

Swale on Yale and Pontius Project

South Campus
(550 Yale Ave N)
DPD # 3007324

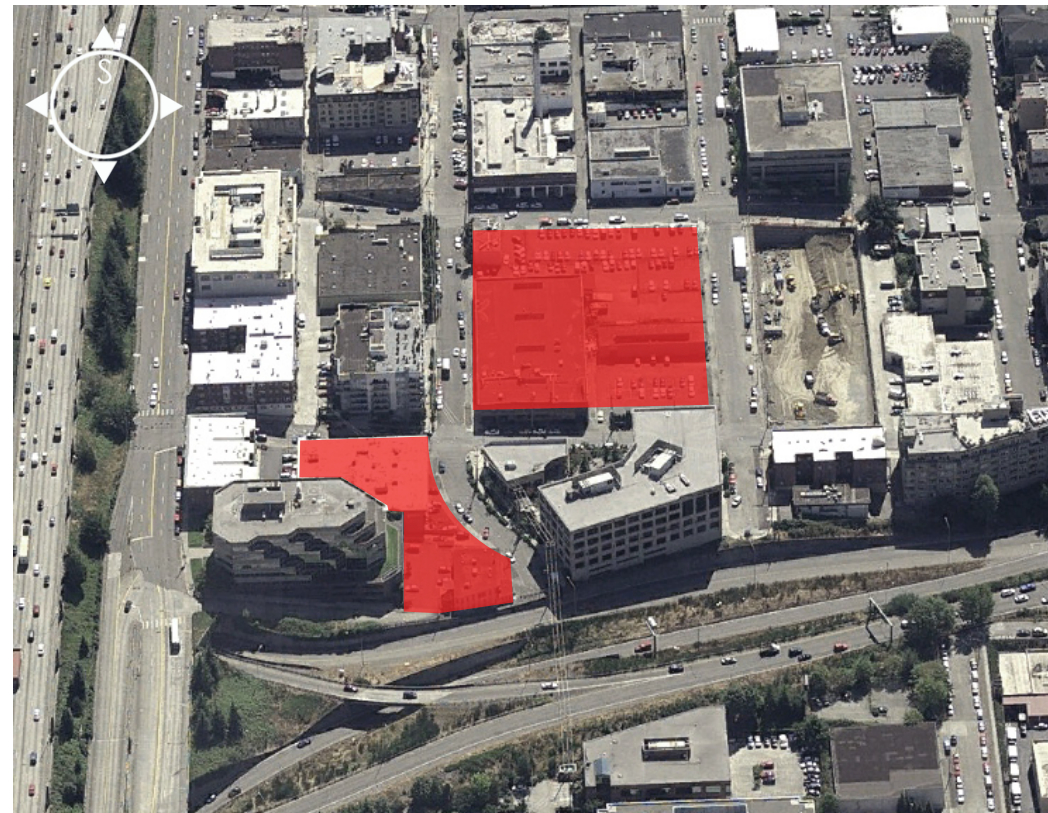
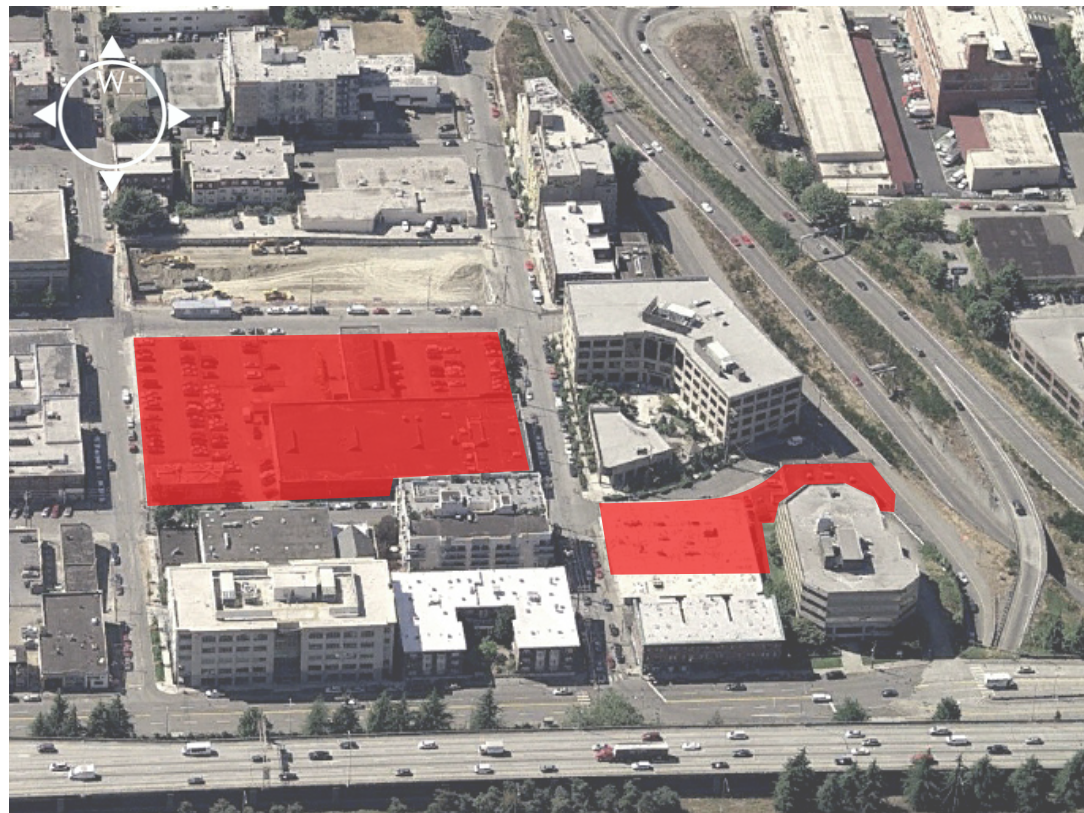
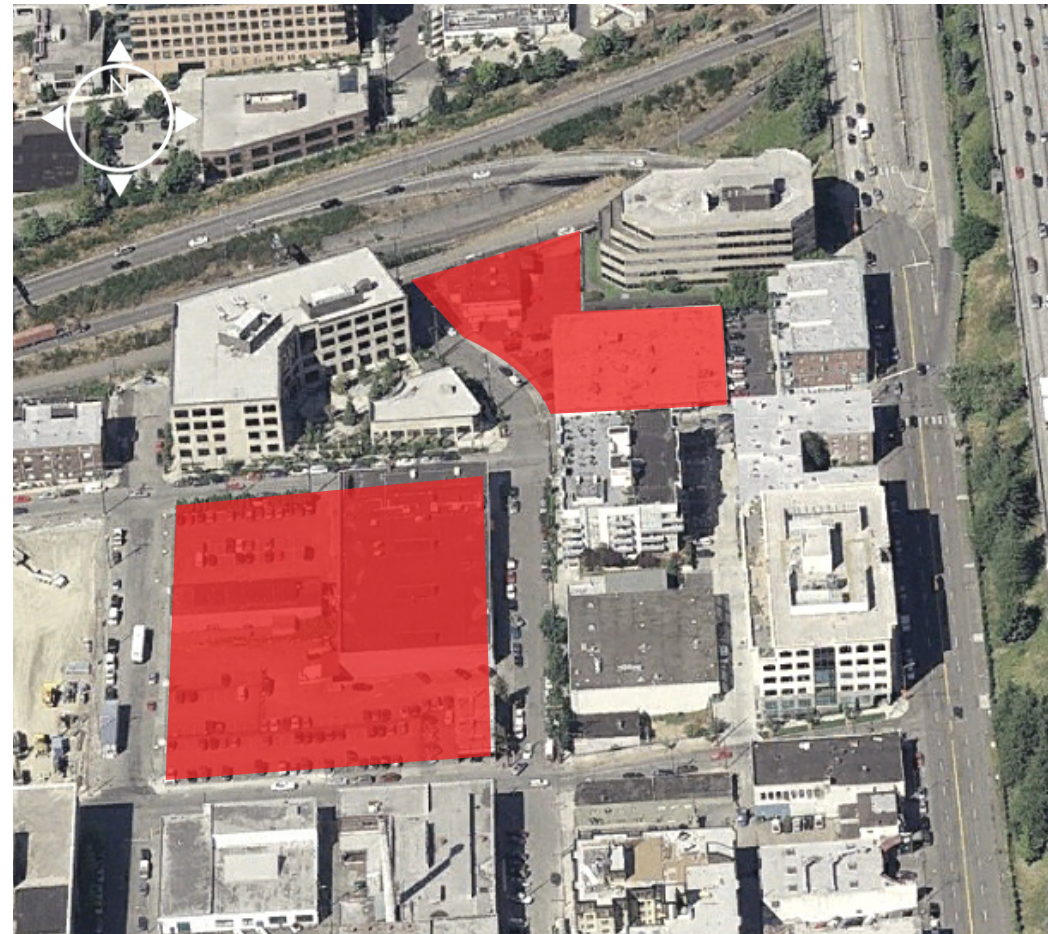
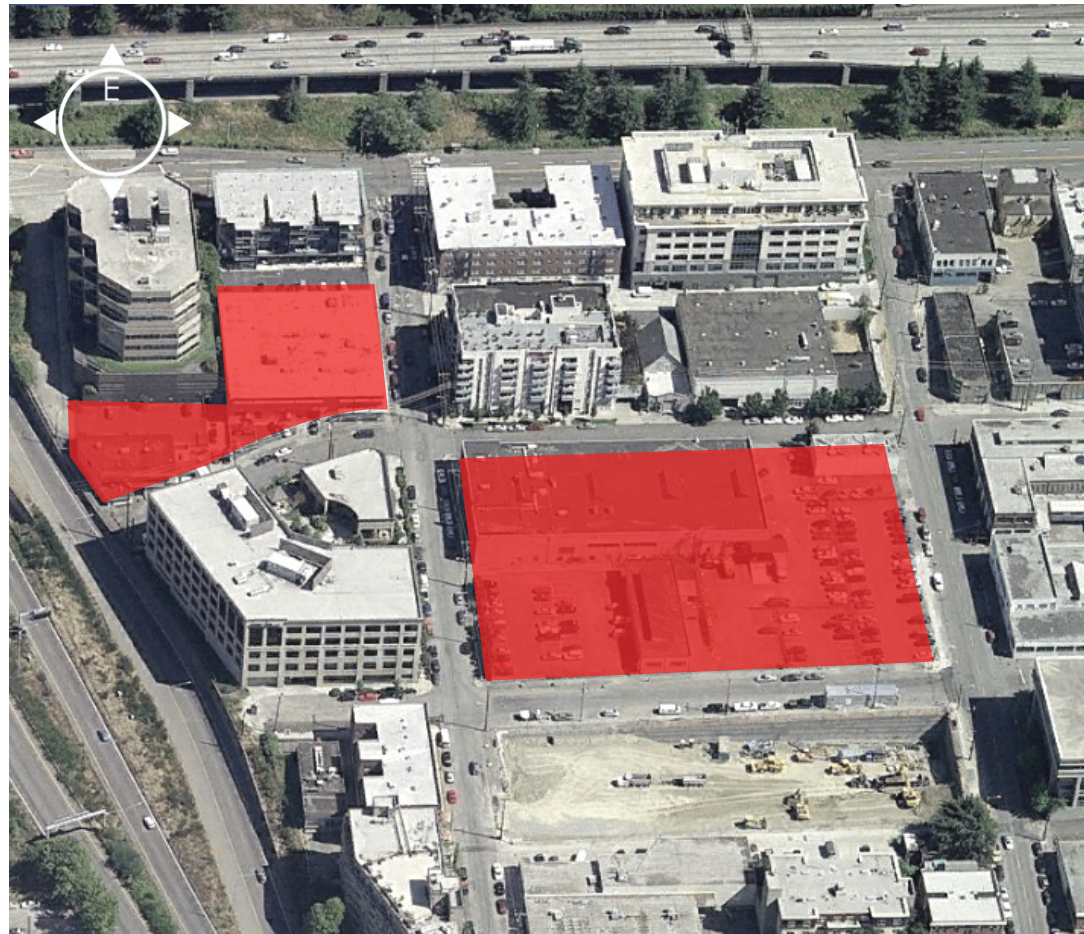
Mercer one-way traffic (future is "no through connection")

Woonerf Viewpoint

I-5 Mercer Street On-Ramps

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





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, the Yale Campus South Plaza and the Yale Campus North Woonerf as eddies along the path of travel.

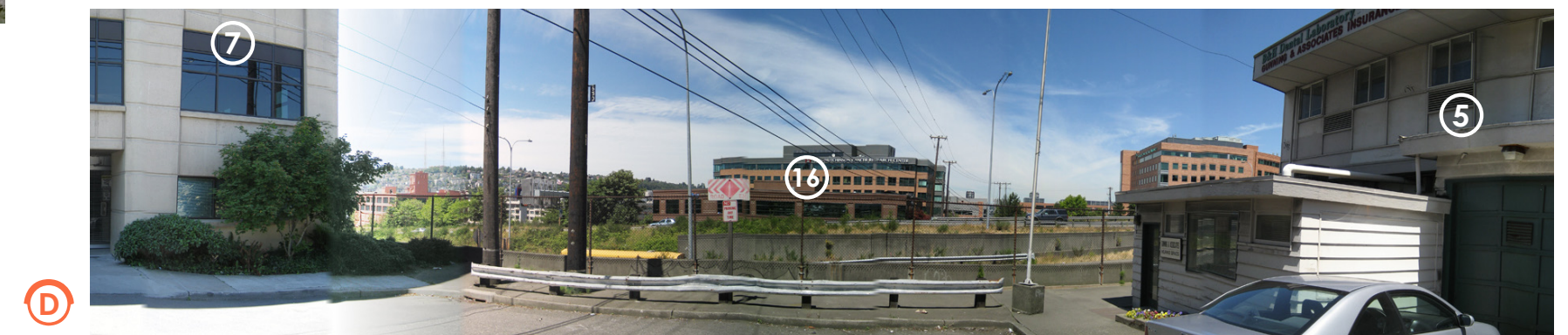
These swales would be filtering runoff from the immediately surrounding streets, the Yale Campus Site and the Yale Campus Rooftops. The water that would normally return to the lake dirty is now returned with most of the particulate mater removed. The swale in combination with the Swale on Yale and the plazas and parks creates a whole zone within the city dedicated to clean water for our lakes and streams.



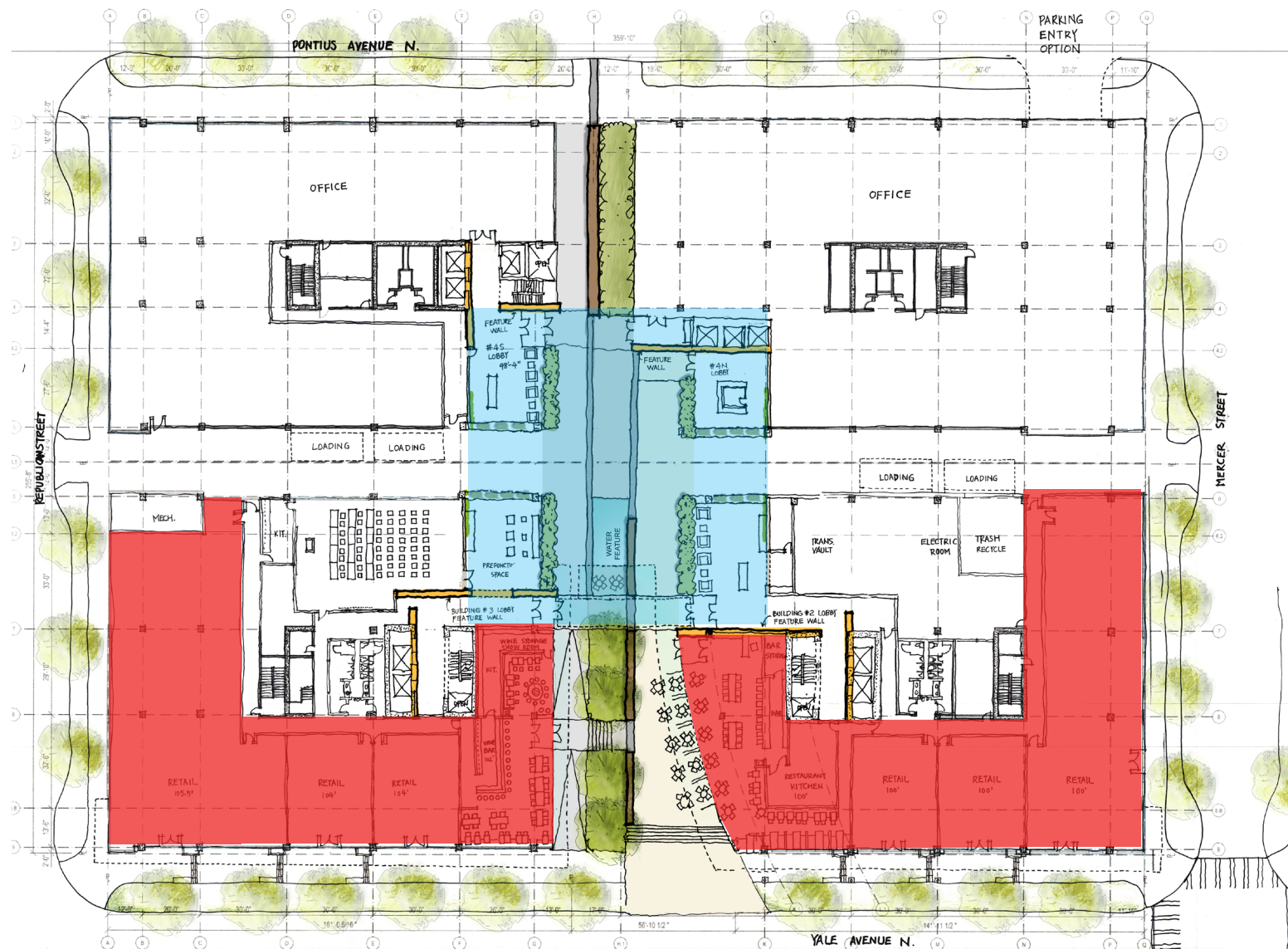
- | | | |
|--|------------------------------------|--------------------------------------|
| 1 Multi-Family Residential | 7 Office Building | 13 Warehouse / Industrial |
| 2 Multi-Family Residential | 8 Office Building Kiosk | 14 Commercial Office |
| 3 Multi-Family Residential/
Street Level Retail | 9 Office Building / Ware-
house | 15 Mixed Use/ Street Level
Retail |
| 4 Office Building | 10 Warehouse / Industrial | 16 Research Facility |
| 5 Existing Building | 11 Commercial Retail | |
| 6 Existing Building | 12 Warehouse / Industrial | |



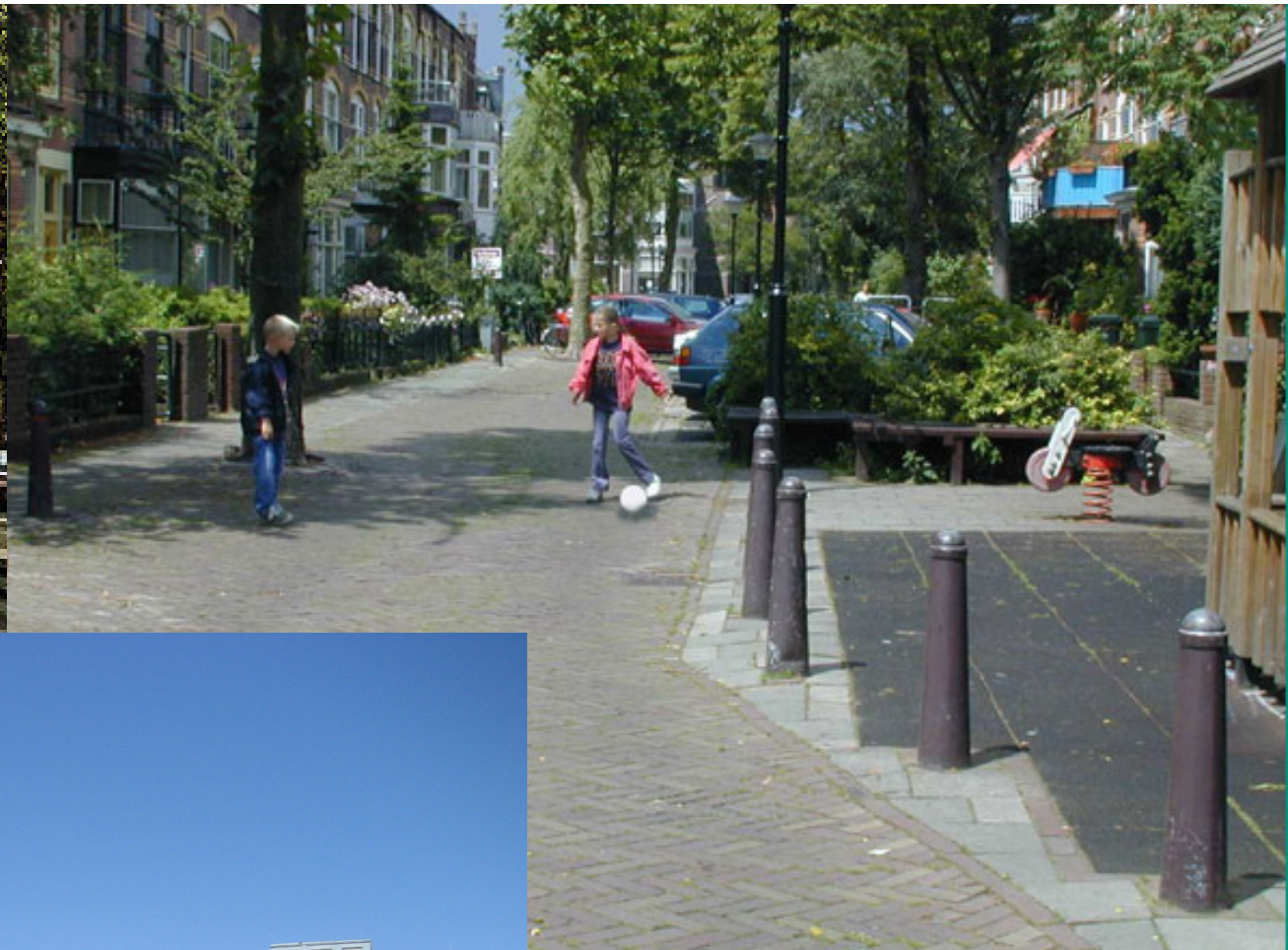
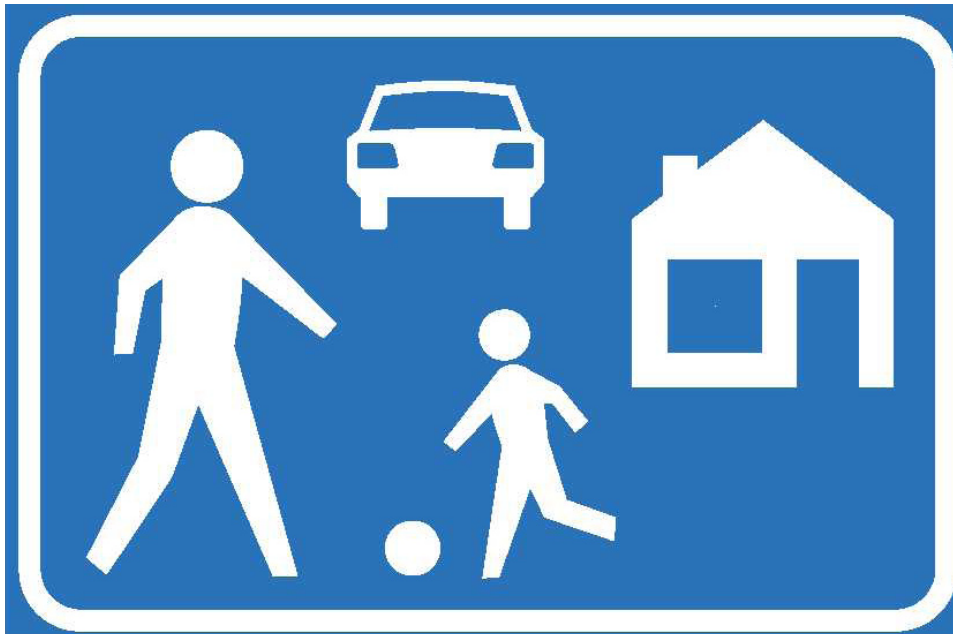
end of yale, facing south



end of yale, facing north







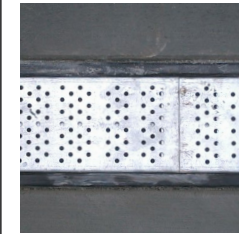
Traffic-Calming Runnel



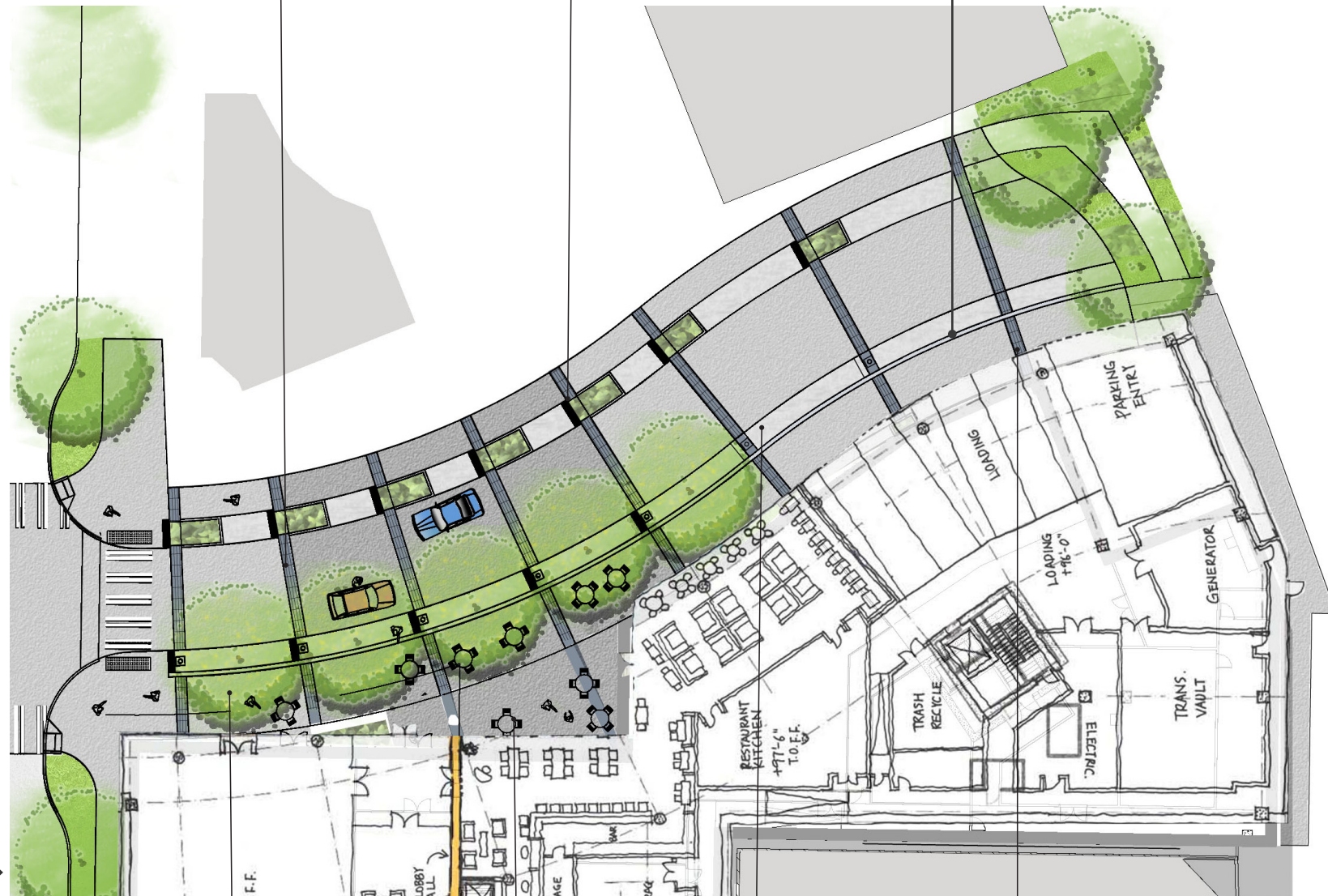
Stormwater Planters with Seating



Steel Rill



- 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 area.
- Enhance roadway with plaza paving.
- Provide traffic-calming elements.
- Convey stormwater runoff to stormwater planter and stormdrain system.



Tulip Poplars



Cafe + Seating

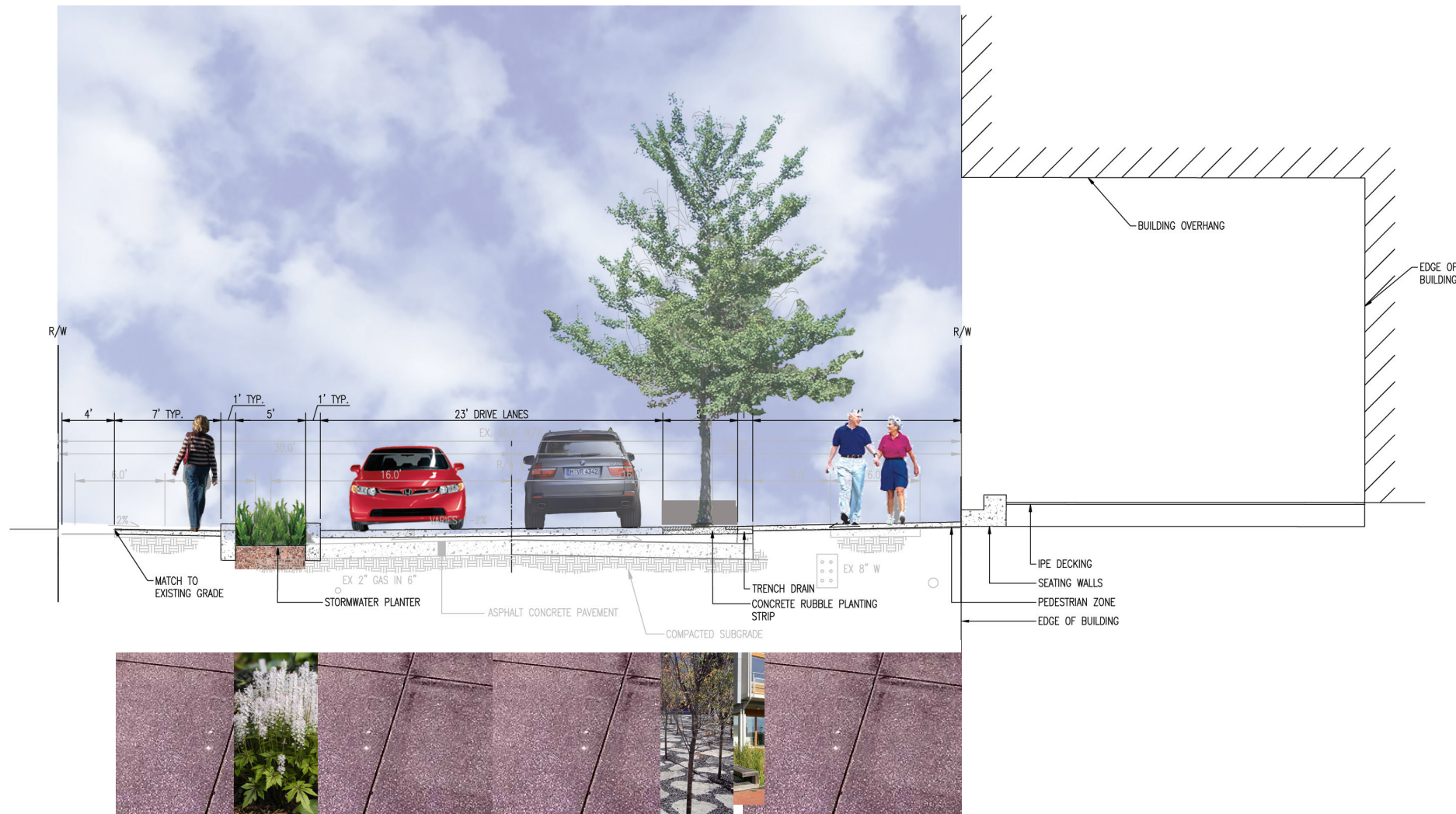


"Barney Rubble" Paving



Pedestrian-Friendly Runnel





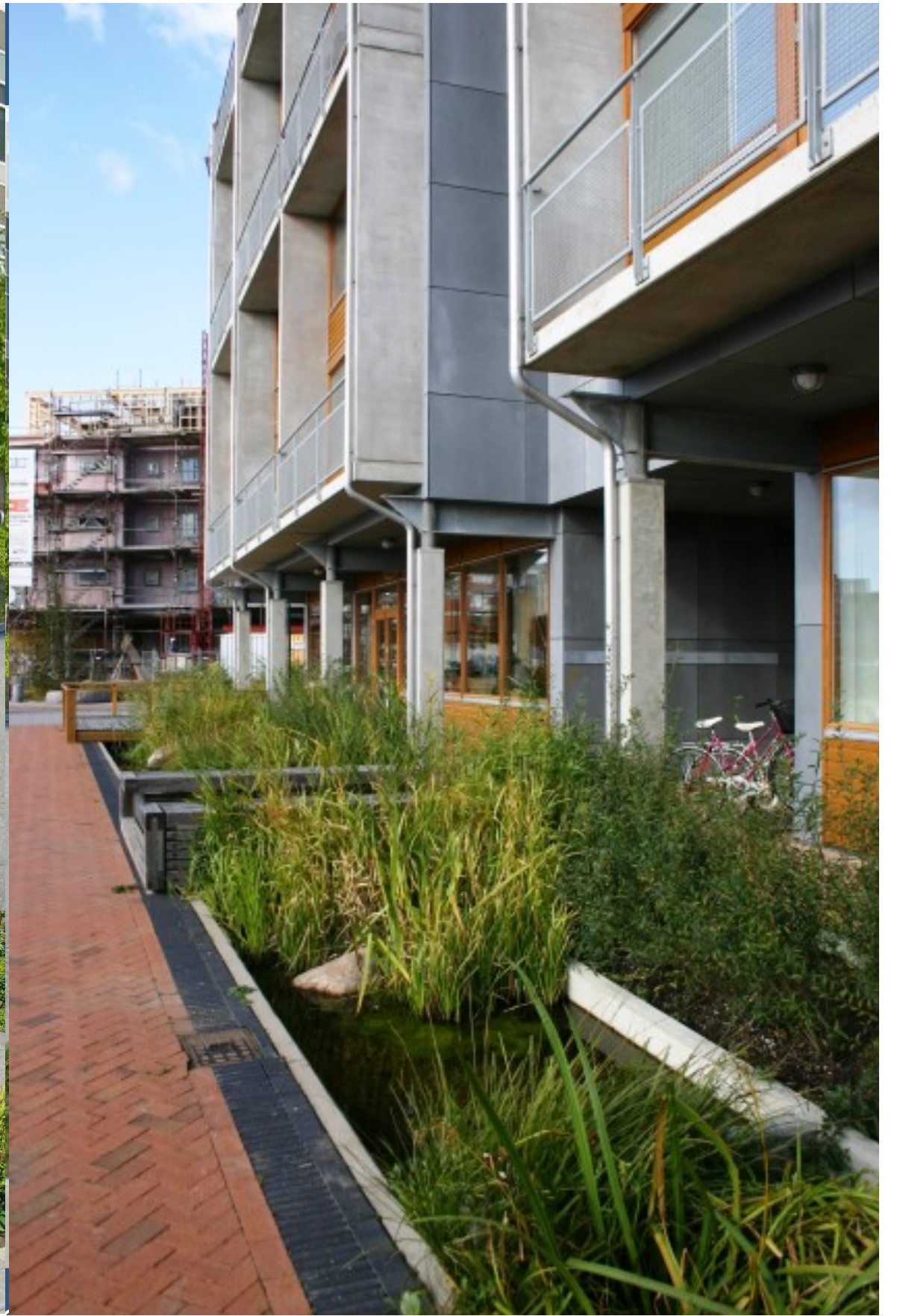
Woonerf Cross Section + Materials Cross Section

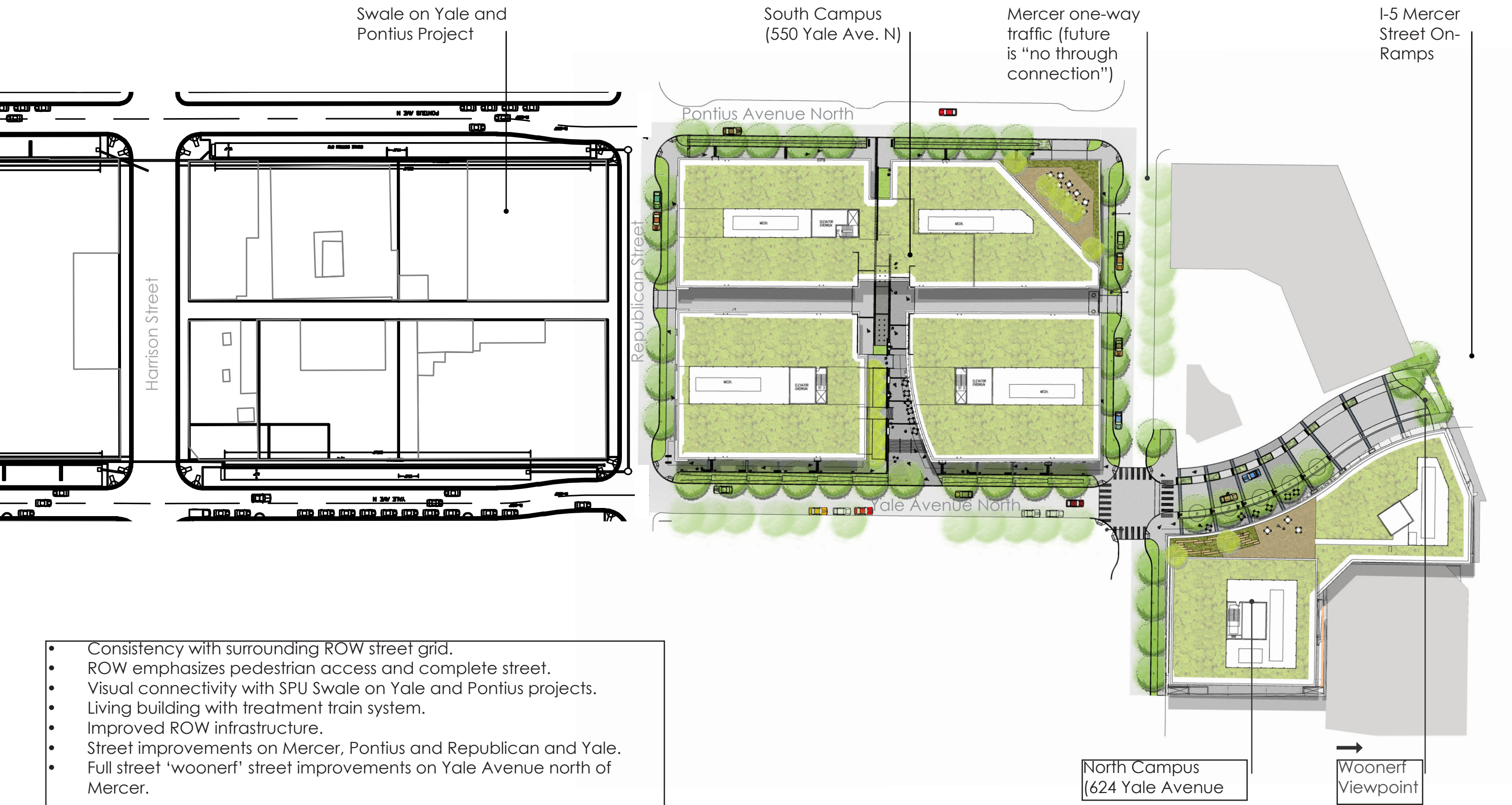
- 'Barney Rubble' paving forms tactile warning strip while maintaining consistent feel throughout woonerf cross section.
- Raingardens treat polluted water from street ROW.
- End of woonerf provides an opportunity for South Lake Union overlook.



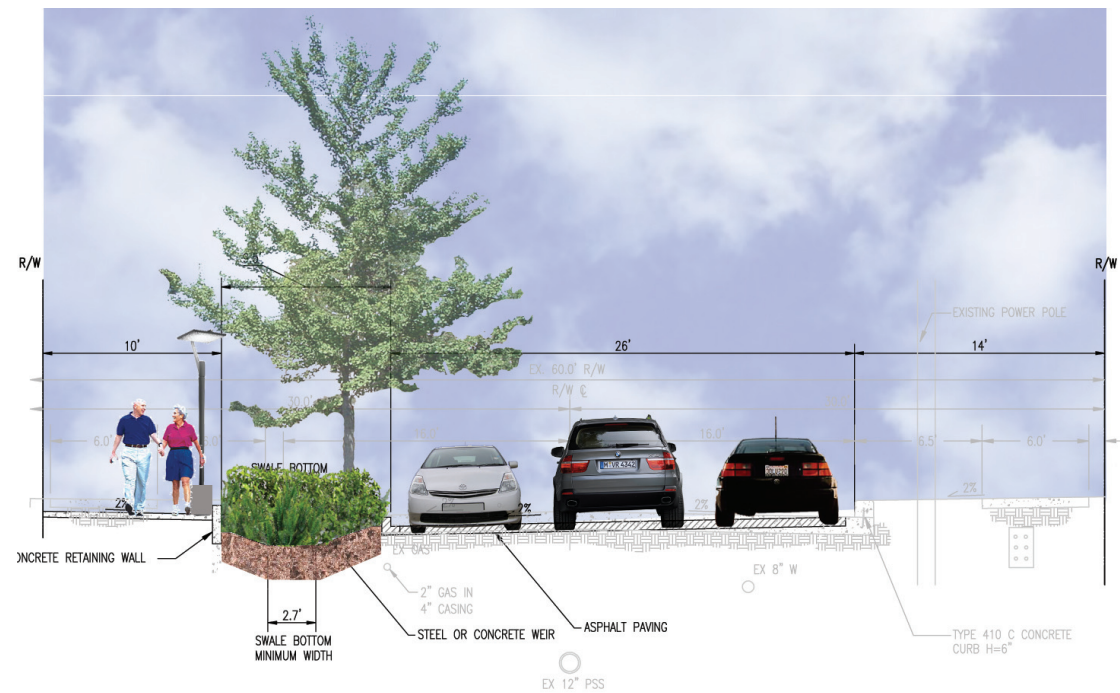
Woonerf Overlook









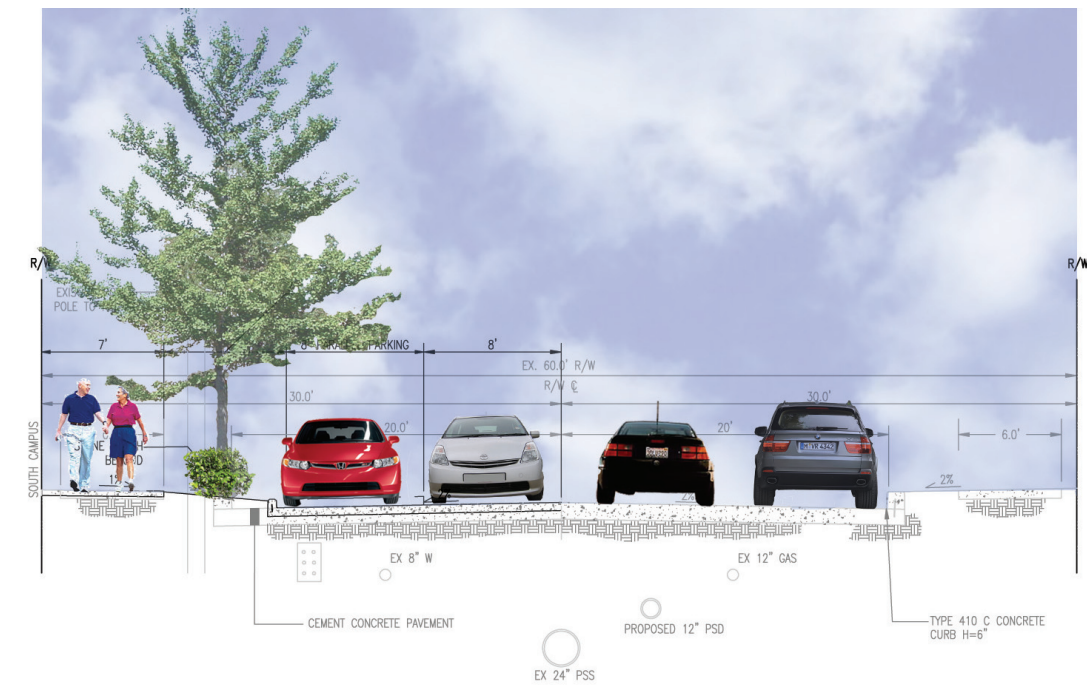


Yale Avenue North

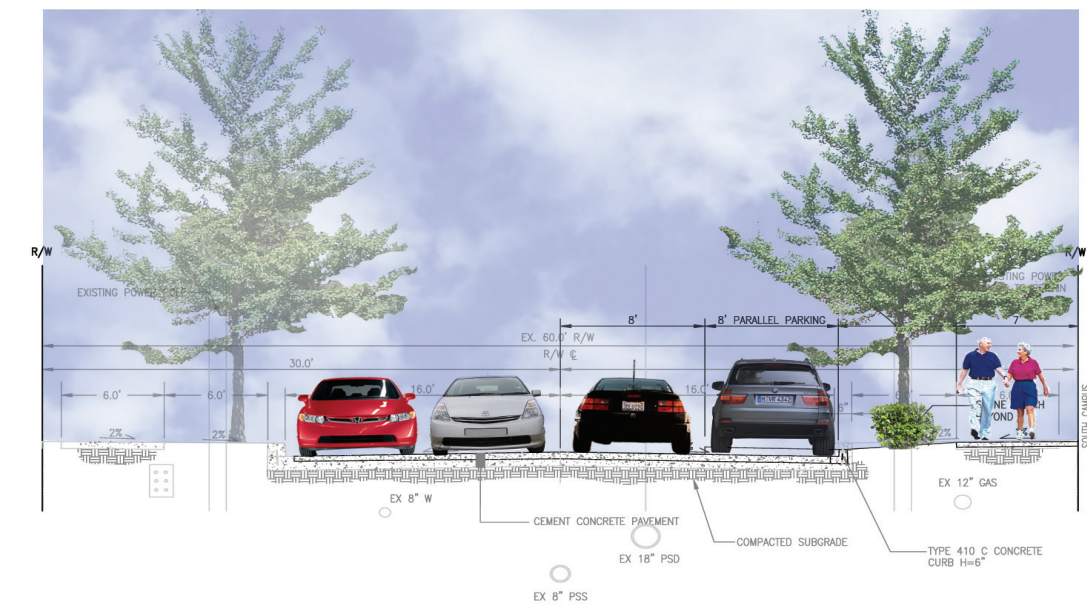


Pontius Avenue North

- 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.

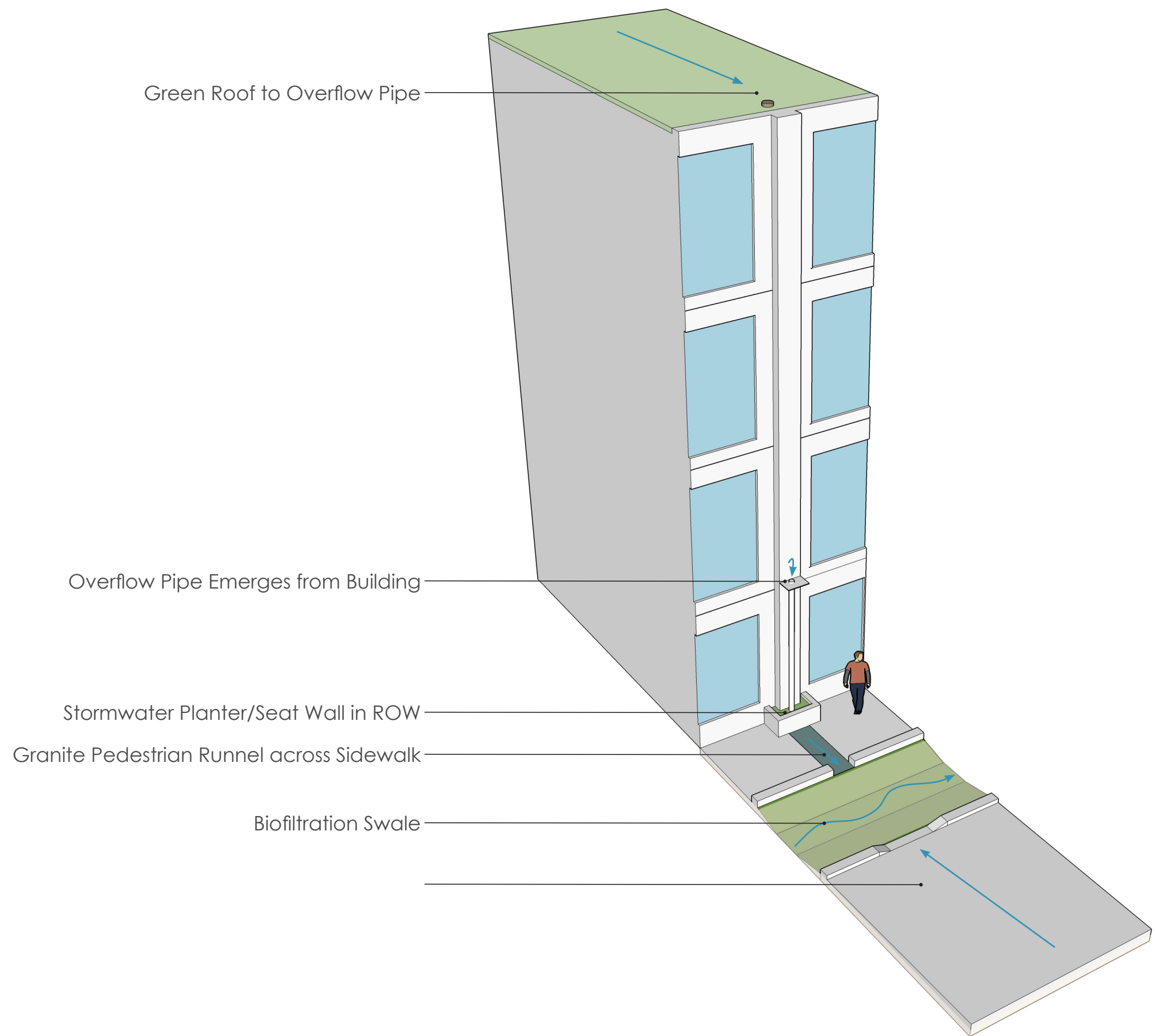


Republican Street



Mercer Street

- Provide traffic calming elements at Republican and Mercer.
- Improve pedestrian amenities on Republican and Mercer.

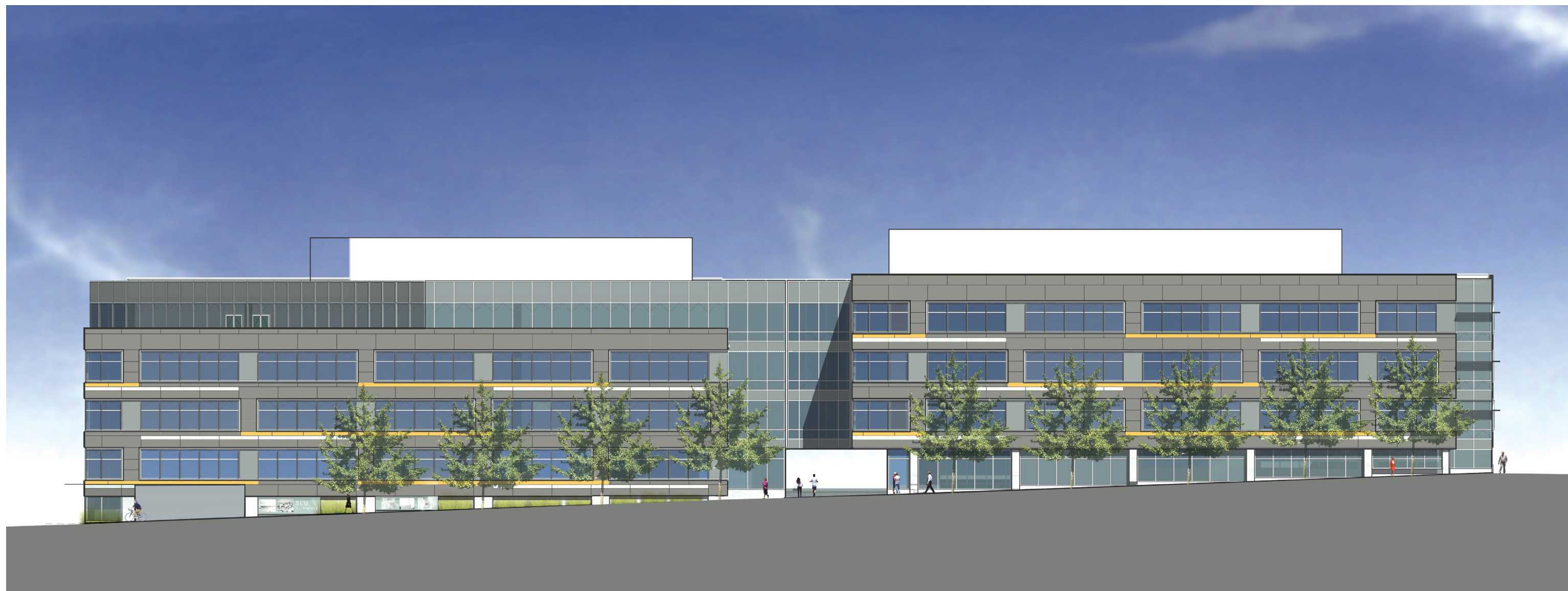


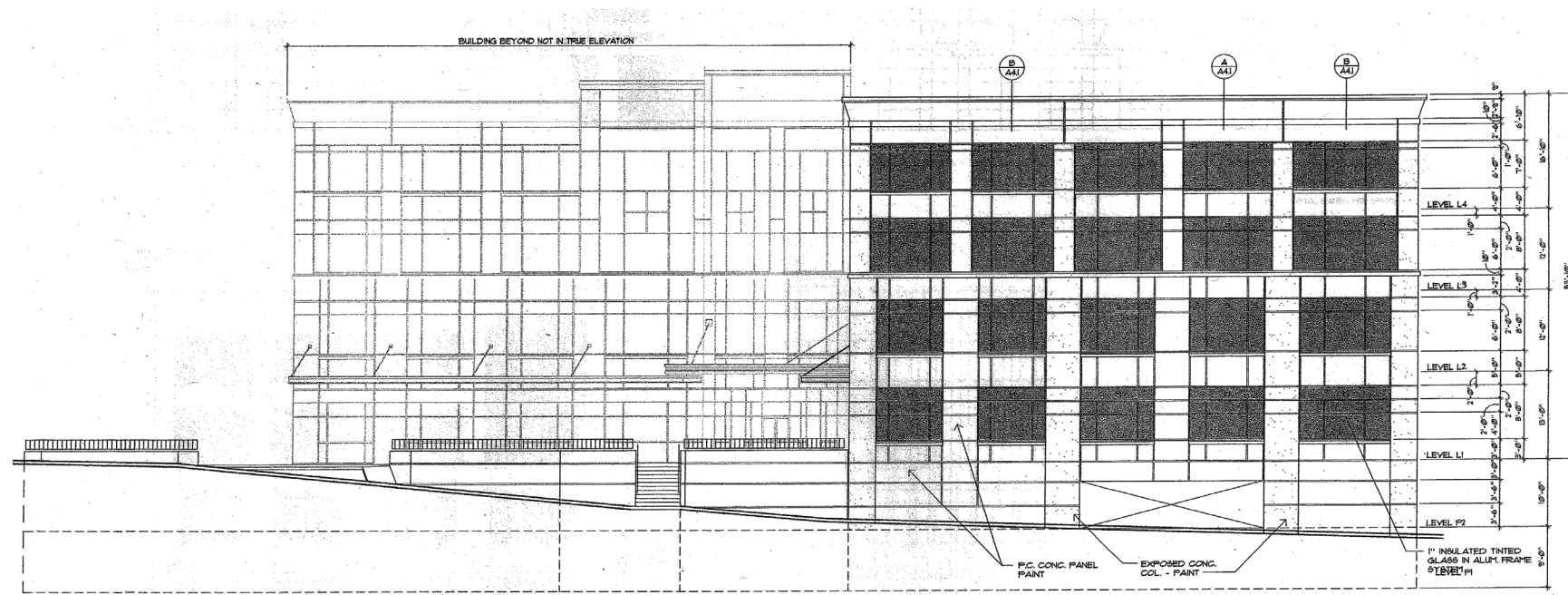


YALE SOUTH EAST ELEVATION

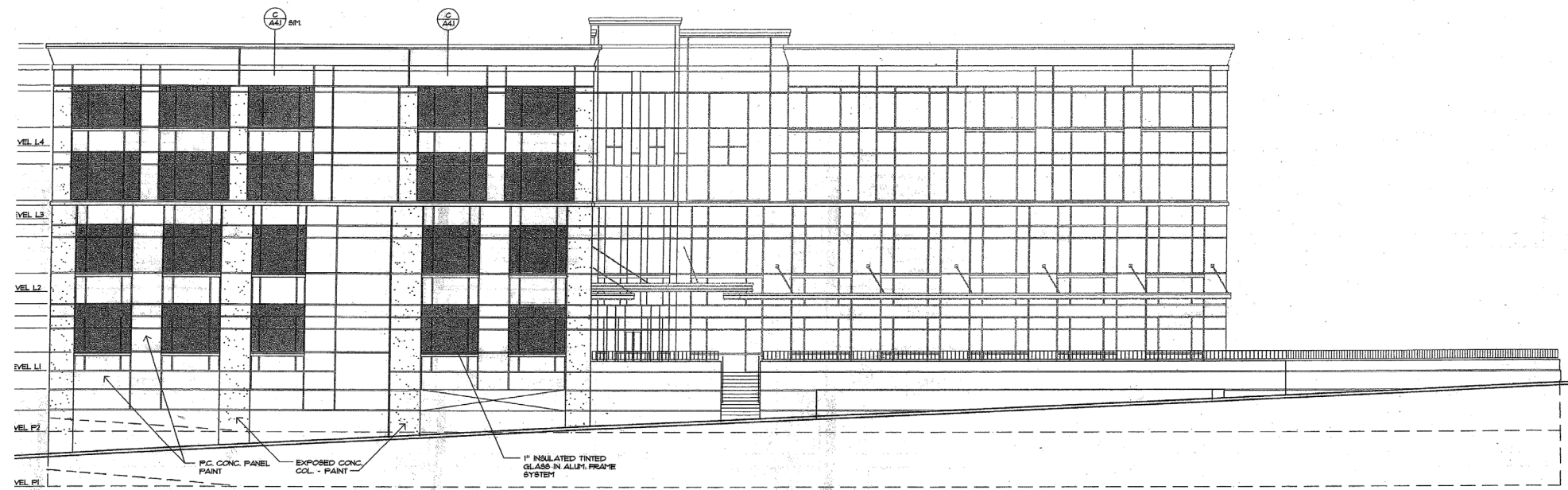


15 YALE NORTH WEST ELEVATION

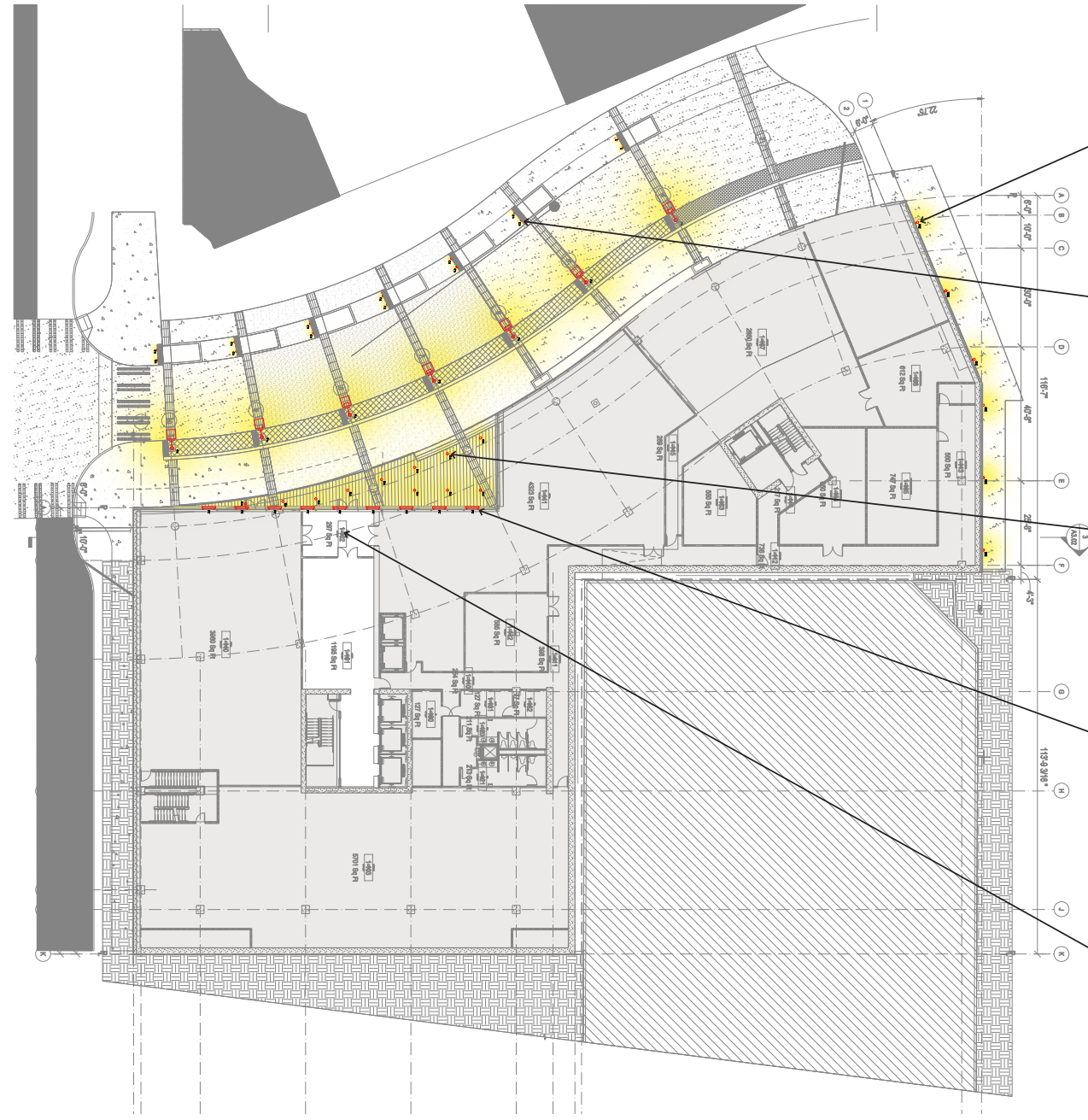




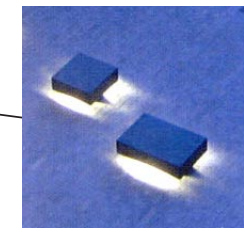
YALE NORTH EAST ELEVATION



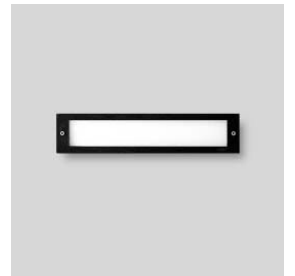




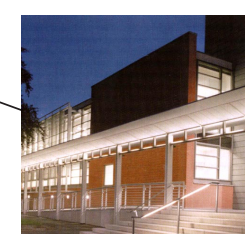
Building mounted downlights



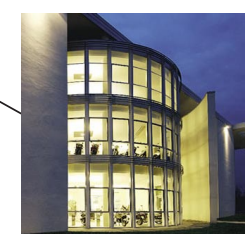
Lensed steplights under benches



Canopy/soffit recessed downlights



Wall mounted uplights



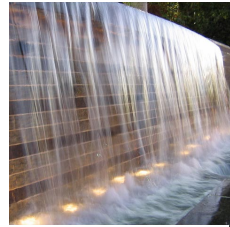
Lobbies/building entries glow from within



Wall mounted uplights



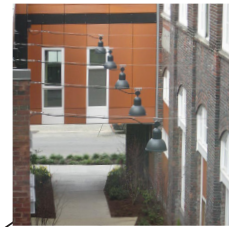
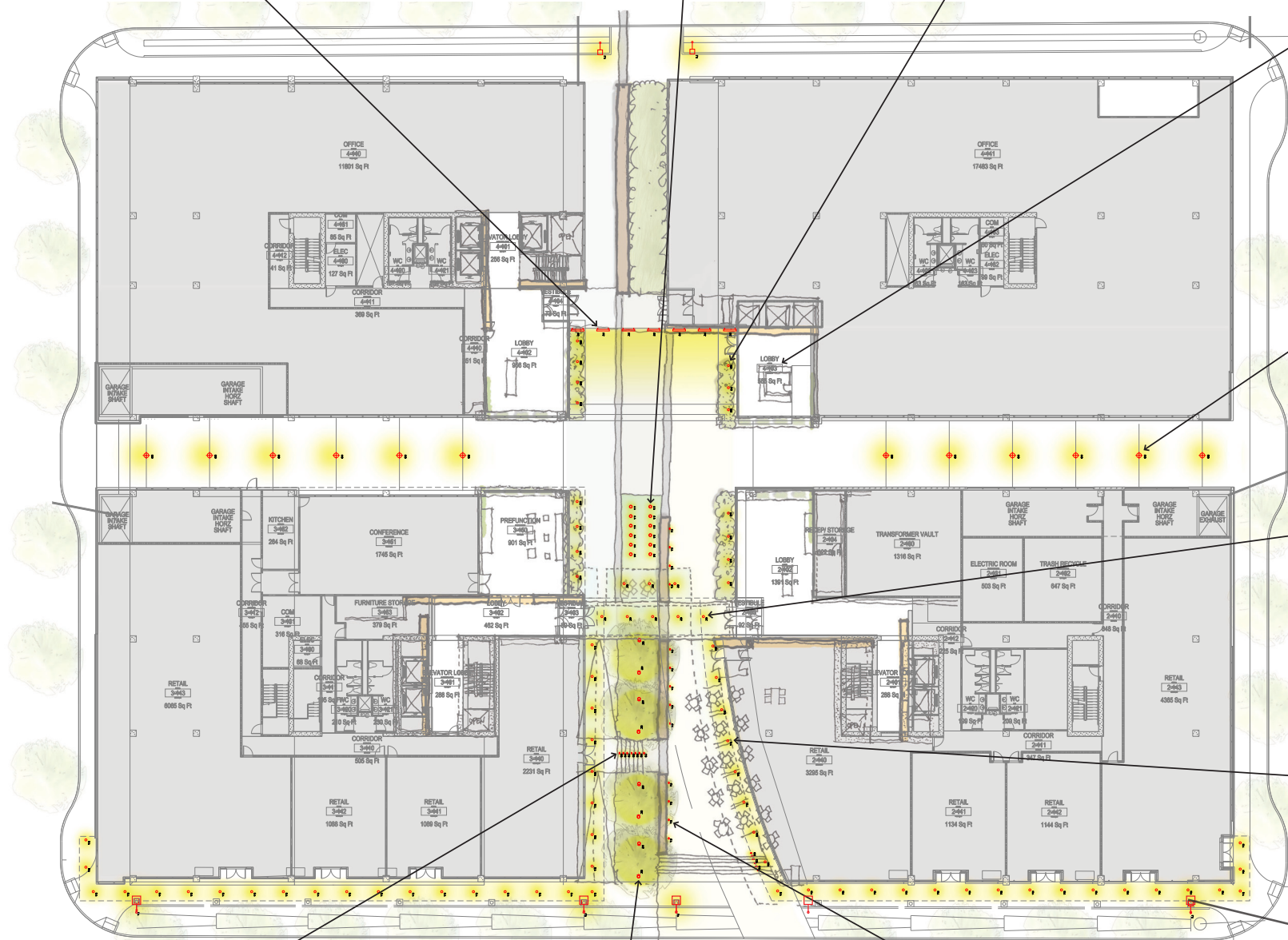
Submersible accent light



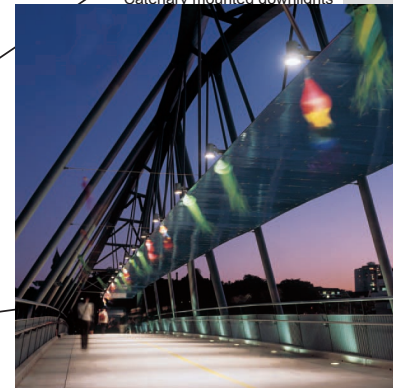
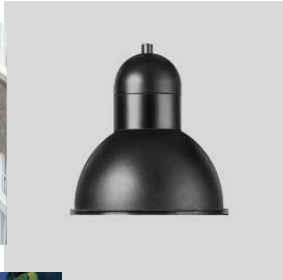
Recessed accent lights to highlight planters



Lobbies/building entries glow from within



Catenary mounted downlights



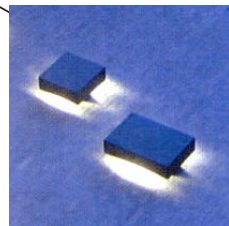
Canopy/soffit recessed downlights



Louvered steplights



Tree accent lights



Lensed steplights

