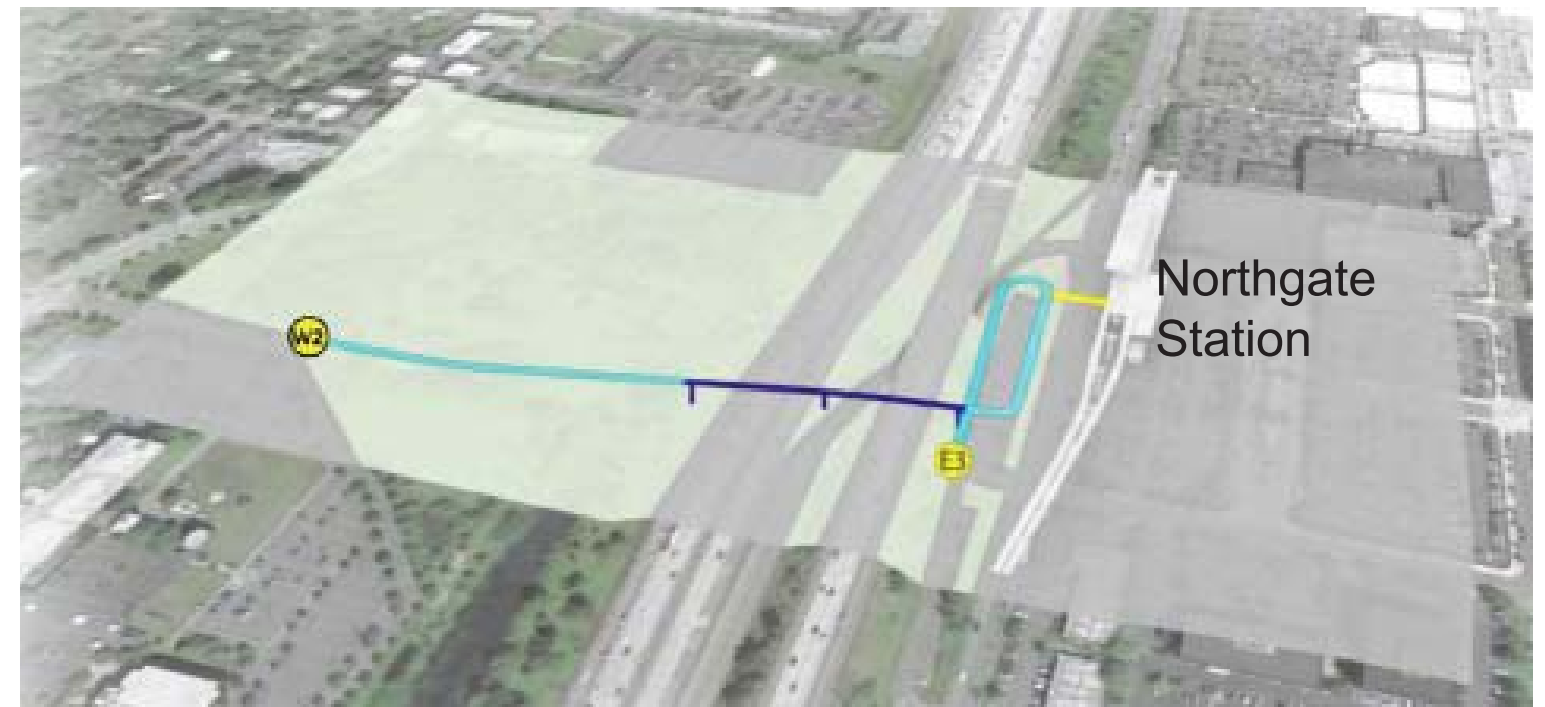




Northgate Parking Garage - 60% Design

Light Rail Review Panel – July 2, 2015

- Design coordination underway with City's Northgate ped/bike bridge and 1st Ave NE cycle track projects
- Draft term sheet for ped bridge/access improvement funding agreement between ST and City in progress
- KCM property and improvement agreement, including construction of KCM's bus facilities, being negotiated
- Design, traffic and parking replacement issues being discussed by ST, City, KCM and WSDOT
- ST seeking final permits to allow station construction to begin in March 2016
 - SIP in City review
 - station building permit filed





WSDOT lot

1st Ave NE

Strip mall site
Proposed interim P&R

KCM P&R

Garage site

SPG property

Strip mall site

Northgate Transit Center

Garage site

NE 100th St

KCM P&R

NE 103rd St

Existing garage



Northgate Mall

Parking Replacement - ST Construction Northgate Area

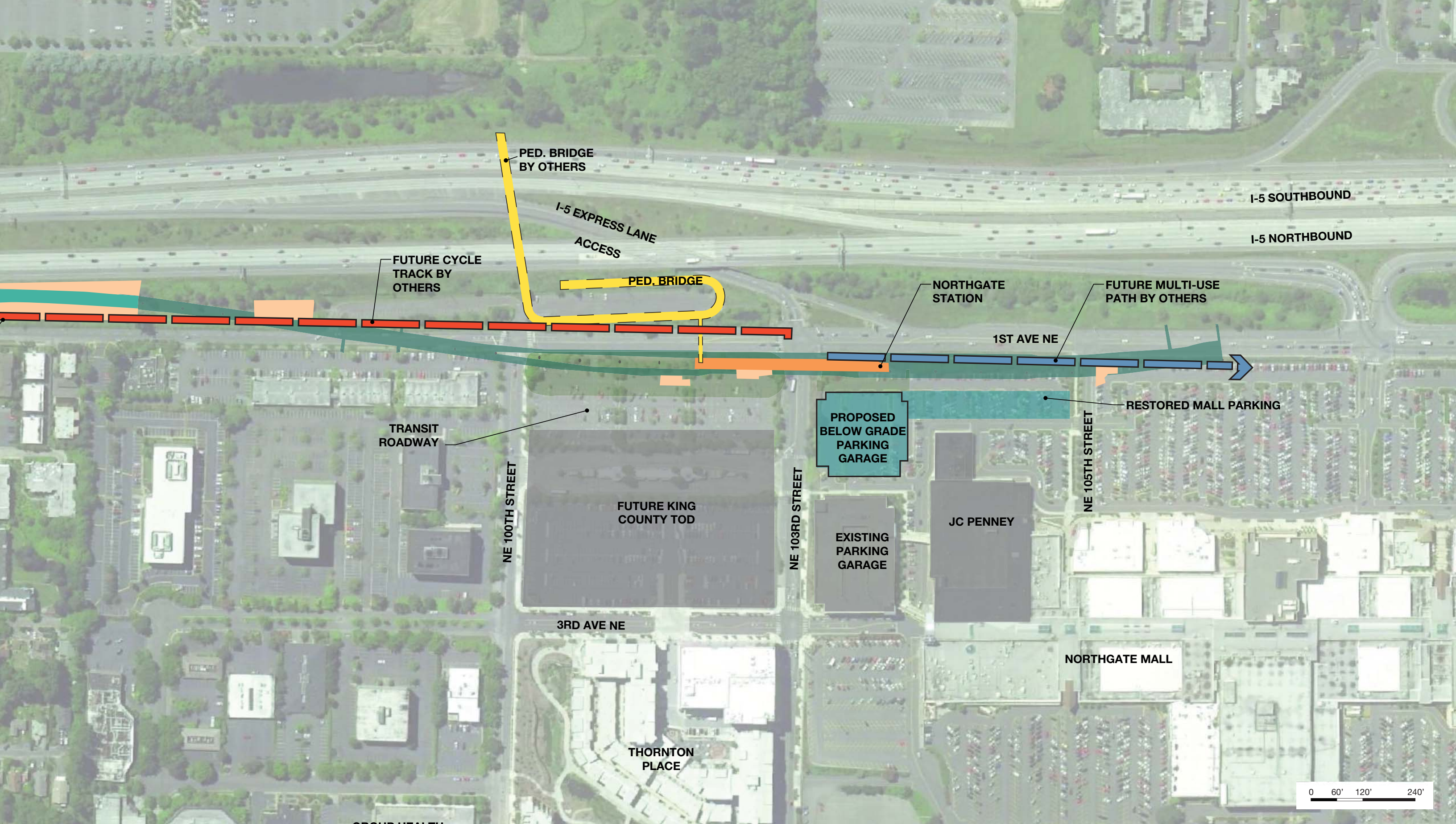
Interim P&R

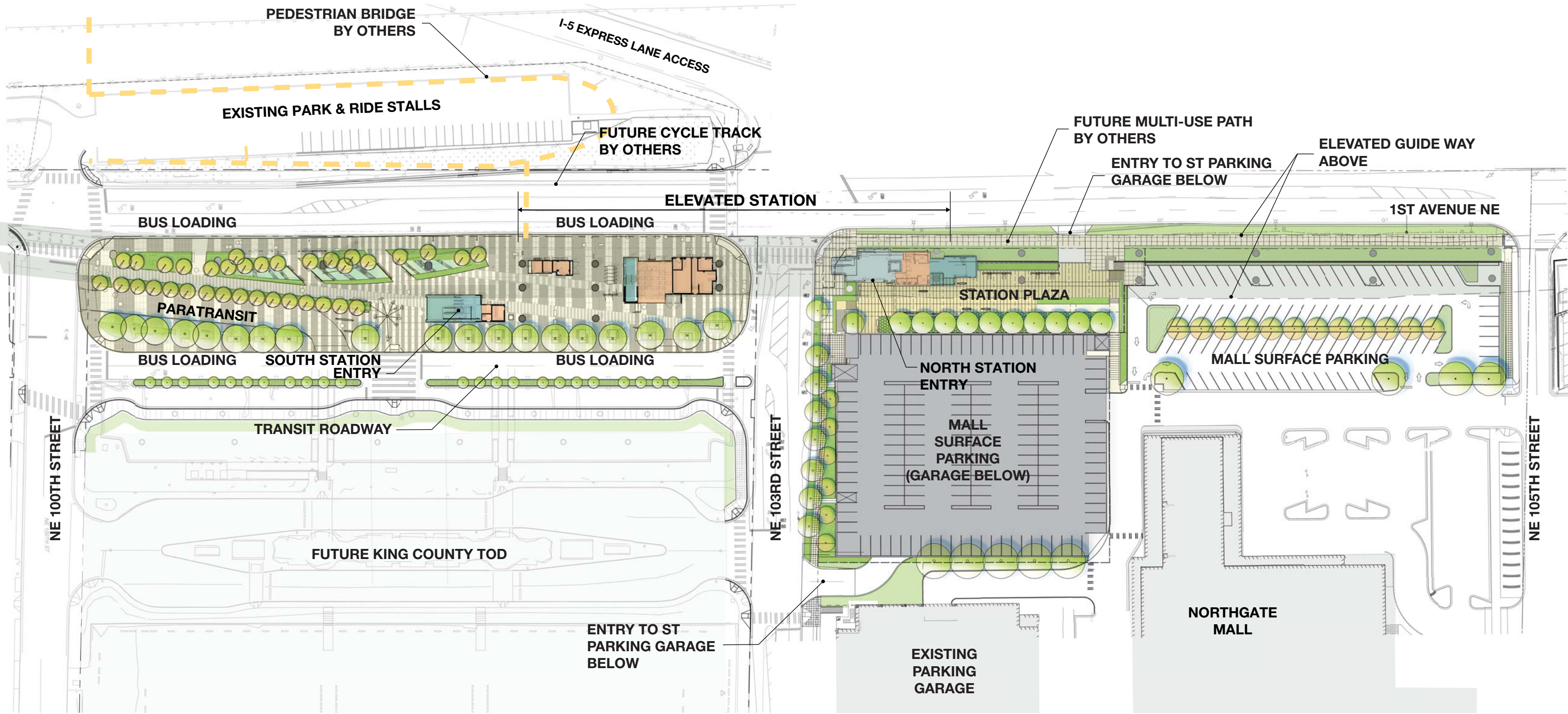
5th Ave NE

ST Construction

- ST working with Simon Property Group (SPG) since October 2013 to:
 - address joint site requirements (drainage, access, laydown areas, sequencing)
 - minimize impacts to Mall operations and customer parking
- ST garage design now 60% complete:
 - improved pedestrian connections between station and Mall
 - meets ST and SPG functional needs including:
 - landscaping around garage structure meets City landscape requirements
 - ST stall size in garage consistent with ST design criteria
 - SPG stall size on garage roof and adjacent surface restoration area consistent with SPG design standards and prior SPG code departure



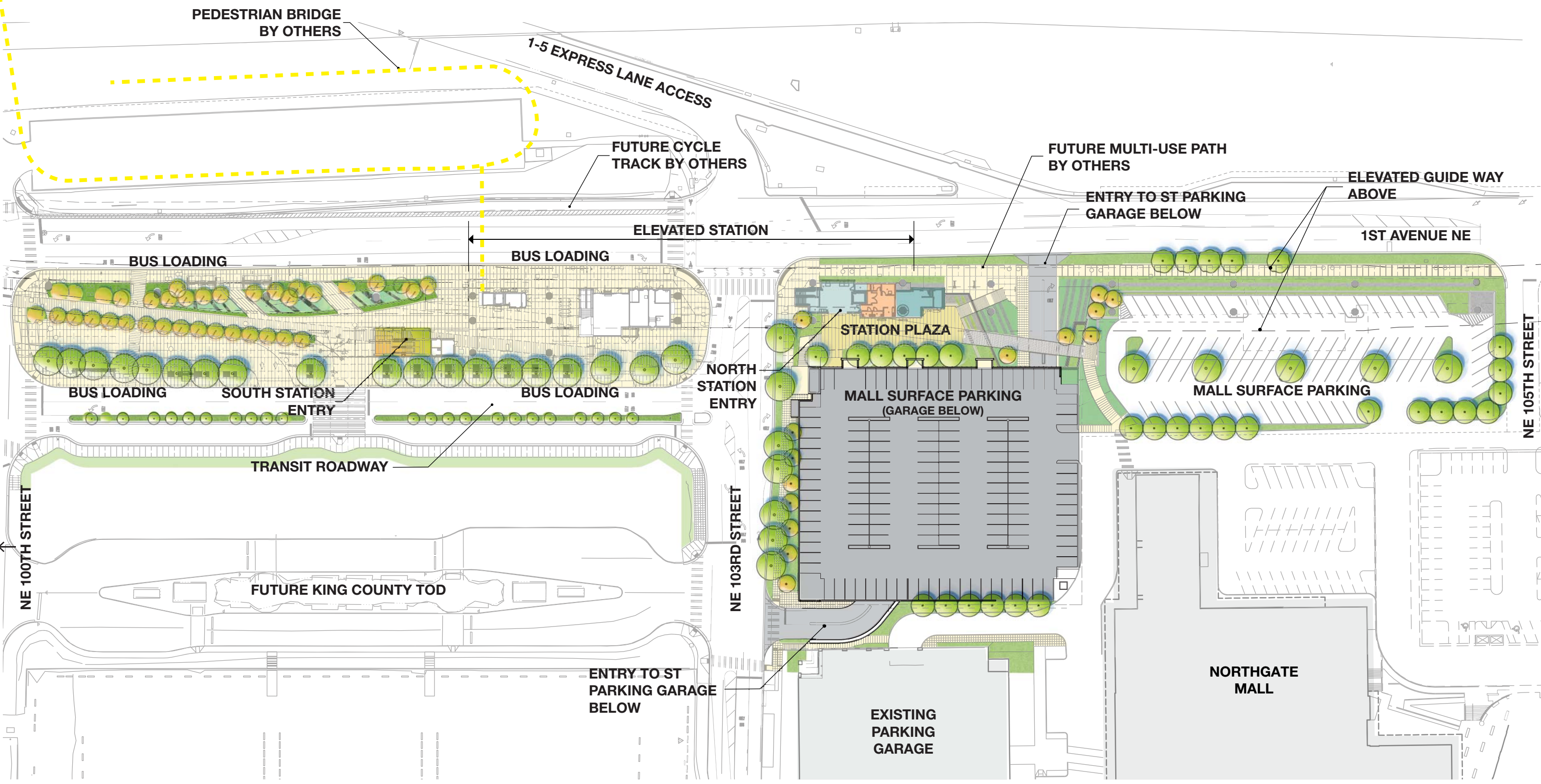




Site Plan - at 30%



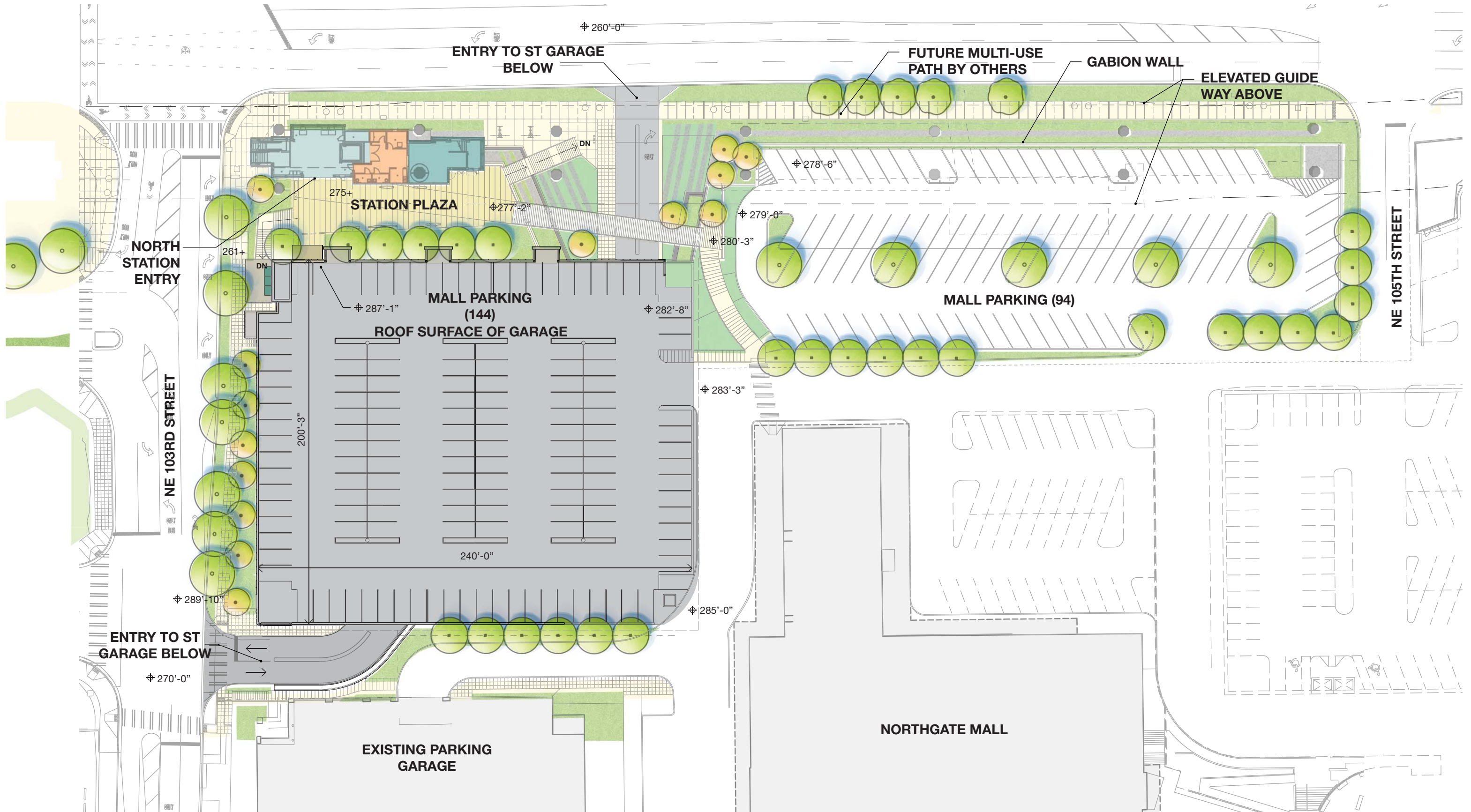
Northgate Parking Garage – 60% LRRP
 July 2015



Site Plan

Northgate Parking Garage – 60% LRRP
July 2015

1ST AVENUE NE



Site Plan - Mall Level

Northgate Parking Garage – 60% LRRP
July 2015





ST Level 1 = 101 +2 service parking
 ST Level 2 = 115
 ST Level 3 = 118
 ST Level 4 = 116
 TOTAL = 450 +2 service parking



Floor Plan - ST Level 1

Northgate Parking Garage – 60% LRRP
 July 2015



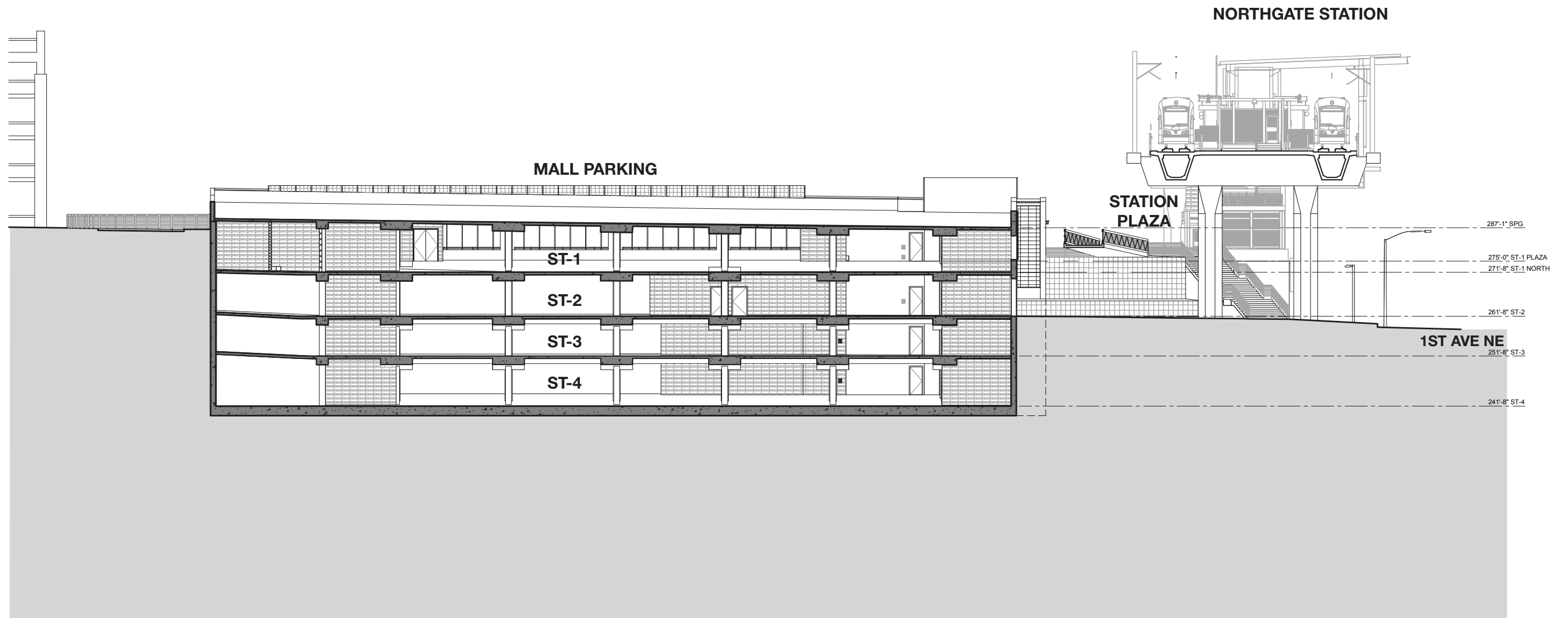


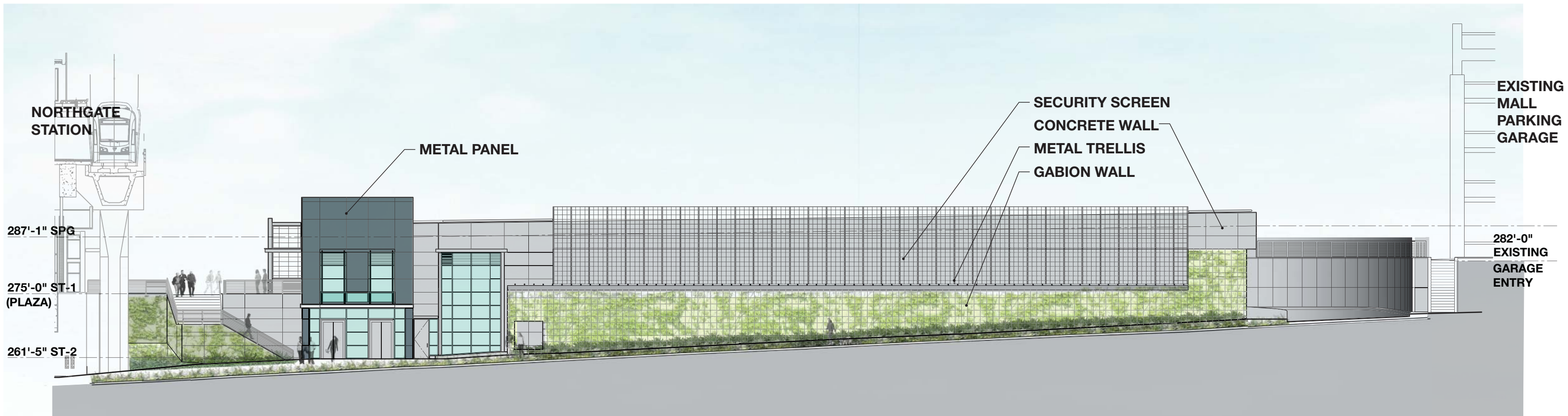
Floor Plan - ST Level 2

0 25 50 100 N
Northgate Parking Garage – 60% LRRP
 July 2015

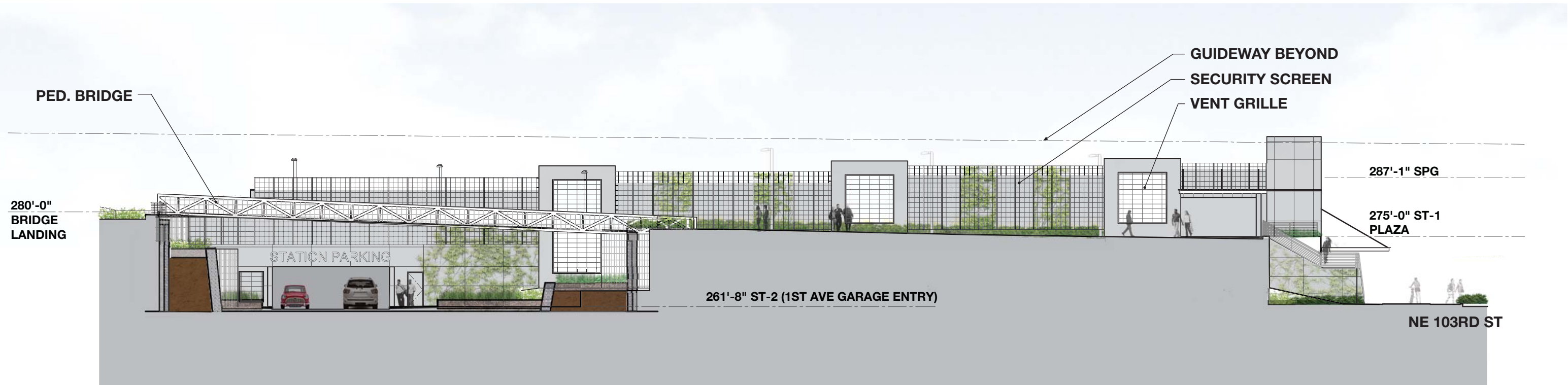


EXISTING
MALL
PARKING
GARAGE





SOUTH ELEVATION - Looking from NE 103RD ST



WEST ELEVATION - Looking from Plaza

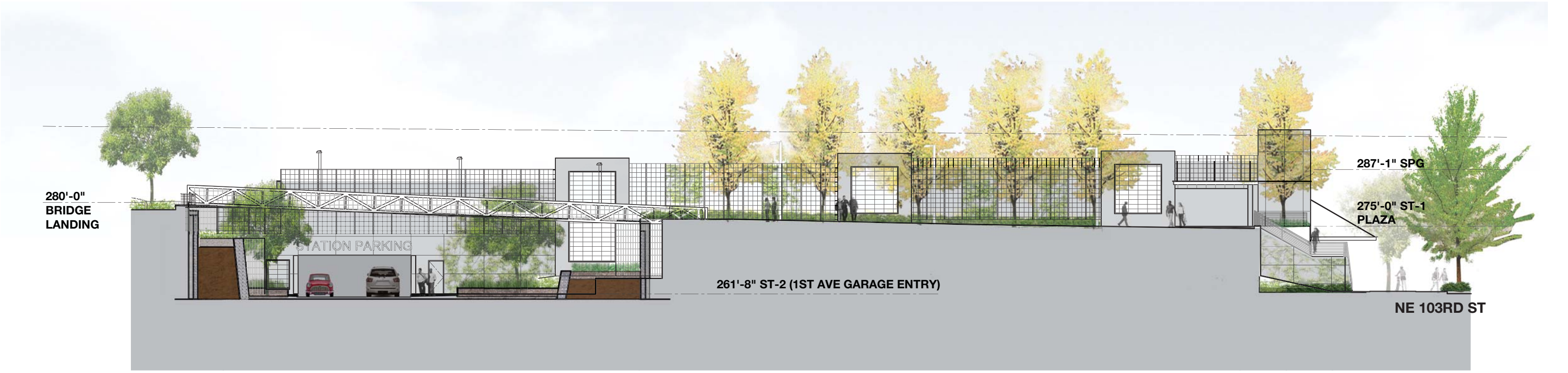


South & West Elevations - No Trees

Northgate Parking Garage – 60% LRRP
July 2015



SOUTH ELEVATION - Looking from NE 103RD ST

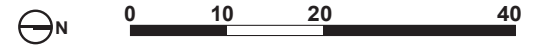
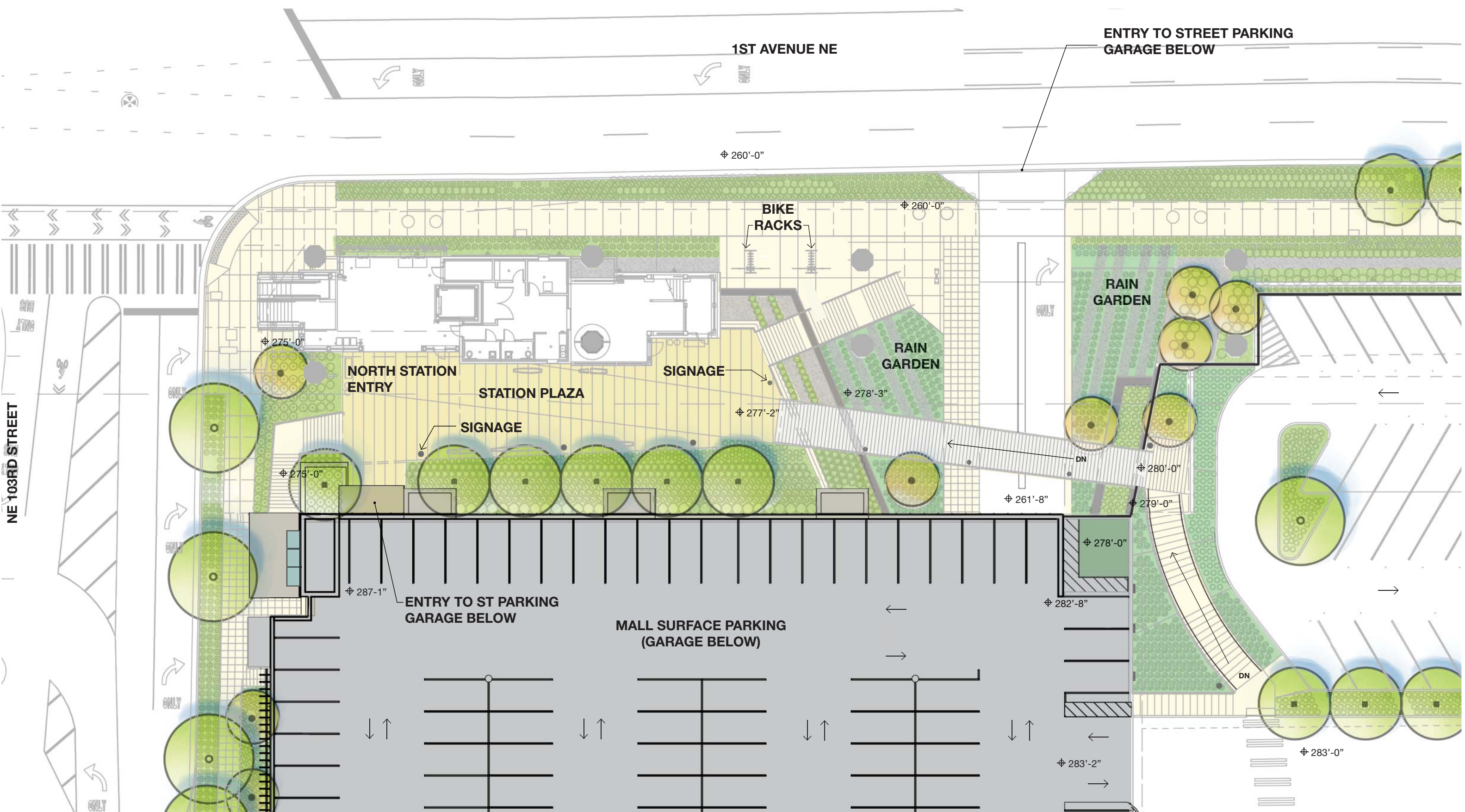


WEST ELEVATION - Looking from Plaza



South & West Elevations - Trees

Northgate Parking Garage – 60% LRRP
July 2015



Enlarged Station Plaza Plan

Northgate Parking Garage – 60% LRRP
 July 2015

A ST ART - TWO POTENTIAL SITES

1ST AVENUE NE

ENTRY TO STREET PARKING GARAGE BELOW

± 260'-0"

± 275'-0"

NORTH STATION ENTRY

STATION PLAZA

SIGNAGE

BIKE RACKS

A RAIN GARDEN

± 278'-3"

SIGNAGE

± 277'-2"

A RAIN GARDEN

± 280'-0"

± 279'-0"

± 278'-0"

± 282'-8"

± 287'-1"

ENTRY TO ST PARKING GARAGE BELOW

MALL SURFACE PARKING (GARAGE BELOW)

± 283'-2"

± 283'-0"

NE 103RD STREET

0 10 20 40

Potential Future Art Locations

Northgate Parking Garage - 60% LRRP

July 2015





















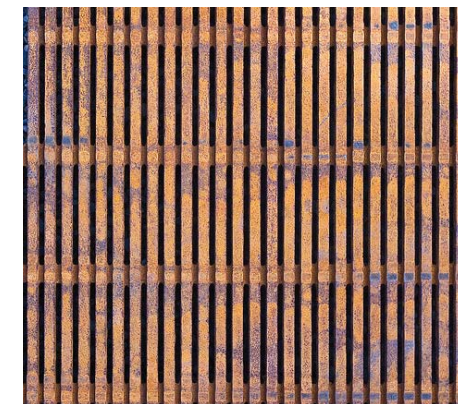
Pavement + Steps



Furnishings



Walls + Planters



Material Board

Northgate Parking Garage – 60% LRRP
July 2015

TREES



Orange Bark Stewartia
Stewartia monadelph



Katsura
Cercidiphyllum japonicum



Emerald Sunshine Elm
Ulmus propinqua 'JFS-Biebrich'



VINES



Silvervein Creeper
Parthenocissus henryana



Five-Leaf Akebia
Akebia quinata



Virginia Creeper
Parthenocissus quinquefolia

FERNS



Japanese Hornbeam
Carpinus japonica



Serviceberry
Amelanchier grandiflora



Japanese Maple
Acer palmatum



Deer Fern
Belchnum spicant



Sword Fern
Polystichum munitum

SHRUBS



Dwarf Red Twig Dogwood
Cornus sericea 'kelsey'



Everlow Yew
Taxus media 'Everlow'



Box-Leaf Euonymus
Euonymus japonicus 'microphyllus'



Low Oregon Grape
Mahonia nervosa



Dwarf Sweet Box
Sarcococca hookeriana var. humilis



Dwarf Burning Bush
Euonymus alatus 'Little Moses'



Hebe
Hebe glaucophylla

GROUNDCOVER



Beesia
Beesia deltophylla



Western Wild Ginger
Asarum Caudatum



Lily Turf
Liriope muscari



Hybrid Epimedium
Epimedium perralchicum

GRASSES



Daggerleaf Rush
Juncus ensifolius



Soft Rush
Juncus effusus



Sedge
Carex



California Gray Rush
Juncus patens



Adagio Maiden Grass
Miscanthus sinensis 'Adagio'



Japanese Sweet Flag
Acorus gramineus

BAMBOO



Dwarf Whitestripe Bamboo
Pleioblastus forunei



Dwarf Greenstripe
Pleioblastus viridistrauatus



Vetchii Minor Bamboo
Sasa hayatae



Dwarf Fern-Leaf Bamboo
Pleioblastus distichus



Pigmy Bamboo
Pleioblastus pygmaeus