Swale on Yale and Pontius Project

South Campus
(550 Yale Ave N)
DPD # 3007324

North Campus
(624 Yale Avenue N.)
DPD # 3007451

Mercer one-way traffic (future is "no through connection")

Woonerf Viewpoint

I-5 Mercer Street On-Ramps
SITE:
The site is located in the South Lake Union Cascade Neighborhood along Yale Avenue North. The site is comprised of two parcels. To the East of Yale Avenue is a full block site bounded by Mercer St., Republican St, Pontius Ave., and Yale Ave.. On the West side of Yale the site is the Western half of the block bounded by Roy St., Mercer St., Eastlake Ave., and Yale Ave.

WOONERF:
Yale Ave. dead ends North of Mercer into the Mercer Street on ramps onto the I5 Interstate. The project proposes turning this dead end into a public amenity that would serve cars, pedestrians, and the environment.

A woonerf is a public plaza that mixes cars and pedestrians. The end of Yale is a perfect place for this to happen. In the Seattle Center Master Plan, Mercer street has been scheduled to be dead ended at the intersection of Fairview. Under the current plan it remains a one way moving from West to East. As a one way from a dead end the team envisions this street as one that will receive very little traffic. The end of Yale street as a dead end off of a dead end will get even less traffic. The project has proposed slowing this traffic even more through the addition of curb bulbs along Mercer street, and a traffic table and traffic calming runnels across Yale Avenue. The only cars entering the plaza would be those proceeding to the parking garages for Yale Campus North (58 proposed new spaces and 96 existing spaces), and Truck loading. Because of the small and focused automobile use on the plaza there is an excellent opportunity to create a vital pedestrian space. The design team has envisioned a space rich with greenery and retail proceeding to a public overlook at the end of Yale that captures views of Lake Union and provides a perfect terminus to the retail green core starting at the other end of Yale at REI and Alley 24. This will be a perfect place for special events such as watching fireworks on the 4th of July, or Cascade Neighborhood fairs.

Within the plaza would be a system of runnels and bioswales that in addition to slowing traffic and creating a lush pedestrian environment would filter the runoff from the buildings and the plaza. This system in combination with signage would provide an excellent opportunity to educate the public about erosion caused by high rate runoff and the importance of returning clean water to our lakes and streams.

SWALE:
The city is developing the “Swale on Yale” project. This is a project that uses swales to filters storm water runoff from the Capitol Hill First Hill area before it reaches Lake Union. These swales occur along Yale and Pontius Avenues between Thomas Street and Republican Street (the blocks immediately to the South of this development.) The Swale project involves narrowing the roadway by eliminating parking on one side to make room for a planted swale that cleans storm water runoff as it conveys it through plantings. The project proposes continuing this swale north along Yale and Pontius for the block between Republican St and Mercer St. providing continuity to the street, creating a pedestrian friendly environment, and providing clean water to Lake Union.

The project would maintain the same roadway width as the Swale on Yale eliminating parking adjacent to the site on both Yale and Pontius Avenues. This continuity provides an opportunity to extend the already successful REI/Alley 24 retail zone all of the way to the end of Yale. It would also eliminate possible confusing changes in the road width that could disorient drivers.

The swale creates both a wider green zone and an excellent buffer giving pedestrians a feeling of greater comfort and safety. This linear green zone becomes a string with REI on the Yale Campus South Plaza and the Yale Campus North Woonerf as eddies along the path of travel.

These swales would be filtering runoff from the immediately surrounding streets, the Yale Campus Site and the Yale Campus Rooftops. The water that would normally return to the lake dirty is now returned with most of the particulate mater removed. The swale in combination with the Swale on Yale and the plazas and parks creates a whole zone within the city dedicated to clean water for our lakes and streams.
1 Multi-Family Residential  
2 Multi-Family Residential  
3 Multi-Family Residential / Street Level Retail  
4 Office Building  
5 Existing Building  
6 Existing Building  
7 Office Building  
8 Office Building Kiosk  
9 Office Building / Warehouse  
10 Warehouse / Industrial  
11 Commercial Retail  
12 Warehouse / Industrial  
13 Warehouse / Industrial  
14 Commercial Office  
15 Mixed Use / Street Level Retail  
16 Research Facility

end of yale, facing south

end of yale, facing north
- Provide curbless roadway with two drive aisles.
- Visual cues for drive aisles provided by street furniture and paving.
- Reinforce limited vehicular access—primarily to parking garages and loading areas.
- Enhance roadway with plaza paving.
- Provide traffic-calming elements.
- Convey stormwater runoff to stormwater planter and stormdrain system.
Consistency with surrounding ROW street grid.
- ROW emphasizes pedestrian access and complete street.
- Visual connectivity with SPU Swale on Yale and Pontius projects.
- Living building with treatment train system.
- Improved ROW infrastructure.
- Street improvements on Mercer, Pontius and Republican and Yale.
- Full street ‘woonerf’ street improvements on Yale Avenue north of Mercer.
Biofiltration Swales
Mid-block Plaza
Private Throughway
Curb Bulb and Planting Strip
Traffic-calming Intersection
Street Lighting
Street Furniture
Planter and Runnel
Tulip Poplar Trees
Yale Avenue N
Establish continuity of roadway from the south with two drive aisles and one parking lane on Yale and Pontius.

- Widen pedestrian sidewalk on Yale and Pontius.
- Treat Yale Avenue full profile runoff in vegetated swale (throw roadway to west).
- Treat half-profile Pontius Avenue and Republican Street runoff in vegetated swale.
- Convey green roof runoff to vegetated swales along Yale and Pontius.
- Improve pedestrian amenities on Yale and Pontius.

Provide traffic calming elements at Republican and Mercer.

- Improve pedestrian amenities on Republican and Mercer.
Green Roof to Overflow Pipe
Overflow Pipe Emerges from Building
Stormwater Planter/Seat Wall in ROW
Granite Pedestrian Runnel across Sidewalk
Biofiltration Swale
**YALE AVENUE CAMPUS - EXTERIOR LIGHTING DESIGN CONCEPT**

**NORTH CAMPUS**

- **Recessed ceiling luminaires** - stainless steel
  - **Housing:**
  - **Enclosure:**
  - **Electrical:**
  - **Finish:**
  - **U.L.:**

- **Recessed wall luminaires**
  - **Housing:**
  - **Enclosure:**
  - **Electrical (Fluorescent):**
  - **Finish:**
  - **U.L.:**

- **Lobby/building entrance grazers within**

- **Lensed step lights under benches**

- **Lobbies/building entrance grazers within**

- **Wall mounted uplights**

- **Building mounted downlights**

- **Canopy/soffit recessed downlights**