

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

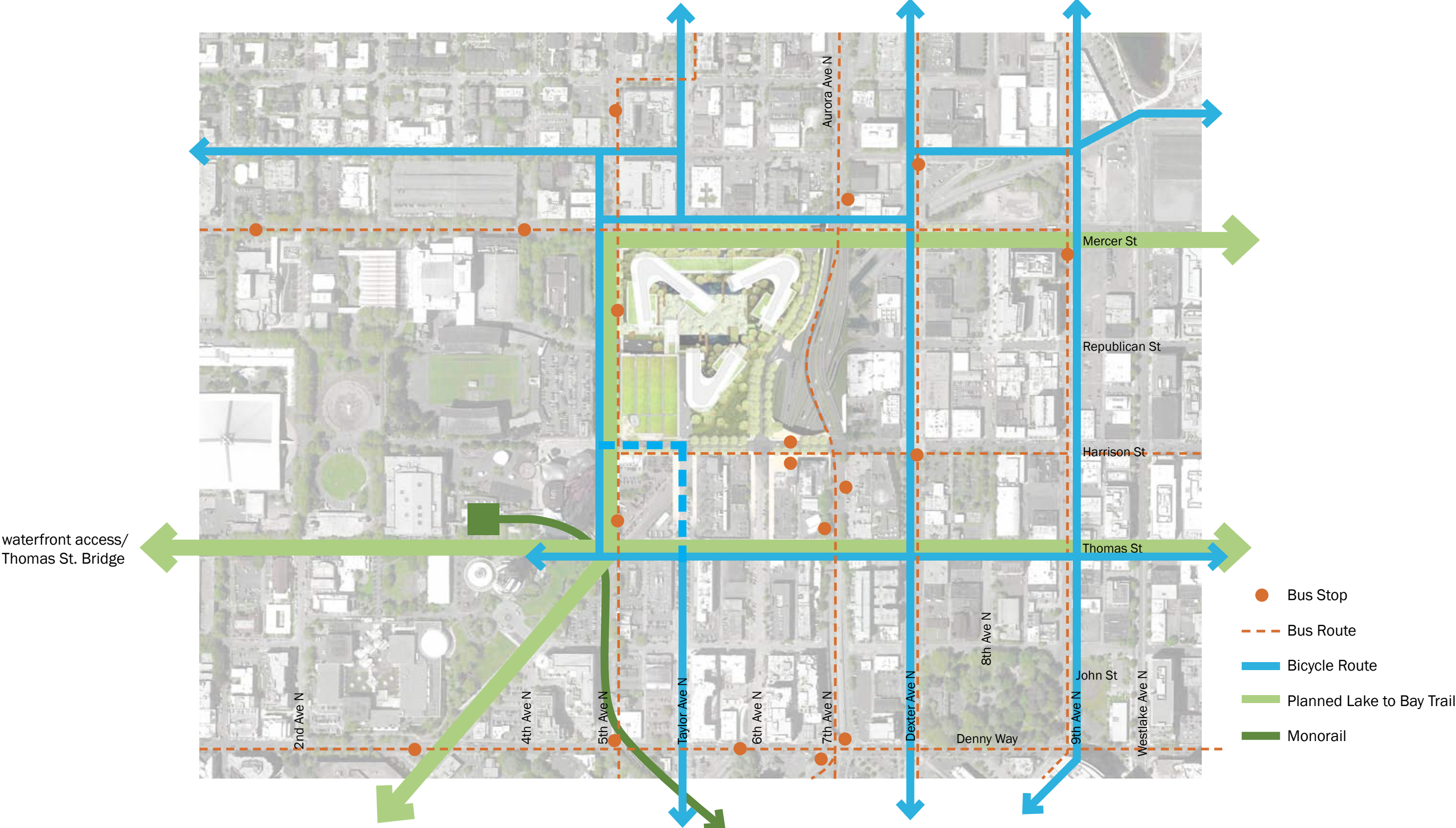


Bird's-eye view of triangle parcel from the southeast.



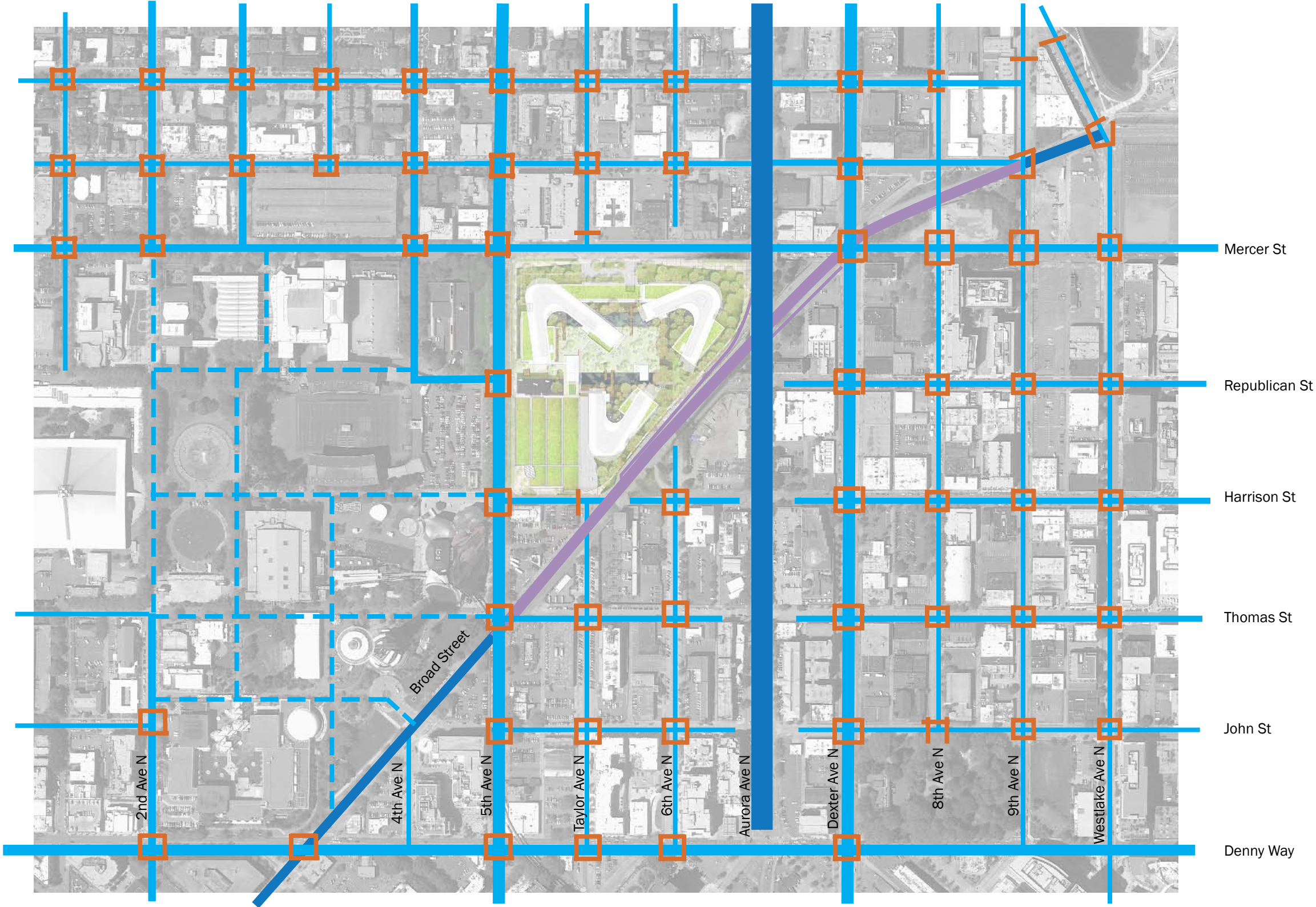
Vacation of the Broad Street Triangle: Future Transportation Routes

The completed campus will border significant alternative transportation and pedestrian routes



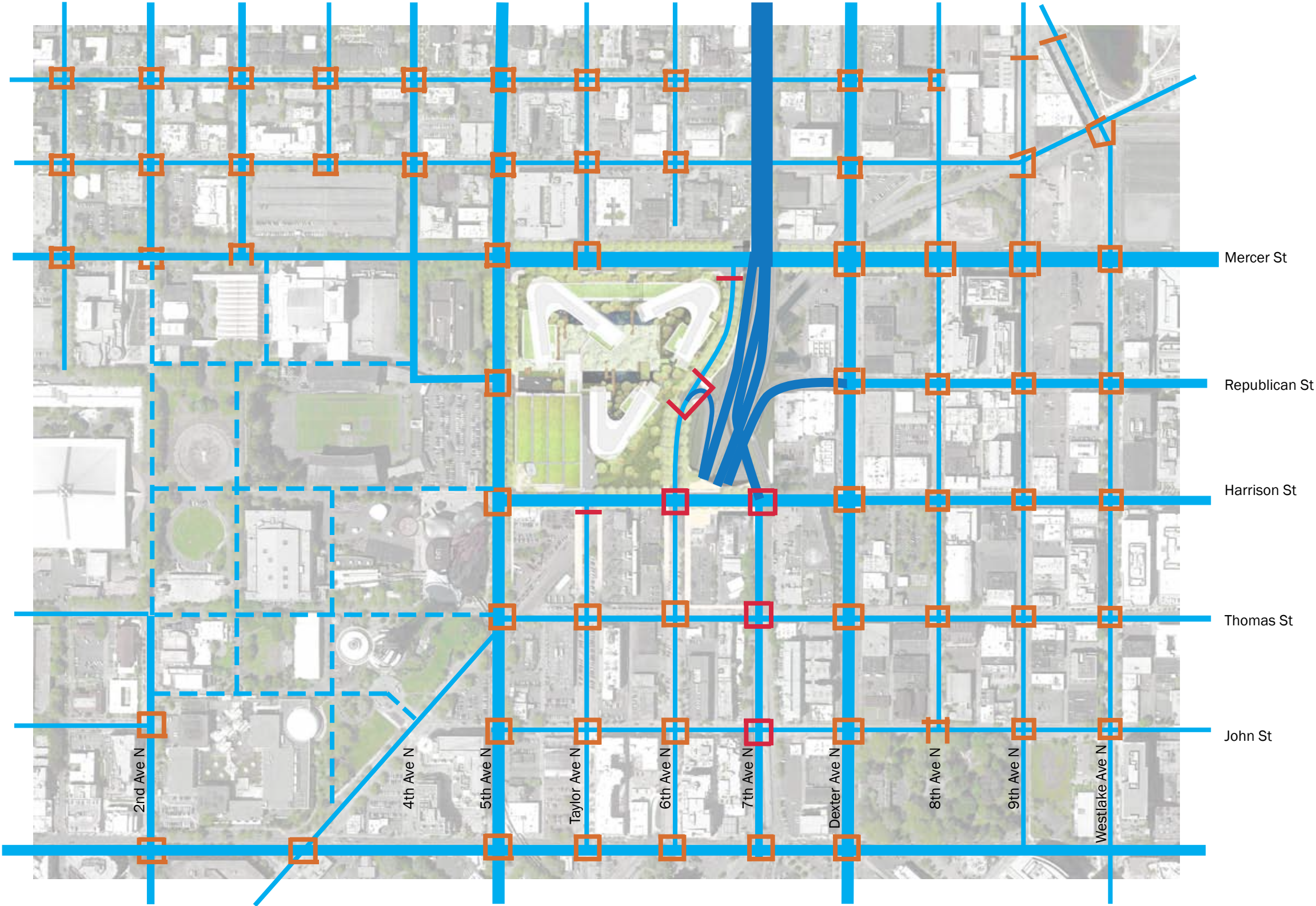
Vacation of the Broad Street Triangle: Current Streets + Crossings

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



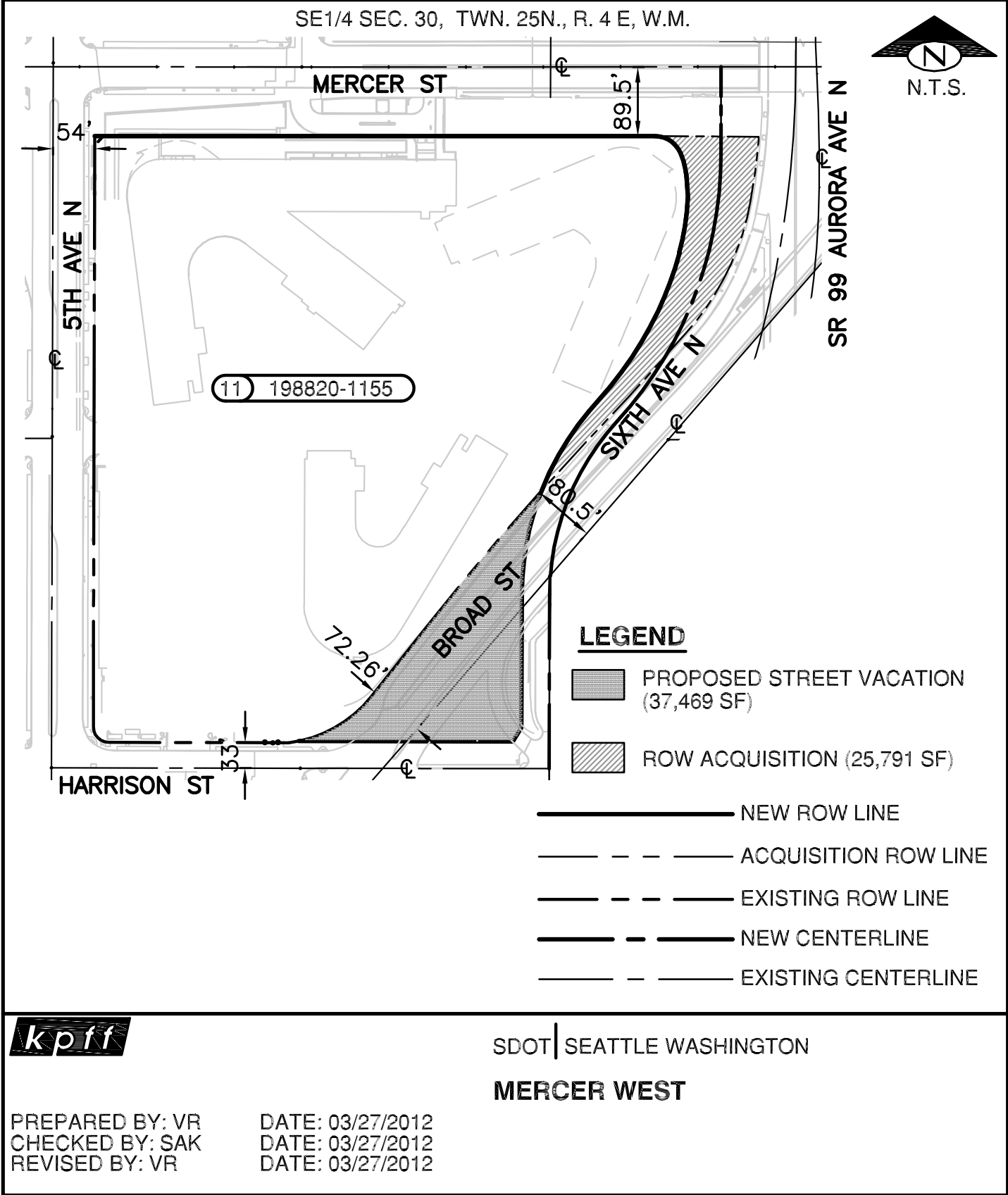
WSDOT rendering of SR-99 tunnel North Portal, Aurora/7th Ave and Mercer West underpass. Broad Street Triangle shown in orange.

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

EXHIBIT A

PROPOSED STREET VACATION AREA

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



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 voltage 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

Broad Street ↘

Sixth Avenue →



← Aurora Avenue N

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:

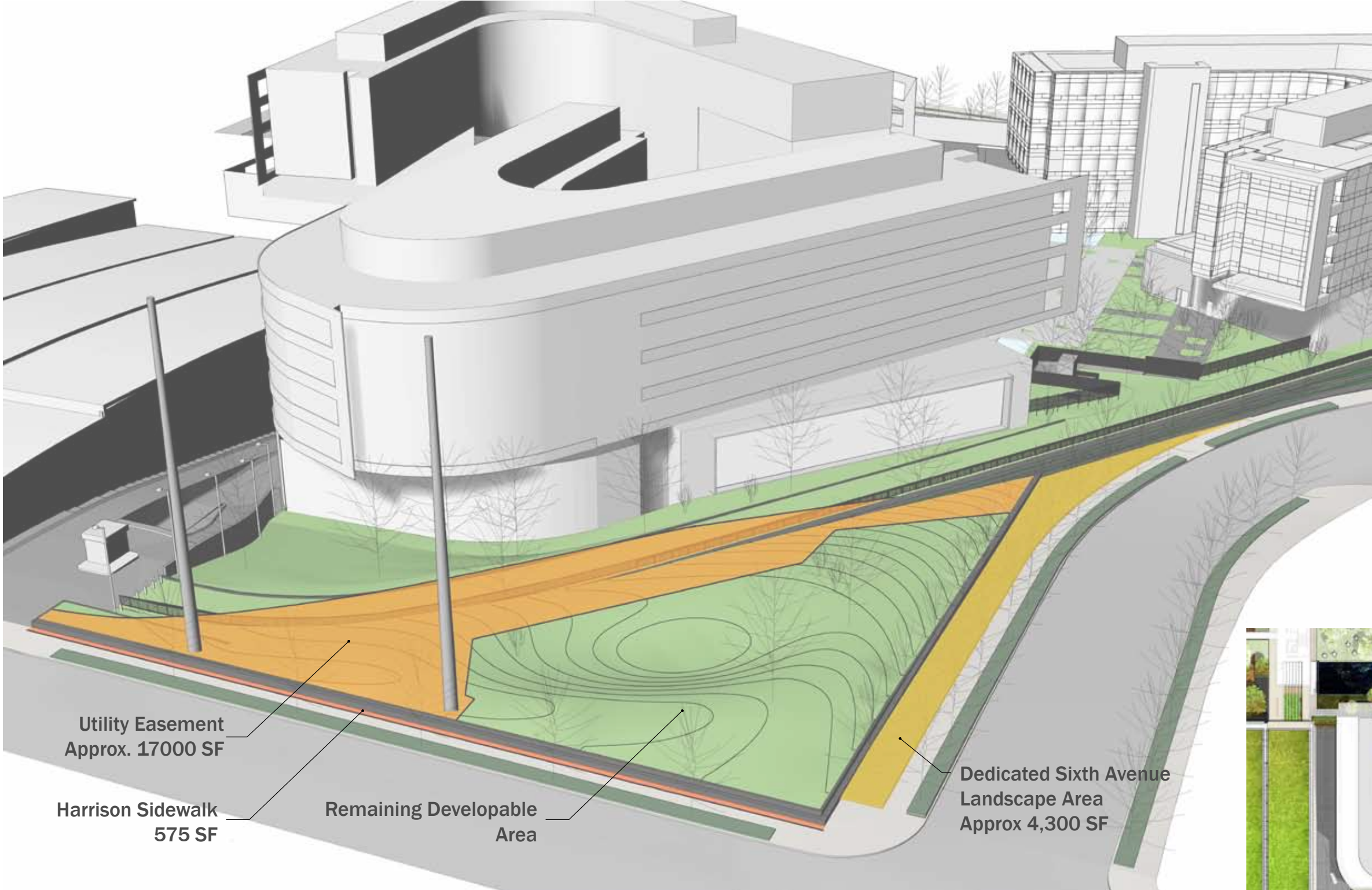
- Right-of-Way property dedication from IRIS \$7.5 million
- Mercer Street widening preparation work \$1.0 million
- Sixth Avenue extension preparation work \$2.0 million
- “University” transmission line duct bank \$0.8 million
- Elimination of the need for retaining walls \$3.2 million
- Right-of-Way 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

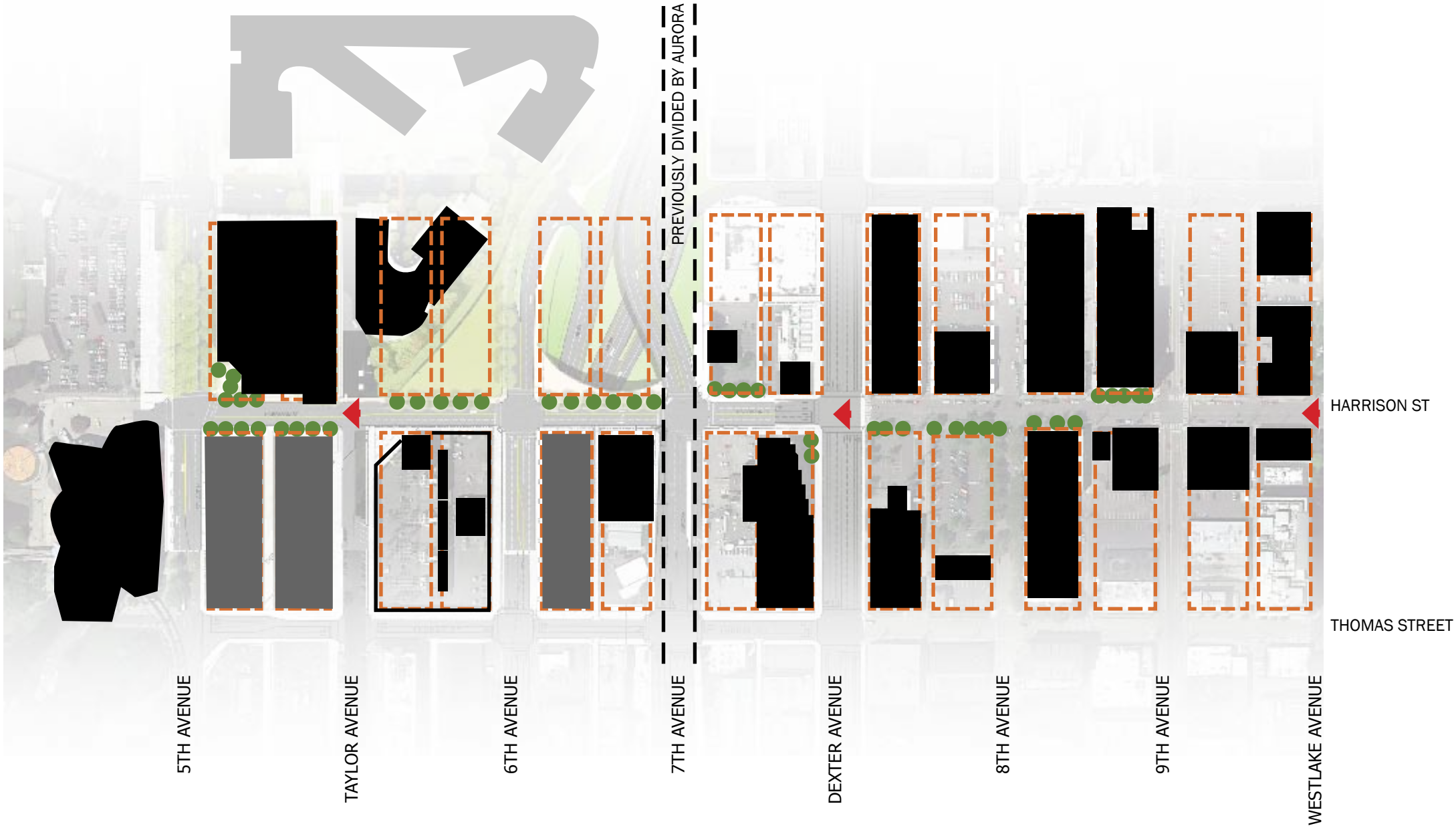
No.	Public Benefit	Duration	Existing Condition	Required by Code
1.	<p>On-site streetscape enhancements: The property line for the vacated property will be set to allow the Harrison Street sidewalk to be two feet wider. This will allow street trees to be included. This accommodation adds approximately 575 square feet to the public right-of-way. (page 20)</p>	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.	<p>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)</p> <p>IRIS will maintain the upgraded landscaping long term</p>	In perpetuity	Absent the IRIS commitment, the landscape would be SDOT low maintenance standard	No code requirements are applicable
3.	<p>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)</p> <p>IRIS will maintain the landscaping long term</p>	In perpetuity	Absent the IRIS commitment, the landscape area could be developed with a building in the future	No code requirements are applicable
4.	<p>On-site landscaping benefit: IRIS will provide & maintain landscaping on the vacated property, providing light, air, wildlife habitat & extensive plantings (page 24)</p> <p>IRIS will maintain the landscaping</p>	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.	<p>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)</p>	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



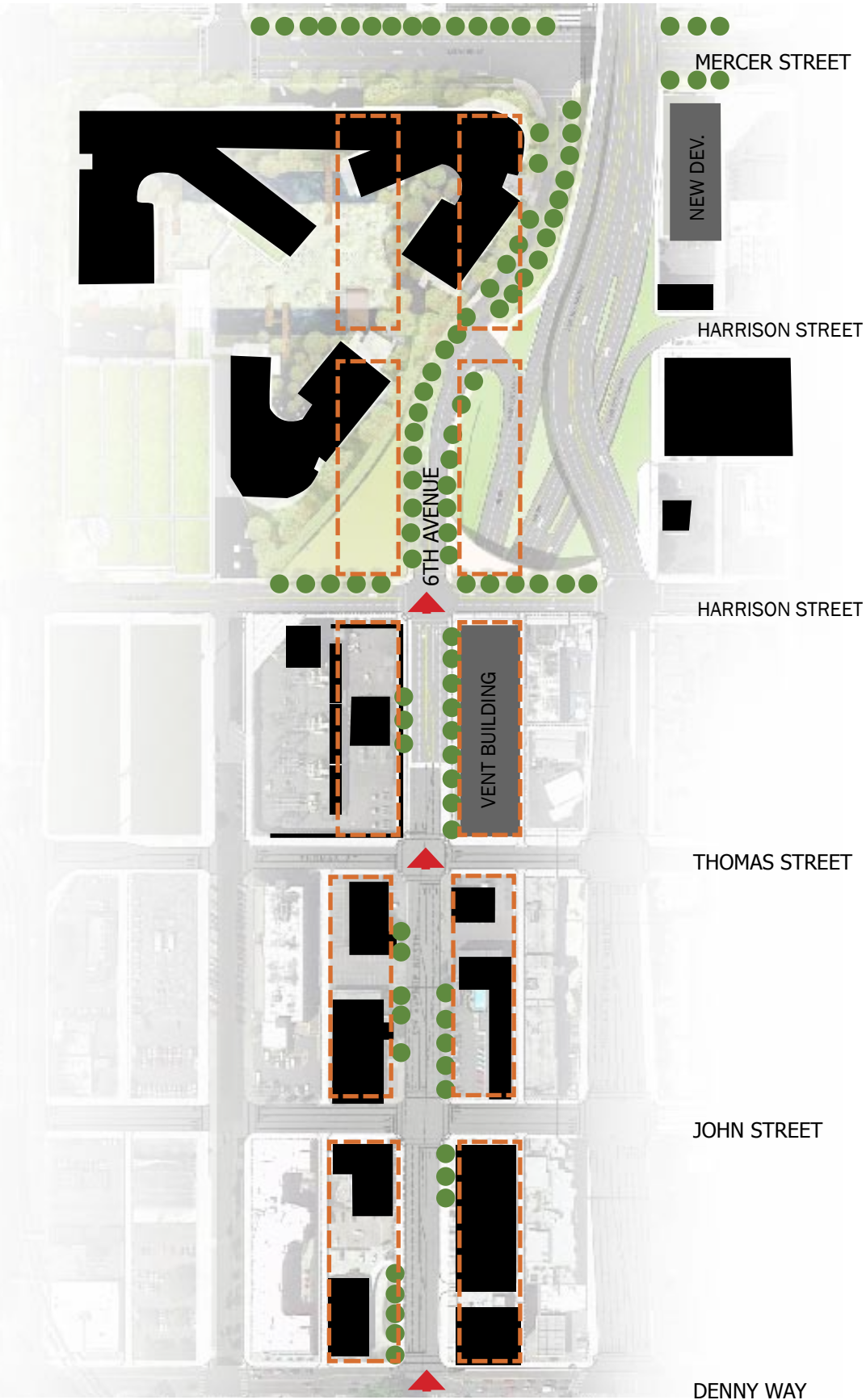
Harrison Street & Dexter Avenue



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:



6th Avenue & Harrison Street

PROPOSED CONDITION:



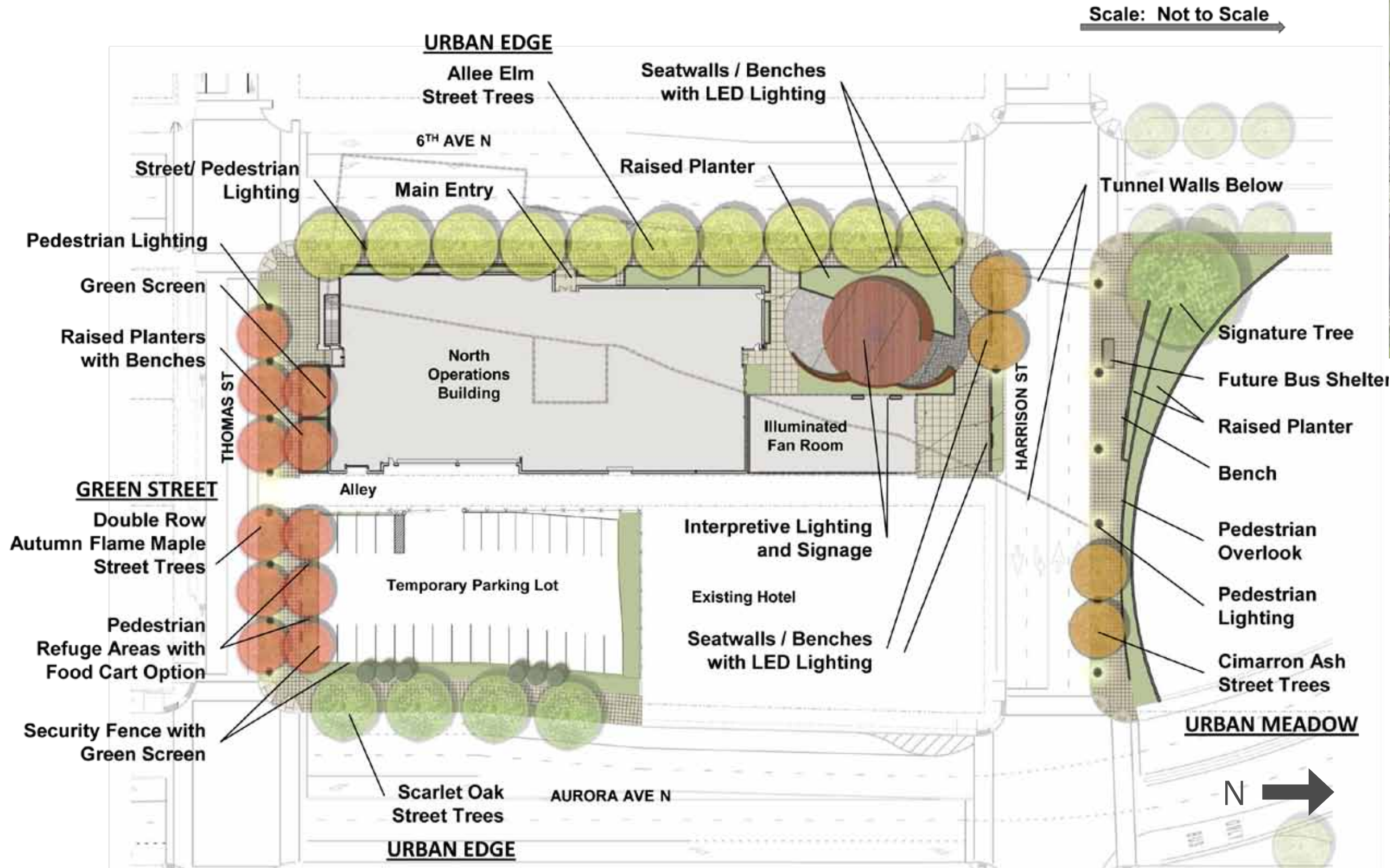
6th Avenue & Thomas Street



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



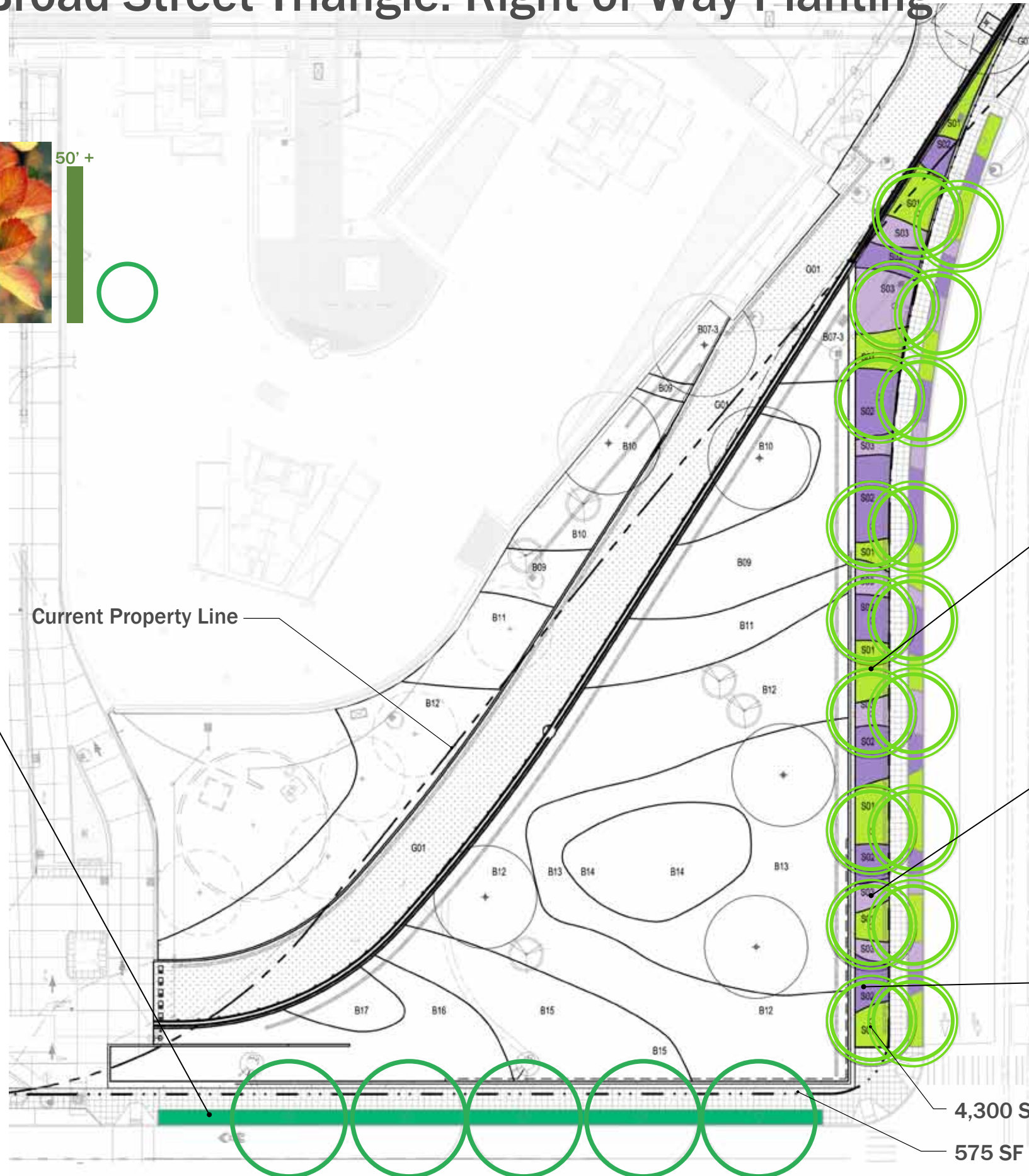
6"

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"

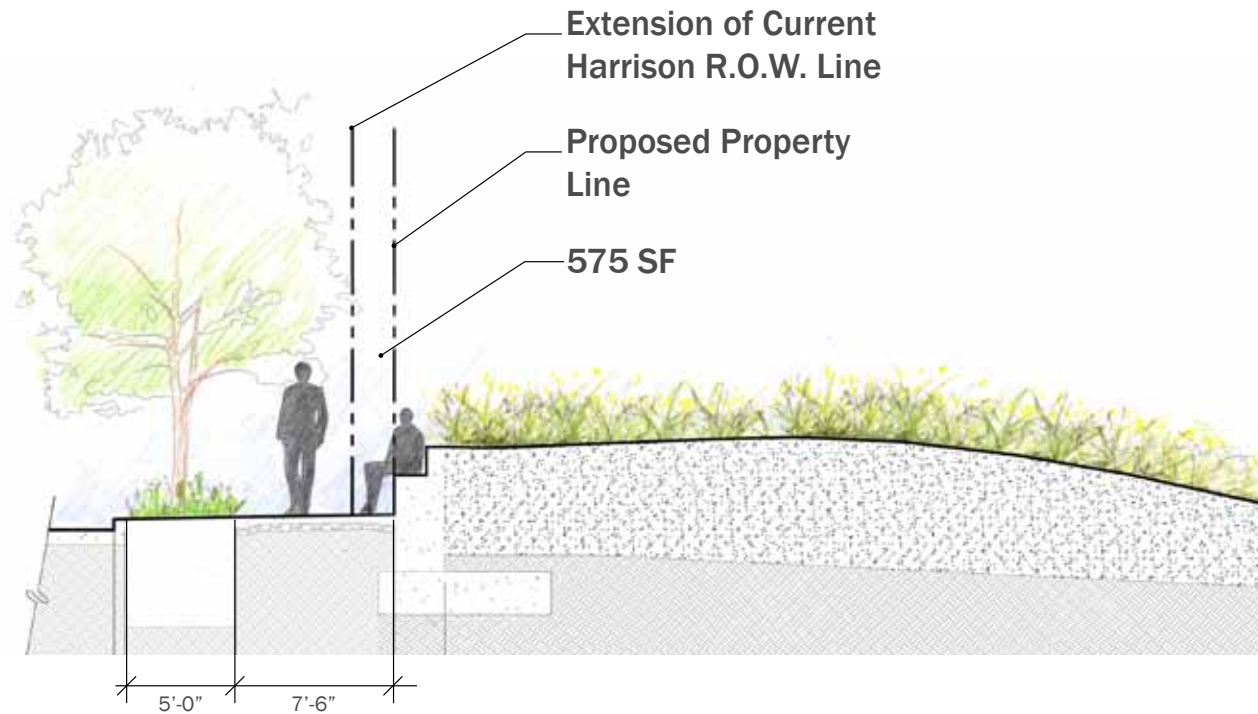
Ajuga reptans
Common Bugleweed



10"

Fragaria chiloensis
Beach Strawberry

Vacation of the Broad Street Triangle: Streetscape



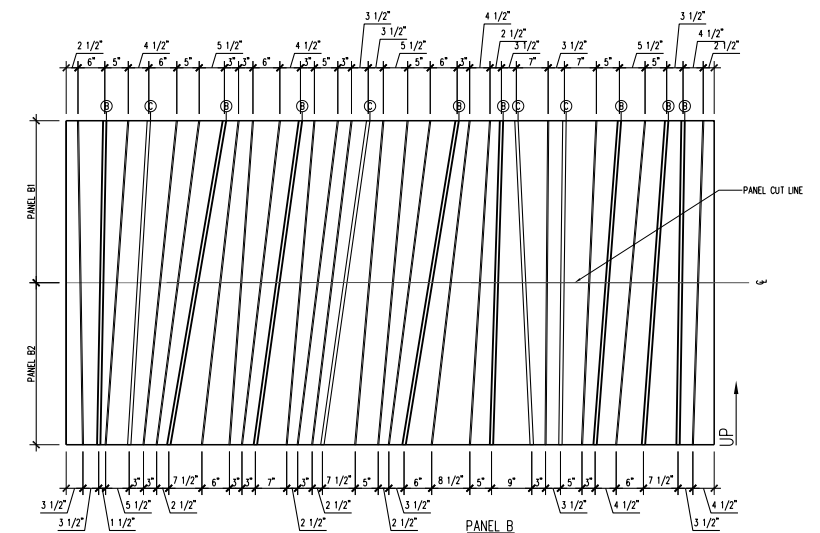
1 Harrison Street Streetscape
1/4" = 1'-0"



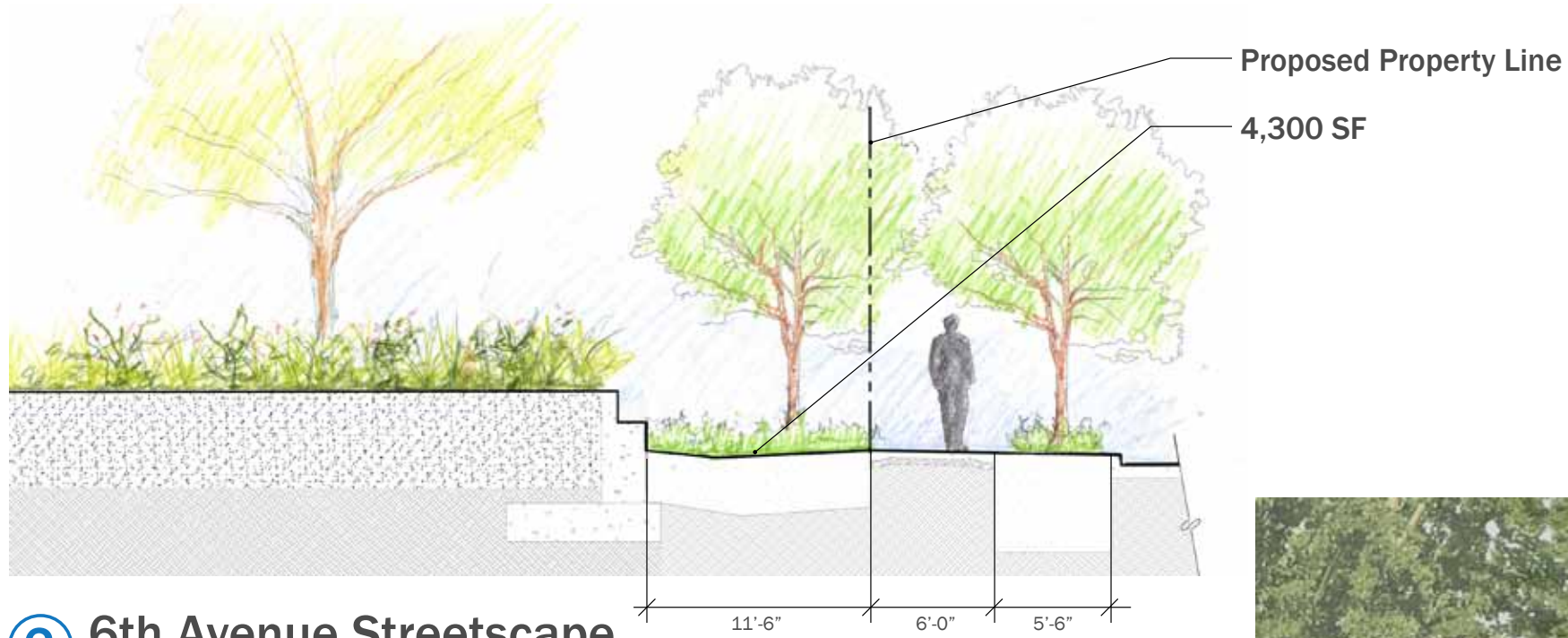
Site walls follow dark-concrete form liner precedent of phase 1



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

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Vacation of the Broad Street Triangle: Interior Planting



Vacation of the Broad Street Triangle: Views from Adjacent Areas



Vacation of the Broad Street Triangle: Public Benefits

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