

Swale on Yale and  
Pontius Project

South Campus  
(550 Yale Ave N)  
DPD # 3007324

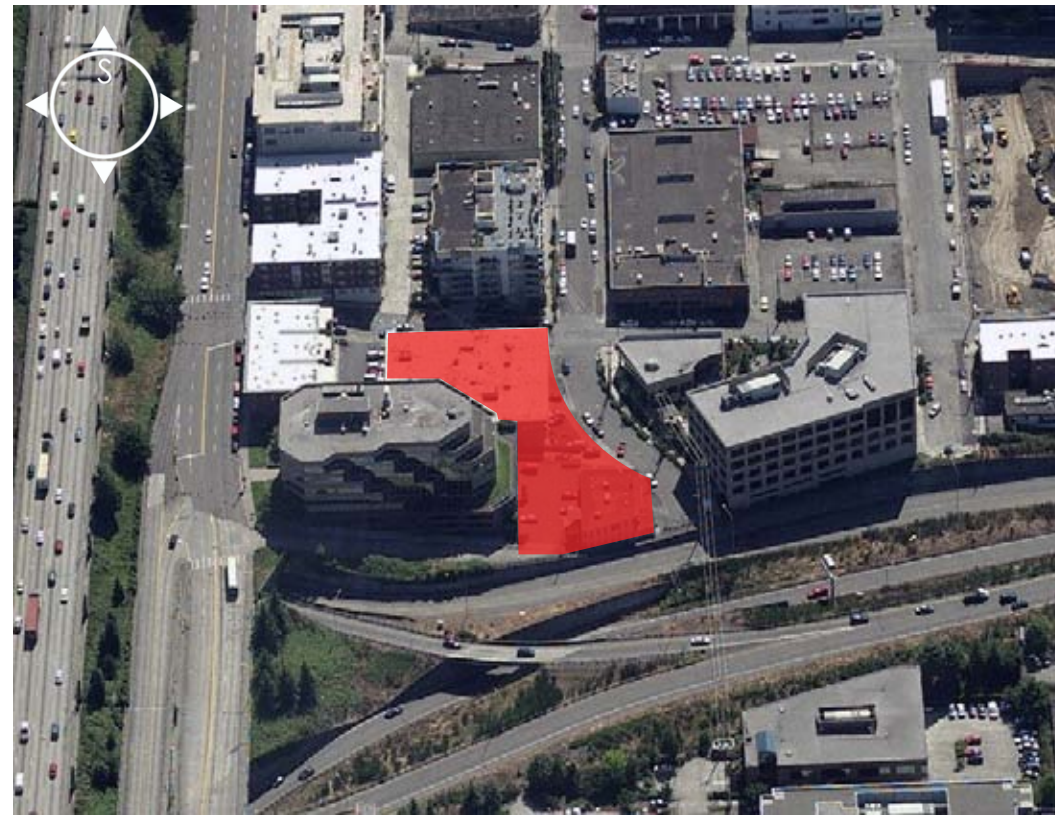
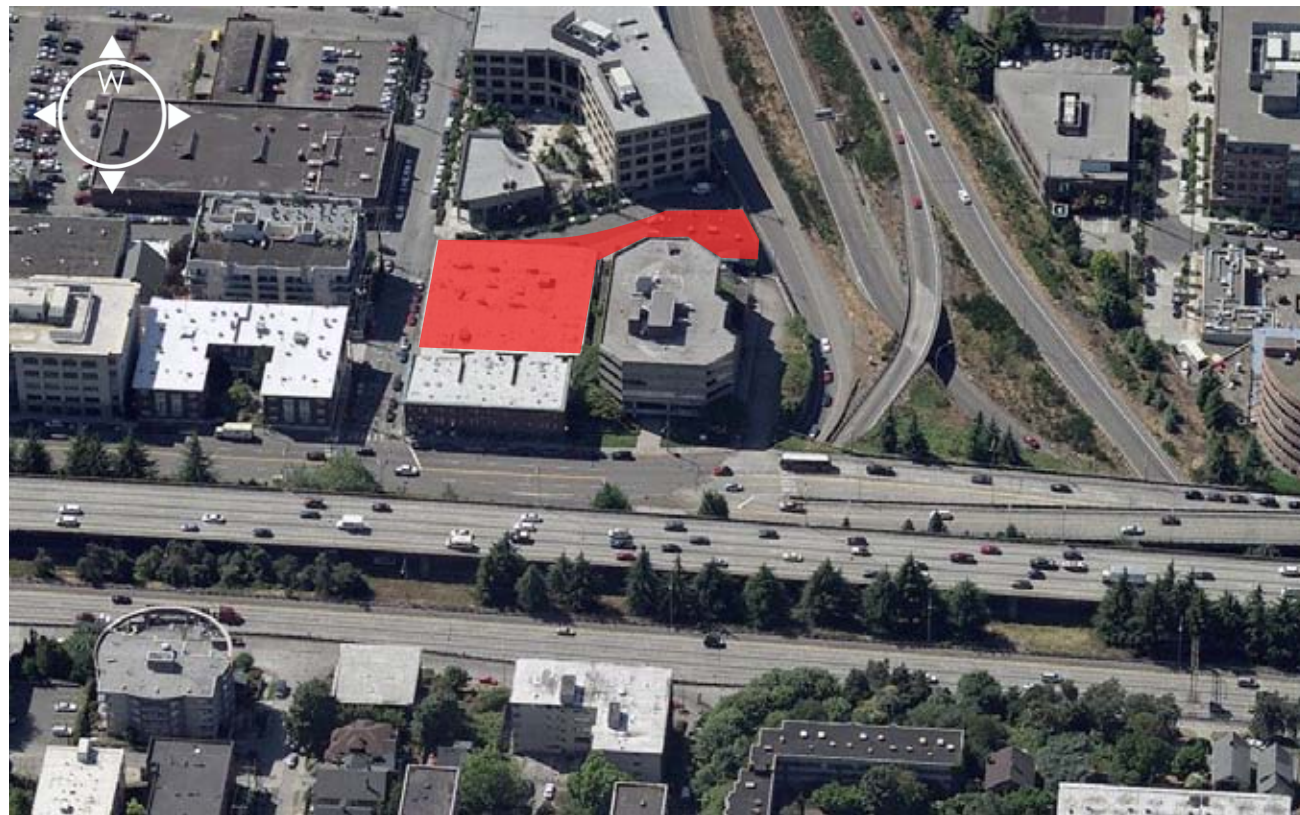
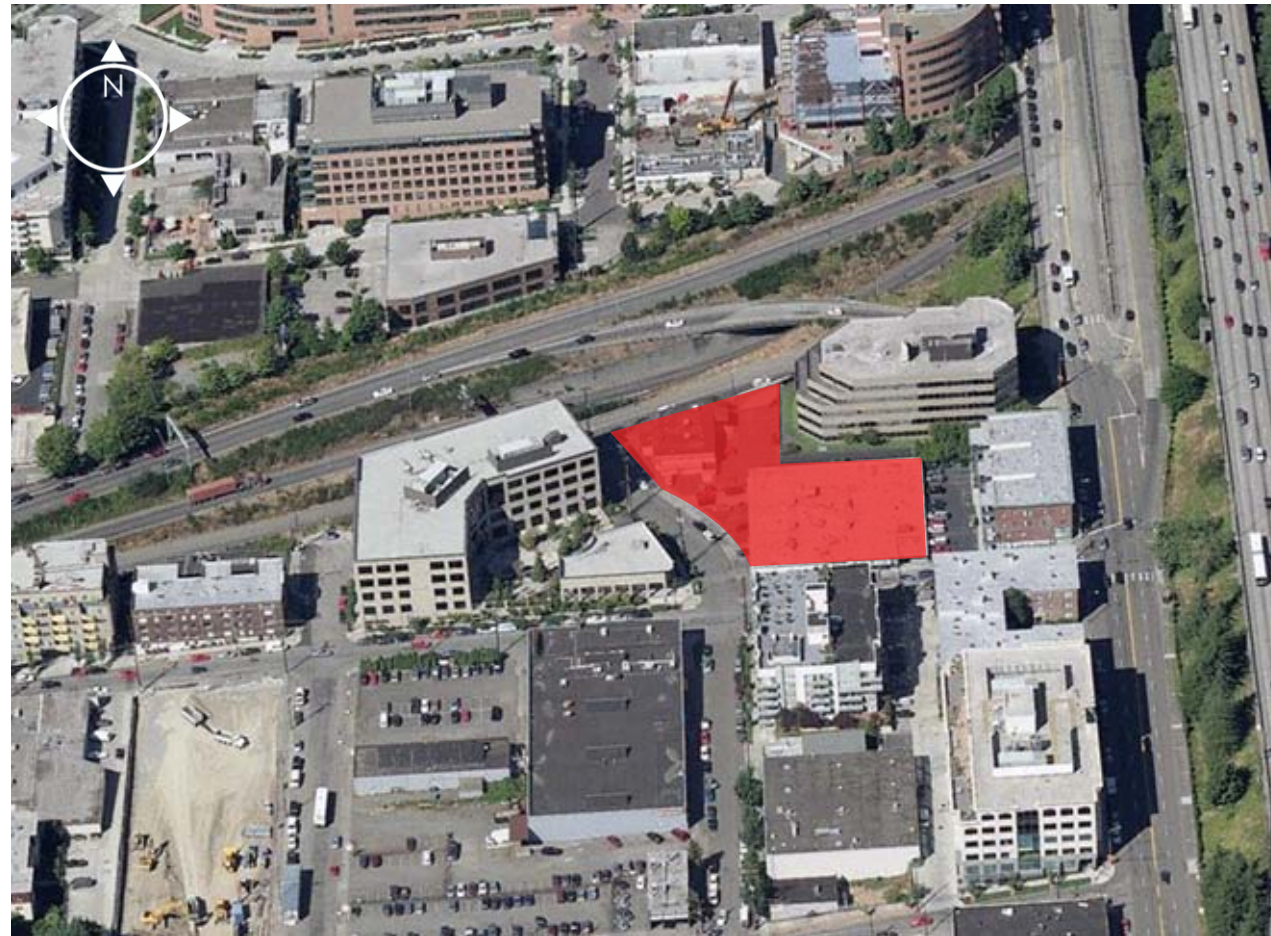
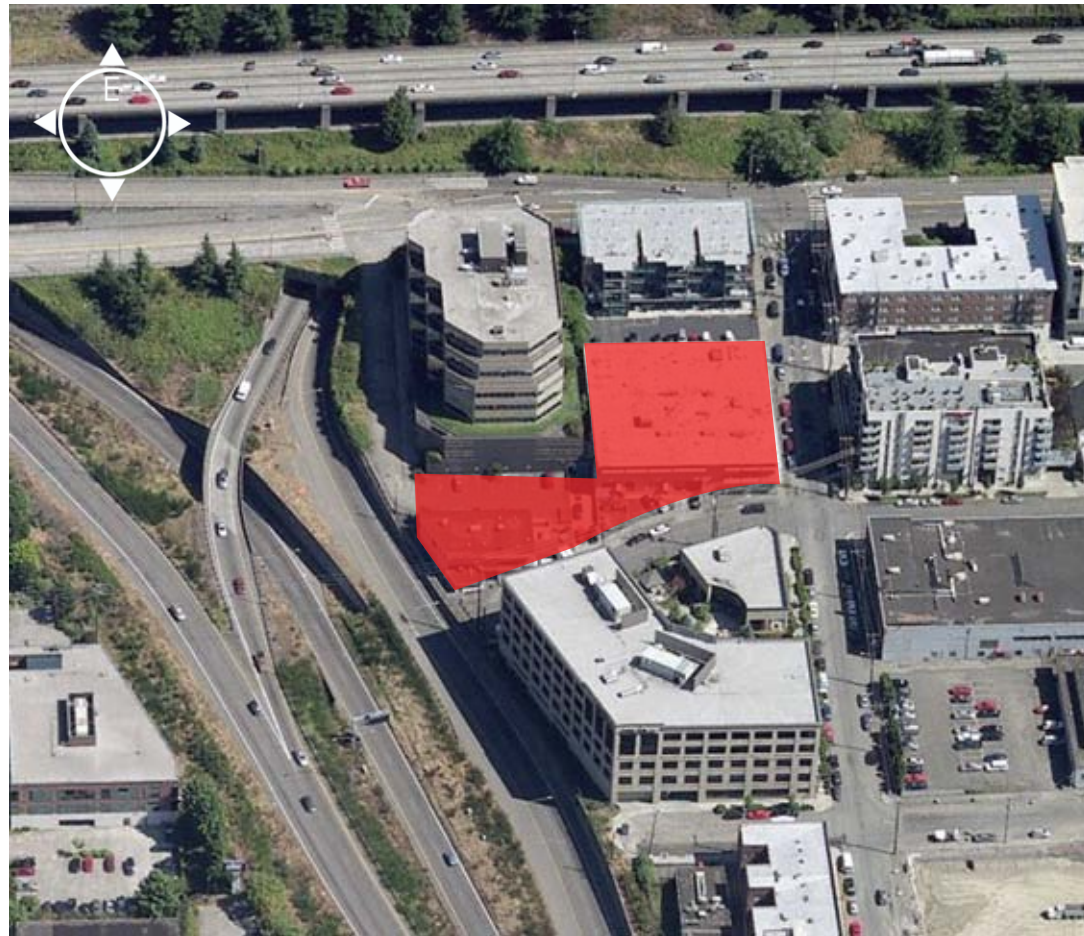


Woonerf  
Viewpoint

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 along Yale Avenue North between Mercer Street to the south and the Interstate 5 on ramps to the north.

Site Dimensions are two adjoining lots measuring approximately 125' x 130' and 115' x 120'.  
Site Area is approximately 30,000 sq.ft.

#### ZONING SUMMARY:

Zone: Seattle Mixed 75

Permitted Uses: Office and Retail

General Structure Height : Height Limit is 75' .  
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. Within the South Lake Union Urban Center, the maximum structure height in zones with 75' height limits may be increased to 85' , per the requirements of Section 23.48.010

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.

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 and Blank Façade 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.

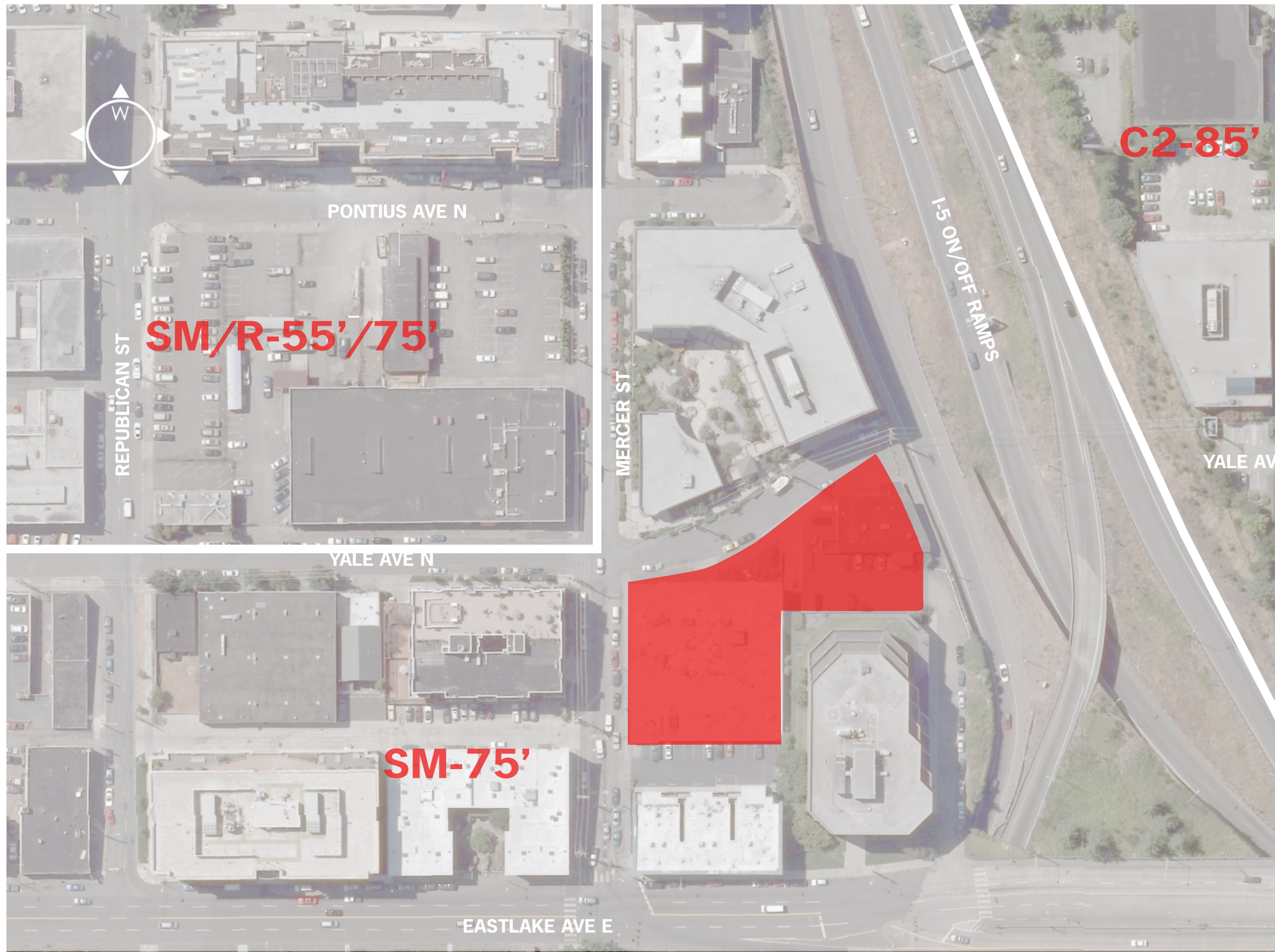
Blank façade limits: Limited to 30 feet wide except for garage doors wider than 30 feet. Width of garage doors limited to width of driveway plus 5 feet. Any blank façade segment must be separated by transparent areas of at least 2 feet. The total of all blank façade areas shall not exceed 70 % of the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

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

Screening & Landscaping Standards: are required at:

- surface parking areas
- parking located at or above street level to be screened
- parking permitted at street level when at least 30% of street frontage of parking areas separated from street by other uses





## ZONING SUMMARY CONTINUED

- 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 500 SF area when total area of structure is greater than 200,001 SF.

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 developments using biotech amendment must provide loading berths based on area of medium use. For a structure between 160,001 and 264,000 SF, three loading berths must be provided (see chart on 23.54.035). Note: The existing 617 Eastlake Building only provide one(1) loading berth.





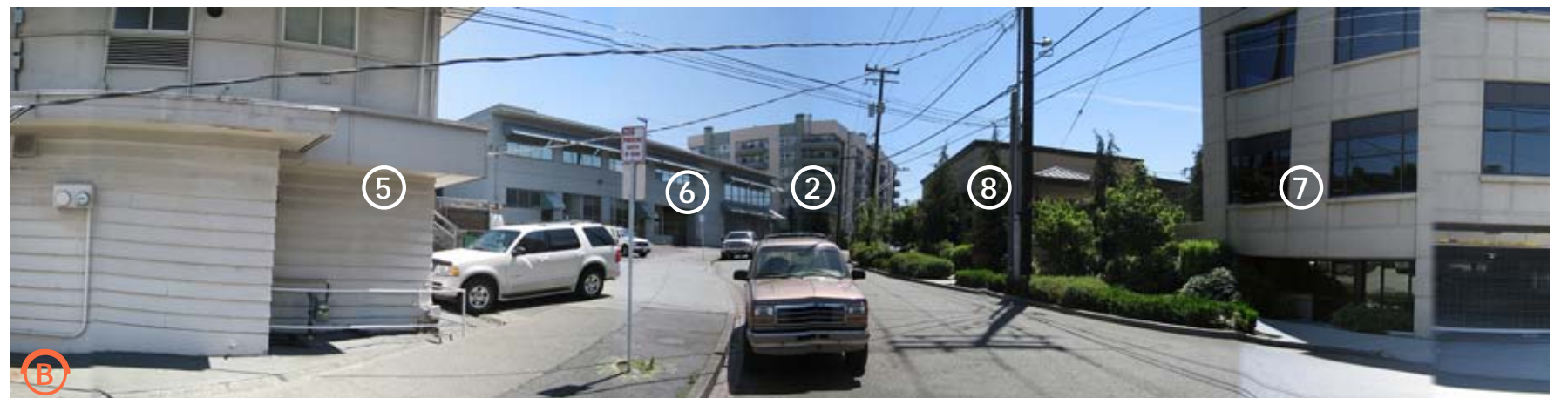
- 1 Multi-Family Residential
- 2 Multi-Family Residential
- 3 Multi-Family Residential/  
Street Level Retail
- 4 Office Building
- 5 Existing Building
- 6 Existing Building
- 7 Office Building
- 8 Office Building Kiosk
- 9 Office Building / Warehouse







intersection of yale and mercer



end of yale, facing south



end of yale, facing north



view from eastlake ave, facing west

- 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 Research Facility



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 compatability

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

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



624 YALE AVENUE  
Departures Requested

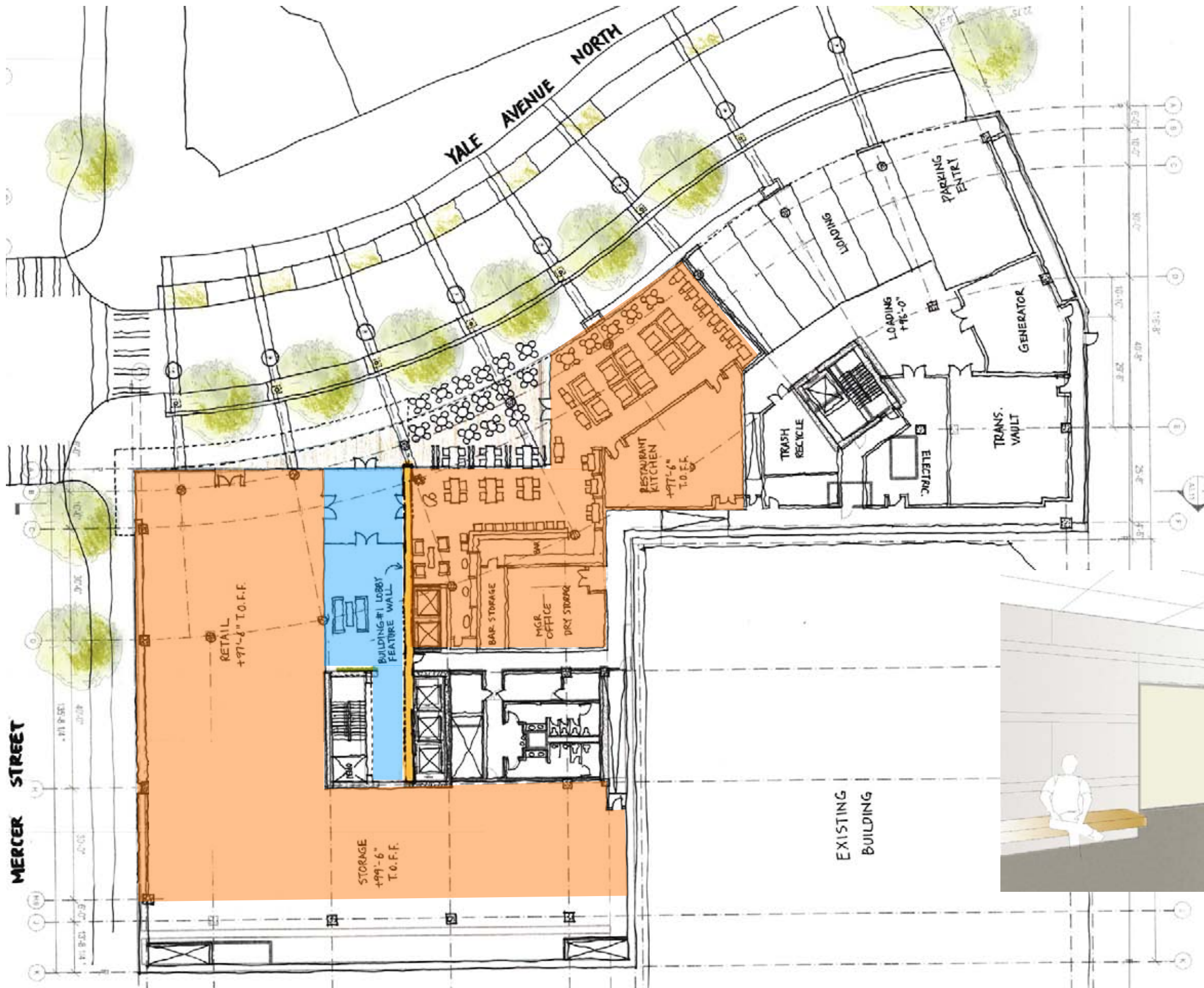
May 7, 2007

ITEM	Section	Requirement	Proposed	Related Guidelines and Reasoning
1	<b>SMC 23.48.018.A</b> 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).	Roy Street façade is proposed to be 100% opaque.	<ul style="list-style-type: none"><li>a. Roy Street is an atypical street running parallel to the Freeway on-ramps and dead-ending in this property. It serves primarily as driveway access into the parking structures for 617 Eastlake Avenue North. Transparency on this façade will have virtually no benefit to the limited pedestrian traffic.</li><li>b. Project proposes an attractive, enhanced burnished block for the blank portions of the façade meeting C4 Durable and Attractive Exterior Finishes.</li><li>c. The pedestrian enhancements of the woonerf ending in the overlook to Lake Union compensate by creating a significant pedestrian amenity meeting E3 Landscape Should Take Advantage of Views to Downtown and the Waterfront.</li></ul>
2	<b>SMC 23.48.018.B</b> BLANK FAÇADE LIMITS	<ul style="list-style-type: none"><li>a. Blank facades shall be limited to segments thirty (30) feet wide, except for garage doors which may be wider than thirty (30) feet.</li><li>b. Any blank façade shall be separated by transparent areas at least two (2) foot wide.</li><li>c. The total blank façade segments, including garage doors, shall not exceed seventy (70) percent of the street facade; or seventy-eight (78) percent if the slope of street frontage exceeds seven and one-half (7 1/2) percent.</li></ul>	Project proposes a blank façade length of 36'-1 1/2" on Mercer Street. Project proposes a blank façade 115'-0" along Roy Street.  Roy Street is 100% Blank at street level	<ul style="list-style-type: none"><li>a. Similar to 1 above.</li><li>b. Additionally, the extreme steep slope of Mercer makes it difficult to maintain effective transparency.</li></ul>
3	<b>SMC 23.48.031.A</b> SOLID WASTE AND RECYLABLE MATERIALS STORAGE SPACE	Storage space for solid waste and recyclable materials containers shall be provided for all new structures permitted in the Seattle Mixed zone and expanded multifamily structures as indicated in table	Project propose 350 square feet of solid waste storage in lieu of the 500 square feet per code.	<ul style="list-style-type: none"><li>a. Private waste management company indicates that this is sufficient for the proposed project uses and owner will contract for more frequent pick-up should it become necessary.</li></ul>
4	<b>SMC 23.48.034.C</b> PARKING AND LOADING LOCATION, ACCESS, AND CURBCUTS	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.	Project proposes an 82'-0" long vehicular access at the end of Yale Avenue.	<ul style="list-style-type: none"><li>a. The unique configuration of the site makes it impossible to combine truck access with parking access without significantly reducing the viable street front retail.</li><li>b. The dead-end of Yale Avenue at the Freeway on-ramps limits the extent of the traffic using the "woonerf" portion of Yale to the limited single level subterranean parking serving this development and 1260 Mercer mitigating the potential negative impacts of the loading access.</li></ul>
5	<b>SMC 23.54.030G</b> SITE 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 easement with a driveway, easment, sidewalk or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.	Project proposes enunciator, visual warning, and mirrors	<ul style="list-style-type: none"><li>a. The proposed solution addressed safety as allowed for in downtown zones per SMC 23.54.030.G6,</li><li>b. The project provides a minimal opening for parking onto the street meeting A8 Parking and Vehicular Access.</li></ul>







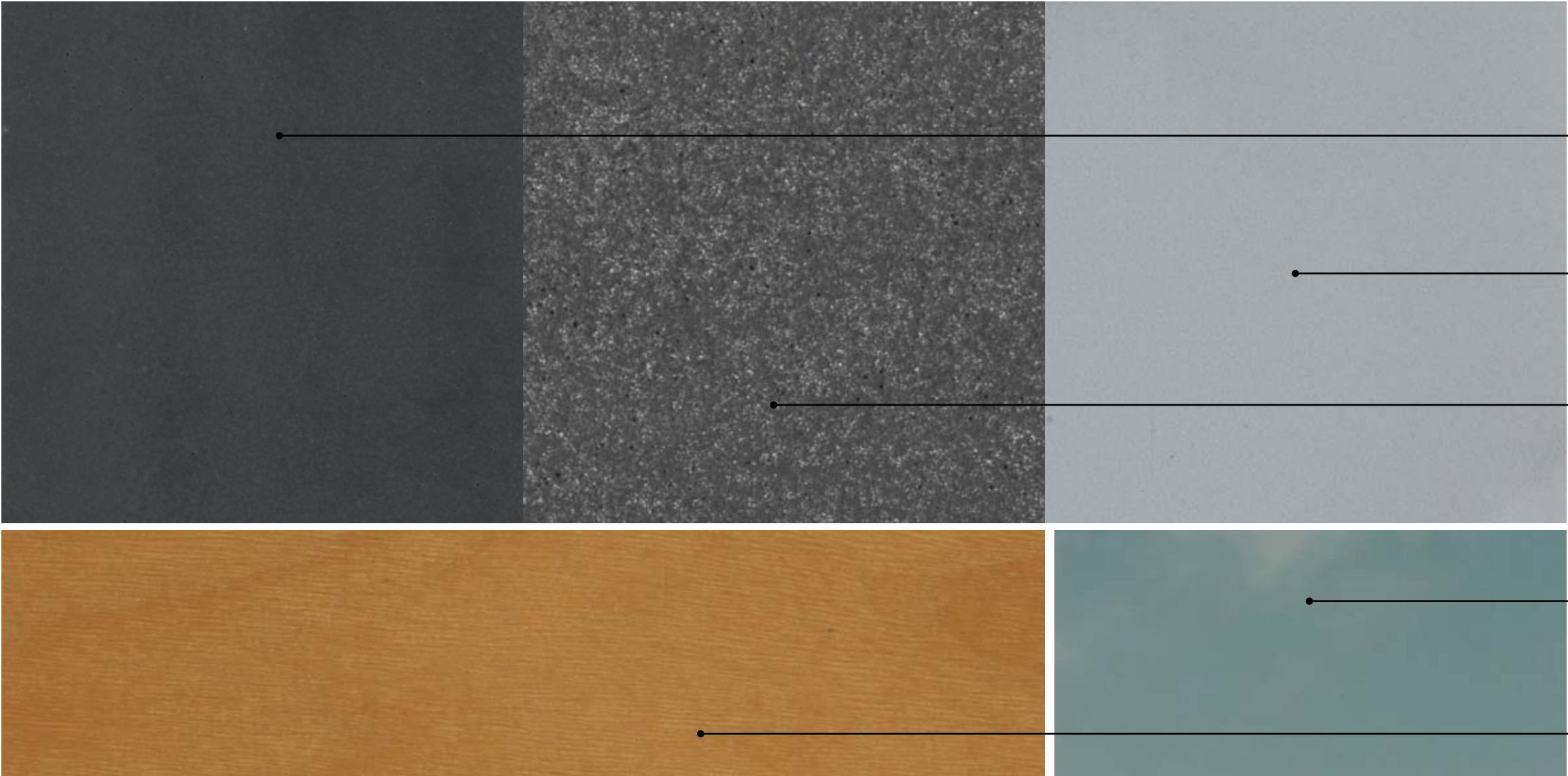


- RETAIL
- OFFICE LOBBY



LOBBY INTERIOR VIGNETTE





FIBER C CEMENT BOARD PANEL  
ANTHRACITE W/ MATTE FINISH

PPG UC51131XL DURANAR XL SILVER

FIBER C CEMENT BOARD PANEL  
ANTHRACITE W/ FERRO FINISH

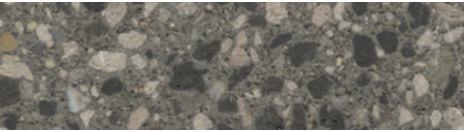
VIRACON 1" VE1-2M INSULATING GLASS UNIT  
1/4" (6mm) CLEAR HS  
1/2" (13.2mm) AIRSPACE  
1/4" (6MM) CLEAR PYROLYTIC LOW E #4 HS

PARKLEX 1000 ANP  
COLOR : AYOUS

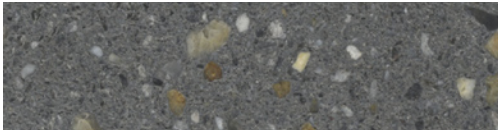
GROUND FACE MASONRY  
TRENDSTONE - LINCOLN



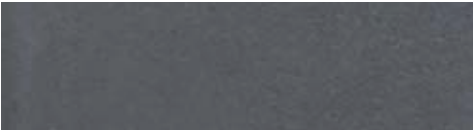
GROUND FACE MASONRY  
CALSTONE - S304 CHARCOAL



GROUND FACE MASONRY  
BLUE STONE - 316



GRAPHITE 8084



PALOMINO 5447



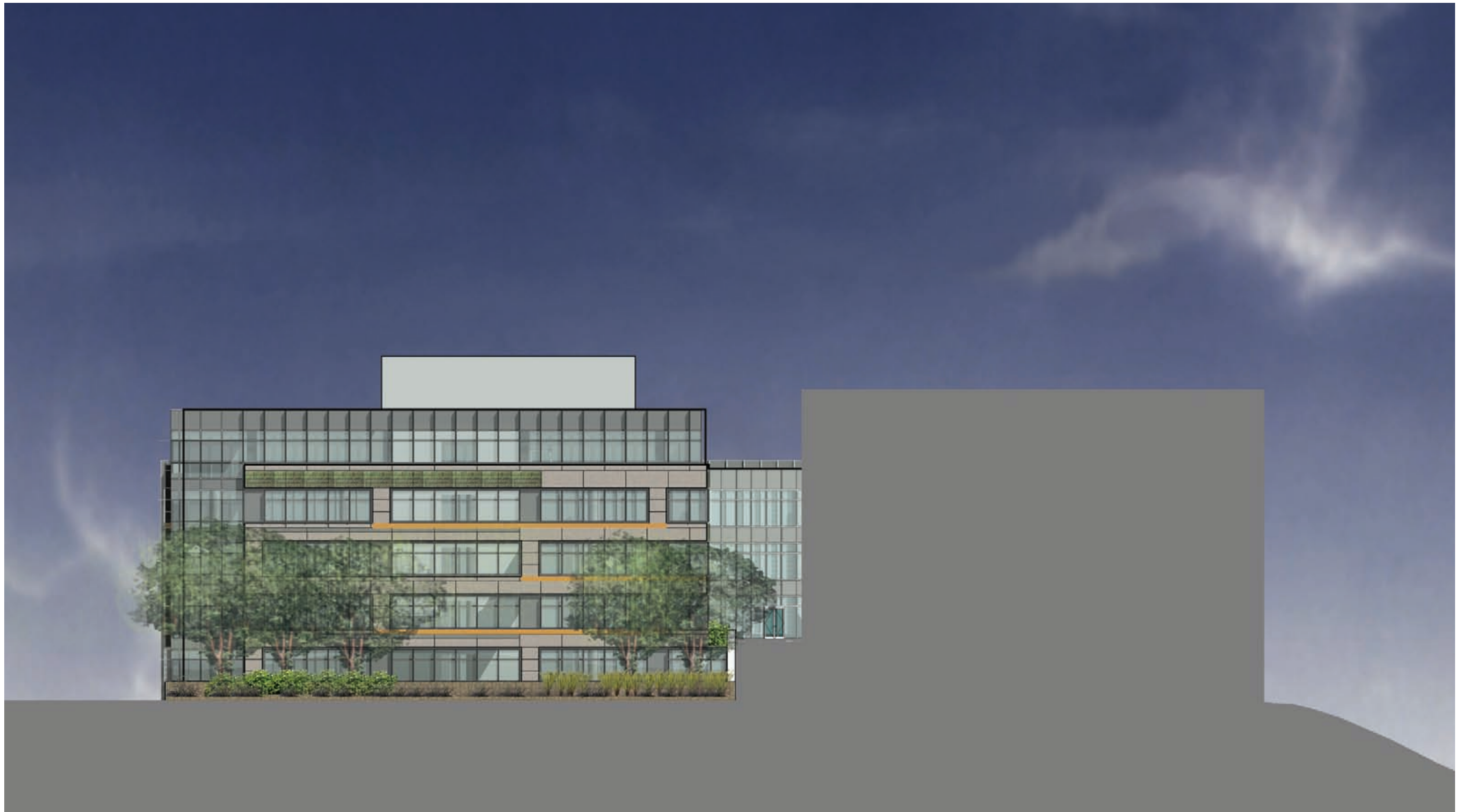
COBBLESTONE 860

























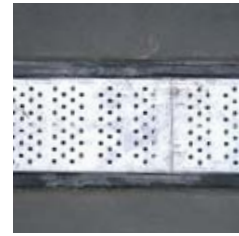
Traffic-Calming Runnel



Stormwater Planters with Seating



Steel Rill



Tulip Poplars



Cafe + Seating



"Barney Rubble" Paving



Pedestrian-Friendly Runnel

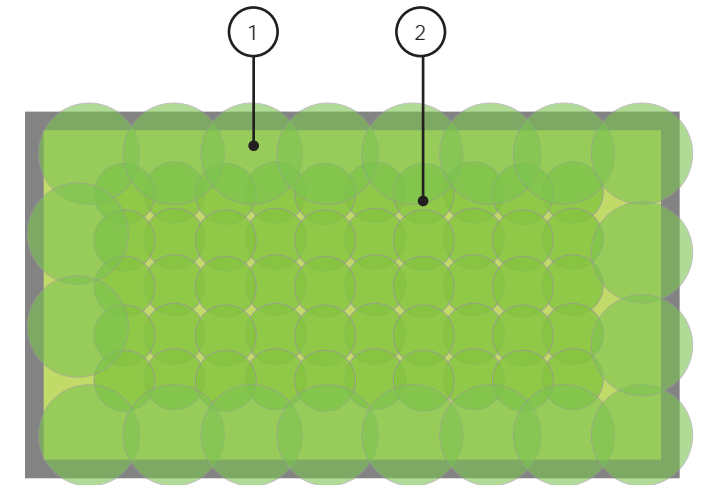


Yale Avenue Woonerf



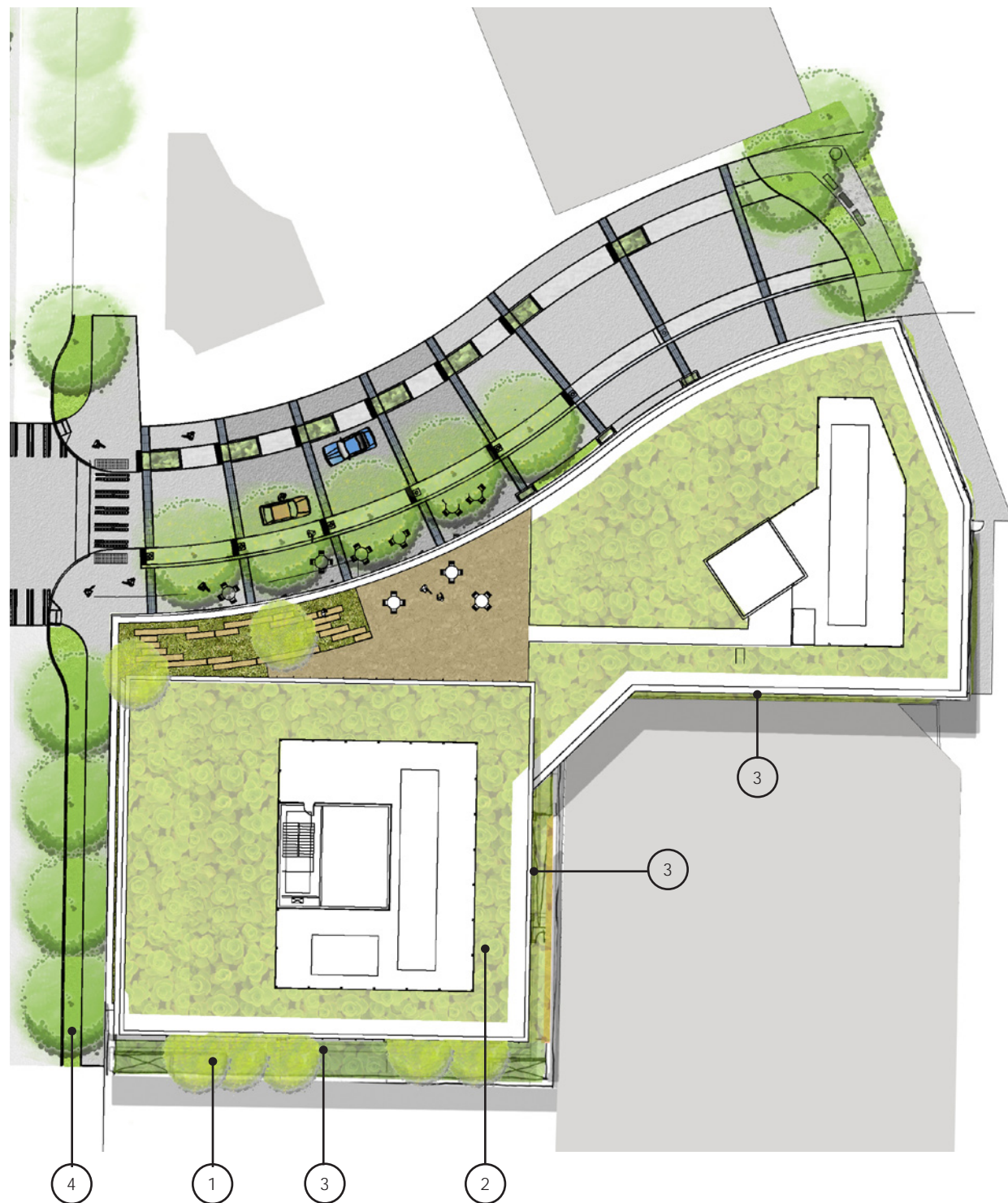
Typical Stormwater Planter

- 1 Cornus 'Artic Fire'  
Blechnum spicant  
Hebe spp.  
Geum spp or 'Mango lassi'
- 2 Carex obnupta  
Carex muskingumensis
- 'Artic Fire' Redtwig Dogwood  
Deer Fern  
'Mango Lassi' Geum  
Slough Sedge  
Palm Sedge



- 3 Parthenocissus henryana  
Sarcococca rusifolia
- Henry Boston Ivy  
Sweetbox





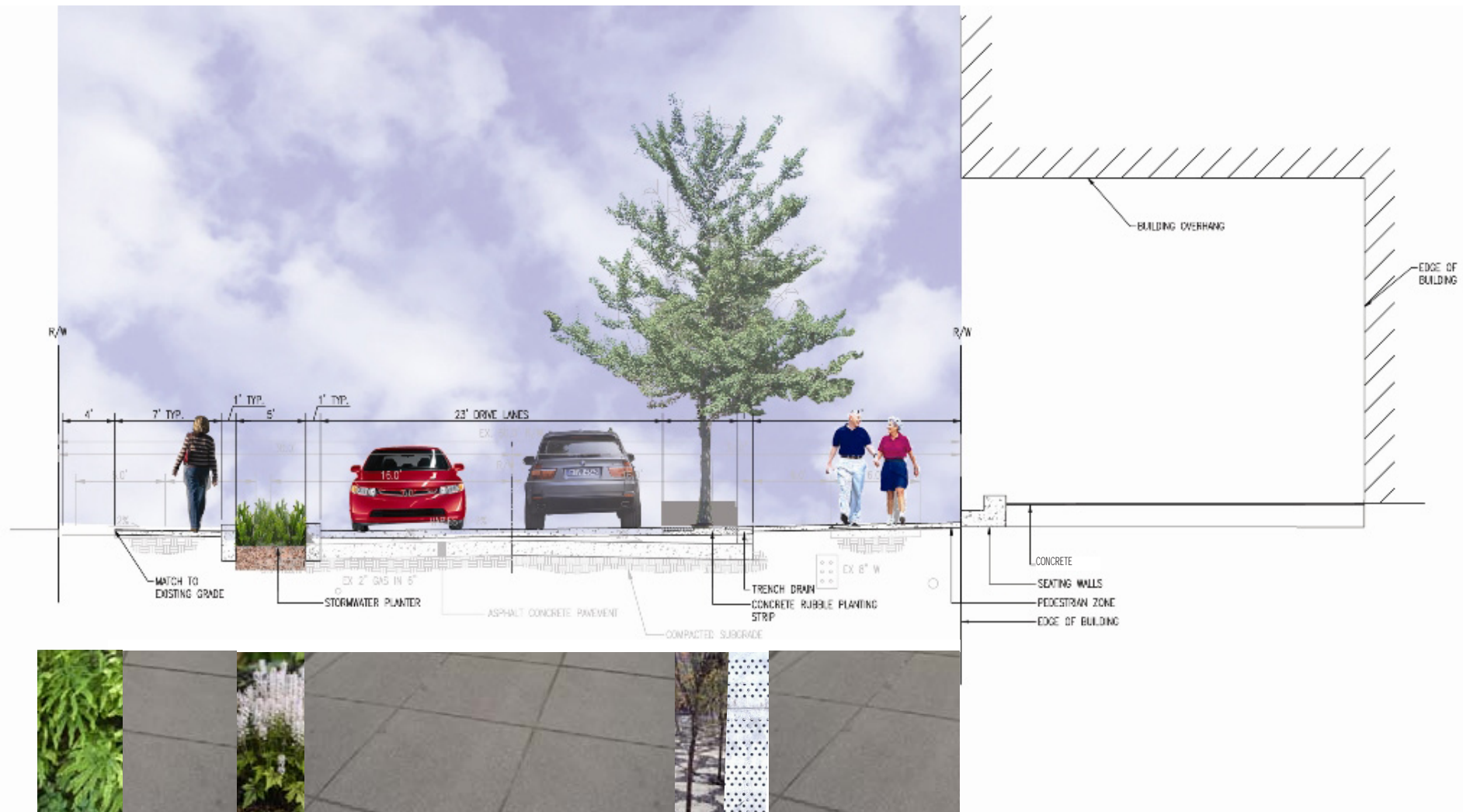
- 1 **East Terrace**  
 Katsura cercidiphyllum  
 Cornus stolonifera  
 Cotoneaster horizontalis
- 2 **Green Roof**  
 Sedum senanense  
 Sedum album ' Coral Carpet'  
 Sedum mexicanum  
 Sedum tetratum
- 3 **G-SKY mix**  
 Polypodium glycyrrhiza  
 Fragaria chiloensis  
 Dryopteris spinulosa
- 3 **Mercer Street**  
 Acer tuncatum 'Warren's Red'  
 Liriope 'Green Giant'

Katsura  
 Red-twig dogwood  
 Rockspray cotoneaster

Licorice Fern  
 Beach Strawberry  
 Dry Wood Fern

Pacific Sunset Maple  
 Green Giant Liriope

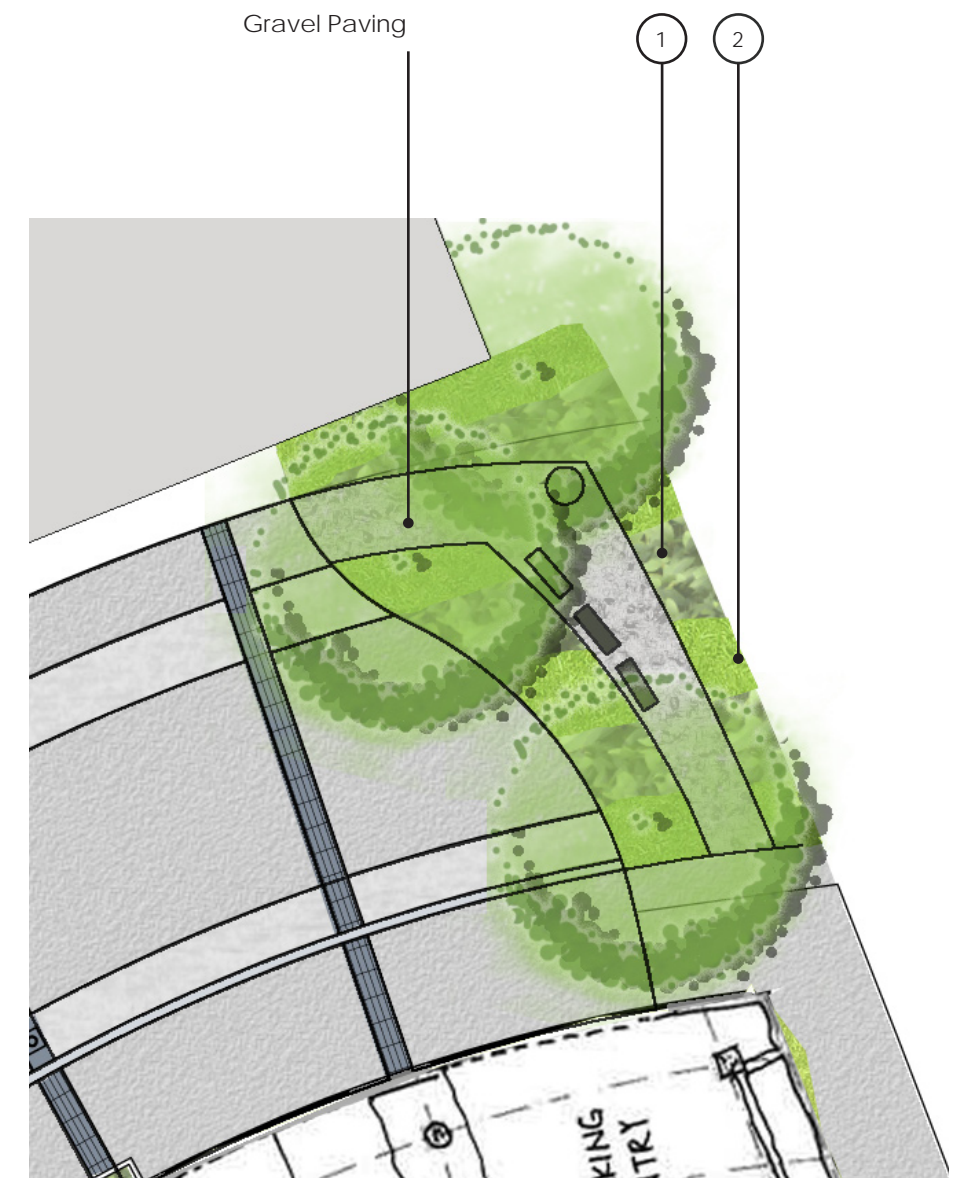




## Woonerf Cross Section + Materials Cross Section

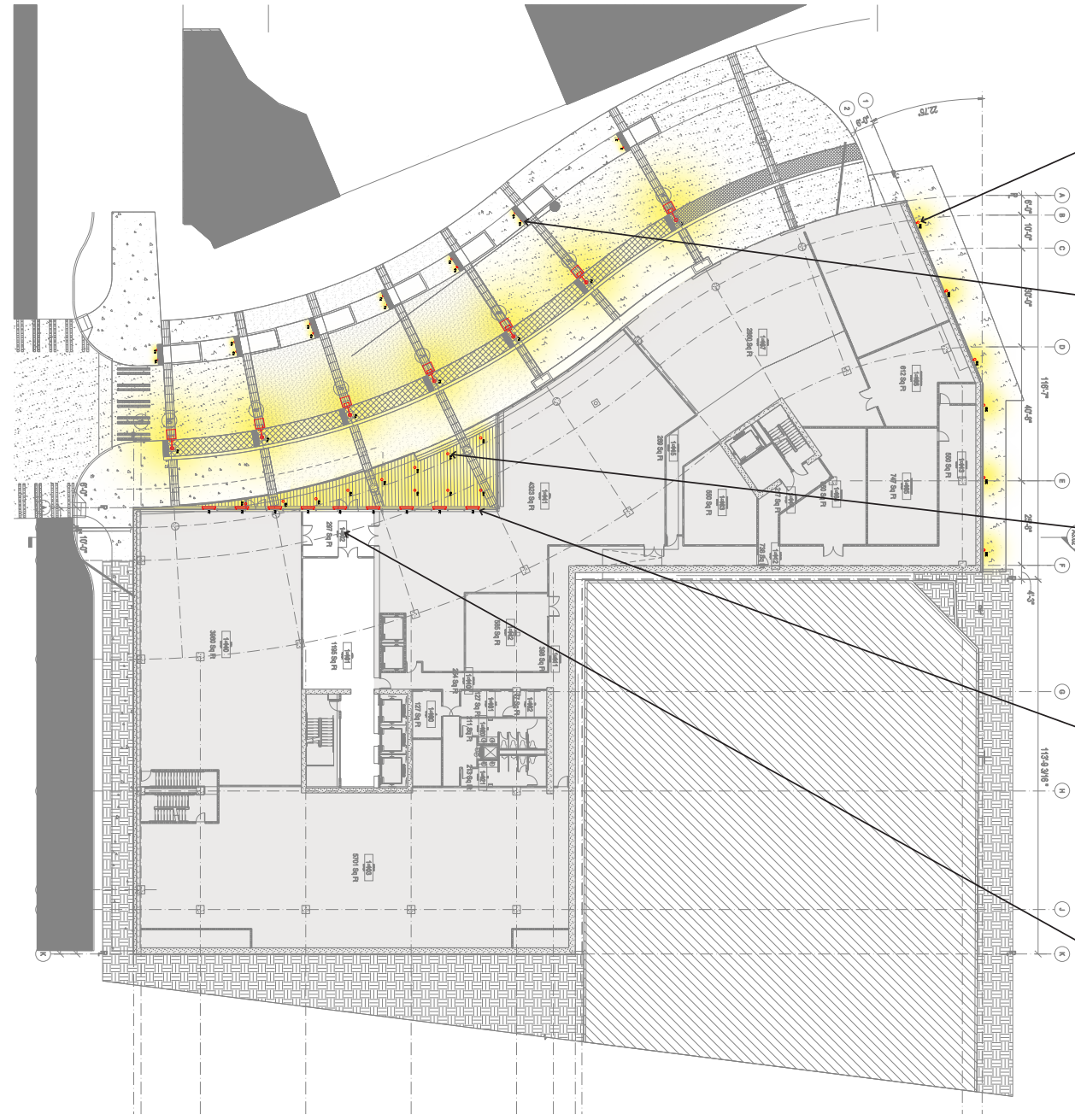
- 'Barney Rubble' paving forms tactile warning strip while maintaining consistent feel throughout woonerf cross section.
- Raingardens treat polluted water from street ROW.
- End of woonerf provides an opportunity for South Lake Union overlook.

- |   |                           |                              |
|---|---------------------------|------------------------------|
| 1 | Cornus 'Artic Fire'       | 'Artic Fire' Redtwig Dogwood |
|   | Blechnum spicant          | Deer Fern                    |
|   | Hebe spp.                 |                              |
|   | Geum spp or 'Mango lassi' | 'Mango Lassi' Geum           |
| 2 | Sarcococca rustifolia     | Sweetbox                     |

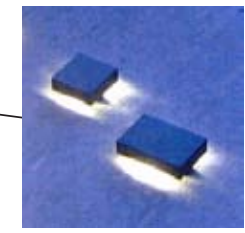


Woonerf Overlook

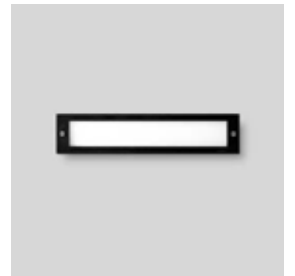




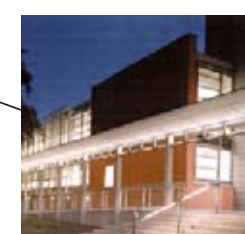
Building mounted downlights



Lensed steplights under benches



Canopy/soffit recessed downlights



Wall mounted uplights

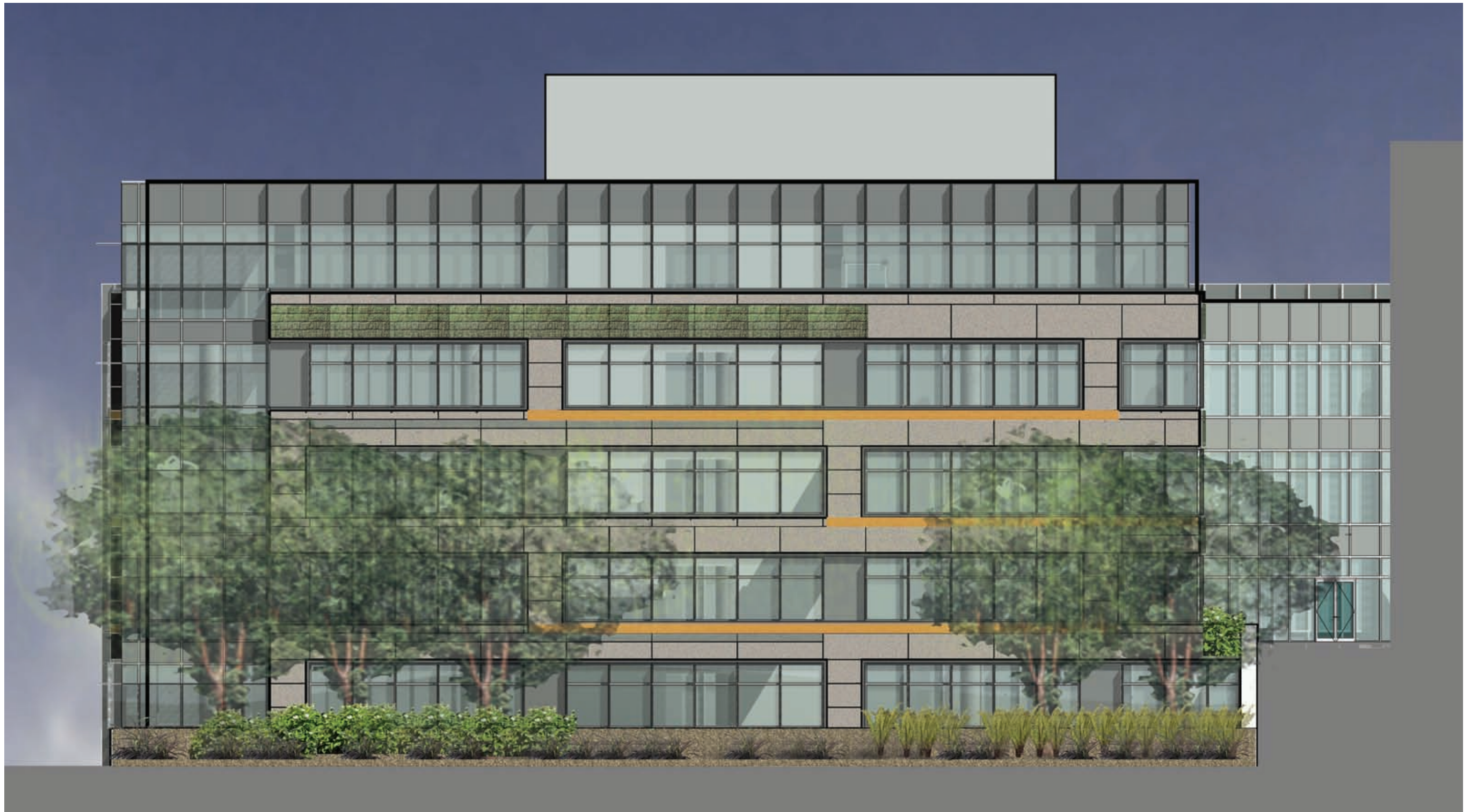


Lobbies/building entries glow from within













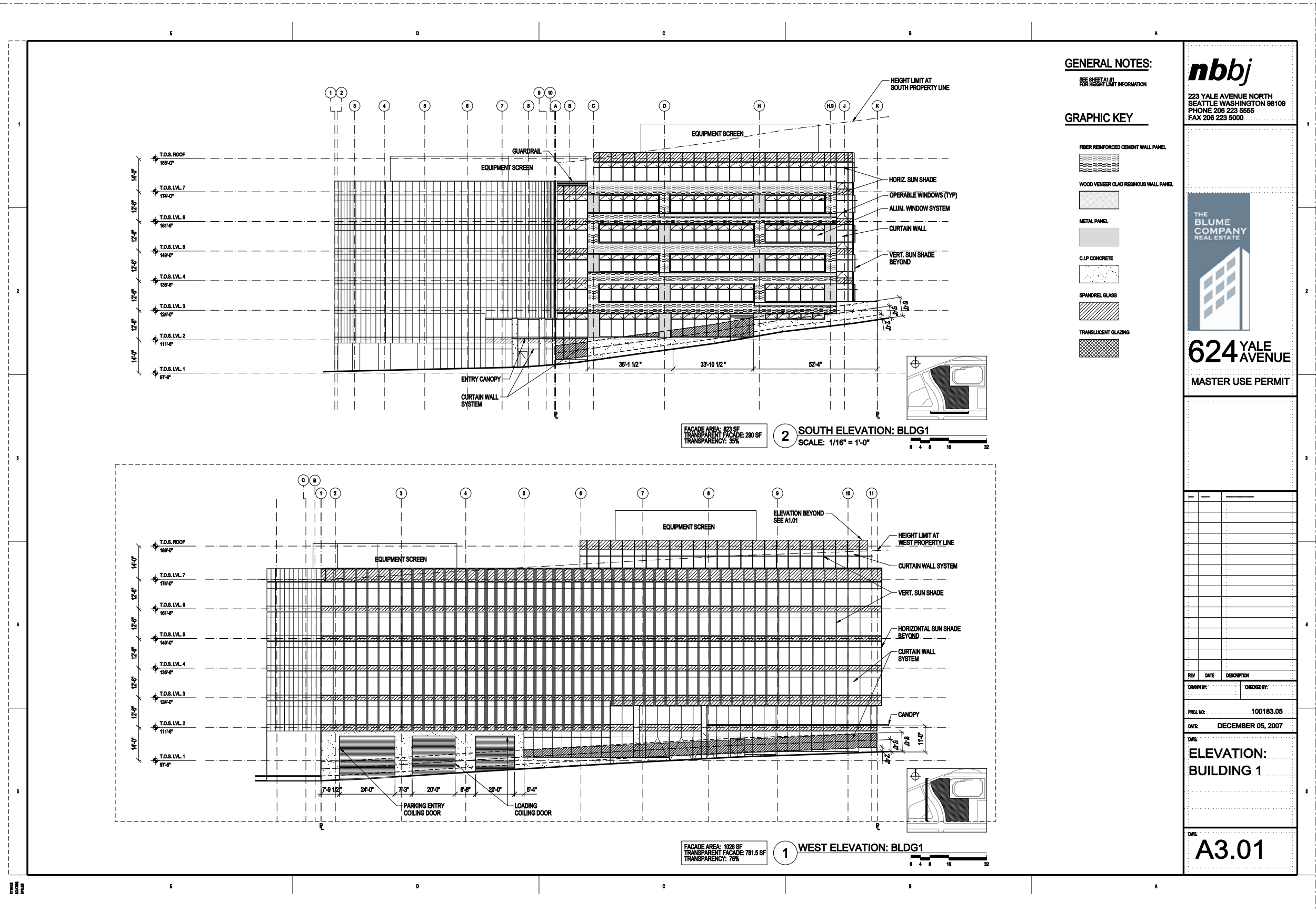












**nbbj**

223 YALE AVENUE NORTH  
SEATTLE WASHINGTON 98109  
PHONE 206 223 5555  
FAX 206 223 5000



**624 YALE AVENUE**

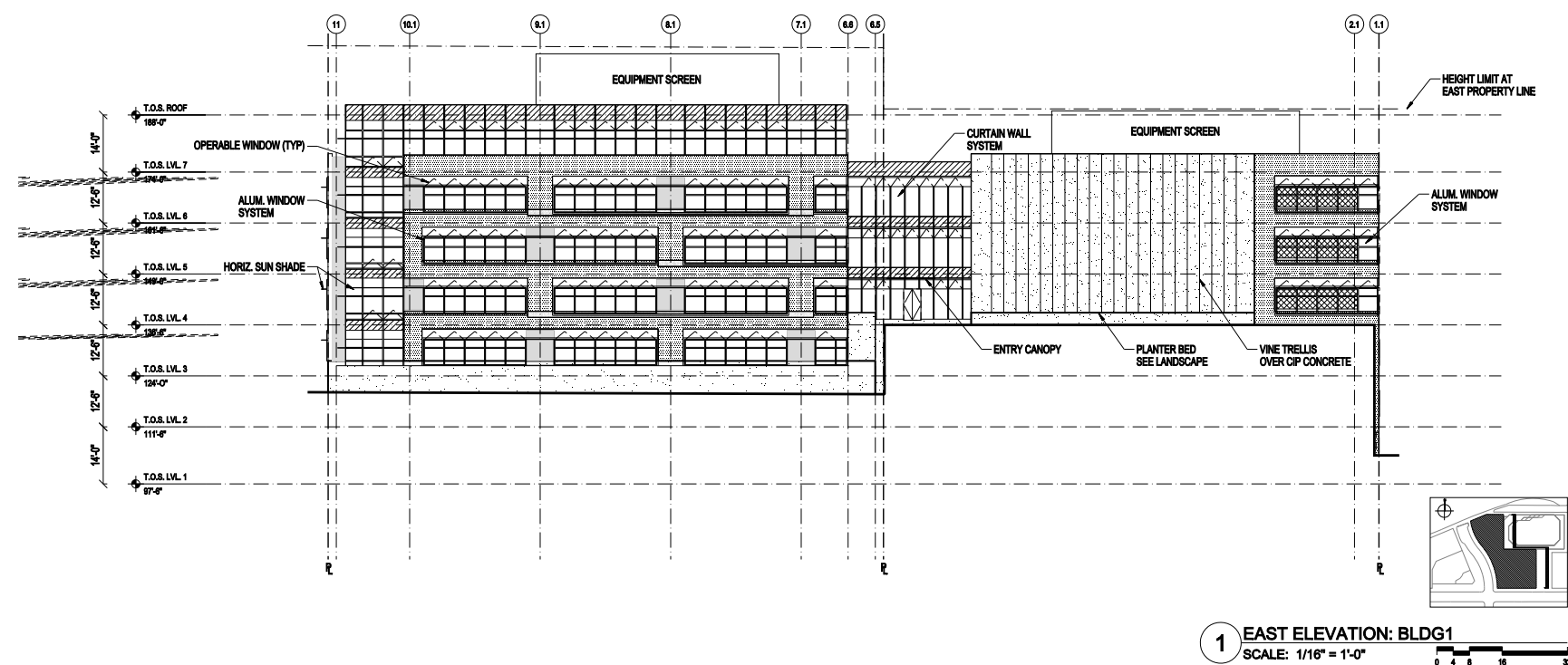
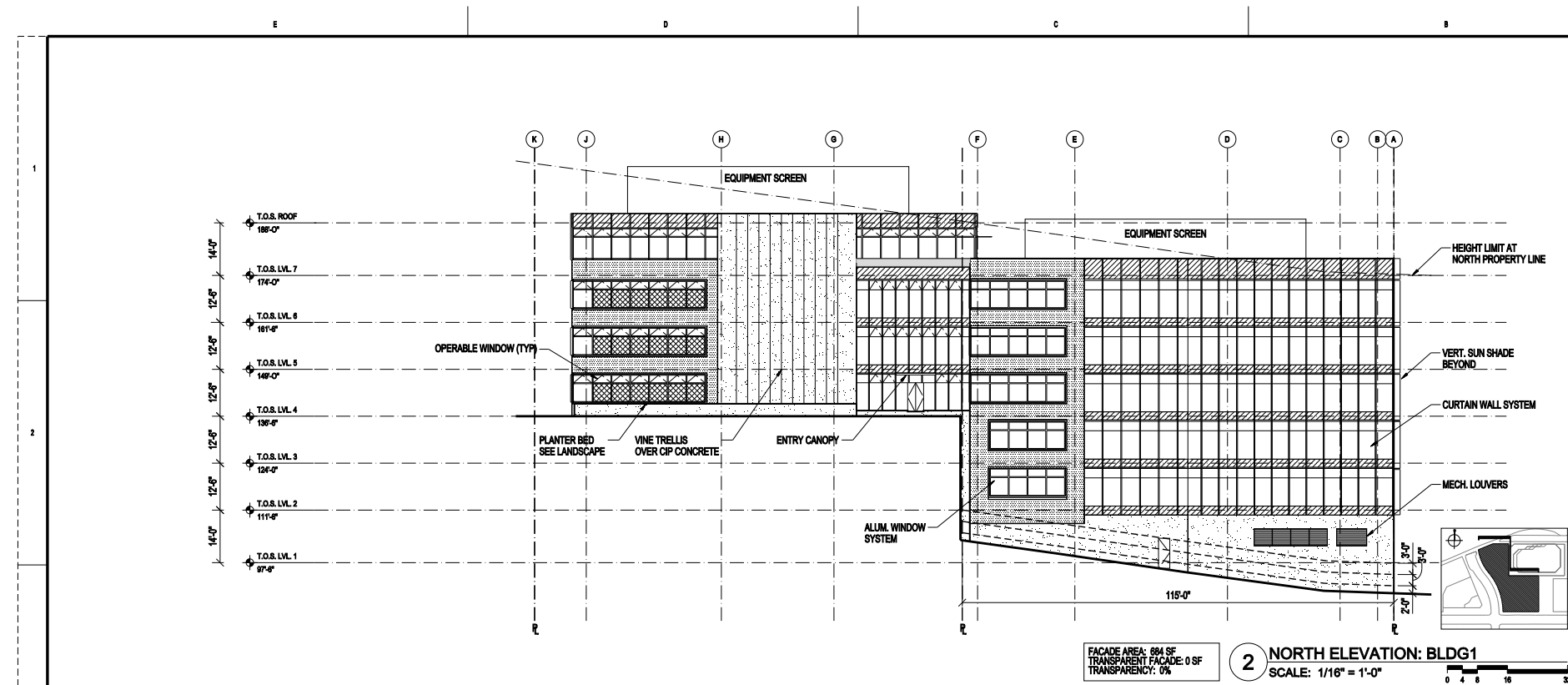
MASTER USE PERMIT

REV	DATE	DESCRIPTION
DRAWN BY:	CHECKED BY:	
PROJ. NO:	100183.05	
DATE:	DECEMBER 05, 2007	

**ELEVATION:  
BUILDING 1**

**A3.01**





**GENERAL NOTES:**

SEE SHEET A1.01  
FOR HEIGHT LIMIT INFORMATION

### GRAPHIC KEY

FIBER REINFORCED CEMENT WALL PANEL



WOOD VENEER CLAD RESINOUS WALL PANEL.

**METAL PANEL**

114

## SPANDREL GLASS



223 YALE AVENUE NORTH  
SEATTLE WASHINGTON 98109  
PHONE 206 223 5555  
FAX 206 223 5000

THE  
BLUME  
COMPANY  
REAL ESTATE

**624** YALE  
AVENUE

**MASTER USE PERMIT**

REV	DATE	DESCRIPTION
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DRAWN BY:	CHECKED BY:
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PROJ NO: 100183.05

DATE: DECEMBER 05, 2007.

DWG.

**ELEVATION:  
BUILDING 1**

DWG. **A3.02**