



RE-ENVISIONING NORTHGATE MALL


SIMON

GGLO DESIGN

kpff

Master Use Permit | Early Design Guidance

SDCI #: 303291-EG (MUP #'s: 3031302-LU; 3031303-LU; 3031306-LU; 3031304-LU)

13 August, 2018 - Meeting Date

Planner: Brandon Cummings

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

Printed: 07.26.2018

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. 24)

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

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

Retail:
Approximately 81,827 sq in MUP buildings

Parking Stalls:
Approximately 1,336 stalls in MUP buildings



Owner:

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- Design Options Comparison
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- Design Options Comparison
- Design Options
- Preferred Design
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DEVELOPMENT OVERVIEW

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DEVELOPMENT OBJECTIVES

Goals/Vision:

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

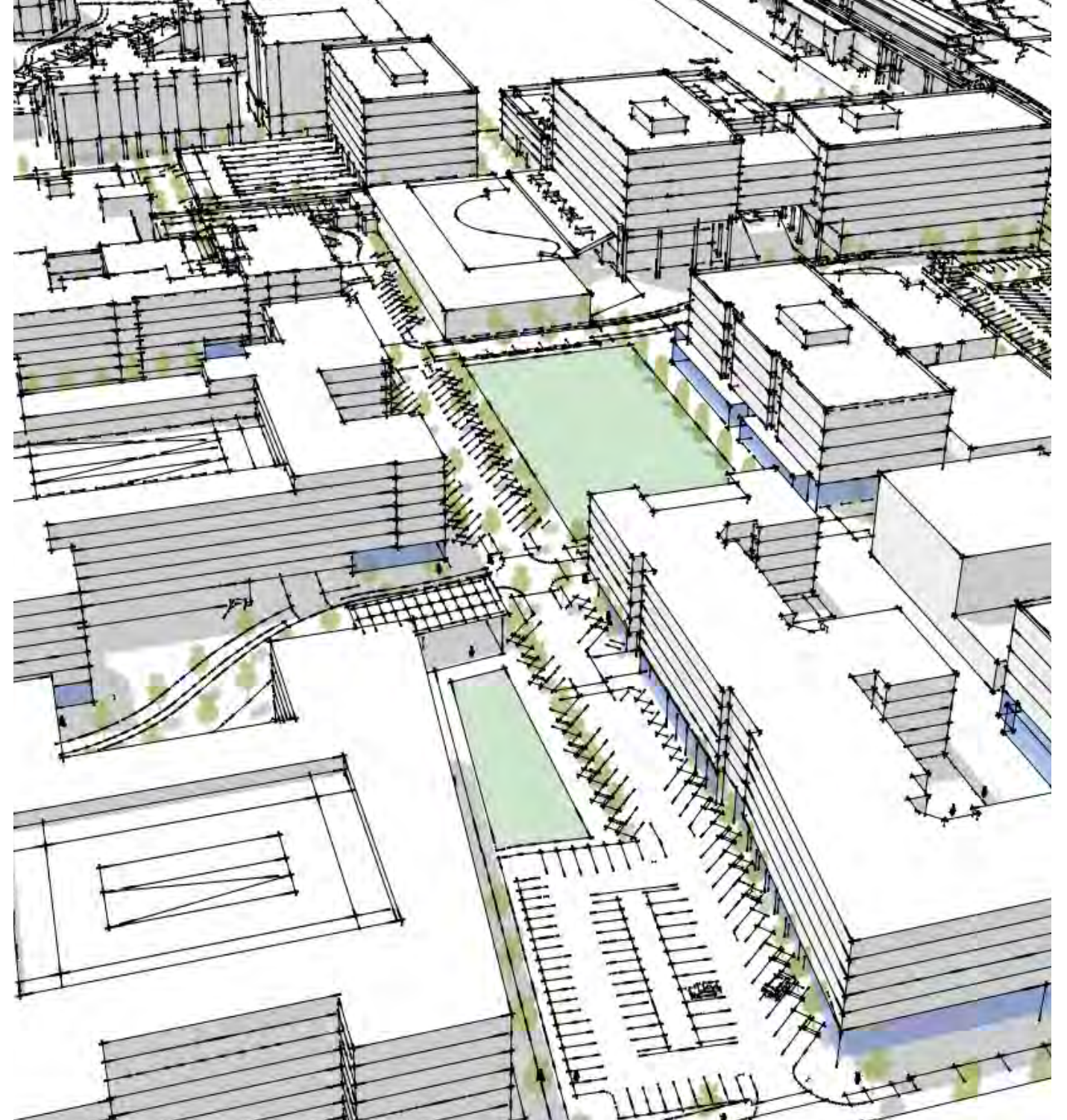
The redevelopment will transform the majority of Northgate Mall into a walkable transit-oriented neighborhood with new office, residential, retail and restaurant uses, a state-of-the-art fitness facility, reconfigured parking, and new open spaces. To realize this vision, parts of the existing mall will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

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

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

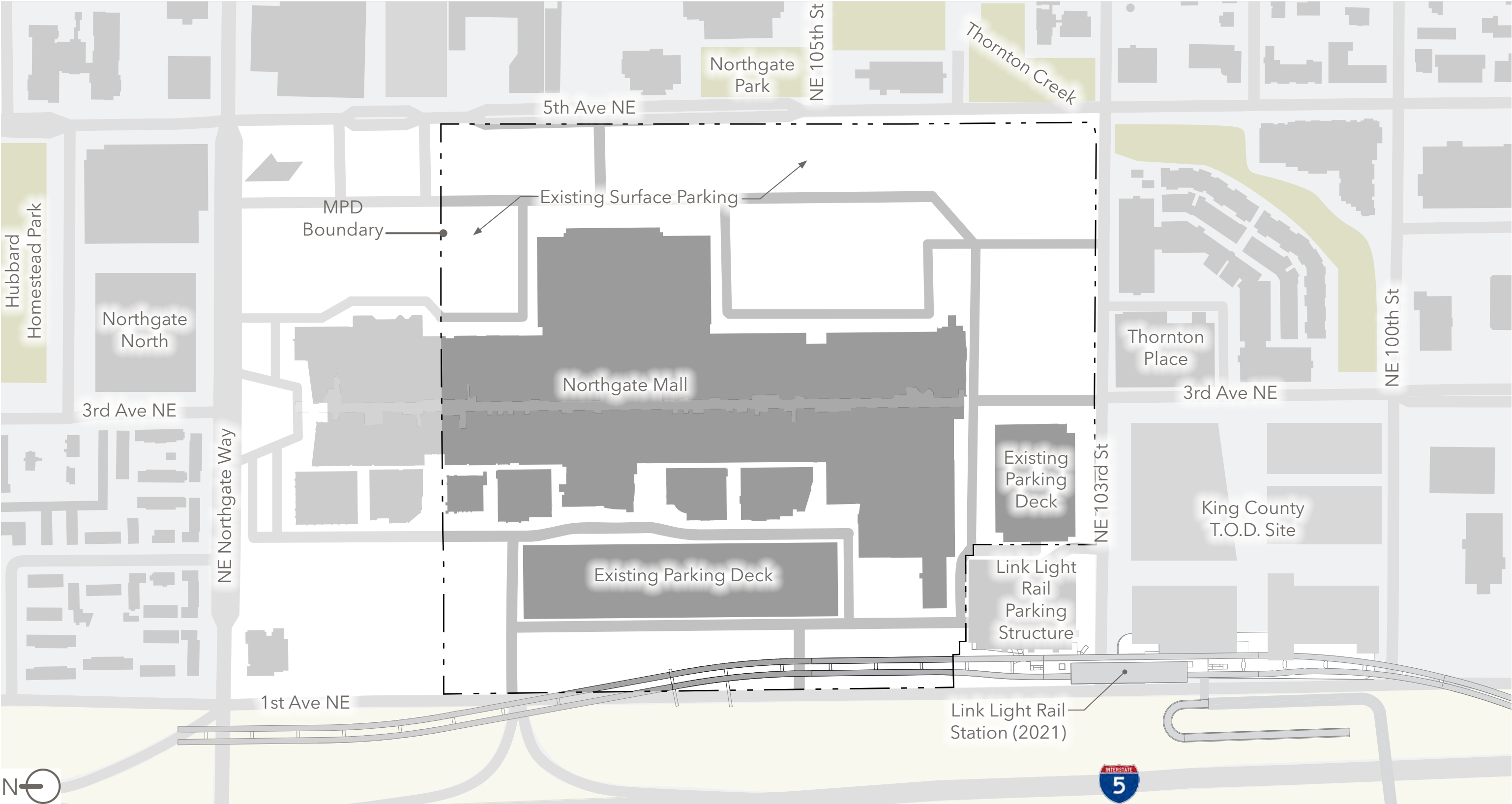
Market Changes:

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

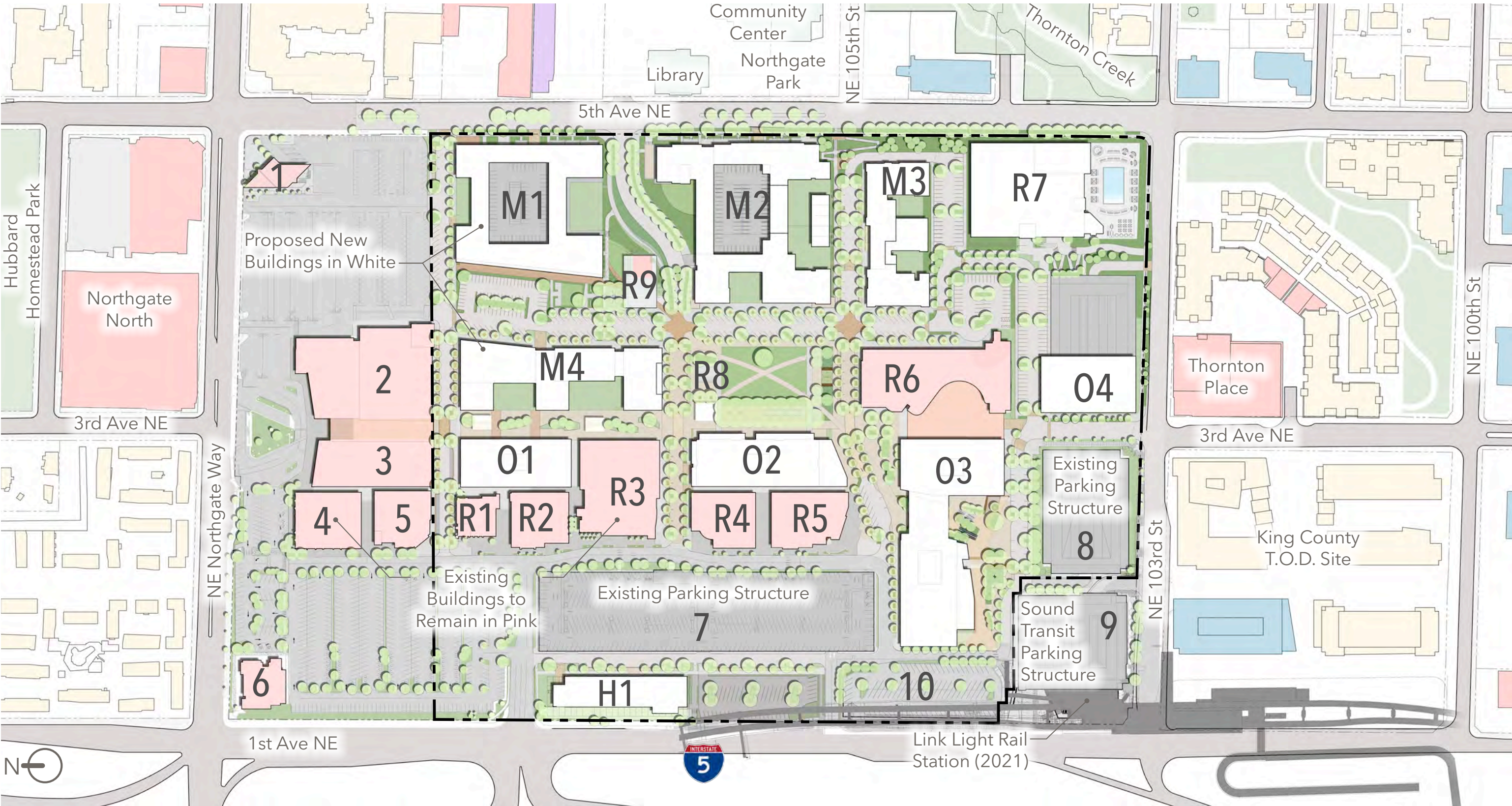


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EXISTING SITE PLAN



PROPOSED SITE PLAN



DEVELOPMENT PROGRAM

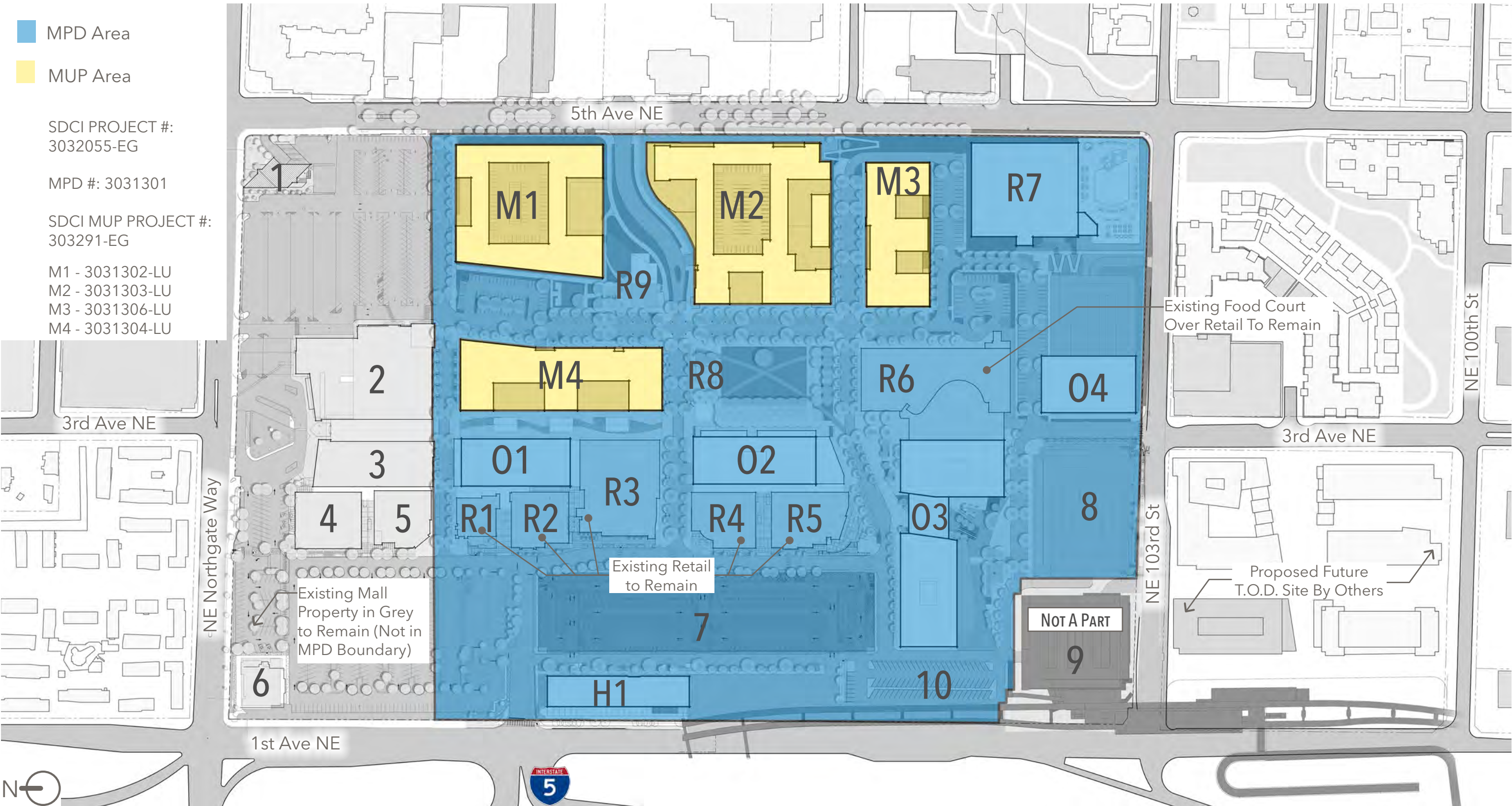
| | Building | Building Gross Square Feet | Dwelling Units | Parking Stalls |
|-------------------|---|---|---|----------------|
| New MUP Buildings | M1 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031302 | Parking - 152,570 Residential - 289,123 Retail - 24,838 | 302 -Including 9 Live / Work units | 368 |
| | | Total - 466,531 | | |
| | M2 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031303 | Parking - 186,816 Residential - 375,616 Retail - 20,831 | 422 -Including 12 Live / Work units | 585 |
| | | Total - 583,263 | | |
| | M3 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031306 | Parking - 24,160 Residential - 192,458 Retail - 7,074 | 227 | 94 |
| | | Total - 223,692 | | |
| | M4 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031304 | Parking - 86,617 Residential - 241,562 Retail - 29,190 | 254 -Including 7 Live / Work unit | 309 |
| | | Total - 357,369 | | |
| New MPD Buildings | R7 - Commercial, Sports and Recreation -Preferred Option- | Parking - --- Commerical - 145,000 | N/A | N/A |
| | | Total - 145,000 | | |
| | R9 - Retail -Preferred Option- | Parking - --- Retail - 2,000 | N/A | N/A |
| | | Total - 2,000 | | |
| | O1 - Mixed Use Office -Preferred Option- | Parking - 12,802 Office - 99,160 Retail - 9,860 | N/A | 31 |
| | | Total - 121,822 | | |
| | O2 - Mixed Use Office -Preferred Option- | Parking - 13,788 Office - 106,890 Retail - 17,880 | N/A | 36 |
| | | Total - 138,558 | | |
| | O3 - Mixed Use Office -Preferred Option- | Parking - 148,200 Office - 420,360 Retail - 17,460 | N/A | 352 |
| | | Total - 586,020 | | |

| | Building | Building Gross Square Feet | Dwelling Units | Parking Stalls |
|--|--|---|----------------|----------------|
| New MPD Buildings | O4 - Mixed Use Office -Preferred Option- | Parking - 130,640 Office - 178,370 Retail - --- | N/A | 403 |
| | | Total - 277,140 | | |
| | H1 - Hospitality / Lodging -Preferred Option- | Parking - --- Lodging- 109,840 Retail - --- | N/A | N/A |
| | | Total - 109,840 | | |
| Existing Buildings within MPD Boundary to Remain | R1 - Existing Retail | Total - 7,154 | N/A | N/A |
| | R2 - Existing Retail | Total - 13,880 | N/A | N/A |
| | R3 - Existing Retail | Total - 122,187 | N/A | N/A |
| | R4 - Existing Retail | Total - 14,639 | N/A | N/A |
| | R5 - Existing Retail | Total - 17,553 | N/A | N/A |
| | R6 - Existing Retail | Total - 99,038 | N/A | 87 |
| | 7 - Existing Parking Structure | Total - 236,726 | N/A | 705 |
| | 8 - Existing Parking Structure | Total - 235,910 | N/A | 750 |
| | 1 - Existing Retail | Total - 4,900 | N/A | N/A |
| | 2 - Existing Retail | Total - 68,207 | N/A | N/A |
| Buildings Outside MPD Boundary to Remain | 3 - Existing Retail | Total - 25,122 | N/A | N/A |
| | 4 - Existing Retail | Total - 34,167 | N/A | N/A |
| | 5 - Existing Retail | Total - 13,498 | N/A | N/A |
| | 6 - Existing Retail | Total - 8,300 | N/A | N/A |

DEVELOPMENT PROGRAM

| Site Parking | | | | |
|--|---|-------------|--------------|------------|
| 541 Surface Parking Stalls within MPD Boundary | | | | |
| 1,192 Surface Parking Stalls within MPD Boundary | | | | |
| Open Space Requirements | | | | |
| | Open Space Type | Square Feet | Bonus Factor | Revised SF |
| Public Open Space | Active Park | 71,993 | 1.5 | 107,990 |
| | Landscaped Pedestrian Connections | 29,054 | 1.5 | 43,581 |
| | Urban Garden | 11,532 | 1 | 11,532 |
| | Urban Plaza | 79,006 | 1.5 | 118,509 |
| | | | | |
| | Total Open Space | | | 281,612 |
| | Usable Open Space (50%) | | | 140,806 |
| Planted Areas | Planted Areas | | | |
| | Parking Lots | 9,700 | - | 9,700 |
| | Streets | 23,937 | - | 23,937 |
| | Slopes | 6,454 | - | 6,454 |
| | Vertical at Grade | 20,354 | - | 20,354 |
| | Total Planted Area | | | 60,445 |
| Summary | Total Public Open Space | | | 342,057 |
| | Total MPD Site Area | | | 1,785,932 |
| | Required (15% of Site Area) | | | 267,889 |
| | Usable Open Space Required (1/5 of Required Area) | | | 53,577 |

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



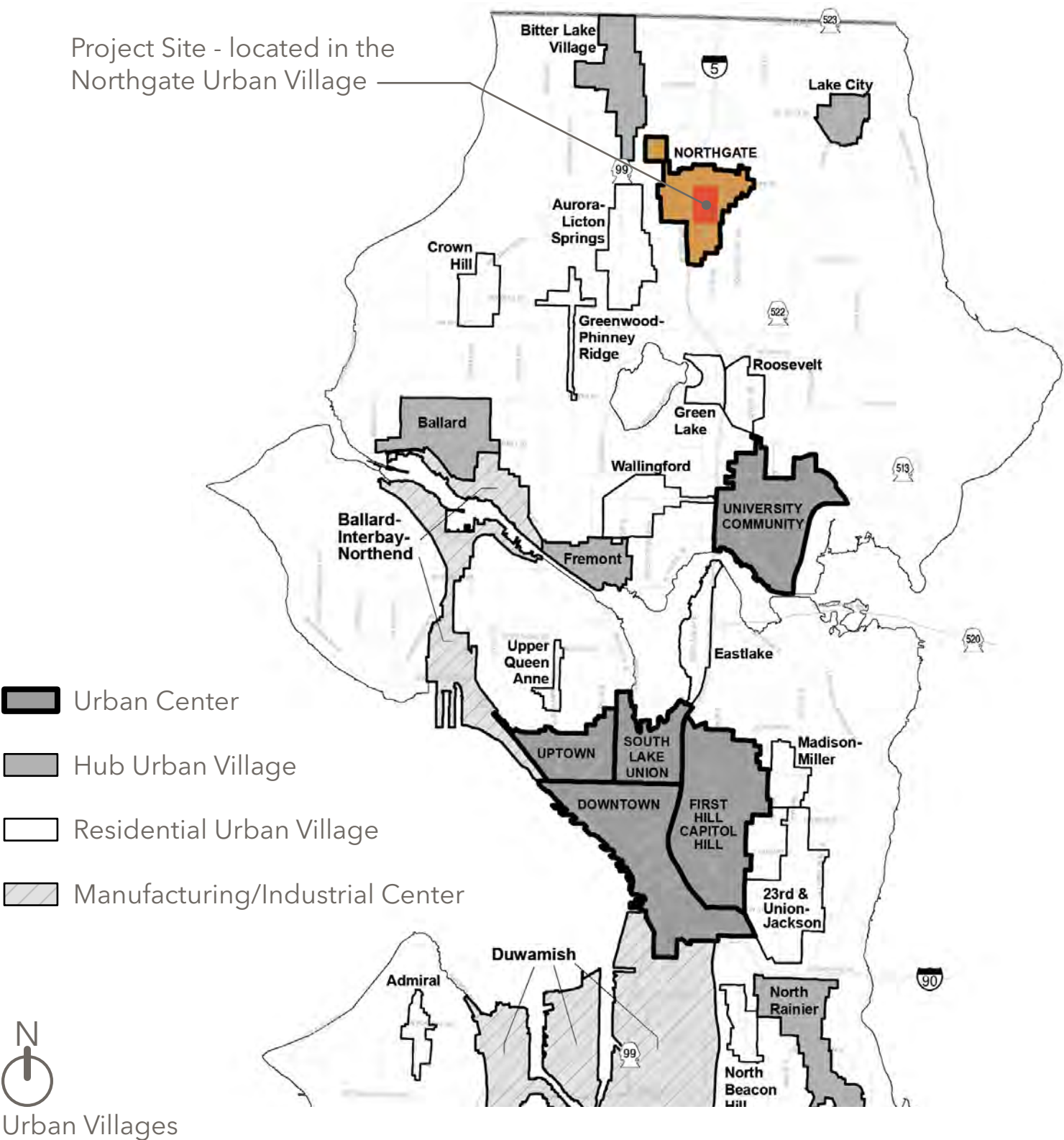
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CONTEXT

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LOCATION



Location:
The existing Northgate Mall is located at the heart of the broader Northgate Urban Village. The MPD project boundary encompasses approximately 41 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.



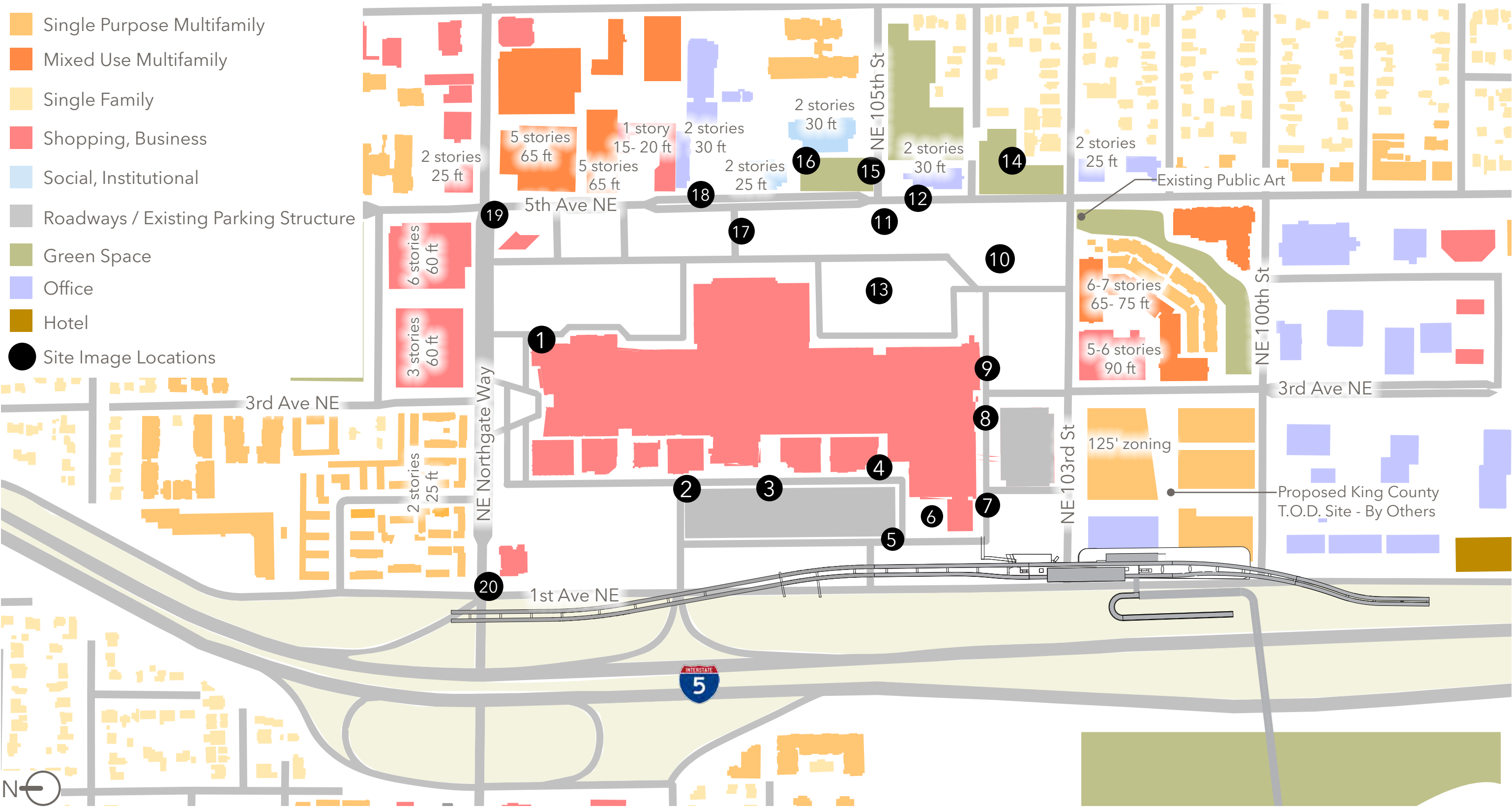
EXISTING NEIGHBORHOOD AXONOMETRIC - LOOKING EAST



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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
- Site Image Locations



Land Use Context & Nodes Map

SITE SURROUNDINGS & CONTEXT IMAGES



1 Barnes & Noble along NE Northgate Way



2 Nordstrom from 1st Ave parking structure



3 West entry from 1st Ave parking structure



4 NW corner of JCPenney



5 Link light rail along 1st Ave NE



6 Northwest side of JCPenney



7 South side of JCPenney looking east



8 South side of mall looking northeast



9 Southwest side of mall looking northwest



10 Southeast mall entry looking northwest



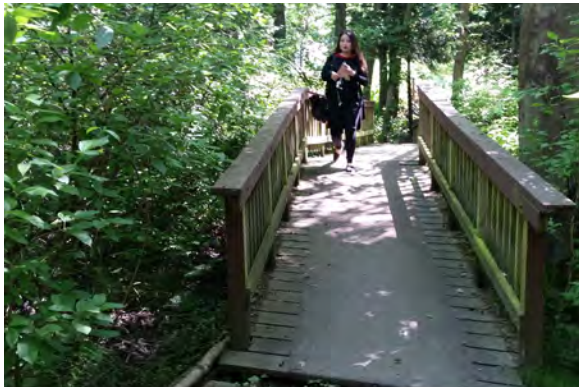
11 Southeast mall entry looking northwest



12 Northgate Public Library



13 Southeast mall entry



14 Thornton Creek trail



15 Northgate Park



16 Pacific Medical Center across 5th Ave



17 Macy's entry facing 5th Ave



18 Professional offices across 5th Ave



19 Northgate North retail center



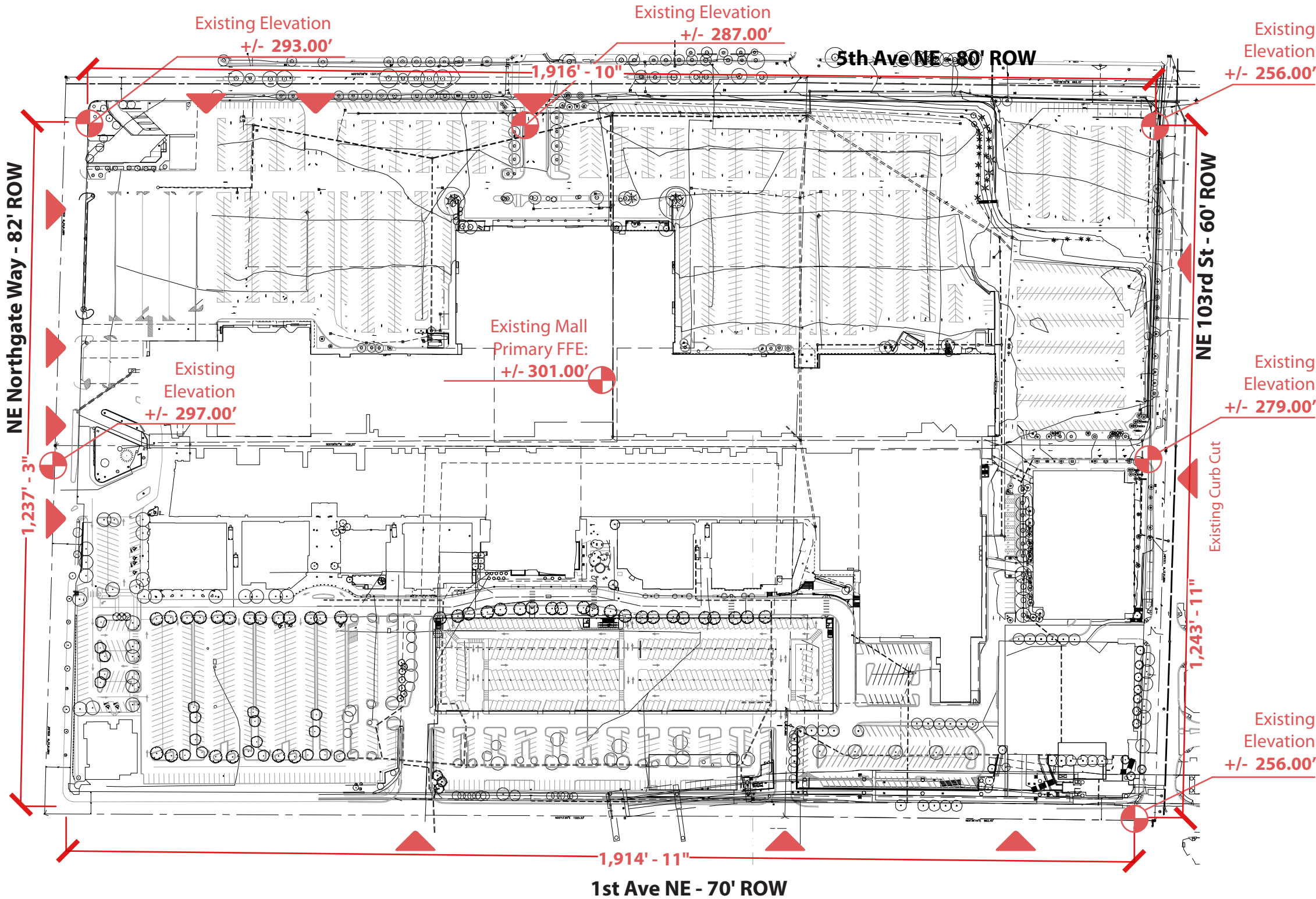
20 Looking S on 1st Av. Printed: 07.26.2018

EXISTING SITE CONDITIONS

▲ Existing Curb Cut

Parcel Legal Descriptions

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

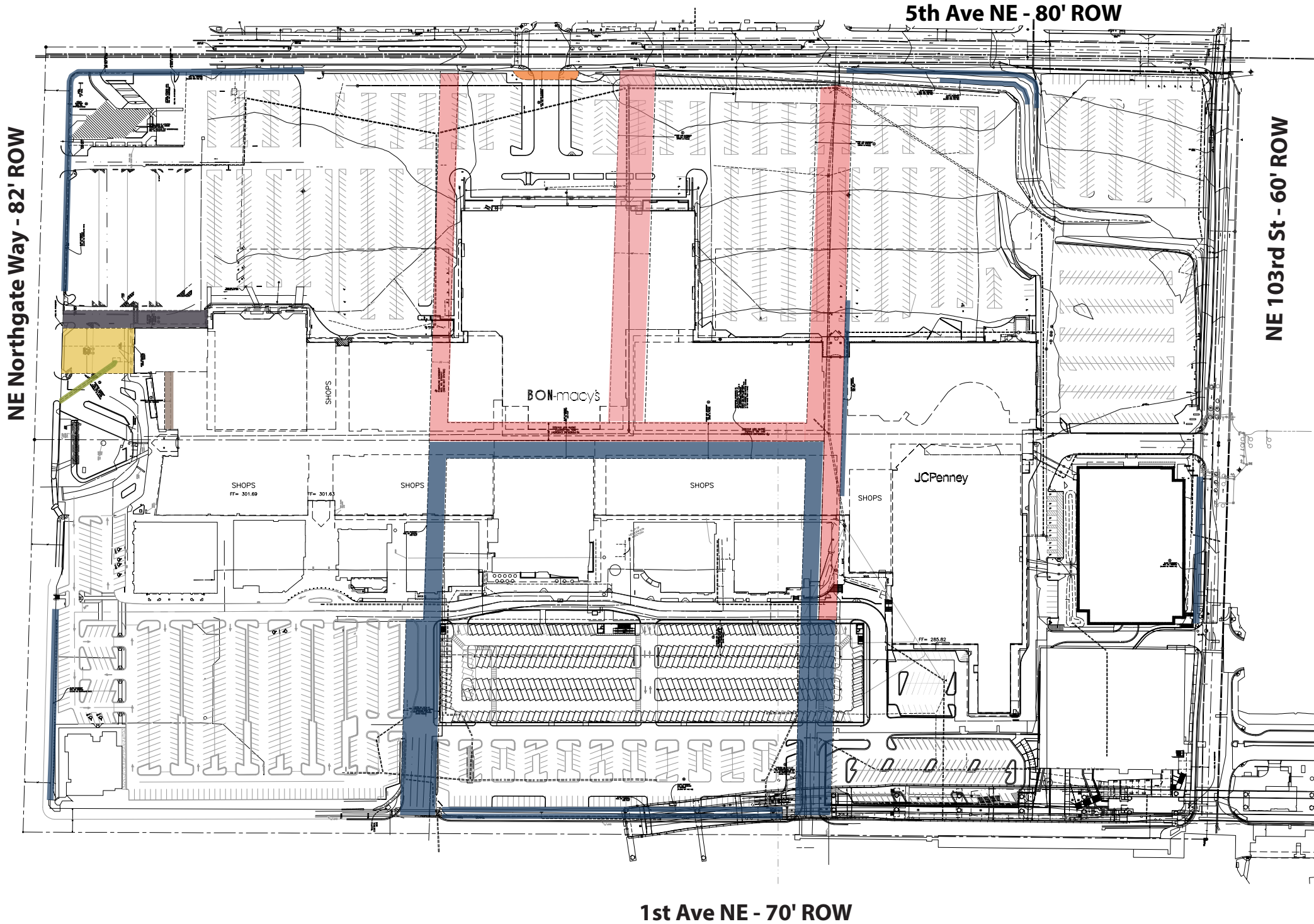


N Scale 1" = 200'

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EXISTING EASEMENTS ON SITE

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



N  Scale 1" = 200'

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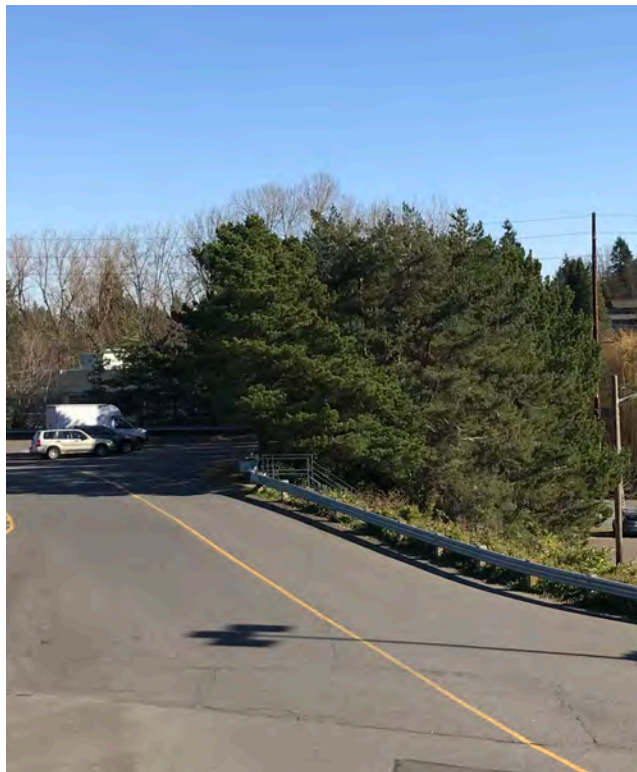
EXISTING TREE SURVEY

- TREE LEGEND:
- Existing trees to remain
 - Existing trees to be removed
 - Exceptional Trees



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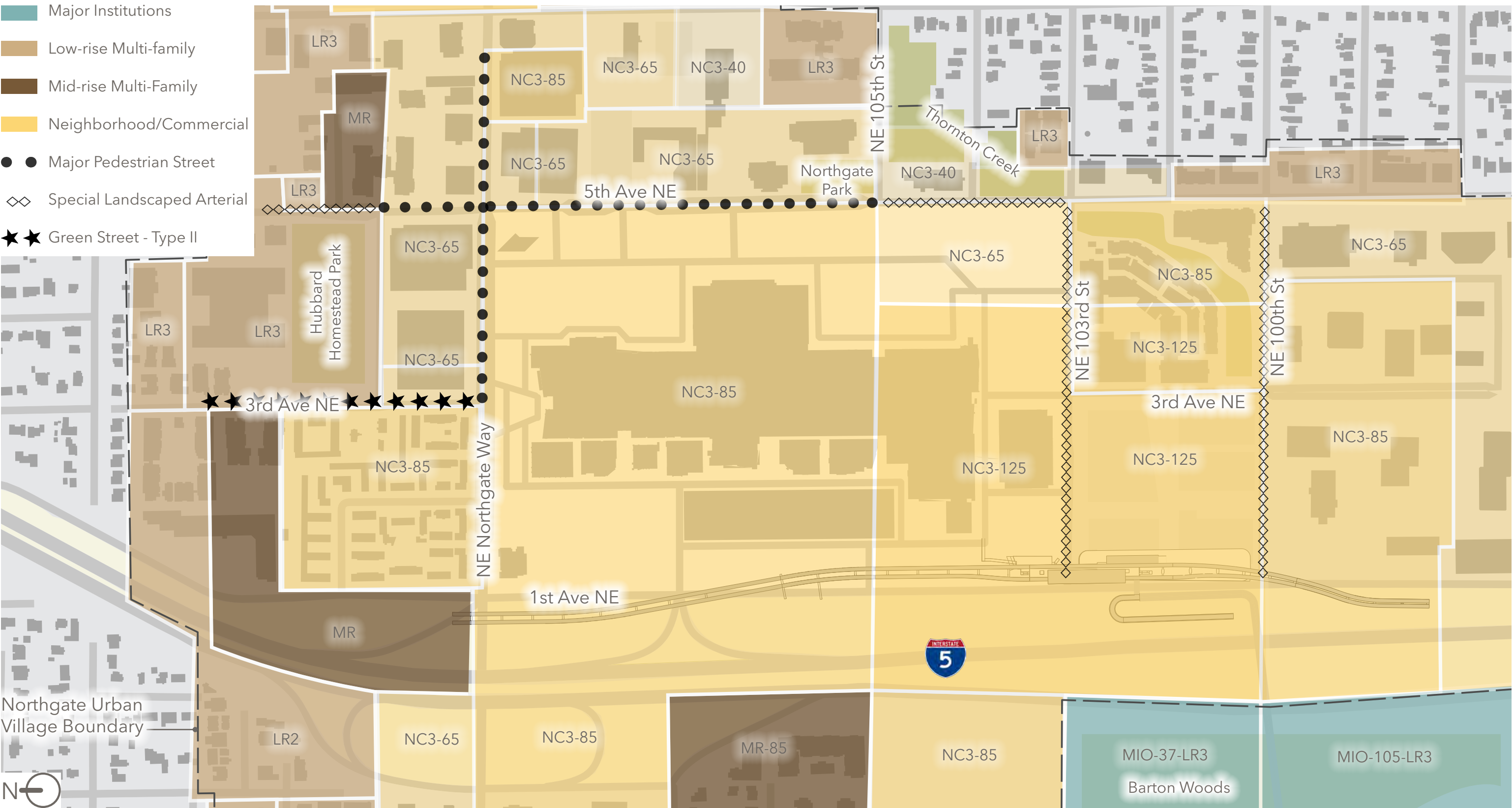
EXCEPTIONAL TREE PHOTOGRAPHY



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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. 29 for locations)

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

Environmentally Critical Areas:
Steep Slope (40% average)-ECA1 (See p. 47 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: All MUP 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 MUP 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: Maximum size limits not applicable in NC3 zones

23.47A.012
Structure Height:
Base maximum height limit: 65', 85', or 125' (See p. 29 for locations)
Rooftop features: Allowed up to 4' above maximum height: open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls.
Allowed up to 2' above maximum height: Insulation material, rooftop decks, and other similar features, or soil for landscaping located above the structural roof surface.
Allowed up to 7' above maximum height: solar collectors, with unlimited

rooftop coverage.
Allowed up to 15' above maximum height (limited to 20 percent coverage of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment): solar collectors, mechanical equipment, play equipment, and open-mesh fencing that encloses it.
Response: All MUP 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 MUP 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 setback required since no 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 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 MUP 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 MUP 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 MUP 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 B, item II.M No minimum parking is required for 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 MUP 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 MUP 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 MUP buildings will comply

23.71.008

Development Along Major Pedestrian Streets:

A minimum of (60) percent of lot’s frontage shall be occupied by one or more of the uses referred to as “required street-level uses,” provided in subsection 23.47A.005.D.1. A minimum of (80) percent of the width of a structure’s street-level street-facing facade shall be occupied “required street-level uses.” The remaining street frontage may contain other permitted uses and/or pedestrian entrances.

Parking, or access to parking, shall not exceed forty (40) percent of a lot’s frontage. Parking shall be located to the rear or side of a structure, within or under the structure, or within eight hundred (800) feet of the lot to which it is accessory. Surface parking shall be set back a minimum of (15) feet from the major pedestrian street. Street-level structured parking shall be separated from street-facing facades by another permitted use. Structured parking more than 8 feet above the sidewalk shall have an opaque screen at least (3½) feet high.

A minimum 12 feet wide sidewalk with street trees shall be provided at pedestrian streets. Planting strips are prohibited. Continuous overhead weather protection with a minimum width of 6 feet is required along at least 60 percent of a structure. The covered area must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. When provided adjacent to the sidewalk, the covered walking area must be at the same grade or within 18 inches of sidewalk grade.

The floor level of a residential dwelling unit shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk unless exemptions under Section 23.44.008.D.2 Apply.

Response: All MUP 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 MUP 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.

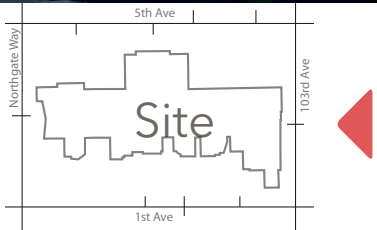
Response: All MUP buildings will comply

Street Views:



South Parking Entrance

3rd Ave NE

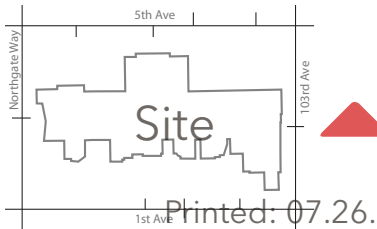


Looking North toward Site from 3rd Ave NE and NE 103rd St- South Central End of Site



South Parking Lot

Intersection of 103rd and 3rd Ave



Looking East at Site from 3rd Ave and 103rd Intersection- South Central End of Site

Printed: 07.26.2018

Street Views:



Looking North on NE 103rd St toward Site- Southeast End of Site

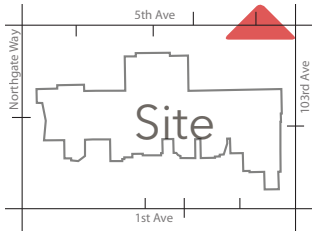


Looking North on NE 103rd St and 5th Ave NE Intersection- Southeast End of Site

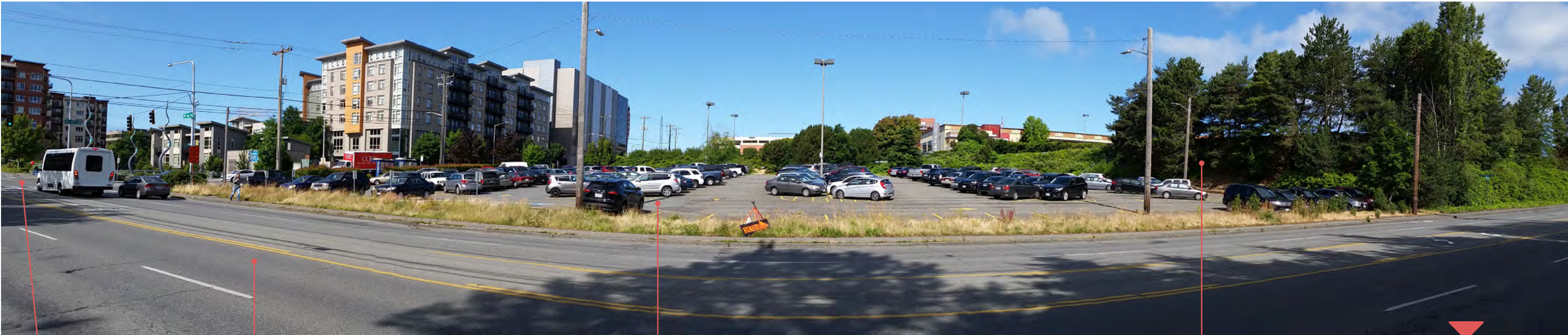
Street Views:



5th Ave NE



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

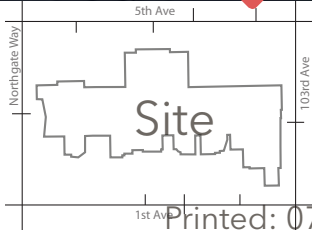


Intersection of
103rd St and 5th Ave

5th Ave NE

North Seattle Temporary
Park and Ride

Significant Elevation
Change



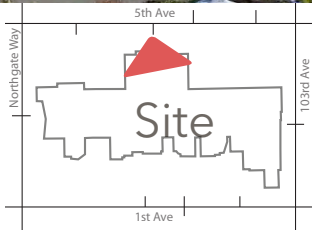
Looking West on 5th Ave NE Toward Site- Southeast End of Site

Street Views:



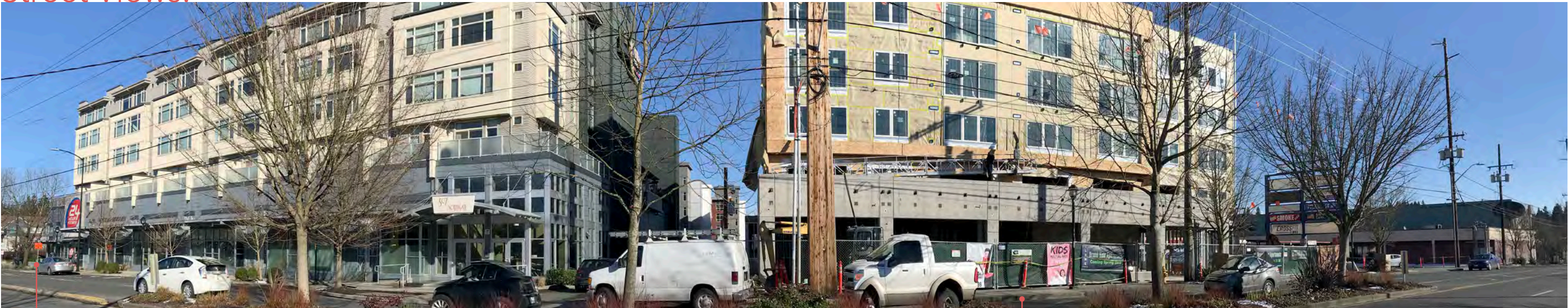
NE 105th St and 5th Ave NE

Northgate Branch Library



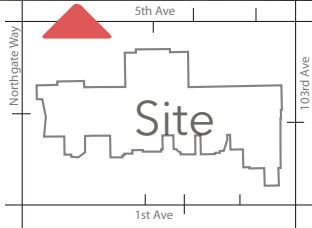
Looking Northeast on 5th Ave away from Macy's- East Central Portion of Site

Street Views:



Intersection of NE Northgate Way and 5th Ave NE

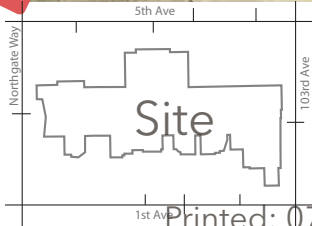
5th Ave NE



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



NE Northgate Way



Looking West on 5th Ave NE toward Site- Northeast End of Site

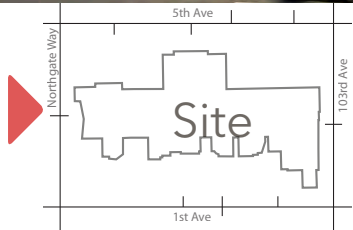
Printed: 07.26.2018

Street Views:



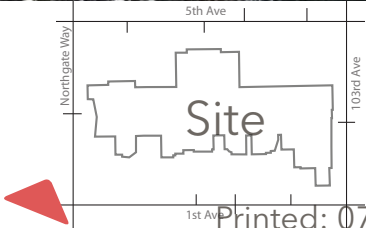
NE Northgate
Way

Looking South on NE Northgate Way toward Site- Northeast End of Site



NE Northgate Way

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

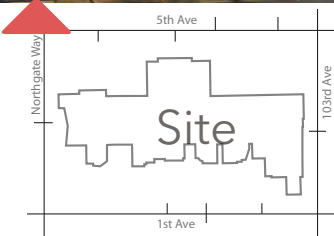


Printed: 07.26.2018

Street Views:



Intersection of NE Northgate Way
and 103rd St and 5th Ave NE

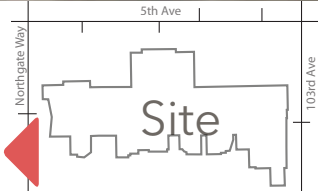


Looking East on Northgate Way and 5th Ave intersection Northeast End of Site



Intersection of 3rd Ave NE and NE Northgate Way

NE Northgate Way



Looking North on Northgate Way away from Site- North End of Site

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OVERALL PROPOSED SITE DESIGN

Printed: 07.26.2018

PROPOSED SITE PLAN + STREET LEVEL BUILDING USES

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



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NE ENLARGED SITE PLAN + STREET LEVEL BUILDING USES

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



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SE ENLARGED SITE PLAN + STREET LEVEL BUILDING USES



NEW NEIGHBORHOOD AXONOMETRIC - LOOKING EAST



Printed: 06.08.2018

NEW NEIGHBORHOOD AXONOMETRIC - LOOKING NORTHWEST



Proposed King County
T.O.D. Site - By Others

Printed: 06.08.2018

NEW NEIGHBORHOOD AXONOMETRIC - LOOKING NORTHEAST



Printed: 06.08.2018

NEW NEIGHBORHOOD AXONOMETRIC - LOOKING SOUTHWEST



Printed: 06.08.2018

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ARCHITECTURAL VISION AND DESIGN CHARACTER

Printed: 07.26.2018

RESPONSE TO CITYWIDE & NEIGHBORHOOD DESIGN GUIDELINES - BUILDING DESIGN

02 Urban Pattern and Form



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

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

Response:

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

03 Architectural Context and Character



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

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

Response:

For decades the Northgate mall has served as a kind of community center. The proposed architectural character builds on this site ethos and expands it further, pairing retail storefront and other public and semi-public opportunities for engagement with public outdoor space and amenity. Consolidation of commercial office buildings borrow the simple language of box retail stores on the site but introduce unprecedented transparency and connectivity to the ground plane. The proposed architectural aesthetic acknowledges the Northgate Mall's Mid-century aesthetic but reimagines it though a contemporary architecture. Through a commitment to clean lines, clarity of solid and void forms and natural materials, the proposed architecture builds a strong dialogue with contemporary structures immediately adjacent, specifically the Northgate Library and the Northgate Community Center.

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:

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

RESPONSE TO CITYWIDE & NEIGHBORHOOD DESIGN GUIDELINES - BUILDING DESIGN

01 Project Uses and Activities



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

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

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

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. Northgate Community Goal: Provide Direct and Convenient Pathways, Comfort, Visual Interest and Activity for Pedestrians.

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

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

04 Exterior Elements and Finishes



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

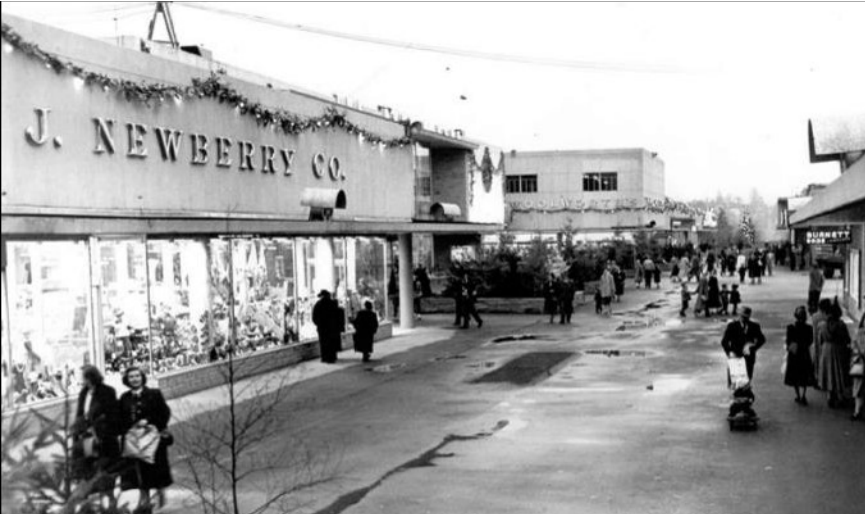
- I. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.
- II. Add interest to the streetscape with exterior signs and attachments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

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

HISTORICAL SITE EVOLUTION



Northgate Mall looking South - 1950



Retail Promenade - 1950



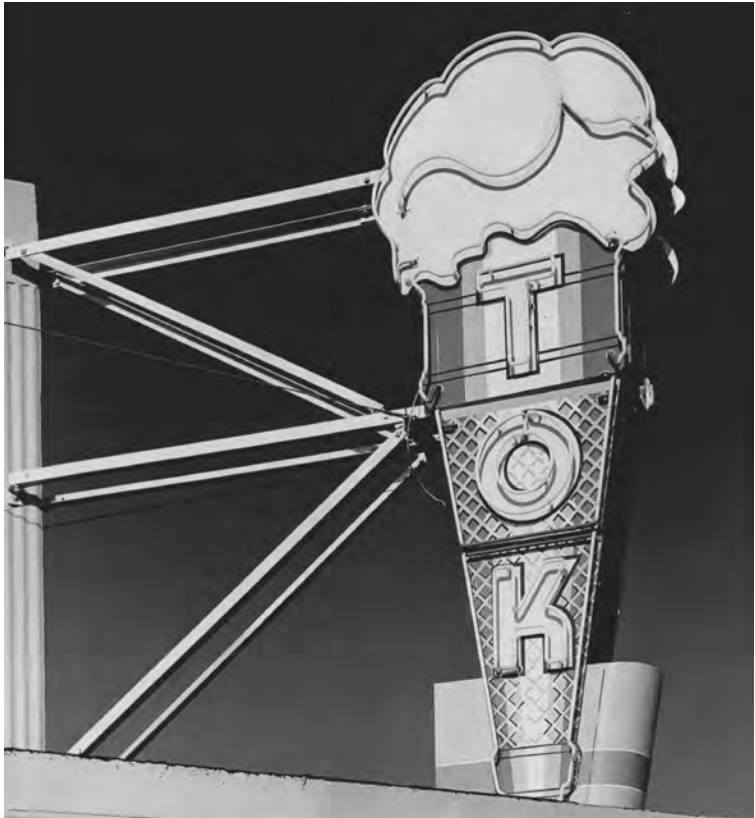
Retail Promenade - 1971



Retail Promenade - 1997

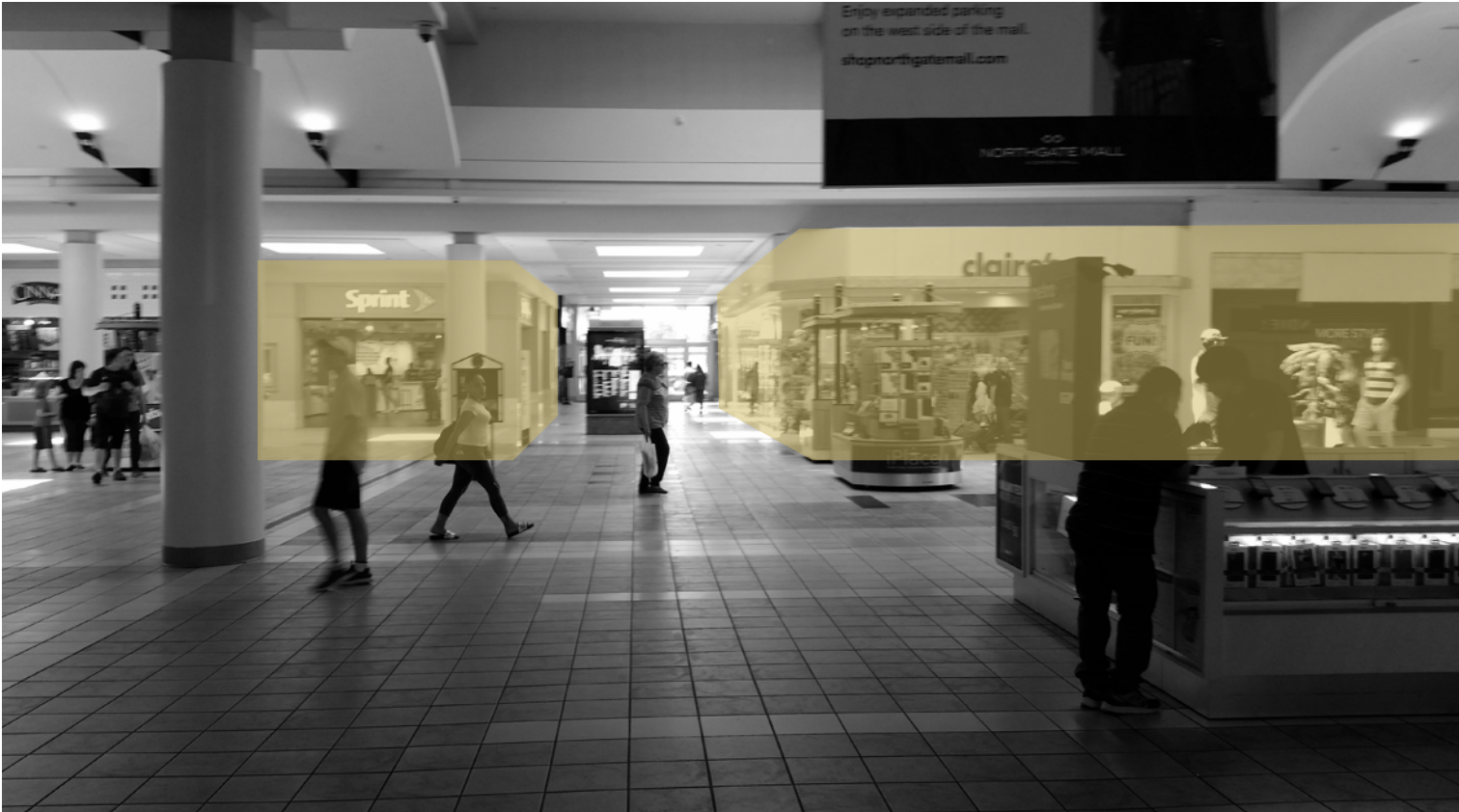
HISTORICAL SITE EVOLUTION

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



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MALL INTERIOR - EXISTING INTERIOR FACADES



Printed: 07.26.2018

EXISTING ARCHITECTURAL CONTEXT



Northgate Mall Entry



Northgate Mall NW Entry



Barnes and Noble



Nordstrom South Facade



Existing Mall West Facade



EXISTING ARCHITECTURAL CONTEXT



Northgate North



North Seattle College



Northwest Outpatient Medical Center



Northgate Executive Center



La Romar Apartments



10000 5th Ave NE



Key Bank, Northgate Way



Big Five Sporting Goods, Northgate Way



Pacific Medical Center

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EXISTING ARCHITECTURAL CONTEXT



Northgate Library and Community Center



Northgate Library



Proposed - Northgate Link Lightrail Station



Existing Macy's East Facade



Macy's Masonry Detailing



507 Northgate Apartments



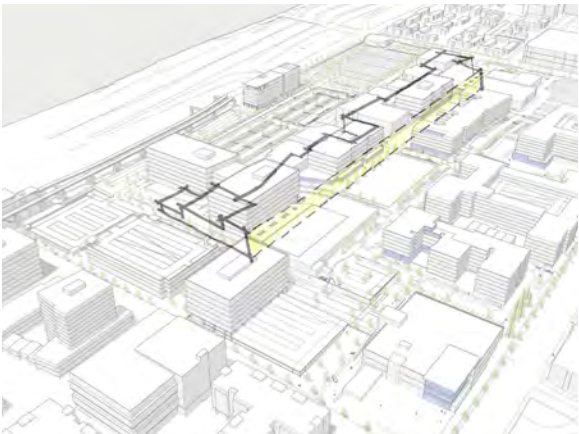
Thornton Place



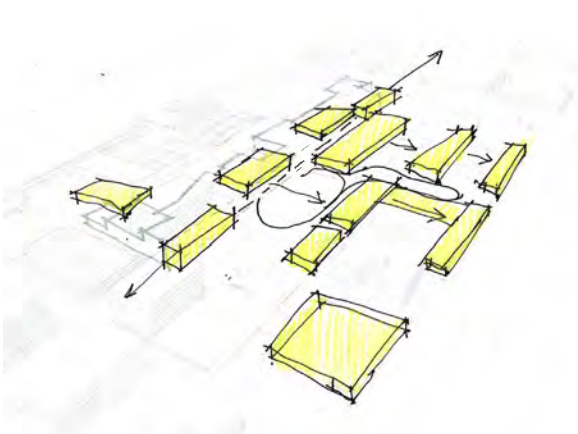
Thornton Place

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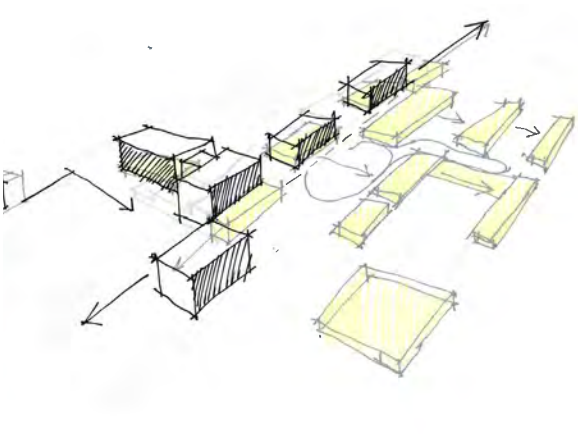
SITE EVOLUTION - TRANSECTS AND TRANSPARENCY



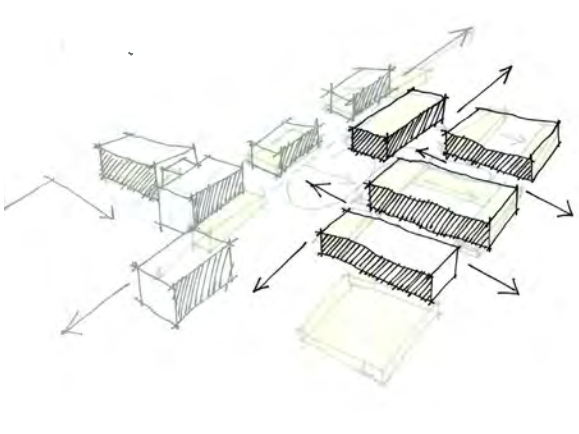
Re-imagining Northgate. The birth of a multi-modal, mixed use, pedestrian-centric neighborhood.



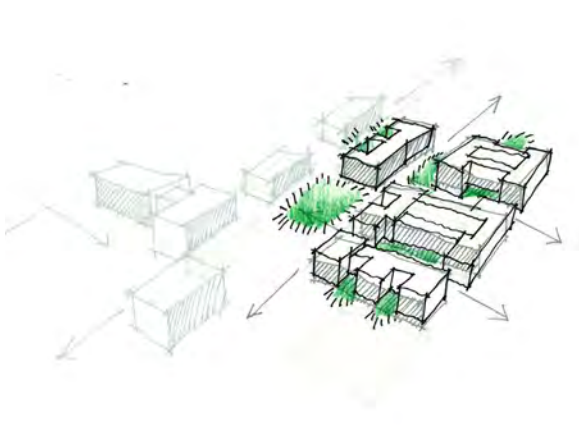
Public Realm: Distribution of transparency. Activation of ground plane.



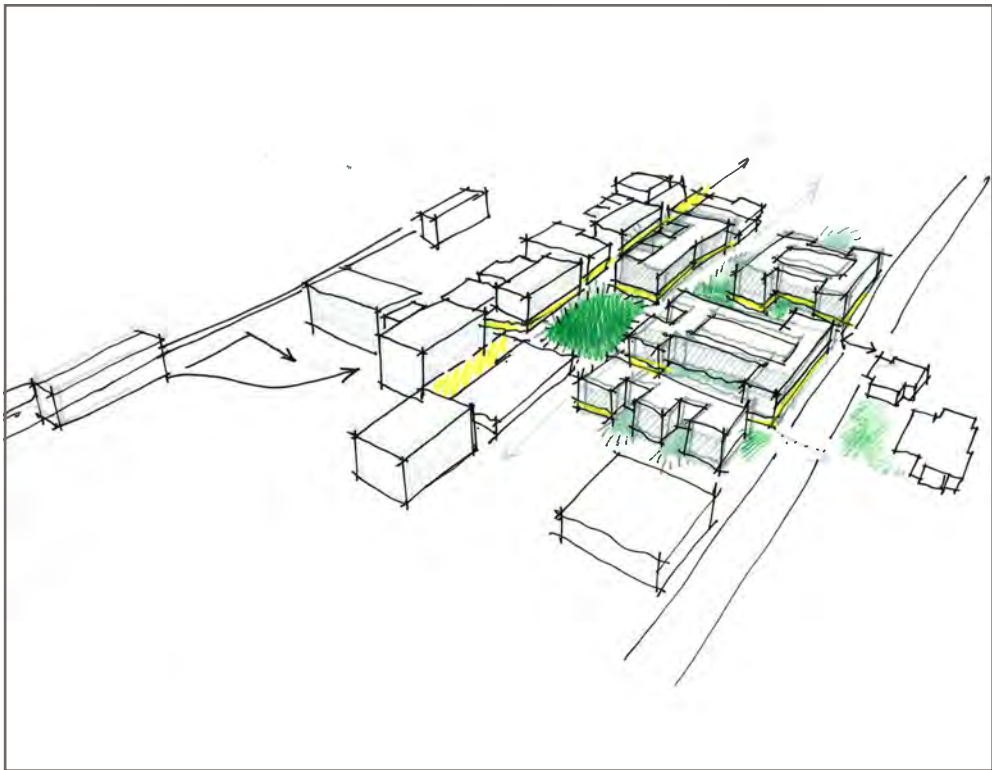
The Commercial Transect. Distribution of solids. Diversification of use. The Commercial transect is characterized by consolidation, close proximity to original retail corridor and the future light-rail station. The Commercial Transect largely defines the primary public North South axis.



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



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



Distribution of Transparency



Ground Plane



Retail/Amenity/Lobby

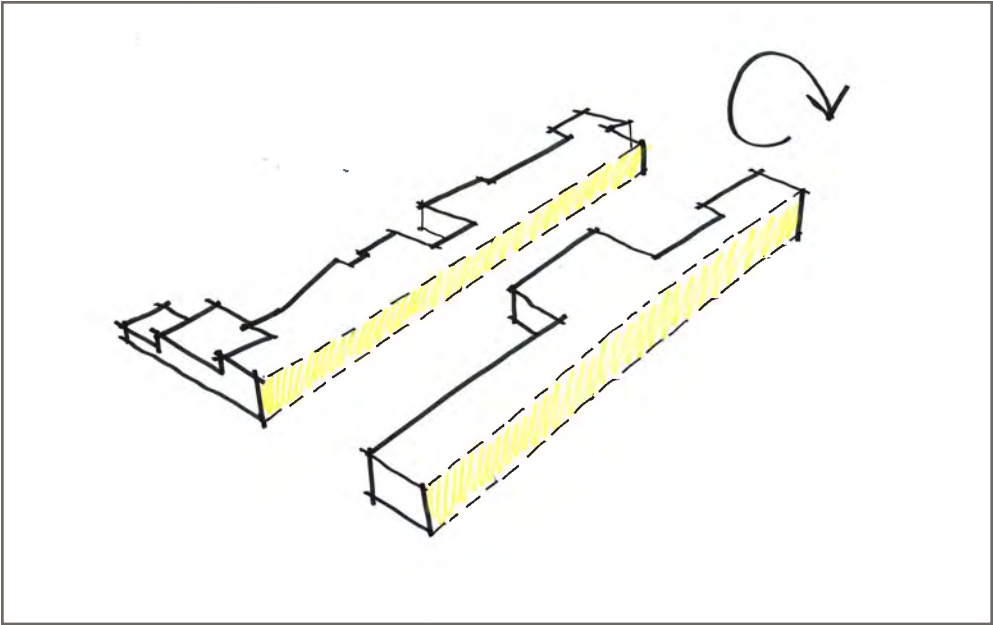
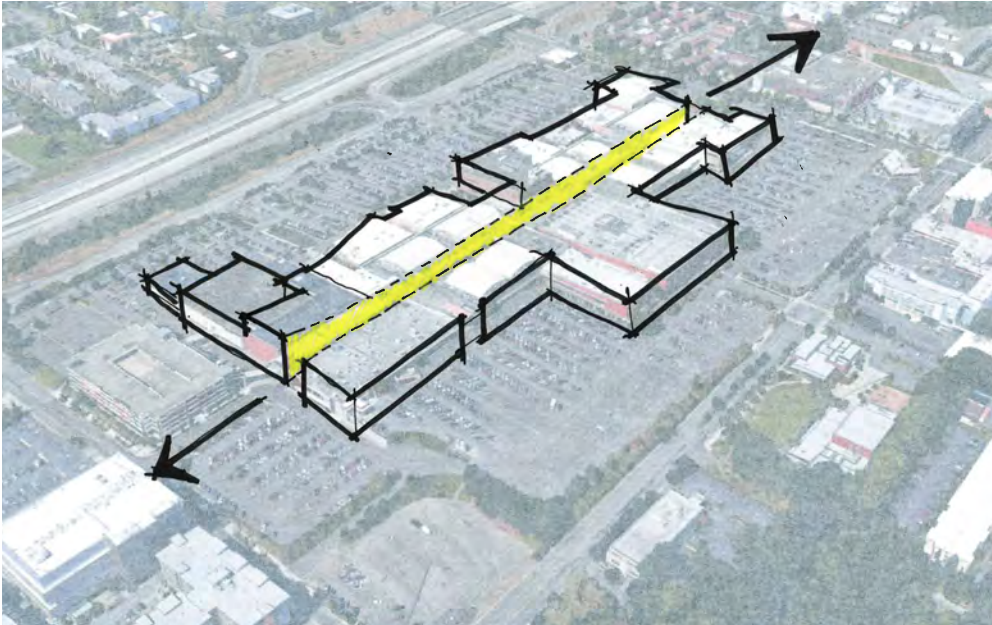


Commercial



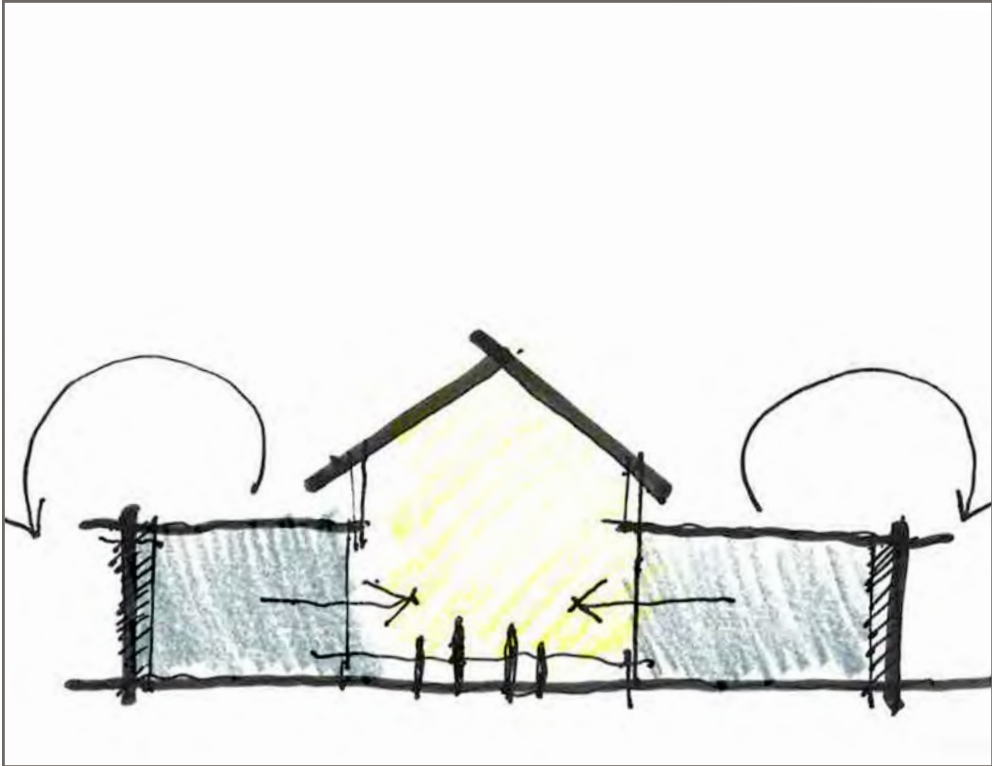
Residential

CONCEPTUAL FRAMEWORK

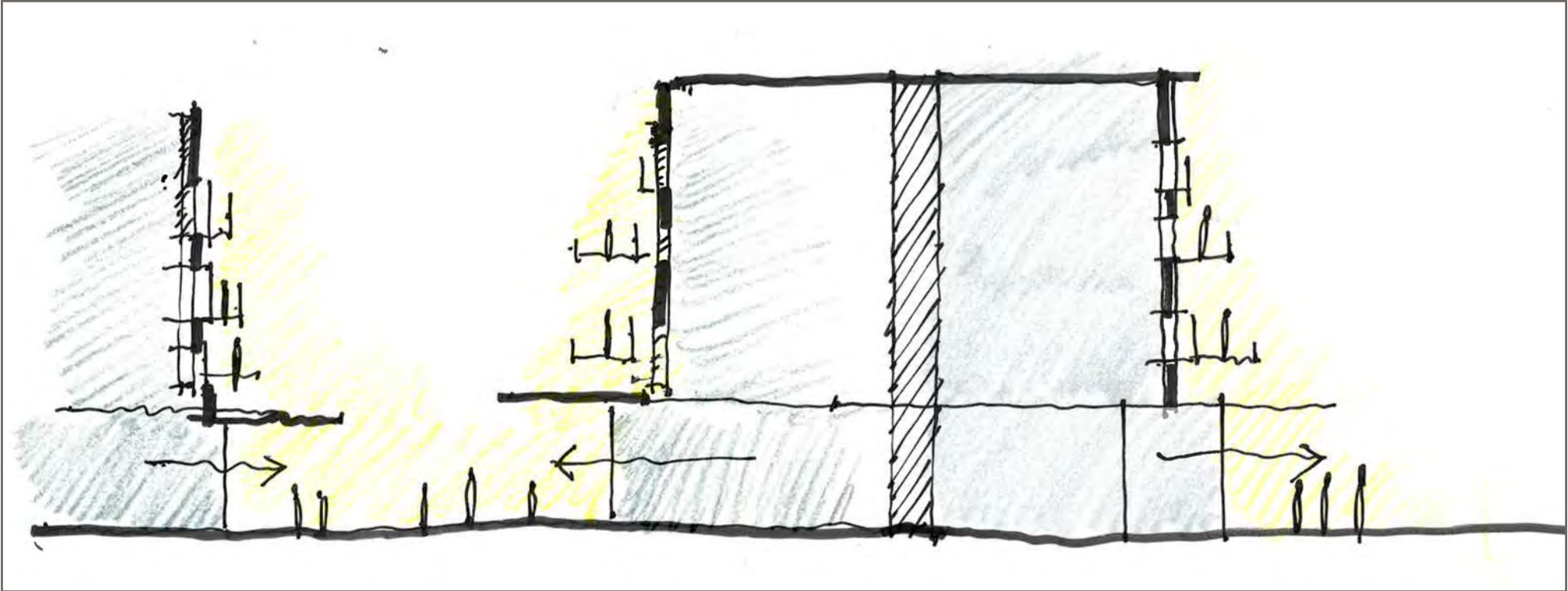


Northgate Mall - Inside Out.

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



1. Section Diagram - Existing Mall



2. Section Diagram - Proposed Inversion

PROJECT VISION

CLEAR



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

MODERN



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

DELIGHT



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

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LANDSCAPE

CLEAR



- Navigation: Way finding connection and legibility
- Porosity: Creating connections to and through the site
- Transparency: Safe, inviting, engaging, visibility of places

MODERN



- Craft: Material contrast and connection
- Integrity of Materials: Honest and true
- Biophilic connection with site

DELIGHT



- Biophilic connection: Restorative
- Invoking a sense of discovery and surprise
- Experiential, exuberant and enthusiastic

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RETAIL

CLEAR



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

MODERN



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

DELIGHT



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

RESIDENTIAL

CLEAR



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

MODERN



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

DELIGHT



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

COMMERCIAL

CLEAR



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

MODERN



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

DELIGHT



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

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M1 - ARCHITECTURAL CONCEPTS

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BUILDING M1 - SUMMARY

Option I - SE View



Pros

- Maximizes pedestrian experience by focusing Retail and Amenity at the 5th Ave NE, 106th St. NE and park edges.
- Strong urban edge provided at 5th Ave NE.
- West facing facade gestures to the park and relates to angled pedestrian walk.
- Small south facing courtyard oriented for solar exposure.

Cons

- Void space given to garage ventilation, not public realm.
- Facade modulation is only minimally responsive to distinct edge conditions.
- Lack of ground level open space at building base.
- Parking ratio of 2 stalls per unit is high for transit adjacent development.
- Residential units at the north are oriented to surface parking lot without visual buffer.

Option II - SE View



Pros

- Maximizes pedestrian experience by focusing Retail and Amenity at the 5th Ave NE, 106th St. NE and park edges.
- Strong urban edge provided at 5th Ave NE.
- West facing courtyards engage pedestrian walk and provide stronger connectivity to building M4.
- Western orientation of courtyards is optimal for solar exposure.
- Additional ground level open space provided at building base.

Cons

- With exception of West facing facade, modulation is only minimally responsive to distinct edge conditions.
- Lack of ground level open space at building base.
- Parking ratio of 2.1 stalls per unit is high for transit adjacent development.
- Residential units at the north are oriented to surface parking lot without visual buffer.

Option III - SE View (Preferred)



Pros

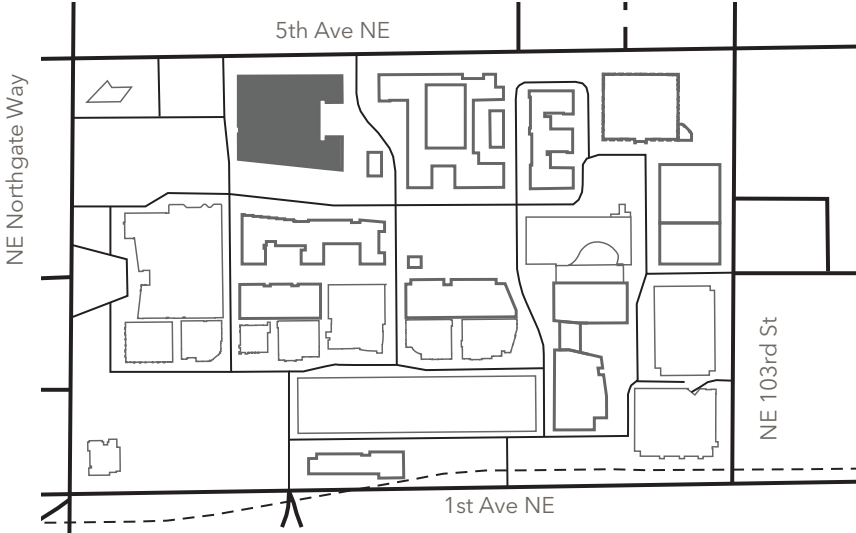
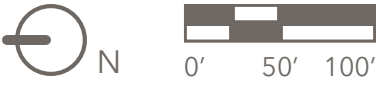
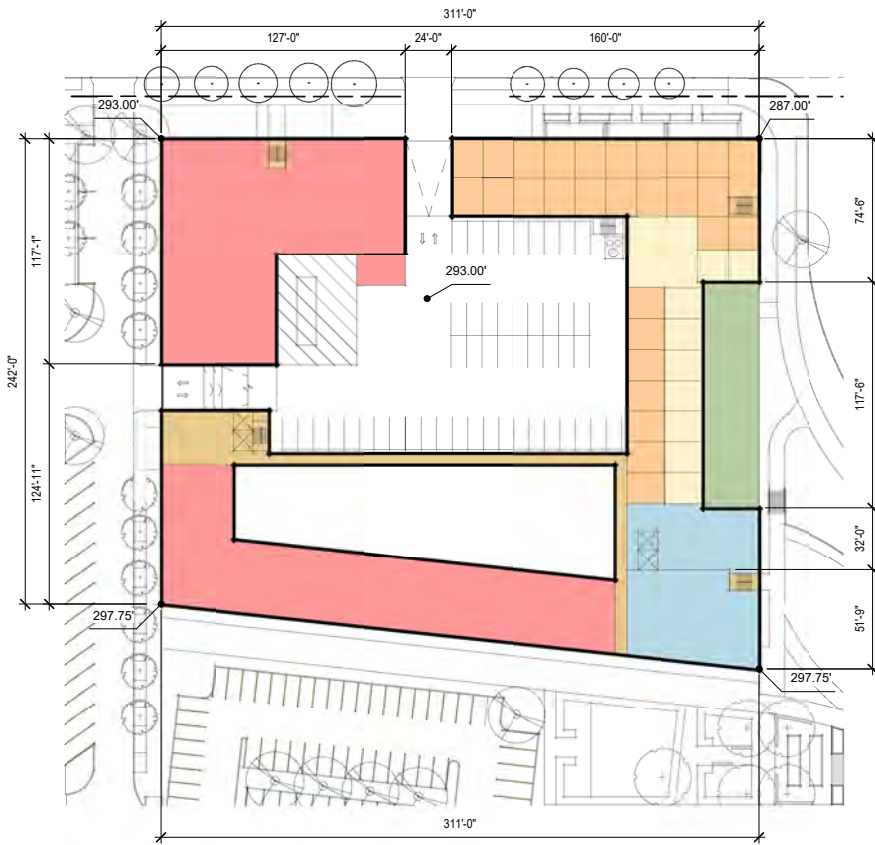
- Maximizes pedestrian experience by focusing Retail, Live Work units & Amenity at the 5th Ave NE, 106th St. NE & park edges.
- Live Work units & Retail create a Strong Urban Edge at 5th Ave NE.
- West facing Facade gestures to the park and relates to angled pedestrian walk while providing strong urban edge.
- South facing Courtyard improves connectivity to building M2, project gateway and the play park while maximizing solar exposure for units.
- North facing terrace provides visual relief to North facing units.
- Parking quantity reduced for transit oriented development (1.1 stalls per unit).

Cons

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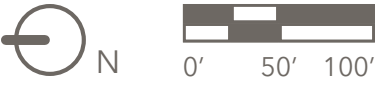
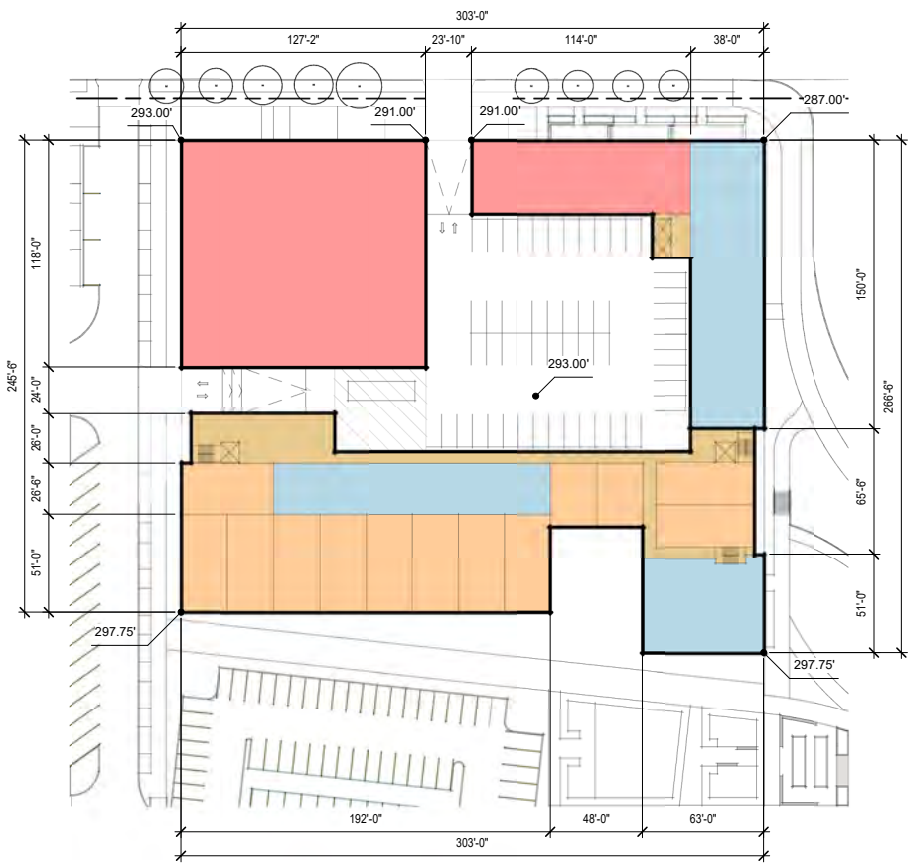
BUILDING M1 - SUMMARY

Option I - SE View



Site Key

Option II - SE View



- Retail
- Amenity Space
- Circulation / Support
- Residential Unit

Option III - SE View (Preferred)






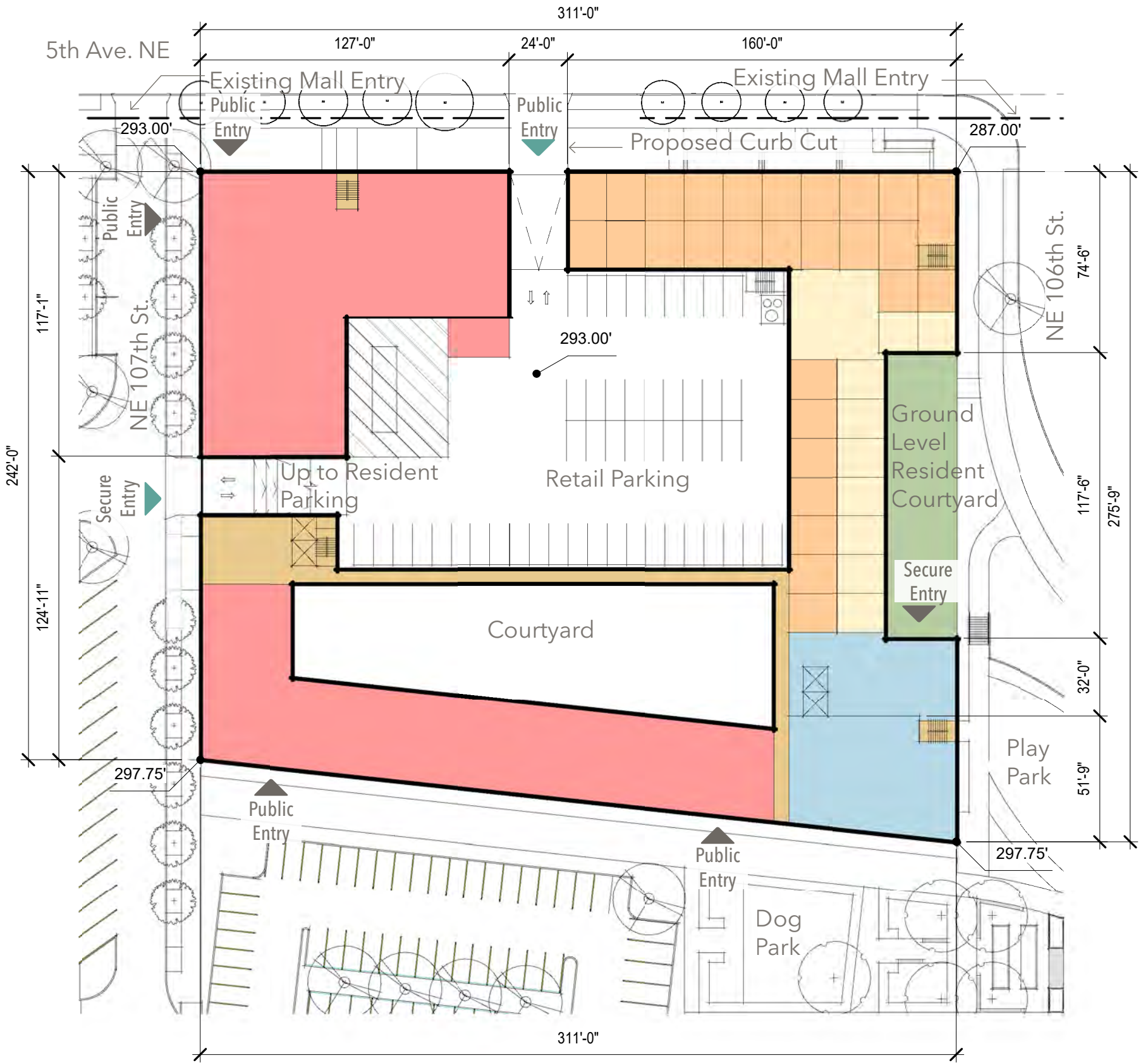
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BUILDING M1 - OPTION I

Summary

- 7 story apartment building totaling 452,084 gsf
- 251 units
- L1 Retail: 22,390 sf
- Approx. 9 Live Work units
- Structured Above Ground Parking: 169,846sf
- Total Parking: 571 Stalls (522 Residential + 49 Retail)

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



Ground Level Plan



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BUILDING M1 - OPTION I

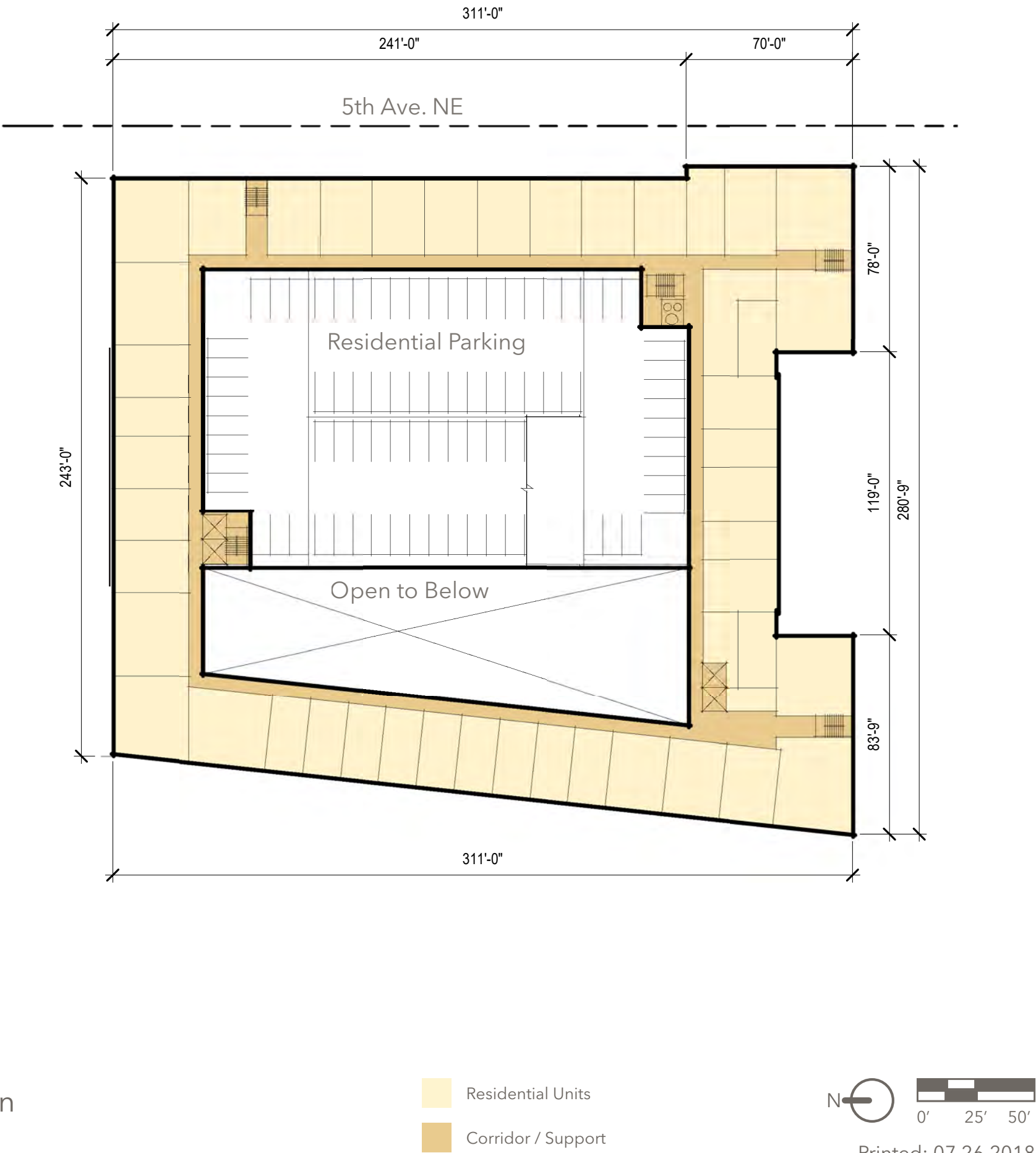


Southeast Perspective View

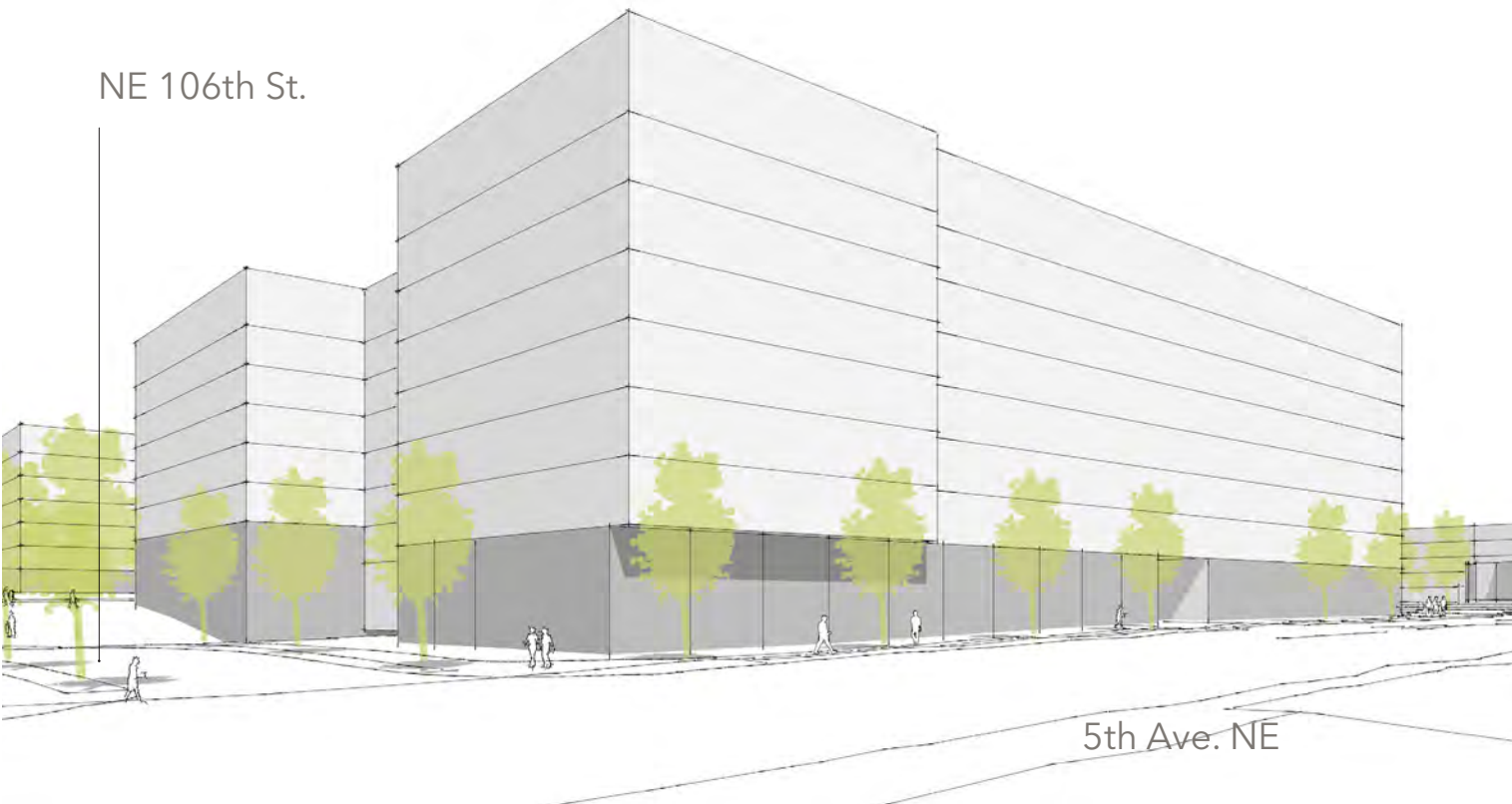


Northeast Perspective View

Typical Floor Plan



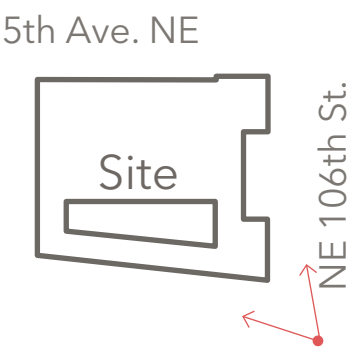
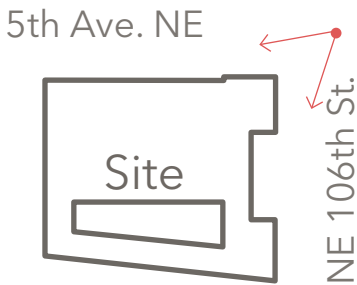
BUILDING M1 - OPTION I



Ground Level Perspective View @ SE Corner Looking NW



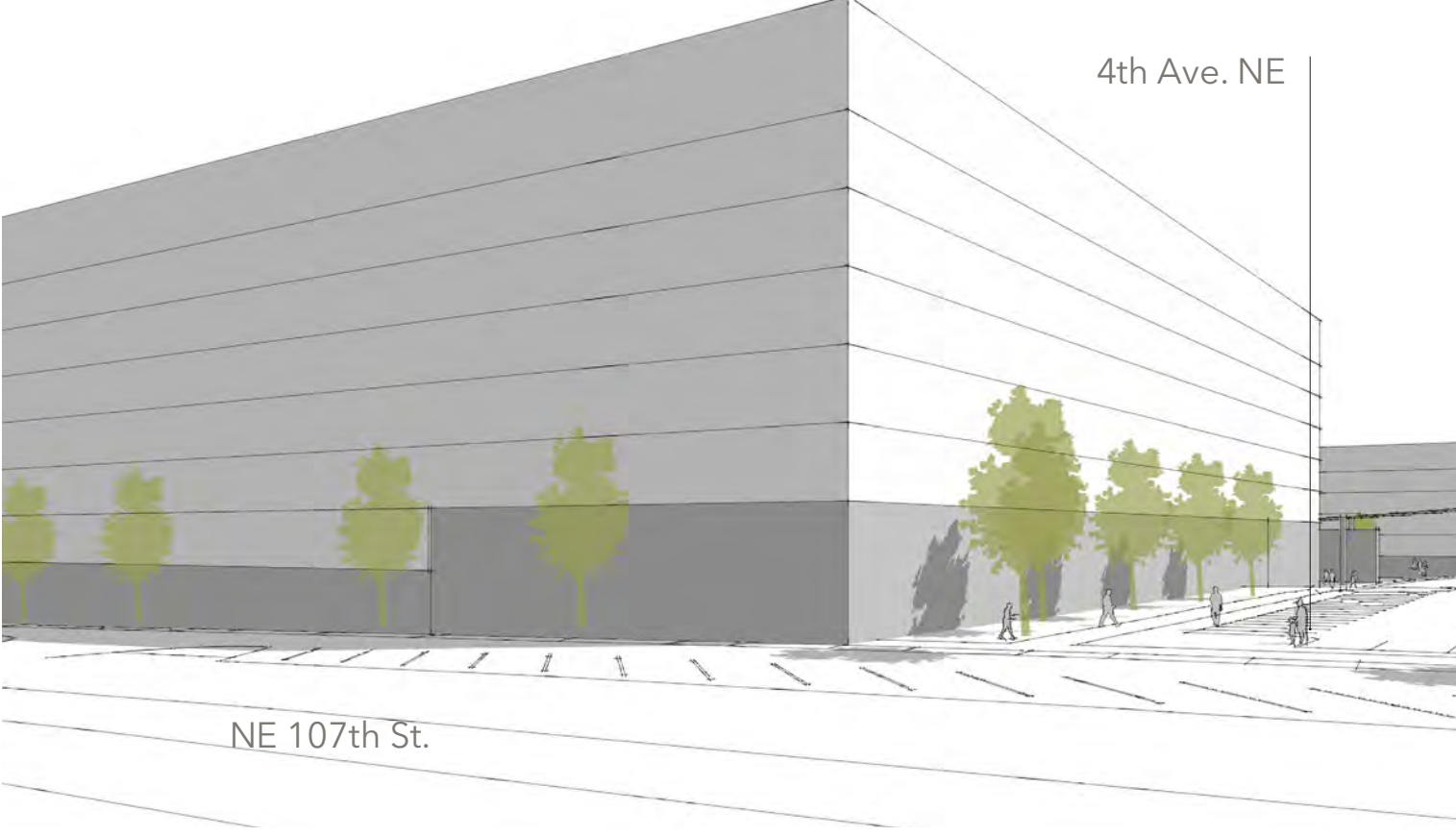
Ground Level Perspective View @ SW Corner Looking NE



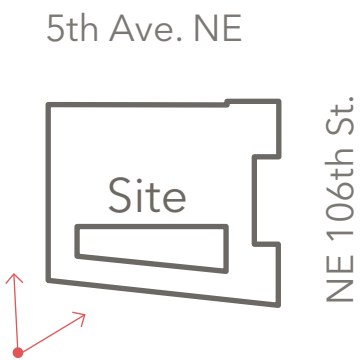
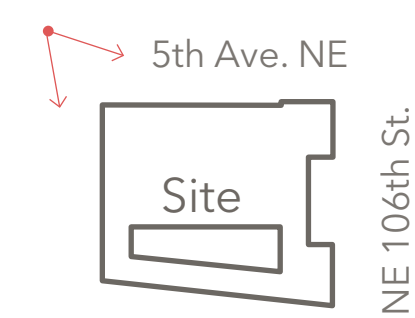
BUILDING M1 - OPTION I



Ground Level Perspective View @ NE Corner Looking SW



Ground Level Perspective View @ NW Corner Looking SE



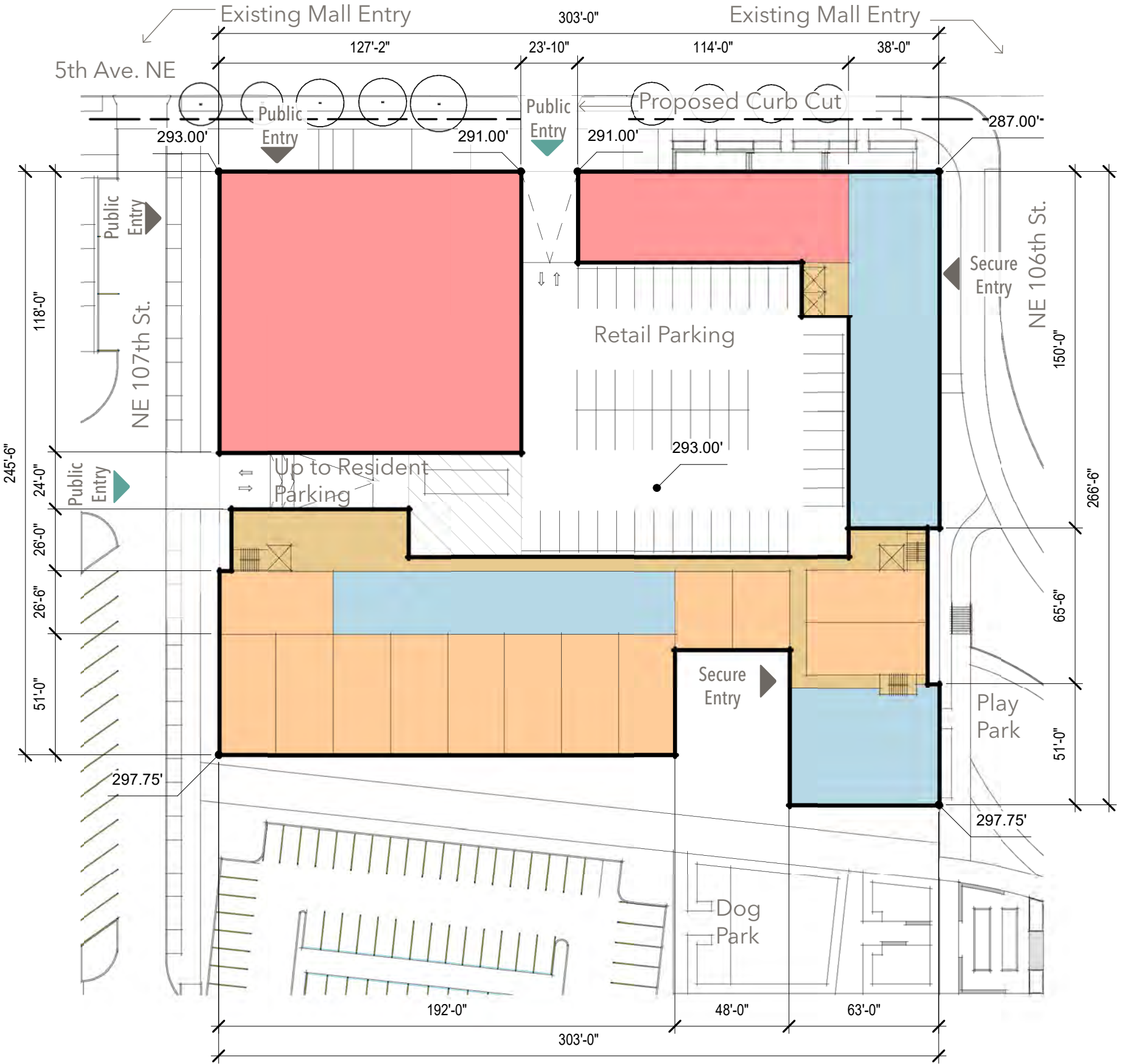
BUILDING M1 - OPTION II

Summary

- 7 story apartment building totaling 486,117 gsf
- 277 units
- L1 Retail: 19,338 sf
- Approx. 13 Live Work units
- Structured Above Ground Parking: 169,439sf
- Total Parking: 589 Stalls (537 Residential + 52 Retail)

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

Ground Level Plan



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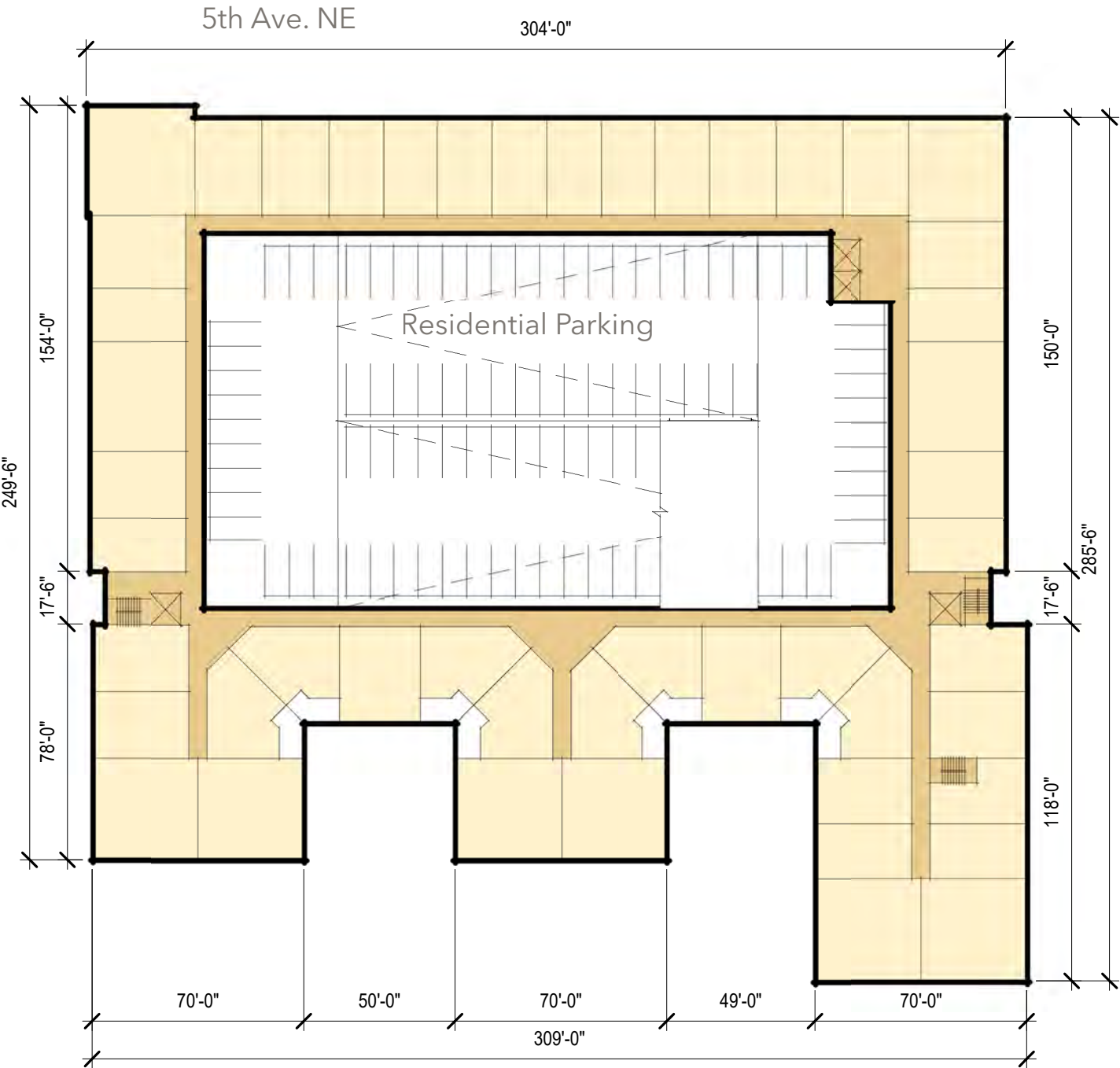
BUILDING M1 - OPTION II



Southeast Perspective View



Northeast Perspective View



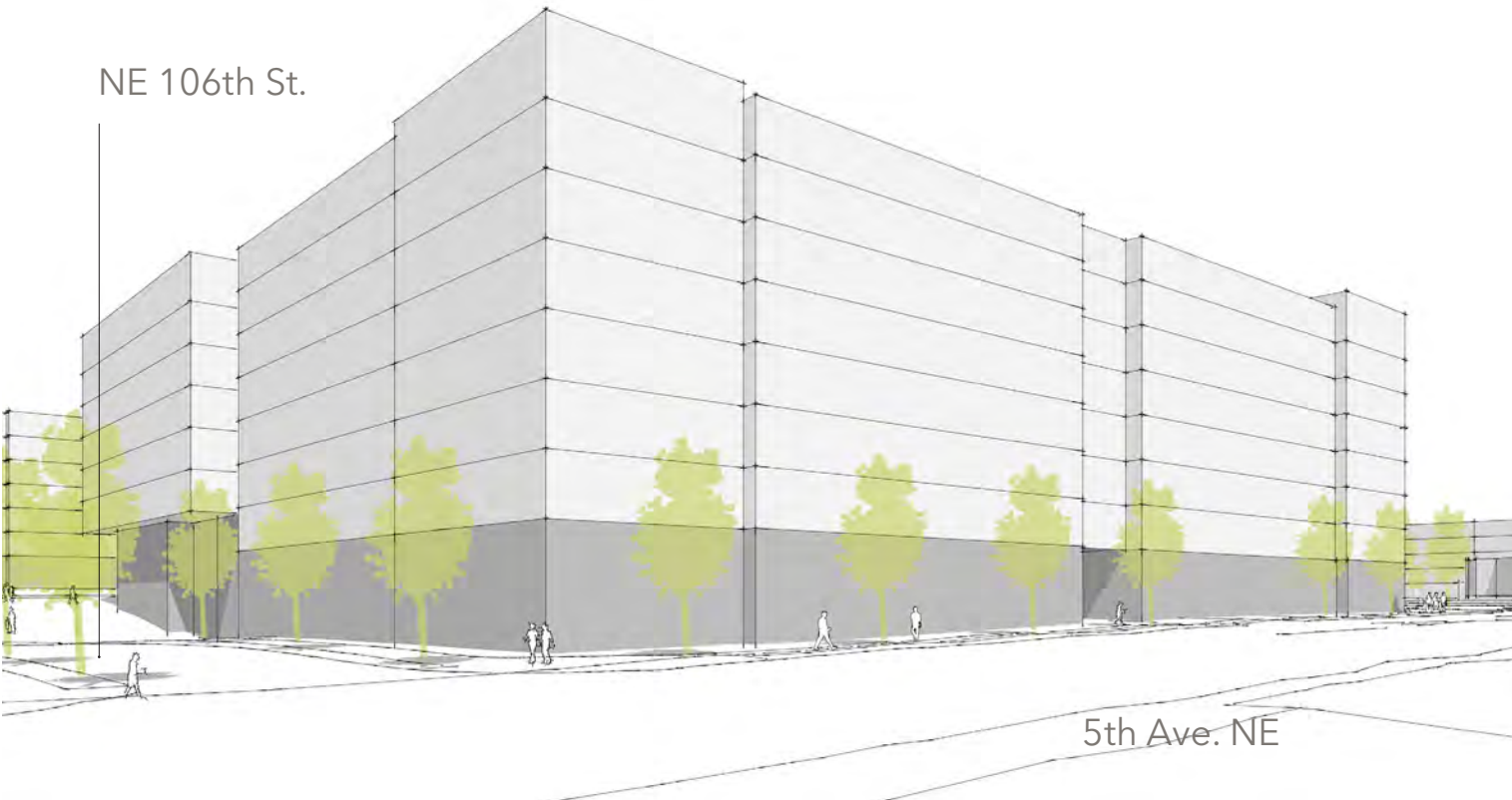
Typical Floor Plan

- Residential Units
- Corridor / Support



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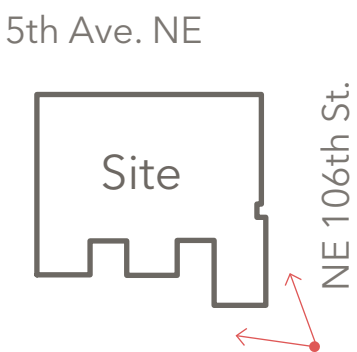
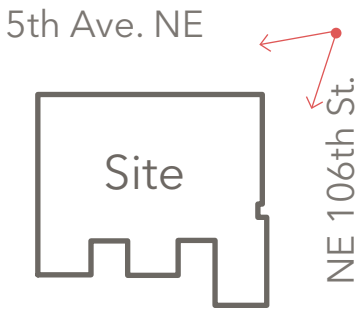
BUILDING M1 - OPTION II



Ground Level Perspective View @ SE Corner Looking NW



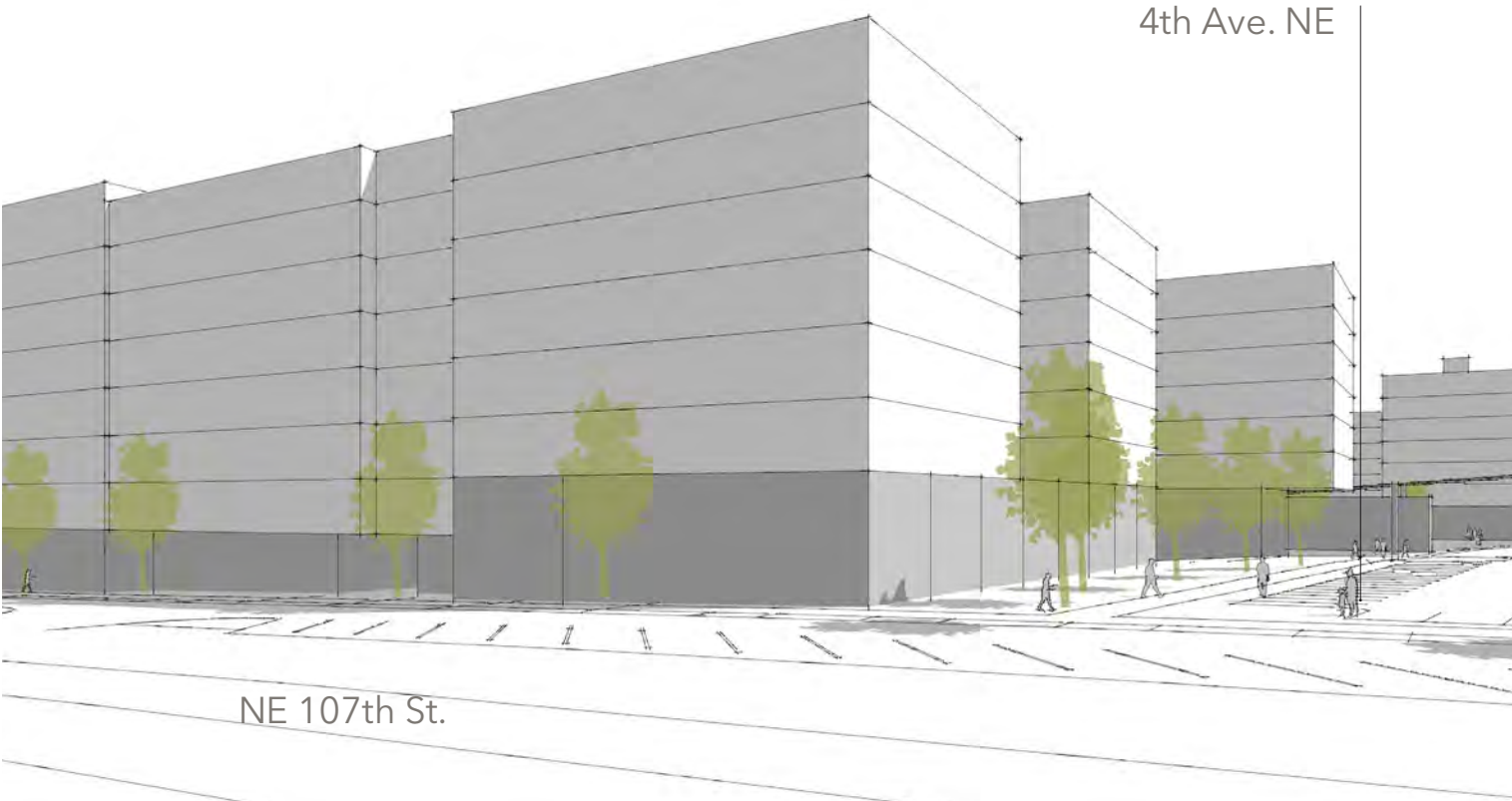
Ground Level Perspective View @ SW Corner Looking NE



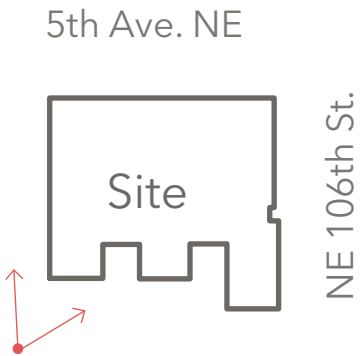
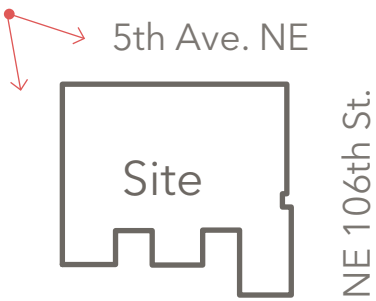
BUILDING M1 - OPTION II



Ground Level Perspective View @ NE Corner Looking SW



Ground Level Perspective View @ NW Corner Looking SE




BUILDING M1 - OPTION III - PREFERRED DESIGN

Summary

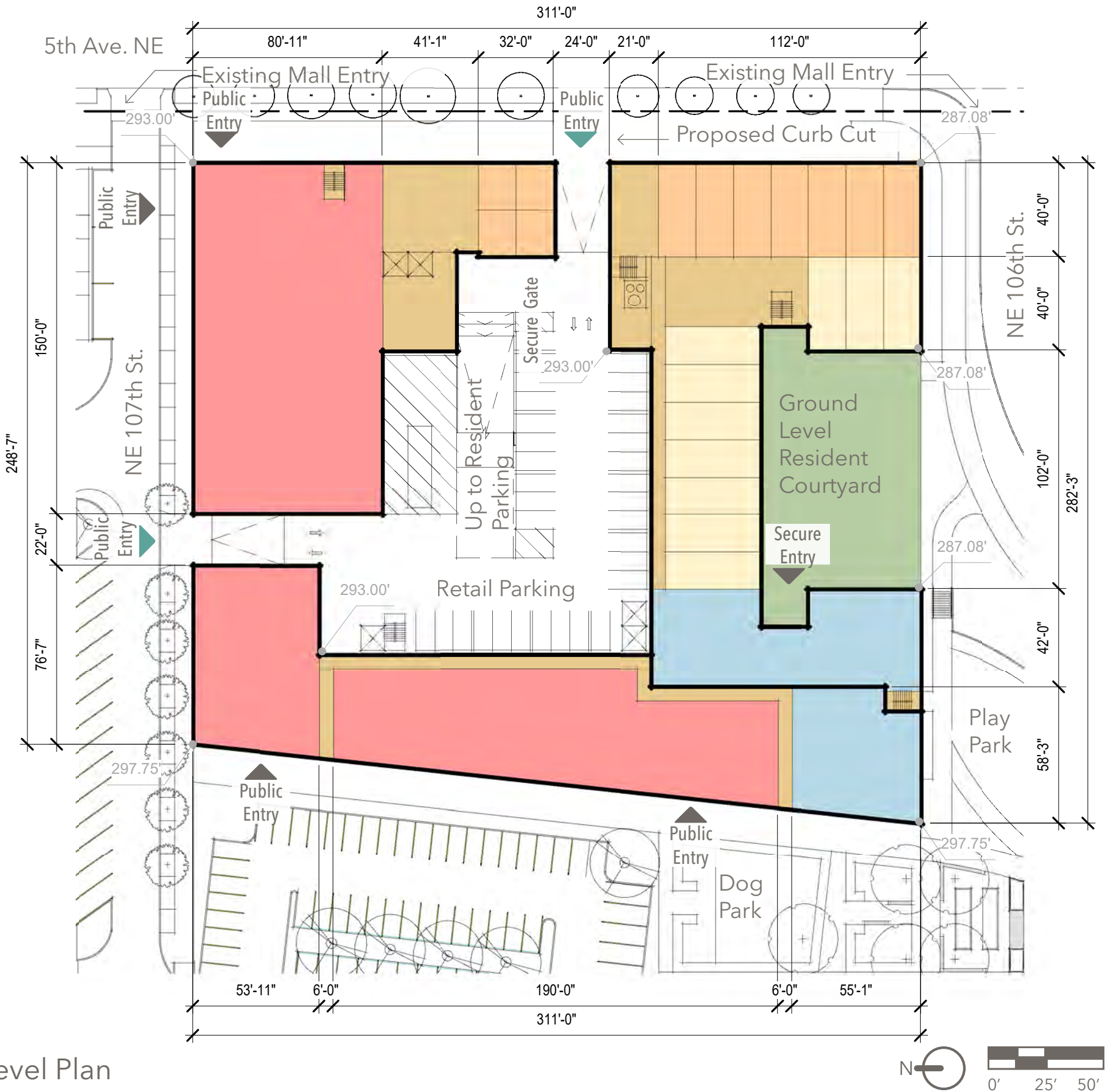
- 7 story apartment building totaling 466,531 gsf
- 302 units
- L1 Retail: 24,838 sf
- Approx. 9 Live Work units
- Structured Above Ground Parking: 152,570 sf
- Total Parking: 368 Stalls (336 Residential + 32 Retail)

Overview

Building M1 defines the north edge of the project gateway at 106th St. The preferred scheme is shaped by a south facing courtyard that maximizes solar exposure and engages the pedestrian realm at this critical point of entry. Acting like an "urban eddy" this courtyard draws pedestrian activity from 5th Ave and connects it to the park. The courtyard is flanked by town homes and residential amenity that act synergistically with the amenity focus across the street. A stepped amenity function at the southwest corner provides a strong connection to the park, linking pedestrians to the retail frontage on 4th Ave. The west facade gestures toward the park and creates an urban edge that defines the adjacent linear park. Live Work units and a strong retail presence at the NE corner of the project engage the public realm at 5th Ave NE.

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

Ground Level Plan



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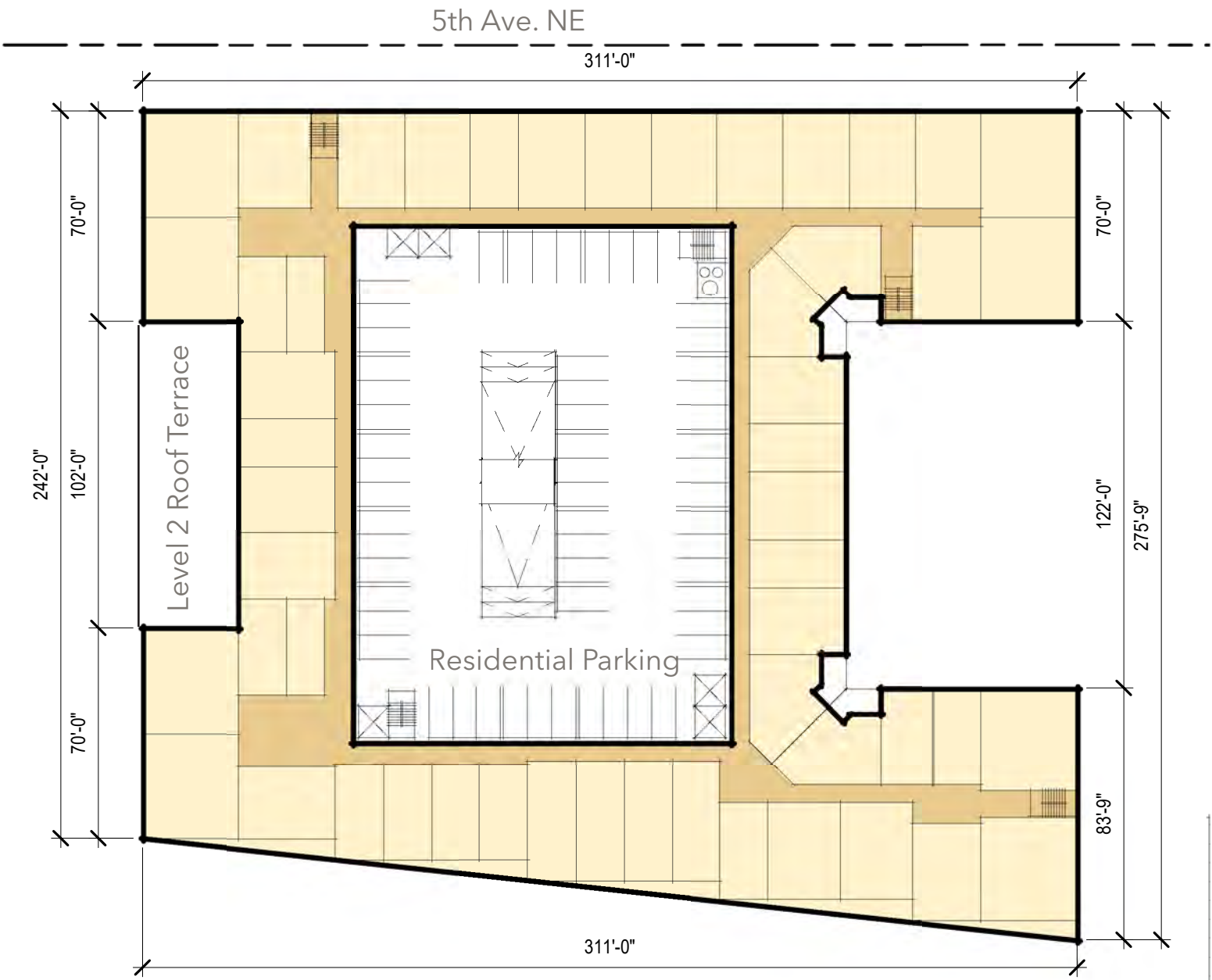
BUILDING M1 - OPTION III - PREFERRED DESIGN



Southeast Perspective View



Northeast Perspective View



Typical Floor Plan

- Residential Units
- Corridor / Support



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BUILDING M1 - OPTION III - PREFERRED DESIGN



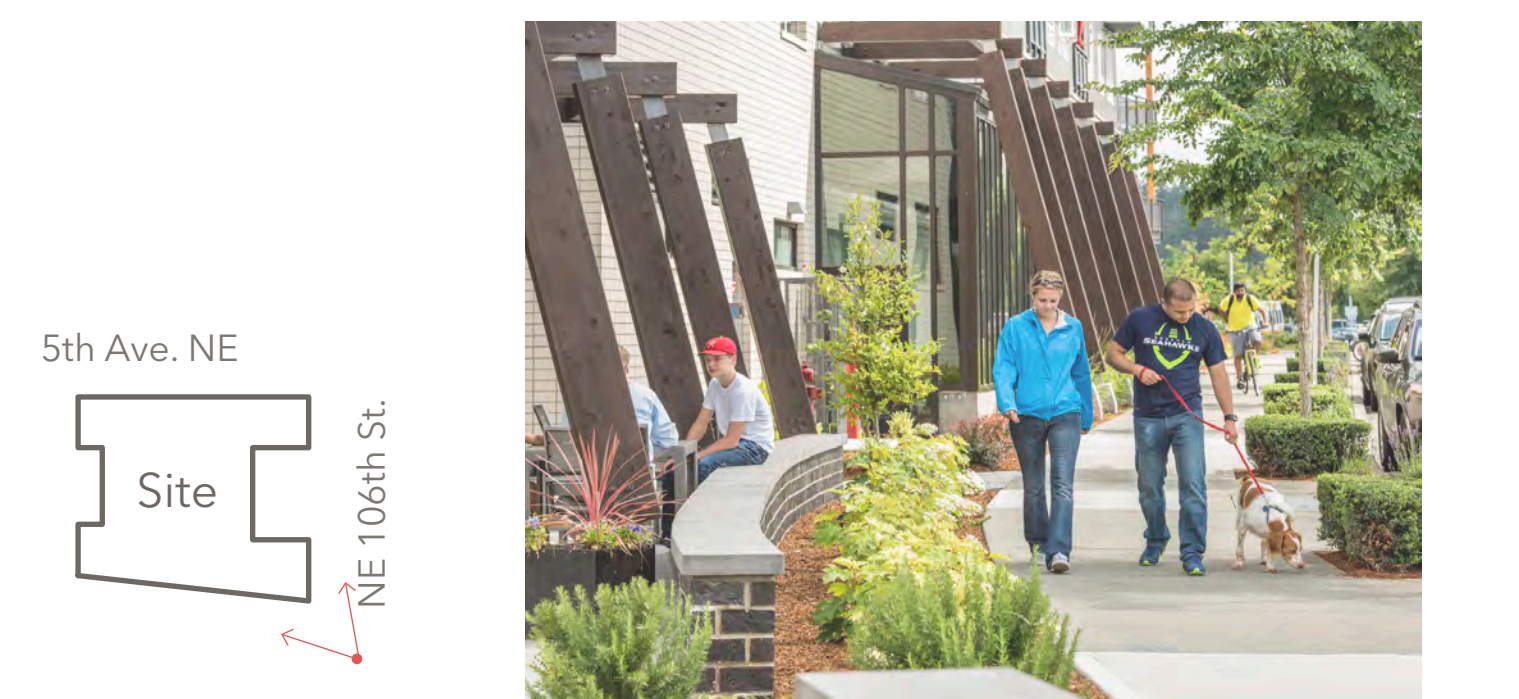
Ground Level Perspective View @ SE Corner Looking NW



Ground Level Perspective View @ SW Corner Looking NE



Urban expression of ground-related Live-Work units on 5th Ave NE



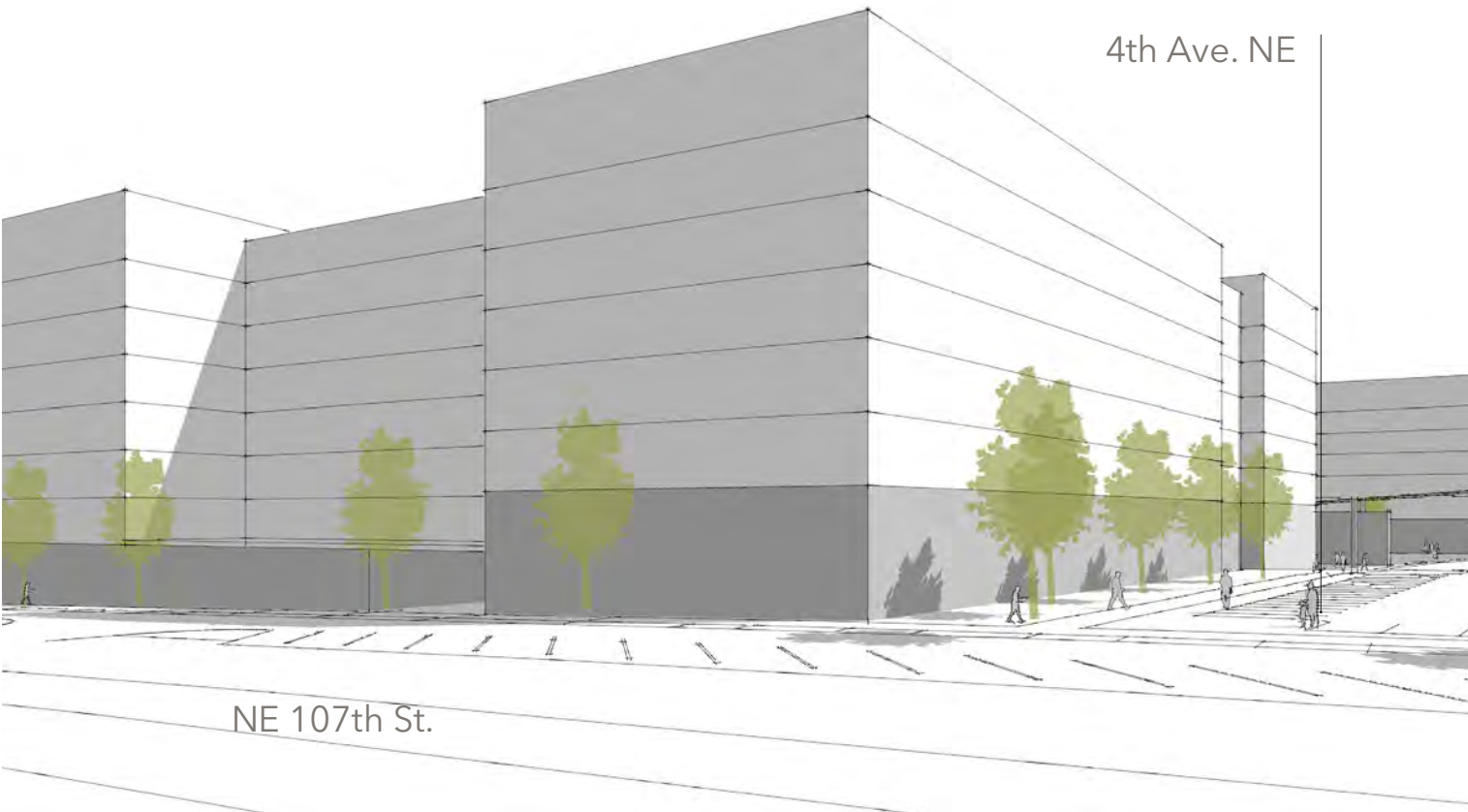
Amenity at corner spills out onto linear public space

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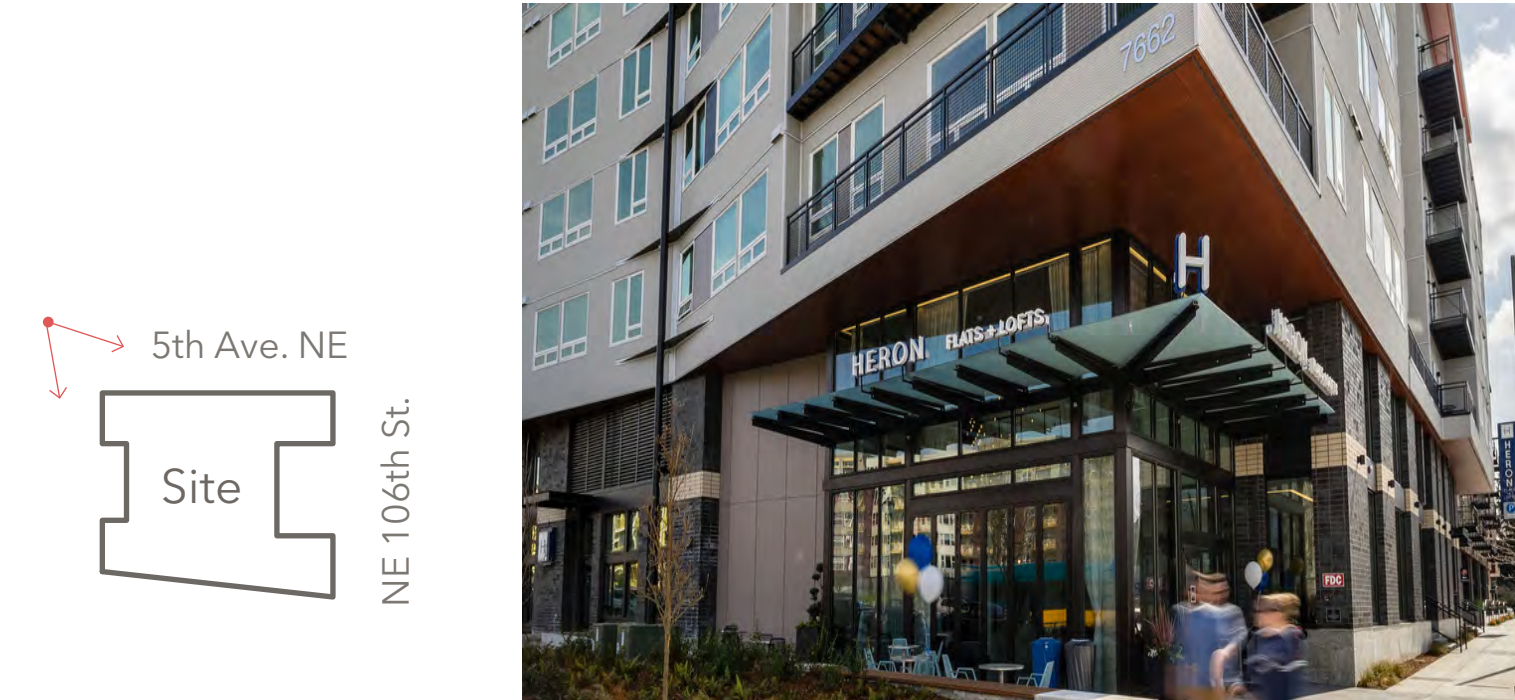
BUILDING M1 - OPTION III - PREFERRED DESIGN



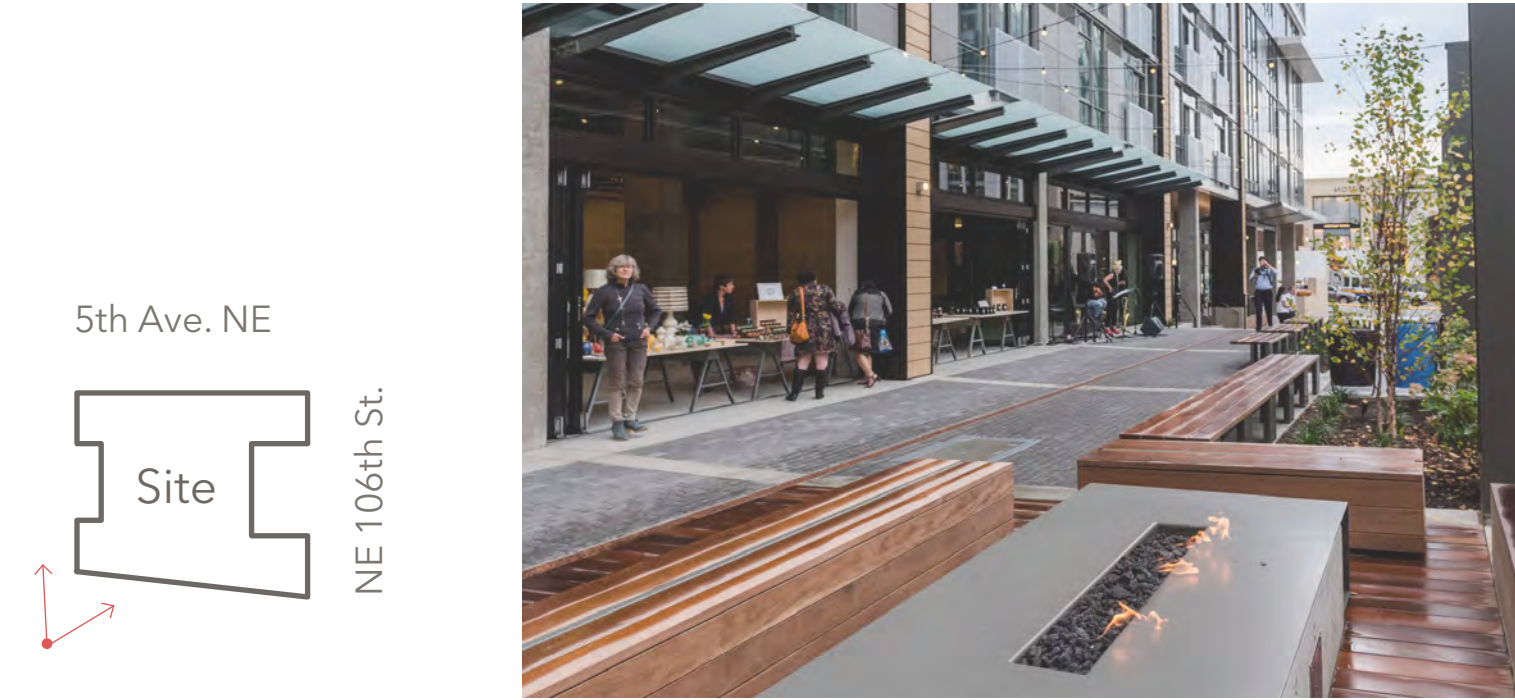
Ground Level Perspective View @ NE Corner Looking SW



Ground Level Perspective View @ NW Corner Looking SE



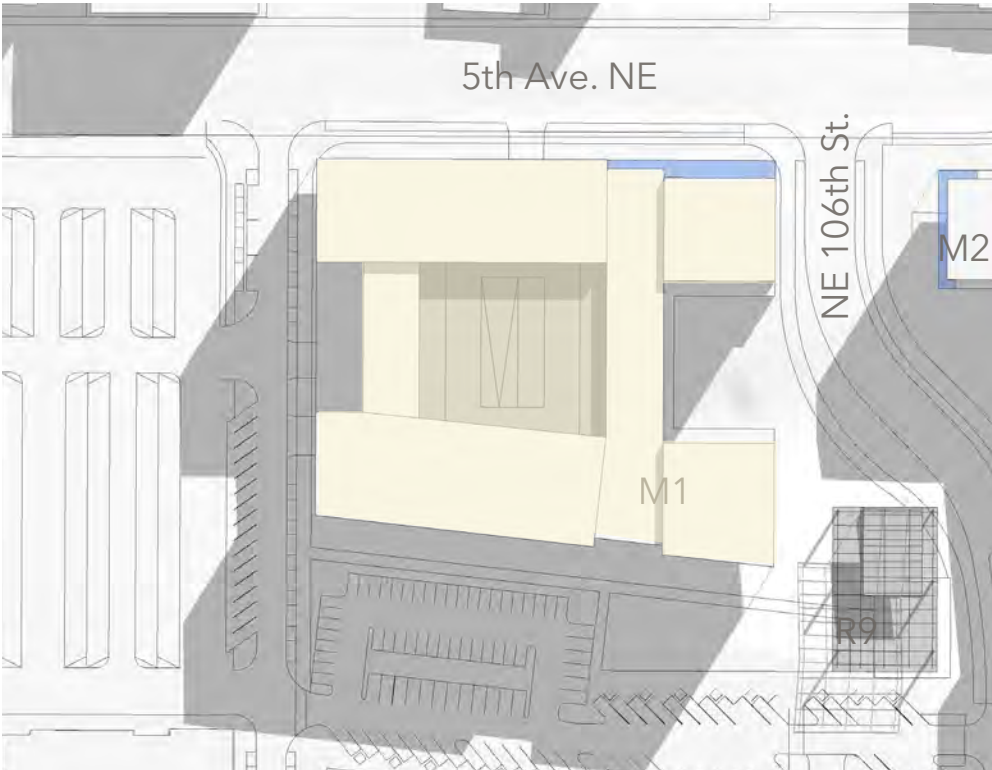
Corner retail presence. Strong urban edge



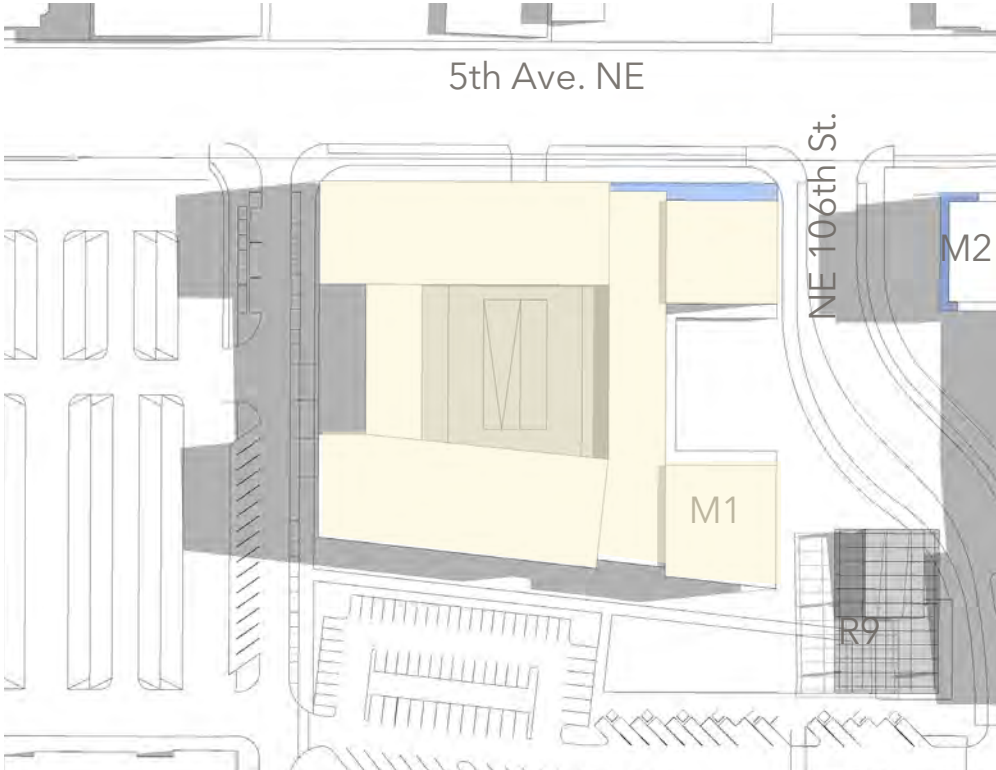
Linear retail presence on public path

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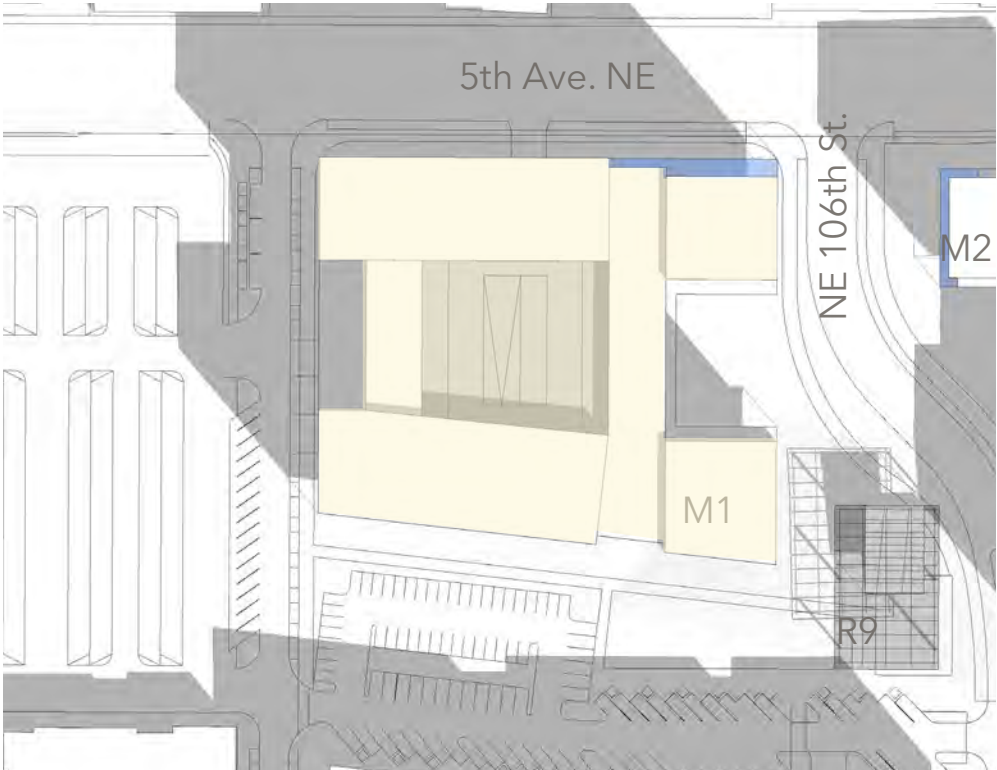
BUILDING M1 - OPTION III - PREFERRED DESIGN



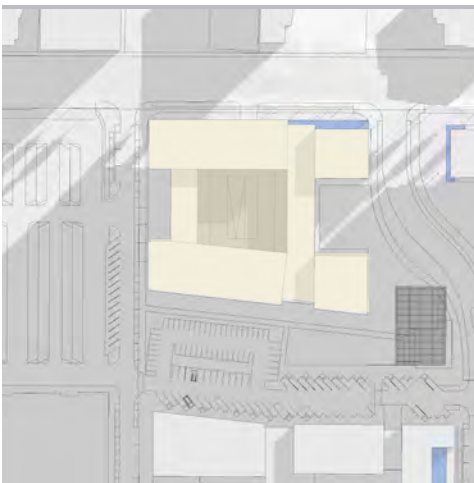
March / September 21st at 09:00am



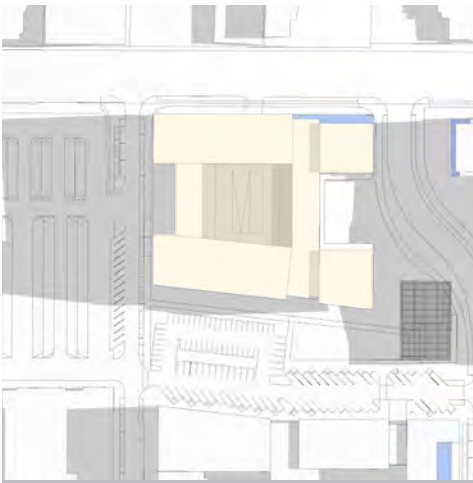
March / September 21st at 12:00pm



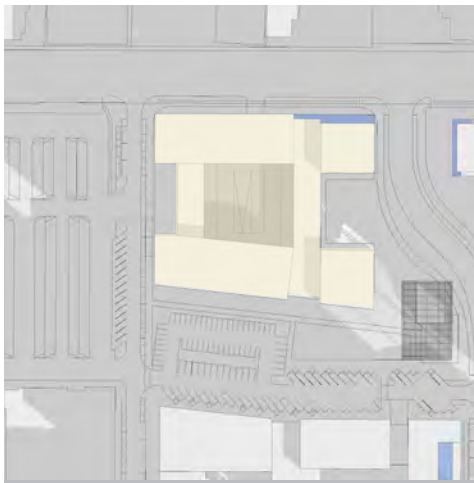
March / September 21st at 03:00pm



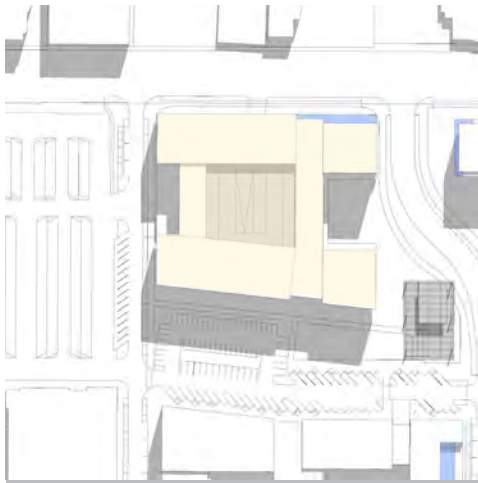
December 21st at 09:00am



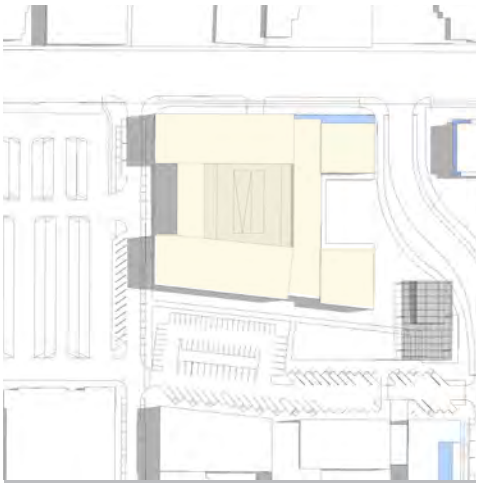
December 21st at 12:00pm



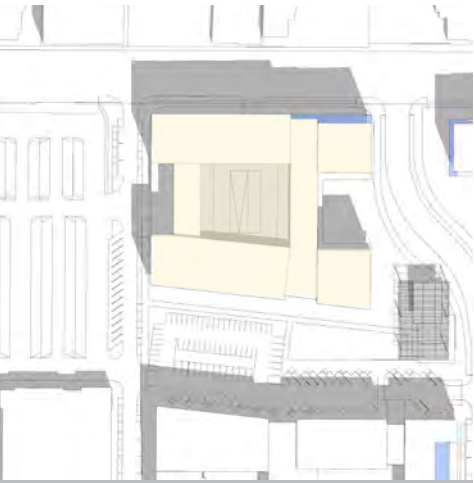
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



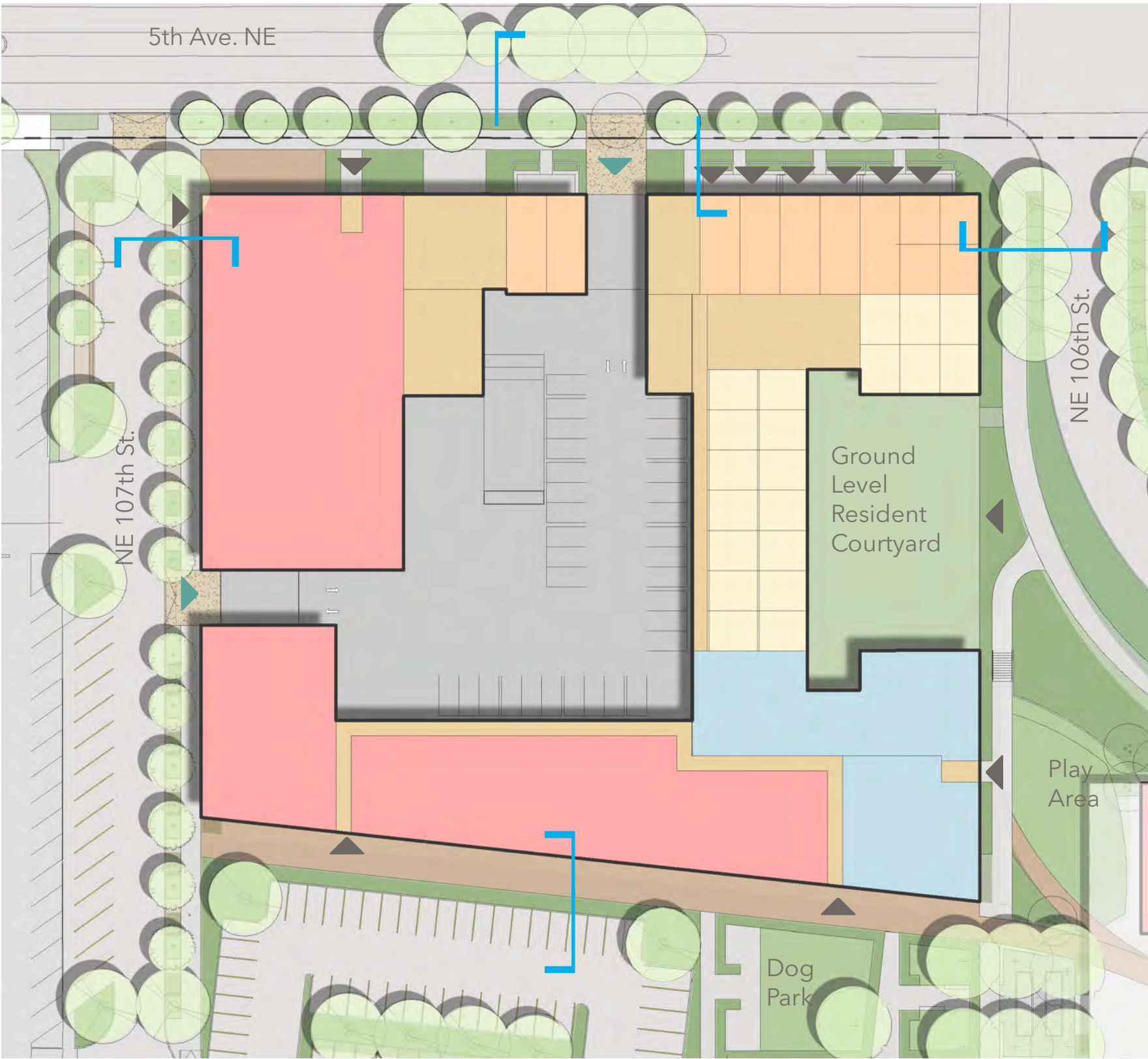
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BUILDING M1 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

An open, safe and vibrant pedestrian oriented streetscape wraps around the north and west edge of building M1. This streetscape is ornamented with street amenities and lush plantings below street trees. The 5th Avenue streetscape extroverted - from a retail experience at the north to combination of public walks and planters adjacent live/work walk-up entry terraces to the south. Residential units open to a restorative “urban oasis” courtyard on the south side of the building while supporting the openness and vitality of the east entry along 106th. Bio-retention plantings, large scale canopy street trees and super graphic signage welcome visitors from the east entry. A large ground floor amenity space spills out to a community-centric park to the southwest and the north edge of the building supports retail uses with wide sidewalks and columnar street trees.

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



Site Plan



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BUILDING M1 - LANDSCAPE DESIGN



West Facade



5th Ave. Section



Promenade connects shoppers to open space



Pedestrian-friendly retail edge

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BUILDING M1 - LANDSCAPE DESIGN



106th St. Section



107th St. Section



Bio-retention with weirs use the slope of the new street



Pedestrian is protected from traffic by planting strip

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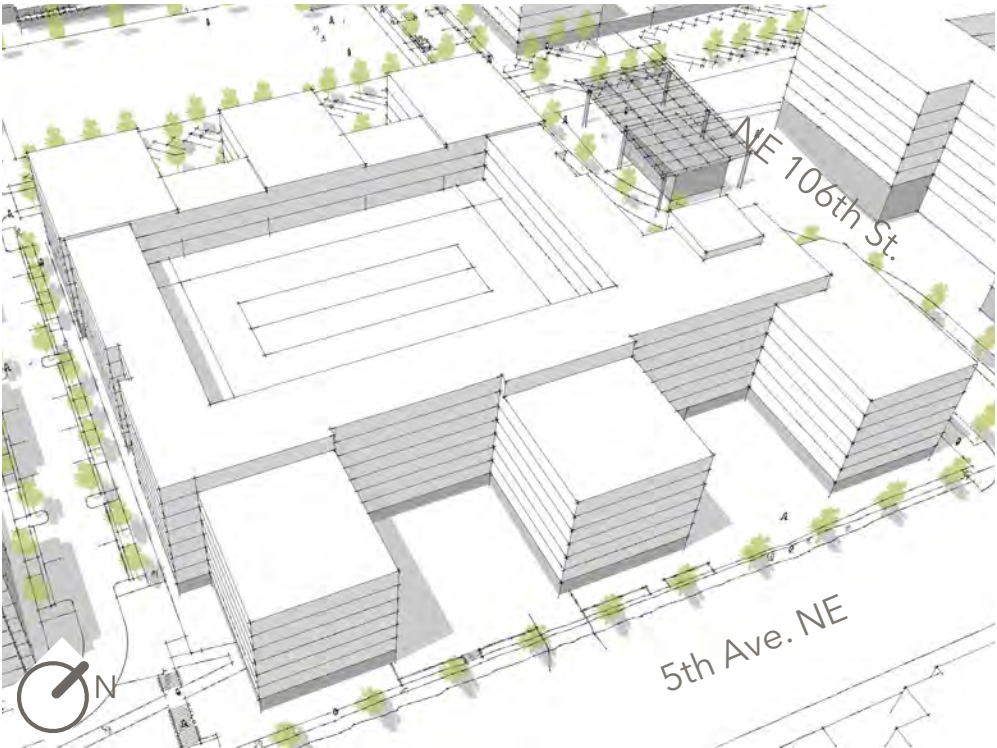
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M2 - ARCHITECTURAL CONCEPTS

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BUILDING M2 - SUMMARY

Option I - SE View



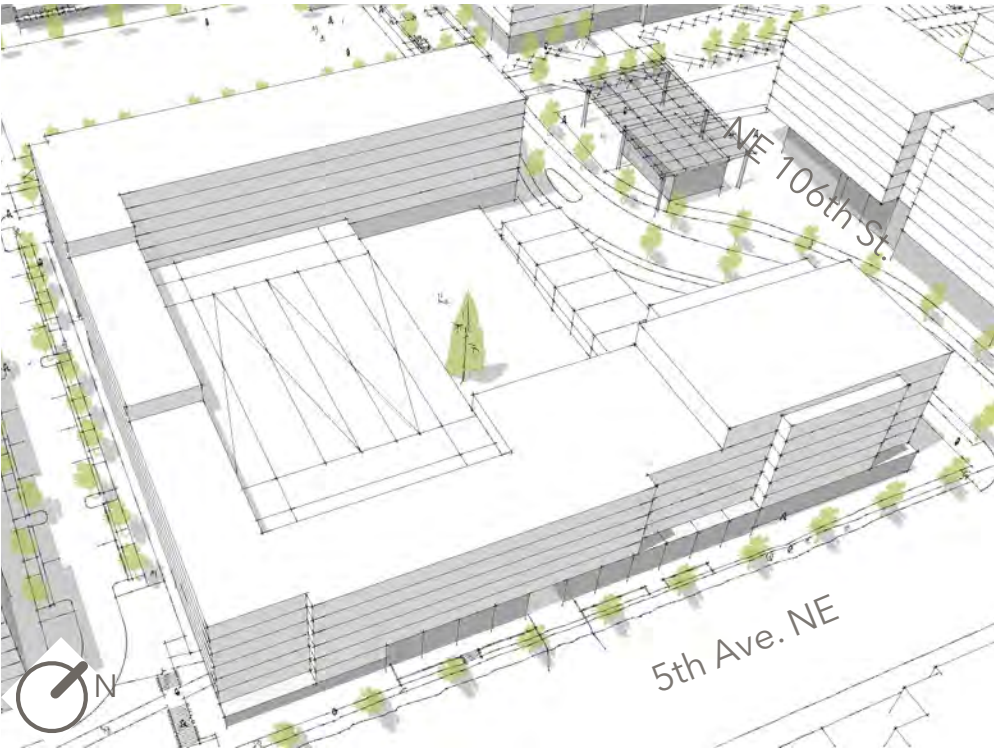
Pros

- Multiple small courtyards break down the mass of the building.
- West facing courtyards have good connections to the park.
- Many units get south and west facing windows.

Cons

- At grade courtyards on 4th Ave make retail space challenging.
- Less of an urban expression on 5th Ave.
- Does not engage building M3 to the south
- East facing courtyards are less desirable.
- Garage running N/S creates long, inefficient, single-loaded corridors.

Option II - SE View



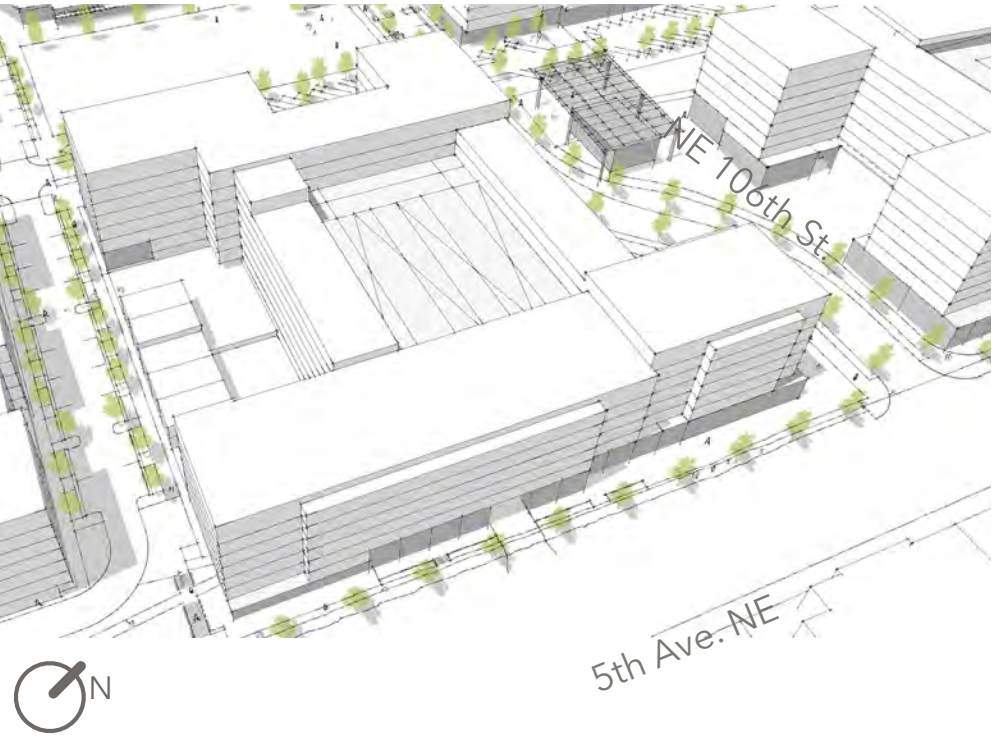
Pros

- Exceptional Tree retained
- Strong urban edge along 5th Ave NE
- East edge facade volumes relate to Library & Community Center buildings across NE 5th Ave
- North building wings relate to preferred option for building M1
- Courtyard opens to public entry park

Cons

- 6-story open parking garage is visible
- 6-story open parking garage fronts courtyard
- Poor solar exposure at courtyard (North-facing)

Option III - SE View (Preferred)



Pros

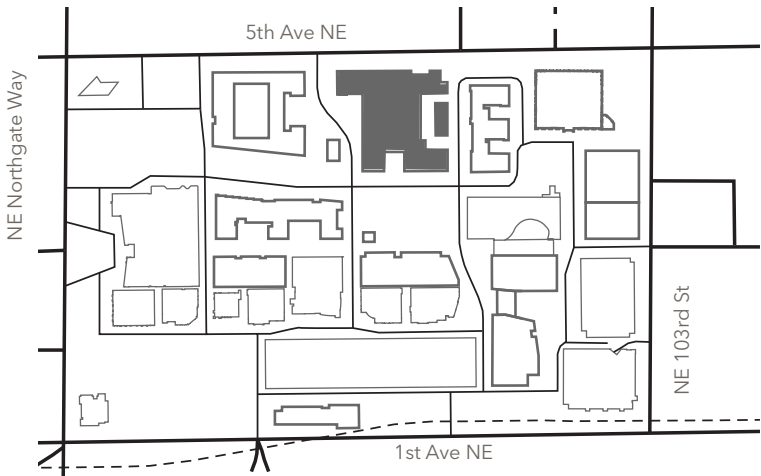
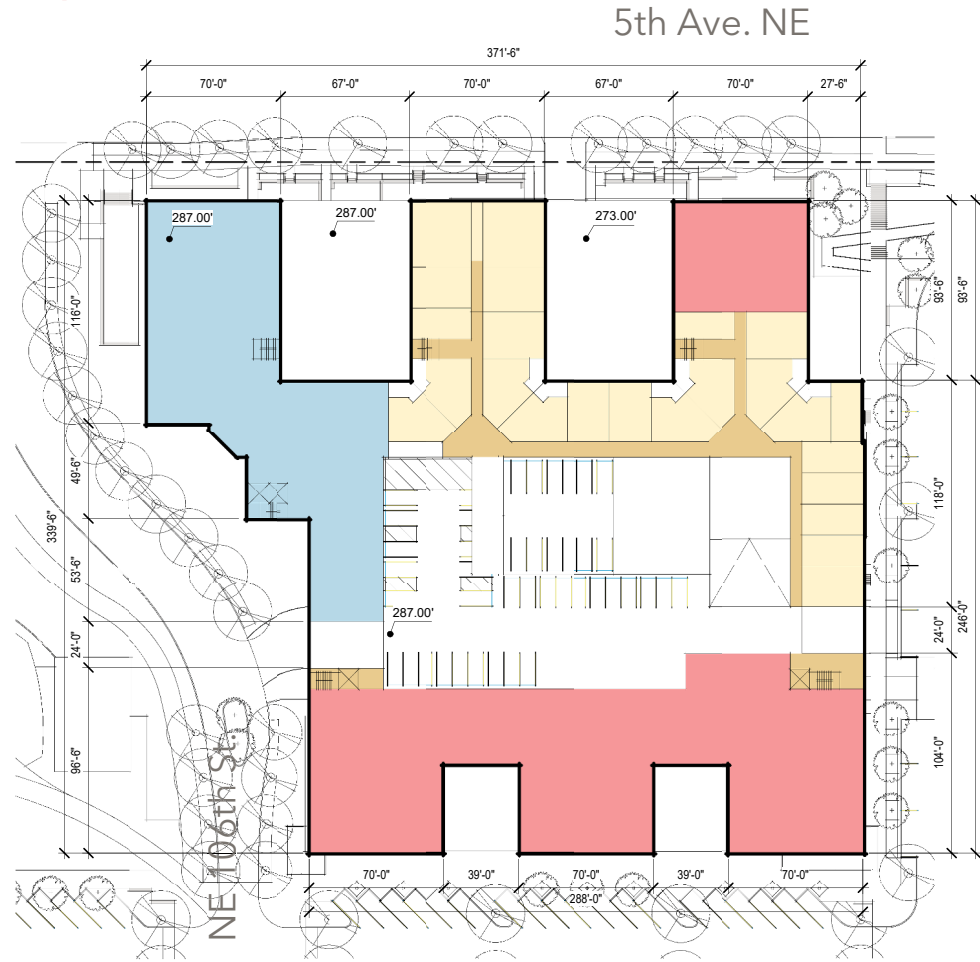
- Strong urban expression on 5th Ave and central park.
- 2 right-sized courtyards face south and west.
- Town homes in south courtyard create more variety of unit types and holds street edge.
- South courtyard engages E.6 and provides a pedestrian connection for shared parking.
- More compact parking structure.
- Fewer single-loaded corridors. More efficient use of space.

Cons

- Large floor plates with several steps in the top floors.

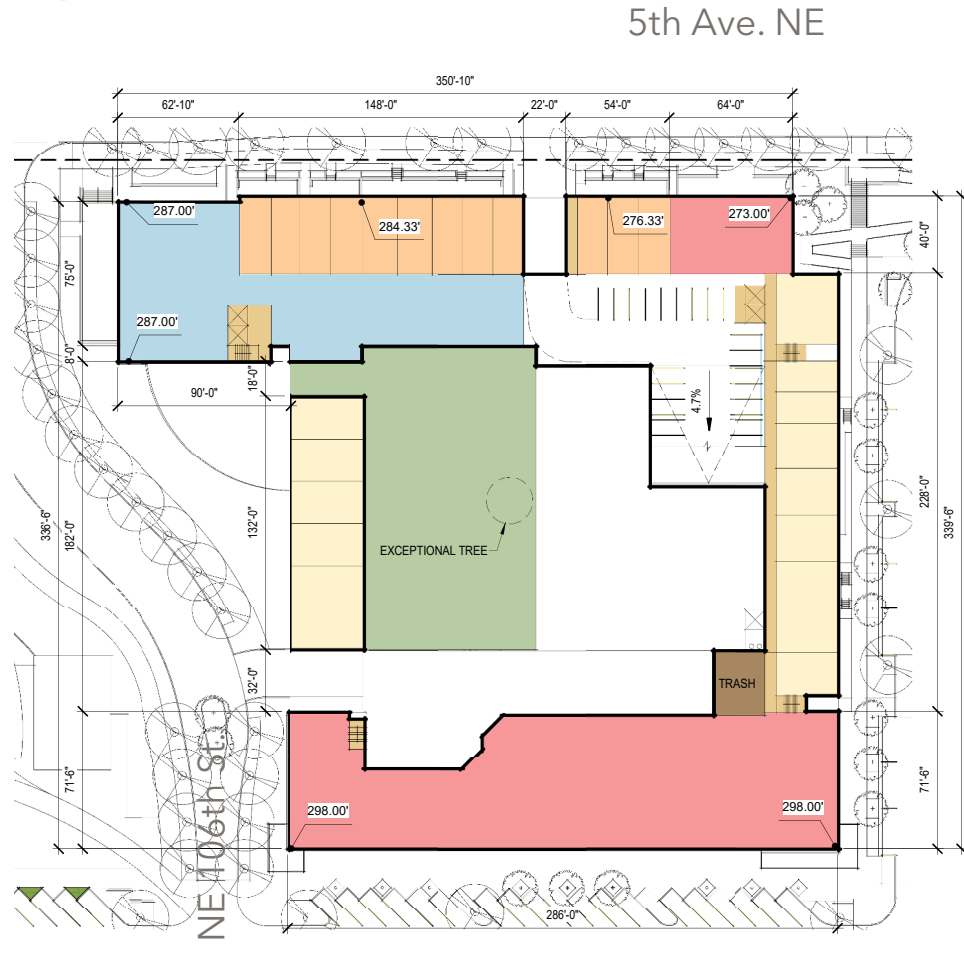
BUILDING M2 - SUMMARY

Option I - SE View



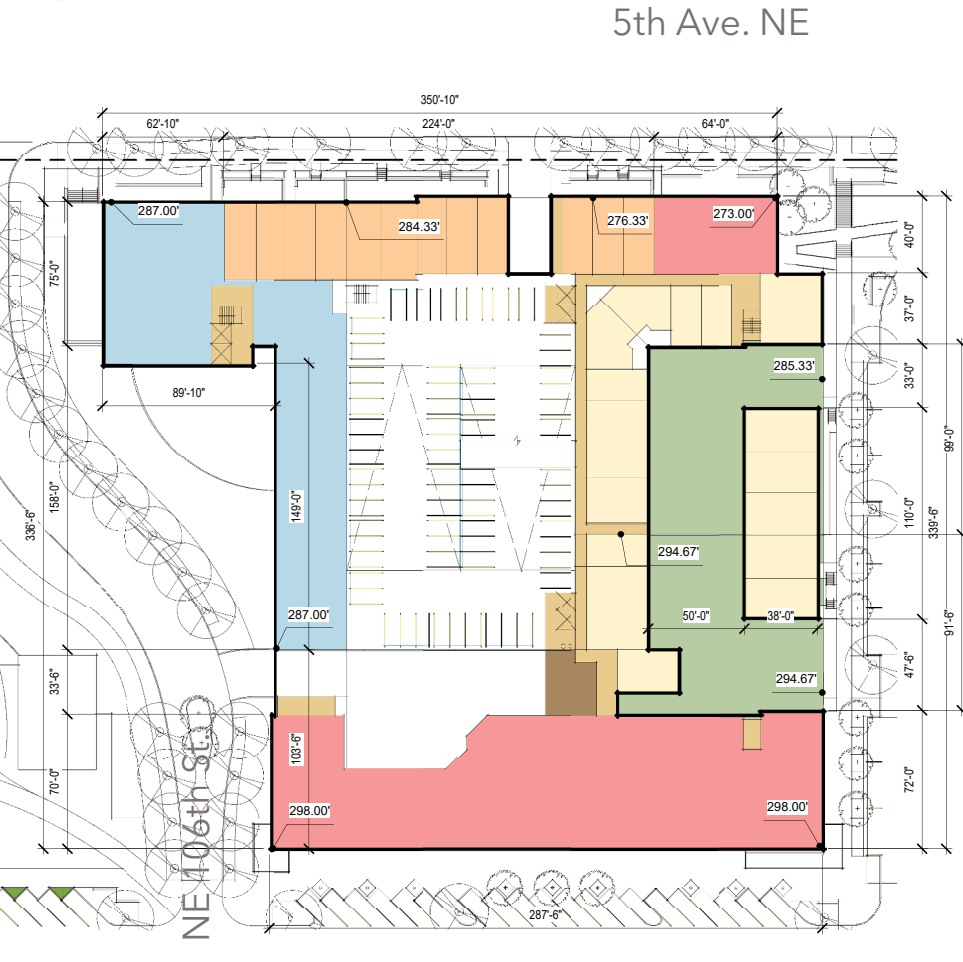
Site Key

Option II - SE View



- Retail
- Amenity Space
- Circulation / Support
- Residential Unit

Option III - SE View (Preferred)



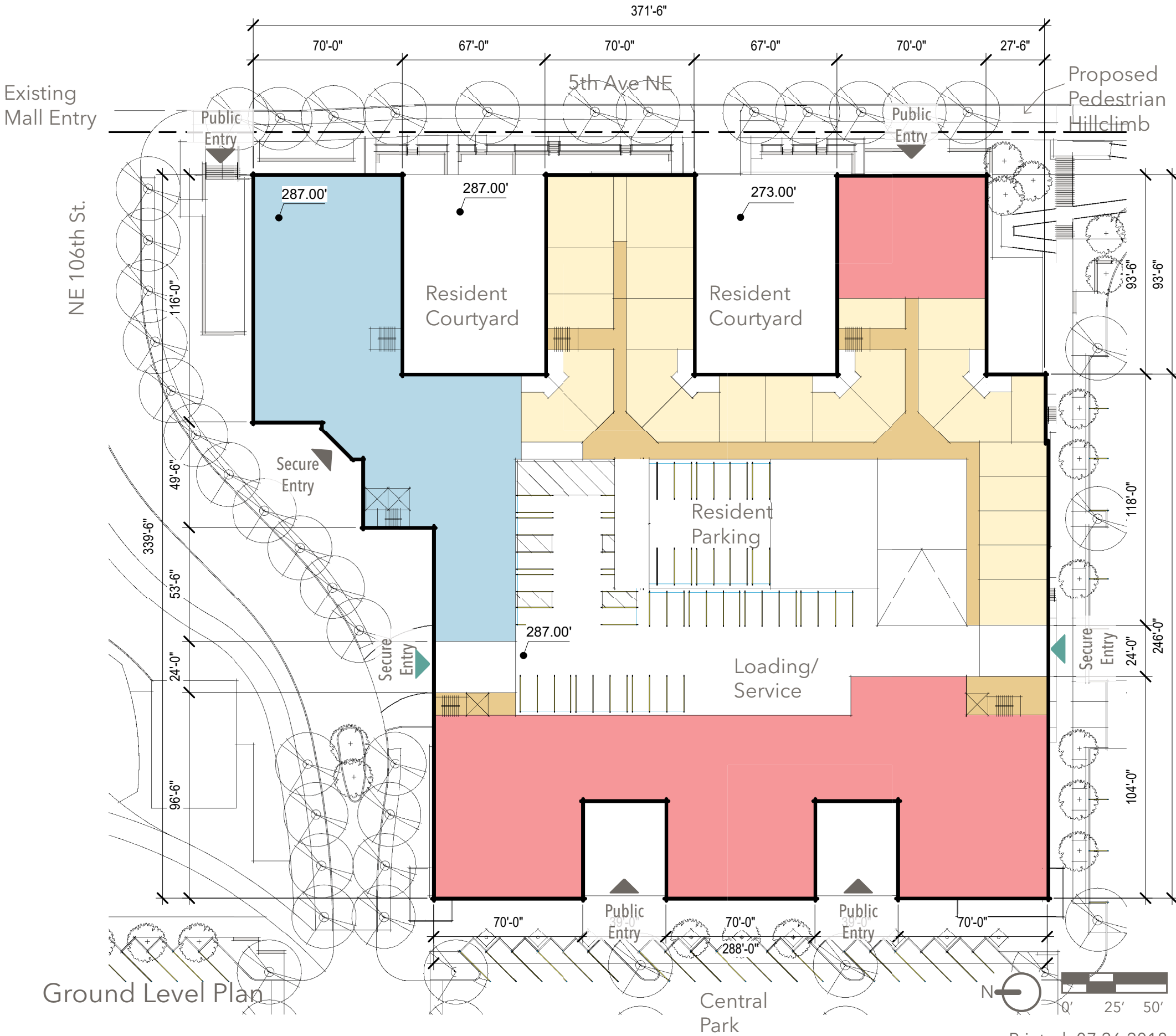
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BUILDING M2 - OPTION I

Summary

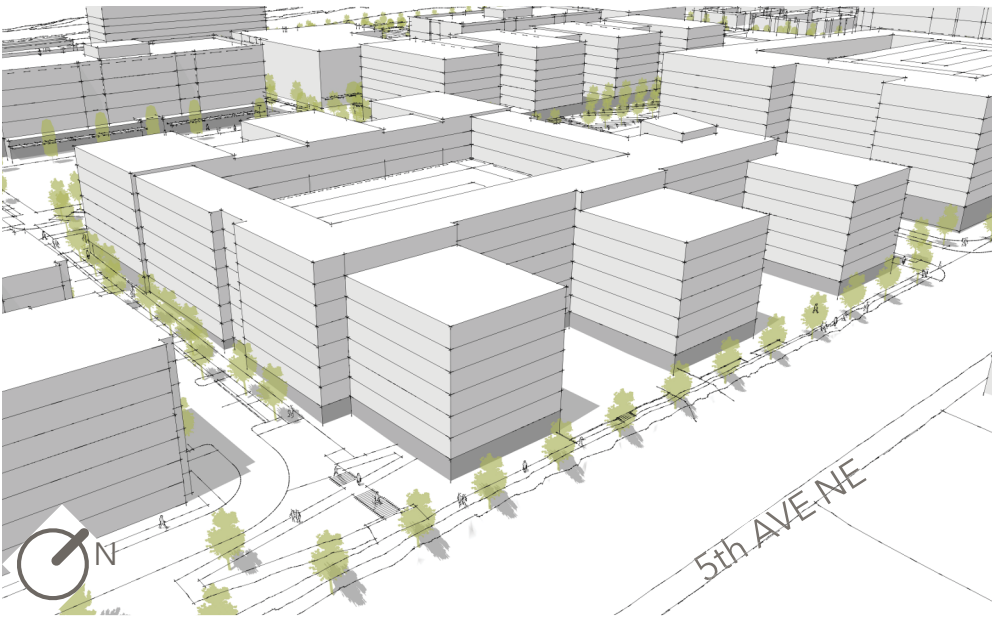
- 7-8 story apartment building totaling 595,000 gsf
- Approx. 409 units
- Level 1 Retail: 29,800 sf
- Structured Above Ground Parking: 175,000 sf
- Total Parking: Approx. 575 Stalls (135 shared with Bldg M3)

- Retail
- Amenity Space
- Circulation / Support
- Residential Unit
- ▲ Pedestrian Entry
- ▲ Vehicular Entry

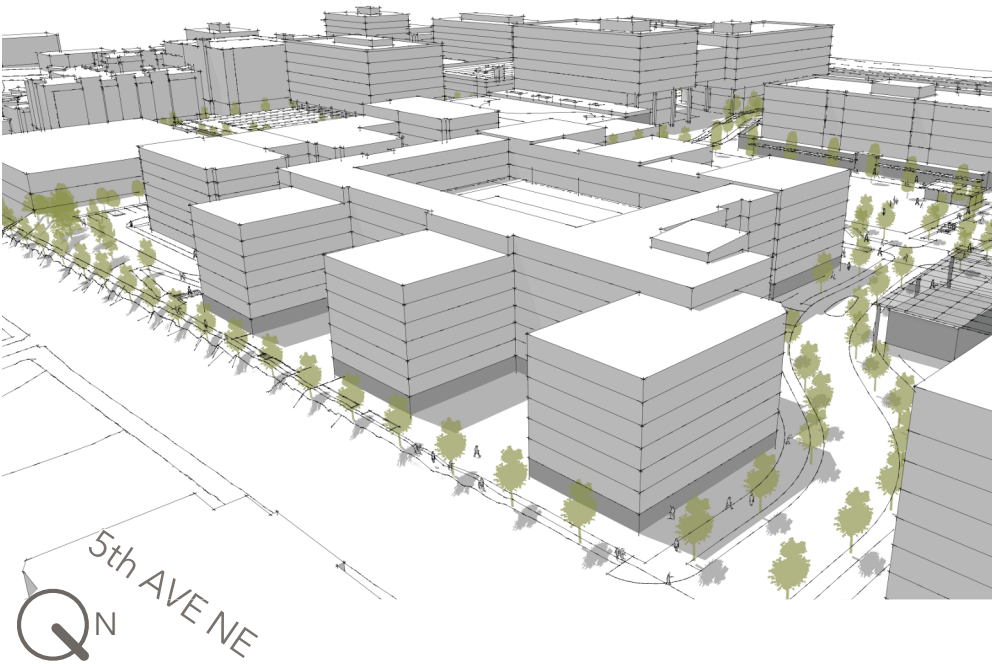


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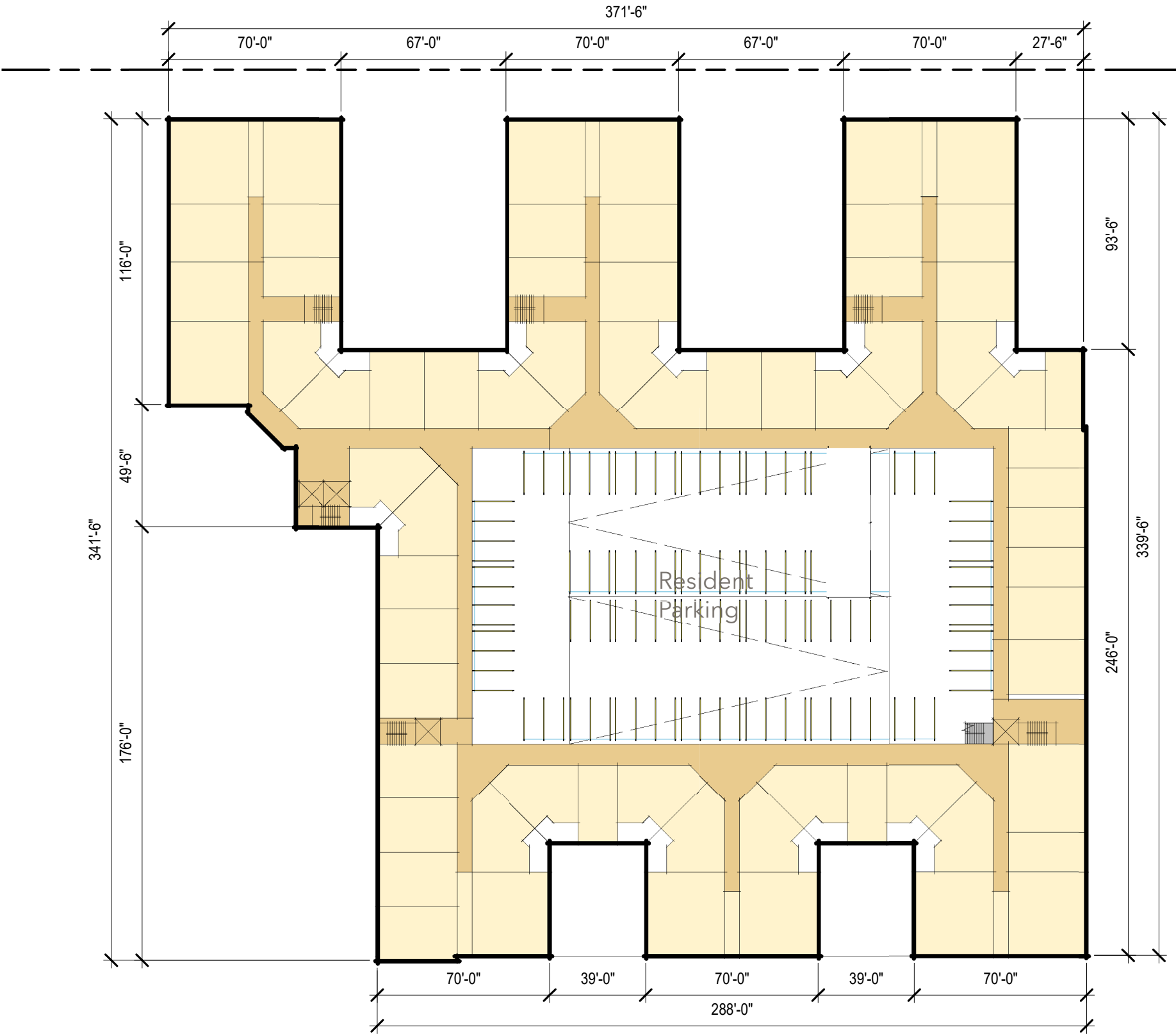
BUILDING M2 - OPTION I



Southeast Perspective View



Northeast Perspective View



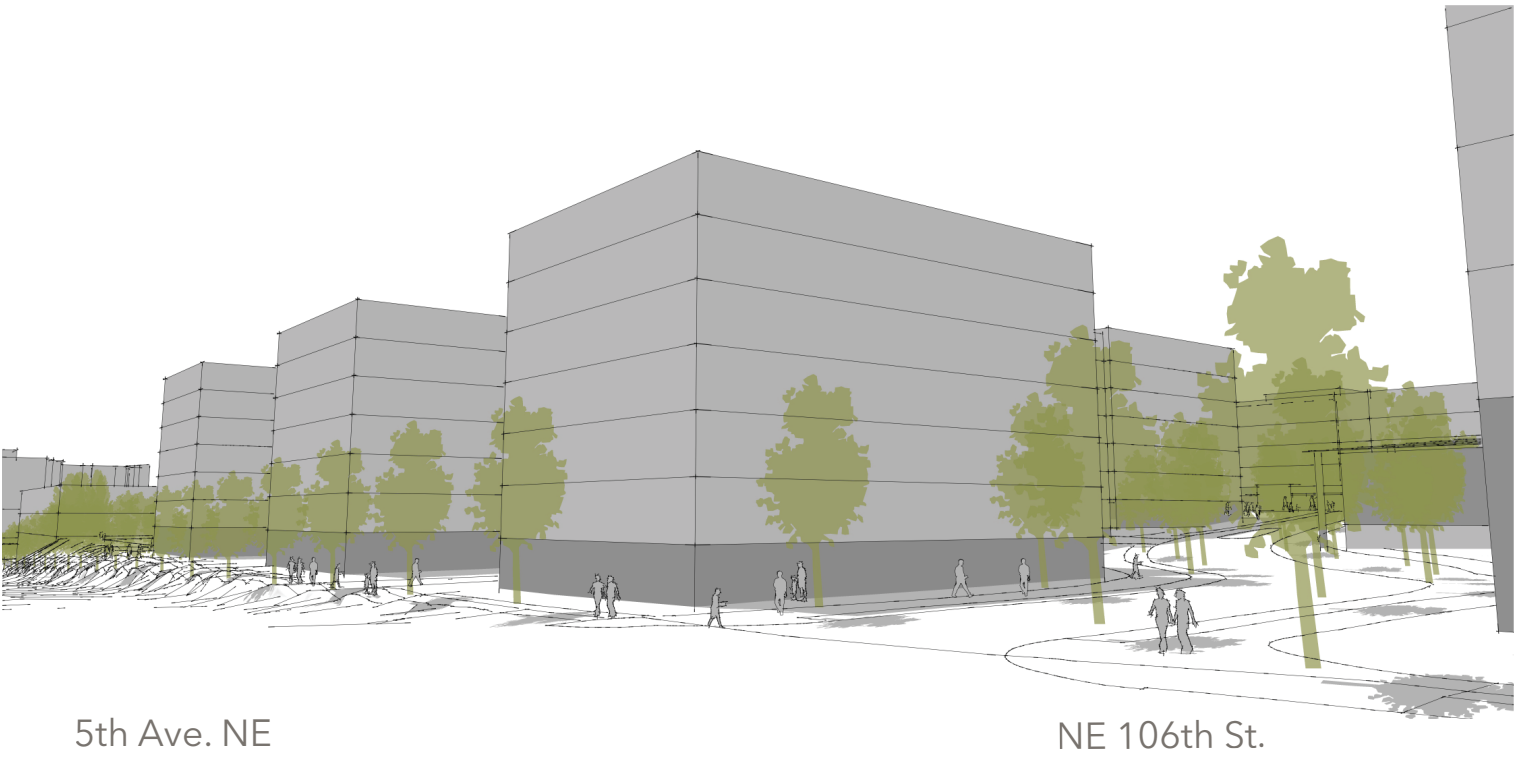
Typical Floor Plan

- Residential Units
- Corridor / Support

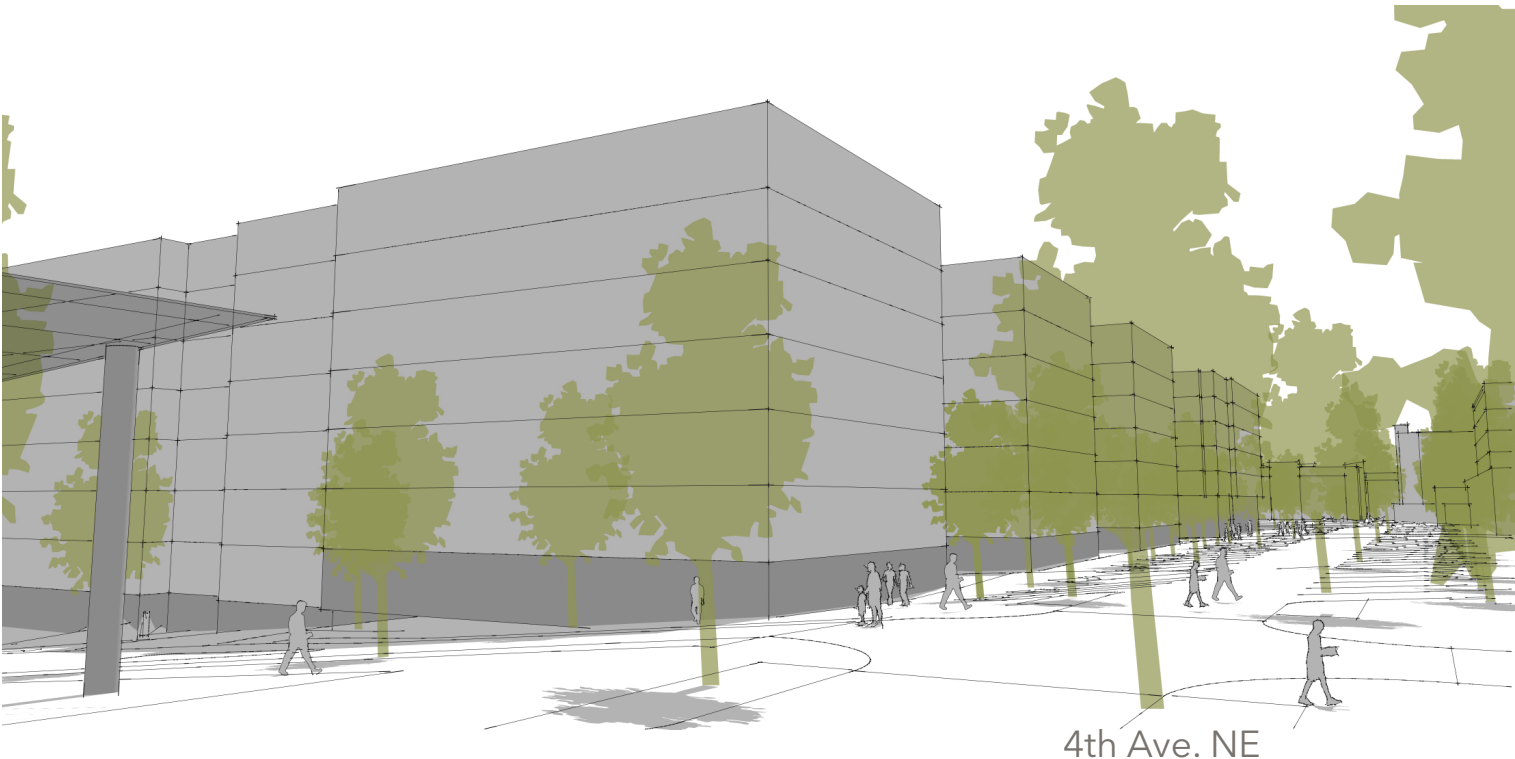


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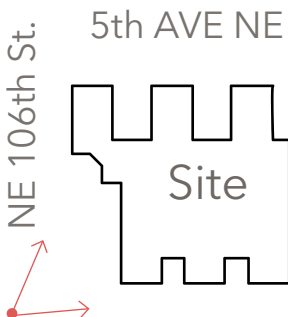
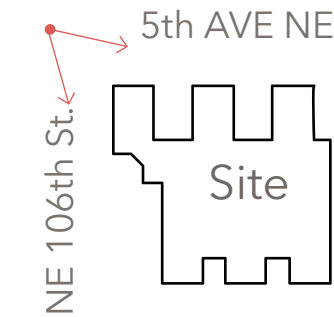
BUILDING M2 - OPTION I



Ground Level Perspective View @ NE Corner Looking SW

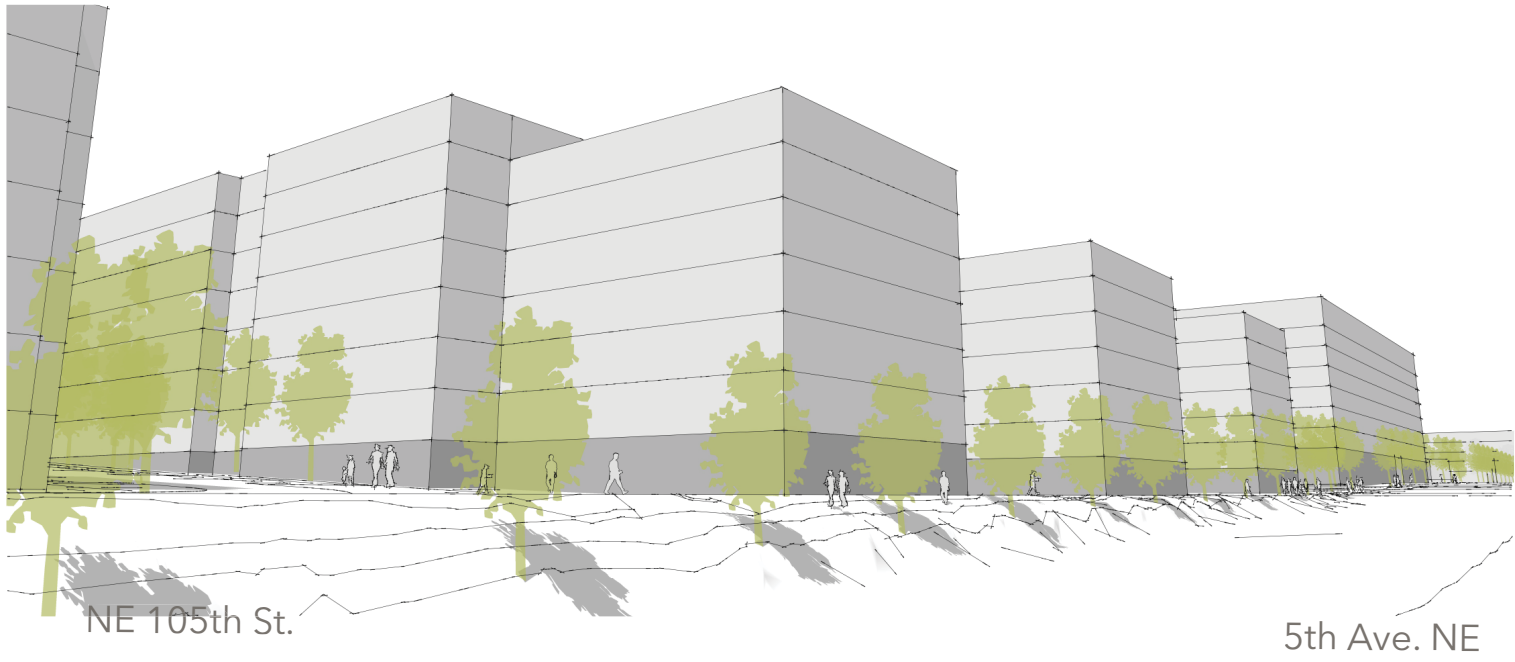


Ground Level Perspective View @ NW Corner Looking SE

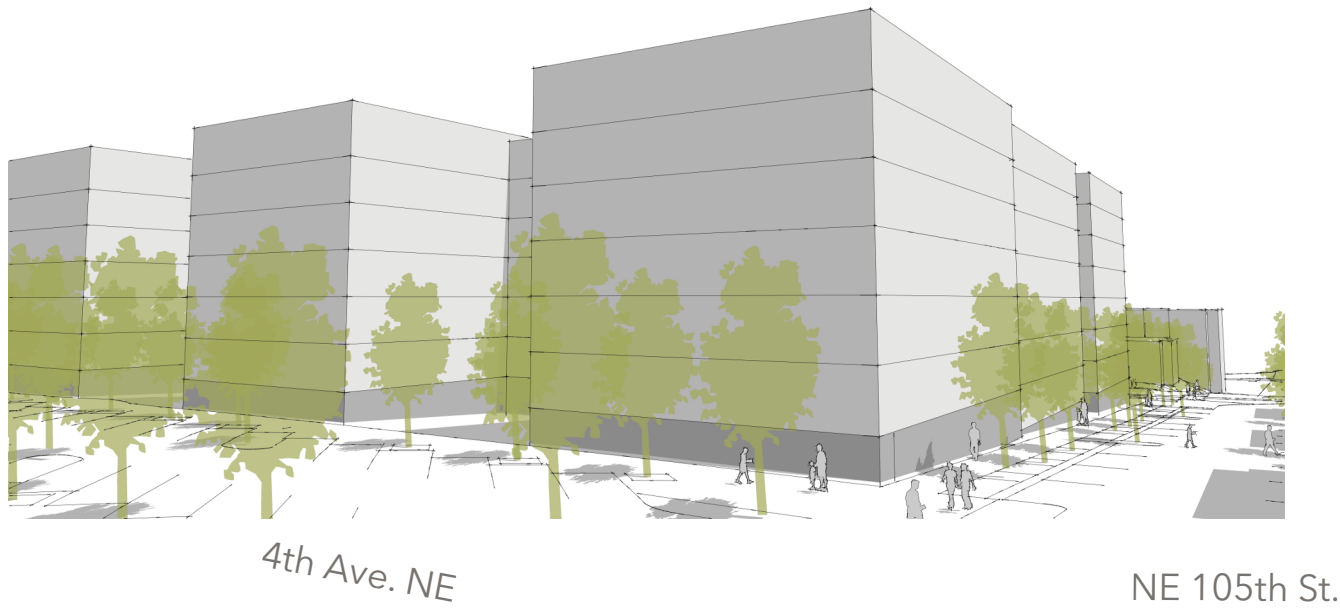


Street-Level Interaction

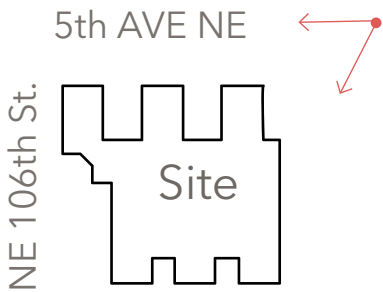
BUILDING M2 - OPTION I



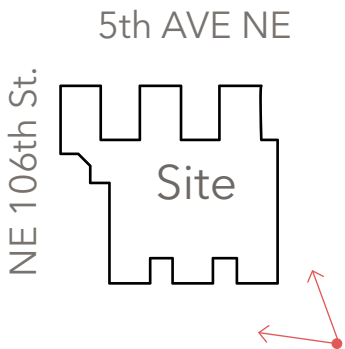
Ground Level Perspective View @ SE Corner Looking NW



Ground Level Perspective View @ SW Corner Looking NE



Street-Level Interaction

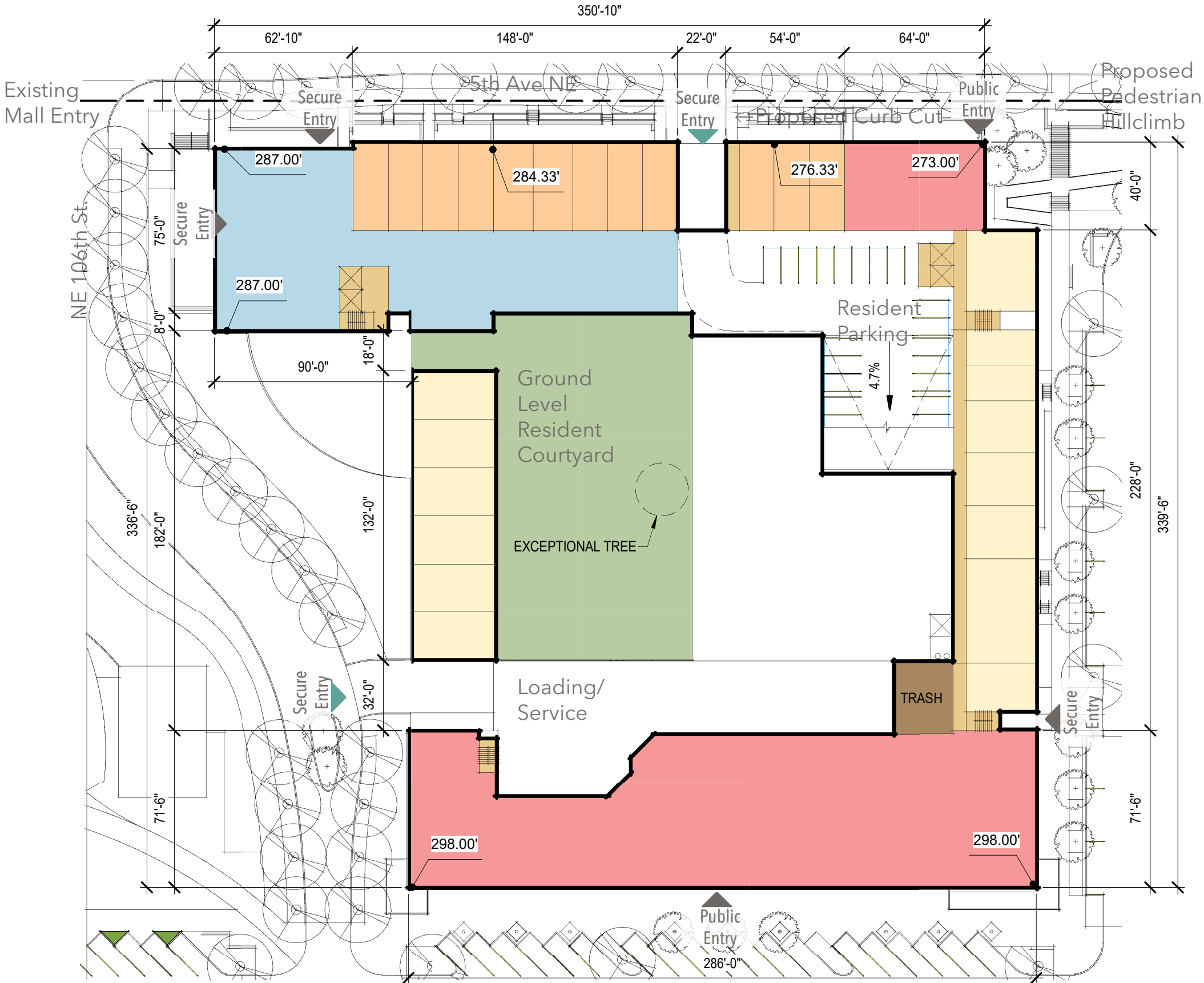


BUILDING M2 - OPTION II

Summary

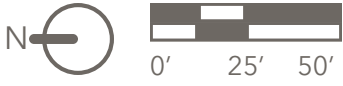
- 7-8 story apartment building totaling 540,000 gsf
- Approx. 381 units
- Level 1 Retail: 20,800 sf
- 12 Live Work units
- Structured Above Ground Parking: 187,000 sf
- Total Parking: Approx. 580 Stalls (135 shared with Bldg M3)

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



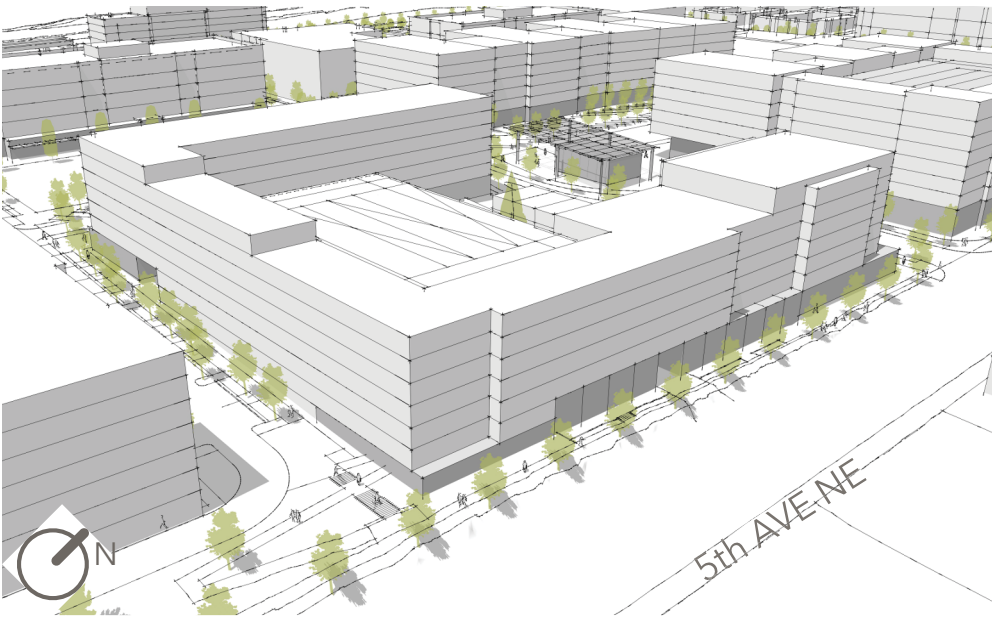
Ground Level Plan

Central
Park



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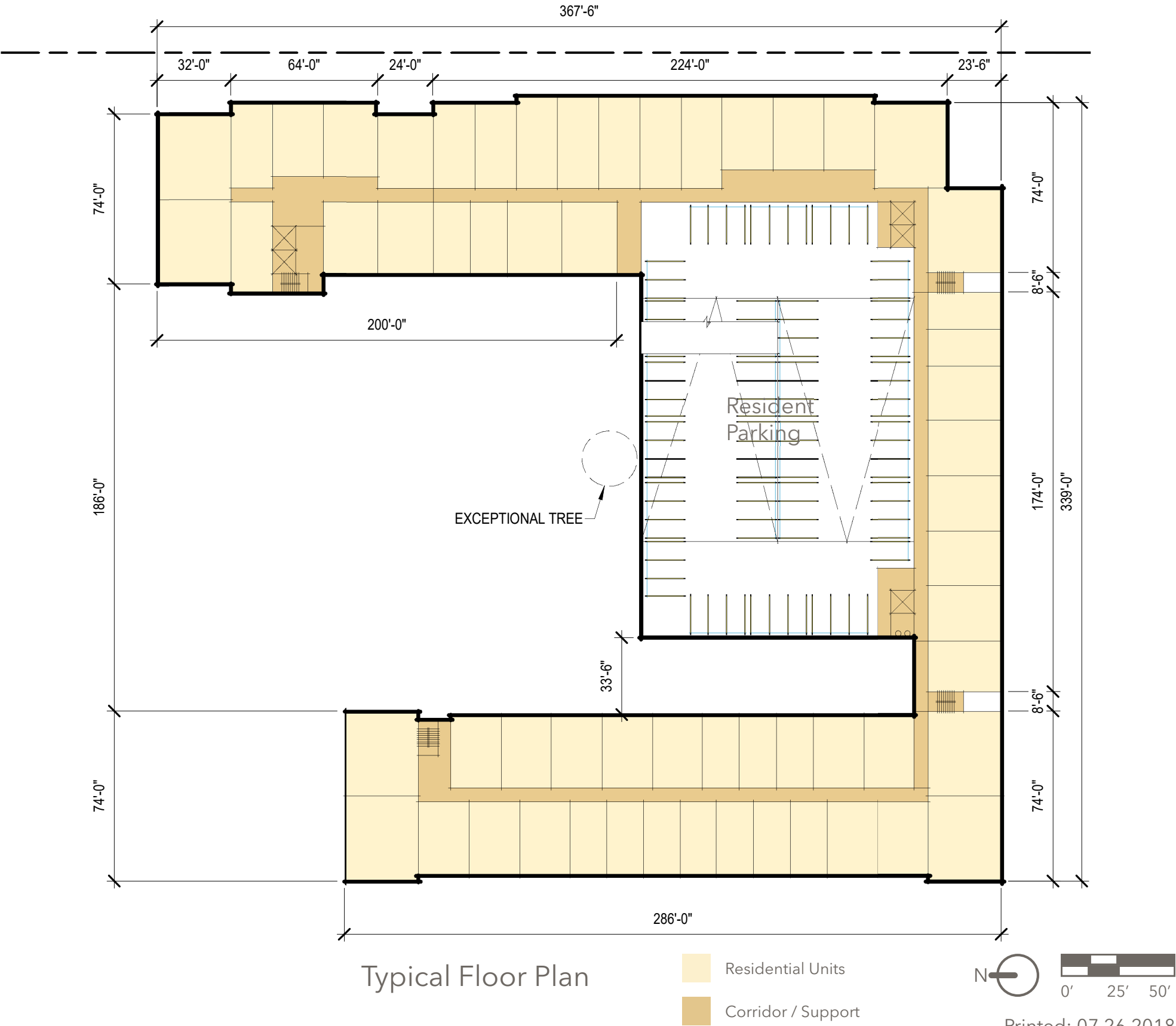
BUILDING M2 - OPTION II



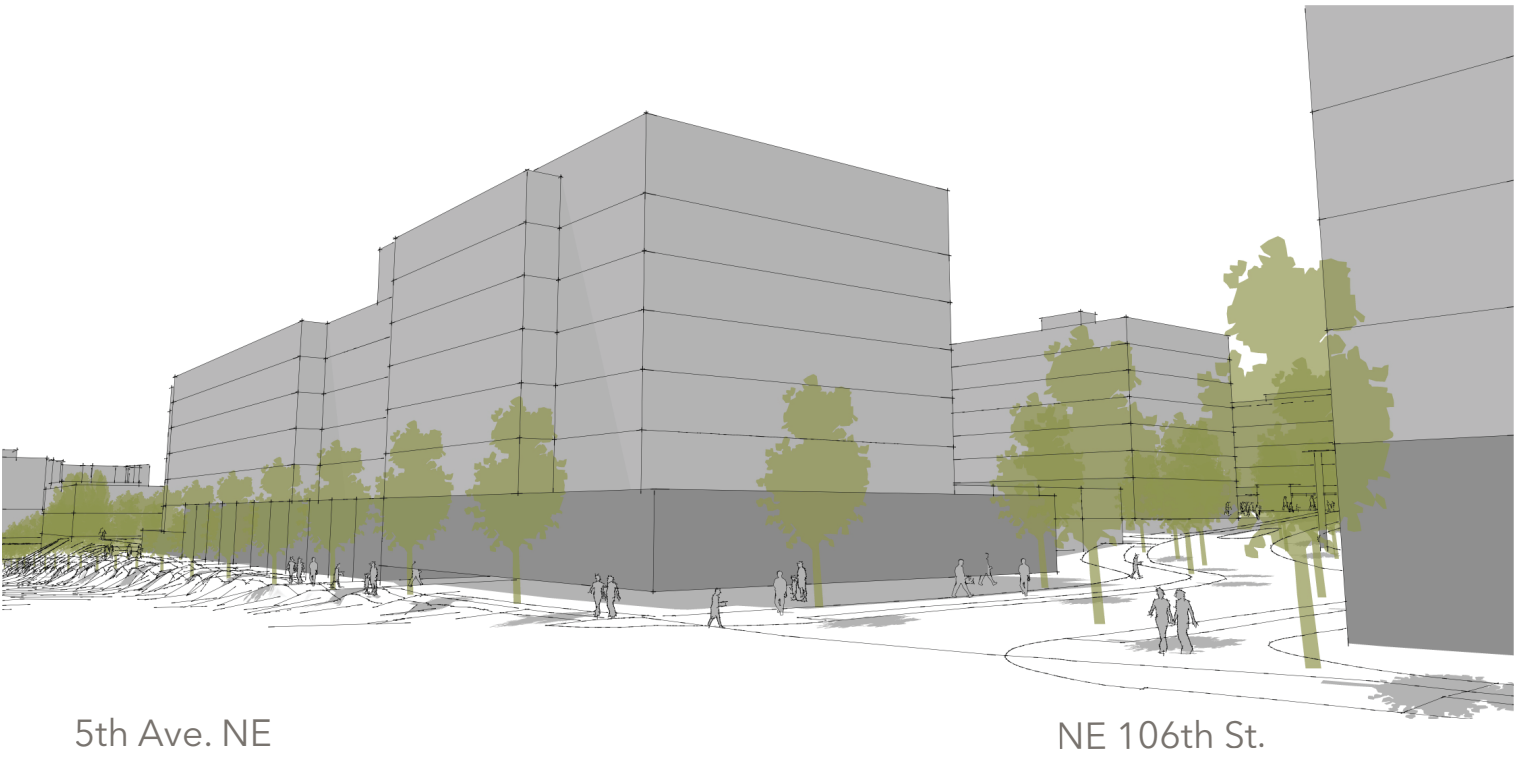
Southeast Perspective View



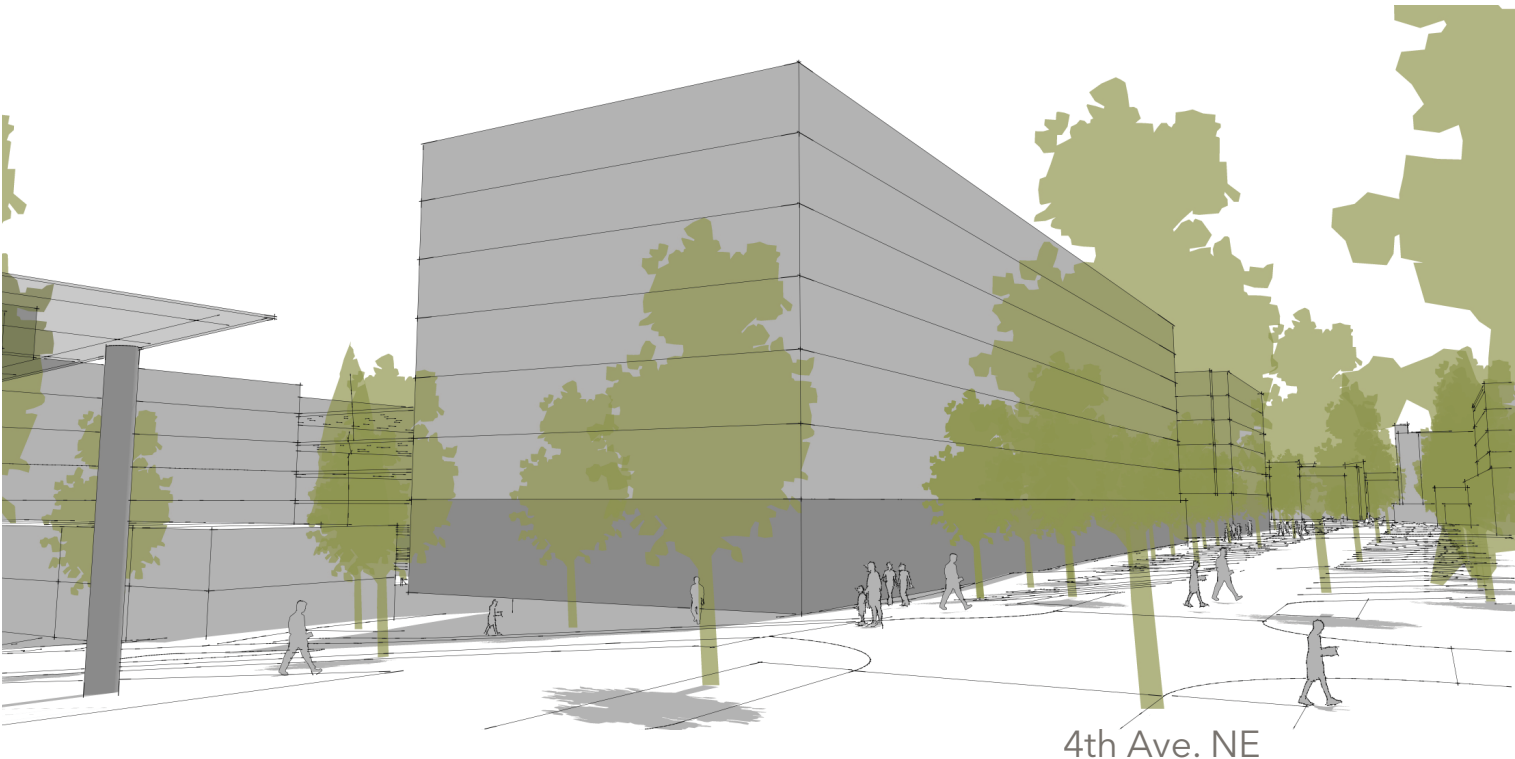
Northeast Perspective View



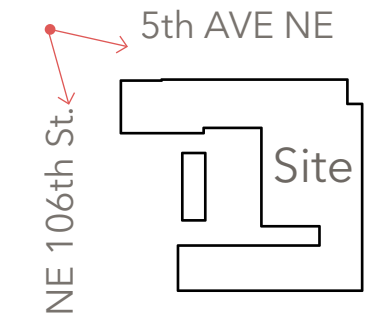
BUILDING M2 - OPTION II



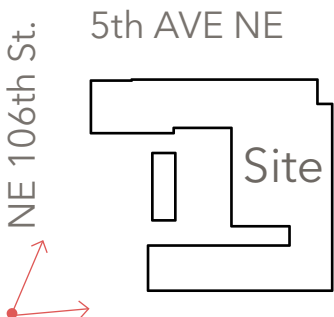
Ground Level Perspective View @ NE Corner Looking SW



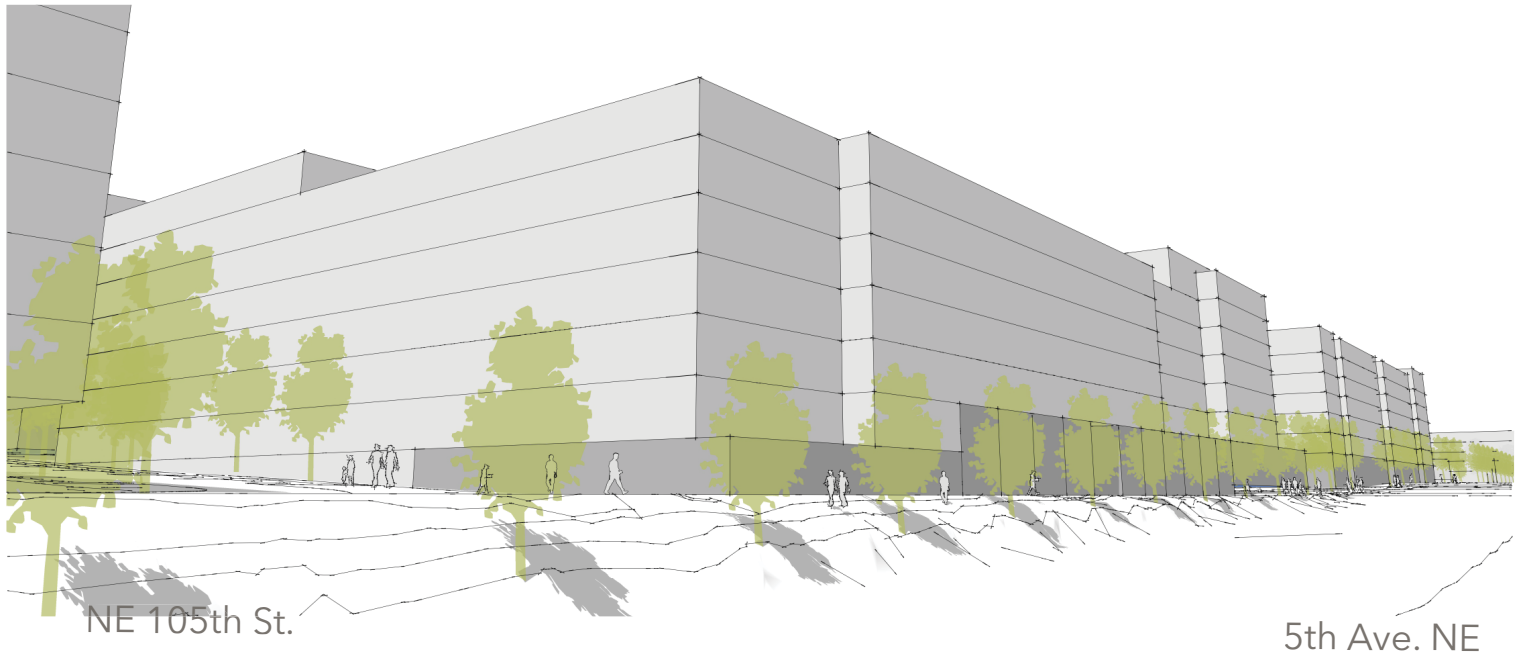
Ground Level Perspective View @ NW Corner Looking SE



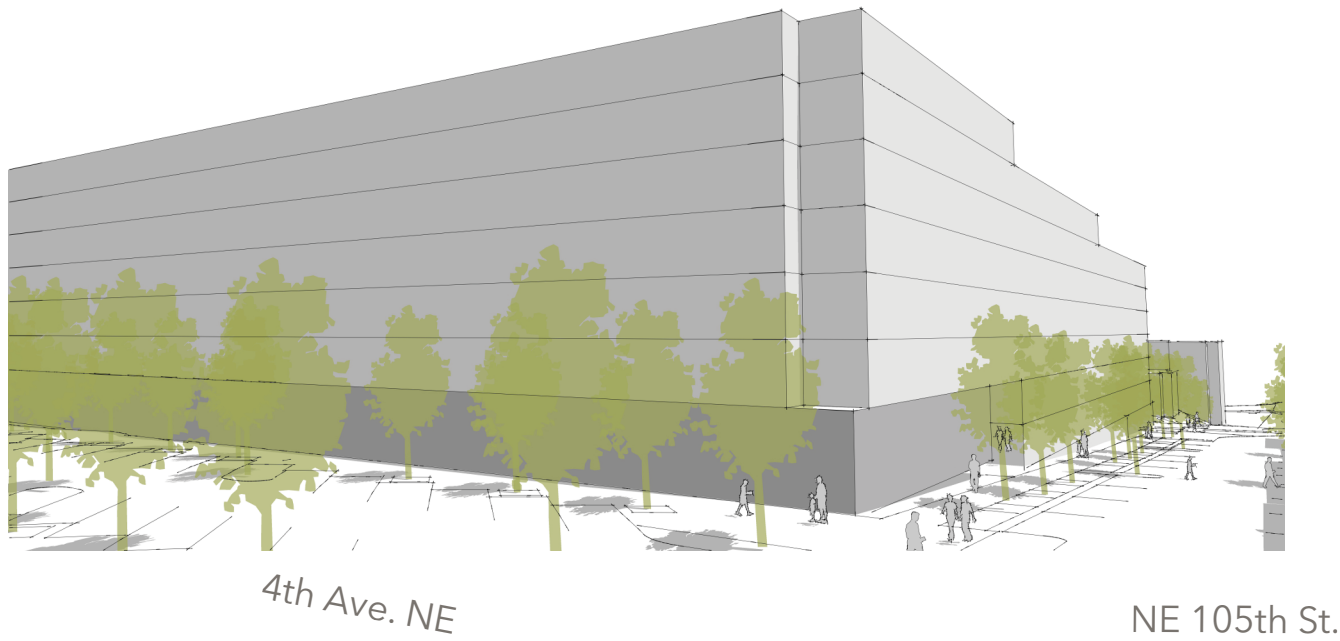
Street-Level Interaction



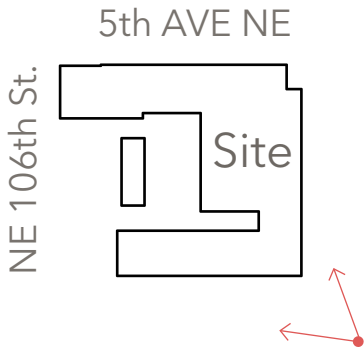
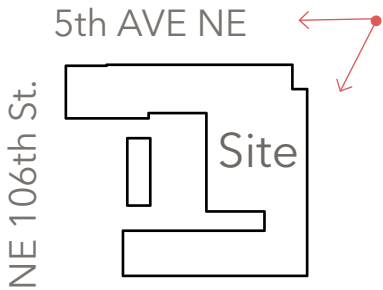
BUILDING M2 - OPTION II



Ground Level Perspective View @ SE Corner Looking NW



Ground Level Perspective View @ SW Corner Looking NE



Street-Level Interaction

BUILDING M2 - OPTION III - PREFERRED DESIGN

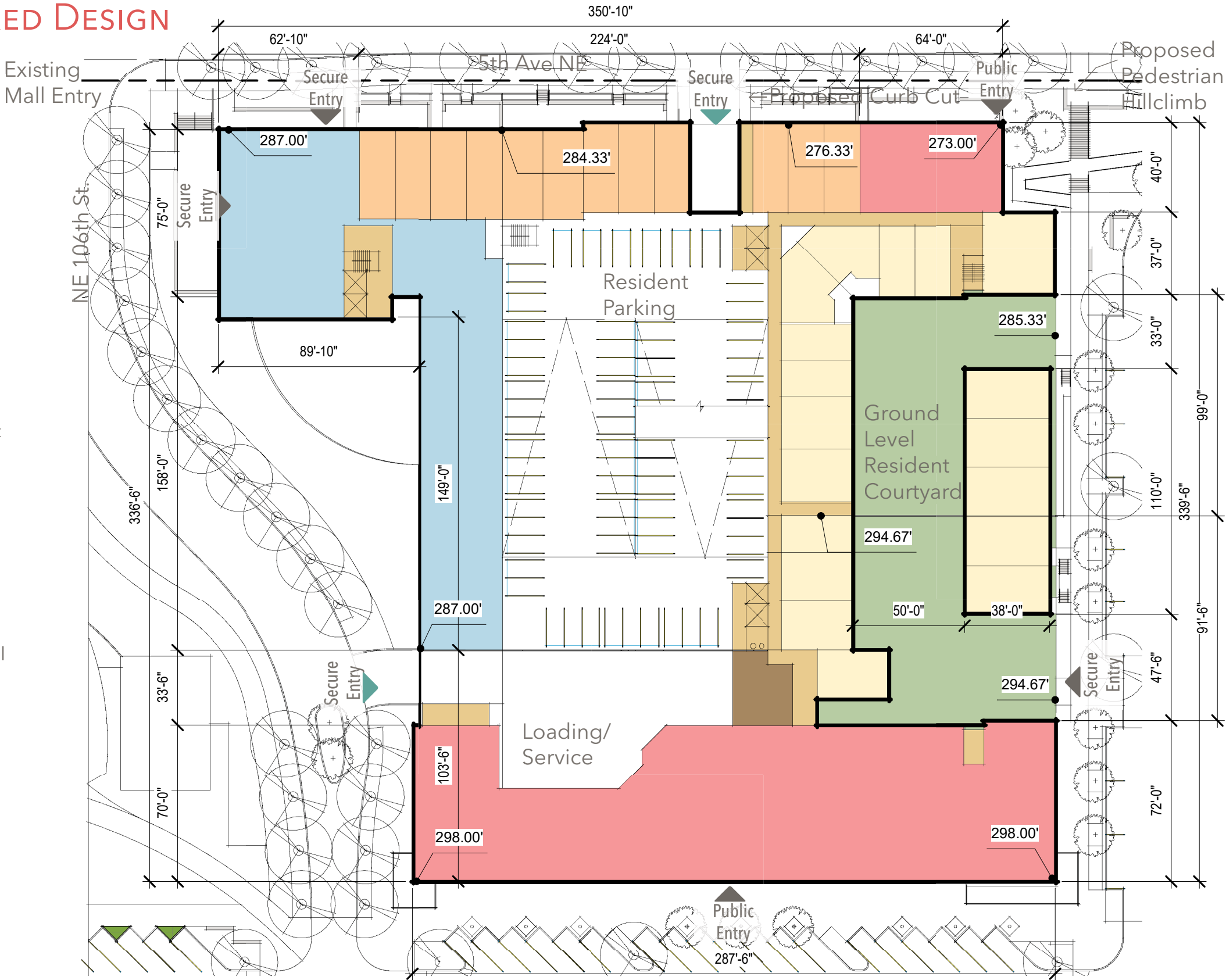
Summary

- 7-8 story apartment building totaling 583,000 gsf
- Approx. 422 units
- Level 1 Retail: 20,800 sf
- 12 Live Work units
- Structured Above Ground Parking: 187,000 sf
- Total Parking: Approx. 585 Stalls (135 shared with Bldg M3)

Overview

Building M2 defines the southern edge of the project gateway at 106th street. The preferred scheme has a strong amenity focus at the northeast corner that engages the entry park while supporting pedestrian linkage to the strong retail focus at the west facade. Residential amenity, Live Work units and retail comprise a pedestrian friendly street frontage at 5th Ave. These uses echo the character of the Library and Community Center located across the street. A south facing courtyard maximizes solar exposure and integrates green space along secondary pedestrian paths. A row of townhomes define the street edge. The west facade provides a strong urban edge that helps to define the park while maximum permeability helps to blur the line between private and public space. At the upper levels a residential courtyard maximizes solar exposure with western orientation that helps to engage the Central Park from multiple levels.

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

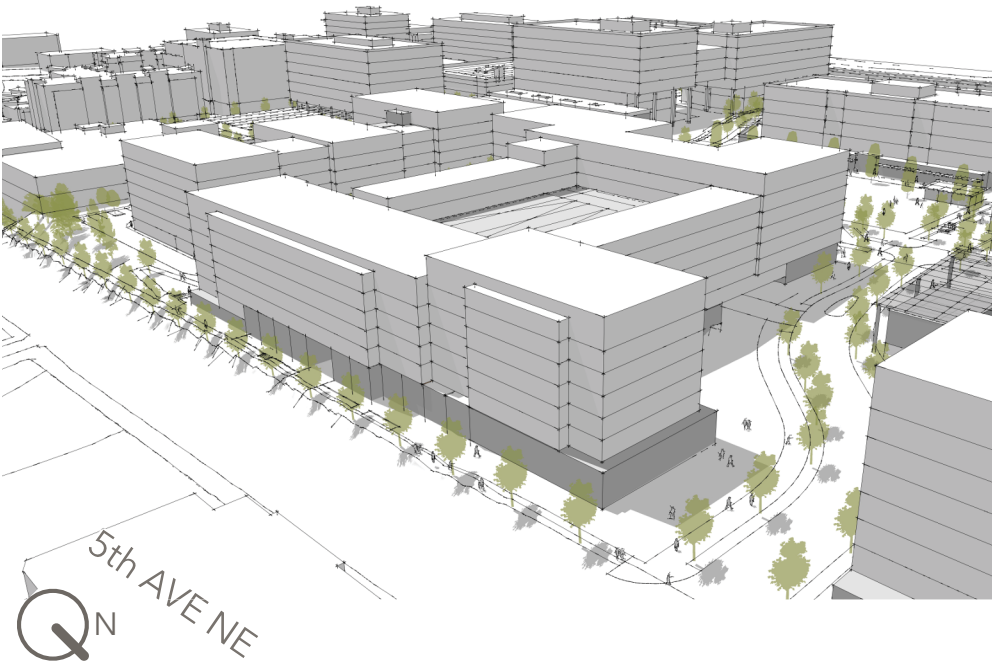


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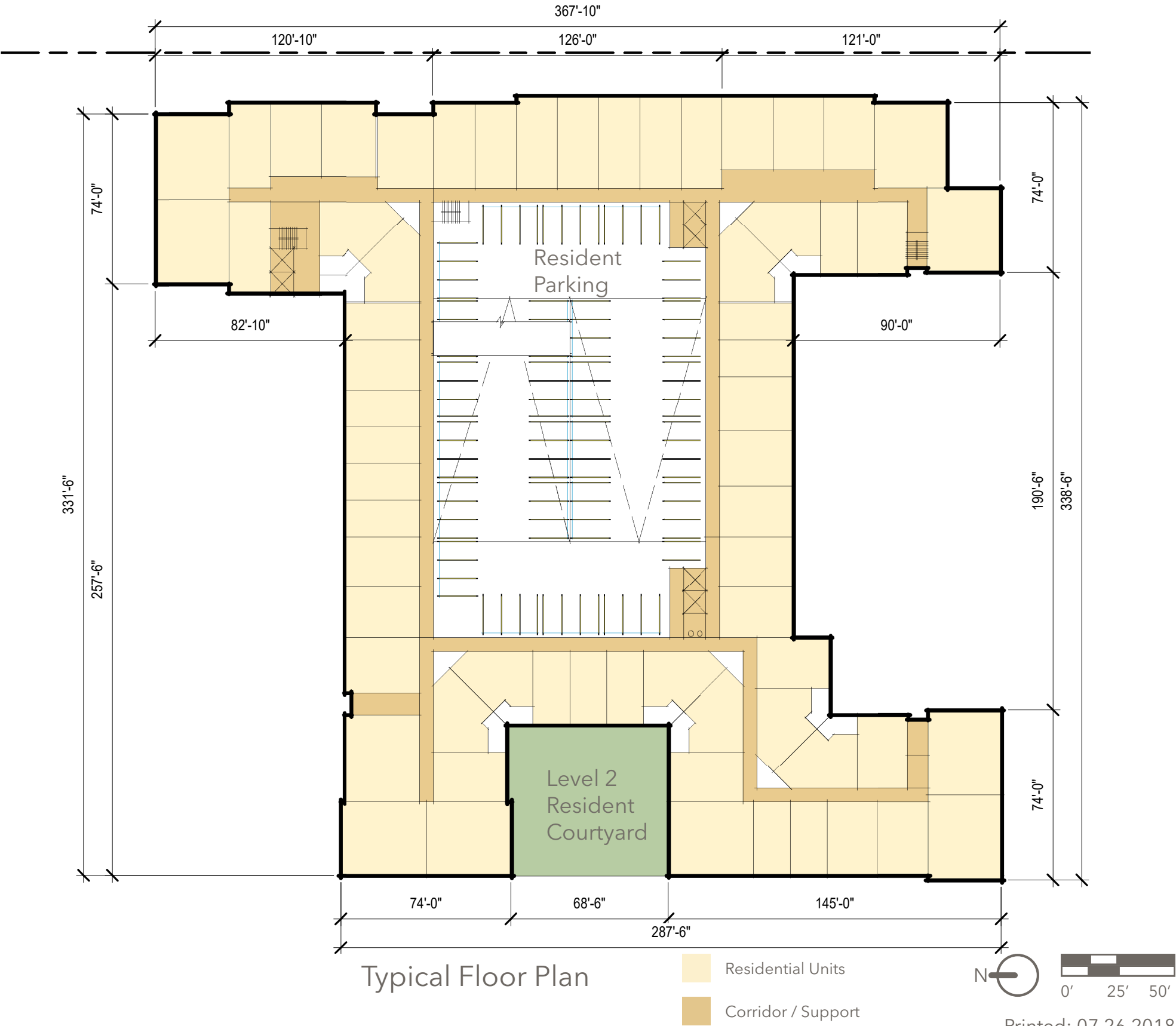
BUILDING M2 - OPTION III - PREFERRED DESIGN



Southeast Perspective View

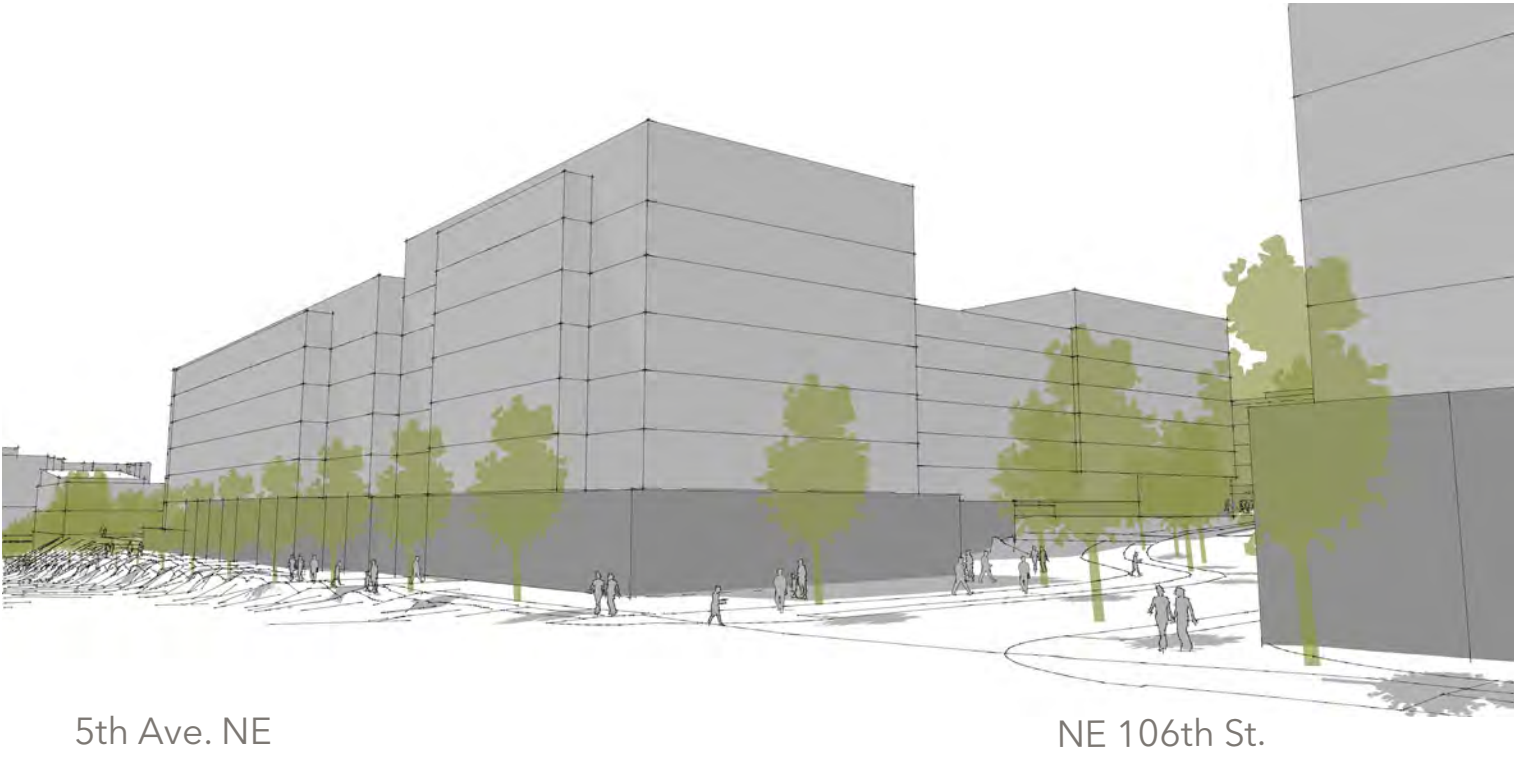


Northeast Perspective View



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BUILDING M2 - OPTION III - PREFERRED DESIGN



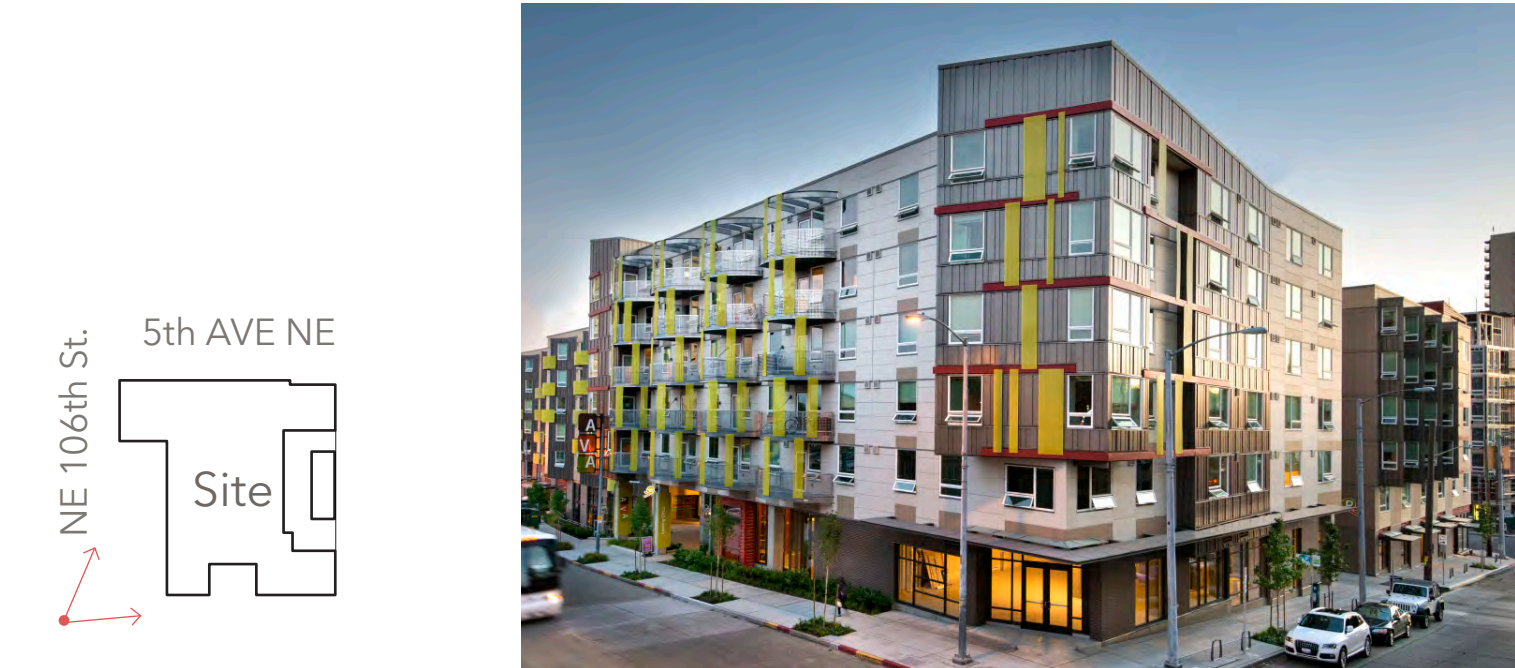
Ground Level Perspective View @ NE Corner Looking SW



Ground Level Perspective View @ NW Corner Looking SE

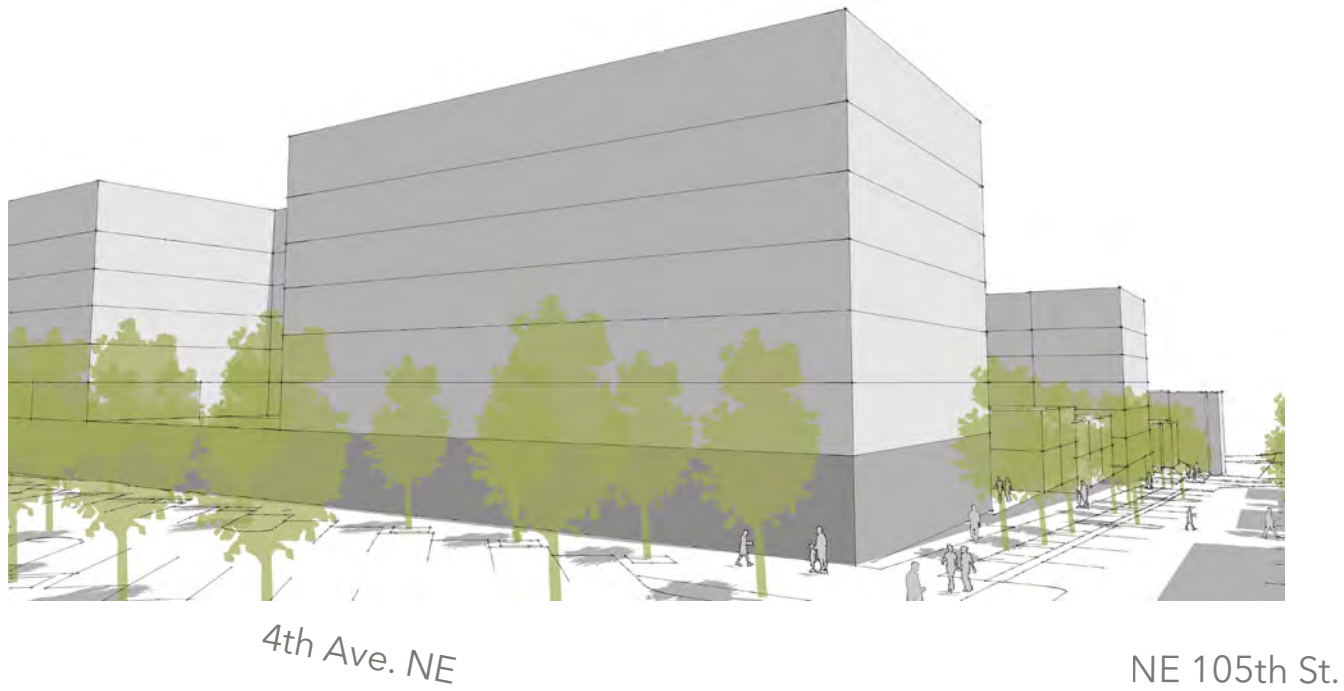
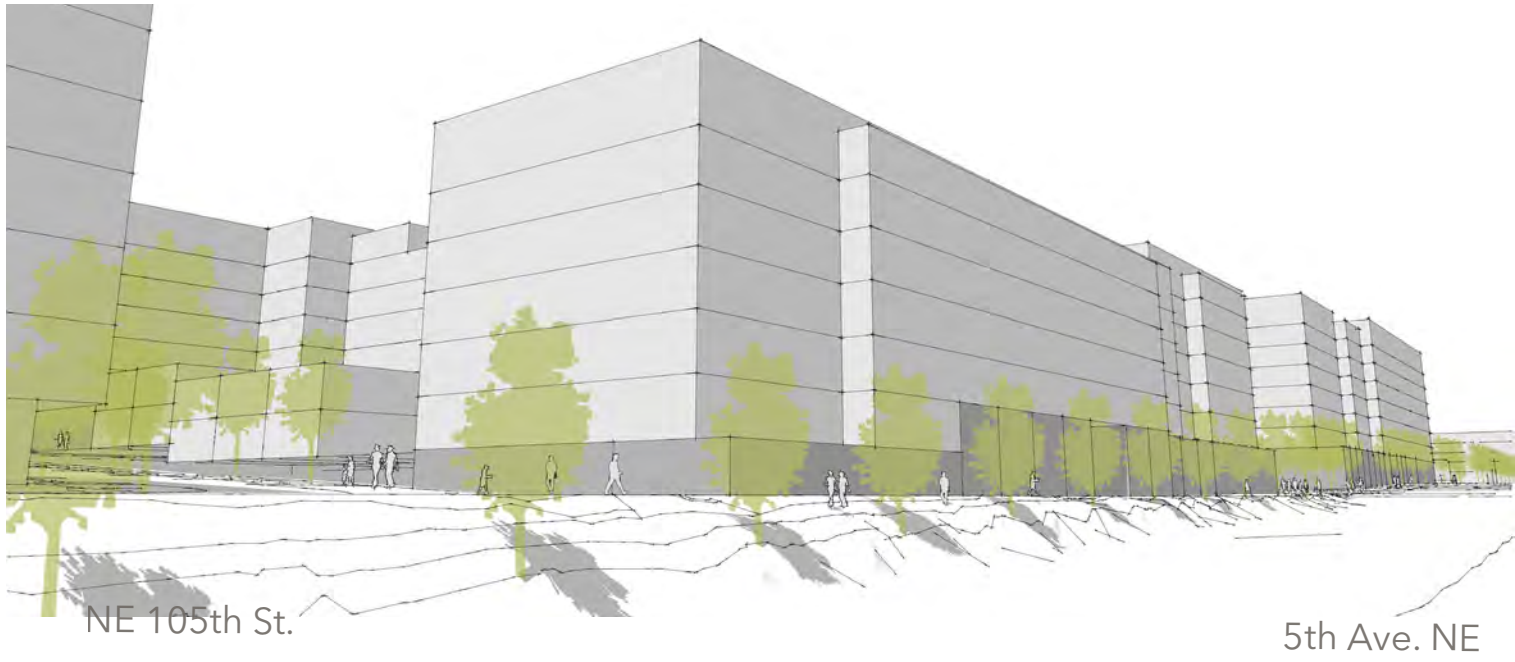


Street-Level Interaction



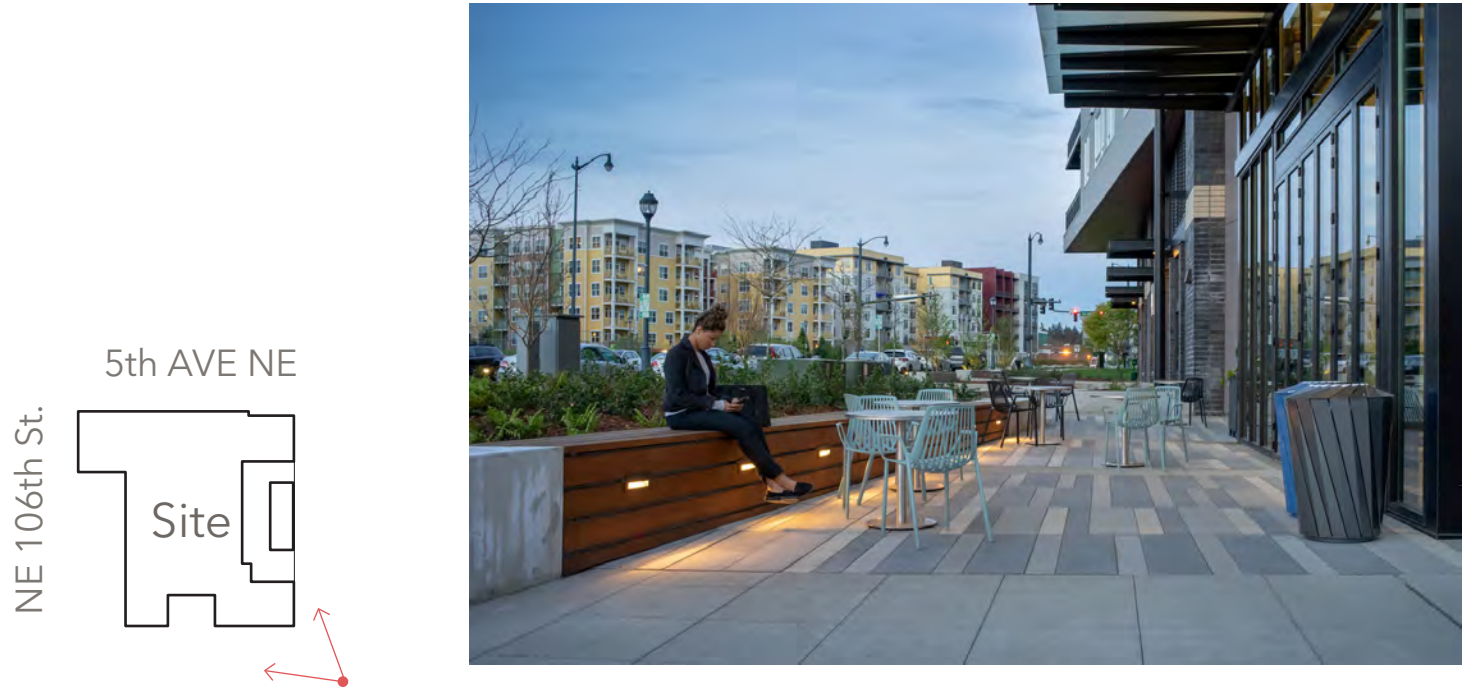
Printed: 07.26.2018

BUILDING M2 - OPTION III - PREFERRED DESIGN



Ground Level Perspective View @ SE Corner Looking NW

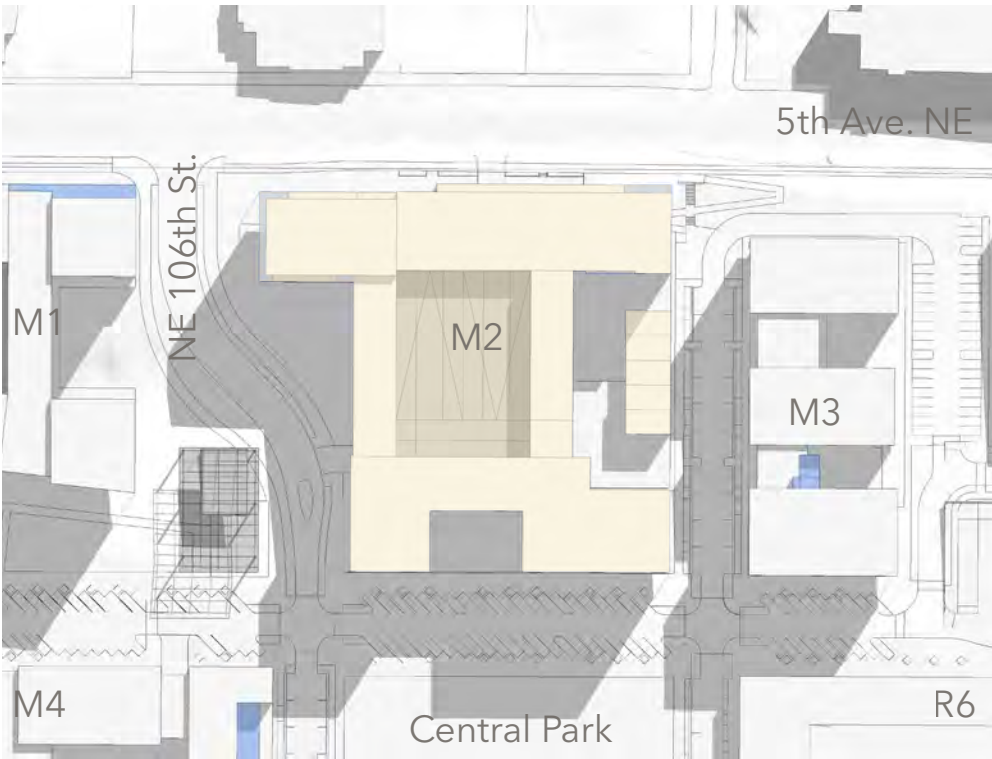
Ground Level Perspective View @ SW Corner Looking NE



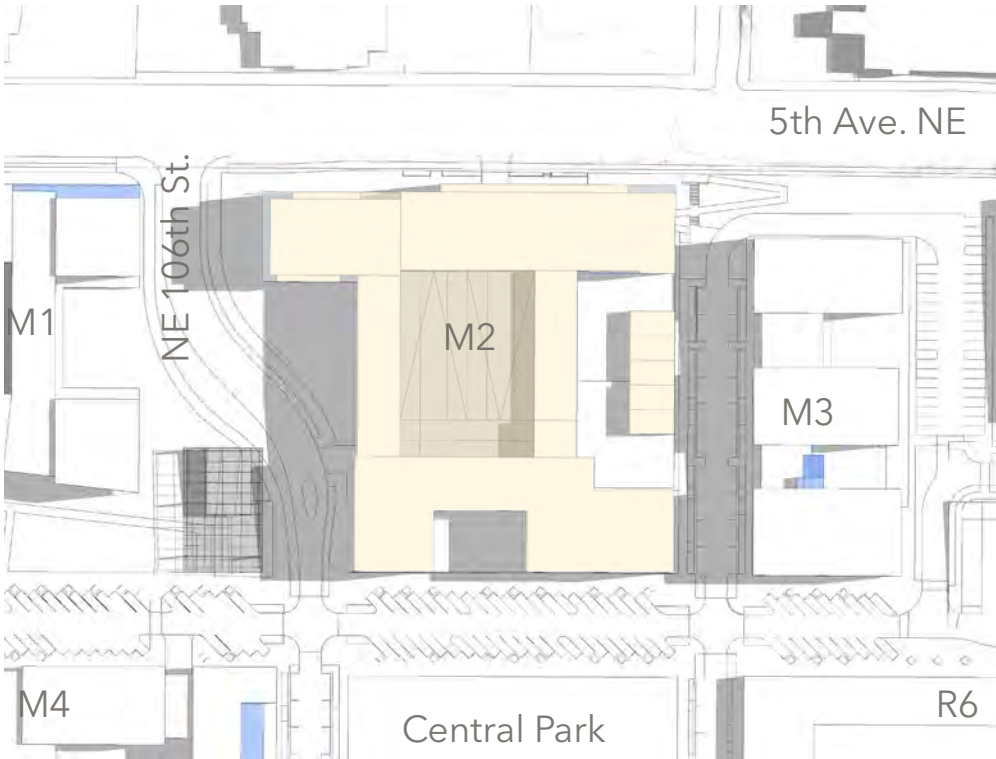
Street-Level Interaction

Printed: 07.26.2018

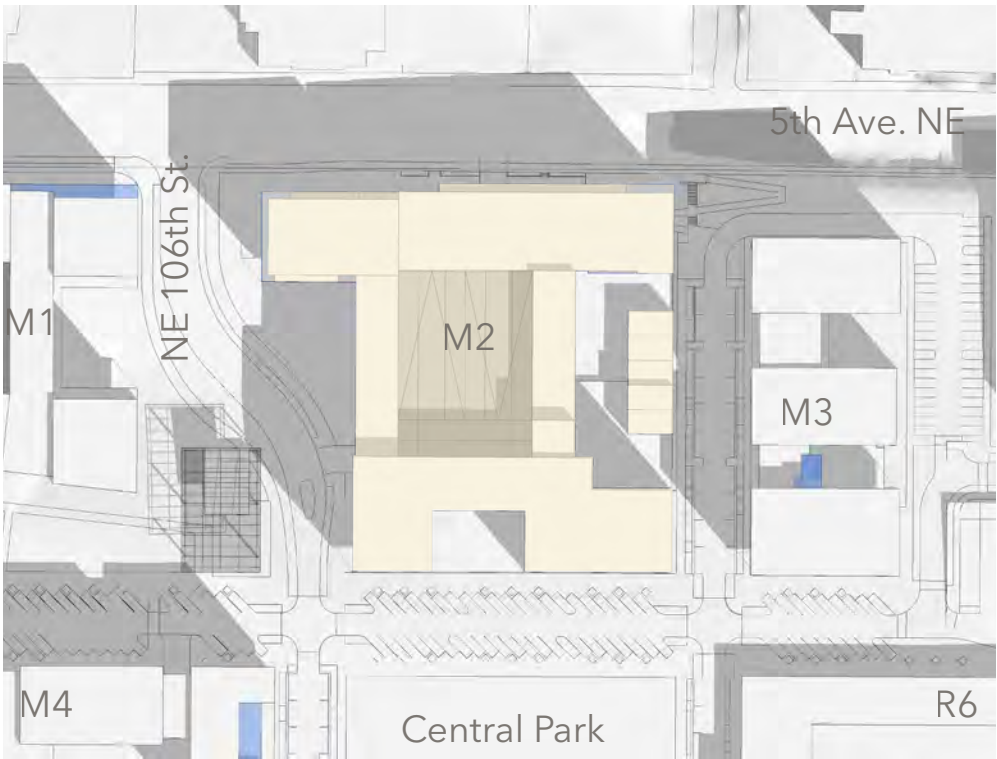
BUILDING M2 - OPTION III - PREFERRED DESIGN



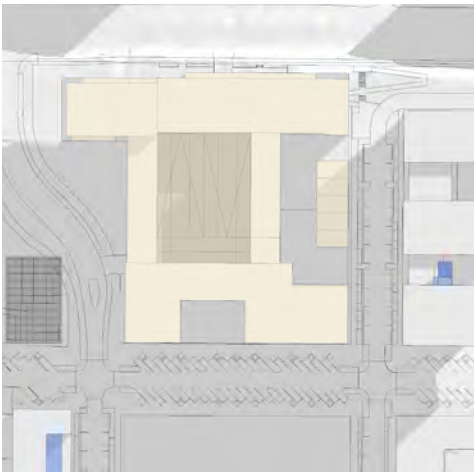
March / September 21st at 09:00am



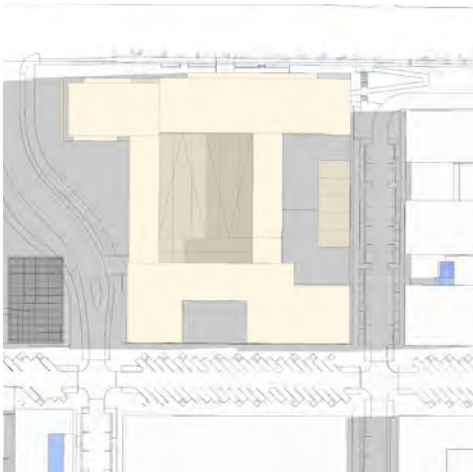
March / September 21st at 12:00pm



March / September 21st at 03:00pm



December 21st at 09:00am



December 21st at 12:00pm



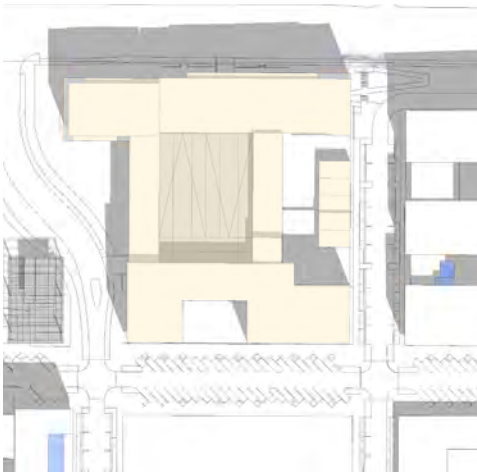
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



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BUILDING M2 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

On the north side of Building M2, an active amenity space spills out to a vast exterior amenity area. The outdoor space supports the interior uses and reinforce the main entry along 106th. The 5th Avenue streetscape creates a vibrant combination of public sidewalk adjacent to walk-up live/work entries to retail experience to the south. The incline along 5th Avenue provides an opportunity to provide an enriched streetscape experience of integrated planters, stairs and flush sidewalk providing access to all. A public hill-climb at the 105th alignment provides an ADA, pedestrian and bike friendly connection into the neighborhood. Residential units open out to a park-like terraced courtyard on the south side of the building, and townhome units with stoops add vitality along 105th. A pedestrian oriented streetscape wraps around the west edge of building and supports the retail experience with numerous street amenities and lush plantings.

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



Site Plan



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BUILDING M2 - LANDSCAPE DESIGN



5th Ave Section



5th Ave. Section



Terraces take advantage of the grade change and incorporate ADA access



Corner will feel inviting to all and include enhanced bus stop amenities

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BUILDING M2 - LANDSCAPE DESIGN



106th St. Section



105th St. Section



Friendly Lobby space will be have a relaxed ambiance



Townhome stoops will add character to the southern facade

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BUILDING M2 - LANDSCAPE DESIGN



4th Ave. Section



Generous sidewalks allow for pedestrian movement and restaurant terraces to interact with each other

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M3 - ARCHITECTURAL CONCEPTS

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BUILDING M3 - SUMMARY

Option I - SE View



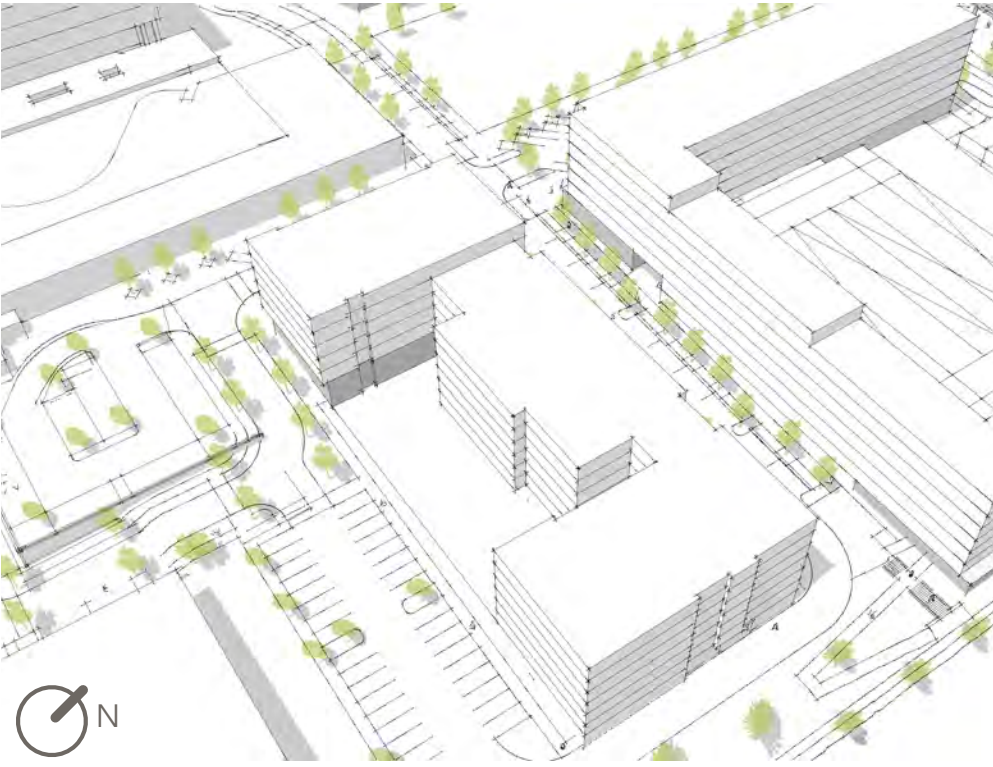
Pros

- More views towards proposed Central Park.
- Potential for more exterior landscaping at residential lobby entry.

Cons

- Poor sun exposure for majority of residential units.
- Poor sun exposure for exterior landscaping/amenity spaces.
- Creates blank spaces along the south side of the NE 105th Street pedestrian walkway.

Option II - SE View



Pros

- Good sun exposure for the majority of residential units.
- Good sun exposure for all the exterior amenity spaces.
- Strong urban edge along NE 105th Street pedestrian walkway.

Cons

- Amount of on-site exterior amenity space detracts from adjacent community exterior spaces.
- Lower FAR neglects zoning efforts to increase urban density around the adjacent Northgate Transit Center.

Option III - SE View (Preferred)



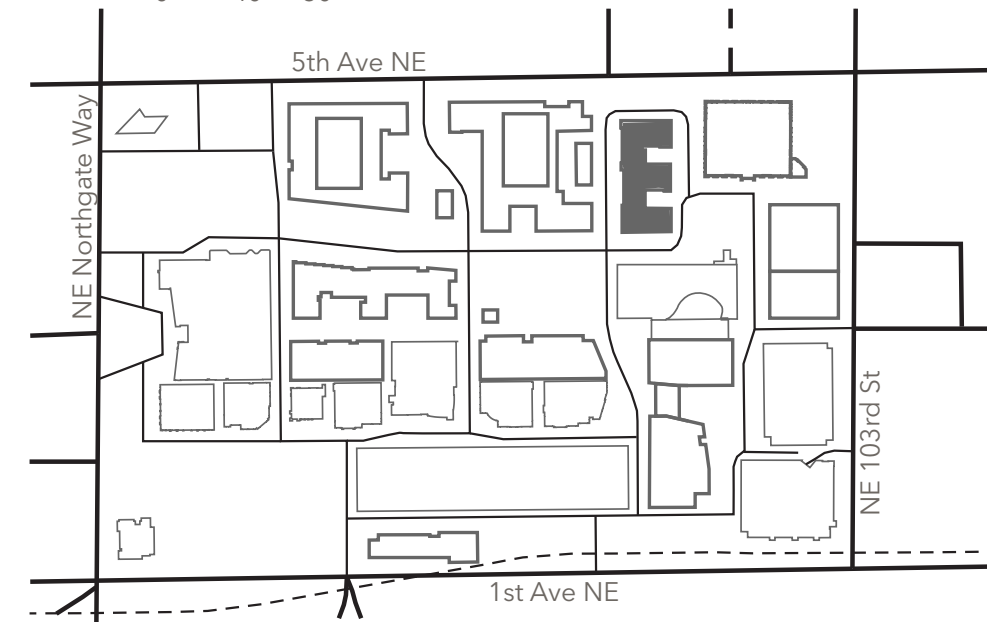
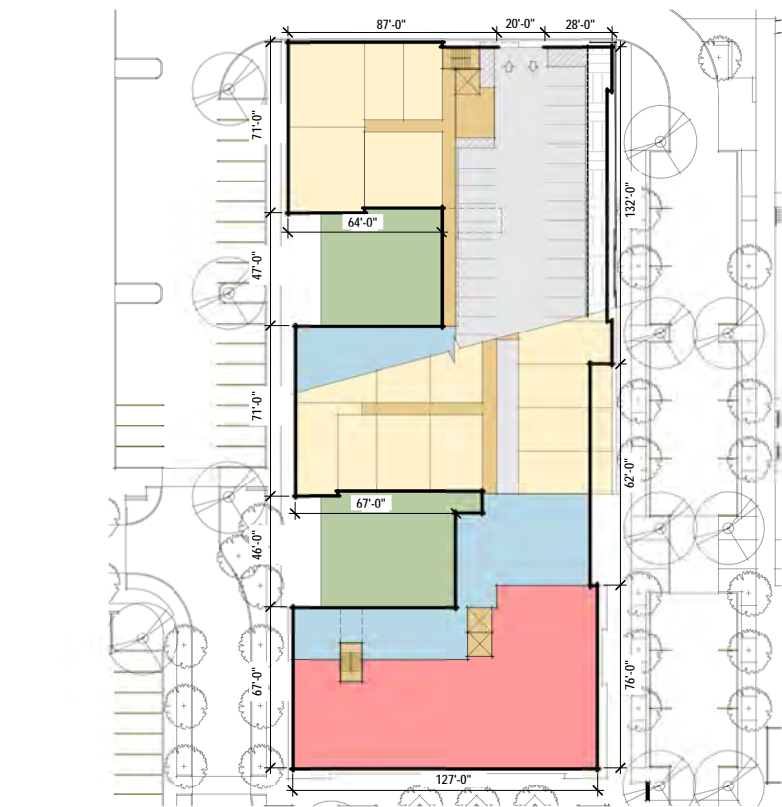
Pros

- Good sun exposure for the majority of Residential units.
- Good sun exposure for all the exterior Amenity spaces.
- Strong urban edge along NE 105th Street pedestrian walkway.
- Right-sized exterior Amenity spaces provide on-site Amenity while still encouraging interaction with adjacent community open space.
- Higher FAR supports zoning expectations around the adjacent Northgate Transit Center.

Cons

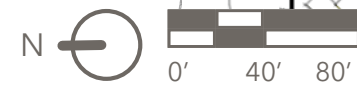
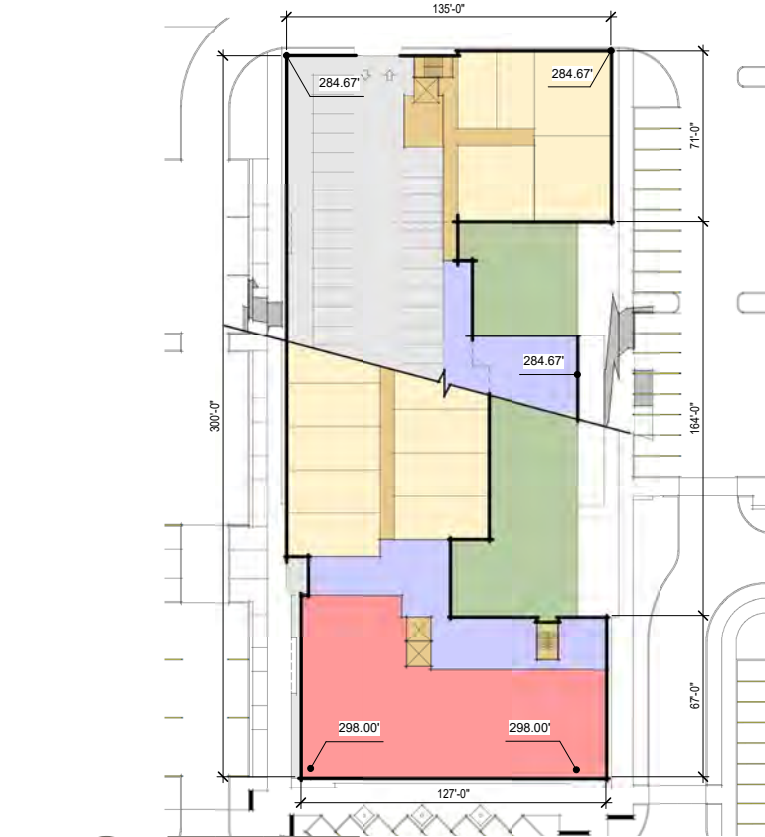
- Narrower courtyards allow less access to light

Option I - Ground Floor Plan



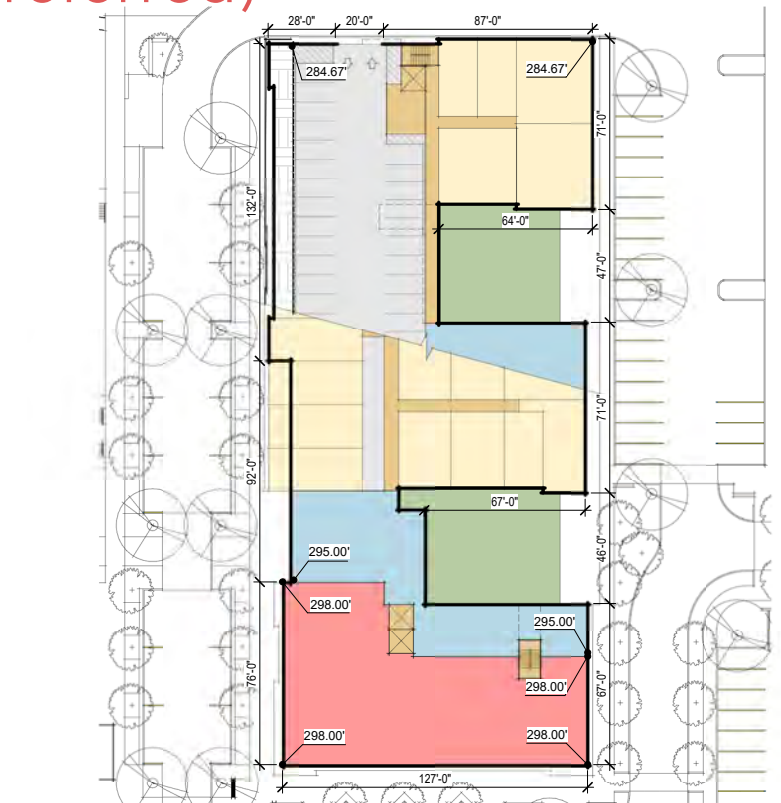
Site Key

Option II - Ground Floor Plan



- Retail
- Amenity Space
- Circulation / Support
- Residential Unit

Option III - Ground Floor Plan (Preferred)



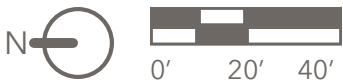
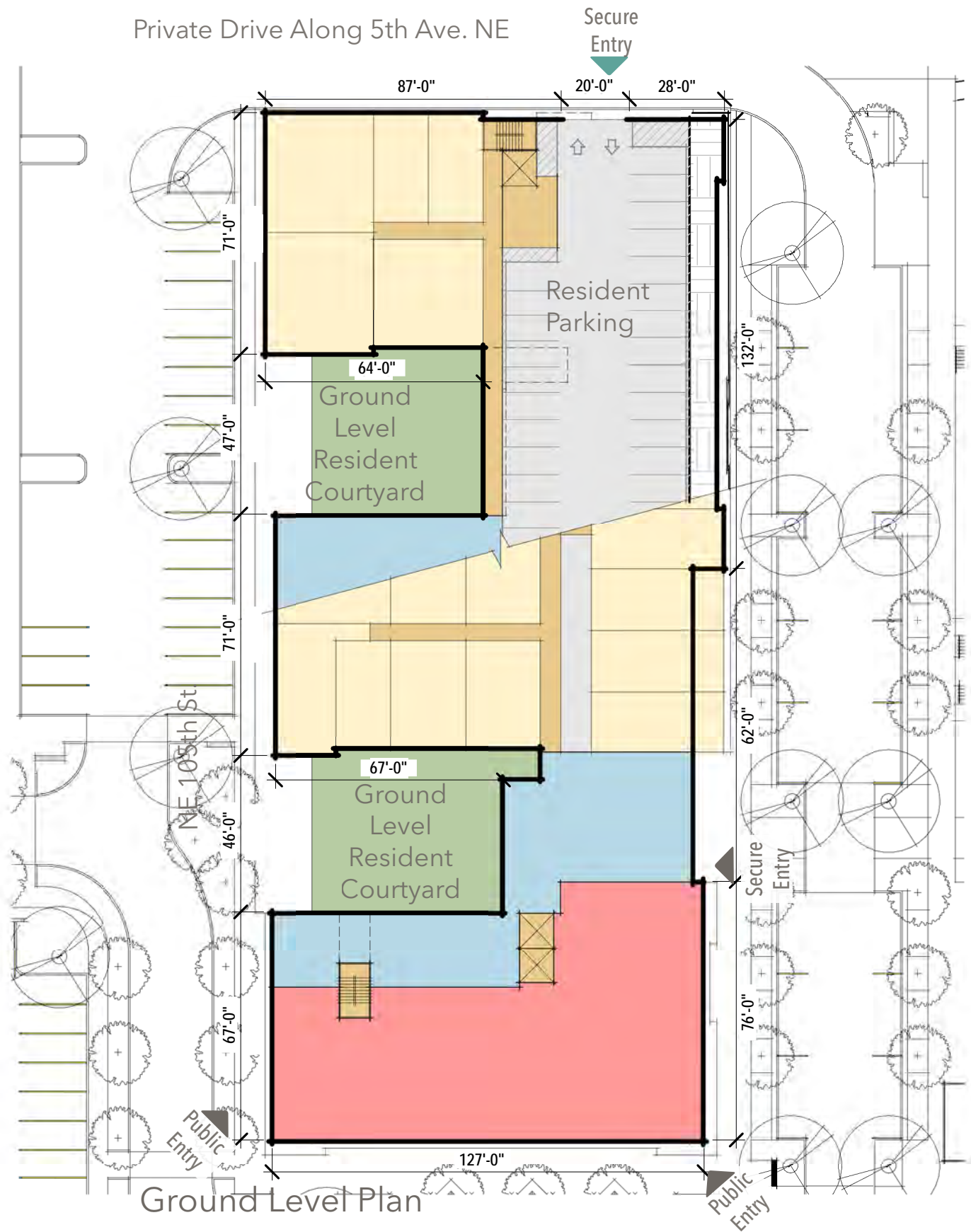
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BUILDING M3 - OPTION I

Summary

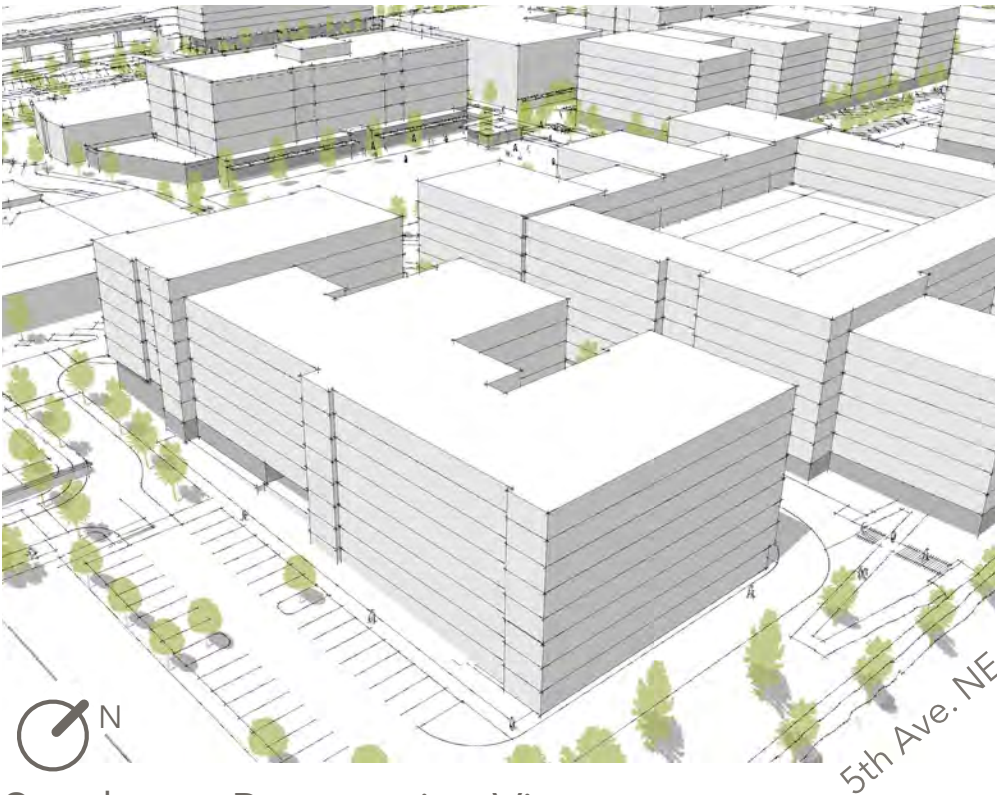
- 7 story apartment building totaling 223,692 gsf
- Approx. 227 units
- Level 1 retail: 7,074 sf
- 1 Level Partially Below Grade Parking: 24,160 sf
- Total Parking: 94 Stalls + 135 Located in Bldg M2

- Retail
- Amenity Space
- Circulation / Support
- Residential Unit
- ▲ Pedestrian Entry
- ▲ Vehicular Entry



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BUILDING M3 - OPTION I



Southeast Perspective View



Southwest Perspective View



Typical Upper Level Floor Plan

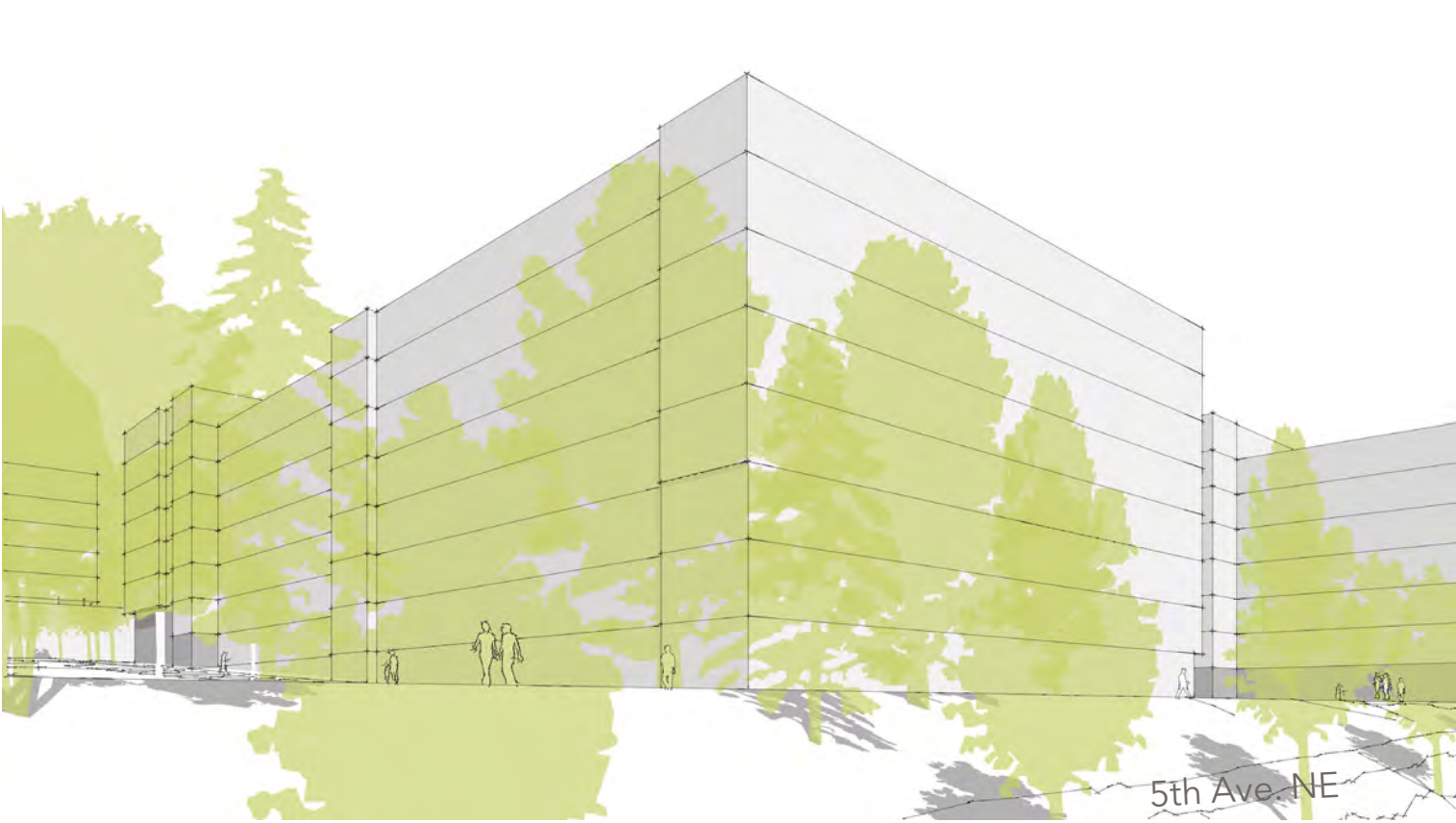


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BUILDING M3 - OPTION I



Ground Level Perspective View @ NW Corner Looking SE

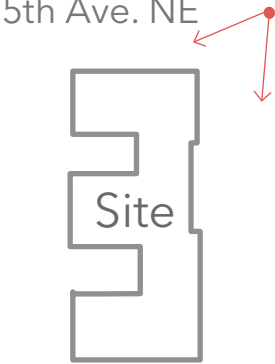


Ground Level Perspective View @ SE Corner Looking NW

5th Ave. NE



5th Ave. NE

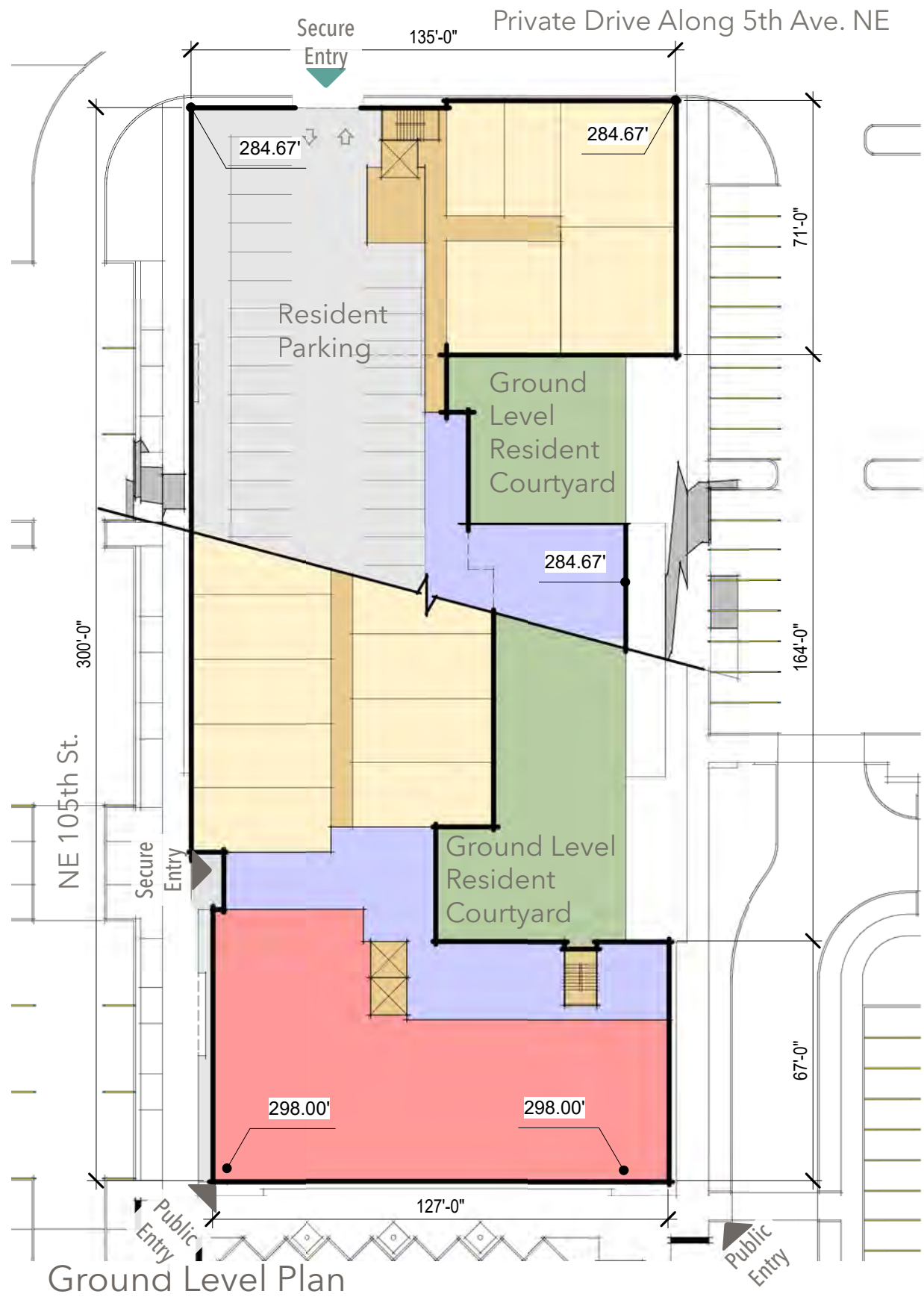


BUILDING M3 - OPTION II

Summary

- 7 story apartment building totaling 217,323 gsf
- Approx. 217 units
- Level 1 retail: 7,074 sf
- 1 Level Partially Below Grade Parking: 24,160 sf
- Total Parking: 94 Stalls + 135 Located in Bldg M2

- Retail
- Amenity Space
- Circulation / Support
- Residential Unit
- ▲ Pedestrian Entry
- ▲ Vehicular Entry

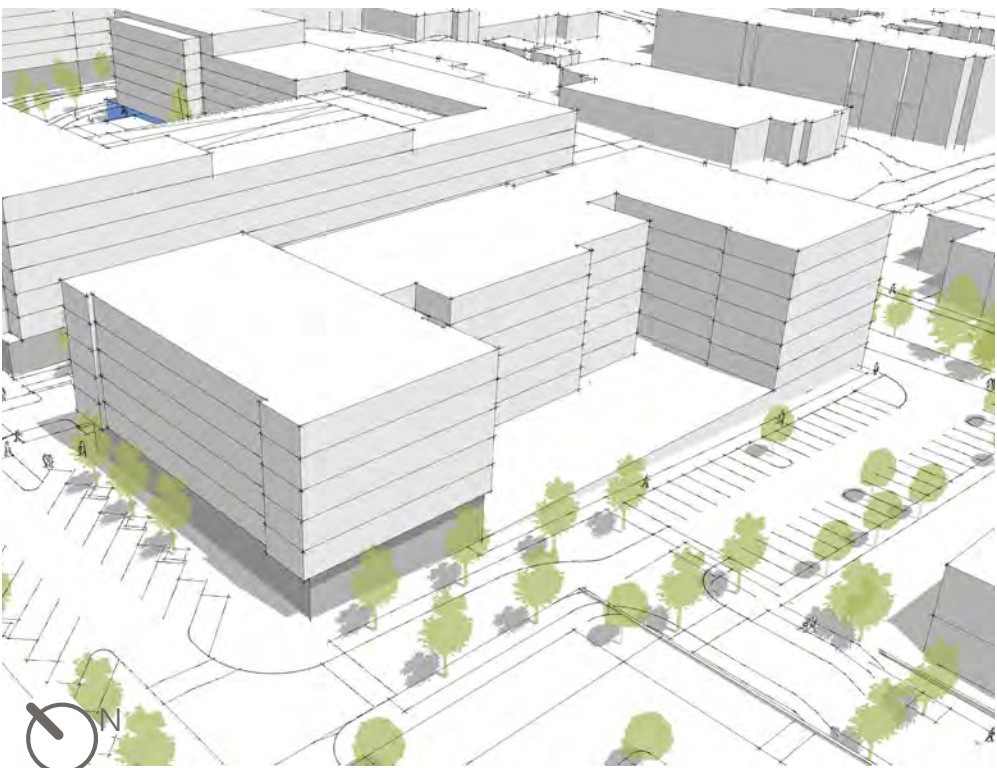


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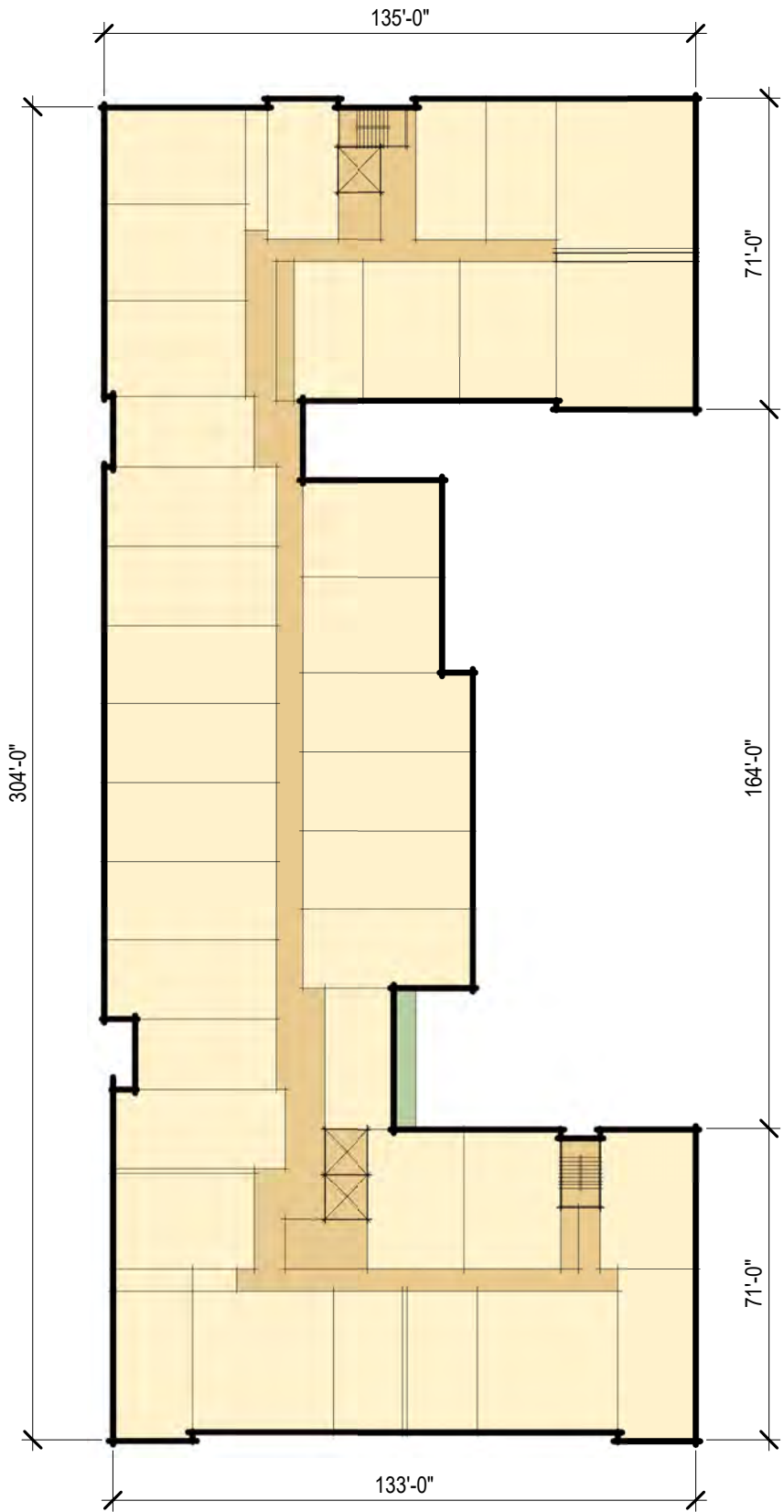
BUILDING M3 - OPTION II



Southeast Perspective View



Southwest Perspective View



Typical Upper Level Floor Plan

- Residential Units
- Corridor / Support

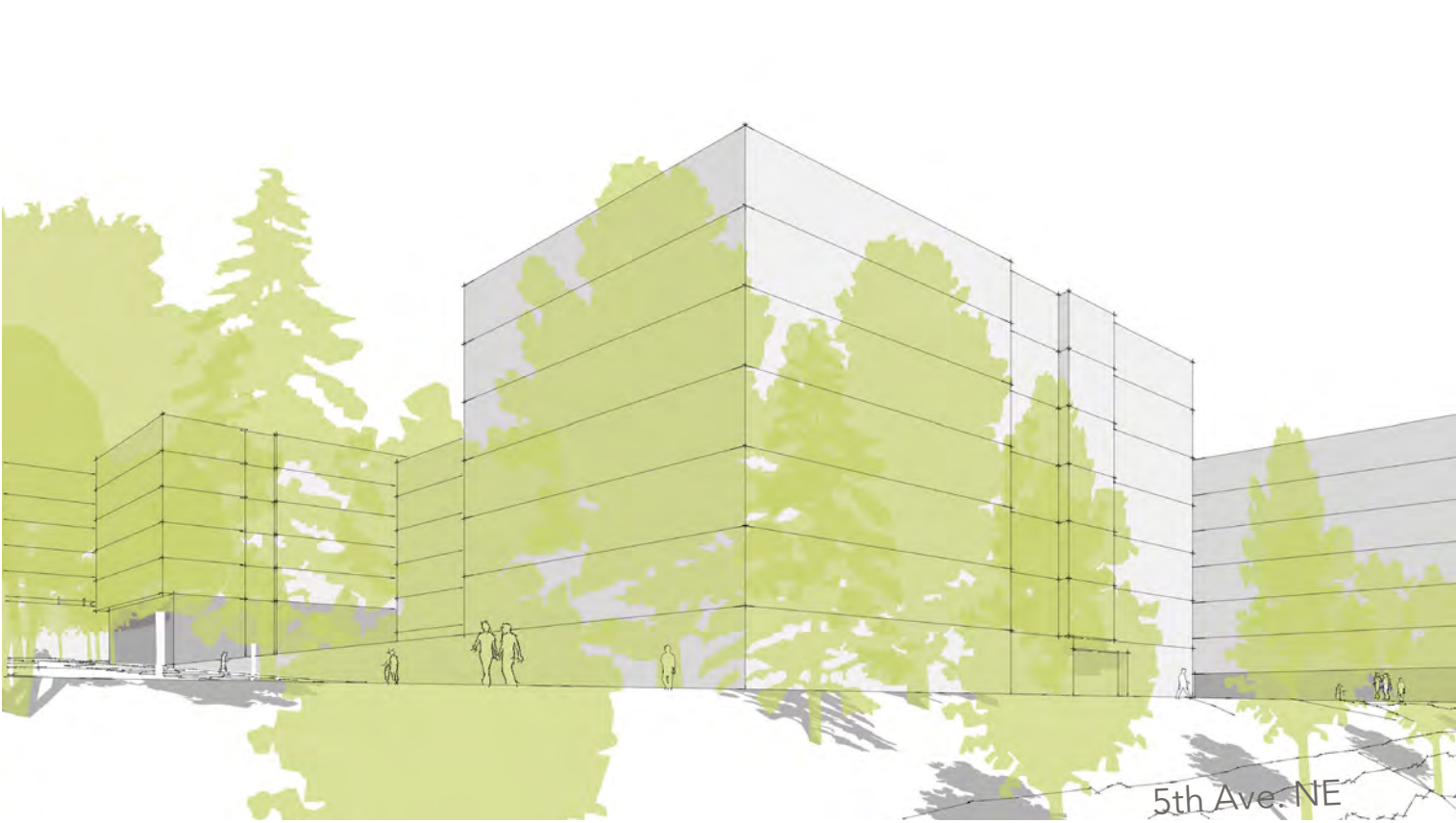


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BUILDING M3 - OPTION II

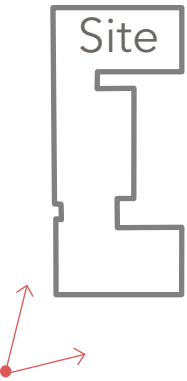


Ground Level Perspective View @ NW Corner Looking SE



Ground Level Perspective View @ SE Corner Looking NW

5th Ave. NE



5th Ave. NE









BUILDING M3 - OPTION III - PREFERRED DESIGN

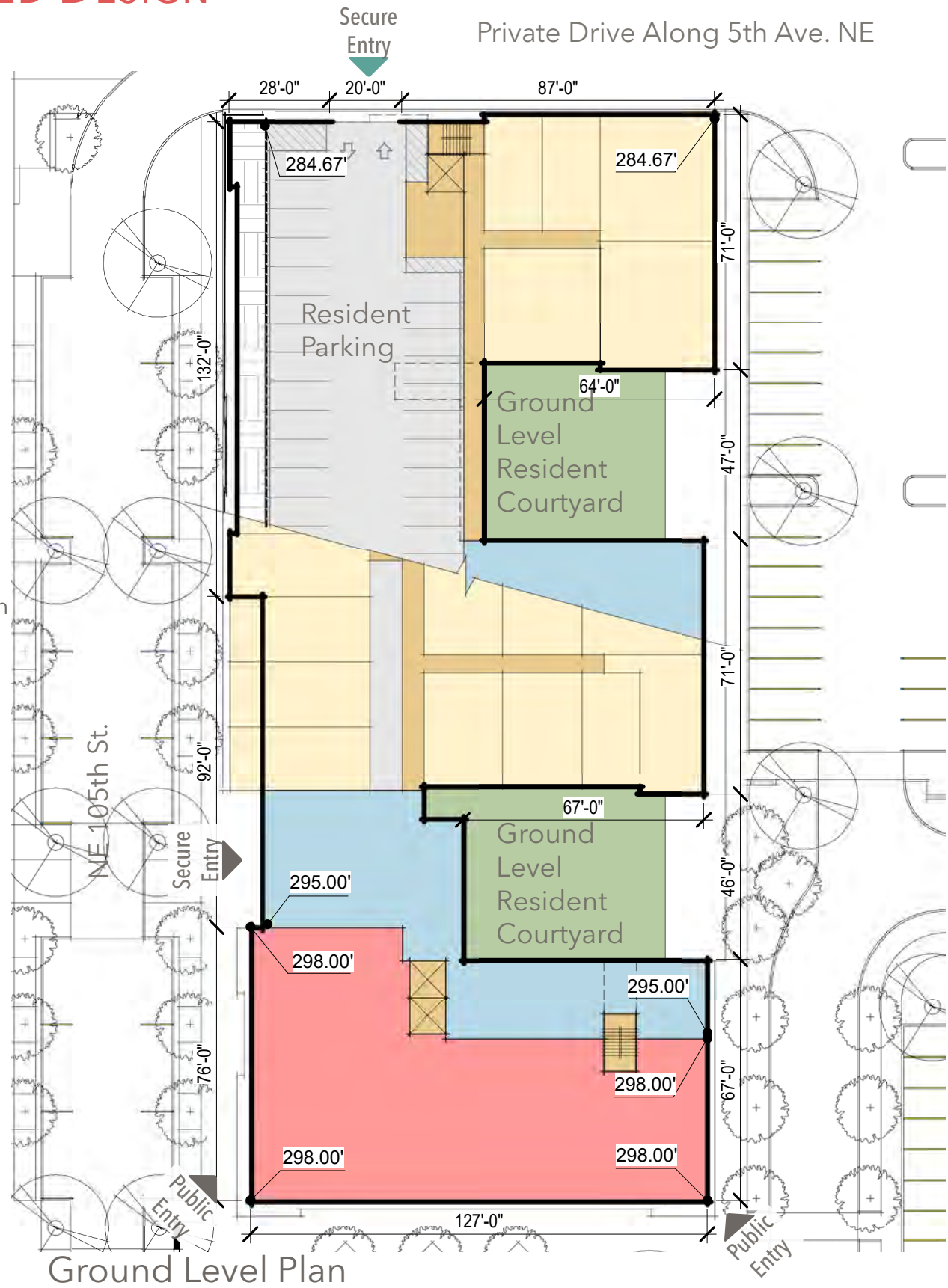
Summary

- 7 story apartment building totaling 223,692 gsf
- Approx. 227 units
- Level 1 retail: 7,074 sf
- 1 Level Partially Below Grade Parking: 24,160 sf
- Total Parking: 94 Stalls + 135 Located in Bldg M2

Overview

Building M3 plays an important role in defining the residential character of the east side of the Central Park and the residential blocks. The preferred scheme is oriented to maximize solar exposure while also providing small scale residential open space that engages the pedestrian realm. Ground level retail at the west edge activates the Central Park while upholding the continuity of the pedestrian experience along the east side of 4th Ave. NE. North and south facades are residential in character reinforcing critical east west linkage from 5th Ave. NE to the Central Park.

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



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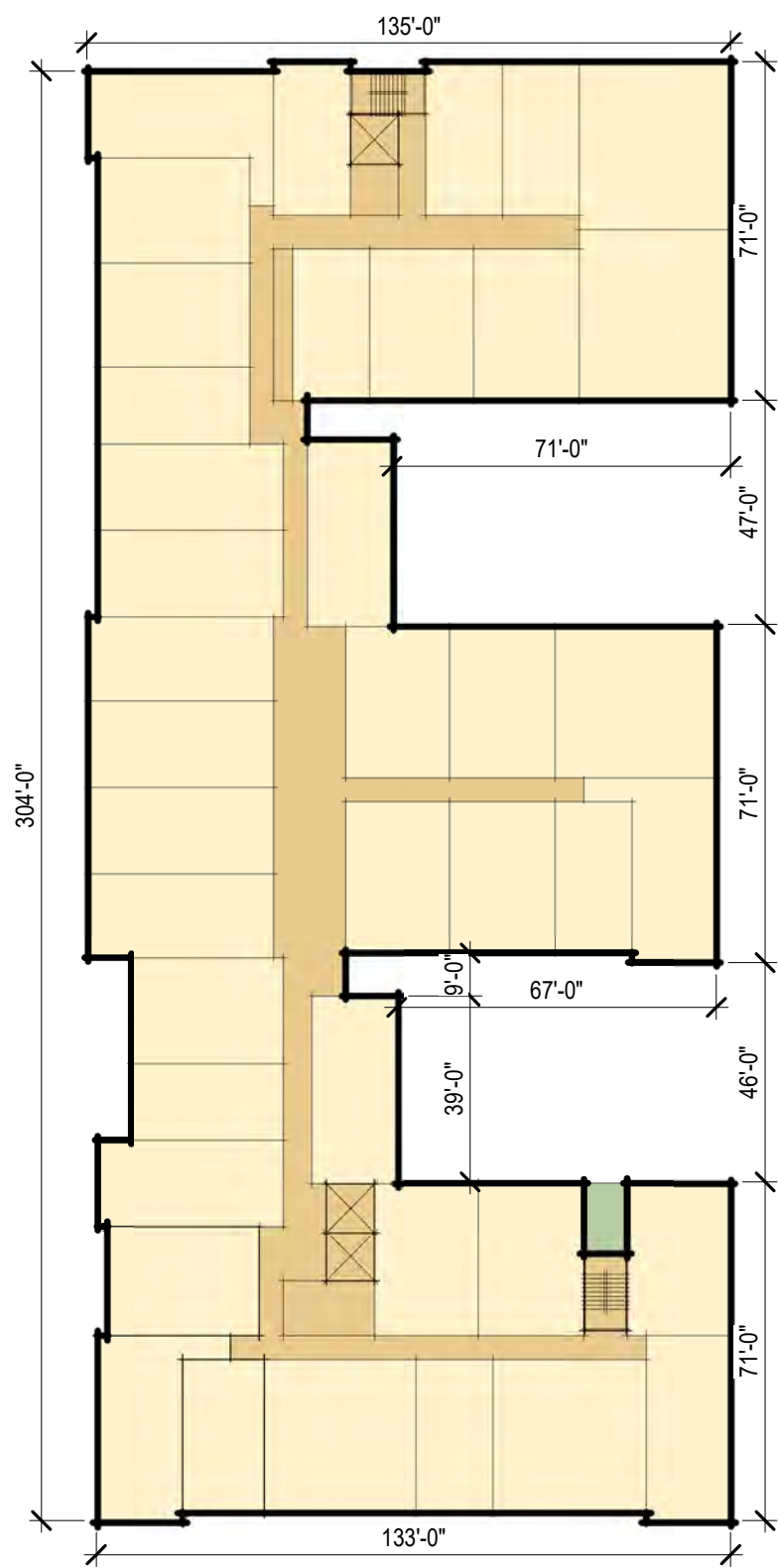
BUILDING M3 - OPTION III - PREFERRED DESIGN



Southeast Perspective View



Southwest Perspective View



- Residential Units
- Corridor / Support

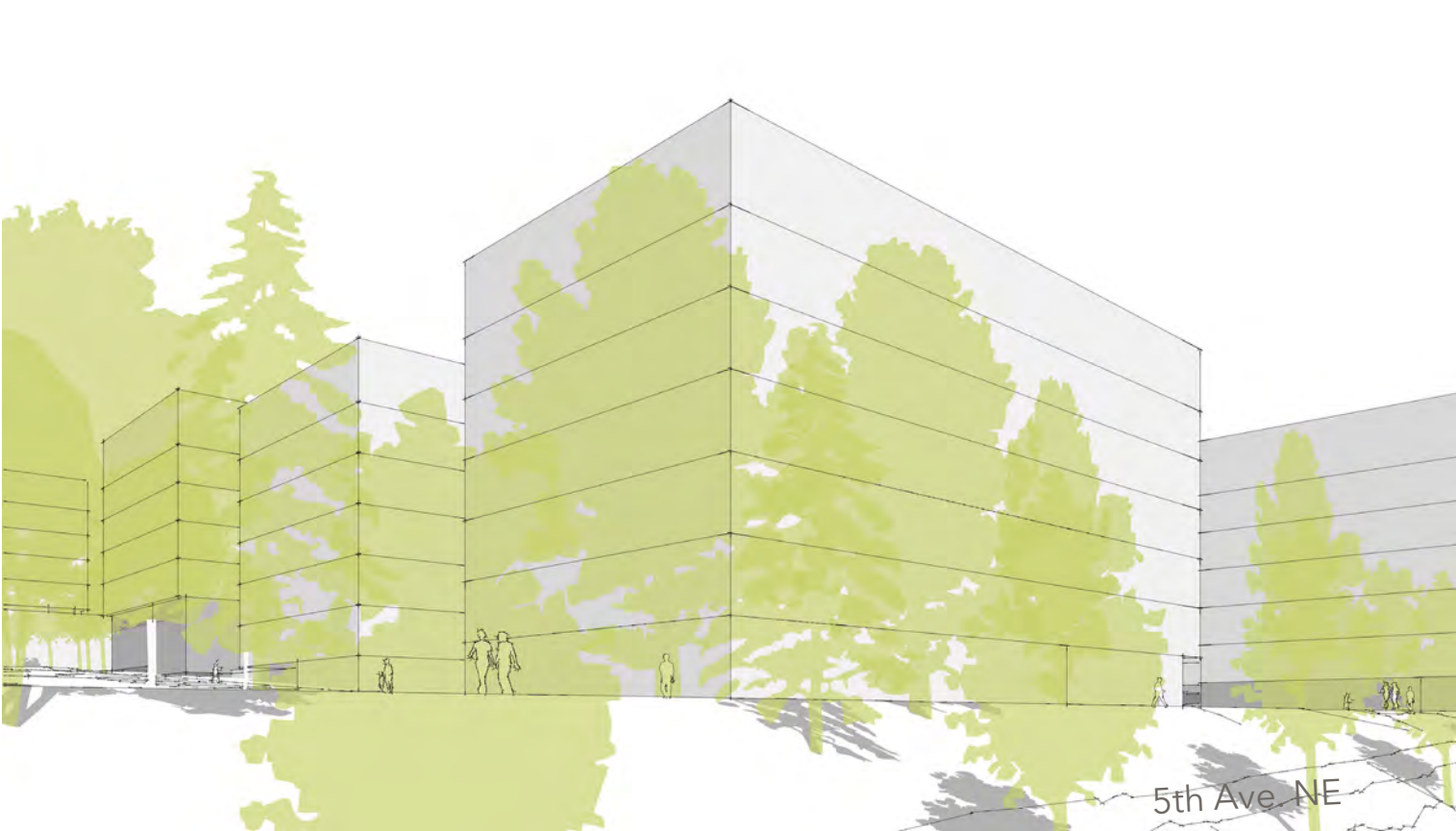


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BUILDING M3 - OPTION III - PREFERRED DESIGN

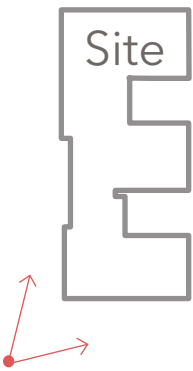


Ground Level Perspective View @ NW Corner Looking SE



Ground Level Perspective View @ SE Corner Looking NW

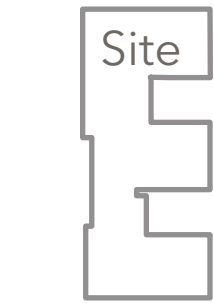
5th Ave. NE



Corner Retail expression. Corner relates to building opposite



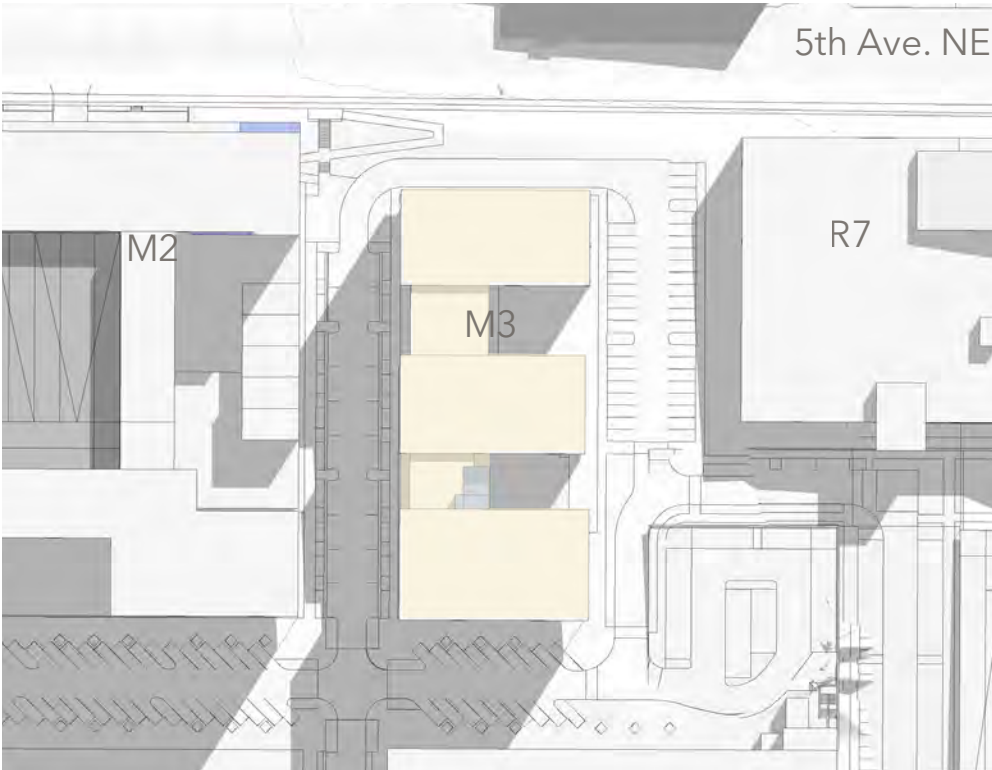
5th Ave. NE



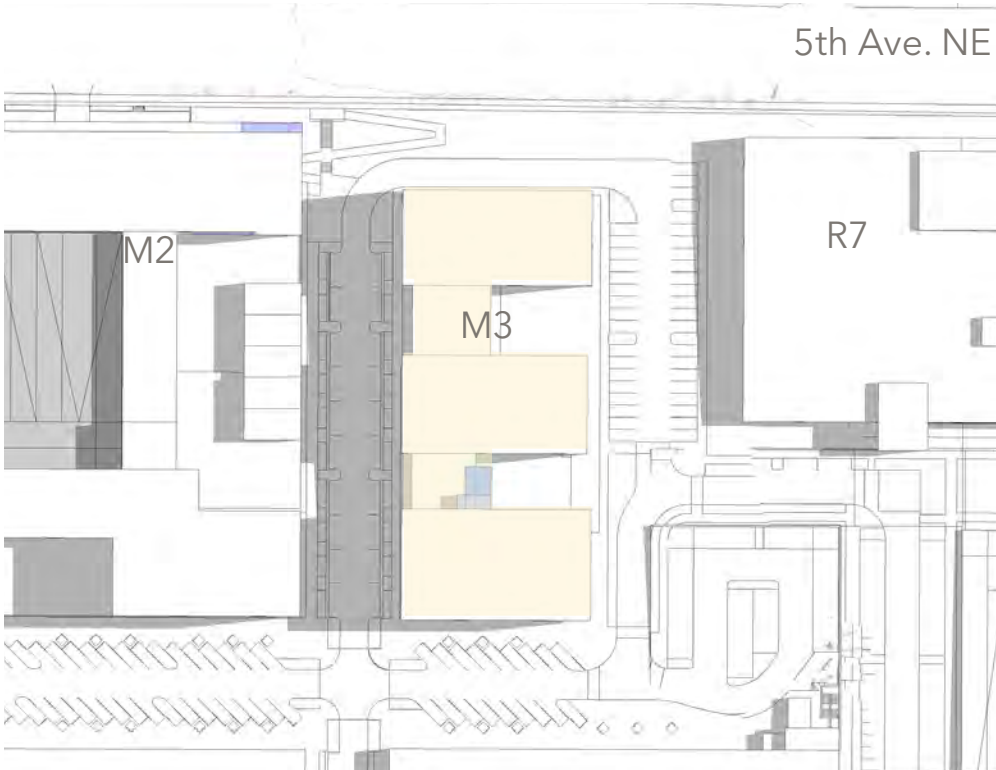
Ground-related units provide privacy yet work with upper level facade textures

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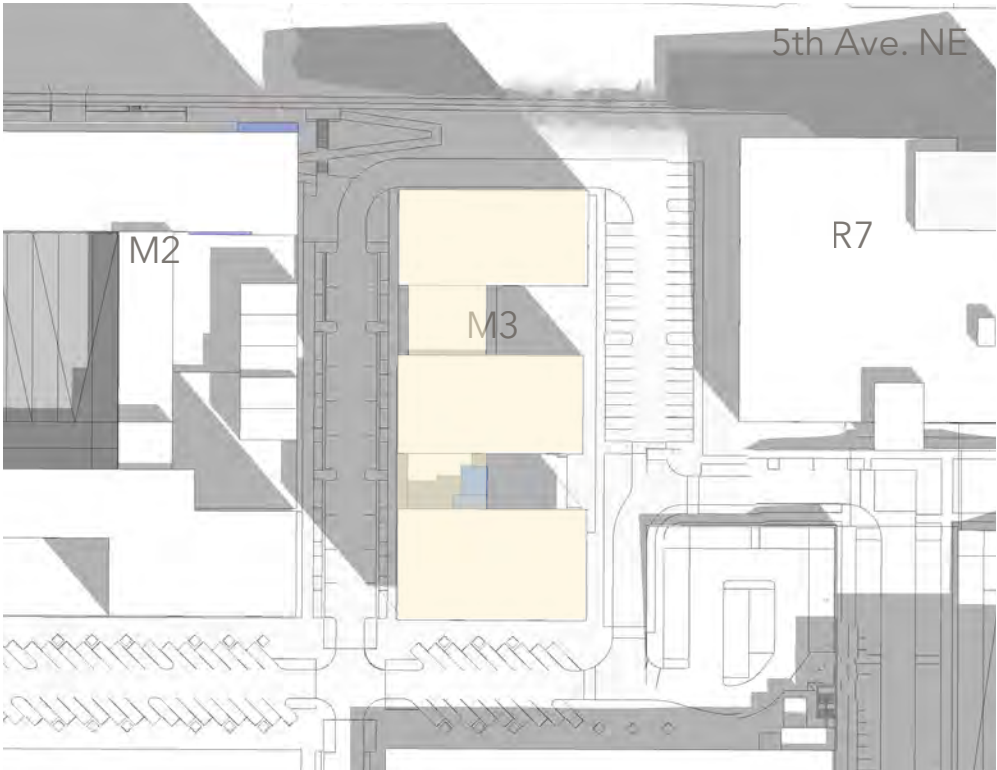
BUILDING M3 - OPTION III - PREFERRED DESIGN



March / September 21st at 09:00am



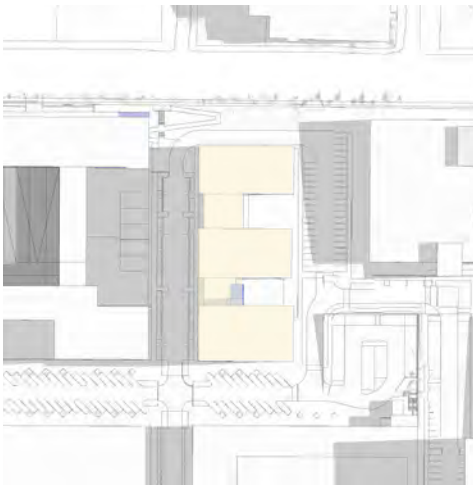
March / September 21st at 12:00pm



March / September 21st at 03:00pm



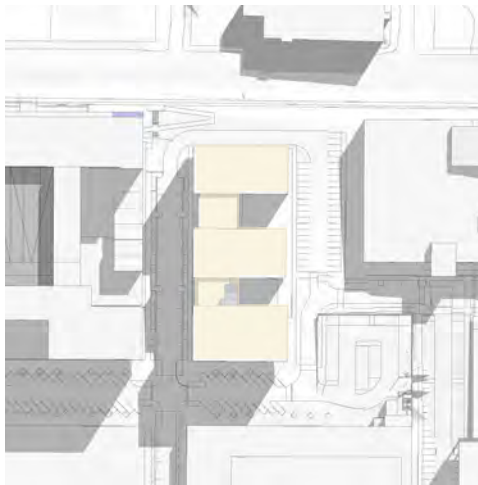
December 21st at 09:00am



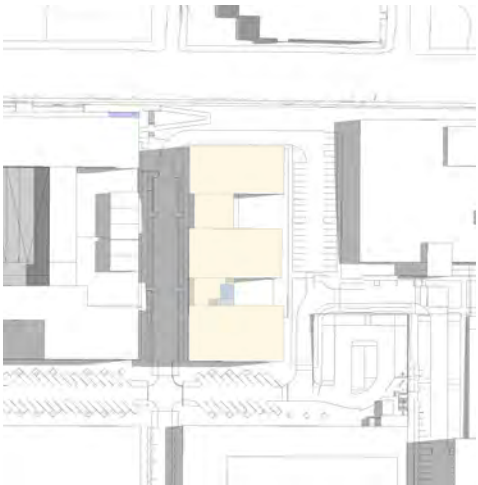
December 21st at 12:00pm



December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



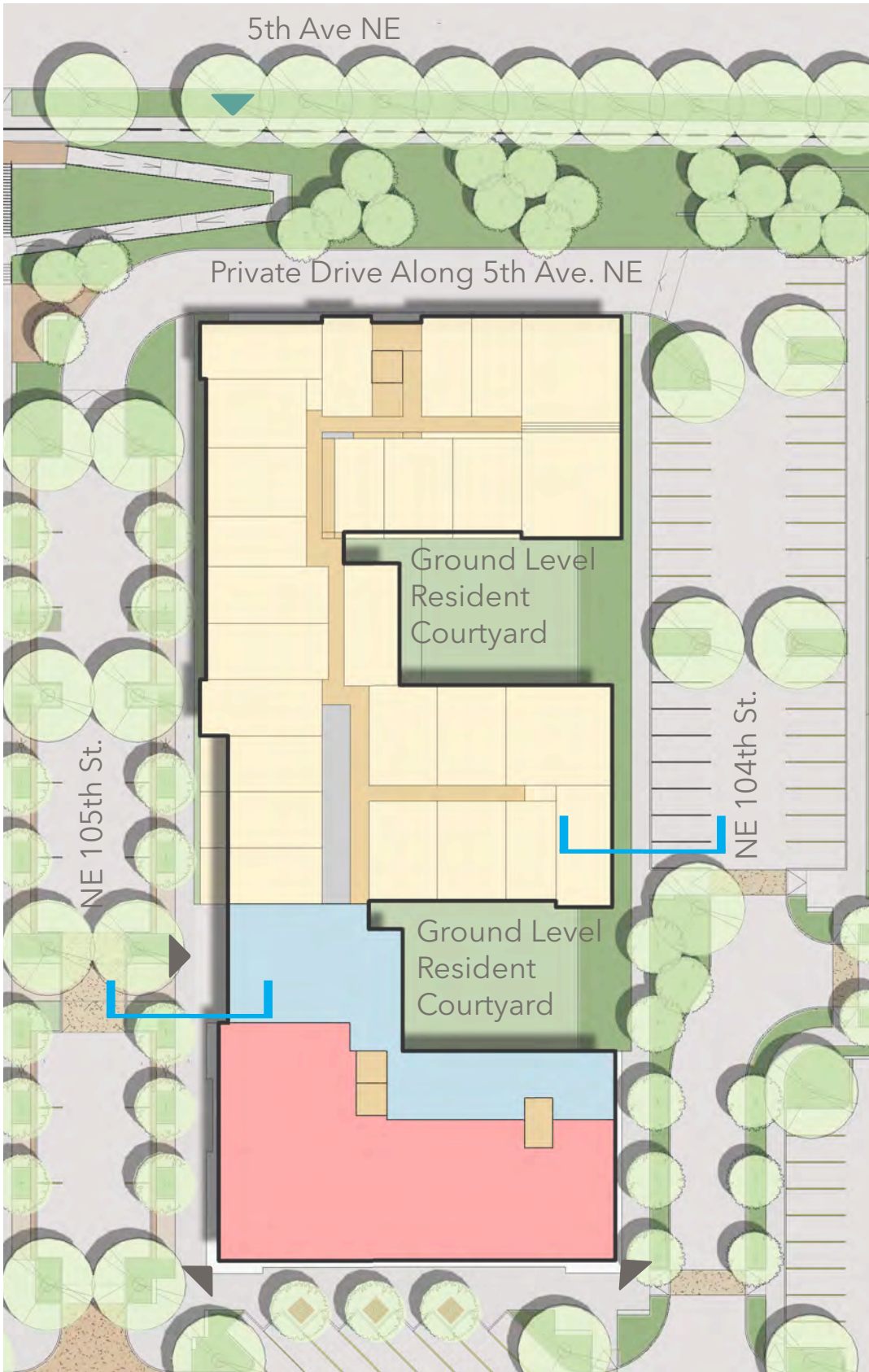
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BUILDING M3 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

A pedestrian-oriented streetscape on the west edge of the building supports the retail experience with numerous street amenities and lush plantings along 4th Ave. On 105th, ground related residential units open out to the streetscape and add to its vitality. A public hill-climb creates a strong pedestrian and bike friendly connection to the neighborhood. On the east side, the private drive will be designed as a woonerf, with priority to pedestrians and bikes, and provides overlook opportunities into the Thornton Creek open space corridor and a visual connection to the restored slope with added trees. Building amenity spaces open out to courtyards areas along the south side of the building and supports the activity along the 104th streetscape.

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



Site Plan

N

0' 25' 50'

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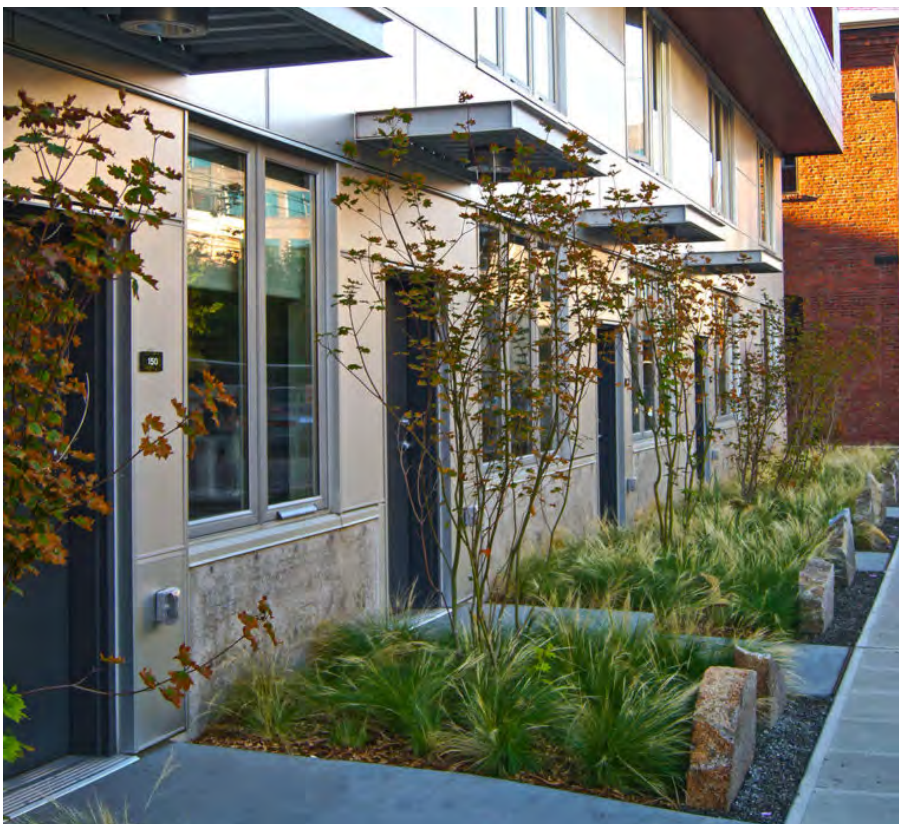
BUILDING M3 - LANDSCAPE DESIGN



105th Street Section



104th Street Section



Ground related units provide visual relief



Street will feel safe and inviting

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M4 - ARCHITECTURAL CONCEPTS

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BUILDING M4 - SUMMARY

Option I - SE View



Pros

- Residential wings address and relate to M1 building geometry
- Residential courtyards overlook linear park
- Courtyards break down the building massing along the East facade

Cons

- Poor sun exposure for exterior amenity spaces.
- Continuous mass along the Pedestrian Promenade creates a canyon-like experience
- 3 Courtyards are relatively tight

Option II - SE View



Pros

- Good sun exposure for courtyards
- Strong urban edge along the linear park
- Strong urban edge along Central Park
- Relief along Pedestrian Promenade allow for better solar access

Cons

- 3 Courtyards are relatively tight
- 4 Residential wings produce a busy facade along the Pedestrian Promenade

Option III - SE View (Preferred)



Pros

- Good afternoon sun exposure for courtyards
- Strong urban edge along the linear park
- Strong urban edge along Central Park
- Relief along Pedestrian Promenade allows for better solar access
- Larger courtyards allow even better solar access for Pedestrian Promenade
- Larger Courtyards provide increased flexibility for programming exterior open spaces
- Rooftop amenity and roof deck overlook the Central Park
- Rooftop amenity and roof deck have great solar access

BUILDING M4 - SUMMARY

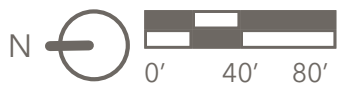
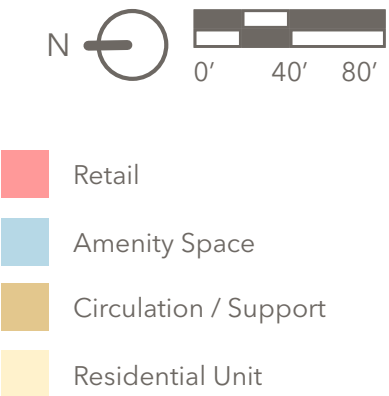
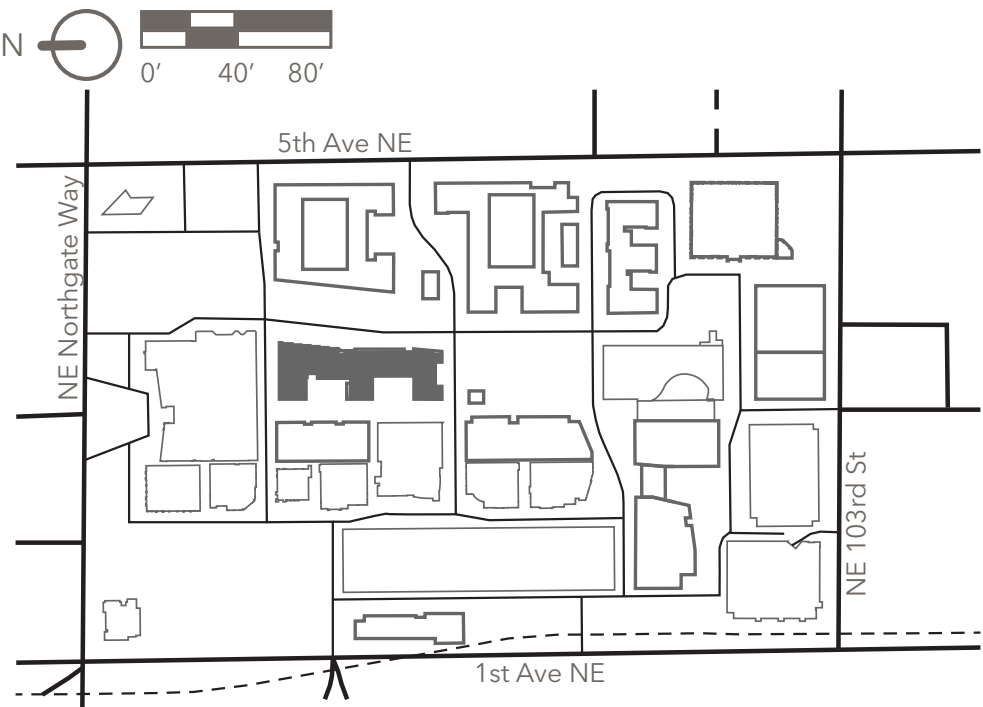
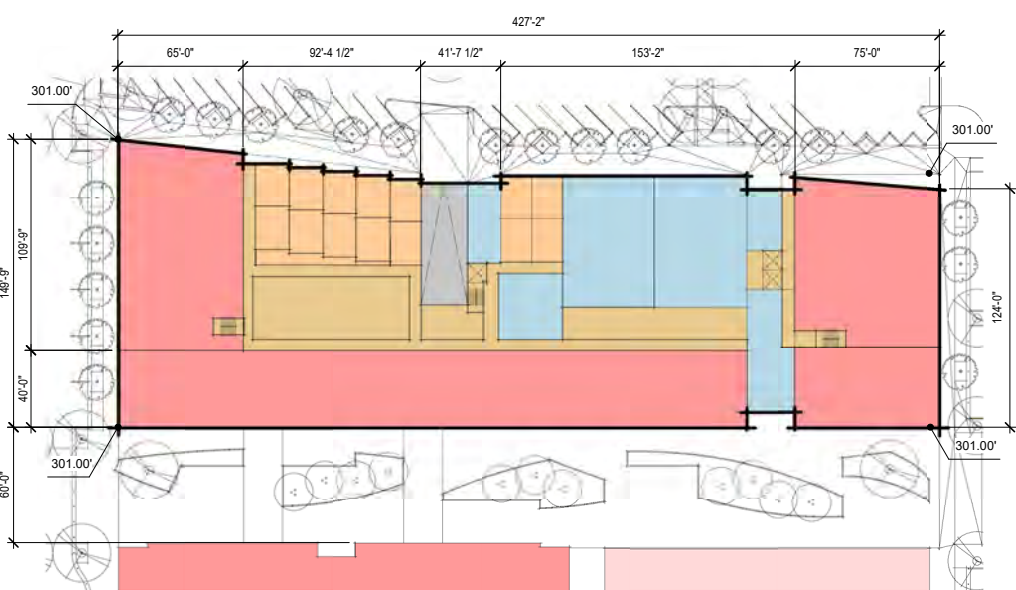
Option I - Ground Floor Plan



Option II - Ground Floor Plan



Option III - Ground Floor Plan (Preferred)



Site Key

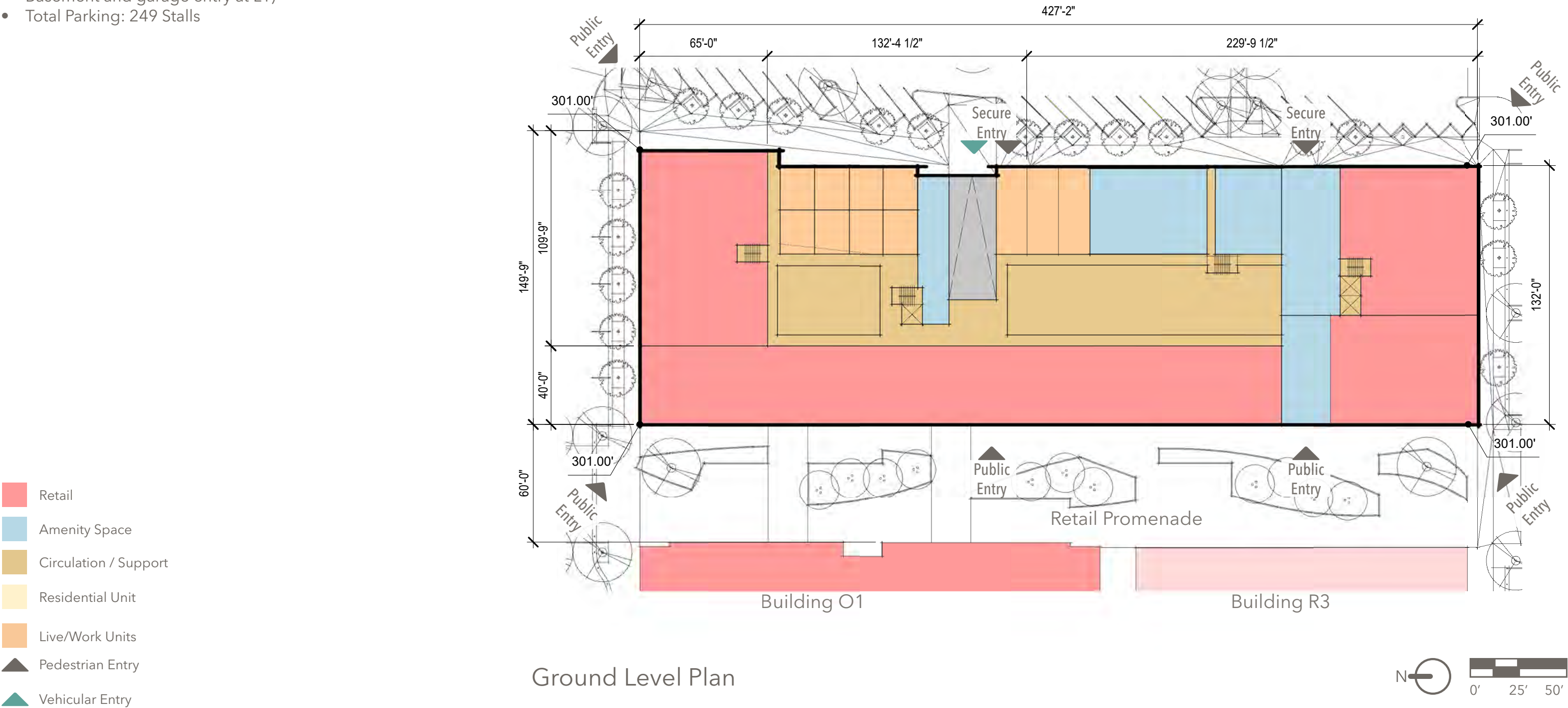
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BUILDING M4 - OPTION I

Summary

- 6 story apartment building totaling 353,067 gsf
- Approx. 247units
- Level 1 Retail: 28,634 sf
- Approx. 7 Live Work units
- Structured Below Grade Parking: 81,266 (in existing Macy's Basement and garage entry at L1)
- Total Parking: 249 Stalls



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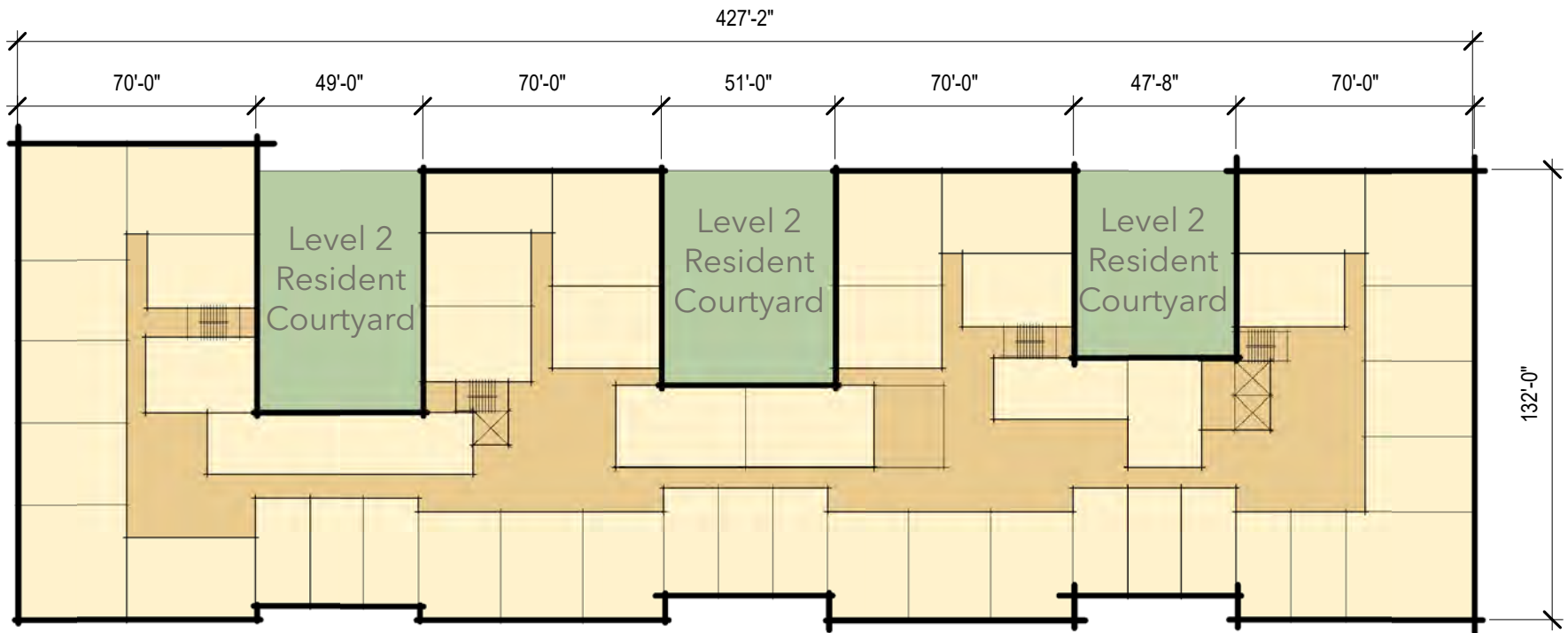
BUILDING M4 - OPTION I



Southeast Perspective View

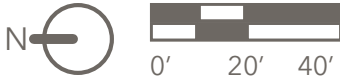


Northeast Perspective View



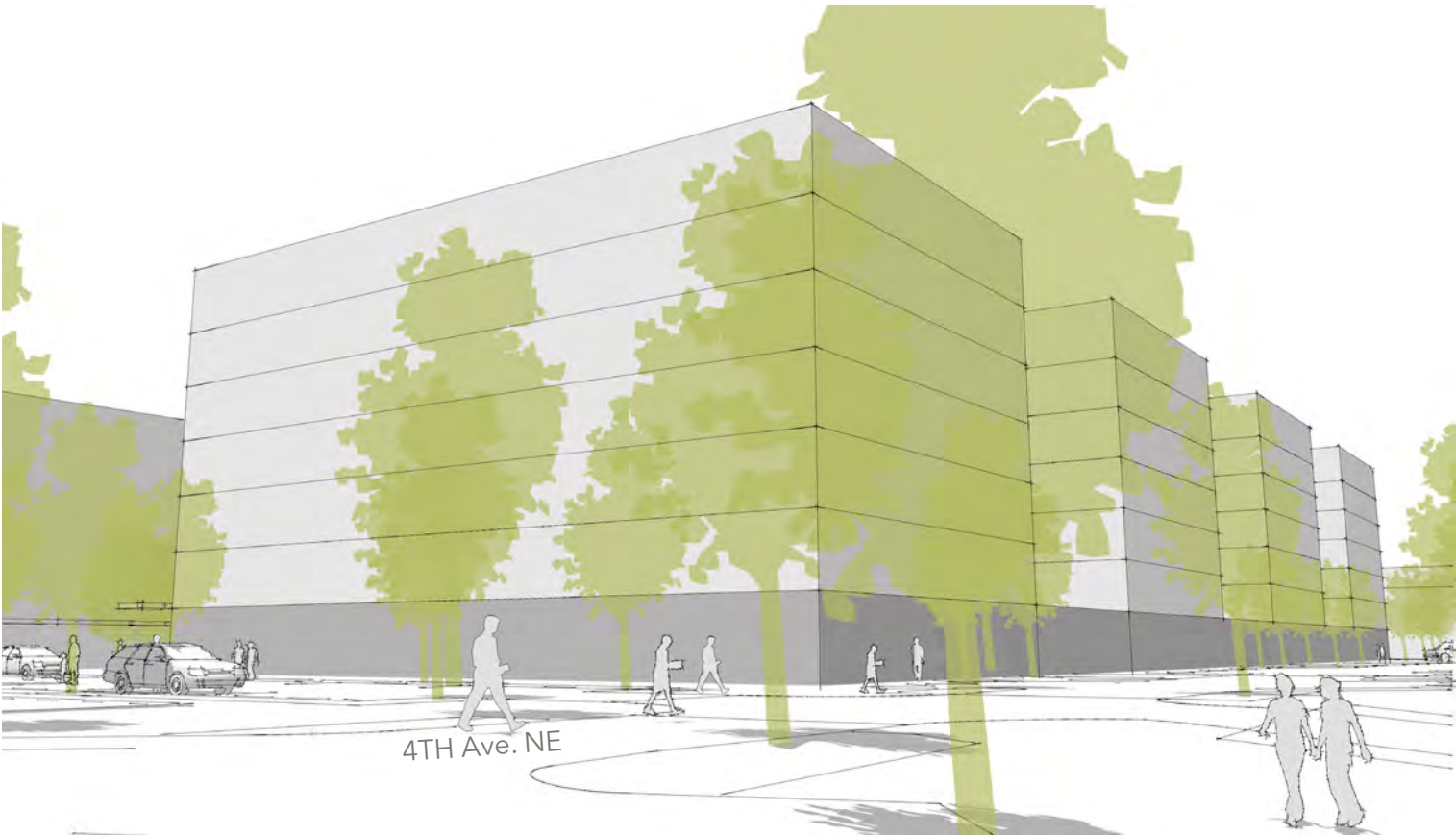
Retail Promenade Below

- Residential Units
- Corridor / Support



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BUILDING M4 - OPTION I



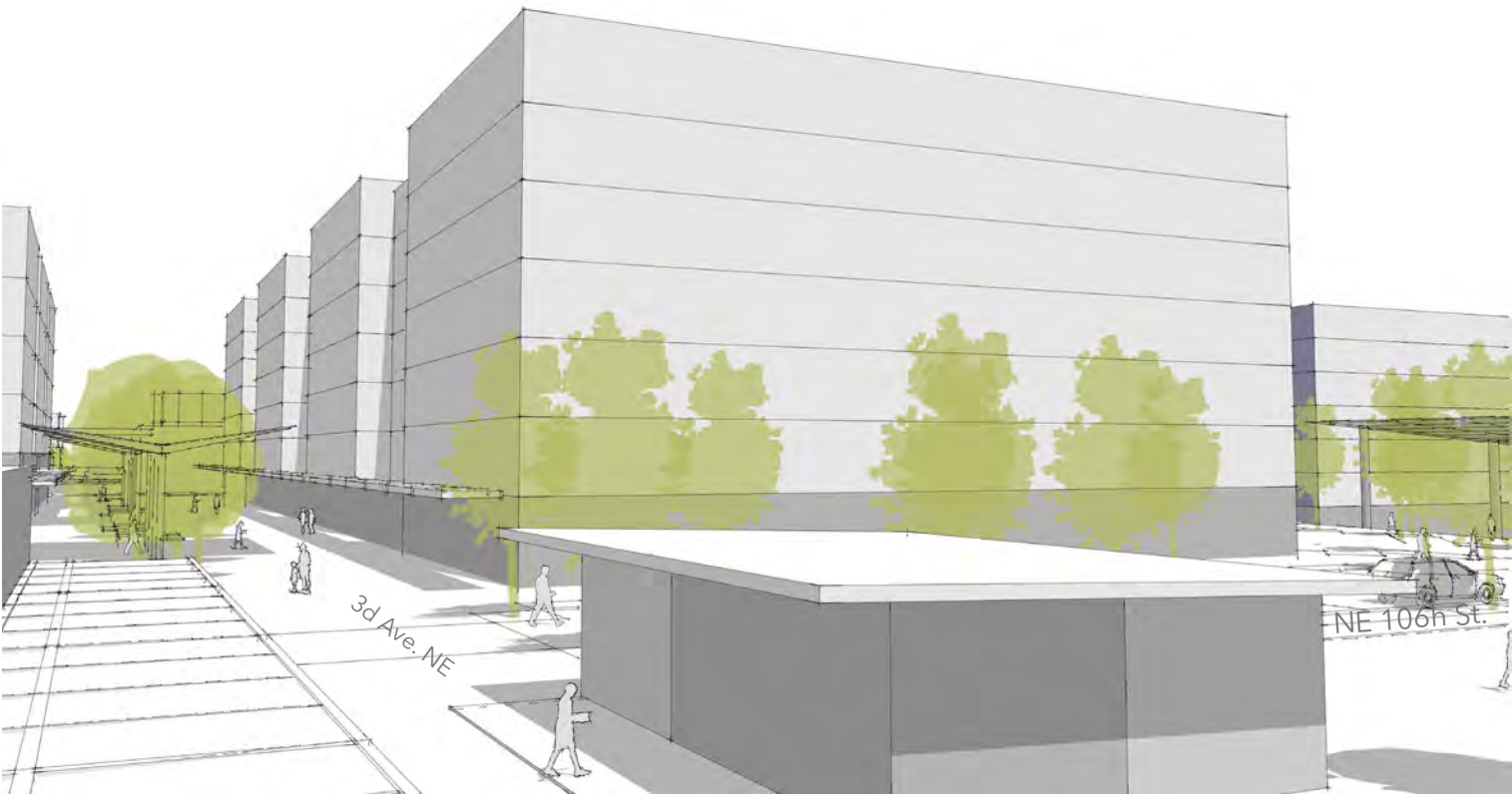
Ground Level Perspective View @ SE Corner Looking NW



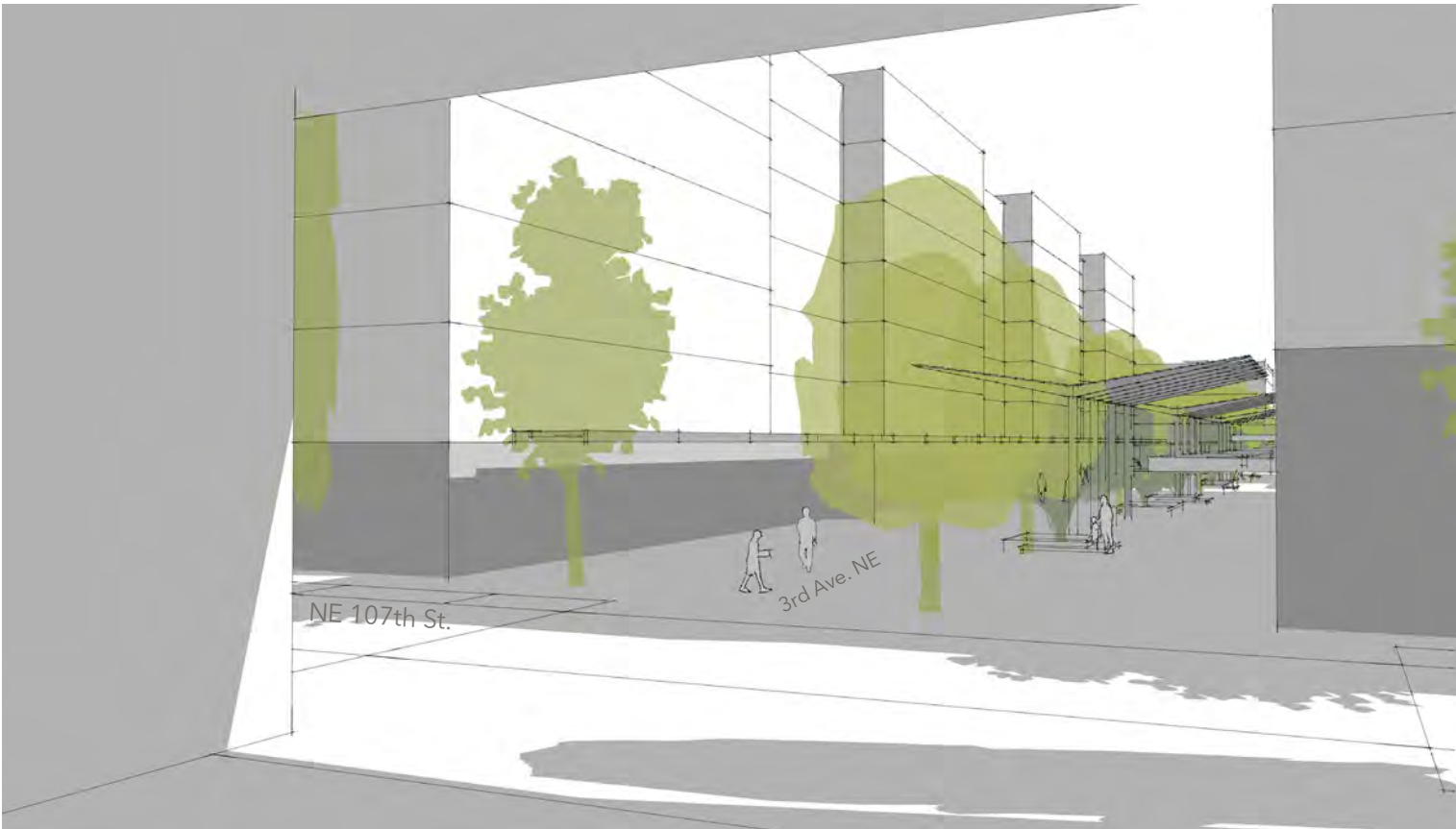
Ground Level Perspective View @ NE Corner Looking SW



BUILDING M4 - OPTION I



Ground Level Perspective View @ SW Corner Looking NE



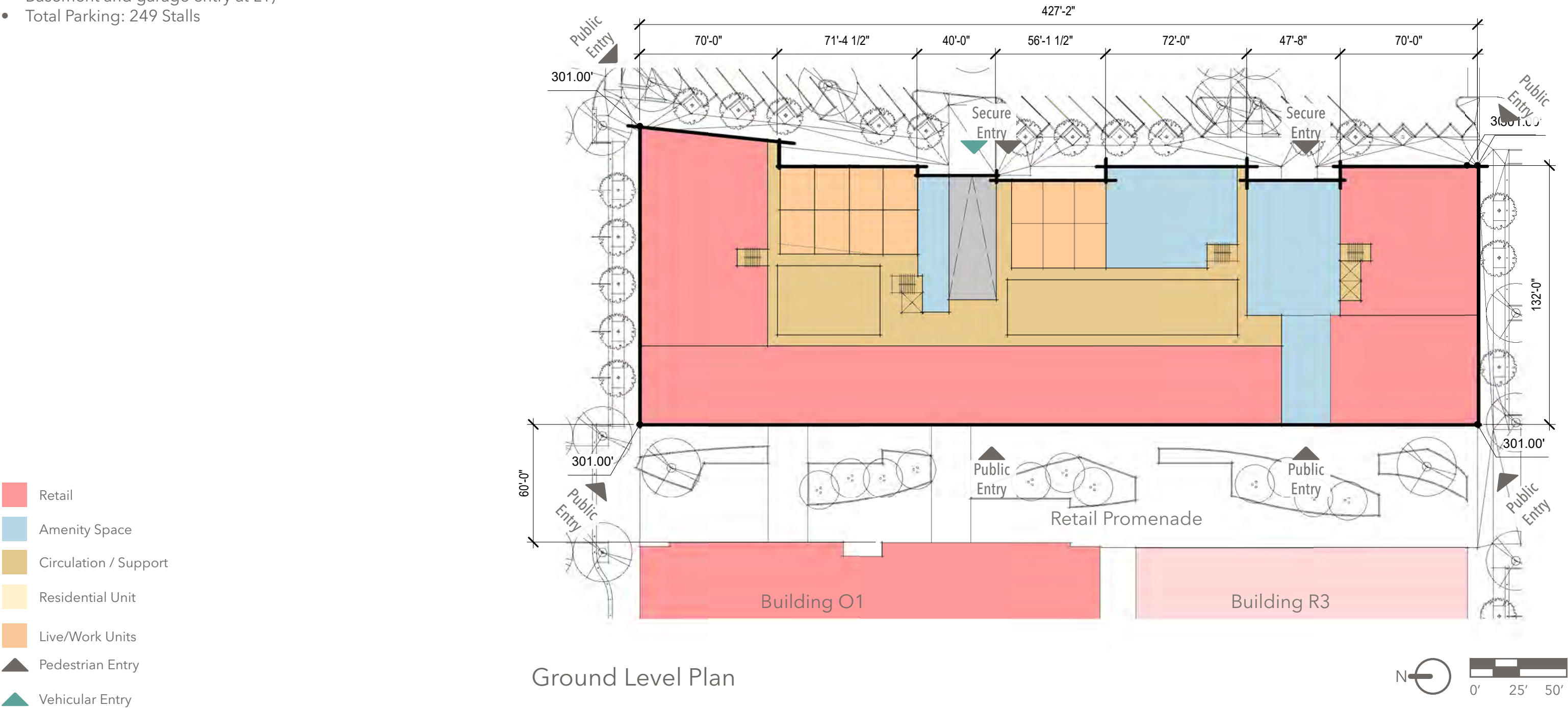
Ground Level Perspective View @ NW Corner Looking SE



BUILDING M4 - OPTION II

Summary

- 6 story apartment building totaling 392,17 gsf
- Approx. 247units
- Level 1 Retail: 29,190 sf
- Approx. 7 Live Work units
- Structured Below Grade Parking: 81,136 (in existing Macy's Basement and garage entry at L1)
- Total Parking: 249 Stalls



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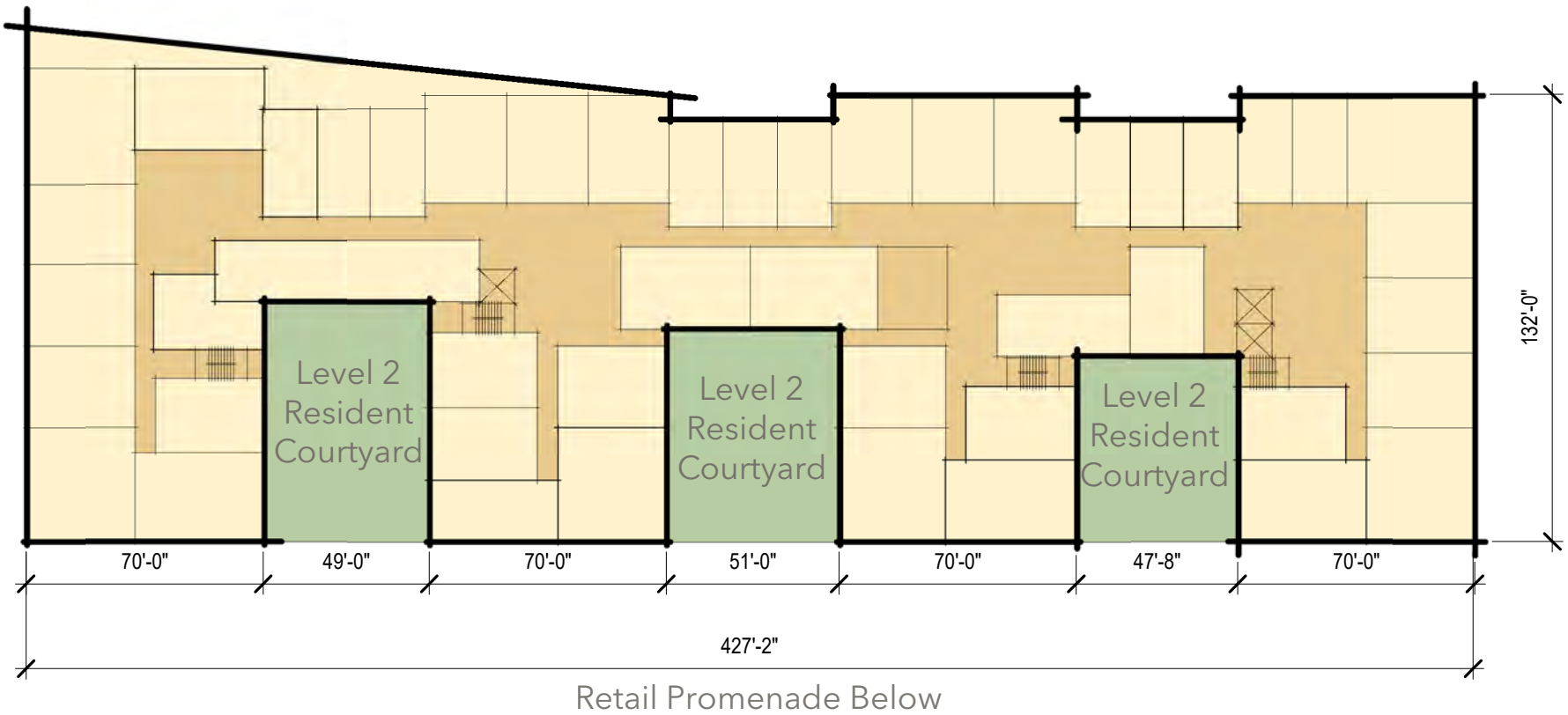
BUILDING M4 - OPTION II



Southeast Perspective View



Northeast Perspective View



- Residential Units
- Corridor / Support



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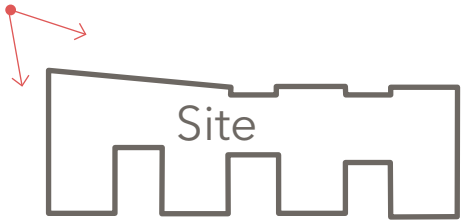
BUILDING M4 - OPTION II



Ground Level Perspective View @ SE Corner Looking NW



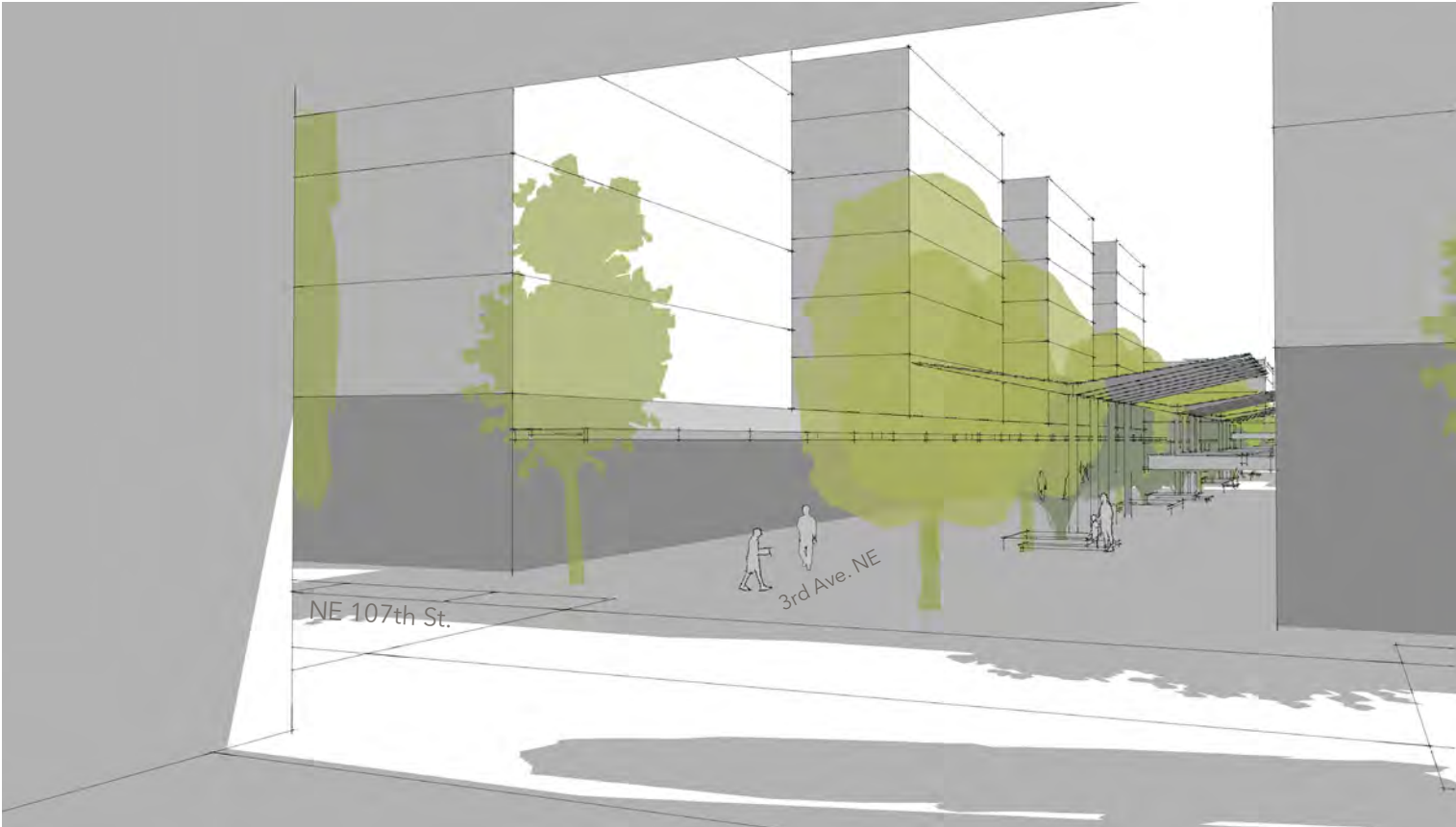
Ground Level Perspective View @ NE Corner Looking SW



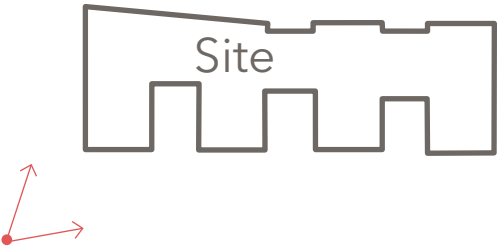
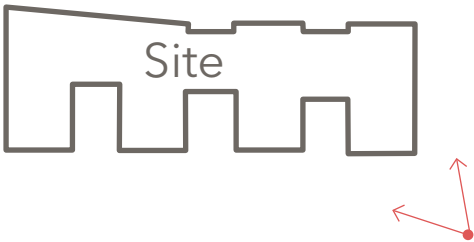
BUILDING M4 - OPTION II



Ground Level Perspective View @ SW Corner Looking NE



Ground Level Perspective View @ NW Corner Looking SE



BUILDING M4 - OPTION III - PREFERRED DESIGN

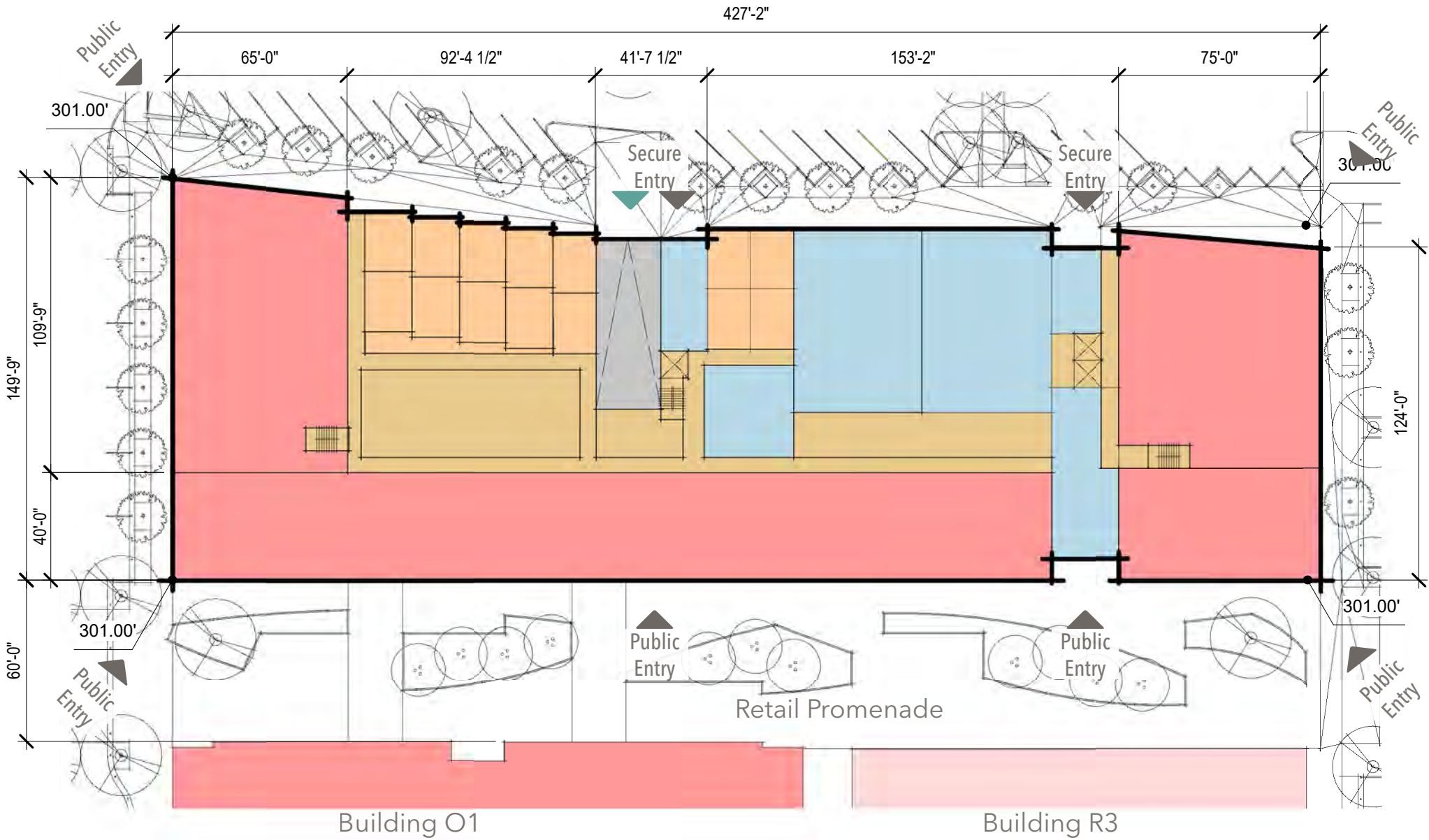
Summary

- 6 story apartment building totaling 357,369 gsf
- Approx. 254 units
- Level 1 Retail: 29,190 sf
- Approx. 7 Live Work units
- Structured Below Grade Parking: 86,617 (in existing Macy's Basement and garage entry at L1)
- Total Parking: 309 Stalls

Overview

Building M4 provides an active edge for the vibrant retail promenade. In the preferred scheme retail wraps the North, West and South facades at ground level to fully engage and activate the pedestrian realm. Programmatic functions at the east edge are focused on the residential nature of 4th Ave. Amenity functions are oriented to provide easy access to the Central Park and activate an internal building connection that links residential program to the retail promenade. At the upper levels the west facing residential courtyards maximize solar exposure while encouraging engagement with the public realm at multiple levels. The east facade provides a strong urban edge that defines the linear park and leads pedestrians toward the Central Park. A rooftop amenity and roof deck are oriented to the Central Park.

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



Ground Level Plan



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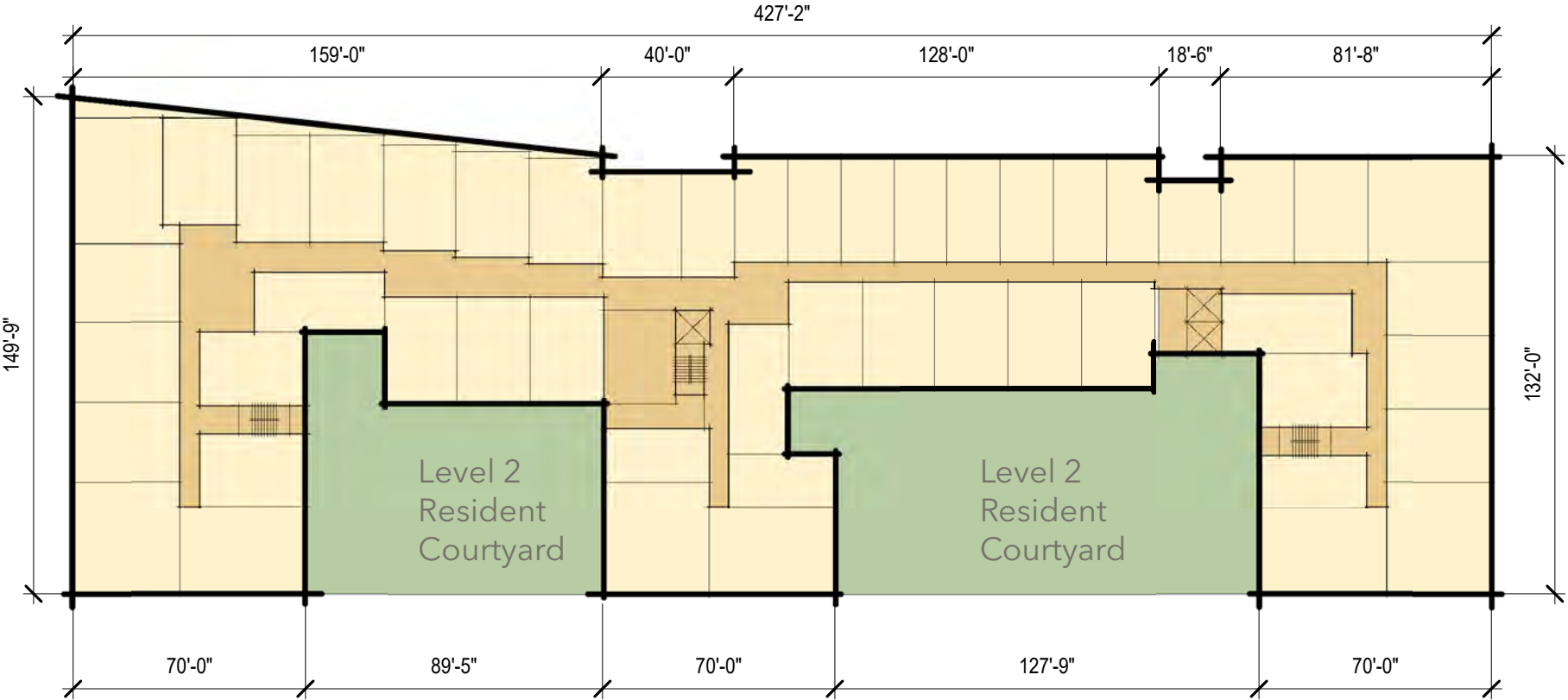
BUILDING M4 - OPTION III - PREFERRED DESIGN



Southeast Perspective View



Northeast Perspective View



Retail Promenade Below

- Residential Units
- Corridor / Support



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BUILDING M4 - OPTION III - PREFERRED DESIGN



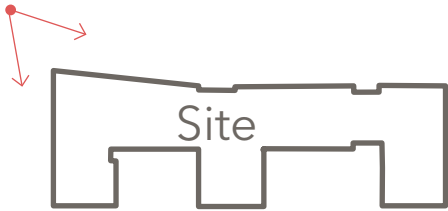
Ground Level Perspective View @ SE Corner Looking NW



Ground Level Perspective View @ NE Corner Looking SW



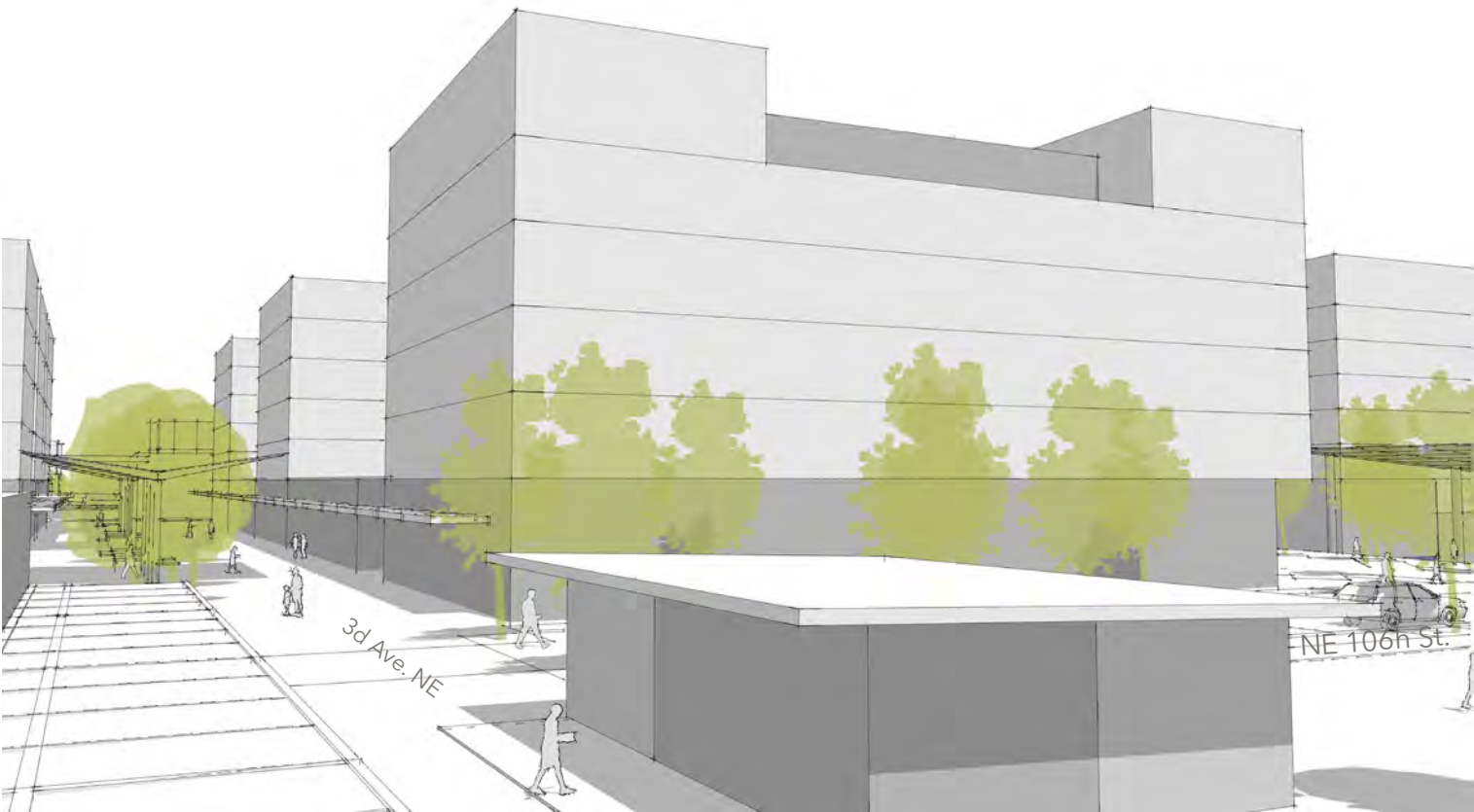
Street-Level interaction. Roofdeck above. Simple massing



Strong urban edge expression. Mass broken up with insets

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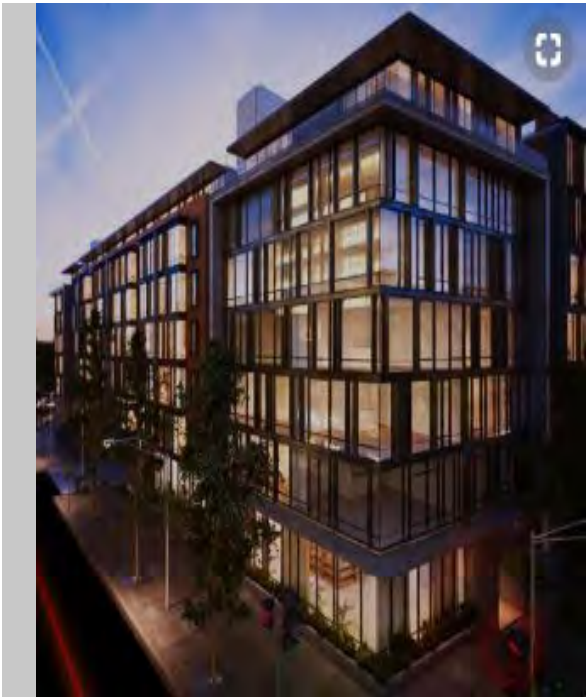
BUILDING M4 - OPTION III - PREFERRED DESIGN



Ground Level Perspective View @ SW Corner Looking NE



Ground Level Perspective View @ NW Corner Looking SE



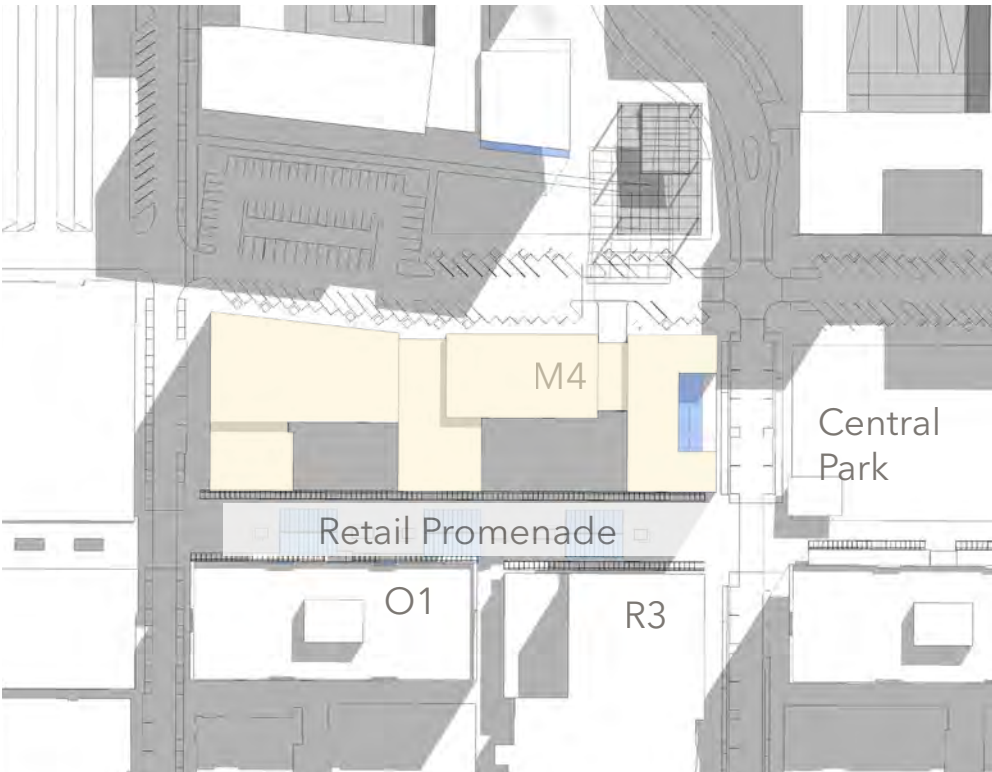
Street-Level interaction. Roofdeck above. Simple massing



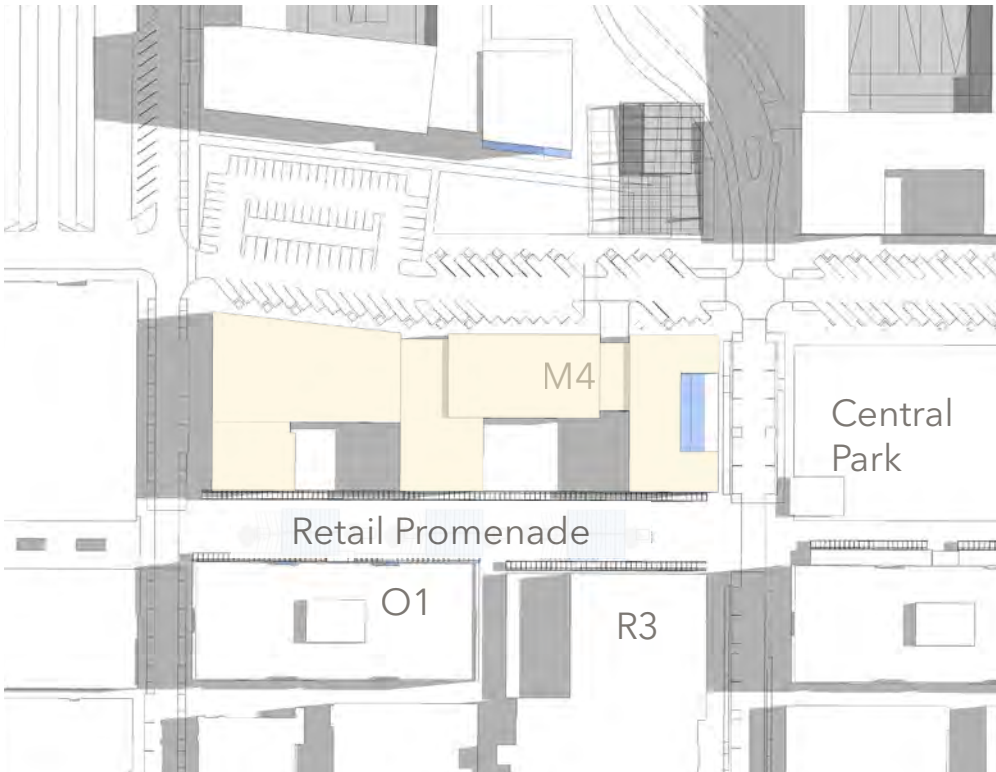
Active Retail Promenade

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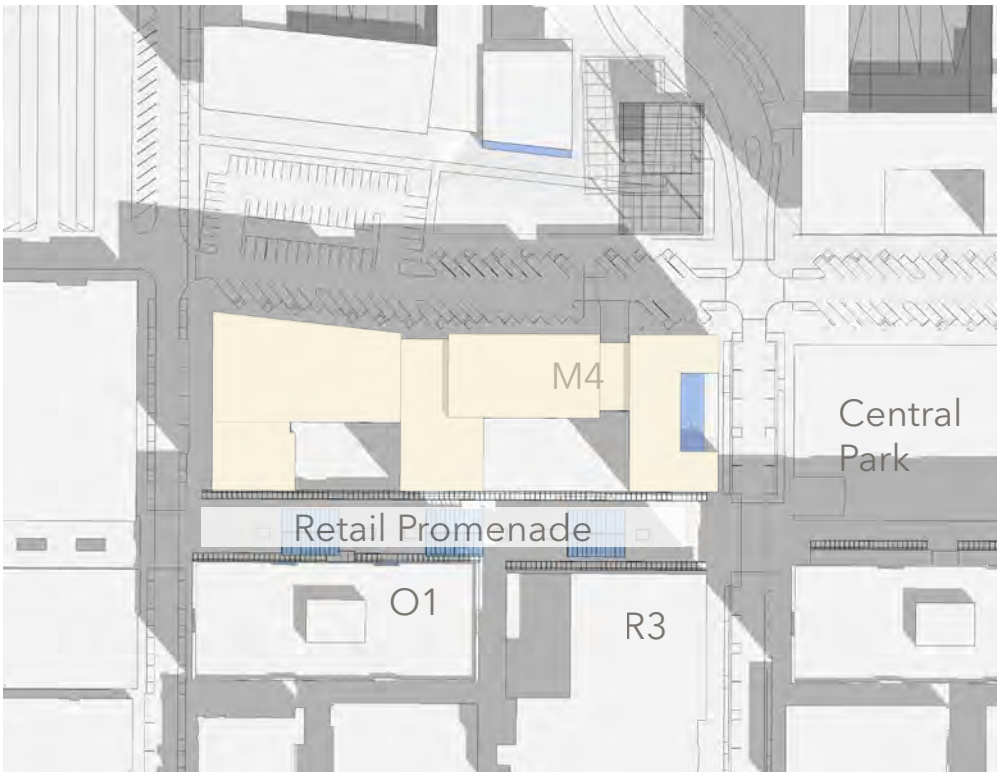
BUILDING M4 - OPTION III - PREFERRED DESIGN



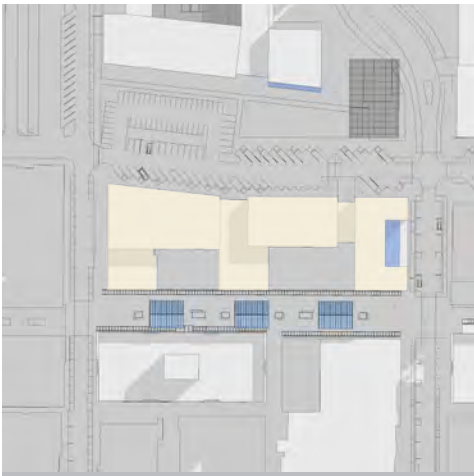
March / September 21st at 09:00am



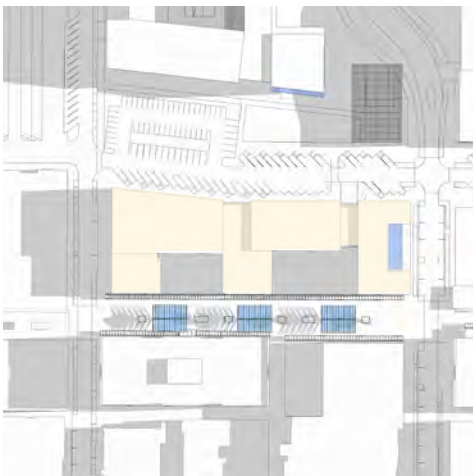
March / September 21st at 12:00pm



March / September 21st at 03:00pm



December 21st at 09:00am



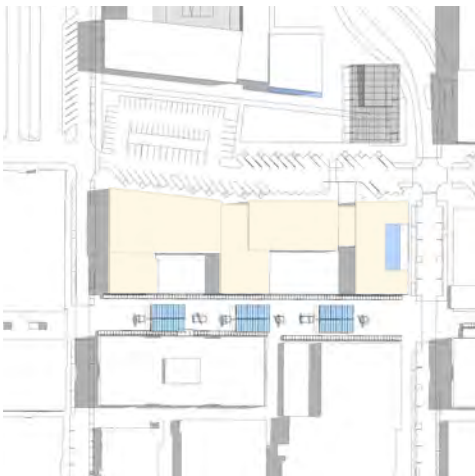
December 21st at 12:00pm



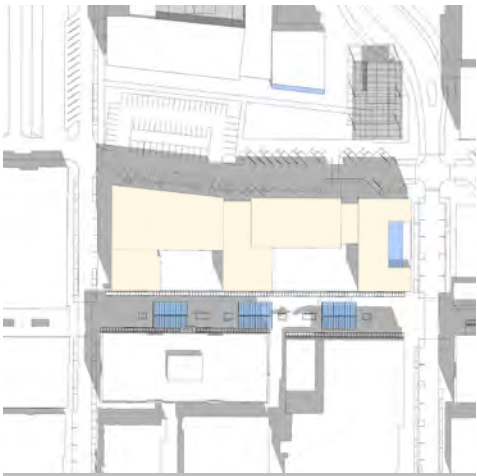
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis

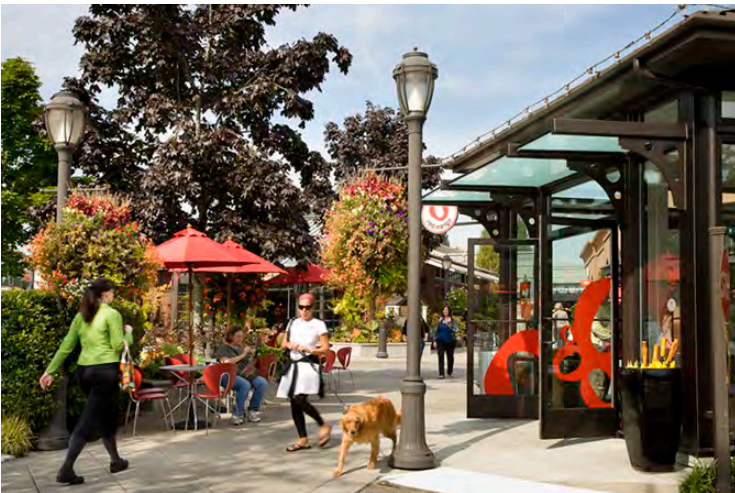


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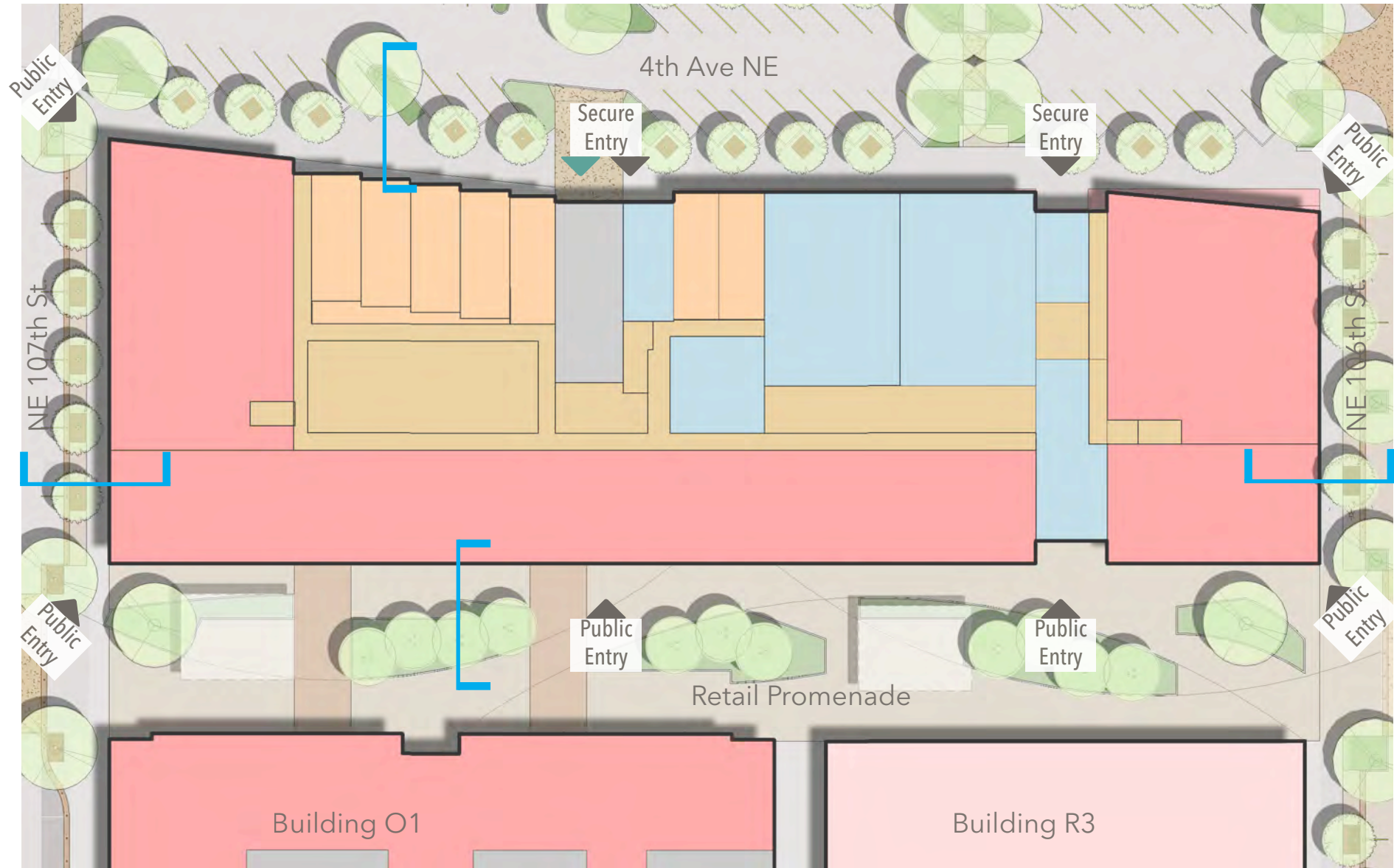
BUILDING M4 - LANDSCAPE SITE PLAN - PREFERRED DESIGN

Overview

A vibrant pedestrian retail promenade is continuous along 3rd Avenue and wraps around the north and south facades of the building at ground level. This pedestrian only experience is reinforced with integrated seating, lush plantings and gathering spaces under open air covered structures. This promenade fully engages and activates the main spine and provides easy access to the Central Park and internal building functions. Building outdoor amenities are at the upper levels on west facing courtyards to maximize solar exposure while encouraging engagement with the public promenade below. The east edge of the building is focused on the community nature of 4th Ave and is supported with street amenities and lush plantings, and connections to the park. The east facade provides a strong urban edge supporting a vibrant street life that defines the linear park to the east and leads pedestrians toward the Central Park to the south.



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

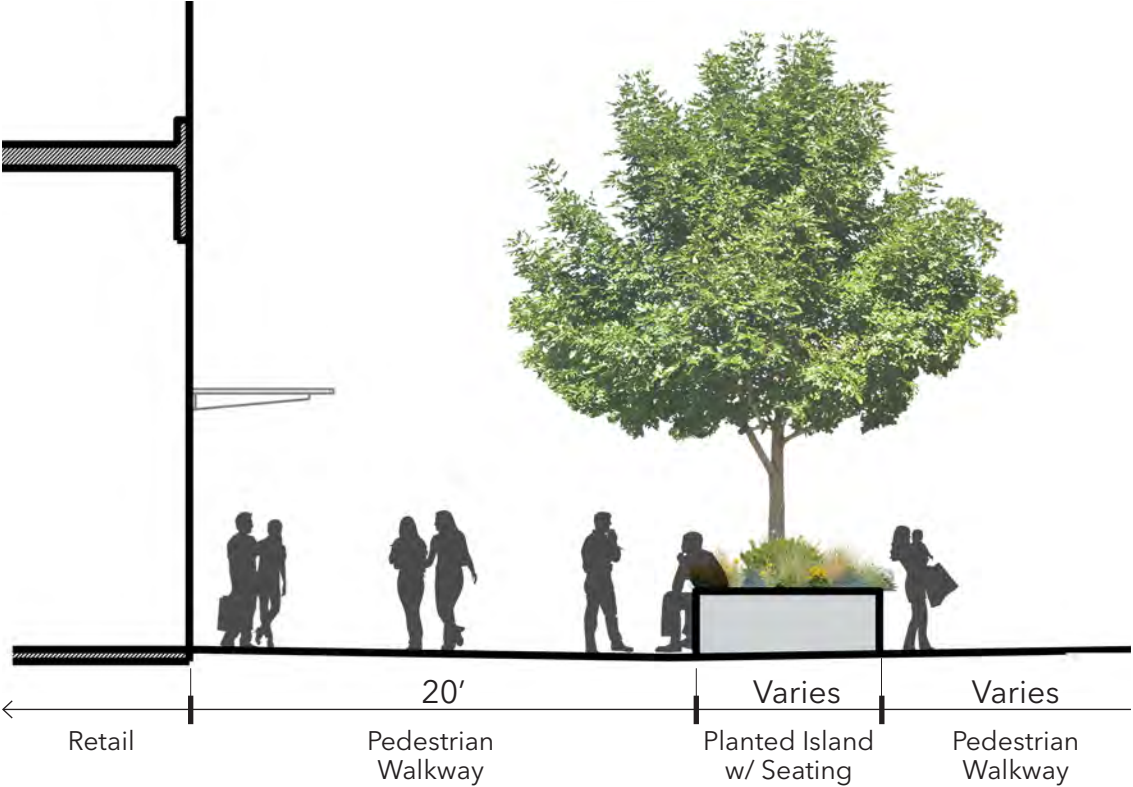


Site Plan

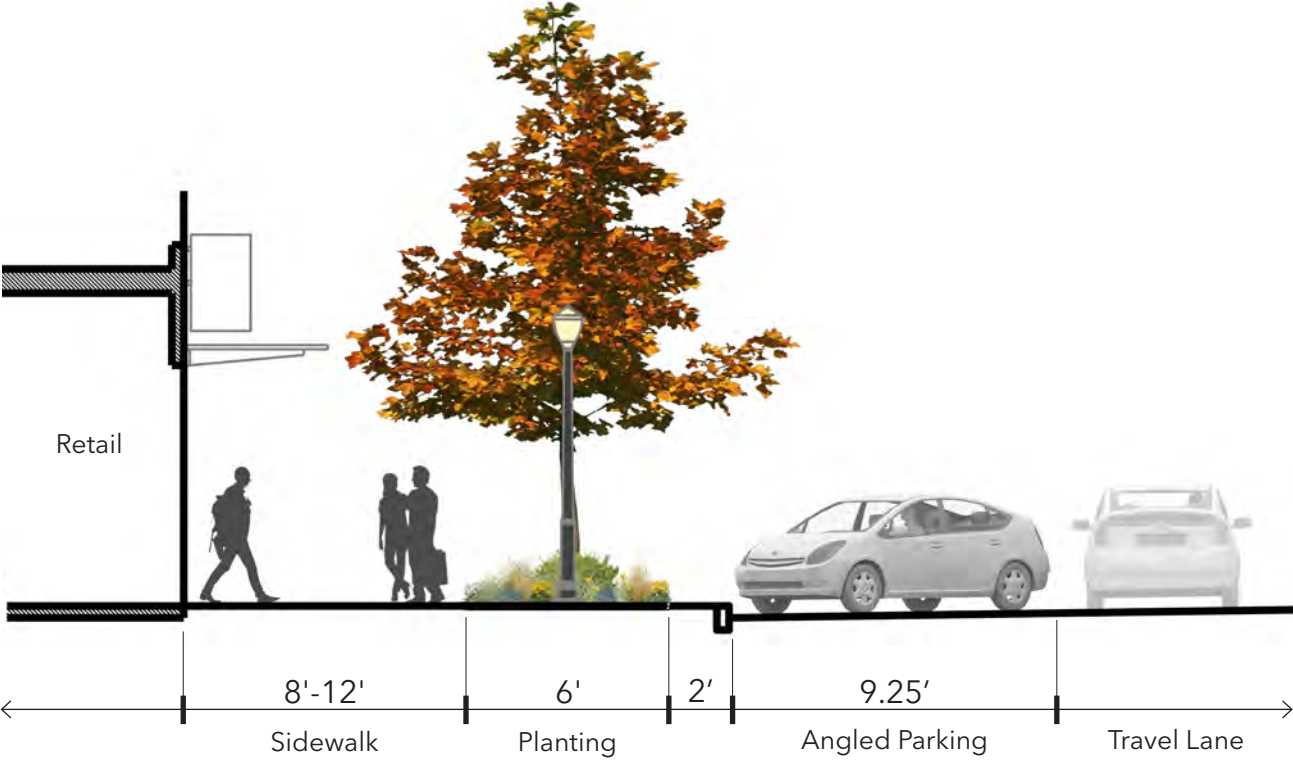


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BUILDING M4 - LANDSCAPE DESIGN



Retail Promenade Section



4th Ave. Section



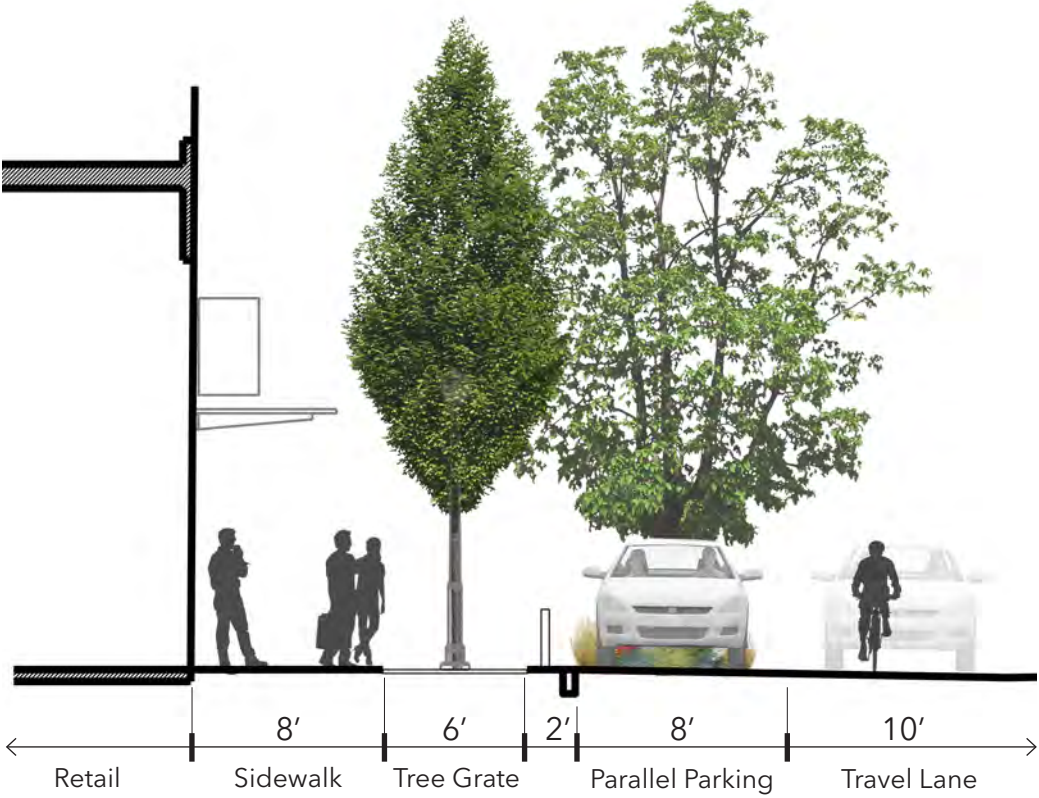
The retail promenade is defined by a sequence of moments carefully planned (seating, covered areas, play, art, large plantings)



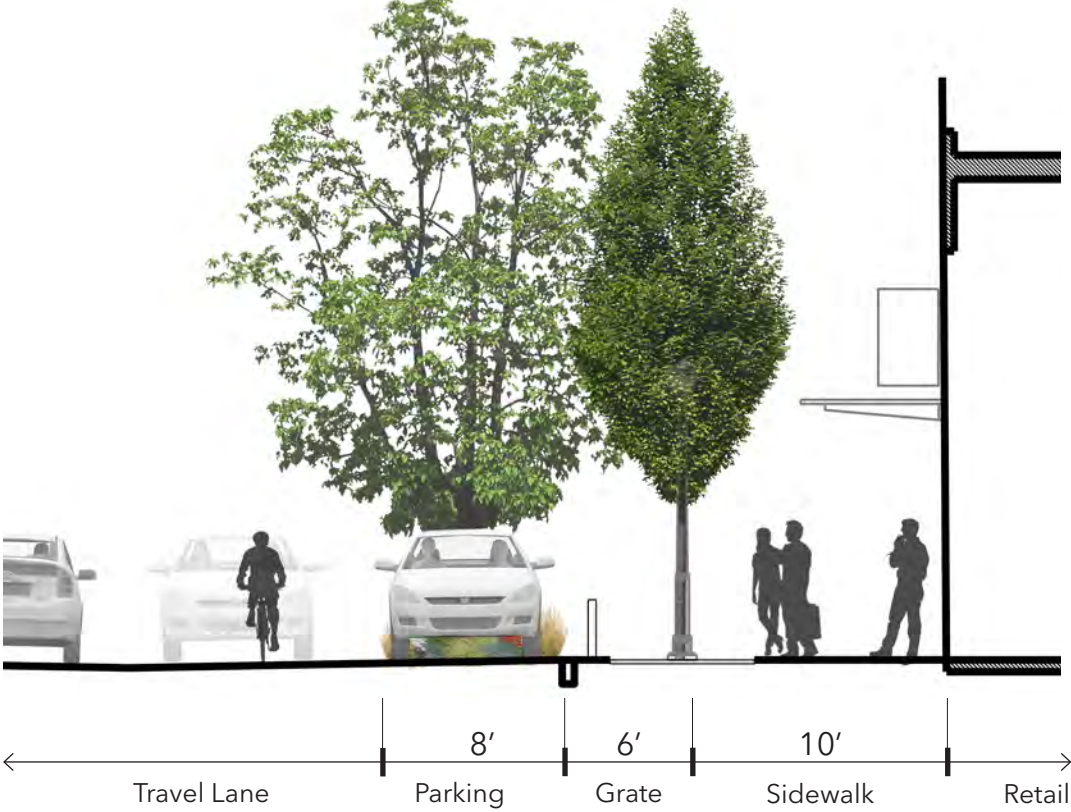
4th Ave NE character of a small neighborhood street

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BUILDING M4 - LANDSCAPE DESIGN



106th Street Section



107th Street Section



Curbless street prioritizes pedestrian movement



Retail uses have better visibility and contribute to vitality

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DEPARTURE REQUESTS

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DEPARTURE REQUESTS

-No Departure Requests-

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