WHAT WE’LL COVER

• TECHNICAL FEASIBILITY
• USES AND MARKET ACCEPTANCE
• IMAGE / RECEPTION / CHARACTER
TECHNICAL FEASIBILITY

• CRTKL EXPERIENCE
• EXISTING CONDITIONS
Mall renovation, 2017. Transformation of the original simple, one-story buildings possible due to very strong local retail market demand.
1970's urban mall turned its back on the city. 2000's de-malling opened retail up to the street and four hundred apartment units added above. Great location and strong retail and residential market enabled the transformation.
New construction, 2000’s. Outdoor Lifestyle Center, with 400 residential units above. Wood frame units over concrete retail podium. Very strong retail and residential market.
Interstitial space between residential and retail acts like the crawl space under a home - to limit plumbing penetrations from residential into retail, and simplify maintenance access.
OPPORTUNITIES & CONSTRAINTS

Challenges associated with saving some or all of the below-grade and above-grade portions of Northland Mall.

PRELIMINARY ASSUMPTIONS

- Hudson’s building will remain, in all scenarios.
- Best not to think in a vacuum: bigger picture mall site issues such as utility service, storm water drainage from surface parking lots, and marketability should be considered as well.
- The overall mall site master plan will be revised depending on the chosen direction.
- Carry costs, Phasing, Image, and Final Product should all be considered.
OPPORTUNITIES CREATED BY SAVING SUBSURFACE SPACE

• Maintain existing, Flexible space
• Potentially have a greater initial Critical Mass for the project
• Limit carry cost to the City: demolition, maintenance, security
CHALLENGES OF SAVING SUBSURFACE SPACE

- Perception: Will money spent be seen by the community as representing progress?
- Impact of angled geometry on the Master Plan
- How valuable is subsurface space without daylight?
- Demolition and Construction Costs:
  - Waterproofing, drainage, and insulation for existing mall floor slab that may become “roof”.
  - Structural enhancements (Earth and/or Snow load on slab, etc.)
  - Utility Connections (Upgraded Power, Water, Sewer, Stormwater, Cable, etc.)
  - Code Upgrades (Sprinklers, Fireproofing, Exit Stairs and enclosures, etc.)
  - Exiting enhancements
  - Expansion Joints
  - Security
  - Liability
  - Limiting adjacent construction due to potential undermining of foundation walls.
USES

BELOW GRADE- NO EXCAVATION
1. Parking
2. Storage / Warehouse
3. Data Center
4. Office or other use (assuming skylight and courtyard or similar)
5. Shooting range or similar
6. Drone Racing
7. Mothballing (no internal use allowed)

BELOW GRADE- WITH EXCAVATION
(Assumes excavation on one or more sides to allow natural light)
1. Office (to floor depth of 40-50’)
2. Institutional Uses
USES

ABOVE GRADE - SLAB ONLY
1. Surface Parking
2. Soccer / Football field with artificial turf
3. Tennis and Sport Courts
4. Ice Skating / Sledding
5. Top Golf (also as temporary use)
6. Native landscape – waterproof, cover with 12-18” of earth, and seed

ABOVE GRADE - KEEP ALL OR SOME EXISTING MALL
1. Can create two-story space, with windows at grade; and skylights and an internal court to bring natural light to the basement.
2. Don’t have to spend money to waterproof the slab
3. Need to design as a completely new image – can’t feel like the old mall.
4. Retrofits have risk, and are rarely as cost-effective as expected.
THE ORIGINAL NORTHLAND

- Secure Environment
- Landscape
- Artwork
THE ORIGINAL NORTHLAND
THE ORIGINAL NORTHLAND
USES AND MARKET ACCEPTANCE

- MARKET RATE RESIDENTIAL
- SENIOR / ACTIVE ADULT RESIDENTIAL
- CREATIVE CLASS OFFICE
- MAKER SPACE
- CIVIC AND CULTURAL
PROTOTYPICAL BUILDING TYPOLOGY
PLAN DIAGRAMS

TYPICAL RETAIL BUILDING
L1 & BASEMENT PLAN

APARTMENT BUILDING PLAN

SENIOR HOUSING PLAN
**PROTOTYPICAL BUILDING TYPOLOGY**

**SECTION DIAGRAMS**

**KEEP L1 & BASEMENT**
NEW STICK RESIDENTIAL ABOVE

**DEMOLISH L1 & KEEP BASEMENT**
NEW STICK RESIDENTIAL ABOVE
The original mall construction included two primary elements:
- five one-level buildings with parking below
- pedestrian areas between them, also with parking below.

The pedestrian areas were designed to be waterproof, and to accept pedestrian, landscape and snow loads.

By only saving buildings and subsurface areas under these two elements, a reasonable waterproof, structurally-sufficient result is possible. Demolishing original buildings will cause their floor slabs to become “roofs” of the B1 space, which will require structural enhancement and waterproofing solutions.
Character image of secure mixed-use community featuring Maker Spaces, Loft Units, Work/Live, Creative Class Office, and Urban Agriculture.
APPENDIX
Note: Some subgrade areas demolished to create a compact core area in the plan, and also because they would require extensive waterproofing and structural enhancement.
75 degree angled parking
one-way
260 parking spaces
parking space: 8.5’ x 18’
75 degree angled parking
one-way
108 parking spaces
parking space: 8.5’ x 18.5’
18’ drive lane is very tight, and offers a Class C service.

16 bays @ 20'-0" = 320'

7 bays @ 20'-0" = 140'

TYPICAL 140’x320’
90 degree parking
two-way
84 spaces
parking space: 9’ x 21’

Larger spaces, more easily accessed. Class B service, but fewer spaces.

16 bays @ 20’-0” = 320’

7 bays @ 20’-0” = 140’

TYPICAL 140’x320’
Approx. 17’ ceiling
Assumed. 2’x2’ columns
THANK YOU