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.