

Northgate Resubmittal Narrative – Retail Architecture

Sheets Added

As part of the request by the City, the revised Retail "RT" Section now includes newly added roof plans, sections, 3D views, and both revised and added perspective views to show more details for each new or renovated building. Building material finish swatches are added to all building exterior elevation sheets.

In addition, a parking layout sheet describing electric vehicle (EV) stalls (required and proposed) is provided.

Building Design Updates

Cinema: Adjustments to the exterior façade design, per design coordination with the City, include accent corner elements with trims, addition of glazing on south elevation, signage, light fixtures, and material finish patterning to give the building more interest. The plan of the cinema was revised with updates to the loading zone, interior layouts of theaters, and front entry adjustments per tenant's request.

Pads 1 and 2: The DRB originally requested a building with more presence on the corner of Las Galinas and Northgate Drive, so the Drive thru Pad Building 1 was switched with the larger restaurant Pad Building 2. Their respective parking lots have been adjusted in order to accommodate the new building footprints. The building exterior design has been enhanced for better presence at the corner of Northgate Drive and Las Gallinas Avenue, with added glazing, accent canopies, and the use of more enhanced material and color selections.

Pavilion: The large graphic panel was relocated from the cinema to the center of the pavilion, facing the Town Square.

Major 1: Adjustments have been made to tenant signs.

Major 2: Added full reference elevations for Major 2, showing the relationship to the existing Macy's

Northgate Resubmittal Narrative of Residential Architectural Changes

Residential Architectural Design Changes

Residential 1

- The lobby was expanded toward the public sidewalk to create a friendlier frontage.
- The bike room was revised to have direct access to public sidewalk as well as the lobby.
- An exterior trash enclosure was added adjacent to the entry drive to Residential 1.

Residential 2

- The site plan was changed to include an additional 15 townhome units, bringing the total to 100 townhome units.
- A townhome building type were introduced for (10) of the townhomes. These 'Affordable by Design' units are +/- 400 sf (1) bedroom units on the ground floor.

Residential 4

- Along the west side of Residential 4 facing the cinema, the amenity frontage was expanded to minimize residential units facing public head-in street parking.
- Low-height patio walls were added to the two units at the southwest corner to create barriers from public head-in street parking.
- The trash room and loading zone were shifted to align with Residential 3 garage entry on the south side.

Residential 5

- A total of (15) residential units removed from Residential 5, so a portion of the building along Merrydale Road could be pushed in on the south side making for a wider and grander entry from public way.
- The building footprint was revised on the north side with the shifted loading zone.

Residential 6

- 102 units were added to Residential 6, bringing the total to 249 units.
- The building was changed to a 7-story podium building with one level of subterranean parking.
- Residential lease and amenity uses were added to the ground floor of the east façade facing the Town Square to further activate this frontage.

Residential Set Revisions:

- Data summary was revised to include bike parking and EV parking information.
- Building floor plans were revised to show bike racks and EV parking labels.
- Roof plans were revised to include conceptual mechanical layout, potential photovoltaic panels, and slope of drain.
- Usable outdoor area diagrams were revised to show required and provided usable outdoor area.
- The graphic of building elevations was revised to show depth of the plane changes.
- Building wall sections and enlarged building entry views were added.
- Building material finish swatches were added to building elevations, wall sections and enlarged entry views.
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Northgate Resubmittal Narrative – Landscape

Site Changes 2025 Master Plan

Residential 1

- Minor adjustments at building perimeter due to architectural footprint update.
- Fencing at courtyard adjusted to enclose Affordable Housing playground and active open space.

Residential 2

- Landscape redesigned per new site/architectural layout.
- Shared path added adjacent to all interior streets.
- Multi-use path added adjacent to Northgate Drive

Residential 3

- Shared path added adjacent to northern interior street.
- Multi-use path added adjacent to Northgate Drive

Residential 4

- Minor modifications to ground level landscape design where internal amenity and retail changes were made.

Retail

- Pad buildings 1 and 2 switched locations therefore adjacent landscaping modified as required.
- At Pad 1, multi-use path added adjacent to Northgate Drive.
- At cinema minor adjustments at building perimeter due to architectural footprint update.

Site Changes 2040 Vision Plan

Residential 5

- Minor modifications to ground level landscape design where internal amenity and retail changes were made.

Residential 2

- Landscape redesigned per new site/architectural layout.

Retail

- At north side of cinema “Ounces” space replaced the “Bike Hub” space.

Landscape Set Revisions:

- Open Space plans updated per new site plans. Landscape breakdowns for each residential lot added to enlargement sheets
- Bicycle Connectivity Plans updated per new multi-modal paths, Class II Bike lane locations, and updated bike rack locations per Planning Commission Comments.
- Pedestrian Connectivity Plan added to set for both 2025 and 2040 per Planning Commission Comments.
- Fence and wall overall plan added to set for both 2025 and 2040
- Landscape on entire site has been refined to show more detail. See new Detailed Enlargement sheets and new Schedules and Notes sheets.
- Estimates for plant quantities added to set on schedules and notes pages
- Sections adjusted to reflect adjusted multimodal paths. Sections renumbered to reflect new sections 2a and 14
- Site amenities sheets and fence and wall sheets updated to reflect site furnishings and materials

Northgate Resubmittal Narrative – Civil

- Added multi-use path along portions of Northgate Drive.
- Modified median islands at Northgate and Nova Albion.
- Modified internal residential street to better accommodate vehicle and pedestrian circulation by incorporating a multi-use path along one edge.
- Revised tentative map subdivision to accommodate site plan changes and further subdivide parcel creating additional parcels for portions of the existing development.
- Revised and rerouted sewer infrastructure, with input from the Las Gallinas Valley Sewer District, directing sewer to the northwest portion of the site.
- Revised civil plan package for the revised development program including: civil site plans, street sections, preliminary grading and drainage plans, preliminary stormwater control plans, and preliminary utility plan for revised development program.