



BSOP 1, LLC Term Permit

Council Transportation & Seattle Public Utilities Committee



Presentation overview

East Howe Steps Plaza Steering Committee (Steering Committee) and BSOP 1, LLC entered into a Memorandum of Understanding for the development of the E Howe Steps Plaza

- BSOP 1, LLC is contributing \$500,000 towards the development and maintenance of the new public plaza
- BSOP 1, LLC is seeking a new permit for private weekday parking in East Howe Street, east of Fairview Avenue East to implement the MOU
- The Steering Committee supports the private weekday parking

SDOT recommends approval of the term permit

Term permit process

This term permit implements the agreement between the Steering Committee and BSOP 1, LLC for the development of the public plaza

2-Step approval process:

1. Resolution

City Council adopted Resolution 31988 on March 8, 2021, conceptually approving the private use in the right-of-way, subject to the terms and conditions to be established in the term permit ordinance.

2. Ordinance

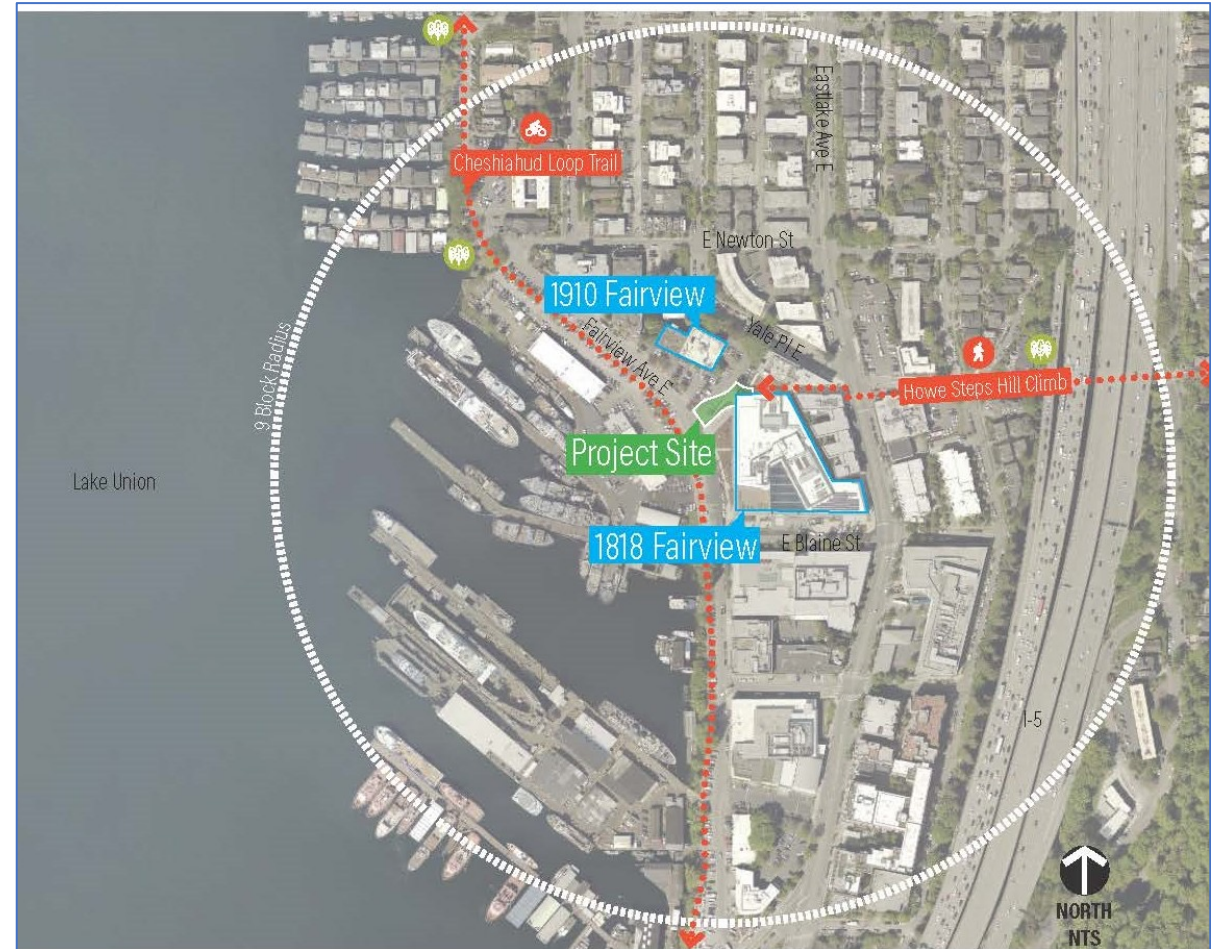
Passage of the ordinance details the terms and conditions of the permit, including annual fee, maintenance obligations, indemnification, insurance, and bond requirements.

Property owner and community organization

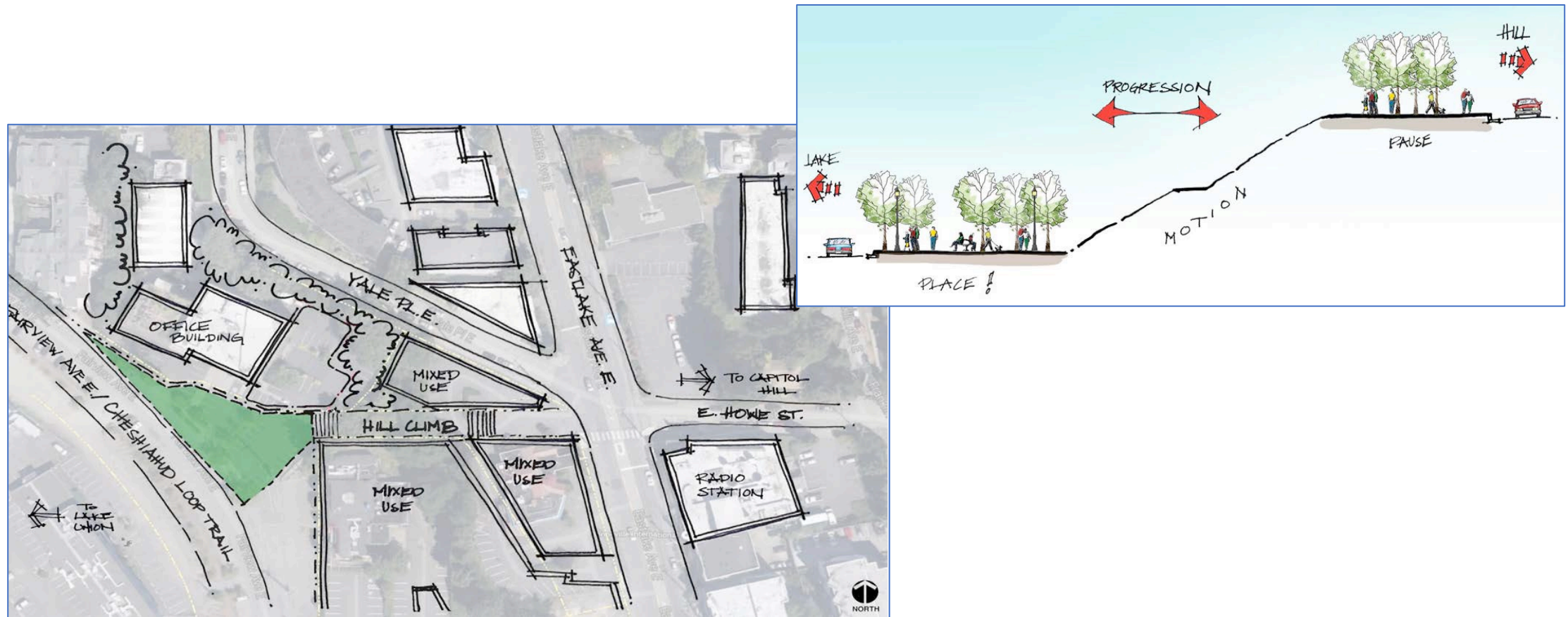
- BSOP 1, LLC: property owner at 1910 Fairview Ave E, an existing office building with business parking located in the E Howe St right-of-way
- E Howe Steps Plaza Steering Committee: Eastlake community members who participated in the development of the MOU for the public improvements and the private parking area

Project area - Eastlake neighborhood

1910 Fairview Ave E



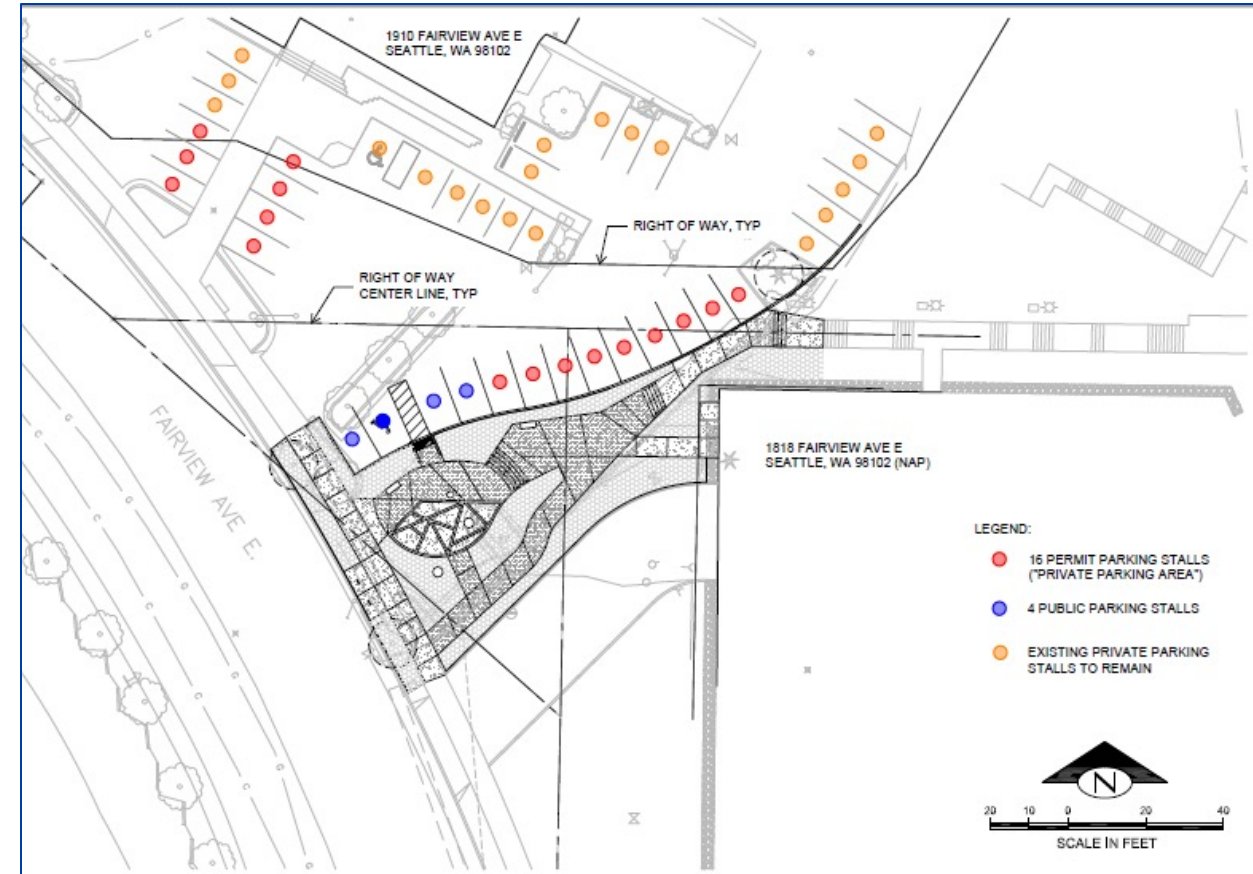
Project area - Eastlake neighborhood



Proposal

The Dept of Neighborhoods facilitated an MOU between the Steering Committee and BSOP 1, LLC

- The Steering Committee received a \$100,000 Matching Fund grant from the Dept of Neighborhoods for designing and permitting the public plaza
- BSOP 1, LLC is contributing \$500,000 to construct the public plaza in unopened right-of-way; BSOP 1 LLC will be responsible for the on-going maintenance of the plaza
- BSOP 1, LLC will accommodate up to 12 community events per year in the private weekday parking area
- The Steering Committee supports the private weekday parking term permit to support the agreement for the construction and on-going maintenance of the new plaza



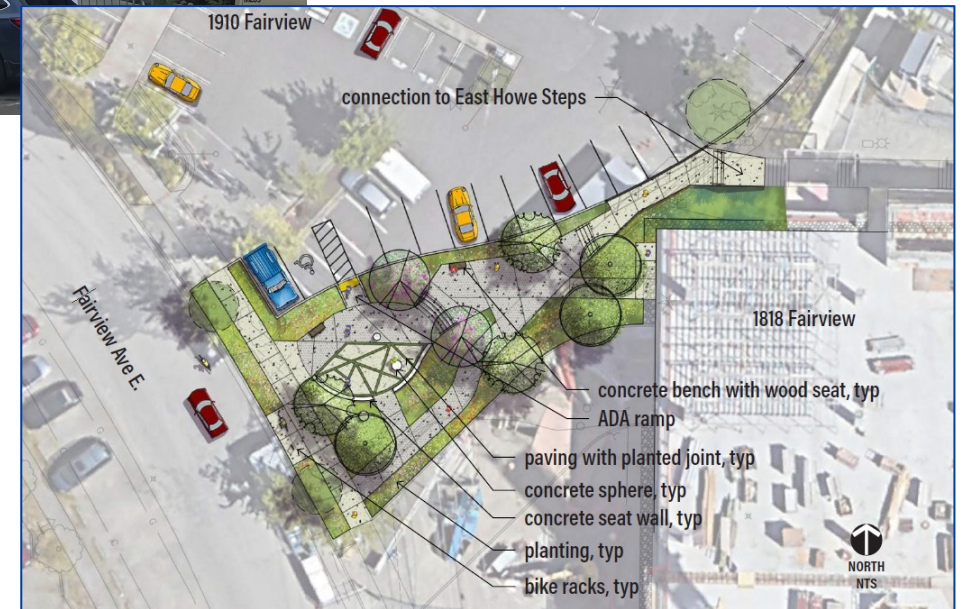
Proposal

Private weekday parking

- 16 signed private stalls
 - Available to the public on weekends and holidays
- 4 public parking stalls

Plaza:

- Landscaping and paver treatment
- Bike racks
- Protecting existing tree



Proposal

Existing conditions – E Howe ROW currently used as parking



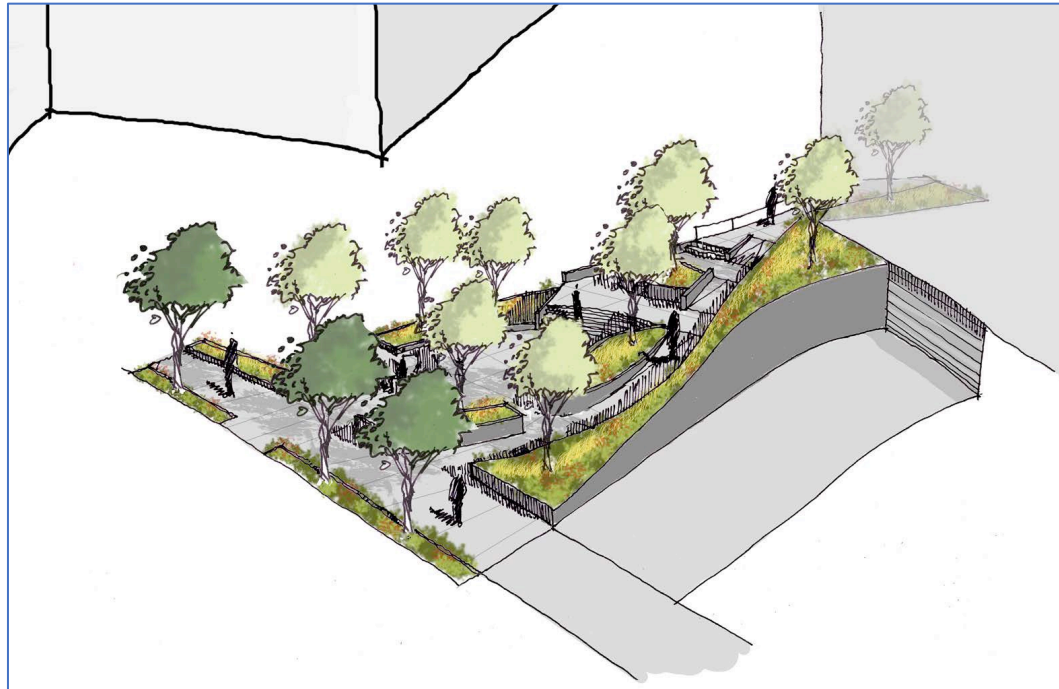
Facing west

Facing east

Proposal

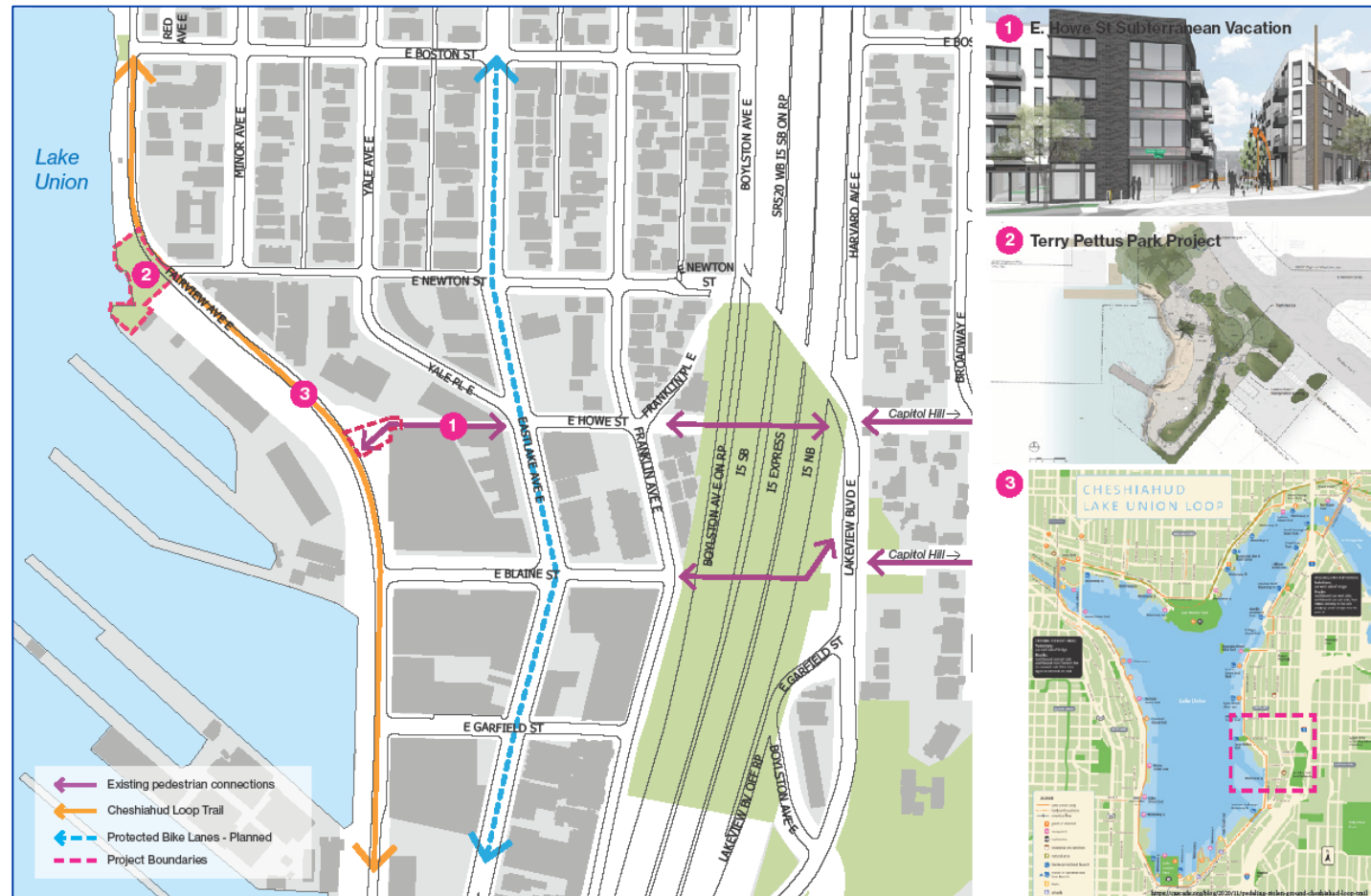
Plaza perspective

Facing west



Facing east

Pedestrian connections



Requested action

- SDOT is seeking Council approval of this Council Bill for the private weekday parking by BSOP 1, LLC
- If the ordinance is approved, the permit will be in place for 15 years, with one renewable 15-year term

Questions?

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