

PUBLIC BENEFIT PROPOSAL E HOWE STREET SUBTERRANEAN VACATION SEATTLE DESIGN COMMISSION PRESENTATION

17 APRIL 2014



Property Owner / Petitioner

Inhabit Eastlake LLC

Architect/ Contact

Bushnaq Studio Architecture + Design

Landscape Architect

Karen Kiest | Landscape Architects

Artist

Mike Phifer

Structural Engineer

MLA Engineering, PLLC

Civil Engineer

Magnusson Klemencic Associates

Shoring Engineer

Ground Support PLLC

Surveyor

Bush, Roed & Hitchings, Inc.

Geotechnical Engineer

PanGEO

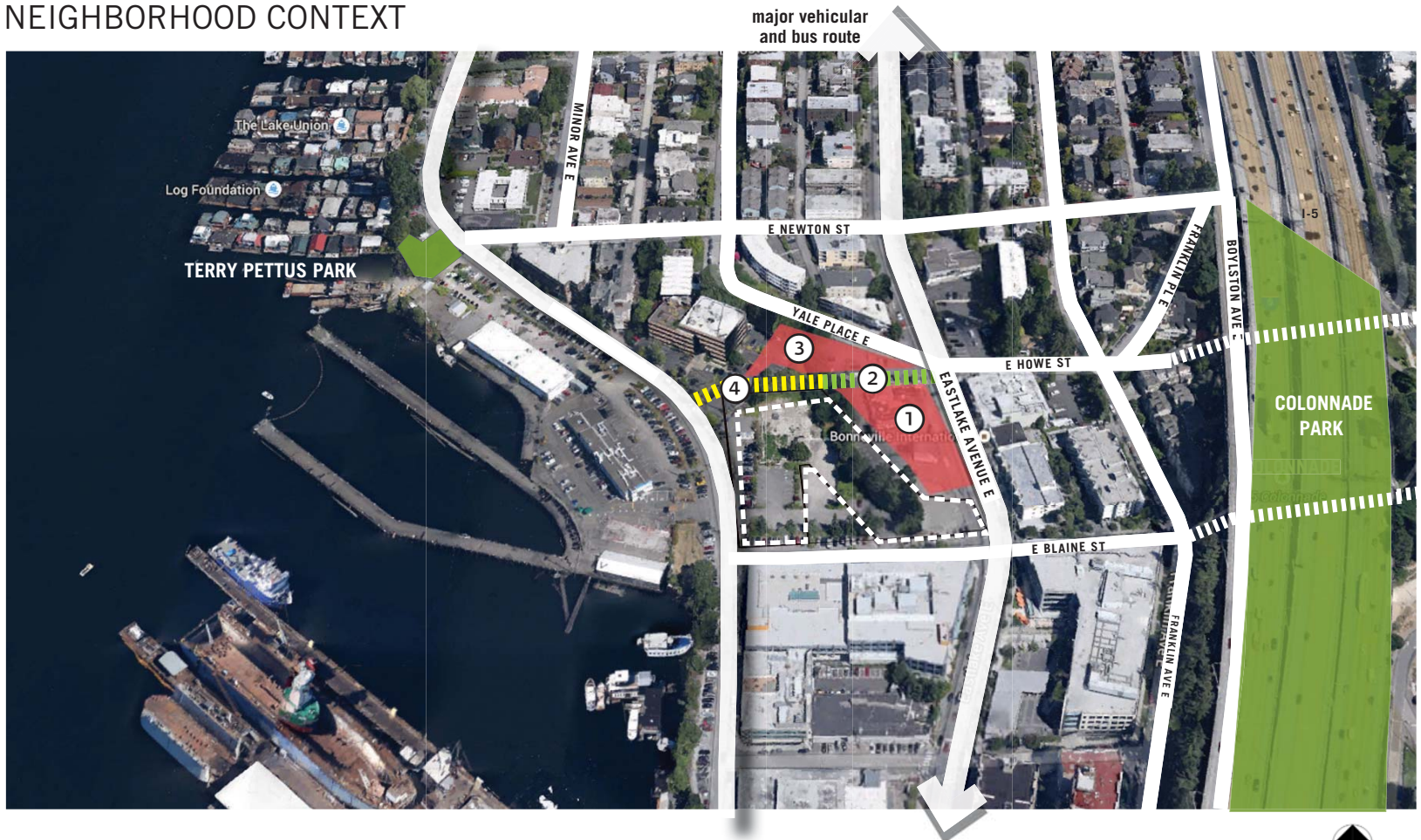
Land Use Attorney

Cairncross & Hempelmann

URBAN CONTEXT



NEIGHBORHOOD CONTEXT



Intersection of Eastlake Avenue E, Yale Place E and E Howe Street.

C1-40 Zoning

Eastlake Residential Urban Village

① **EASTLAKE SITE**
(1823 Eastlake Avenue E)

② **E HOWE ST ROW**
(Portion Proposed for Subterranean Vacation)



③ **YALE SITE**
(1903 Yale Place E)

④ **ROW IMPROVEMENTS AT ADJACENT SITE**
(1818 Fairview Ave E By Separate Development Team)



AERIAL VIEW FROM SOUTH



Unimproved E Howe Street ROW is on axis with E Howe Street.

No alley at either development site.

Steep slope at west edge of Yale Site.

Existing restaurant structure on Eastlake site to be removed.



AERIAL VIEW FROM WEST



SITE STREET LEVEL VIEWS: NORTHBOUND ON EASTLAKE AVE E



SITE STREET LEVEL VIEWS: SOUTHBOUND AT INTERSECTION OF EASTLAKE AND YALE



SITE STREET LEVEL VIEWS: WESTBOUND AT INTERSECTION OF EASTLAKE AND HOWE



**CURB/MEDIAN
TO REMAIN**

Existing conditions looking across Eastlake Ave E

08 OVERVIEW

E HOWE STREET SUBTERRANEAN VACATION, 4.17.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

DEVELOPMENT OBJECTIVES

Pedestrian oriented mixed-use project centered around an at grade public open space in the unimproved E Howe Street ROW.

Vibrant, small-scale commercial activity at street level and maximum light, air and open space for each residential unit.

2 four-story buildings

90 residential units

5 ground-level live/work spaces

2 ground-level commercial spaces

Shared below grade parking/utilities

60-65% parking ratio

Bike parking for each tenant



DEVELOPMENT PROPOSAL

① EASTLAKE SITE (1823 Eastlake Ave E)

±62,000 SF mixed-use building
1 commercial space (1,022 SF)
4 live-work units (4,117 SF)
58 apartments (36,500 SF)

② E HOWE ST ROW

At Grade: 4,124 SF ROW public open space. Includes entire 30' width of ROW abutting project sites. Below grade (starting at elevation ±50'-0")

Below Grade: 3,023 SF of ROW abutting development sites to be developed as structured below grade parking.

③ YALE SITE (1903 Yale PI E)

±38,000 SF mixed-use building
1 commercial space (2,117 SF)
1 live-work unit (850 SF)
32 apartments (21,100 SF)

④ 1818 FAIRVIEW AVE E

Development/ROW Improvements by others



Site Plan

BELOW GRADE PARKING/UTILITIES

Combined below grade parking structure allows for a single parking entry for both development sites and elimination of three curbcuts on Eastlake Ave E.

① EASTLAKE SITE

±10,600 SF below grade parking
(includes ½ of ROW)

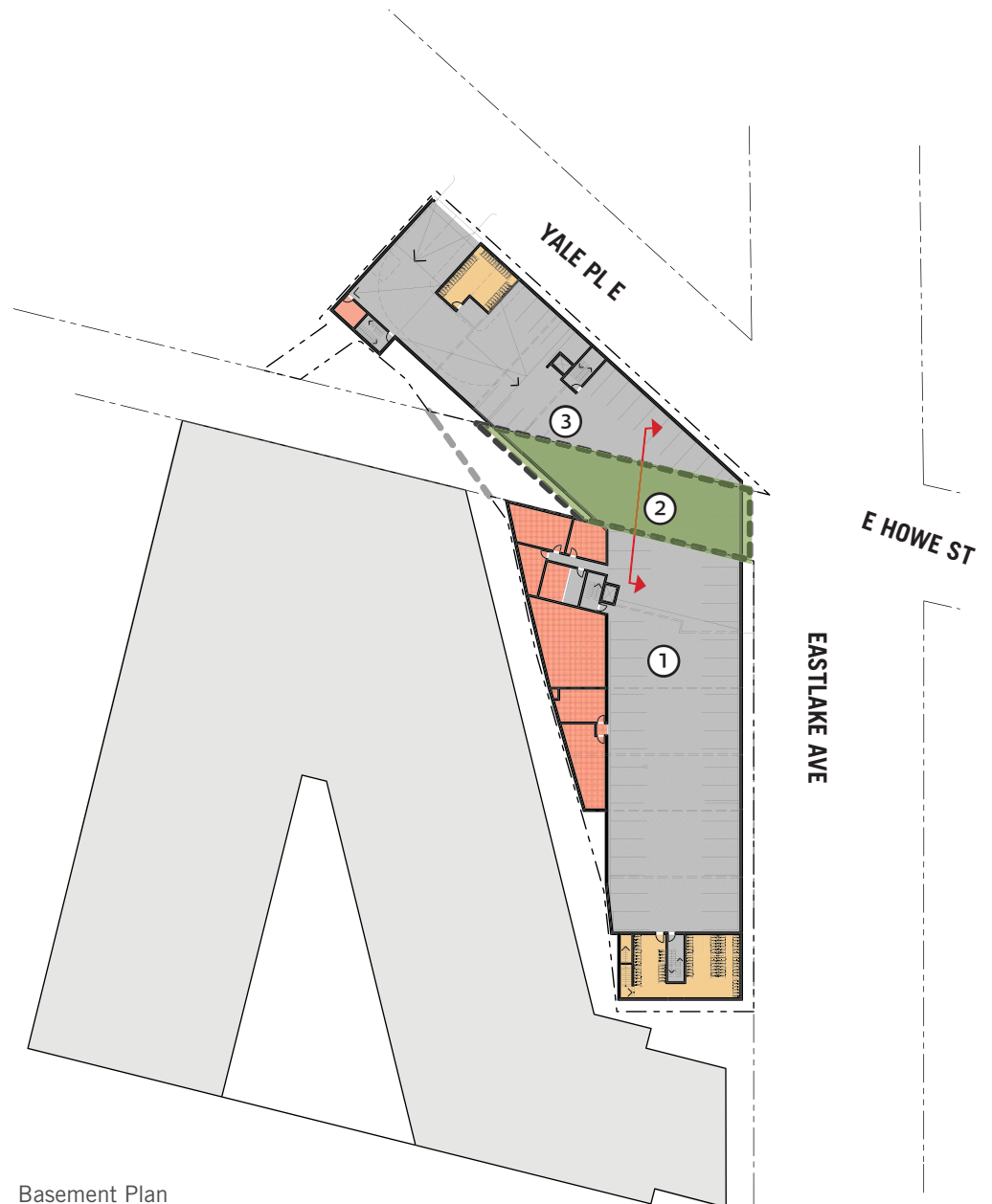
② E HOWE ST ROW

Below grade portion of ROW starting at elevation ±50'-0": 3,023 SF of ROW abutting development sites to be developed as part of structured below grade parking.

③ YALE SITE

7,100 SF below grade parking
(includes ½ of ROW)

KEY	
	Utility Space
	Bike Parking
	Parking
	Portion of Parking Garage under Howe St Right of Way

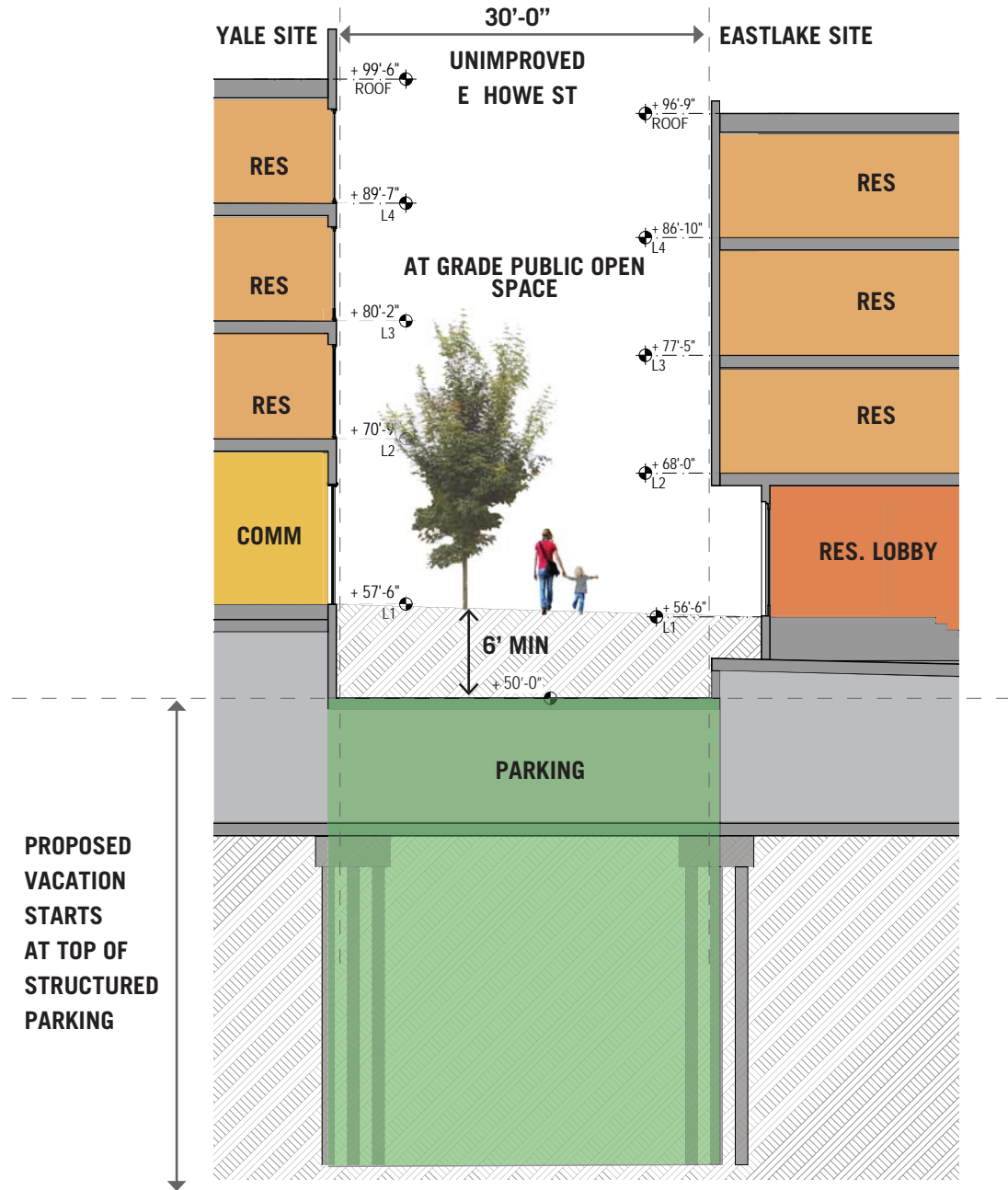


SECTION THROUGH ROW

Proposed vacation is for the portion of ROW that starts at approximately 6' below grade at elevation 50'.

Per PSE, a minimum of 6' of soil above lid of garage is required for municipal infrastructure.

Due to soil quality at the development sites, project requires 18" diameter augur cast piles. Piles are to be 38' - 48' deep depending on soil quality at each pile location. ±12 piles located in proposed vacation.



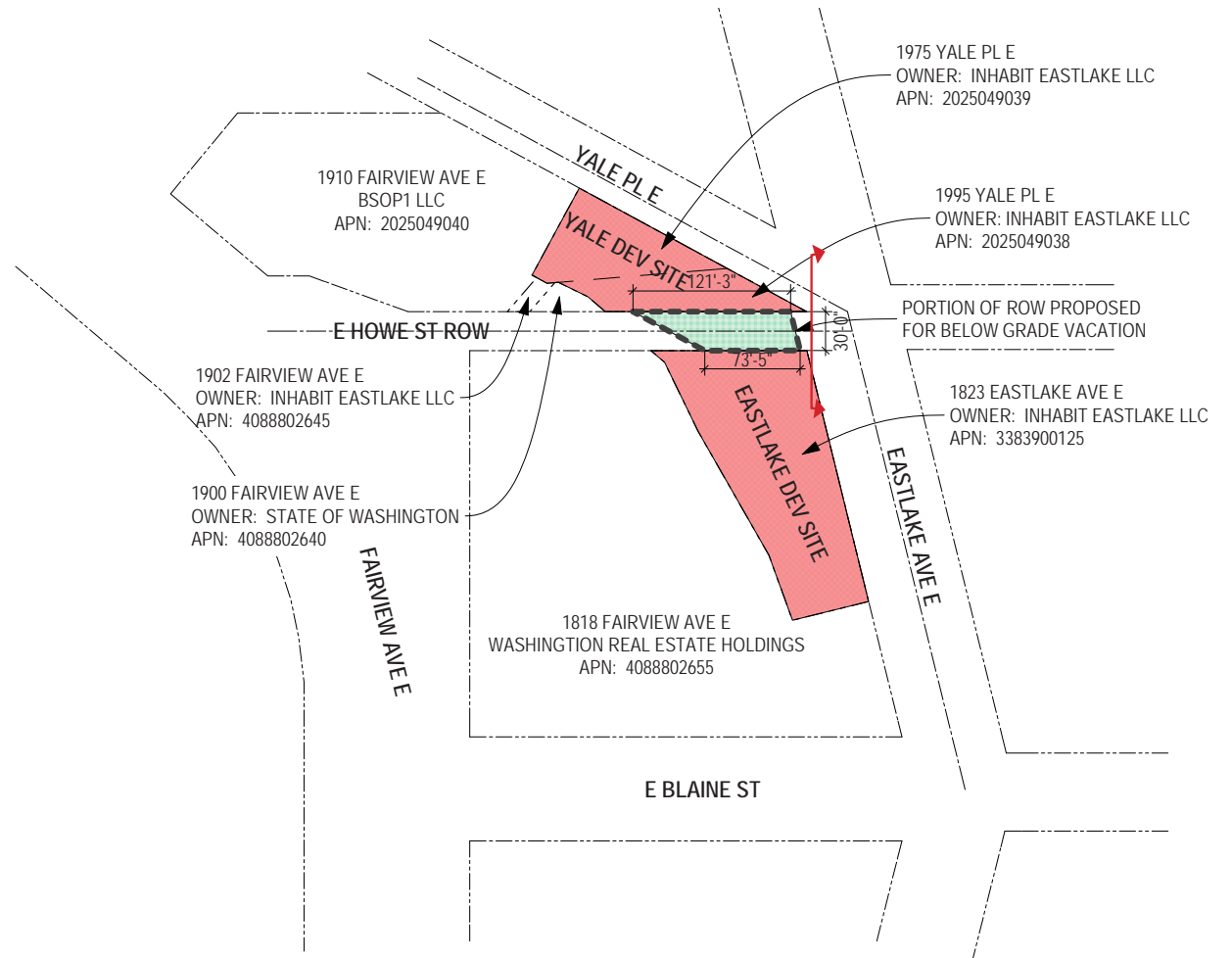
E HOWE STREET SUBTERRANEAN VACATION

VACATION PROPOSAL

Vacation of subterranean portion of the E Howe St Right Of Way between development sites located at 1903 Yale Pl E and 1823 Eastlake Ave E.

Vacation proposal is for 3,023 SF of subterranean ROW.

Purpose of the vacation is to create a shared below-grade basement for parking and utilities under the development sites.



URBAN DESIGN MERIT APPROVAL/RECOMMENDATIONS FOR PUBLIC BENEFIT PROPOSAL

Design Commission approved the Urban Design Merit of the E Howe Street Subterranean Vacation and noted that the proposal:

1. Builds on neighborhood-scale connections
2. Eliminates the need for curb cuts along Eastlake
3. Creates a public space
4. Offers a link to Lake Union and furthers neighborhood and regional goals for the Cheshiahud Lake Union Loop

“Develop the open space design to balance the destination and connection aspects of the project. Ensure the pedestrian route to the overlook feels welcoming and public.”

“Refine the design and architecture to welcome and engage with the public. The public space must be clear, inviting, and distinct from the private development.”

“Continue to explore solutions to the siting of the art piece.”

“Continue close coordination with the adjacent biotech development at 1818 Fairview to ensure these two projects connect in the best possible way. These should be separate but integrated projects in the ROW.”

“Develop signage, wayfinding, and lighting.”



PUBLIC BENEFIT PROPOSAL

- ① 30' wide public open space in the E Howe ROW
- ② Public art located in the E Howe ROW.
- ③ Voluntary building setbacks along E Howe at both development sites.
- ④ Enhanced ROW improvements along Eastlake Ave E and Yale Pl E.

PUBLIC BENEFIT MATRIX

Public Benefit	Description	Existing	Required	Proposed	
1	30' x 120' Public Open Space at Grade				
		6' depth of soil above garage lid	0	n/a	3000 SF
		Street trees	0	8	4
		Planting improvements	0	320 SF	500 SF
		6' sidewalk to COS standards	0	720 SF	0
		Enhanced ROW paving	0	0	3700 SF
		Seating (seat walls, seat cubes)	0	0	180 SF
		Pedestrian signage	1	yes	1
		Pedestrian-scale lighting	0	yes	3
		Bike racks	0	4	6
	Public stairway (connect to 1818 Fairview stair)	0	likely	yes	
2	Site-scaled Public Art				
		"Reunion" by Mike Phifer	n/a	0	yes
		Dedicated art lighting	n/a	0	yes
3	Voluntary Building Setbacks from E Howe St ROW				
		4-story building setbacks on Yale Site	n/a	0	5000 SF
		Street level setbacks on Yale Site	n/a	0	240 SF
		Street level setbacks on Eastlake Site	n/a	0	350 SF
4	ROW Streetscape Enhancements				
		Reduce vehicular curbcuts around site			
		Eastlake Ave E vehicular curbcuts	3	1 permitted	0
		Yale PI E vehicular curbcuts	1	1 permitted	1
		Street trees			
		Eastlake Ave E	0	7	7
		Yale PI E	0	5	5
		ROW landscaping			
	Eastlake Ave E	0	280 SF	800 SF	
	Yale PI E	0	300 SF	500 SF	

PUBLIC BENEFIT DIAGRAM

① Public open space at Grade (30' x 120')

② Site-scaled sculpture

③ On-site enhancements

Voluntary building setbacks from ROW

④ ROW streetscape enhancements



ON-SITE ENHANCEMENTS TO ROW

Eastlake Building

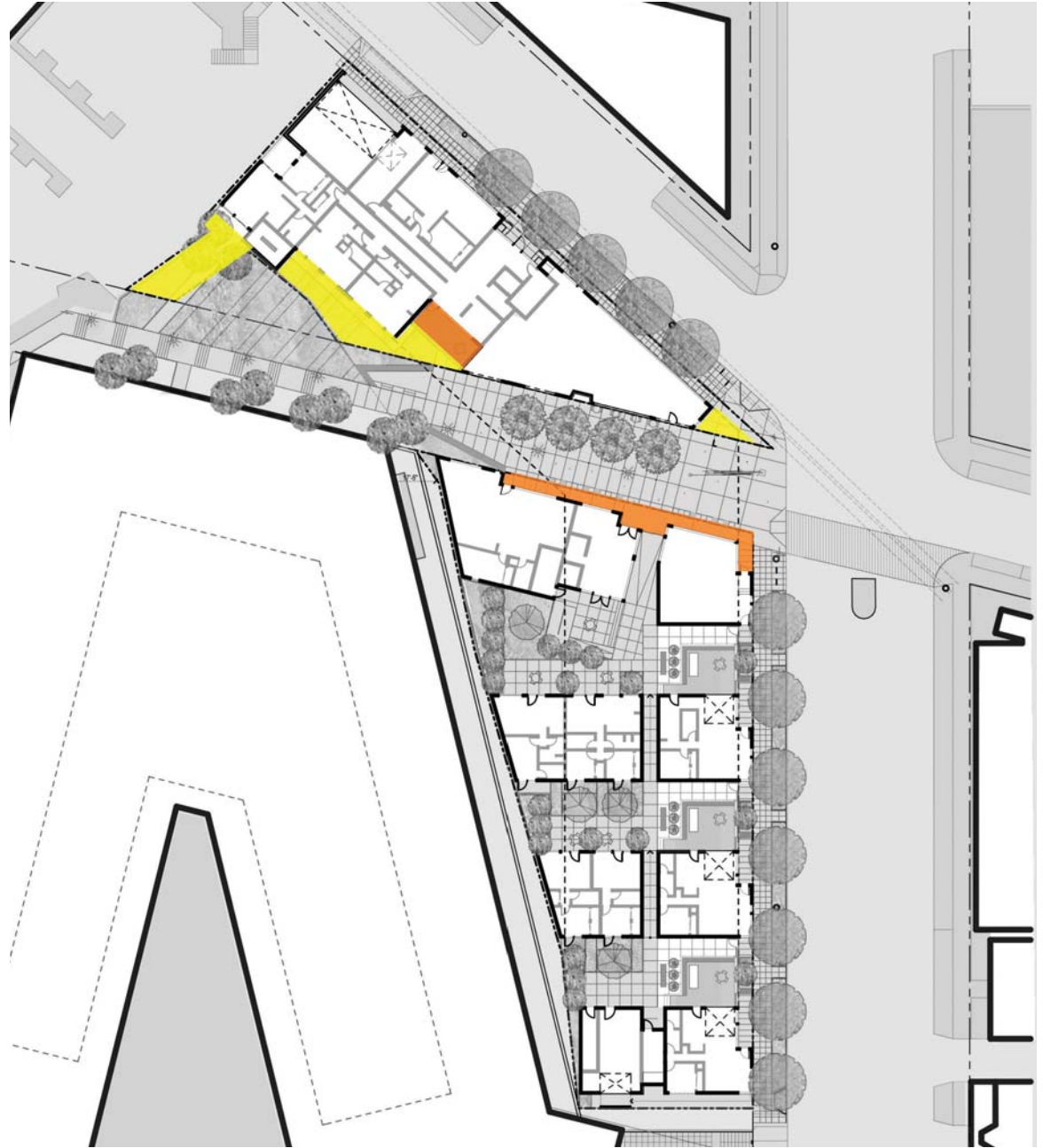
Continuous street-level setback provided at ROW on Eastlake Building


Yale Building


4-story setback provided at corner and along ROW.

Additional street level setback provided at Yale lobby on Howe ROW.

Triangular decks at corner eliminated.



 4-story voluntary setback

 At grade voluntary setback

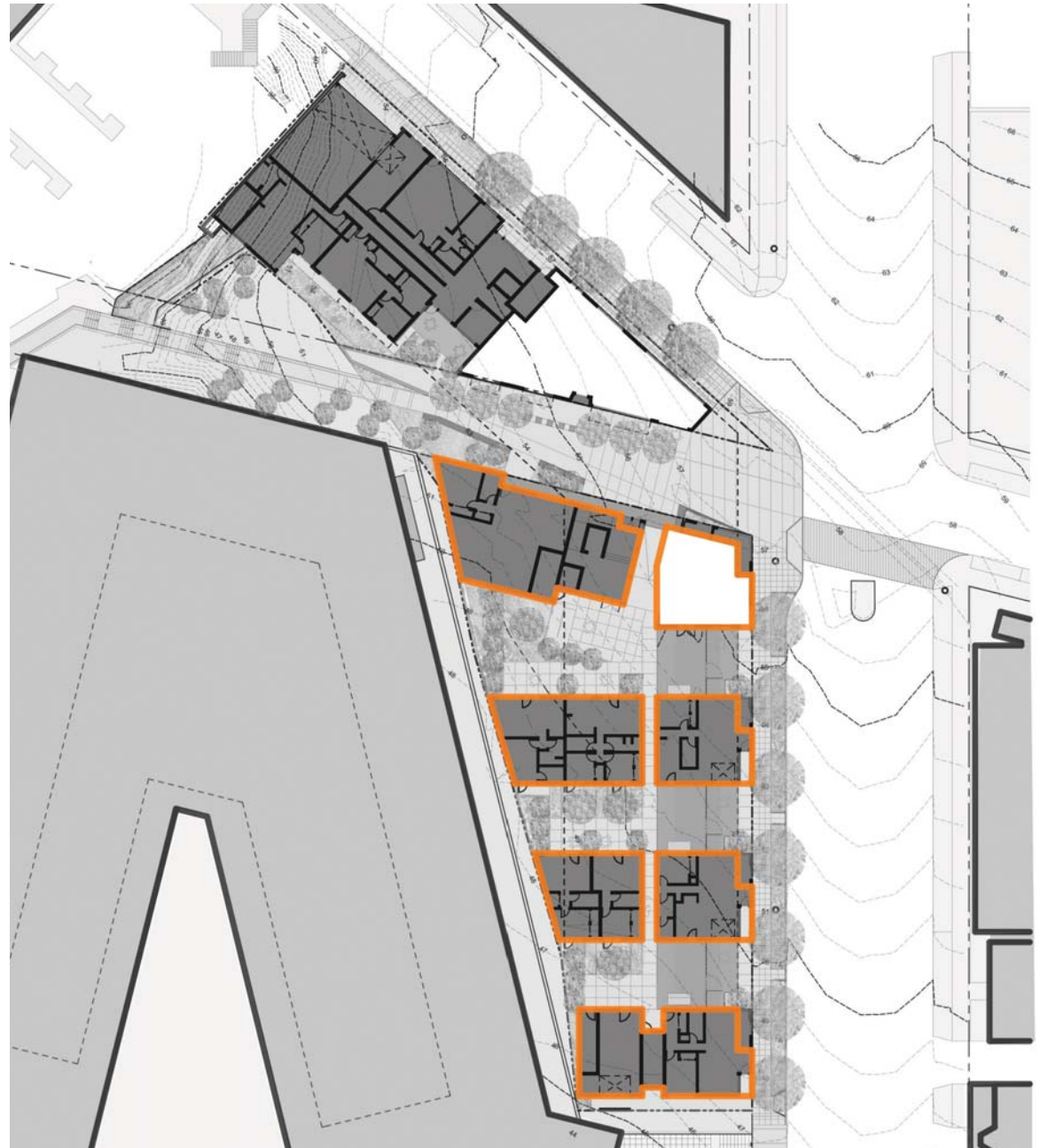
ON-SITE ENHANCEMENTS TO ROW

Eastlake Building

Live-work and commercial entry stoops flipped to orient toward Howe/Eastlake corner.

Live-work at corner of Eastlake/Howe converted to commercial.

Commercial at corner of Yale/Howe.



— Outline of reorganized Level 1 plan

Diagram of previous site plan with reorganized Level 1 plan

1823 EASTLAKE EAST ELEVATION



Eastlake

- Continuous street-level setback at ROW
- Transparency added along Howe St ROW.
- Commercial space located at corner of Eastlake/Howe
- Commercial entry oriented toward corner.
- Upper level windows/cladding emphasize corner.
- Material palette differentiated from Yale.

1823 EASTLAKE EAST ELEVATION WITH STREET TREES



TYPICAL EASTLAKE LIVE-WORK ENTRY



1903 YALE NORTH ELEVATION



Yale

Transparency added along Yale PI E.

Triangular decks on Yale eliminated.

Windows/cladding refined.

Material palette differentiated from Eastlake.

1903 YALE NORTH ELEVATION WITH STREET TREES



1823 EASTLAKE NORTH ELEVATION





1903 YALE SOUTH ELEVATION



VIEW DOWN E HOWE ST ROW (LOOKING WEST)



Eastlake

- Continuous street-level setback at ROW
- Transparency added along Howe St ROW.
- Commercial space located at corner of Eastlake/Howe
- Commercial entry oriented toward corner.
- Upper level windows/cladding emphasize corner.
- Material palette differentiated from Yale.

Yale

- Transparency added along Yale Pl E.
- Triangular decks on Yale eliminated.
- Windows/cladding refined.
- Material palette differentiated from Eastlake.

ROW LANDSCAPE PLAN



YALE AND EASTLAKE AND HOWE • Karen Kiest | Landscape Architects

HOWE

PREVIOUS ROW LANDSCAPE PLAN



YALE AND EASTLAKE AND HOWE Karen Kiest | Landscape Architects

STARTING POINT

ROW PAVEMENT STUDIES

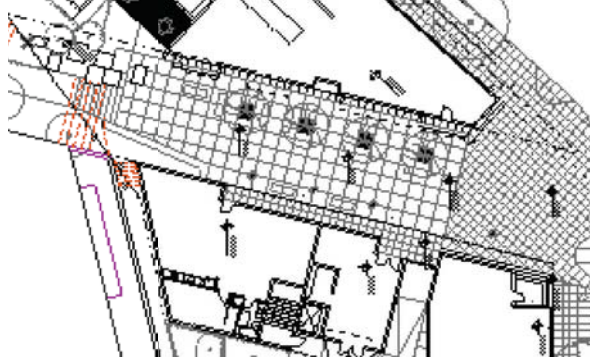
Starting Point



Halfway Howe and Eastlake



Halfway Howe and Yale



CONCRETE



- Light Sandblast/Light Broom Finish
- Natural grey
- Saw-cut Joints

All Howe all the time

DEVELOPMENT

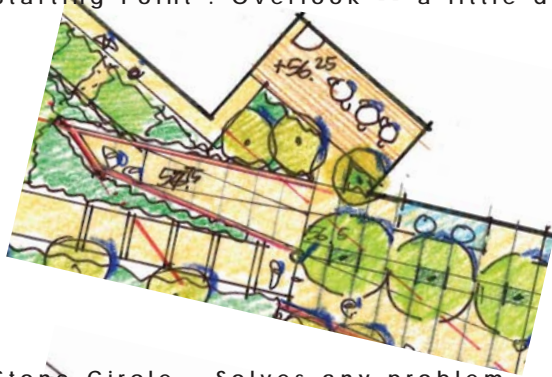


YALE AND EASTLAKE AND HOWE • Karen Kiest | Landscape Architects

PAVEMENTS

ROW PROW STUDIES

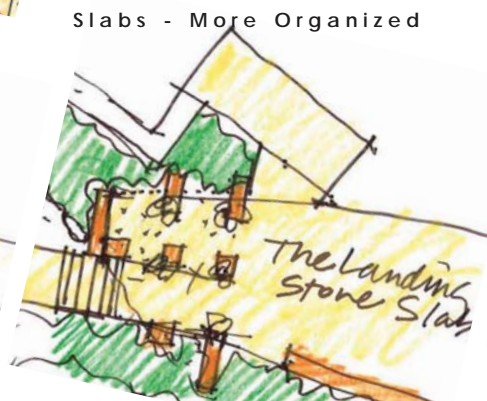
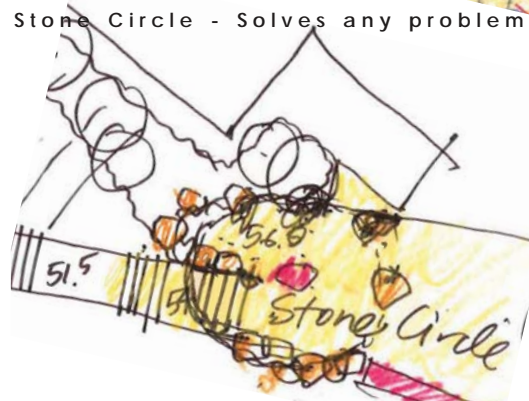
Starting Point : Overlook -- a little disconnected from primary movement axis



Stone Circle - Solves any problem

Slabs - More Organized

Closest to Original Idea



INSPIRATION



Development



Warm Materials



Banquette



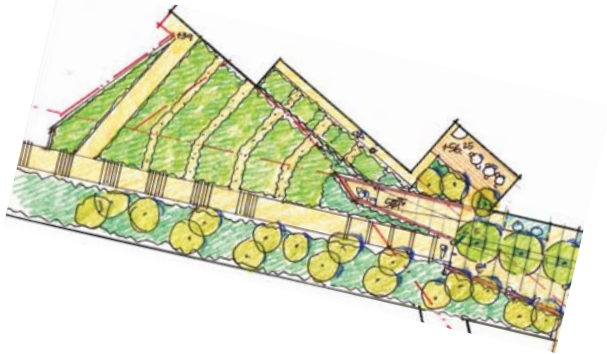
View

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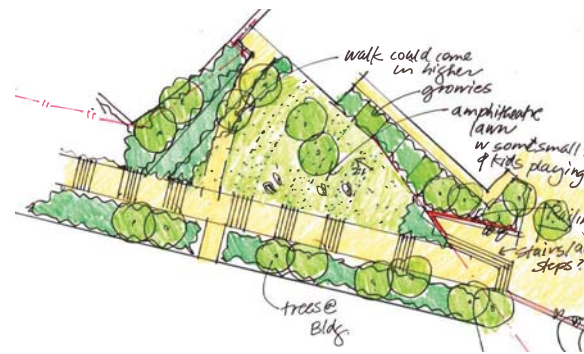
PROW

LOWER HOWE STUDIES

Starting Point: Terraced Growies



Evolution - Looser, i.e. Lawn

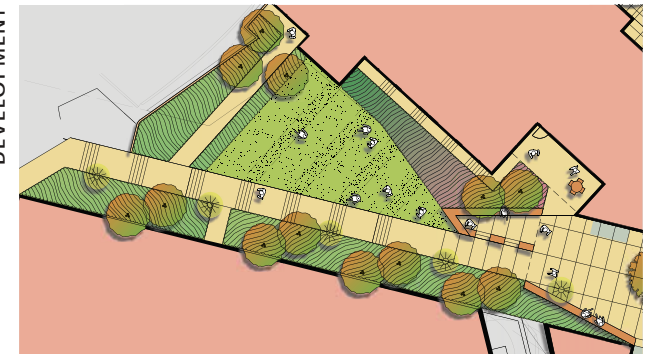


INSPIRATION



Rolling Lawn - Madison Valley

DEVELOPMENT



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LOWER HOWE

ROW SUMMARY

ROW design uncoupled from architecture.

8'x8' and 4'x8' concrete paving. Grid relates to sidewalk, scaled for sculpture.

Paving, street trees, seat cubes, pedestrian lighting align with Howe St.

Regularly spaced street trees.

Overlook expanded as "Prow" - angled seat walls inspired by seated bow of boat.

Public steps shifted 2' south. 1818 Fairview Stair location/width coordinated with Prow/steps. Coordination with 1818 Fairview design team ongoing.

Lower Howe conceived as amphitheater lawn.

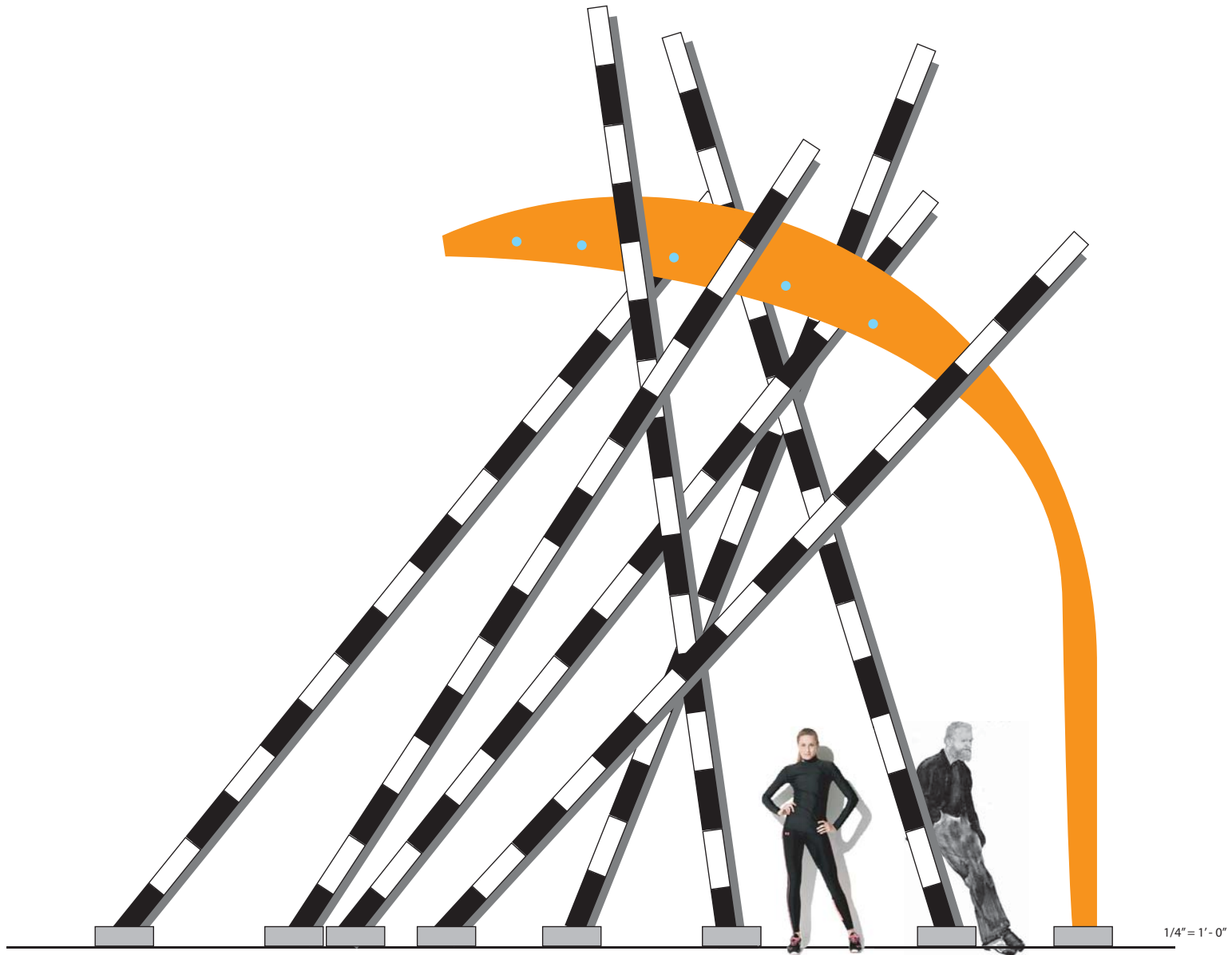
Sculpture oriented to pedestrian paths

Building setbacks both sides of sculpture.
Triangular balconies at Yale removed.

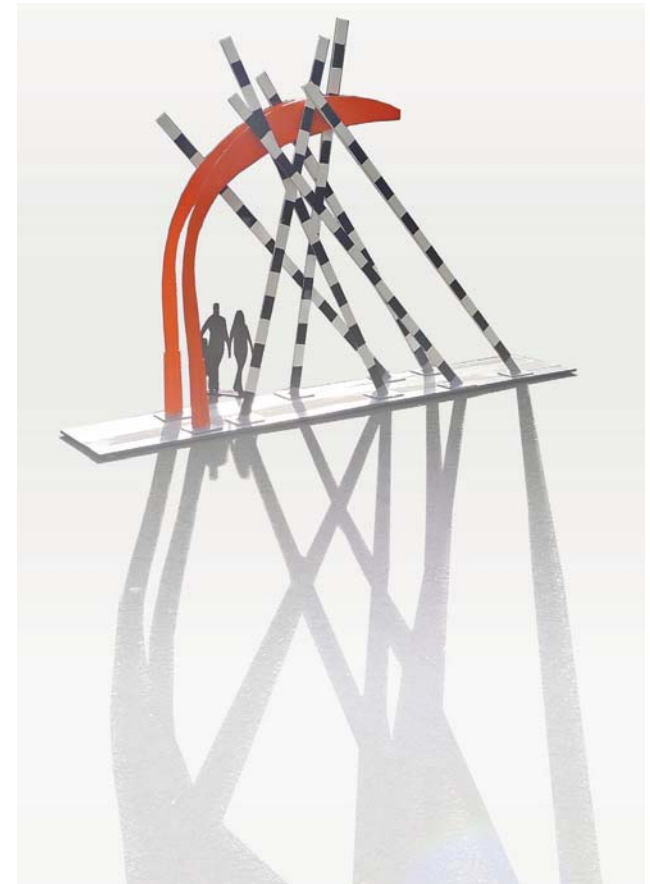
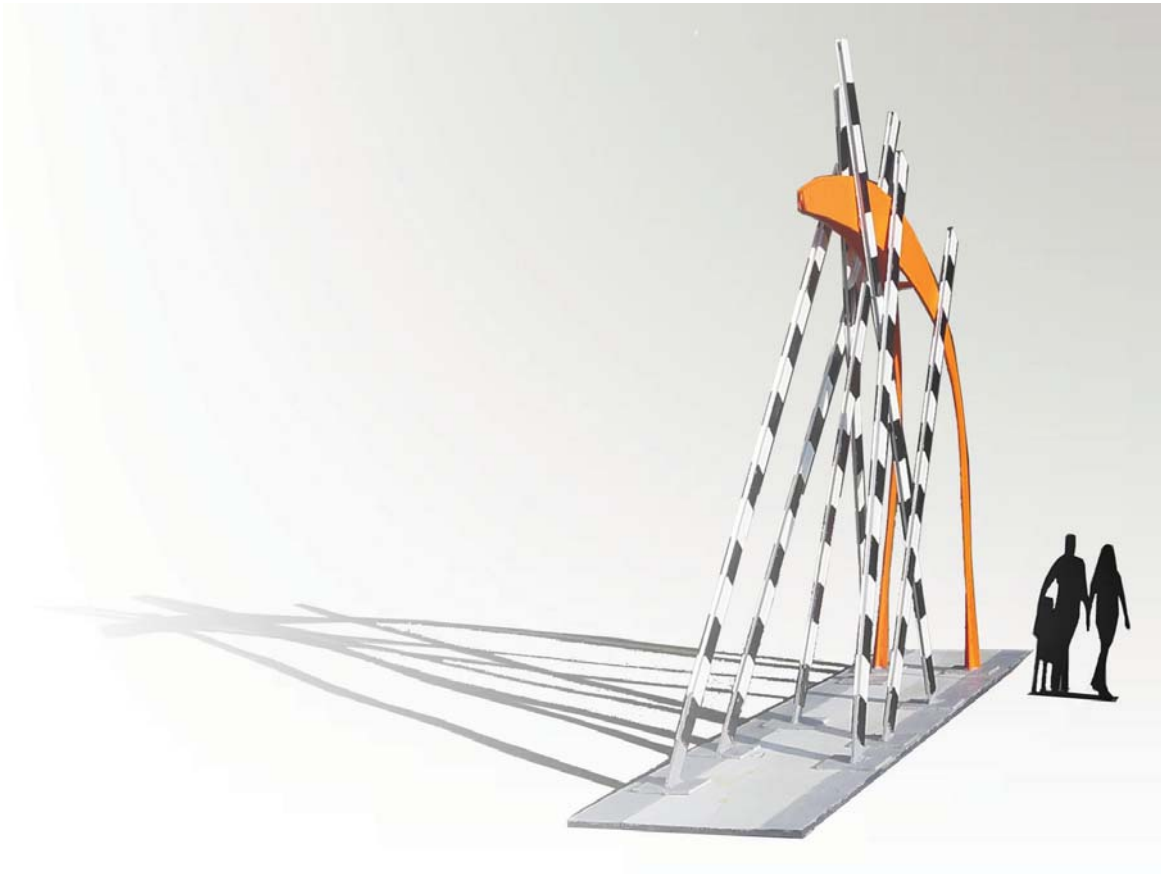
Sculpture color may reappear as accent color ROW street furniture.



“REUNION” ELEVATION



“REUNION” DEVELOPMENT: MODEL VIEWS



SIGNAGE

Green City of Seattle street sign proposed.

Similar sign to existing Eastlake, Yale and Howe sign at project sites. E Howe to include pedestrian symbol.

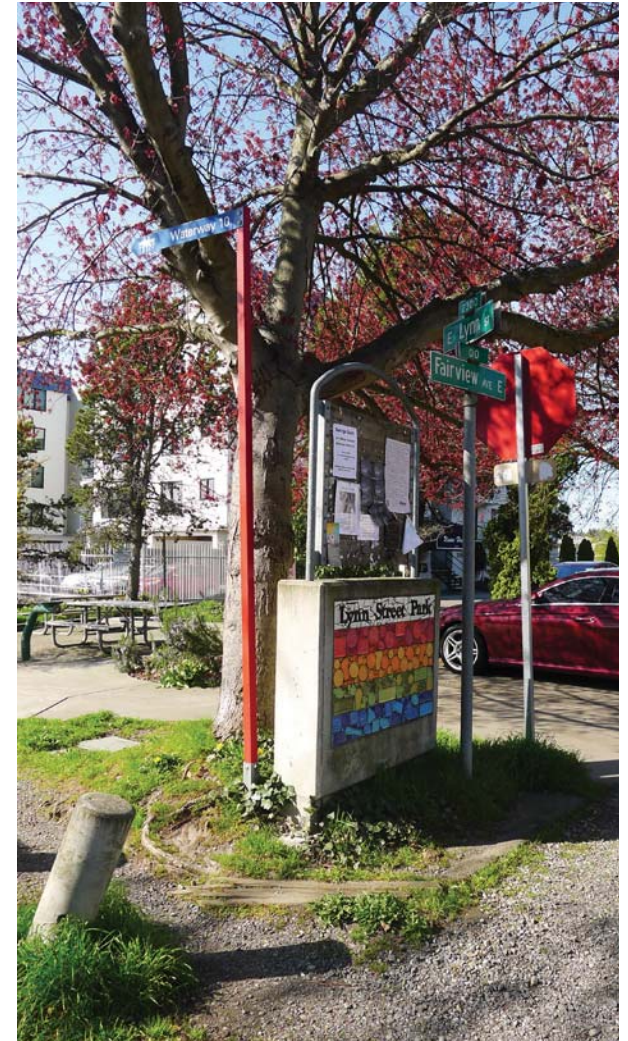
Additional signage could include “Howe St” inscribed in pavement.

Preference is for a single sign - intent is to minimize signage clutter while making clear ROW is a public.



Street name inscribed in concrete - possible strategy for additional signage.

Existing City of Seattle street signs at the project site and along Howe Street Steps.



Typical signage near project site.

STREET TREES

Street tree to be coordinated with Bill Ames.

Zelkova Musashino street tree or similar
“vase-like” tree.



Zelkova Musashino tree



Katsura tree

LIGHTING/BIKE RACKS

Pedestrian street lights proposed for ROW.

Contemporary fixture to be selected from forthcoming SDOT lighting palette under review by Design Commission.

Intent is for consistent ped lights through the ROW between Eastlake and Fairview - coordination with 1818 Fairview team in progress.

Pavement lights at sculpture or embedded within sculpture.



SEATING

Wood seat walls

Concrete seat cubes

Space for movable street furniture at Yale commercial



VIEW FROM ACROSS EASTLAKE



VIEW DOWN E HOWE ST ROW (LOOKING WEST)



VIEW DOWN E HOWE ST ROW (LOOKING WEST)



VIEW UP E HOWE ST ROW (LOOKING EAST)



AERIAL VIEW OF PROJECT (LOOKING EAST)



AERIAL VIEW FROM EAST



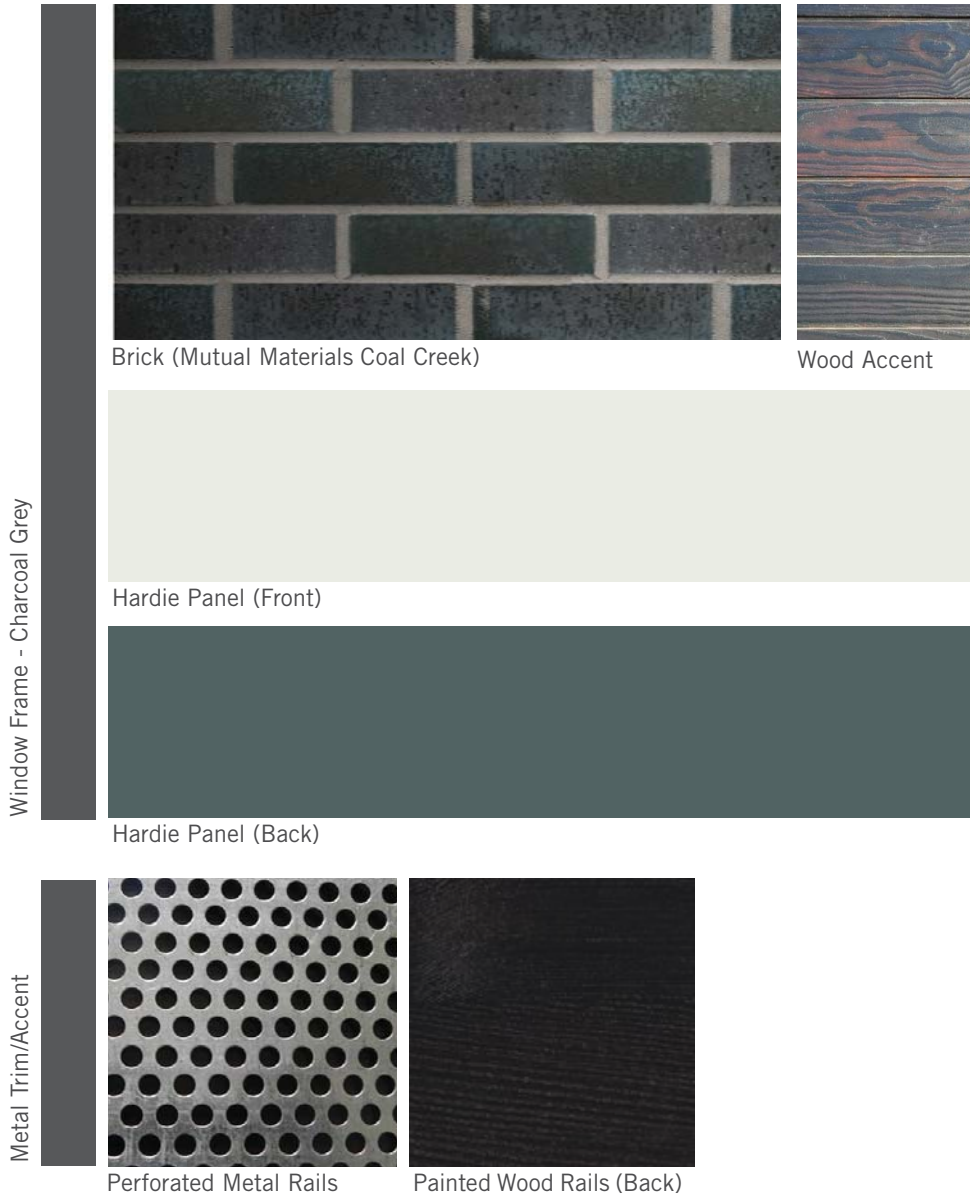
AERIAL VIEW FROM EAST WITH POTENTIAL CURB BULB



APPENDIX: PRELIMINARY MATERIAL BOARD

1823 EASTLAKE AVE E

Window Frame - Charcoal Grey



Brick (Mutual Materials Coal Creek)

Wood Accent

Hardie Panel (Front)

Hardie Panel (Back)

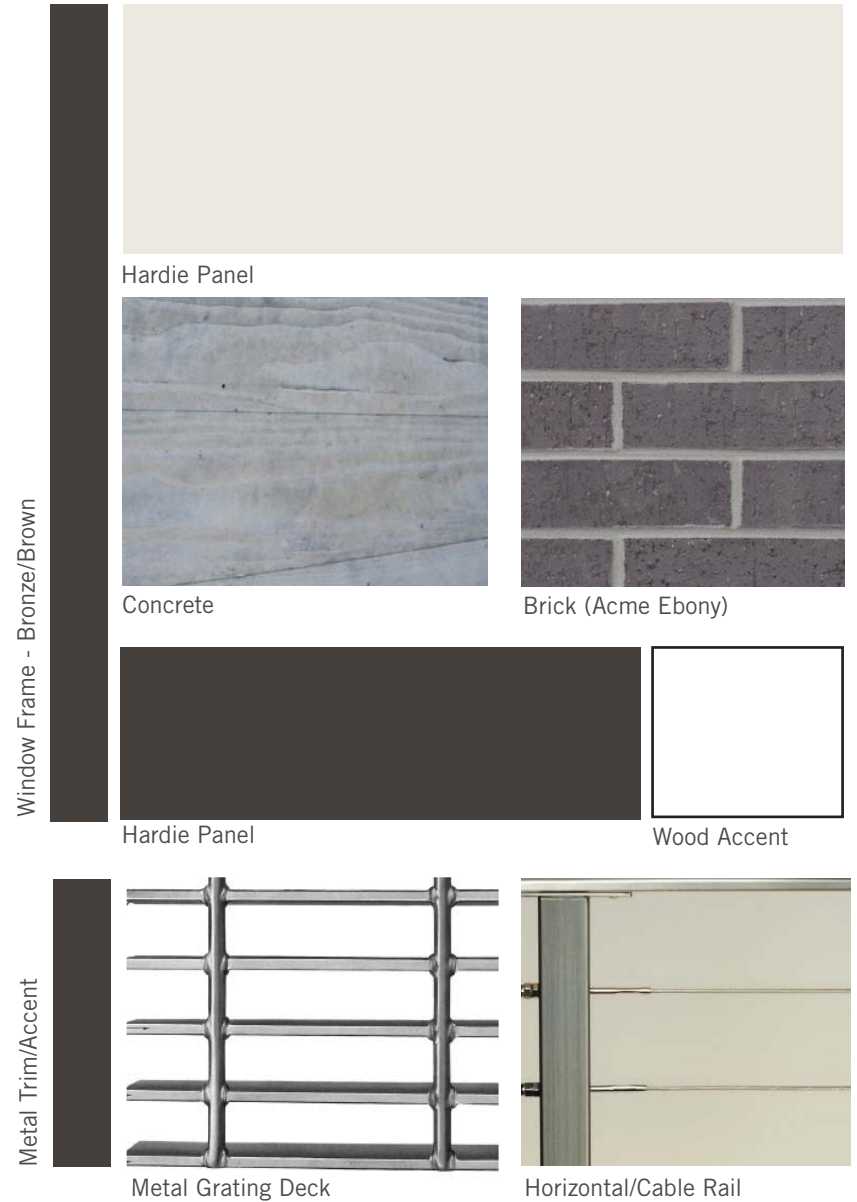
Metal Trim/Accent

Perforated Metal Rails

Painted Wood Rails (Back)

1903 YALE PL E

Window Frame - Bronze/Brown



Hardie Panel

Concrete

Brick (Acme Ebony)

Hardie Panel

Wood Accent

Metal Trim/Accent

Metal Grating Deck

Horizontal/Cable Rail



END OF PRESENTATION