

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

08 APRIL 2014 DRAFT



Property Owner / Petitioner

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Surveyor

Bush, Roed & Hitchings, Inc.

Geotechnical Engineer

PanGEO

Land Use Attorney

Cairncross & Hempelmann

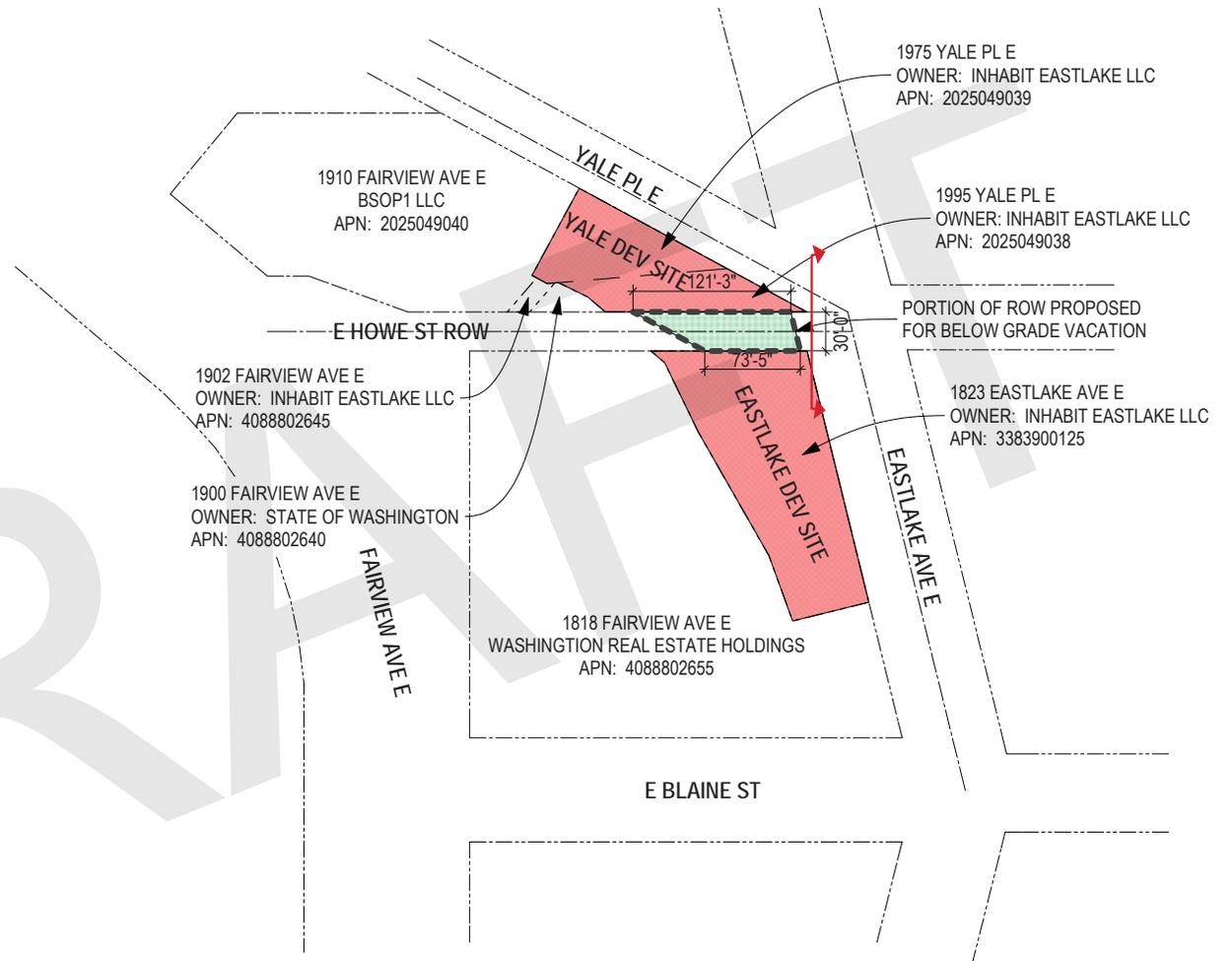
E HOWE STREET SUBTERRANEAN VACATION

VACATION PROPOSAL

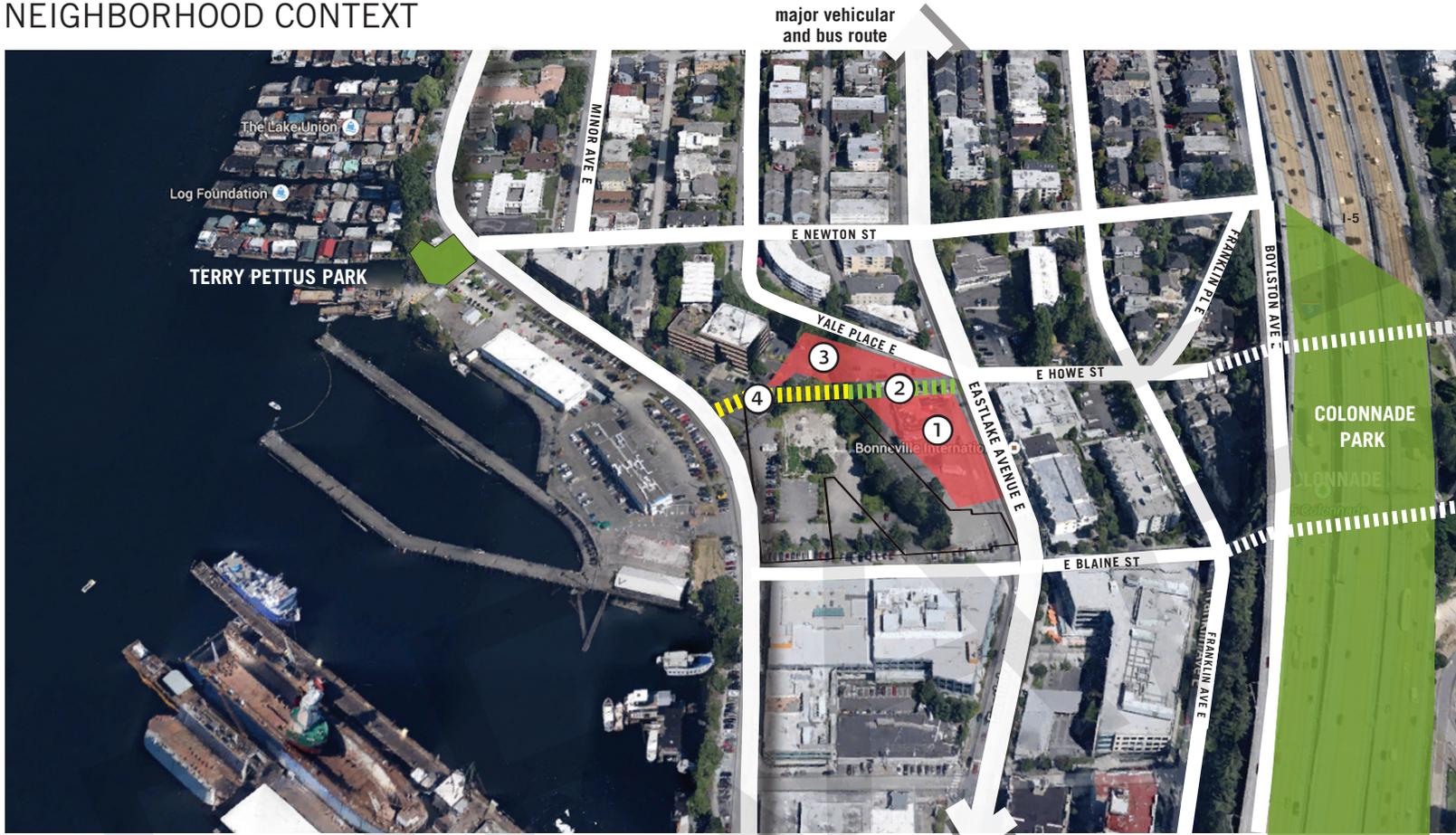
Vacation of subterranean portion of the E Howe St Right Of Way between development sites located at 1903 Yale Pl E and 1823 Eastlake Ave E.

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.



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)



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 Pl 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)

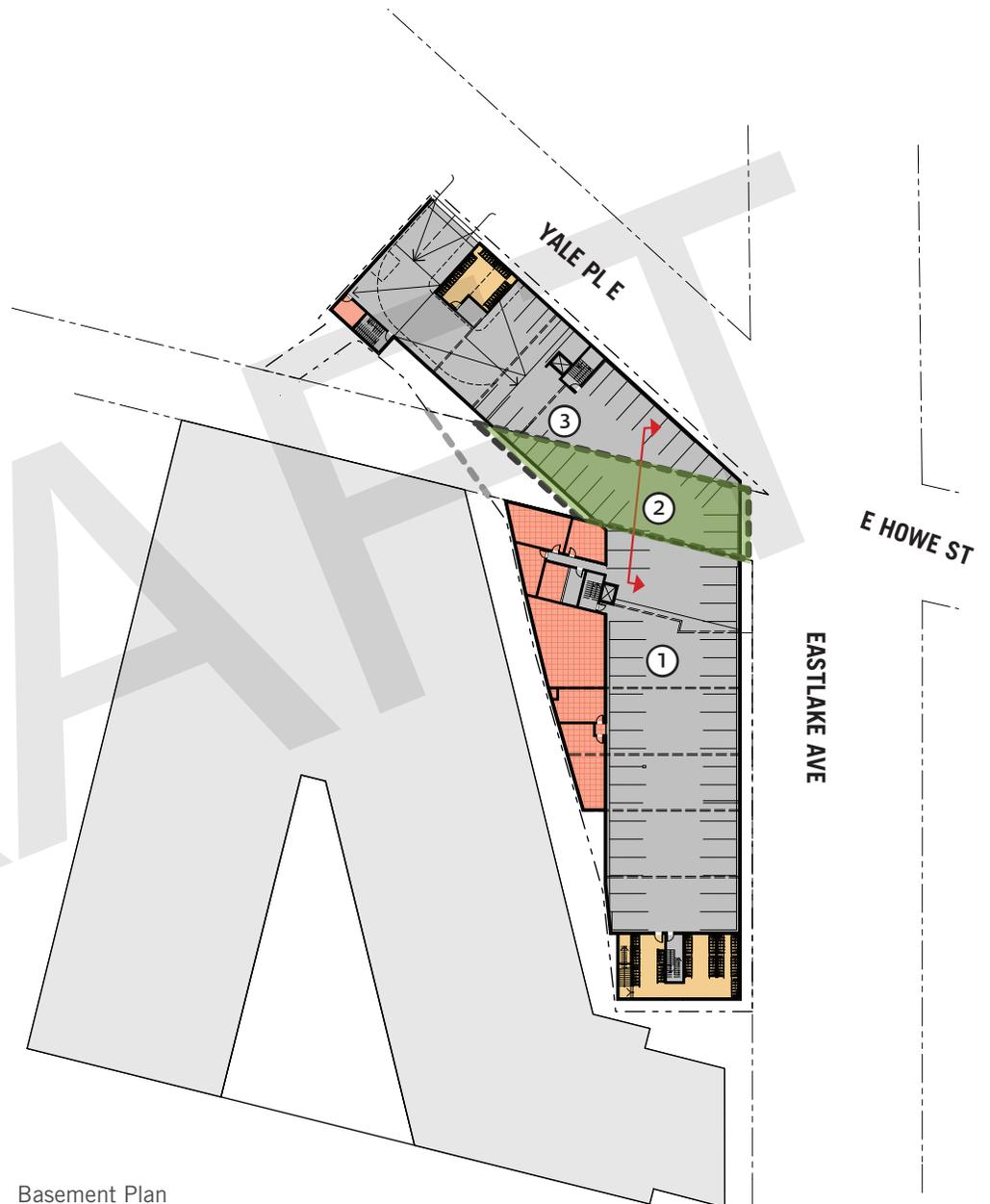
② E HOWE ST ROW

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



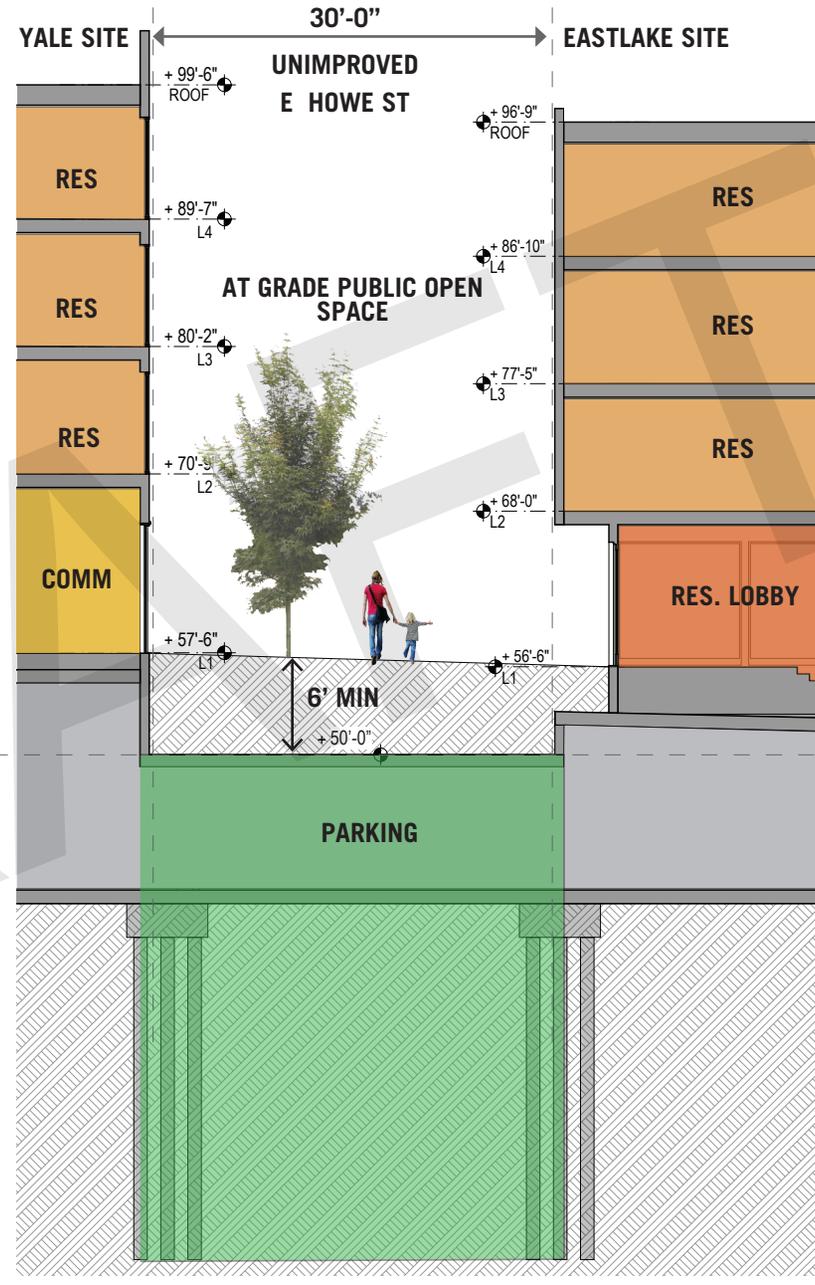
Basement Plan

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.



PROPOSED VACATION STARTS AT TOP OF STRUCTURED PARKING

EXISTING CONDITIONS: SITE STREET LEVEL VIEWS



Existing view walking north along Eastlake Ave E



Existing conditions looking across Eastlake Ave E



Existing view at intersection of Eastlake Ave E and Yale Pl E

EXISTING CONDITIONS: 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.

EXISTING CONDITIONS: AERIAL VIEW FROM WEST



EXISTING CONDITIONS : HOWE STREET HILLCLIMB



Howe Street Steps are the longest urban stairway in Seattle. The steps extends from 10th Avenue through Colonnade Park to E Howe Street east of the project site.



View from E Howe Street to Eastlake Ave E and the project site



E Howe St vehicular passage ends at Eastlake Avenue E - View to existing conditions at project site along Eastlake

URBAN DESIGN MERIT



At the February 20th Urban Design Merit meeting, the Design Commission approved the urban design merit of the E Howe Street subterranean street vacation.

The Design Commission cited the following aspects of the proposal in support of Urban Design Merit:

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

DESIGN COMMISSION RECOMMENDATIONS FOR PUBLIC BENEFIT PROPOSAL

“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		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	0	1
		Pedestrian-scale lighting	0	yes	3
		Public bike racks	0	1	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 Pl E vehicular curbcuts	1	1 permitted	1
		Street trees			
		Eastlake Ave E	0	7	7
		Yale Pl E	0	5	5
		ROW landscaping			
	Eastlake Ave E	0	280 SF	800 SF	
	Yale Pl E	0	300 SF	500 SF	

PUBLIC BENEFIT PROPOSAL DIAGRAM

- ① Public open Space at Grade (30' x 120')
- ② Site-scaled Art
- ③ On-site Enhancements - Voluntary Building Setbacks from ROW
- ④ ROW streetscape Enhancements



ON-SITE ENHANCEMENTS TO ROW

Eastlake Building

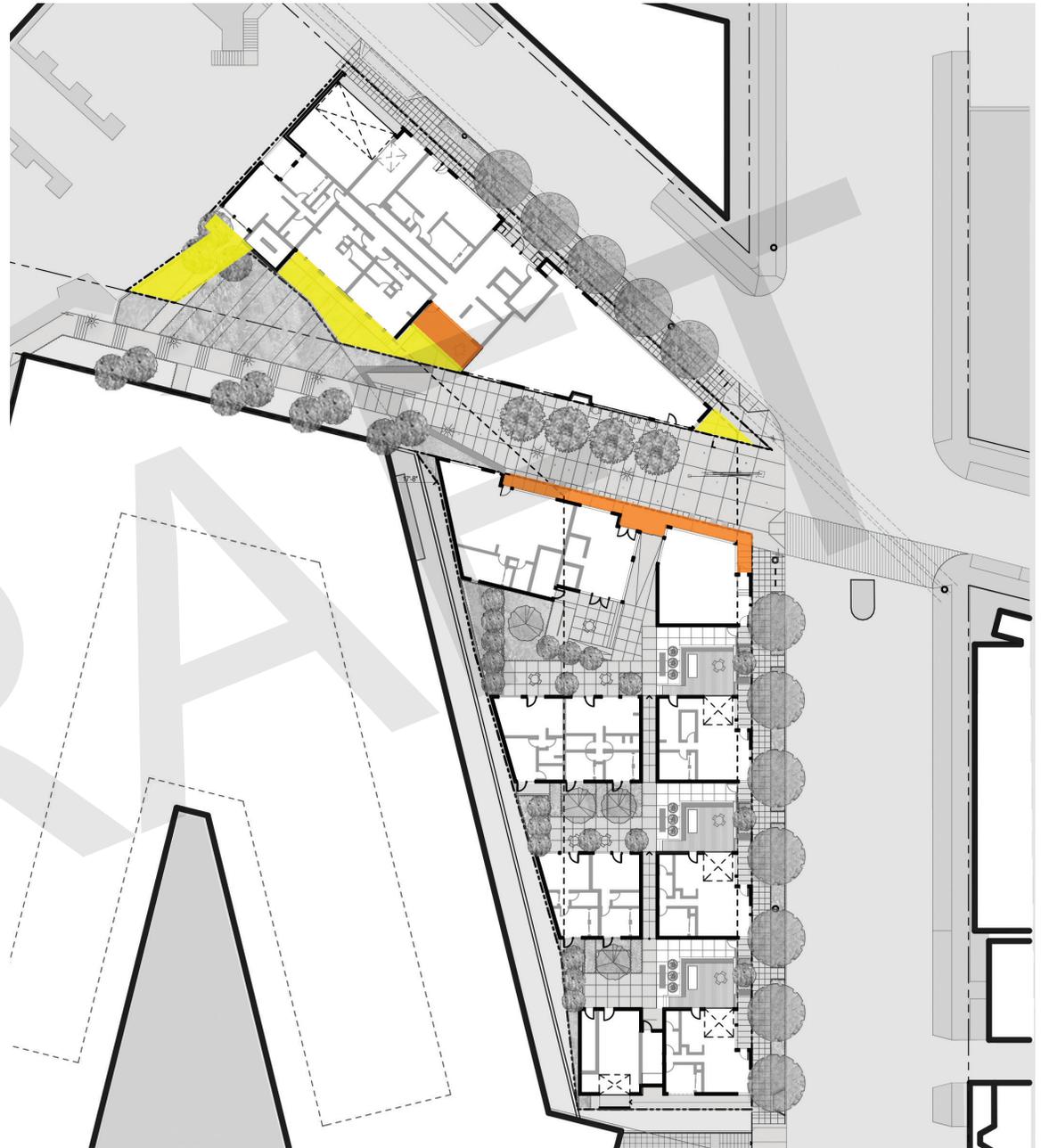
Continuous street-level setback provided at ROW on Eastlake Building

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

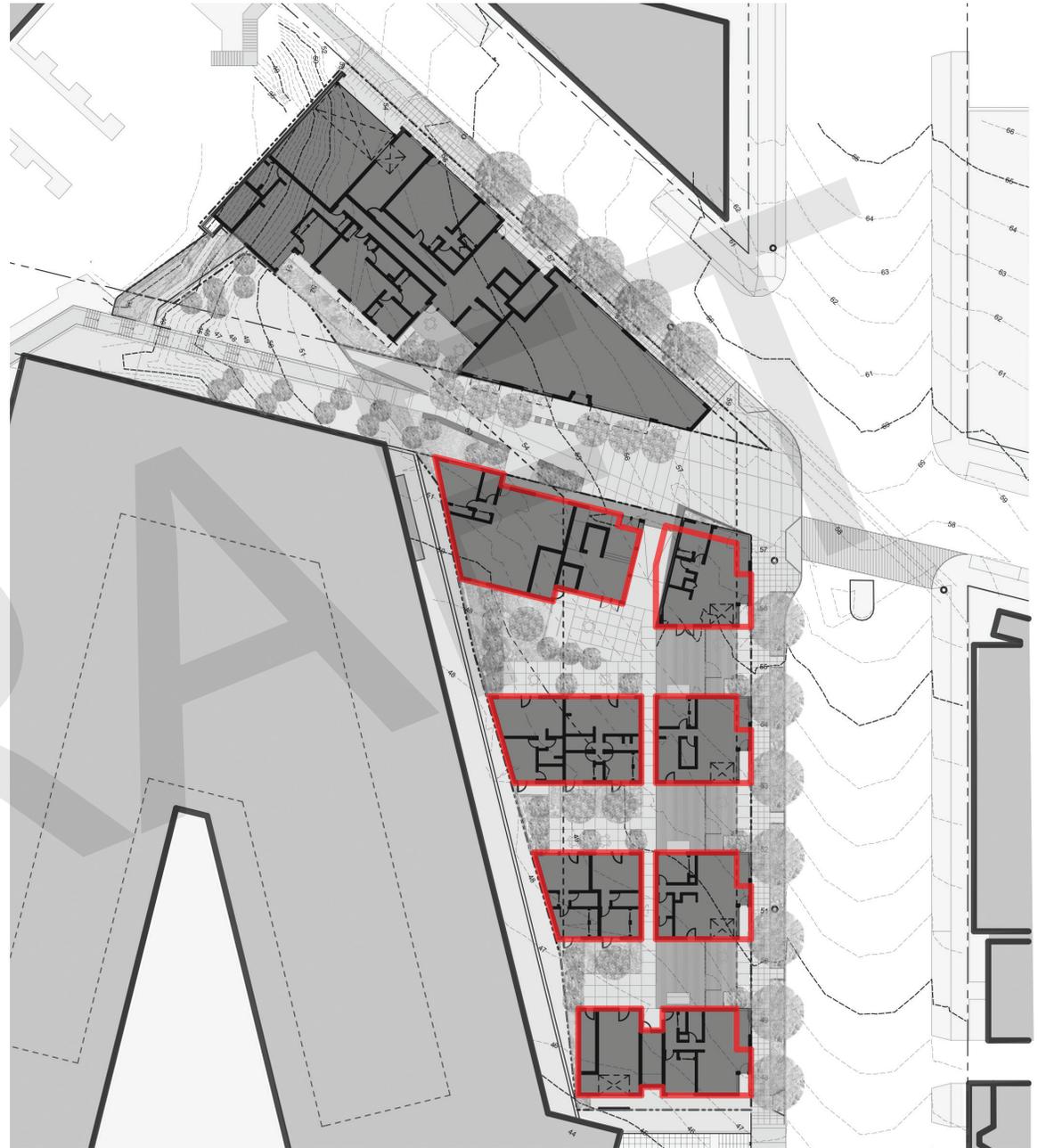
 At grade voluntary setback

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.



— Outline of reorganized Level 1 plan

Diagram of previous site plan with reorganized Level 1 plan (red) and voluntary setbacks from ROW (yellow/orange).

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 PI 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

ROW LANDSCAPE PLAN NOTES

ROW design uncoupled from architecture.

8'x8' and 4'x8' concrete paving.

Regularly spaced street trees.

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

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 developed as amphitheater lawn.



PREVIOUS ROW LANDSCAPE PLAN

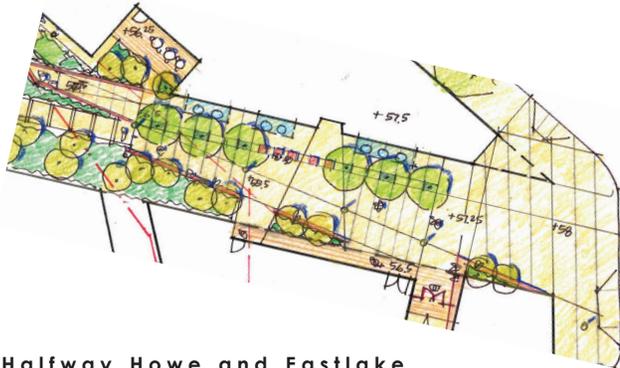


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STARTING POINT

ROW PAVEMENT STUDIES

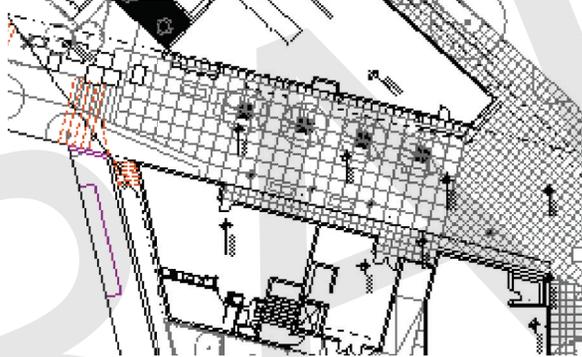
Starting Point



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

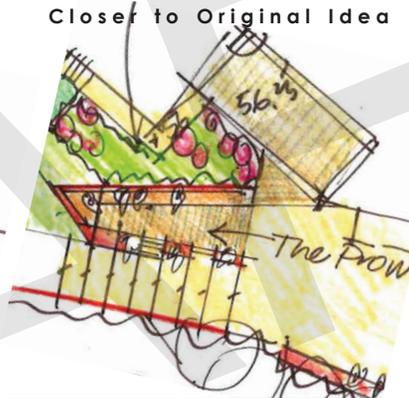
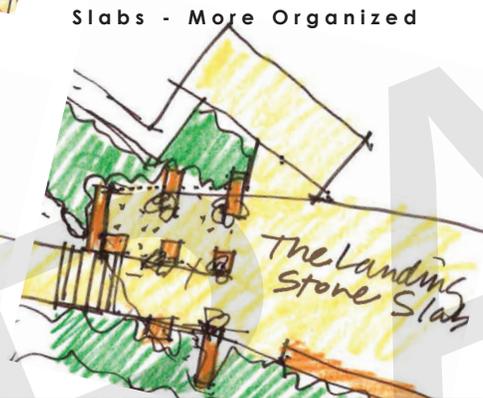
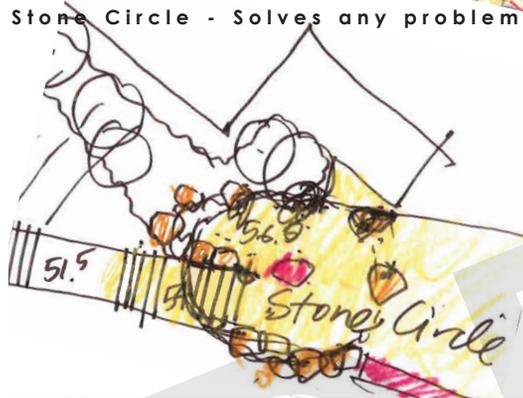


Stone Circle - Solves any problem

Slabs - More Organized

Closest to Original Idea

Development



INSPIRATION



Warm Materials



Banquette



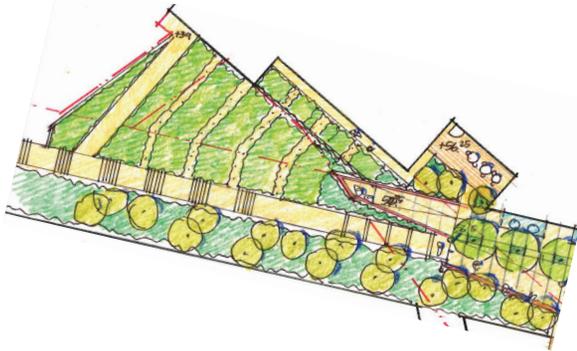
View

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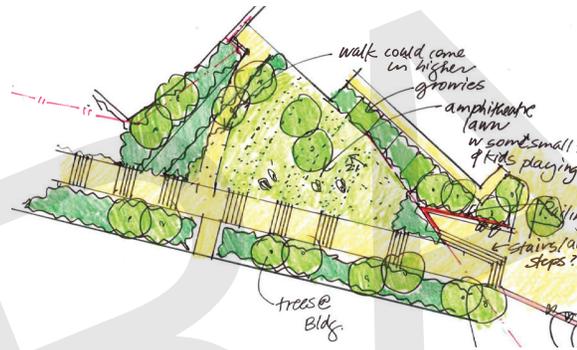
PROW

LOWER HOWE STUDIES

Starting Point: Terraced Growies



Evolution - Looser, i.e. Lawn

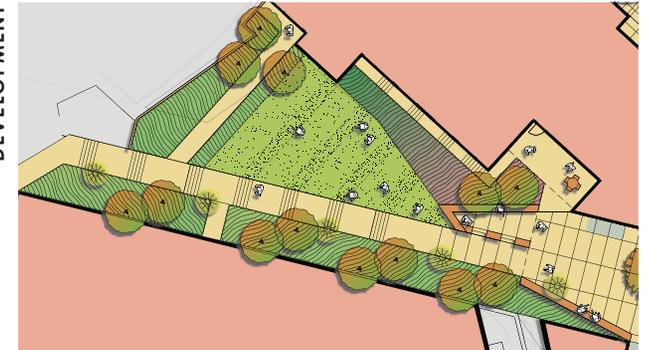


INSPIRATION



Rolling Lawn - Madison Valley

DEVELOPMENT



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LOWER HOWE

PUBLIC ART: "REUNION"

Steel Sculpture by Mike Phifer.

Orientation for pedestrian paths from Howe, Yale and Eastlake.

Setbacks at buildings on both sides of art.

Triangular balconies at Yale removed.

8'x8' paving scaled for sculpture.

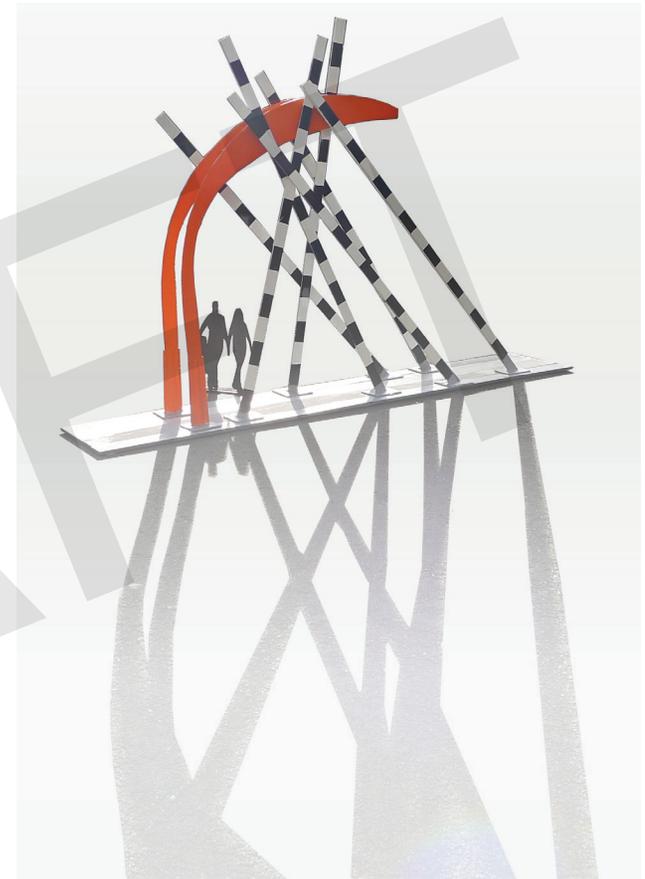
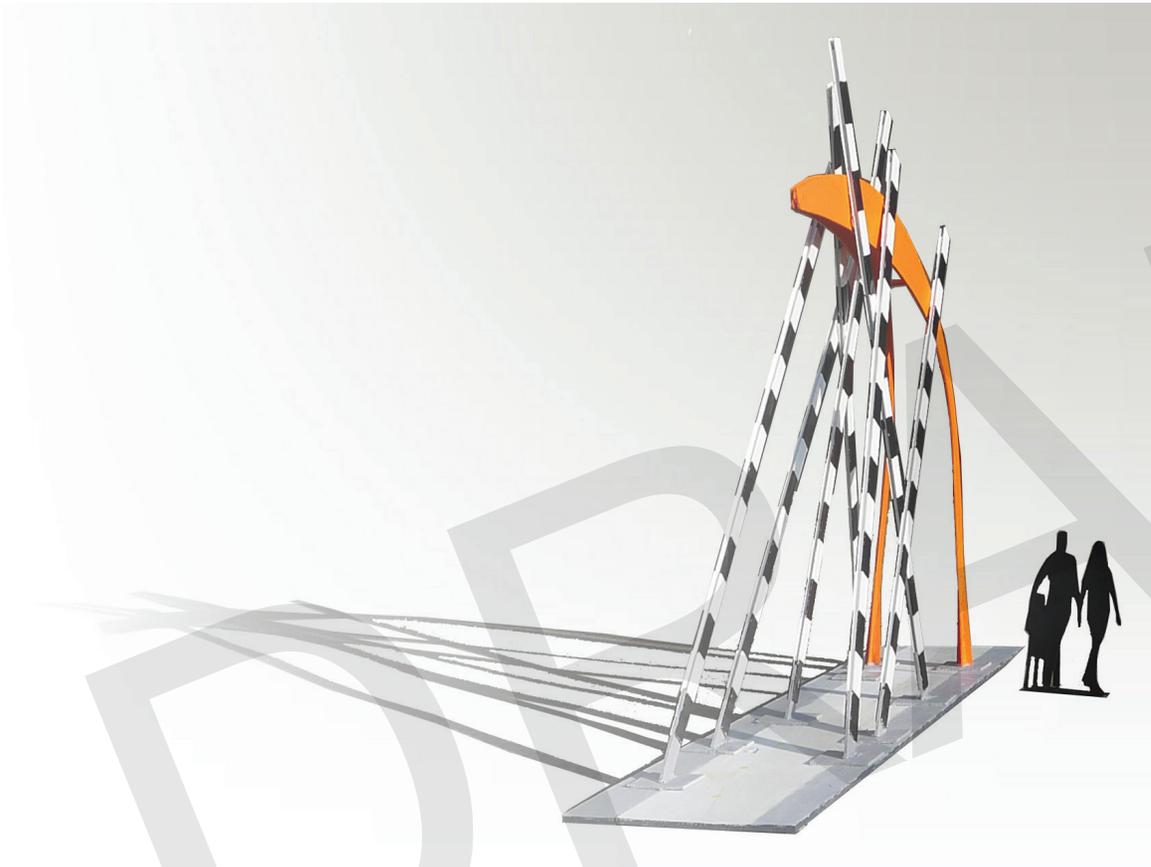
Sculpture color may reappear as accent color ROW street furniture.



“REUNION” ELEVATION



“REUNION” DEVELOPMENT: MODEL VIEWS



SIGNAGE

Green City of Seattle street sign proposed.

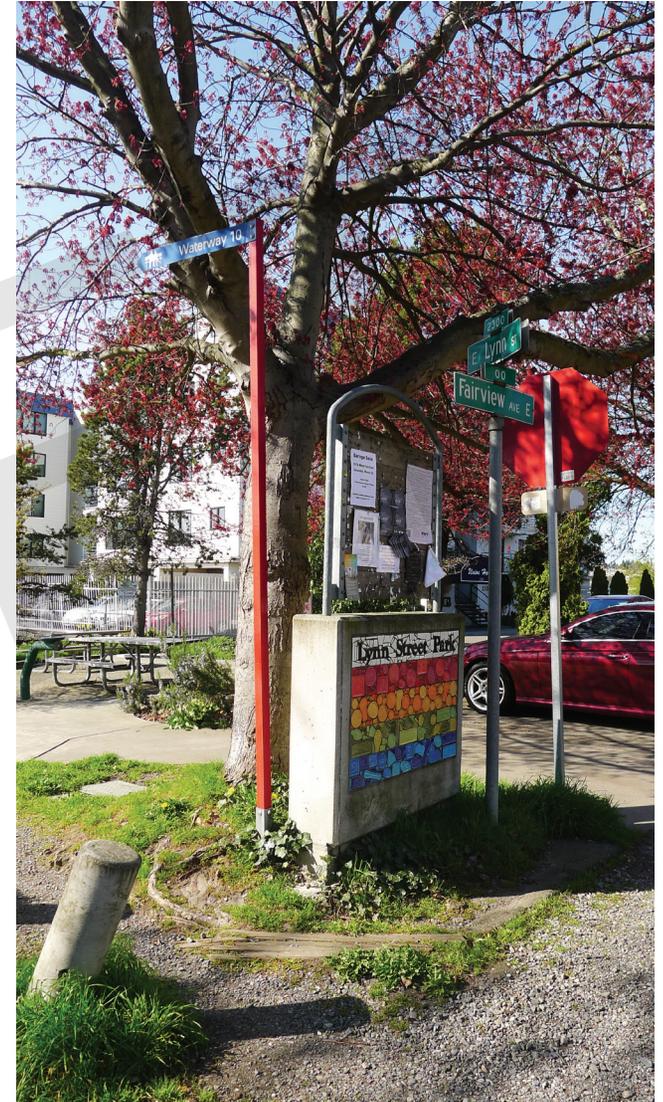
Similar sign to existing Eastlake, Yale and Howe sign at project sites. E Howe to include pedestrian symbol.

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.



Existing City of Seattle street sign at project site.



Typical signage near project site.

LIGHTING/TREES

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.

Street tree to be coordinated with Bill Ames - Katsura street tree or similar "vase-like" tree.



STREET FURNITURE/BIKE RACKS

STREETSCAPE



Sunnyside Streetscape



Seat Elements



Seat Elements



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





END OF PRESENTATION

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 (Mutual Materials Ebony)

Hardie Panel Facade

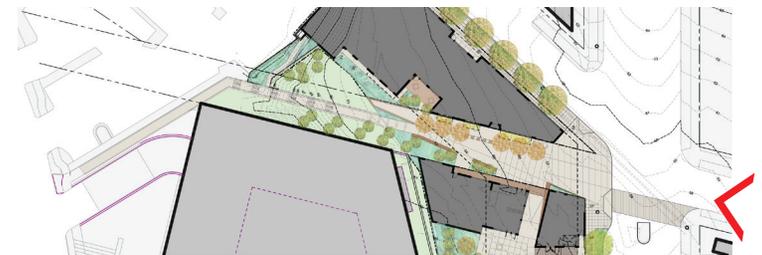
Wood Accent

Metal Trim/Accent

Metal Grating Deck

Horizontal/Cable Rail

APPENDIX: PREVIOUS AERIAL VIEW FROM EAST (FROM URBAN DESIGN MERIT SUBMITTAL)



APPENDIX: PREVIOUS AERIAL VIEW OF PROJECT (FROM URBAN DESIGN MERIT PROPOSAL)

