City of Seattle
Seattle Department of Transportation
Peter Hahn, Director

August 6, 2012

Honorable Tom Rasmussen, Chair
Transportation Committee
Seattle City Council
600 Fourth Avenue
Seattle, Washington 98104

Subject: **Proposed vacation of the portion of Broad Street between Taylor Avenue N. and Sixth Avenue N. adjacent to the Gates Foundation campus**
Clerk File 312319

Dear Councilmember Rasmussen and Honorable Members of the Transportation Committee:

We are returning the proposed vacation of the portion of Broad Street lying between Taylor Avenue N. and Sixth Avenue N. (the "Broad Street triangle") adjacent to the Bill & Melinda Gates Foundation office campus owned by IRIS Holdings, LLC in the lower Queen Anne neighborhood as initiated by the City Council in Resolution 31374, adopted April 30, 2012, and described as:

Those portions of Broad Street, 6th Avenue North, Taylor Avenue North and Condemnation Ordinance No. 84452 which fall north and west of the following line:

The True Point of Beginning being a point on the south line of Parcel B as shown on City of Seattle Lot Boundary Adjustment No. 3008913, recorded under King County Recording No. 20080702900011 and the north margin of Harrison Street as shown on Seattle Engineer's map, Tile No. 338, said point bears North 01°34'55" West, a distance of 35.23 feet from a monument at the intersection of the centerlines of Harrison Street and Taylor Avenue North;
Thence South 88°33'54" East, a distance of 276.74 feet to a point which bears North 52°00'43" West, a distance of 58.81 feet from a monument at the intersection of the centerline of Harrison Street and 6th Avenue North;
Thence North 33°22'25" East, a distance of 21.25 feet to a point which bears North 32°43'26" West, a distance of 64.12 feet from said monument at Harrison Street and 6th Avenue North;
Thence North 01°28'09" East, a distance of 172.50 feet to the beginning of a curve with a radius of 369.00 feet, concave to the East, which center bears South 88°31'51" East;
Thence along said curve a distance of 137.34 feet and through a central angle of 21°19'32" to a point of the northwesterly margin of Condemnation Ordinance No. 84452, said point bears North 04°05'17" West from a monument at the intersection of Broad Street and 6th Avenue North, said point also being the terminus of this described line;

Together with the portion of the alley of Block 65, D.T. Denny's Home Addition to the City of Seattle which lies south of Vacation Ordinance No. 90487.

The Broad Street triangle area proposed for vacation is approximately 37,465 square feet of right-of-way.

BACKGROUND

IRIS Holdings, LLC, a wholly-owned entity of the Bill & Melinda Gates Foundation (hereafter "Gates Foundation", "IRIS", or "IRIS Holdings") owns an urban office campus that is the headquarter of the Gates Foundation on an approximately 12 acre, roughly triangular shaped site, bounded by Mercer Street to the north, Broad Street to the east, Harrison Street to the south, and Fifth Avenue N. to the west. The Gates Foundation campus is directly across from the Seattle Center in the lower Queen Anne neighborhood that is a part of the Uptown Urban Village. The campus, which first opened in 2011, will include three six-story office buildings in a soft V-shape, representing arms embracing the world, a public parking garage developed in partnership with the Seattle Center, a Visitor Center to share information with the public about the foundation work, and art and landscaping around the perimeter of the site. The site was developed with sustainable elements integrated into the design of the facility, including the extensive landscaping around the site.

This urban campus is home to the foundation, a philanthropic organization that states its work is to "help all people lead healthy, productive lives. In developing countries, it focuses on improving people's health and giving them the chance to lift themselves out of hunger and extreme poverty. In the United States, it seeks to ensure that all people-especially those with the fewest resources-have access to the opportunities they need to succeed in school and life."

Headquartered in Seattle, the foundation has provided grants to recipients in all 50 states and in over 100 countries. In 2011, the foundation granted payments totaling $3.14 billion dollars to a range of recipients working in health, education, and other areas.

This vacation cannot be considered outside of the context of the significant public works projects underway adjacent to the Broad Street triangle. Having so recently developed a new urban campus to house the staff of the foundation, IRIS was not seeking additional property and did not initiate the vacation out of a need for growth or additional space. The vacation is an outcome of the 2010 Agreement between the City and IRIS in which IRIS will relinquish property needed by the City's Mercer West Project and the City will exchange that property with the portion of Broad Street proposed for vacation.

The Mercer West Project will complete the City's vision for a direct, two-way connection between I-5 and Elliott Avenue W. continuing the segment of work constructed by the Mercer East Project. Along with new crossings of Aurora Avenue provided by the Alaskan Way Viaduct and Seawall Replacement Program, it will greatly enhance the connection between the South Lake Union Urban Center and the Uptown Urban Center, including the Seattle Center.

The project includes:

- Widening Mercer Street between Dexter Avenue N. and Fifth Avenue N., including the underpass at Aurora Avenue to provide three lanes in each direction, left turn lanes, wider sidewalks, and a bicycle path.
- Converting Mercer Street to a two-way operation with two lanes in each direction and turn pockets between Fifth Avenue N. and Queen Anne Avenue N.
- Converting Roy Street to a two-way street with bicycle lanes between Fifth Avenue N. and Queen Anne Avenue N.
- Creating a new Sixth Avenue N. connection between Mercer Street and Harrison Street.
- Closing Broad Street to re-connect the street grid between Ninth Avenue N. and Fifth Avenue N.

The SDOT project team, in partnership with the Alaskan Way Viaduct and Seawall Replacement Program evaluated options for the alignment of Sixth Avenue N. and are moving forward with the City Council approved design to locate Sixth Avenue N. east of the Gates Foundation campus buildings. This street design requires acquisition of some of the Gates Foundation campus property.

The Mercer West Project and the Alaskan Way Viaduct Replacement Project (Bored Tunnel) will implement the new street grid connection across Aurora Avenue N. and will close Broad Street. The new Sixth Avenue extension will link the city and neighborhood street network to the Bored Tunnel. In addition to the Sixth Avenue extension, John Street, Thomas Street, and Harrison Street will be reconstructed across Aurora Avenue N. and Broad Street to provide continuous connections from Dexter Avenue N. to Fifth Avenue N., and a new segment of Taylor Avenue N. will connect from Thomas Street to Harrison Street. Under this plan, Broad Street will no longer be needed for transportation purposes between Fifth Avenue N. and Ninth Avenue N. and will be closed.

Construction of both the Mercer West Project and the Bored Tunnel Project requires permanent closure of Broad Street at Dexter Avenue N. and Aurora Avenue N. to complete construction. As a result of this construction closure, anticipated in mid-2014, Broad Street will no longer serve a transportation function between Fifth Avenue N. and Ninth Avenue N. A 2010 agreement between the City of Seattle and IRIS adopted in Ordinance 123418, establishes the framework for the City to acquire from IRIS Holdings the necessary right-of-way for the Sixth Avenue N. extension in exchange for the Broad Street triangle that will be closed to vehicular traffic and for IRIS Holdings to seek a vacation of the Broad Street triangle. The Broad Street right-of-way proposed for vacation is approximately 37,469 square feet and the IRIS property to be acquired by the City for the Mercer West Project is approximately 25,791 square feet.

REASON FOR VACATION

As part of the City's Mercer West Project and the Alaskan Way Viaduct Replacement Project (the Bored Tunnel), Sixth Avenue N., which currently terminates at the south side of Broad Street, will be realigned and extended north from Harrison Street to Mercer Street. The design of the projects also includes the east/west reconnection of John Street, Thomas Street, and Harrison

Street between Dexter Avenue N. and Fifth Avenue N. As a result of this work Broad Street between Fifth Avenue N. and Ninth Avenue N. will no longer be needed for transportation purposes and will be permanently closed.

The extension of Sixth Avenue N. requires the City to acquire some property from IRIS at its northeast corner where Sixth Avenue N. will connect at Mercer Street. The 2010 Agreement established the framework for the City to acquire the land needed for the new right-of-way in exchange for the Broad Street triangle. In order to implement this Agreement, IRIS is seeking a vacation of the Broad Street triangle.

PROJECT DESCRIPTION

IRIS does not have immediate development plans for the area proposed for vacation so there is no specific development proposal to evaluate.

The vacation would provide sufficient property for IRIS to develop a necessary replacement access road for maintenance, fire and emergency access as well as to provide landscaping for a public benefit. The current access will be made unusable by the SDOT roadway improvements. IRIS may propose to develop a structure on the triangular portion of the site in the future, but nothing is currently proposed.

CIRCULATION/ISSUE IDENTIFICATION (NOT ISSUE RESOLUTION)

The first phase of review of any vacation includes providing information about the proposed vacation to a wide variety of City reviewers, other government agencies, utility representatives, and community and business groups in the area where a project is located. This circulation is intended to help determine the feasibility of the proposal and to identify issues that need to be addressed through design modifications, mitigation measures or public benefit elements. The comments identify issues but do not necessarily reflect the resolution of the issues.

The proposed vacation was circulated to various City departments, outside agencies and community groups for comment. As noted, the purpose of the broad review of the petition is to identify issues that need to be addressed. The comments, closely reproduced below, reflect the statements made by the reviewers and any issues identified during the initial portion of the review process. The comments reflect a "snapshot in time" when the comments were received and do not reflect any project revisions, updates or responses to comments. All the comments received are a part of the record and are not revised or amended by the Seattle Department of Transportation.

The comment section does not reflect the resolution of the issue or subsequent design changes or mitigation. The analysis section will focus on the resolution of any issues, recommended project changes, or conditions to address any issues or concerns.

IRIS responded to certain comments and the response follows the comment in bold script.

The following comments were received:

City Departments

Seattle Police Department (SPD): from a police traffic perspective there are no objections to or comments concerning the proposed vacation of a portion of Broad Street.

Seattle Department of Parks and Recreation (Parks): has reviewed the proposal and did not identify any issues that would be problematic for Parks.

Seattle Department of Transportation (SDOT) Policy & Planning and Traffic Management Divisions: would like to see more information about the sidewalk widening proposal from the north side of Harrison Street between 6th Avenue N and Taylor Avenue N. The proposal states that the sidewalk would be widened by two feet. How wide will the sidewalk be after the two foot extension? It would be helpful to have the width of the existing sidewalk in the proposal. It would be ideal to match the width and planting strip of the sidewalk that exists along the north side of Harrison Street between 5th Avenue N and Taylor Avenue N to make a strong linear connection.

Also, in terms of the expanded sidewalk along the north side of Harrison Street, will pedestrian-scaled lighting be included as a public benefit? This is another portion of the public benefit that you may want to consider. The landscaping portion of the public benefit is desirable, but the timing "a ten-year commitment for landscaping" is questionable. SDOT would like to see the commitment for landscaping to occur as long as necessary until redevelopment happens in the future.

IRIS response: the proposal is to locate the new right-of-way/property line along the Harrison Street side two feet north of an extension of the right-of/way property line that exists at Harrison Street farther to the west. The design of the improvements in the extension of Harrison Street past the vacated property is being done by SDOT or WSDOT; however IRIS understands that the plan may be for a curb, a 5' planting strip and a 7'-6" sidewalk. The sidewalk dimension includes the extra two feet. This would mean the sidewalk will be two feet wider than exists farther to the west along the north side of Harrison Street between 5th Avenue N. and Taylor Avenue N.

SDOT is responsible for street lighting along Harrison Street and IRIS is not aware of what is being planned.

The landscaping commitment by IRIS is permanent in the planting strip between the sidewalk and street along both Harrison Street and 6th Avenue N. It is also permanent for the landscaping along the west edge of the 6th Avenue N. sidewalk. Consistent with the findings of the Seattle Design Commission, the interior part of the vacated property will initially be landscaped, but could later be developed in some other manner.

SDOT Street Use Division: has no comments regarding this vacation.

Seattle City Light (SCL): has no objection to the vacation of that portion of Broad Street between Taylor Avenue N and 6th Avenue N provided that IRIS Holdings, LLC grants City Light an easement for its present and future facilities located within the proposed vacation area, as well as for any areas outside the proposed vacation area deemed necessary by City Light, in a form, and with terms and conditions acceptable to City Light.

IRIS Response: easements for the City Light facilities on or crossing the property to be vacated are being completed and will be ready for recording at the time of conveyance of the vacated parcel.

Seattle Public Utilities (SPU): has reviewed the proposal and proposes that SPU relinquish ownership to IRIS of the following:

- IRIS has an existing sewer/drain connection to an existing SPU 12" combined sewer pipe southwest of Republican Street/Broad Street. SPU would require IRIS to take over ownership of the MH and pipe NE of the MH and up to the SPU MH. SPU to relinquish ownership to IRIS: approximate locations included.
- SPU has a 12" sewer pipe, a MH and an 8" combo fire/domestic service tap located at the intersection of vacated Taylor Ave N and Harrison Street. SPU recommends that the portion of the 12" sewer pipe along with the MH and 8" combo fire/domestic service tap currently in SDOT ROW, remain in SDOT ROW.
- SPU recommends that IRIS pay for a Washington State Licensed surveyor to establish a metes and bounds legal of the street vacation that includes this change. This work can be done by SPU or an outside surveyor with quality assurance and review by SPU, at the expense of IRIS
- If IRIS elects not to change the proposed street vacation square footage, SPU would require IRIS to grant SPU easement rights to SPU facilities located at the vacated Taylor Ave N. and Harrison Street within the proposed street vacation area.

IRIS response: IRIS concurs with SPU and will accept ownership of facilities as recommended.

IRIS is proposing to grant SPU easements for the described SPU utilities and not to change the proposed street vacation square footage. Please provide the appropriate easement documentation to be included with IRIS surveyed legal descriptions.

Seattle Design Commission: reviewed this proposal at its regular meetings of June 7, 2012 and June 21, 2012 and took the following actions:

June 7, 2012: the Design Commission thanks IRIS Holdings, Inc. and SDOT for its presentation of its request for a street vacation of Broad Street, as agreed upon by City Council and IRIS in 2010. By a vote of 5-0, the commission approved the urban design merit- the first component of the commission's two-step alley vacation review process.

The commission made the following recommendations for the team's proposed public benefit package:

- Restrict pedestrian access to the fire truck lane at the driveway entrance.
- Study and develop a north-south bike connection from the existing bike route on Taylor to points north of the Gates Foundation campus. At present, the northbound Taylor route terminates at the foundation campus, with no safe or reasonable way for bicyclists to continue into the neighborhood north of the campus.
- Make gestures and provide improvements to better integrate the campus into the Queen Anne neighborhood and the urban setting. Take the design of the public benefit as an opportunity to provide a less inward looking design on the campus, given the urban location next to the Seattle Center, one of the city's most significant public spaces. Demonstrate a better balance between the foundation's need for security and the opportunity for civic engagement.
- The commission also recommended the city simplify its process to transfer property from city agency to city agency, as in the case of street vacations to city agencies, or when by agreement, as in this Gates Foundation case, when the commission's review borders on perfunctory. While the commission understood the legal requirements for its review, it suggested its review would be better handled administratively.

June 21, 2012: the commission approved, by a 9-0 vote, the Public Benefit Package proposed for the IRIS Holdings Broad Street vacation. This was the second of two approvals which together constitute a recommendation in support of the vacation to the SDOT Director. The first approval, Urban Design Merit, was given at the previous, June 7th meeting. The commission made the following recommendations:

- Remove the 10-year limitation on the landscaped area in the triangle. Maintain as a landscaped area for as long as the triangle is not developed.
- The commission encourages future development of the triangular vacated area in a manner that will enliven Harrison Street. However, if the site is developed in the future, development should endeavor to minimize its impact on the landscaping and streetscape improvements along Harrison Street and 6th Avenue.
- Explore visually blurring the inside edge of the fire lane.

Outside Agencies:

CenturyLink (formerly Qwest Communications): has facilities in the area addressed by this action and wishes to retain any and all rights to remain in said area and to add facilities in the future as needed. As this time CenturyLink has no issues with the proposed vacation so long as provisions are made to retain our rights by either PUE or private easements to cover our existing and future facilities.

IRIS response: the CenturyLink duct bank and vault are located in the proposed SCL easement area but are not part of the SCL system. IRIS proposes that CenturyLink rights

remain with the existing installations in Broad Street vacation area but all future proposed installations be authorized through new private easements.

Puget Sound Energy (PSE): has conducted a review of its records and concluded there are no existing or future gas facilities affected by the proposed vacation of Broad Street between Taylor Avenue N and 6th Avenue N being requested by IRIS Holdings, Inc.

Community Comments

None received.

POLICY FRAMEWORK

Street vacation decisions are City Council decisions as provided by State statute and have not been delegated to any City department. There is no right under the zoning code or elsewhere to vacate or to develop public right-of-way. Vacation of public right-of-way requires discretionary legislative approval that must be obtained from the City Council, and the Council may not vacate public right-of-way unless it determines that to do so is in the public interest. The decisions must assure that potential development and use of the vacated right-of-way is in the public interest. The Council may be guided by adopted land use policies, but the Council is not limited by land use policies and codes in making street vacation decisions and may condition or deny vacation as necessary to protect the public interest.

Rights-of-way are dedicated in perpetuity for use by the residents of Seattle for purposes of public travel and transportation of goods. The dedication carries with it certain public rights to circulation, access, utilities, light, air, open space, and views. City government acts as the public's trustee in administering streets and alleys. The City Council first adopted Street Vacation Policies in 1986 in Resolution 27527. A few sections of the policies were revised in 1991 in Resolution 28387, 1993 in Resolution 28605 and again in 2001 in Resolution 30297. Significant revisions were made to the Vacation Policies in 2004 in Resolution 30702. The Policies were again amended in 2009 in Resolution 31142 and the Policies are currently contained in Clerk File 310078.

ANALYSIS

The City's Street Vacation Policies provide that vacation requests may be approved only when they significantly serve the public interest. The Street Vacation Policies provide for a three-step review of any vacation petition in order to determine if the vacation is in the public interest.

The Policies define the components of public interest as:

1. Protection of the public trust;
2. Protection from adverse land use impacts; and
3. Provision of public benefit.

The Street Vacation Policies provide that during the review of the petition, the public trust and land use effects of a vacation should be weighed against the mitigating measures and the public benefits provided by the vacation to determine whether the vacation is in the public interest. In balancing these elements of the public interest, primary importance should be placed upon protecting the public trust in rights-of-way.

Protection of Public Trust: The Policies define the public trust functions of rights-of-way as being circulation, access, utilities, light, air, open space, and views. Policy 1 of the Street Vacation Policies addresses the basic purpose of streets. Streets are created to provide for the free movement of people and goods throughout the City, to provide access to individual properties, and to provide space for utility services.

Through the vacation process, an adjacent property owner acquires public street right-of-way for private use or development purposes. Since the vacation is generally about the loss of some portion of a street, the review process must evaluate the loss of that street segment. The review normally looks at the impact on the grid pattern in the area, the impact on the provision of utility services, how the circulation pattern is altered and how that impacts pedestrians, bicyclists, vehicular movements, emergency services, and commercial activity.

Transportation Impacts: This vacation is unusual because the proposal is not to terminate the public street function to facilitate a private development. The decision to close Broad Street to vehicular traffic was reached in advance of any proposal to vacate Broad Street at this location. The Mercer West Project and the Alaskan Way Viaduct Replacement Project (Bored Tunnel) will implement new street grid connections across Aurora Avenue N and Broad Street and these changes will require the closure of Broad Street. In addition to the closure of Broad Street the transportation projects in the area will create a new street grid intended to accomplish a number of goals; including providing a connection between I-5 and Elliott Avenue W., creating a new Sixth Avenue connection between Mercer Street and Harrison Street, and creating new connections over Aurora Avenue N. at John Street, Harrison Street, and Thomas Street. The work being done in the area is intended to enhance transportation. IRIS is not proposing to close Broad Street but is proposing to vacate Broad Street since it will be closed. No transportation impacts were identified with the proposal to vacate Broad Street.

It is anticipated that Broad Street will be needed until approximately the end of 2014 when the Mercer West Project is anticipated to be completed. The Broad Street right-of-way will be needed for transportation purposes and may be needed for staging once the street is closed to vehicular traffic. The vacation should be conditioned to provide for the continuous use of Broad Street until the completion of the transportation projects in the area. The City and IRIS may consider options such as the conveyance of an easement to provide for the transportation purposes or specifying an effective date for the vacation following the completion of the transportation projects.

Utility Impacts: In addition to the transportation purposes, street rights-of-way provide space for utility lines and facilities. The vacation review must consider the impact on any public utilities; both current and future impacts must be assessed. If any utilities are located in the right-of-way, it must be possible for the utility to relocate or terminate those facilities or the vacation is not

feasible. The utility should not be negatively impacted in its ability to deliver services, now or in the future, to access its facilities for repair or maintenance, or to update or expand services. Any proposal to relocate or alter utility services must be satisfactory to the utility provider and the costs to accommodate the utility needs are the obligation of the Petitioner.

City Light, Seattle Public Utilities, and CenturyLink have facilities in the existing right-of-way that will require easements or relocation. Such significant changes are proposed to the transportation infrastructure that SDOT and IRIS have been working for quite some time to identify and address the complex issues related to project changes and this proposed vacation. All the utility issues have been identified and easements are close to completion with the impacted utilities to provide protection for the utility infrastructure.

The vacation should be conditioned to require that all the utility issues be addressed to the satisfaction of the impacted utility.

Light, air, open space and views: Because street right-of-way is open and undeveloped land, streets and alleys can have value as open space and can be important view corridors. Streets can also provide important breathing space in dense urban areas. Because Broad Street is open and in use as a street, it is not developed with a structure that would block views. The street is open and does provide for the ability for the public to travel and look up and down the street. The street does not provide for any significant public views. Following the vacation, the area will have landscaping and pedestrian enhancements that will provide more visual appeal than the current busy street environment. The larger transportation projects in the area do include new street connections that will provide more connections for vehicles and also for pedestrians and bicycles. While the public views are altered by the proposal, the views are not significant and are replaced with other new street connections. The proposal includes an enhanced pedestrian environment by providing landscaping and benches and the new street grid will increase connectivity between this site and adjacent neighborhoods.

Protection from adverse land use impacts: The second step in the review process is to evaluate the land use impacts of the proposed vacation and subsequent development. The land use portion of the Policies, Policy 4, is concerned mainly with ensuring that post-vacation development is consistent with the land use pattern in the area and with City policies and codes.

As noted, this vacation is unusual because IRIS is not seeking to grow its facility or add in any way to the existing urban campus. Rather, IRIS is seeking the vacation as a result of the City's Mercer Street improvements. IRIS will be losing approximately 25,791 square feet and acquiring through the vacation approximately 37,469 square feet for a net gain of 11,678 square feet. Much of the vacated right-of-way will be encumbered by easements for City Light facilities. The continued presence of the City Light infrastructure will greatly limit how the property might be developed or used in the future.

IRIS does not have a project planned for the right-of-way other than to install landscaping and related site elements similar to those at other landscaped areas of the existing campus as a public benefit for the vacation. No building development or parking is planned on the vacated area. A maintenance road is planned around the edge of the facility in the former Broad Street right-of-

way. This will be needed for occasional use by service and emergency vehicles to provide access between an existing campus driveway on Harrison Street and the central courtyard of the existing campus. This maintenance road is to replace existing access from a roadway that is being removed by SDOT and WSDOT as a part of the Mercer West and Bored Tunnel projects. The maintenance road only needs to accommodate periodic vehicle use so the design of the road can incorporate materials that will make the maintenance road appear more as landscaping than a vehicle roadway.

IRIS has indicated that at some time in the future it may propose a structure on the site. The Design Commission supported this and encouraged IRIS to consider options to develop this odd triangular corner. This section of the campus is adjacent to the north portal of the Bored Tunnel and Aurora Avenue N. both of which are very busy arterials. The Design Commission indicated that activity at this corner of the campus would be an asset to the public realm by providing more activity and eyes on the street. The neighborhood is very active for pedestrians visiting the nearby Seattle Center but this particular corner is not likely to be heavily used by pedestrians. It is likely that any development here would be an asset.

While no development is proposed it is appropriate to consider what might occur with the maximum build-out potential of the vacated right-of-way in order to assess the land use impacts of the vacation. Given that the right-of-way is encumbered by utility easements and is triangular in shape, its development potential is limited. Even if it were possible to develop to the standards for this commercially zoned area, Neighborhood Commercial 3 with an 85-foot height limit (NC 3-85) such an additional building would be consistent with other development in the area.

After a review of the zoning designation for the area, SDOT does not find adverse land use impacts associated with this vacation.

Provision of Public Benefit: The Street Vacation Policies note that vacations must provide a long-term public benefit. Vacations will not be approved to achieve short-term public benefits or for the sole benefit of individuals. It is anticipated that the public benefit will include specific and tangible physical elements as the Policies provide that facilitating economic development, meeting code requirements for development or mitigating defined impacts is not a sufficient public benefit.

The Policies provide that there should be a balance between what the public gives up and what IRIS acquires through the vacation process. The review should consider the scale of the vacation, the scale of the project, and the identified impacts. If a project is significant in scale, if the vacation is large in size or if the project has significant impacts, then the Policies anticipate that the public benefit proposal must also be significant. No adverse impacts were identified with this proposed vacation. The transportation changes in the area are a result of SDOT and WSDOT projects and are not the result of any action by IRIS. As noted, this proposal is quite neutral in that the objective is an exchange of property between the City and IRIS to facilitate a public transportation project. Accordingly, a moderate public benefit proposal is appropriate for this project.

The Policies require that IRIS provide some factual information about the project site to assist in the review of the public benefit proposal. The goal of including this information is to help in determining if there is an appropriate balance between what IRIS achieves from the vacation and what is provided to the general public.

Public Benefit Matrix

Zoning designation	Commercial (NC 3-85)
Street classification	Principle Arterial
Assessed value of adjacent property	Parcel 1988201155 (IRIS) $370,456,400 Parcel 1991200405 (City Light) $17,634,100 Parcel 1988201090 (WSDOT) $12,846,200
Lease rates in the vicinity for similar projects	No comparable information available.
Size of project, in square feet	No building area, landscape and site enhancements only.
Size of area to be vacated, in square feet	37,469 square feet
Contribution of vacated area to development potential	0%. Net gain to IRIS of approximately 11,624 square feet (much of which is encumbered by a SCL utility easement).

The public benefit proposal offered by IRIS focuses on enhancing the pedestrian character around the area to be vacated through landscaping. The landscaping will be designed to be consistent with the quality and character of the landscaping provided on the existing Gates Foundation campus. The triangular area of the vacation will be landscaped to be reminiscent of lowland or bog with native plants at most three feet high, which would mimic what was probably at this location prior to modern development. The proposed public benefit package includes:

- The provision and maintenance of landscaping on the triangular shaped Broad Street vacation area above sidewalk level as an extension of the landscaped improvements surrounding the rest of the campus until such time as the area is developed by IRIS;
- The property line at Harrison Street will be set to make the sidewalk two feet wider than the current alignment. This increases the sidewalk area by approximately 575 square feet and allows space for street trees to be included in the right-of-way plan;
- Enhanced landscaping between the street and sidewalk along both Harrison Street and Sixth Avenue N., including irrigation using harvested water;
- The provision and permanent maintenance of 4,300 square feet of sidewalk level landscaping on vacated Broad Street adjacent to Sixth Avenue N, including irrigation using harvested rainwater; and
- All of the landscaping will match the quality and character of the landscaping provided at the Gates Foundation existing office campus.

Together this package provides amenities that should support a visually appealing area for pedestrians walking in the area or accessing the amenities at the Seattle Center. The landscaping of the Broad Street triangle will be provided as long as the area is not developed by IRIS. The Design Commission supported the idea of a new building on this corner as it would provide more activity to enliven the street environment. This portion of the public benefit could be replaced at some point in the future, the rest of the proposal remains as a continuing obligation for IRIS. The landscaping will be developed sometime after 2016 when Broad Street is closed and the SDOT and WSDOT uses have ended. The public benefit proposal meets the criteria established by the City Council and can be supported.

RECOMMENDATION

It is recommended that the vacation be granted upon IRIS meeting the following conditions. IRIS shall demonstrate that all conditions imposed by the City Council have been satisfied, all utility work including easements is completed, all public benefit elements have been developed, or committed to through a Property Use and Development Agreement, and any other easements or agreements have been recorded, and all fees paid, prior to the passage of the street vacation ordinance.

1. The vacation is granted to allow the vacation of Broad Street in conformity with the proposal presented to the City Council in August of 2012 and for no other purpose.

2. All street improvements that IRIS would be obligated to provide shall be designed to City standards (except as otherwise provided in Condition 6 below) and be reviewed and approved by the Seattle Department of Transportation. A street improvement plan will be required for any right-of-way improvements intended to be undertaken by IRIS.

3. The utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. Prior to the commencement of any development activity on the site, IRIS shall work with the affected utilities and provide for the protection of the utility facilities. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted include:

    - Seattle Public Utilities
    - Seattle City Light; and
    - CenturyLink Communication.

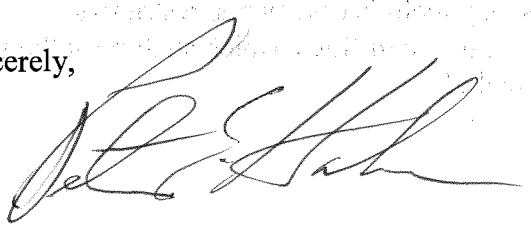
4. It is expected that in order to meet the terms of the 2010 Agreement adopted in Ordinance 123418, the completion of the vacation conditions will be expedited. IRIS and SDOT shall address the issues identified in this recommendation, including the need for continued use of Broad Street and the future development of the public benefit elements. The vacation ordinance shall contain an articulation of the resolution of the issues or an accountability mechanism for the resolution of the issues.

5. In addition to the conditions imposed through the vacation process, any proposed development, as it proceeds through the permitting process, is subject to the requirements of SEPA and to possible conditioning pursuant to various City codes and through regulatory review processes including SEPA.

6. The Petitioner shall develop and maintain the public benefit elements established by the City Council in this street vacation conditional approval. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements described below are constructed and remain visually open and accessible to the public and to outline future maintenance obligations of the improvements. The final design of the public benefit elements shall require the review and approval of SDOT and SDOT may request additional review by the Design Commission, if necessary. The public benefit proposal includes the following:

    - The provision and maintenance of landscaping on the triangular shaped Broad Street vacation area above sidewalk level as an extension of the landscaped improvements surrounding the rest of the campus until such time as the area is developed until such time as that area is developed by IRIS;
    - The property line at Harrison Street will be set to make the sidewalk two feet wider than the current alignment. This increases the sidewalk area by approximately 575 square feet and allows space for street trees to be included in the right-of-way plan;
    - Enhanced landscaping between the street and sidewalk along both Harrison Street and Sixth Avenue N., including irrigation using harvested water;
    - The provision and permanent maintenance of 4,300 square feet of sidewalk level landscaping on vacated Broad Street adjacent to Sixth Avenue N, including irrigation using harvested rainwater; and
    - All of the landscaping will match the quality and character of the landscaping provided at the Gates Foundation existing office campus.

Sincerely,



Peter E. Hahn, Director
Seattle Department of Transportation
PH:bb

Enclosures

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

Seattle City Council Transportation Committee
Vacation of the Broad Street Triangle Right-Of-Way
August 14, 2012
Bill & Melinda Gates Foundation (IRIS Holdings) & Seattle Department of Transportation

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

- Create a direct connection from I-5 and SR 99 to Seattle Center, Uptown, Queen Anne, and Interbay
- Improve pedestrian and bicycle connection across SR 99
- Add a new option for freight from I-5 to Interbay
- Connect the Uptown and S Lake Union urban centers
- Enhance transit access

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

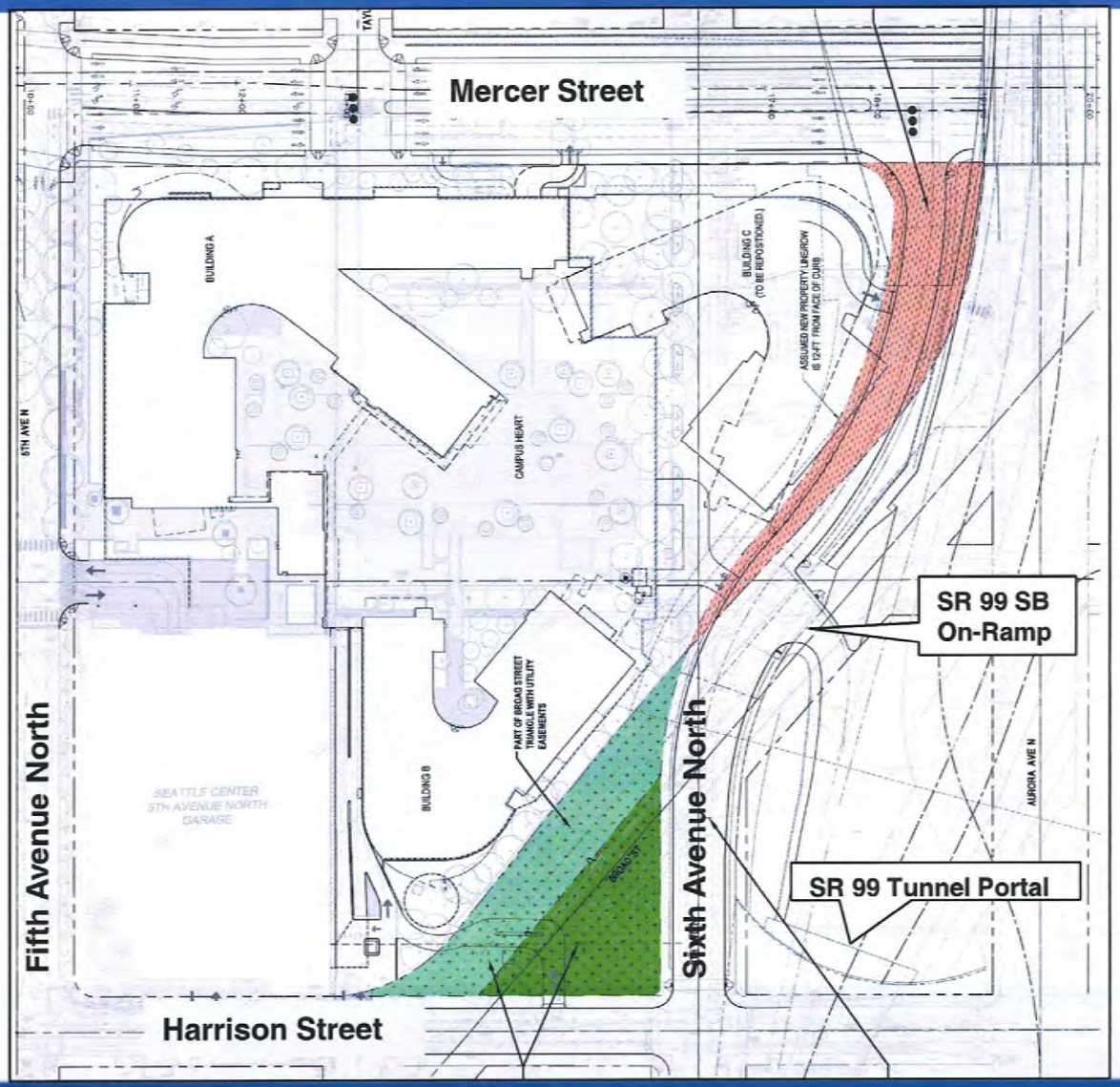
SR99 / Mercer Underpass Area

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

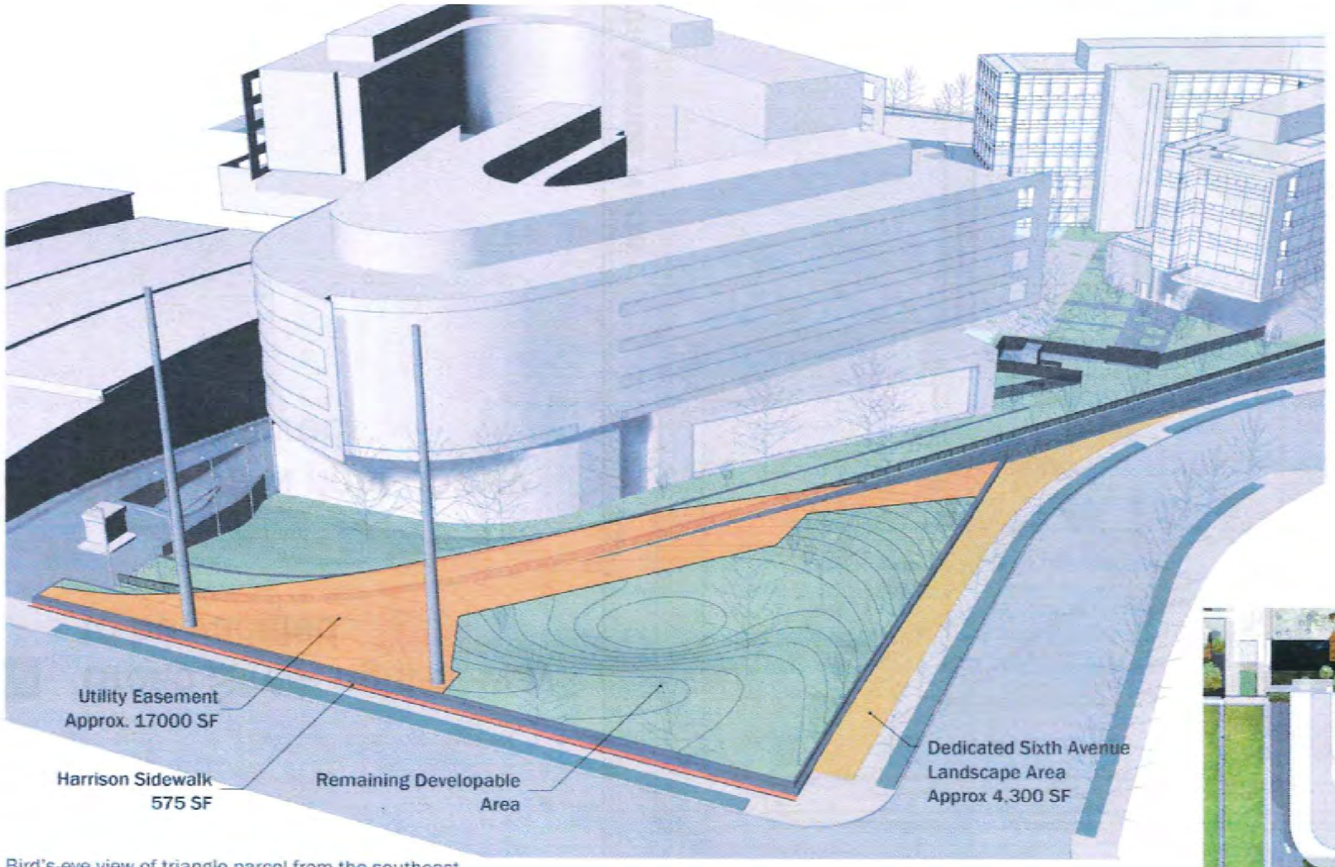
VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

Broad Street right-of-way to be vacated

Sixth Ave N right-of-way to be acquired



VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY



Bird's-eye view of triangle parcel from the southeast.

Vacated area is approximately 37,469 SF
Developable area is approximately 15,600 SF

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY

Harrison

Street Trees (per City)

50' +

Fraxinus pennsylvanica 'Cimmzam'
Cimmaron Ash

Groundcovers

6"

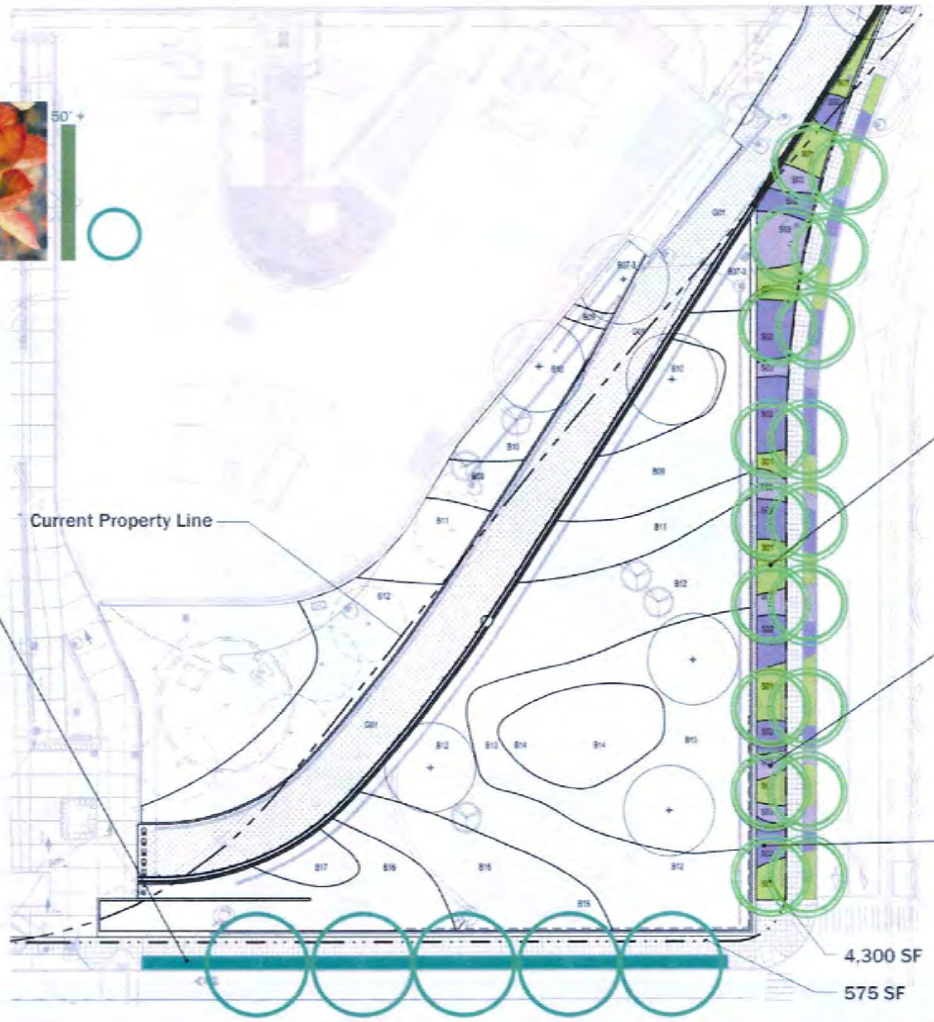
Sedum album
White Stonecrop

6"

Sedum oreganum
Oregon Stonecrop

10"

Fragaria chiloensis
Beach Strawberry



6th Avenue

Street Trees (per City)

50' +

Ulmus parvifolia 'Emer II'
Allee Elm

Shrubs

24"

Ilex crenata 'Helleri'
Helleri Japanese Boxwood

24"

Rosa 'Dwarf pavement'
Dwarf Pavement Rose

24"

Lavandula x intermedia
'Grosso'
Grosso Lavender

Groundcovers

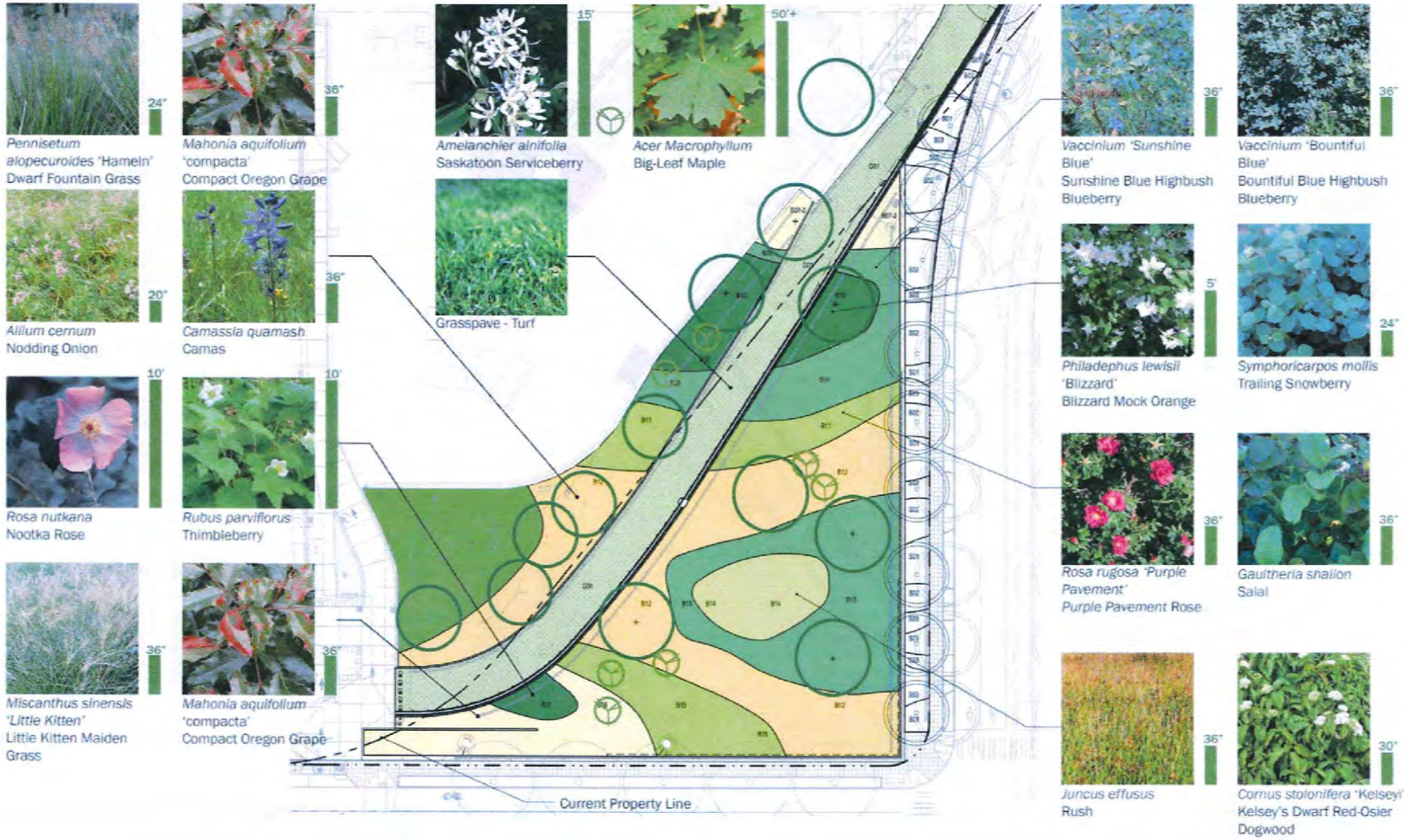
10"

Ajuga reptans
Common Bugleweed

10"

Fragaria chiloensis
Beach Strawberry

VACATION OF THE BROAD STREET TRIANGLE RIGHT-OF-WAY



Street Vacation Application
Activity Log (revised 1/15/09)

Project Name/ROW: portion of Broad St Introduced by Resolution: 31374
Clerk File Documents: 312319
Petitioner: IRIS Holding, LLC Contact: Norma Miller
Ph: Email: norma.miller@gatesfoundation.org
DPD Project No. DPD Contact:

REVIEW PHASE			
	Activity	**Date**	**Activity**
Resolution 31374	**Filed**	**x**	**Circulation Complete**
4/23/12	**Council Intro//Referal**	**8/14/12**	**Public Hearing**
4/30/12	**Reso Adopted// Clerk**		
5/7/12	**File Introduced**		
5/8/12	**Circulation Out**		**Trans Comm Decision**
6/5/12	**Comments Due**		**Full Council Decision**

DATE	**ACTIVITY**	**STAFF**
Petition Acceptance Activity		**BAB/MJG**
n/a	Petition submitted – not accepted, owner signing?	
x	Completed Submittal Accepted	
x	Property ownership verified – at petition application	
4/12/12	Filing Fee deposited –	
n/a	Notify petitioner not accepted/returned	
x	Sketch produced – draft to BAB	
5/10/12	notice to DPD published	
n/a	E-mailed reviewers in advance of circulation	
5/8/12	Circulation mailed	
	Notes:	
Circulation Review Activity		
6/22/12	Subsequent Requests for Comment	
x	Comments Complete	
6/22/12; 7/10/12	Comments mailed to IRIS	
7/27/12	response to Comments	
-	Utility Coord. Mtg/Plan Submitted	
-	Traffic Analysis	
-	Land Use Activity	
-	Environmental Requirements/Reports	
-	Revised Drawings Received	
	Design Commission Meetings: 6/7/12; /6/21/12	
	Issue/Resolution (as necessary)	
Public Hearing Activity		
x	Mailing labels completed	
7/23/12	GMR notice –sent 7/17/12	
31395	PH resolution	
Public post & mailing- 7/17/12; site post 7/18/12	Post site/mail notices	
In clerk file	Public hearing affidavit to City Clerk	

8/14/12	Public Hearing	
	Remove Notices	
	Public Hearing issues – **see conditions**	
	Trans Comm Decision	
	Full Council Decision	

POST APPROVAL PHASE CF		
DATE	**ACTIVITY**	**STAFF**
	Post approval meeting	BAB/MJG
	Condition Letter Mailed	
	Notification to Interested Parties (St. Use, SPU mapping, DPD)	
	Public Hearing fee paid	
	Completed Conditions Verified	
	Documents Recorded	
	Appraisal Completed	
	Street Vacation Fee Paid	
	Appraisal Activity Number Closed	
	Agencies by-off on final status before legislation	
	Final Legislation to Law	
	Notes - CB	
Final Ordinance And File Close Out Activity		
	Ordinance #	
	Mayor's Signature	
	Full Council Approval	
	Transportation Committee Action	
	Signed Legislation in File	
	Ordinance in Ordinance File	
	Signed Legislation sent to Petitioner	
	Notice of Ordinance to Conrad Magbalot (Financial closure)	
	Ordinance sent to King County (Alan Wolfson)	
	Kroll Map Updated	
	File Organized	
	Deeds/Easements Transferred to Clerk	
	Property Use & Development Agreement	
	Access Database Updated	

Quarterly Reports/Schedule:				
1st Year:	1st Q	2nd Q	3rd Q	4th Q
2nd Year:	1st Q	2nd Q	3rd Q	4th Q
3rd Year:	1st Q	2nd Q	3rd Q	4th Q
4th Year:	1st Q	2nd Q	3rd Q	4th Q
5th Year:	1st Q	2nd Q	3rd Q	4th Q
Council Extension				

Issue Documentation: include date issues arose, explanation, point person, date of resolution
Petition –

Circulation –petition
Public Hearing –
Conditions/Appraisal/Fee

Issue Documentation CF _____(cont.): include date issues arose, explanation, point person, date of resolution

Date: July 27, 2012

To: Moira Gray, Street Vacation Office, City of Seattle

From: IRIS Holdings, LLC

Vacation: Vacation of a Portion of Broad Street (Broad Street Triangle)

Clerk File: 312319

Response to First Set of Agency Comments Provided By Moira Gray on June 22, 2012

- SDOT Traffic Management & SDOT Policy & Planning regarding Sidewalk widening: **The proposal is to locate the new right-of-way / property line along the Harrison Street side two feet north of an extension of the right-of-way / property line that exists at Harrison Street farther to the west. The design of the improvements in the extension of Harrison Street past the vacated property is being done by SDOT or WSDOT, however it is our understanding that the plan may be for a curb, a 5'-0" planting strip and a 7'-6" sidewalk. That sidewalk dimension includes the extra two feet. This would mean the sidewalk will be two feet wider than exists farther to the west along the north side of Harrison Street between 5th Avenue N and Taylor Avenue N.**
- SDOT Traffic Management & SDOT Policy & Planning regarding pedestrian scaled lighting: **SDOT or WSDOT is responsible for the street lighting on Harrison Street and IRIS is not aware of what is being planned.**
- SDOT Traffic Management & SDOT Policy & Planning regarding the landscaping commitment: **The landscaping commitment by IRIS is permanent in the planting strip between the sidewalk and street along both Harrison Street and Sixth Avenue N. It is also permanent for the landscaping along the west edge of the Sixth Avenue N sidewalk. Consistent with the findings of the Seattle Design Commission, the interior part of the vacated property will initially be landscaped, but could later be developed in some other manner.**
- Police traffic: **No comments.**
- SDOT Street Use: **No comments.**
- Seattle City Light regarding easements for utilities: **Easements for the City Light facilities on or crossing the property to be vacated are being completed and will be ready for recording at the time of conveyance of the vacated parcel.**
- Seattle Parks and Recreation: **No comments.**
- Century Link QC regarding rights to remain in the area: **the Century Link duct bank and vault are located in the proposed SCL easement area but are not part of the SCL system. IRIS proposes that CenturyLink rights remain with existing installations in Broad Street vacation area but all future proposed installations be authorized through new private easements.**
- Puget Sound Energy: **No comments.**

Response to Second Set of Agency Comments Provided By Moira Gray on July 10, 2012

- Regarding existing sewer/drain connection to an existing SPU 12" combine sewer pipe southwest of Republican Street/Broad Street. SPU would require, IRIS to take over ownership of the MH and the pipe NE of the MH and up to the SPU MH. SPU to relinquish ownership to IRIS: **IRIS Holdings, LLC is in agreement with this recommendation.**
- Regarding a SPU 12" sewer pipe, a MH and a 8" Combo Fire/Domestic service tap located at the intersection of vacated Taylor Ave N and Harrison Street. SPU recommends that the portion of the 12" Sewer Pipe along with the MH and the 8" Combo Fire/domestic Service Tap currently in the SDOT Right of Way, remain in the SDOT Right of Way. If IRIS Holdings LLC elects not to change the proposed street vacation square footage, SPU would require petitioner to grant SPU easement rights to SPU facilities located at vacated Taylor Ave N and Harrison Street within the proposed street vacation area: **IRIS Holdings, LLC is proposing to grant SPU easements for the described SPU utilities and not to change the proposed street vacation square footage. Please provide the appropriate easement documentation to be included with IRIS Holdings, LLC surveyed legal descriptions.**

Gray, Moira

From: Barnett, Beverly
Sent: Thursday, July 26, 2012 3:26 PM
To: Gray, Moira
Subject: FW: Mercer West Street Vacation

Importance: High

For the file.

From: Layzer, Jonathan
Sent: Thursday, July 26, 2012 3:06 PM
To: Tweit, Eric; Barnett, Beverly; Honig, Helaine; Spencer, Sam; Huggins, Larry; dePlace, Brian; Chandler, Bob
Cc: Gray, Barbara; Sparrman, Goran; Terrell, Michael; Swab, Cheryl
Subject: RE: Mercer West Street Vacation
Importance: High

All –
Thanks for attending this morning's work session on the Mercer West/IRIS street vacation. I have attached the summary we discussed of tasks, timelines, and assignments for us to complete the street vacation and property transfers in order to advertise the Mercer West project in October as planned (note that there are other key actions underway to get to ROW certification, grant obligation, and advertisement... this document only covers the street vacation process). Please review this document and let me know immediately if you see any problems or have questions. Please provide updates to Eric Tweit as PM as you complete tasks and let him (and me) know as early as possible if you need help or anticipate difficulty meeting one of the timelines. Thanks, again, to all for all your hard work on this.

Mercer West -
RIS vacation W..

Mercer West/IRIS Street Vacation
WORK PROGRAM

before 14-Aug	Gates briefing	Bob / Helaine
before 14-Aug	Council briefing	Bob / Brian
14-Aug	Transportation Committee - Hearing/Concept Approval Clerk File (CF)	Bev
17-Aug (31-Aug)	Ordinance to Cheryl (this is late, will require expediting), includes: - Condition for on SCL and SPU easements - Language clarifying application of "offsets" - Placeholder for PUDA recording reference	Bev / Brian
29-Aug	Ordinance to Council (for 9/4 introduction)	Bev / Brian
31-Aug	WSDOT/FHWA Certification "3" (conditioned - auth to ad but not award)	Larry
4-Sep	Full Council - Concept Approval CF	Bev
4-Sep	Full Council - Ordinance Intro/Referral	Bev
7-Sep	Updated Appraisal	Sam --> Bev
10-Sep	Document Signing/Escrow - City Deed --> IRIS - IRIS Deed --> City - IRIS Easement --> City	Helaine Sam Larry
10-Sep	Properaty Use and Development Agreement (PUDA)	Bev
1 ep	SCL, SPU Easements (or ordinance conditioned)	Tweit
11-Sep (25-Sep)	Transportation CTE Ordinance	Bev / Larry
17-Sep (1-Oct)	Full Council Ordinance	Bev
19-Sep (3-Oct)	Closing/Recording	Larry
2-Oct (16-Oct)	WSDOT (FHWA Certification 1)	Larry
9-Oct	Funding Obligation (dependent on 31-Aug "Cert 3" or 2-Oct "Cert 1")	Tweit
10-Oct	Advertise for construction	Tweit

(dates in parentheses are fall-back if 17-Aug ordinance draft date is not achievable)

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF SEATTLE)

Moira Gray, being first duly sworn on oath deposes and says that she is and during all the time hereinafter mentioned has been a citizen of the United States and a resident of King County, Washington, above the age of twenty-one years, not interested in the vacation of the property herein mentioned or any part thereof; that during all the times herein mentioned affiant was and still is the duly appointed and qualified Deputy Comptroller, and Deputy Clerk of the City of Seattle; that on the 17th day of July, 2012, pursuant to **Resolution 31395** of the City Council of the City of Seattle, and by direction of the City Clerk of said City, affiant posted and set up in three of the most public places in said City of Seattle, written notices, duplicates and counterparts of which notice is attached to this affidavit and made a part thereof and on the 18th day of July, 2012 affiant posted and set up a like notice in a conspicuous place at Broad Street between 6th Avenue North and Taylor Avenue North, described in said notices, which said notices so posted up in each and every of said places, contained a statement that a petition has been filed to vacate described in said notices together with the statement of the time and place fixed for the hearing of said petition; all of which more fully appears by the duplicate of said notice hereto attached and make a part of this affidavit.

Affiant further says that the said places in the City of Seattle at which said notice was so posted and set up are the following ones: one in a public place in the entrance of the King County Administration Building in the City of Seattle; one in a public place in the Seattle Municipal Tower in said City; and one in the public lobby of the Seattle City Hall Building in said City; and in a conspicuous place on said property sought to be vacated in the City of Seattle described in said notice.

Moira Gray

Subscribed and sworn to before me this 19th day of July, 2012

Gretchen M. Haydel

Notary Public in and for the State of Washington
Residing in Seattle

GRETCHEN M. HAYDEL NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APRIL 30, 2013

Commission expires 4/30/13

Jul 23, 2012
Seattle Department of Planning and Development

Land Use Information Bulletin

A Twice-Weekly Bulletin Announcing Land Use Applications, Decisions, Hearings, and Appeals
www.seattle.gov/dpd

CITY OF SEATTLE PROPOSED STREET VACATION (TO ACQUIRE THE STREET OR ALLEY FOR PRIVATE PURPOSES)
Area: Address:
Project: Zone: Notice Date: 07/23/2012

This is to provide notice of the application (contained in Clerk File 312319) by IRIS Holdings, LLC (IRIS) to vacate (to acquire the public right-of-way) a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood of Seattle. The vacation area is bounded by the north margin of Harrison Street, the west margin of 6th Avenue North and the southeast margin of a parcel owned by IRIS. The vacation allows IRIS to develop an open space area with landscaping and related site improvements.

Legal description:

A portion of Broad Street between Taylor Avenue North and 6th Avenue North described as follows:

Those portions of Broad Street, 6th Avenue North, Taylor Avenue North and Condemnation Ordinance No. 84452 which fall north and west of the following line:

The True Point of Beginning being a point on the south line of Parcel B as shown on City of Seattle Lot Boundary Adjustment No. 3008913, recorded under King County Recording No. 20080702900011 and the north margin of Harrison Street as shown on Seattle Engineer's map, Tile No. 338, said point bears North 01°34'55" West, a distance of 35.23 feet from a monument at the intersection of the centerlines of Harrison Street and Taylor Avenue North;

Thence South 88°33'54" East, a distance of 276.74 feet to a point which bears North 52°00'43" West, a distance of 58.81 feet from a monument at the intersection of the centerline of Harrison Street and 6th Avenue North;

Thence North 33°22'25" East, a distance of 21.25 feet to a point which bears North 32°43'26" West, a distance of 64.12 feet from said monument at Harrison Street and 6th Avenue North;

Thence North 01°28'09" East, a distance of 172.50 feet to the beginning of a curve with a radius of 369.00 feet, concave to the East, which center bears South 88°31'51" East;

Thence along said curve a distance of 137.34 feet and through a central angle of 21°19'32" to a point of the northwesterly margin of Condemnation Ordinance No. 84452, said point bears North 04°05'17" West from a monument at the intersection of Broad Street and 6th Avenue North, said point also being the terminus of this described line;

Together with the portion of the alley of Block 65, D.T. Denny's Home Addition to the City of Seattle which lies south of Vacation Ordinance No. 90487.

OR in the alternative, to vacate any portion of the above-described property.
The proposed vacation will be considered by the Transportation Committee of the Seattle City Council in the Council Chambers, Second Floor, City Hall, 600 Fourth Avenue (main entrance at 601 Fifth Avenue) on

Tuesday, August 14th, 2012 at 9:30 a.m.

At this meeting, more detailed information about the vacation will be presented. The attached map indicating the street described has been posted on the site of the proposed vacation.

HOW TO COMMENT:
Public Testimony: The Transportation Committee will take public testimony at the Public Hearing.

Letters: Letters concerning this proposal should be addressed to Seattle City Councilmember Tom Rasmussen, Legislative Department, PO Box 34025, Seattle, Washington 98124-4025.

Email: Contact Committee Chair Tom Rasmussen's office at tom.rasmussen@seattle.gov.

Questions: The Council's Chambers and offices are physically accessible; print and communications access provided on request. Call 206 684-8888 (TDD: 206 233-0025) for further information.

The Council's Chambers and offices are physically accessible; print and communications access provided on request. Call 206 684-8888 (TDD: 206 233-0025) for further information.

Gray, Moira

From: Reception, LEG
Sent: Thursday, July 12, 2012 1:38 PM
To: Gray, Moira
Subject: Seattle City Council Introduction and Referral Calendar July 16, 2012

Having trouble reading this email? View it in your browser.

Seattle City Council Introduction and Referral Calendar July 16, 2012

BY BURGESS
1. C.B. 117519
AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.
Committee referral: Full Council

BY GODDEN
2. C.B. 117520
AN ORDINANCE relating to drainage services of Seattle Public Utilities (SPU); amending Section 21.33.010 of the Seattle Municipal Code to update definitions; amending Section 21.33.030 of the Seattle Municipal Code to update exemptions from drainage rates and adjust drainage rates; amending Sections 21.33.050 and 21.33.070 to clarify billing and collection procedures; and amending Section 21.76.040 of the Seattle Municipal Code to revise credits to low-income drainage customers.
Committee referral: Libraries, Utilities, and Center

BY GODDEN
3. C.B. 117521
AN ORDINANCE relating to wastewater services of Seattle Public Utilities; amending Section 21.28.040 of the Seattle Municipal Code to adjust the wastewater volume rate; and amending Subsection 21.76.040 A of the Seattle Municipal Code to adjust credits to low-income wastewater customers.
Committee referral: Libraries, Utilities, and Center

BY GODDEN
4. C.B. 117522
AN ORDINANCE relating to the solid waste system of Seattle Public Utilities; revising rates and charges for solid waste services; revising credits to low income customers for solid waste services; offering free disposal at City recycling and disposal stations to low income customers under certain conditions; revising rates for yellow pages phone book recovery fees; providing for an annual adjustment to rates and charges for inflationary adjustments to contractor payments; and amending Chapters

21.40, 21.76 and 6.255 of the Seattle Municipal Code.
Committee referral: Libraries, Utilities, and Center

BY HARRELL
5. C.B. 117523
AN ORDINANCE relating to the Technology Matching Fund Program; making allocations and authorizing implementation of certain Technology Matching Fund projects in 2012; providing that 2012 appropriations for the Technology Matching Fund from the Cable Television Franchise Subfund and from the Information Technology Fund shall automatically carry forward into the 2013 fiscal year; that any unspent funds from an individual project may be applied to another Technology Matching Fund project; and ratifying and confirming certain prior acts.
Committee referral: Public Safety, Civil Rights, and Technology

BY CONLIN
6. C.B. 117524
AN ORDINANCE relating to the referral of certain permit applications from the Department of Planning and Development to the Department of Neighborhoods for historic landmark review and amending Sections 25.05.800 and 25.12.370 of the Seattle Municipal Code.
Committee referral: Full Council

BY RASMUSSEN
7. Res. 31395
A RESOLUTION setting the public hearing for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood area of Seattle; pursuant to Chapter 35.79 Revised Code of Washington (RCW) and Seattle Municipal Code (SMC) 15.62 (Clerk File 312319).
Committee referral: Full Council for Introduction and Adoption

BY No Sponsor Required
8. C.F. 312454
Full subdivision application of Seattle Housing Authority to subdivide 10 parcels of land into 100 parcels of land in an environmentally critical area, as a component of the Redevelopment of Yesler Terrace at 825 Yesler Way.
Committee referral:

BY BURGESS
9. C.F. 312455
Appointment of M. Lorena Gonzalez as member, Seattle Ethics and Elections Commission, for a term of confirmation to December 31, 2013.
Committee referral: Government Performance and Finance

BY CONLIN
10. C.F. 312456
Appointment of Rita Brogan as member, Seattle Chinatown International District Preservation and Development Authority Council, for a term of confirmation to December 31, 2014.
Committee referral: Planning, Land Use, and Sustainability

City Clerk's Office News and Events

Council Connection - Seattle City Council Blog

City of Seattle - Legislative Department
PO Box 34025
Seattle, Washington 98124-4025
This email was sent to: moira.gray@seattle.gov
Unsubscribe

powered by
MailerMailer

Gray, Moira

From: Reception, LEG
Sent: Thursday, July 12, 2012 2:44 PM
To: Gray, Moira
Subject: Full Council Agenda 07/16/12

Having trouble reading this email? View it in your browser.

Seattle City Council Meeting Agenda
FULL COUNCIL

Monday, July 16, 2012
2:30 p.m.

Location:
Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA, 98104

Telephone: 206-684-8888
Email
Council Homepage
Video Archive
Council Meeting Listen Line: 206-684-8566

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE AGENDA

D. APPROVAL OF THE JOURNAL

E. PRESENTATIONS

F. PUBLIC COMMENT
Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 15 minutes.

G. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR
Introduction and referral to Council committees of Council Bills (C.B.), Resolutions (Res.), and Clerk Files (C.F.) for committee recommendation.

H. PAYMENT OF BILLS
(These are the only Bills which the City Charter allows to be introduced and passed on the same day.)

I. COMMITTEE REPORTS

Discussion and vote on Bills, Resolutions, and Clerk Files.

FULL COUNCIL:

1. Res. 31384

Approving the composition of the Major Institution Citizens Advisory Committee for Swedish Medical Center's Cherry Hill Campus.

HELD July 16, 2012 (Bagshaw)

TRANSPORTATION COMMITTEE:

2. C.B. 117479

Vacating the alley in Block A, W.C. Squires Replat of Block 8, Squire Park Addition to the City of Seattle, on the petition of Seattle University as reflected in Clerk File 305367.

PASS (Rasmussen, Godden, Harrell)

3. C.B. 117510

Relating to the permission granted to the Quadrant Corporation by Ordinance 118908, as amended by Ordinances 12185 5 and 123801, to construct, maintain, and operate a vehicular and pedestrian ramp over North Northlake Way beneath the G eorge Washington Memorial (Aurora Avenue) Bridge, by amending Section 1 to revise the legal description of the adjacent proper ty; and ratifying and confirming certain prior acts.

PASS (Rasmussen, Godden, Harrell)

4. C.B. 117511

Granting King County permission to maintain and operate a D-C Substation in connection with its public transportat ion system, on Valley Street, east of 1st Avenue North, for an unlimited term; specifying the conditions under which this permit is granted; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

PASS (Rasmussen, Godden, Harrell)

5. C.B. 117518

Relating to parking time-limits on Sundays; amending Seattle Municipal Code section 11.76.020 to allow time-limite d parking, as indicated by signposting, on Sundays in paid parking areas.

PASS (Rasmussen, Godden, Harrell)

6. Res. 31381

Relating to the franchise permit granted to the Seattle Steam Limited Partnership by Ordinance 121067, as amended by Ordinance 122260, to maintain and operate a thermal energy system in and along certain streets, avenues, alleys, and public places in the City of Seattle by establishing the annual fee for the next ten years of the permit.

ADOPT (Rasmussen, Godden, Harrell)

J. ADOPTION OF OTHER RESOLUTIONS

7. Res. 31395

Setting the public hearing for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood area of Seattle; pursuant to Chapter 35.79 Revised Code of Washington (RCW) and Seattle Municipal Code (SMC) 15.62 (Clerk File 312319).

INTRODUCED July 16, 2012 (Rasmussen)

K. OTHER BUSINESS

L. ADJOURNMENT

The Council's Chambers and offices are accessible to individuals with disabilities; translation services provided on request.
Call 206-684-8888 (TDD: 206-233-0025) for further information.

City of Seattle - Legislative Department
PO Box 34025
Seattle, Washington 98124-4025
This email was sent to: moira.gray@seattle.gov
Unsubscribe

powered by
MailerMailer

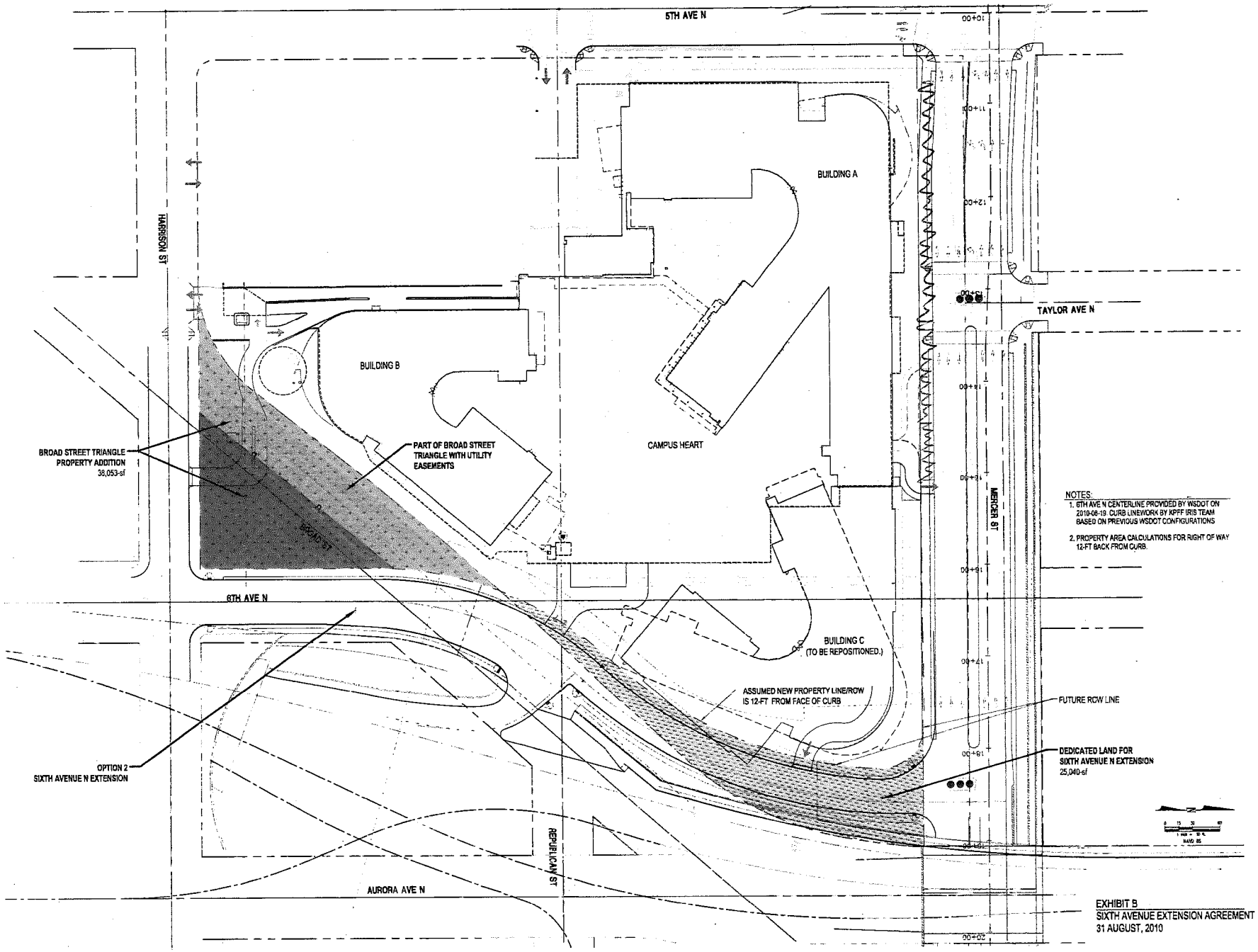


EXHIBIT B
SIXTH AVENUE EXTENSION AGREEMENT
31 AUGUST, 2010

VACATION DESCRIPTION

THOSE PORTIONS OF BROAD STREET, 6TH AVENUE NORTH, TAYLOR AVENUE NORTH AND CONDEMNATION ORDINANCE NO. 84452 WHICH FALL NORTH AND WEST OF THE FOLLOWING LINE;

THE TRUE POINT OF BEGINNING BEING A POINT ON THE SOUTH LINE OF PARCEL B AS SHOWN ON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3008913, RECORDED UNDER KING COUNTY RECORDING NO. 20080702900011 AND THE NORTH MARGIN HARRISON STREET AS SHOWN ON SEATTLE ENGINEER'S MAP, TILE NO. 338, SAID POINT BEARS NORTH 01°34'55" WEST, A DISTANCE OF 35.23 FEET FROM A MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF HARRISON STREET AND TAYLOR AVENUE NORTH;
THENCE SOUTH 88°33'54" EAST, A DISTANCE OF 276.74 FEET TO A POINT WHICH BEARS NORTH 52°00'43" WEST, A DISTANCE OF 58.81 FEET FROM A MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF HARRISON STREET AND 6TH AVENUE NORTH;
THENCE NORTH 33°22'25" EAST, A DISTANCE OF 21.25 FEET TO A POINT WHICH BEARS NORTH 32°43'26" WEST, A DISTANCE OF 64.12 FEET FROM SAID MONUMENT AT HARRISON STREET AND 6TH AVENUE NORTH;
THENCE NORTH 01°28'09" EAST, A DISTANCE OF 172.50 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 369.00 FEET, CONCAVE TO THE EAST, WHICH CENTER BEARS SOUTH 88°31'51" EAST;
THENCE ALONG SAID CURVE A DISTANCE OF 137.34 FEET AND THROUGH A CENTRAL ANGLE OF 21°19'32" TO A POINT OF THE NORTHWESTERLY MARGIN OF CONDEMNATION ORDINANCE NO. 84452, SAID POINT BEARS NORTH 04°05'17" WEST FROM A MONUMENT AT THE INTERSECTION OF BROAD STREET AND 6TH AVENUE NORTH, SAID POINT ALSO BEING THE TERMINUS OF THIS DESCRIBED LINE;

TOGETHER WITH THE PORTION OF ALLEY OF BLOCK 65, D.T. DENNY'S HOME ADDITION TO THE CITY OF SEATTLE WHICH LIES SOUTH OF VACATION ORDINANCE NO. 90487;

CONTAINING AN AREA OF 37,469 SQFT OR 0.8602 ACRES, MORE OR LESS;

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON STATE

KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.08
03-23-2012
REVISED 06-11-2012

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
(206) 323-4144

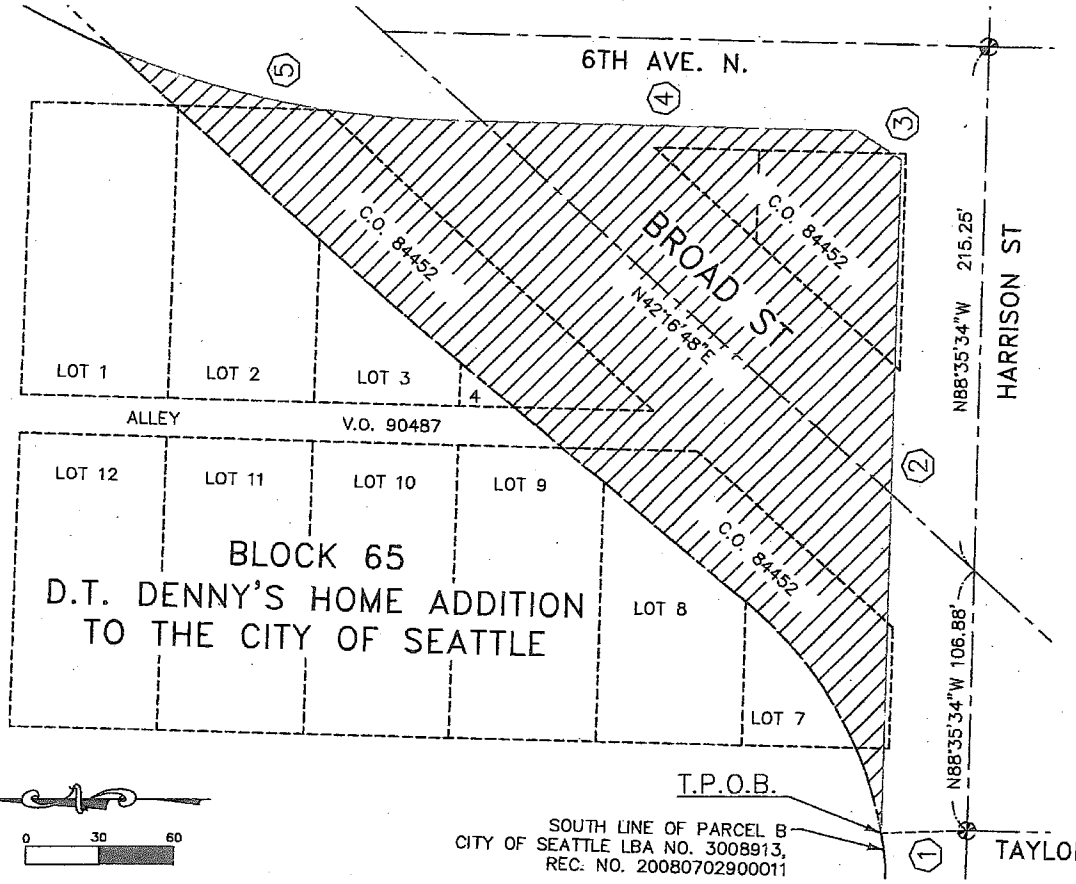


EXHIBIT DRAWING
BROAD ST. VACATION AREA
PREPARED FOR: KPFF

①	N01°34'55"W 35.23'
②	S88°33'54"E 276.74'
③	N33°22'25"E 21.25'
④	N01°28'09"E 172.50'
⑤	L=137.34 Δ=21°19'32" R=369.00
	AREA TO BE VACATED = 37,469 SQFT

OLIVER QUINN ROBAK
STATE OF WASHINGTON
45170
REGISTERED
PROFESSIONAL LAND SURVEYOR

BRH
BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, WA 98102 (206) 323-4144
BRH JOB NO. 2010053.08 06-11-2012

CITY OF SEATTLE
NOTICE OF PUBLIC HEARING FOR
PROPOSED STREET VACATION
(TO ACQUIRE THE STREET OR ALLEY FOR PRIVATE PURPOSES)

This is to provide notice of the application (contained in Clerk File 312319) by IRIS Holdings, LLC (IRIS) to vacate (to acquire the public right-of-way) a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood of Seattle. The vacation area is bounded by the north margin of Harrison Street, the west margin of 6th Avenue North and the southeast margin of a parcel owned by IRIS. The vacation allows IRIS to develop an open space area with landscaping and related site improvements.

Legal description:

A portion of Broad Street between Taylor Avenue North and 6th Avenue North described as follows:

Those portions of Broad Street, 6th Avenue North, Taylor Avenue North and Condemnation Ordinance No. 84452 which fall north and west of the following line:

The True Point of Beginning being a point on the south line of Parcel B as shown on City of Seattle Lot Boundary Adjustment No. 3008913, recorded under King County Recording No. 20080702900011 and the north margin of Harrison Street as shown on Seattle Engineer's map, Tile No. 338, said point bears North 01°34'55" West, a distance of 35.23 feet from a monument at the intersection of the centerlines of Harrison Street and Taylor Avenue North;
Thence South 88°33'54" East, a distance of 276.74 feet to a point which bears North 52°00'43" West, a distance of 58.81 feet from a monument at the intersection of the centerline of Harrison Street and 6th Avenue North;
Thence North 33°22'25" East, a distance of 21.25 feet to a point which bears North 32°43'26" West, a distance of 64.12 feet from said monument at Harrison Street and 6th Avenue North;
Thence North 01°28'09" East, a distance of 172.50 feet to the beginning of a curve with a radius of 369.00 feet, concave to the East, which center bears South 88°31'51" East;
Thence along said curve a distance of 137.34 feet and through a central angle of 21°19'32" to a point of the northwesterly margin of Condemnation Ordinance No. 84452, said point bears North 04°05'17" West from a monument at the intersection of Broad Street and 6th Avenue North, said point also being the terminus of this described line;

Together with the portion of the alley of Block 65, D.T. Denny's Home Addition to the City of Seattle which lies south of Vacation Ordinance No. 90487.

OR in the alternative, to vacate any portion of the above-described property.

The proposed vacation will be considered by the Transportation Committee of the Seattle City Council in the Council Chambers, Second Floor, City Hall, 600 Fourth Avenue (main entrance at 601 Fifth Avenue) on

Tuesday, August 14th, 2012 at 9:30 a.m.

At this meeting, more detailed information about the vacation will be presented. The attached map indicating the street described has been posted on the site of the proposed vacation.

HOW TO COMMENT:

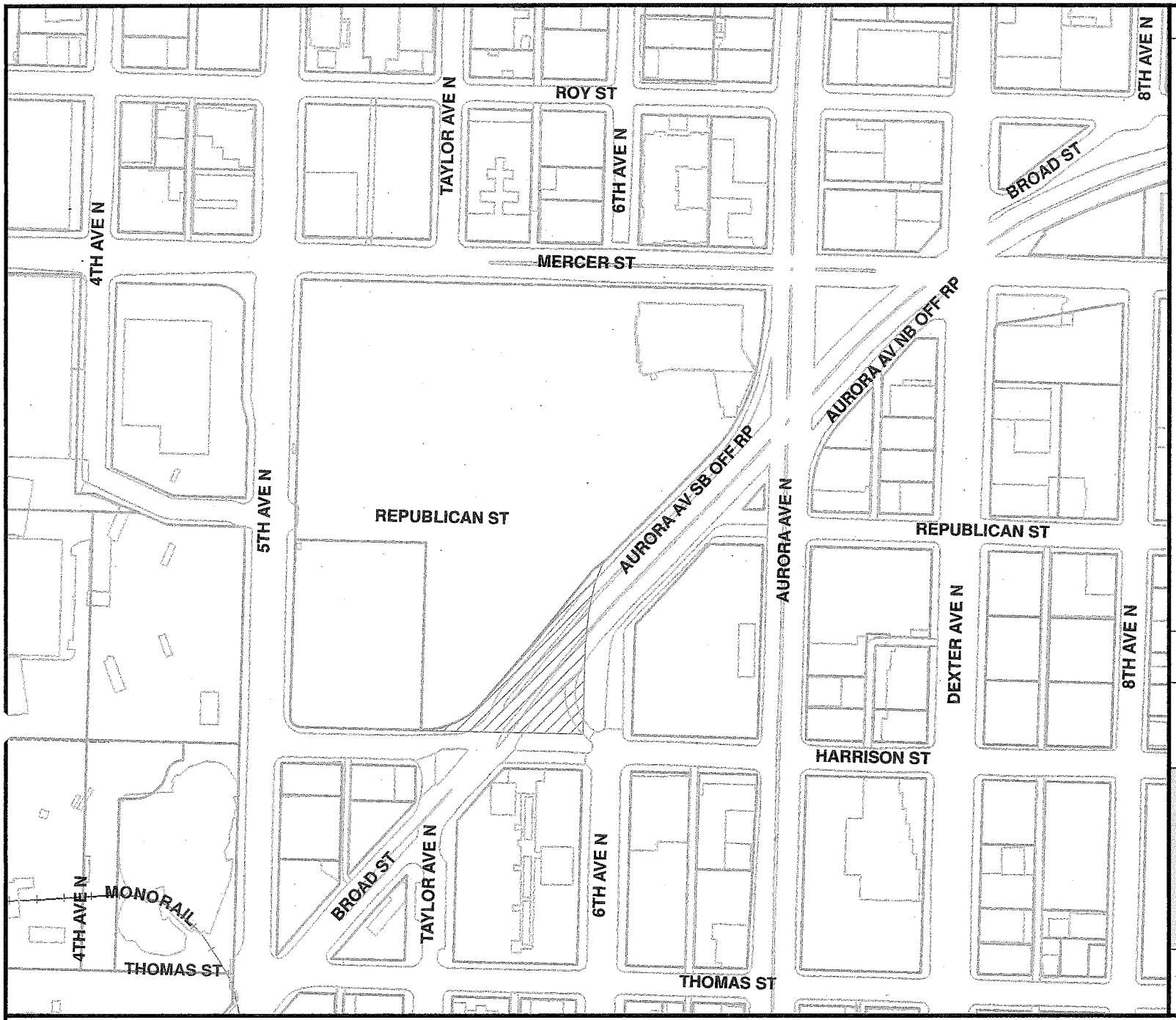
Public Testimony: The Transportation Committee will take public testimony at the Public Hearing.

Letters: Letters concerning this proposal should be addressed to Seattle City Councilmember Tom Rasmussen, Legislative Department, PO Box 34025, Seattle, Washington 98124-4025.

Email: Contact Committee Chair Tom Rasmussen's office at tom.rasmussen@seattle.gov.

Questions: For further information, contact **Beverly Barnett, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996, 206 684-7564 or beverly.barnett@seattle.gov. Please cc Beverly on comment letters and emails.**

The Council's Chambers and offices are physically accessible; print and communications access provided on request. Call 206 684-8888 (TDD: 206 233-0025) for further information.



Applicant:
IRIS Holdings, LLC

Clerk File:
312319

Proposed
Vacation
approx 37,465 sf

©2009
THE CITY OF SEATTLE
All rights reserved.
Produced by the Seattle Department of Transportation
No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.

Coordinate System:
State Plane, NAD83-91, Washington, North Zone
Orthophoto Source:
Pictometry 2007

PLOT DATE : 2/2012
AUTHOR :StVac

SDOT
Seattle Department of Transportation

Vacation of a Portion of Broad Street

State of Wa Department & Transporta
PO Box 47338
Olympia, WA 98504

Iris Holdings LLC
1551 Eastlake Ave E
Seattle, WA 98102

Iris Holdings LLC
1551 Eastlake Ave E
Seattle, WA 98102

Iris Holdings LLC
1551 Eastlake Ave E
Seattle, WA 98102

Parkey Properties Inc & Steven Parkey
815 Kiley Pkwy #1507
Sparks, NV 89436

Richard & Cruse-Donna Adler
17116 SE 60th St
Bellevue, WA 98006

Diamond Parking Inc 812
605 1st Ave #600
Seattle, WA 98104

Lorena Strickland-Willifo
500 Broad St
Seattle, WA 98109

Diamond Parking Inc 0814
605 1st Ave #600
Seattle, WA 98104

Bts International LLC
3040 Magnolia Blvd W
Seattle, WA 98199

Seattle City of Scl
700 5th Ave #3200-Ap
Seattle, WA 98104

Seattle City of Scl
700 5th Ave #3200-Ap
Seattle, WA 98104

Seattle City of Scl
700 5th Ave #3200-Ap
Seattle, WA 98104

Seattle City of Scl
700 5th Ave #3200-Ap
Seattle, WA 98104

Sri Ent LLC
325 Aurora Ave N
Seattle, WA 98109

State of Wa Dept & Transportation
PO Box 47338
Olympia, WA 98504

State of Wa Department & Transporta
PO Box 47338
Olympia, WA 98504

Owner Unknown
500 5th Ave N
Seattle, WA 98109

Current Resident
500 5th Ave N
Seattle, WA 98109

Current Resident
500 5th Ave N
Seattle, WA 98109

Current Resident
500 5th Ave N
Seattle, WA 98109

Current Resident
333 Taylor Ave N
Seattle, WA 98109

Current Resident
516 Broad St
Seattle, WA 98109

Current Resident
505 Harrison St
Seattle, WA 98109

Current Resident
319 6th Ave N
Seattle, WA 98109

Current Resident
319 6th Ave N
Seattle, WA 98109

Current Resident
319 6th Ave N
Seattle, WA 98109

Current Resident
319 6th Ave N
Seattle, WA 98109

Current Resident
325 Aurora Ave N
Seattle, WA 98109

Current Resident
301 Aurora Ave N
Seattle, WA 98109

Current Resident
330 6th Ave N
Seattle, WA 98109

Current Resident
500 5th Ave N
Seattle, WA 98109

---------- MetroScan / King (WA) ----------
Owner :State of Wa Departme. /Transporta
Site :*no Site Address*
Mail :PO Box 47338 Olympia Wa 98504
Use :309 Vacant,Commercial
Bedrm: Bath: TotRm: YB: Pool:
Parcel :198820 1090
Xfered :07/25/2011
Price :
Phone :
BldgSF: Ac:1.69

---------- MetroScan / King (WA) ----------
Owner :Iris Holdings LLC
Site :500 5th Ave N Seattle 98109
Mail :1551 Eastlake Ave E Seattle Wa 98102
Use :106 Off,Office Building
Bedrm: Bath: TotRm: YB:2010 Pool:
Parcel :198820 1155
Xfered :11/28/2006
Price :
Phone :
BldgSF:430,191 Ac:10.35

---------- MetroScan / King (WA) ----------
Owner :Iris Holdings LLC
Site :500 5th Ave N Seattle 98109
Mail :1551 Eastlake Ave E Seattle Wa 98102
Use :106 Off,Office Building
Bedrm: Bath: TotRm: YB:2010 Pool:
Parcel :198820 1155
Xfered :11/28/2006
Price :
Phone :
BldgSF:271,599 Ac:10.35

---------- MetroScan / King (WA) ----------
Owner :Iris Holdings LLC
Site :500 5th Ave N Seattle 98109
Mail :1551 Eastlake Ave E Seattle Wa 98102
Use :106 Off,Office Building
Bedrm: Bath: TotRm: YB:2010 Pool:
Parcel :198820 1155
Xfered :11/28/2006
Price :
Phone :
BldgSF:218,808 Ac:10.35

---------- MetroScan / King (WA) ----------
Owner :Parkey Properties Inc
Site :*no Site Address*
Mail :815 Kiley Pkwy #1507 Sparks Nv 89436
Use :316 Vacant,Industrial
Bedrm: Bath: TotRm: YB: Pool:
Parcel :198820 1175
Xfered :08/04/2004
Price :$35,000
Phone :
BldgSF: Ac:.02

---------- MetroScan / King (WA) ----------
Owner :Adler Richard;Cruse-Adler Donna
Site :333 Taylor Ave N Seattle 98109
Mail :17116 SE 60th St Bellevue Wa 98006
Use :106 Off,Office Building
Bedrm: Bath: TotRm: YB:1957 Pool:
Parcel :199120 0330
Xfered :06/01/1995
Price :$650,000 Full
Phone :
BldgSF:5,092 Ac:.19

---------- MetroScan / King (WA) ----------
Owner :Diamond Parking Inc 812
Site :*no Site Address*
Mail :605 1st Ave #600 Seattle Wa 98104
Use :180 Pub,Parking,Commercial Lot
Bedrm: Bath: TotRm: YB: Pool:
Parcel :199120 0340
Xfered :03/24/1982
Price :$240,000
Phone :
BldgSF: Ac:.19

---------- MetroScan / King (WA) ----------
Owner :Strickland-Willifo Lorena M
Site :516 Broad St Seattle 98109
Mail :500 Broad St Seattle Wa 98109
Use :101 Com,Retail Store
Bedrm: Bath: TotRm: YB:1963 Pool:
Parcel :199120 0375
Xfered :01/10/2003
Price :
Phone :
BldgSF:2,100 Ac:.29

---------- MetroScan / King (WA) ----------
Owner :Diamond Parking Inc 0814
Site :*no Site Address*
Mail :605 1st Ave #600 Seattle Wa 98104
Use :180 Pub,Parking,Commercial Lot
Bedrm: Bath: TotRm: YB: Pool:
Parcel :199120 0390
Xfered :
Price :
Phone :
BldgSF: Ac:.31

---------- MetroScan / King (WA) ----------
Owner :Bts International LLC
Site :505 Harrison St Seattle 98109
Mail :3040 Magnolia Blvd W Seattle Wa 98199
Use :183 Pub,Restaurant,Lounge
Bedrm: Bath: TotRm: YB:1929 Pool:
Parcel :199120 0400
Xfered :05/24/2012
Price :
Phone :
BldgSF:12,855 Ac:.16

---------- MetroScan / King (WA) ----------
Owner :Seattle City of Scl
Site :319 6th Ave N Seattle 98109
Mail :700 5th Ave #3200-Ap Seattle Wa 98104
Use :266 Ind,Utility,Public
Bedrm: Bath: TotRm: YB:1950 Pool:
Parcel :199120 0405
Xfered :
Price :
Phone :206-684-8484
BldgSF:8,966 Ac:2.05

Information compiled from various sources. CoreLogic makes no representations or warranties as to the accuracy or completeness of information contained in this report.

*---------- ***MetroScan / King (WA)*** :----------*

Owner	:Seattle City of Scl	Parcel	:199120 0405
Site	:319 6th Ave N Seattle 98109	Xfered	:
Mail	:700 5th Ave #3200-Ap Seattle Wa 98104	Price	:
Use	:266 Ind,Utility,Public	Phone	:206-684-8484
Bedrm:	Bath: TotRm: YB:1950 Pool:	BldgSF:	11,040 Ac:2.05

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:Seattle City of Scl	Parcel	:199120 0405
Site	:319 6th Ave N Seattle 98109	Xfered	:
Mail	:700 5th Ave #3200-Ap Seattle Wa 98104	Price	:
Use	:266 Ind,Utility,Public	Phone	:206-684-8484
Bedrm:	Bath: TotRm: YB:1950 Pool:	BldgSF:	3,496 Ac:2.05

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:Seattle City of Scl	Parcel	:199120 0405
Site	:319 6th Ave N Seattle 98109	Xfered	:
Mail	:700 5th Ave #3200-Ap Seattle Wa 98104	Price	:
Use	:266 Ind,Utility,Public	Phone	:206-684-8484
Bedrm:	Bath: TotRm: YB:1950 Pool:	BldgSF:	300 Ac:2.05

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:Sri Ent LLC	Parcel	:199120 0800
Site	:325 Aurora Ave N Seattle 98109	Xfered	:06/19/2007
Mail	:325 Aurora Ave N Seattle Wa 98109	Price	:$1,880,000
Use	:051 Res,Hotel,Motel	Phone	:
Bedrm:	Bath: TotRm: YB:1961 Pool:	BldgSF:	29,186 Ac:.44

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:State of Wa Dept/Transportation	Parcel	:199120 0815
Site	:301 Aurora Ave N Seattle 98109	Xfered	:11/04/2010
Mail	:PO Box 47338 Olympia Wa 98504	Price	:$4,450,000
Use	:309 Vacant,Commercial	Phone	:
Bedrm:	Bath: TotRm: YB: Pool:	BldgSF:	Ac:.42

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:State of Wa Department/Transporta	Parcel	:199120 0845
Site	:330 6th Ave N Seattle 98109	Xfered	:03/26/2012
Mail	:PO Box 47338 Olympia Wa 98504	Price	:
Use	:106 Off,Office Building	Phone	:
Bedrm:	Bath: TotRm: YB:1957 Pool:	BldgSF:	51,432 Ac:.89

*----------: ***MetroScan / King (WA)*** :----------*

Owner	:Unknown Owner	Parcel	:257040 0000
Site	:500 5th Ave N Seattle 98109	Xfered	:
Mail	:500 5th Ave N Seattle Wa 98109	Price	:
Use	:182 Pub,Parking,Garage	Phone	:
Bedrm:	Bath: TotRm: YB:2009 Pool:	BldgSF:	486,977 Ac:1.94

Information compiled from various sources. CoreLogic makes no representations or warranties as to the accuracy or completeness of information contained in this report.

Gray, Moira

From: Barnett, Beverly
Sent: Monday, July 09, 2012 12:08 PM
To: Gray, Moira
Subject: FW: Broad Street

For the file.

From: Hawksford, Brian
Sent: Wednesday, June 27, 2012 3:23 PM
To: Barnett, Beverly
Subject: RE: Broad Street

Okay, let's shoot for August 14th as technically the Council is on recess the last two weeks of August. This raises another question; will full council passage of the vacation delayed until September 4th because of Labor Day, cause a problem?

Brian Hawksford
Legislative Aide
Office of Tom Rasmussen

4-8168

From: Barnett, Beverly
Sent: Wednesday, June 27, 2012 1:59 PM
To: Hawksford, Brian
Subject: Broad Street

Hi Brian. Thanks for your message. I can tell you that pushing the meeting back to a later date will cause anxiety for the Mercer West team. The vacation is one of the dominoes that need to align with the City acquisition of the Gates property and the State requirements to certify the ROW plans for construction work to begin.

We could make the August 14 meeting if that works for you. Or if another CM could chair the Aug 28 Transportation Com that would be fantastic. Thank you!

Gray, Moira

From: Barnett, Beverly
Sent: Friday, February 17, 2012 1:51 PM
To: Tweit, Eric
Cc: Huggins, Larry; Gray, Moira
Subject: RE: Broad Street Vacation

Eric, the big question mark is when we will get information adequate to begin the review as obviously a start date is necessary to estimate an end date.

1. Submit vacation documentation: IRIS submits material needed for the vacation review, including maps of the site, a legal description, description of how the site will be used and project sketches, and a public benefit proposal. Introduce Clerk File for submittal following adoption of resolution initiating process. Date: end of March.
2. Council adopts Resolution initiating vacation review process: this is drafted but still needs the legal description of property to be vacated. . Council needs one to two weeks for the introduction and referral process. Date: mid April.
3. Vacation review: this includes review by utilities (required by state law) and review by the Design Commission (required by the SMC) and well as DPD, SDOT and others. This is not a complex or difficult review—should move quickly. Date: late July.
4. Public Hearing at Transportation Com: public hearing notice (required by state law) needs about 40 days. If we are able to move the project review as quickly as planned we should be able to make Transportation Com right before budget. It's pretty tight and subject to Transportation Com approval. Date: September 25.
5. Final ordinance/completion of vacation: the policies provide 5 years to meet the conditions. We only do the final ordinance when the project is done, the conditions are met and all the fees have been paid. Date: IRIS has up to 5 years.

Hope this helps

From: Tweit, Eric
Sent: Friday, February 17, 2012 8:35 AM
To: Spencer, Sam; Barnett, Beverly
Subject: Broad Street Vacation

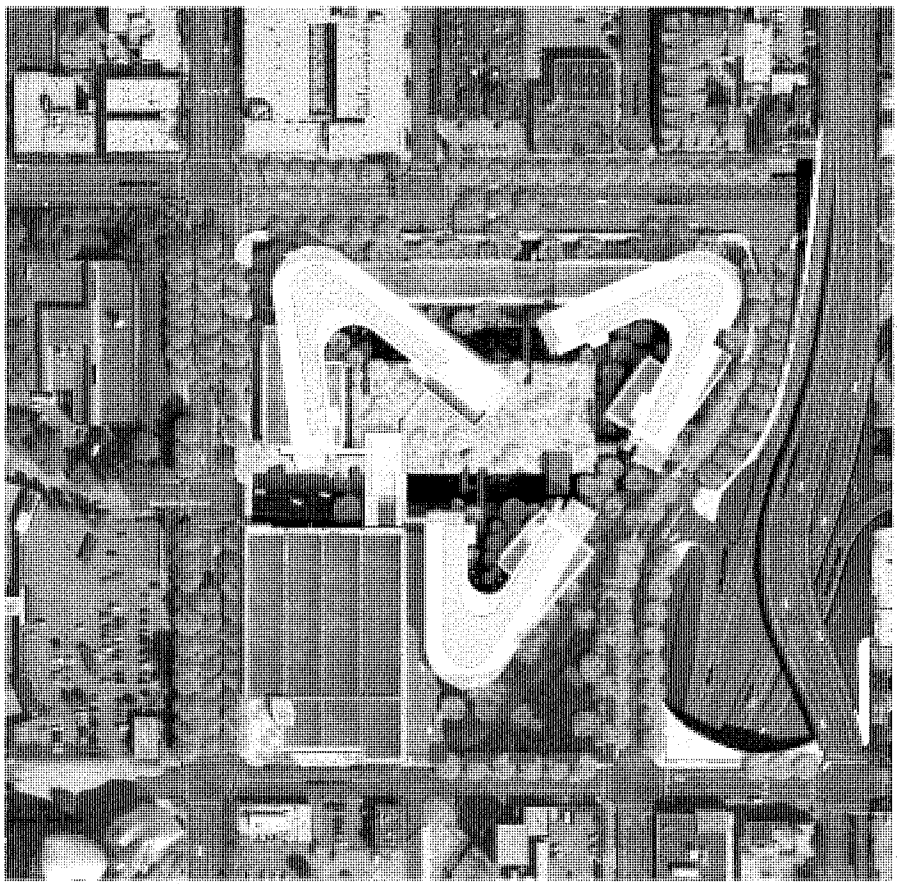
Sam and Beverly,
Can you provide a basic timeline for the street vacation? I would like to give this to Peter for his meeting with Rasmussen on Tues. – I like to have this today.

I am looking for a high-level estimate of milestones, starting with a council resolution. I think I'd start that out in early-mid March, but am open to your opinion on that.

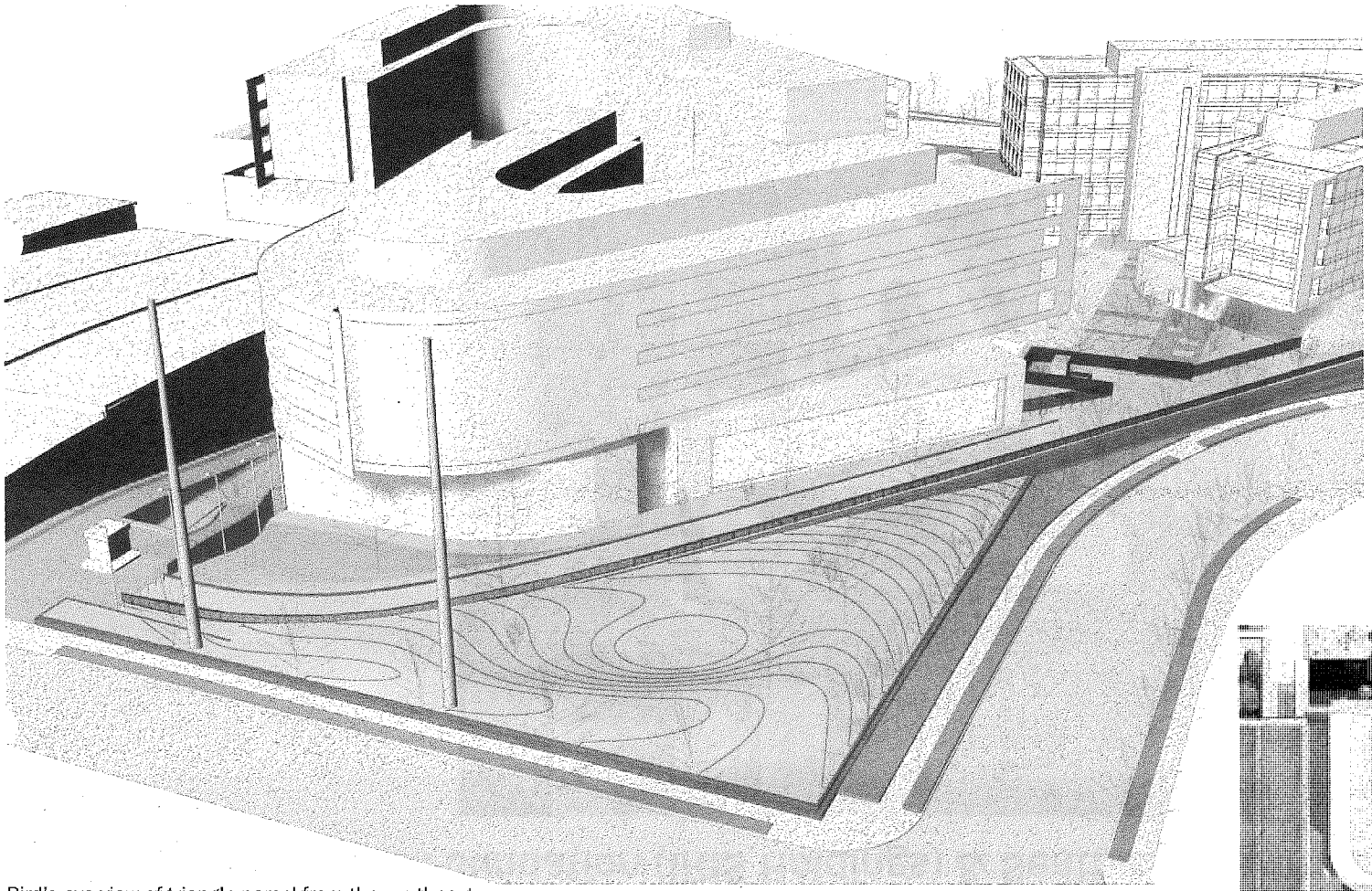
Resolution
Public Hearing
Dept/City review complete
Other?
Ordinance/conditional approval to council

Eric Tweit
Seattle Department of Transportation
206.684.8834
Eric.Tweit@Seattle.gov

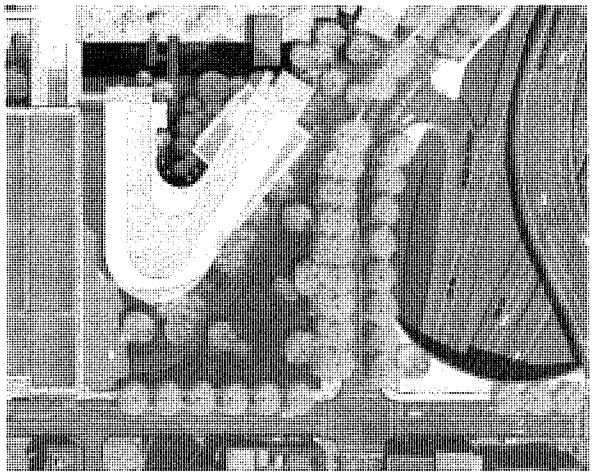
Seattle Design Commission
Vacation of the Broad Street Triangle Right Of Way
June 21, 2012
Bill & Melinda Gates Foundation (IRIS Holdings) & Seattle Department of Transportation



Vacation of the Broad Street Triangle: Landform, Streetscape & Driveway

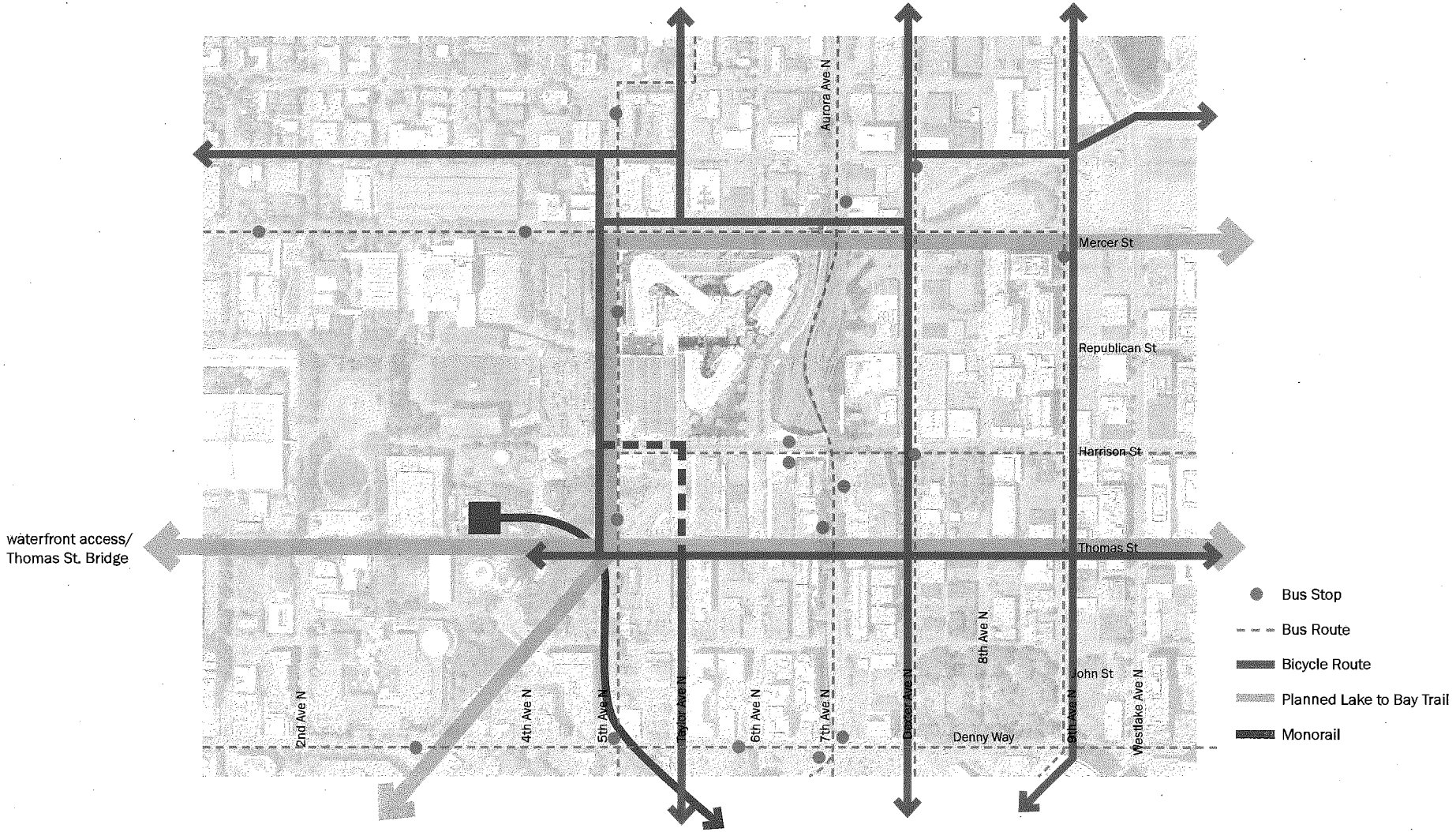


Bird's-eye view of triangle parcel from the southeast.



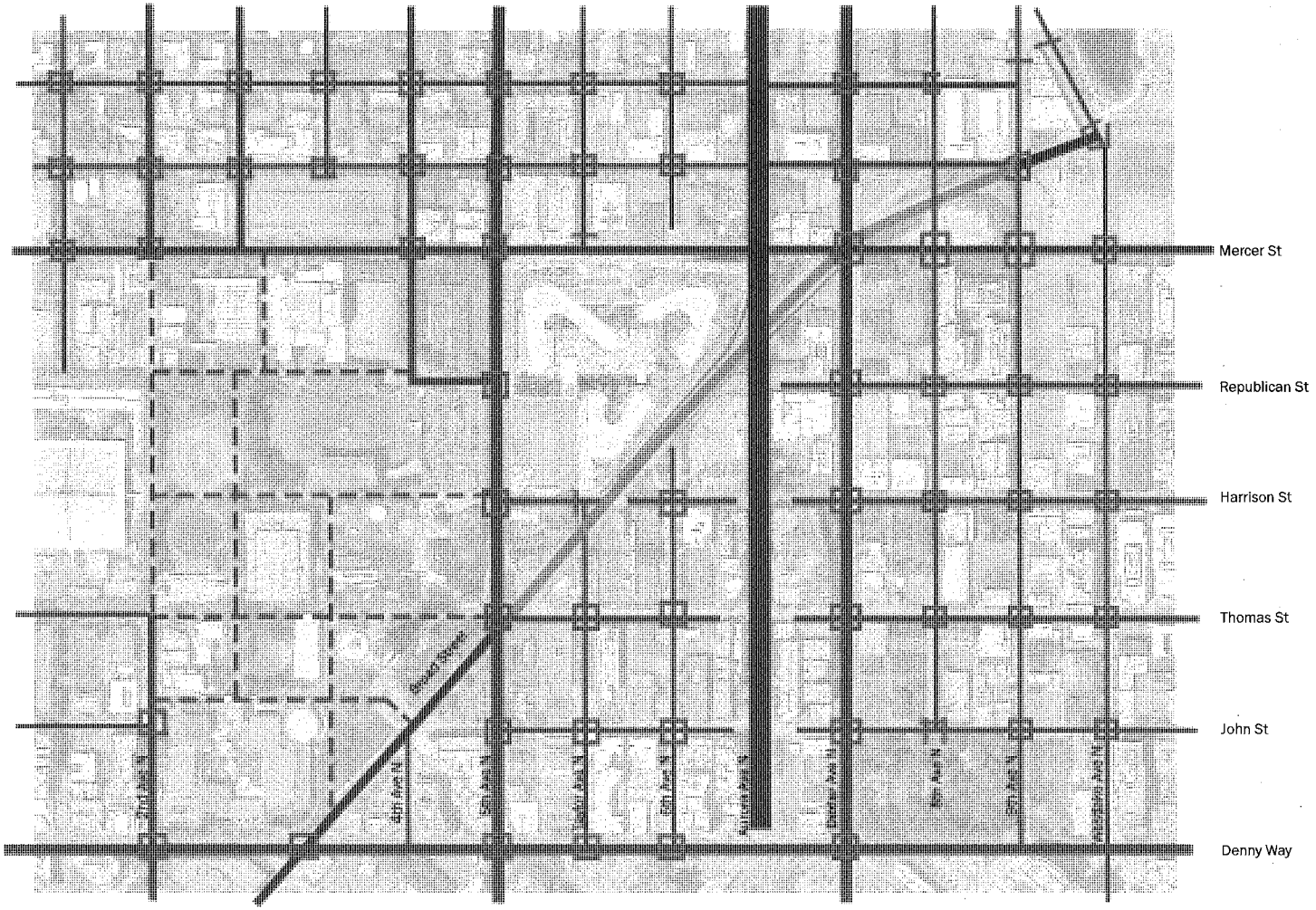
Vacation of the Broad Street Triangle: Future Transportation Routes

The completed campus will border significant alternative transportation and pedestrian routes



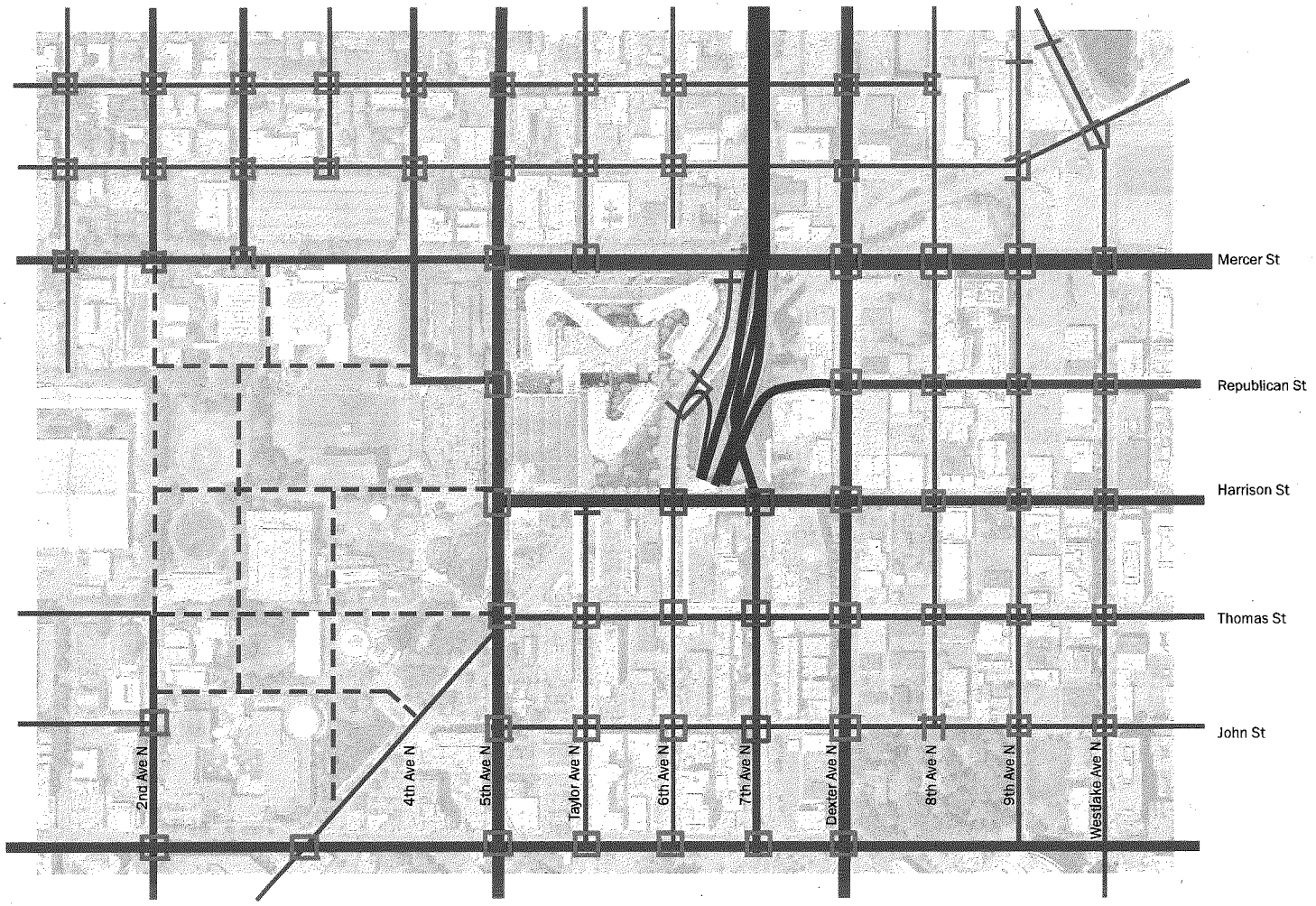
Vacation of the Broad Street Triangle: Current Streets + Crossings

Broad Street transects the grid and Aurora is disconnected from street intersections limiting pedestrian movement



Vacation of the Broad Street Triangle: Future Streets + Crossings

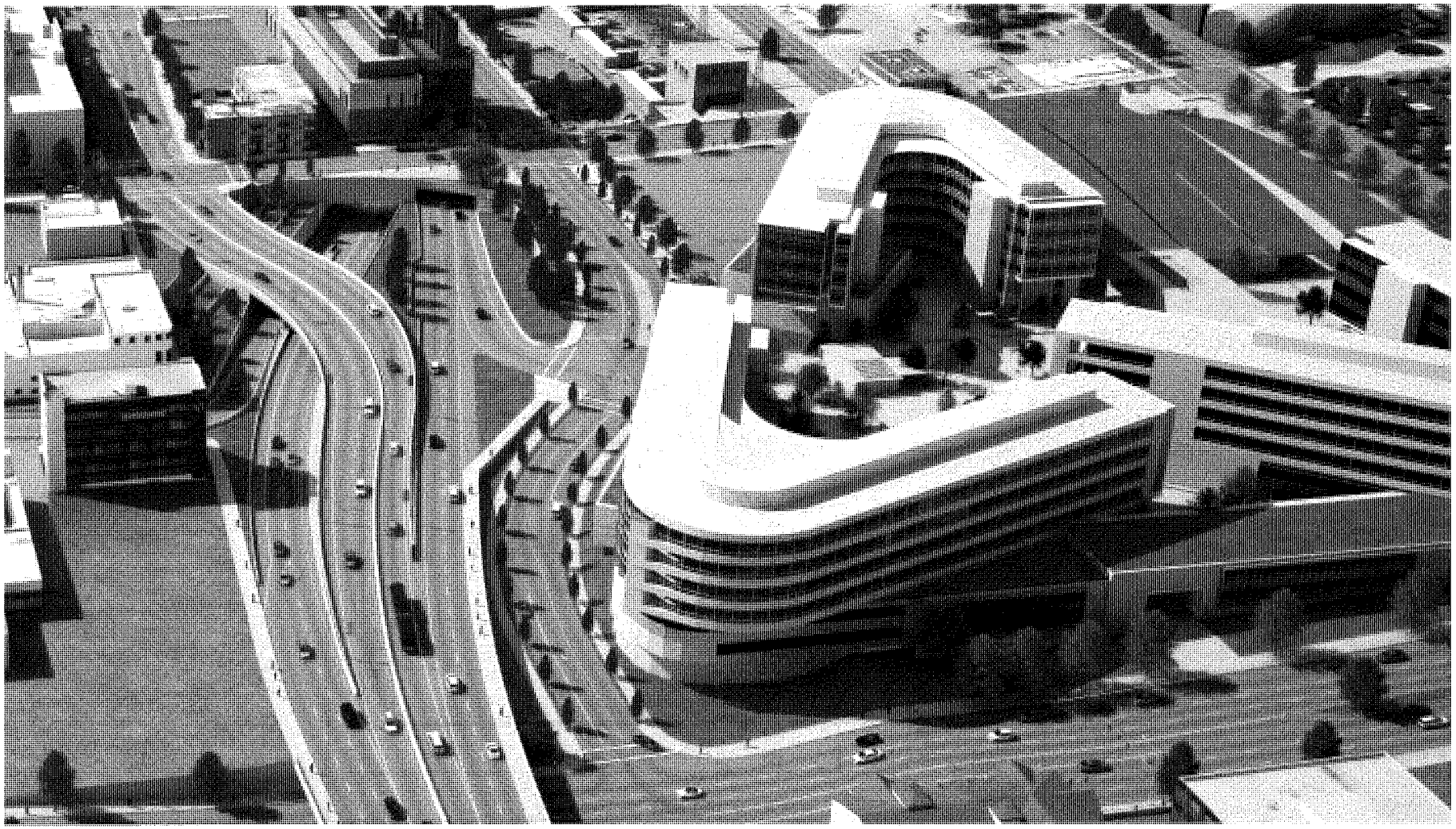
New street layout will mean local streets with sidewalks and crosswalks surround the entire campus



Vacation of the Broad Street Triangle: SR 99 & North Portal

WSDOT rendering of SR-99 tunnel and Mercer West underpass.

Vacation of the Broad Street Triangle: SR 99 North Portal & Broad Street Triangle

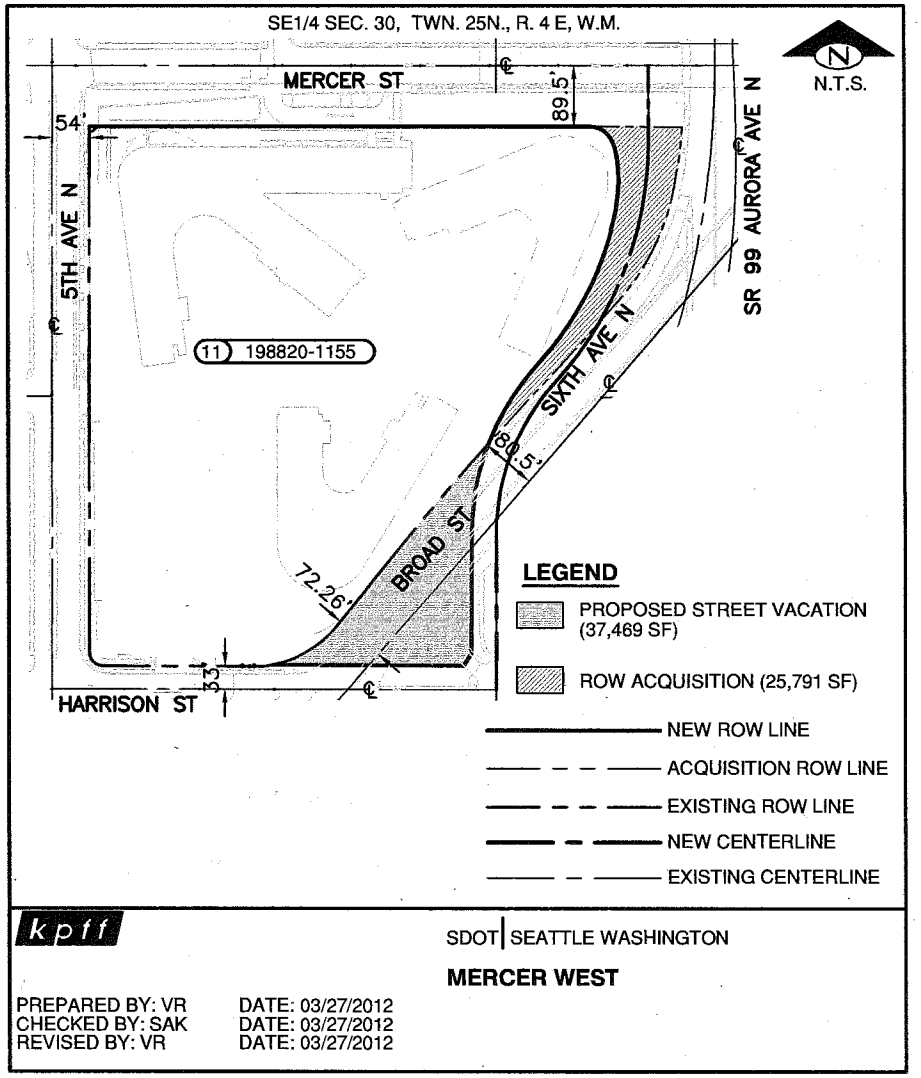


WSDOT rendering of SR-99 tunnel North Portal, Aurora/7th Ave and Mercer West underpass. Broad Street Triangle shown in orange.

Vacation of the Broad Street Triangle: Property Exchange per 2010 Agreement

EXHIBIT A

PROPOSED STREET VACATION AREA



Vacation of the Broad Street Triangle

Work performed by IRIS under the 2010 IRIS-City agreement to benefit the project to extend Sixth Avenue:

- Excavation for the Mercer Widening within the current IRIS property, including disposal of contaminated soil
- Removal of the south retaining wall at Mercer
- Excavation shoring at the IRIS east property line as required for excavation and utility relocation. Some will be built to 'permanent' standards.
- Excavation for the Sixth Avenue extension within the current IRIS property, including disposal of contaminated soil and required utility modifications.
- Relocation of the "Canal" high voltage electrical transmission line from overhead to underground, including necessary poles, vaults and duct banks.
- Construction of part of the duct bank required for the City to relocate the "University" high voltage transmission line from overhead to underground.
- Relocation of medium coltage and low voltage electrical utilities from overhead to underground.
- Revise the fire water service so that an existing water main can be abandoned.
- Provide building retaining walls at future IRIS property lines along Sixth Avenue and Mercer, eliminating the need for SDOT to provide high retaining walls at those locations.

Vacation of the Broad Street Triangle: Current Condition

Aerial photograph of current site conditions

Vacation of the Broad Street Triangle

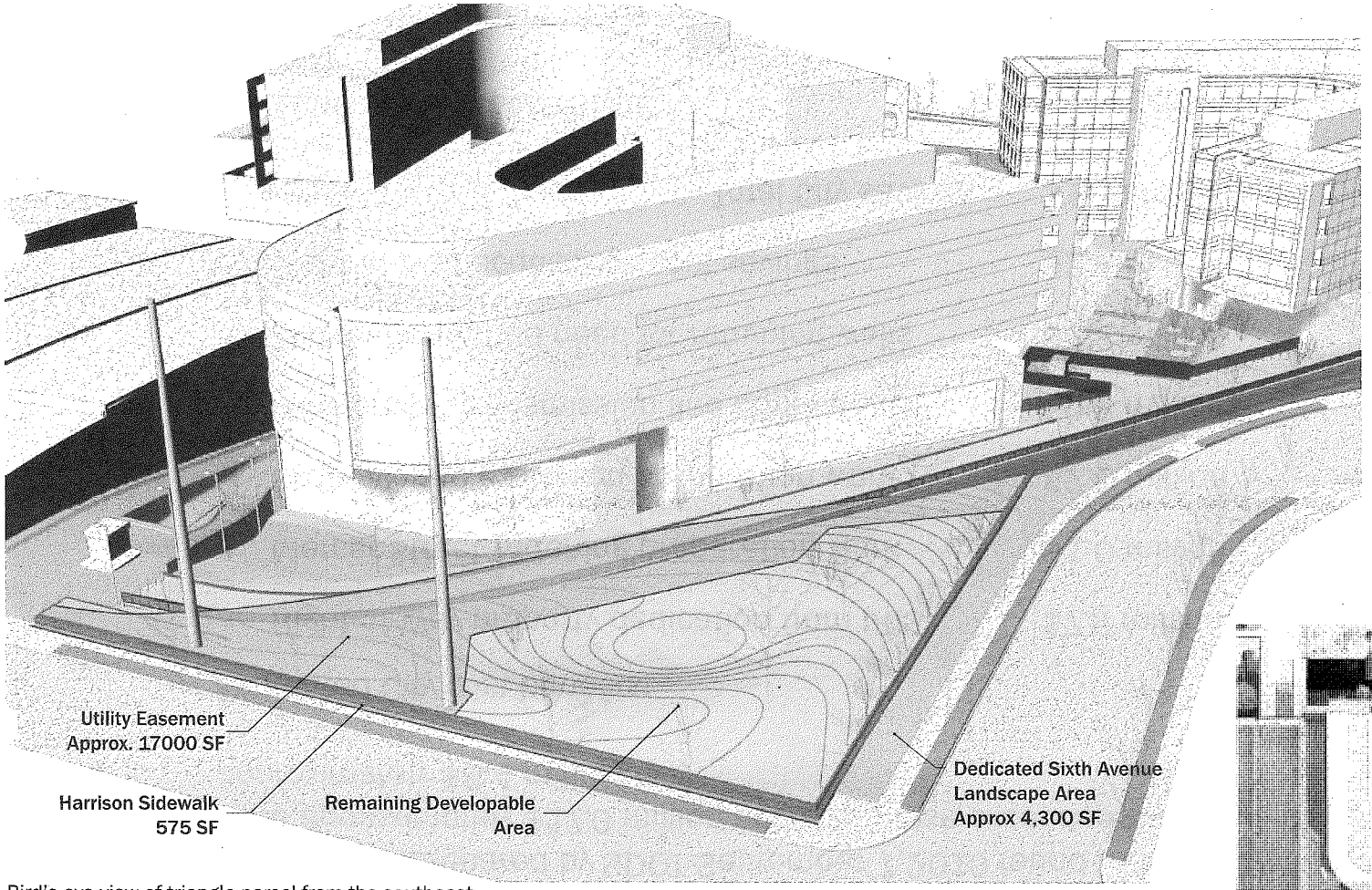
Both the City and IRIS had cost benefits resulting from the 2010 IRIS-City Agreement

An estimate prepared by SDOT September 7,2010 found that the City's benefits were approximately $17.0 million and that these exceeded the benefits to IRIS by approximately $8.4 million

Estimated City cost benefits:

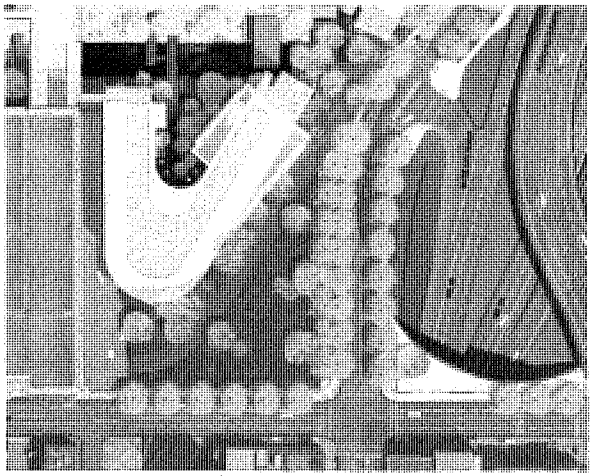
• Right-of-Way property dedication from IRIS	$7.5 million
• Mercer Street widening preparation work	$1.0 million
• Sixth Avenue extension preparation work	$2.0 million
• "University" transmission line duct bank	$0.8 million
• Elimination of the need for retaining walls	$3.2 million
• Right-of-Way acquisition cost savings	$2.5 million
Total City savings	$17.0 million
Estimated IRIS Cost benefits	$8.6 million
Net benefit to the City compared to IRIS	$8.4 million

Vacation of the Broad Street Triangle: Developable Area



Bird's-eye view of triangle parcel from the southeast.

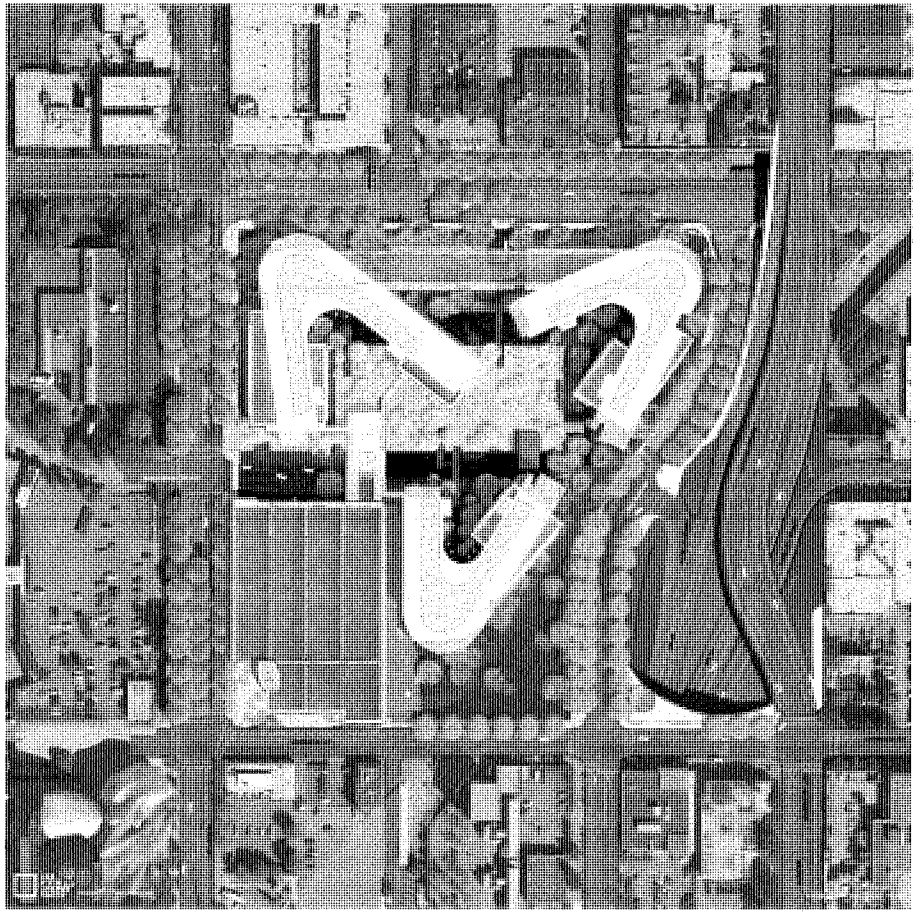
Vacated area is approximately 37,469 SF
Developable area is approximately 15,600 SF



Vacation of the Broad Street Triangle

IRIS Proposal

- IRIS proposes to landscape the Broad Street Triangle property as an extension of the landscape improvements surrounding the rest of the campus.
- The landscape design will be coordinated with the surrounding roadway improvements for an exceptional passerby experience.
- The property line at Harrison Street will be set to make the sidewalk two feet wider than the current alignment. This will increase the sidewalk area 575 sq. ft and allow street trees to be included.
- IRIS will provide and permanently maintain a 4300 sq. ft. landscaped open space along Sixth Avenue North to enhance the sidewalk environment.
- IRIS will enhance the low level plantings and provide harvested rainwater irrigation in the landscape beds between the sidewalk and the street along Harrison Street and Sixth Avenue adjacent to the vacated property.



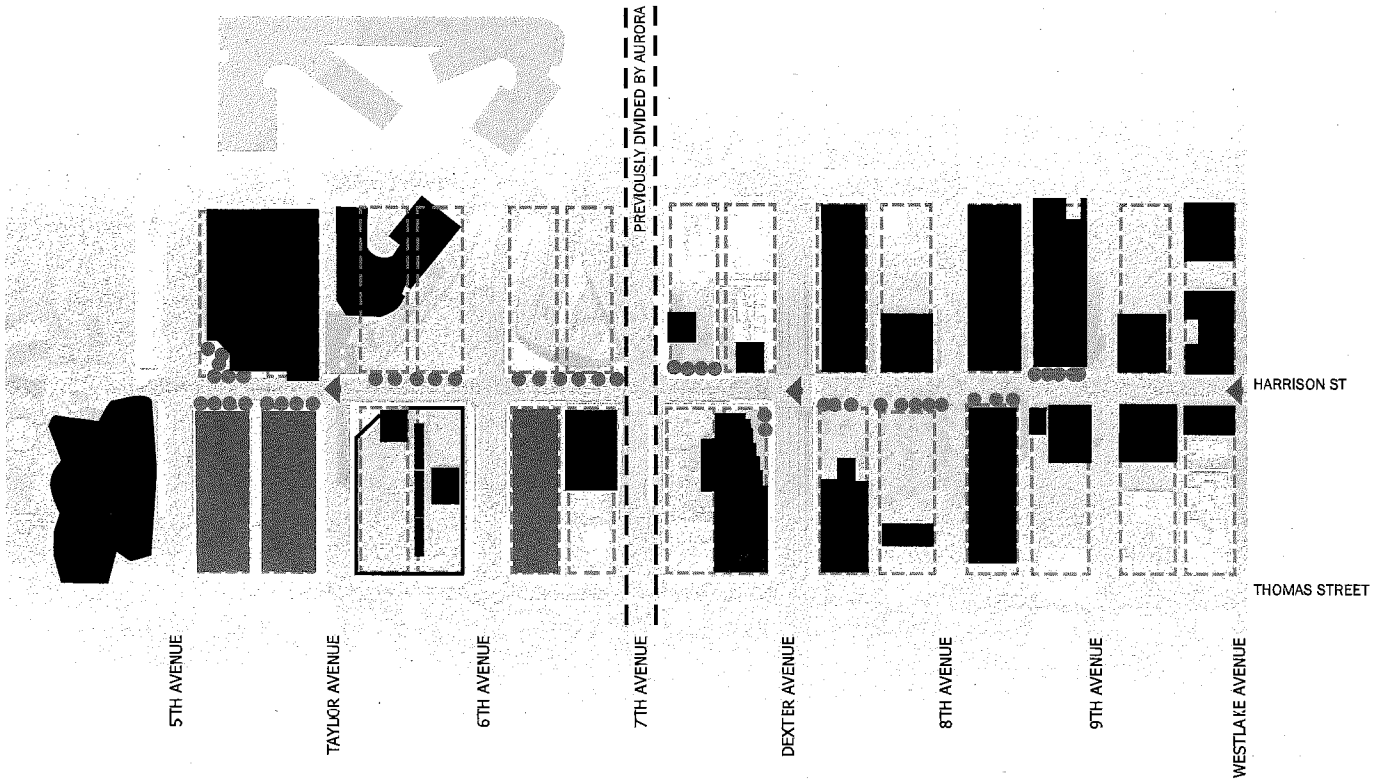
Vacation of the Broad Street Triangle: Public Benefits

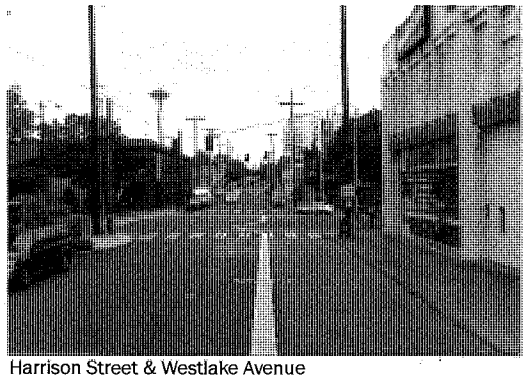
No.	Public Benefit	Duration	Existing Condition	Required by Code
1.	**On-site streetscape enhancements:** The property line for the vacated property will be set to allow the Harrison Street sidewalk to be two feet wider. This will allow street trees to be included. This accommodation adds approximately 575 square feet to the public right-of-way. (page 20)	In perpetuity	Absent the IRIS accommodation, the sidewalk would be too narrow for street trees	Because this ROW vacation is not related to new building development, no code requirements are applicable
2.	**Off-site perimeter landscaping enhancements:** IRIS will provide upgraded landscaping between the street & sidewalk adjacent to the vacated property on both Harrison & Sixth, including irrigation using harvested rainwater (page 19) IRIS will maintain the upgraded landscaping long term	In perpetuity	Absent the IRIS commitment, the landscape would be SDOT low maintenance standard	No code requirements are applicable
3.	**On-site perimeter landscaping enhancement:** IRIS will provide approximately 4,300 square feet of sidewalk level landscaping on the vacated property adjacent to Sixth Avenue including irrigation using harvested rainwater (pages 19 & 21) IRIS will maintain the landscaping long term	In perpetuity	Absent the IRIS commitment, the landscape area could be developed with a building in the future	No code requirements are applicable
4.	**On-site landscaping benefit:** IRIS will provide & maintain landscaping on the vacated property, providing light, air, wildlife habitat & extensive plantings (page 24) IRIS will maintain the landscaping	Indefinite period (10 years after vacation minimum)	The area to be vacated is currently roadway that will be closed	Because this ROW vacation is not related to new building development, no code requirements are applicable
5.	**Off-site view enhancement benefit:** The landscaping on the vacated property will enhance & visually expand the two smaller landscaped areas being provided to the east as a part of the tunnel project (page 25)	Indefinite period (10 years after vacation minimum)	The current condition is roadway and small office building development	No code requirements are applicable

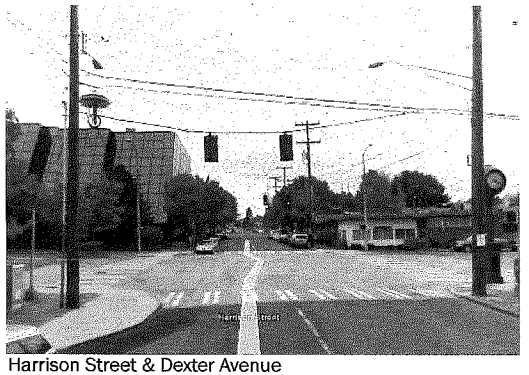
Vacation of the Broad Street Triangle: Neighborhood Context

Vacation of the Broad Street Triangle: Harrison Street Edge

The reconnected Harrison Street has a rhythm of short blocks divided by alleys



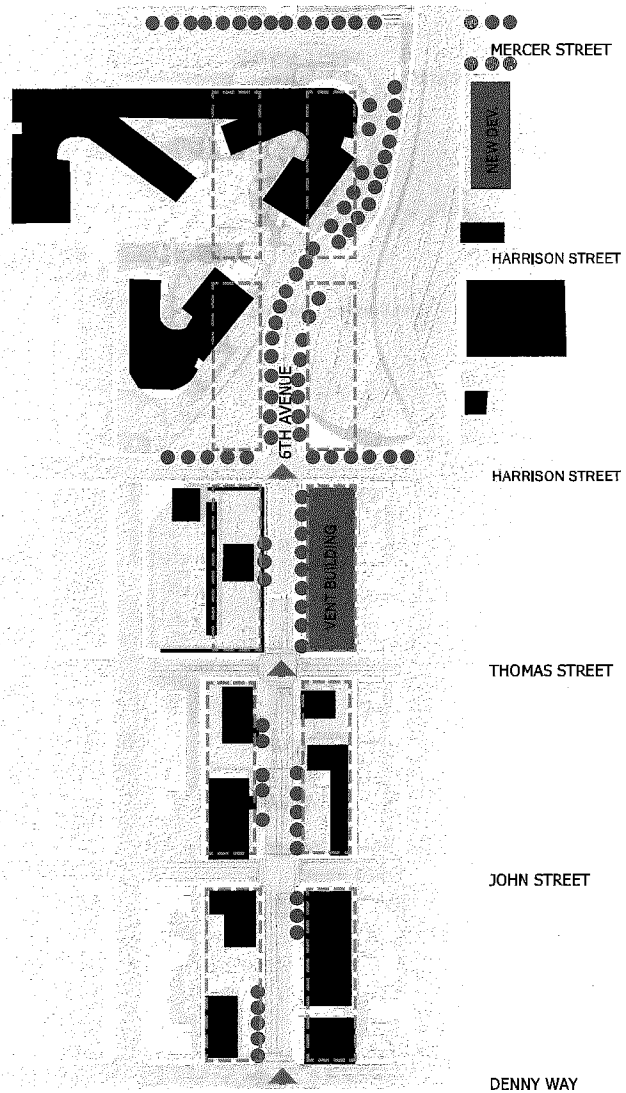

Harrison Street & Westlake Avenue


Harrison Street & Dexter Avenue

Harrison Street & Taylor Avenue

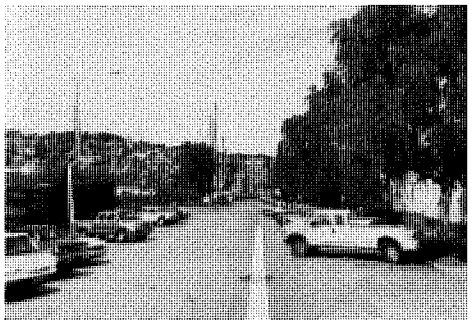
Vacation of the Broad Street Triangle: Sixth Avenue Edge

Street trees and strong edges are necessary to affirm 6th Avenue at the intersection with Harrison Street before it lowers and curves to Mercer Street

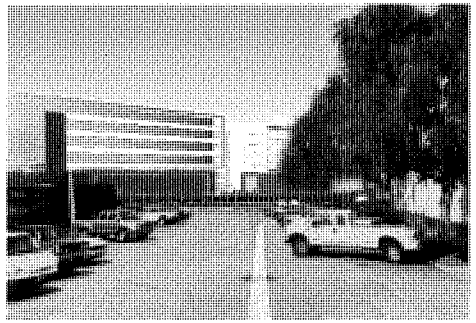


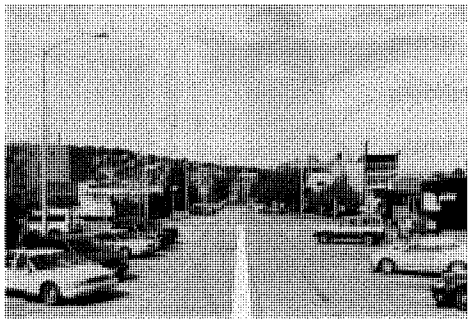
EXISTING CONDITION:

PROPOSED CONDITION:

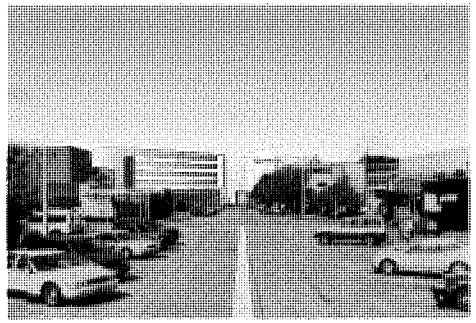


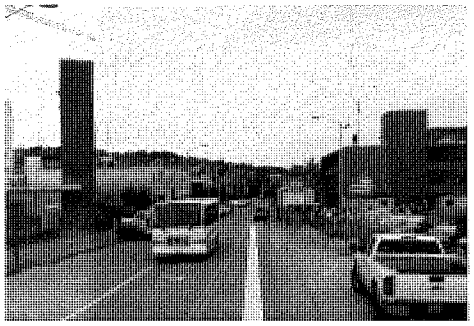
6th Avenue & Harrison Street



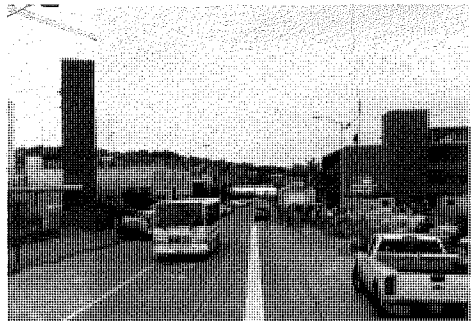


6th Avenue & Thomas Street

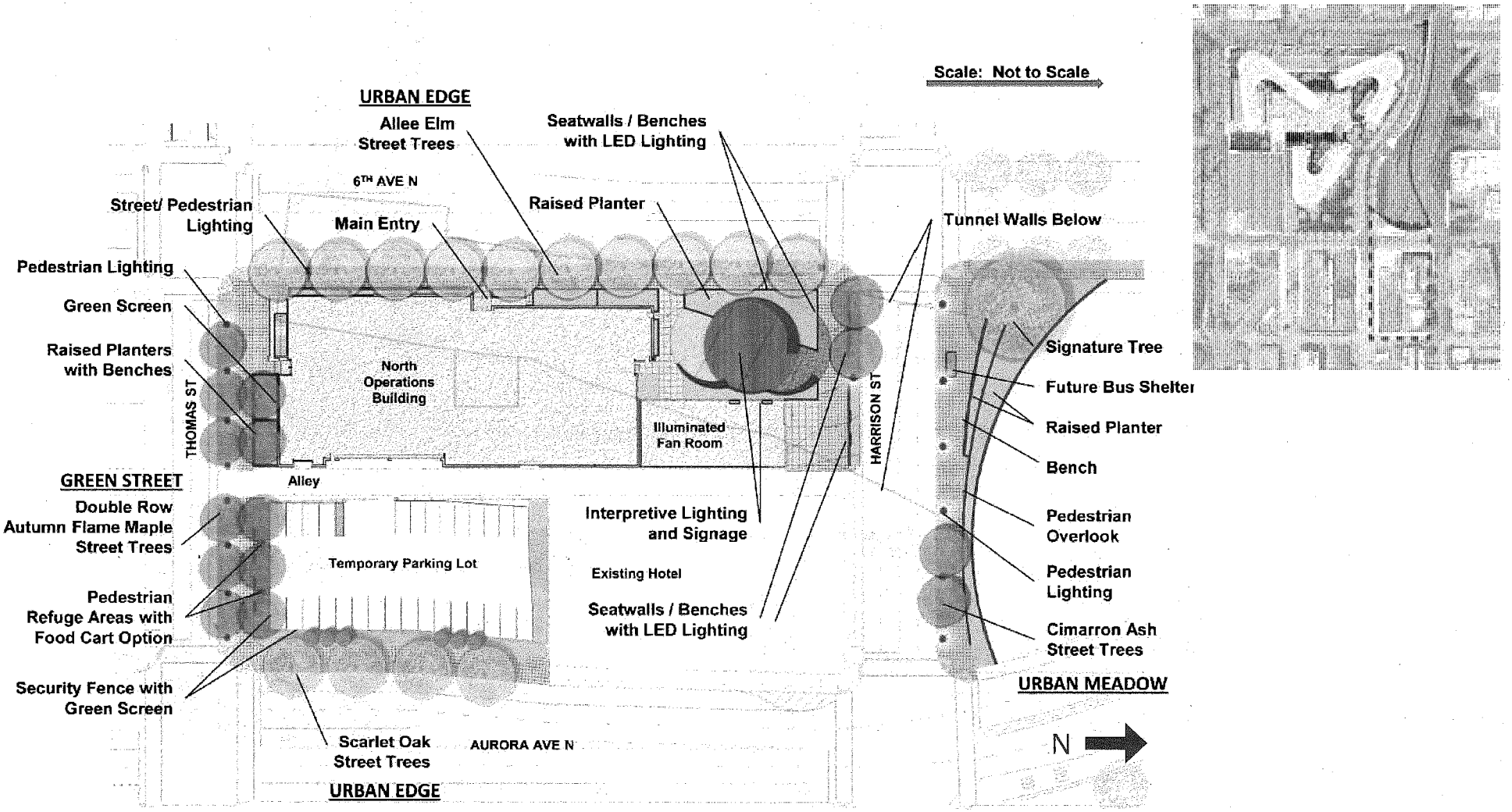




6th Avenue & Denny Way



Vacation of the Broad Street Triangle: Adjacent Projects - SR 99 North Portal

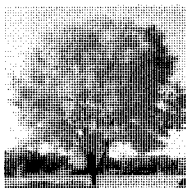
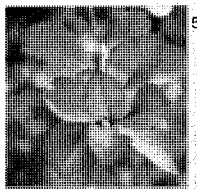


WSDOT Alaskan Way Tunnel North Portal as presented to Seattle Design Commission April 5, 2012

Vacation of the Broad Street Triangle: Right of Way Planting

Harrison

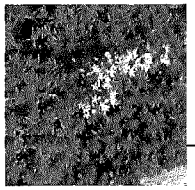
Street Trees (per City)

50' +

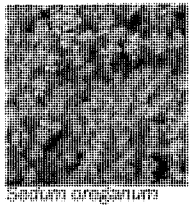
Fraxinus pennsylvanica 'Cimmzam'
Cimmaron Ash

Groundcovers



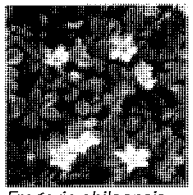
6"

Sedum album
White Stonecrop



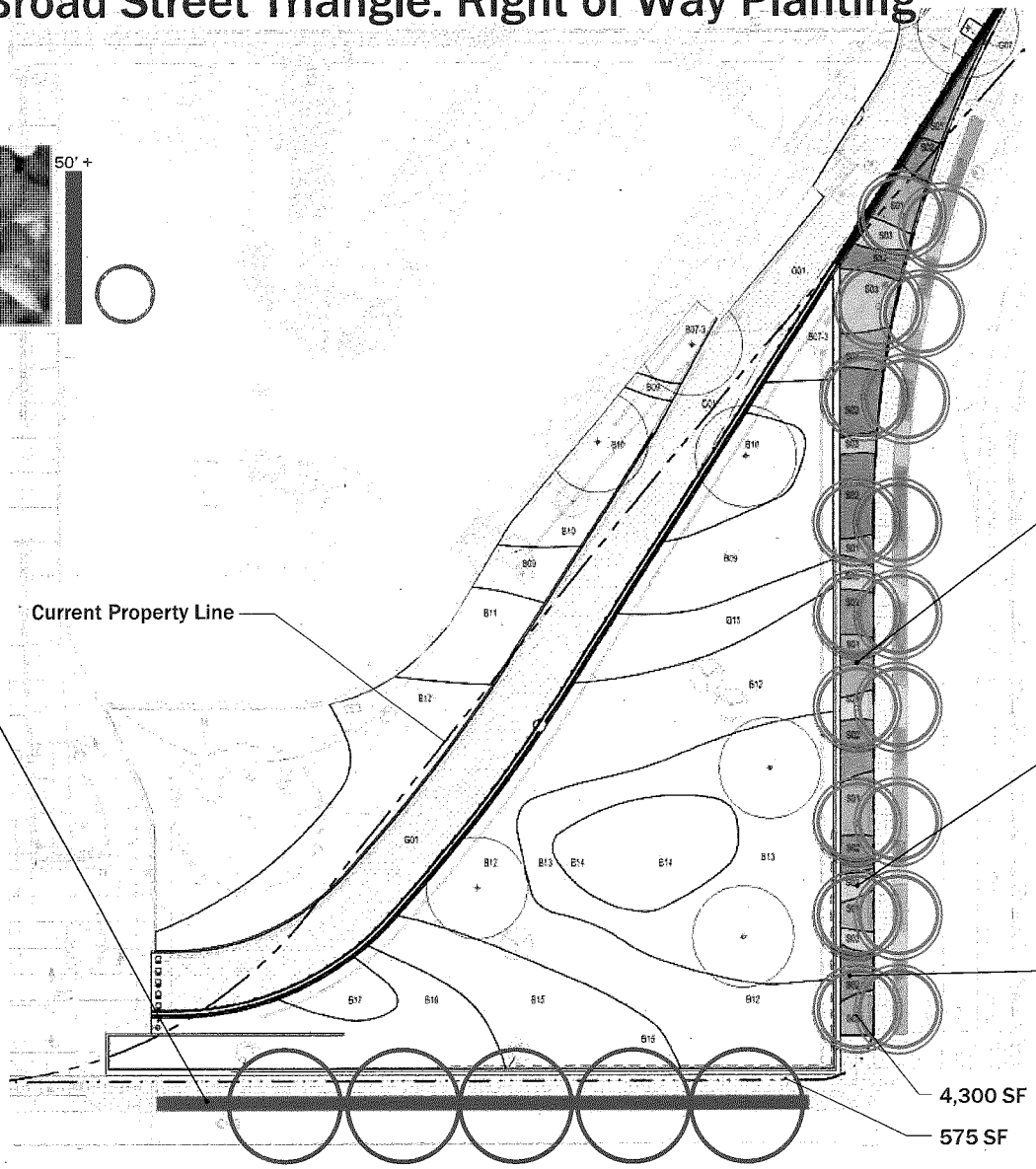
6"

Oregon Stonecrop



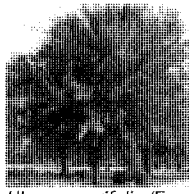
10"

Fragaria chiloensis
Beach Strawberry



6th Avenue

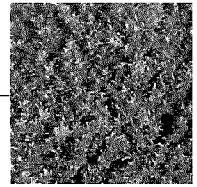
Street Trees (per City)



50' +

Ulmus parvifolia 'Emer II'
Allee Elm

Shrubs

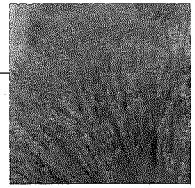


24"

Ilex crenata 'Helleri'
Helleri Japanese Boxwood

24"

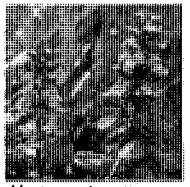
Rosa 'Dwarf pavement'
Dwarf Pavement Rose



24"

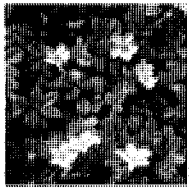
Lavandula x intermedia
'Grosso'
Grosso Lavender

Groundcovers



10"

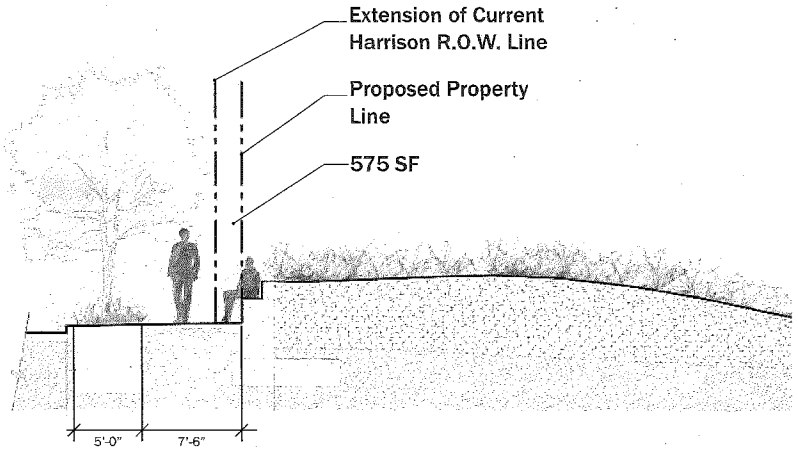
Ajuga reptans
Common Bugleweed



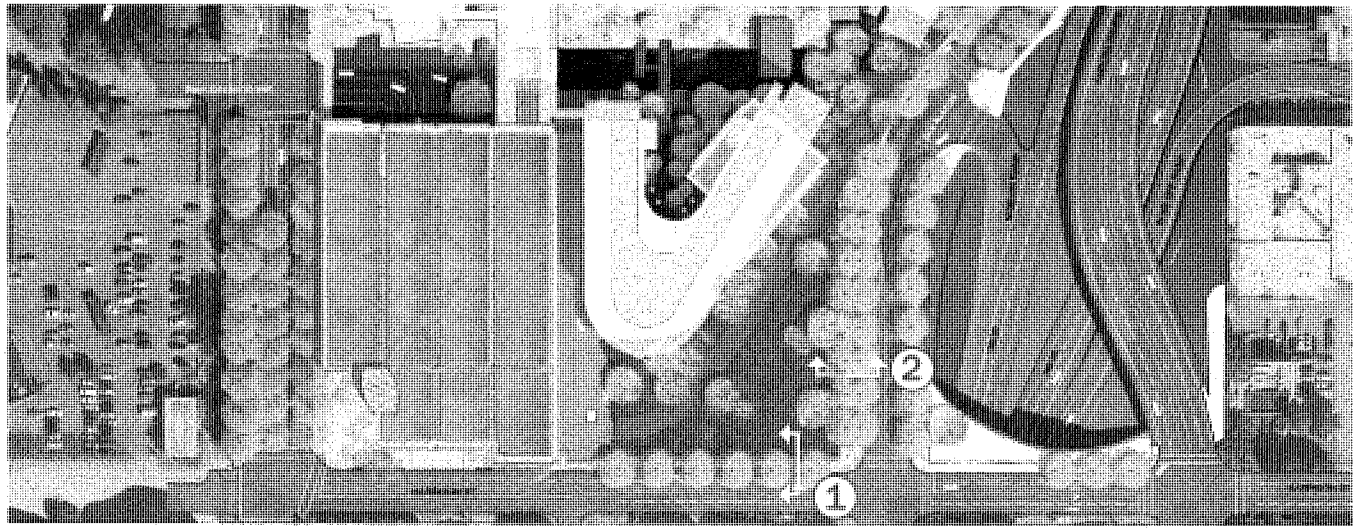
10"

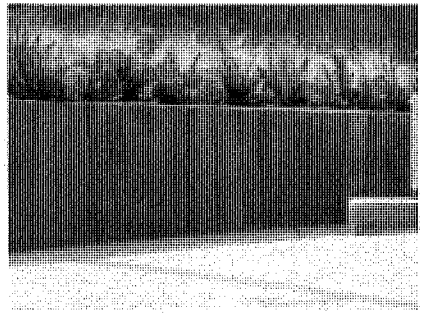
Fragaria chiloensis
Beach Strawberry

Vacation of the Broad Street Triangle: Streetscape

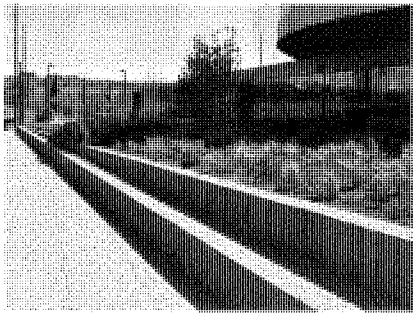


① Harrison Street Streetscape
1/4" = 1'-0"

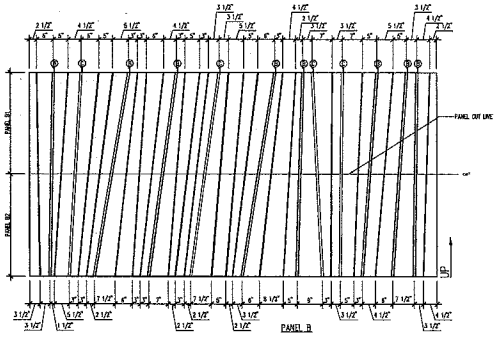




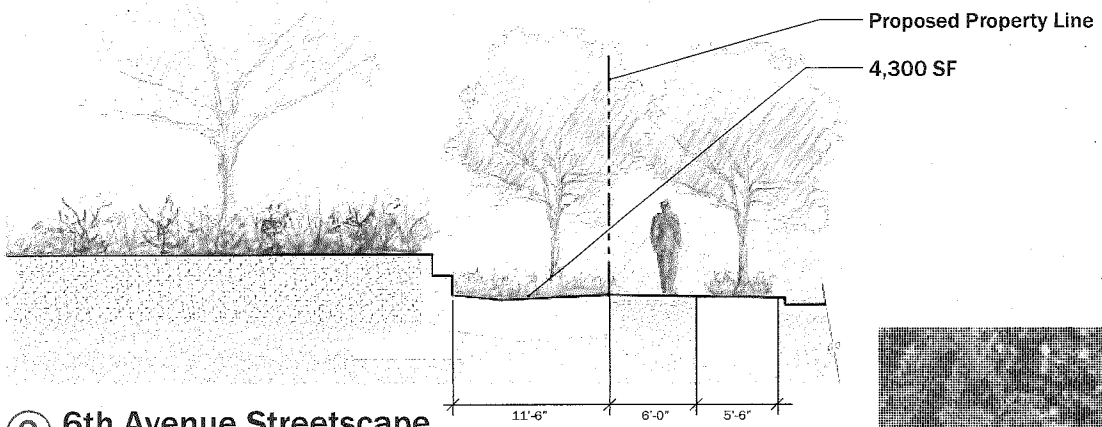
Site walls follow dark-concrete form liner precedent of phase 1



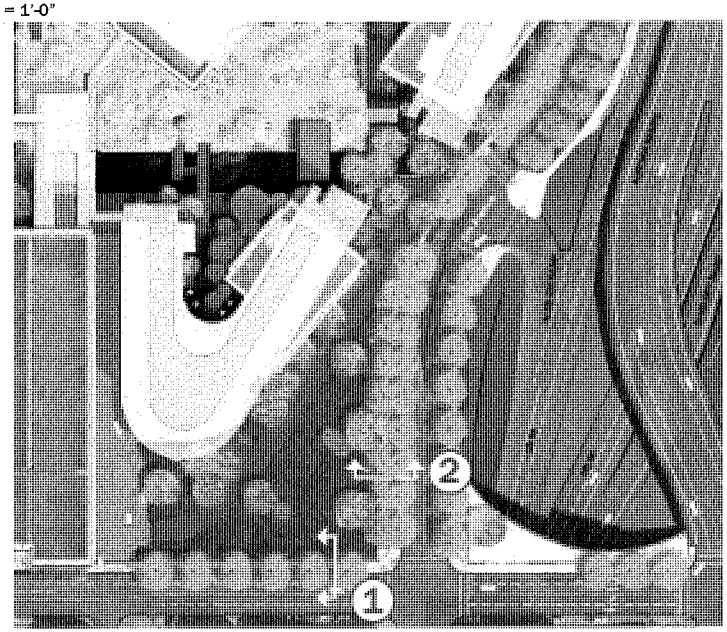
Split wall offers seating along Harrison at corner of 6th Avenue similar to Mercer Street

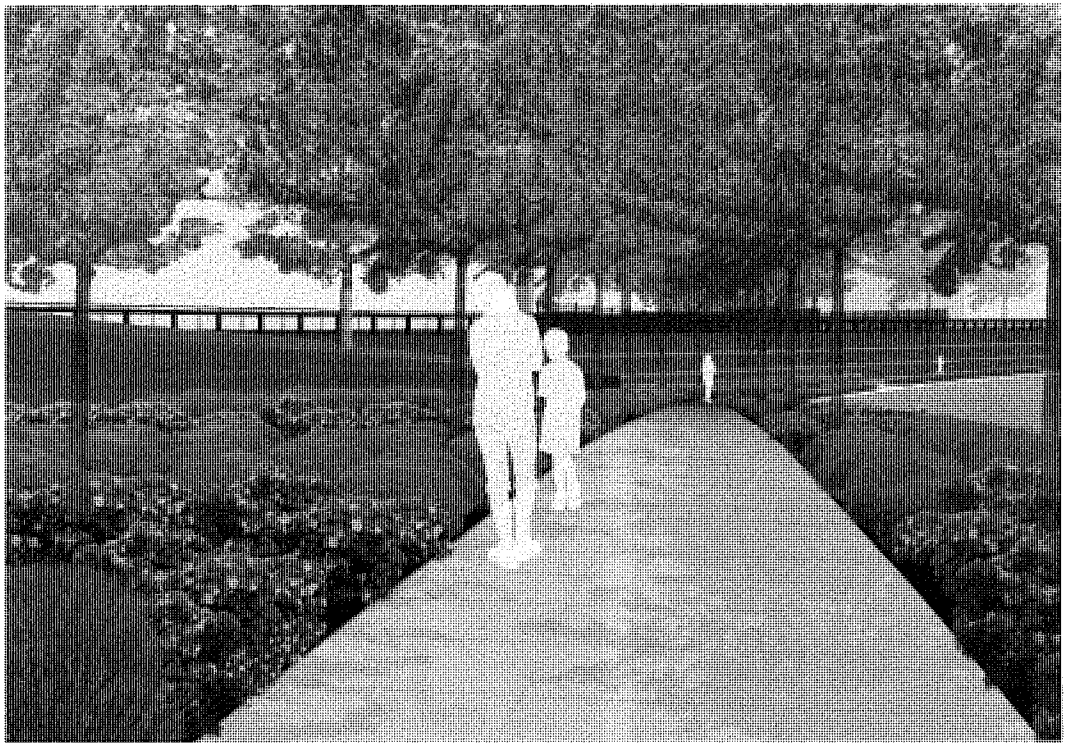


Vacation of the Broad Street Triangle: Streetscape



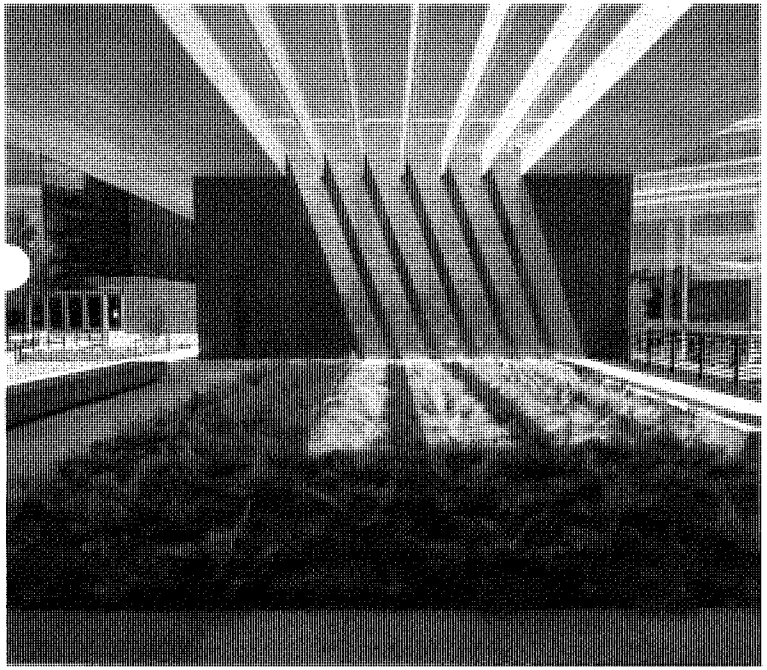
② 6th Avenue Streetscape
1/4" = 1'-0"





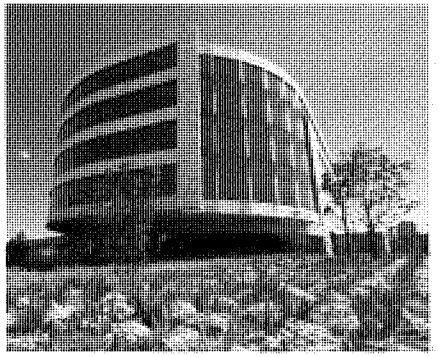
View looking north along Sixth Avenue from near Harrison at cross section 2

Vacation of the Broad Street Triangle: Character of Existing Campus



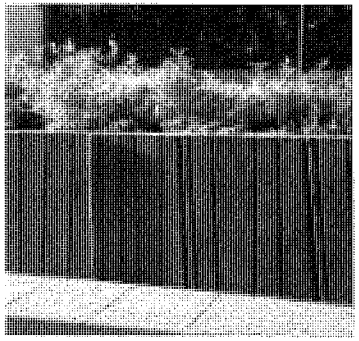
Western Sword Fern *(Polystichum munitum)* and Sweet Woodruff *(Galium odoratum)* at reception area overlook

Blueberry *(Vaccinium)*, Saskatoon Serviceberry *(Amelanchier alnifolia)*, and grasses, installed as part of Phase I



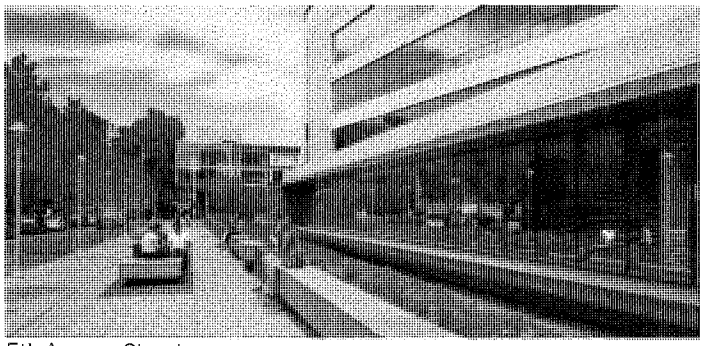
Campus plantings

5th Avenue Streetscape plantings



Dark concrete formliner walls around campus perimeter

Camassia quamash

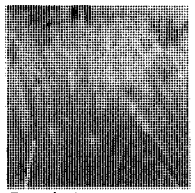


5th Avenue Streetscape

Vacation of the Broad Street Triangle: Public Benefits

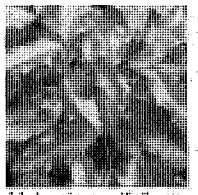
No.	Public Benefit	Duration	Existing Condition	Required by Code
1.	**On-site streetscape enhancements:** The property line for the vacated property will be set to allow the Harrison Street sidewalk to be two feet wider. This will allow street trees to be included. This accommodation adds approximately 575 square feet to the public right-of-way. (page 20)	In perpetuity	Absent the IRIS accommodation, the sidewalk would be too narrow for street trees	Because this ROW vacation is not related to new building development, no code requirements are applicable
2.	**Off-site perimeter landscaping enhancements:** IRIS will provide upgraded landscaping between the street & sidewalk adjacent to the vacated property on both Harrison & Sixth, including irrigation using harvested rainwater (page 19) IRIS will maintain the upgraded landscaping long term	In perpetuity	Absent the IRIS commitment, the landscape would be SDOT low maintenance standard	No code requirements are applicable
3.	**On-site perimeter landscaping enhancement:** IRIS will provide approximately 4,300 square feet of sidewalk level landscaping on the vacated property adjacent to Sixth Avenue including irrigation using harvested rainwater (pages 19 & 21) IRIS will maintain the landscaping long term	In perpetuity	Absent the IRIS commitment, the landscape area could be developed with a building in the future	No code requirements are applicable

Vacation of the Broad Street Triangle: Interior Planting



24"

Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



36"

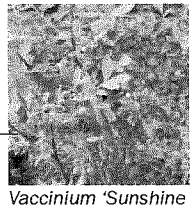
Mahonia aquifolium 'compacta'
Compact Oregon Grape

15'

Amelanchier alnifolia
Saskatoon Serviceberry

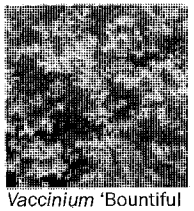
50'+

Acer Macrophyllum
Big-Leaf Maple



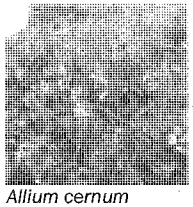
36"

Vaccinium 'Sunshine Blue'
Sunshine Blue Highbush Blueberry



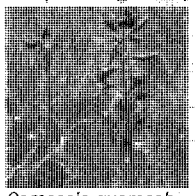
36"

Vaccinium 'Bountiful Blue'
Bountiful Blue Highbush Blueberry



20"

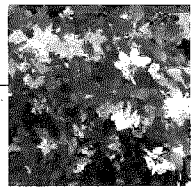
Allium cernum
Nodding Onion



36"

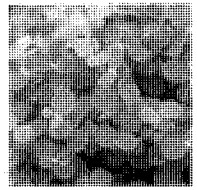
Camassia quamash
Camas

Grasspave - Turf



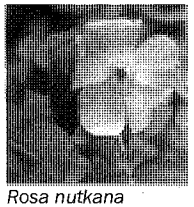
5'

Philadephus lewisii 'Blizzard'
Blizzard Mock Orange



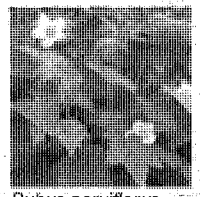
24"

Symphoricarpos mollis
Trailing Snowberry



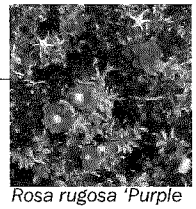
10'

Rosa nutkana
Nootka Rose



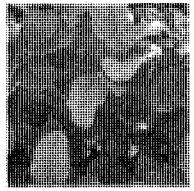
10'

Rubus parviflorus
Thimbleberry



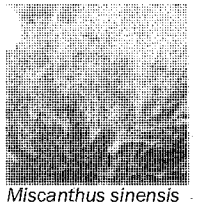
36"

Rosa rugosa 'Purple Pavement'
Purple Pavement Rose



36"

Gaultheria shallon
Salal

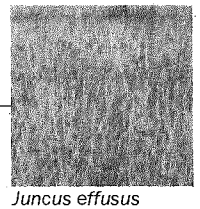


36"

Miscanthus sinensis 'Little Kitten'
Little Kitten Maiden Grass

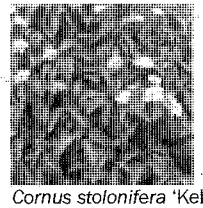
36"

Mahonia aquifolium 'compacta'
Compact Oregon Grape



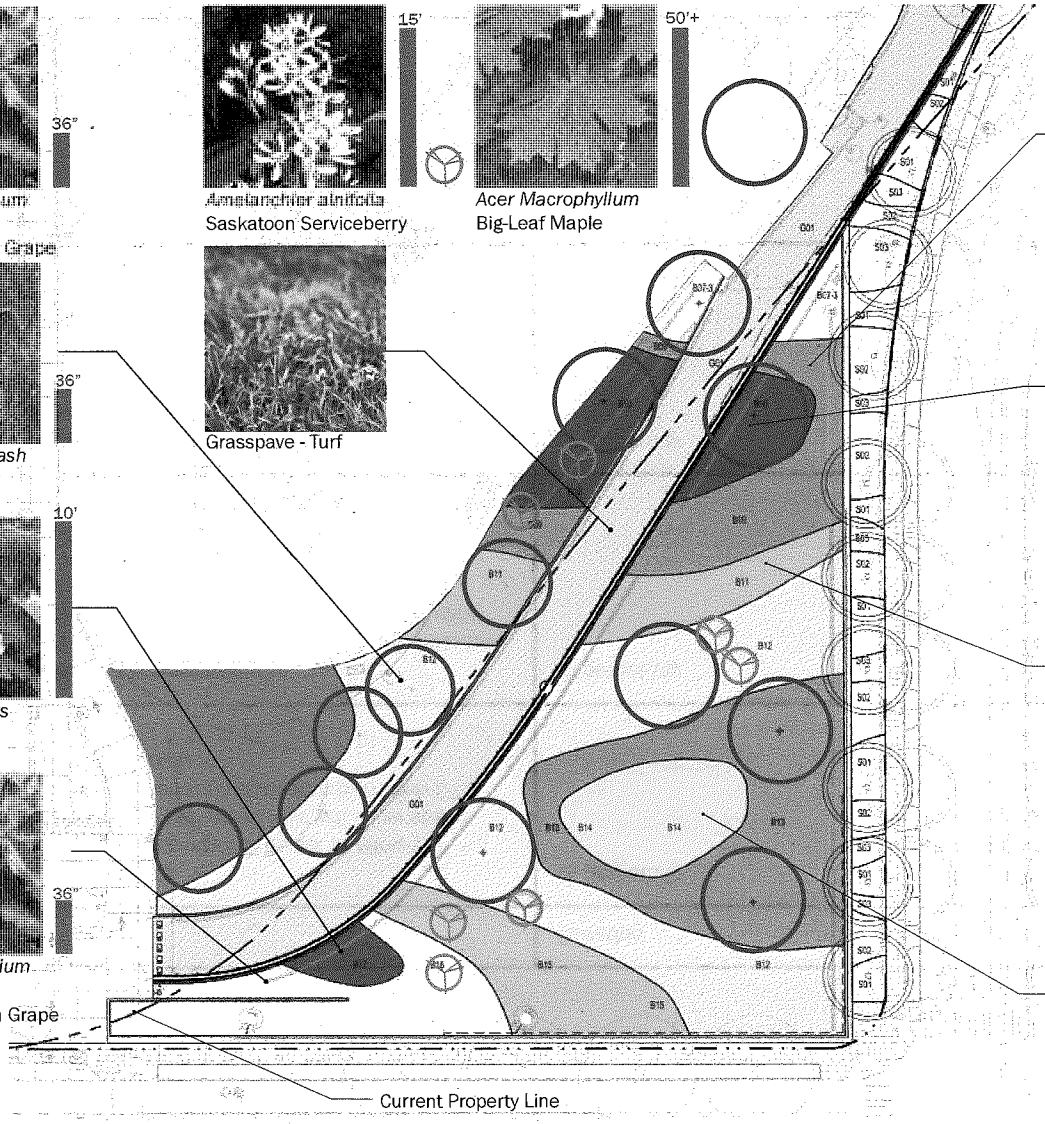
36"

Juncus effusus
Rush

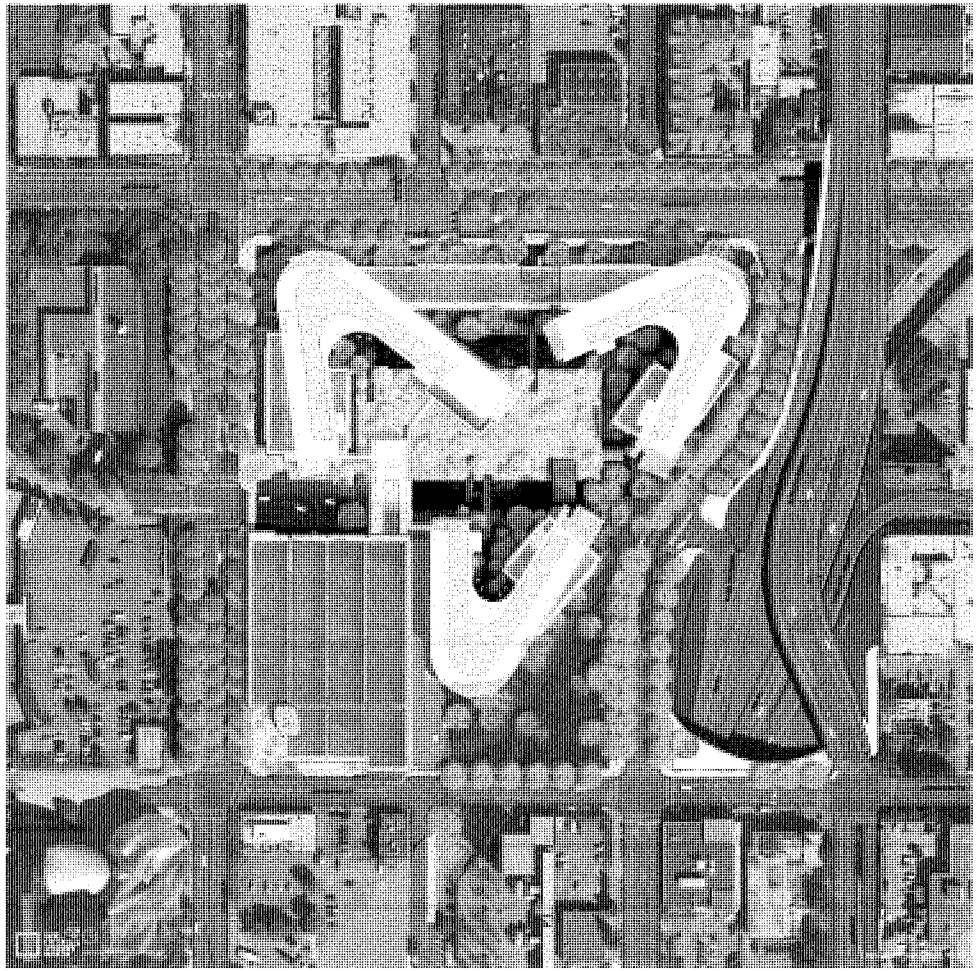


30"

Cornus stolonifera 'Kelseyi'
Kelsey's Dwarf Red-Osier Dogwood



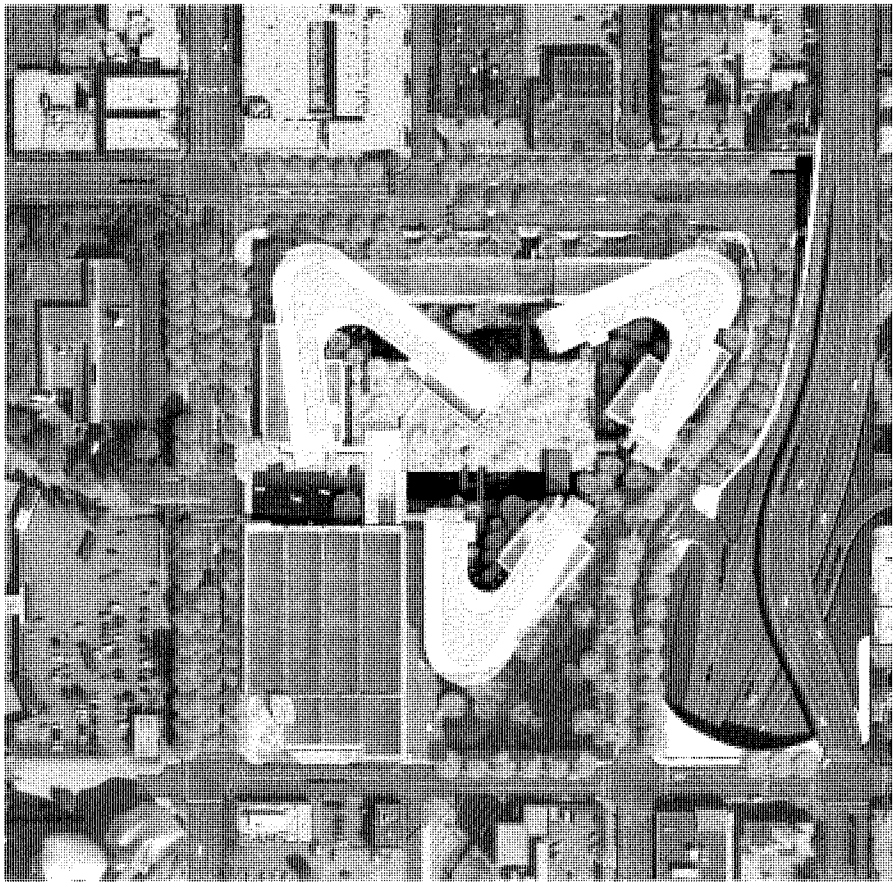
Vacation of the Broad Street Triangle: Views from Adjacent Areas



Vacation of the Broad Street Triangle: Public Benefits

No.	Public Benefit	Duration	Existing Condition	Required by Code
4.	**On-site landscaping benefit:** IRIS will provide & maintain landscaping on the vacated property, providing light, air, wildlife habitat & extensive plantings (page 24) IRIS will maintain the landscaping	Indefinite period (10 years after vacation minimum)	The area to be vacated is currently roadway that will be closed	Because this ROW vacation is not related to new building development, no code requirements are applicable
5.	**Off-site view enhancement benefit:** The landscaping on the vacated property will enhance & visually expand the two smaller landscaped areas being provided to the east as a part of the tunnel project (page 25)	Indefinite period (10 years after vacation minimum)	The current condition is roadway and small office building development	No code requirements are applicable

Seattle Design Commission
Vacation of the Broad Street Triangle Right Of Way
June 7, 2012
Bill & Melinda Gates Foundation (IRIS Holdings) & Seattle Department of Transportation



Vacation of the Broad Street Triangle

Background

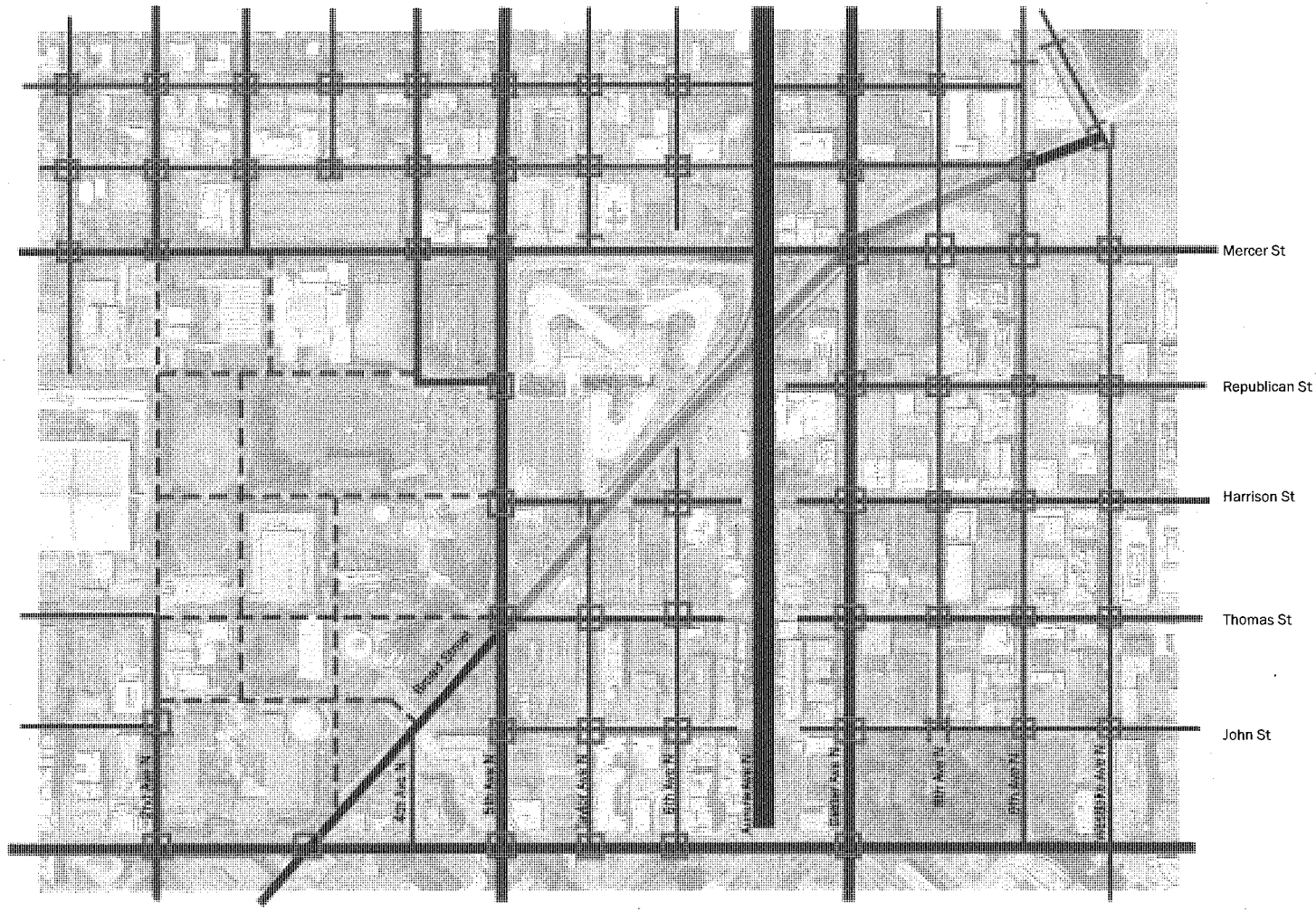
- The Mercer West and Alaskan Way Viaduct Replacement tunnel roadway projects will require that Broad Street be closed between Fifth Avenue North and Ninth Avenue North.

- When Broad Street is closed, a portion of the right-of-way will no longer be needed for transportation purposes. That surplus property is referred to as the "Broad Street Triangle"

- The Broad Street Triangle abuts the Bill & Melinda Gates Foundation office campus owned by IRIS Holdings, LLC (IRIS), a wholly owned entity of the Foundation.

Vacation of the Broad Street Triangle: Current Streets + Crossings

Broad Street transects the grid and Aurora is disconnected from street intersections limiting pedestrian movement

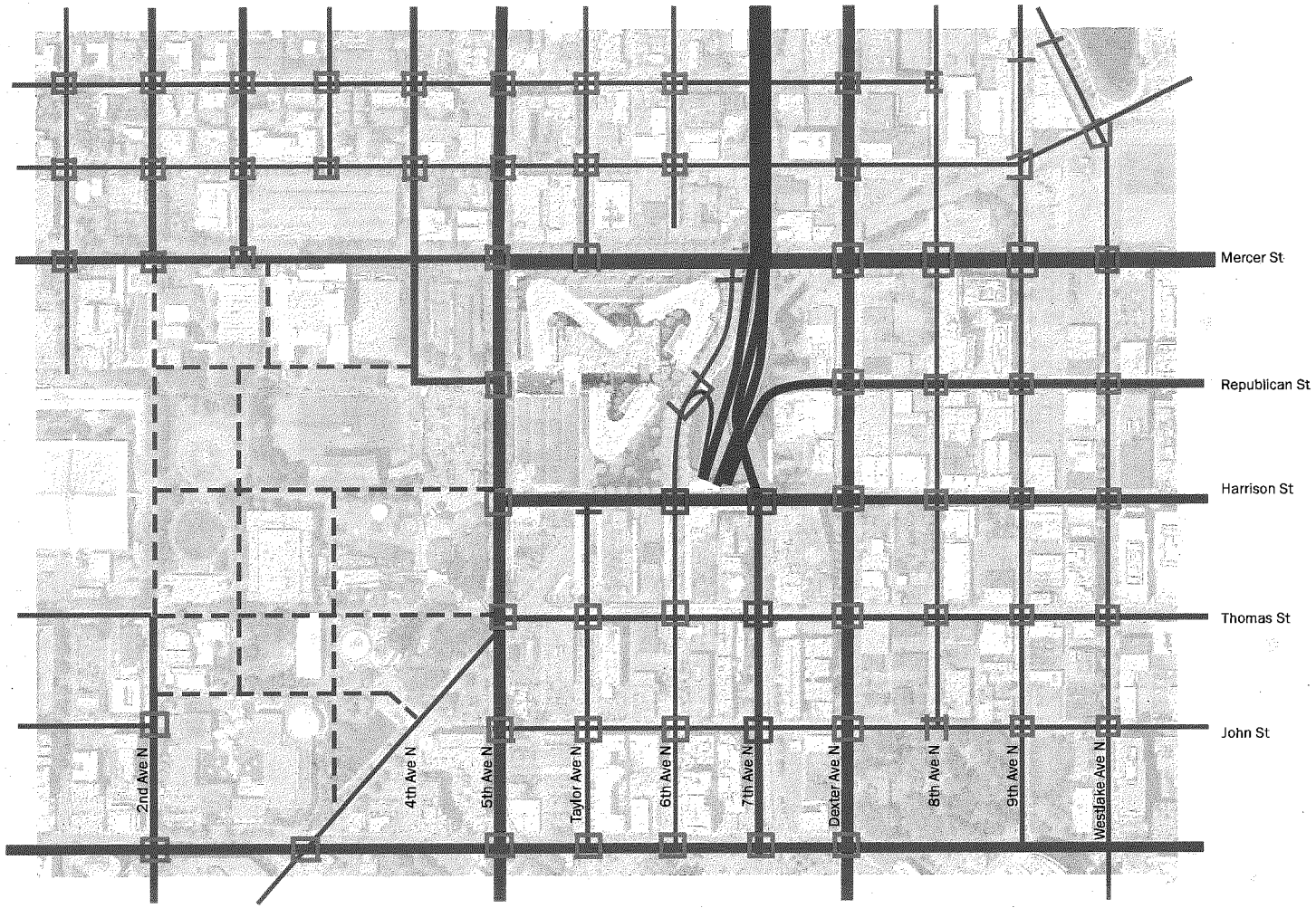


Vacation of the Broad Street Triangle: Current Condition

Aerial photograph of current site conditions

Vacation of the Broad Street Triangle: Future Streets + Crossings

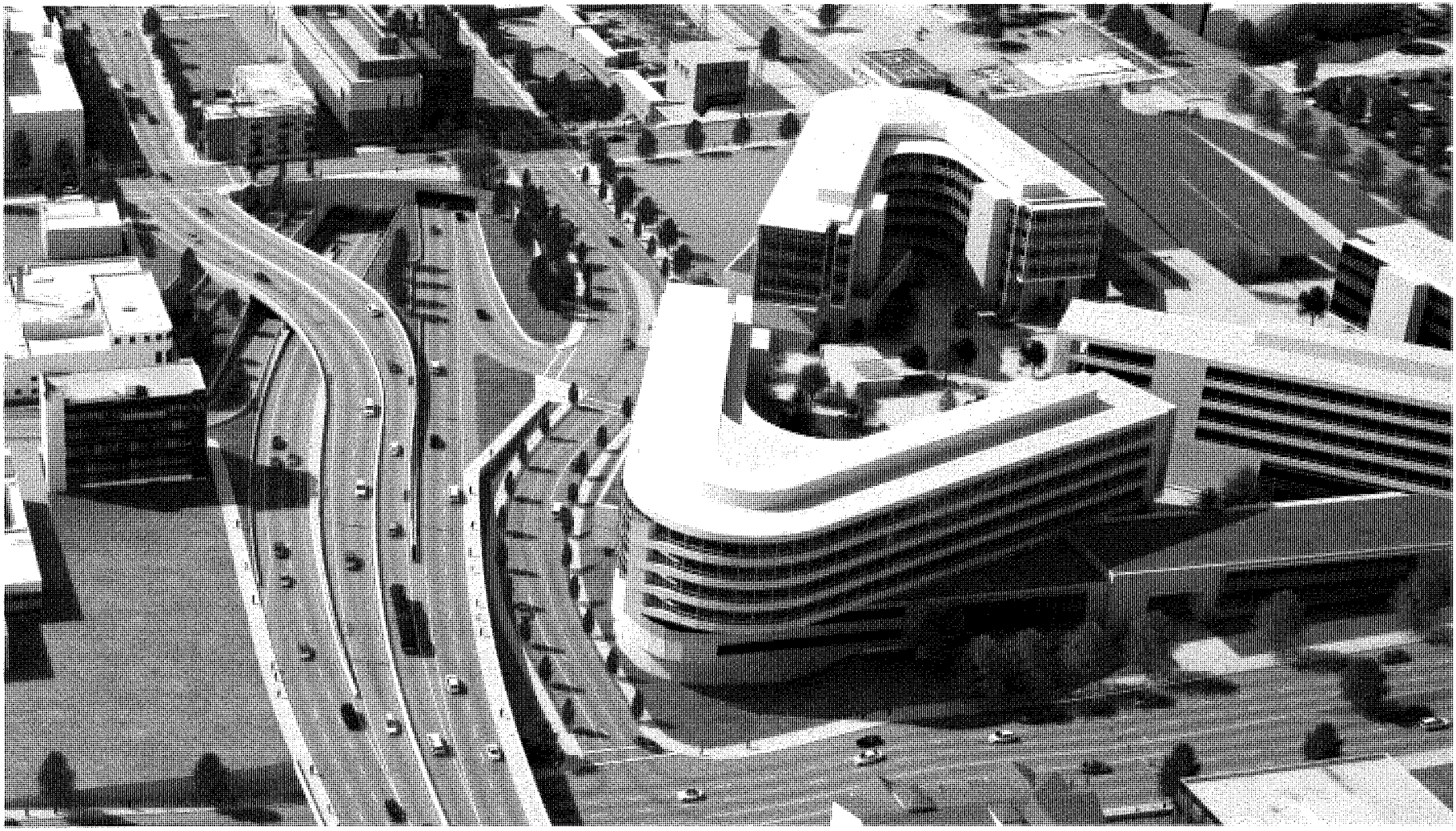
New street layout will mean local streets with sidewalks and crosswalks surround the entire campus



Vacation of the Broad Street Triangle: SR 99 & North Portal

WSDOT rendering of SR-99 tunnel and Mercer West underpass.

Vacation of the Broad Street Triangle: SR 99 North Portal & Broad Street Triangle



WSDOT rendering of SR-99 tunnel North Portal, Aurora/7th Ave and Mercer West underpass. Broad Street Triangle shown in orange.

Vacation of the Broad Street Triangle

The issue before the Seattle Design Commission:

- Should the City vacate the surplus Broad Street Triangle to IRIS in accordance with a 2010 agreement between the City and IRIS?

Vacation of the Broad Street Triangle

Additional Information

- Whether the Broad Street Triangle property is vacated or not has no affect at all on the street grid or any transportation issues. The roadways will be the same either way. (Roads and transportation are not an issue in this proposed vacation.)

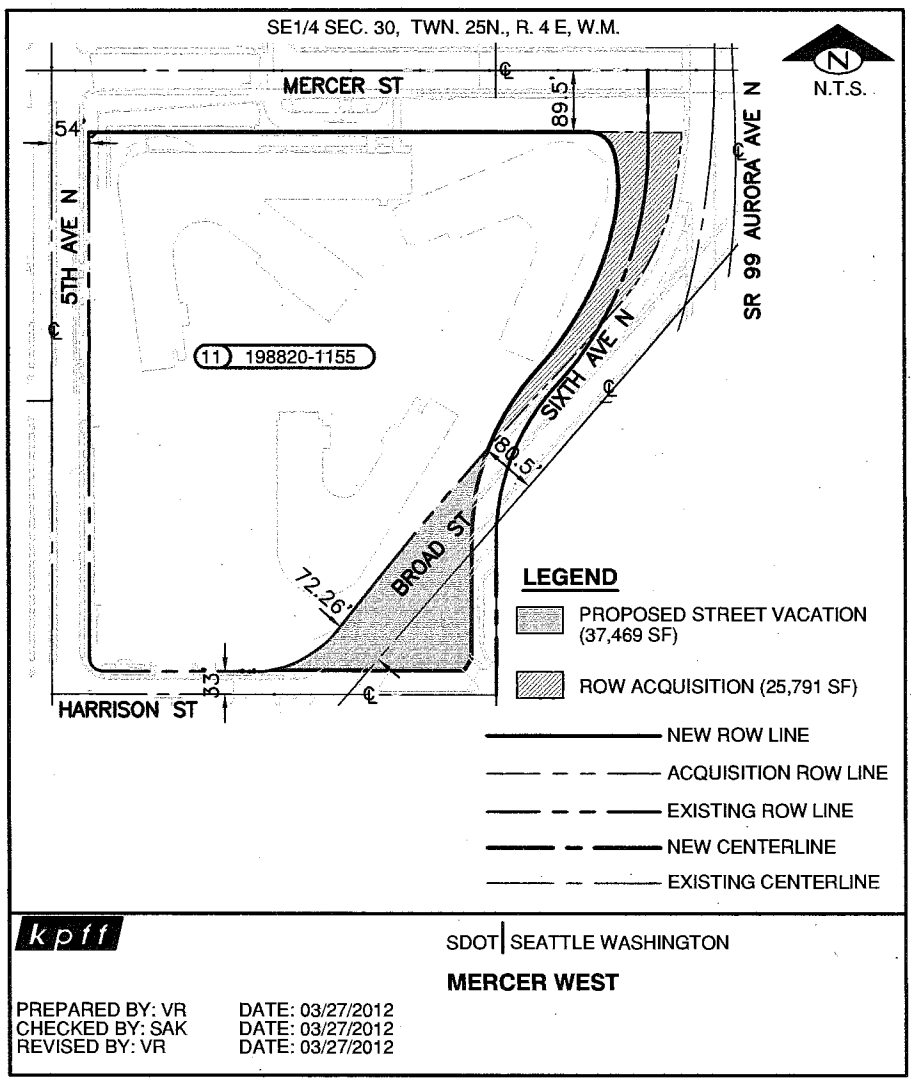
- In 2010, the City and IRIS signed an agreement that provides for some IRIS property needed for City transportation improvements to be exchanged for the Broad Street Triangle property being made surplus by the City. The 2010 City-IRIS agreement replaced an expiring 2005 City-IRIS agreement providing for a similar exchange of the Broad Street Triangle property.

- The City-IRIS agreement requires that the vacation of the Broad Street Triangle property be addressed in the normal manner.

Vacation of the Broad Street Triangle: Property Exchange per 2010 Agreement

EXHIBIT A

PROPOSED STREET VACATION AREA



Vacation of the Broad Street Triangle

Option 1: No Vacation

- In lieu of exchanging property at no out-of-pocket cost in accordance with the 2010 agreement, the City would need to acquire and pay just compensation for the IRIS property it needs for transportation purposes.

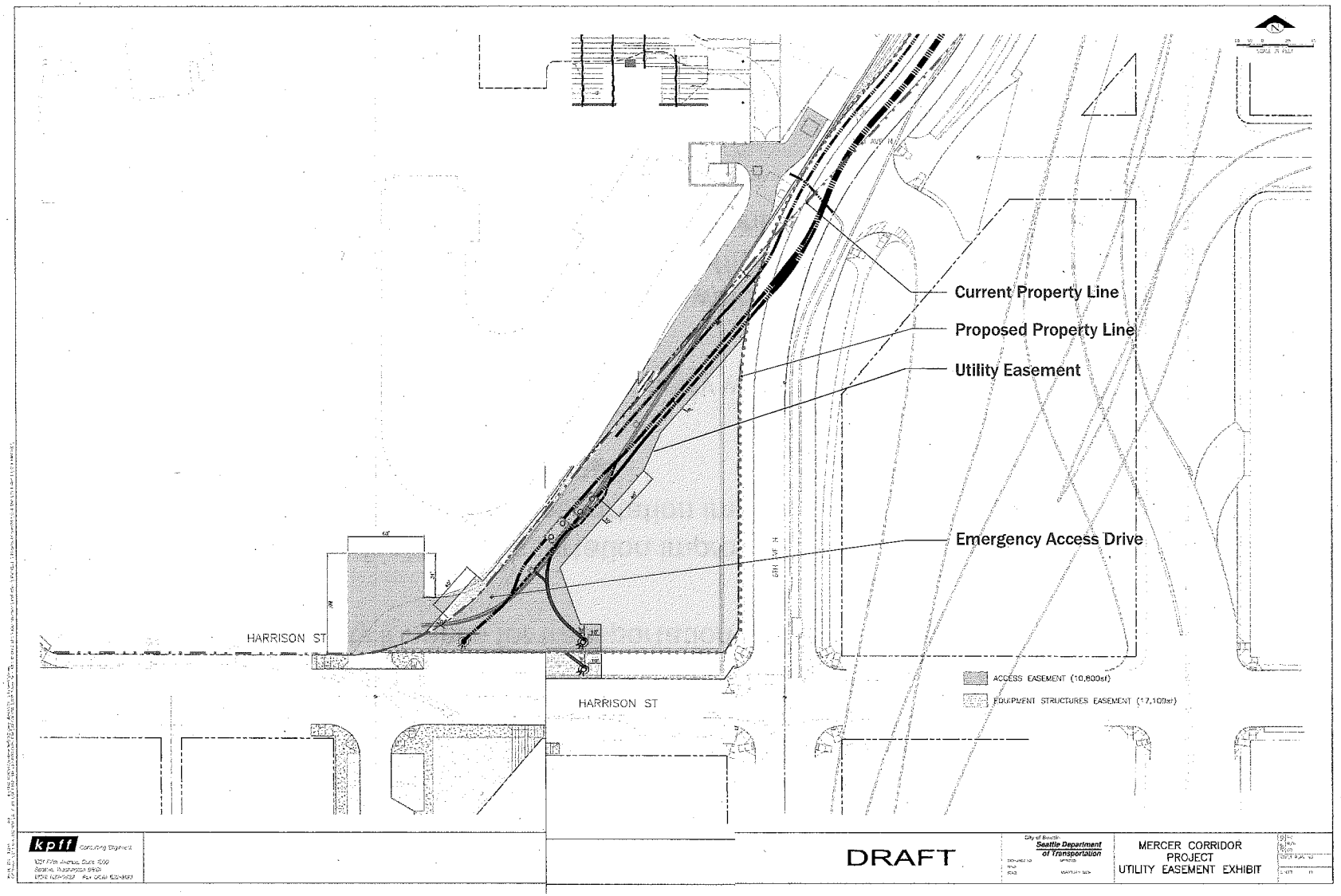
- The City's costs for the transportation improvements would be significantly higher, with the potential that the transportation improvements would be delayed while the City obtains additional funding.

- The surplus Broad Street Triangle property would remain in City ownership.

- The City would need to provide retaining walls and a driveway across the Triangle property from Harrison Street to the IRIS office campus. Access to the campus is required for emergency and utility service vehicles. The existing driveway is being removed by the transportation improvements.

- SDOT would need to maintain the Triangle property and driveway long term, without any public transportation function.

Vacation of the Broad Street Triangle: Access & Utilities



Vacation of the Broad Street Triangle

Option 2: Vacation

- The 2010 agreement between the City and IRIS would be implemented and the City would obtain the property it needs for the transportation improvements at no out-of-pocket cost.
- IRIS would take title to the surplus Broad Street Triangle property.
- The City would retain substantial utility and access easements across the vacated property (covering nearly half of the vacated property).
- IRIS would construct the required retaining walls, driveway for emergency and utility access, and landscape the balance of the Triangle property.
- Iris would also make certain other street improvements.
- The City and its citizens would receive substantial public benefit.

Vacation of the Broad Street Triangle: Option 2

Vacation of the Broad Street Triangle

IRIS Proposal

- IRIS proposes to landscape the Broad Street Triangle property as an extension of the landscape improvements surrounding the rest of the campus.

- The landscape design will be coordinated with the surrounding roadway improvements for an exceptional passerby experience.

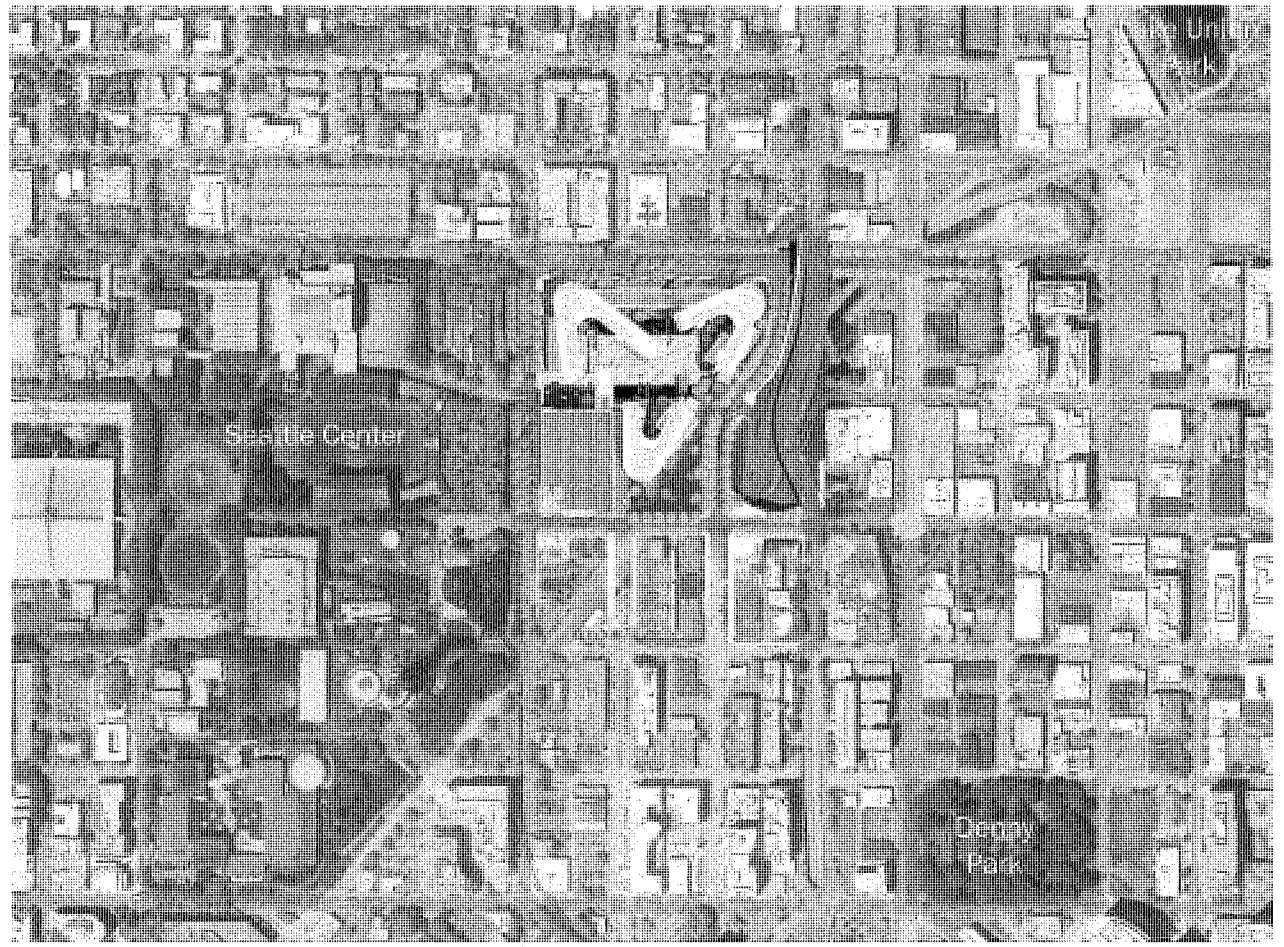
- The property line at Harrison Street will be set to make the sidewalk two feet wider than the current alignment. This will increase the sidewalk area 575 sq. ft and allow street trees to be included.

- IRIS will provide and permanently maintain a 4300 sq. ft. landscaped open space along Sixth Avenue North to enhance the sidewalk environment.

- IRIS will enhance the low level plantings and provide harvested rainwater irrigation in the landscape beds between the sidewalk and the street along Harrison Street and Sixth Avenue adjacent to the vacated property.

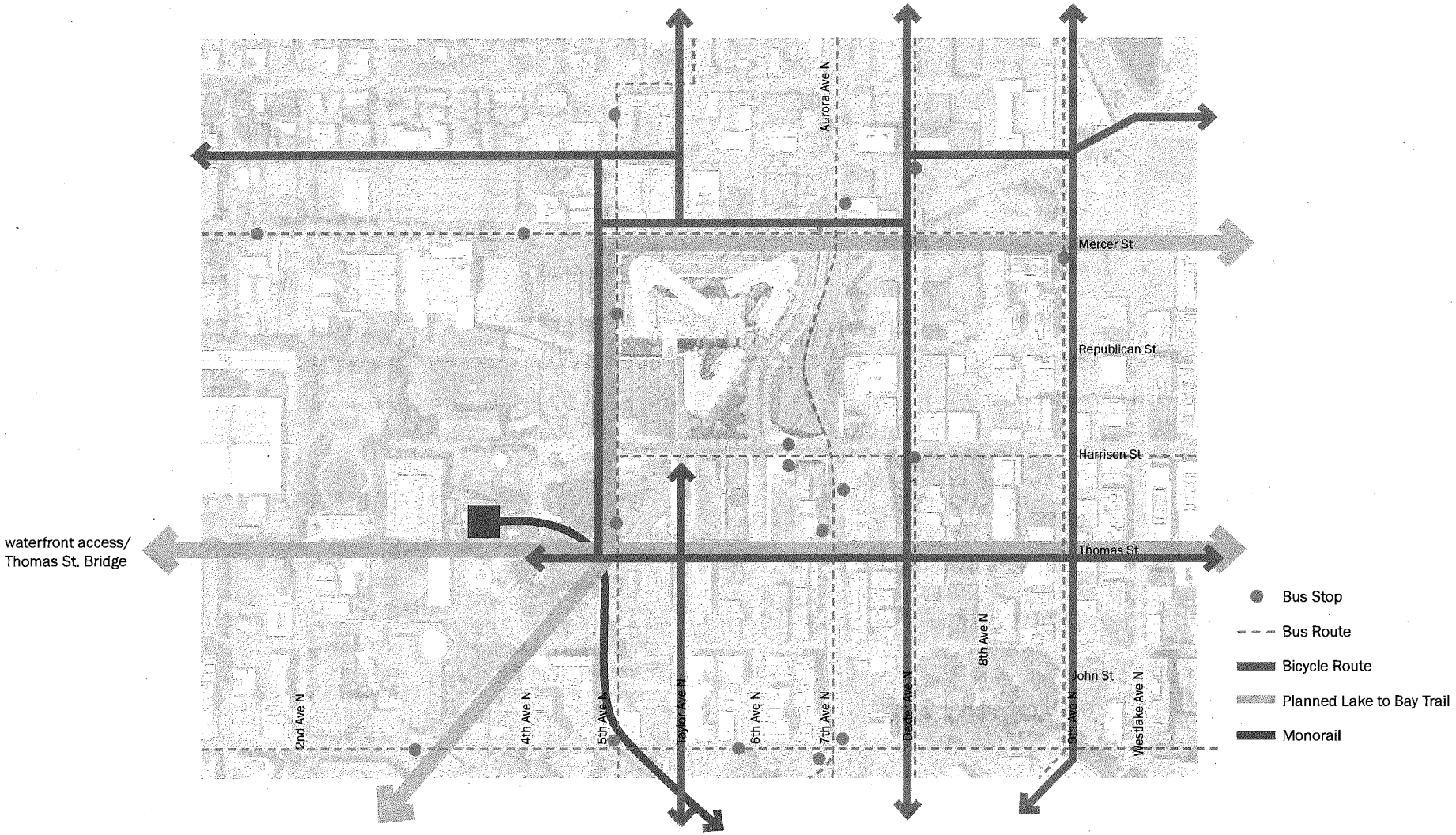
Vacation of the Broad Street Triangle: Neighborhood Context

The campus is adjacent to the Seattle Center and within approximately a quarter mile of Denny Park and Lake Union Park

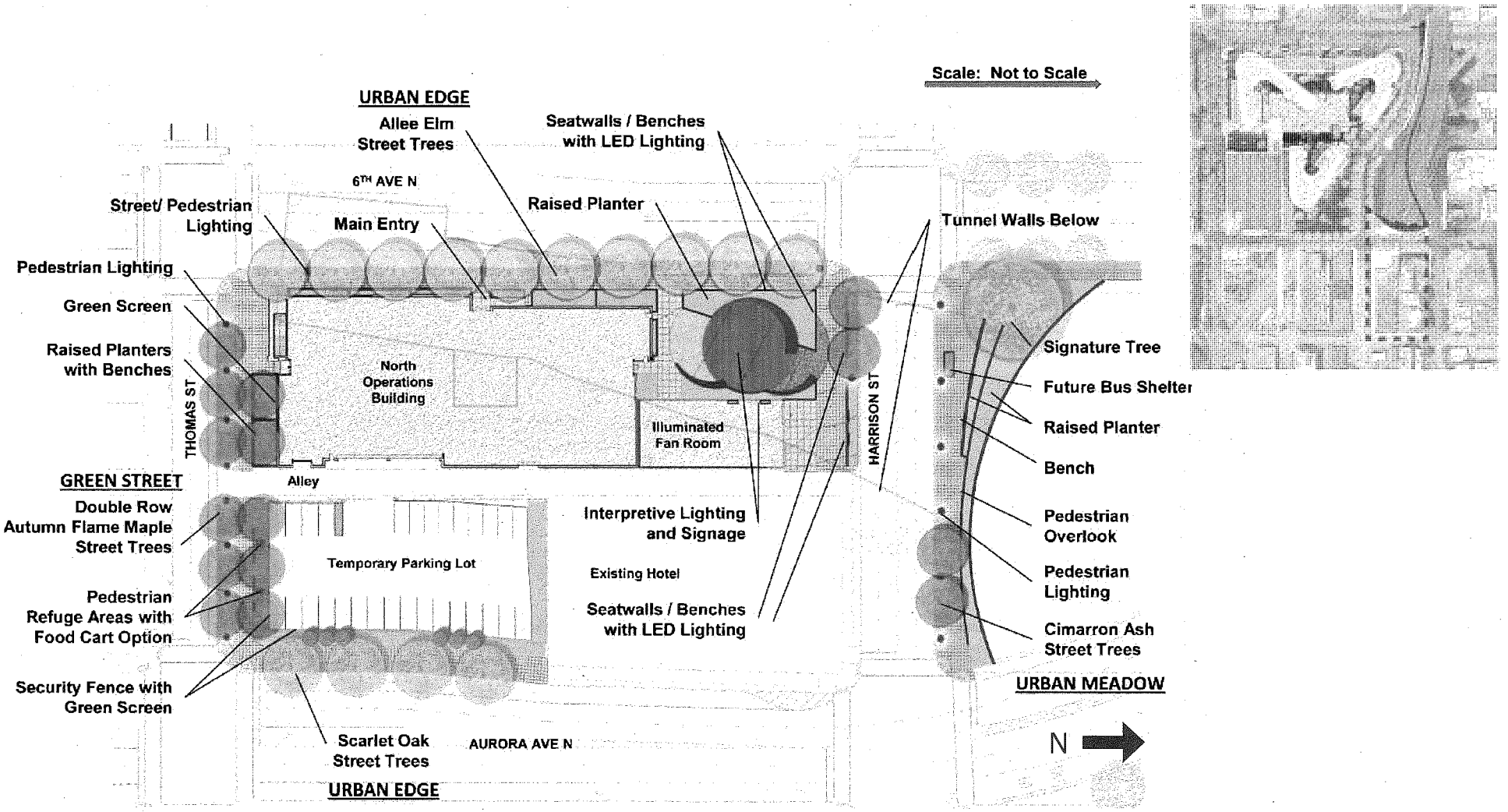


Vacation of the Broad Street Triangle: Future Transportation Routes

The completed campus will border significant alternative transportation and pedestrian routes



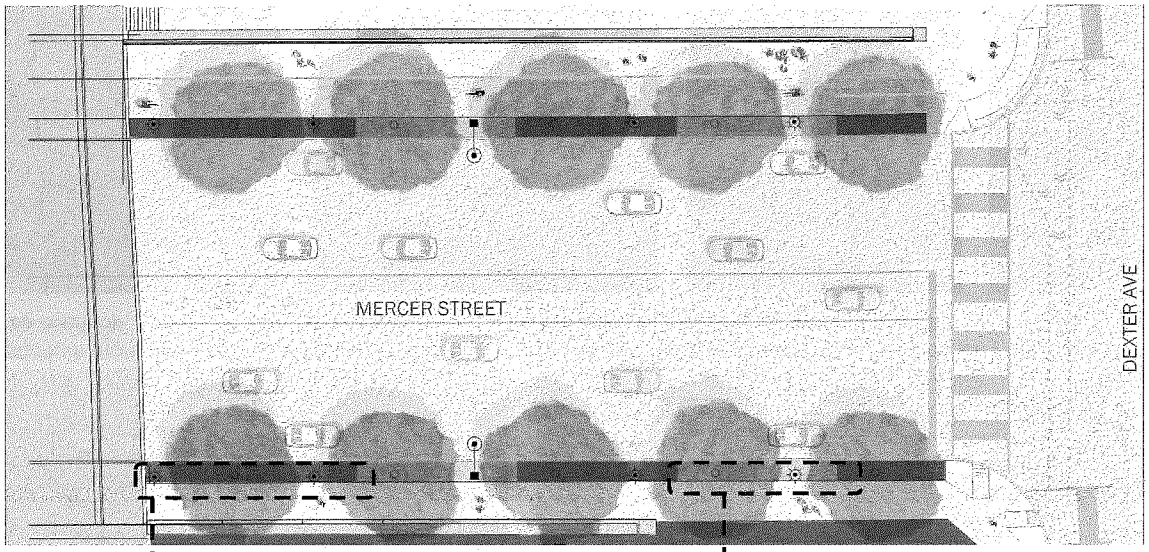
Vacation of the Broad Street Triangle: Adjacent Projects - SR 99 North Portal

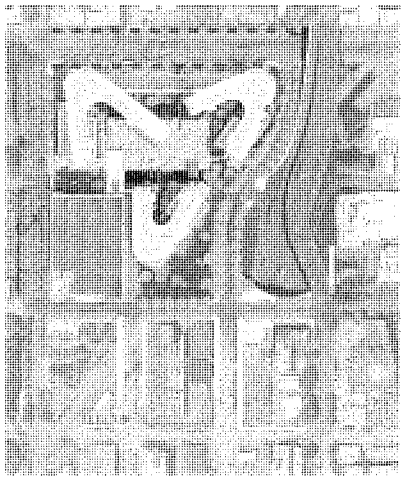


WSDOT Alaskan Way Tunnel North Portal as presented to Seattle Design Commission April 5, 2012

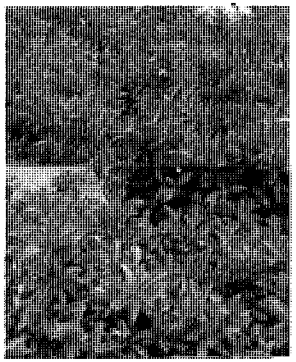
Vacation of the Broad Street Triangle: Adjacent Projects - Mercer West

Mercer Street: Typical Understory Planting Palette





Evergreen:



Prunus lauroceracus 'Otto Luyken '
Otto Luyken

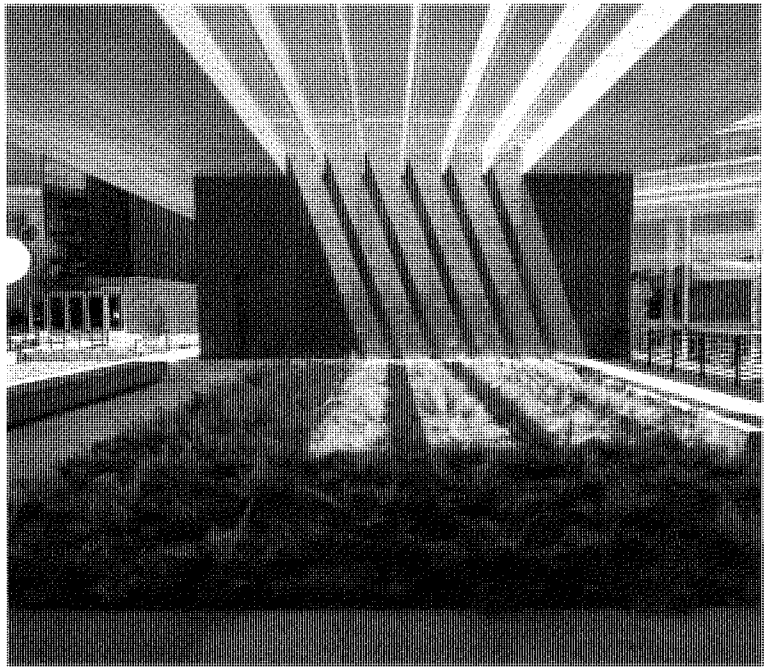
Flowering Mix

Rosa Rugosa 'Dwarf Pavement'
Dwarf Pavement Rose

Cistus crispus 'Sunset' *Rock Rose*

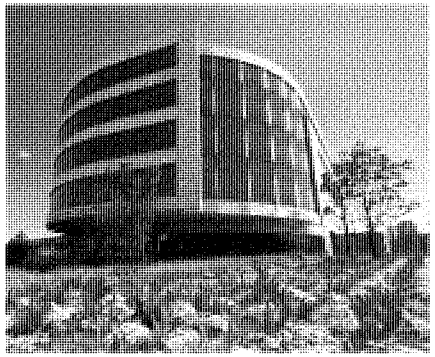
SDOT Mercer West as presented to Seattle Design Commission April 19, 2012

Vacation of the Broad Street Triangle: Character of Existing Campus



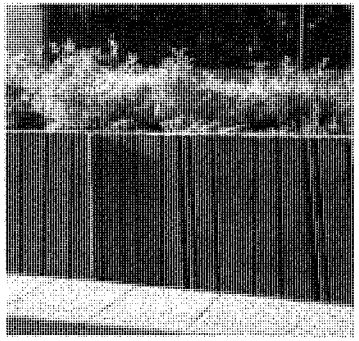
Western Sword Fern *(Polystichum munitum)* and Sweet Woodruff *(Galium odoratum)* at reception area overlook

Blueberry *(Vaccinium)*, Saskatoon Serviceberry *(Amelanchier alnifolia)*, and grasses, installed as part of Phase I



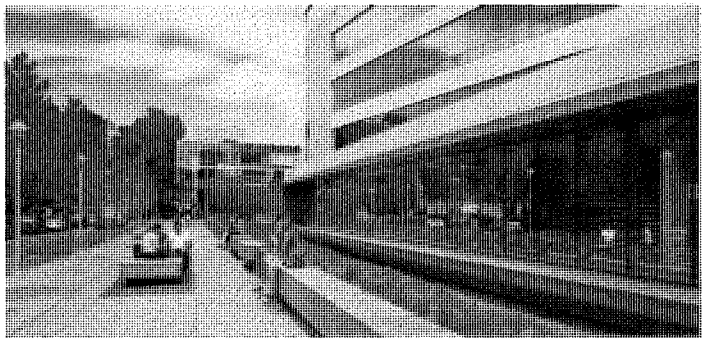
Campus plantings

5th Avenue Streetscape plantings



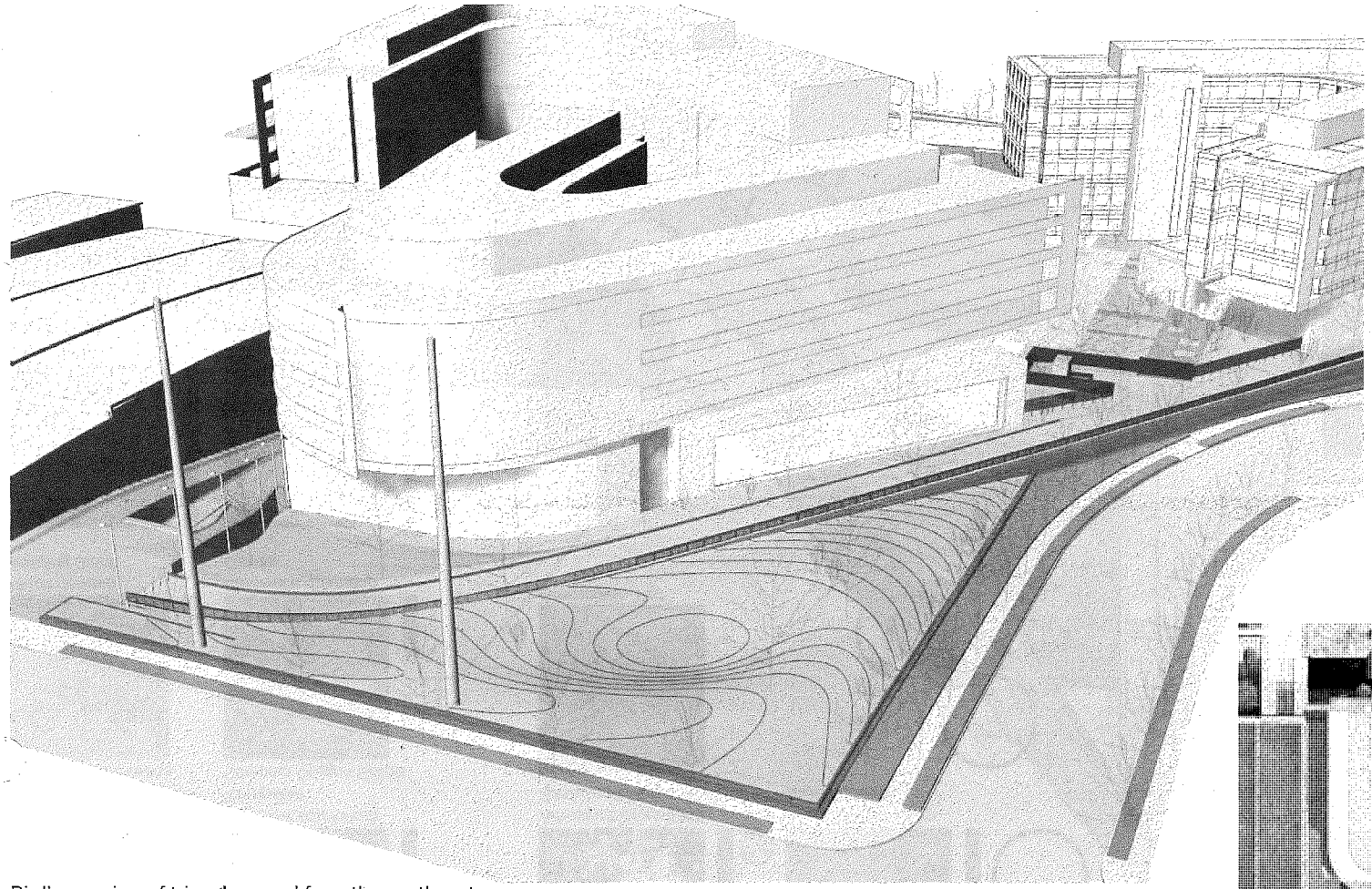
Dark concrete formliner walls around campus perimeter

Camassia quamash

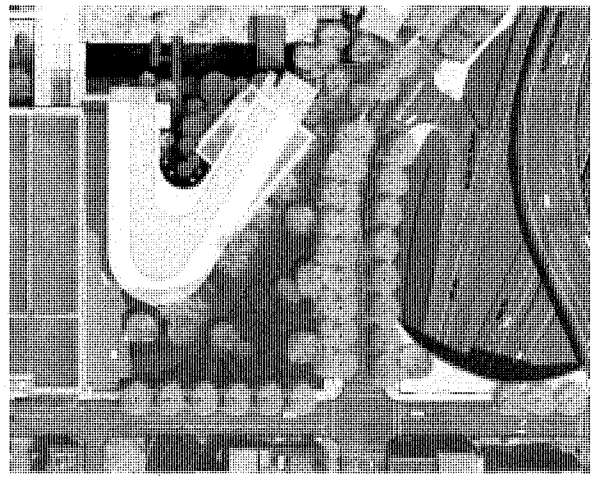


5th Avenue Streetscape

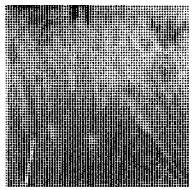
Vacation of the Broad Street Triangle: Landform & Streetscape



Bird's-eye view of triangle parcel from the southeast.

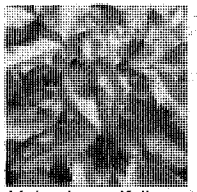


Vacation of the Broad Street Triangle: Interior Planting



24"

Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



36"

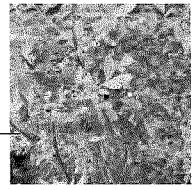
Mahonia aquifolium 'compacta'
Compact Oregon Grape

15'

Amelanchier alnifolia
Saskatoon Serviceberry

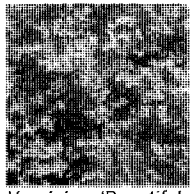
50'+

Acer Macrophyllum
Big-Leaf Maple



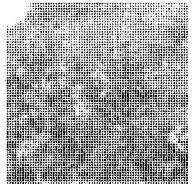
36"

Vaccinium 'Sunshine Blue'
Sunshine Blue Highbush Blueberry



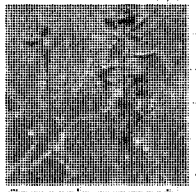
36"

Vaccinium 'Bountiful Blue'
Bountiful Blue Highbush Blueberry



20"

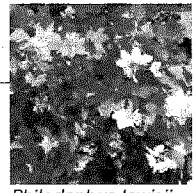
Allium cernum
Nodding Onion



36"

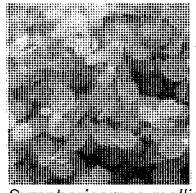
Camassia quamash
Camas

Grasspave - Turf



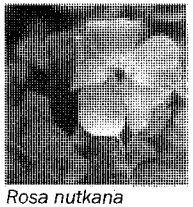
5'

Philadephus lewisii 'Blizzard'
Blizzard Mock Orange



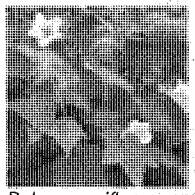
24"

Symphoricarpos mollis
Trailing Snowberry



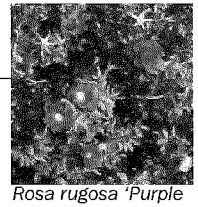
10'

Rosa nutkana
Nootka Rose



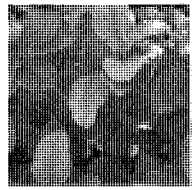
10'

Rubus parviflorus
Thimbleberry



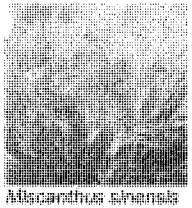
36"

Rosa rugosa 'Purple Pavement'
Purple Pavement Rose



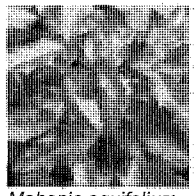
36"

Gaultheria shallon
Salal



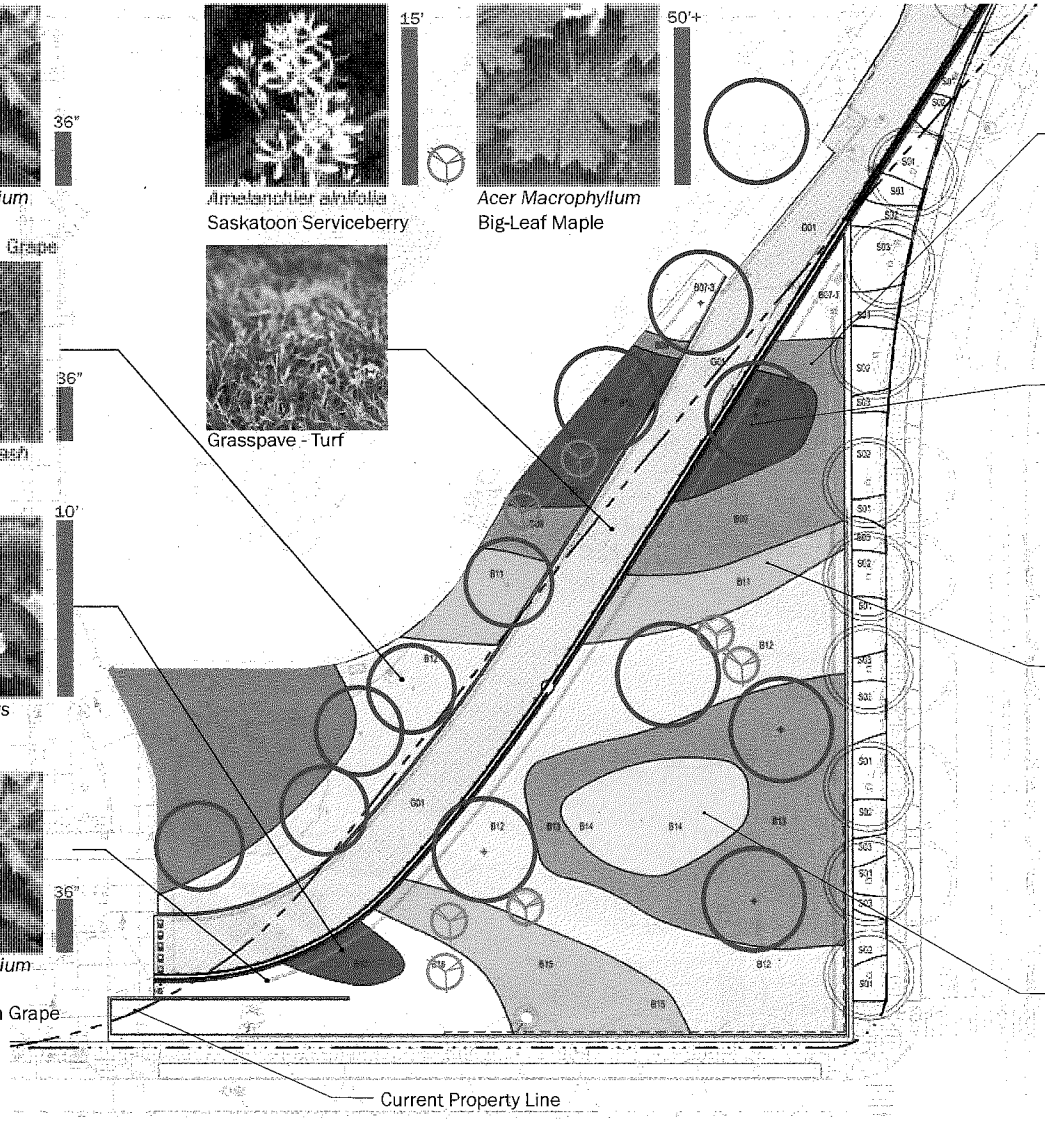
36"

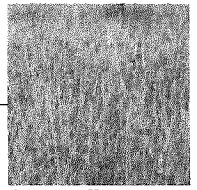
Miscanthus sinensis 'Little Kitten'
Little Kitten Maiden Grass



36"

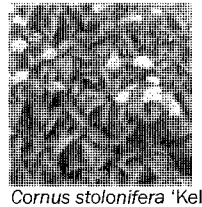
Mahonia aquifolium 'compacta'
Compact Oregon Grape





36"

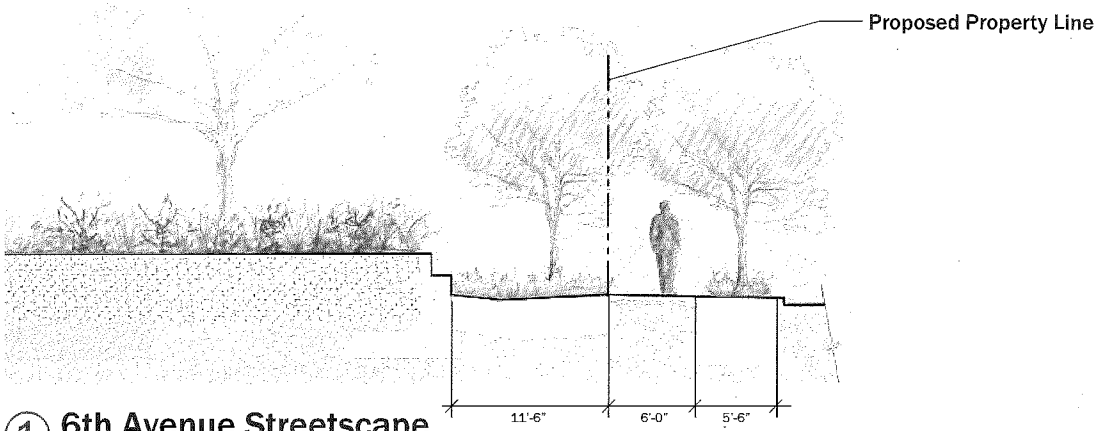
Juncus effusus
Rush



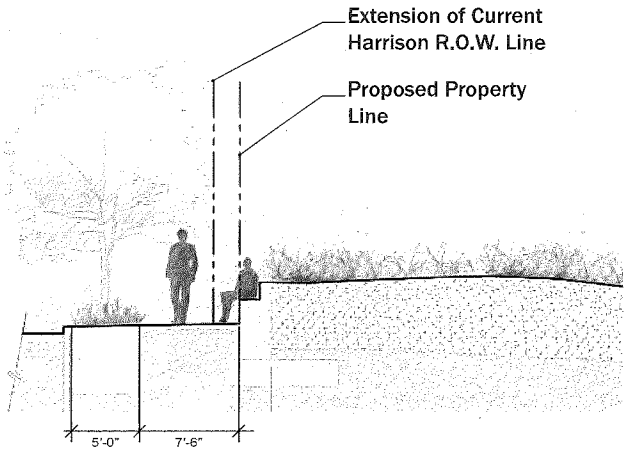
30"

Cornus stolonifera 'Kelseyi'
Kelsey's Dwarf Red-Osier Dogwood

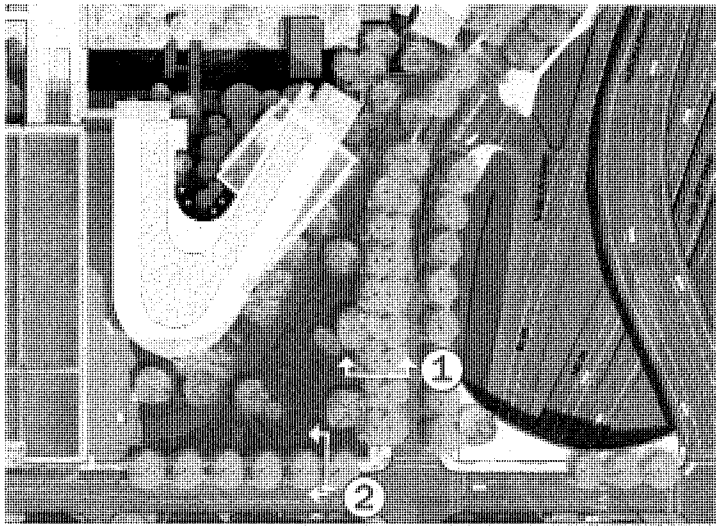
Vacation of the Broad Street Triangle: Streetscape



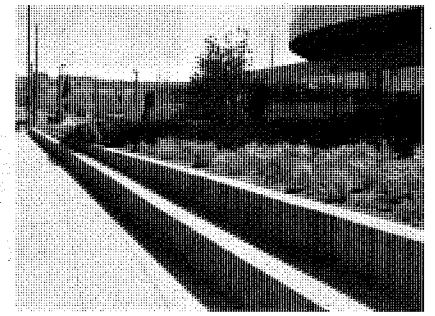
① 6th Avenue Streetscape
1/4" = 1'-0"



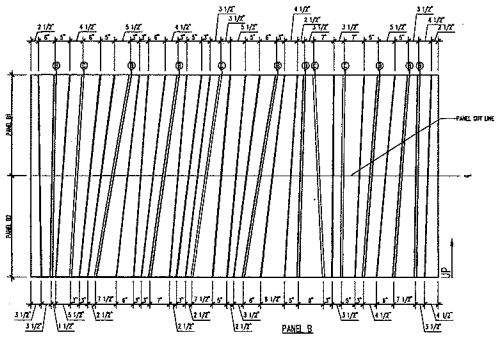
② Harrison Street Streetscape
1/4" = 1'-0"



Site walls follow dark-concrete form liner precedent of phase 1



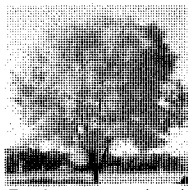
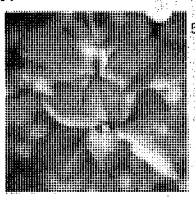
Split wall offers seating along Harrison at corner of 6th Avenue similar to Mercer Street



Vacation of the Broad Street Triangle: Right of Way Planting

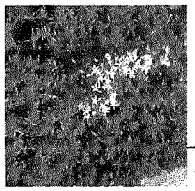
Harrison

Street Trees (per City)

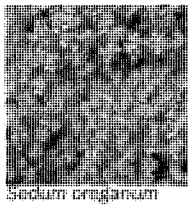


50' +

Fraxinus pennsylvanica 'Cimmzam'
Cimmaron Ash

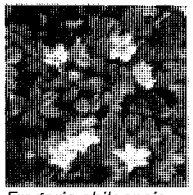
Groundcovers


6"

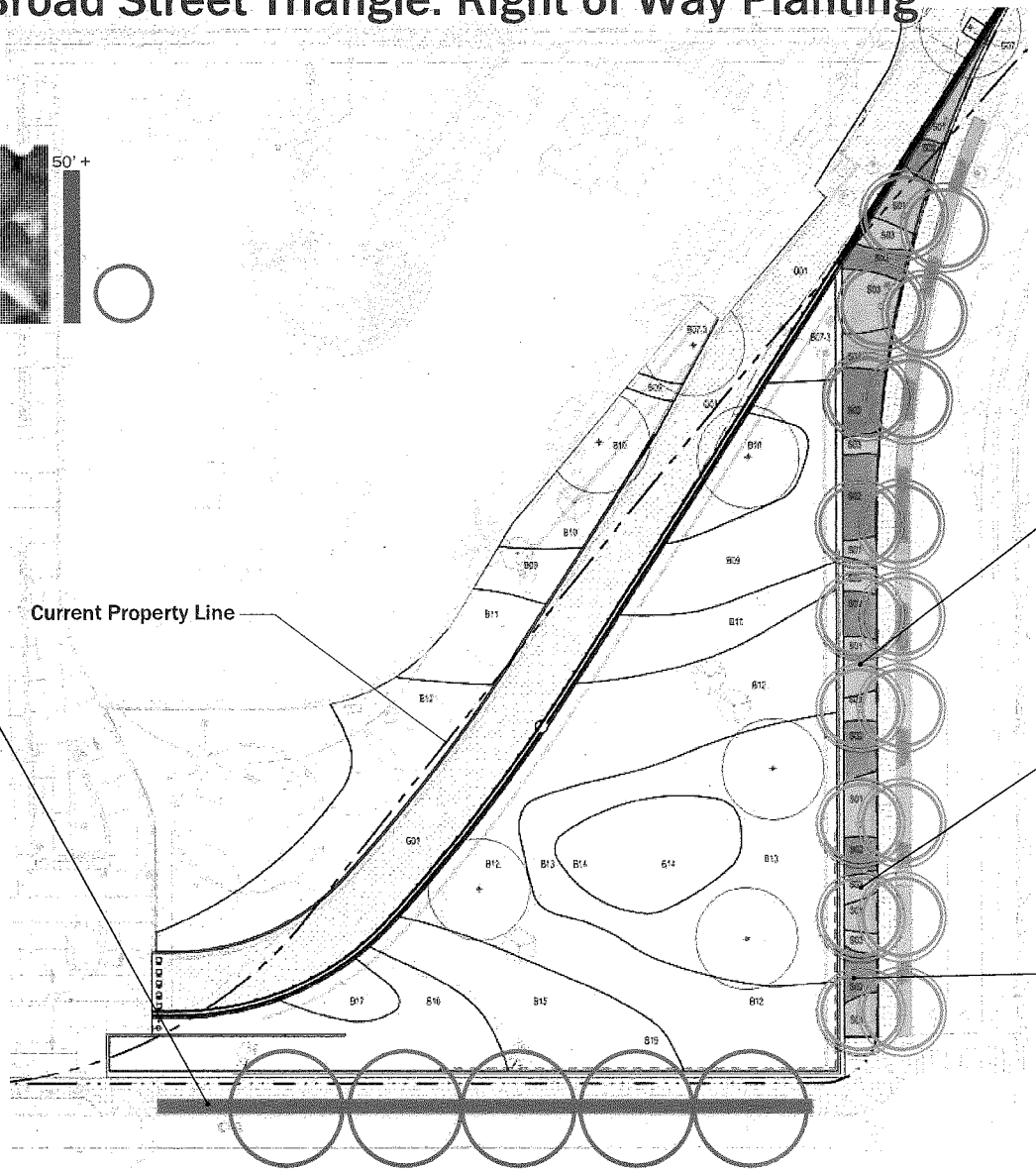
Sedum album
White Stonecrop


6"

Oregon Stonecrop

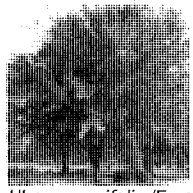

10"

Fragaria chiloensis
Beach Strawberry



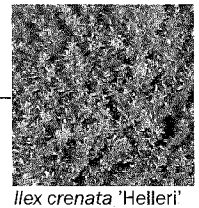
6th Avenue

Street Trees (per City)

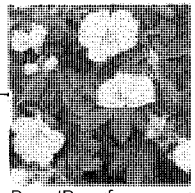

50' +

Ulmus parvifolia 'Emer II'
Allee Elm

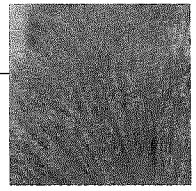
Shrubs


24"

Ilex crenata 'Helleri'
Helleri Japanese Boxwood

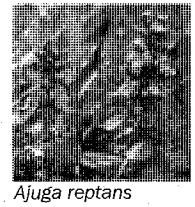

24"

Rosa 'Dwarf pavement'
Dwarf Pavement Rose

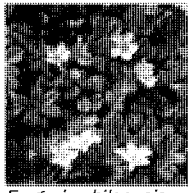

24"

Lavandula x intermedia
'Grosso'
Grosso Lavender

Groundcovers


10"

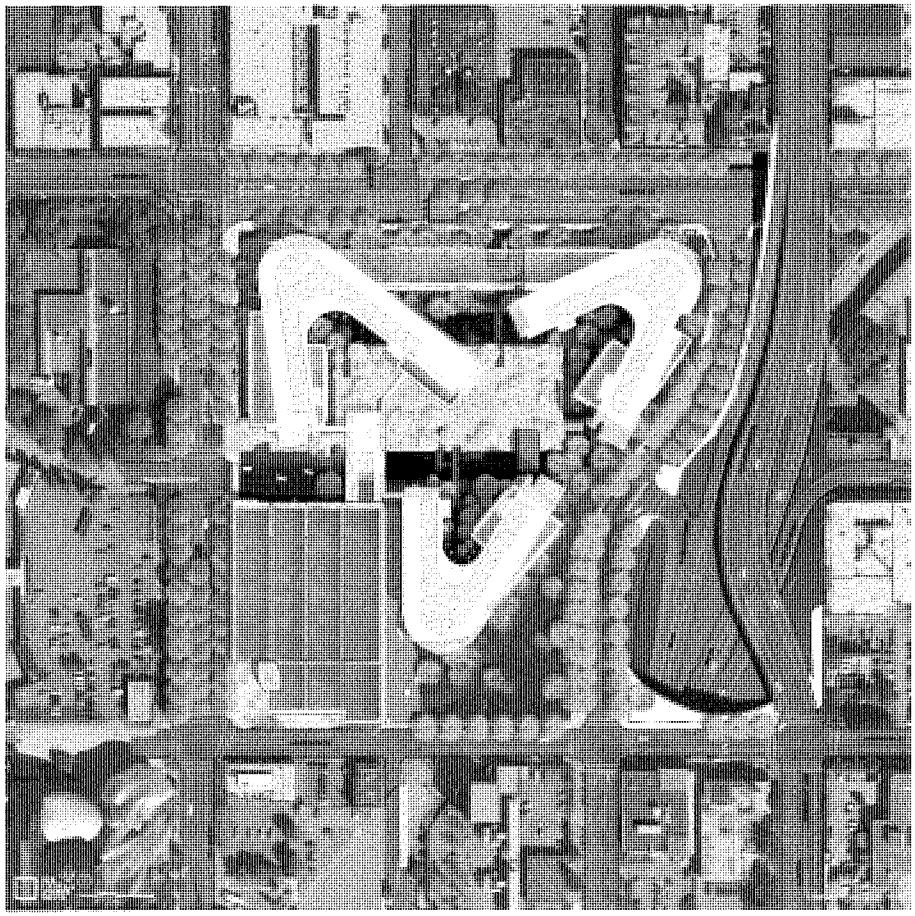
Ajuga reptans
Common Bugleweed

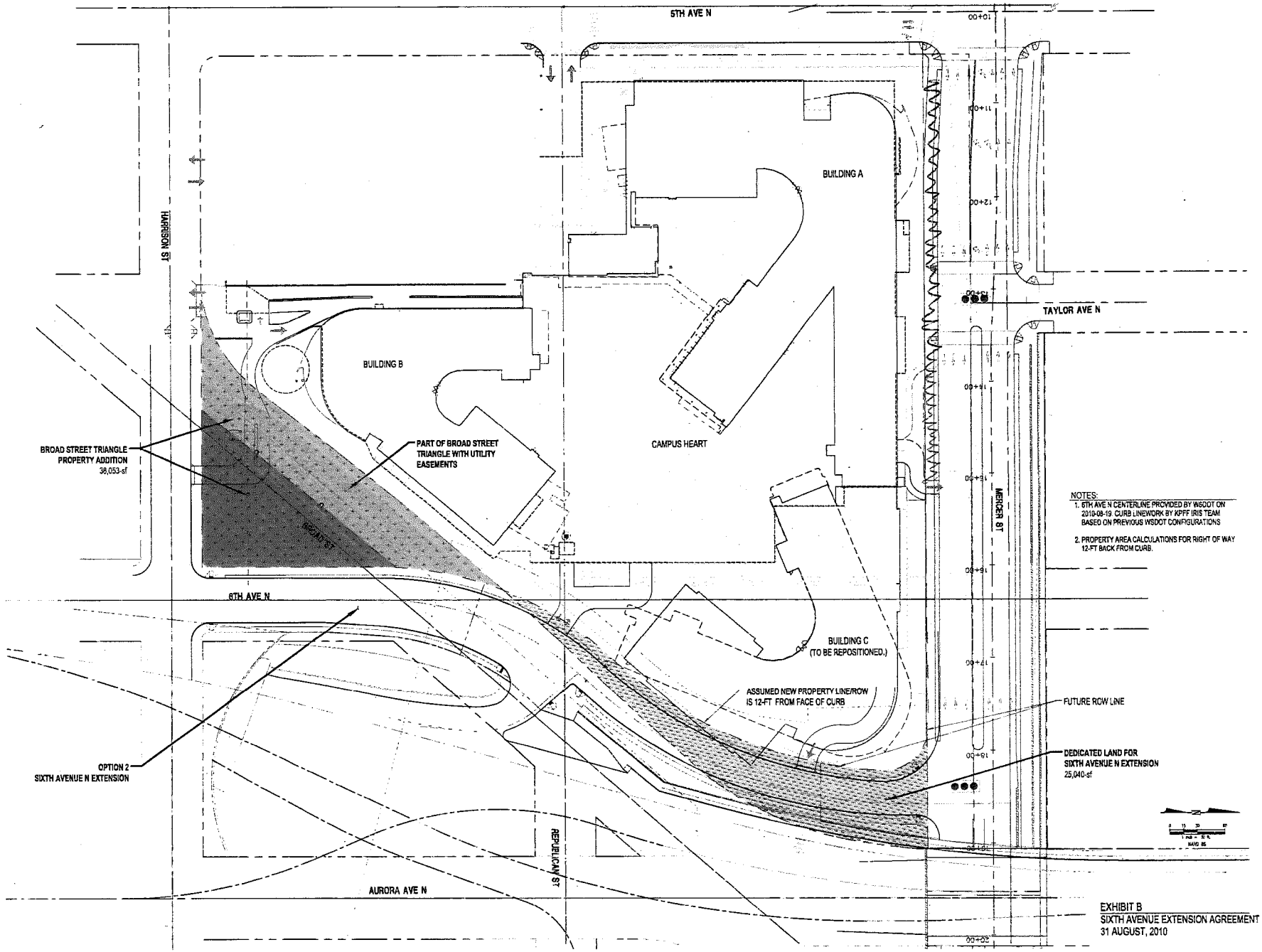

10"

Fragaria chiloensis
Beach Strawberry

Vacation of the Broad Street Triangle

We believe that the proposed vacation of the Broad Street Triangle has "urban design merit" and we request Seattle Design Commission concurrence.





NOTES:
1. 6TH AVE N CENTERLINE PROVIDED BY WSDOT ON 2010-08-19. CURB LINEWORK BY KPFF IRIS TEAM BASED ON PREVIOUS WSDOT CONFIGURATIONS
2. PROPERTY AREA CALCULATIONS FOR RIGHT OF WAY 12-FT BACK FROM CURB.

EXHIBIT B
SIXTH AVENUE EXTENSION AGREEMENT
31 AUGUST, 2010

file: C:\Documents and Settings\Spurius\Local Settings\Temporary Internet Files\Content.Outlook\18THP2FK\SDOT IRIS2010 EXH B to ATT 1.JPG[12/6/2011 4:53:37 PM]

Comment Record Broad St	**CF 312319**	**Comments Due: June 5, 2012**	**Reminders 6/22/12**	**Sent to Applicant:** 6/22/12; 7/10/12

Kristen	Simpson	SDOT Traffic	See Sara Zora comment below
Ron	Borowski	SDOT	No comments 6/8/12
Ethan	Melone	SDOT	
John	Buswell	SDOT Roadway Structures	
		SDOT Plan Review Street Improvement	
Darin	Stephens	SDOT Transportation Design	
Corey	Jurak	SDOT Roadway/Structure Design	
Liz	Sheldon	SDOT Street Use SI Plan Review Supervisor	5/9/12 No comments
Sara	Zora	SDOT Planning, Policy, and Major Projects	Questions regarding public benefit: landscaping commitment and sidewalk widening esp. on Harrison Street.
Deputy Chief Gary	English	Seattle Fire Department	
Lt. Mark Lt. Eric	Kuehn Sano	Seattle Police Department	5/29 no concerns
Dave	Barber	SCL	John Bresnahan, 6/5/12 will need easements
Carolyn	Johnson	SPU	6/22/12 some spu structures will be turned over to IRIS, Need vacation area altered to accommodate existing facilities. 7/10/12 Revised see file
Don	Harris	Parks Real Estate	6/12/12 no issues
Kinast	Valerie	Seattle Design Commission	6/7/12; 6/21/12
Tom	Hauger	DPD Planning Services	

Comment Record Broad St	**CF 312319**	**Comments Due: June 5, 2012**	**Reminders 6/22/12**	**Sent to Applicant:** 6/22/12; 7/10/12

Roberta	Baker	DPD Land Use Division	
Central	Region	DON	
Leanne	Swanson	Centurylink	Has facilities, needs easement
Judy	McCollum	Puget Sound Energy	6/5/12 no facilities
Peter	Alm	WSDOT	
Faye	Smith	KC Metro Transit Real Estate Svcs	
Rebecca	Spithill	KC ROW Metro Wastewater Division	
John	Barber	Open Space Advocates	
Greg	Hill	Institute for Transportation/Env.	
Kent	Kammerer	Seattle Neighborhood Coalition	
Brian	Ramey	Friends of Brooklyn	
Irene	Wall		
Jeannie	Hale	Laurelhurst Community Club	
Karen	Daubert	Seattle Parks Foundation	

Comment Record Broad St	CF 312319	Comments Due: June 5, 2012	Reminders 6/22/12	Sent to Applicant: 6/22/12; 7/10/12

City of Seattle
Seattle Public Utilities

Date: July 10, 2012

To: Moira Gray, Street Vacation Office

From: Carolyn Johnson, Senior Real Property Agent

Vacation:
Reviewed Vacation of a Portion of Broad Street
(Revised 7-10-2012)
Clerk File: 312319

Seattle Public Utilities (SPU) has reviewed the proposed vacation, and has the following recommendations:

IRIS Holdings LLC has an existing sewer/drain connection to an existing SPU 12" combine sewer pipe southwest of Republican Street/Broad Street. SPU would require, IRIS to take over ownership of the MH and the pipe NE of the MH and up to the SPU MH. SPU to relinquish ownership to IRIS: Approximate locations included.

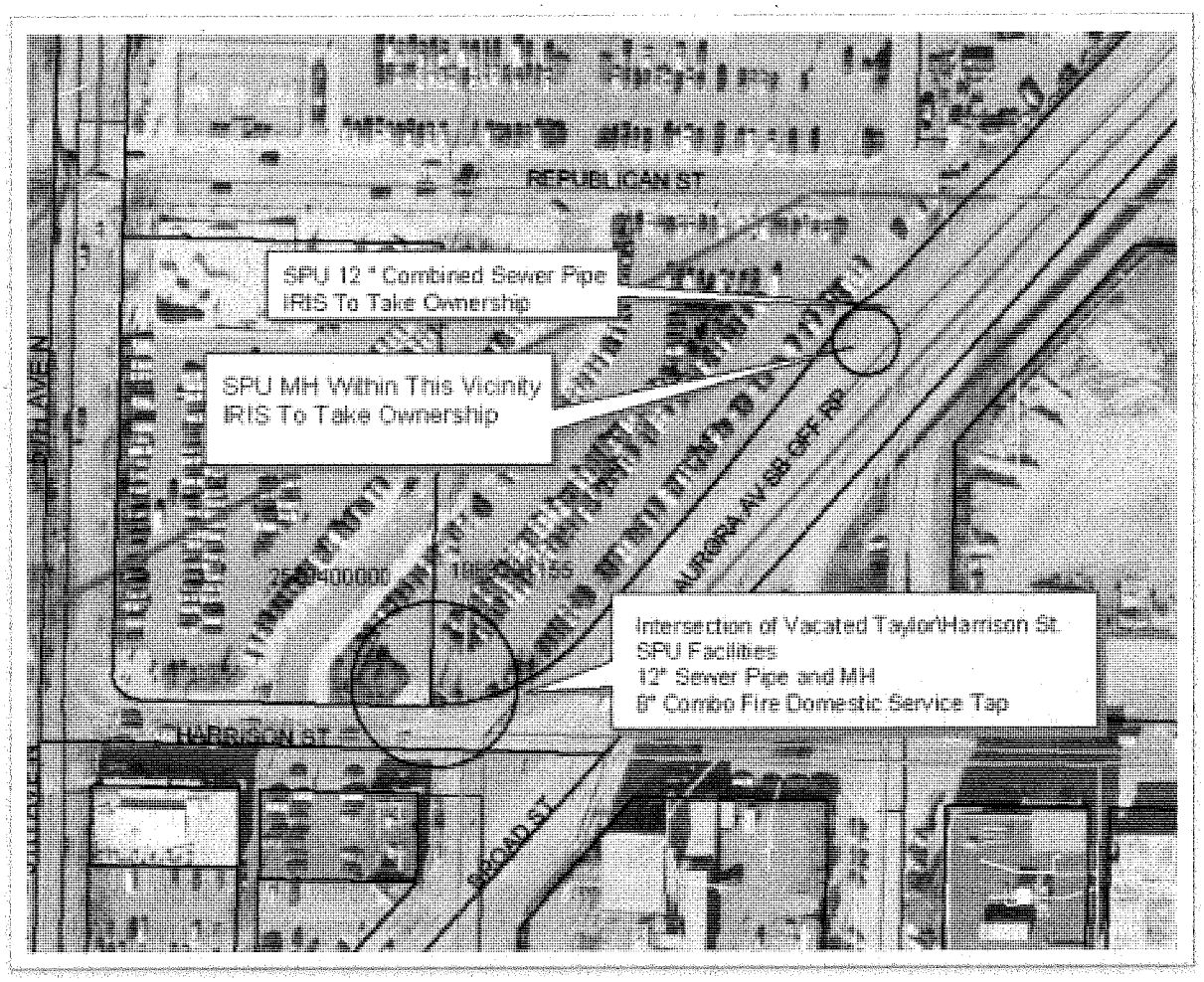
SPU has a 12" Sewer Pipe, a MH and a 8" Combo Fire/Domestic Service Tap located at the intersection of vacated Taylor Ave N and Harrison Street. SPU recommends that the portion of the 12" Sewer Pipe along with the MH and the 8" Combo Fire/Domestic Service Tap currently in SDOT Right of Way, remain in SDOT Right of Way. Please see diagram included.

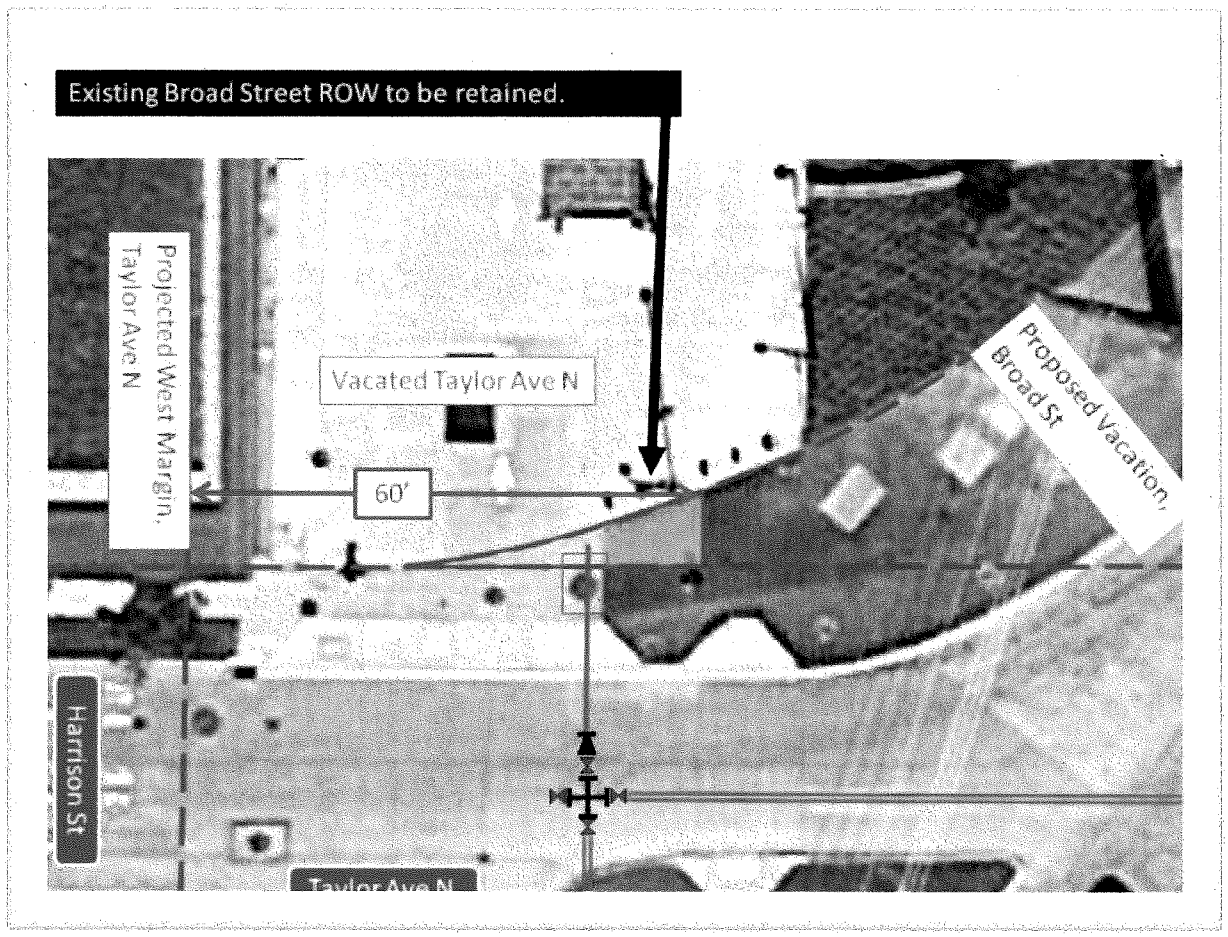
SPU recommends that the petitioner pay for a Washington State Licensed Surveyor to establish a metes and bounds legal of the street vacation petition that includes this change.

This survey can be done either by SPU surveyors, or if done by the petitioner's surveyor, the cost for quality assurance and review by SPU's surveyors, shall be paid by the petitioner.

Conclusion:

If IRIS elects not to change the proposed street vacation square footage, SPU would require petitioner to grant SPU easement rights to SPU facilities located at the vacated Taylor Ave N and Harrison Street within the proposed street vacation area. (Surveyed legal descriptions required).


REPUBLICAN ST
SPU 12 " Combined Sewer Pipe
IRIS To Take Ownership
SPU MH Within This Vicinity
IRIS To Take Ownership
Intersection of Vacated Taylor\Harrison St.
SPU Facilities
12" Sewer Pipe and MH
6" Combo Fire Domestic Service Tap
HARRISON ST
SECOND ST


Existing Broad Street ROW to be retained.
Projected West Margin, Taylor Ave N
Vacated Taylor Ave N
60'
Proposed Vacation, Broad St
Harrison St

City of Seattle
Seattle Public Utilities

DATE: June 22, 2012

TO: Moira Gray, Street Vacation Office

FROM: Carolyn Johnson, Senior Real Property Agent

VACATION:
REVIEWED Vacation of a Portion of Broad Street

CLERK FILE: 312319

Conditions:

Seattle Public Utilities (SPU) has reviewed the proposed vacation, and has determined the following:

SPU to relinquish ownership to IRIS of the following:

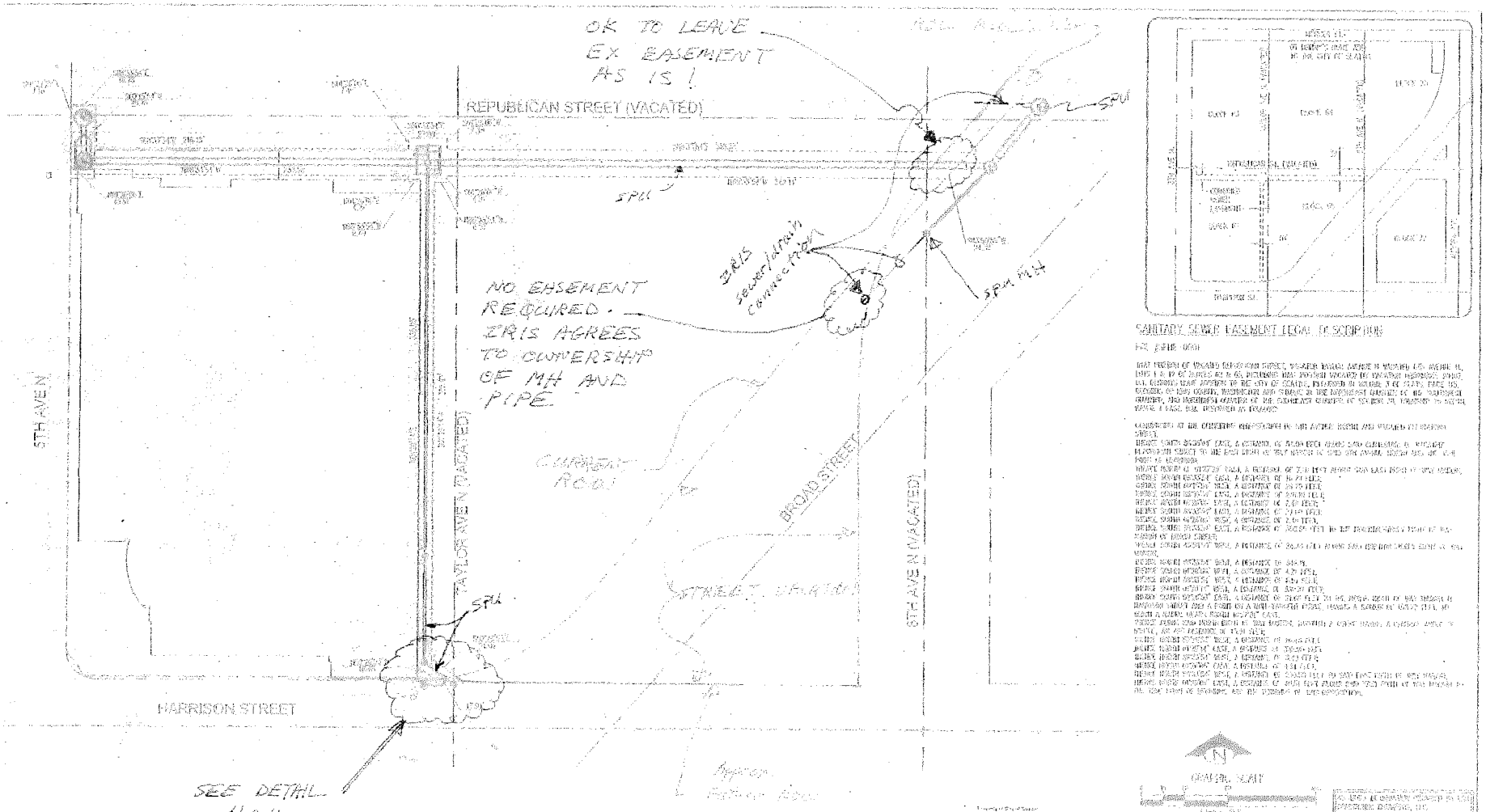
Currently, IRIS Holdings LLC has an existing sewer/drain connection to an existing SPU 12" combine sewer pipe southwest of Republican Street/Broad Street. In the proposed street vacation area, SPU would require, IRIS to take over ownership of the MH and the pipe NE of the MH and up to the SPU MH (see drawing attached).

SPU request that SPU's facilities located at the vacated Taylor Ave N and Harrison Street be left out of the Street Vacation by starting the street vacation right-of-way as shown, in the attached as-bult, (See Detail "A").

Recommendations:

With these conditions meet SPU recommends this vacation be approved.

Attachment (1)



SANITARY SEWER EASEMENT LEGAL DESCRIPTION

FOR PARCEL [illegible]

THAT PORTION OF VACATED REPUBLICAN STREET, VACATED ORDINANCE [illegible], AND VACATED 5TH AVENUE N, VACATED ORDINANCE [illegible], BOTH LYING IN BLOCK 60, ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF DENNY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED REPUBLICAN STREET AND THE CENTERLINE OF VACATED 5TH AVENUE N;

THENCE SOUTH 89°59'49" EAST, ALONG THE CENTERLINE OF SAID VACATED REPUBLICAN STREET, A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF SAID VACATED 5TH AVENUE N AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'11" EAST, A DISTANCE OF 12.00 FEET ALONG SAID EAST MARGIN OF SAID VACATED 5TH AVENUE N;

THENCE NORTH 89°59'49" WEST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 00°00'11" WEST, A DISTANCE OF 20.75 FEET;

THENCE SOUTH 89°59'49" EAST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 00°00'11" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 89°59'49" WEST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 00°00'11" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 89°59'49" EAST, A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF SAID VACATED 5TH AVENUE N;

THENCE SOUTH 00°00'11" WEST, A DISTANCE OF 20.00 FEET ALONG SAID EAST MARGIN TO THE CENTERLINE OF SAID VACATED REPUBLICAN STREET;

THENCE NORTH 89°59'49" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°00'11" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°59'49" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°00'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 89°59'49" WEST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 00°00'11" EAST, A DISTANCE OF 20.75 FEET;

THENCE SOUTH 89°59'49" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

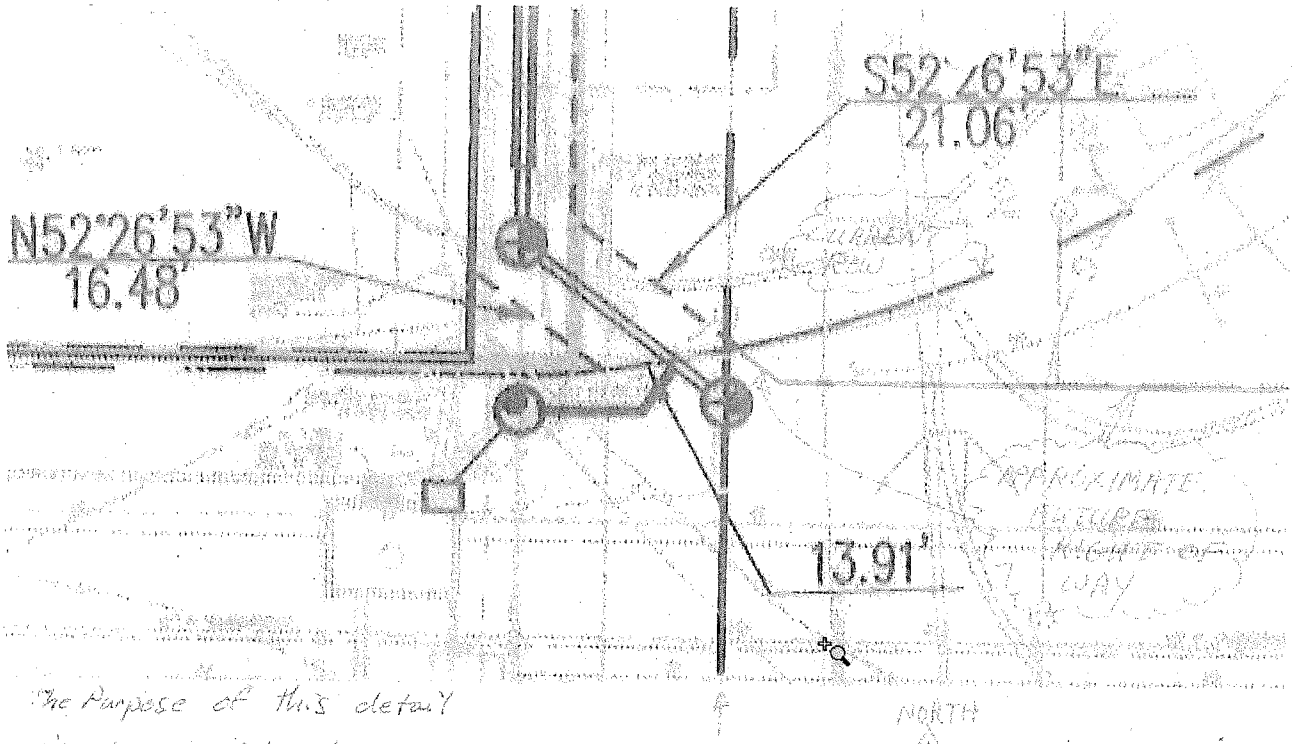
CONTAINING 1,200 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

					City of Seattle Seattle Public Utilities	500 FIFTH AVENUE NORTH	
						WASHED SLEEP MUSEUM-SEATTLE CENTER PARKING GARAGE	
						SANITARY SEWER EASEMENT PLAN	

LF 3/23

[illegible]



The Purpose of this detail is to avoid changing the existing easement.

DETAIL A
NO SCALE

Gray, Moira

From: Wilke, Jim
Sent: Monday, June 25, 2012 7:40 AM
To: Gray, Moira; Otte, Jim
Cc: Alfi, Aziz; Anderson, Judith; Brennan, Michael; Gambill, Bob; Kimani, Paul; McNerney, Jim; Neuman, Martha; Sblendorio, Kristen; Schuchardt, Dave; Ticeson, S-Dewayne; Wong, Herman; Johnson, Carolyn
Subject: RE: Street Vacation Petition for Broad Street CF 312319
Attachments: RE: SDOT Street Vacation Review; CF31239 Vacation of Broad Street 5172012.pdf

Hi Moria & Jim
Was it determined that the entire 8" Combo meter was south of the proposed street vacation? Or removed?

The pdf you sent shows an illegibly marked utility at the approximate location of the 8" Combo Service. I found it immediately east of where the easement meets the proposed R/W line. See second page (detail 1). The unmarked utility appears to be crossing the proposed street vacation boundary. If this shows the 8" COMBO Service, was it removed or relocated?

Please see my email and marked up pdf attached.

Jim Wilke
(206) 684-5910 7AM-3:30PM M-F
jim.wilke@seattle.gov

From: Johnson, Carolyn
Sent: Friday, June 22, 2012 4:54 PM
To: Gray, Moira
Cc: Alfi, Aziz; Anderson, Judith; Brennan, Michael; Gambill, Bob; Kimani, Paul; McNerney, Jim; Neuman, Martha; Sblendorio, Kristen; Schuchardt, Dave; Ticeson, S-Dewayne; Wilke, Jim; Wong, Herman
Subject: RE: Street Vacation Petition for Broar Street CF 312319

Per your request! Thank you for your patience!

Carolyn A. Johnson
Facilities & Real Property
Seattle Public Utilities
206-684-8385
carolyn.johnson@seattle.gov

From: Gray, Moira
Sent: Friday, June 22, 2012 11:28 AM
To: Buswell, John; Jurcak, Corey; English, Gary; Johnson, Carolyn; Hauger, Tom; Baker, Roberta; Smith, Faye; 'rebecca.spithill@kingcounty.gov'; almp@wsdot.wa.gov; Melone, Ethan
Cc: Barnett, Beverly
Subject: Street Vacation Petition for Broar Street CF 312319

Reminder

SDOT will be developing the report to the City Council soon, please submit comments on this vacation petition as soon as possible if you would like to be included. Thank you.

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Street Use & Urban Forestry Division
700 Fifth Avenue, Suite 2300
PO Box 34996
Seattle, WA 98124-4996

206-684-8272 (Tel)

http://www.seattle.gov

Please consider the environmental impact before printing this email.

Gray, Moira

From: McNerney, Jim
Sent: Monday, June 25, 2012 8:23 AM
To: Gambill, Bob; Gray, Moira
Cc: Wilke, Jim; Pimentel, Ron
Subject: RE: Street Vacation Petition for Broad Street CF 312319

I spoke last week with Ron Pimentel, who was the resident engineer for the Harrison St private main extension and the associated new 8" Combo service installation. According to Ron, the service was located within the city ROW and was not dependent on the easement. If the new proposed edge of the ROW is a projection of the existing north margin of Harrison, there should not be a problem. This seems to be in conflict with what Jim found in the field. Ron's off today, but I will ask him to confer with Jim and determine the extent of an easement that may be needed.

- Jim

From: Gambill, Bob
Sent: Monday, June 25, 2012 7:56 AM
To: Wilke, Jim; Gray, Moira; Otte, Jim
Cc: Alfi, Aziz; Anderson, Judith; Brennan, Michael; Kimani, Paul; McNerney, Jim; Neuman, Martha; Sblendorio, Kristen; Schuchardt, Dave; Ticeson, S-Dewayne; Wong, Herman; Johnson, Carolyn
Subject: RE: Street Vacation Petition for Broad Street CF 312319

Let me know if it appears that SPU property rights that need to be protected.

Thanks

Bob Gambill
Sr. Real Property Agent
Seattle Public Utilities
P.O. Box 34018
Seattle WA 98124-4018

206-684-5969
bob.gambill@seattle.gov

From: Wilke, Jim
Sent: Monday, June 25, 2012 7:40 AM
To: Gray, Moira; Otte, Jim
Cc: Alfi, Aziz; Anderson, Judith; Brennan, Michael; Gambill, Bob; Kimani, Paul; McNerney, Jim; Neuman, Martha; Sblendorio, Kristen; Schuchardt, Dave; Ticeson, S-Dewayne; Wong, Herman; Johnson, Carolyn
Subject: RE: Street Vacation Petition for Broad Street CF 312319

Hi Moria & Jim
Was it determined that the entire 8" Combo meter was south of the proposed street vacation? Or removed?

The pdf you sent shows an illegibly marked utility at the approximate location of the 8" Combo Service. I found it immediately east of where the easement meets the proposed R/W line. See second page (detail 1). The unmarked utility

appears to be crossing the proposed street vacation boundary. If this shows the 8" COMBO Service, was it removed or relocated?

Please see my email and marked up pdf attached.

Jim Wilke
(206) 684-5910 7AM-3:30PM M-F
jim.wilke@seattle.gov

From: Johnson, Carolyn
Sent: Friday, June 22, 2012 4:54 PM
To: Gray, Moira
Cc: Alfi, Aziz; Anderson, Judith; Brennan, Michael; Gambill, Bob; Kimani, Paul; McNerney, Jim; Neuman, Martha; Sblendorio, Kristen; Schuchardt, Dave; Ticeson, S-Dewayne; Wilke, Jim; Wong, Herman
Subject: RE: Street Vacation Petition for Broar Street CF 312319

Per your request! Thank you for your patience!

Carolyn A. Johnson
Facilities & Real Property
Seattle Public Utilities
206-684-8385
carolyn.johnson@seattle.gov

From: Gray, Moira
Sent: Friday, June 22, 2012 11:28 AM
To: Buswell, John; Jurcak, Corey; English, Gary; Johnson, Carolyn; Hauger, Tom; Baker, Roberta; Smith, Faye; 'rebecca.spithill@kingcounty.gov'; almp@wsdot.wa.gov; Melone, Ethan
Cc: Barnett, Beverly
Subject: Street Vacation Petition for Broar Street CF 312319

Reminder

SDOT will be developing the report to the City Council soon, please submit comments on this vacation petition as soon as possible if you would like to be included. Thank you.

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Street Use & Urban Forestry Division
700 Fifth Avenue, Suite 2300
PO Box 34996
Seattle, WA 98124-4996

206-684-8272 (Tel)

http://www.seattle.gov

Please consider the environmental impact before printing this email.

City of Seattle

Seattle Department of Transportation Peter Hahn, Director

Date: June 7, 2012

To: Moira Gray, SDOT Street Vacations

From: Kristen Simpson, SDOT Traffic Management
Sara Zora, SDOT Policy & Planning

Re: Vacation of a portion of Broad St; Clerk File 312319

Thank you for the opportunity to comment on the petition to vacate a portion of Broad Street in the Uptown neighborhood area. We have a few clarifying comments regarding the proposed vacation.

We would like more information about the sidewalk widening proposal from the north side of Harrison Street between 6th Ave N and Taylor Ave N. The proposal states that the sidewalk would be widened by two feet. How wide will the sidewalk be after the two foot extension? It would be helpful to have the width of the existing sidewalk in the proposal. It would be ideal to match the width and planting strip of the sidewalk that exists along the north side of Harrison Street between 5th Ave N and Taylor Ave N to make a strong linear connection.

Also, in terms of the expanded sidewalk along the north side of Harrison Street, will pedestrian-scaled lighting be included as a public benefit? This is another portion of the public benefit that you may want to consider.

The landscaping portion of the public benefit is desirable, but the timing "a 10-year commitment for landscaping" is questionable. SDOT would like to see the commitment for landscaping to occur as long as necessary until redevelopment happens in the future.

Thank you, again, for the opportunity to comment.

Seattle Municipal Tower, 700 5th Avenue, Suite 3800, PO Box 34996, Seattle, WA 98124-4996
Tel: (206) 684-ROAD Tel: (206) 684-5000 Fax: (206) 684-5180
Web: www.seattle.gov/transportation
An equal opportunity employer. Accommodations for people with disabilities provided on request.

Gray, Moira

From: Kuehn, Mark
Sent: Tuesday, May 29, 2012 11:17 AM
To: Gray, Moira
Subject: Vacation of a Portion of Broad Street; Clerk File 312319

Ms. Gray,

From a police traffic perspective, I have no objections to or comments concerning the proposed vacation of a portion of Broad Street. Thank you.

Mark

Lieutenant Mark Kuehn
Seattle Police Department
Traffic Enforcement Unit
(206) 684-8706

City of Seattle

Seattle Department of Transportation Peter Hahn, Director

MEMORANDUM

Date: 5/9/2012

To: Moira Gray

From: Elizabeth Sheldon – Supervising Civil Engineer – Street Use

Subject: CF 312319 – Broad Street

Street Use has no comments regarding this vacation.

Seattle Municipal Tower, 700 5th Avenue, Suite 3800, PO Box 34996, Seattle, WA 98124-4996
Tel: (206) 684-ROAD Tel: (206) 684-5000 Fax: (206) 684-5180
Web: www.seattle.gov/transportation
An equal opportunity employer. Accommodations for people with disabilities provided on request.

Gray, Moira

From: Bresnahan, John
Sent: Tuesday, June 05, 2012 10:26 AM
To: Gray, Moira
Subject: RE: Broad Street Vacation review materials

Moira,

This email is City Light's response to the street vacate request made by IRIS Holdings for a portion of Broad Street.

Seattle City Light has no objection to the vacation of that portion of Broad Street between Taylor Avenue N and 6th Avenue N, provided that IRIS Holdings, LLC, grants City Light an easement for its present and future facilities located within the proposed vacate area, as well as for any areas outside the proposed vacate area deemed necessary by City Light, in a form, and with terms and conditions, acceptable to City Light.

SDOT and SCL will have to determine the best mechanism by which the easement will be authorized, accepted and have jurisdiction assigned by ordinance- whether incorporated into the vacate ordinance itself, or handled as a separate transaction, if allowed by the Law Department.

Thank you for your consideration.

John J. Bresnahan
Senior Real Property Agent
Seattle City Light
700 5th Avenue SMT 3012
P.O. Box 34023
Seattle, WA 98124-3024.
(206) 684-3324
john.bresnahan@seattle.gov

From: Gray, Moira
Sent: Friday, May 25, 2012 9:30 AM
To: Bresnahan, John
Cc: Barnett, Beverly; Spencer, Sam
Subject: Broad Street Vacation review materials

Review materials attached.

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Capital Projects & Roadway Structures Division
700 Fifth Avenue, Suite 3900
PO Box 34996
Seattle, WA 98124-4996

Gray, Moira

From: Clark, Michael
Sent: Wednesday, June 06, 2012 10:11 AM
To: Tweit, Eric
Cc: Barnett, Beverly; Gray, Moira; Stamatiou, Greg; Spencer, Sam; Honig, Helaine; Bresnahan, John; Risch, Bob; Russo, Dave; Stamatiou, Greg; Clark, Michael
Subject: Broad Street Triangle - SCL Easement - Questions regarding access area

Importance: High

Eric,

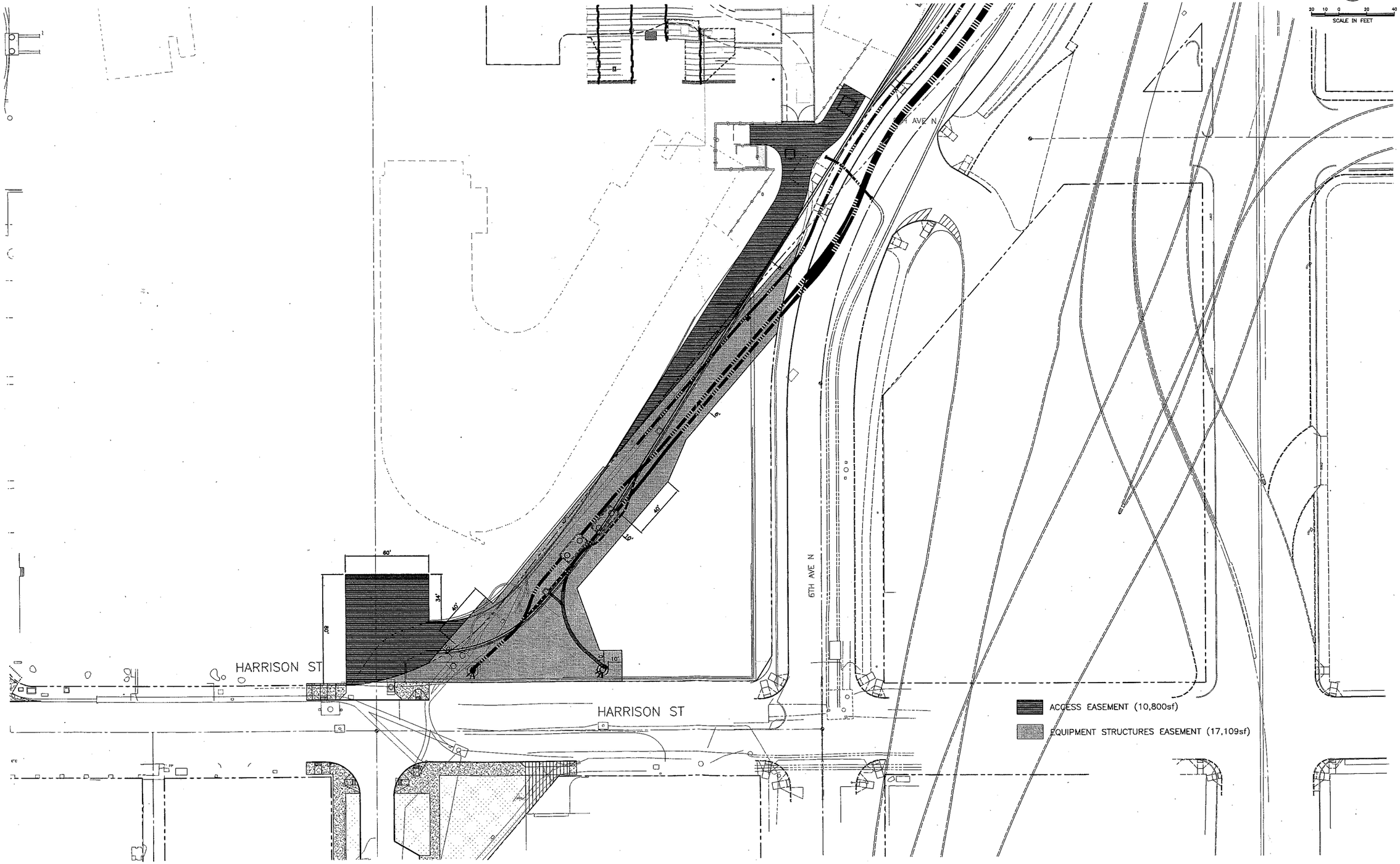
I have followed up with the Transmission Engineer & Operations Manager with regard to the questions concerning the requested access easement area as shown on the "MERCER CORRIDOR PROJECT - UTILITY EASEMENT EXHIBIT".

They confirmed the following:

- The access area requested is required for vehicular and crew access to the transmission termination towers and electrical power utility vaults.
- The area that is adjacent to both transmission towers (Broad-Canal & Broad-University) may be required for outrigger-footing placement for the "Condor" boom-trucks that would access the towers as well as positioning of the vehicle for optimum crew safety.
- There WILL need to be language in the easement agreement regarding the SE triangle of property securing the right of SCL to review and require appropriate easements as necessary to mitigate any revision of use of the property in future years and maintain appropriate access to the (Broad-University) tower.

Please let me know if you have any further questions.

MICHAEL L. CLARK, PMP
Project Manager
CSED, Large Project Management
michael.clark@seattle.gov
206-233-3776 (Tel)



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

DRAFT

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: . . . . . INSPECTOR'S BOOK. . . . . .

MERCER CORRIDOR PROJECT
UTILITY EASEMENT EXHIBIT

JOB NO. PC / R/W / CO
VAULT PLAN NO.
SHEET OF

Gray, Moira

From: Harris, Donald
Sent: Tuesday, June 12, 2012 10:16 AM
To: Gray, Moira
Subject: RE: Proposed Street Vacation for a Portion of Broad Street CF 312319

The Department of Parks and Recreation has reviewed CF 312319, regarding the proposed vacation of portion of Broad Street and we have not identified any issues that would problematic for this department.
Thank you for the opportunity to review.

Donald M. Harris
Manager, Property and Acquisition Services
Planning & Development Division
Seattle Department of Parks & Recreation
800 Maynard Avenue South, 4th floor
Seattle, WA 98134-1336
Ph 206 684 8018
Fax 206 233 7038

From: Gray, Moira
Sent: Tuesday, May 08, 2012 11:17 AM
To: Simpson, Kristen; Zora, Sara; Kinast, Valerie; Harris, Donald; Barber, Dave; Johnson, Carolyn; Sheldon, Elizabeth; Borowski, Ron; Buswell, John; Izzo, Gregory; Hauger, Tom; Baker, Roberta; almp@wsdot.wa.gov; Smith, Faye; 'rebecca.spithill@kingcounty.gov'; Swanson, Leanne; judy.mccollum@pse.com; DON_CentralRegion; English, Gary; Kuehn, Mark
Cc: Barnett, Beverly
Subject: Proposed Street Vacation for a Portion of Broad Street CF 312319

SDOT has received an application from IRIS Holdings, LLC for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown Neighborhood and is requesting comments. Attached are the review materials for the proposed vacation.

HOW TO COMMENT:

Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. Return your comments to: Moira Gray, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996. E-mail comments to moira.gray@seattle.gov. or internal Mail Stop: SMT 07-39-00. Please include your name, title and agency when you return your comments.

DEADLINE:
Comments requested by June 5, 2012. Early comments are helpful in coordinating with the applicant.

Thank you, Moira

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Capital Projects & Roadway Structures Division
700 Fifth Avenue, Suite 3900

CenturyLink™

May 30th 2012

Street Vacation Specialist
Seattle Department of Transportation
700 Fifth Avenue, Suite 3900
PO Box 34996
Seattle, WA 98124-4996

RE: **Vacation of a Portion of Broad Street;**

Clerk File No. 312319

Dear Ms. Gray,

This letter is in response to the notice for the above referenced proposal. Please be advised that **Qwest Corporation (d/b/a CenturyLink) currently has facilities in the area addressed by this action and wishes to retain any and all rights to remain in said area and to add facilities in the future as needed.**

At this time, Qwest (d/b/a CenturyLink) has no issues with the proposed vacation **so long as provisions are made to retain our rights by either PUE or private easement(s) to cover our existing & future facilities.**

Please feel free to contact me as needed; I can be reached at 206-345-0333 or R.Lawrey@CenturyLink.com. Thank you for your time.

Sincerely,

Qwest Corporation d/b/a CenturyLink QC

R. Jeff Lawrey
Manager, Right-of-Way
Western Washington
1208 NE 64th St. Rm 401
Seattle, WA 98115

Gray, Moira

From: Altschuler, Jennifer L [Jennifer.Altschuler@pse.com]
Sent: Tuesday, June 05, 2012 2:59 PM
To: Gray, Moira
Subject: FW: Proposed Street Vacation for a Portion of Broad Street CF 312319
Attachments: Broad St Vacation .pdf; 12-03.29 street vac exhibit 5.pdf

Moira,

PSE has conducted a review of its records and concluded that we have no existing or future gas facilities affected by the proposed vacate of Broad St. between Taylor Ave N and 6th Ave N being requested by IRIS Holdings LLC.

Thank you for providing PSE with the opportunity to review and comment.

Jennifer Altschuler
Supervisor Real Estate, Central and Southwestern Region
Mail: PO Box 97034 / EST-06W, Bellevue, WA 98009-0868
Bellevue Office Phone: (425) 462-3054 / 81-3054
Tacoma Office Phone: (253) 476-6416 / 89-6416

From: McCollum, Judy
Sent: Tuesday, May 08, 2012 12:21 PM
To: Altschuler, Jennifer L
Subject: FW: Proposed Street Vacation for a Portion of Broad Street CF 312319

Hard copy in your in-basket.

From: Gray, Moira [mailto:Moira.Gray@seattle.gov]
Sent: Tuesday, May 08, 2012 11:17 AM
To: Simpson, Kristen; Zora, Sara; Kinast, Valerie; Harris, Donald; Barber, Dave; Johnson, Carolyn; Sheldon, Elizabeth; Borowski, Ron; Buswell, John; Izzo, Gregory; Hauger, Tom; Baker, Roberta; almp@wsdot.wa.gov; Smith, Faye; 'rebecca.spithill@kingcounty.gov'; Swanson, Leanne; McCollum, Judy; DON_CentralRegion; English, Gary; Kuehn, Mark
Cc: Barnett, Beverly
Subject: Proposed Street Vacation for a Portion of Broad Street CF 312319

SDOT has received an application from IRIS Holdings, LLC for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown Neighborhood and is requesting comments. Attached are the review materials for the proposed vacation.

HOW TO COMMENT:

Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. Return your comments to: Moira Gray, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996. E-mail comments to moira.gray@seattle.gov. or internal Mail Stop: SMT 07-39-00. Please include your name, title and agency when you return your comments.

Seattle
design
Commission

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883

APPROVED MINUTES OF THE MEETING

June 21, 2012

Convened 8:00am
Adjourned 4:30pm

Projects Reviewed

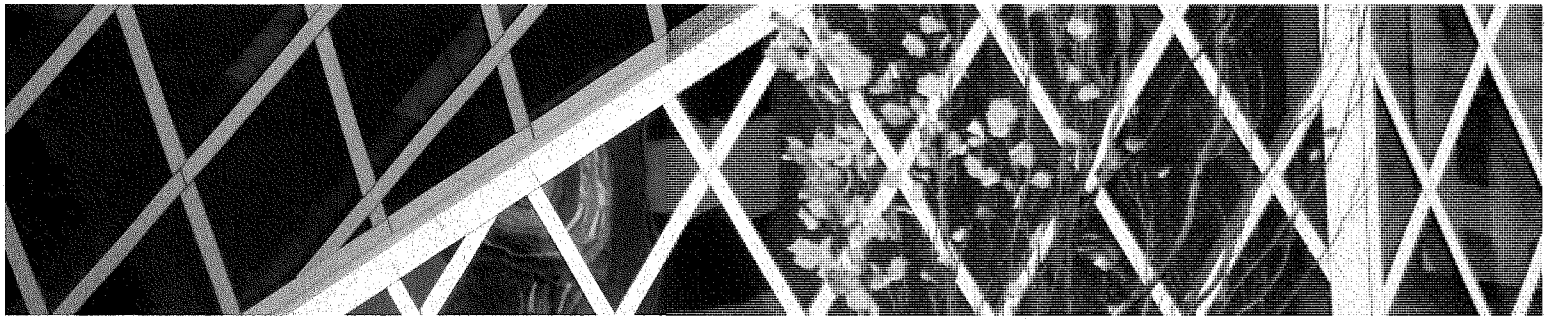
Amazon Alley Vacations at Lenora and Westlake
Broad Street IRIS Holdings Street Vacation
Block 93 Alley Vacation

Commissioners Present

Julie Bassuk, Chair
Shannon Loew (excused from 8:00-8:30am)
Osama Quotah (excused from 8:00-8:30am and 10:30am-12:30pm)
Debbie Harris (excused from 8:00-8:30am)
Laurel Kunkler
Tom Nelson
Norie Sato
Julie Parrett (excused from 8:00-8:30am and from 1:00-4:00pm)
Mary Fialko (excused from 8:00-8:30am)
Don Vehige (excused from 8:00-9:15am)

Staff Present

Valerie Kinast
Tom Iurino



June 21, 2012	**Project:**	**Broad Street IRIS Holdings Street Vacation**
	Phase:	Public Benefit
	Last Reviewed:	Jun 7, 2012
	Presenters:	Eric Tweit, SDOT Jack McCullough, McCullough Hill, PS Craig Norsen, Seneca Group Kara Weaver, GGN
	Attendees:	Beverly Barnett, SDOT Erin Gainey, Seattle Design Foundation

Time: 10:45am-12:15pm

Summary of Project Presentation

The design team presented IRIS Holding's public benefit package for its requested Broad Street vacation. IRIS sought 37,500 sq ft in a street vacation, as had been set in an agreement it signed with city council in 2010.

The public benefit package presented consisted of: on-site streetscape enhancements totaling 575 sq ft, including street trees and a wider sidewalk in the two feet along the Harrison Street ROW; enhanced landscaping between the street and sidewalk adjacent to the vacated property on both Harrison & Sixth, including irrigation using harvested rainwater; 4,300 square feet of sidewalk level landscaping on the vacated property adjacent to Sixth Avenue, including irrigation using harvested rainwater; and the provision and maintenance of landscaping on the triangular shaped vacated property above sidewalk level.

The team designed the landscape in the manner of the Gates Foundation's campus. The triangular vacated area design was created reminiscent of a lowland or bog with native plants at most 3 feet high, which would mimic what was probably at this location when natives lived in the area. This area could be redeveloped; the developable area is about 15,600 sq ft.

ACTION (by Harris)

The Seattle Design Commission approved, by a vote of 9-0, the Public Benefit Package proposed for the IRIS Holdings Broad Street Vacation. This was the second of two approvals which together constitute a recommendation in support of the vacation to the SDOT Director. The first approval, Urban Design Merit, was given at the previous, June 7th, meeting.

The commission made the following recommendations:

- **Remove the 10-year limitation on the landscaped area in the triangle. Maintain as a landscaped area for as long as the triangle is not developed.**
- **The commission encourages future development of the triangular vacated area in a manner that will enliven Harrison Street. However, if the site is developed in the future, development should endeavor to minimize its impact on the landscaping and streetscape improvements along Harrison St. and 6th Ave.**
- **Explore visually blurring the inside edge of the fire lane.**

Seattle
design
Commission

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883

APPROVED MINUTES OF THE MEETING

June 7, 2012

Convened 8:30am
Adjourned 4:30pm

Projects Reviewed

SR520 I5-Medina
Alaskan Way Tunnel – South End and Portal
Broad Street IRIS Holdings Street Vacation

Commissioners Present

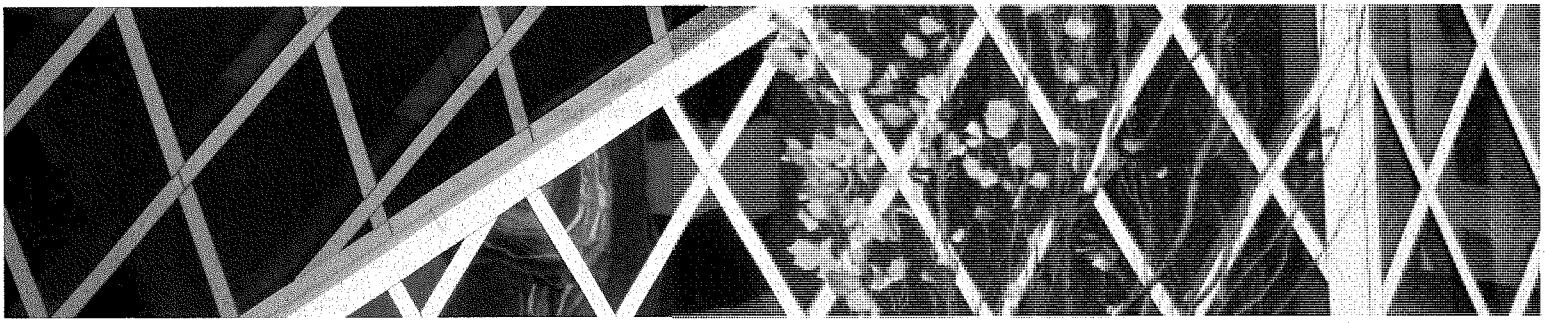
Julie Bassuk, Chair
Julie Parrett (excused 8:30am-12:00pm)
Shannon Loew
Osama Quotah
Debbie Harris
Laurel Kunkler (excused 1:30pm-4:30pm)
Tom Nelson (excused 3:00pm-4:30pm)

Commissioners Excused

Norie Sato
Mary Fialko
Don Vehige

Staff Present

Valerie Kinast
Tom Iurino



June 7, 2012	**Project:**	**Broad Street IRIS Holdings Street Vacation**
	Phase:	Street Vacation
	Last Reviewed:	N/A
	Presenters:	Eric Tweit, SDOT Jack McCullough, McCullough Hill, PS Eric Corsen, Seneca Group Cara Weaver, GGN
	Attendees:	Beverly Barnett, SDOT Eric OBrien, SDOT Michael Jenkins, Council Central staff Sam Spencer, SDOT

Time: 3:00pm-4:30pm

Summary of Project Presentation

The IRIS Holdings, LLC and SDOT presented its request to vacate a portion of Broad Street. The vacation would fulfill a 2010 agreement the city entered into with IRIS to deed a portion of Broad Street, which would be vacated as part of the plan to accommodate the bored tunnel, tunnel portal, and surrounding streets. In exchange IRIS would deed the city a sliver of land and perform the site work necessary to reconfigure 6th Ave., moves necessary to accommodate the SR99 bored tunnel. As part of the agreement, city council required the IRIS to go through the usual street vacation process.

IRIS presented the urban design merit of the vacation; it noted the vacation was a small part of the city's larger reorganization of the street system to accommodate the bored tunnel and provide more east-west connections between the South Lake Union and Queen Anne neighborhoods. IRIS proposed to design the site in the manner of a soft marshy meadow as an extension of the Gates Foundation campus, and saw it as one of its front doors. The site would feature a stone retaining wall to increase the sidewalk widths along 6th Ave and Harrison Streets. The design team coordinated its design with the North Portal and the Mercer West project teams.

IRIS said it would present a public benefit package at an upcoming meeting.

ACTION (by Harris)

The Design Commission thanked IRIS Holdings, LLC and SDOT for its presentation of its request for a street vacation of Broad Street, as agreed upon by city council and IRIS in 2010. By a vote of 5-0, the commission approved the urban design merit – the first component of the commission's two-step alley vacation review process.

The commission made the following recommendations for the team's proposed public benefit package:

- **Restrict pedestrian access to the fire truck lane at the driveway entrance.**
- **Study and develop a north-south bike connection from the existing bike route on Taylor to points north of the Gates Foundation campus. At present, the north bound Taylor route terminates at the foundation campus, with no safe or reasonable way for bicyclists to continue into the neighborhood north of the campus.**
- **Make gestures and provide improvements to better integrate the campus into the Queen Anne neighborhood and the urban setting. Take the design of the public benefit as an opportunity to**

provide a less inward looking design on the campus, given the urban location next to the Seattle Center, one of the city's most significant public spaces. Demonstrate a better balance between the foundation's needs for security and the opportunity for civic engagement.

The commission also recommended the city simplify its process to transfer property from city agency to city agency, as in the case of street vacations to city agencies, or when by agreement, as in this Gates Foundation case, when the commission's review borders on perfunctory. While the commission understood the legal requirements for its review, it suggested its review would be better handled administratively.

May 10, 2012
Seattle Department of Planning and Development

Land Use Information Bulletin

A Twice-Weekly Bulletin Announcing Land Use Applications, Decisions, Hearings, and Appeals
www.seattle.gov/dpd

NOTICE OF STREET VACATION APPLICATON
Area: Address:
Project: Zone: Notice Date: 05/10/2012

Seattle Department of Transportation has accepted the following vacation application.

Comments are accepted throughout the review. Your comments are encouraged and may be submitted to:

Moira Gray
SDOT Street Vacation Office
700 5th Avenue, Suite 3900
Mail: PO Box 35996
Seattle, WA 98124-4996 or
moira.gray@seattle.gov, 206.684.8272

City Clerk File: 312319 **Area**: Uptown Neighborhood

Right-of-way Proposed for Vacation: a Portion of Broad Street between Taylor Avenue North and 6th Avenue North

Applicant: IRIS Holdings, LLC

Contact: Norma Miller, normamiller@gatesfoundation.org, 206 770-2040

Reason for Vacation:

As part of the City's Mercer West project and the Alaskan Way Viaduct Replacement (Bored Tunnel) project, 6th Avenue North, which currently terminates at the south side of Broad Street, will be realigned and extended north from Harrison Street to Mercer Street. The design of the projects also includes the east/west reconnection of John Street, Thomas Street and Harrison Street between Dexter Avenue North and 5th Avenue North. As a result of this work Broad Street between 5th Avenue North and 9th Avenue North will no longer be needed for transportation and will be permanently closed.

The extension of 6th Avenue North requires the City to acquire some property from IRIS Holdings at its northeast corner where 6th Avenue North will connect at Mercer Street. The City and IRIS Holdings, LLC, entered into an agreement in 2010 which set the framework for the City to acquire the land needed for the new right-of-way, and for the City and IRIS to seek a vacation of the portion of Broad Street that will be closed that abuts on the south portion of the IRIS parcel. The vacation of Broad Street by IRIS will offset the loss of the northeast corner of their parcel.

IRIS does not have immediate development plans for the area proposed for vacation so there is no specific proposal available for review. Instead IRIS proposes the area be a green and open space with the possibility that in the future a portion of the site may be developed with an additional building. IRIS will install landscaping and related site improvements to expand and extend the existing landscaped areas in the adjacent parcel.

Greg Hill
Institute for Transportation/Env.
1215 N 47th St
Seattle WA 98103

John Barber
Open Space Advocates
3421 E. Superior St
Seattle WA 98122

Irene Wall
Phinney Ridge Community Council
207 N 60th St
Seattle WA 98103

Brian Ramey
Friends of Brooklyn
2226 Eastlake Ave E #143
Seattle WA 98102

Kent Kammerer removed

Gray, Moira

From: Gray, Moira
Sent: Tuesday, April 17, 2012 12:03 PM
To: 'jeannieh@serv.net'; 'karen@seattleparksfoundation.org'; 'karendaubert@msn.com'; brianramey@comcast.net; 'iwall@serv.net'; 'info@SLUchamber.org'; 'info@SLUCommunityCouncil.org'; QueenAnneCC@gmail.com; janistraven@comcast.net; eugene@ecwassociates; contact@Luoa.org; contact@qachamber.org
Cc: Barnett, Beverly
Subject: Proposed Street Vacation for a Portion of Broad Street; CF 312319

Hello,

SDOT has received an application from IRIS Holdings, LLC for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown Neighborhood and is requesting comments. Attached are the review materials for the proposed vacation.

HOW TO COMMENT:
Return your comments to: Moira Gray, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996. E-mail comments to moira.gray@seattle.gov.

Please let us know if you are responding as an individual or as the representative of an organization. Please include your name, and title and agency if applicable when you return your comments. Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. We are available to provide additional information or answer questions.

DEADLINE:
Comments are accepted throughout the review period. Early comments are helpful in coordinating with the petitioner.

Thank you, Moira

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Capital Projects & Roadway Structures Division
700 Fifth Avenue, Suite 3900
PO Box 34996
Seattle, WA 98124-4996

206-684-8272 (Tel)

http://www.seattle.gov

Please consider the environmental impact before printing this email.

Gray, Moira

From: Gray, Moira
Sent: Tuesday, April 17, 2012 12:02 PM
To: Simpson, Kristen; Zora, Sara; Kinast, Valerie; Harris, Donald; Barber, Dave; Johnson, Carolyn; Sheldon, Elizabeth; Borowski, Ron; Buswell, John; Izzo, Gregory; Hauger, Tom; Baker, Roberta; almp@wsdot.wa.gov; 'Smith, Faye'; 'rebecca.spithill@kingcounty.gov'; 'Swanson, Leanne'; judy.mccollum@pse.com; DON_CentralRegion; English, Gary; Kuehn, Mark
Cc: Barnett, Beverly
Subject: Proposed Street Vacation for a Portion of Broad Street CF 312319

SDOT has received an application from IRIS Holdings, LLC for the vacation of a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown Neighborhood and is requesting comments. Attached are the review materials for the proposed vacation.

HOW TO COMMENT:

Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. Return your comments to: Moira Gray, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996. E-mail comments to moira.gray@seattle.gov. or internal Mail Stop: SMT 07-39-00. Please include your name, title and agency when you return your comments.

DEADLINE:
Comments requested by June 5, 2012. Early comments are helpful in coordinating with the petitioner.

Thank you, Moira

MOIRA GRAY
Street Vacation Specialist
Seattle Department of Transportation
Capital Projects & Roadway Structures Division
700 Fifth Avenue, Suite 3900
PO Box 34996
Seattle, WA 98124-4996

206-684-8272 (Tel)

http://www.seattle.gov

Please consider the environmental impact before printing this email.

City of Seattle
Seattle Department of Transportation
Peter Hahn, Director

MEMORANDUM

DATE: May 8, 2012

TO: Street Vacation Reviewers

FROM: Moira Gray, Seattle Department of Transportation, Street Vacations

SUBJECT: Vacation of a Portion of Broad Street; Clerk File 312319

The Seattle City Council has received an application from IRIS Holdings, LLC to vacate a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood area. Please review the attached materials describing the vacation request and provide us with your comments by June 5, 2012. Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. **Return your comments to:** Moira Gray, Seattle Department of Transportation, PO Box 34996, Seattle, Washington 98124-4996. E-mail comments to moira.gray@seattle.gov. or internal Mail Stop: SMT 07-39-00. Please include your name, title and agency when you return your comments.

PETITIONER:

IRIS Holdings, LLC

PETITIONER CONTACT:

Norma Miller
Bill & Melinda Gates Foundation
206 770-2040
Norma.miller@gatesfoundation.org

DEADLINE:

Comments requested by June 5, 2012. Early comments are helpful in coordinating with the petitioner.

The complete file is available for review. Please contact Street Vacation Staff at 684-7564 to review the file or if you have any questions. Thank you for your review and timely response.

Attachments:
SDOT Street Vacation Documents

City of Seattle
Seattle Department of Transportation
Peter Hahn, Director

MEMORANDUM

DATE: May 8, 2012

TO: Interested Persons

FROM: Moira Gray, Seattle Department of Transportation, Street Vacations

SUBJECT: Vacation of a Portion of Broad Street; Clerk File 312319

The Seattle City Council has received an application from IRIS Holdings, LLC to vacate a portion of Broad Street between Taylor Avenue North and 6th Avenue North in the Uptown neighborhood area. If you are interested in commenting on this vacation please review the attached materials describing the vacation request. Your comments will become part of the permanent public record and will be included in the recommendation to the City Council. **Return your comments to**: Moira Gray, Seattle Department Transportation, PO Box 34996, Seattle, Washington 98124-4996, or e-mail comments to moira.gray@seattle.gov. Please include your name and whether you are responding as an individual or as a representative of an organization when you return your comments.

PETITIONER:

IRIS Holdings, LLC

PETITIONER CONTACT:

Norma Miller
Bill & Melinda Gates Foundation
206 770-2040
Norma.miller@gatesfoundation.org

COMMENTS REQUESTED BY:

Comments are accepted throughout the review period. Early comments are helpful in coordinating with the petitioner.

The complete file is available for review. Please contact Street Vacation Staff at 684-7564 to review the file or if you have any questions. Thank you for your review and timely response.

Attachments:
SDOT Vacation Documents

Street Vacation of: the portion of Broad Street between Taylor Avenue North and 6th Avenue North

Applicant: IRIS Holdings, LLC

Clerk File: 312319

Right-of-way proposed for vacation: a portion of Broad Street between Taylor Avenue North and 6th Avenue North

Area: Uptown Neighborhood

Site Description:
The proposed vacation area is a triangular shaped piece of right-of-way bounded by the north margin of Harrison Street, a portion of the southeast margin of the IRIS Holdings (Gates Foundation) parcel and the west margin of 6th Avenue North. The area includes a section of improved Broad Street and an abutting landscaped buffer area. The vacation area is approximately 37,465 square feet.

The Seattle City Light Broad Street Substation is located in the block south of Harrison Street. The future site of the north portal of the Alaskan Way Viaduct replacement bored tunnel is to the east.

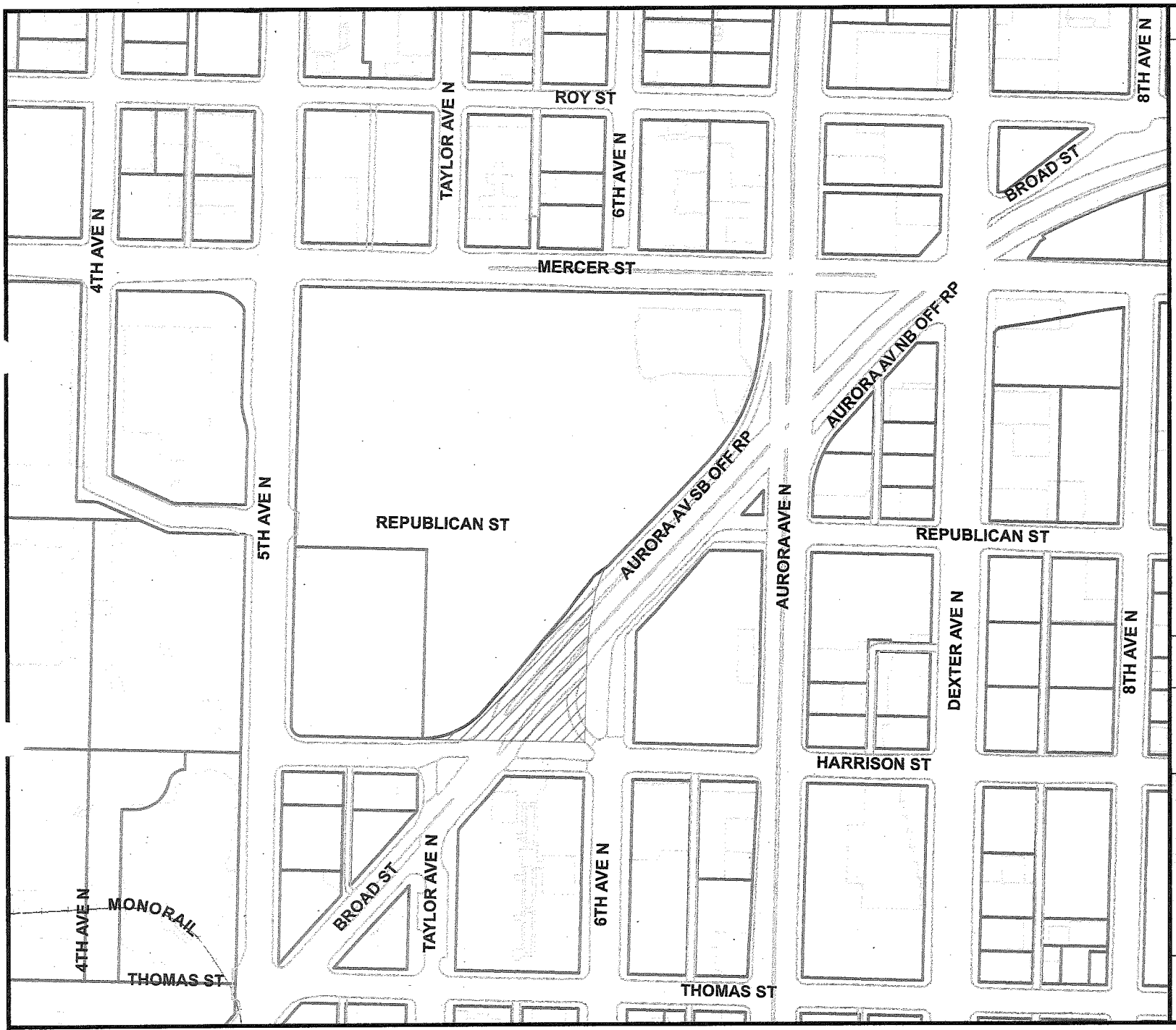
Reason for Vacation:
As part of the City's Mercer West project and the Alaskan Way Viaduct Replacement (Bored Tunnel) project, 6th Avenue North, which currently terminates at the south side of Broad Street, will be realigned and extended north from Harrison Street to Mercer Street. The design of the projects also includes the east/west reconnection of John Street, Thomas Street and Harrison Street between Dexter Avenue North and 5th Avenue North. As a result of this work Broad Street between 5th Avenue North and 9th Avenue North will no longer be needed for transportation and will be permanently closed.

The extension of 6th Avenue North requires the City to acquire some property from IRIS Holdings at its northeast corner where 6th Avenue North will connect at Mercer Street. The City and IRIS Holdings, LLC, entered into an agreement in 2010 which set the framework for the City to acquire the land needed for the new right-of-way, and for the City and IRIS to seek a vacation of the portion of Broad Street that will be closed that abuts on the south portion of the IRIS parcel. The vacation of Broad Street by IRIS will offset the loss of the northeast corner of their parcel.

IRIS does not have immediate development plans for the area proposed for vacation so there is no specific proposal available for review. Instead IRIS proposes the area be a green and open space with the possibility that in the future a portion of the site may be developed with an additional building. IRIS will install landscaping and related site improvements to expand and extend the existing landscaped areas in the adjacent parcel.

Public Benefit (as proposed by the Petitioner):

- A 10 year commitment for landscaping on the vacated Broad Street to match existing elements on the Gates Foundation campus providing for light, air, wildlife habitat and view enhancement.
- Widen the sidewalk on the north side of Harrison Street between 6th Avenue North and Taylor Avenue North by 2 feet.
- Upgrade the landscaping beyond standard in the right-of-way along the west side of 6th Avenue North and the north side of Harrison Street on the two blocks adjacent to the vacation with irrigation and low plants. Street trees will be provided by the city project. Irrigation will be sustainable through rain or reclaimed water.



Applicant:
IRIS Holdings, LLC

Clerk File:
312319

Proposed Vacation approx 37,465 sf

©2009
THE CITY OF SEATTLE
All rights reserved.
Produced by the Seattle Department of Transportation
No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.

Coordinate System:
State Plane, NAD83-91, Washington, North Zone
Orthophoto Source:
Pictometry 2007

PLOT DATE : 2/2012
AUTHOR :StVac

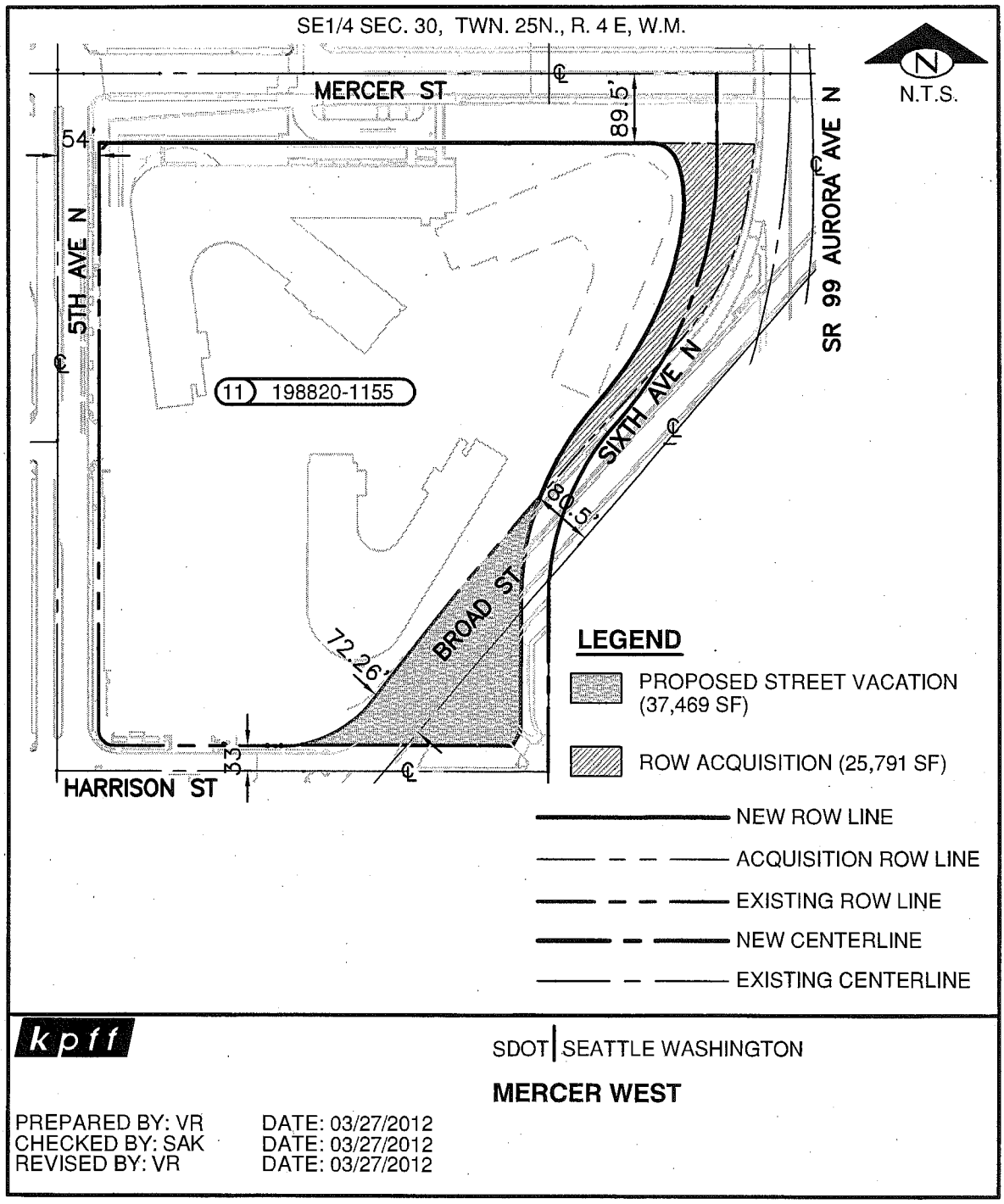
SDOT
Seattle Department of Transportation

Vacation of a Portion of Broad Street

Exhibit 2
Exhibit 6

EXHIBIT A

PROPOSED STREET VACATION AREA



kpff

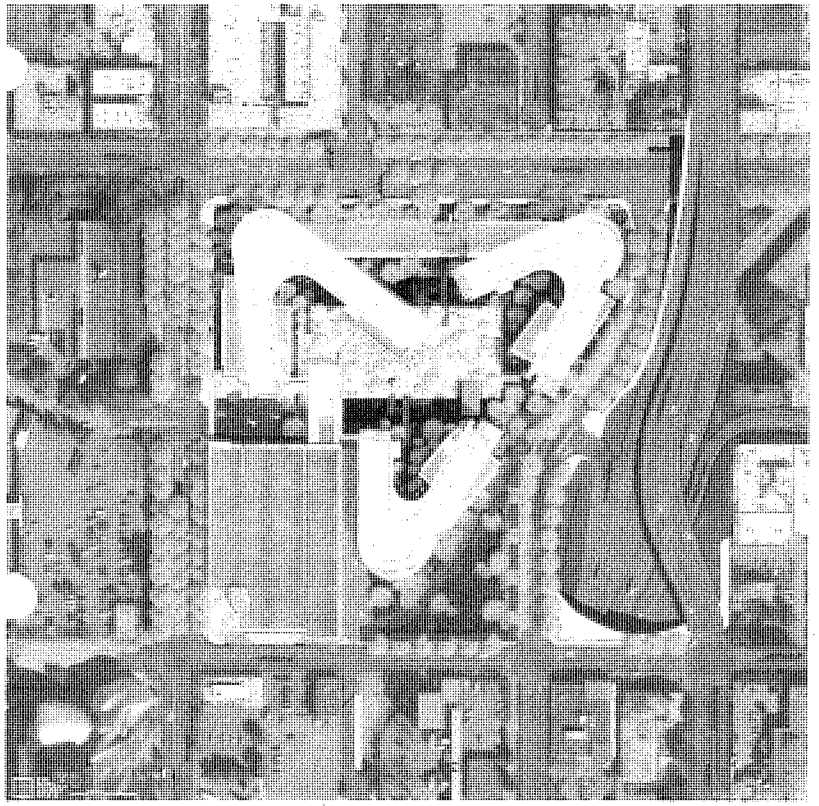
SDOT | SEATTLE WASHINGTON

MERCER WEST

PREPARED BY: VR DATE: 03/27/2012
CHECKED BY: SAK DATE: 03/27/2012
REVISED BY: VR DATE: 03/27/2012

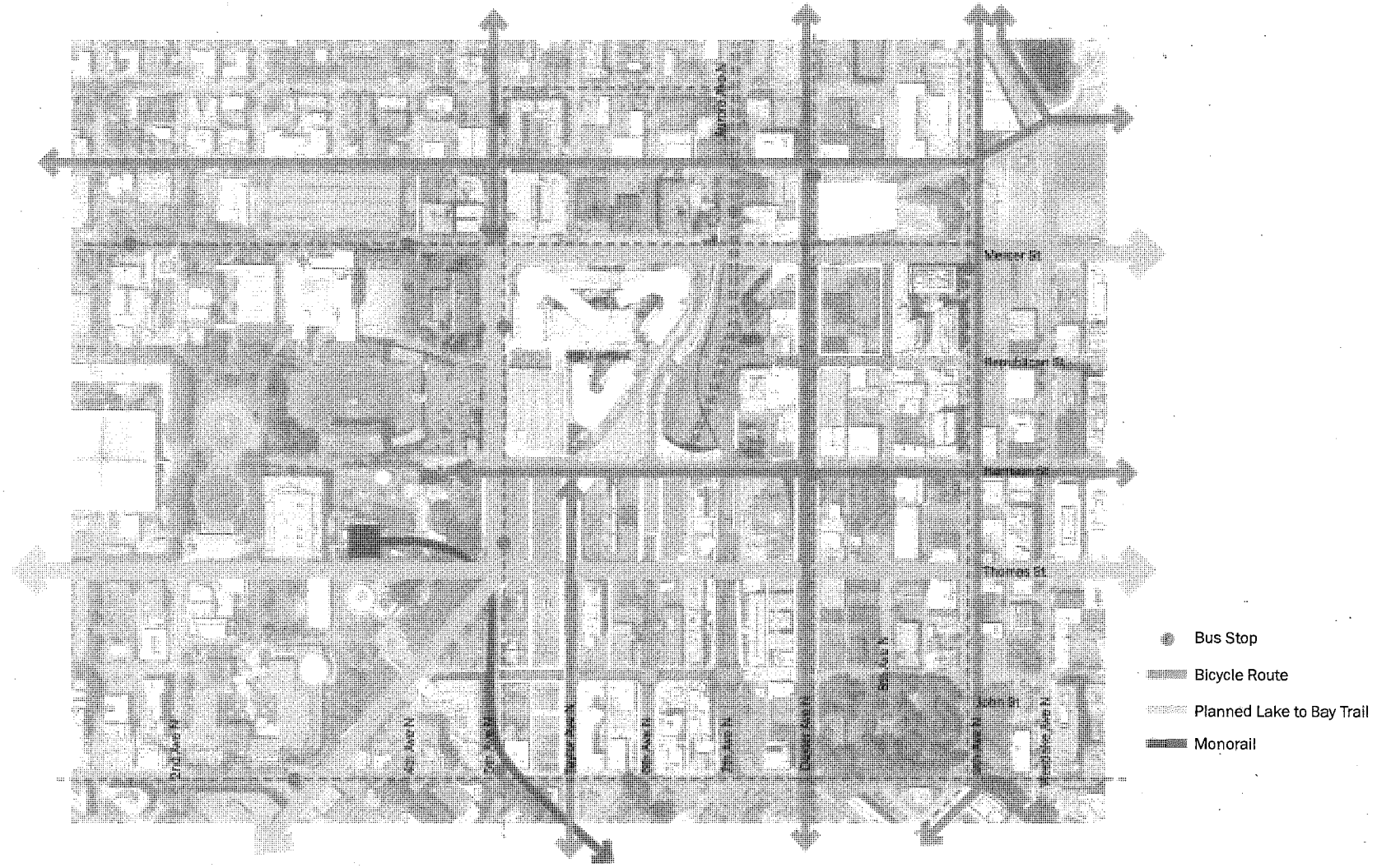
110159-P-EXHB-RWAY-11B2

Exhibit 5
Broad Street Triangle Right-of-Way Vacation
March 21, 2011
Bill & Melinda Gates Foundation Campus



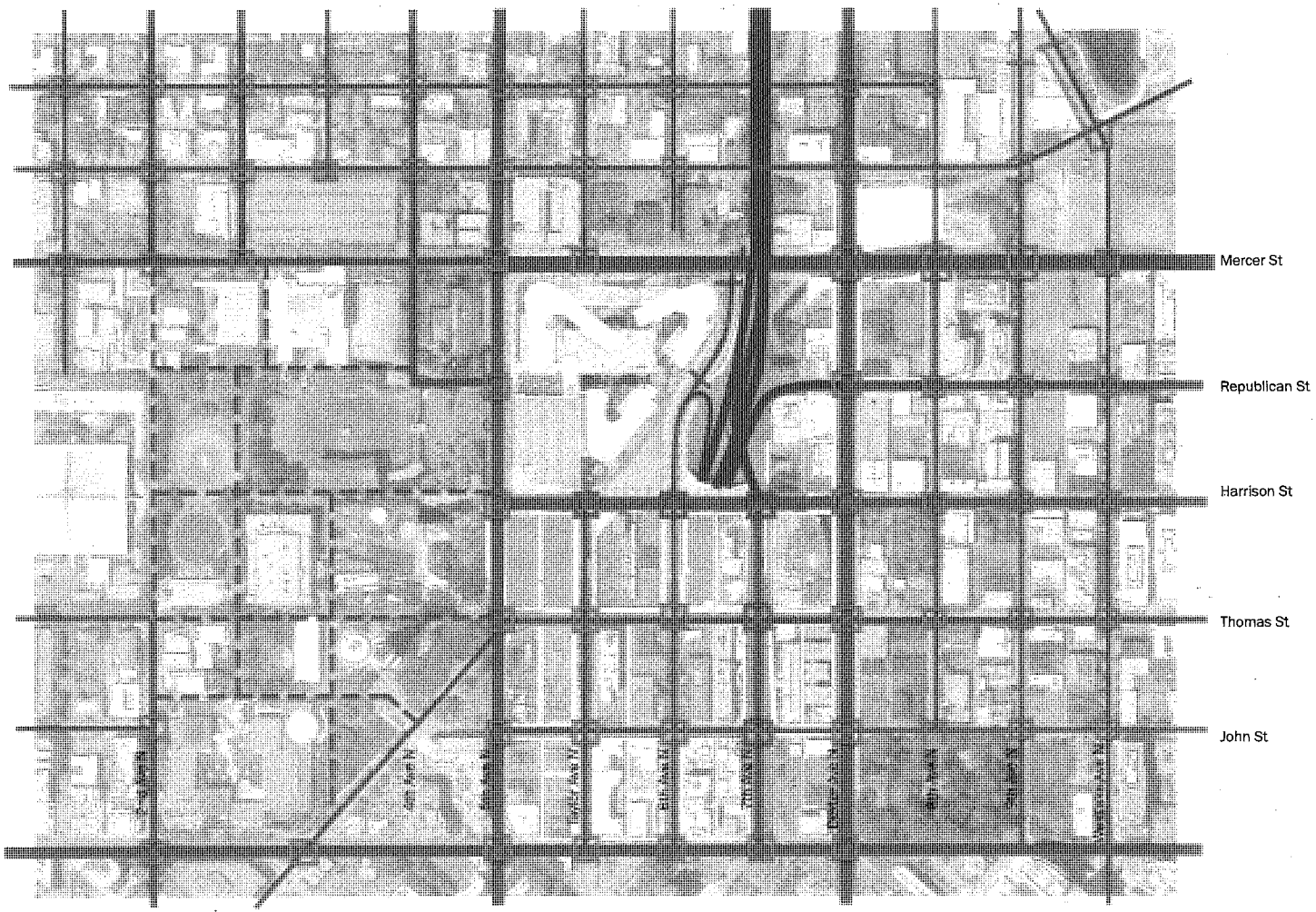
FUTURE TRANSPORTATION ROUTES

The completed campus will border signficant alternative transporation and pedestrian routes



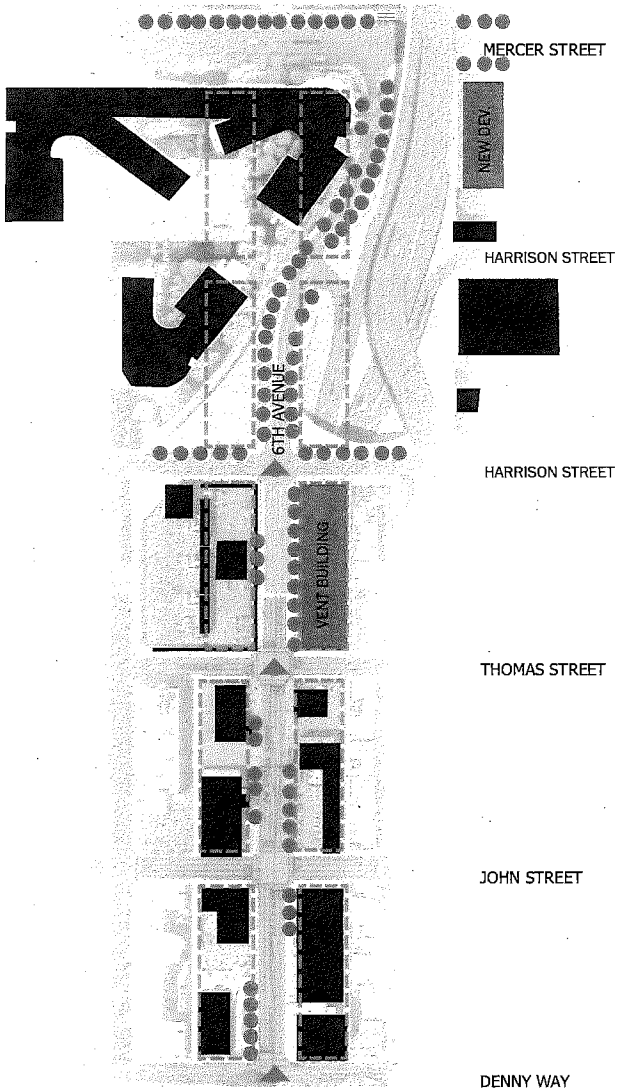
FUTURE STREETS + CROSSINGS

New street layout will mean local streets with sidewalks and crosswalks surround the entire campus



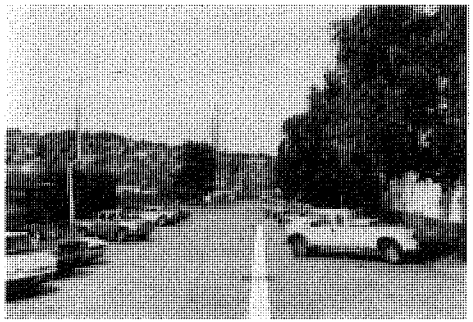
6TH AVENUE EDGE

Street trees and strong edges are necessary to affirm 6th Avenue at the intersection with Harrison Street before it lowers and curves to Mercer Street

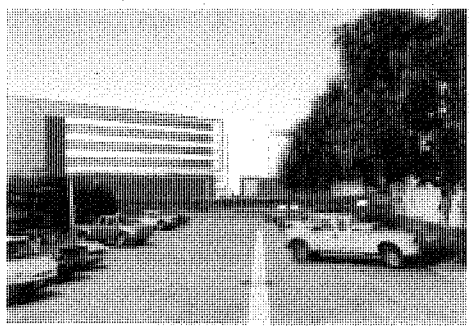


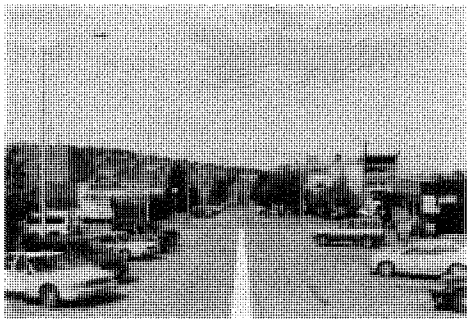
EXISTING CONDITION:

PROPOSED CONDITION:

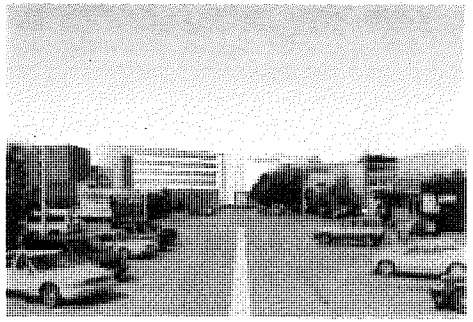


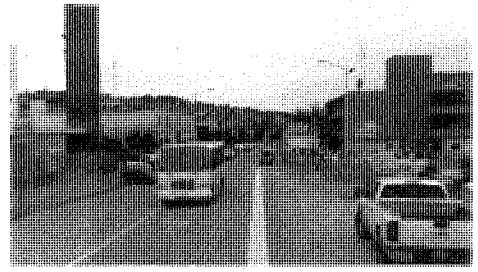
6th Avenue & Harrison Street



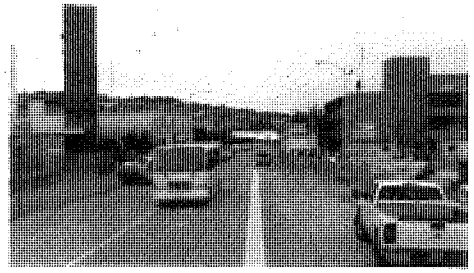


6th Avenue & Thomas Street



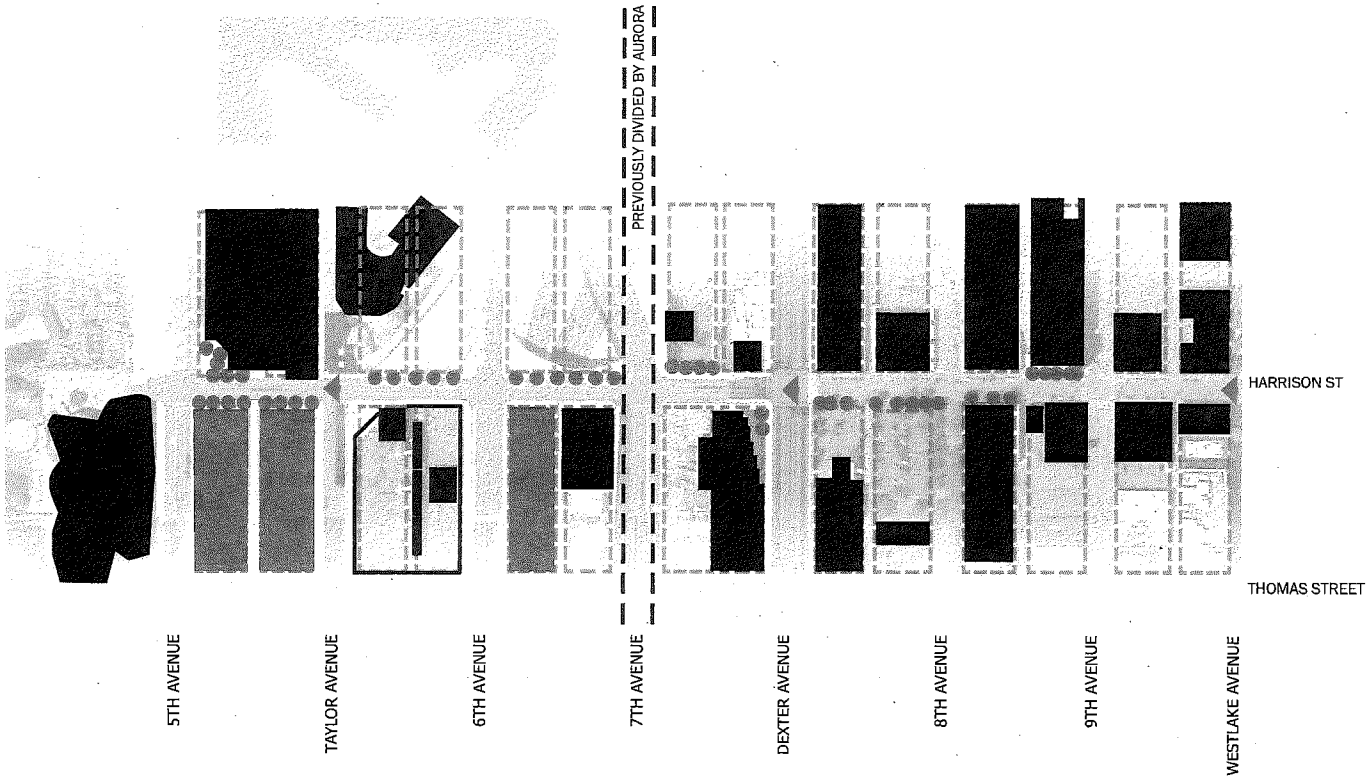


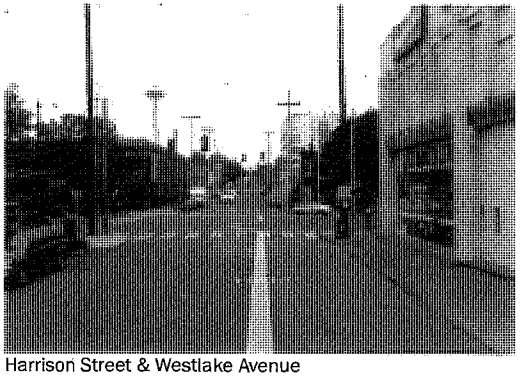
6th Avenue & Denny Way



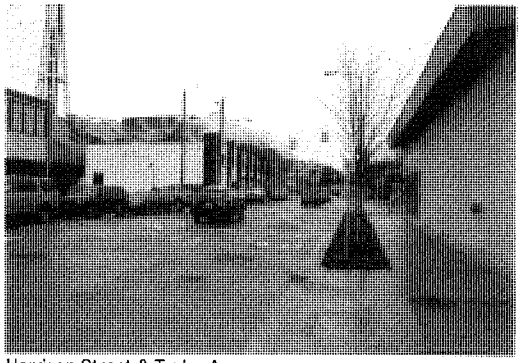
HARRISON STREET EDGE

The reconnected Harrison Street has a rhythm of short blocks divided by alleys

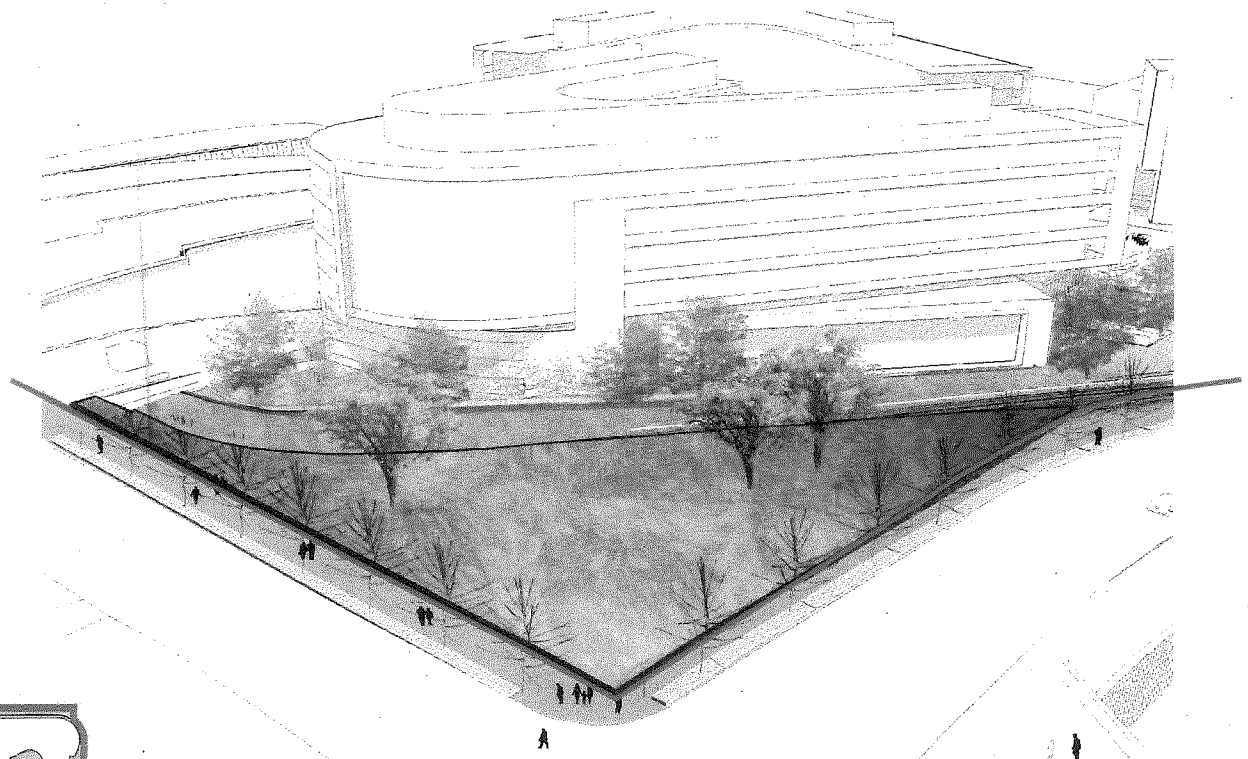


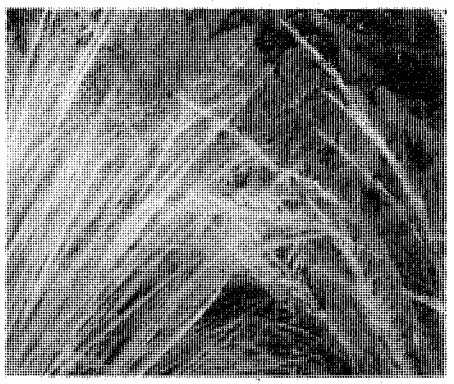

Harrison Street & Westlake Avenue

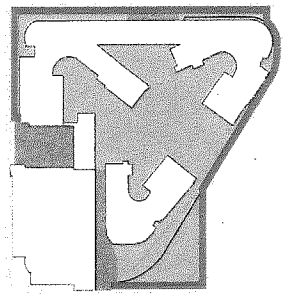
Harrison Street & Dexter Avenue


Harrison Street & Taylor Avenue

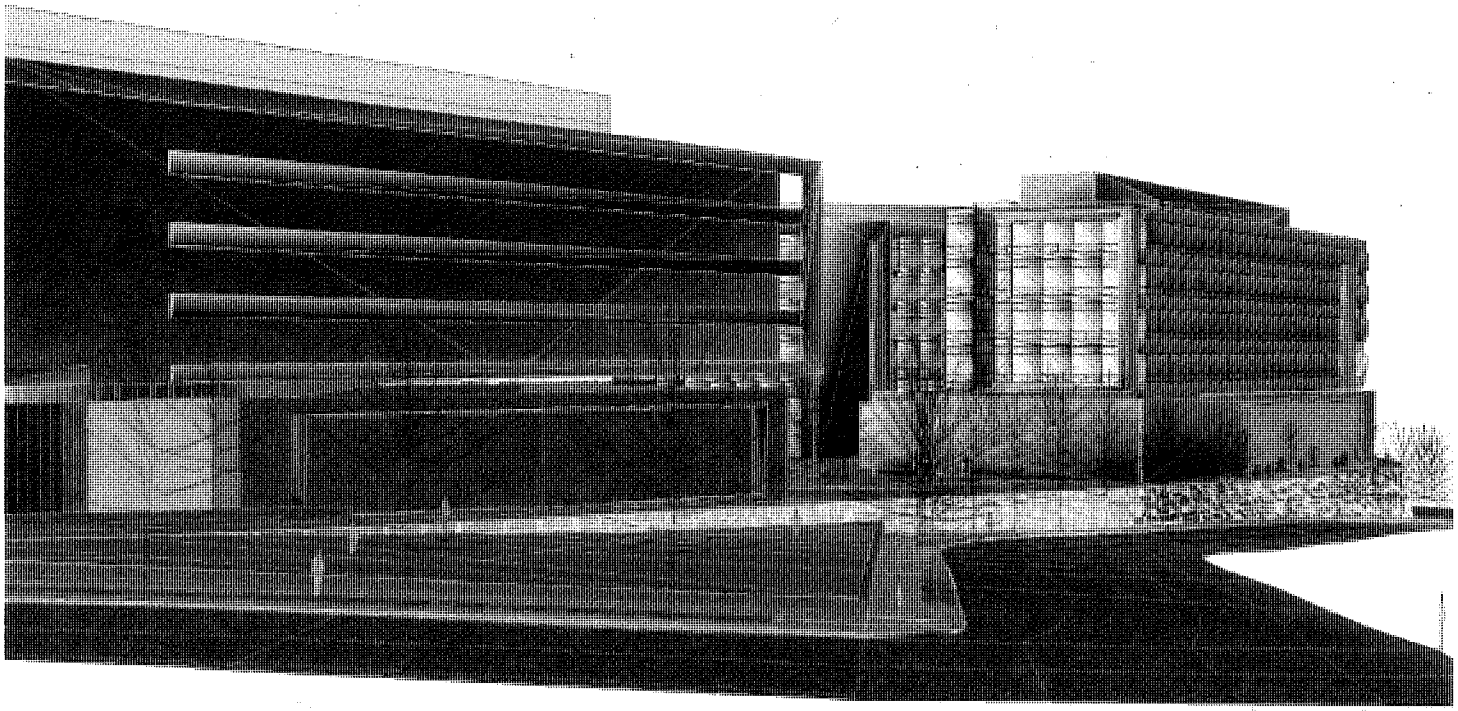
HABITAT GARDEN - CAMPUS

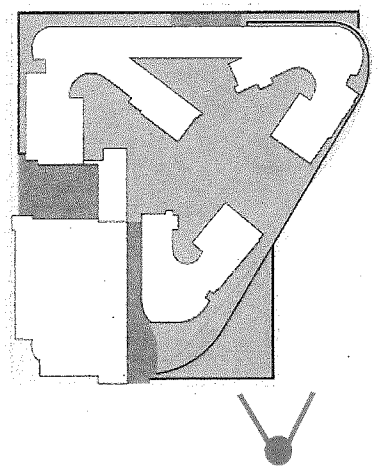




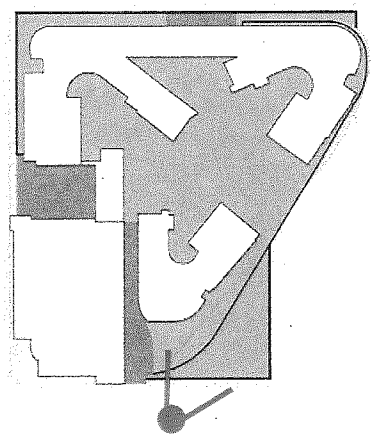


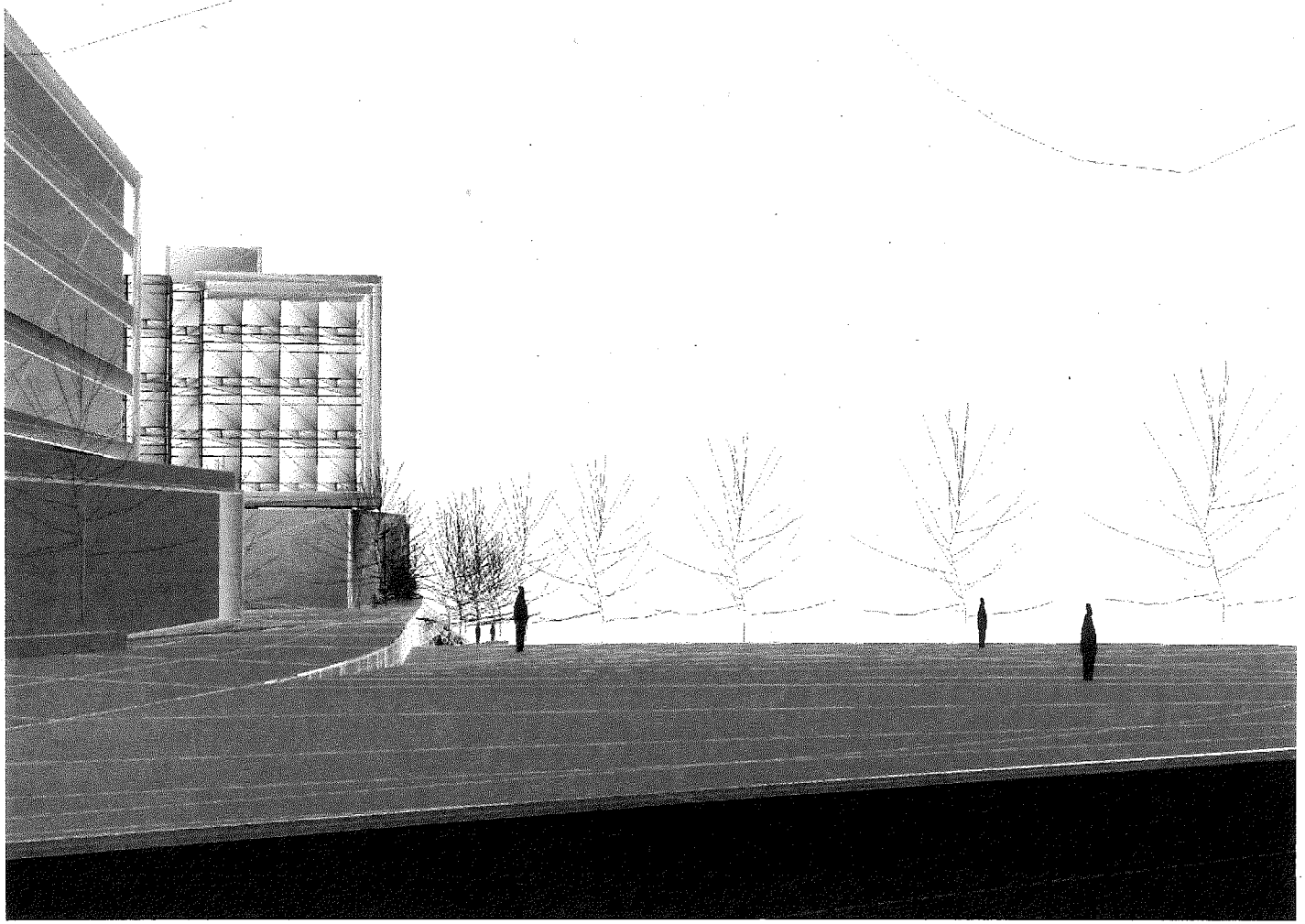
VIEW OF TRIANGLE AND GREEN EDGE FROM HARRISON STREET & 6TH AVENUE





VIEW ACROSS TRIANGLE FROM HARRISON STREET





City of Seattle

Seattle Department of Transportation **Peter Hahn, Director**

MEMORANDUM

DATE: April 24, 2012

TO: Monica Martinez Simmons, City Clerk

FROM: Moira Gray, Seattle Department of Transportation, Street Vacations

SUBJECT: Clerk File for Proposed Broad Street Vacation - Supporting Documents

The Seattle City Council has initiated the vacation process for a portion of Broad Street by Resolution 31374. Attached are supporting documents related to the vacation.

> Proposed Clerk File title: Documents Supporting the Proposed Vacation of a portion of Broad Street between Harrison Street and 6th Avenue North as initiated by Resolution 31374.

Please notify me when you have assigned the clerk file number; 4-8272 or moira.gray@seattle.gov.

Thank you for your assistance.

Attachments

FILED
CITY OF SEATTLE
2012 APR 24 AM 11:43
CITY CLERK

Seattle Municipal Tower, 700 5th Avenue, Suite 3800, PO Box 34996, Seattle, WA 98124-4996
Tel: (206) 684-ROAD Tel: (206) 684-5000 Fax: (206) 684-5180
Web: www.seattle.gov/transportation
An equal opportunity employer. Accommodations for people with disabilities provided on request.

DAS CITY CLERK

Package in Support of Resolution for Vacation of a Portion of Broad Street in the Vicinity of Sixth Avenue North and Harrison Street

04 April 2012

IRIS Holdings, LLC, Petitioner
in Cooperation with Seattle Department of Transportation

Package in Support of Resolution for Vacation of a Portion of Broad Street in the Vicinity of Sixth Avenue North and Harrison Street
Updated 04 April 2012 – Rev 2

Petitioner: IRIS Holdings, LLC.

Background Information:

SDOT is proposing to vacate a portion of Broad Street in the vicinity of the intersection of Sixth Avenue North and Harrison Street to facilitate the extension of Sixth Avenue North to Mercer Street. The extension of Sixth Avenue North is integral to the SDOT Mercer West Project and the Alaskan Way Viaduct Replacement Project (Bored Tunnel Project). The right-of-way property to be vacated is triangular in shape and is referred to as the "Broad Street triangle".

Construction of both the Mercer West Project and the Bored Tunnel Project requires permanent closure of Broad Street between Harrison Street and Dexter Avenue North in the vicinity of Aurora Avenue North. Closure is anticipated in 2014. After that Broad Street will no longer serve a transportation function between Fifth Avenue North and Ninth Avenue North.

The Broad Street triangle right-of-way to be vacated is part of the section of Broad Street that will be closed.

To facilitate the above-noted transportation projects, SDOT needs to acquire land owned by IRIS Holdings, LLC (IRIS). IRIS Holdings, LLC is a wholly-owned entity of the Bill & Melinda Gates Foundation. On 30 November 2010, IRIS and the City of Seattle entered into the Sixth Avenue Extension Agreement that provided for the exchange of the land needed by SDOT to build Sixth Avenue North for the land to be vacated in the Broad Street triangle once the right-of-way vacation is approved.

Legislation authorizing the vacation of the Broad Street triangle land to IRIS in accordance with the Agreement will allow the City to implement the Mercer West Project.

Because IRIS will be receiving the Broad Street triangle property to be vacated (in exchange for IRIS property to be transferred to SDOT), IRIS is considered the "Petitioner" in this action. Both IRIS and SDOT have contributed to the information provided in this package.

Step 1 of Process

1.1. Community notification has been previously completed by SDOT as a part of the Mercer West project and the tunnel project.

1.2. The Bored Tunnel alternative to replace the Alaskan Way Viaduct includes the Mercer West project between Dexter Avenue North and Fifth Avenue North, the Sixth Avenue North extension, and closure of Broad Street between Fifth Avenue North and Ninth Avenue North. Analysis of this alternative is part of the AWVR NEPA FEIS and SEPA EIS, and the Bored Tunnel Project has been approved for construction by FHWA in the Record of Decision. Additional feasibility assessment by SDOT is not required for this vacation process.

property will be vacated. The following statements address the requirement for signatures representing ownership of 2/3 of the property abutting the right-of-way to be vacated:

- IRIS Holdings, LLC. The signature of this property owner is provided above.
- Seattle City Light. SDOT has determined the signature of this property owner is not required.
- Washington State Department of Transportation. SDOT has determined the signature of this property owner is not required.

3.3. Community notification has occurred. SDOT has previously provided information about the Mercer West project to the following community or neighborhood organizations and business groups:

- The Alaskan Way Viaduct Replacement NEPA FEIS and SEPA EIS processes included extensive community notification and input.
- The Mercer West Project planning included two neighborhood "open house" question and discussion sessions that provided information about the closing of Broad Street. Those sessions were held 21 September 2011 and 08 June 2011.
- The North Portal Working Group was established to involve and inform neighborhood stakeholders. Several meetings have been held with this group.
- Other community groups that have been informed during the planning of the Mercer West Project include:
  - Mercer Corridor Stakeholder Committee.
  - Seattle Center Resident Directors.
  - Freight Mobility Advisory Committee.
  - SDOT Freight / Bike / Pedestrian ad hoc committee.
  - Bicycle Advisory Board.
  - Uptown Alliance.
  - Magnolia Community Club.
  - South Lake Union Community Council.
  - Lake Union Opportunity Alliance.
  - Queen Anne Community Council.
  - Pedestrian Advisory Board.
  - Magnolia / Queen Anne District Council.
  - North Seattle Industrial Association.

IRIS does not have a "project" planned for the Broad Street triangle land to be vacated other than landscaping as described in item 3.8 below.

3.4. The "development team" for the "project" is SDOT and its consultants for the Mercer West project and IRIS and its consultants for the landscaping of the Broad Street triangle. Contacts are:

- For SDOT: Eric Tweit, 206-684-8834, eric.tweit@seattle.gov.
- For IRIS: Norma Miller (see item 2.c above for contact information).

3.5. The right-of-way to be vacated is shown in **Exhibit 2**, provided by SDOT.
The legal description for the right-of-way to be vacated is provided in **Exhibit 1**, provided by SDOT.
No title report is required.

The 30 November 2010 agreement between the City of Seattle and IRIS Holdings, LLC a wholly-owned entity of the Bill & Melinda Gates Foundation, establishes the framework for the City to acquire from IRIS the necessary right-of-way, along with other improvements that support the Mercer West Project, for the Sixth Avenue N extension and for the City and IRIS to seek a vacation of the portion of Broad Street adjacent to its facility that will be closed to vehicular traffic.

3.8. The current conditions in the area of the right-of-way to be vacated are:

- The existing Bill & Melinda Gates Foundation office campus (the IRIS property) borders the right-of way to the northwest.
- The Seattle City Light Broad Street substation is located to the south.
- The site of the future north portal of the bored tunnel and Aurora Avenue North and are located to the east.
- The property farther to the southeast is the site of the future tunnel ventilation building. This property does not abut the right-of-way to be vacated.
- The area farther to the southwest is occupied by small office buildings and small entertainment businesses. These properties do not abut the right-of-way to be vacated.

IRIS does not have a "project" planned for the right-of-way property to be vacated other than to install landscaping and related site elements similar to those at other landscaped areas of the existing Bill & Melinda Gates Foundation campus. The effect will be an expansion and extension of existing landscaping surrounding the office campus. No building development or parking is planned on the property to be vacated. There are existing public and private utilities that will remain on the property that significantly impact the use of the property for any possible future building development. Public and private utility modifications are currently being completed to transition overhead electrical utilities to underground. Emergency and service vehicles will occasionally transit across the property to provide access between an existing campus driveway on Harrison Street and the central courtyard of the existing office campus. This is to replace existing access from a roadway that is being removed by SDOT and WSDOT as a part of the Mercer West, Sixth Avenue extension and Bored Tunnel road projects in the area. The new vehicle access path will appear as landscaping. No new street access driveways are required or planned.

3.9. There are no other land use actions proposed by IRIS as the result of this vacation of right-of-way.

3.10. The SDOT project transportation impacts associated with this right-of-way vacation are described in item 3.7 above. IRIS does not plan any transportation entry or exit driveways at the vacated property and there are no planned uses of the property that would impact transportation in the area. All required traffic analysis and environmental analysis associated with the future SDOT and WSDOT projects and the existing IRIS campus has been completed.

3.11. All actions associated with the utilities in the right-of-way to be vacated have been fully identified and coordinated with the utility service providers. All required planning, design and permitting work has been completed. All physical utility modification work is either completed or is currently in the process of being completed. Easements for utilities will be required at the property being vacated and arrangements for those easements are currently being made. The primary utility service provider is Seattle City Light. The contact at City Light is Michael Clark, 206-233-3776,

part of the Bored Tunnel Project. Trees might not fit within the available space without the widening.

- On-Site and Off-Site Campus Perimeter Landscaping Enhancements: IRIS will also upgrade the landscaping in the public rights-of-way between the street and the sidewalk along the west side of Sixth Avenue North and the north side of Harrison Street adjacent to the Broad Street triangle property being vacated. The landscaping will match the IRIS campus level of landscape development, a substantially higher quality than the WSDOT or SDOT standard. Street trees and prepared planting areas with topsoil will be provided by WSDOT or SDOT as a part of the street construction plans. Irrigation and low plants will be provided and maintained by IRIS long term. To improve sustainability, the IRIS irrigation system uses only harvested rainwater or reclaimed water, not City utility water.
- Off-Site Transportation and Street Contributions: In addition, there is considerable public benefit resulting from the contributions IRIS is making to support the SDOT and WSDOT transportation improvement projects in the area as a part of the existing Sixth Avenue Extension Agreement between IRIS and SDOT. These contributions are expected to exceed the exchange value of the Broad Street triangle being vacated. The contributions significantly reduce the City's costs and are allowing the Sixth Avenue extension to be designed as a graceful and open street with a full measure of street landscaping. The IRIS contributions will also result in relocating an extensive network of high, medium and low voltage overhead power lines to underground, eliminating a significant visual blight in the area.

3.14. Public benefit matrix:

- Zoning designation: Commercial (NC 3-85).
- Street classification: Principle Arterial.
- Assessed value of adjacent property:
  - Parcel 1988201155 (Iris campus) appraised land = $87,923,900, appraised improvements = $285,532,500, total = $370,456,400.
  - Parcel 1991200405 (City Light substation) appraised land = $17,412,500, appraised improvements = $221,600, total = $17,634,100.
  - Parcel 1988201090 (WSDOT SR 99 & tunnel portal) appraised land = $12,846,200, appraised improvements = $0, total = $12,846,200.
  - The 30 November 2010 Sixth Avenue Extension Agreement between the City and IRIS states there is to be no monetary consideration for the exchange of the IRIS property for the City right-of-way property to be vacated.
- Lease rates in the general vicinity for similar projects: Zero (landscaping and SDOT roadways).
- Size of project: No building area; landscape and related site elements only.
- Size of area to be vacated: 37,415 square feet.
- Contribution of the vacated area to the development potential of the site: Net gain in IRIS property area is 11,624 square feet (vacated area of 37,415 sf less 25,791 sf of land being transferred to SDOT as the result of the Sixth Avenue Extension Agreement.) The change in property area is not being used to increase development on the site. As discussed in items 3.8, 3.11 and 3.12, the utility easements effectively reduce the development potential of the property being vacated. Please refer to **Exhibit 6** which shows the overall IRIS property, the right-of-way area to be vacated and the IRIS property area to be acquired by / transferred to SDOT for the extension of Sixth Avenue North.

3.23. Nothing associated with this right-of-way vacation requires action by the Design Review Board.

3.24. IRIS Holdings, LLC is a wholly-owned entity of the Bill & Melinda Gates Foundation. The vacated right-of-way property will be added to the office campus the Foundation occupies. Those facilities currently accommodate about 1,100 employees. The vacation of the Broad Street triangle right-of-way will not affect the number of employees or the future growth of the organization.

3.25. SDOT needs to obtain access rights to construct the extension of Sixth Avenue North on property currently owned by IRIS that is to be transferred to SDOT as described in the Sixth Avenue Extension Agreement. That needs to happen by July 2012 to comply with the requirements of the federal government funding for the Mercer West transportation project. Substantial progress toward vacating the Broad Street triangle right-of-way by that date will facilitate the necessary access right agreement between the City and IRIS.

The schedule for completion of the landscape improvements on the vacated property will be determined mostly by the schedule for various related transportation projects in the area. Under the terms of the Sixth Avenue Extension Agreement, SDOT is to provide certain demolition, grading and other work to prepare the property. That work cannot proceed immediately and Broad Street will not be closed until 2014. WSDOT has requested that IRIS allow its contractor(s) to use most of the Broad Street triangle property as a construction lay-down area in order to minimize construction impacts on the neighborhood. The WSDOT Bored Tunnel and the related Sixth Ave North and Harrison Street construction is scheduled for completion in 2016. Based on those schedules, IRIS anticipates that the landscape improvements will not be completed until sometime in 2017.

Exhibit List:

- Exhibit 1: Legal description of the right-of-way to be vacated
- Exhibit 2: Map of the right-of-way to be vacated
- Exhibit 3: Plat map for the site of the right-of-way to be vacated
- Exhibit 4: Design for the IRIS landscape improvements on the vacated property
- Exhibit 5: Context photos, maps and drawings
- Exhibit 6: Map of IRIS property, area to be vacated and area being acquired

Process notes:

- Two copies of all documents plus an electronic copy on disc are provided.
- The filing fee in the form of a $450 check payable to the City of Seattle Department of Finance is provided.

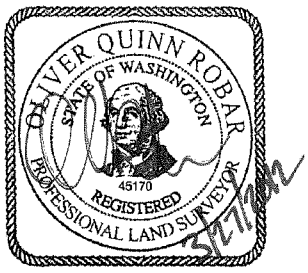
VACATION DESCRIPTION

THAT PORTION OF BROAD STREET, 6TH AVENUE NORTH, AND CONDEMNATION ORDINANCE NO. 84452 DESCRIBED AS BEING THE LAND WHICH FALLS NORTH AND WEST OF THE FOLLOWING LINE;

THE TRUE POINT OF BEGINNING BEING A POINT OF THE NORTH MARGIN OF CONDEMNATION ORDINANCE NO. 84452, SAID POINT BEARS NORTH 01°34'55" WEST, A DISTANCE OF 35.23 FEET FROM A MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF HARRISON STREET AND TAYLOR AVENUE NORTH;
THENCE SOUTH 88°33'54" EAST, A DISTANCE OF 276.74 FEET TO A POINT WHICH BEARS NORTH 52°00'43" WEST, A DISTANCE OF 58.81 FEET FROM A MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF HARRISON STREET AND 6TH AVENUE NORTH;
THENCE NORTH 33°22'25" EAST, A DISTANCE OF 21.25 FEET TO A POINT WHICH BEARS NORTH 32°43'26" WEST, A DISTANCE OF 64.12 FEET FROM SAID MONUMENT AT HARRISON STREET AND 6TH AVENUE NORTH;
THENCE NORTH 01°28'09" EAST, A DISTANCE OF 172.50 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 369.00 FEET, CONCAVE TO THE EAST, WHICH CENTER BEARS SOUTH 88°31'51" EAST;
THENCE ALONG SAID CURVE A DISTANCE OF 137.34 FEET AND THROUGH A CENTRAL ANGLE OF 21°19'32" TO A POINT OF THE NORTHWESTERLY MARGIN OF CONDEMNATION ORDINANCE NO. 84452, SAID POINT BEARS NORTH 04°05'17" WEST FROM A MONUMENT AT THE INTERSECTION OF BROAD STREET AND 6TH AVENUE NORTH, SAID POINT ALSO BEING THE TERMINUS OF THIS DESCRIBED LINE;

CONTAINING AN AREA OF 37,469 SQFT AND/OR 0.8602 ACRES, MORE OR LESS;

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON STATE



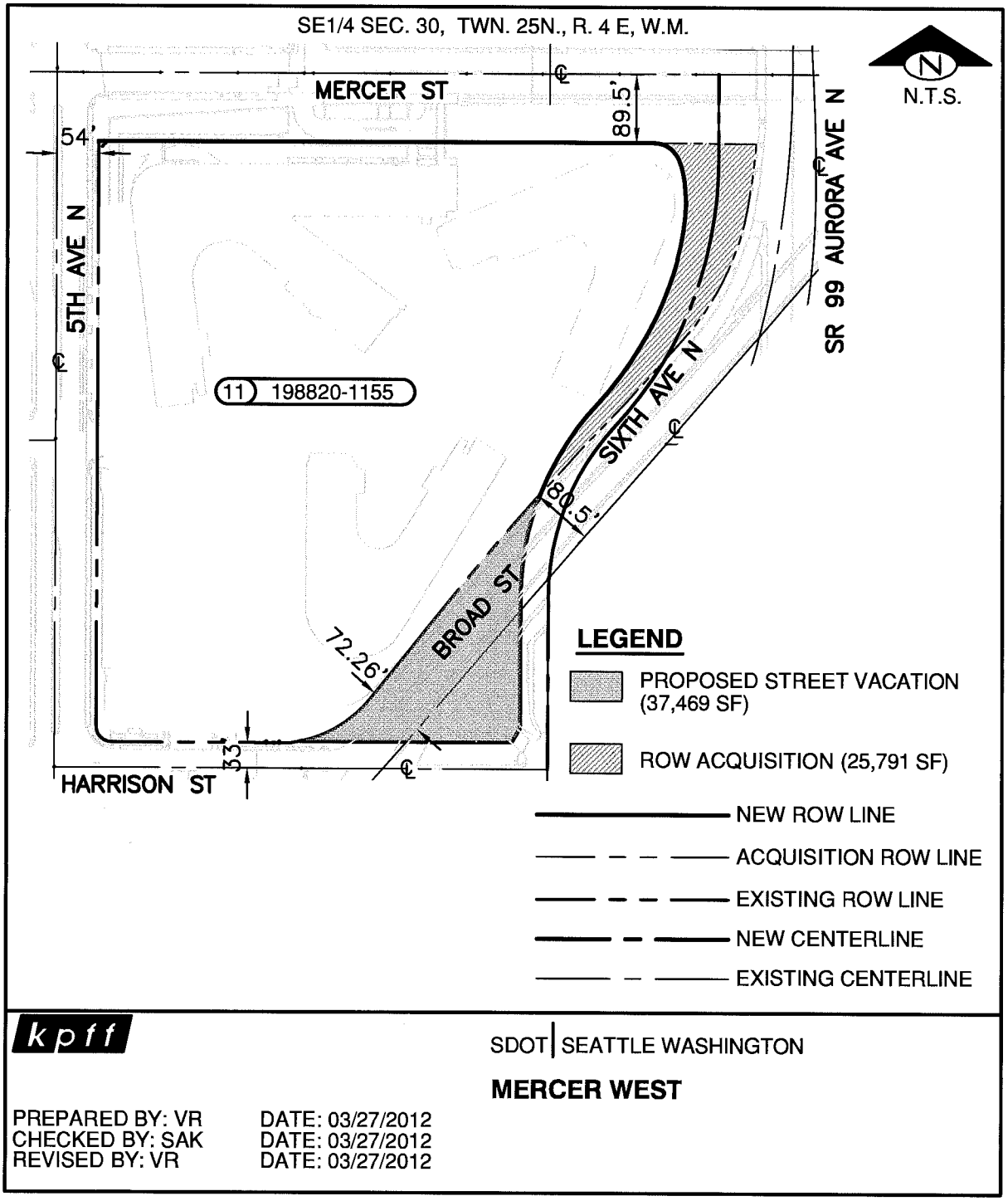
KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.08
MARCH 27, 2012

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
(206) 323-4144

Exhibit 2
Exhibit 6

EXHIBIT A

PROPOSED STREET VACATION AREA



kpff

SDOT | SEATTLE WASHINGTON

MERCER WEST

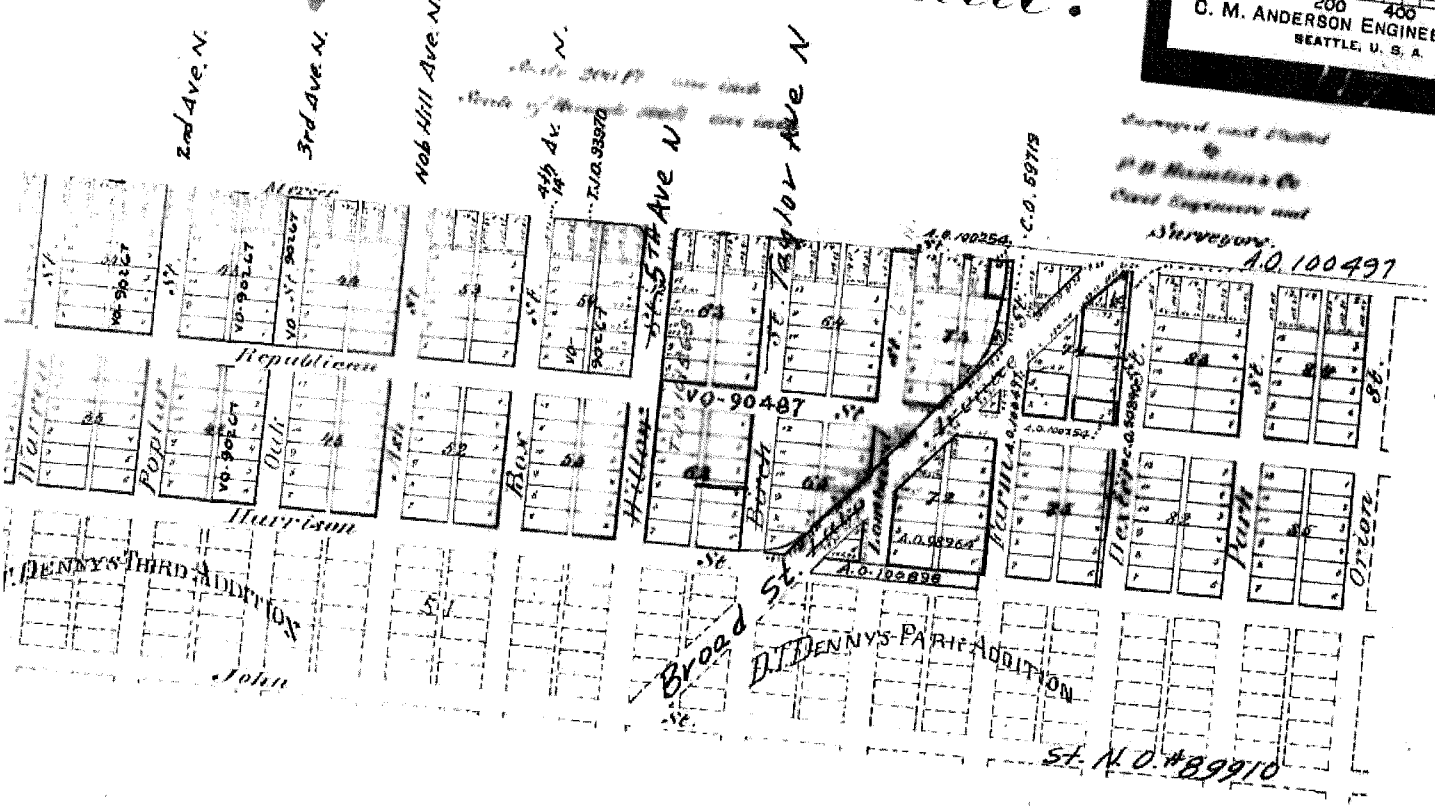
PREPARED BY: VR DATE: 03/27/2012
CHECKED BY: SAK DATE: 03/27/2012
REVISED BY: VR DATE: 03/27/2012

110159-P-EXHB-RWAY-11B2

Exhibit 3

MAP OF D.T. DENNY'S HOME ADDITION To the City of Seattle.

PERFECT PHOTO-RECORDS
Vol. 3 of PLATS Page [redacted]
KING COUNTY, WASHINGTON.
SCALE
0 200 400 600
C. M. ANDERSON ENGINEERING CO.
SEATTLE, U. S. A.



...edgment.

...ss.

...rsonally appear
...public in and for
...is 16th day of April
...nd Louisa Denny
...wn to be the per-
...ames to the ded
...

Dedication.

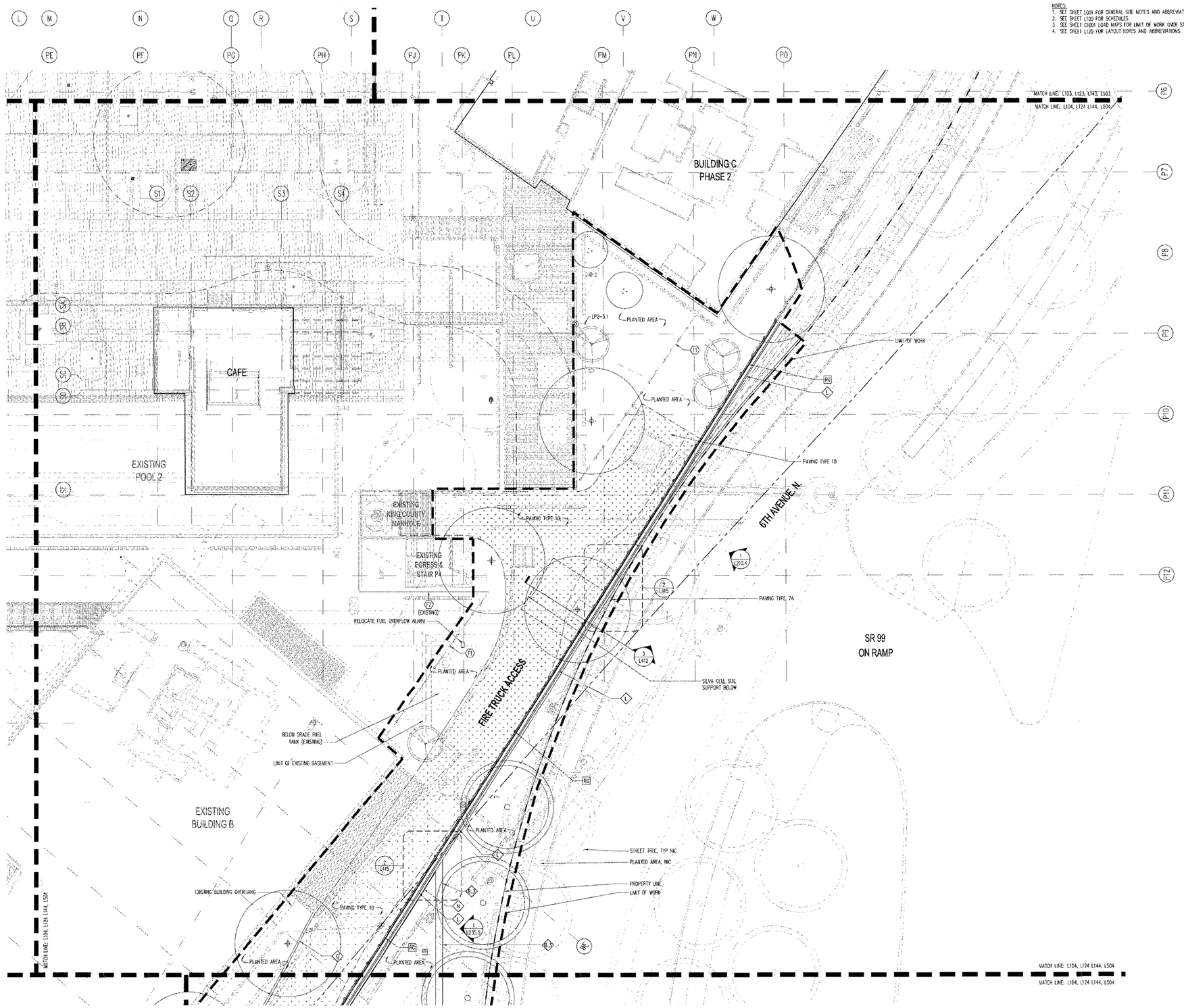
Know all men by these presents that we D.T. Denny and Louisa Denny, wife of D.T. Denny owners of this D.T. Denny's Home Addition to the City of Seattle herby declare this plat and hereby dedicate to the use of the public forever all the avenues, streets and alleys ...

Explanation.

This D.T. Denny's Home Addition to the City of Seattle, comprises portions of the Donation Claims of D.T. Denny and Louisa Denny. It is situated in section Thirty (30) of Tp. 25 N. R. 4 E. W.M. and is an extension of additions heretofore platted by D.T. Denny. The Initial point of this plat is the south-west corner of block fifty five (55) which is thirty three (33) feet north of and thirty three (33) feet east of the ...

Exhibit 4
1 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET CH001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE
4. SEE SHEET L120 FOR LAYOUT NOTES AND ABBREVIATIONS.



1 LANDSCAPE MATERIALS PLAN - SECTOR 4 - STAGE 4

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

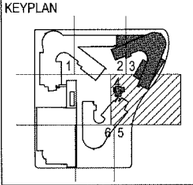
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



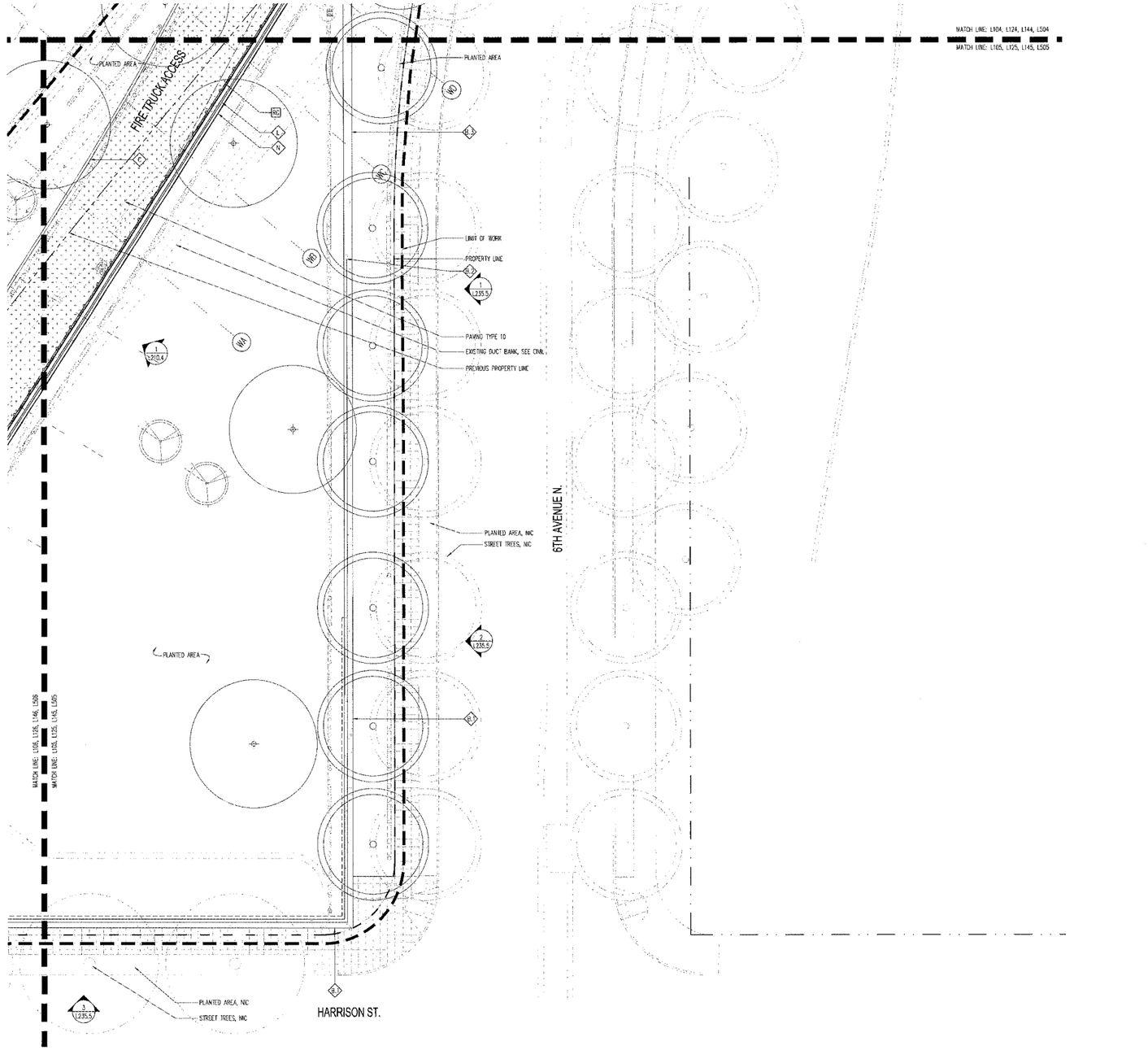
DRAWN BY:	PROJ. ARCH.:
DATE: 02/29/12	PROJ. NO: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG:
LANDSCAPE MATERIALS PLAN - SECTOR 4 - STAGE 5

PHASE 2 DRAWING NUMBER:
L104.5

Exhibit 4
2 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE



1 LANDSCAPE MATERIALS PLAN - SECTOR 4 - STAGE 4

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
233 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

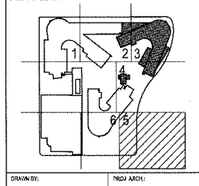
FOR PERMIT SUBMITTAL

STATE OF WASHINGTON
JENNIFER LYNNE MACK
LANDSCAPE ARCHITECT
COMPANY NO. 911

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



DRAWN BY:	PM/DA ARCH:
DATE: 02/29/12	PROJ NO.: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

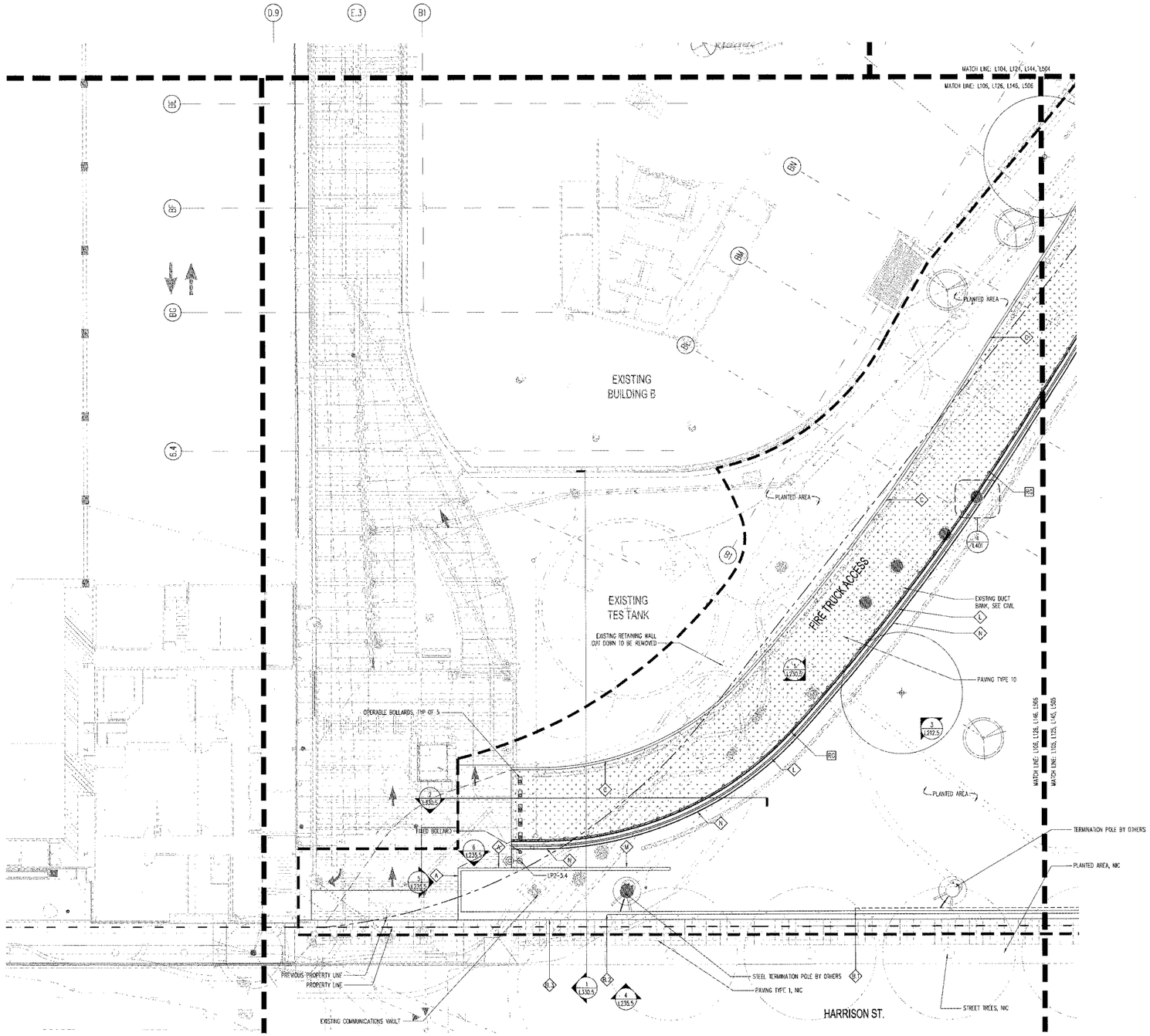
DWG.

LANDSCAPE MATERIALS PLAN - SECTOR 5 - STAGE 5

PHASE 2 DRAWING NUMBER:
L105.5

Exhibit 4
3 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C100X LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE



1 LANDSCAPE MATERIALS PLAN - SECTOR 4 - STAGE 4

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1001 Alaskan Way
Seattle, WA 98101

ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 9665

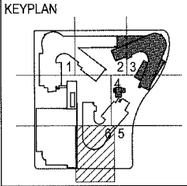
FOR PERMIT SUBMITTAL

JENNIFER HARMON
STATE OF WASHINGTON
LANDSCAPE ARCHITECT

ISSUE

MARK	DATE	DESCRIPTION
		-

KEYPLAN



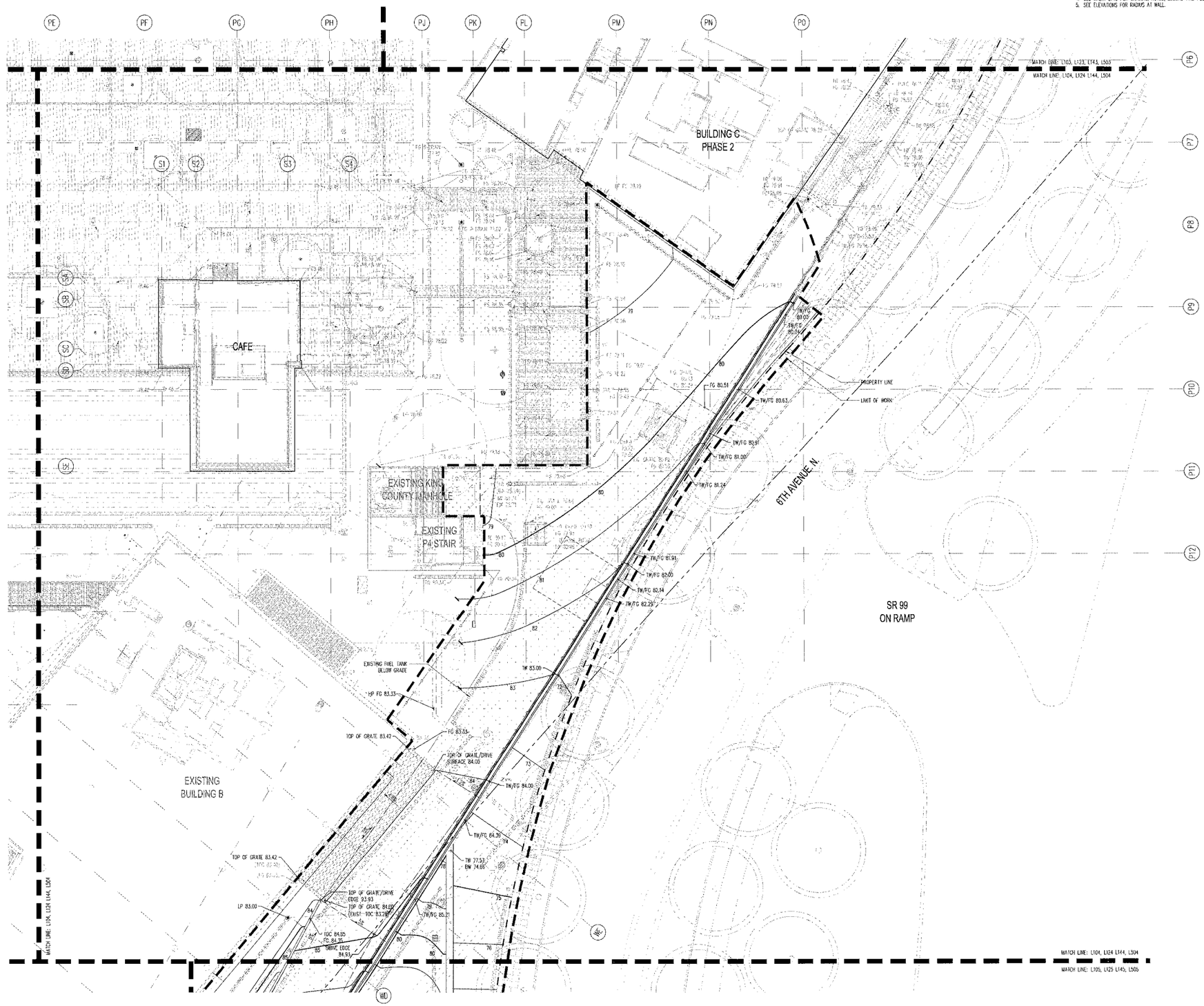
DRAWN BY:	PROJ. ARCH:
DATE: 02/29/12	PROJ. NO.: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG:
LANDSCAPE MATERIALS PLAN - SECTOR 6 - STAGE 5

PHASE 2 DRAWING NUMBER:
L106.5

Exhibit 4
4 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C100R LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L140 FOR GRADING, NOTES, LEGEND AND ABBREVIATIONS.
5. SEE ELEVATIONS FOR RADIUS AT WALL.



1 PLAN - SECTOR 4 LANDSCAPE GRADING PLAN - STAGE 5

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

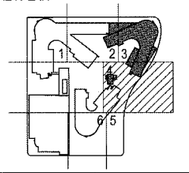
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR CERTIFICATE SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



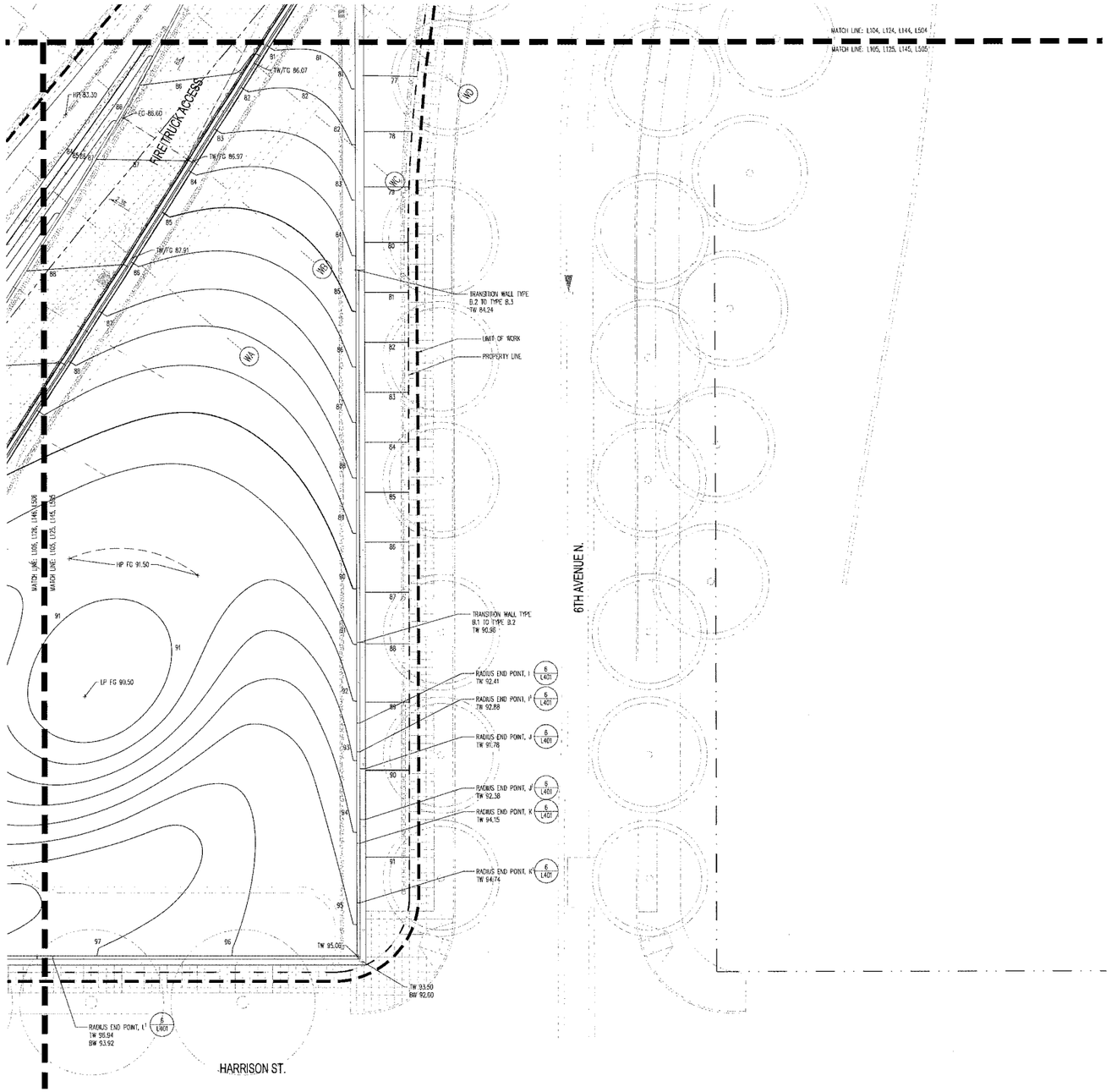
DRAWN BY:	PROJ ARCH.:
DATE: 02/29/12	PROJ. NO.: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
LANDSCAPE GRADING PLAN - SECTOR 4 - STAGE 5

PHASE 2 DRAWING NUMBER:
L144.5

Exhibit 4
5 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L109 FOR SCHEDULES.
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L140 FOR GRADING NOTES, LEGEND AND ABBREVIATIONS.
5. SEE ELEVATIONS FOR RADIUS AT TOP OF WALL.



1 PLAN - SECTOR 5 LANDSCAPE GRADING PLAN - STAGE 5

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

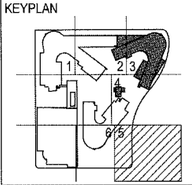
GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE		
MARK	DATE	DESCRIPTION

KEYPLAN



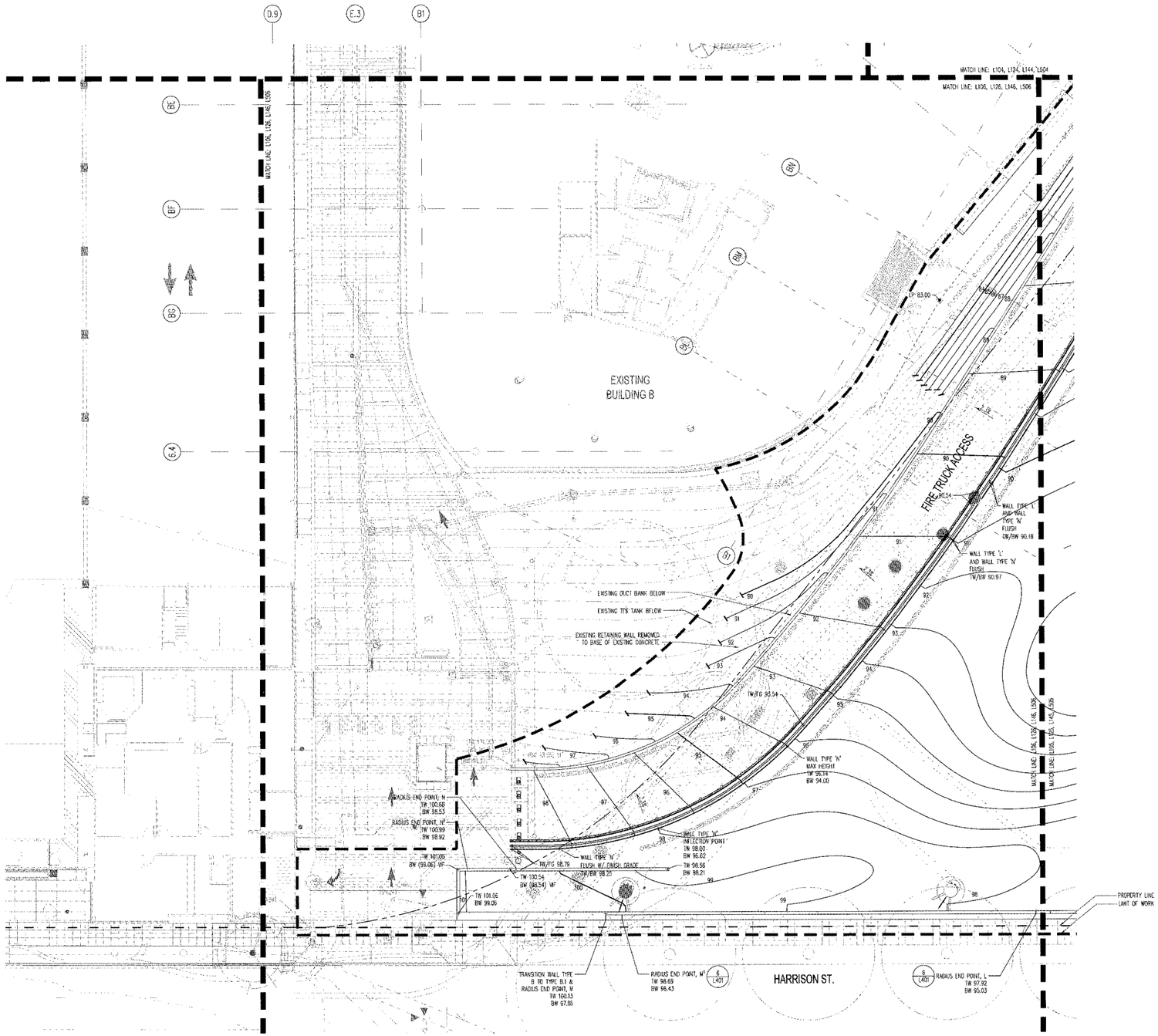
DRAWN BY:	PROJ ARCH:
DATE: 02/29/12	PROJ. NO.: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
LANDSCAPE GRADING PLAN - SECTOR 5 - STAGE 5

PHASE 2 DRAWING NUMBER:
L145.5

Exhibit 4
6 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L140 FOR GRADING, NOTES, LEGEND AND ABBREVIATIONS.
5. SEE ELEVATIONS FOR RADIUS AT TOP OF WALL.



1 PLAN - SECTOR 6 LANDSCAPE GRADING PLAN - STAGE 5

SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

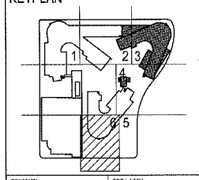
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



DRAWN BY:	PROJ. ARCH:
DATE: 02/29/12	PROJ. NO.: 25268.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
LANDSCAPE GRADING PLAN - SECTOR 6 - STAGE 5

PHASE 2 DRAWING NUMBER:
L146.5

TREE PLANTING SCHEDULE, STAGE 5

TREE KEY	QTY	SPACING	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	NOTES
CAMPUS TREES							
	10	AS SHOWN	4"-6" CAL MIN.	ACER MACROPHYLLUM	BIG LEAF MAPLE	B&B	SHADE TREE
	9	AS SHOWN	8' HT MIN.	AMELANCHIER ALNIFOLIA	WESTERN SERVICE BERRY	B&B	MULTI-STEMMED
S	2	AS SHOWN	12' HT MIN.	ACER CIRCINATUM	VINE MAPLE	B&B	MULTI-STEMMED, SPECIMEN
STREET TREES (NIC)							
		AS SHOWN	5 1/2" CAL MIN.	ULMUS PARVIFLORA 'EMER II'	ALEE ELM	B&B	SINGLE STEM

PLANTING SCHEDULE, STAGE 5

ZONE	TOTAL AREA	TYPE	QTY.	BOTANICAL NAME	COMMON NAME	PLANT HEIGHT	SIZE	SPACING	NOTES	DROUGHT TOLERANT
B07-3	3582 SF	SHRUB	92	MAHONIA AQUIFOLIUM	OREGON GRAPE	3'-0"	#5	3'-0" O.C.	AT 1/5 OF AREA	
			276	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	3'-0"	#5	3'-0" O.C.	AT 3/5 OF AREA	
			92	ROSA NUTKANA	NOOTKA ROSE	36" MIN. 4 CANES	#5	3'-0" O.C.	AT 1/5 OF AREA	
		G.C.	860	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			860	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			860	SEDUM ALBUM	WHITE STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B08	1266 SF	SHRUB	182	POLYSTICHUM MUNITUM	WESTERN SHORD FERN	1'-0" TO 1'-6"	#3	3'-0" O.C.	FULL BED	
		G.C.	456	GAULTHERIA SHALLON	SALAL	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			456	VANCOUVERIA HEXANDRA	INSIDE-OUT FLOWER	0'-3"	#1	1'-0" O.C.	AT 1/2 OF AREA	
B09	3019 SF	SHRUB	387	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	3'-0"	#5	3'-0" O.C.	AT 1/2 OF AREA	
			1162	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN MAIDEN GRASS	1'-0"	#3	1'-6" O.C.	AT 1/2 OF AREA	
		G.C.	338	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			338	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			338	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B10	2377 SF	SHRUB	153	ROSA NUTKANA	NOOTKA ROSE	36" MIN. 4 CANES	#5	3'-0" O.C.	AT 1/2 OF AREA	
			153	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1'-0"	#5	3'-0" O.C.	AT 1/2 OF AREA	
		G.C.	571	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	YES
			571	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			571	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B11	2277 SF	SHRUB	146	ROSA NUTKANA	NOOTKA ROSE	36" MIN. 4 CANES	#5	3'-0" O.C.	AT 1/2 OF AREA	
			146	MAHONIA AQUIFOLIUM	OREGON GRAPE	3'-0"	#5	3'-0" O.C.	AT 1/2 OF AREA	
		G.C.	547	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	YES
			547	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			547	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B12	10,761 SF	SHRUB	710	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	3'-0"	#5	3'-6" O.C.	AT 7/10 OF AREA	
			305	RIBES SANGUINEUM 'POKEY'S PINK'	POKEY'S PINK RED FLOWERING CURRENT	3'-0"	#5	3'-6" O.C.	AT 3/10 OF AREA	
		G.C.	2705	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			2705	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			2705	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B13	5579 SF	SHRUB	645	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	3'-0"	#5	2'-0" O.C.	AT 2/5 OF AREA	
			247	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCK ORANGE	3'-0"	#5	4'-0" O.C.	AT 3/5 OF AREA	
		G.C.	1924	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			1924	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/2 OF AREA	
		S.A.	6442	CAMASSIA QUAMASH	SMALL CAMAS	0'-2"	BULB TOP GRADE	1'-0" O.C.	FULL BED	
B14	1917 SF	SHRUB	984	JUNCUS EFFUSUS	SOFT RUSH	0'-6"	#3	1'-6" O.C.	FULL BED	
			246	CORNUS SYMLORAFLERA 'ARCTIC FIRE'	ARCTIC FIRE RED OSIER DOGWOOD	1'-6"	#3	3'-0" O.C.	FIELD LOCATED BY LANDSCAPE ARCHITECT	
		G.C.	186	FRAGARIA VESCA	WOODLAND STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			186	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
B15	2500 SF	SHRUB	161	ROSA NUTKANA	NOOTKA ROSE	36" MIN. 4 CANES	#5	3'-0" O.C.	AT 1/2 OF AREA	
			161	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3'-0"	#5	3'-0" O.C.	AT 1/2 OF AREA	
		G.C.	600	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	YES
			600	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			600	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	

NOTES:
1. CONTRACTOR TO REVIEW AND VERIFY ALL PLANT QUALITIES BASED ON AS-BUILT CONDITIONS AND DESIGN SPACING. QUANTITIES NOTED ARE FOR CONVENIENCE ONLY.
2. PLANTS LISTED AS DROUGHT TOLERANT ARE EITHER DEFINED BY SEATTLE GREEN FACTOR PLANT LIST OR ARE DESCRIBED IN THE FOLLOWING RESOURCES: KING COUNTY NATIVE PLANT GUIDE, USDA NATURAL RESOURCE CONSERVATION SERVICE, NC STATE UNIVERSITY DEPT OF HORTICULTURE PLANT DATABASE AND MICHIGAN STATE UNIVERSITY GREEN ROOF RESEARCH PROGRAM.
3. AT LEAST 25% OF PLANTINGS ARE DROUGHT TOLERANT.

PLANTING SCHEDULE, STAGE 5, CONT.

ZONE	TOTAL AREA	TYPE	QTY.	BOTANICAL NAME	COMMON NAME	PLANT HEIGHT	SIZE	SPACING	NOTES	DROUGHT TOLERANT
B16	2677 SF	SHRUB	885	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1'-0"	#2	1'-6" O.C.	AT 3/5 OF AREA	
			148	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3'-0"	#5	3'-0" O.C.	AT 2/5 OF AREA	
		G.C.	470	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			470	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			470	SEDUM DIVERGENS	PACIFIC STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
B17	505 SF	SHRUB	65	ROSA NUTKANA	NOOTKA ROSE	36" MIN. 4 CANES	12" MIN. DIA. BALL	3'-0" O.C.	FULL BED	
		G.C.	122	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	YES
			122	SEDUM OREGANUM	OREGON STONECROP	2" TO 4"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			122	SEDUM DIVERGENS	PACIFIC STONECROP	2" TO 4"	#1	1'-0" O.C.	AT 1/3 OF AREA	
C05-3	1086 SF	SHRUB	112	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1'-0"	#5	3'-0" O.C.	AT 4/5 OF AREA	
			28	CORNUS SYLONIDERA 'ARCTIC FIRE'	ARCTIC FIRE RED OSIER DOGWOOD	3'-0"	#3	3'-0"	AT 1/5 OF AREA, FIELD LOCATED BY LANDSCAPE ARCHITECT	
		G.C.	235	VIOLA ADUNCA	EARLY BLUE VIOLET	0'-3"	#1	1'-0"	1/3 OF BED AREA	
			524	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0"	2/3 OF BED AREA	
		S.A.	1254	CAMASSIA QUAMASH	SMALL CAMAS	N/A	BULB TOP GRADE	1'-0" O.C.	FULL BED	
C01-2	11672 SF	G.C.		TURF	TURF				SEE SPEC.	
C07	450 SF	G.C.	174	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			174	SEDUM ALBUM	WHITE STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	YES
			174	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
S01	1560 SF	SHRUB	450	ILEX CRENATA 'HELLERI'	HELLERI JAPANESE BOXWOOD	1'-0"	#3	2'-0"	FULL BED	
		G.C.	437	AJUGA REPTANS	COMMON BUGLEWEED	0'-3"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			437	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
S02	1703 SF	SHRUB	218	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1'-0"	#3	3'-0"	FULL BED	
		G.C.	614	AJUGA REPTANS	COMMON BUGLEWEED	0'-3"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			614	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
S03	1038 SF	SHRUB	533	ROSA 'DWARF PAVEMENT'	DWARF PAVEMENT ROSE	1'-0"	#3	1'-6"	FULL BED	
		G.C.	174	AJUGA REPTANS	COMMON BUGLEWEED	3" TO 6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			174	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
W09	114 SF	G.C.	44	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			44	SAXIFRAGA CAESPITOSA	TUFTED SAXIFRAGE	0-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			44	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
W10	87 SF	G.C.	34	ARMERIA MARITIMA	THRIFT	0'-6"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			34	SEDUM OREGANUM	OREGON STONECROP	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
			34	SAXIFRAGA CAESPITOSA	TUFTED SAXIFRAGE	0'-2"	#1	1'-0" O.C.	AT 1/3 OF AREA	
W11	149 SF	G.C.	86	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	
			86	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	0'-6"	#1	1'-0" O.C.	AT 1/2 OF AREA	YES
		SEED		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY				QUANTITY AND BID TBD	
W12	175 SF	G.C.	41	OPUNTIA FRAGILIS	BRITTLE PRICKLY-PEAR CACTUS	0'-2"	#1	1'-0" O.C.	AT 1/5 OF AREA	
			81	SEDUM ALBUM	WHITE STONECROP	0'-2"	#1	1'-0" O.C.	AT 2/5 OF AREA	YES
			81	SEDUM SPATHULIFOLIUM	BROAD-LEAVED STONECROP	0'-2"	#1	1'-0" O.C.	AT 2/5 OF AREA	

TOTAL AREA DROUGHT TOLERANT PLANTING FOR STAGE 5 IS 26%

Exhibit A
7 of 10

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

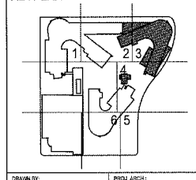
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9574
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



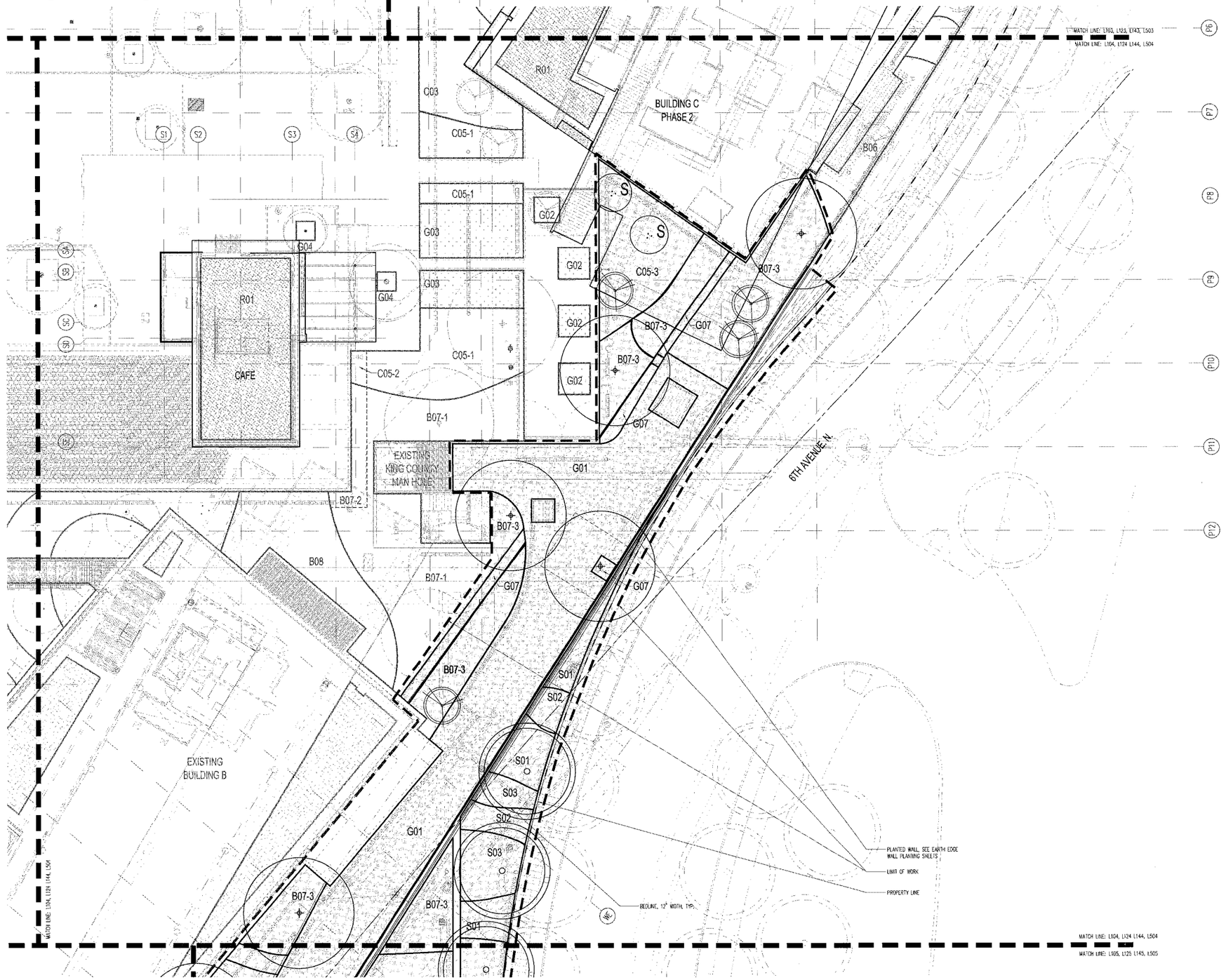
DRAWN BY:	PROJ ARCH:
DATE: 02/29/12	PROJ. NO.: 25256.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
PLANTING SCHEDULE - STAGE 5

PHASE 2 DRAWING NUMBER:
L500.5

Exhibit 4
8 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L200.5 FOR PLANT SCHEDULE.



1 PLAN - PLANTING PLAN - SECTOR 4
SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1301 Alaskan Way
Seattle, WA 98101

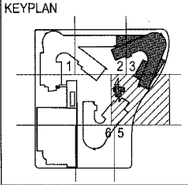
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T| 206 749 9674
F| 206 749 0865

FOR PERMIT SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION

KEYPLAN



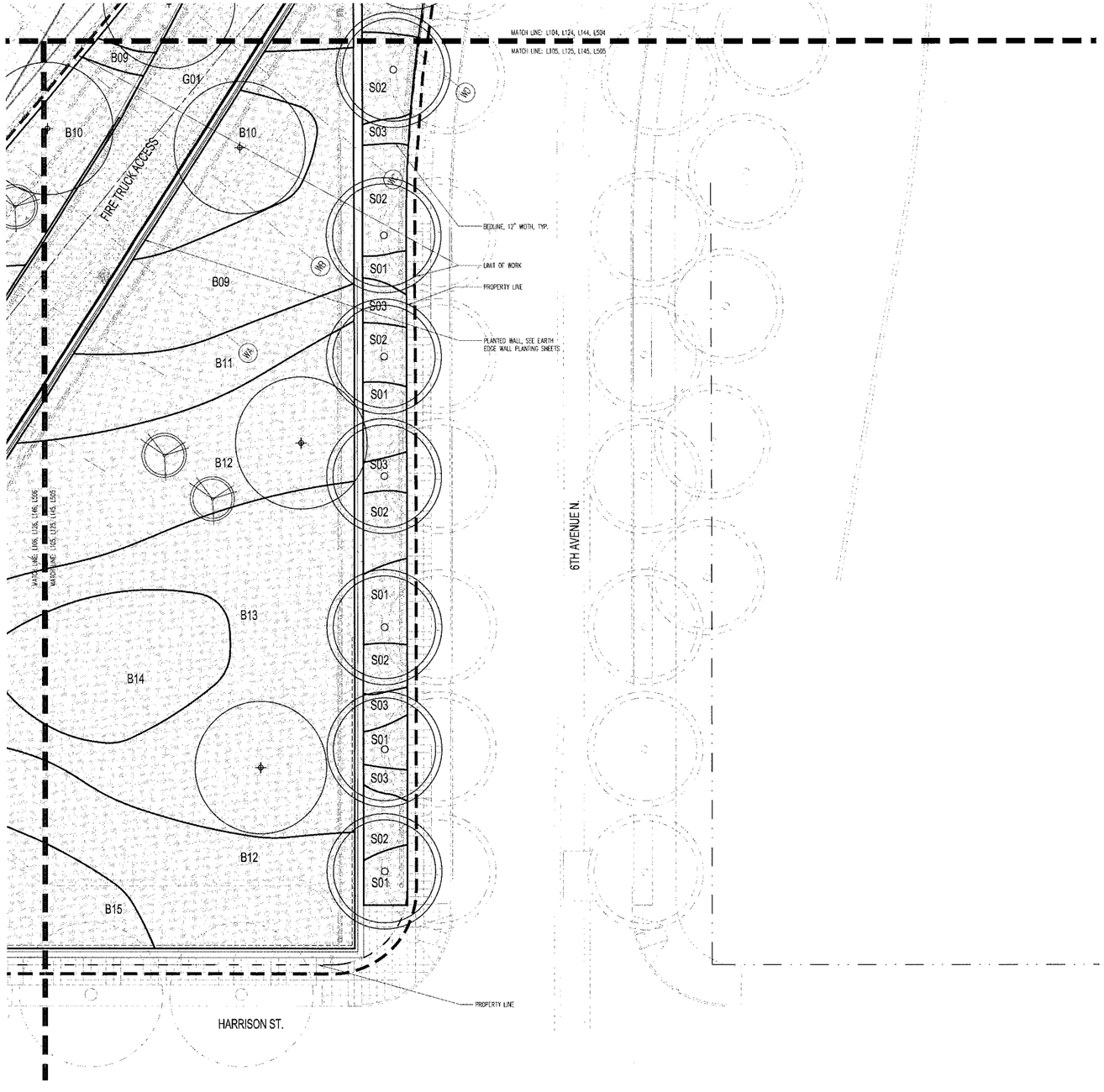
DRAWN BY:	PROJ. ARCH.:
DATE: 02/29/12	PROJ. NO.: 25258.25
EPC PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
PLANTING PLAN - SECTOR 4 - STAGE 5

PHASE 2 DRAWING NUMBER:
L504.5

Exhibit 4
9 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L200.5 FOR PLANT SCHEDULE.



1 PLAN - PLANTING PLAN - SECTOR 5
SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 6000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

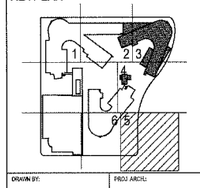
GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE		
MARK	DATE	DESCRIPTION

KEYPLAN



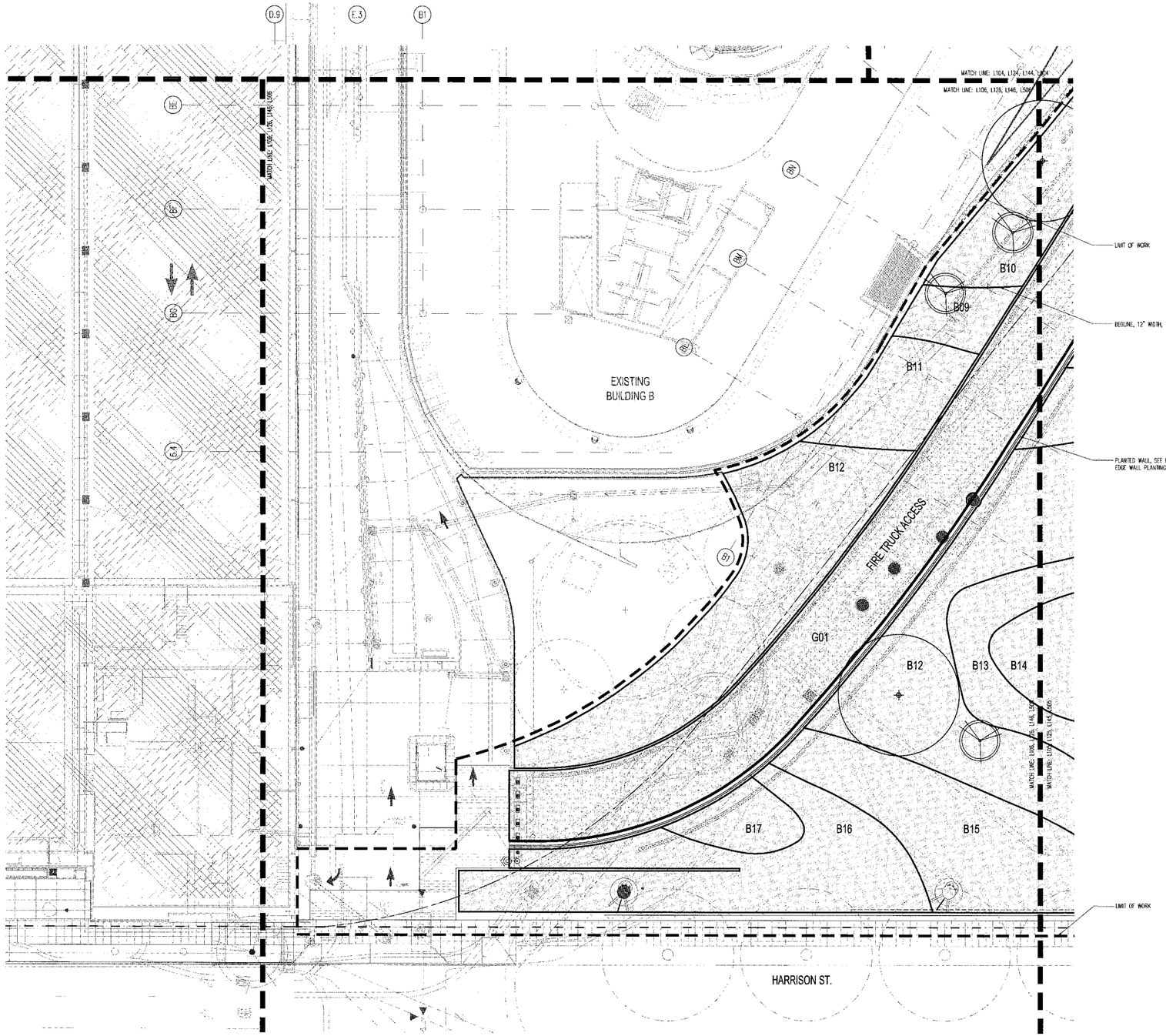
DRAWN BY:	PROJ ARCH:
DATE: 02/29/12	PROJ NO.: 25256.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
PLANTING PLAN - SECTOR 5 - STAGE 5

PHASE 2 DRAWING NUMBER:
L505.5

Exhibit 4
10 of 10

NOTES:
1. SEE SHEET L001 FOR GENERAL SITE NOTES AND ABBREVIATIONS.
2. SEE SHEET L100 FOR SCHEDULES.
3. SEE SHEET C1001 LOAD MAPS FOR LIMIT OF WORK OVER STRUCTURE.
4. SEE SHEET L500.5 FOR PLANT SCHEDULE.



1 PLAN - PLANTING PLAN - SECTOR 6
SCALE: 1" = 10'

500 FIFTH AVENUE NORTH BUILDING C

SHELL & CORE BUILDING PERMIT

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

KPFF
Civil Engineering
1601 Fifth Avenue
Suite 1600
Seattle, WA 98101

GUSTAFSON GUTHRIE NICHOL
Landscape Architecture
Pier 55, Floor 3
1101 Alaskan Way
Seattle, WA 98101

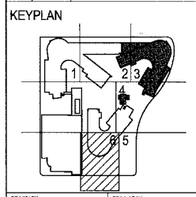
ARUP
403 Columbia Street, Suite 220
SEATTLE WA 98104
T) 206 749 9674
F) 206 749 0665

FOR PERMIT SUBMITTAL

ISSUE

MARK	DATE	DESCRIPTION
-	-	-

KEYPLAN



DRAWN BY:	PROJ. ARCH.:
DATE: 02/29/12	PROJ. NO.: 25258.25
DPD PERMIT NO.: 6307520	SDOT PERMIT NO.: -

DWG.
PLANTING PLAN - SECTOR 6 - STAGE 5

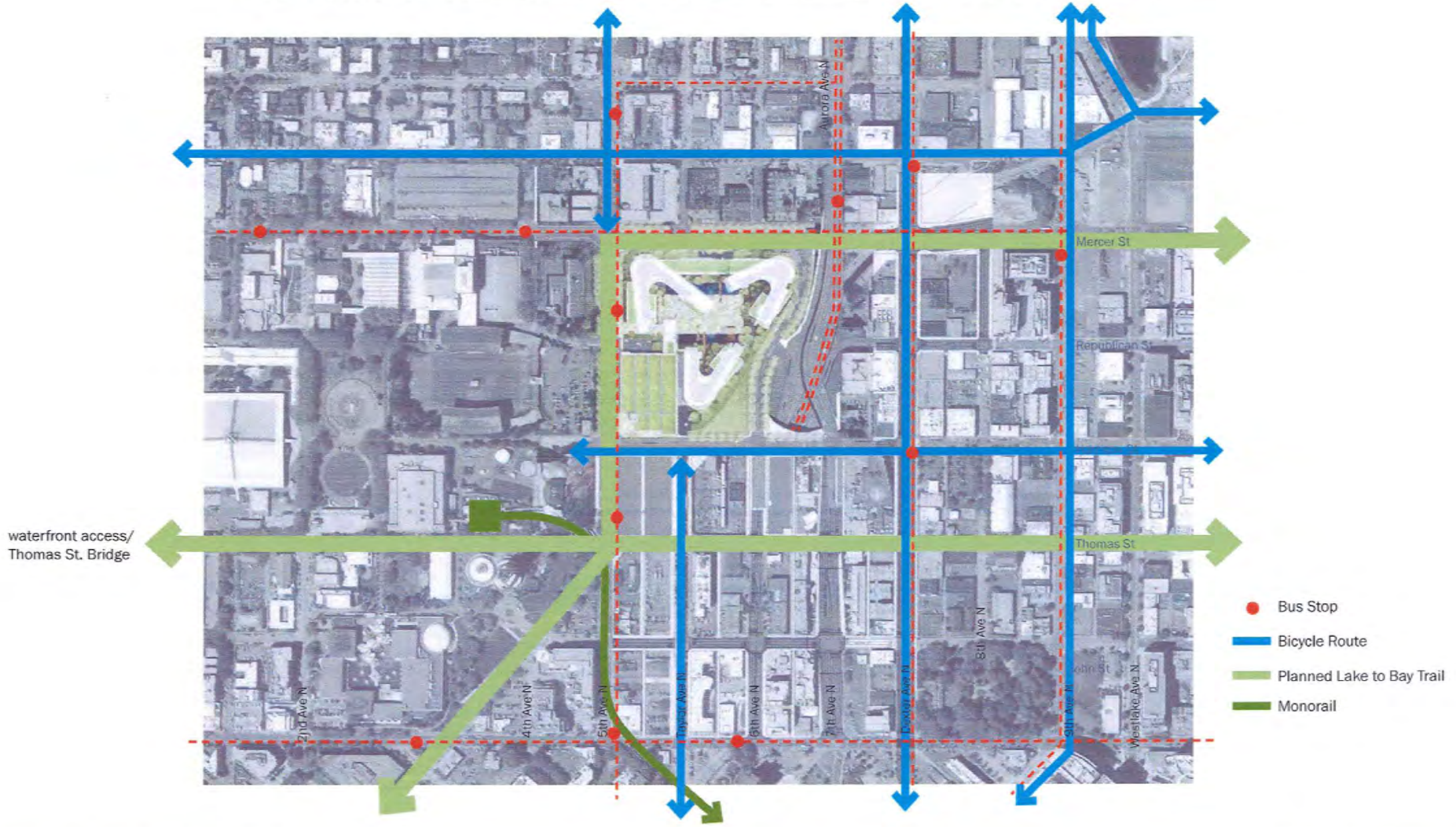
PHASE 2 DRAWING NUMBER:
L506.5

Exhibit 5
Broad Street Triangle Right-of-Way Vacation
March 21, 2011
Bill & Melinda Gates Foundation Campus

1. THE TRIANGLE IN URBAN CONTEXT

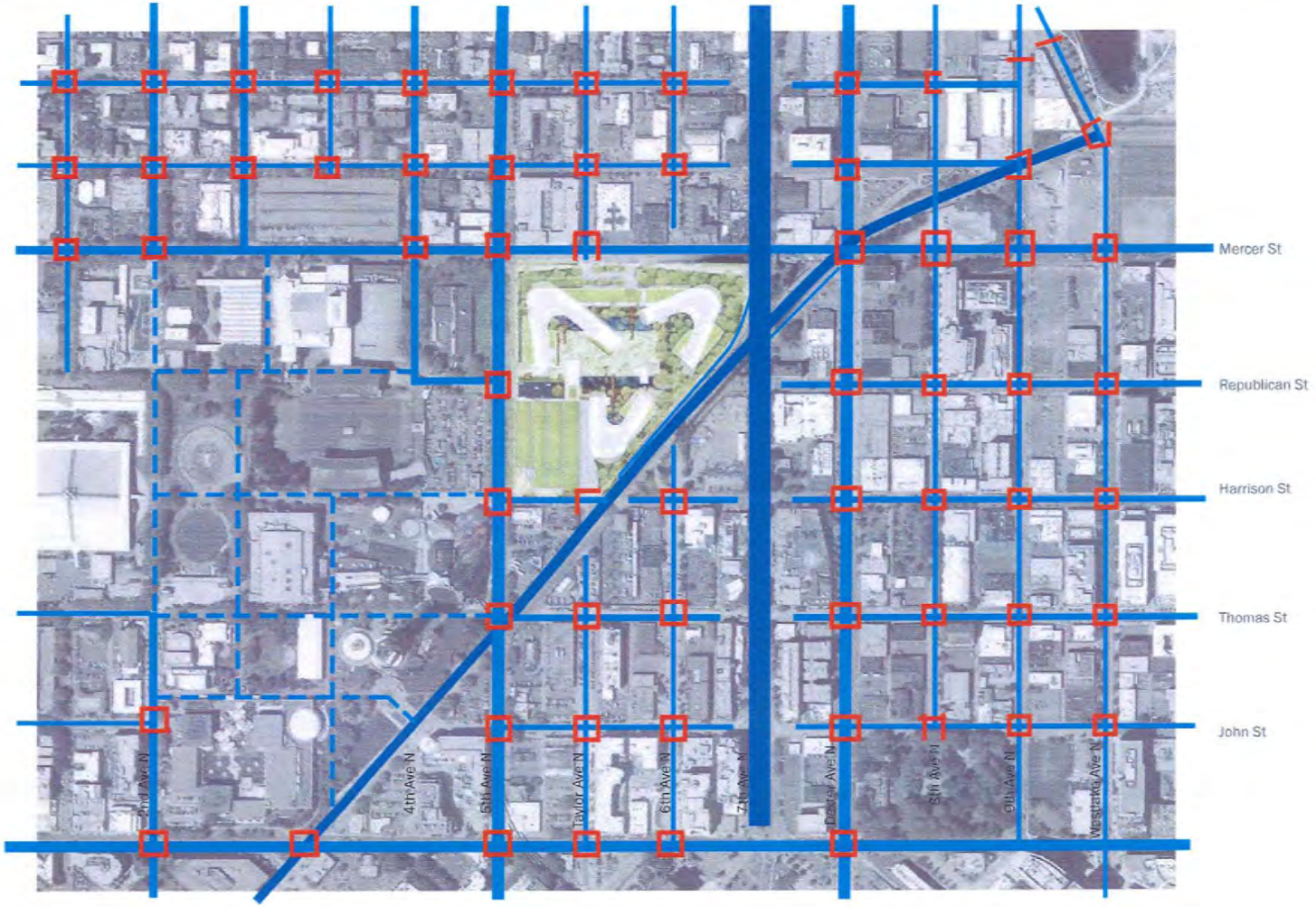
FUTURE TRANSPORTATION ROUTES

The completed campus will border signficant alternative transporation and pedestrian routes



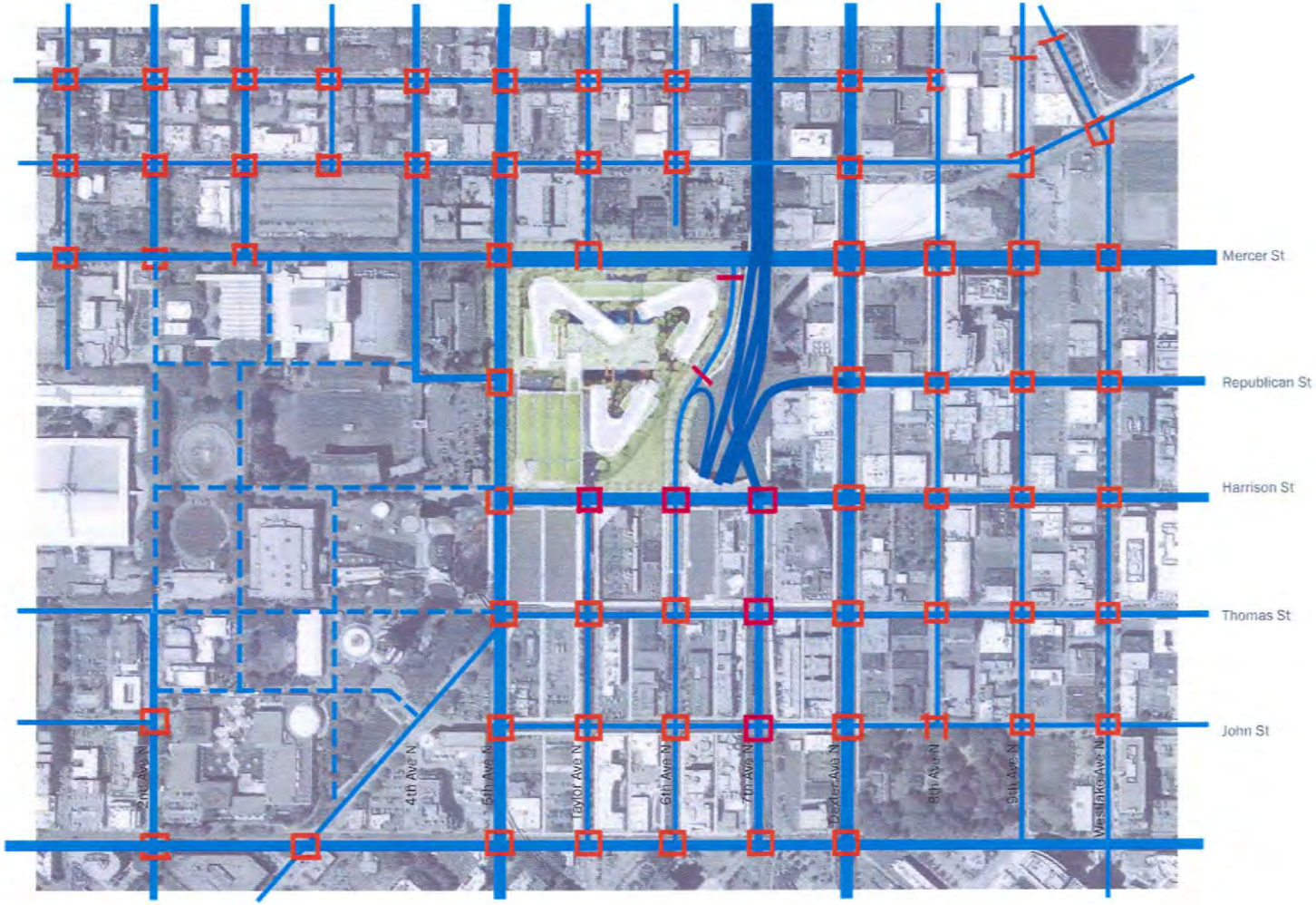
PREVIOUS STREETS + CROSSINGS

Broad Street transects the grid and Aurora is disconnected from street intersections limiting pedestrian movement



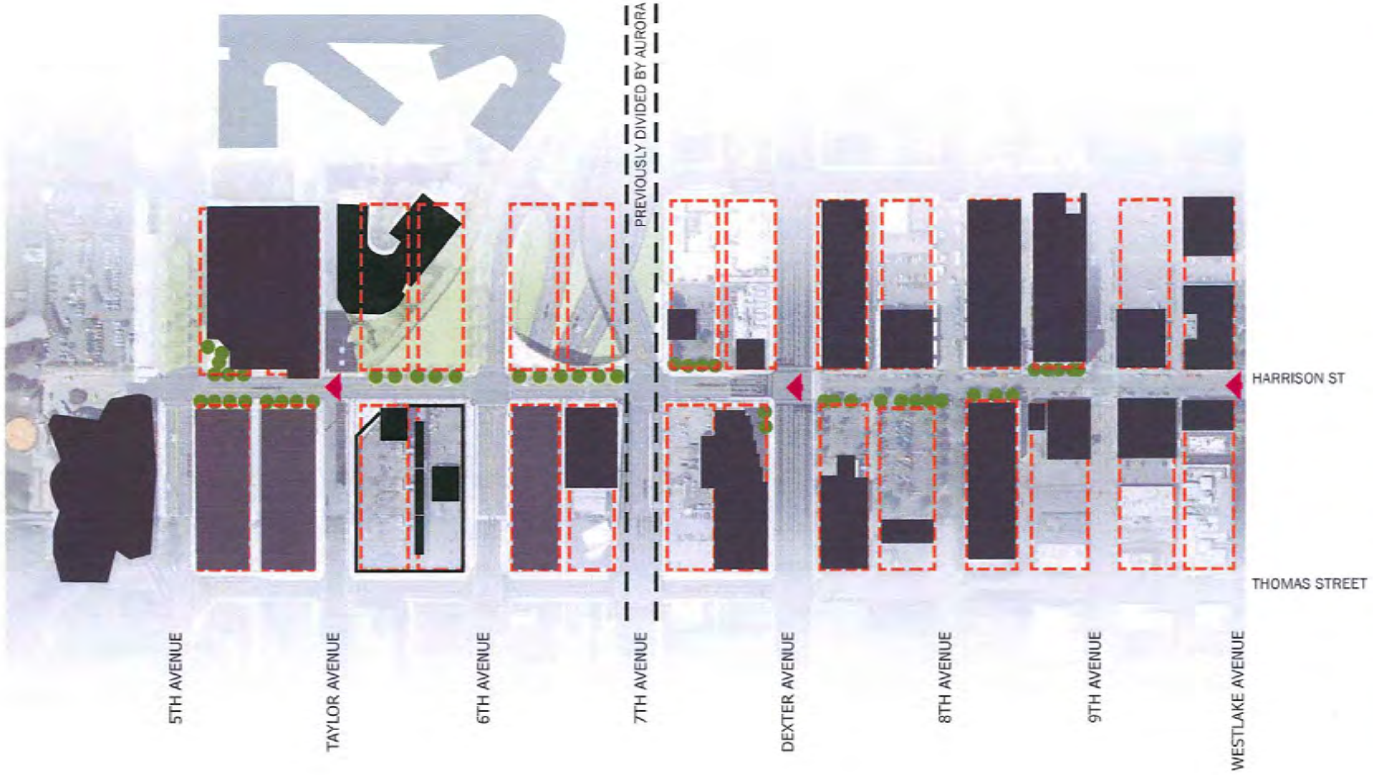
FUTURE STREETS + CROSSINGS

New street layout will mean local streets with sidewalks and crosswalks surround the entire campus



HARRISON STREET EDGE

The reconnected Harrison Street has a rhythm of short blocks divided by alleys



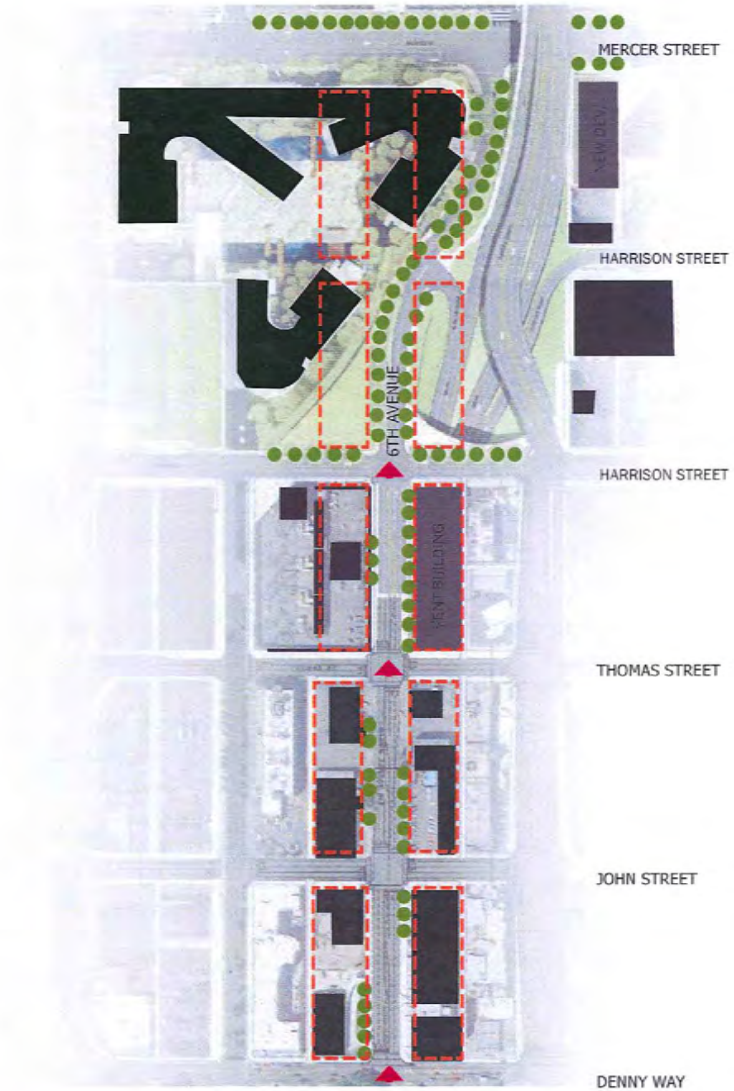
Harrison Street & Westlake Avenue

Harrison Street & Dexter Avenue

Harrison Street & Taylor Avenue

6TH AVENUE EDGE

Street trees and strong edges are necessary to affirm 6th Avenue at the intersection with Harrison Street before it lowers and curves to Mercer Street



EXISTING CONDITION:

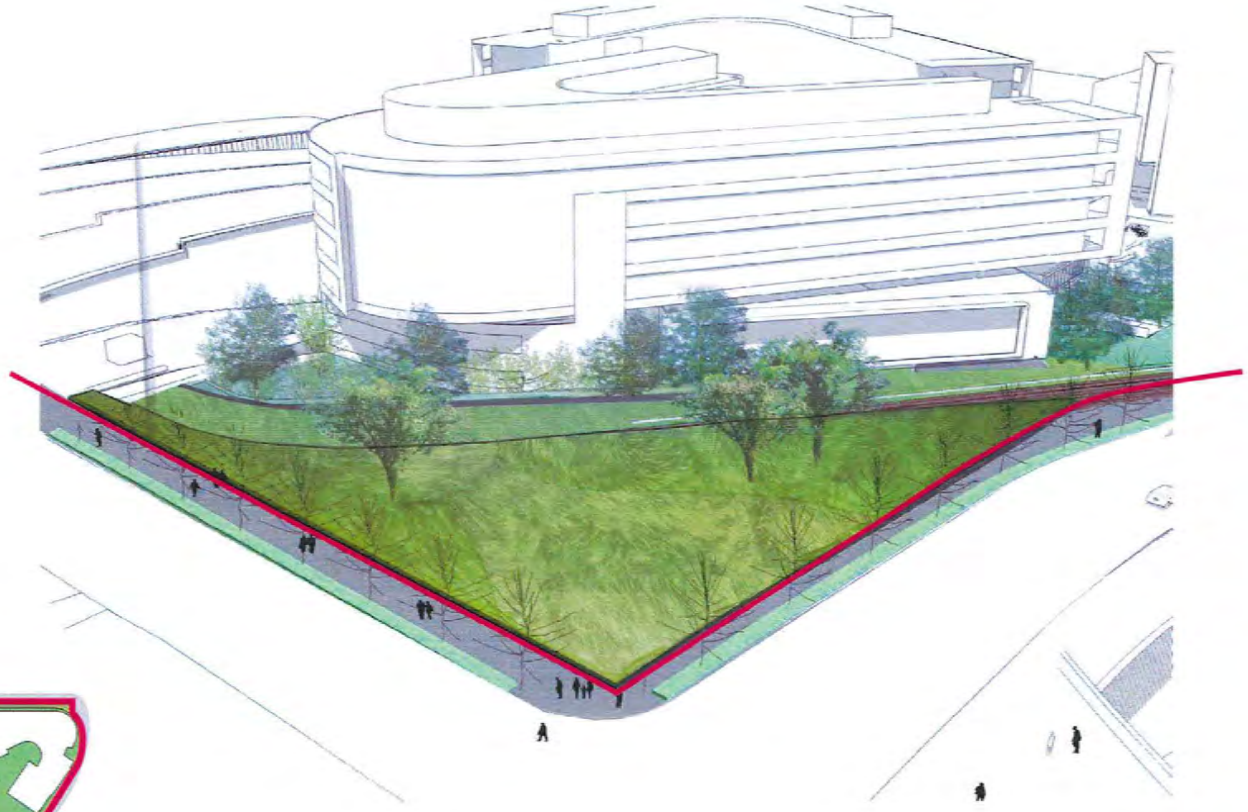
PROPOSED CONDITION:

6th Avenue & Harrison Street

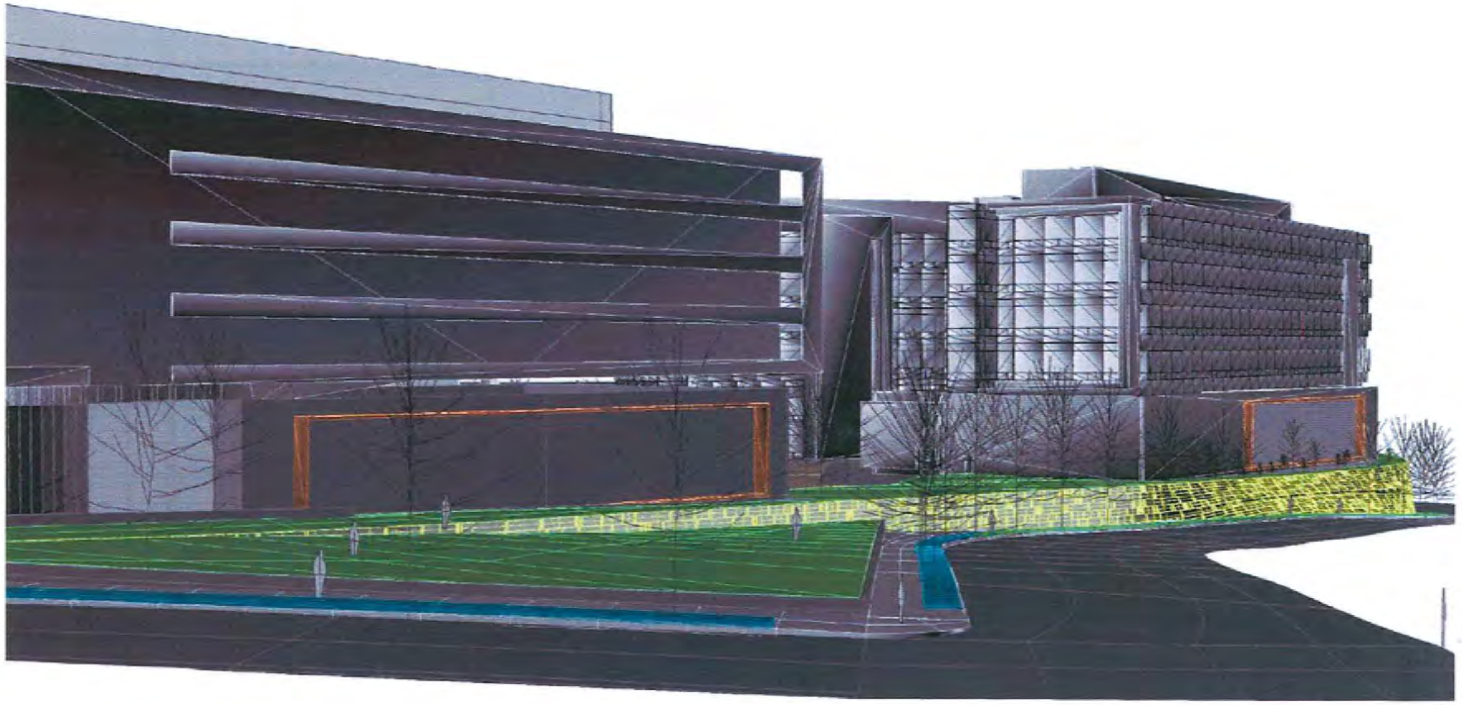
6th Avenue & Thomas Street

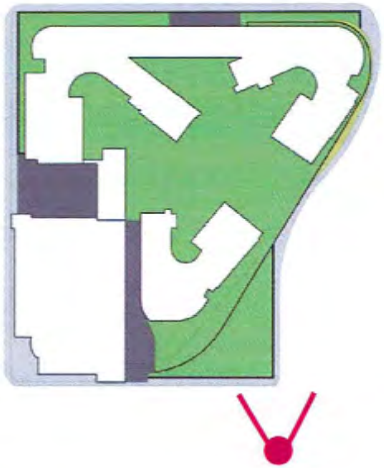
6th Avenue & Denny Way

HABITAT GARDEN - CAMPUS

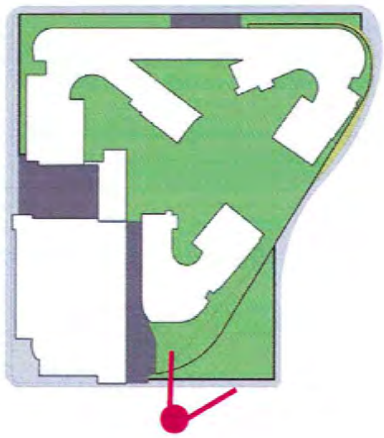


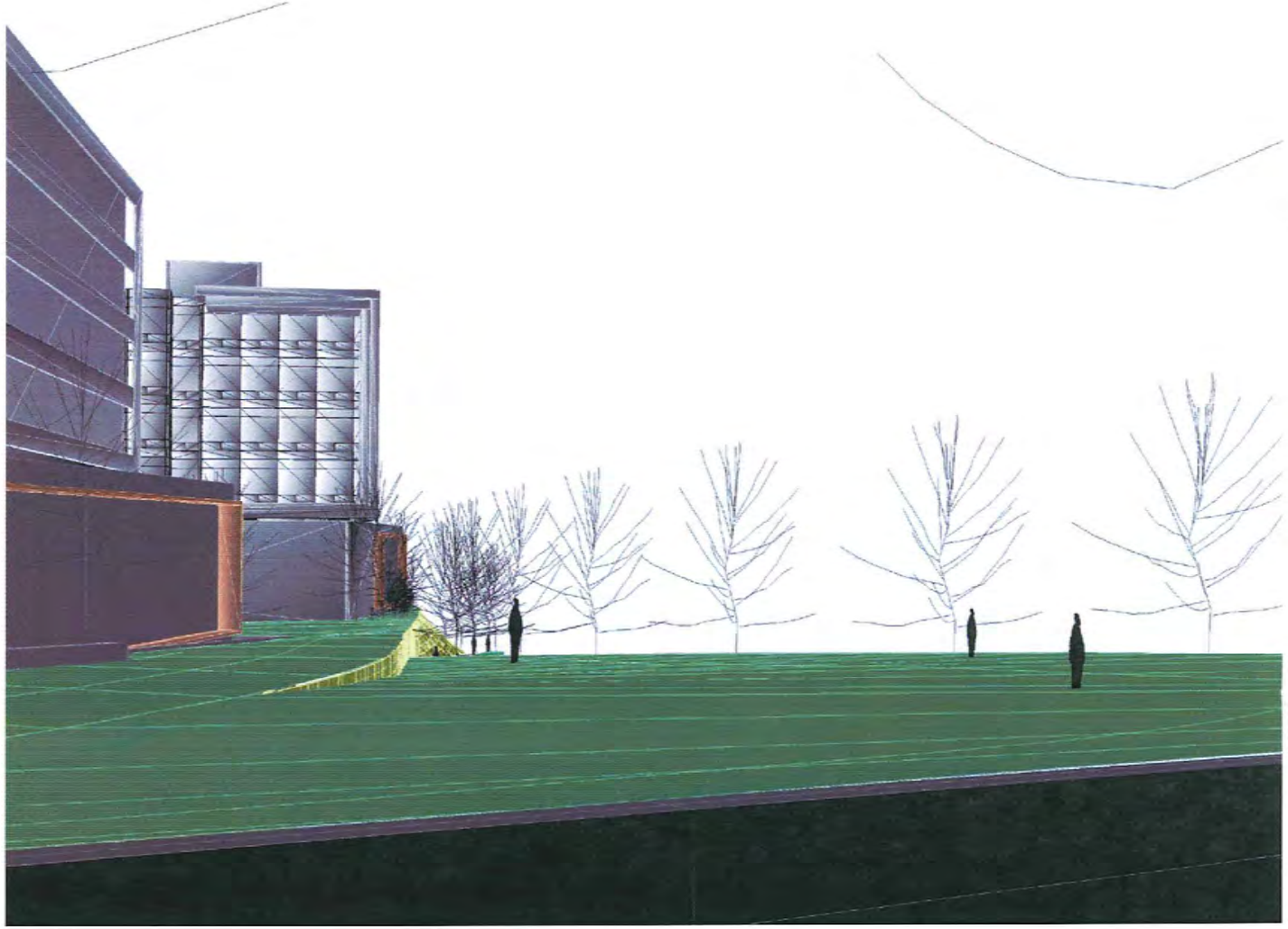
VIEW OF TRIANGLE AND GREEN EDGE FROM HARRISON STREET & 6TH AVENUE



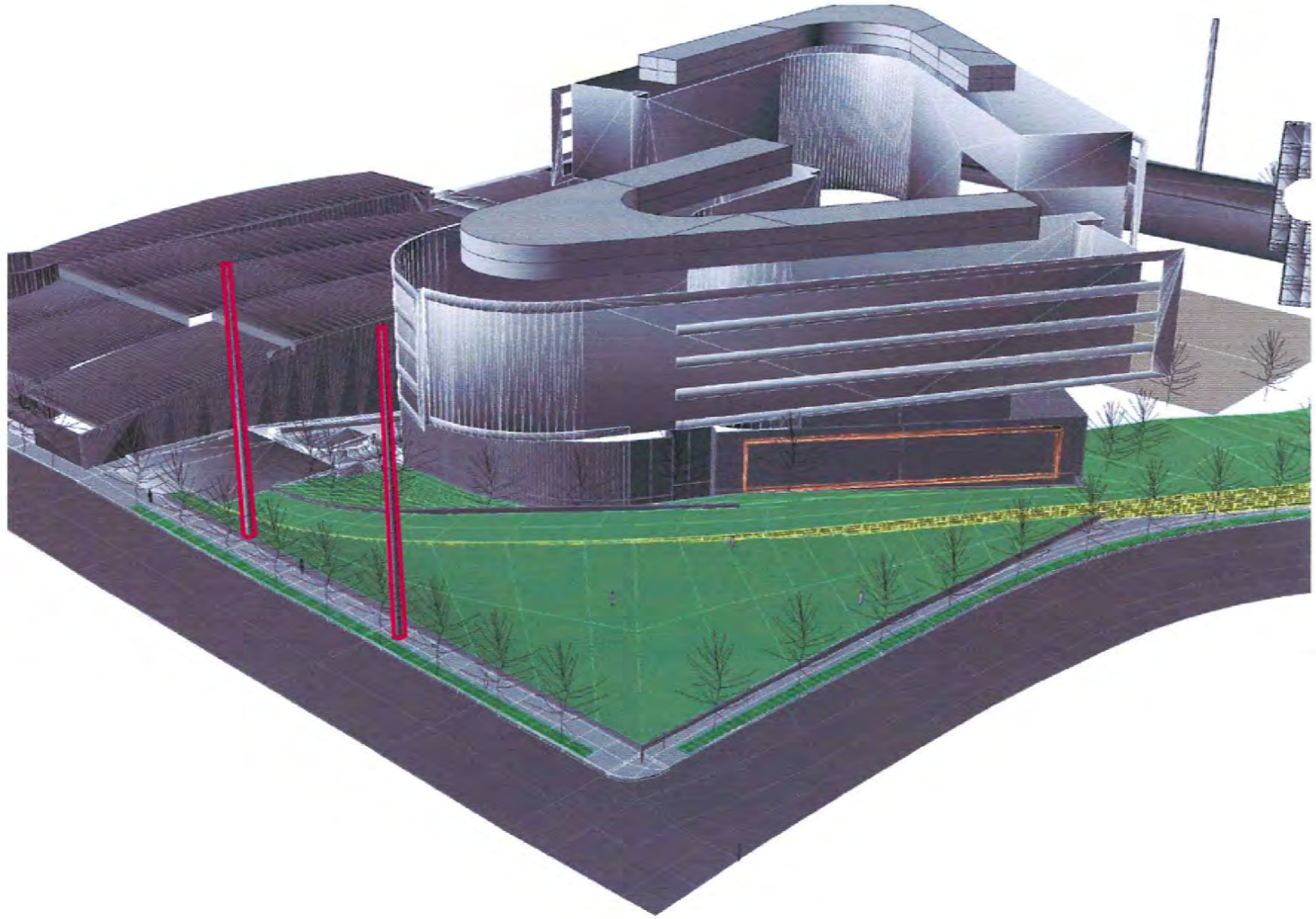


VIEW ACROSS TRIANGLE FROM HARRISON STREET





UTILITY POLES



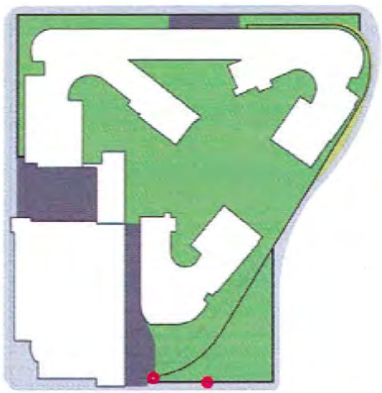
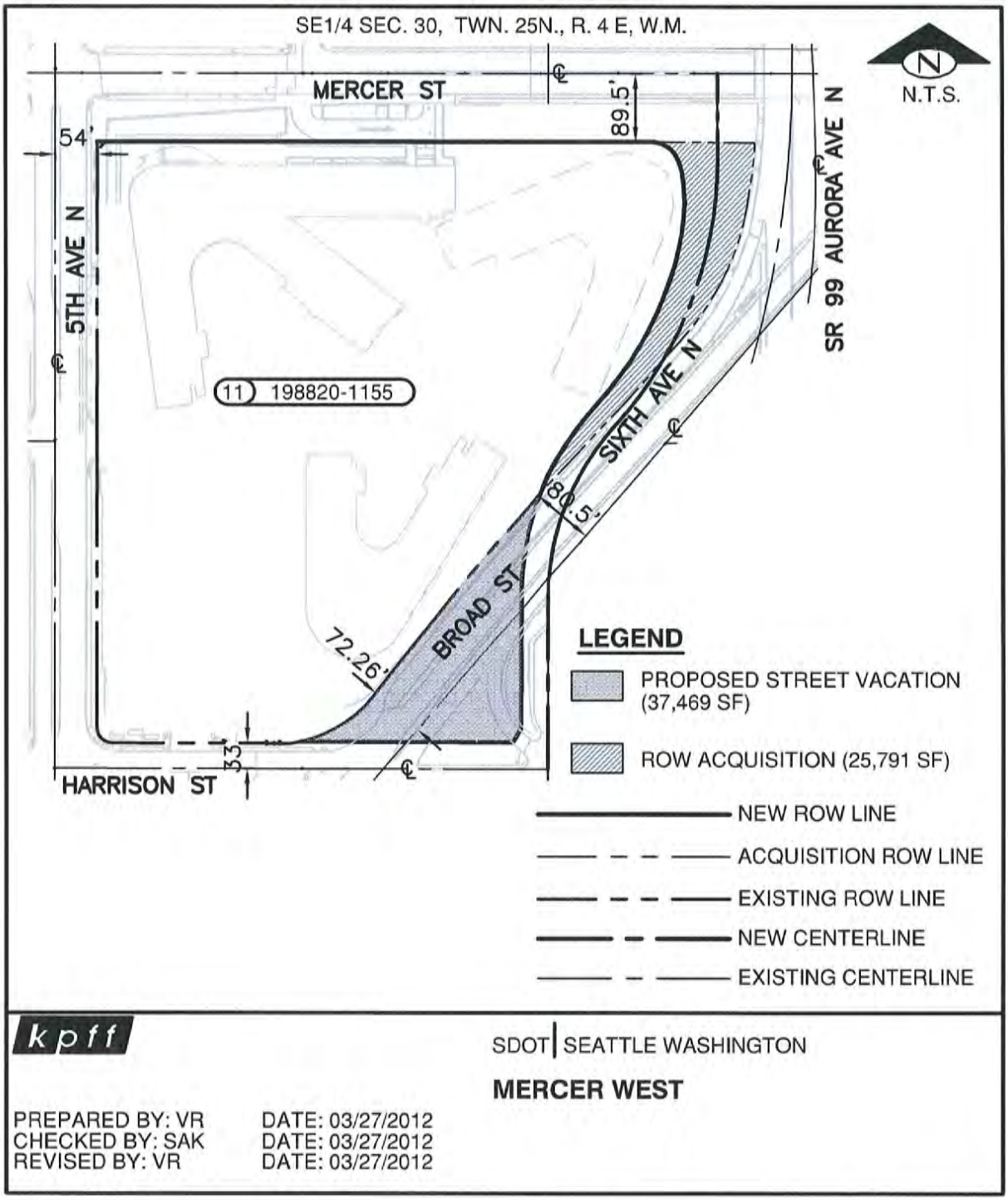


Exhibit 2
Exhibit 6

EXHIBIT A

PROPOSED STREET VACATION AREA



kpff

SDOT | SEATTLE WASHINGTON

MERCER WEST

PREPARED BY: VR DATE: 03/27/2012
CHECKED BY: SAK DATE: 03/27/2012
REVISED BY: VR DATE: 03/27/2012

110159-P-EXHB-RWAY-11B2

Beverly Barnett/Michael Jenkins
SDOT Initiating Broad Street Vacation Proceeding RES
April 16, 2012
Version #3

RESOLUTION 31374

A RESOLUTION initiating a proceeding for the vacation of a portion of Broad Street between Harrison Street and 6th Avenue North pursuant to Chapter 35.79 Revised Code of Washington (RCW) and Seattle Municipal Code (SMC) Chapter 15.62.

WHEREAS, the City of Seattle and the State of Washington are currently planning and implementing major changes to the Mercer Street and SR 99 corridors, known as the Mercer Corridor Project West Phase (MCP-WP) and the Alaskan Way Viaduct Replacement Project (AWVR), respectively; and

WHEREAS, the Mercer Corridor Project West Phase will include widening of Mercer Street between 9th Avenue North and 4th Avenue North and extending 6th Avenue North between Harrison Street and Mercer Street; and

WHEREAS, the AWVR will include a bored tunnel through downtown Seattle connecting to Aurora Avenue North in the vicinity of Mercer Street and a new street grid including John, Thomas, and Harrison Streets between Dexter Avenue North and 5th Avenue North; and

WHEREAS, as a result of these changes , the portion of Broad Street between Fifth Avenue North and Ninth Avenue North will no longer be open for vehicular traffic; and

WHEREAS, the adjacent property owner has an interest in the vacation of a portion of Broad Street lying between Harrison Street and 6th Avenue North; and

WHEREAS, the City's Street Vacation Policies provide that Council may initiate the vacation process, rather than requiring a vacation petition when a public purpose is served; and

WHEREAS, Council finds that the vacation of this portion of Broad Street contains sufficient elements of public interest that it is timely to initiate the vacation process to consider the vacation of Broad Street lying between Harrison Street and 6th Avenue North

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

CITY CLERK

Section 1. That the process for the vacation of a portion of Broad Street described as follows:

That portion of Broad Street, 6th Avenue North, and Condemnation Ordinance No. 84452 described as being the land which falls north and west of the following line;

The True Point of Beginning being a point of the north margin of Condemnation Ordinance 84452, said point bears north 01° 34' 55" West, a distance of 35.23 feet from a monument at the intersection of the centerlines of Harrison Street and Taylor Avenue North;

Thence South 88° 33' 54" East, a distance of 276.74 feet to a point which bears North 52° 00' 43" West, a distance of 58.81 feet from a monument at the intersection of the centerline of Harrison Street and 6th Avenue North;

Thence North 33° 22' 25" East, a distance of 21.25 feet to a point which bears North 32° 43' 26" West, a distance of 64.12 feet from said monument at Harrison Street and 6th Avenue North;

Thence North 01° 28' 09" East, a distance of 172.50 feet to the beginning of a curve with a radius of 369.00 feet, concave to the east, which center bears South 88° 31' 51" East;

Thence along said curve a distance of 137.34 feet and through a central angle of 21° 19' 32" to a point of the northwesterly margin of Condemnation Ordinance No. 84452, said point bears North 04° 05' 17" West from a monument at the intersection of Broad Street and 6th Avenue North, said point also being the terminus of this described line;

Containing an area of 37,469 square feet and/or 0.8602 acres, more or less;

Situate in the City of Seattle, King County, Washington State.

is hereby initiated, pursuant to Chapter 35.79, RCW, and Chapter 15.62, Seattle Municipal Code.

2012 CITY CLERK

Adopted by the City Council the 30th day of April, 2012, and signed by me in open session in authentication of its adoption this 30th day of April, 2012.

President _____ of the City Council

THE MAYOR CONCURRING:

Michael McGinn, Mayor

Filed by me this 8th day of May, 2012.

Monica Martinez Simmons, City Clerk

(Seal)

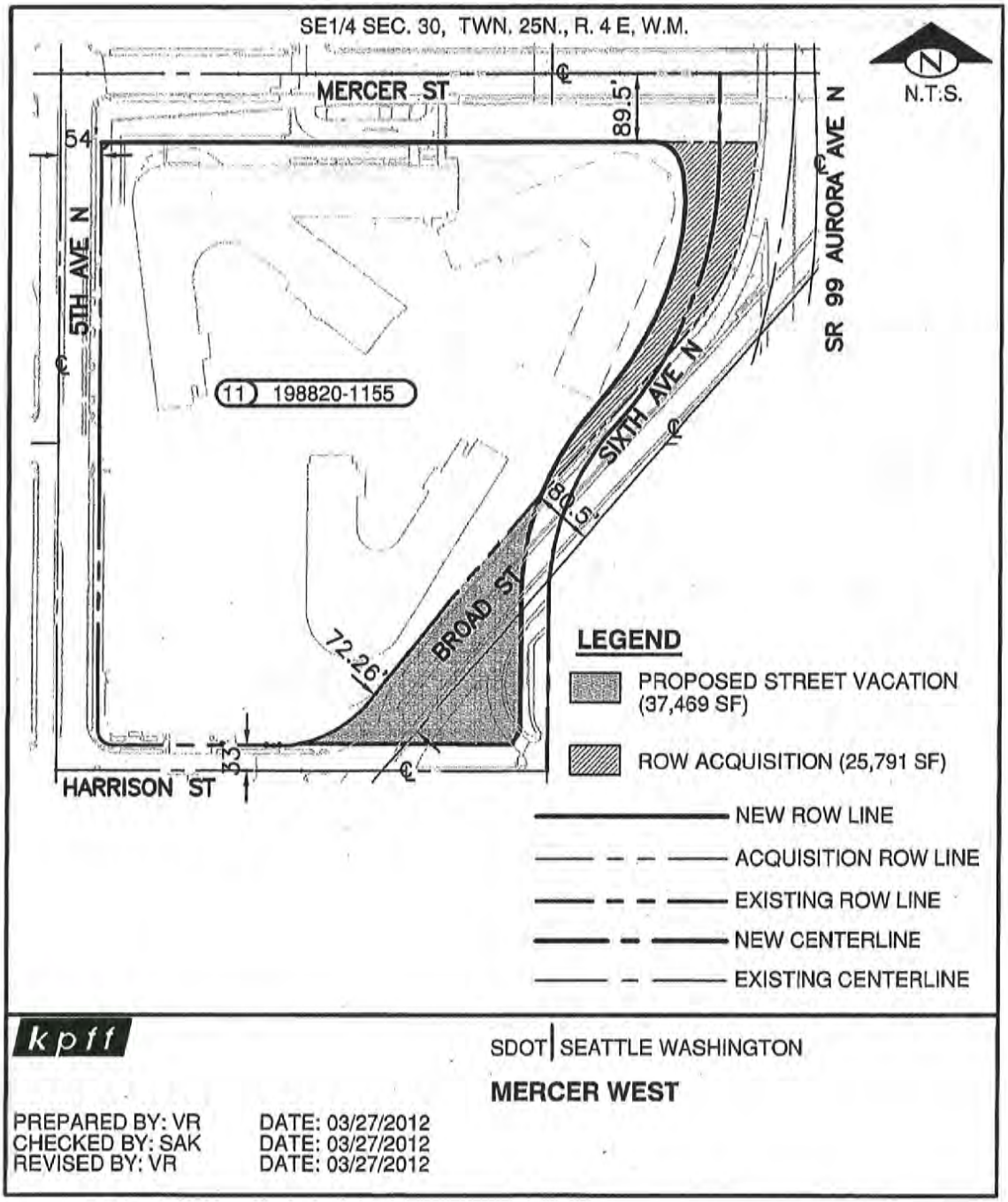
Exhibit A: Map of Proposed Street Vacation Area

2012 CITY CLERK

Beverly Barnett
SDOT, Map of Proposed Street Vacation Area, EXH A
March 27, 2012
Version #1

EXHIBIT A

PROPOSED STREET VACATION AREA



kpff

SDOT | SEATTLE WASHINGTON

MERCER WEST

PREPARED BY: VR DATE: 03/27/2012
CHECKED BY: SAK DATE: 03/27/2012
REVISED BY: VR DATE: 03/27/2012

Exhibit A to SDOT Initiating Broad Street Vacation Proceeding RES

110159-P-EXHB-RWAY-11B2

CLERK