



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Tom Nelson, Acting Chair

Osama Quotah, Vice Chair

Julie Parrett

Julie Bassuk

Seth Geiser

Laurel Kunkler

Shannon Loew

Martin Regge

Ellen Sollod

Debbie Harris

Valerie Kinast
Coordinator

Joan Nieman
Staff Assistant

May 2, 2013

Convened 8:30 am

Adjourned 4:00 pm

Projects Reviewed

Center for Wooden Boats

Arena – Vacation Occidental Ave. S

Commissioners Present

Tom Nelson, Acting Chair

Osama Quotah, Vice Chair

Seth Geiser

Shannon Loew (excused from 8:30-10:45am)

Julie Parrett (excused from 12:30- 4:00pm)

Martin Regge

Ellen Sollod

Debbie Wick-Harris

Unconfirmed Commissioners Present

Bernie Alonzo

Commissioners Excused

Julie Bassuk

Laurel Kunkler

Staff Present

Valerie Kinast

Joan Nieman

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May 2, 2013

Project: Arena – Vacation of Occidental Ave S
Phase: Urban Design Merit
Last Reviewed: April 4, 2013 (UDM no action taken)
Presenters: Anton Foss, 360 Architecture
Barbara Swift, Swift Company.
Attendees: Tom Backer, Ballpark PFD
Beverly Barnett, SDOT
Calvin Chow, SDOT
Cale Doornbos, 360 Architects
Brett Earnest, Clark Construction
Rollin Fatland, Chris Hansen Representative
Brook Jacksha, Magnusson Klemencic
Amy Lindemuth, Swift Company
Tom Marseille, WSP Flack + Kurtz
Jack McCullough, McCullough Hill, PS
Melody McCutcheon Hillis, Clark, Martin and Peterson, P.S.
Susan Ranf, Seattle Mariners
Bryan Stevens, DPD
Nathan Torgelson, FAS

1:30pm – 4:00pm

Project Description

The petitioner is requesting to vacate 23,531 sq ft of Occidental Ave. S. between S. Holgate and S. Massachusetts Streets in order to construct an approximately 725,000 sq ft, 18,000–20,000 seat private spectator sports arena.

S. Holgate St., S. Massachusetts St., 1st Ave. S., and the Burlington Northern Railroad tracks bound the land and the street to be vacated, Occidental Ave S, bisects the property north to south.

Summary of Discussion

The purpose of this meeting was to review the Urban Design Merit for the second time. At the previous review on April 4th, no action was taken. At that meeting, the Commissioners told the applicant that they needed to not only see analysis, but also how the design was informed by the information.

Presentation:

http://www.seattle.gov/dpd/Planning/Design_Commission/Project_Review_Meetings/Minutes/default.asp

Anton Foss, 360 Architects, reviewed *PowerPoint* presentation.

Summary of updates are elimination of the finwall and parapet, plaza pivoted more, larger overall, stairs shorter.

Agency comments

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

Public Comments

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

Commissioner Comments

Transportation, Flows, Utilities:

DH: Continue to pursue reliability and redundancy issues with SPU. Concerned about pedestrian flows and how they learn to area. EIS results?

MR: Agree with mobility issue. Occidental provides more than one option. How pedestrians will migrate from transit, from the east and from the north needs to be resolved.

SL: Second that. Lots of work has been done. How we handle the true impact on each of the modes of transit and the long-term consequences not clear? Transit, bike safety and schedule overlap need solutions.

OQ: Need to know pedestrian connection on Holgate will work.

Open Space – Forest Canopy

SL: Feels very positive. Better resolution. Wonderful design for corporate tenant. Scale is generous.

MR: echo that. Needs more dynamic, multi-zoned tree canopy concept. Concentrate canopy in areas of public gathering.

BA: Level of landscape nicely balanced. As design develops, keep trees and furniture critical.

ES: Private space can be privatized by programming. Would want to ensure that public rights are enshrined on private public space.

TN/DH: How do people move through the neighborhood and the quality of that space?

Architecture and Urban Form:

DH: Southeast corner needs more thought and coordination. Future pedestrian bridge affecting pedestrians on Holgate. Solve conflict with loading bays.

SG: Southwest corner gateway needs more exuberance and light.

SL: Consider long term (20 years) retail flexibility, lease-ability of area on non-event days. Once neighborhood begins to take off with residential, how leasable to more local oriented retail.

MR: Align design with city urban design strategy study to be successful.

OQ: Need to understand transparency better. Too much glazing and shiny objects. Investigate the depth and experience of main entry and link between landscape and architecture.

SL: Holgate frontage feels like back of building. Needs activation.

Sustainability:

TN: Applaud team for its efforts. Synergy between facilities could be a big win. Tactics outlined good.

SL: Compelling notion that 90% energy could be solar.

BA: Idea of gateway and solar idea how does that affect façade?

OQ: City of Seattle wants this building to be sustainable and a model for rest of country. More you can do that the better.

ACTION

The Design Commission did not take an action because there was not enough information provided to ascertain whether the proposal has Urban Design Merit.

The Commission provided the following recommendations for the next presentation:

- Provide sufficient information to evaluate Urban Design Merit. Present not only analysis, but also explain how what was discovered and considered informed the design.

- Assure reliability and redundancies with all transportation modes and utilities, especially along Holgate. Explain the pedestrian, bicycle, vehicular, and transit movements, nodes, and connections as they are now and once the new stadium is operational.
- The amount of open space appears balanced, but focus on creating a more dynamic urban canopy at the north plaza. Be deliberate with the choice of what areas to cover with the aim of making the space inviting to the general public.
- Celebrate the character of the south west corner. Do not relegate Holgate to looking like the back-of-house. Align design with Stadium District planning efforts. Investigate future retail viability on non-game days.
- Pursue a strategy of sustainable design. Continue exploring the potential of sewer mining and other out-of-the box solutions.