

Northgate Technical Urban Design Guidelines

Background and Purpose

May 15, 2006

The purpose of these guidelines is to ensure continuity, consistency and urban design excellence for the Northgate urban center, with a particular focus on the public right-of-way. The guidelines have been applied to the Northgate Commons/ERA Care project, the Thornton Creek Water Quality Channel, and the proposed development on the of the Northgate Mall property. Future additions to these guidelines will address anticipated public and private development along the Northgate Way corridor.

These guidelines were developed in the 2005 Technical Design Charrette. They build on and articulate the design goals and pedestrian desire lines identified in the 2004 Open Space and Pedestrian Connections Plan. They provide specific design direction on key urban design components, including street tree species, pedestrian lighting specifications, and key locations for public art.



citydesign

Office of Policy &
Management

Hewitt Architects

Project Design and Review Processes

During the design phase, projects are reviewed in various ways. Each project undergoes an environmental assessment, design review, and considerable public involvement with the community and other public agencies, such as King County Metro. There are different types of project review. The type of review depends on a project's location, whether public funds are expended, and the specific regulations to which it is subject.

Code Review: Land Use and Street Improvement Requirements

When the City reviews a project, it applies different standards to a project depending on its classification in the Land Use Code. In Northgate, these classifications include different street improvement requirements. Different requirements apply to streets designated as 'special landscaped arterials' (Roosevelt Avenue NE, 15th Avenue N.E., N.E. 100th Street, N.E. 103rd Street), green streets (3rd Avenue N.E., 8th Avenue N.E.) and major pedestrian streets

(Northgate Way, 5th Avenue NE.) Typical street improvement standards include minimum sidewalk width, landscaping and, for major pedestrian streets, requirements that particular uses be present at street level. In addition to these street improvement requirements, other development standards, such as City-wide commercial or multi-family zone standards, are also applied to Northgate projects.

Other review processes also play an important role. Design Commission review and Design Board review focus on applying principles of good urban design to help guide Northgate's public and private projects. Some of these design principles are articulated in the 5th Avenue NE Streetscape Design Plan, the Northgate Open Space & Pedestrian Connections Plan, the Northgate neighborhood-specific design guidelines, and this document.

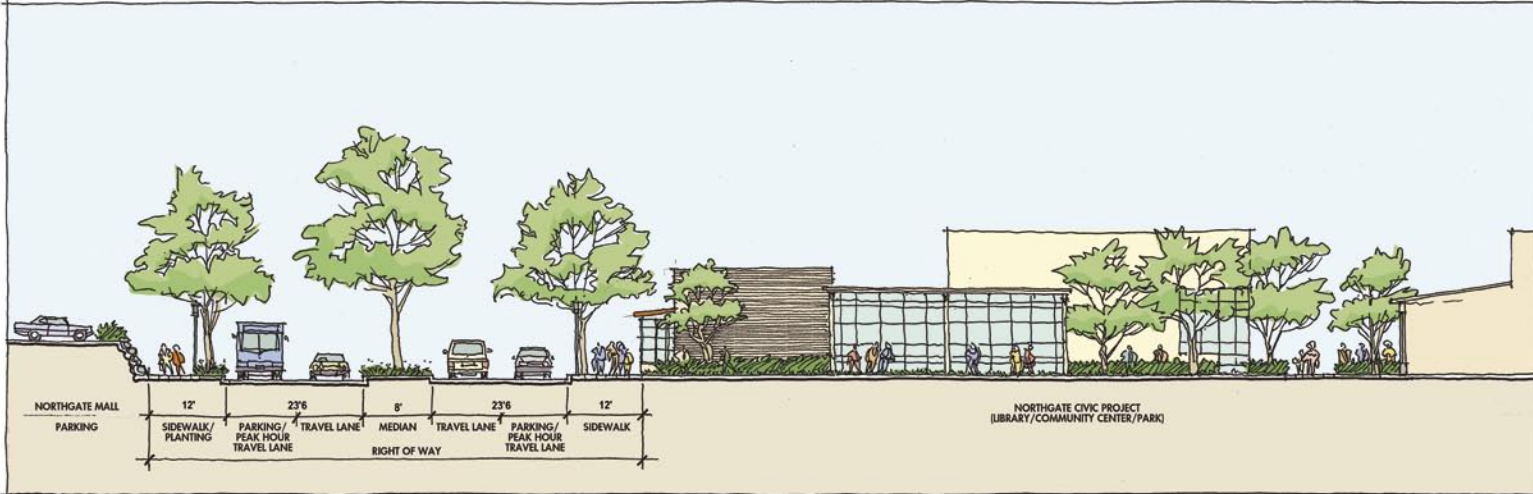
Design Commission Review

The City Design Commission guides good design through its review of publicly funded projects and projects in the public right-of-way. The Com-

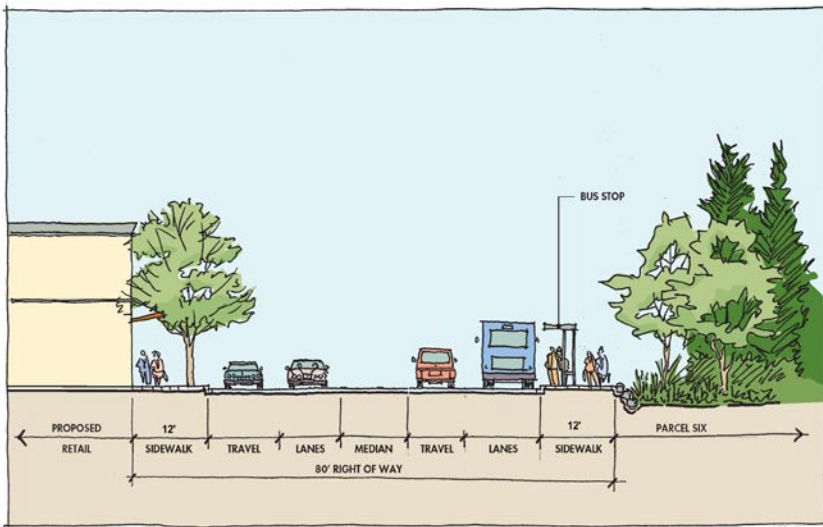
2005 Technical Design Charrette Participants:

- Matt Aho** King County/Metro
- Jeff Benesi** Hewitt Architects
- Ethan Bernau** Shiels Oblatz Johnsen
- Lyle Bicknell** DPD, City of Seattle
- Steve Bolliger** Lorig
- Katherine Caseday** SDOT, City of Seattle
- Tim Durkan** OPM, City of Seattle
- Jerry Finrow** Seattle Planning Commission
- Jamie Fisher** NE Design Review Board
- Phil Harrison** Sound Transit
- David Hewitt** Hewitt Architects
- Steve Holt** Lorig
- Yosh Ii** King County/Metro
- Rod Johnson**, Callison Architects
- Scott Kemp** DPD, City of Seattle
- Jackie Kirn** OPM, City of Seattle
- Kristian Kofeod** DPD, City of Seattle
- David Kunselman** SPL, City of Seattle
- Richard Loo** Lorig
- Miranda Maupin** SPU, City of Seattle
- Barbara Maxwell**, Northgate Stakeholder
- Melanie Mills**, SvR Design Company
- Michael O'Neil** King County/Metro
- Ron Posthuma** King County/Metro
- John Rahaim** DPD, City of Seattle
- Guillermo Romano** DPD, City of Seattle
- Michelle Rupp** Northgate Stakeholder
- Benson Shaw** City of Seattle
- Larry Smart**, Atelier Design
- Peg Stahaeli** Consult SVR Design Co.
- Darrell Vange**, Seattle Design Commission
- Gary Weber**, Simon Properties
- Barbara E. Wilson** DPD/SPC, City of Seattle
- Sandra Woods** SDOT, City of Seattle

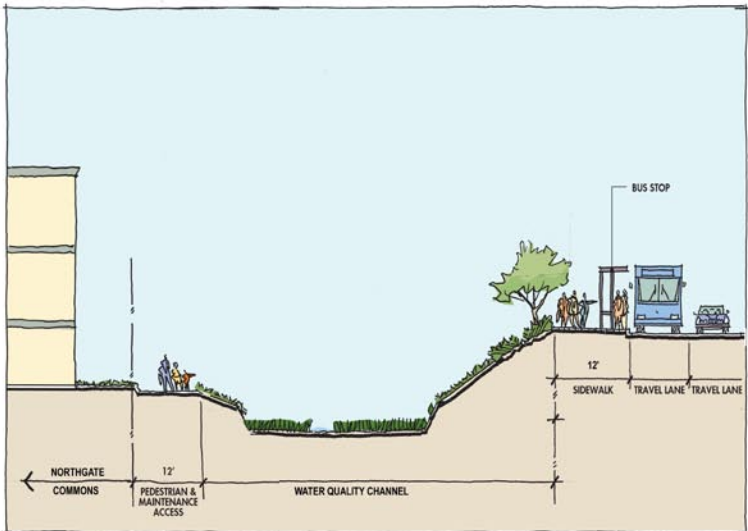
5th Avenue NE at Community Center/Library (Looking North)



5th Avenue NE – North of 103rd Street (Looking North)



5th Avenue NE – South of 103rd Street (Looking North)



mission considers the community's goals for good design, articulated through documents such as this. Other relevant documents that have grown out of prior planning and design efforts are the 5th Avenue NE Streetscape Design Plan, the Northgate Open Space & Pedestrian Connections Plan, and the Northgate neighborhood-specific design guidelines. The Commission also applies principles of good urban design. The Commission's review encourages projects to incorporate high-quality design features which will help realize the vision of Northgate as a thriving, mixed-use Urban Center.

Design Review Board

The Northeast Design Review Board plays a similar role to the Design Commission. Where the Design Commission reviews publicly funded projects or projects in the public right-of-way, the Design Review Board applies good design principles to projects on private property. In its review the Board, and DPD staff who facilitate the design review process, consider the intent of adopted City-wide guidelines, Northgate's neighborhood-specific guidelines, adopted plans, and planning documents such as this. Good design principles are emphasized in

adopted City-wide guidelines, as well as guidelines developed by the community that are specific to Northgate. Several City-wide guidelines provide good examples of such principles; e.g., requiring "a strong pedestrian orientation ... in the relationship of buildings to street-level activity"; and encouraging "transportation facilities to contribute to a vigorous pedestrian environment."

Review through Public Involvement

Northgate's Stakeholder group has been a source of useful public input for all the current Northgate projects. The Stakeholders have provided formal advice memoranda to the City Council on numerous aspects of Northgate's new developments. These include the Northgate Commons/ERA Care, the new retail addition to Northgate Mall, the Thornton Creek Water Channel, and the library, park and community center. Members of the Stakeholders Group have also provided input at Design Review Board public meetings. The City will continue to involve the Northgate community during project review to seek public input on design issues. In addition to the Stakeholders, City departments seek the input of other public agencies during the project review process, including King

County/Metro, Puget Sound Clean Air Agency, and the Washington State Department of Transportation.

Review by other City Departments: Collaborative Design Work

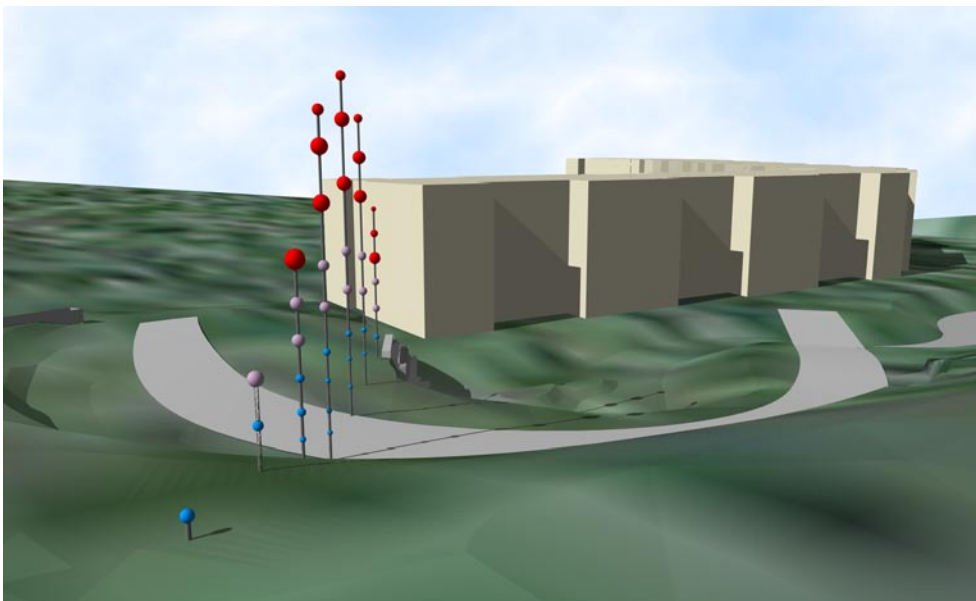
Transportation projects are a good example of how City departments coordinate their project review with common design goals in mind. For projects where City capital dollars are being spent, such as pedestrian and roadway improvements, the Department of Planning and Development (DPD) works closely with SDOT in developing conceptual-level drawings. This collaborative work integrates the City's design and development standards with traffic operation and safety standards and engineering feasibility.

An example of this collaboration is the evolution of the 5th Avenue Streetscape project from conceptual design stage through highly detailed engineering drawings. The result was an integrated approach to shaping the final "look" of a major transportation improvement in a way consistent with the Northgate vision. Citizen representatives of the Northgate community were also engaged in this multi-year collaborative design process, which will culminate in 2006 when the project breaks ground.

The Thornton Creek Water Quality Channel project is another example. This project is implementing the Pedestrian and Open Space Plan through its realization of several pedestrian "desire lines" identified in that plan and in the execution of design details, such as pedestrian lighting, following the guidelines in this document.

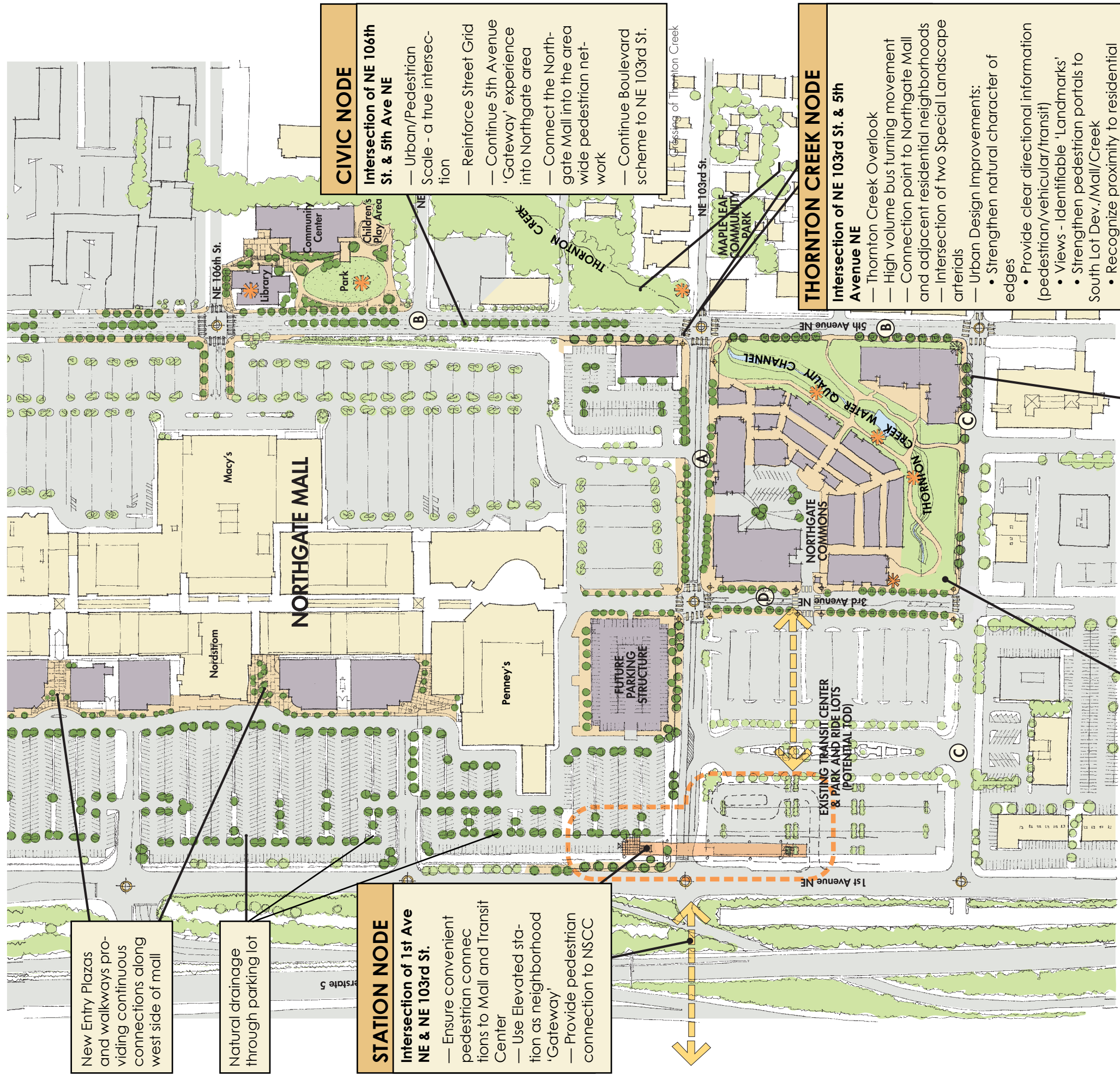
Further examples of collaborative design processes are the proposed Northgate Commons, the new 3rd Avenue N.E. Street, and new pedestrian improvements to the Transit Center. Each of these projects have considered the design intent articulated in this document, and have sought the input of community, other departments and other agencies.

Art: Public Art proposal by Benson Shaw.



Falling Water—A line of tall posts with sparkling globes.

Northgate Urban Design Map Phase I



New Entry Plazas and walkways providing continuous connections along west side of mall

Natural drainage through parking lot

STATION NODE
Intersection of 1st Ave NE & NE 103rd St.
 — Ensure convenient pedestrian connections to Mall and Transit Center
 — Use Elevated station as neighborhood 'Gateway'
 — Provide pedestrian connection to NSCC

CIVIC NODE
Intersection of NE 106th St. & 5th Ave NE
 — Urban/Pedestrian Scale - a true intersection
 — Reinforce Street Grid
 — Continue 5th Avenue 'Gateway' experience into Northgate area
 — Connect the Northgate Mall into the area wide pedestrian network
 — Continue Boulevard scheme to NE 103rd St.

NE 103RD AVENUE NODE
Intersection of NE 100th St. & 3rd Avenue NE
 — Seamless connection and extension of 3rd Avenue to the south
 — Maximize pedestrian comfort by minimizing crossing distances
 — Access to Thornton Creek Water Quality Channel

SOUTH GATEWAY NODE
Intersection of NE 100th St. & 5th Avenue NE
 — Use streetscape transitions to define entrance into Northgate Neighborhood
 — Provide continuity with 5th Avenue streetscape plan
 — Potential location for large scale art installation
 — Intersection of two Special Landscape arterials
 — Bus layover area

THORNTON CREEK NODE
Intersection of NE 103rd St. & 5th Avenue NE
 — Thornton Creek Overlook
 — High volume bus turning movement
 — Connection point to Northgate Mall and adjacent residential neighborhoods
 — Intersection of two Special Landscape arterials
 — Urban Design Improvements:
 • Strengthen natural character of edges
 • Provide clear directional information (pedestrian/vehicular/transit)
 • Views - Identifiable 'Landmarks'
 • Strengthen pedestrian portals to South Lot Dev./Mall/Creek
 • Recognize proximity to residential

LEGEND

- Traffic Signal
- Pedestrian Lights
- Art Location
- "Ladder" Striped Crosswalks
- New Sidewalks/Pedestrian Paths
- Existing Trees
- New Trees
- New Development (being designed and/or under construction)
- Existing Development

(A) NE 103rd Street
 Acer Rubrum 'northernwood'; use with Crimson King or Schwedlerii Maple as accent.

(B) 5th Avenue NE
 Norwegian Sunset Maple (Acer truncatum x A. platanoides) 'Kerfstorm'; use Scarlet Sentinel (Acer rubrum) where adjacent building canopies require a columnar street tree.

(C) NE 100th Street
 Acer Rubrum 'northernwood'

(D) 3rd Avenue NE (New)
 Norwegian Sunset Maple (Acer truncatum x A. platanoides) 'Kerfstorm'; use Scarlet Sentinel (Acer rubrum) where adjacent building canopies require a columnar street tree.



Landscaping

Suggested Trees



Acer rubrum
'Scarlet Sentinel'



Northwood Maple
Acer rubrum 'Northwood'



Norwegian Sunset Maple
Acer truncatum x
platanooides 'Keithsform'



Schwedler Norway Maple
Acer platanooides 'Schwedleri'

Tulip Tree

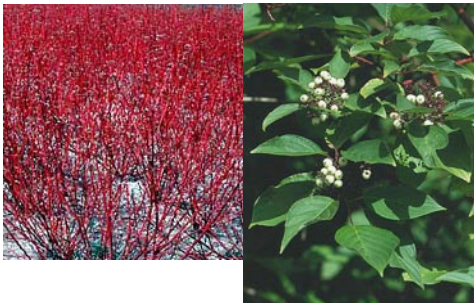
Liriodendron tulipifera



Preferred Shrubs

Red-Twig Dogwood

Cornus sericea 'Kelseyii'



Cherry Laurel

Prunus laurocerasus 'Mt Vernon'

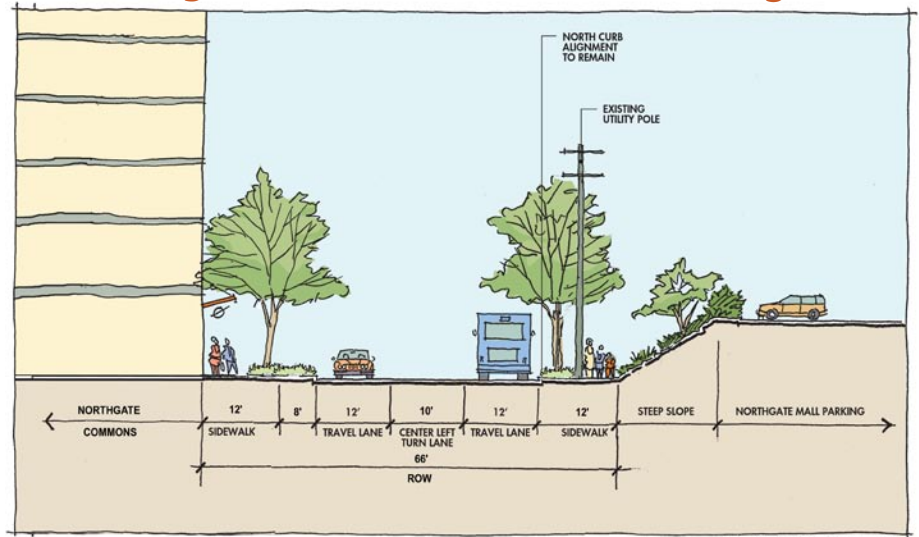


Lighting:

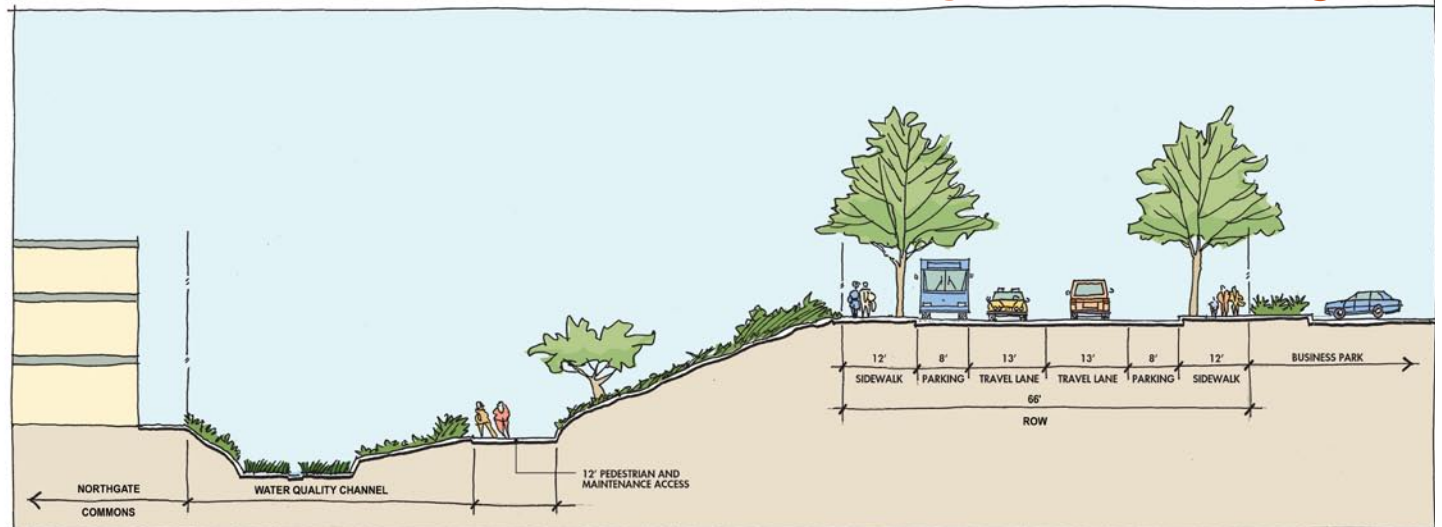
Pedestrian Light
& 'textured black' finish



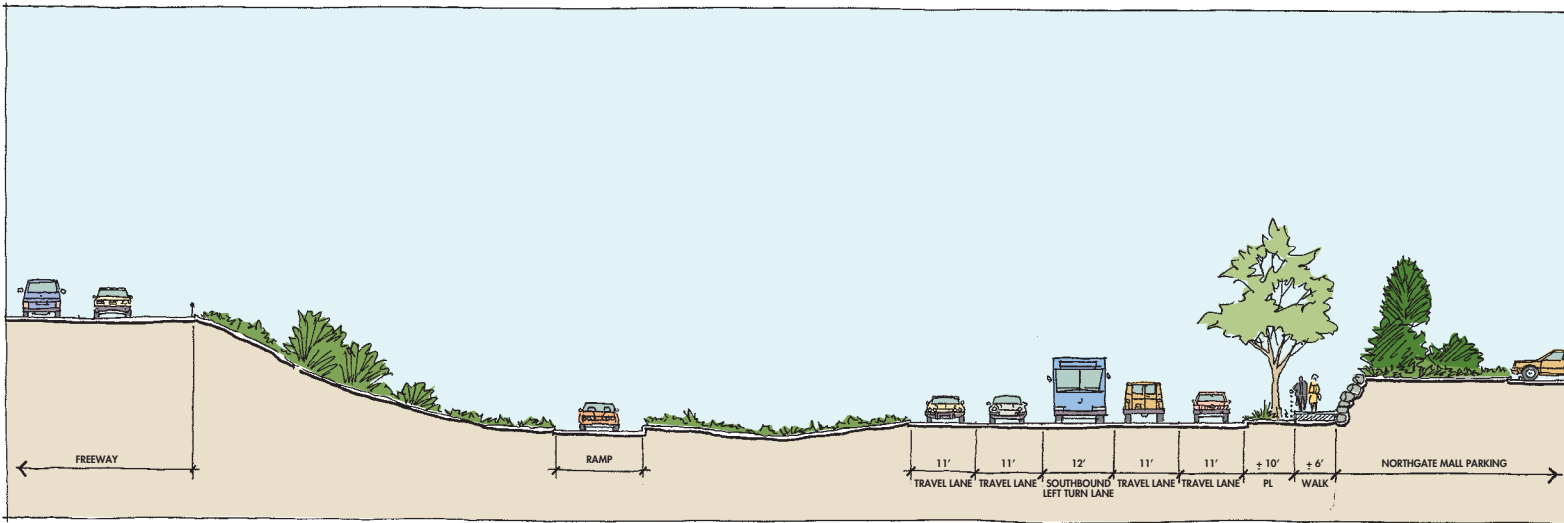
103rd Street at South Lot (Looking West)



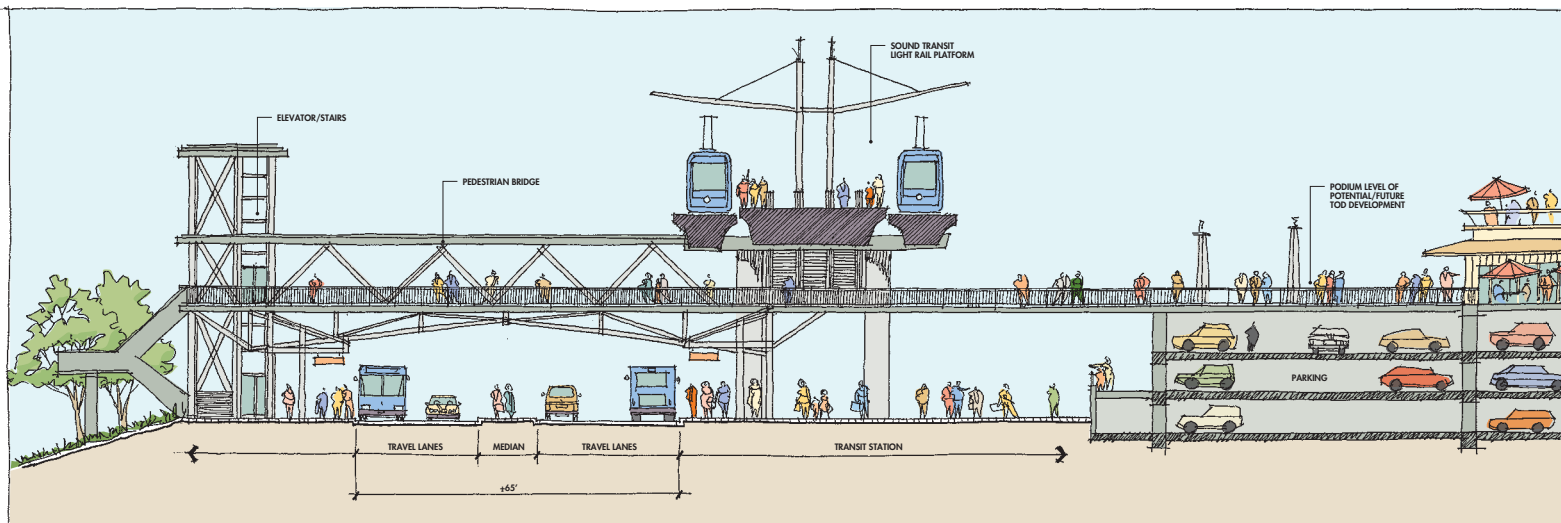
NE 100th Street – East of 3rd Avenue (Looking East)



1st Avenue NE at 103rd thru Rockery



1st Avenue NE at Future Transit Station (Looking North)



For more information projects at Northgate, visit www.seattle.gov/DPD/Planning/Northgate_Revitalization/