

## OUR VISION

To steward a livable, vibrant, urban neighborhood supporting a diversity of residents of all ages and incomes while driving an innovative local economy and providing rich, cultural community opportunities.

## OUR VALUES

Inclusiveness | Integrity | Respect | Transparency | Impartiality



Friday, August 7, 2015

Moira Gray  
SDOT Street Vacations  
PO Box 34996  
Seattle, Washington 98124-4996

Ref: Vacation of portions of Broad Street, 8th Avenue North and Mercer Street; Clerk File 314309

Dear Ms. Gray:

Thank you for the opportunity to comment on the proposed public benefit for the vacation of portions of Broad Street, 8th Avenue North and Mercer Street.

The South Lake Union Community Council has weighed SDOT'S public benefit recommendation against the priorities established by the Council in the update of the [SLU Urban Design Framework](#), the [SLU / Uptown Mobility Plan](#) and the recent rezone of South Lake Union.

Based upon this review, the South Lake Union Community Council cannot support the proposed Broad Street vacation based upon the inadequate level of public benefits associated with vacating 60,000 square feet of public right-of-way.

The Urban Design Framework identified this site for potential redevelopment as a civic heart. Because the majority of the block will no longer be available for public use we request that the City provide both off-site and on site public benefits commensurate with the wishes of the community.

The South Lake Union Community Council has identified the following public benefits as both near and long-term objectives for its community:

- **Community Center** -- a facility that benefits the broader SLU, Uptown, Denny Triangle and Belltown neighborhoods.
- **Transportation Hub** -- a multi-modal facility servicing SLU, Uptown, Denny Triangle, Belltown and surrounding neighborhoods
- **Coordinated Mobility Plan** -- the development of a coordinated and integrated transportation capital improvement program for the implementation of mobility improvements/changes for South Lake Union.

Mike McQuaid  
*President*  
Lake Union Park Working Group

Erin Maher  
*Vice President*  
Row House Cafe

Kyle Ducey  
*Treasurer*  
W.G. Clark

John Pehrson  
*Secretary*  
Cascade Neighborhood Resident

Josh Barrows  
Starbucks Coffee Company

Jerry Dinndorf  
Associated General Contractors

Lloyd Douglas  
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Phil Fujii  
Vulcan Inc.

Leonard Garfield  
Museum of History and Industry

Jim Goodspeed  
Goodspeed Architecture/SLU Resident

Ben Grace  
Amazon.com / Hines

Dena Lee  
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John Thomas  
NBBJ Architects

*Our 2015-16 priorities within the SLU Urban Design Framework & SLU/Uptown Mobility Plan*  
Public/Private Construction Accountability | Mobility Advocacy | Design Review Collaboration  
Public Safety | Neighborhood Engagement & Placemaking

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Along with the aforementioned priorities, the South Lake Union community has also identified siting a downtown school in the neighborhood along with continued development of thoughtful public open spaces as long-term interests in line with the SLU Urban Design Framework.

Moving forward, our interest is to create an attractive and thoughtfully integrated neighborhood that provides both placemaking and mobility opportunities to our many residents, our workforce and those Seattle residents that pass through and visit our neighborhood on a regular basis.

As a reference point, public benefits associated with the Denny Substation project represent a successful example of meaningful public-city collaboration mitigating the displacement of public right-of-ways and amenities in a neighborhood environment. The on and off-site public benefits for this project total \$10.66 million. In addition, in honoring the wishes of the neighborhood, Seattle City Light has committed to public benefits, with costs passed through to users of the Denny Network, of \$3 million, bringing long-needed off-site streetscape improvements to the neighborhood.

Our expectation is to convene a meeting with you no later than Friday, Aug. 28 or prior to a recommendation being submitted to City Council, to identify feasible on-site and off-site public benefits as a part of the vacation process.

Please let me know your availability throughout the month of August so that together we can begin this conversation.

Sincerely,

Mike McQuaid  
President, South Lake Union Community Council

cc: Mayor Ed Murray, Councilmember Tom Rasmussen, SDOT Director Scott Kubly, SDOT Project Manager Eric Tweit, Seattle Design Commission

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