

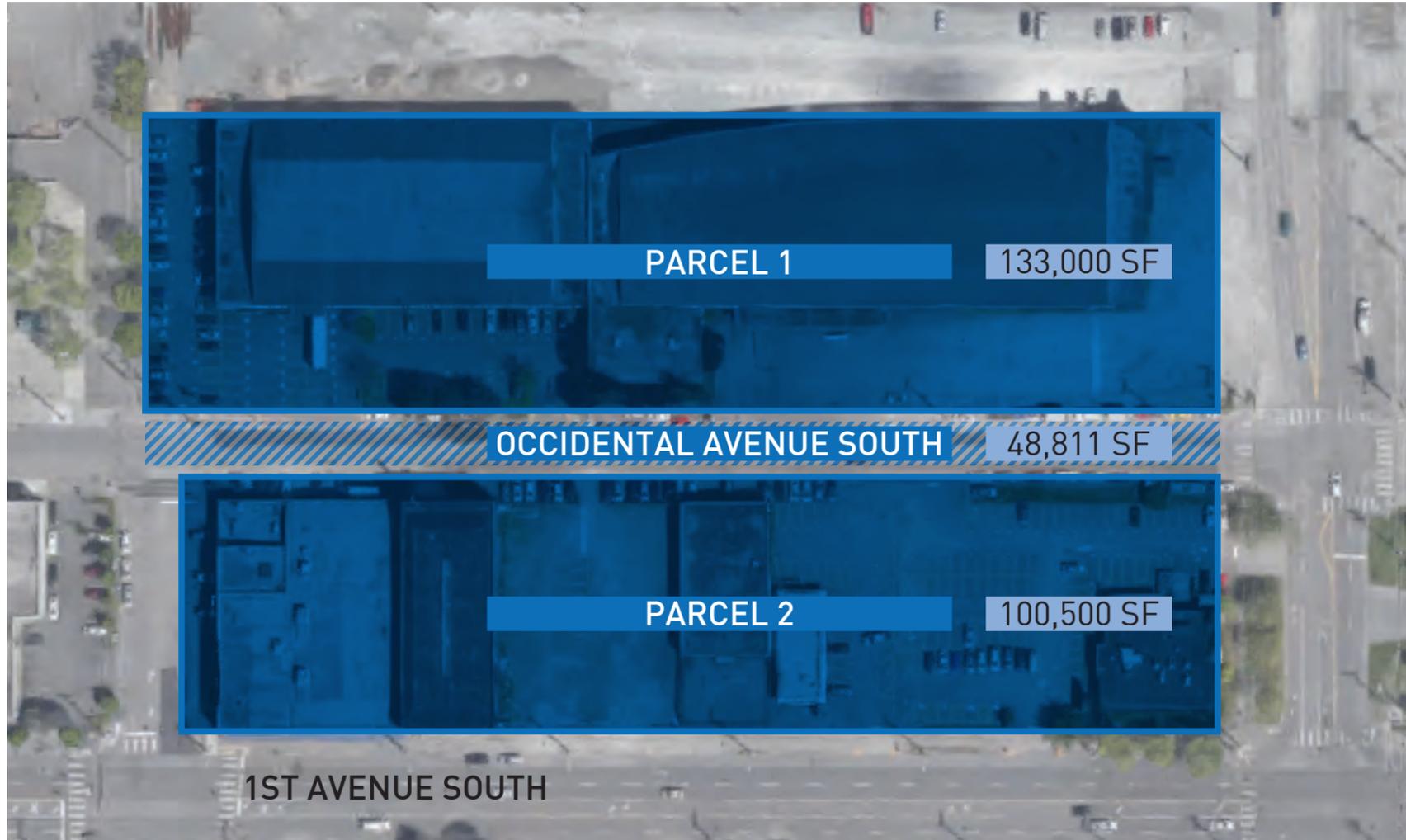
SEATTLE ARENA

1700 FIRST AVENUE SOUTH

SEATTLE DESIGN COMMISSION

2015 MAY 21

PROPOSAL FACTS & GOALS



ARENA QUICK FACTS:

- + APPROXIMATELY 750,000 SF
- + 18,000 - 20,000 SEATS
- + NBA BASKETBALL
NHL HOCKEY
OTHER SPORTING EVENTS
CONCERTS
FAMILY SHOWS
LARGE ASSEMBLY EVENTS
- + 40,000 ADDITIONAL SF FOR ATTACHED TRAINING FACILITY

OCCIDENTAL AVE S. QUICK FACTS:

- + 48,811 SF PROPOSED TO BE VACATED
- + DEVELOPABLE AREA INCREASE OF 17.5%



CONNECTIONS



MOBILITY



PUBLIC SPACES



CULTURE &
PLACE



PEDESTRIAN
EXPERIENCE



LANDMARK &
CONTEXT



SUSTAINABILITY

EXISTING VICINITY

LEGEND

SITE



STADIUM DISTRICT
OVERLAY



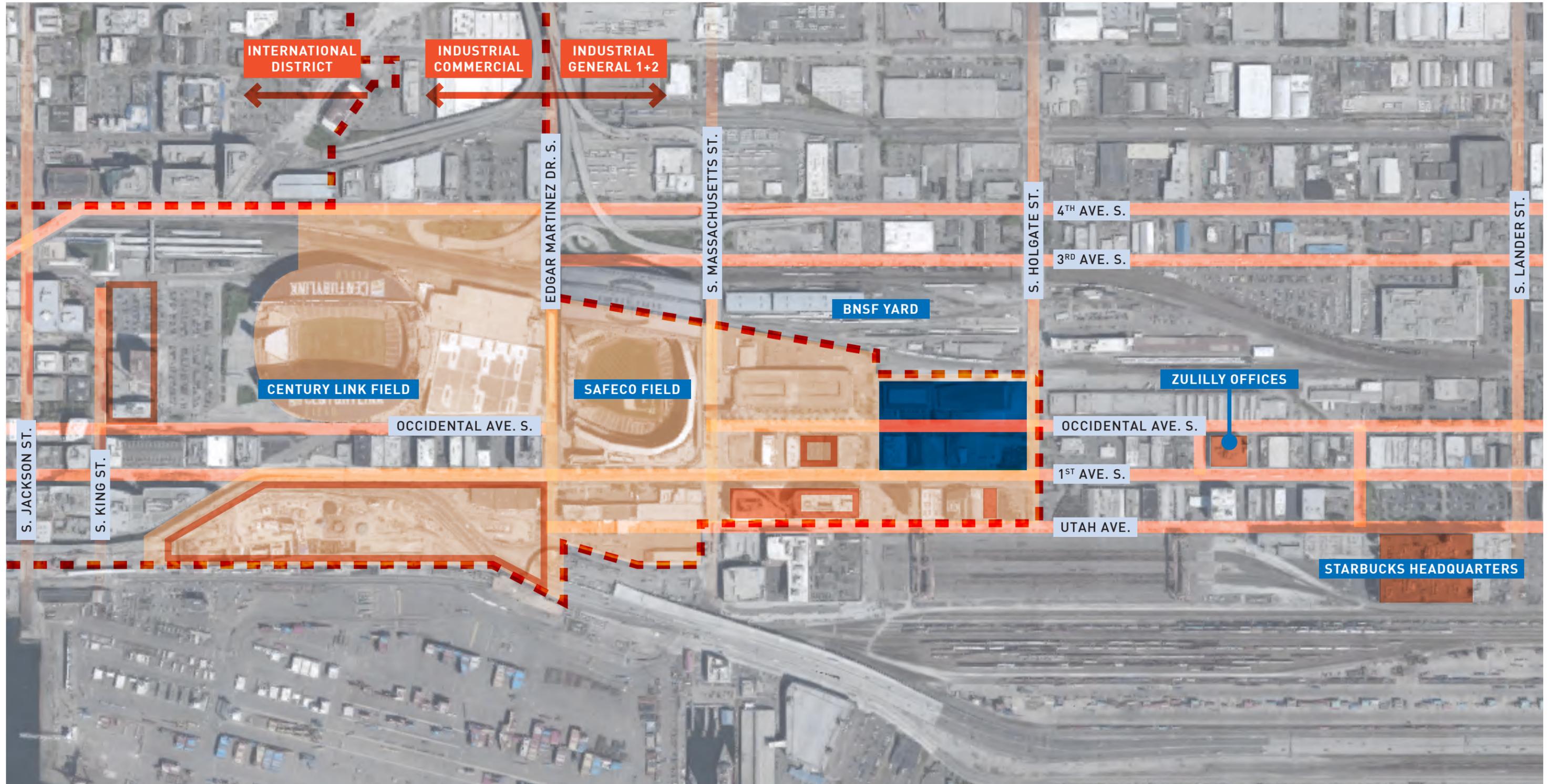
EXISTING
DEVELOPMENT



PROPOSED
DEVELOPMENT



ZONING
BOUNDARIES





CIRCULATION

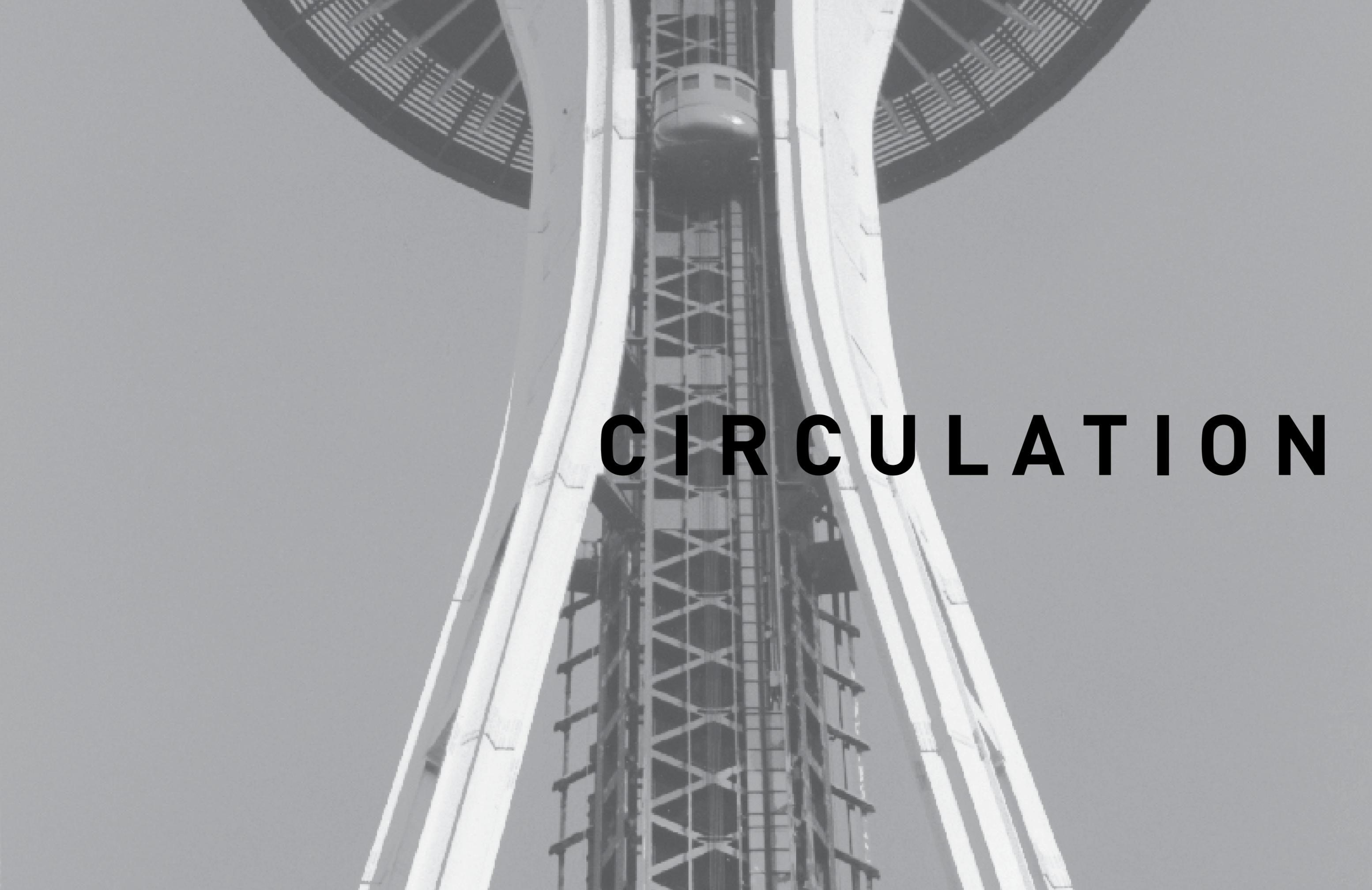
- Mariners and Port of Seattle Discussions: Circulation Needs
- SDOT Discussions: Freight Circulation Coordination
- Parking Commitments
- 1st Ave S. and Occidental Ave S.: Pedestrian Flows
- S. Holgate Street Alignments
- S. Holgate Street Pedestrian Bridge
- Interim Shuttle

SITE / GROUND PLAN

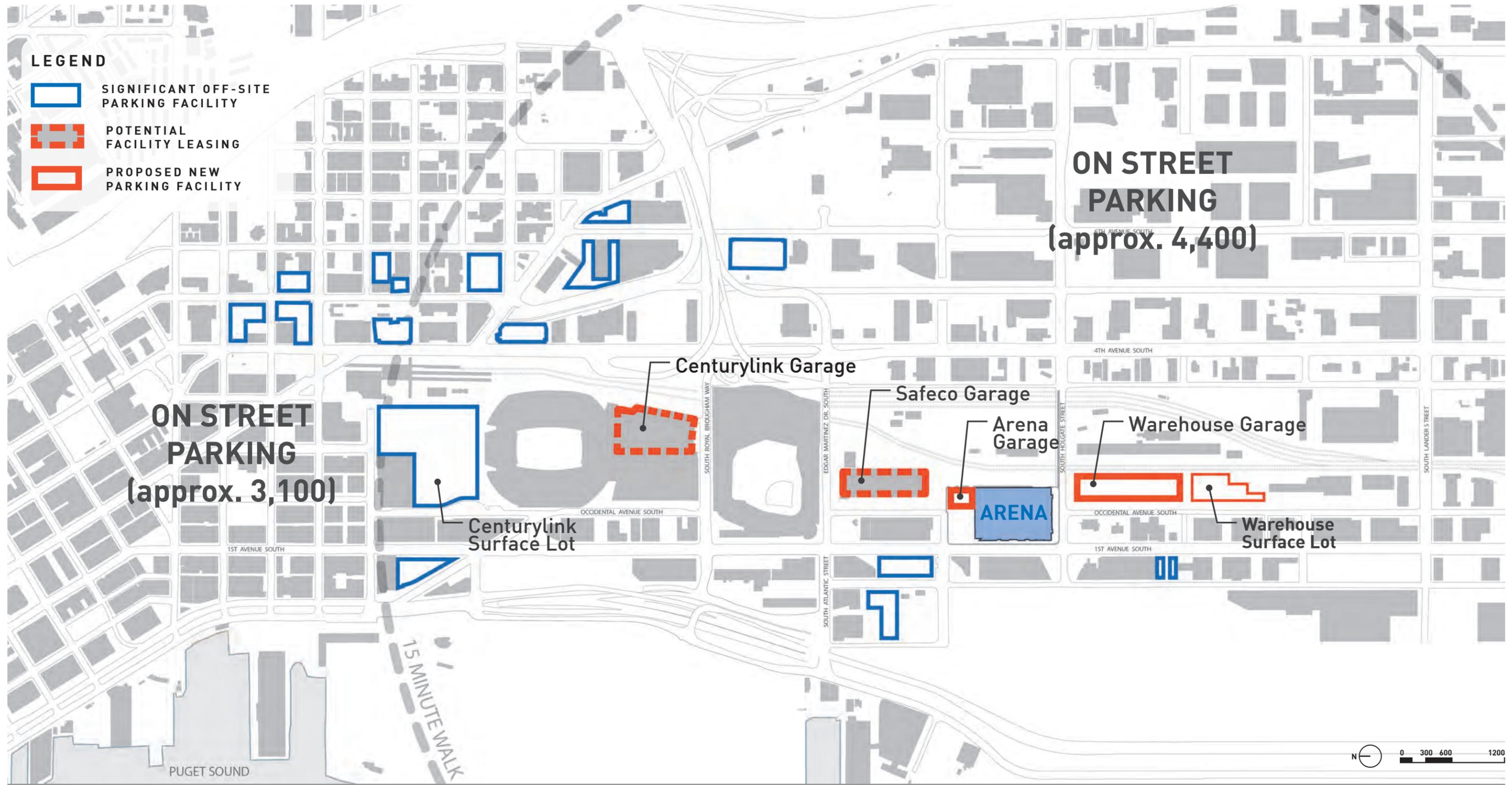
- 1st Ave S. and Building Setback
- Occidental Ave S. and S. Massachusetts St.
- Intersections Improvements
- Plaza Design, Function and Program

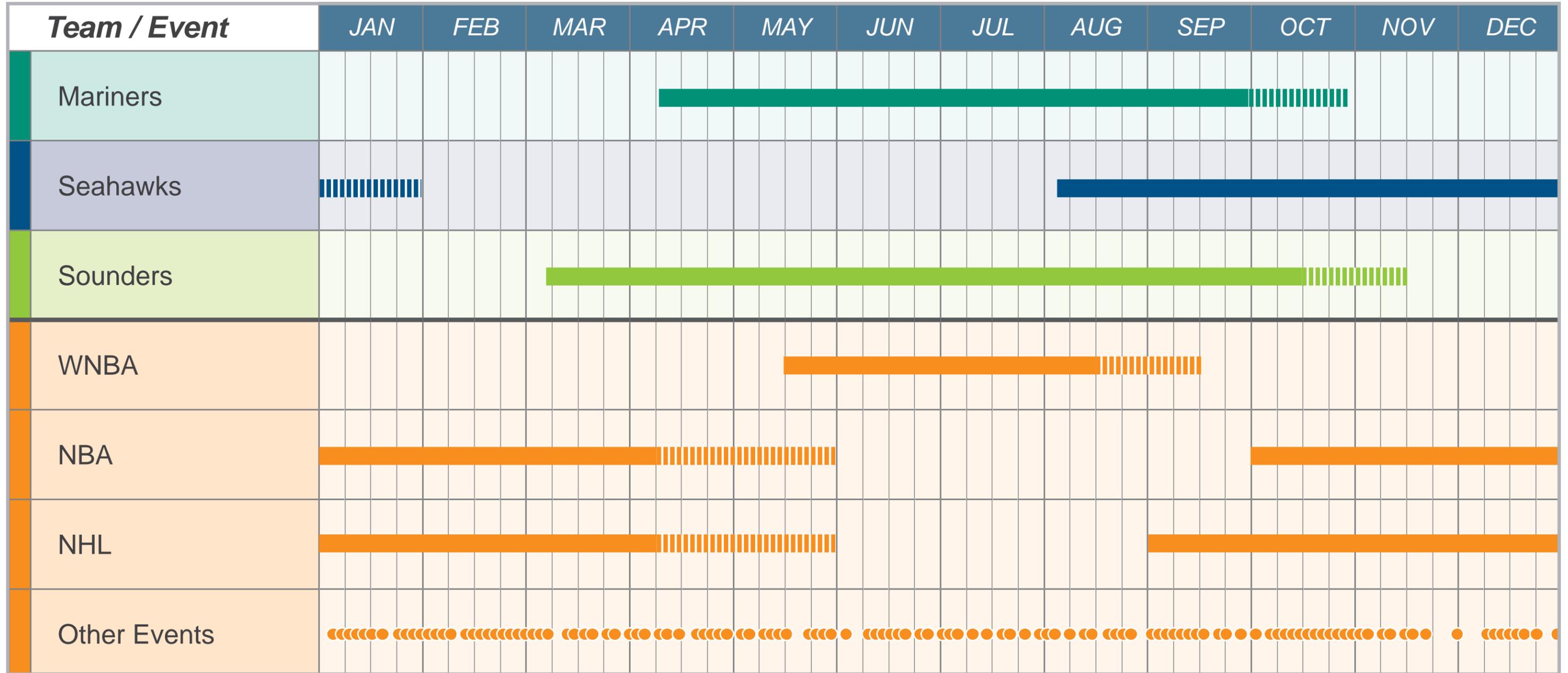
URBAN DESIGN MERIT

- Summarize: Circulation // Access // Utilities // Open Space // Light, Air & Views



C I R C U L A T I O N





BASE SCENARIO

WAREHOUSE GARAGE & SURFACE LOT

PREFERRED SCENARIO

PARKING LEASE AGREEMENT

CODE REQUIRED PARKING: 1,726 SPACES

ARENA GARAGE: 127 SPACES

WAREHOUSE GARAGE: 1,754 SPACES

WAREHOUSE SURFACE LOT: 196 SPACES

PROJECT PROVIDED PARKING: 2,077 SPACES

All code-required parking to be provided in proposed parking garage and surface lot to be constructed on applicant controlled property immediately south of arena.



ARENA GARAGE: 127 SPACES

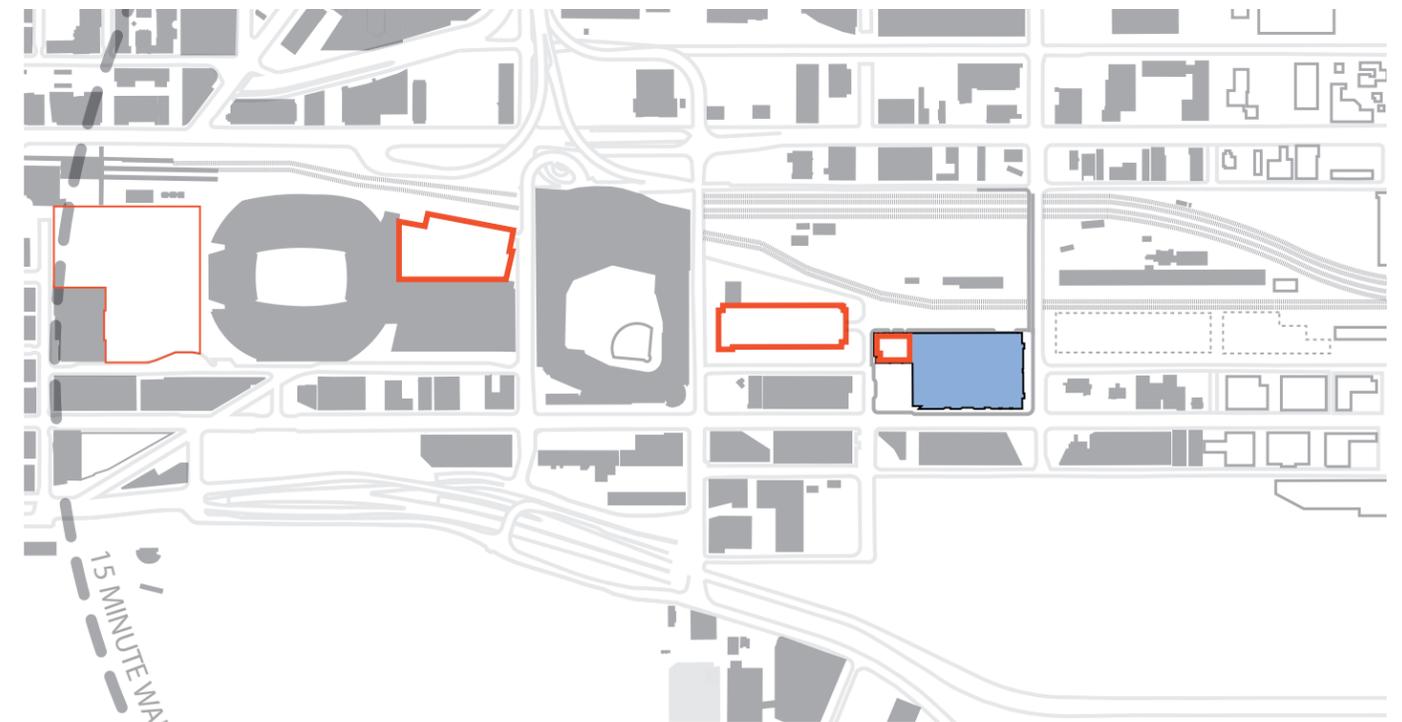
CENTURYLINK GARAGE: 3,100 SPACES

CENTURYLINK SURFACE LOT: 779 SPACES

SAFECO GARAGE: 2,000 SPACES

PROJECT PROVIDED PARKING: 6,006 SPACES

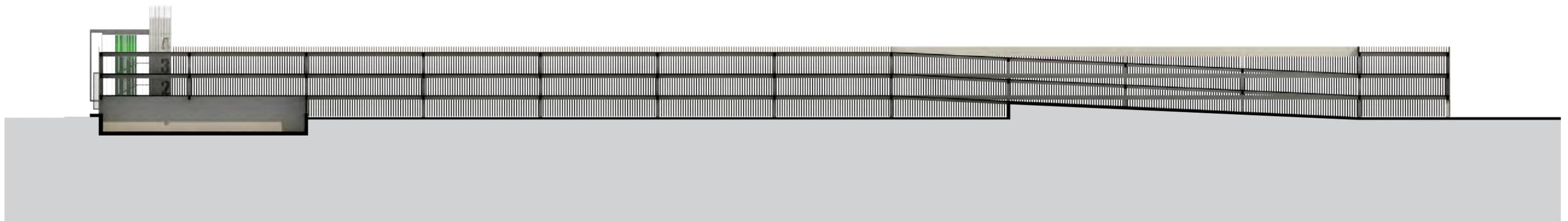
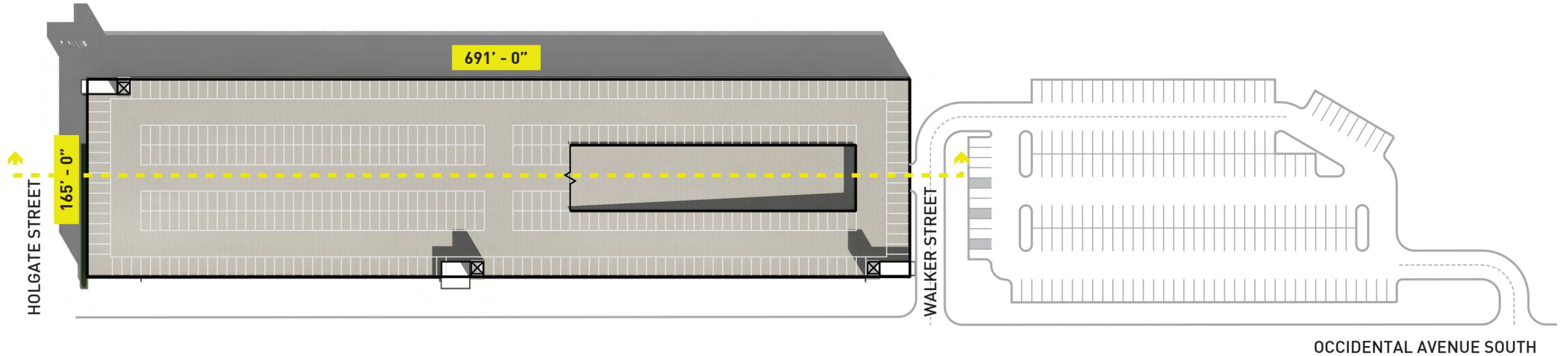
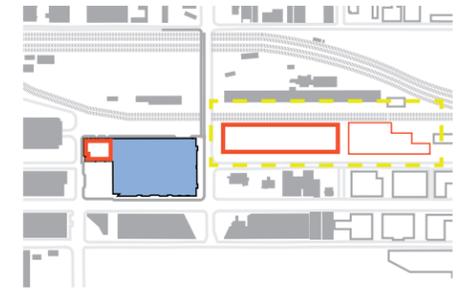
All code-required parking to be provided in existing parking garages and surface lots north of arena within the Stadium Transition Overlay District through pending shared-use agreements.



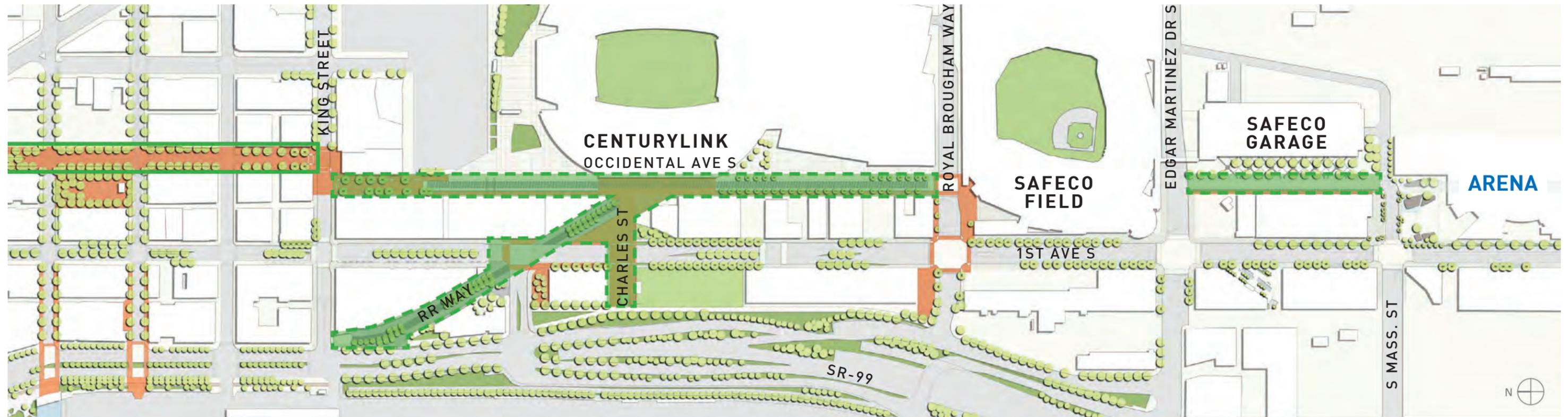
CIRCULATION

PARKING COMMITMENT // Warehouse Garage

WAREHOUSE GARAGE: 1,754 SPACES
WAREHOUSE SURFACE LOT: 196 SPACES
TOTAL: 1,950 SPACES



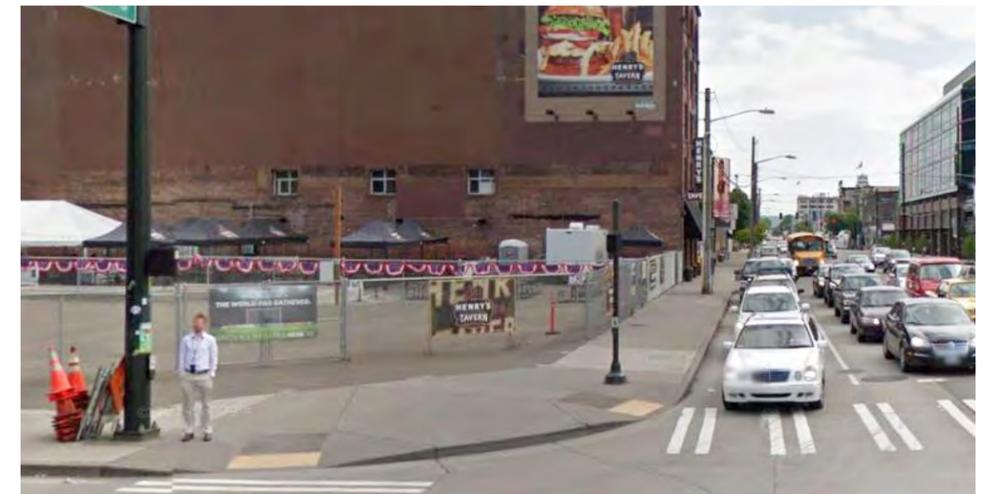
SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



1st Ave S // Looking North

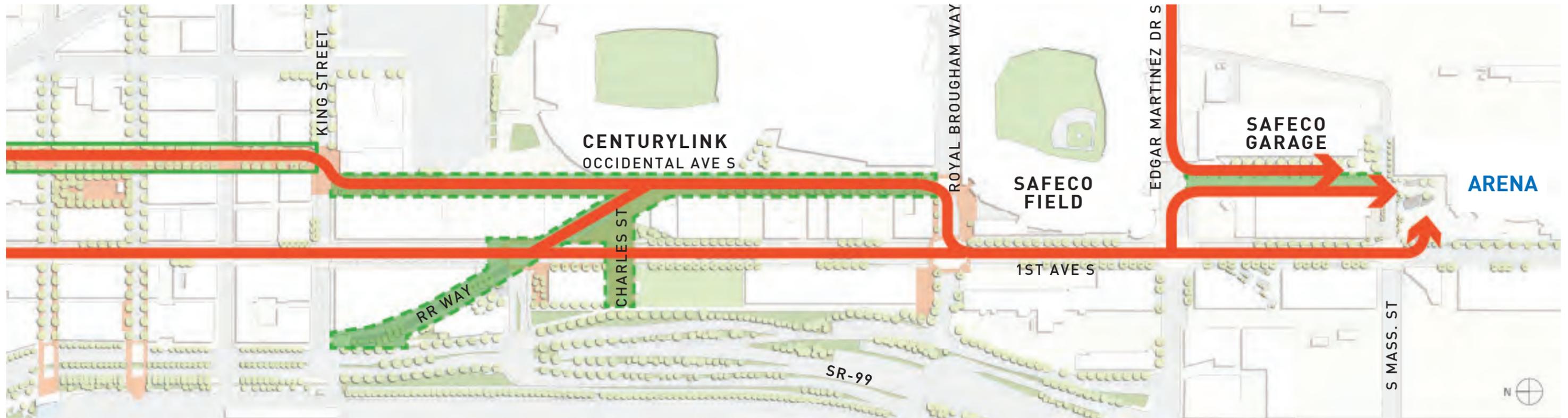


1st Ave S // Looking South



1st Ave S // Looking South

SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



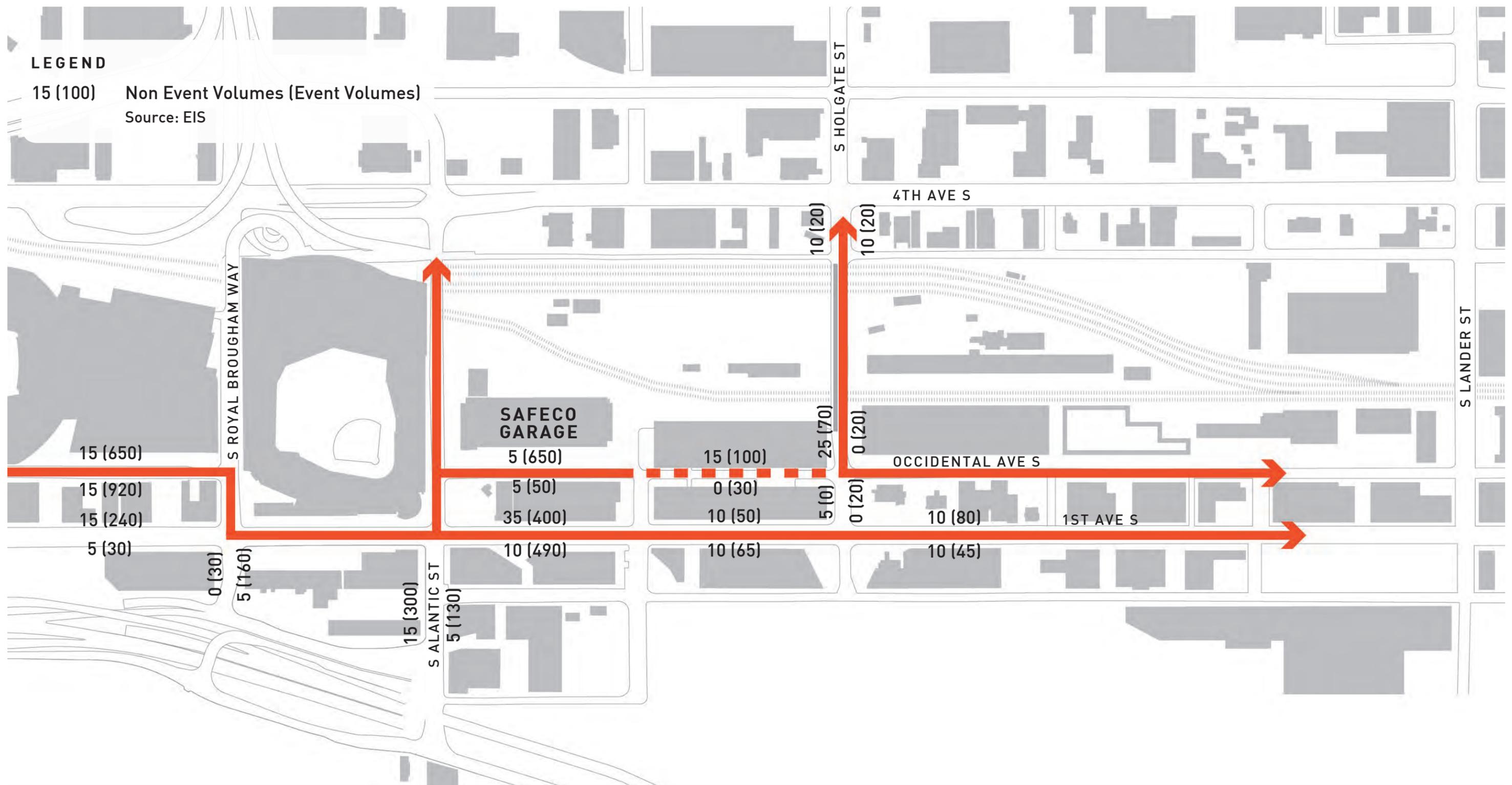
Occidental Ave S // Pioneer Square

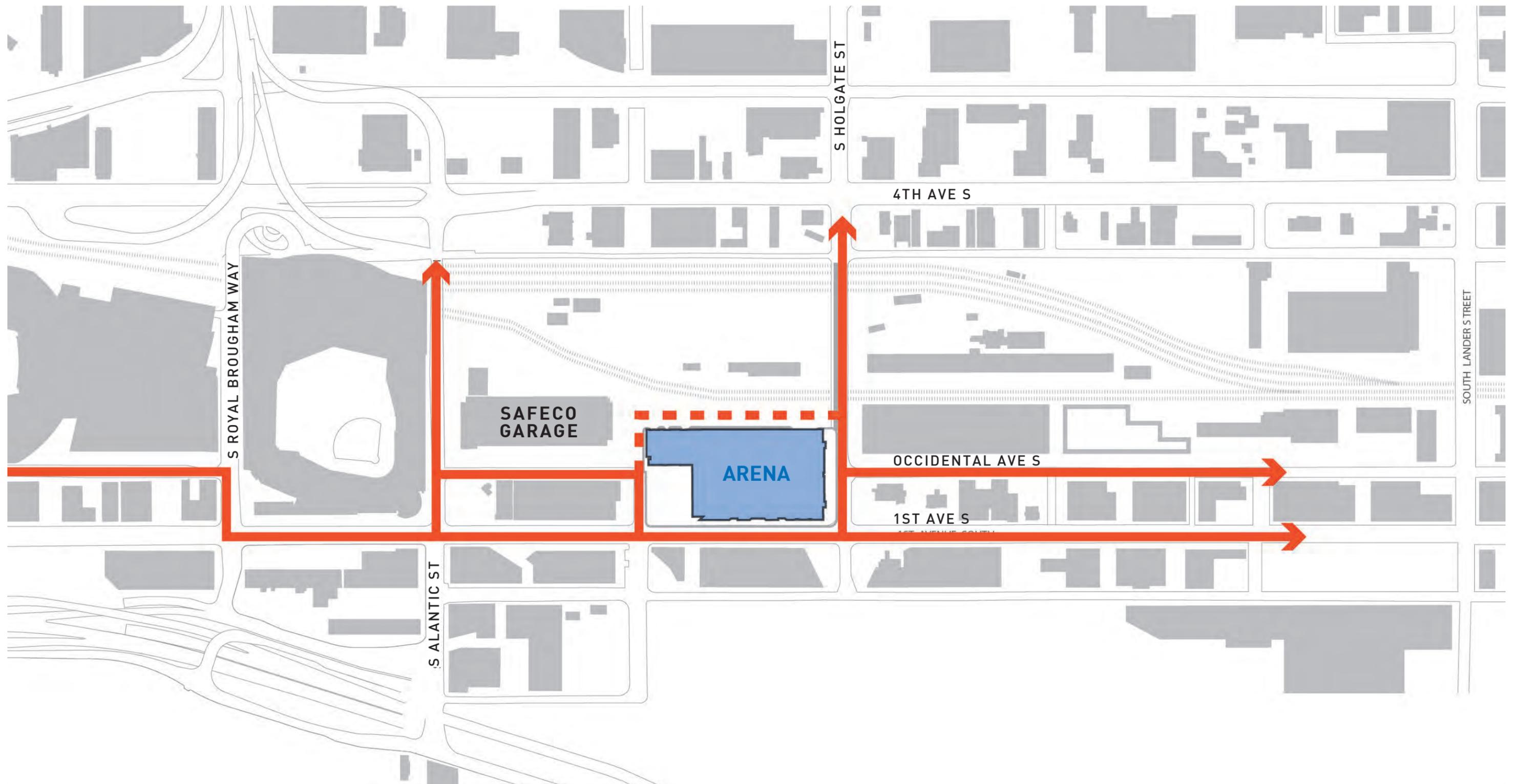


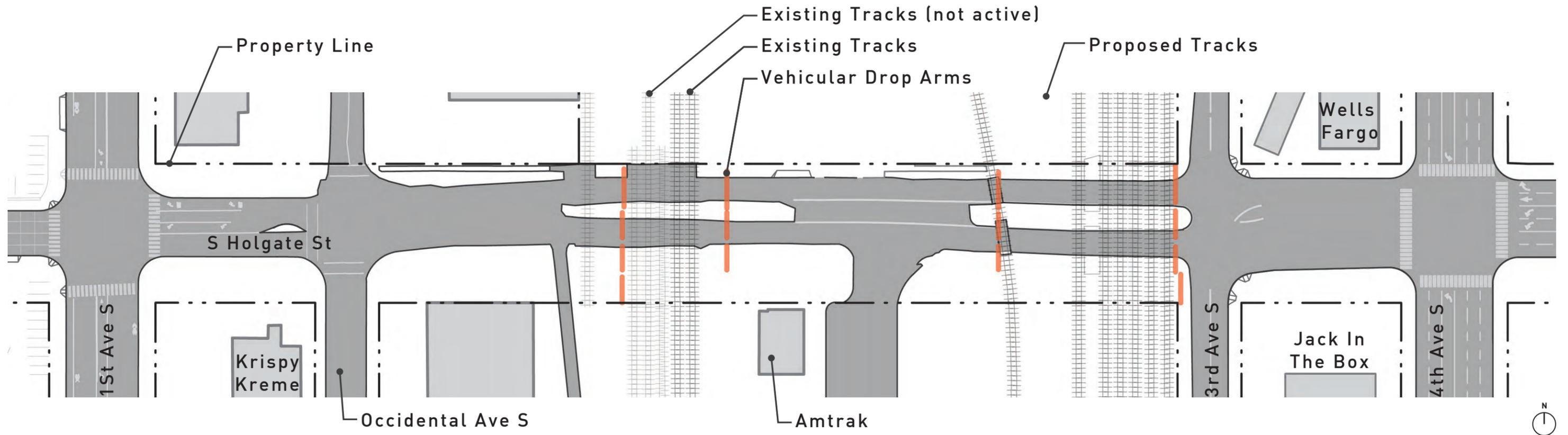
Occidental Ave S // Centurylink



Occidental Ave S // Safeco Garage







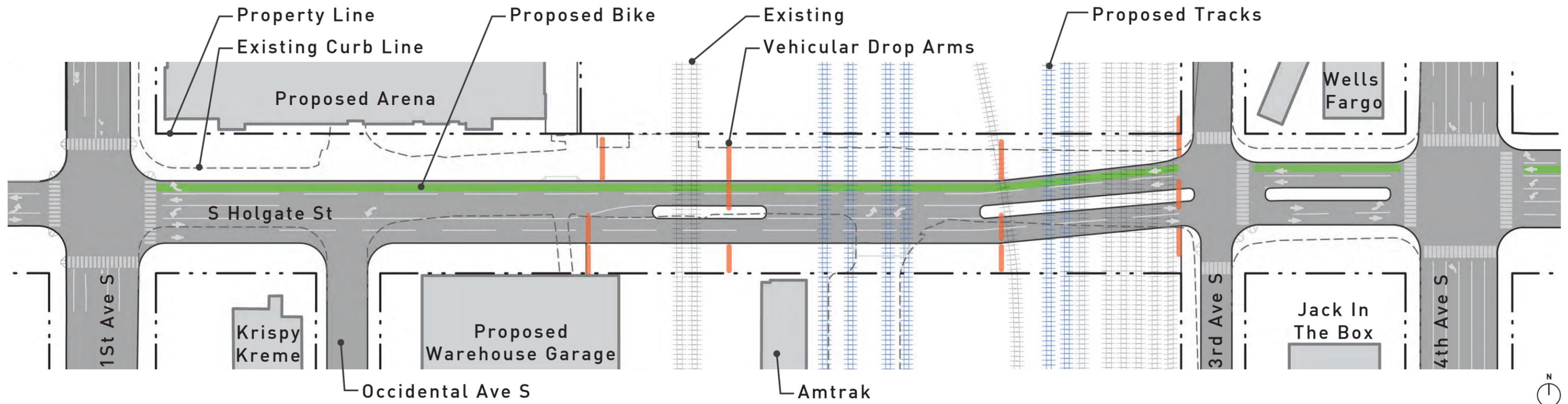
S Holgate St // Near 1st Ave S

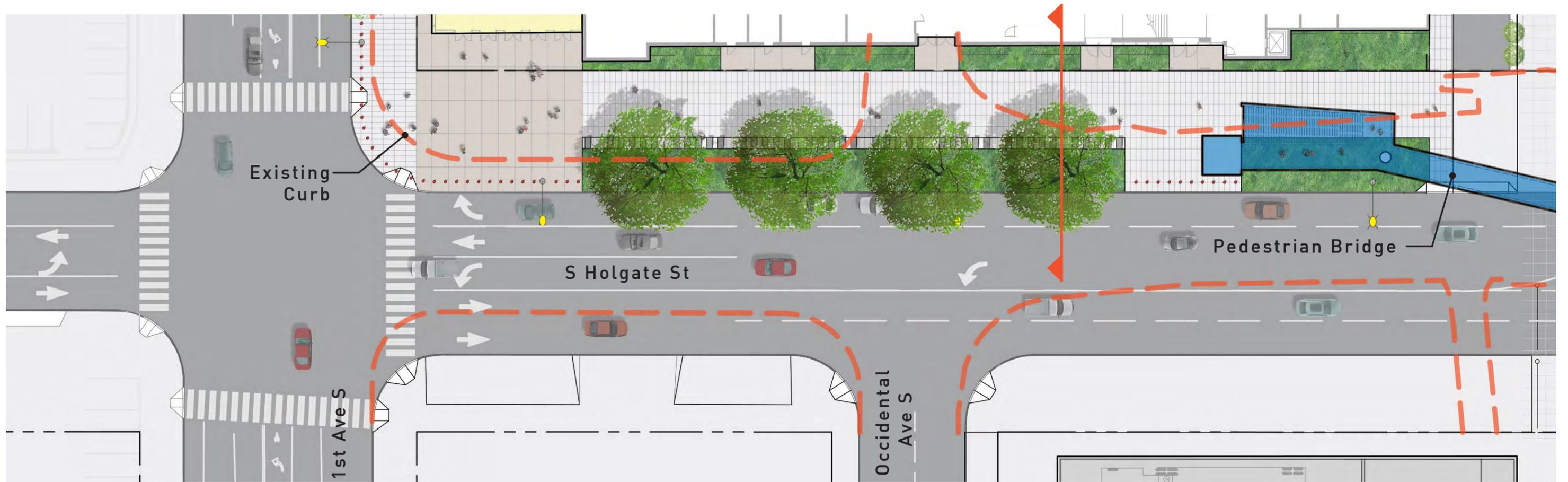


S Holgate St // Near Occidental Ave S



S Holgate St // Near 3rd Ave S

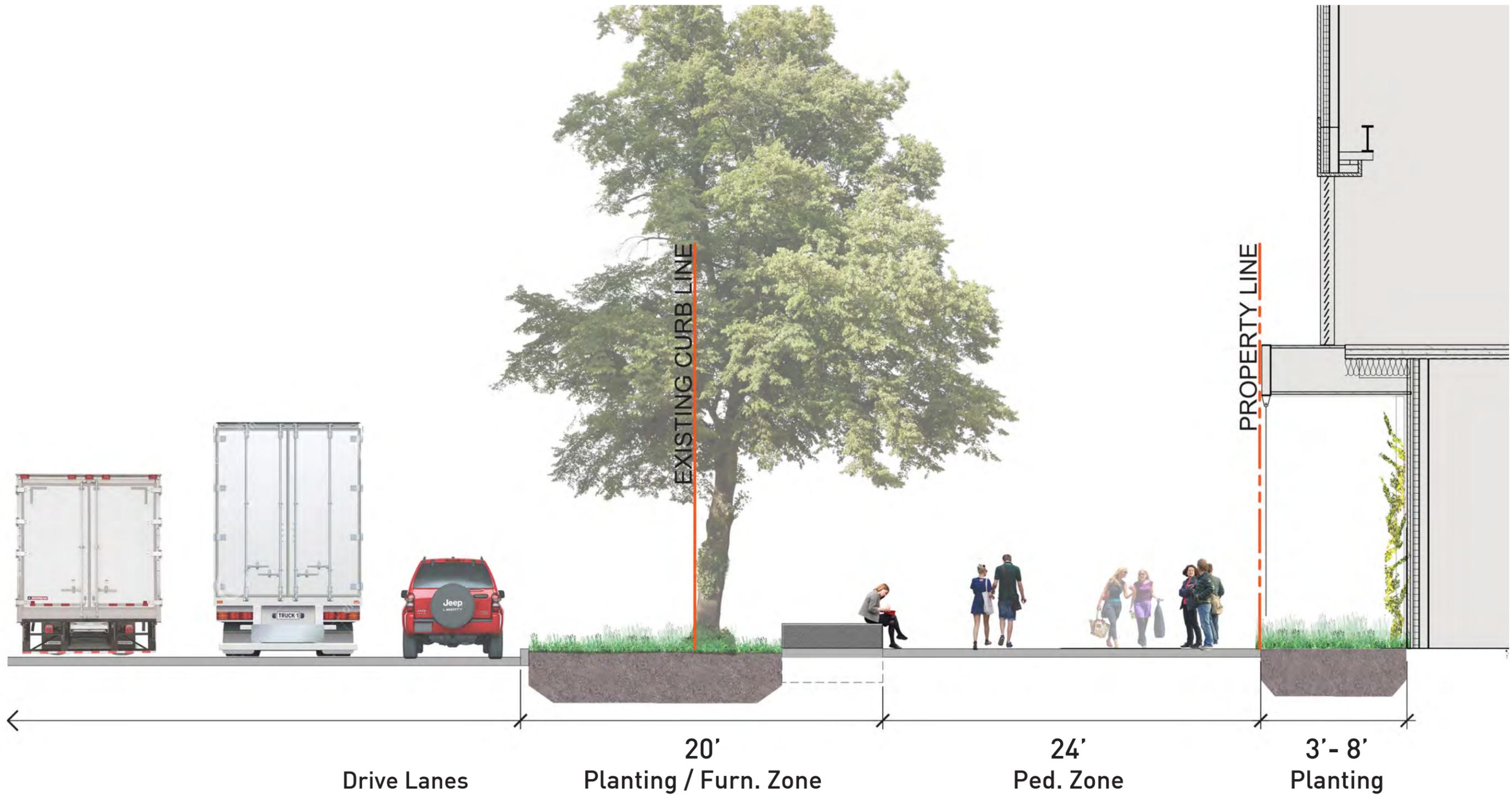




1st Ave S & S Holgate St // Looking West



1st Ave S & S Holgate St // Looking East



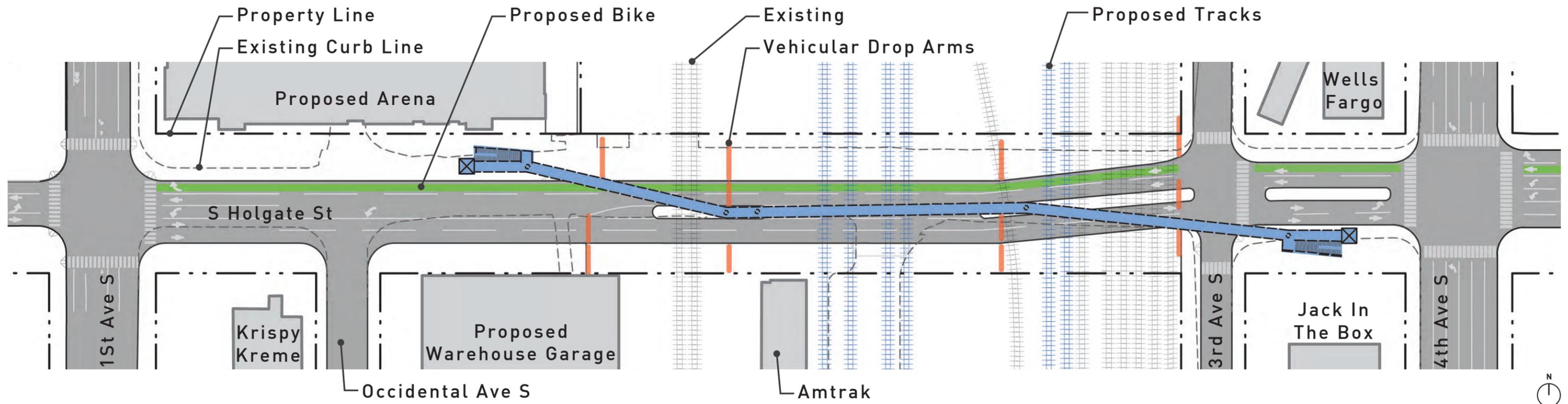


Thomas Street Bridge (12' Wide)



Galer Bridge Over Westlake (7' Wide)

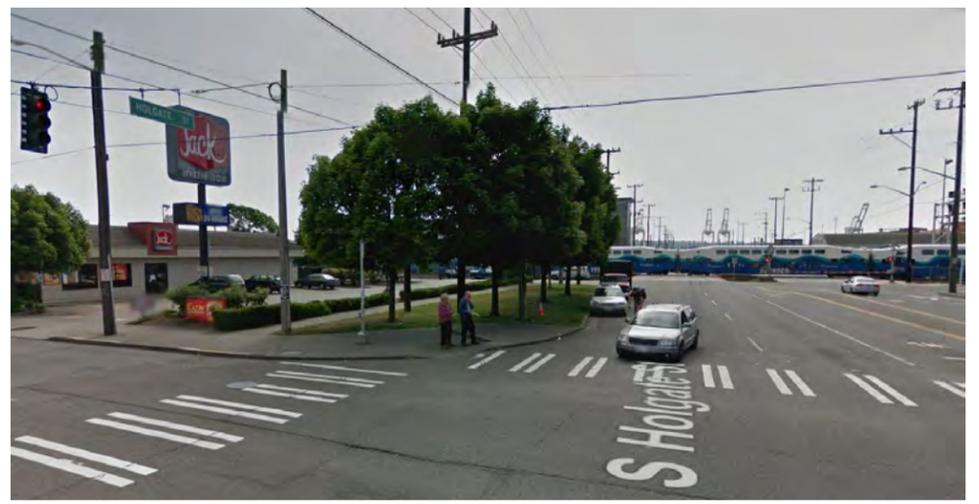
Ray Moore Bridge Over Aurora (8' Wide)



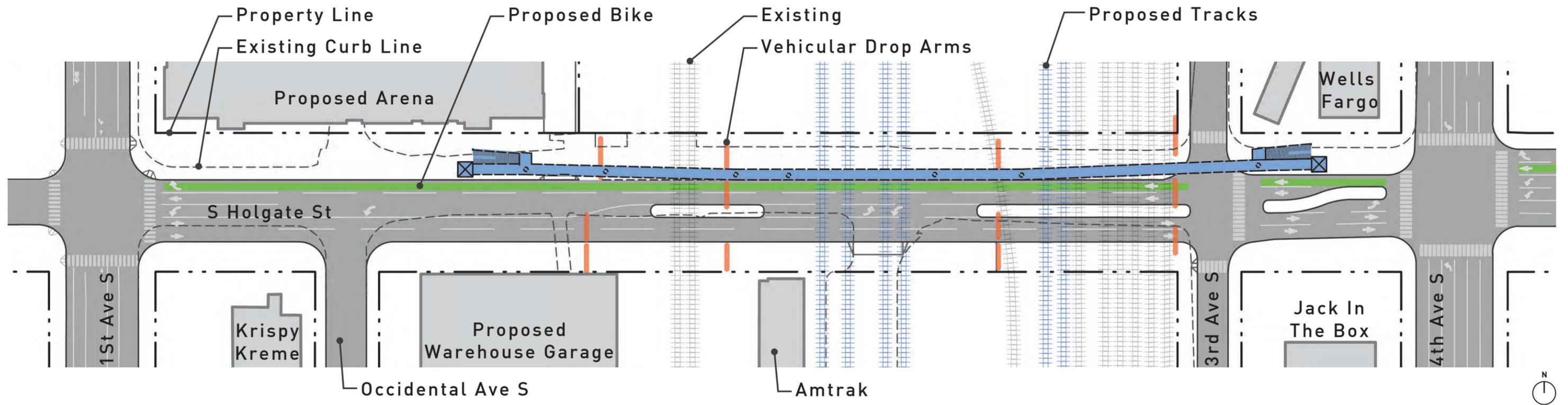
S Holgate St // Near Occidental Ave S



S Holgate St // At Occidental Ave S



S Holgate St // At Jack in the Box



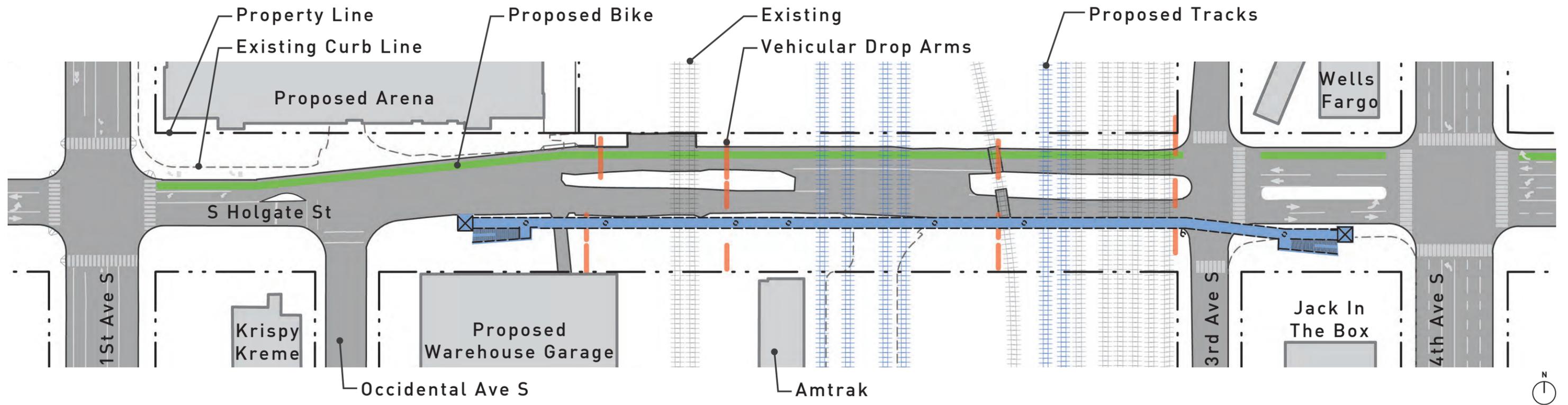
S Holgate St // At Rail Road Tracks



S Holgate St // At Wells Fargo



S Holgate St // At Wells Fargo



S Holgate St // At Occidental Ave S



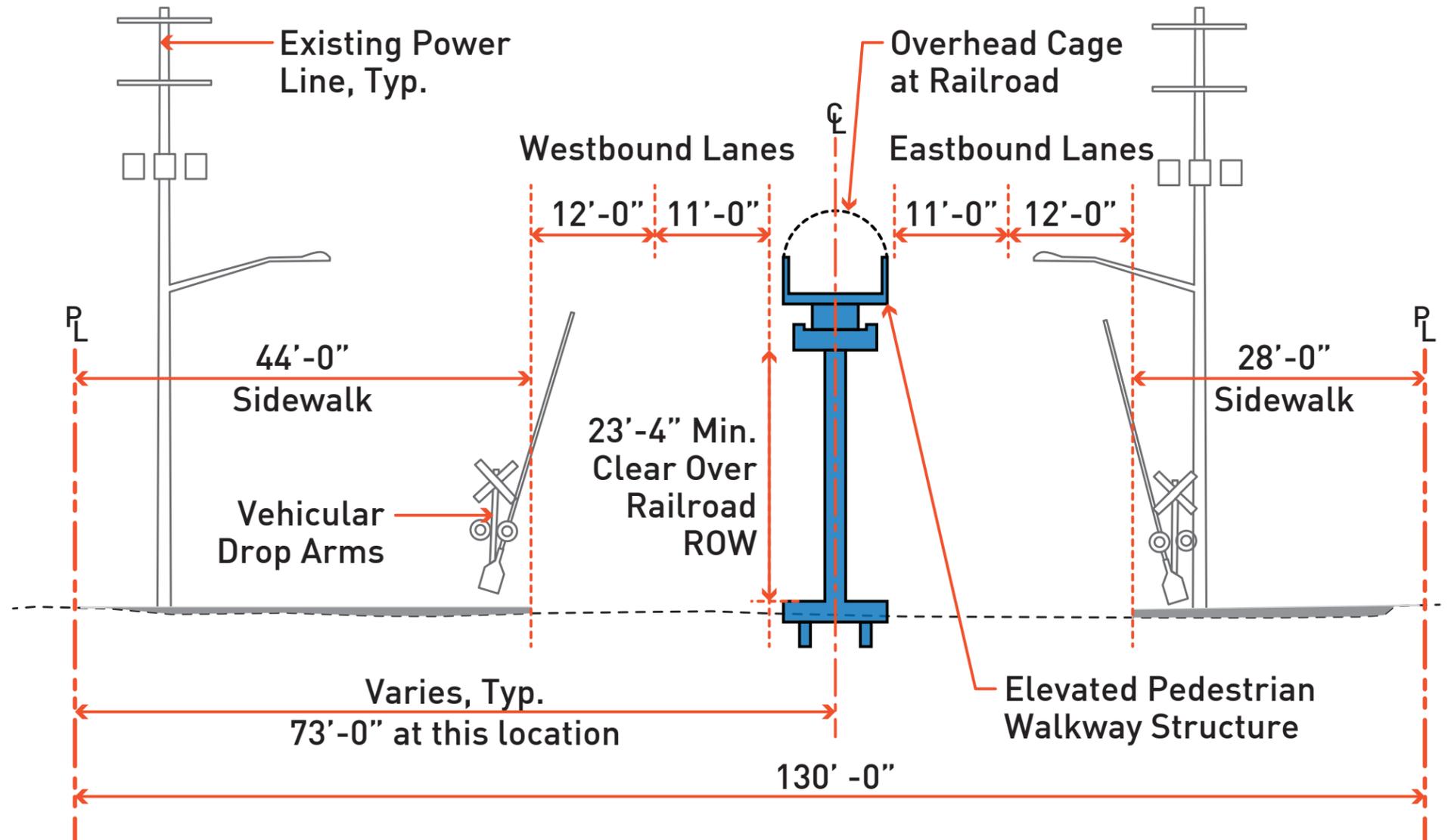
S Holgate St // At Amtrak

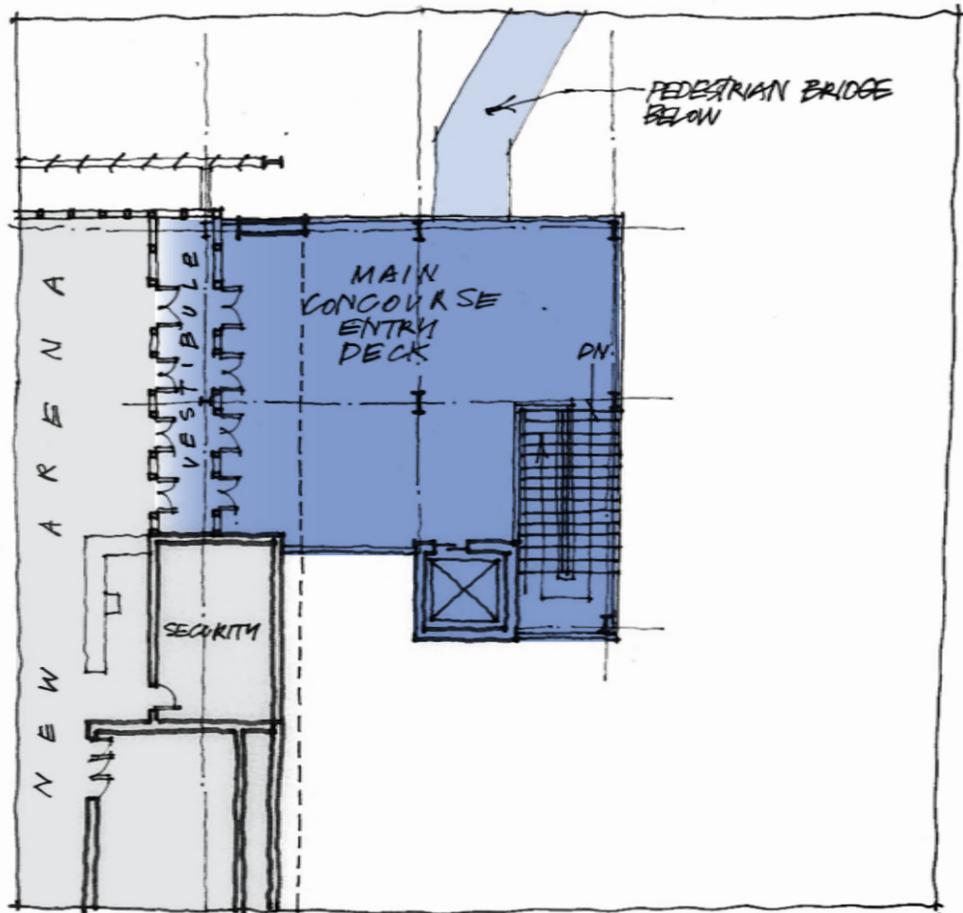


S Holgate St // near Warehouse Building

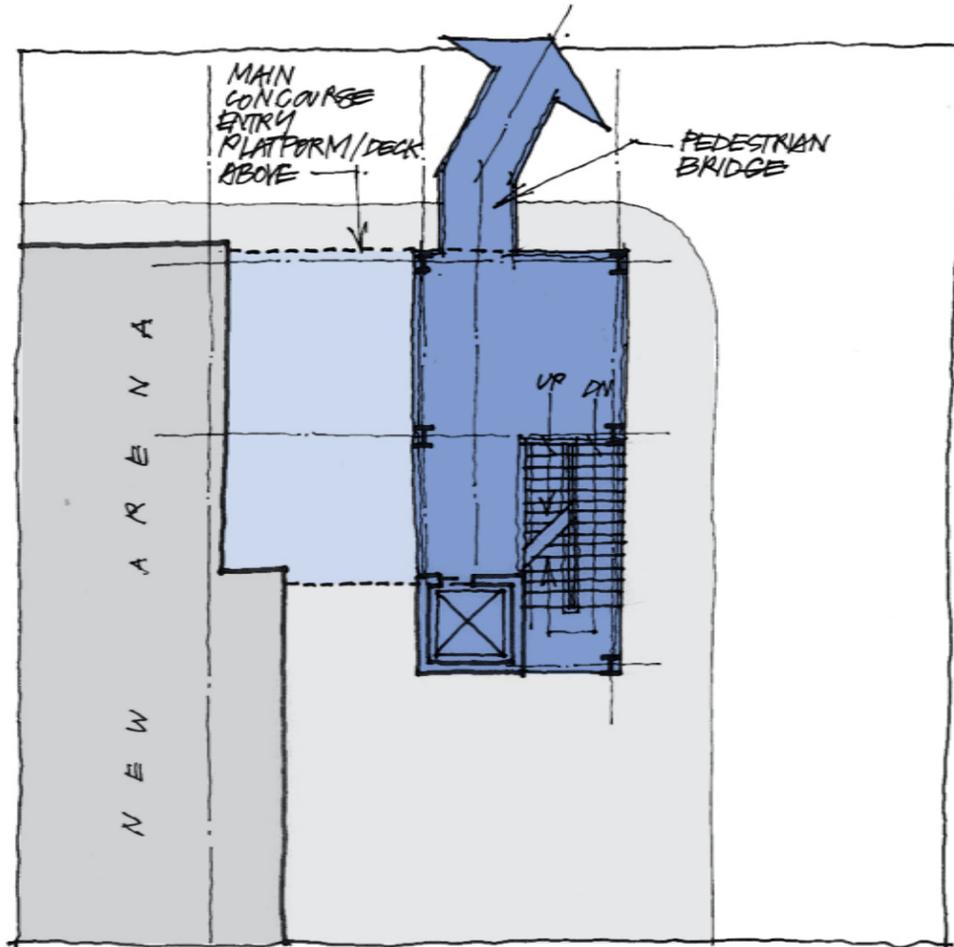
PERFORMANCE CRITERIA:

- Use:** Public Accessible Daily Use
Events (potential access to Arena)
- Type:** Conc. Girders & Piers
- Railing:** 54" Height & Cage at RR
- Width:** 8 feet
- Length:** 820 feet
- Span:** 190 feet to 250 feet
- Capacity:** 8,000 / hour
(EIS: 2,256 from east)
- Modes:** Events & Daily Public Use
- BNSF Req:** Overhead Cage at RR
Piers 25' clear from tracks
- Ped Access:** MRE Elevator (150 fpm)
Stairs
- Bike Access:** Bike Rail or Curb

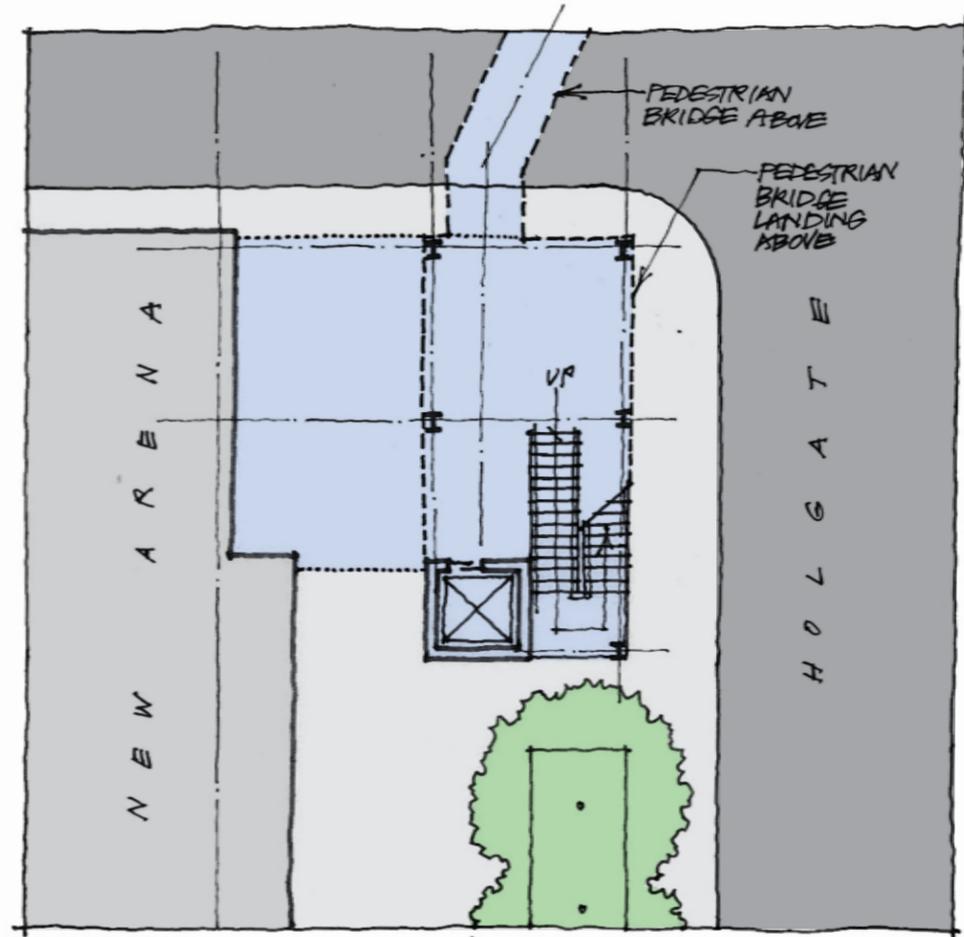




Ped. Bridge At Main Concourse

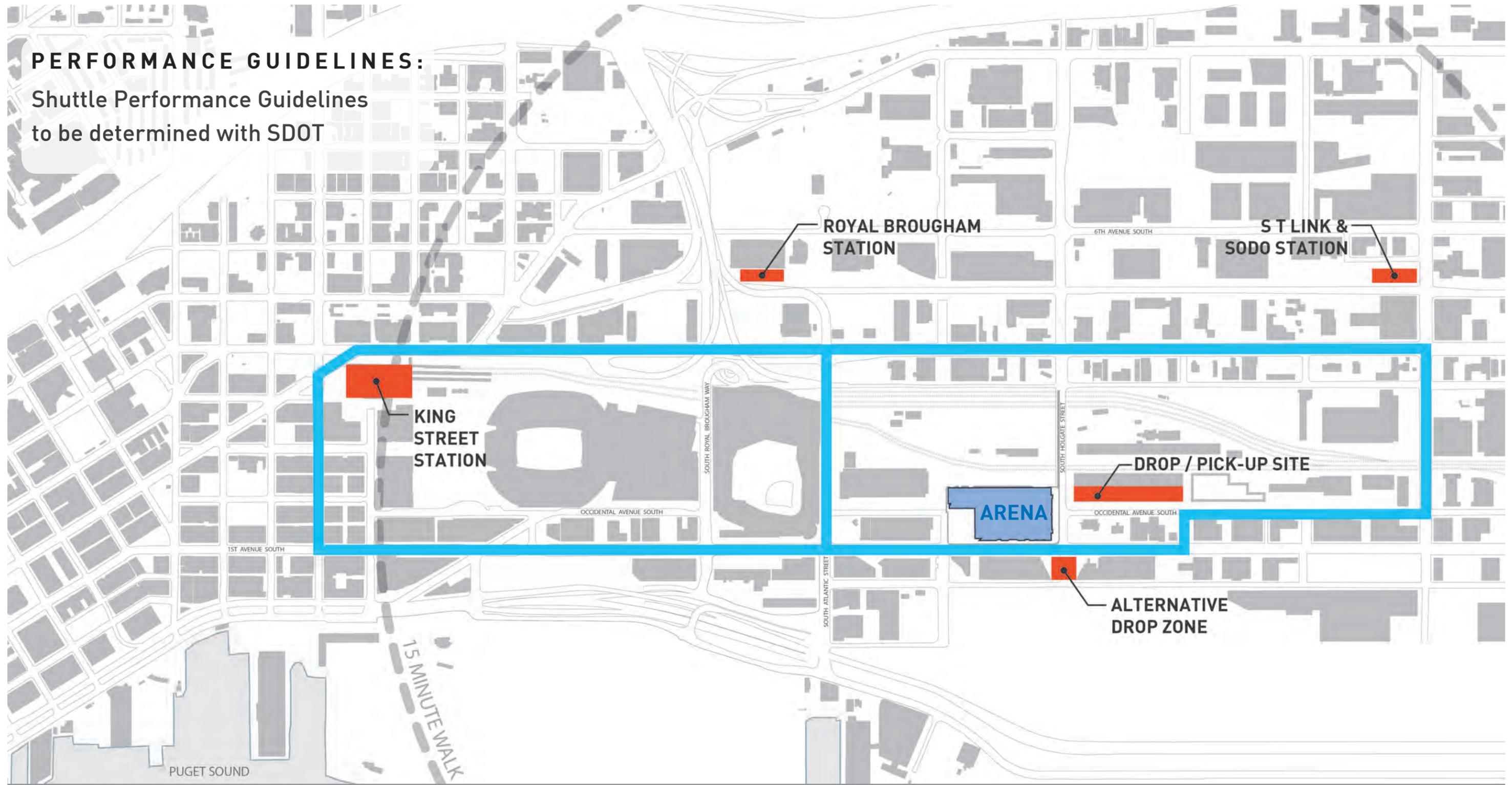


Ped. Bridge Landing



Ped. Bridge At Holgate

PERFORMANCE GUIDELINES:
Shuttle Performance Guidelines
to be determined with SDOT

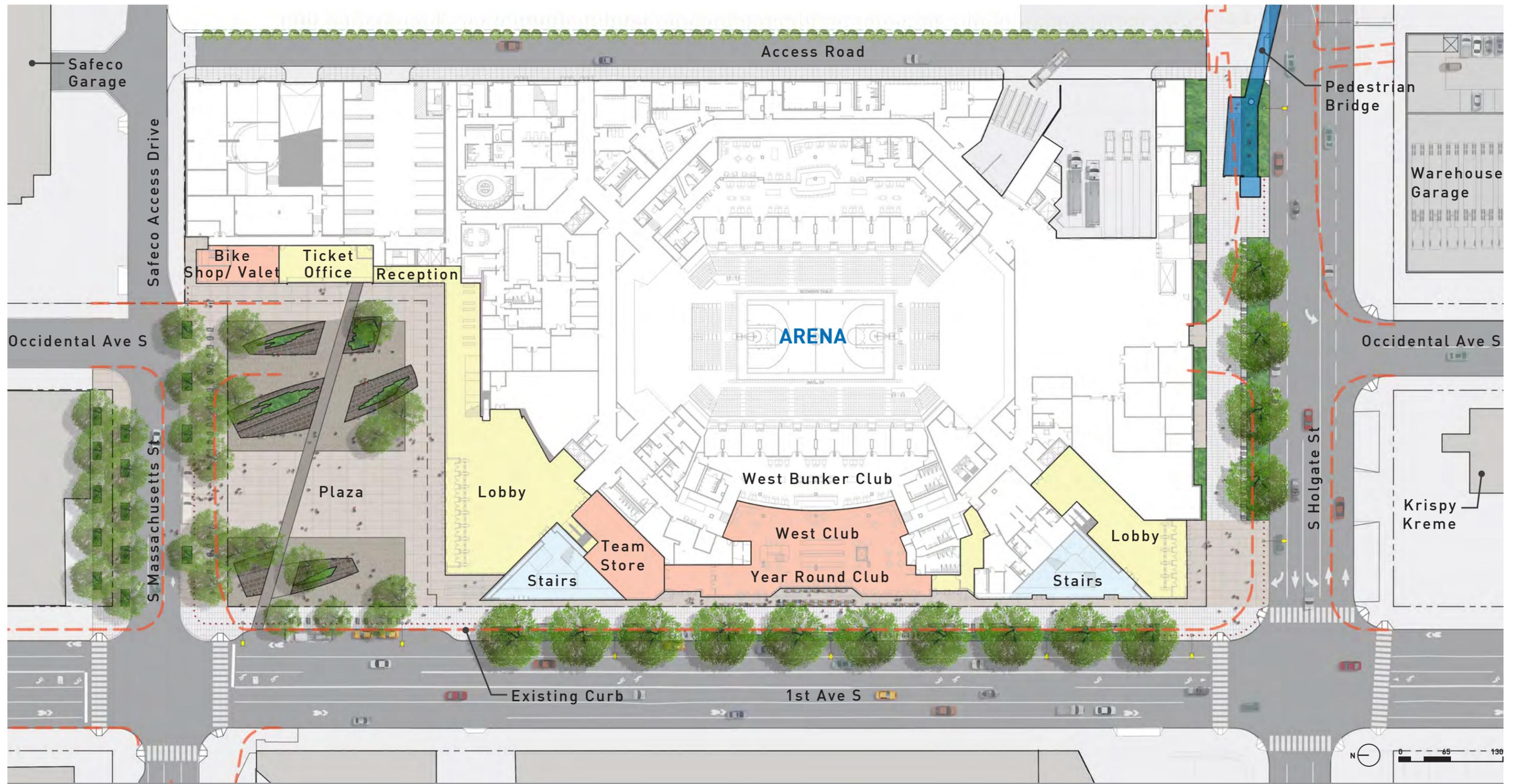


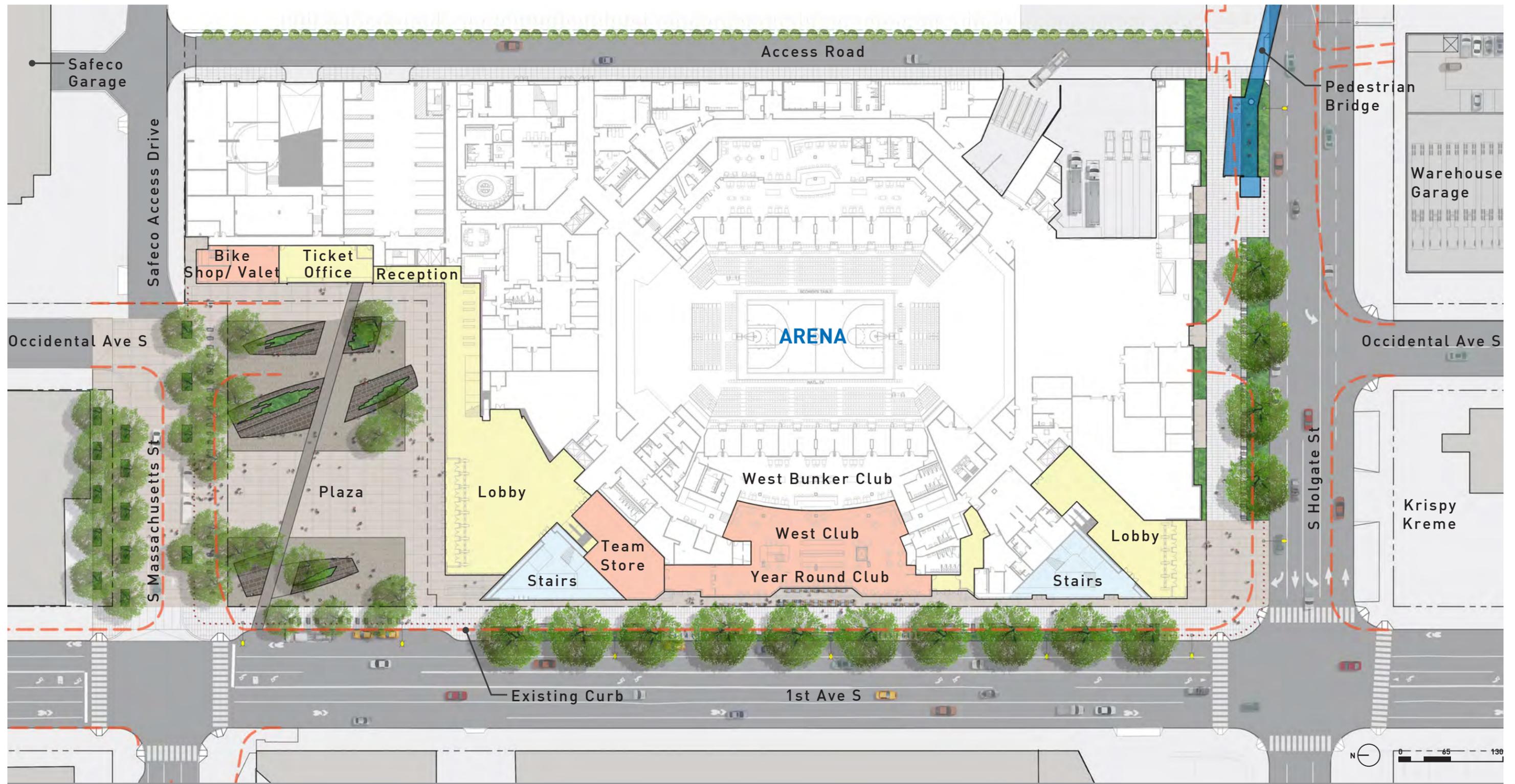


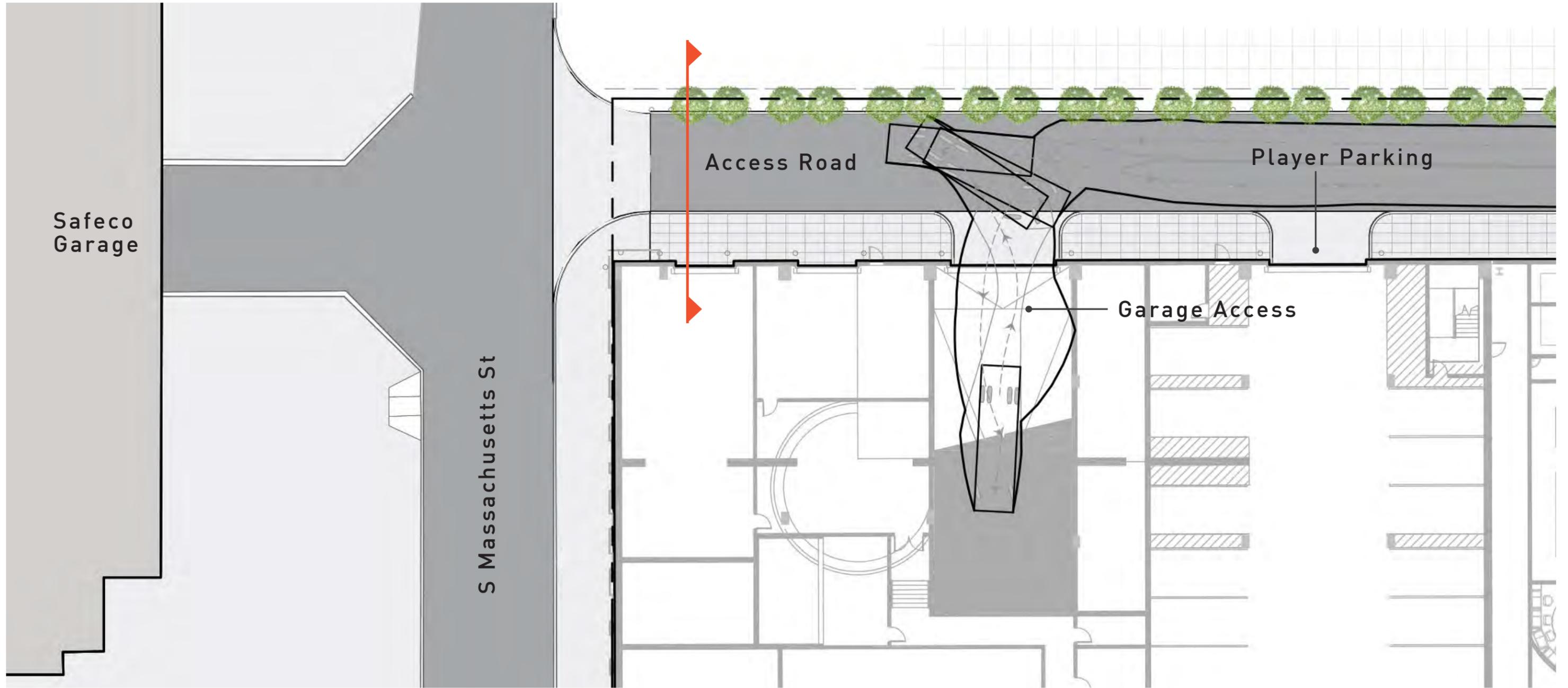
S I T E / G R O U N D P L A N E

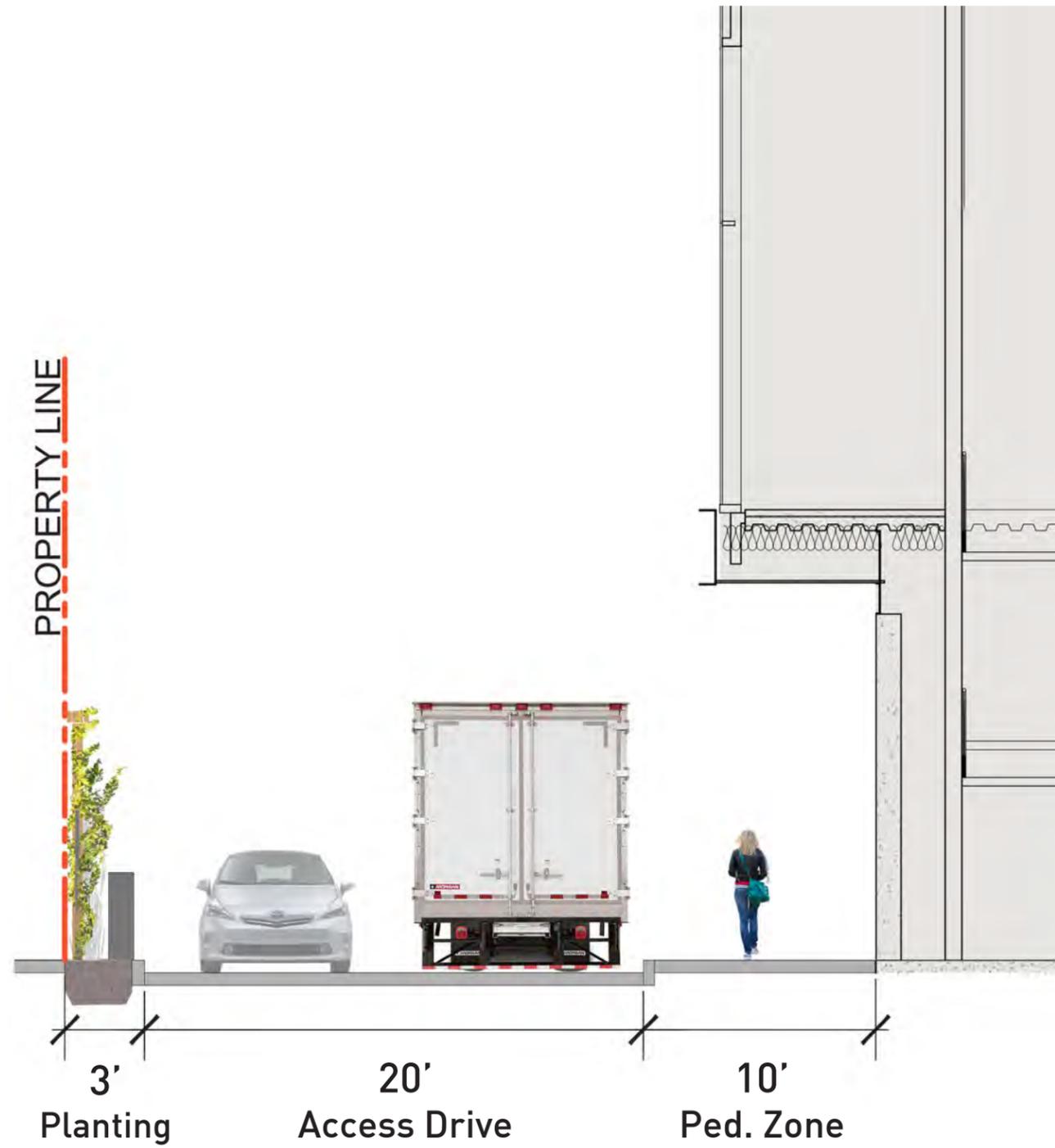


- LEGEND**
- 1 Pedestrian Bridge
 - 2 West Pedestrian Bridge Landing
 - 3 Holgate Street Improvements
 - 4 Access Drive
 - 5 1st Avenue Improvements
 - 6 Publicly Accessible Plaza
 - 7 Massachusetts Shared Use Street
 - 8 Massachusetts Intersection Improvements

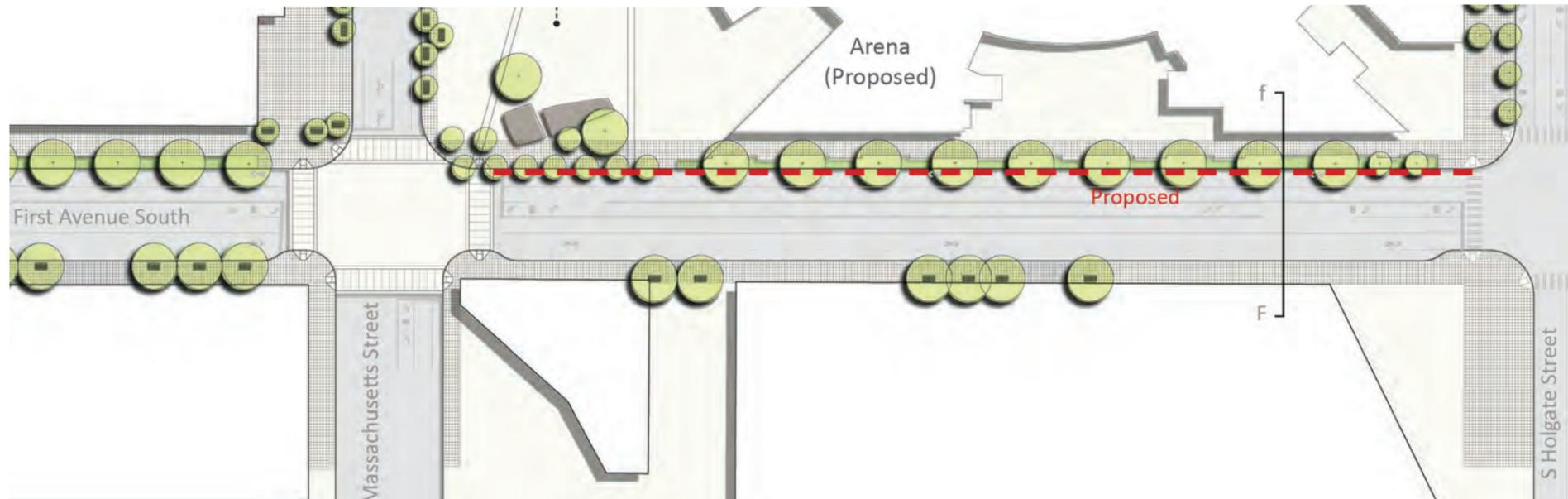




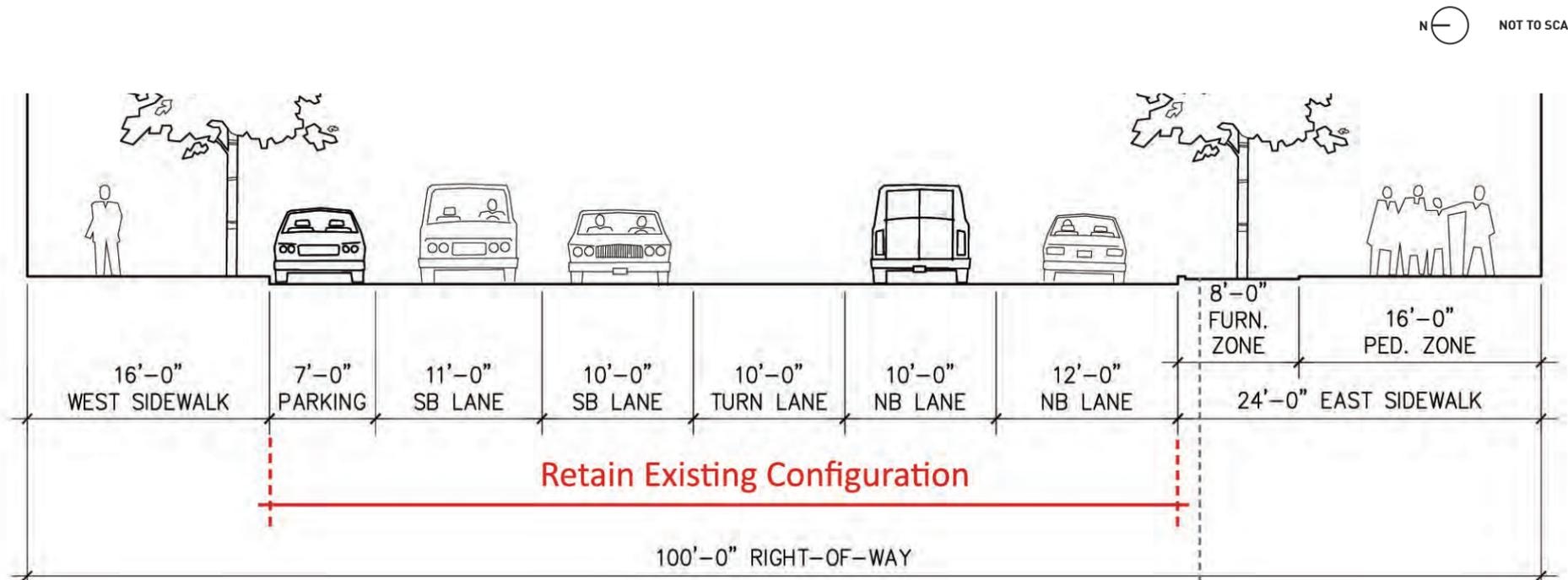




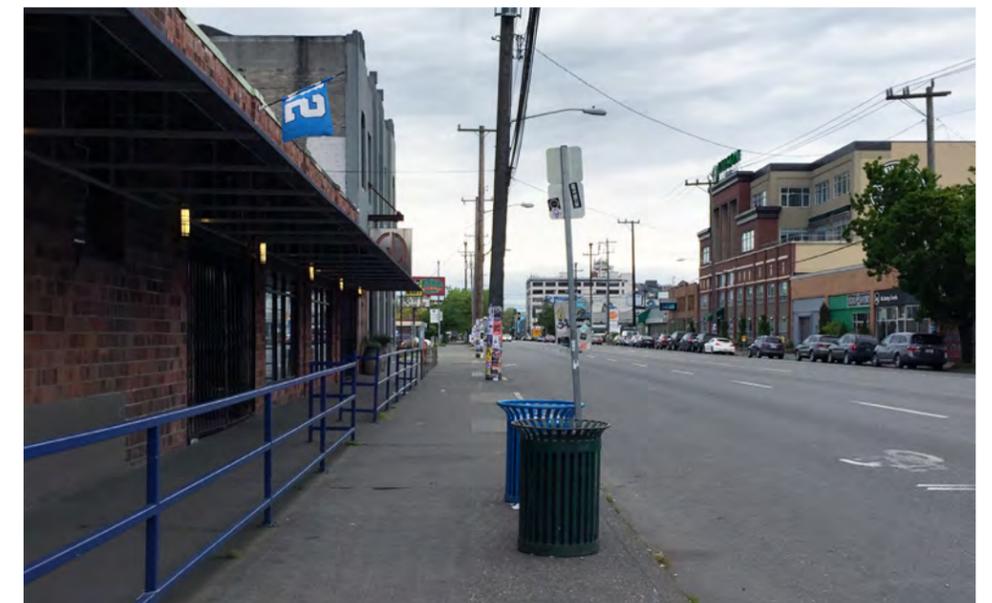
SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
 Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



CURB REALIGNMENT



1st Avenue S. // Looking North



1st Avenue S. // Looking South



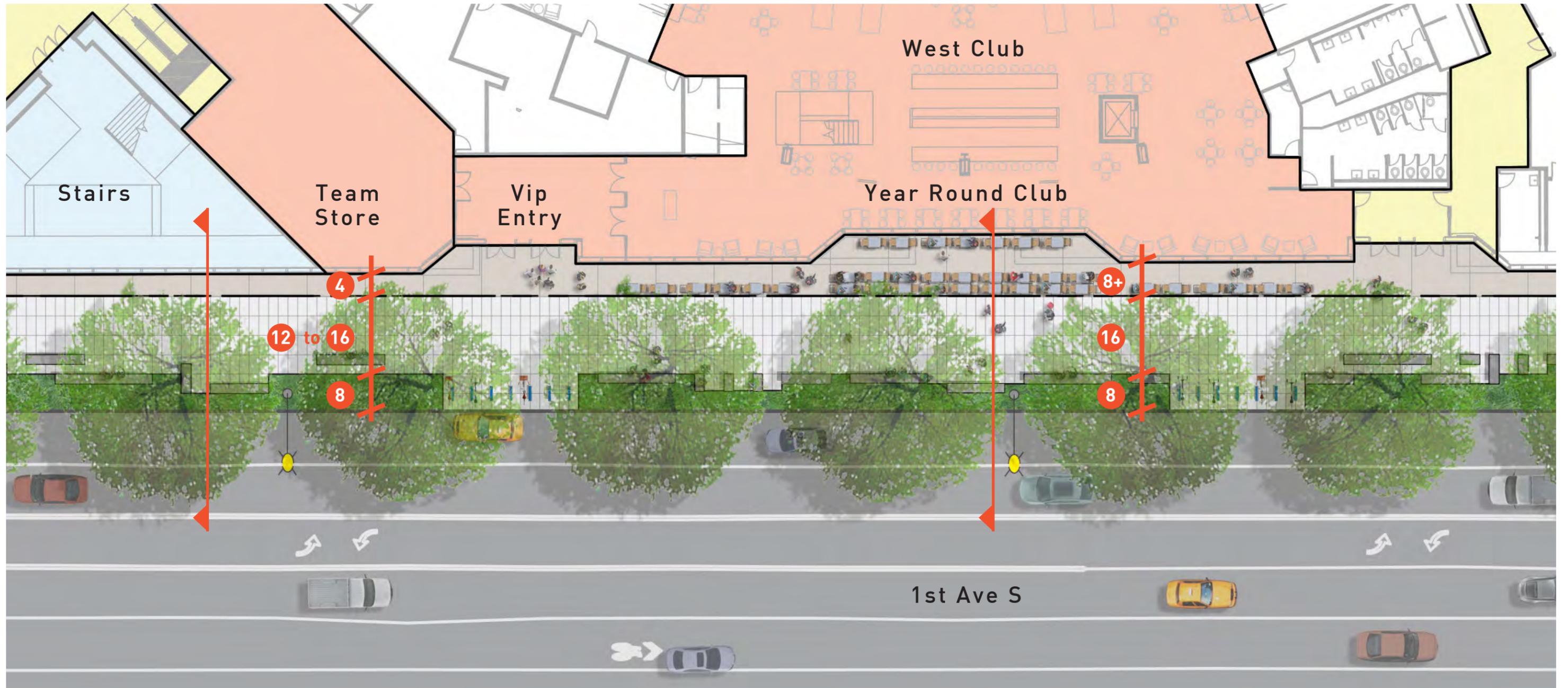
1st Ave S - Safeco // Looking South

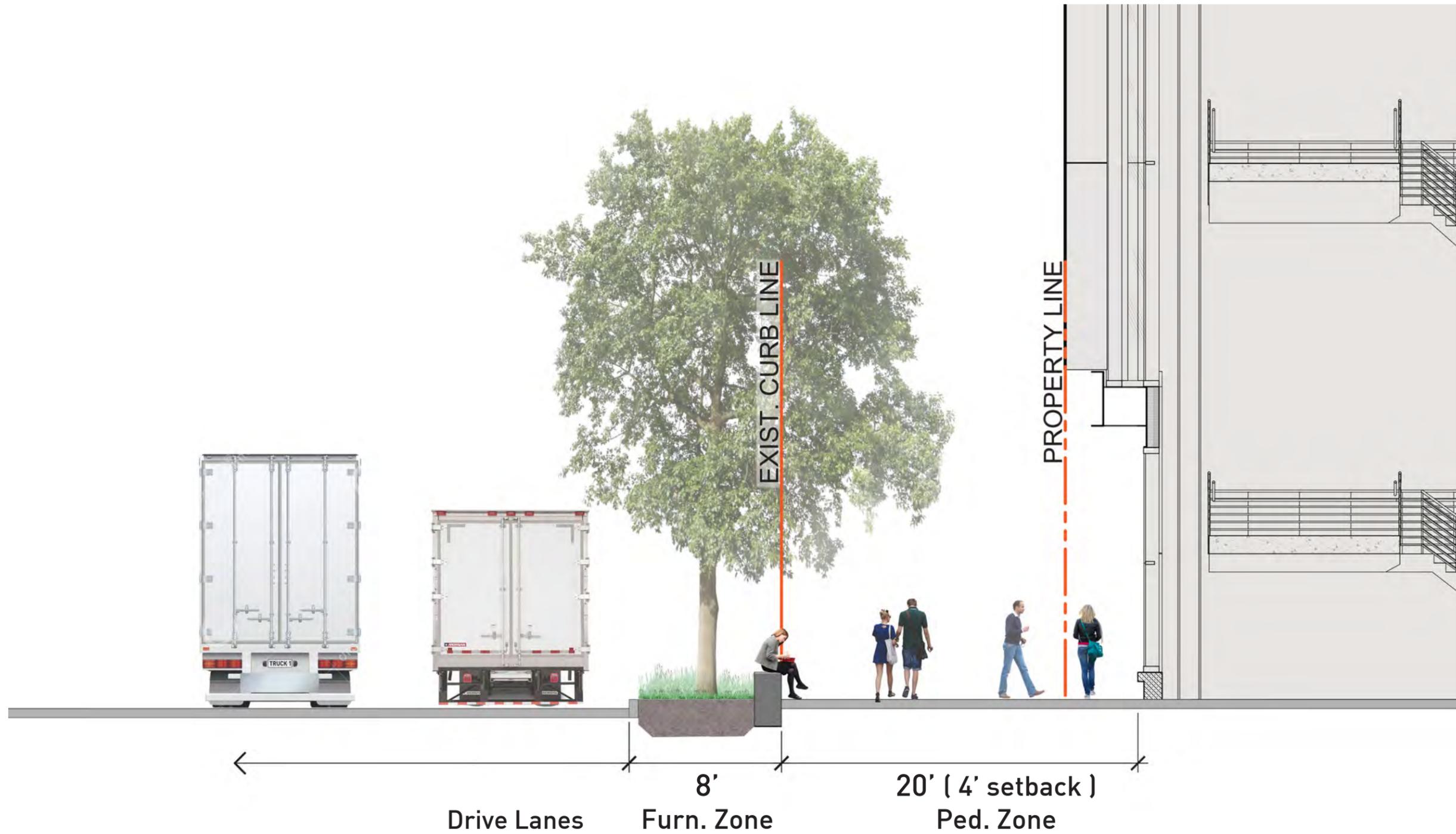


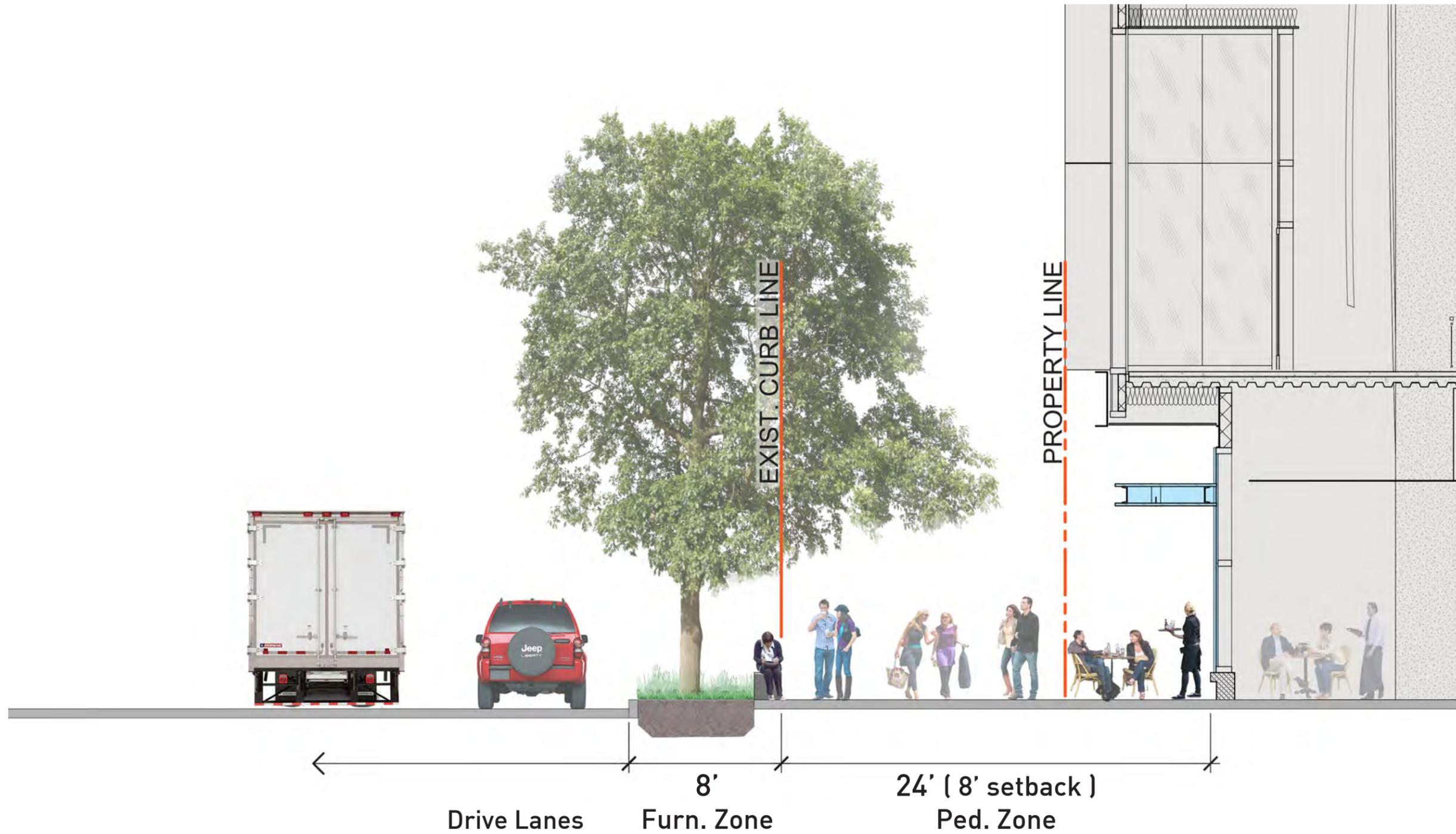
1st Ave S - Arena // Looking South



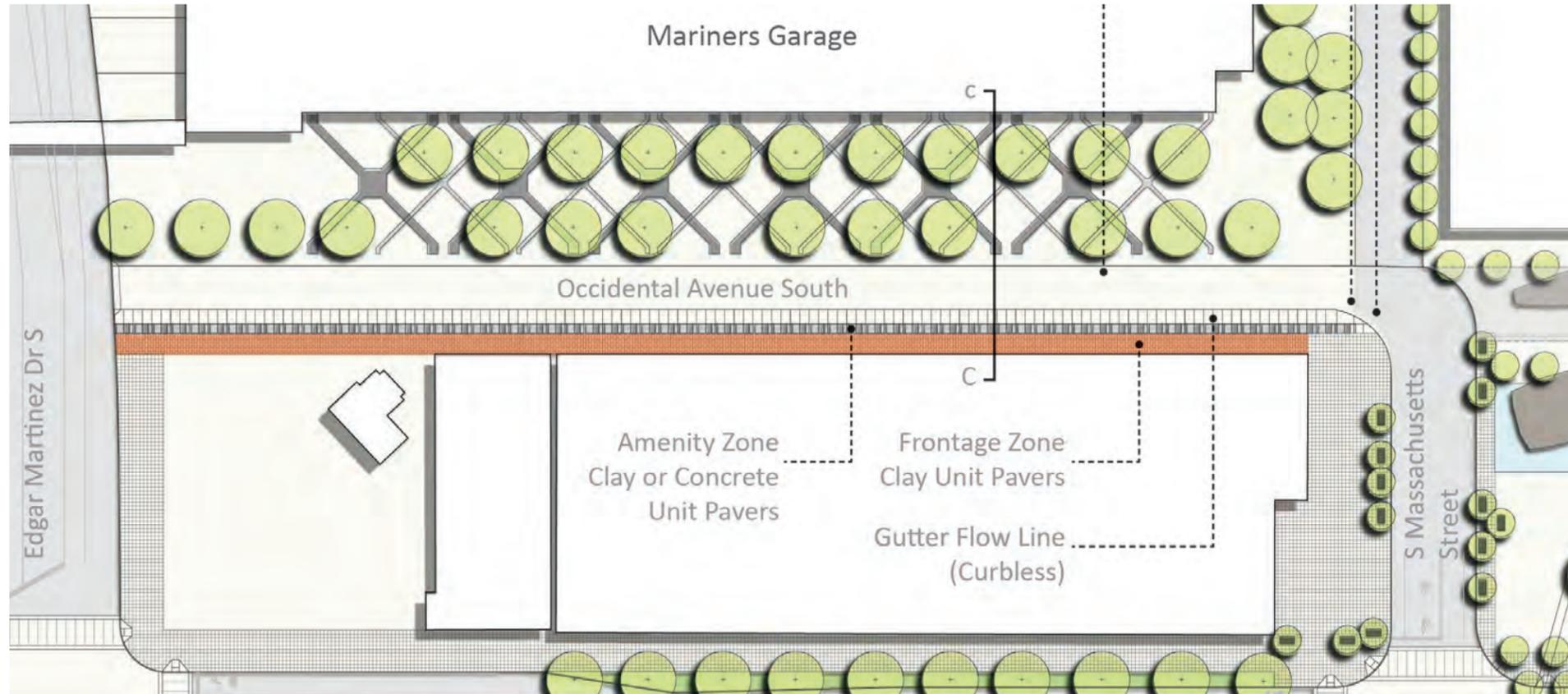




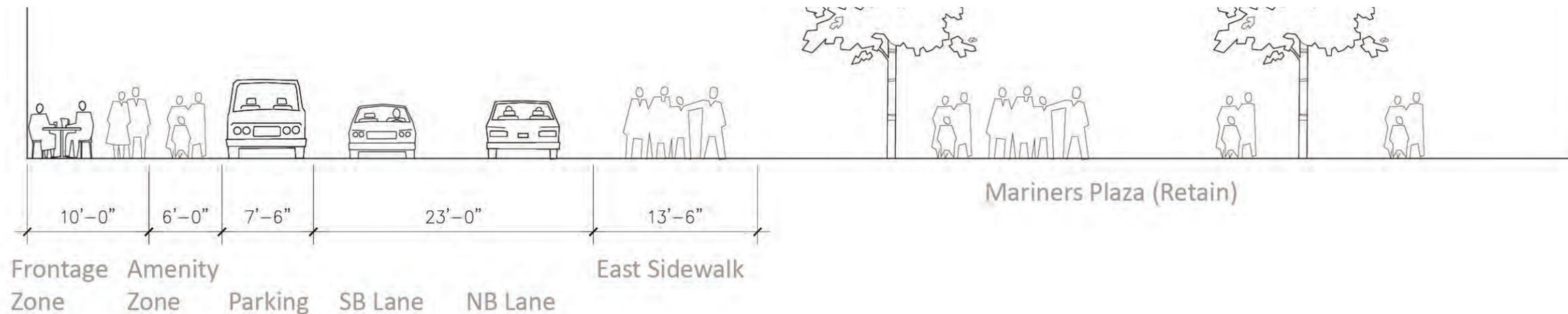


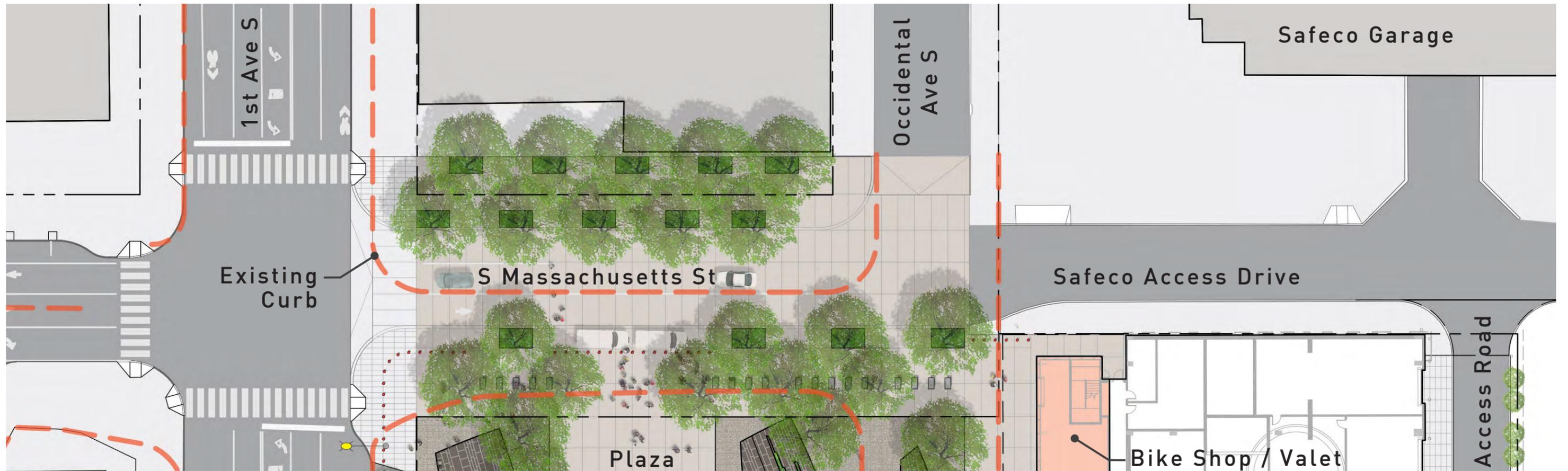


SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
 Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



Occidental Ave S // Looking North

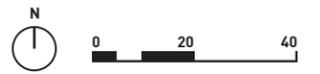
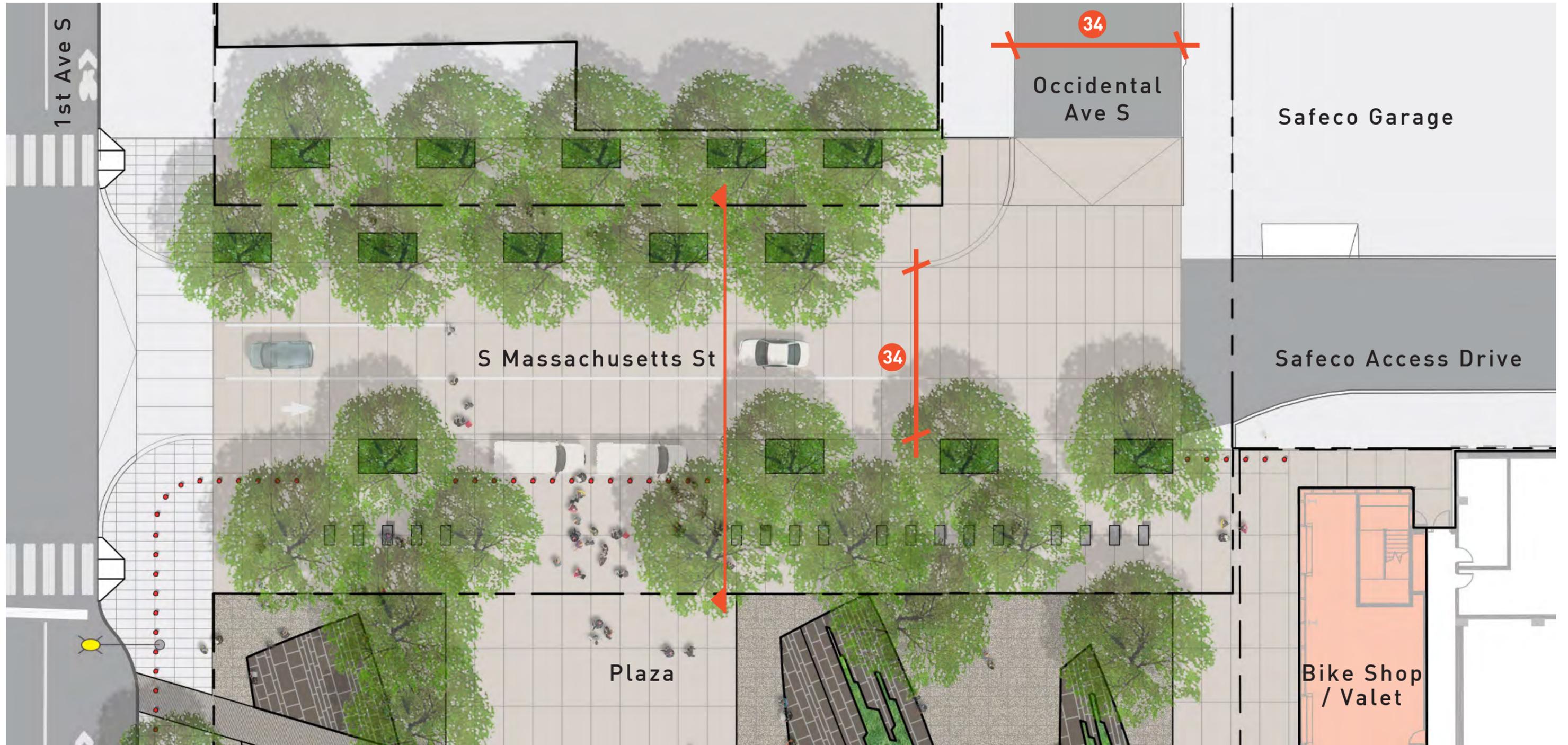


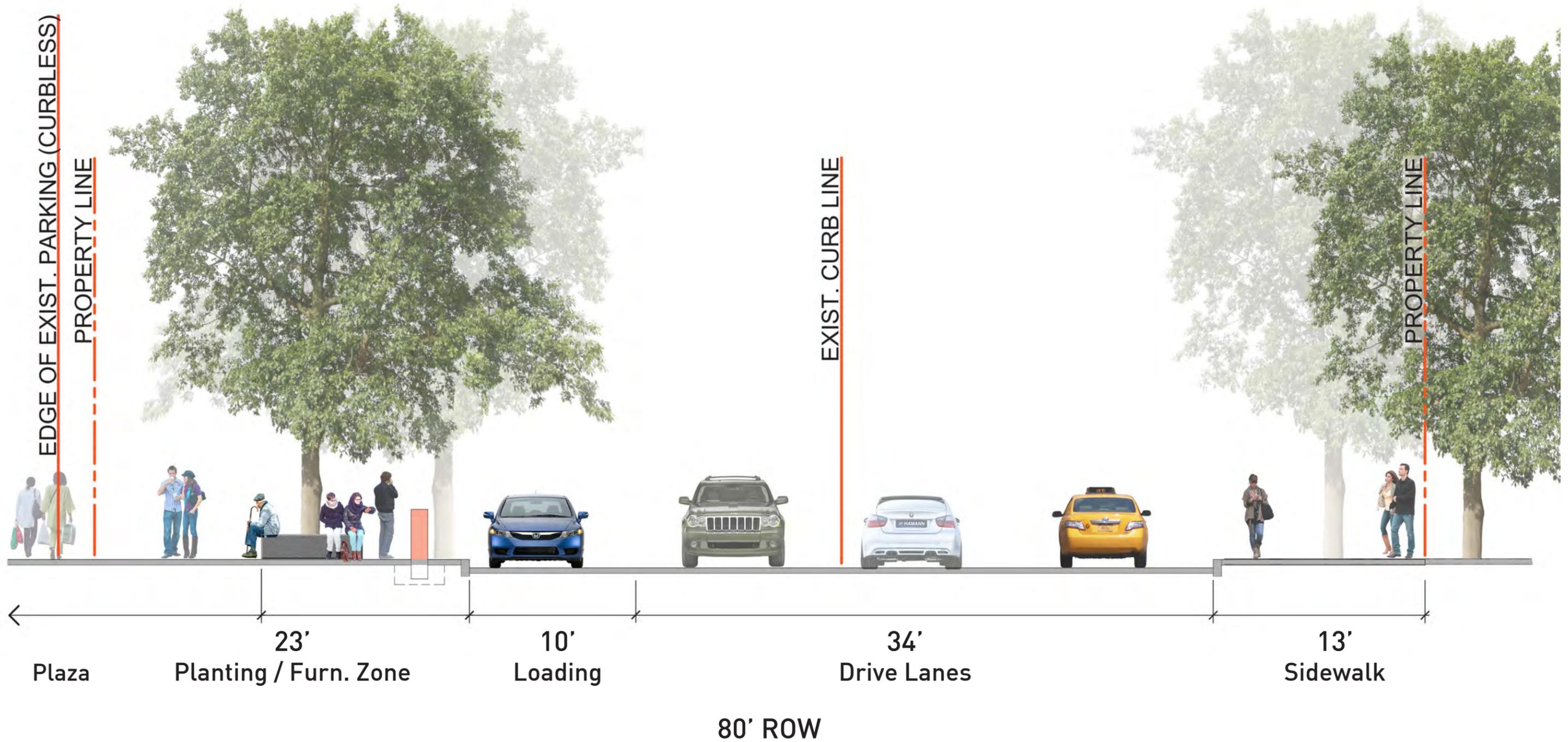


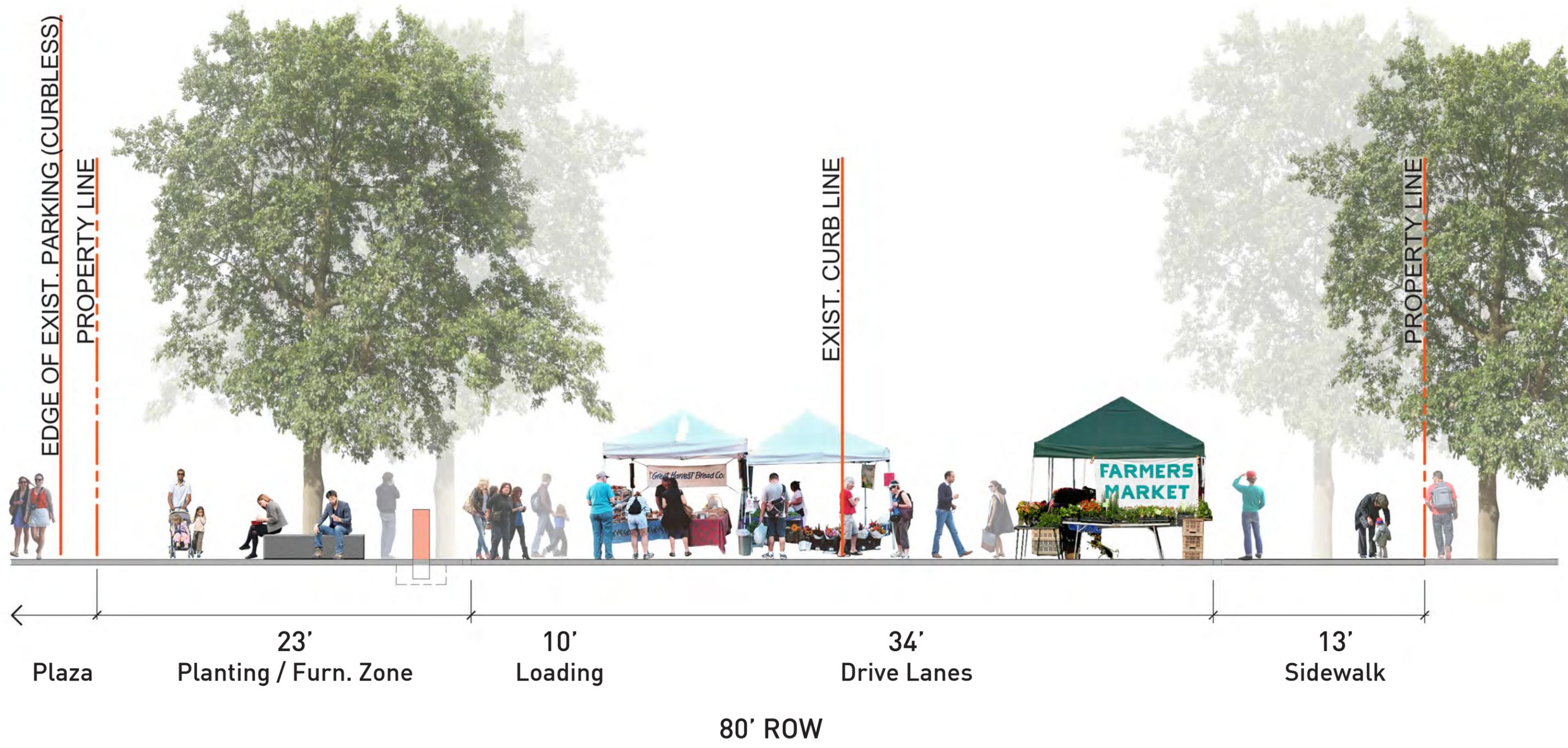
1st Ave S & S Mass. St // Looking North

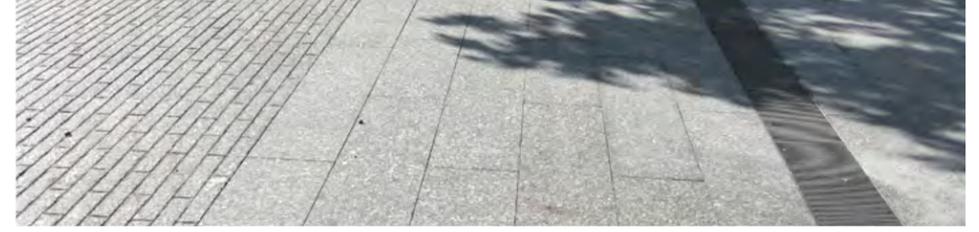
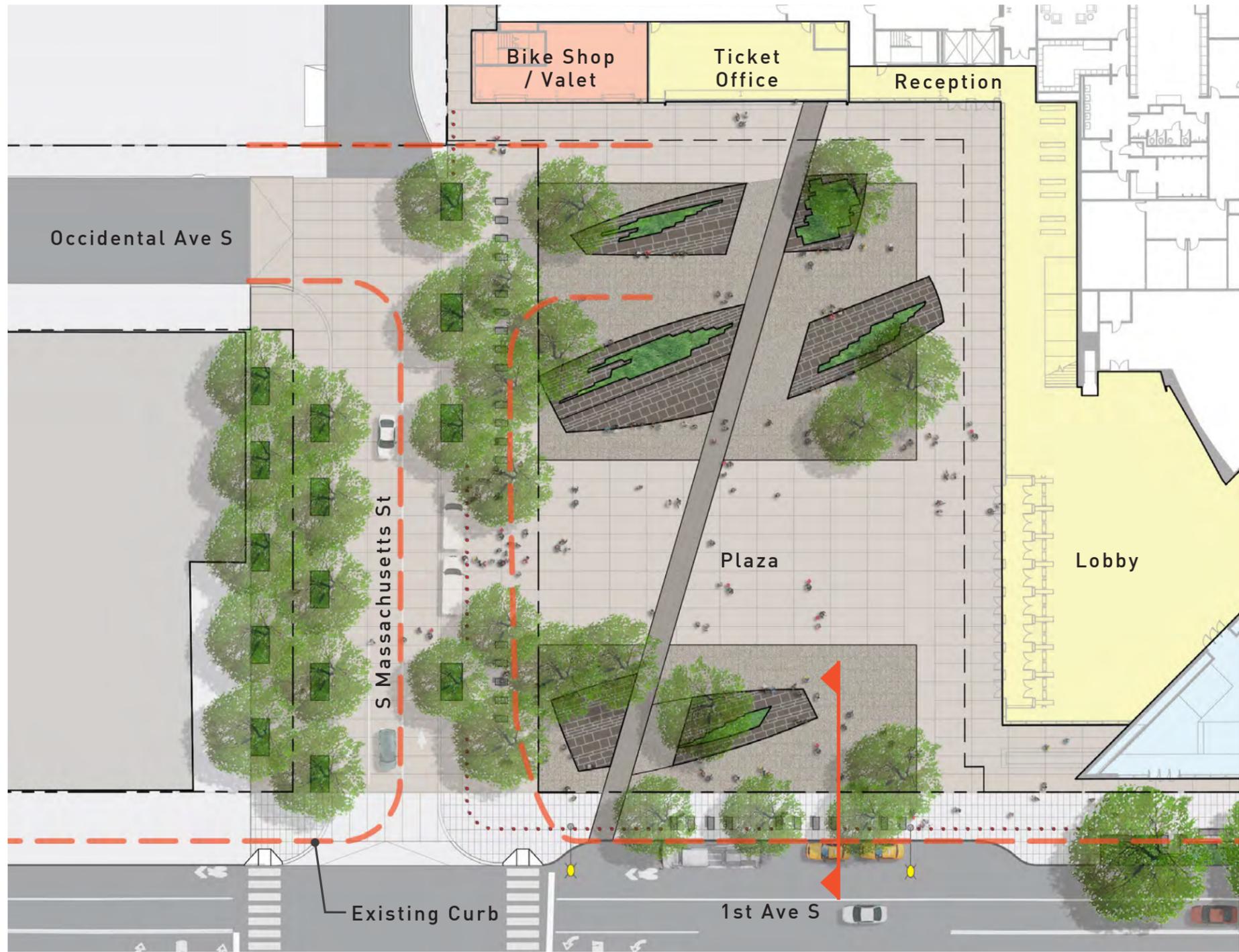


1st Ave S & S Massachusetts St // Looking East

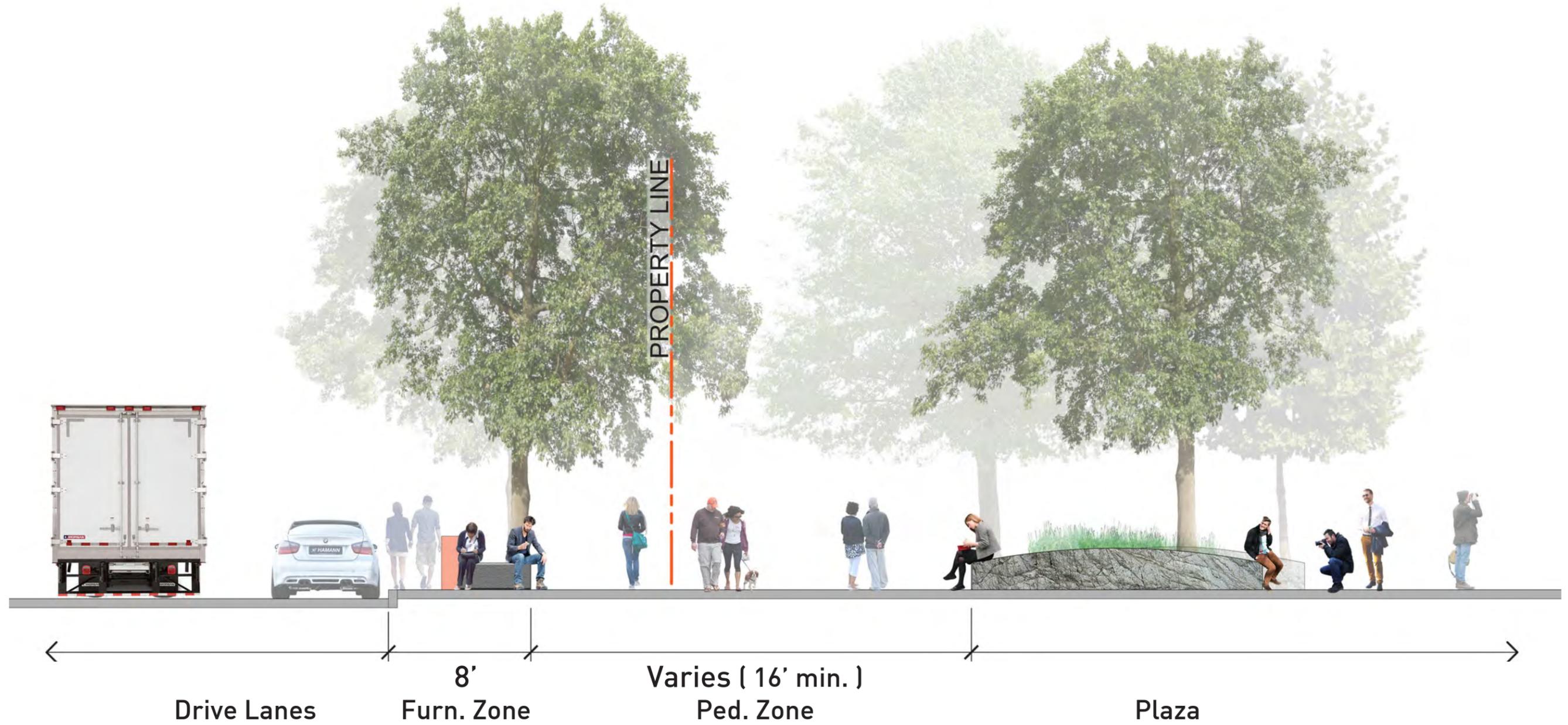


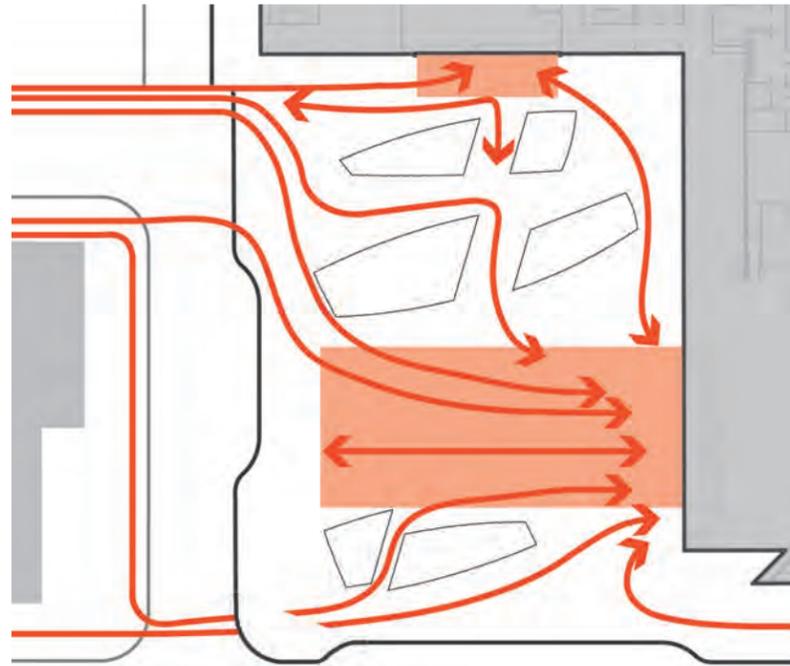




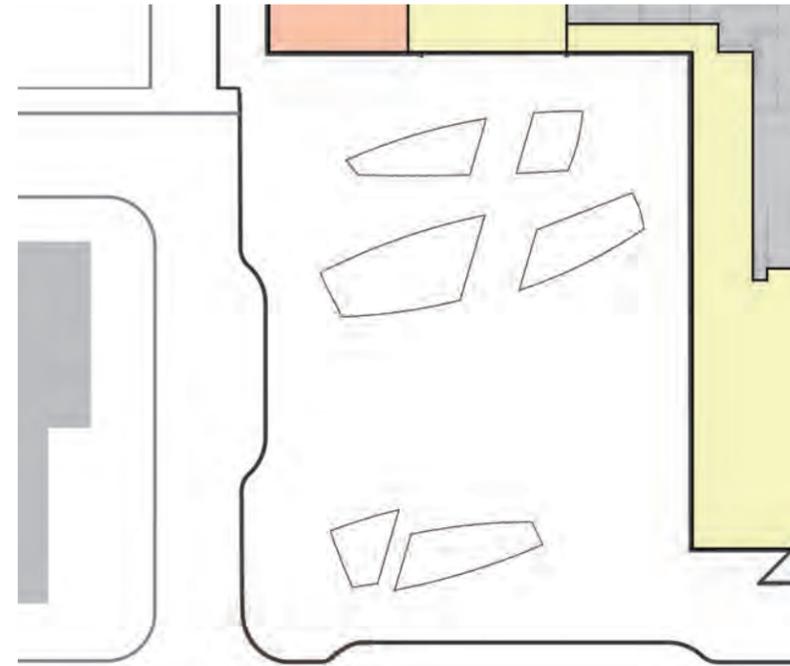


Inspirational Images

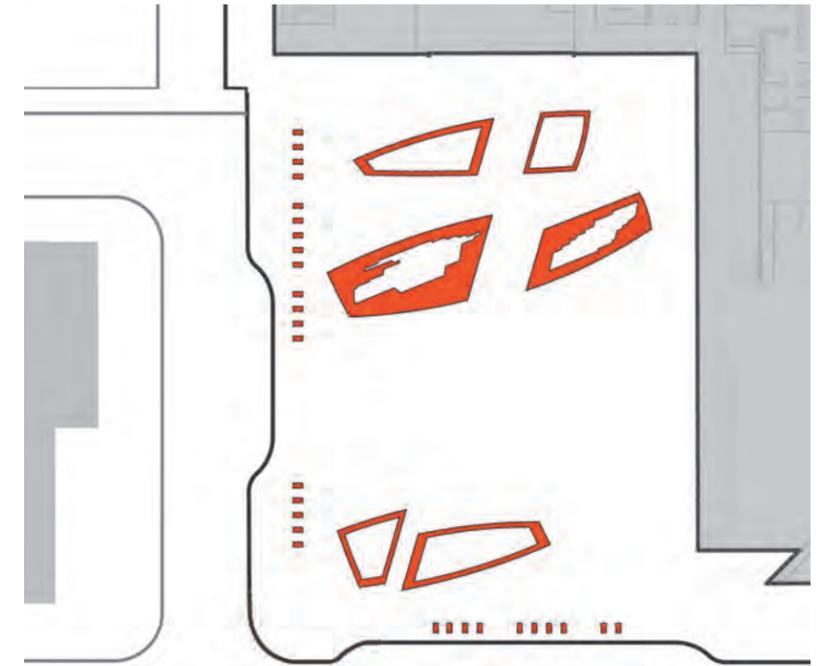




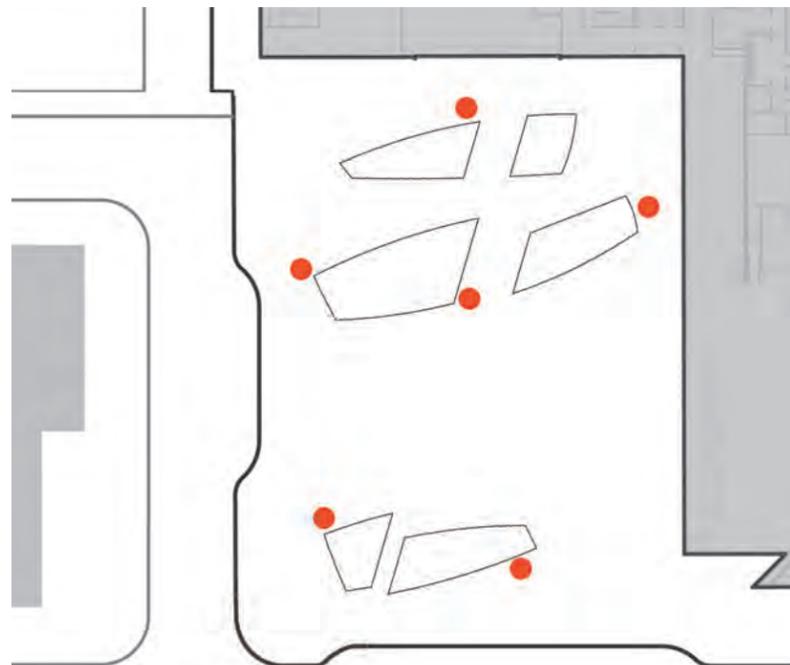
Circulation



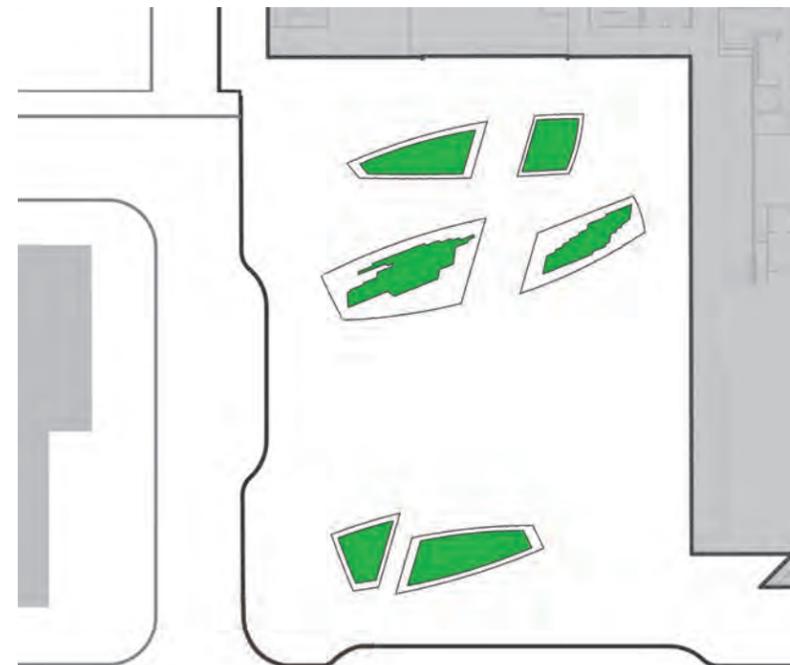
Building Uses



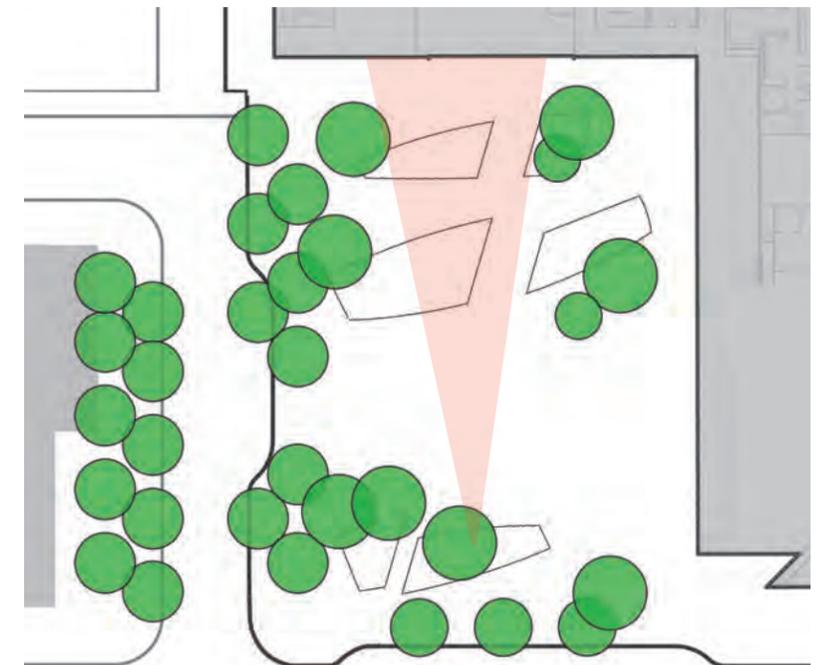
Seating



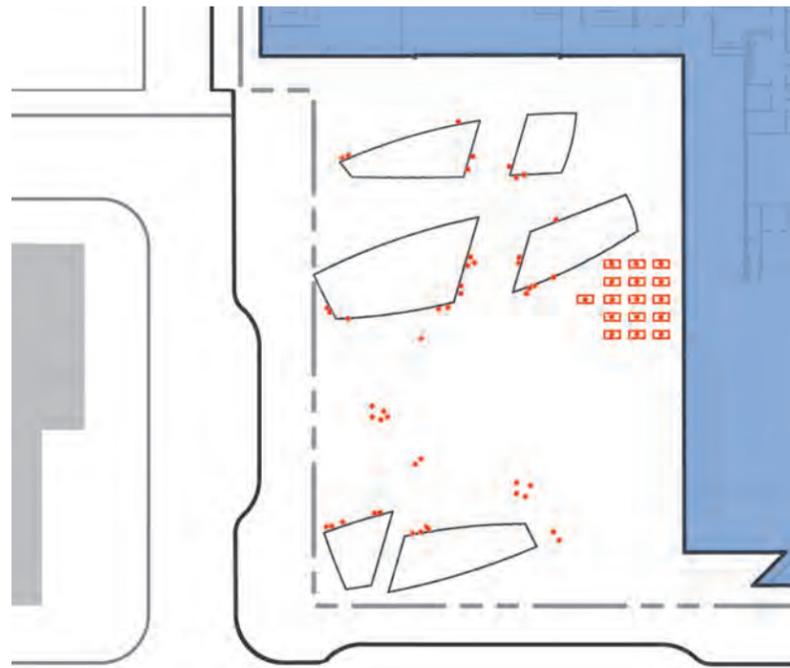
Event Utilities



Planting



Tree Canopy



**Coffee Meetup /
Exercise**



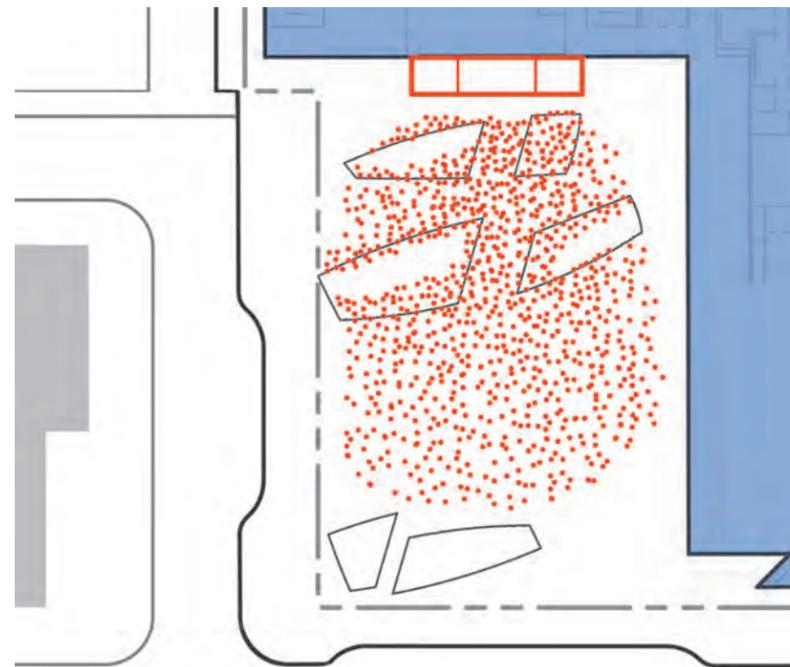
**Lunch /
Food Truck**



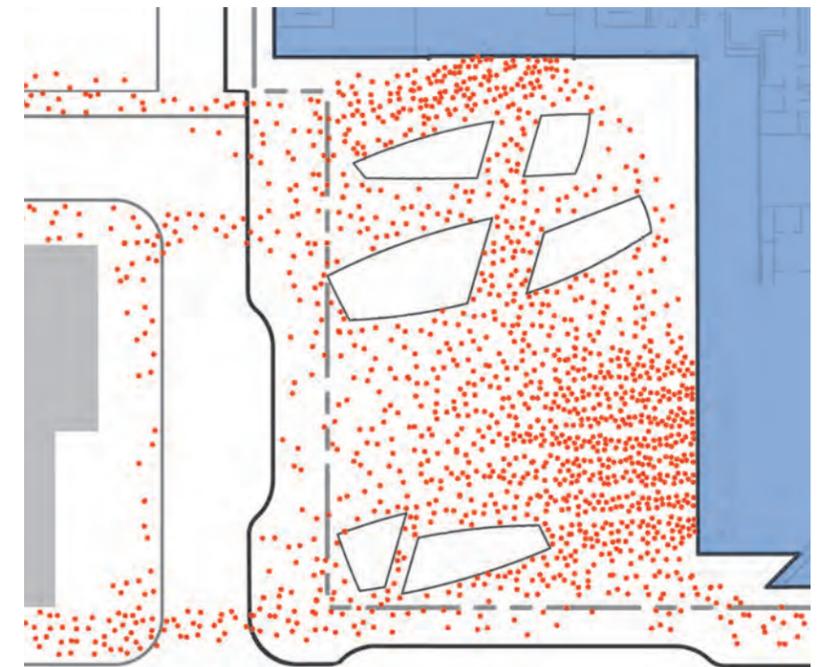
**Farmer's
Market**



3 On 3 Tournament



Big Screen Event



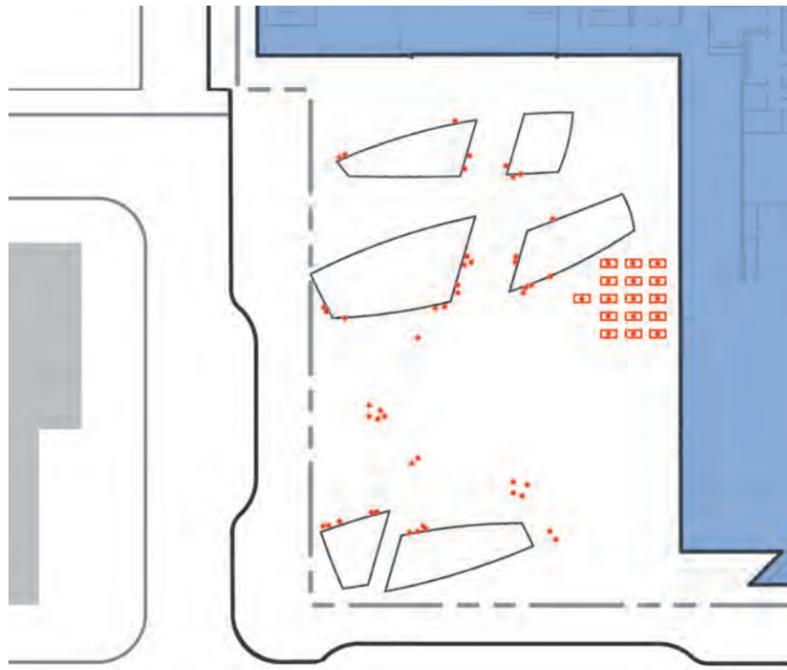
Game Day

COFFEE MEETUP / EXERCISE

1-25 People / Non-Game Day

PROGRAM / FEATURES

- Gathering Spaces
- Seating Elements
- Tree Canopy / Shade
- Flexible Program Areas
- Amenities

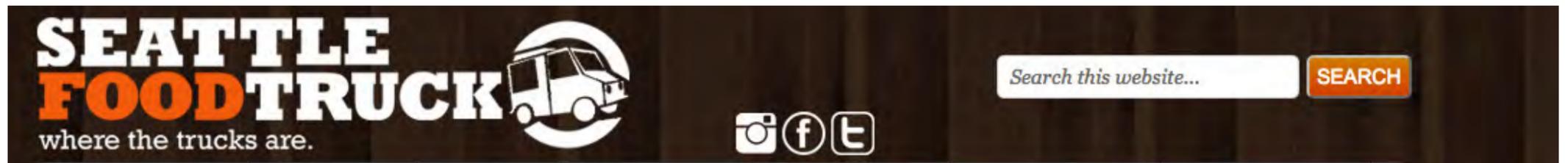


LUNCH / FOOD TRUCKS

100-200 People / Non-Game Day

PROGRAM / FEATURES

- Event Power / Utilities
- Vehicular Access
- Movable Furnishings
- Seating Elements
- Gathering Spaces
- Amenities



SoDo

MONDAY

- 314 PIE** 2401 Utah Ave S, Starbucks HQ
11a – 2p
- Delicatessen Montanti** 2600 Airport Way S (at S Lander Safety Supply)
8a – 2p
- El Camion** 1021 Occidental Ave S
9a – 6:30p (hours may vary)

TUESDAY

- Crisp Crêperie** 2401 Utah Ave S, Starbucks HQ
11:30a – 2p
- Where Ya At** 2401 Utah Ave S, Starbucks HQ
11a – 2p
- The People's Burger** 922 Occidental Ave S
11a – 2p
- Napkin** 2401 Utah Ave S, Starbucks HQ

WEDNESDAY

- Kaosamal Thai Cook Truck** 2401 Utah Ave S, Starbucks HQ
11a – 2p
- Biscuit Box** 2401 Utah Ave S, Starbucks HQ
11a – 2p
- The People's Burger** 922 Occidental Ave S
11a – 2p
- Delicatessen** 2600 Airport Way S (at S Lander

THURSDAY

- Marination** 2401 Utah Ave S, Starbucks
11a – 2p
- Tokyo Dog** 2401 Utah Ave S, Starbucks
11a – 2p
- The People's Burger** 922 Occidental Ave S
11a – 2p
- Ezell's** 2401 Utah Ave S, Starbucks

FARMER'S MARKET

100-300 People / Non-Game Day

PROGRAM / FEATURES

- Event Power / Utilities
- Vehicular Access
- Movable Furnishings
- Seating Elements
- Gathering Spaces
- Amenities

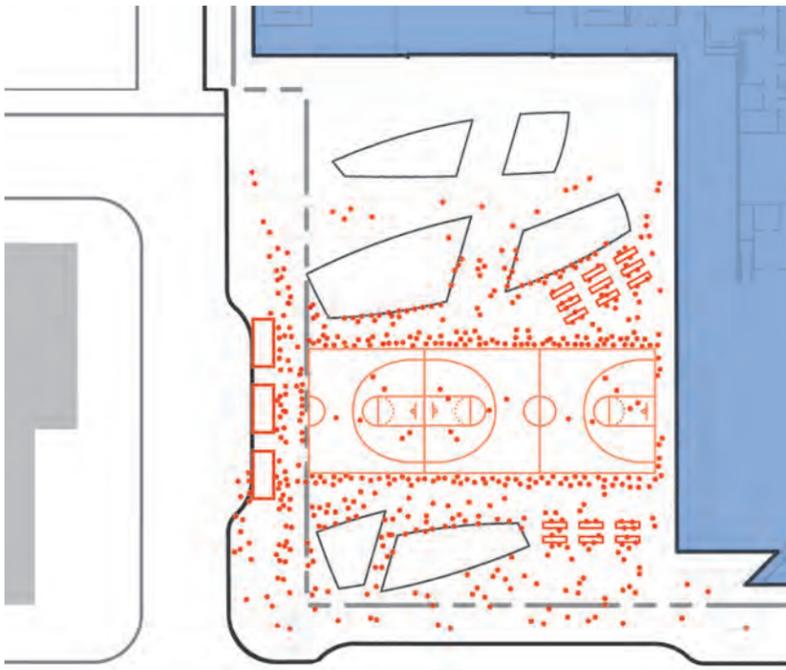


3 ON 3 TOURNAMENT

100-500 People / Non-Game Day

PROGRAM / FEATURES

- Programable Event Zones
- Event Power / Utilities
- Vehicular Access
- Amenities

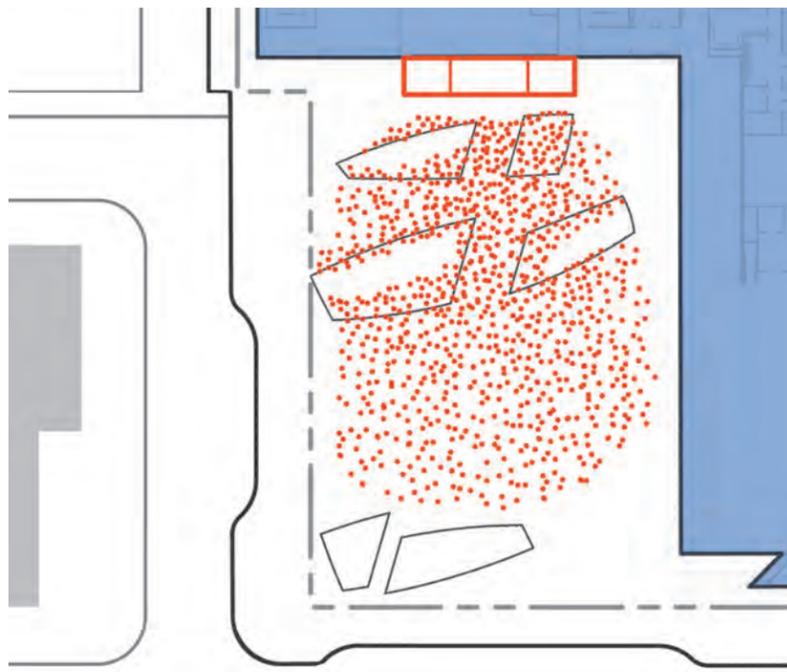


BIG SCREEN EVENT

500-800 People / Non-Game Day

PROGRAM / FEATURES

- Media Mesh Screen
- Event Power / Utilities
- Gathering Spaces
- Seating Elements
- Amenities

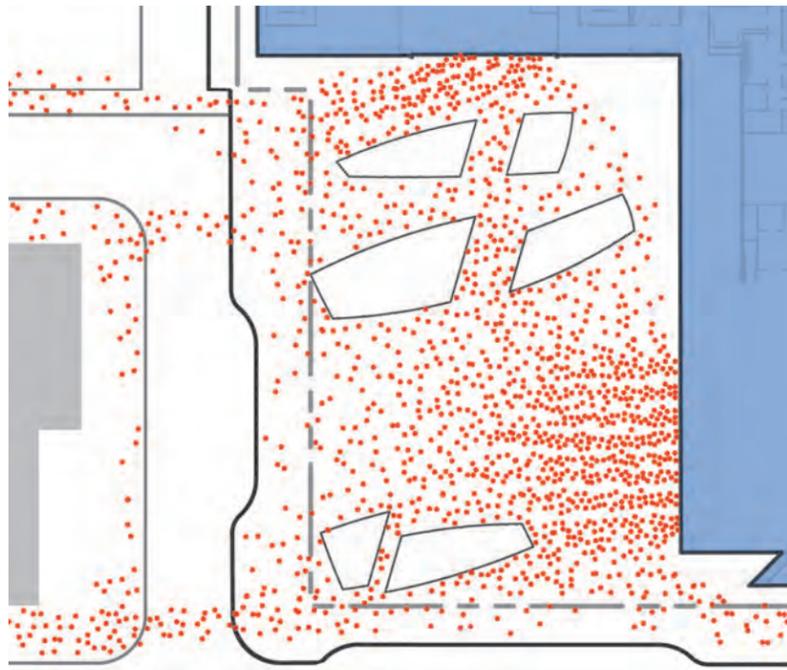


GAME DAY

1,000+ People

PROGRAM / FEATURES

- Media Mesh Screen
- Event Power / Utilities
- Gathering Spaces
- Queing Spaces
- Seating Elements



An aerial, black and white photograph of Seattle, Washington. The Space Needle is prominent on the left side. The city is densely packed with buildings and streets, extending towards a body of water in the background. The text 'URBANDesignMERIT' is overlaid in the center of the image.

URBANDesignMERIT

- Circulation
- Access
- Utilities
- Open Space
- Light, Air & Views

