

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



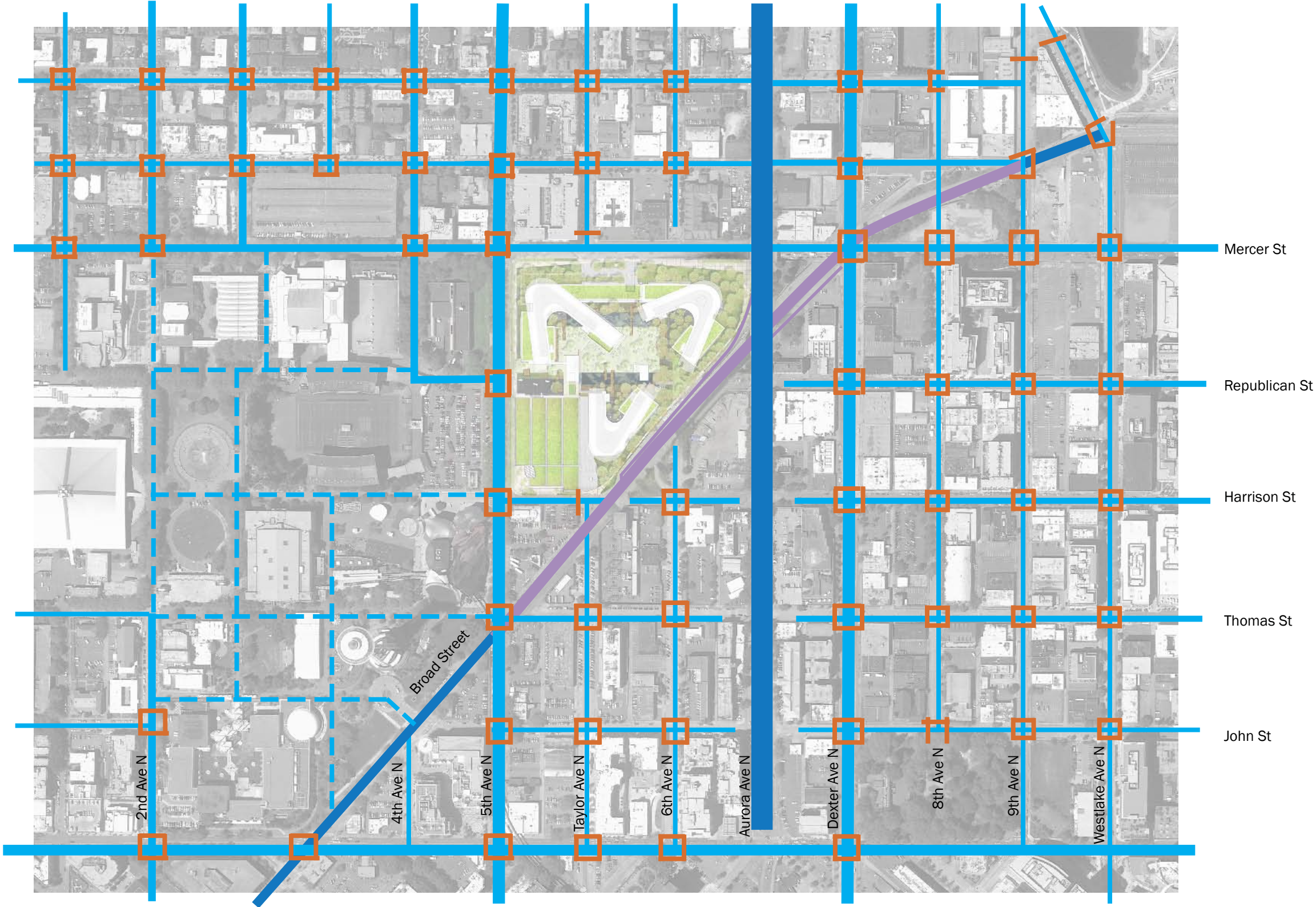
# Vacation of the Broad Street Triangle

## 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

Broad Street ↘

Sixth Avenue →

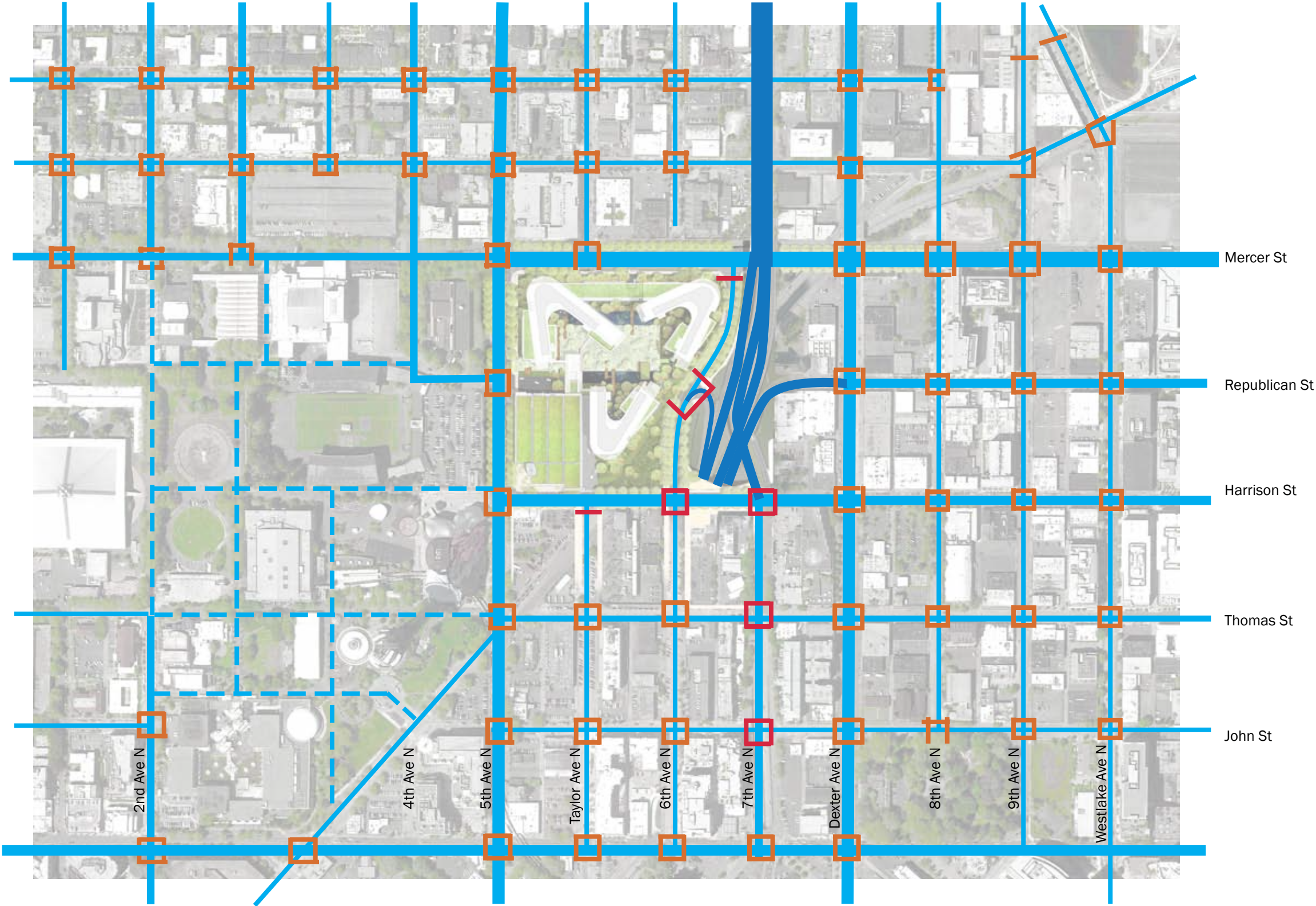


← Aurora Avenue N

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

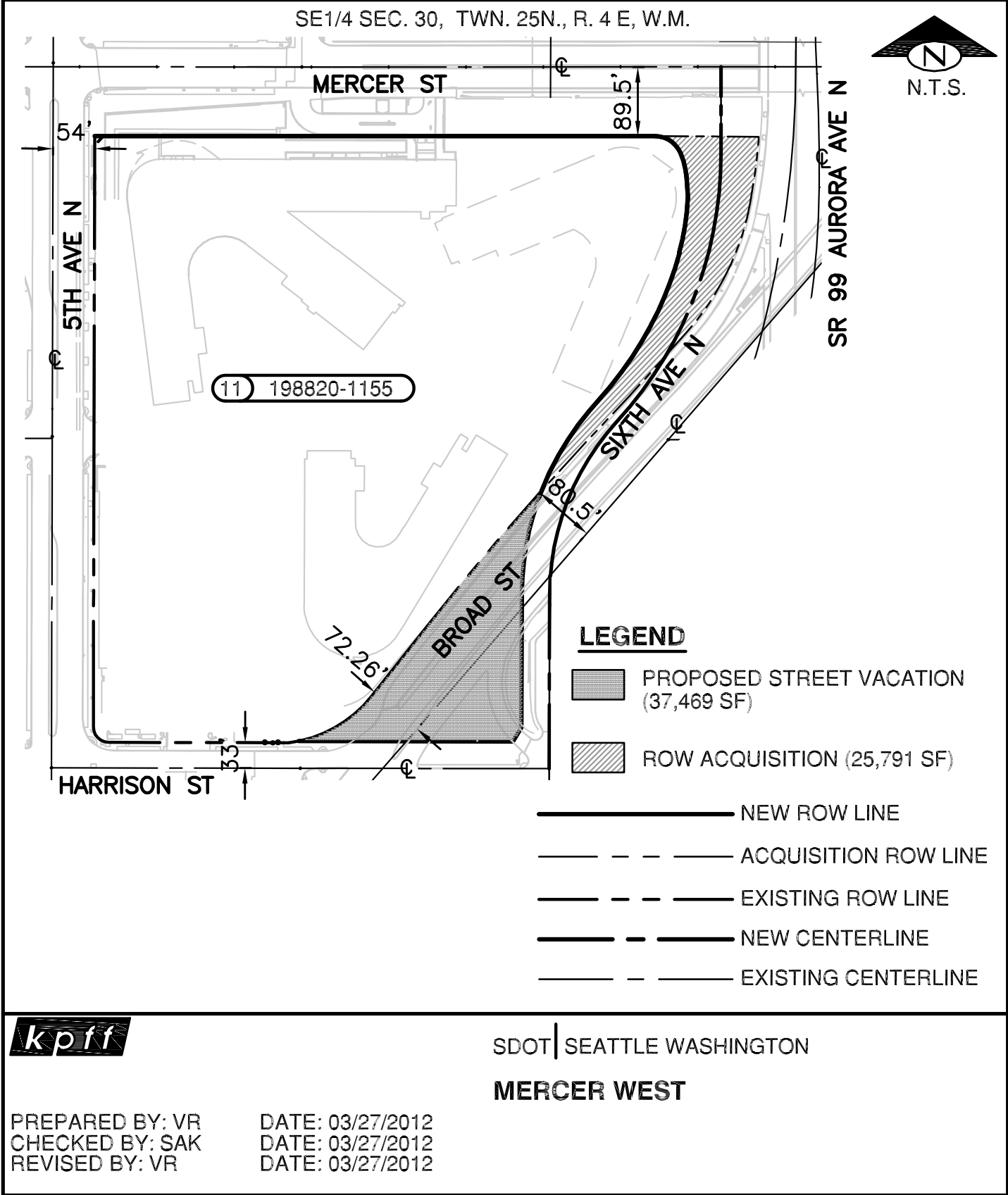
- Whether the Broad Street Triangle property is vacated or not has no affect at all on the street grid or any transportation issues. The roadways will be the same either way. (Roads and transportation are not an issue in this proposed vacation.)
- In 2010, the City and IRIS signed an agreement that provides 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**

SE1/4 SEC. 30, TWN. 25N., R. 4 E, W.M.

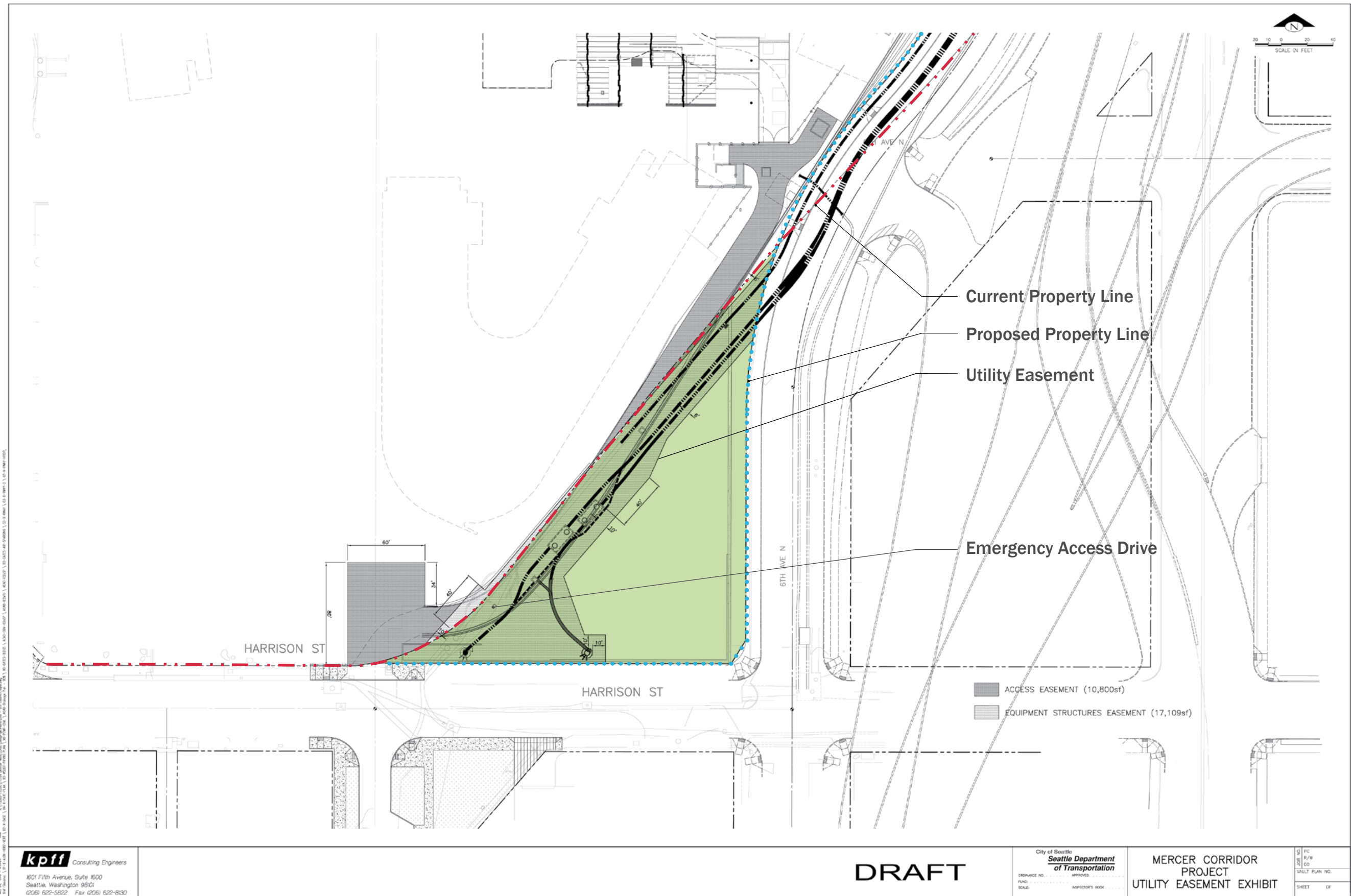


# Vacation of the Broad Street Triangle

## 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

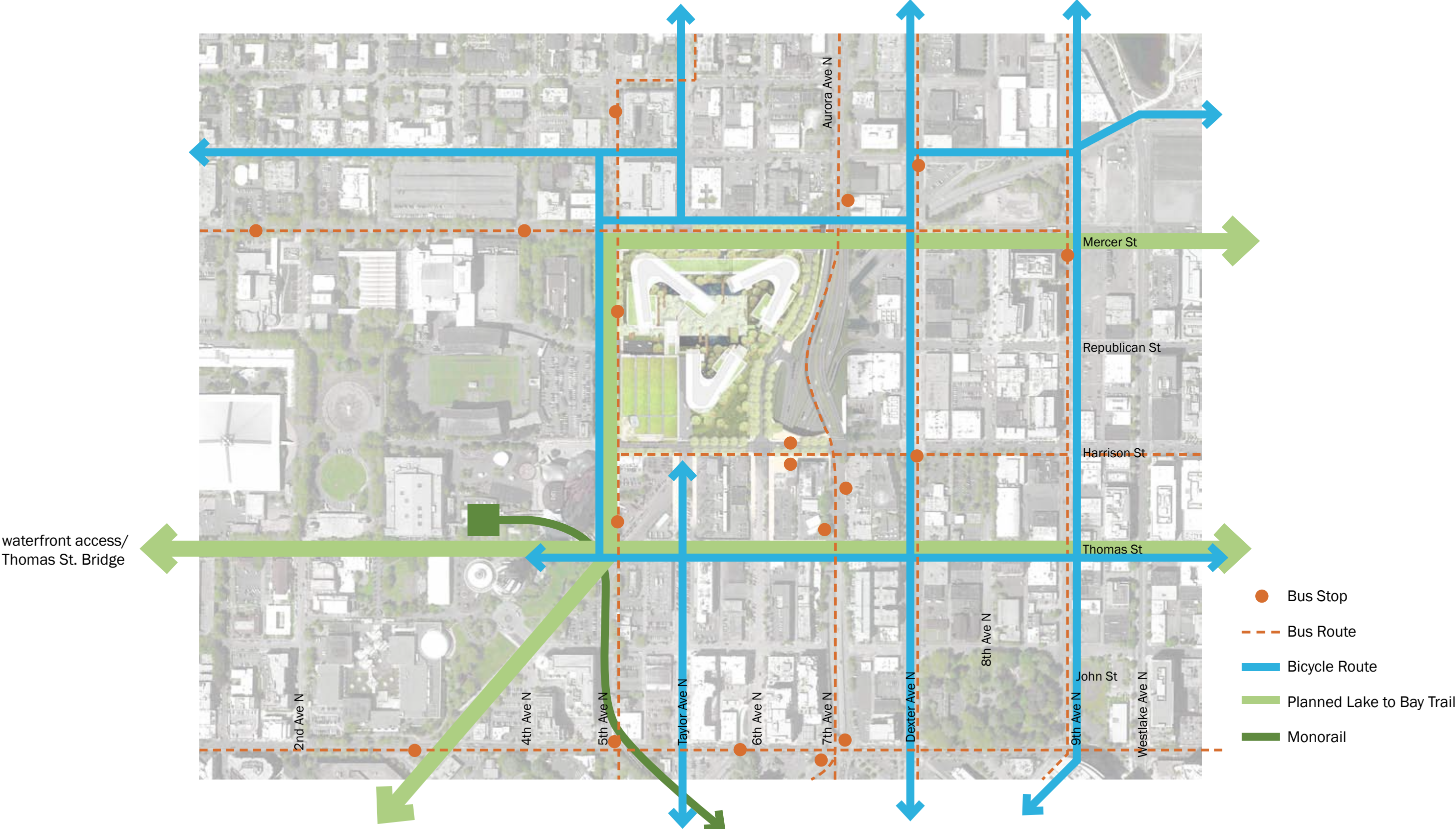
The campus is adjacent to the Seattle Center and within approximately a quarter mile of Denny Park and Lake Union Park



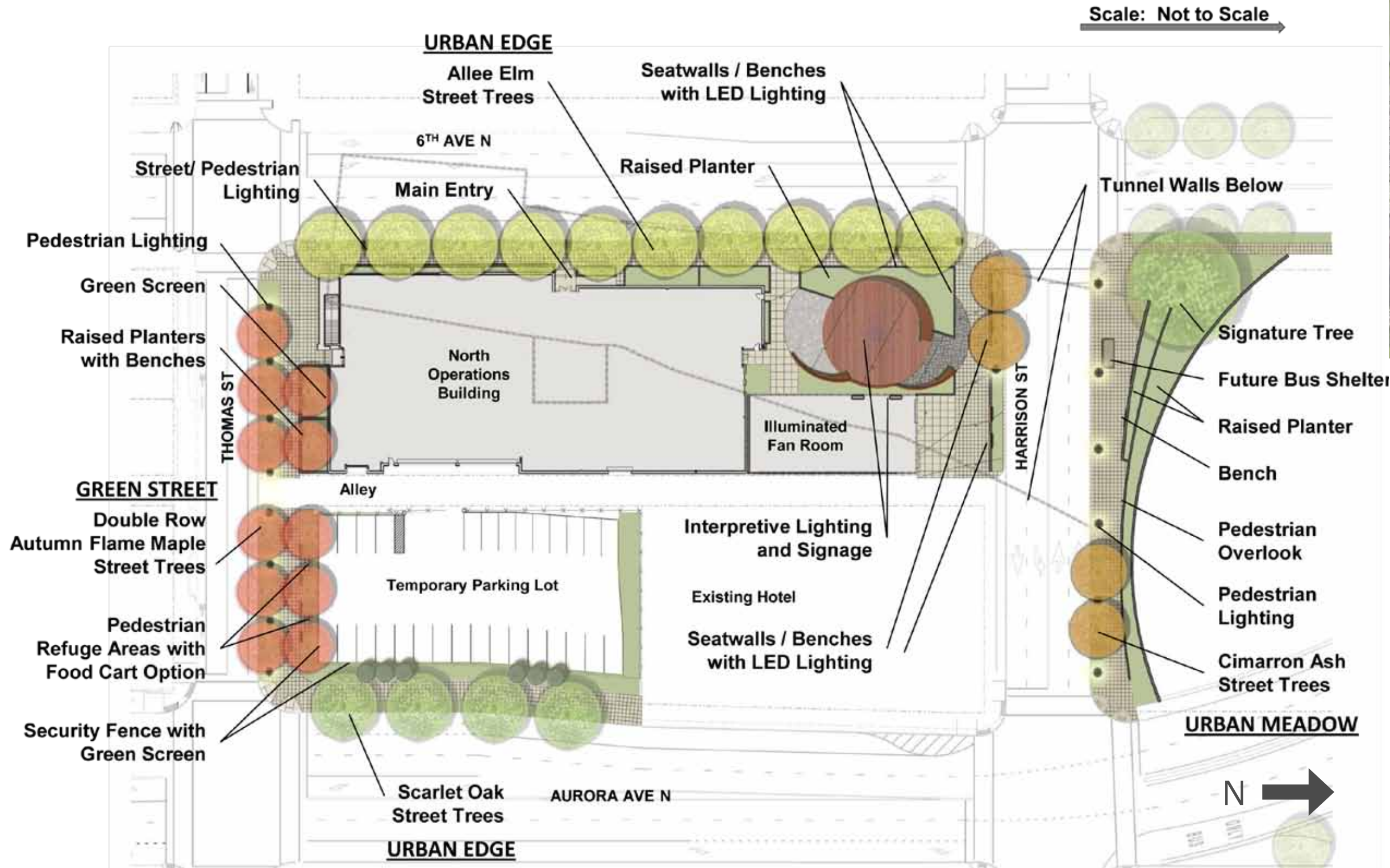


# Vacation of the Broad Street Triangle: Future Transportation Routes

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 cernuum*  
Nodding Onion



36"

*Camassia quamash*  
Camas



Grasspave - Turf



5'

*Philadelphus 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

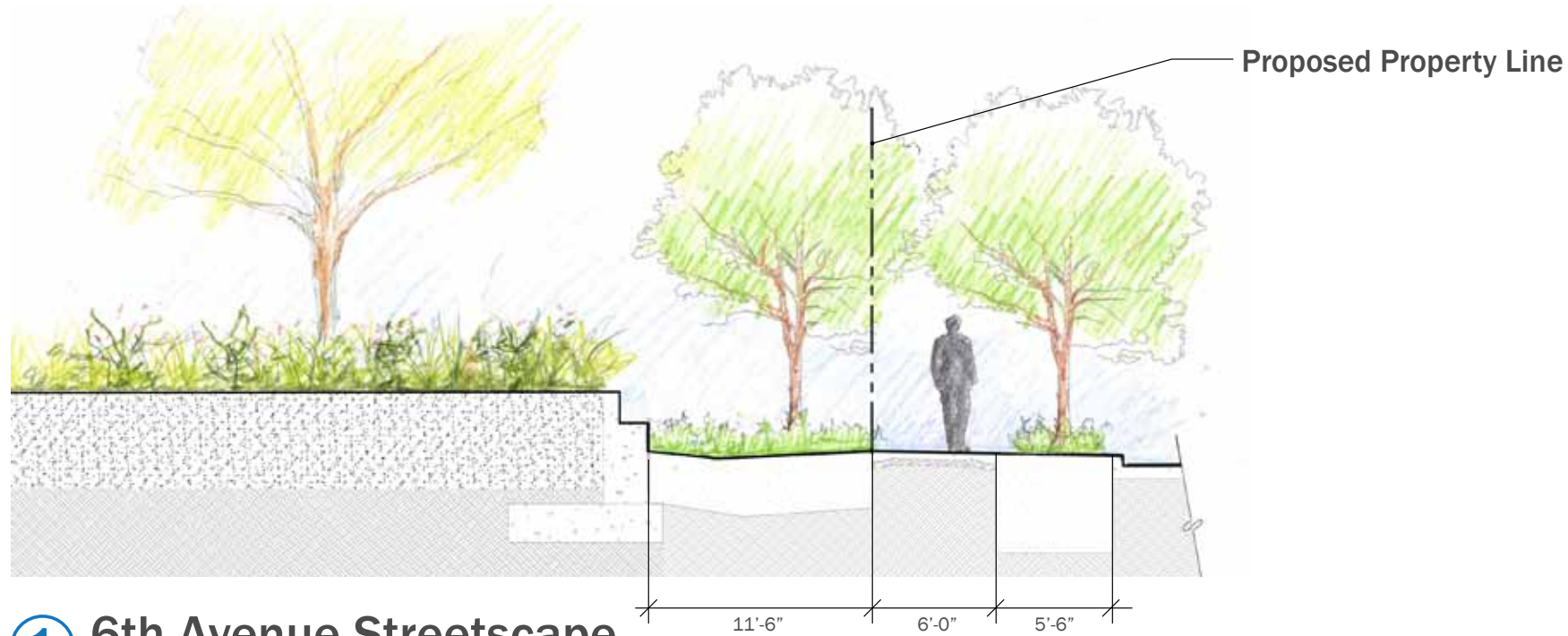


30"

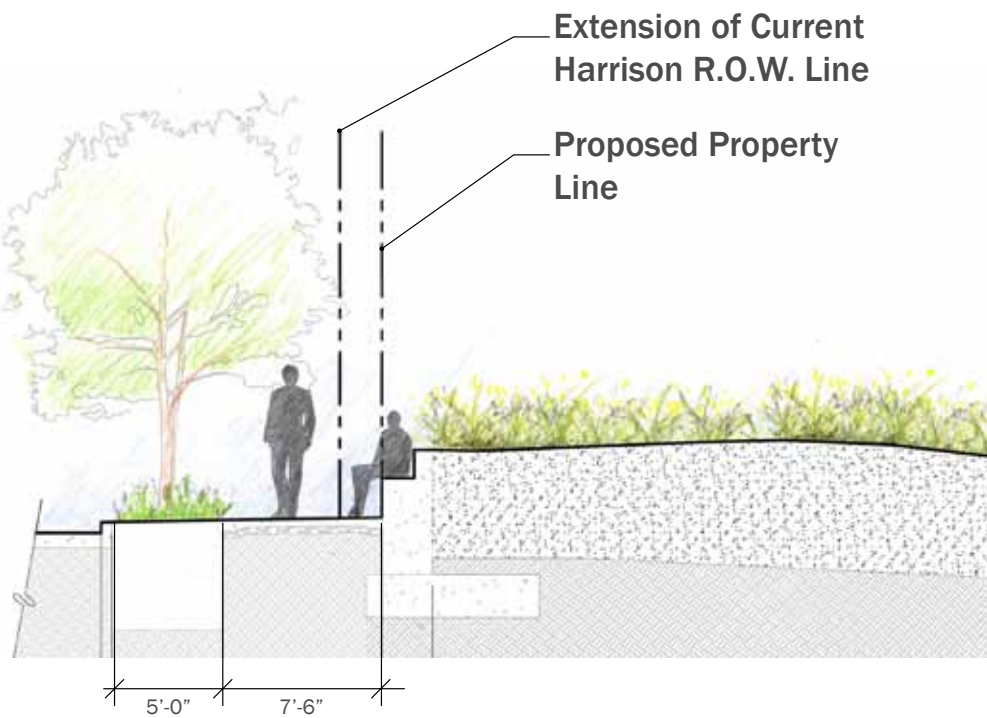
*Cornus stolonifera* 'Kelseyi'  
Kelsey's Dwarf Red-Osier Dogwood



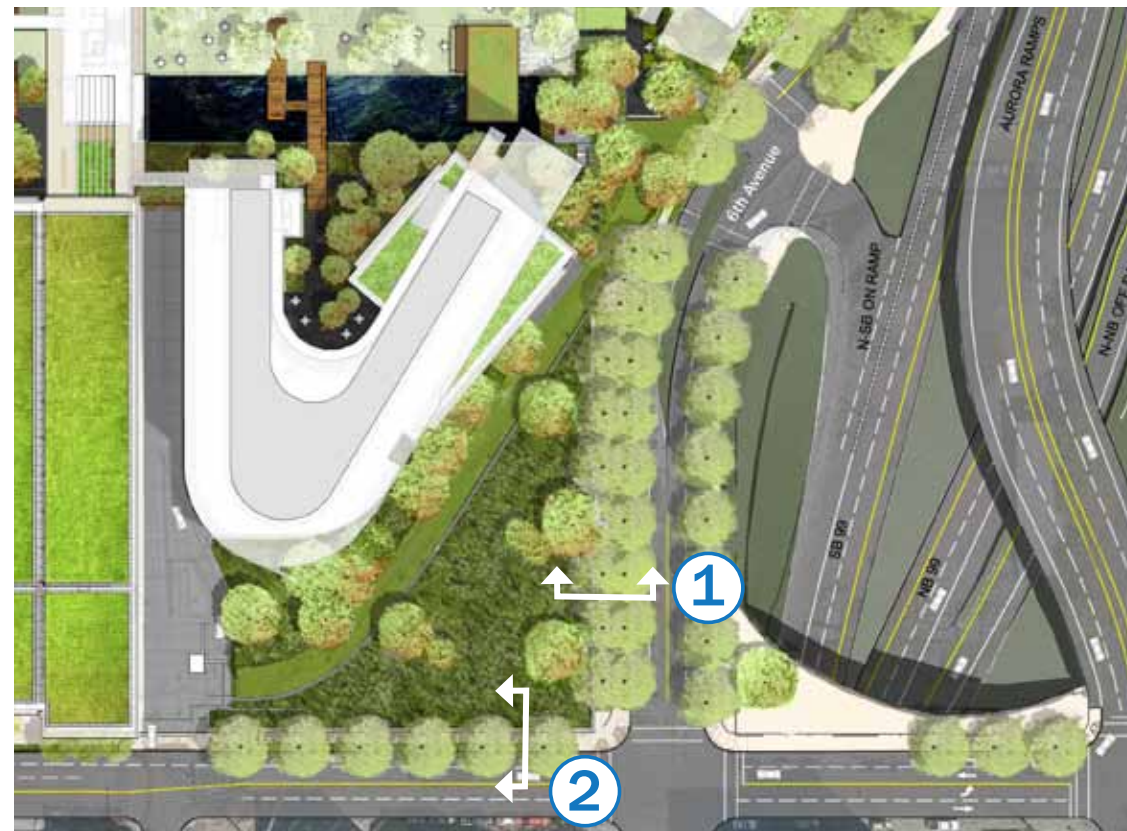
# Vacation of the Broad Street Triangle: Streetscape



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



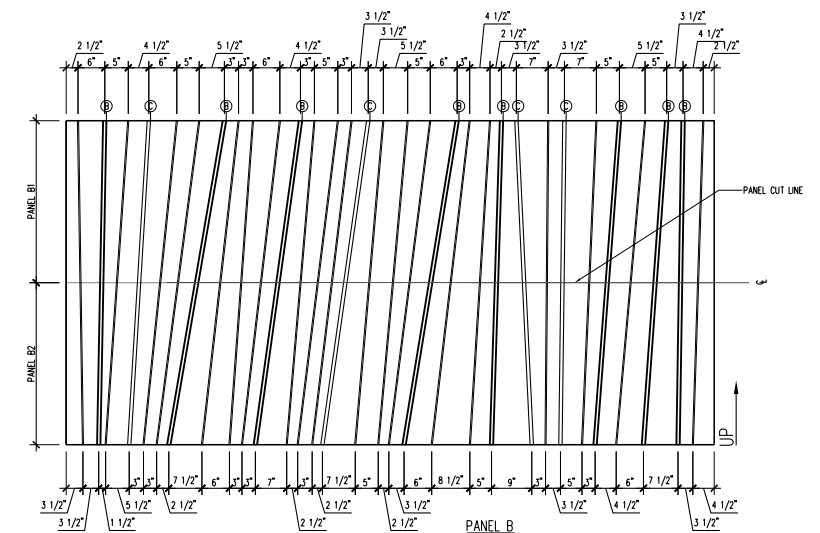
**2** Harrison Street Streetscape  
1/4" = 1'-0"



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"

*Sedum oreganum*  
Oregon Stonecrop



10"

*Fragaria chiloensis*  
Beach Strawberry



## 6th Avenue

Street Trees (per City)

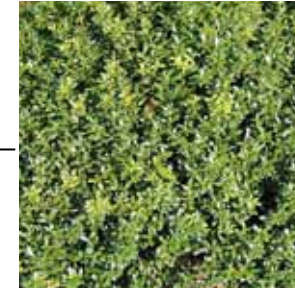


50' +



*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

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

