

# SEATTLE ARENA

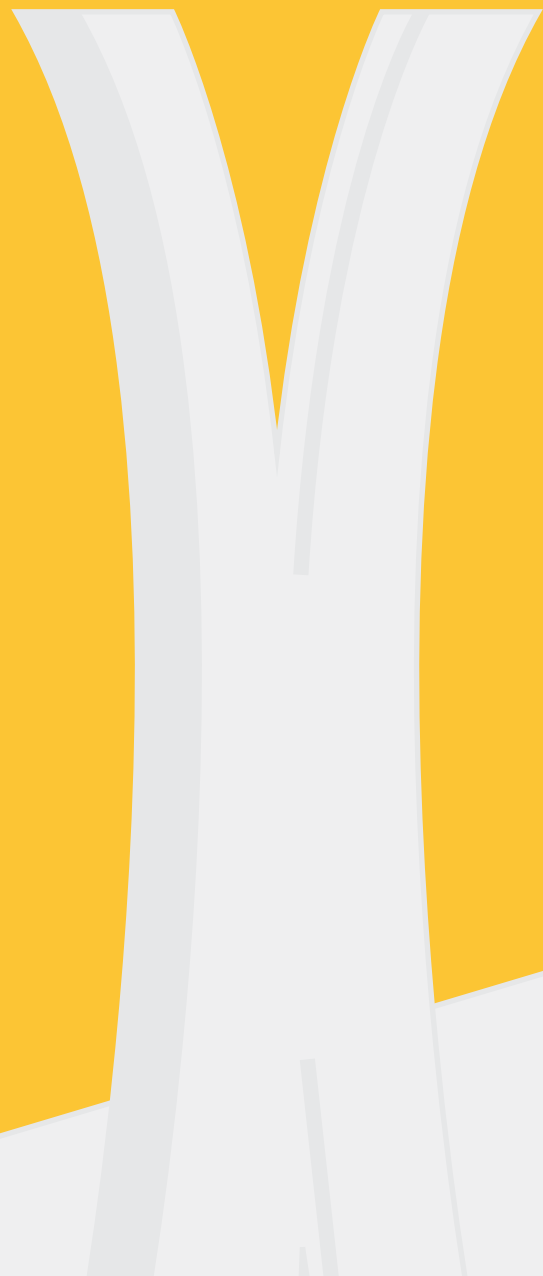
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DECEMBER 06, 2012

**DESIGN COMMISSION**

CONTEXT AND URBAN ANALYSIS

STANDARD ARENA PROGRAMMING





# INTRODUCTION

This document is the first in a series of Design Commission submittals made in reference to a proposed arena to be located within the “Stadium District”. The general intent of the document is to inventory the existing site context, begin a basic synthesis of this information, and provide the audience a general understanding of the building components that collectively form a prototypical arena.

The site context was investigated to gain an understanding of what influences have shaped the place and establish a historic timeline of major development. The variables involved in this research include the history of the site, both the natural and built forms adjacent the site, a climate analysis and how the city interacts with the site on a daily basis.

The synthesis of the context begins to inform how a new arena development might stitch itself into the neighborhood, and continue to build on a set of paths and nodes that are already established. Standard Arena Programming dissects a prototypical arena, level by level, informing the audience of the many layers, relationships and adjacencies considered as an arena is designed on any site.

Subsequent Design Commission submittals will build upon the analysis and synthesis established in this document, and develop a set of building design options.

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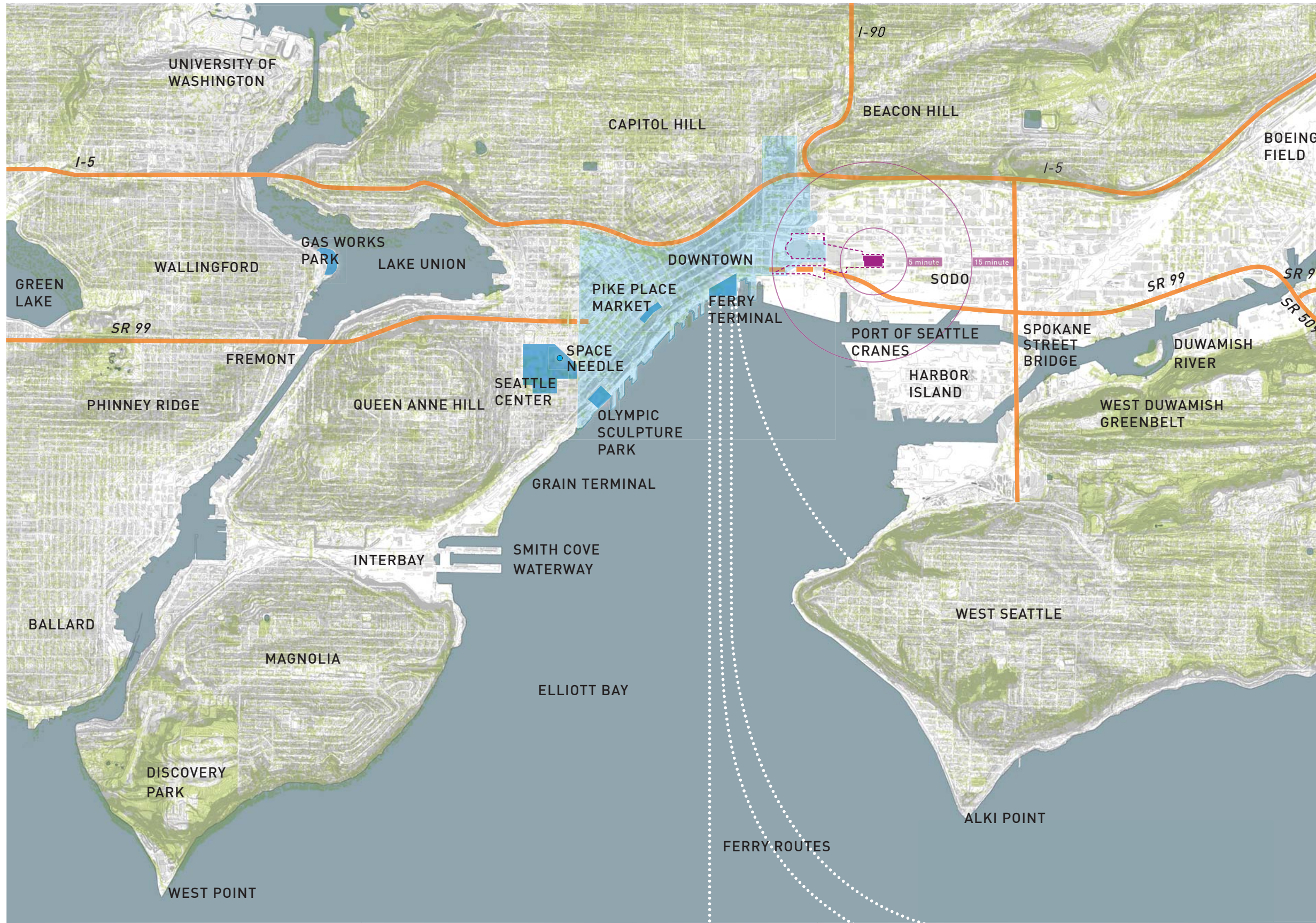




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# CONTEXT



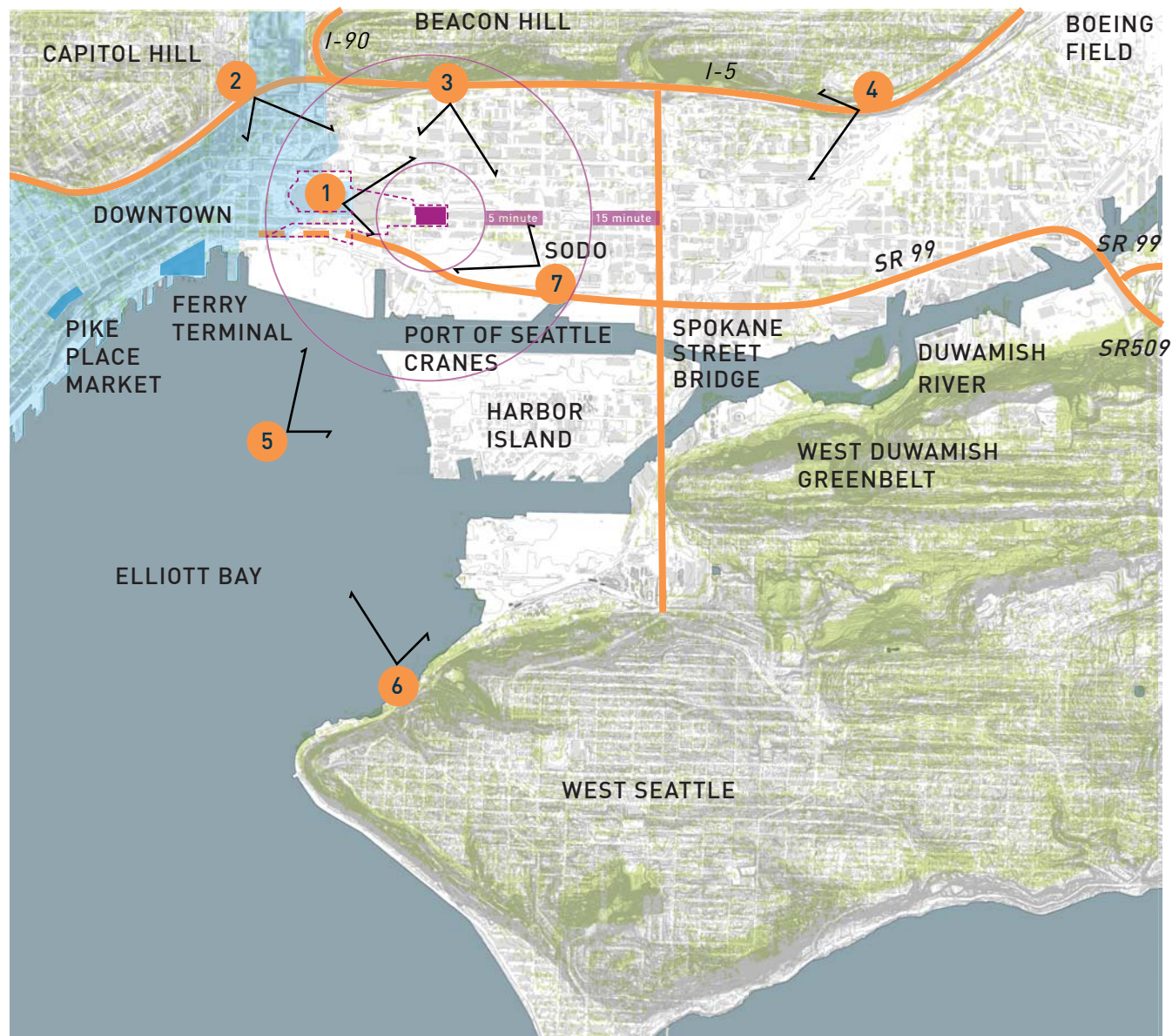


**LEGEND**

-  STADIUM TRANSITION AREA OVERLAY
-  ARENA SITE
-  MAJOR WATER TRANSPORTATION
-  MAJOR HIGHWAYS
-  WALKING DISTANCE
-  SIGNIFICANT LANDMARKS
-  TREE CANOPY







1 VIEW FROM NORTH



2 VIEW FROM HARBORVIEW



3 VIEW FROM BEACON HILL



4 VIEW FROM I-5



5 VIEW FROM FERRY



6 VIEW FROM WEST SEATTLE



7 VIEW FROM SR99

LEGEND

- 2 PHOTO LOCATION & NUMBER
- DIRECTION OF VIEW
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- SIGNIFICANT LANDMARK
- TREE CANOPY

0 2000 4000 8000 North





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# HISTORY



CLAIMING THE TIDELANDS



1880 KING ST. COAL WHARF LOOKING EAST



1891 SEATTLE AFTER THE GREAT FIRE

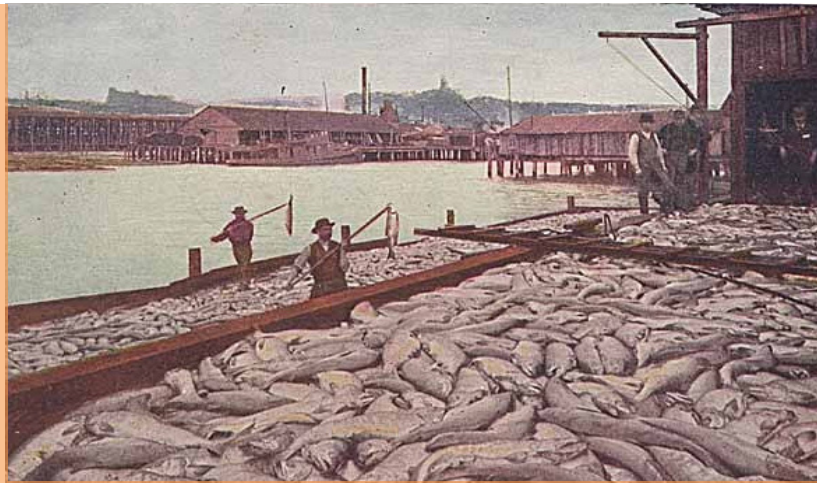


1892 VIEW EAST OF WATERFRONT S. OF YESLER WAY

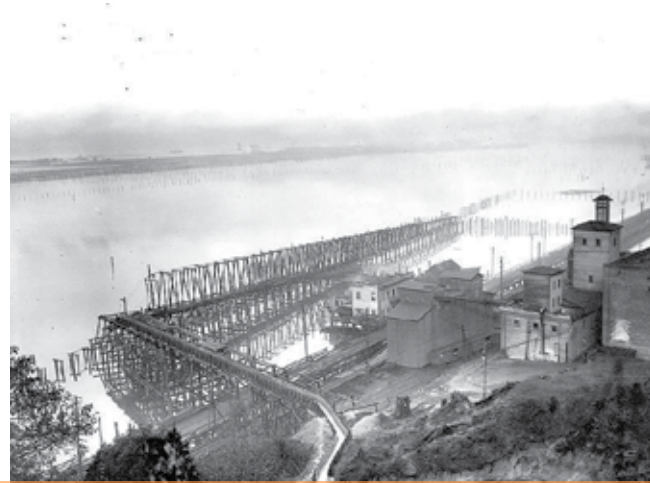


1900 VIEW W. OF TIDEFLATS FROM BEACON HILL

TRANSPORTATION & TRADE



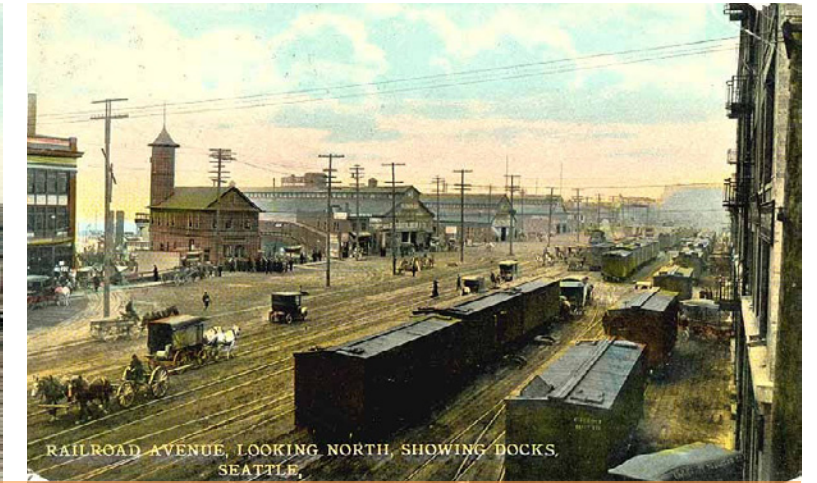
1900 VIEW N.E. OF SALMON CATCH IN SOUTH DOWNTOWN



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







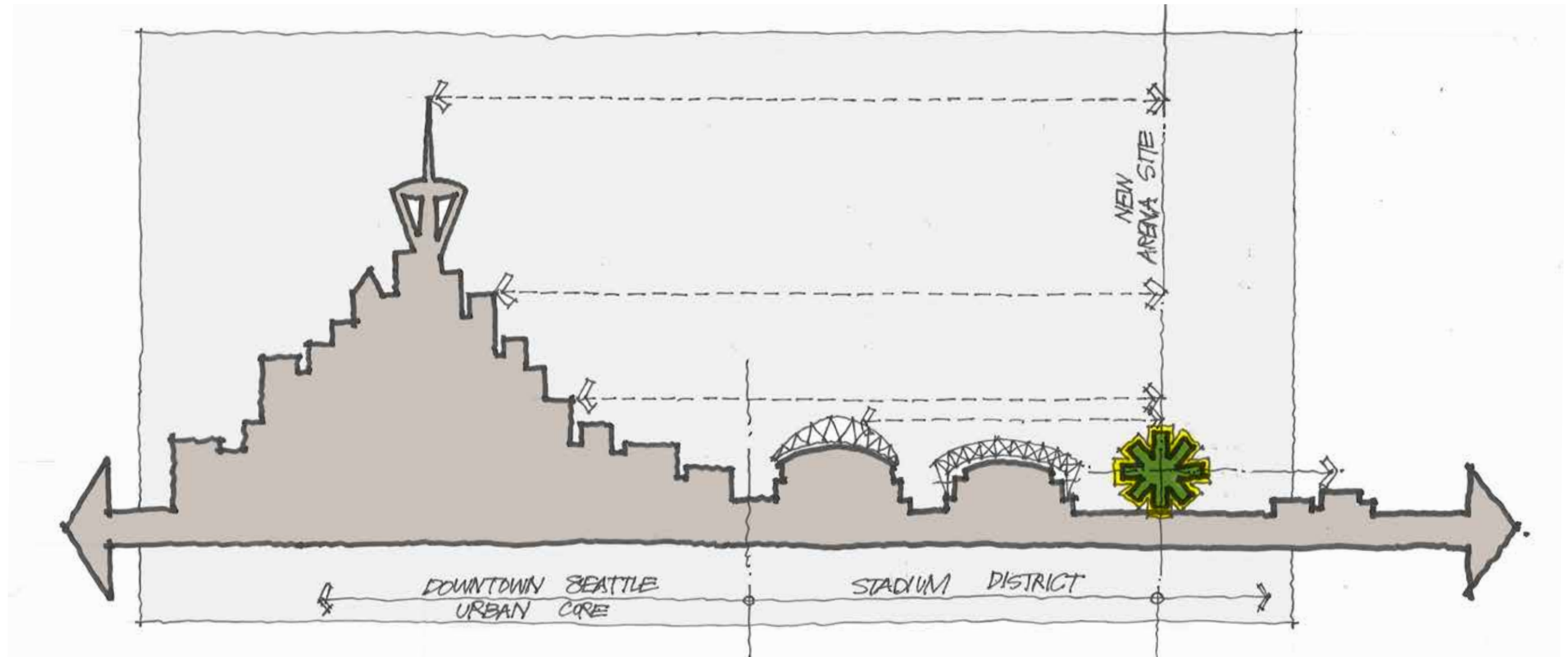
1926 SPORTS DISTRICT SITE



1998 SPORTS DISTRICT SITE



2012 SPORTS DISTRICT SITE

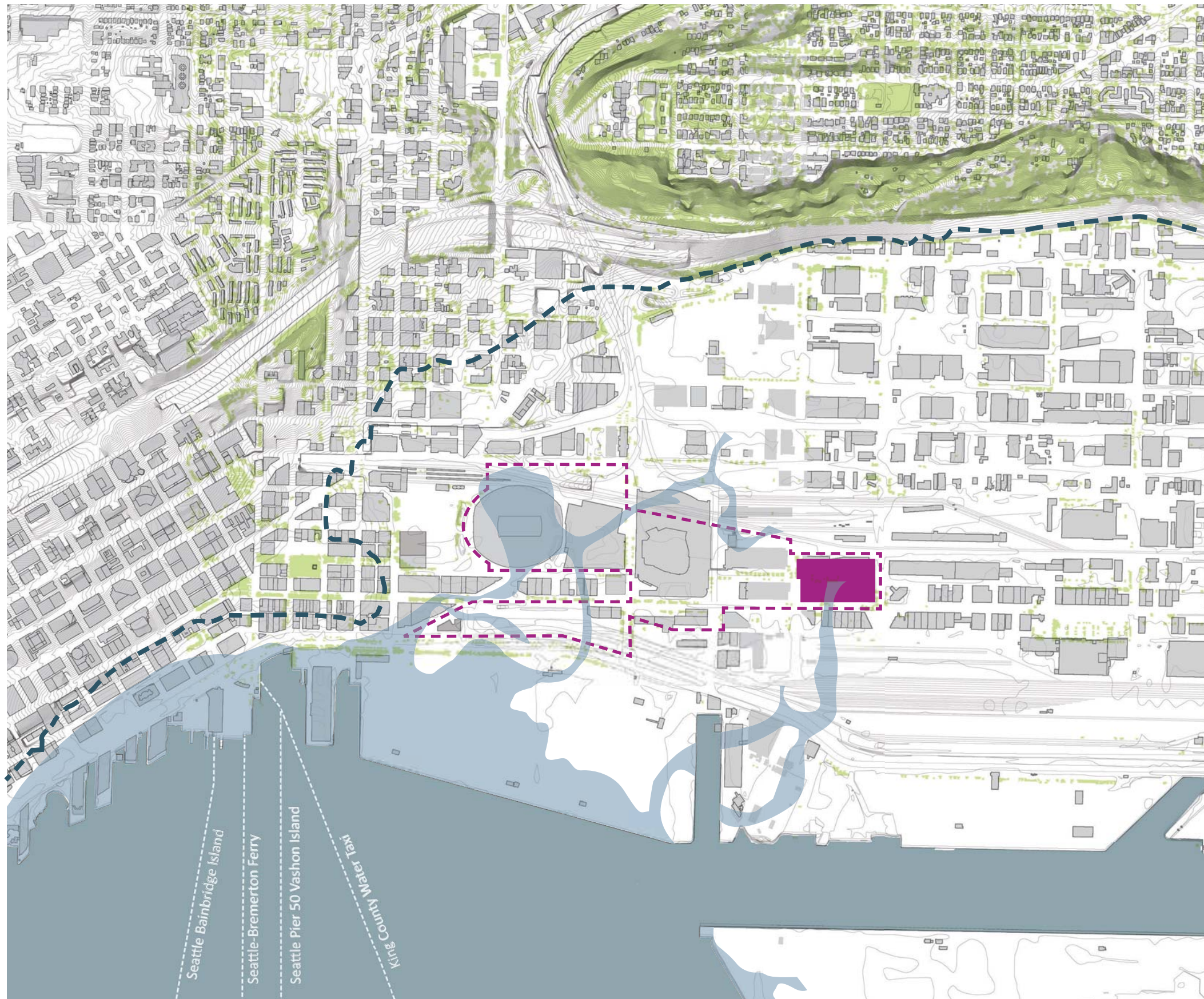












# THE FORM



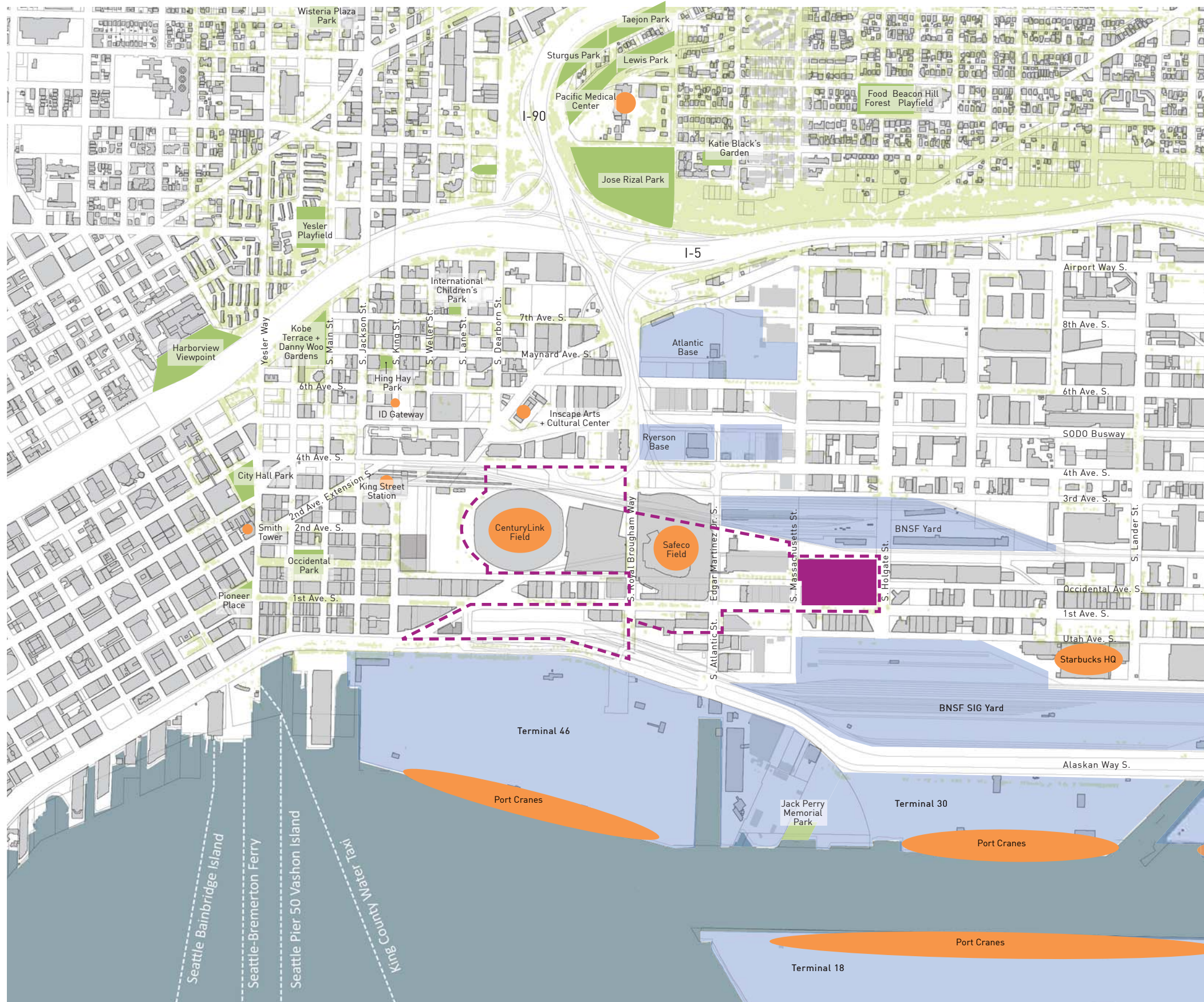


**LEGEND**

-  TOPOGRAPHY
-  TREE CANOPY
-  1875 HISTORIC LOW TIDE ZONE
-  1875 HISTORIC HIGH TIDE LINE
-  STADIUM TRANSITION AREA OVERLAY
-  SITE







**LEGEND**

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



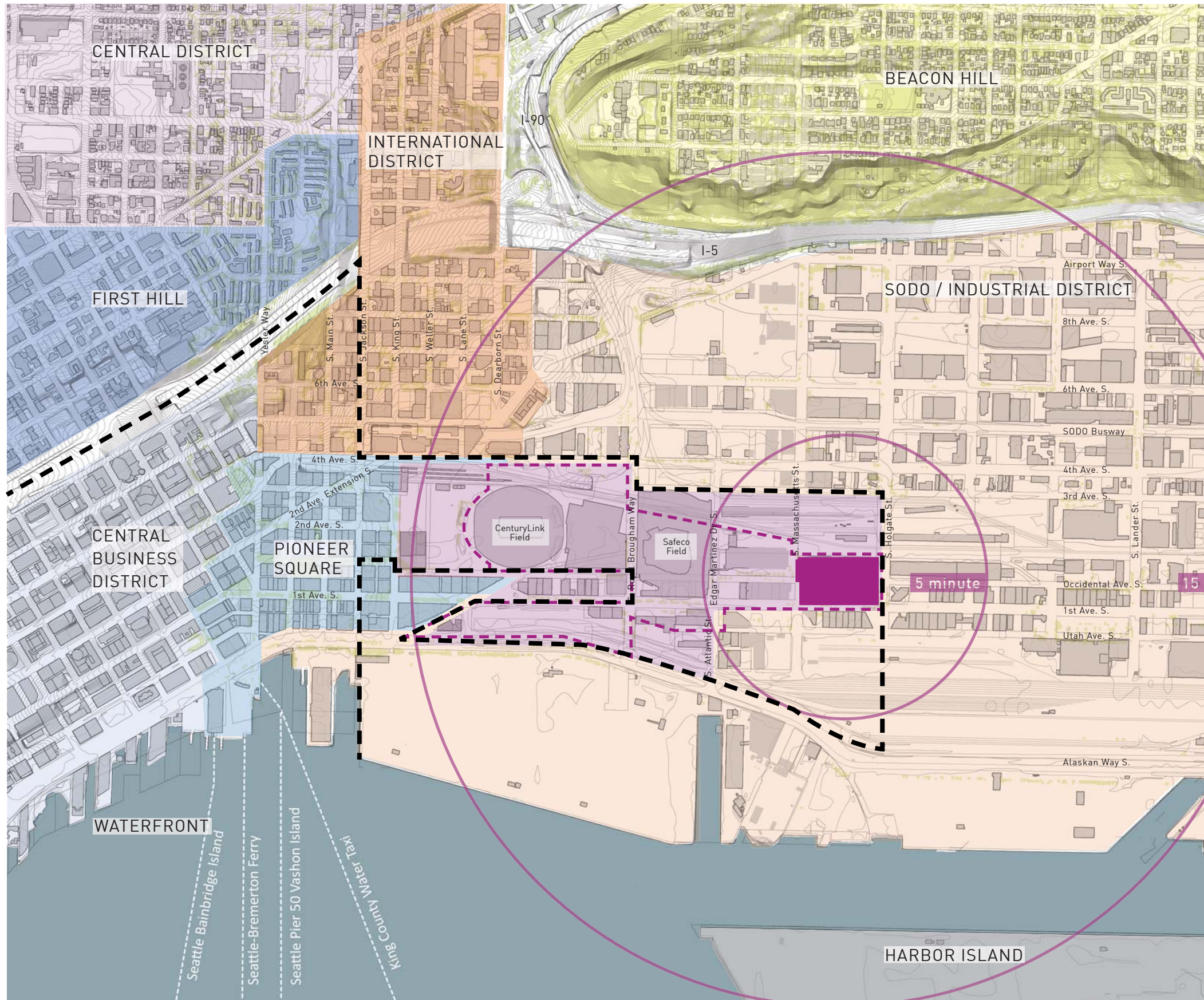




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CITY LIFE





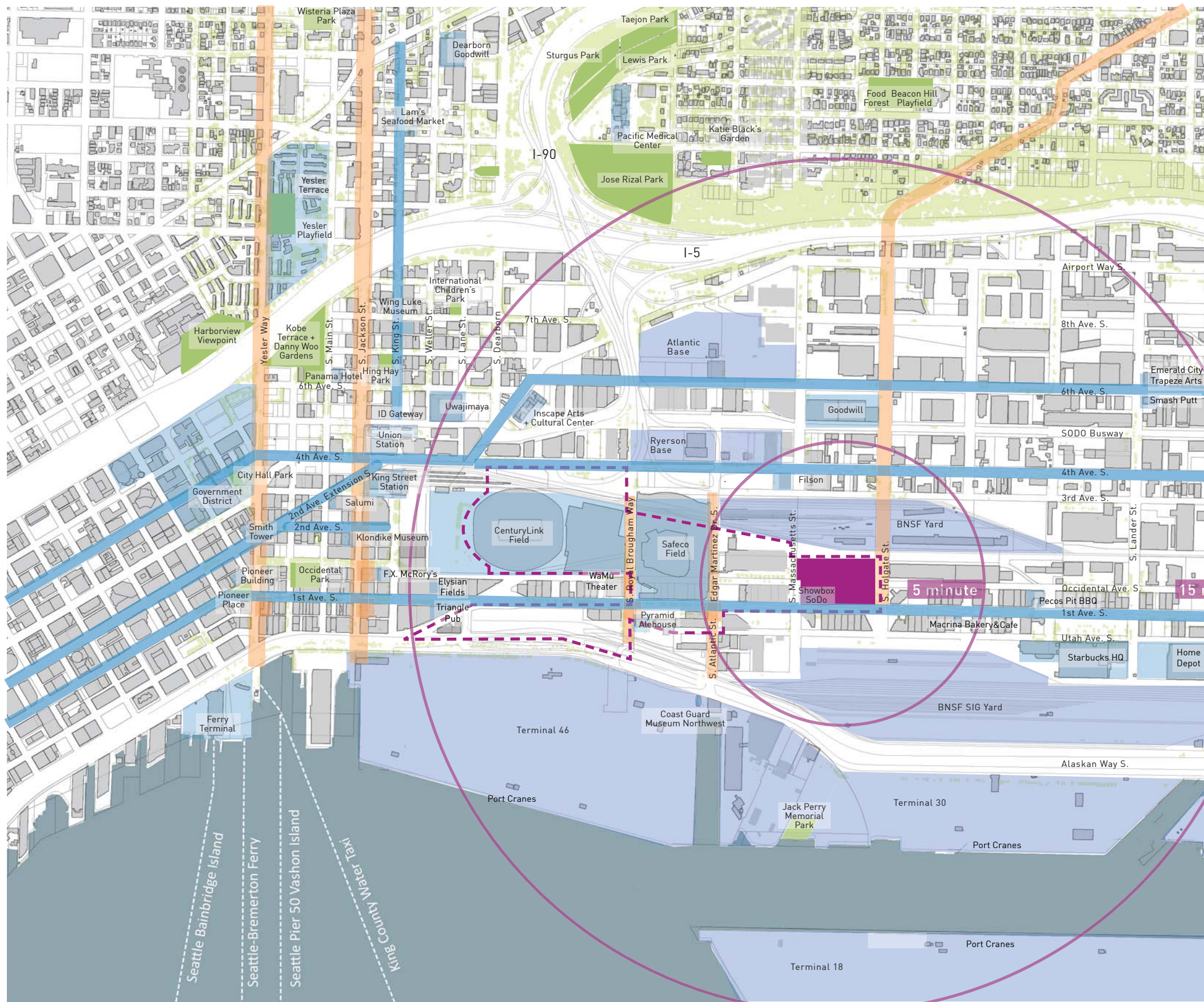
**LEGEND**

- PIONEER SQUARE
- CENTRAL BUSINESS DISTRICT
- INTERNATIONAL DISTRICT
- HARBOR ISLAND
- SODO/INDUSTRIAL DISTRICT
- BEACON HILL
- FIRST HILL
- CENTRAL DISTRICT
- WALKING DISTANCE
- DOWNTOWN DESIGN REVIEW BOARD
- STADIUM TRANSITION AREA OVERLAY
- SITE

SOURCE: CITY OF SEATTLE ECONOMIC DEVELOPMENT







**LEGEND**

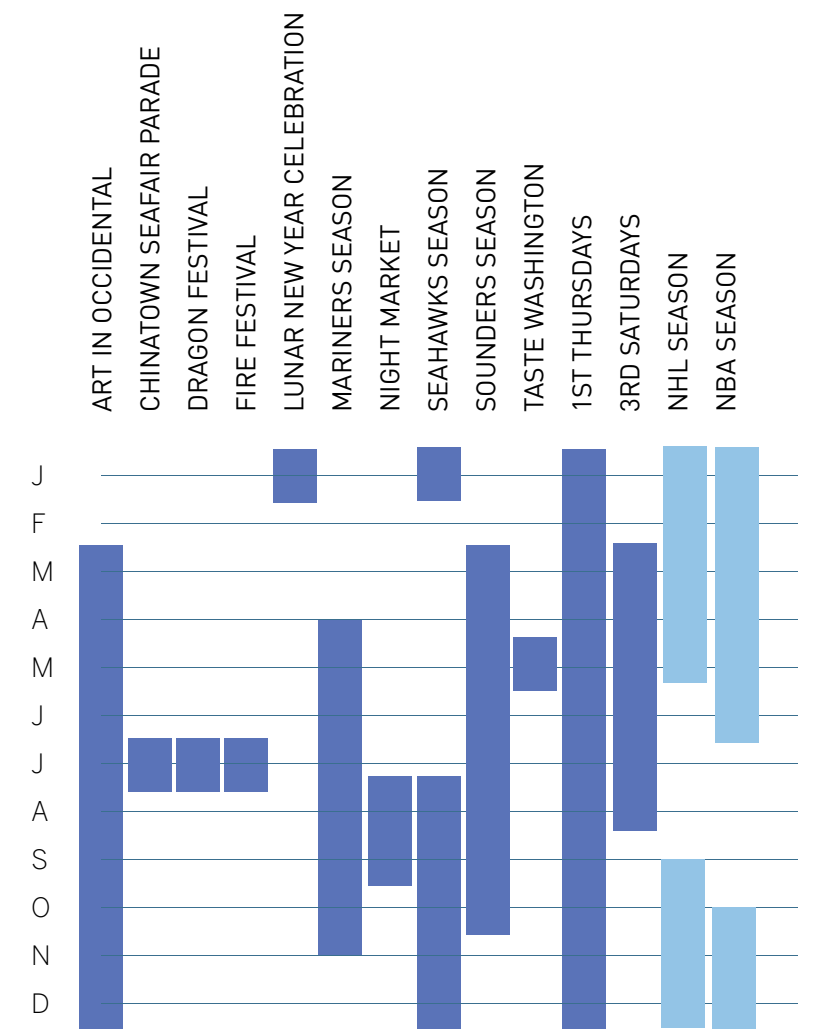
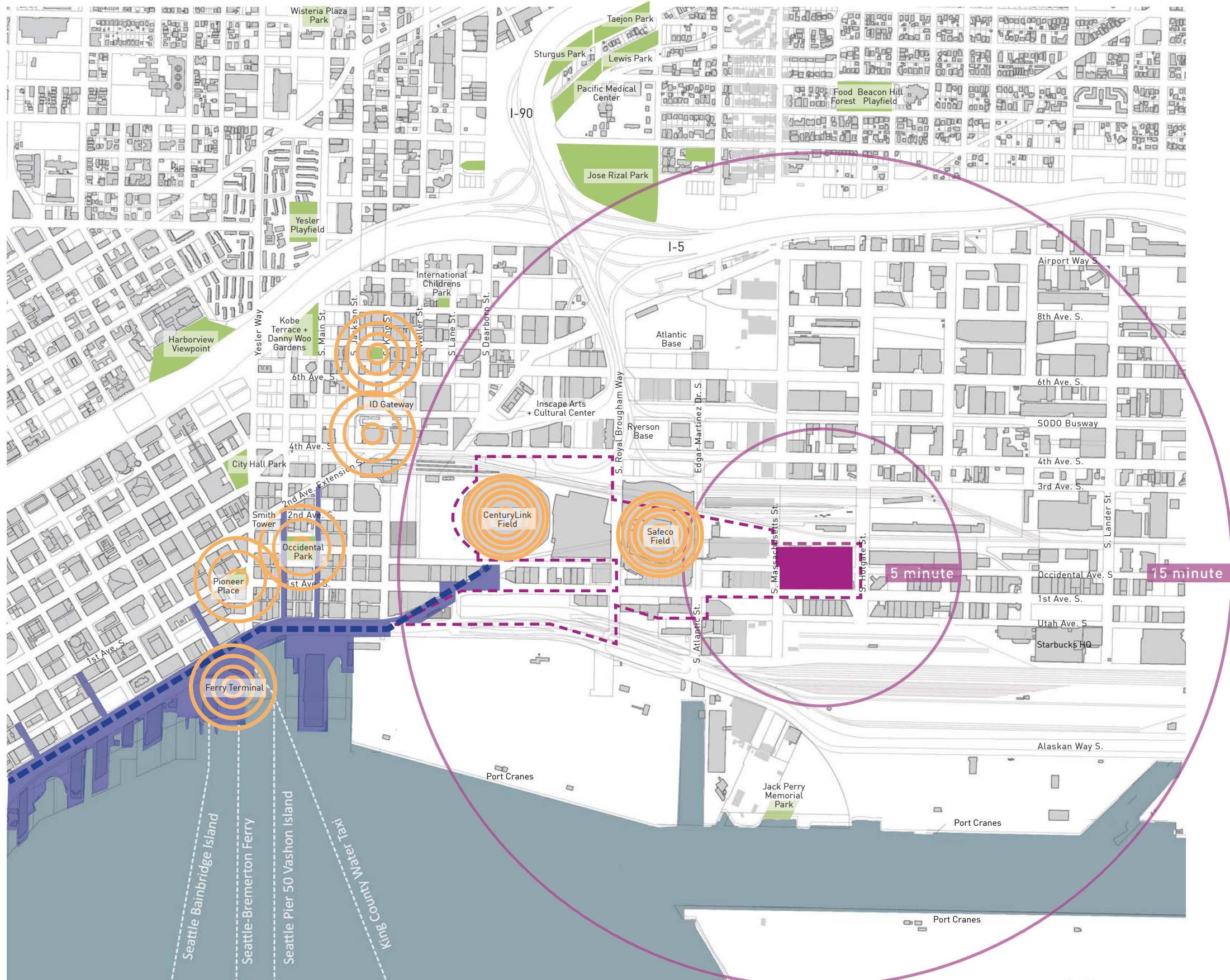
- E-W CITY WIDE CONNECTORS
- EXISTING PUBLIC OPEN SPACE
- TREE CANOPY
- INDUSTRIAL YARDS
- DESTINATIONS
- ACTIVITY CORRIDORS
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE

0 500 1000 2000 North

**360 SEATTLE ARENA**  
 DECEMBER 06, 2012

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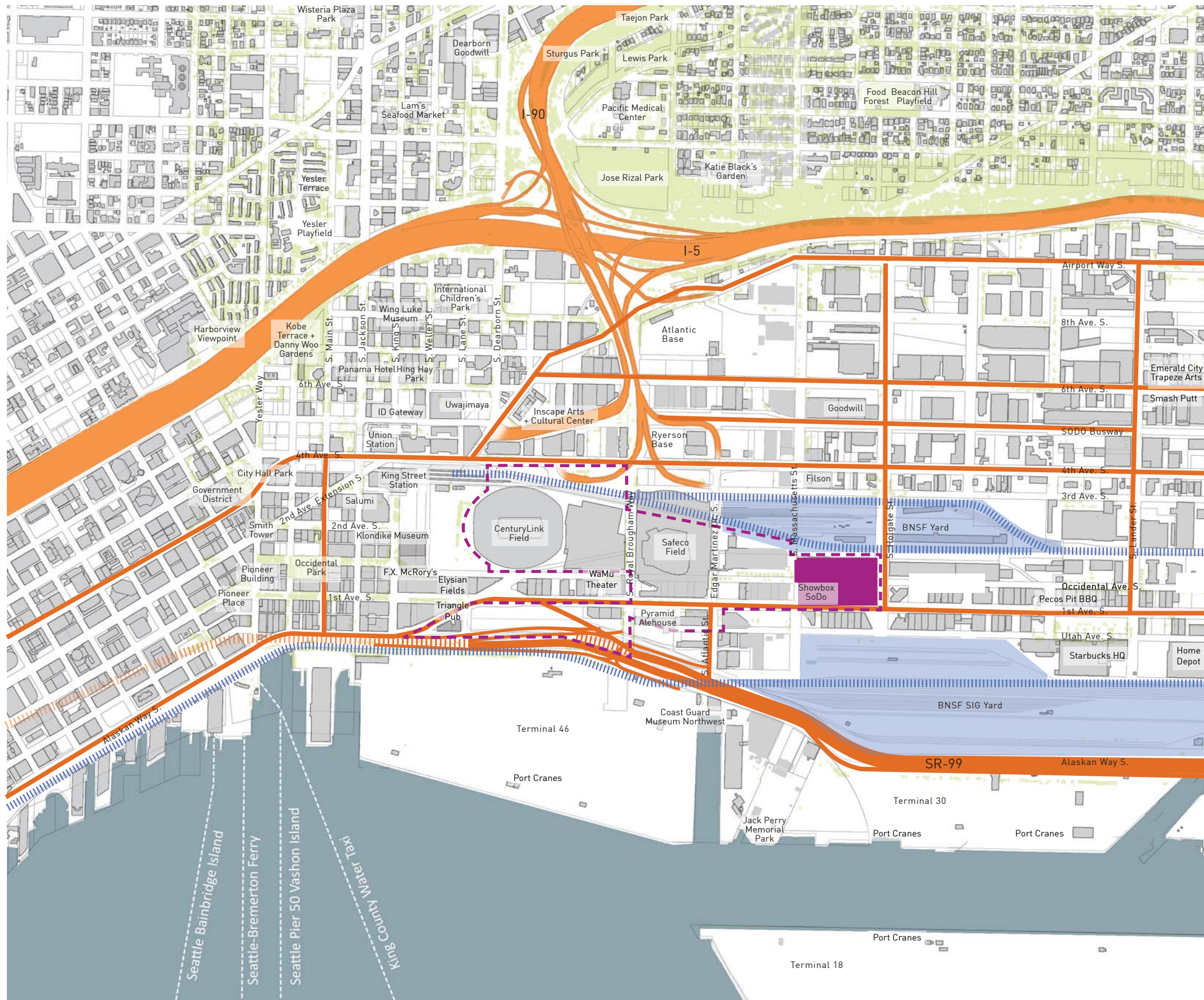











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# TRANSPORTATION



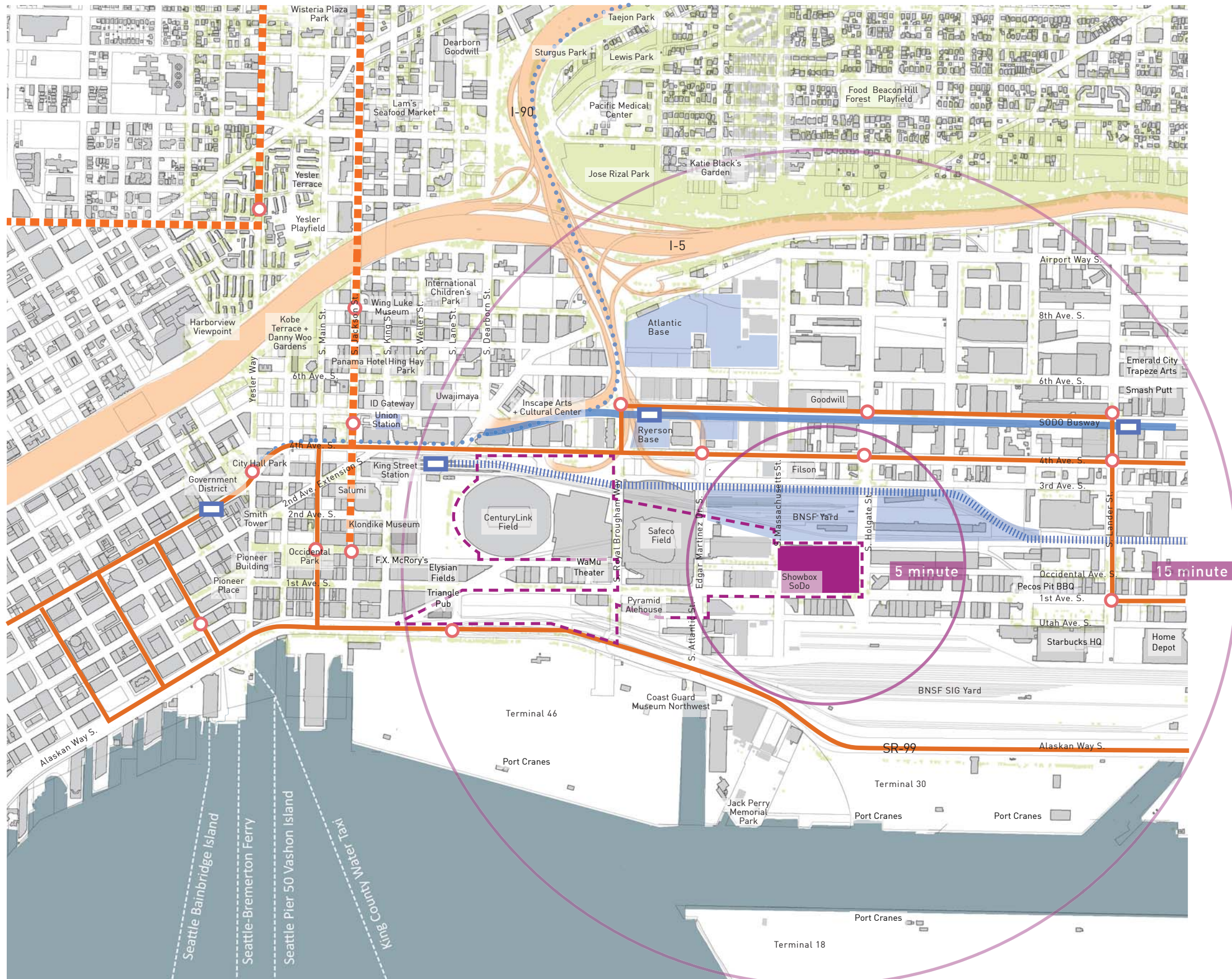


**LEGEND**

-  RAIL LINES
-  RAIL YARDS
-  MAJOR TRUCK ROUTES
-  INTERSTATE ROADWAY
-  SR-99 TUNNEL
-  STADIUM TRANSITION AREA OVERLAY
-  SITE







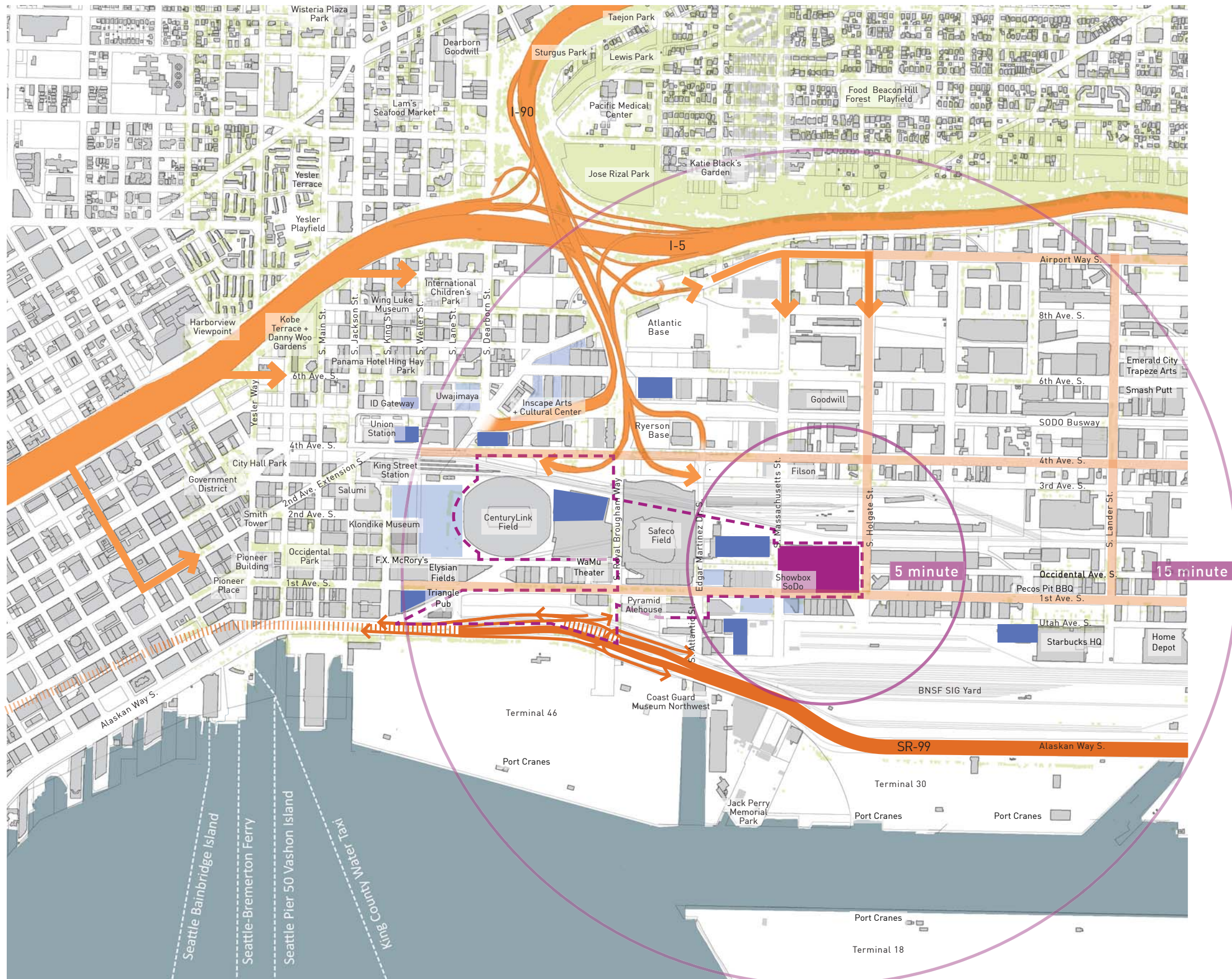
**LEGEND**

- 5TH AVE TRANSIT WAY / LIGHT RAIL
- SOUND TRANSIT STATION
- ⋯ FUTURE LIGHT RAIL EAST LINK
- BUS ROUTES
- BUS/STREET CAR STOP
- - - FIRST HILL STREET CAR
- ||||| SOUNDER COMMUTER RAIL
- TRANSIT RAIL AND BUS YARDS
- INTERSTATE ROADWAY
- WALKING DISTANCE
- STADIUM DISTRICT
- SITE














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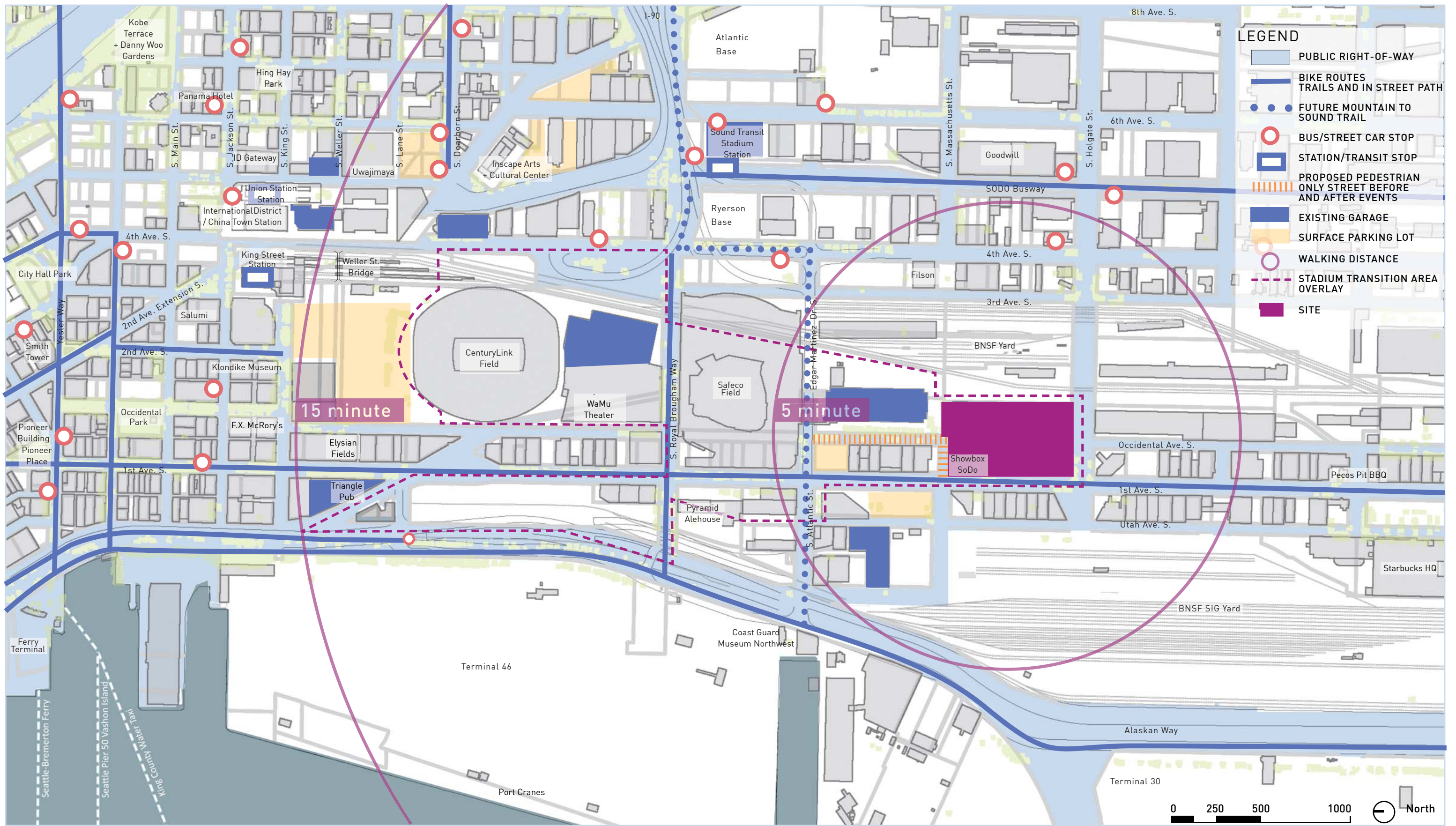


**LEGEND**

-  INTERSTATE
-  LOCAL ACCESS CORRIDORS
-  I-5 / I-90 ACCESS
-  STATE ROUTE (WITH PROPOSED ALIGNMENT)
-  SR-99 TUNNEL
-  SR-99 LOCAL ACCESS
-  EXISTING GARAGE
-  EXISTING SURFACE LOT
-  WALKING DISTANCE
-  STADIUM TRANSITION AREA OVERLAY
-  SITE





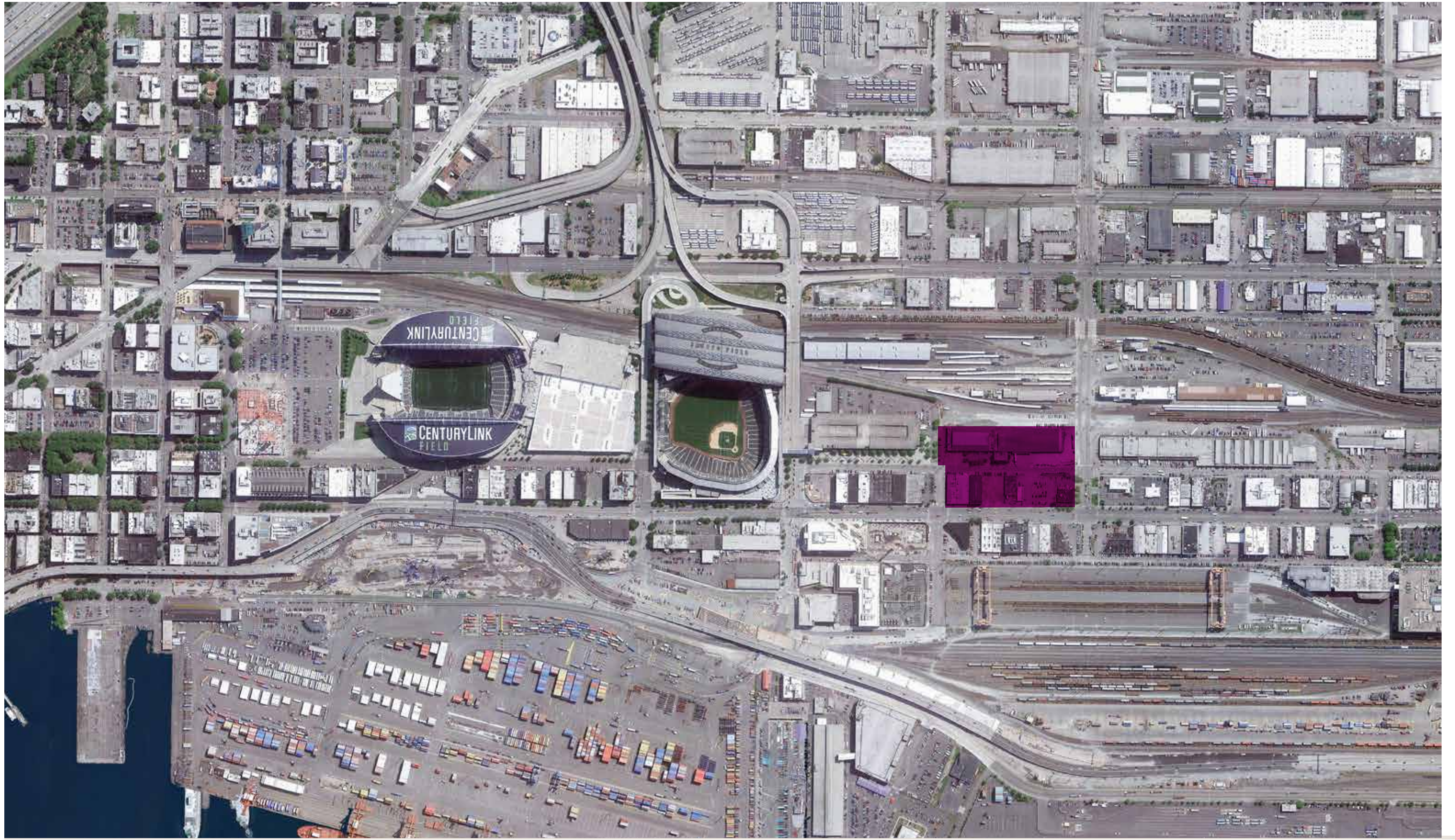






# NEIGHBORHOOD





# SEATTLE ARENA

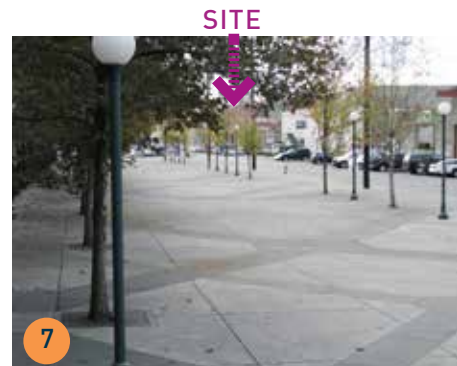
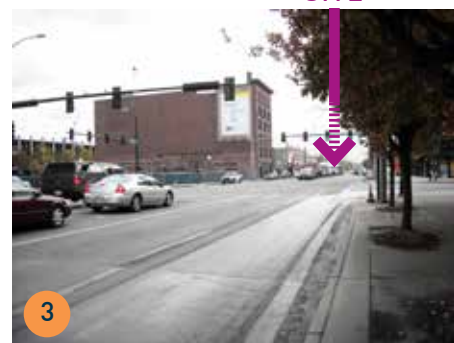
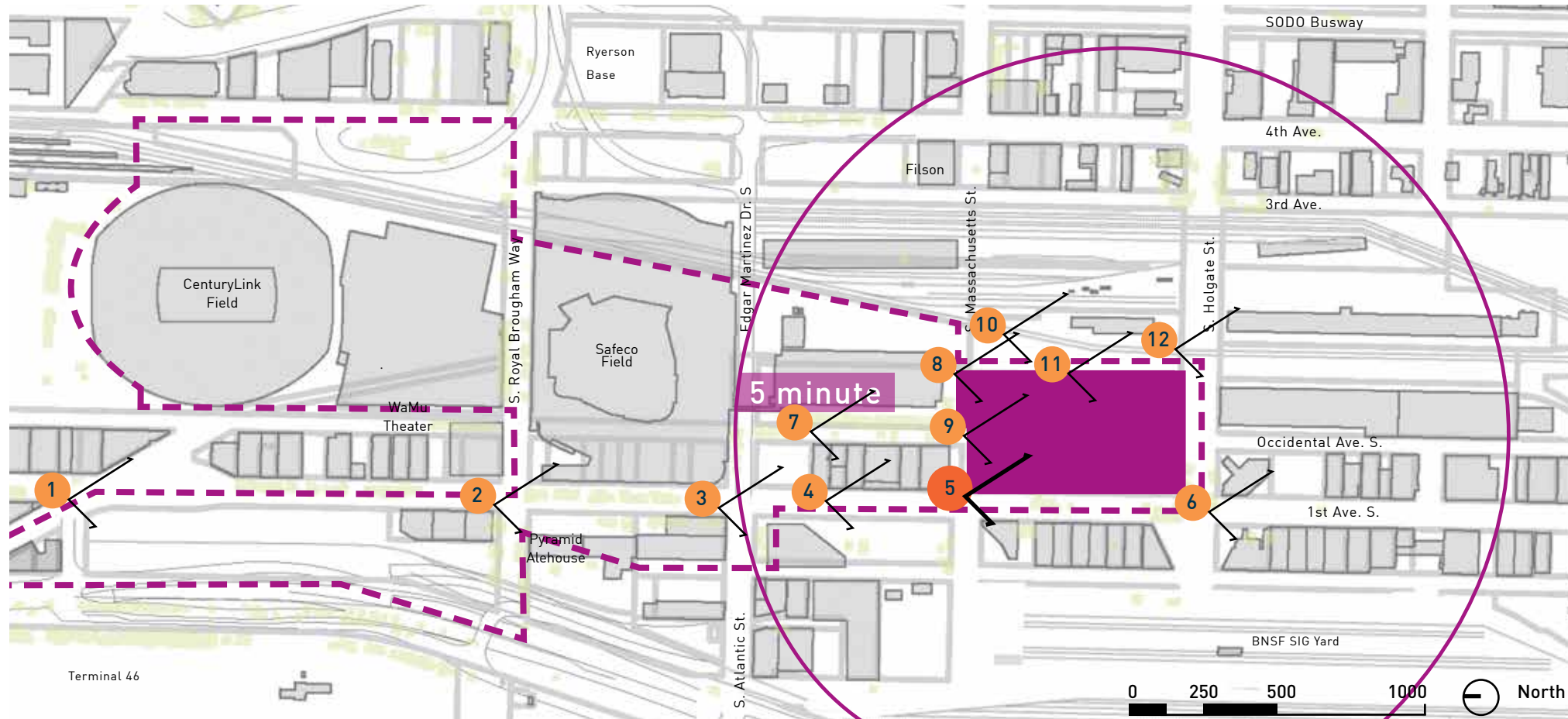
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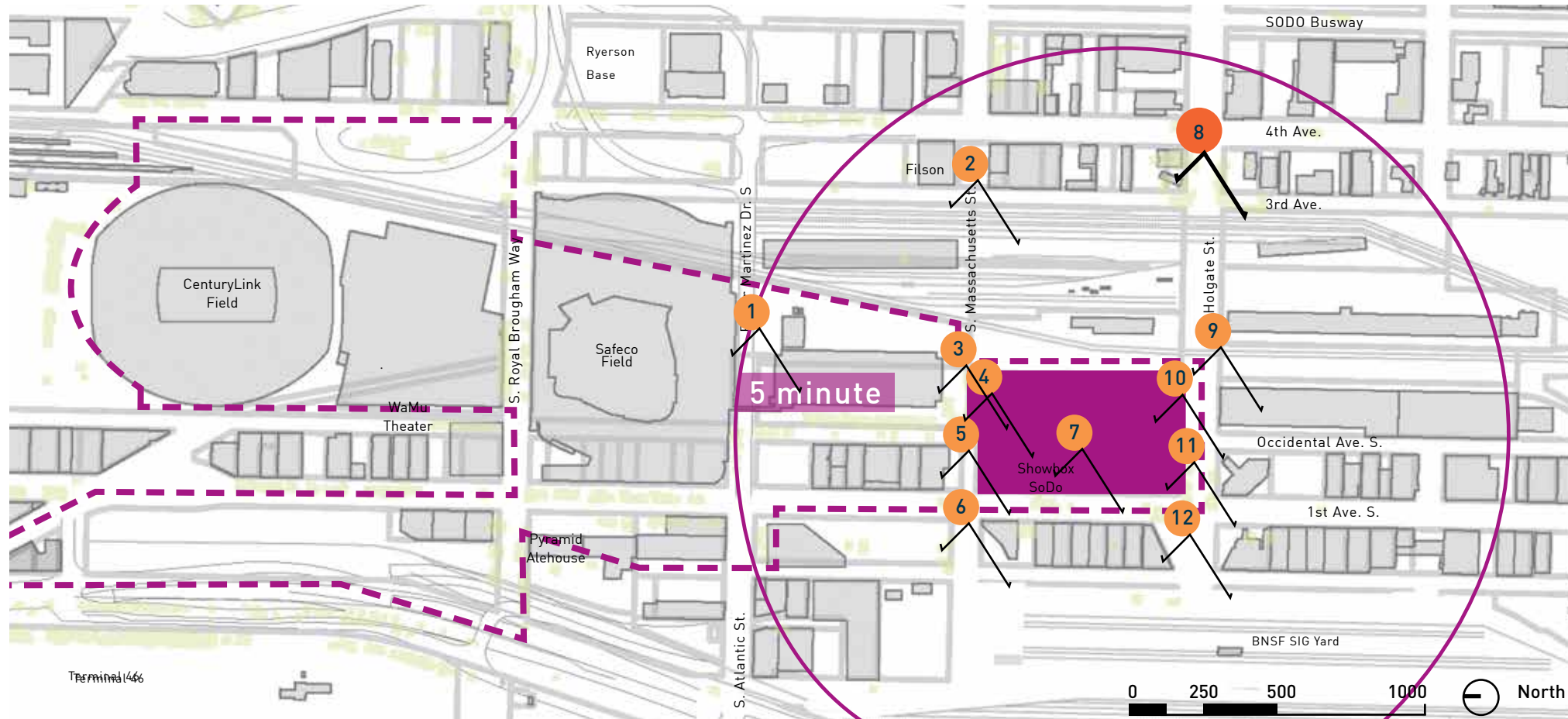
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CONTEXT: STREET VIEWS FROM NORTH LOOKING SOUTH





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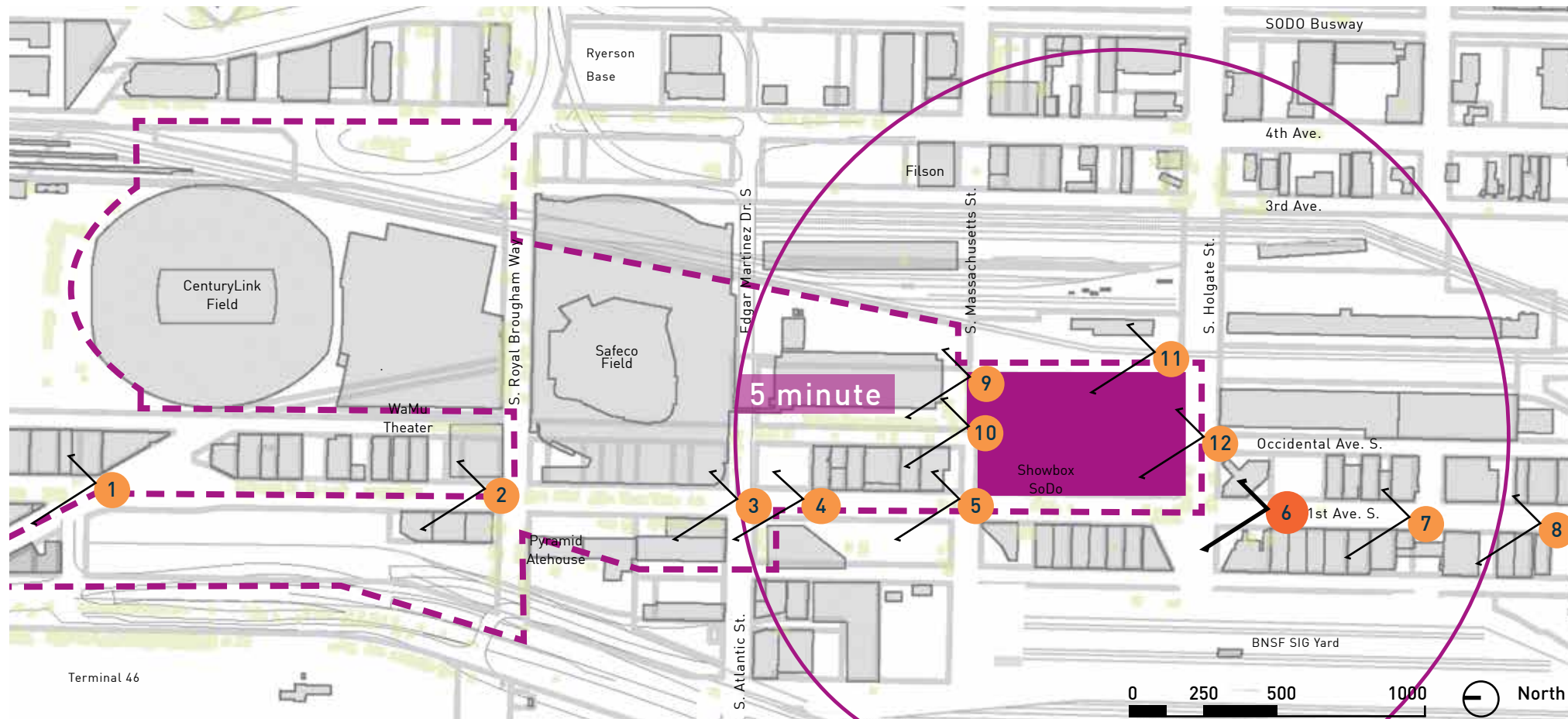
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CONTEXT: STREET VIEWS FROM EAST LOOKING WEST





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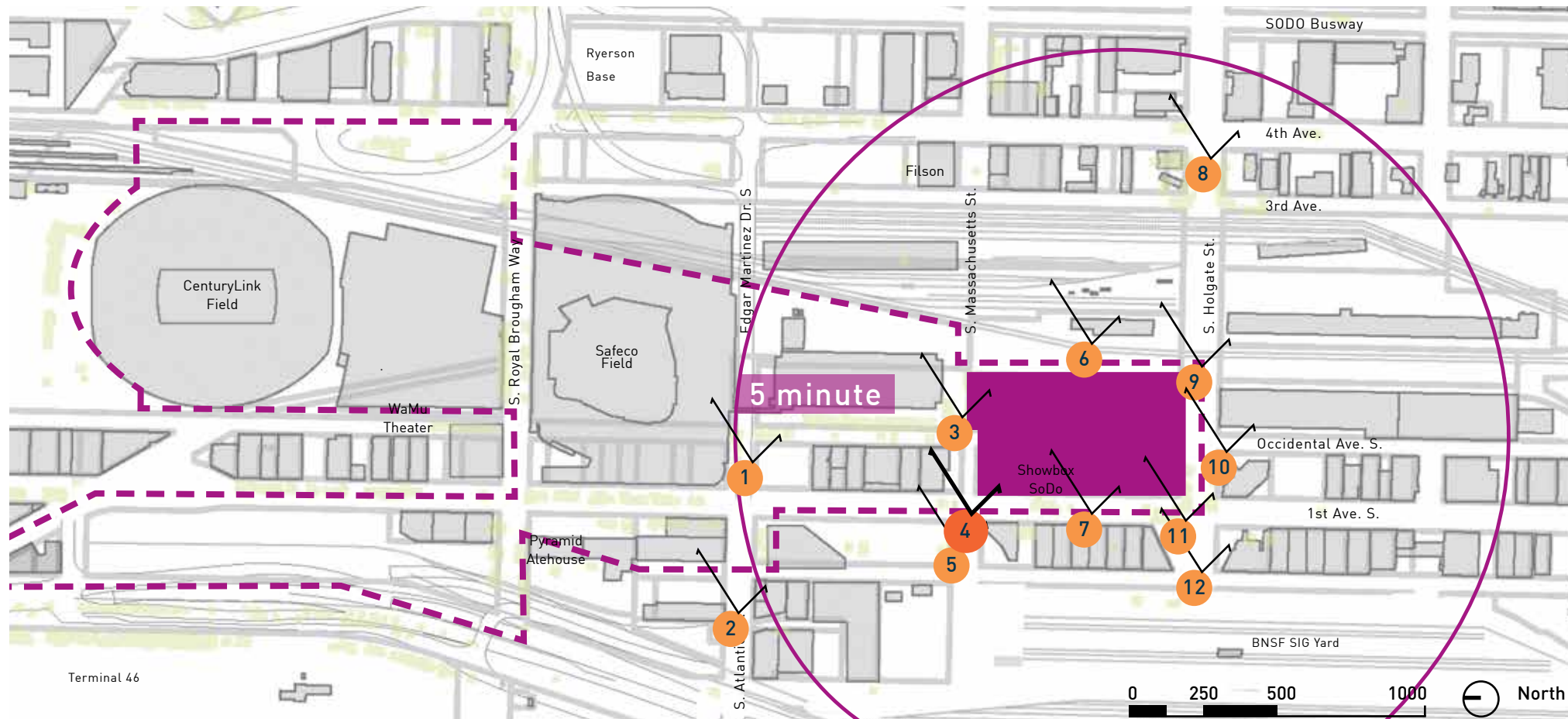
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CONTEXT: STREET VIEWS FROM SOUTH LOOKING NORTH





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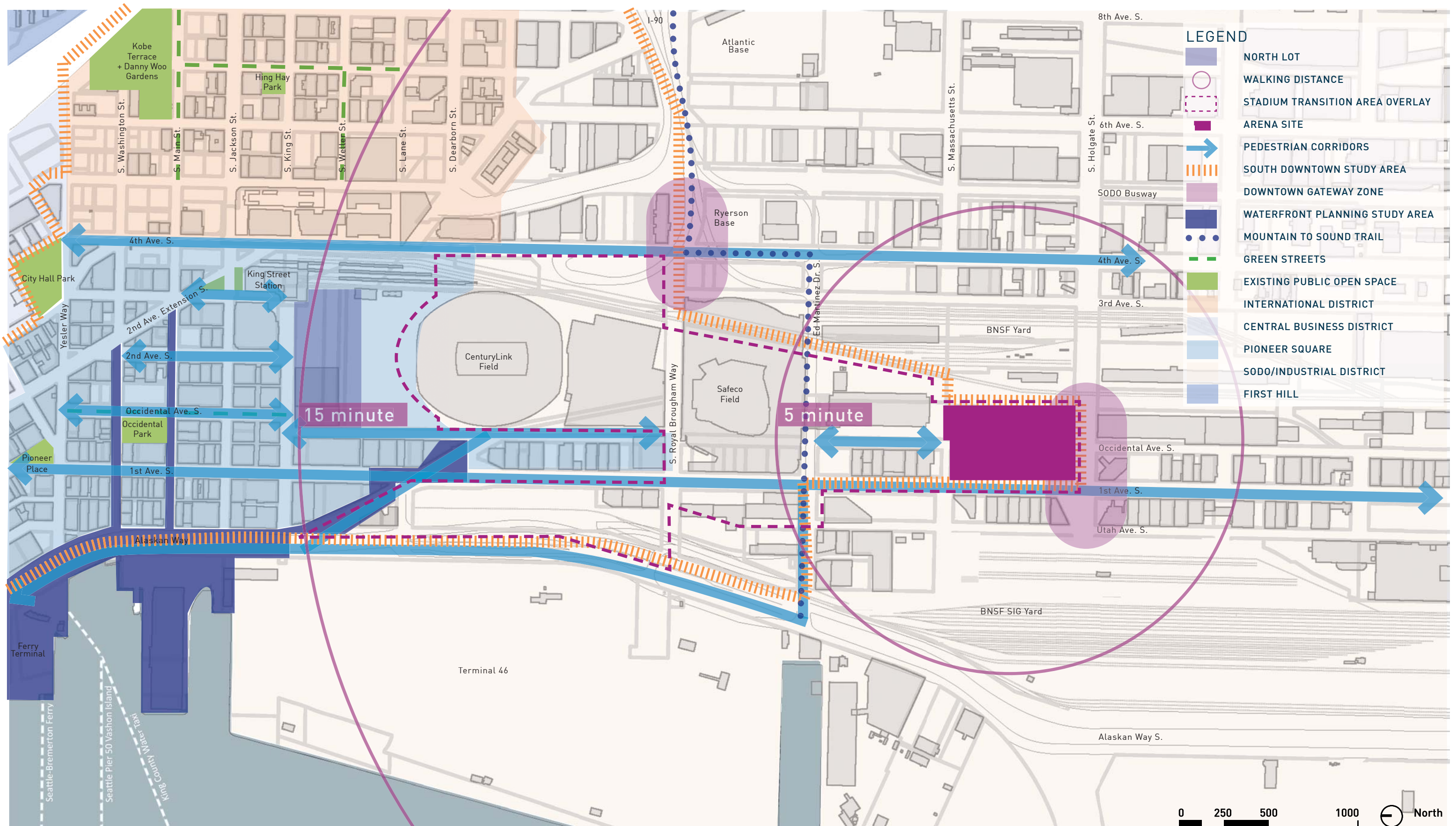
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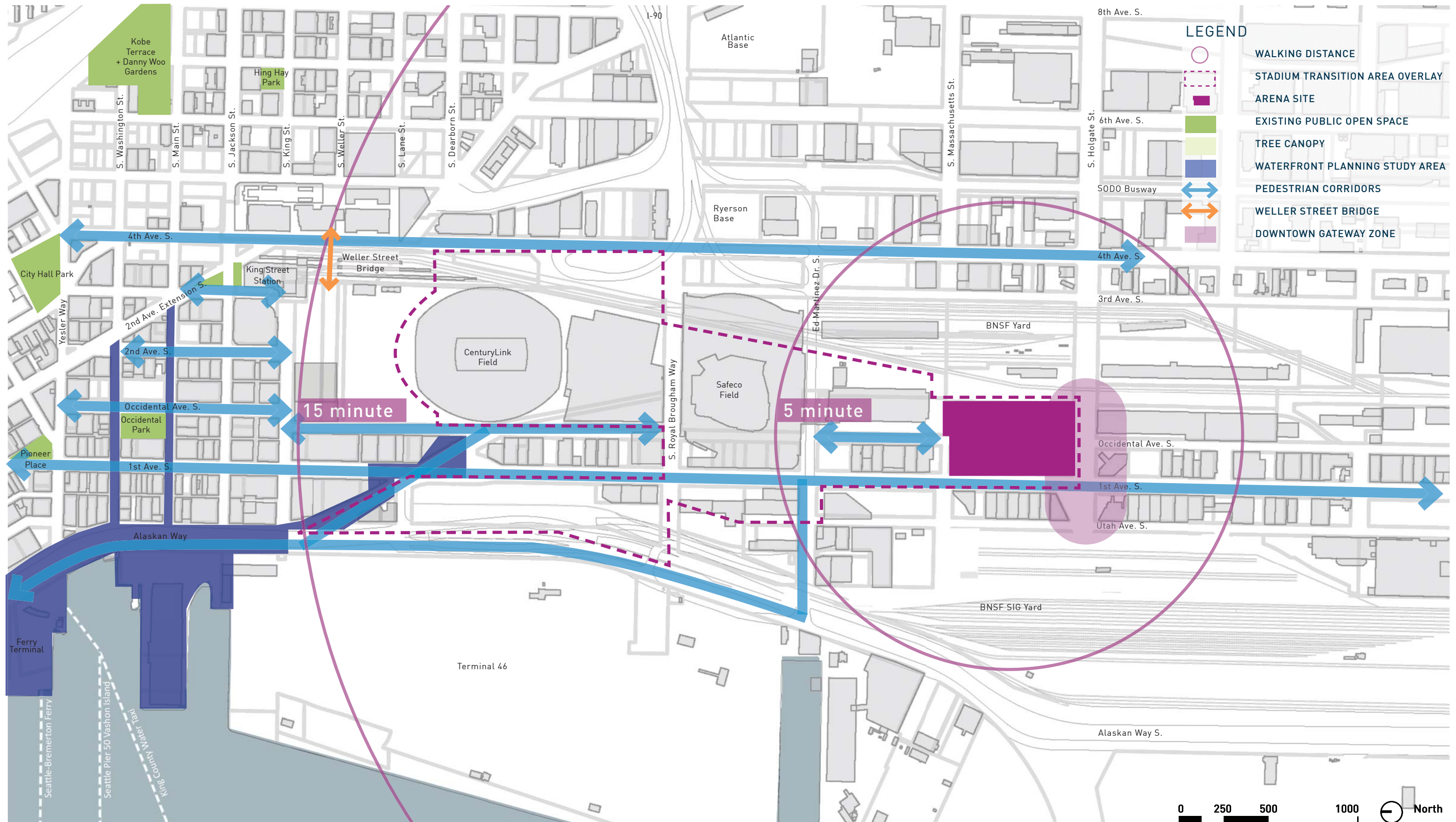
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CONTEXT: STREET VIEWS FROM WEST LOOKING EAST













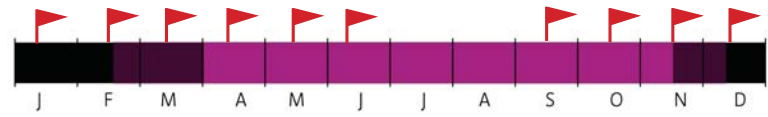
SAFECO FIELD

# CLIMATE



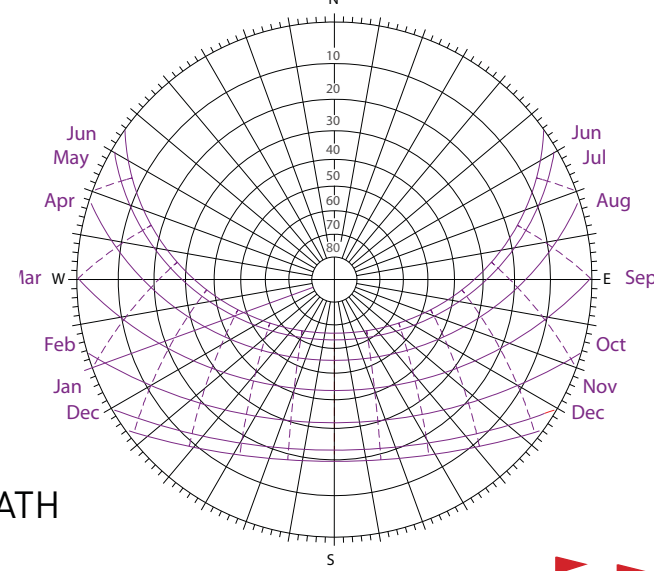
# RESPONSE TO CLIMATE

## urban design analysis

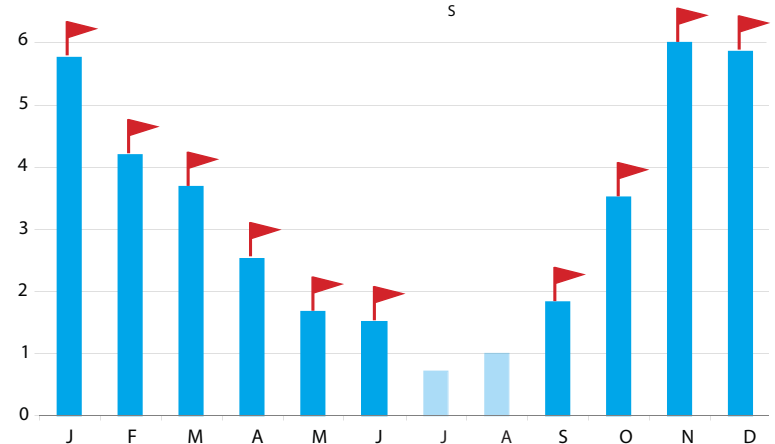


**ZONE 5 CLIMATE PROFILE**  
Sunset Western Garden Book, 2001

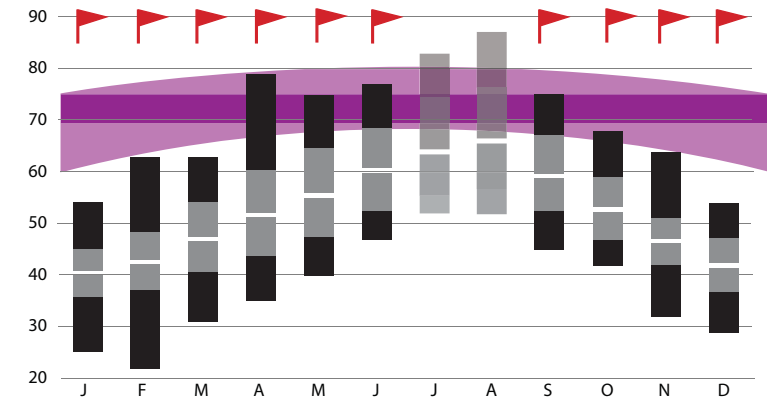
growing season  
shoulder season  
event season



**SUNPATH**  
47N

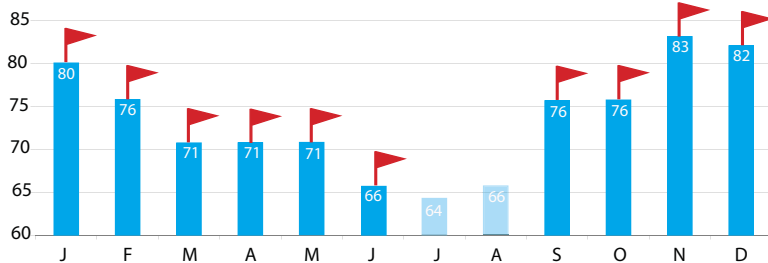


**AVERAGE ANNUAL PRECIPITATION**  
In inches  
US Department of Energy



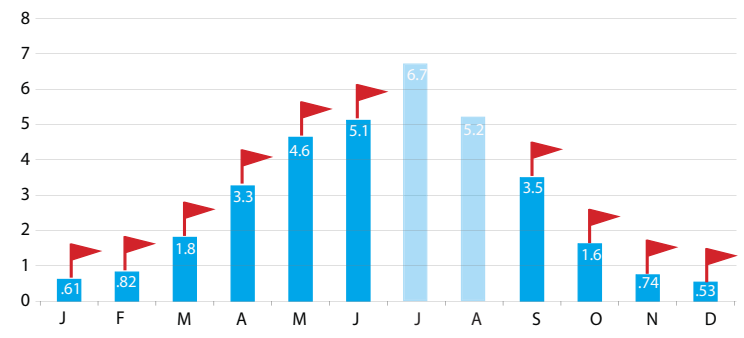
**TEMPERATURE RANGE**

US Department of Energy averages records  
NW comfort zone comfort zone



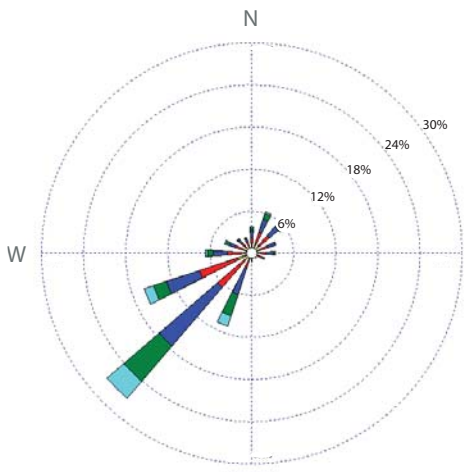
**AVERAGE HUMIDITY**

In percent  
US Department of Energy

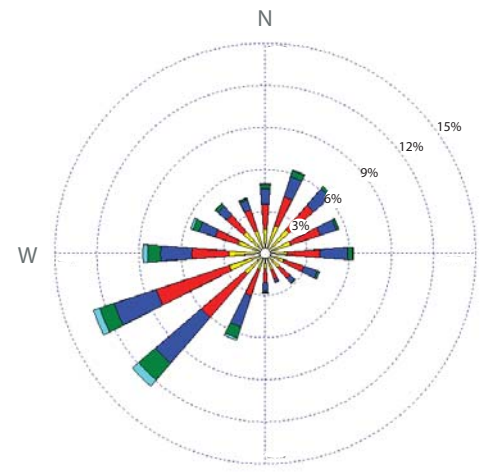


**EVAPOTRANSPIRATION**

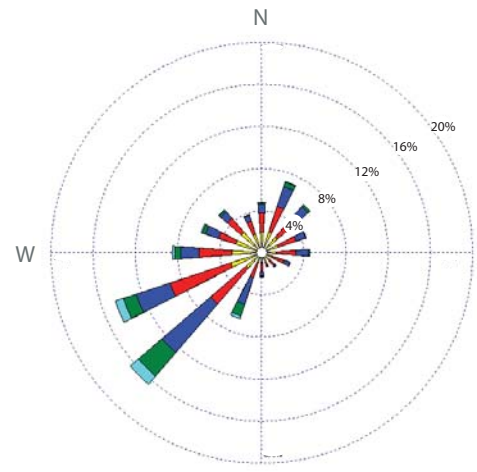
In Inches  
Western Regional Climate Center



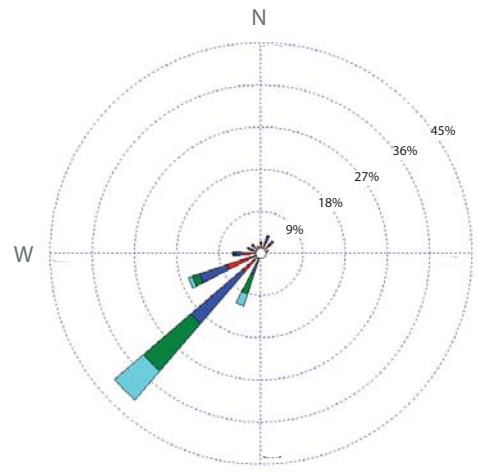
**MARCH**  
Average wind speed 14.2 mph



**JUNE**  
Average wind speed 11.0 mph



**SEPTEMBER**  
Average wind speed 11.3 mph



**DECEMBER**  
Average wind speed 15.9 mph

**WIND PATTERNS**

In miles/hour

USDA Natural Resource and Conservation Service

25.5+ 19.0-25.5 12.0-19.0 7.5-12.0 2.5-7.5 1.0-2.5

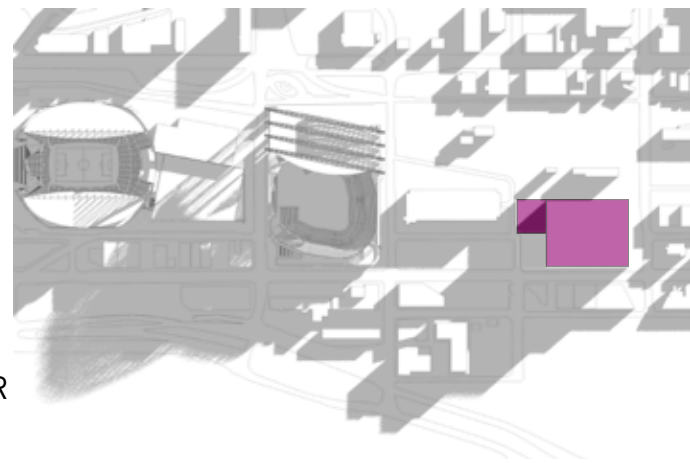


**COASTAL WEATHER PATTERNS**

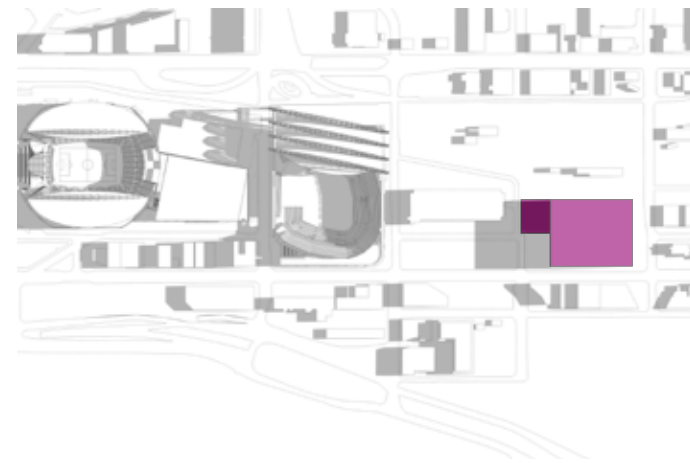
Analysis summary



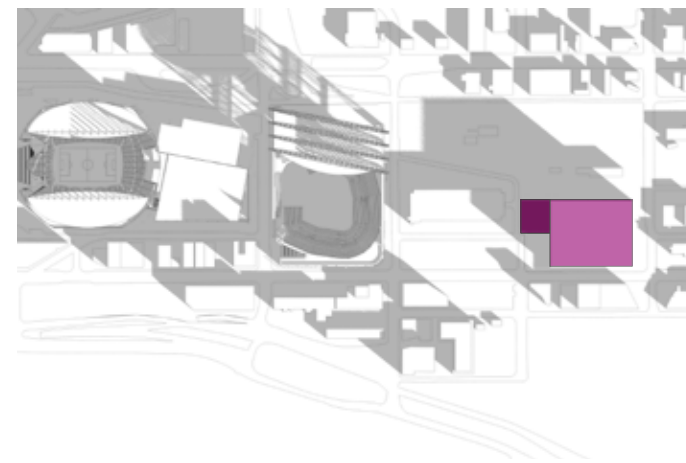
WINTER



9AM



12PM

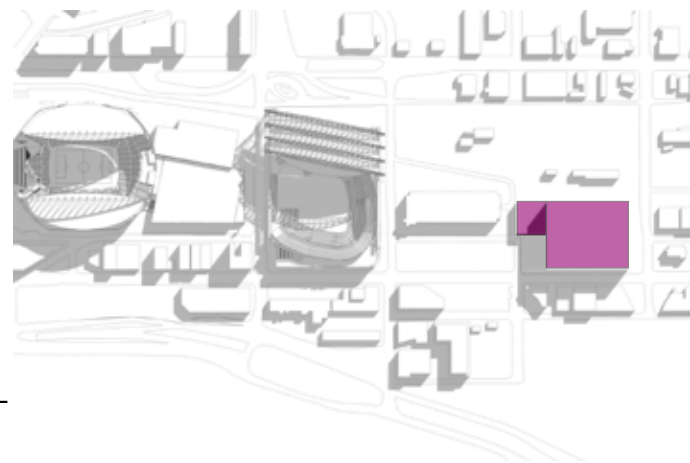


3PM

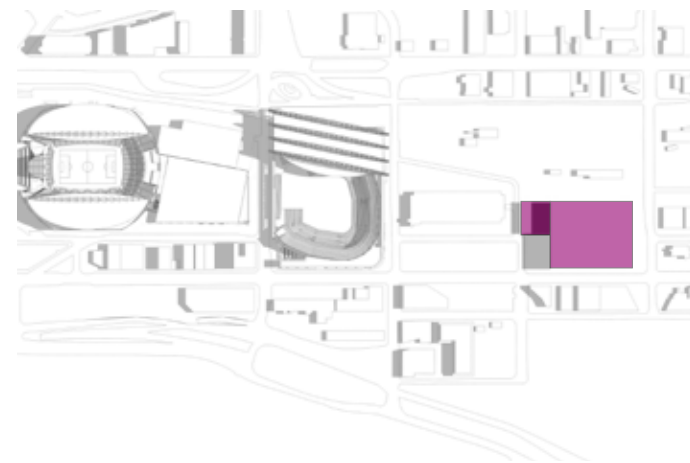


5PM

SPRING /FALL



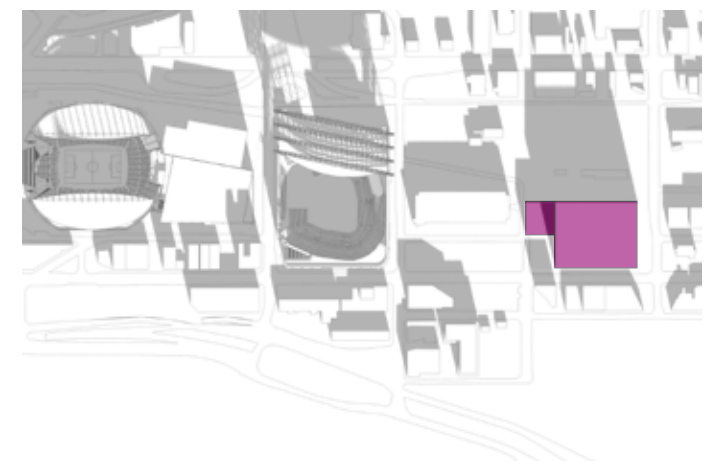
9AM



12PM

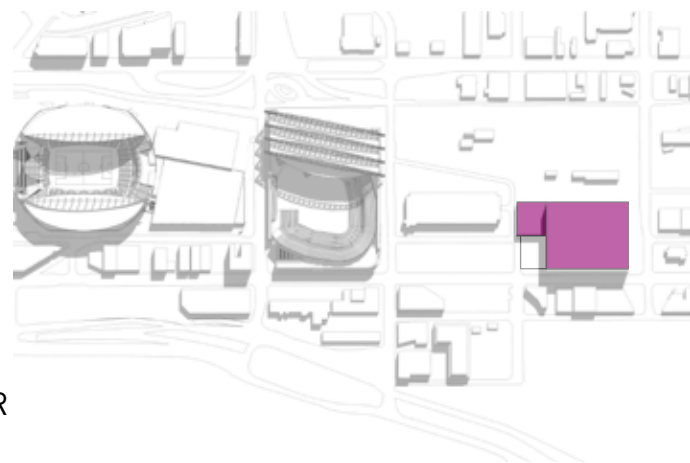


3PM

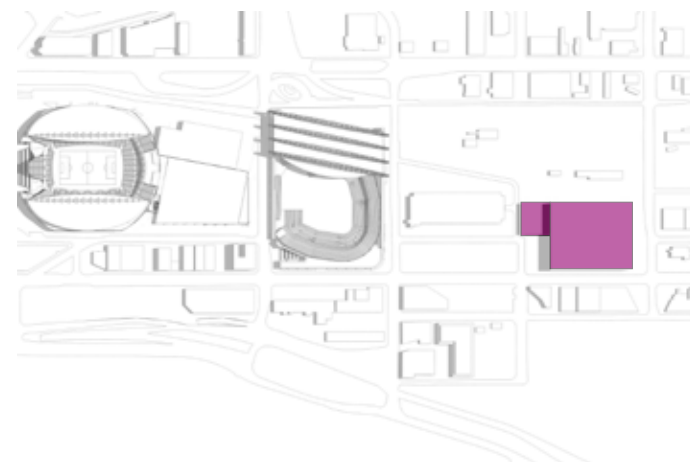


5PM

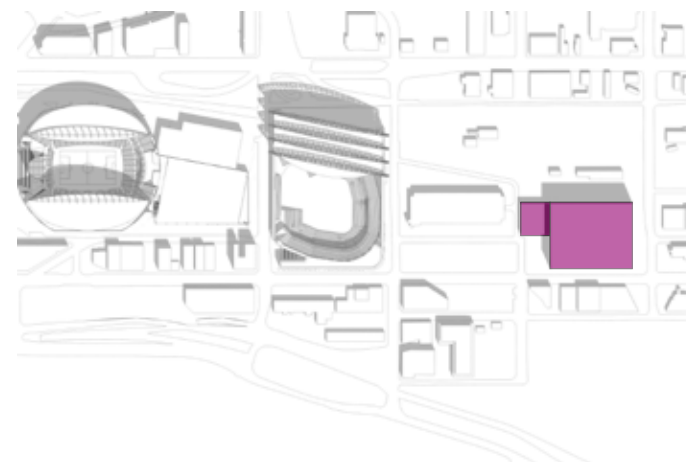
SUMMER



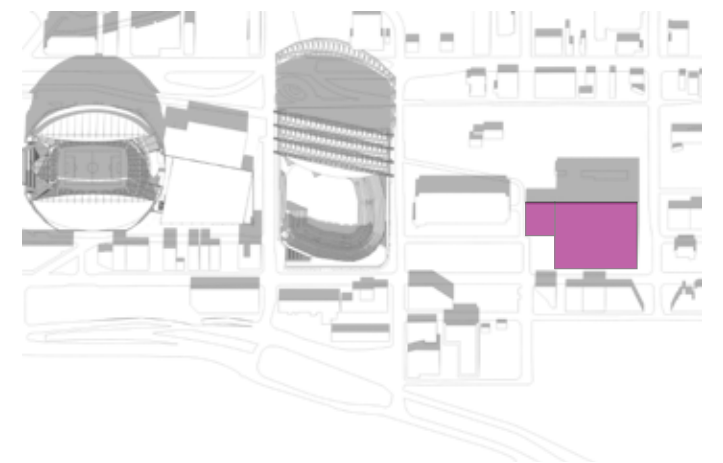
9AM



12PM



3PM



5PM

\*ASSUMED HEIGHT APPROXIMATELY 130'-160'



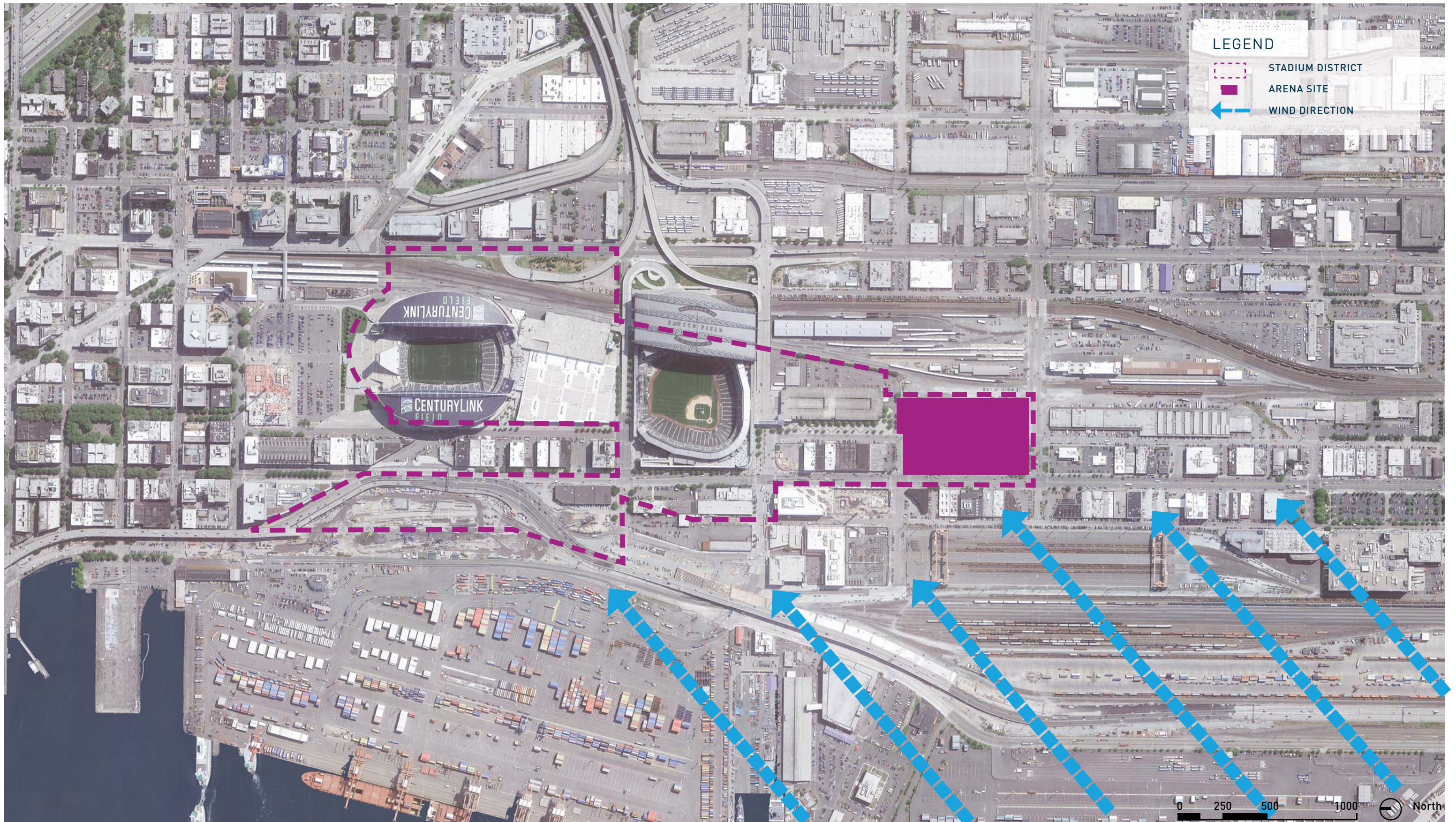
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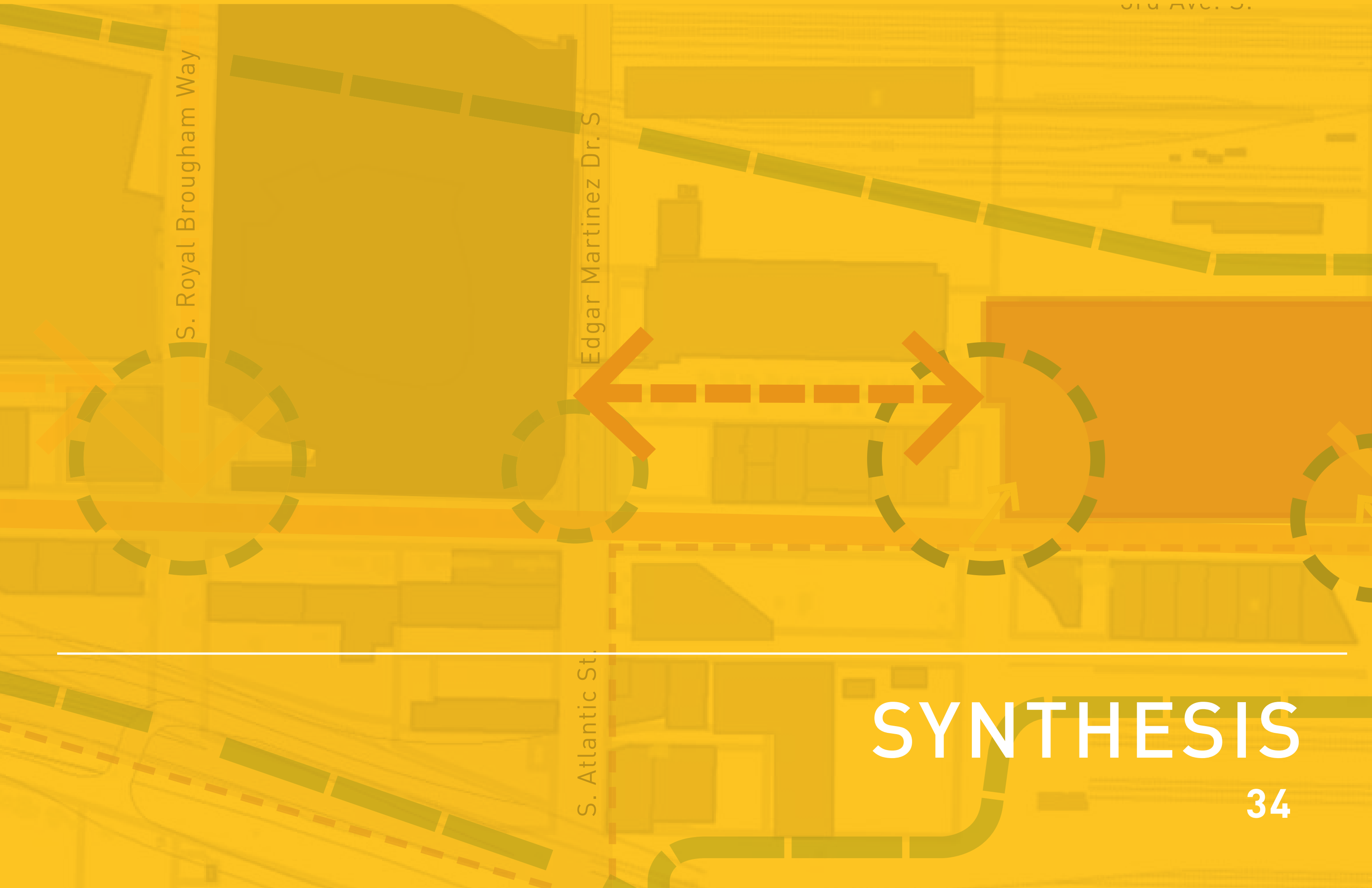


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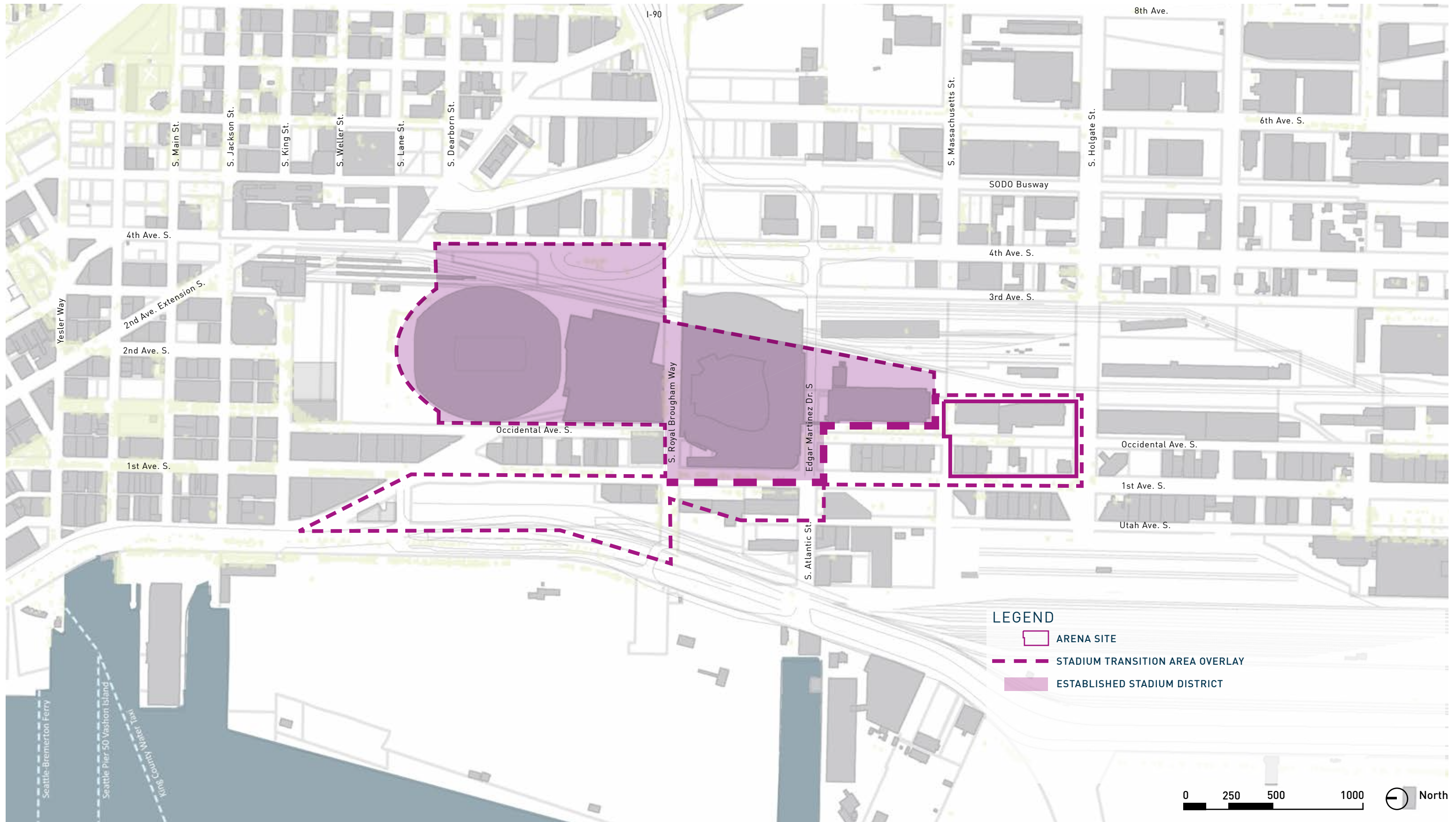
Edgar Martinez Dr. S

S. Atlantic St.

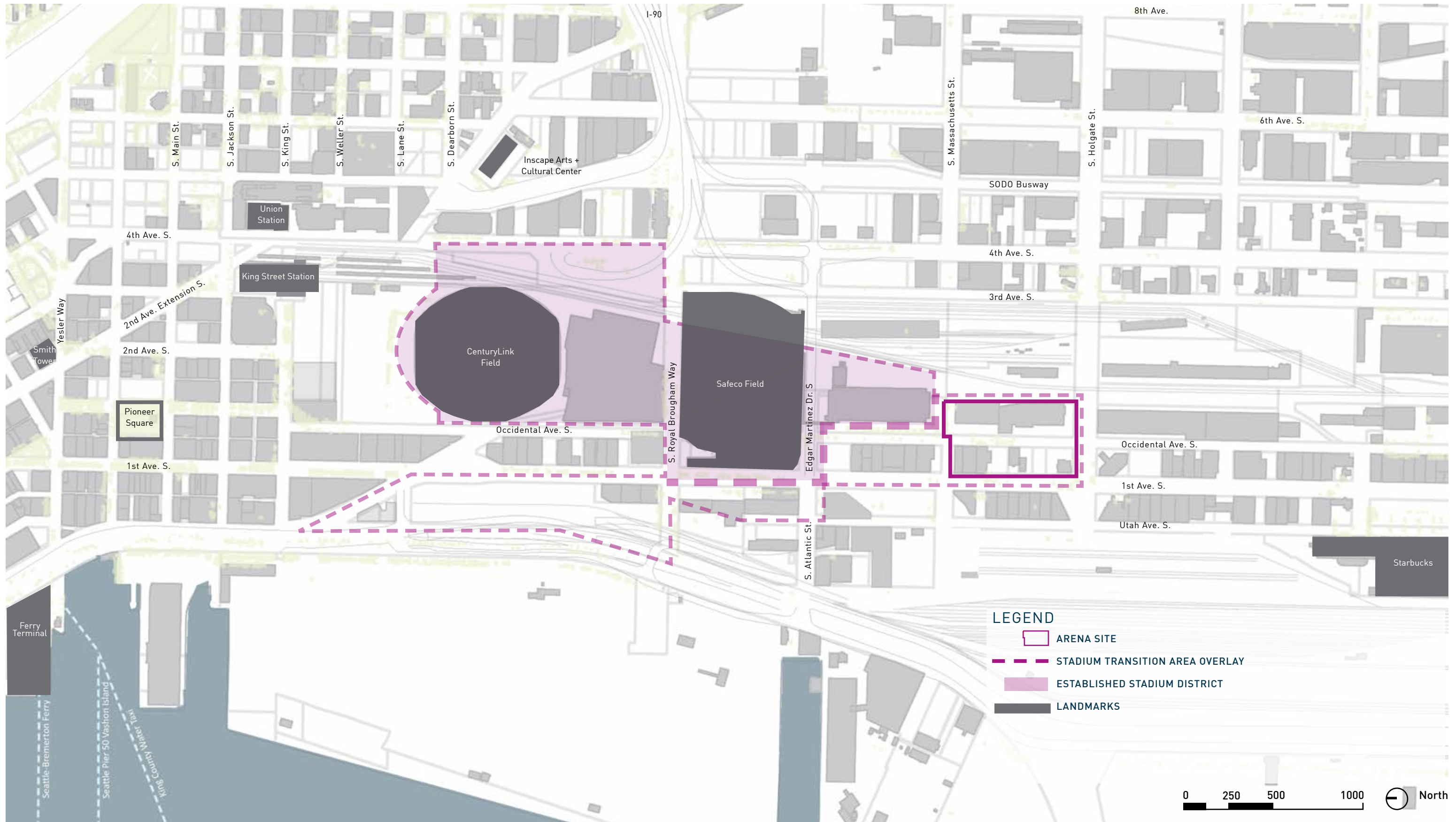
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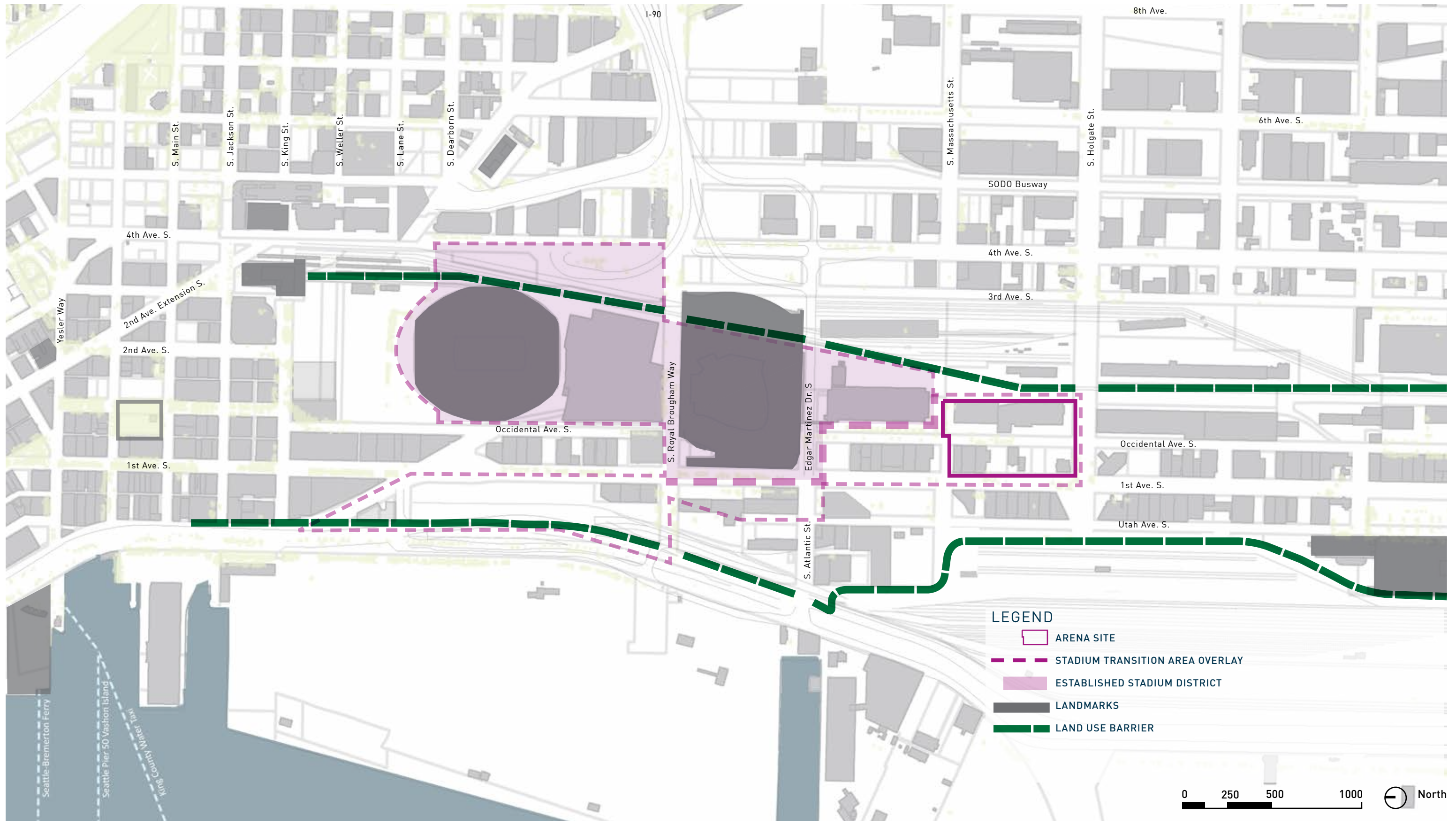




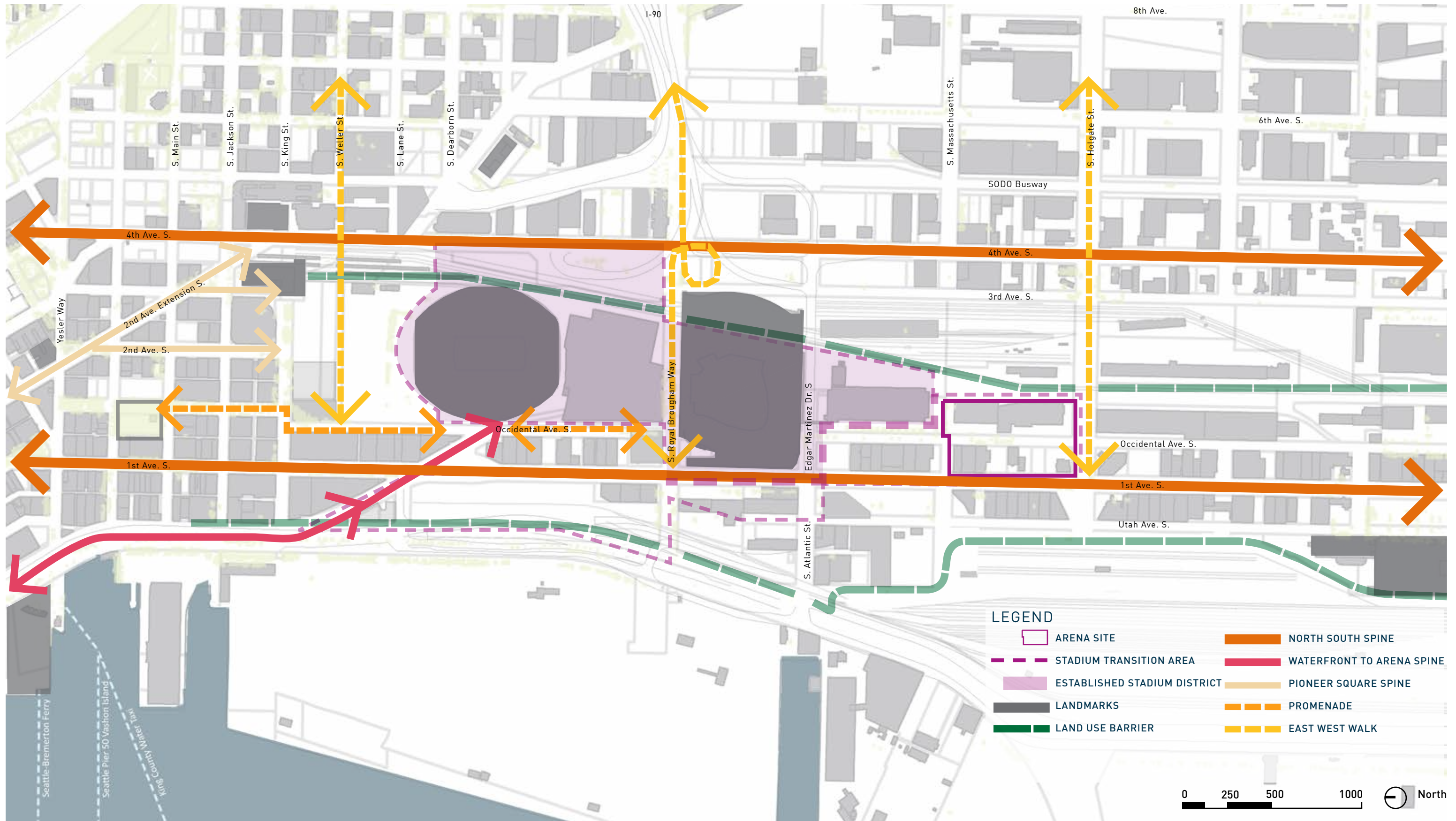




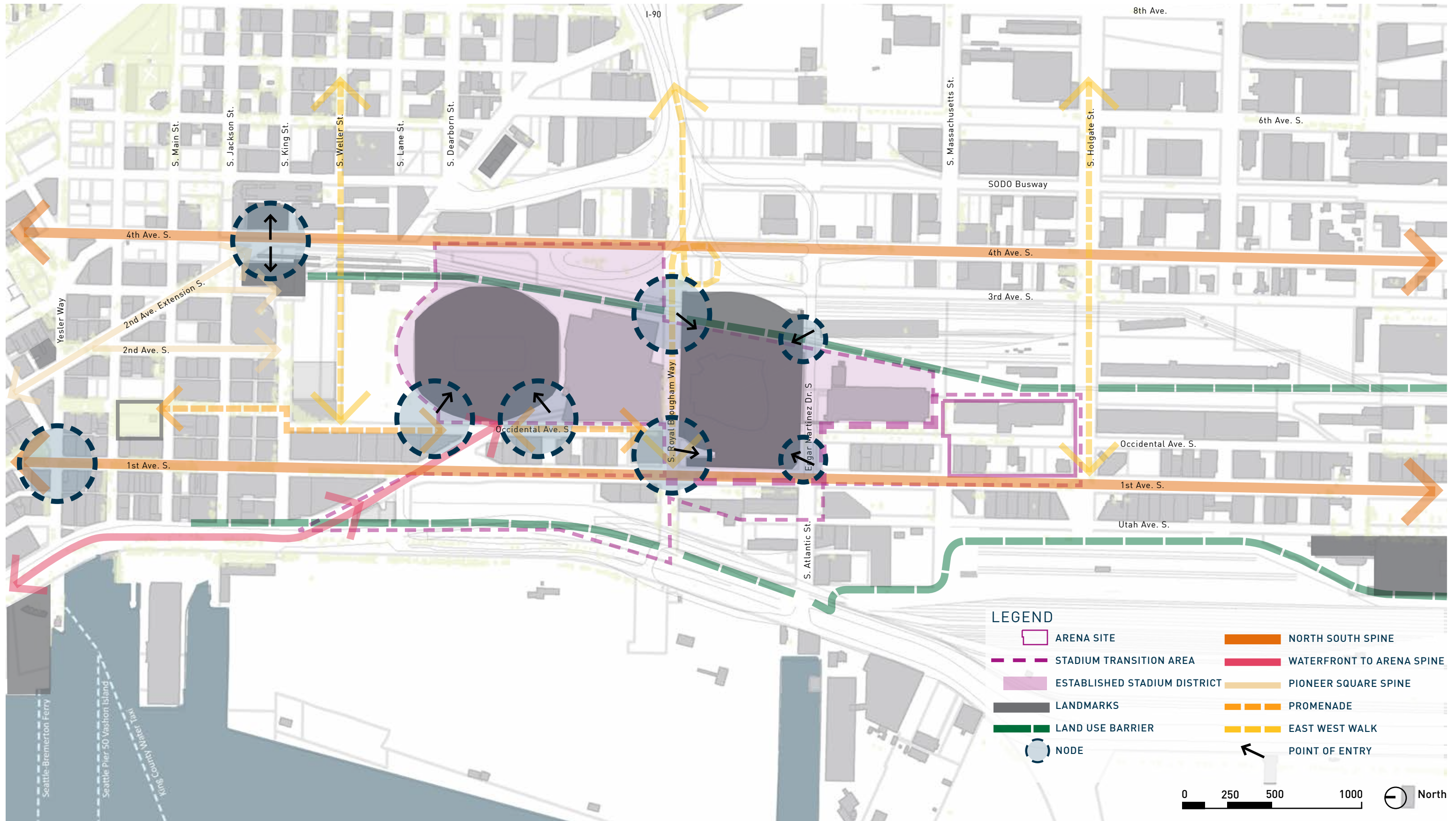




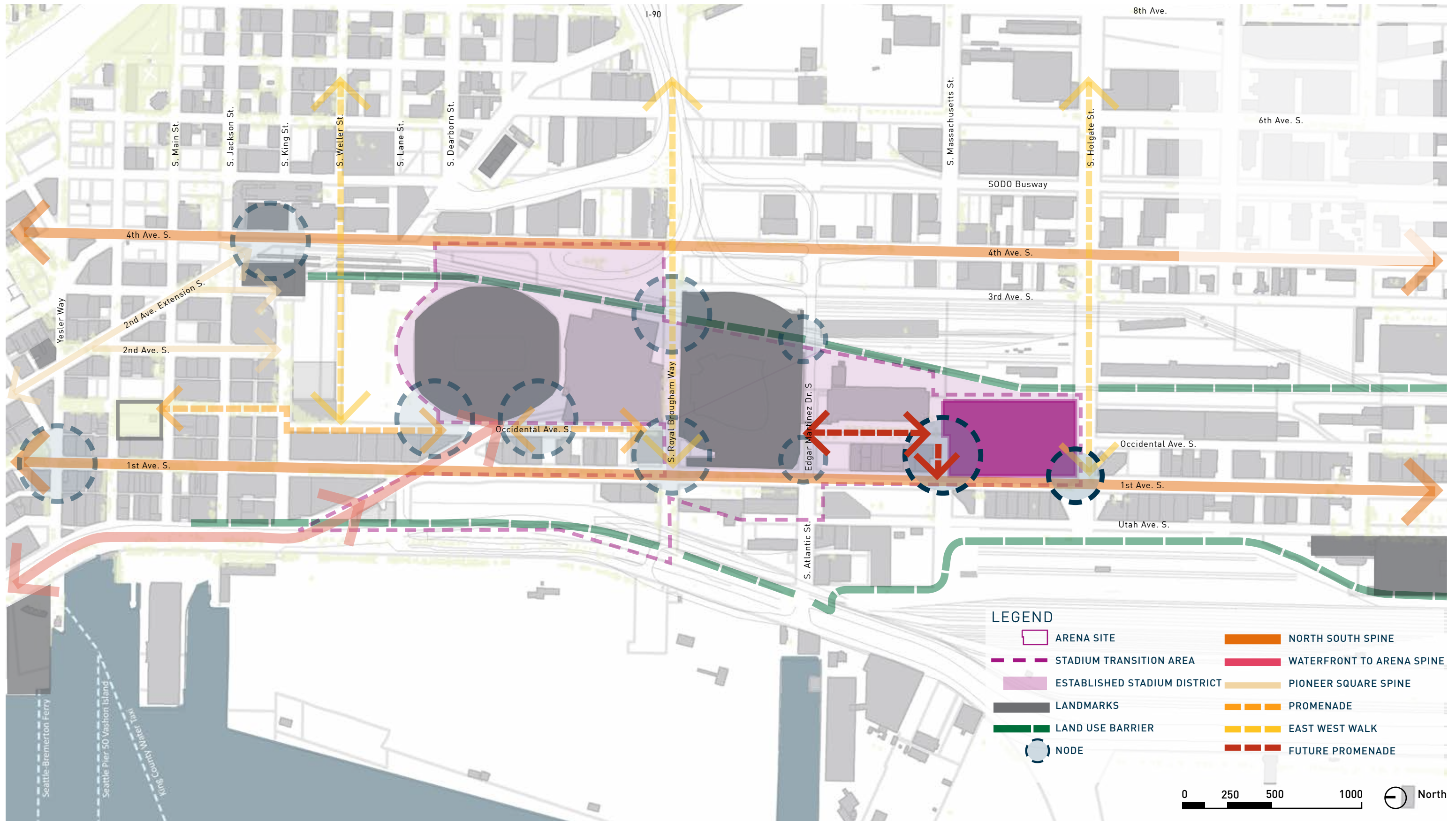




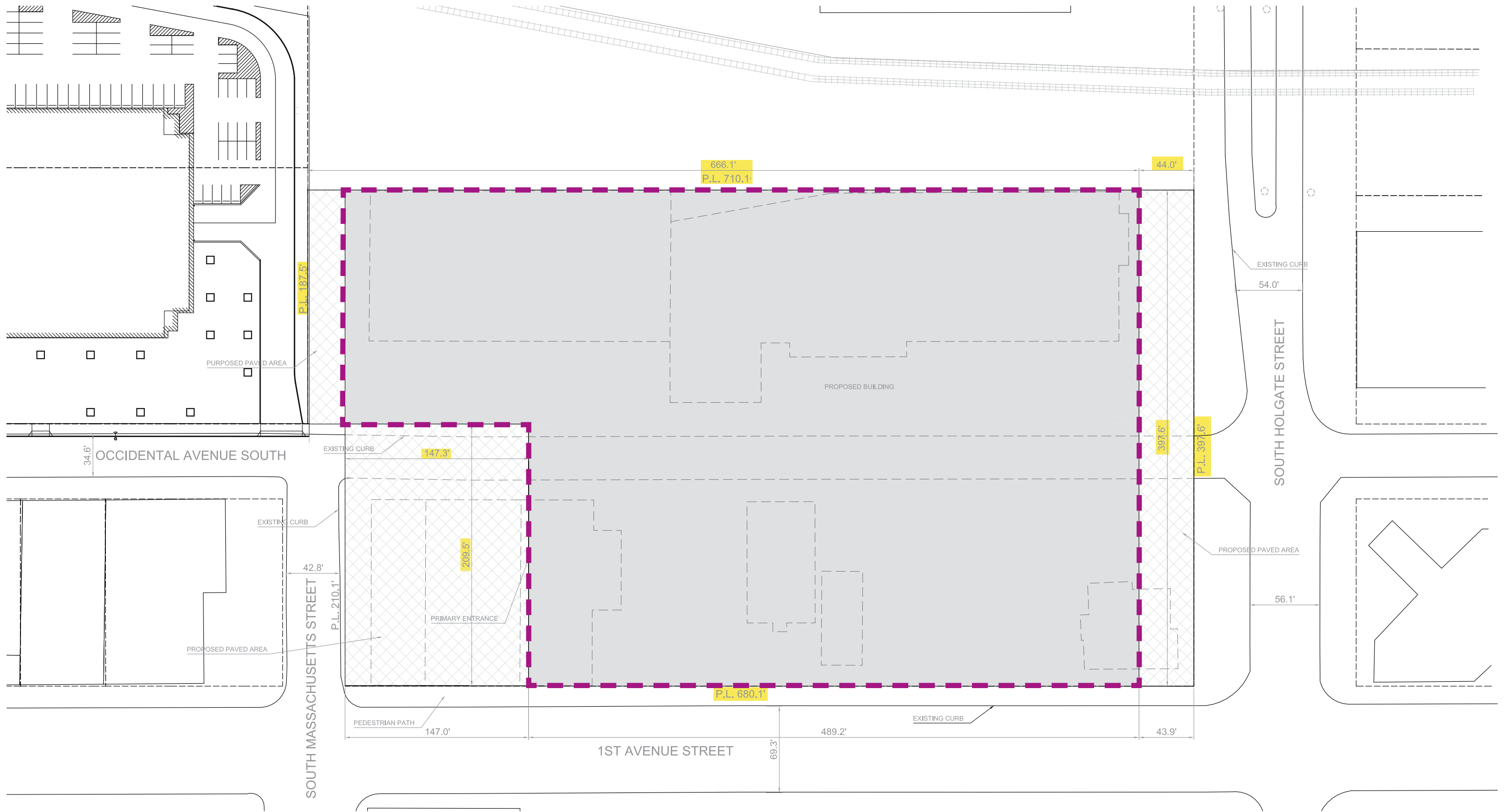












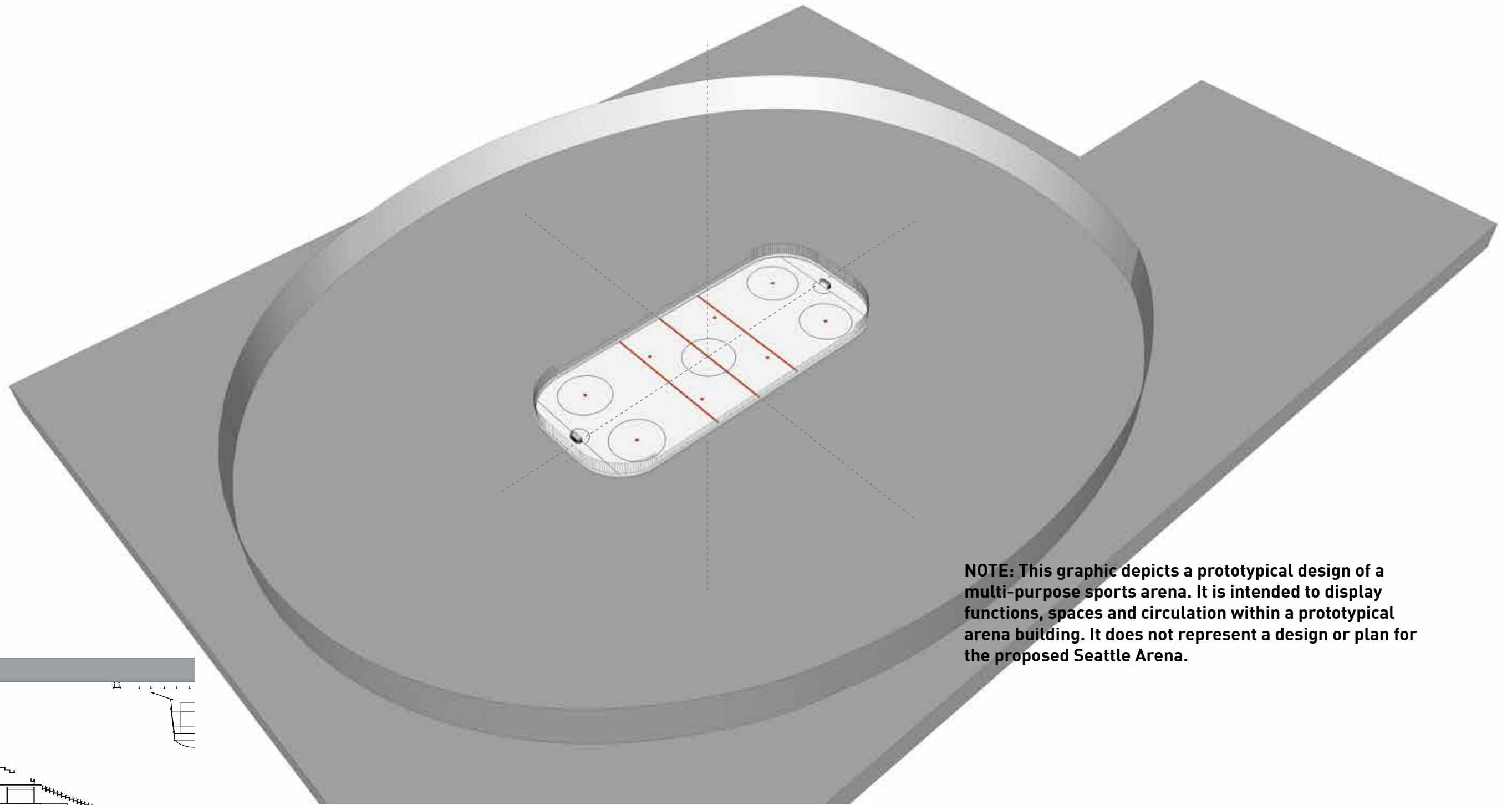




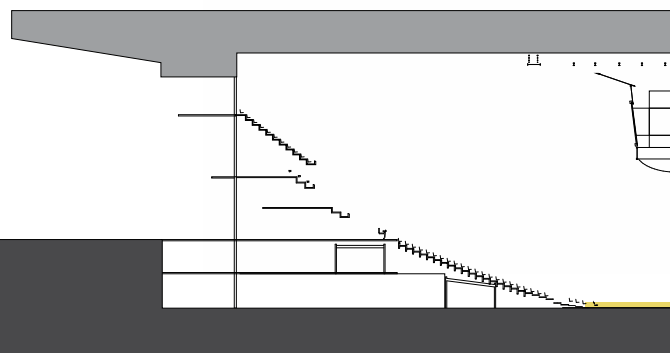
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# STANDARD ARENA PROGRAMMING





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## SEATTLE ARENA

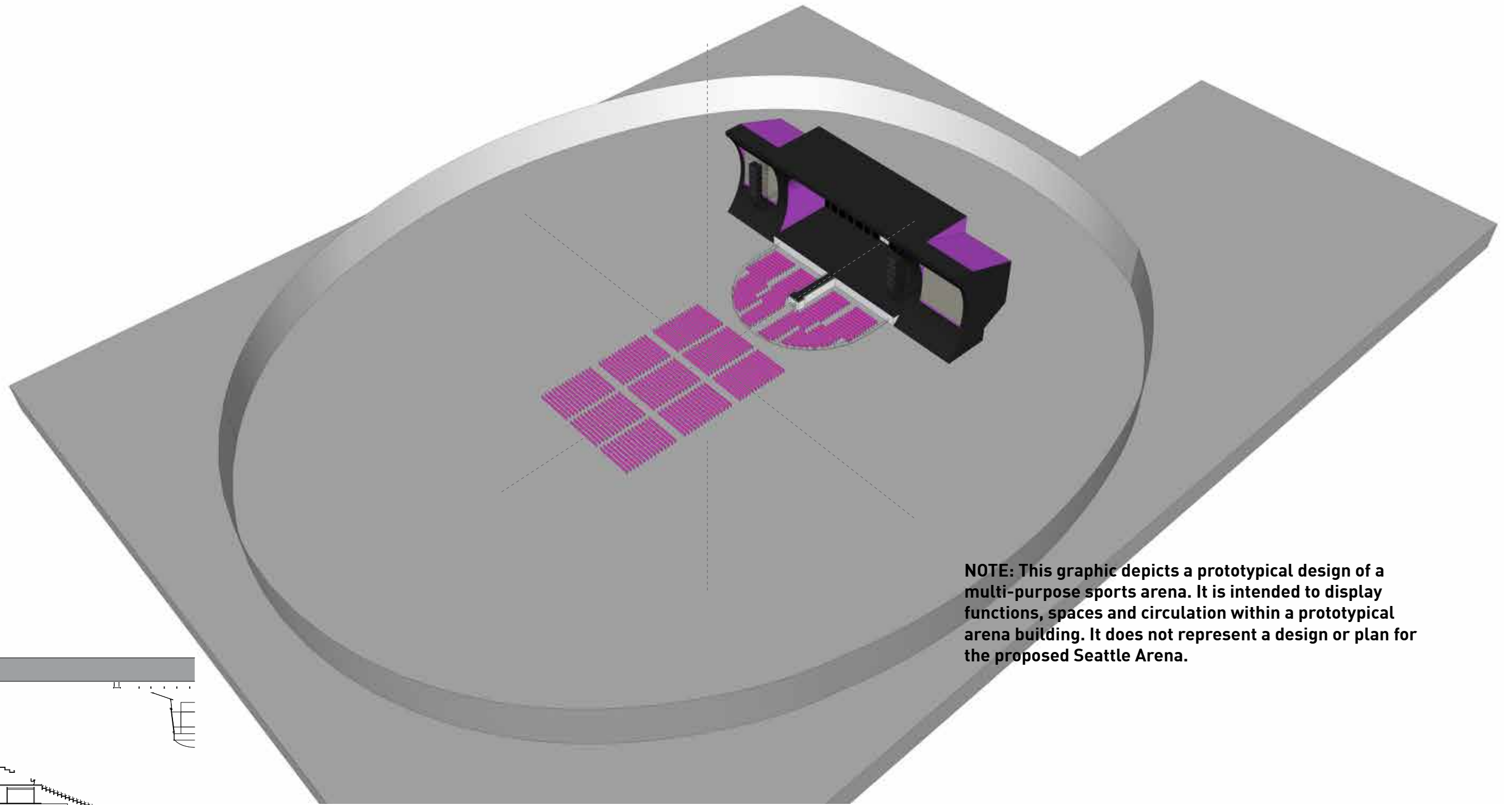
DECEMBER 06, 2012

SWIFT COMPANY LLC

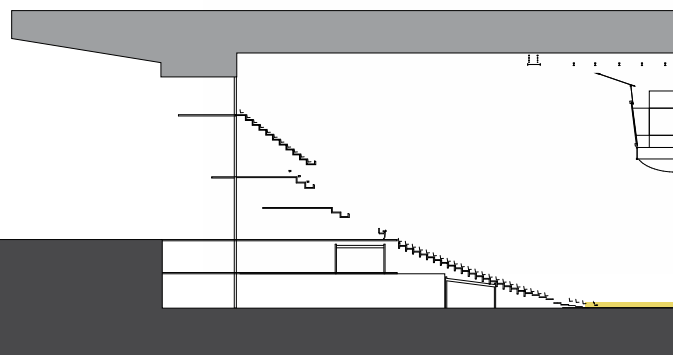
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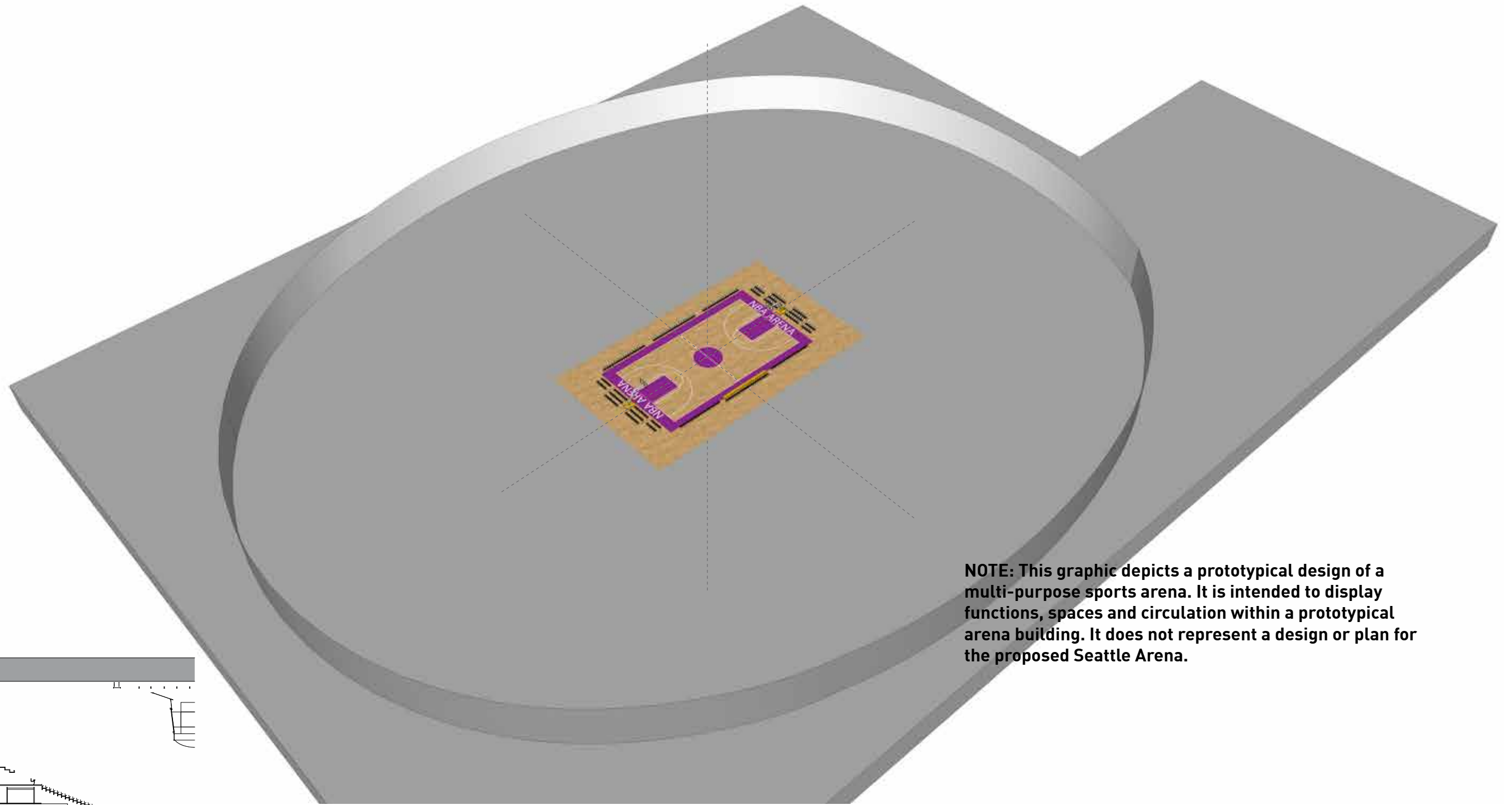




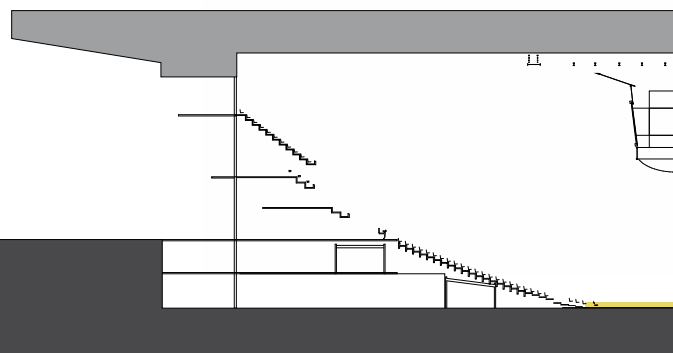
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## SEATTLE ARENA

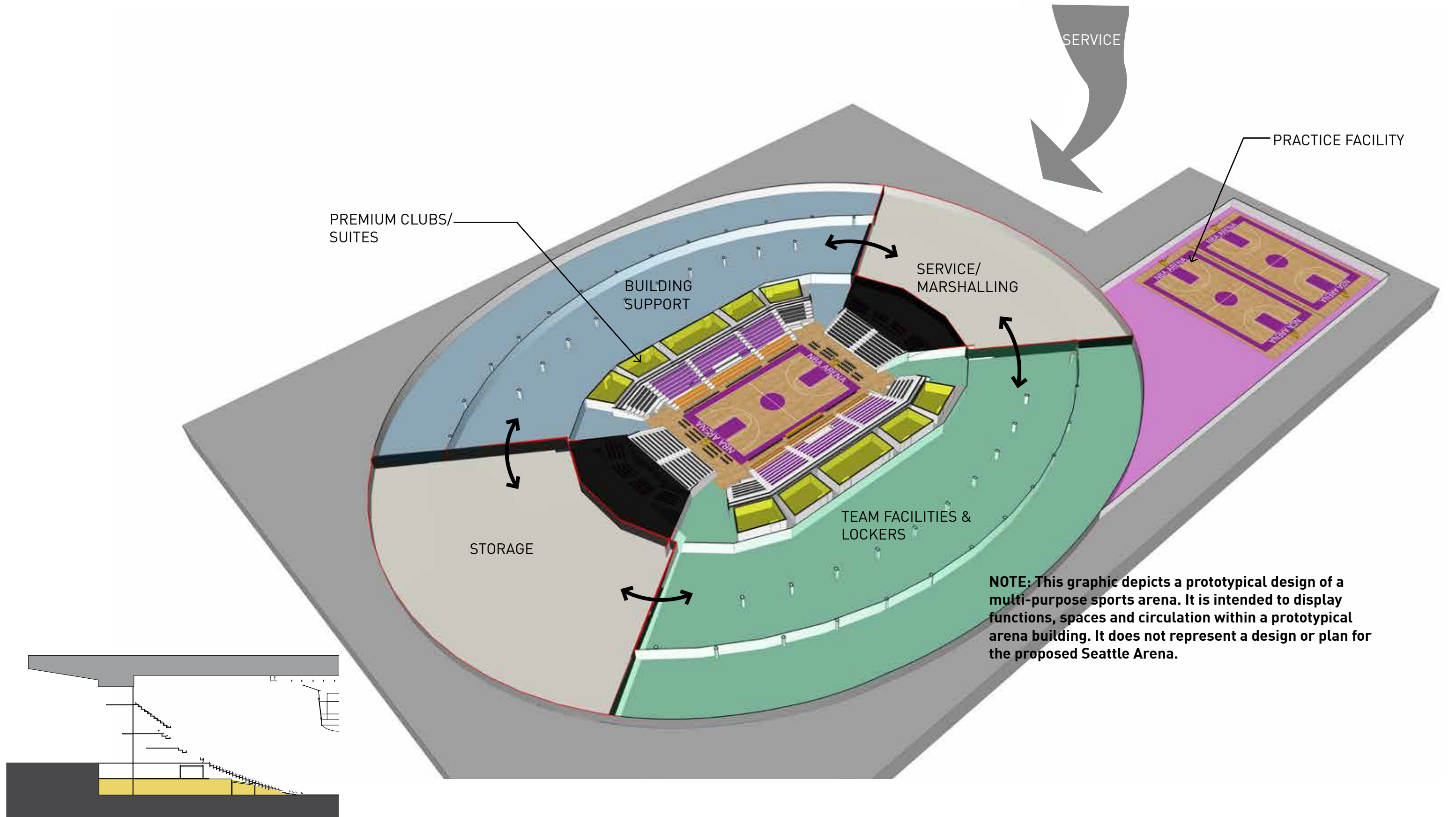
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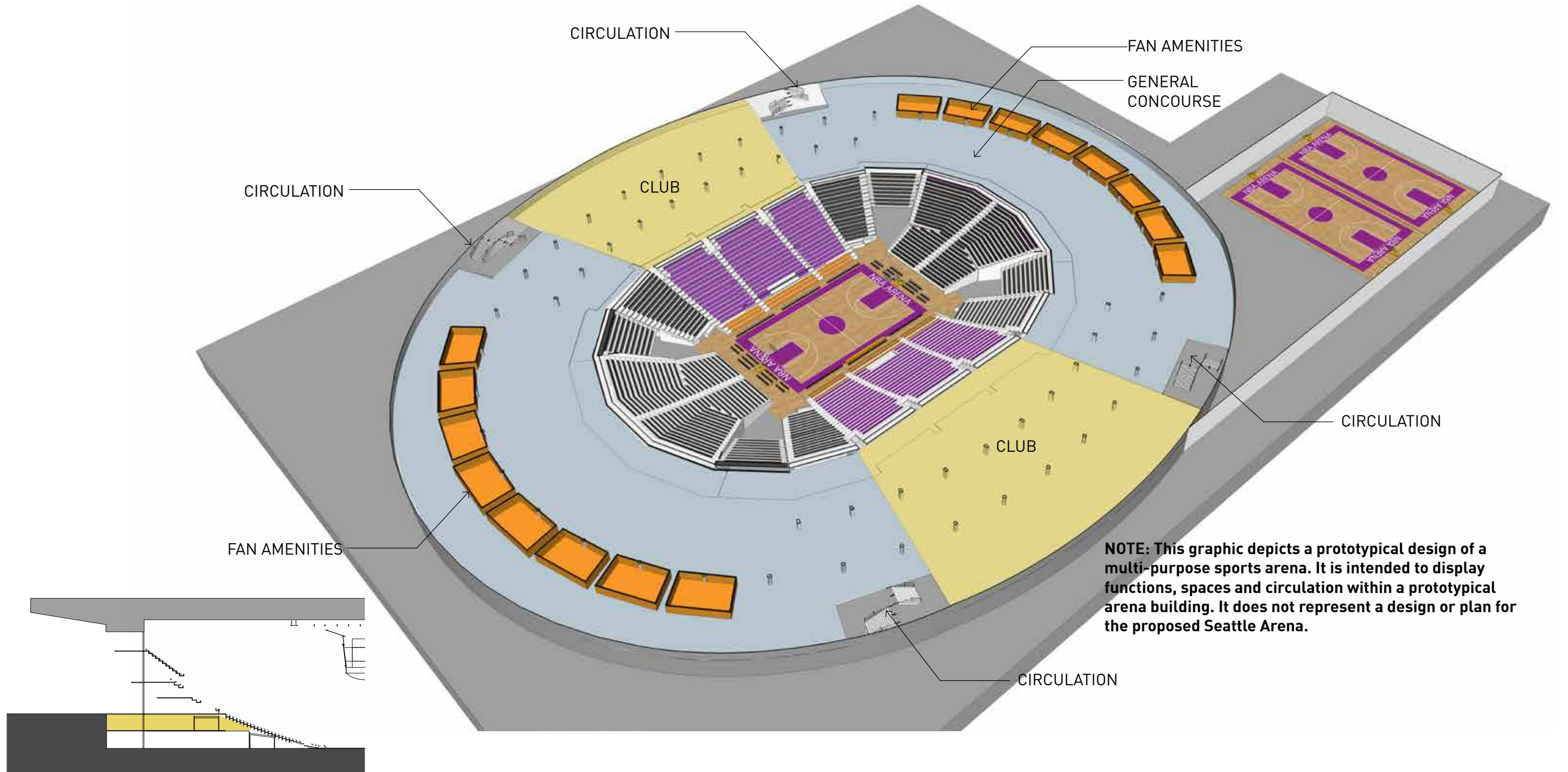
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CIRCULATION

FAN AMENITIES

GENERAL CONCOURSE

CIRCULATION

CLUB

CIRCULATION

FAN AMENITIES

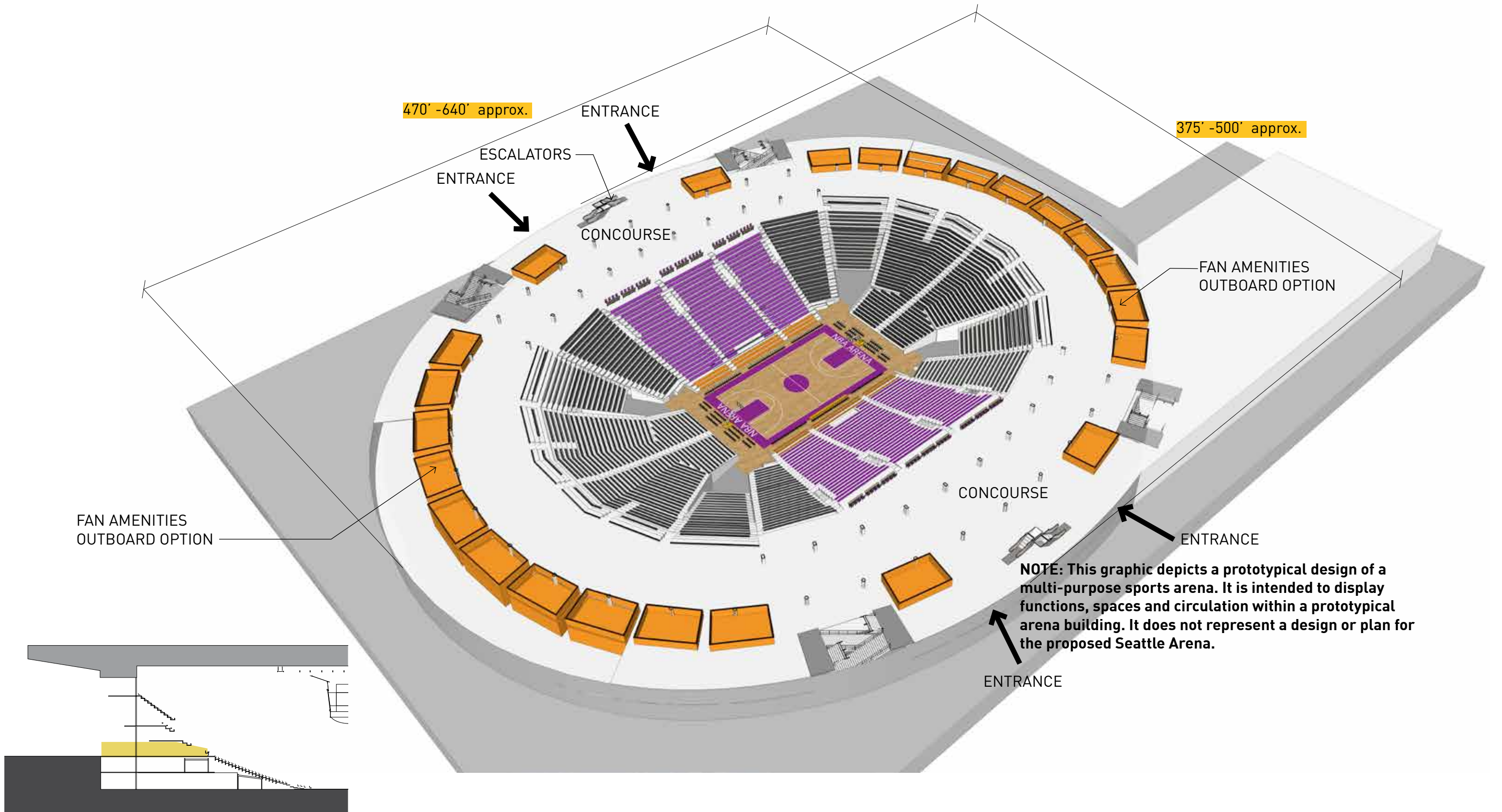
CLUB

CIRCULATION

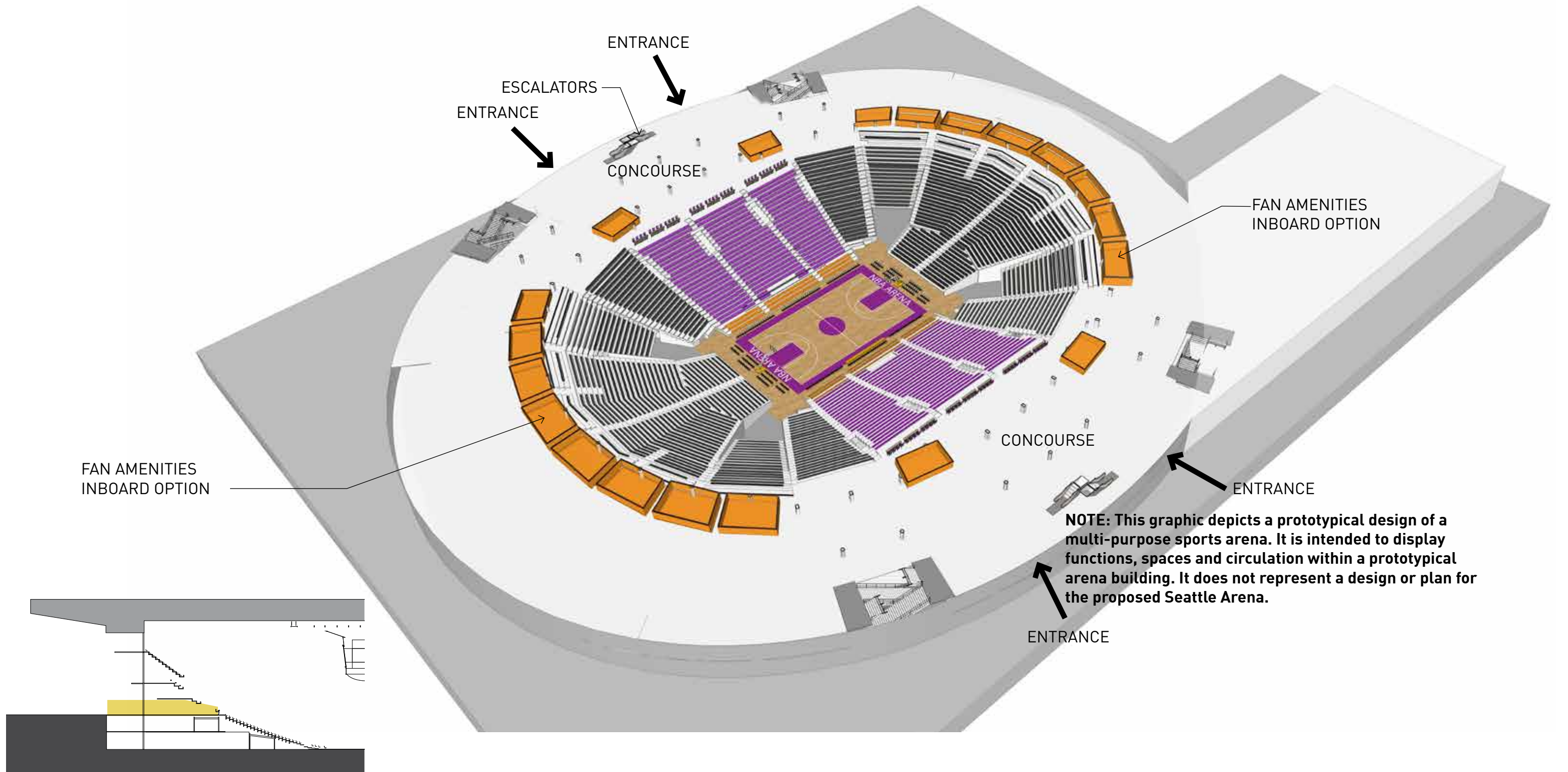
CIRCULATION

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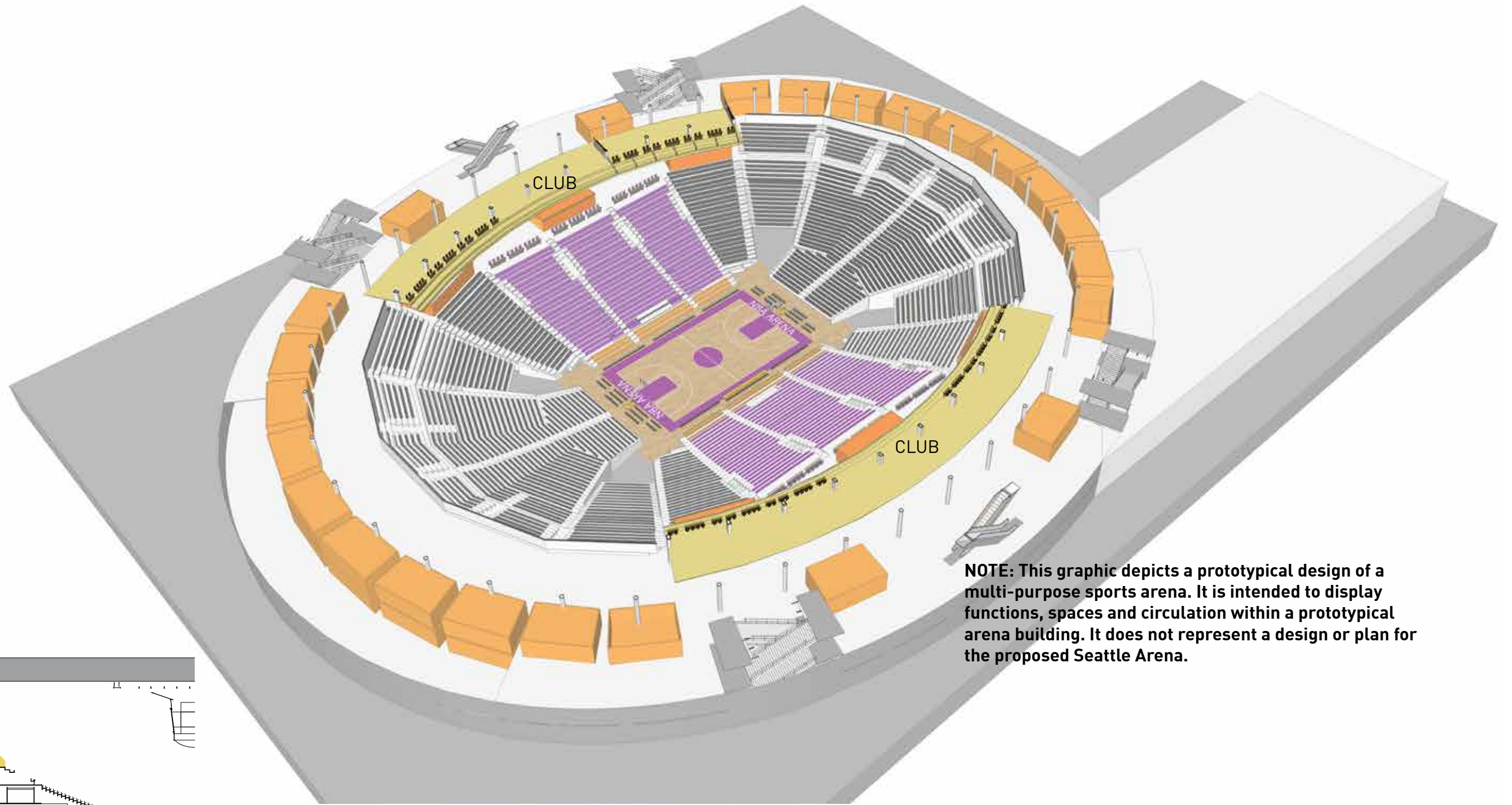
**SEATTLE ARENA**  
DECEMBER 06, 2012

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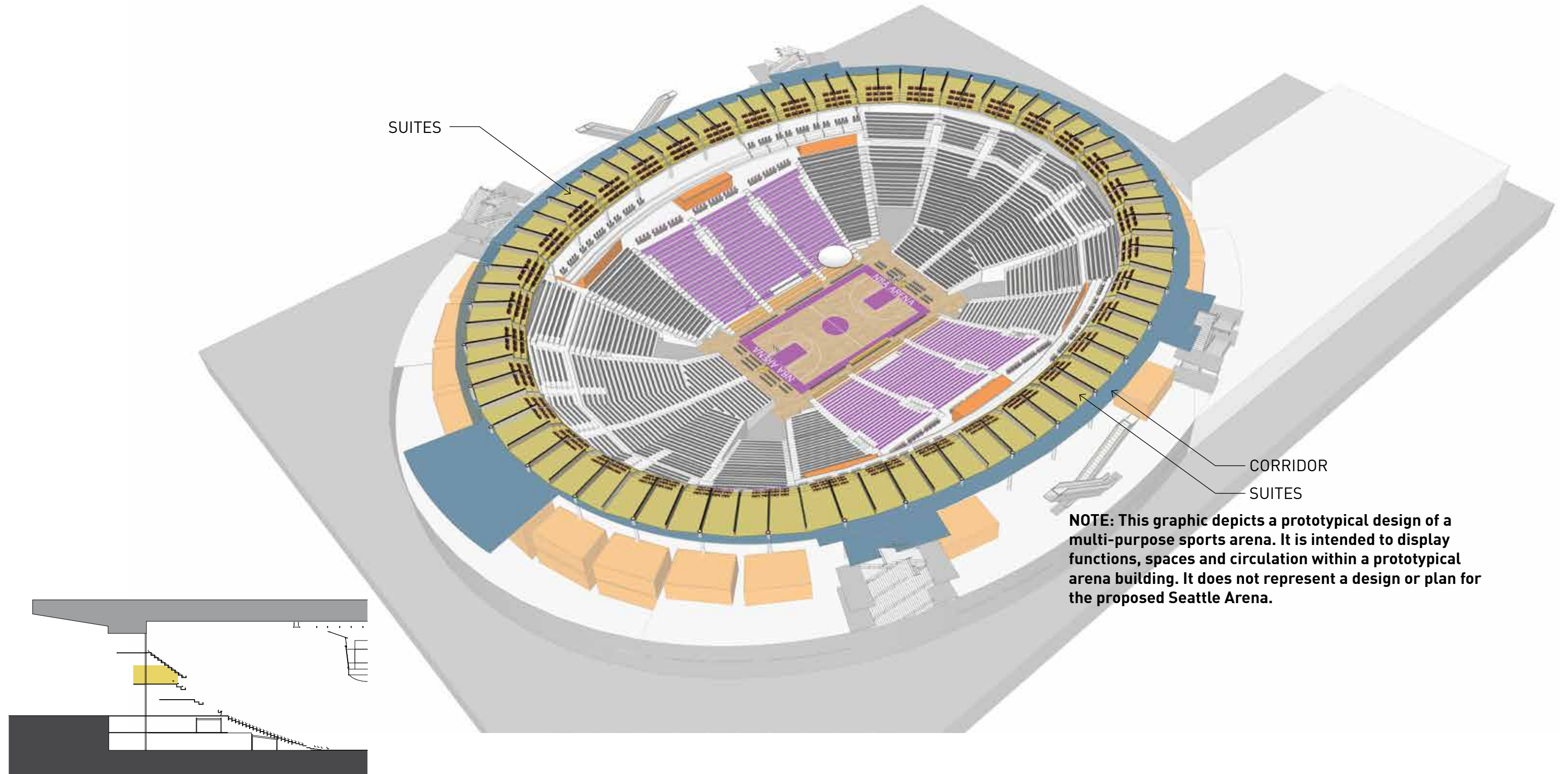
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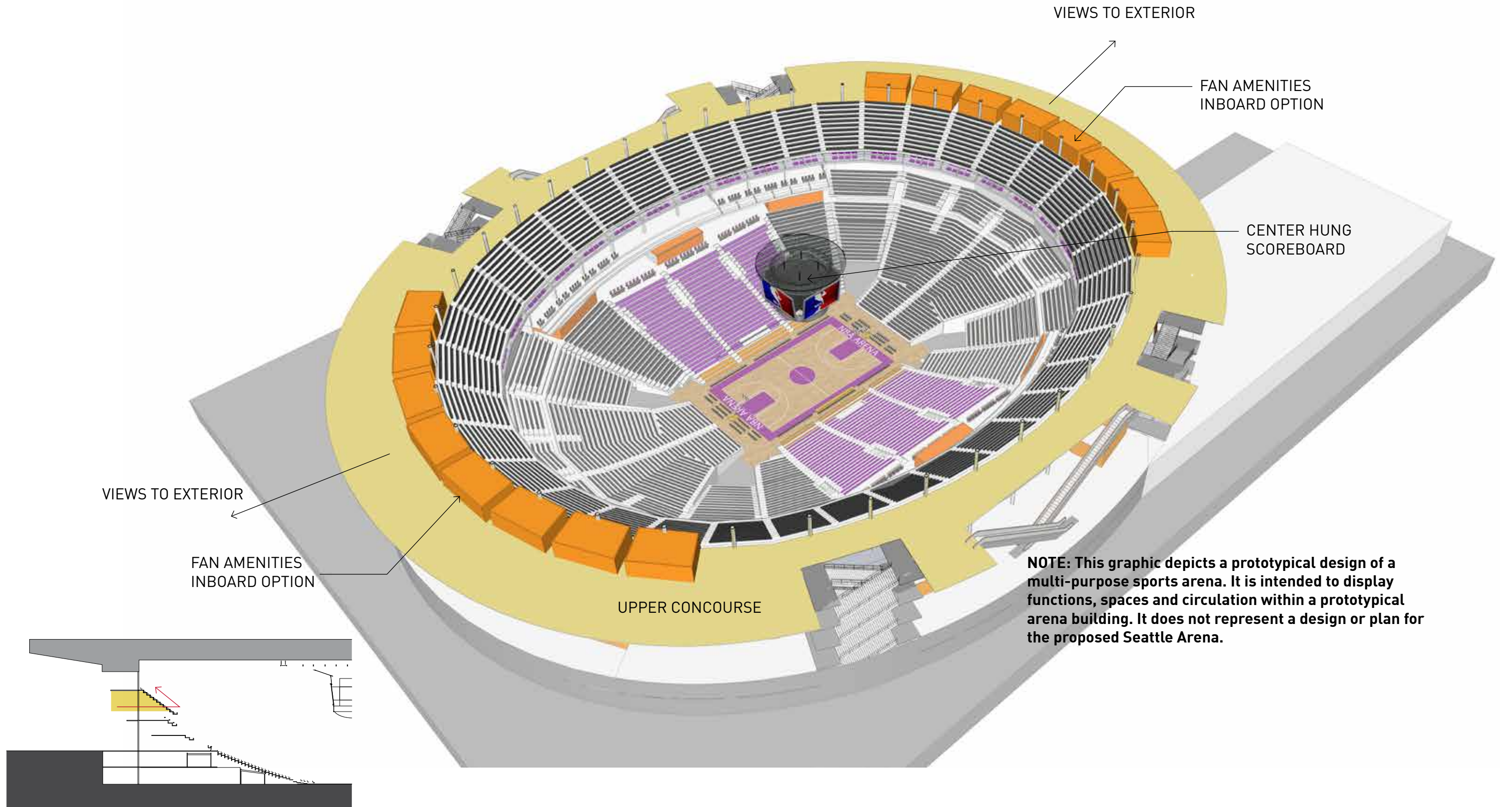
SUITES

CORRIDOR

SUITES

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VIEWS TO EXTERIOR

FAN AMENITIES  
INBOARD OPTION

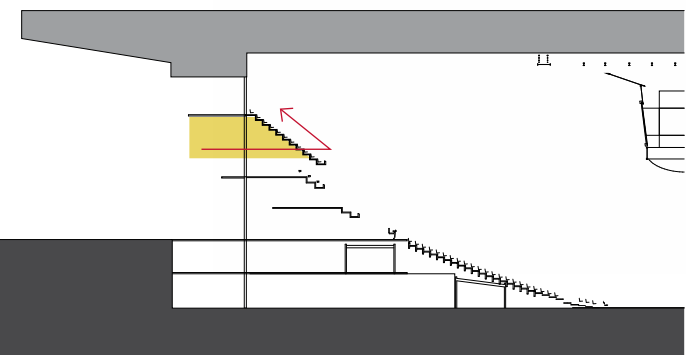
UPPER CONCOURSE

VIEWS TO EXTERIOR

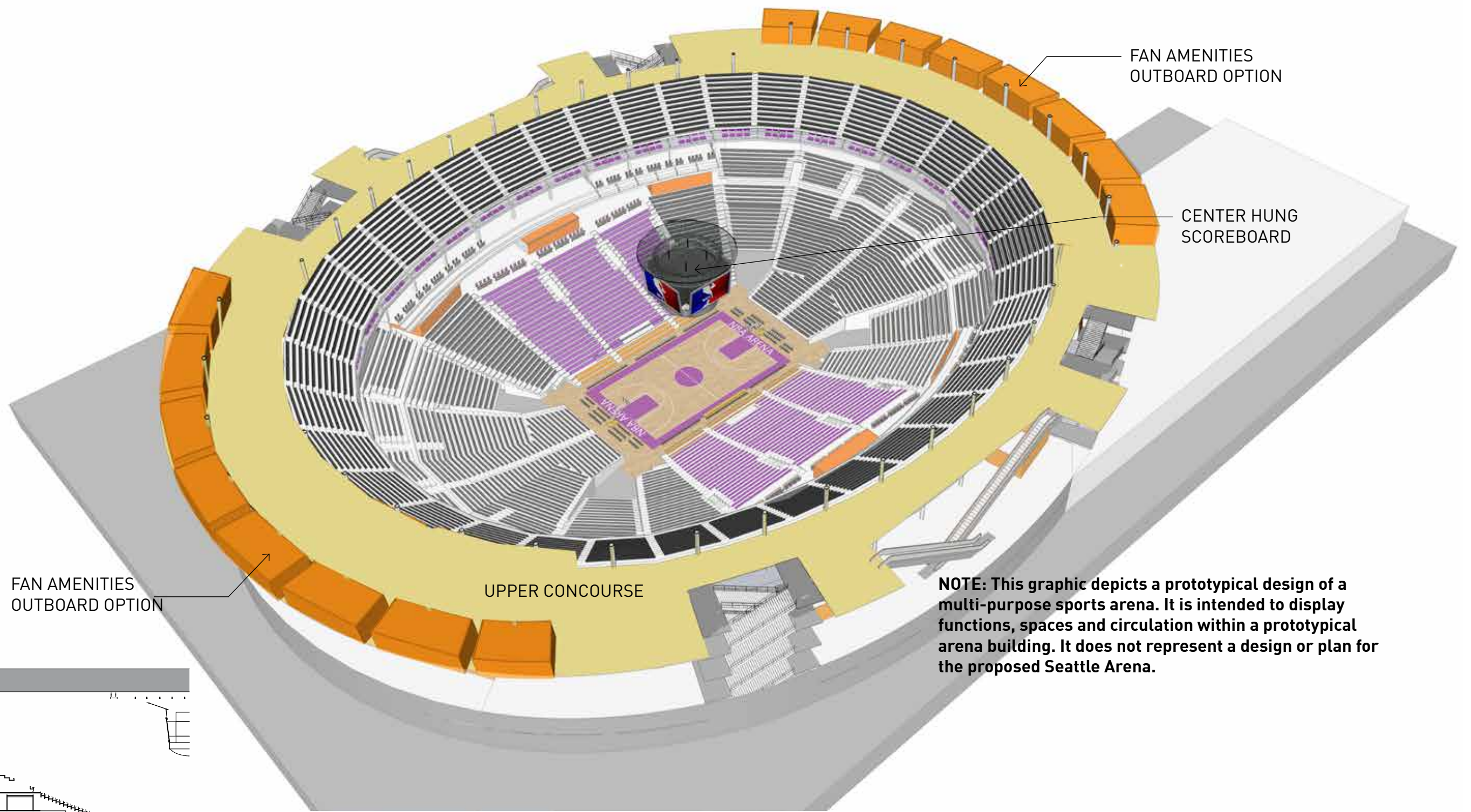
FAN AMENITIES  
INBOARD OPTION

CENTER HUNG  
SCOREBOARD

**NOTE: This graphic depicts a prototypical design of a multi-purpose sports arena. It is intended to display functions, spaces and circulation within a prototypical arena building. It does not represent a design or plan for the proposed Seattle Arena.**







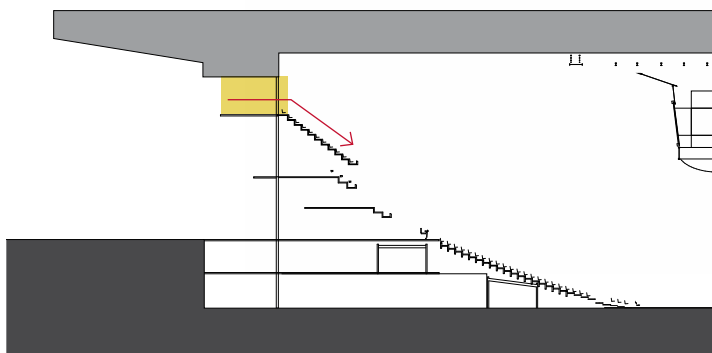
FAN AMENITIES  
OUTBOARD OPTION

FAN AMENITIES  
OUTBOARD OPTION

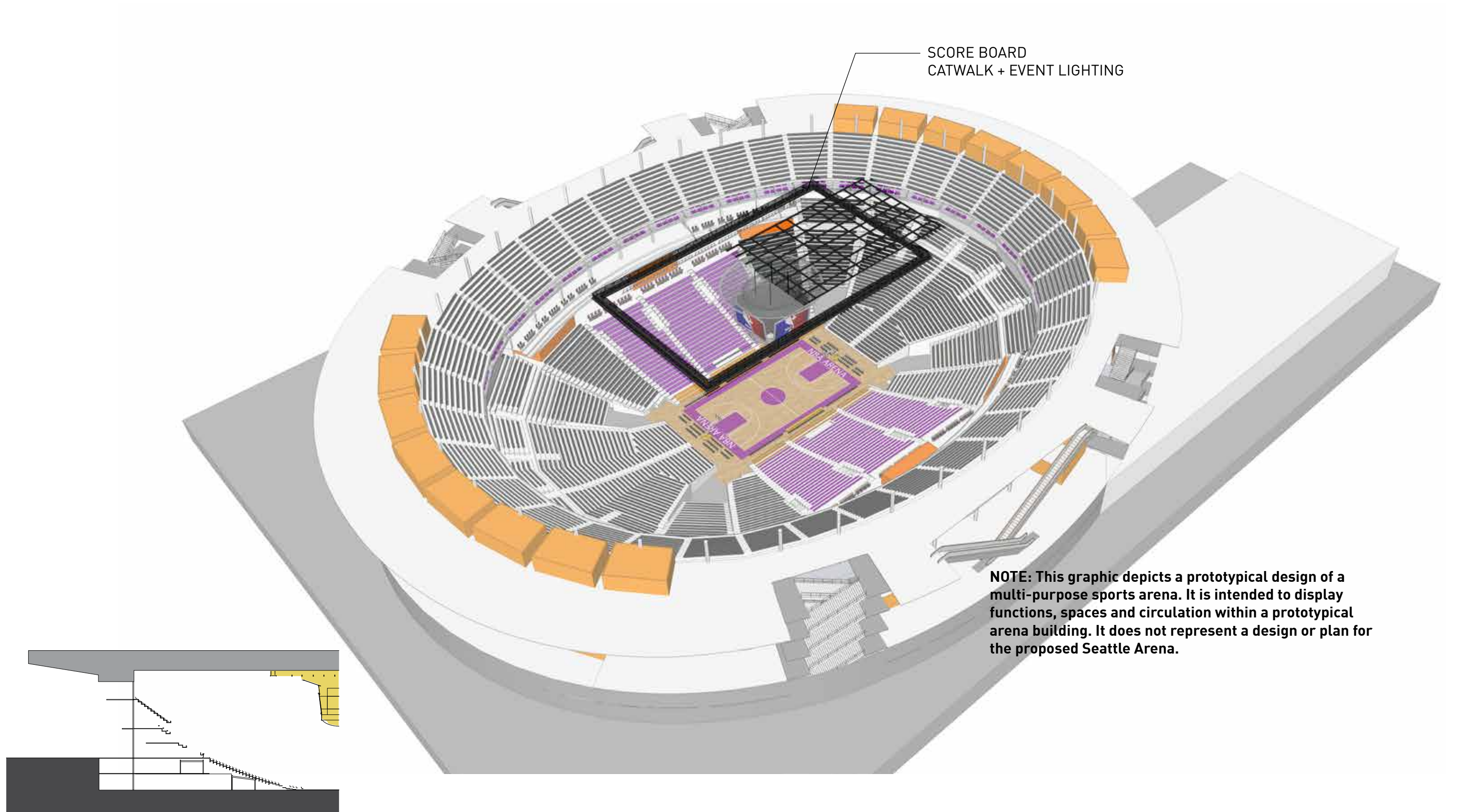
CENTER HUNG  
SCOREBOARD

UPPER CONCOURSE

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SCORE BOARD  
CATWALK + EVENT LIGHTING

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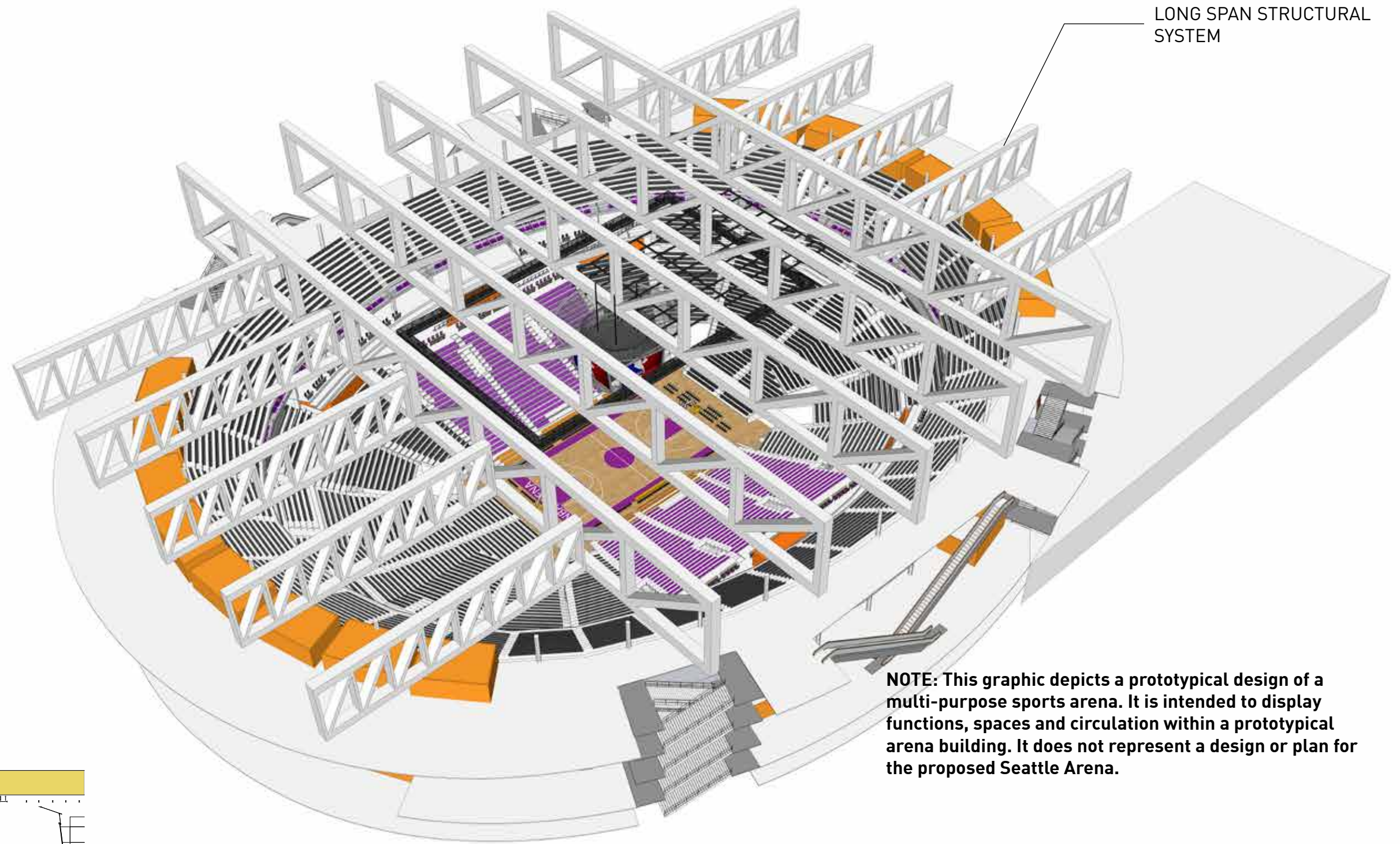
**SEATTLE ARENA**  
DECEMBER 06, 2012

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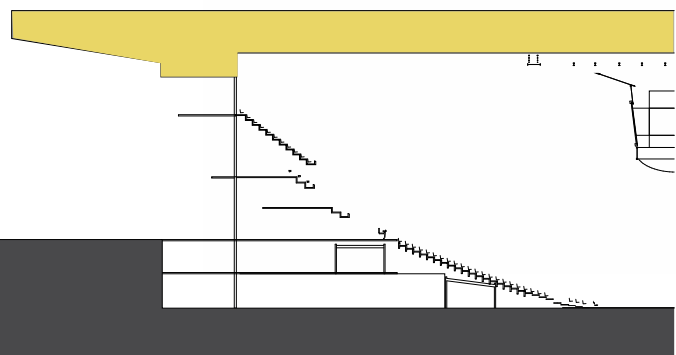
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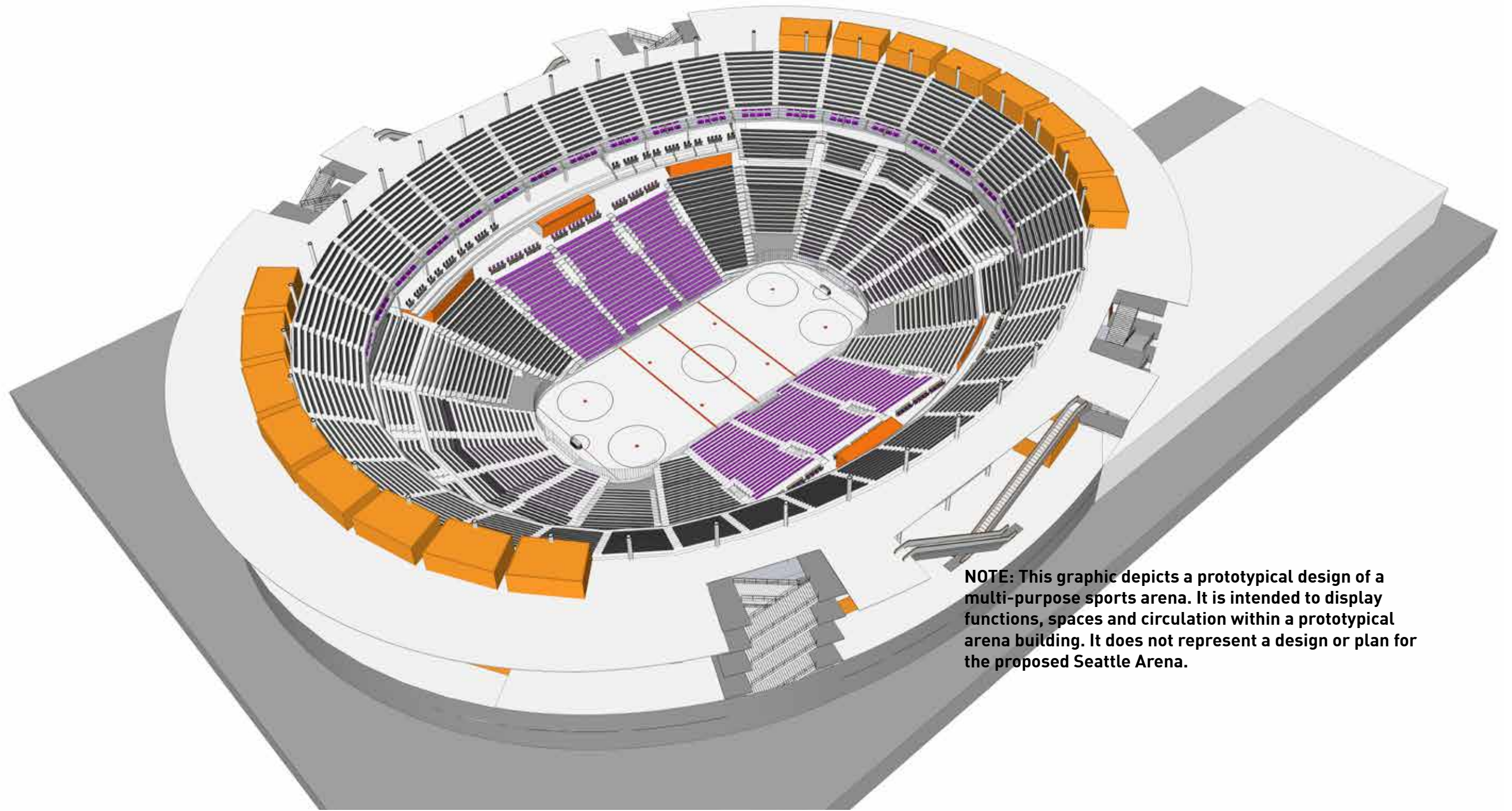


LONG SPAN STRUCTURAL SYSTEM

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## SEATTLE ARENA

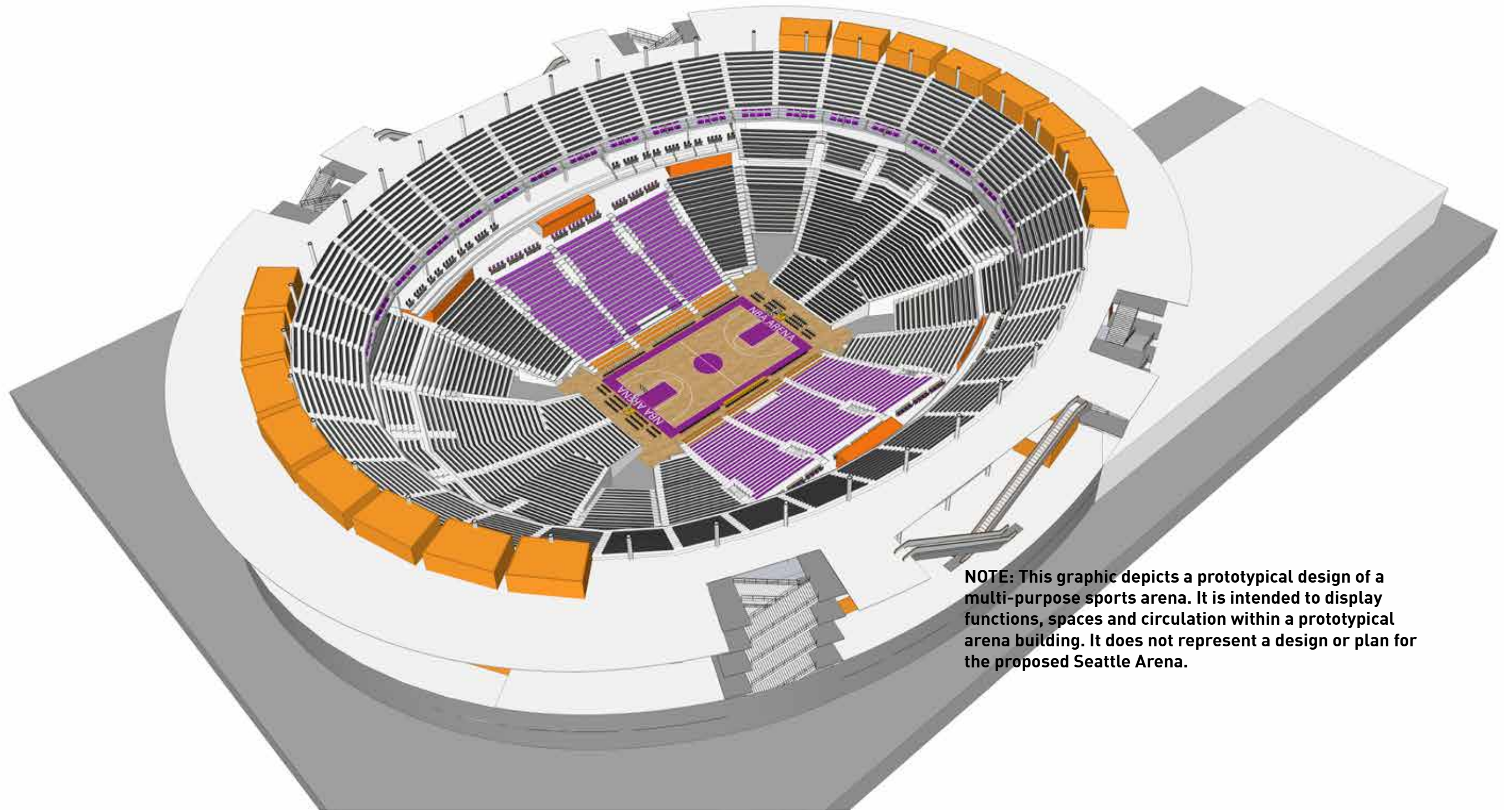
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## SEATTLE ARENA

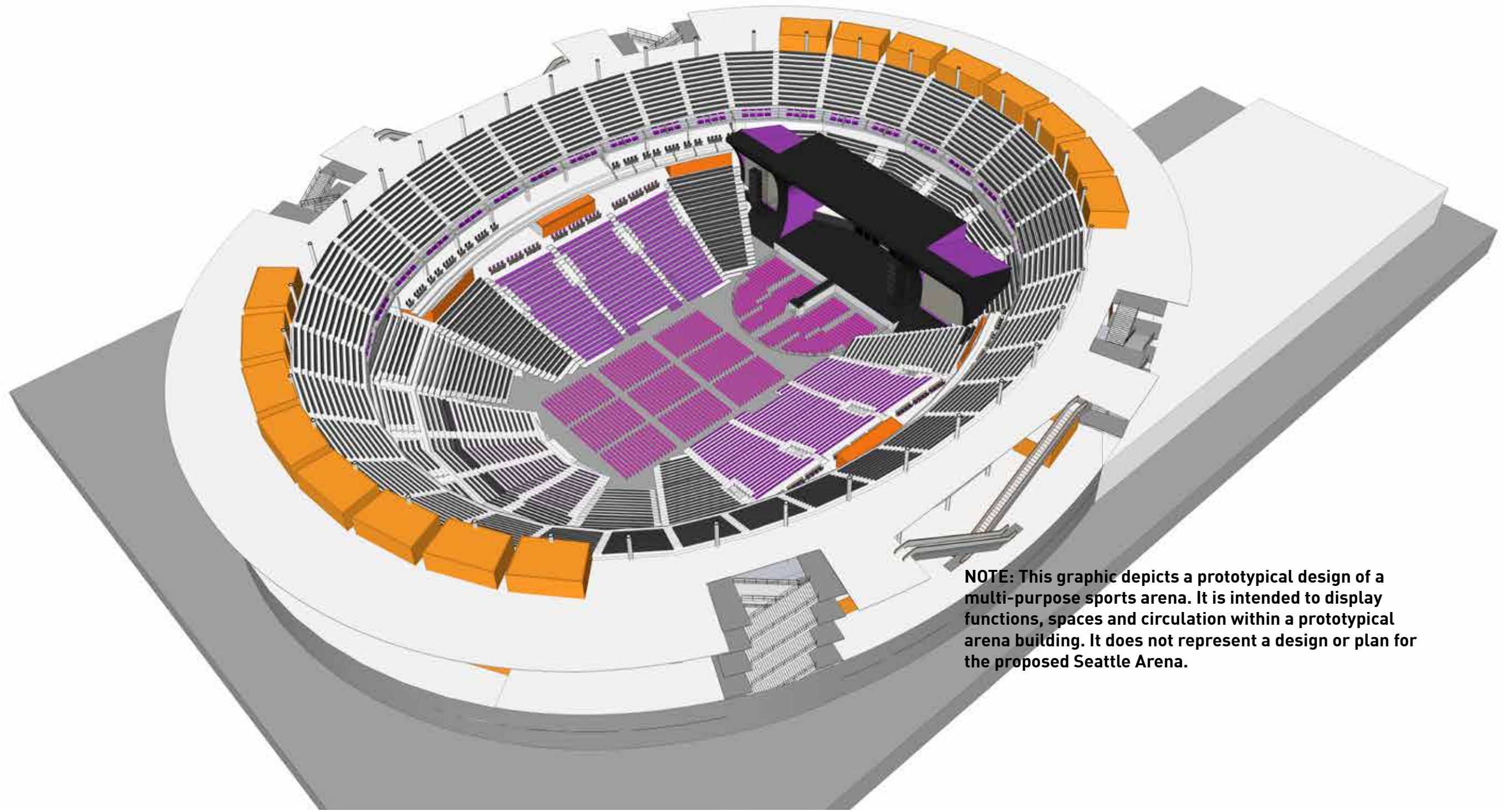
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## SEATTLE ARENA

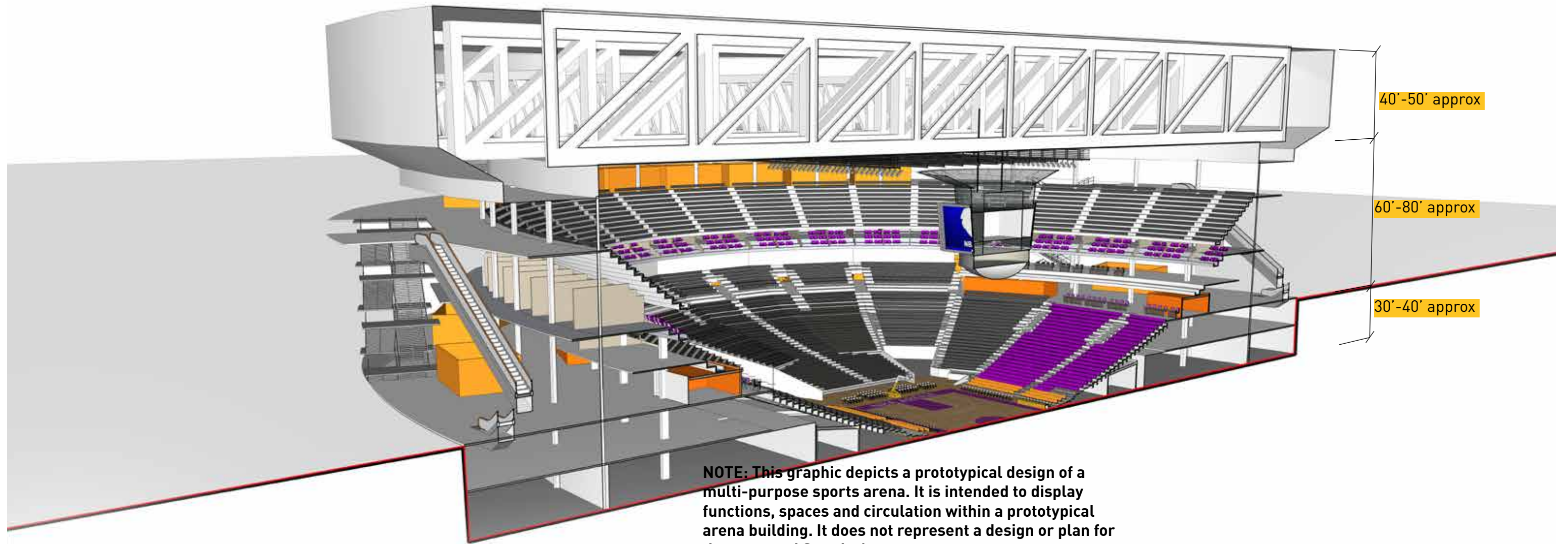
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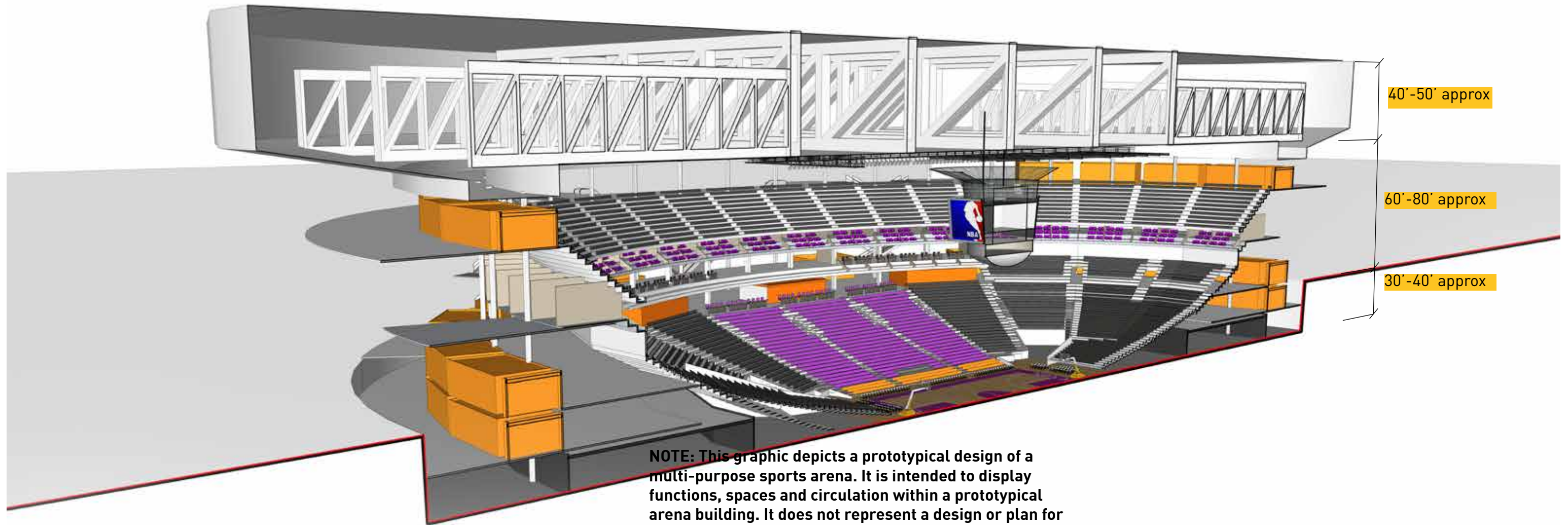
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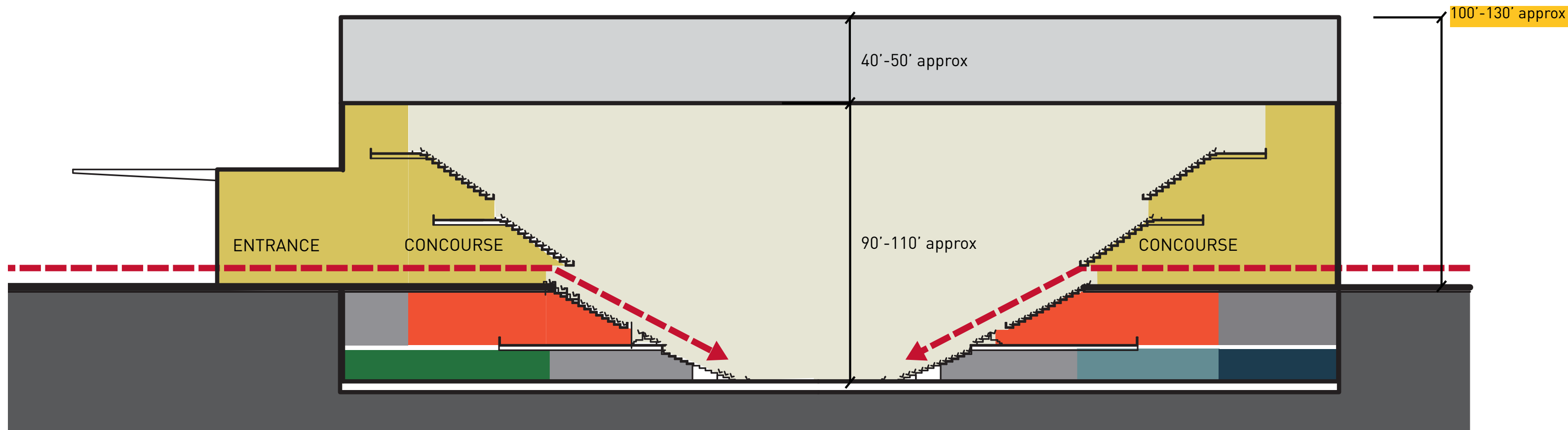
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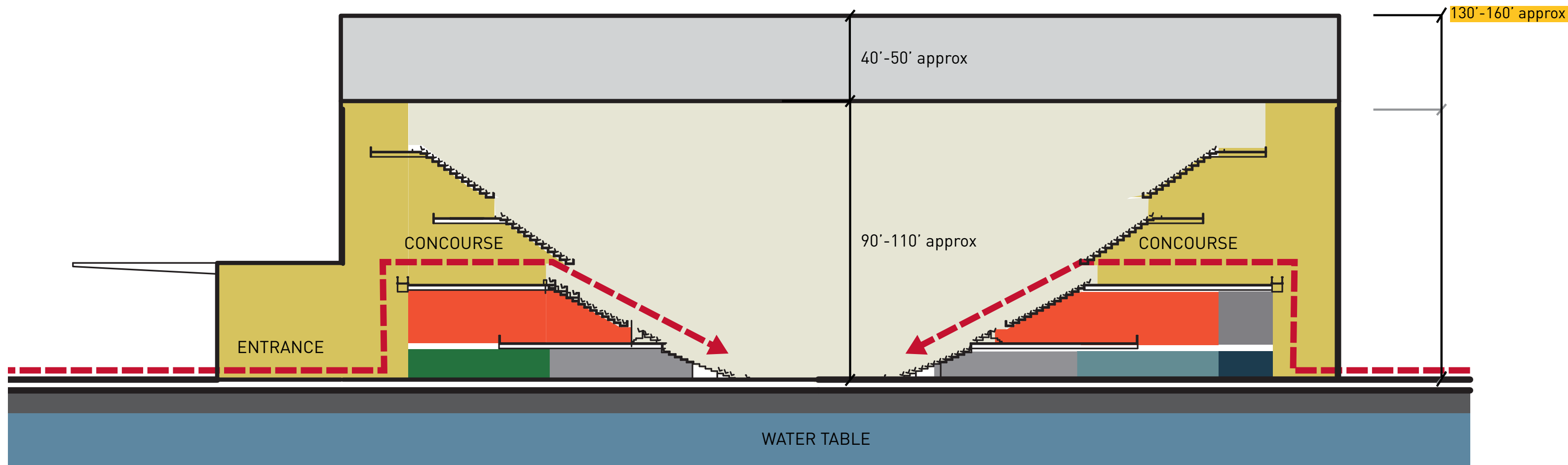
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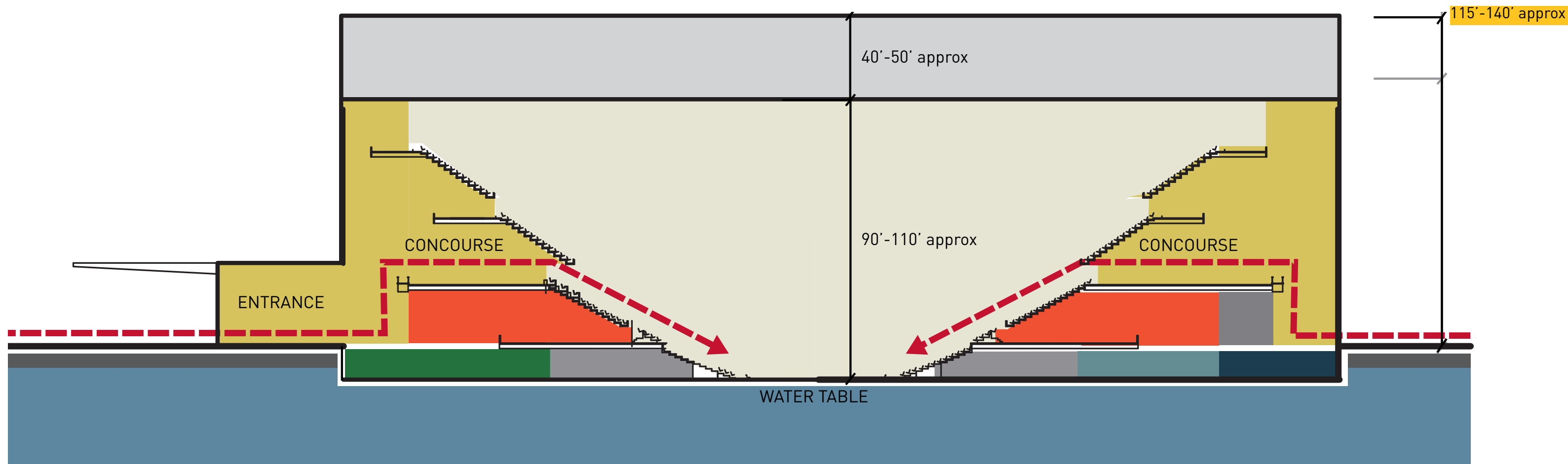




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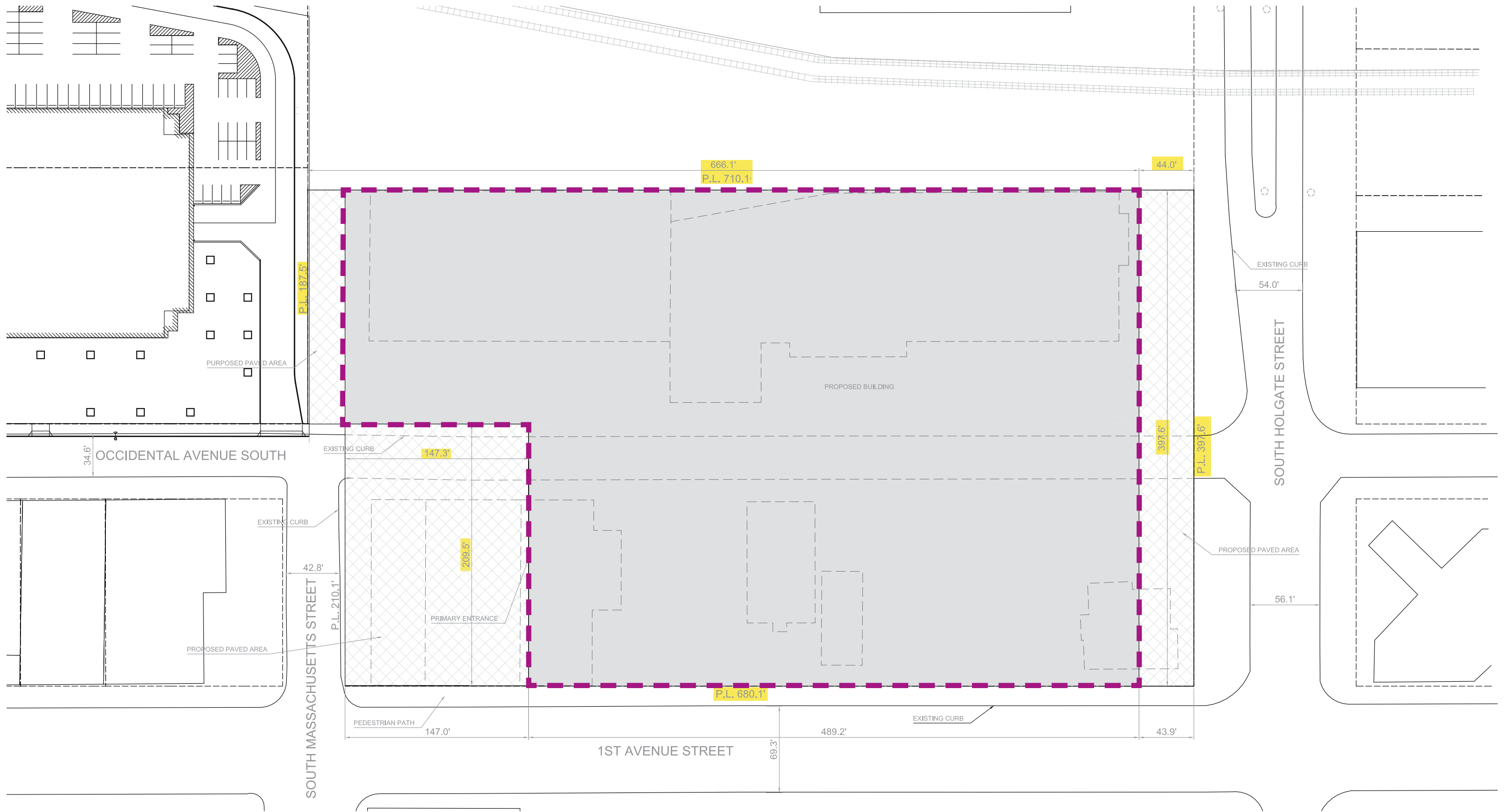






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VERIZON CENTER WASHINGTON D.C.



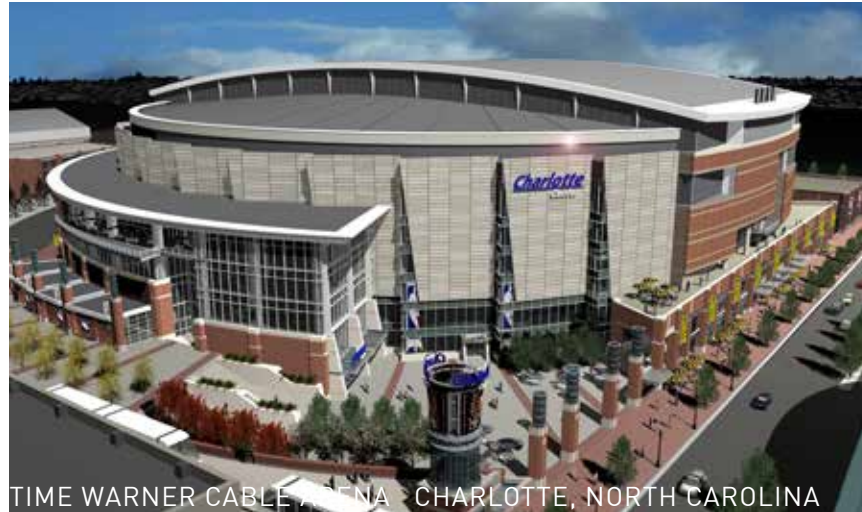
CONSECO FIELDHOUSE INDIANAPOLIS, INDIANA



STOCKTON ARENA STOCKTON, CALIFORNIA



PEPSI CENTER DENVER, COLORADO



TIME WARNER CABLE ARENA CHARLOTTE, NORTH CAROLINA



AMERICAN AIRLINES ARENA MIAMI, FLORIDA



NATIONWIDE ARENA COLUMBUS, OHIO



FEDEX FORUM MEMPHIS, TENNESSEE

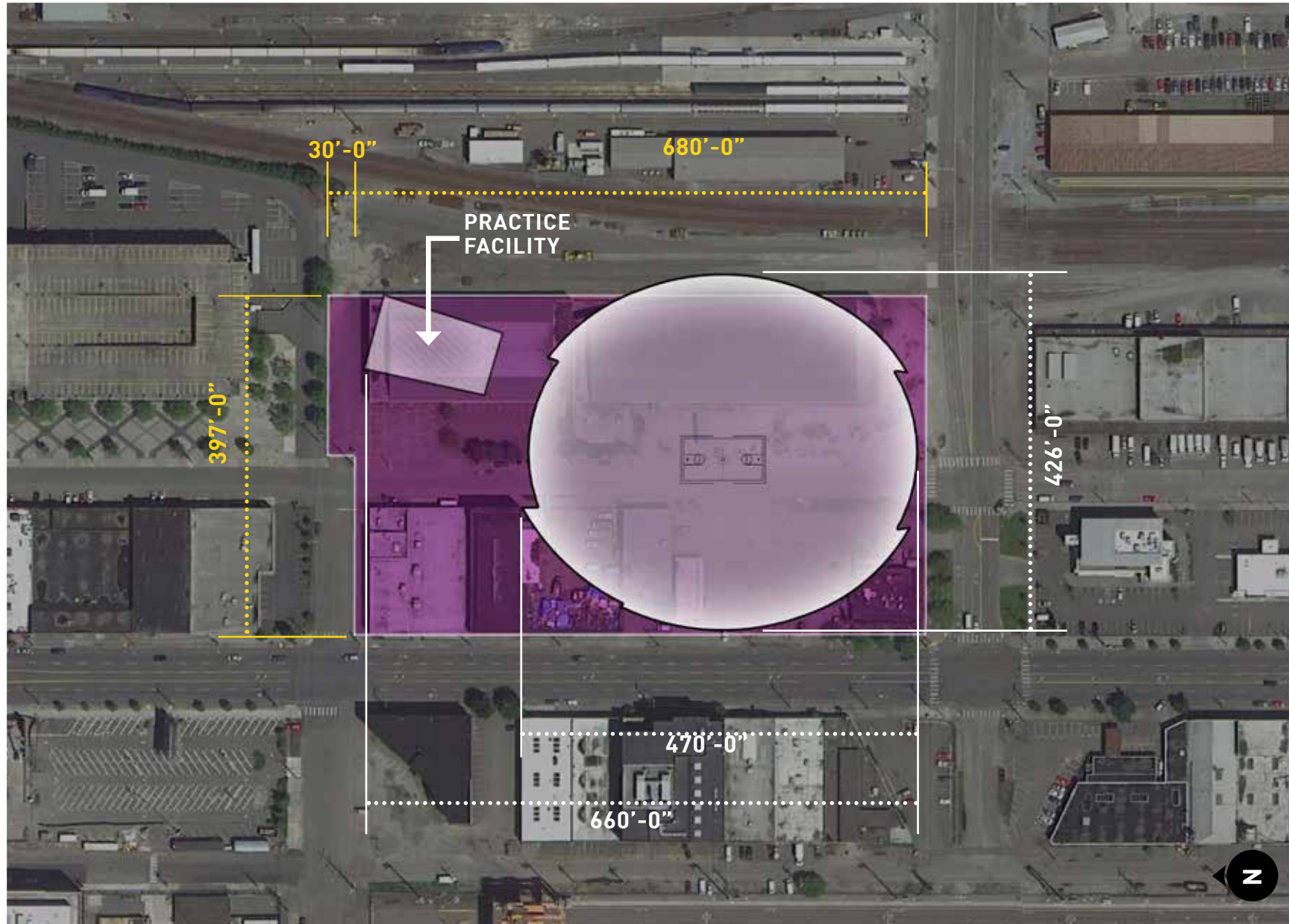
# 360 SEATTLE ARENA

DECEMBER 06, 2012

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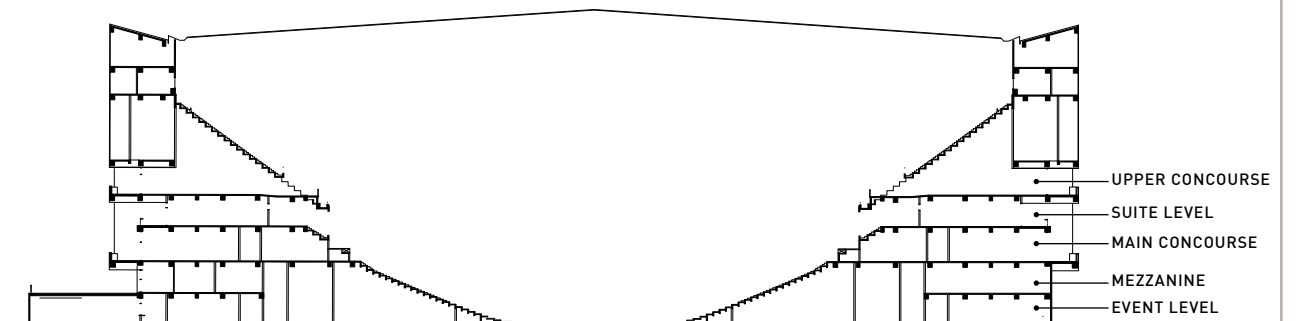
# AMERICAN AIRLINES ARENA

MIAMI, FLORIDA

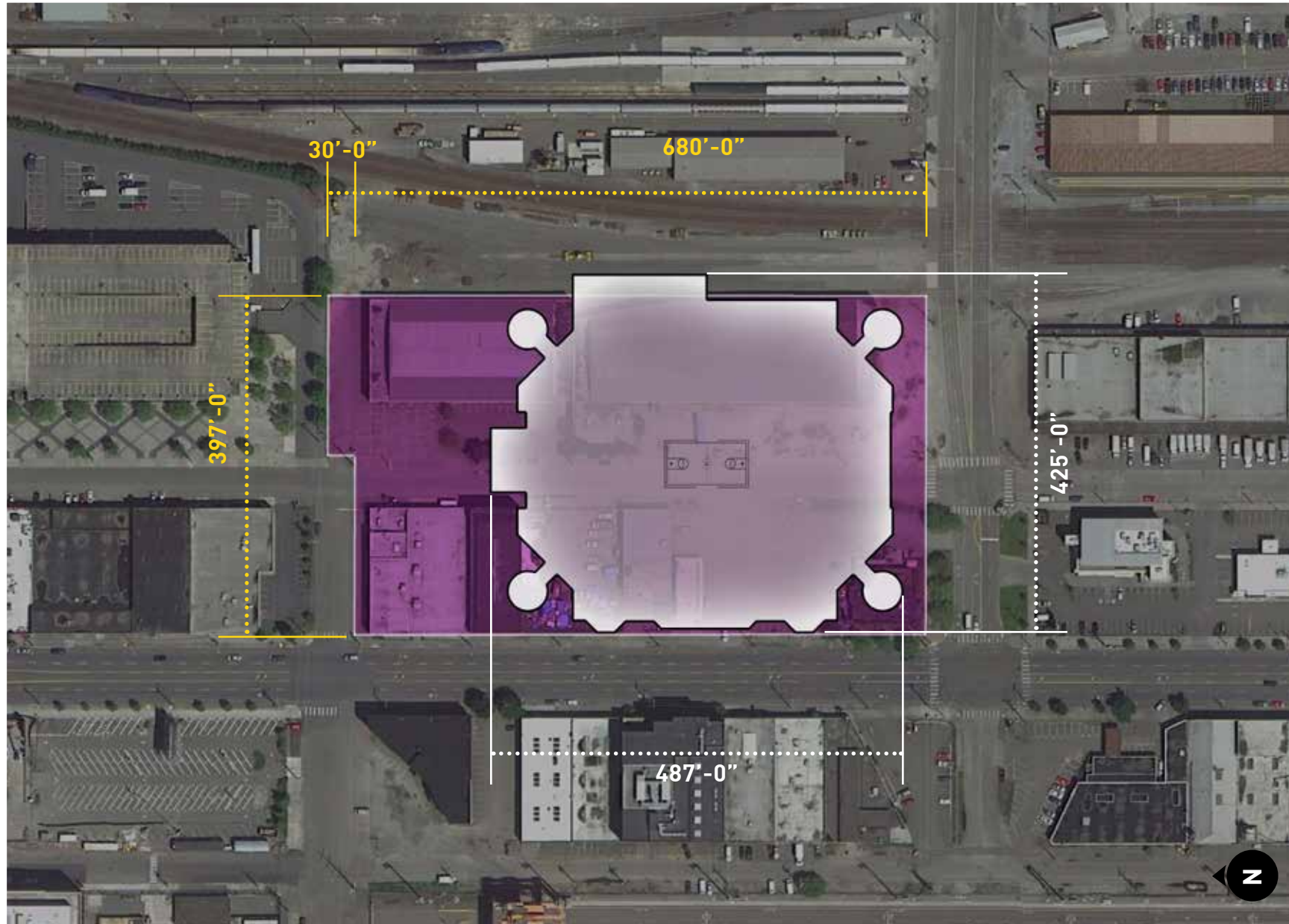
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BASIC "FOOTPRINT" DIM'S.	426 x 470 (157,068 footprint)
DESIGN GEOMETRY	BB/Hockey
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	1
PRIVATE CLUB CONCOURSES	1
# ROWS - LOWER BOWL (@ CL)	24
# ROWS - MIDDLE BOWL (@ CL)	
# ROWS - UPPER BOWL (AT CL)	24
# ROWS - UPPER BOWL (AT END ZONE)	

## SEAT COUNT

TOTAL BASKETBALL	19,600
% OF SEATS UPPER DECK	
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	







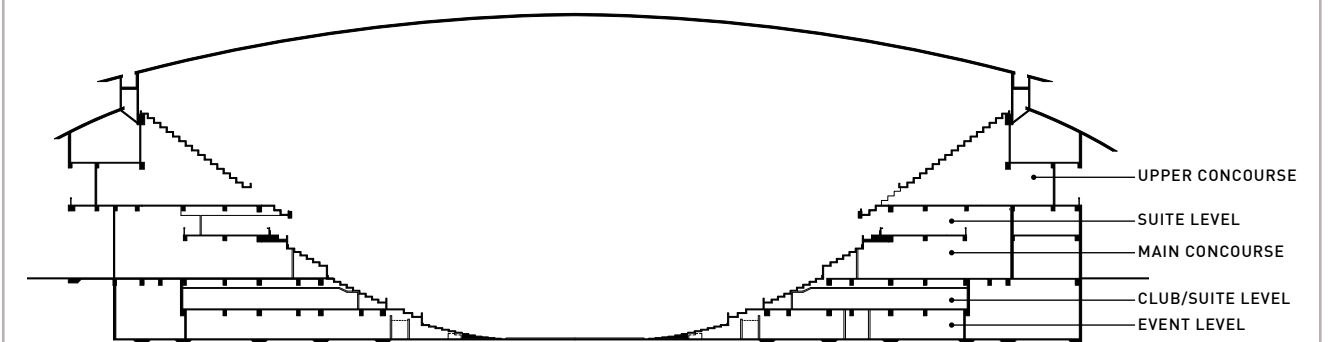
# AT&T CENTER

SAN ANTONIO, TEXAS

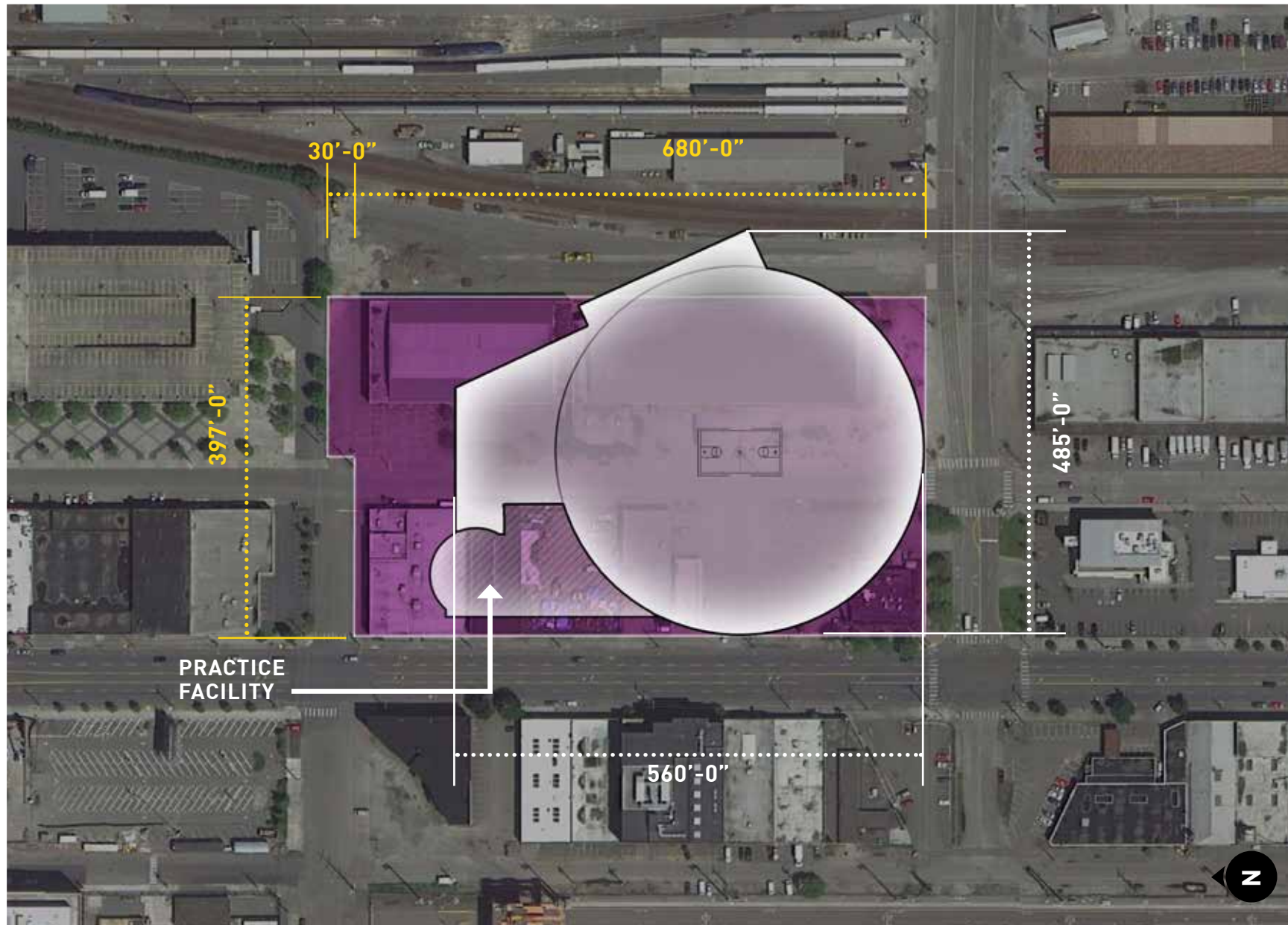
OVERALL SQUARE FOOTAGE	740,000
BASIC "FOOTPRINT" DIM'S.	425 x 487 (168,990 SF footprint)
DESIGN GEOMETRY	BB
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	2
PRIVATE CLUB CONCOURSES	0
# ROWS - LOWER BOWL (@ CL)	
# ROWS - MIDDLE BOWL (@ CL)	
# ROWS - UPPER BOWL (AT CL)	
# ROWS - UPPER BOWL (AT END ZONE)	

## SEAT COUNT

TOTAL BASKETBALL	18500
% OF SEATS UPPER DECK	47%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	53%







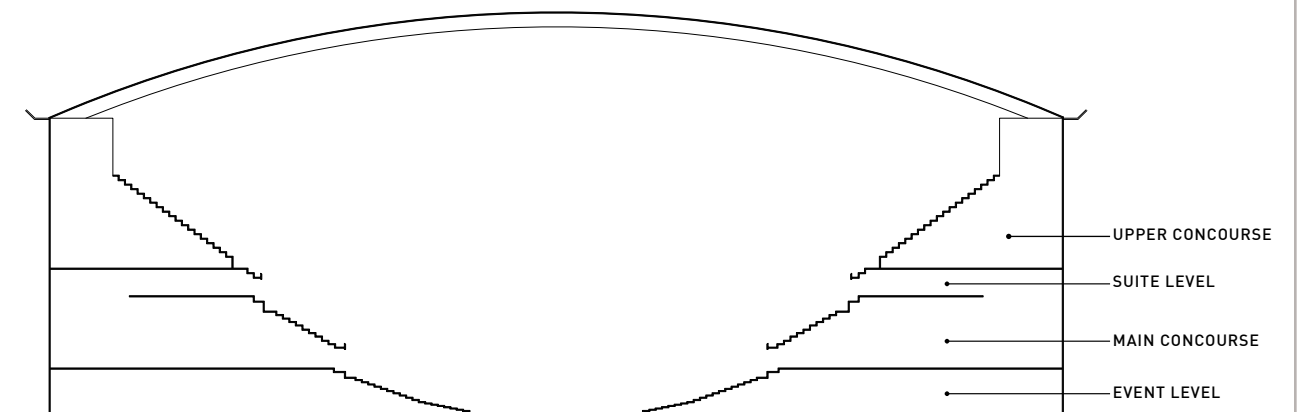
# FEDEX FORUM

MEMPHIS, TENNESSEE

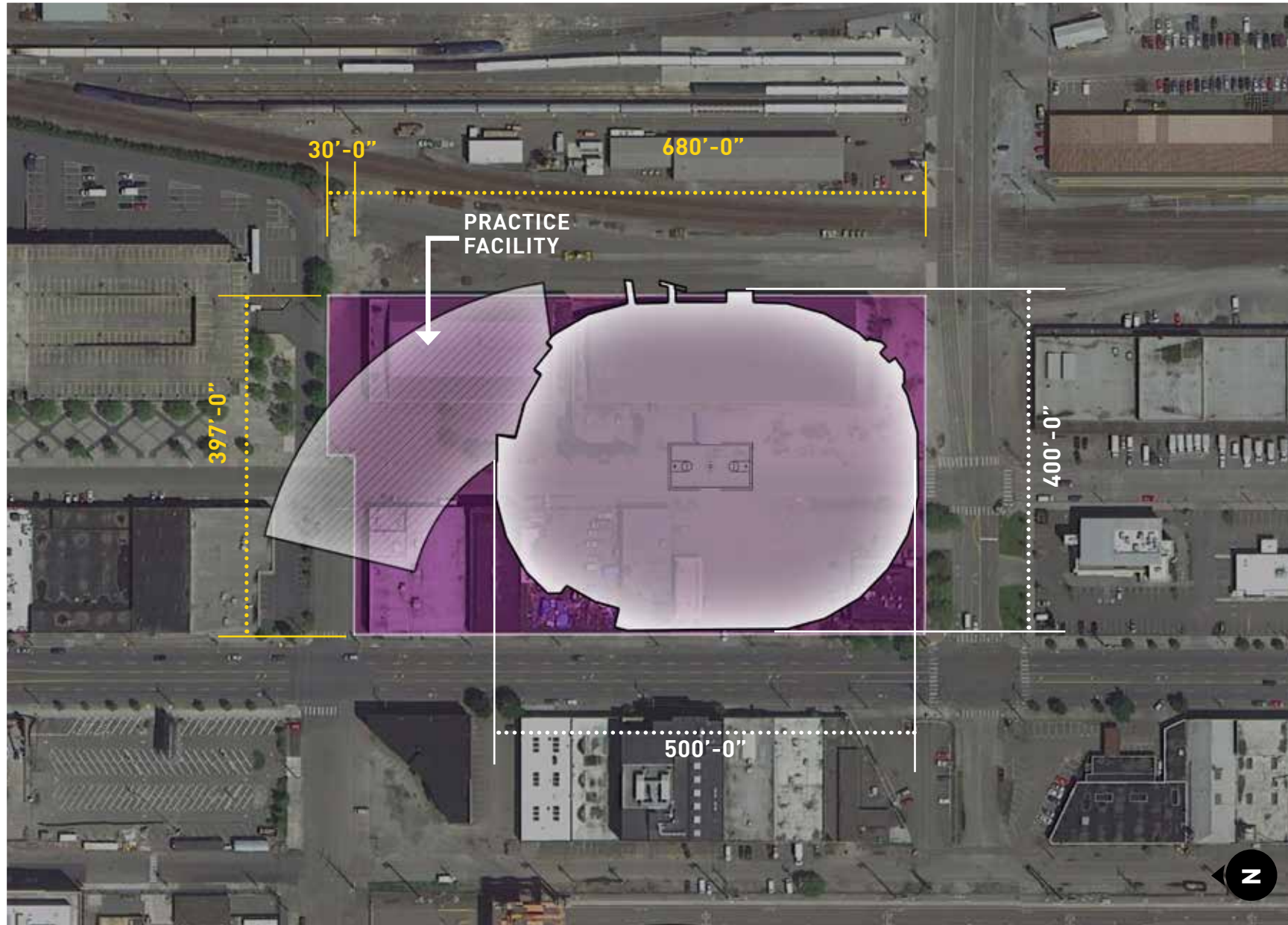
OVERALL SQUARE FOOTAGE	805,850 SF
BASIC "FOOTPRINT" DIM'S.	485 x 560 (157,068 footprint)
DESIGN GEOMETRY	BB
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	2
PRIVATE CLUB CONCOURSES	
# ROWS - LOWER BOWL (@ CL)	21
# ROWS - MIDDLE BOWL (@ CL)	11
# ROWS - UPPER BOWL (AT CL)	23
# ROWS - UPPER BOWL (AT END ZONE)	

## SEAT COUNT

TOTAL BASKETBALL	18,200
% OF SEATS UPPER DECK	47%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	53%







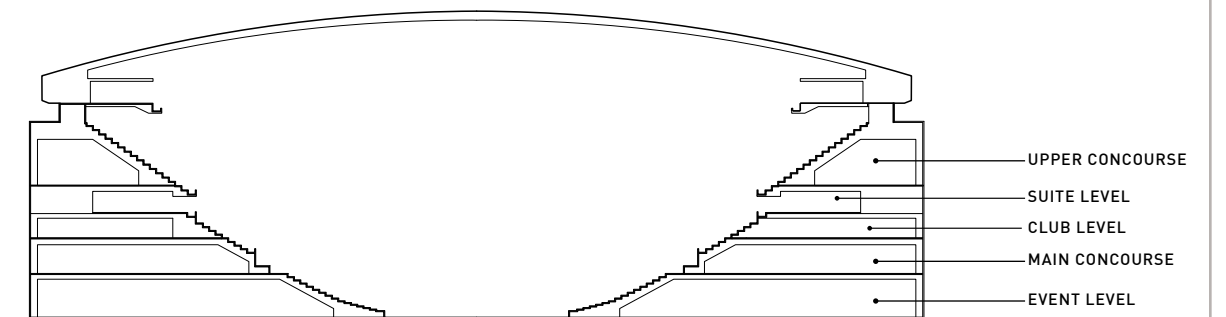
# ROSE GARDEN ARENA

PORTLAND, OREGON

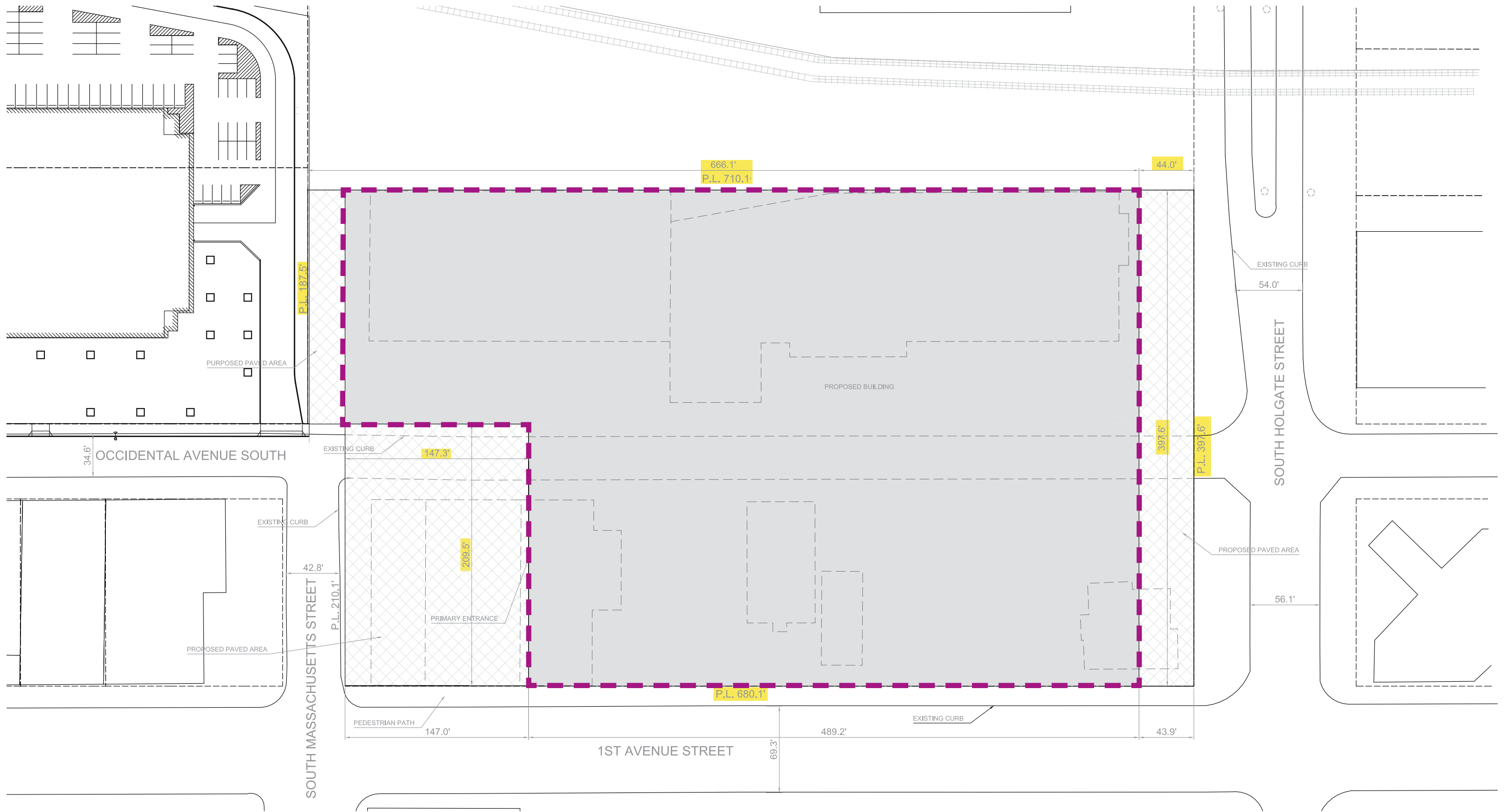
OVERALL SQUARE FOOTAGE	785,000
BASIC "FOOTPRINT" DIM'S.	400 x 500 (165,158 footprint)
DESIGN GEOMETRY	Hockey
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	1
PRIVATE CLUB CONCOURSES	1
# ROWS - LOWER BOWL (@ CL)	16
# ROWS - MIDDLE BOWL (@ CL)	9
# ROWS - UPPER BOWL (AT CL)	17
# ROWS - UPPER BOWL (AT END ZONE)	

## SEAT COUNT

TOTAL BASKETBALL	21,212
% OF SEATS UPPER DECK	39%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	61%











# DESIGN OPTIONS

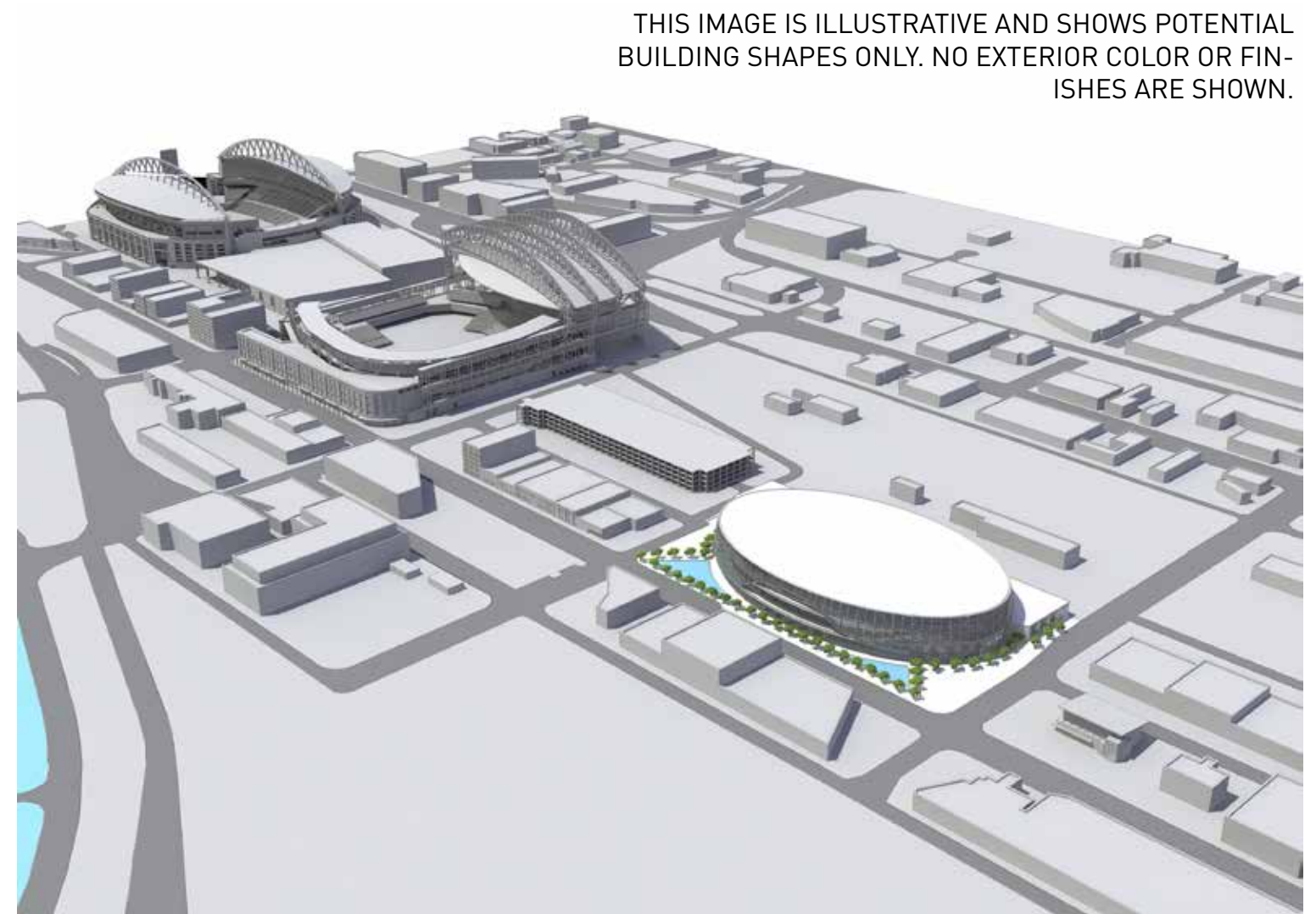


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NORTHWEST AERIAL

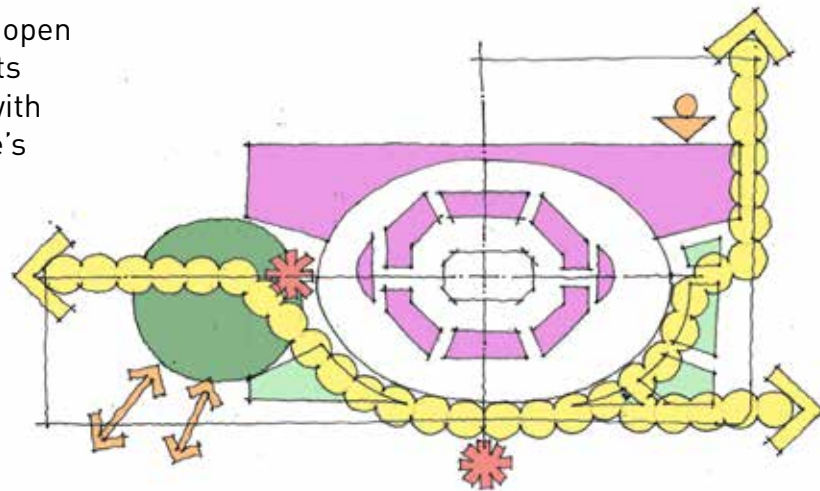
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SOUTHWEST AERIAL

## DESIGN OPTION 1

A iconic, transparent building that maximizes open plaza space along First Avenue, Massachusetts and Holgate. This option amplifies its views with its transparency creating a 360 view of Seattle's landmarks.



## PROS

- Highly transparent Façade provides maximum visual connectivity from and into the building
- Public open space balanced across site and promotes connection from Occidental to First Avenue and Holgate
- Landmark, iconic form

## CONS

- Less reinforcement of North-South activity corridor
- Highly transparent façade may create challenges with Seattle Energy Code
- Programmatically less-flexible Façade
- Less Street Frontage activity on 1st Avenue and Holgate
- Less responsive to contextual urban fabric





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NORTHWEST AERIAL

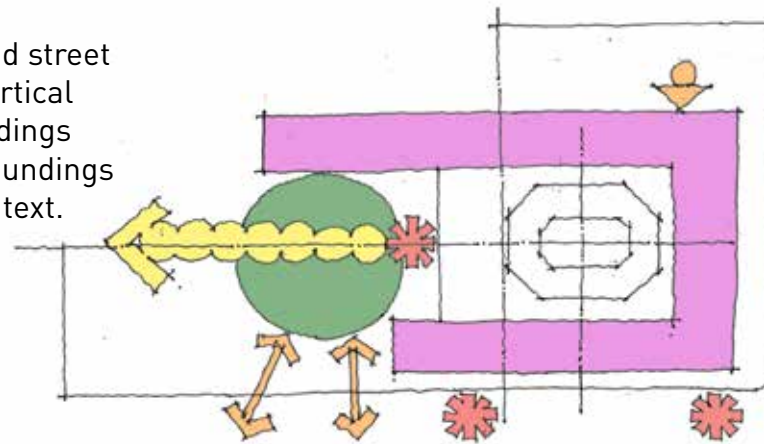
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SOUTHWEST AERIAL

## DESIGN OPTION 2

A simple, efficient, cost effective building that maximizes function, architectural footprint and street frontage. The plaza is a street level and all vertical movement to concourse is located on the buildings interior. This option blends well with its surroundings and takes a reserved posture in the urban context.



## PROS

- Strong Visual and inspirational connections to downtown to the north
- Programmatically Flexible Façade
- Great Public Space at NW Corner ideal for large civic gatherings
- Enhances the contextual urban Fabric by maximizing street frontage on 1st Avenue and Holgate

## CONS

- Contextual façade provides less transparency from and into building
- Public open space gathered in NW corner may feel less intimate on non-game days
- Emphasis on contextual façade diminishes landmark, iconic presence



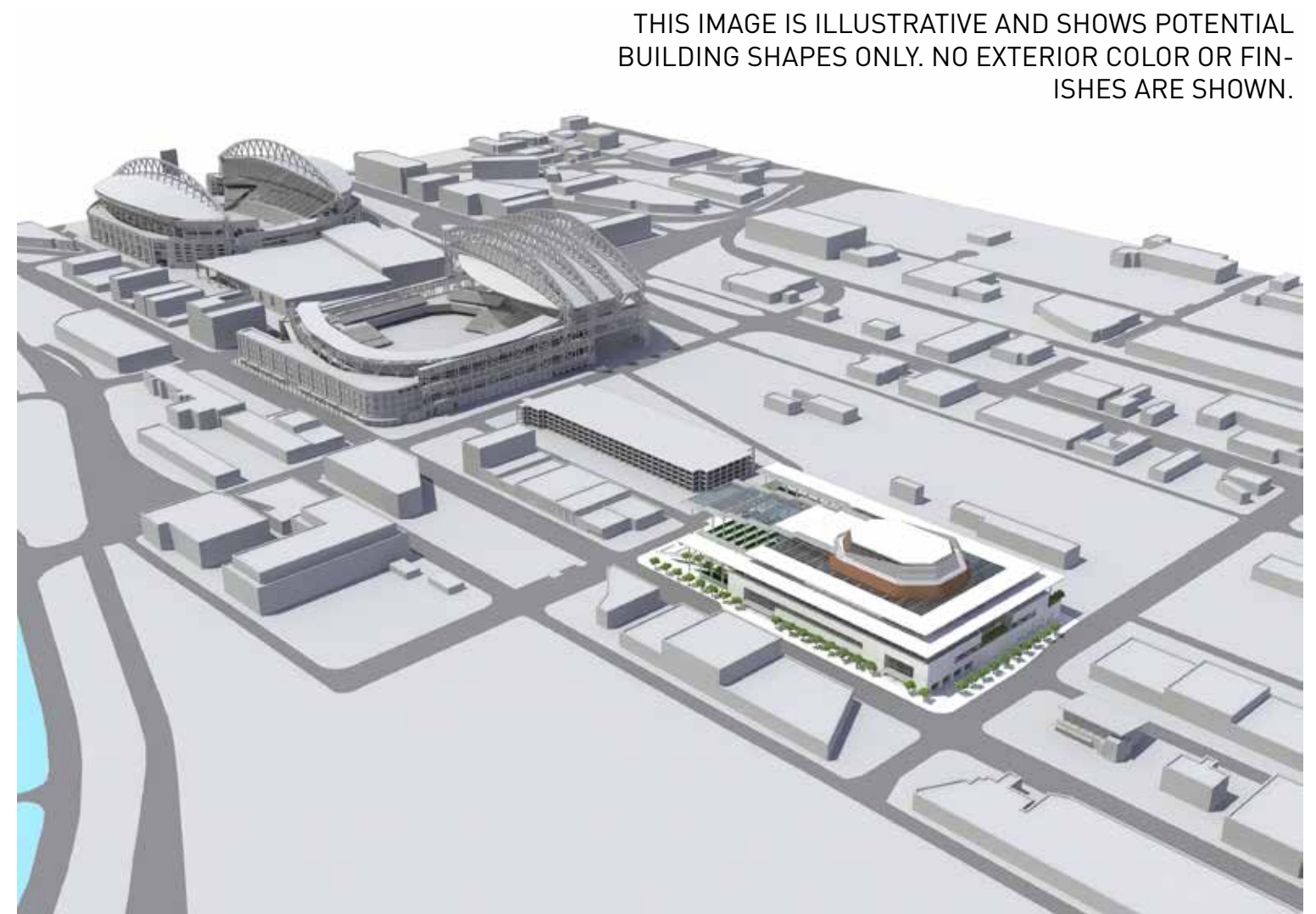


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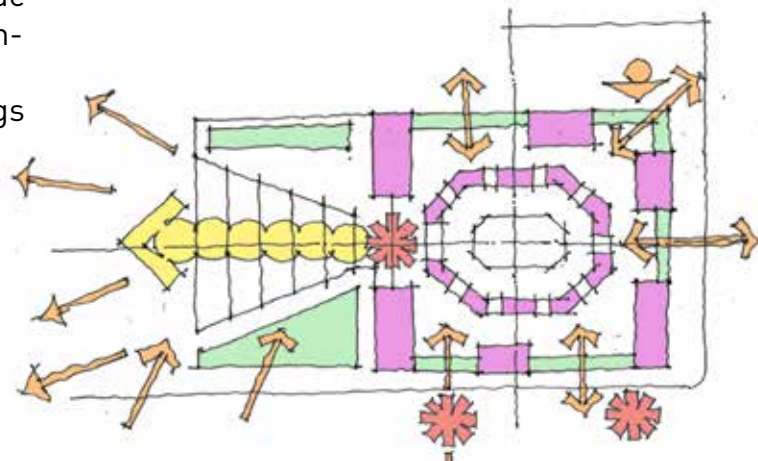
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### OPTION 3 - PREFERRED

A civic expression that maximizes the footprint of the site to create a “front porch” to downtown, 1st Avenue and Occidental St. The stepped plaza gradually transitions to the concourse level. This option creates a balanced approach of solid and transparent massings to frame views of Seattle’s landmarks while maintaining a flexible facade for 1st Avenue and Holgate St.



### PROS

- Strong Visual and inspirational connections to downtown to the north
- Transparency at interior public circulation is maximized to allow views to and from and create way-finding by landmarks
- Programmatically Flexible Façade
- Terraced entry plaza and multiple outdoor decks allows for different scales of activities and create a ceremonial civic “front porch”
- Design Inspired by Site History
- Balances response to contextual urban fabric while providing a beacon as an iconic landmark

### CONS

- Open space gathered to northwest – terraced design less ideal for very large gatherings
- Contemporary fenestration approach relies on materiality to blend with context

