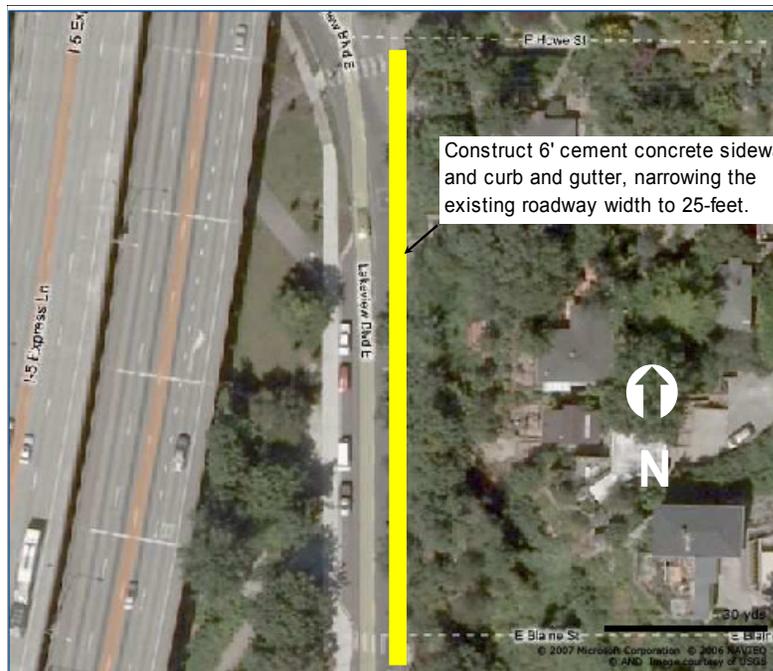




Lakeview Boulevard East – E Blaine Street to E Howe Street



Option 1



Option 2

Lakeview Boulevard East – E Blaine St. to E Howe St.



Project ID # 2007-373

Type of Improvement: Sidewalk

Neighborhood: Capitol Hill

Applicant Description of Problem and/or Project:

Approximate Length: 340'

Street Classification: Principal Arterial

Problem: No sidewalk connecting stairs to Lakeview Blvd. Possibly there is a sidewalk under nearly a century of sliding that has covered it with earth and vegetation. Regardless, some kind of retaining wall must be built. Alternatively the curb could be moved another 5' into the roadway in order to narrow Lakeview Blvd and create a new sidewalk that would not be as close to the hillside. If the curb is to be moved further into Lakeview, it would be safer for pedestrians if this were to create a planting strip as a buffer between their sidewalk and the roadway, rather than putting the sidewalk right at the curb.

Suggested Project: Sidewalk and/or retaining wall on east side of Lakeview Blvd between the Howe and Blaine St stairs.

Potential Solution and/or Comments:

Option 1: Lakeview Blvd. – E Blaine St. to E Howe St.

- Construct concrete curb, gutter and 6-foot sidewalk for approximately 340 feet along the east side of Lakeview Blvd. The street width would be 25-feet in order to minimize retaining wall construction. Most of the sidewalk would be constructed in the existing street.

Option 2: Lakeview Blvd. – E Blaine St. to E Howe St.

- Construct concrete curb, gutter and 6-foot sidewalk for approximately 340 feet along the east side of Lakeview Blvd with the face of new curb approximately at the location of the existing curb.
- Build a soldier pile wall with tie-backs approximately 280 feet long and 10 feet high along the east side of Lakeview Blvd.

Challenges/Tradeoffs:

Option 1: Lakeview Blvd. – E Blaine St. to E Howe St.

- The street width has been reduced from the City's standard of 30 feet to reduce retaining walls. This will require a deviation.
- Parking would be prohibited on the east side of the street.
- Planting strips have been omitted on both sides to reduce the amount of right of way purchase required and retaining walls.
- This project may be within WSDOT Limited Access. If it is, permission to construct the proposed improvements must be coordinated with them.

Option 2: Lakeview Blvd. – E Blaine St. to E Howe St.

- Planting strips have been omitted on both sides to reduce the amount of right-of-way purchase required.
- Steep slopes on the east side of the road would require a costly retaining wall (approx. \$963,000).
- Driveways at the north end of the project that are already fairly steep would become steeper with the proposed project.
- This project may be within WSDOT Limited Access. If it is, permission to construct the proposed improvements must be coordinated with them.

Preliminary Range of Cost (Option 1): \$ 240,000 to \$300,000

Preliminary Range of Cost (Option 2): \$ 1,540,000 to \$1,900,000