APPROVED
MINUTES OF THE MEETING

May 2, 2013
Convened 8:30 am
Adjourned 4:00 pm

Projects Reviewed
Center for Wooden Boats
Arena – Vacation Occidental Ave. S

Commissioners Present
Tom Nelson, Acting Chair
Osama Quotah, Vice Chair
Seth Geiser
Shannon Loew  (excused from 8:30-10:45am)
Julie Parrett (excused from 12:30-4:00pm)
Martin Regge
Ellen Sollod
Debbie Wic-Harris

Unconfirmed Commissioners Present
Bernie Alonzo

Commissioners Excused
Julie Bassuk
Laurel Kunkler

Staff Present
Valerie Kinast
Joan Nieman

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Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883
1:30pm – 4:00pm  

**Project:**  Arena  

**Phase:** Urban Design Merit  

**Last Reviewed:** April 4, 2013 (UDM no action taken)  

**Presenters:** Anton Foss, 360 Architecture  
Barbara Swift, Swift Company.

### Attendees:

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Amy Lindemuth</td>
<td>Swift Company</td>
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<tr>
<td>Anton Foss</td>
<td>360 Architecture</td>
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<tr>
<td>Barbara Swift</td>
<td>Swift Company</td>
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<tr>
<td>Beverly Barnett</td>
<td>SDOT</td>
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<tr>
<td>Brett Earnest</td>
<td>Clark Construction</td>
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<td>Brook Jacksha</td>
<td>Magnusson Klemencic</td>
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<td>Bryan Stevens</td>
<td>DPD</td>
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<td>Cale Doombos</td>
<td>360 Architects</td>
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<td>Calvin Chow</td>
<td>SDOT</td>
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<td>Jack McCullough</td>
<td>McCullough Hill, PS</td>
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<tr>
<td>Melody McCutcheon</td>
<td>Hillis, Clark, Martin and Peterson, P.S.</td>
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<td>Nathan Torgelson</td>
<td>FAS</td>
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<td>Rollin Fatland</td>
<td>Chris Hansen Representative</td>
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<td>Susan Ranf</td>
<td>Seattle Mariners</td>
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<tr>
<td>Tom Backer</td>
<td>Ballpark PFD</td>
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<td>Tom Marseille</td>
<td>WSP Flack + Kurtz</td>
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### Project Description

The petitioner is requesting the vacation of 23,531 sq ft of Occidental Ave. S. between S. Holgate and S. Massachusetts Streets in order to permit the future construction of an approximately 725,000 sq ft, 18,000 – 20,000 seat private spectator sports facility called the Seattle Arena.

S. Holgate St., S. Massachusetts St., 1st Ave. S., and the Burlington Northern Railroad tracks bound the land.

### Summary of Discussion

The purpose of this meeting is to review the Urban Design Merit for the second time. At the last review on April 4th no action was taken. The consensus opinion from the Commissioners was the petitioner needed to provide “reactions to all the analysis”.

Commissioners needed more information on the following:

- Pedestrian connections and modal along edge of site
- Utility redundancy and safety
- Finwall
- Sustainability, building placement and integration
- Pedestrian level views
- What happens on edges and plaza on game and non-game days?
Presentation:  
Anton Foss, 360 Architects, reviewed PowerPoint presentation.  
Summary of updates are elimination of the finwall and parapet, plaza pivoted more, larger overall, stairs shorter.

Agency comments:  
Beverly Barnett, SDOT: Petition is in and being reviewed. Realignment of Massachusetts still under review.

Public comments:  
Melody McCutchen, attorney for the Mariners: Traffic, in general, not addressed enough. Occidental Ave is essential for staging for Century Link and Mariners. Project must address access road and be conditional of approval. Strongly support realignment of Massachusetts. Vacation still shows closure of Occidental north of Mass. This will significantly affect Safeco Field operations. Will submit comments to SDOT.

Written comments: none

ACTION:  
We will postpone the action until a greater level of information is achieved.

The Design Commission recommends the following:
- Assure reliability and redundancies with all transportation modes and utilities, especially along Holgate
- Create a dynamic urban canopy. Target more canopied areas that are deliberate and assure public use and assembly in private areas.
- Celebrate the character of the SW corner. Do not have Holgate look like back-of-house. Align design with Stadium District standards. Investigate future retail viability on non-game days.
- Investigate exemplary sustainability design and encourage sewer mining and out-of-the-box thinking.
- A matrix approach to public benefits.