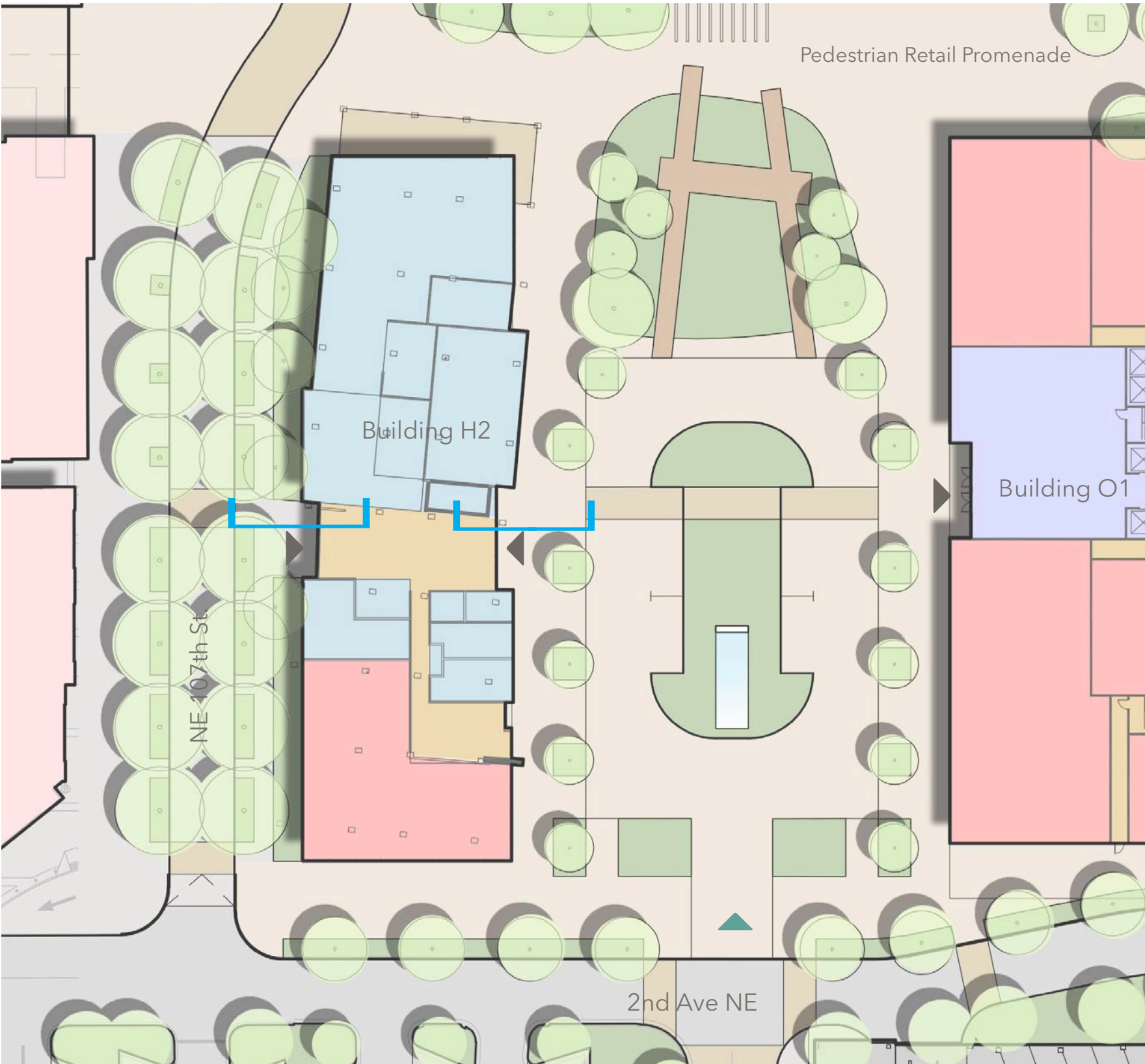
Overview

An active Plaza Courtyard facilitates arrivals and departures for several major destinations, including the hotel, NHL Seattle Ice Centre, and the adjacent market and offices. A hospitality atmosphere is cultivated with generous plantings that include bio-retention areas. Trees are carefully positioned to maintain views to important facades. Water features and dominant pathways serve to order and organize this busy space.

- Retail
- Amenity Space
- Circulation / Support
- Residential Unit
- Live/Work Units
- Pedestrian Entry
- Vehicular Entry



Pedestrian Oriented Courtyard



Ground Level Plan

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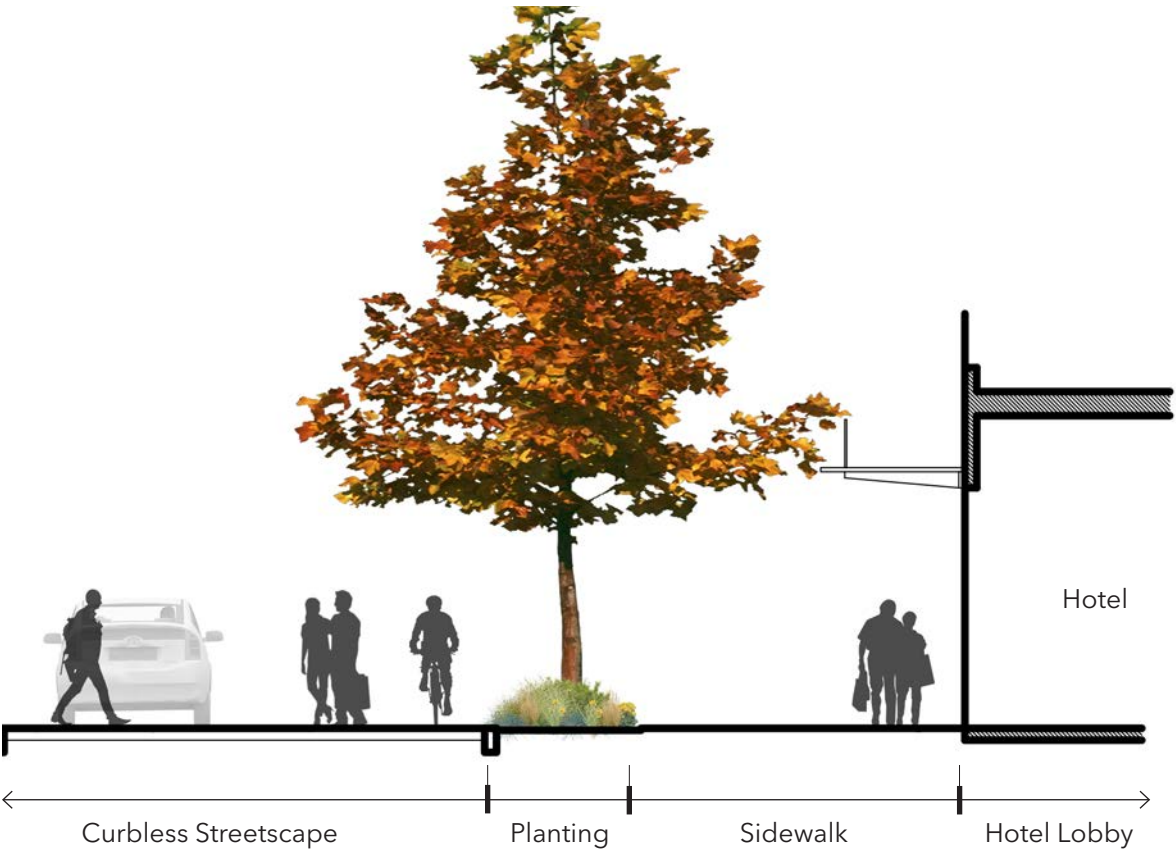
BUILDING H2 - LANDSCAPE DESIGN



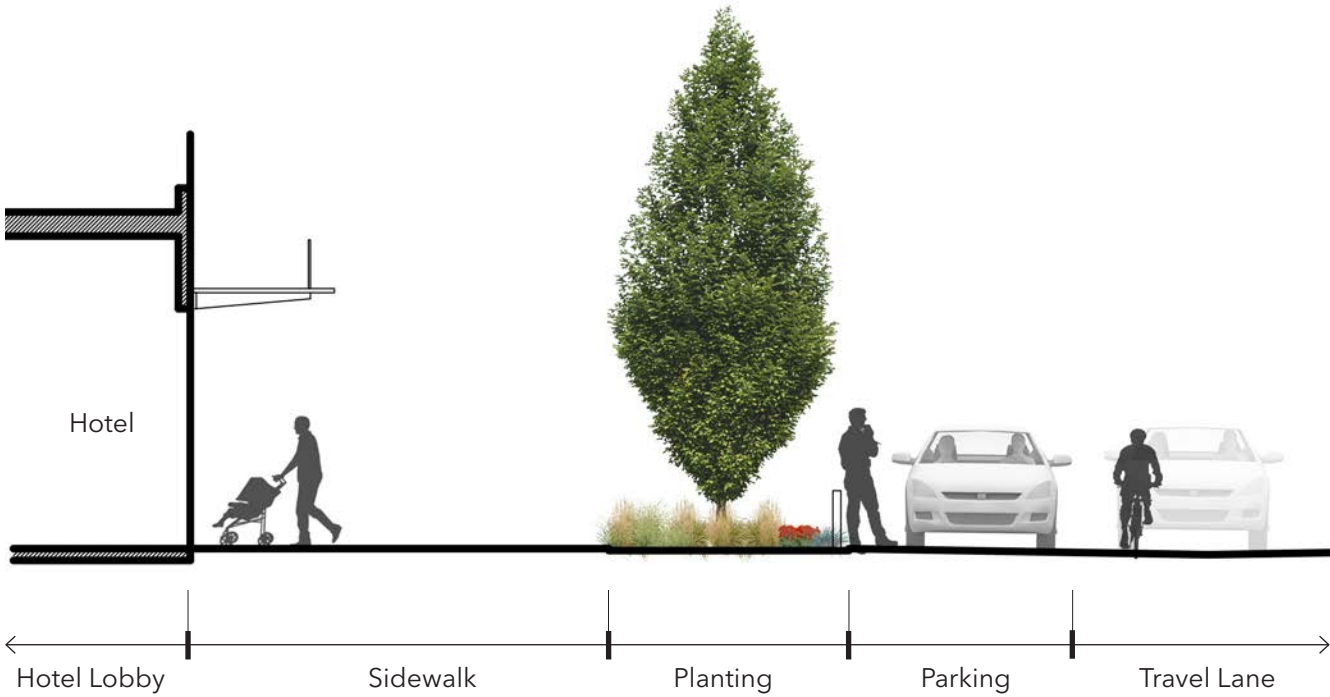
Plaza Courtyard



Pedestrian Oriented NE 107th Street



107th Street NE Section



Hotel Plaza Courtyard Section

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MPD - SUPPLEMENTAL DESIGN GUIDELINE

BUILDING H1 AND H2 - HOTEL

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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

Architectural Design Intent

This section will address SUPPLEMENTAL Design Guidelines for areas of the MPD that will be designed at later phases of the project. The blocks of the MPD that are addressed are H1 and H2 (Future hotel within an 85' zone). The intent is to set a 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 exterior detailing and an overall human scale and rhythm.
- BULK AND SCALE. The scale of Northgate mall has historically followed the one story retail massing along the mall concourse. The added anchor stores and the more recent out-facing retailers have provided a contrast to the in-line single story retail with their 2-3 story simple boxes that break the face of the mall structure. New construction should be expressive in the small-scale details contrasted with the overall volume, creating legibility in the assembly of the parts at different scales.
- RHYTHM AND REPETITION. Taking cues from the contributing resources and the history of past buildings on site, new construction within the project should employ innovative methods to suggest horizontality / verticality, directionality, and expression through repetition of architectural elements.
- LAYERING AND DEPTH. Layering and depth enhance the contrast between light and shadow of buildings. These qualities can be achieved through shading elements, expressed structure, rain-screens, and detailed articulation. Shading devices can also provide climate-responsive or performative layers.
- FINE GRAIN AND TACTILITY. The materials, construction, and longevity of existing buildings on the site create a collection

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



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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(PL2 Walkability & PL3 Street- Level Interaction)

1. Street Facade

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

Supplemental Guidelines

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

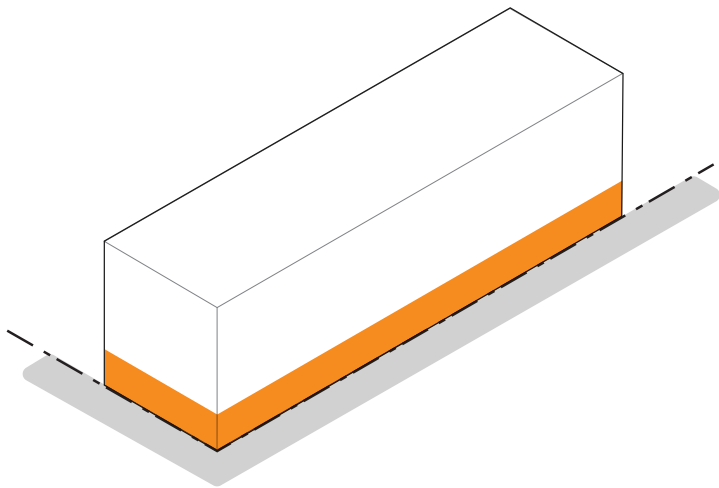
To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupied open spaces, arcades, and open perimeter colonnades are not permitted.

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

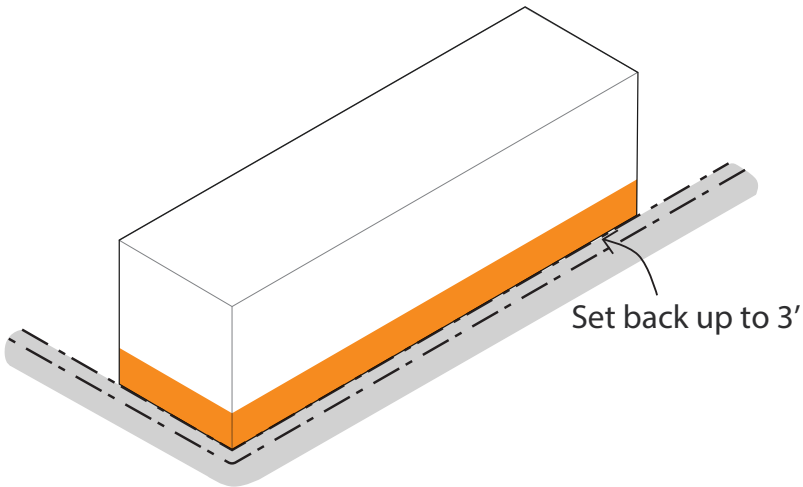
Street Facade controls shall apply to all facades facing pedestrian ways or streets.

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.

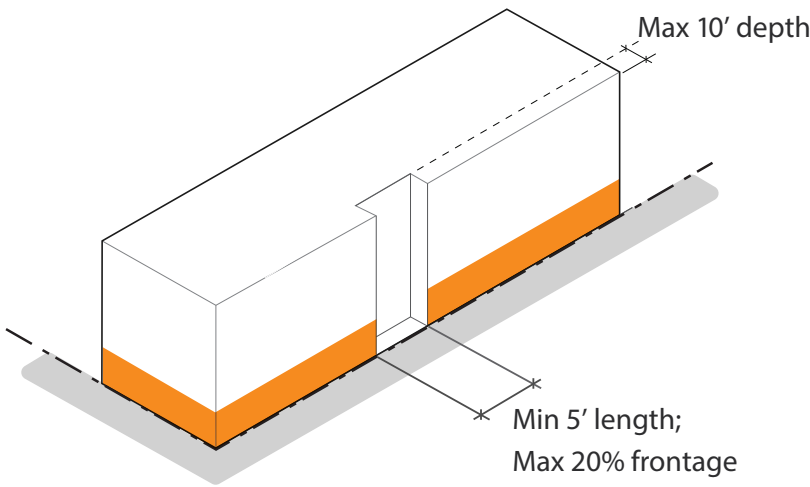
CORNERS: Careful consideration should be given to building corners at the intersection of public streets and mid-block passages.



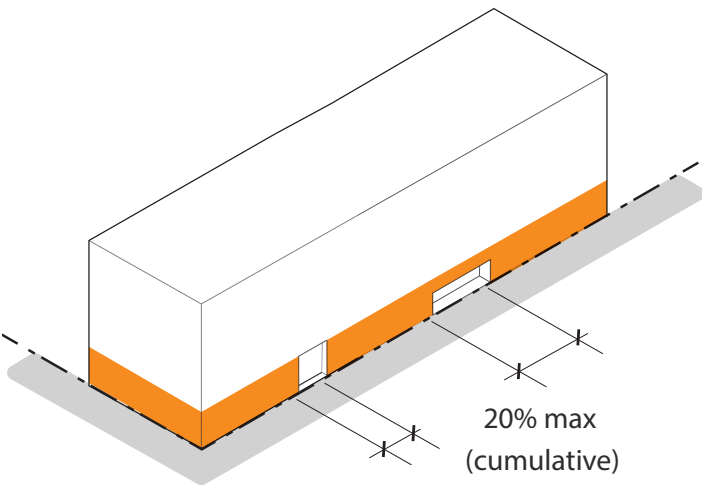
Building shall hold consistent streetwall



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

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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

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

Supplemental Guidelines

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

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

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

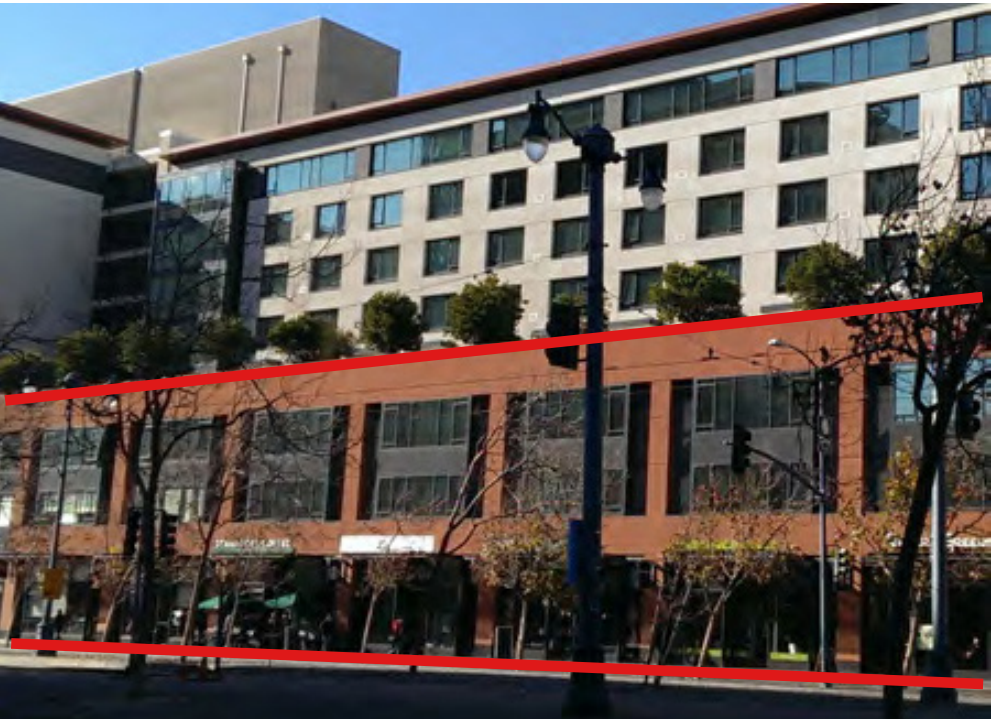
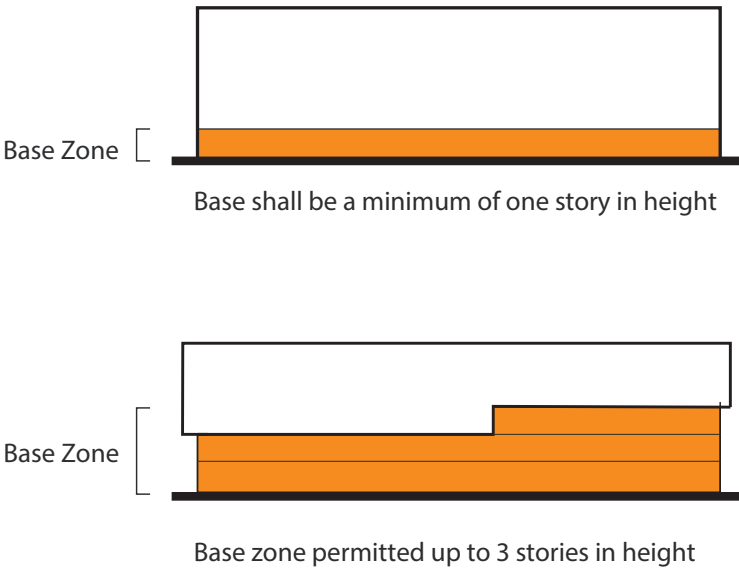
GROUND FLOOR TRANSPARENCY: Ground level glazing should be maximized to support ground level amenity and lobby functions. Actively programmed spaces should be located to create interest from the street. Conversely a vibrant streetscape should be visible from lobbies, dining and waiting areas to help activate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

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

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

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

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



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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(PL2 Walkability & PL3 Street- Level Interaction)

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

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

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

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

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

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

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

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



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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(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. All overhead weather protection should promote pedestrian movement and be supportive of ground level amenity and lobby functions.

Supplemental Guidelines

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

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

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

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



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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(PL2 Walkability & PL3 Street- Level Interaction)

4. Building Lighting

Hotel lighting design should invoke a sense of arrival and make hotel guests feel welcome. Additionally, it should provide a sense of security, a strong visual presence on the street, and take care to not be disruptive to guests or residents from private spaces. Signage lighting should complement the overall streetscape and building design while clearly providing an identity and brand for the hotel. Halo lighting, backlighting, and lighted acrylic push through letters are encouraged. Building mounted lighting, like sconces or canopy mounted lights, will likely be standardized to the project or street, but some additional lighting to highlight signage, entries and amenities might be desired.

Supplemental Guidelines

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

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

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

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

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



5. Service Entry Design

Supplemental Guidelines

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

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



SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(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

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

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

FACADE RHYTHM. All new construction with facade lengths greater than 200 feet along a side shall use vertical facade articulation at maximum 30-foot intervals on center to create a finer grain facade. Articulation may be achieved through expressed bay structure, fenestration, or 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 on upper levels greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. Ground floor blank walls to comply with Land Use Code requirements. Ground floor and upper floor blank walls shall be articulated and/or incorporate artistic treatments.

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

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

Materiality strategies are:

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



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SUPPLEMENTAL DESIGN GUIDELINES - HOTELS

(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.

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 hotel lobby entrance, is crucial to communicating and reinforcing brand identity. Special consideration should be given to the visibility for signage from major vehicular paths of travel including the freeway.

Signs can be 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, owner/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. Lighting design should create a visible sign that does not bleed light or create glare.

HOLIDAY LIGHTING: The ability to modify the lighting scheme to incorporate holiday lighting is encouraged. This can be LED lighting around the perimeter that allows for variation in color and intensity. No flashing lights or distractingly intense lighting is allowed.



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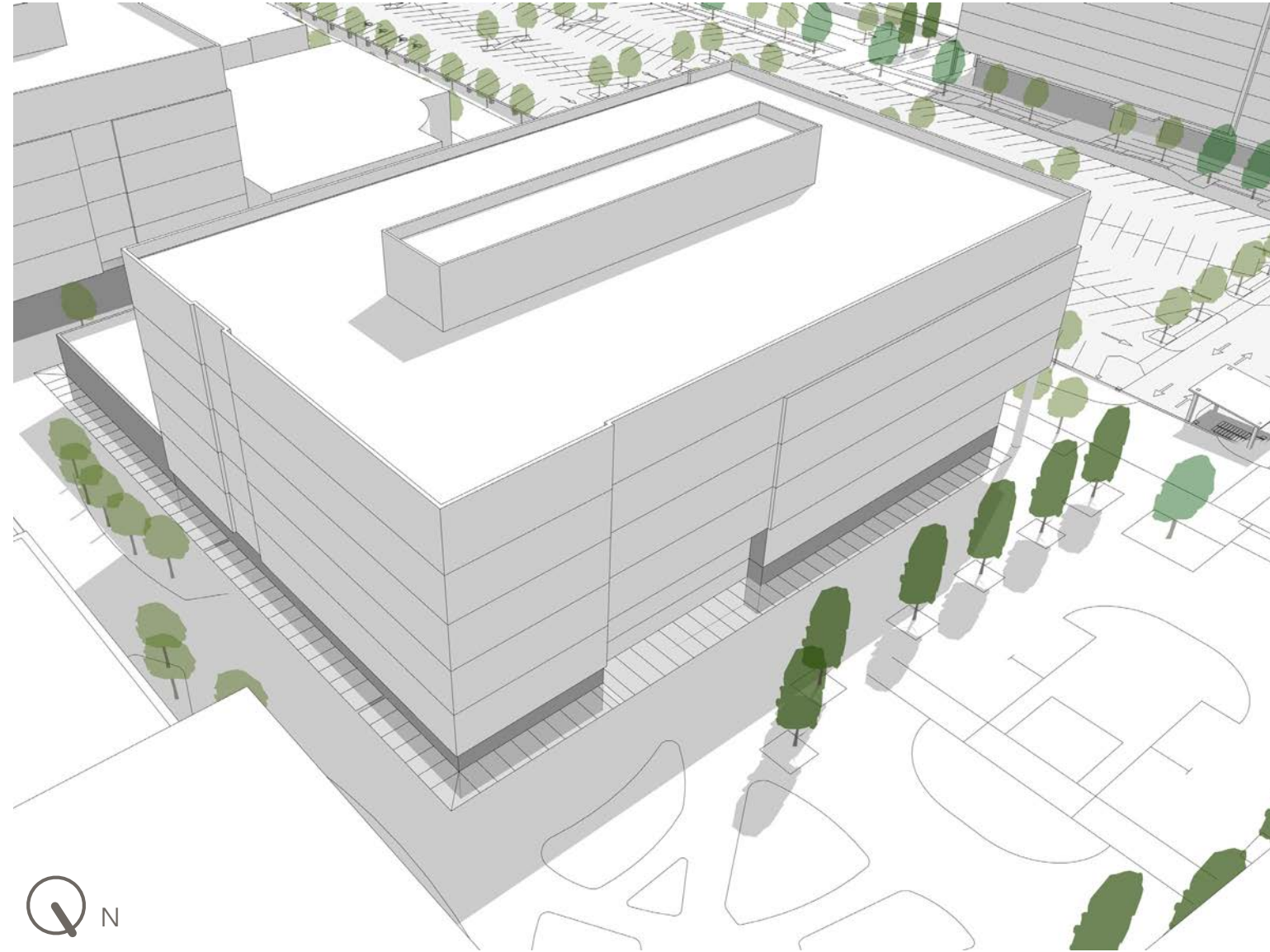
MPD - ARCHITECTURAL CONCEPTS

BUILDING O1 - PROMENADE NORTH OFFICE BUILDING

Printed: 10.26.2018

BUILDING O1 - SUMMARY

Preferred Design - NE View



Pros

- Several recesses have been introduced to break up the long facade and end facade.
- The ground level retail podium faces the promenade and the auto court to create an edge for the public realm.
- Office is set back from the pedestrian walkway to the NHL practice facility entry, thus giving a lower pedestrian scale to the exterior walk.
- Office short face is to the east and west, thus reducing solar gain.

Cons

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

BUILDING O1 - PREFERRED DESIGN

Summary

- One 4 story office,over 1 level retail podium,totaling 210,650 gsf
- Retail: 7,225 sf.
- Grocery: 36,700 sf.
- Office: 166,725 sf.

Overview

The preferred option responds to the site by creating a pedestrian scaled retail podium. The upper level office massing turns 90 degree with the retail podium to create a strong urban edge along the auto court. The office parking is provided in the lower level of the existing parking deck to the west. The office lobby is centrally located on north face to encourage connections to the auto court and hotel. The mass of the building is under the 85' height limit.

Retail

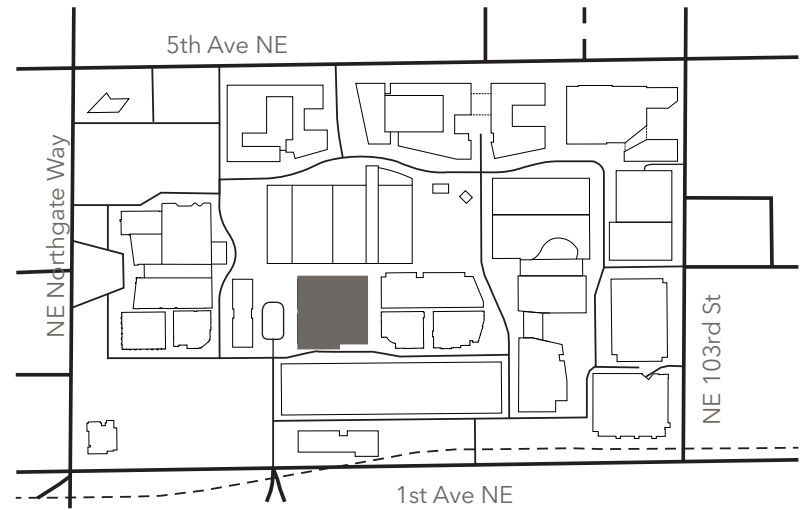
Service

Office

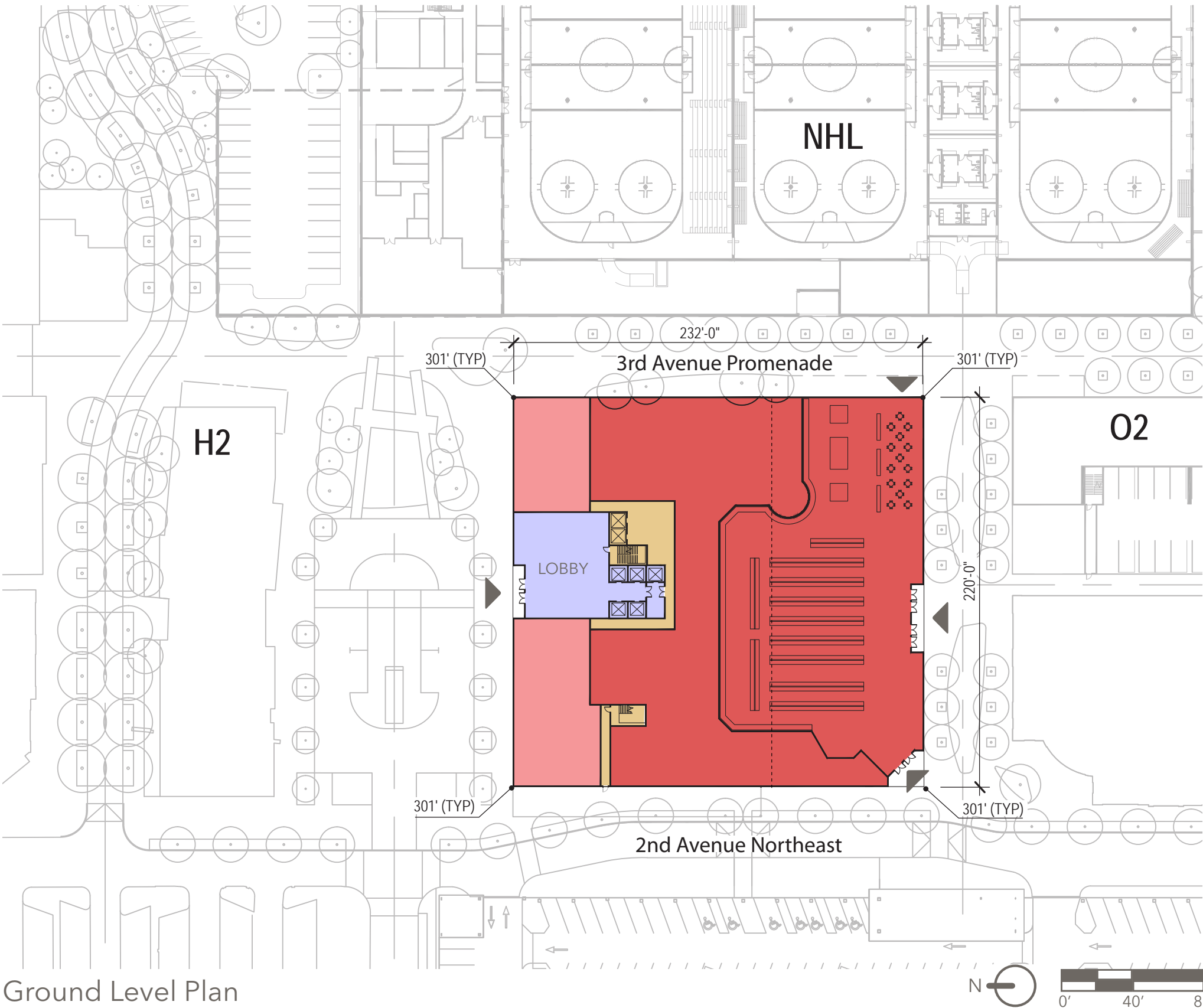
Grocery

Pedestrian Entry

Vehicular Entry



Site Key



Ground Level Plan

Printed: 10.26.2018

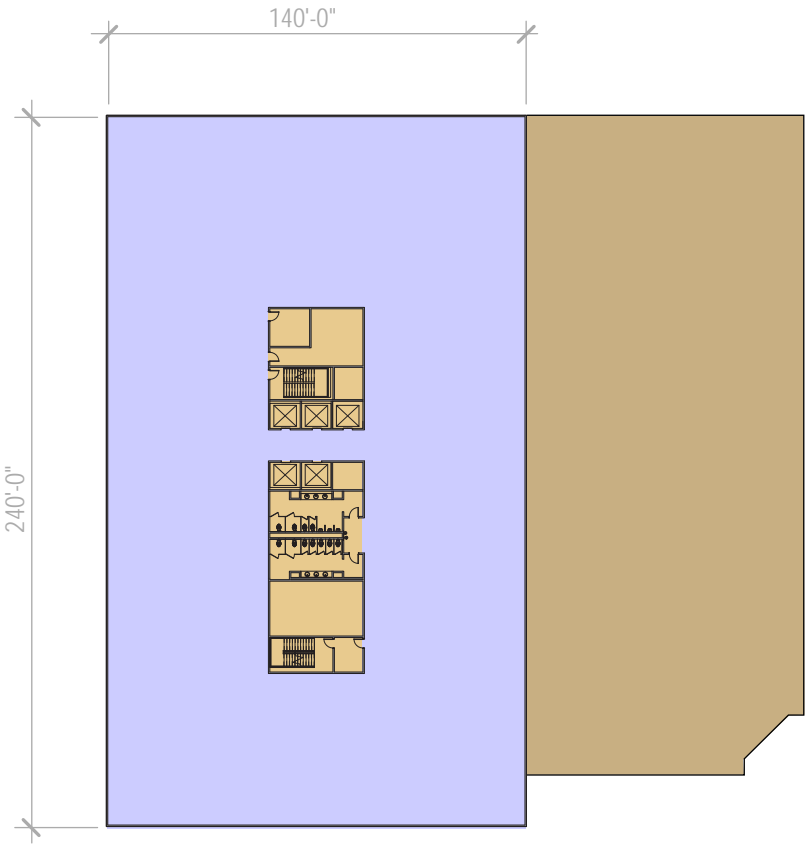
BUILDING O1 - PREFERRED DESIGN



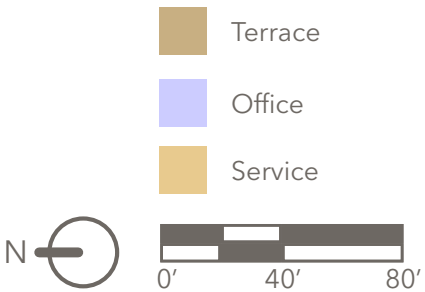
Northeast Perspective View



Southwest Perspective View



Typical Upper Level Floor Plan



Printed: 10.26.2018

BUILDING O1 - PREFERRED DESIGN



Ground Level Perspective View

Perspective View looking South East from the parking lot

New sidewalk retail along with the office lobby will provide an active environment at the ground level within the new entry court.



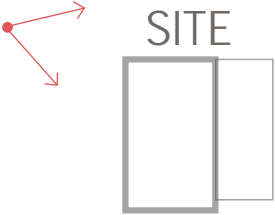
Street-Level Interaction



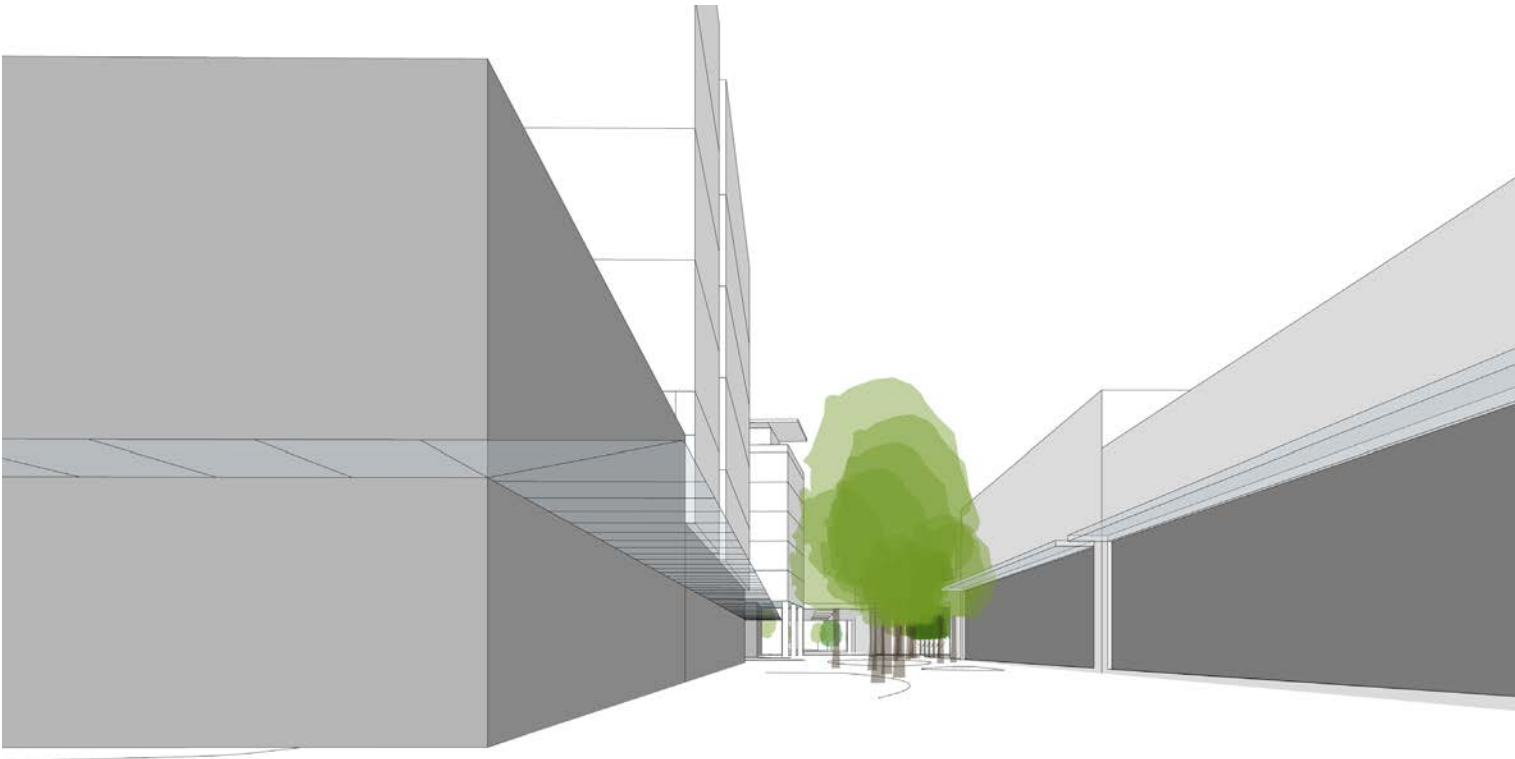
Ground Level Perspective View

Perspective View looking South down the retail concourse

The 4-level office tower will create a strong urban edge along the pedestrian retail street with ground level retail uses.

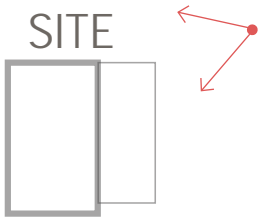


BUILDING O1 - PREFERRED DESIGN



Ground Level Perspective View

Ground level Perspective view looking North down the retail concourse. A mixture of building canopies/awnings and free-standing trellis/canopies will provide weather protection in various forms. Landscape planters and trees will also enhance the outdoor pedestrian environment.

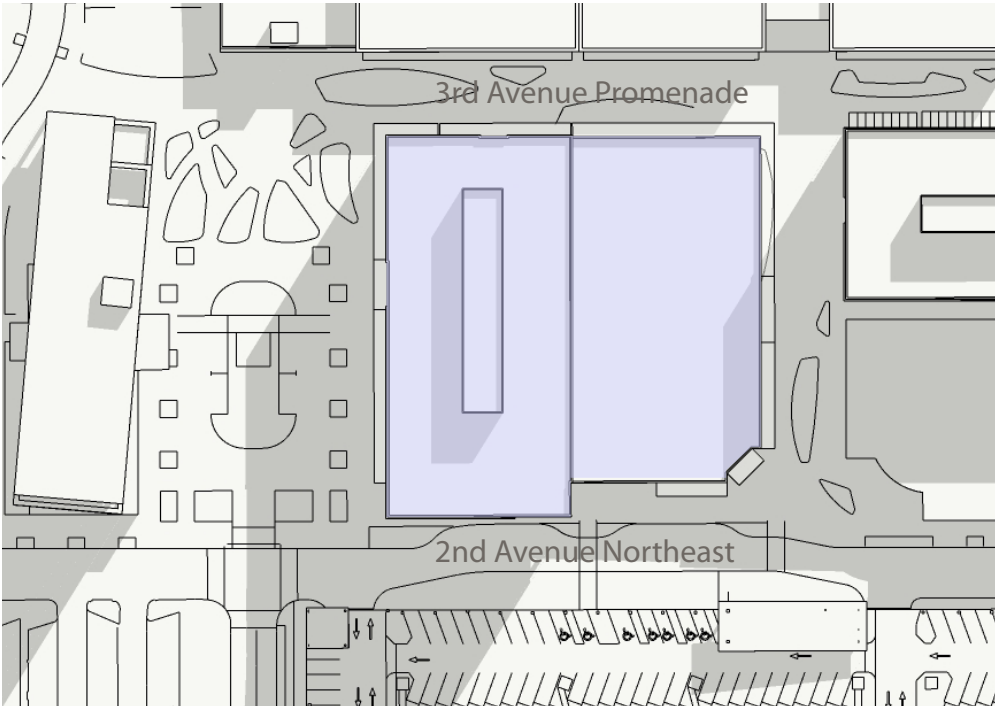


The southern edges of the building will be anchored by the grocery market. Activities will spill out to activate the multiple access zones along the pedestrian environment, i.e. seasonal displays, deli/bakery/ cafe uses, and seating.

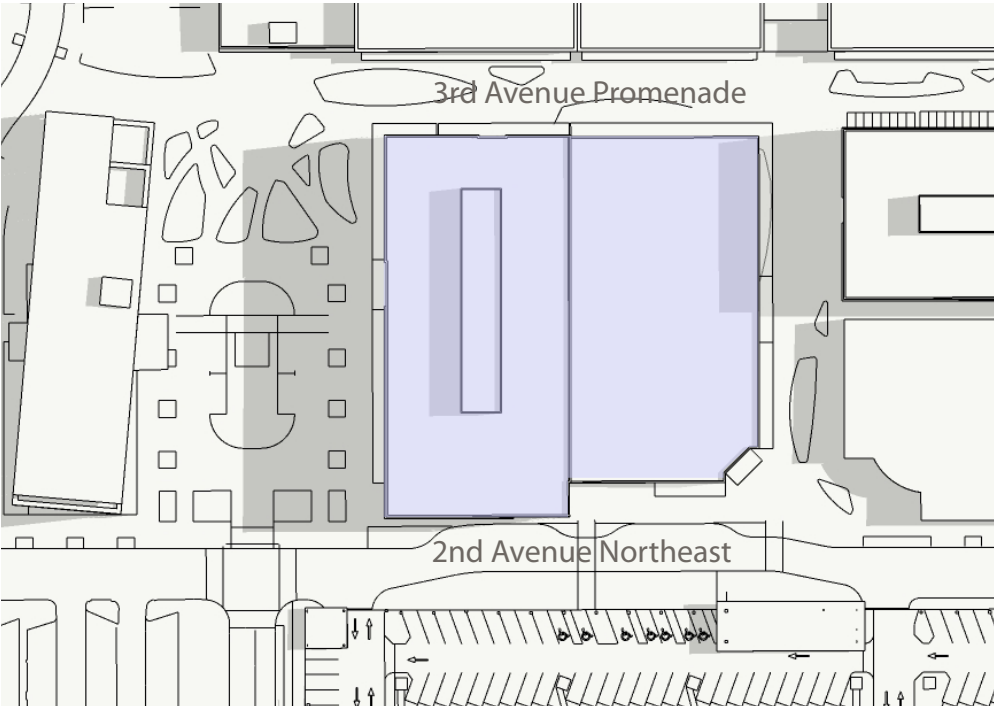


Street-Level Interaction

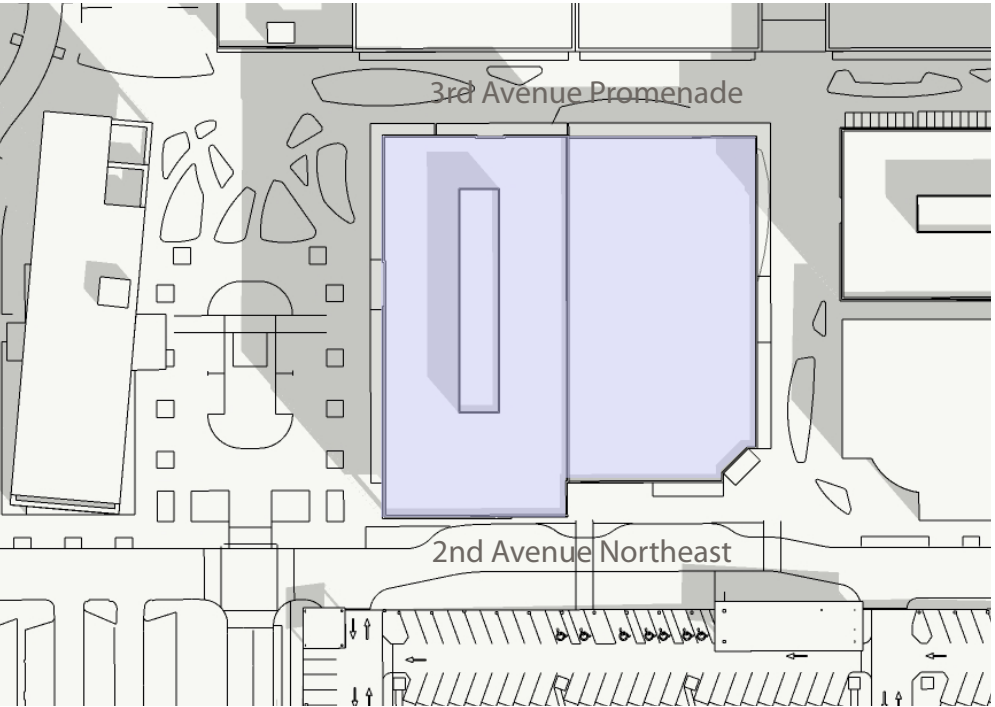
BUILDING O1 - PREFERRED DESIGN



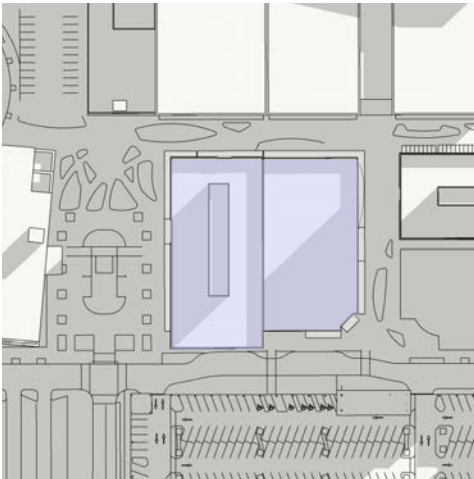
March / September 21st at 09:00am



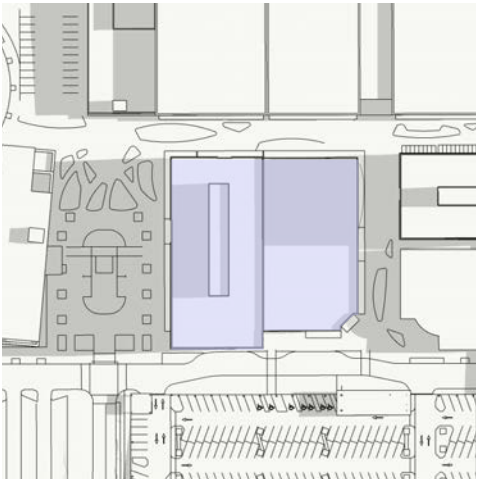
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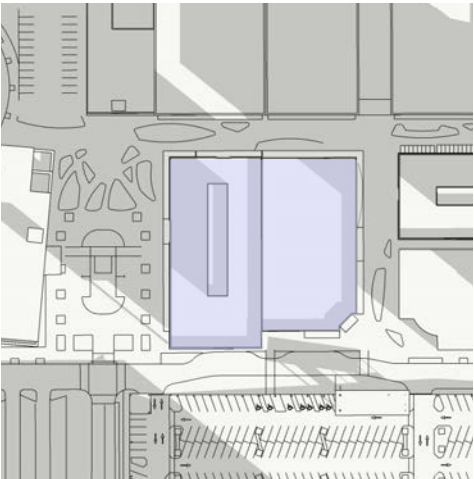
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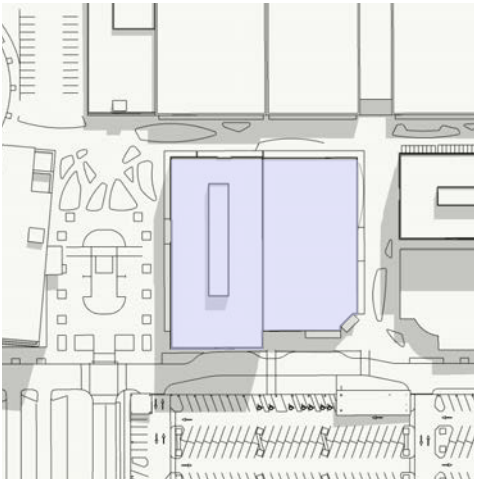
December 21st at 09:00am



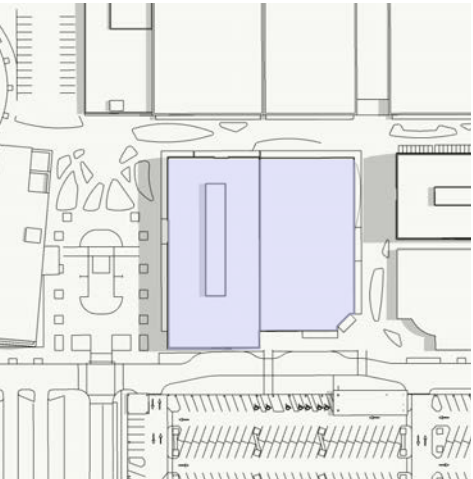
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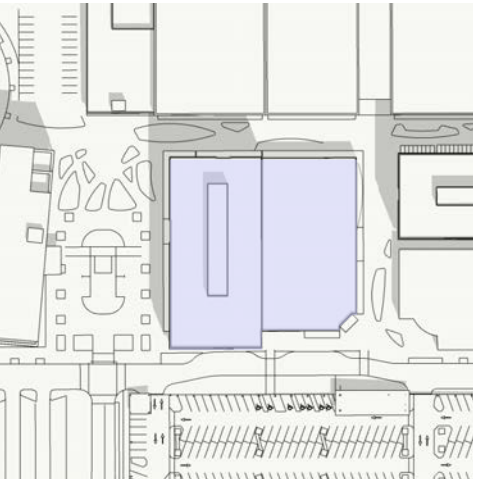
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



Printed: 10.26.2018

BUILDING O1 - LANDSCAPE SITE PLAN

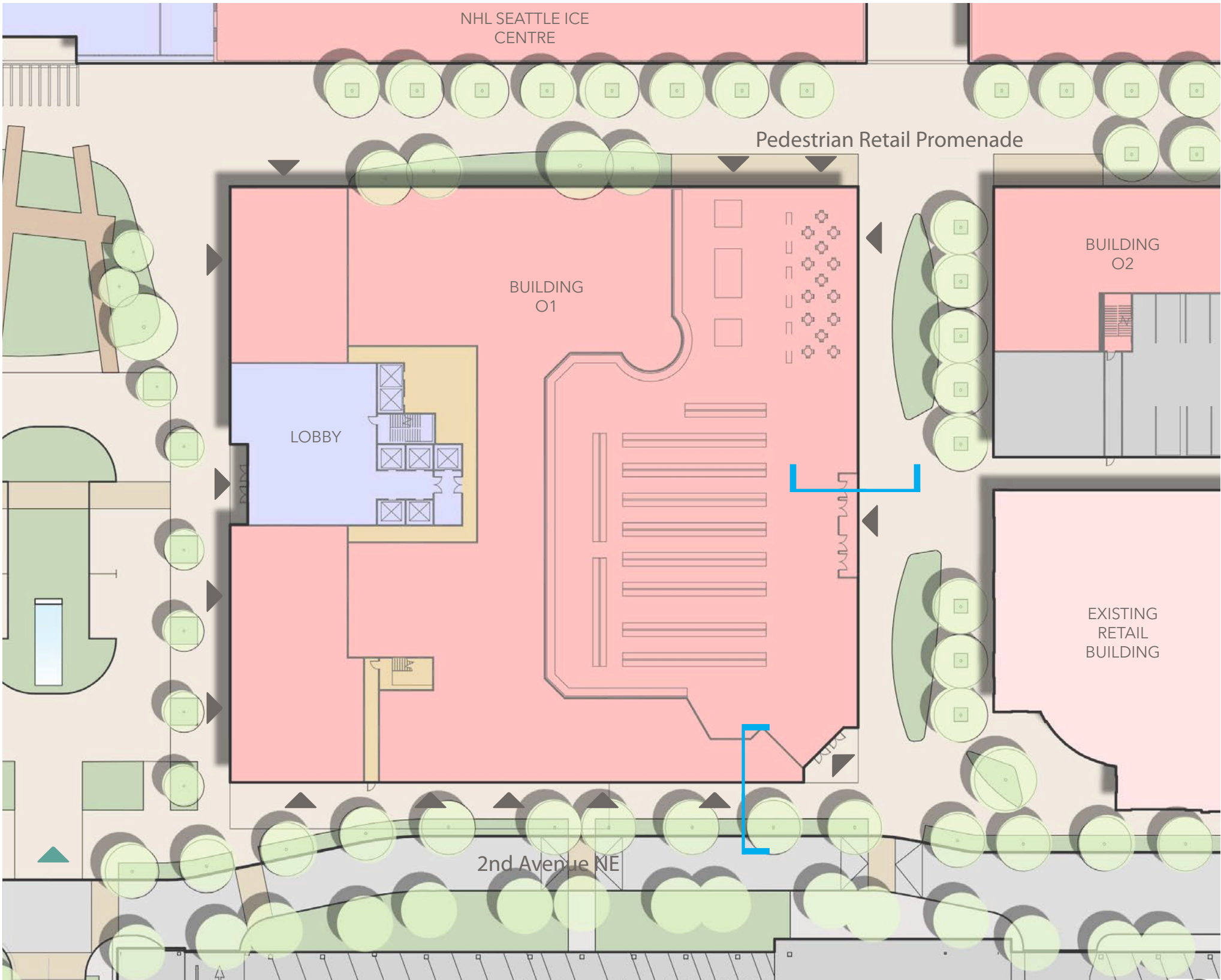
Overview

The 3rd Avenue Plaza Court, complete with convenient passenger loading spaces, is located to serve the office lobby and adjacent retail. On the retail promenade, planting areas soften inactive walls and serve to frame outdoor seating areas. The south side features an extension of the retail promenade, with trees framing pedestrian circulation and generous sculptural planting areas. The frontage along 2nd Avenue includes continuous planted areas along the curb, directing pedestrian traffic to marked crossings.

- Retail
- Service
- Office
- Grocery
- Pedestrian Entry
- Vehicular Entry



Porosity between uses and exterior



Ground Level Plan



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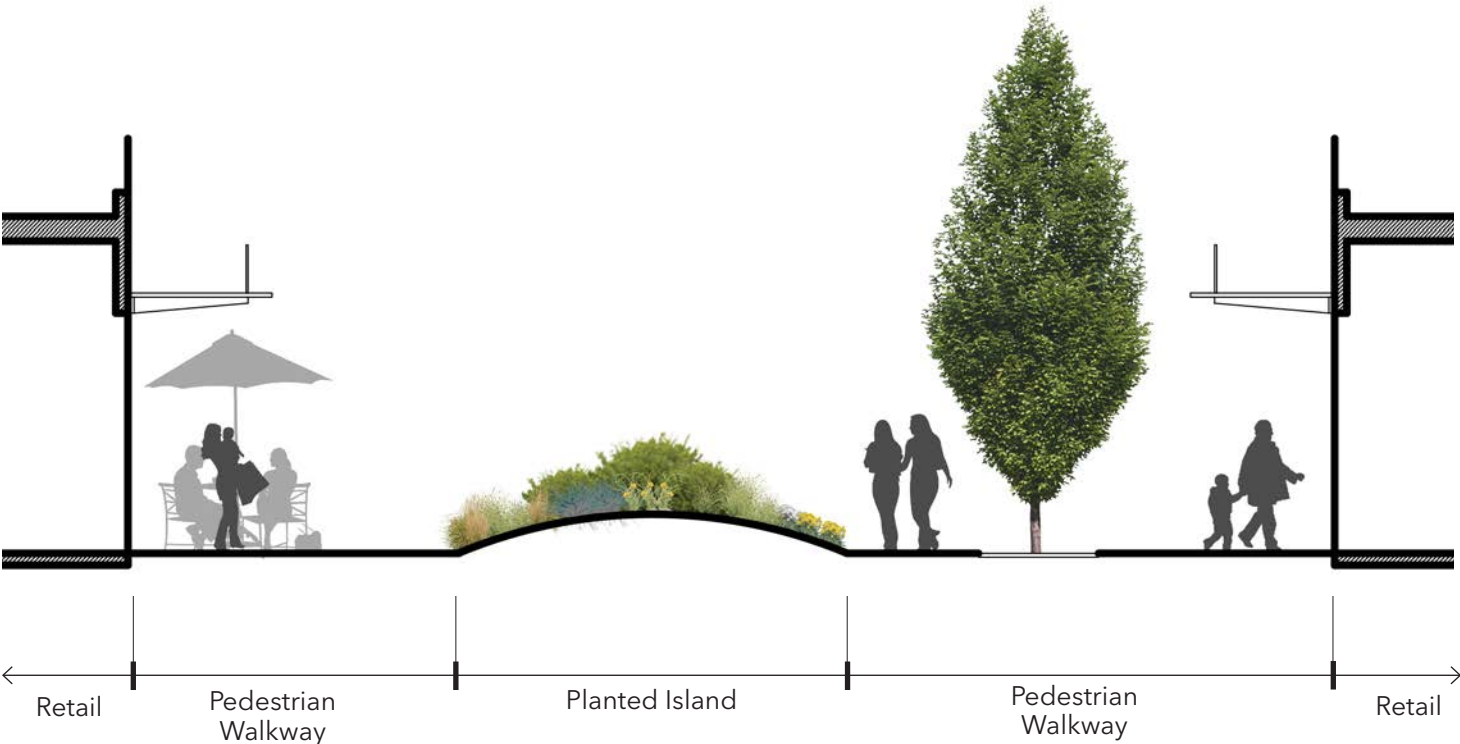
BUILDING O1 - LANDSCAPE DESIGN



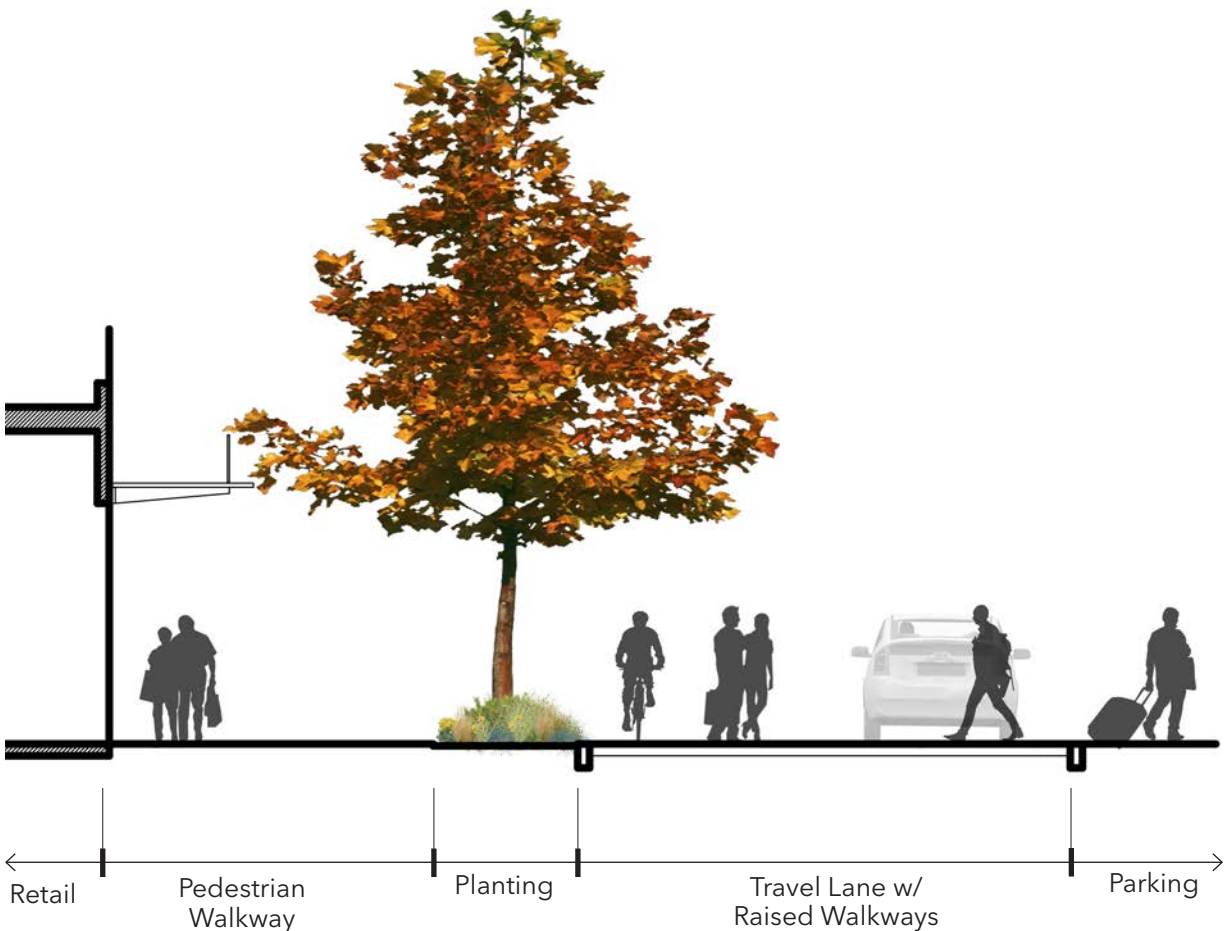
Retail Promenade



Places to pause



Pedestrian Retail Promenade Section



2nd Ave NE Section

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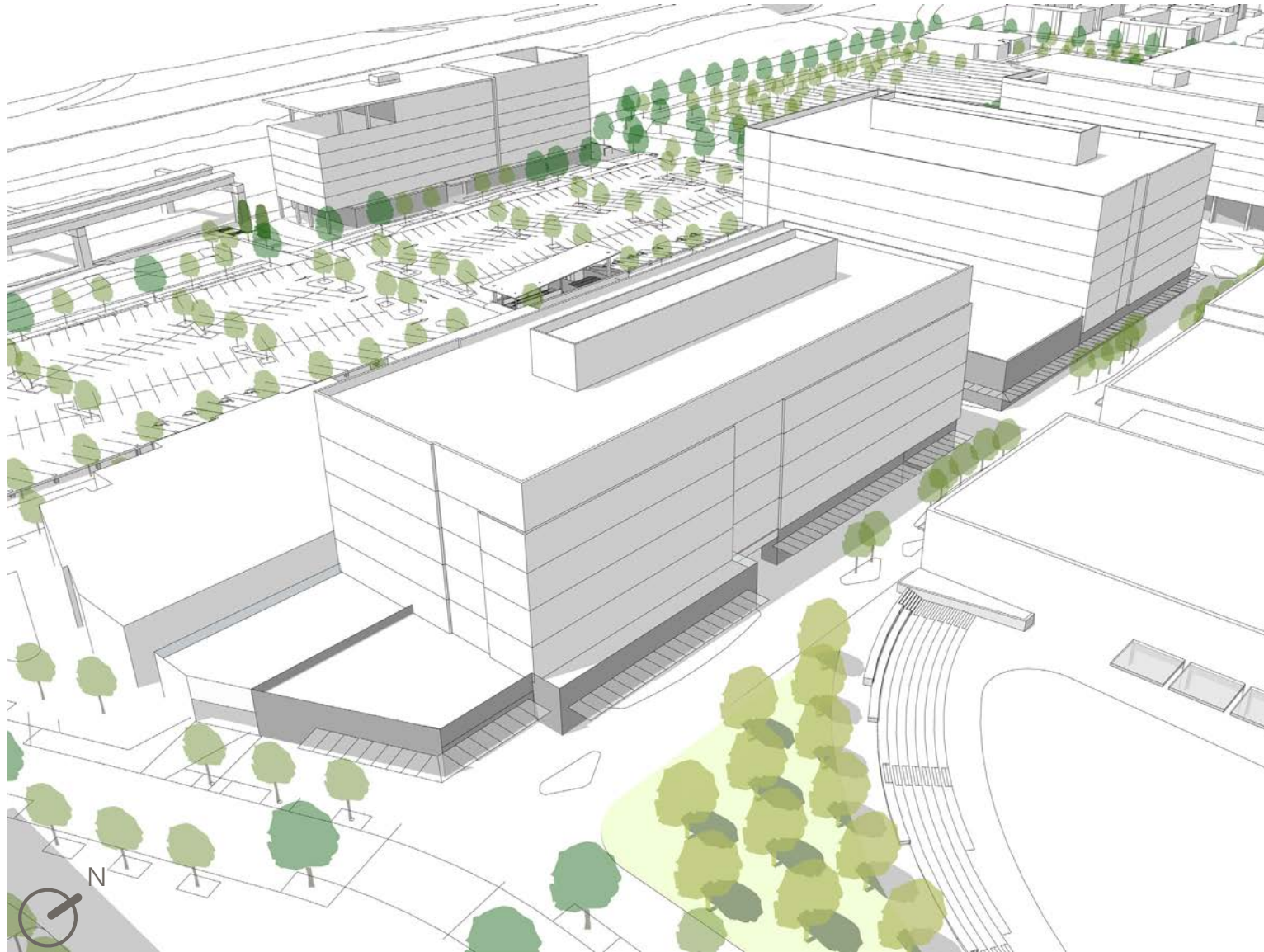
MPD - ARCHITECTURAL CONCEPTS

BUILDING O2 - PROMENADE SOUTH OFFICE BUILDING

Printed: 10.26.2018

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

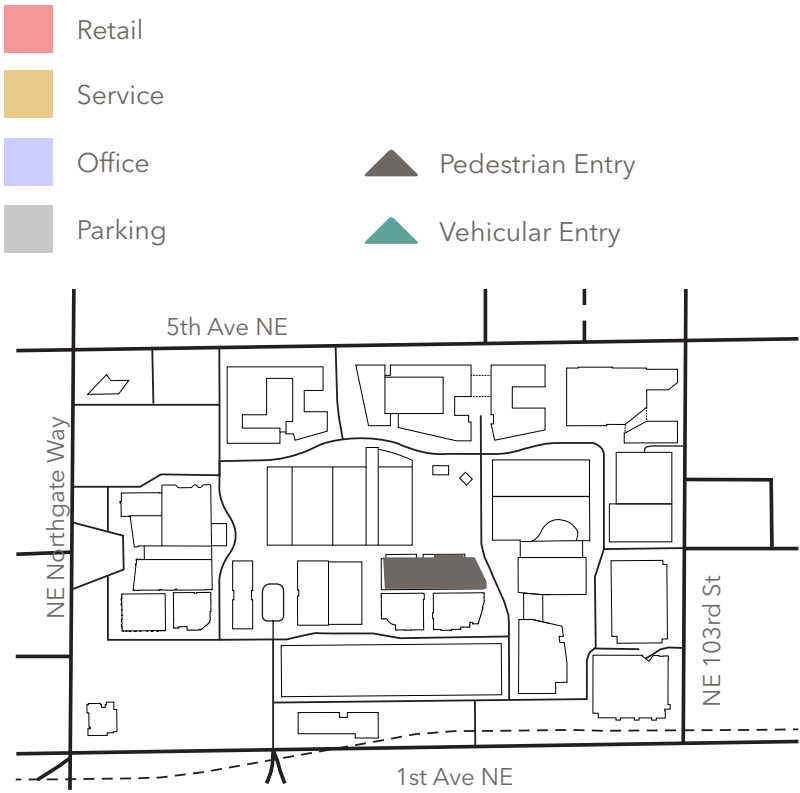
BUILDING O2 - PREFERRED DESIGN

Summary

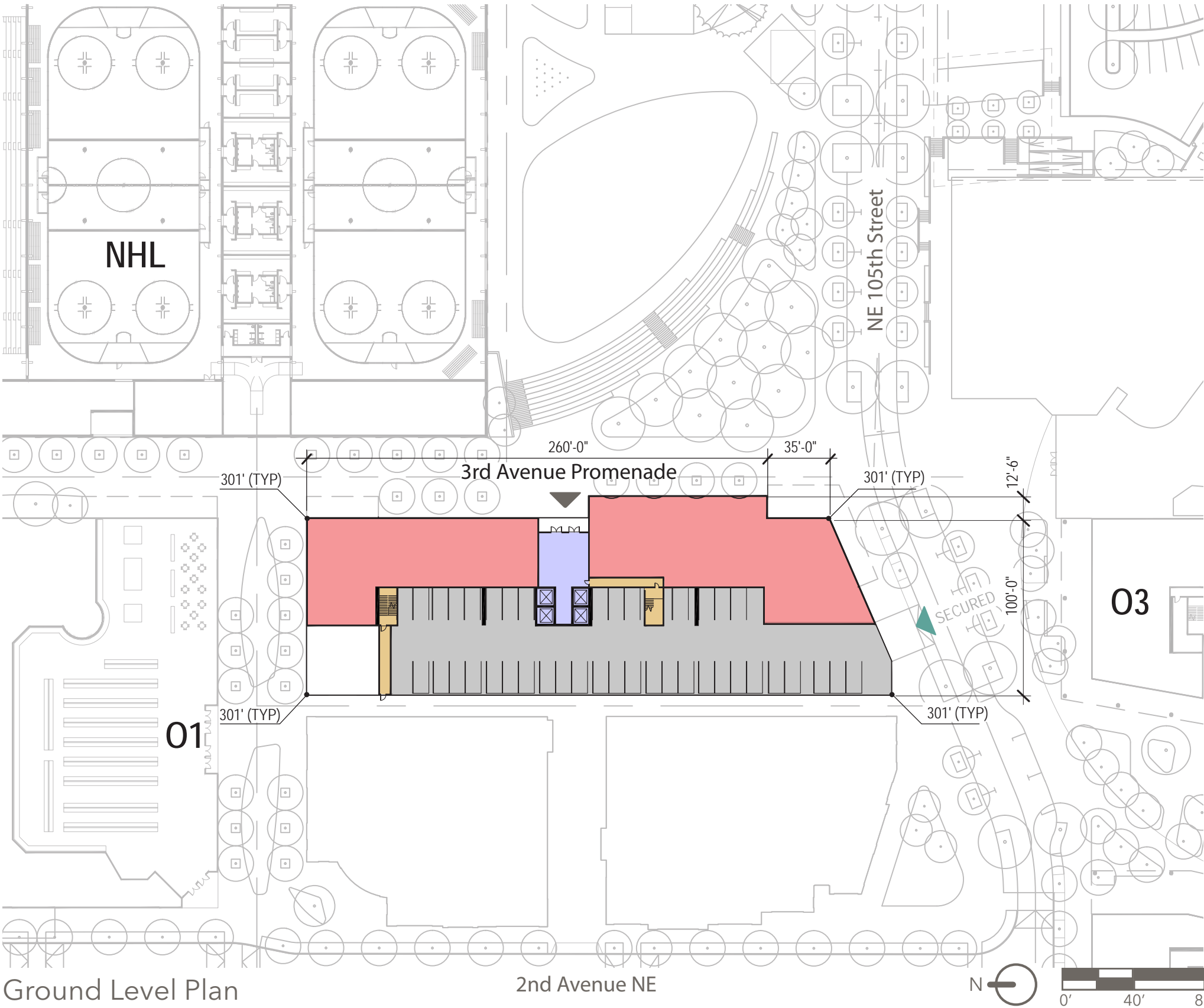
- One 4 story office, over 1 level retail, totaling 146,550 gsf
- Retail: 13,970 sf.
- Office: 132,580 sf.
- On grade enclosed parking: 40 cars

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 north and south sides and is accessed from the east-west street from the south. 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.



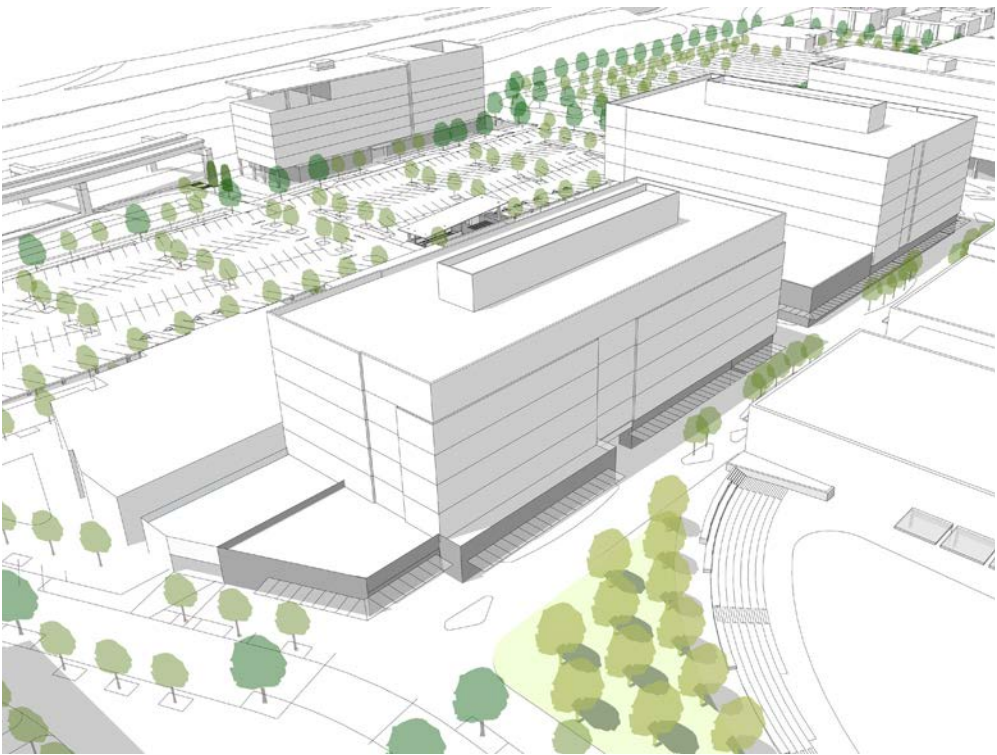
Site Key



Ground Level Plan

Printed: 10.26.2018

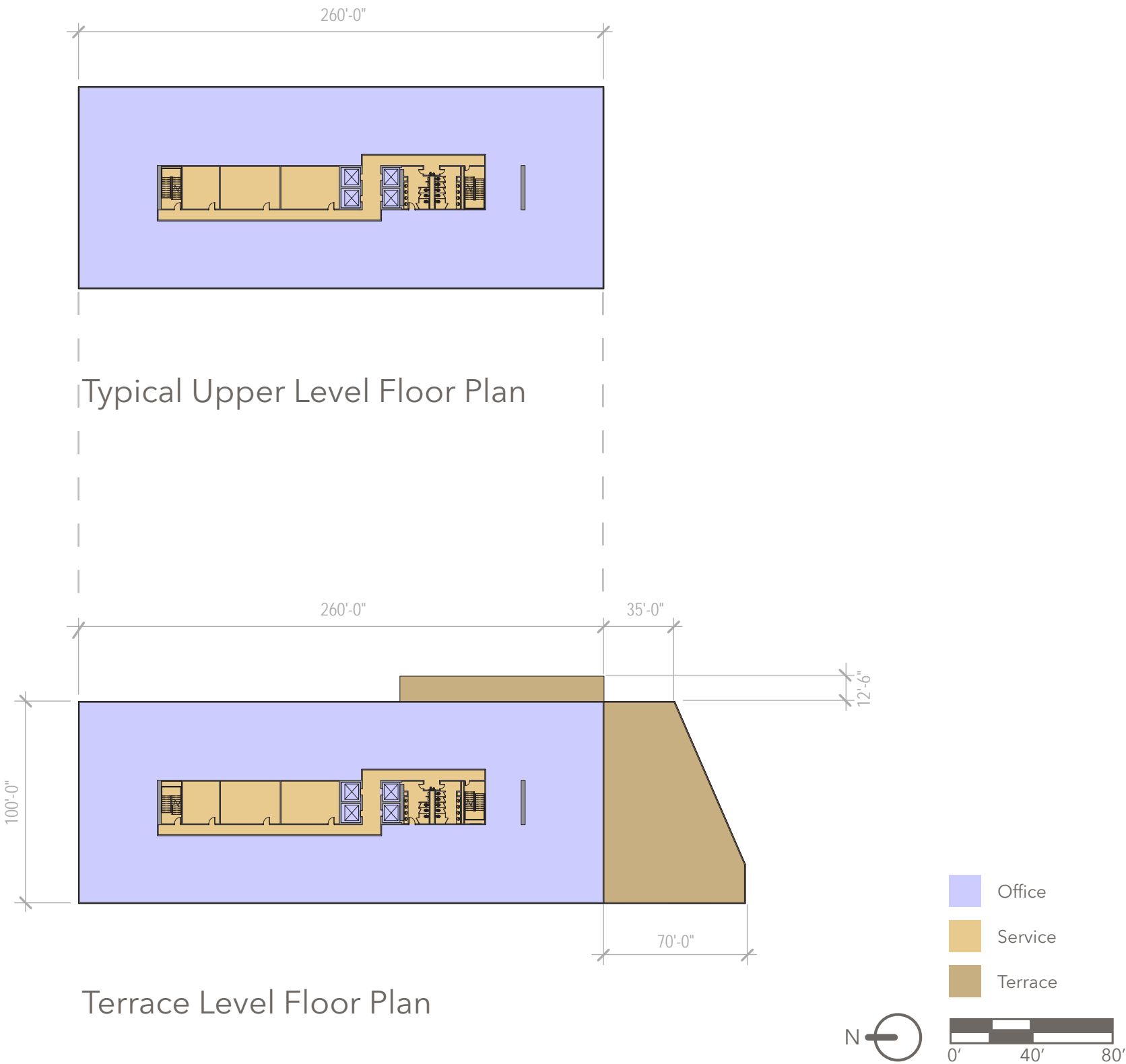
BUILDING O2 - PREFERRED DESIGN



Southeast Perspective View

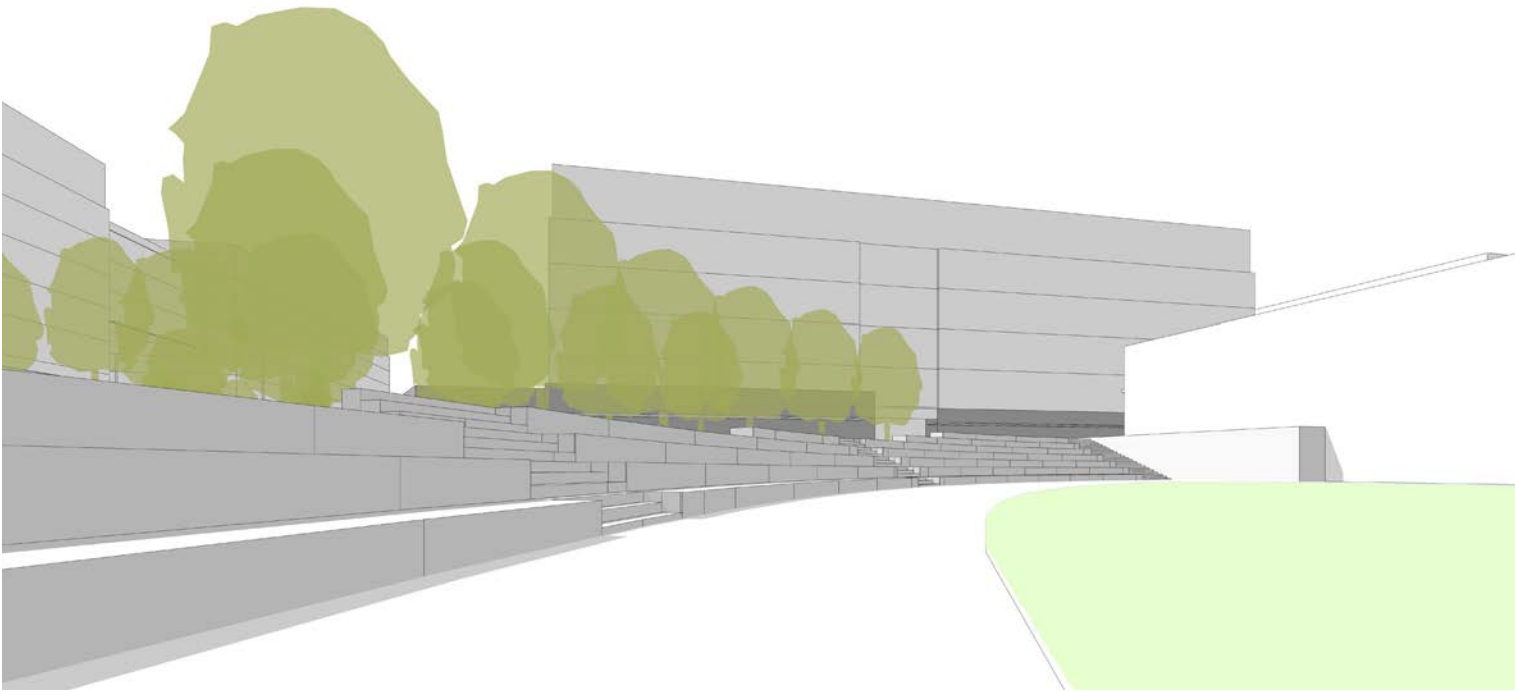


Northwest Perspective View



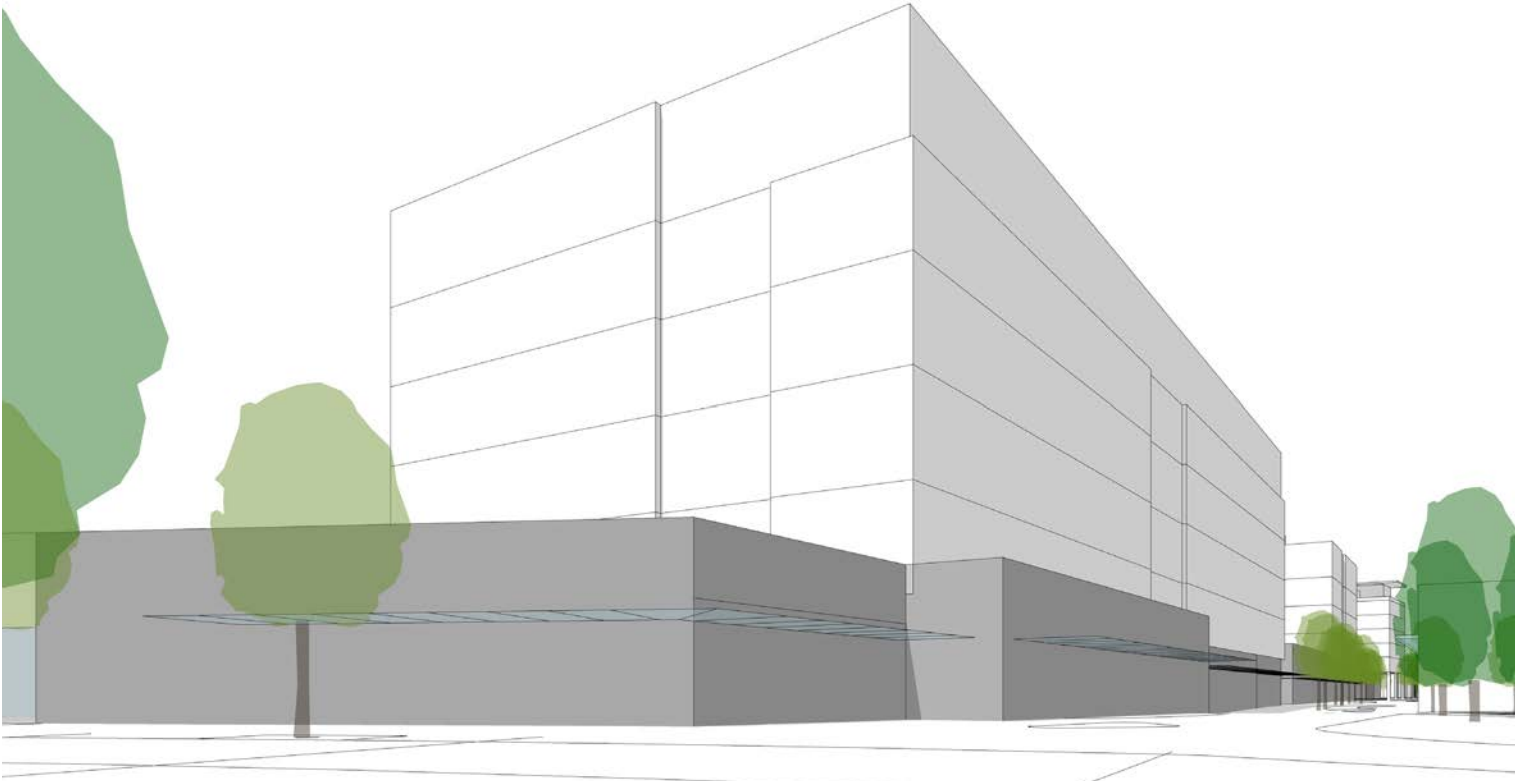
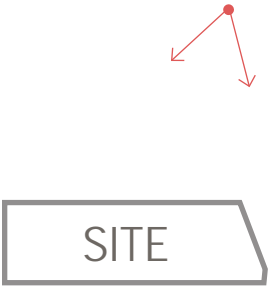
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BUILDING O2 - PREFERRED DESIGN



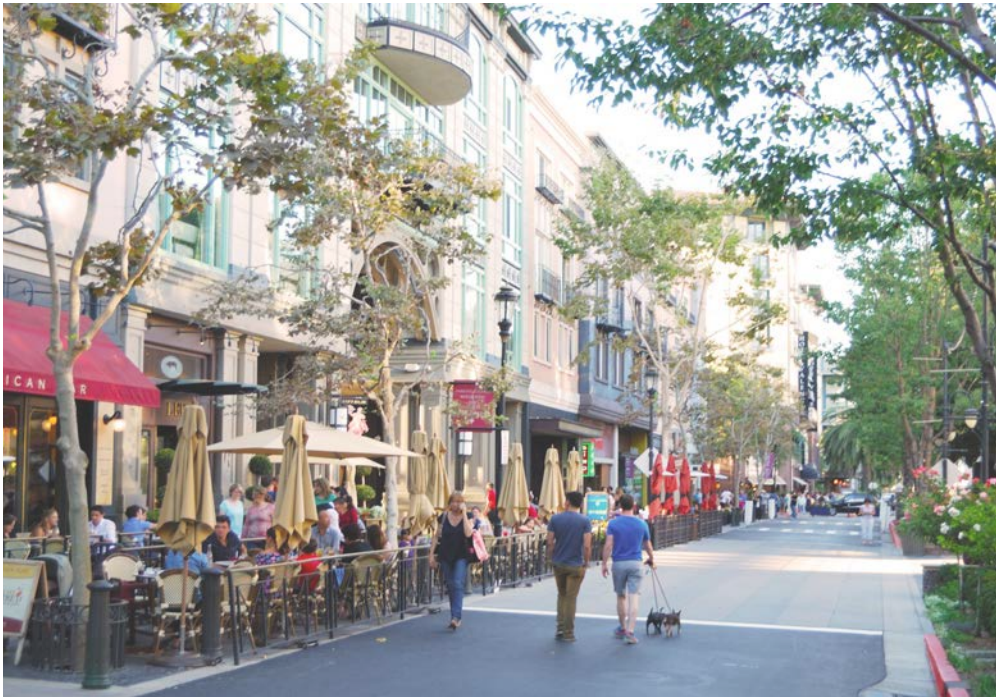
Perspective View looking West from the Central Park

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



Perspective View looking North from plaza

The podium at the south end of the building is extended to create a roof terrace on the 2nd level with retail or restaurant uses on the ground floor.



Street-Level Interaction

Printed: 10.26.2018

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 new retail facade.

SITE



Street-Level Interaction



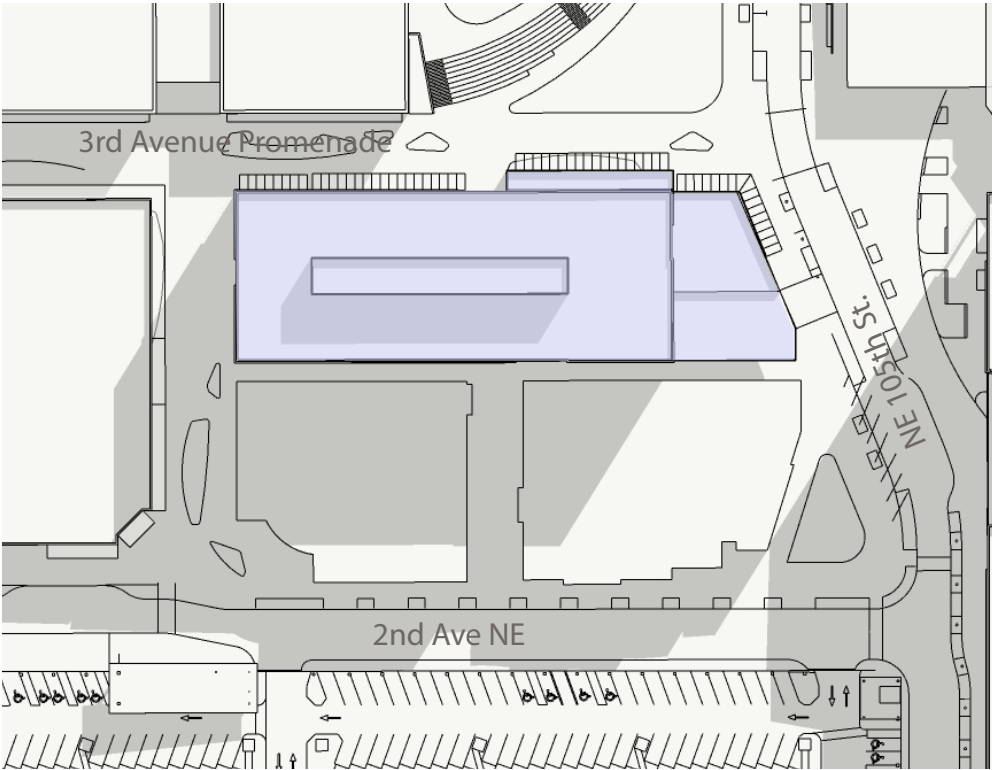
Perspective View looking South East from parking lot

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

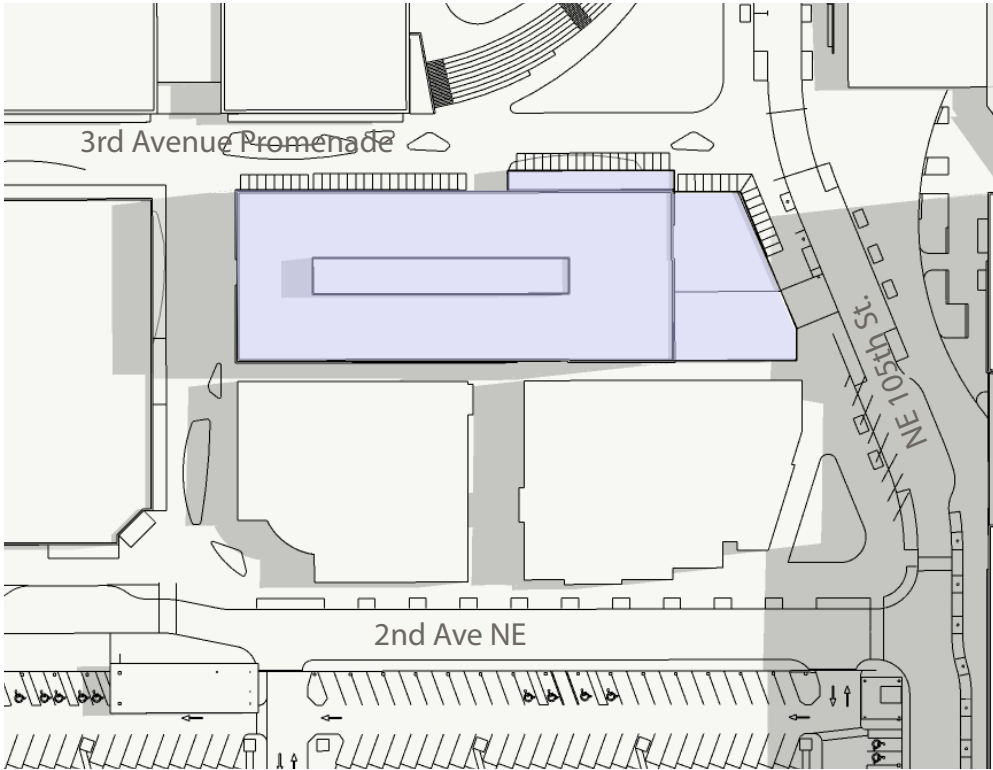
SITE



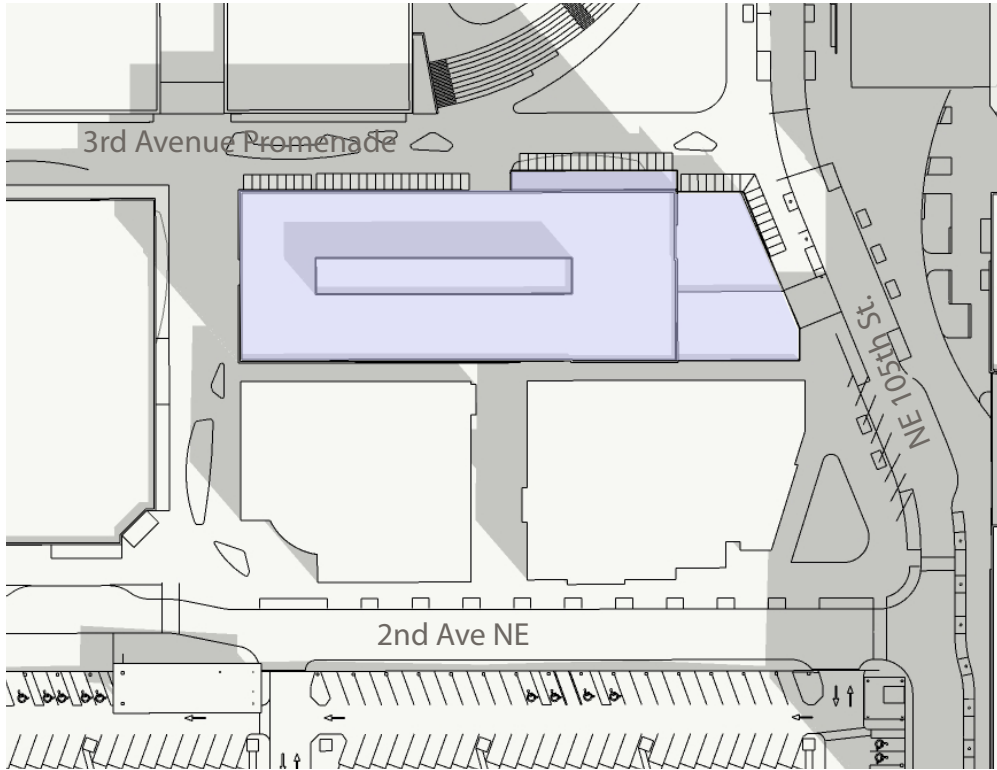
BUILDING O2 - PREFERRED DESIGN



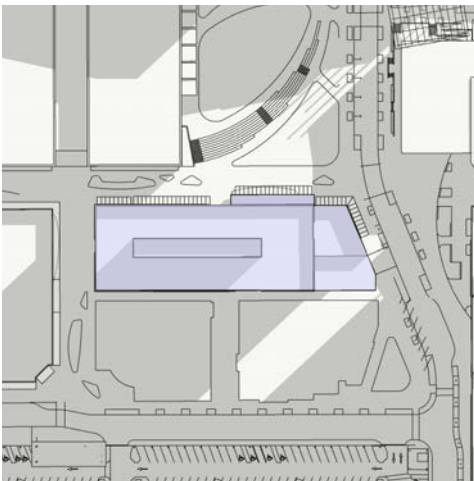
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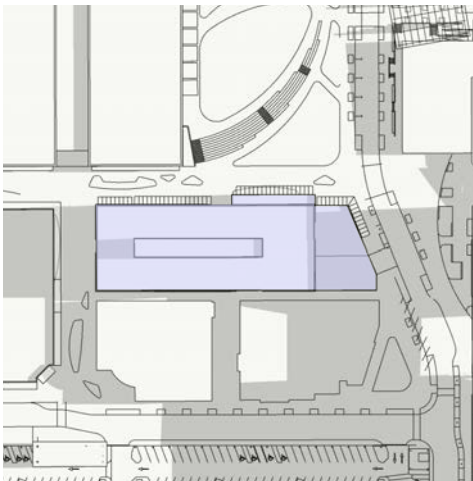
March / September 21st at 12:00pm



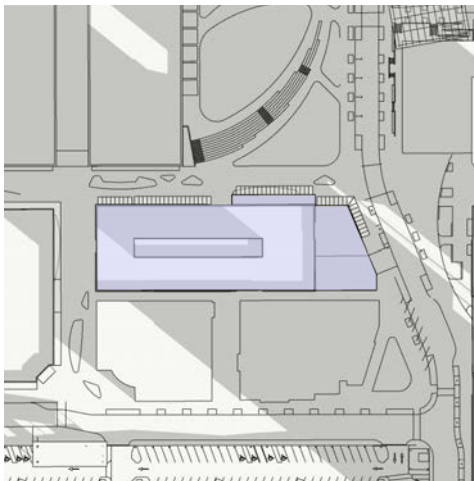
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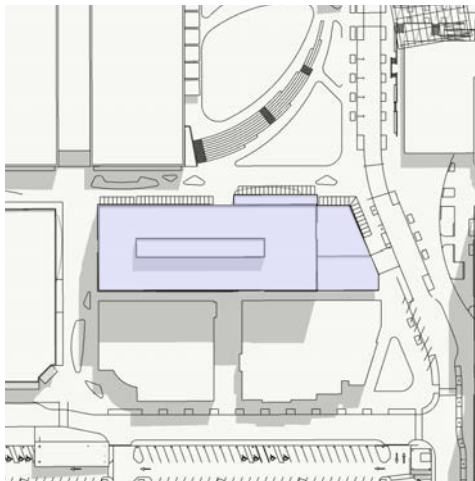
December 21st at 09:00am



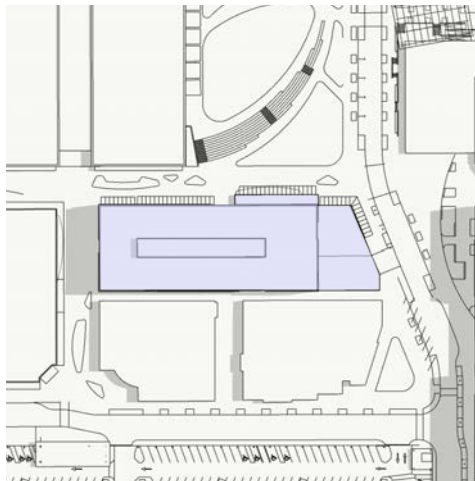
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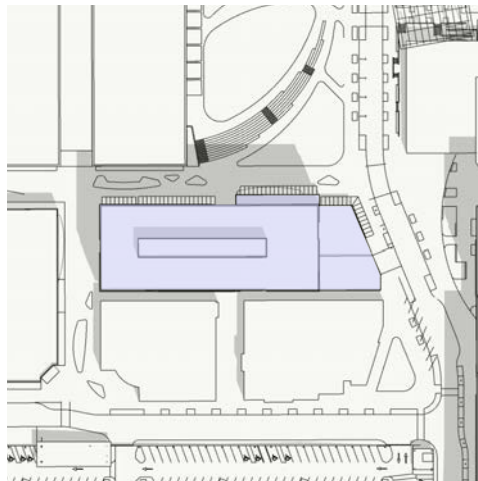
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



Printed: 10.26.2018

BUILDING O2 - LANDSCAPE SITE PLAN

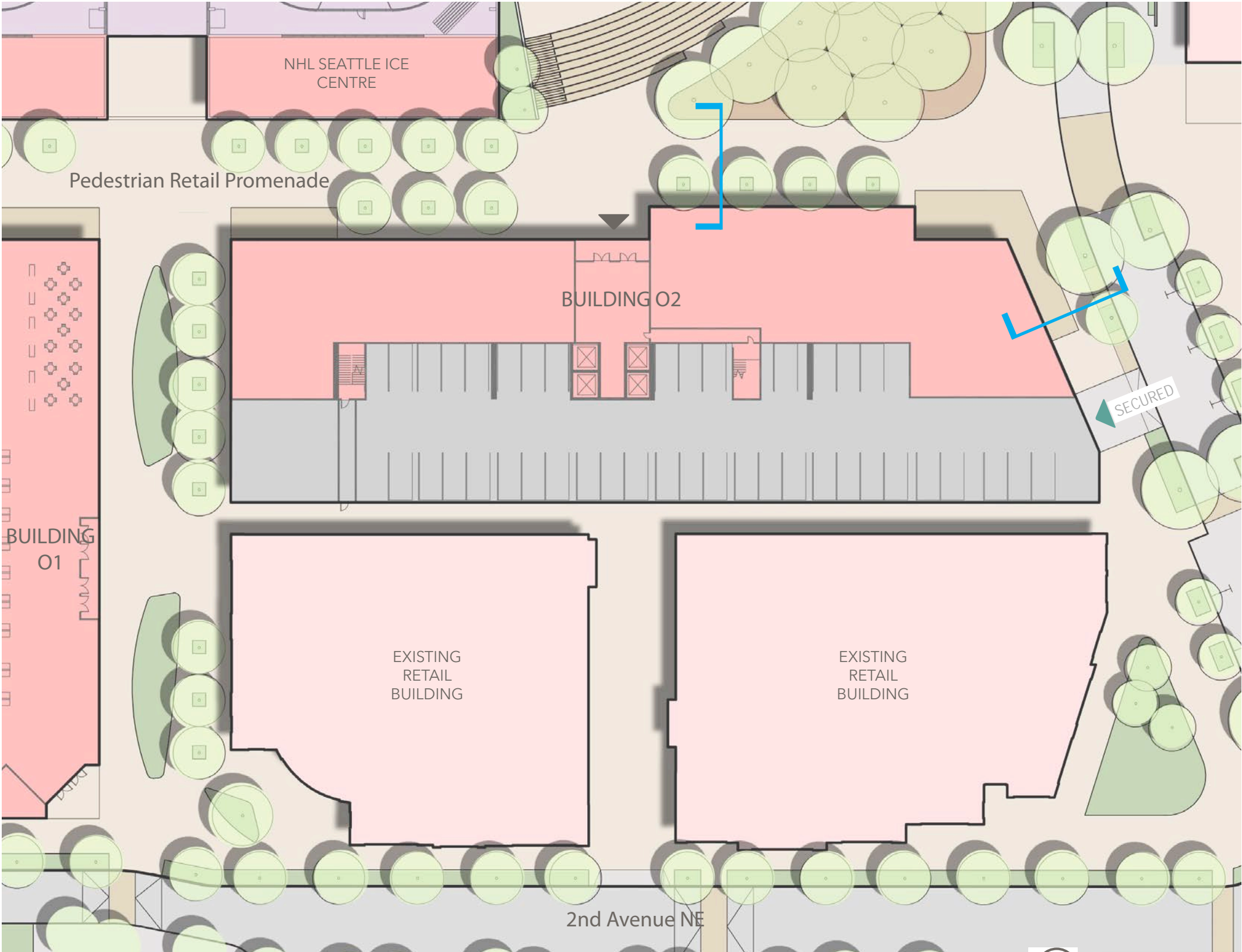
Overview

Rows of columnar trees provide rhythm and definition along the retail facades. A strong connection is made to the adjacent central park by aligning entries with major circulation routes and providing easy access to the park interior. A generous outdoor seating area on the south east corner of the building focuses activity on the major mid-block crossing coming from the light rail station.

- Retail
- Service
- Office
- Parking
- Pedestrian Entry
- Vehicular Entry



Active and Vibrant Edges



Ground Level Plan



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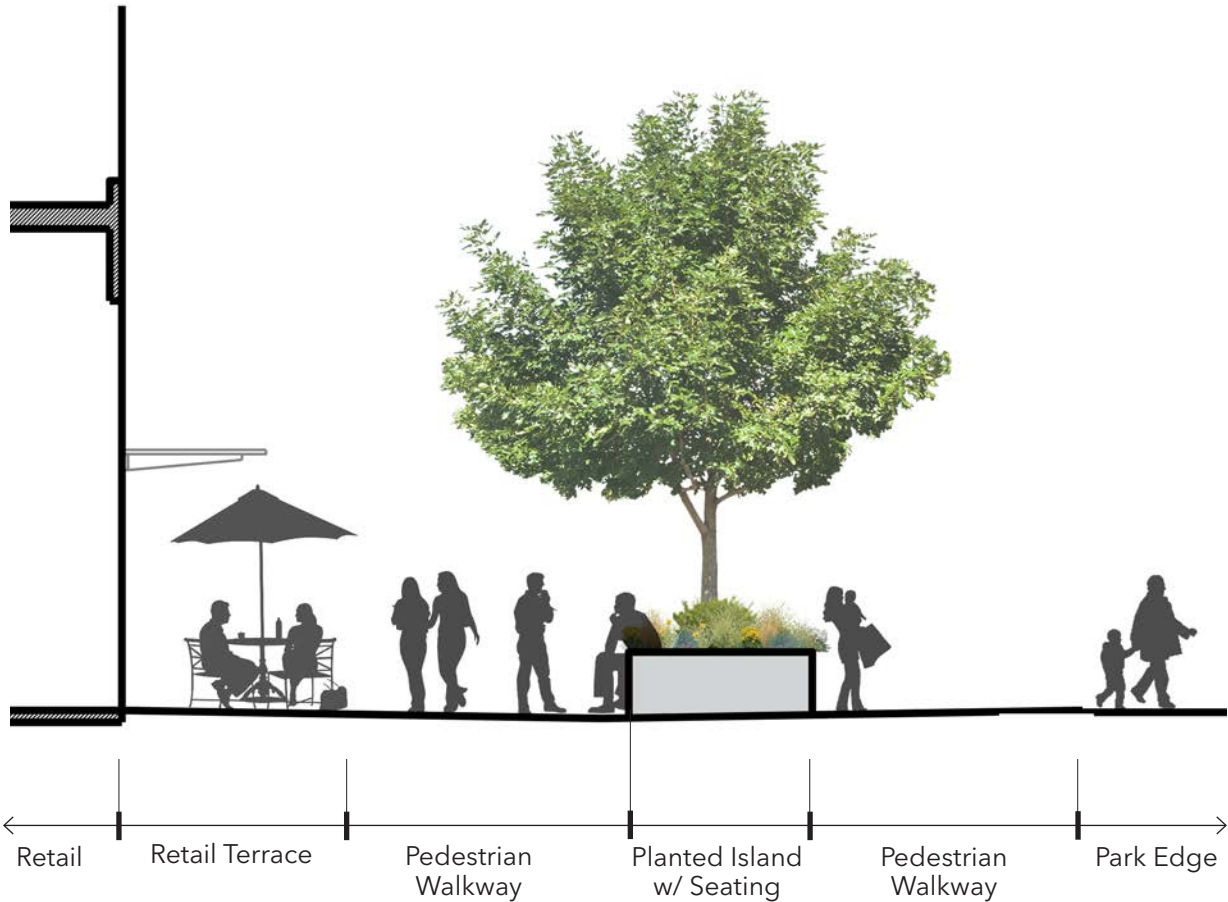
BUILDING O2 - LANDSCAPE DESIGN



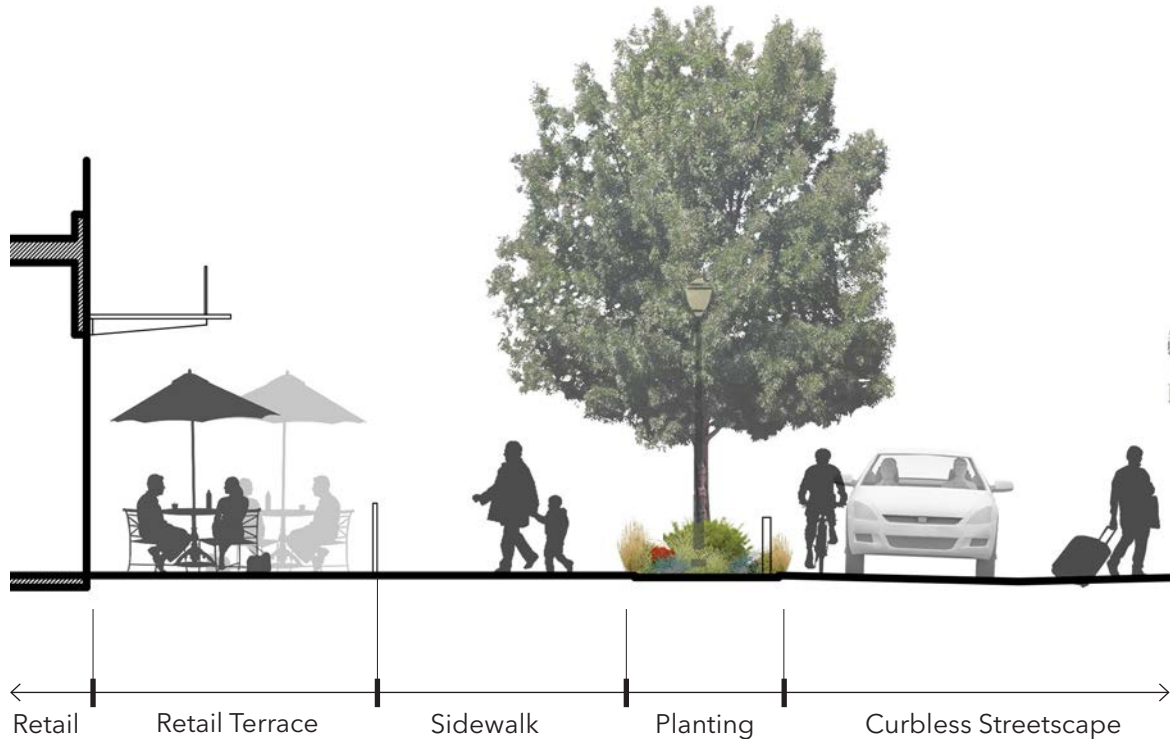
Generous pedestrian oriented streetscape



Curbless Streetscape



Pedestrian Retail Promenade Section



NE 105th St. Section

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MPD - SUPPLEMENTAL DESIGN GUIDELINE

BUILDING O1 AND O2 - MIXED USE OFFICE BUILDINGS

Printed: 10.26.2018

SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(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 façade length, with minor variations permitted for the remaining 20 percent length of the façade.

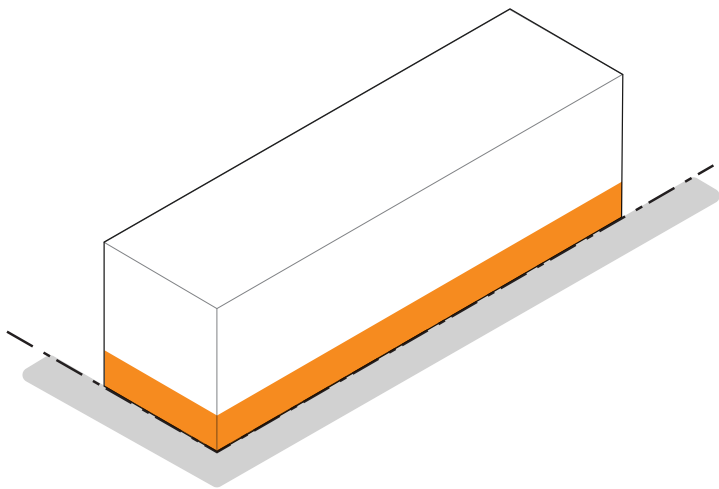
To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupiable open spaces, arcades, and open perimeter colonnades are not permitted.

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

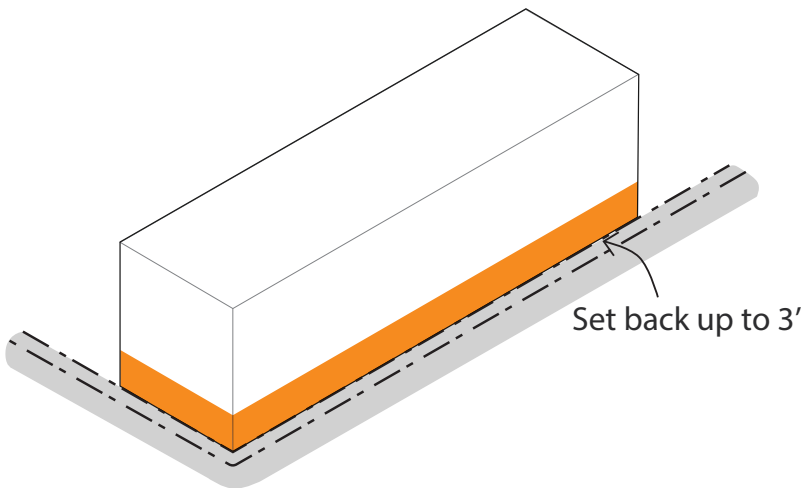
Street Facade controls shall apply to all façades facing pedestrian ways or streets.

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, even though the maximum overall depth can be 10'-0".

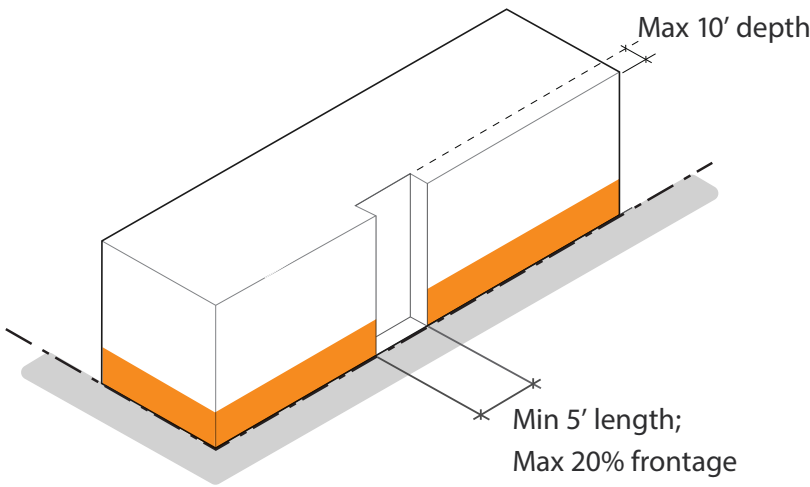
CORNERS. Corner controls are additionally encouraged to be applied to building corners at intersections of public streets and vehicular mid-block passages.



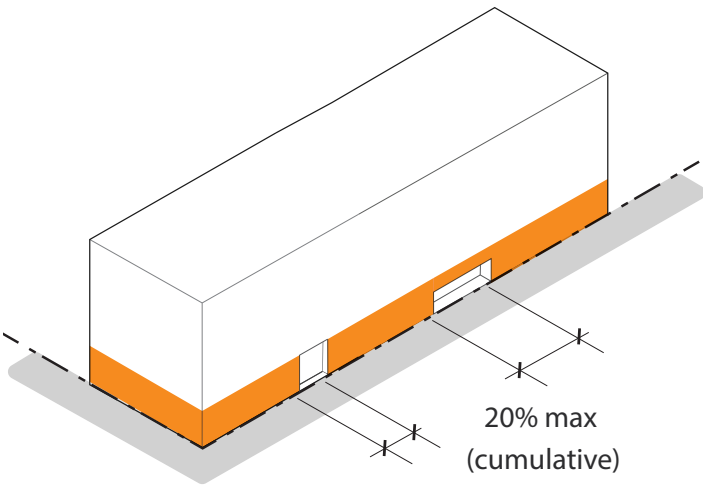
Building shall hold consistent streetwall



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

SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(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 intended 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

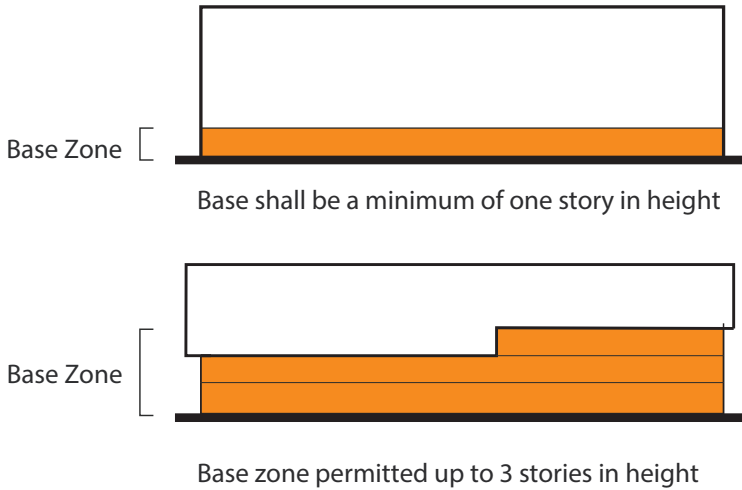
DEFINED BASE. All new construction buildings shall have a defined base zone, scaled and proportioned to the street environment. The base may be differentiated by horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or difference in architectural treatment. 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. Retailers usually prefer large amounts of transparency to provide a clear view into the store’s sales floor and for merchandise display. Having a clear view to a lively interior retail space combined with the changing nature of window displays help enliven the streetscape.

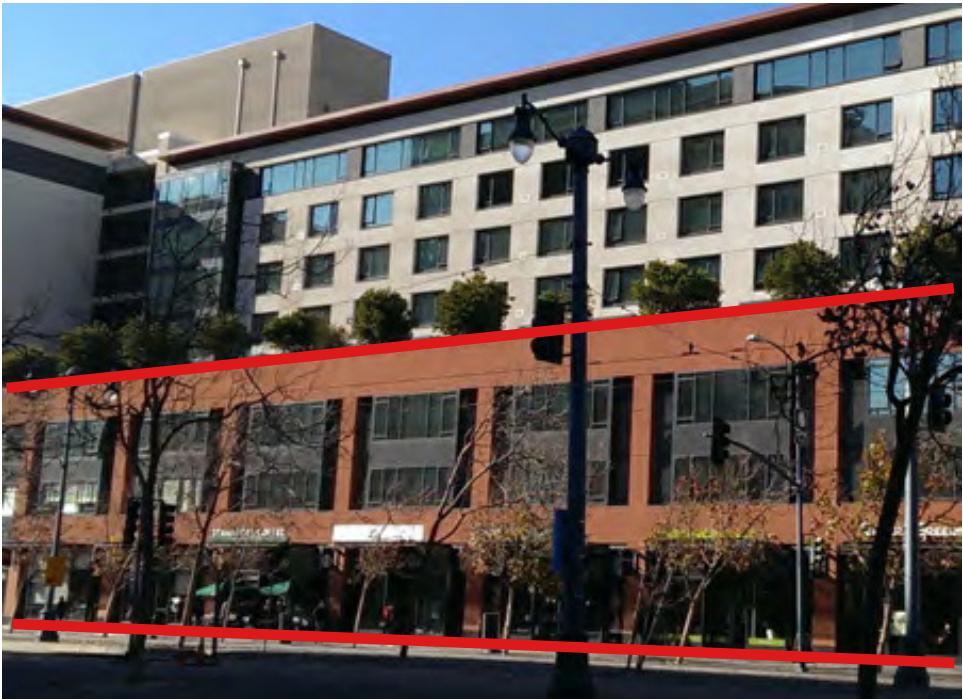
The use of Low-e/Low-iron glass for retail frontage is strongly encouraged to allow for greater visibility and reduce glare and distortion of the store interior. To promote engagement between ground floor uses and the street, reflective, tinted, translucent, or



diffused glass is discouraged. The ground floor façade 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.

GROUND FLOOR STOREFRONTS. The storefront is the face and first impression of a retailer by their customers and it’s hard to overstate the importance of its design. A successful storefront will create a strong presence at the street and communicate the retailer’s brand identity through its materials, signage, and merchandise display. Allowing retailers to develop and express their individual brand identities on their storefronts equips them for success in attracting their customers. More established retail brands will have specific design guidelines that specify their ideal storefronts including materials, display windows, height, and width.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(PL2 Walkability & PL3 Street- Level Interaction)

2. BUILDING BASE AND GROUND FLOOR

Design should utilize a flexible ground floor façade and signage approach that can be reconfigured to serve various functions and individual customization by each 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 facias 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, tenants should be allowed to customize the design of the ground floor façades and entries. Storefront façades 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.

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 façade
- 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, include signage, and be clearly visible from the street.

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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(PL2 Walkability & PL3 Street- Level Interaction)

3. WEATHER PROTECTION & 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-OCCUPIABLE PROJECTIONS. Non-occupiable 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-occupiable 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-OCCUPIABLE 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(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

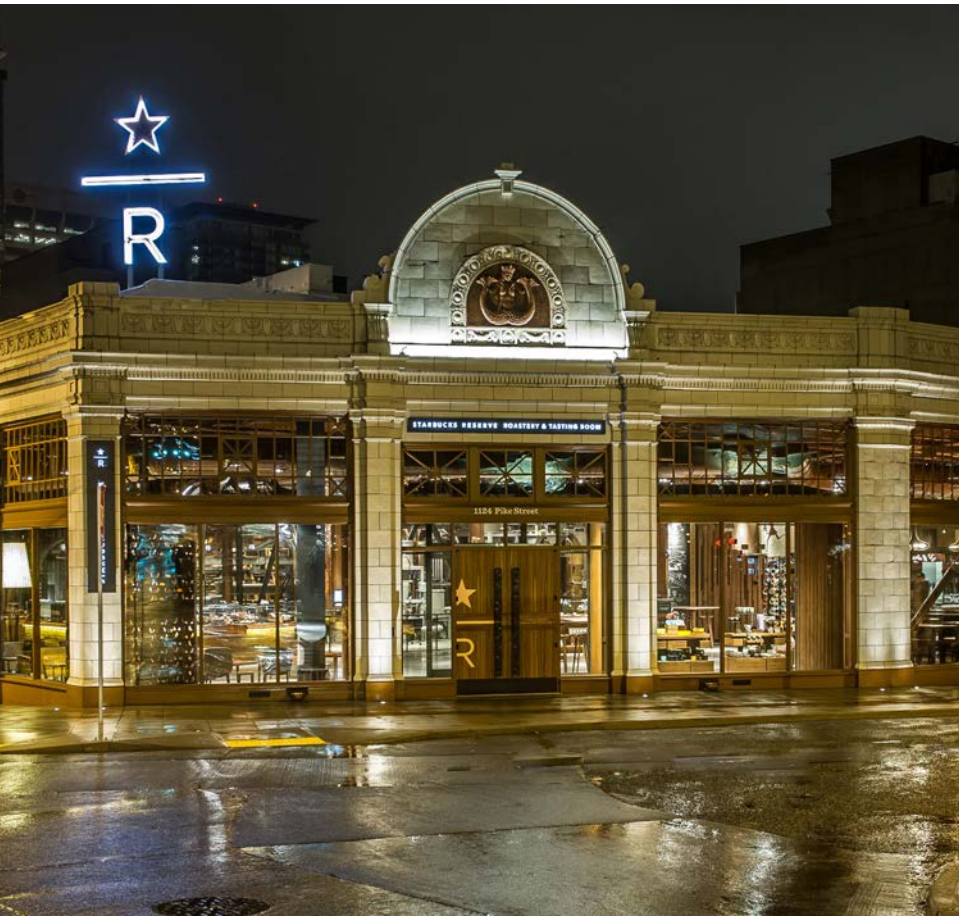
ENERGY EFFICIENCY & CONSUMPTION. Smart lighting technology shall be incorporated, such as those with automated controls that adjust based on occupancy or daylight availability or use motion sensors. High-efficiency technology such as LED lighting with advanced controls, shall be utilized to minimize 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 façades and historic assets is encouraged. Accent lighting should incorporate opportunities for art and technology and is encouraged to be energy efficient.

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



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(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 façade design of the building it is located within.

Supplemental Guidelines

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

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

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



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Facade Design

The following standards and guidelines guide the design for any new construction façade 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.

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

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

FAÇADE DEPTH. Façade depth creates visual interest through designs that manipulate the façade 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 façade with a minimum depth of six inches.

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



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O1 AND O2

(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 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.



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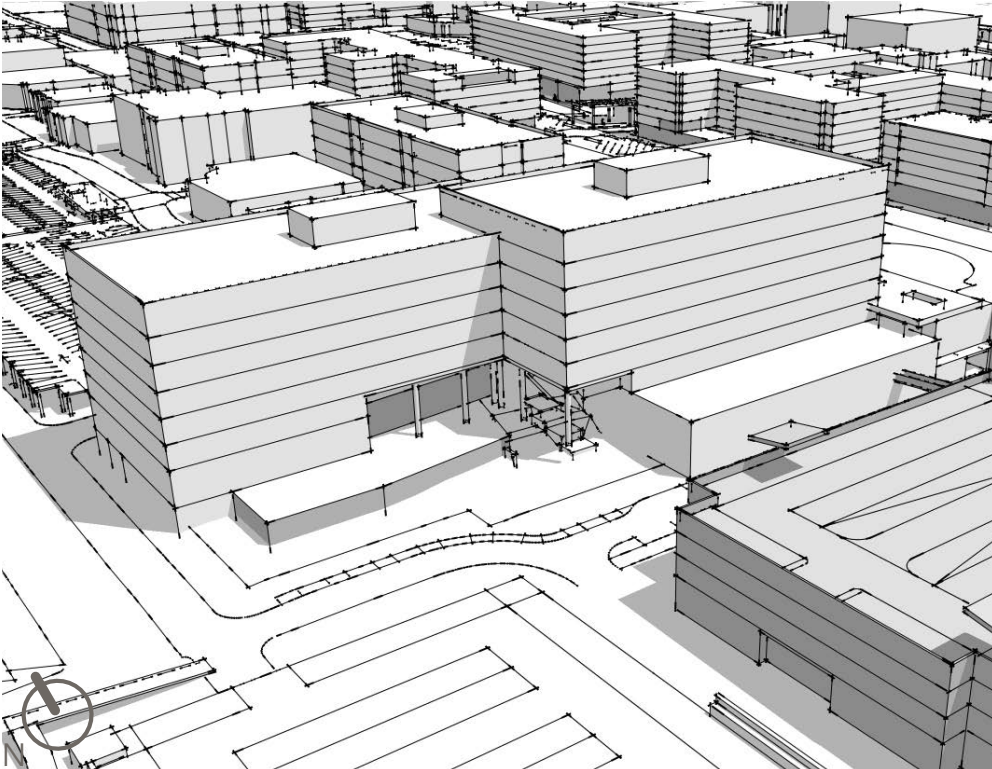
MPD - ARCHITECTURAL CONCEPTS

BUILDING O3 - SW OFFICE BUILDING

Printed: 10.26.2018

BUILDING O3 - SUMMARY

Option I - SW View



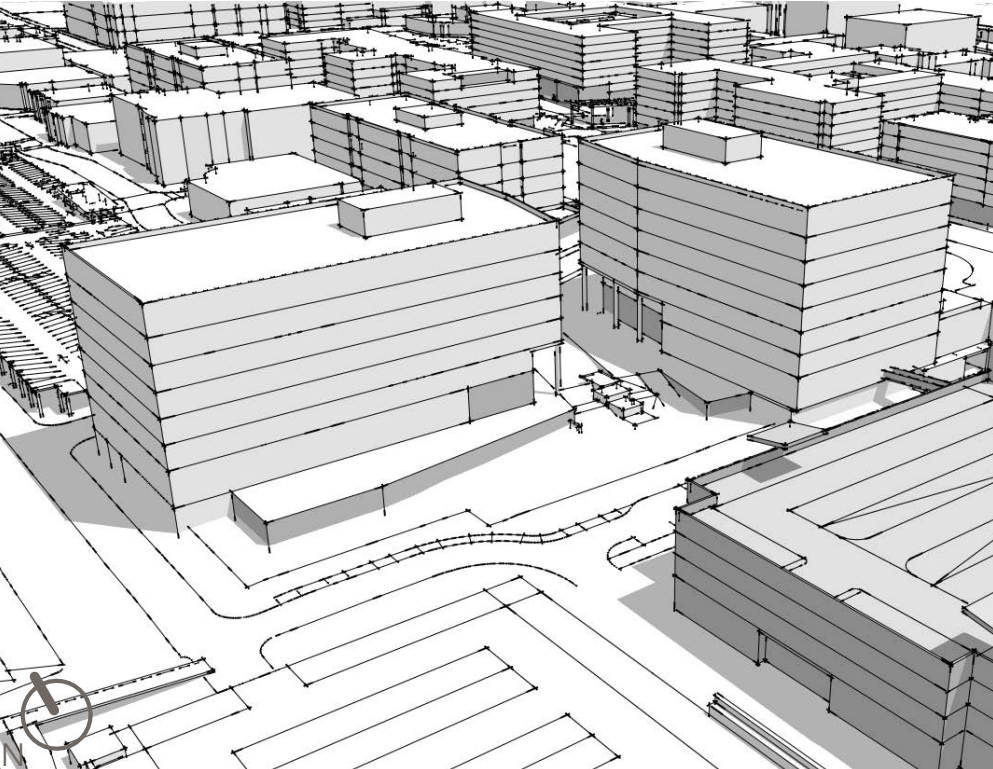
Pros

- 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

- This option creates a longer mass of buildings along the south edge 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



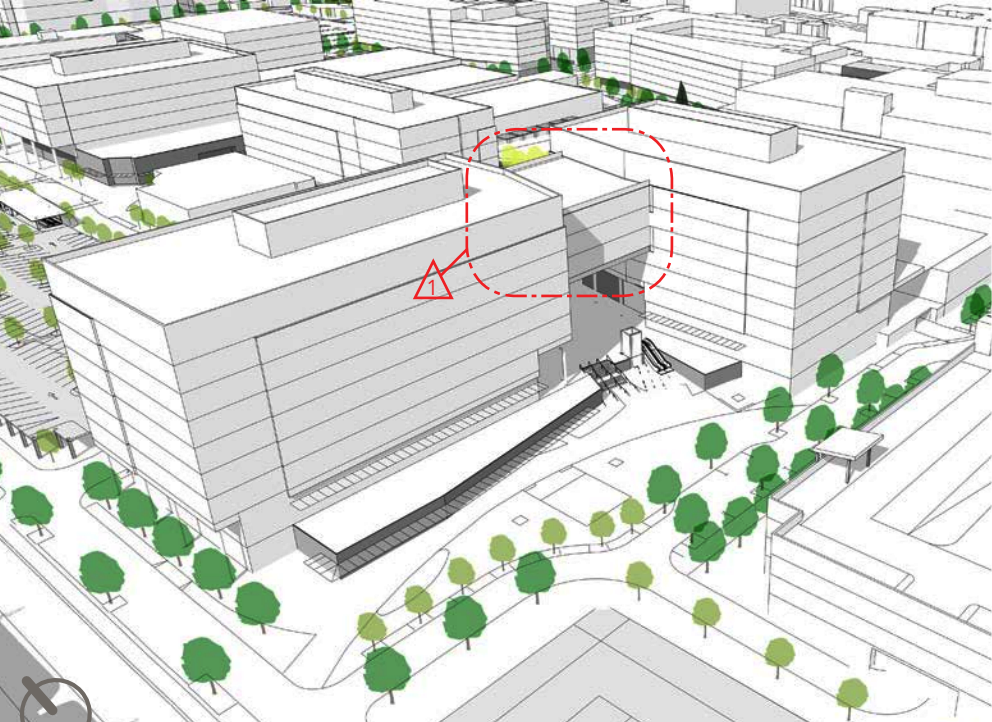
Pros

- The building massing responds to the future light rail pedestrian connection as well as the site grading.
- The break between the buildings provides greater light and visibility to 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 (New Preferred)



N -08.13.2018 - Review Board 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.
- Response to DRB comment to remove the lower level at the bridge connection to improve the visibility through the building.

Cons

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

BUILDING O3 - PREFERRED DESIGN

-08.13.2018 - Review Board Preferred-

Summary

- Two 8 story office building, over retail, totaling 465,500 gsf
- Retail: 21,600 sf.
- Office: 443,900 sf.
- Below grade parking: 340 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 north and east sides open 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. This option also makes use of an existing parking structure to provide parking for the office users.

Retail

Service

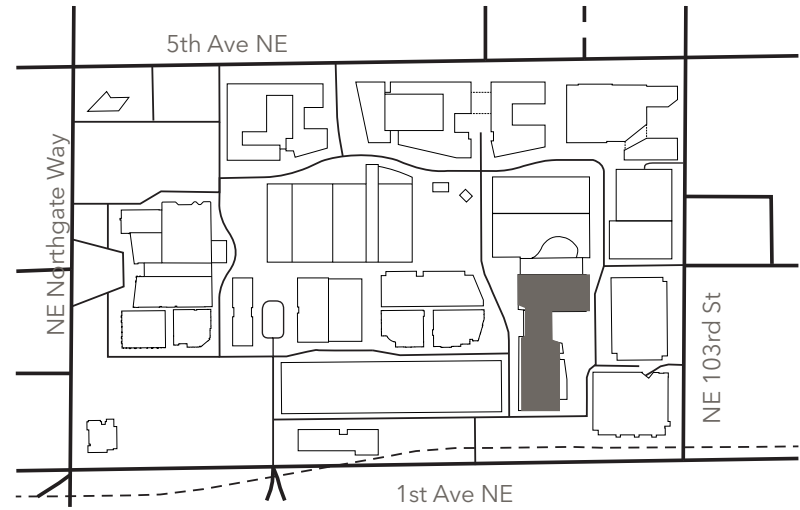
Office

Parking

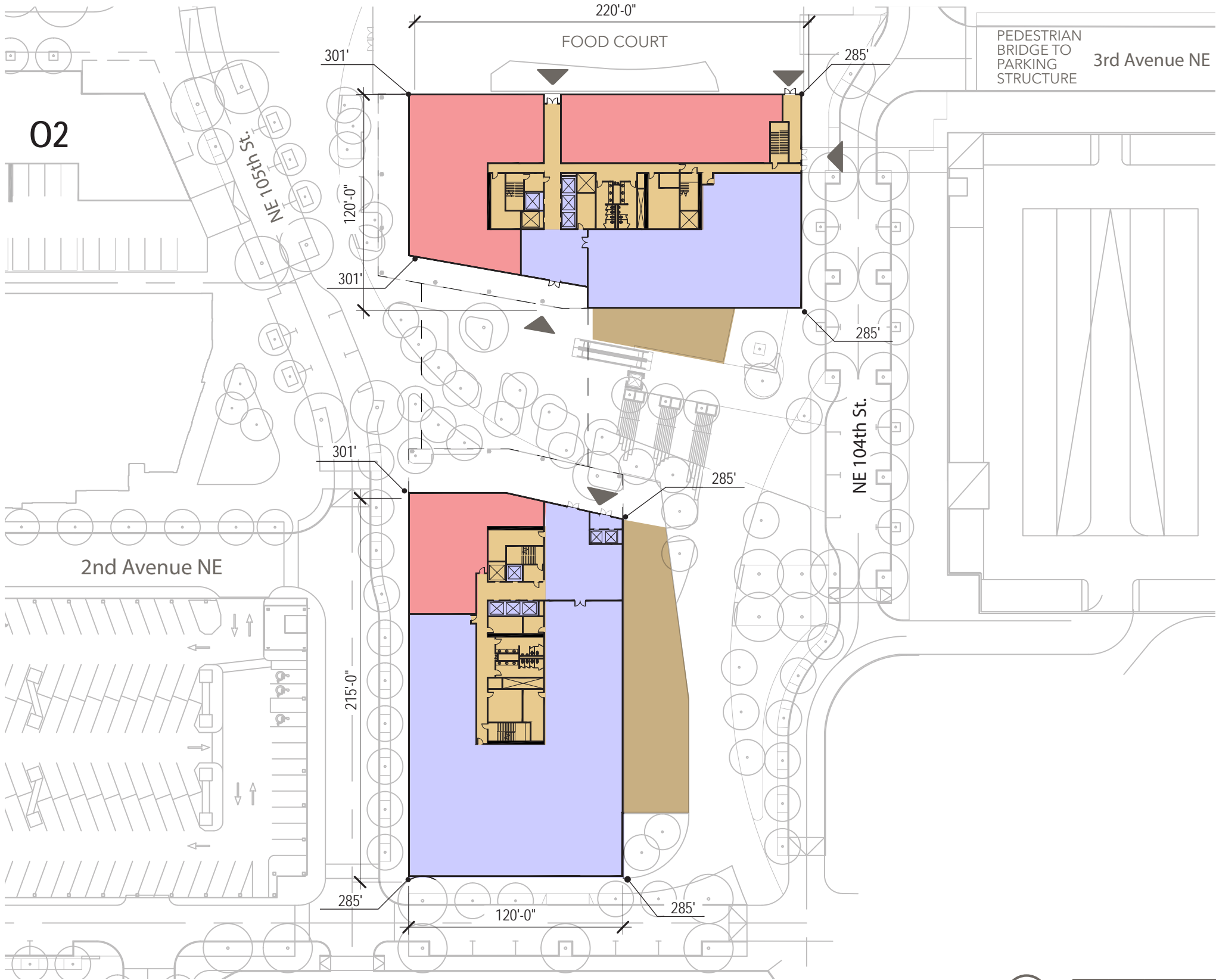
Terrace

Pedestrian Entry

Vehicular Entry



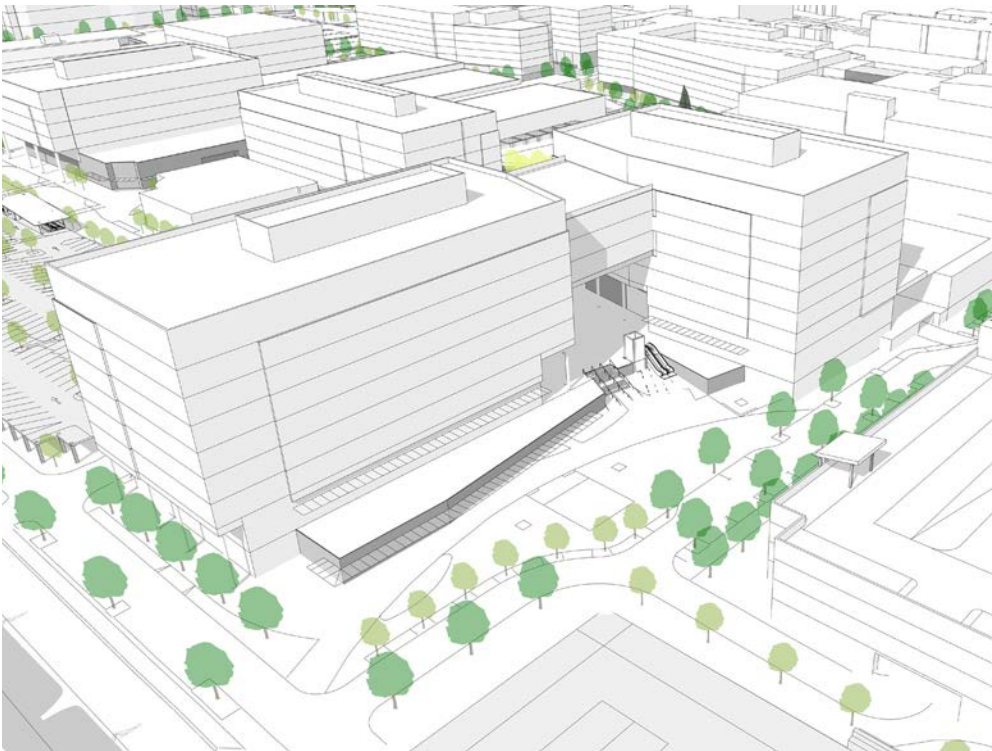
Site Key



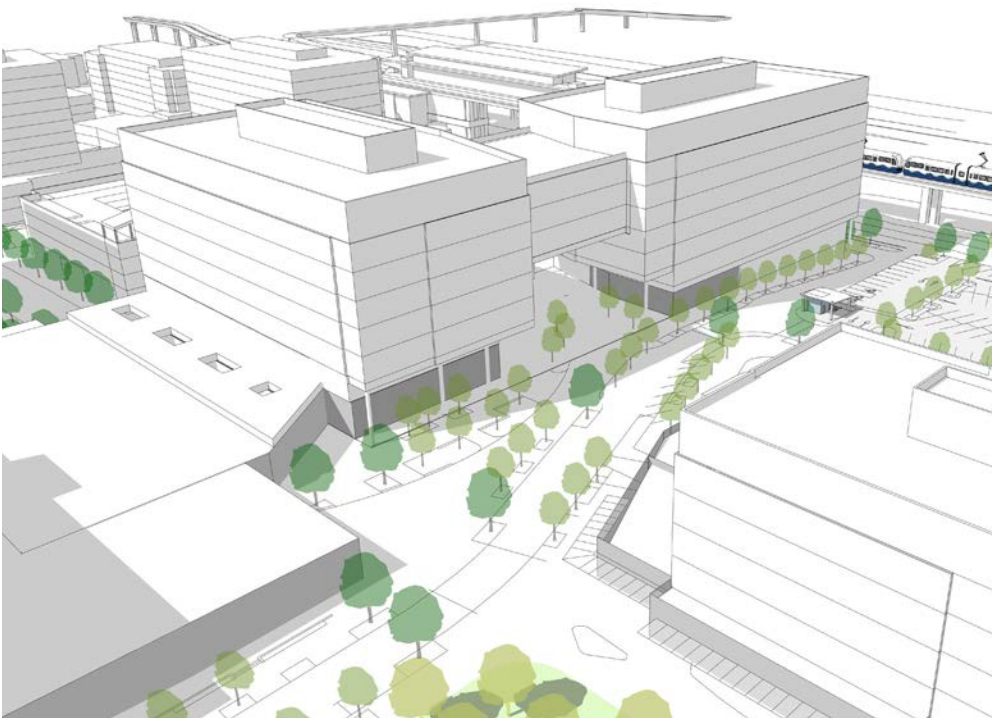
Level 1 Floor Plan

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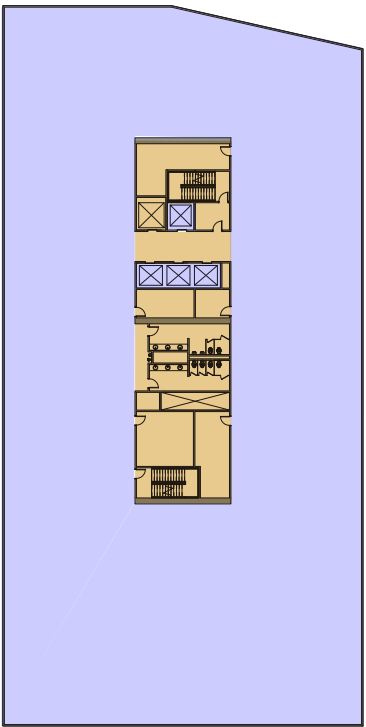
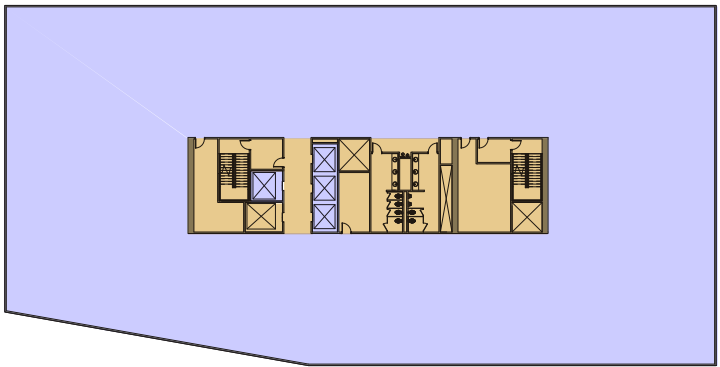
BUILDING O3 - PREFERRED DESIGN



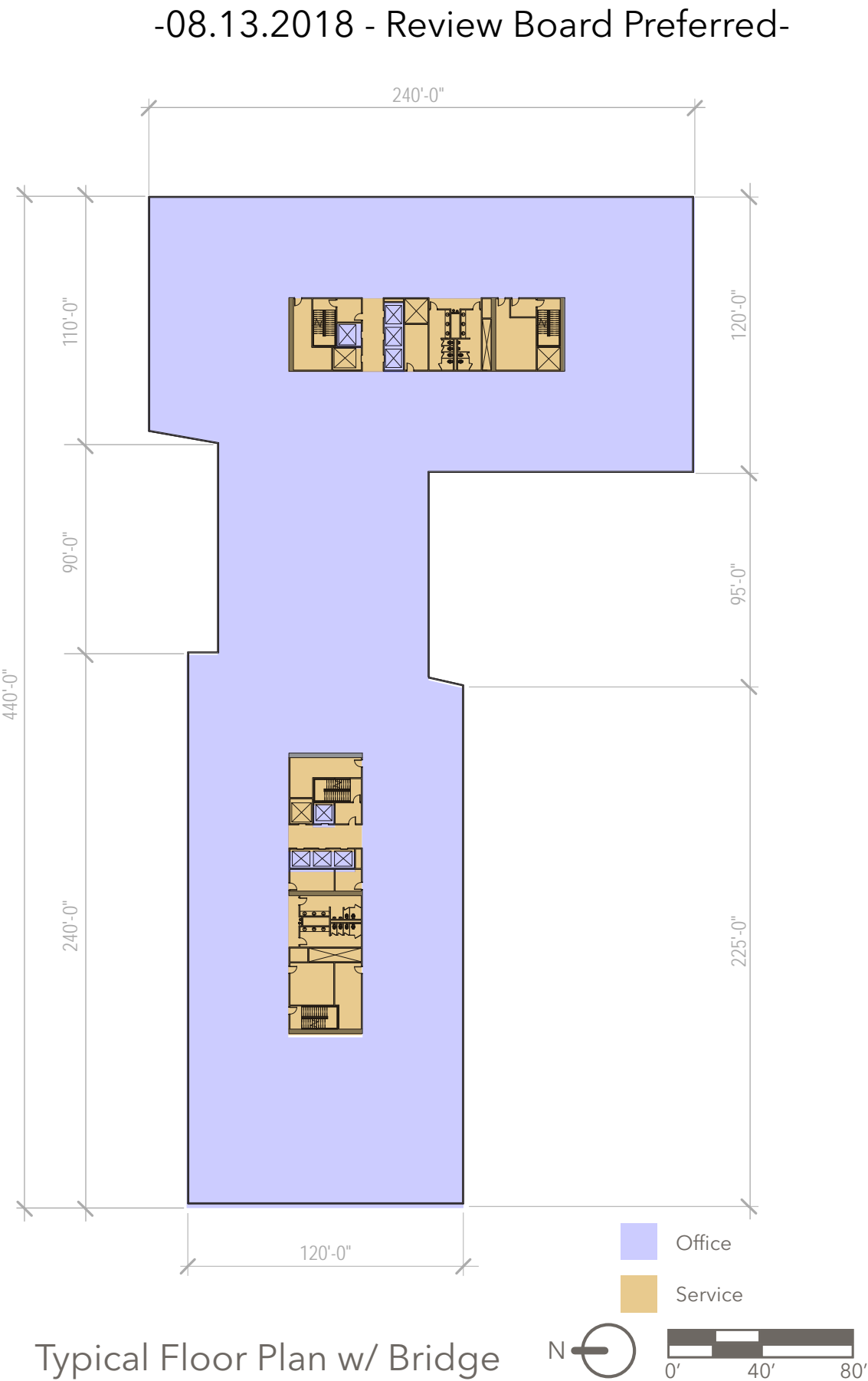
Southwest Perspective View



Northeast Perspective View



Typical Upper Level Floor Plan



Typical Floor Plan w/ Bridge

- Retail
- Service
- Office
- Parking
- Pedestrian Entry
- Vehicular Entry

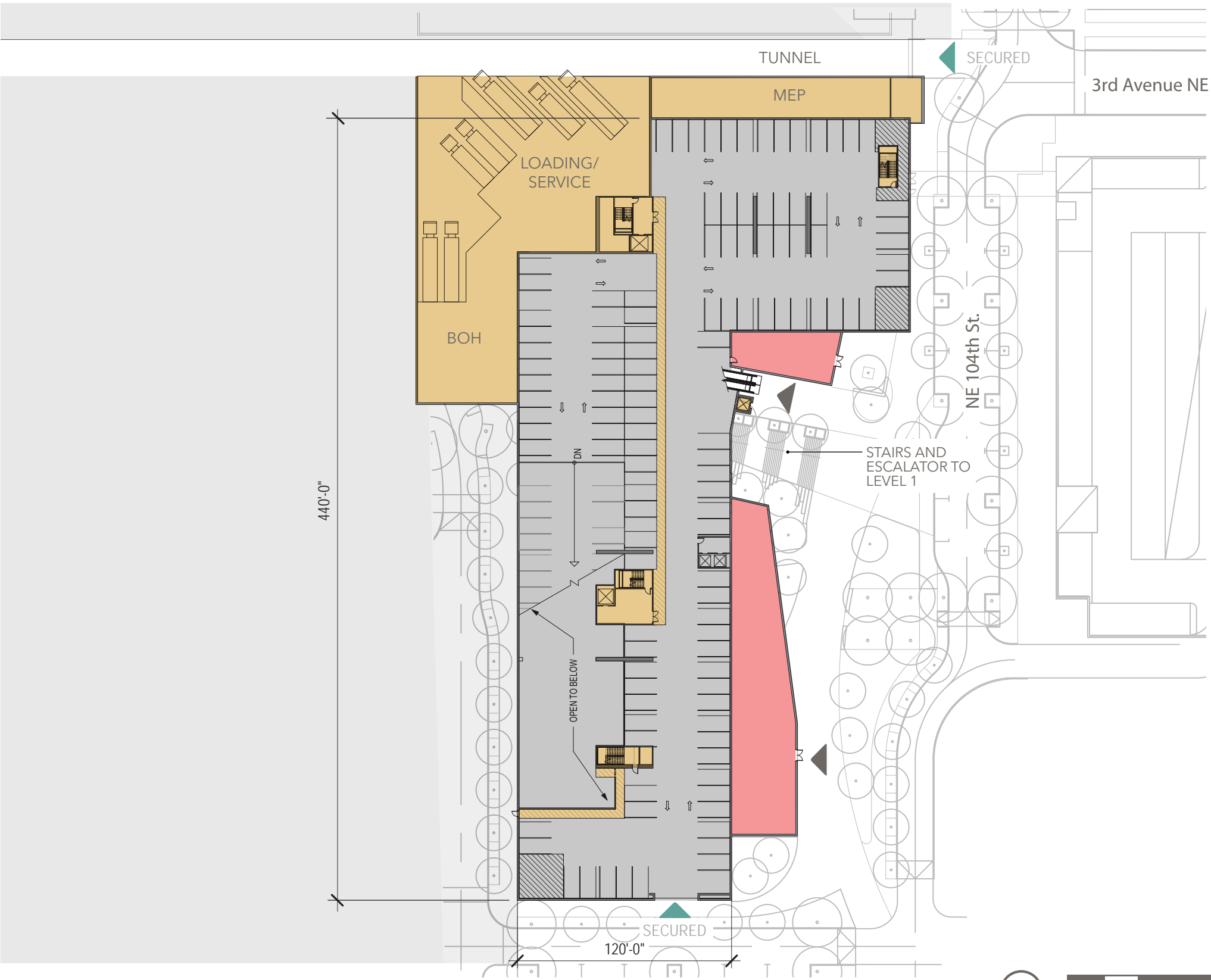


Lower Level Parking Floor Plan



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- Retail
- Service
- Office
- Parking
- Pedestrian Entry
- Vehicular Entry

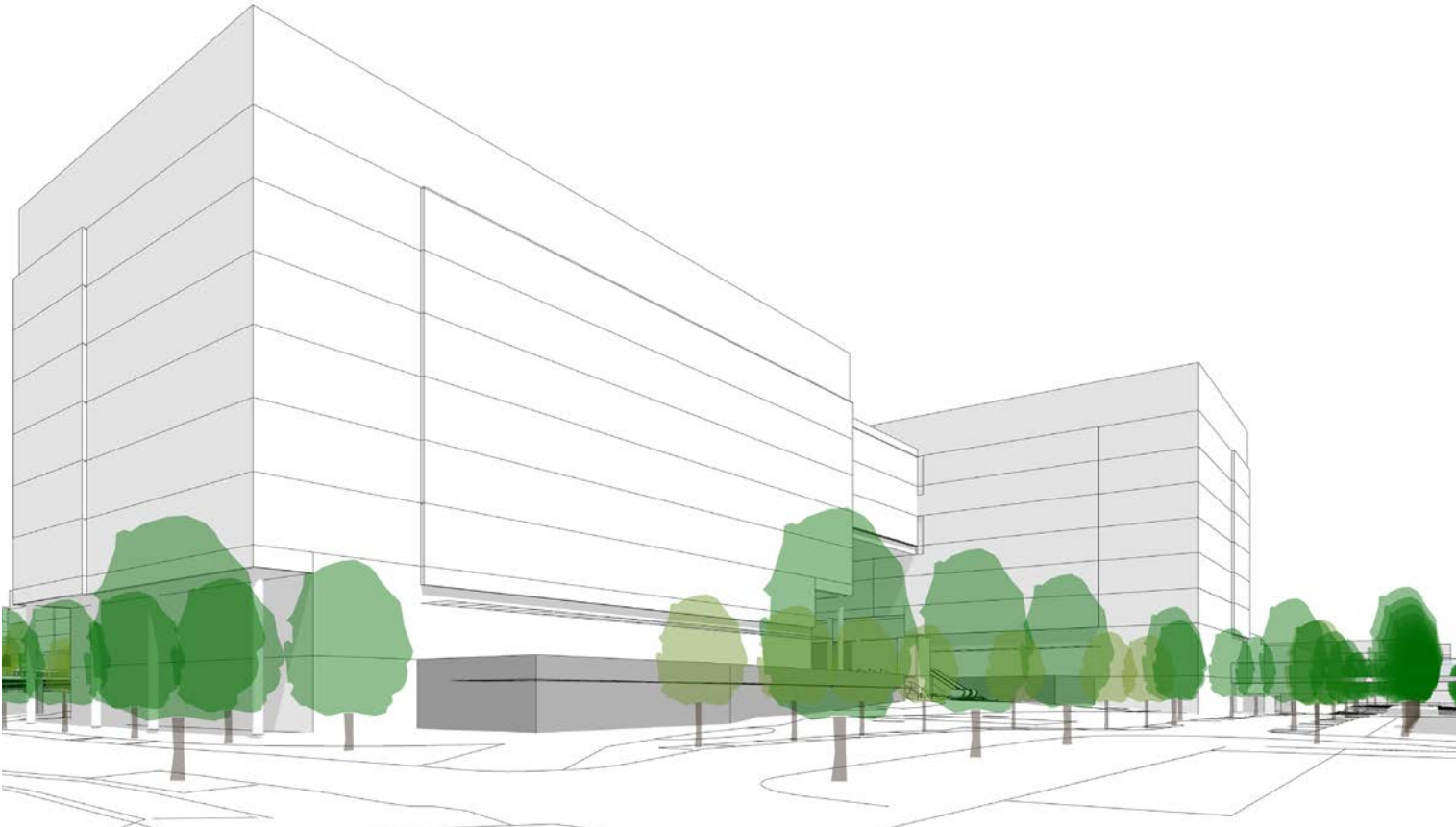


Lower Plaza Floor Plan

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BUILDING O3 - PREFERRED DESIGN

-08.13.2018 - Review Board Preferred-



Perspective View looking East

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



Street-Level Interaction



Perspective View looking South West

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

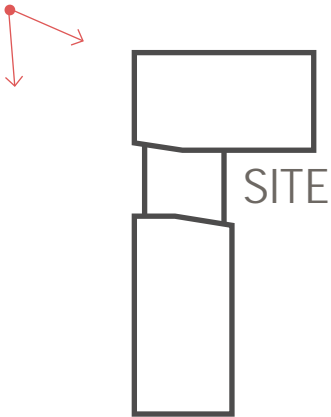


Printed: 10.26.2018



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 seating and covered lounge spaces.

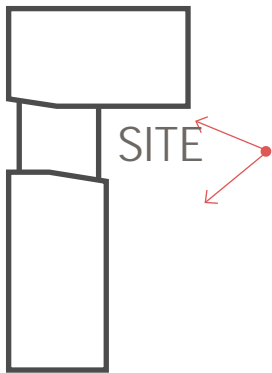


Street-Level Interaction



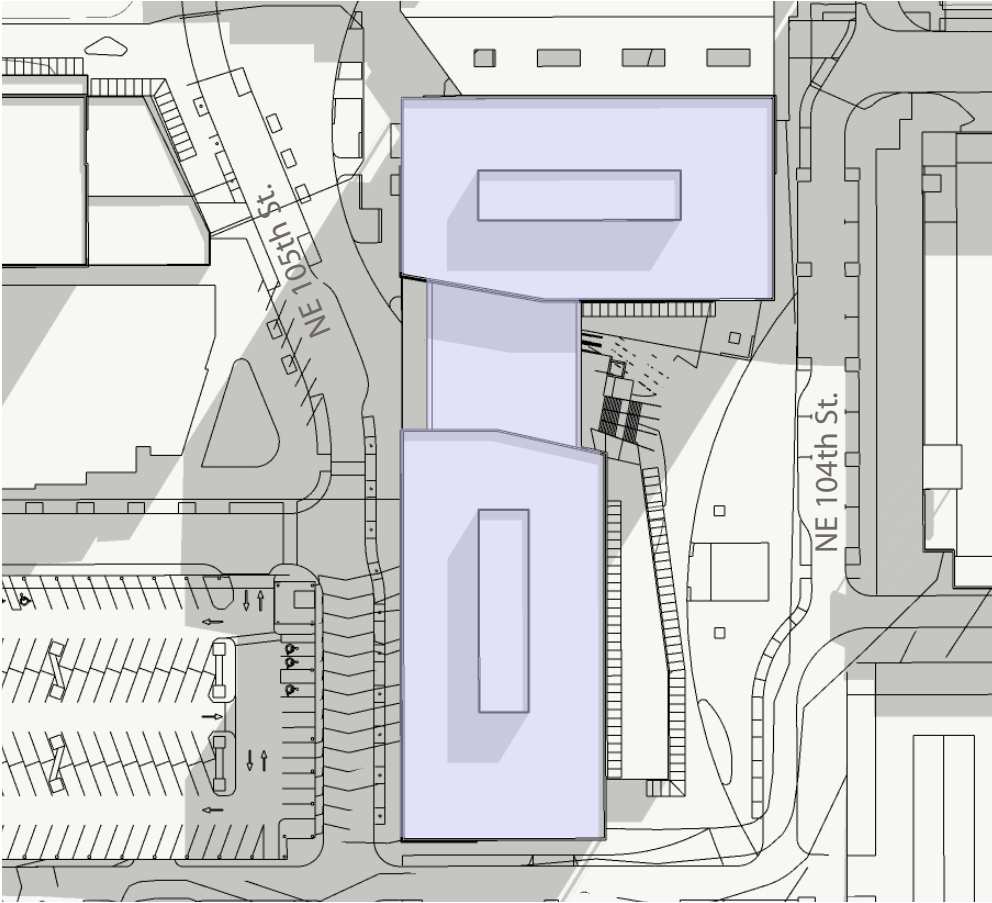
Close in Perspective View looking north at the Bridge Plaza

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.

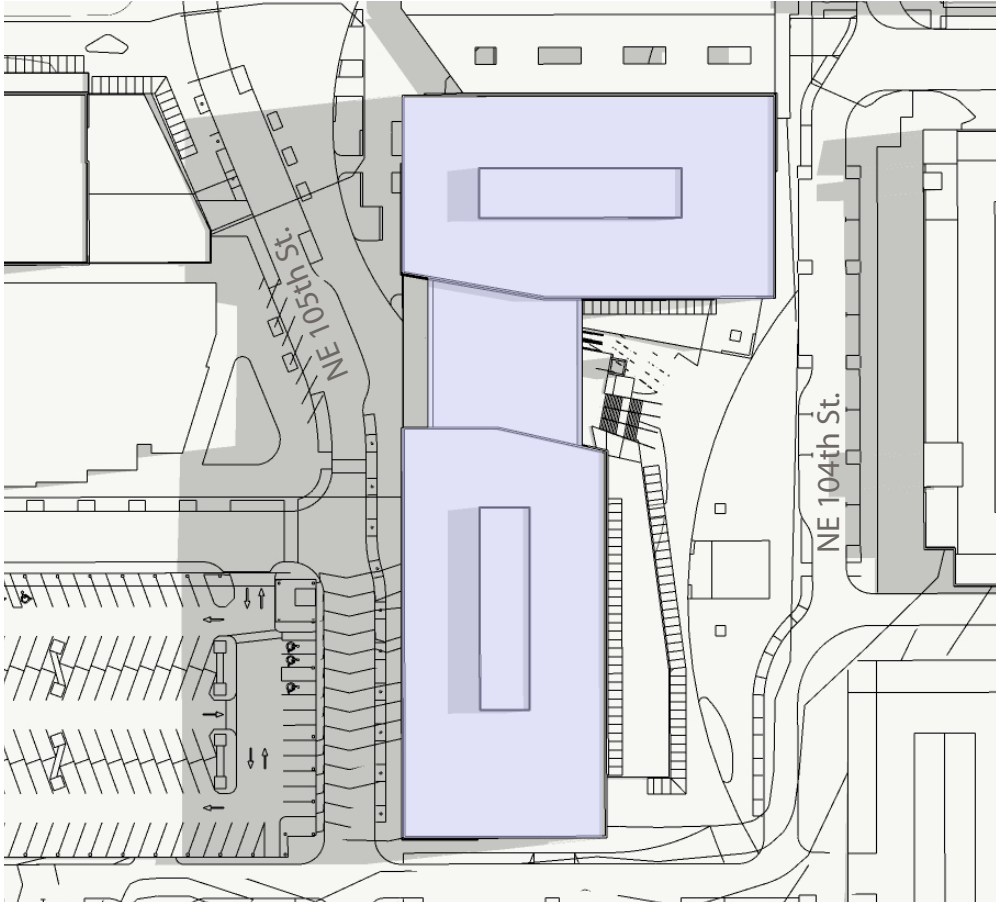


BUILDING O3 - PREFERRED DESIGN

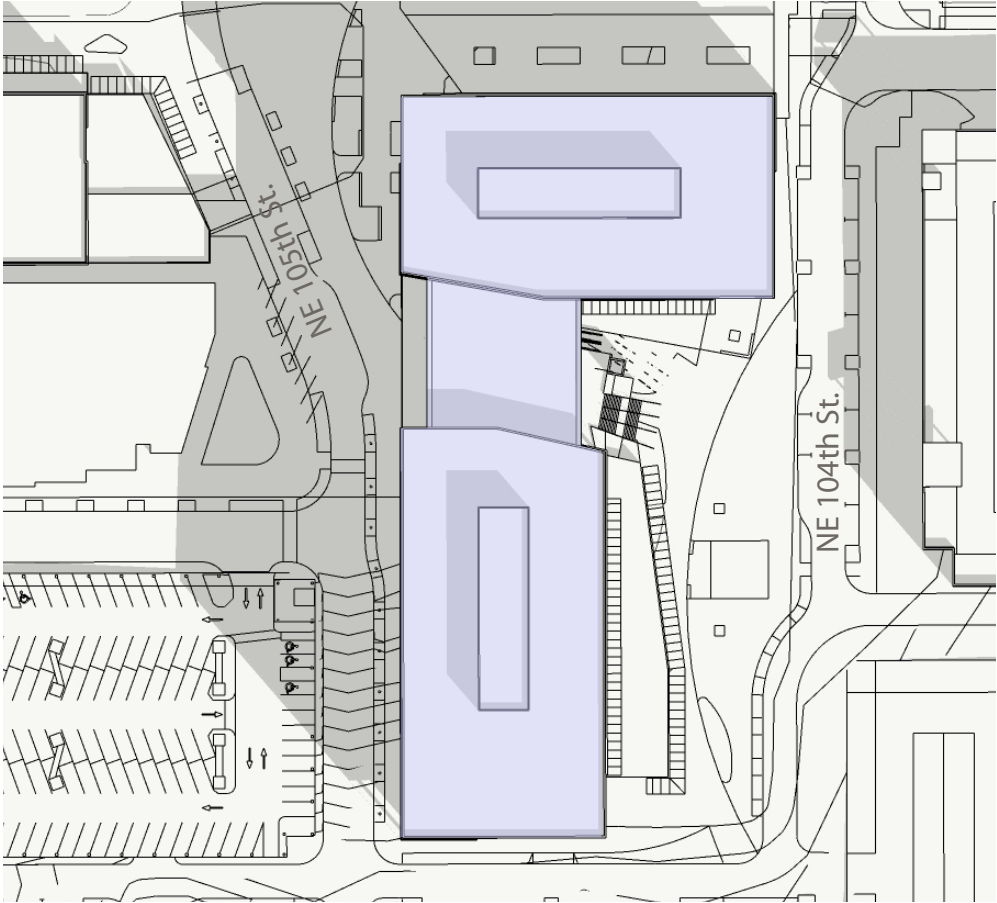
-08.13.2018 - Review Board Preferred-



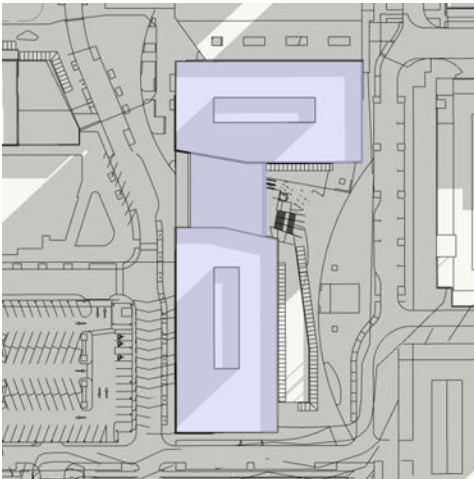
March / September 21st at 09:00am



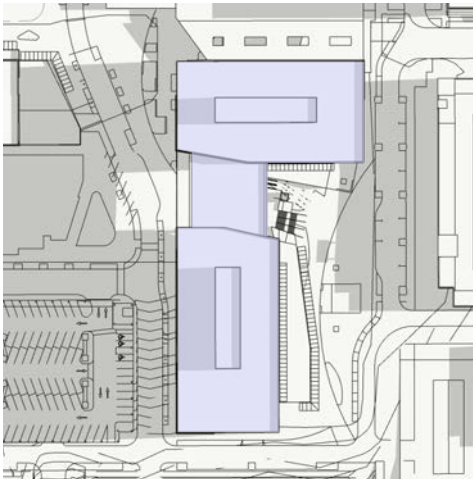
March / September 21st at 12:00pm



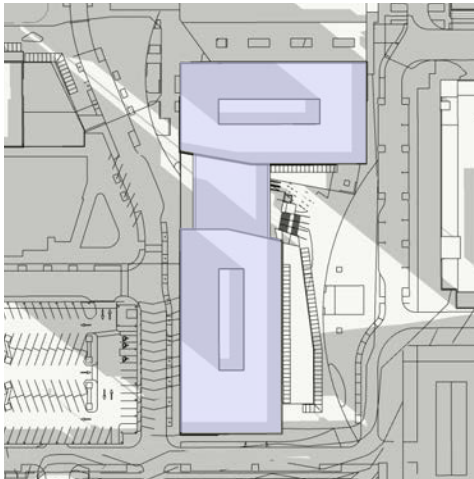
March / September 21st at 03:00pm



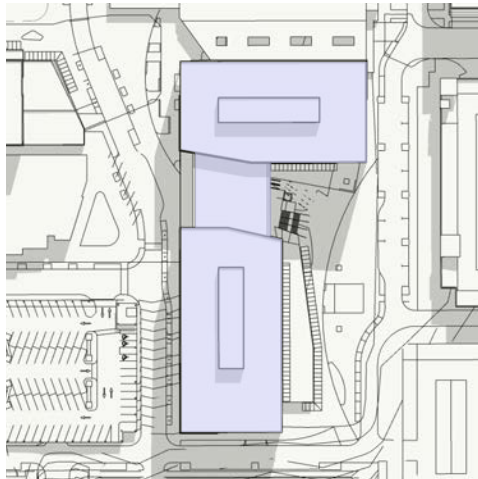
December 21st at 09:00am



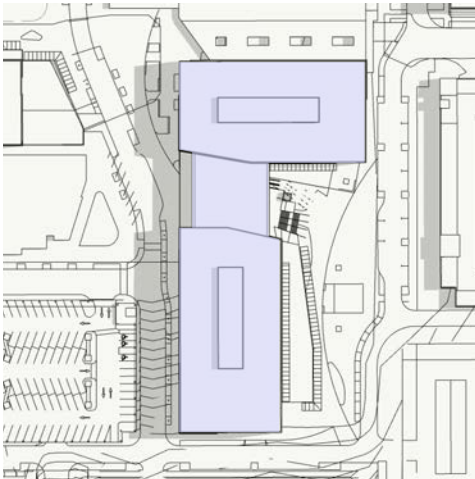
December 21st at 12:00pm



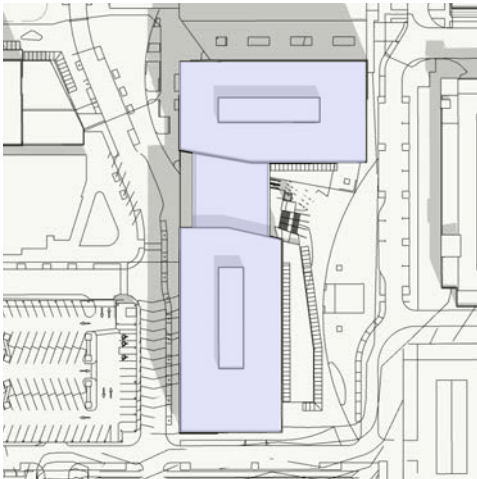
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis

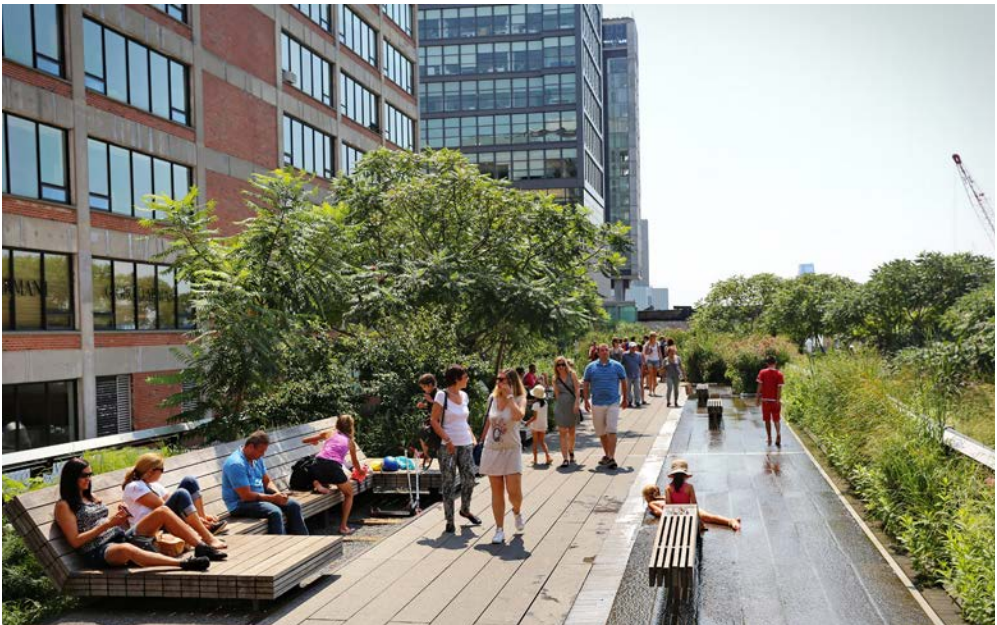
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BUILDING O3 - LANDSCAPE SITE PLAN

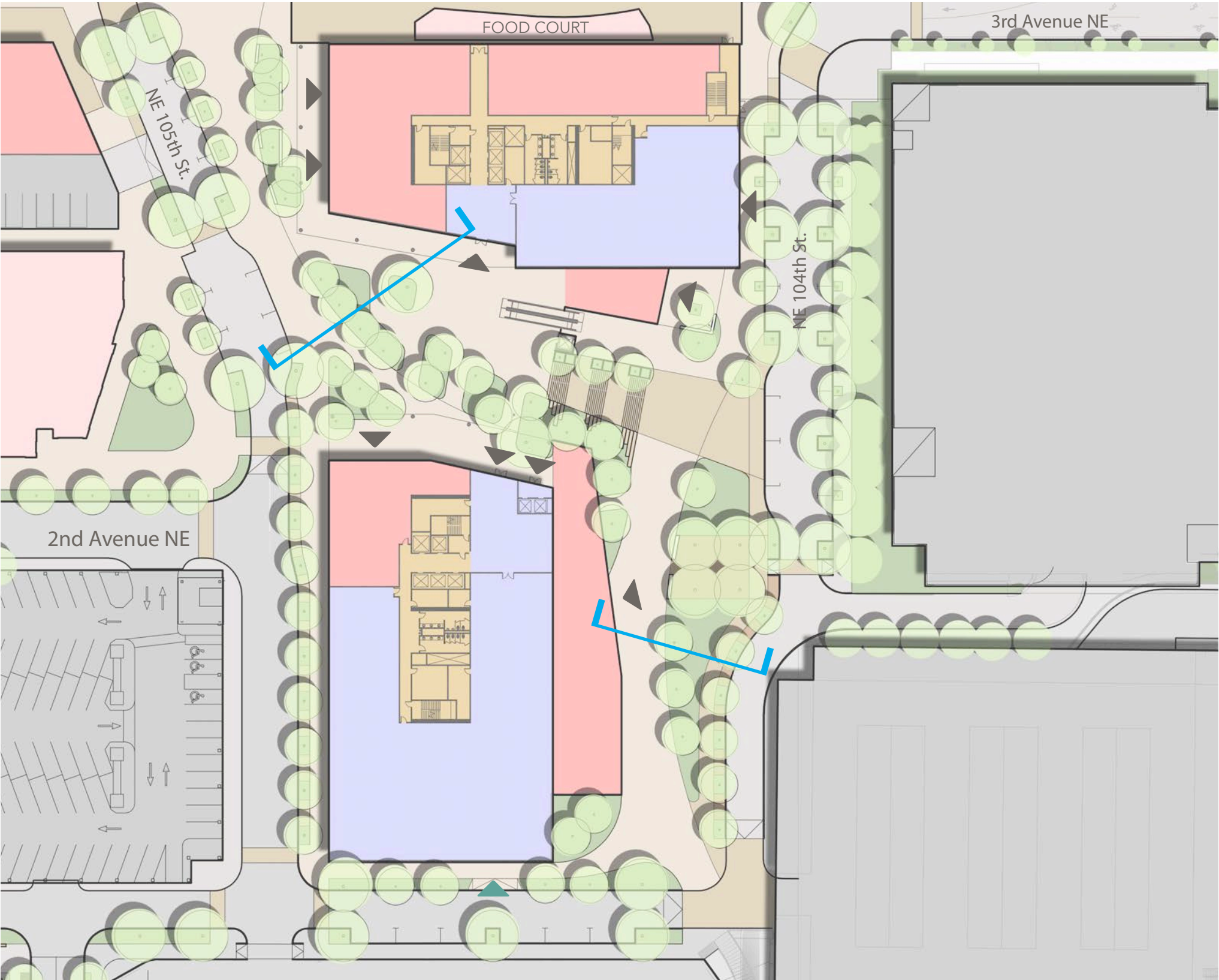
Overview

Pedestrian circulation is directed along lines of desire by raised planters and seating pods. Pathways of different widths and materials aid wayfinding for different users passing through the site. Interconnection is enhanced through close proximity to vehicular drop off stalls and a major mid-block pedestrian crossing. This lush, weather-protected plaza provides a unique experience in the northwest.

- Retail
- Terrace
- Service
- Pedestrian Entry
- Office
- Vehicular Entry
- Parking



Clear connections



Ground Level Plan



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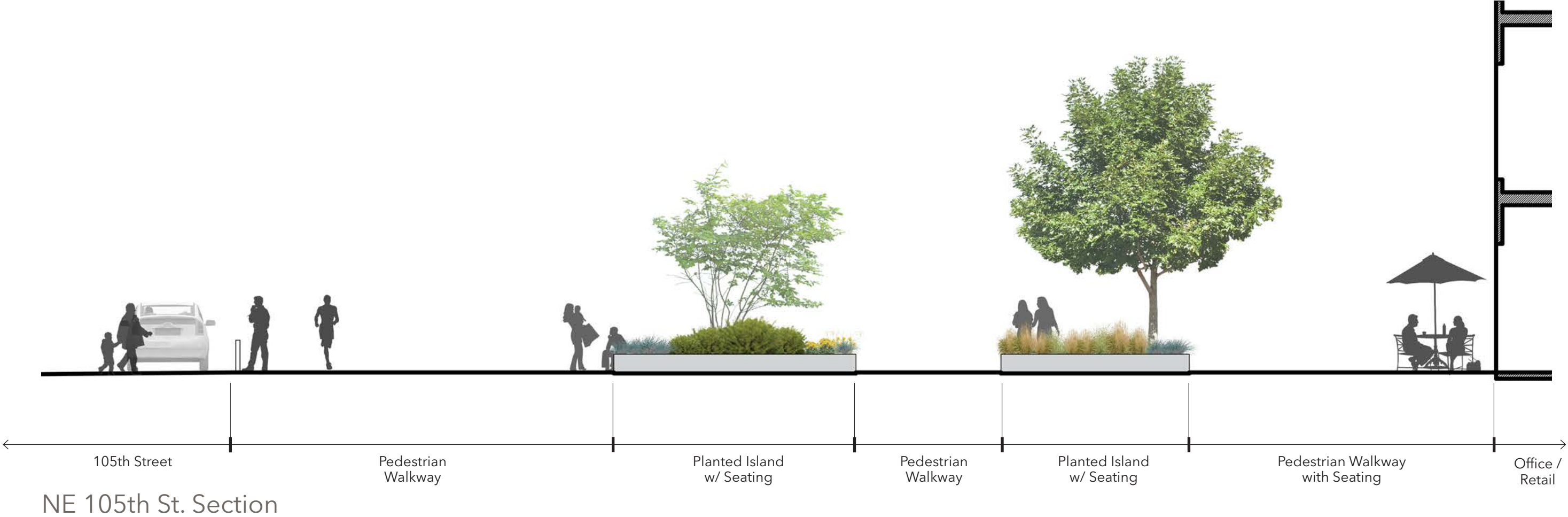
BUILDING O3 - LANDSCAPE DESIGN



Comfortable covered spaces



Sculptural edges and seating



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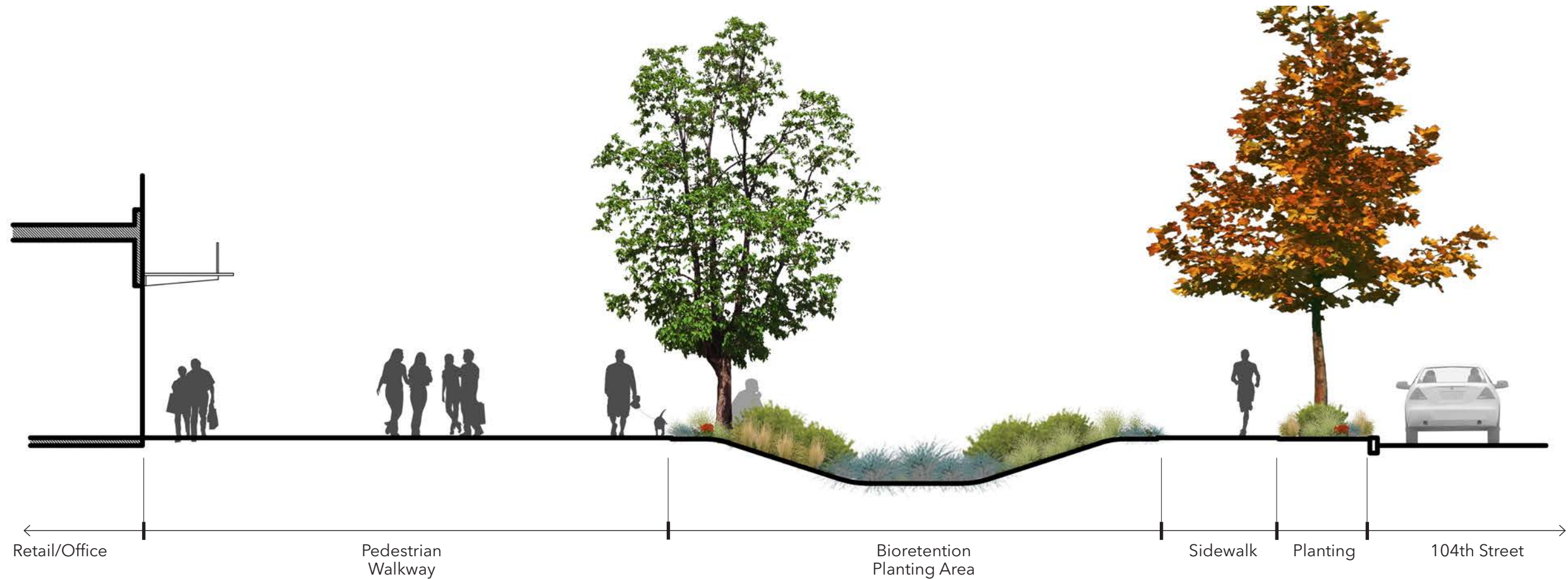
BUILDING O3 - LANDSCAPE DESIGN



Generous pedestrian oriented streetscape



Bio-retention plantings and SW feature



NE 104th St. Section

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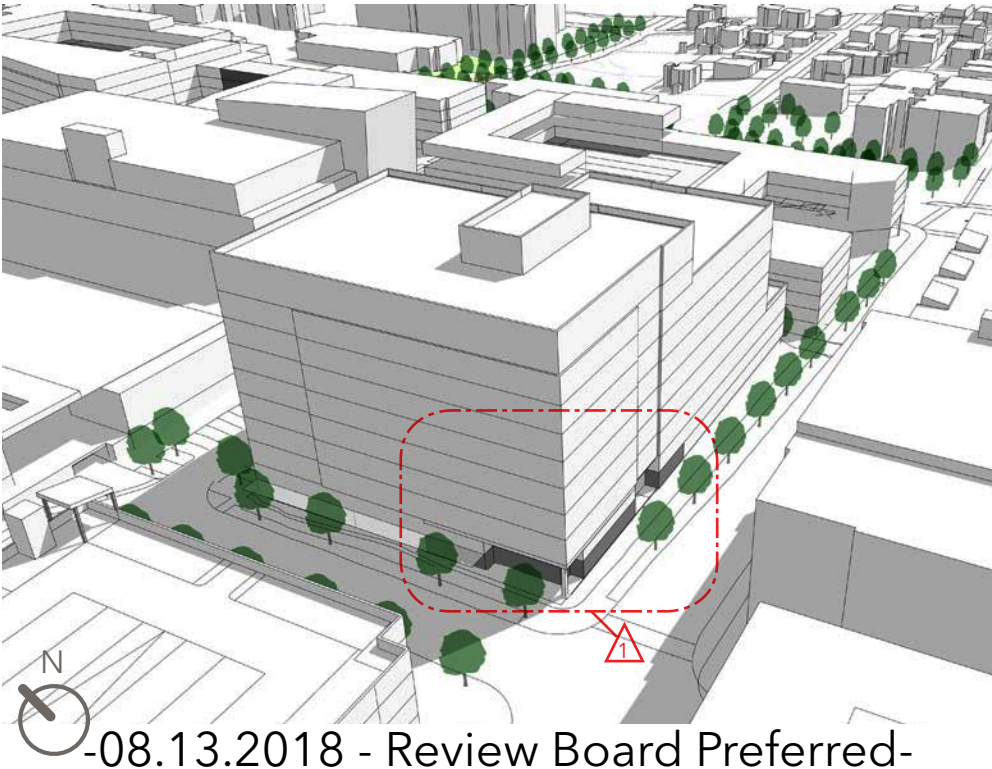
MPD - ARCHITECTURAL CONCEPTS

BUILDING O4 - SW OFFICE BUILDING

Printed: 10.26.2018

BUILDING O4 - SUMMARY

Option I - SW View (New Preferred)



-08.13.2018 - Review Board Preferred-

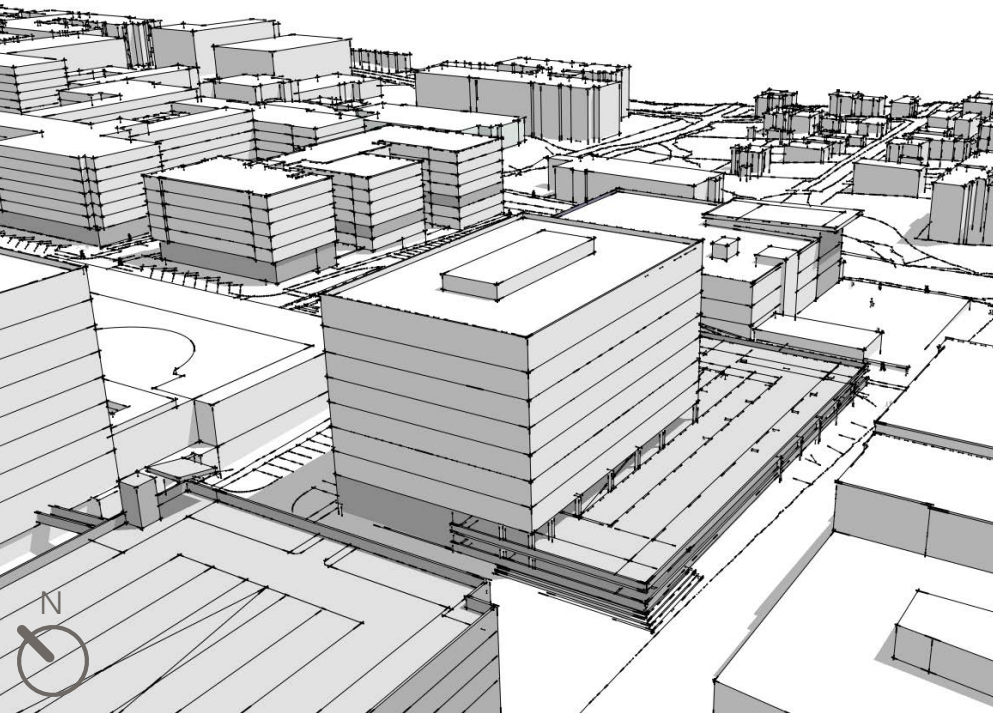
Pros

- 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.
- Response to DRB comment to add retail frontage along NE 103rd Street.

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



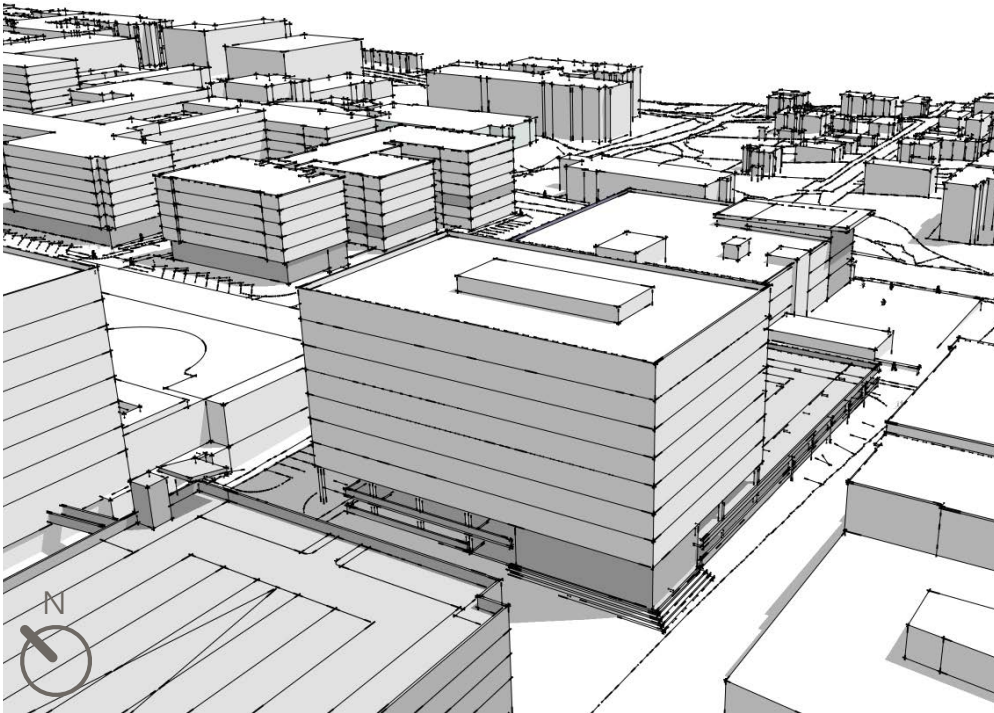
Pros

- The office tower massing is located close to the existing shopping center to the north, thus lowering the street canyon effect along 103rd.
- 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 NE 103rd and 3rd Avenue.
- The office entry is not visible from the street.

Option III - SW View



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

BUILDING O4 - PREFERRED DESIGN

-08.13.2018 - Review Board Preferred-

Summary

- One 7 story office building totaling 219,600 gsf
- Retail: 5,300 sf.
- Office: 214,300 sf.
- 4 level parking garage: 405 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 and using the office facade treatment down to sidewalk 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.

Retail

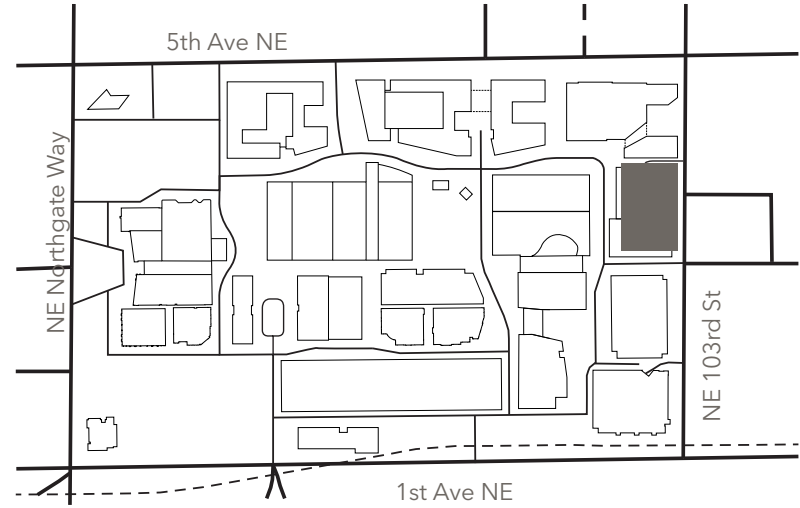
Service

Office

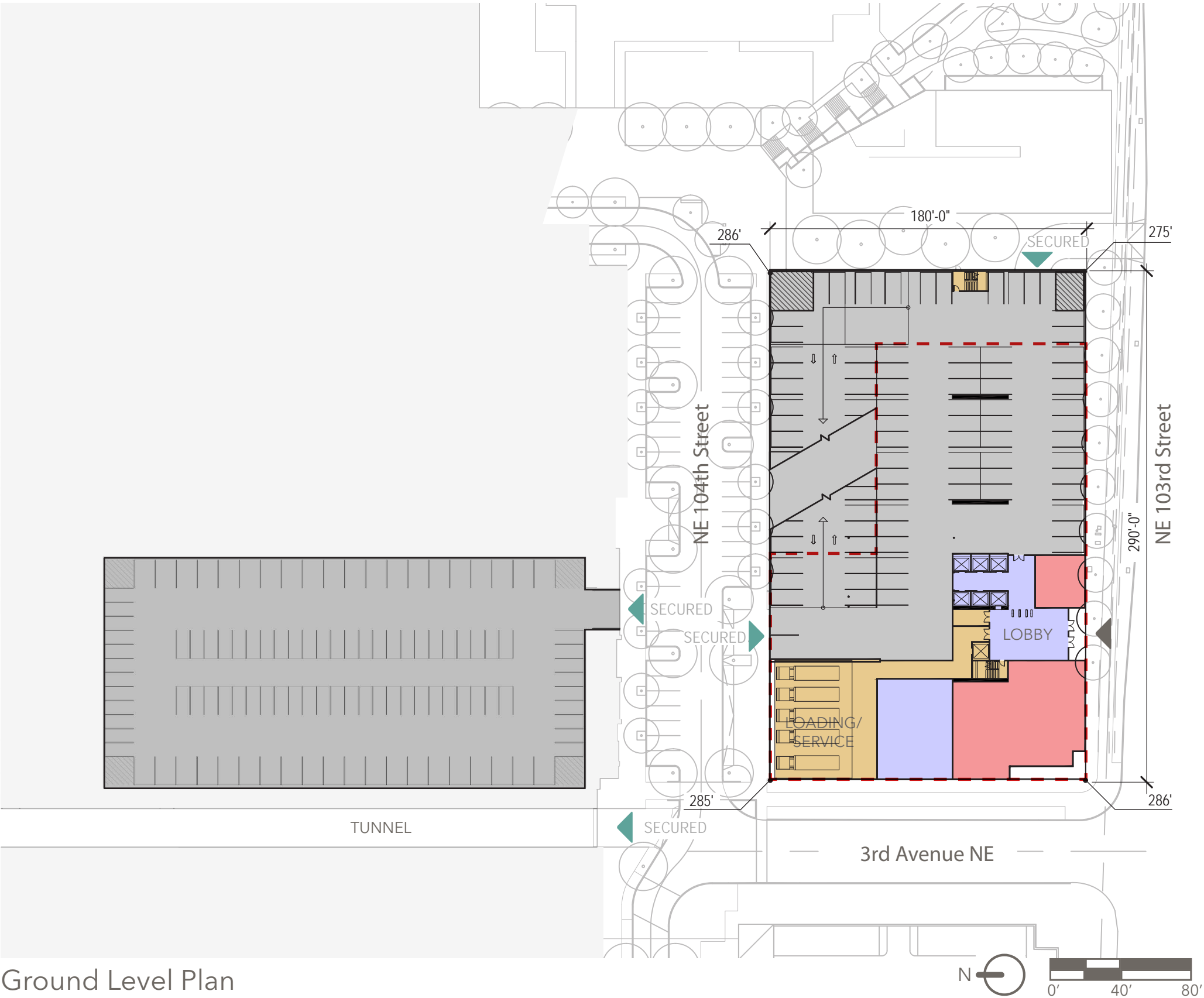
Parking

Pedestrian Entry

Vehicular Entry



Site Key

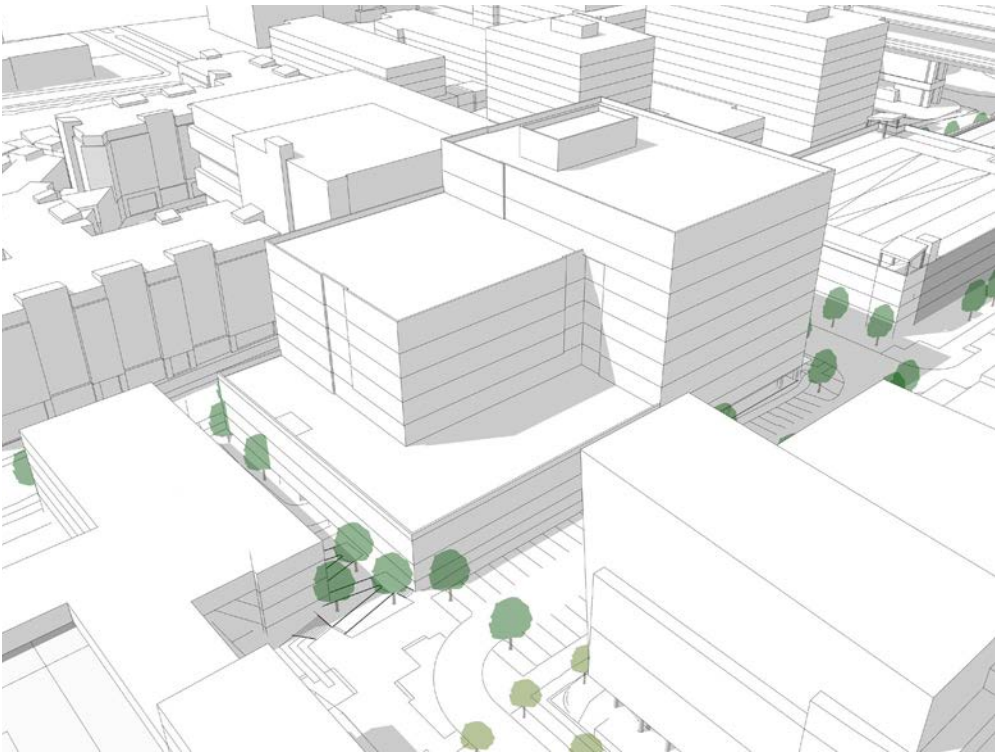


Ground Level Plan

Printed: 10.26.2018

BUILDING O4 - PREFERRED DESIGN

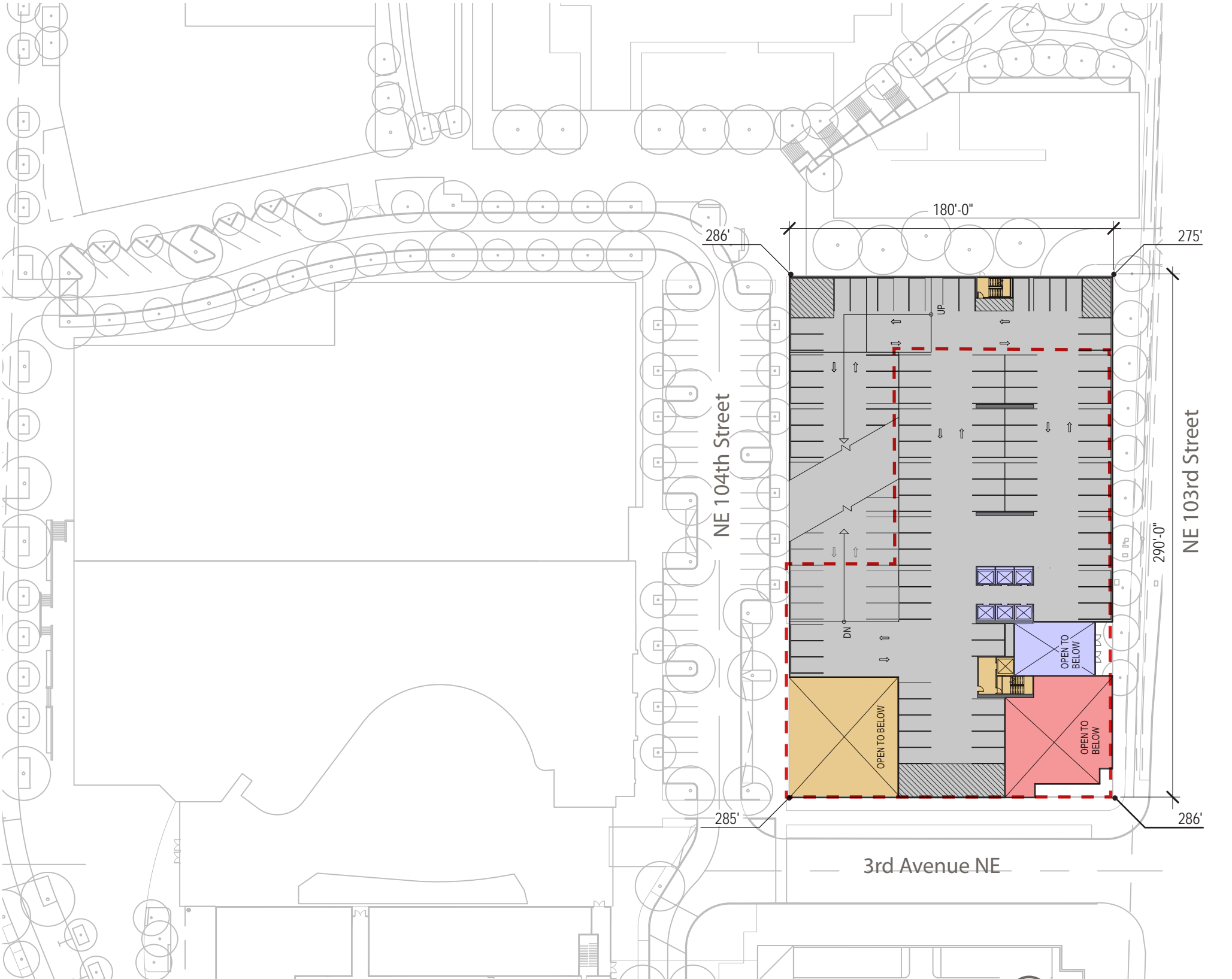
-08.13.2018 - Review Board Preferred-



Northeast Perspective View



Southwest Perspective View



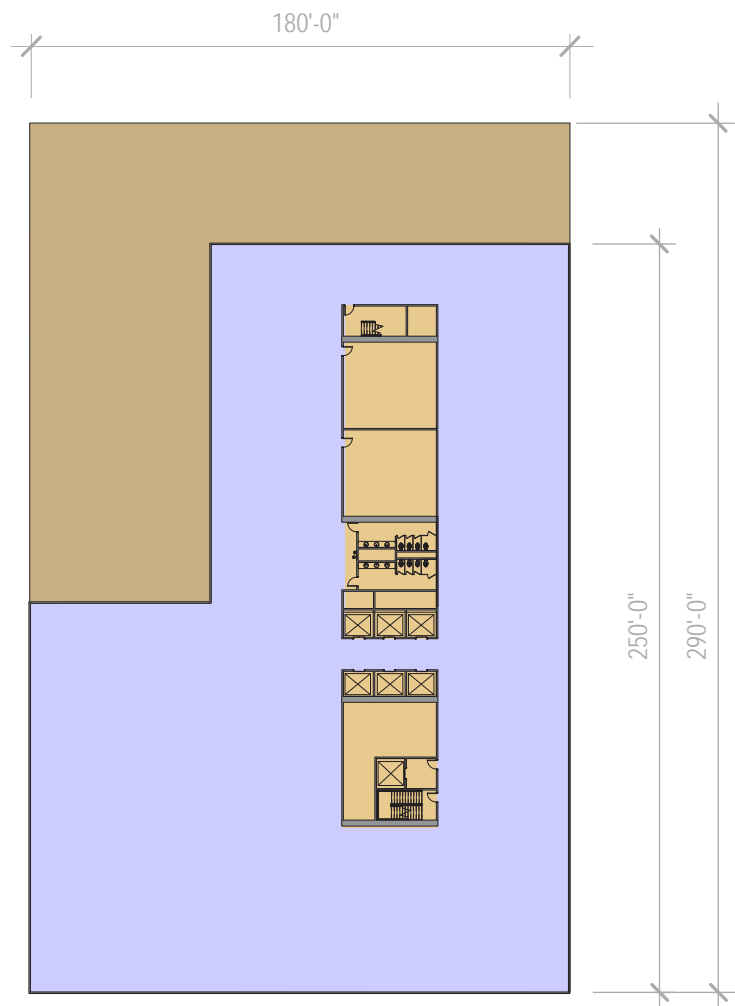
Lower Level Floor Plan

Office Service Parking

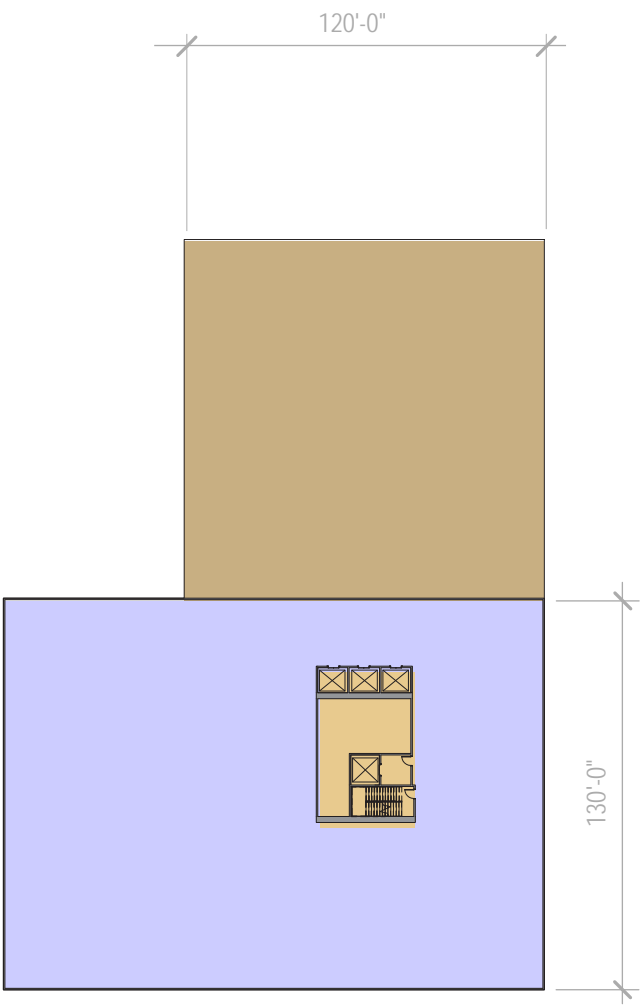
N

0' 40' 80'

Printed: 10.26.2018



Levels 3 - 5 Floor Plan



Levels 6 - 9 Floor Plan

- Office
- Service / Core
- Terrace



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BUILDING O4 - PREFERRED DESIGN

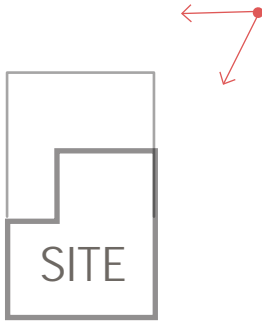
-08.13.2018 - Review Board Preferred-



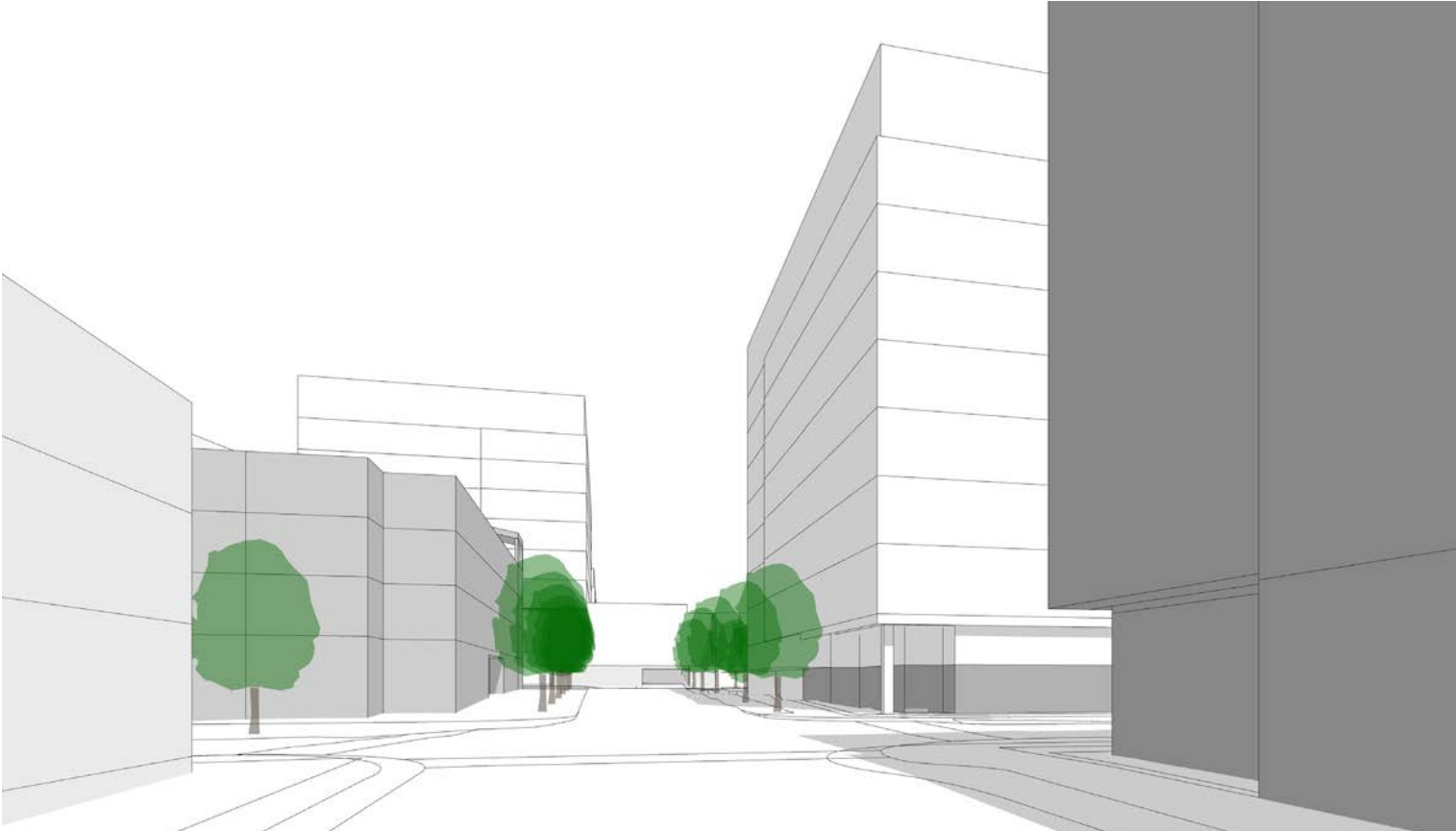
Ground Level Perspective View

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.



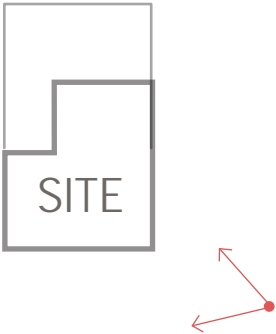
Street-Level Interaction



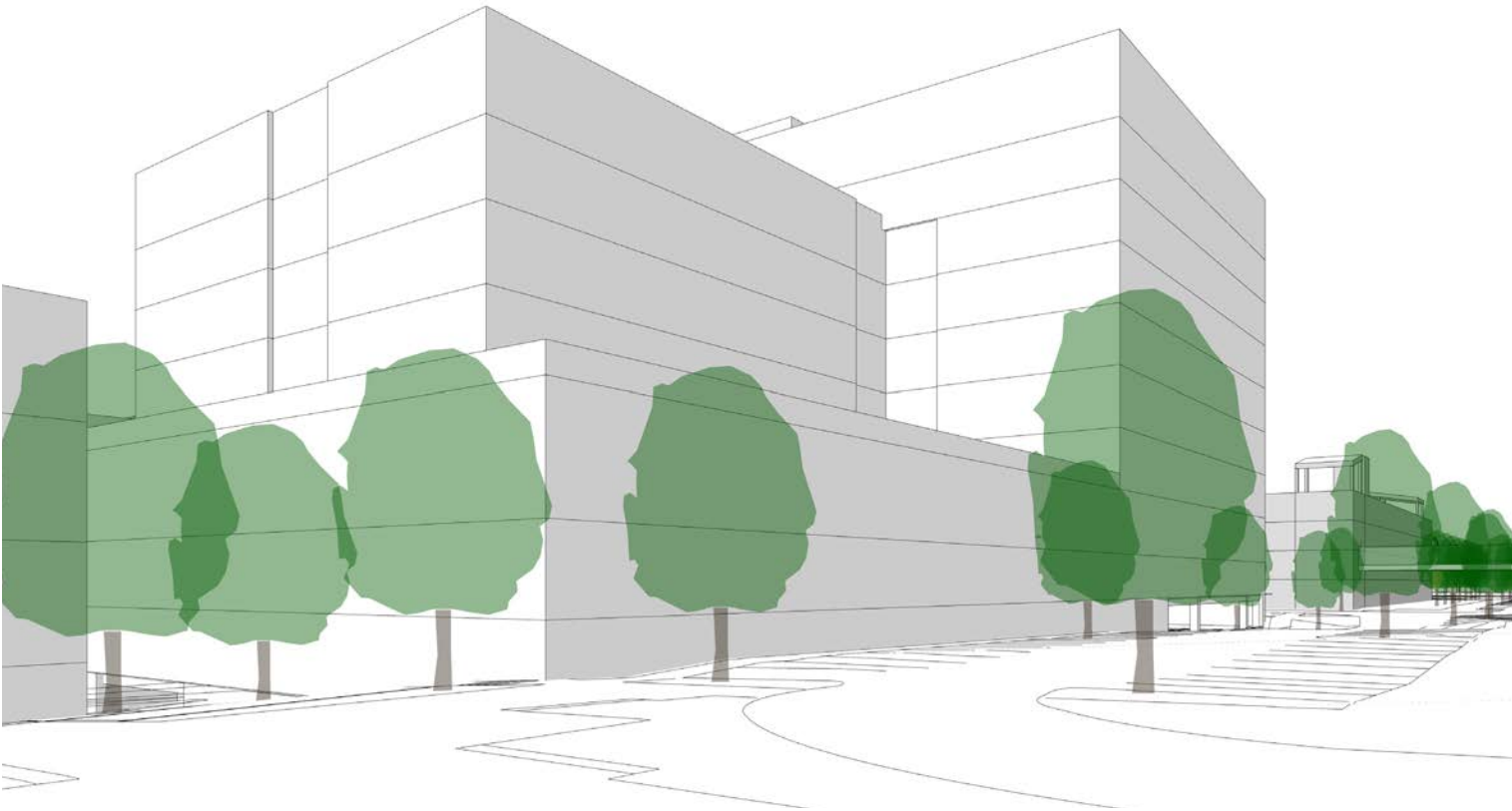
Ground Level Perspective View

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.



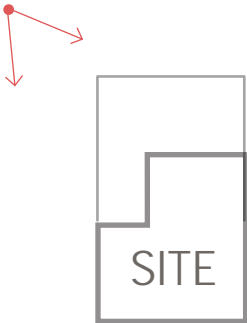
Printed: 10.26.2018



Ground Level Perspective View

Perspective view looking west from north east

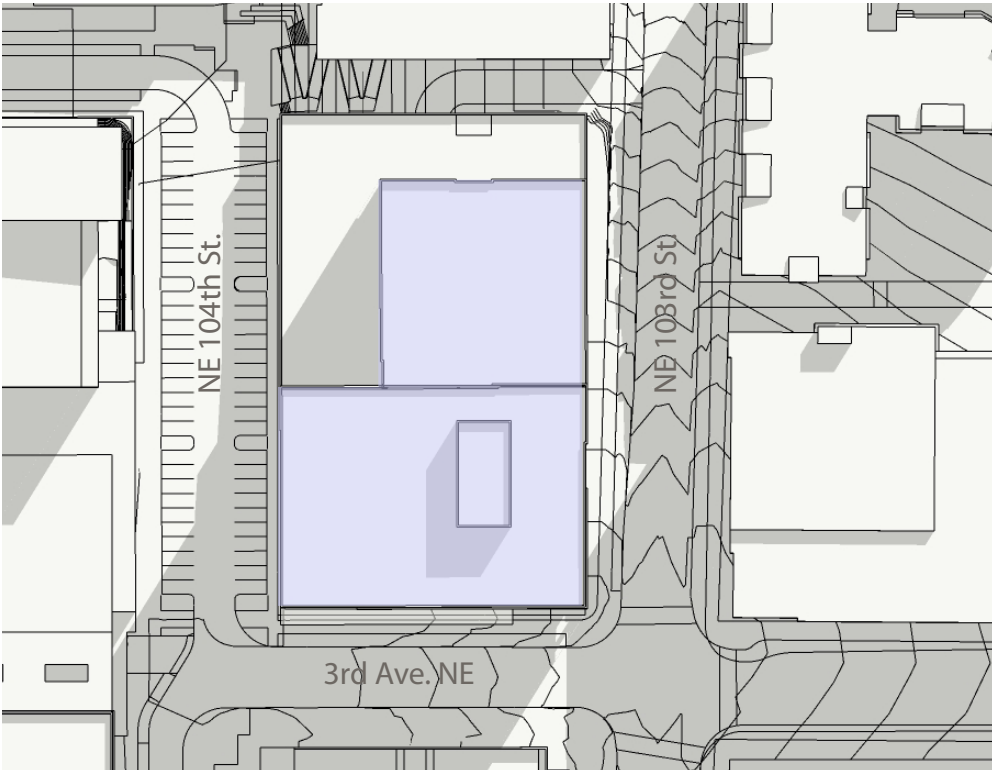
The office tower will create a strong urban character with the site as well as along the street edge, plus from the east there is a stepping of the massing.



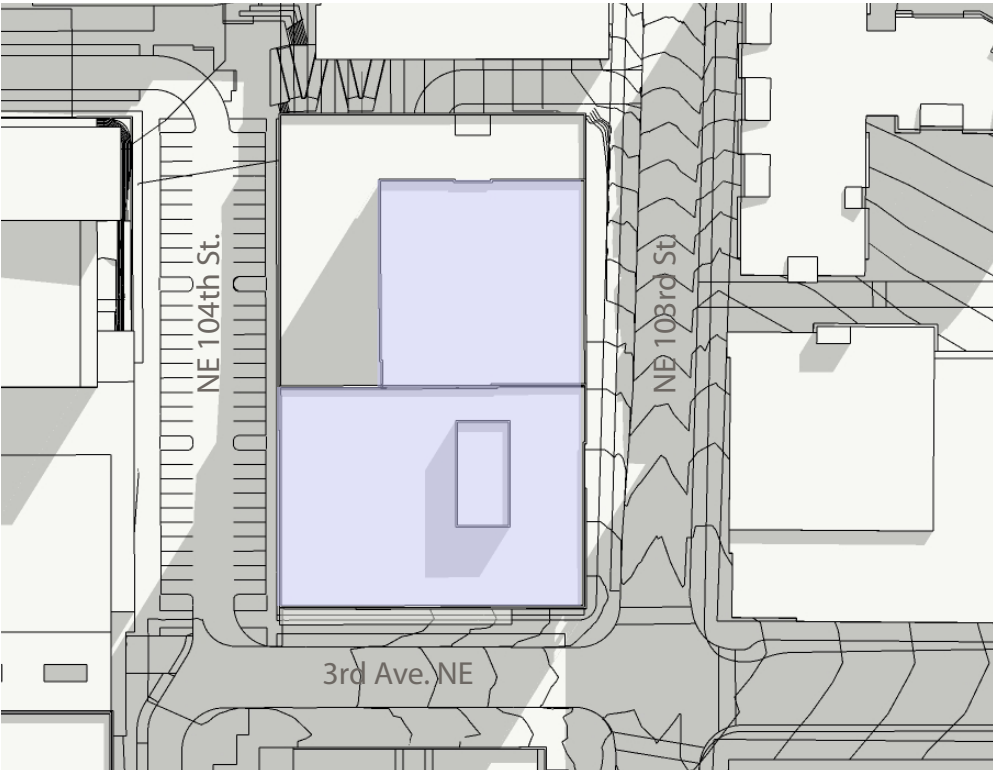
Street-Level Interaction

BUILDING O4 - PREFERRED DESIGN

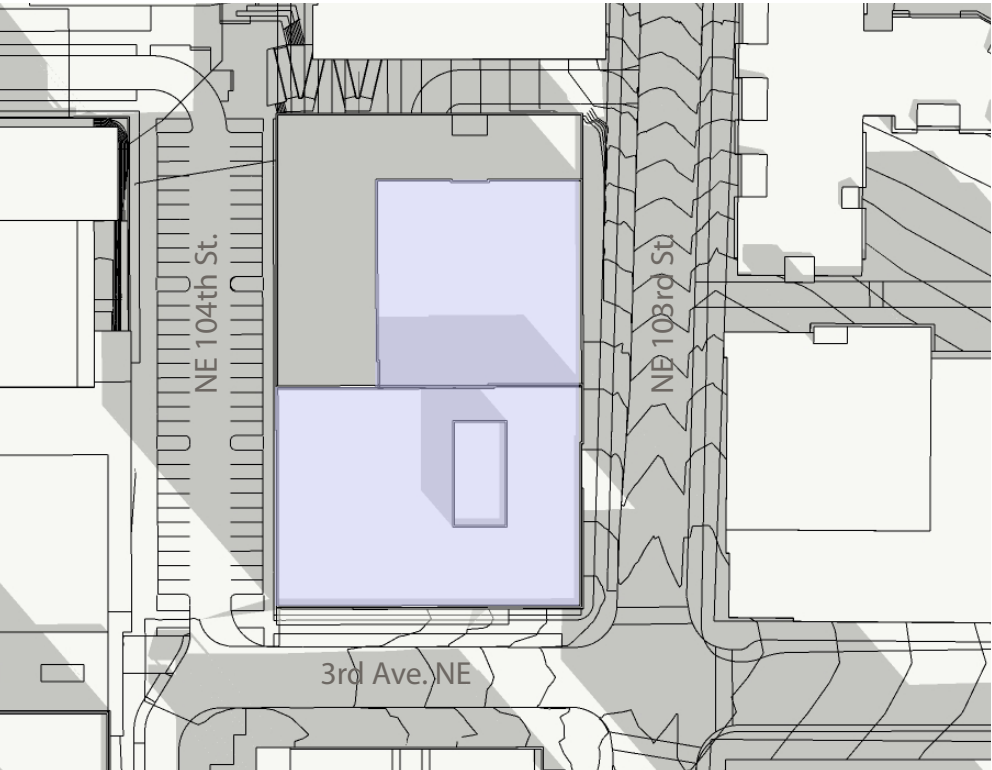
-08.13.2018 - Review Board Preferred-



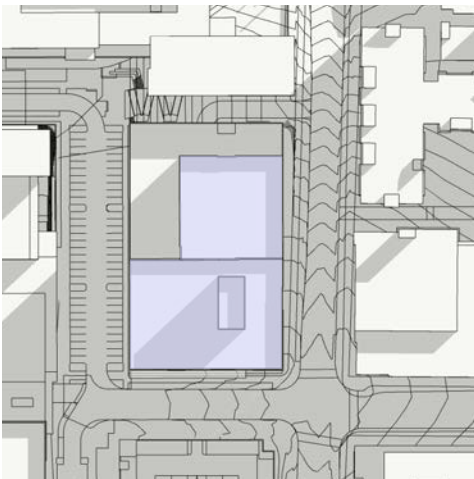
March / September 21st at 09:00am



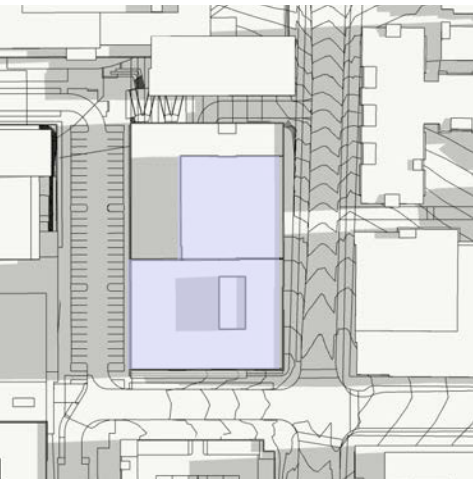
March / September 21st at 12:00pm



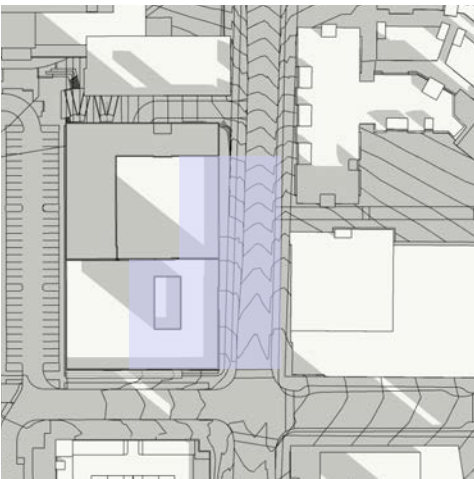
March / September 21st at 03:00pm



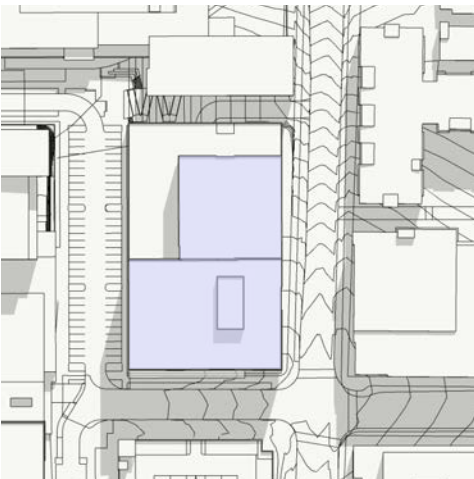
December 21st at 09:00am



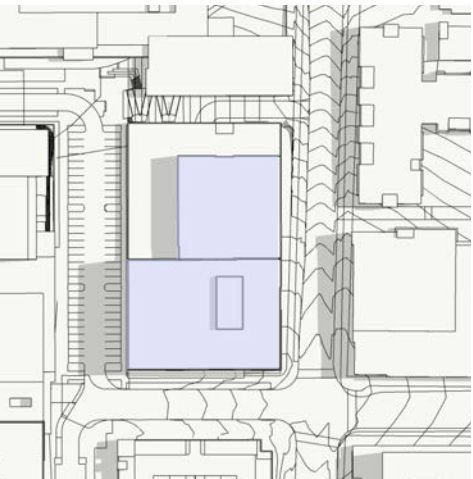
December 21st at 12:00pm



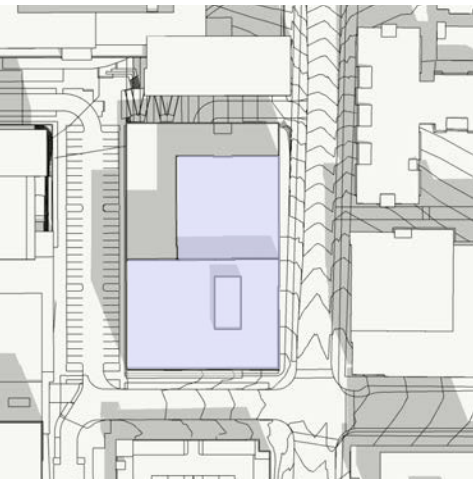
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



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BUILDING O4 - LANDSCAPE SITE PLAN

Overview

Within the urban streetscape, planted relief is maximized through the use of tree grates, green screens, and planted slopes. Larger facades are softened with a second row of trees behind the sidewalk on the 103rd frontage.

Retail

Service

Office

Parking

Pedestrian Entry

Vehicular Entry

Pedestrian Oriented Streetscape

Ground Level Plan

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GGLO

SIMON

kpff

CALLISONRTKL

GENERATOR

NHL SEATTLE 2020

SIMON PROPERTY GROUP | NORTHGATE

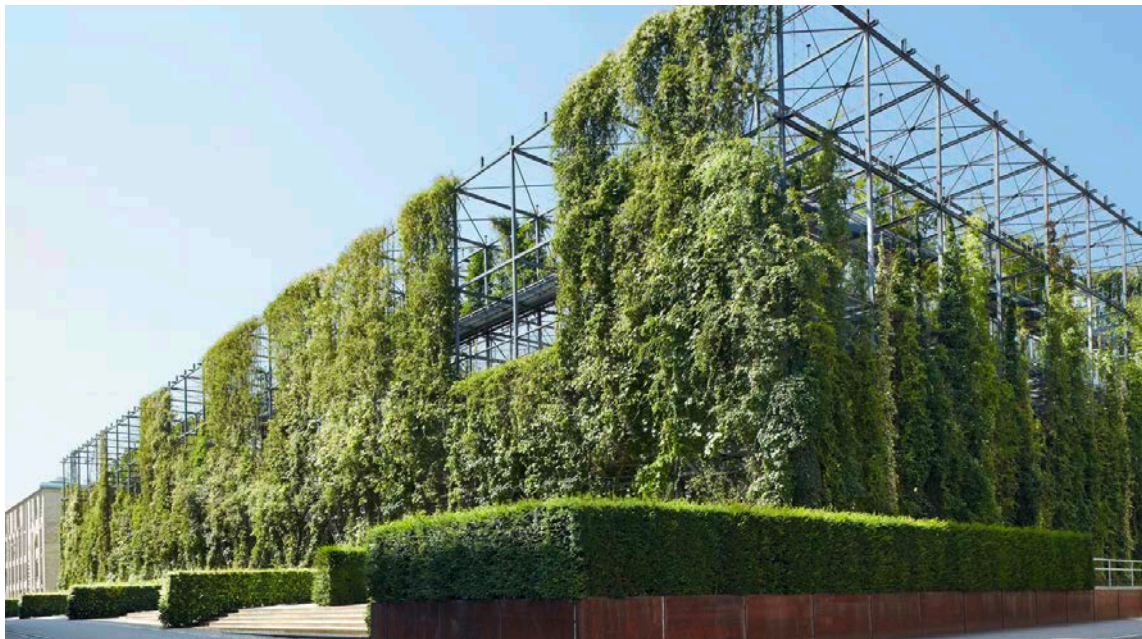
MAJOR PHASED DEVELOPMENT - EARLY DESIGN GUIDANCE- 2 | DATE: 11.05.2018

228

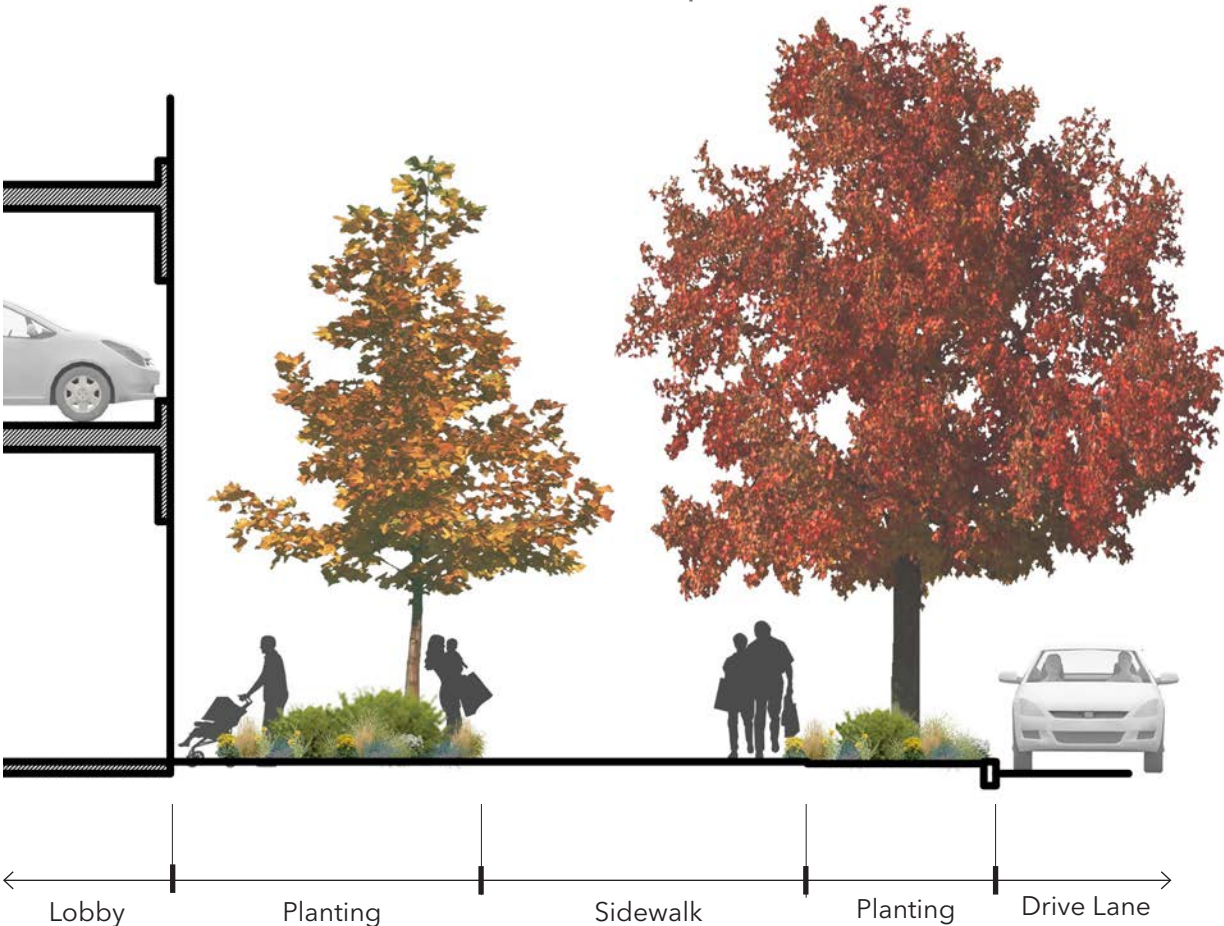
BUILDING O4 - LANDSCAPE DESIGN



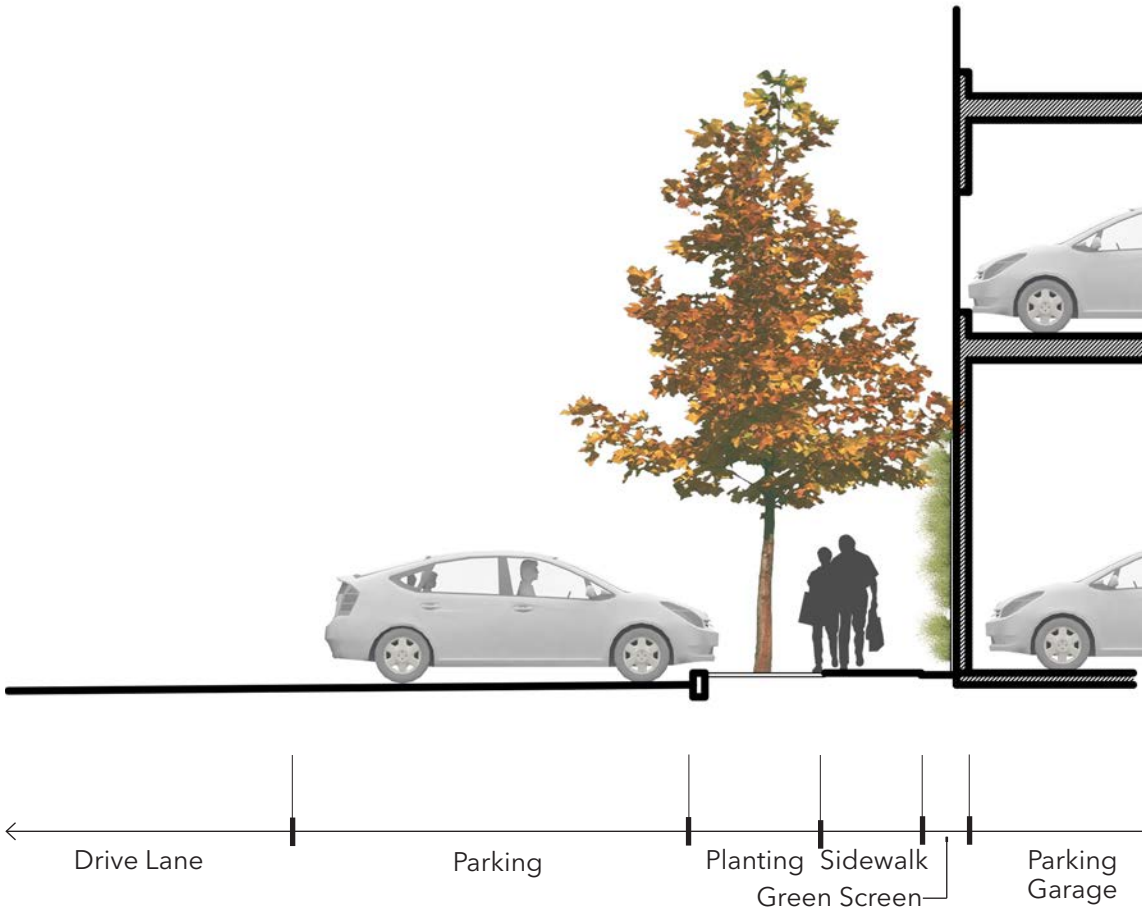
Stormwater treatment streetscapes



Green Screens at blank facades



NE 103rd Street Section



NE 104th Street Section

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MPD - SUPPLEMENTAL DESIGN GUIDELINE

BUILDING O4 - SW OFFICE BUILDING

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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(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 60 percent of the facade length, with minor variations permitted for the remaining 40 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 discouraged.

New construction buildings may set the street facade up to three feet back from the pedestrian way 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 as well as the overall scale of the building mass and serve to expand the public realm of the sidewalk. Setback landscape areas should be limited to 5 feet in width.

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



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(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.

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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(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

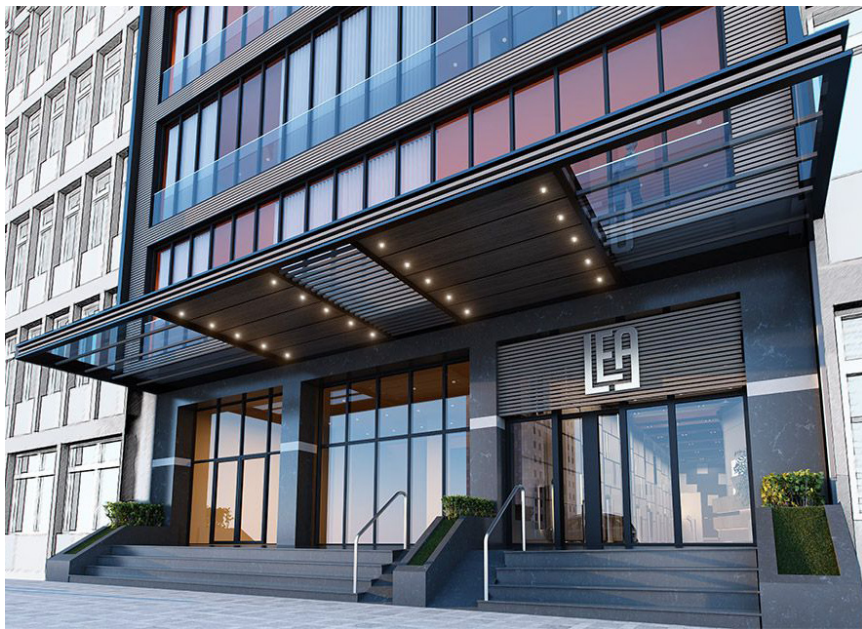
GROUND FLOOR NON-OCCUPIABLE PROJECTIONS. Non-occupiable building elements such as cornices, architectural fins, louvers, rain screens, Brise soleil, and decorative elements may extend up to one foot into the ROW, provided a minimum clearance of 7.5 feet is provided from sidewalk grade.

Additionally, non-occupiable 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-OCCUPIABLE 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(PL2 Walkability & PL3 Street- Level Interaction)

4. Building Lighting

The main goal of commercial office lighting is to provide visibility to the office lobby to provide a clear address and entry presence. Signage lighting should complement the overall building design while clearly providing an identity brand for the building. 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.

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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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(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 non-parking 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(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.

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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Roof Design

The following standards and guidelines guide the design for any new commercial office roof condition within the project.

Supplemental Guidelines

ROOF TOP FEATURES. To maintain design interest and architectural variety roof top architectural features should be considered. These features can take the form of extended curtain wall parapets, horizontal overhangs, cornices, trellises/canopies and parapet stepping. Extended curtain wall parapets, and trellis/canopy features should be allowed to extend up to 20’ above the primary roof deck and should not count towards the overall building height limit.

ROOF TERRACES. Office building are encouraged to provide usable roof top open spaces and landscaping as an amenity to the tenants of the office building where feasible. Some form of canopy/trellis structure should be considered as well to provide weather protection and shade to maximize the use of the space throughout the year. Roof top decking should be comprised of high quality weather resistant materials and provide adequate drainage systems such as concrete pedestal paver's, lpe wood and composite decking material.

ROOFTOP SUSTAINABILITY STRATEGIES. Roofs are encouraged to provide sustainable design strategies to reduce carbon emissions and mitigate the urban heat island effect. Specific rooftop strategies include living roofs, rainwater harvesting, or renewable energy capture (solar photovoltaic, solar water heating).

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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING O4

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

3. Building Signage

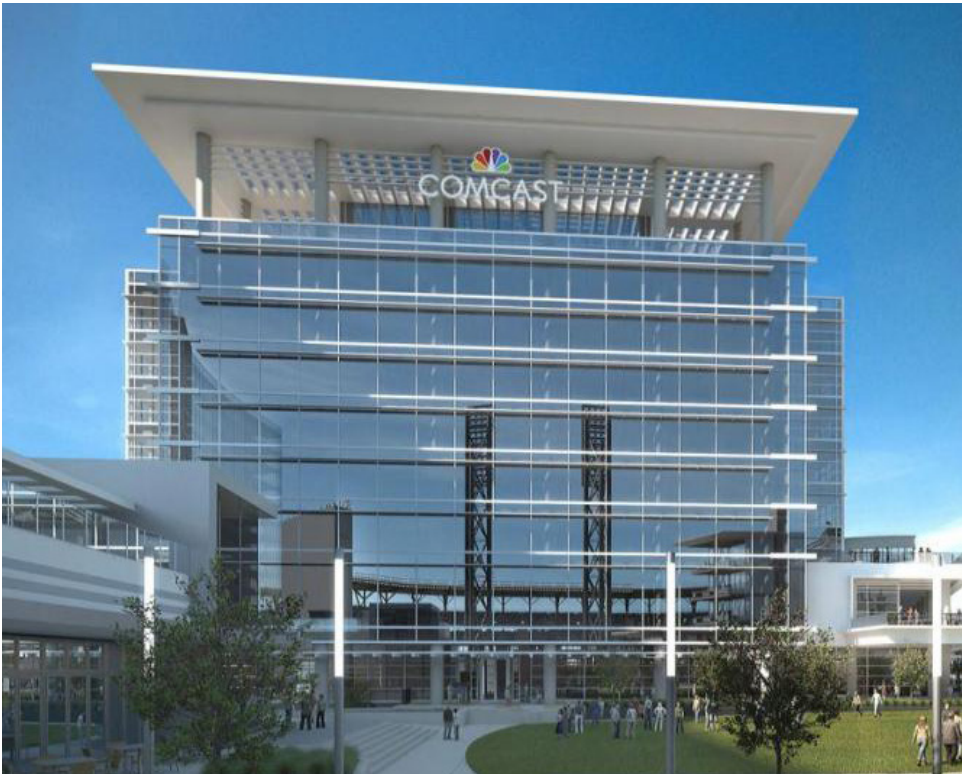
Exterior building signage within the project is encouraged to be varied and distinct to support overall variety in the neighborhood. Thoughtful sizing and placement of signage, in coordination with the overall storefront design, is crucial to communicating and reinforcing brand identity, and will be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

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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MPD - ARCHITECTURAL CONCEPTS

BUILDING R8 AND R9 - CENTRAL PARK RETAIL PAVILIONS

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BUILDING R8 AND R9 - PREFERRED

R8 SUMMARY

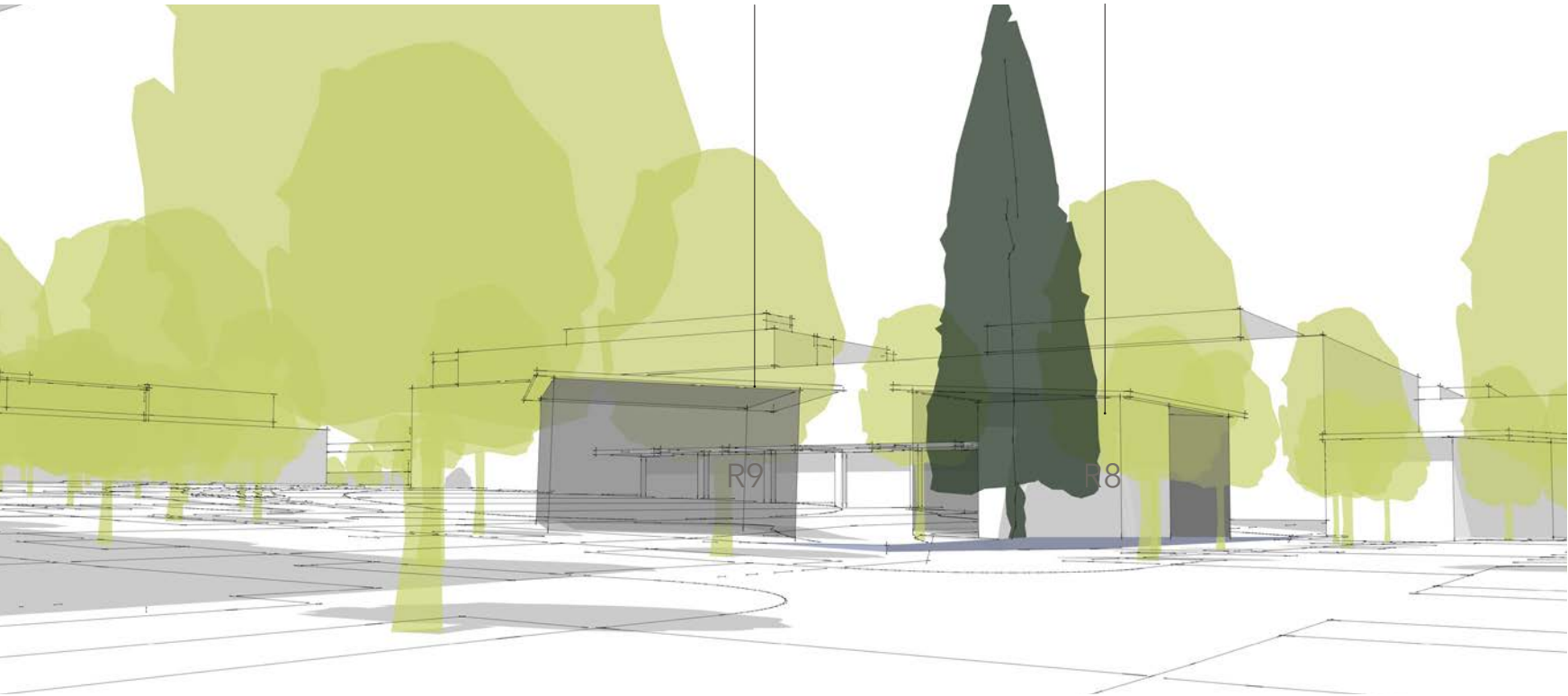
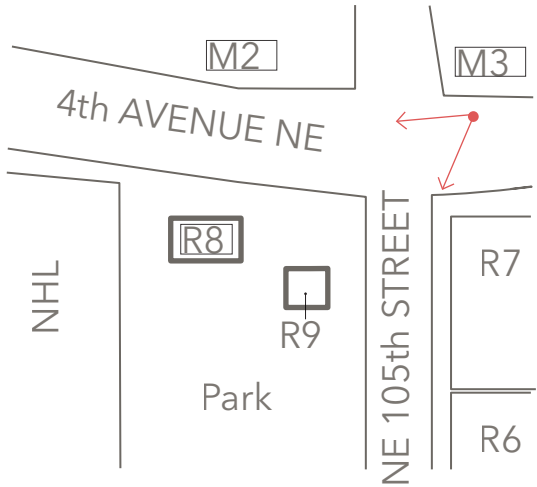
- 1 story retail pavilion totaling 1,500 sq ft
- 450 sf public restrooms
- 1,050 sq ft retail

R9 SUMMARY

- 1 story retail pavilion totaling 750 sq ft
- 750 sq ft retail

Overview

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



Ground Level Plan



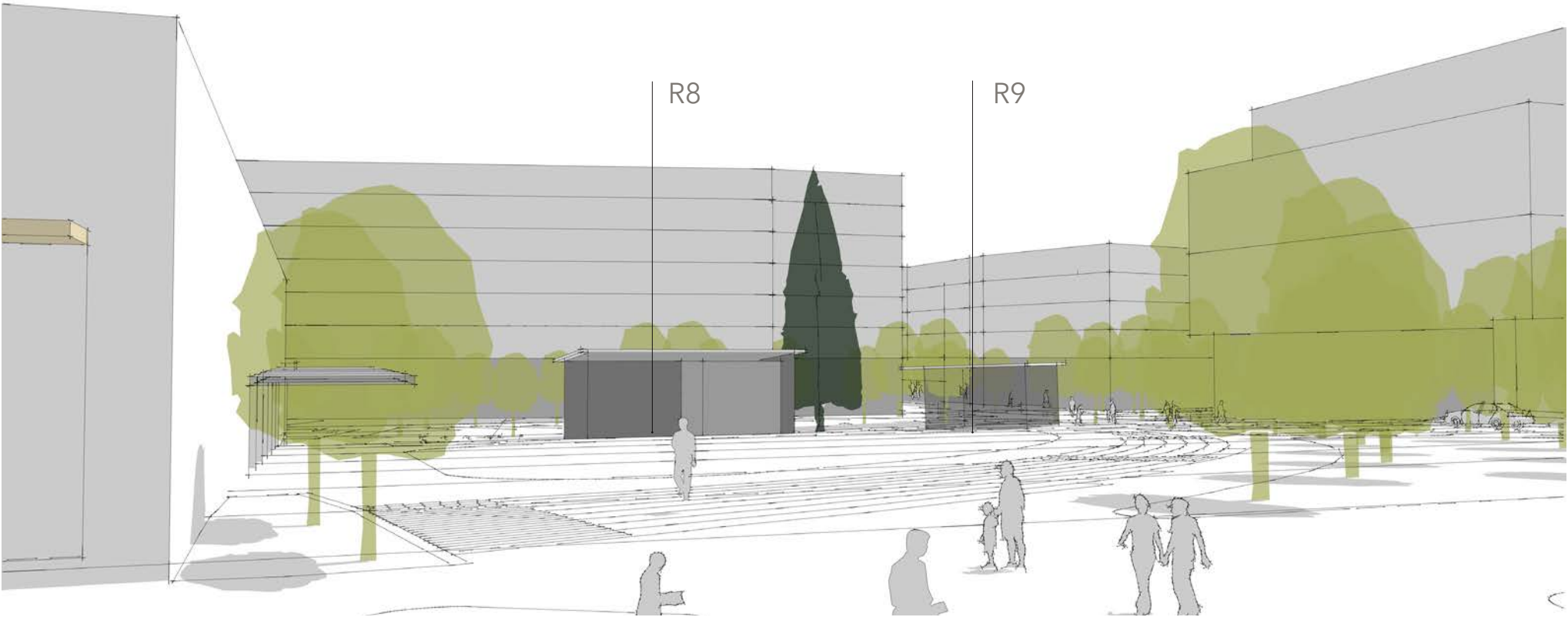
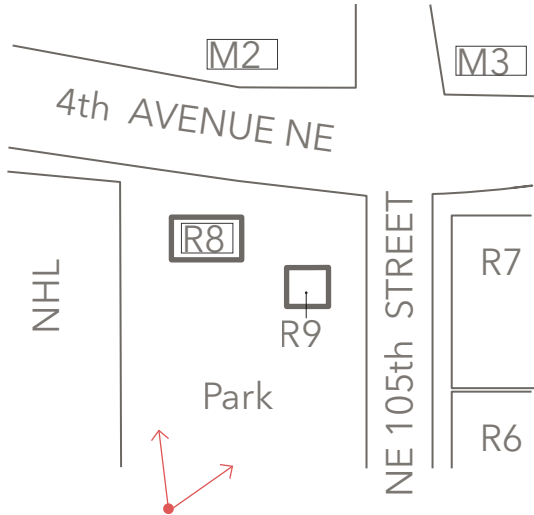
Printed: 10.26.2018

BUILDING R8 AND R9

Preferred Design

Pros

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



Design Guidelines

Open Space Concept



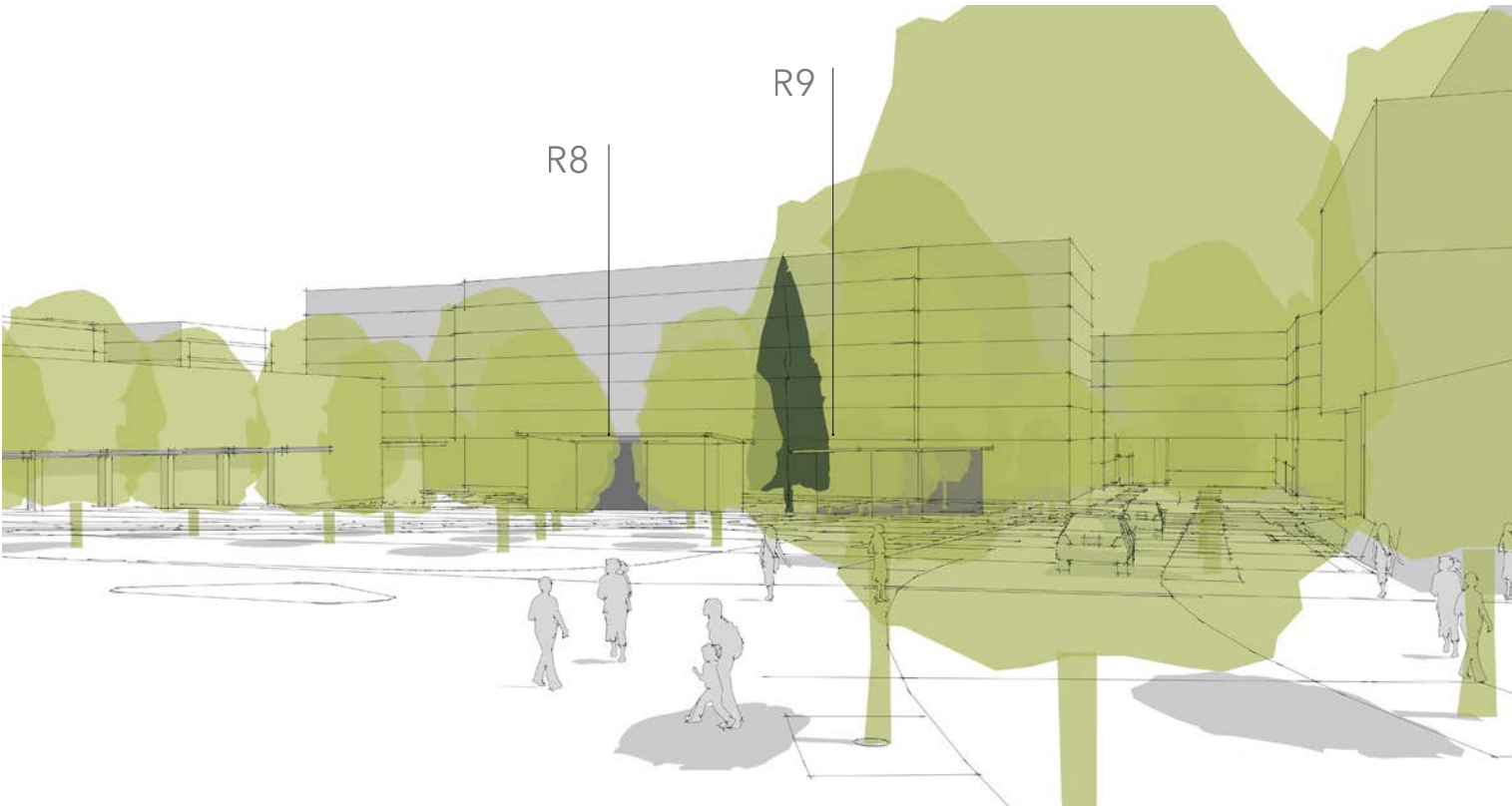
Integrate open space design with the design of the building so that each complements the other. Northgate Community Goal: Increase publicly accessible open spaces and connections between them.

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

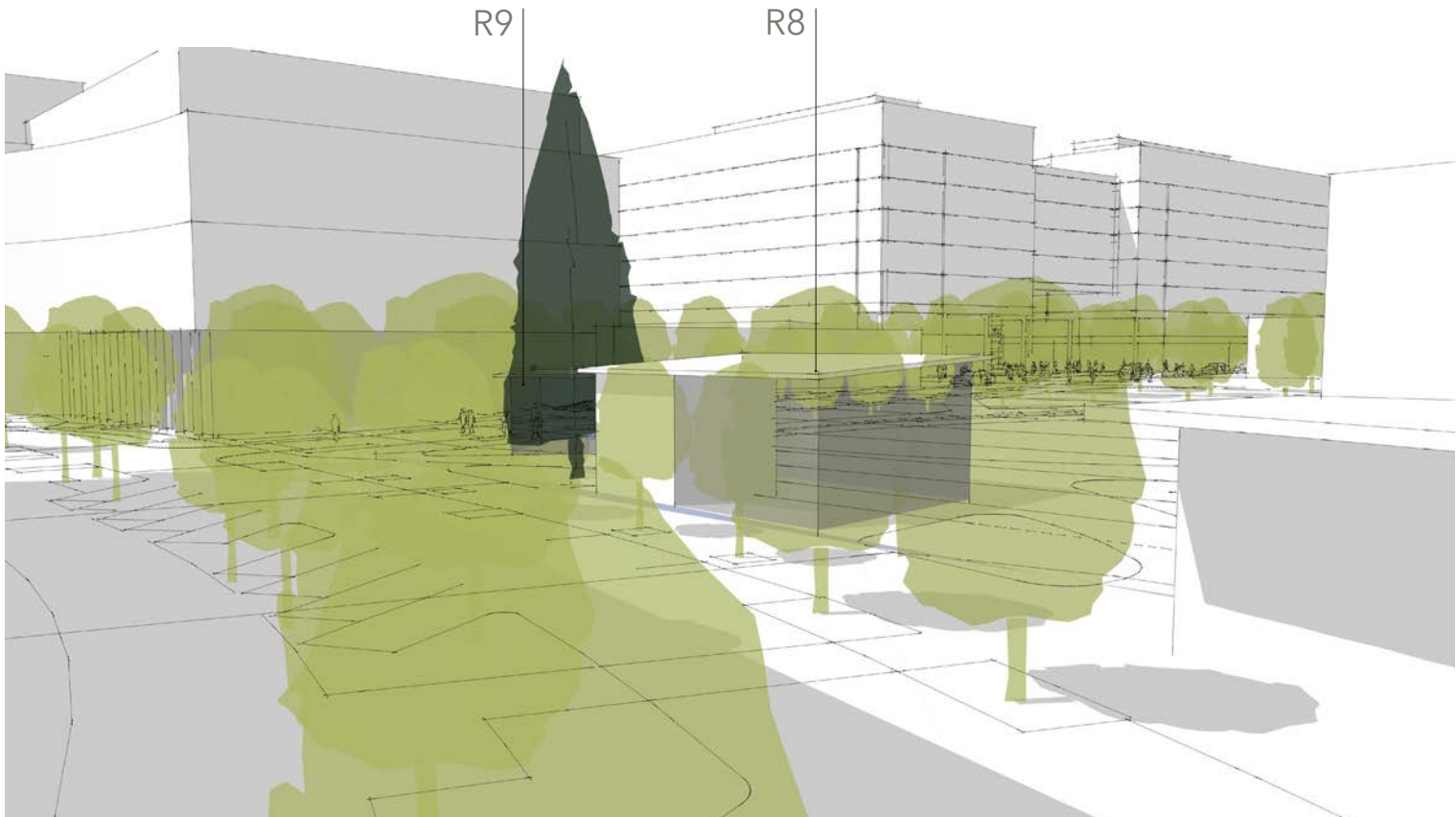
Response:

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

BUILDING R8 AND R9 - PREFERRED



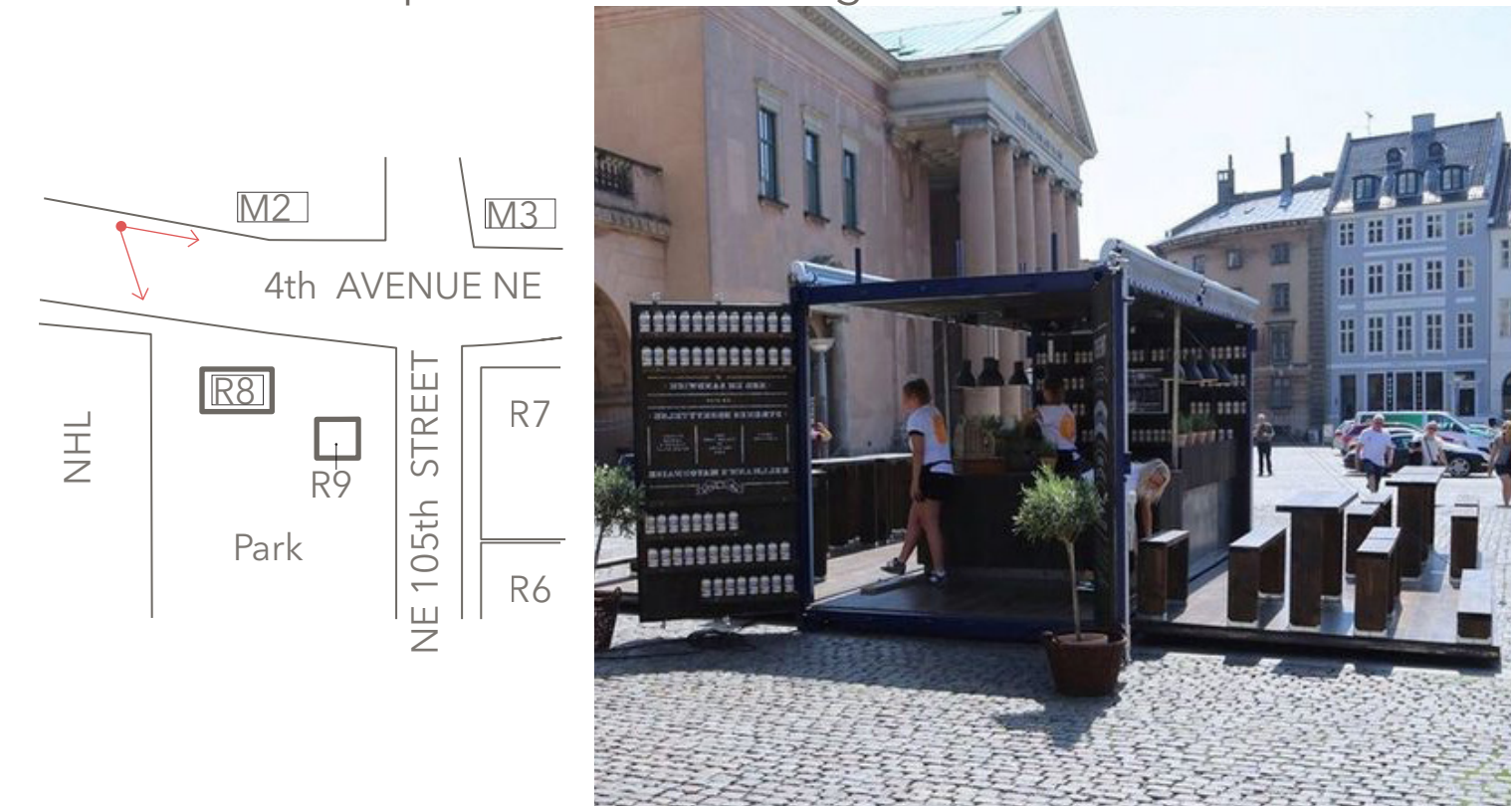
Ground Level Perspective View Looking Northeast



Ground Level Perspective View Looking Southwest



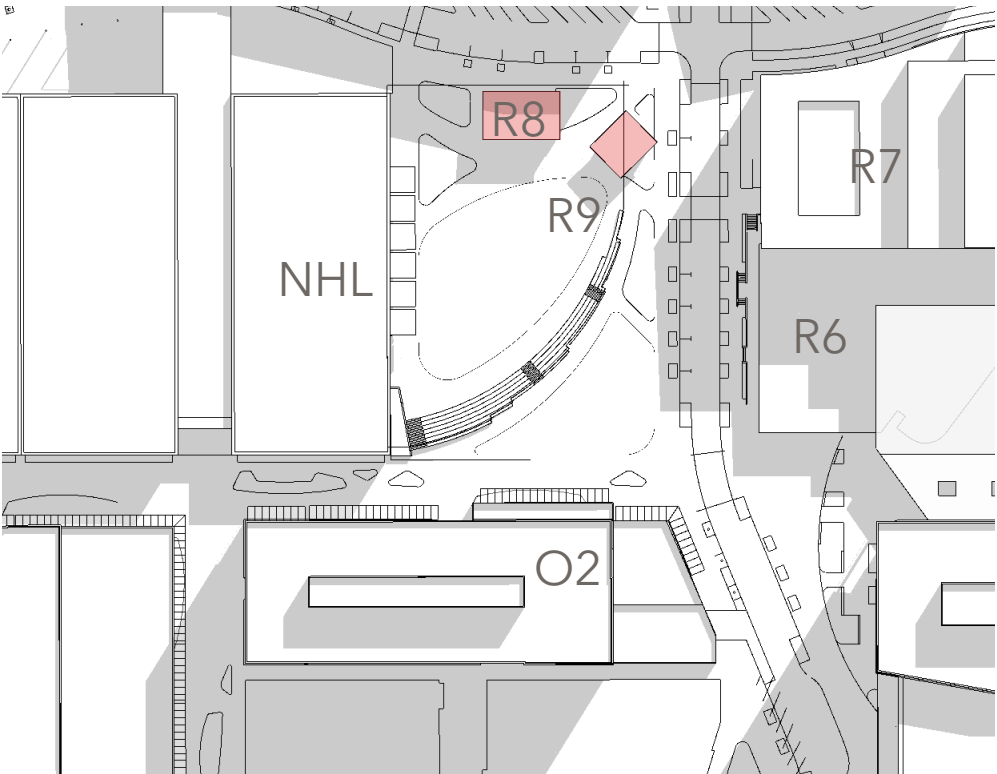
Transparency at the corner activates park edge.



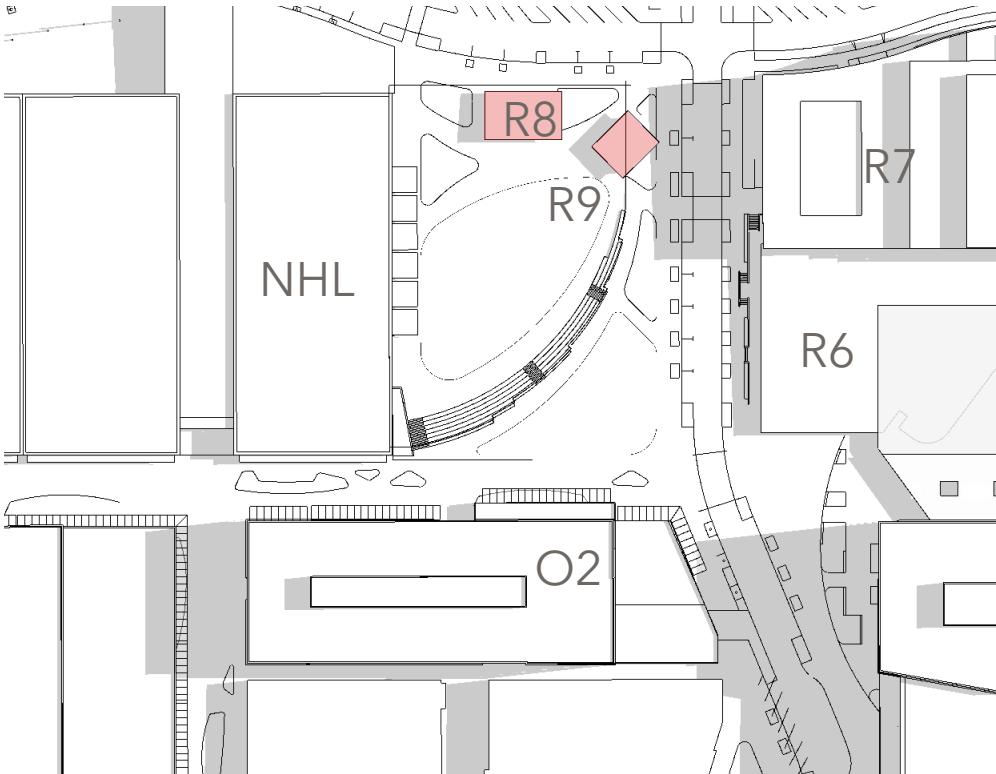
Retail pavilion provides transition in scale.

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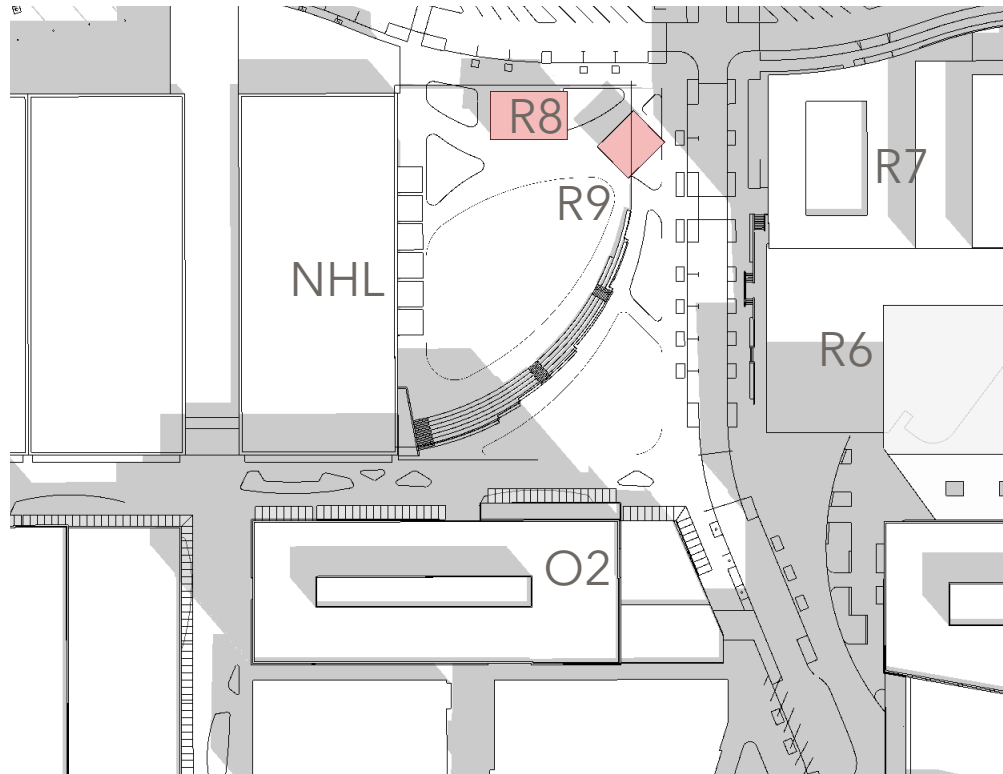
SUN AND SHADOW ANALYSIS



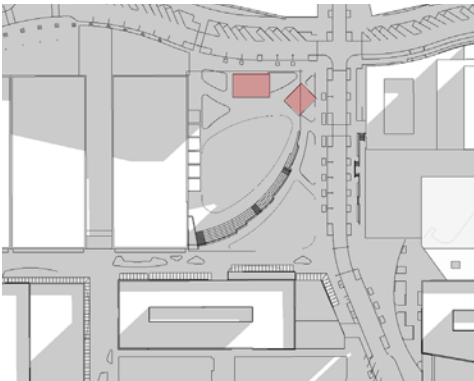
March/ September 21, 9am



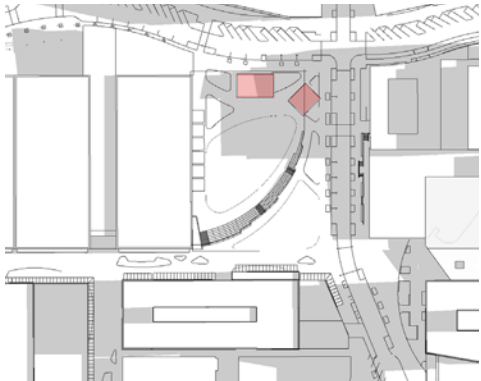
March/ September 21, noon



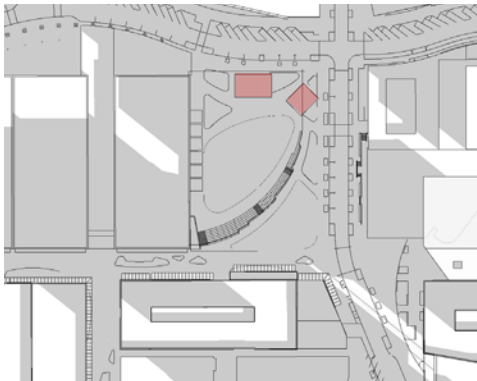
March/ September 21, 3pm



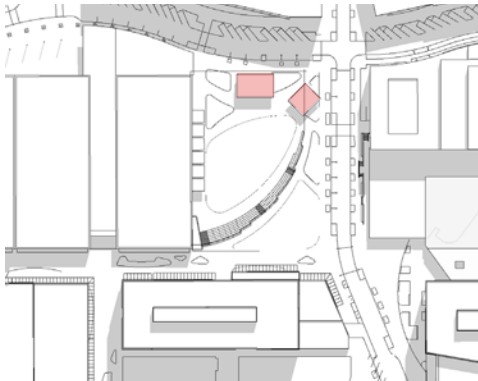
December 21, 9am



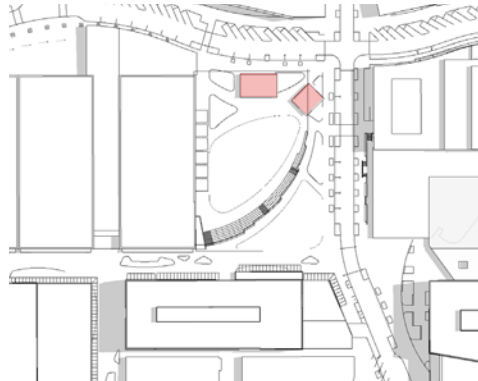
December 21, noon



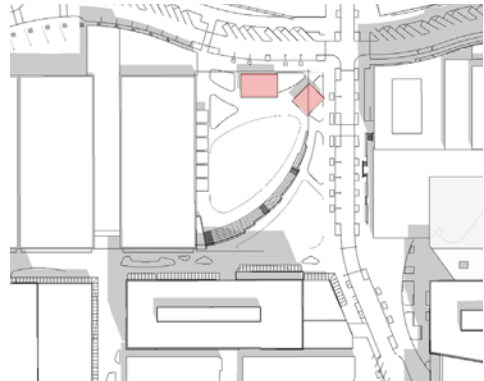
December 21, 3pm



June 21, 9am



June 21, noon



June 21, 3pm

Sun Study- Central Park

Printed: 10.26.2018

SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

Architectural Design Intent

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

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

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



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

1. Diversity of Scales



TYPE II (R8)

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

TYPE III (R9)

- ABOVE 500 SF
- TOTALLY DEMOUNTABLE
- MOVABLE
- INTENDED FOR DAILY USE.
- MINIMAL WEATHER PROTECTION.

SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

(PL2 Walkability & PL3 Street- Level Interaction)

2. Activation of Ground Floor Plane

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

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

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

Back of house function are mitigated.

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



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES - R8 AND R9

(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.



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SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

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

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

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



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SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

(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, back-lighting, and lighted acrylic push through letters are encouraged. Building mounted lighting, like sconces or canopy mounted lights, will likely be standardized to the project or street, but some additional lighting to highlight signage and entries might be desired by the retailer.

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

Supplemental Guidelines

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

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

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

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

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



SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Materiality

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

Materiality strategies are:

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

SUSTAINABLE AND INSPIRED

CLEAR, MODERN, DELIGHT

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



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SUPPLEMENTAL DESIGN GUIDELINES - PAVILIONS AND MOVABLE STRUCTURES

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

2. Signage

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

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

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

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

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



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MPD - SUPPLEMENTAL DESIGN GUIDELINE

BUILDINGS R4, R5 - EXISTING RETAIL BUILDINGS

BUILDING R6 - EXISTING FOOD COURT BUILDING

Printed: 10.26.2018

SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4, R5 AND R6

This section of Supplemental Guidelines are for existing retail buildings that will change in the future. As the project develops and changes in the future, design guidelines are needed to influence and continue the architectural design direction that is established with the MPD.

SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(PL2 Walkability & PL3 Street- Level Interaction)

1. Street Facade

Building R1 to R5 are located along the western perimeter of the development with direct views from the I-5 Freeway and front large areas of surface parking. A strong building street wall within this area of the project supports a consistent urban fabric, relates to the pattern of the pedestrian flow between buildings and the major parking fields, and defines views from the frontage road and I-5 Freeway. 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 and major remodel/renovation of buildings within the R1 to R5 areas shall hold a consistent street facade for a minimum of one story in height, and a minimum of 60 percent of the facade length, with minor or major variations permitted for the remaining 40 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 or pedestrian way 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 with activated seating or dining areas. Setback landscape areas should be limited to two feet in width.

CORNERS. Special attention should be placed on corner conditions within the R1 to R5 areas. Corner controls are additionally encouraged to apply to building corners at the

intersection of public streets and vehicular mid-block passages. Building corners provide a unique opportunity to create attractive and well-proportioned building and entry facades the engage the pedestrian. Entries to retail uses are encouraged to be placed at building corners where possible.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(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

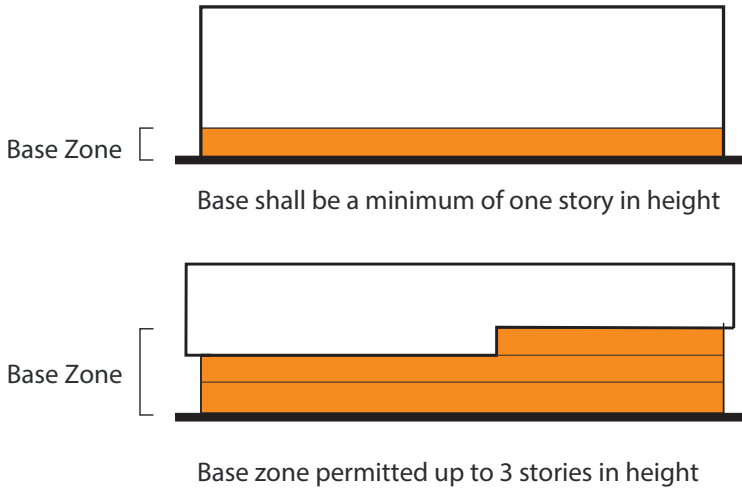
DEFINED BASE. All new construction buildings and major remodel/renovations shall have a defined base zone, scaled and proportioned to the street environment. The base may be differentiated by horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or difference 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. Retailers usually prefer large amounts of transparency to provide a clear view into the store’s sales floor and for merchandise display. Having a clear view to a lively interior retail space combined with the changing nature of window displays 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.

GROUND FLOOR STOREFRONTS. The storefront is the face and first impression of a retailer by their customers and it’s hard to overstate the importance of its design. A good storefront will create a strong presence at the street and communicate the retailer’s brand identity through its materials, signage, and merchandise display. Allowing retailers to develop and express their individual brand identities on their storefronts allows them to be more successful attracting their customers. More established retail brands will have specific design guidelines that specify their ideal storefronts including materials, display windows, height, and width.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(PL2 Walkability & PL3 Street- Level Interaction)

2. Building Base and Ground Floor (cont.)

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 facias 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 and major remodel/renovations, 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 roll-up 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(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-OCCUPIABLE PROJECTIONS. Non-occupiable 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-occupiable 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-OCCUPIABLE 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(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 discouraged.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(PL2 Walkability & PL3 Street- Level Interaction)

5. Garage and 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. Landscaping is also encouraged to be used along with screening to help mitigate or soften views of the service entry from the public way.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Facade Design

The following standards and guidelines guide the design for any new construction or major remodel/renovation 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R4 AND R5

(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 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.



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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(PL2 Walkability & PL3 Street- Level Interaction)

1. Street Facade

Building R6 is strategically located along the major north-south pedestrian way and just east of building O3. It also currently serves as a physical and visual terminus to the 3rd Avenue N.E. Entry drive. Substantial grade changes occur along the south and east facades of the building. A strong building street wall within this area of 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 2nd floor, creates an engaged street and cohesive neighborhood rather than a collection of set back and inaccessible buildings.

Supplemental Guidelines

CONTINUITY. All new construction and major remodel/renovation of building 6 shall hold a consistent street facade for a minimum of one story in height, and a minimum of 60 percent of the facade length, with minor or major variations permitted for the remaining 40 percent length of the facade. The one exception to this guideline would be the south facade of the building where grade changes and truck service access preclude the ability to achieve this goal.

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 or pedestrian way 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 with activated seating or dining areas. Setback landscape areas should be limited to two feet in width.

CORNERS. Special attention should be placed on corner conditions. Corner controls are additionally encouraged to apply to building corners at the intersection of public streets and vehicular mid-block passages. Building corners provide a unique opportunity to create attractive and well-proportioned building and entry facades that engage the pedestrian. Entries to retail uses are encouraged to be placed at building corners where possible.

ICONIC FEATURES. Special attention should be placed on existing and future iconic features of building 6. All new construction or major remodel/renovation of building 6 shall consider including an iconic facade or signage feature that will create an identifiable landmark for the project.

VERTICAL CONNECTIVITY. Special attention should be paid to the existing pedestrian connections and grade change along the south facade of building 6. All new construction or major remodel/renovation should consider the current pedestrian grade transitions and provide safe and convenient vertical access from the lower level sidewalk to the upper level uses. Vertical access should be designed to be integrated or compatible with the South facade design.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(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.

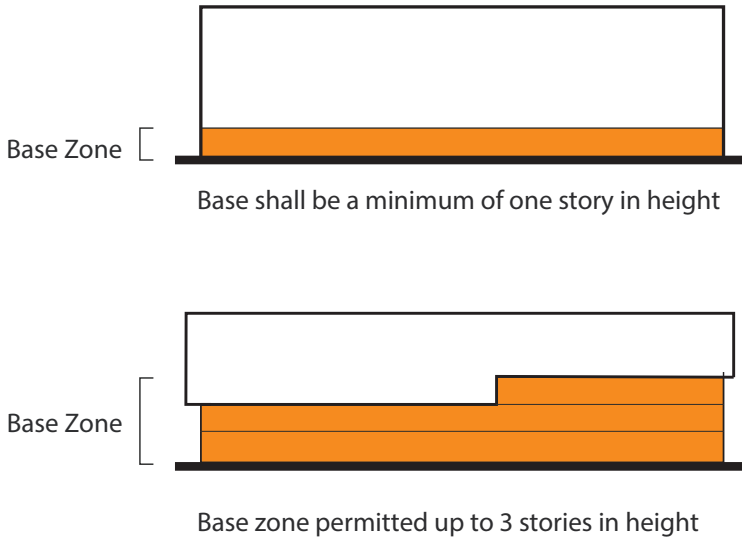
Supplemental Guidelines

DEFINED BASE. All new construction buildings and major remodel/renovations 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. Retailers usually prefer large amounts of transparency to provide a clear view into the store’s sales floor and for merchandise display. Having a clear view to a lively interior retail space combined with the changing nature of window displays 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.

GROUND FLOOR STOREFRONTS. The storefront is the face and first impression of a retailer by their customers and it’s hard to overstate the importance of its design. A good storefront will create a strong presence at the street and communicate the retailer’s brand identity through its materials, signage, and merchandise display. Allowing retailers to develop and express their individual brand identities on their storefronts allows them to be more successful attracting their customers. More established retail brands will have specific design guidelines that specify their ideal storefronts including materials, display windows, height, and width.



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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(PL2 Walkability & PL3 Street- Level Interaction)

2. Building Base and Ground Floor

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 facias 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 and major remodel/renovations, 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 roll-up 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



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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(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-OCCUPIABLE PROJECTIONS. Non-occupiable 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-occupiable 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-OCCUPIABLE 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.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(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 discouraged.



SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(PL2 Walkability & PL3 Street- Level Interaction)

5. Garage and 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. Landscaping is also encouraged to be used along with screening to help mitigate or soften views of the service entry from the public way.



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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(DC2 Architectural Concepts & DC4 Exterior Elements & Finishes)

1. Facade Design

The following standards and guidelines guide the design for any new construction or major remodel/renovation facade within the project.

Supplemental Guidelines

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.



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SUPPLEMENTAL DESIGN GUIDELINES - BUILDING R6

(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 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.



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DEPARTURE REQUESTS

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PROPOSED SITE PLAN + STREET LEVEL BUILDING USES



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DEPARTURE REQUESTS

#	Land Use Code	Code Item	Code Requirement	Departure Request	Design Rationale
Street Level Experience - Spatial Definition					
Departures related to street level dimensional requirements					
D1	23.54.030.F.2.b	Parking Space and Access Standards	"For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined."	Existing curb-cuts at 106th street (34'-0") and 3rd Ave.	The existing curb cuts will provide cross-site access on the new private streets. The departure is requested in order to continue accommodating current traffic volumes form 5th Ave NE, and is consistent with adjacent public street design.
D2	23.47A.008.B.4	Street-level development standards	Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Allow for a proposed floor-to-floor height of 10'-0" along approximately 2/3rds of the south facade at building O4 along NE 103rd Street.	The building design responds to the site and the boards comments to create an active frontage with an entry and retail space at the corner of 103rd Street and 3rd Ave. Locating parking along a portion of this facade is consistent with the adjacent mall and sound transit parking garages immediately to the west. Due to the existing context and the need for bus queuing along 103rd street is isn't feasible for the entire frontage to be occupied with commercial uses. The lowered floor-to-floor height reduces the bulk of the parking structure minimizing its impact on the pedestrian realm. The office lobby and retail will provide a double height space exceeding the minimum floor-to-floor requirements. The area of at grade parking is provided with additional landscape screening to further enhance the public realm.
D3	23.47A.008	Street-Level Development Standards	<ul style="list-style-type: none">Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk 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.Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Allow for the east (internal) facade of building H1 to be designated as the "street level frontage" and required to meet requirements as defined by 23.47A.008 rather than the west (public) facade along 1st Ave NE.	The public (west) street frontage of building H1 does not allow for a high quality public realm due to the adjacent elevated rail line, 1st Ave freeway frontage road, and Interstate 5. To prioritize pedestrian access from the light rail station and the broader site the preferred design locates street level programing along the east facade and back of house programing along 1st Ave. The east facade design will meet applicable street level development standards typically only required at public street facades. The generous 28' landscaped setback along 1st Ave. provides visual and noise mitigation from I5 and the light-rail line.
Street Level Experience - Activity					
Departures related to street level uses					
D4	23.47A.032.B.1.b	Parking location and access	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.	Allow for the new mixed use office and parking structure O4 to have ground level parking located along the street level lot line on NE 103rd street.	The building design responds to the site and the boards comments to create an active frontage with an entry and retail space at the corner of 103rd Street and 3rd Ave. The future office building will provide an active lobby frontage and retail at the intersection of on 103rd Street and 3rd Ave. Ground level parking will comply with street level blank facade and screening requirements.