

City of Seattle

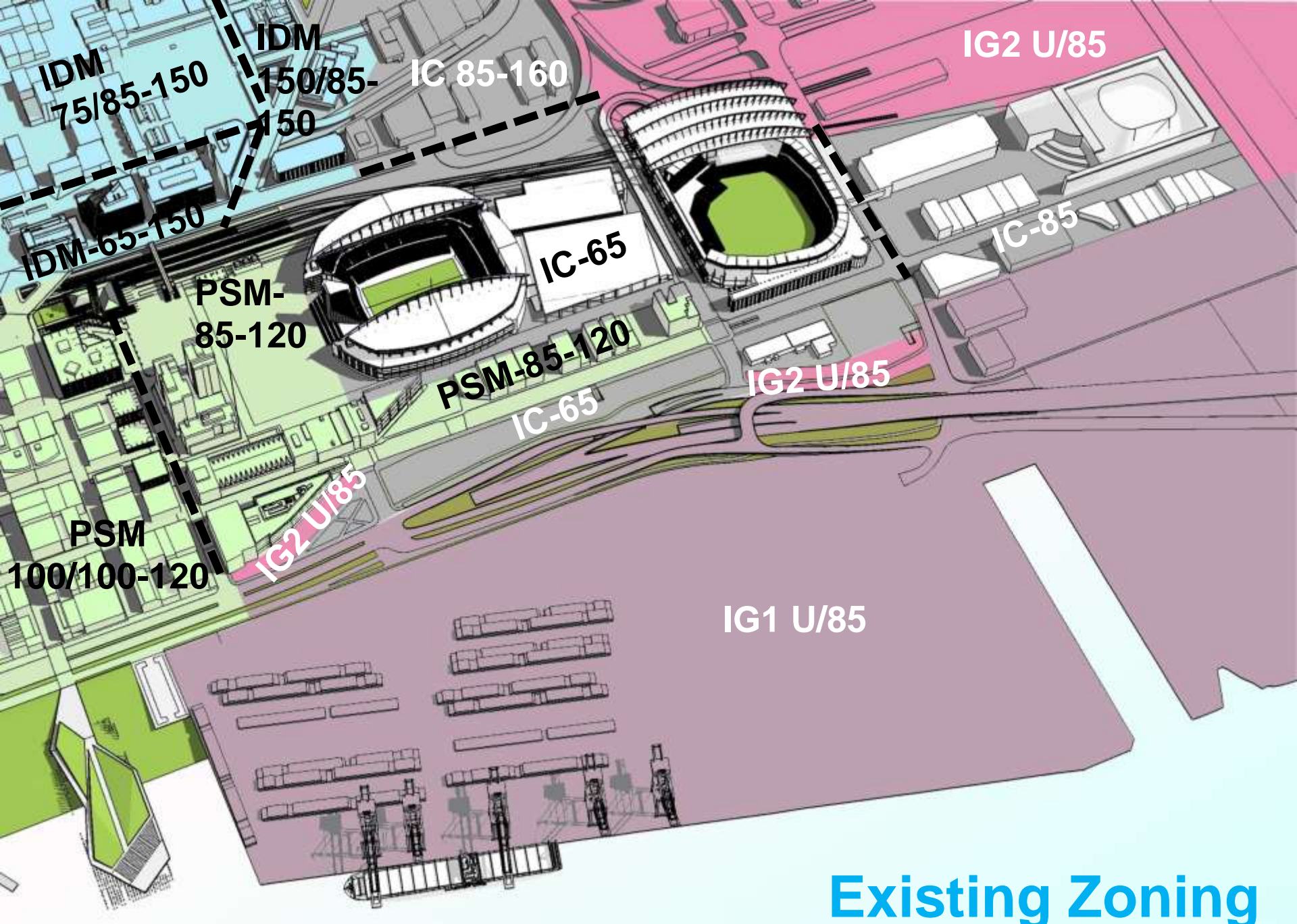
Stadium District Plan

Stakeholder Meeting 4

May 21, 2013



District Boundaries



Existing Zoning

Stadium District Vision

A unique and lively destination sports and entertainment district for all that includes a range of complementary uses, is a seven day a week neighborhood, and preserves industry in the Duwamish manufacturing industrial center.

Guiding Principles

Land Use

- **Strive for a balanced mix of land uses** that supports regional sports and entertainment, and includes **complementary activities that contribute to a neighborhood seven days a week** during non-event times.
- **Recognize close proximity to nationally significant port, rail and industrial activities** in the Duwamish Manufacturing Industrial Center, and limit location of land uses in the district to ways that can be compatible with vital industrial activities.
- **Provide inviting faces to the district** that engage and embrace the adjacent Pioneer Square and Chinatown/International District neighborhoods, and limit impacts on industrial uses by providing a strong edge to the stadium district adjacent to the manufacturing industrial center, especially at South Holgate Street.
- **Support development incentives** where appropriate.

Guiding Principles

Sustainability

- **Strive to create a district that will serve as a national leader for sustainability** among neighborhoods with professional sports facilities.
- **Encourage innovative green infrastructure strategies**, including handling of stormwater, waste heat recovery, and transportation.

Guiding Principles

Mobility

- **Capitalize upon transportation investments in and near the District** by enhancing connections to, and through the District optimizing the convenience and safety of all transportation modes including: pedestrian, bicycle, transit, car, service, and freight.
- **Strive for collaborative and integrated transportation management** among major sports and entertainment uses and other uses in and near the district.
- **Support preservation and enhancement of freight mobility** through the district especially to port and rail facilities
- **Address event and day-to-day parking needs** in the district.

Guiding Principles

Public Realm

- **Explore the development of a finer grain in the public realm**, with a network of varied public spaces and quality streetscapes that accommodates patrons before and after events, supports social interaction, **promotes activity seven days a week to create a safe and vibrant District**, and is complementary to neighboring industrial activity



Neighborhoods

An architectural rendering of a city development project. The image shows a mix of modern and traditional building styles. A red oval in the top left corner highlights a specific area. In the center, there are two large, curved structures with green interiors, possibly sports arenas or theaters. To the right, there are several rectangular buildings with flat roofs. In the foreground, there are parking lots with several cars and a set of stairs leading up to a platform. The overall style is a clean, line-art architectural drawing with selective color.

**Chinatown/
International Dist.**

Neighborhoods



中華門





Terminal - 46



Occidental park

streetcar



An architectural site plan of a city area, likely downtown Denver, showing various buildings, streets, and green spaces. Two specific areas are highlighted with semi-transparent colored ovals: a red oval in the upper left and a green oval in the middle left. The plan includes a large stadium with a green field, several rectangular buildings, and a parking lot with car symbols at the bottom. The overall style is a technical drawing with color highlights.

**Chinatown/
International Dist.**

**Pioneer
Square**

Neighborhoods

Occidental Park





Occidental Park







An architectural rendering of a city waterfront development. The image shows a large stadium with a green field, a smaller stadium, and various buildings. Three areas are highlighted with colored ovals: a red oval at the top left, a green oval on the left, and a large blue oval at the bottom. The text 'Chinatown/International Dist.' is in the red oval, 'Pioneer Square' is in the green oval, and 'Port of Seattle' is in the blue oval. The word 'Neighborhoods' is written in blue at the bottom right.

**Chinatown/
International Dist.**

**Pioneer
Square**

Port of Seattle

Neighborhoods



**Chinatown/
International Dist.**

**Pioneer
Square**

SODO

Port of Seattle

Neighborhoods

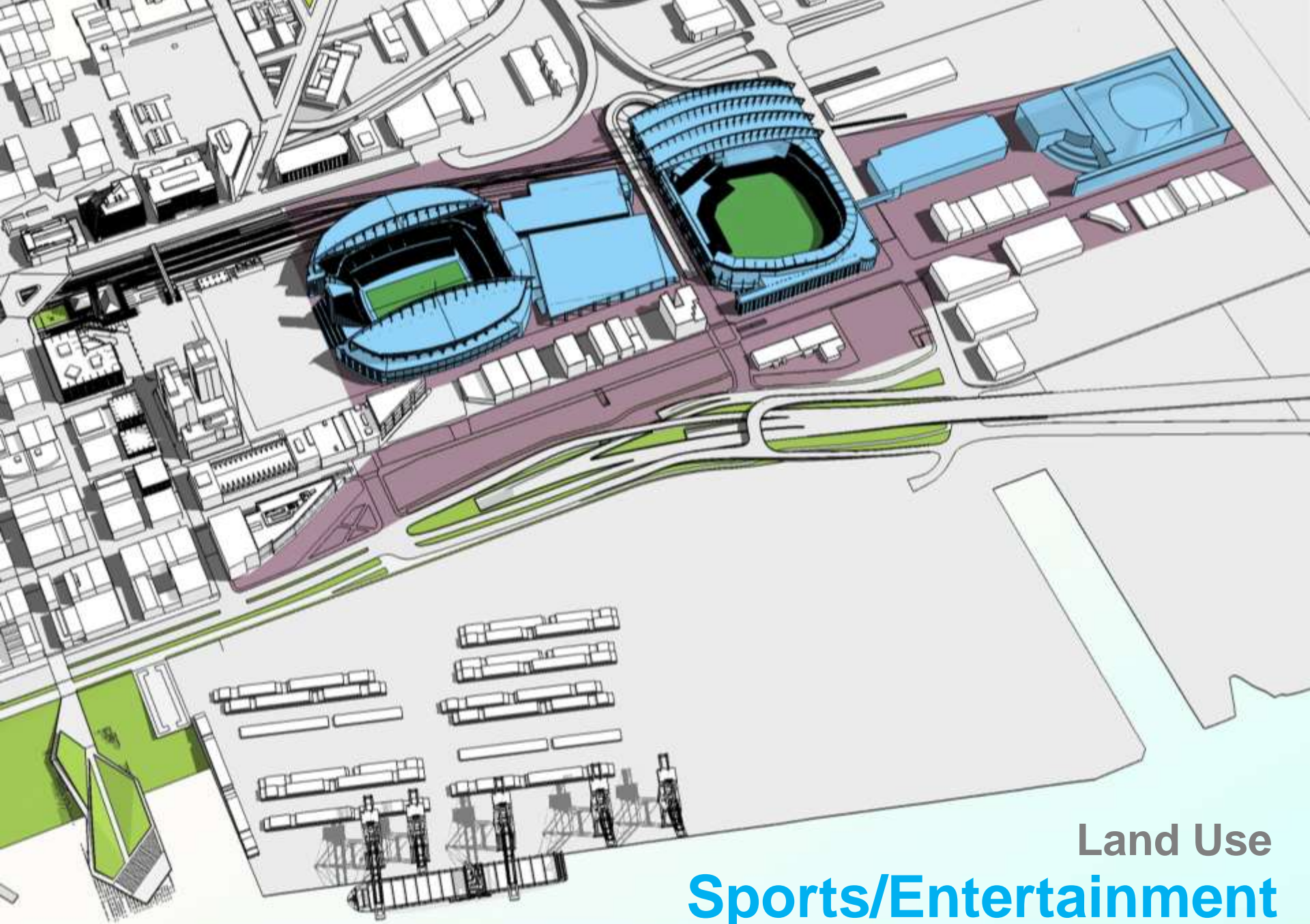


DRIVE THRU

ABSOLUT
Cocktails

723





Land Use
Sports/Entertainment



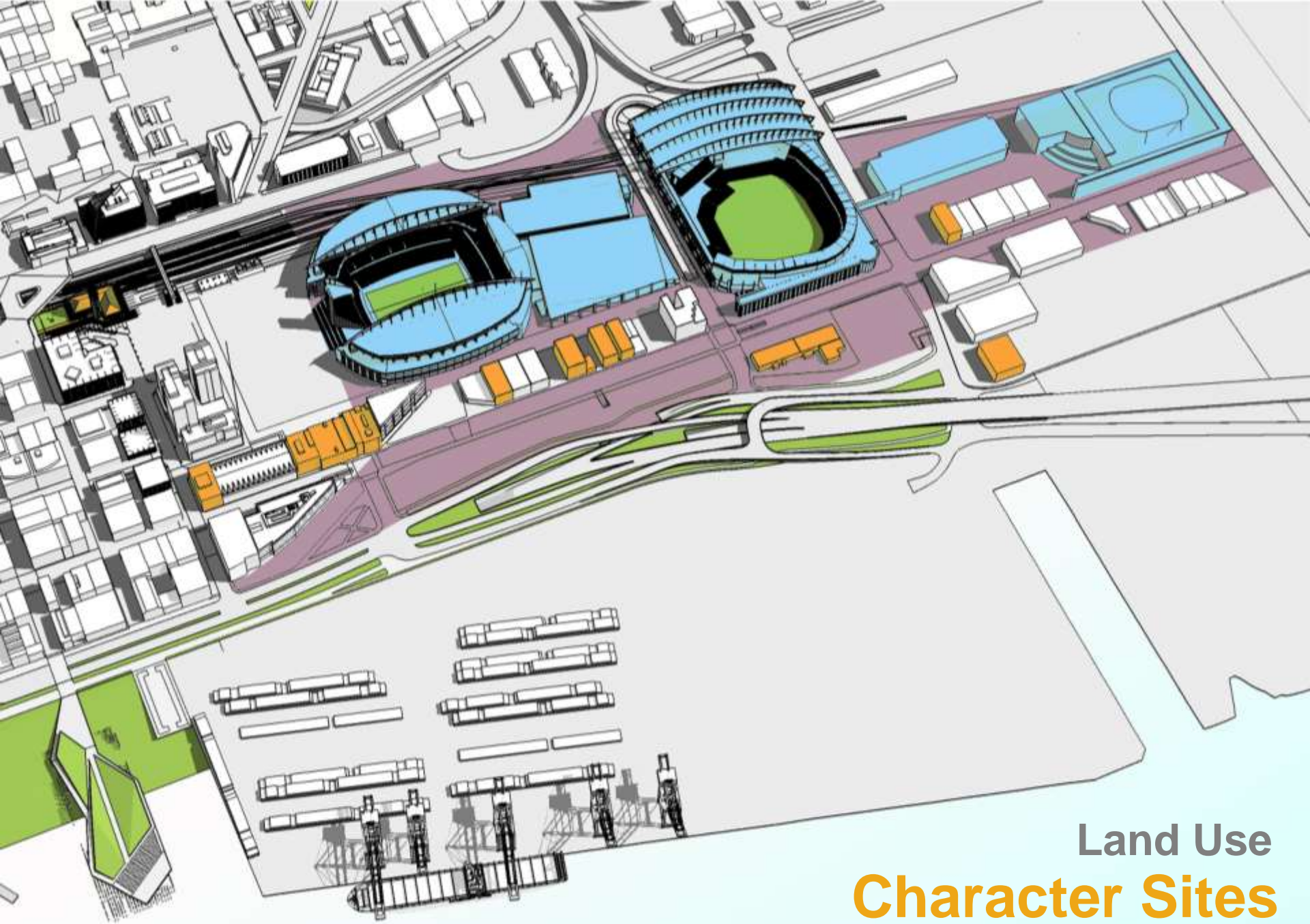




THIS IMAGE SHOWS ONE POTENTIAL DESIGN SOLUTION. FINAL SELECTION OF FORMS AND FINISHES HAS NOT OCCURRED.

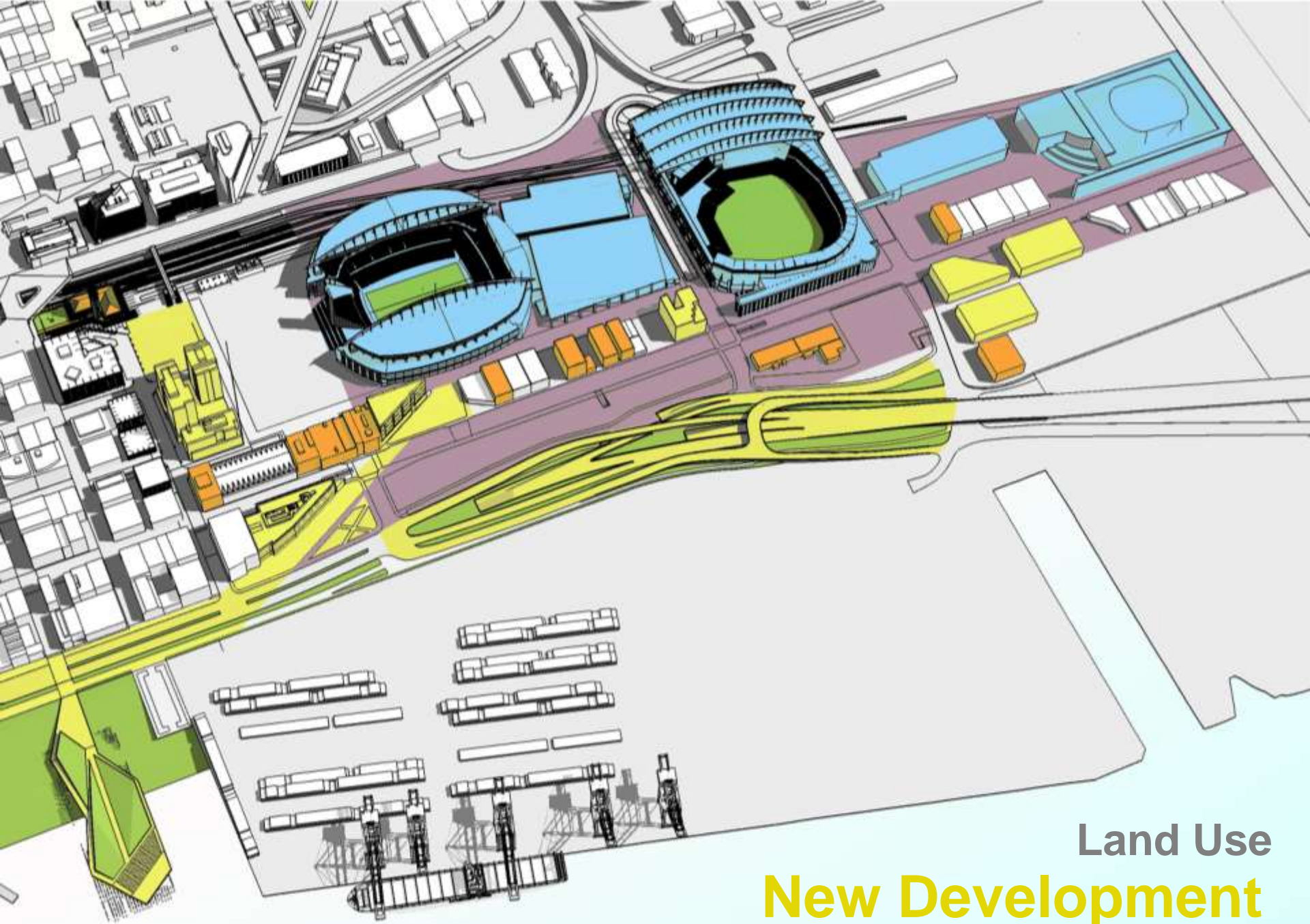


THIS IMAGE SHOWS ONE POTENTIAL DESIGN SOLUTION. FINAL SELECTION OF FORMS AND FINISHES HAS NOT OCCURRED.



Land Use
Character Sites



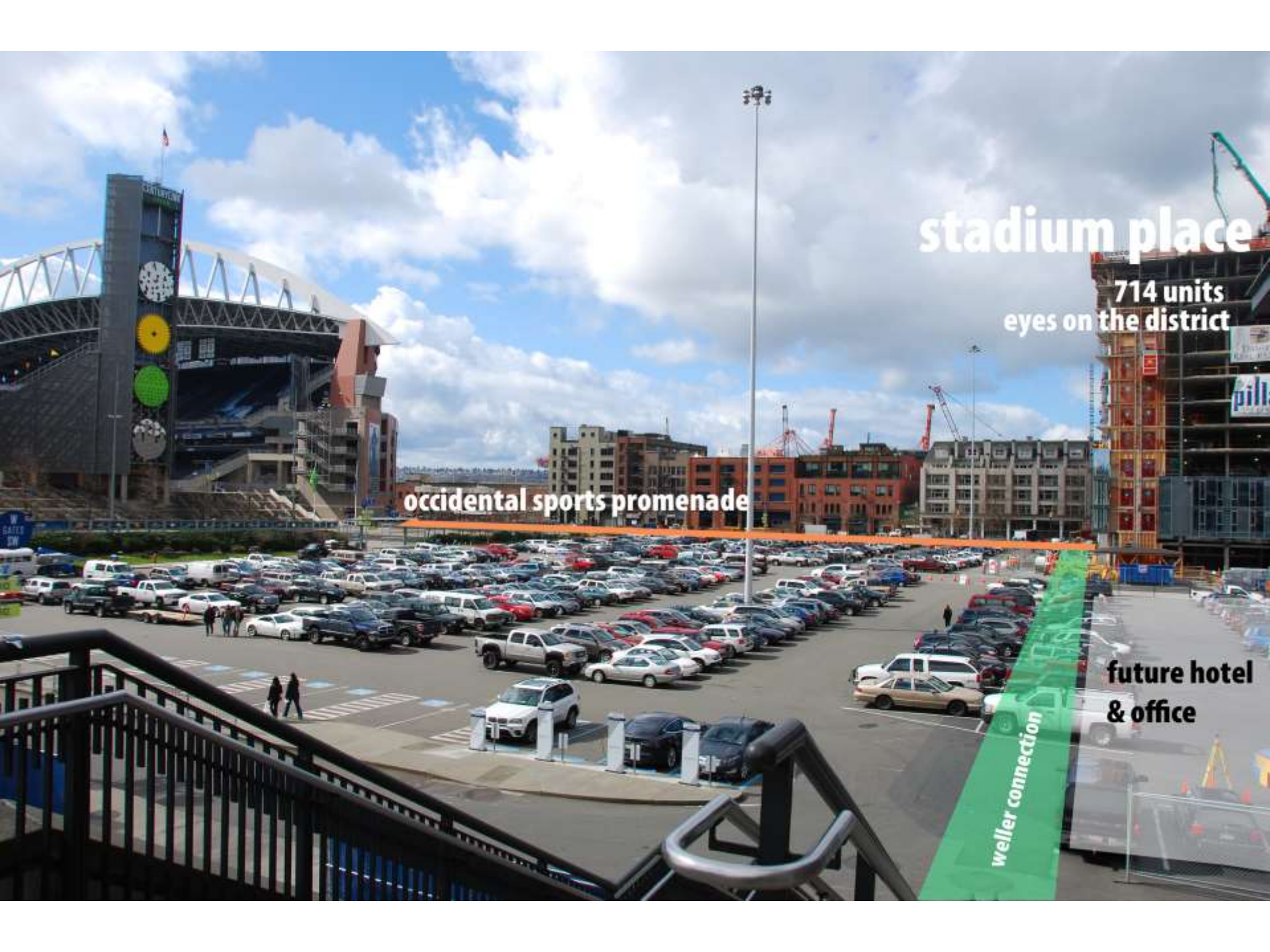


Land Use
New Development

King Street Station







stadium place

**714 units
eyes on the district**

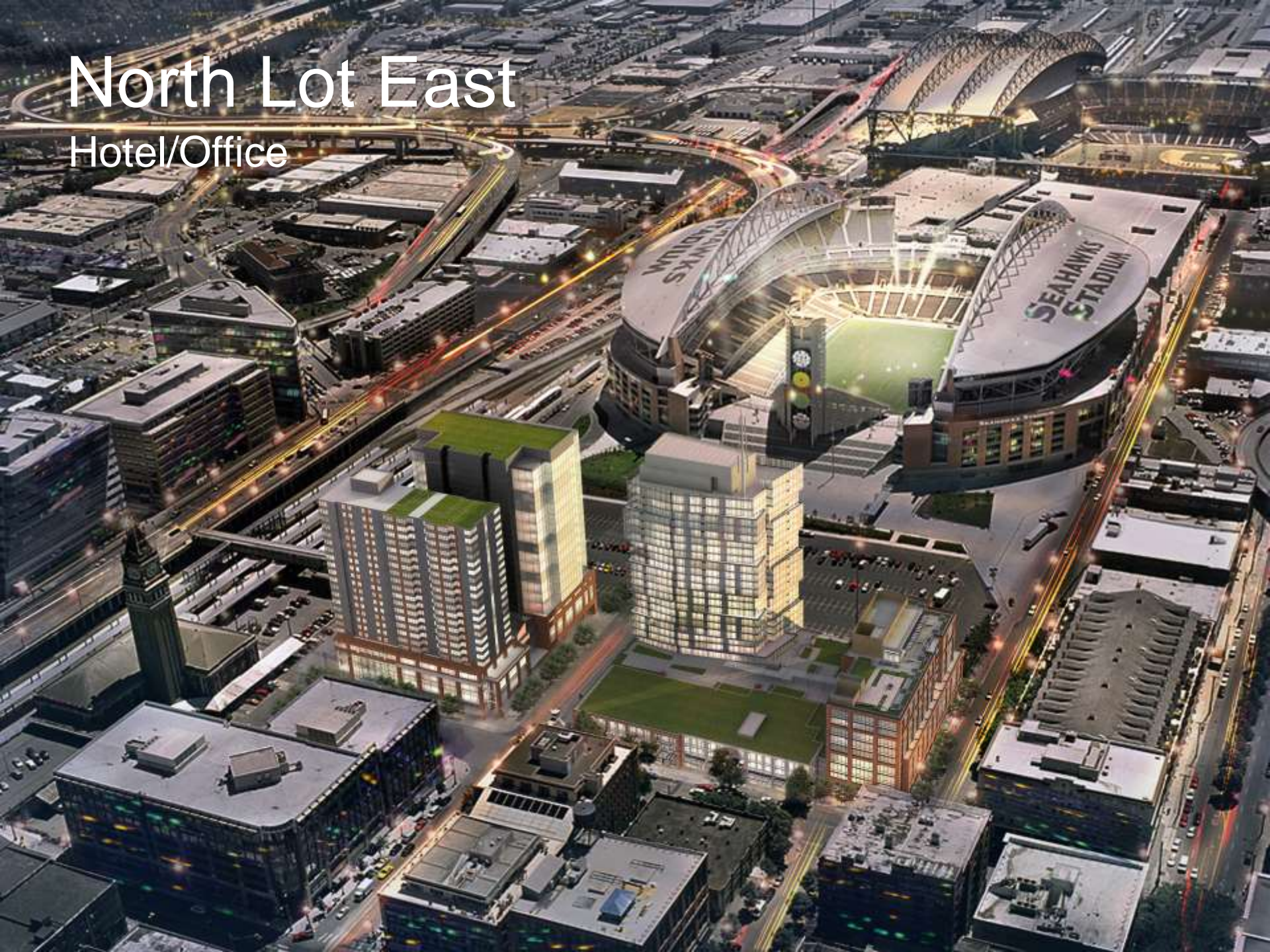
occidental sports promenade

**future hotel
& office**

weller connection

North Lot East

Hotel/Office



Stadium Place









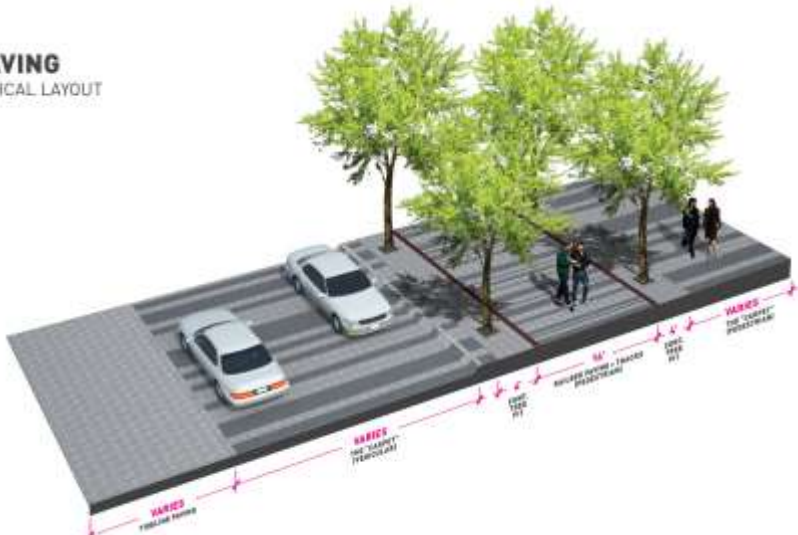
Stadium Lofts

A vertical sign mounted on a brick wall. At the top, a stylized orange arrow points downwards. Below it, the word "Stadium" is written in white on a black rectangular background. Underneath, "Lofts" is written in white on another black rectangular background. Below these, the text "AUTHENTIC URBAN LIVING" and "REAL URBAN LOFTS" is printed in black, all-caps font. At the bottom of the sign is a detailed architectural rendering of a multi-story brick building with large windows and a courtyard area. To the right of the main sign, the words "COMING SOON" are written vertically in large, white, all-caps letters on an orange background.

Railroad Way



PAVING
TYPICAL LAYOUT





New east-west connection at S. Dearborn Street

Tunnel operations building

Bike/pedestrian path

Bike/pedestrian path

Southbound SR 99 on-ramp from Alaskan Way S.

Northbound SR 99 off-ramp to Alaskan Way S.

Connection from Alaskan Way S. to East Marginal Way

Southbound SR 99 off-ramp to S. Royal Brougham Way

New S. Atlantic Street overcrossing

Northbound SR 99 on-ramp from S. Royal Brougham Way

South Portal

East Frontage Road

S. Royal Brougham Way

First Avenue S.

S. Atlantic Street

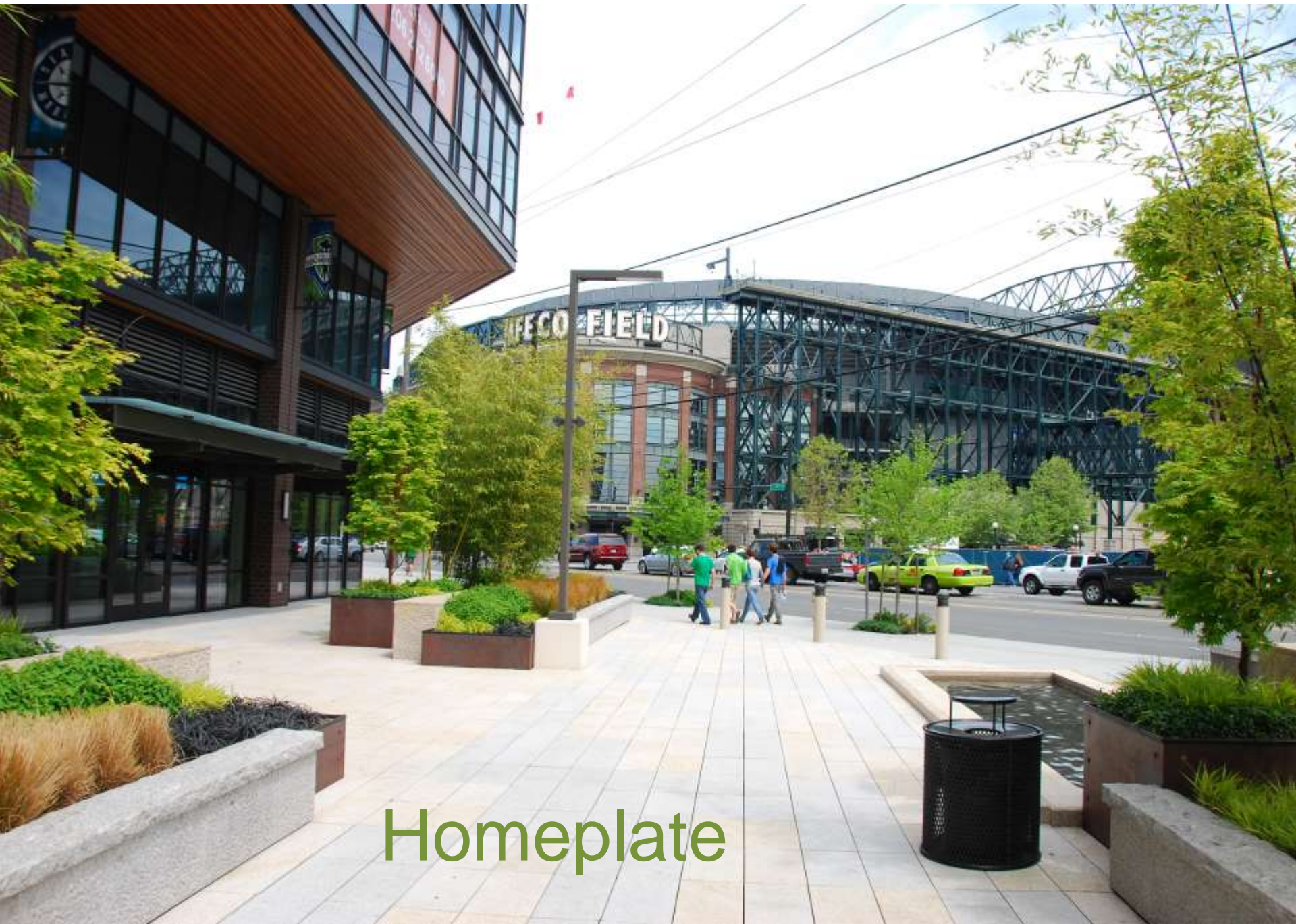
99

99

SOCCER FIELD

Waterfront Seattle

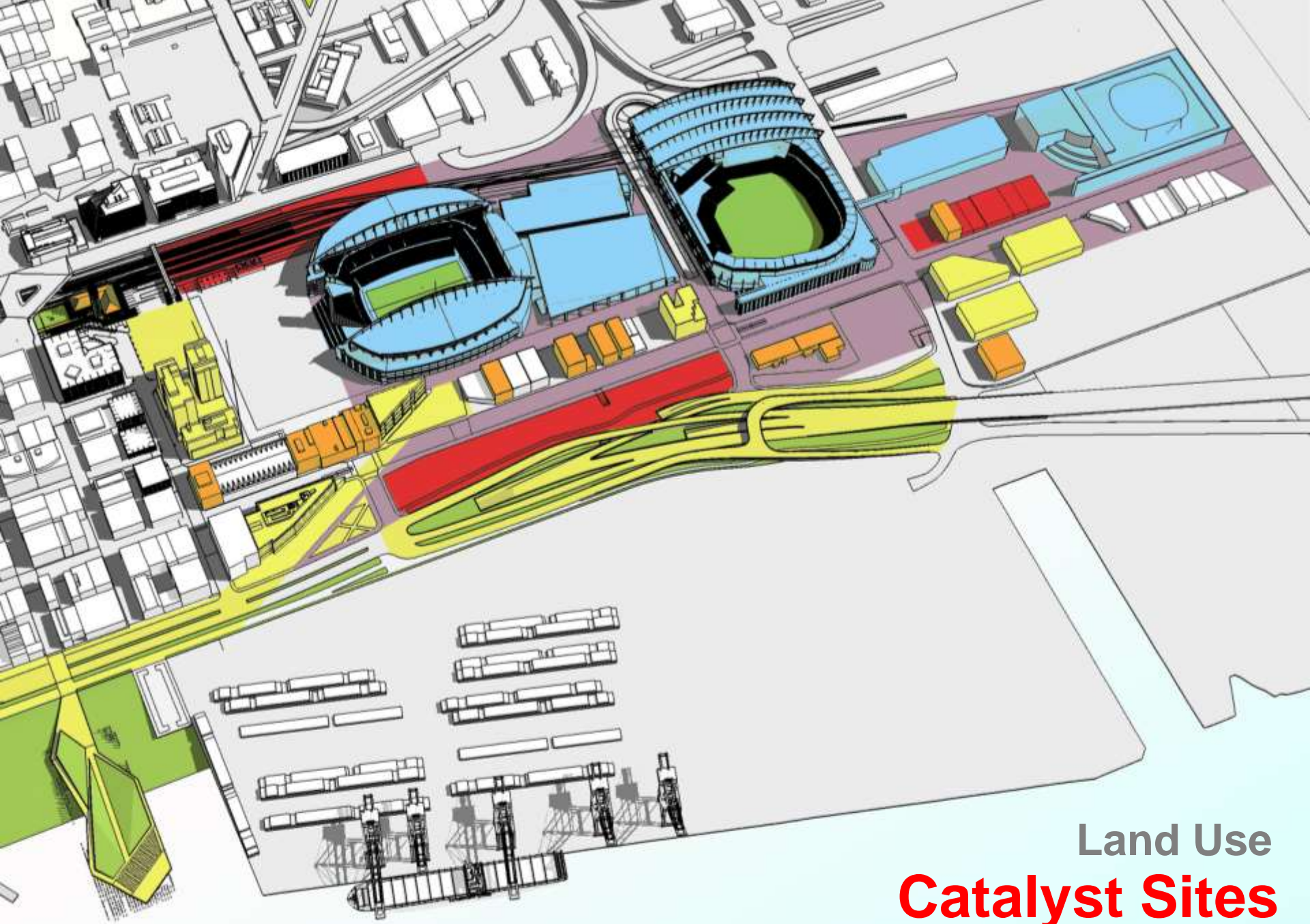




Homeplate







Land Use
Catalyst Sites

WOSCA





First Avenue South - aerial view

Plaza at the corner of S. Royal Brougham Way and First Avenue South will accommodate large volumes of pedestrians.

Seattle Green Factor requirement of .3 will encourage landscaping and natural drainage features.

Pedestrian-oriented uses required at street level.

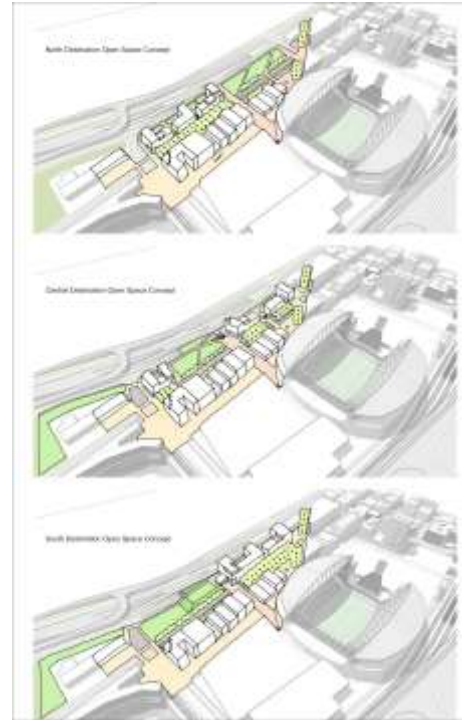
Required separation between buildings will provide opportunities for open spaces and access to light.



Development site would be re-configured by plans for the Alaskan Way tunnel, including the tunnel entrance and possible new surface streets.

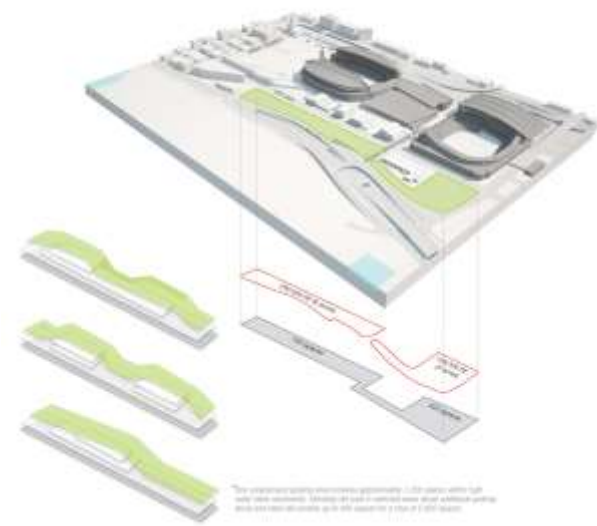
Building over the cut-and-cover portion of the tunnel may not be possible, depending upon final tunnel design. Additionally, some land will be devoted to tunnel-related services (not depicted here).

Facade design requirements will ensure pedestrian scale and orientation of buildings to complement areas within Pioneer Square and the stadium district.

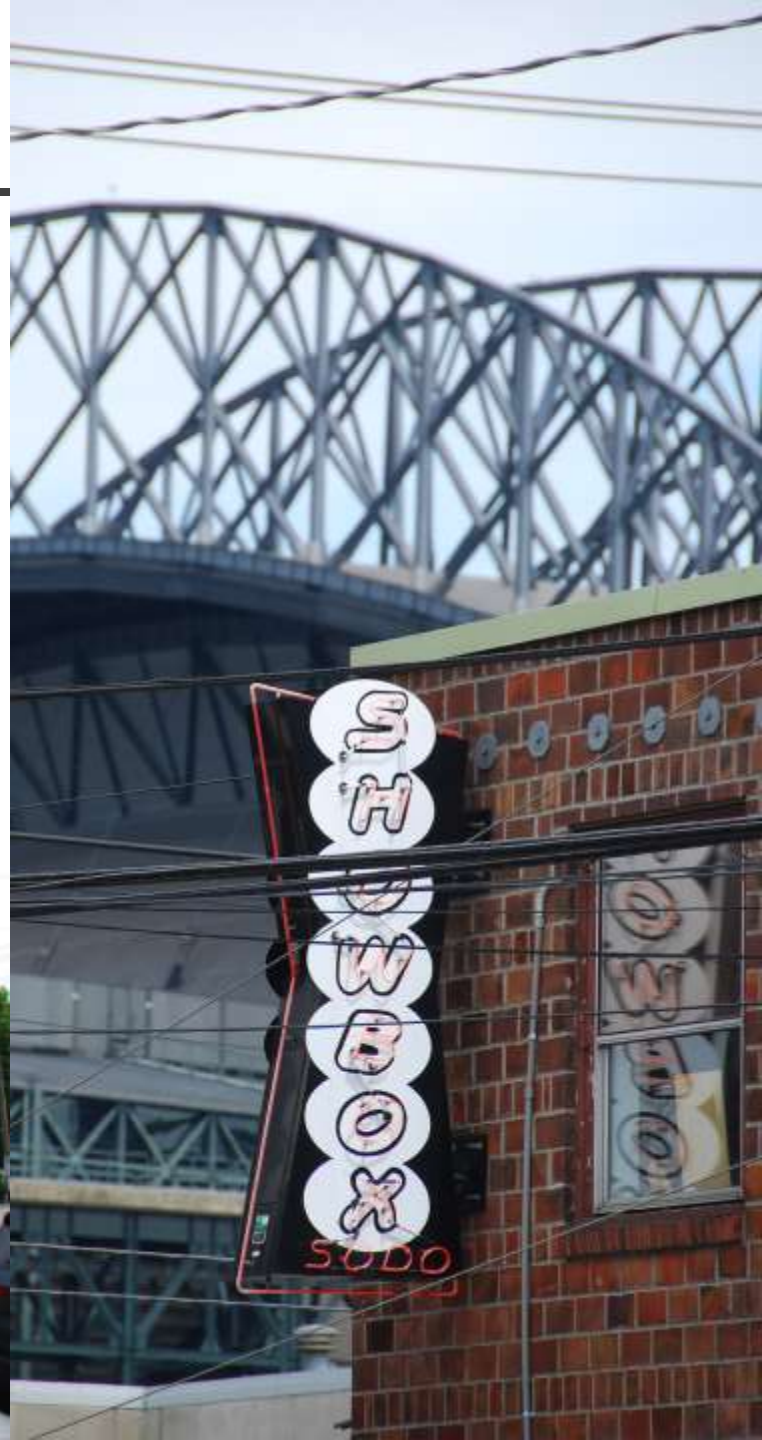


Capitalize on Green Space

Capturing green space along the length of CenturyLink and Salco Fields east of 1st Avenue can provide a destination park with parking. Retail is envisioned in the park to attract people to complement the park and activate 1st Avenue and Fairview Way. The Pyramid Athletic might become a "Town on the Green". Facilities for active recreation, such as swimming, social clubs, and bicycling might also be provided.



Arena block







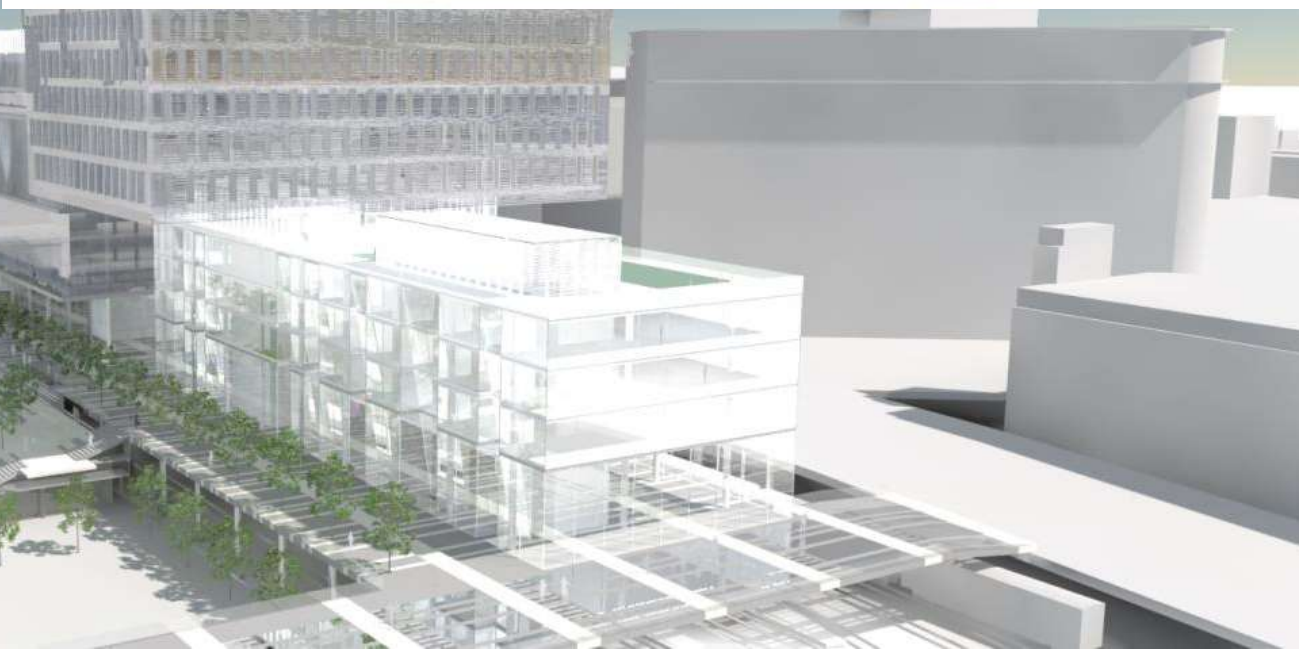


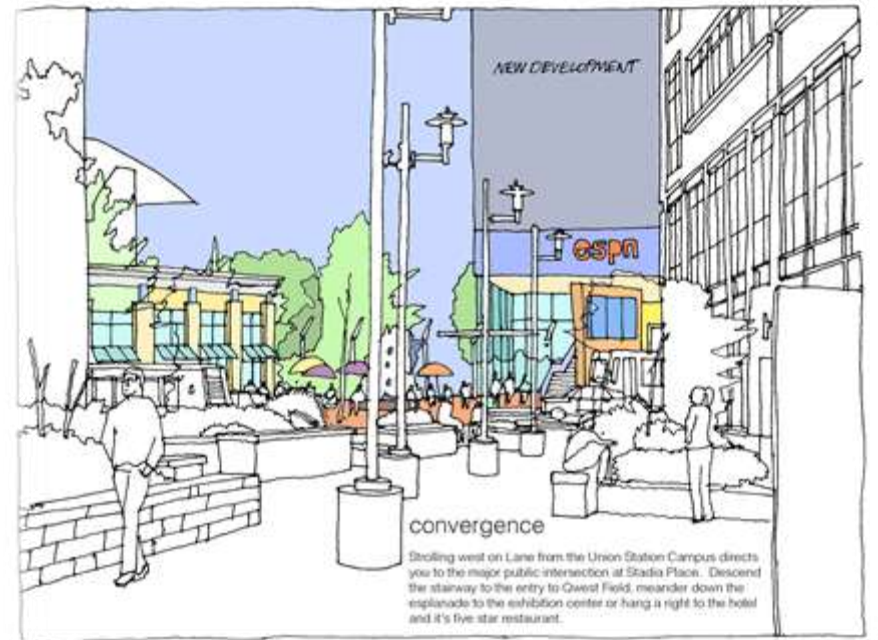
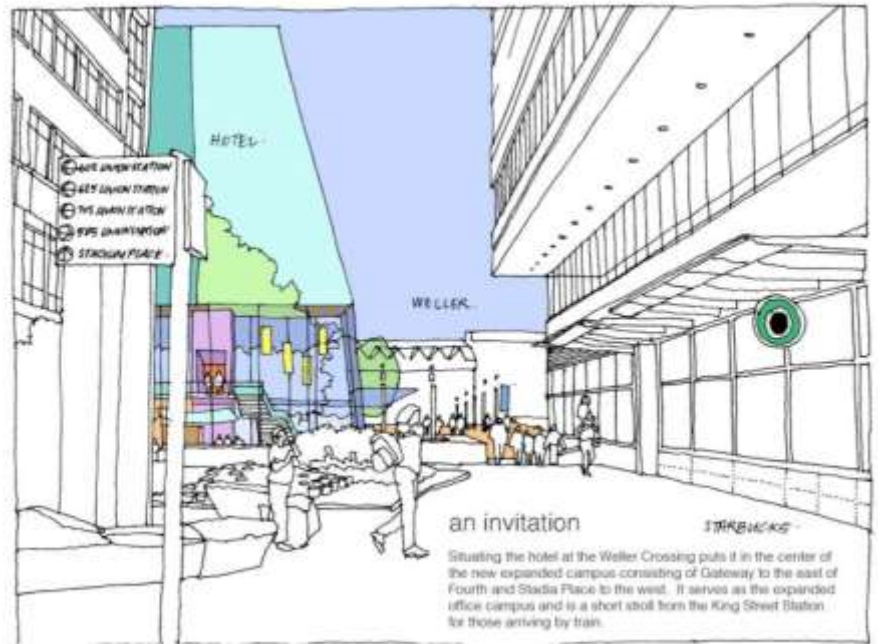
King Street Station Overtrack



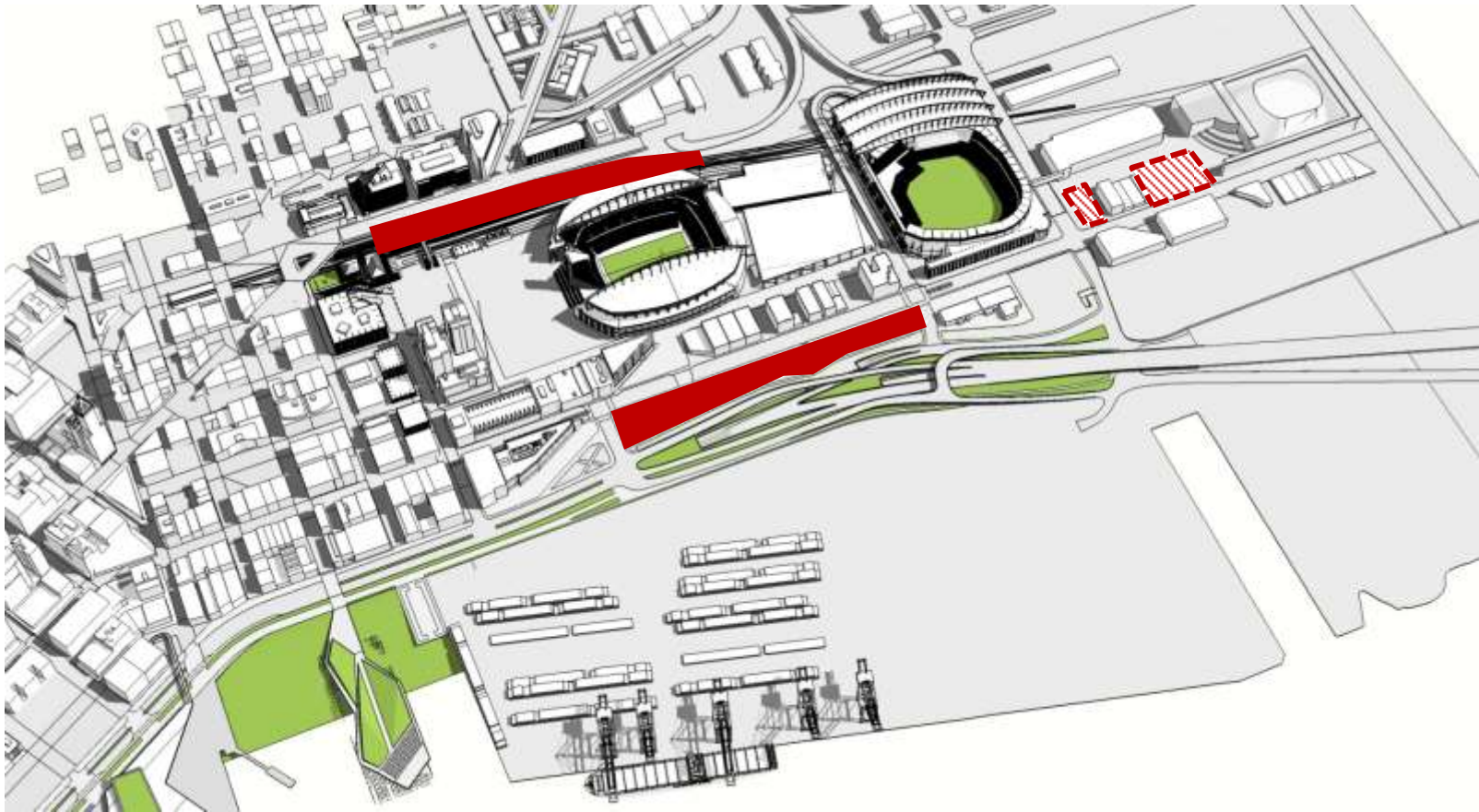






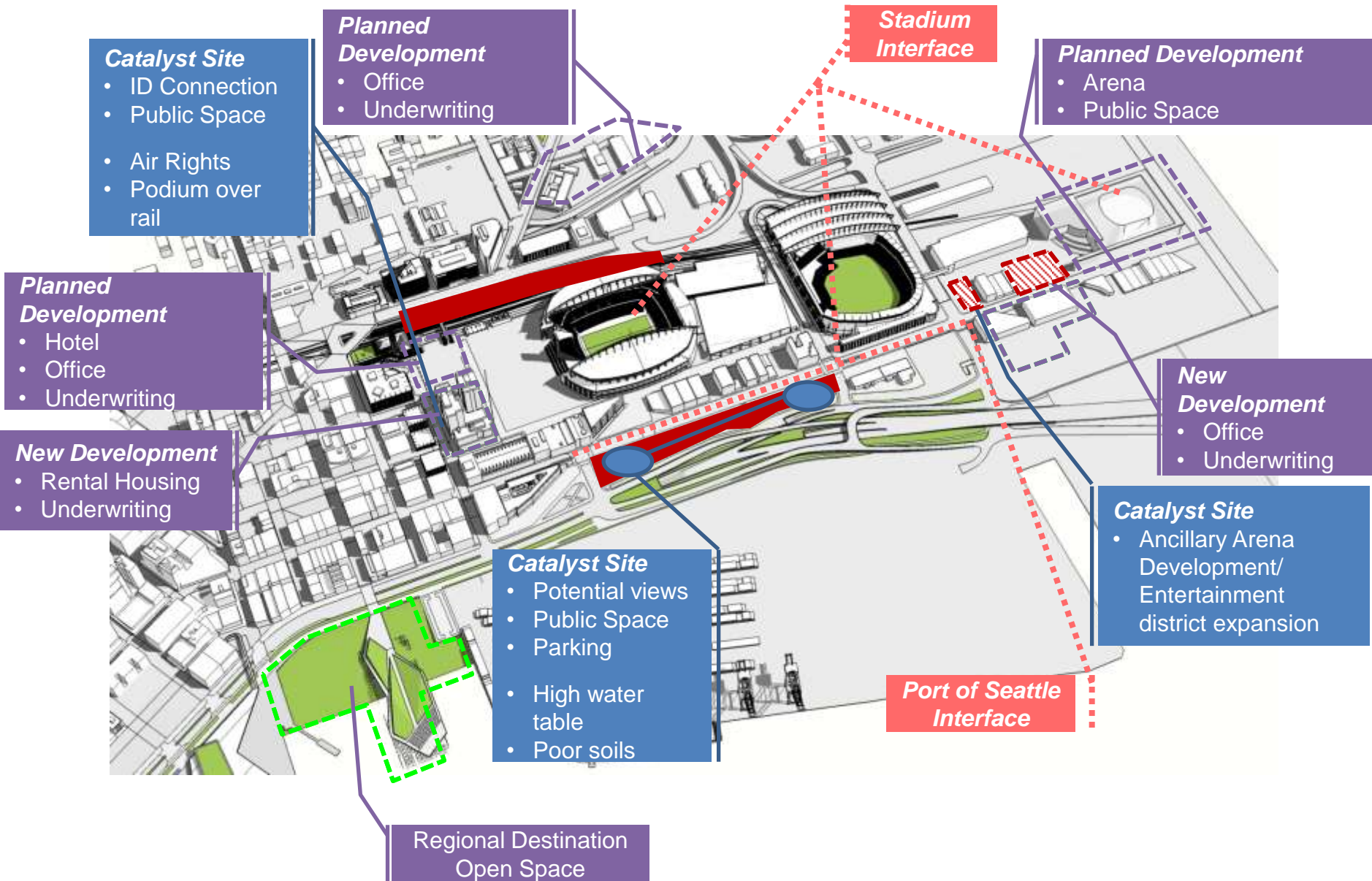


Potential Redevelopment Site Types



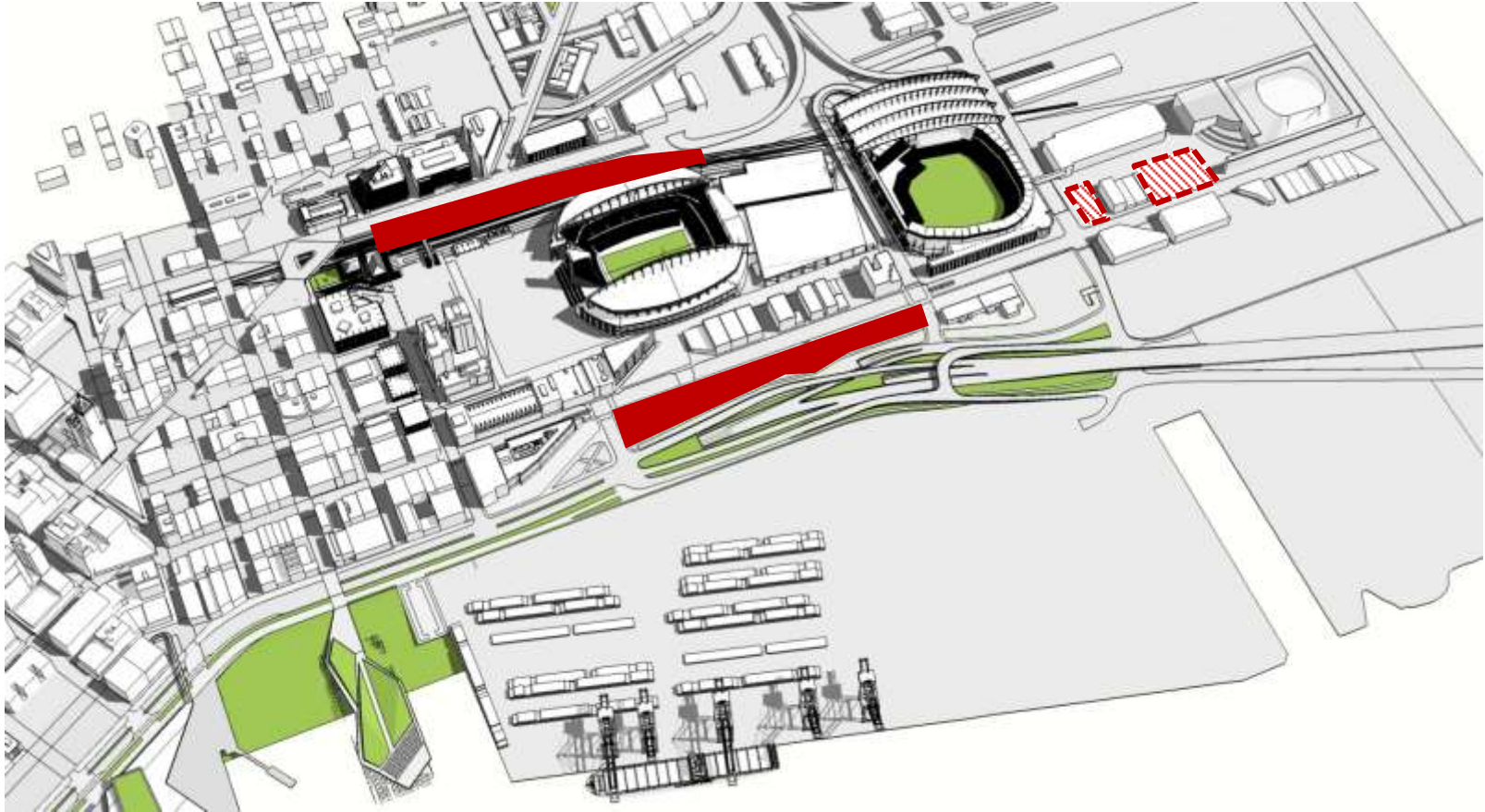
Legend

- Catalyst Development Site 
- Contributing Catalyst Site 



Market Dynamics & Feasibility Components

Catalyst Site Development Alternatives



Program

- Product Type
- Quantities
- Construction Type



Revenue/Cost

- Residual Land Value
- Balance Sources & Uses



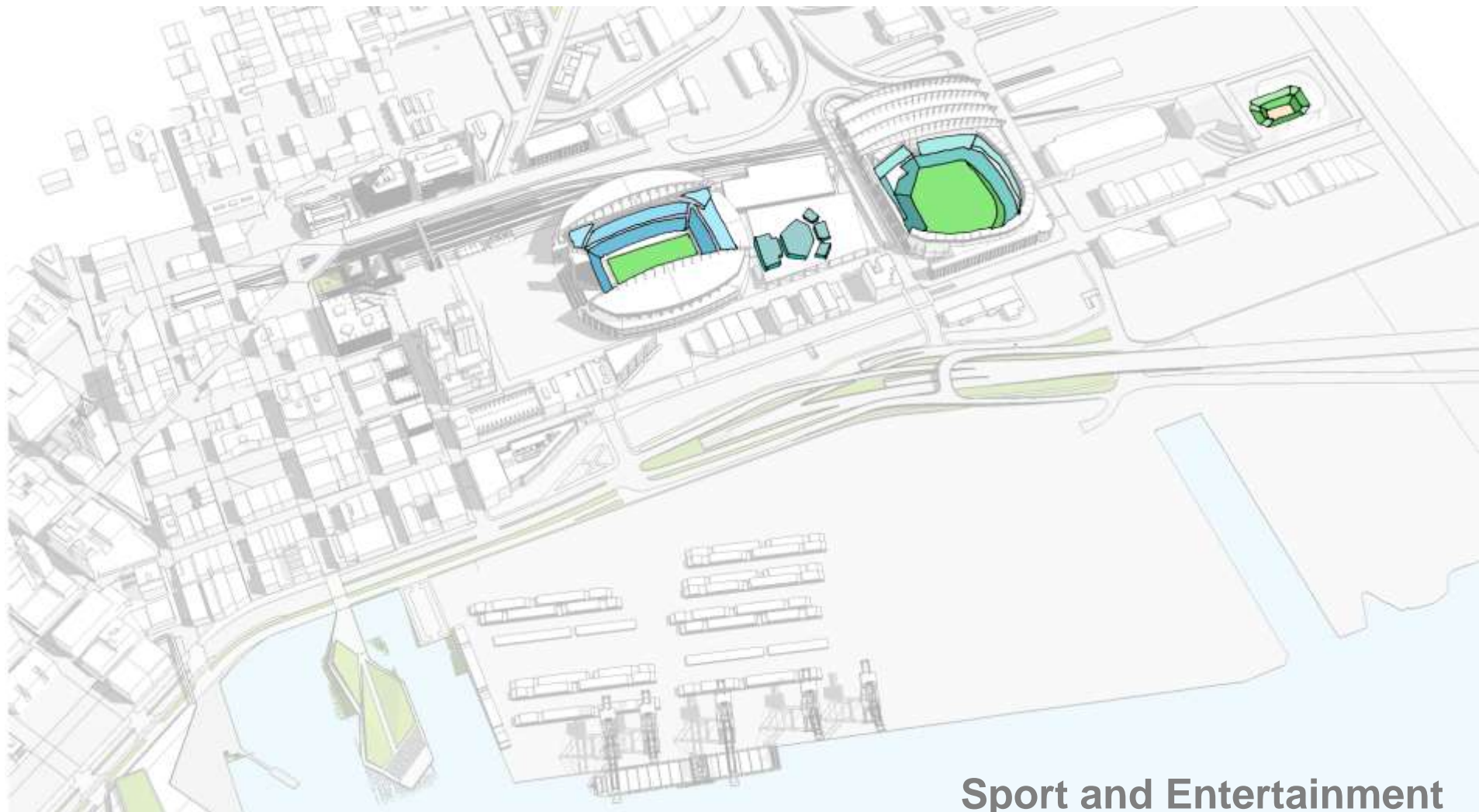
Operations Relative To

- District Programing
- OPEX Sharing



Implementation

- Agreements
- Disposition/Acquisition
- Timing
- Roles/Responsibilities

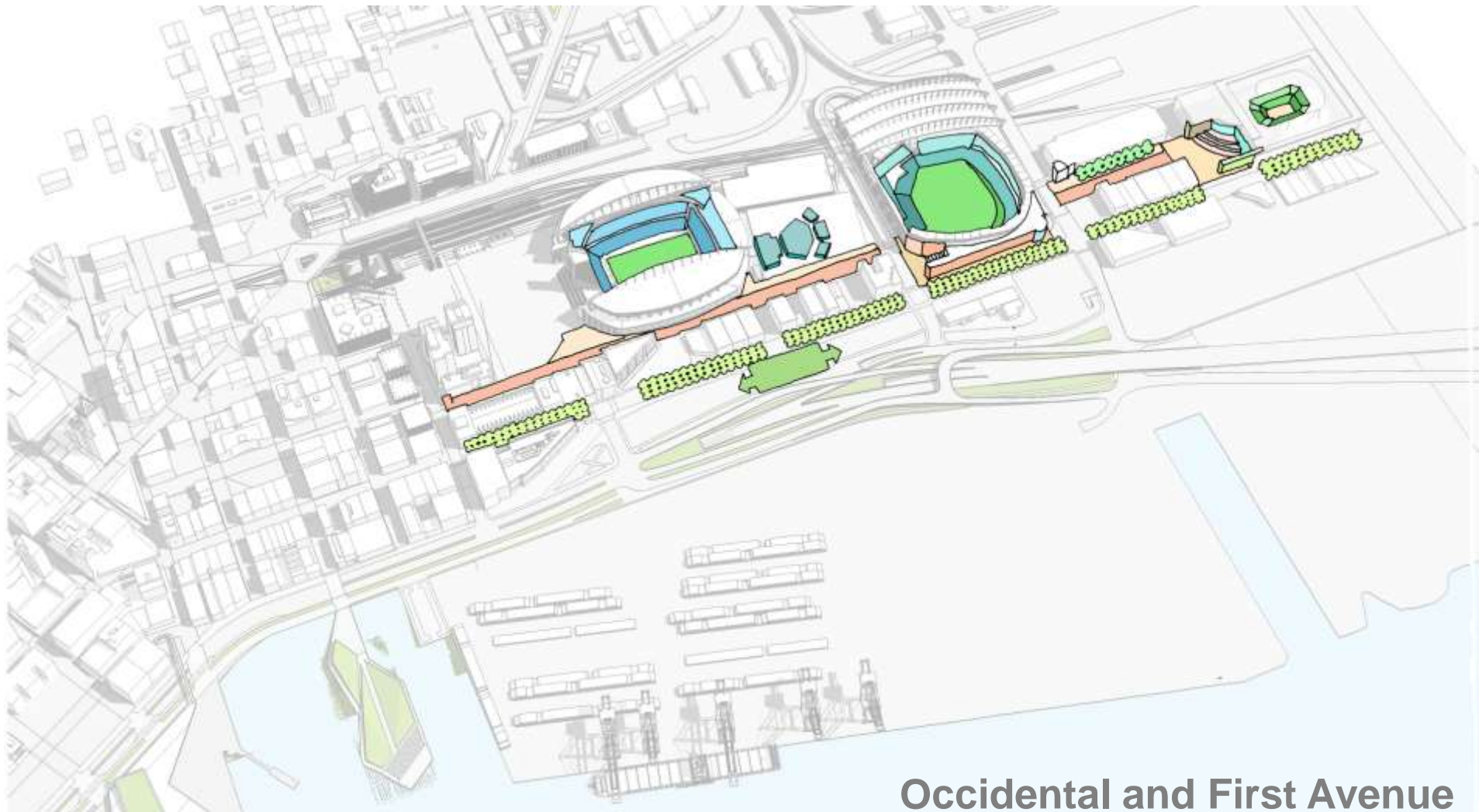


Sport and Entertainment

Public Realm



District Open Space
Public Realm



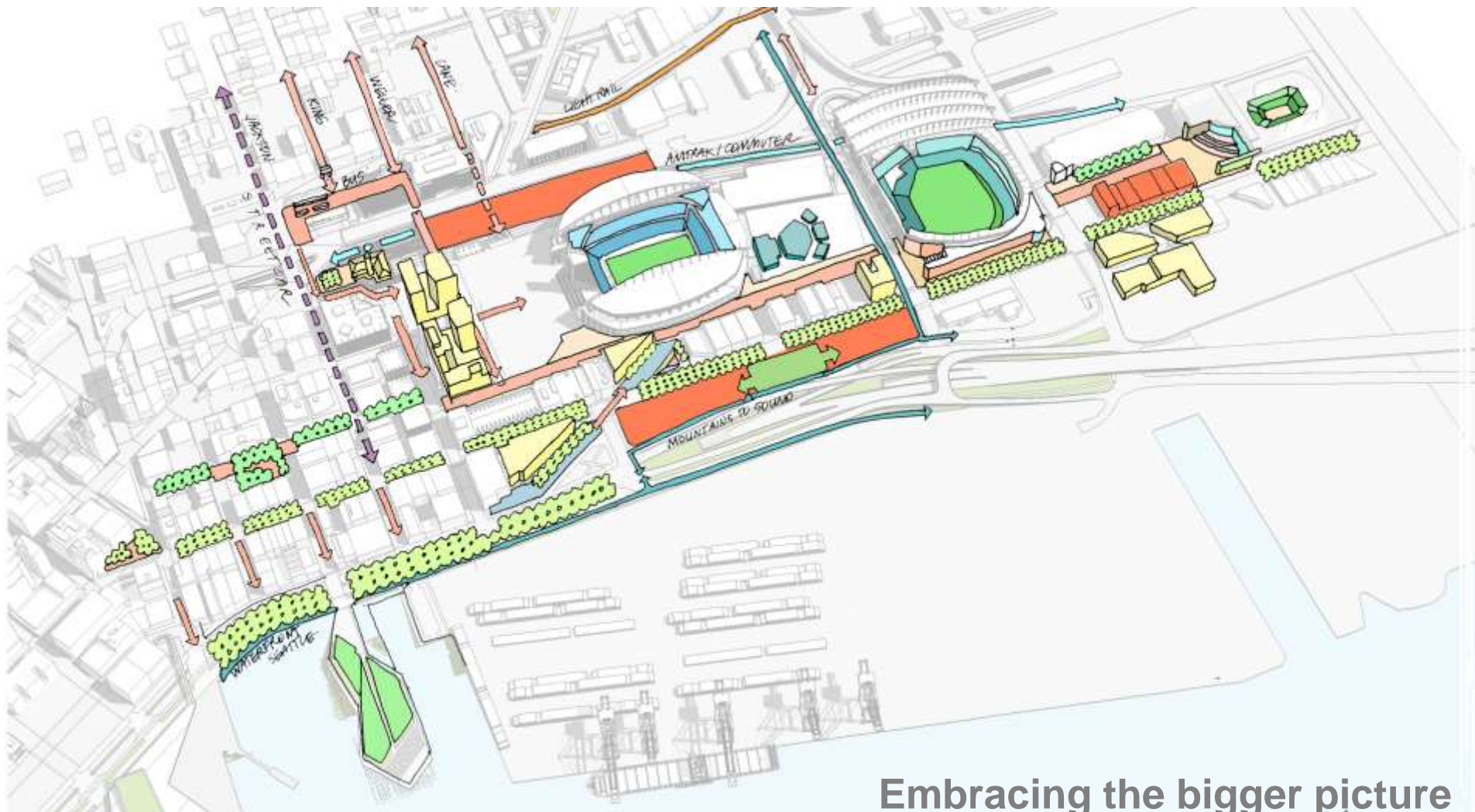
Occidental and First Avenue

Public Realm



New and planned development and catalyst sites

Public Realm



Embracing the bigger picture

Public Realm

Thank you.