

## Northgate Urban Design: Green Street Intent

Green infrastructure incorporated into the context of the community;

Decrease the neighborhood's ecological footprint and develop a sustainable neighborhood model for the city;

Reduce the demand on the overall stormwater system, minimize costs for new infrastructure;

Increase urban green space | open space – more green less gray;

Create an interconnected system of streets and open space for neighborhood permeability consistent with a typical urban block pattern;

Enhance transit | multi-modal utilization and prioritize the pedestrian environment;

Prioritize pedestrian and bicycle safety – reduce traffic speeds and volumes.

## Northgate Urban Design: Green Street Enhancements

Sidewalk zone (curb to ROW) – impervious surface not to exceed 50% of total area;

Development consistent with the guidelines and performance benchmarks of Leed and the Sustainable Sites Initiative;

Prioritize at source stormwater infiltration for groundwater recharge and improved water quality;

Increase tree canopy for air quality and temperature mitigation – provide shading of 70% of ground plane within 5 years;

Narrow vehicle roadway section – transfer excess roadway pavement back to the pedestrian | open space realm;

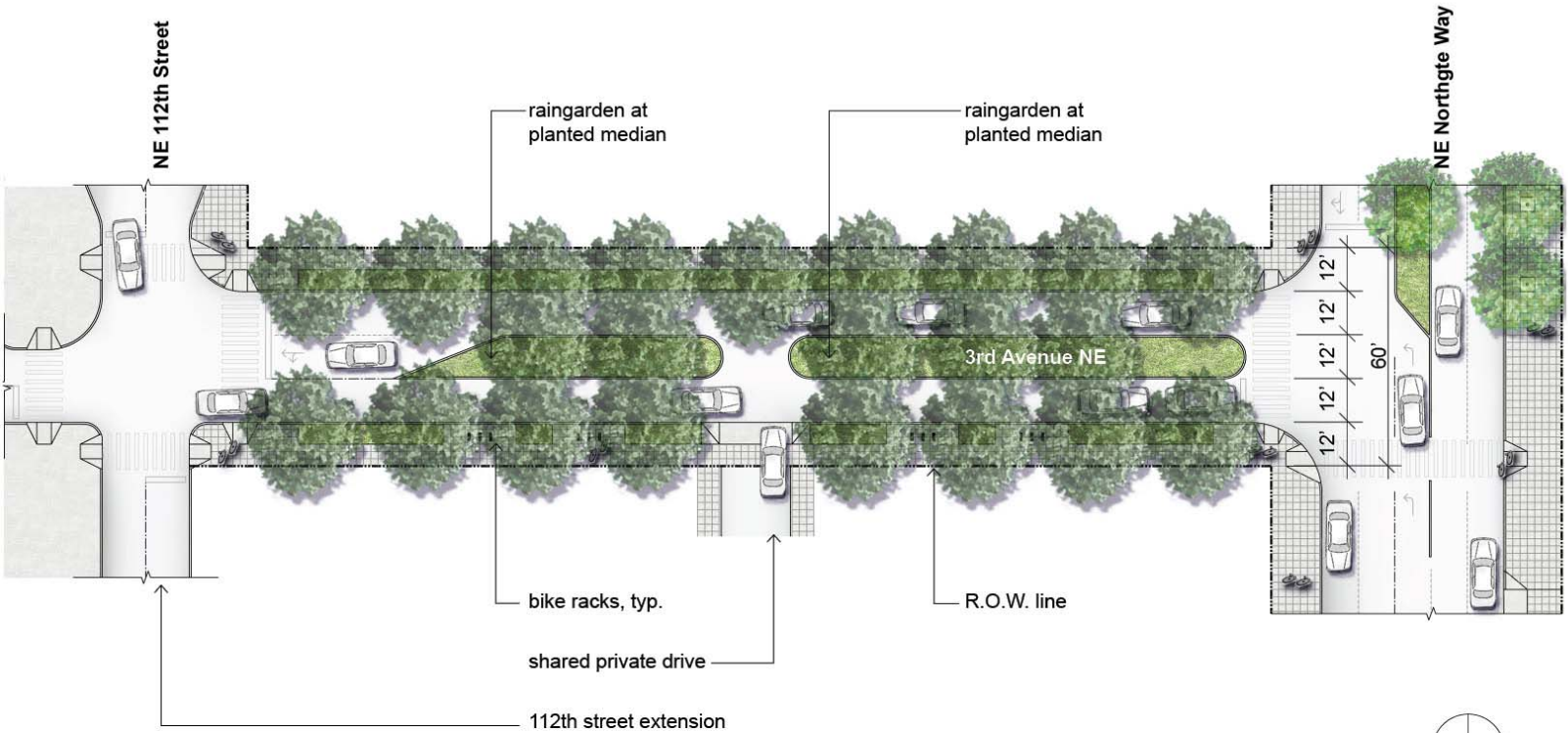
Incorporate pedestrian scale lighting within ROW – including lighted bollards ;

Underground overhead utilities;

Install quality streetscape materials – beyond city standards with long term maintenance agreement (developer responsibility);

No on-site surface parking or blank facades adjacent Green Street corridors;

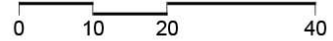
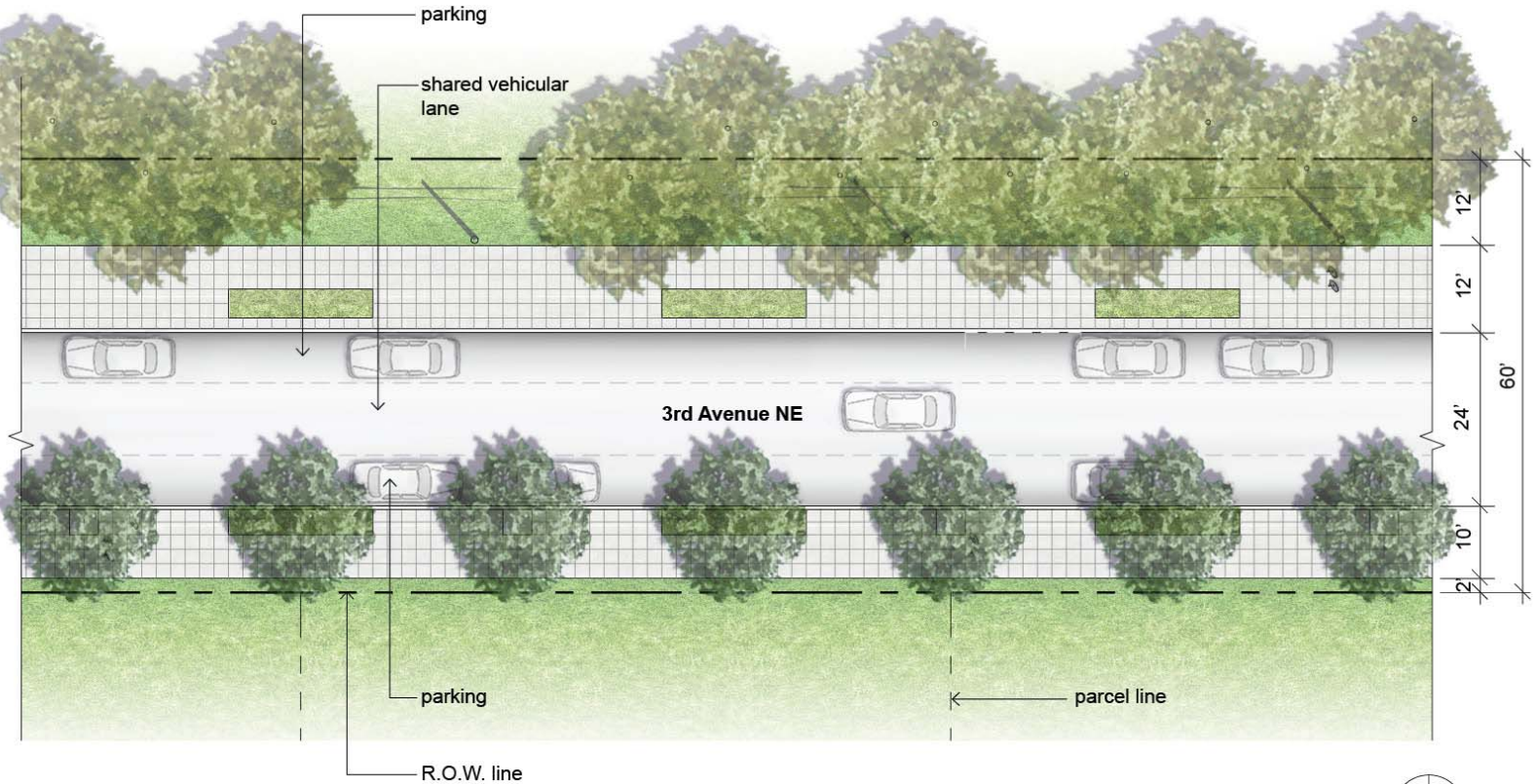
Create a new public open space network – including plazas and flexible gathering places.



NOTE:  
No on-street parking either side, this block.

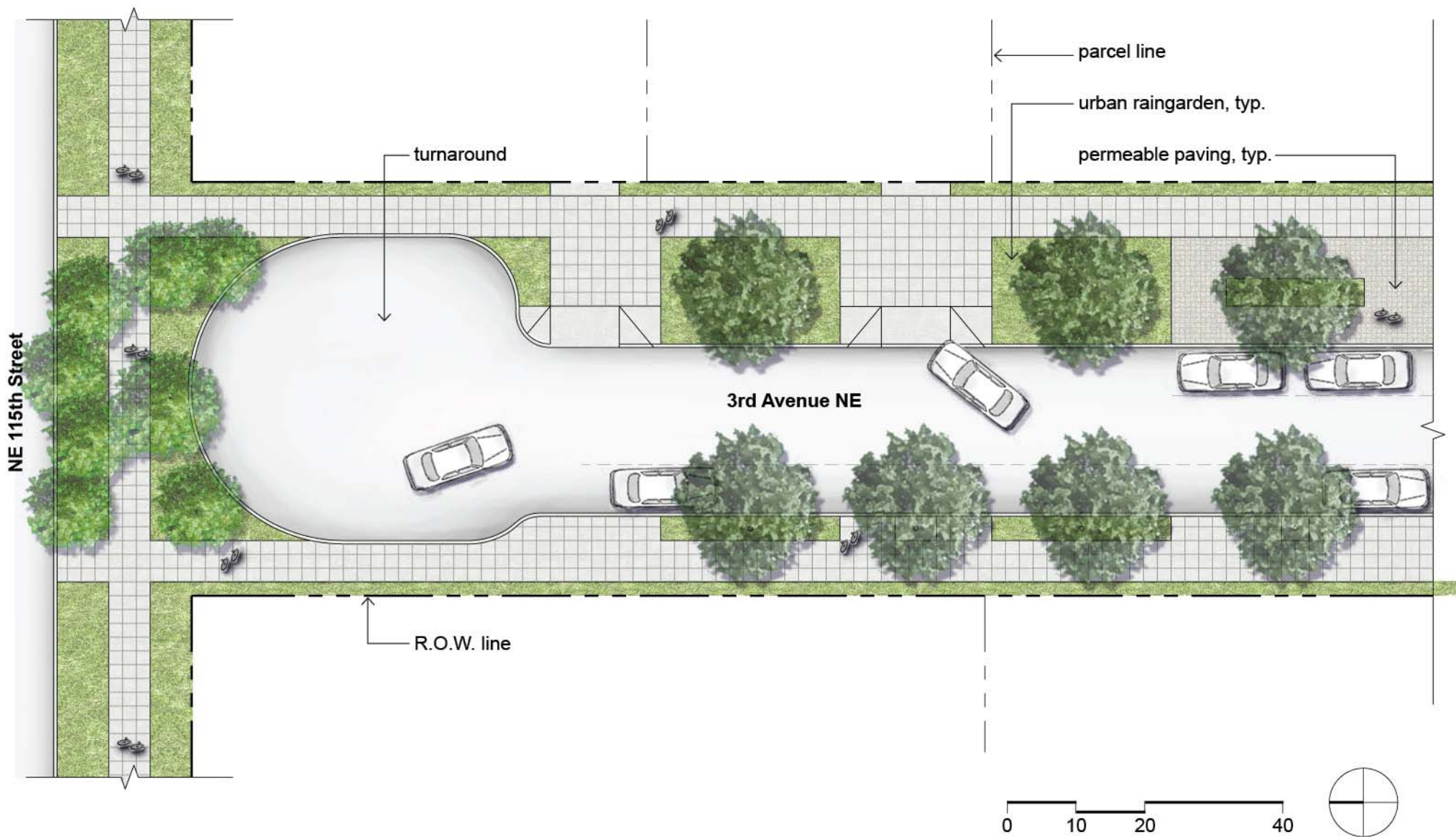
### 3rd Avenue: NE Northgate Way and NE 112th Street

# Hubbard Homestead Park Block

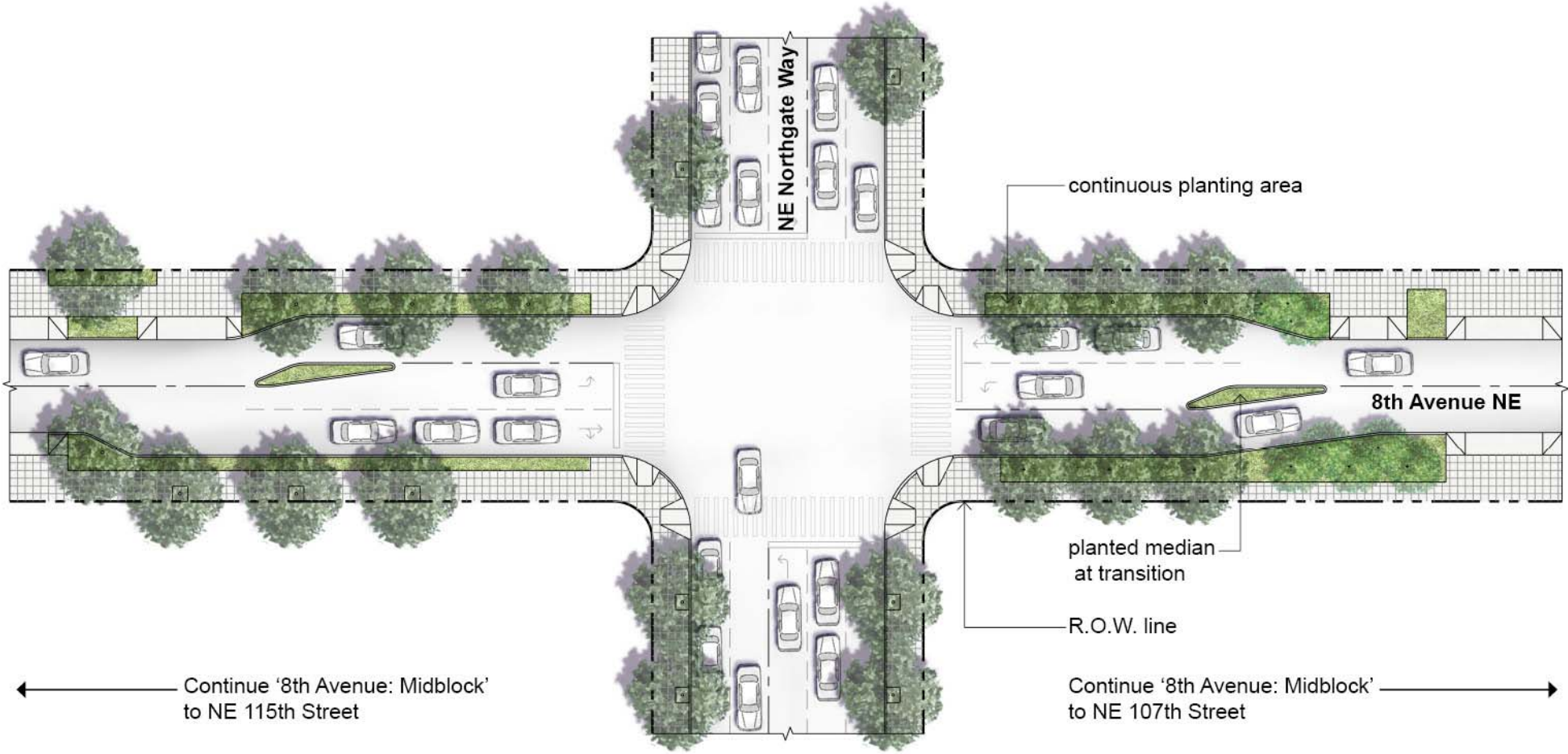


**NOTE:**  
If traffic circulation is a problem after build-out, eliminate parking on west side of street, opposite the park, to provide one travel lane in each direction.

## 3rd Avenue: Park Block



**3rd Avenue: Street End**



continuous planting area

8th Avenue NE

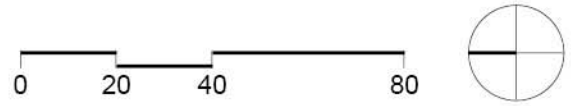
NE Northgate Way

planted median at transition

R.O.W. line

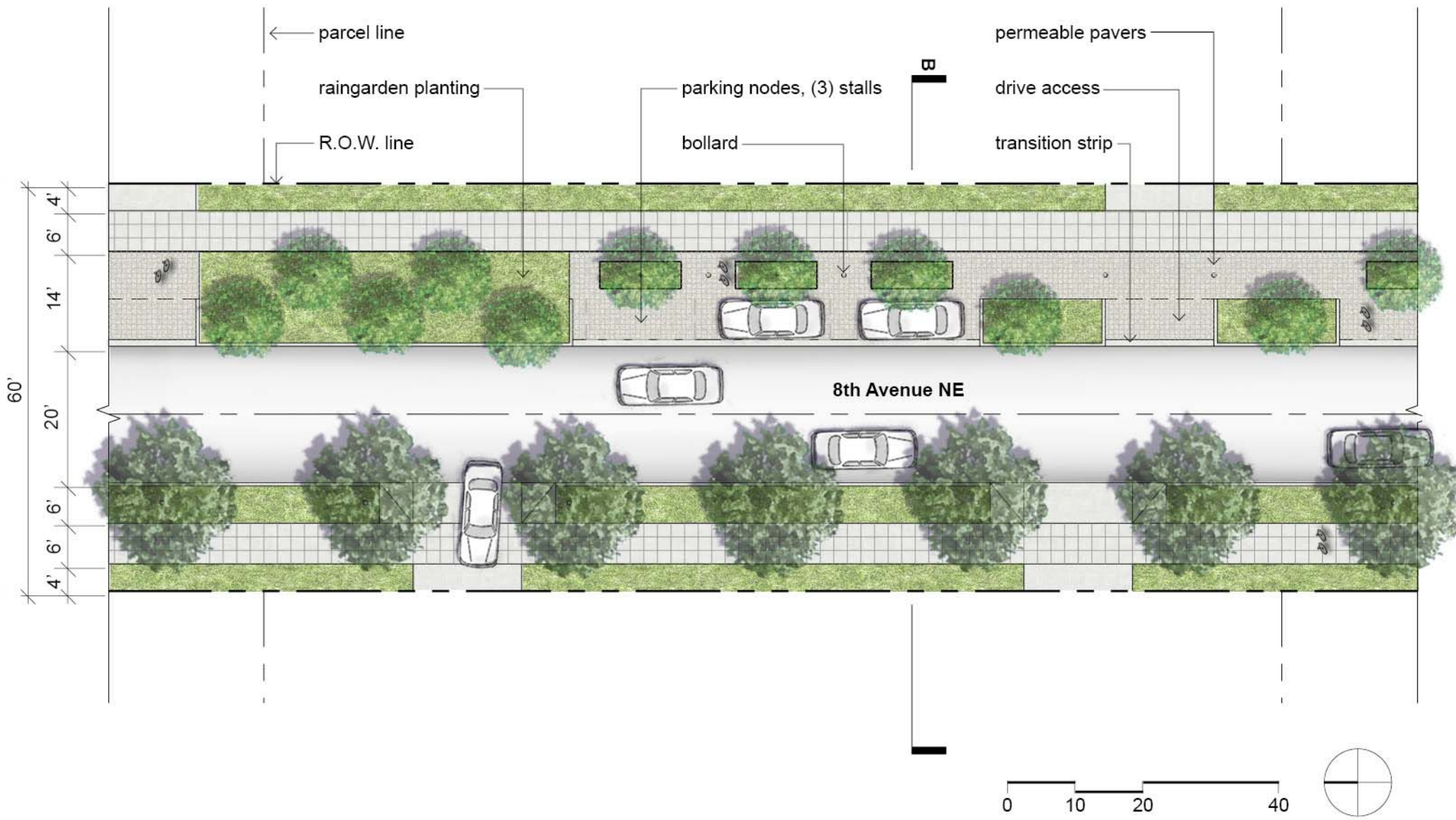
Continue '8th Avenue: Midblock' to NE 115th Street

Continue '8th Avenue: Midblock' to NE 107th Street

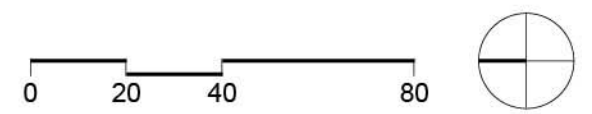
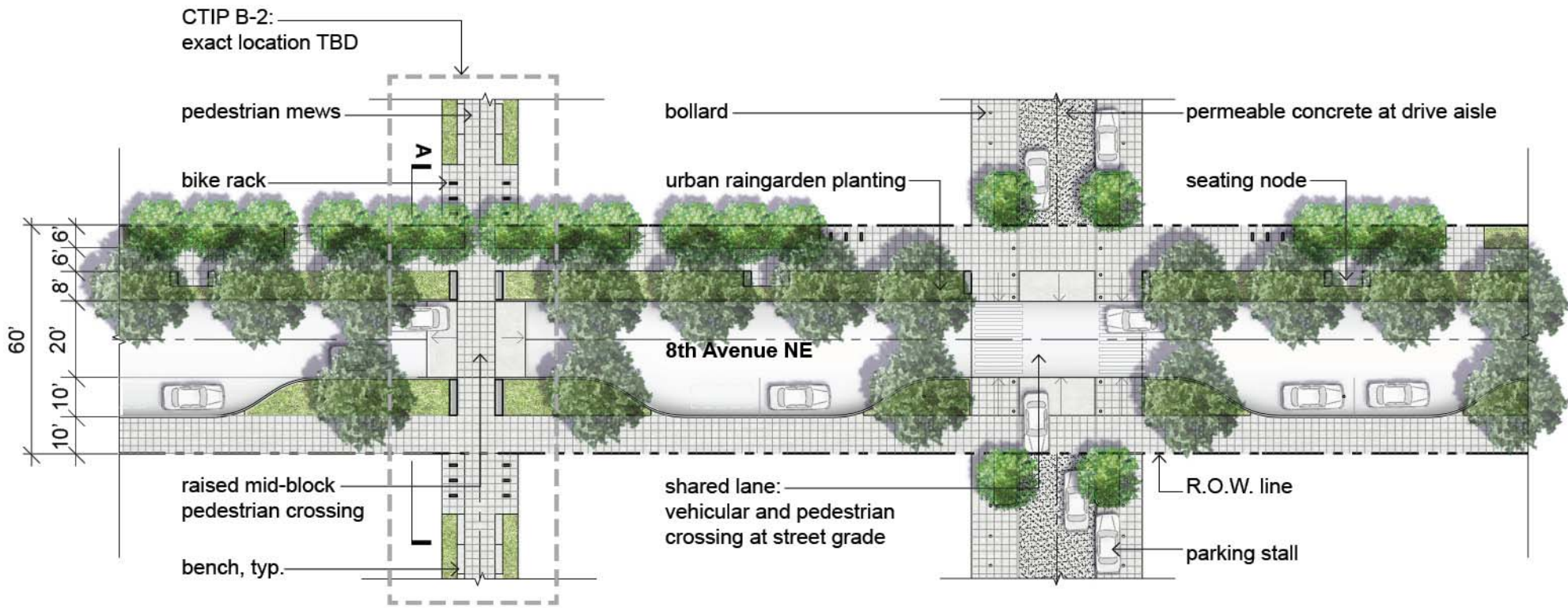


NOTE:  
 Coordinate with the City of Seattle Department of Transportation during early design phase to study CTIP E-8 at intersection of 8th Avenue NE and NE Northgate Way.

# 8th Avenue: NE Northgate Way

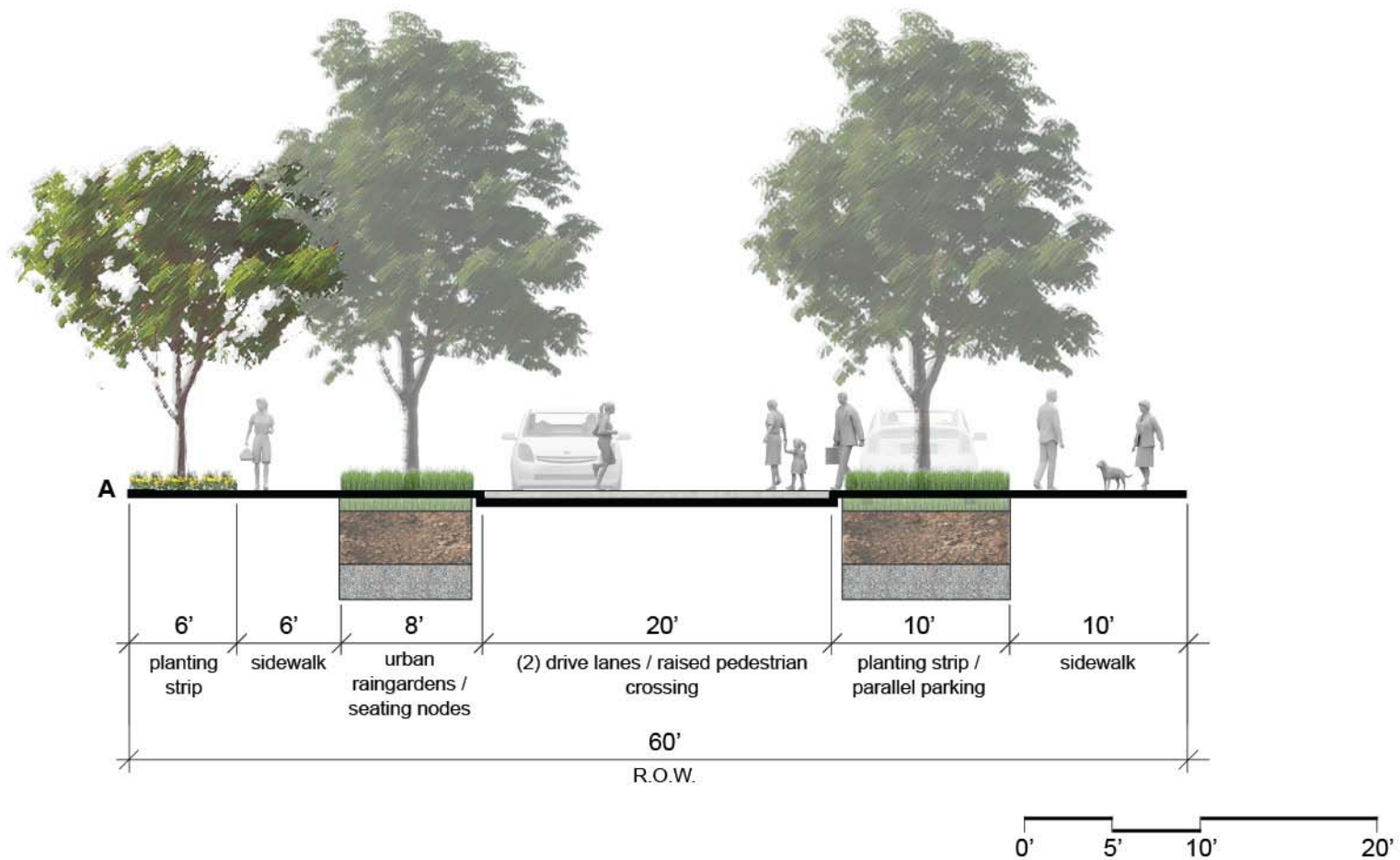


# 8th Avenue: Multi-Family Residential



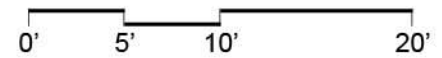
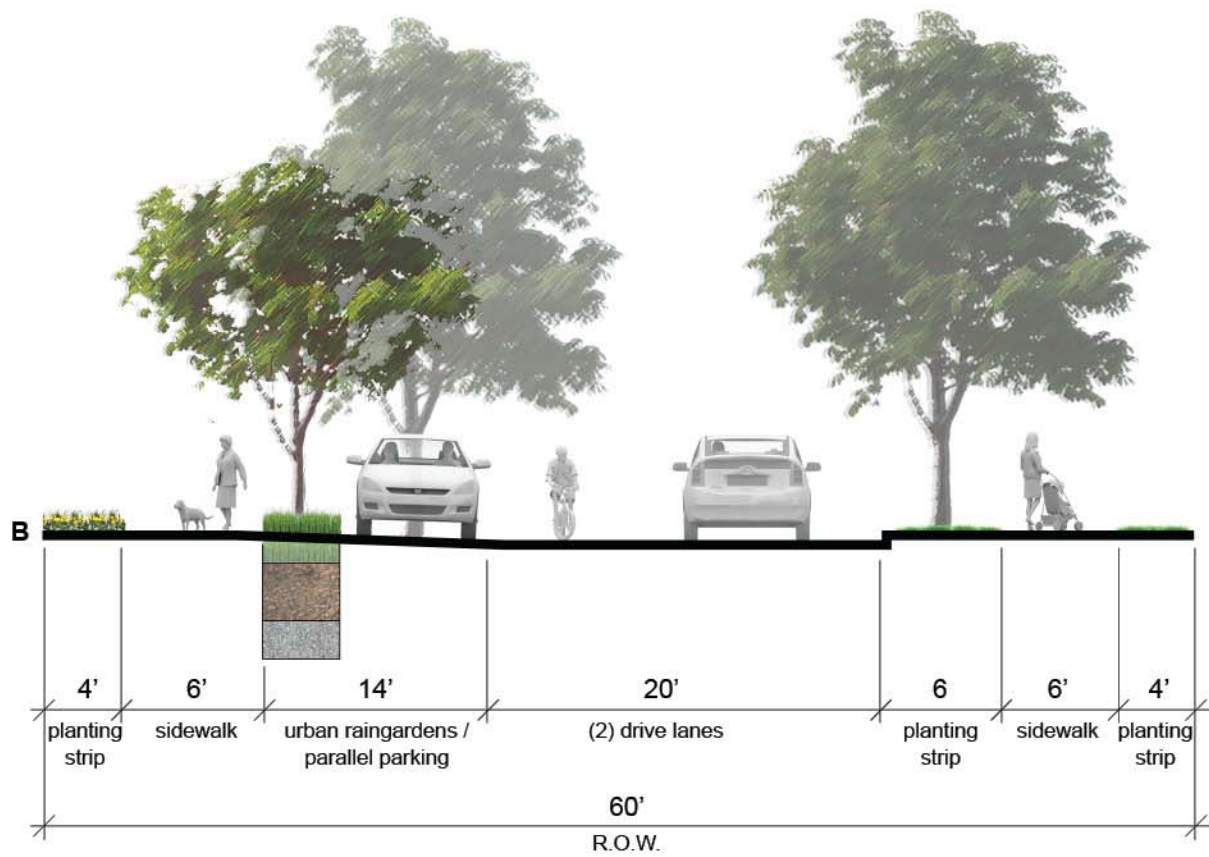
NOTE:  
Provide a 1:2 ratio of parking to green  
planting along the length of the road.

## 8th Avenue: Midblock



**Section A**  
8th Avenue: Midblock





NOTE:  
New trees to achieve 70% canopy within 5 years of installation.

## Section B

### 8th Avenue: Multi-Family Residential