

E HOWE STREET SUBTERRANEAN VACATION
1903 YALE PL E / 1823 EASTLAKE AVE E
SEATTLE DESIGN COMMISSION PRESENTATION
20 FEBRUARY 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

DEVELOPMENT SCHEDULE

The dates below are scheduled or proposed project milestones. Actual dates will depend on street vacation, MUP and development processes.

SCHEDULED

24 July 2013	Early Design Guidance Meeting
19 December 2013	Below Grade Street Vacation Petition Submittal
2 January 2013	MUP Submittals
20 February 2014	Design Commission Meeting 1
5 March 2014	SDOT 30% SIP Design Guidance Meeting

PROPOSED

March 2014	Design Review Board Recommendation Meeting
March 2014	Design Commission Recommendation to SDOT
March 2014	Transmittal of SDOT Vacation Recommendation to City Council
April 2014	Design Commission Meeting 2
May 2014	Vacation Public Hearing
June 2014	MUP Issuance
June 2014	City Council Conditional Concept Approval
June 2014	Excavation/Shoring Building Permit Submittal
July 2014	Building Permit
October 2014	Excavation/Shoring Construction Begins
January 2015	Building Construction Begins

COMMUNITY MEETINGS

Community meetings to date with members of Eastlake community:

May 16, 2013	Breakfast Meeting
July 11, 2013	Breakfast Meeting
July 24, 2013	Early Design Guidance Meeting
December 3, 2013	Public Meeting
February 18, 2014	Breakfast Meeting

PUBLIC MEETING JOIN US **HOWE STREET RIGHT-OF-WAY: FUTURE PARK**
Date: Tuesday, December 3, 2013
Time: 7:00-8:30 PM
Location: Seward Public School Library, 2500 Franklin Ave E

Daly Partners cordially invites the Eastlake community and members of the public for a design discussion on the open space park proposed for the unimproved E Howe Right-of-Way. The design team will present current design development for the public open space, which is part of an upcoming mixed use project at 1823 Eastlake Ave E and 1903 Yale Place E. We are interested in your ideas and feedback. Please join us!



For additional information, please contact Dawn Bushnaq at dawn@bushnaqstudio.com or 206-257-3345.

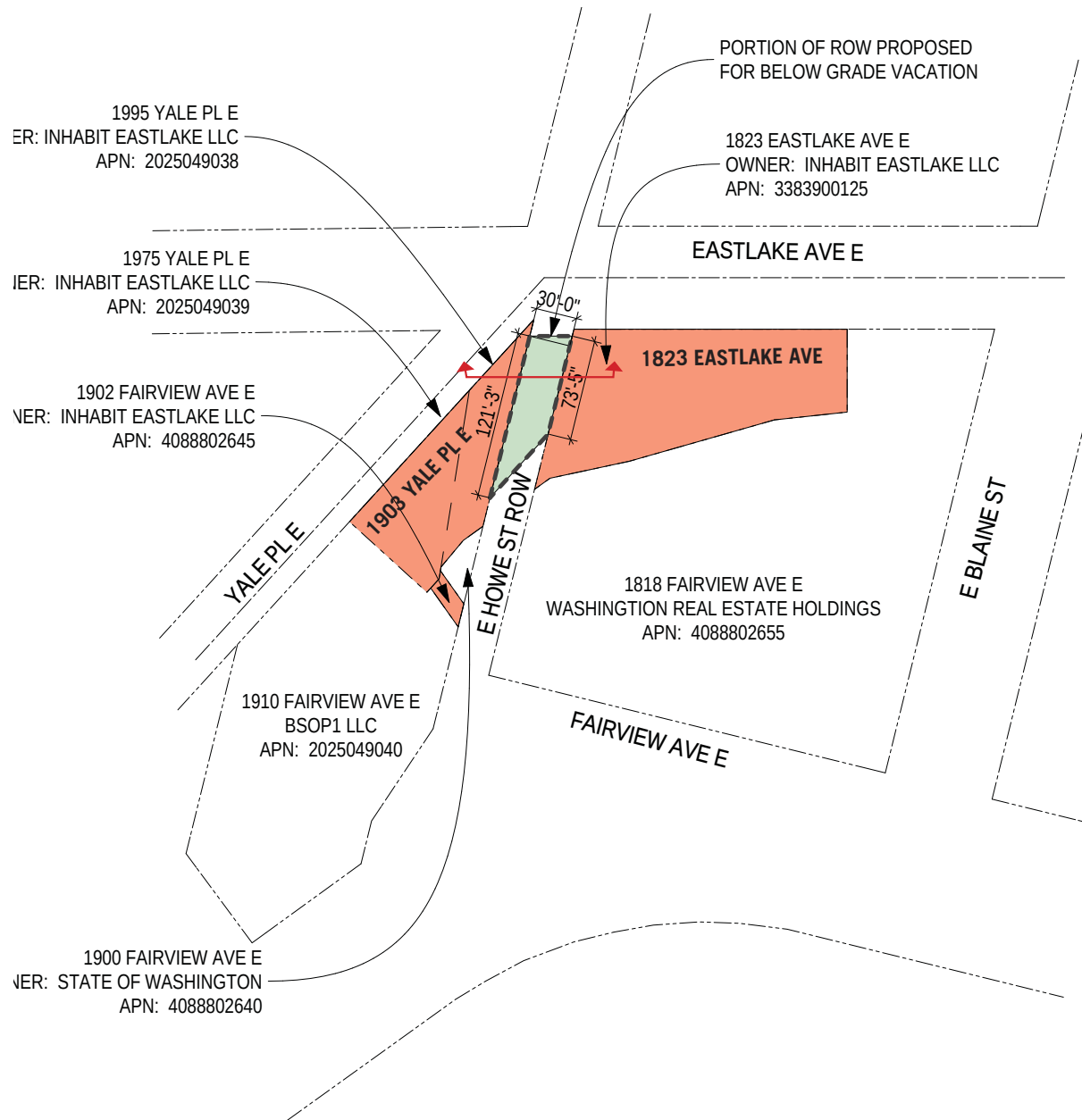
DALY PARTNERS **BUSHNAQ STUDIO ARCHITECTURE + DESIGN**

Invitation to Public Meeting on December 3, 2013



Public Meeting on December 3, 2013 at TOPS Seward Public School

PROJECT SUMMARY



PROJECT GOALS

Pedestrian oriented mixed use project centered around an at grade urban park in the unimproved E Howe Street ROW.

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

PROPOSED SUBTERRANEAN VACATION

Eastern portion of the unimproved E Howe Street right-of-way (ROW) between Eastlake Ave E and Fairview Ave E.

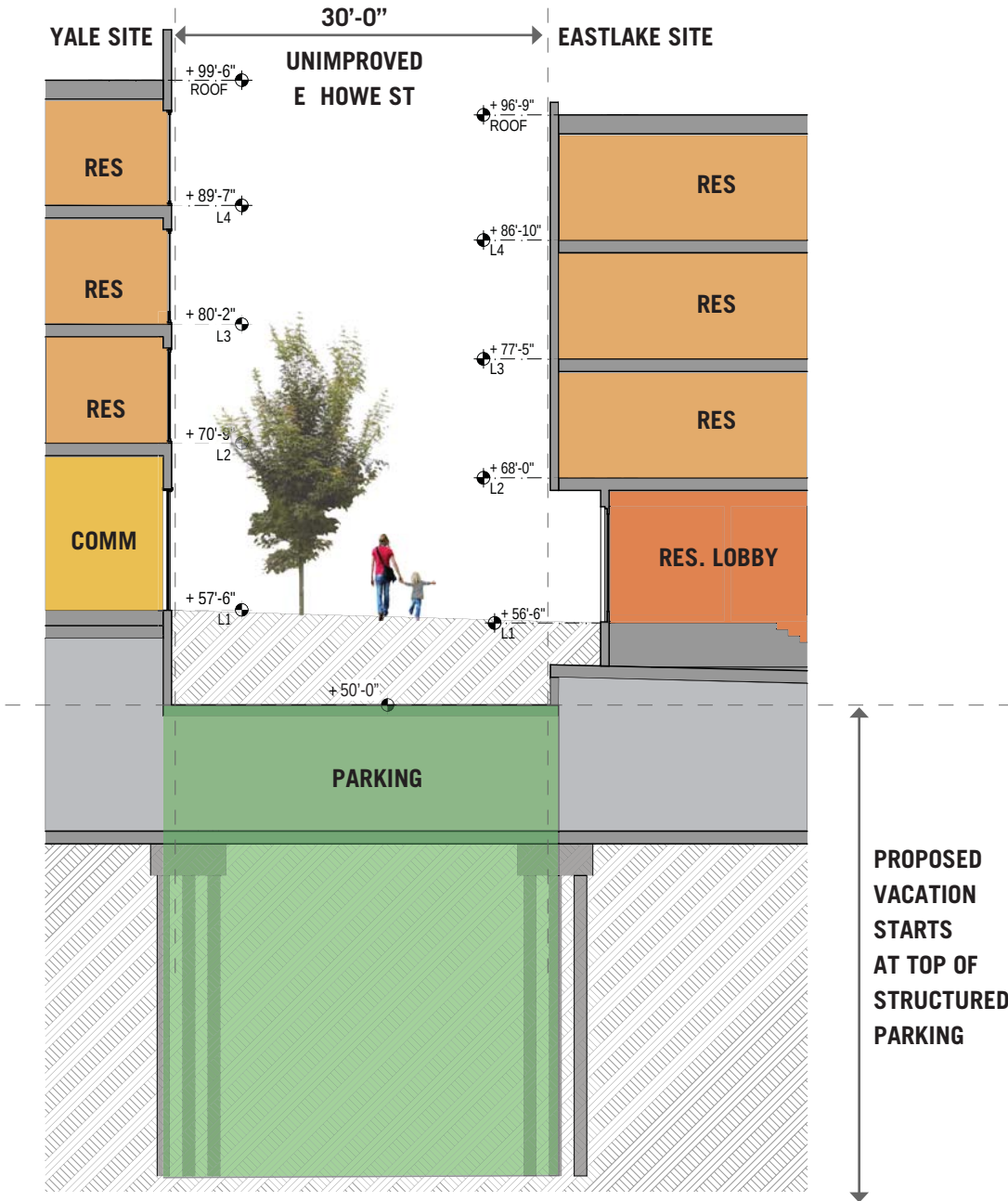
3,023 SF of subterranean ROW

30' by approximately 121'

USE OF VACATED ROW

Subterranean portion of ROW to be developed as part of structured below grade parking associated with the adjacent development sites.

SECTION THROUGH ROW



PROPOSED SUBTERRANEAN VACATION

Portion of ROW that starts at approximately 6' below grade at elevation 50'.

18" diameter augur cast piles required due to soil quality. 38' - 48' deep depending on soil quality at each pile location. 12 piles located in proposed vacation.

DEVELOPMENT PROPOSAL



① EASTLAKE SITE

±62,000 SF mixed-use building
4-story, 44' building height
5 live-work units (5,200 SF)
58 apartments (36,500 SF)
±10,600 SF below grade parking
(includes ½ of ROW)

② E HOWE ST ROW

At grade: 4,124 SF ROW (entire 30' width of ROW abutting the development site) to be developed as a publicly accessible open space park.

Below grade (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

±38,000 SF mixed-use building
44' height maximum
1 commercial space (2,100 SF)
1 live-work unit (720 SF)
32 apartments (21,100 SF)
7,100 SF below grade parking
(includes ½ of ROW)

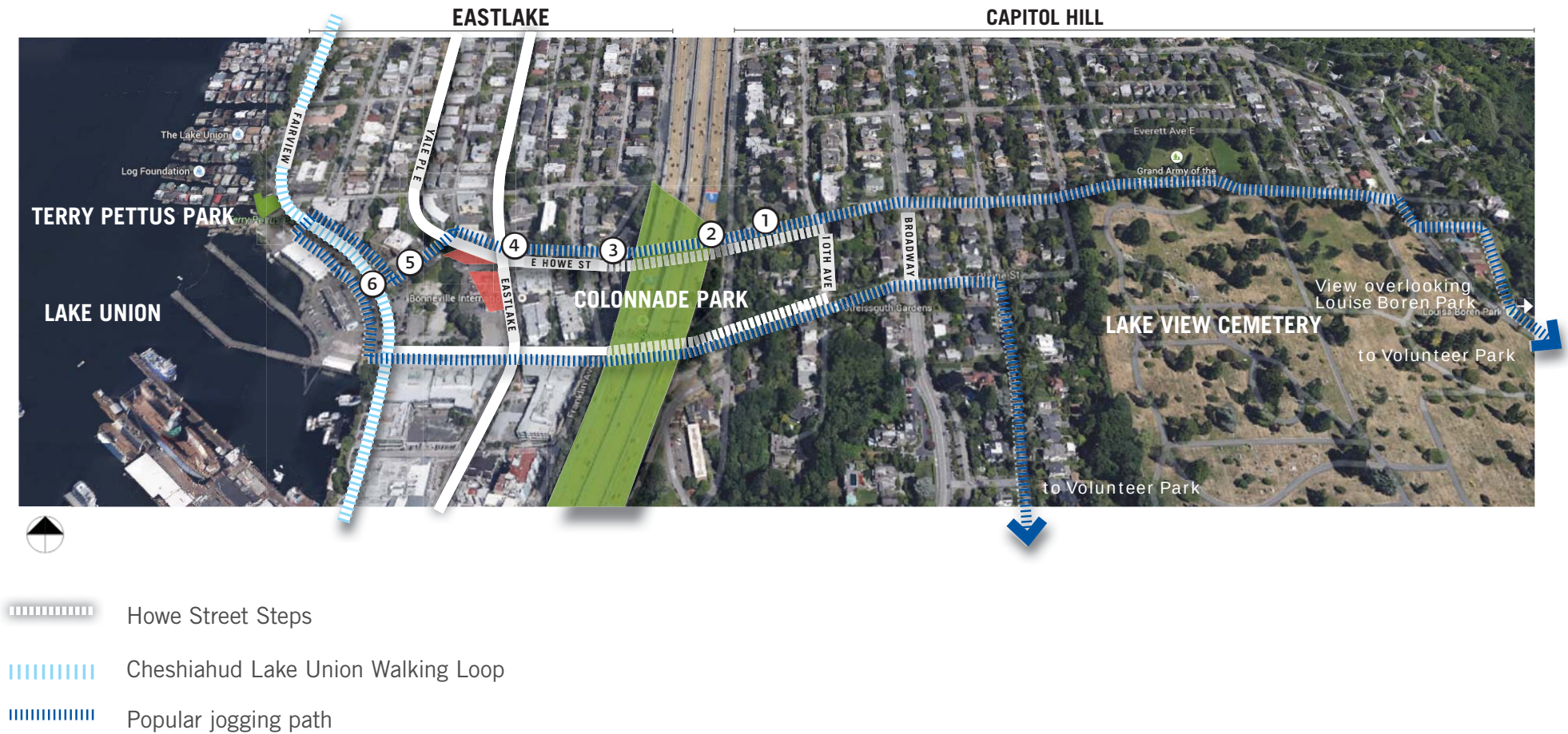


URBAN DESIGN MERIT

- ① SUBTERRANEAN VACATION SUPPORTS URBAN-SCALE PEDESTRIAN NETWORK - CAPITOL HILL TO EASTLAKE AND THE CHESHIAHUD LAKE UNION LOOP BY WAY OF THE HOWE STREET STEPS.
- ② SUBTERRANEAN VACATION CREATES BEST OPPORTUNITIES FOR A SAFE, ACTIVE AND PEDESTRIAN-ORIENTED STREETScape WITHIN EASTLAKE.

HOWE STREET HILLCLIMB CONNECTS EASTLAKE AND CAPITOL HILL

Longest urban stairway in Seattle extends from 10th Avenue to Colonnade Park



HOWE STREET HILLCLIMB: 10TH AVE E TO LAKEVIEW BLVD E

① Howe Street Steps east of I-5 at the base of Lakeview Blvd looking up to Capitol Hill



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path

HOWE STREET HILLCLIMB: COLONNADE PARK

② Howe Street Steps in Colonnade Park under I-5



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path

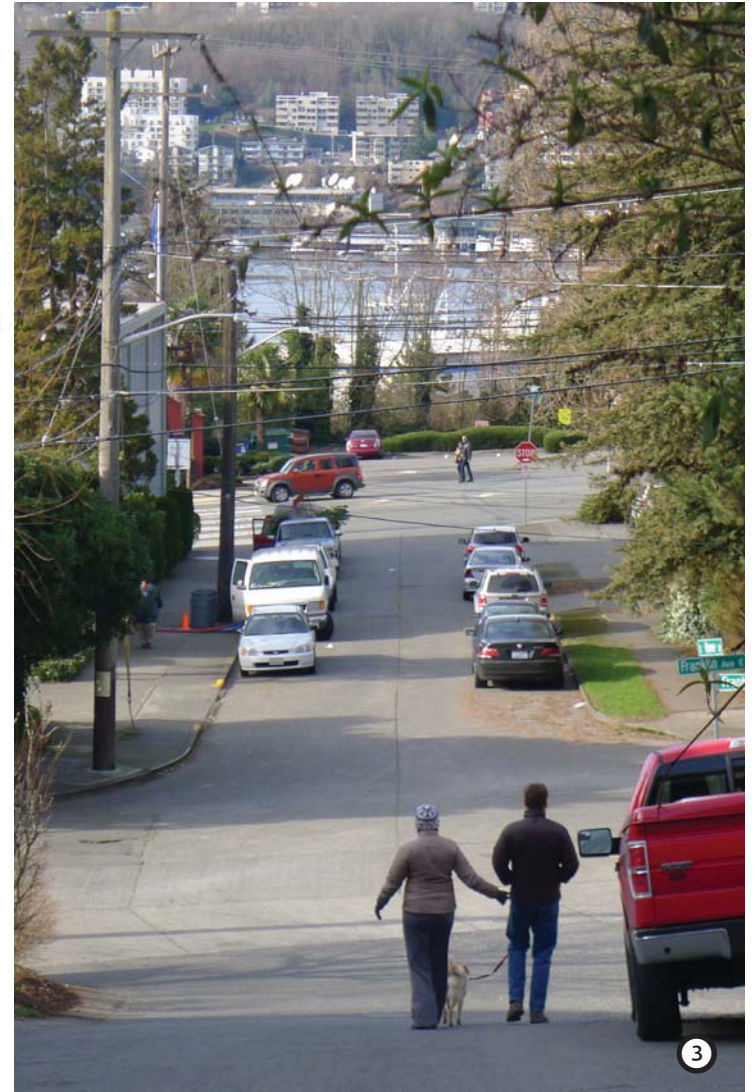


HOWE STREET HILLCLIMB: E HOWE ST WEST OF EASTLAKE AVE E

③ E Howe St west of Colonnade Park - View to Eastlake Ave E and Project Site



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path



HOWE STREET HILLCLIMB: UNIMPROVED E HOWE ST ROW

④ E Howe St vehicular passage ends at Eastlake Avenue E - View to existing conditions at project site along Eastlake



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path

HOWE STREET HILLCLIMB: EXISTING STAIR AND PARKING LOT

⑤ Termination of steps into parking lot at Fairview



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path



HOWE STREET HILLCLIMB: CHESHIAHUD LAKE UNION LOOP

⑥ Cheshiahud Lake Union Loop



- Howe Street Steps
- Cheshiahud Lake Union Walking Loop
- Popular jogging path



14 URBAN DESIGN MERIT

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

12-BLOCK STUDY: SITE LOCATION



① 1903 Yale Place E

② 1823 Eastlake Avenue E

③ E Howe St ROW (1818 Fairview Ave E - by others)



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URBAN DESIGN MERIT

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

12-BLOCK STUDY: CARS ON E HOWE ST



① 1903 Yale Place E

② 1823 Eastlake Avenue E

③ E Howe St ROW (1818 Fairview Ave E - by others)



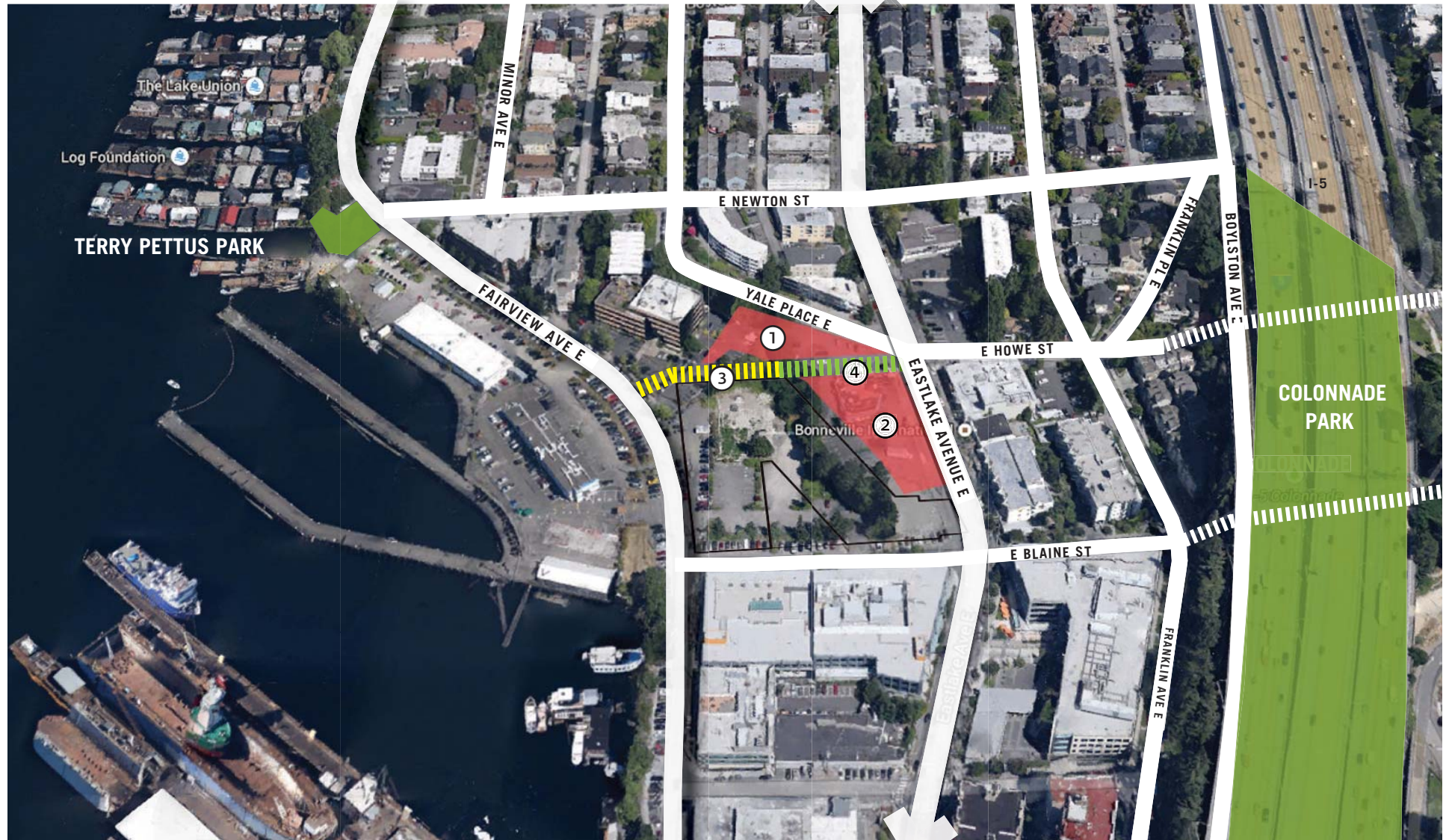
16 URBAN DESIGN MERIT

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

12-BLOCK STUDY: PEDESTRIANS ON E HOWE ST

major vehicular
and bus route



① 1903 Yale Place E

② 1823 Eastlake Avenue E

③ E Howe St ROW (1818 Fairview Ave E - by others)

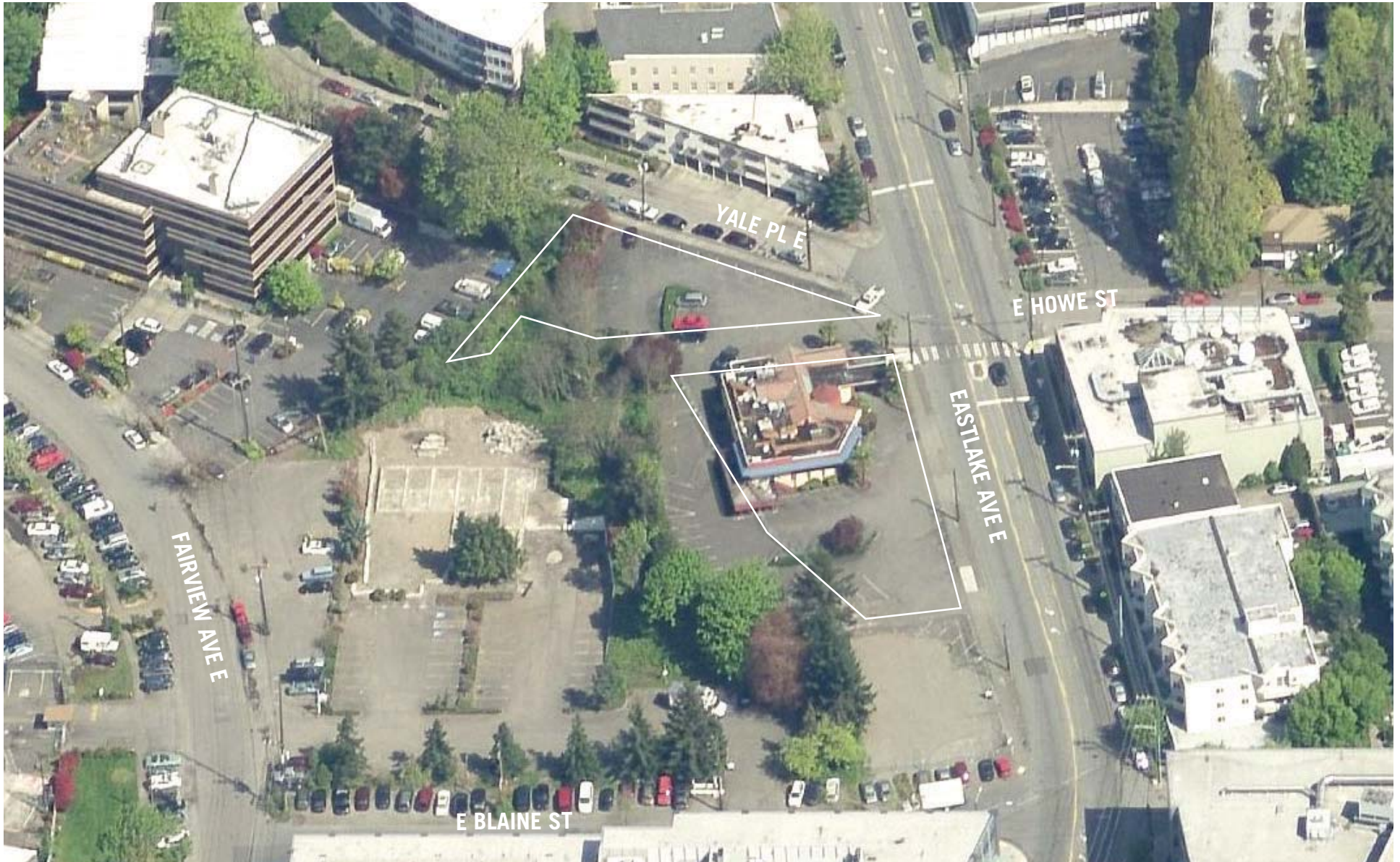
④ E Howe St ROW (below grade street vacation)



12-BLOCK STUDY: STREET GRID & CIRCULATION



EXISTING CONDITIONS: AERIAL VIEW FROM SOUTH



EXISTING CONDITIONS: AERIAL VIEW FROM EAST



EXISTING CONDITIONS: AERIAL VIEW FROM WEST



EXISTING CONDITIONS: STREETSCAPE



View of site along Eastlake Ave E



View of site along Yale Pl E



Key

EXISTING CONDITIONS: ARTERIAL VIEWS



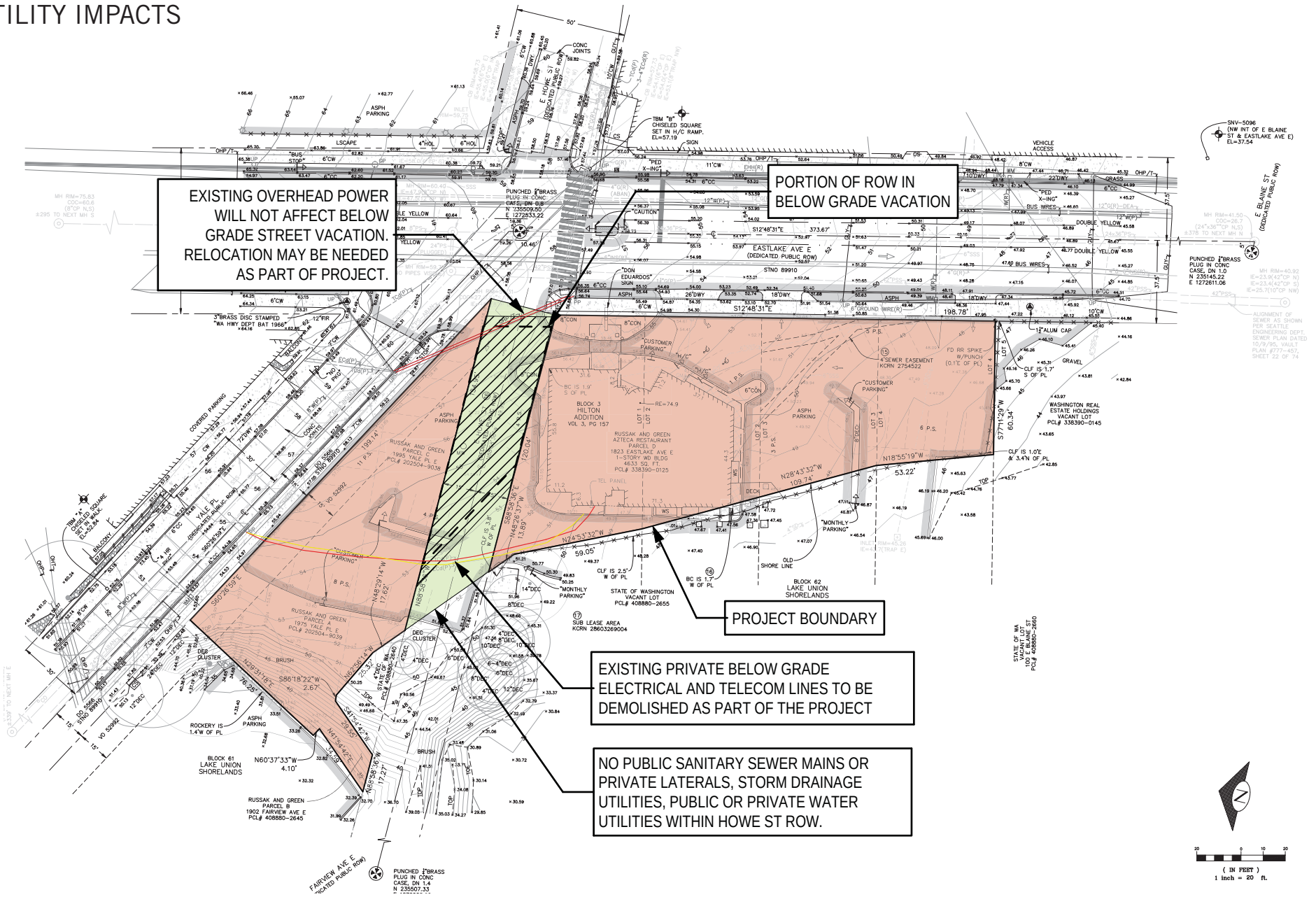
View looking south on Eastlake



View looking north on Eastlake Ave E



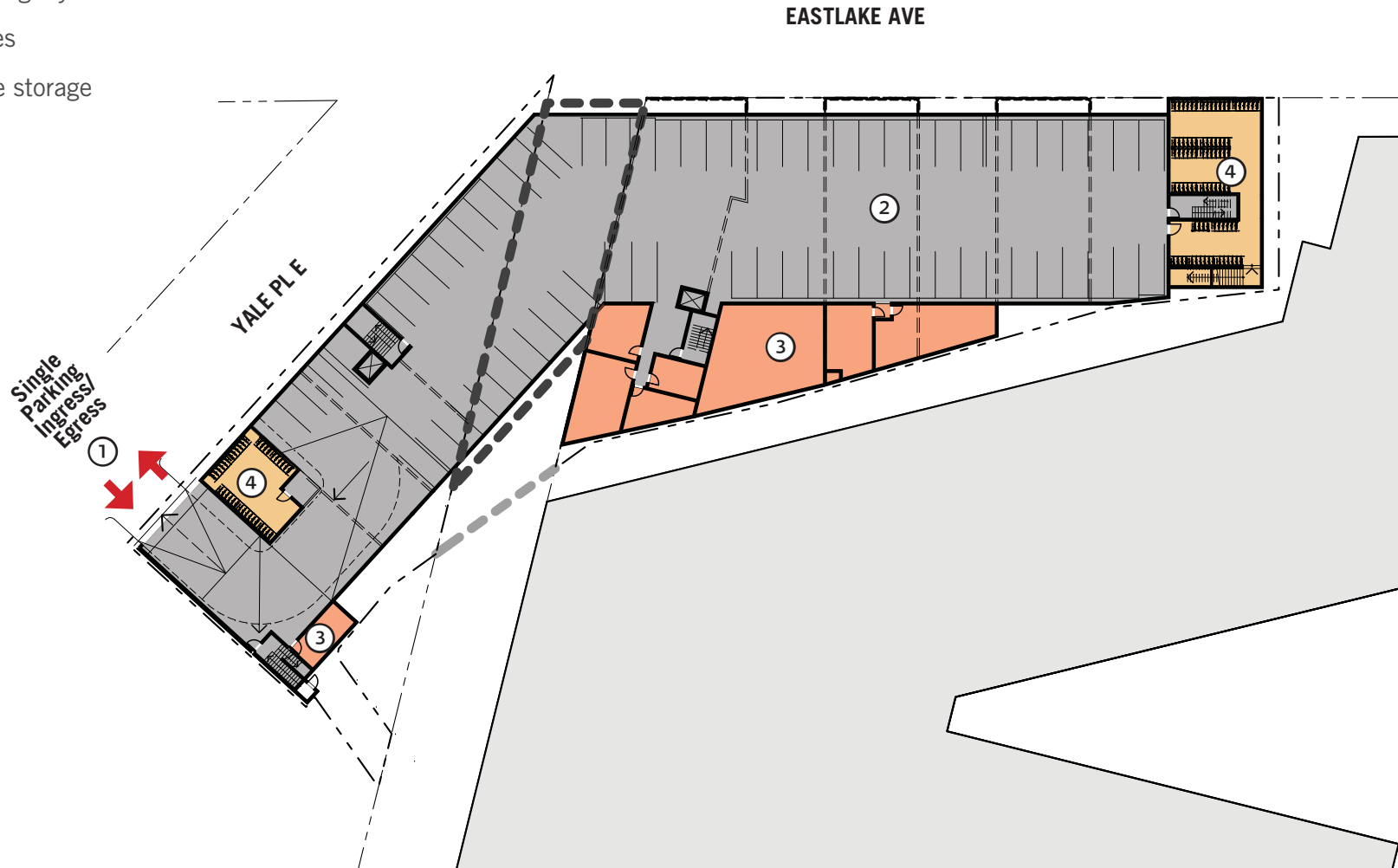
UTILITY IMPACTS



BASEMENT PLAN WITH VACATION

Vacation does not result in an increase of develop-able land.

- ① Single 22' curb cut at Yale Site.
- ② 64 parking spots
60% of parking ratio for residents.
Efficient parking layout
- ③ Shared utilities
- ④ Generous bike storage



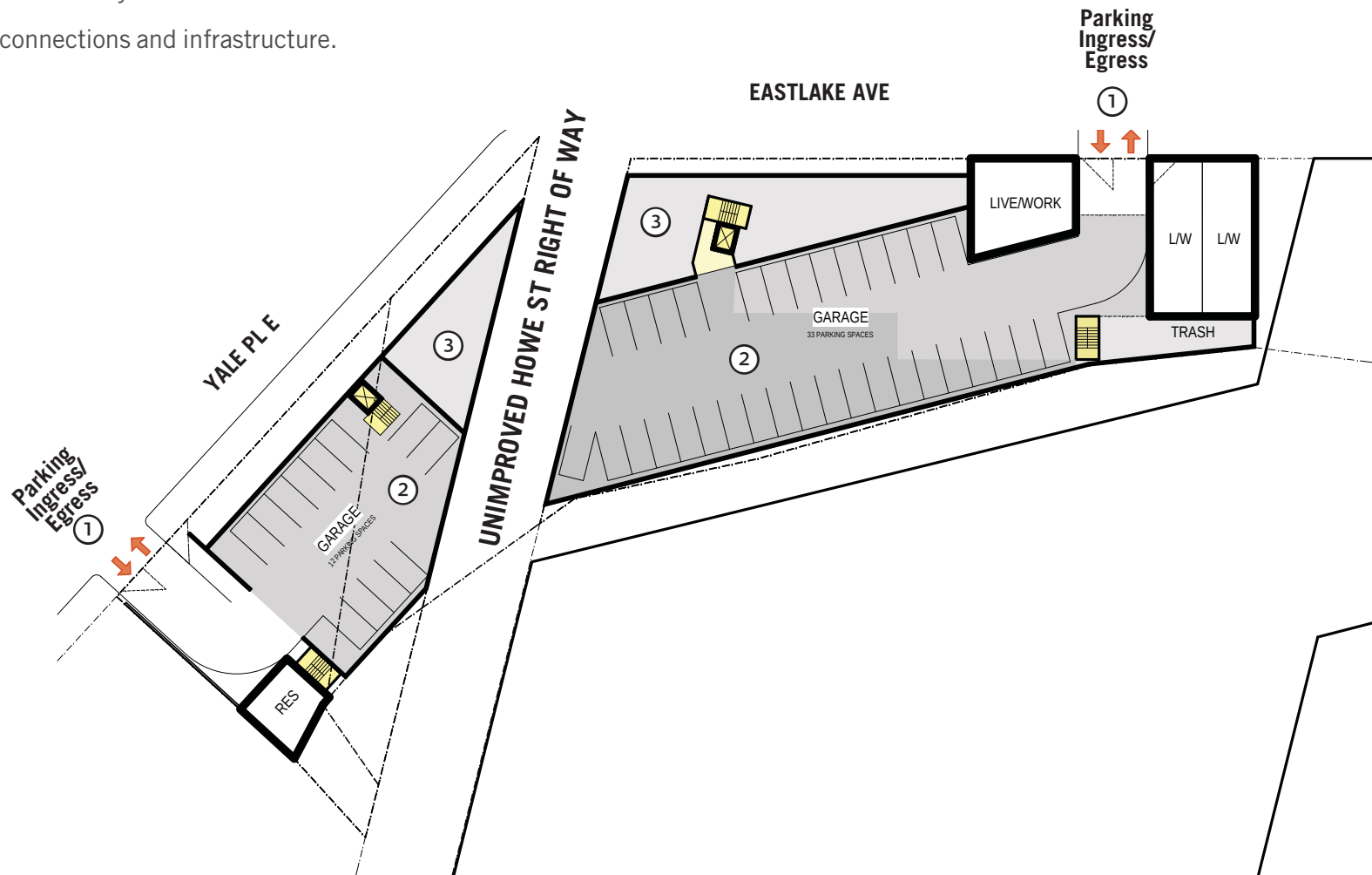
STREET LEVEL/FIRST FLOOR PLAN WITH VACATION

- ① Single parking access from Yale PI E
- ② Three curbcuts eliminated
- ③ Street parking provided.
- ④ Safer pedestrian environment.
- ⑤ Street Level Live-work units with patios
- ⑥ Residential courtyard



BASEMENT PLAN WITHOUT VACATION

- ① Two-way curb cuts on Yale and Eastlake.
- ② 30-45 parking spaces total.
 - Inefficient parking layout.
 - Parking spaces reduced by 1/3 to 1/2
- ③ Separate utility connections and infrastructure.



STREET LEVEL/FIRST FLOOR PLAN WITHOUT VACATION

① Two parking ingress/egress

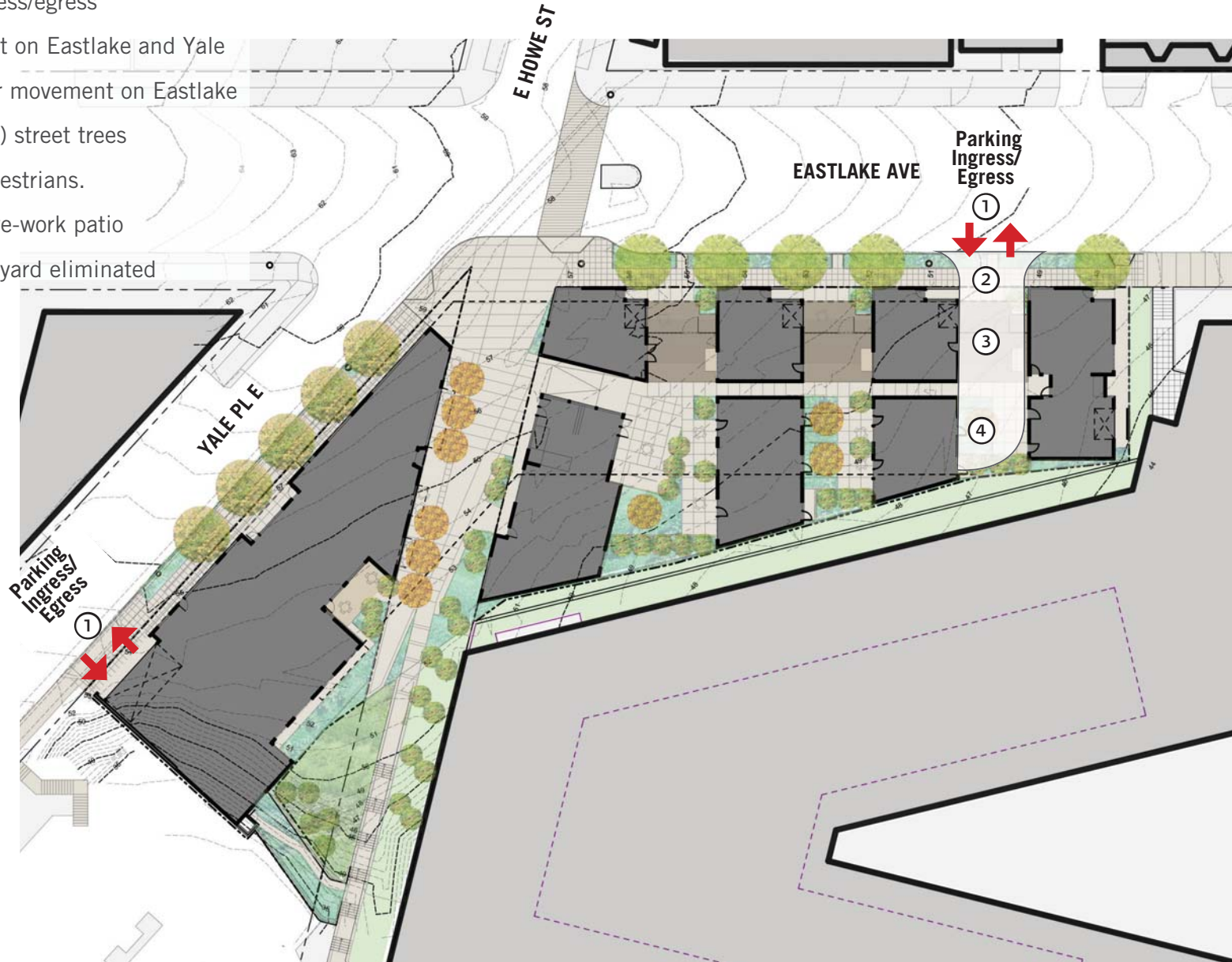
22' wide curb cut on Eastlake and Yale
Heavier vehicular movement on Eastlake

② Elimination of (2) street trees

Less safe for pedestrians.

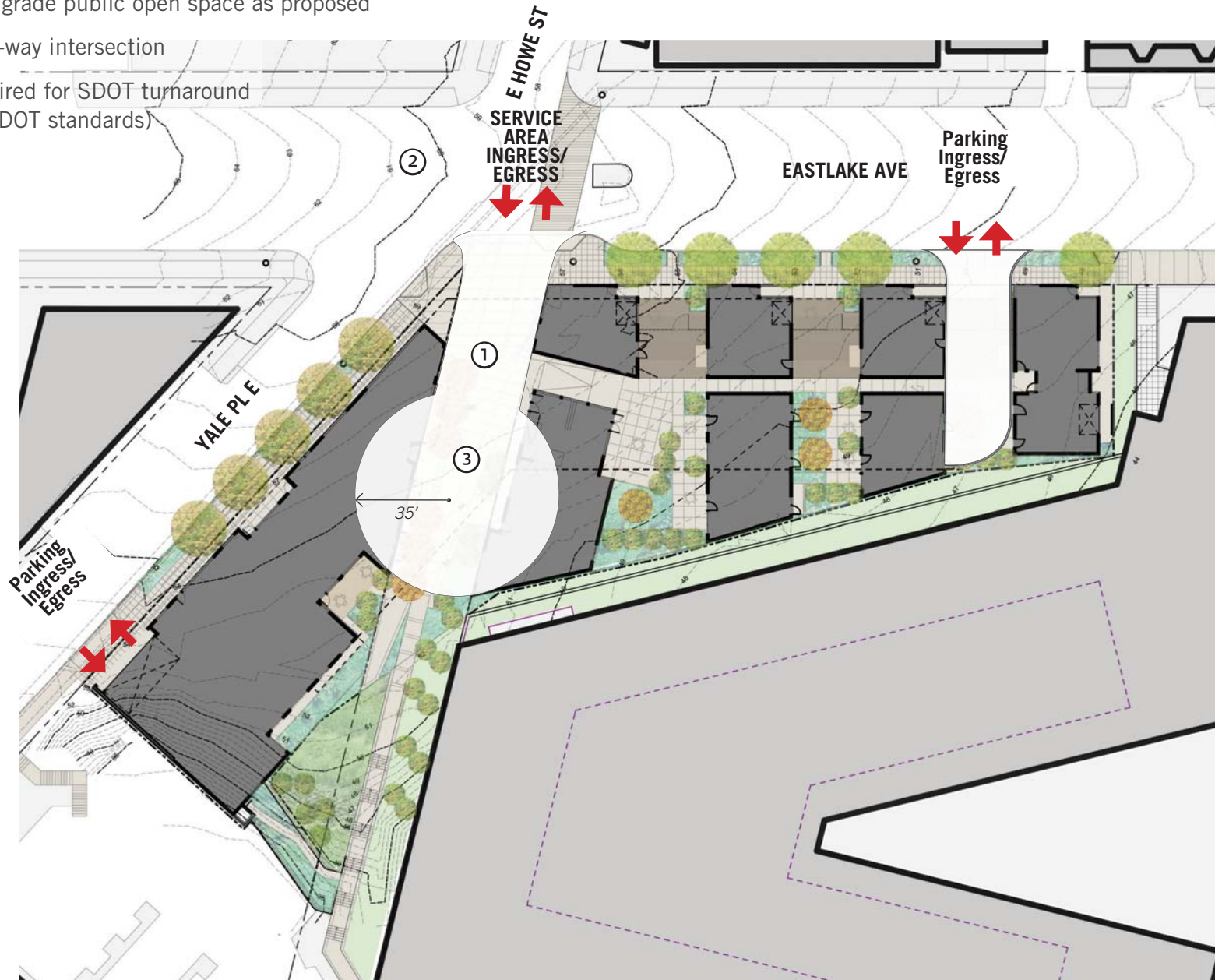
③ Elimination of live-work patio

④ Residential courtyard eliminated



STREET LEVEL/FIRST FLOOR PLAN WITH VEHICLES ON E HOWE ST

- ① Elimination of at grade public open space as proposed
- ② Introduction of 5-way intersection
- ③ Private land required for SDOT turnaround (35' radius per SDOT standards)



TRAFFIC STUDY

Estimated net change at full build-out of the project.

125 fewer daily vehicular trips

8 new a.m. peak hour vehicular trips

7 fewer p.m. peak hour vehicular trips

All existing driveways would be removed

Utilization of the existing center two-way left turn lane would be reduced

Conflict with existing pedestrian mobility along the sidewalk and crossing Eastlake Avenue E would be improved or eliminated all together

Review of the below-grade street vacation for vehicular access purposes would not impact public circulation or private property access and is recommended to improve the overall pedestrian environment and general public safety as an overall site vicinity benefit.

Conclusion

New trips would have negligible level of service impacts at the intersection of Eastlake Avenue E and Yale Place E/E Howe Street.

City code does not require the project to build any off-street parking (based on its location and proximity to transit), but the project proposes to provide 65 on-site parking stalls to accommodate expected parking demand. Within this analysis, parking demand was estimated using published

ITE parking rates, with a range of on-street demand of between 19 and 27 stalls depending upon the time of day. With on-street parking supply along street frontages that would be provided as part of the project (16 stalls), estimated net impacts to vicinity on-street parking is estimated at between 3 and 11 on-street parking stalls.

URBAN DESIGN MERIT MATRIX

	NO VACATION/VEHICULAR ACCESS ON E HOWE ST		NO VACATION / PED ACCESS ON E HOWE ST		SUBTERRANEAN VACATION	
	POSITIVE BENEFIT	NEGATIVE IMPACT	POSITIVE BENEFIT	NEGATIVE IMPACT	POSITIVE BENEFIT	NEGATIVE IMPACT
Community		1. Pedestrian path from Howe St Hillclimb to Cheshiahud Loop significantly diminished by addition of culdesac on E Howe St. 2. Project imposes greatest demand on on-street parking. 2. Potential for Eastlake Ave E diminished.	1. Complete pedestrian connection of Howe St Hillclimb and Cheshiahud Loop. 2. View corridor down E Howe St to Lake Union.	1. Minimum development of E Howe St ROW permitted - 6' side walk and stair. 2. Project imposes greater demand on on-street parking. 3. Potential for Eastlake Ave E diminished.	1. Complete pedestrian connection of Howe St Hillclimb and Cheshiahud Loop. 2. View corridor to Lake Union. 3. New public open space created in Eastlake - full development of East Howe ST ROW possible. 4. Largest amount of below grade parking/least parking impact on street. 5. Most pedestrian-friendly streetscape along Eastlake	
Pedestrian		1. 5-way intersection at Eastlake, Yale and Howe diminishes crossing safety at Eastlake Ave E. 1. Added curb cut on Eastlake Ave E diminishes safety for pedestrians. 2. Eastlake Ave E pedestrian streetscape diminished - loss of street trees, view courtyards, live-work patio.	1. Completion of popular pedestrian route from Capitol Hill to Eastlake, Howe St Steps to Cheshiahud Loop 2. Street grid reclaimed for pedestrians.	1. Added curb cut on Eastlake Ave E less safe for pedestrians. 2. Eastlake Ave E pedestrian streetscape diminished - loss of street trees, view courtyards, live-work patio.	1. Completion of popular pedestrian route from Capitol Hill to Eastlake, Howe St Steps to Cheshiahud Loop 2. Street grid reclaimed for pedestrians. 3. Safest, most hospitable pedestrian environment at Eastlake Ave, Yale Place and Howe St.	
Bicycle		1. 5-way intersection and added curb cut diminish safety for cyclists.		1. Added curb cut diminish safety for cyclists.	1. No vehicle curb cuts on Eastlake	1. 5' curb cut provided for trash pick up at Eastlake Site.
Vehicle - Traffic		1. 5-way intersection potentially confusing and dangerous vehicular without added access or convenience.		1. Potential increase of vehicular traffic on Eastlake due to added curb cut.	1. Overall reduction of vehicular traffic as a result of project build out.	
Vehicle - Parking		1. Greatest demand for on-street parking.		1. Greater demand for on-street parking.	1. Least demand for on-street parking.	
Building		1. 70' turnaround significantly reduces building efficiency on already difficult site.		1. Fewer parking spaces within building. 2. Fewer street parking spaces. 3. Separate parking access for each site. 4. Elimination of residential courtyard and live-work patio. - Elimination of street trees.	1. Largest number of on-site parking spaces. 2. Largest amount of street parking. 3. 3 courtyards on Eastlake. 4. Shared utilities. 5. Highest density development.	



PUBLIC BENEFIT PROPOSAL

- ① PUBLIC BENEFIT: AT GRADE PUBLIC OPEN SPACE
AT E HOWE STREET
- ② PUBLIC BENEFIT: STREETScape PEDESTRIAN
CIRCULATION ENHANCEMENTS
- ③ ON-SITE ENHANCEMENTS

SCHEMATIC SITE PLAN

① PUBLIC BENEFIT: AT GRADE PUBLIC OPEN SPACE
AT E HOWE STREET

② PUBLIC BENEFIT: STREETScape PEDESTRIAN
CIRCULATION ENHANCEMENTS

③ ON-SITE ENHANCEMENTS

④ BY OTHERS



SCHEMATIC SITE PLAN - DETAIL

- ① **PUBLIC BENEFIT: AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET**
 - ⑩ View corridor/ped access through unimproved E Howe St ROW
 - ⑪ Curb bulb at Eastlake crosswalk
 - ⑫ Site-scaled sculpture (location/orientation tbd)
 - ⑬ Public plaza with enhanced landscape/hardscape
 - ⑭ Public pathway to connect to public stairway by others
 - ⑮ Elevated public lookout
 - ⑯ Streetscape amenities, located throughout, to include:
 - Fixed seat wall elements
 - Freestanding and building mounted architectural lighting (tbd)
 - ROW identity signage (tbd)
 - Community board, bike racks, waste receptacles (tbd)

- ② **PUBLIC BENEFIT: STREETSCAPE PEDESTRIAN CIRCULATION ENHANCEMENTS**

- ③ **ON-SITE ENHANCEMENTS**

- ④ **BY OTHERS**



SCHEMATIC SITE PLAN - DETAIL

① PUBLIC BENEFIT: AT GRADE PUBLIC OPEN SPACE
AT E HOWE STREET

② PUBLIC BENEFIT: STREETScape PEDESTRIAN
CIRCULATION ENHANCEMENTS

②① Single vehicular entry on Yale Place E

②① Remove three curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

④ BY OTHERS



SCHEMATIC SITE PLAN - DETAIL

- ① PUBLIC BENEFIT: AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET
- ② PUBLIC BENEFIT: STREETSCAPE PEDESTRIAN CIRCULATION ENHANCEMENTS
- ③ ON-SITE ENHANCEMENTS
 - ③① Building setbacks at Yale Site
 - ③① Active uses face E Howe St ROW, including:
 - Commercial space at Yale Site
 - Lobby & live-work units at Eastlake Site
 - ③② Operable windows/doors, sidewalk seating opportunities
 - ③③ Transparency/views to ROW through Yale Site
 - ③④ Raised planter beds along ROW at Yale Site
- ④ BY OTHERS



SCHEMATIC SITE PLAN- DETAIL

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- ②① Single vehicular entry on Yale Place E
- ②② Remove three curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

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- ③③ Operable windows/doors, sidewalk seating opportunities
- ③④ Transparency/views to ROW through Yale Site
- ③⑤ Raised planter beds along ROW at Yale Site

④ BY OTHERS

- ④① 1818 Fairview (project by others)
- ④② Public stairway (part of 1818 Fairview project)



LANDSCAPE PLAN - SKETCH



YALE AND EASTLAKE AND HOWE Karen Kiest | Landscape Architects

HOWE

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PUBLIC BENEFIT PROPOSAL

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

E HOWE ST ROW IDEA IMAGES

STREETSCAPE



Sunnyside Streetscape



Seat Elements



Seat Elements



Warm Materials



Growies



Overlook

YALE AND EASTLAKE AND HOWE Karen Kiest | Landscape Architects

HOWE

STREETSCAPE IDEA IMAGES

STREETSCAPE



Curb Bulbs: VEER Lofts



Long Planters Protect



Planters + Street Trees: H2O Apartments



Covered Court: Belroy Apartments



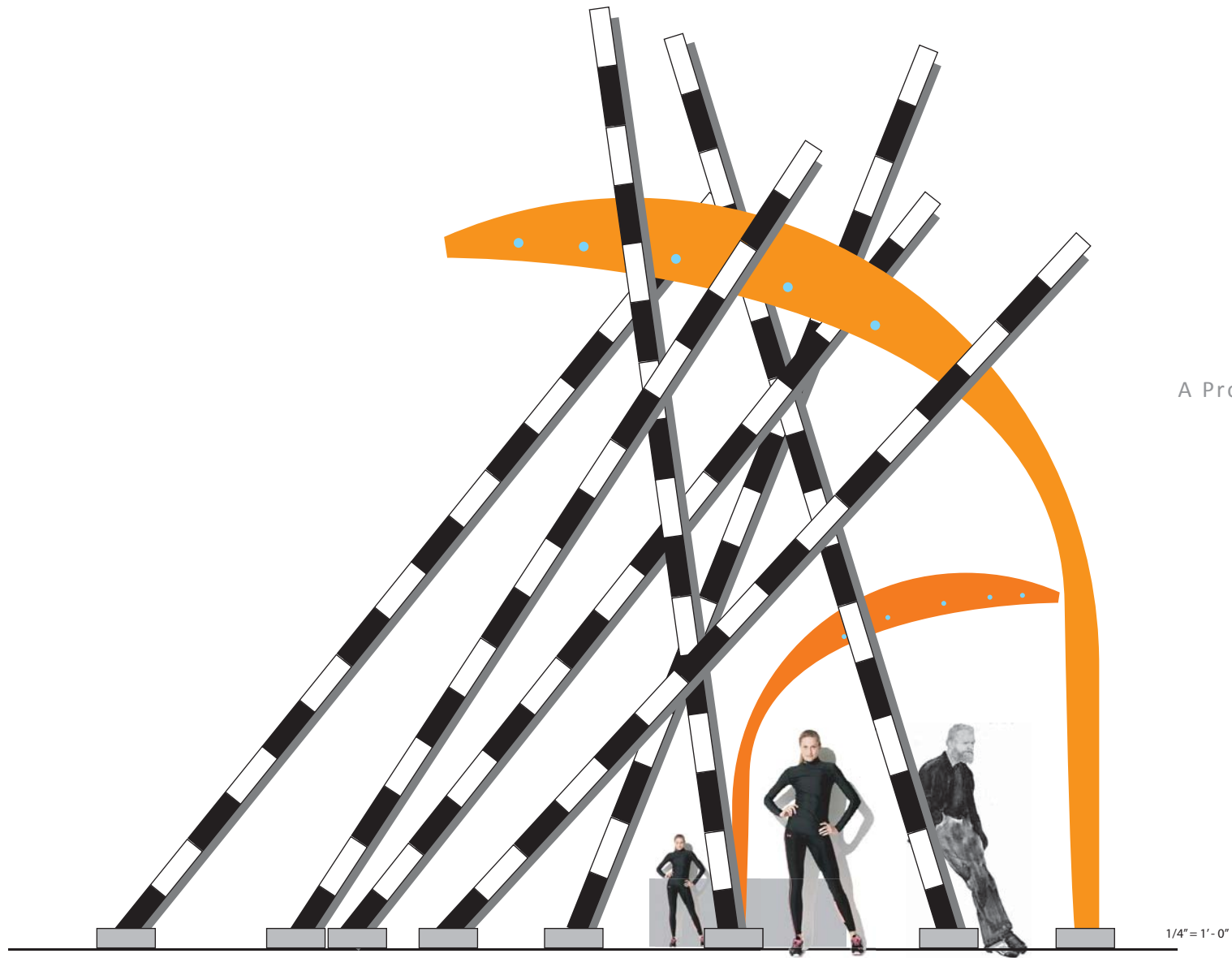
Stormwater Planter: Stream Apartments



Stormwater Planter: H2O Apartments

YALE AND EASTLAKE AND HOWE • Karen Kiest | Landscape Architects

EASTLAKE



“Reunion”
A Proposed Steel Sculpture
Mike Phifer

SCULPTURE BY MIKE PHIFER



Sax Sculpture, 6th & Lenora



Trans Canada



Summer (Series of four sculptures), Kent, WA



SCHEMATIC VIEW TO E HOWE STREET ROW FROM EASTLAKE AVE E (LOOKING SOUTHWEST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

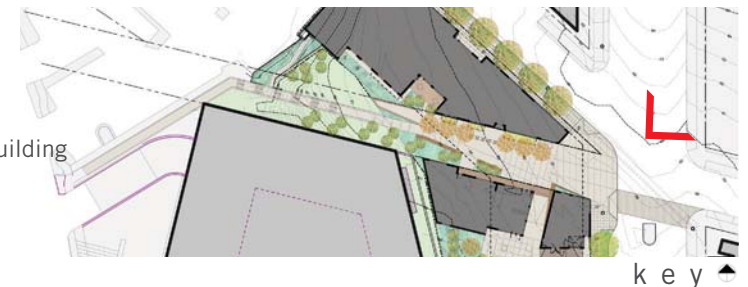
- ⑩ Pedestrian access through unimproved E Howe St ROW
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- ⑫ Site-scaled sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑮ Fixed seat wall elements

② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ⑮ Remove curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

- ③① Building setbacks at Yale Site
- ③① Active uses face E Howe St ROW
- ③③ Transparency/views to ROW through Yale Building



SCHEMATIC VIEW DOWN E HOWE ST ROW (LOOKING WEST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ View corridor through unimproved E Howe St ROW
- ⑪ Curb bulb at Eastlake crosswalk
- ⑫ Site-scaled sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑯ Fixed seat wall elements

② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ⑳ Single vehicular entry on Yale Place E

③ ON-SITE ENHANCEMENTS

- ③① Building setbacks at Yale Site
- ③② Active uses face E Howe St ROW
- ③③ Operable windows/doors, sidewalk seating opportunities



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PUBLIC BENEFIT PROPOSAL

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014

BUSHNAQ STUDIO ARCHITECTURE +DESIGN

SCHEMATIC VIEW DOWN E HOWE ST ROW & YALE PL E (LOOKING WEST & NORTHWEST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

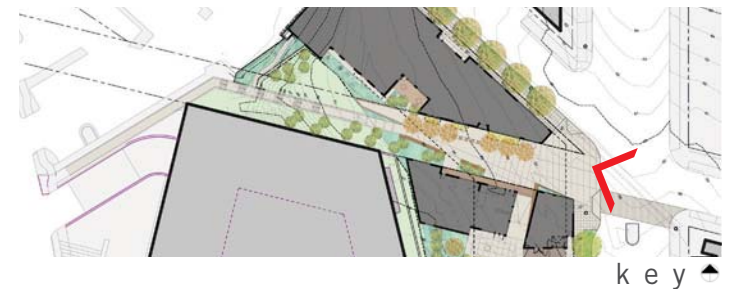
- ⑩ View corridor through unimproved E Howe St ROW
- ⑫ Site-scaled sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑮ Elevated lookout
- ⑯ Fixed seat wall elements

② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ⑳ Single vehicular entry on Yale Place E

③ ON-SITE ENHANCEMENTS

- ③① Building setbacks at Yale Site
- ③② Active uses face E Howe St ROW
- ③③ Operable windows/doors, sidewalk seating opportunities

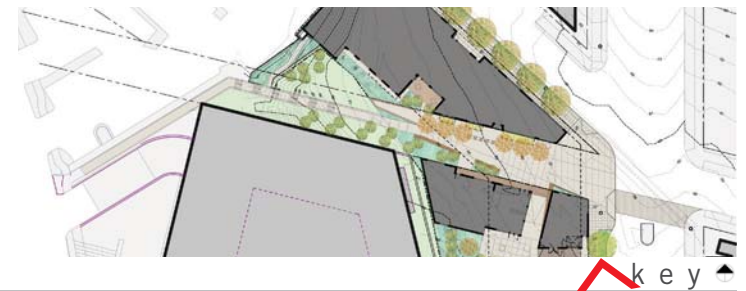


SCHEMATIC VIEW NORTH ON EASTLAKE AVE E (LOOKING AT EASTLAKE LIVE-WORK UNIT ENTRIES)



② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ②.1 Remove three curb cuts on Eastlake Ave E



SCHEMATIC AERIAL VIEW OF PROJECT (LOOKING WEST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

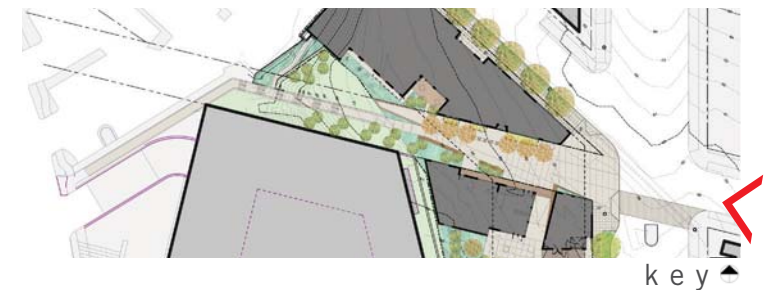
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- ⑭ Fixed seat walls

② STREETSCAPE PEDESTRIAN CIRCULATION ENHANCEMENTS

- ②① Single vehicular entry on Yale Place E
- ②② Remove three curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

- ③① Building setback at Yale Site
- ③② Active uses face E Howe St ROW
- ③③ Operable windows/doors, sidewalk seating opportunities



SCHEMATIC AERIAL VIEW OF PROJECT (LOOKING EAST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ View corridor/ped access through unimproved E Howe St ROW
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑭ Public pathway to connect to public stairway by others
- ⑮ Elevated lookout

② STREETSCAPE PEDESTRIAN CIRCULATION ENHANCEMENTS

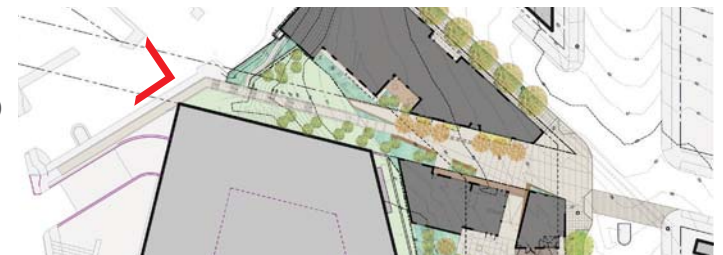
- ⑳ Single vehicular entry on Yale Place E

③ ON-SITE ENHANCEMENTS

- ③⑩ Building setback at Yale Site
- ③④ Raised planter beds along ROW at Yale Site

④ BY OTHERS

- ④⑩ 1818 Fairview (project by others)
- ④① Future public stairway (part of 1818 Fairview)



key ▲

SCHEMATIC VIEW ALONG E HOWE ST ROW (LOOKING EAST)



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ View corridor through unimproved E Howe St ROW
- ⑫ Site-scaled sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑭ Public pathway to connect to public stairway by others
- ⑮ Elevated lookout
- ⑯ Fixed seat walls

③ ON-SITE ENHANCEMENTS

- ③⑩ Building setbacks at Yale Site
- ③⑫ Operable windows/doors, sidewalk seating opportunities
- ③⑬ Transparency/views to ROW through Yale Lobby
- ③⑭ Raised planter beds along ROW at Yale Site

④ BY OTHERS

- ④⑩ 1818 Fairview (project by others)
- ④⑪ Future public stairway (part of 1818 Fairview)



SCHEMATIC VIEW DOWN E HOWE ST ROW (LOOKING WEST)

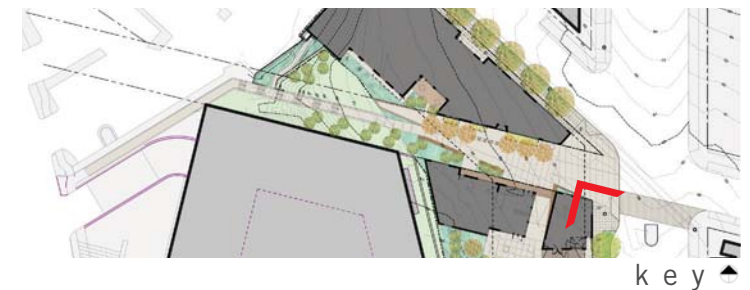


① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ View corridor through unimproved E Howe St ROW
- ⑫ Site-scaled sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑯ Fixed seat walls

③ ON-SITE ENHANCEMENTS

- ③⑩ Building setbacks at Yale Site
- ③⑪ Active uses face E Howe St ROW
- ③⑫ Operable windows/doors, sidewalk seating opportunities





END OF PRESENTATION

1823 EASTLAKE AVE E ELEVATION



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

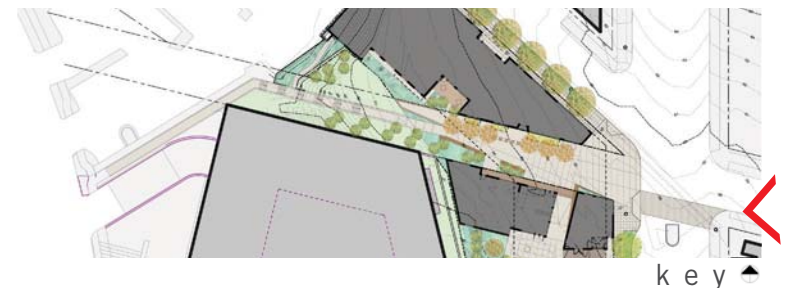
- ⑩ View corridor/ped access through unimproved E Howe St ROW
- ⑪ Curb bulb at Eastlake crosswalk
- ⑫ Site specific sculpture
- ⑬ Streetscape amenities - fixed seat wall

② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ⑫ Remove three curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

- ③ Building setback at Yale Site
- ③ Active uses face E Howe St ROW



1903 YALE PLACE E ELEVATION



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ Pedestrian access through unimproved E Howe St ROW
- ⑫ Site specific sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑯ Streetscape amenities, located throughout, to include:

② STREETScape PEDESTRIAN CIRCULATION ENHANCEMENTS

- ②① Single Vehicular Entry on Yale Place E
- ②② Remove three curb cuts on Eastlake Ave E

③ ON-SITE ENHANCEMENTS

- ③① Voluntary building setbacks at Yale Site
- ③② Active uses face E Howe St ROW
- ③③ Transparency/views to ROW through Yale Lobby



1823 EASTLAKE AVENUE E - E HOWE ST ROW ELEVATION



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑩ View corridor through unimproved E Howe St ROW
- ⑫ Site specific sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑭ Public pathway to connect to public stairway by others
- ⑮ Elevated lookout
- ⑯ Fixed seat wall elements

③ ON-SITE ENHANCEMENTS

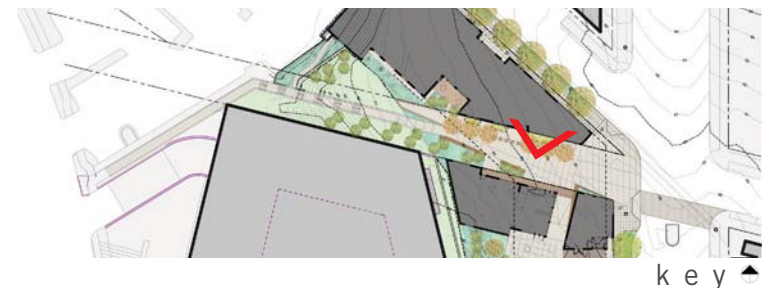
- ③① Active uses face E Howe St ROW

④ BY OTHERS

- ④① 1818 Fairview (project by others)
- ④② Public stairway (part of 1818 Fairview project)

54 PUBLIC BENEFIT PROPOSAL

E HOWE STREET SUBTERRANEAN STREET VACATION. 2.20.2014



BUSHNAQ STUDIO ARCHITECTURE +DESIGN

1903 YALE PLACE E - E HOWE ST ROW ELEVATION



① AT GRADE PUBLIC OPEN SPACE AT E HOWE STREET

- ⑪ Curb bulb at Eastlake crosswalk
- ⑫ Site specific sculpture
- ⑬ Public plaza with enhanced landscape/hardscape
- ⑭ Public pathway to connect to public stairway by others
- ⑮ Elevated lookout
- ⑯ Fixed seat wall elements

③ ON-SITE ENHANCEMENTS

- ⑳ Voluntary building setbacks at Yale Site
- ㉑ Active uses face E Howe St ROW
- ㉒ Operable windows/doors, sidewalk seating opportunities
- ㉓ Transparency/views to ROW through Yale Lobby
- ㉔ Raised planter beds along ROW at Yale Site

④ BY OTHERS

- ㉕ Public stairway (part of 1818 Fairview project)

