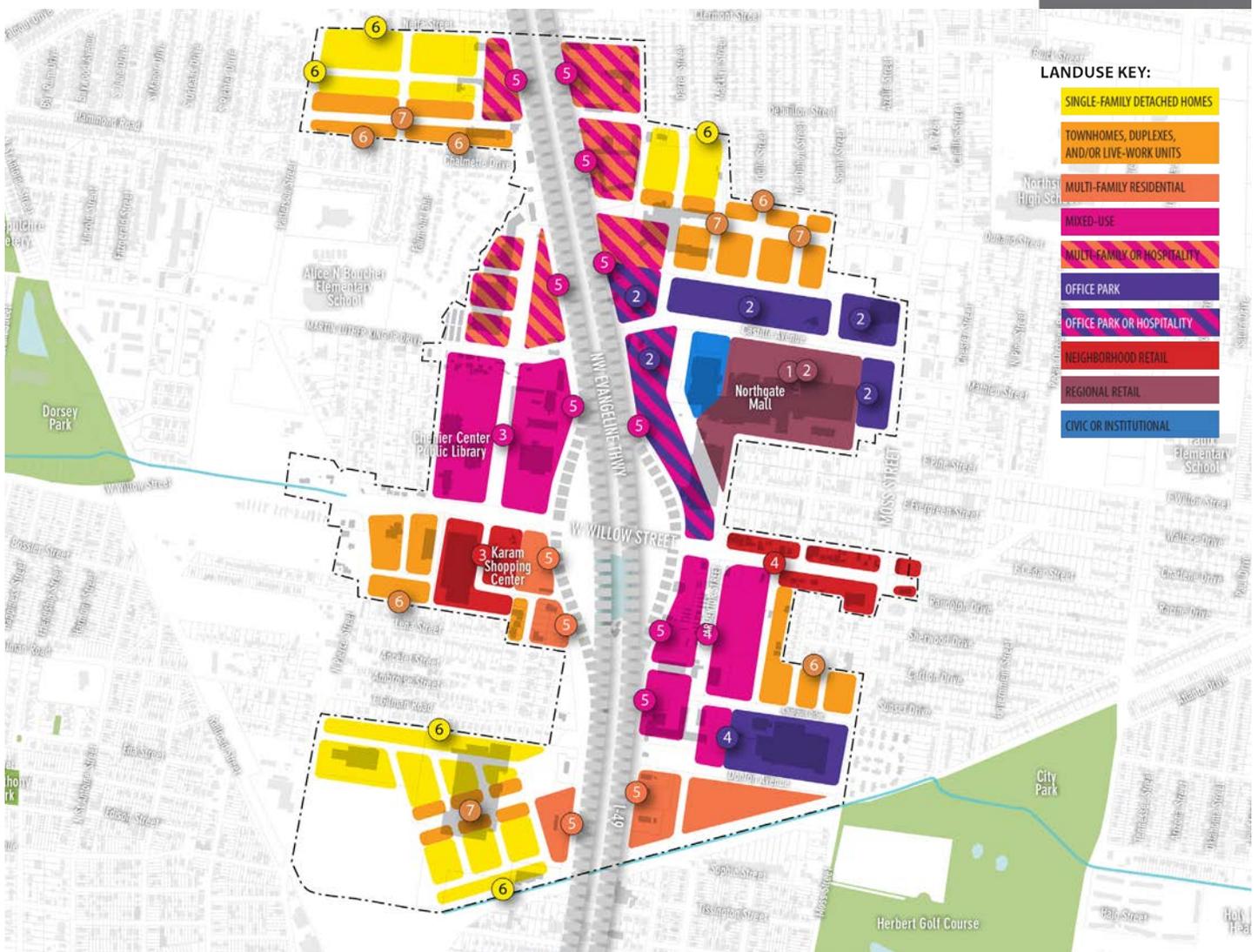


## Small Area Plans | NORTH GATEWAY



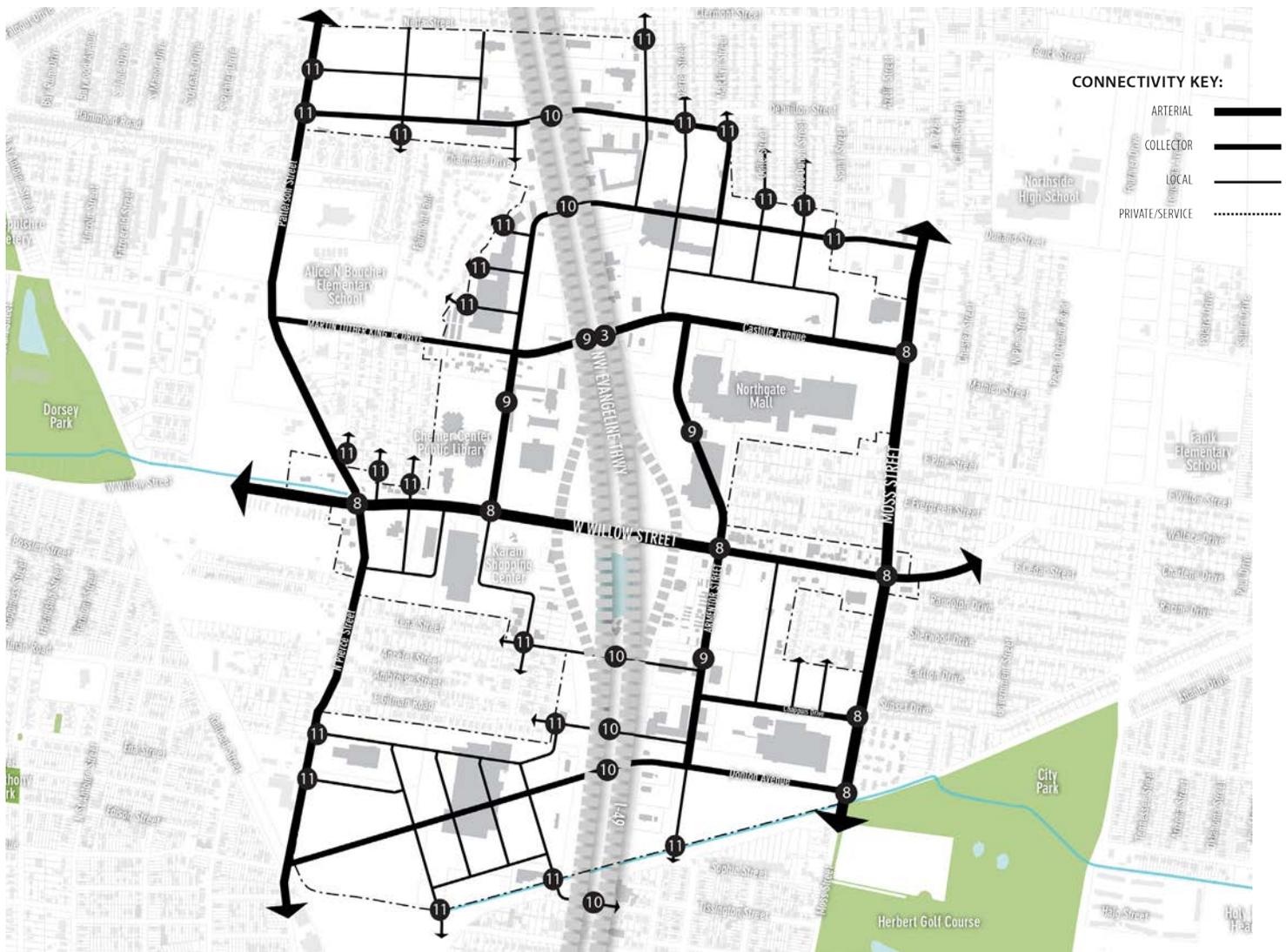
### Urban Design Principles

- Implement build-to lines in the new main street district to create an urban street edge.
- New development should place parking and service zones behind buildings.
- Plant street trees along all new streets and when improving existing streets.
- Higher intensity uses should provide private open space amenities (courtyards, small entry plazas, etc.) on site where possible.



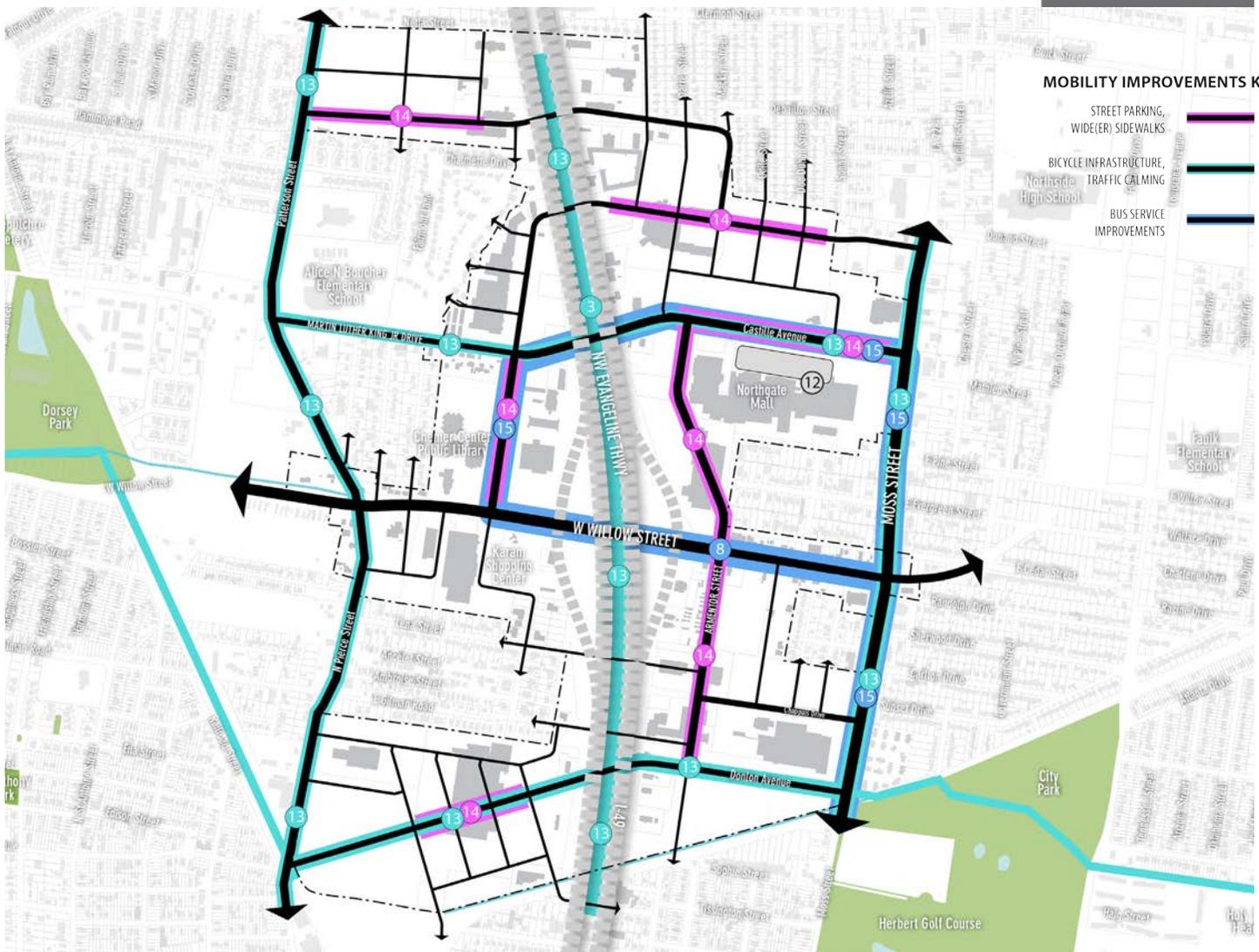
## Land Use

1. Repurpose the Northgate Mall as a regional outlet mall.
2. Create a regional commercial district around the mall. Balance the mixture of office and retail to optimize the efficient of a shared parking strategy in the district.
3. Preserve the existing Grocery store and office uses along West Willow. Use them to anchor a new mixed-use “main street” to serve the neighborhoods west of the freeway and/or north of Willow.
4. Preserve the existing commercial uses along East Willow and the Post office. Use them to anchor a new mixed-use “main street” to serve the neighborhoods east of the freeway and/or south of Willow.
5. Buffer the freeway with high intensity uses including office, multi-family residential or hospitality uses. Place the parking/ service zones for the uses closed to the freeway.
6. Wherever possible, abut existing neighborhoods with similarly intense low to medium density residential uses.
7. Where higher traffic streets cut through residential neighborhoods, encourage live-work unit types.



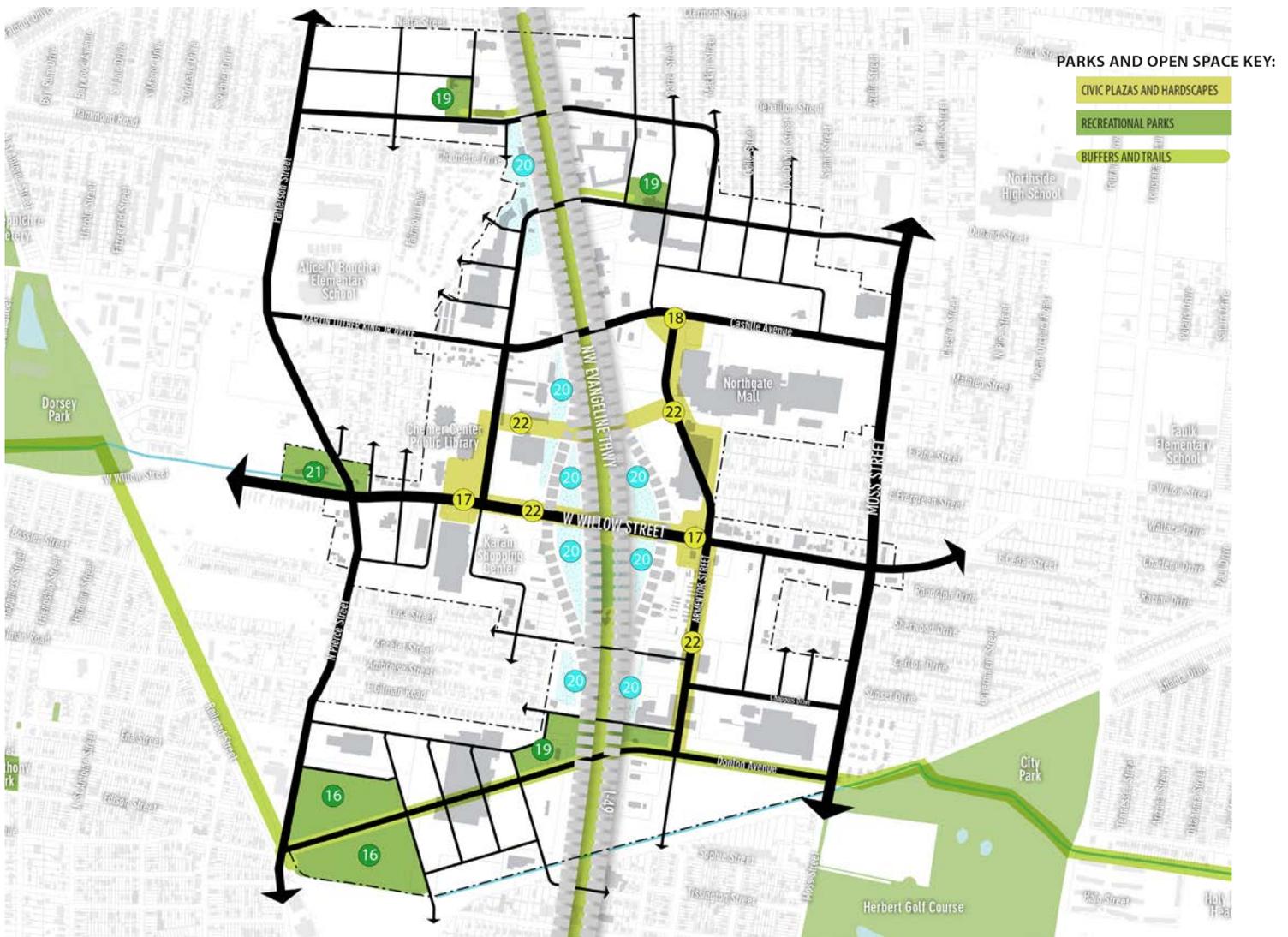
### Connectivity

8. Preserve/maintain the function of Willow and Moss as arterial streets.
9. Improve the connection between the freeway ramps and the new neighborhood and regional commercial center with new roads.
10. Connect the street grid across the freeway wherever possible.
11. Connect local traffic streets to existing neighborhoods wherever possible.



## Mobility Improvements

12. Institute a district shared parking strategy around the regional office-retail complex in order to minimize parking requirements.
13. Implement cycle tracks and traffic calming measures on Moss Street, Martin Luther King Jr. Drive, Castille Avenue, Patterson Street, North Pierce street and Donlon street, and a regional bike trail within the freeway right of way.
14. Implement street parking and pedestrian improvements in the “main street” districts and along neighborhood connectors that serve live-work units.
15. Increase bus service to Northgate Mall and consider Bus Rapid Transit service to the regional commercial center along Castille Ave.



**Open Space**

- 16. Implements a neighborhood recreational open space – ball fields, playgrounds, etc. at the intersection of N Pierce and the Donlon Ave extension.
- 17. Create an urban plaza where the new “main street” districts meet Willow to signify/brand each of the mixed-use districts.
- 18. Create an urban plaza at the intersection of Castille and the Armentor Street extension to serve as the focus of the Regional commercial district.
- 19. Use neighborhood parks to transition between higher and lower intensity residential uses.
- 20. Implement stormwater management best practices on under-utilized land along the freeway to also function as a buffer and ecological asset.
- 21. Create a neighborhood park at the intersection of Willow and Patterson to serve as the center of a new neighborhood further west along Willow.
- 22. Long term, create connected network of urban plazas that connect the new mixed-use “main street” districts and the regional commercial district.