



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 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



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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.**