

Clerk File No. 311227

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Mercer Street and Aurora off-ramp rights-of-way improvements agreement between IRIS Holdings, LLC, and the City of Seattle, by and through its Department of Transportation (SDOT) and Department of Planning and Development (DPD).

Related Legislation File: _____

Date Introduced and Referred:	To: (committee):
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action:	Disposition: <i>Filed</i>

December 10, 2010
Date Filed with City Clerk

Jant Palata
By

The City of Seattle – Legislative Department

Clerk File sponsored by: _____

Committee Action:

Date	Recommendation	Vote

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote

CF No.311227

Title:Mercer Street and Aurora off-ramp rights-of-way improvements agreement between IRIS Holdings, LLC, and the City of Seattle, by and through its Department of Transportation (SDOT) and Department of Planning and Development (DPD).

Date Filed with City Clerk:20101217

FILED
CITY OF SEATTLE
27th DEC 16 11:10:22 AM
CITY CLERK

**MERCER STREET AND AURORA OFF-RAMP
RIGHTS-OF-WAY IMPROVEMENTS AGREEMENT**

This MERCER STREET AND AURORA OFF-RAMP RIGHTS-OF-WAY IMPROVEMENTS AGREEMENT (the "Agreement"), dated November 30, 2010, is made between:

IRIS Holdings, LLC ("IRIS"), a Washington Limited Liability Company, and

The City of Seattle, a Washington Municipal Corporation, by and through its Department of Transportation ("SDOT") and Planning and Development ("DPD")

(the "Parties").

SECTION I. RECITALS

- A. On November 6, 2006, the City of Seattle ("City") issued a Major Phased Development permit (Project #3003599) to IRIS for construction of offices in a campus development for the Bill & Melinda Gates Foundation on property the City was under contract to sell to IRIS (the "Lot 2 Property").
- B. On November 28, 2006, IRIS acquired the Lot 2 Property from the City. The same day, IRIS entered into a Mercer Right-of-Way Assumption Agreement, under which IRIS granted to the City the exclusive right to assume all of IRIS' right, title and interest in up to, but no more than, 50 feet of right-of-way along the northern property line of the Lot 2 Property adjoining Mercer Street between 5th Avenue and Aurora Avenue (the "Mercer Right-of-Way Parcel") for the sole purpose of widening Mercer Street ("Right of Assumption"). The City may exercise this Right of Assumption by giving IRIS written notice of the City's intent to do so for the sole purpose of widening Mercer Street on or before September 30, 2013, with a further requirement that the City initiate construction of the right-of-way on or before September 30, 2015. Unless and until such time as the City exercises its Right of Assumption and the Mercer Right-of-Way Parcel is conveyed to the City, IRIS may install landscaping, security and other improvements within the Mercer Right-of-Way Parcel.
- C. The City has subsequently issued construction permits for the IRIS office campus project and construction is in progress. Building Permit #6163102 issued by the Seattle Department of Planning and Development and Street Improvement Permit #61524 issued by the Seattle Department of Transportation (the "Construction Permits") require certain improvements to be made in the Mercer Right-of-Way Parcel and in the Mercer Street and Aurora off-ramp (Broad Street) public rights-of-way that border the north and east edges of the IRIS campus development.

- D. The City and State of Washington are currently planning major changes to the Mercer Street and Aurora off-ramp (Broad Street) rights-of-way adjacent to the IRIS office campus development. These changes include widening of Mercer Street into the Mercer Right-of-Way Parcel and extending Sixth Avenue North in the vicinity of the Aurora off-ramp. One or both of these changes may occur within the next few years, but the changes are not certain at this time.
- E. The Parties recognize that some of the improvements required by the IRIS Construction Permits would be demolished or abandoned soon after they are completed if the planned rights-of-way changes are made. To avoid waste, the Parties wish to enter into this Agreement to allow IRIS to defer and possibly eliminate some of those improvements.

The Parties therefore agree as follows:

SECTION II. IMPROVEMENTS TO BE DEFERRED

A. Mercer Street Right-of-Way and Mercer Right-of-Way Parcel

1. IRIS may defer certain improvements in the Mercer right-of-way currently required under the IRIS Construction Permits. The deferred improvements are shown on Attachment A hereto. IRIS shall otherwise install new sidewalks, curb cuts and driveways in accordance with the permit requirements. IRIS may leave other existing street improvements in place, making only repairs required for serviceability during the period of this Agreement.
2. IRIS may defer installing the street trees at the Mercer Street right-of-way, including the London Plane tree at the corner of 5th Avenue North and Mercer Street, and IRIS may also defer installing the large trees in the Mercer Right-of-Way Parcel currently required under the IRIS Construction Permits. These deferred improvements are shown on Attachment A hereto. IRIS shall otherwise install the remaining landscape improvements to provide a finished appearance absent the deferred trees.
3. If the City provides notice to IRIS that it has abandoned or will indefinitely delay its plan to widen Mercer Street into the Mercer Right-of-Way Parcel, IRIS shall, after receipt of such notice, proceed with reasonable promptness to install the street improvements and trees that were deferred. The improvements shall be in accordance with approved plans and specifications that are the basis of the IRIS Construction Permits unless the Parties mutually agree upon a revised scope of improvements which are warranted due to conditions existing at that time.
4. If the City proceeds with widening of Mercer Street into the Mercer Right-of-Way Parcel and as a result makes any of the deferred street and landscape improvements unnecessary, IRIS shall have no further obligation to make

those deferred improvements; however IRIS agrees in such event to reinstall the textured wall, the Poetry/Tactile art experience and seating at the new property line, as shown on Attachment B hereto. These improvements occur within the Lot 2 Property and do not include work in the City right-of-way.

B. Aurora Off-Ramp (Broad Street) Right-of-Way

1. IRIS may defer certain improvements in the Aurora off-ramp (Broad Street) right-of-way currently required under the IRIS Construction Permits. The deferred improvements are shown in red on the Street Improvement drawings, sheets 7 of 25 through 10 of 25, and the Landscape drawing for Broad Street, all attached hereto and incorporated herein as Attachment A. IRIS shall otherwise install interim full-width asphalt constructed sidewalks and related asphalt constructed driveway curb cuts to where access to the Lot 2 Property is currently planned. IRIS may leave other existing street improvements in place, making only repairs required for serviceability during the period of this Agreement.
2. If the City provides notice to IRIS that it has abandoned or will indefinitely delay extending Sixth Avenue North in the vicinity of the Aurora off-ramp right-of-way, IRIS shall, after receipt of such notice, proceed with reasonable promptness to install the street improvements that were deferred. The improvements shall be in accordance with approved plans and specifications that are the basis of the IRIS Construction Permits unless the Parties mutually agree upon a revised scope of improvements which are warranted due to conditions existing at that time.
3. If the City proceeds with extending Sixth Avenue North in the vicinity of the Aurora off-ramp right-of-way and as a result makes the deferred street and landscape improvements unnecessary, IRIS shall have no further obligation to make those deferred improvements.

C. Completion Bonds and Certificate of Occupancy

If IRIS defers the improvements as contemplated in this Agreement, the City will release related completion bonds when the noted interim improvements are complete.

The project Certificate of Occupancy shall not be withheld due to the deferral of the improvements as contemplated in this Agreement.

SECTION III. MISCELLANEOUS

A. Effective and Expiration Dates

This Agreement is effective when it is signed by both Parties. It expires when the City initiates construction of the Mercer Street widening into the Mercer Right-of-Way

Parcel and when the City proceeds with extending Sixth Avenue North in the vicinity of the Aurora off-ramp right-of-way, or alternatively when IRIS has completed construction of the deferred improvements as provided in this Agreement. In the event that the construction of the Mercer widening is initiated but the Sixth Avenue North extension does not occur (or has not yet occurred), then the IRIS obligations in Section II.A expire but not the obligations of Section II.B. In the event the City proceeds with the Sixth Avenue North extension but the Mercer widening does not occur (or has not yet occurred), then the IRIS obligations in Section II.B expire but not the obligations of Section II.A.

B. Designated Representatives

To ensure effective coordination between the Parties, IRIS and the City will each designate a representative responsible for communications among the Parties relative to this Agreement (the "Designated Representatives"), which may be changed by a party upon written notification to the other party. Each Party's Designated Representative is identified in Attachment C.

C. Remedies and Enforcement

This Agreement is enforceable by specific performance, in addition to any other remedies available under the law.

D. Merger of Prior Agreements

This Agreement, including its Recitals and Exhibits, embodies the Parties' entire agreement on the issues covered by it, except as supplemented by subsequent agreements that the Parties make. All prior negotiations and draft written agreements are merged into and superseded by this Agreement.

E. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

F. Time of the Essence

Time is of the essence of this Agreement.

G. Severability

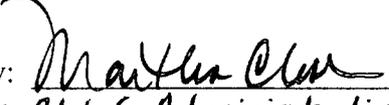
If any provisions of this Agreement, or the application thereof to any person, place, or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

H. Counterparts and Facsimile Signatures

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall be deemed to be one agreement. This Agreement may be executed pursuant to original or facsimile copies of signatures, with the same effect as if the parties had signed the document pursuant to original signature.

IN WITNESS WHEREOF, the Parties hereto have executed this Mercer Street and Aurora Off-ramp Rights-of-Way Improvements Agreement as of the date first written above.

SIGNED:

<p>DEPARTMENT OF TRANSPORTATION, a department of the CITY OF SEATTLE, a Washington Municipal Corporation</p> <p>By: <u></u> Its: <u>Director of Transportation</u> Date: <u>Dec. 1, 2010</u></p>	<p>DEPARTMENT OF PLANNING AND DEVELOPMENT, a department of the CITY OF SEATTLE, a Washington Municipal Corporation</p> <p>By: <u></u> Its: <u>DIRECTOR</u> Date: <u>DEC. 2, 2010</u></p>
<p>IRIS HOLDINGS, LLC, a Washington Limited Liability Company</p> <p>By: <u></u> Its: <u>Chief Administrative Officer</u> Date: <u>November 12, 2010</u></p>	

ATTACHMENT A

Drawings

(Attached)

Landscape drawings prepared by Gustafson Guthrie Nichol Ltd:

Title: Iris Campus: Mercer Street – 100218

Title: Iris Campus: Broad Street – 100218

On each of these sheets, the scope of work that may be deferred is marked in red.

Street improvement drawings prepared by KPFF:

Title: 5th Ave N, Mercer St, and Broad St Curb, Sidewalk and Landscaping Improvements

Sheet 4 of 25 – Mercer Street – Plan & Profile

Sheet 5 of 25 – Mercer Street – Plan & Profile

Sheet 6 of 25 – Mercer Street – Plan & Profile

Sheet 7 of 25 – Harrison Street – Plan & Profile

Sheet 8 of 25 – Broad Street – Plan & Profile

Sheet 9 of 25 – Broad Street – Plan & Profile

Sheet 10 of 25 – Broad Street – Plan & Profile

On each of these sheets, the scope of work that may be deferred is marked in red.

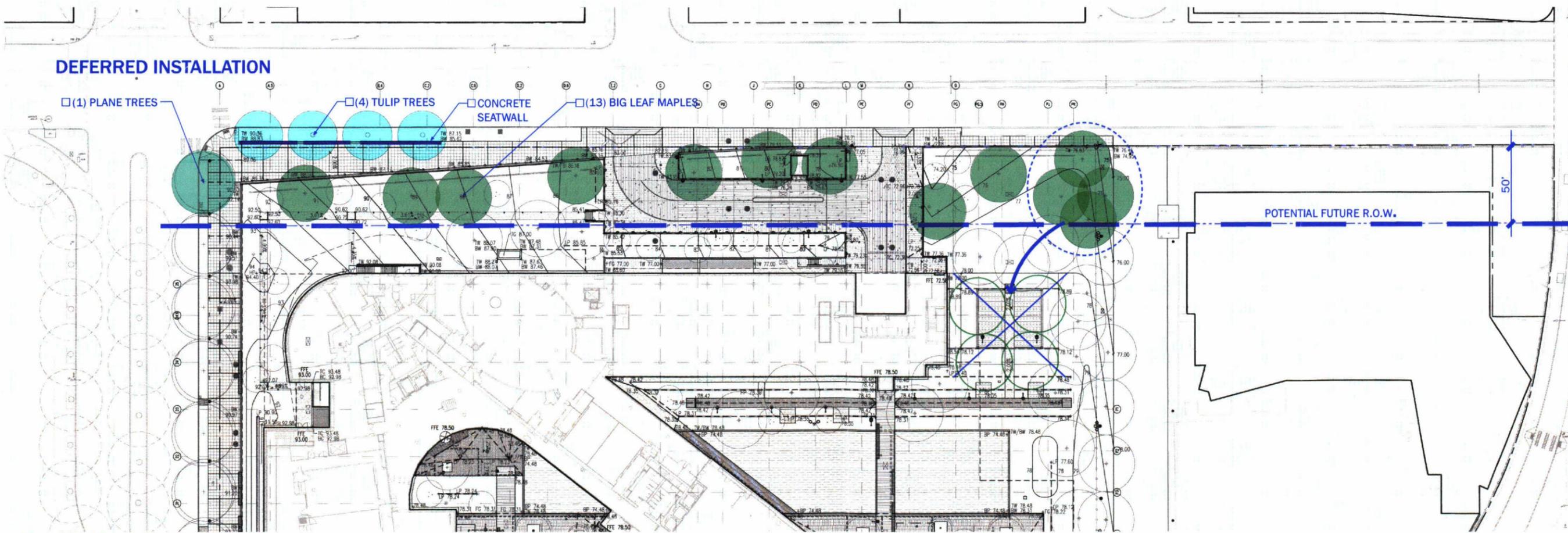
ATTACHMENT B

New Property Line Improvements

(Attached)

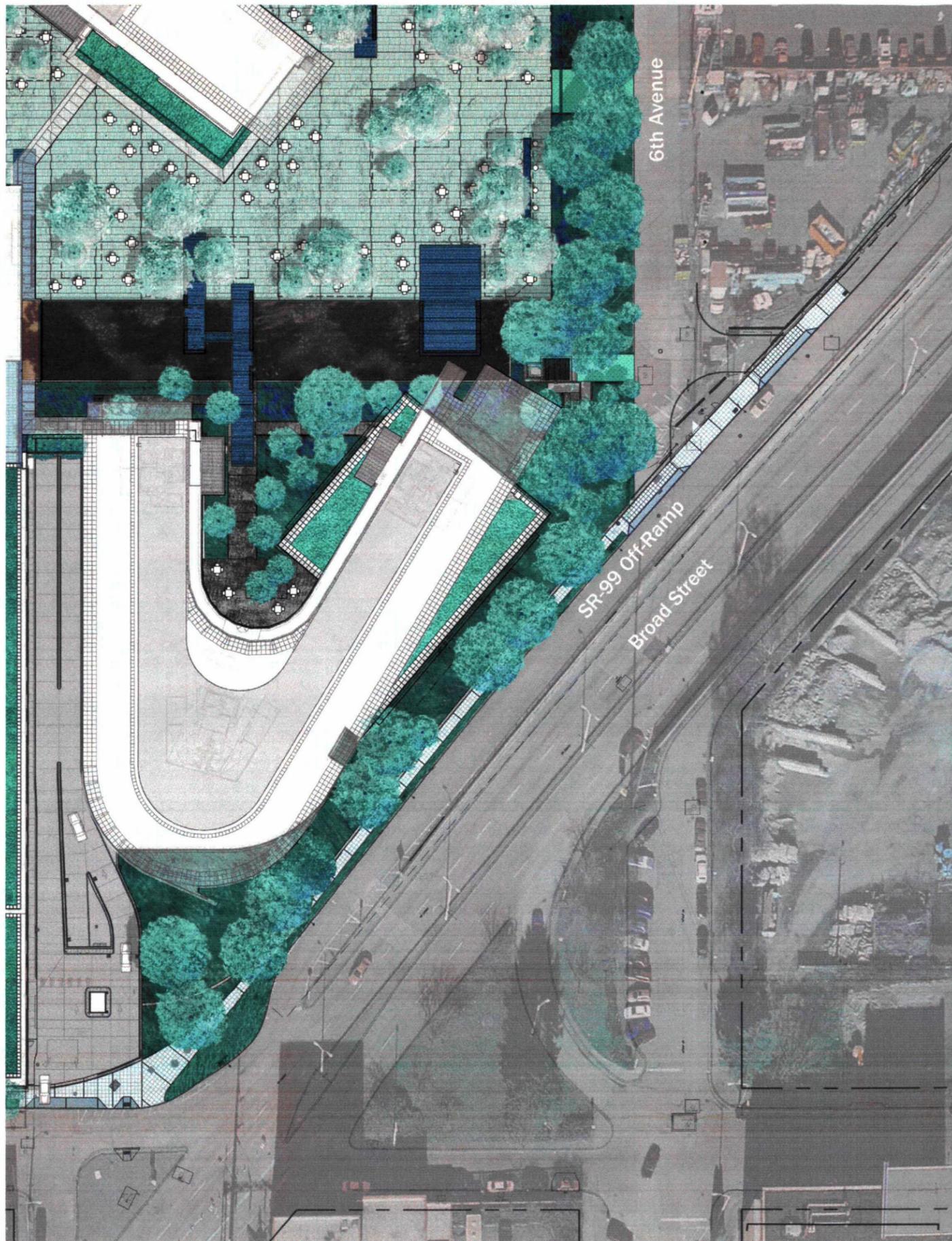


Phase 1 Site Illustrative Plan: 1"=30'

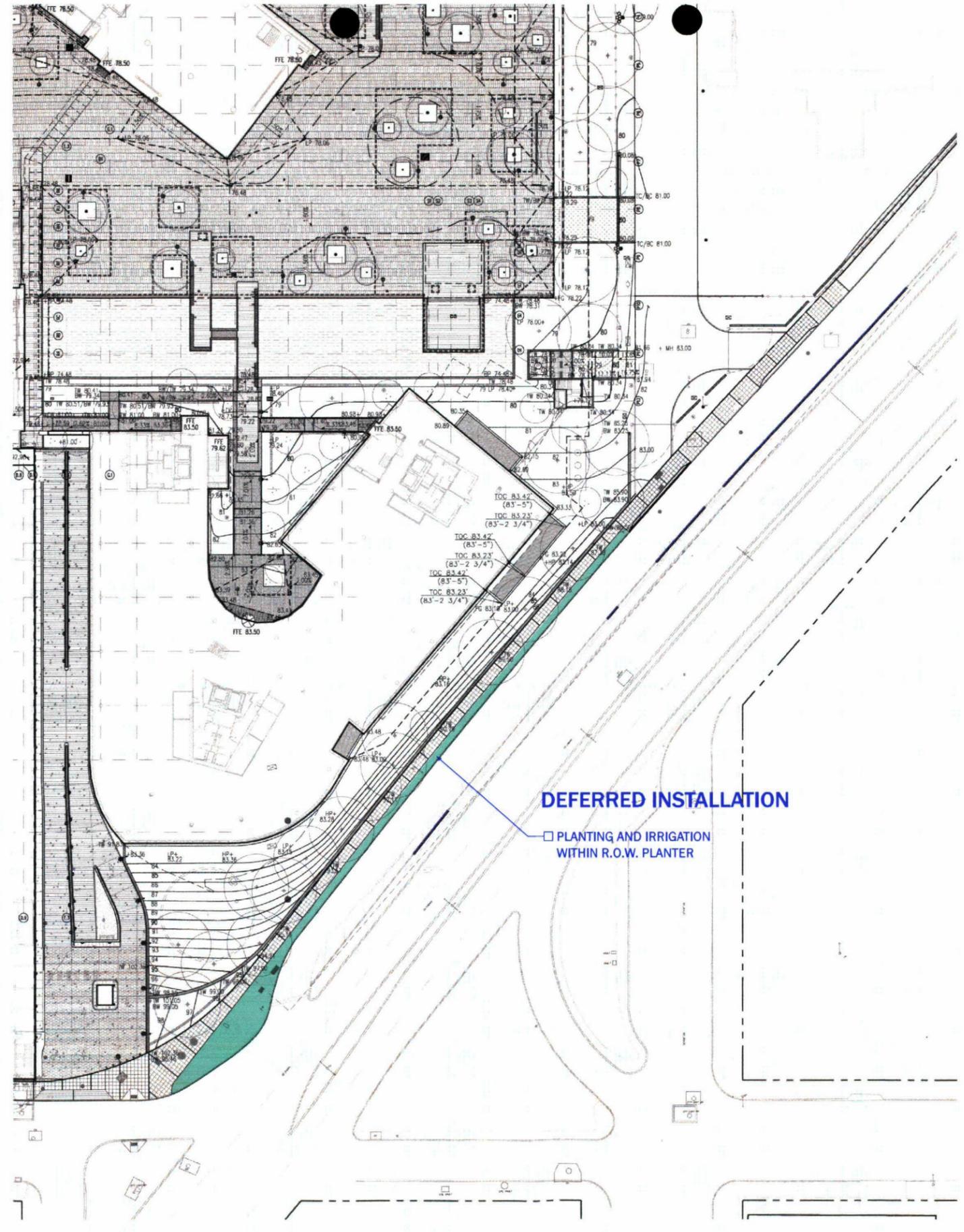


Phase 1 Site / Grading Plan: 1"=30'

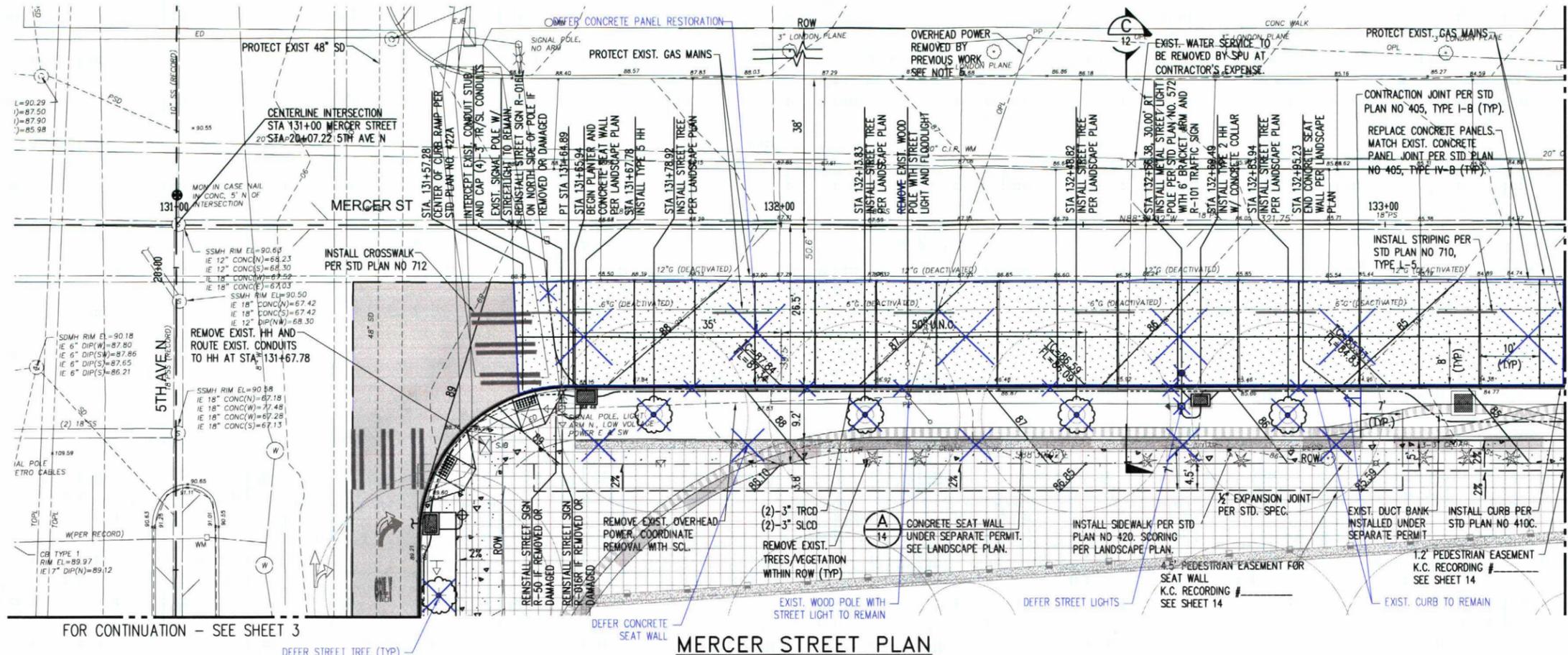
Iris Campus: Mercer Street - 100218



Phase 1 Site Illustrative Plan: 1"=30'
Iris Campus: Broad Street - 100218

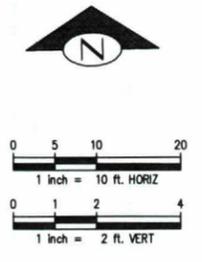
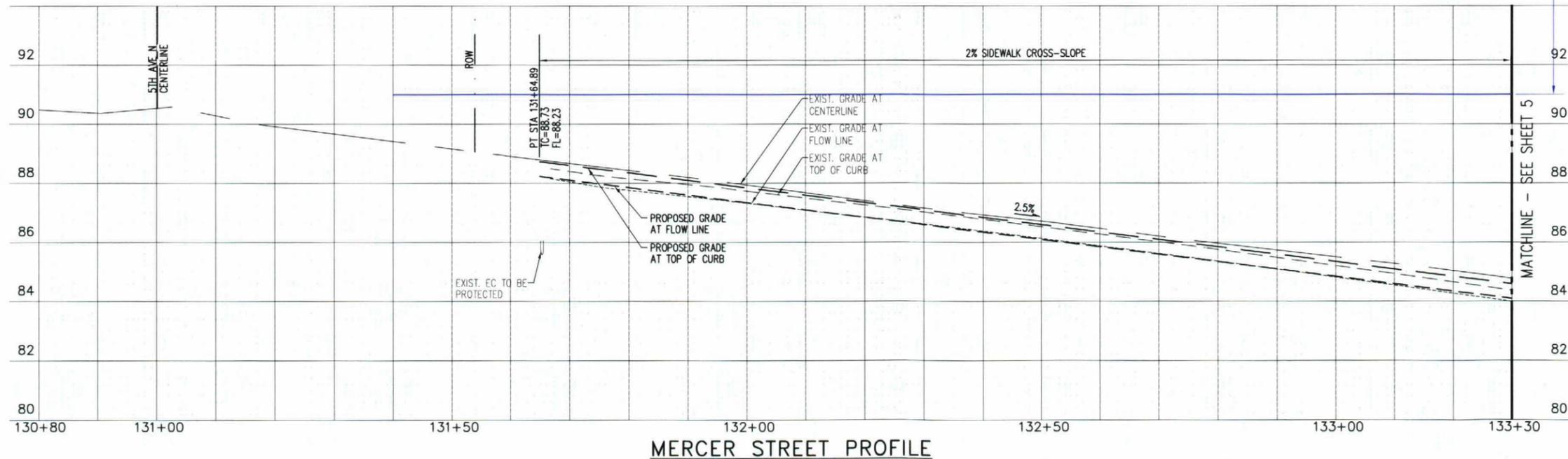


Phase 1 Site / Grading Plan: 1"=30'



- NOTES:**
- ALL UTILITY VAULT LIDS WITHIN SIDEWALK AND PAVEMENT SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
 - ALL STRUCTURES, STREET LIGHTS/SIGNALS, TREES, LANDSCAPING, AND IMPROVEMENTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE SHEETS FOR LANDSCAPING, TREE SPECIES, SIDEWALK SCORING AND STREET FURNISHING TYPE AND LOCATION.
 - CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKING, STREET SIGNAGE AND CHANNELIZATION DESTROYED OR DAMAGED BY STREET WORK/OVERLAY.
 - PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION" DIRECTOR'S RULE 2004-02.
 - REFER TO ONE LINE DIAGRAM (SHEETS 15 & 16) FOR STREET LIGHT AND TRAFFIC CONTROL CONDUIT ROUTING AND WIRING.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT A PAVING PLAN SHOWING LOCATION OF ALL PROPOSED PAVEMENT JOINTS AND FIELD VERIFIED LOCATION OF EXISTING JOINT, CURBS, MANHOLES, VAULT LIDS, ETC. PLAN SHALL INDICATE JOINT TYPES AND DIMENSIONS OF PANELS.
 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
 - EXCAVATIONS GREATER THAN 1 FOOT IN DEPTH SHALL NOT BE ALLOWED IN FRONT OF EXISTING STRAIN POLES (TYP).

THE PROPOSED IMPROVEMENTS WITHIN MERCER STREET ARE BASED ON CURRENT CITY RIGHT-OF-WAY. SHOULD THE CITY PROCEED TO WIDEN MERCER STREET RIGHT-OF-WAY, THE IMPROVEMENTS SHOWN ARE SUBJECT TO REVISION. CONTRACTOR SHALL WORK WITH THE OWNER TO COORDINATE RESPECTIVE CONSTRUCTION SCHEDULES AND SCOPE WITH THE CITY OF SEATTLE.



MADE	CHK'D	REV'D
NATURE	DATE	MARK
VAULT/SWD SER. NO.		
35158		

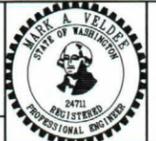
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 PLOTTED DATE & TIME: Feb 23, 2010 - 10:44am
 C:\p\30 Projects\105674 (105674) Design\2 Campus PH\5 CD\0931-SDOT MERCER PROJ.dwg

kpff Consulting Engineers
 1601 Fifth Avenue, Suite 1600
 Seattle, Washington 98101-3665
 (206) 622-5822 Fax (206) 622-8130

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 1-800-424-5555

REVIEWED BY SPU/WATER ENGINEERING	20
REVIEWED BY SPU/DRAINAGE	20
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20

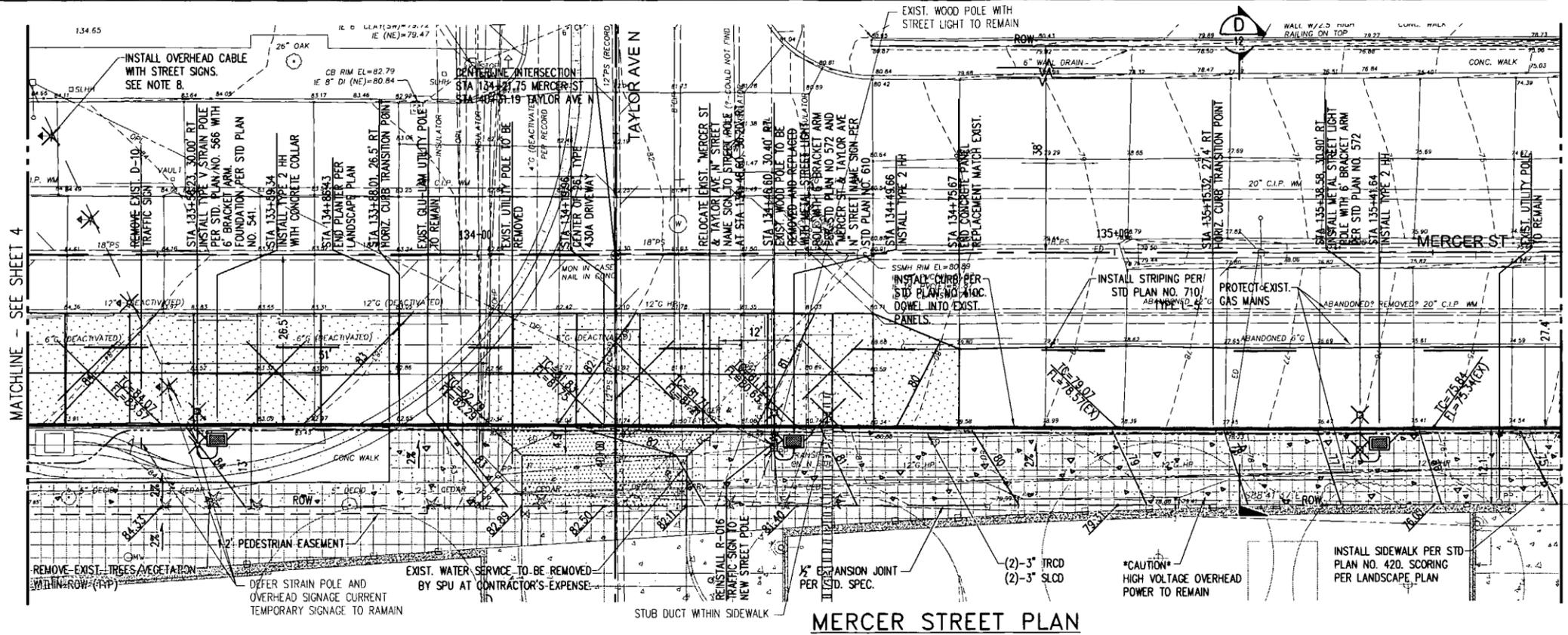
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CHECKED: MAY/2006	DATE: _____	DES. SPU CONST. SDOT	PROJ. MGR. _____
DRAWN: HMB/SMB	DATE: _____	RECEIVED _____	DATE: _____
CHECKED: MAY/2006	DATE: _____	REVISED AS BUILT	DATE: _____



City of Seattle
 Seattle Department of Transportation
 PRIVATE CONTRACT
 WORK ORDER NO. 1165571 SPU: NS70277 APPROVED
 PERMIT NO. 81524
 SCALE: H. 1"=10' V. 1"=2' INSPECTOR'S BOOK

5TH AVE N, MERCER ST AND BROAD ST CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
MERCER STREET - PLAN & PROFILE

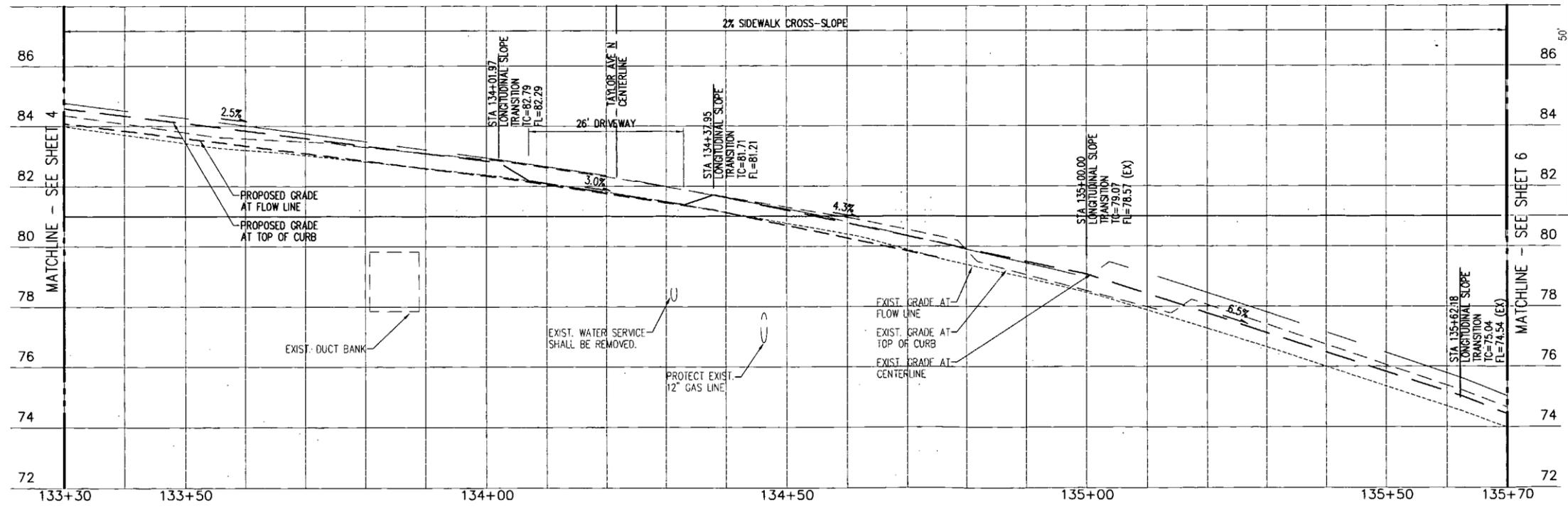
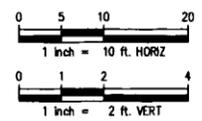
JOB NO.	PC
VAULT PLAN No.	R/W
774-581	CO
SHEET 4 OF 25	



MERCER STREET PLAN

- NOTES:**
- ALL UTILITY VAULT LIDS WITHIN SIDEWALK AND PAVEMENT SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
 - ALL STRUCTURES, STREET LIGHTS/SIGNALS, TREES, LANDSCAPING, AND IMPROVEMENTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE SHEETS FOR LANDSCAPING, SIDEWALK SCORING AND STREET FURNISHING TYPE AND LOCATION.
 - CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKING, STREET SIGNAGE AND CHANNELIZATION DESTROYED OR DAMAGED BY STREET WORK/OVERLAY.
 - PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION" DIRECTOR'S RULE 2004-02.
 - REFER TO ONE LINE DIAGRAM (SHEETS 15 & 16) FOR STREET LIGHT AND TRAFFIC CONTROL CONDUIT ROUTING AND WIRING.
 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
 - REINSTALL OVERHEAD TRAFFIC SIGNS THAT WERE REMOVED PRIOR TO PROJECT CONSTRUCTION. CONTACT REINER BLANCO OF SDOT, AT (206) 615-1911 FOR SIGN TYPE AND MOUNTING LOCATION.

THE PROPOSED IMPROVEMENTS WITHIN MERCER STREET ARE BASED ON CURRENT CITY RIGHT-OF-WAY. SHOULD THE CITY PROCEED TO WIDEN MERCER STREET RIGHT-OF-WAY, THE IMPROVEMENTS SHOWN ARE SUBJECT TO REVISION. CONTRACTOR SHALL WORK WITH THE OWNER TO COORDINATE RESPECTIVE CONSTRUCTION SCHEDULES AND SCOPE WITH THE CITY OF SEATTLE.



MERCER STREET PROFILE

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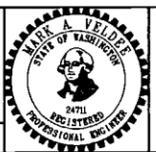
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kpf Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, Washington 98101-3665
(206) 622-5822 Fax (206) 622-8130

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

REVIEWED BY SPU/WATER ENGINEERING	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED: SDC/MSR DATE: _____	REVIEWED: _____
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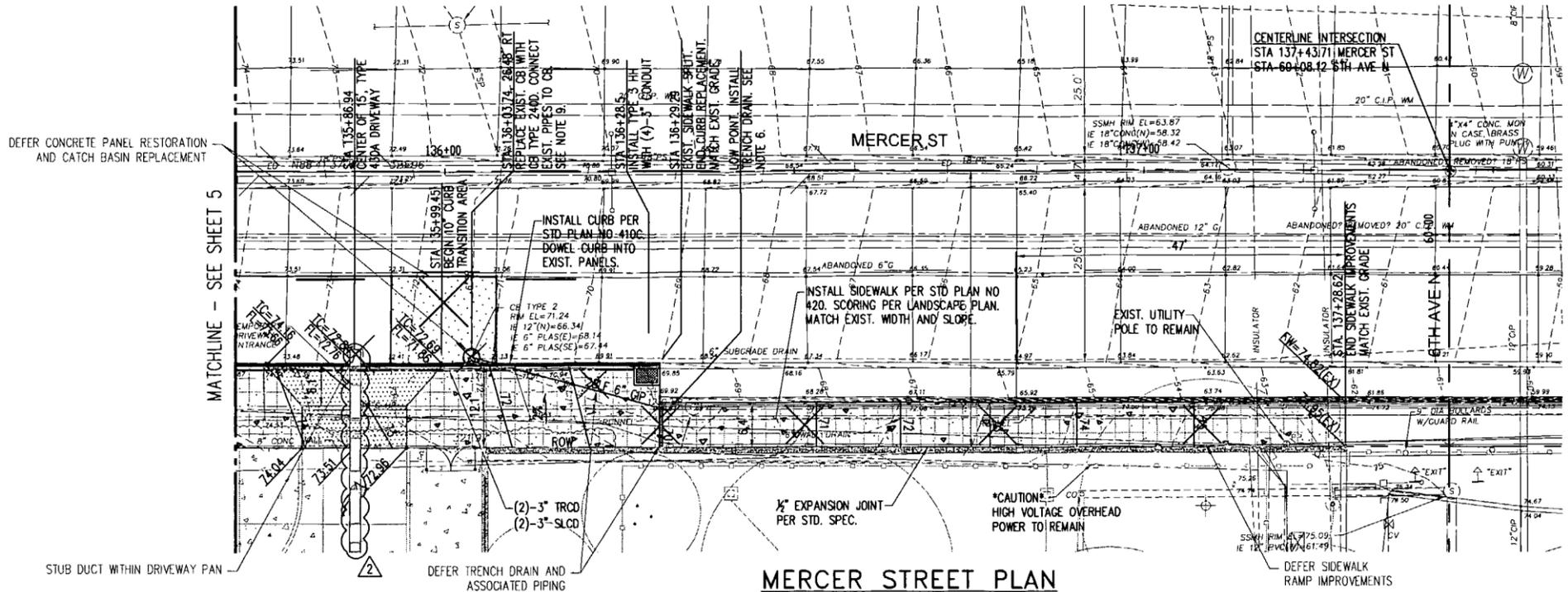
City of Seattle
Seattle Department of Transportation
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PERMIT NO. 81524
SCALE: H. 1"=10' V. 1"=2' INSPECTOR'S BOOK

5TH AVE N, MERCER ST AND BROAD ST
CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
MERCER STREET - PLAN & PROFILE

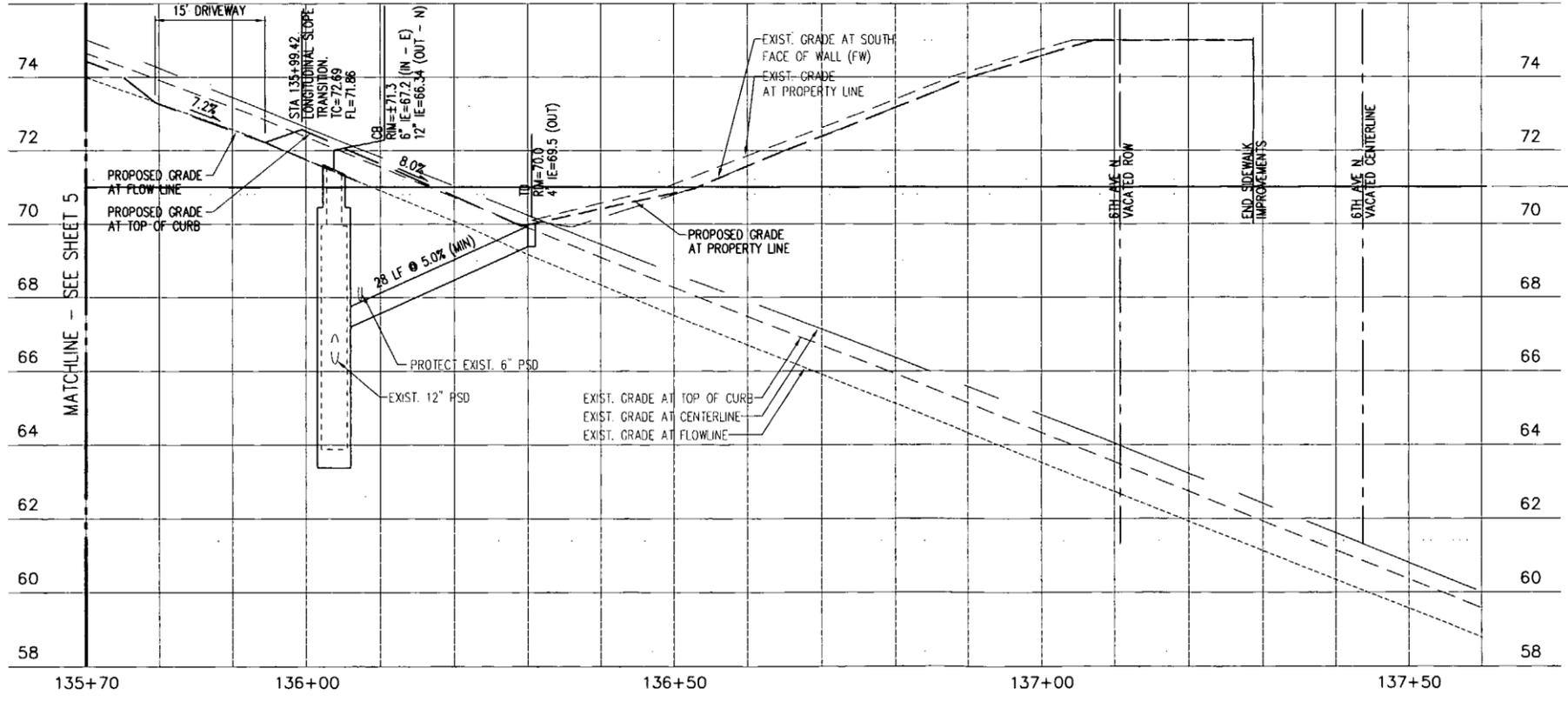
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R/W
CO
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SHEET	5 OF 25

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35136			REVISIONS			



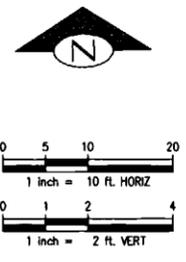
MERCER STREET PLAN



MERCER STREET PROFILE

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 - ZURN Z806 FLO-THRU 6"x6"x4.4" TRENCH DRAIN SYSTEM, WITH ADA APPROVED ZURN HPS GRATE. SPU REQUIRES (2) ADDITIONAL SETS OF TRENCH DRAIN GRATES IN THE EVENT THEY END UP BROKEN OR MISSING. GRATES SHALL BE CLEARLY MARKED AND DELIVERED TO SPU IN C/O HERMAN SMITH, (206) 386-4006.
 - REFER TO ONE LINE DIAGRAM (SHEETS 15 & 16) FOR STREET LIGHT AND TRAFFIC CONTROL CONDUIT ROUTING AND WIRING.
 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
 - DRAINAGE STRUCTURE SHALL BE INSTALLED SUCH THAT EDGE OF GRATE IS AT FLOW LINE. OFFSET PROVIDED IS GIVEN TO THE CENTER OF GRATE.

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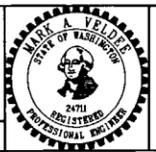


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APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

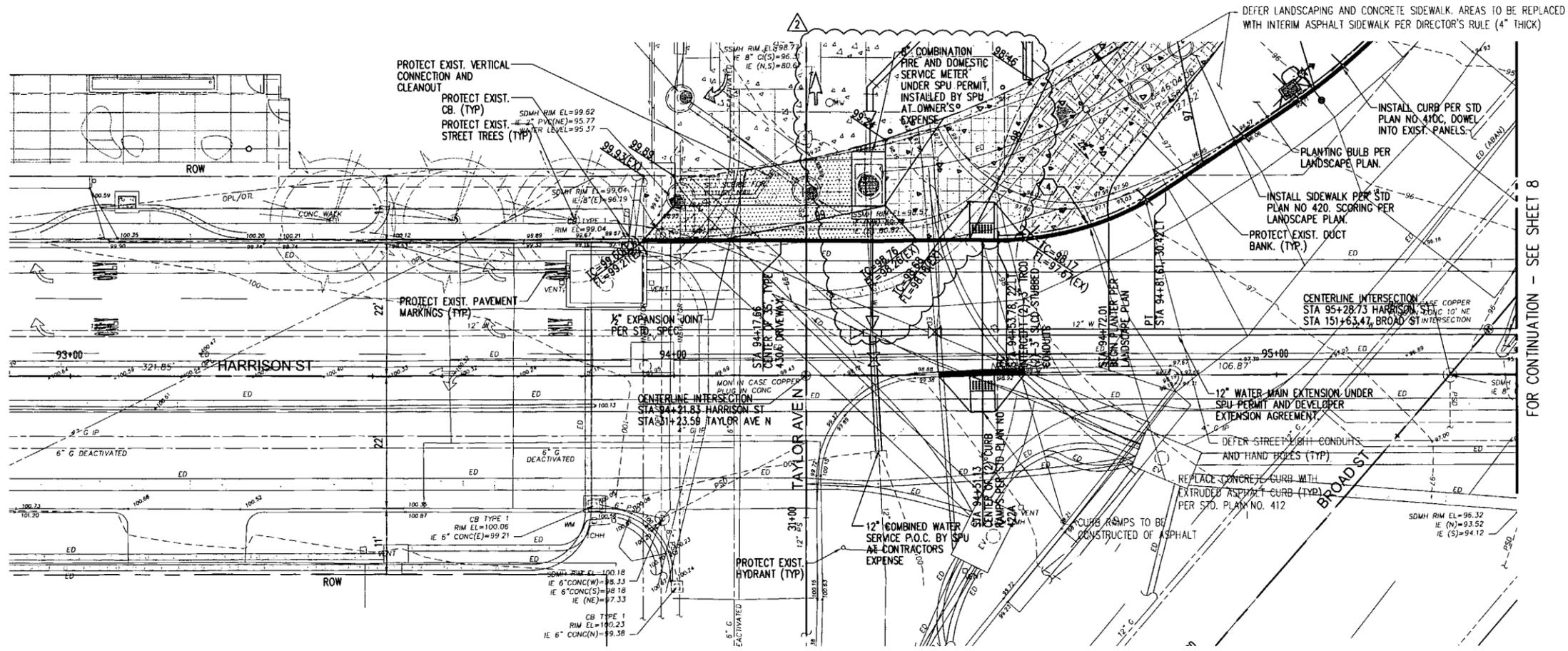
NAME OR INITIALS AND DATE		INITIALS AND DATE	
DESIGNED	DATE	REVIEWED	DATE
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DRAWN	DATE	SDOT	DATE
CHECKED	DATE	PROJ. MGR.	DATE
REVISAS BUILT			



City of Seattle
 Seattle Department of Transportation
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MERCER STREET
5TH AVE N, MERCER ST AND BROAD ST
 CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
 MERCER STREET - PLAN & PROFILE

PC
 R/W
 CO
 VAULT PLAN No. 774-581
 SHEET 6 OF 25

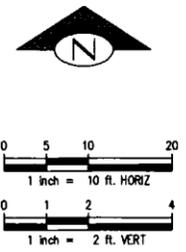
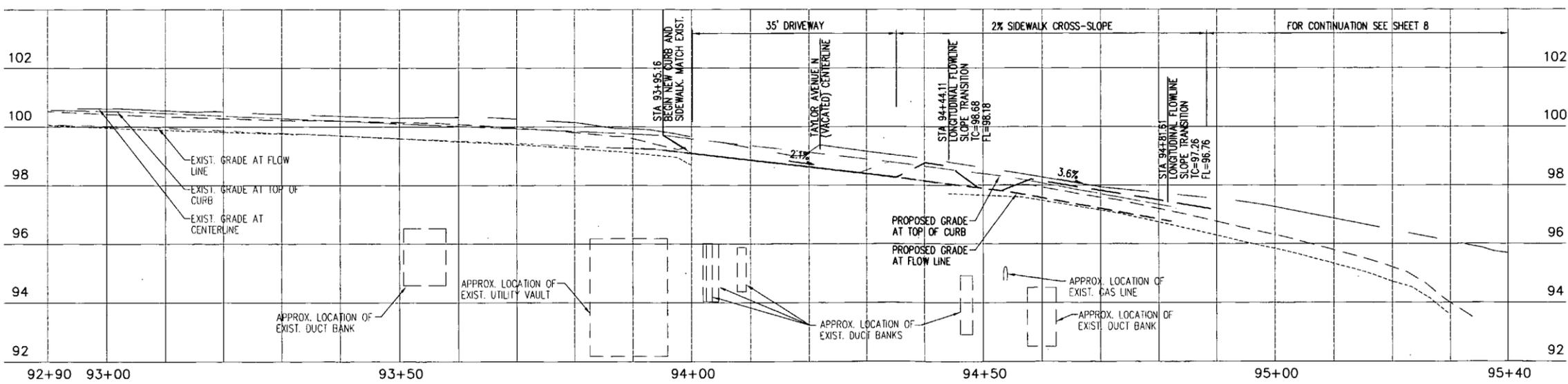


CURVE DATA TABLE - (4)		
RADIUS	ANGLE	LENGTH
50.5'	33d25'24"	29.5'

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 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
 - *CAUTION* HIGH VOLTAGE OVERHEAD POWER TO REMAIN.

FOR CONTINUATION - SEE SHEET 8

HARRISON STREET PLAN



HARRISON STREET PROFILE

HARRISON STREET

VAULT/SER. NO.	DATE	MARK	NATURE	CHK'D	REV'D
35198			REVISIONS		

JOB NAME:
 PLOTTED DATE & TIME: Feb. 23, 2010 - 10:50am
 C:\Low 3D Projects\105674 (10a)\01 Design\2 Campus Pk\15 CD\10565-5007 HARRISON PRO.dwg

kpf Consulting Engineers
 1601 Fifth Avenue, Suite 1600
 Seattle, Washington 98101-3665
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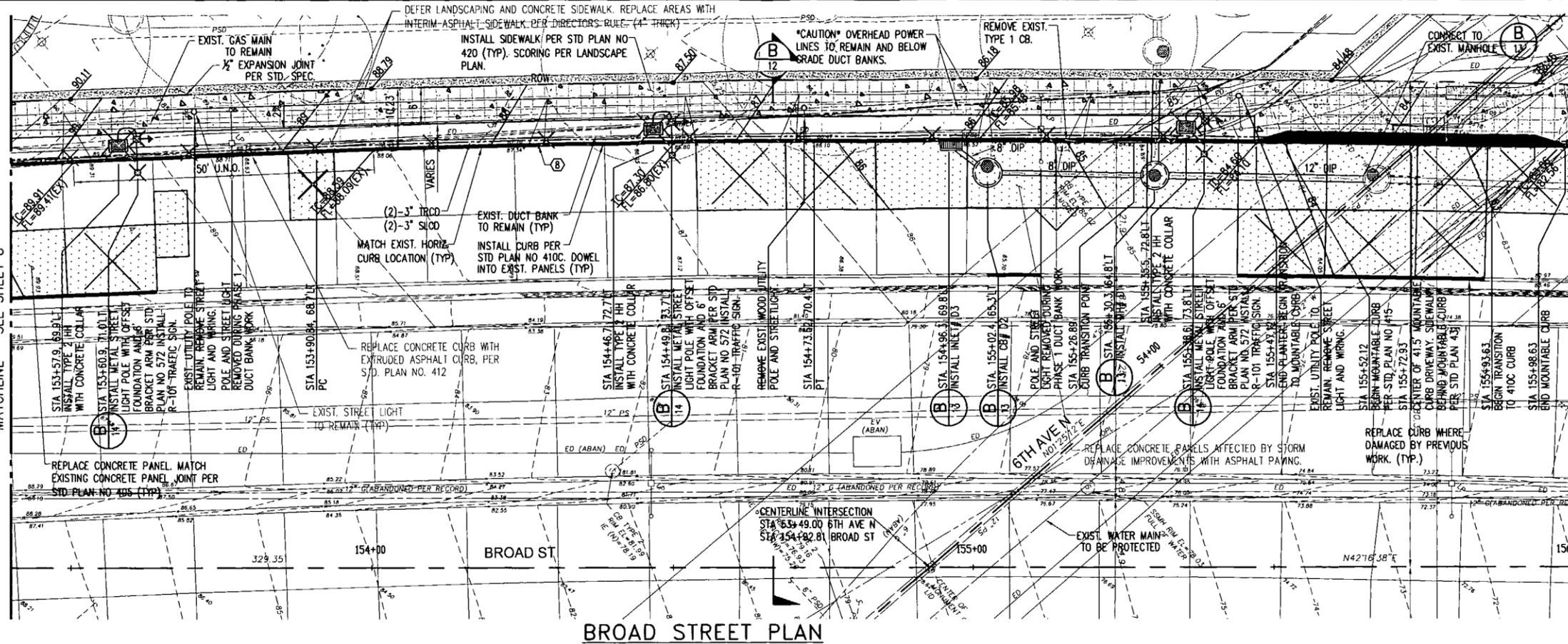
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DRAWN: HMB/SWS	DATE:	SDOT PROJ. MGR.:	DATE:
CHECKED: MAY/09C	DATE:	RECEIVED AS BUILT:	DATE:



City of Seattle
 Seattle Department of Transportation
 PRIVATE CONTRACT
 WORK ORDER NO. TWS6571 SPU: NS70277 APPROVED
 PERMIT NO. 81524
 SCALE: H: 1"=10' V: 1"=2' INSPECTOR'S BOOK

5TH AVE N, MERCER ST AND BROAD ST
 CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
 HARRISON STREET - PLAN & PROFILE

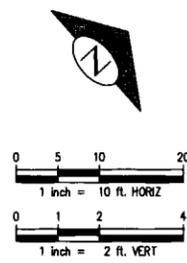
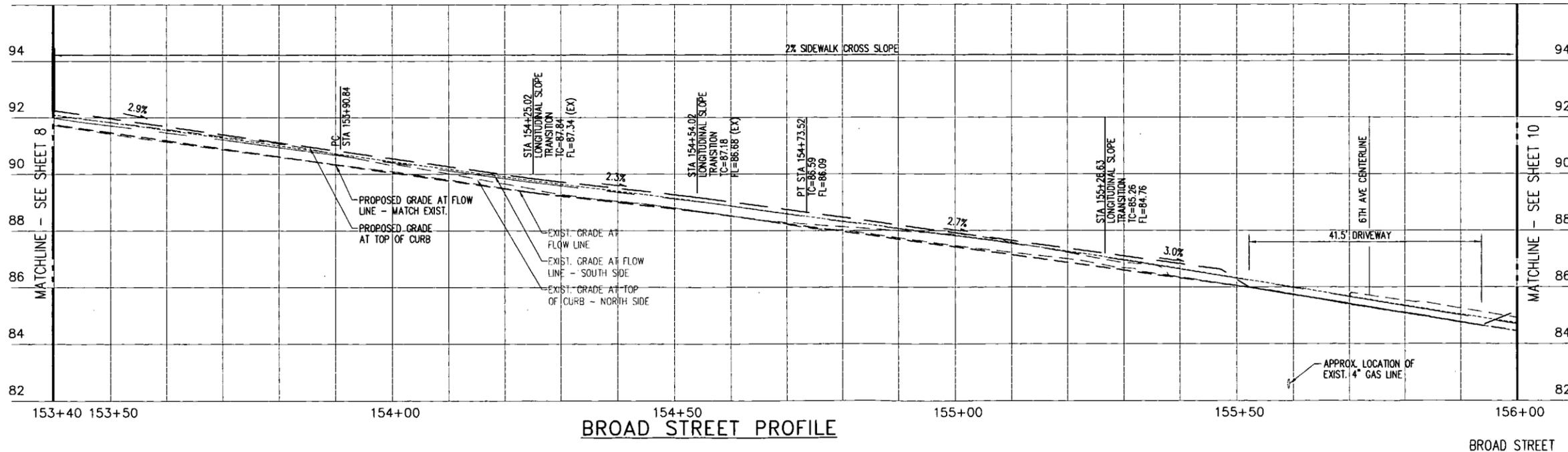
PC
R/W
CO
VAULT PLAN No.	774-581
SHEET	7 OF 25



CURVE DATA TABLE - (8)		
RADIUS	ANGLE	LENGTH
2553.2'	358d08'38"	82.7'

NOTES:

- ALL UTILITY VAULT LIDS WITHIN SIDEWALK AND PAVEMENT SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
- ALL STRUCTURES, STREET LIGHTS/SIGNALS, TREES, LANDSCAPING, AND IMPROVEMENTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE SHEETS FOR LANDSCAPING, TREE SPECIES, SIDEWALK SCORING AND STREET FURNISHING TYPE AND LOCATION.
- CONTRACTOR SHALL REPLACE ALL PAVEMENT DESTROYED, STREET SIGNAGE AND CHANNELIZATION DESTROYED OR DAMAGED BY STREET WORK/OVERLAY.
- PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION" DIRECTOR'S RULE 2004-02.
- REFER TO ONE LINE DIAGRAM (SHEETS 15 & 16) FOR STREET LIGHT AND TRAFFIC CONTROL CONDUIT ROUTING AND WIRING.
- CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
- DRAINAGE STRUCTURE LOCATION AS SHOWN IS GIVEN TO CENTER OF STRUCTURE.



VAULT/SWD SER. NO.	DATE	MARK	NATURE	REVISIONS	MADE	CHK'D	REV'D
35158							

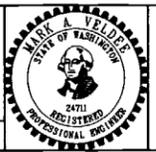
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 PLOTTED DATE & TIME: Feb 23, 2010 - 10:43am
 PLOTTED BY: Sonob
 JOB FILE:

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DESIGNED: SDC/ARW	DATE:	REVIEWED:	DATE:
CHECKED: MAY/SDC	DATE:	DES. SPU CONST.:	PROJ. MGR.:
DRAWN: HMR/SWR	DATE:	RECEIVED:	DATE:
CHECKED: MAY/SDC	DATE:	REVISED AS BUILT:	DATE:



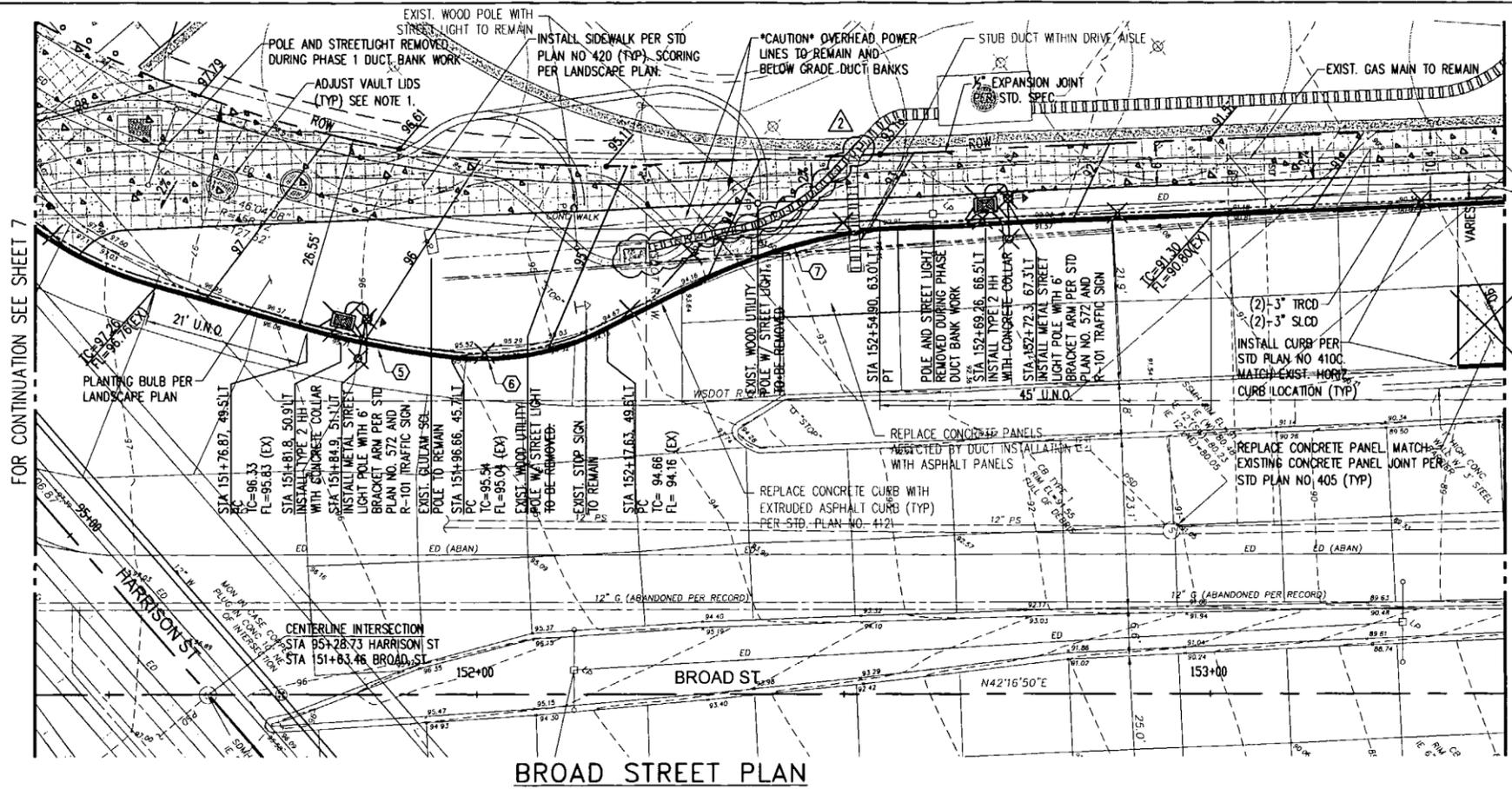
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 Seattle Department
 of Transportation
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 WORK ORDER NO. T166571 SPU: NS70277 APPROVED
 PERMIT NO. 81524
 SCALE: H. 1"=10' V. 1"=2' INSPECTOR'S BOOK

5TH AVE N, MERCER ST AND BROAD ST
CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
BROAD STREET - PLAN & PROFILE

JOB NO.:	PC
R/W:	R/W
CO:	CO
VAULT PLAN No.:	774-581
SHEET:	9... OF 25...

VAULT/SWD SER. NO.	DATE	MARK	NATURE	MADE	CHK'D	REV'D
35158			REVISIONS			

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 PLOTTED DATE & TIME: Feb 23, 2010 - 10:48am
 PLOTTED BY: Sanyang



CURVE DATA TABLE - (5)

RADIUS	ANGLE	LENGTH
115'	10d03'34"	20.2'

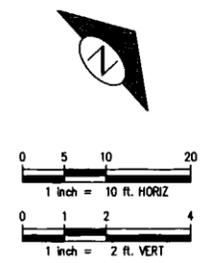
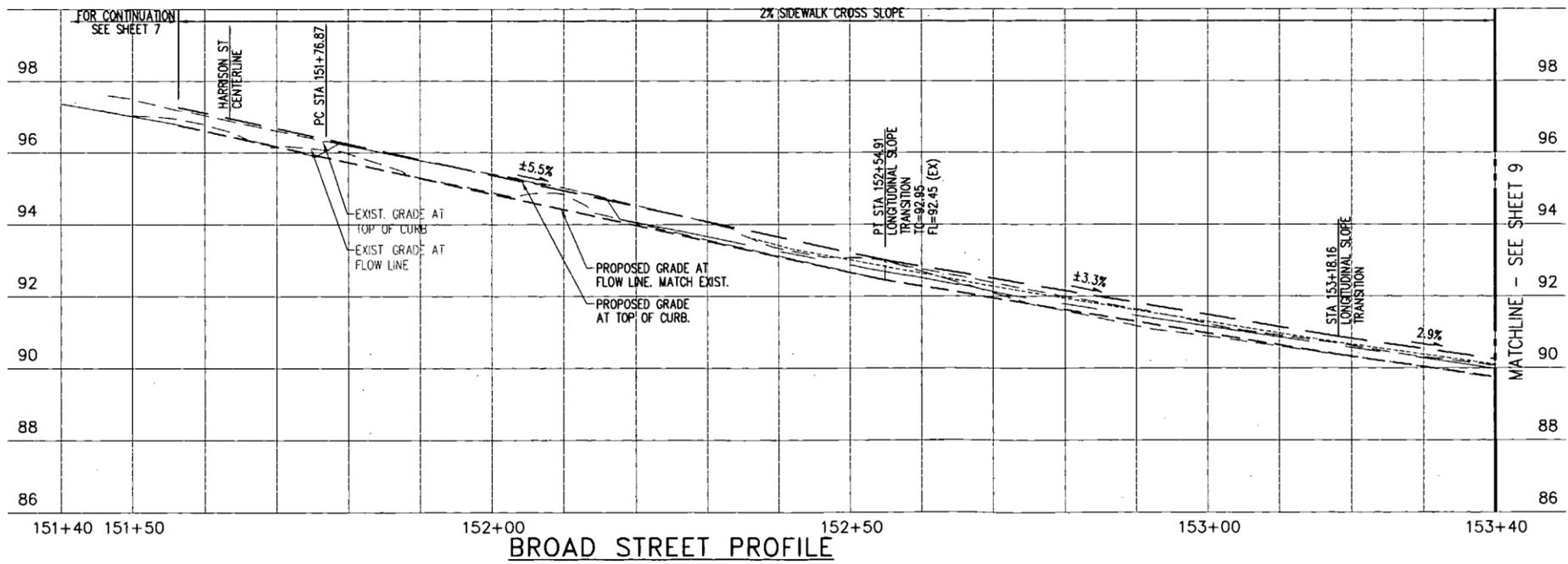
CURVE DATA TABLE - (6)

RADIUS	ANGLE	LENGTH
35'	35d28'01"	21.7'

CURVE DATA TABLE - (7)

RADIUS	ANGLE	LENGTH
78.5'	34d22'59"	26.9'

- NOTES:
- ALL UTILITY VAULT LIDS WITHIN SIDEWALK AND PAVEMENT SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
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 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.

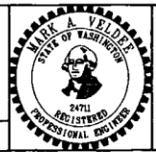


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 CHECKED: MAY/SQC DATE: SDOT
 DRAWN: HMR/SWR DATE: RECEIVED: DATE: REVISED AS BUILT
 CHECKED: MAY/SQC DATE:



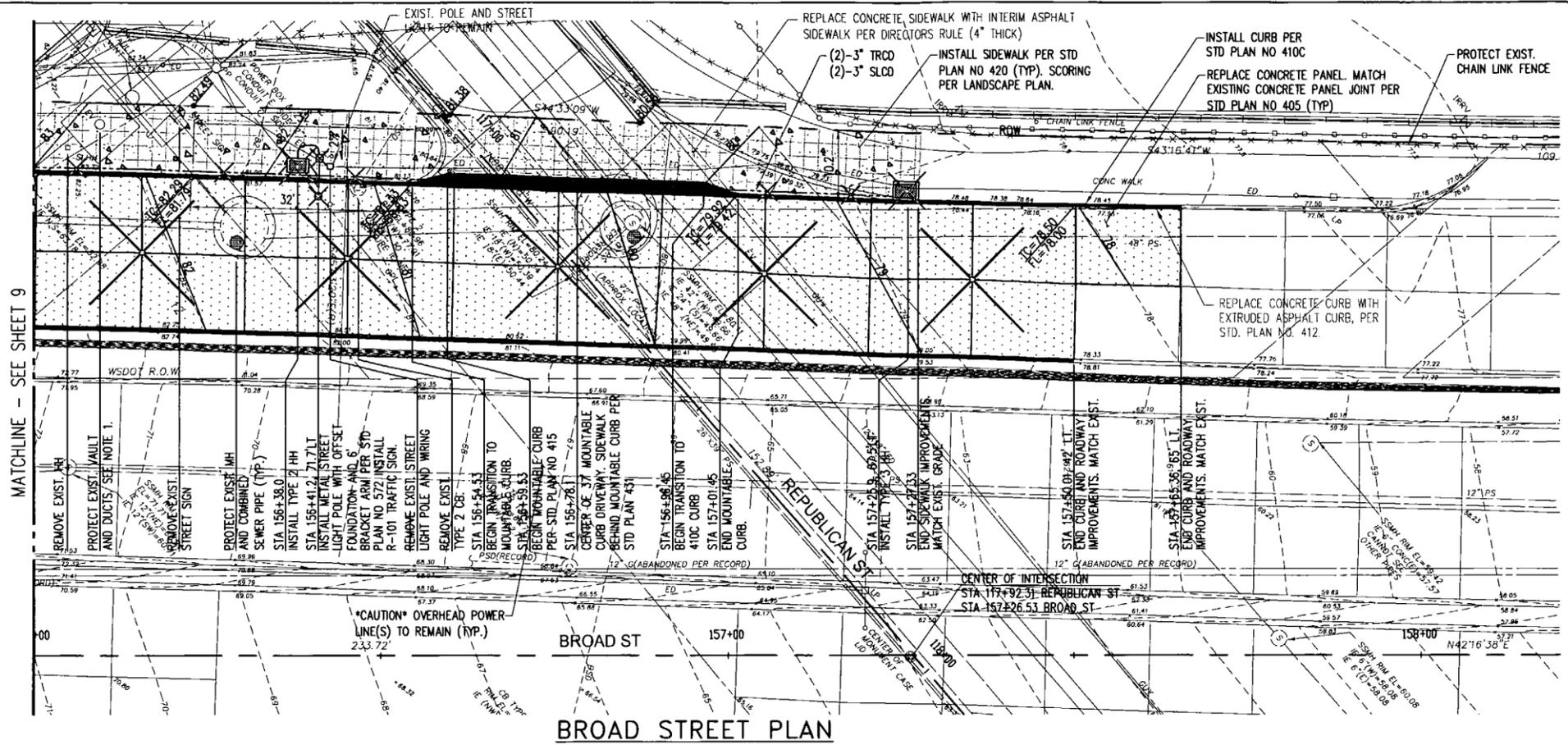
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CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
BROAD STREET - PLAN & PROFILE

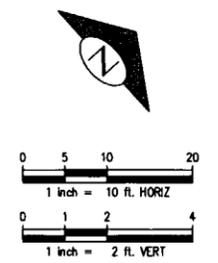
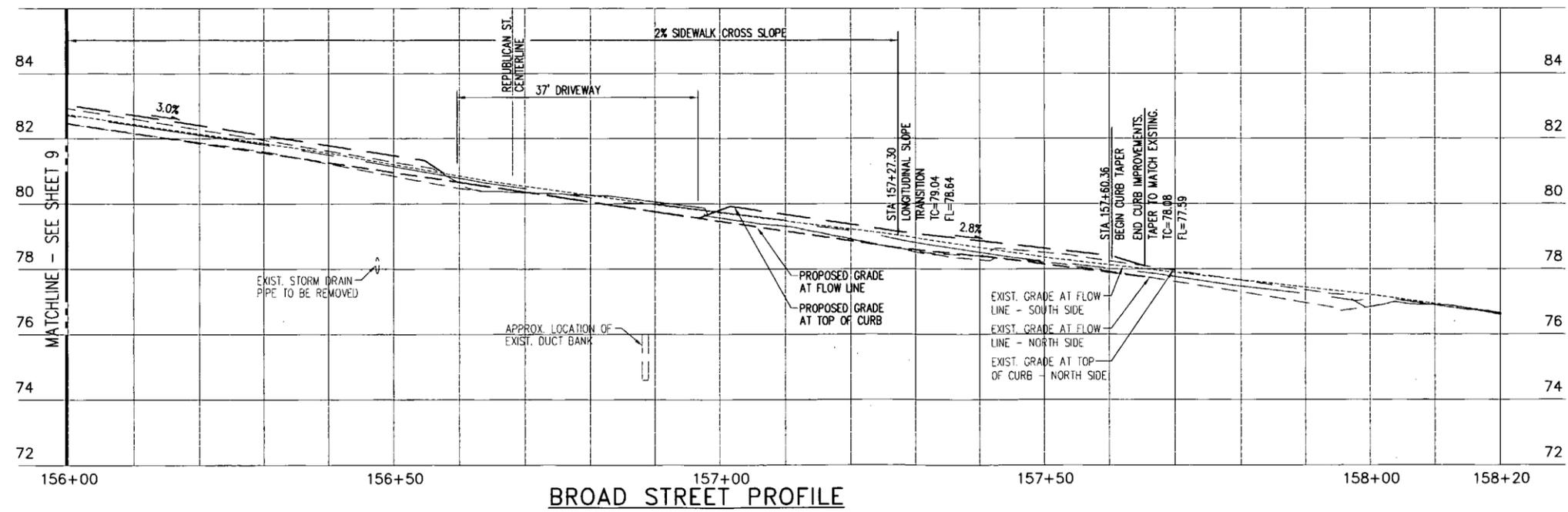
JOB NO. PC
 R/W
 CO
 VAULT PLAN No. 774-581
 SHEET 8 OF 25

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 PLOTTED DATE & TIME: Feb 23, 2010 - 10:46am
 PLOTTED BY: Sonja B
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35158			REVISIONS			



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 - CROSSING UTILITIES REPRESENTED IN PROFILE SHOWN AT CURB LINE.
 - PRIOR TO PERMANENT PANEL RESTORATION, CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE TO DETERMINE SCHEDULE OF SUBSEQUENT PHASE 2 SCL DUCT BANK CONSTRUCTION IN THE BROAD STREET OFF-RAMP.

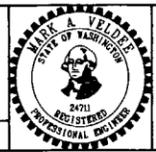


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CHECKED: MAV/SQC	DATE:	DES.:	SPU CONST.:
DRAWN: JMR/SMB	DATE:	SDOT:	PROJ. MGR.:
CHECKED: MAV/SQC	DATE:	RECEIVED:	
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5TH AVE N, MERCER ST AND BROAD ST
CURB, SIDEWALK, AND LANDSCAPING IMPROVEMENTS
BROAD STREET - PLAN & PROFILE

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VAULT PLAN No.	774-581
SHEET 10 OF 25	

ATTACHMENT C

Designated Representatives

Designated Representative for IRIS:

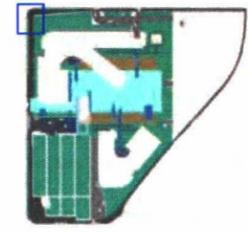
Ms. Norma Miller
Bill & Melinda Gates Foundation
1432 Elliott Ave. West
Seattle, WA 98119

Phone: (206) 770-2040
E-mail: norma.miller@gatesfoundation.org

Designated Representative for the City:

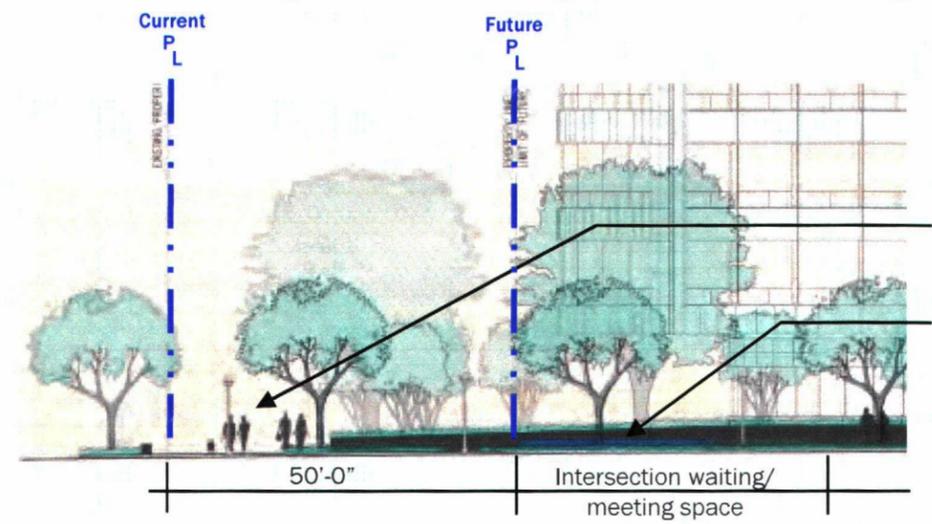
Mr. Eric Tweit
Seattle Department of Transportation
700 Fifth Avenue, Suite 3900
Seattle, WA 98104-5031

Phone: (206) 684-8834
E-mail: eric.tweit@seattle.gov



Corner of 5th and Mercer at move in

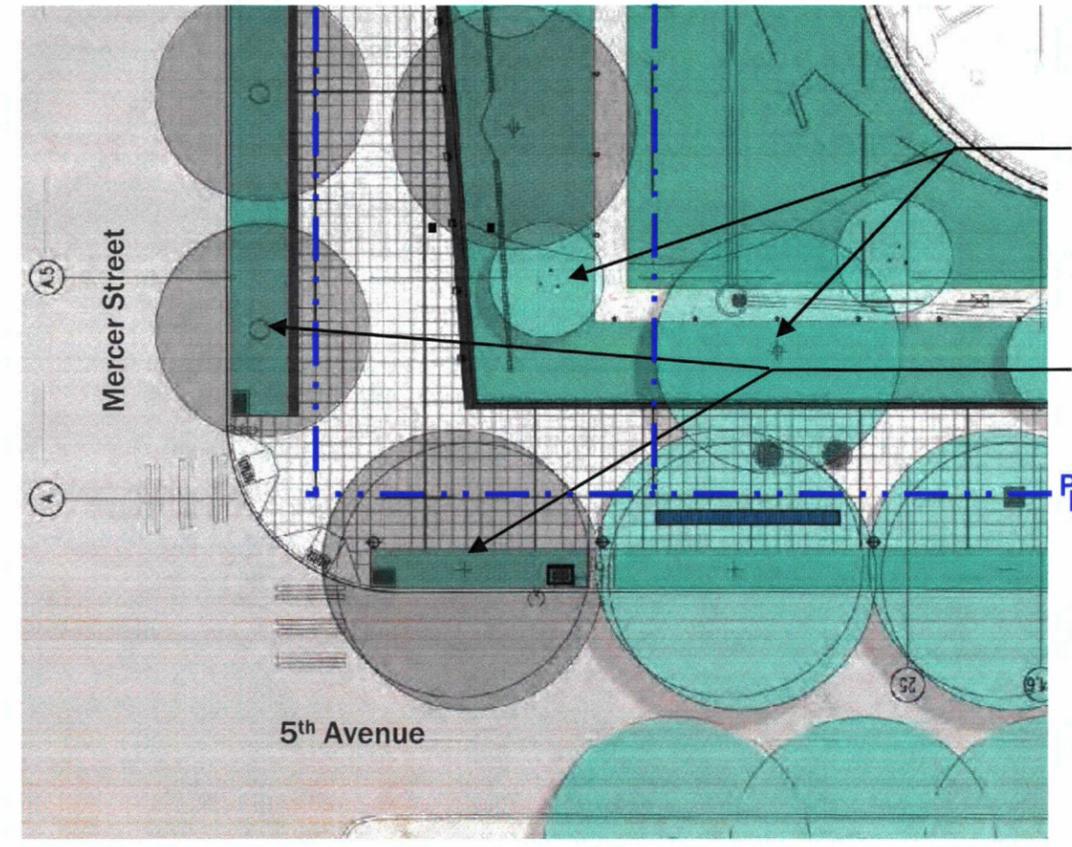
- At move in the corner of 5th and Mercer will be as shown in the plan and elevation below
- Because the City of Seattle may widen Mercer, SDOT has requested that the foundation defer installing some of the improvements in the right of way, as noted plan below



Elevation

Mercer Public Space

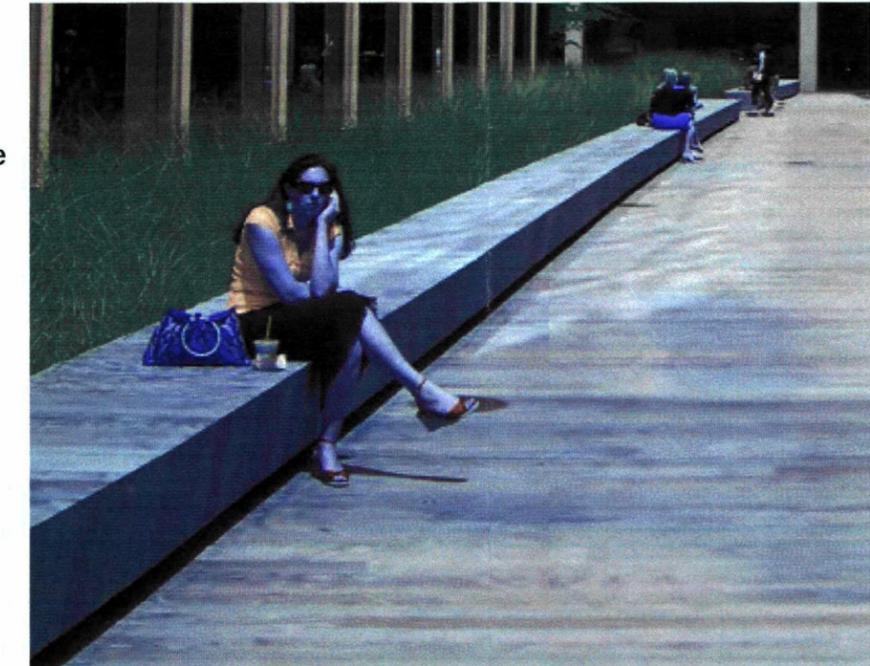
Wood Benches at sitting height



Plan

Vine Maples and Big-leaf Maples

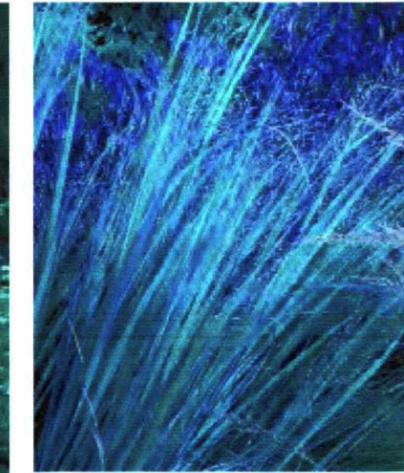
Trees and seat wall within the current R.O.W. are deferred



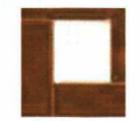
Benches



Maple Trees



Grasses



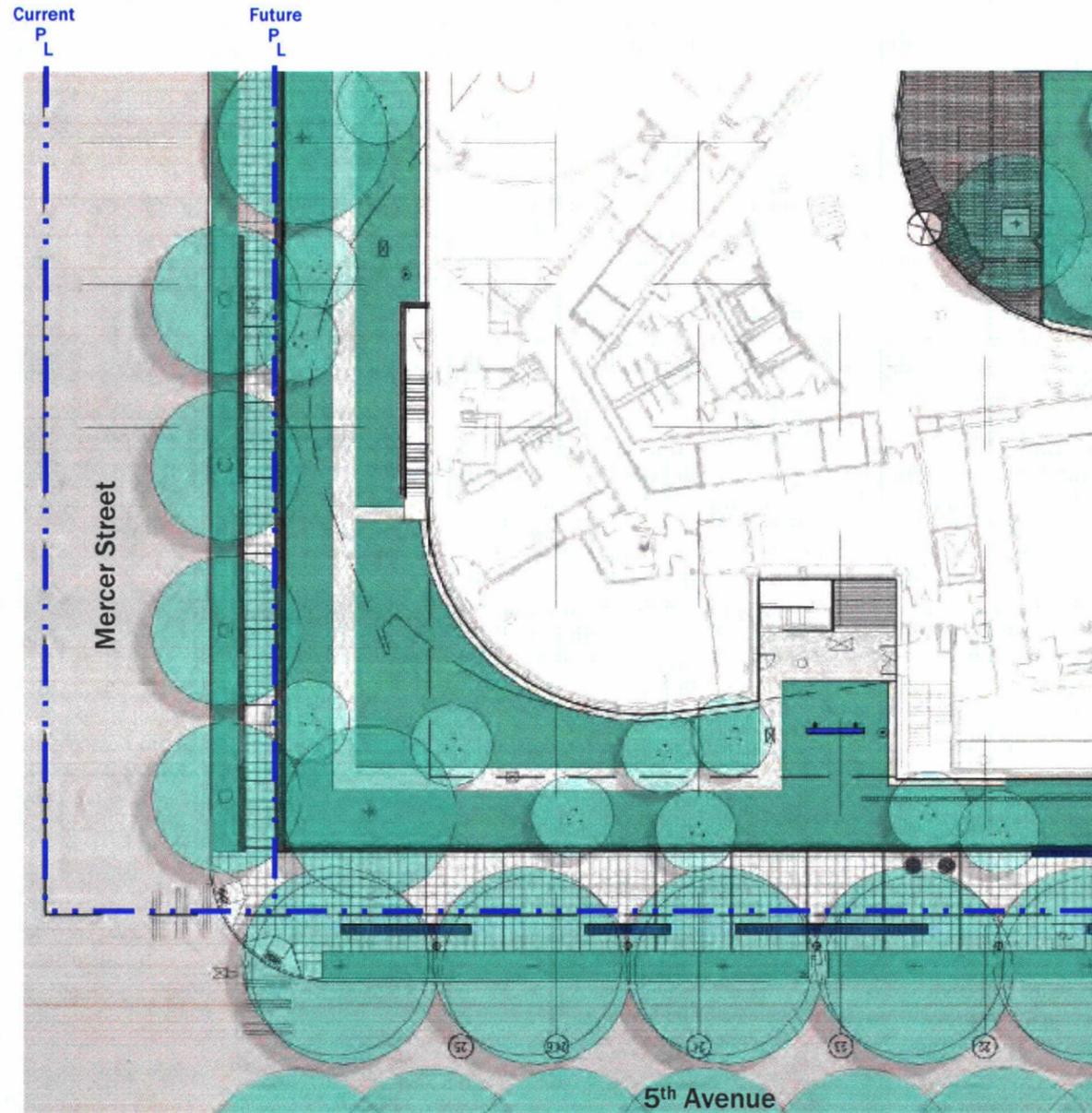
Key Element #5: 5th Avenue North Streetscape – Corner of 5th and Mercer
Bill & Melinda Gates Foundation – DPD MUP Condition



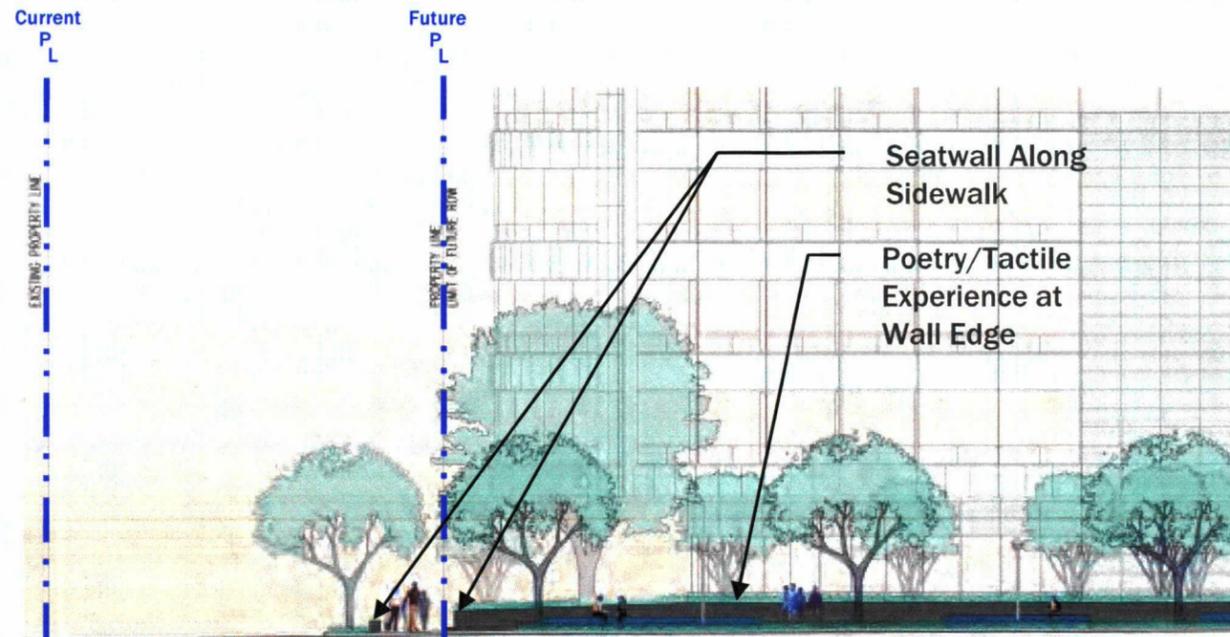


Meeting Condition #8 at Corner of 5th and Mercer should the City widen Mercer

- Should the City widen Mercer by the full 50', the Foundation will reinstall the textured wall, the Poetry/Tactile art experience and seating at the new property line.



Plan (NTS)



Elevation, Looking East from 5th Avenue (NTS)

Design Concept for Mercer Street Widening Assumes:

- 50'-0" widening of Right of Way
- 15'-0" from Property Line to face of curb per SDOT concept plans for Mercer Street: 5'-0" planter and 10'-0" sidewalk

Key Plan of 5th Avenue and Mercer Street – after Mercer Widening

Bill & [redacted] Condition – DPD MUP Condition

ORIGINAL

