



APPROVED MINUTES OF THE MEETING

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

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



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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.