



500 YALE AVENUE

DPD Number: 3005413

Recommendation Meeting
April 2008

Weiss Jenkins Properties
ruffcorn mott hinthorne stine architects

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Project Description

Address	500/504 Yale Avenue North
Site Dimensions	114'-9" x 160'-0" = 18,360 SF.
Description	Demolish two existing buildings. Construct new retail/office building with 4 levels of office (69,541 sf) over 5 levels of parking (72,380 sf, 133 stalls, 3 levels above grade; 2 levels below grade). Above grade structured parking screened by intervening retail & landscape elements.

Location

Parcel Number	0209000030
Legal Description	Lots 6,7,8,9, Block 20 of Anderson's Addition to Pontius Addition, Vol. 3 pg. 117
Map	102
Zone	SMC-75
Street Classifications	Yale Avenue North: unclassified Republican street: Class II Pedestrian street Alley: existing alley is 26'-0" wide.



Project Description

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The following narrative addresses the comments received from the Design Review Board at our Early Design Guidance meeting on September 20th, 2006.

The South Lake Union neighborhood consists of a mixture of building types and uses. The diversity ranges from residential, industrial, maritime, artisan, biotech, social service and much more. As plans come and go, the neighborhood continues to explore ways to maintain the unique character of this area while encouraging strengthening of the community both physically and economically.

Cascade Area: Supporting a mixture of commercial, residential and social services, this area has a reputation for its sustainable infrastructure and local improvement projects that maintain a creative, collaborative and eclectic nature.

500 Yale Avenue is a proposed commercial office and retail building located on the corner of Yale Avenue and Republican Street in the South Lake Union Urban Hub.

Design Objectives from Early Design Guidance:

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-3 Entrances Visible from the Street
- A-4 Human Activity
- A-8 Parking and Vehicle Access
- A-10 Corner Lots
- B-1 Height, Bulk and Scale Compatibility
- C-1 Architectural Context
- C-3 Human Scale
- C-4 Exterior Finish Materials
- C-5 Structured Parking Entrances
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-5 Visual Impacts of Parking Structures
- D-7 Personal Safety and Security

C-1 The proposed building is conceived as the companion building to the adjacent Republican Building previously developed by Weiss Jenkins Properties. It is designed to create a unified and distinct identity to this block and strike a balance between its surrounding architectural context and the advanced technology required to accommodate current building systems and the values of today's building tenants.

A-1, B-1 Composed as a simple brick volume with punched openings, the top floor steps back to lessen the impact of the perceived building mass on the street, create a terrace for upper floor tenants, and take advantage of views of Lake Union, the Space Needle and downtown Seattle. Additional recessed balconies on the south facade are provided on each of the floors to provide views and to further modulate the building mass. The five story building height has been intentionally minimized to preserve views from the upper floors of the Republican building.

C-5 The lower portion of the building is clad in dark brick and stone to provide an emphasized base for the office floors above. The central bay of vertical circulation and lobbies on the Yale Avenue facade serves to break up the mass and unify the traditional "base, middle and top" with an iconic vertical element in a modern vocabulary.

A-1, D-1 The main building lobby is a double height space located on Yale Avenue and finished with natural wood and stone, with a central hanging chandelier to further animate the building entry from the street. In addition to the use of natural materials, the building has a variety of other sustainable features, including a green wall along Republican Street, bicycle parking, and high performance mechanical, electrical, and communication systems.

RESPONSE TO DESIGN GUIDELINES

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C-3, C-4 The street level development at 500 Yale Avenue is designed to engage the neighborhood pedestrians by continuing the development of adjacent blocks to the north and south. The retail frontage is intended to express the scale of small shops and allows for flexibility in locating shop entrances. The recessed shop fronts create variety in the building façade and establish a protected zone for exterior seating and display.

A-2, A-3, A-4, D-7 Recessed back from the primary face of the building, the floor to ceiling glazed shop fronts provide maximum transparency between street and interior to enliven the streetscape and provide additional illumination at the side walk in the evening. Steel and glass canopies provide overhead weather protection, signal building entry and create a more intimate pedestrian scale at the street level. Additional glazing and a canopy on Republican signals the presence of the retail space to pedestrians approaching from the east or west on Republican.

C-1 The exterior architectural expression of 500 Yale Avenue is designed to be human scaled and contextual, utilizing cladding materials with a sense of permanence and familiar to the neighborhood. The proposed design takes visual cues from both contemporary and historic buildings in the neighborhood. All three facades of the building fronting the public right-of-ways are clad in a roman brick (12" x 2-1/2") in two different color values: dark at the base and light tan above. Proportions and forms of punched openings are sized to relate to the adjacent Republican building and nearby historic brick architecture, reinterpreted with taught, contemporary detailing.

A-4, A-8, C-3, D-1 A new side walk is being provided in cooperation with SDOT and the proposed "Swale on Yale" which includes such features as native planting at tree wells, a differentiated paving pattern and canopy at the main building entry. Both the retail frontage and main building entry are inset from the main façade to provide additional depth and provide additional building modulation at the street level.

C-5 Canopies of painted steel and glass give the retail and building entrances a scale consistent with adjacent storefront developments and a crisp modern appearance as well as providing natural light to the sidewalk and shop entrances.

C-5 The central bay of the west façade features floor to ceiling glass to expose the interior of the building to the street below. The façade is modulated vertically and horizontally with strips of a contrasting glass fritting and projecting mullions.

A-8, A-10, C-5, D-5 The alley façade continues the dark brick of the building's base and organizes the required building services such as the garage exhaust louvers, dumpsters, City Light vault and below grade parking entrance. The exposed concrete shear wall will be formed with a textured rib pattern to provide a textural and material contrast to the brick façade and help to further break up the expanse of this façade. To further reduce the visual impact of the parking garage, the roll-up entrance doors are recessed from the main building façade. The north wall of the building is conceived to be a neutral backdrop for future development being currently planned by the adjacent northern neighbor.

C-1 Additional architectural detail will be provided to further recall details presently existing on other buildings in the South Lake Union neighborhood. A projecting sunshade is planned at the roof level of the building along Republican Avenue. This detail is a modern interpretation of the traditional cornices that exist on many of the buildings in the neighborhood and when lit from below will create a memorable building feature visible along Yale Avenue.

A-10, D-1, D-7 Overhead weather protection of glass canopies with integrated signage and lighting will be provided at each bay along Yale Avenue and the first bay of Republican Street to enhance pedestrian comfort and safety.

A-3 An enhanced and taller canopy is provided at the building lobby and main entrance to maximize visibility into the lobby as well as modulate the canopy over the length of the building façade.

D-2 To further enhance the pedestrian experience and provide distinctive landscape elements, extensive planting areas with street trees are planned along Yale Avenue and Republican Street.



RESPONSE TO DESIGN GUIDELINES

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STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEN- DATION
1. Transparency Requirements for Class 2 Pedestrian Streets. SMC 23.48.018.A.1c	Class II Pedestrian streets w/>7-1/2% slope are required to be transparent along 45% of the street level façade.	Increase Transparency on Yale to 74% (30% required) and provide 17% transparency on Republican.	Increased transparency on Yale provides a more visually accessible pedestrian retail experience than steep slope. Relates retail to "Swale on Yale" landscape corridor.	
2. Blank Facade Limits for Class 2 Pedestrian Streets. SMC 23.48.018.B.2	a. Blank facades limited to segments fifteen (15) feet wide. Blank facade width may be increased to thirty (30) feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. b. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide. c. Total blank facade segments shall not exceed fifty-five (55) percent if the slope of the street frontage of the facade exceeds 7-1/2%.	Provide masonry screen wall in front of parking garage along Republican. Wall enhanced by architectural detail (rusticated brick base) & well landscaped buffer between building & side walk.	Further transparency increases exposure of garage.	
3. Screening & Landscape Standards. SMC 23.48.024.B.3a	a. On Class 2 Pedestrian Streets, parking is not permitted at street level unless separated from the street by other uses. The facade of the separating uses shall be subject to the transparency and blank facade standards in Section 23.48.018	Screen parking by intervening use on 100% of Yale Avenue. Screen 22% of parking by intervening use on Republican Facade. (Remainder screened by landscaped "green wall").	Increased frontage on Yale provides a more accessible retail experience than along steep slope. Relates to relates retail to landscaped "Swale on Yale" corridor.	



View looking east along Republican Street



View looking north along Yale Avenue North

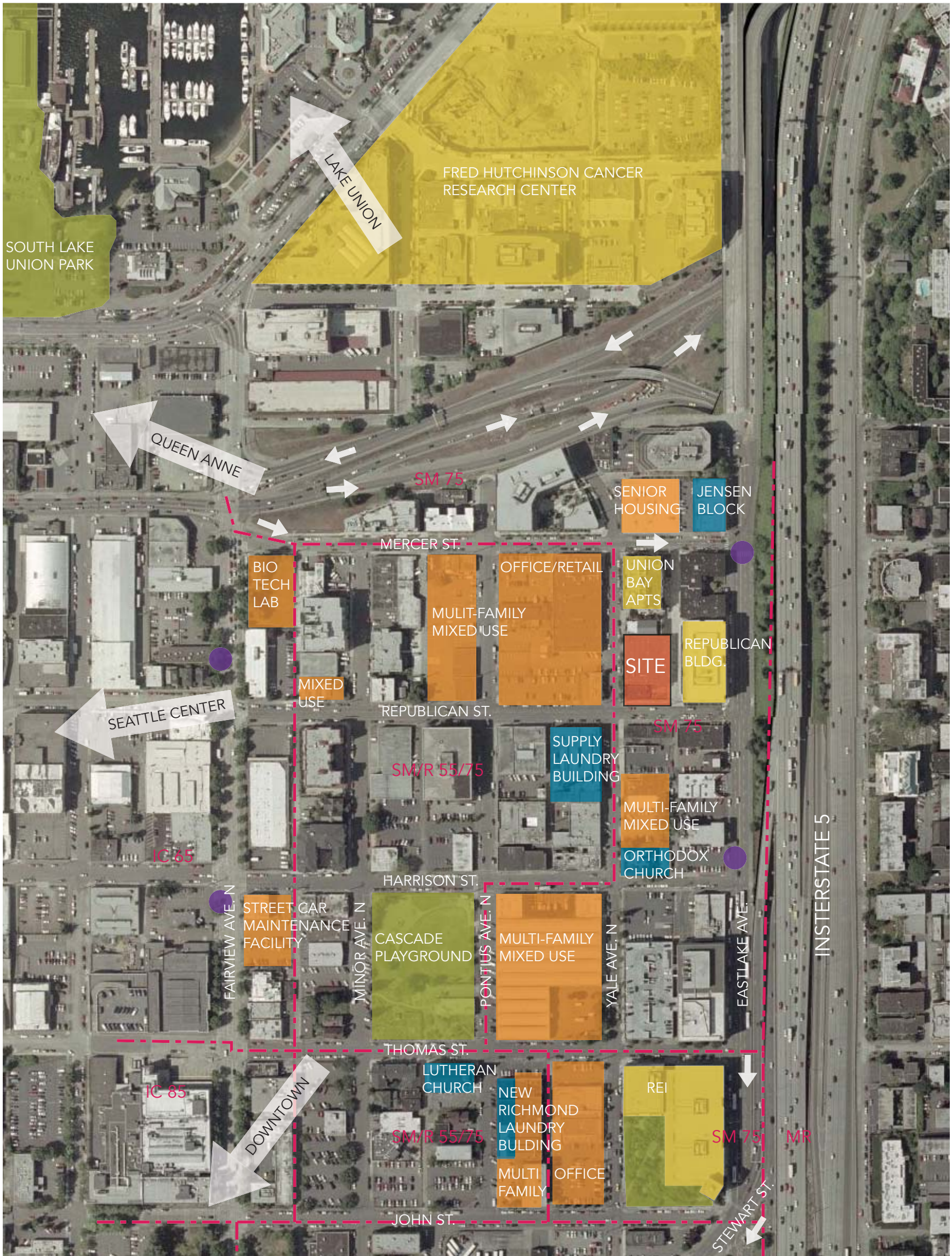
Departure Requests

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URBAN ANALYSIS, ZONING & HISTORICAL LANDMARKS

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1. ONIVA OFFICE BUILDING



2. UNION BAY APARTMENT BUILDING



3. JENSEN BLOCK BUILDING
(HISTORIC LANDMARK)



4. MULTI-FAMILY MIXED USE BUILDING AT MERCER ST AND
PONTIUS AVE N



5. REPUBLICAN BUILDING



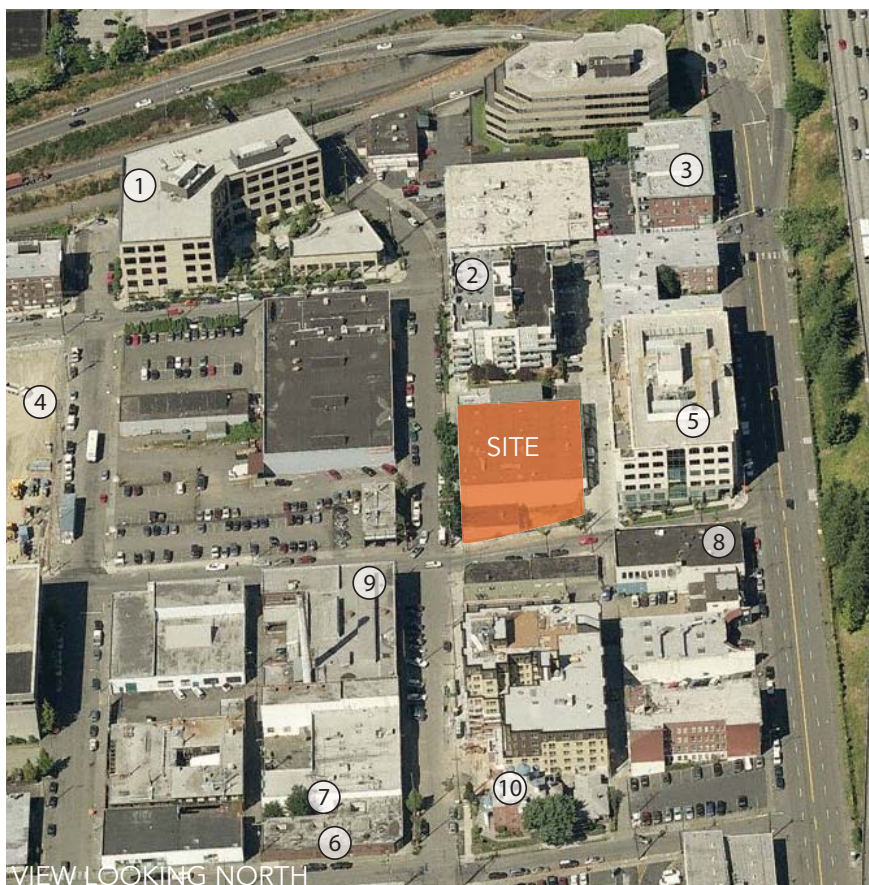
6. ALLEY 24 & NEW RICHMOND LAUNDRY
BUILDING (HISTORIC LANDMARK)



7. ALLEY 24 PEDESTRIAN
BRIDGE ACCESS AT ALLEY



8. LOBO SALOON



VIEW LOOKING NORTH



9. SUPPLY LAUNDRY BUILDING (HISTORIC
LANDMARK)



10. ST. SPIRIDON ORTHODOX (HISTORIC LANDMARK)

NEIGHBORHOOD STUDY

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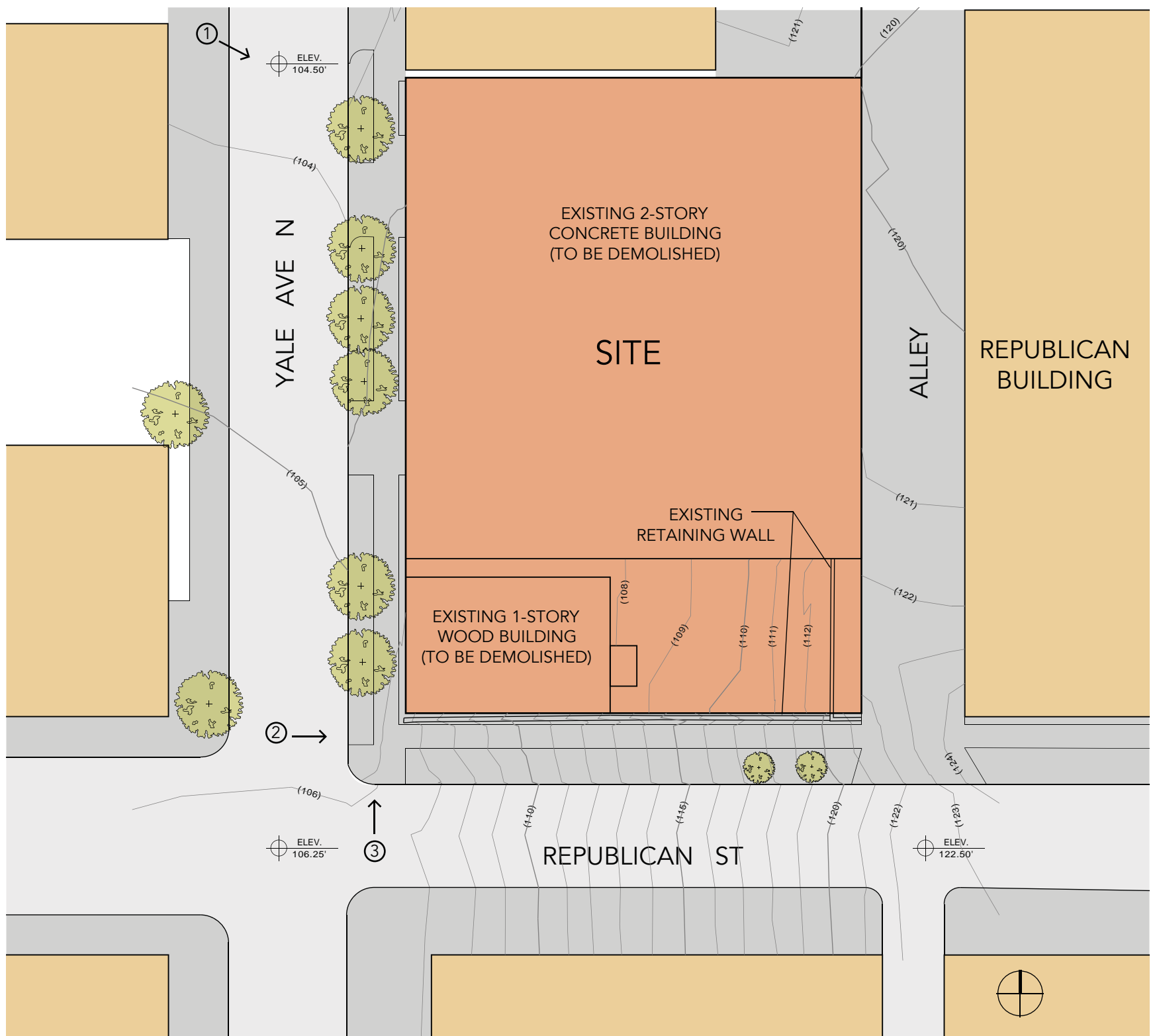
1. VIEW LOOKING SOUTHEAST



2. VIEW LOOKING SOUTH EAST ALONG
REPUBLICAN ST



3. VIEW LOOKING NORTH
ALONG YALE AVE N



EXISTING TOPOGRAPHY & TREE SURVEY

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1. VIEW LOOKING NORTHEAST



2. VIEW LOOKING NORTH



3. VIEW LOOKING WEST



4. VIEW LOOKING SOUTH



5. VIEW LOOKING SOUTH



6. VIEW LOOKING SOUTHEAST



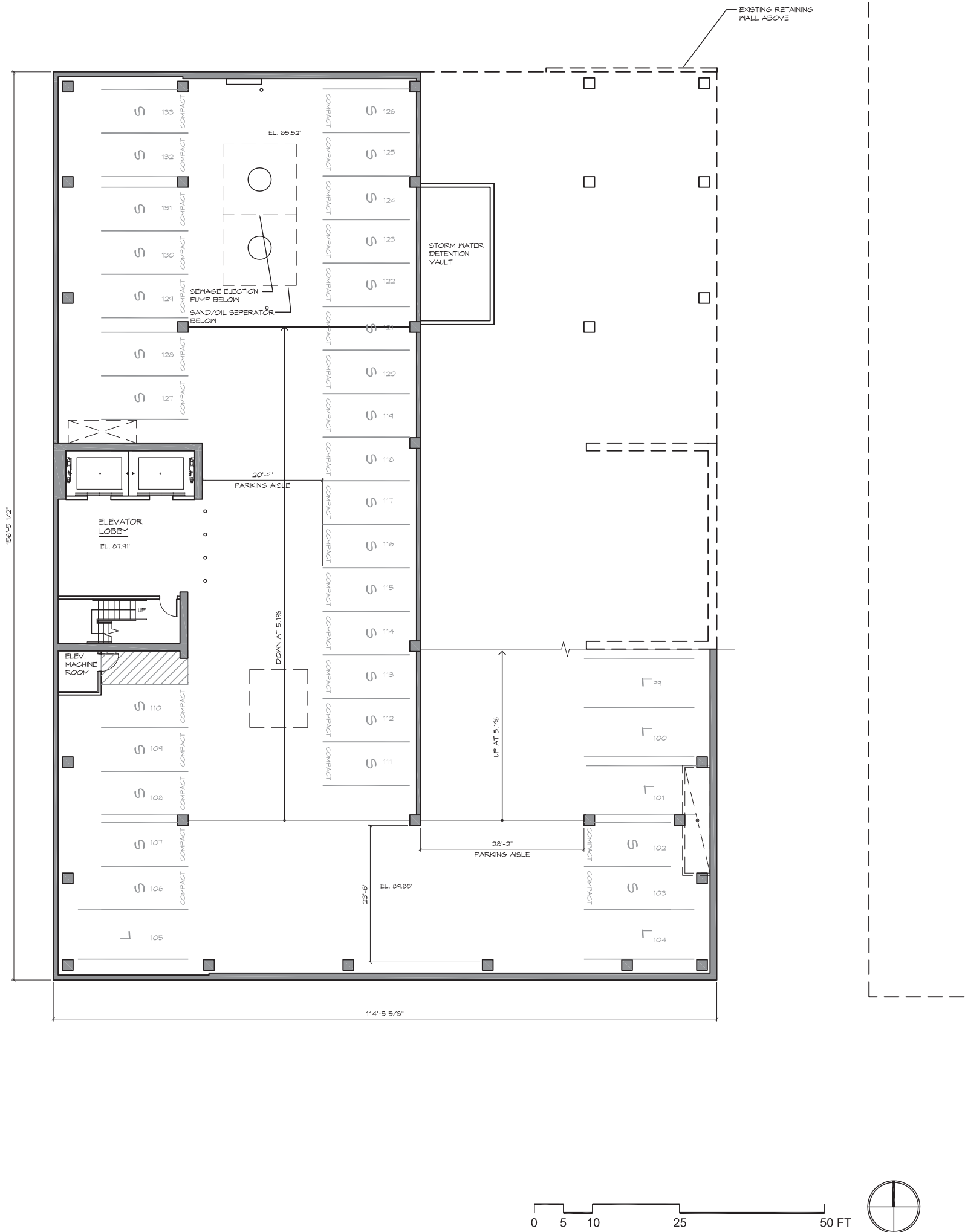
EXISTING CONDITIONS

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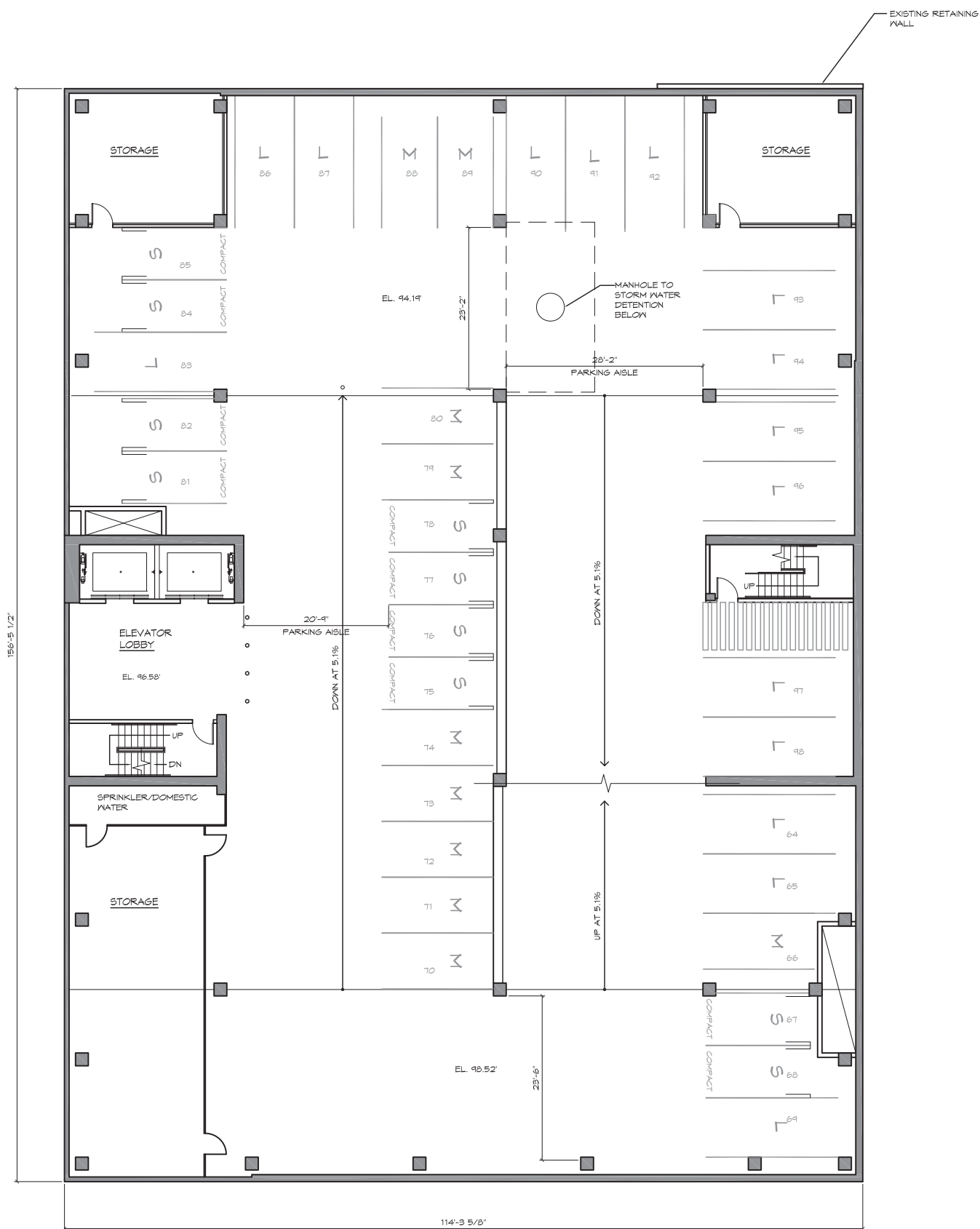
PLAN-PARKING LEVEL 5

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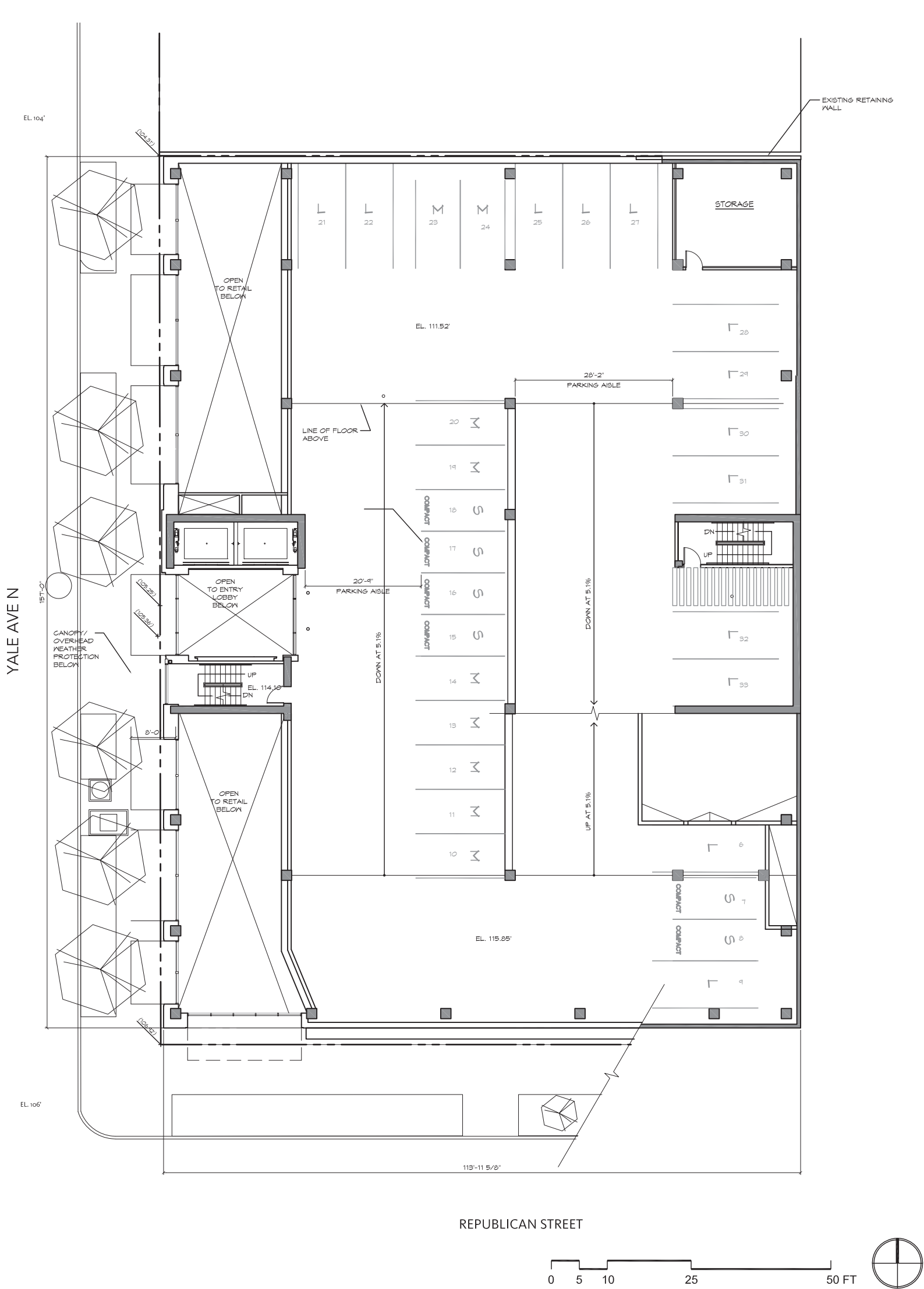
PLAN-PARKING LEVEL 4

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PLAN-PARKING LEVEL 2

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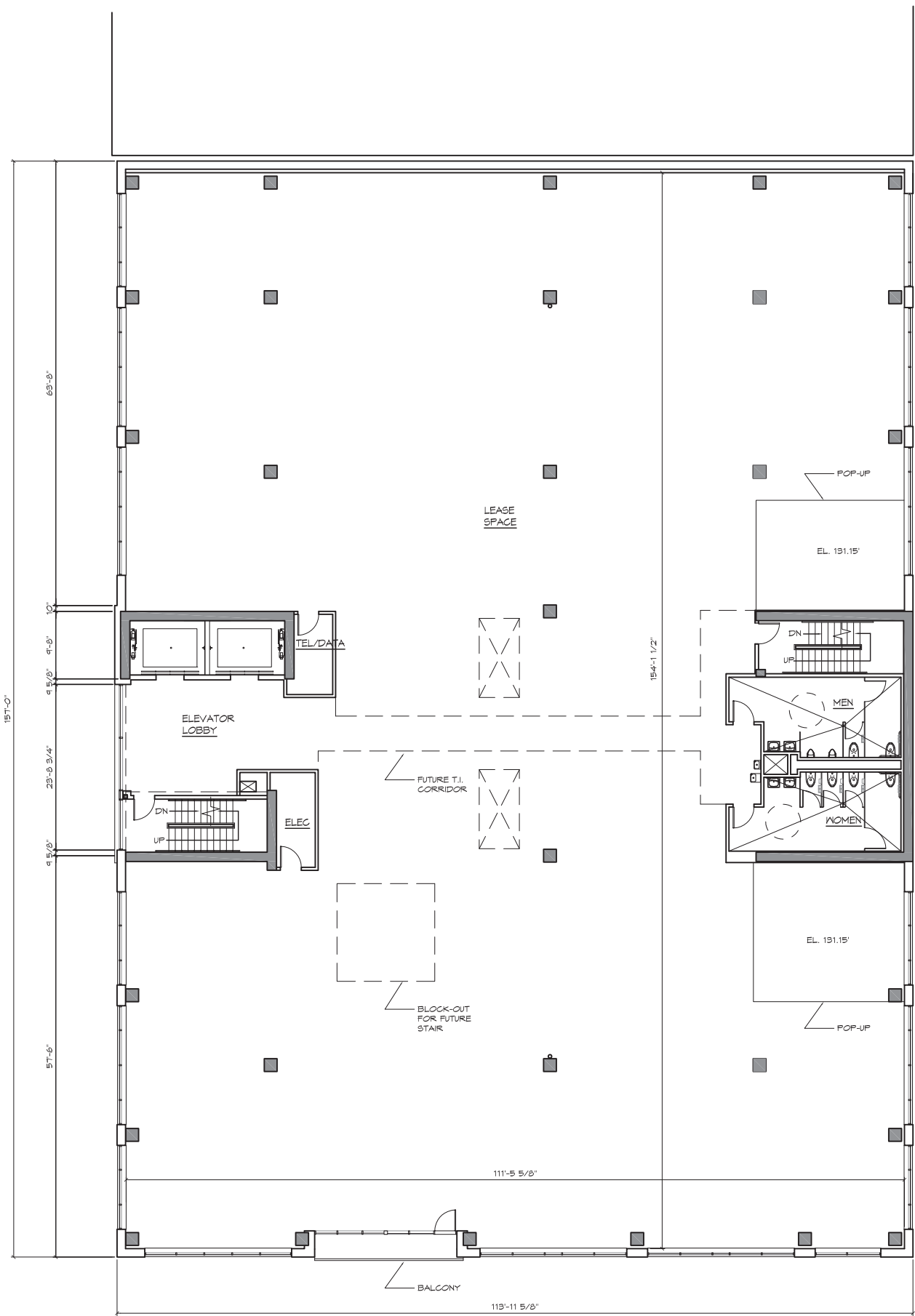
PLAN-PARKING LEVEL 1-GARAGE ENTRY

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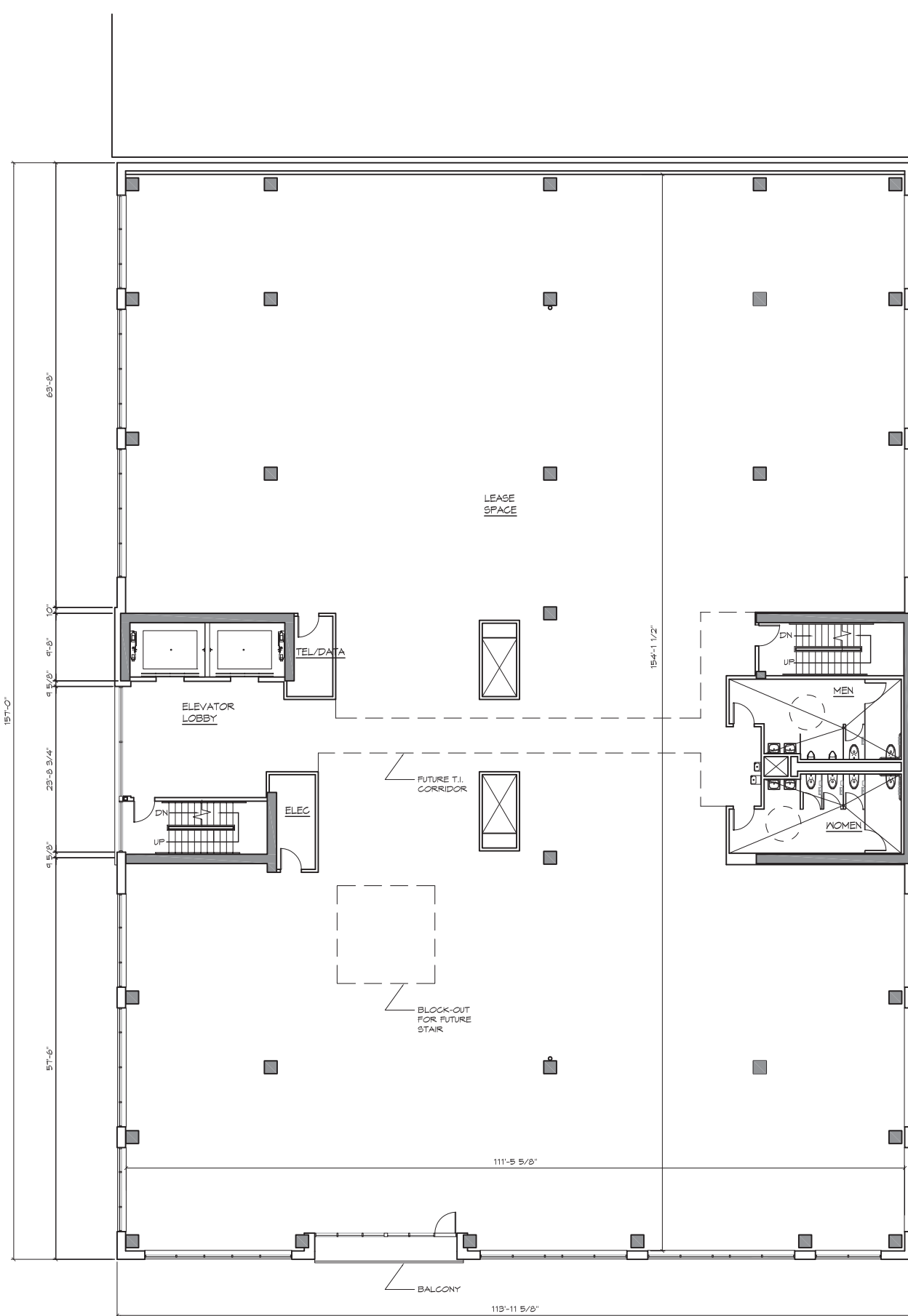
PLAN-OFFICE LEVEL 1

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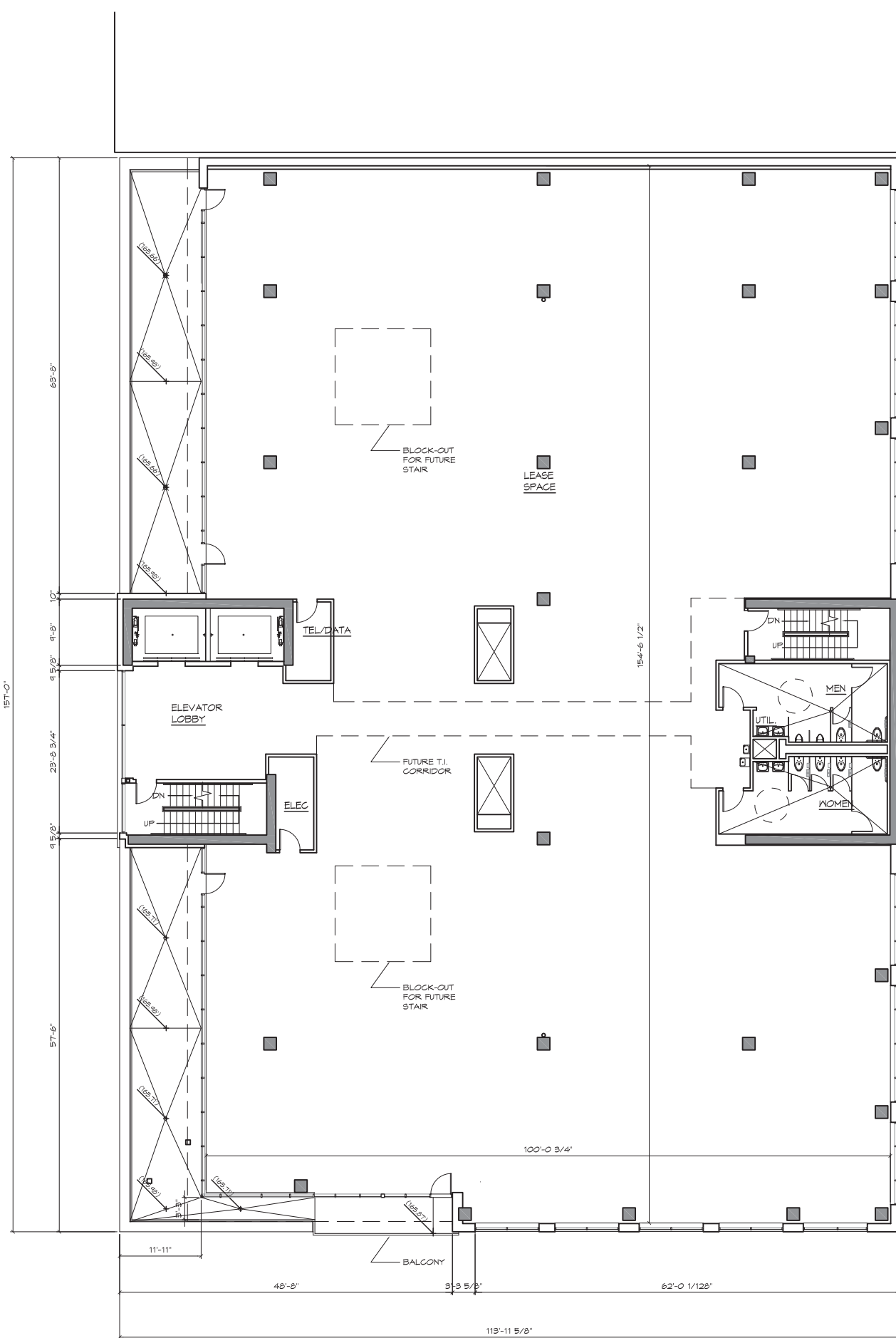
PLAN-OFFICE LEVELS 2-3

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PLAN-OFFICE LEVEL 4



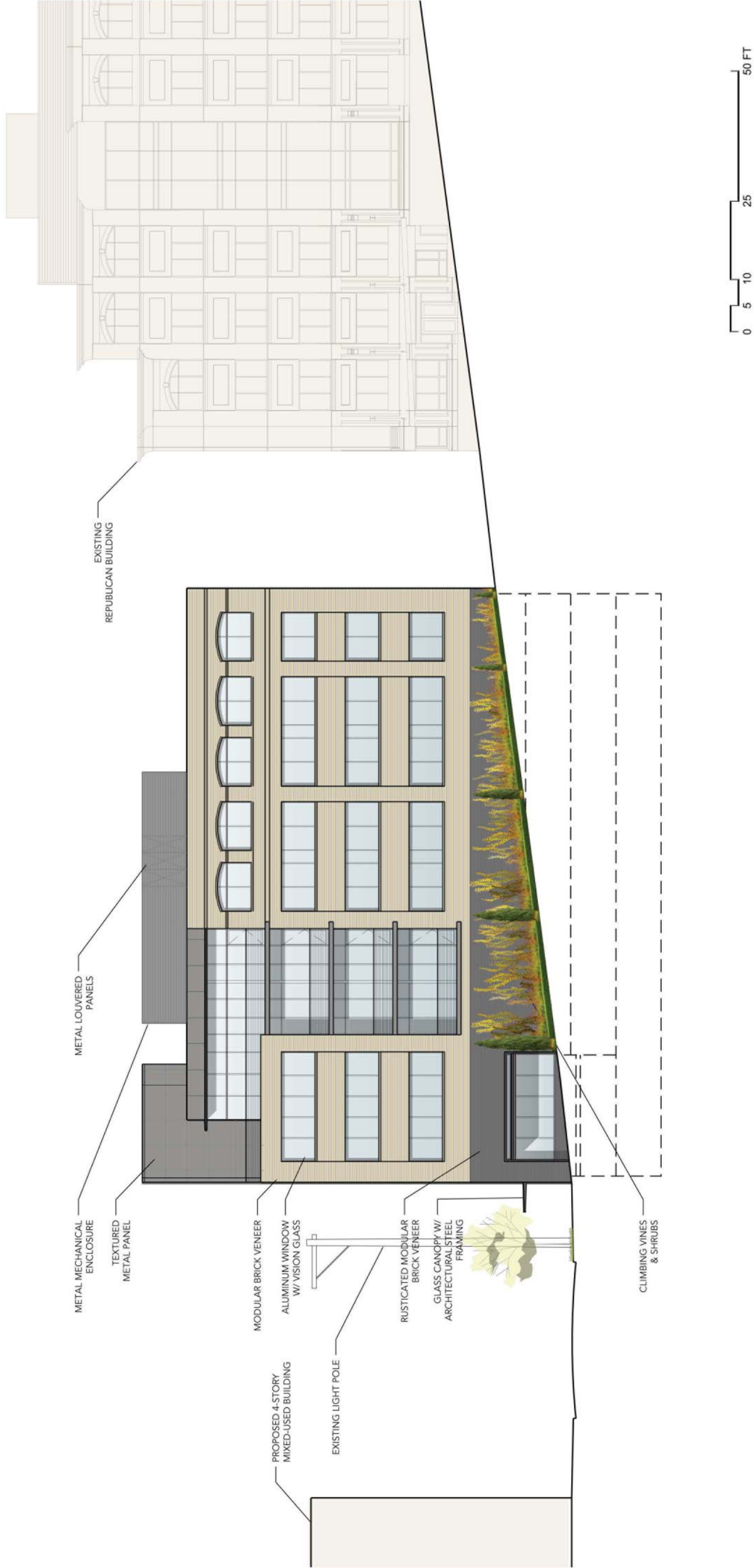
WEST ELEVATION

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SOUTH ELEVATION

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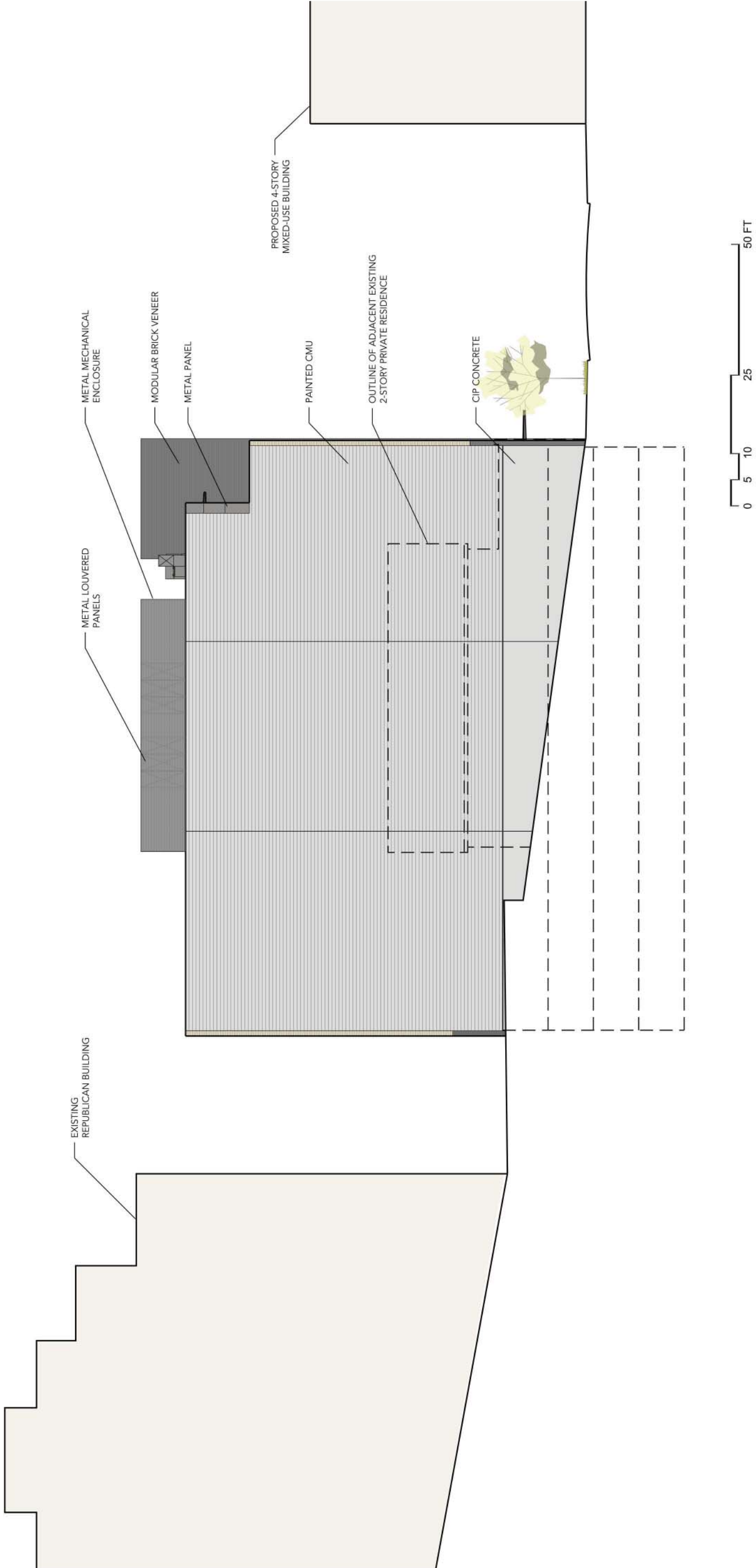
EAST ELEVATION

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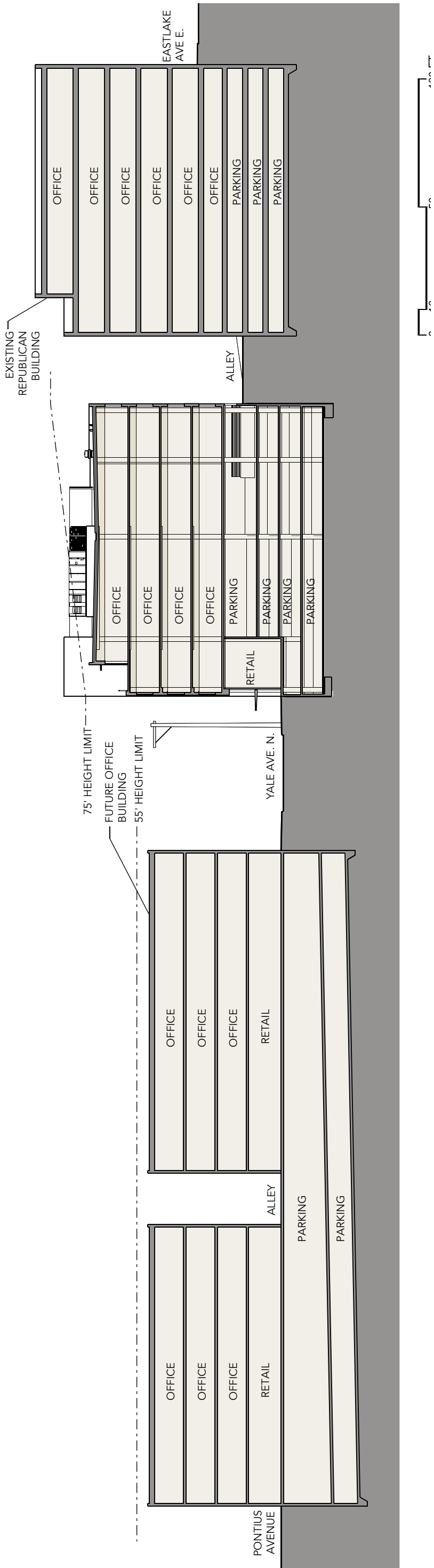
NORTH ELEVATION

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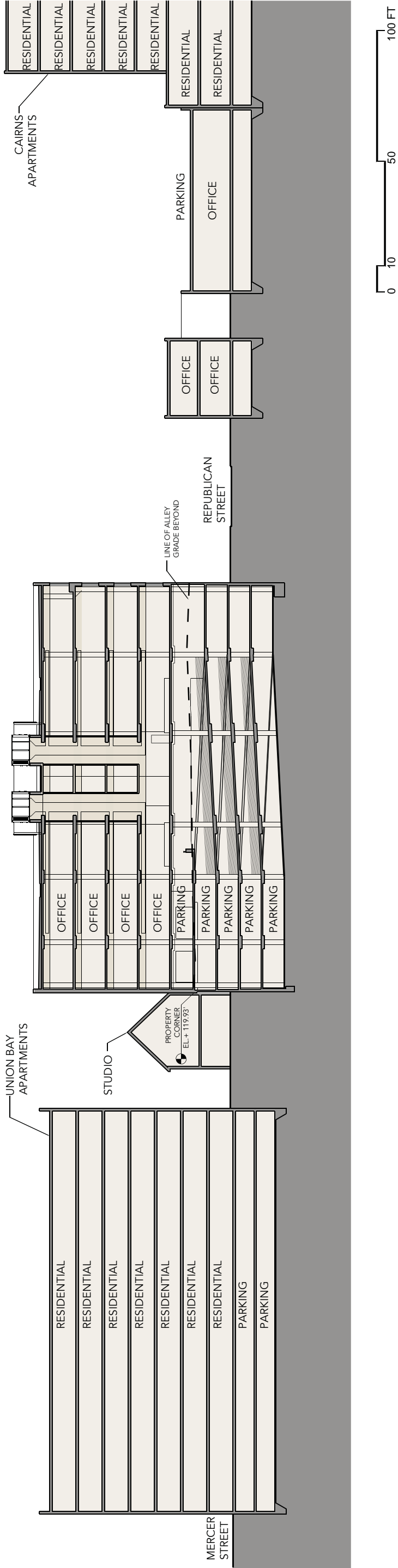
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EAST-WEST SECTION-FULL BLOCK



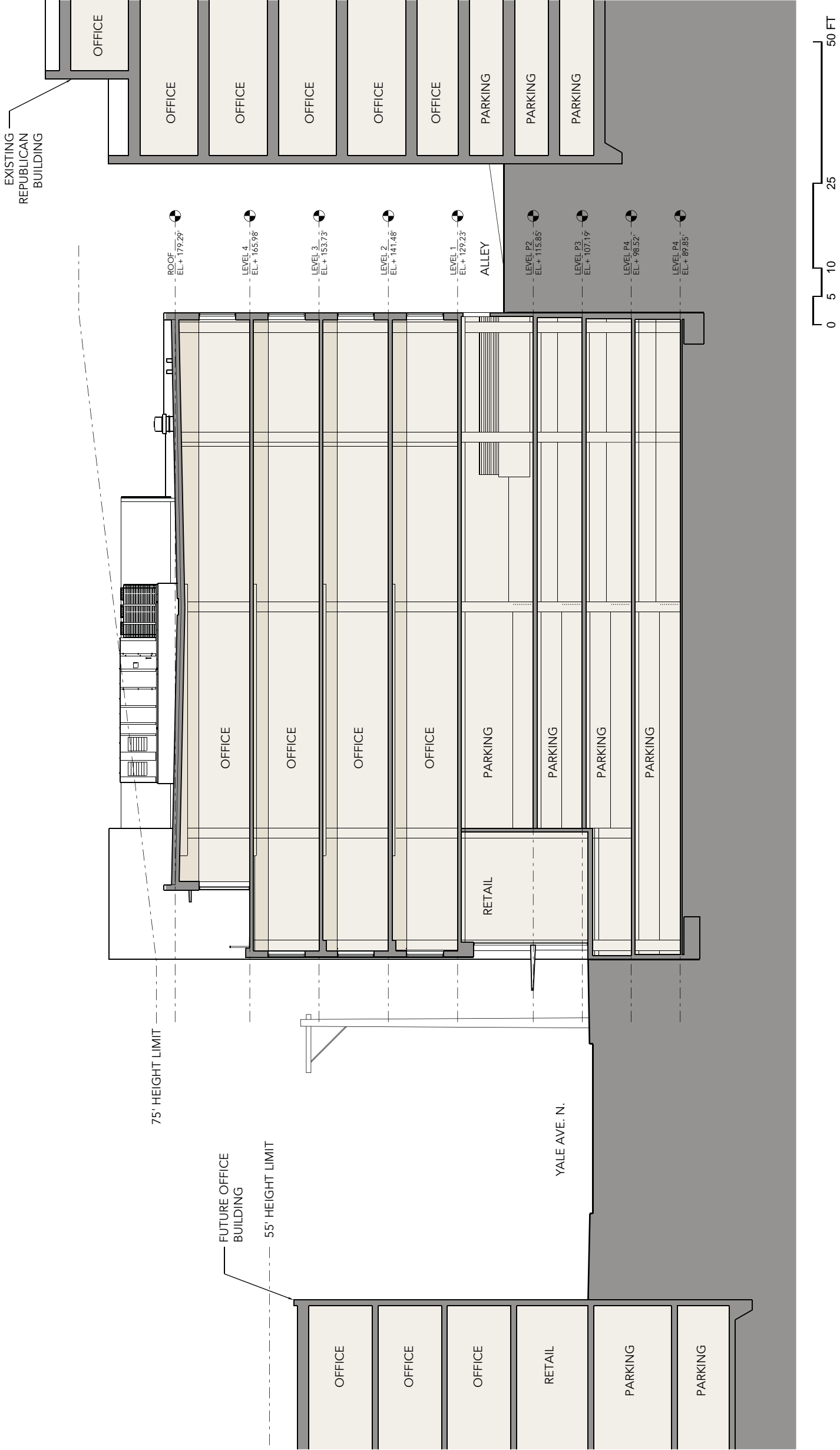
NORTH SOUTH SECTION-FULL BLOCK

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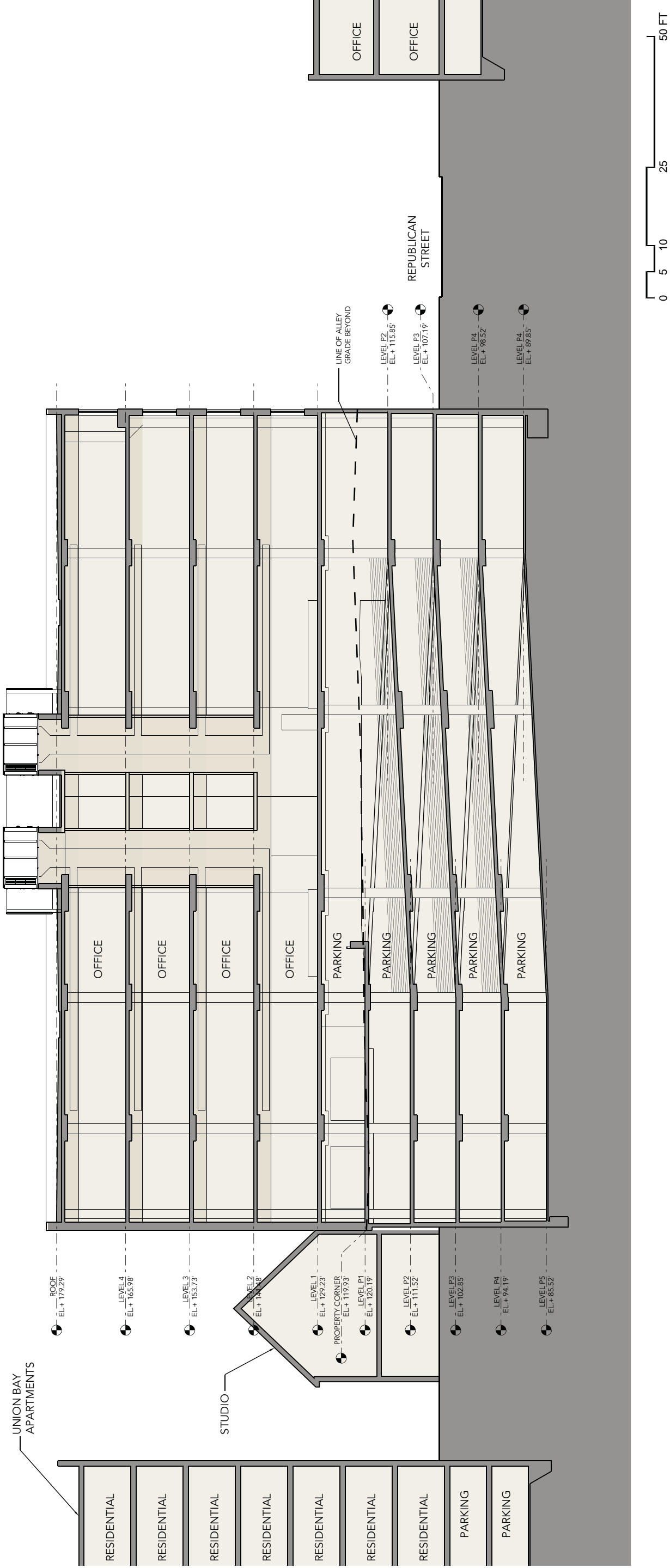
EAST-WEST SECTION

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NORTH-SOUTH SECTION

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Trees



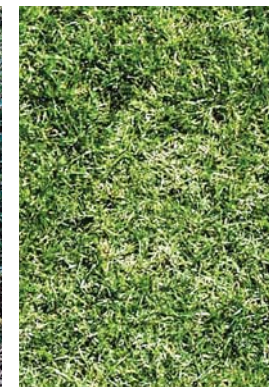
Vines



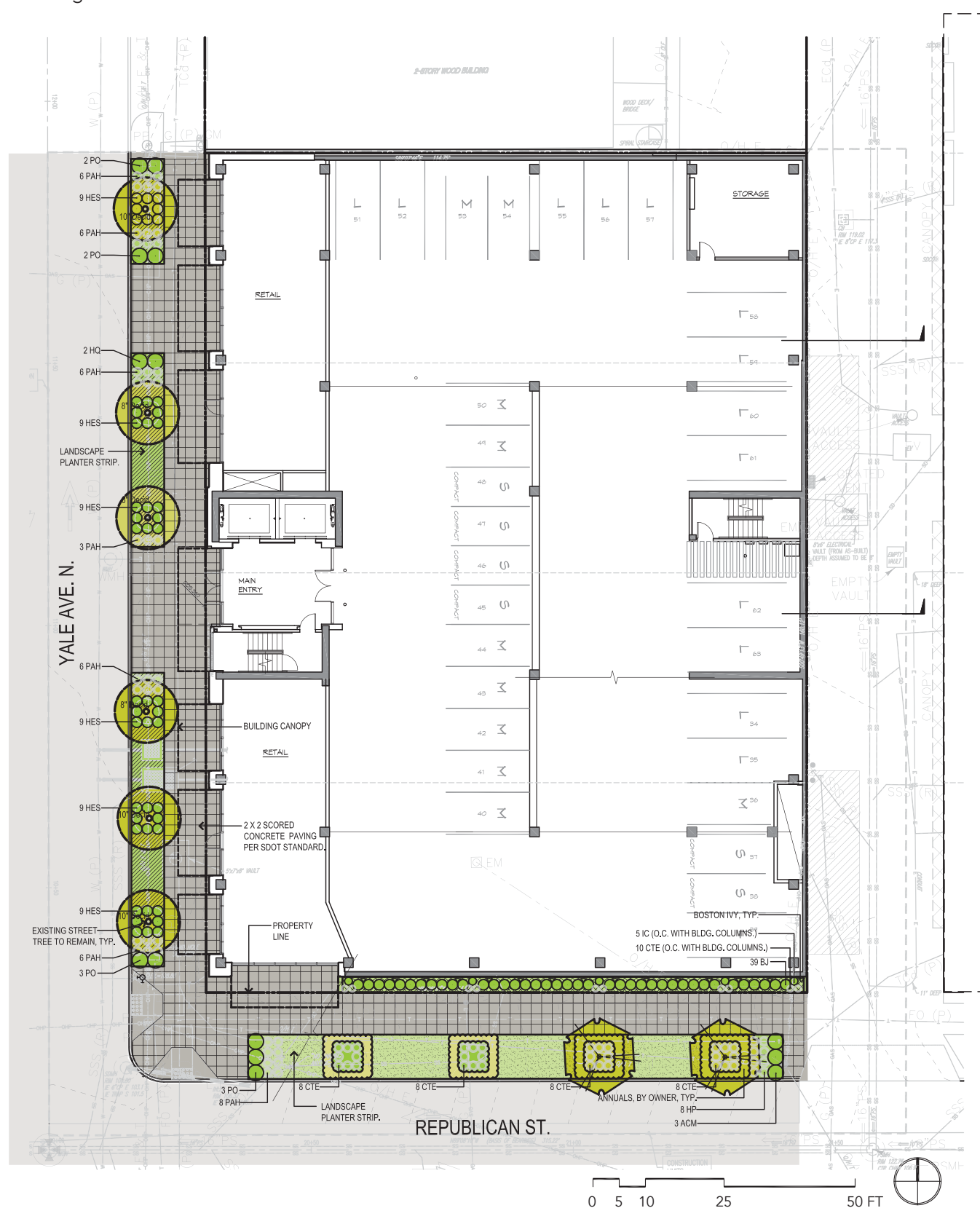
Shrubs



Perennials and Ornamental grasses



Ground cover



LANDSCAPE PLAN

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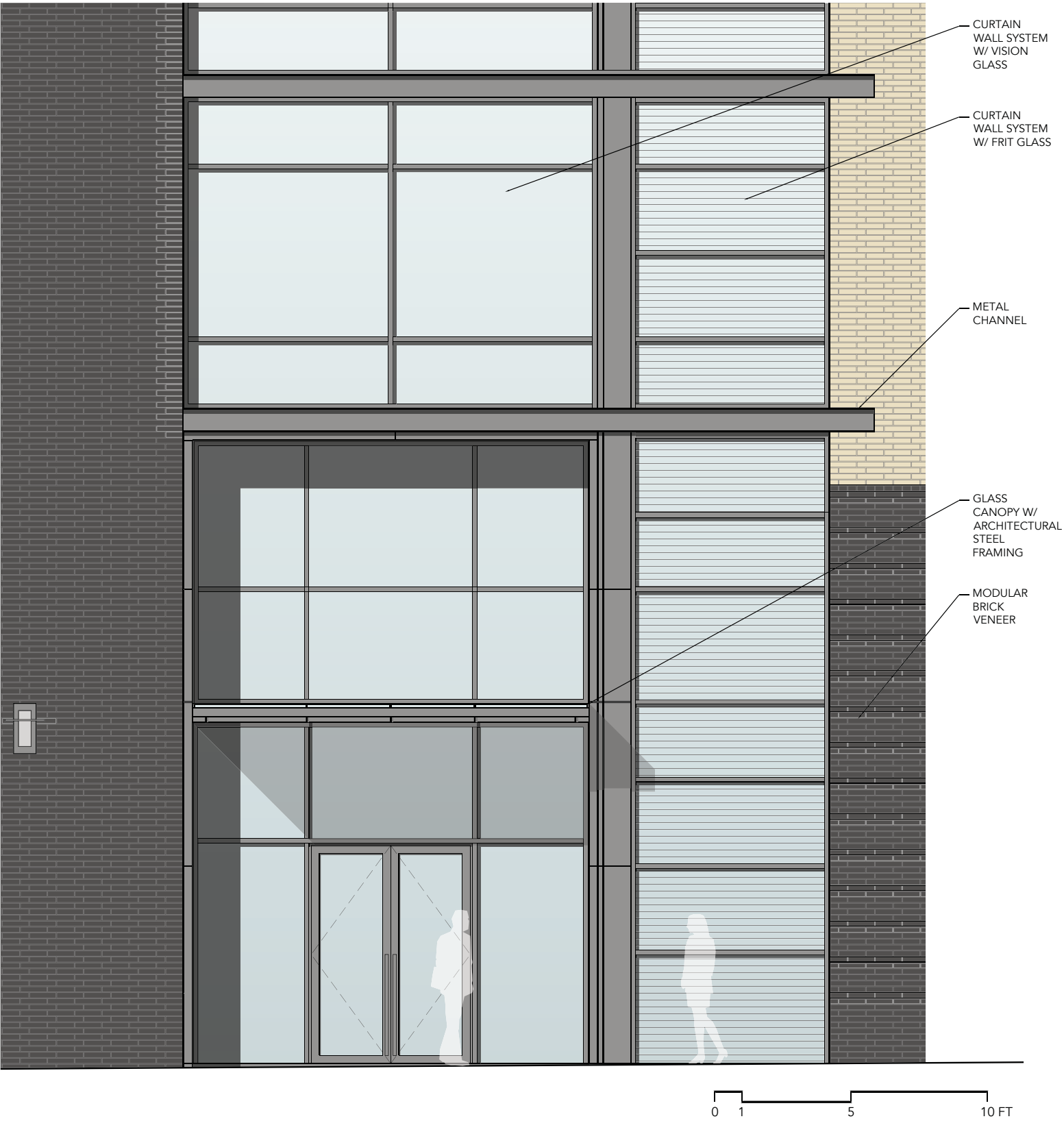
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Off-set
Canopies



Frit Glass with
Stairs Behind



ENLARGED ELEVATION - MAIN LOBBY

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View of main lobby from street looking north-east



View of main lobby from street looking north-east

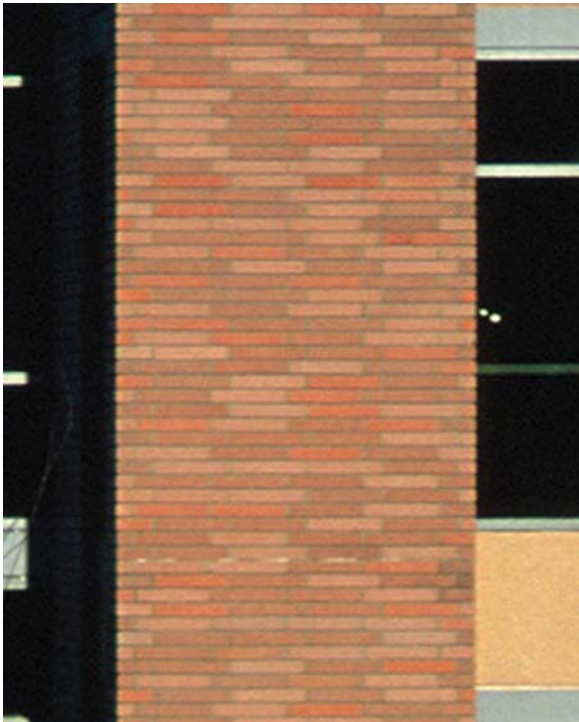
MAIN LOBBY VIEWS

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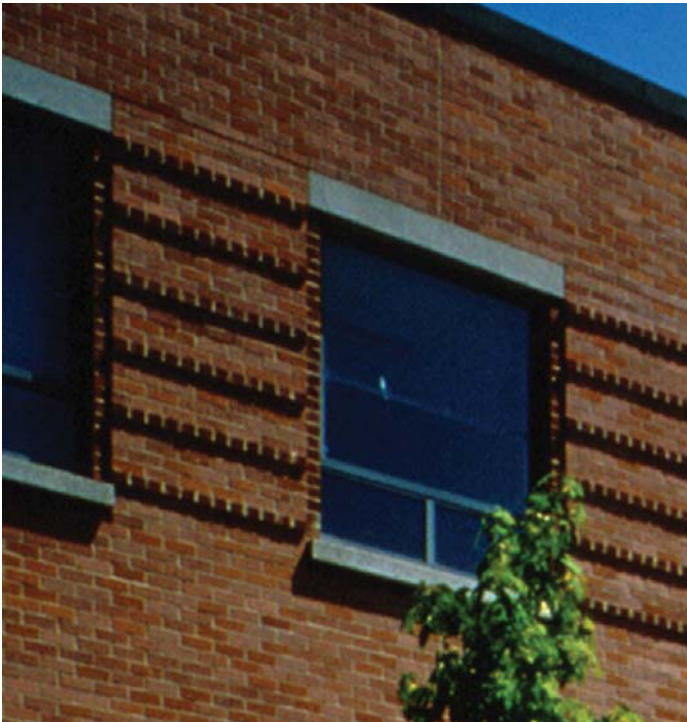
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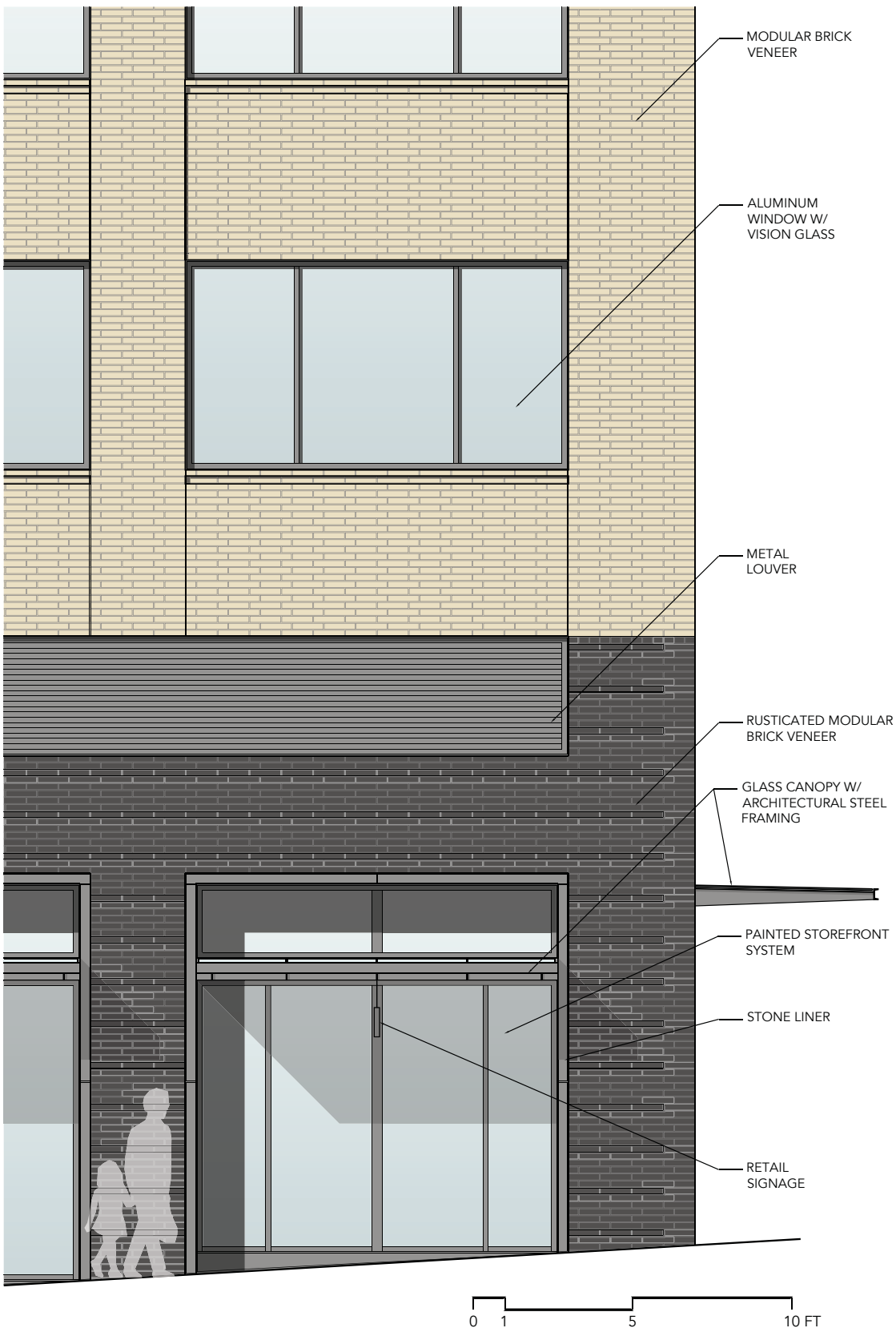
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Brick Bond



Rusticated Brick



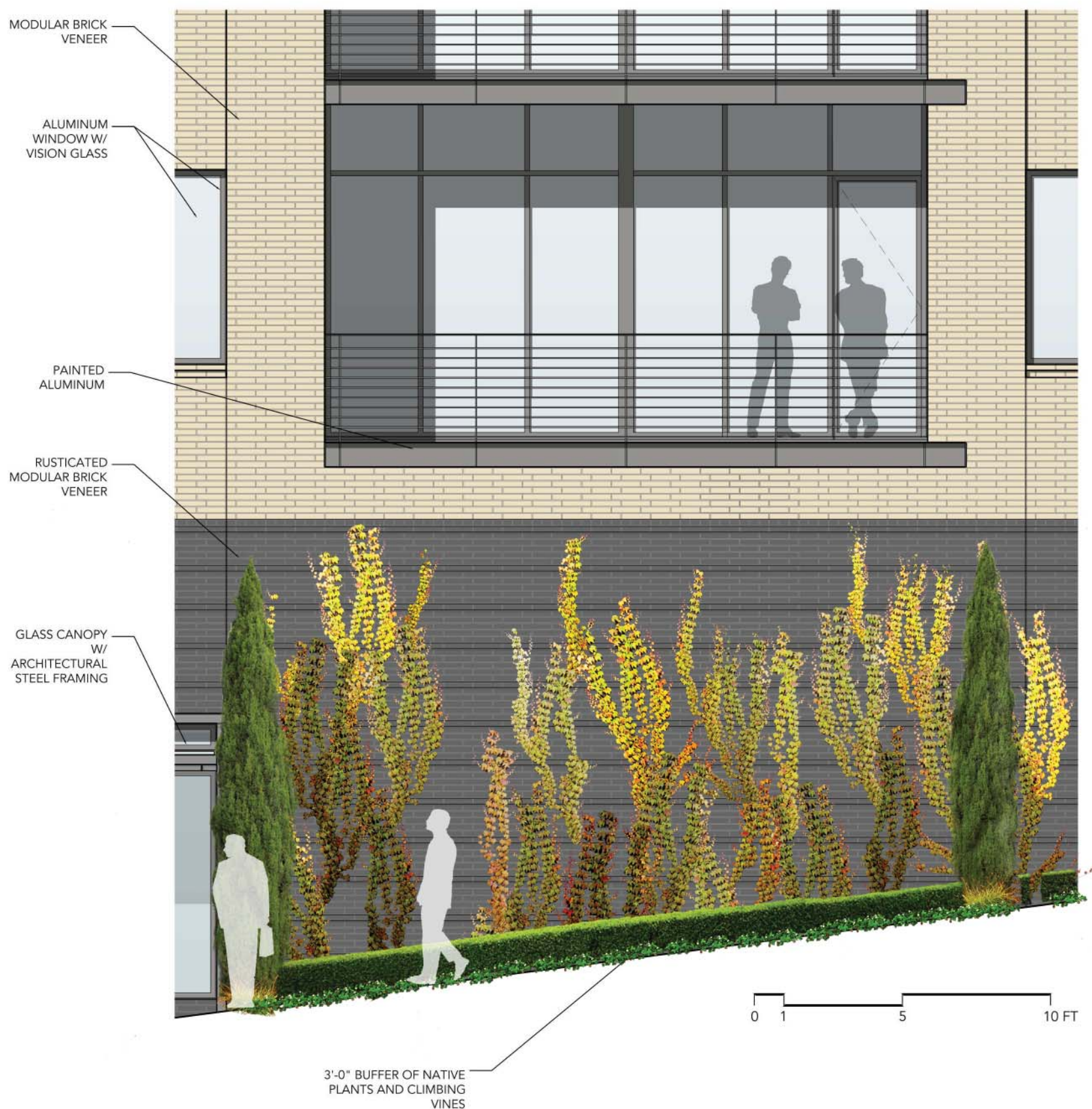
ENLARGED ELEVATION - SOUTH RETAIL ON YALE AVE.

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ENLARGED ELEVATION - SOUTH WALL

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View looking east along
Republican Street



View looking north along
Yale Avenue North

EXTERIOR VIEWS

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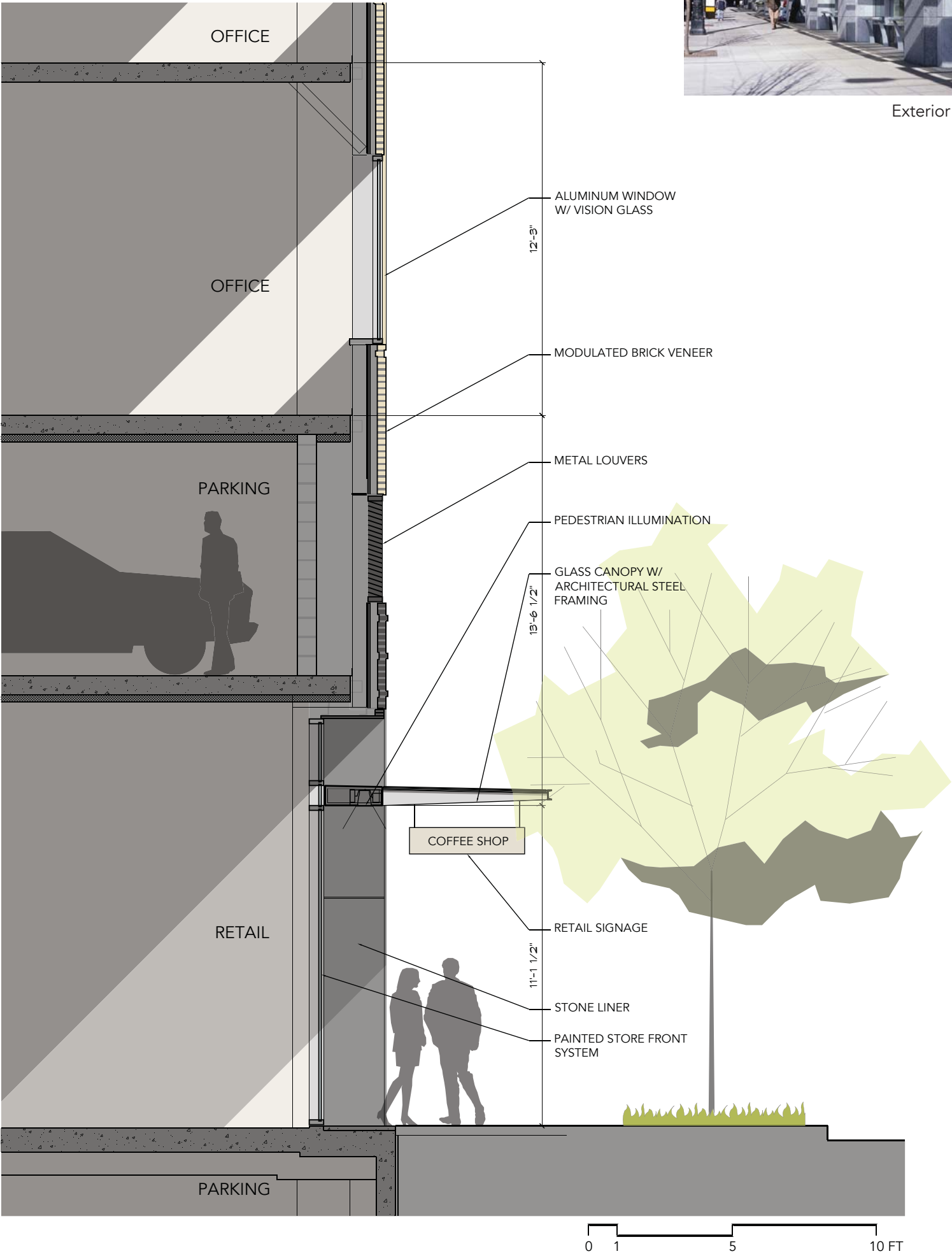
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Exterior Canopies



ENLARGED SECTION THROUGH NORTH RETAIL

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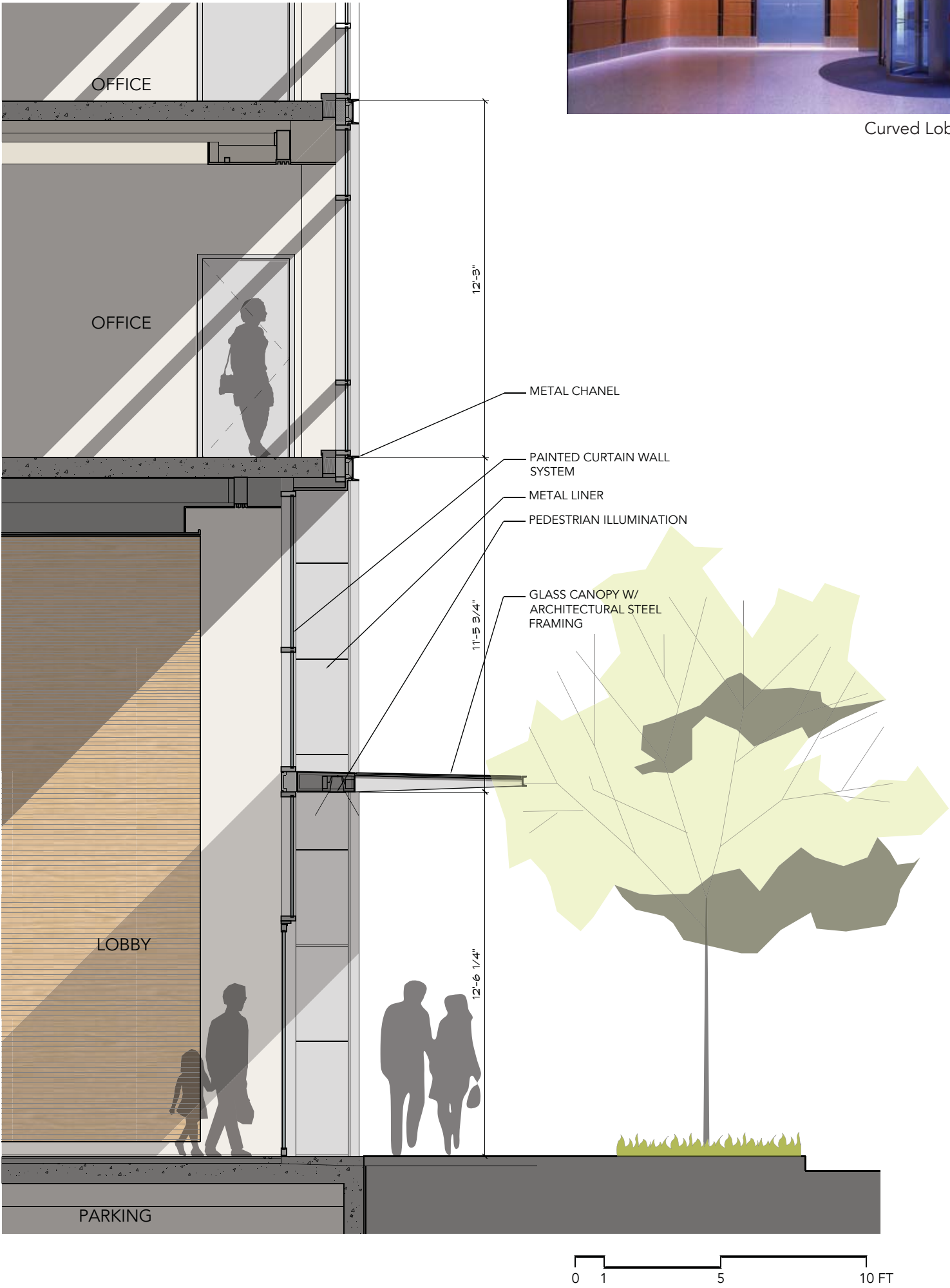
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Curved Lobby Ceiling



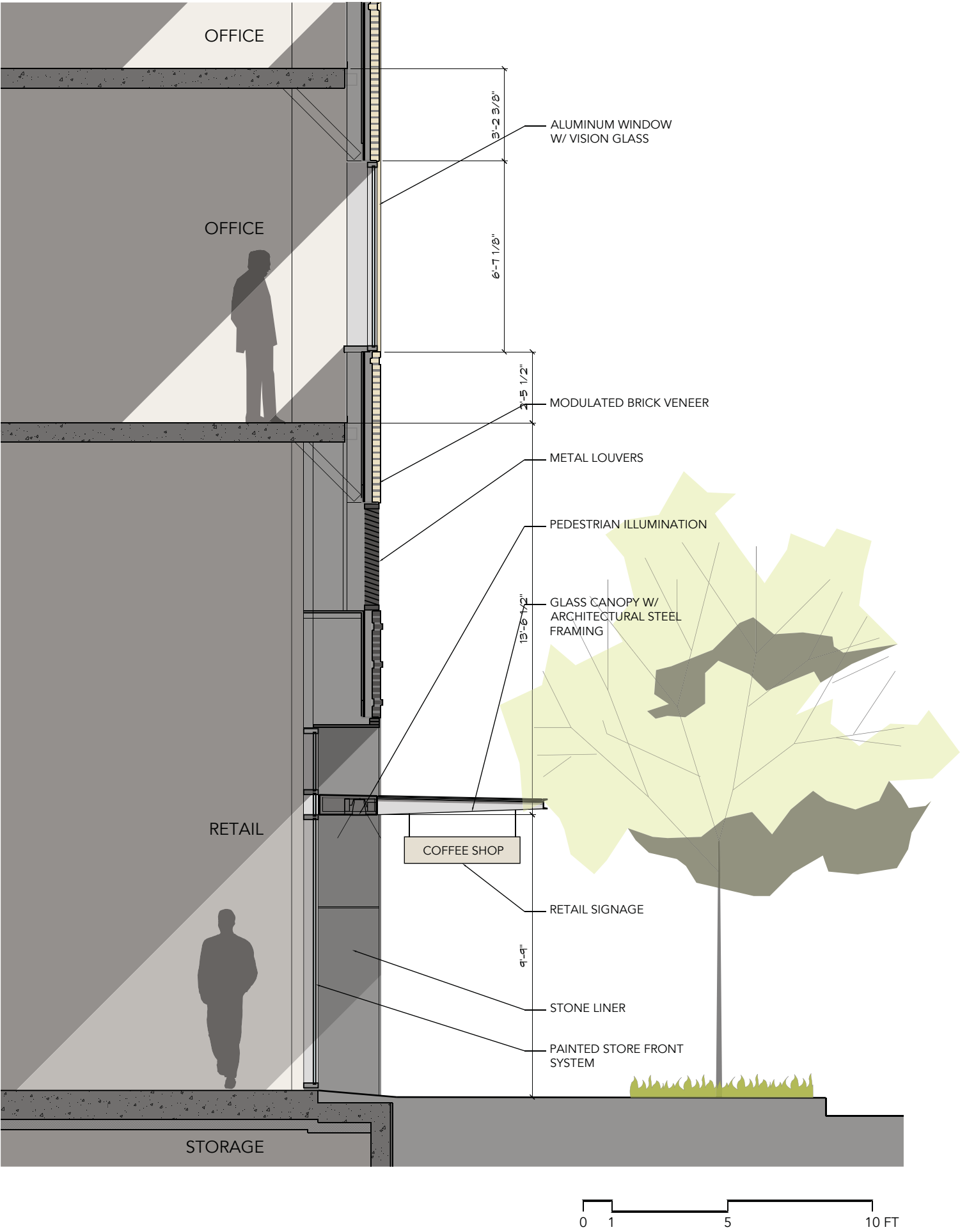
ENLARGED SECTION THROUGH MAIN ENTRY

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ENLARGED SECTION THROUGH SOUTH RETAIL

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