

SEATTLE ARENA

APRIL 4, 2013
SEATTLE DESIGN COMMISSION
OCCIDENTAL AVE STREET VACATION
NEIGHBORHOOD CONTEXT

INTRODUCTION

This document is the first in a series of City of Seattle Design Commission submittals made in reference to a proposed arena to be located within the 'Stadium Overlay District' specifically in reference to the proposed vacation of Occidental Ave from Massachusetts St to Holgate St.

This initial document pertains to the neighborhood context surrounding the arena site.

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APRIL 4, 2013

SWIFT COMPANY LLC

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PROJECT DESCRIPTION

THE PROJECT'S ADDRESS IS 1700 1ST AVENUE SOUTH, SEATTLE, WASHINGTON.

IT IS WITHIN THE BLOCK BOUNDED BY HOLGATE STREET TO THE SOUTH, TRAIN TRACKS TO THE EAST, 1ST AVENUE TO THE WEST, AND SOUTH MASSACHUSETTS STREET TO THE NORTH.

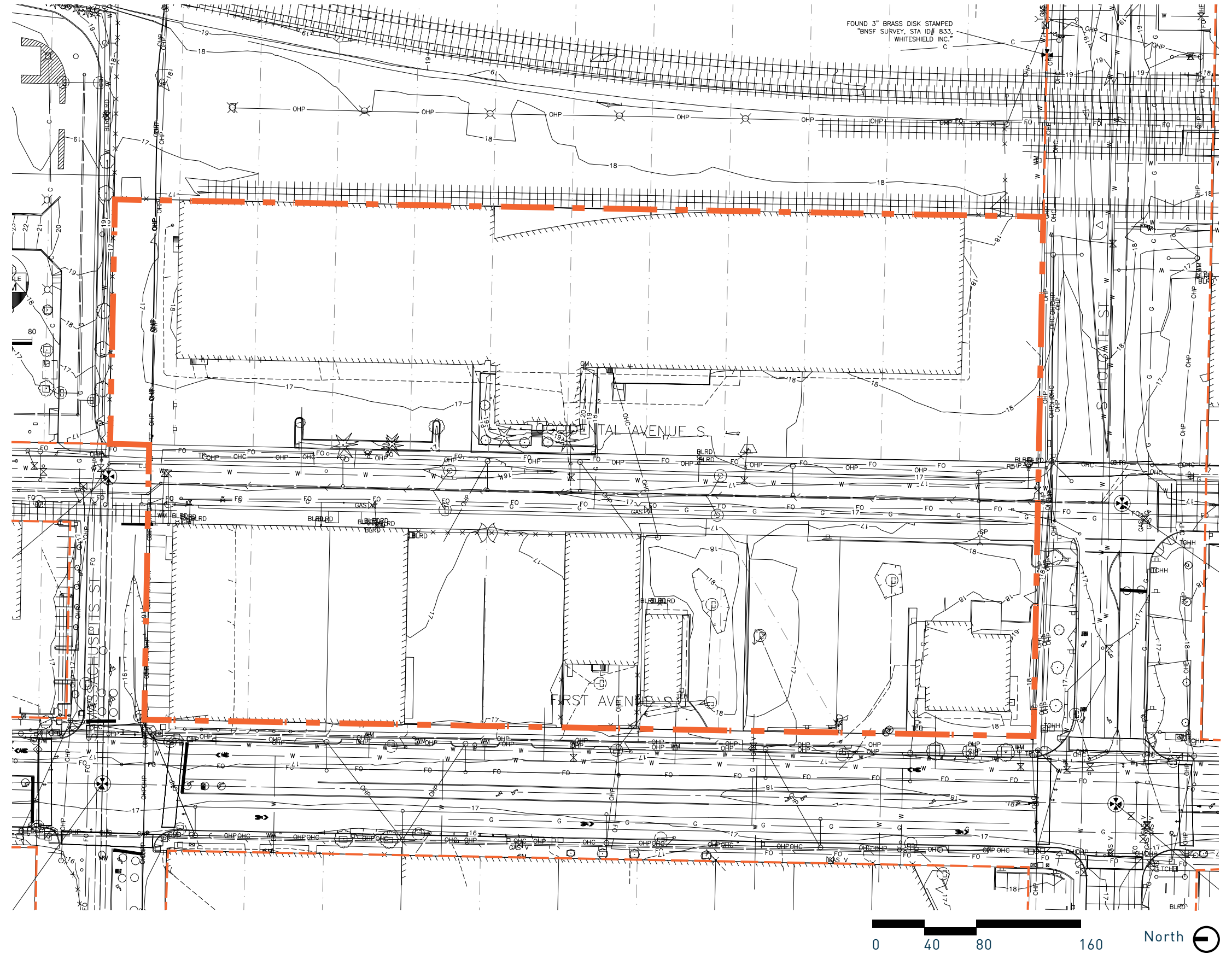
THE PROJECT IS LOCATED IN THE INDUSTRIAL COMMERCIAL-85 ZONE, AND IS LOCATED IN THE STADIUM AREA OVERLAY AND THE GREATER DUWAMISH MANUFACTURING INDUSTRIAL CENTER OVERLAY.

THE SITE IS WITHIN THE DOWNTOWN DESIGN REVIEW BOARD'S BOUNDARIES.



SITE SURVEY

EXISTING SITE INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON DECEMBER 13, 2012 BY PACE. 11255 KIRKLAND WAY, SUITE 300, KIRKLAND, WA, 98033, P: 425.827.2014.



LEGAL DESCRIPTION

THE WEST 187.5 FEET OF LOTS 1 THROUGH 11, BLOCK 319, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON;

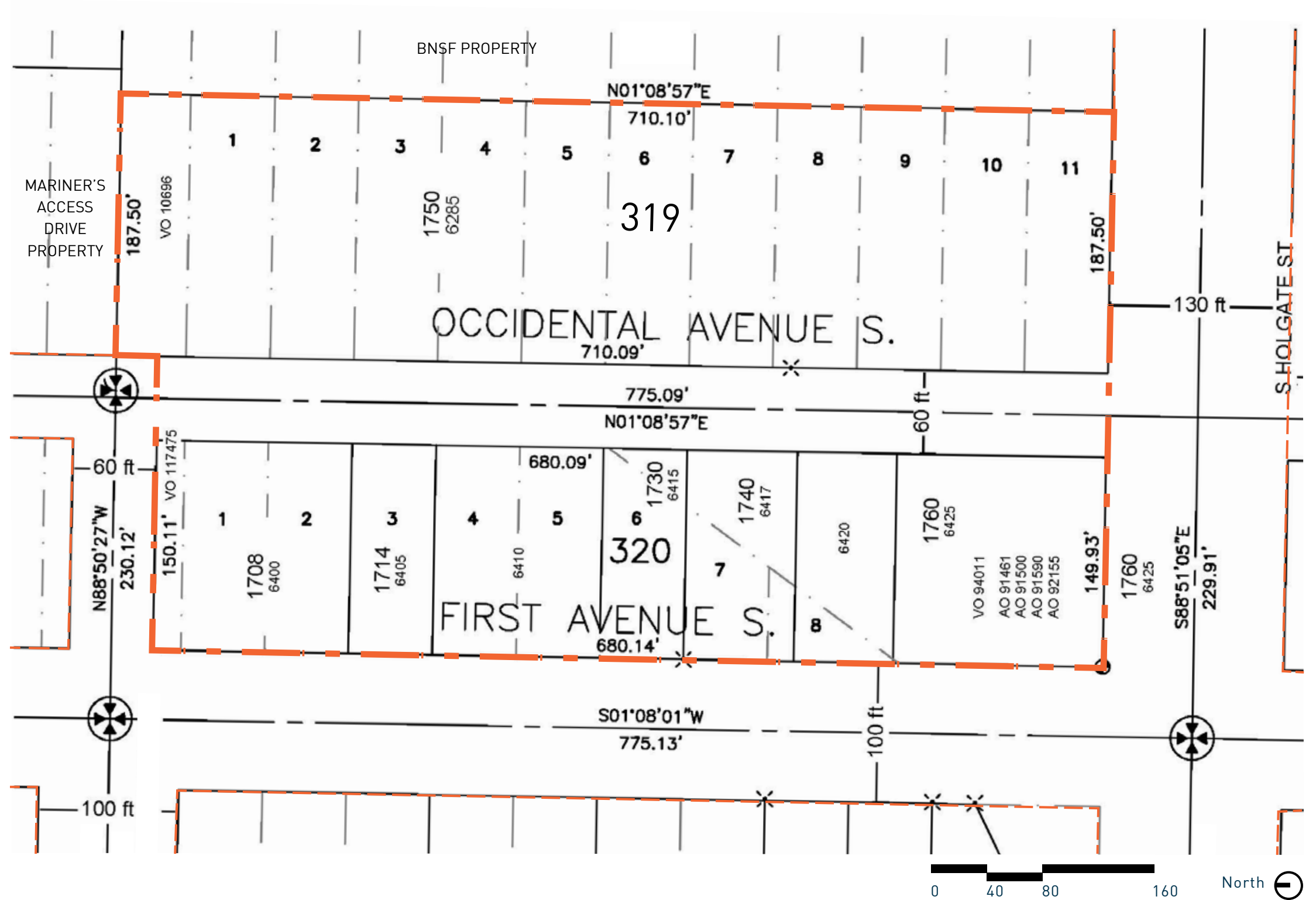
TOGETHER WITH THE SOUTH HALF OF VACATED MASSACHUSETTS STREET ADJOINING THE WEST 187.5 FEET OF SAID LOT 1;

LOTS 1 THROUGH 8 INCLUSIVE, IN BLOCK 320, SEATTLE TIDELANDS, IN KING COUNTY, WASHINGTON, AS SHOWN ON THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON;

TOGETHER WITH THE SOUTH 20 FEET OF SOUTH MASSACHUSETTS STREET, ADJACENT, VACATED UNDER ORDINANCE NUMBER 117475, AS WOULD ATTACH BY OPERATION OF LAW;

TOGETHER WITH VACATED SOUTH HOLGATE STREET, VACATED BY THE CITY OF SEATTLE ORDINANCE NO. 94011, DESCRIBED AS FOLLOWS:

SOUTH HOLGATE STREET LYING NORTH OF THE PRODUCTION WEST OF THE SOUTH LINE OF LOT 11, BLOCK 319, SEATTLE TIDE LANDS, AND BETWEEN THE PRODUCTION SOUTH OF THE EAST AND WEST LINES OF BLOCK 320, SEATTLE TIDE LANDS.

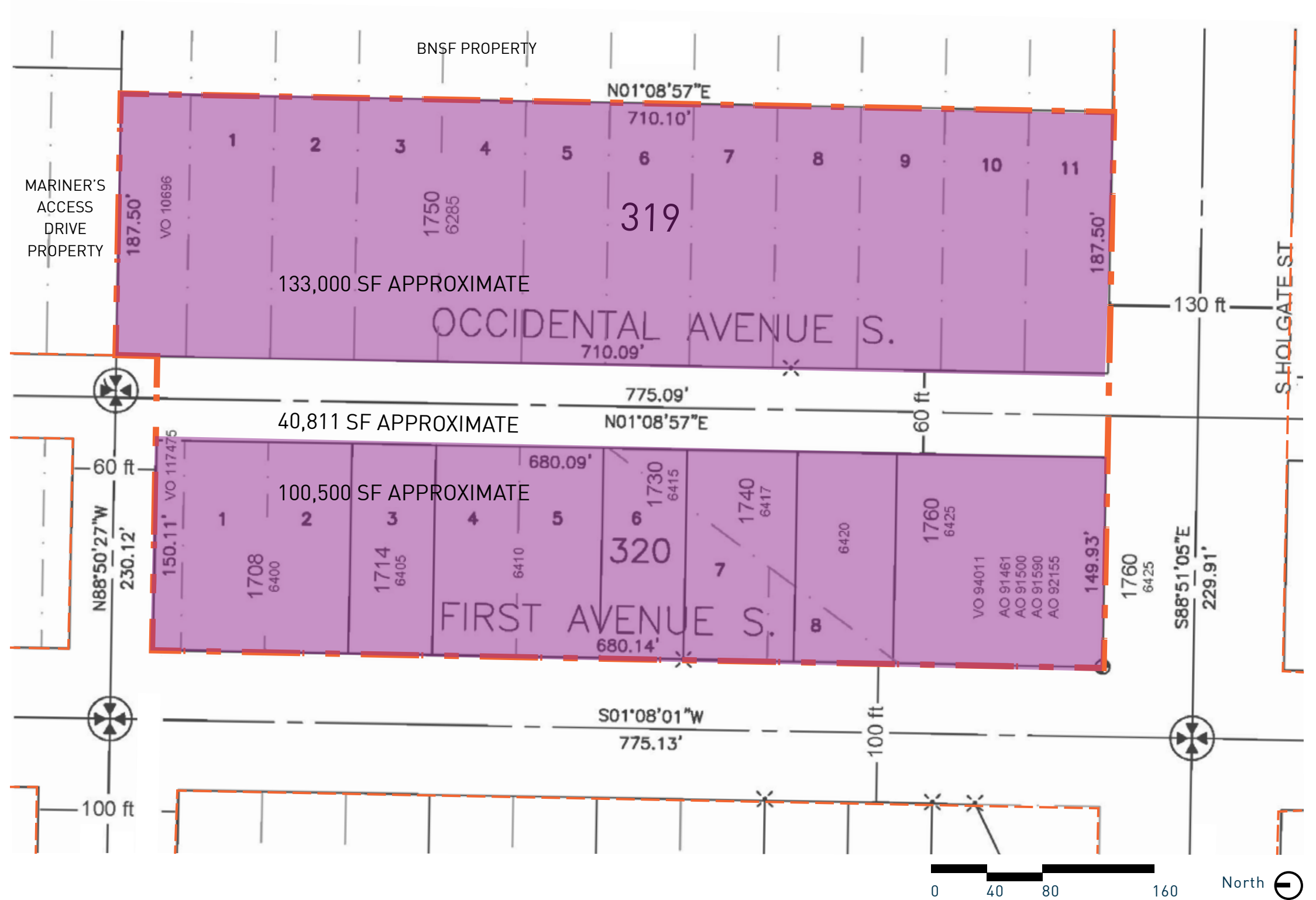


DEVELOPMENT POTENTIAL INCREASE

THE EXISTING PROPERTIES COMBINE FOR AN APPROXIMATE TOTAL OF 233,500 SF.

THE PROPOSED STREET VACATION CONTAINS 40,811 SF OR +/- 0.937 ACRES.

WITH THE STREET VACATION THE PROPERTY AREA INCREASES TO 274,311 SF OR A 17.5% INCREASE.



PROPOSAL:

THE PROJECT SITE CURRENTLY CONSISTS OF EIGHT TAX PARCELS. ONE LARGE TAX PARCEL IS LOCATED ON THE EAST SIDE OF THE PROJECT SITE AND SEVEN TAX PARCELS FRONT 1ST AVENUE SOUTH ON THE WEST. THE TAX PARCELS ARE BISECTED BY OCCIDENTAL AVENUE SOUTH.

OCCIDENTAL AVENUE SOUTH FROM MASSACHUSETTS ST TO HOLGATE ST IS PROPOSED TO BE VACATED AS PART OF THE PROJECT.

THE PROJECT PROPOSES TO CONSTRUCT AN APPROXIMATELY 700,000 SF MULTIPURPOSE ARENA CONTAINING 18,000 TO 20,000 SEATS ON THE SITE.

VACATING THE STREET WILL ALLOW THE PROJECT TO COMBINE THE TAX PARCELS NOW SEPARATED BY OCCIDENTAL AVENUE. THE VACATION ALLOWS FOR A PROJECT SITE THAT IS SUFFICIENTLY SIZED TO ACCOMMODATE A MULTIPURPOSE ARENA. MOST ARENAS ARE 370'-430' WIDE AND 680'-740' LONG BUT VARY BASED ON SITE CONDITIONS.

WITH THE STREET VACATION, THE DEVELOPABLE AREA OF THE PROPERTY INCREASES BY APPROXIMATELY 17.5%.

NO VACATION ALTERNATIVE:

IF THE ALLEY WERE NOT VACATED, THE RESULTING "NO VACATION" ALTERNATIVE WOULD CONSIST OF TWO SMALLER DEVELOPMENT TAX PARCELS. THE NO VACATION ALTERNATIVE WOULD NOT ALLOW FOR A MULTIPURPOSE ARENA IN THIS LOCATION GIVEN THE SITE DIMENSIONS AND CHALLENGES. THEREFORE, THE NO VACATION ALTERNATIVE SHOWS WHAT COULD BE BUILT AS POTENTIAL OFFICE OR INDUSTRIAL BUILDINGS ON THE PROJECT SITE.

PLEASE SEE THE ATTACHED SITE PLANS AND MASSING STUDIES OF THE PROJECT SITE WITH THE STREET VACATION AND WITHOUT THE STREET VACATION.








LOOKING NORTH FROM OCCIDENTAL AVE S. AND S. HOLGATE ST.

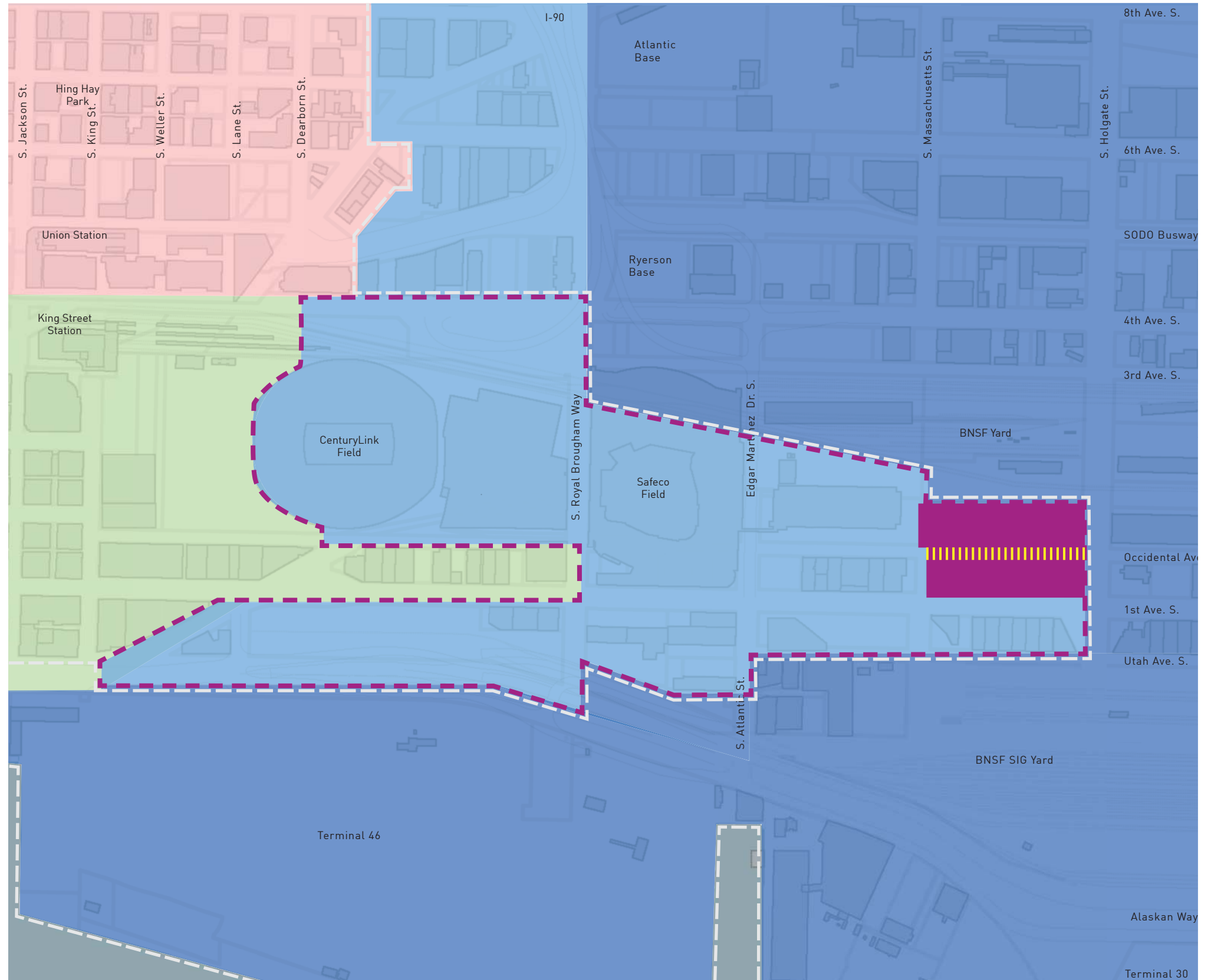
CITY PLANNING GOALS

THE ARENA PROJECT SITE IS SITUATED WITHIN THE ALREADY ESTABLISHED STADIUM OVERLAY DISTRICT. BY LOCATING THE ARENA AT THE PROPOSED SITE, THE PROJECT IS REINFORCING AND MAKING STRONGER, THE INTENT OF HAVING SIGNIFICANT SPORTS VENUES IN A PLANNED, CONCENTRATED CLUSTER. IT PROVIDES EFFICIENCIES IN PARKING AND TRANSPORTATION STRATEGIES THAT SERVICE THESE VENUES.

LEGEND

-  MIC BOUNDARY
-  INDUSTRIAL COMMERCIAL
-  INDUSTRIAL GENERAL 1 + 2
-  PIONEER SQUARE MIXED
-  INTERNATIONAL DISTRICT
-  STADIUM TRANSITION AREA OVERLAY
-  ARENA SITE
-  PROPOSED STREET VACATION

NOTE: PROJECT SITE ADJOINING BLOCKS HAVE 85' HEIGHT LIMIT



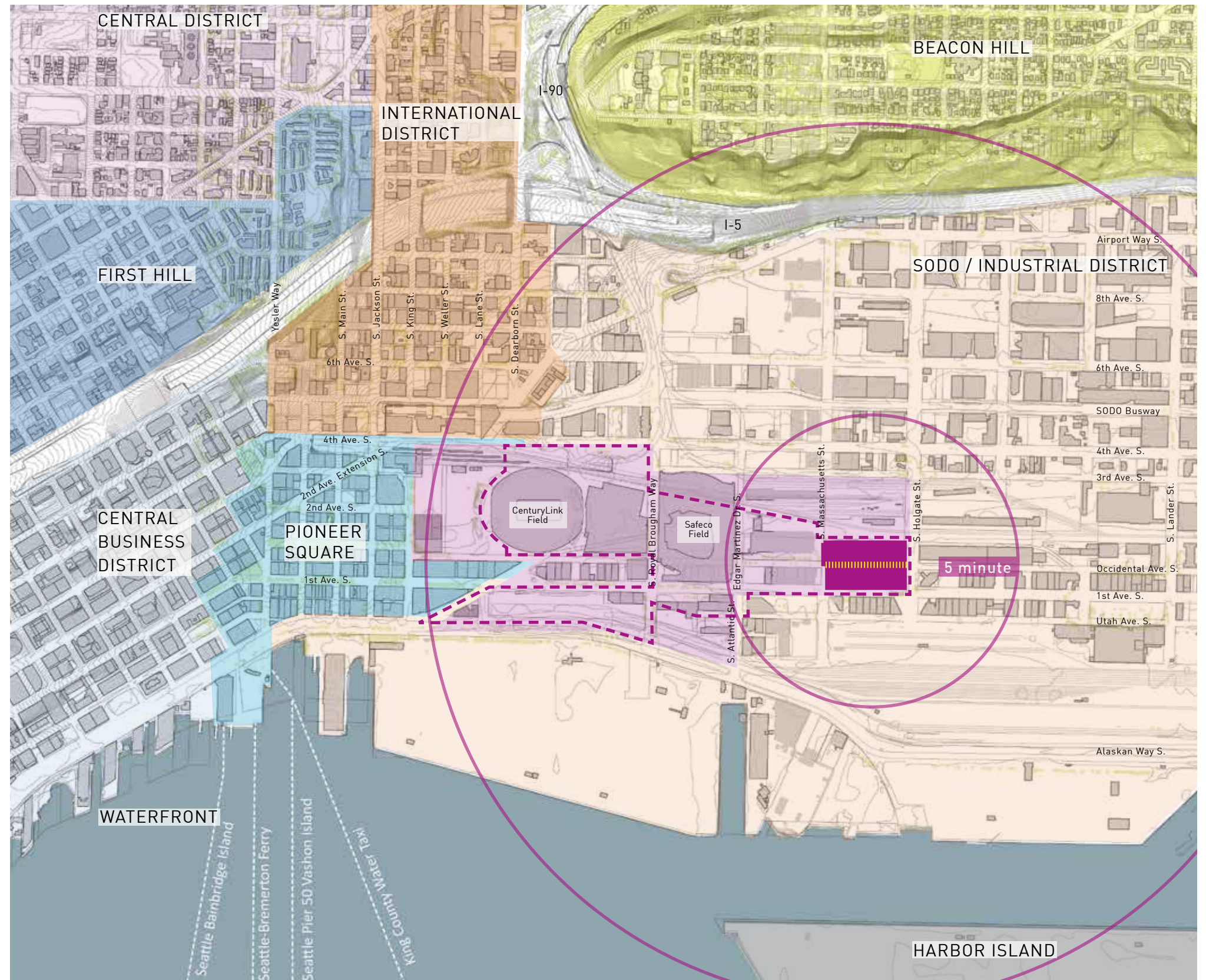
NEIGHBORHOOD PLANNING GOALS

THE ARENA CONTRIBUTES TO THE ADVANCEMENT OF THE NEIGHBORHOOD IN SEVERAL WAYS, INCLUDING PROVIDING A LINK BETWEEN THE STADIUMS TO THE NORTH AND THE NEIGHBORHOOD BUSINESSES SOUTH, PROVIDING RETAIL OPPORTUNITIES ALONG 1ST AVENUE, AND CREATING THE FIRST SIZEABLE PIECE OF PLANNED PUBLIC OPEN SPACE IN THE SURROUNDING NEIGHBORHOOD. WITH APPROXIMATELY 150 EVENTS A YEAR, THE PROJECT BRINGS SEVERAL THOUSAND PATRONS TO THE NEIGHBORHOOD WHO WILL FREQUENT THE SHOPS AND RESTAURANTS.

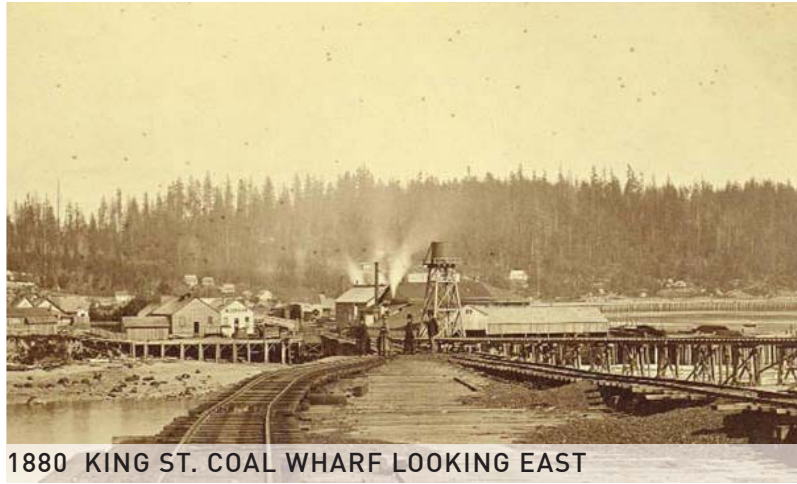
LEGEND

- PIONEER SQUARE
- CENTRAL BUSINESS DISTRICT
- INTERNATIONAL DISTRICT
- HARBOR ISLAND
- SODO/INDUSTRIAL DISTRICT
- BEACON HILL
- FIRST HILL
- CENTRAL DISTRICT
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- PROPOSED STREET VACATION

SOURCE: CITY OF SEATTLE ECONOMIC DEVELOPMENT



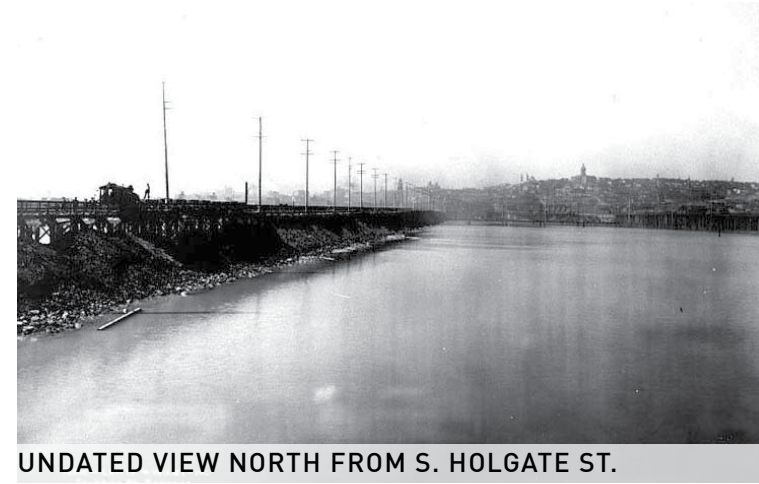
CLAIMING THE TIDELANDS



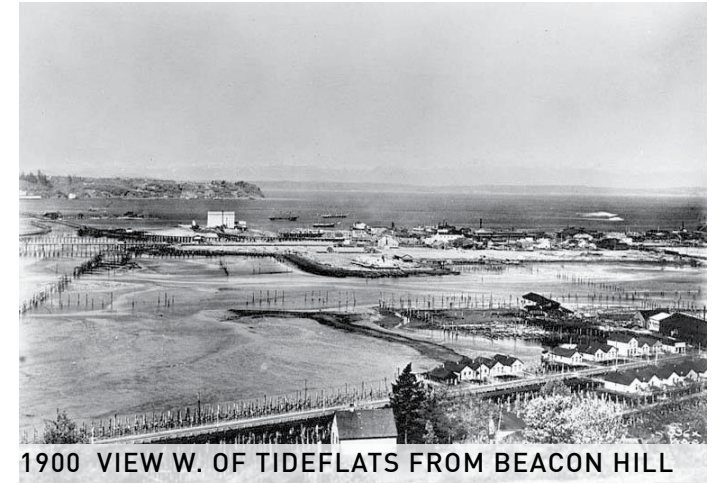
1880 KING ST. COAL WHARF LOOKING EAST



1891 SEATTLE AFTER THE GREAT FIRE

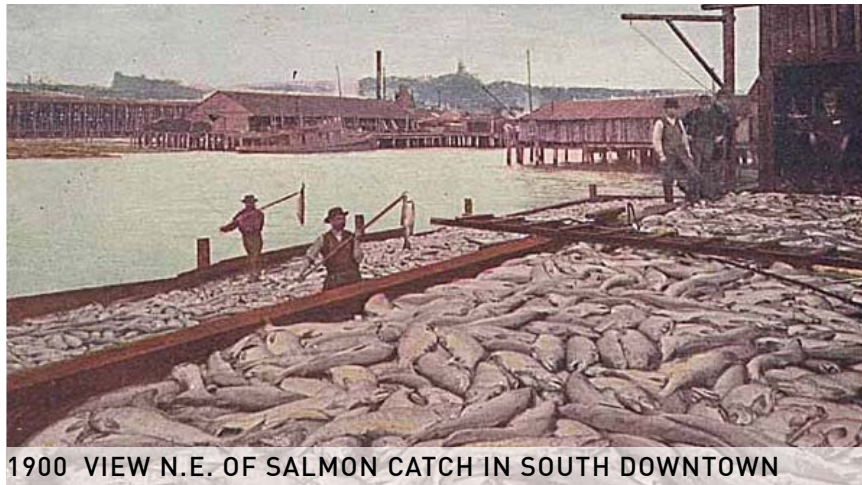


UNDATED VIEW NORTH FROM S. HOLGATE ST.



1900 VIEW W. OF TIDEFLATS FROM BEACON HILL

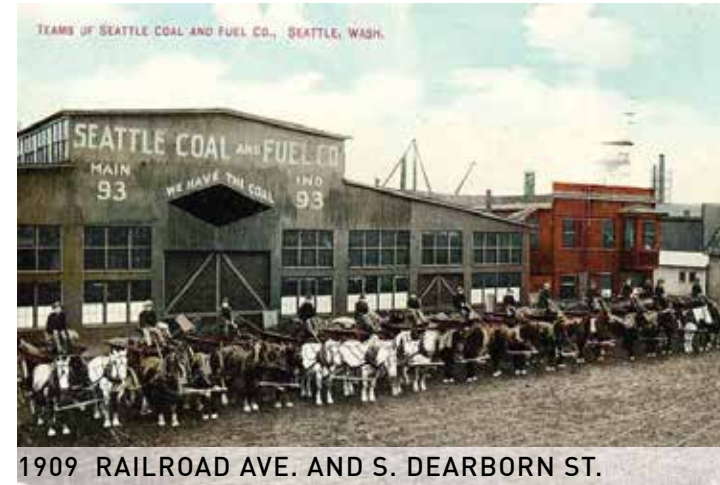
TRANSPORTATION & TRADE



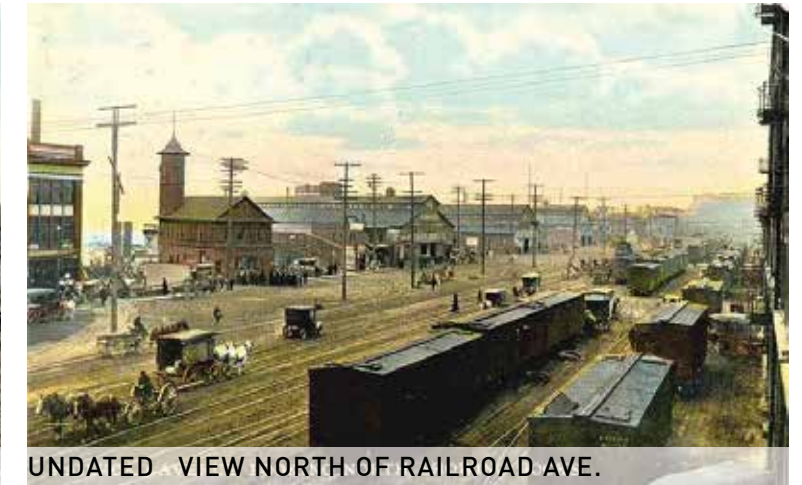
1900 VIEW N.E. OF SALMON CATCH IN SOUTH DOWNTOWN



1901 VIEW N.W. FROM 9TH AVE. S. & S. HOLGATE

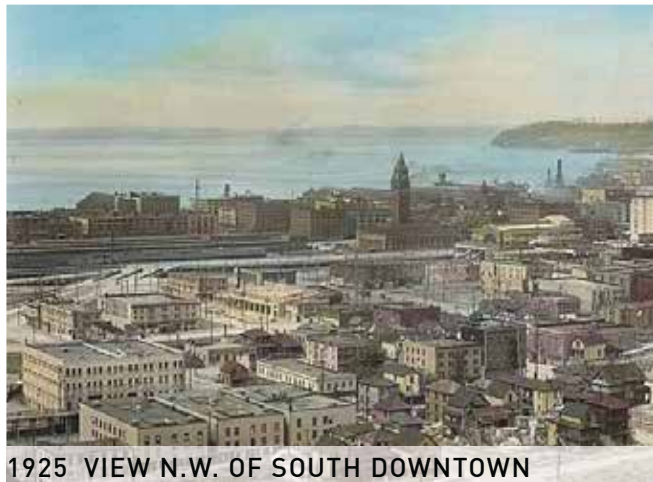


1909 RAILROAD AVE. AND S. DEARBORN ST.



UNDATED VIEW NORTH OF RAILROAD AVE.

CITY BUILDING



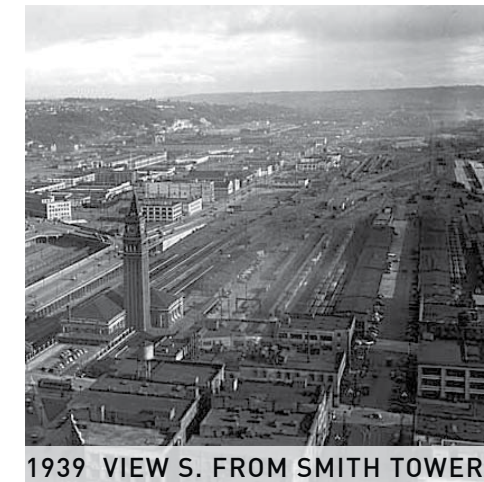
1925 VIEW N.W. OF SOUTH DOWNTOWN



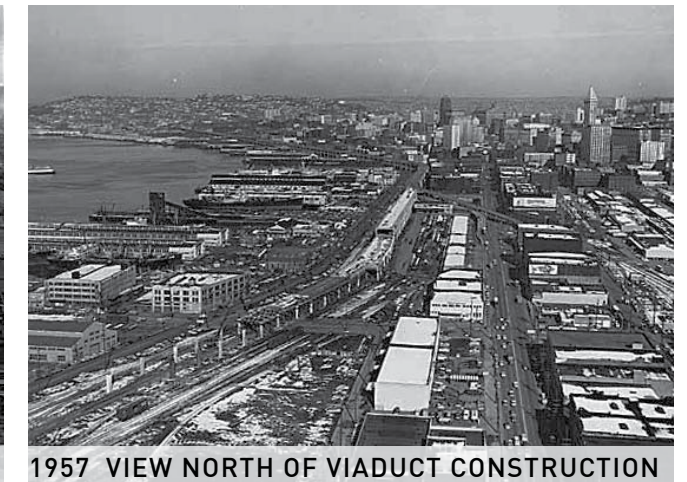
1931 HOOVERVILLE AT ATLANTIC ST.



1932 VIEW S. FROM KING ST. STATION TOWER



1939 VIEW S. FROM SMITH TOWER



1957 VIEW NORTH OF VIADUCT CONSTRUCTION



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SPORTS DISTRICT SITE



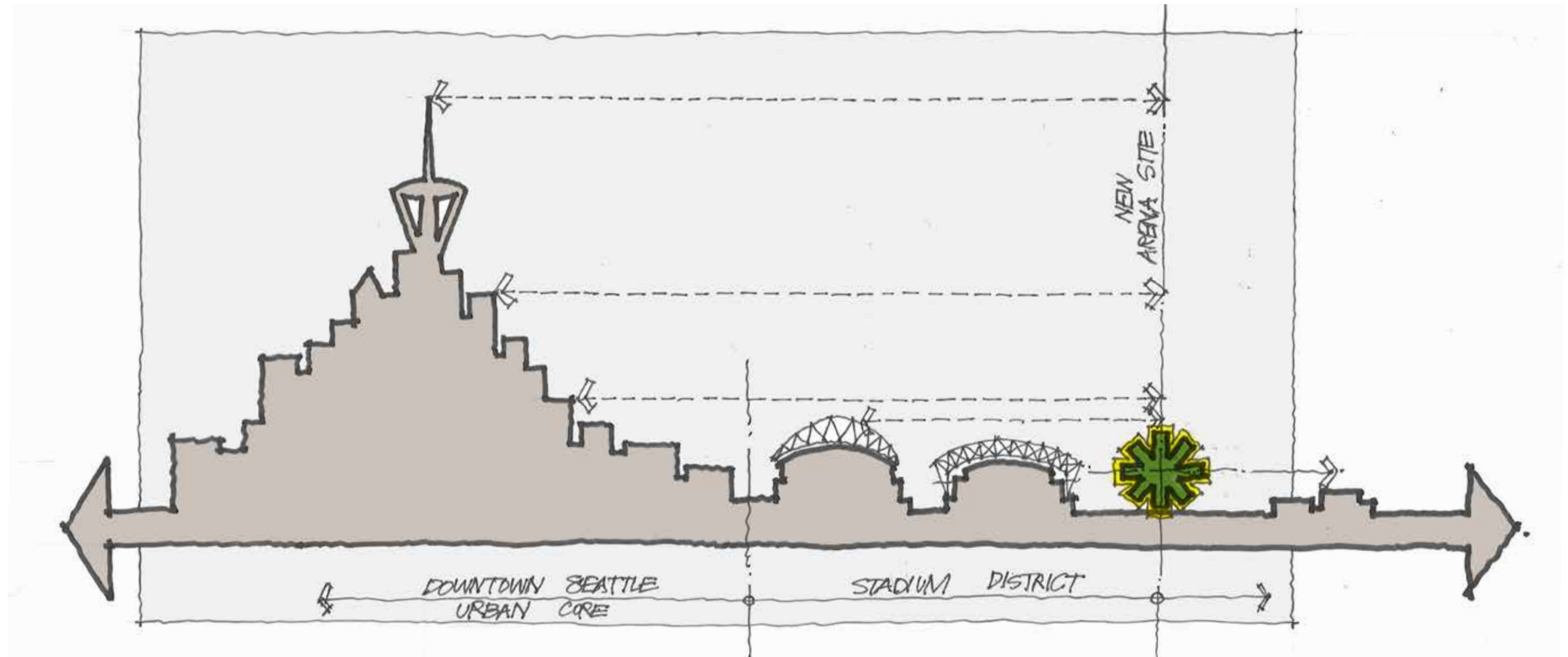
1926 SPORTS DISTRICT SITE



1998 SPORTS DISTRICT SITE



2012 SPORTS DISTRICT SITE

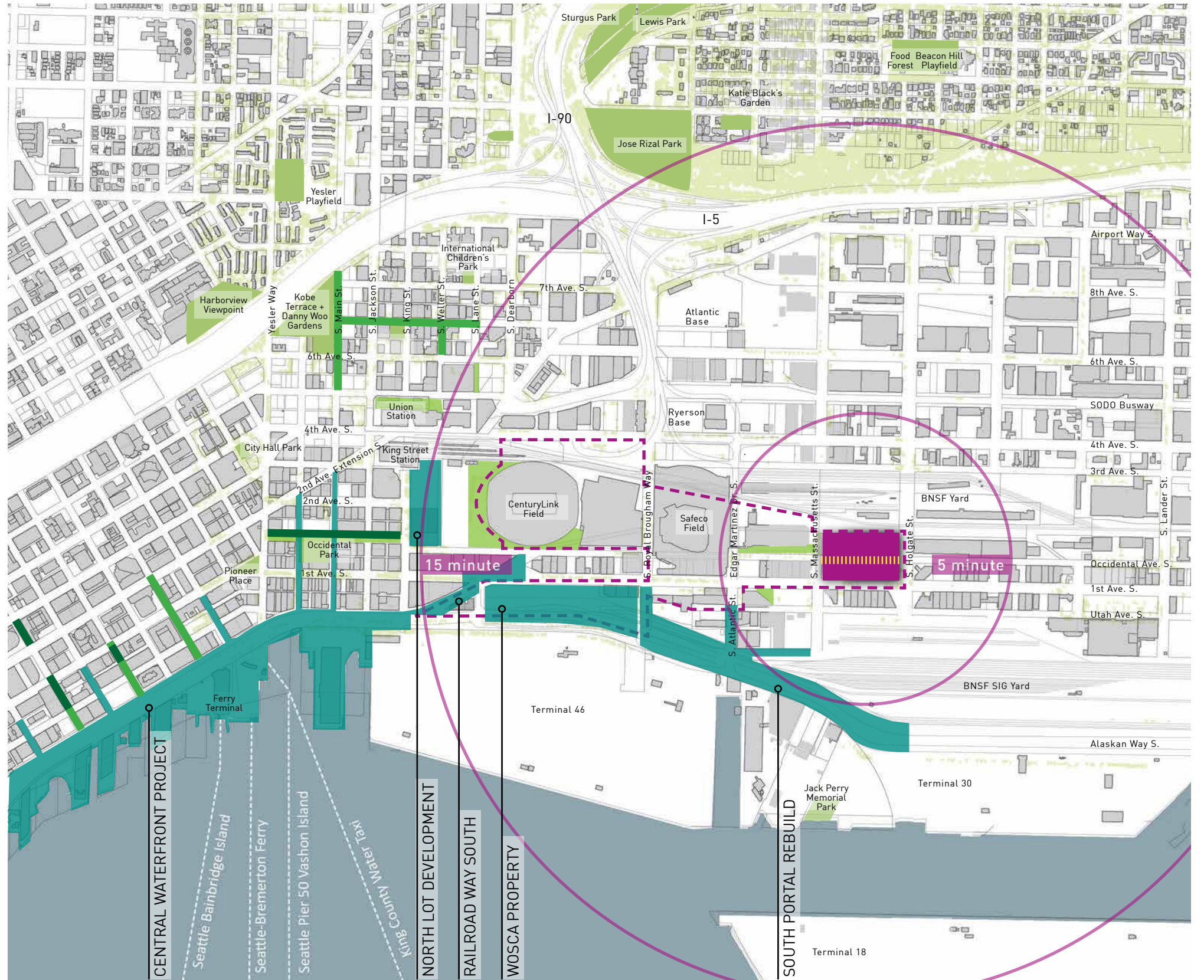


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TRANSFORMATIONAL PROJECTS DIAGRAM

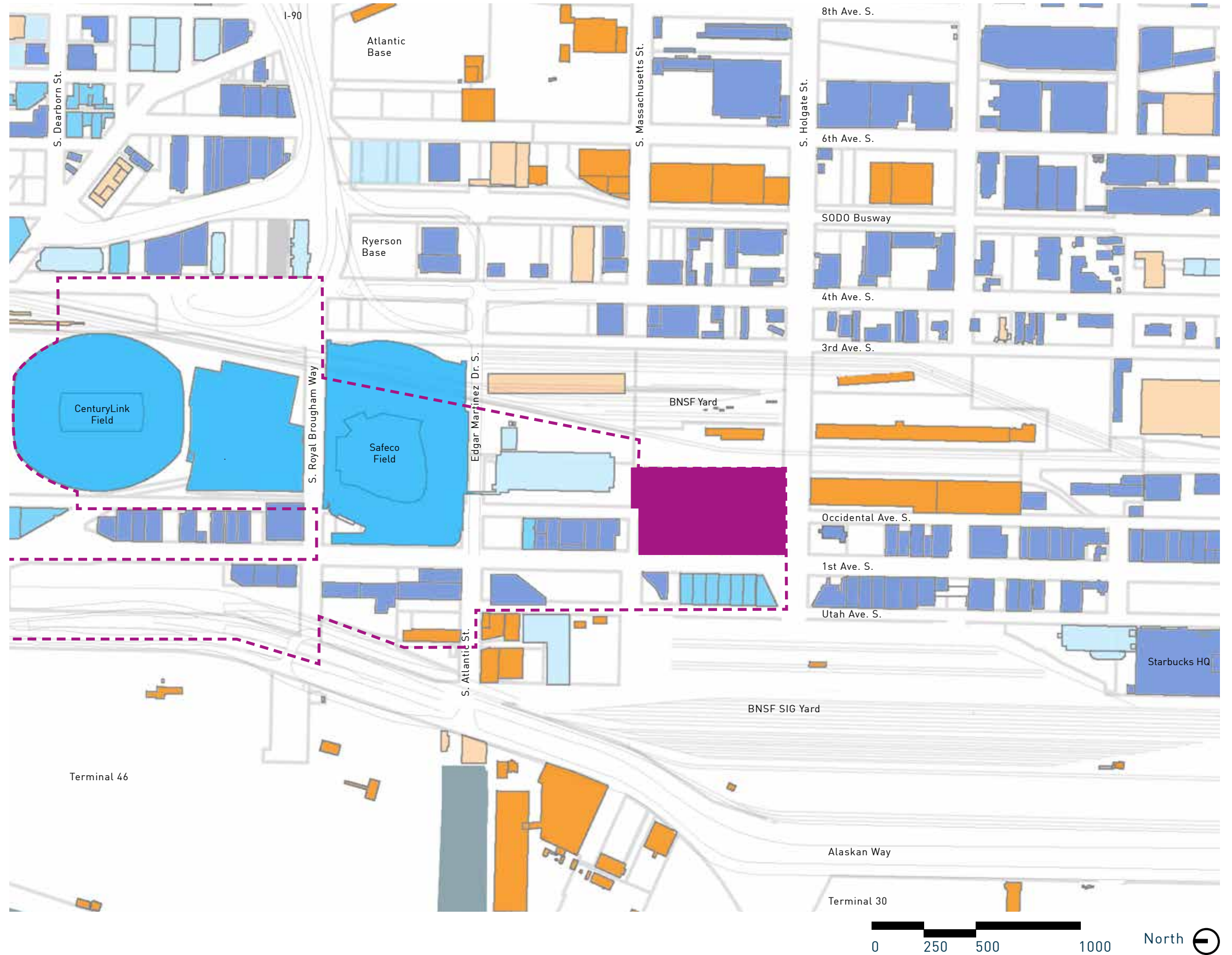


LEGEND

- TRANSFORMATIONAL PROJECTS
- IMPLEMENTED GREEN STREET
- DESIGNATED GREEN STREET
- EXISTING PUBLIC OPEN SPACE
- TREE CANOPY
- PROPOSED STREET VACATION
- WALKING DISTANCE
- STADIUM TRANSITION ZONE
- ARENA SITE



EXISTING USE DIAGRAM

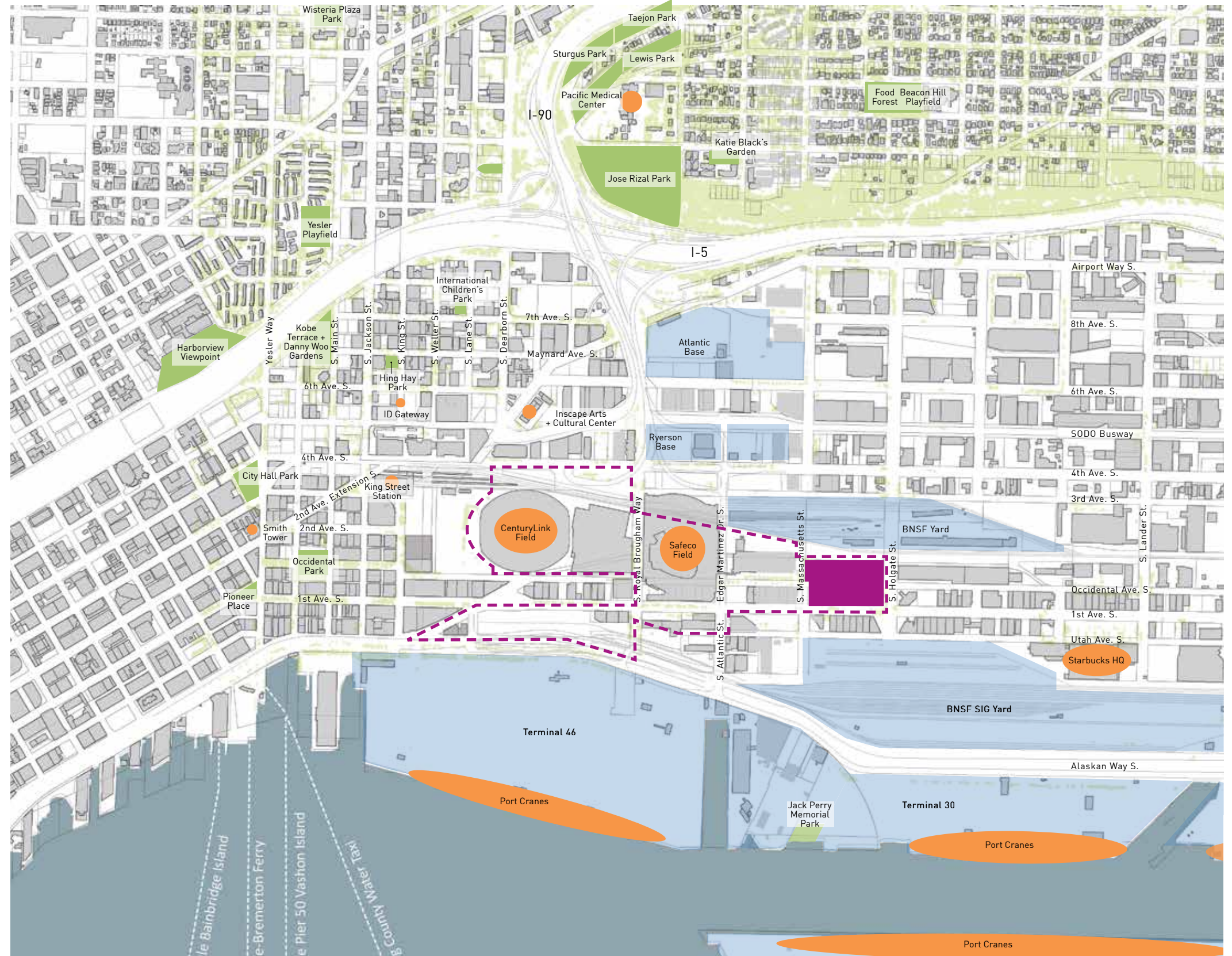


LEGEND

- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- COMMERCIAL
- STADIUM
- MIXED USE
- PARKING
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL



DISTRICT FORM DIAGRAM



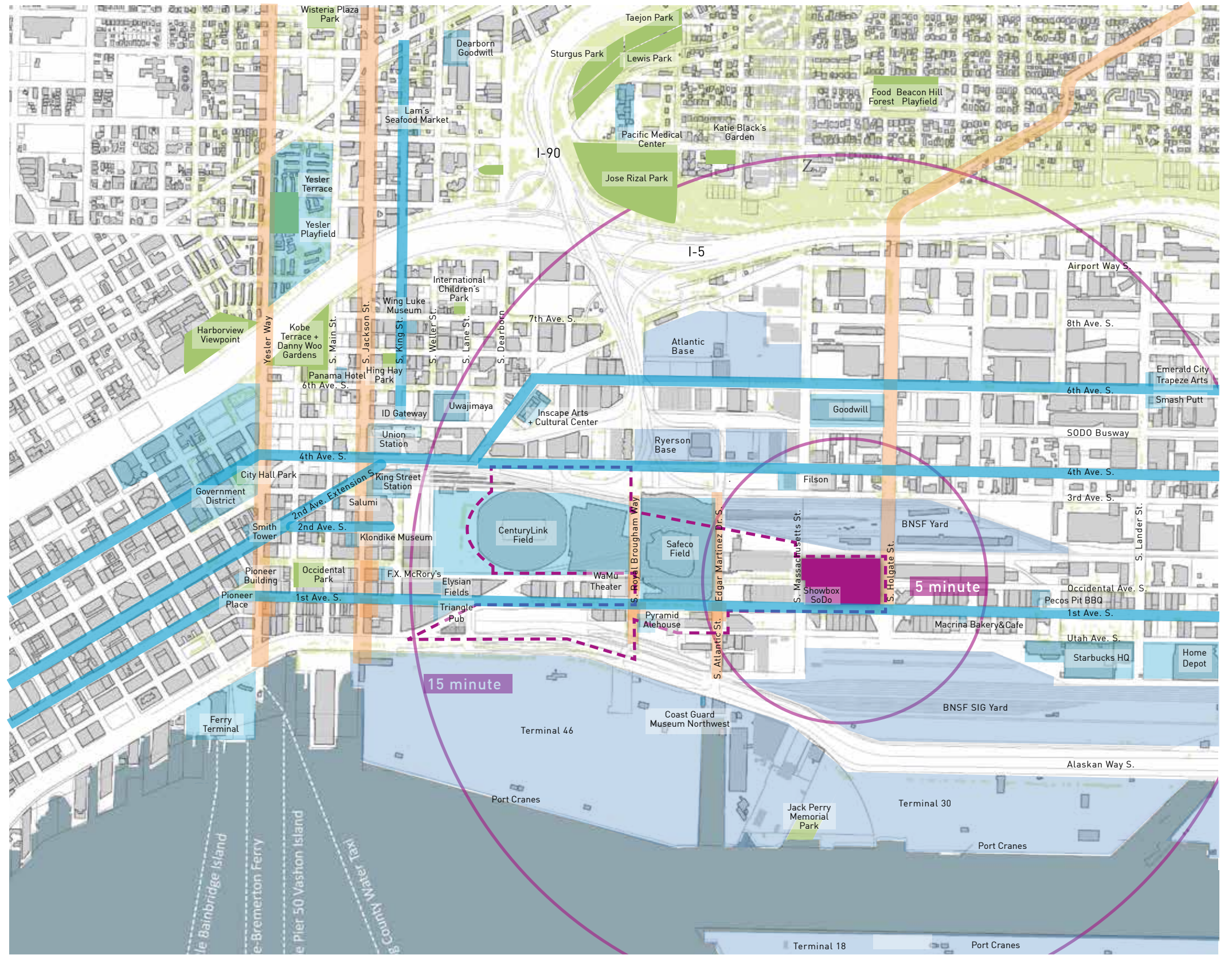
LEGEND

- ICONIC STRUCTURES
- EXISTING PUBLIC OPEN SPACE
- TREE CANOPY
- INDUSTRIAL YARDS
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE



SEATTLE ARENA
APRIL 4, 2013

CONNECTIONS + CITY LIFE DIAGRAM



LEGEND

- E-W CITY WIDE CONNECTORS
- EXISTING PUBLIC OPEN SPACE
- TREE CANOPY
- INDUSTRIAL YARDS
- DESTINATIONS
- ACTIVITY CORRIDORS
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE



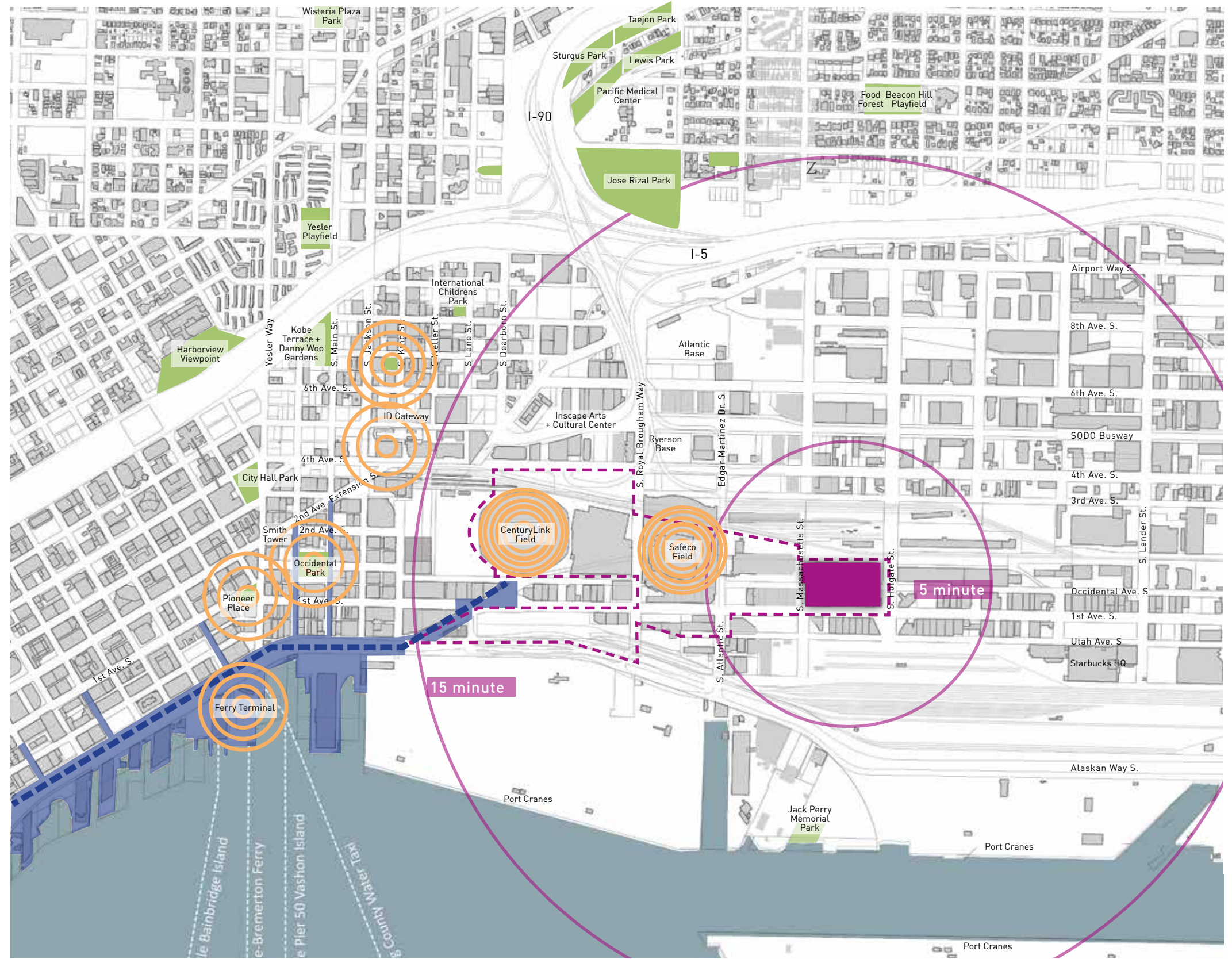
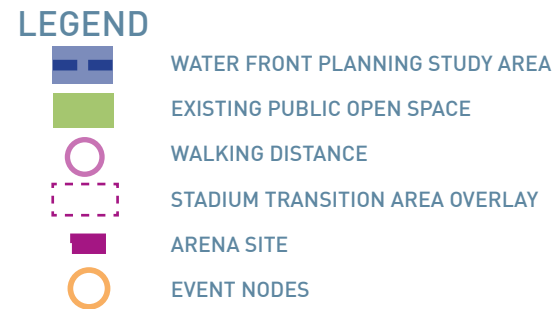
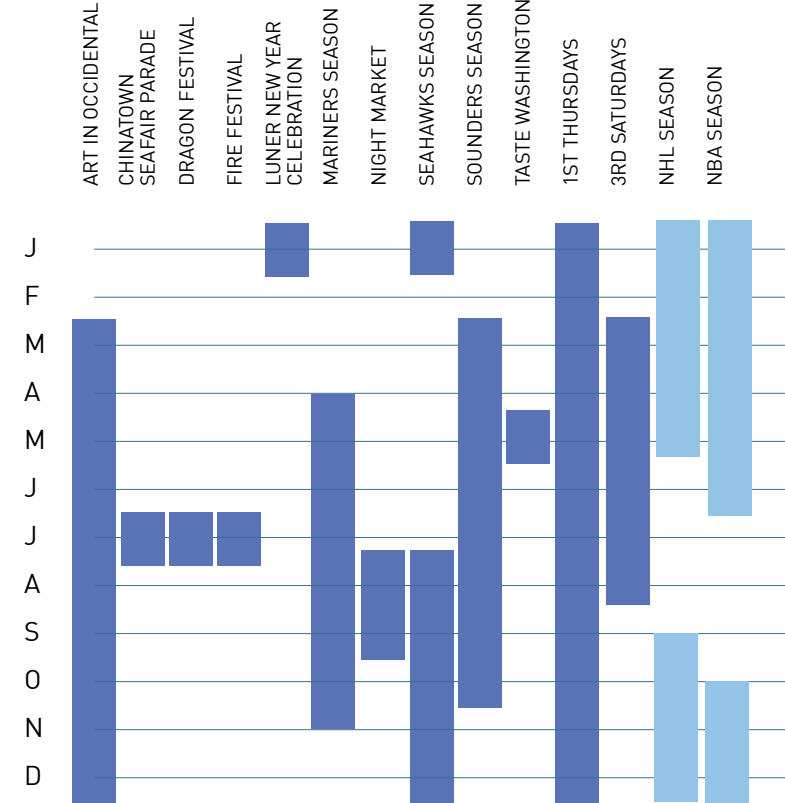
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COMMUNITY ACTIVITIES + VITALITY DIAGRAM



DISTRICT URBAN ANALYSIS

BUILDING CHARACTER:

WITH THE EXCEPTION OF THE STADIUMS, BUILDINGS IN THE DISTRICT ARE TYPICALLY 1 TO 6 STORIES WITH BRICK, CONCRETE, OR WOOD FACADES. THE MAJORITY OF THE BUILDING STOCK DATES FROM THE EARLY 20TH CENTURY. NEWER CONSTRUCTION HAS PRIMARILY OCCURRED ON 1ST AVENUE SOUTH BETWEEN KING STREET AND SOUTH LANDER STREET. PORT AND RAIL INFRASTRUCTURE DOMINATES WEST FROM UTAH AVE SOUTH AND EAST FROM OCCIDENTAL AVENUE SOUTH.

STREETScape:

PARKING LOT FRONTAGES ARE COMMON THROUGHOUT THE AREA AND MANY LOTS WITHIN THE DISTRICT ARE SURFACE PARKING LOTS. A MAJORITY OF THE STREETS ARE WITHOUT CURB AND SIDEWALK IMPROVEMENTS. ON THESE STREETS, INCLUDING OCCIDENTAL BETWEEN SOUTH MASSACHUSETTS AND SOUTH HOLGATE, ON-STREET PARKING IS NON-DESIGNATED AND AD-HOC.

ROADWAYS FOR MAJOR ARTERIALS (1ST AVE SOUTH, 4TH AVENUE SOUTH, SOUTH HOLGATE STREET, AND EDGAR MARTINEZ DRIVE SOUTH) ARE NEWER, STRIPPED, AND SIGNALIZED THROUGHOUT. MINOR STREETS ARE TYPICALLY IN DISREPAIR WITH MANY ROADBEDS WORN DOWN TO THE ORIGINAL BRICK PAVING. IN THESE INSTANCES, OLD RAIL TRACKS ARE SOMETIMES VISIBLE.

BLOCKS ARE LARGE DUE TO THE AREA'S HISTORY OF LARGE-SCALE INDUSTRIAL ACTIVITIES AND VACATED STREETS.

STREET TREES AND GROVES OCCUR IN ASSOCIATION WITH AREA DEVELOPMENT INCLUDING 1ST AVENUE SOUTH AND FRONTAGES SURROUNDING CENTURYLINK FIELD, SAFECO FIELD AND THE SAFECO GARAGE. FRONTAGES AROUND KING COUNTY METRO'S RYERSON BASE ON 4TH AVE SOUTH INCLUDE STREET TREES AND SOME LARGE STANDS OF TREES EXIST WITHIN THE WSDOT RIGHT-OF-WAY FOR I-90.

PUBLIC OPEN SPACE IS LIMITED TO PLAZAS AROUND CENTURYLINK AND SAFECO FIELDS AND JACK PERRY MEMORIAL PARK BETWEEN PORT TERMINALS 46 AND 30.

COBRA HEAD STREET LIGHTS ARE TYPICAL ON ALL STREETS. PEDESTRIAN LIGHTING IS PROVIDED AROUND BOTH STADIUMS, ALONG 1ST AVENUE TO ROYAL BROUGHAM, AND WITHIN THE SAFECO GARAGE PLAZA.





1 OCCIDENTAL STREETSCAPE

- flexible use
- activated open space

Occidental Ave. between King Street and S. Royal Brougham way is a precedent for a shared use/festival street within the District.



2 CENTURYLINK STREETSCAPE

- wide sidewalks
- building modulation
- public art
- Pioneer Square standard pedestrian lighting

Wide sidewalks and trees around CenturyLink Field contribute to pedestrian safety and the urban forest canopy.



3 CENTURYLINK ENTRY PLAZA

- elevated building entry
- sense of arrival

The elevated entry and monumental staircase at CenturyLink Field creates a sense of arrival for ticketholders.



4 CENTURYLINK PLAZA

- plaza commons
- quality street furnishings

CenturyLink Plaza possesses a wide open character that can serve as a public commons for neighborhood businesses and residences.



5 OCCIDENTAL STREETSCAPE

- festival street
- street front and food truck retail
- multi-use space
- supports neighborhood fabric

Between S. King Street and Royal Brougham Way S., Occidental is a flexible, shared use street that supports and enlivens the existing neighborhood character.



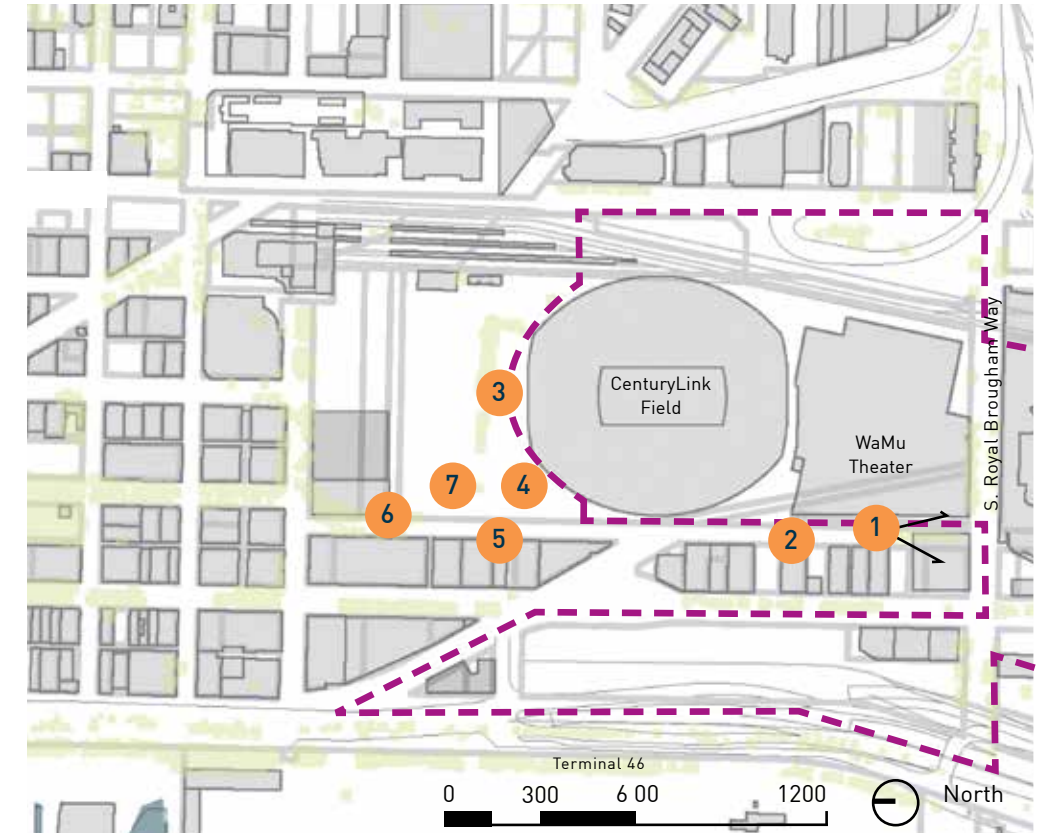
6 LOOKING TOWARD DOWNTOWN



7 CENTURYLINK PLAZA

- integrated plaza and drop off zone

The vehicular drop-off for the CenturyLink Field plaza meets functional needs but lacks generous urban design and streetscape amenities.





1 STREETScape AT HOME PLATE CENTER

- quality materials
- human scale planting
- investment in public space

Home Plate Center integrates public art, uses high quality site materials, and engaging tree and plant combinations. These elements create a space that is welcoming and inviting.



2 SAFECO FIELD ENTRY PLAZA

- urban landmark
- wide sidewalks
- pedestrian destination & gathering space
- safe pedestrian crossing
- street trees
- organizing infrastructure space



3 LEFT FIELD ENTRANCE

- public art integration
- interactive sculpture



4 HOME PLATE CENTER

- public art integration
- water activated space



5 SAFECO STREETScape

- street front retail
- human scale architectural elements
- public art

Safeco's streetscape and plazas incorporate human scale elements and sidewalk bulbouts that create safe pedestrian crossing.





1 HOLGATE LOOKING WEST TOWARD SITE

- railroad crossing
- unstructured open space



2 VIEW INTO SITE

- surface parking lots
- undeveloped parcels

The parcels that comprise the Arena site are not currently developed to their full potential. Many lots are vacant or utilized as surface parking.



3 VIEW ALONG OCCIDENTAL AVE S.

- no sidewalks
- ad hoc parking
- worn road pavement



4 VIEW NORTH PAST BNSF YARD

- BNSF Rail Yard to the east of the project site



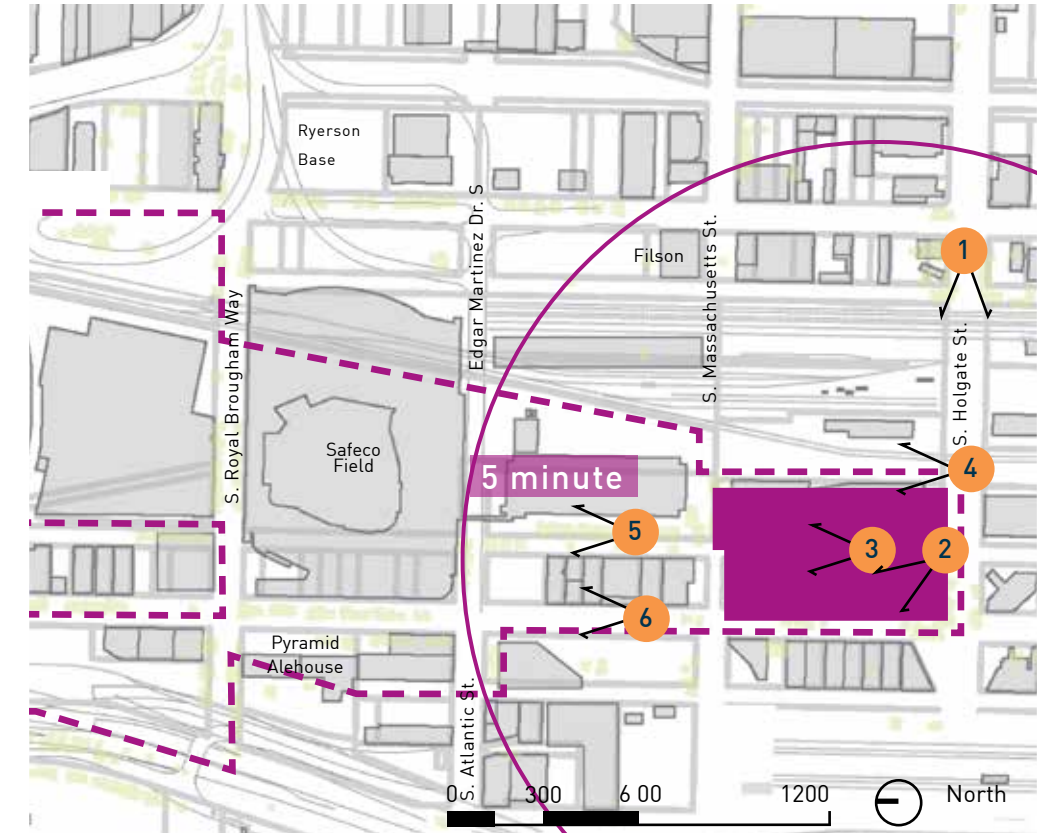
5 VIEW FROM SITE TOWARD SAFECO FIELD

- warehouse district



6 VIEW NORTH ALONG 1ST AVE S. TOWARD SAFECO FIELD

- existing local business





1 FILSON

- long standing local Sodo business
- strong historical ties to district



2 GROCERY OUTLET

- local discount grocery

Local businesses benefit from additional traffic and proximity to event spaces that bring people out of a normal routine, providing them new opportunities as the consumer.



3 4TH AVE LOOKING SOUTH

- existing street character
- narrow sidewalks
- limited pedestrian access
- sidewalk conditions are difficult to navigate



4 4TH AVE



5 OUTDOOR EMPORIUM

- established retail business in sodo district



6 BNSF

- railroad entity found in district



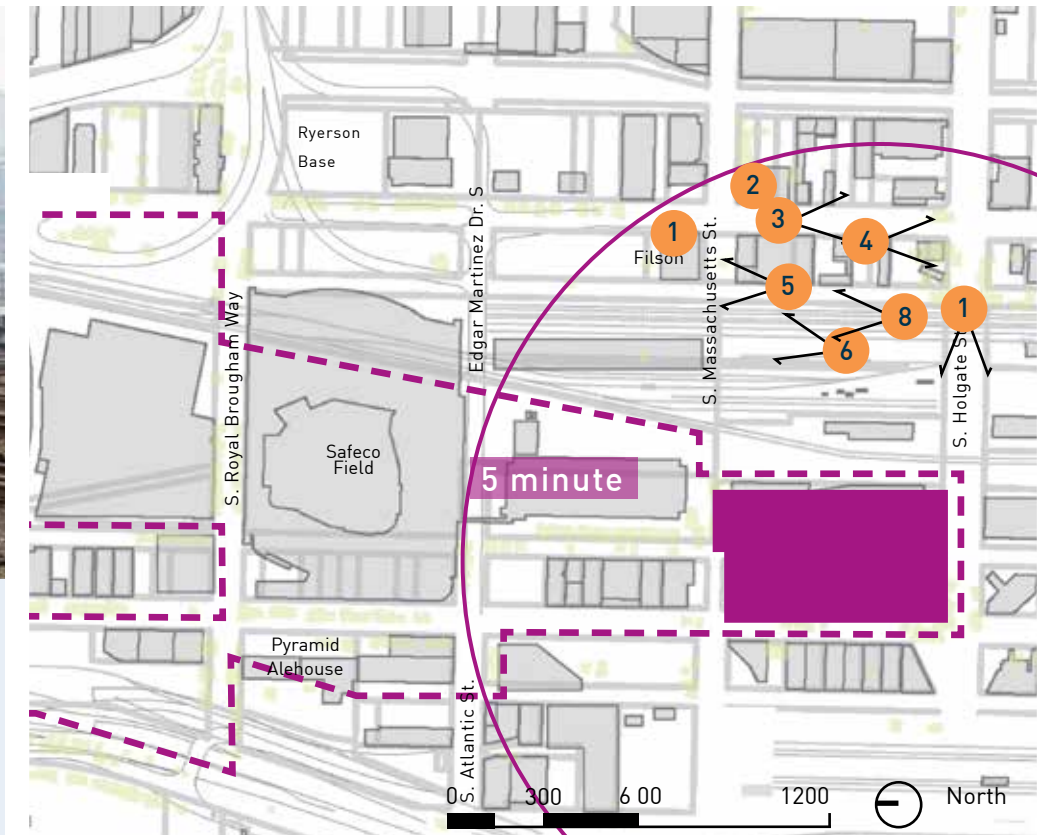
7 SOUND TRANSIT

- railroad entity found in district



8 AMTRAK

- railroad entity found in district





1 MACRINA BAKERY & CAFE

- The back of Macrina's bakery opens up on the street, Utah St.
- Serves a steady crowd throughout day
- Consumers are split between pedestrian and vehicular



2 IMMEDIATELY ADJACENT TO SITE

- narrow sidewalks



3 VINUM WINE IMPORTING

- local business owner
- homegrown Seattle business

Vinum and Macrina Bakery, add local flavor to the neighborhood and may be affected by additional vehicular and pedestrian traffic due to their proximity to the Arena site.



4 RAILROAD CROSSING

Rail lines run parallel to the Arena site east of Occidental Ave. Security of railroad crossing will be considered in the design due to the close proximity and number of arena patrons crossing the tracks.



5 STARBUCKS HEADQUARTERS

- corporate headquarters contributing to pedestrian activity in Sodo district



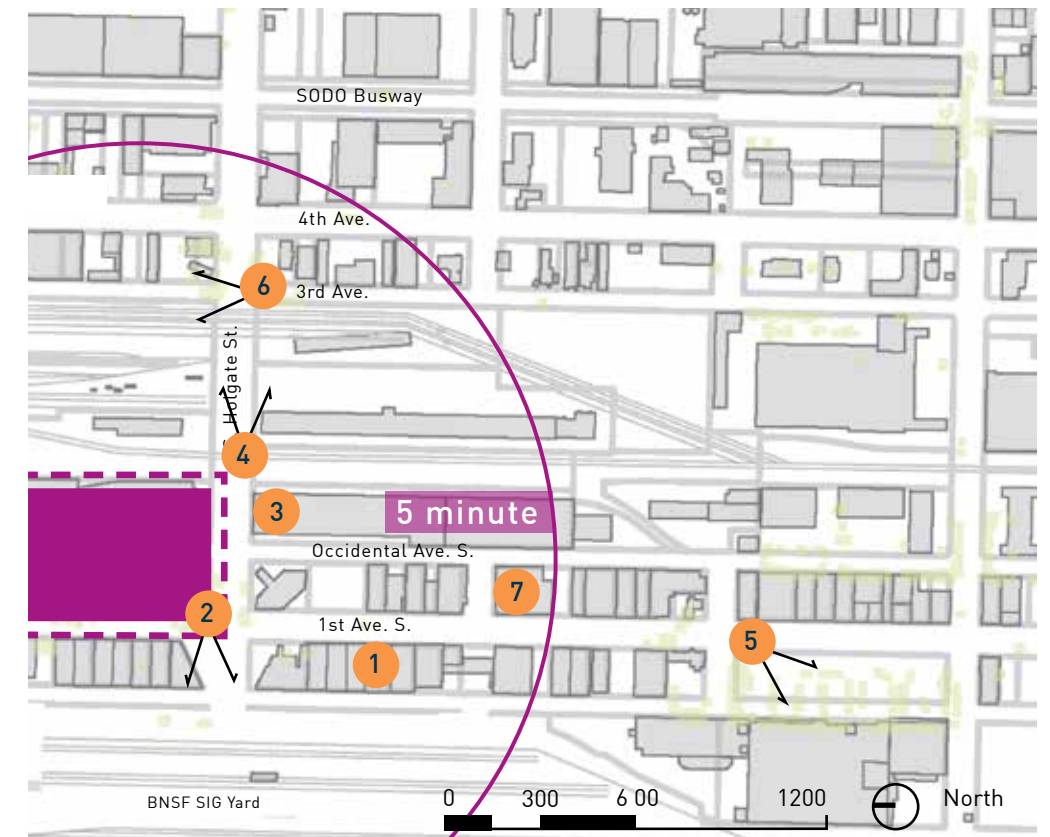
6 3RD AVE LOOKING NORTH

- alley street characteristic
- limited pedestrian comfort
- currently serves as a pass through space and on street parking for several hundreds of neighborhood employees who daily park east of railroad tracks (Utah utilized in similar way)



7 ZULILY

- corporate business contributing to pedestrian activity in Sodo District





1 MR. D'S RESTAURANT

- local restaurant
- interested and involved business owner
- excited about opportunities arena presents



2 1ST AVE S

- sightlines to downtown
- local small businesses
- varying building characteristics & historic structures



3 UTAH AVE LOOKING NORTH

- wide sidewalk, pedestrian oriented with limited vehicle access
- food trucks abundant
- corporate offices with retail facing street at ground floor



4 CARPET TO GO, 1ST AVE S

- street front retail
- multi-use space

Retail spills onto sidewalk, encouraging an interactive customer and pedestrian environment.



6 UTAH AVE LOOKING SOUTH

- wide sidewalks
- pedestrian activated space



5 PECOS PIT BAR-B-QUE

- street presence
- serves local office users
- consumers are mix of pedestrians and vehicles

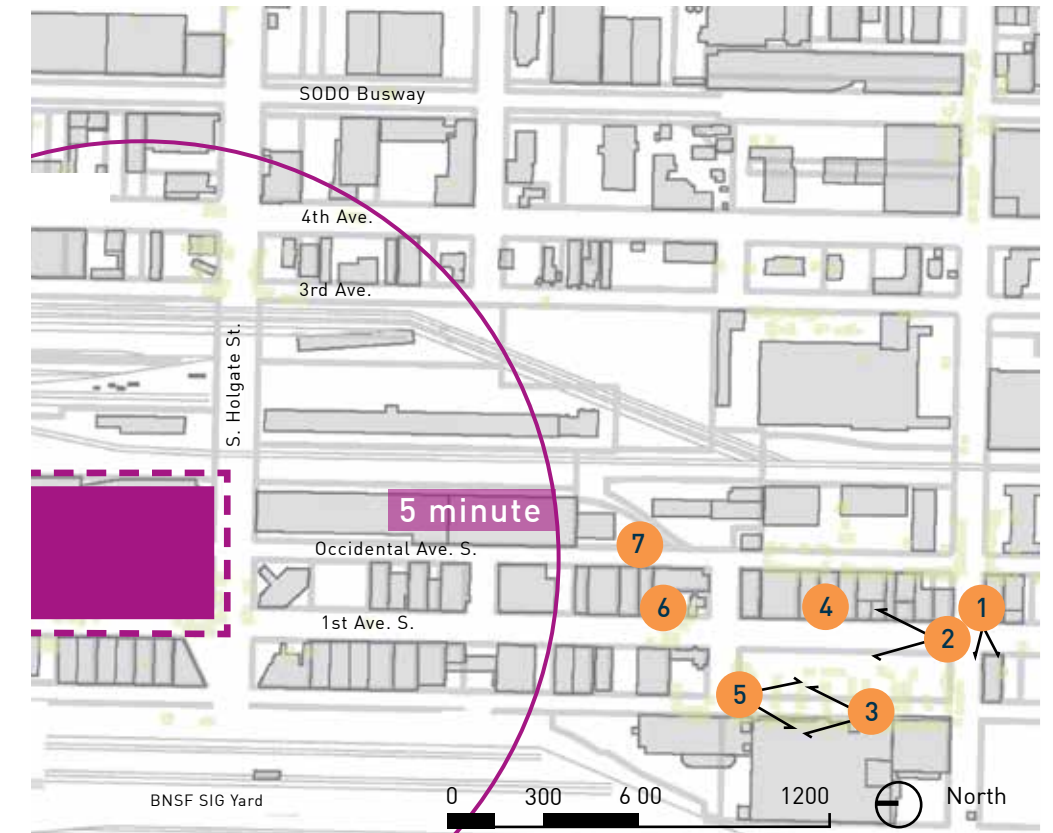
Popular local restaurant with seating that opens onto S. 1st Ave adding variety to the streetscape.



7 FOOD TRUCK

- local flavor
- moving business
- attracted to event crowds
- very excited about arena opportunity

Moving businesses, such as the Taco Gol food truck, currently lease space along Occidental Ave from property owners and in the CenturyLink Parking Lot during events.





1 VIEW SOUTH ON 1ST AVE S.



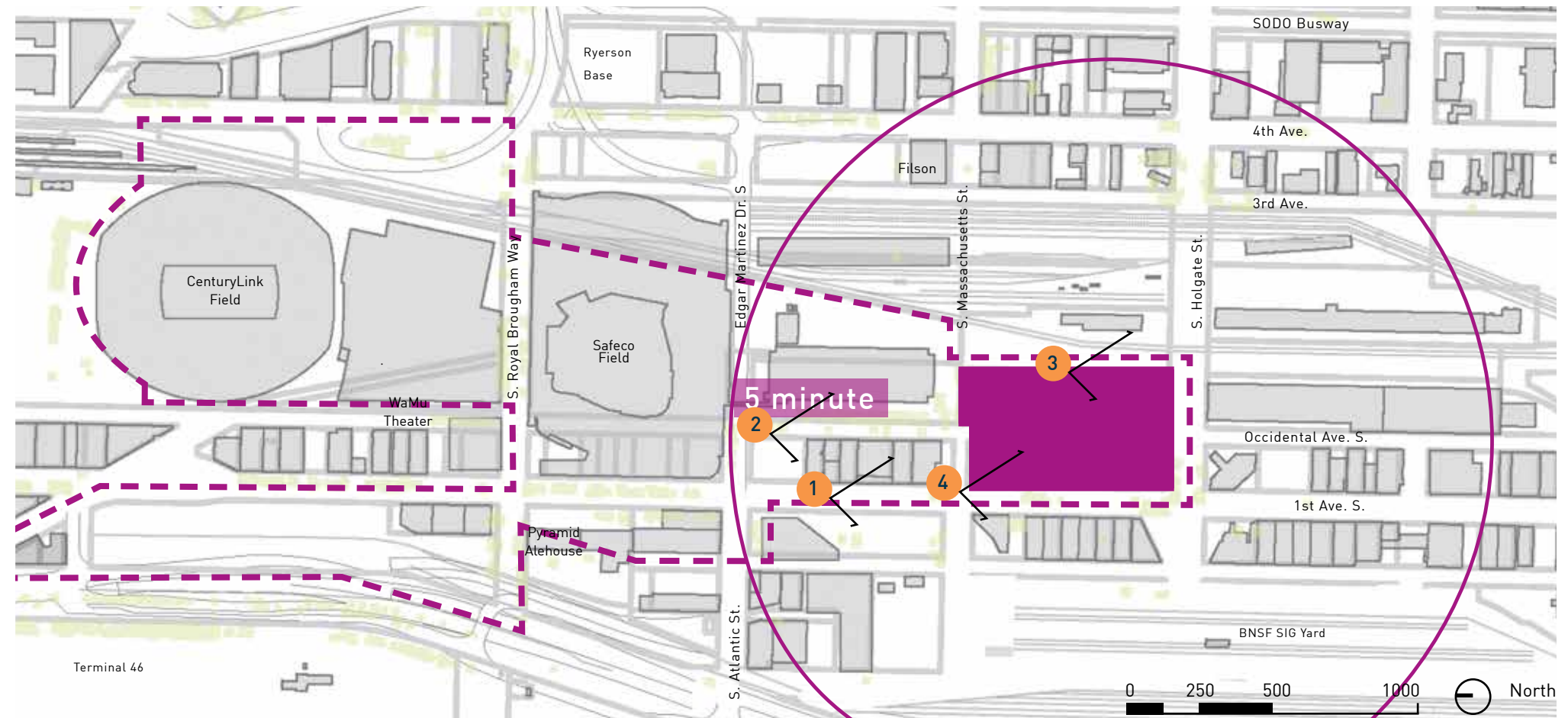
2 VIEW SOUTH ON OCCIDENTAL AVE S.



3 VIEW SOUTH ALONG NORTHERN BORDER OF ARENA SITE



4 VIEW SOUTH ON 1ST AVE S.





1 VIEW WEST FROM OCCIDENTAL AVE S.



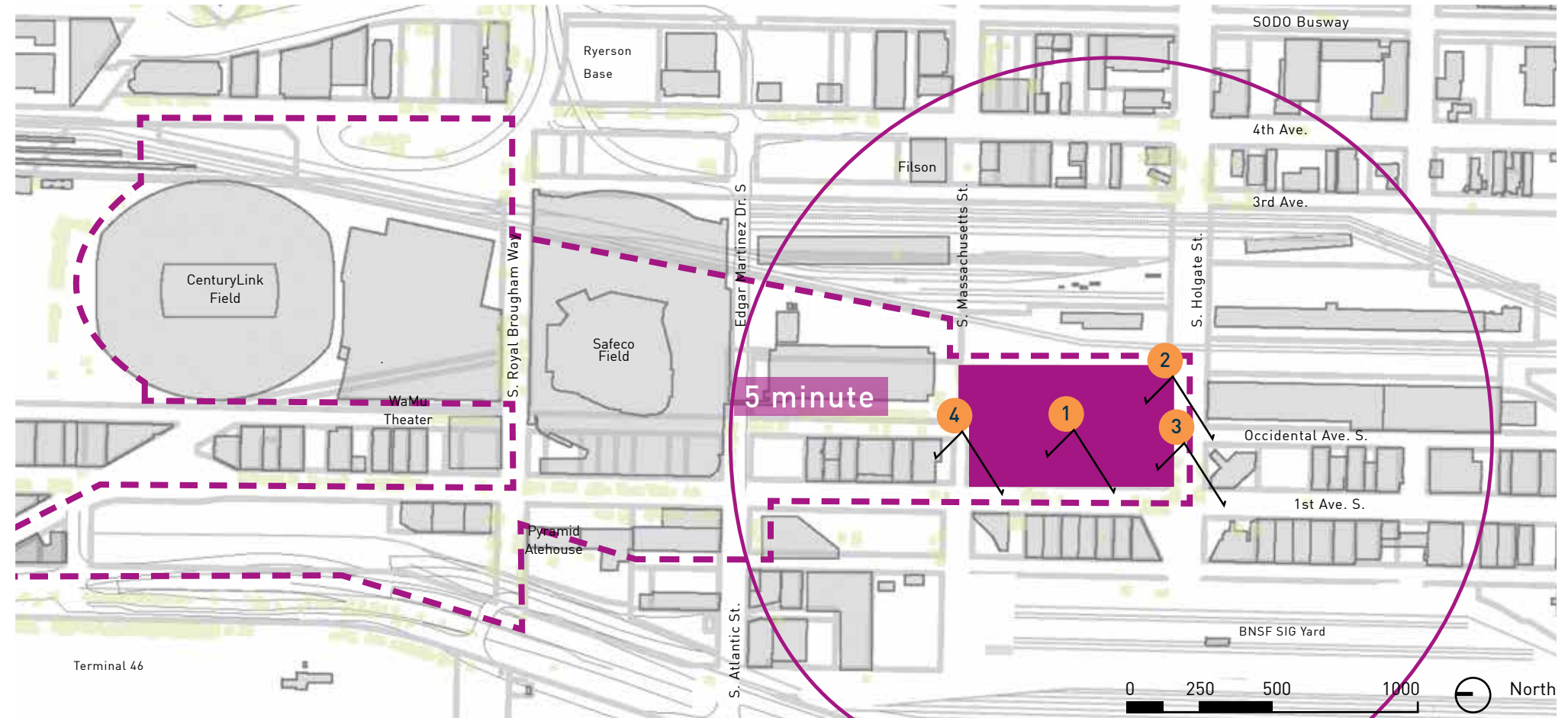
2 VIEW WEST ON S. HOLGATE ST.



3 VIEW WEST ON S. HOLGATE ST.



4 VIEW WEST ON S. MASSACHUSETTS ST.





1 VIEW NORTH FROM S. MASSACHUSETTS ST.



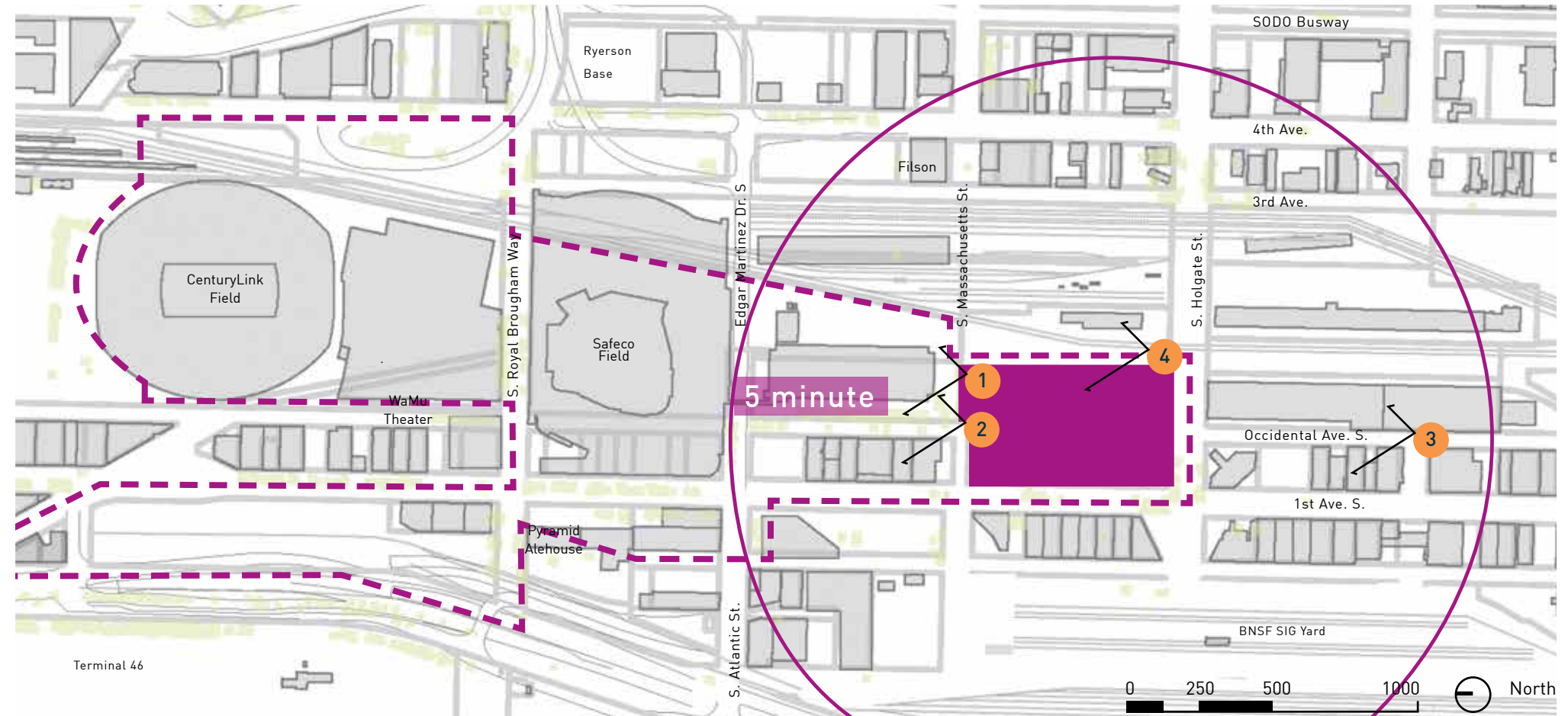
2 VIEW NORTH ALONG OCCIDENTAL AVE S.



3 VIEW NORTH ALONG OCCIDENTAL AVE S.



4 VIEW NORTH ALONG NORTHERN BORDER OF ARENA SITE





1 VIEW EAST FROM 1ST AVE S.



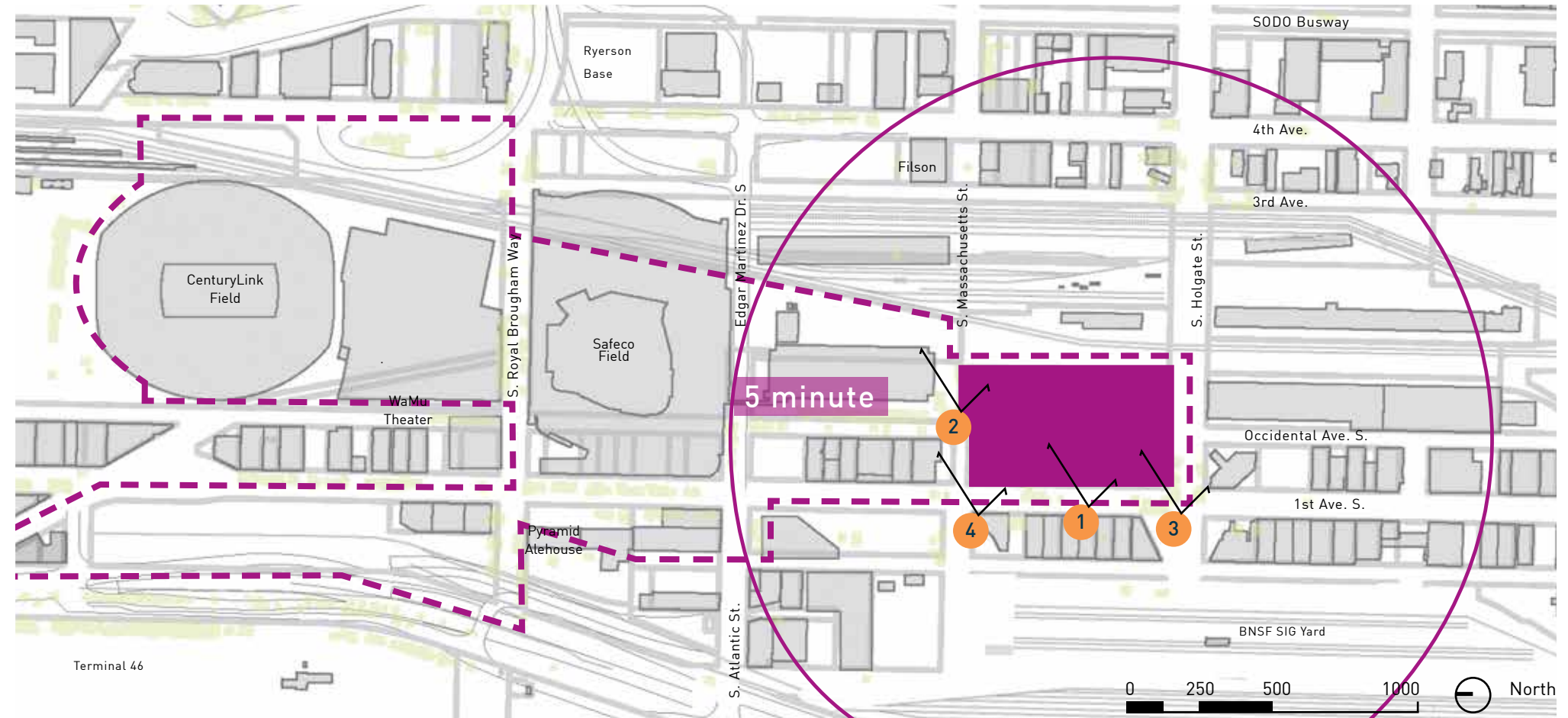
2 VIEW EAST ALONG S. MASSACHUSETTS ST.



3 VIEW EAST ALONG S. HOLGATE ST.



4 VIEW EAST ALONG S. MASSACHUSETTS ST.



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



FERRY VIEW

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



SOUTHWEST PORT AERIAL



0 500 1000 2000



0 500 1000 2000

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

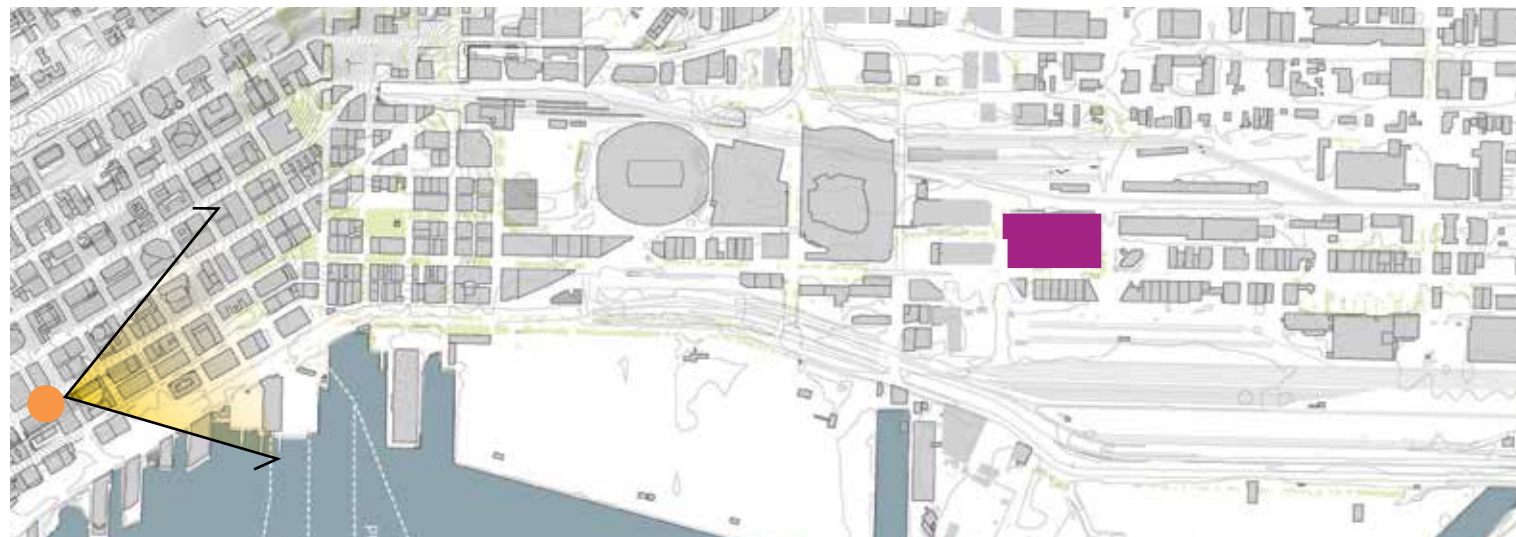


NORTHWEST CONTEXT AERIAL

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



BEACON HILL VIEW



0 500 1000 2000



0 500 1000 2000



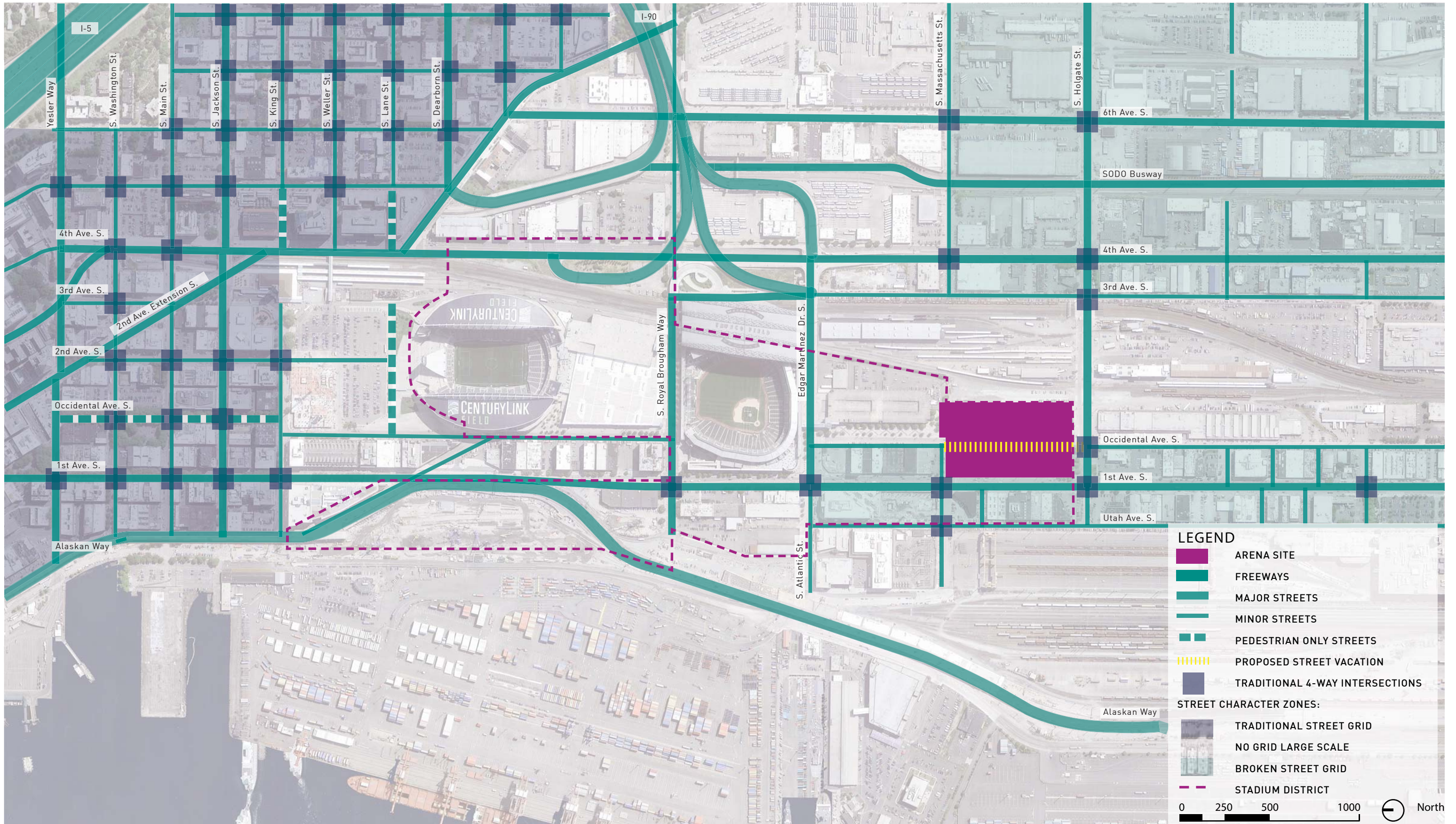
SEATTLE ARENA

APRIL 4, 2013

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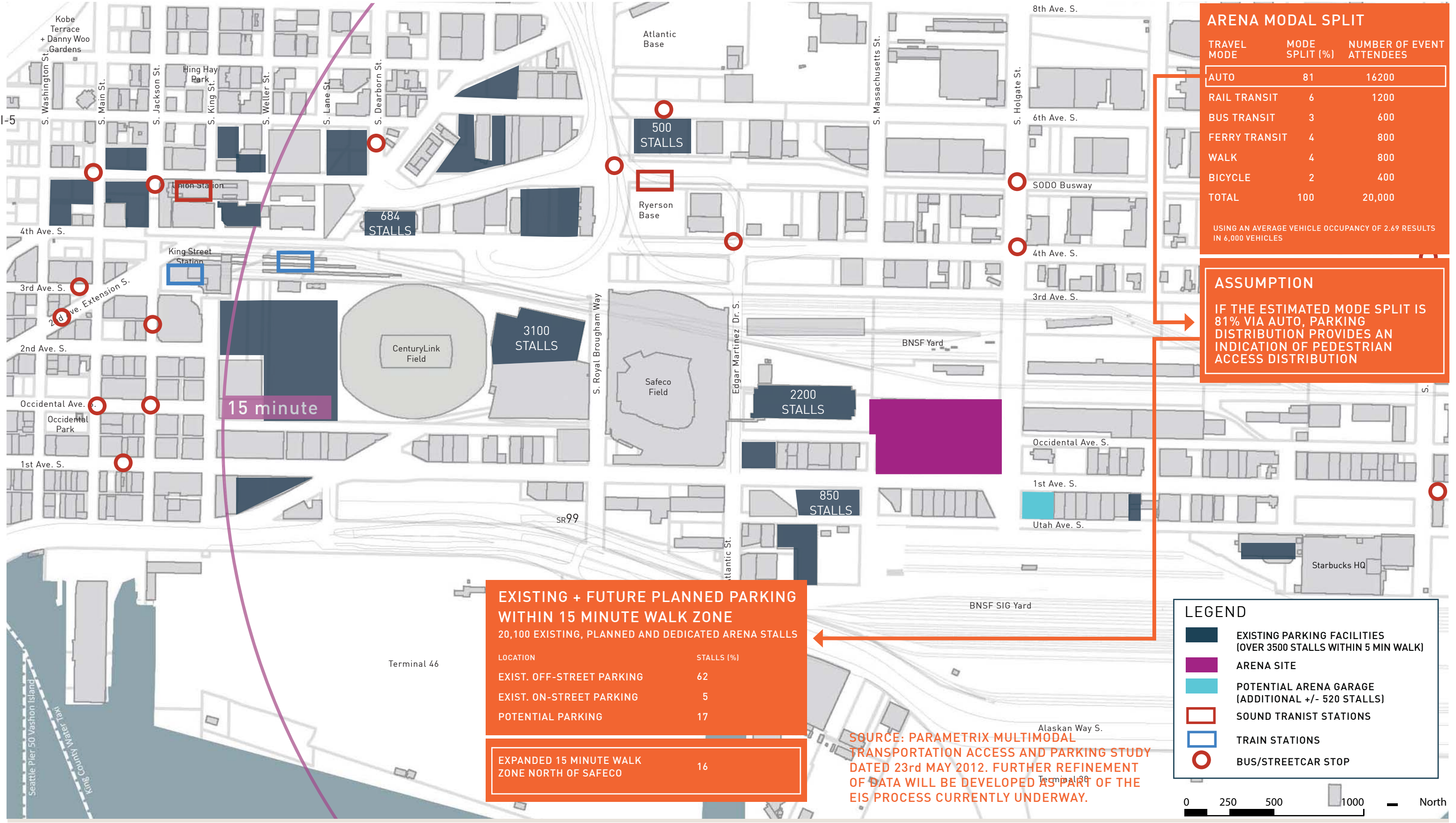


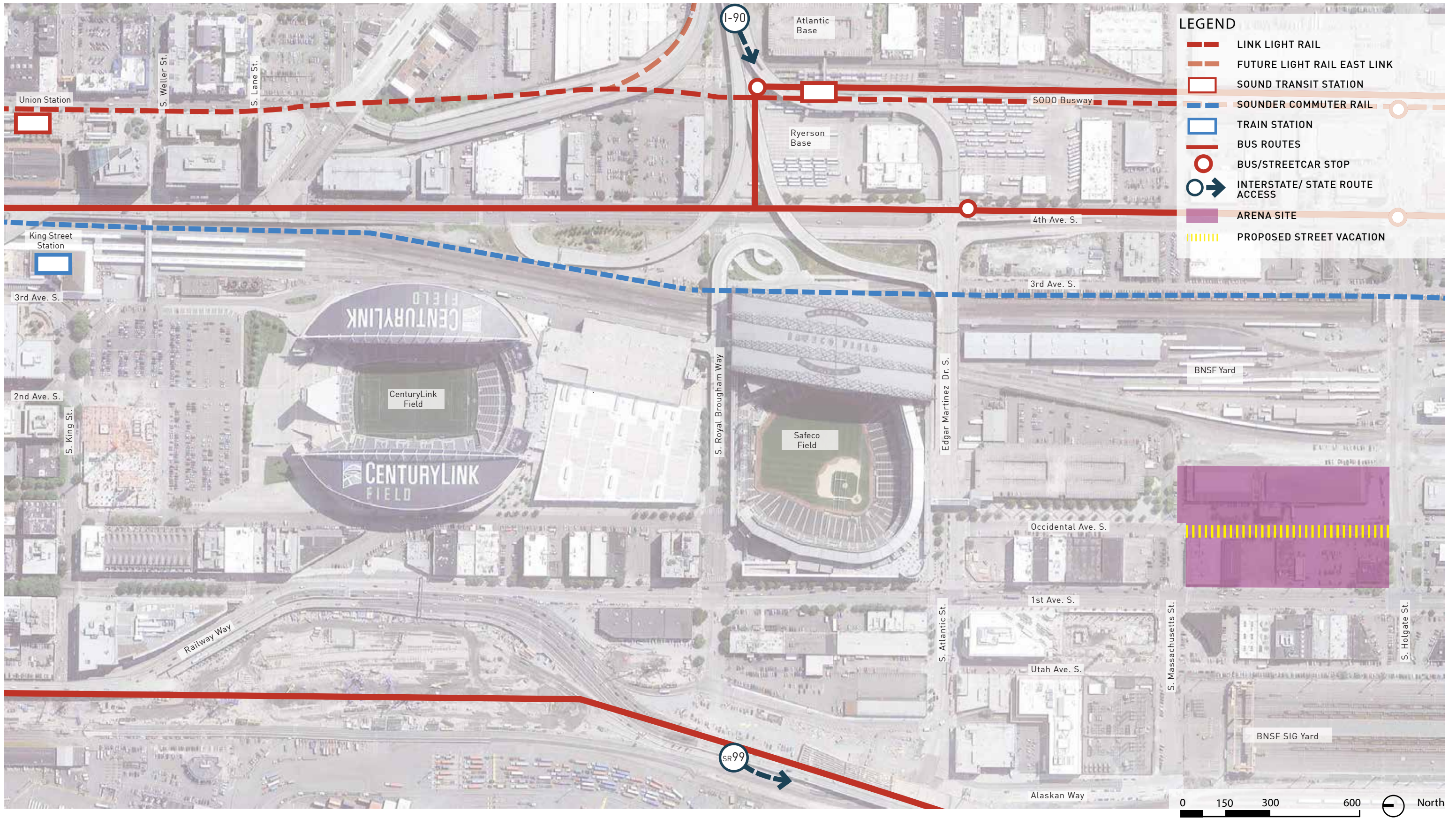
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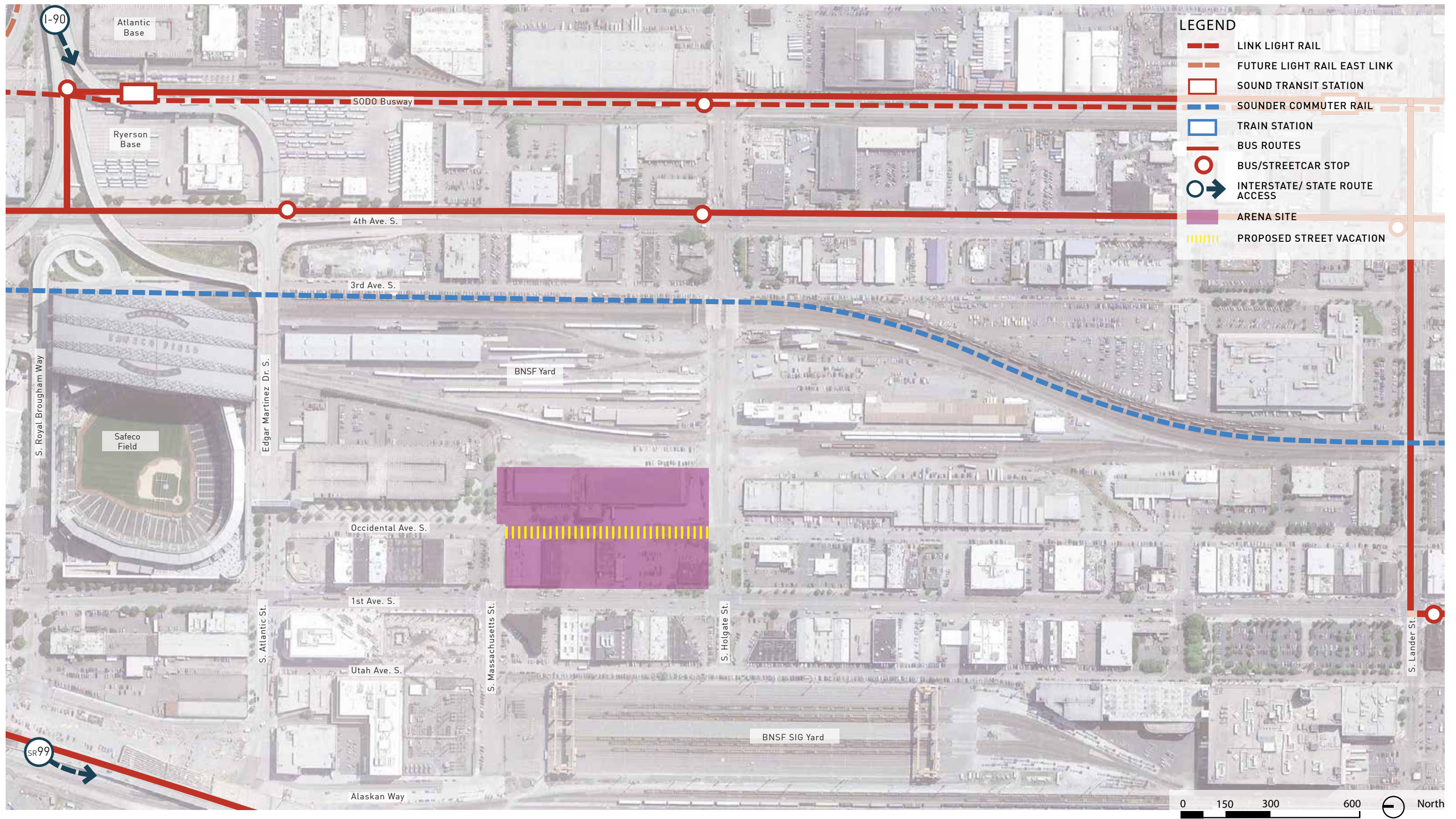


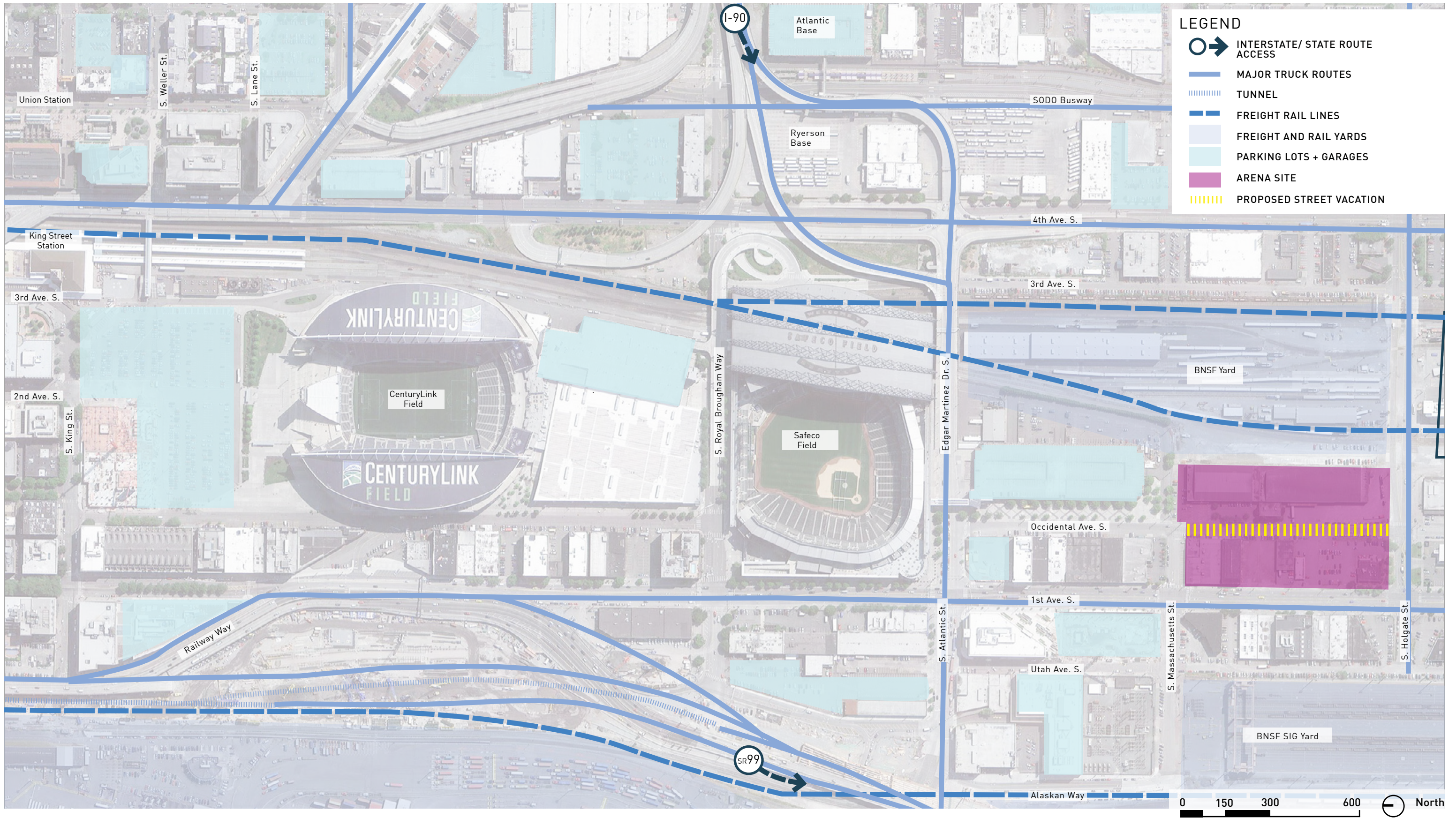
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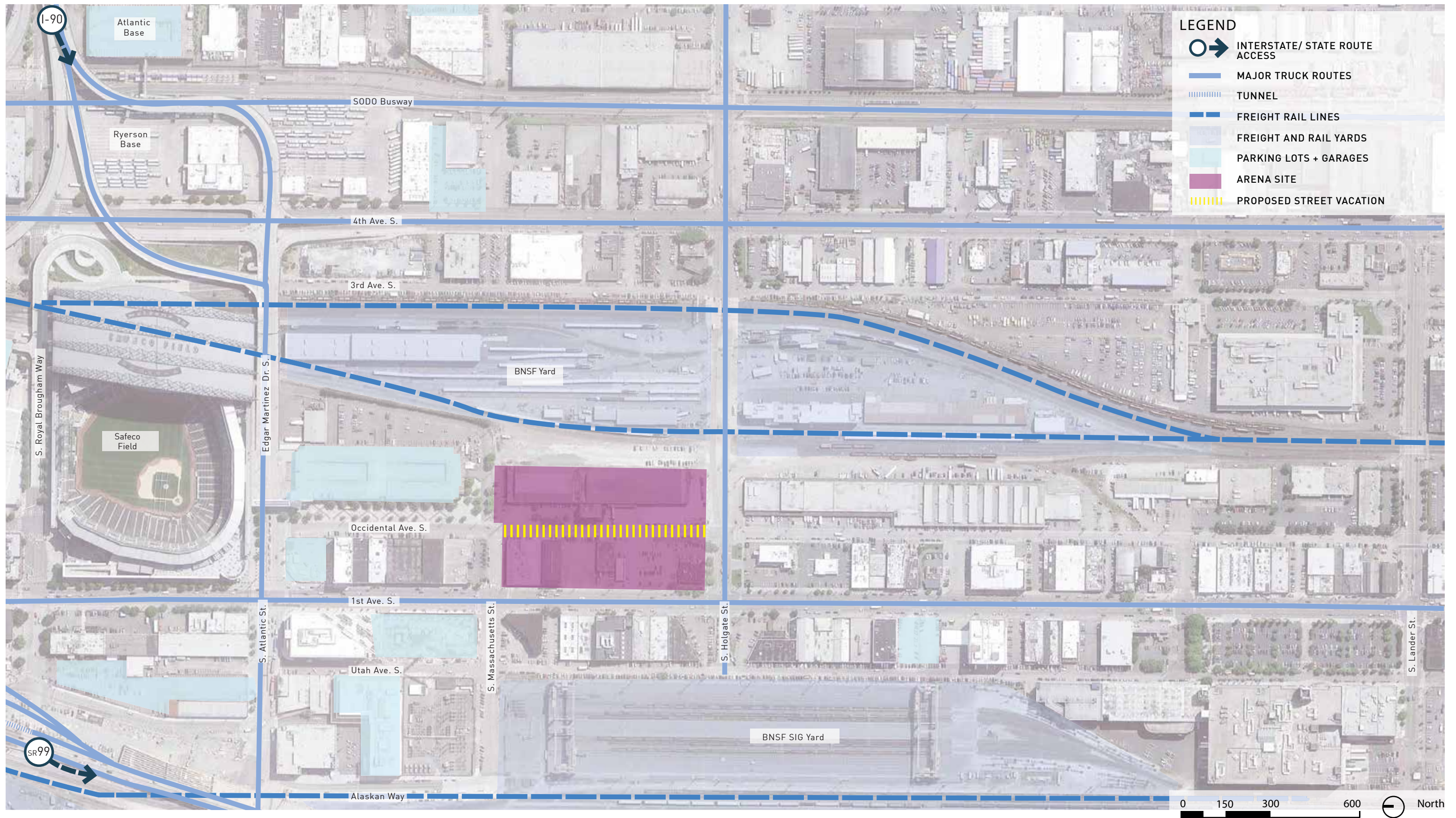


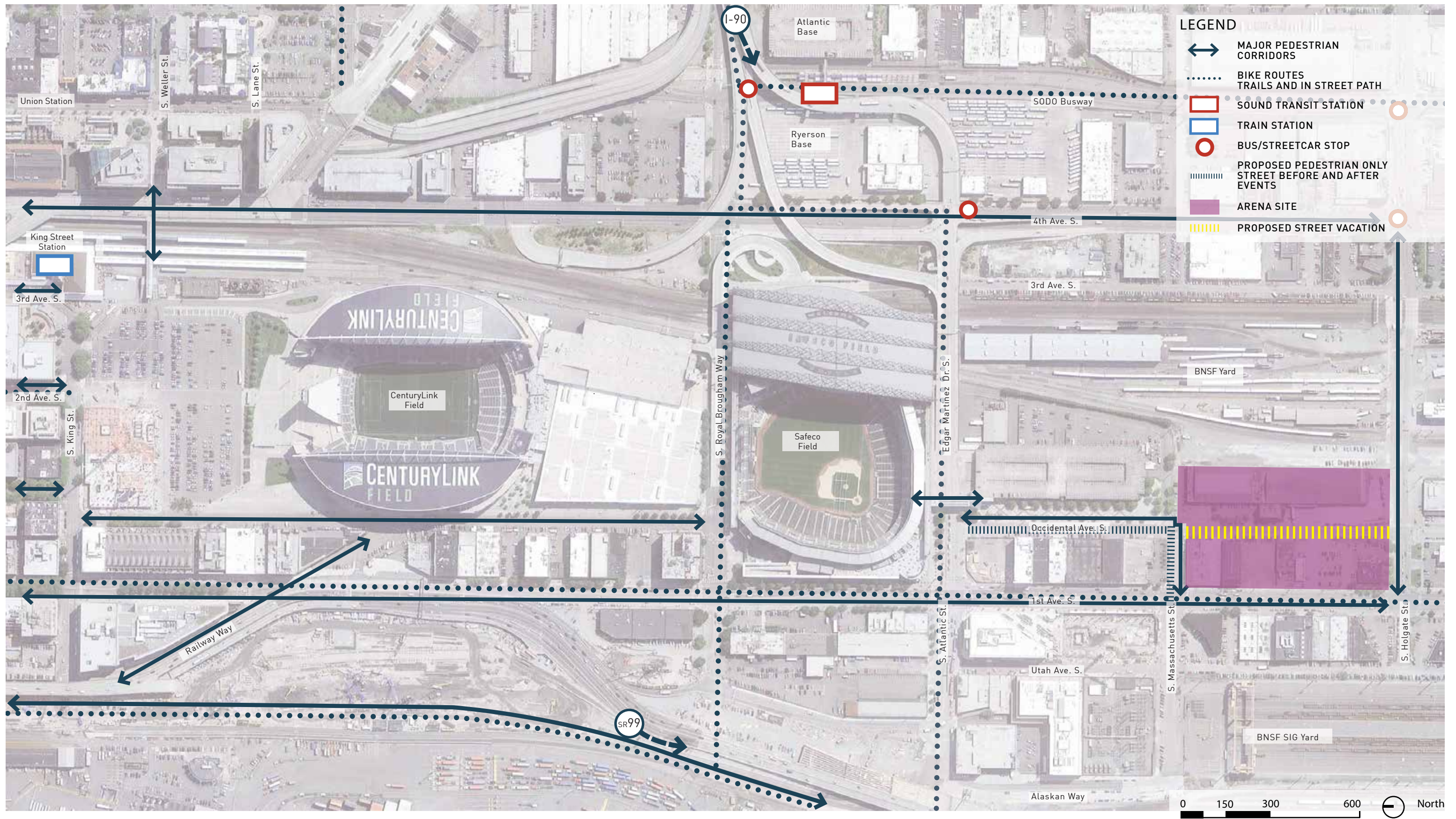
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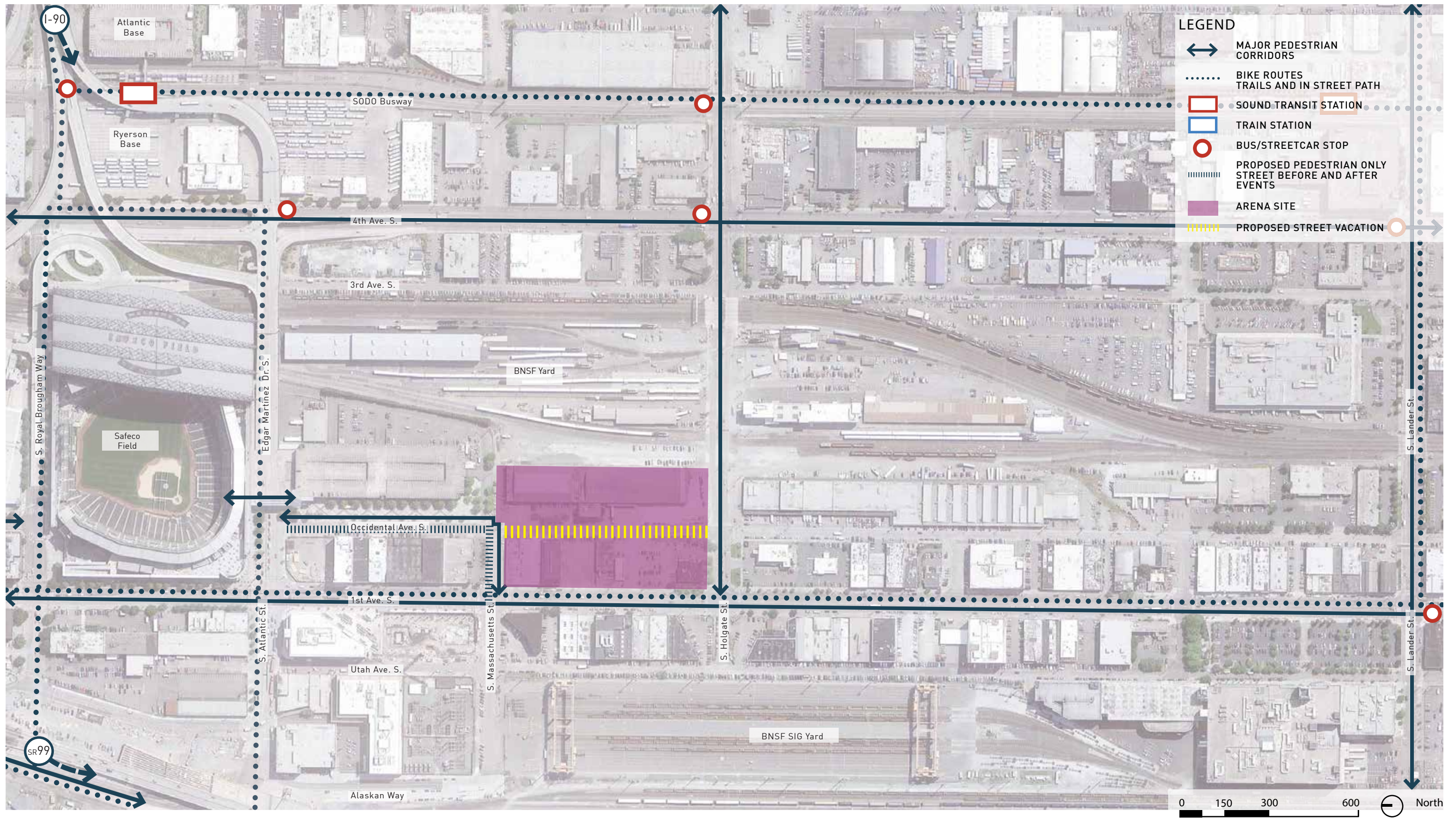
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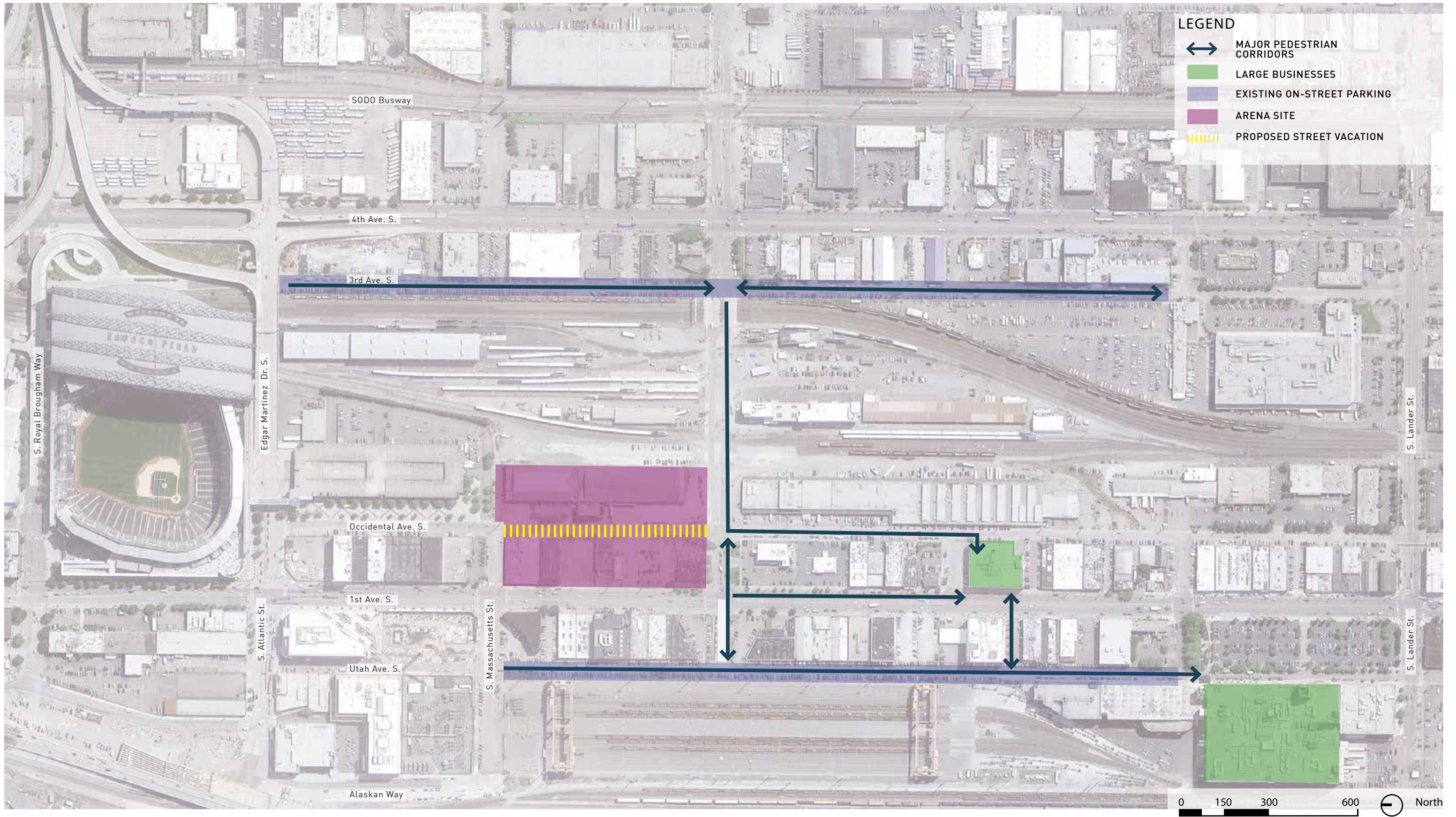
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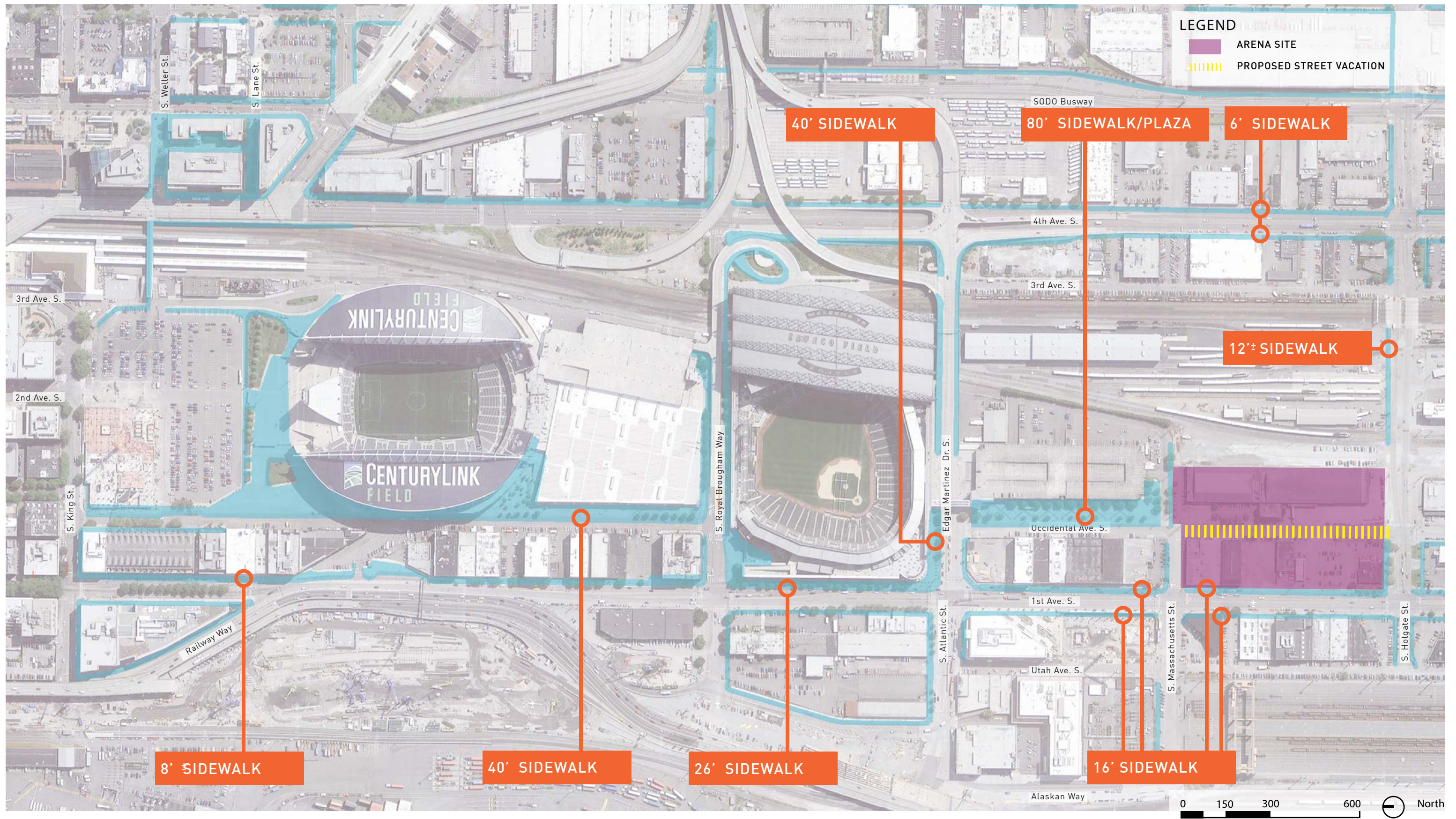
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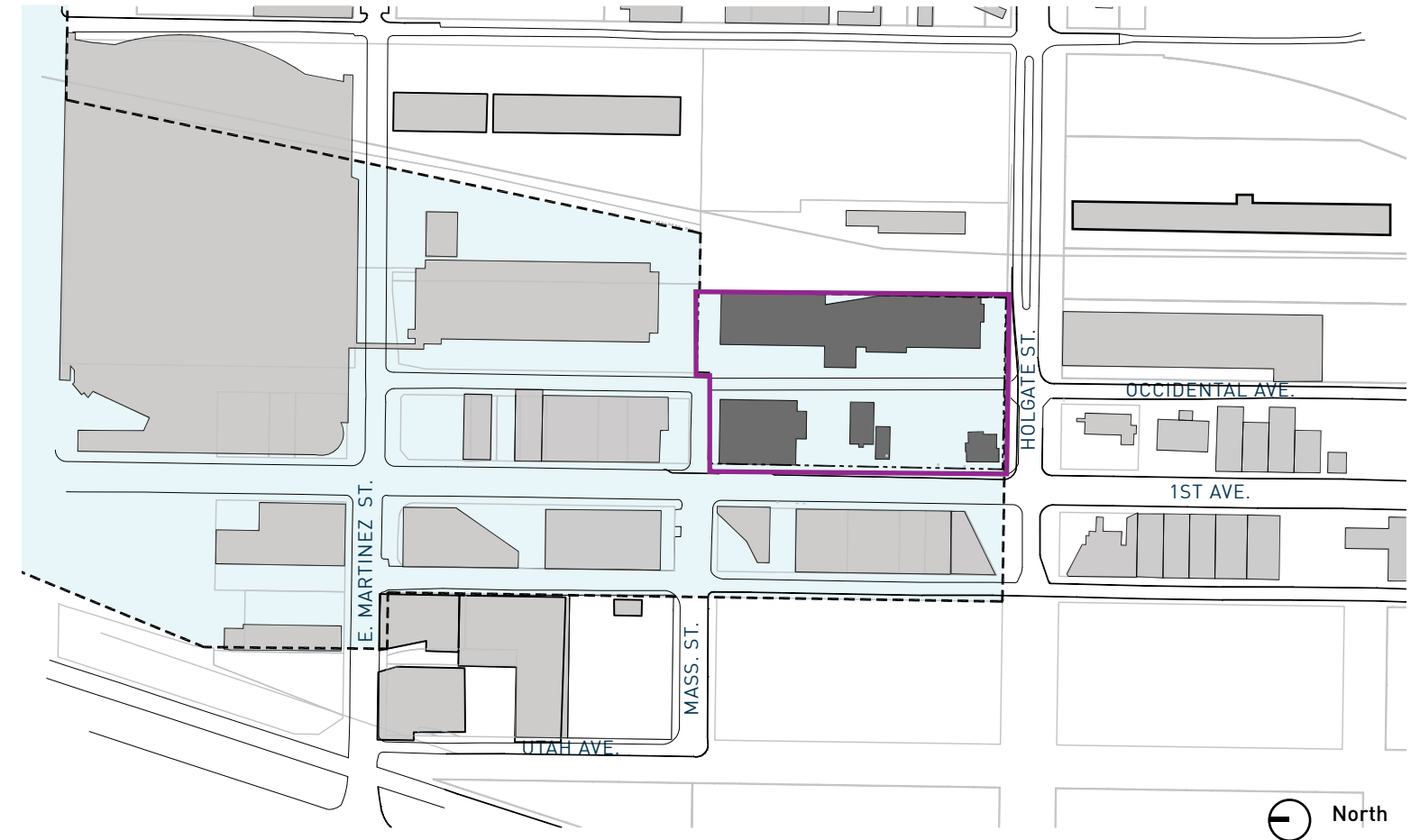
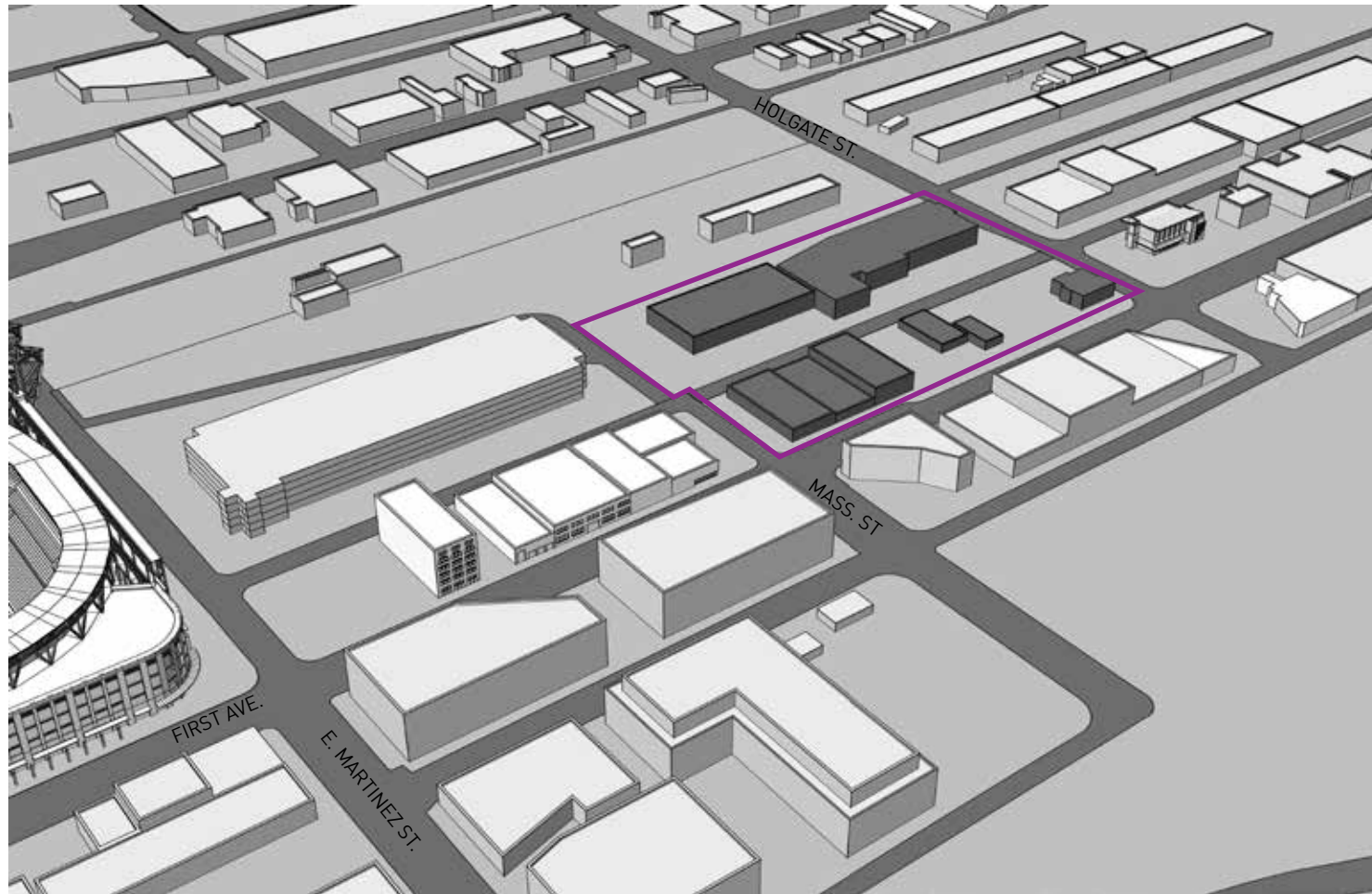












PROPERTY DEVELOPMENT

EXISTING FUNCTION & CHARACTER OF OCCIDENTAL AVE.

PARKING SPACES:	53
LOADING DOCKS:	15
SIDEWALKS:	NONE LOCATED IN PUBLIC ROW
STREET TREES:	NONE LOCATED IN PUBLIC ROW
UTILITIES:	(PLEASE REFER TO PAGES 40-45 OF THIS DOCUMENT)
EXISTING FUNCTION:	OCCIDENTAL AVE FUNCTIONS AS A CAR ACCESS ROUTE FOR LOCAL BUSINESSES AND A BACKUP ROUTE FOR VISITORS AND VENDORS FOR THE STADIUM DISTRICT.

EXISTING TENANT ACCESS: UNITED WAREHOUSE
 SHOWBOX SODO
 CANNABIS DEFENSE COALITION
 BILL THE BUTCHER
 1ST AVE DELI-MART
 MAC'S SMOKE HOUSE
 (PRIMARY ACTIVITIES ON THE STREET ARE LOADING/UNLOADING OF GOODS AND SERVICE EQUIPMENT)

EXISTING	
DEMO	
ARENA	
PUBLIC PLAZA	
MIXED USE	



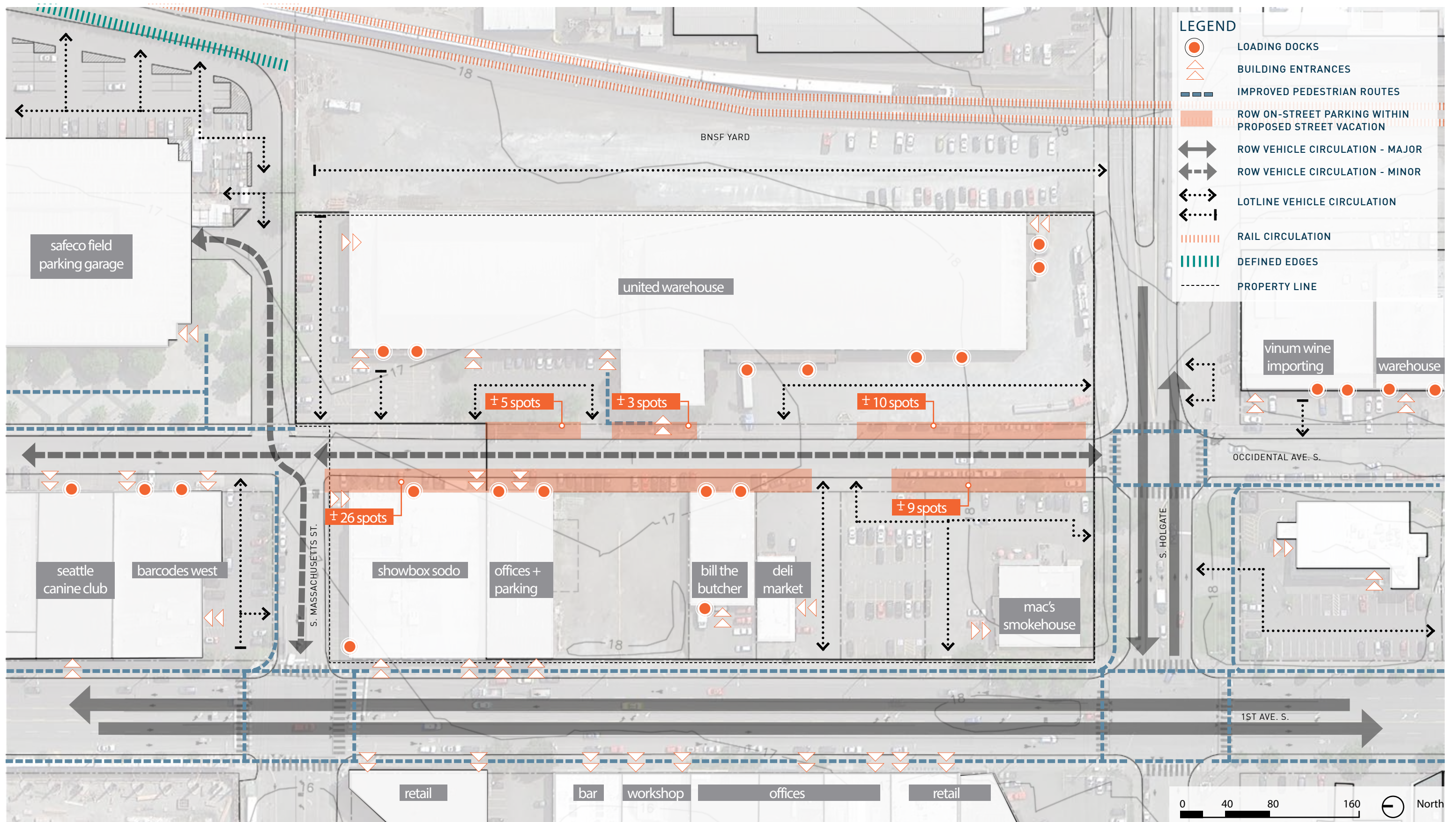
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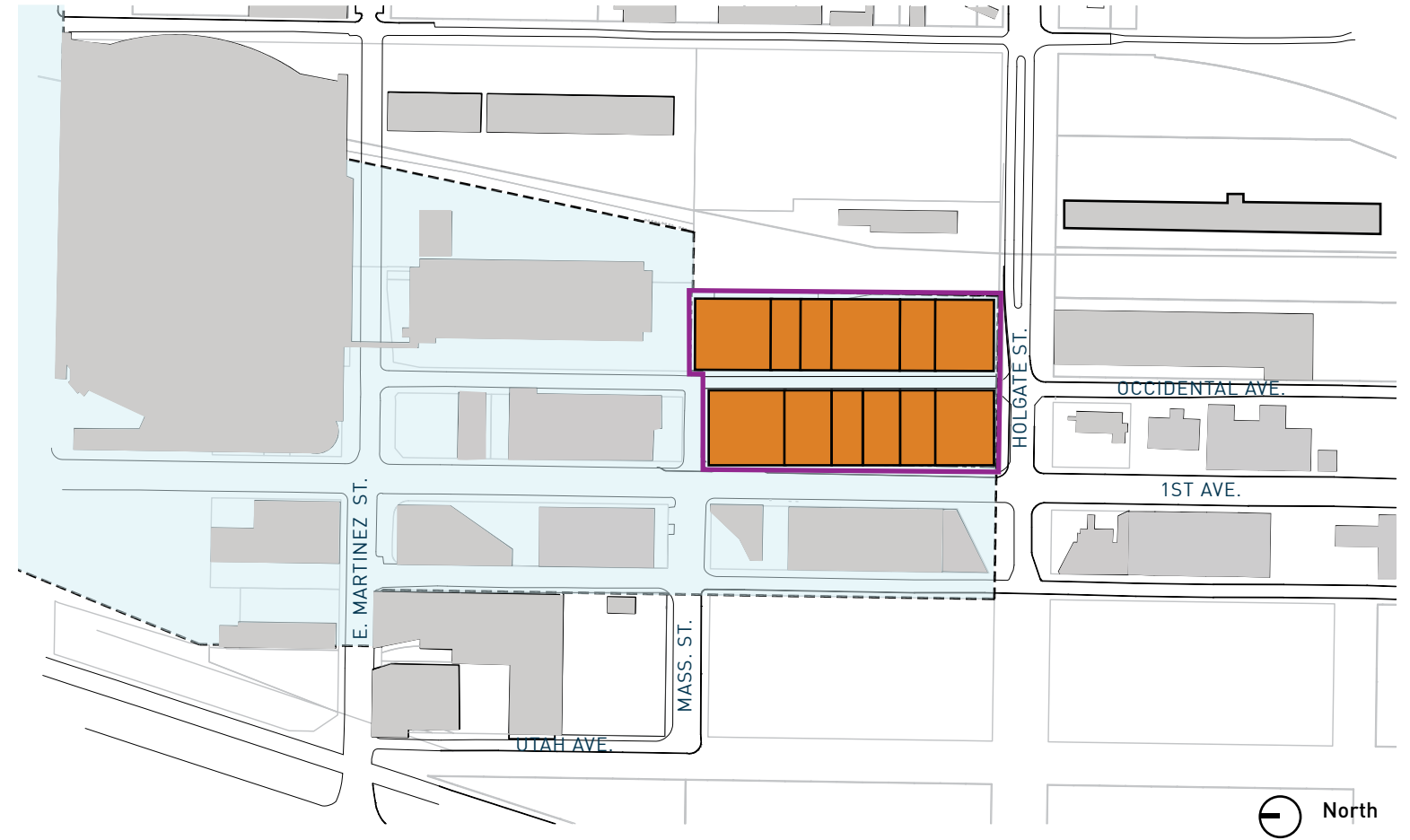


PROPERTY DEVELOPMENT

PROPOSED DEVELOPMENT WITHOUT STREET VACATION

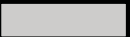




SITE AREA: 235,200 SF
 4 FLOORS: 1 RETAIL,
 3 OFFICE

TOTAL BUILT AREA: 940,000 SF



ISSUES

1. MULTIPLE PARCELS WITH NO OPEN SPACE REQUIREMENT WILL YIELD NO SPACES FOR PUBLIC USE.
2. SITE PROXIMITY TO RAILROAD MAKES OFFICE DEVELOPMENT LESS DESIRABLE.
3. ON SITE PARKING REQUIRES GOING BELOW GRADE, SURFACE LOTS OR STRUCTURED PARKING GARAGE ON GRADE.

EXISTING	
DEMO	
ARENA	
PUBLIC PLAZA	
MIXED USE	



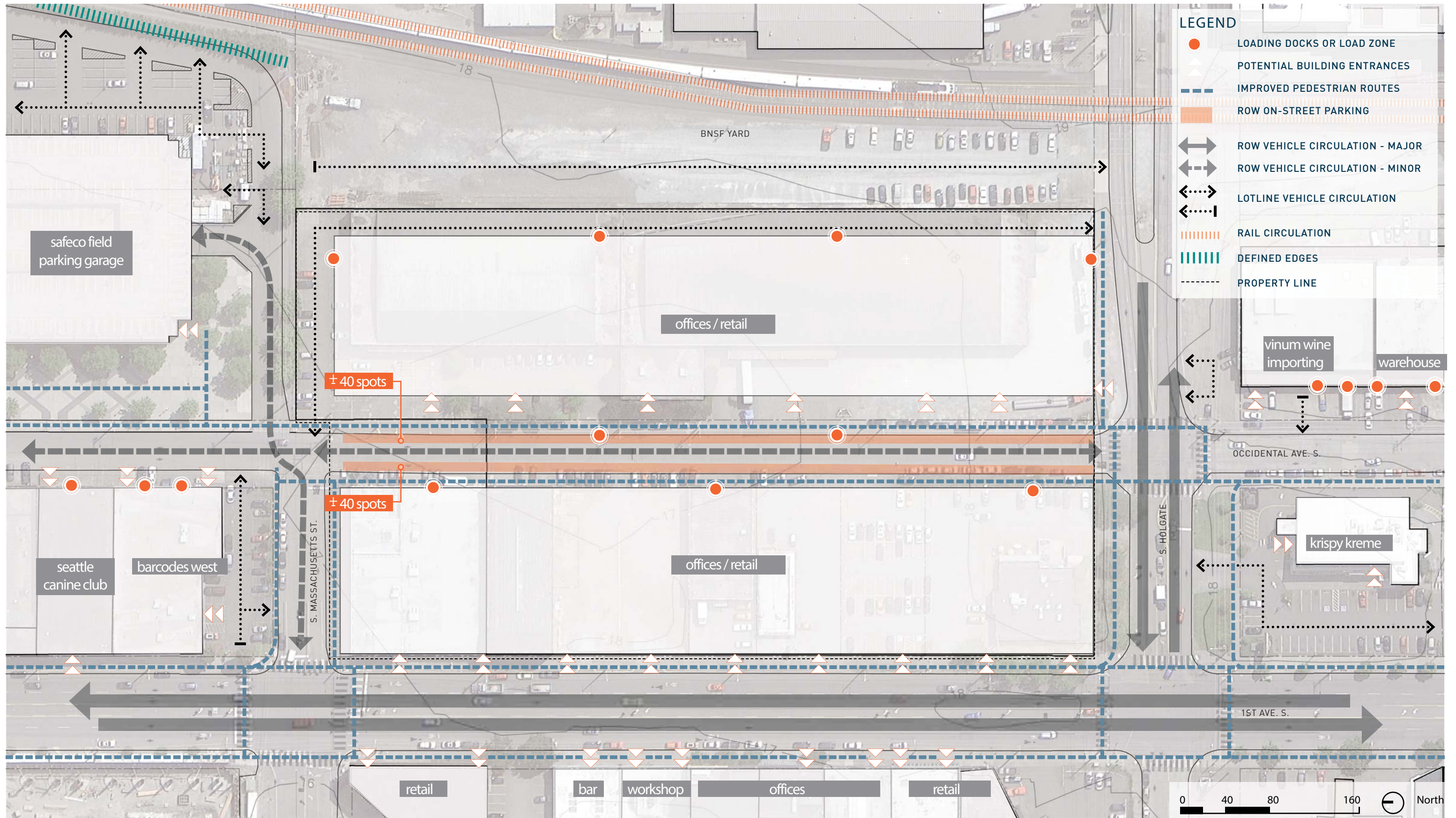
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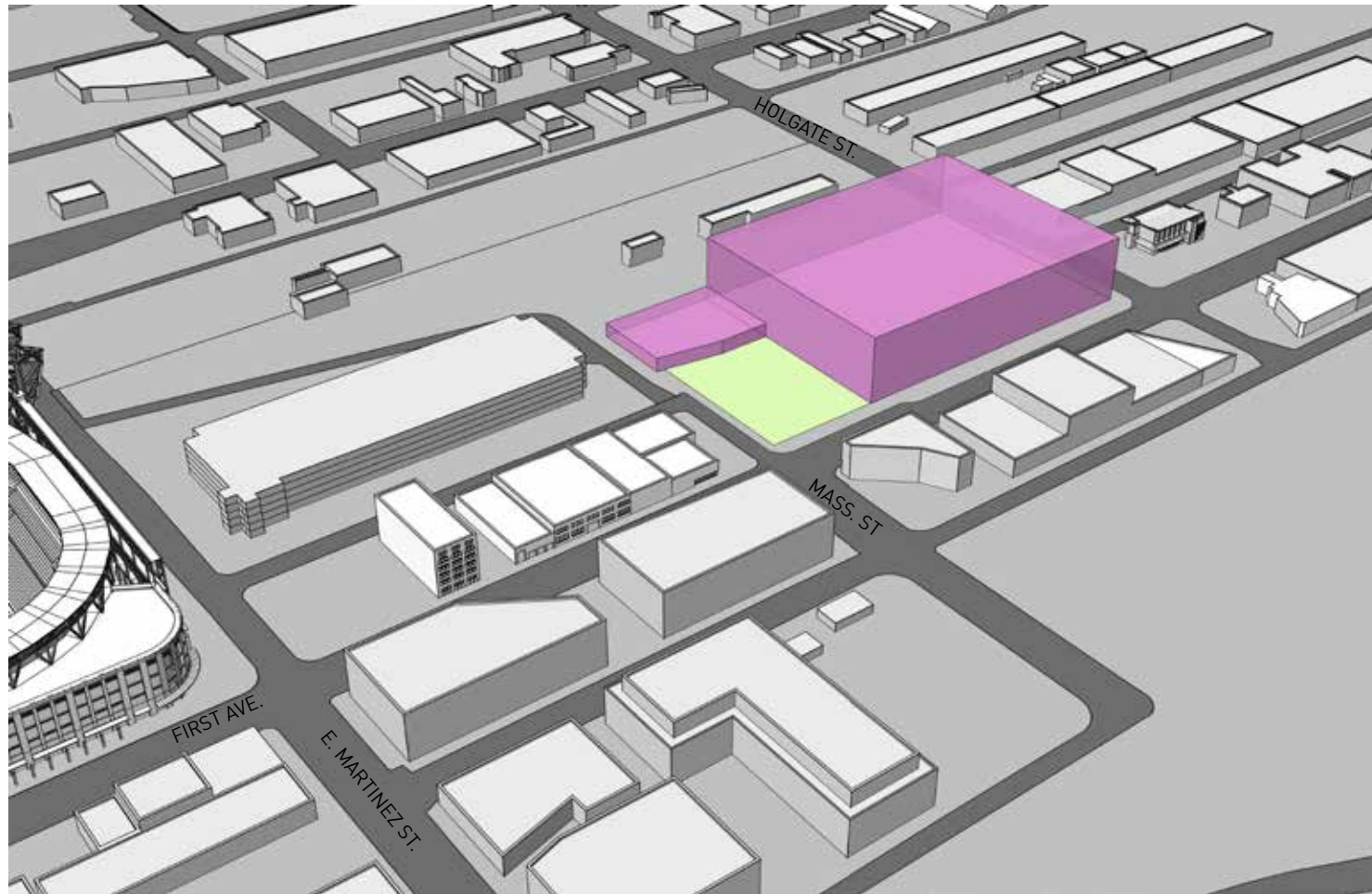
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PROPERTY DEVELOPMENT

A. PROPOSED ARENA

SITE AREA: 223,200 SF
CAPACITY: 18,500

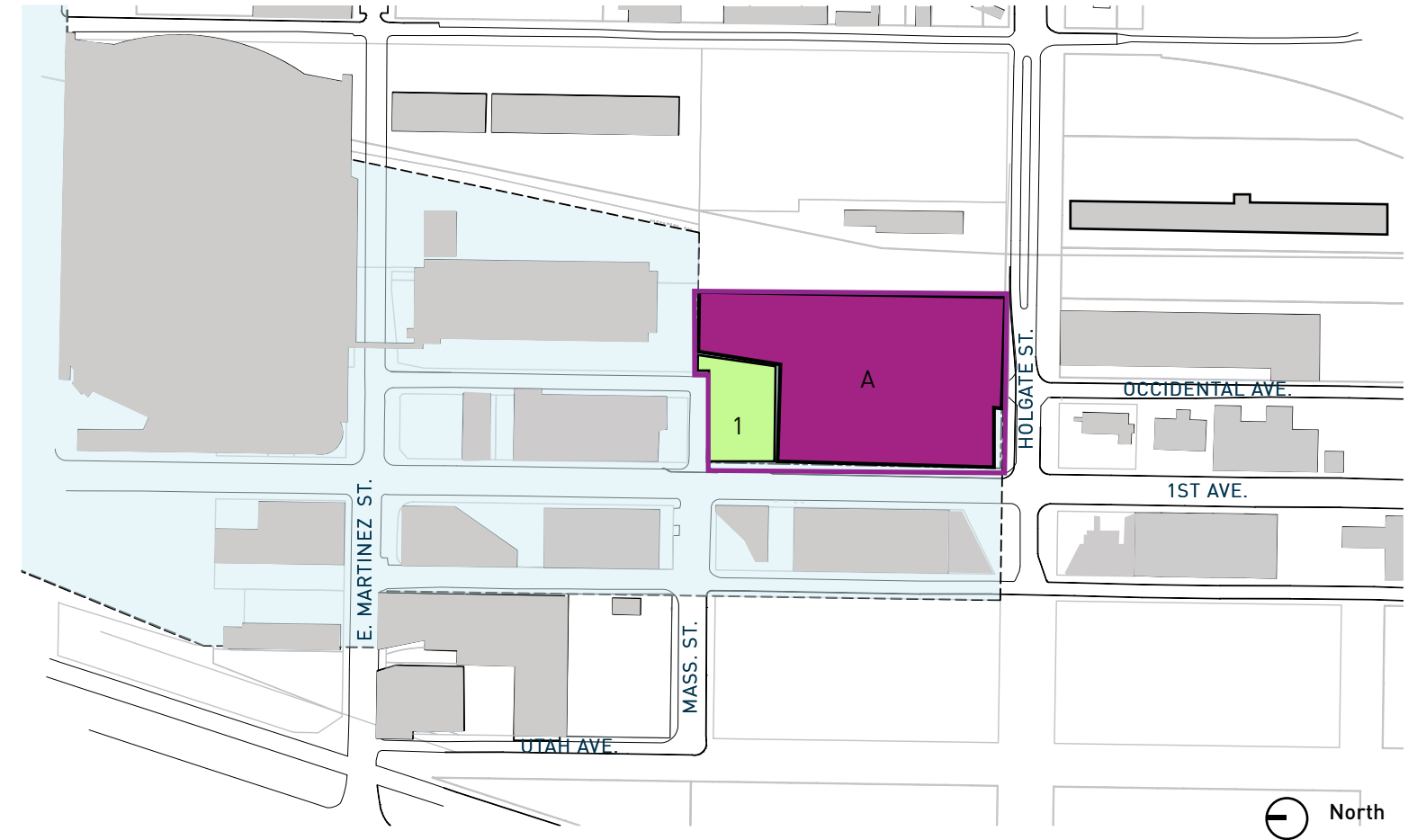
TOTAL BUILT AREA: 750,000 SF

NO MAXIMUM BUILDING HEIGHT PER CODE IN STADIUM OVERLAY DISTRICT

PUBLIC PLAZA






1. PROPOSED PUBLIC BENEFIT SPACE: ARENA PLAZA

SITE AREA: 40,500 SF



BENEFITS

1. PROVIDES A SIZEABLE AMOUNT OF OPEN SPACE ACCESSIBLE TO THE PUBLIC.
2. PROPOSED ARENA, WITH 150-200 EVENT NIGHTS PER YEAR, WILL PROVIDE ADDITIONAL VISITORS TO EXISTING DISTRICT BUSINESSES.
3. PROVIDING ANOTHER MAJOR SPORTS FACILITY WITHIN THE STADIUM OVERLAY DISTRICT.
4. EXTENDS THE 1ST AVE. PEDESTRIAN CORRIDOR FURTHER INTO SODO, BENEFITING EXISTING BUSINESSES.

EXISTING	
DEMO	
ARENA	
PUBLIC PLAZA	
MIXED USE	



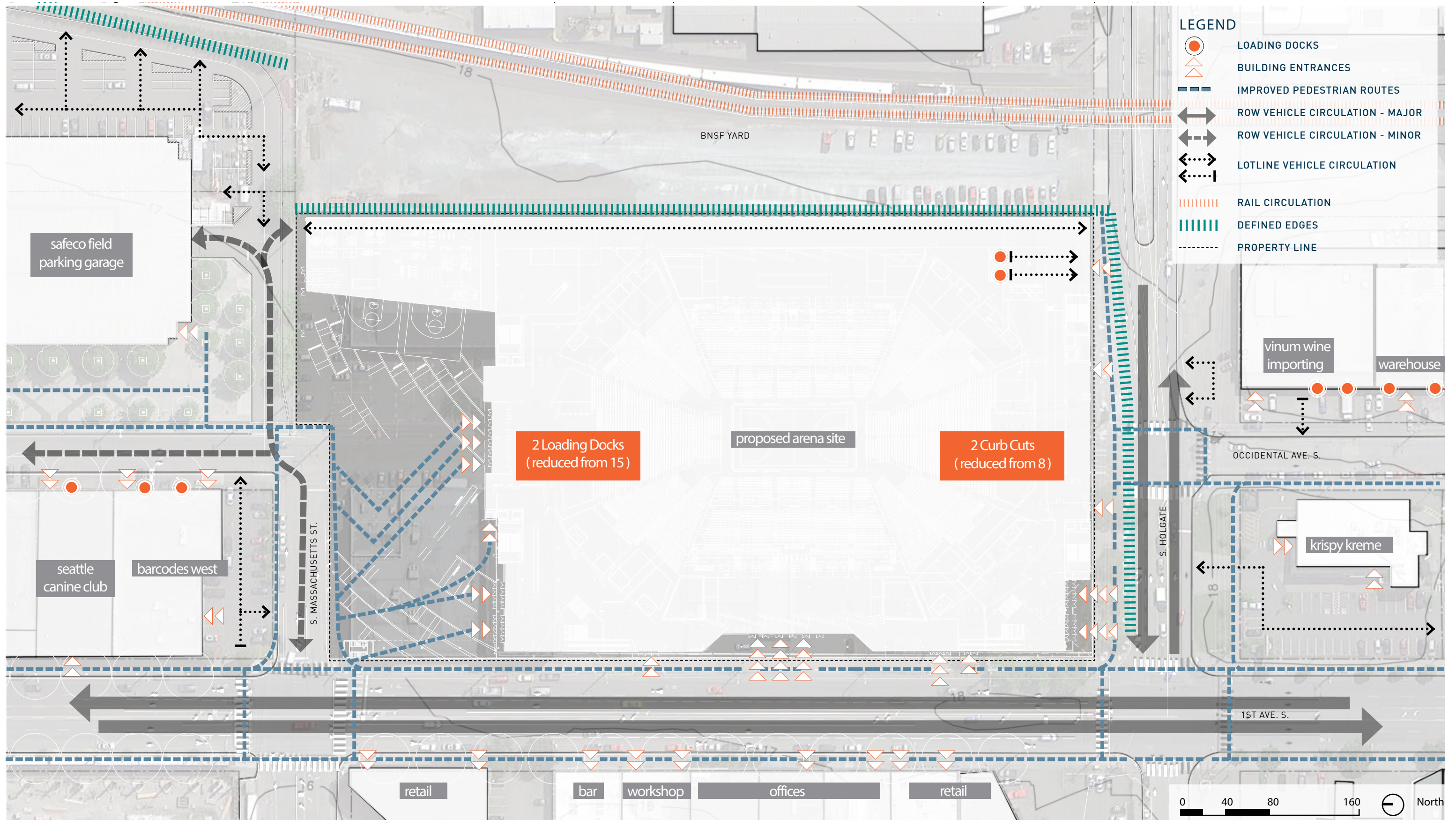
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EXISTING WET UTILITIES

PRELIMINARY CONTACTS:

WATER

MELISSA HILL - SPU
(MELISSA.HILL@SEATTLE.GOV)

SEWER/STORM

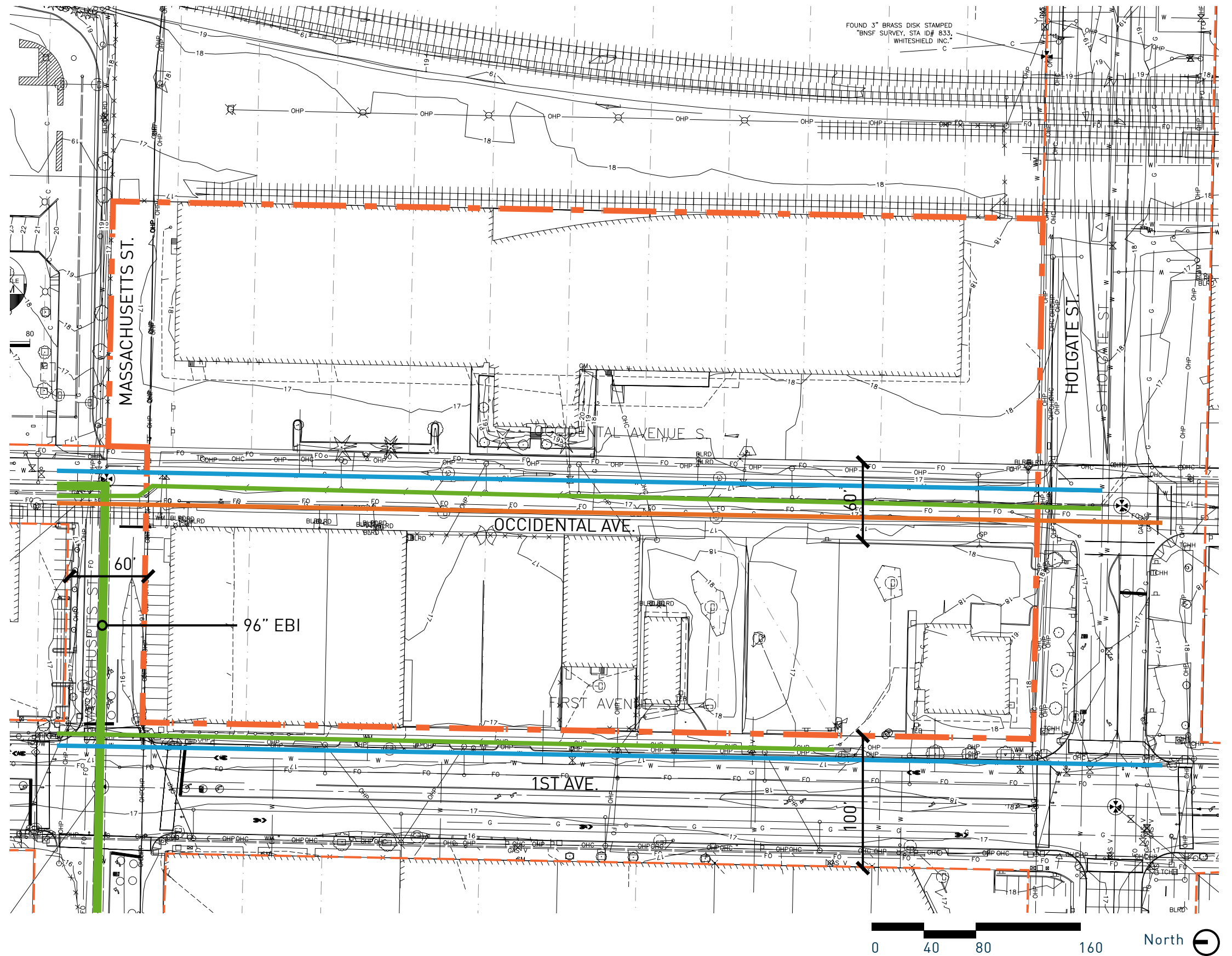
MARK JAEGER - SPU
(MARK.JAEGER@SEATTLE.GOV)

GAS

KEN ELVSAAS - PSE/INFRA SOURCE
(KEN.ELVSAAS@PSE.COM)

LEGEND

- WATER
- SEWER/STORM
- GAS



PROPOSED WET UTILITIES

PRELIMINARY CONTACTS:

WATER

MELISSA HILL - SPU
(MELISSA.HILL@SEATTLE.GOV)

SEWER/STORM

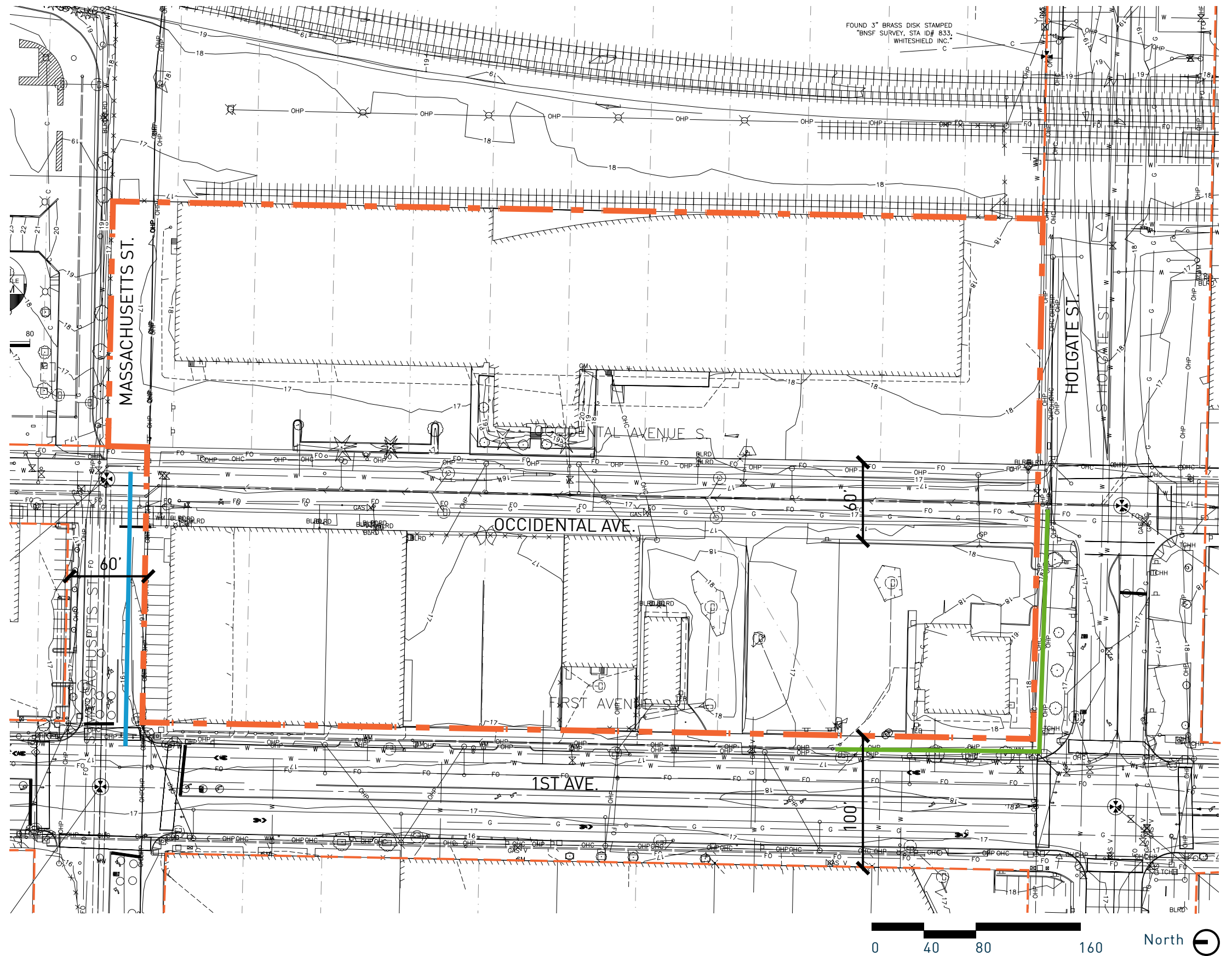
MARK JAEGER - SPU
(MARK.JAEGER@SEATTLE.GOV)

GAS

KEN ELVSAAS - PSE/INFRA SOURCE
(KEN.ELVSAAS@PSE.COM)

LEGEND

- WATER
- SEWER/STORM
- GAS



EXISTING DRY UTILITIES

PRELIMINARY CONTACTS:

ELECTRICAL

CINDY RESIDE - SCL
(CINDY.RESIDE@SEATTLE.GOV)

CENTURY LINK

CHRIS MAPES
(CHRISTOPHER.MAPES@CENTURYLINK.COM)

INTEGRA TELECOM

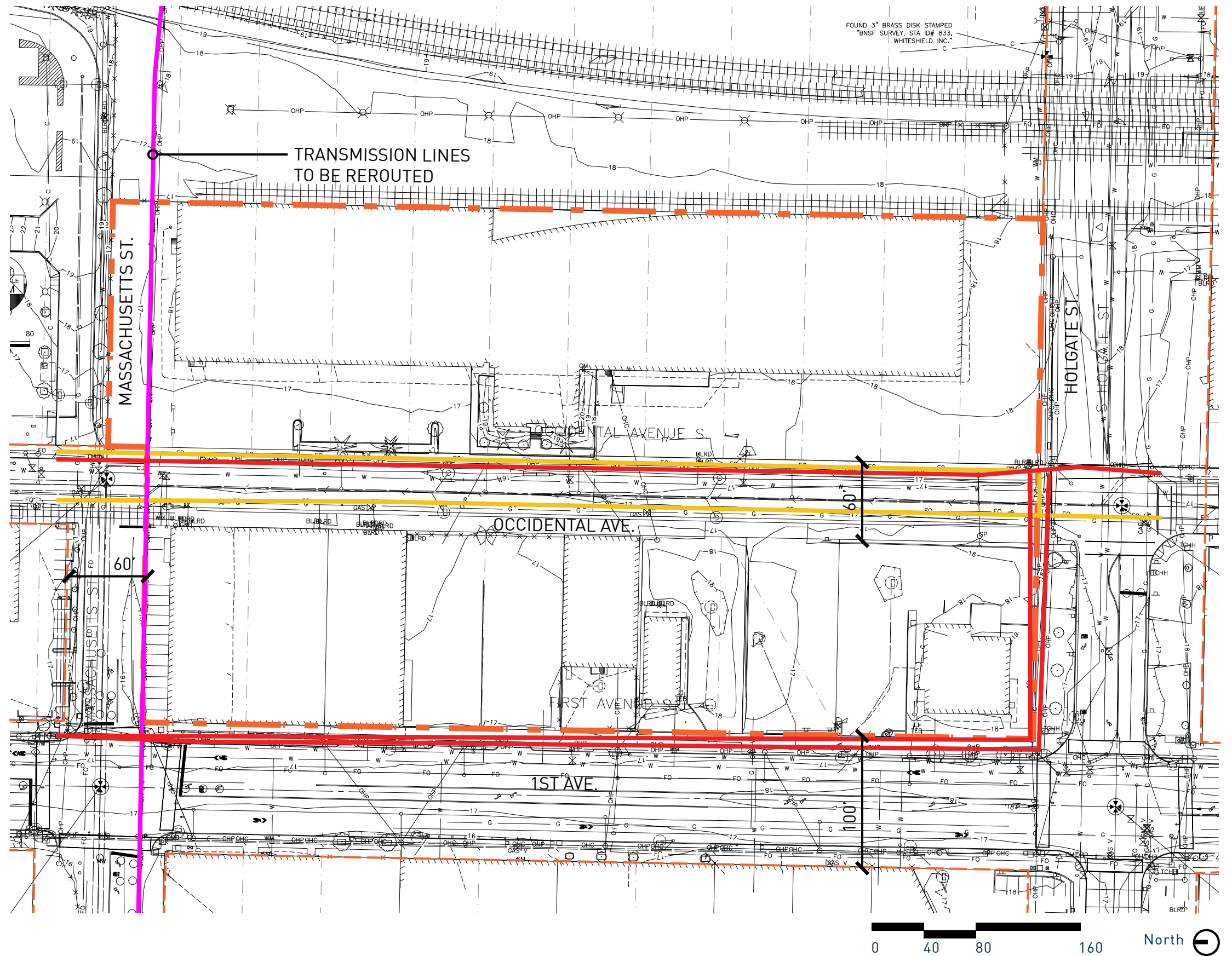
BOB ROBERTSON
(ROBERT.ROBERTSON@INTEGRATELECOM.COM)

COMCAST

ART NETTLES
(ART.NETTLES@COMCAST.COM)

LEGEND

- FIBER
- OVERHEAD ELEC/COMM
- TRANSMISSION LINE



PROPOSED DRY UTILITIES

PRELIMINARY CONTACTS:

ELECTRICAL

CINDY RESIDE - SCL
(CINDY.RESIDE@SEATTLE.GOV)

CENTURY LINK

CHRIS MAPES
(CHRISTOPHER.MAPES@CENTURYLINK.COM)

INTEGRA TELECOM

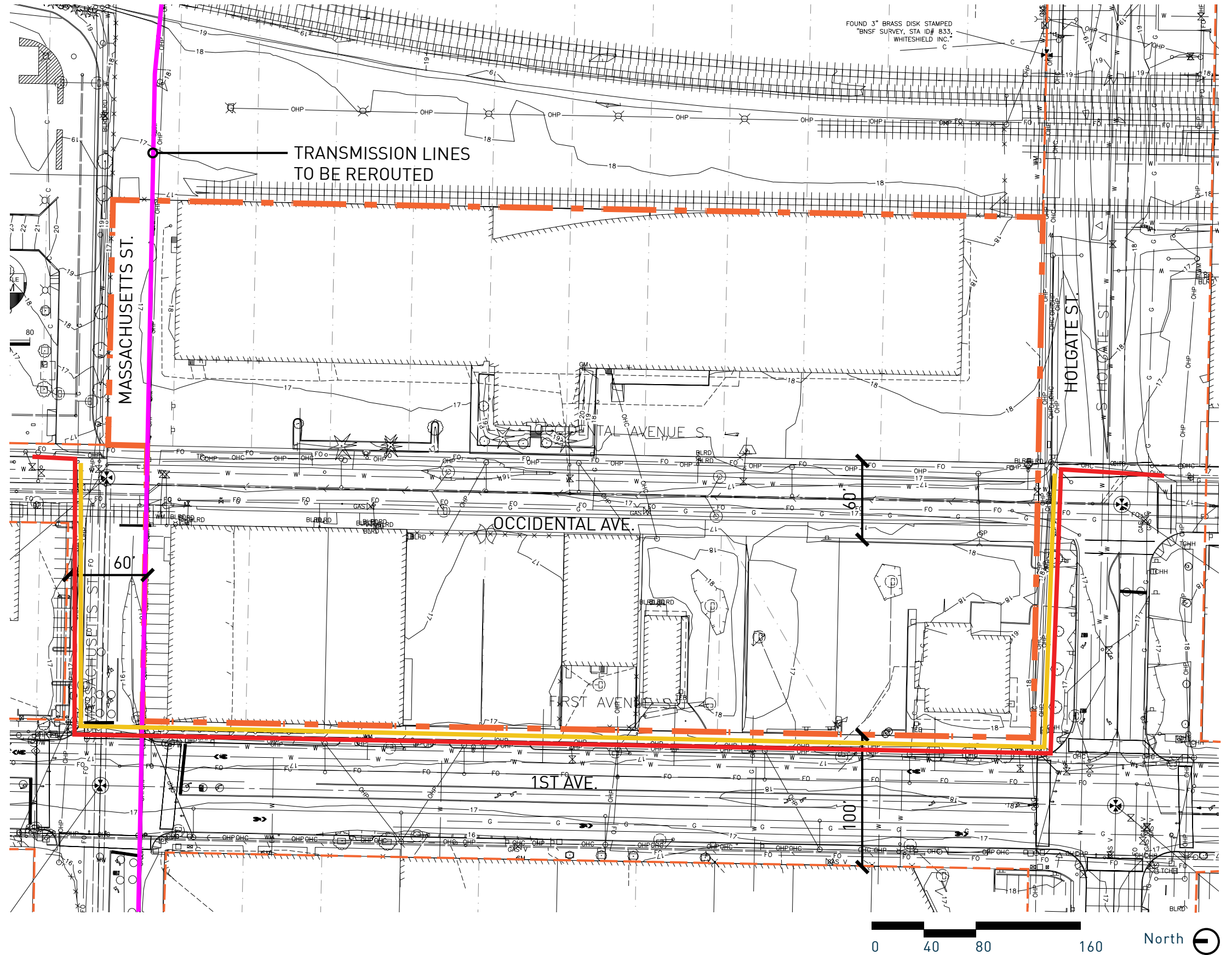
BOB ROBERTSON
(ROBERT.ROBERTSON@INTEGRATELECOM.COM)

COMCAST

ART NETTLES
(ART.NETTLES@COMCAST.COM)

LEGEND

- FIBER
- UNDERGROUND ELEC/COMM
- TRANSMISSION LINE



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WATER SYSTEM (SPU)

A 16" WATER MAIN RUNS ALONG OCCIDENTAL AVENUE SOUTH THAT WILL NEED TO BE CAPPED AND REMOVED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION. THE WATER LINE ON OCCIDENTAL CONTINUES NORTH TO EDGAR MARTINEZ DRIVE AND SERVES MULTIPLE FIRE HYDRANTS ADJACENT TO THE SAFECO FIELD PARKING GARAGE. A NEW 16" CONNECTING LINE IS PROPOSED TO BE PLACED IN SOUTH MASSACHUSETTS STREET TO TIE THE 16" LINE IN OCCIDENTAL BACK INTO THE EXISTING LINE ON 1ST AVENUE SOUTH.

SANITARY SEWER AND STORM UTILITY (SPU):

THERE IS A 15-INCH DIAMETER COMBINED SEWER LINE RUNNING ALONG OCCIDENTAL AVENUE SOUTH THROUGH THE PROPOSED PROJECT SITE THAT WILL NEED TO BE REMOVED AS PART OF THE STREET VACATION PROCESS. THE 15-INCH STORM/SEWER LINE WILL NOT NEED TO BE RE-ROUTED AS IT MAINLY TAKES STORM WATER FROM THE PROPOSED SITE. THE CONTRIBUTING FLOWS TO THE SEWER LINE THAT COME FROM OFF SITE ARE FROM THE HOLGATE/OCCIDENTAL INTERSECTION. THESE FLOWS WILL BE REDIRECTED VIA A NEW PIPE CONNECTION TO THE EXISTING COMBINED SYSTEM ON 1ST AVENUE SOUTH.



LOCATED NEAR 2ND AVE. & MERRIAM ST. INTERSECTION

LOCATED NEAR PIONEER SQUARE



SEATTLE ARENA

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NATURAL GAS (PSE)

THE PROPOSED ARENA SITE CONTAINS AN EXISTING GAS LINE RUNNING NORTH-SOUTH ON OCCIDENTAL AVENUE SOUTH THROUGH THE PROPOSED DEVELOPMENT AREA. THIS LINE WILL NEED TO BE REMOVED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION PRIOR TO EXCAVATION. PER TELEPHONE CONVERSATION WITH KEN ELVSAAS OF PUGET SOUND ENERGY, THE LINE IN OCCIDENTAL CAN BE CAPPED AND ABANDONED WITHOUT REROUTING OR PROVIDING ADDITIONAL GAS PIPING. KEN MENTIONED THAT GAS SERVICE IN 1ST AVENUE HAS CAPACITY TO SERVE THE ARENA AND THAT CONNECTION WOULD BE NEAR THE NORTHWEST CORNER OF THE SITE.

ELECTRICAL, COMMUNICATIONS, OVERHEAD INFRASTRUCTURE (SCL & OTHERS)

THERE ARE EXISTING 26-KV OVERHEAD WIRES AND POLES RUNNING THROUGH THE PROJECT SITE THAT WILL NEED TO BE REROUTED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION. PER DISCUSSIONS WITH SCL, THESE LINES WILL BE REROUTED UNDERGROUND ALONG 1ST AVENUE SOUTH, EAST ON S. MASSACHUSETTS STREET, AND TIE BACK INTO THE EXISTING OVERHEAD LINES ON OCCIDENTAL TO THE NORTH OF THE PROJECT SITE.

FIBER

BASED ON THE MOST RECENT SURVEY AND CONVERSATIONS WITH CENTURY LINK, INTEGRA, AND COMCAST; THERE ARE TWO FIBER RUNS ALONG OCCIDENTAL AVENUE SOUTH THAT WILL NEED TO BE RELOCATED AS PART OF THE STREET VACATION. THESE LINES WILL BE REROUTED UNDERGROUND ALONG 1ST AVENUE SOUTH. DISCUSSIONS WITH THE COMMUNICATIONS COMPANIES IS ON-GOING AND WILL DETERMINE WHICH LINES ARE ACTIVE AND REQUIRE REROUTE.



LOCATED NEAR S. STACY ST AND 1ST AVE. INTERSECTION



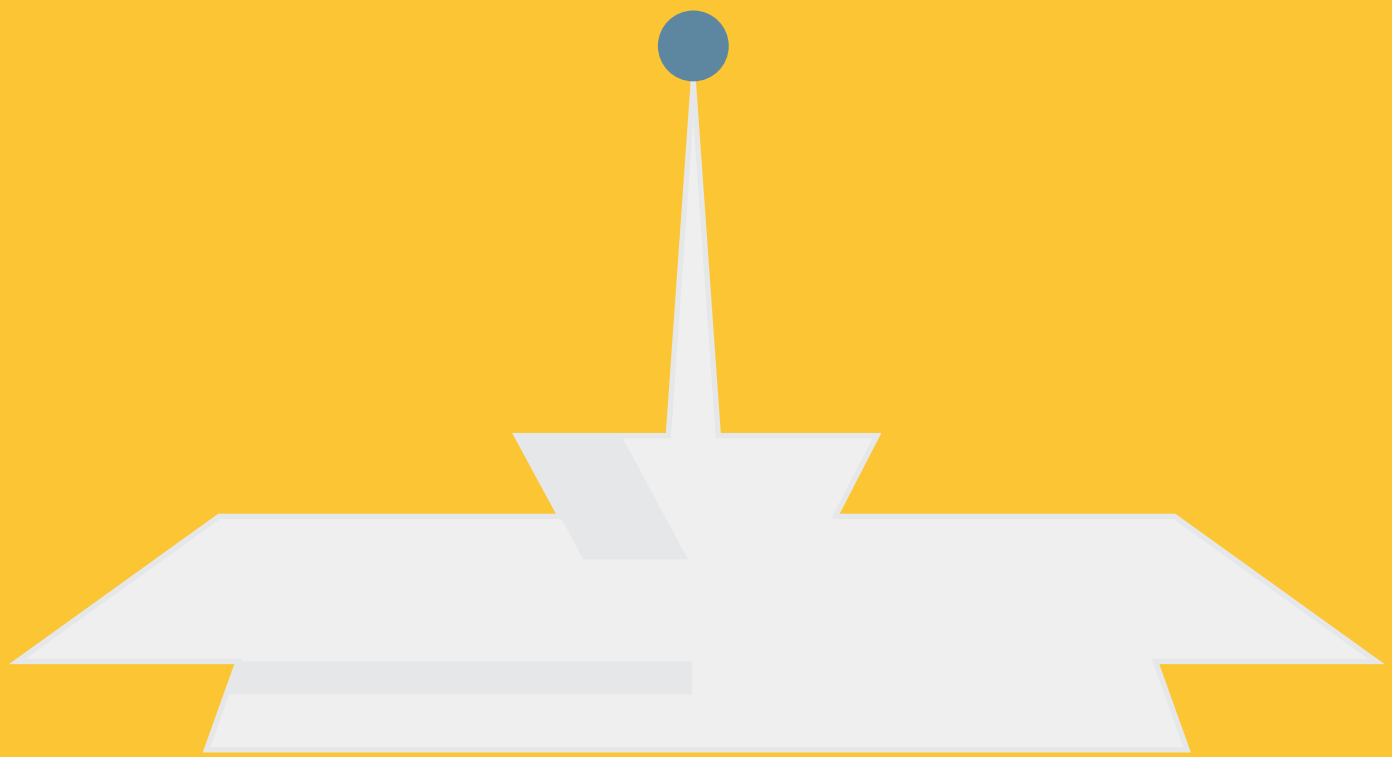
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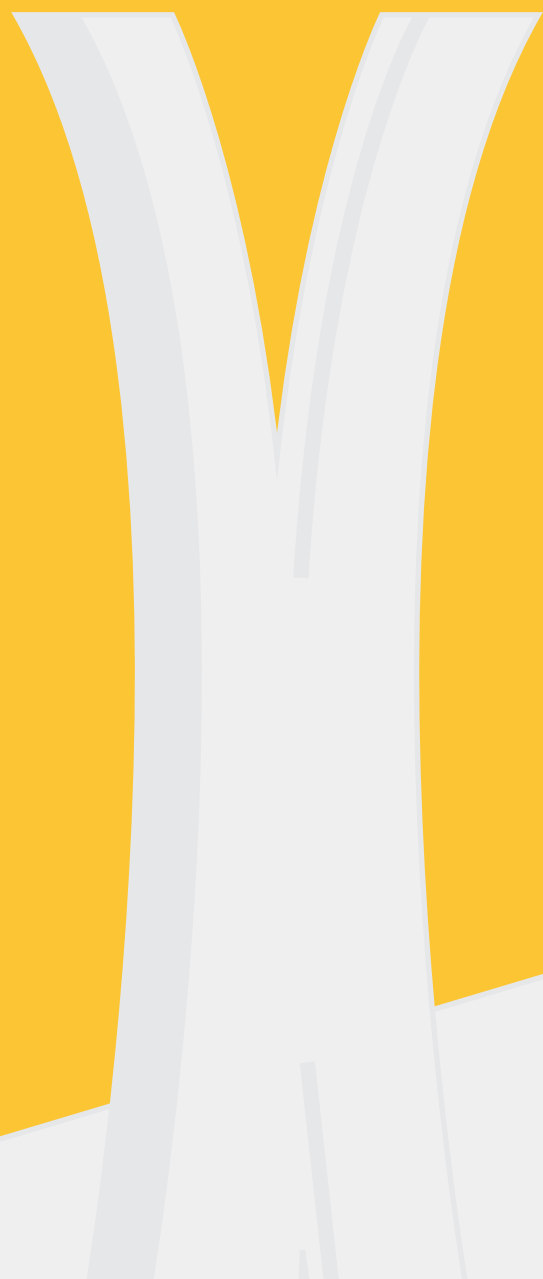
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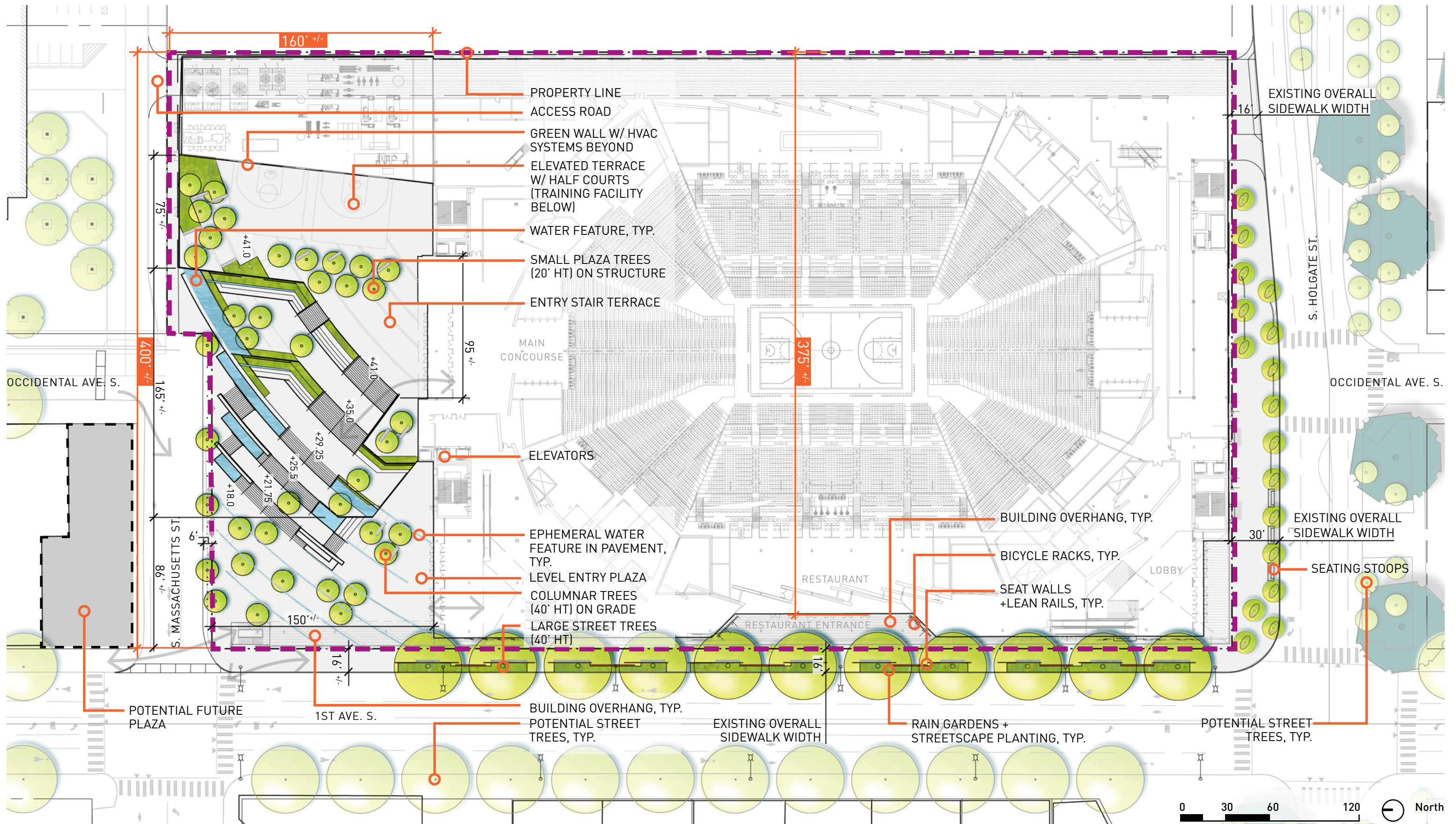


SEATTLE ARENA

APRIL 4, 2013

SEATTLE DESIGN COMMISSION - PROJECT OVERVIEW

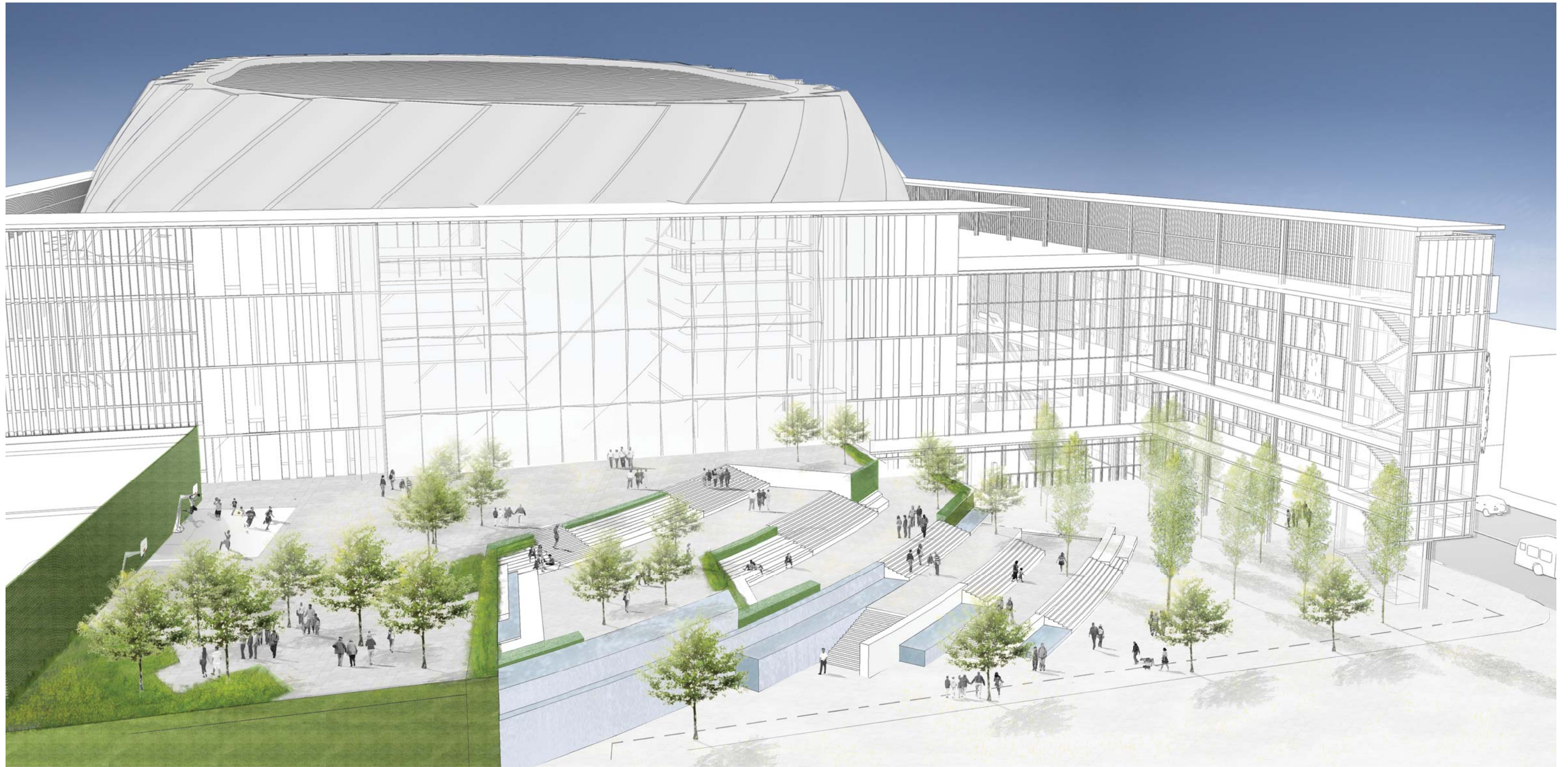




- PROPERTY LINE
- ACCESS ROAD
- GREEN WALL W/ HVAC SYSTEMS BEYOND
- ELEVATED TERRACE W/ HALF COURTS (TRAINING FACILITY BELOW)
- WATER FEATURE, TYP.
- SMALL PLAZA TREES (20' HT) ON STRUCTURE
- ENTRY STAIR TERRACE
- ELEVATORS
- EPHEMERAL WATER FEATURE IN PAVEMENT, TYP.
- LEVEL ENTRY PLAZA
- COLUMNAR TREES (40' HT) ON GRADE
- LARGE STREET TREES (40' HT)

- BUILDING OVERHANG, TYP.
- BICYCLE RACKS, TYP.
- SEAT WALLS + LEAN RAILS, TYP.

- EXISTING OVERALL SIDEWALK WIDTH
- EXISTING OVERALL SIDEWALK WIDTH
- SEATING STOOPS



SEATTLE ARENA

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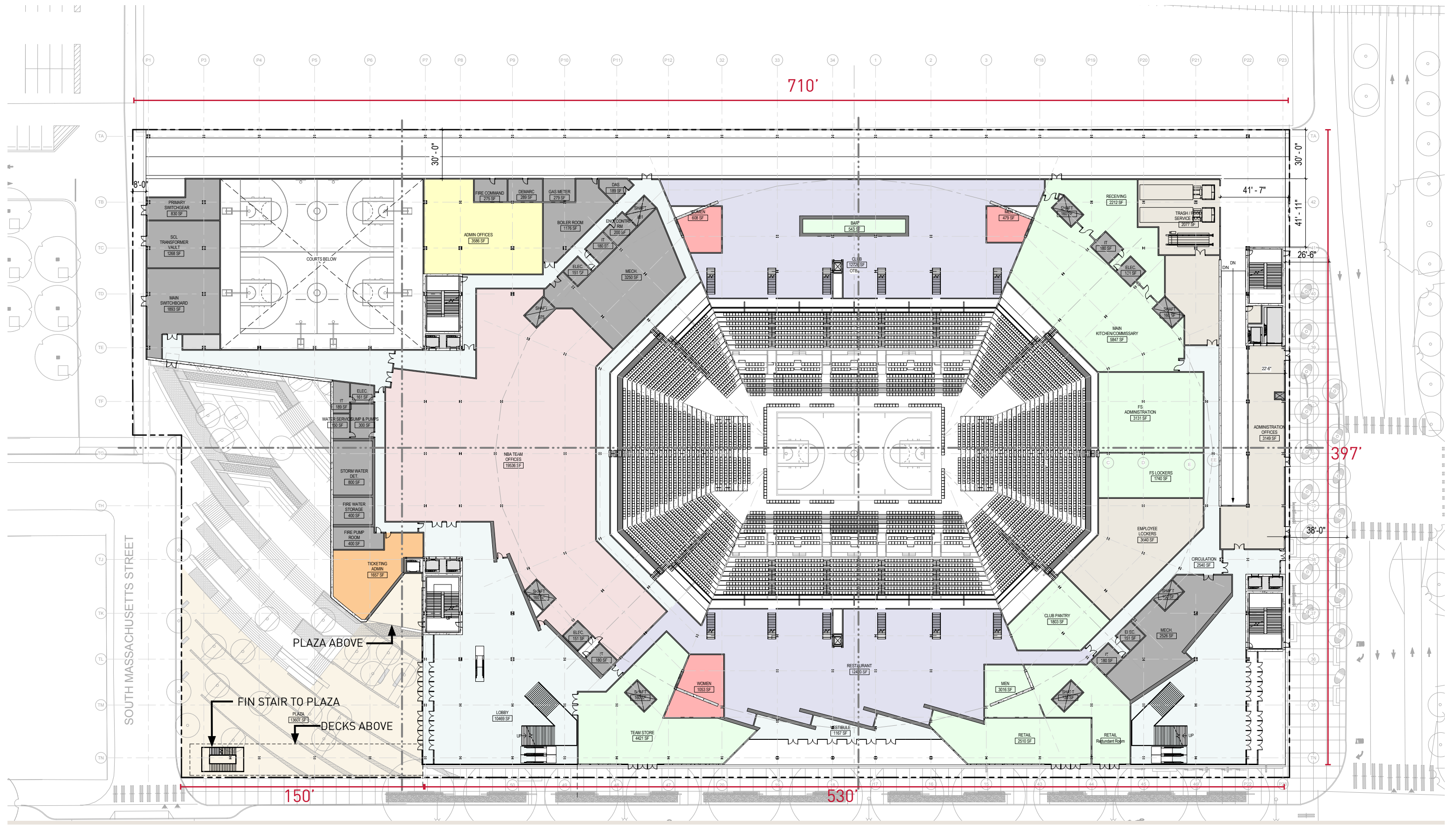
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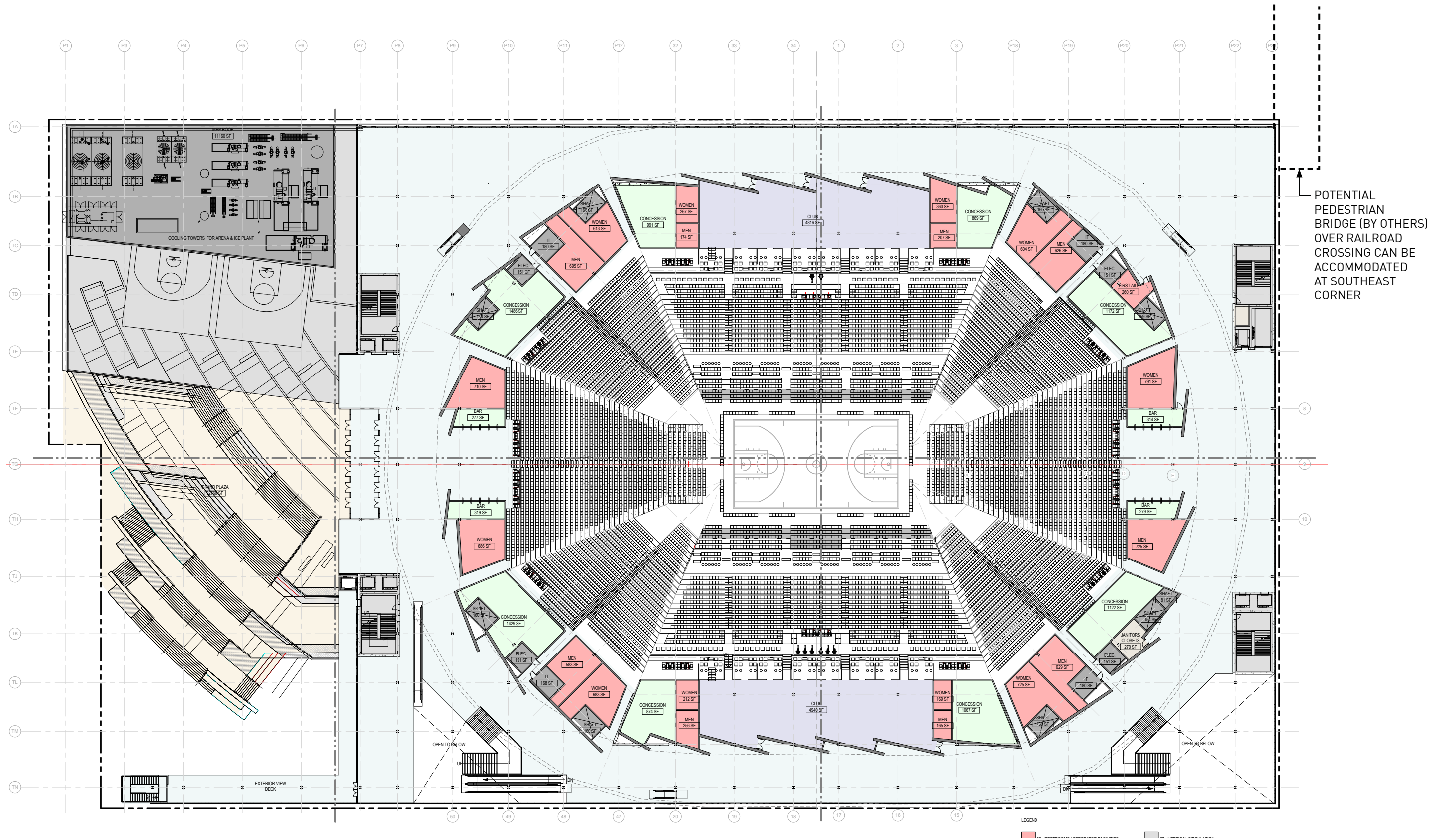
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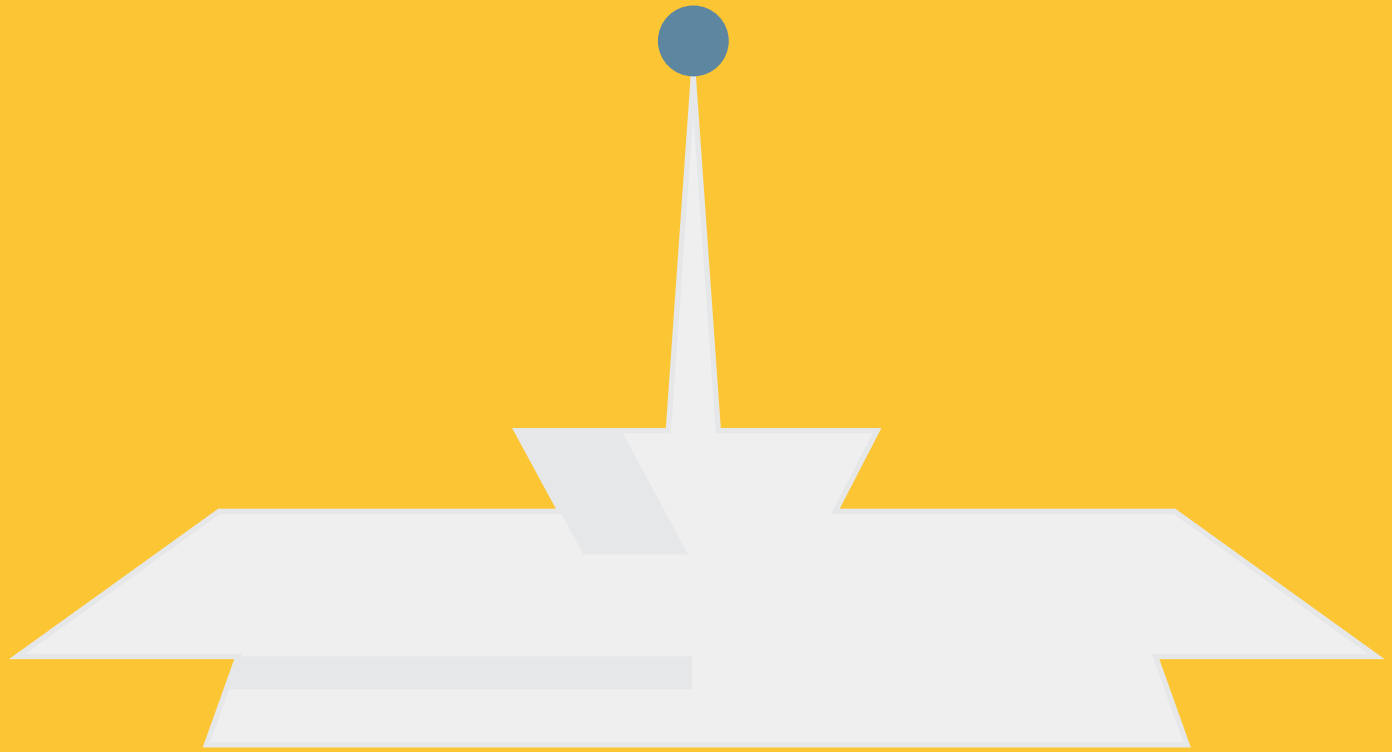


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