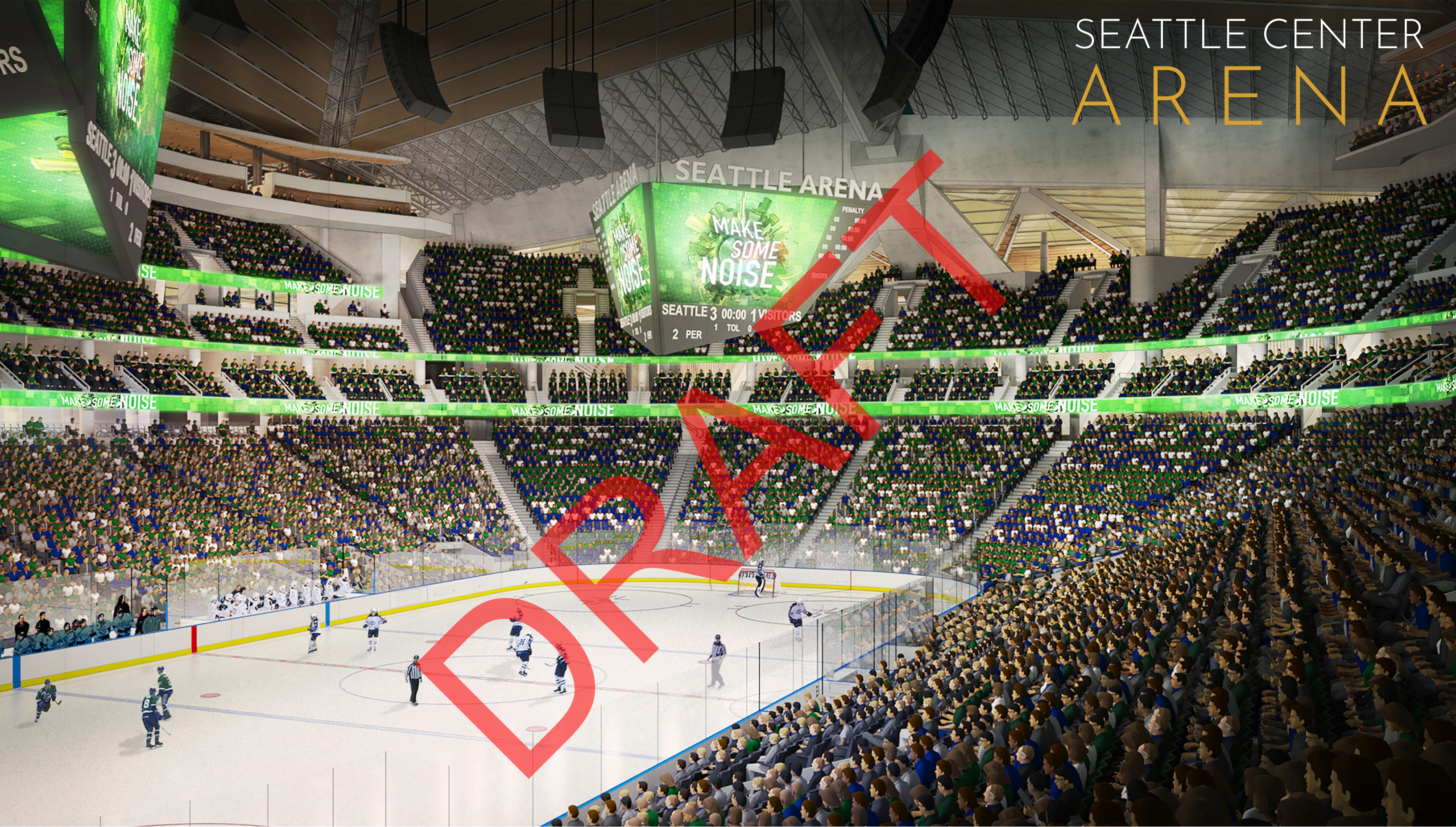


SEATTLE CENTER ARENA



SEATTLE DESIGN COMMISSION
CONCEPT DESIGN PRESENTATION

18 Jan 2018

OVG
OAK VIEW GROUP

 **seattlecenter**

CAAICON

POPULOUS

 **DLR Group**

SWIFT COMPANY



01

GOALS AND FRAMEWORK

RFP OBJECTIVES

- World class arena for music, entertainment and sports including WNBA, NBA and NHL
- Design and operate the arena to:
 - Enhance connections to uptown and adjoining neighborhoods
 - Integrate with and contribute vibrancy to Seattle Center
 - Align with Seattle Center master plan and Uptown UDF principles



SEATTLE CENTER MASTER PLAN PRINCIPLES

- Enhance the mission - bring people together for communal, artistic, civic & cultural expression
- Provide for every age, background, heritage and culture, neighbors, and travelers
- Enliven the campus all hours of the day and days of the year
- Preserve the International Fountain and open space as the “heart”
- Honor the campus’ historic character while invigorating for the next generation of users
- Pedestrian friendly - legible pathways and connections into and through the campus
- Campus edges open to the community, inviting and festive
- Transportation planning must be central to any development



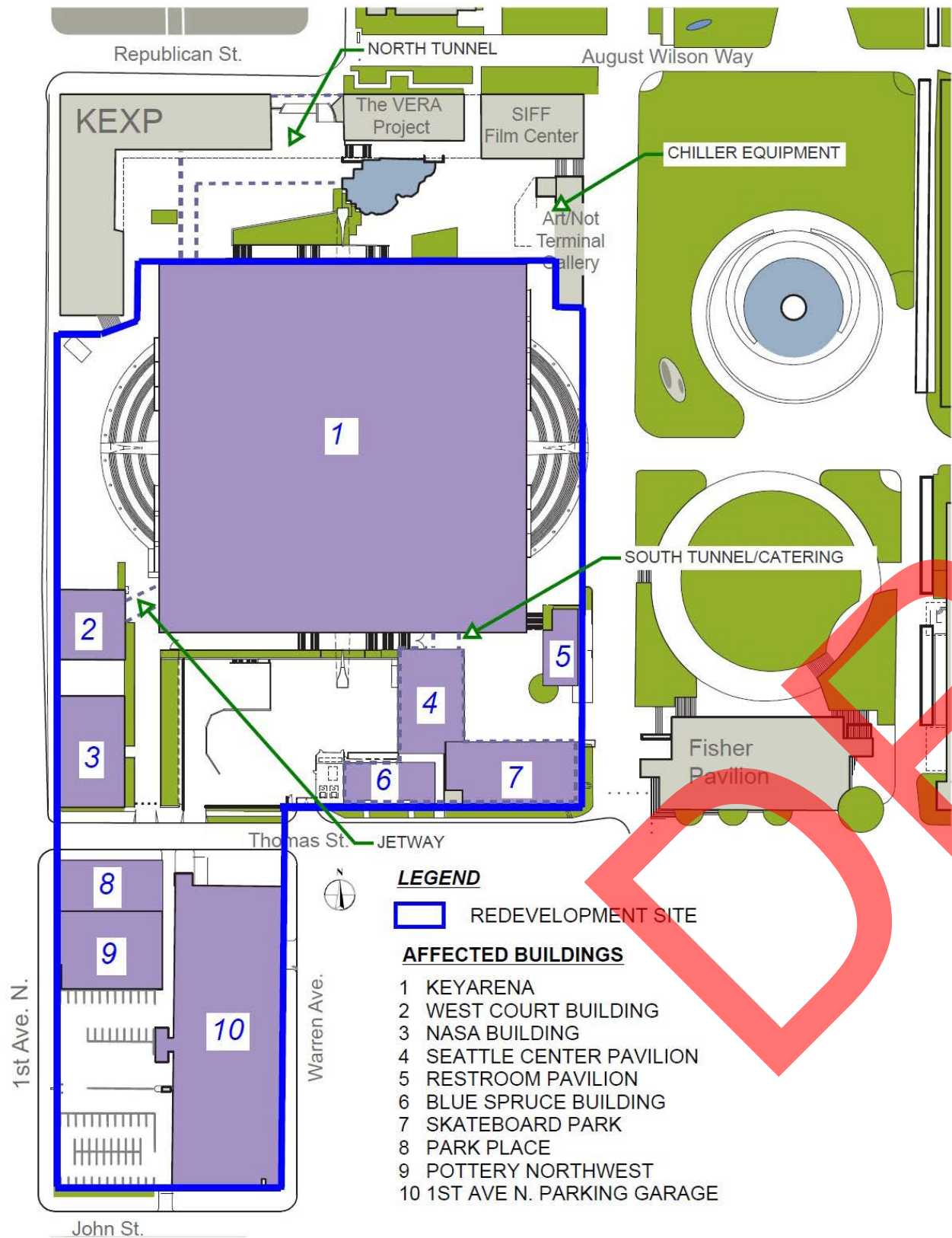
UPTOWN | (UDF)

MOVEMENT THROUGH PUBLIC REALM

- A growing urban center
- Encourages a diverse range of housing and affordability
- A regional hub connecting neighborhoods and major employers
- Values its history
- Celebrated Seattle Center as a vital part of the neighborhood
- Needs robust multi-modal transportation
- Open space; and
- Is an emerging Arts and Cultural District



SEATTLE CENTER MASTER PLAN



SKATEPARK RELOCATION



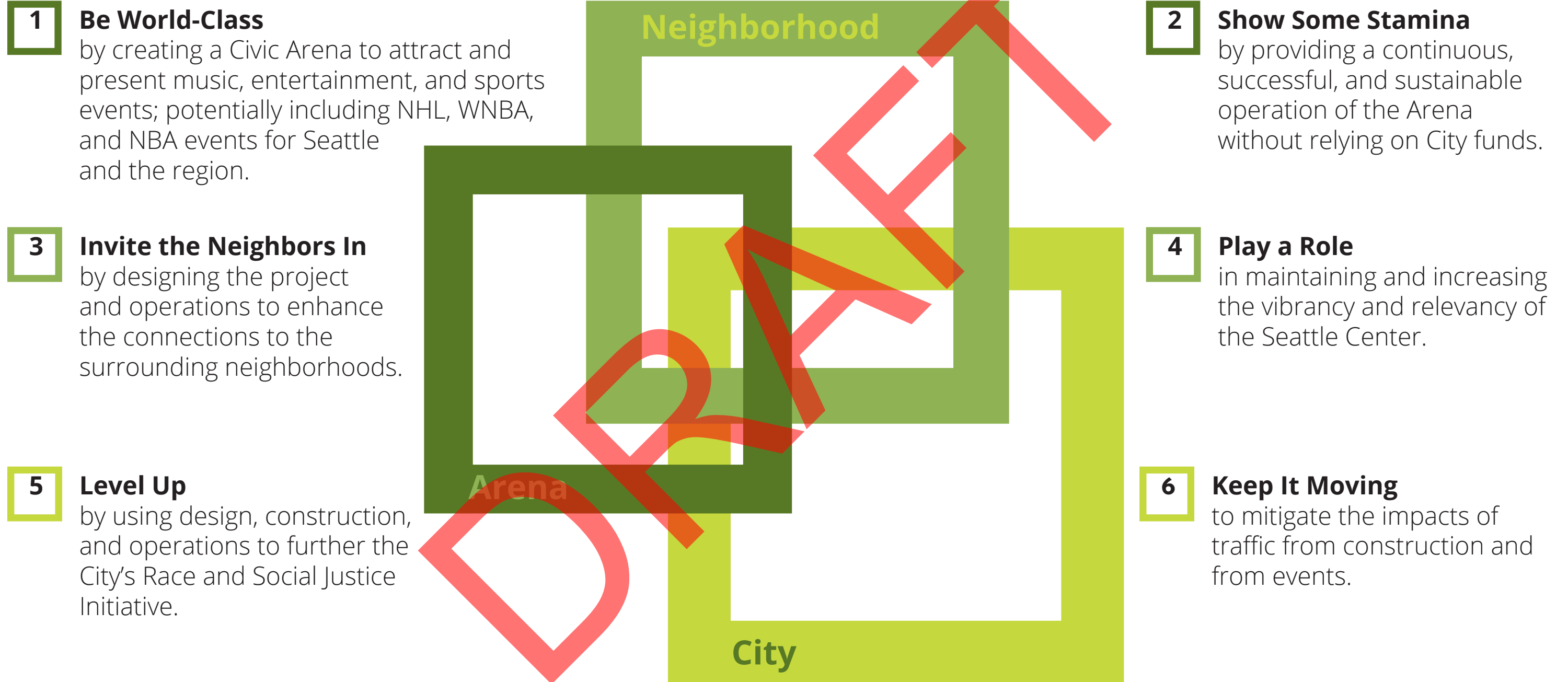
DESIGN STATUS

- Conceptual designs have evolved since our November 30, 2017 meeting and will continue to evolve.
- We are preparing our schematic design presentation package and will be prepared to present that design level to both Landmarks Preservation Board and Seattle Design Commission in late February.
- Our designs here respond to key features that were identified in our November 30, 2017 meeting, but do not yet include:
 - Signage and wayfinding
 - Plaza programming



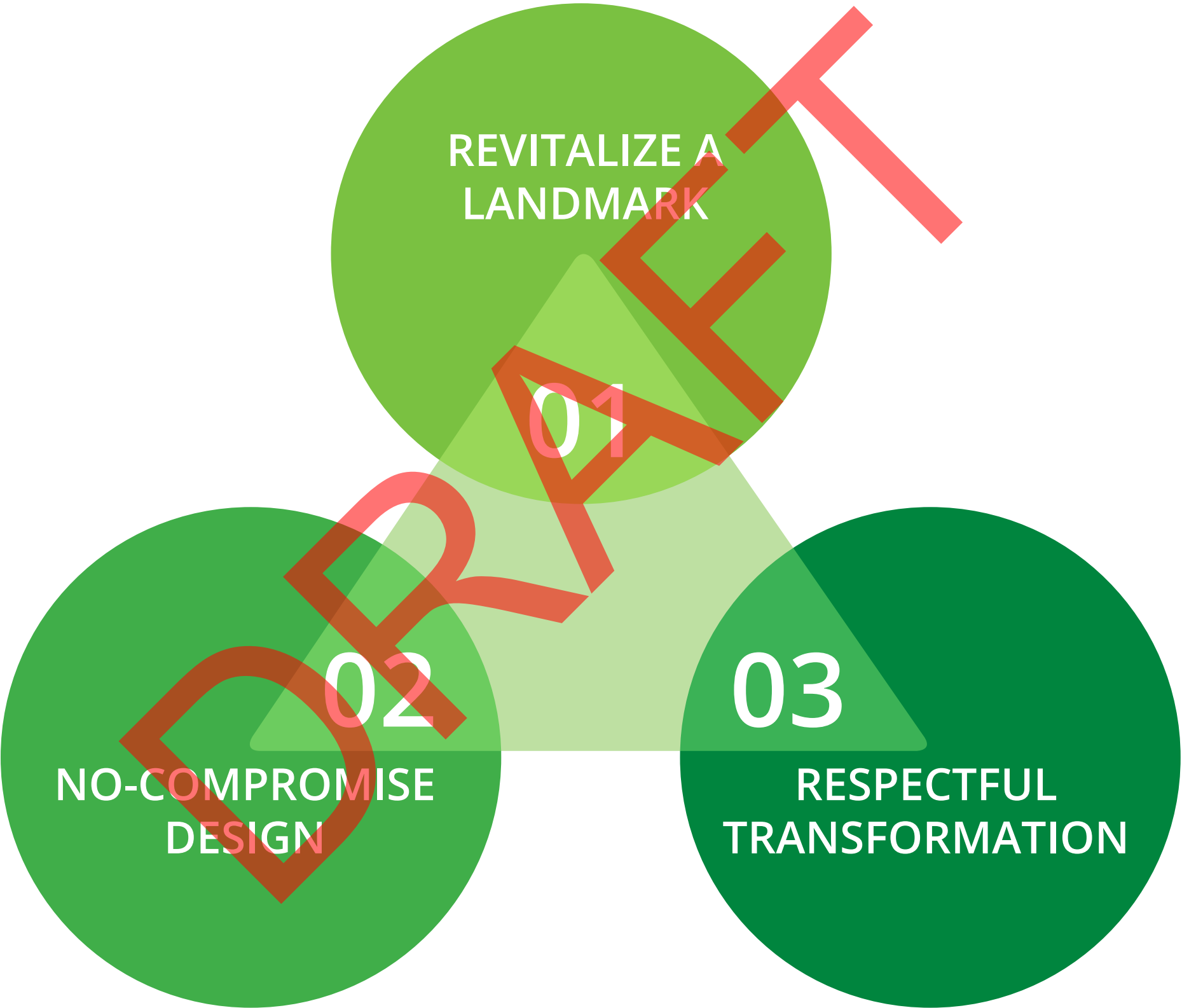
DESIGN GOALS & OBJECTIVES

A LASTING AND POSITIVE LEGACY



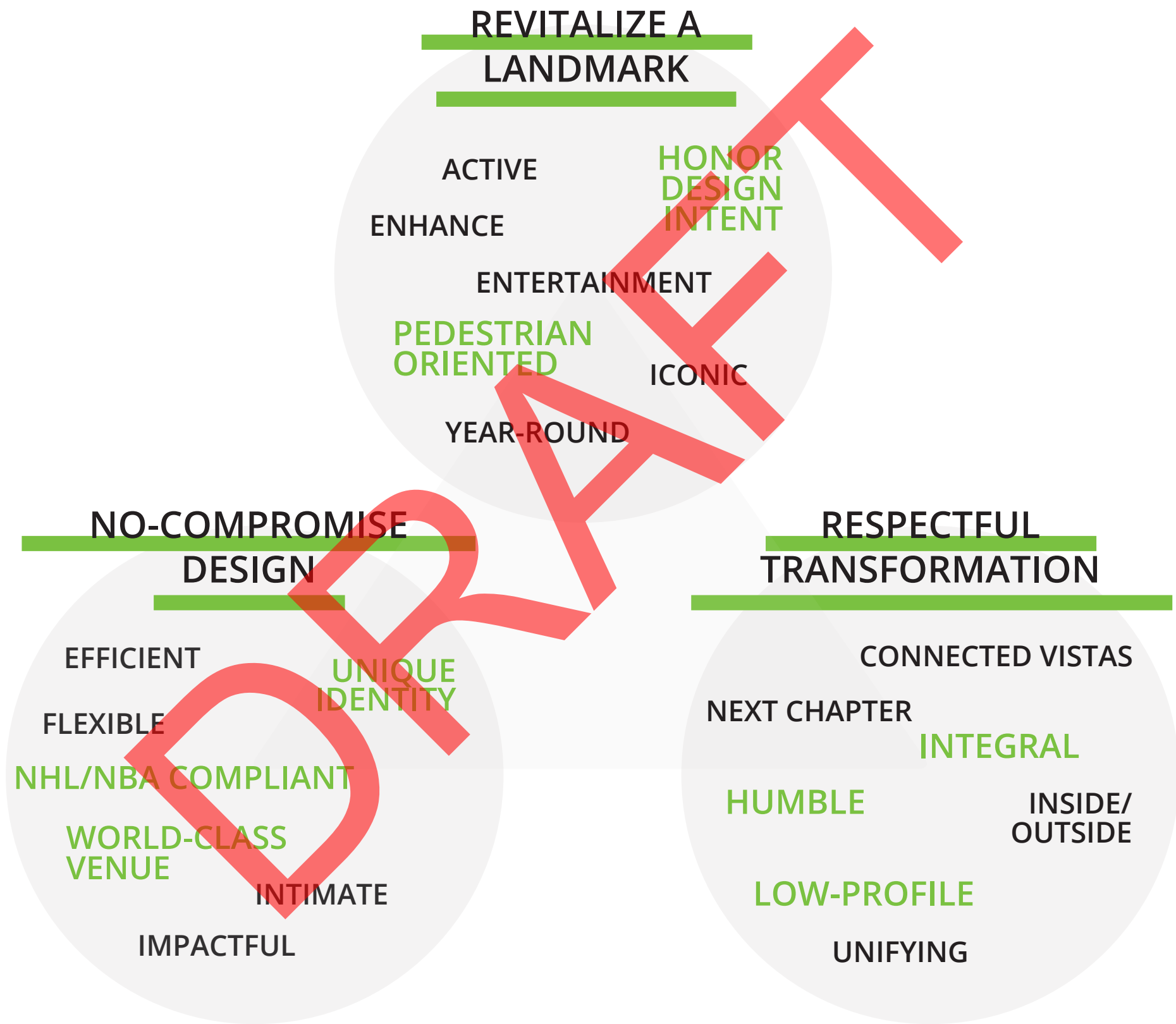
DESIGN FRAMEWORK

GOALS & OBJECTIVES



DESIGN FRAMEWORK

GOALS & OBJECTIVES



SUSTAINABILITY

GOALS & OBJECTIVES

- Develop a building scope that meets a minimum LEEDv4 - NC certification threshold.
- Design a new arena with solutions that deliver inviting spaces, optimize site adaptation, and conserve water and energy resources.
- Achieve both OVG's and Seattle Center's sustainability program goals.
- An innovative yet historical design that leaves a positive environmental legacy for the local community and surrounding neighbors.
- Continued integration of solutions with strategies and approaches regarding site, water, energy, materials and Indoor Environmental Quality and innovation.
- Serve as a pioneer in testing the new higher green building standard, becoming the first arena, stadium, or large scale event venue to achieve LEEDv4 certification.



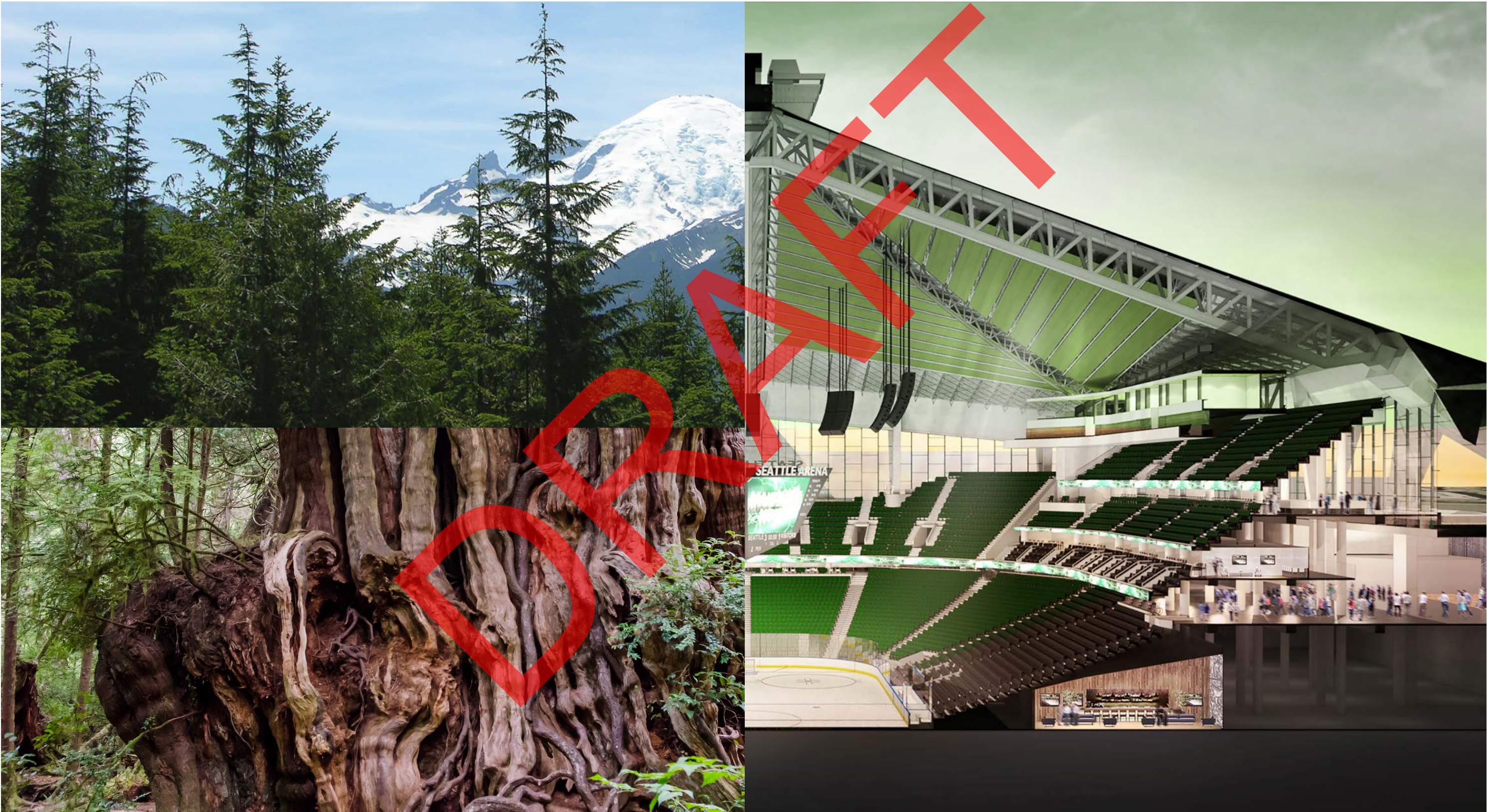
DRAFT

02

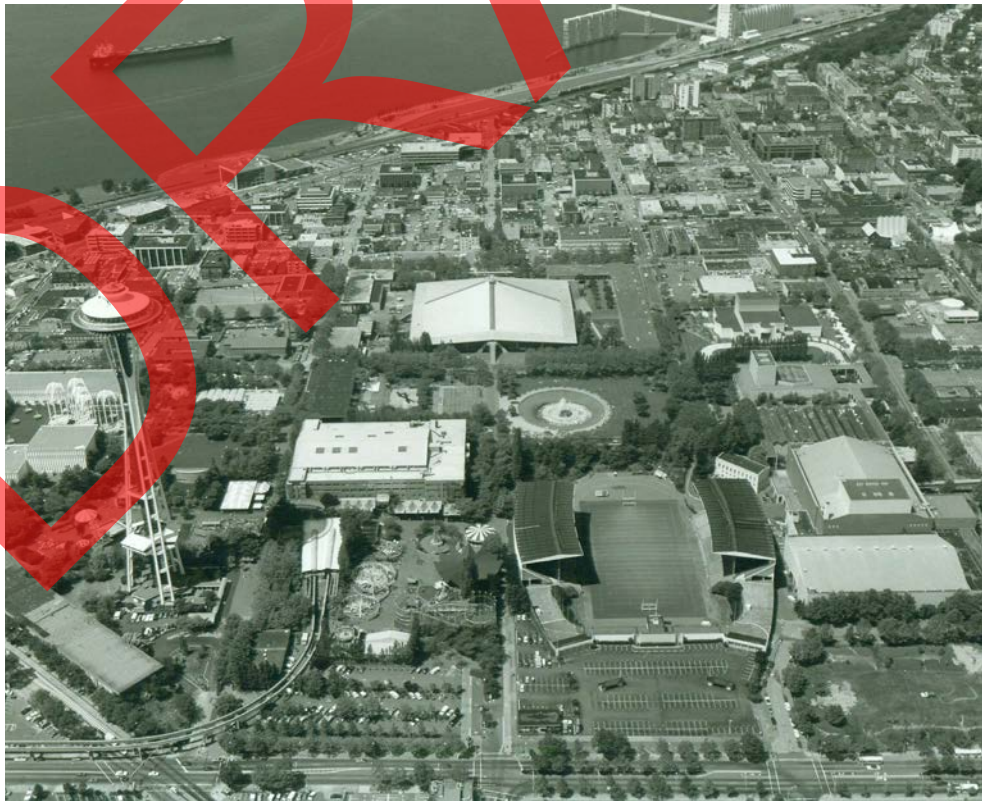
HISTORY

ROOTED IN SEATTLE

DESIGN STORY



HISTORIC PHOTO ANALYSIS



ARENA EXPANSION

EXPANSION TIME LINE

1962

PLAZA LEVEL

1995

PLAZA LEVEL

2020

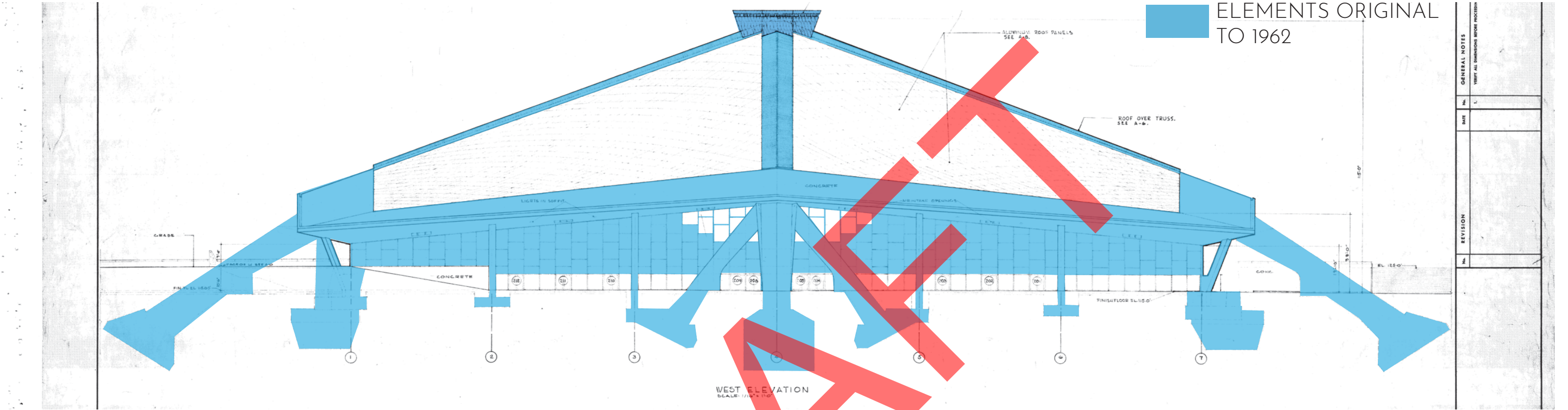
PLAZA LEVEL

38'

53'

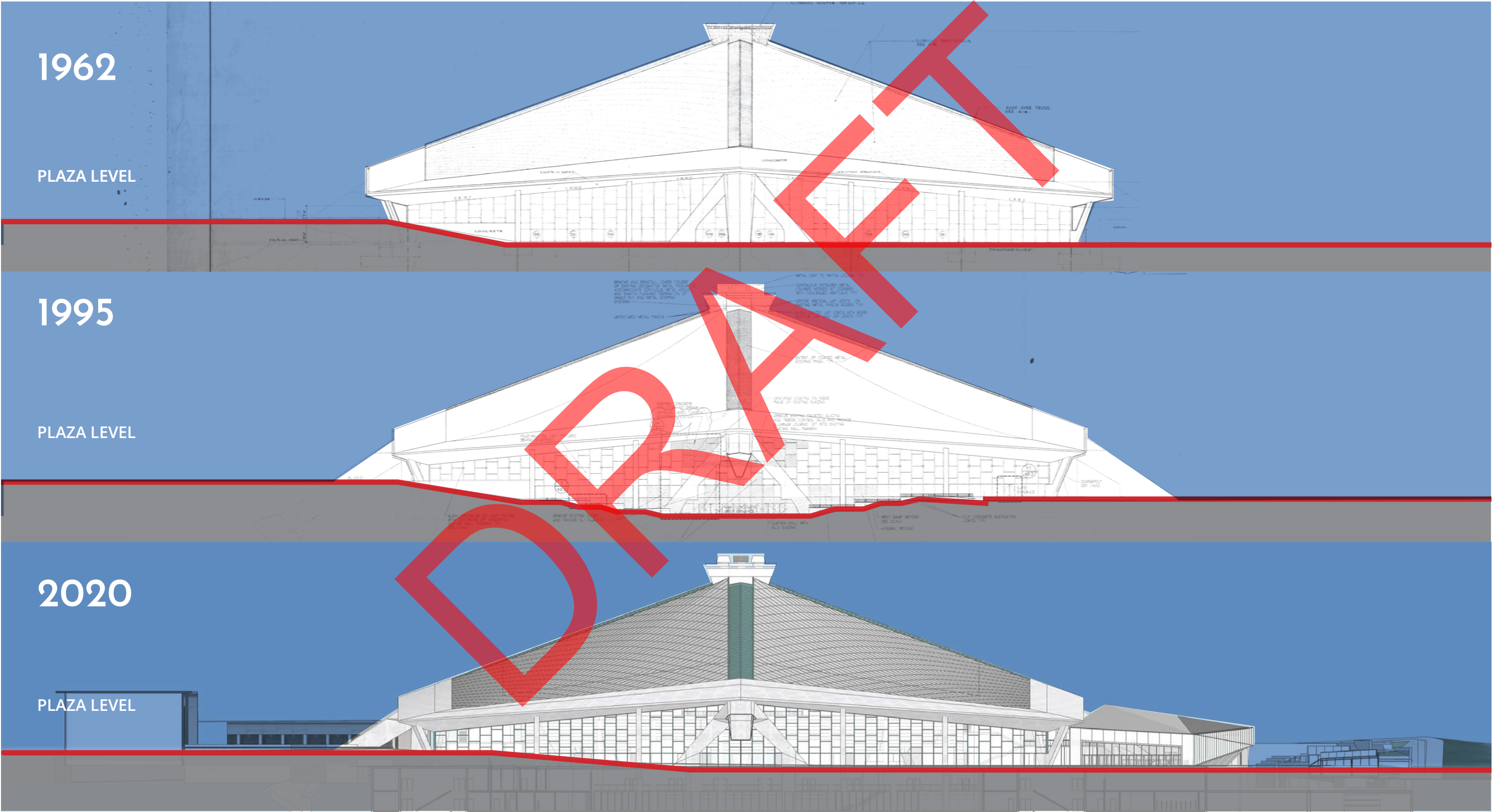
WEST ELEVATION

HISTORICAL & CURRENT



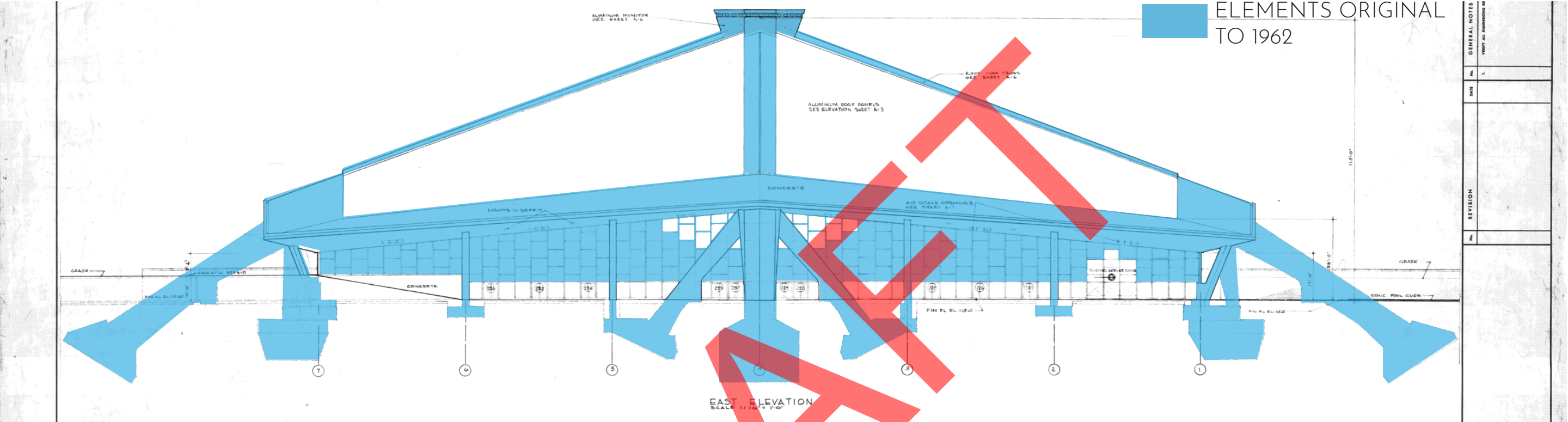
WEST ELEVATION

ELEVATION TIME LINE



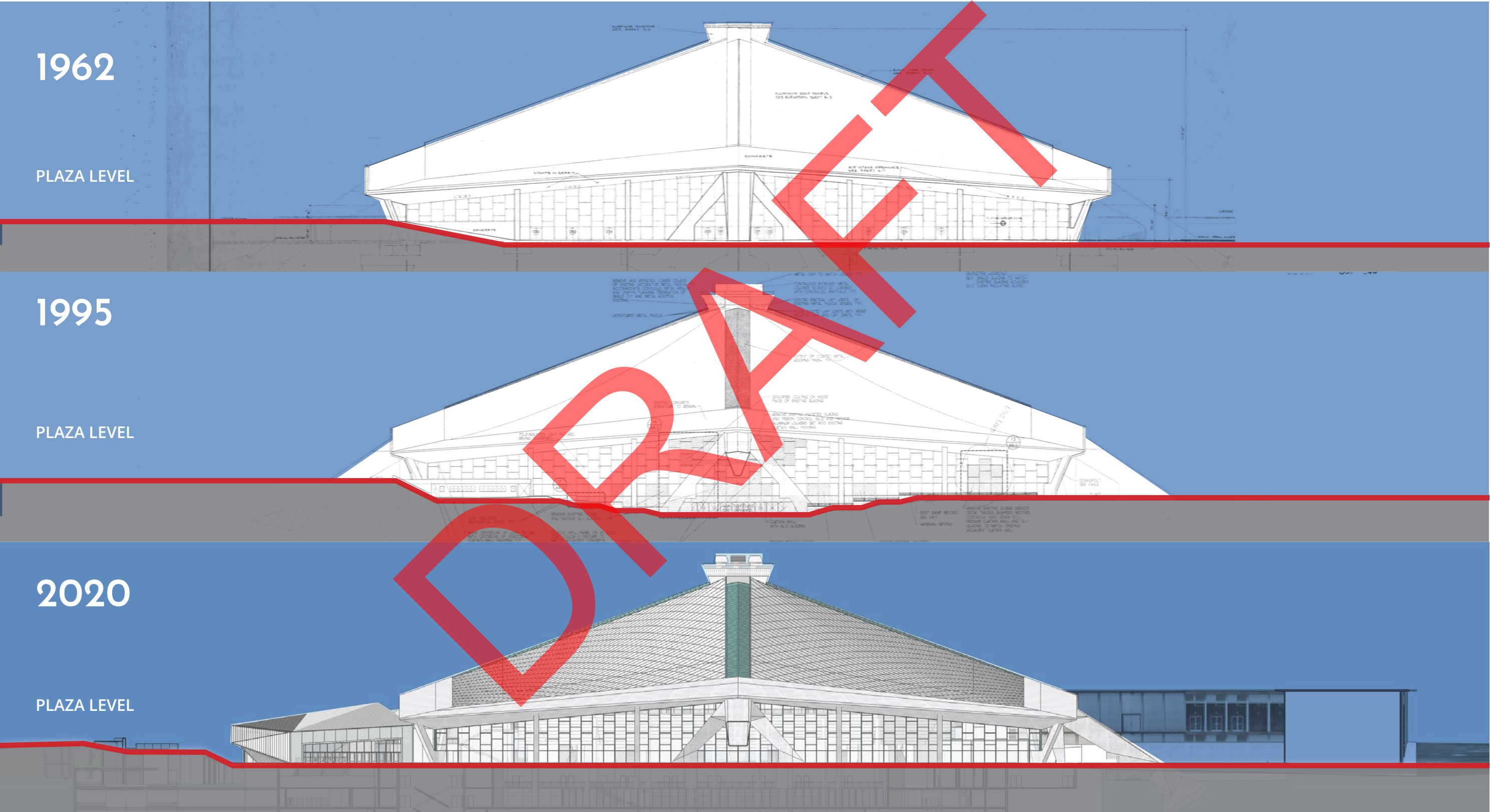
EAST ELEVATION

HISTORICAL & CURRENT



EAST ELEVATION

ELEVATION TIME LINE



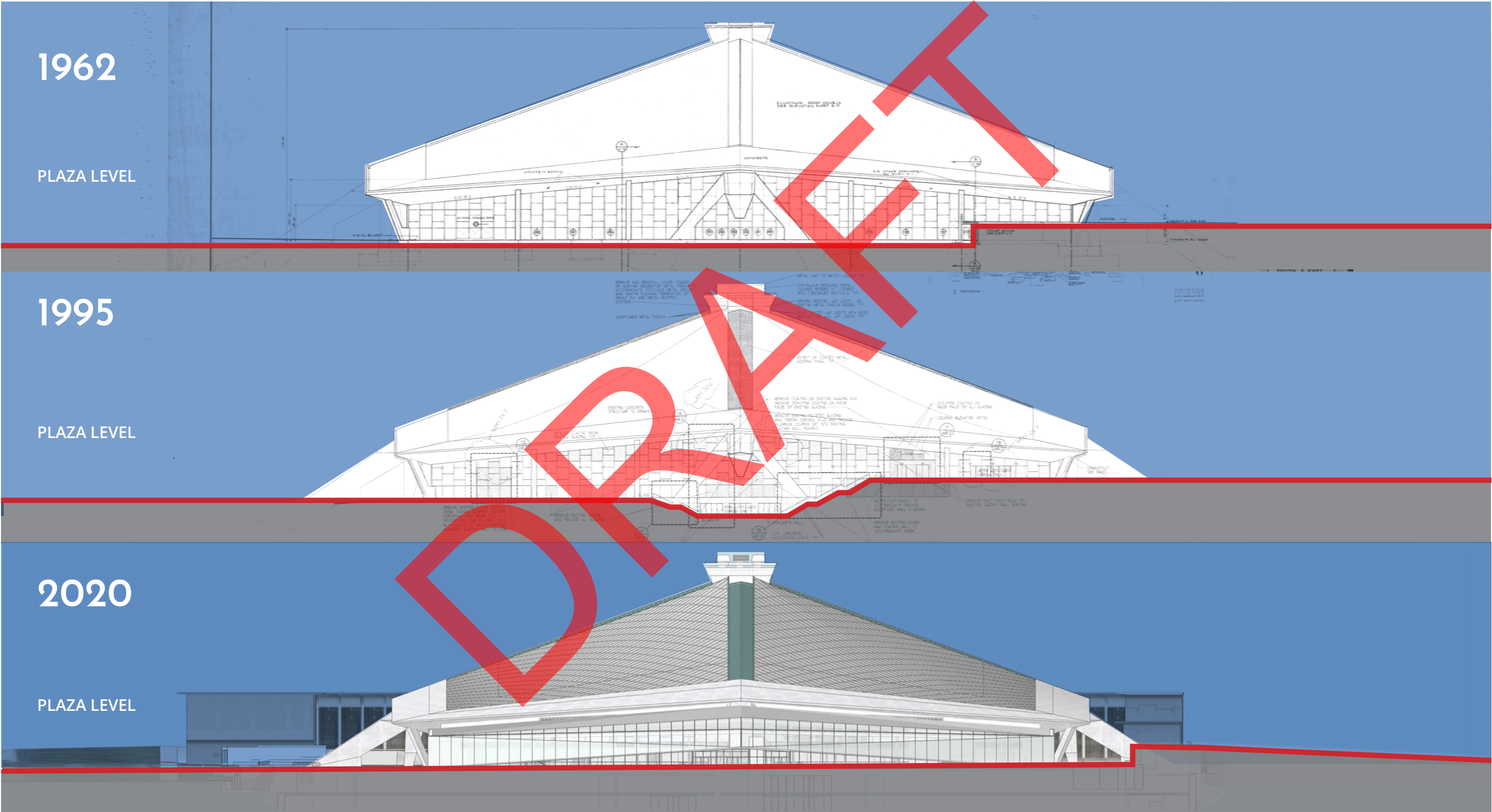
SOUTH ELEVATION

HISTORICAL & CURRENT



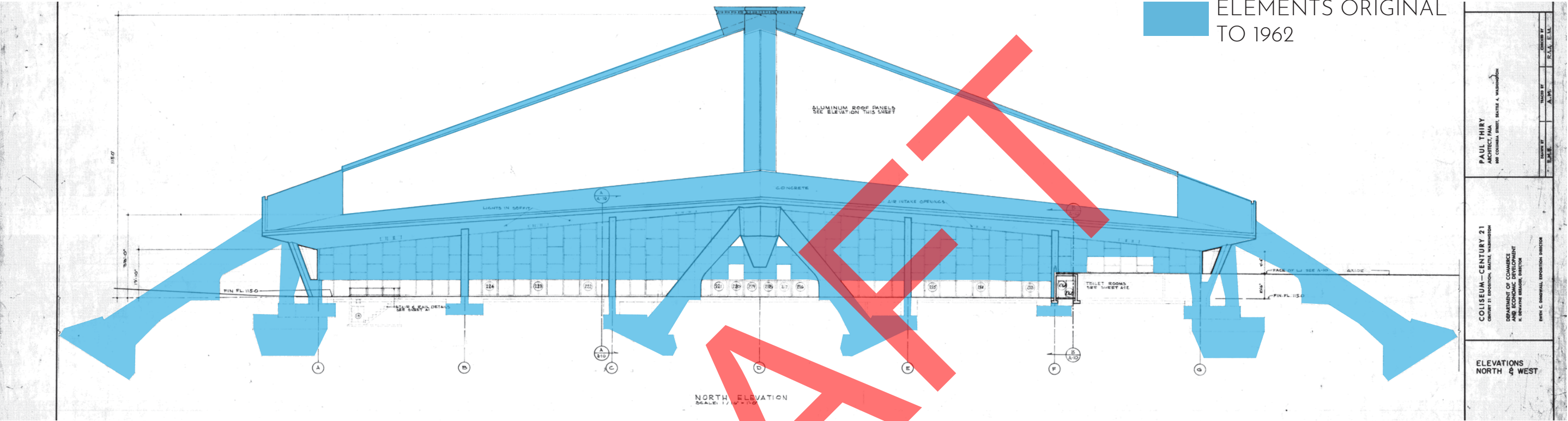
SOUTH ELEVATION

ELEVATION TIME LINE



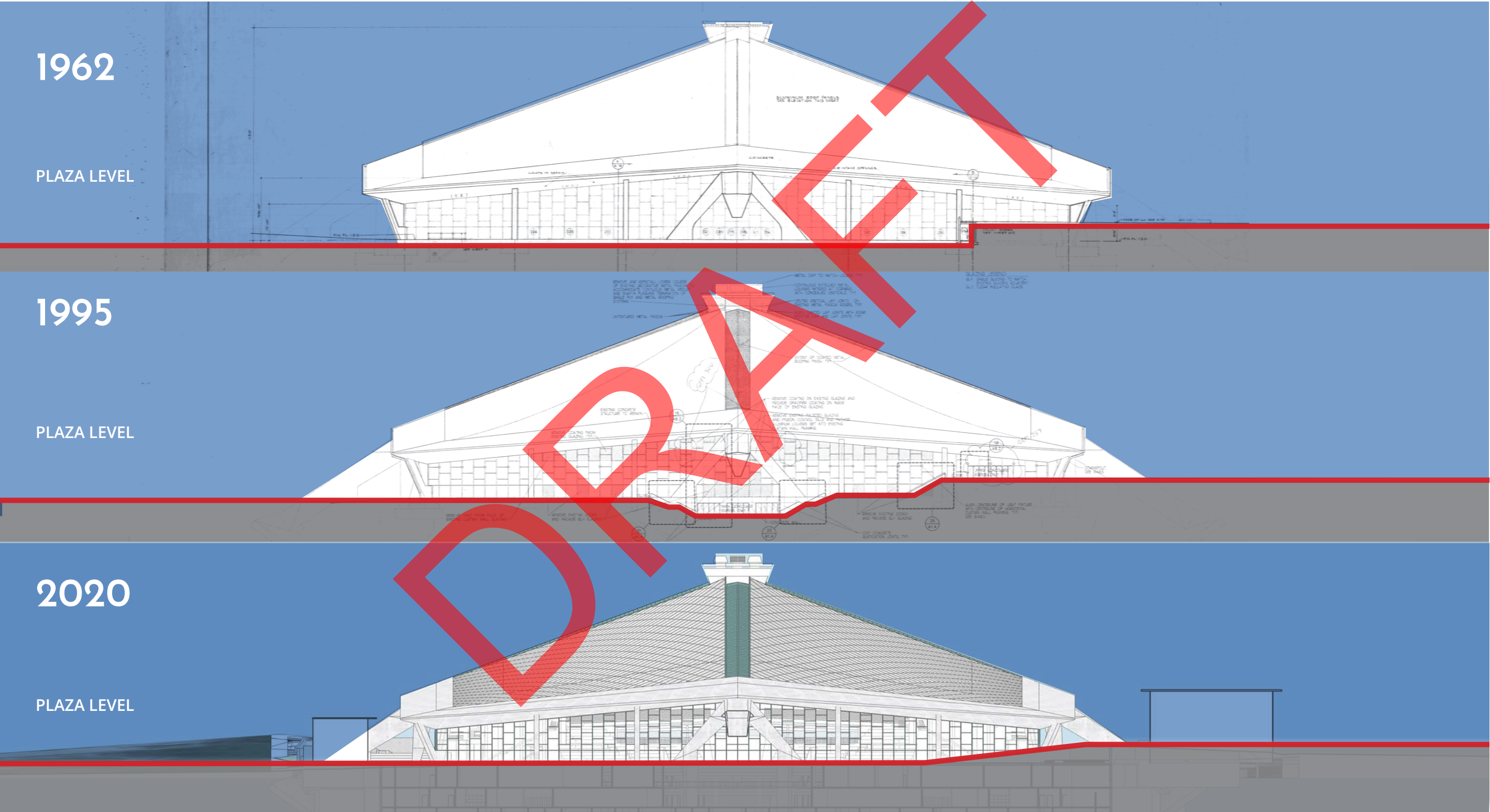
NORTH ELEVATION

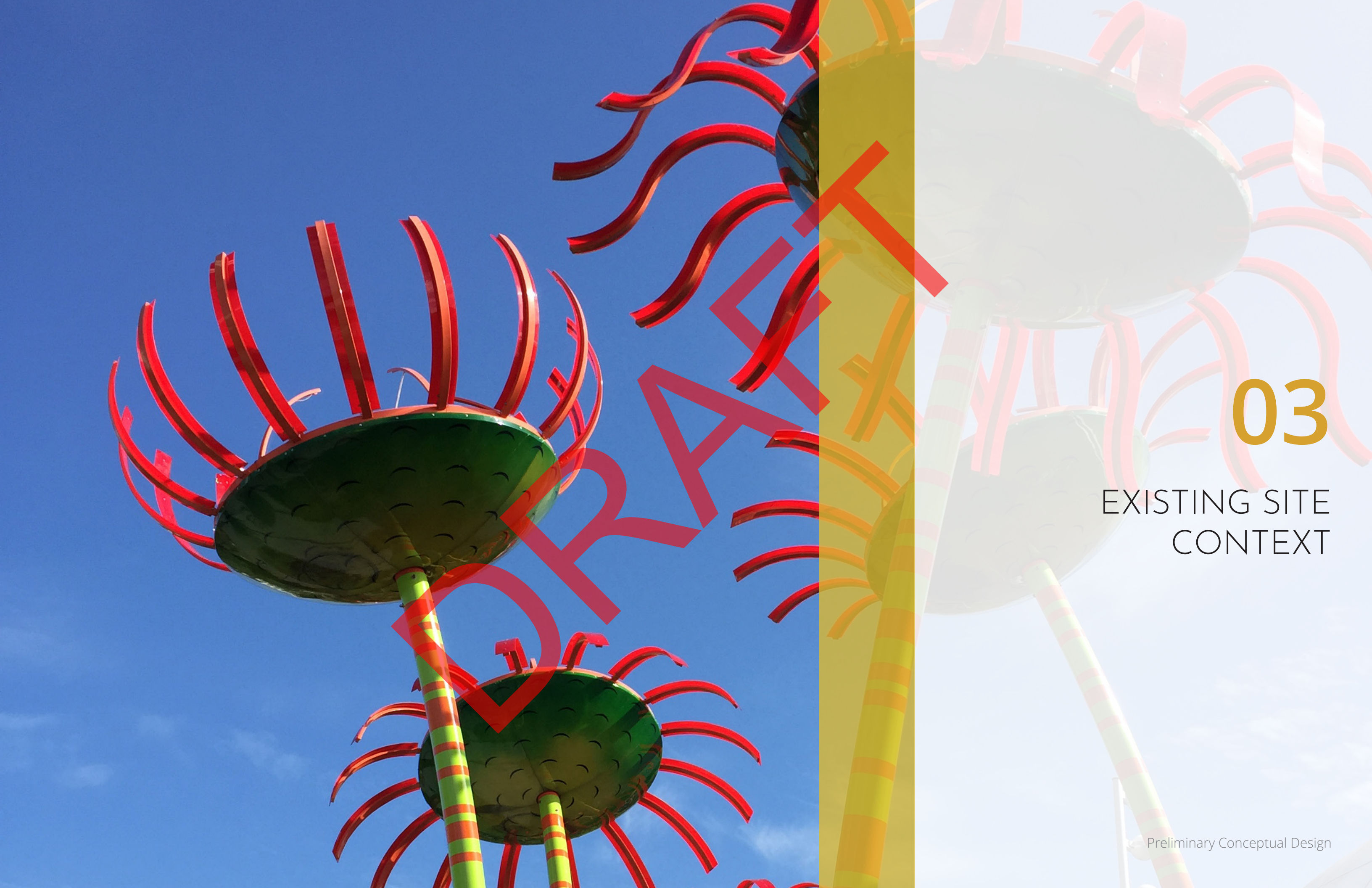
HISTORICAL & CURRENT



NORTH ELEVATION

ELEVATION TIME LINE



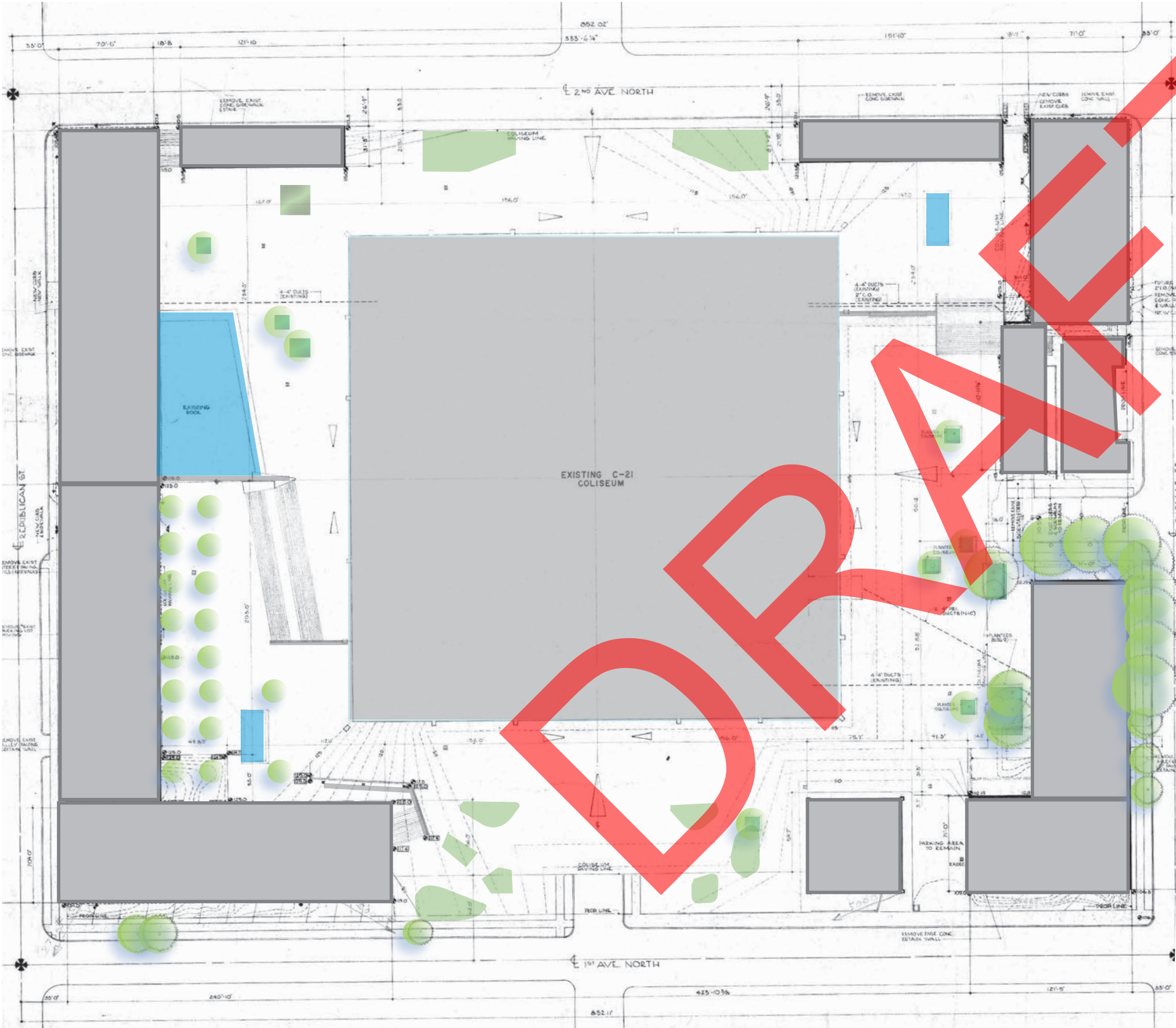


03

EXISTING SITE CONTEXT

HISTORIC SITE PLAN - 1962

CENTURY 21 FAIR LAYOUT



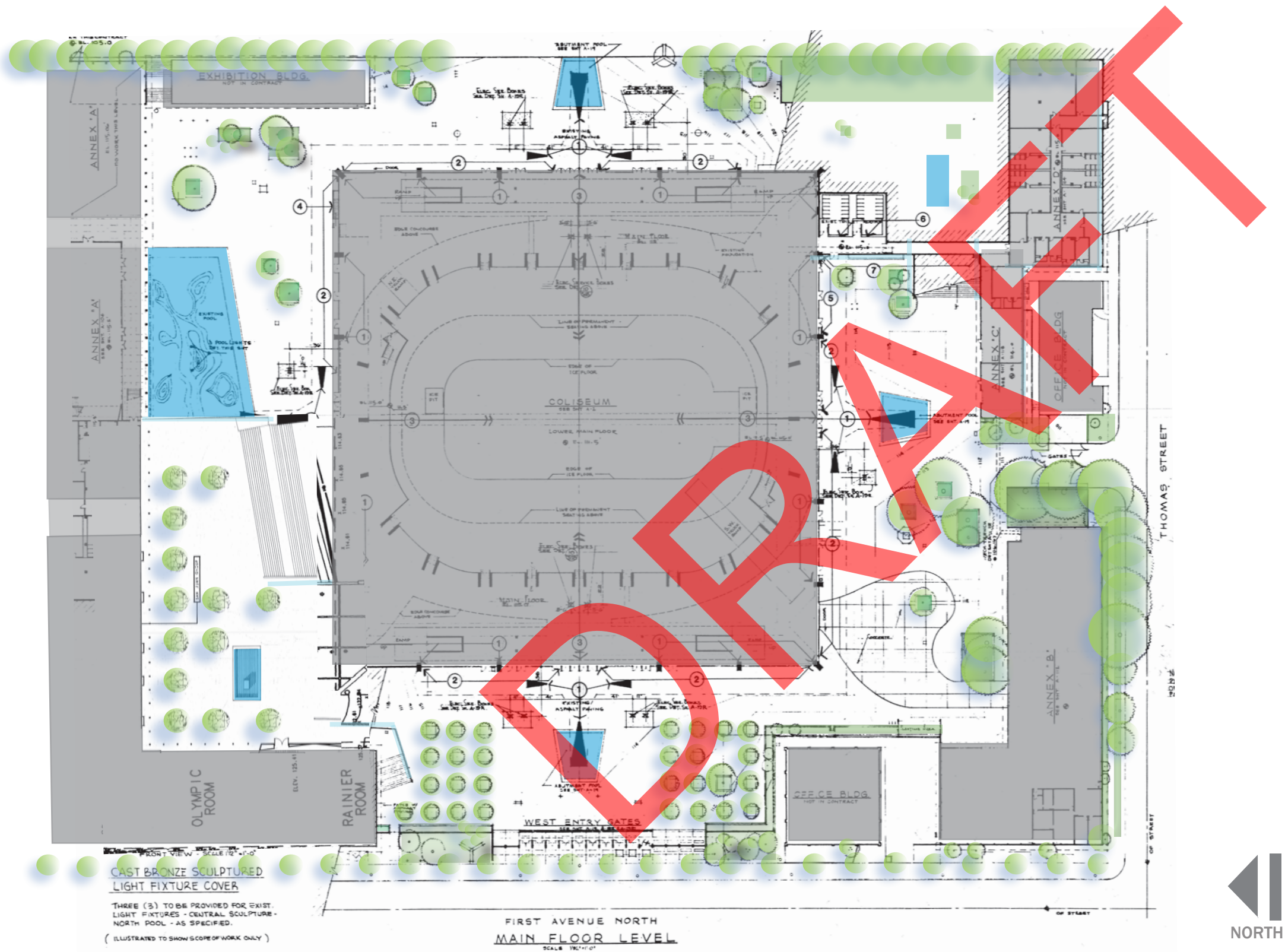
- Buildings
- Walls
- Fountains
- Trees
- Planting Bed



Source: C21 Coliseum & Perimeter Buildings; 1964 Landscape Site Development 12

HISTORIC SITE PLAN - 1965

POST - FAIR SEATTLE CENTER RENOVATION

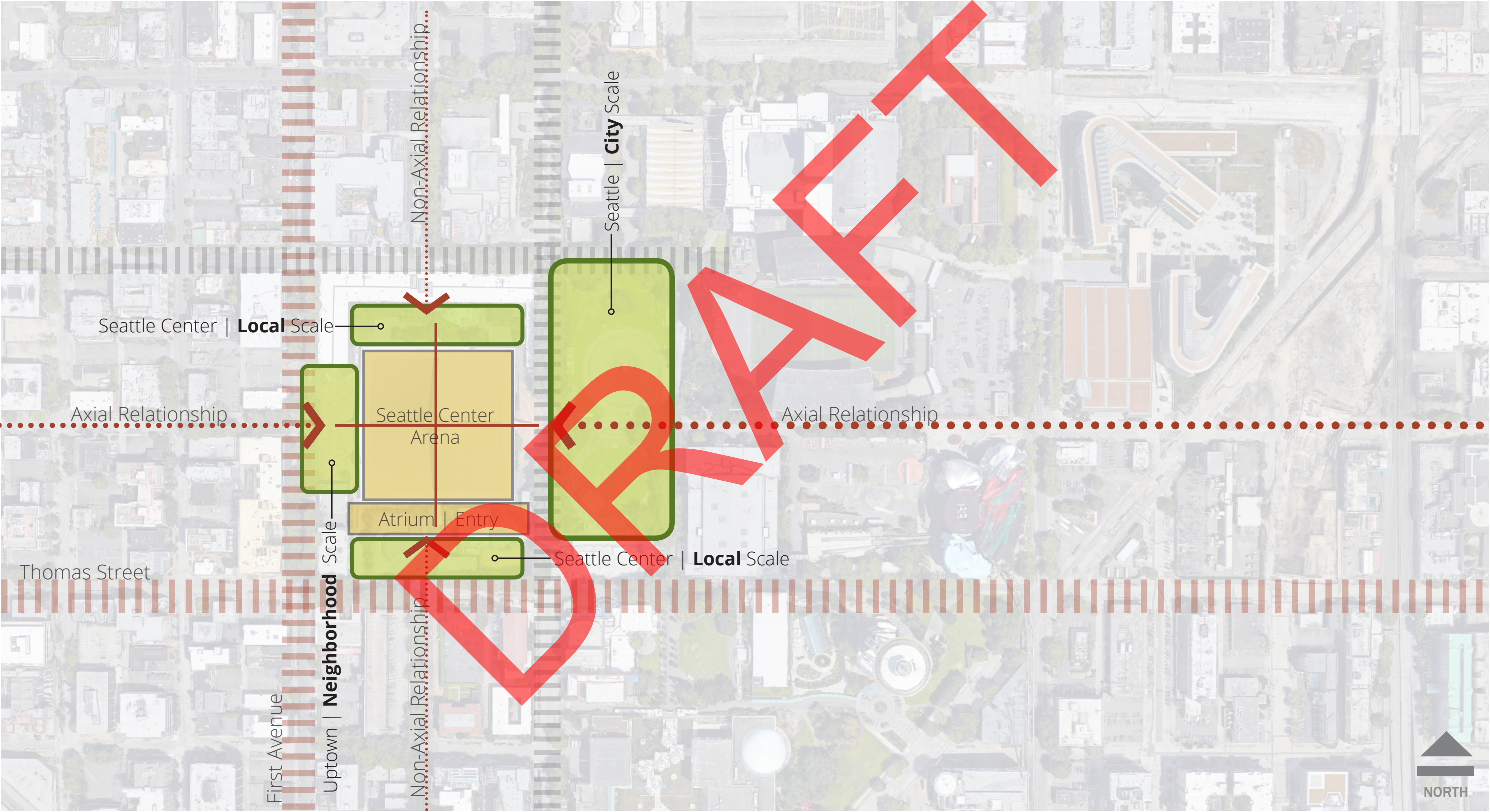


- Buildings
- Fountains
- Trees
- Planting Bed

Source:1964 Landscape Site Development 12; 01.002 KA New SC Coliseum 1995 survey A02.0; 01.011 KA New SC Coliseum 1964 site plan A03.1

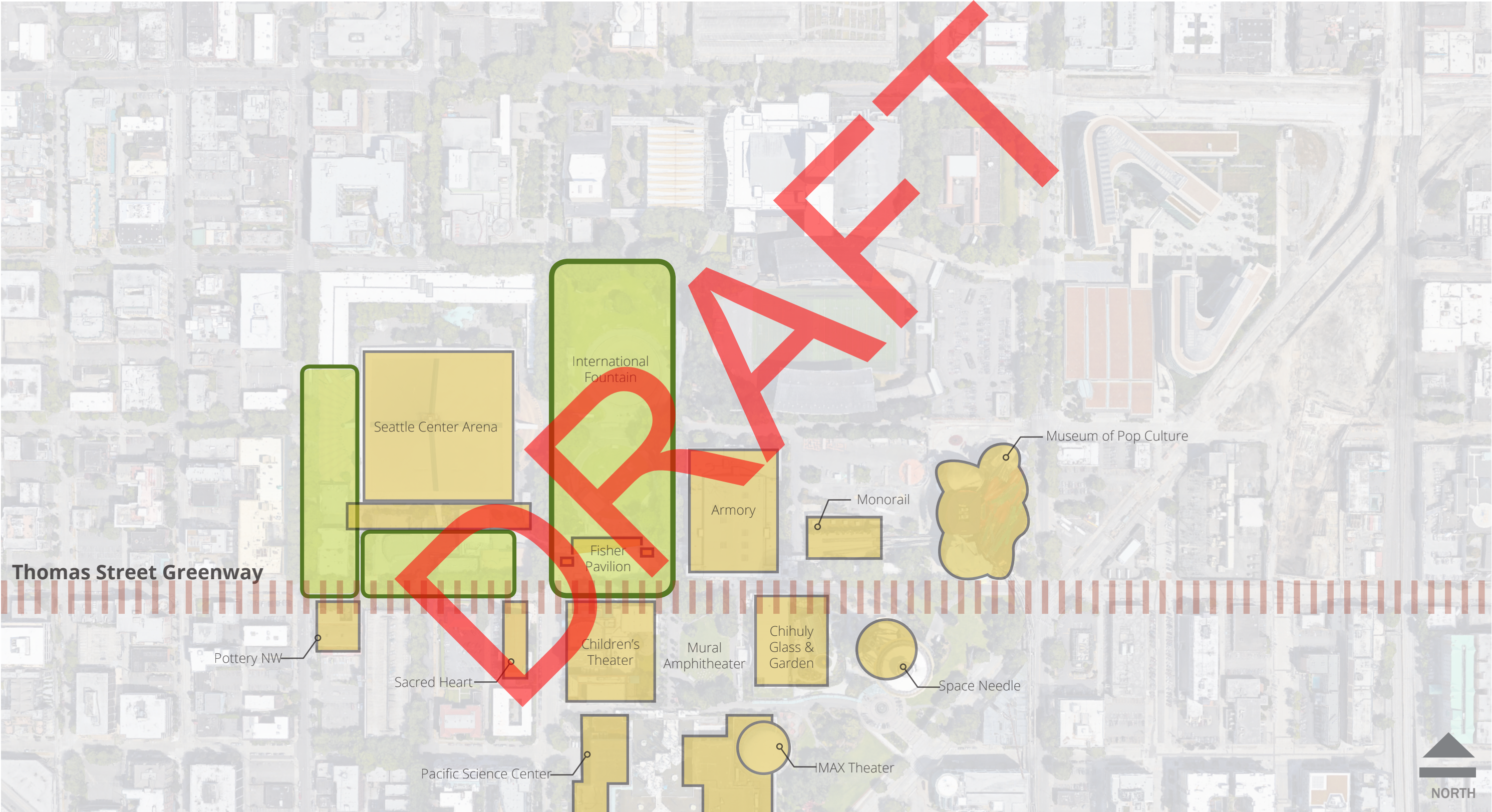
THE NEIGHBORHOOD

FOUR SIDES - FOUR SPACES - FOUR SCALES



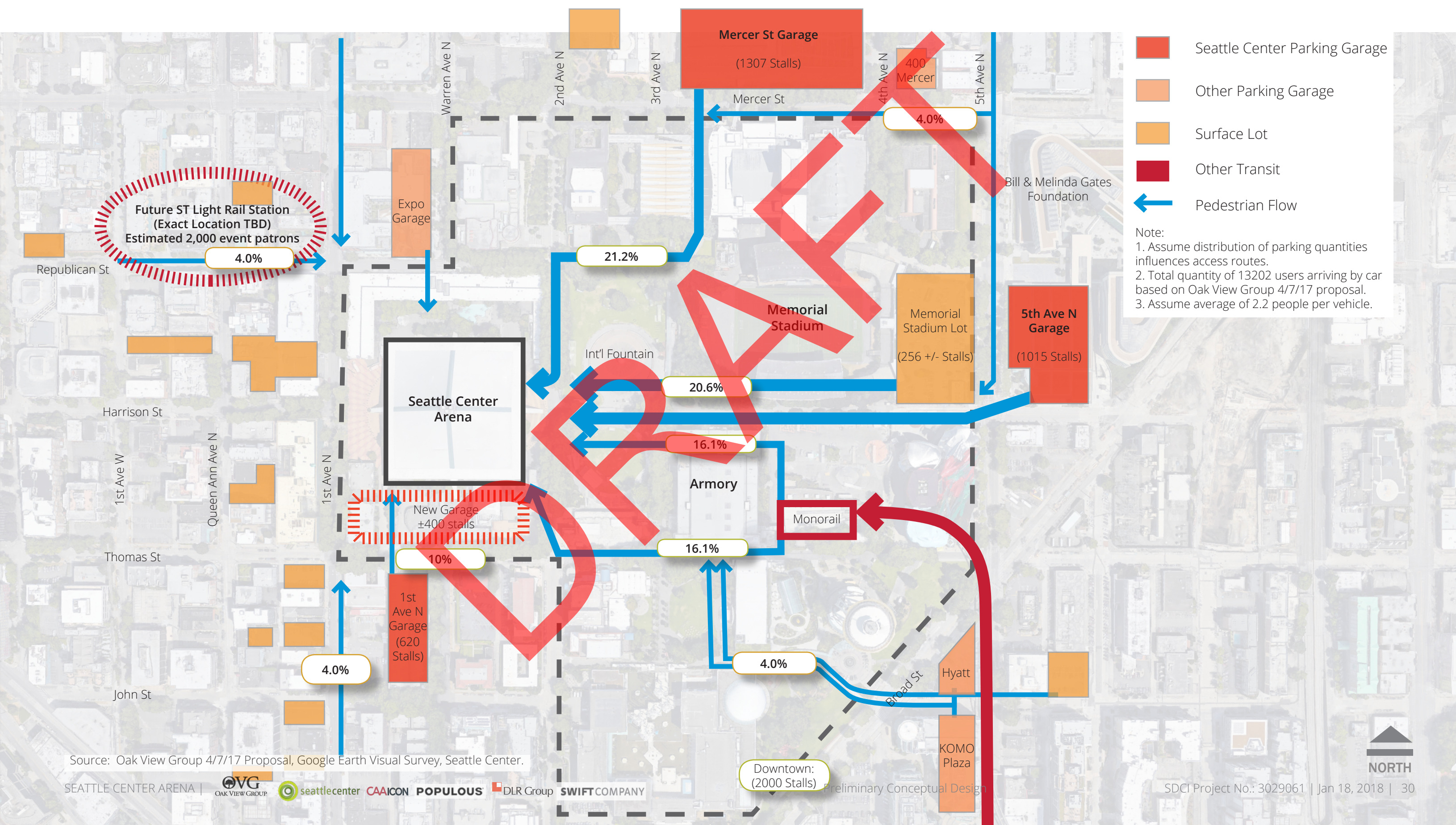
THE NEIGHBORHOOD

STRING OF PEARLS



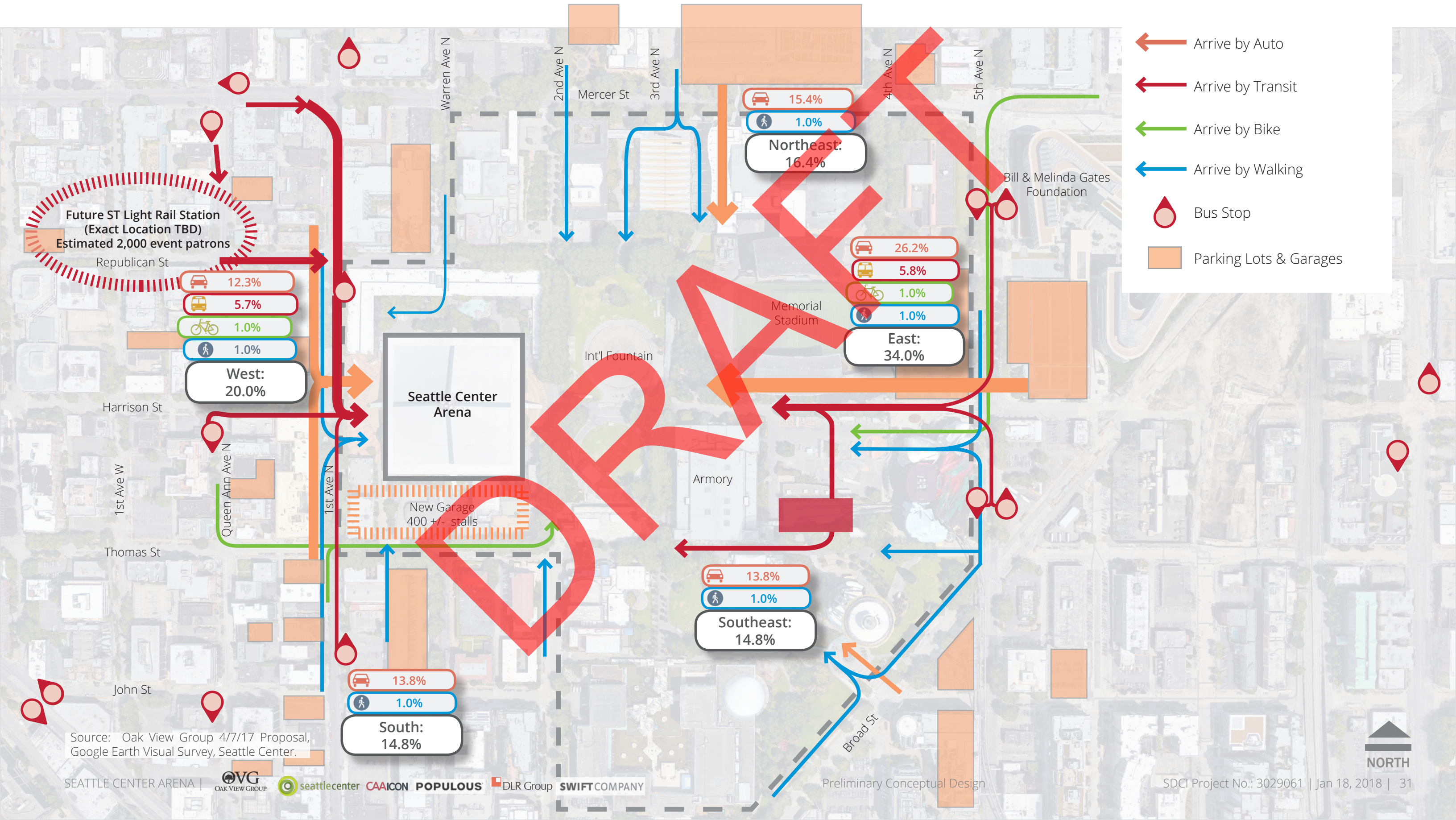
PATRON ARRIVAL DIRECTION STUDY

EXISTING PARKING



PATRON ARRIVAL DIRECTION STUDY

FUTURE - SEATTLE CENTER ALL MODES



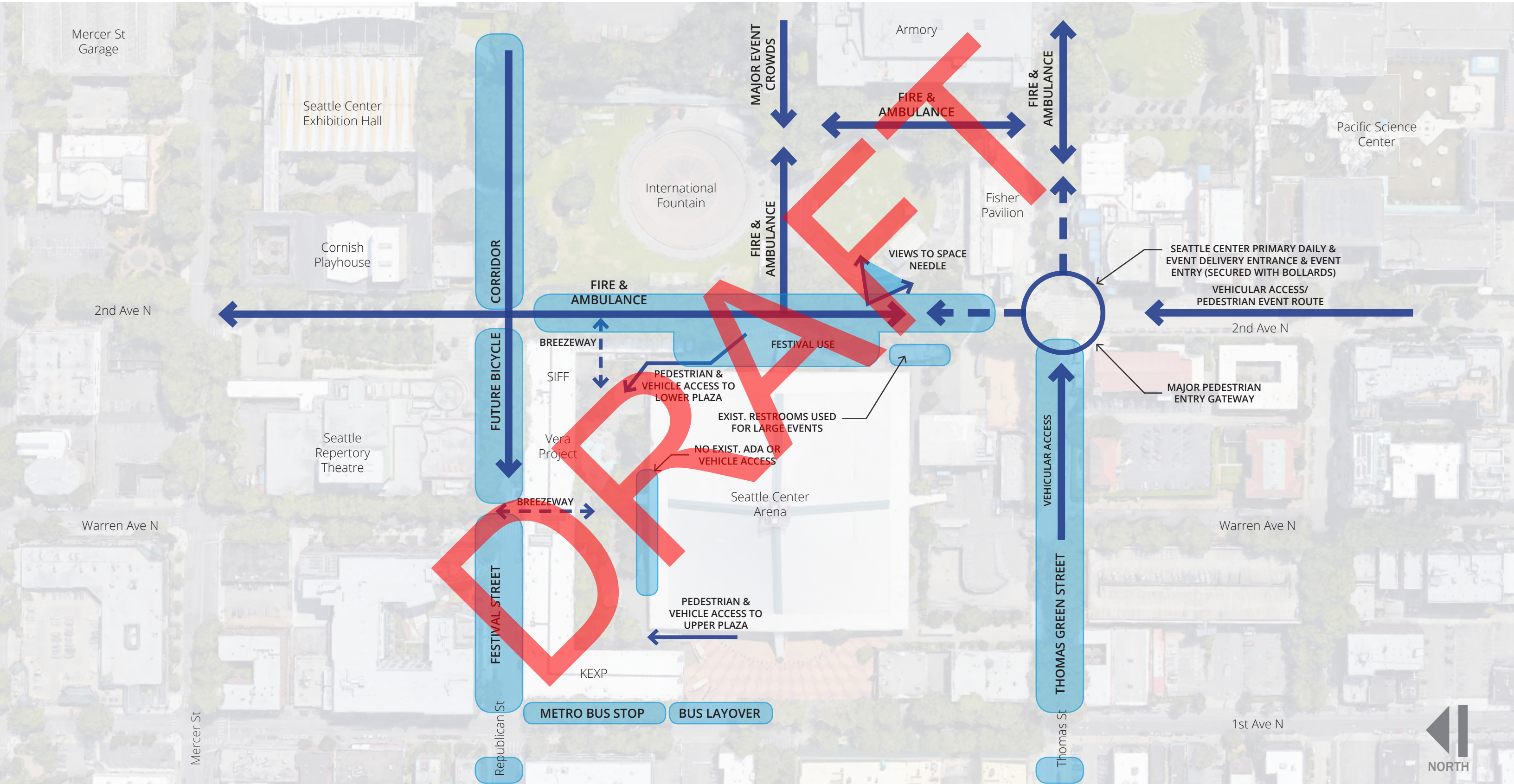
SEATTLE CENTER

SCALE



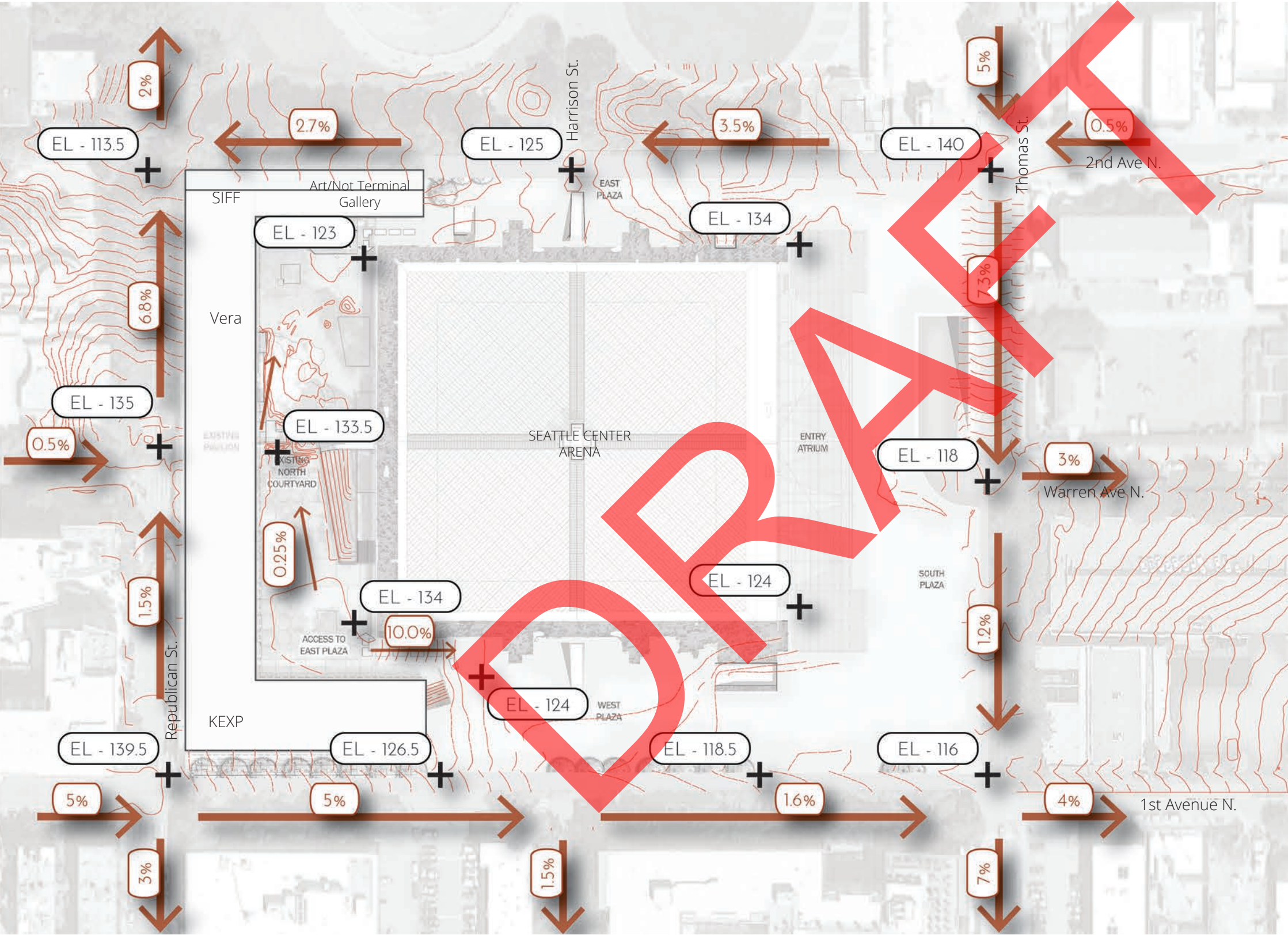
SEATTLE CENTER

SITE INFLUENCING FUNCTIONS



EXISTING SITE TOPOGRAPHY

PLAN



The Arena sits on a gently sloping terrain that offers both opportunity and complexity. Topography can be used to establish the arena platform that sweeps into the main concourse and creates a platform that is memorable and supports the needed function for the Arena and the city. With the goal to maximize functionality below and foster strong interior / exterior relationships, the use of topography to create humanely scaled spaces will require careful attention to the sectional relationships. Re-establishing the on-grade approach to the Arena will enliven the experience on both sides of the façade.

EXISTING TREES

ARENA SITE EAST



03 EXISTING SITE CONTEXT

- Exceptional Tree - Size
(City of Seattle designation)
- Exceptional Tree - Historic
(Seattle Center Legacy Tree Plan)
- Tree over 6" cal.
- Tree over 24" cal.



Source: Swift Company preliminary tree survey 2017/10/20; SMC 25.11; DPD Dir. Rule 16-008

EXISTING TREES

ARENA SITE WEST



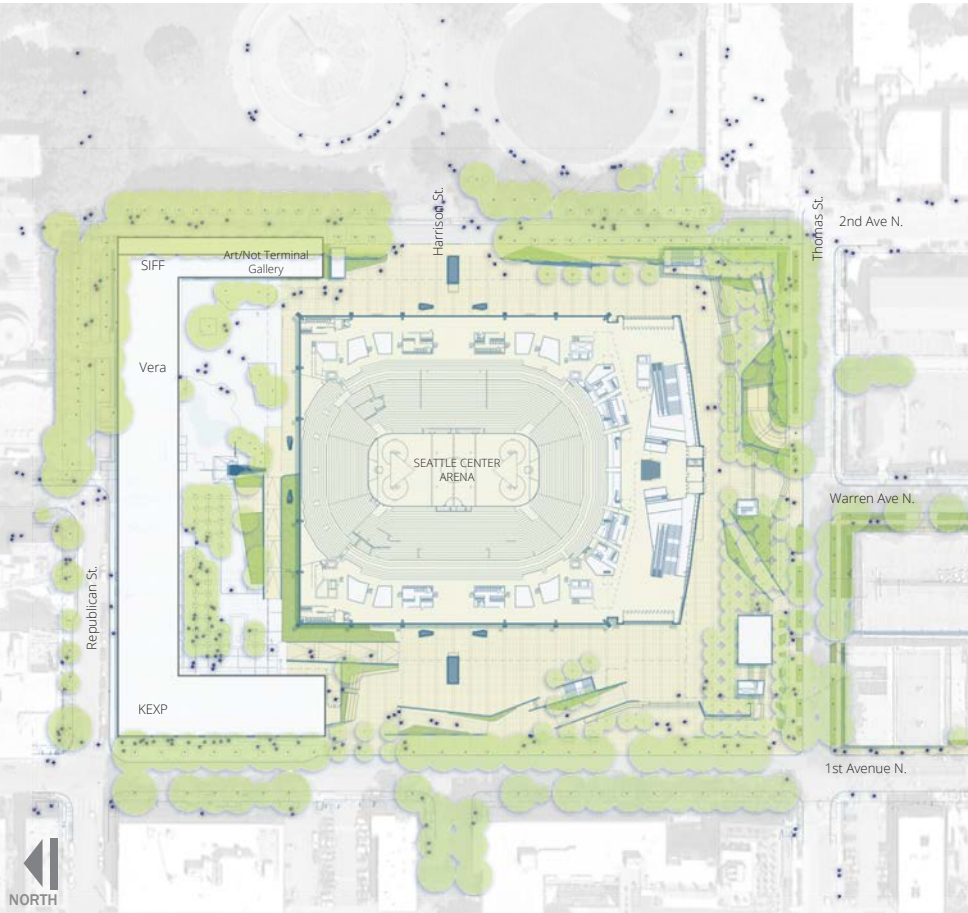


04

PROPOSED SITE STRATEGIES

USER DIAGRAMS

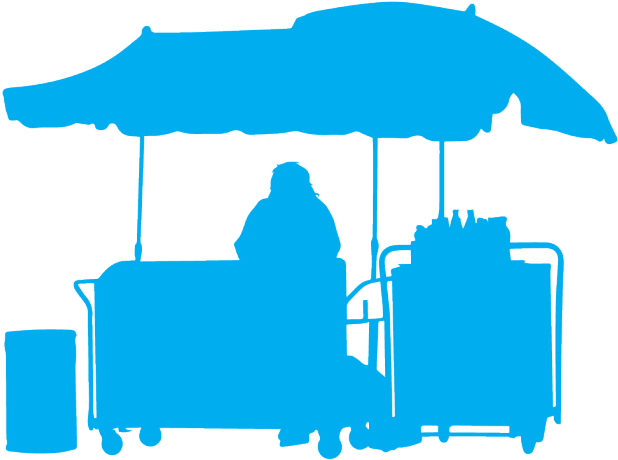
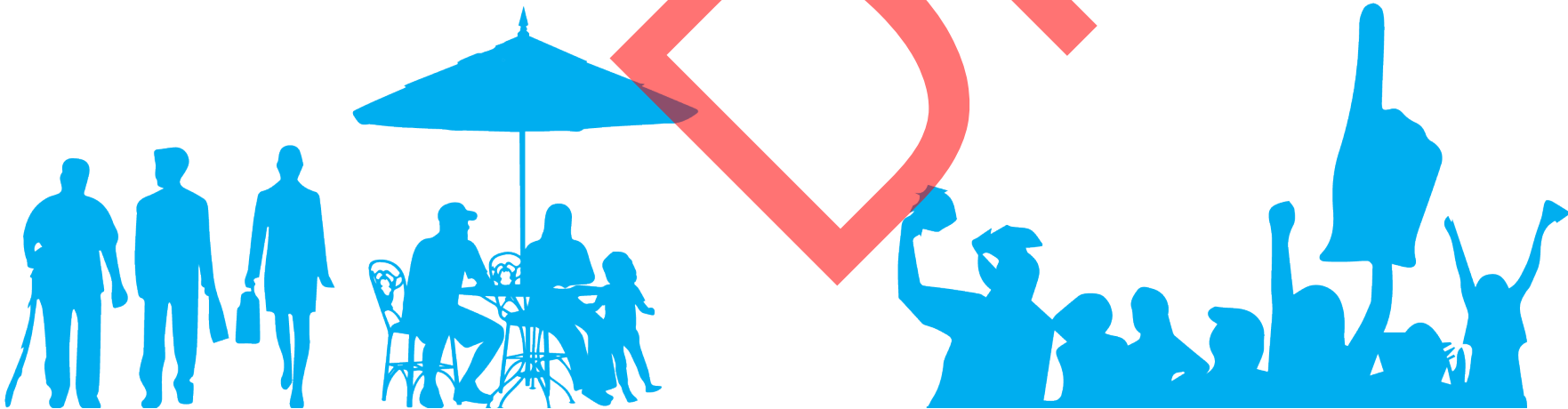
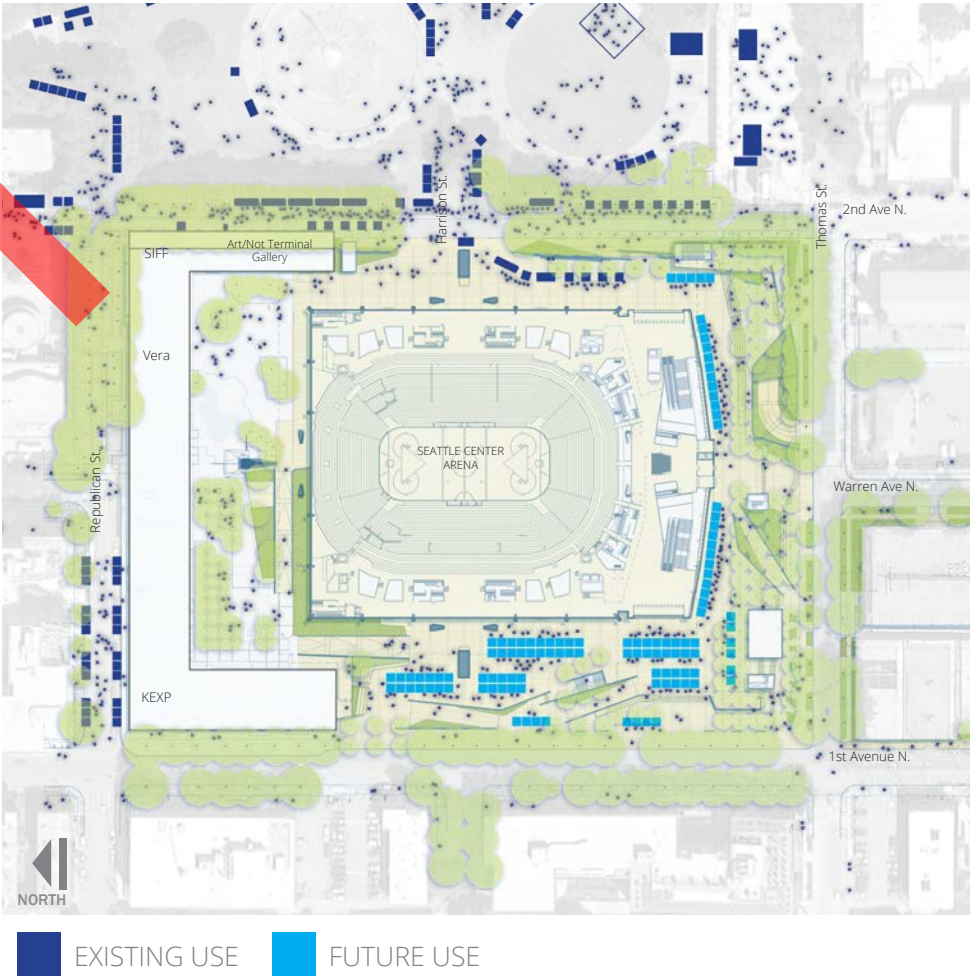
DAILY USE



ARENA EVENT USE



FESTIVAL USE



CURB CUTS + DRIVEWAYS

EXISTING CONDITIONS

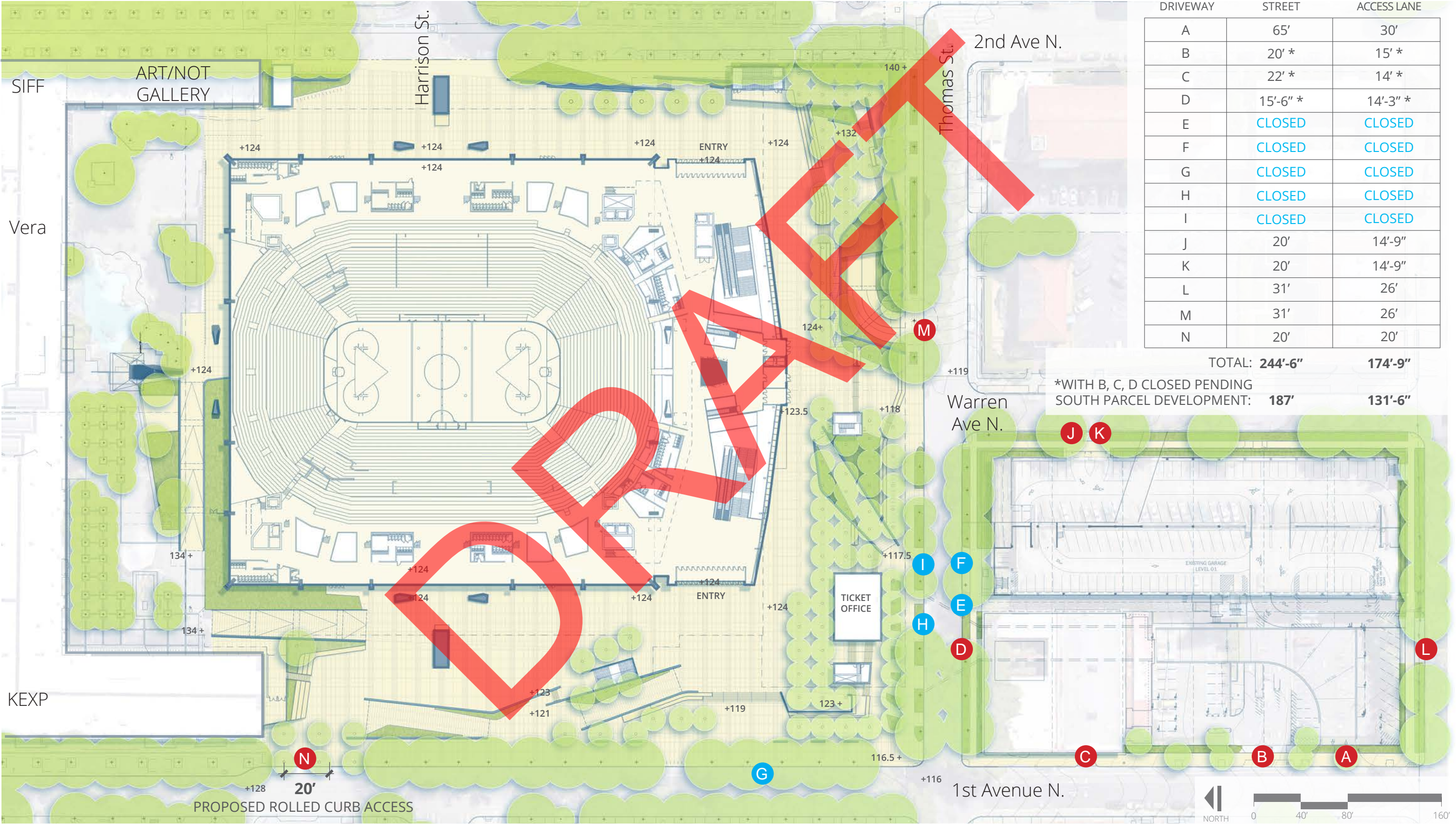


Driveway	Width at street	Width at access lane
A	20'	15'
B	20'	14'-7"
C	22'	14'
D	15'-6"	14'-3"
E	18'-6"	13'-6"
F	21'	16'
G	23'	18'
H	27'	21'-8"
I	29'-6"	29'-6"
J	20'	14'-9"
K	20'	14'-9"
L	24'	16'
M	55'	22'-6"
TOTAL:	315'-6"	225'-4"



CURB CUTS + DRIVEWAYS

PROPOSED CONDITIONS



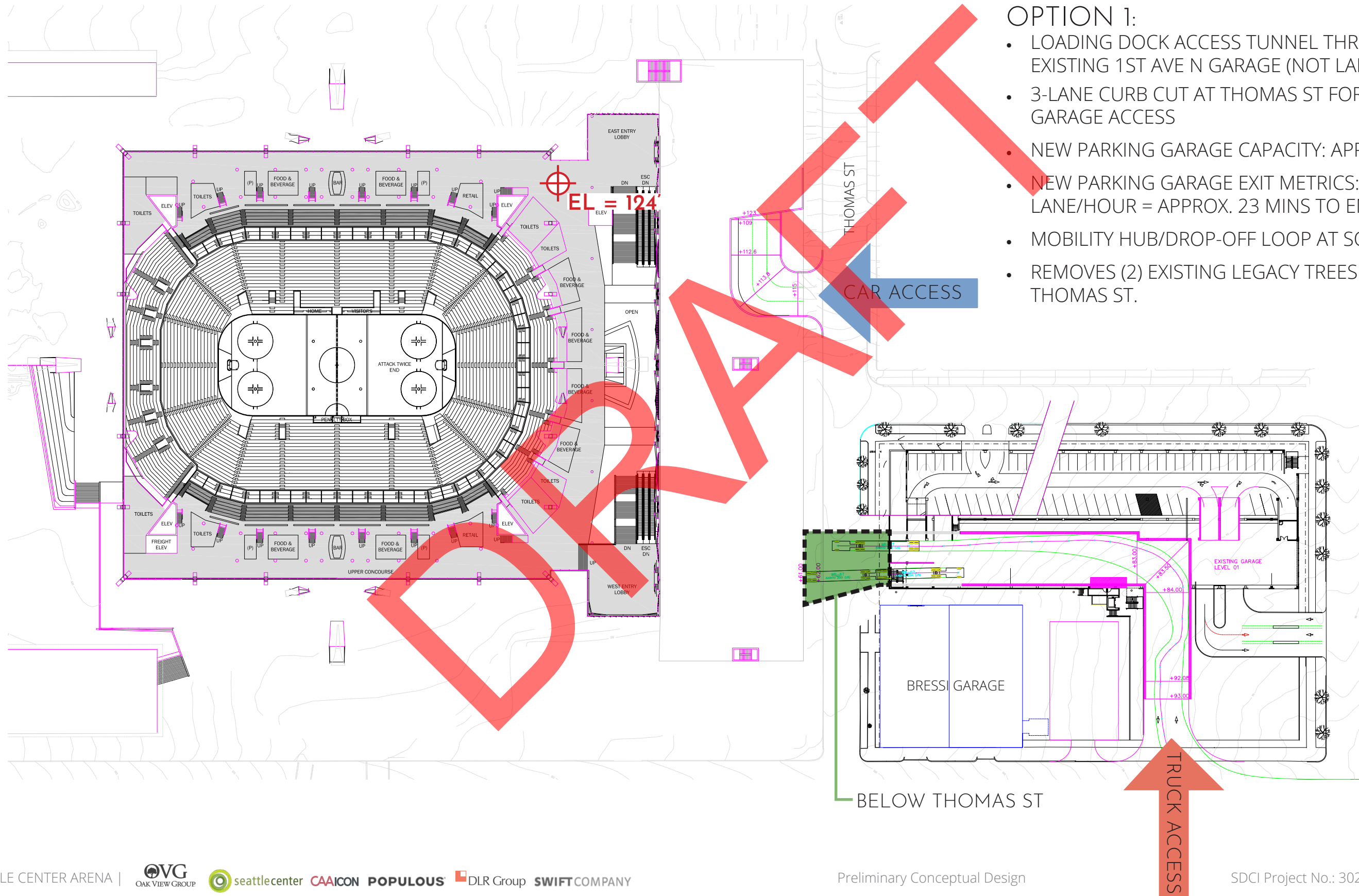


TRUCK & VEHICLE ACCESS

PRELIMINARY STUDIES - OPTION 1

OPTION 1:

- LOADING DOCK ACCESS TUNNEL THROUGH EXISTING 1ST AVE N GARAGE (NOT LANDMARKED)
- 3-LANE CURB CUT AT THOMAS ST FOR NEW PARKING GARAGE ACCESS
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 23 MINS TO EMPTY
- MOBILITY HUB/DROP-OFF LOOP AT SOUTH PARCEL
- REMOVES (2) EXISTING LEGACY TREES ALONG THOMAS ST.

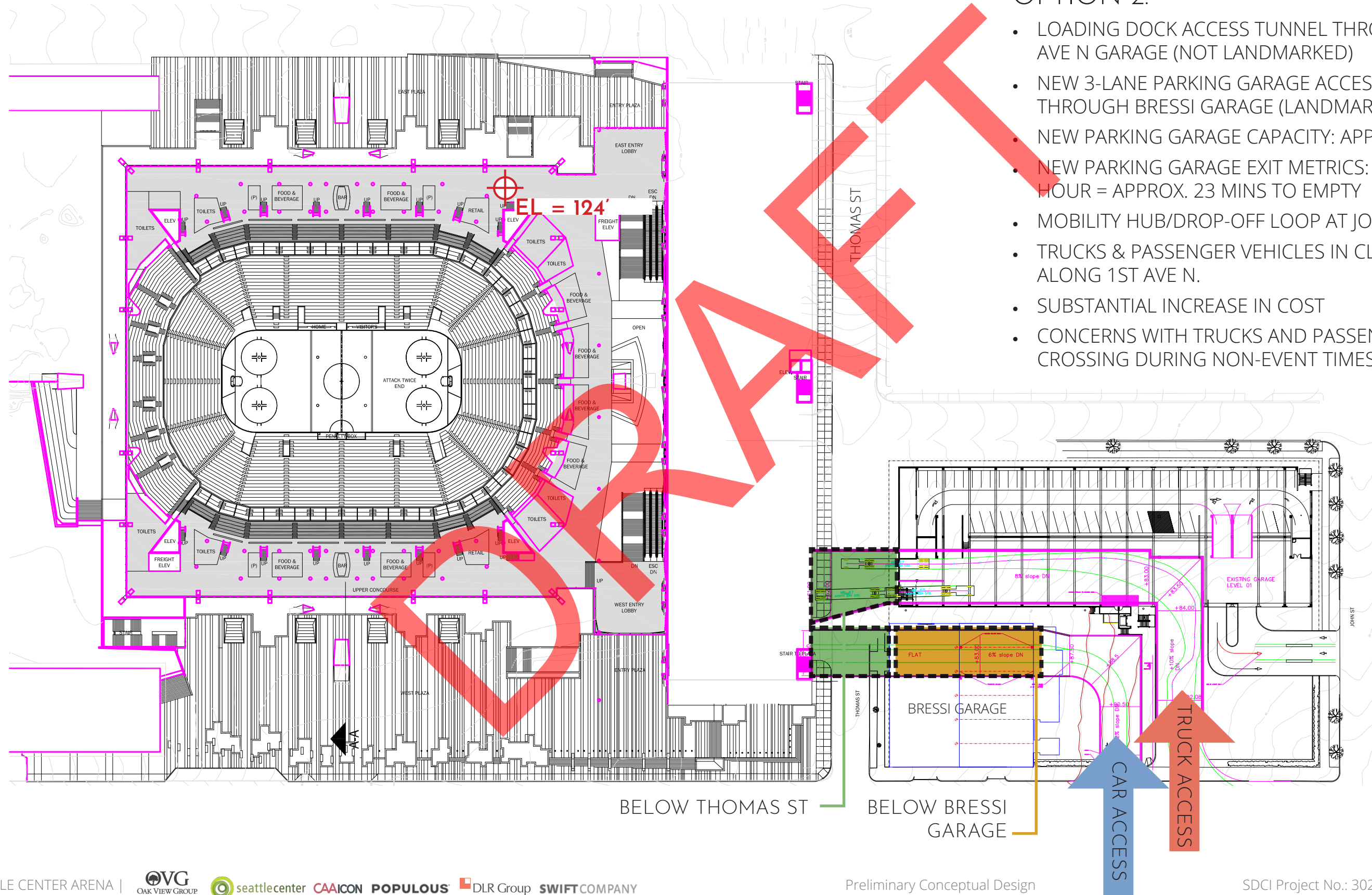


TRUCK & VEHICLE ACCESS

PRELIMINARY STUDIES - OPTION 2

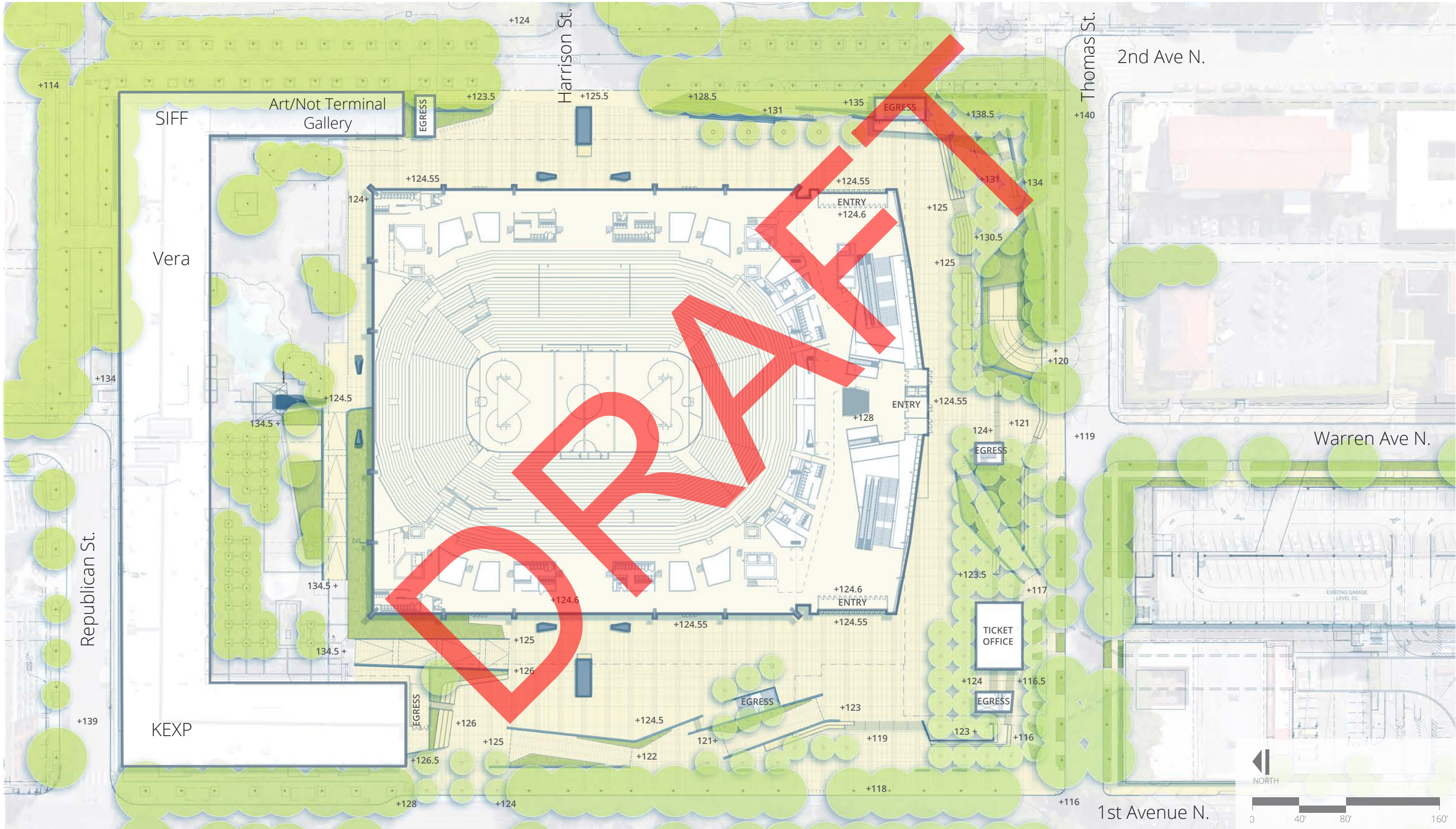
OPTION 2:

- LOADING DOCK ACCESS TUNNEL THROUGH EXISTING 1ST AVE N GARAGE (NOT LANDMARKED)
- NEW 3-LANE PARKING GARAGE ACCESS TUNNEL THROUGH BRESSI GARAGE (LANDMARKED)
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 23 MINS TO EMPTY
- MOBILITY HUB/DROP-OFF LOOP AT JOHN ST. & 1ST AVE N.
- TRUCKS & PASSENGER VEHICLES IN CLOSE PROXIMITY ALONG 1ST AVE N.
- SUBSTANTIAL INCREASE IN COST
- CONCERNS WITH TRUCKS AND PASSENGER VEHICLES CROSSING DURING NON-EVENT TIMES



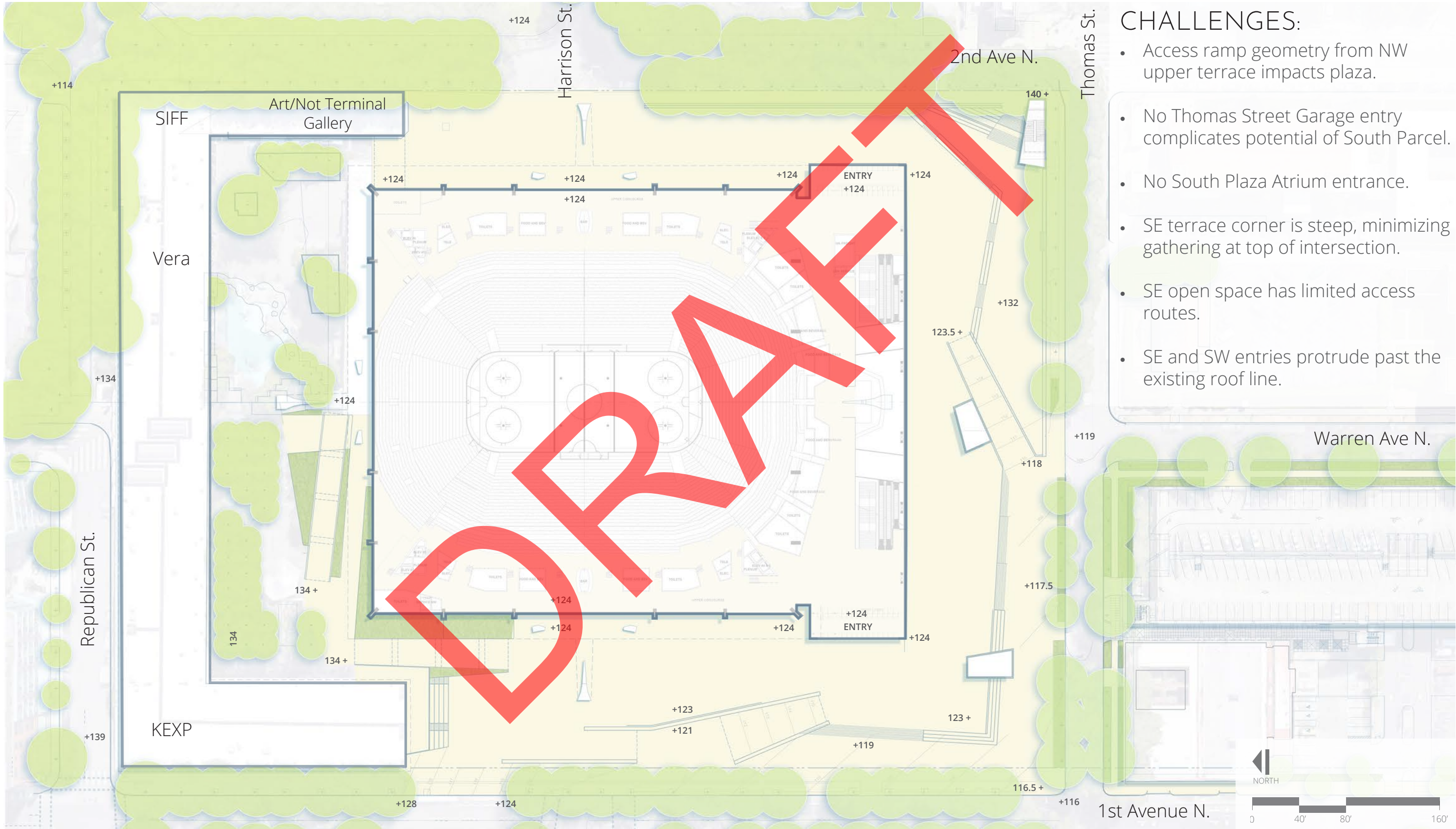
SITE PLAN

PREFERRED CONCEPT



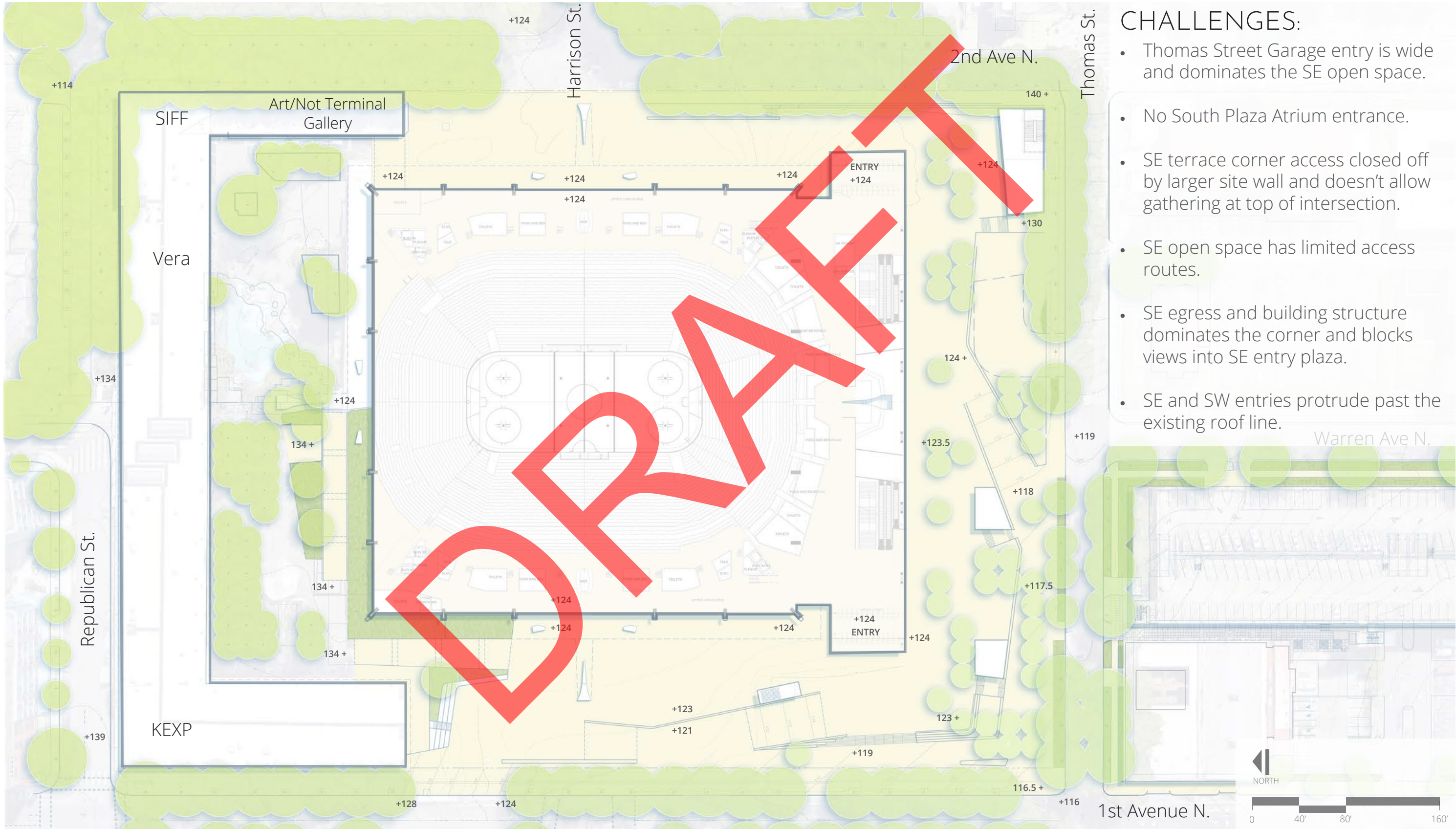
SITE DESIGN STUDIES

CONCEPT A



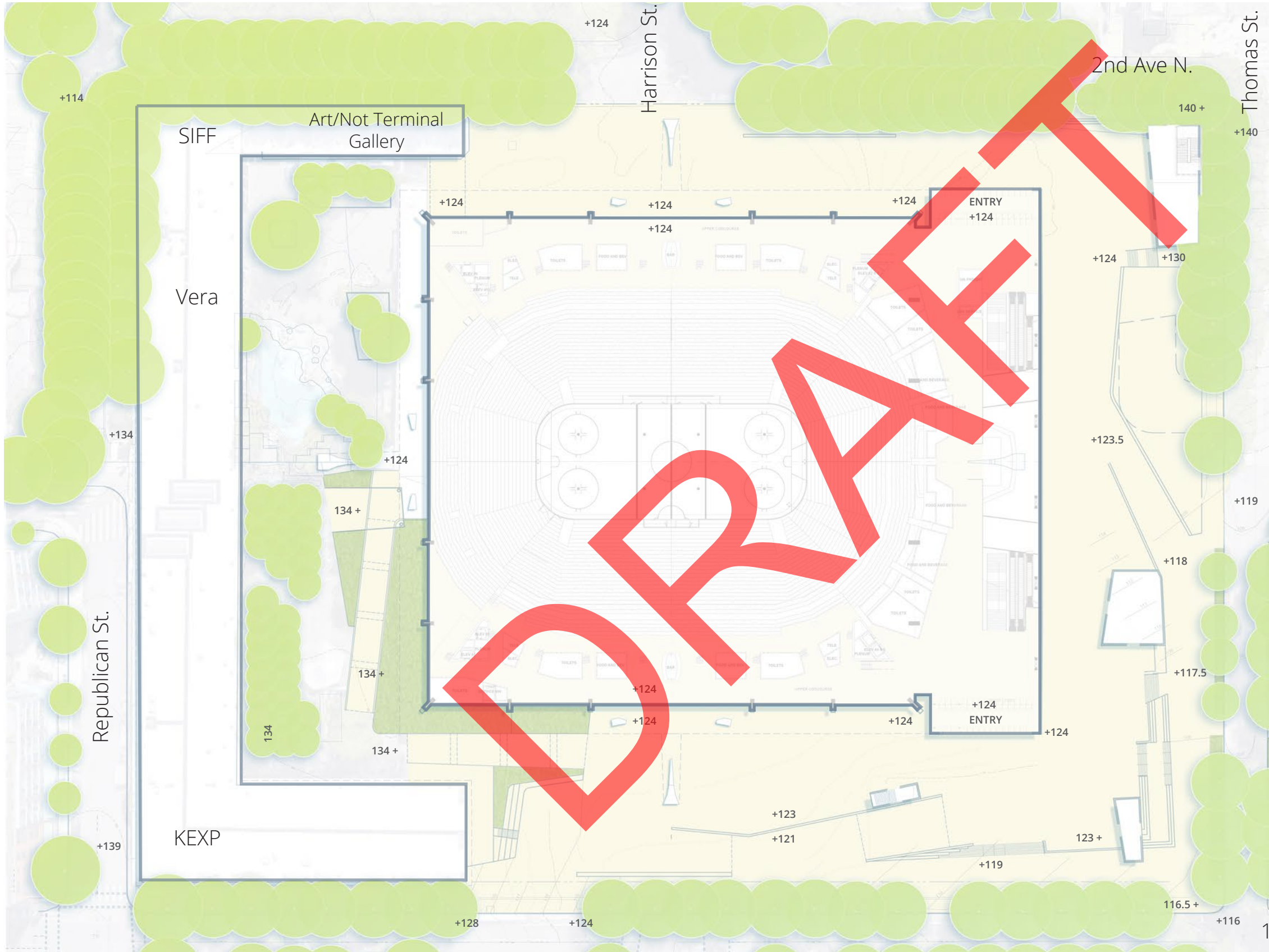
SITE DESIGN STUDIES

CONCEPT B



SITE DESIGN STUDIES

CONCEPT C

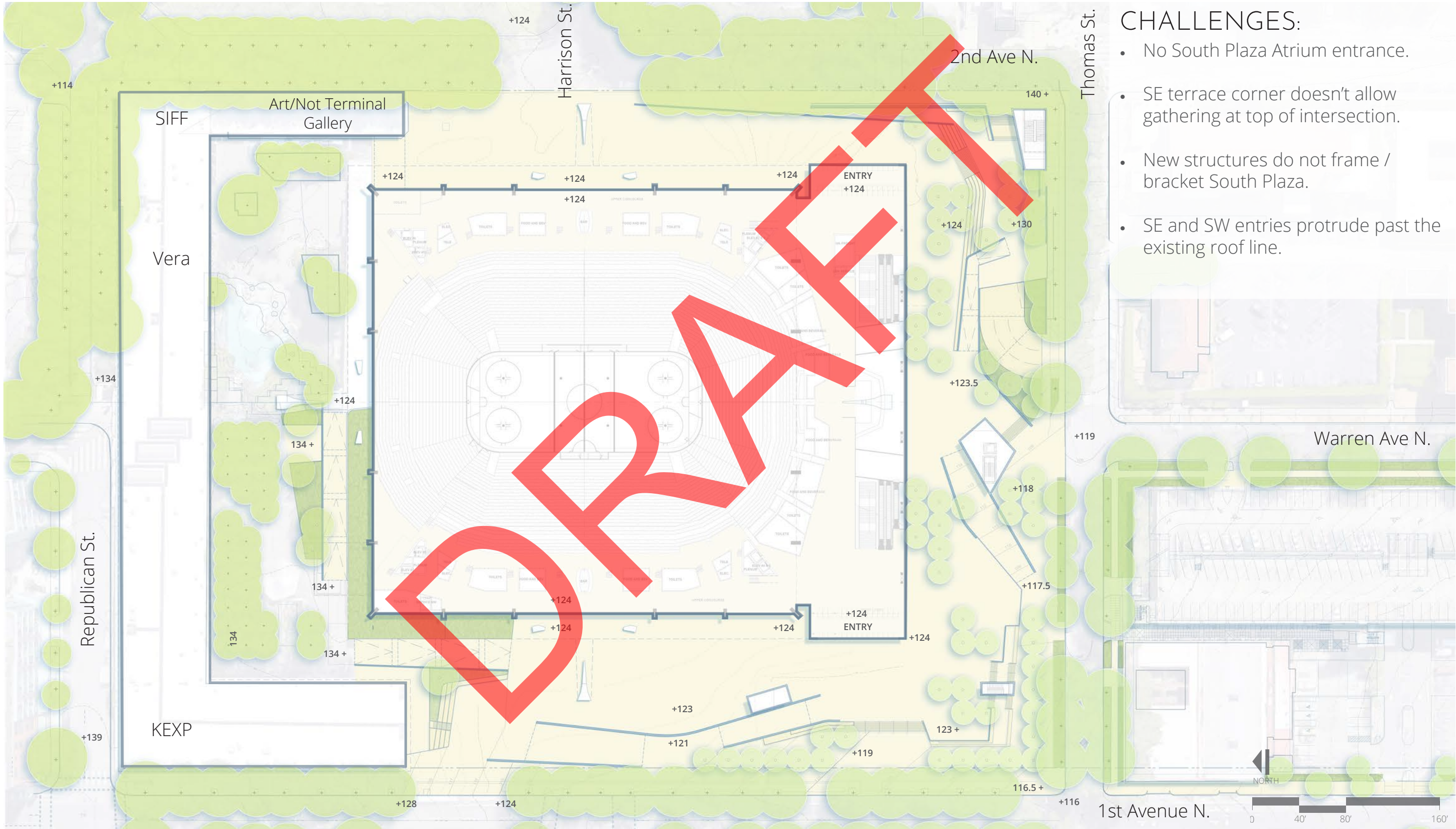


CHALLENGES:

- Access ramp geometry from NW upper terrace impacts plaza.
- Thomas Street Garage entry is wide and dominates the SE open space.
- No South Plaza Atrium entrance.
- SE terrace corner access is closed off by larger site wall and doesn't allow gathering at top of intersection.
- SE open space has limited access routes.
- SE egress and building structure dominates the corner and blocks views into SE entry plaza.
- New structures do not frame / bracket South Plaza.
- SE and SW entries protrude past the existing roof line.

SITE DESIGN STUDIES

CONCEPT D

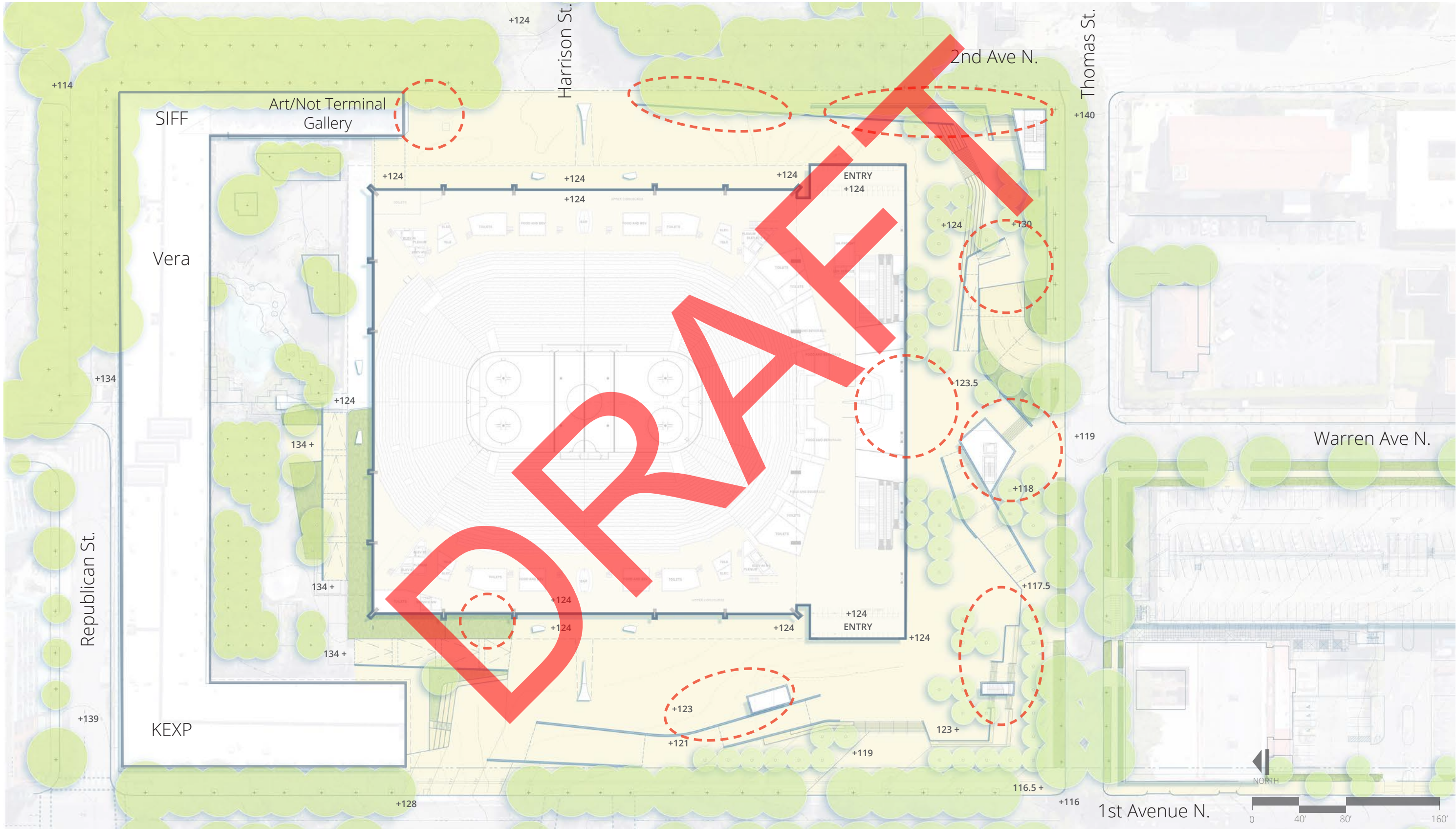


CHALLENGES:

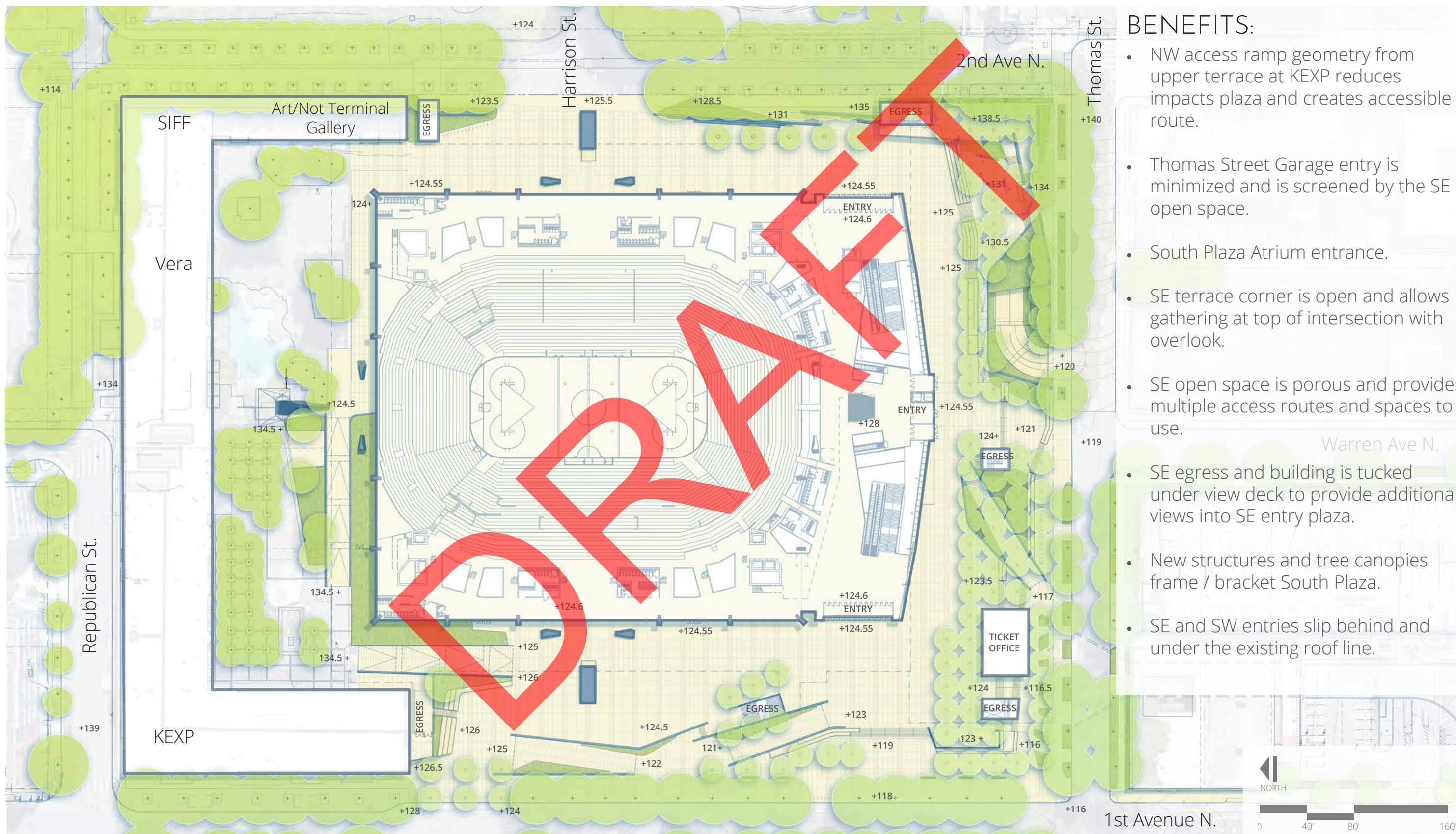
- No South Plaza Atrium entrance.
- SE terrace corner doesn't allow gathering at top of intersection.
- New structures do not frame / bracket South Plaza.
- SE and SW entries protrude past the existing roof line.

SITE DESIGN STUDIES

CHANGES SINCE LAST PRESENTATION



PREFERRED CONCEPT

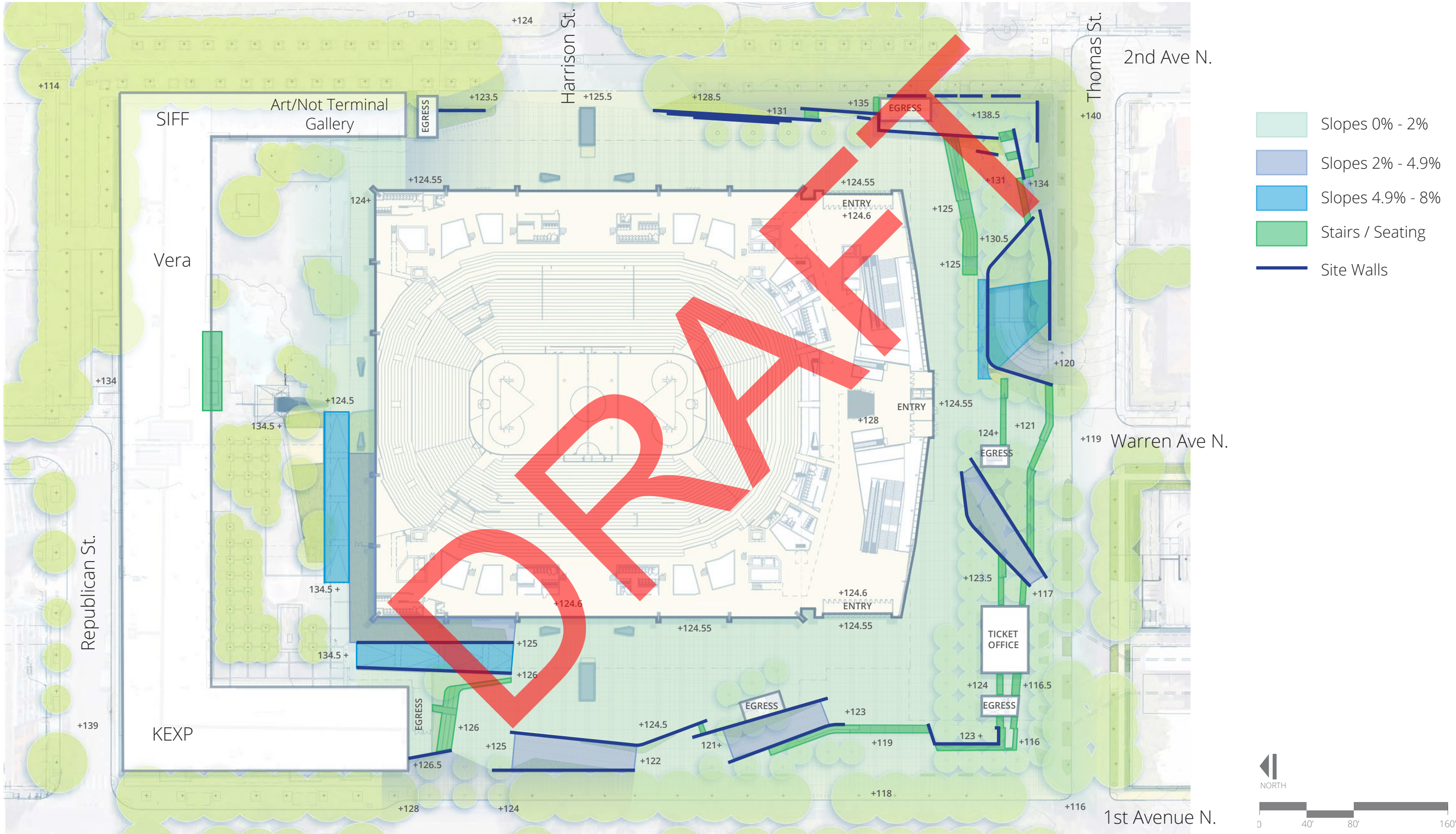


BENEFITS:

-
- NW access ramp geometry from upper terrace at KEXP reduces impacts plaza and creates accessible route.
 - Thomas Street Garage entry is minimized and is screened by the SE open space.
 - South Plaza Atrium entrance.
 - SE terrace corner is open and allows gathering at top of intersection with overlook.
 - SE open space is porous and provides multiple access routes and spaces to use.
 - SE egress and building is tucked under view deck to provide additional views into SE entry plaza.
 - New structures and tree canopies frame / bracket South Plaza.
 - SE and SW entries slip behind and under the existing roof line.

SITE DIAGRAMS

SITE GRADING

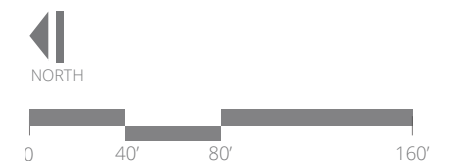


04 PROPOSED SITE STRATEGIES

The site plan illustrates the proposed arena building and its integration with the surrounding urban environment. Key features include:

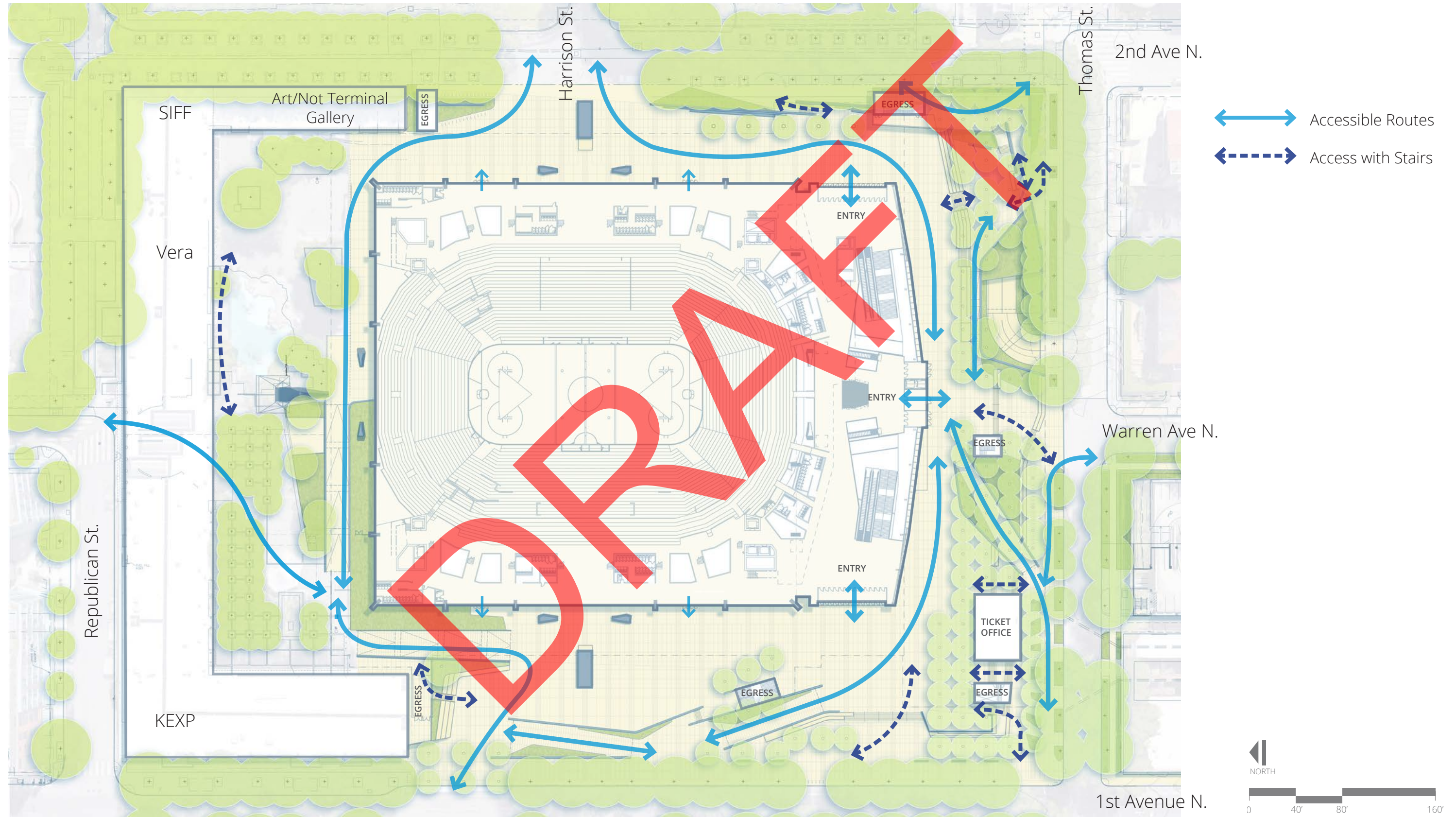
- Building Layout:** The arena is a large, irregularly shaped structure with a central circular seating area. It is surrounded by various service areas, including the SIFF, Vera, KEXP, and Art/Not Terminal Gallery.
- Entrances and Exits:** Multiple entry points are marked, including "ENTRY" and "EGRESS" locations. A "TICKET OFFICE" is also indicated.
- Surrounding Streets:** The arena is situated between Harrison St. to the north, Thomas St. to the east, Republican St. to the west, and 1st Avenue N. to the south. 2nd Avenue N. and Warren Ave N. are also shown to the east.
- Elevation Markers:** Numerous elevation points are marked throughout the plan, such as +114, +116, +117, +118, +119, +120, +121, +122, +123, +124, +125, +126, +128, +129, +130, +131, +132, +133, +134, +135, +136, +137, +138, +139, +140, +141, +142, +143, +144, +145, +146, +147, +148, +149, +150, +151, +152, +153, +154, +155, +156, +157, +158, +159, +160, +161, +162, +163, +164, +165, +166, +167, +168, +169, +170, +171, +172, +173, +174, +175, +176, +177, +178, +179, +180, +181, +182, +183, +184, +185, +186, +187, +188, +189, +190, +191, +192, +193, +194, +195, +196, +197, +198, +199, +200, +201, +202, +203, +204, +205, +206, +207, +208, +209, +210, +211, +212, +213, +214, +215, +216, +217, +218, +219, +220, +221, +222, +223, +224, +225, +226, +227, +228, +229, +230, +231, +232, +233, +234, +235, +236, +237, +238, +239, +240, +241, +242, +243, +244, +245, +246, +247, +248, +249, +250, +251, +252, +253, +254, +255, +256, +257, +258, +259, +260, +261, +262, +263, +264, +265, +266, +267, +268, +269, +270, +271, +272, +273, +274, +275, +276, +277, +278, +279, +280, +281, +282, +283, +284, +285, +286, +287, +288, +289, +290, +291, +292, +293, +294, +295, +296, +297, +298, +299, +300, +301, +302, +303, +304, +305, +306, +307, +308, +309, +310, +311, +312, +313, +314, +315, +316, +317, +318, +319, +320, +321, +322, +323, +324, +325, +326, +327, +328, +329, +330, +331, +332, +333, +334, +335, +336, +337, +338, +339, +340, +341, +342, +343, +344, +345, +346, +347, +348, +349, +350, +351, +352, +353, +354, +355, +356, +357, +358, +359, +360, +361, +362, +363, +364, +365, +366, +367, +368, +369, +370, +371, +372, +373, +374, +375, +376, +377, +378, +379, +380, +381, +382, +383, +384, +385, +386, +387, +388, +389, +390, +391, +392, +393, +394, +395, +396, +397, +398, +399, +400, +401, +402, +403, +404, +405, +406, +407, +408, +409, +410, +411, +412, +413, +414, +415, +416, +417, +418, +419, +420, +421, +422, +423, +424, +425, +426, +427, +428, +429, +430, +431, +432, +433, +434, +435, +436, +437, +438, +439, +440, +441, +442, +443, +444, +445, +446, +447, +448, +449, +450, +451, +452, +453, +454, +455, +456, +457, +458, +459, +460, +461, +462, +463, +464, +465, +466, +467, +468, +469, +470, +471, +472, +473, +474, +475, +476, +477, +478, +479, +480, +481, +482, +483, +484, +485, +486, +487, +488, +489, +490, +491, +492, +493, +494, +495, +496, +497, +498, +499, +500, +501, +502, +503, +504, +505, +506, +507, +508, +509, +510, +511, +512, +513, +514, +515, +516, +517, +518, +519, +520, +521, +522, +523, +524, +525, +526, +527, +528, +529, +530, +531, +532, +533, +534, +535, +536, +537, +538, +539, +540, +541, +542, +543, +544, +545, +546, +547, +548, +549, +550, +551, +552, +553, +554, +555, +556, +557, +558, +559, +560, +561, +562, +563, +564, +565, +566, +567, +568, +569, +570, +571, +572, +573, +574, +575, +576, +577, +578, +579, +580, +581, +582, +583, +584, +585, +586, +587, +588, +589, +590, +591, +592, +593, +594, +595, +596, +597, +598, +599, +600, +601, +602, +603, +604, +605, +606, +607, +608, +609, +610, +611, +612, +613, +614, +615, +616, +617, +618, +619, +620, +621, +622, +623, +624, +625, +626, +627, +628, +629, +630, +631, +632, +633, +634, +635, +636, +637, +638, +639, +640, +641, +642, +643, +644, +645, +646, +647, +648, +649, +650, +651, +652, +653, +654, +655, +656, +657, +658, +659, +660, +661, +662, +663, +664, +665, +666, +667, +668, +669, +670, +671, +672, +673, +674, +675, +676, +677, +678, +679, +680, +681, +682, +683, +684, +685, +686, +687, +688, +689, +690, +691, +692, +693, +694, +695, +696, +697, +698, +699, +700, +701, +702, +703, +704, +705, +706, +707, +708, +709, +710, +711, +712, +713, +714, +715, +716, +717, +718, +719, +720, +721, +722, +723, +724, +725, +726, +727, +728, +729, +730, +731, +732, +733, +734, +735, +736, +737, +738, +739, +740, +741, +742, +743, +744, +745, +746, +747, +748, +749, +750, +751, +752, +753, +754, +755, +756, +757, +758, +759, +760, +761, +762, +763, +764, +765, +766, +767, +768, +769, +770, +771, +772, +773, +774, +775, +776, +777, +778, +779, +780, +781, +782, +783, +784, +785, +786, +787, +788, +789, +790, +791, +792, +793, +794, +795, +796, +797, +798, +799, +800, +801, +802, +803, +804, +805, +806, +807, +808, +809, +810, +811, +812, +813, +814, +815, +816, +817, +818, +819, +820, +821, +822, +823, +824, +825, +826, +827, +828, +829, +830, +831, +832, +833, +834, +835, +836, +837, +838, +839, +840, +841, +842, +843, +844, +845, +846, +847, +848, +849, +850, +851, +852, +853, +854, +855, +856, +857, +858, +859, +860, +861, +862, +863, +864, +865, +866, +867, +868, +869, +870, +871, +872, +

- Edge
- Permeable Edge
- Building



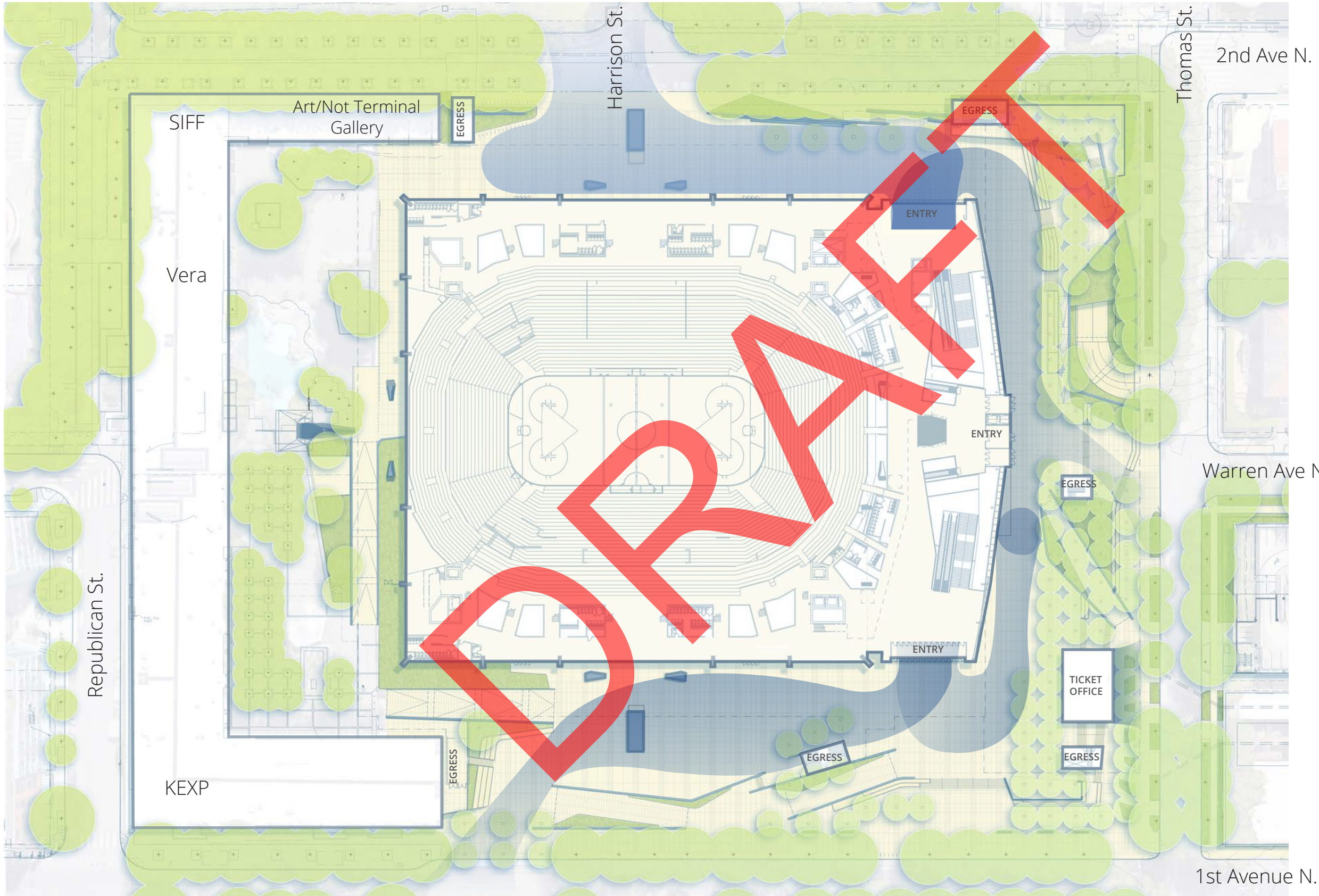
SITE DIAGRAMS

ACCESSIBLE ROUTES

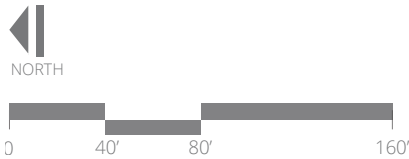


SITE DIAGRAMS

QUEUING ZONES

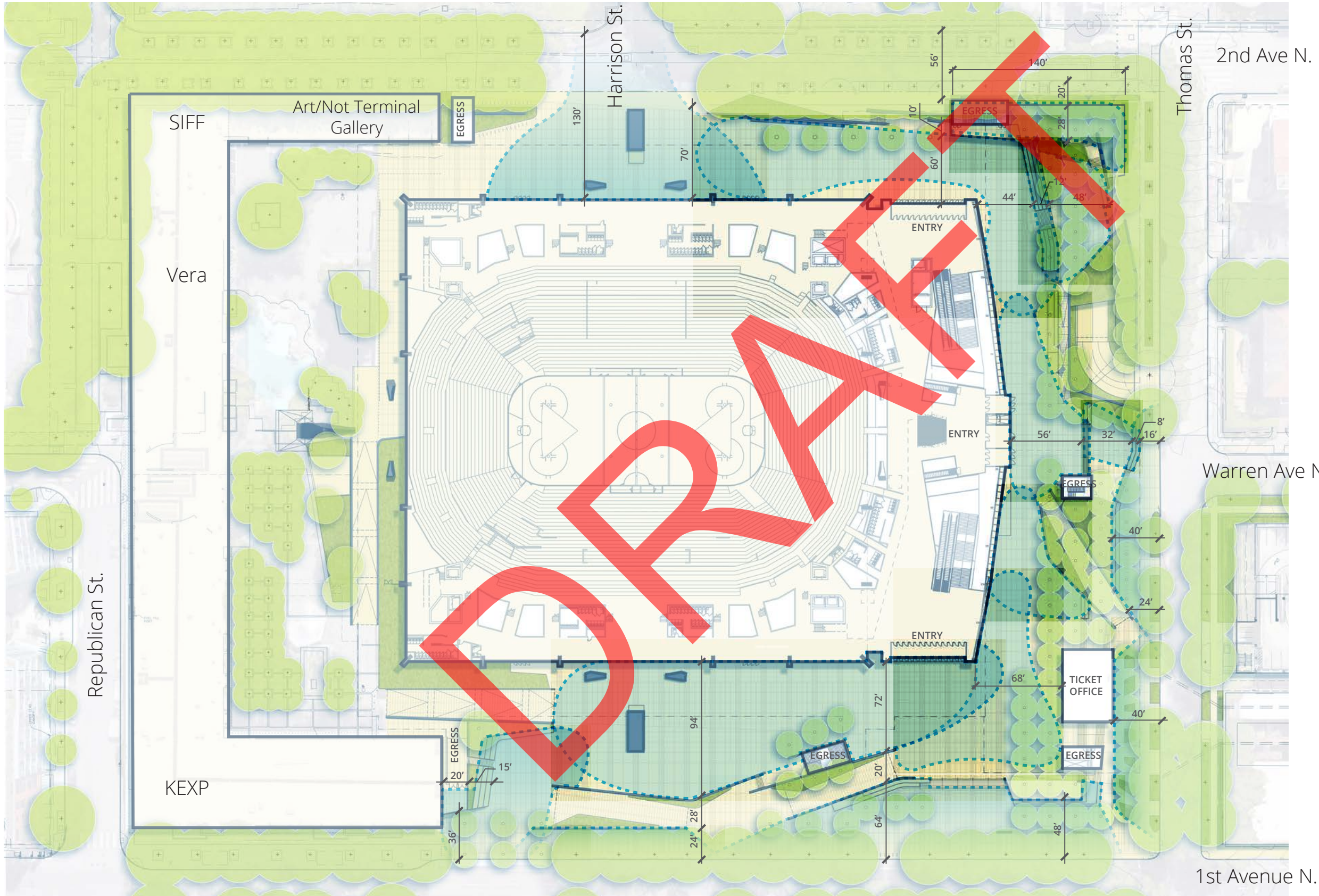


Queuing Zones



SITE DIAGRAMS

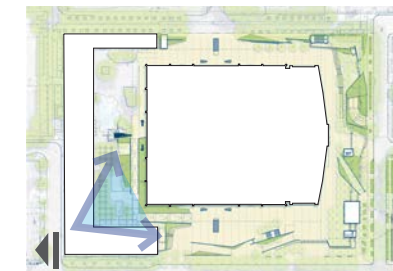
GATHERING AREAS



 Gathering Areas

SITE VIEWS

NORTHWEST CORNER



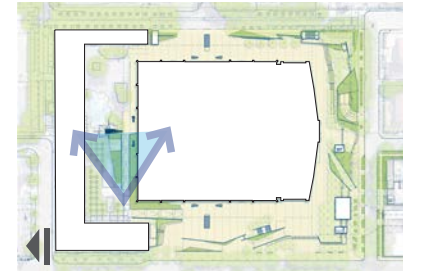
KEY PLAN



SITE VIEWS

NORTHWEST CORNER - LOOKING EAST

O4 PROPOSED SITE STRATEGIES



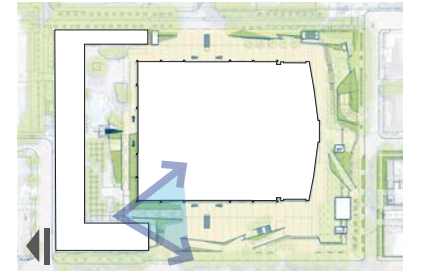
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SITE VIEWS

NORTHWEST CORNER - LOOKING SOUTH

O4 PROPOSED SITE STRATEGIES



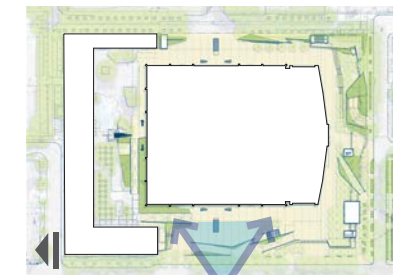
KEY PLAN



SITE VIEWS

VIEW FROM HARRISON STREET

04 PROPOSED SITE STRATEGIES



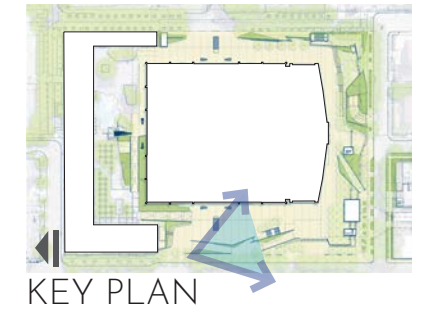
KEY PLAN



SITE VIEWS

WEST PLAZA - LOOKING SOUTH

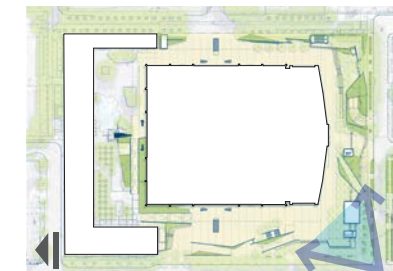
O4 PROPOSED SITE STRATEGIES



SITE VIEWS

SOUTHWEST CORNER

O4 PROPOSED SITE STRATEGIES



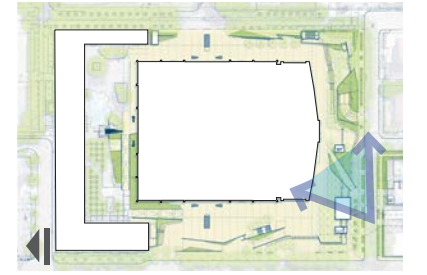
KEY PLAN



SITE VIEWS

SOUTHWEST CORNER - LOOKING NORTHEAST

O4 PROPOSED SITE STRATEGIES



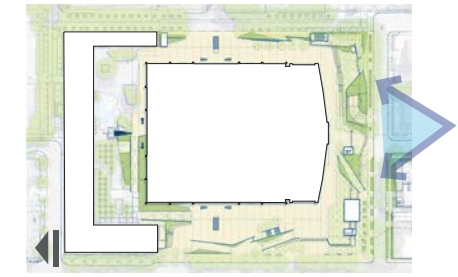
KEY PLAN



SITE VIEWS

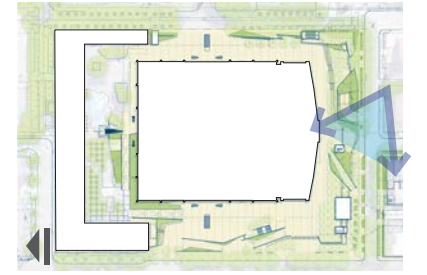
SOUTH PLAZA

04 PROPOSED SITE STRATEGIES



SITE VIEWS

SOUTH PLAZA - LOOKING WEST



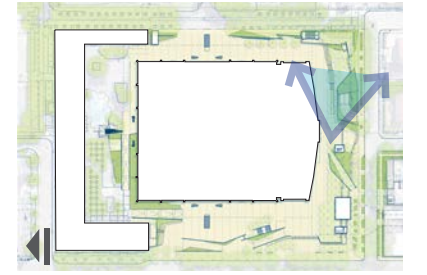
KEY PLAN



SITE VIEWS

SOUTH PLAZA - LOOKING EAST

O4 PROPOSED SITE STRATEGIES



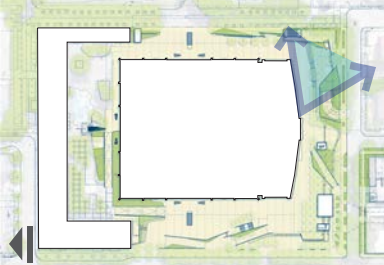
KEY PLAN



SITE VIEWS

SOUTH PLAZA

O4 PROPOSED SITE STRATEGIES



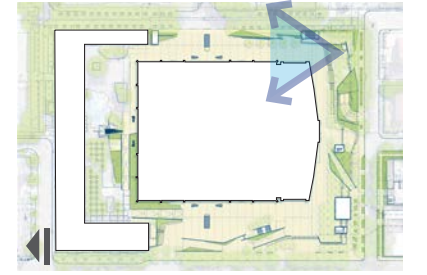
KEY PLAN



SITE VIEWS

SOUTH PLAZA - LOOKING NORTH

O4 PROPOSED SITE STRATEGIES

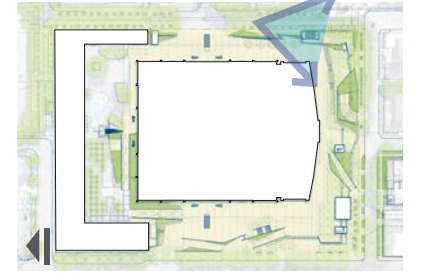


KEY PLAN



SITE VIEWS

EAST PLAZA - LOOKING SOUTH



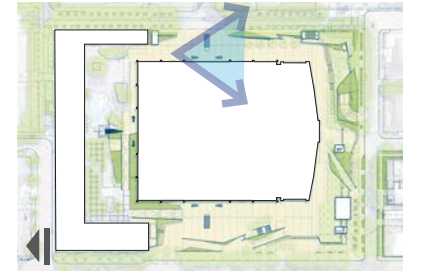
KEY PLAN



SITE VIEWS

EAST PLAZA - LOOKING SOUTH

O4 PROPOSED SITE STRATEGIES



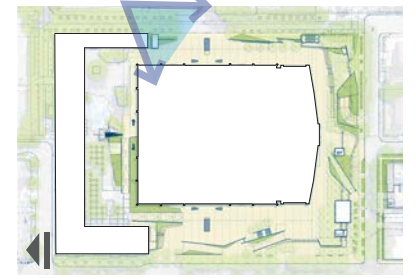
KEY PLAN



SITE VIEWS

EAST PLAZA - LOOKING SOUTH

O4 PROPOSED SITE STRATEGIES



KEY PLAN



SEATTLE CENTER

CONTEXT CHARACTER

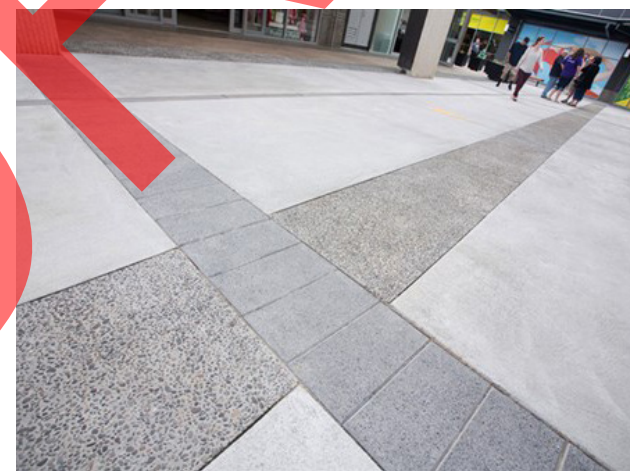


PLANTING
CONCEPTS + CHARACTER



SITE MATERIALS

CONCEPTS + CHARACTER



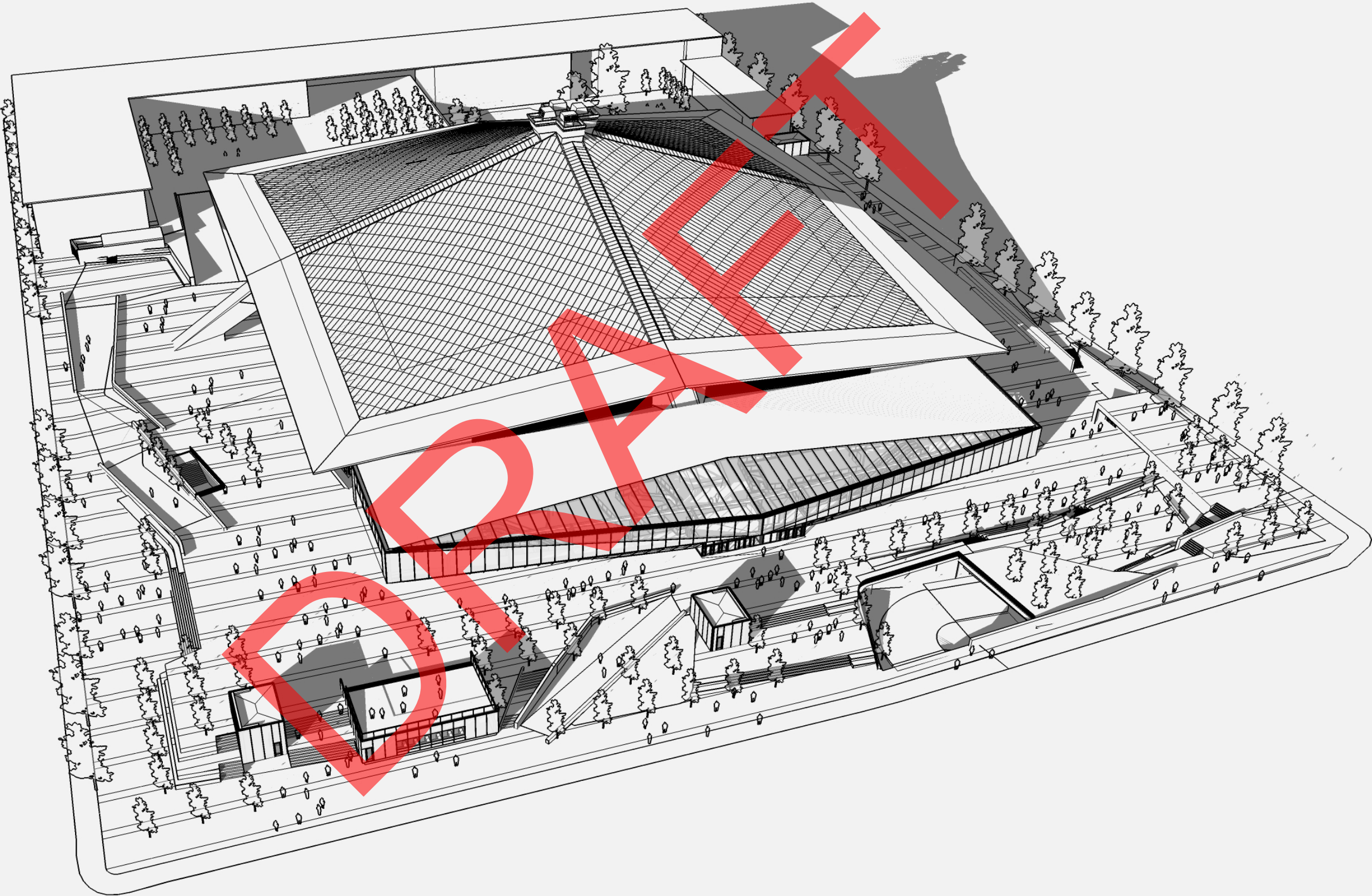


05

ATRIUM ADDITION

PREFERRED CONCEPT

SOUTH AERIAL VIEW

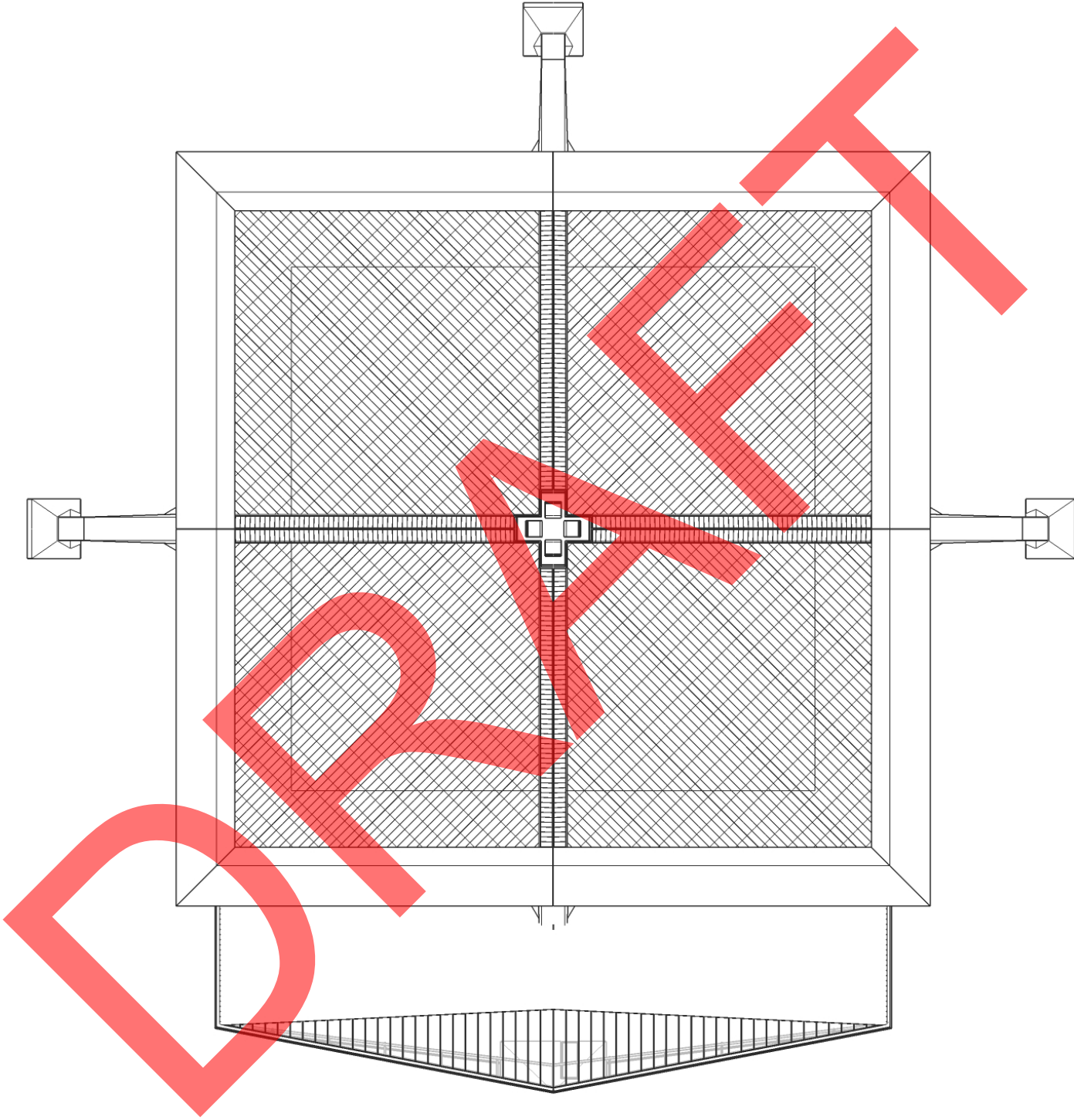


PREFERRED CONCEPT

ROOF PLAN DIAGRAM

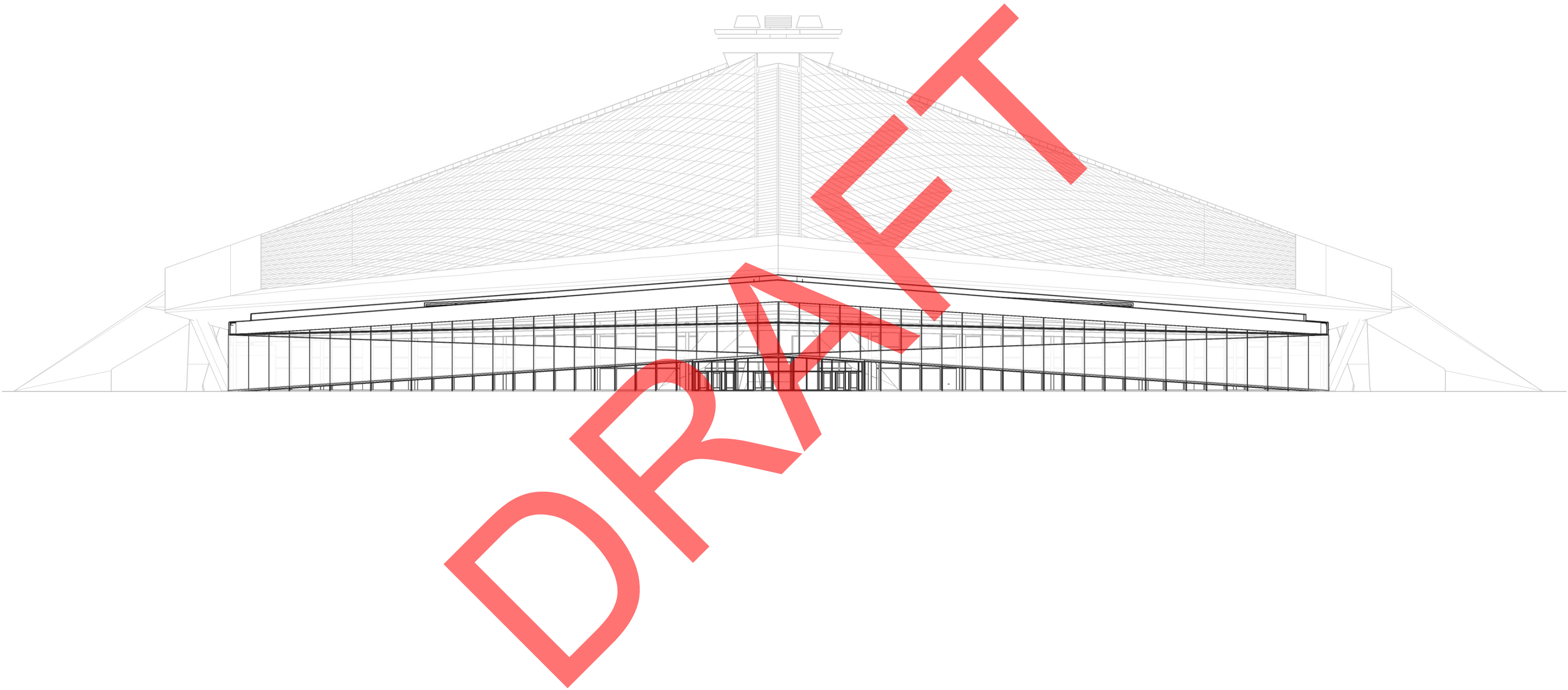


05 ATRIUM ADDITION



PREFERRED CONCEPT

SOUTH ELEVATION DIAGRAM



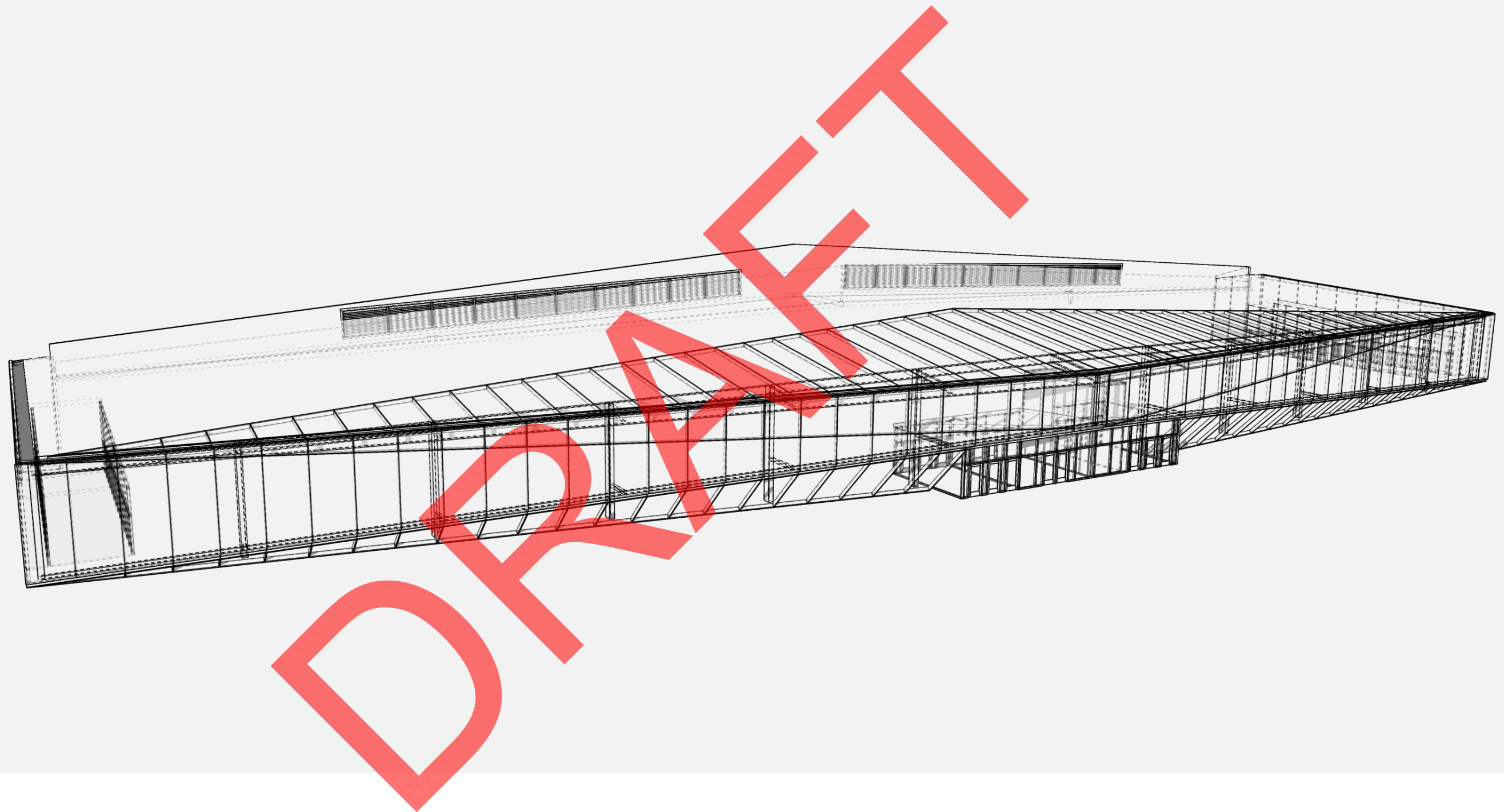
PREFERRED CONCEPT

SOUTH PERSPECTIVE VIEW



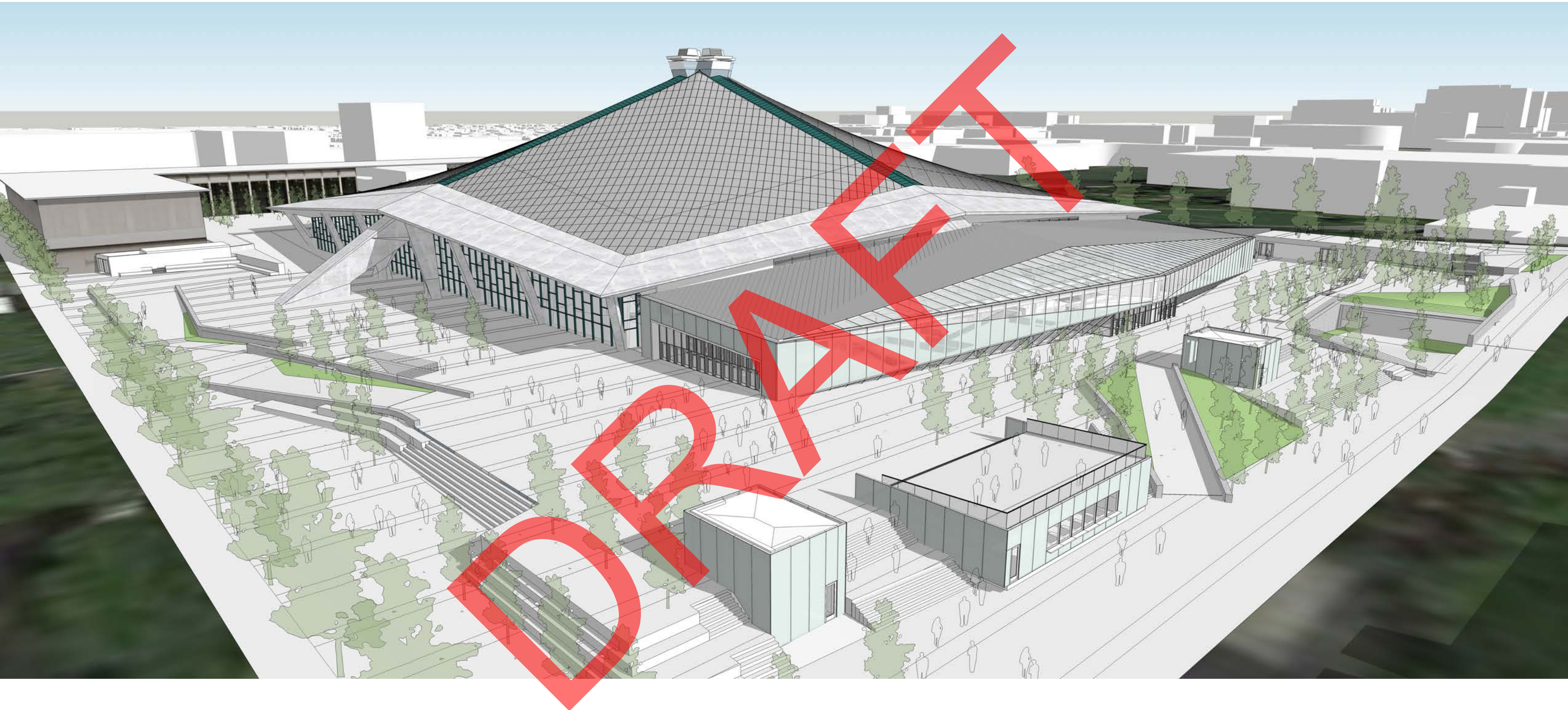
PREFERRED CONCEPT

ATRIUM MASSING



PREFERRED CONCEPT

VIEW LOOKING NORTHEAST



PREFERRED CONCEPT

VIEW LOOKING EAST



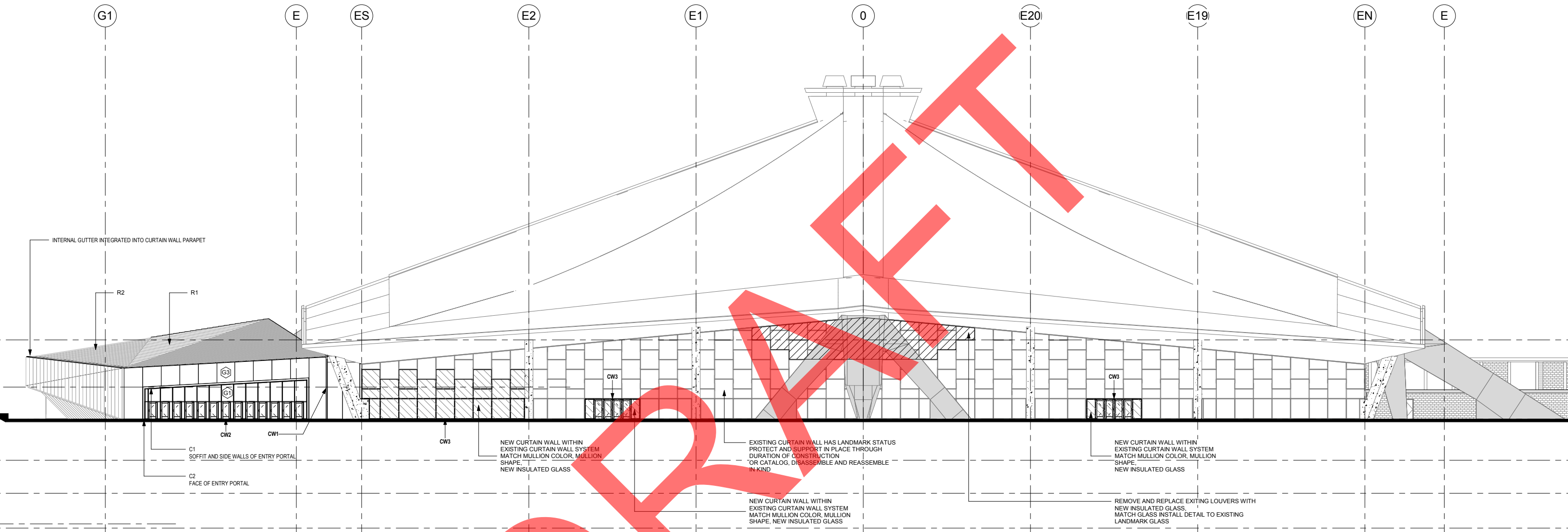
PREFERRED CONCEPT

INTERIOR VIEW



MATERIALITY

EAST ELEVATION



EXTERIOR MATERIALS LEGEND

Curtain Wall:

CW1: 4 sided SSG curtain wall. Mullions Painted white finish

CW2: Fully captured storefront entry and doors w/ thermally broken framing. Painted white finish

CW3: Curtain wall to match existing landmark status mullion shape, color, and existing glass install angle detail. Use 1" IGU glazing (color TBD)

Glazing:

G1: Clear low level glazing with most visibility (Viracon VE1-85)

G2: High SHGC performance with 43% light transmittance (Viracon VRE1-43) custom frit pattern on surface 2 & 3 pattern to be developed.

G3: ClearShade IGU (Panelite <http://www.panelite.us/>)

Roofing: Atrium Roof

R1: Step Lock panel or shingle (<http://www.metaltech-usa.com/step-lock.html>) Color White

R2: 4 sided SSG curtain wall. Mullions Painted white. G1 glazing

Entry Portal:

C1: Prodema Wood panel (<http://www.prodema.com/en/prodex>) concealed fasteners

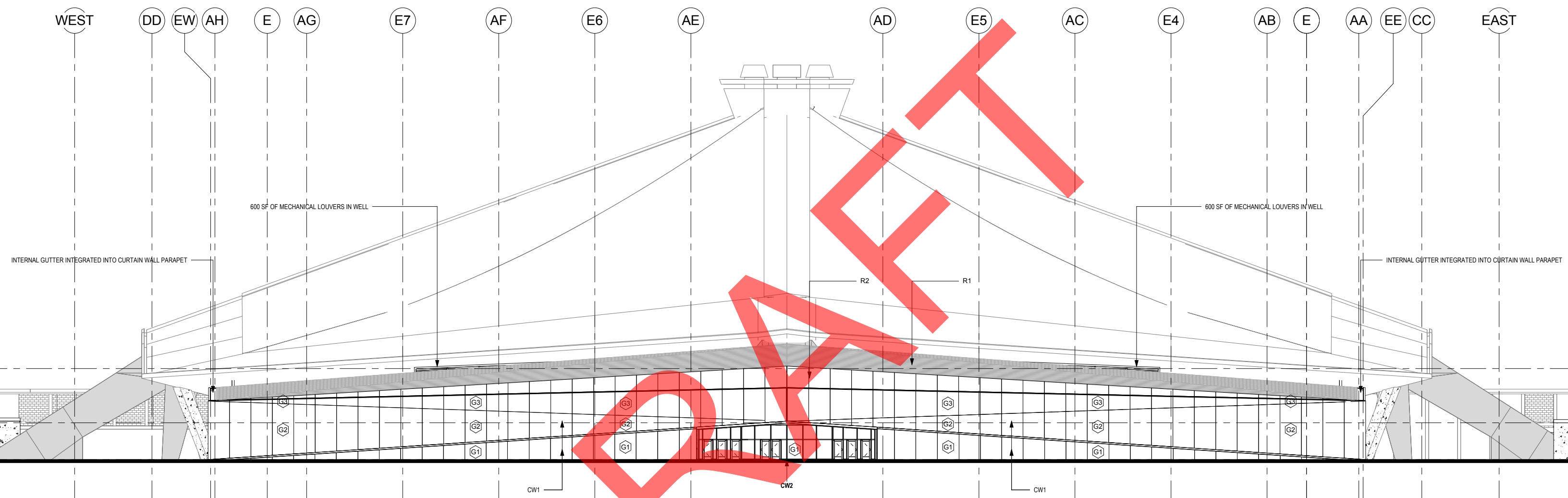
C2: White Composite metal panel (Apolic)

Non-glazed exterior wall surface: (mechanical well at atrium)

C3: Centria MetalWrap Series insulated composite backup panel w/ VMZ Zinc flat lock panel

MATERIALITY

SOUTH ELEVATION



EXTERIOR MATERIALS LEGEND

Curtain Wall:
CW1: 4 sided SSG curtain wall. Mullions Painted white finish
CW2: Fully captured storefront entry and doors w/ thermally broken framing. Painted white finish
CW3: Curtain wall to match existing landmark status mullion shape, color, and existing glass install angle detail. Use 1" IGU glazing (color TBD)

Glazing:
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C1: Prodema Wood panel (<http://www.prodema.com/en/prodex>) concealed fasteners
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Non-glazed exterior wall surface: (mechanical well at atrium)
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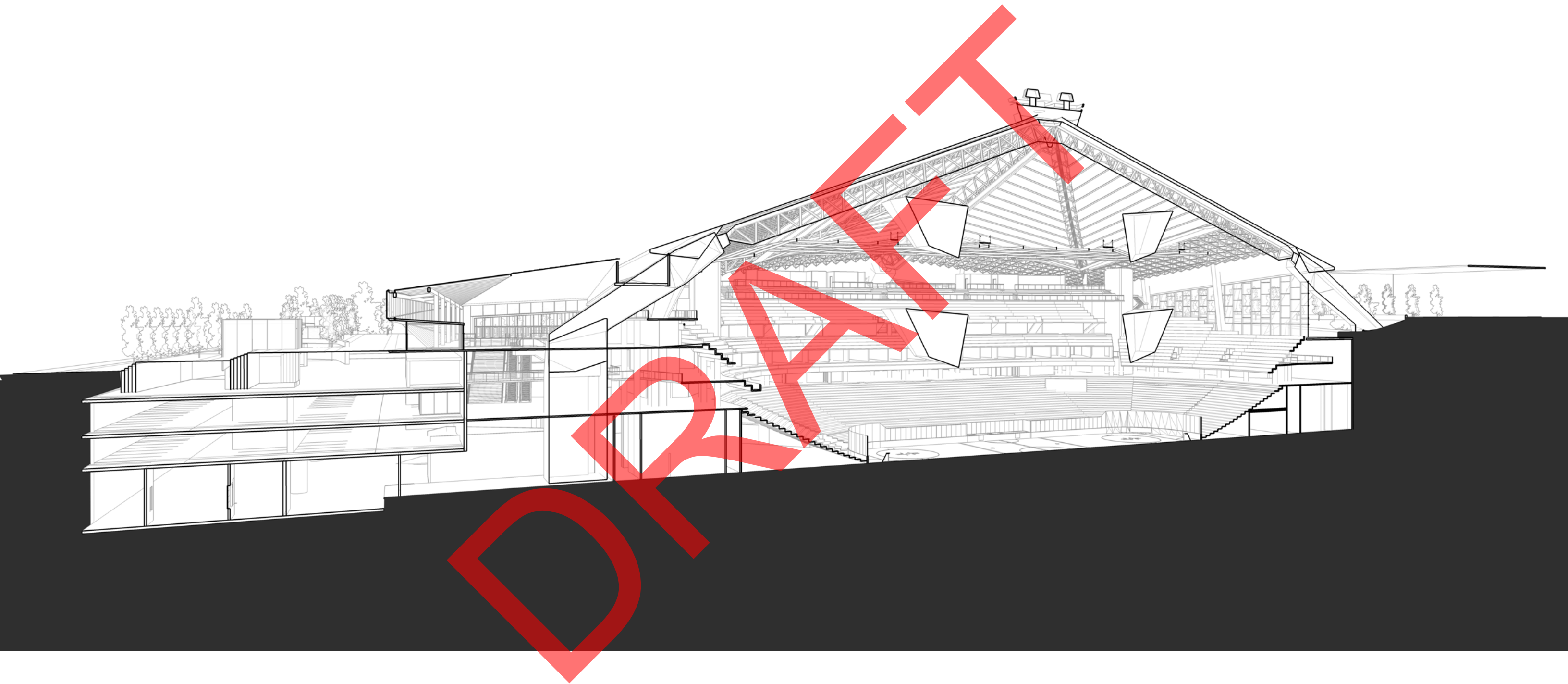
ATRIUM SECTION

LOOKING NORTH



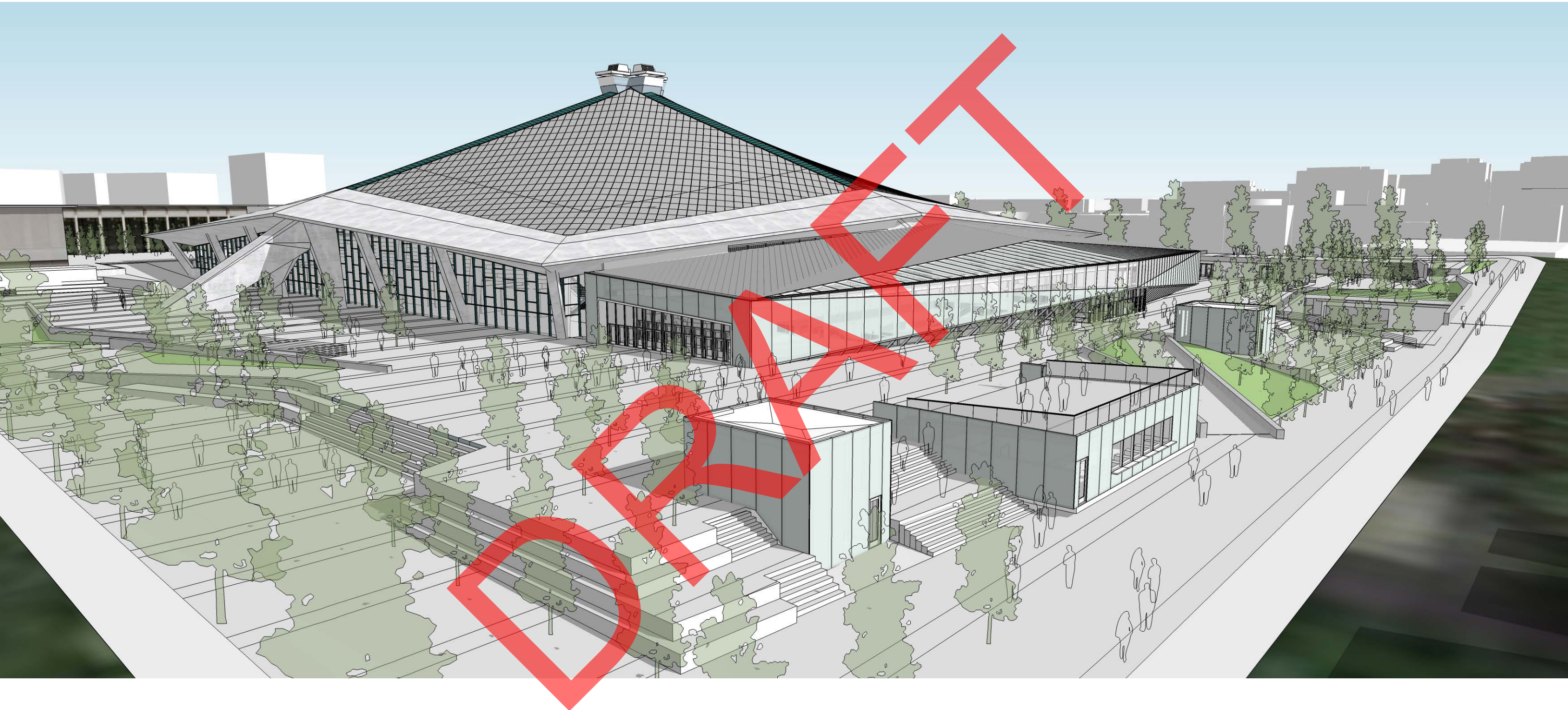
ATRIUM SECTION

LOOKING WEST



ATRIUM RELATIONSHIP TO SITE

PERSPECTIVE VIEWS



EXTERIOR/INTERIOR RELATIONSHIP

PERSPECTIVE VIEW



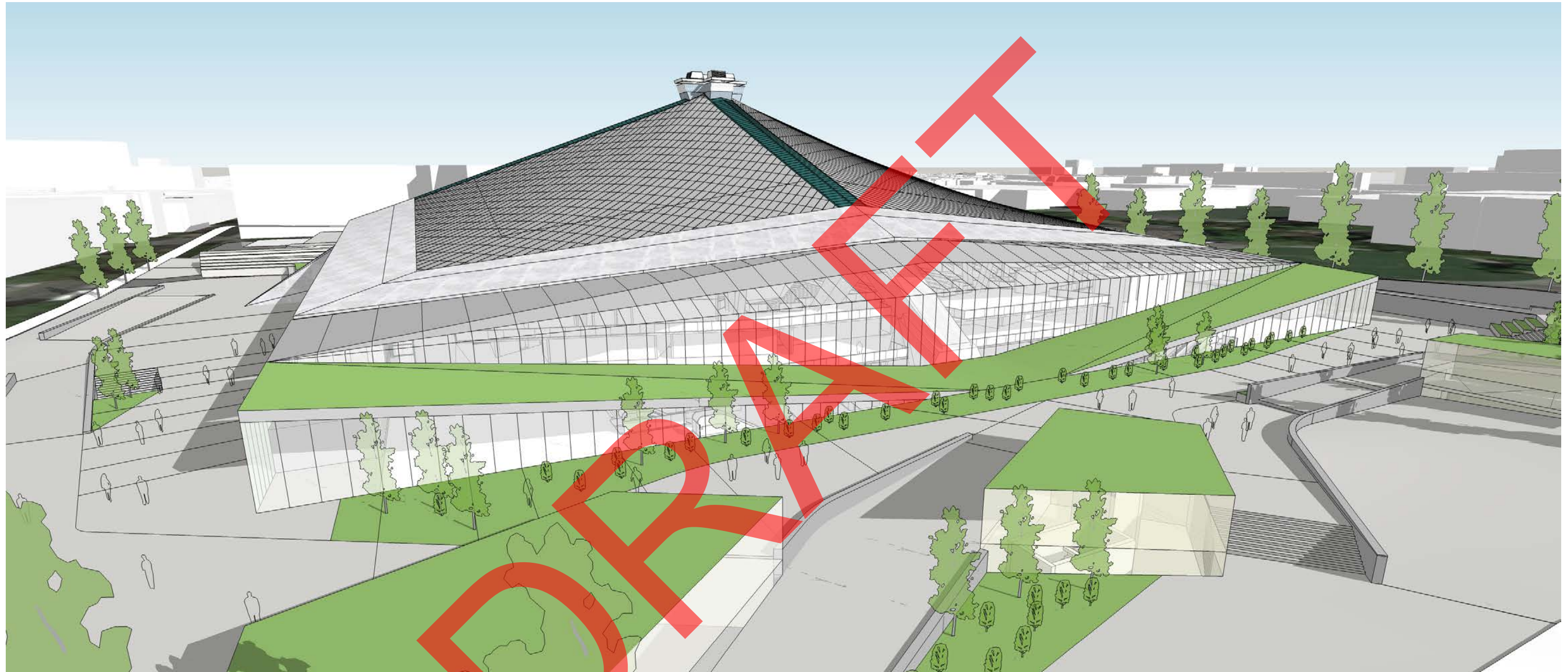
EXTERIOR/INTERIOR RELATIONSHIP

VIEW THROUGH NORTH FACADE



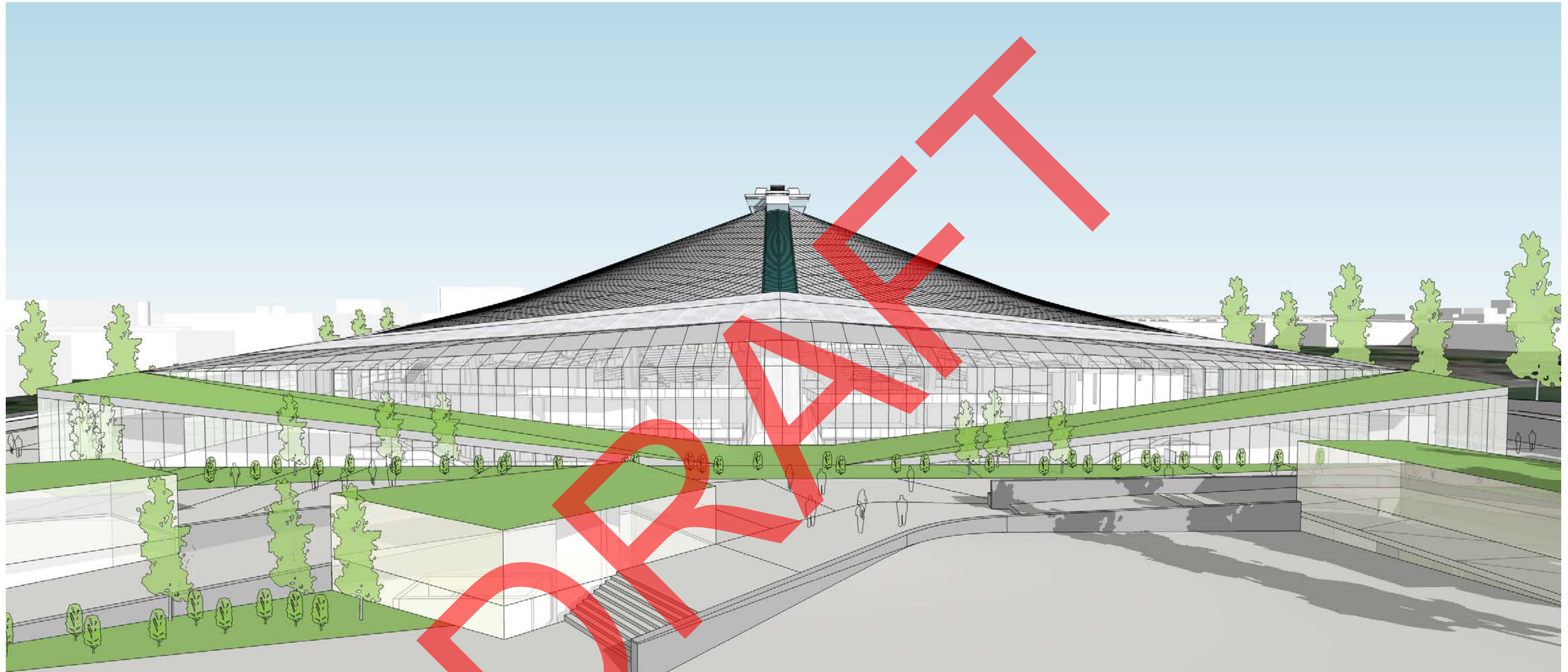
ALTERNATE ATRIUM STUDIES

CONCEPT A



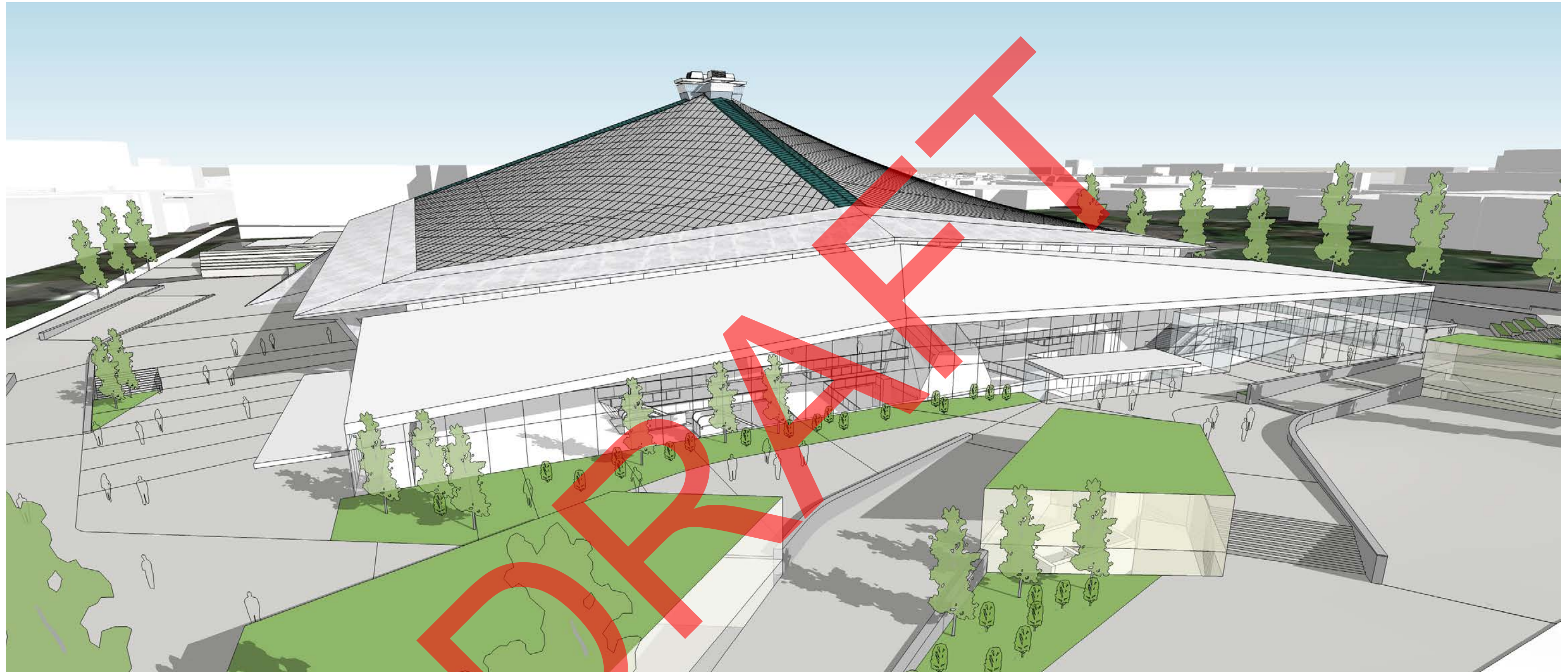
ALTERNATE ATRIUM STUDIES

CONCEPT A



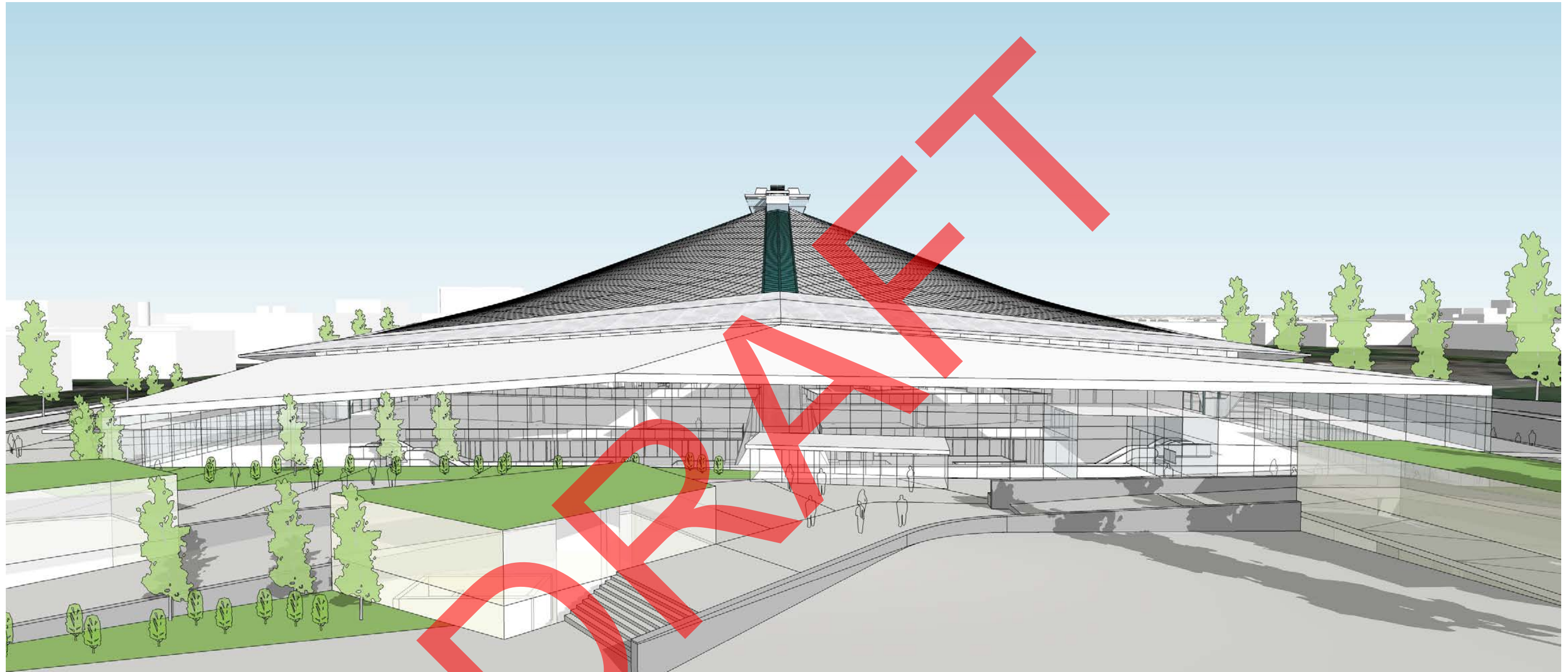
ALTERNATE ATRIUM STUDIES

CONCEPT B



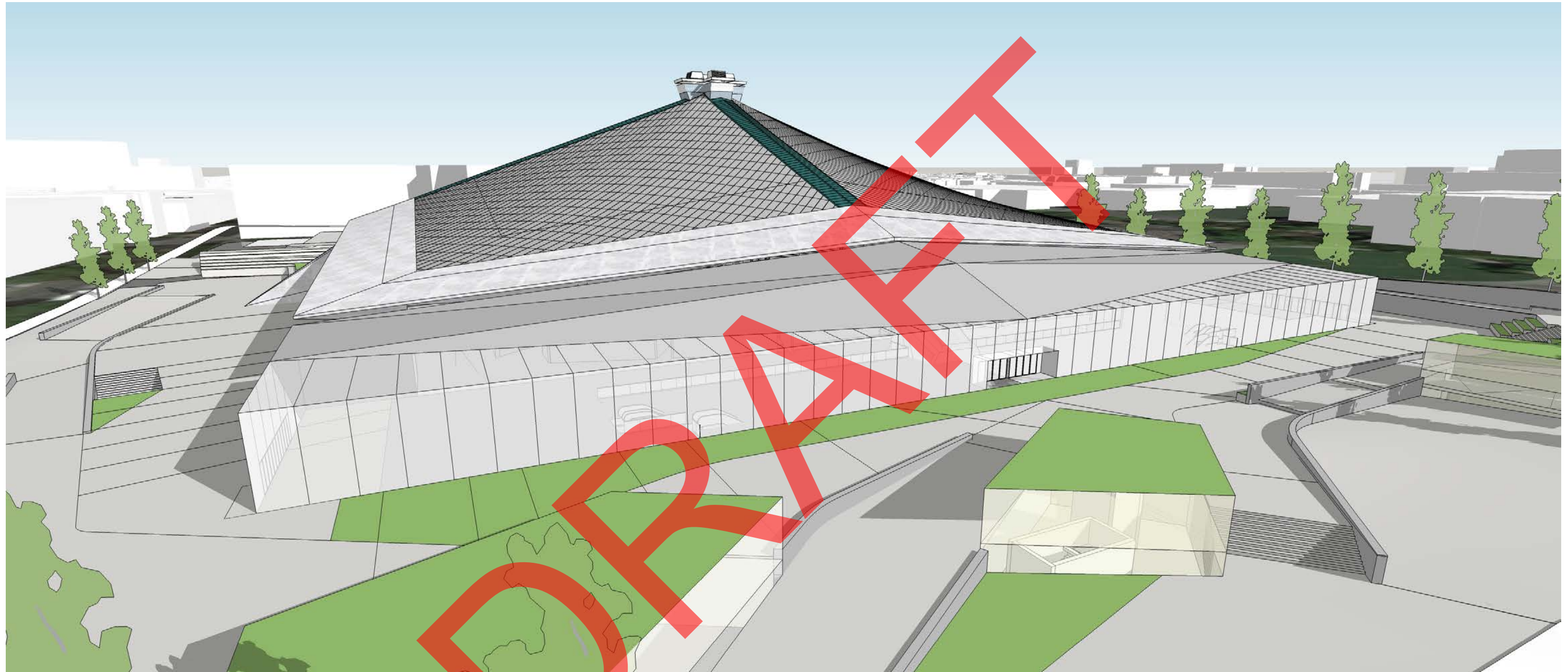
ALTERNATE ATRIUM STUDIES

CONCEPT B



ALTERNATE ATRIUM STUDIES

CONCEPT C



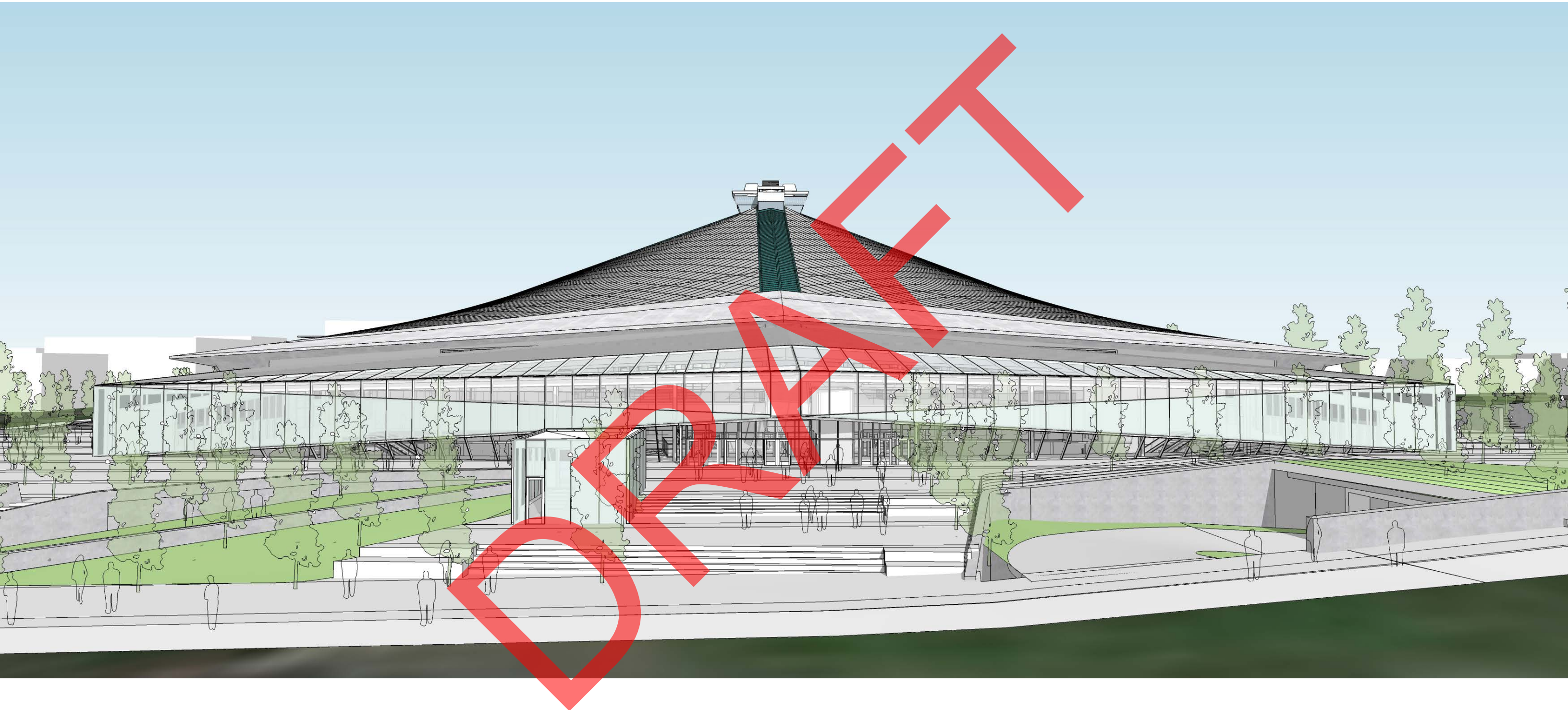
ALTERNATE ATRIUM STUDIES

CONCEPT C



PREFERRED ATRIUM CONCEPT

PERSPECTIVE VIEW





MOVING FORWARD