

Swale on Yale and
Pontius Project

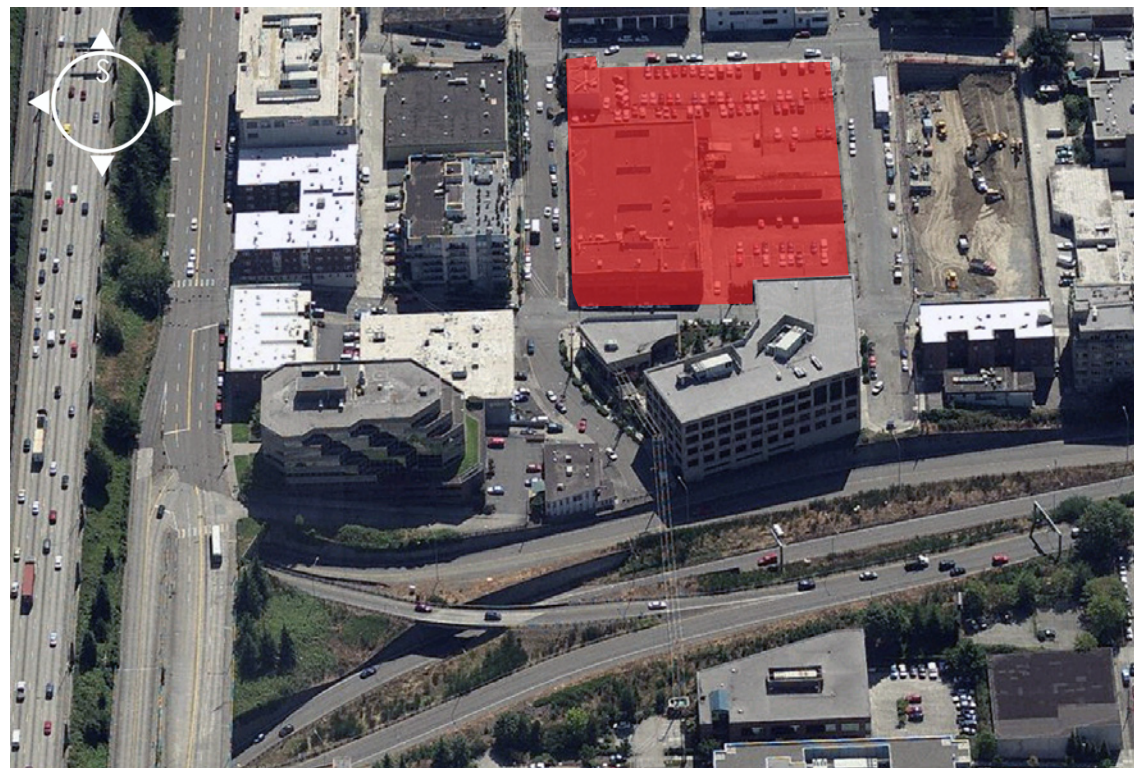
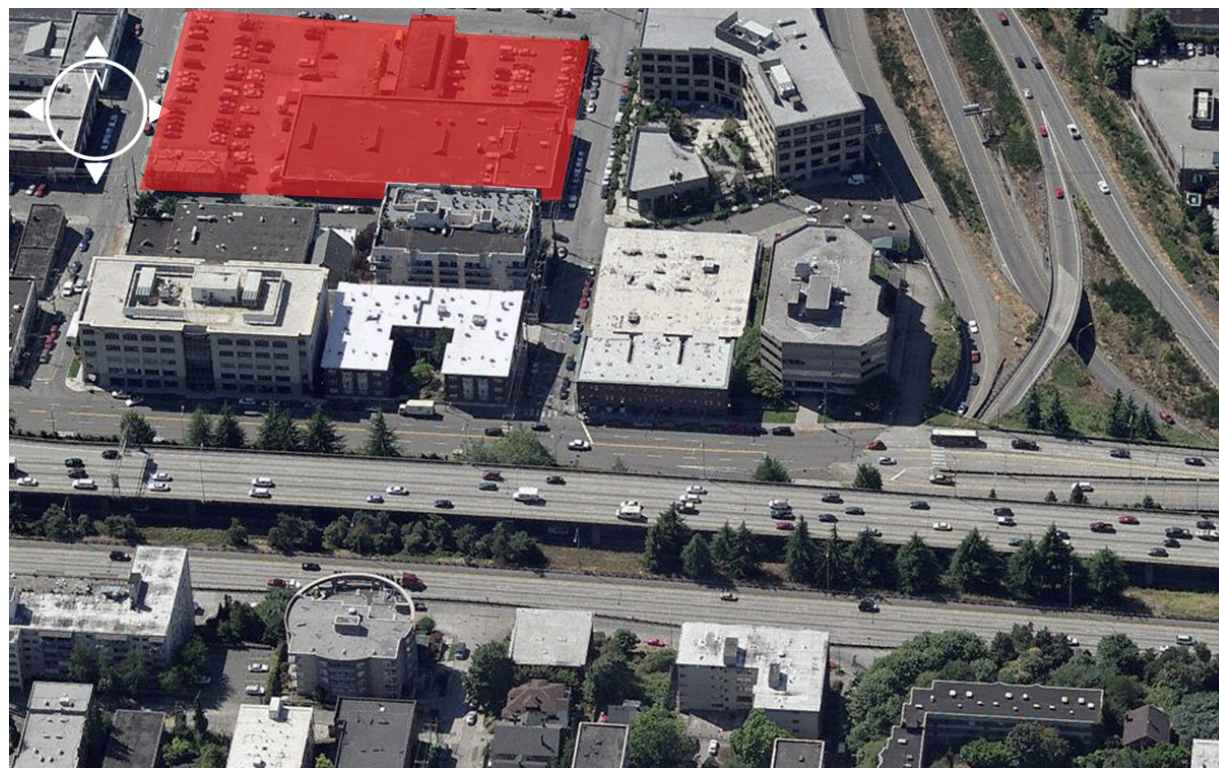
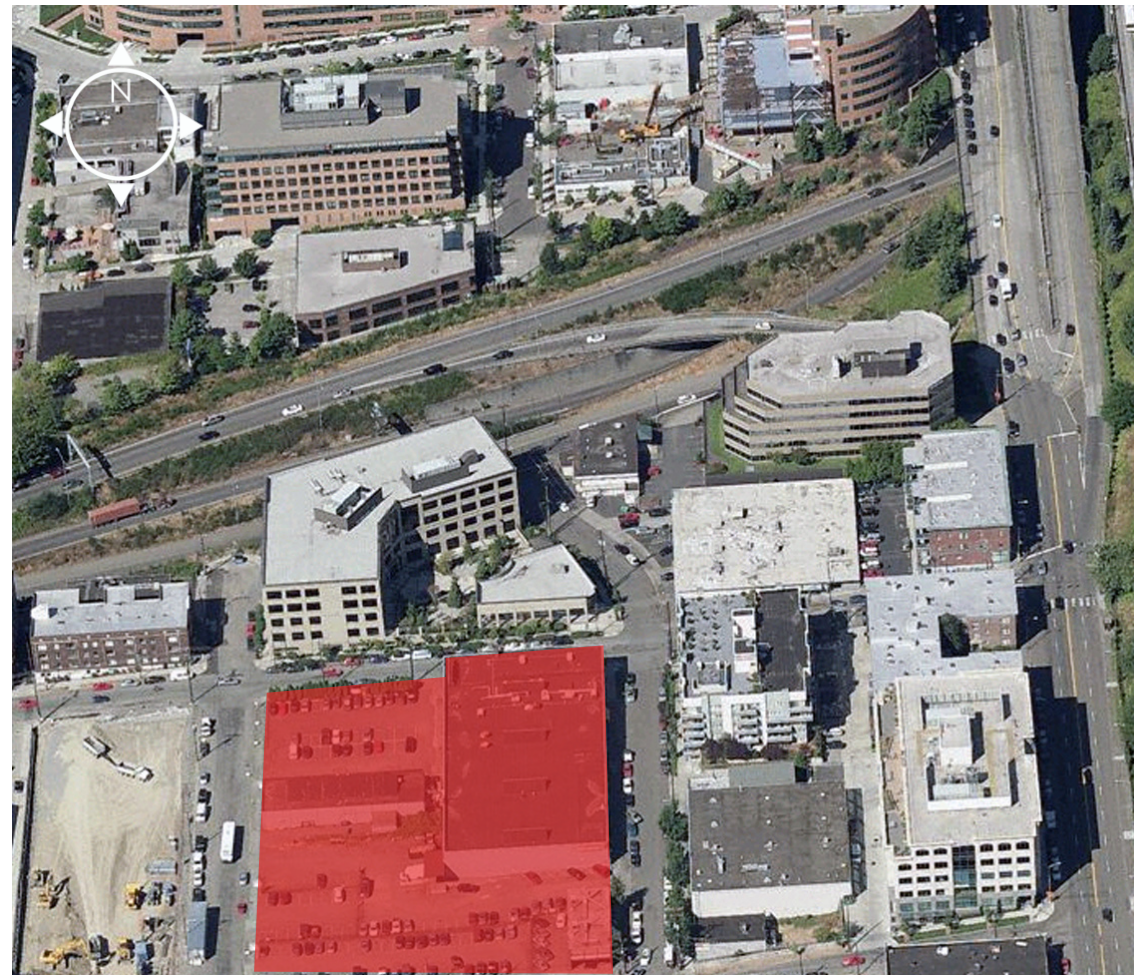
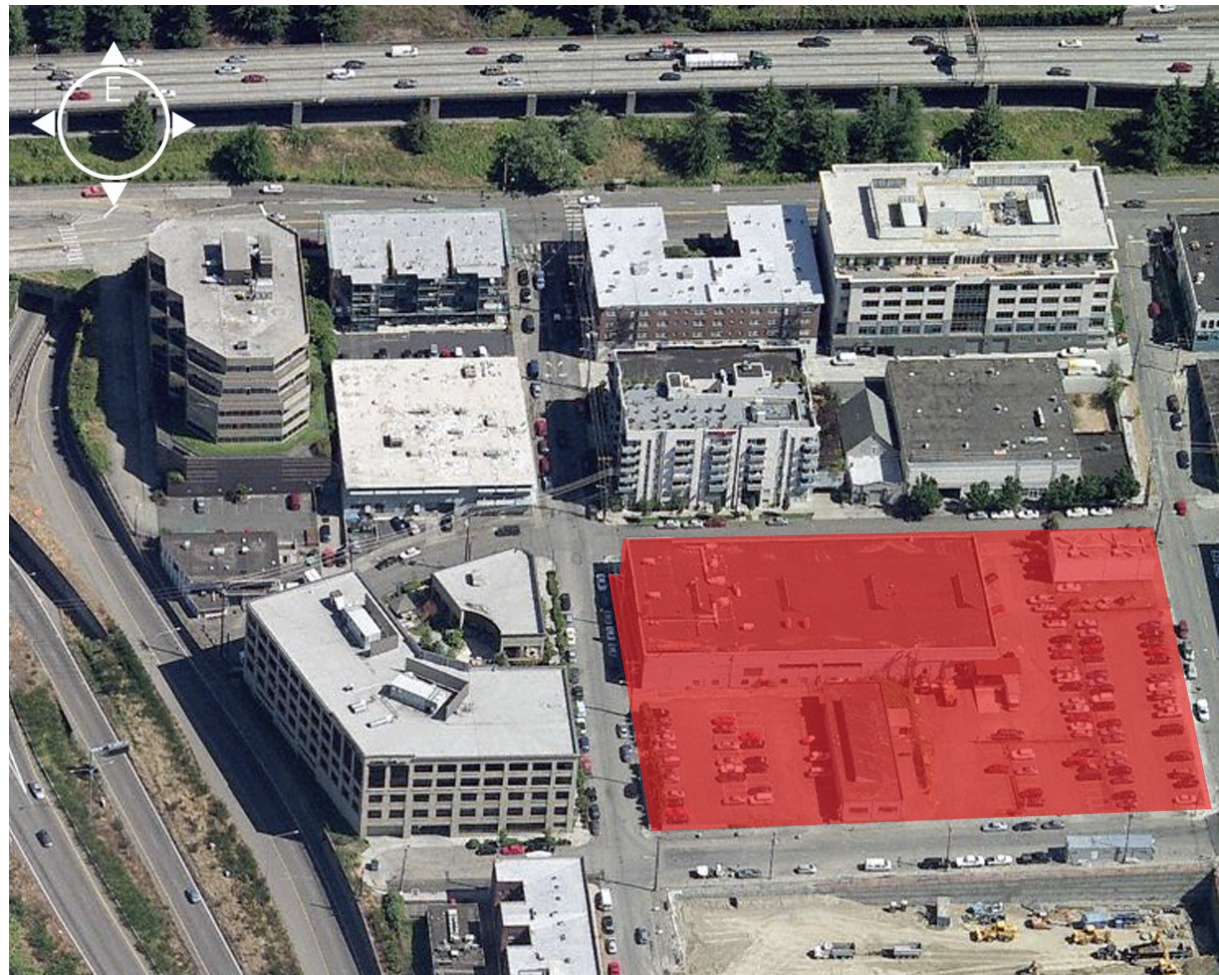
South Campus
(550 Yale Ave N)
DPD # 3007324



Woonerf
Viewpoint

I-5 Mercer
Street On-
Ramps

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



SITE:
The site is located in South Lake Union, in the cascade neighborhood between Pontius and Yale Avenues and between Mercer and Republican Streets.

Site Dimensions are approximately 256' x 360'
Site Area is 92,160 square feet

ZONING SUMMARY:

Zoning: Seattle Mixed / Residential 55/75

Maximum Height: 55' for non residential single purpose structures such as office use and 75' for residential use . Elevator penthouses, stairs and mechanical rooms can extend up to 15' above height limit provided that total of all rooftop features do not exceed 25% of the roof area)

Street Classification: Zoning Special Street (per DPD City Wide Zoning Map)

General Façade Requirements: A primary building entrance to be located no more than 3' above or below adjacent sidewalk grade, Structures may also be set back up to 12 feet from the property line. On all Class 2 pedestrian streets, all facades shall have a minimum height of 25 feet.

Standards Applicable to Specific Areas: In the SM/R Zone, development on lots with areas greater than 21,600 SF must include residential use in gross floor area equal to 60% or more of gross floor area in non residential use.

Floor Area Ratios: Floor Area Ratios apply only to SM 85 and 125 zones. There are no floor area ratio requirements for the SM 75 zone.

Transparency Requirements: apply to area between 2' and 8' above sidewalk level. Minimum 30% of street level façade must be transparent with clear or lightly tinted glass in windows and doors.

Blank façade limits: Limited to 30 feet wide except for garage doors wider than 30 feet. Width of garage doors limited to width of driveway plus 5 feet. Any blank façade segment must be separated by transparent areas of at least 2 feet wide. The total of all blank façade areas shall not exceed 70 % of the street façade along each street frontage.

Sidewalk Requirements: When a new development is proposed, sidewalks are to be provided if no sidewalk currently exists.



ZONING SUMMARY CONTINUED

Screening & Landscaping Standards are required at:

- surface parking areas
- parking located at or above street level
- parking permitted at street level when at least 30% of street frontage of parking areas separated from street by other uses
- perimeter of above grade parking garages to have an opaque screen at least 3'-6" high

Light and Glare: All permitted uses subject to the light and glare standards of Section 23.47.022.

Solid Waste and Recyclable Materials Storage Space: set aside storage space at grade for a 225 SF area when total office area is between 50,001 and 100,000 SF and 275 SF area required when total office area is between 100,001 SF and 200,000 SF subject to requirements of this section.

Required Parking and Loading:

- General Retail Sales and Service = 1 stall / 350 SF
- Admin Office = 1 stall / 1,000 SF
- Customer service office = 1 stall / 350 SF

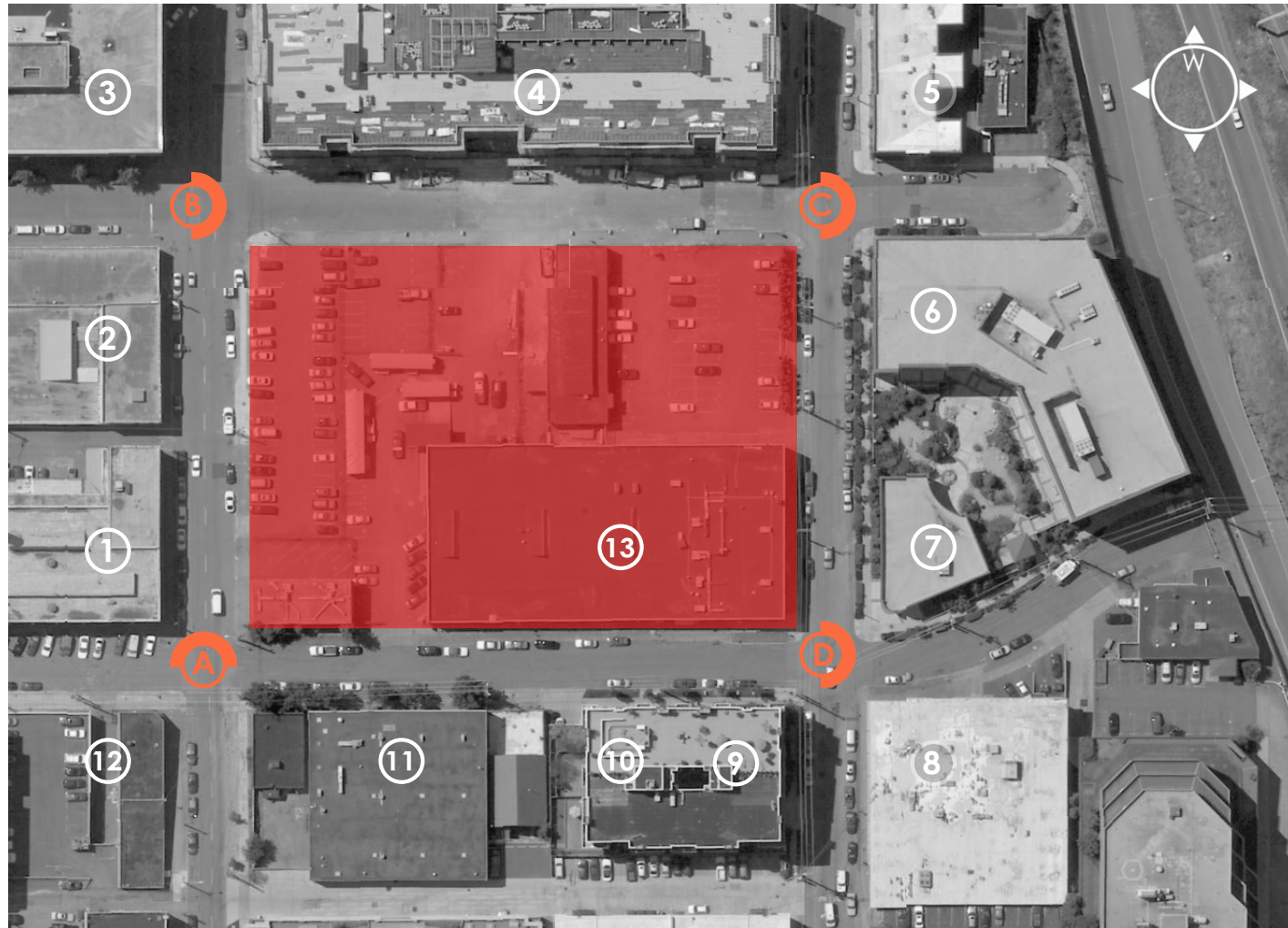
Parking can be provided onsite or offsite within 800' of lot with a parking covenant.

Loading Berths Required: all new office developments must provide loading berths based on area of office use. For an office building between 60,001 and 160,000 SF, two loading berths must be provided. (see chart on 23.54.035). Four (100,000) SF buildings are required to have to have 2 loading berths per building.

Required Parking and Loading: Where access to a loading berth is from the alley, and truck loading is parallel to the alley, a setback of twelve (12) feet shall be required for the loading berth, measured from the centerline of the alley (Exhibit 23.47.014E in Chapter 23.47). This setback shall be maintained up to a height of sixteen (16) feet.



- | | | |
|-----------------------------------|----------------------------|--------------------------------|
| 1 Warehouse / Industrial | 6 Commercial Office | 11 Warehouse / Industrial |
| 2 Warehouse / Industrial | 7 Commercial Office Kiosk | 12 Commercial Retail |
| 3 Commercial Office | 8 Commercial Office | 13 Office Building / Warehouse |
| 4 Mixed Use / Street Level Retail | 9 Multi-Family Residential | |
| 5 Multi-Family Residential | 10 Warehouse / Industrial | |



view from yale, looking west



view from mercer, looking south

- 1 Warehouse / Industrial
- 2 Warehouse / Industrial
- 3 Commercial Office
- 4 Mixed Use / Street Level Retail
- 5 Multi-Family Residential
- 6 Commercial Office
- 7 Commercial Office Kiosk
- 8 Commercial Office
- 9 Multi-Family Residential
- 10 Warehouse / Industrial
- 11 Warehouse / Industrial
- 12 Commercial Retail
- 13 Office Building / Warehouse



intersection of yale and republican



intersection of pontius and republican



intersection of pontius and mercer



intersection of yale and mercer

IV. Design Guidelines Checklists

This checklists is intended as a summary of the issues addressed by the guidelines. It is not meant to be a regulatory device or a substitute for the language and examples found in the guidelines themselves. Rather, it is a tool for assisting the determination about which guidlines are most applicable on a particular site.

A. Site Planning

A1 Responding to site characteristics

Encourage provision of “outlooks and overlooks

Minimize shadow impacts to Cascade Park

Take advantage of site configuration to accomplish sustainability goals

A2 Streetscape Compatability

Provide pedestrian friendly streetscape amenities

Encourage provision of spaces for street level uses

Consider reduction of commercial space in transition zones at ground level

Configure retail so that it can spill out onto sidewalk

A3 Entrances visible from the street

A4 Human activity

Transition at streetscape between public and private

Keep neighborhood connections open

Allow spillout onto sidewalk

Reinforce pedestrian connections

Reinforce retail concentrations

Create businesses and community clusters

Design safe and well lit connections

A. Site Planning (continued)

A5 Respect for adjacent sites

A6 Transition between residence and street

A7 Residential open space

A8 Parking and vehicle access

A9 Location of parking on commercial street fronts

A10 Corner Lots

B. Height, Bulk and Scale

B1 Height bulk and scale compatibility

Address both the pedestrian and auto experience through building placement, scale and details

Encourage stepping back an elevation over 55’

Relate proportions of building to width and scale of street

Articulate the building facades

Consider using architectural features to reduce scale

C. Architectural Elements and Materials

C1 Architectural context

Support fine grain character with a mix of building styles

Re-use important buildings

Expose historic signs

C. Architectural Elements and Materials (continued)

C1 Architectural context continued

Respond to the history and character in the adjacent vicinity

Respond to the working class, maritime, commercial and industrial character of the waterfront and Westlake

Respond to the unique, grass roots, sustainable character of the Cascade Neighborhood

C2 Architectural concept and consistency

Design the streetscape

C3 Human scale

C4 Exterior finish materials

C5 Structured parking entrances

D. Pedestrian Environment

D1 Pedestrian open spaces and entrances

Provide features that enhance the public realm

D2 Blank walls

D3 Retaining walls

D4 Design of parking lots near sidewalks

Providing parking below grade is preffered

D5 Visual impacts of parking structures

D6 Screening of dumpsters, utilities and service areas

D7 Personal safety and security

Foster 18 hour public activity

D. Pedestrian Environment (continued)

D8 Treatment of Alleys

D9 Commercial Signage

D10 Commercial Lighting

E. Landscaping

E1 Reinforce existing landscape character of neighborhood

Support Heirarchy of passive and active open spaces

Encourage landscaping that meets LEED criteria

Install indigenous trees and plants

Retain mature trees

Water features are encouraged

Refference Right Tree Book and City Light Streetscape Light Standards Manual

E2 Landscaping to enhance the building and or site

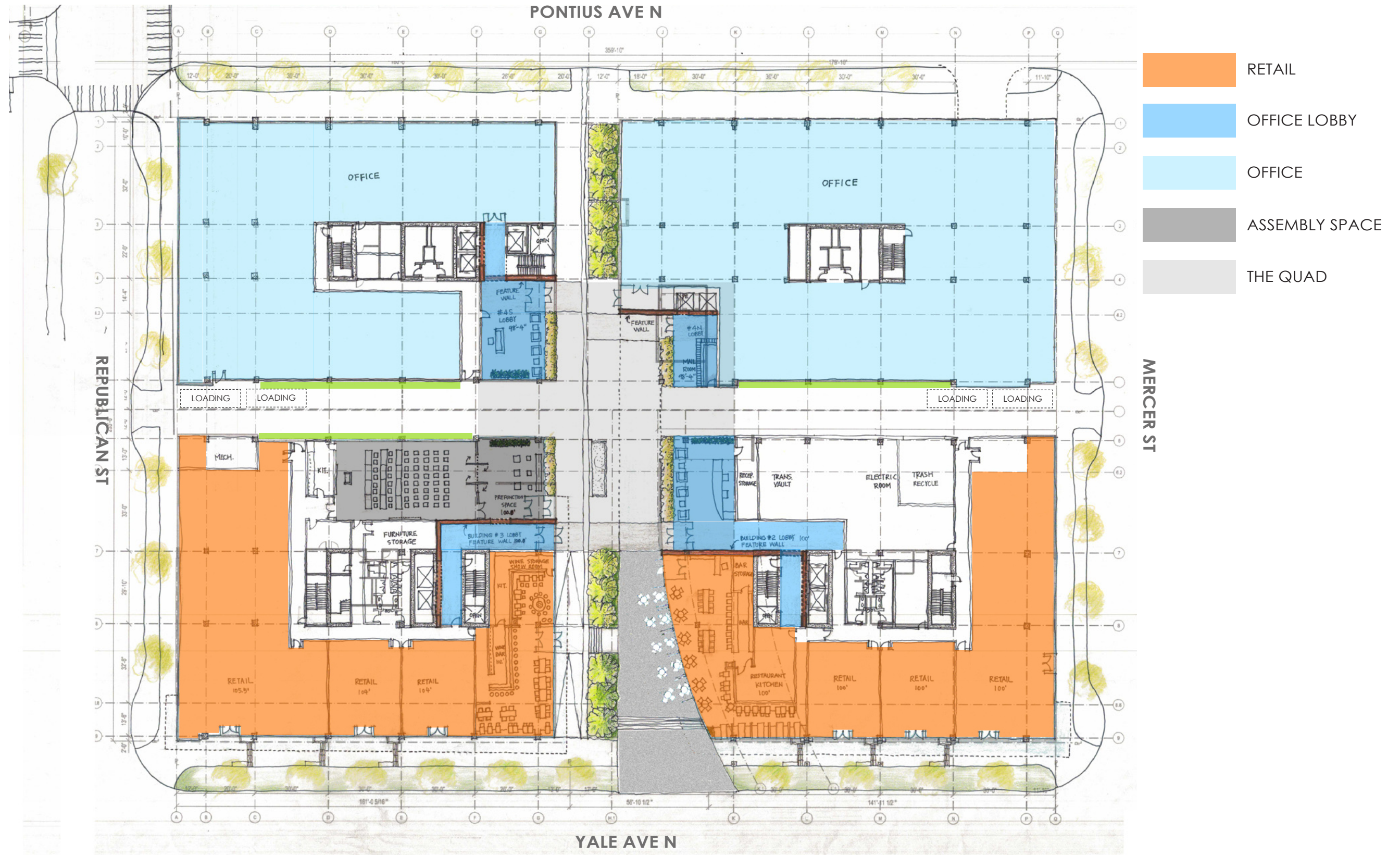
Integrate artwork into publicly accessible areas

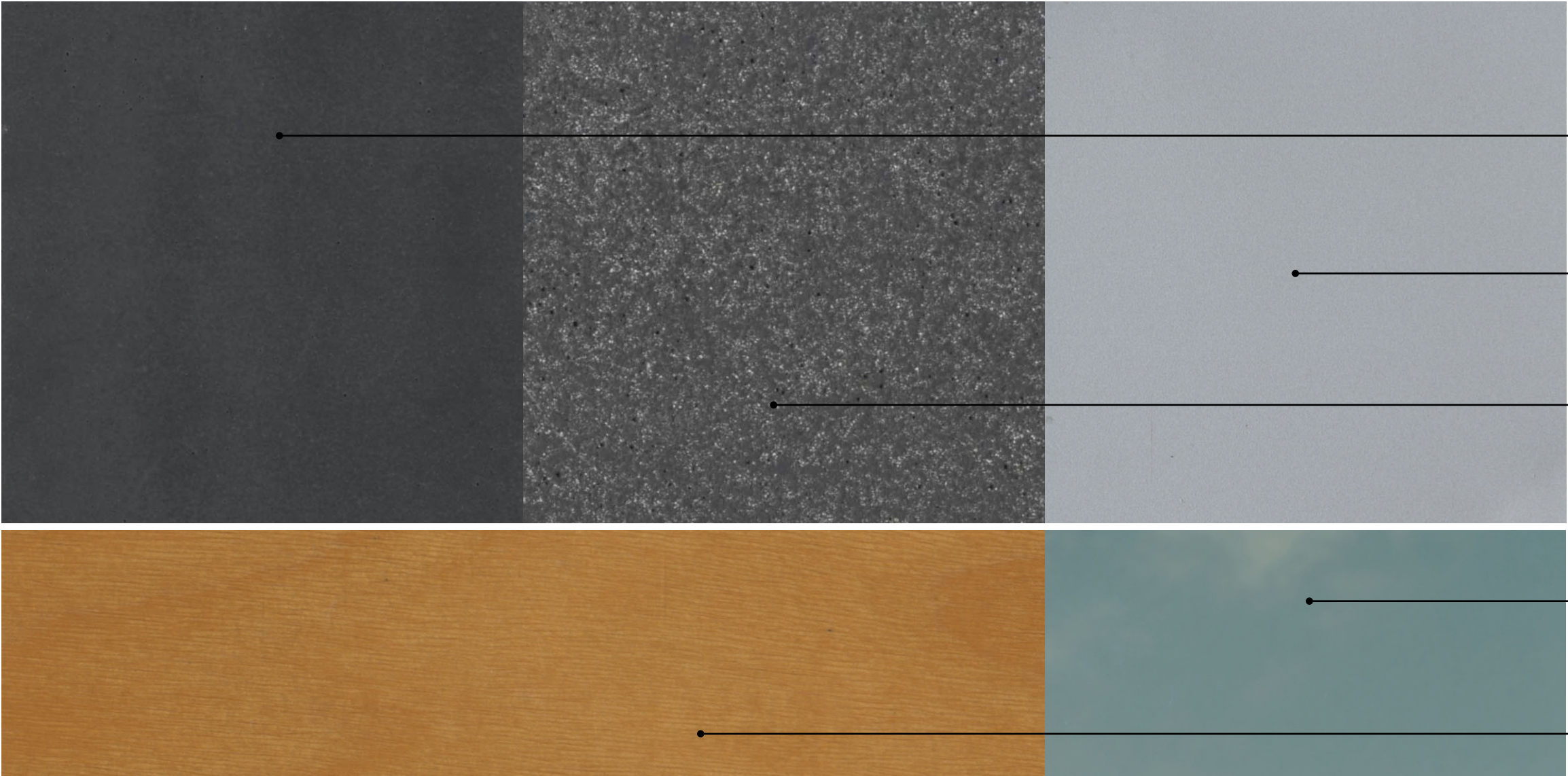
E3 Landscape to address special site conditions

Landscape should take advantage of views to downtown and the waterfront

ITEM	Section	Requirement	Proposed	Related Guidelines and Reasoning
1	SMC 23.48.016.A2 SCALE OF DEVELOPMENT	a. Single purpose, nonresidential development, except hotels with one hundred rooms/suites or fewer, is limited to a lot area of twenty-one thousand six hundred square feet or less. b. Development on lots with areas greater than twenty one thousand six hundred square feet must include residential use in an amount of gross floor area equal to sixty percent or more of the gross floor area in nonresidential use, except schools, elementary and secondary, and hotels with one hundred rooms/suites or fewer. d. Single purpose nonresidential structures on adjacent lots not separated by an alley, subject to this subsection, may not be internally connected.	Project proposes single purpose nonresidential development with lot area of 92,012 square feet. Development of Commercial Office space with Retail base is comprised of three buildings above grade with below grade parking occupying the entire site and connected to each building. Building #4 along Pontius Avenue is broken into two masses with an articulated pedestrian pass-through at mid-block.	a. While the development ties the lots together and provides a single subterranean parking structure base, the above grade structures maintain the mandated 21,600 square foot footprint and meet all of the reduced height limitations imposed on single use developments meeting B1 Height Bulk & Scale Compatibility. Two of the above grade footprints are connected by a bridge element over the pedestrian through walk which helps respond to D1 Pedestrian open spaces and entrance - Provide features that enhance the public realm. b. A 6,000sf plaza is provided as an additional amenity and further reduces the mass and density of the full block development and uniquely meets the intent of D1 Pedestrian open spaces and entrance - Provide features that enhance the public realm. c. The requested bridge connection improves the design of the proposed plaza by transforming it from a through walkway into a defined place for gathering and allowing the street level retail food service tenant to spill out with café seating into the plaza meeting the goals of A2 Encourage the Provision of Street Level Use and A4 Reinforce Retail Concentration. The positioning of the bridge setback from the Pontius frontage maintains the sense of two separate smaller non-residential buildings from the public right-of-way. d. The separation of the building footprints through the introduction of a private throughway that follows the alley pattern of other blocks in the neighborhood further reinforces the sense of four smaller single use buildings. Again responding to B1 Height Bulk & Scale Compatibility. e. The shared use subterranean parking structure addresses A1 Take Advantage of this Configuration to Achieve Sustainability by enhancing the efficiency of the parking structure reducing materials usage and trip generation.
2	SMC 23.48.018.A TRANSPARENCY	Transparency shall be required as follows: a. Class 1 and 2 pedestrian streets: Minimum of sixty (60) percent of the street level façade must be transparent b. All other streets: Minimum of thirty (30) percent of the street level façade must be transparent c. All other streets: When slope of street frontage exceeds seven and one-half (7 1/2) percent, required transparency shall be reduced to twenty-two (22 percent).	Building #4 at Mercer Street is only 12% transparent and 51% transparent along Republican.	a. Yale Avenue North is becoming a vital pedestrian oriented retail street whereas Pontius shows little or no sign of having sufficient traffic (pedestrian or vehicular) to support ground floor retail. Similarly the traffic on Mercer is further reduced by the proposed transformation to two-way Mercer. b. All of the frontages along Yale and the eastern half block of Republican and Mercer have ground floor retail resulting in an average of 89% transparency on Yale and average of 46% transparency on Mercer - significantly above the required 30% transparency. On Republican the project achieves an average 75% transparency – again above the required 60%. c. While specific buildings are deficient, the overall transparency and activation is achieved. d. Additional transparency and activation is achieved by positioning the projects bicycle storage off of the corner of Pontius and Mercer and incorporating transparency in that portion of the façade meeting A2 Street Level Use.
3	SMC 23.48.018.B BLANK FAÇADE LIMITS SMC 23.48.024.B BLANK FAÇADE LIMITS	Maximum Blank façade width on Republican Street (Class 2 Pedestrian Street) limited to segments of fifteen (15) feet wide. All other facades have maximum blank façade width limited to segments of thirty (30) feet wide. The total blank façade segments, including garage doors, shall not exceed seventy (70) percent of the street façade; or seventy-eight (78) percent if the slope of street frontage exceeds seven and one-half (7 ½) percent. 30% of street level parking must be separated from the street by other uses	Blank façade of 19'-3 ½" at Building 4 along Republican Street (Class 2 Pedestrian Street). Blank façade of 95'-2" at Building 4 on Mercer Street Blank façade of 150'-0" at Building 4 on Pontius Street A landscaped screening wall will be provided in lieu of another use separating the parking from the street.	a. Similar to the proposed rationale in 2 above, the primary open facades are concentrated along Yale Avenue North and the eastern half of the Republican and Mercer frontage. b. Project proposes extensive landscape to enhance the pedestrian experience along Pontius and Mercer to mitigate the blank façade meeting E1 and E2 Use of Landscape to Enhance the Building and the Site.
4	SMC 23.48.034.C PARKING AND LOADING LOCATION, ACCESS, AND CURBCUTS SMC 23.48.032.C BLANK FAÇADE LIMITS	If the lot does not abut an improved alley, parking and loading access may be permitted from the street. Such access shall be limited to one (1) two (2) way curb cut. In the event the site is too small to permit one (1) two (2) way curb cut, two (2) one (1) way curb cuts shall be permitted. Parallel loading standard requires a 12' wide bay set back 12' from the centerline of the alley.	Project proposes (3) three (2) two way curb cuts. Two curb cuts to establish private throughway "alley" for loading and service access. An additional curb cut is established for parking entrance. Project proposes parallel loading bay 10' wide set back 10' from the centerline of ally with a 10' adjacent travel lane.	a. All three curb cuts are carefully located to minimize intrusion into the pedestrian realm. b. The private service throughway "alley" improves pedestrian safety by eliminating the need for service vehicle to back out onto adjacent streets. c. The landscaped private throughway "alley" further enhances the pedestrian connectivity to the neighborhood.
5	SMC 23.54.030G SIGHT TRIANGLE	For two (2) way driveways or easements at least twenty-two (22) feet wide, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten (10) feet from the intersection of the driveway or easment with a driveway, easment, sidewalk or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.	The Project proposes enunciator, visual warning, or mirrors in lieu of the sight triangle	a. The proposed solution addressed safety as allowed for in downtown zones per SMC 23.54.030.G6, b. The project provides a minimal opening for parking onto the street meeting A8 Parking and Vehicular Access.







FIBER C CEMENT BOARD PANEL
ANTHRACITE W/ MATTE FINISH

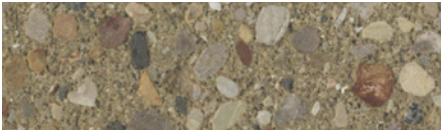
PPG UC51131XL DURANAR XL SILVER

FIBER C CEMENT BOARD PANEL
ANTHRACITE W/ FERRO FINISH

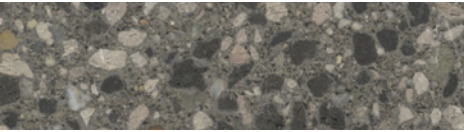
VIRACON 1" VE1-2M INSULATING GLASS UNIT
1/4" (6mm) CLEAR HS
1/2" (13.2mm) AIRSPACE
1/4" (6MM) CLEAR PYROLYTIC LOW E #4 HS

PARKLEX 1000 ANP
COLOR : AYOUS

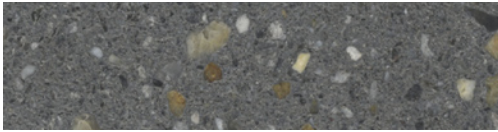
GROUND FACE MASONRY
TRENDSTONE - LINCOLN



GROUND FACE MASONRY
CALSTONE - S304 CHARCOAL



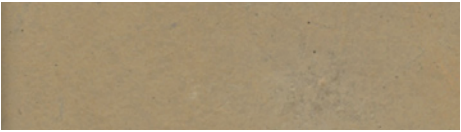
GROUND FACE MASONRY
BLUE STONE - 316



GRAPHITE 8084



PALOMINO 5447



COBBLESTONE 860







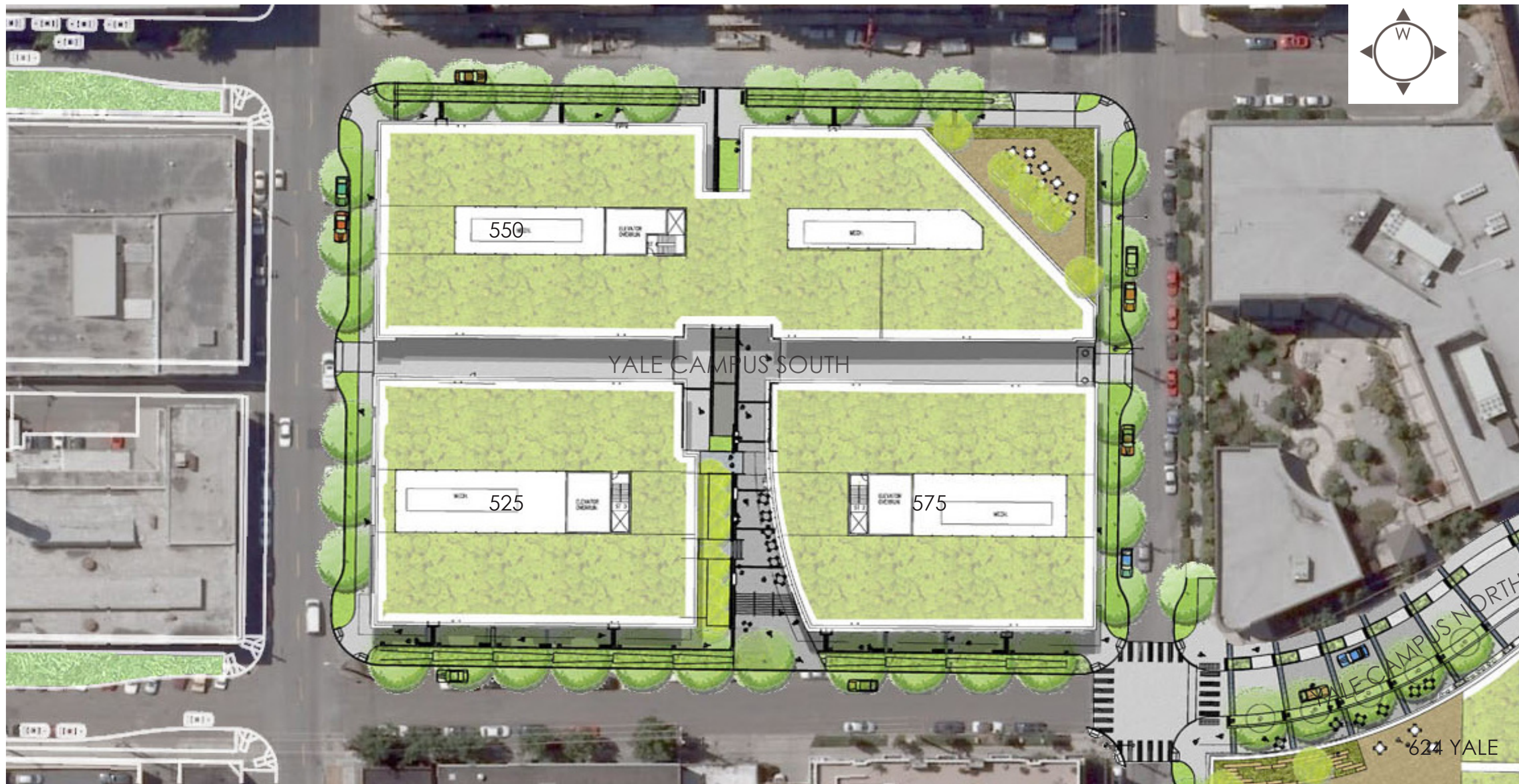
REPUBLICAN STREET ELEVATION NTS



MERCER STREET ELEVATION NTS







South Campus
(550 Yale Ave. N)

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

Pontius Avenue North

Republican Street

Mercer Street

Yale Avenue North



1 **Mercer and Republican Plantings**

Acer truncatum 'Warren's Red'
Liriope 'Green Giant'
Hakonechloa macra 'Aureola'
Sarcococca rusifolia

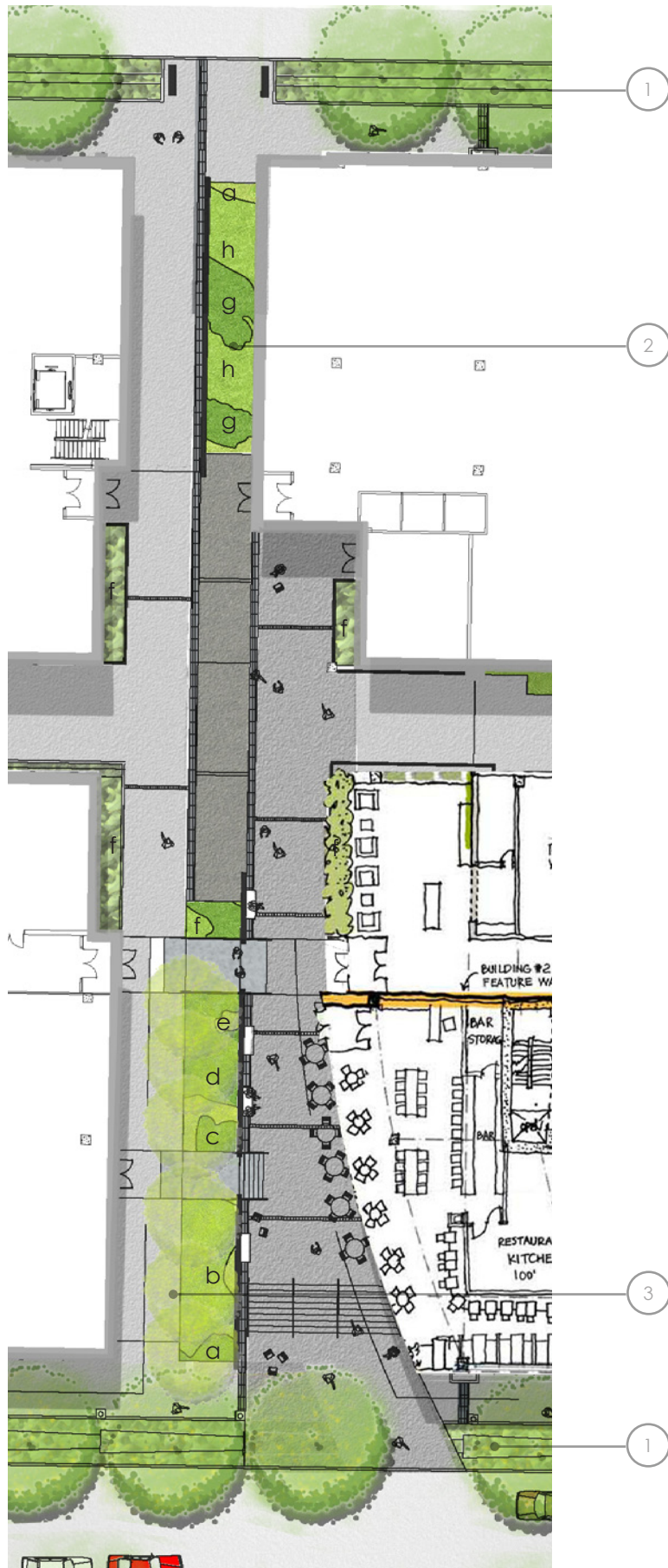
Pacific Sunset Maple
Green Giant Liriope
Hakone Grass
Sweetbox

2 **Alley Plantings**

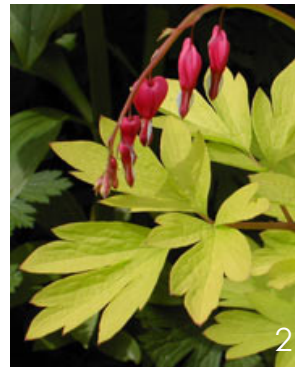
Acer circinatum
Ophiopogon planiscapus 'Nigrescens'
Hosta 'Aspen Gold'
Blechnum spicant
Sasa veitchii

Vine Maple
Black Mondo Grass
Aspen Gold Hosta
Deer fern





Ginkgo biloba
Maidenhair tree



Dicentra 'Gold Heart'



Hosta 'Aspen Gold'



Caryopteris



Iris tenax

1 Swale Plantings, see page 16

2 **mix a**
Heuchura 'Micrantha'
Iris tenax

mix b
Fothergilla gardenia 'Mt Airy'
Geum 'Mango Lassi'
Carex 'Ice Dance'

mix c
Dicentra spectabilis 'Gold Heart'
Helleborus x Sternii

mix d
Acanthus mollis
Geranium spp.

mix e
Geranium spp.
Heuchura 'Dolce Key Lime'
Iris pallida 'Aurea Variegata'

Mincrantha Coral Bells
Oregon Iris

Mt Airy Fothergilla
'Mango Lassi' Geum
'Ice Dance' Carex

'Gold Heart Bleeding Heart'
'Sternii' Hellebore

Bear's Breech
Geranium spp.

Geranium spp.
'Dolce Key Lime' coral Bells
Variegated Sweet Iris

mix f
Ophiopogon planiscapus 'Nigrescens'
Hosta 'Aspen Gold'
Blechnum spicant
Fargesia spp.

mix g
Oxalis oregano
Fritillaria lanceolata
Vancouveria hexandra

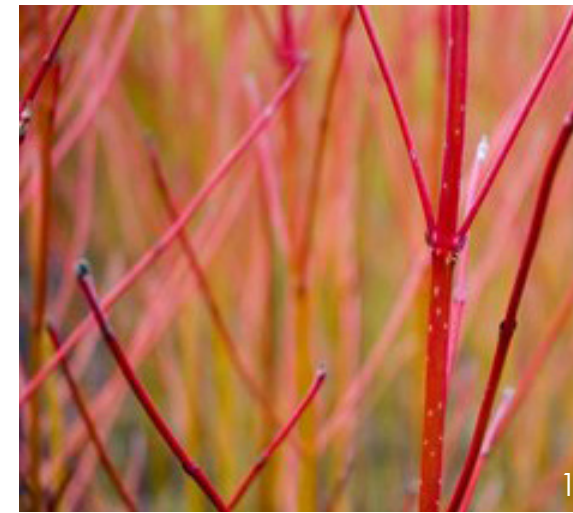
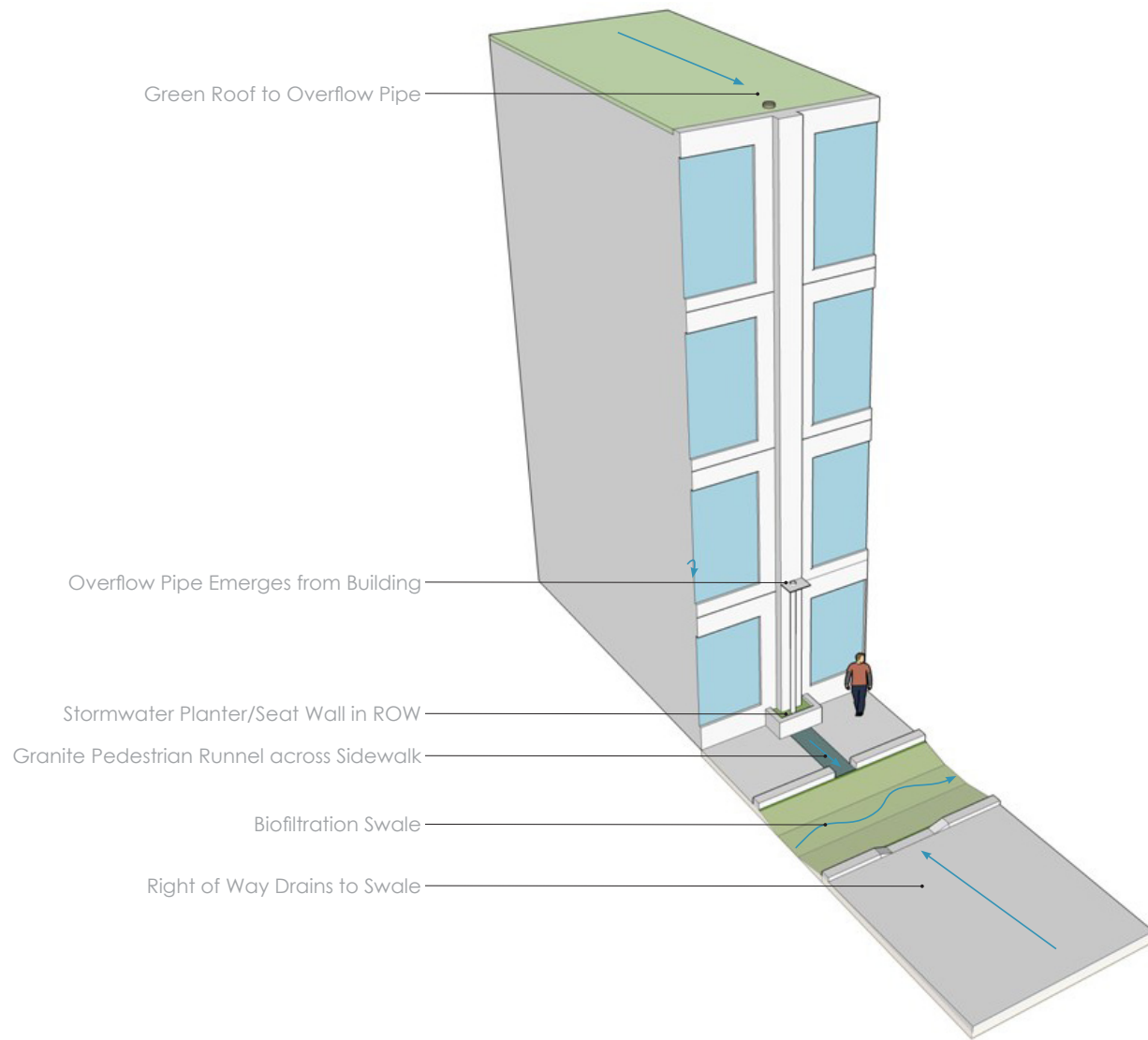
mix h
Blechnum spicant
Cornus canadensis
Primula bulleyana
Caryopteris 'Blue Mist'

3 Ginkgo biloba

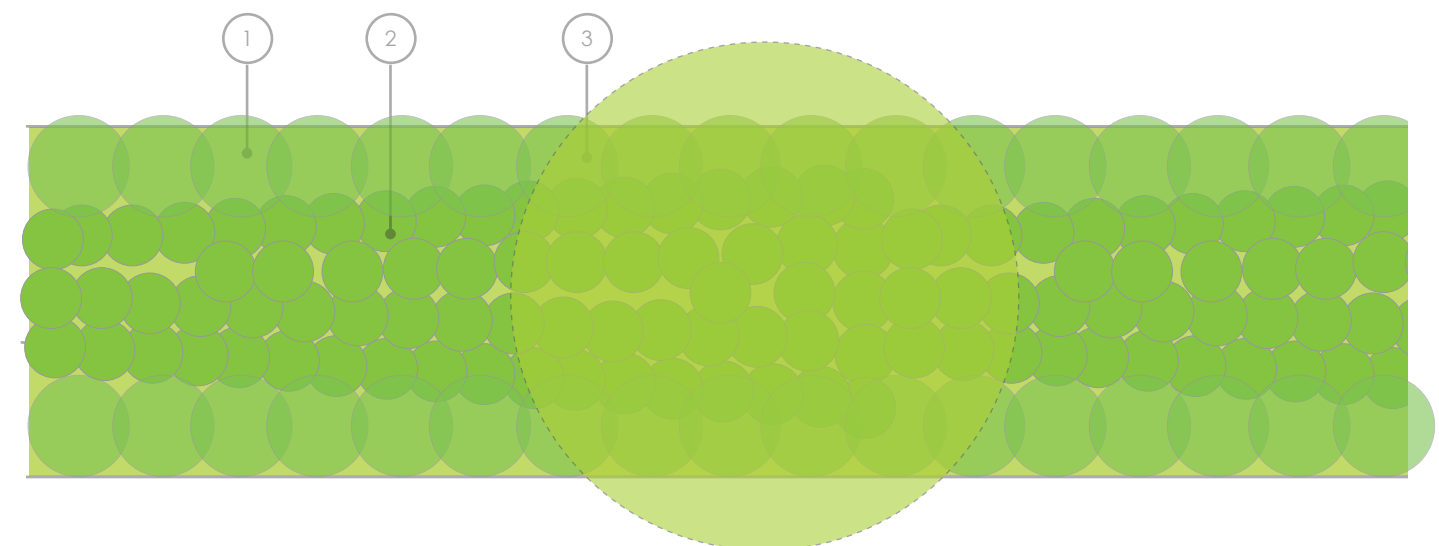
Black Mondo Grass
Aspen Gold Hosta
Deer Fern
Clumping Bamboo

Wood Sorrel
Chocolate Lily
Insideout Flower

Deer Fern
Bunchberry
Candelabra Primrose
Blue Mist Spiraea

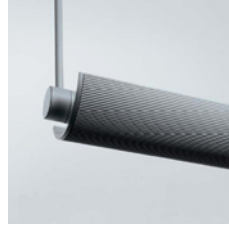


- | | |
|---|---|
| <p>1 Yale Swale
 Cornus 'Artic Fire'
 Blechnum spicant
 Hebe spp.
 Geum spp or 'Mango lassi'</p> | <p>'Artic Fire' Redtwig Dogwood
 Deer Fern
 'Mango Lassi' Geum</p> |
| <p>1 Pontius Swale
 Mahonia nervosa
 Vaccinium 'Sunshine Blue'
 Potentilla f. 'Abbotswood'
 Heuchera 'Mocha'</p> | <p>Longleaf Mahonia
 Dwarf Blueberry
 White Conquefoil
 Mocha Coral Bells</p> |
| <p>2
 Carex obnupta
 Carex muskingumensis</p> | <p>Slough Sedge
 Palm Sedge</p> |
| <p>3
 Liriodendron tulipifera</p> | <p>Tulip Tree</p> |

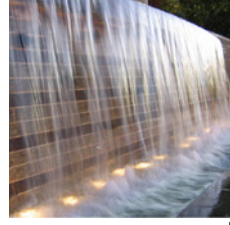




Wall mounted uplights



Submersible accent light



Recessed accent lights to highlight planters



Lobbies/building entries glow from within



Catenary mounted downlights



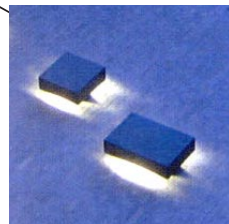
Canopy/soffit recessed downlights



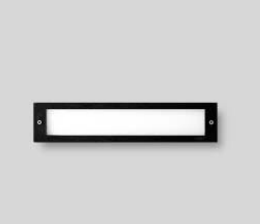
Louvered steplights



Tree accent lights



Lensed steplights



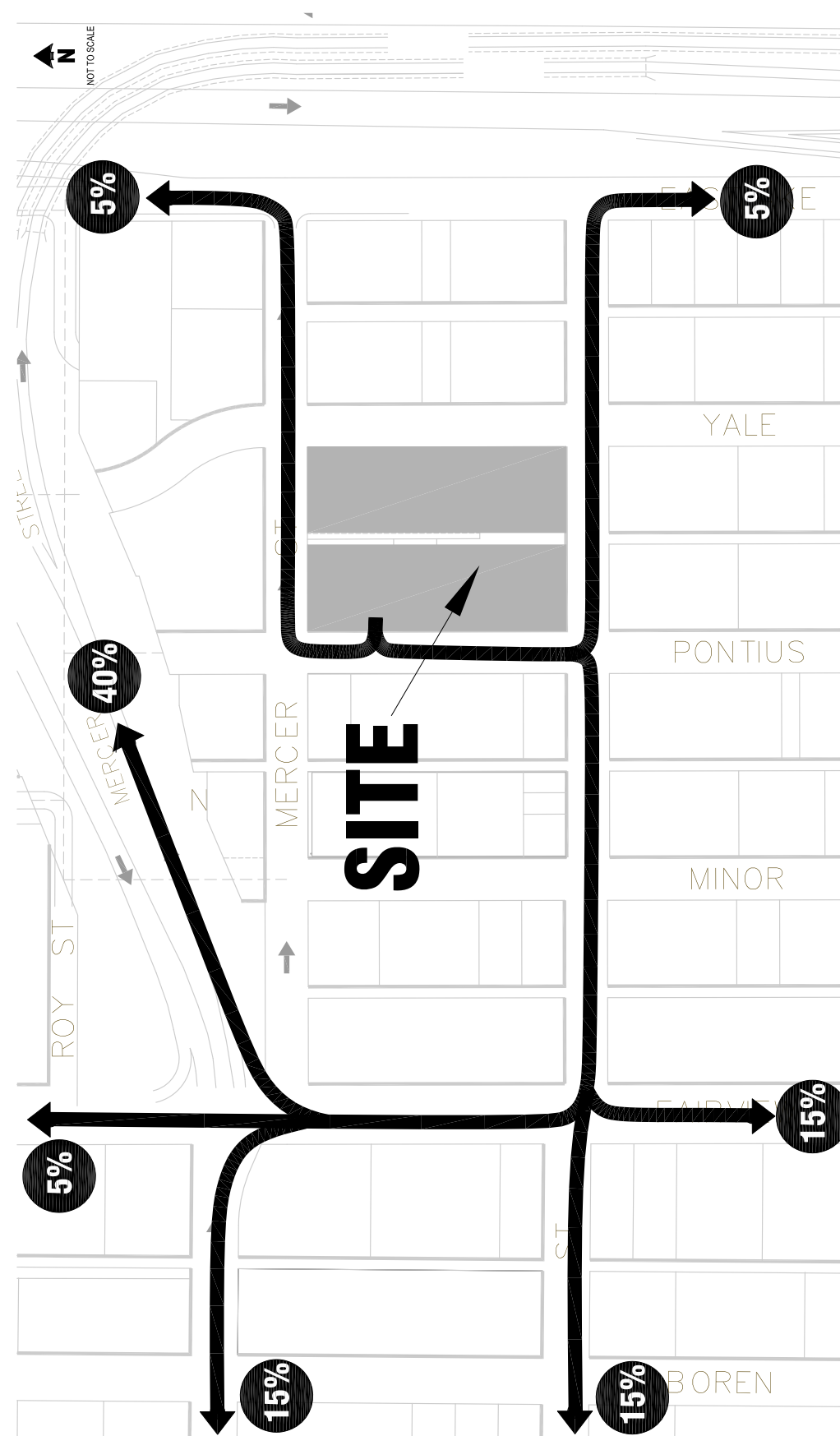




PERSPECTIVE OF PLAZA



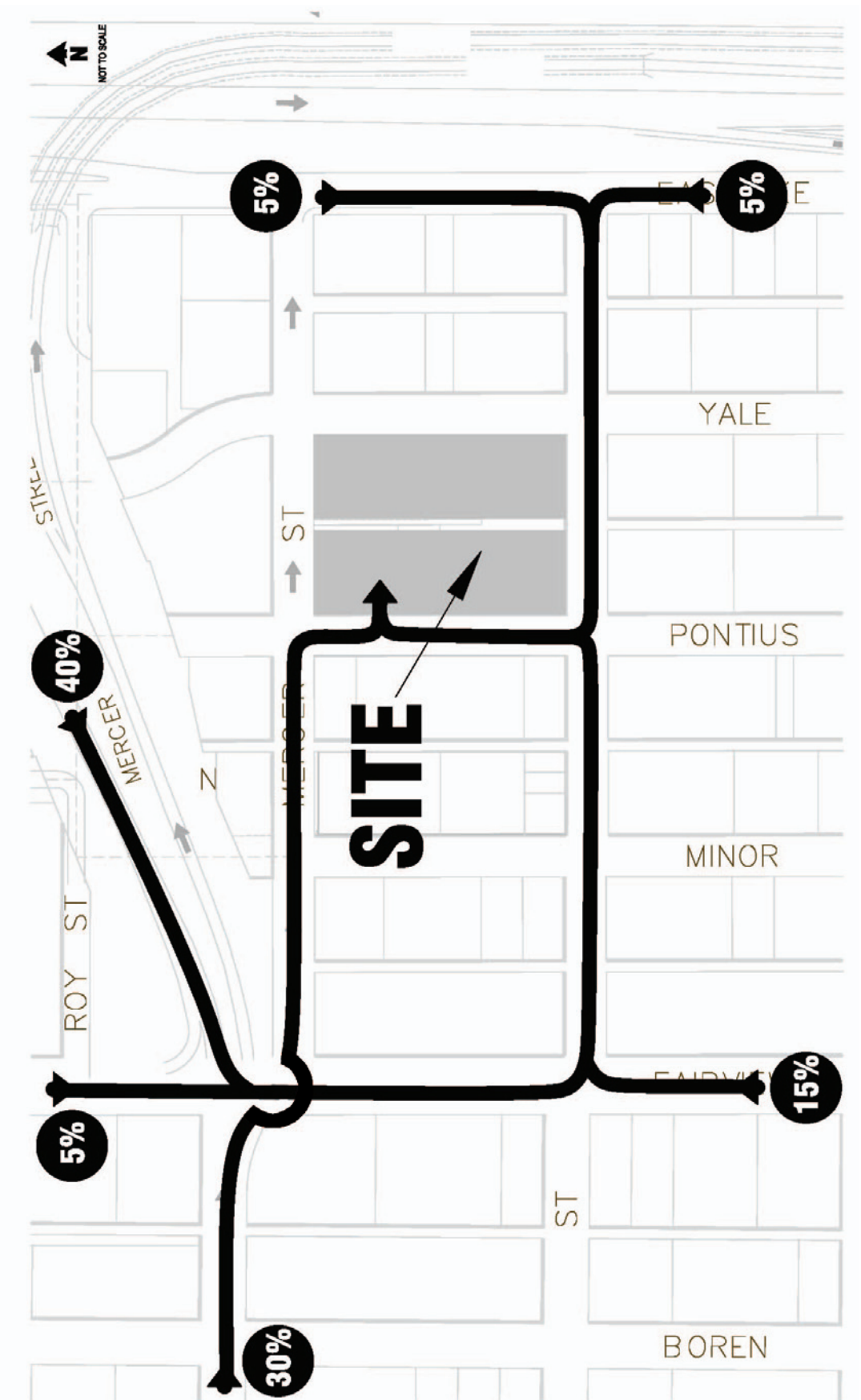




TRAFFIC DIAGRAM OUTBOUND

The proposed project is expected to generate approximately 1,820 new off site trips per weekday, 228 occurring during the weekday morning peak hours and 226 occurring during the evening peak hours.

The analysis of driveway operations also shows that no on-street vehicle queuing, and minimal on-site vehicle queuing are anticipated. Based on the analysis it is anticipated that the proposed site access driveway will facilitate the smooth flow of traffic and will not create a hazard. Based on the trip generation and parking analysis, it is not anticipated that the proposed 505 Yale Avenue project would result in a noticeable impact to either traffic operations or parking in the site vicinity.



TRAFFIC DIAGRAM INBOUND

TRAFFIC DIAGRAM



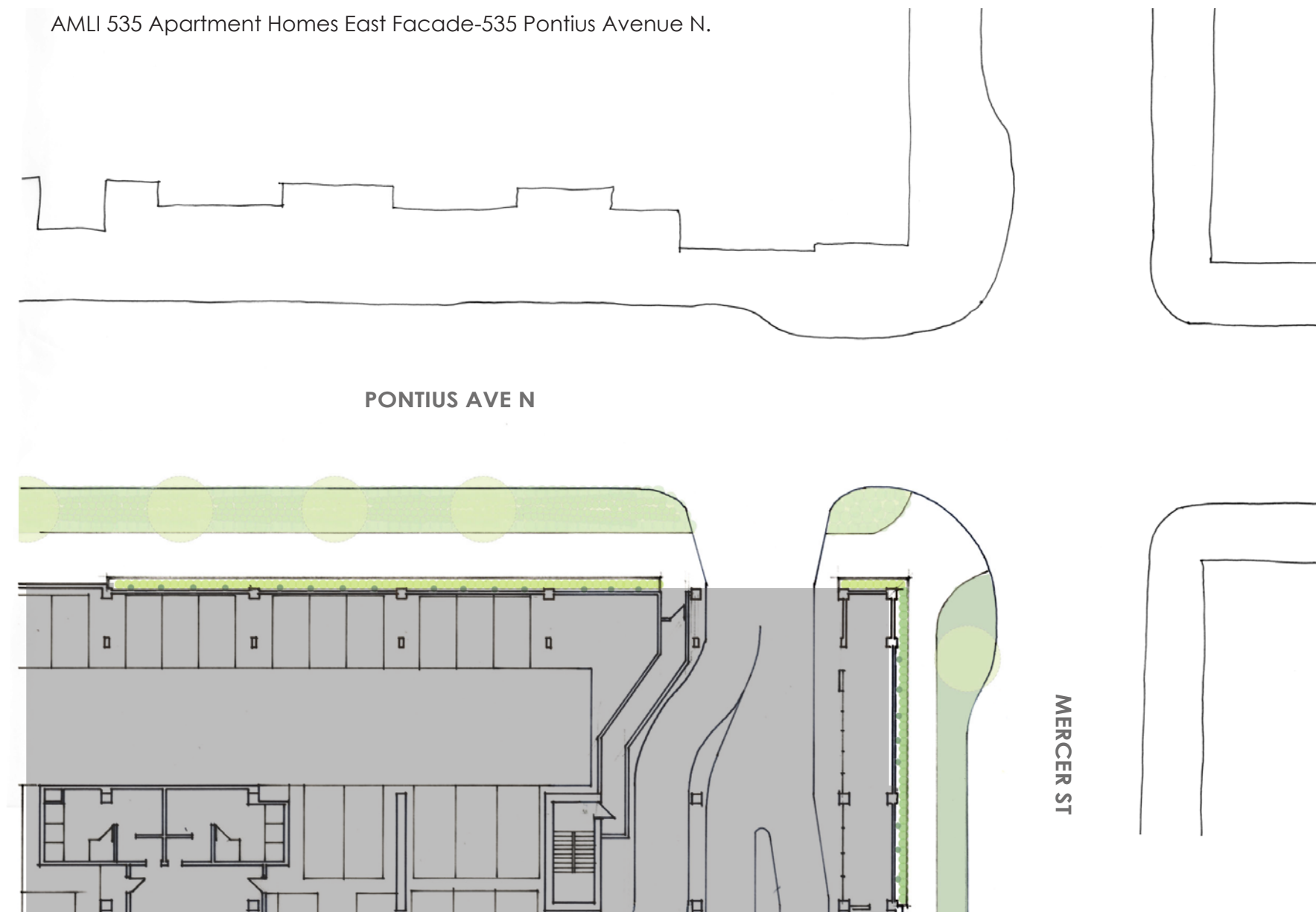
AMLI 535 Apartment Homes East Facade-535 Pontius Avenue N.



AMLI 535 Corner @ Mercer Street



1260 Mercer Street Existing Building South Facade



Enlarged Plan NE Corner

