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.
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
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

Broad Street

Sixth Avenue

Aurora Avenue N
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

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

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<td>In perpetuity</td>
<td>Absent the IRIS accommodation, the sidewalk would be too narrow for street trees</td>
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Vacation of the Broad Street Triangle: Neighborhood Context

Seattle Center

To Uptown Neighborhood

Theater District

Key Arena

Pacific Science Center

To waterfront/Olympic Sculpture Park

Waterfront access/Thomas St. Bridge

South Lake Union

Office uses - Amazon Campus and others
Cascade Neighborhood
SLU Streetcar and proposed future streetcar routes

To Uptown Neighborhood

UW School of Medicine

Significant Pedestrian Crossing

Activity Node

Bus Stop

Bus Route

Bicycle Route

RapidRide Station

Significant Pedestrian Crossing

Park/Green Space

Lake Union Park

Lake Union

UW School of Medicine

Office uses - Amazon Campus and others
Cascade Neighborhood
SLU Streetcar and proposed future streetcar routes

Key

Arena

Theater District

Pacific Science Center

RapidRide Station

 Planned Lake to Bay Trail

Monorail

South Lake Union

Office uses - Amazon Campus and others
Cascade Neighborhood
SLU Streetcar and proposed future streetcar routes

To Uptown Neighborhood
Vacation of the Broad Street Triangle: Harrison Street Edge

The reconnected Harrison Street has a rhythm of short blocks divided by alleys.
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.
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)
Fraxinus pennsylvanica 'Cimmzam'
Cimmaron Ash
Sedum album
White Stonecrop
6”
Sedum oreganum
Oregon Stonecrop
6”
Fragaria chiloensis
Beach Strawberry
10”

Current Property Line

6th Avenue
Street Trees (per City)
Ulmus parvifolia ‘Emer II’
Allee Elm

Shrubs
Ilex crenata ‘Helleri’
Helleri Japanese Boxwood
24”
Rosa ‘Dwarf pavement’
Dwarf Pavement Rose
24”

Groundcovers
Ajuga reptans
Common Bugleweed
10”
Fragaria chiloensis
Beach Strawberry
10”

Street Trees (per City)
Fraxinus pennsylvanica ‘Cimmzam’
Cimmaron Ash

4,300 SF
575 SF

Lavandula x intermedia
‘Grosso’
Grosso Lavender
24”

Groundcovers
Fragaria chiloensis
Beach Strawberry
10”

BMGF CAMPUS PHASE II / GUSTAFSON GUTHRIE NICHOL
120621 / VACATION OF THE BROAD STREET TRIANGLE RIGHT OF WAY
Vacation of the Broad Street Triangle: Streetscape

- 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

Harrison Street Streetscape

1/4" = 1'-0"
Vacation of the Broad Street Triangle: Streetscape

Proposed Property Line

4,300 SF

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

6th Avenue Streetscape

1/4" = 1'-0"
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
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