

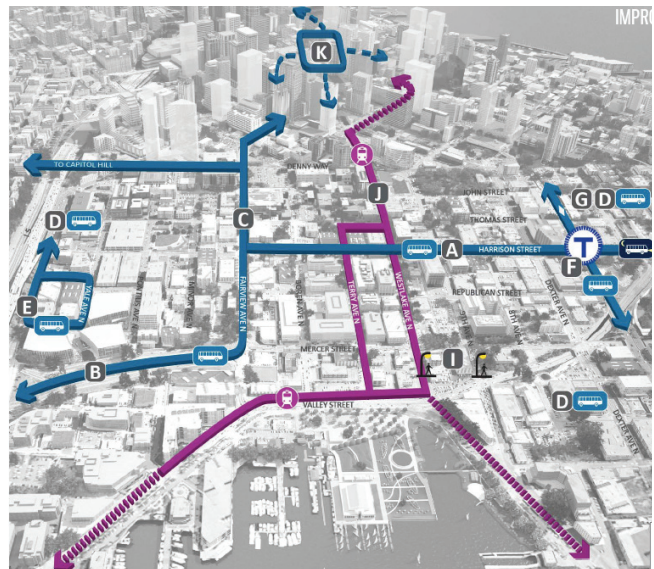
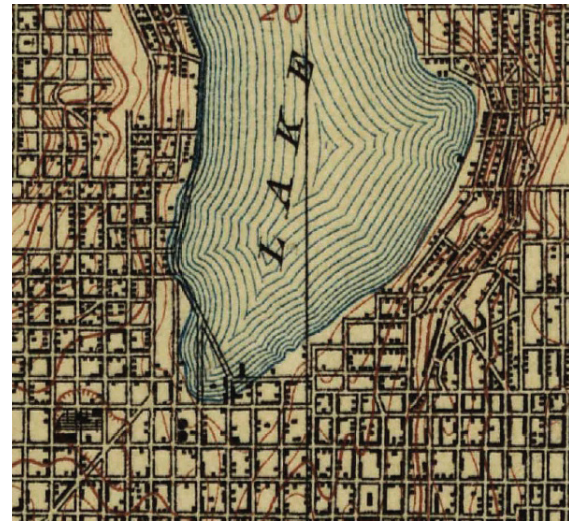
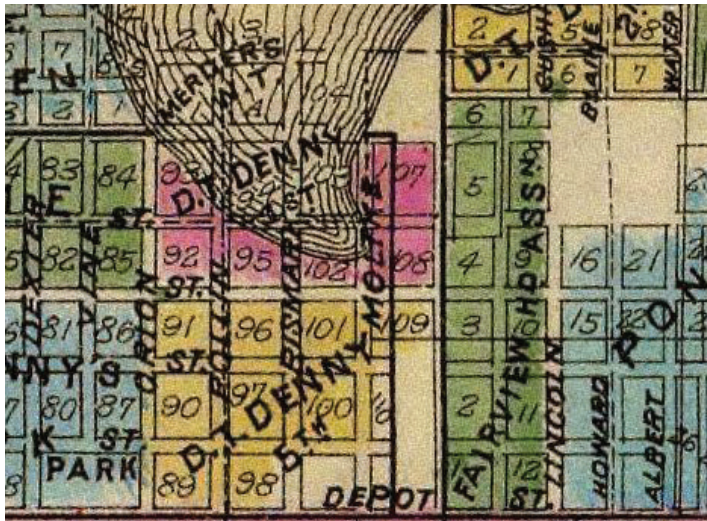
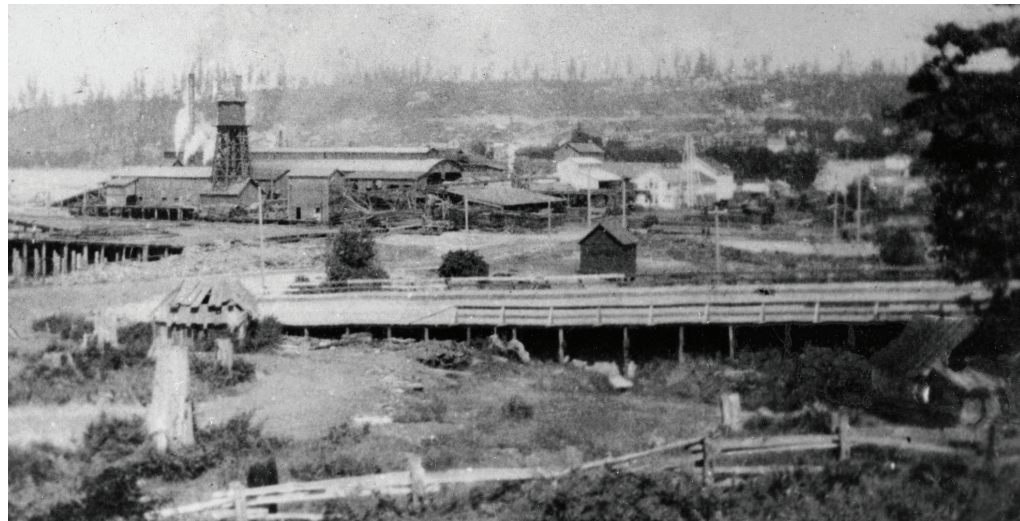


# 624 YALE APARTMENTS

DESIGN REVIEW  
RECOMMENDATION









# TEAM



**The Blume Company** is one of the largest privately-held, independent commercial real estate development and management companies in Seattle. Committed to responsive management, enduring design and continued stewardship, it seeks to enhance the vitality of the urban area and protect the region's quality of life by building sustainable projects that complement the character of the community.



Award-winning Seattle integrated design firm **GGLO** is providing architecture, interior design and landscape architecture. GGLO designs places and spaces that elevate the quality and spirit of life.

# PROJECT

624 Yale Apartments seek to revitalize and create a new energy in the northeast Cascade neighborhood of South Lake Union. Bordered by Yale, Roy and Mercer streets, the site has great potential to connect and enhance the urban qualities of its surroundings.

With an overall goal of fostering urban livability, the applicant seeks to realize the following opportunities in this redevelopment effort:

- Urban Form
- Engage and strengthen the adjacent underutilized street frontages of Roy, Mercer and Yale.
  - Permeate the mass of the development program into separate forms that contribute to and strengthen urbanism.
- Open space connectivity
- Introduce open space opportunities throughout the development and connect them with enticing and walkable paths of travel.
  - Support the existing context and public realm with the strategic placement and design of open spaces.
- Street Level Interaction
- Create an activity cluster and visual punctuation at the terminus of Yale Street on its northern extent within South Lake Union.
  - Focus on clear transition areas between street level uses and the public realm
- Design concept
- Create a compelling design solution that presents a visually rich and varied roofline to the neighborhood.
  - Leverage opportunities to connect building masses and roofs with distinctive design features.

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1	PROJECT OVERVIEW
2	PUBLIC REALM
3	NORTH BUILDING
4	SOUTH BUILDING
5	ROOF PLANE
6	DEPARTURES







1

# PROJECT OVERVIEW









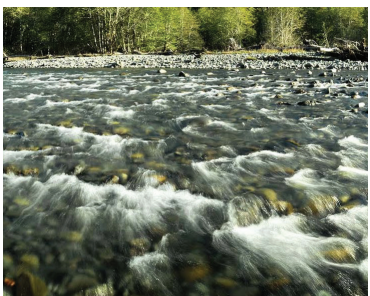
# PROJECT MISSION STATEMENT

To create a **thriving community**, transforming the **terminus of Yale** by providing **diverse experiences** with **multi-generational** appeal through the expression of **dynamism and respite**.

1 flow



2 riffle



3 pool



4 eddy





The Board supported the proposed upper level setback and suggested that extending the upper level setback to part of the south façade may help to create a better transition in massing to the lower residential buildings to the south. (B-1)

RESPONSE: The proposed design reflects this thinking. The Yale frontage feature steps at multiple stories allowing more light on Mercer and creating more visual interest while acknowledging the street corner of Mercer and Yale.

The Board supported the intent of a significant design move at the bay of the 'north' building above the residential lobby. The Board noted that a visual focus is a positive response to the context of the grid shift on Yale Ave N, and serves to emphasize the proposed residential lobby at street level. The Board recommended that this design move should be a strongly expressed architectural form, rather than a minor material change or flourish. (A-4, A-6, C-2, C-4, D-12)

RESPONSE: This point is well taken, as the site planning for the project aligns this entry along the linear view axis of Yale. The architectural form proposed provides a visual punctuation.





*The Board recommended that the design of the two buildings result in a visual distinction as two buildings, rather than one large building. Each building should present a unified design concept, but the buildings should be treated differently. (C-1, C-2, C-4)*

RESPONSE : The simplification of the massing has allowed the two buildings to have their own complimentary personalities. The south building and north buildings are distinctly different and have their own formal attributes, including fenestration design and articulation. The north building presents a more dynamic facade in response to I-5 and the Mercer Street on-ramp. The south building is more restrained in relation to the adjacent buildings characteristics.



PERSPECTIVE LOOKING SOUTHEAST



# DESIGN REVIEW GUIDELINES

## A-1 Responding to Site Characteristics.

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

The development site has an irregular and unique shape with sloping topography. The design solution seeks to capitalize on these qualities in its building massing, allocation of program uses, and engagement with the public realm.

Building massing: The project massing is broken into two completely autonomous and separate structures, making the development more permeable and legible for pedestrians. Each building features stepping at the upper story, as well as smaller scale terraces stepping down to the south along the Yale and Mercer frontages to create a lively, varied and active roofline.

Uses: The project deploys program uses in a variety of ways in direct response to the betterment of overall site characteristics. This results in a diversity of residential and retail frontages. See also description in item A-2.

Engagement with Public Realm: The development embraces opportunities to activate the evolving streetscapes of Mercer, Yale and Roy. See further description in item A-2.

## A-2 Streetscape Compatibility.

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

Each of the three street frontages provides its own unique opportunities and constraints. As individual “personalities”, these frontages are resolved as follows:

Mercer: A robust, urban streetscape is balanced with intensive planting, vertical green surfaces, and appropriately buffered uses. The standard sidewalk dimensions have expanded to allow more light and visual relief into the public realm. This frontage is bookended by retail on the east and residential amenity bike room to the west.

Yale: Refined, animated and highly walkable with engaging uses and open spaces that provide positive sensory cues for pedestrians. The standard sidewalk dimensions have been expanded to include retail and residential transition areas, and major and minor open spaces. This frontage is bookended by retail on the south and the “parklet” on the north.

Roy: This right of way is entirely pedestrian and is fronted by residential uses which are set back horizontally from the sidewalk with a transition area. As this walkway fronts the I-5 on ramp, a planting transition to the north provides physical and visual separation. This area will have strong sensory cues that support pedestrians through the use of exterior lighting, hardscape, building façade and landscape. The frontage is anchored by the “parklet” to the West, which will be visible from Eastlake Ave E and Belmont Ave E.

## SLU - Specific Supplemental Guidance

*Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.*

*New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\*(LEED) manual which provides additional information. Examples include:*

The massing of the building reflects this as is discussed in item A-1 above. The “parklet” allows both residents and the public to benefit from views to downtown and Lake Union as described in item A-2. The publicly accessible courtyard allows for areas of gathering and overlook.

- *Solar orientation*  
The development orients its massing around providing positive solar orientation for residential daylighting, access, and exterior open space daylighting.

- *Sustainable landscaping*  
The passage of water through the site will be expressed in collection, conveyance and infiltration, which will impact built form as well as landscape components.

## SLU - Specific Supplemental Guidance

*Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.*

*Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).*

Retail use has been allocated to the intersection of Yale and Mercer, where it has the ability to thrive and contribute to the pedestrian environment. Residential and open space uses have a variety of design vocabularies interspersed in appropriate places elsewhere. See Guideline A-2 for further discussion.

A 6 foot setback in addition to the standard sidewalk width allows for retail “spill out”. This exterior space will create a dynamic streetscape to define the development as both accessible and engaging.



C-2 Architectural Concept and Consistency.

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

D-12 Residential Entries and Transitions.

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

D-1 Pedestrian Open Spaces and Entrances.

Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The design has a distinctive massing broken into two buildings, while terracing down to the south. This creates a varied and distinctive roof line that is clearly identifiable.

The program and uses of the building are reflected in the exterior design, which clearly communicates these uses on the exterior. This includes retail use, residential uses as well as support spaces such as lobbies and stairs.

The residential uses that front Yale and Mercer have transition zones that define clear territories between the public realm and the residential entries. They are enhanced with planting, hardscape including stairs, railings and residential addressing and signage that reinforces the design.

SLU - Specific Supplemental Guidance

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

The design features extensive terracing and upper level setbacks that create a gentle, varied roofscape that will be visible from the surrounding neighborhood. These terraces and setbacks also allow views from uphill.

# ILLUSTRATED SITE PLAN

- North Building - page 31
- South Building - page 39
- Building Roof Plans - page 47



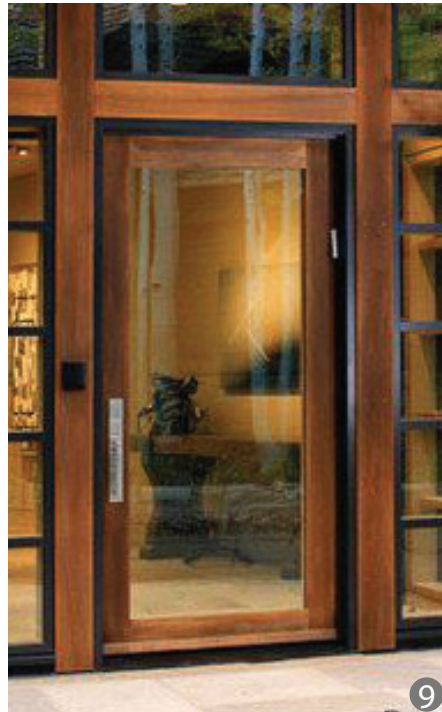


# CONCEPTUAL LIGHTING PLAN

Lighting focuses on creating pools of light at exterior open spaces while providing adequate lighting for safety and security at pedestrian passageways and sidewalks.







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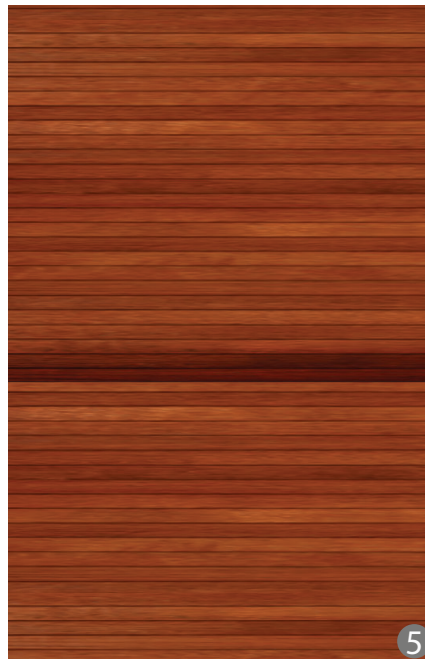
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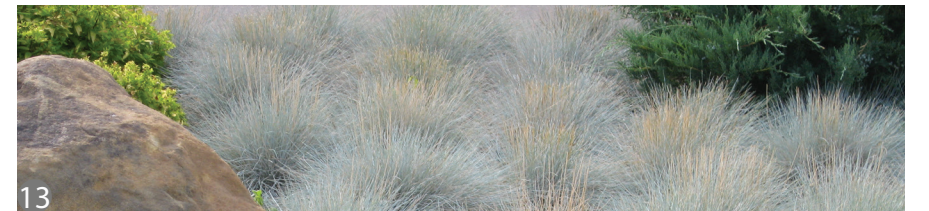
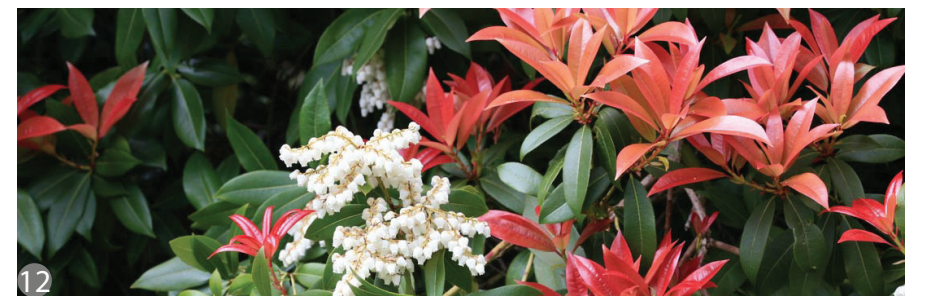
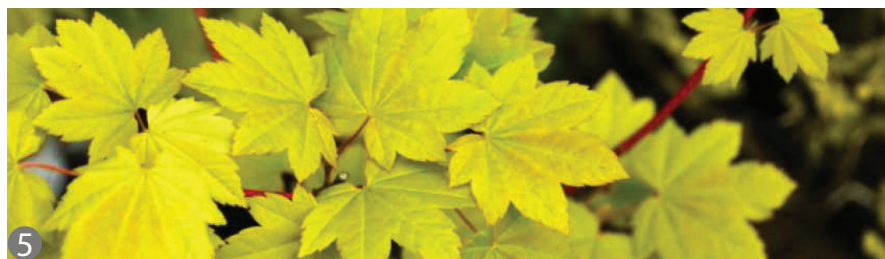


1

- window wall system ①
- brick veneer color 1- pewter and redondo gray ②
- brick veneer color 2 - ebony and vintage ③
- composite metal wall panel ④
- stair wood wall ⑤
- folding glass wall ⑥
- steel and glass canopy ⑦
- wood plank panel application ⑧
- wood and glass doors ⑨
- specialty paving ⑩
- steel planter walls ⑪
- wood benches ⑫



- ① cascade mountain ash
- ② red twig dogwood
- ③ dwarf miscanthus
- ④ heritage river birch
- ⑤ pacific fire vine maple
- ⑥ dwarf fetterbush
- ⑦ bowles golden sedge
- ⑧ western sword fern
- ⑨ persian ironwood
- ⑩ pacific wax myrtle
- ⑪ dense spreading yew
- ⑫ prelude lily of the valley
- ⑬ blue fescue
- ⑭ dwarf cattail









2

# PUBLIC REALM

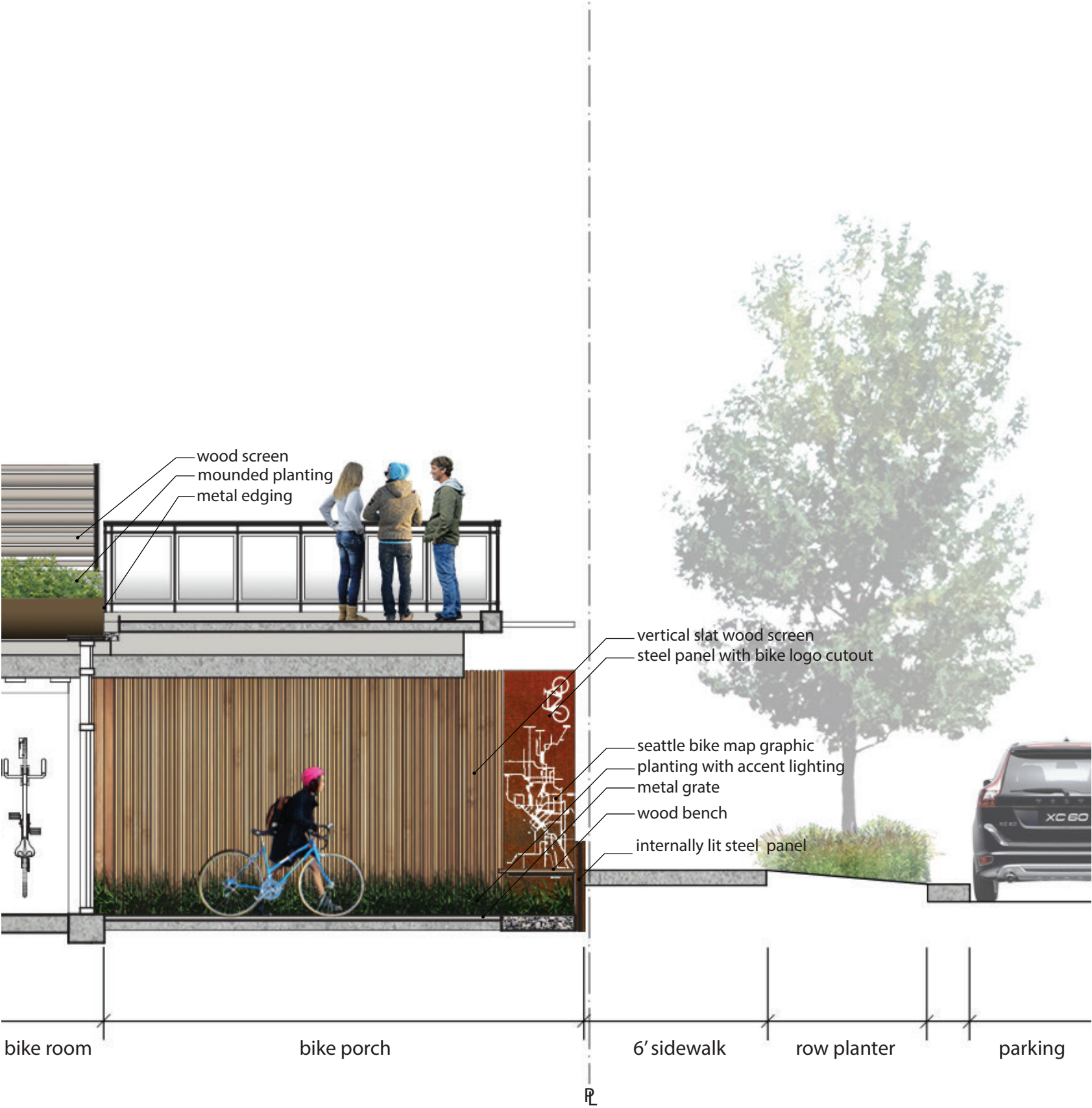
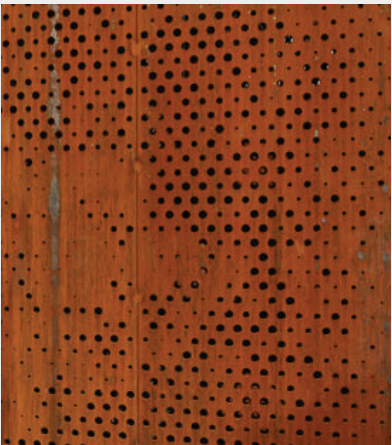
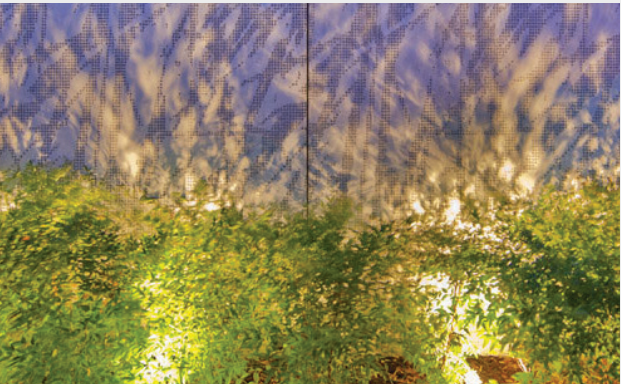




# MERCER STREET FITNESS CONNECTION

## SOUTH BUILDING

A secondary entrance for residents, the Mercer Street Fitness Connection is a portal to building amenity spaces and the public right of way. The level terrace offers respite from the steep grade of Mercer Street as residents enter and exit the bike room of the south building.





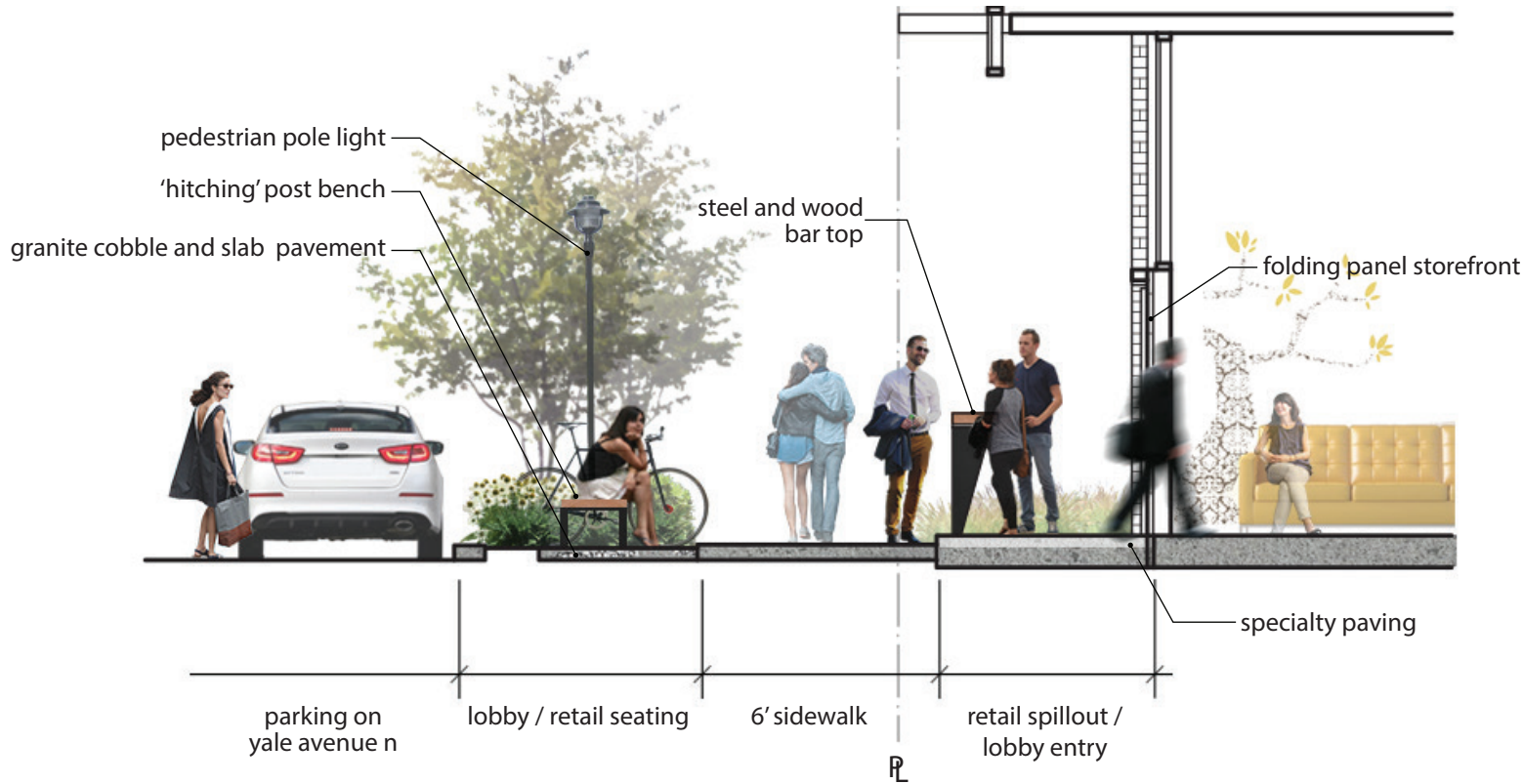
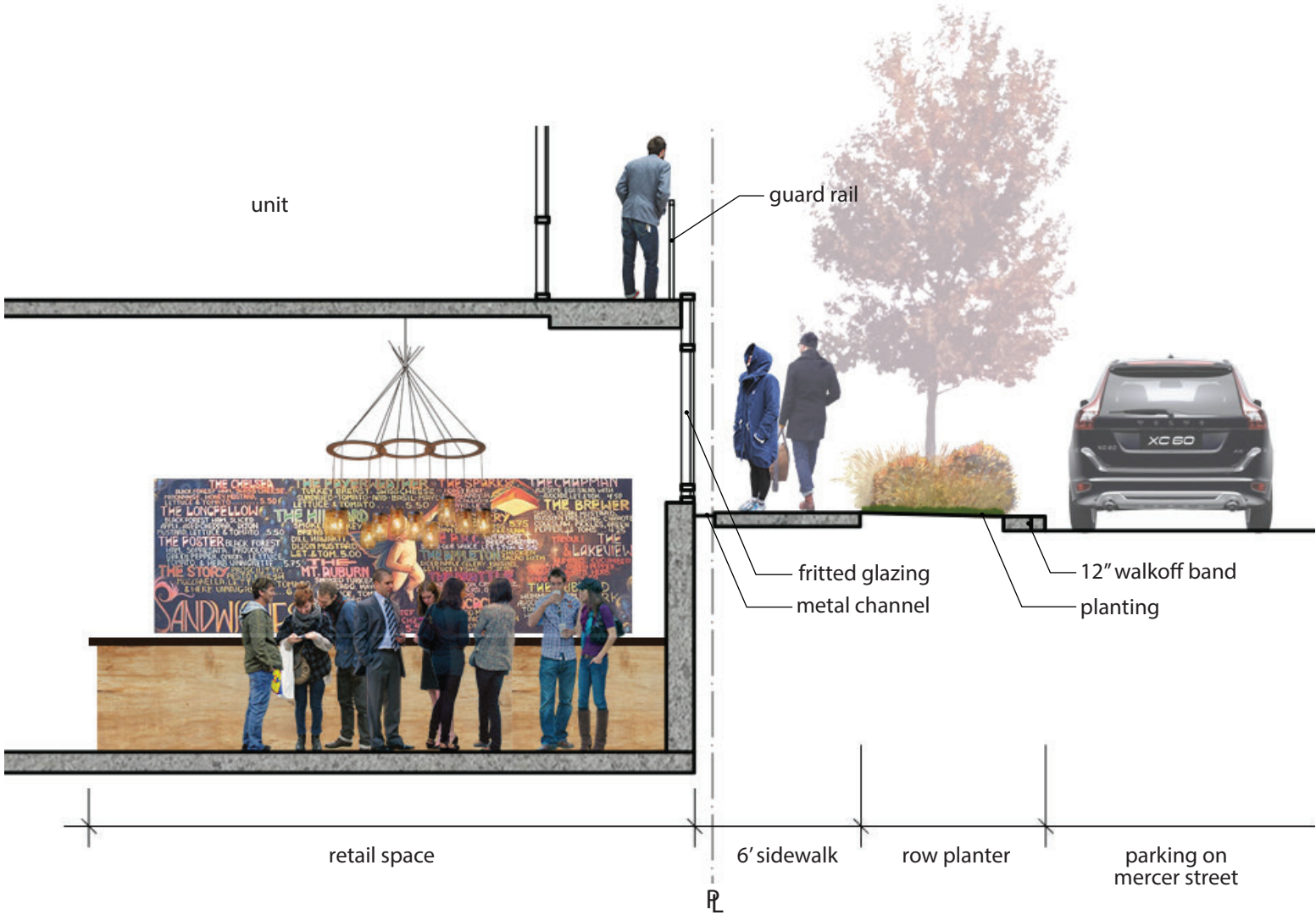




# RETAIL CORNER

## SOUTH BUILDING

The connective hinge between Yale Avenue and Mercer Street the Retail Corner of the South building provides transitional and stationary experiences along the street. The expanded hardscape acts as spillout for the retail space and uses the right of way for additional seating bike storage. The transparent corner is a visual draw into the building and between the two streets.





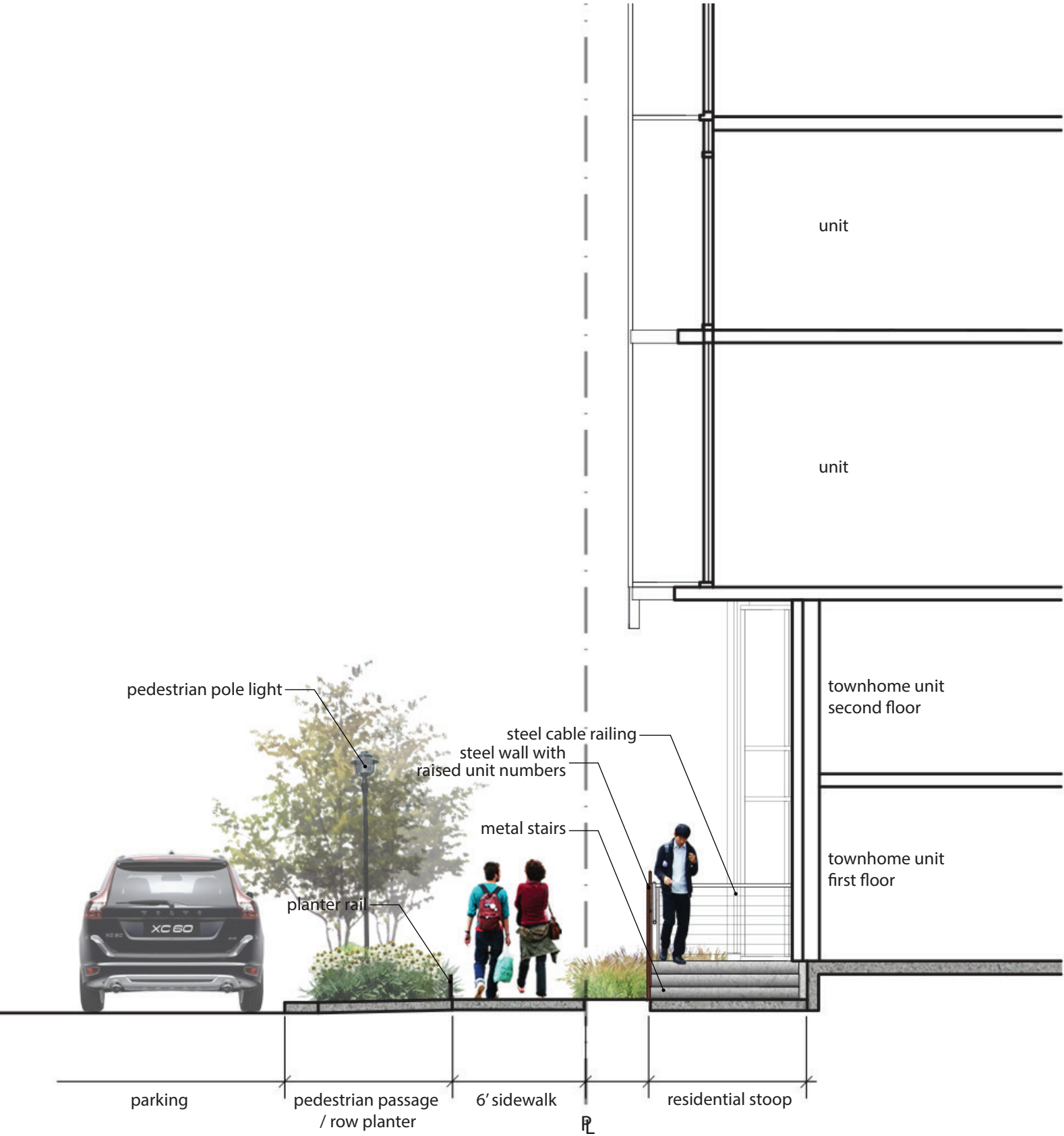
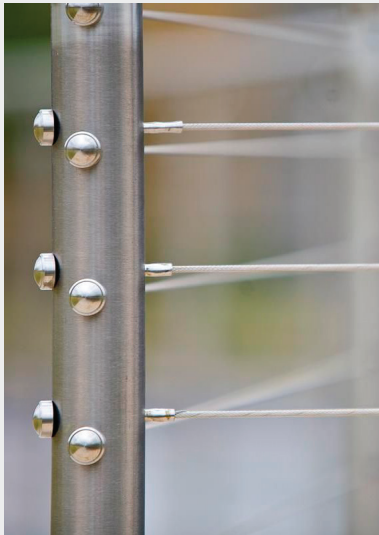




# YALE STREETSCAPE

## SOUTH BUILDING STOOPS

Refined, animated and highly walkable with engaging uses and open spaces that provide positive sensory cues for pedestrians. The standard sidewalk dimension has been expanded to include retail transition areas, residential transition areas, and major and minor open spaces.





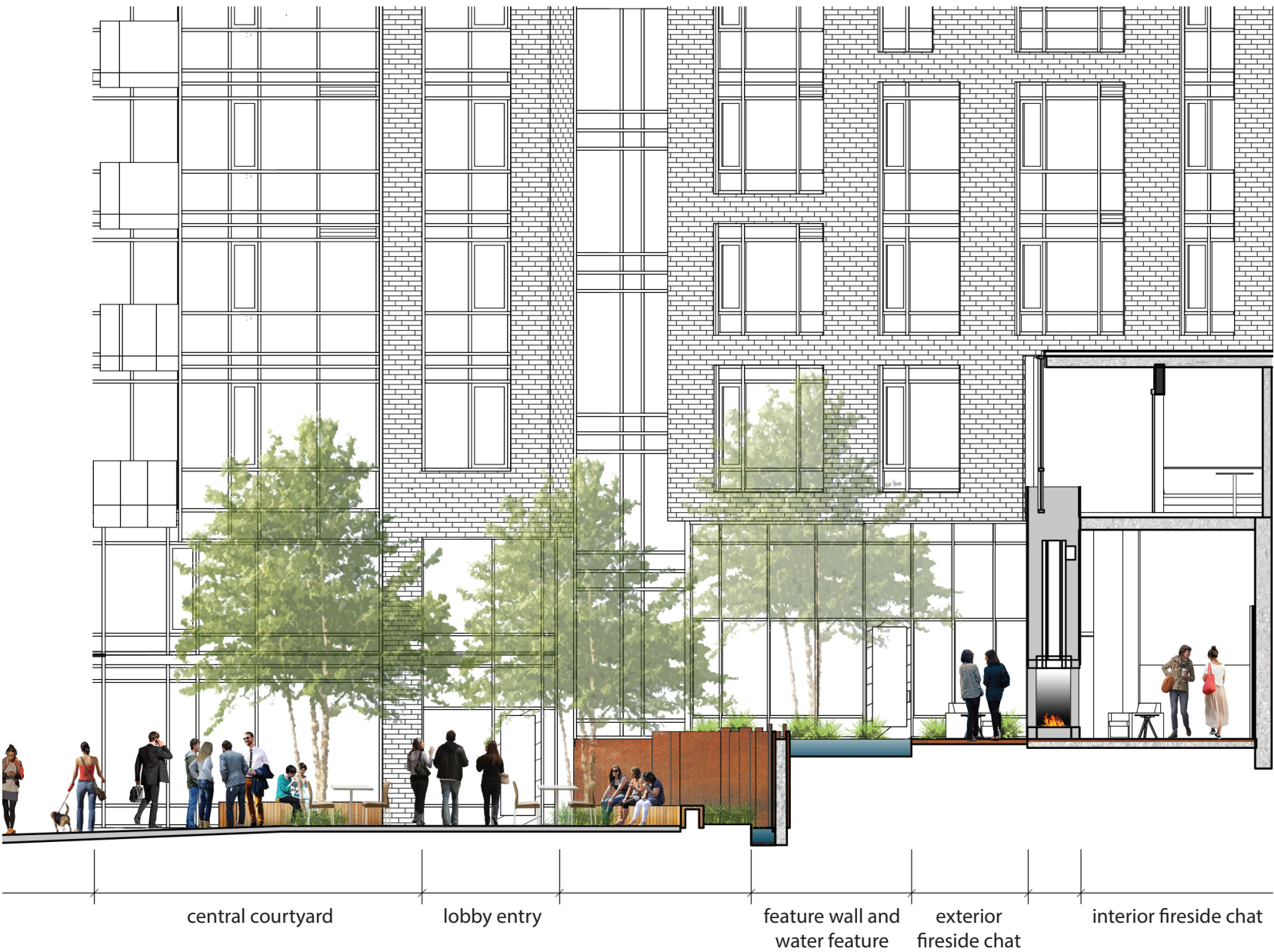
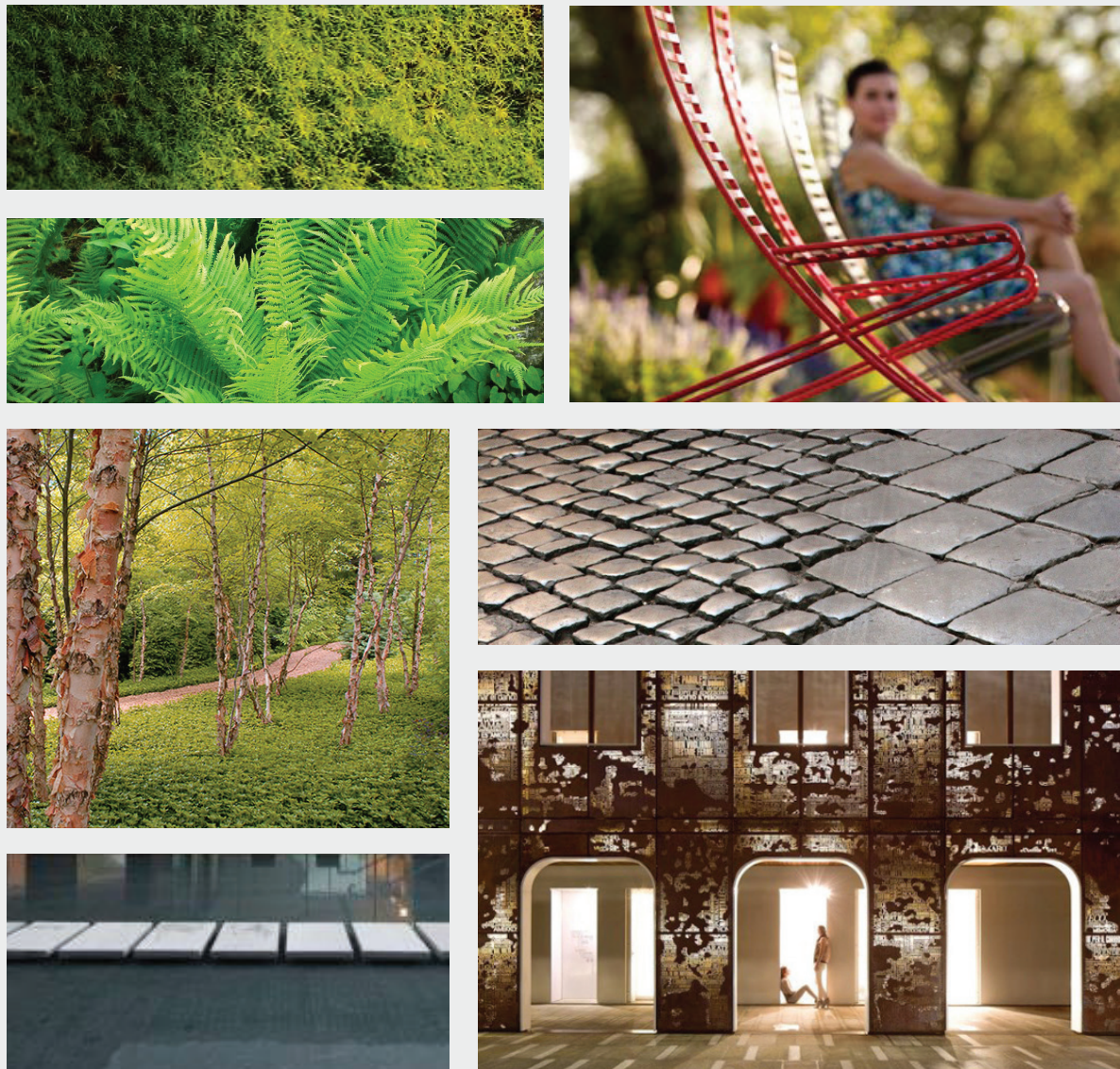




# YALE STREETSCAPE

## COURTYARD

A confluence of activity, the Central Courtyard off of Yale Avenue serves as a public space and residential entry. Derived from the projects concept of flow and eddy, the form of the courtyard captures circulation as it travels down Yale Avenue swirling within the space. The courtyard is highlighted by a perforated weathered steel wall and water feature set beneath a grove of birch trees.





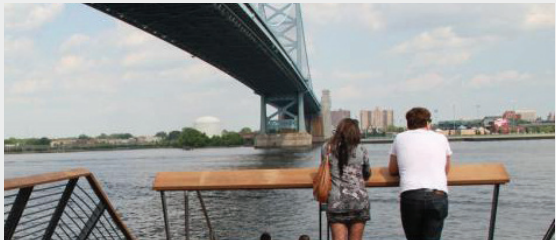
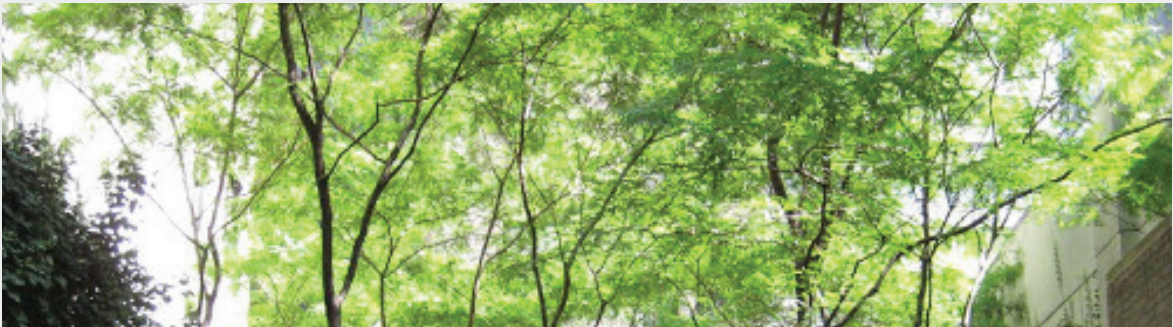




# YALE STREETSCAPE

## STREET END OPEN SPACE

This frontage is the bookend of Yale Avenue opposite the Retail Corner on Mercer Street acting as both a public and residential space and a stormwater collection system. The transitional space wraps circulation around the north building onto the Roy Street pedestrian walkway while providing views out to South Lake Union.





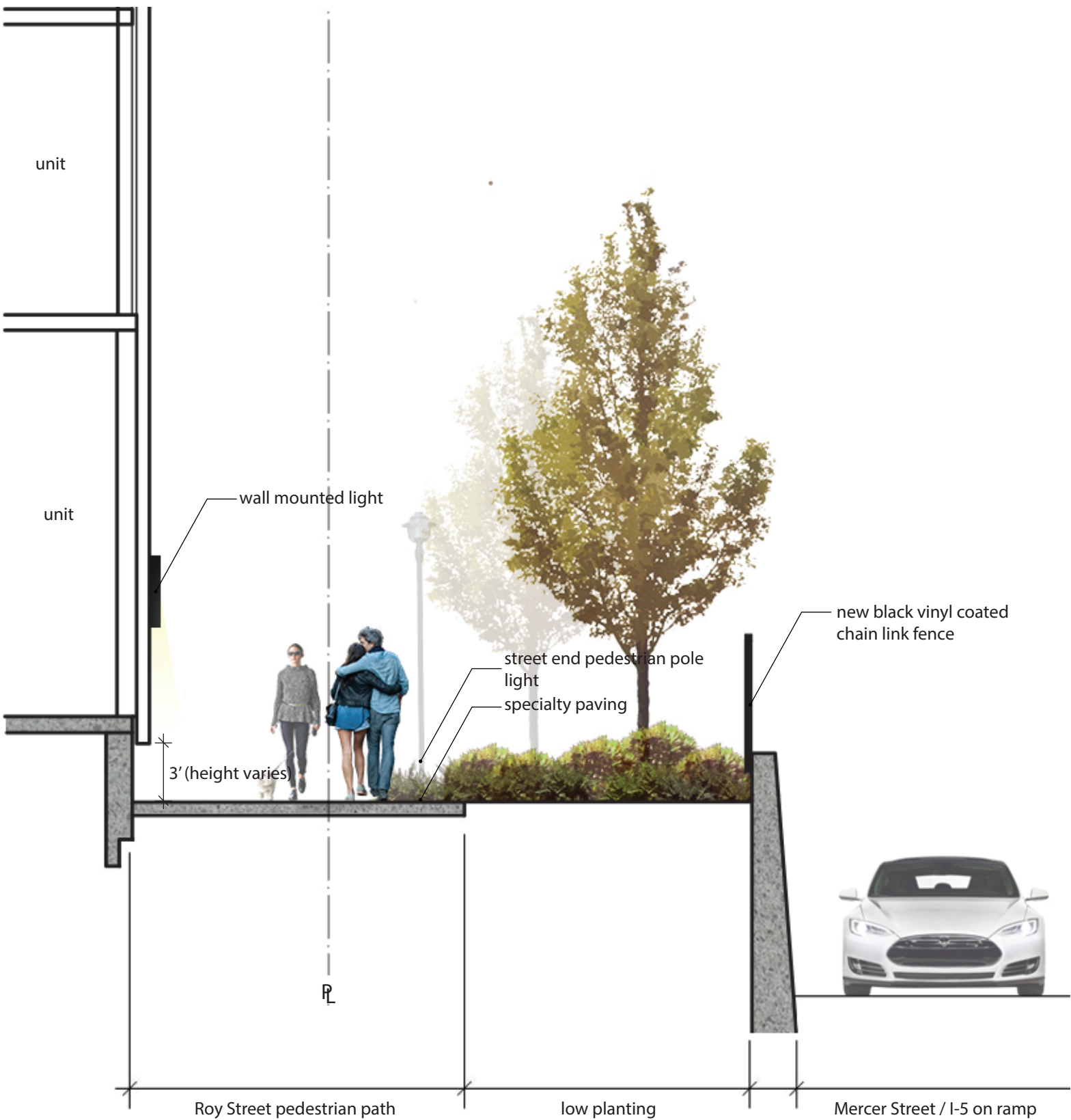
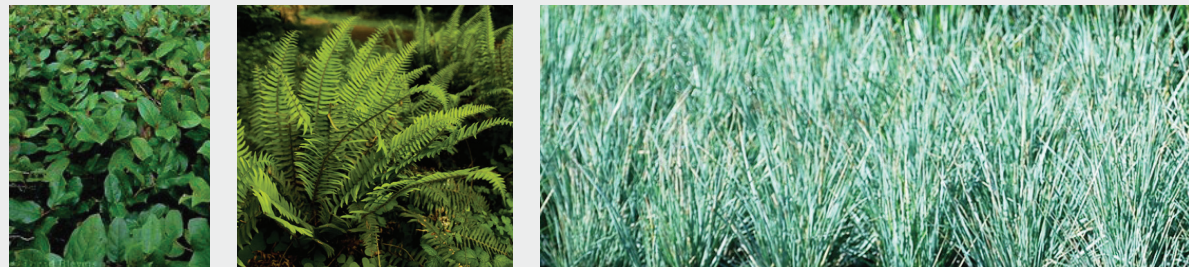




# ROY STREET STREETSCAPE

## PEDESTRIAN AND BIKE LINK

This frontage is entirely pedestrian and is fronted by residential uses which are set back horizontally from the sidewalk with a transition area. As this walkway fronts the I-5 frontage road, there is a planting transition to the north that provides physical and visual separation. This area will have strong sensory cues that support pedestrians through the use of exterior lighting, hardscape, building façade and landscape.







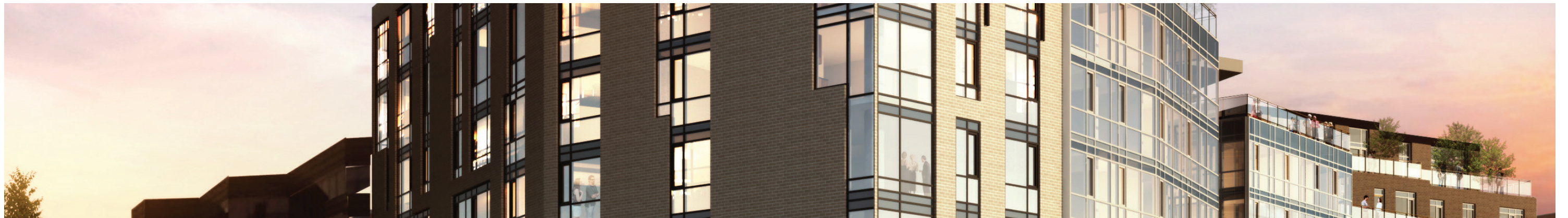






3

# NORTH BUILDING









# ILLUSTRATED SITE PLAN

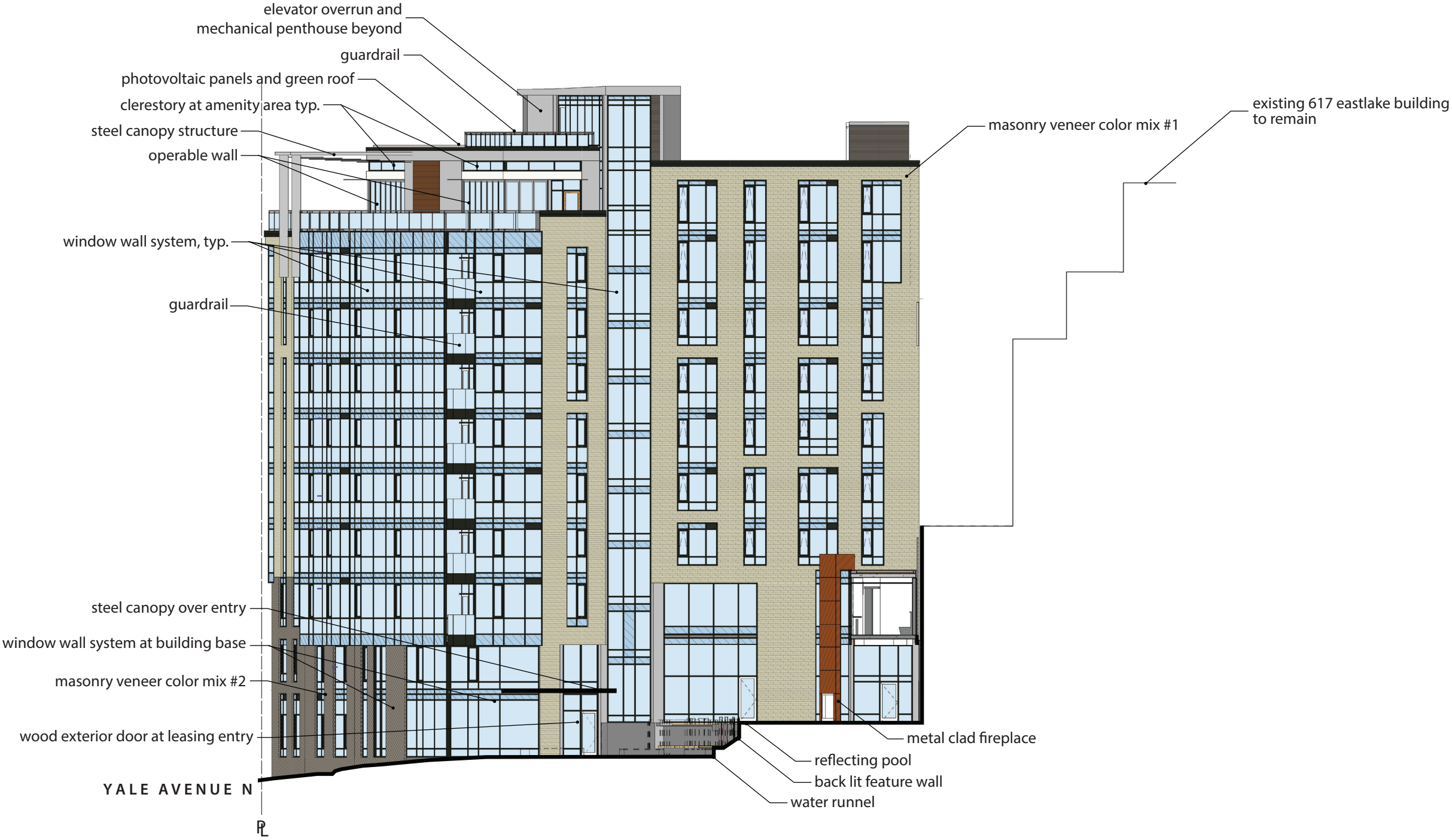
## NORTH BUILDING





# SOUTH ELEVATION

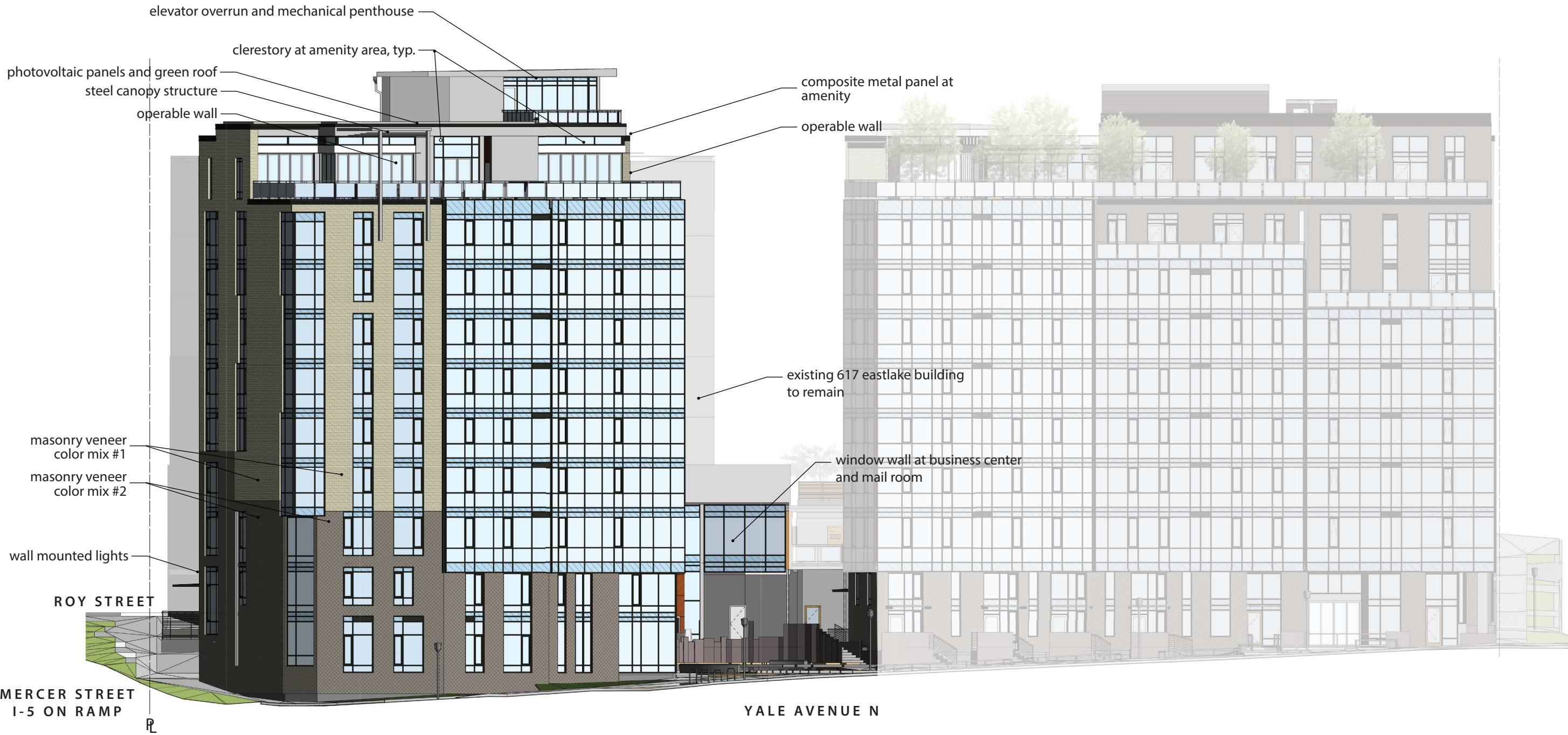
## NORTH BUILDING





# WEST ELEVATION

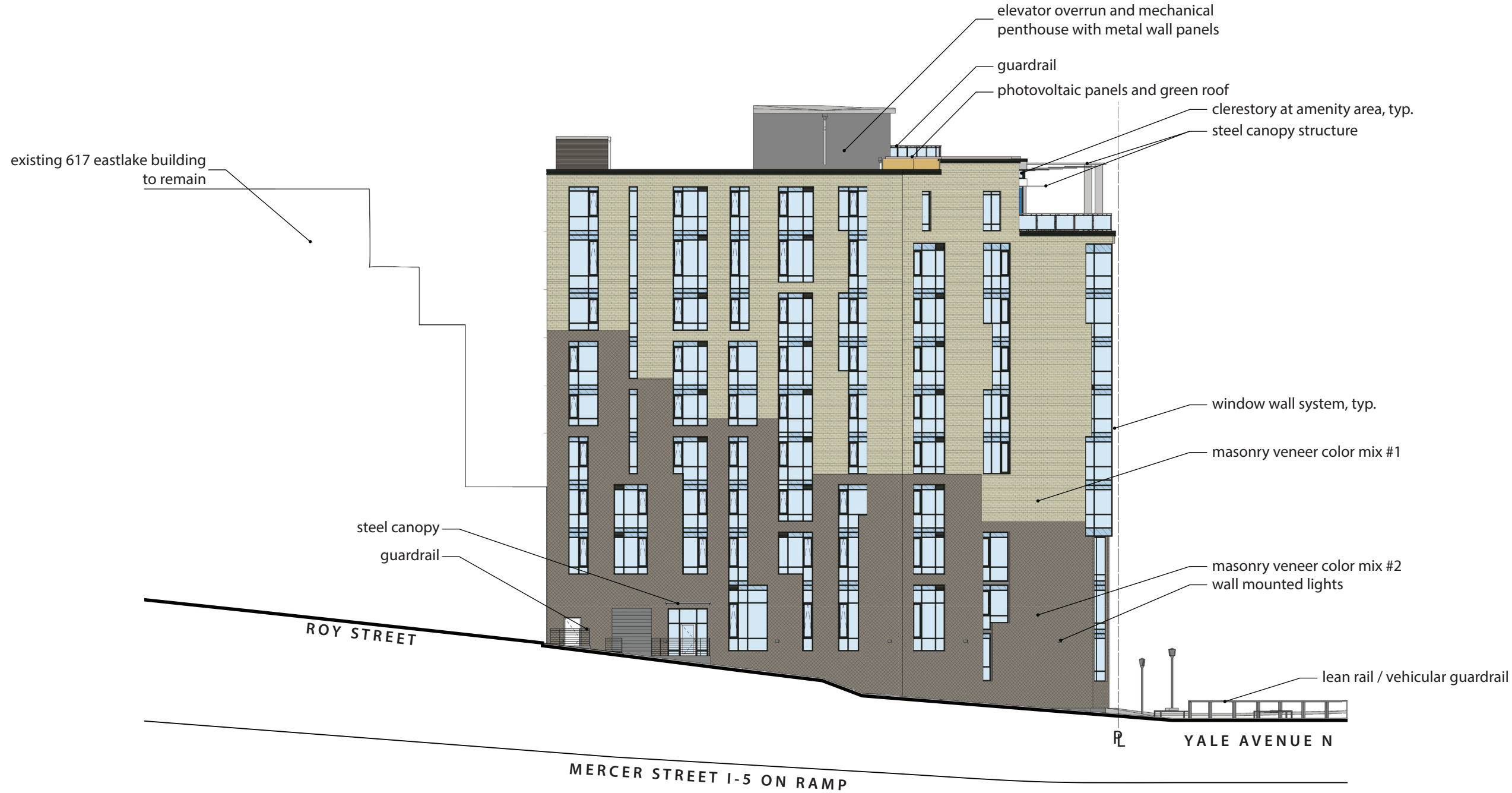
## NORTH BUILDING





# NORTH ELEVATION

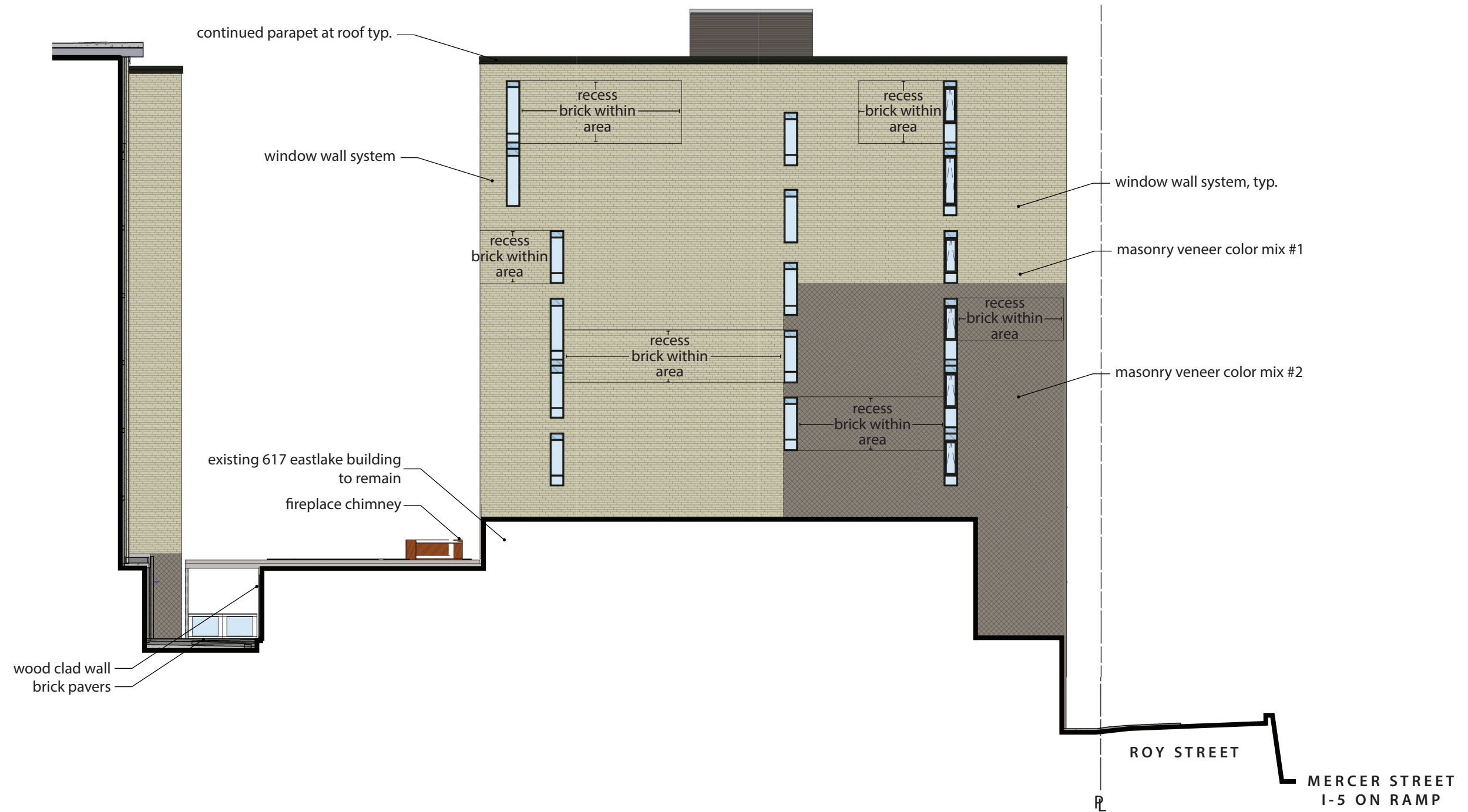
## NORTH BUILDING





# EAST ELEVATION

## NORTH BUILDING









4

# SOUTH BUILDING









ILLUSTRATED SITE PLAN  
SOUTH BUILDING





# SOUTH ELEVATION

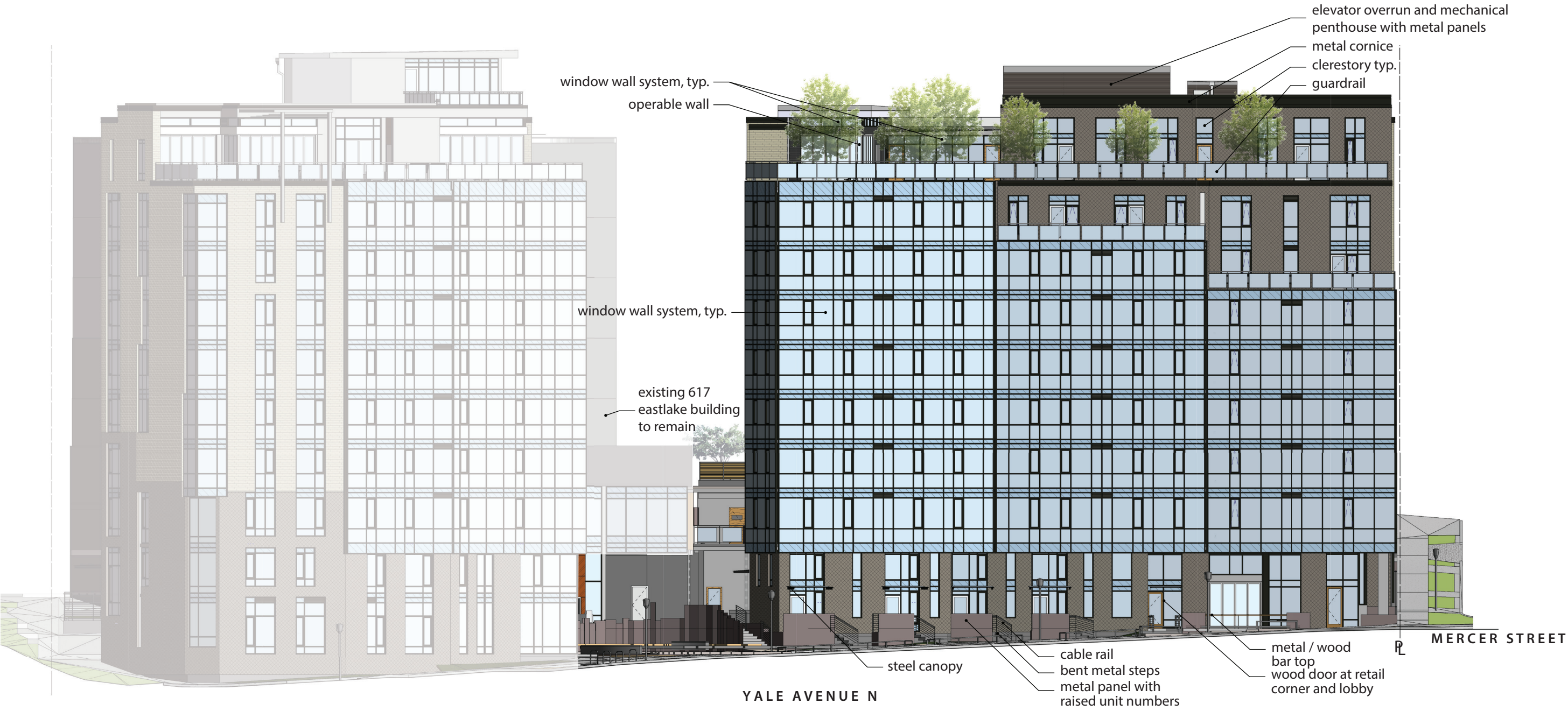
## SOUTH BUILDING





# WEST ELEVATION

## SOUTH BUILDING





# NORTH ELEVATION

## SOUTH BUILDING





EAST ELEVATION  
SOUTH BUILDING









5

# ROOF PLANE





ILLUSTRATED SITE PLAN





# CONCEPTUAL LIGHTING PLAN



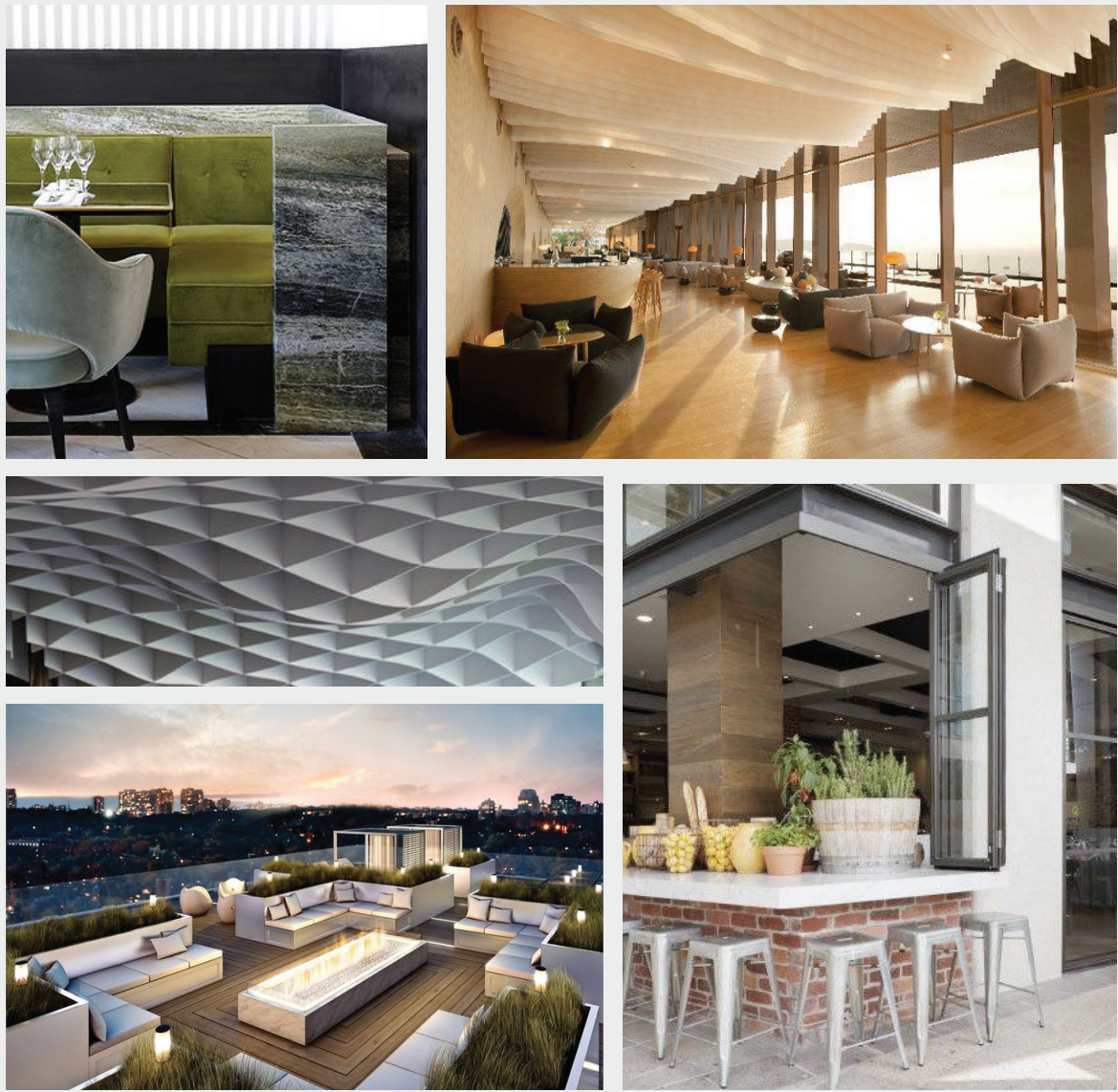


# THE CLOUD ROOM

## NORTH BUILDING

*perched high above the commotion, there's a clear view*

The Cloud Room is a collection of sophisticated & refined spaces that overlook the city and lake union. By introducing a variety of gathering spaces the Cloud Room accommodates both large and intimate parties. The outdoor gathering space is highlighted by a grand fireplace feature.



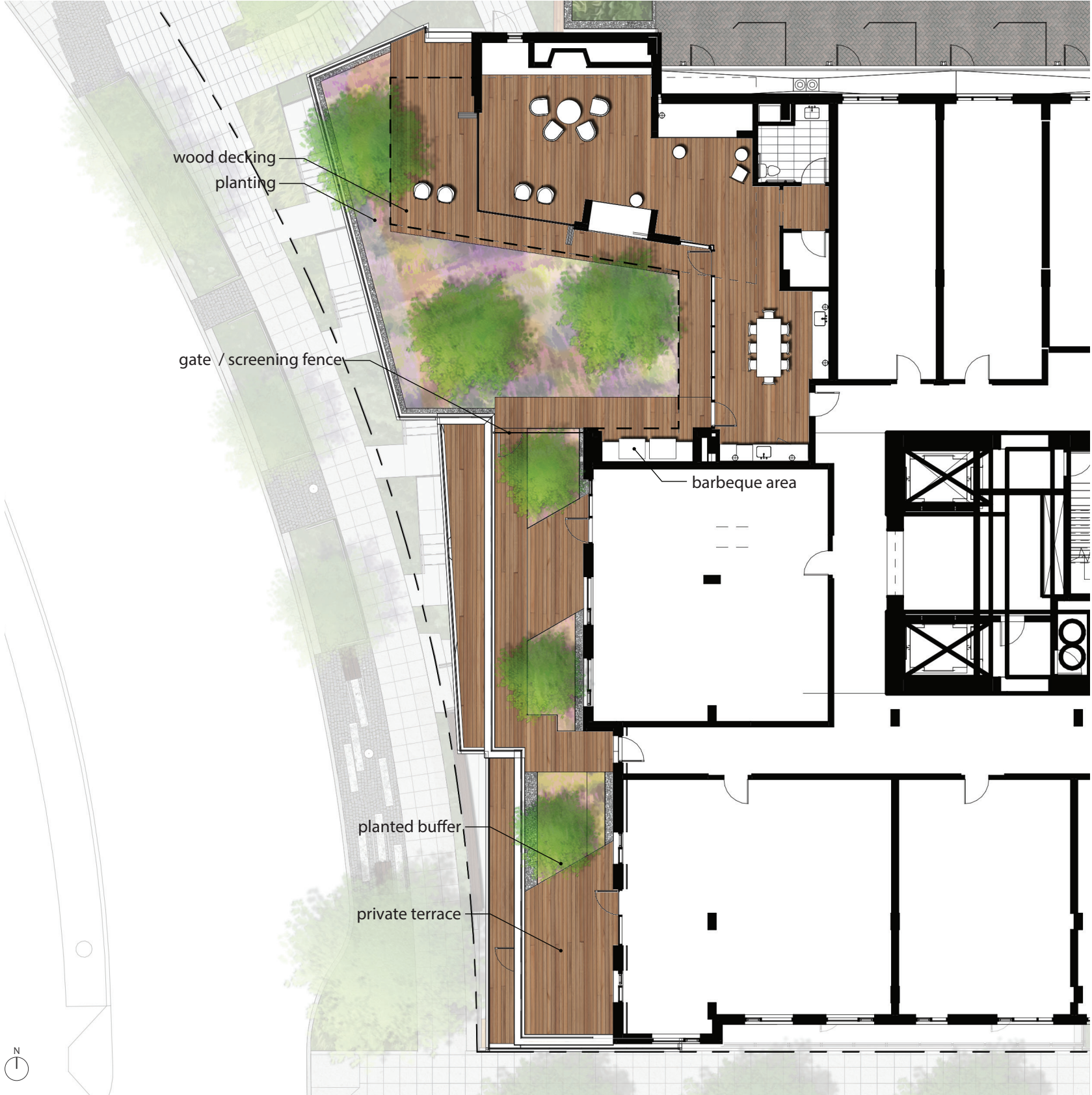
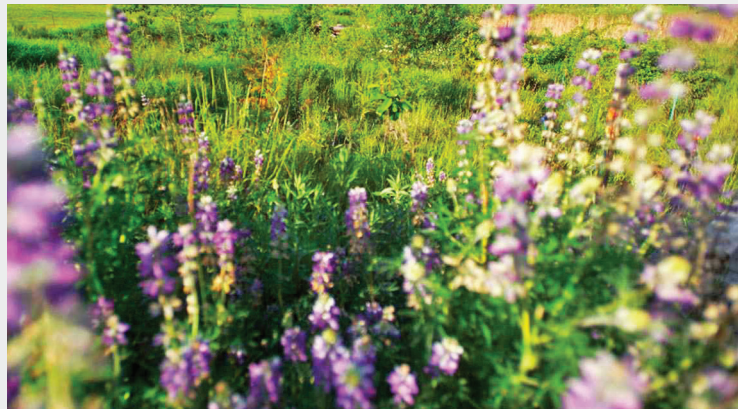
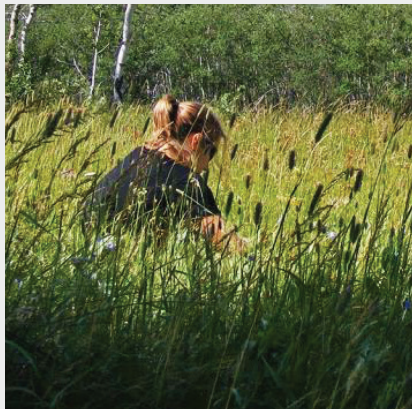
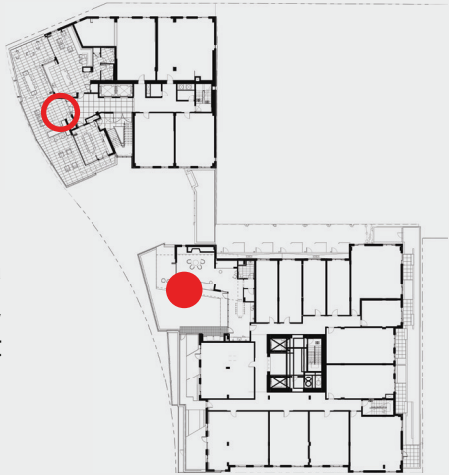


# HABITAT

## SOUTH BUILDING

*perched high above the commotion, there's a clear view*

Evoking feelings of immersion in nature Habitat is a sanctuary to relax. The terminus of the fitness stair, Habitat is a collection of nook like escapes for quiet activities. Designed as a porous edge where indoor and outdoor overlap and mix in experience.









6

# DEPARTURES

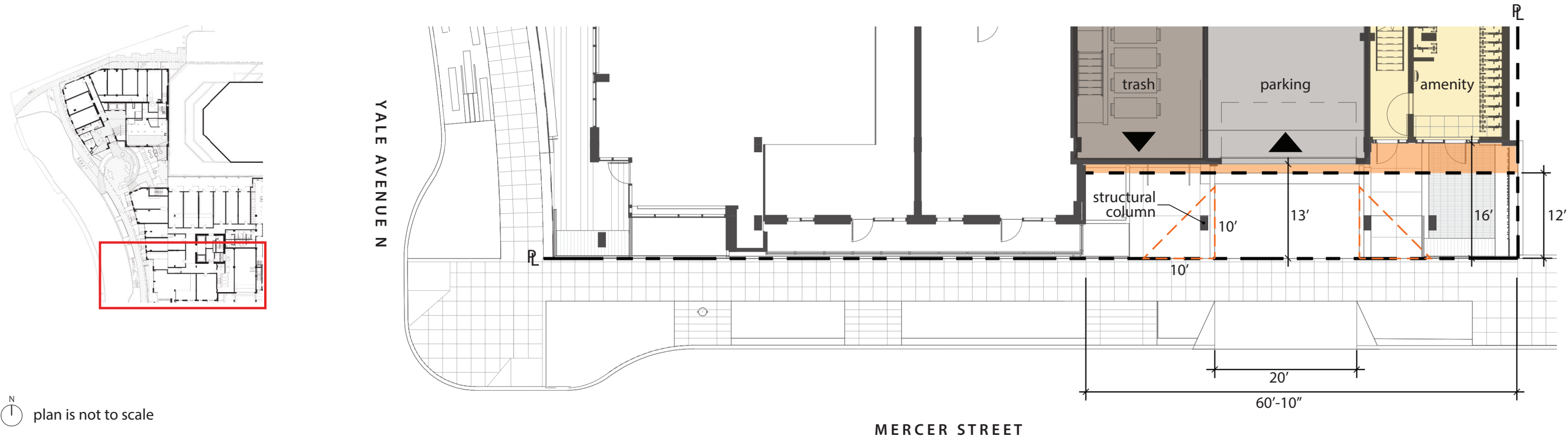




# DESIGN DEPARTURE

## MERCER STREET SETBACK AND SIGHT TRIANGLE

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
<b>Street-Level Setbacks</b> <b>SMC 23.48.014D2</b>	Structures may be set back up to twelve (12) feet from the property line subject to the following (Exhibit 23.48.014 B): 2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.	62% of the Mercer Street facade is setback a maximum of 16'-4" from the property line.	Setbacks allow for grade transitions from a steep slope to entrances of the building.	
<b>Sight Triangle</b> <b>SMC 23.54.030.G</b>	For two way driveways or easements 22 feet wide or more, 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 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk.	Structural columns are located within the sight triangle.	Structural columns are required to support building above and ample space is provided in the setback (gained through the departure above) to allow for adequate visibility of pedestrians from vehicles.	



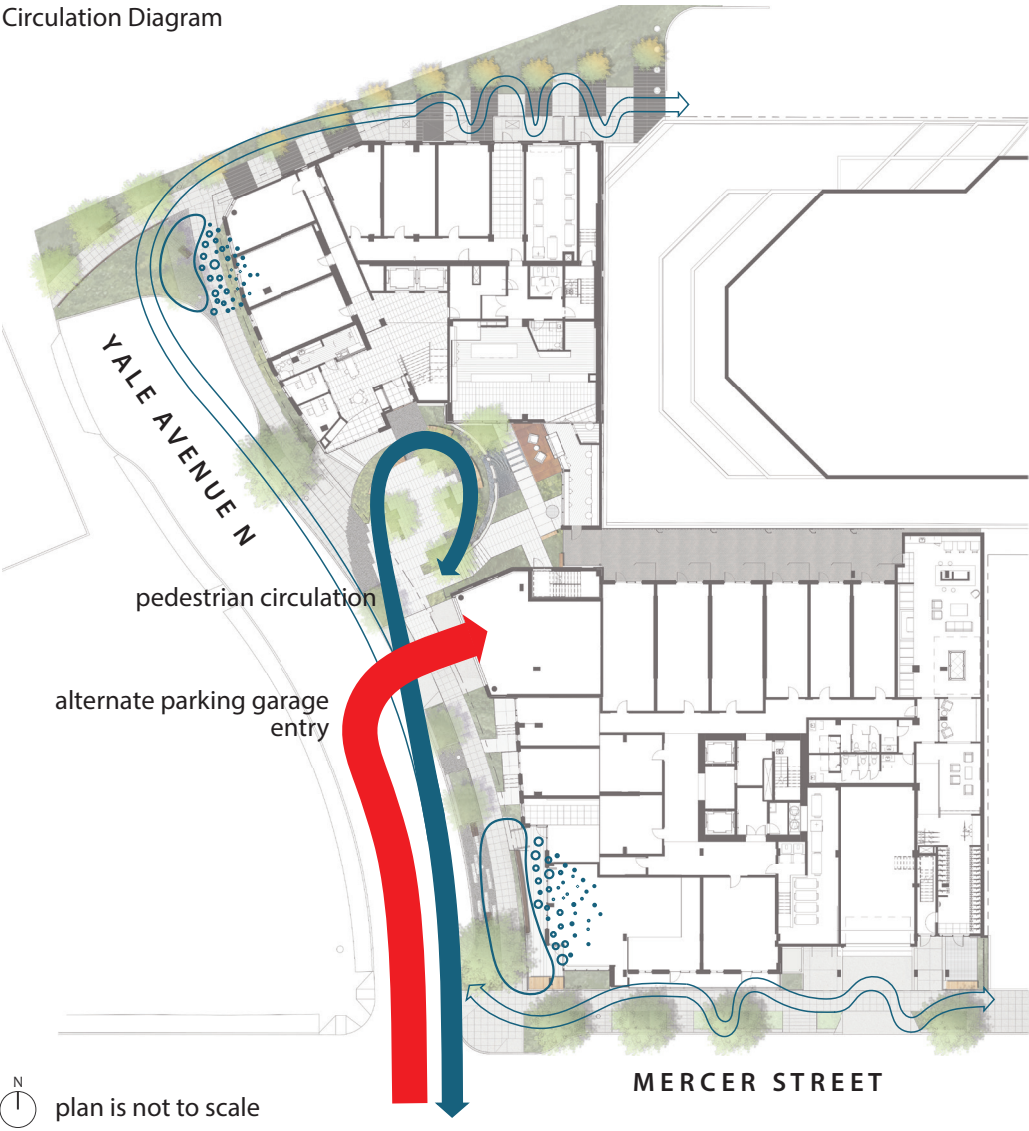


# DESIGN ALTERNATIVE

## YALE AVENUE N GARAGE ENTRY

At the EDG meeting, the board requested exploration of the driveway entry on Yale Avenue N, instead of Mercer Street. This alternative significantly impacts the pedestrian circulation through the site and negatively impacts the open space. Therefore we propose to maintain the driveway on Mercer Street. Parking and traffic study indicates no significant additional delays or vehicle backups on Mercer Street due to this location.

Circulation Diagram



West Elevation

