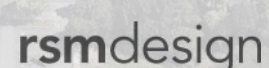
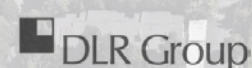




RE-ENVISIONING NORTHGATE MALL



Major Phased Development | DRB Recommendation - 04
SDCI # 3032055-EG (MPD # 3031301)
10 June, 2019 - Meeting Date
Planner: Brandon Cummings

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

Printed: 05.30.2019

PROPOSAL

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)

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

Residential Units:
Approximately 953 residential units, including 39 Live/work units approved through the Master Use Permit (MUP) process

Net Retail Sales and Service (square feet):
Approximately 163,000 sf existing retail outside MPD area

Approximately 63,880 sf existing retail within MPD area
Approximately 128,402 sf new retail within MPD area
Total 192,282 sf retail within MPD area

Approximately 74,014 sf new retail within MUP area

Total 428,922 sf overall retail on site

Net Office (square feet):
Approximately 1,096,561 sf new office within MPD area

Net Hotel (square feet):
Approximately 237,344 sf (354 keys) within MPD area

Net Sports and Recreation (square feet):
Approximately 139,176 sf NHL Seattle Ice Centre within MPD area

Parking Stalls:
Approximately 2,272 stalls outside the MPD area (North end + MUP)
Approximately 2,809 stalls within MPD area
i.e. 5,157 stalls overall on the site



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

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



Urban Planning + Architecture:
GGLO
1301 1st Ave, Suite 301
Seattle, WA 98101

Contact: James Bradley, AIA, Principal
(206) 902-5594

Landscape Architecture

Contact: Marieke Lacasse, ASLA, Principal
(206) 902-5614



Office / Retail Architecture:
Callison RTKL
1420 5th Ave, Suite 2400
Seattle, WA 98101

Contact: Steve Moody, AIA, Associate VP
(206) 623-4646



H1 - Hotel Architecture:
DLR Group to Confirm
51 University Street, Suite 600
Seattle, WA 98101

Contact: Jim Beckett, AIA, Principal
(206) 461-6034



Civil Engineer
KPFF
101 Stewart St, Suite 400
Seattle, WA 98101

Contact: Jeremy Febus, PE, Principal
(206) 926-0675



Signage Design
RSM Design
160 Avenida Cabrillo
San Clemente, CA 92672

Contact: Martin Schwartz, Assoc. AIA
(949) 492-9479

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DEVELOPMENT OBJECTIVES

Goals/Vision:

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

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

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

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

Market Changes:

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



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

MPD Area

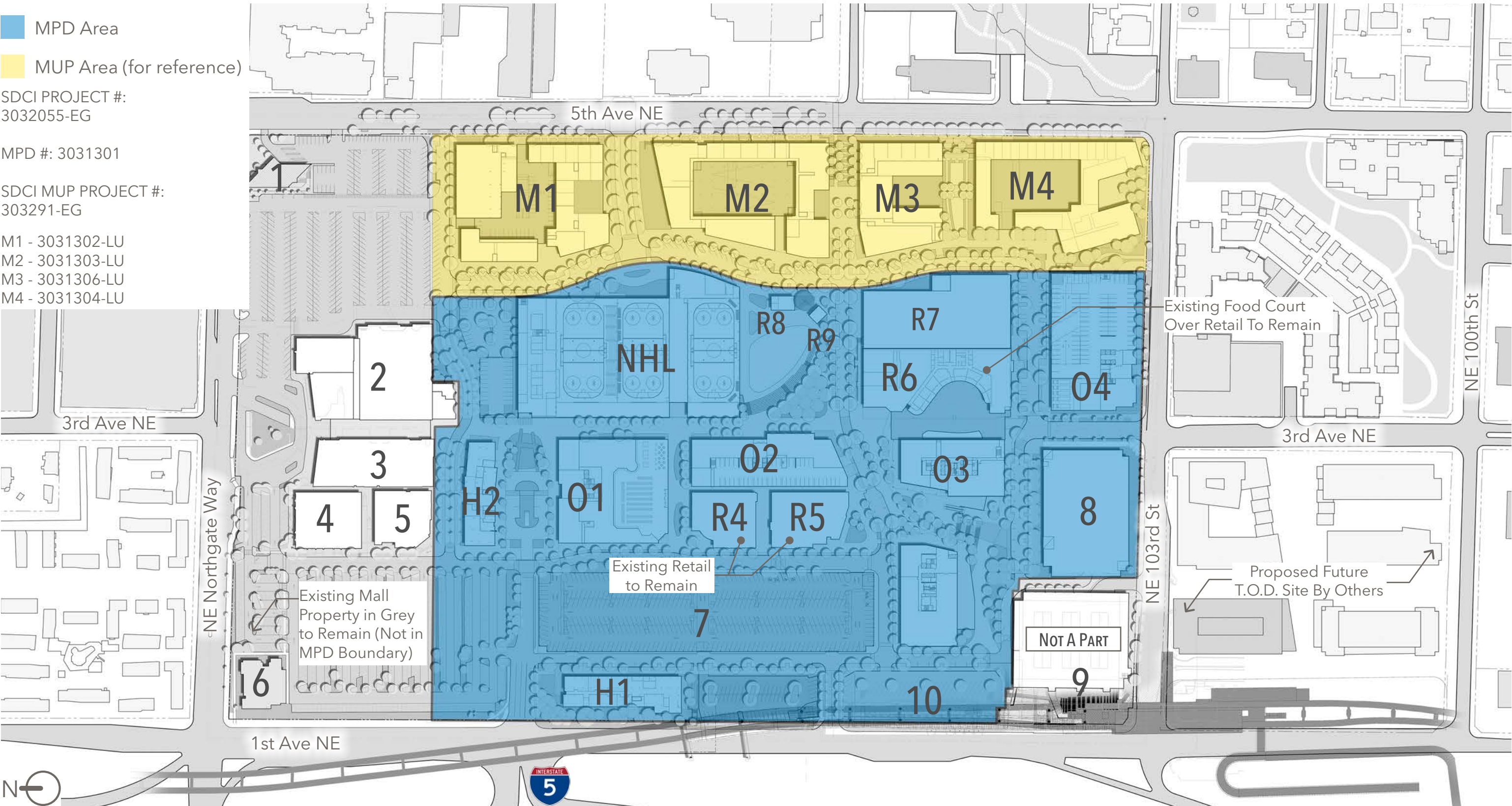
MUP Area (for reference)

SDCI PROJECT #:
3032055-EG

MPD #: 3031301

SDCI MUP PROJECT #:
303291-EG

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



DEVELOPMENT PROGRAM

| | Building | Building Gross Square Feet | Dwelling Units | Parking Stalls |
|--|---|---|-----------------------------------|----------------|
| New MUP Buildings (Under Separate EDG Review) | M1 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031302 | Parking - 126,251 Residential - 288,569 Retail - 36,019 | 232 13 Live / Work units | 414 |
| | | Total - 450,839 | | |
| | M2 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031303 | Parking - 190,578 Residential - 288,502 Retail - 18,090 | 223 8 Live / Work units | 615 |
| | | Total - 497,170 | | |
| | M3 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031306 | Residential - 184,464 Retail - 6,590 | 179 4 Live / Work units | N/A |
| | | Total - 191,054 | | |
| | M4 - Mixed Use Residential -Preferred Option- SDCI MUP #: 3031304 | Parking - 104,271 Residential - 281,635 Commercial / Retail - N/A | 280 units 14 Live / Work units | 317 |
| | | Total - 385,906 | | |
| New MPD Buildings | NHL Seattle Ice Centre -Preferred Option- | Training Center - 20,850 Office - 118,082 Commercial / Retail - 10,218 Sports & Recreation - 118,326 | N/A | 36 |
| | | Total - 267,476 | | |
| | | | | |
| | R7 - Mixed Use Office -Preferred Option- | Commercial / Retail - 27,946 Office - 112,571 Parking - 18,210 Service / Circulation - 21,773 | N/A | 60 |
| | | Total - 180,500 | | |
| | R8 - Retail Pavilion -Preferred Option- | Commercial / Retail - 1,097 | N/A | N/A |
| | | Total - 1,642 | | |
| | R9 - Retail Pavilion -Preferred Option- | Commercial / Retail - 835 | N/A | N/A |
| | | Total - 835 | | |
| | O1 - Mixed Use Office -Preferred Option- | Office - 151,125 Retail - 42,429 Service / Circulation - 16,758 | N/A | N/A |
| | | Total - 210,312 | | |
| | O2 - Mixed Use Office -Preferred Option- | Parking - 14,605 Office - 121,495 Retail - 13,902 Service / Circulation - 12,298 | N/A | 41 |
| | | Total - 162,300 | | |

| | Building | Building Gross Square Feet | Dwelling Units | Parking Stalls |
|--|--------------------------------|---|----------------|----------------|
| | O3 - Mixed Use Office | Parking - 45,911 Office - 400,316 Retail - 23,462 Service / Circulation - 35,891 | N/A | 342 |
| | | Total - 505,580 | | |
| New MPD Buildings | O4 - Mixed Use Office | Parking - 161,244 Office - 192,972 Retail - 5,333 Service / Circulation - 20,295 | N/A | 406 |
| | | Total - 379,844 | | |
| | H1 - Hospitality / Lodging | Lodging - 106,906 | 155 keys | N/A |
| | | Total - 106,906 | | |
| | H2 - Hospitality / Lodging | Lodging - 96,600 Retail - 3,500 | 175 keys | N/A |
| | | Total - 100,100 | | |
| Existing Buildings within MPD Boundary to Remain | R4 - Existing Retail | | N/A | N/A |
| | | Total - 14,639 | | |
| | R5 - Existing Retail | | N/A | N/A |
| | | Total - 17,553 | | |
| | R6 - Existing Retail | | N/A | 86 |
| | | Total - 54,700 | | |
| | 7 - Existing Parking Structure | | N/A | 705 |
| | | Total - 238,000 | | |
| | 8 - Existing Parking Structure | | N/A | 750 |
| | | Total - 236,500 | | |
| Bldg Outside MPD/ MUP Boundary to Remain | 1 - Existing Retail | | N/A | N/A |
| | | Total - 4,900 | | |
| | 2 - Existing Retail + BoFA | | N/A | N/A |
| | | Total - 76,639 | | |
| | 3 - Existing Retail | | N/A | N/A |
| | | Total - 25,122 | | |
| | 4 - Existing Retail | | N/A | N/A |
| | | Total - 34,167 | | |
| | 5 - Existing Retail | | N/A | N/A |
| | | Total - 13,498 | | |
| | 6 - Existing Retail | | N/A | N/A |
| | | Total - 8,300 | | |

*Approximate areas based on current building plans, subject to change

DEVELOPMENT PROGRAM - MPD OPEN SPACE

| Site Parking |
|---|
| 91 New Street Parking Stalls within MPD Boundary |
| 2,809 Total Parking Stalls within MPD Boundary 594 New stalls added beyond existing condition |

| Open Space Requirements | | | | |
|-------------------------|---|-------------|--------------|------------|
| Open Space Type | Open Space Type | Square Feet | Bonus Factor | Revised SF |
| | Active Park | 35025 | 1.5 | 52,537 |
| | Active Park - Landscape | 14,635 | 1.5 | 21,952 |
| | Interior Pedestrian Connections | 54,280 | 1 | 54,280 |
| | Interior Pedestrian Connections - Landscape | 6,126 | 1 | 6,126 |
| | Planting | 81,962 | 1 | 81,962 |
| | Urban Garden | 2,710 | 1 | 2,710 |
| | Urban Garden - Landscaped | 4,205 | 1 | 4,205 |
| | Urban Plaza | 45,502 | 1.5 | 68,253 |
| | Urban Plaza - Landscaped | 14,861 | 1.5 | 22,291 |
| | Total Open Space Provided | | | 314,317 |

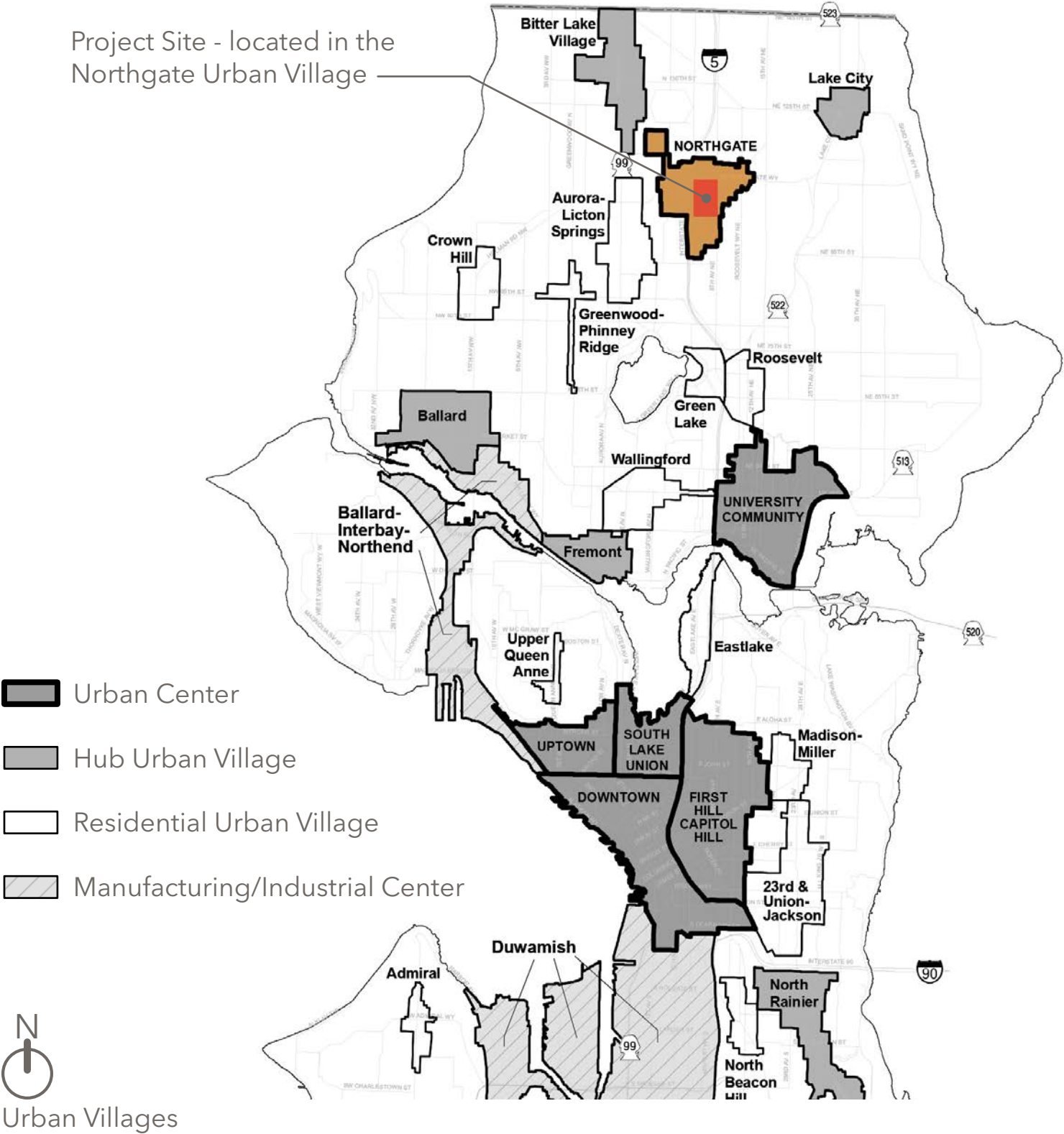
| Open Space Area Summary | Total MPD Site Area | 1,302,123 |
|-------------------------|---|-----------|
| | Open Space Required (15% of Site Area) | 195,318 |
| | Total Open Space Provided | 314,317 |
| | Landscaped Open Space Required (1/3 of Total) | 65,106 |
| | Landscaped Open Space Provided | 121,789 |
| | Usable Open Space Required (1/5 of Total) | 39,064 |
| | Usable Open Space Provided | 192,528 |

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MPD - CONTEXT/EXISTING

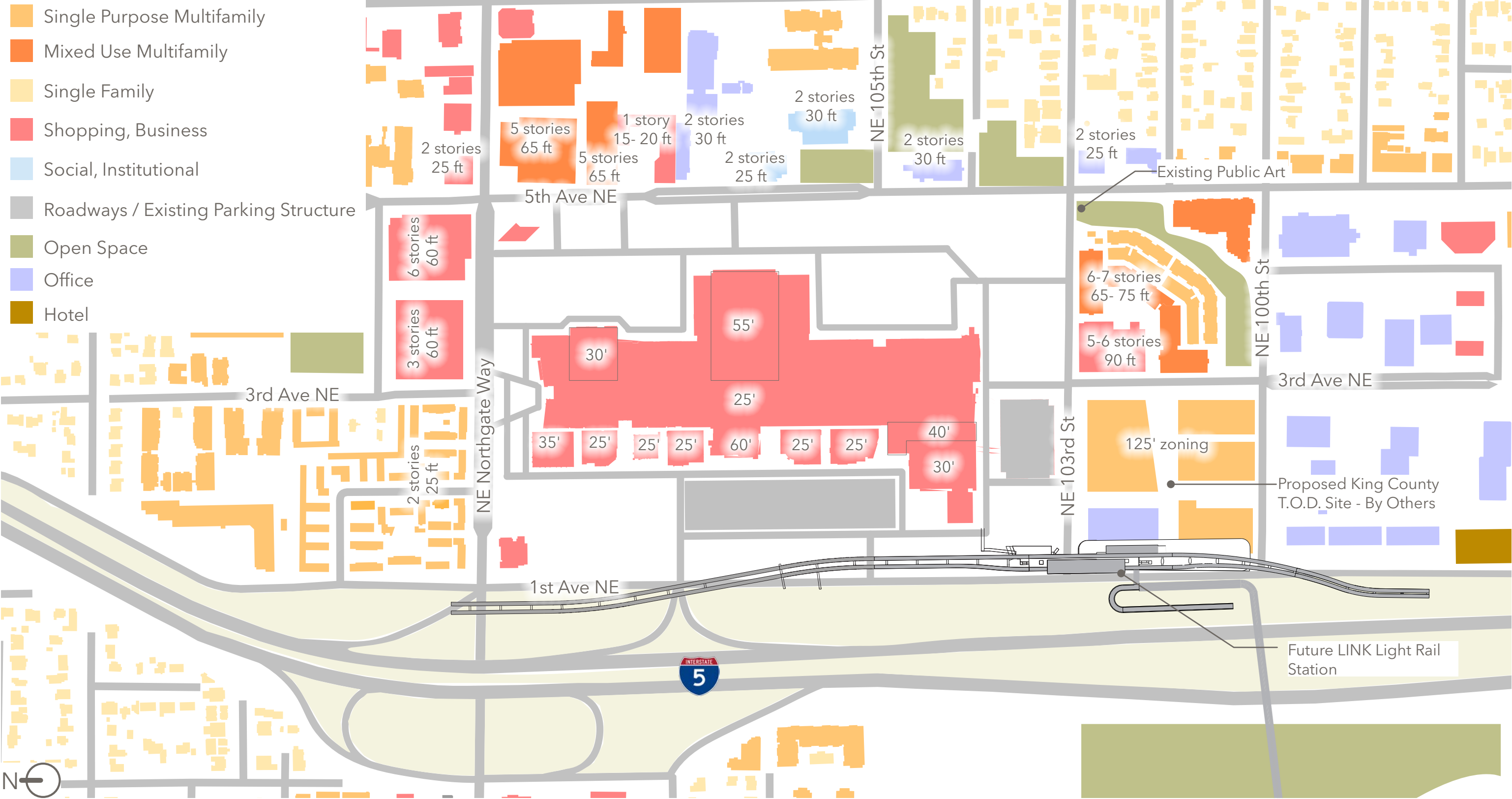
LOCATION

Project Site - located in the Northgate Urban Village



Location:
The existing Northgate Mall is located at the heart of the broader Northgate Urban Village. The MPD project boundary encompasses approximately 33 acres along the southern limits of the larger 55 acre site. The property is adjacent to I-5, the future link light rail station and mixed use districts to both the northeast and south.

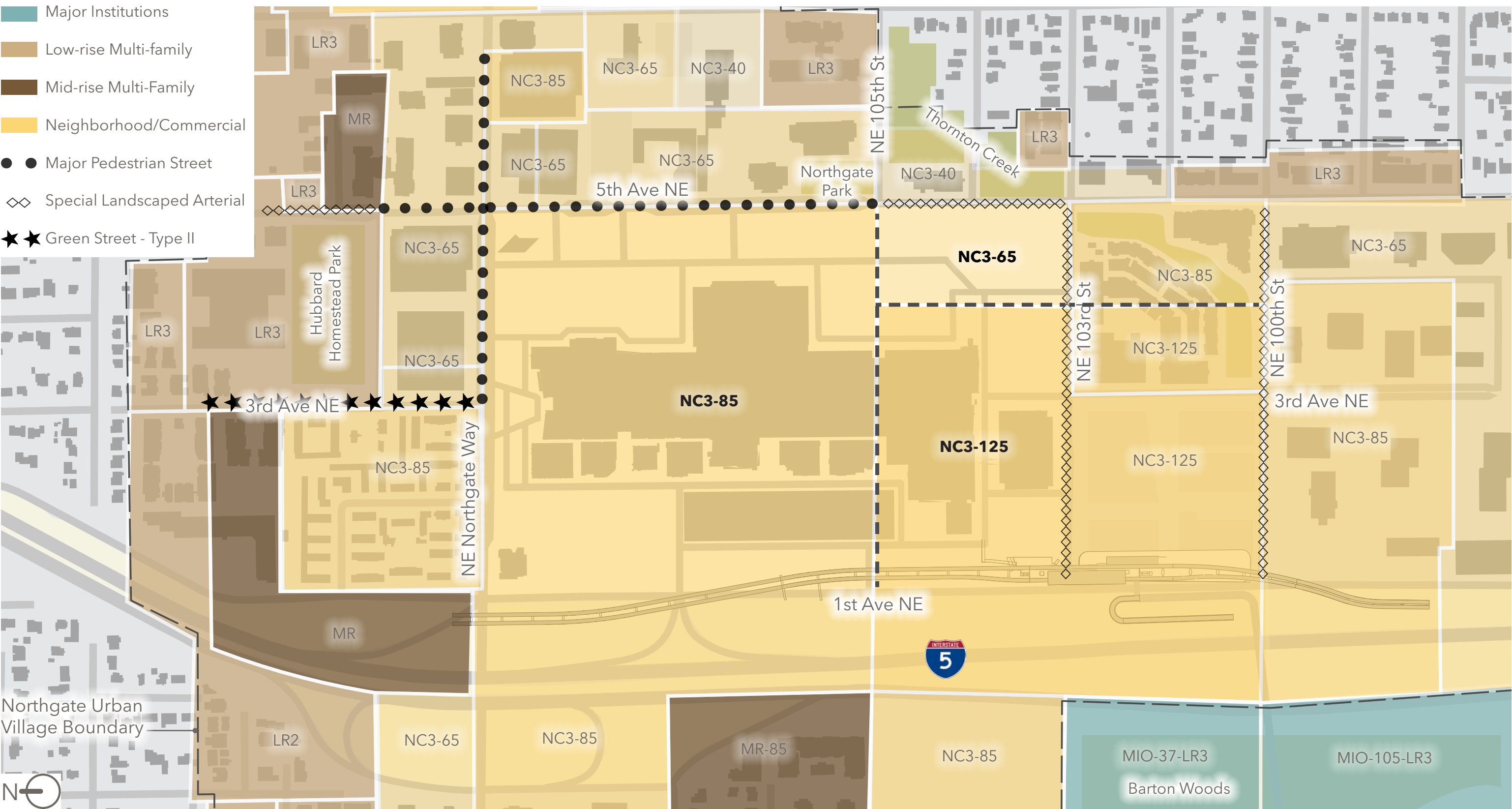
LAND USE CONTEXT MAP



Land Use Context & Nodes Map

ZONING MAP

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



LAND USE CODE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23.47A.008 Street Level Development Standards:
Blank segments of the street-facing facade may not exceed 20' 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' 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, 60 percent of the street-facing facade shall be transparent. Non-residential uses shall extend an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13'.
Response: See proposed departures for building NHL, O4, and H2.

23.47A.010 Maximum Size of Non-residential Uses:
Size limits, where specified in Table A of Section 23.47A.004, apply to the total size of a business establishment, except that if a business establishment includes more than one principal use, size limits apply separately to the size of each principal use within the business establishment. For this project, the proposed uses have no maximum size

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

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

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

23.47A.014 Setbacks:
None required (project is not abutting or across an alley from a residential zone)
Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
Response: No setbacks are required since none of the buildings abut a residential zone.

23.47A.016 Landscaping and Screening:
Landscaping is required to achieve a Green Factor score of 0.30 or greater.
Street trees are required as provided in Section 23.47A.016B.
Screening and landscaping is required according to Table C and D for

LAND USE CODE SUMMARY

23.47A.016. Surface parking areas require a 5' wide landscaped area with 3' 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' above sidewalk grade shall provide a 5' deep landscaped area along the street lot line, or screening by the exterior wall of the structure, or 6-foot high screening between the structure and the landscaped area

Response: All MPD buildings will comply

23.47A.022

Light and Glare Standards:

Exterior lighting must be shielded and directed away from adjacent uses. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses. Exterior lighting on poles is permitted up to a maximum height of 30'. Poles up to forty 40' from finished grade are allowed, provided that the ratio of watts to area is at least 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', 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'.

Response: All MPD buildings will comply

23.47A.032

Parking Location and Access:

Access to parking shall be from an alley or a street that is not a principal pedestrian street. Parking shall not be located between a structure and a street lot line. Parking to the side of a structure shall not exceed 60' of street frontage. Street-level structured parking shall be separated from street-facing facades by another permitted use.

Response: All MPD buildings will comply

23.54.015

Required Parking:

Minimum parking shall not be required for Residential and Non-residential uses, as the entire project site is located within an Urban Village within 1/4 mile of frequent transit service.

Response: Per 23.54.015 Table A, item II.K. No minimum parking is required for non-residential uses.

23.54.030

Parking Space Standards:

All provided parking spaces shall meet the minimum and maximum size requirements and size mix provided in Section 23.54.030B.

For two way non-residential driveways the minimum width shall be 22' and the maximum width shall be 25'. Driveways shall conform to the 18' minimum turning path radius shown in Exhibit B for 23.54.030. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent.

Response: All MPD buildings will comply

23.54.035

Loading Berth Requirements and Space Standards:

The minimum number of off-street loading berths required for specific uses shall be set forth in Table A for Section 23.54.035

Response: See proposed departure for building H1.

23.54.040

Solid Waste and Recyclable Materials Storage and Access:

Storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for Section 23.54.040.

Response: All MPD buildings will comply

23.71.012

Special Landscaped Arterials:

Substantial development along a special landscaped arterials shall provide pedestrian improvements and either: a 6' sidewalk and 6' planting strip with street trees, or a 12' sidewalk with street trees.

Response: Applies to 5th AVE NE and NE 103rd Street, 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'. Usable open space shall meet the minimum standards provided in Table 23.71.014A.

Response: MPD area 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 percent or the street level street facade only as a special exception. When permitted residential uses exceeding 20 percent 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 percent of street level street facing facade.

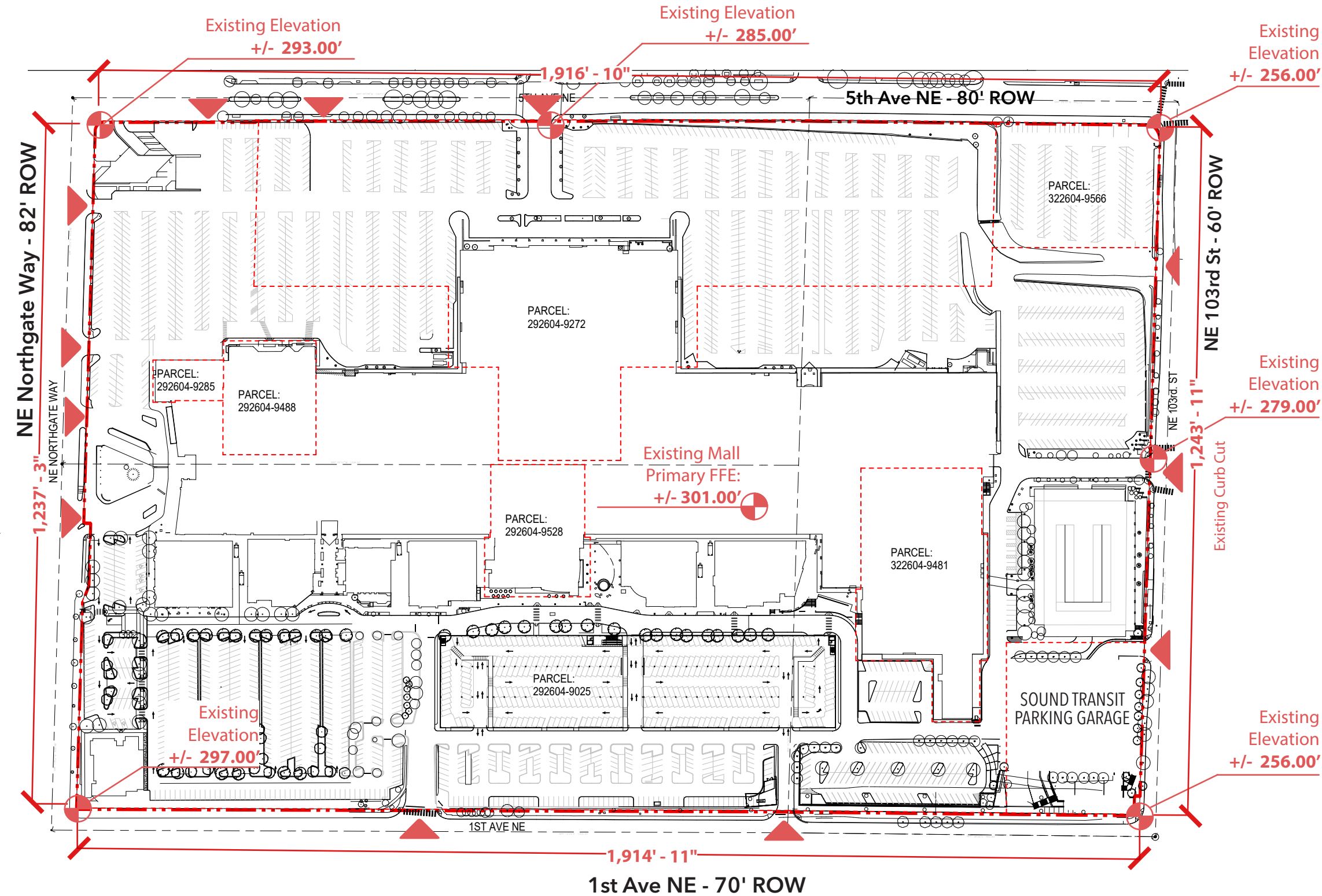
Response: All MPD buildings will comply

EXISTING SITE CONDITIONS

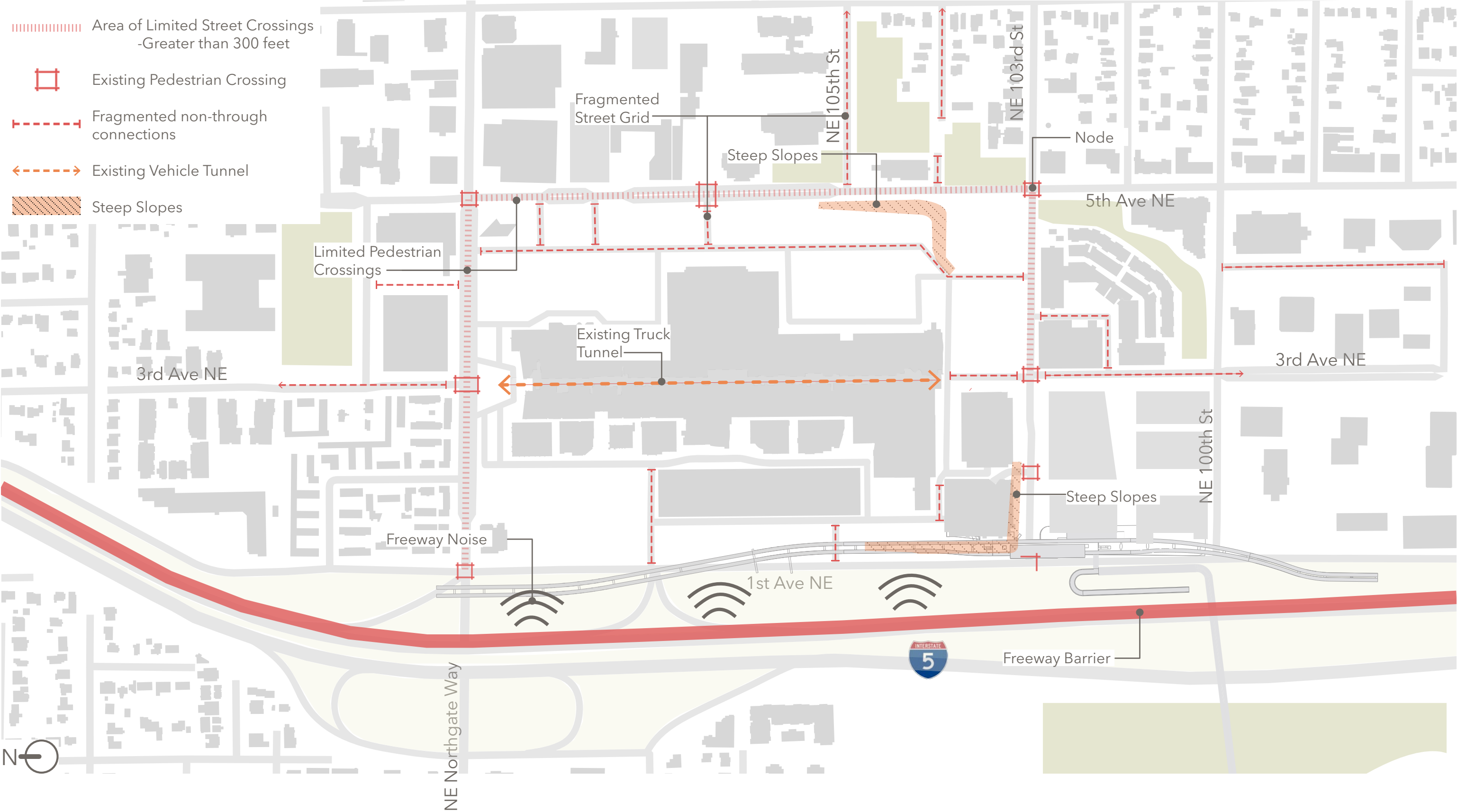
▲ Existing Curb Cut

Parcel Legal Descriptions

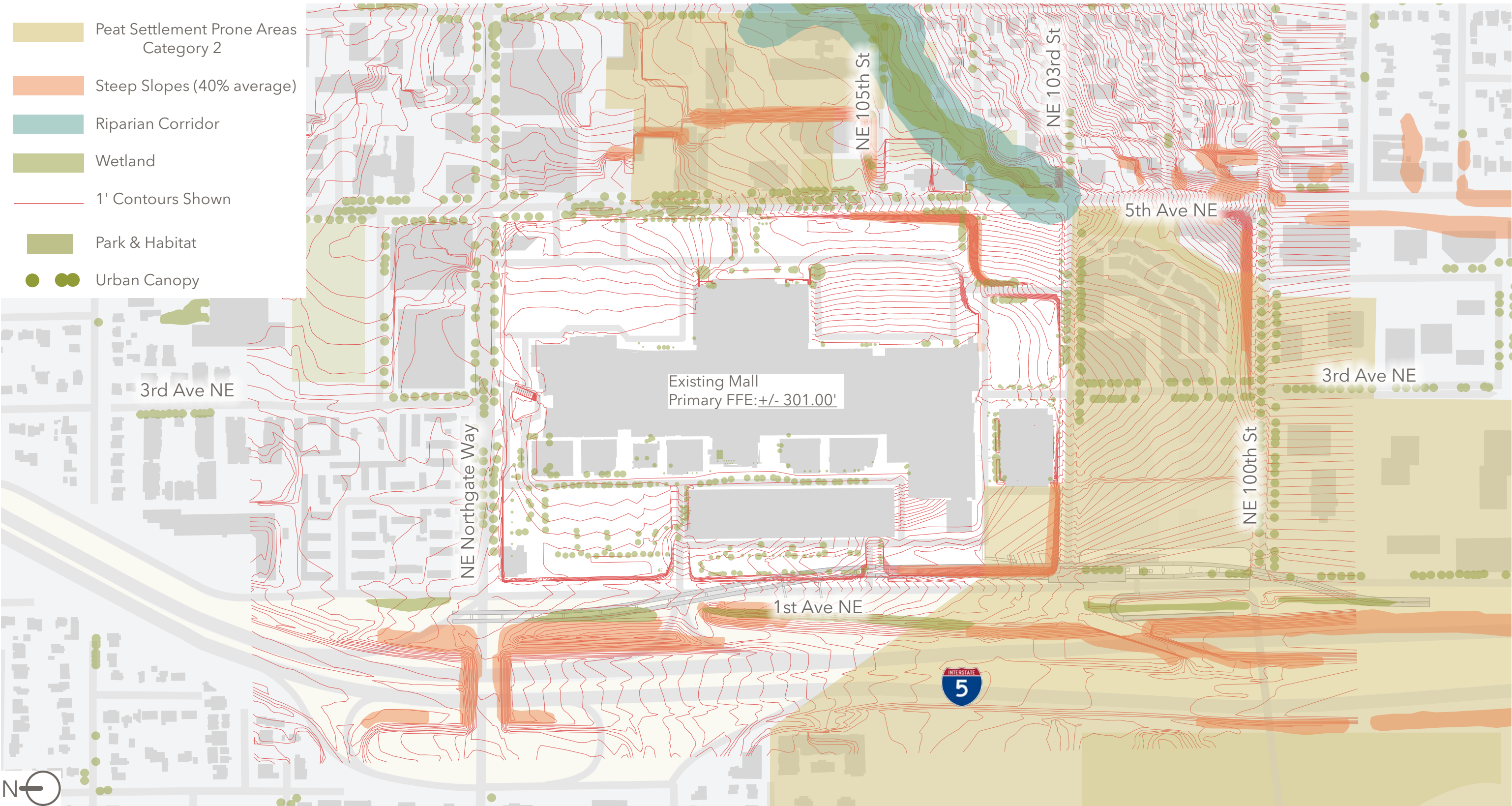
- 292604-9285 (BANK OF AMERICA):
BEG 30 FT S & 230 FT E OF NW COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH WALG SD S MGN 223.94 FTTH S 00-00-20 E 133.584 FTTH N 89-59-40 E 105 FT TO TRUE BEG TH CONTG N 89-59-40 E 76 FTTH S 00-00-20 E 127 FTTH S 89-59-40 W 49 FTTH N 00-00-20 W 1 FTTH S 89-59-40 W 24 FTTH N 00-00-20 W 86 FTTH S 89-59-40 W 3 FT TH N 00-00-20 W 40 FT TO TRUE BEG
- 29260494-88 (BED BATH AND BEYOND, DSW-Northgate Mall):
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 WALG 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 FT TH 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
- 292604-9025 (NORTHGATE MALL SHOPPING CENTER):
PCL C SEATTLE LBA #3003593 REC #20060203900004 LESS POR DAF: BEG SW COR THOF ON 1ST AVE NE TH N 00-36-07 E ALG W LN 47.74 FTTH S 89-23-47 E 33.09 FT TH 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
- 292604-9528 (NORDSTROM- NORTHGATE MALL):
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 FT TH 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
- 292604-9272 (MACY'S - NORTHGATE MALL):
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 FTTH S 89-59-40 W 168 FTTH S 00-00-20 E 220 FT TH 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
- 322604-9566 (NORTHGATE Mall)
PCL A 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
- 322604-9481 (J C PENNY CO- NORTHGATE MALL):
BEG SE COR OF N 1/2 OF NE 1/4 OF NW 1/4 TH WALG 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 FT TH S 89-59-40 W 227.37 FTTH N 00-00-20 W 13.75 FTTH S 89-59-40 W 110.08 FT TH 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



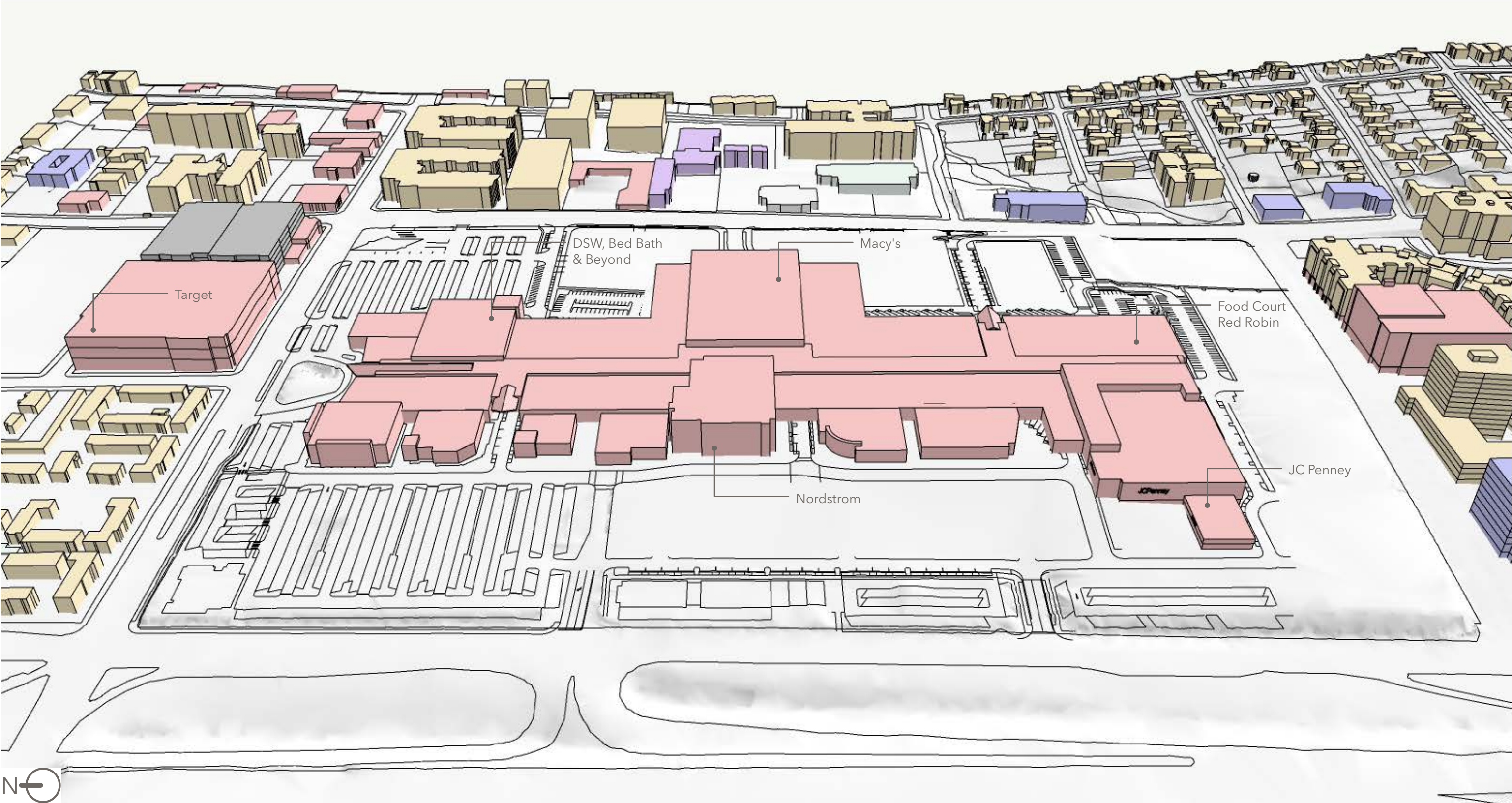
Site Constraints



Existing Natural and Critical Areas



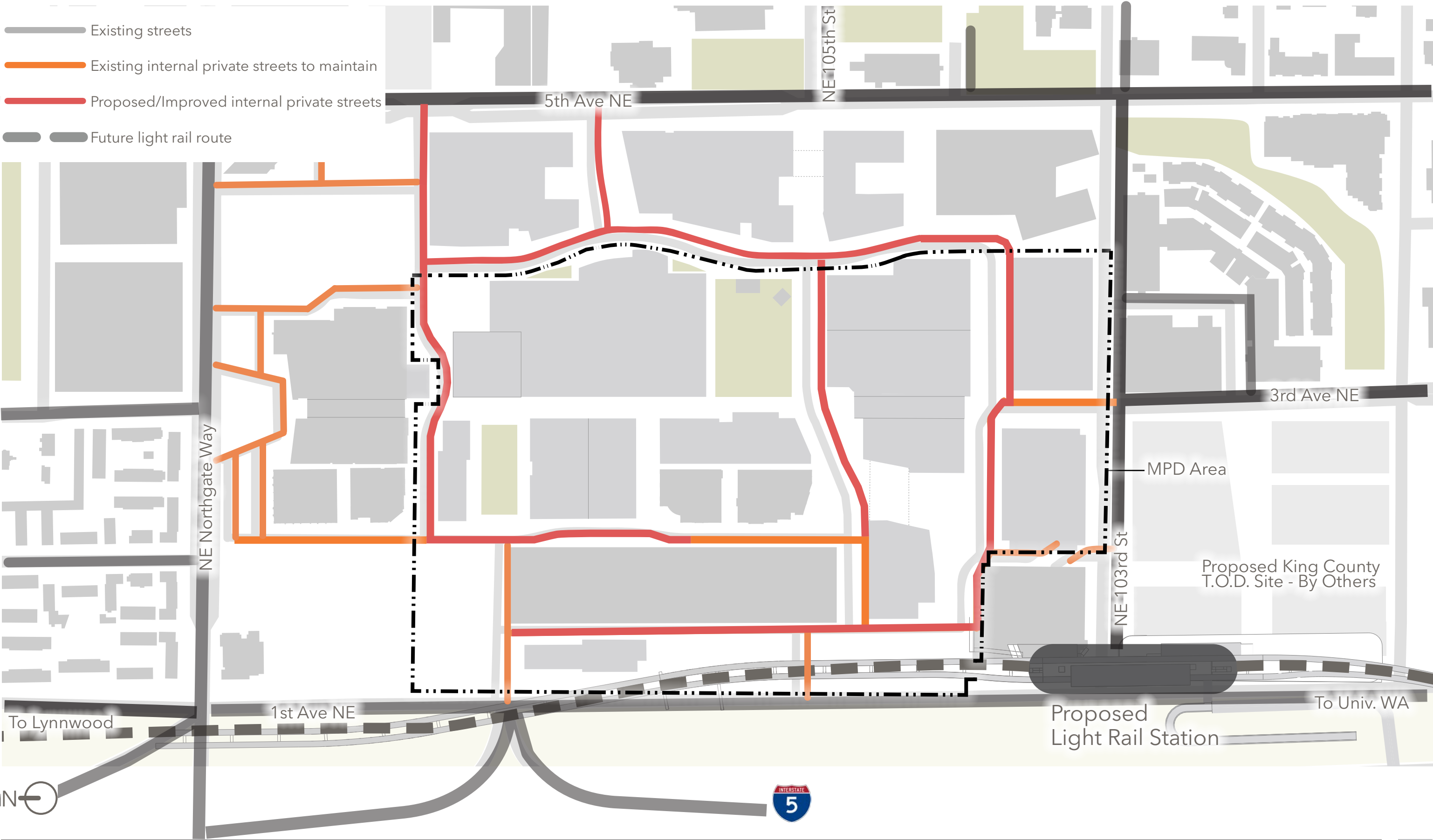
EXISTING NEIGHBORHOOD AXONOMETRIC - LOOKING EAST



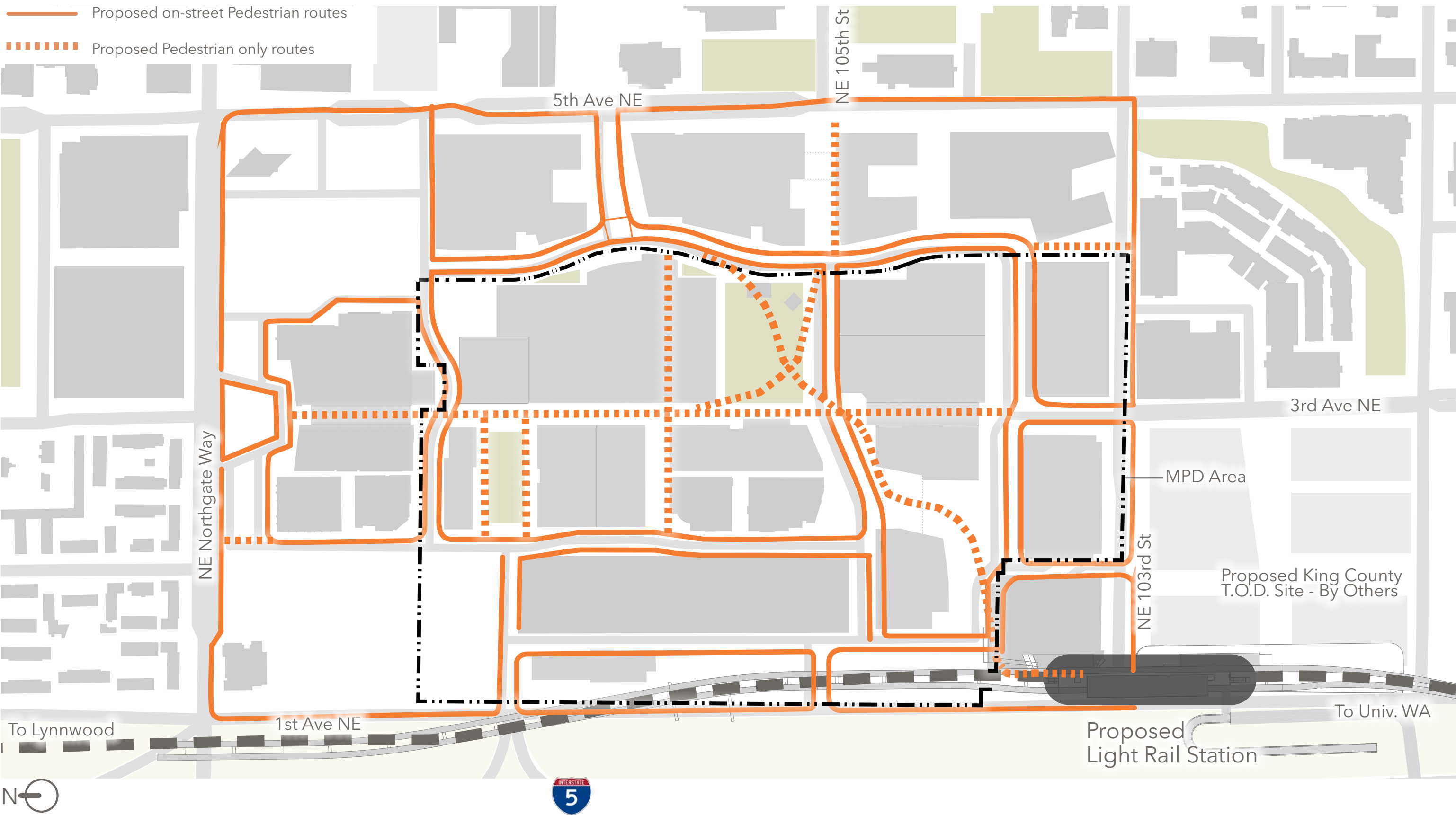
MPD - URBAN DESIGN

OVERVIEW

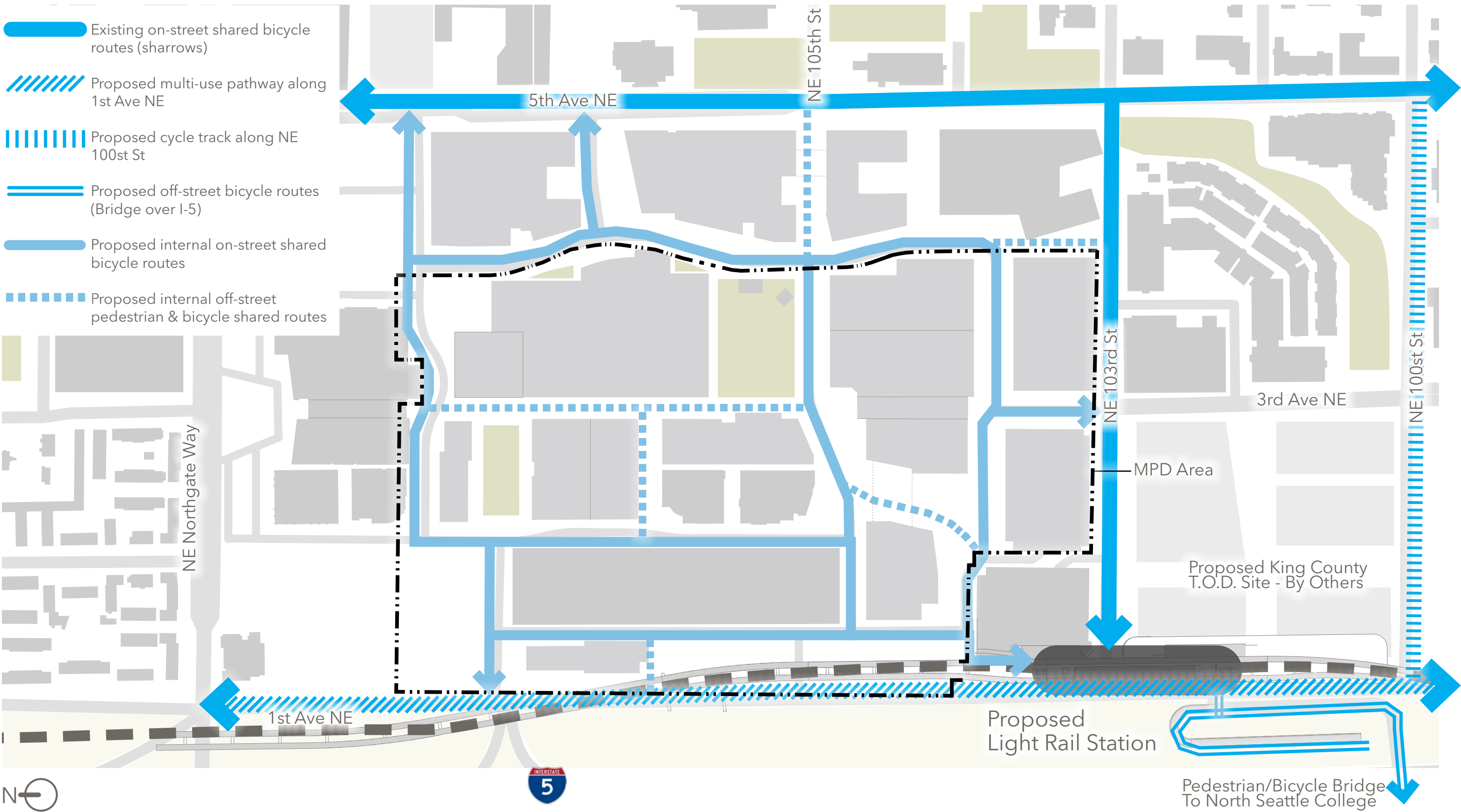
PROPOSED VEHICULAR AND TRANSIT CIRCULATION



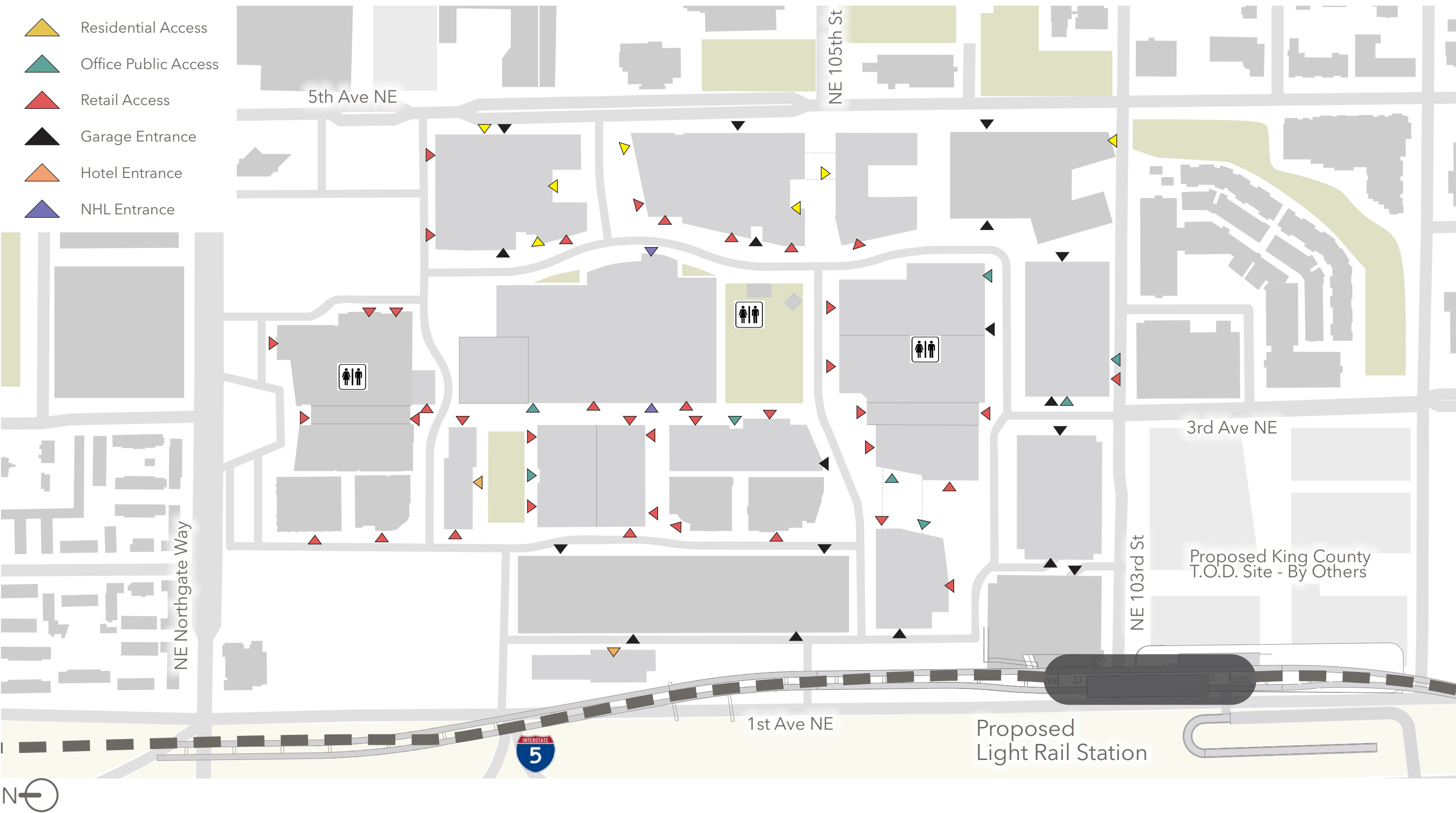
PROPOSED PEDESTRIAN CIRCULATION



PROPOSED BICYCLE CIRCULATION



PROPOSED PRIMARY ACCESS AND PUBLIC RESTROOMS



PUBLIC OPEN SPACE DIAGRAM

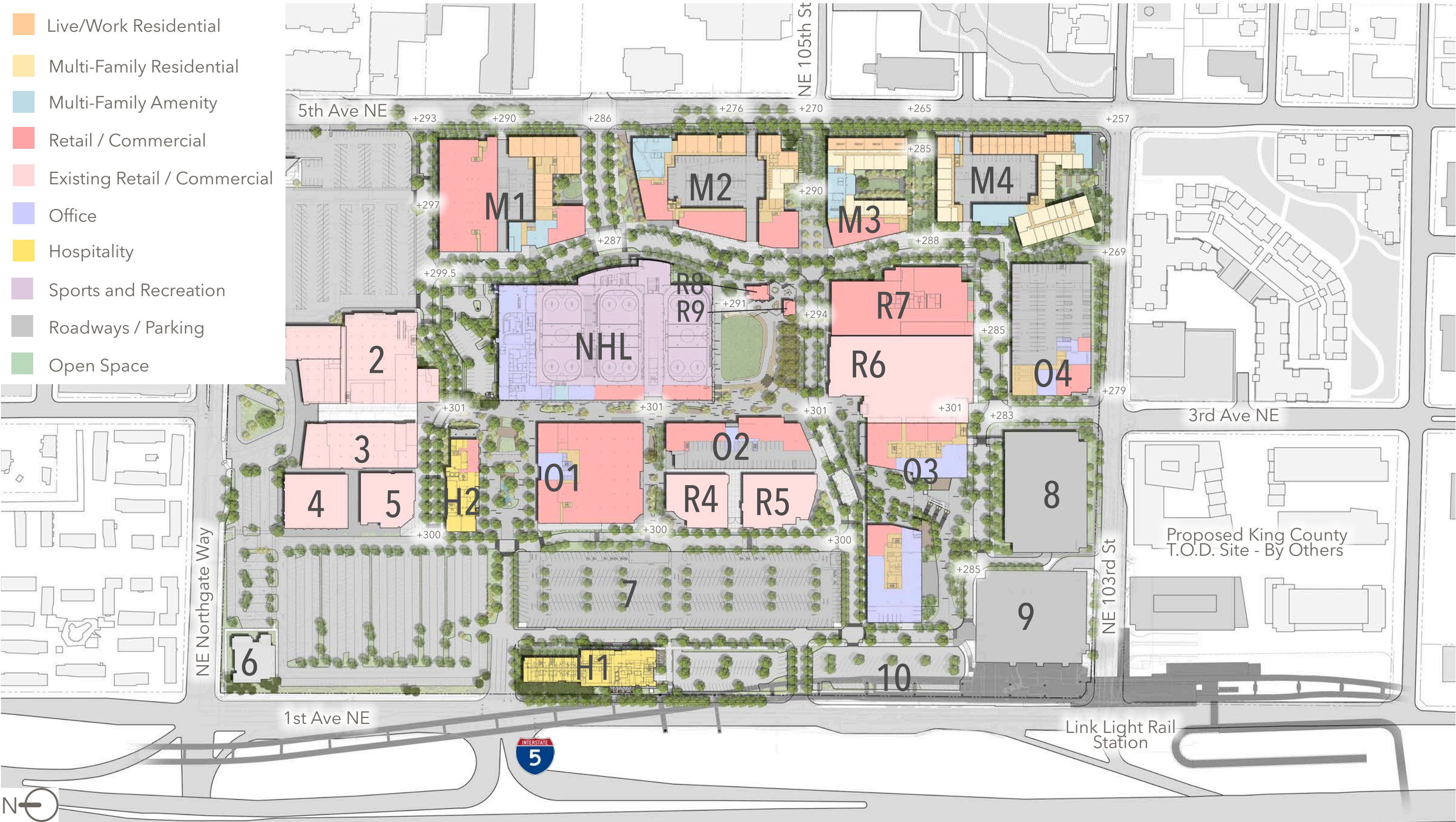
- PRIVATE
- SEMI PUBLIC
- PUBLIC
- PUBLIC - (Interior)



CURRENT SITE PLAN



PROPOSED SITE PLAN AND STREET LEVEL BUILDING USES



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MPD - ARCHITECTURAL DESIGN

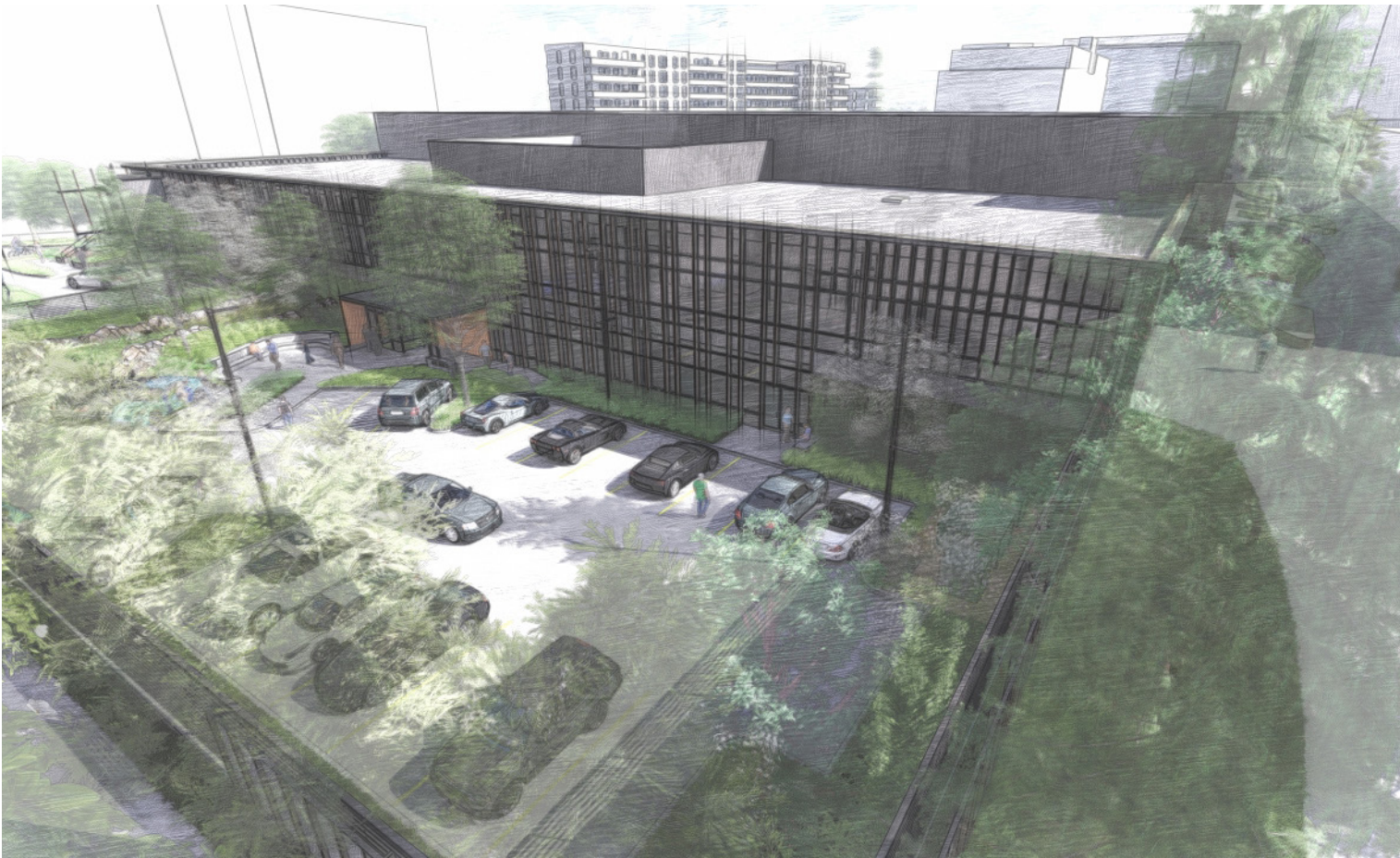
BUILDING NHL - NHL SEATTLE ICE CENTRE

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

ROOF DESIGN:

The Board supported the tiered roof as proposed but expressed concern about its visibility from the surround buildings. The Board directed the applicant to be mindful of this condition as the design of the roof is further developed. (CS2-A-2. Architectural Presence)

Response: The tiered roof concept has continued as the design has evolved. Flat roofs will be constructed with a white single ply roof membrane on rigid insulation. This roof assembly was chosen to meet Seattle energy code while providing an appropriate assembly ideal for ice conditions. Roof top equipment will be located above the public hallway and above the administration building and appropriately screened. These locations keep equipment off of the rink roofs, minimizing their visibility. Screening will be provided using our facade materials for a seamlessly integrated solution.



Looking South towards Parking Lot and North Facade

BUILDING MASSING:

i. The Board supported the offset massing forms, delineating the three ice rinks and the office building. The Board also supported the sliding element at the entries of the pedestrian pass through which provides more variation in the building form and helps make these entry points easily identifiable. (PL3-A. Entries, DC2-A. Massing)

ii. The Board supported the modulation proposed in the upper level massing of the office space. The Board also supported how the massing differs from that of the rinks and has the potential to serve as a landmark for the entire development as it will be prominently visible. (DC2-A. Massing)

Response: As the design has evolved, the supported offset massing forms and sliding elements at entries continue to provide variation and make the entry points easily identifiable.



View from Promenade Looking North

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

DESIGN OF THE SOUTH FACADE:

- i. The Board supported the connection between the southern most ice rink and the Central Park by incorporating large operable doors into the façade. The Board recommended incorporating additional transparency on this façade to further strengthen the visual connection between the two spaces. (PL2-B-3. Street-Level Transparency)
- ii. The Board was concerned with the potential blank wall condition on the south façade which will be visible from the Central Park. The Board directed the applicant to develop a design that minimizes the amount of blank wall facing the park. (DC2-B-2. Blank Walls)

Response: More transparency has been designed into the south façade. As this creates severe operational issues with creating quality ice, sun shading has been added to block direct sunlight to the ice. The added sun shading breaks down the scale of the façade to be more pedestrian-oriented and weave through the wood look blades that define and enrich the pedestrian experience typical around the building. The inherent high energy use is factored into our analysis to create quality, competition-ready ice that meets Seattle Energy Codes, and must be closely managed with any proposed openings and transparency, particularly for a south-facing façade.

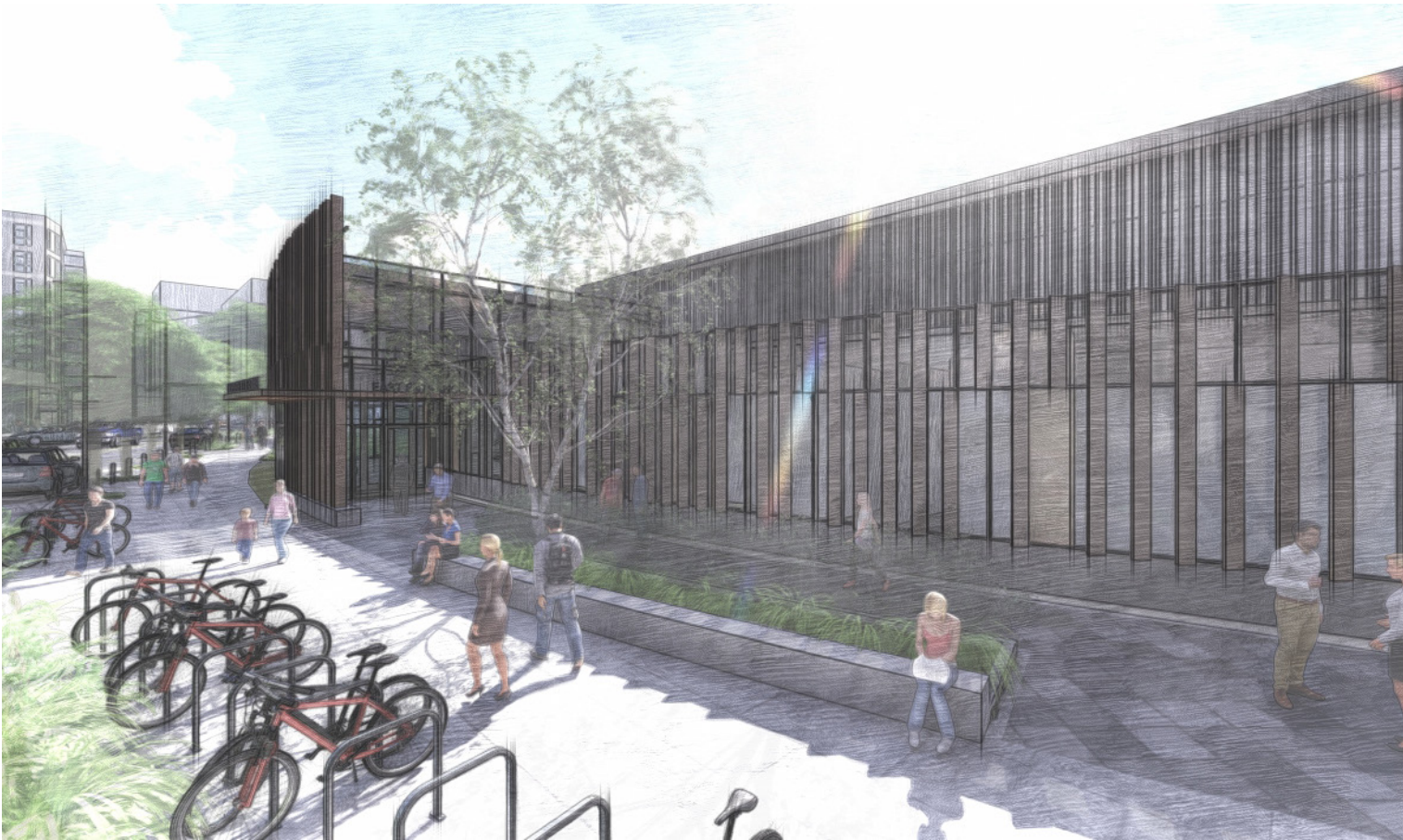


View from Central Park Looking North

PRIMARY ENTRY AND LOBBY SEQUENCE ON THE EAST FACADE:

- i. The Board was concerned with the design of the primary entry and lobby on the east façade of the building. The Board feels the lobby and entry sequence disrupts the public experience from a main entrance to the site (5th Avenue Northeast) to the Central Park and recommended a more deliberate connection to the Central Park from the area east of the structure. (PL3-I-i. Pathways)
- ii. The Board supported the high level of transparency at the primary entry and suggested the lobby could expand to allow for interaction with all three rinks and reclaim some of the outdoor public space that may be underutilized at the northeast corner. (PL2-B-3. Street-Level Transparency)

Response: Plan changes include reworking the public lobby space such that arrival to the site from 5th Ave NE along NE 106th Street is no longer open space, rather, is now occupied lobby space to improve activation of the sidewalk and connects a second lobby outside rinks 2 + 3 to the main lobby. As a result, the interior lobby space extends north-south along all three rinks. Portions of the open space previously at the 4th Ave entry are moved to the south end of the NHL building, creating a strong connection and transition to the Central Park. The footprint of the main lobby and entrance have been reduced as much as possible to provide a move gracious walkway north to south along the east facade, maintaining the connection to the park.



View from 4th Avenue Looking South

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

ACTIVE USES ALONG THE PROMENADE:

The Board was concerned with the building uses at the ground level of the 3rd Avenue Promenade and indicated support from more retail uses than office. The Board directed the applicant to provide additional information on how these uses along with the pedestrian pass through will operate when the NHL facility is not in use.

Response: The 3rd Ave Promenade will be retail and office oriented in character with the adjacent mixed-use tenants along the Promenade. As of this writing, we can advise that the NHL Administration has frontage at the north end of the NHL Facility which is office and private hospitality related. On the south end of the Promenade we will have a team and Ice Centre retail store. We currently do not have signed tenants for the other spaces along the Promenade. The rinks are operated as a private facility open to the public during business hours. We anticipate those business hours being between 6 am to midnight every day. The pedestrian passage will remain open along with the Ice Centre during that 18 hour period.



View from Promenade Looking South

BUILDING NHL - SUMMARY

SUMMARY

The Ice Centre is the public-facing centerpiece in the transformation of Northgate Mall from an enclosed mall to an urban, outdoor mixed-use lifestyle center. Of the many roles the Ice Centre will play, one of the hallmarks will be providing community access to ice-related activities from ice hockey, to sled hockey, figure skating and curling among many other events that support and encourage a physically active lifestyle.

The site for the Ice Centre is located along the east side of the currently enclosed north/south pedestrian corridor in the mall, at the existing Macy's and various existing retail tenants to the north and south of the Macy's. These existing buildings will be demolished to create the site for the Ice Centre. The existing enclosed pedestrian corridor within the mall is to be converted (by Simon Property Group) to an outdoor public walkway, and the service corridor beneath the outdoor public walkway will be maintained as a service corridor.

The Ice Centre is a three rink community ice facility totaling 172,000 SF including: the 20,000 SF NHL Seattle training center, 20,000 SF NHL Seattle corporate office, a mid-block east/west public hallway/food hall and 10,000 SF of retail/office/restaurant opportunity along the future north/south outdoor pedestrian corridor (currently enclosed).

At the north end of the facility, the NHL Seattle training center is located on the lower level providing direct access to the ice level of Rink 1. A secured player and coach parking area, located on the north side of the training center, provides 32 parking spaces with direct access into the training center. Above the training center are the NHL Seattle administration offices. The main entry is located at the northeast corner of the building, with a public stairway and elevator access from grade that anchors an open plaza area with 7 public parking spaces and vehicle turn around for delivery vehicles and drop off, etc. Additional staff parking for NHL Seattle administration will be provided at the existing surface parking lot to the northeast of the NHL Seattle administration building.

Along the future outdoor pedestrian promenade, at the north end of the facility, the NHL Seattle administration building will include a corporate event space. Heading south along the pedestrian promenade, along the west side of the building, space for retail/office/restaurants is provided, anchored at the southern end by a retail team store and pro shop. A mid-block east/west public hallway/food hall, located between rinks 2 and 3, is provided. This link serves several purposes, including providing an enclosed public passage from the future upper outdoor pedestrian walkway to the 2-story main public lobby located on the east side of the facility.

The link has views to rinks 2 and 3, and will provide additional public amenities including food/beverage partnership opportunities and open space for groups/teams to gather before and after ice events. This space will be open when the rinks are in use, currently anticipated to be up to 18 hours a day.

The eastern side of the Ice Centre provides the main public drop off and entry into the facility. A 2-story public atrium and lobby provides access to all three rinks and locker rooms, and is anchored by a service/information desk for ice skate rental and concessions, supported by public toilets. As the central public hub, the lobby also connects up to the east/west public passage to the future outdoor pedestrian promenade on the west side of the building. Space is provided for various seating configurations within the lobby. Ample glazing provides views from these seating areas to the sidewalks and landscaping.



At the south end of the building at the community rink, a series of operable doors allows rink 3 to open up to the proposed public park, maximizing public event flexibility in capturing both outdoor spaces and indoor space for particular events. The south elevation of the Ice Centre, facing the future park, provides a formal backdrop to a variety of public events anticipated for the park.

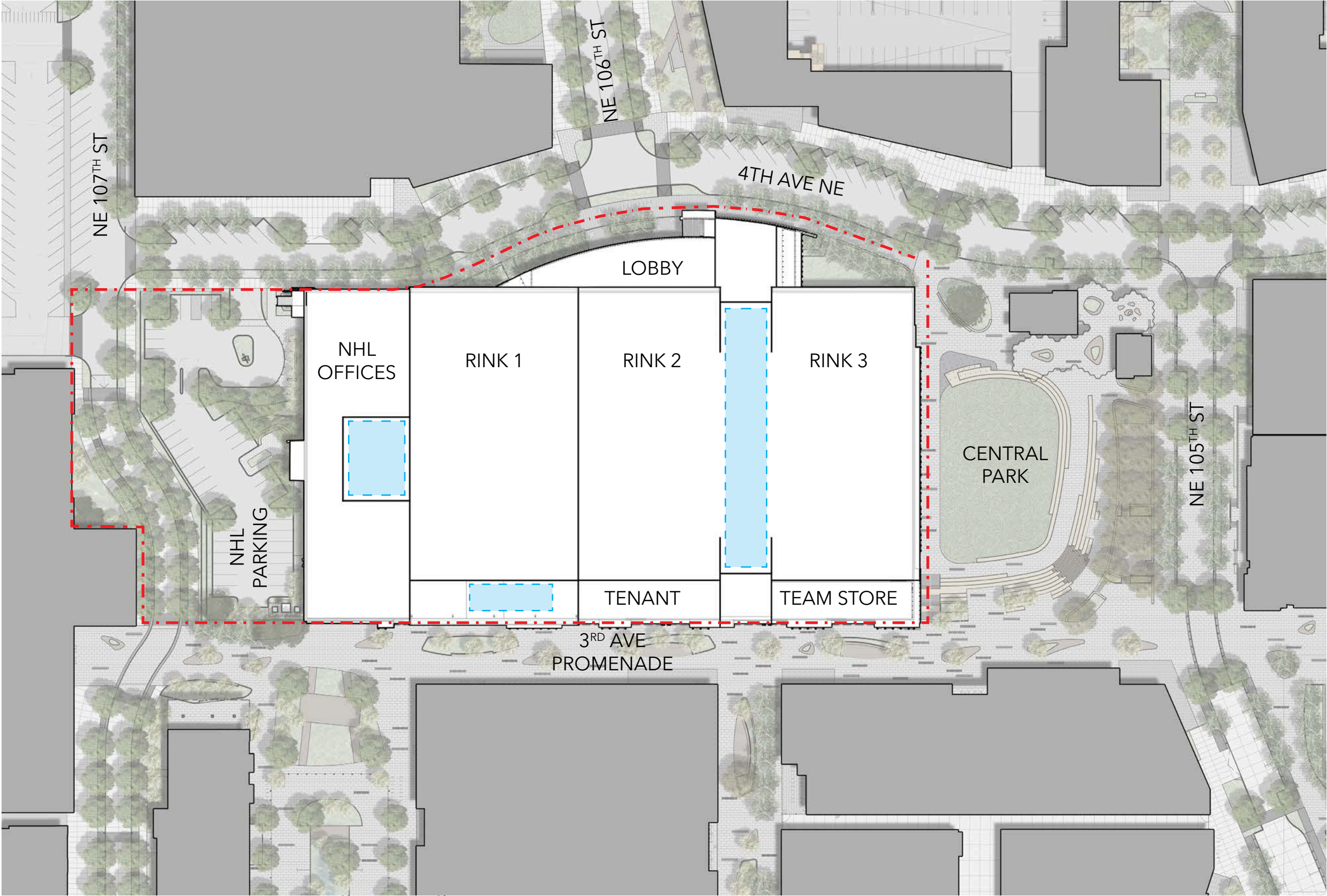
The existing below-grade service corridor currently used by the mall will be utilized by the Ice Centre for trash/recycling pick up and other service-related activities. Access into the Ice Centre will be provided at several locations along the service corridor to support vehicle loading for NHL Seattle equipment, ice resurfacer maintenance, and building maintenance. A majority of the facility's mechanical equipment will also be located below grade along the west side of the building with access to the service corridor.

The linear nature of the Ice Centre provides opportunities to break up the massing into distinct elements. While the ice rinks themselves by necessity cannot have direct sunlight, the rinks are purposefully surrounded and wrapped by the program elements cited herein to present pedestrian-scaled massing along the sidewalks. Glazing is provided with exterior mounted solar shading, along with a restrained use of modern architectural materials, to provide a varied and unique experience around the building, anchored with a Pacific Northwest sensibility. Canopies, lighting, planting and retail signage further enhance an appropriately-scaled pedestrian experience, as well as clearly delineating entry points. The forward-looking architecture is in keeping with the vision and intent of the Master Use Permit Early Design Guidance and is responsive to the surrounding (future) context for the overall development.

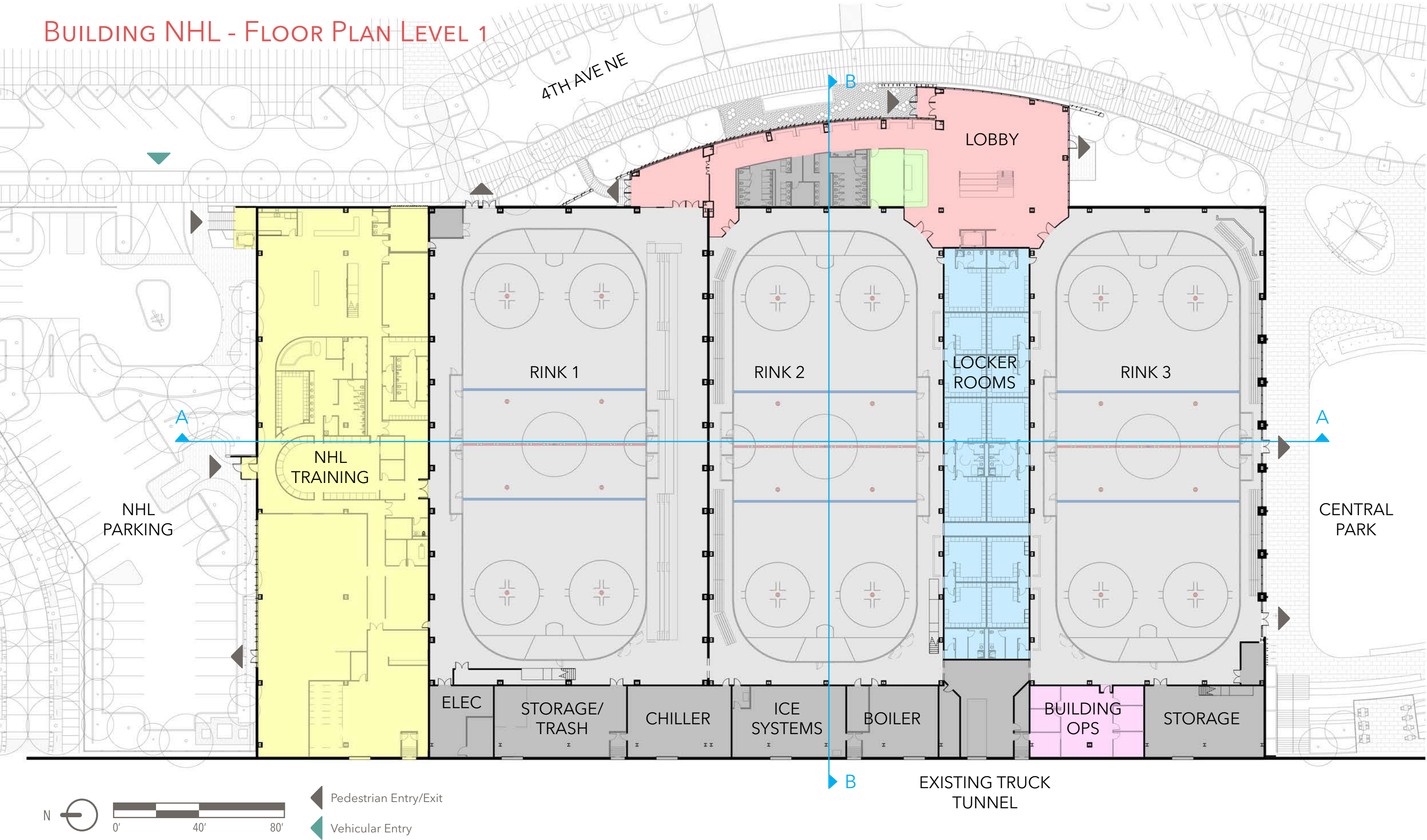


BUILDING NHL - OVERALL SITE PLAN

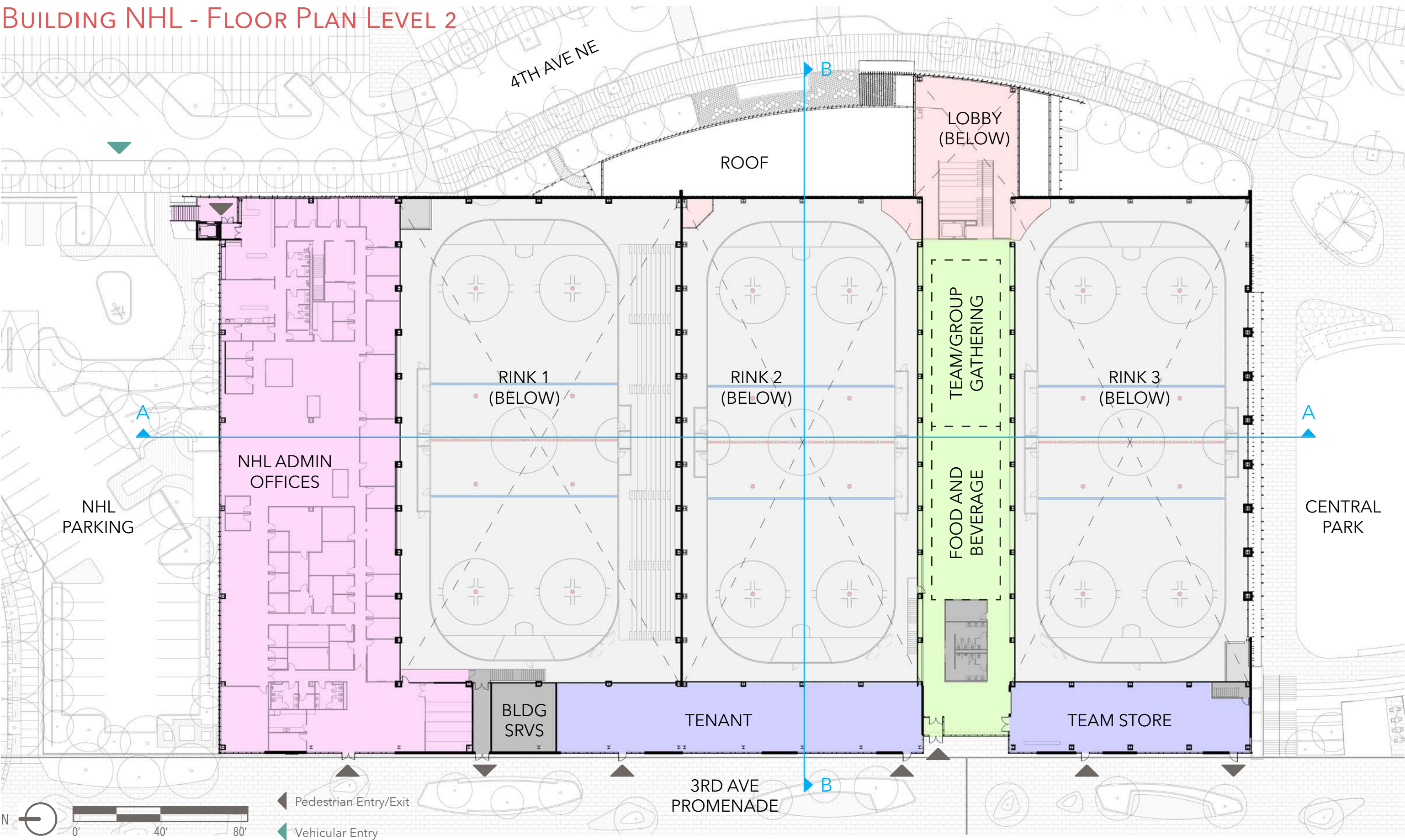
-  Screened Rooftop Equipment
-  Lot Line



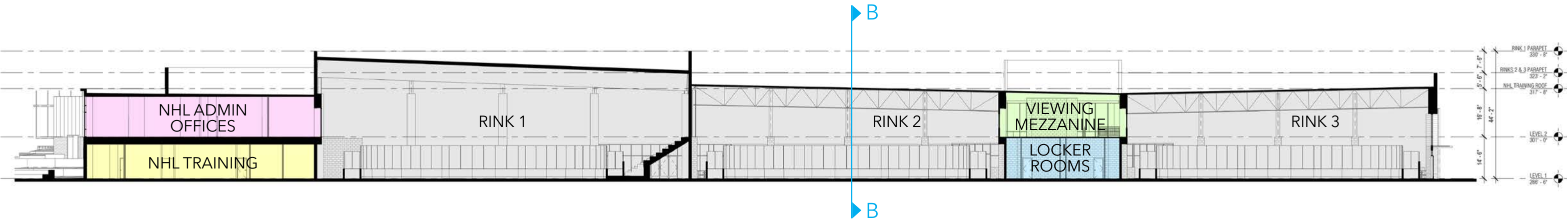
BUILDING NHL - FLOOR PLAN LEVEL 1



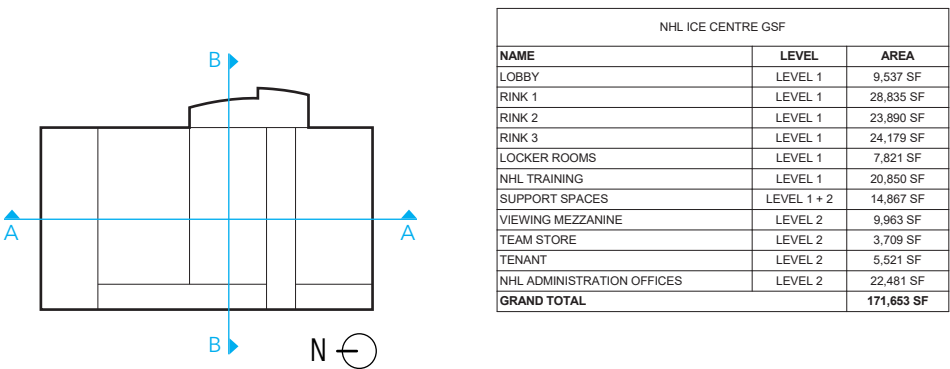
BUILDING NHL - FLOOR PLAN LEVEL 2



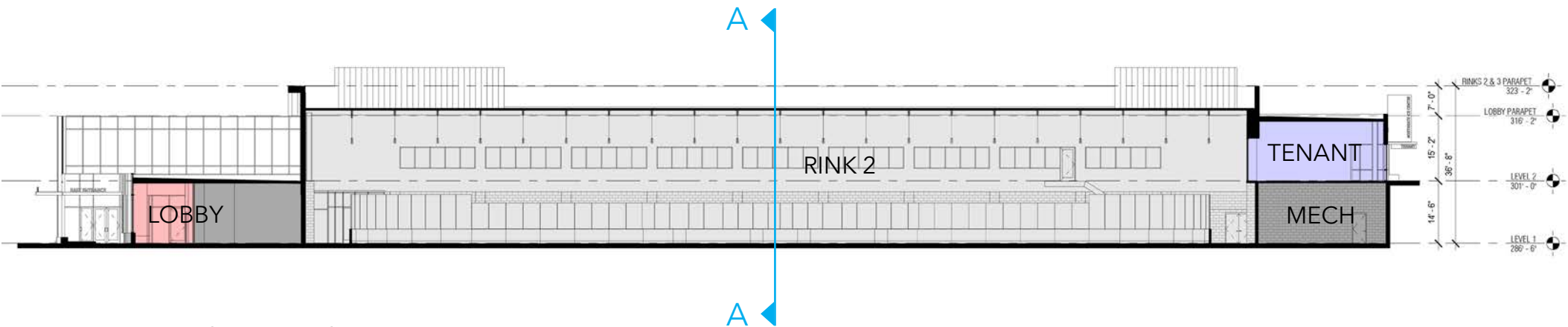
BUILDING NHL - BUILDING SECTIONS



Section A - Looking East



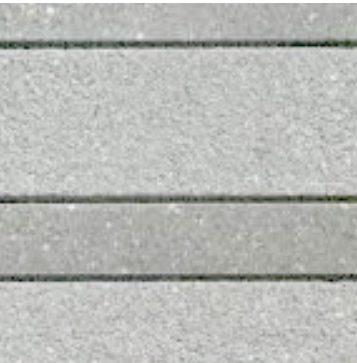
Key Plan



Section B - Looking South

BUILDING NHL - MATERIAL PRECEDENTS

1 GROUND FACE LINEAR
CMU BLOCK



color: gray mix

2 METAL PANEL SYSTEM 1



color: light gray

2A METAL PANEL SYSTEM 1
MID-WALL SHEEN TRANSITION



3 METAL PANEL SYSTEM 2



color: light gray

BUILDING NHL - MATERIAL PRECEDENTS

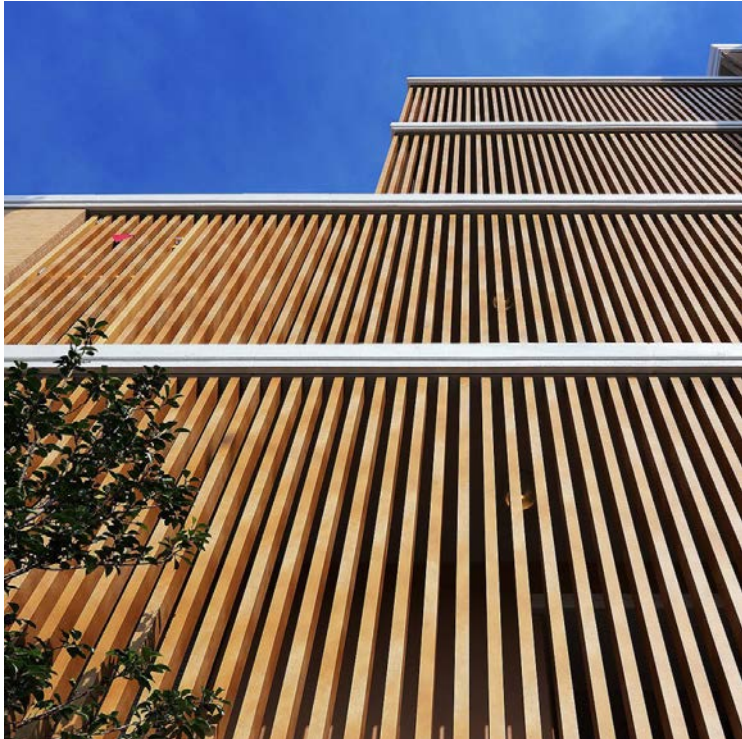
4 LINEAR CEMENTITIOUS SIDING



5 STANDING SEAM



6 METAL WOOD LOOK OR PHENOLIC BLADES / CLADDING



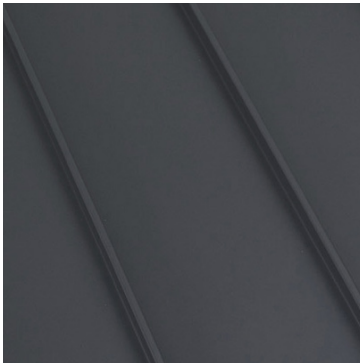
7 GREEN WALL SYSTEM



color A: dark gray



color B: light gray



color: charcoal gray



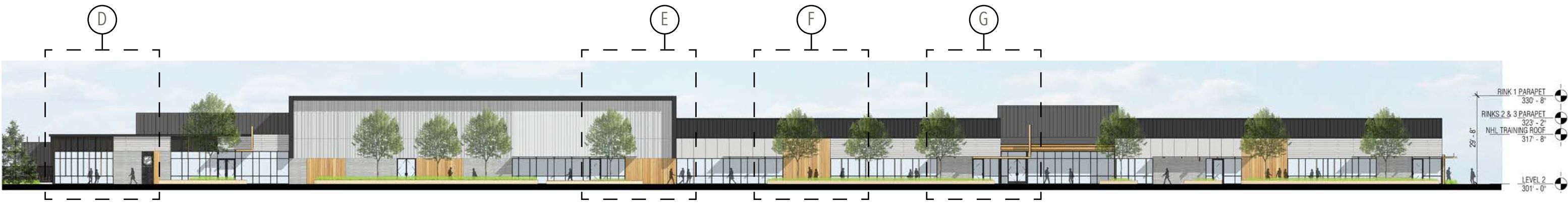
color: to match stained Alaskan Yellow Cedar



BUILDING NHL - BUILDING ELEVATIONS

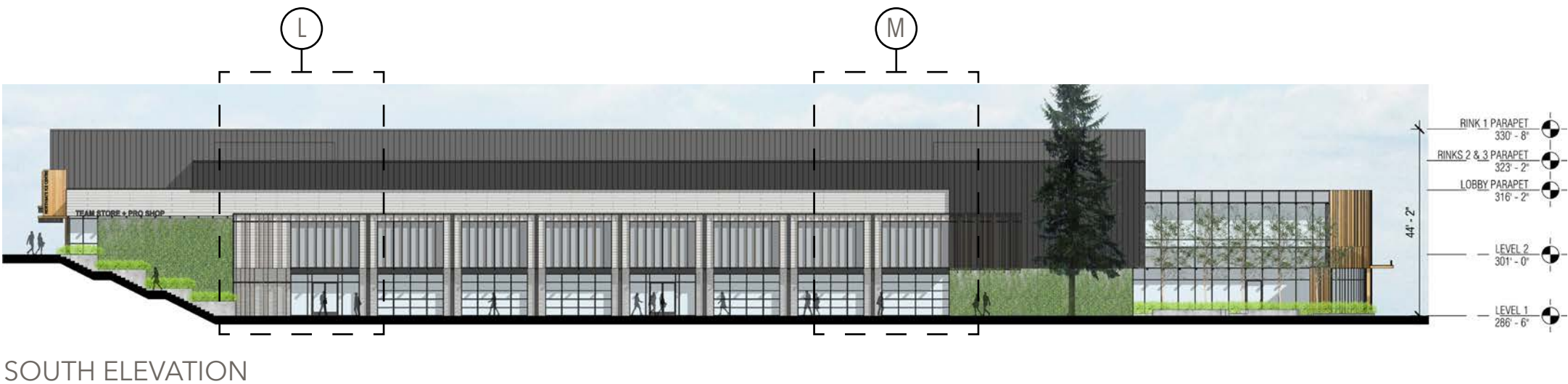
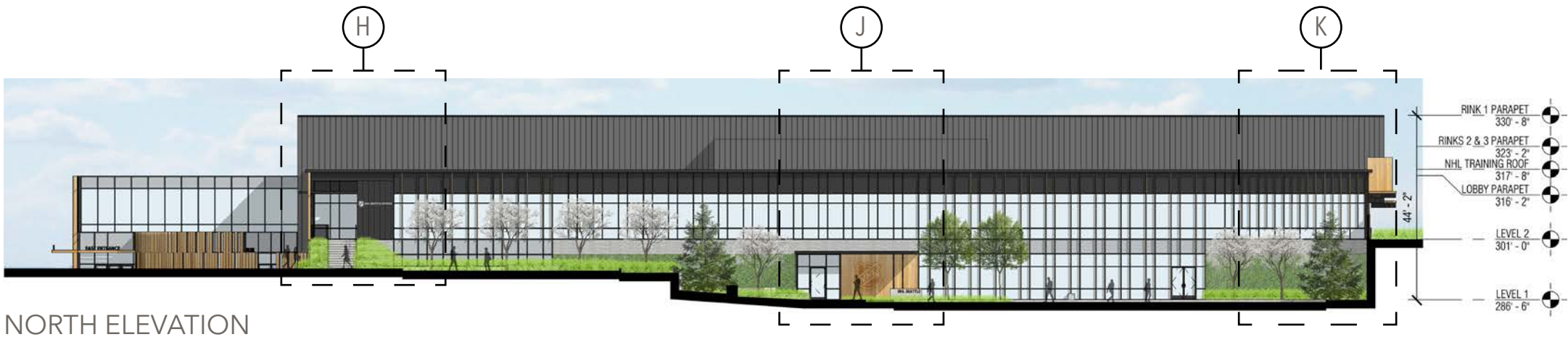


EAST ELEVATION



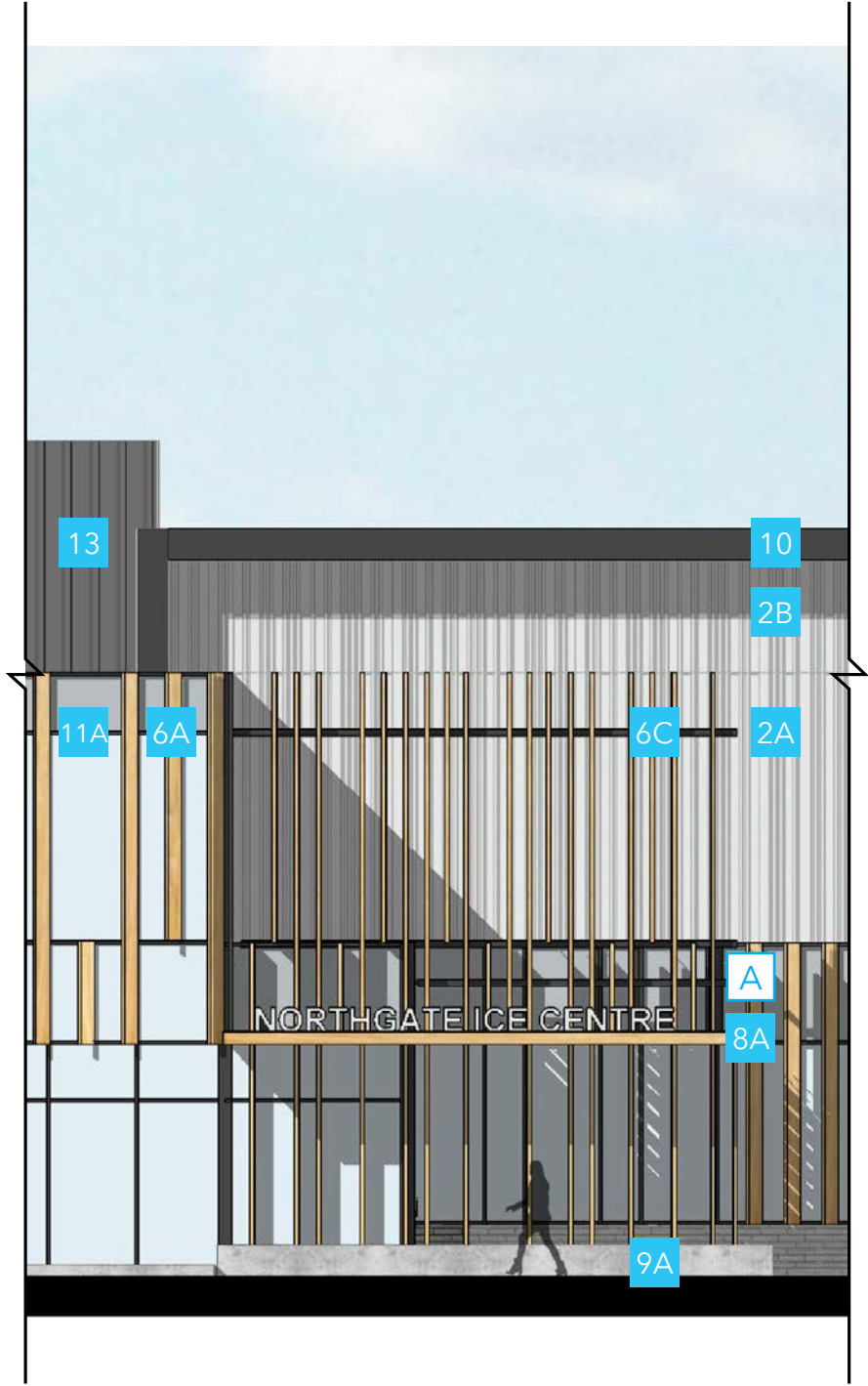
WEST ELEVATION

BUILDING NHL - BUILDING ELEVATIONS

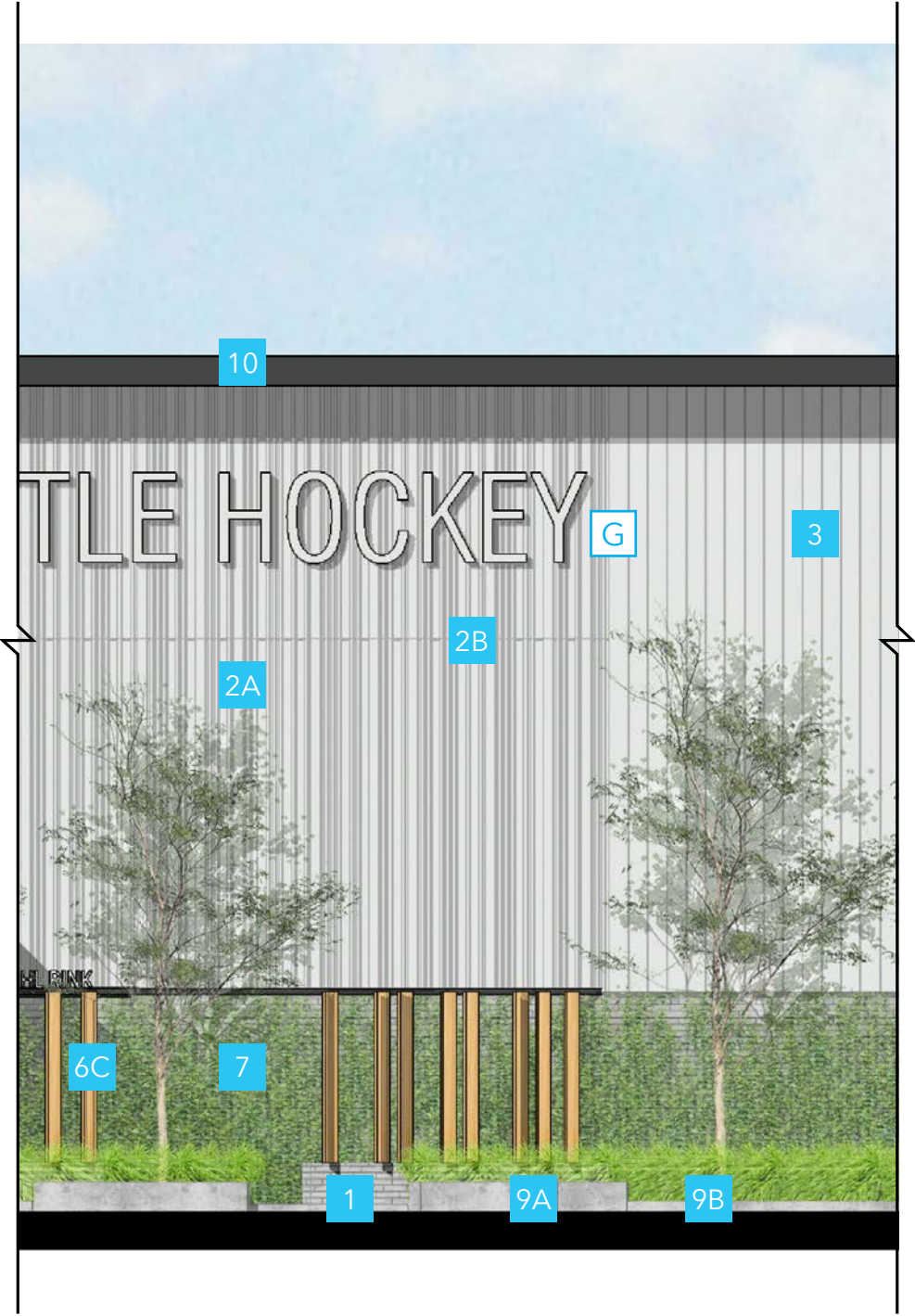


BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
- 2A Metal Panel System 1; Light Gray Color
- 2B Metal Panel System 1; Sheen Transition
- 3 Metal Panel System 2; Light Gray Color
- 4 Cementitious Siding; Light Gray Color
Pattern 1: Linear Pattern 2: Panels
- 5 Standing Seam; Charcoal Gray Color
- 6A Wood Look Blade on Curtainwall Mullion
- 6B Wood Look Cladding
- 6C Wood Look Blade on Powder Coated Steel Frame
- 7 Green Wall System
- 8A Wood Look Canopy on Powder Coated Steel Frame
- 8B Sheet Steel Canopy on Powder Coated Steel Frame with Wood Outriggers
- 9A Cast In Place Concrete Seat Wall
- 9B Cast In Place Concrete Curb for Landscape
- 9C Cast In Place Concrete Retaining Wall
- 10 Metal Panel Brow; Charcoal Gray Color
- 11A Curtainwall System with Reflective Spandrel at Parapet
- 11B Curtainwall System with Charcoal Gray Spandrel
- 12 Aluminum Storefront System
- 13 Standing Seam Metal Panel RTU Screen, beyond
- 14 Translucent Glazing Panels
- 15 Privacy Screen; Powder Coated Steel Frame with Inset Wood Look Blades + Translucent Backer
- 16 Alaskan Yellow Cedar Cladding, Stained and Sealed
- 17 Operable Overhead Glass Doors



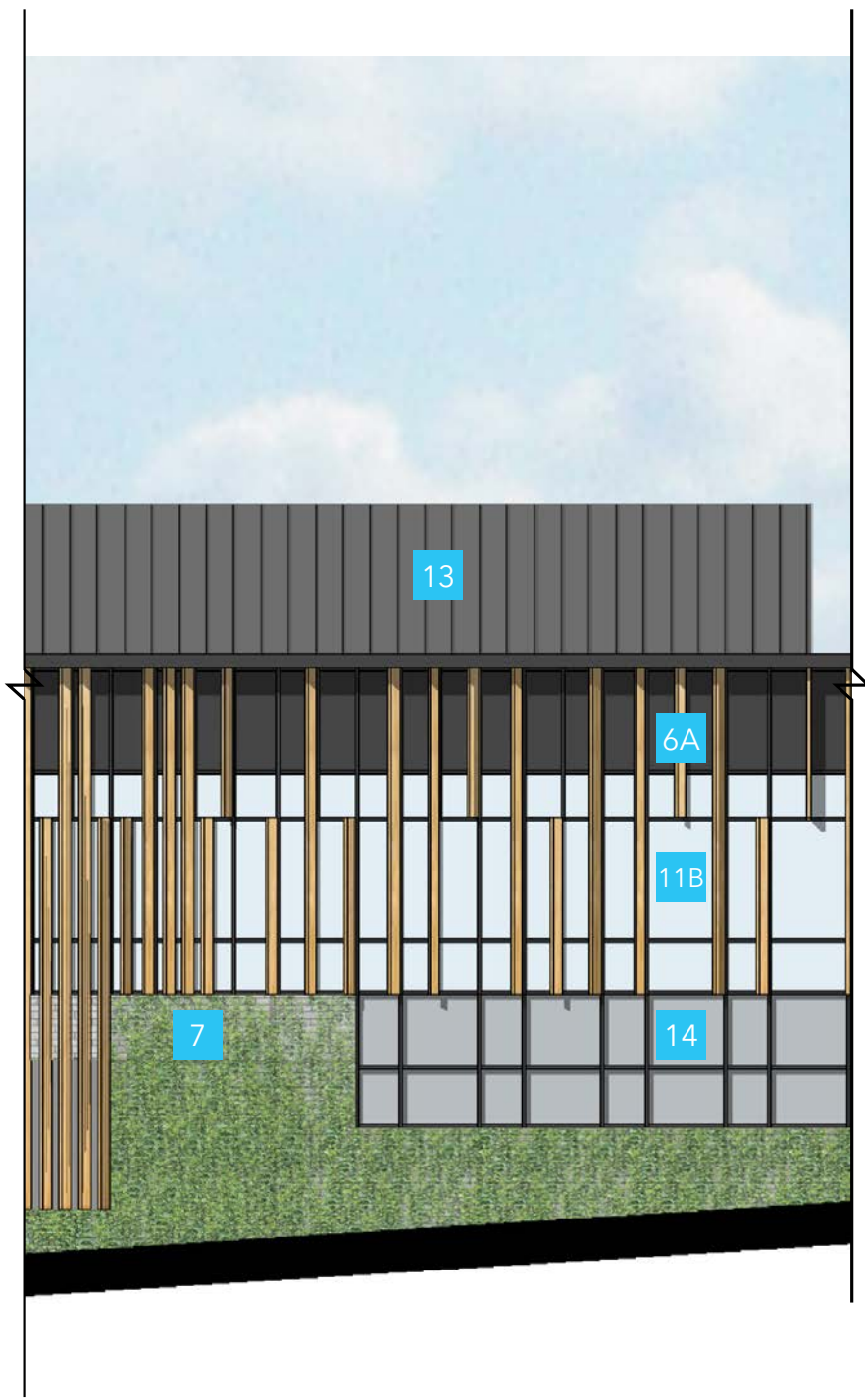
ENLARGED EAST ELEVATION 'A'



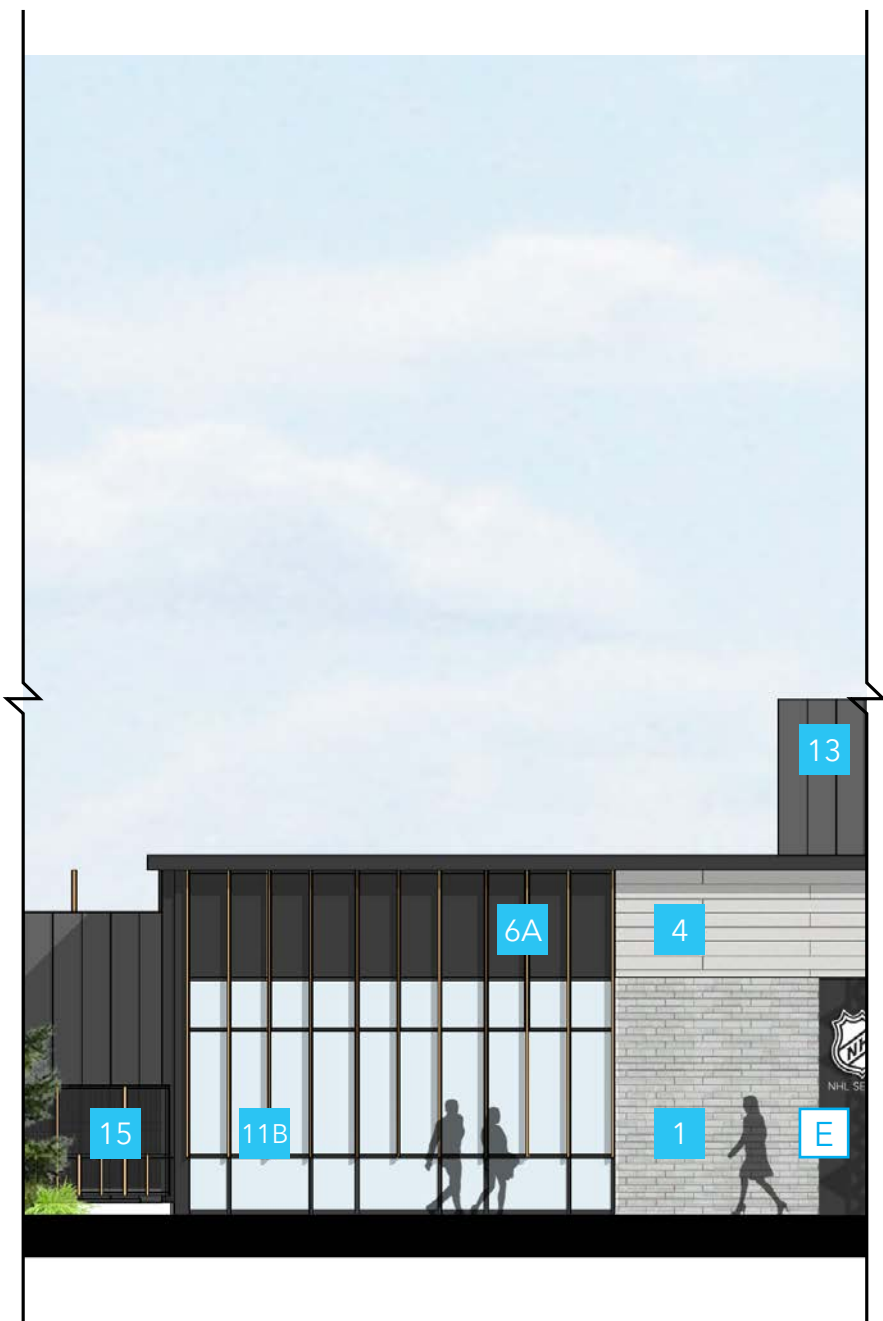
ENLARGED EAST ELEVATION 'B'

BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
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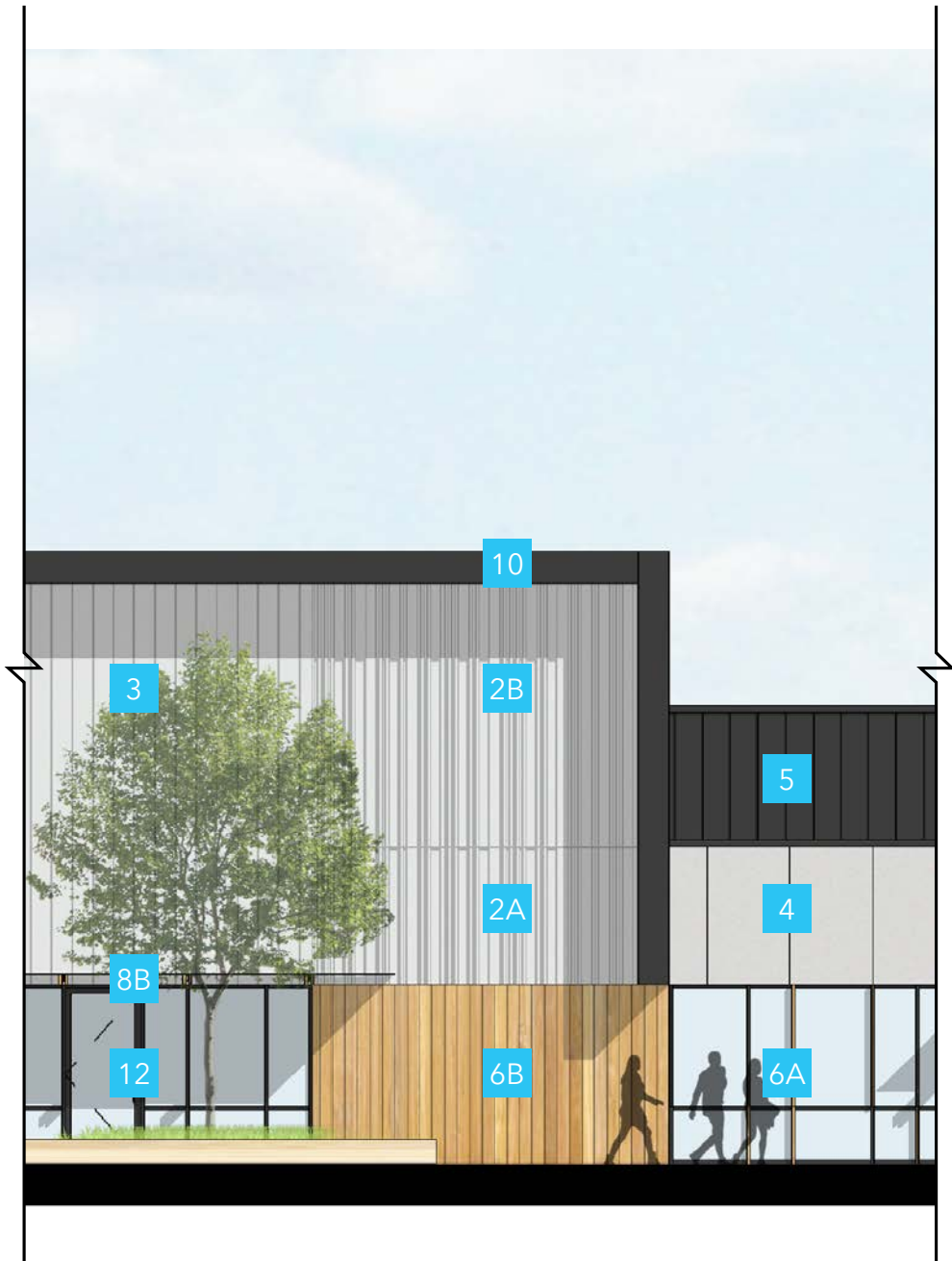
ENLARGED EAST ELEVATION 'C'



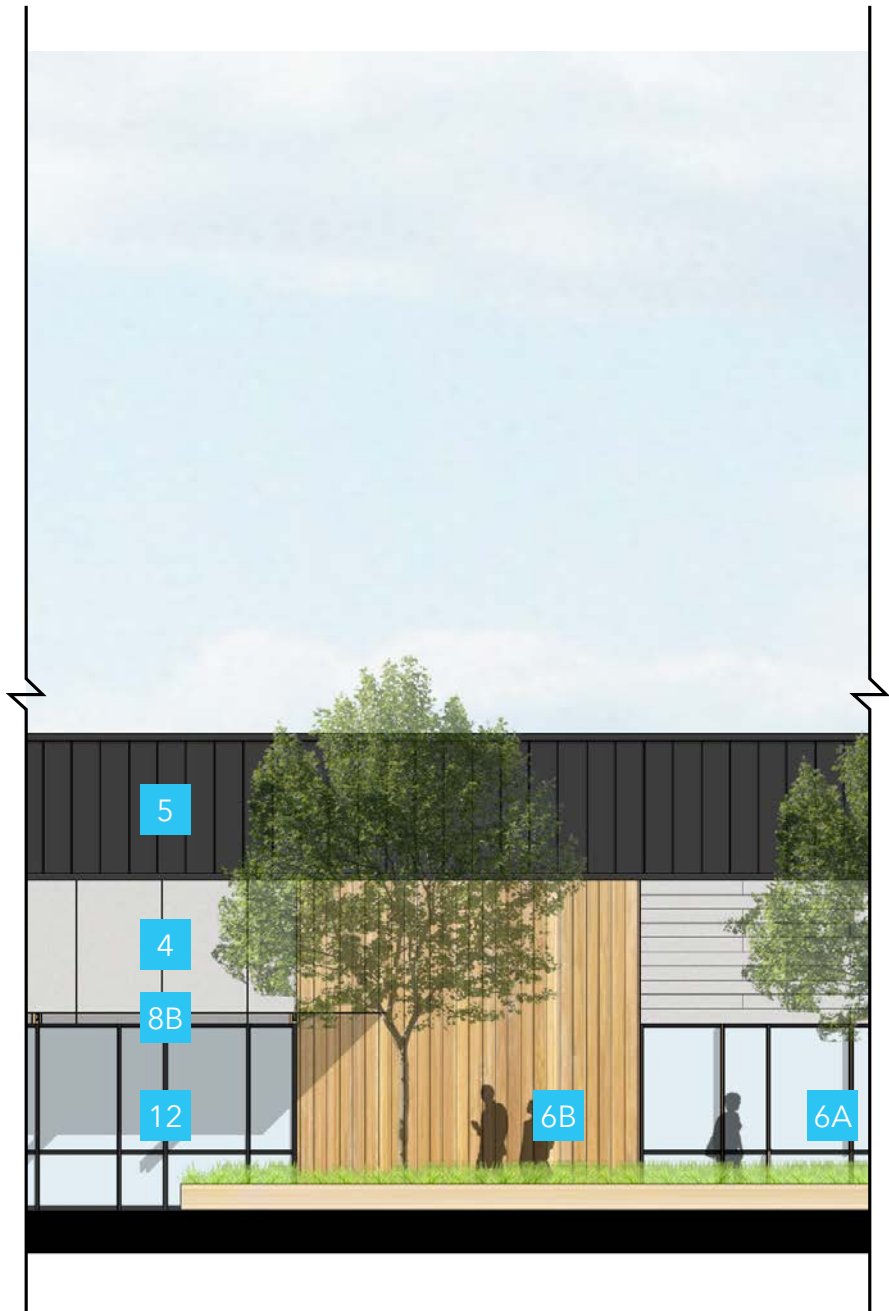
ENLARGED WEST ELEVATION 'D'

BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
- 2A Metal Panel System 1; Light Gray Color
- 2B Metal Panel System 1; Sheen Transition
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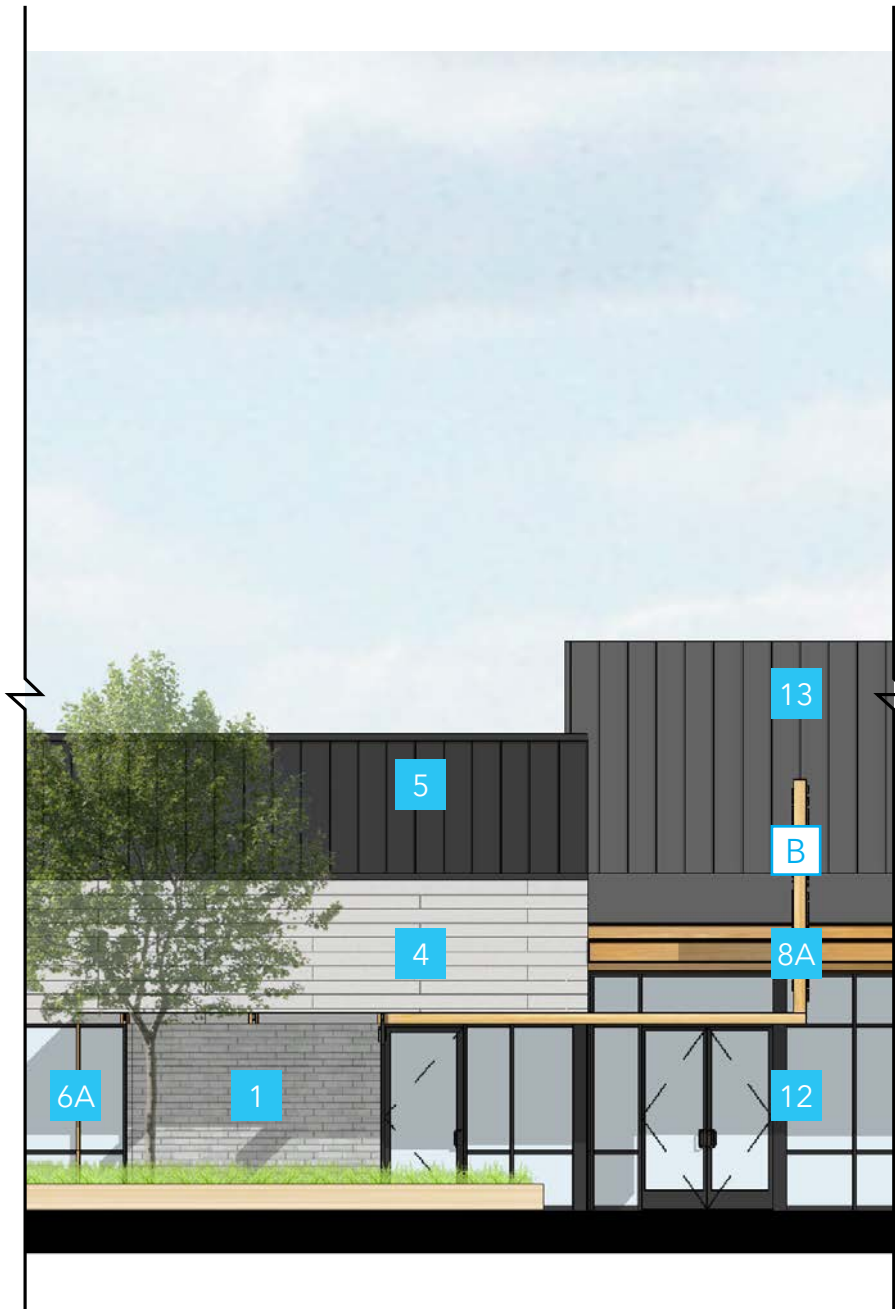
ENLARGED WEST ELEVATION 'E'



ENLARGED WEST ELEVATION 'F'

BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
- 2A Metal Panel System 1; Light Gray Color
- 2B Metal Panel System 1; Sheen Transition
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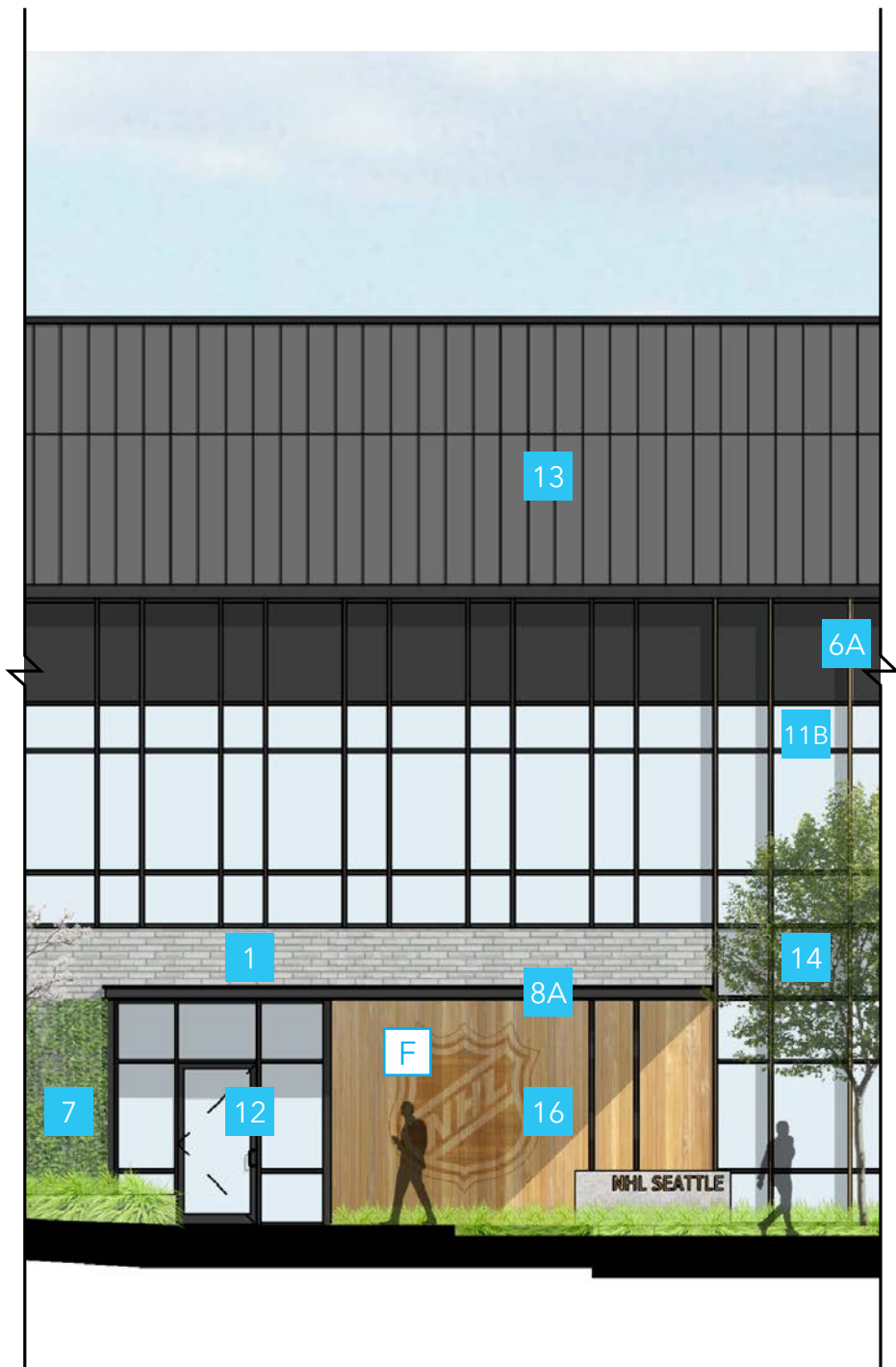
ENLARGED WEST ELEVATION 'G'



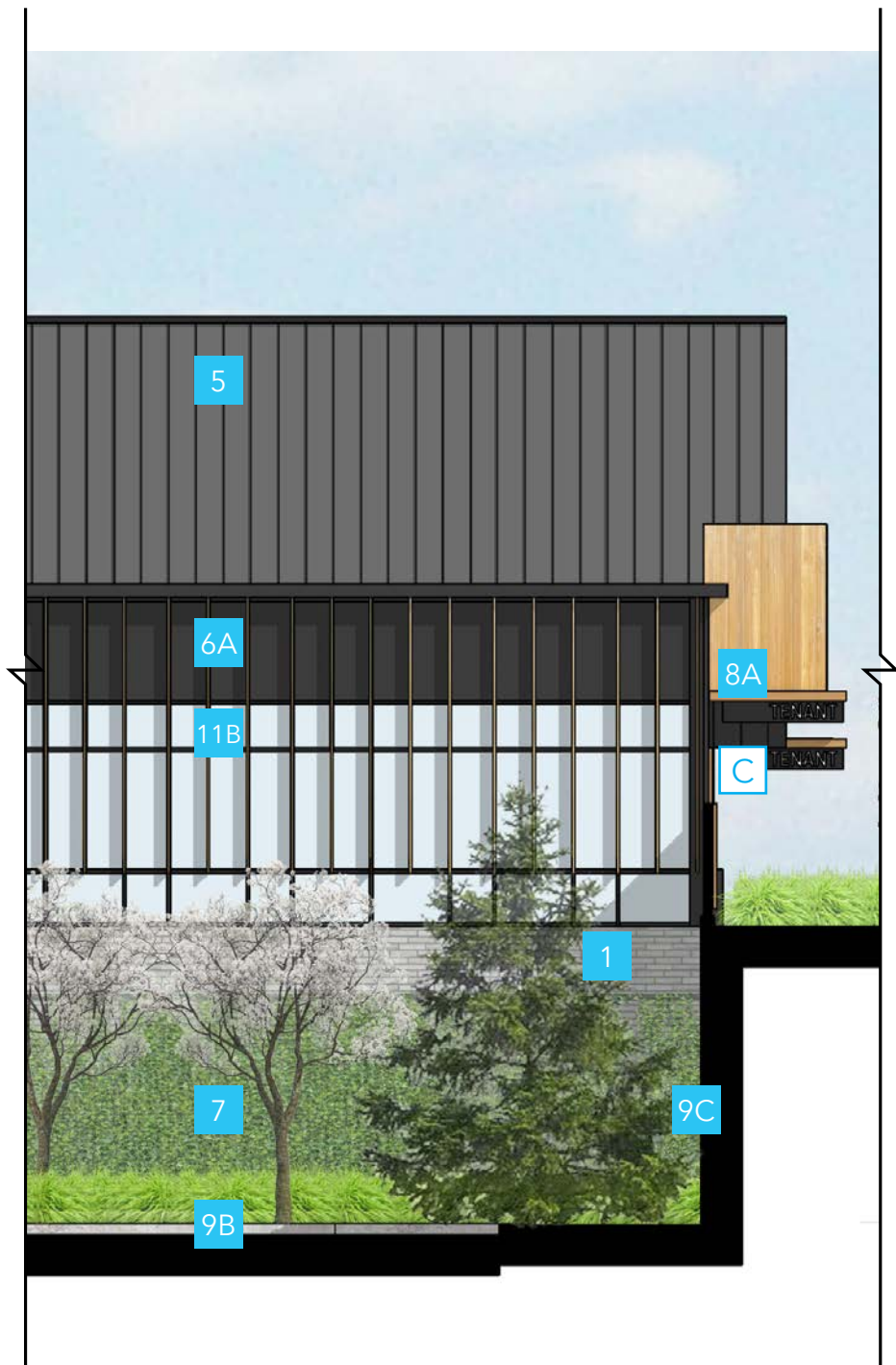
ENLARGED NORTH ELEVATION 'H'

BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
- 2A Metal Panel System 1; Light Gray Color
- 2B Metal Panel System 1; Sheen Transition
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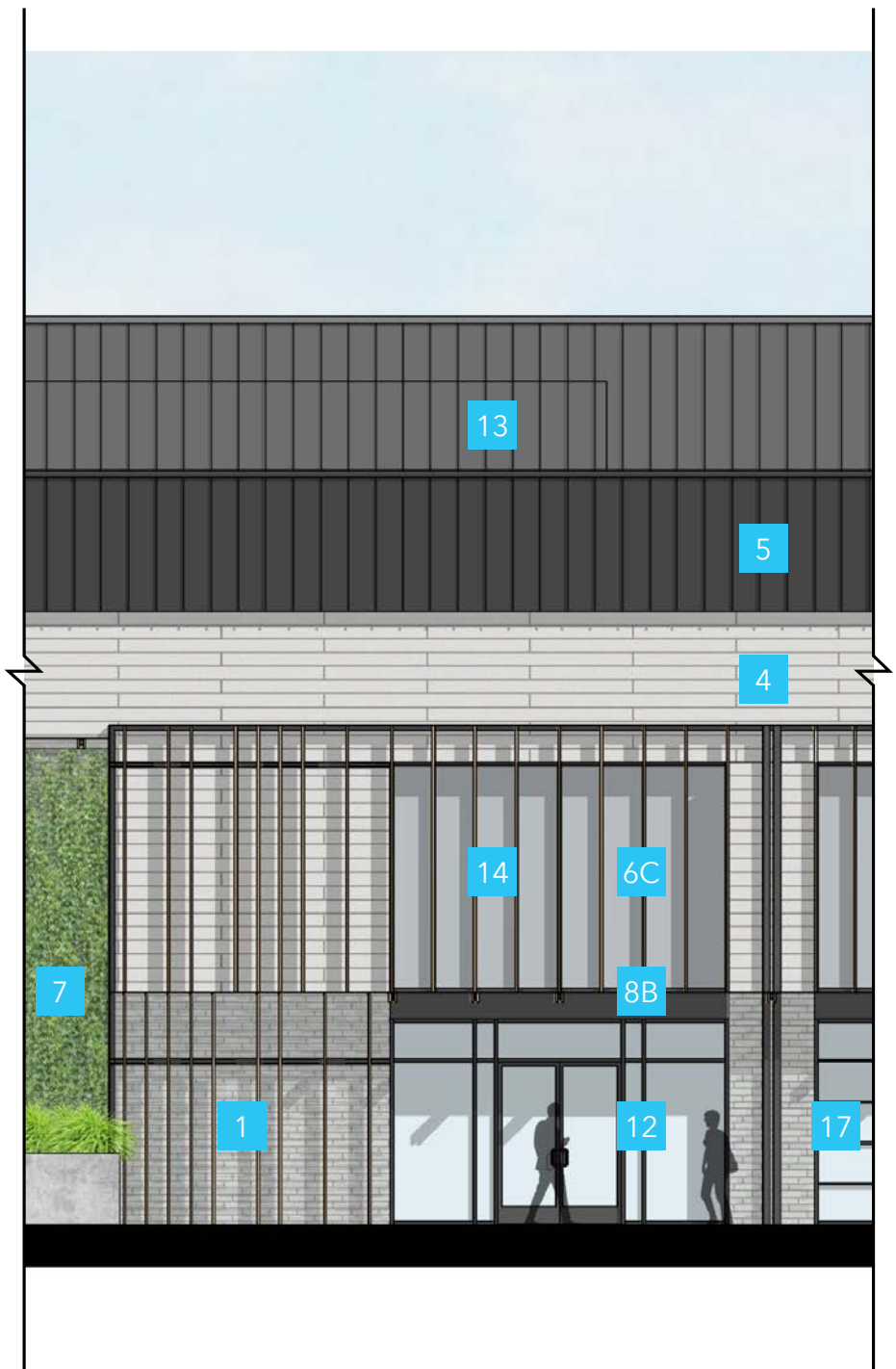
ENLARGED NORTH ELEVATION 'J'



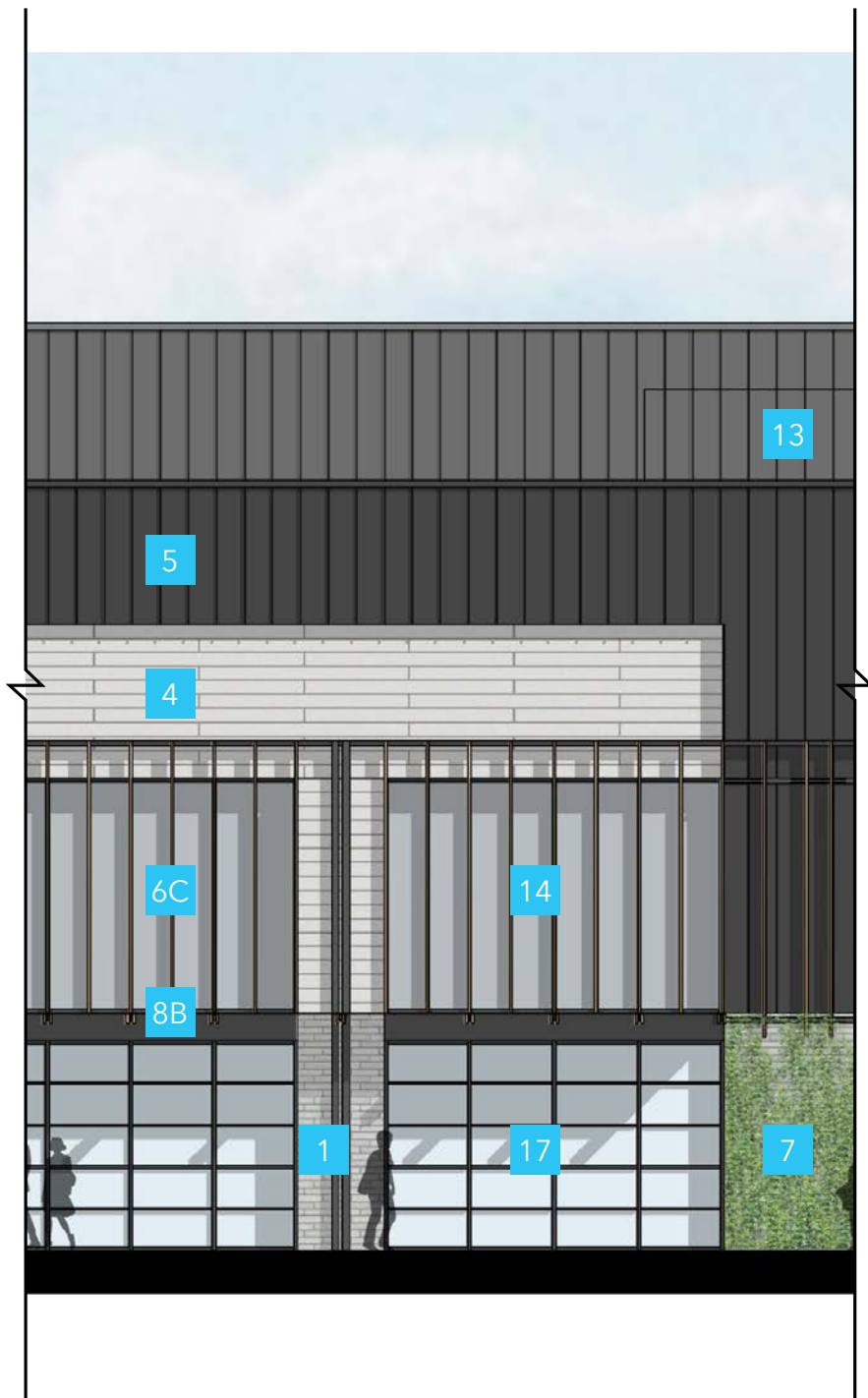
ENLARGED NORTH ELEVATION 'K'

BUILDING NHL - ENLARGED ELEVATIONS

- 1 Ground Face Linear CMU Block; Gray Color Mix
- 2A Metal Panel System 1; Light Gray Color
- 2B Metal Panel System 1; Sheen Transition
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- 4 Cementitious Siding; Light Gray Color
Pattern 1: Linear Pattern 2: Panels
- 5 Standing Seam; Charcoal Gray Color
- 6A Wood Look Blade on Curtainwall Mullion
- 6B Wood Look Cladding
- 6C Wood Look Blade on Powder Coated Steel Frame
- 7 Green Wall System
- 8A Wood Look Canopy on Powder Coated Steel Frame
- 8B Sheet Steel Canopy on Powder Coated Steel Frame with Wood Outriggers
- 9A Cast In Place Concrete Seat Wall
- 9B Cast In Place Concrete Curb for Landscape
- 9C Cast In Place Concrete Retaining Wall
- 10 Metal Panel Brow; Charcoal Gray Color
- 11A Curtainwall System with Reflective Spandrel at Parapet
- 11B Curtainwall System with Charcoal Gray Spandrel
- 12 Aluminum Storefront System
- 13 Standing Seam Metal Panel RTU Screen, beyond
- 14 Translucent Glazing Panels
- 15 Privacy Screen; Powder Coated Steel Frame with Inset Wood Look Blades + Translucent Backer
- 16 Alaskan Yellow Cedar Cladding, Stained and Sealed
- 17 Operable Overhead Glass Doors

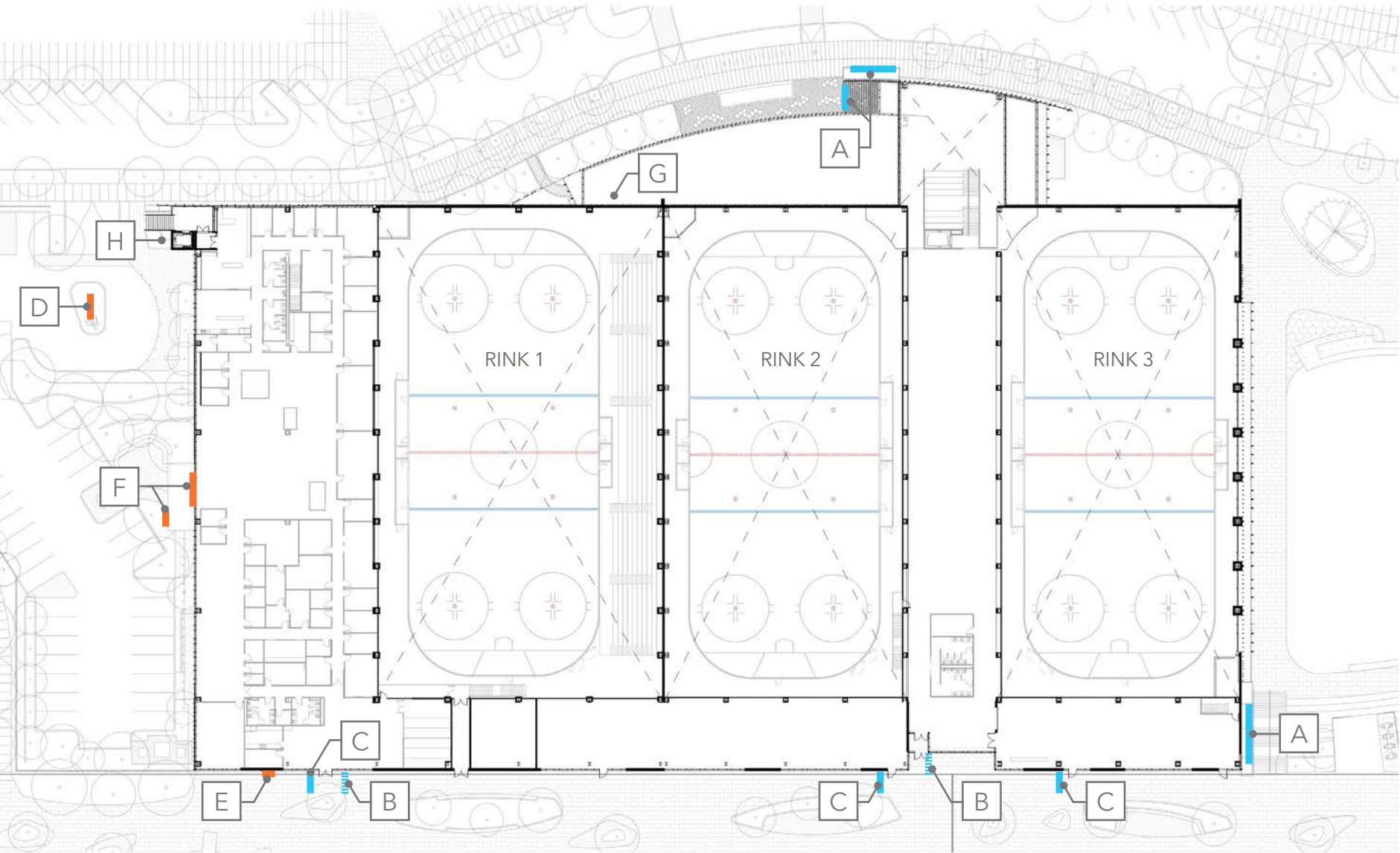


ENLARGED SOUTH ELEVATION 'L'



ENLARGED SOUTH ELEVATION 'M'

BUILDING NHL - EXTERIOR SIGNAGE CONCEPT - TENANT SIGNS



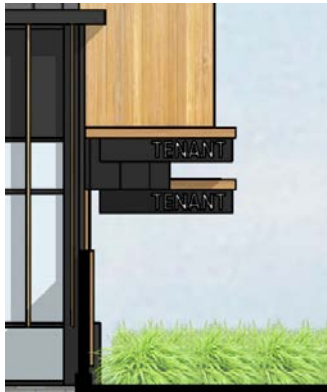
— TENANT SIGNS
— BRANDING SIGNS



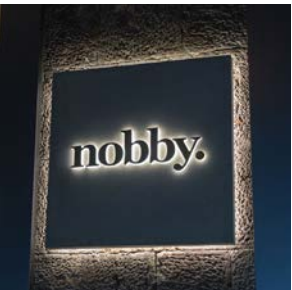
A Canopy Sign 1: Installed at 12'-0" A.F.F.
Construction: Powder coated aluminum letter bodies and backs with white acrylic face. Mount so letters appear to float above the canopy.
Size: 16" high
Maximum Size Allowed by Code: 300 SF
Illumination: 7100 K white LEDs



B Canopy Sign 2: Installed at 9'-8" to 19'-10" A.F.F.
Construction: Halo edge-lit 1/2" deep aluminum channel letters with face finished charcoal gray.
Size: 9" high text rotated 90° as shown
Maximum Size Allowed by Code: 300 SF
Illumination: 7100 K white LEDs



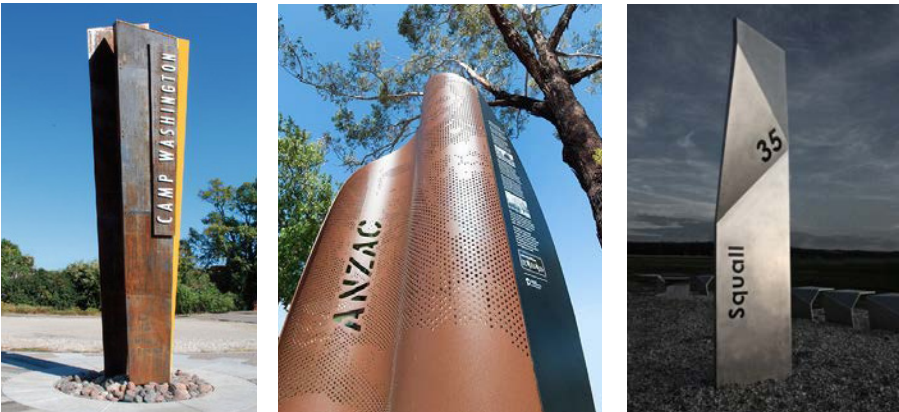
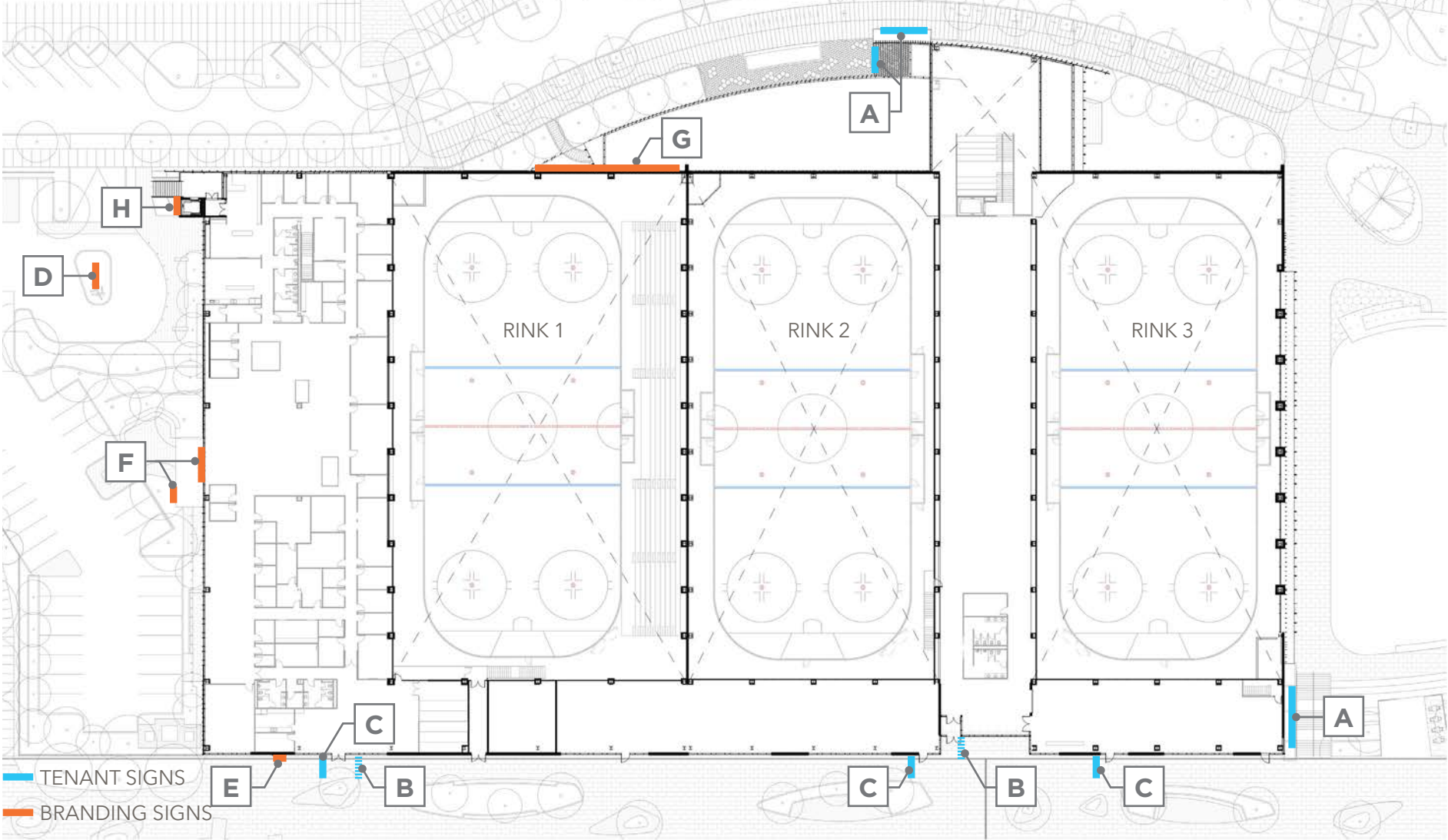
C Blade Tenant Sign: Installed at 7'-8" A.F.F. or 10'-0" A.F.F.
Construction: Powder coated aluminum blade sign with push through acrylic channel letters.
Size: 9" high text on 14" high blade
Maximum Size Allowed by Code: 300 SF
Illumination: 7100 K white LEDs



Signage Precedent Images

BUILDING NHL - EXTERIOR SIGNAGE CONCEPT - BRANDING SIGNS

For all items on this page, final design is TBD. All text and logos are placeholders.
Signs D through H are shown for location, early design intent, and approximate size only.



D Sculptural Monument Sign: Installed at 0'-0" A.F.F. to 20'-0" AFF max
Construction: TBD. Custom sculpture with integrated lighting and signage to reflect team name and brand.
Size: TBD
Maximum Size Allowed by Code: 300 SF
Illumination: TBD



E Branding Sign 1: Installed at 6'-0" to 9'-6" AFF
Construction: Powder coated aluminum with gloss-on-matte pattern; wood-look accent; and push through acrylic channel letters / logo.
Size: 6'-0" wide sign area
Maximum Size Allowed by Code: 672 SF
Illumination: 7100 K white LEDs



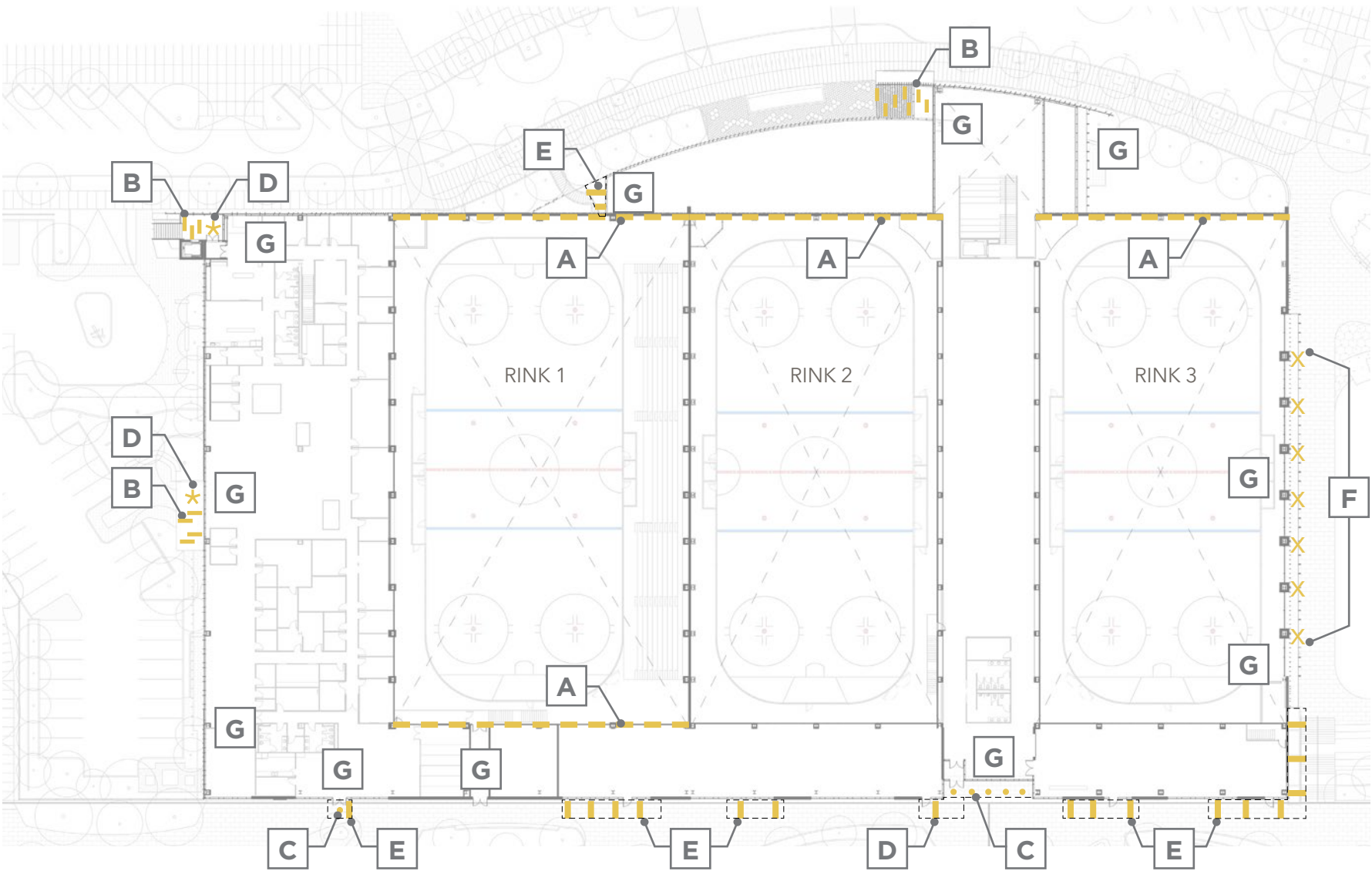
H Wall Sign 2: Installed at 14'-0" above grade
Construction: Powder coated aluminum letter bodies and backs with white acrylic face pin mounted to substrate.
Size: 2'-2" high by 7'-6" (15.6 SF)
Maximum Size Allowed by Code: 672 SF
Illumination: 7100 K white LEDs

G Wall Sign 1: Installed at 34'-0" AFF
Construction: 2.5" deep powder coated aluminum channel letters pin mounted to metal panel wall system; finish to match metal panel system.
Size: 4'-8" high by +/- 65'-6" (311 SF)
Maximum Size Allowed by Code: 672 SF
Illumination: non-illuminated



F Branding Sign 2:
Channel letters installed at 1'-10" AFF | Logo at 2'-2" AFF to 7'-10" AFF
Construction: Halo edge-lit 1/2" deep aluminum channel letters with face finished with wood look. Inset wood logo integral with wood cladding.
Size: 9" high text; logo approximately 7'-0" wide
Maximum Size Allowed by Code: 672 SF
Illumination: 7100 K white LEDs

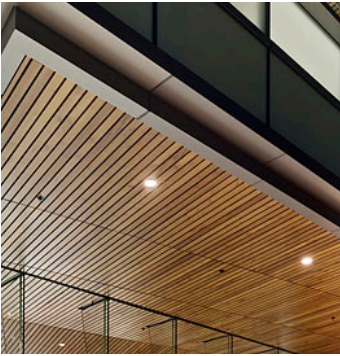
BUILDING NHL - EXTERIOR LIGHTING CONCEPT



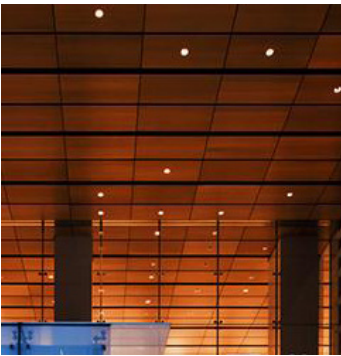
A
Recessed 4000K LED facade lighting
Location: continuous at rink eyebrows
Height: installed at 12'-0" AFF min up to 43'-4" AFF max



B
Suspended 4000K linear LED lights
Location: east entry + player entry
Height: 11'-6" AFF



C
4" Recessed narrow beam 4000K LED lights
Location: west entries
Height: 8'-8" up to 11'6" AFF



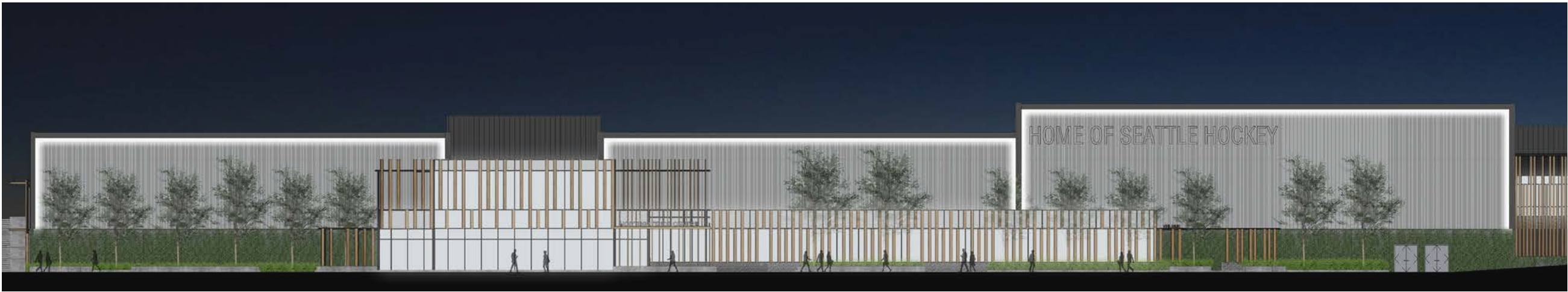
D
2" Recessed 4000K mini pin light
Location: admin entry and player entry
Height: 11'-0" AFF



E
2" 4000K linear LED lights mounted in canopy outriggers
Location: pedestrian promenade
Height: 8'-8" AFF



F
Vertical narrow beam up/down lighting
Location: south facade columns
Height: +/- 17'-0" AFF



RINK LIGHTING NIGHT ELEVATION STUDY



G
Egress lights
Location: above exits
Height: 8'-10" AFF

BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED RENDERINGS



BUILDING NHL - PROPOSED DEPARTURE

Code Requirement:

23.47A.008 - Street-level development standards

B. Non-residential street-level requirements

2. Transparency

a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

Departure Request:

Allow for reduced transparency along the NHL Practice Facility's east street-facing facade. As designed the transparency between 2 feet and 8 feet is 44%.

Departure Rationale:

Direct sunlight into the Ice Centre poses severe operational issues with creating quality ice. The inherent high energy use is factored into our analysis to create quality, competition-ready ice that meets Seattle Energy Codes. More transparency has been designed into the east lobby with sun shading that breaks down the facade to be more pedestrian oriented and focus attention.



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MPD - LANDSCAPE DESIGN

NHL SEATTLE

RESPONSE TO EARLY DESIGN GUIDELINES COMMENTS

Surface Parking:

The Board was concerned with the design of the surface parking lot at the north end of the building near the office space. If secured parking is proposed, the Board directed the applicant to develop a design where the edge conditions fit within the broader context. The Board also directed the applicant to incorporate as much landscaping and tree canopy as possible, minimizing the visual impact.

Response: The design of the parking and grading around the north and east edges of the parking lot have been refined. The current design includes a parking lot for guests, a curbless drop-off and entry plaza for the office, coordinated with sidewalk grades, for maximized pedestrian mobility and access to the site. The guest parking lot also includes a 4'-0" mesh screen with vines growing to the top rail to mitigate views into the parking lot from the adjacent streets. A secured parking lot, on the west side will be dedicated to players. Its grade will meet level 1, the training facility. The parking layout considers edges, screening and will include pervious paving. Planting exceeds requirements for screening standards, and trees provide canopy coverage a 6'-0" height opaque panel fence will visual screen. Visual impacts of the parking from the streets and keep desired privacy. High retaining concrete walls to the west and north edge of the lower parking will have robust planting for layering, as well as vines to mitigate the wall.



Opaque Screen Fence and Vine



Mesh Fence at Upper Parking



Fence Screening at 3rd Ave Promenade

NHL SEATTLE - LANDSCAPE SITE PLAN

Overview

An arrival plaza on the east side of the Ice Centre serves as gathering, monument, and display; with lush planted relief that frames this iconic facade of the building. Extensive curbside planting directs pedestrian circulation to the marked crossings and to the Central Park.

Located on the North side of the Ice Centre, the program is rounded with a public parking with drop-off function for the office, as well as a secured parking lot for NHL players. Plantings are maximized to add tree canopy, paving surfaces are pervious, and walls created by the grade change are mitigated with layered planting and vegetated screens.

The promenade and Central Park are as detailed in their specific sections (in separate packages).

- Retail
- Amenity Space
- Circulation / Support
- Hotel
- Office
- Sports
- Pedestrian Entry / Exit
- Vehicular Entry



Site Plan



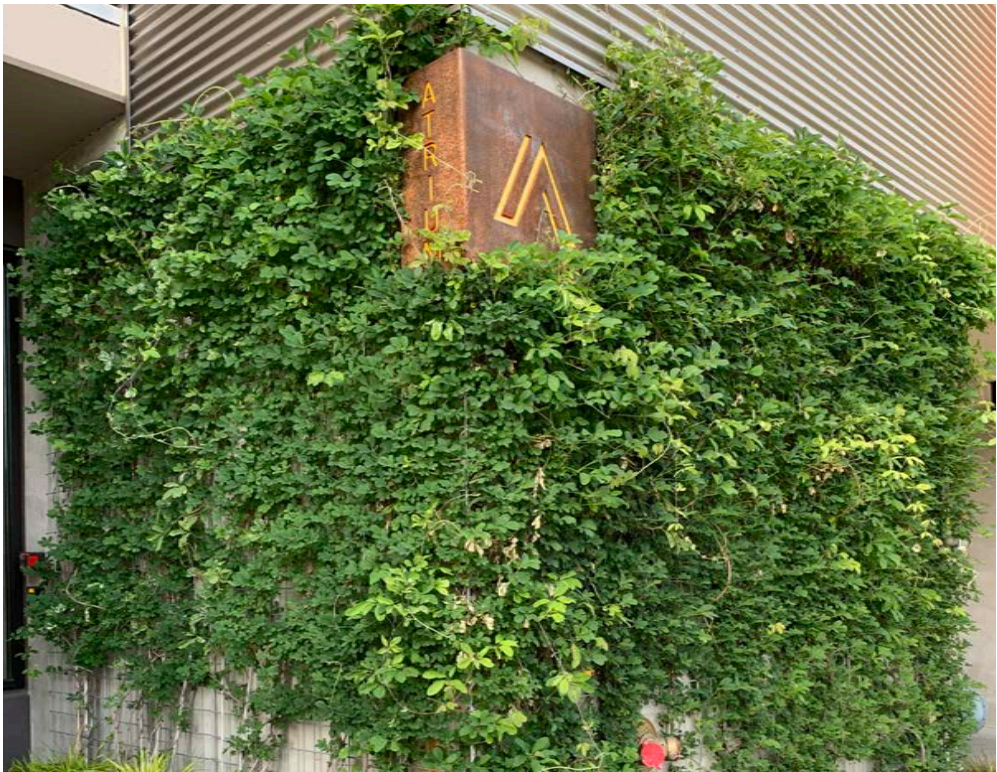
NHL SEATTLE - LANDSCAPE DESIGN CHARACTER EAST FACADE



Entry Plaza Expresses Linearity



Simplicity of Paving and Plantings



Vegetated Walls Mitigate Blank Walls and Create Interest



NHL/Hockey Narrative Integrated in Features

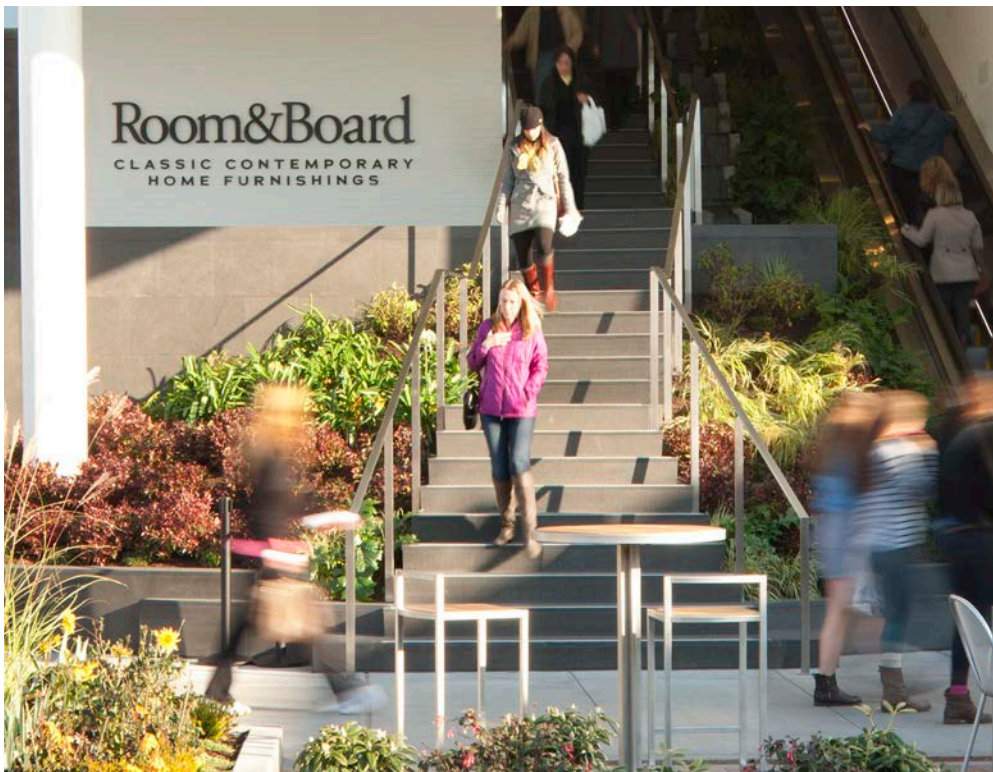


Bio-Retention as a Wide Gesture

NHL SEATTLE - LANDSCAPE DESIGN CHARACTER NORTH PARKING LOTS



Curbless Drop-off Zone Creates a Welcoming Feel



Inviting Stair to the Office with Cascading Planters



Sitting and Waiting Areas



Layered Planting at Walls



Privacy Screen with Wood Fins along Northwest Parking

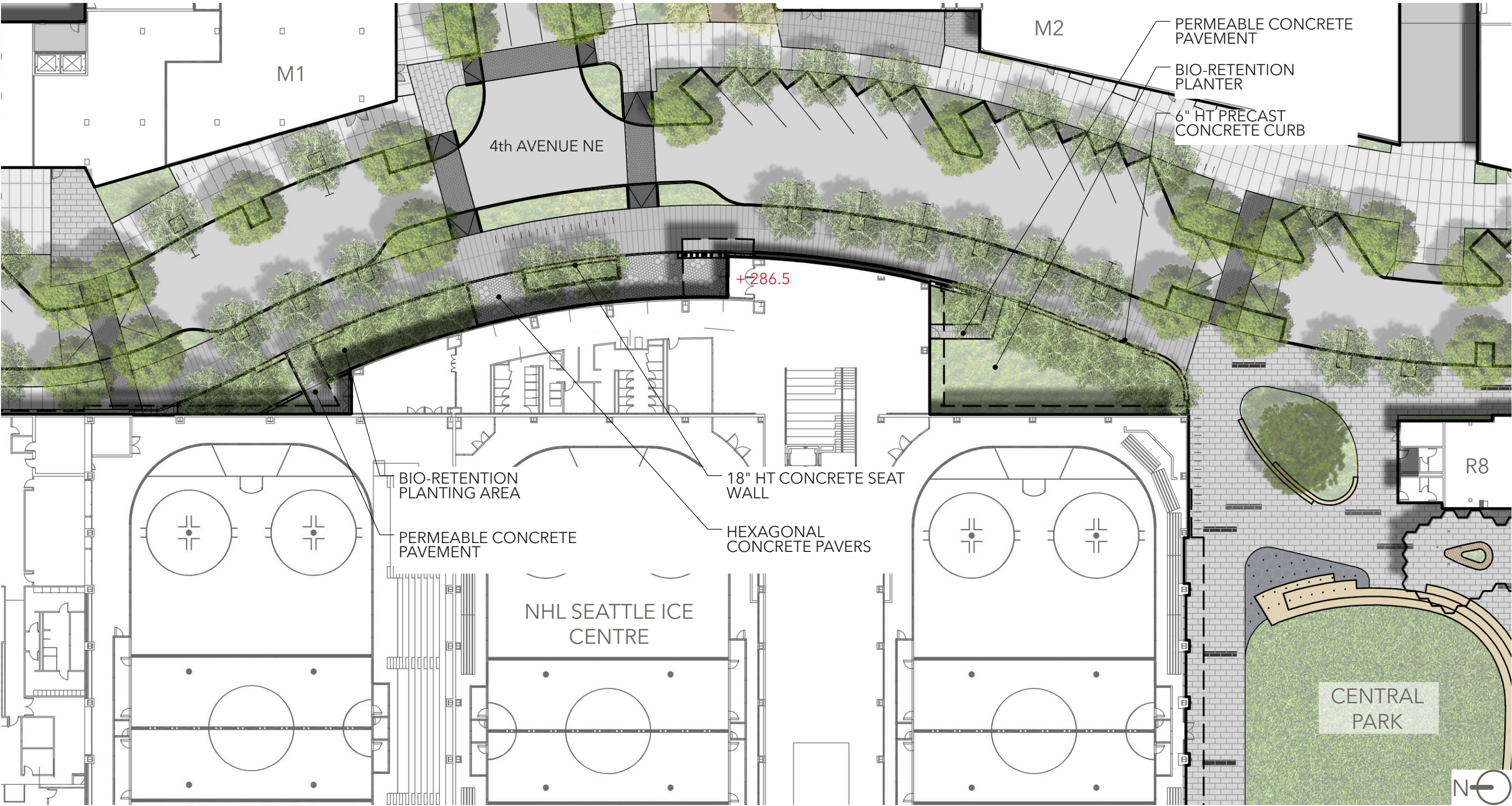


4' Vegetated Screen along Office Parking Lot

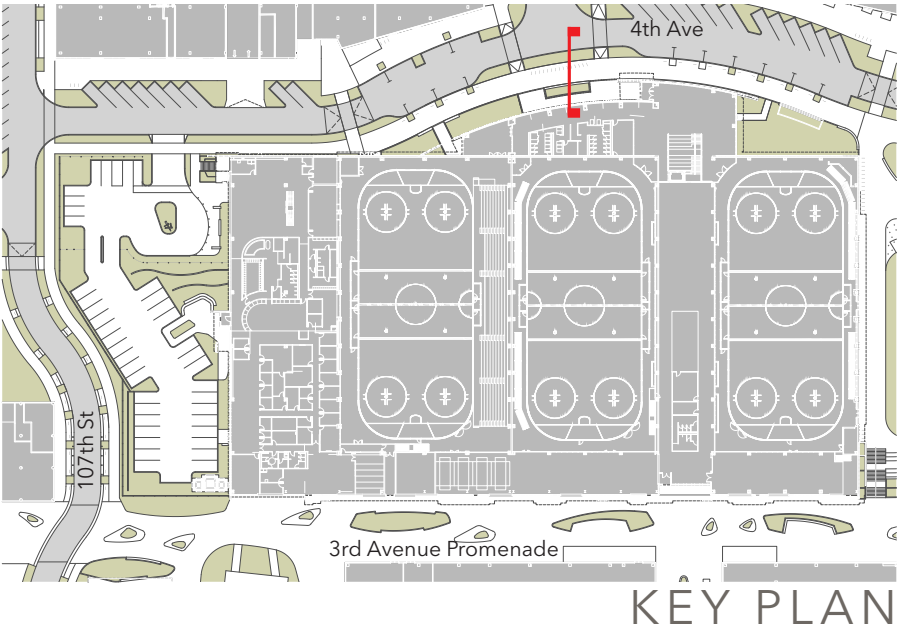
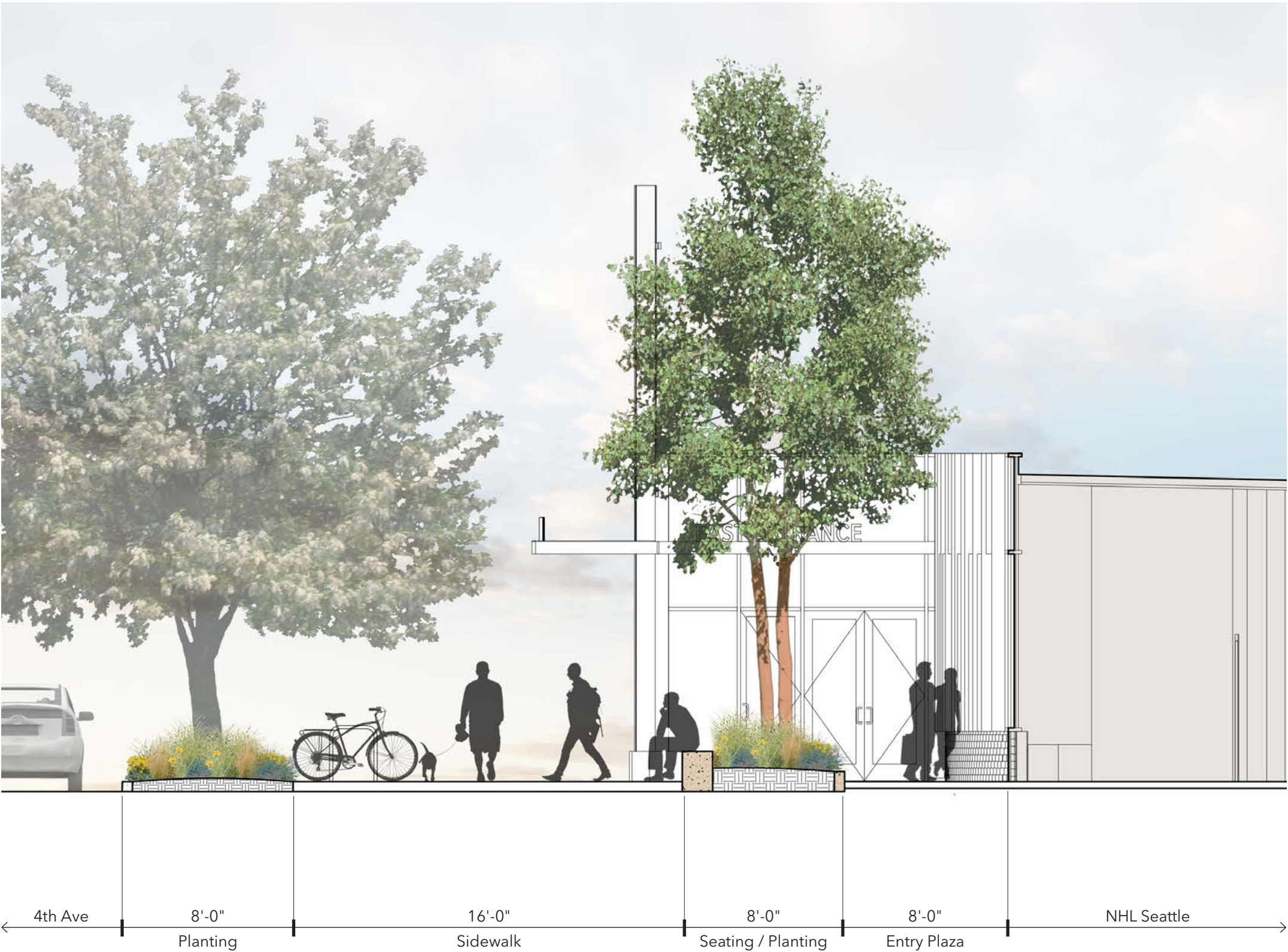
NHL SEATTLE - OVERALL SITE PLAN - NORTH



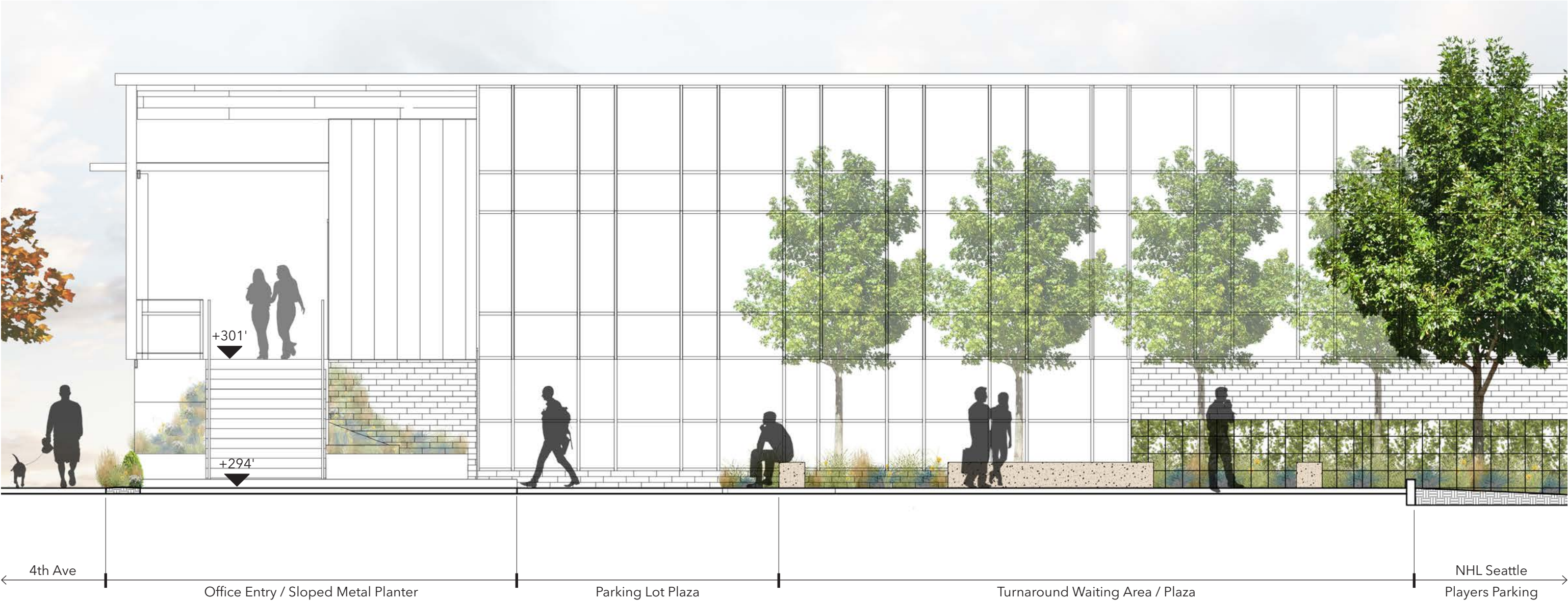
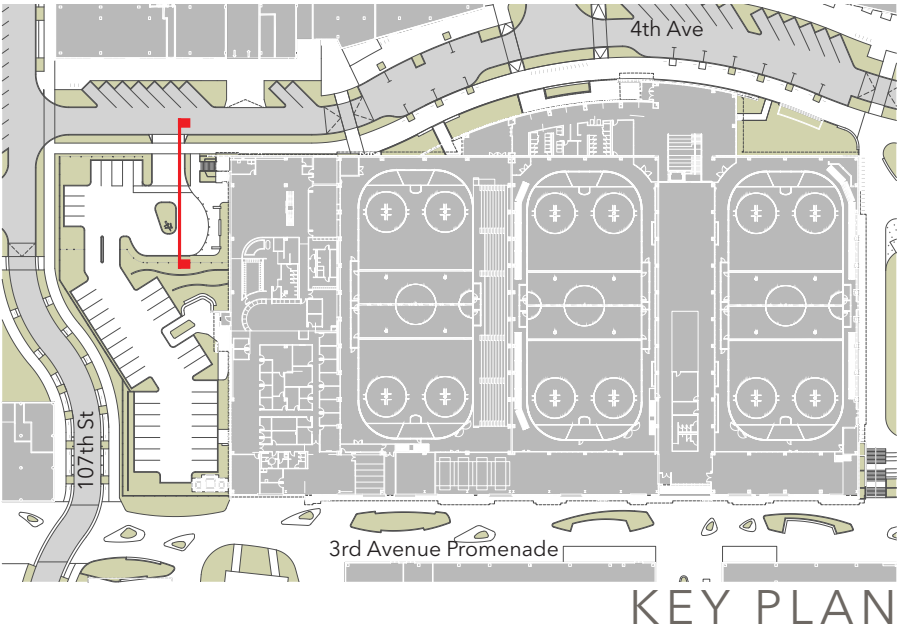
NHL SEATTLE - OVERALL SITE PLAN - SOUTH



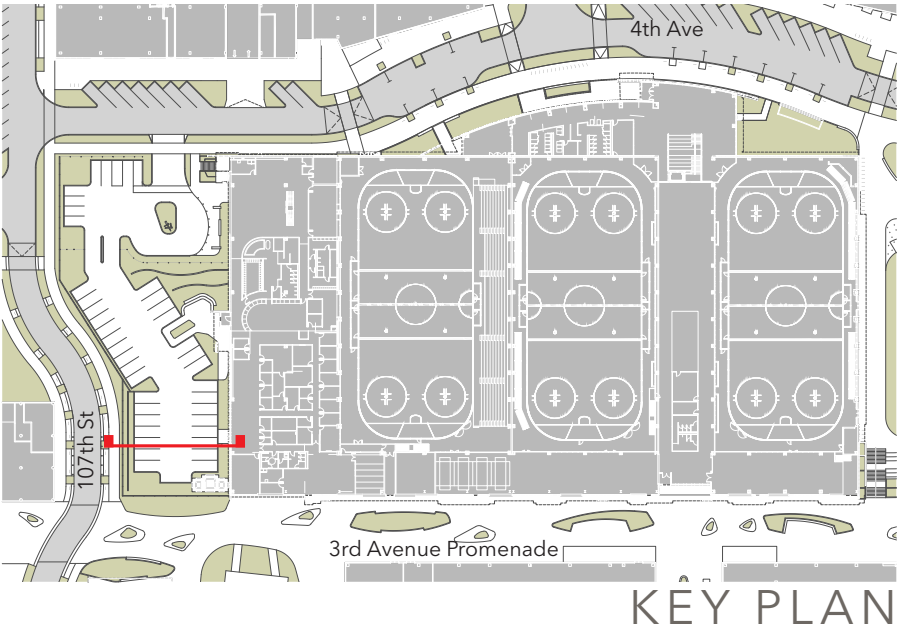
SECTION - EAST ENTRY



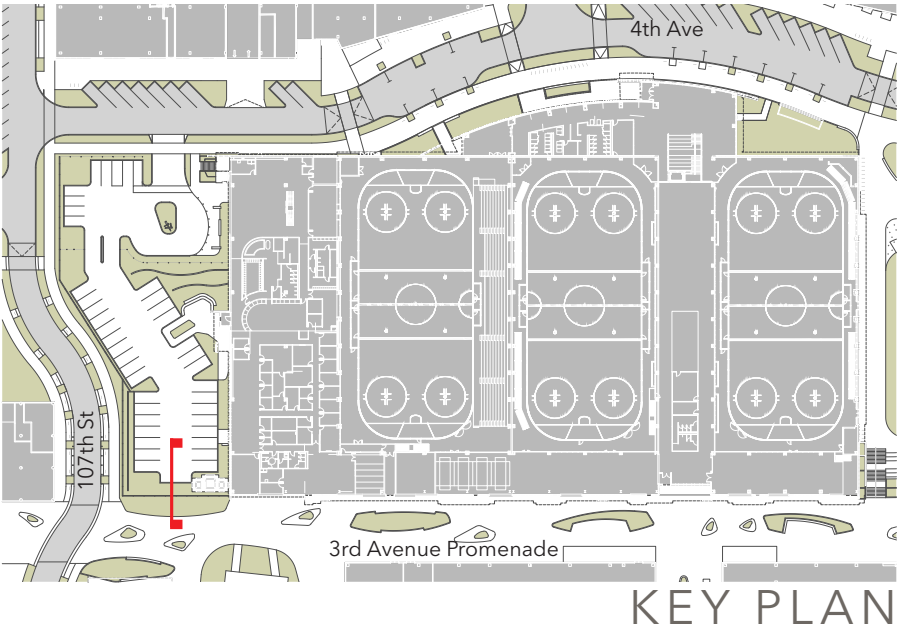
SECTION - 4TH AVE PARKING ENTRY



SECTION - 107TH WALL



SECTION - PROMENADE WALL



PLANTING DIAGRAM- PARKING LOT

Planting Legend

Trees

Shrub & Groundcovers

Perimeter Wall



PLANTING PALETTE - PARKING LOT



Japanese Stewartia



Shore Pine



Mount Airy Fothergilla



Lilyturf



Bowles Golden Sedge



Pee Wee Oakleaf Hydrangea



Cimarmon Green Ash



Eddies White Wonder



Dwarf Strawberry



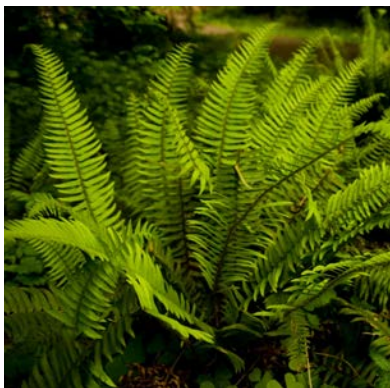
Box-leaved Honeysuckle



Point Reyes Ceanothus



Green Spire Euonymus



Western Sword Fern



Silvervein Creeper



Avalanche Evergreen Clematis



Chocolate Vine

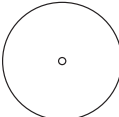


Trees

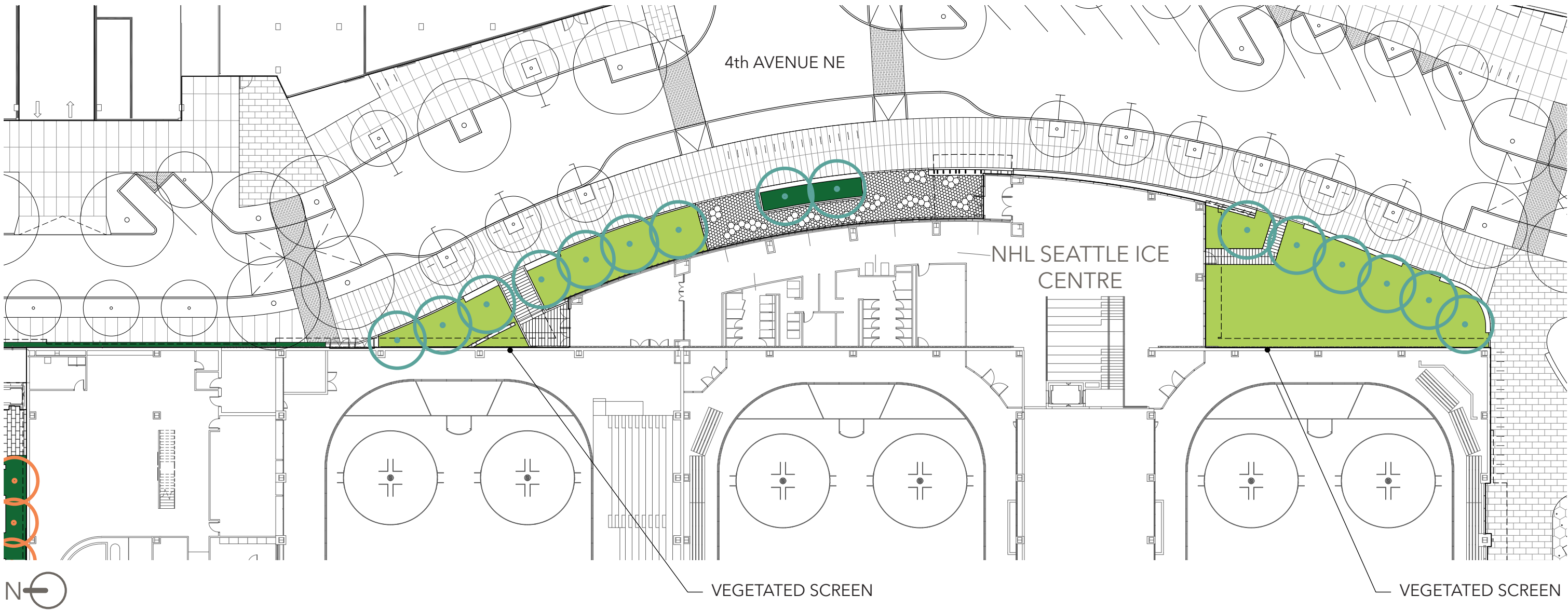
Shrubs & Groundcovers

Perimeter Wall

PLANTING DIAGRAM- 4TH AVE NE FRONTAGE

Planting Legend

-  Trees
-  Bio-retention
-  Shrub & Groundcovers



PLANTING PALETTE - 4TH AVE NE FRONTAGE



Chinese Red Birch



Low Oregon Grape



Lilyturf



Golden Sweetflag



Kelsey Dogwood



Western Sword Fern



Climbing Hydrangea



Grassland Sedge



Slough Sedge



Swordleaf Rush



Soft Rush



Pee Wee Oakleaf Hydrangea



Silvervein Creeper



Pacific Coast Iris



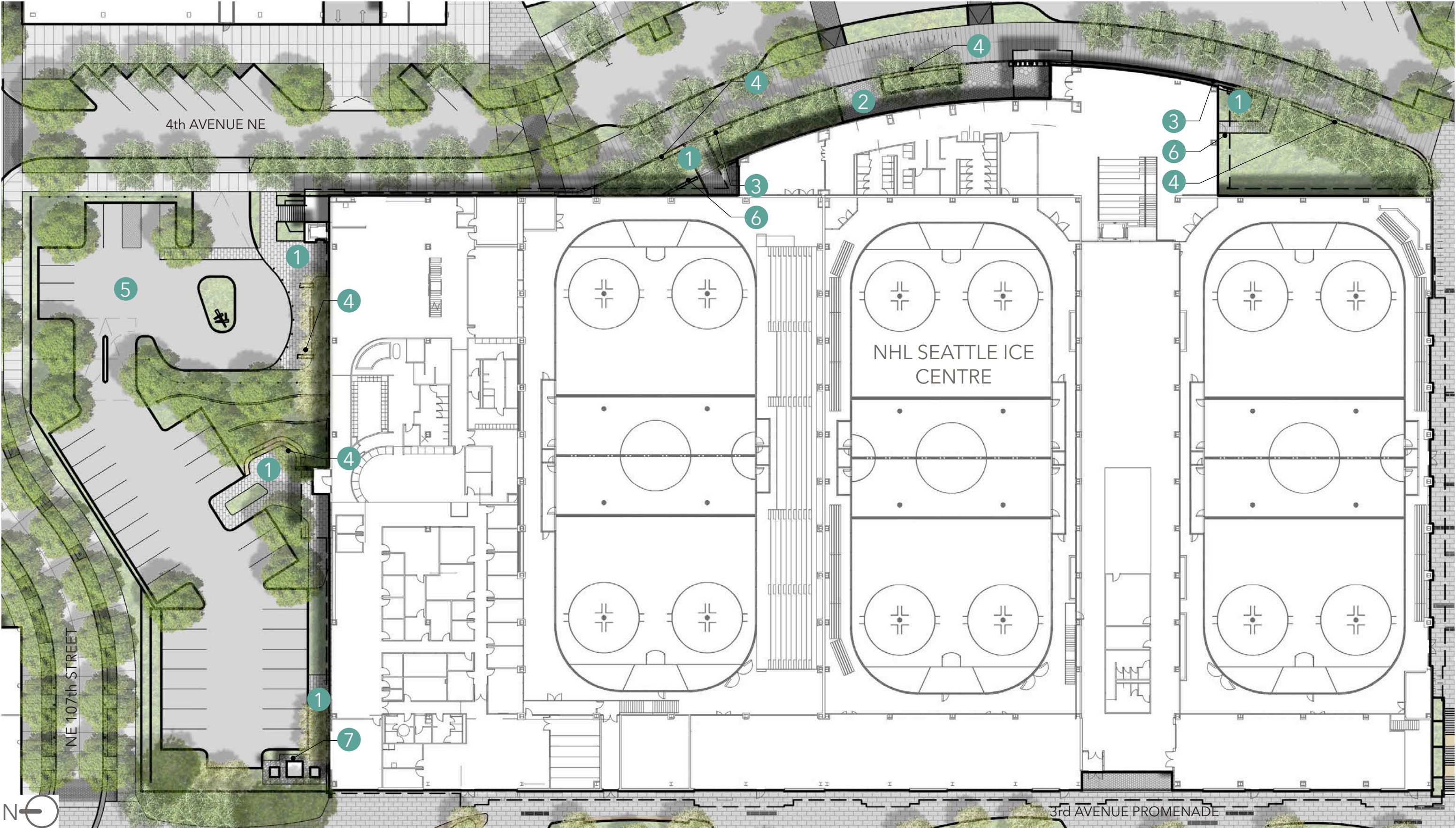
Orange New Zealand Sedge

Trees

Shrubs, Groundcovers & Vines

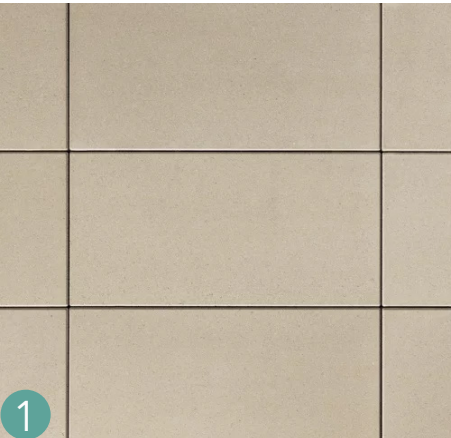
Bio-Retention

MATERIALS

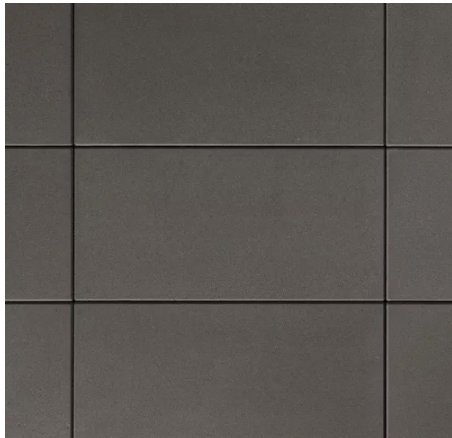


MATERIALS

Concrete Paving

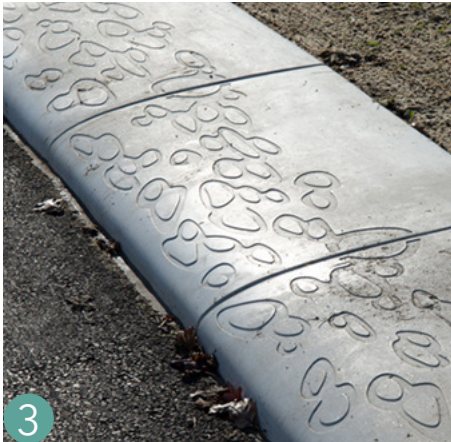


1 Pervious Concrete Pavement



2 Hexagon Concrete Pavers

Concrete Elements

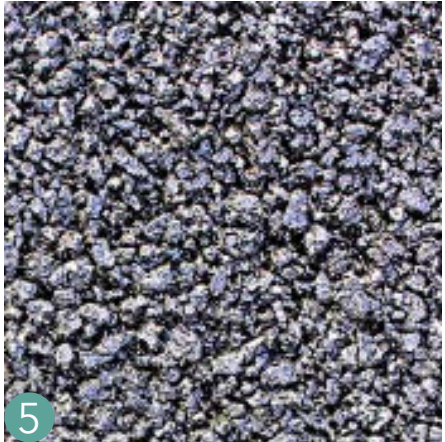


3 Precast Concrete Curb



4 Concrete Seatwall

Additional Elements



5 Pervious Asphalt

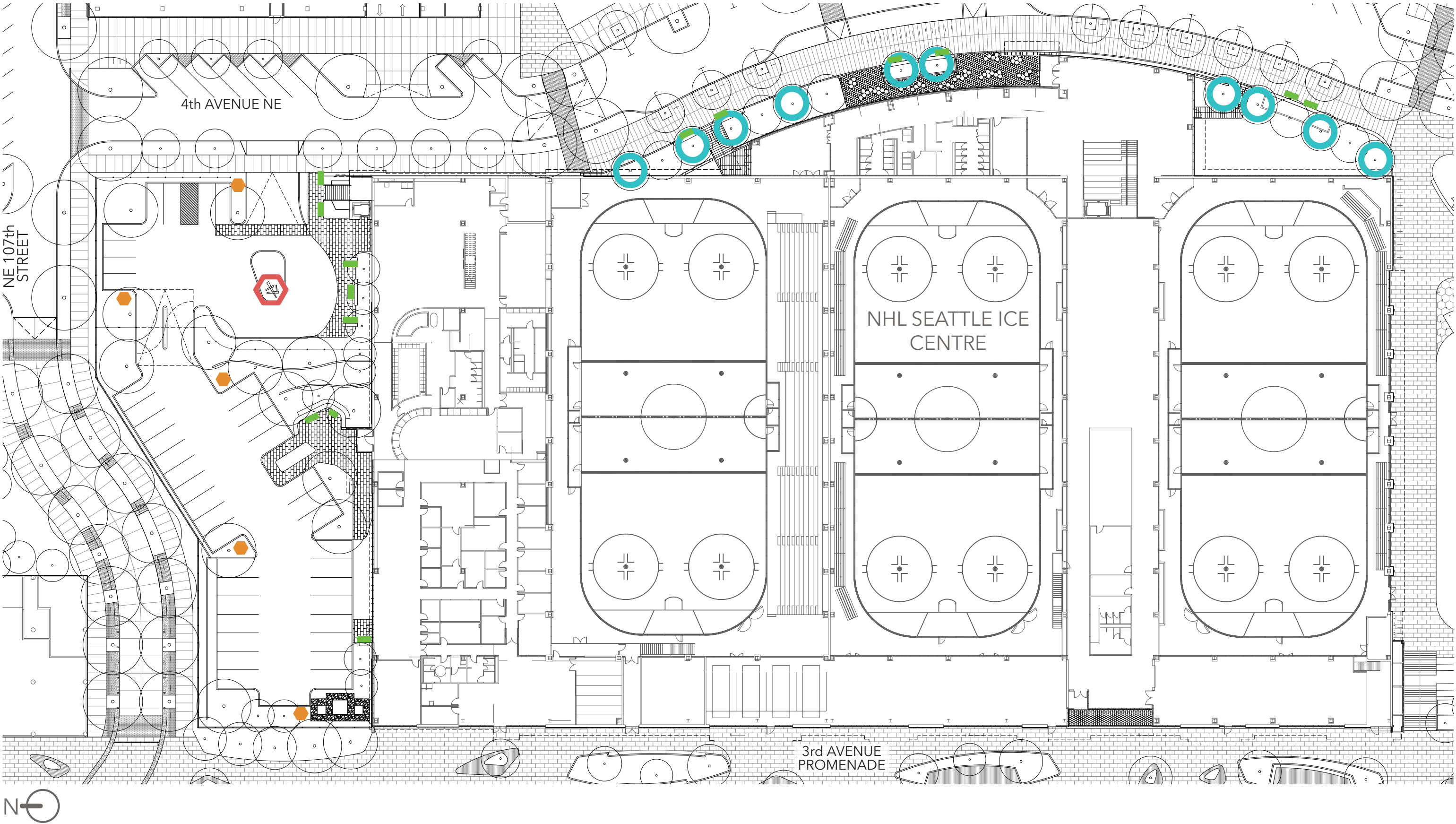


7 Gravel



6 Metal Edging

LIGHTING DIAGRAM



LIGHTING

Symbol Legend

-  Pole-Mounted Pedestrian Light
-  Tree-Mounted Down Light
-  Embedded Wall Light
-  Sculpture Uplighting



Sculpture Uplighting



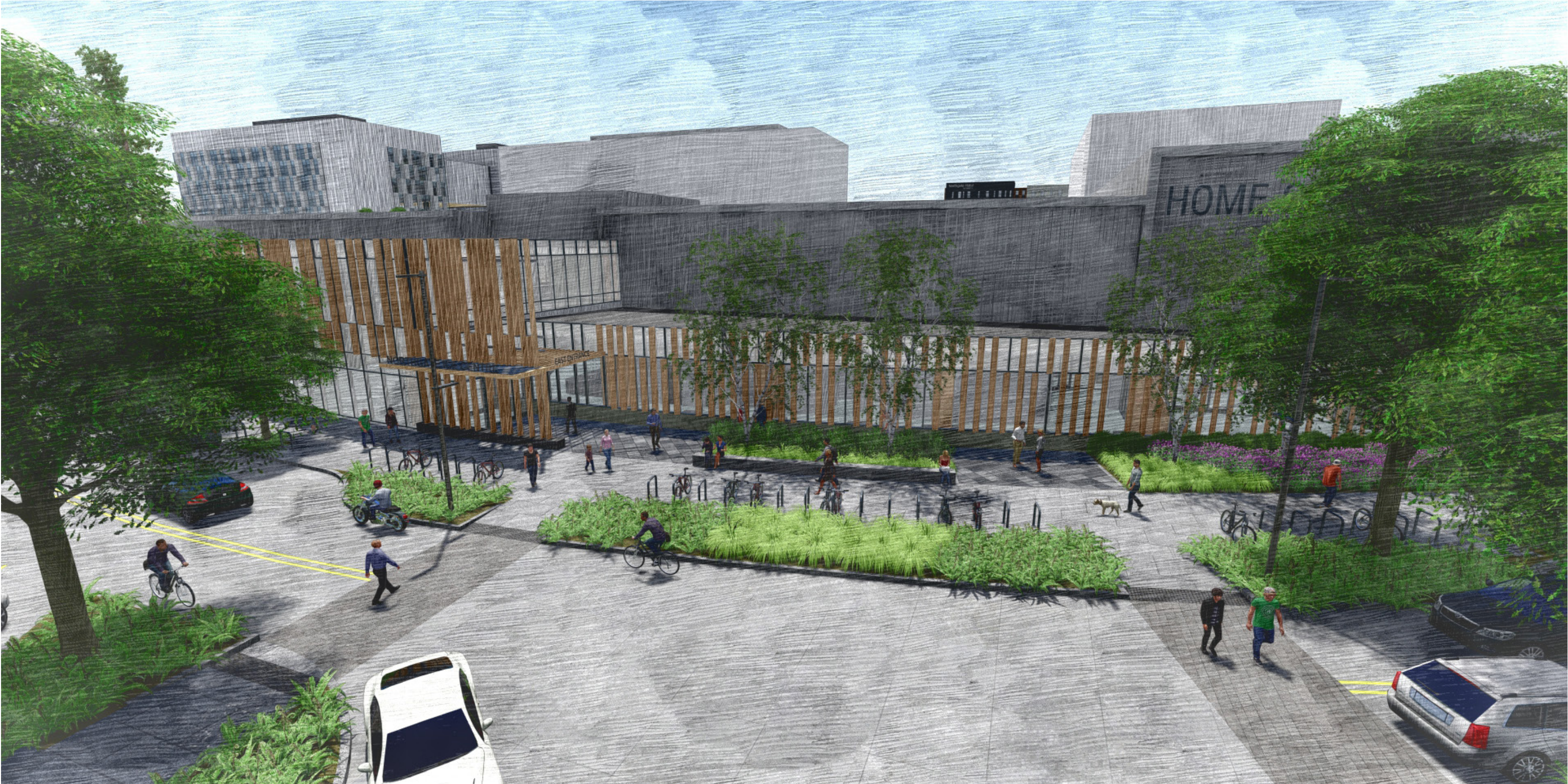
Tree Downlighting



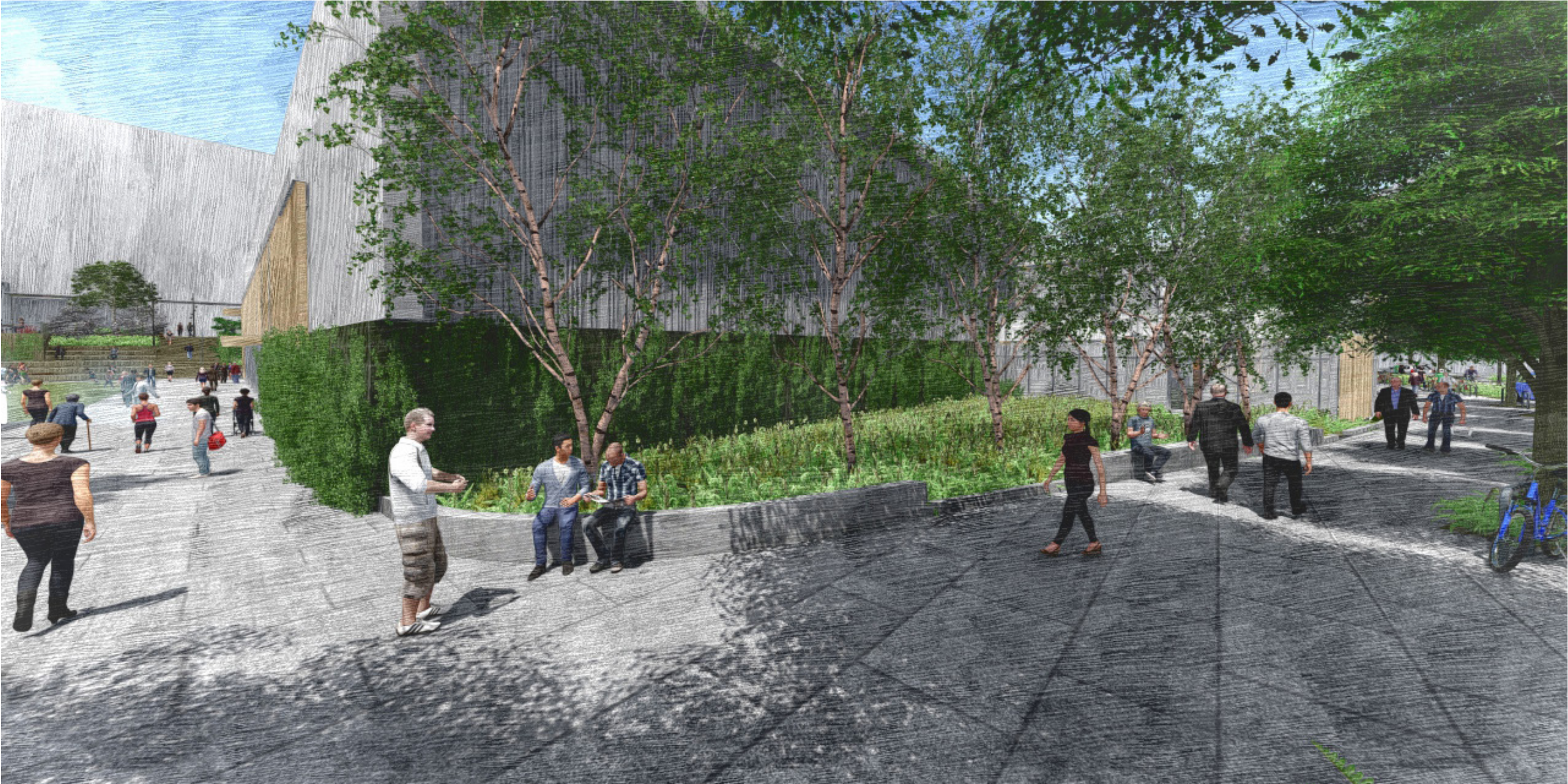
Pole Light at Parking Lot



Wall-Mounted Lighting



View of Main East Entry from 4th Avenue NE



View of Bio-Retention Planter from Southeast Corner



Aerial View from Northwest Corner



View of Parking Lot Entry from 4th Avenue NE



View of Secured Parking Perimeter Wall



View of Secured Parking Lot Entry



View of 4th Avenue NE and NE 107th Street Corner Towards Ice Centre



View from NE 107th Street and 3rd Avenue Promenade Towards Ice Centre



View of Northwest Corner from 3rd Avenue Promenade



View of Main Entry from 4th Avenue NE

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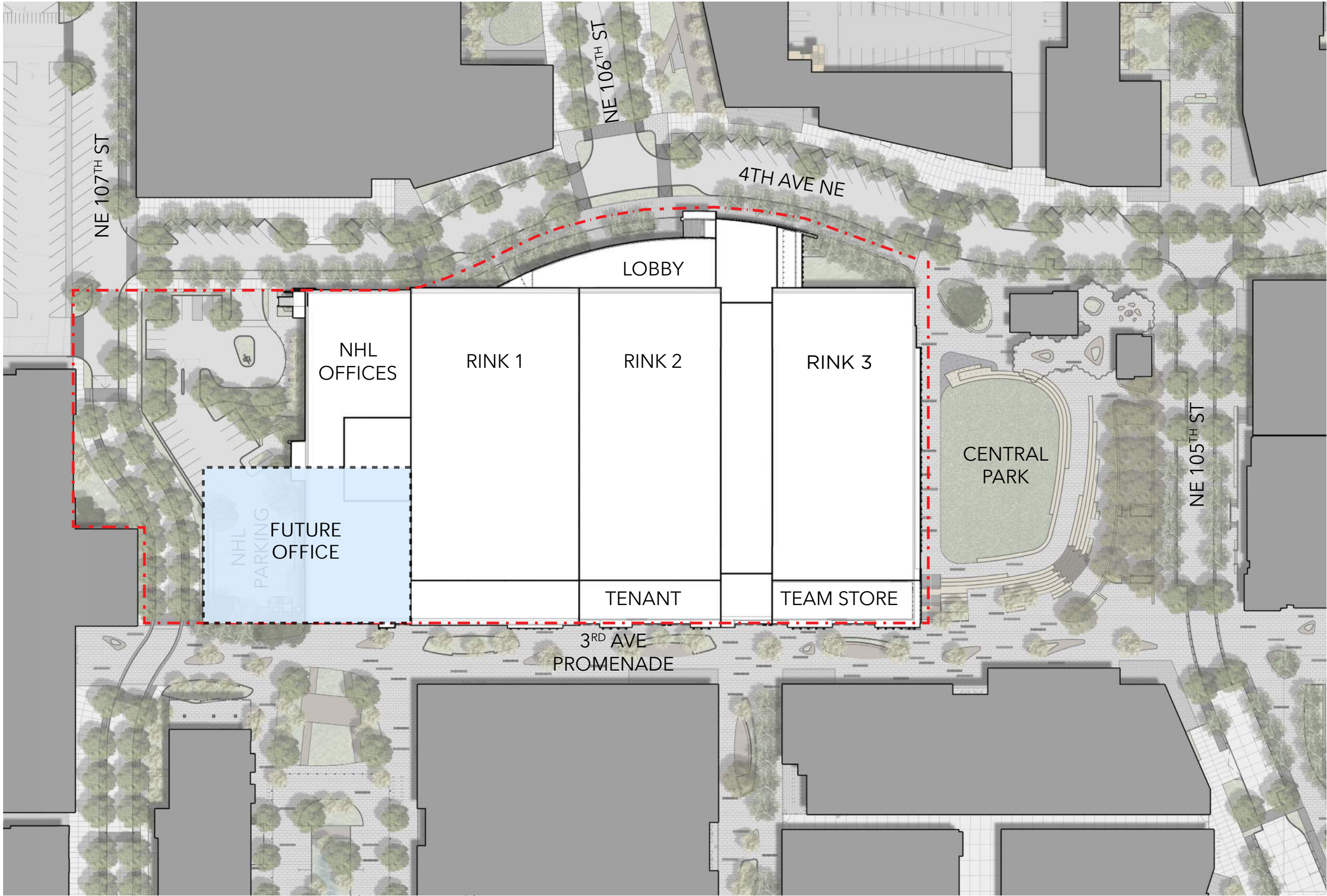
MPD - ARCHITECTURAL DESIGN

BUILDING NHL - FUTURE OFFICE | DESIGN GUIDELINES

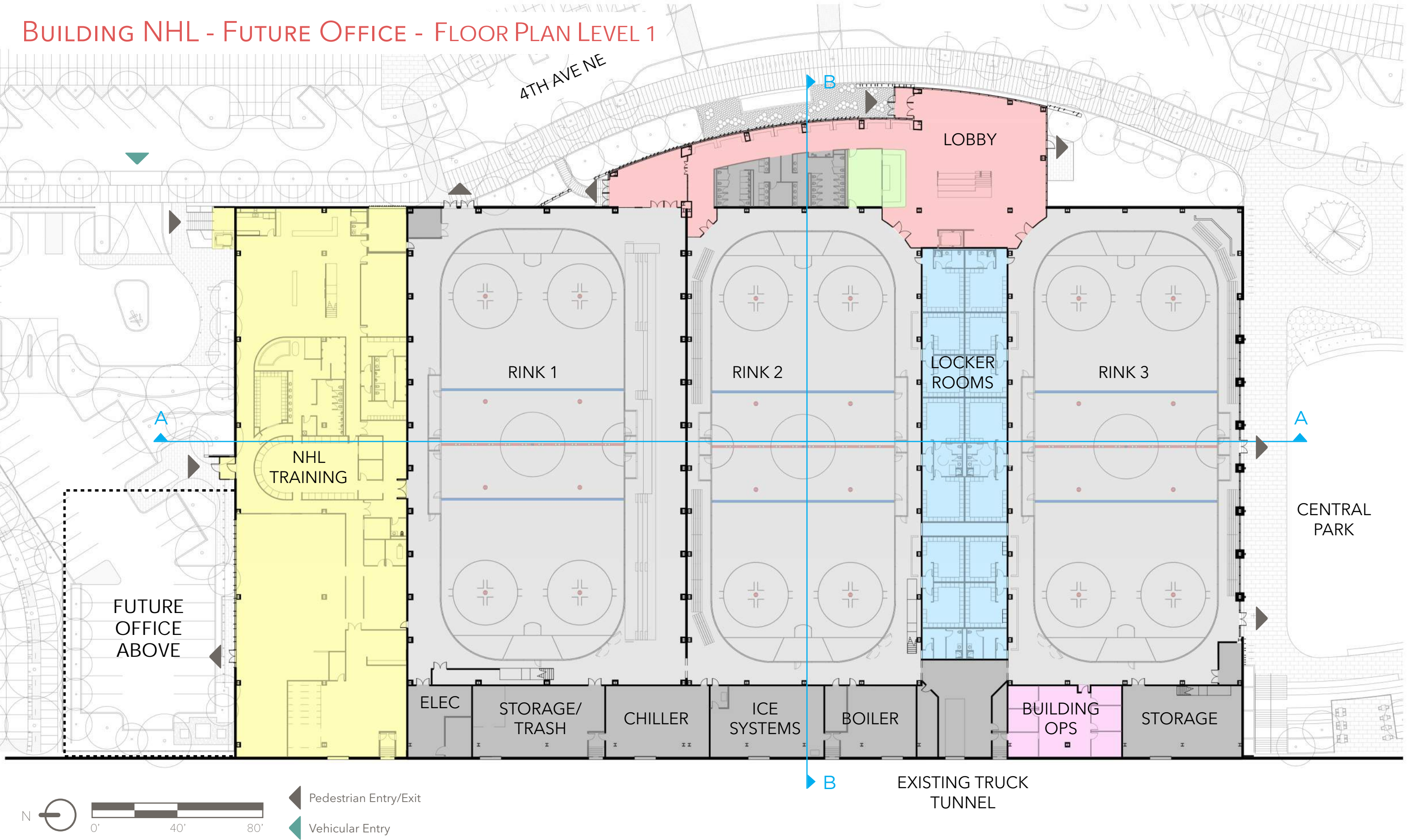
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BUILDING NHL - FUTURE OFFICE - OVERALL SITE PLAN

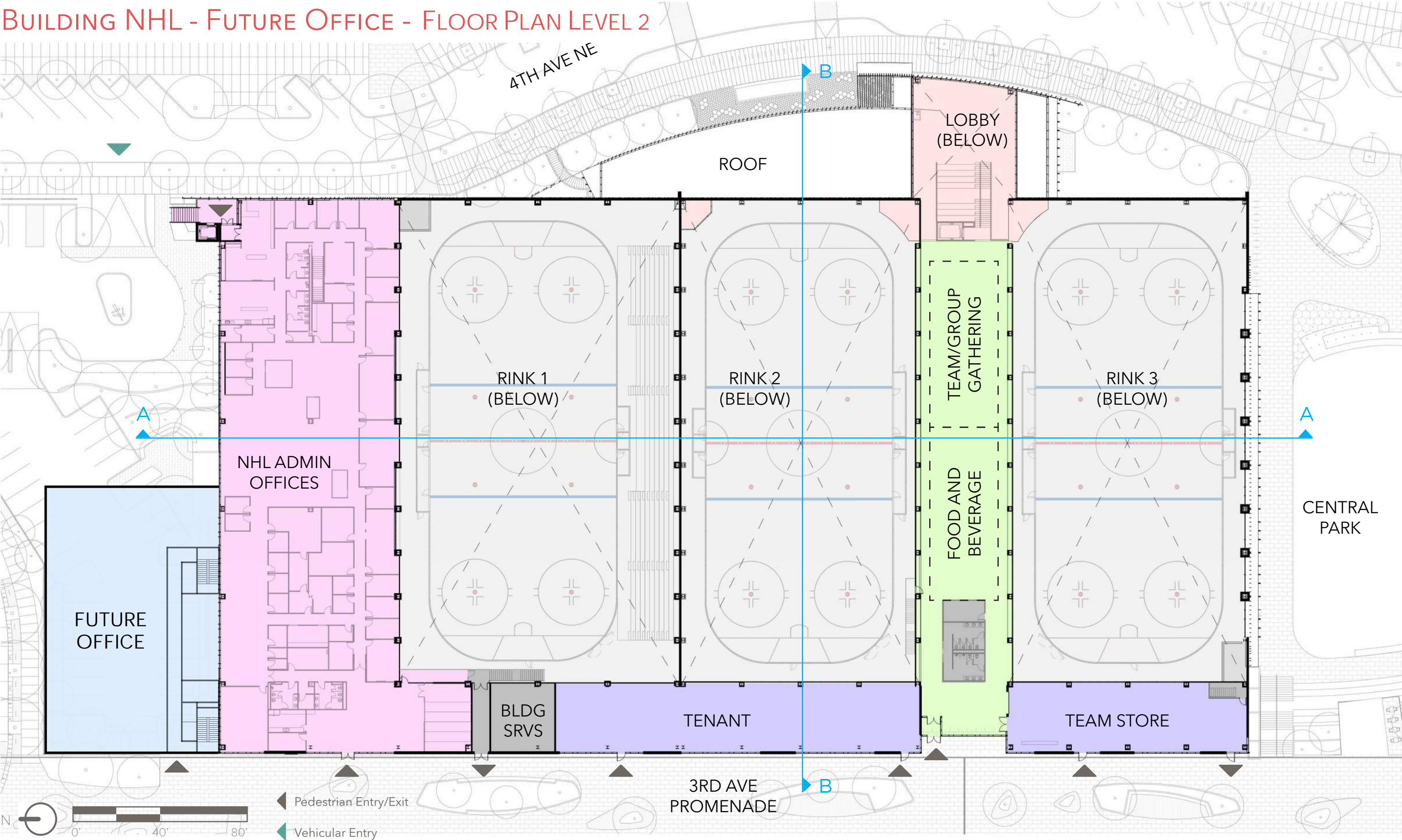
--- Lot Line



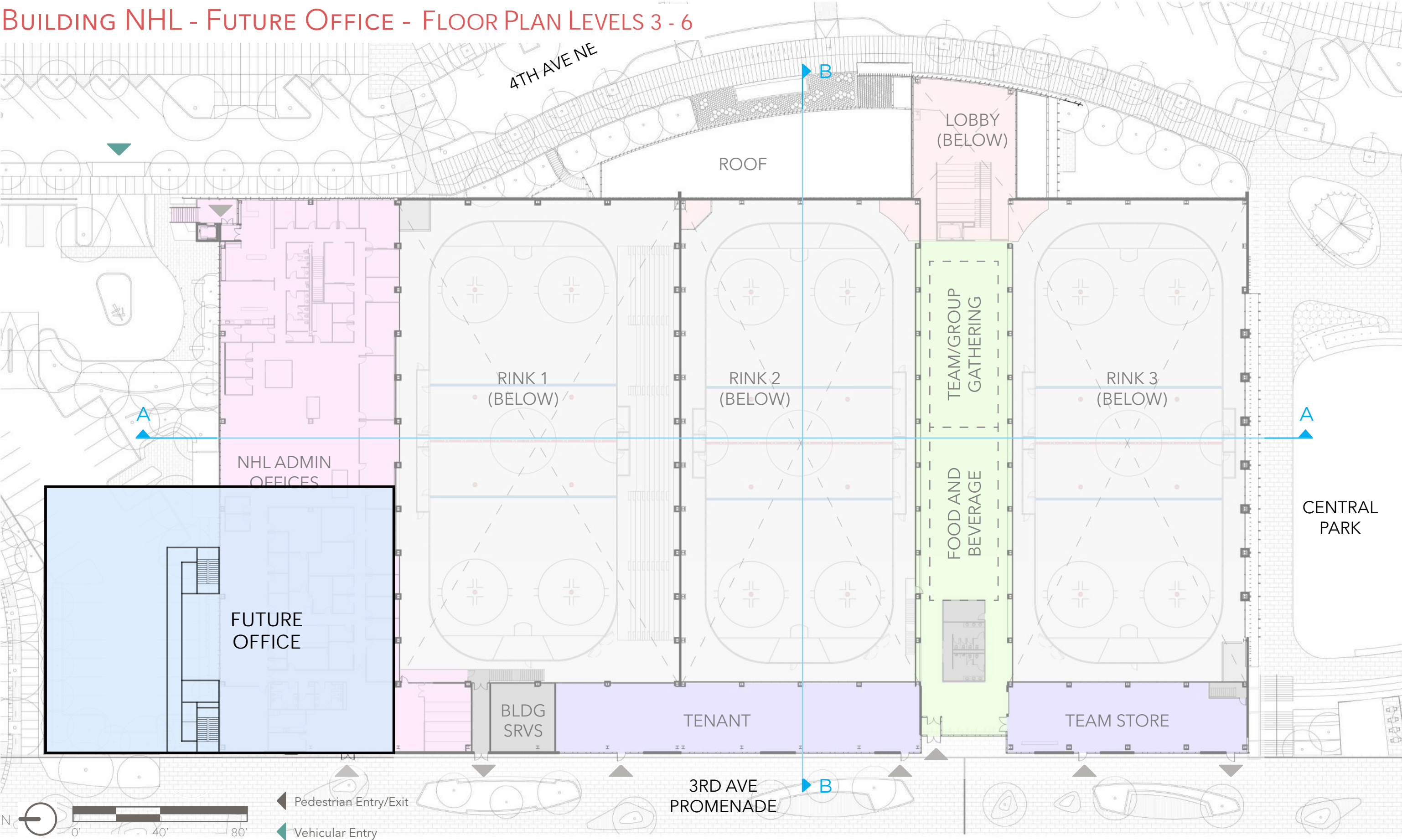
BUILDING NHL - FUTURE OFFICE - FLOOR PLAN LEVEL 1



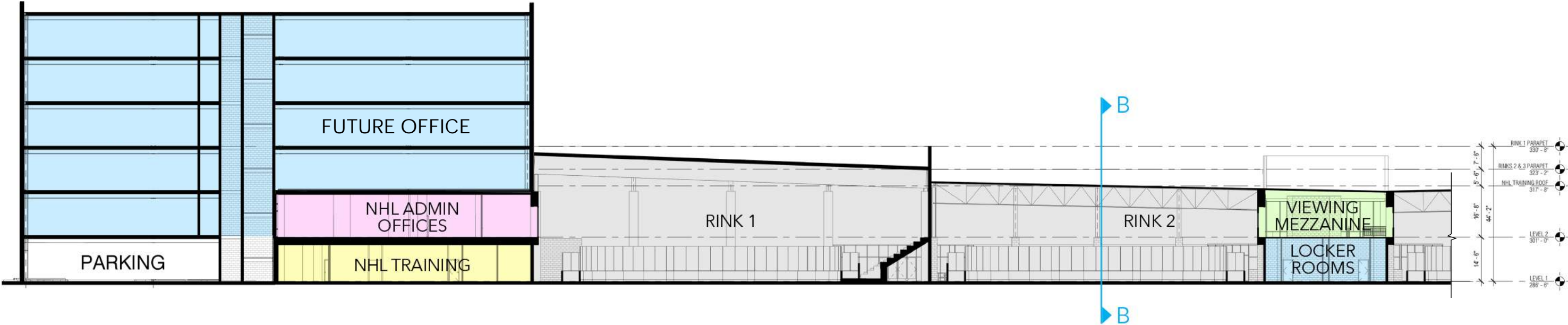
BUILDING NHL - FUTURE OFFICE - FLOOR PLAN LEVEL 2



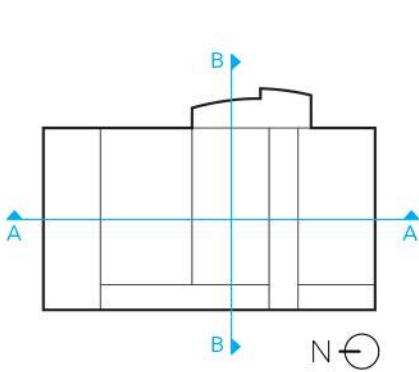
BUILDING NHL - FUTURE OFFICE - FLOOR PLAN LEVELS 3 - 6



BUILDING NHL - FUTURE OFFICE - SECTIONS



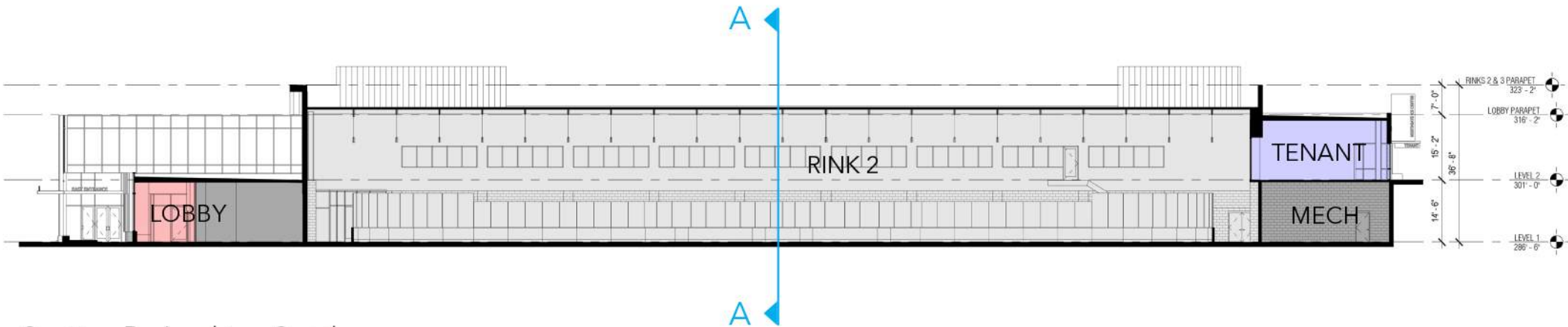
Section A - Looking East



Key Plan

| NHL ICE CENTRE GSF | | |
|----------------------------|-------------|------------|
| NAME | LEVEL | AREA |
| LOBBY | LEVEL 1 | 9,537 SF |
| RINK 1 | LEVEL 1 | 28,835 SF |
| RINK 2 | LEVEL 1 | 23,860 SF |
| RINK 3 | LEVEL 1 | 24,179 SF |
| LOCKER ROOMS | LEVEL 1 | 7,821 SF |
| NHL TRAINING | LEVEL 1 | 20,850 SF |
| SUPPORT SPACES | LEVEL 1 + 2 | 14,867 SF |
| VIEWING MEZZANINE | LEVEL 2 | 9,963 SF |
| TEAM STORE | LEVEL 2 | 3,709 SF |
| TENANT | LEVEL 2 | 5,521 SF |
| NHL ADMINISTRATION OFFICES | LEVEL 2 | 22,481 SF |
| GRAND TOTAL | | 171,653 SF |

| FUTURE OFFICE AREA SCHEDULE | | |
|-----------------------------|---------|-----------|
| NAME | LEVEL | AREA |
| OFFICE | LEVEL 2 | 9,827 SF |
| OFFICE | LEVEL 3 | 19,653 SF |
| OFFICE | LEVEL 4 | 19,653 SF |
| OFFICE | LEVEL 5 | 19,653 SF |
| OFFICE | LEVEL 6 | 19,653 SF |
| GRAND TOTAL | | 88,439 SF |



Section B - Looking South

BUILDING NHL - FUTURE OFFICE - ELEVATIONS

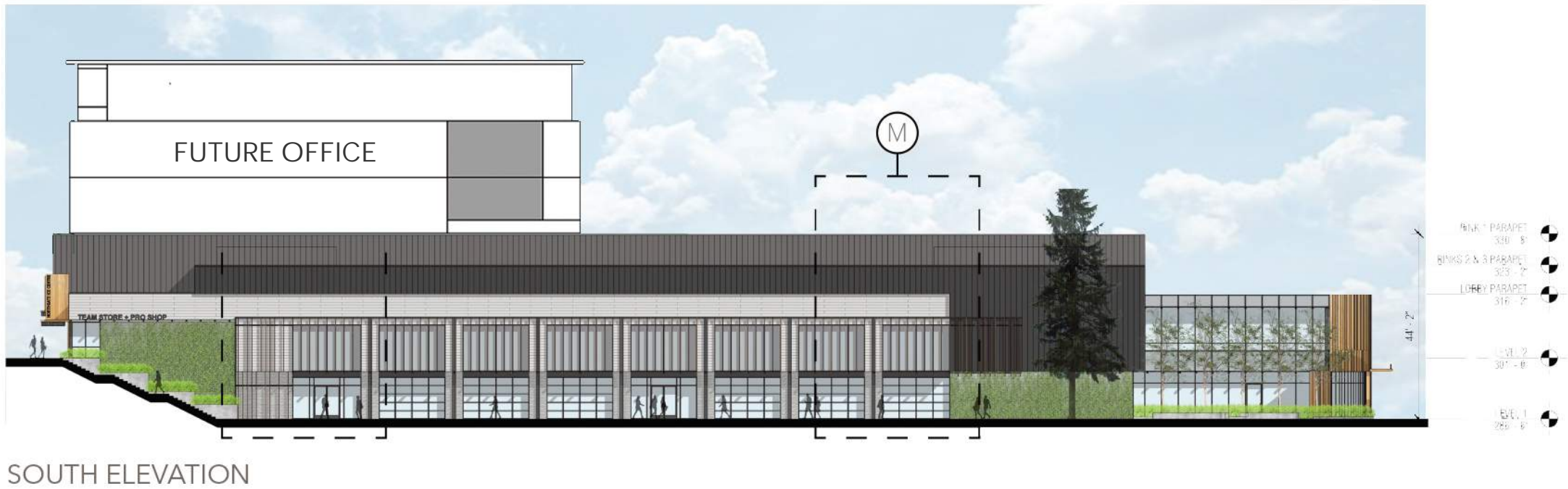


EAST ELEVATION



WEST ELEVATION

BUILDING NHL - FUTURE OFFICE - ELEVATIONS / SECTION



BUILDING NHL - RENDERING WITH FUTURE OFFICE MASSING



BUILDING NHL - RENDERING WITH FUTURE OFFICE MASSING



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

1. Street Facade

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

Supplemental Guidelines

CONTINUITY. The phase 4 office building shall hold a consistent street facade for a minimum of two stories in height, and a minimum of 80 percent of the façade length, with minor variations permitted for the remaining 20 percent length of the façade.

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

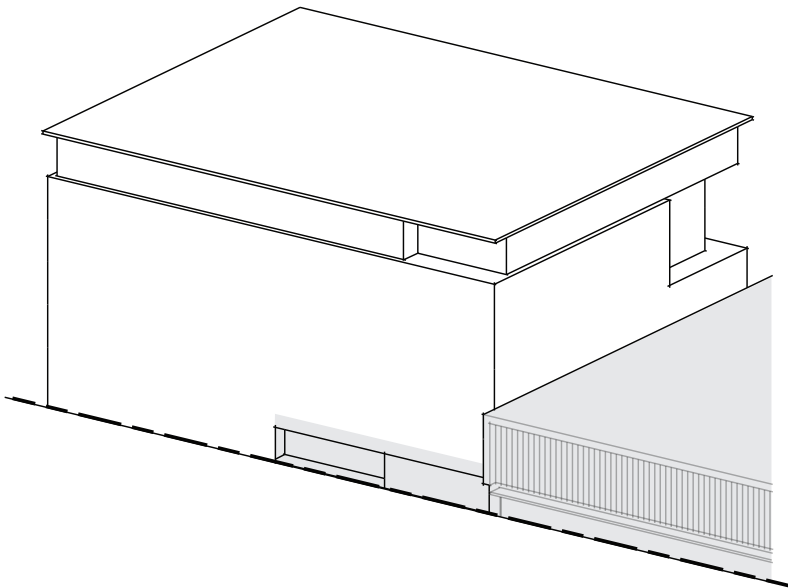
Street Facade controls shall apply to all façades facing pedestrian walkways or streets.

SETBACKS. Where introduced, facade setbacks should relate to the pedestrian scale and serve to expand the public realm of the sidewalk.

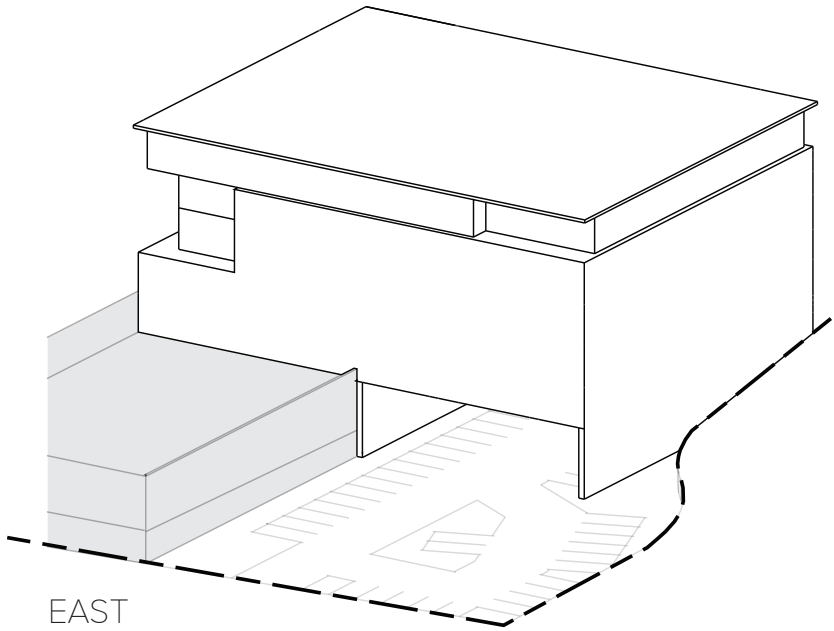
Along the eastern pedestrian walkway and north end of the project site, the office tower may set the facade up to four feet back from the property line to align with the adjacent Phase 1 NHL building and continue the expanded frontage zone.

To the west, the office tower should be set back from the property line approximately 120 feet to reduce mass, allowing for decorative fencing and plantings to shield the view into the surface parking lot and improve the pedestrian experience.

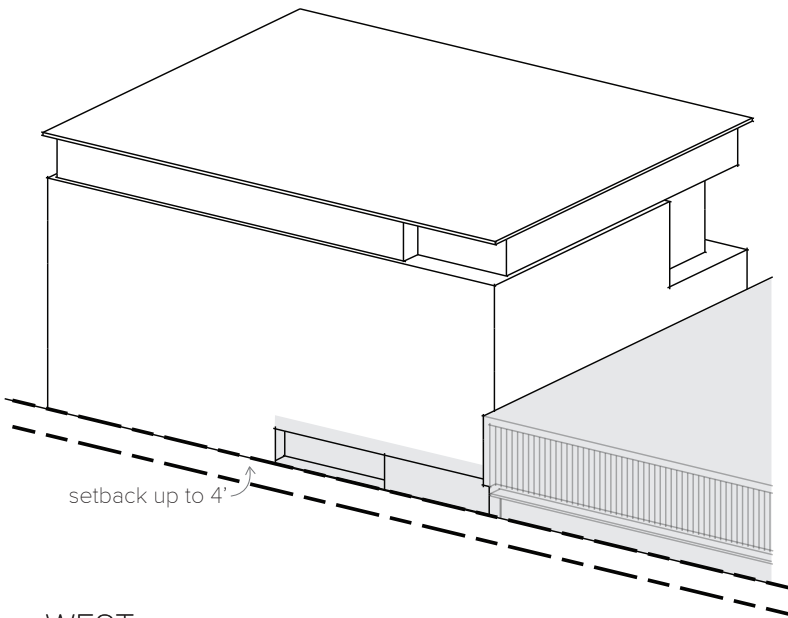
CORNERS. Corner controls are additionally encouraged to be applied to building corners at intersections of public streets and vehicular mid-block passages.



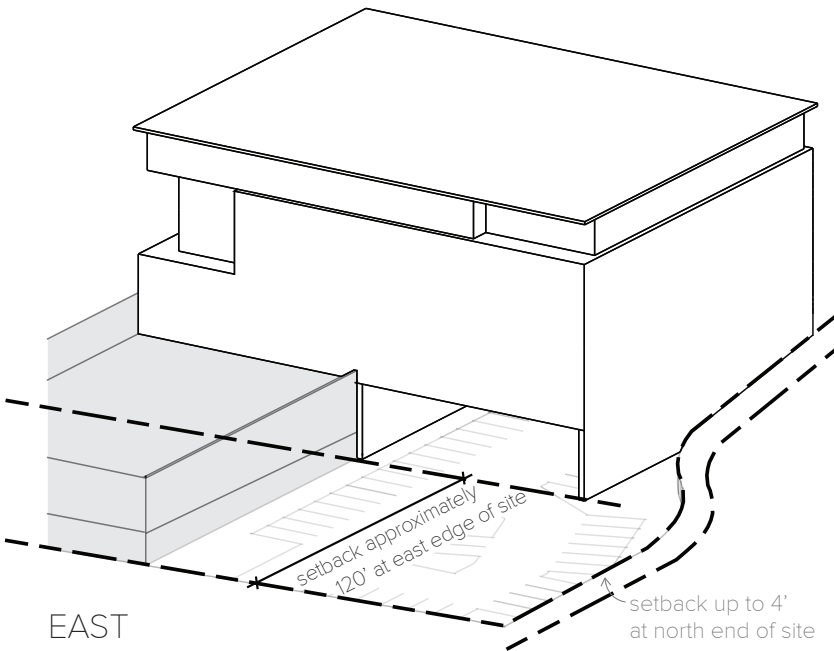
WEST
■ Phase 1 NHL Building
□ Phase 4 Office
Building shall hold consistent streetwall



EAST
■ Phase 1 NHL Building
□ Phase 4 Office
Building shall hold consistent streetwall



WEST
■ Phase 1 NHL Building
□ Phase 4 Office
Setbacks + recesses expand public realm



EAST
■ Phase 1 NHL Building
□ Phase 4 Office
Setbacks + recesses expand public realm

BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

2a. Building Base and Ground Floor

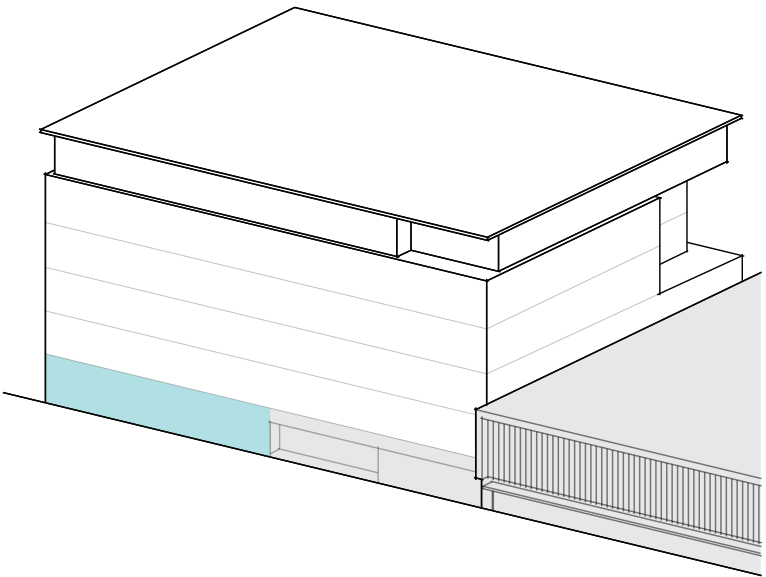
A true urban streetscape is created in large part by the design of the ground floor. The building’s standards and guidelines are intended to prevent monotonous ground floor facades, opaque walls, and inaccessible zones. The ground floor should be human scaled, employ a regular rhythm, and provide ample transparency and variation to pedestrians.

Supplemental Guidelines

DEFINED BASE. The Phase 1 NHL building will form a partial base for the new office tower, creating a defined base zone that is scaled and proportioned to the street environment. The new structure to support the tower extension and any associated enclosure shall continue or compliment the architectural expression created via the NHL building at ground level, further enhancing the base zone via differentiated horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or different in architectural treatment. The base shall be a minimum of two stories and a maximum of three stories in height at the west facade.

To establish a pedestrian-focused environment and engaging street frontage, the upper floors of the office tower shall have a differentiated architectural expression from the lower floors that create the base for the new construction building. This differentiation may include, but is not limited to, increased transparency, projections, shifts in color, material and scale of modulation, and increased material depth and texture of facade elements.

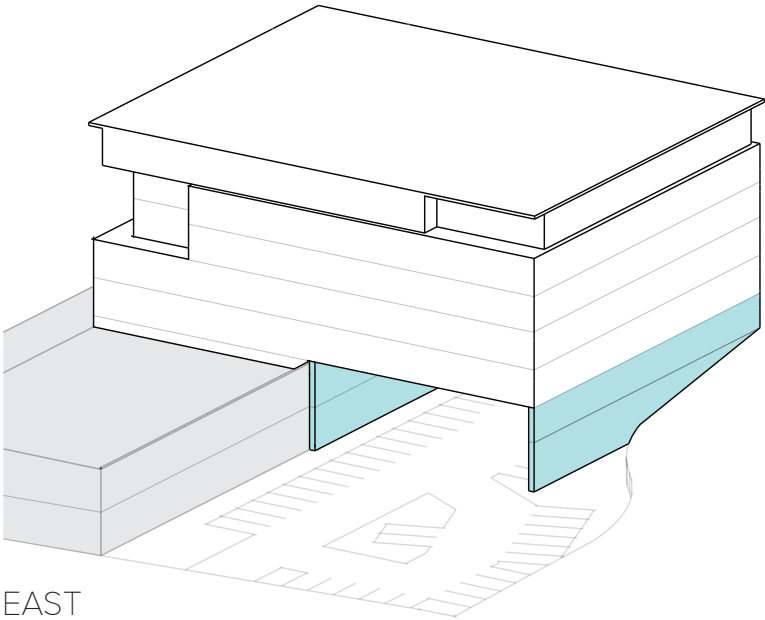
The ground floor or base zone expression need not be 100 percent of the ground floor facade area; interplay and integration of the ground floor and the overall building architecture is encouraged while maintaining a visible distinction.



WEST

- Phase 1 NHL Building
- Phase 4 Office

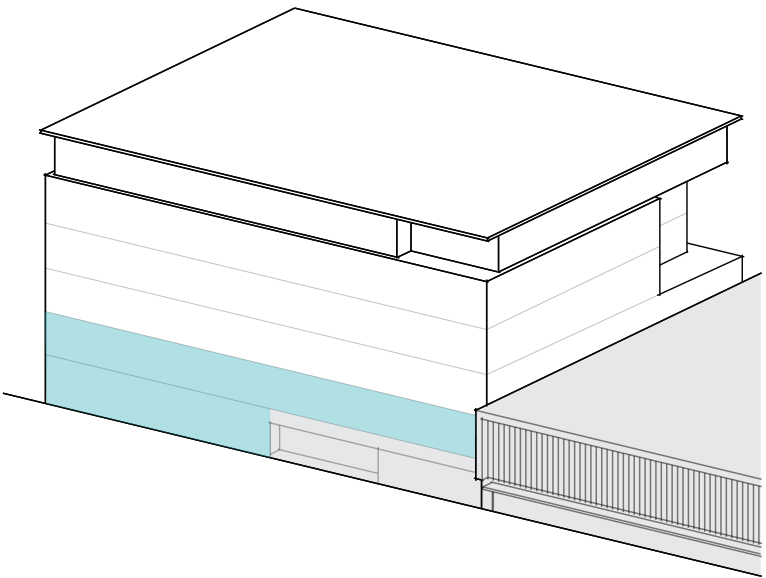
Base shall be a minimum of one story at West



EAST

- Phase 1 NHL Building
- Phase 4 Office

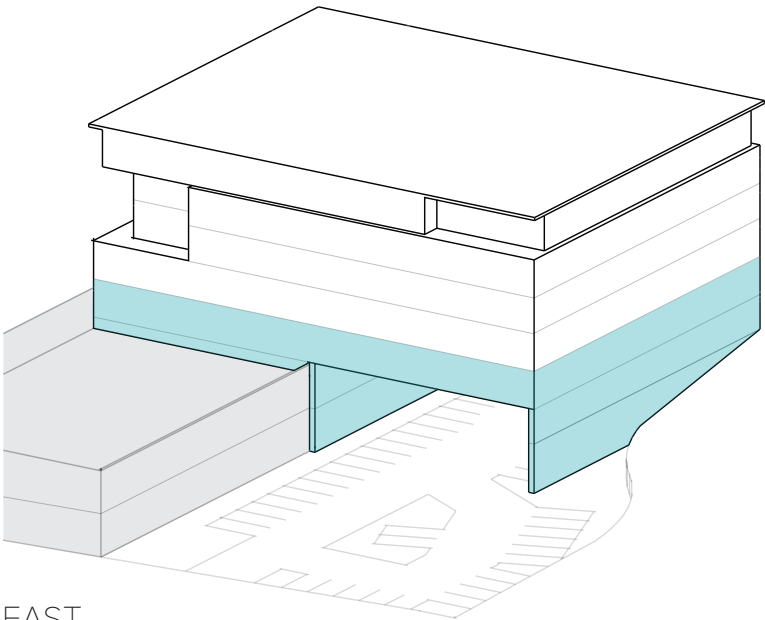
Base shall be a minimum of two stories at East



WEST

- Phase 1 NHL Building
- Phase 4 Office

Base zone permitted up to two stories at West



EAST

- Phase 1 NHL Building
- Phase 4 Office

Base zone permitted up to three stories at East

BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

2b. Building Base and Ground Floor

Office environments should have a significant amount of transparency to provide a clear view into lobbies, gathering areas, conference rooms, shared spaces, etc. Having a clear view to lively, well crafted interior environments combined with the changing nature of human use help enliven the streetscape.

Supplemental Guidelines

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

The ground floor façade shall have a minimum of eighty percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of three feet from sidewalk grade.

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

Glazing will allow connectivity between inside and outside the office tower, providing both pedestrian connection and allowing natural light to flood the interior environment. A successful building base design will create a strong presence at the street and communicate the building's brand identity through its materials and signage. Allowing a core tenant or the building developer to express their individual brand identity equips the future tenants for success in attracting clients and engaging the street front.

SIGNAGE. Design should utilize a flexible ground floor façade and signage approach that can be reconfigured to serve various functions and individual customization by each tenant.

Tenants and landlords should be encouraged to use high quality glazing systems that express the building's brand identity as well as take into consideration the architectural character of the building. The use of clear anodized aluminum storefront systems should be discouraged, while all glass, wood, steel, bronze, and high finish aluminum storefront or curtain wall systems should be encouraged. Façades are encouraged to open up to the pedestrian public realm through the use of large movable openings such as pivot, sliding, or roll-up windows and doors.

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

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

Primary entryways and lobbies should be visually active through both programming and materials. Active shared uses or public art should have a high degree of transparency to the exterior. The entry should maximize natural light, include signage, and be clearly visible from the street. Main entries from open spaces, streets, and parking areas are encouraged to lead to a single consolidated lobby to promote larger shared spaces where feasible. Lobbies are encouraged to be public and/or programmed spaces.



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

3. Weather Protection & Projections

Weather protection helps bring the scale of the building down, provides a better pedestrian experience during inclement weather, can serve as a place to mount signage, and provides lighting. This can be part of the building identity.

Supplemental Guidelines

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

Additionally, non-occupiable ground floor horizontal elements such as marquees, awnings, and canopies may extend up to four feet from the property line. A minimum clearance of ten feet is to be provided from sidewalk grade, but not more than 14 feet. Scale and placement of overhead elements should be carefully considered in context with the adjacent Phase 1 buildings to provide a consistent, and engaging, pedestrian experience.

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

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



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

4. Building Lighting

The main goal of lighting is to provide visibility for the entries and signage in order to provide a street presence in the evening. Signage lighting should complement the overall building design while clearly providing an identity and brand for the building. Halo lighting, back lighting, and lighted acrylic push through letters are encouraged. Building mounted lighting, like sconces or canopy mounted lights, will likely be standardized to the project or street, but some additional lighting to highlight signage, entries and storefronts might be desired by the tenant(s).

The goal is to showcase a bright, transparent pedestrian experience to maintain connectivity between inside and outside. The main light source should come from accent lighting at the main entry or entries, allowing for maximum visibility and providing ambient lighting on sidewalks or other pedestrian walkways.

Supplemental Guidelines

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

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

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

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

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



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(PL2 Walkability & PL3 Street- Level Interaction)

5. Secured Parking Screening

SCREENS AND FENCING. Secured parking entries shall be designed in a manner harmonious with the building's overall composition and materiality.

Basement or sub-grade parking may be exposed due to grading conditions. Such exposed frontages shall be architecturally consistent with, or complementary to, the overall façade design or adjacent public realm design. Exposed surface lots shall be screened by decorative fencing, screen elements at focal points, architectural design elements, vegetation, or integrated with topographic grade changes.

Secured entries are subject to compliance with Fire Code and emergency access.



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(DC2 Architectural Concepts & DC4 Exterior Elements and Finishes)

1. Facade Design

The following standards and guidelines regulate the design for the future new construction office building.

Supplemental Guidelines

MASSING. To maintain a pedestrian friendly scale, the office tower shall be located on the northwest corner of the site, partially overlapping the Phase 1 NHL building. The multi-story addition shall be significantly set back from the east end of the site, following the topography to increase perceived mass as the site rises from east to west.

FAÇADE ARTICULATION + RHYTHM. Material selection and application shall reflect but not replicate the scale, pattern and rhythm of the adjacent Phase 1 buildings. Articulation may be achieved through expressed bay structure, fenestration, articulation, or material differentiation. The vertical rhythm shall be perceptible from the street.

FAÇADE DEPTH. Façade depth creates visual interest through designs that manipulate the façade plane, fenestration, and/or structural systems to create shadows and variation without changing the building's occupiable area.

A selection of architectural details, such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, shading devices, and window reveals shall be used to create shadows and texture across the building façade with a minimum depth of six inches.

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

BLANK WALLS. Blank building walls greater than 50 feet in length without fenestration or architectural articulation shall be prohibited. Ground floor and upper floor blank walls shall be articulated and/or incorporate artistic or screening treatments.

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

PREFERRED MATERIALS + TREATMENT. Materiality and color palette are encouraged to draw from and complement the Phase 1 NHL building and relevant context. Materials that will age well, express their construction, and have an inherent tactility and visual depth are preferred. Due to the intersection and overlap with the adjacent NHL building to establish the base (see Supplemental Design Guidelines - Phase 4 Office, #2 "Building Base and Ground Floor), the use of multistory modern glazing systems with overlaid low maintenance vertical and/or horizontal screen elements are strongly encouraged to give the office building a separate identity that is still cohesive within the development. Additional encouraged materials include selective use of wood inspired by modern Pacific Northwest architectural sensibilities, concrete with a complementary form liner, and varied patterns and controlled color for metal panels.

Material treatment promotes craft and textures that relate to the human scale, especially at ground level. This strategy applies to the use of treated metal, concrete, stone, glass, composites, and wood materials in order achieve a visible level of texture, formwork, color, and/or relief.



BUILDING NHL - FUTURE OFFICE - SUPPLEMENTAL DESIGN GUIDELINES

(DC2 Architectural Concepts & DC4 Exterior Elements and Finishes)

2. Building Signage

Exterior building signage is encouraged to be distinct and tailored to enhance and project the brand identify of the building.

Supplemental Guidelines

COMMERCIAL SIGNAGE. All building signage shall be allowed with a minimum clearance of 10 feet from grade. The maximum height of a sign affixed to a building shall be the eave line of the building to which it is affixed.

In mixed-use buildings, the signage shall not extend above or below the level of the signed use. For example, in a building where the ground floor is retail with office use above, the retail signage may not extend above the floor of the second level.

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

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

In addition to location, the size of signage is important. The scale of the signage aimed at car traffic moving quickly will be much larger than signs intended for pedestrians moving at a slower speed. The potential for multiple signs may be discussed further based on anticipated number of tenants.

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



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MPD - MASTER SIGN PROGRAM

PROJECT VISION

ROOTING THE DESIGN IN CONTEXT & MEANING

PROJECT VISION

ROOTING THE DESIGN IN CONTEXT & MEANING

An understanding of the site's history taken in combination with its plans for the future creates guiding principles in how the architectural graphics can not only help people find their way through the site but can also help them establish a stronger connection to it. A deeper understanding of the site's connection to the local environment brings a greater appreciation for the site itself and its role in the context of the greater Seattle region.

CONNECTED TO HISTORY

Layers of use over time have created a long and rich history for the site. Proximity to Thornton Creek and its bounty of natural resources drew early settlers to the area. Later, the site was the location of the country's first shopping center to be called a mall which for a time claimed the country's tallest Christmas tree.

CONNECTED TO NATURE

As part of the Thornton Creek watershed, the site plays a vital role in the story of Seattle's beloved Orca whales, salmon and even beavers. Communicating this story will improve understanding of the site's relevance and increase appreciation.

CONNECTED TO NEIGHBORHOOD

The future site will be a better neighbor to the community through programming, open spaces, and walkable urban experiences. With the addition of the light rail station the site's relationship to the surrounding neighborhood evolves as does the site's relationship to all of Seattle.



CONNECTED TO
HISTORY

Layers of use over time have created a long and rich history for the site. The first mall in the country, the tallest Christmas tree in the country, and most importantly, the proximity to Thornton Creek, a key element to Seattle’s earliest roots.



CONNECTED TO
HISTORY

INNOVATION : Northgate has long been a place of creativity and forward-thinking

SOCIAL HUB : People have gathered here for centuries

EVOLUTION : The site has transformed many times over history

COMMUNITY ANCHOR : The mall has served as the heart of the north Seattle community

NATURAL RESOURCE : Nature first drew people to this area with the bounty of Thornton Creek





CONNECTED TO
NATURE

The future site will be a better neighbor to the community through programming, open spaces, and walkable urban experiences. With the addition of the light rail station the site’s relationship to the surrounding neighborhood evolves as does the site’s relationship to all of Seattle.



CONNECTED TO
NATURE

WILDLIFE : Seattle’s wildlife story is happening right here

WATER QUALITY : A critical component of local ecosystem

ADJACENCIES : Being a good neighbor to Thornton Creek

HABITAT : Increasing symbiotic relationships

CIRCLE OF LIFE : Fostering the future of Seattle



CONNECTED TO NEIGHBORHOOD

The future site will be a better neighbor to the community through programming, open spaces, and walkable urban experiences. With the addition of the light rail station the site's relationship to the surrounding neighborhood evolves as does the site's relationship to all of Seattle.



CONNECTED TO
NEIGHBORHOOD

PASSAGES : Restoring the fabric of the neighborhood

PATHWAYS : Elevating the pedestrian experience in Northgate

EDGES : Reshaping the site’s relationship with the local scene

PORTALS : Inviting points of entry and experience

VARIETY : Adding texture and interest to the area

GATEWAY : Northgate’s new front door



DESIGN CRITERIA

AESTHETIC, FEATURES, & PRINCIPLES

DESIGN PRINCIPLES

AESTHETIC, FEATURES & PERFORMANCE

The signage system plays many roles in the project; wayfinding, identity, informational and regulatory functions all contribute to a successful user experience. Design palettes feature ingredients and attitudes that contribute to the functionality of the system as well as its ability to achieve a symbiotic relationship with the architecture and uses across the site.

SEAMLESS INTEGRATION

Well-orchestrated signage systems become integral to the site, the architecture, and the experience. Signage should be woven into the fabric of the site through form, materiality, and use.

THOUGHTFULLY MODULAR

Over time, the signage system should provide for both variety and flexibility in the ability to update key components of the signs without the need to replace the core elements and structures.

SITE-WIDE CONSISTENCY

A project site featuring multiple uses, buildings, and architectural styles needs continuity to weave the site together which helps define the limits of the site and also contributes to the overall project identity.

AUTHENTICALLY MODERN

In accordance with the vision for the project's architectural expression, the signage should utilize natural materials in modern applications to achieve an attitude representing the spirit of place.

DECIDEDLY PACIFIC NORTHWEST

The overall aesthetic of the signage system should reflect the site's place in the world and its rich history by the utilization of authentic natural materials such as wood, stone and steel. Additionally, the signage must endure the local climate conditions.

MAPS, ICONS, & TYPOGRAPHY

Maps, icons and typography are to feature simple, user-oriented graphics that are easy to use and echo the modern simplicity of the architectural statement.



COORDINATION **HOLISTIC** DIALOGUE **HARMONY** RELATIONSHIP

SEAMLESS INTEGRATION

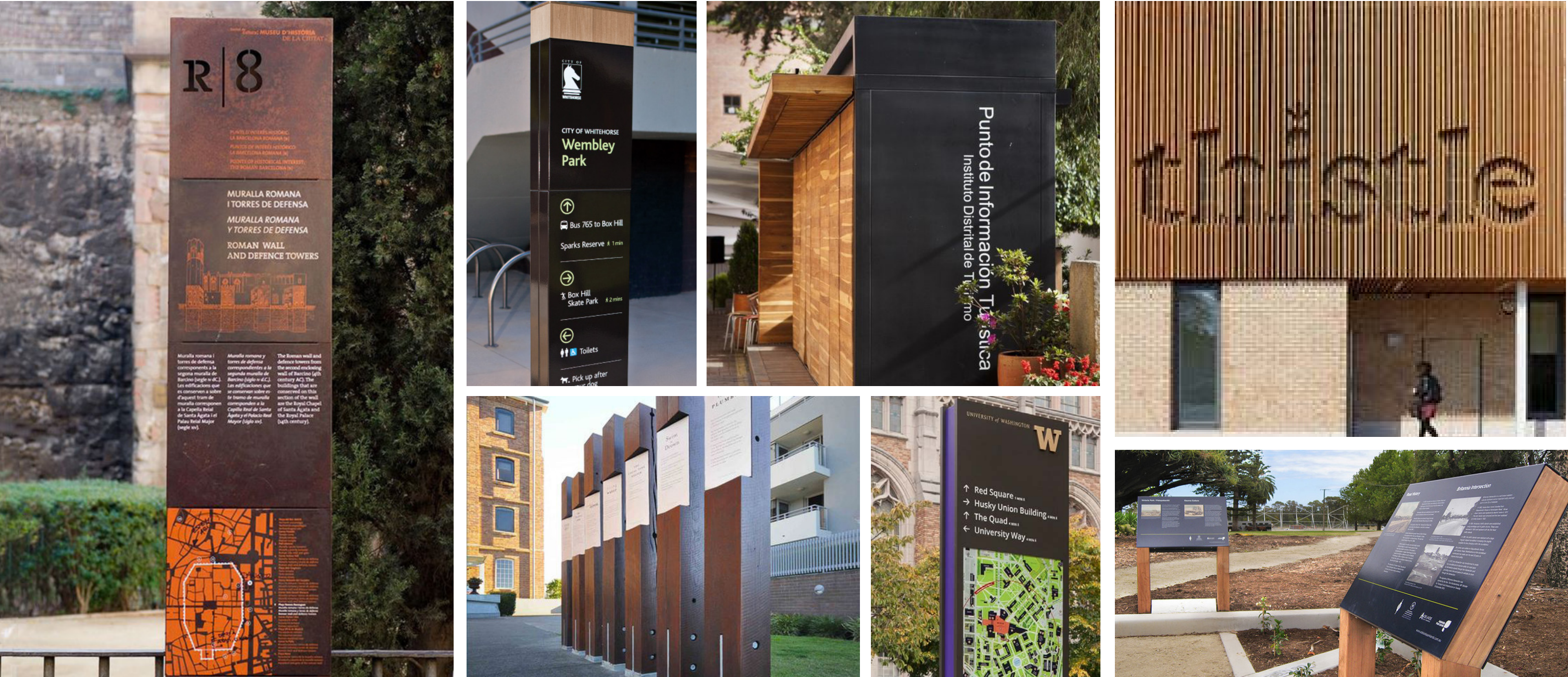
In accordance with the vision for the project’s architectural expression, the signage should utilize natural materials in modern applications to achieve an attitude representing the spirit of place.



WOOD & STONE **JUXTAPOSITION** NEUTRALITY **SIMPLICITY**

AUTHENTICALLY MODERN

The signage system should align with the vision for the project’s architectural concepts and utilize natural materials in modern application to achieve an attitude representing the spirit of place.



AUTHENTIC **NATURAL** BOLD **DIRECT** CONTEMPORARY

DECIDEDLY PACIFIC NORTHWEST

In accordance with the vision for the project’s architectural expression, the signage should utilize natural materials in modern applications to achieve an attitude representing the spirit of place.



VARIETY **UPDATABILITY** ECO-FRIENDLY **FLEXIBILITY**

THOUGHTFULLY MODULAR

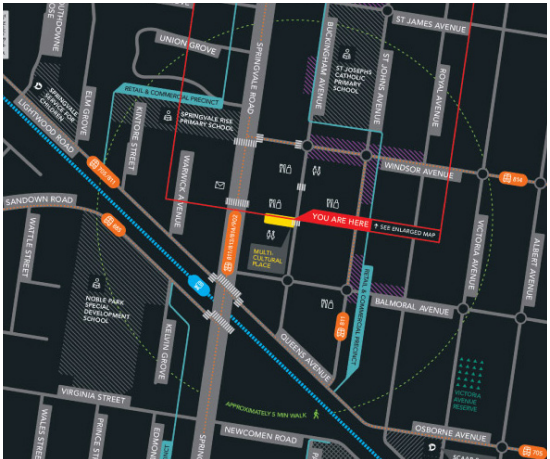
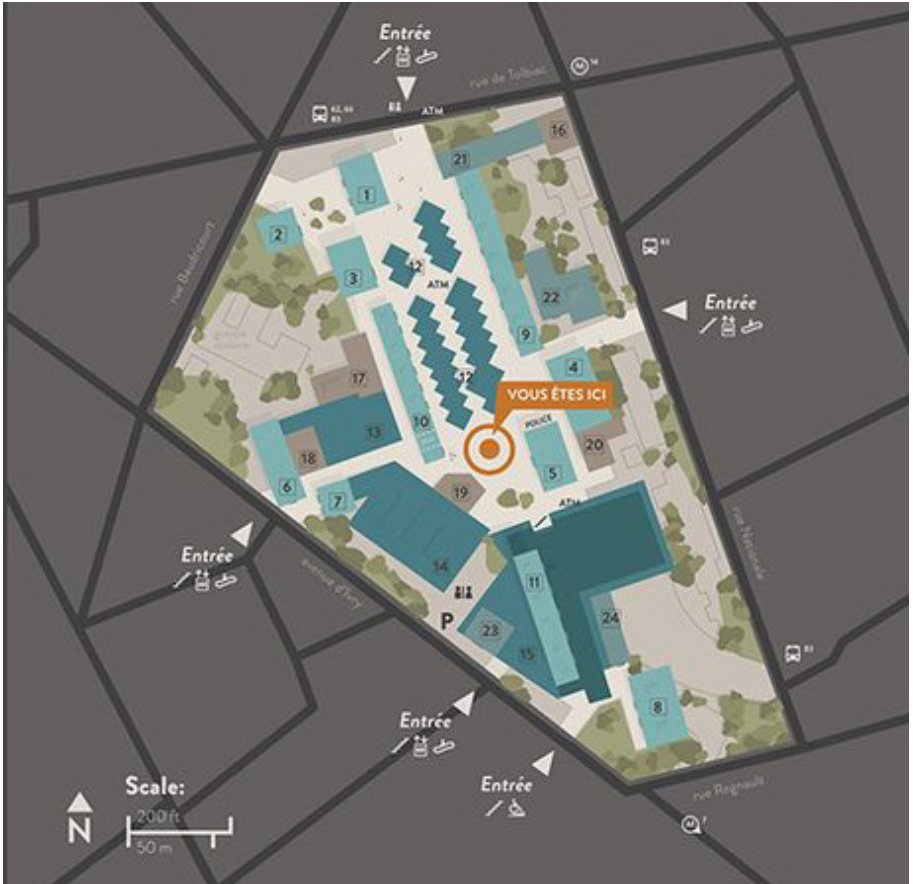
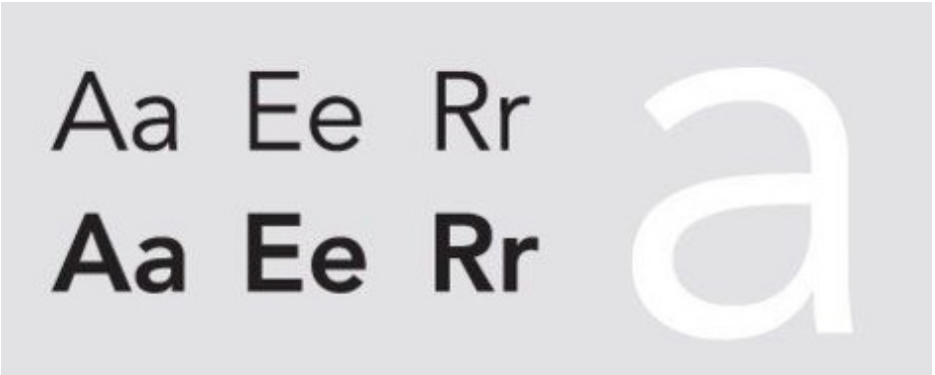
Over time, the signage system should provide for both variety and flexibility in the ability to update key components of the signs without the need to replace the core elements and structures.



NAVIGATION INTERSTITIAL SPACES **CONNECTIVITY** CLARITY **IDENTITY** WAYFINDING **LINKAGE**

SITE-WIDE CONSISTENCY

A project site featuring multiple uses, buildings, and architectural styles needs continuity to weave the site together which helps define the limits of the site and also contributes to the overall project identity.



UNIVERSAL **SIMPLE** LEGIBLE **SCALE** CERTAINTY **ACCESSIBILITY** DIRECT **INTUITIVE** MODERN

MAPS, ICONOGRAPHY & TYPOGRAPHY

Simple and direct messaging aids users in the translation of wayfinding tools. Bold modern typography and custom icons based on the international standard facilitate the delivery of wayfinding messages.