

E HOWE STREET SUBTERRANEAN VACATION



DEVELOPER/PETITIONER
DALY PARTNERS

ARCHITECT
BUSHNAQ STUDIO ARCHITECTURE + DESIGN

CIVIL ENGINEER
Magnusson Klemencic Assoc.

LANDSCAPE ARCHITECT
Karen Kiest | Landscape Architects

STRUCTURAL ENGINEER
MLA Engineering, PLLC

ARTIST
Mike Phifer

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Icon in Packet Indicates Eastlake Community Input

URBAN CONTEXT



UNIMPROVED E HOWE STREET

Petitioner project site is on axis with Howe Street Steps.

E Howe Street is currently used for surface parking - no public access through site.

Pedestrian access on E Howe Street would realize a longtime goal of the Eastlake Community and Neighborhood Plan.

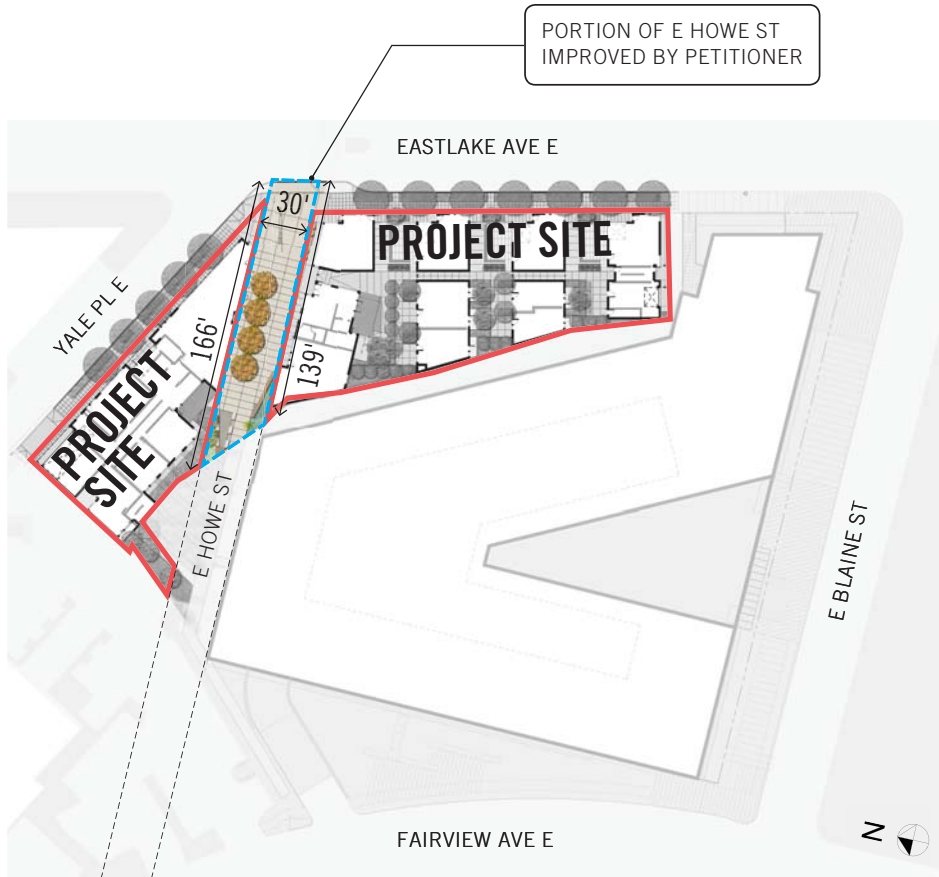


*Eastlake Neighborhood Plan
OS-5 Howe Street Public Right-of-way
Policy OS-5: Create a pedestrian connection between Eastlake Avenue and Fairview Avenue at the currently undeveloped Howe Street public right-of-way.*



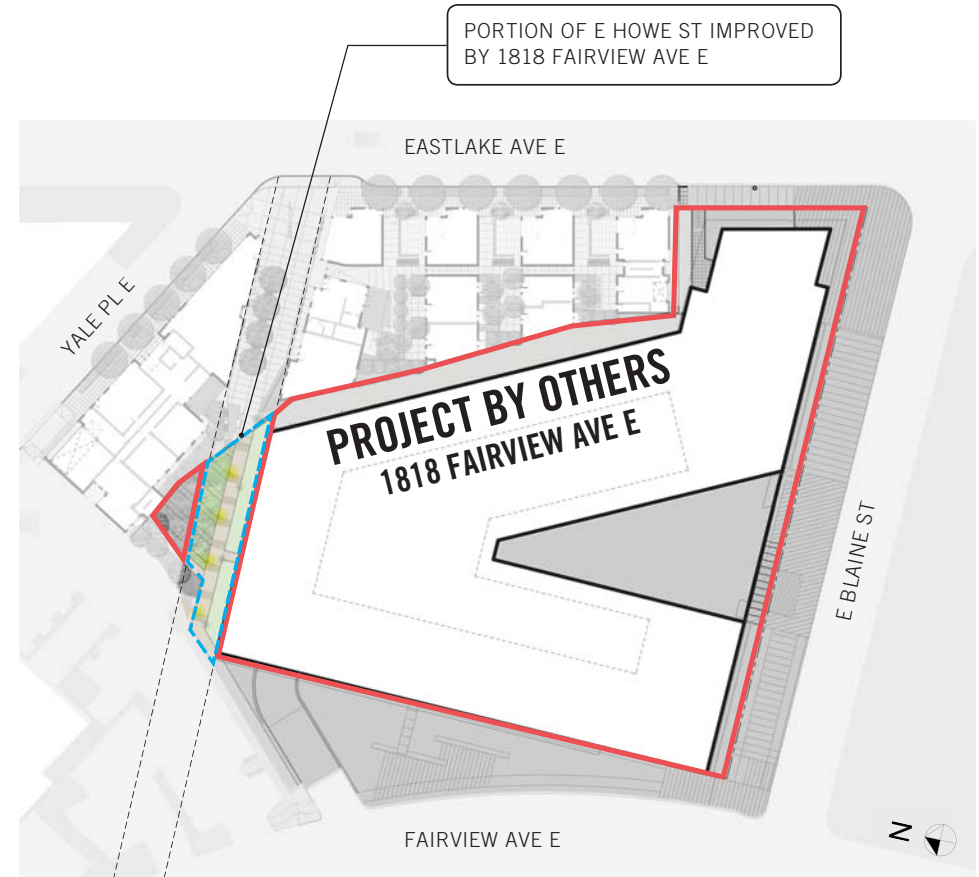
POPULAR PEDESTRIAN PATH FROM EASTLAKE TO CAPITOL HILL

UNIMPROVED E HOWE STREET



PETITIONER ROW IMPROVEMENTS

Public plaza and pedestrian path in E Howe St.



FUTURE ROW IMPROVEMENTS BY OTHERS

1818 Fairview Ave E: public stairway in E Howe St.

Friends of Lake Union: East Howe Steps Gateway Plaza Project.

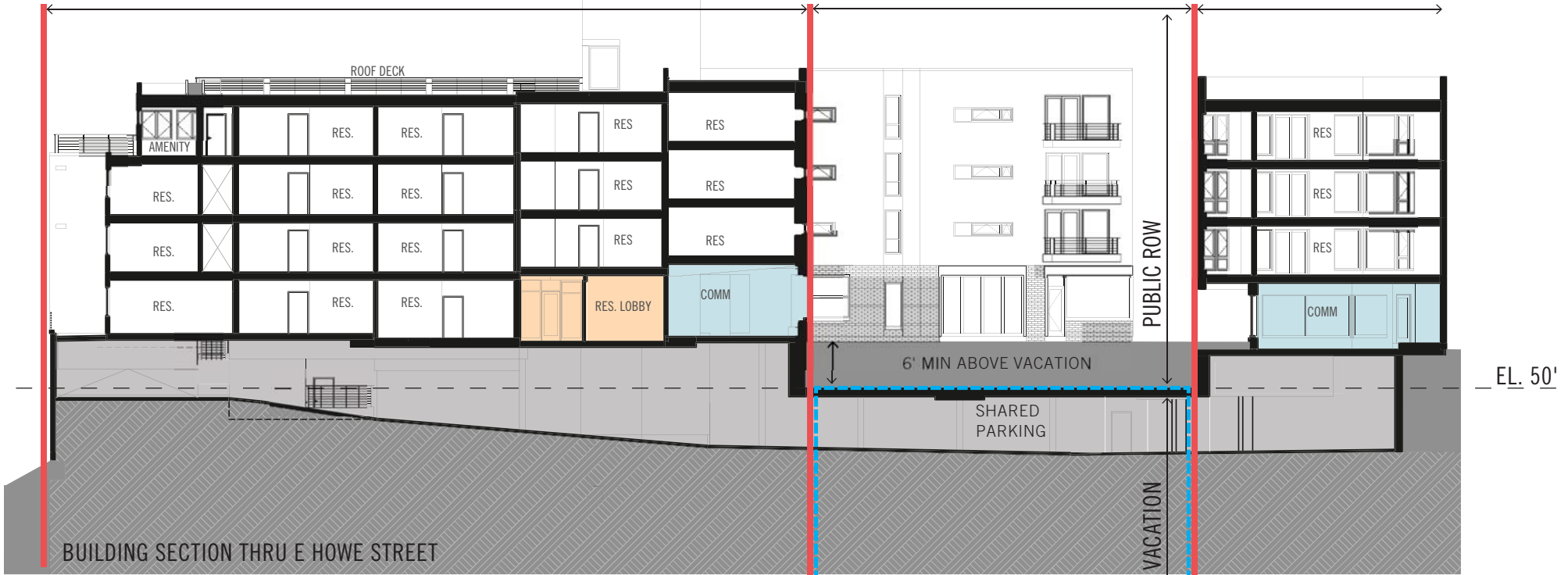
DON grant-funded community design process for stair-landing plaza along Fairview Ave E.

DEVELOPMENT PROPOSAL

1903 YALE PL E

E HOWE STREET

1823 EASTLAKE AVE



BUILDING SECTION THRU E HOWE STREET



PUBLIC BENEFIT

5,668 SF PUBLIC PLAZA AND AMENITIES

Public plaza and pedestrian path in E Howe St.
Sculpture by Mike Phifer
Public seating for 35+
Art lighting and pedestrian-scale light fixtures
Durable materials and plantings
Civic signage
Voluntary building setbacks

STREETSCAPE ENHANCEMENTS AT EASTLAKE AVE E AND YALE PL E

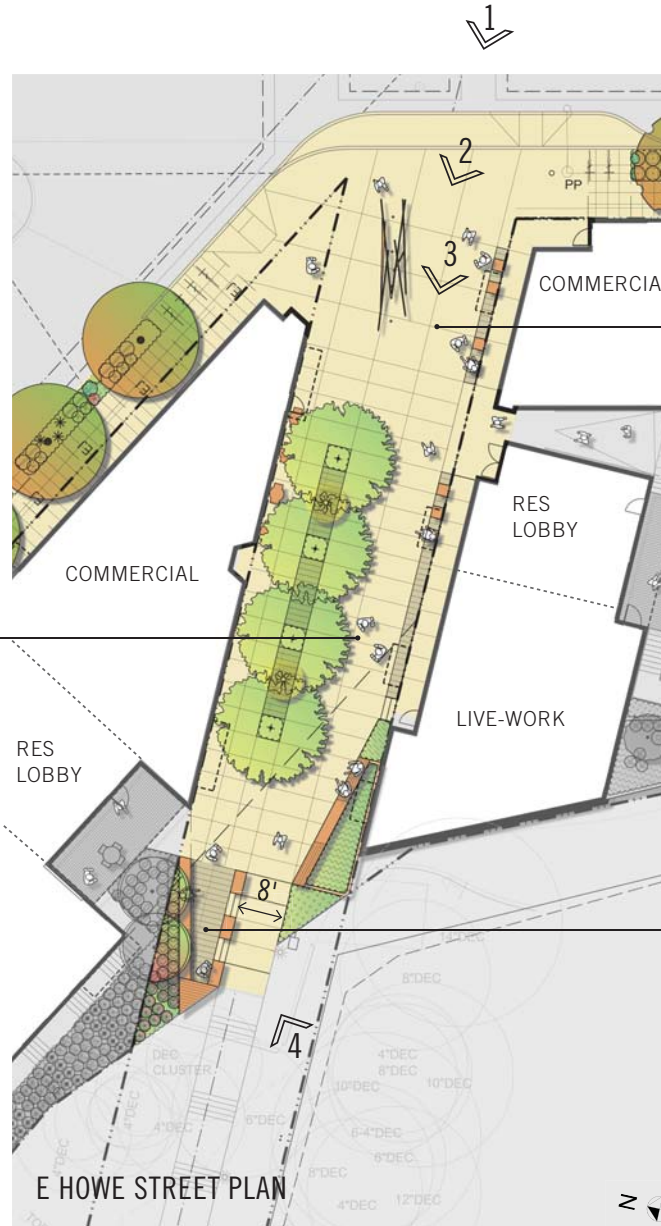
50% increase in ROW landscaping over code requirement
60% increase in public bike racks over code requirement.



E HOWE STREET PUBLIC PLAZA



1 LAKE UNION VIEWS



2 ART COURT AND SCULPTURE



3 PEDESTRIAN PLAZA AND PATH



4 THE 'PROW' DESTINATION SEATING

Public path/steps are 8' wide minimum, match width of the Howe Street Steps.

Alignment of the 'Prow' with 1818 Fairview public stair makes a seamless pedestrian path along E Howe St.

E HOWE STREET SCULPTURE & VOLUNTARY BUILDING SETBACKS



E HOWE STREET DETAILS



Lighting and signage reflect public character of E Howe Street

Public seating for 35+

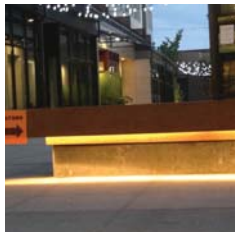
Durable, high quality materials throughout



Inset uplights at sculpture



Pedestrian-scale pole lights



LED striplights at seat walls



Sand set paver accents



Pedestrian COS street sign



Zelkova Musashino street trees



7 concrete seat cubes (28 SF)



Wood/concrete seat walls (143 SF)

STREETSCAPE ENHANCEMENTS ON EASTLAKE AVE E AND YALE PL E

PUBLIC BIKE RACKS

*Parking for 12 bikes provided.
Exceeds code requirement by 60%.*

REQUIRED ROW LANDSCAPING

ADDITIONAL ROW LANDSCAPING PROVIDED

ROW landscaping exceeds code requirement by 50%.



YALE STREETSCAPE



EASTLAKE STREETSCAPE

AERIAL VIEW LOOKING TOWARD LAKE UNION



AERIAL VIEW LOOKING TOWARD EASTLAKE AVE E



"The petitioner's proposed surface plaza/walkway...[is] critically important to achieving a link between the existing I-5 Colonnade Park and the Cheshiahud Lake Union Loop trail system that has long been a dream of the Eastlake Community."

DONALD HARRIS, SEATTLE PARKS AND RECREATION



E HOWE STREET SUBTERRANEAN VACATION 12.9.2014