



SEATTLE ARENA

SEPTEMBER 17, 2013

DOWNTOWN DESIGN REVIEW BOARD | RECOMMENDATION

PROJECT NUMBER: 301 4195 | 1700 FIRST AVENUE SOUTH

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- WALL SECTIONS | HOLGATE
- WALL SECTIONS | PLAZA
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- EXTERIOR LIGHTING
- SIGNAGE
- SUSTAINABILITY

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PROJECT INTRODUCTION

Building upon the analysis, synthesis and design direction established in prior EDG submittals, the general intent of this document is to present the current design direction and provide detailed responses to the DRB’s initial recommendations given after the previous presentation.

The project vision is to create an arena that reinforces linkages to downtown and invigorates its surroundings by strengthening the existing city fabric, providing a destination/ gathering place, and become a vital contributor to Seattle’s vibrant culture.



SEATTLE ARENA

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1.0 PROJECT PROPOSAL



PRIORITY DESIGN GUIDELINES

A SITE PLANNING & MASSING *RESPONDING TO THE LARGER CONTEXT*

A-1 Respond to the Physical Environment.
Develop an architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

A-2 Enhance the Skyline.
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

B ARCHITECTURAL EXPRESSION *RELATING TO THE NEIGHBORHOOD*

B-1 Respond to the Neighborhood Context.
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create a Transition in Bulk & Scale.
Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area .
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B-4 Design a Well-Proportioned & Unified Building.
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

C THE STREETScape *CREATING THE PEDESTRIAN ENVIRONMENT*

C-1 Promote Pedestrian Interaction.
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

C-2 Design Facades of Many Scales.
Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C-3 Provide Active—Not Blank—Facades.
Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce Building Entries.
To promote pedestrian comfort, safety, and orientation, rein-force the building’s entry.

C-5 Encourage Overhead Weather Protection.
Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C-6 Develop the Alley Façade.
To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

PRIORITY DESIGN GUIDELINES (CONT.)

D PUBLIC AMENITIES *ENHANCING THE STREETScape & OPEN SPACE*

D-1 Provide Inviting & Usable Open Space.
Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D-2 Enhance the Building with Landscaping.
Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Provide Elements that Define the Place.
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

D-4 Provide Appropriate Signage.
Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-5 Provide Adequate Lighting.
To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

D-6 Design for Personal Safety & Security.
Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

E VEHICULAR ACCESS & PARKING *MINIMIZING THE ADVERSE IMPACTS*

E-1 Minimize Curb Cut Impacts.
Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-3 Minimize the Presence of Service Areas.
Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

DESIGN TEAM GUIDING PRINCIPLES

CONNECTIONS

Physically, visually and inspirationally connect the Stadium Transition Zone to the City and surrounding natural environment.

MOBILITY

Promote mobility connections from the existing transportation infrastructure.

PUBLIC SPACES

Extend the fan experience by continuing the Occidental Promenade and terminating it in a vibrant new public open space for the district.

CULTURE & PLACE

Inform the design of the site from historical cues that contribute to Seattle's history and culture and embrace the future.

ENLIVEN THE STREET

Reinforce the strong north/south activity corridor along First Avenue by locating program spaces that support and enliven the pedestrian experience, creating a district gateway and arrival node at First Avenue and Holgate, and a primary new entry node at First Avenue and Massachusetts.

LANDMARK + CONTEXT

Design a building and site that enhances the contextual urban fabric and creates a landmark building for Seattle.

SUSTAINABILITY

Apply the latest techniques for sustainable building and environmental design and construction to achieve the most energy and natural resource conserving facility of its kind anywhere in the world, meeting and exceed the City of Seattle energy codes and environmental guidelines.





BUILDING & PARKING SUMMARY

ADDRESS

1700 First Avenue South

USE

Multi Purpose Arena

HEIGHT

165'-6" Highest Point

126'-0" Roof Line

PARKING

102 Stalls

TOTAL AREA

Arena -	702,556SF
Training Facility -	73,352SF
Parking -	67,605SF

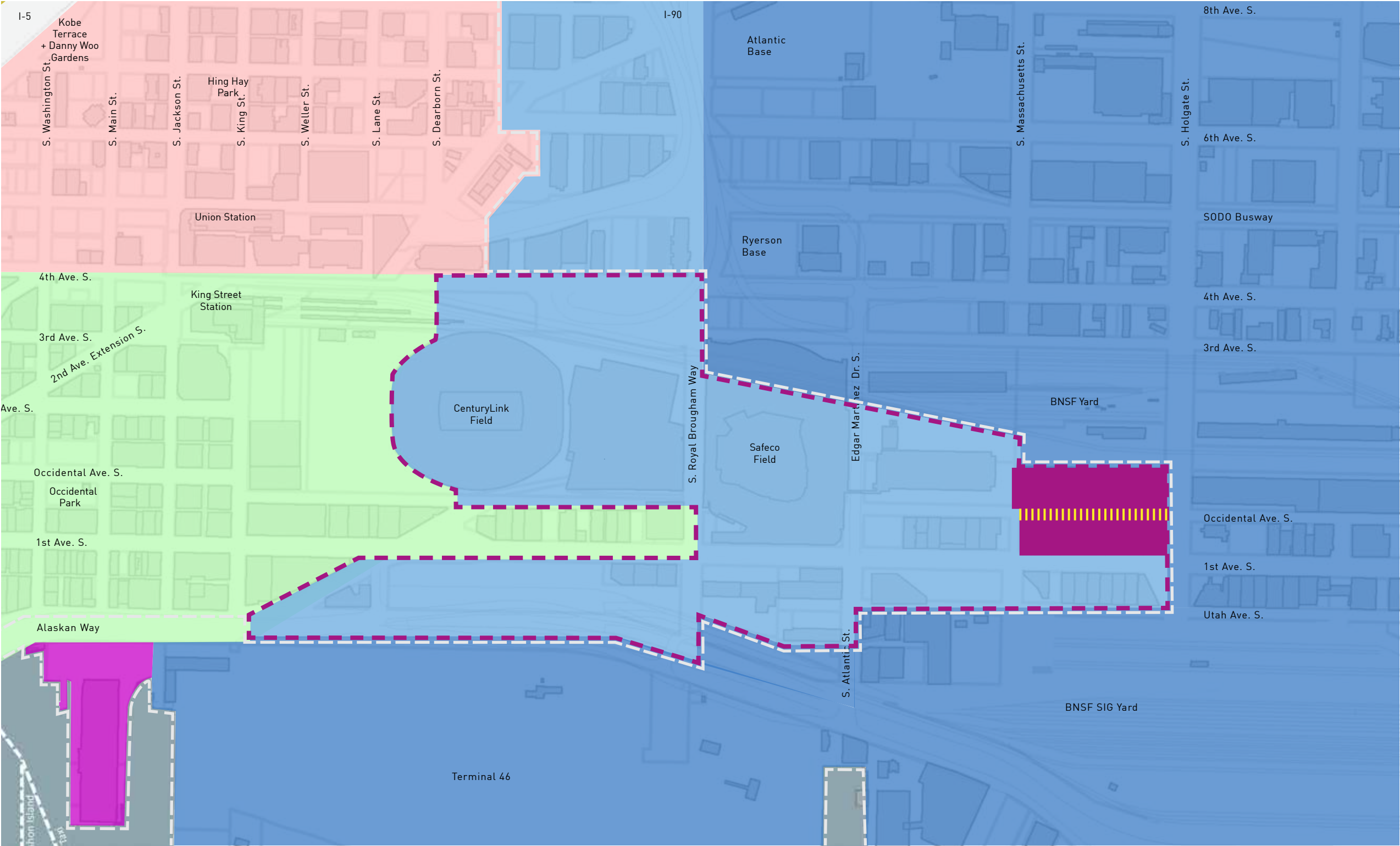
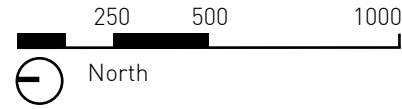
	ARENA	TRAINING FAC.	PARKING
Event Level / P1	183,708SF		9,118SF
Club Level / P2	138,483SF		20,384SF
Office Level / P3		6,717SF	20,384SF
Main Concourse	84,679SF		
P4		8,754SF	17,719SF
Training Level 1		26,968SF	
Upper Concourse	85,362SF		
Training Level 2		9,623SF	
Balcony One	11,527SF		
Balcony Two	43,170SF		
Balcony Three	30,108SF		
Balcony Four	29,885SF		
Bowl	95,634SF		



LEGEND

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

NOTE:
PROJECT SITE ADJOINING BLOCKS HAVE
85' HEIGHT LIMIT



ARENA MODAL SPLIT

TRAVEL MODE	MODE SPLIT (%)	NUMBER OF EVENT ATTENDEES
AUTO	81	16200
RAIL TRANSIT	6	1200
BUS TRANSIT	3	600
FERRY TRANSIT	4	800
WALK	4	800
BICYCLE	2	400
TOTAL	100	20,000

* USING AN AVERAGE VEHICLE OCCUPANCY OF 2.69
RESULTS IN 6,000 VEHICLES

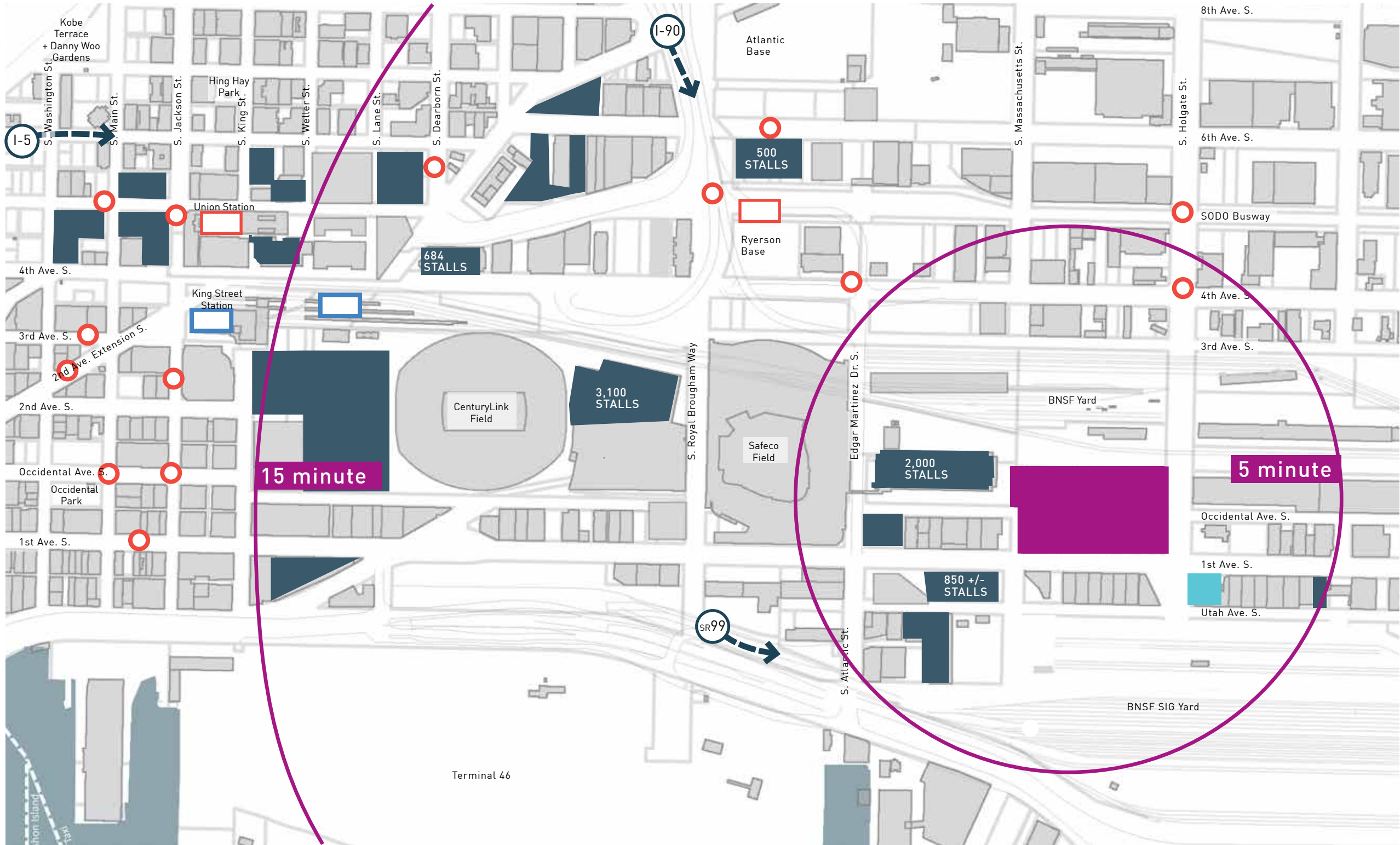
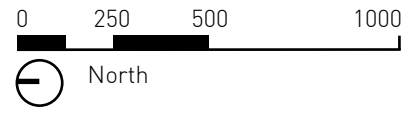
ASSUMPTION
IF THE ESTIMATED MODE SPLIT IS 81% VIA AUTO, PARKING DISTRIBUTION PROVIDES AN INDICATION OF PEDESTRIAN ACCESS DISTRIBUTION

EXISTING + FUTURE PLANNED PARKING WITHIN 15 MINUTE WALK ZONE

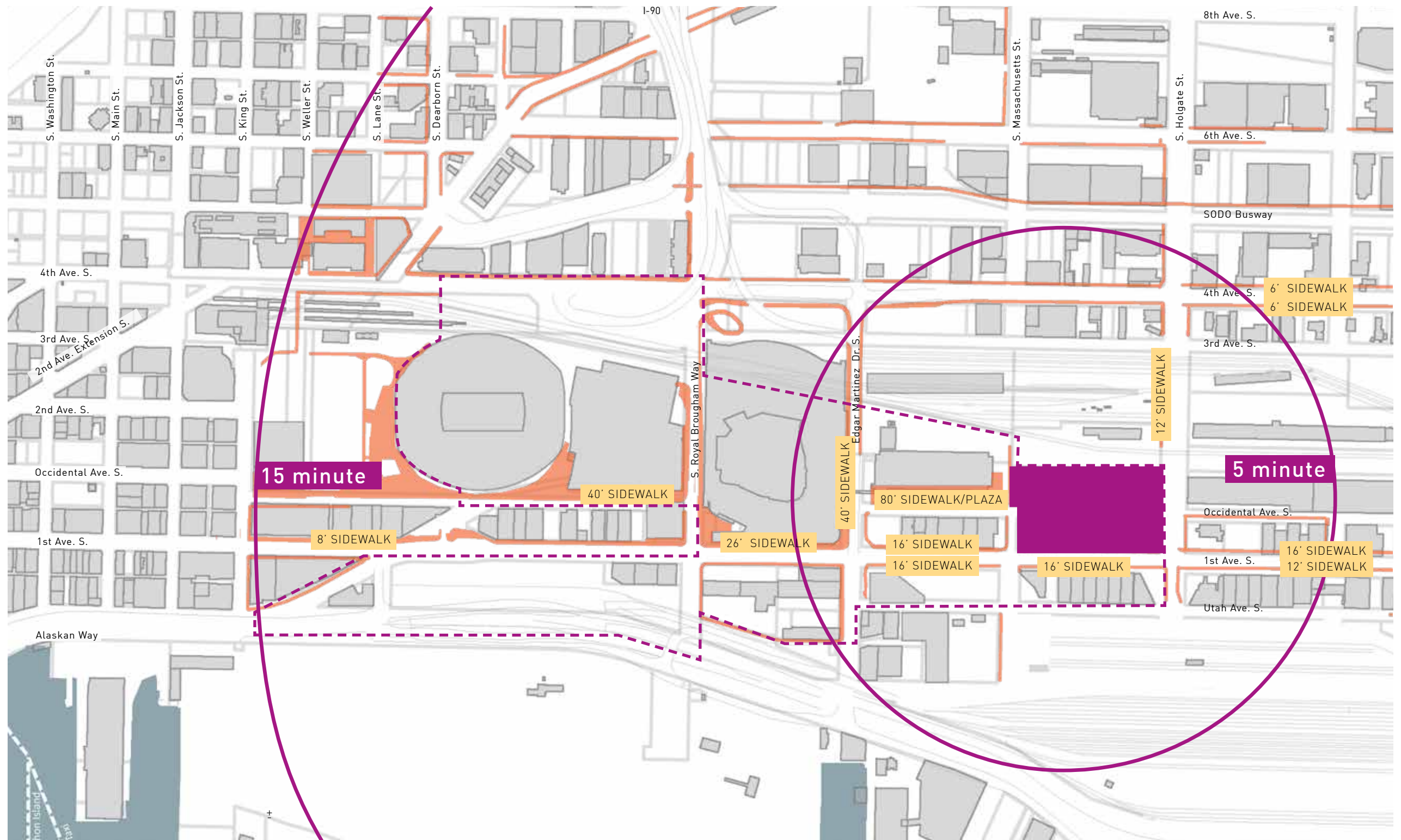
LOCATION	STALLS (%)
EXIST. OFF-STREET PARKING	62
EXIST. ON-STREET PARKING	5
POTENTIAL PARKING	17
EXPANDED 15 MINUTE WALK ZONE NORTH OF SAFECO	16

LEGEND

- PARKING FACILITIES
- ARENA SITE
- POTENTIAL ARENA GARAGE (ADDITIONAL +/- 520 STALLS)
- SOUND TRANSIT STATION
- TRAIN STATION
- BUS/STREETCAR STOP

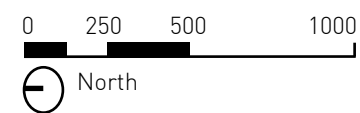


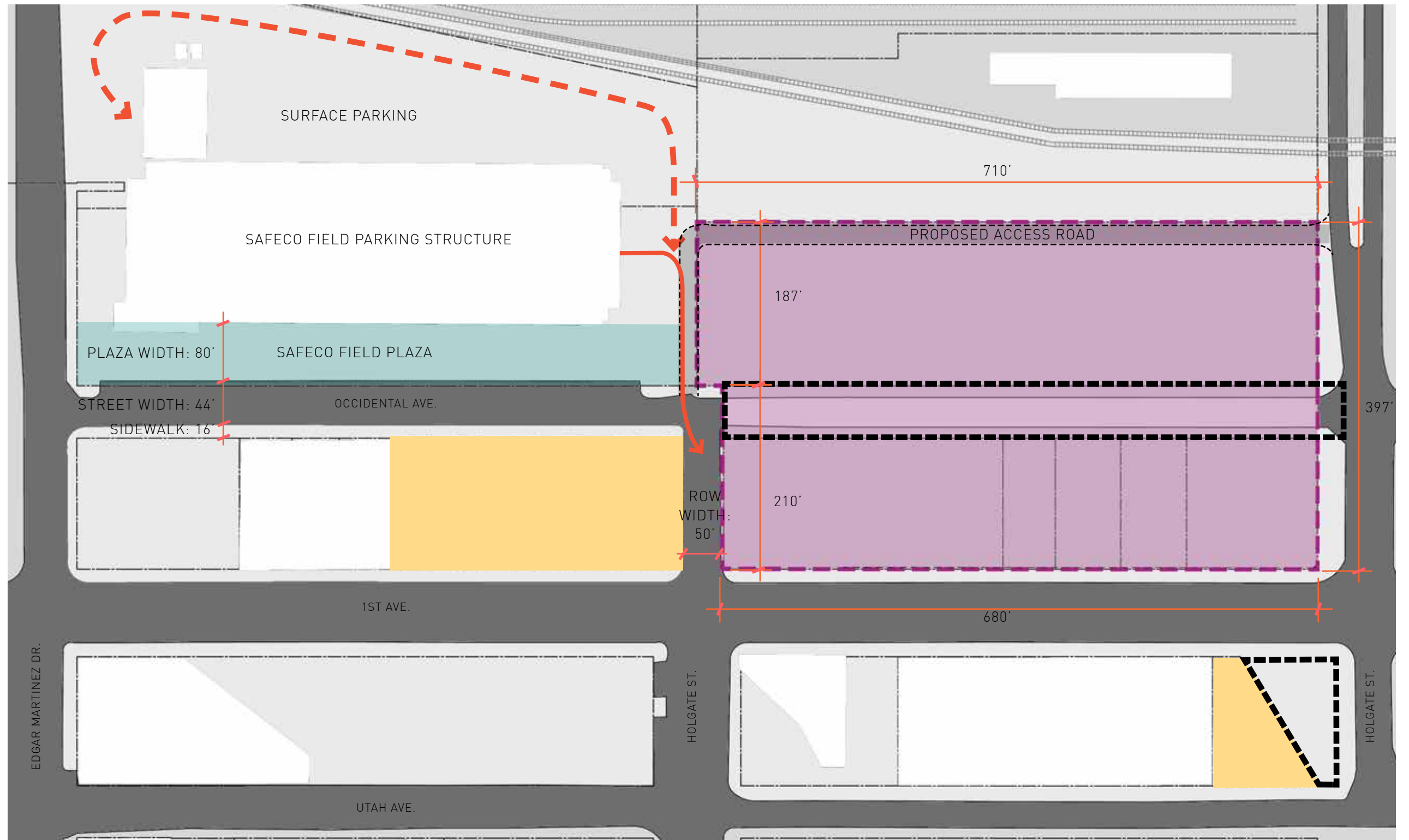
SOURCE: PARAMETRIX MULTIMODAL TRANSPORTATION ACCESS AND PARKING STUDY DATED 23rd MAY 2012. FURTHER REFINEMENT OF DATA WILL BE DEVELOPED AS PART OF THE EIS PROCESS CURRENTLY UNDERWAY.



LEGEND

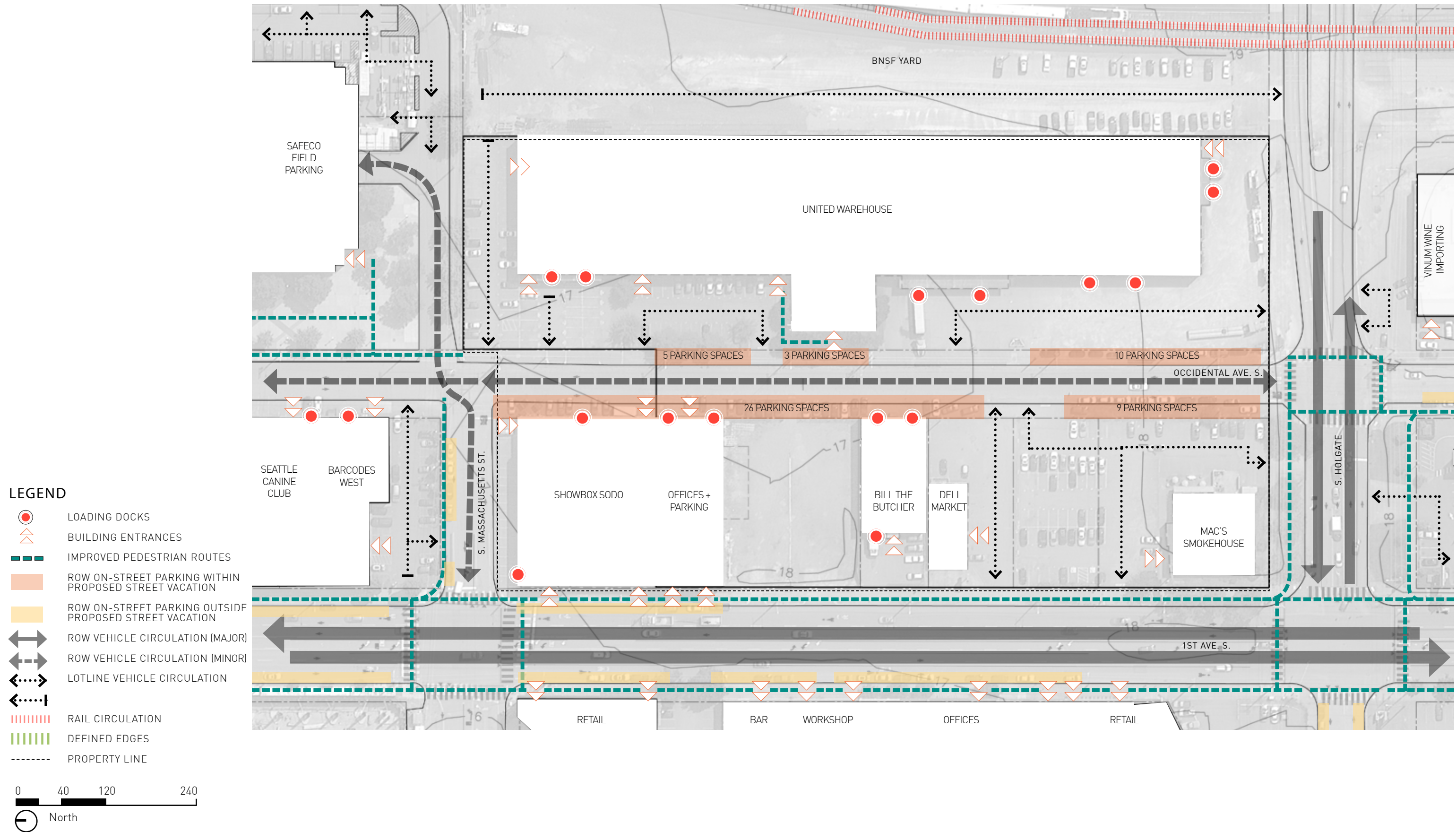
- WALKING DISTANCE
- STADIUM DISTRICT EXTENTS
- ARENA SITE
- EXISTING SIDEWALK





- LEGEND**
- ARENA SITE
 - SAFECO FIELD BUS STAGING AREA
 - SAFECO FIELD GARAGE EXIT
 - 2-WAY VEHICULAR CIRCULATION
 - ARENA SPONSOR OWNERSHIP
 - PROPOSED STREET VACATION





2.0 RESPONSE TO INITIAL RECOMMENDATIONS



SEATTLE DRB INITIAL RECOMMENDATIONS

A RESPONDING TO THE LARGER CONTEXT

The Board agreed the revised and full height east office/practice wing was a good design move, as long as the ground floor provides activation to the adjacent plaza and the new, highly prominent north and west elevations defining the plaza are refined. Further comments:

1) Increase the transparency of the west office wall, and use more innovative glass or changeable panels to accomplish any graphics or signage on that important façade.[C-3]

2) Animate the arena north glass wall, which feels very institutional and predictable, with a more playful composition that relates the turbine/cone object within to the plaza, and ensure the primary entries are clear and have defining scale within that wall.[C-2, C-4]

3) Strongly support the wrapping balcony and the plaza animation/overlooks it creates, but revise the solid vertical fins that ‘capture’ the ends of that balcony.[D-1, D-3]

4) Add more scale and interest on the north practice wall, which is a highly visible terminus to Occidental Street and the adjacent Mariners plaza.[A-1, B-4, C-3]

The Board agreed the turbine cone has become overly subdued and diluted as a skyline element. Regardless of color, the minimal 18” offset between blades means the ‘turbine’ is less legible. The organizing diagram of the “landmark object inside the contextual wrapper” needs to be re-affirmed throughout the scheme (see comments under B 3 below), even if the ‘object’ is less literally a turbine.

5) Consider a stronger angle to the top of the cone, and/or reversing the angle to promote south-facing solar opportunities.[A-2]

6) The 700 ft long east facing wrapper, including the repetitive louvers above a green wall, and the adjacent access road need more detailed study and presentation, as a fitting elevation facing the railroad, freeways and hills beyond; in some ways this is the ‘signature’ view seen by thousands who don’t visit SODO often.[A-1, B-1, C-2]

B RELATING TO THE NEIGHBORHOOD CONTEXT

The Board endorsed the revised scheme not getting taller, so as to maintain the visibility of the ‘landmark cone’ from adjacent streets, however the character of the louvered ‘wrapper’ and the ground-level visibility of the ‘cone’ were discussed at length.

1) The brown louvers provide a positive mid-scale device for the whole building, but they should display more variation and transparency, in particular responding to the different context and climate conditions of the 3 orientations. The current louvers are overly uniform and evoke institutions rather than culture and entertainment.[B-1, C-2]

2) Maintain eye-level visibility out from the concourses, and consider adding balconies on the west wall over First Avenue, to break up the façade and provide exterior relief for patrons. The change in the wrapper façade treatment on Holgate was supported, including the balconies, material variation and horizontal shading, but more detailed information on the ground level uses and treatment are needed. More middle transparency is also needed, especially on the First Avenue corners and west wall, to ensure that the interior movement and energy is visible to pedestrians outside, on the streets and sidewalks.[B-3, C-1]

3) The Board was very concerned the ‘object’ is no longer visible through the louvers or from the ground level corners or along First Avenue; program functions now fill the outside edges of the volume (especially at grade and along the south frontage) and prevent the ‘object’ from being seen from the sidewalk, or experienced at lower levels inside. [B-4, C-1]

C CREATING THE PEDESTRIAN ENVIRONMENT

The Board supported the retention of a transparent street wall along First and portions of Holgate, and the 8 ft setback with tall overhang, but requires more perspective drawings and details to ensure the use mix and pedestrian interest is maintained on these important and long frontages. The plaza edges are also important for full-year activation.

1) The purported transparency of the sizable stair triangles and all other ground level uses should be fully explained. The storage functions behind the north glass wall facing the plaza are not activating. The two lobbies appear narrow and constraining for pre-event screening and large exit surges, especially since the former north exterior stair is no longer available (the lobbies have gotten smaller, not larger since that was deleted). Provide diagrams and capacity analysis of how 20,000 people move into and vertically through these two lobbies and the rest of the concourses.[C-1, C-3, C-4]

2) The shape and material character of the object (clearly expressed by the previously deep offset blades) needs to be consistently carried down through the concourses and experienced in the entry lobbies and at grade by visitors. The current plans show no evidence of the oblong object at the ground level, which is packed with prosaic program (storage, lockers, marshalling, MEP) formerly located below grade. [B-4, C-1]

3) Consider more retail or activating uses along First Avenue, since the stairs and lobbies represent 40+% of that frontage, and they are typically inactive during non-event times. [C-1, C-3]

SEATTLE DRB INITIAL RECOMMENDATIONS (CONT.)

D ENHANCING THE STREETScape & OPEN SPACE

The Board was very supportive of the enlarged, and mostly flat plaza at the northwest corner, and the flexible opportunity it creates for event-oriented and non-event public uses. The Board needs more detailed information about the landscape design of the plaza to ensure it has positive relationships with the arena entry, the two wrapping building facades, and the adjacent streets and properties.

1) Provide scenarios of different uses for the plaza and adjacent public right of way, including full capacity event, public event with arena closed, and various other options. Include event queueing needs, screening, and how the Mariners plaza, north side of Massachusetts, and Occidental Street might integrate.(B-3, C-4, D-1, D-2)

2) Consider more activating uses along both building edges of the plaza; the bike valet and ticket offices have limited activation times, and the deep plaza corner is far from adjacent streets for routine patrolling and surveillance. Provide lighting concepts.(C-3,D-5,D-6)

3) Approach the plaza design as a destination work of environmental art, with drama and appeal at all times. The stage, drumlins and geological metaphors are promising, but the water feature and various regulating lines need to be worked out with the building uses and practicalities.(A-1, D-1, D-3)

E MINIMIZING THE ADVERSE IMPACT OF VEHICULAR ACCESS & PARKING

The Board strongly supported the revised loading scheme, which eliminates docks directly onto Holgate.

1) The width of loading portals and parking levels facing east need to be resolved as part of the detailed east elevation studies referenced under A-6 above.(E-1, E-3)

DESIGN TEAM RESPONSE | A.1

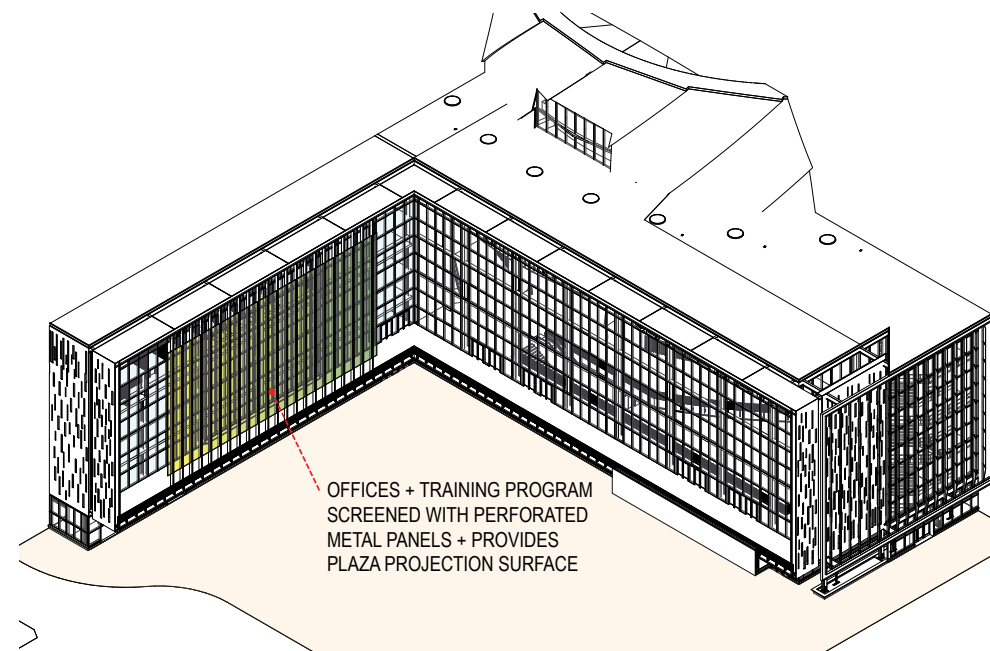
DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

1) Increase the transparency of the west office wall, and use more innovative glass or changeable panels to accomplish any graphics or signage on that important façade.(C-3)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The west office wall is glass with a perforated metal screen sun shading device. The sun shade will provide shading of the west facing offices while still allowing views out. After dark, the screen can be animated with LED, or be a projection surface for video or graphics.



Training Facility Plaza Screen Diagram



View from DRB Initial Recommendation Meeting[August 6, 2013]



Rendered View | North Lobby Looking North



Rendered View | View of Training Facility West Wall

DESIGN TEAM RESPONSE | A.2

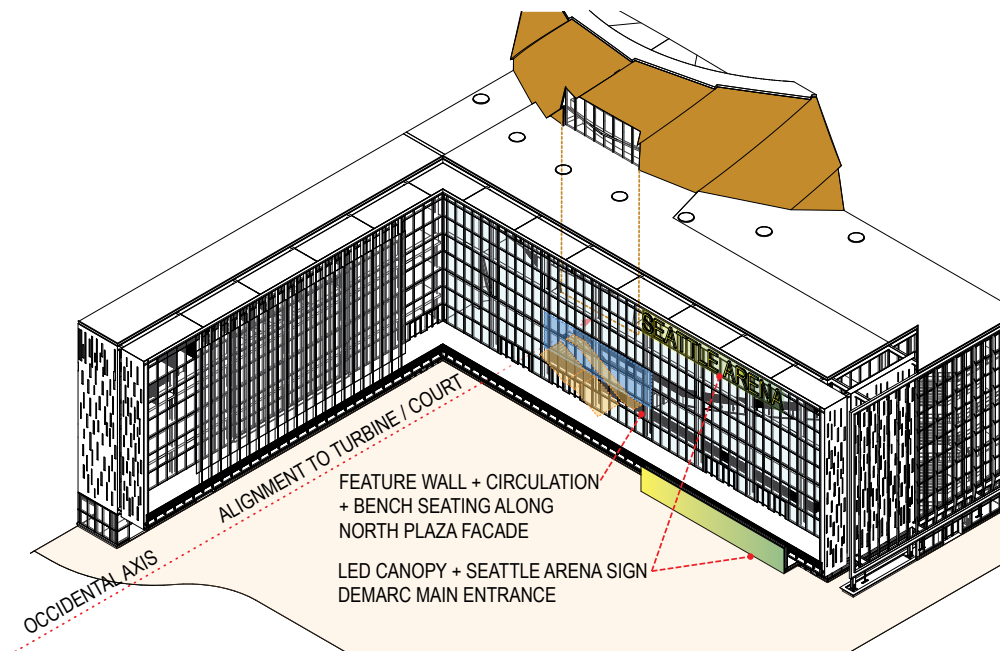
DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

2) Animate the arena north glass wall, which feels very institutional and predictable, with a more playful composition that relates the turbine/cone object within to the plaza, and ensure the primary entries are clear and have defining scale within that wall.(C-2, C-4)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The plaza north wall is as transparent as possible to allow views into the building to see the object and the activity beyond. The glass is 4 sided butt glazed curtain wall to increase transparency and provide less visual prominence of the glass support system at the building facade. Naming Rights and Entry Signage have been added providing façade accents while allowing the architecture to remain transparent to reveal the activity within the facility.



North Wall Diagram



View from DRB Initial Recommendation Meeting [August 6, 2013]



Rendered View | North Lobby Looking North



Rendered View | View of North Wall from Occidental

DESIGN TEAM RESPONSE | A.3

DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

3) Strongly support the wrapping balcony and the plaza animation/overlooks it creates, but revise the solid vertical fins that 'capture' the ends of that balcony.(D-1, D-3)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The balcony wraps have been perforated allowing views out and play of light animating the façade.



View from DRB Initial Recommendation Meeting[August 6, 2013]



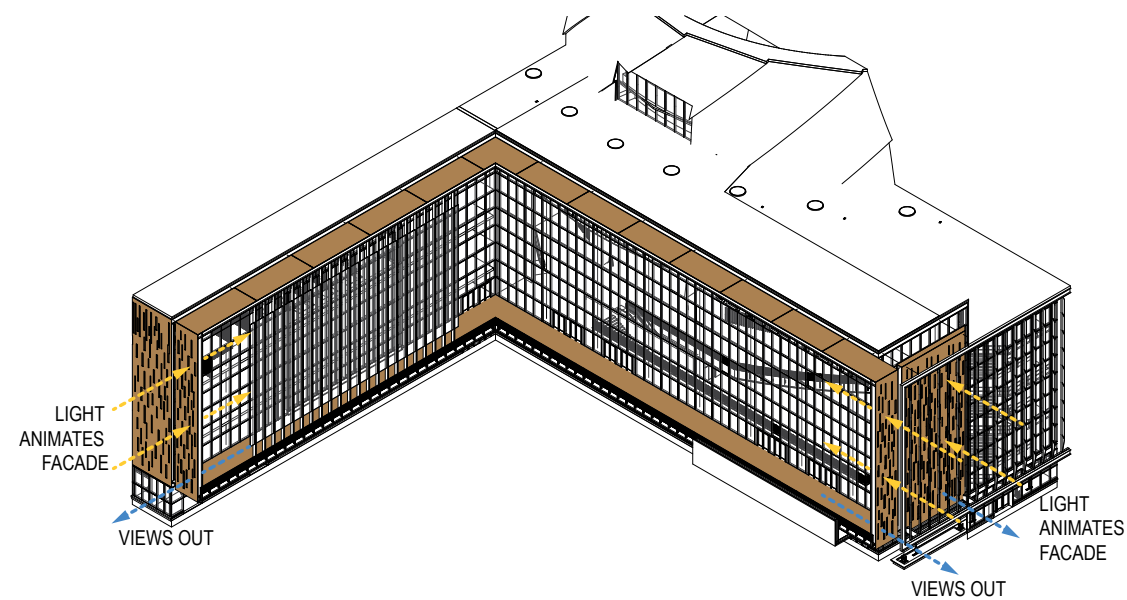
Rendered View | North Lobby Looking North



Rendered View | View of North Facade from Occidental



Rendered View | View of NW Corner



North Balcony Wrap Diagram

DESIGN TEAM RESPONSE | A.4

DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

4) Add more scale and interest on the north practice wall, which is a highly visible terminus to Occidental Street and the adjacent Mariners plaza. [A-1, B-4, C-3]

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

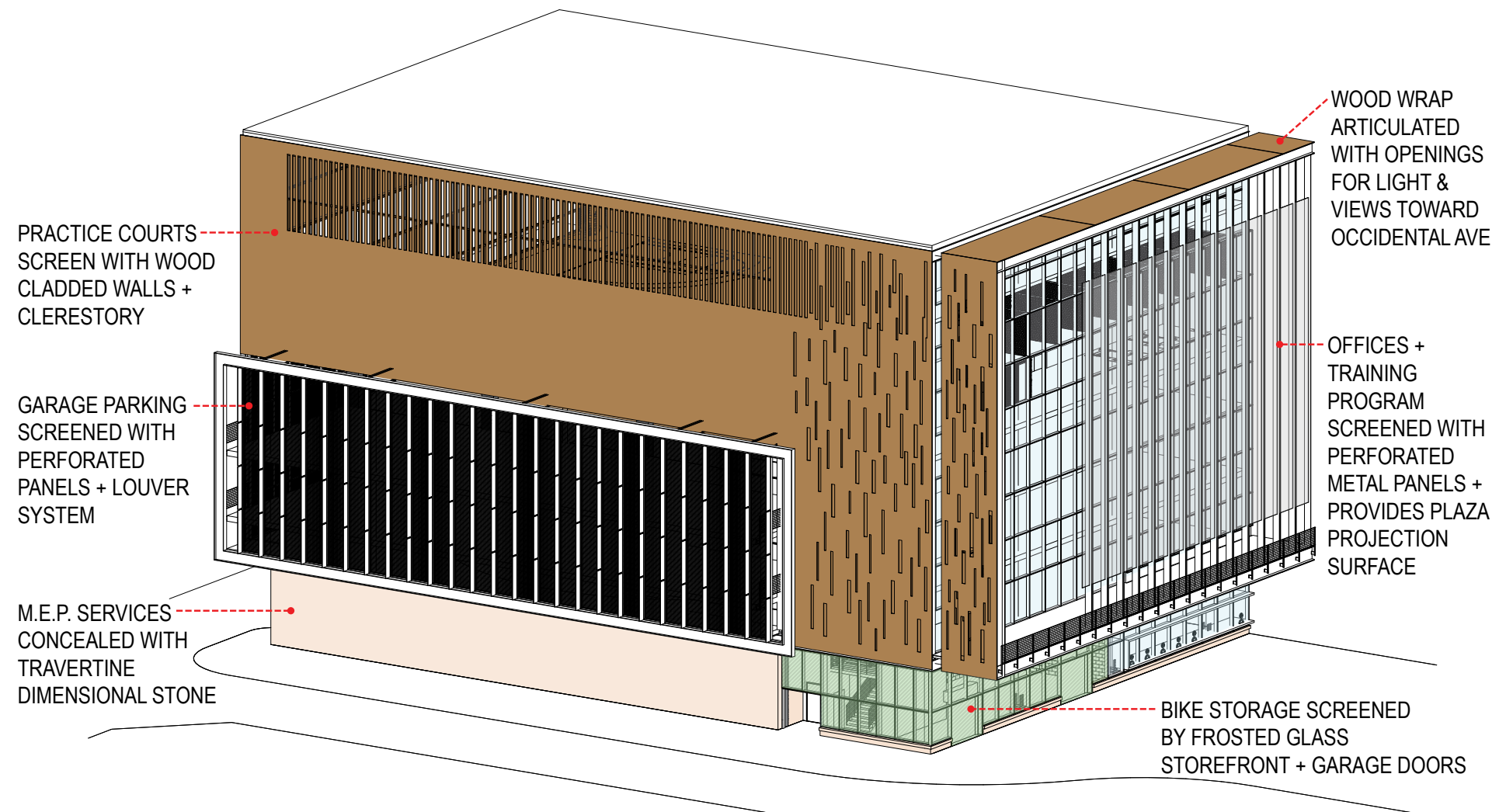
The North façade of the training facility, once monolithic, has been revised to reflect the uses of the building: office, training facility and parking. This provides more interest to the terminus of Occidental.



Rendered View | North Elevation of Training Facility



Rendered View | North Elevation of Training Facility



DESIGN TEAM RESPONSE | A.5

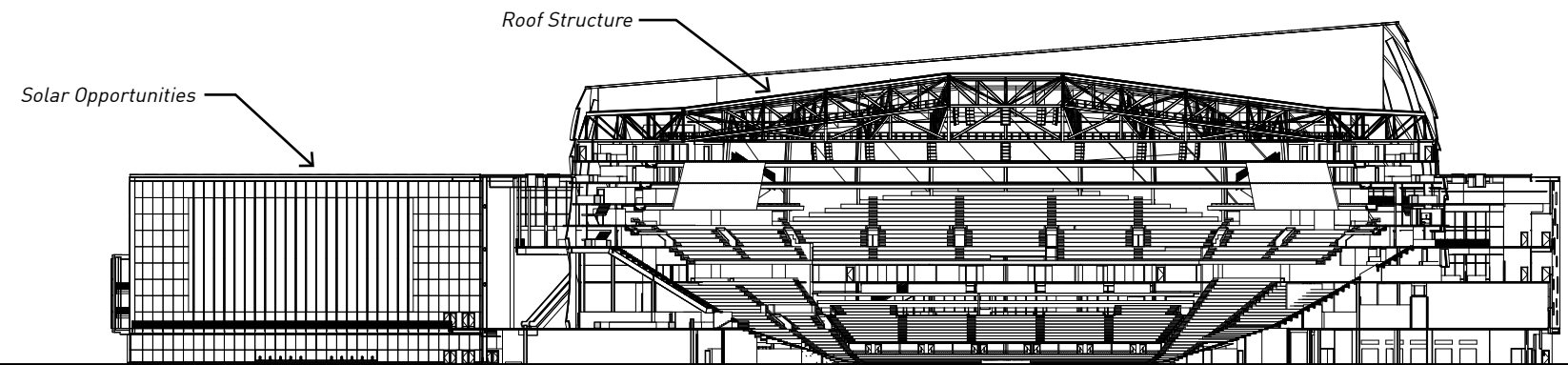
DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

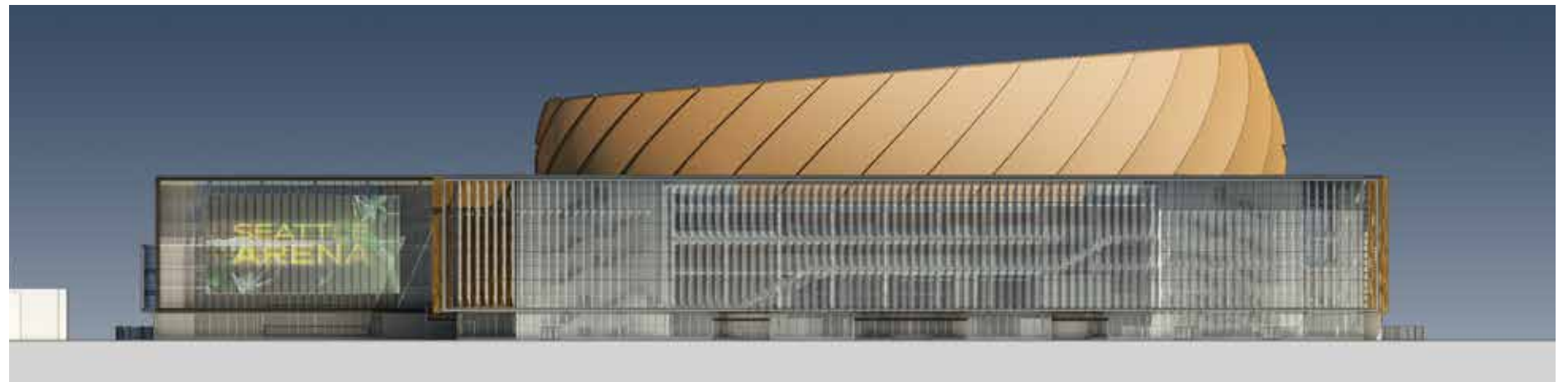
5) Consider a stronger angle to the top of the cone, and/or reversing the angle to promote south-facing solar opportunities.(A-2)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

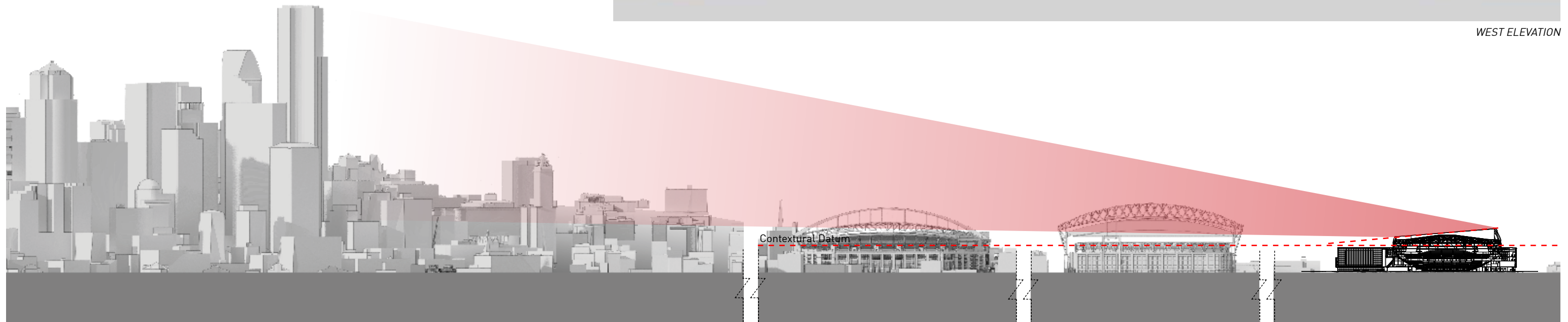
The angle springs from the contextual datum at the north end of the property and is set by the roof structure over the arena roof. This screens the slope of the arena roof structure. The angle of the object "bows" to the north as a connecting gesture to the downtown skyline. Solar Opportunities are envisioned for the low, more accessible roof surface above the training facilities.



N / S SECTION



WEST ELEVATION



ROOF GEOMETRY DIAGRAM

DESIGN TEAM RESPONSE | A.6

DRB COMMENT [August 6, 2013]:

A. RESPONDING TO THE LARGER CONTEXT

6) The 700 ft long east facing wrapper, including the repetitive louvers above a green wall, and the adjacent access road need more detailed study and presentation, as a fitting elevation facing the railroad, freeways and hills beyond; in some ways this is the 'signature' view seen by thousands who don't visit SODO often.(A-1, B-1, C-2)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The east façade provides solar protected transparency for views from Beacon Hill and the vehicular south entry to the city from I-5. The full concept of a contextual wrapper with a landmark element is seen from these long views. The function of the training facility is expressed differently lessening the relentlessness of the façade. To ensure viability of the green wall, it has been removed from the building face and placed at the property line as a fence adjacent to the access road.



Rendered View | View from Beacon Hill

DESIGN TEAM RESPONSE | B.1

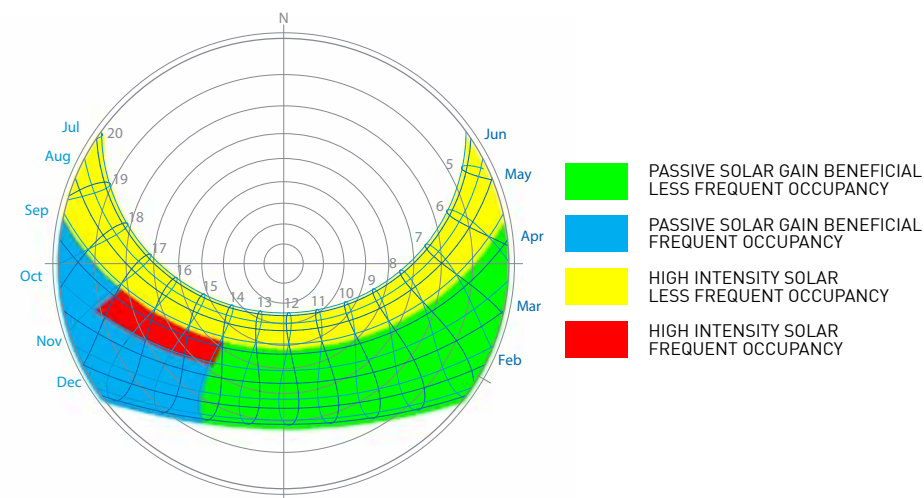
DRB COMMENT [August 6, 2013]:

B. RELATING TO THE NEIGHBORHOOD CONTEXT

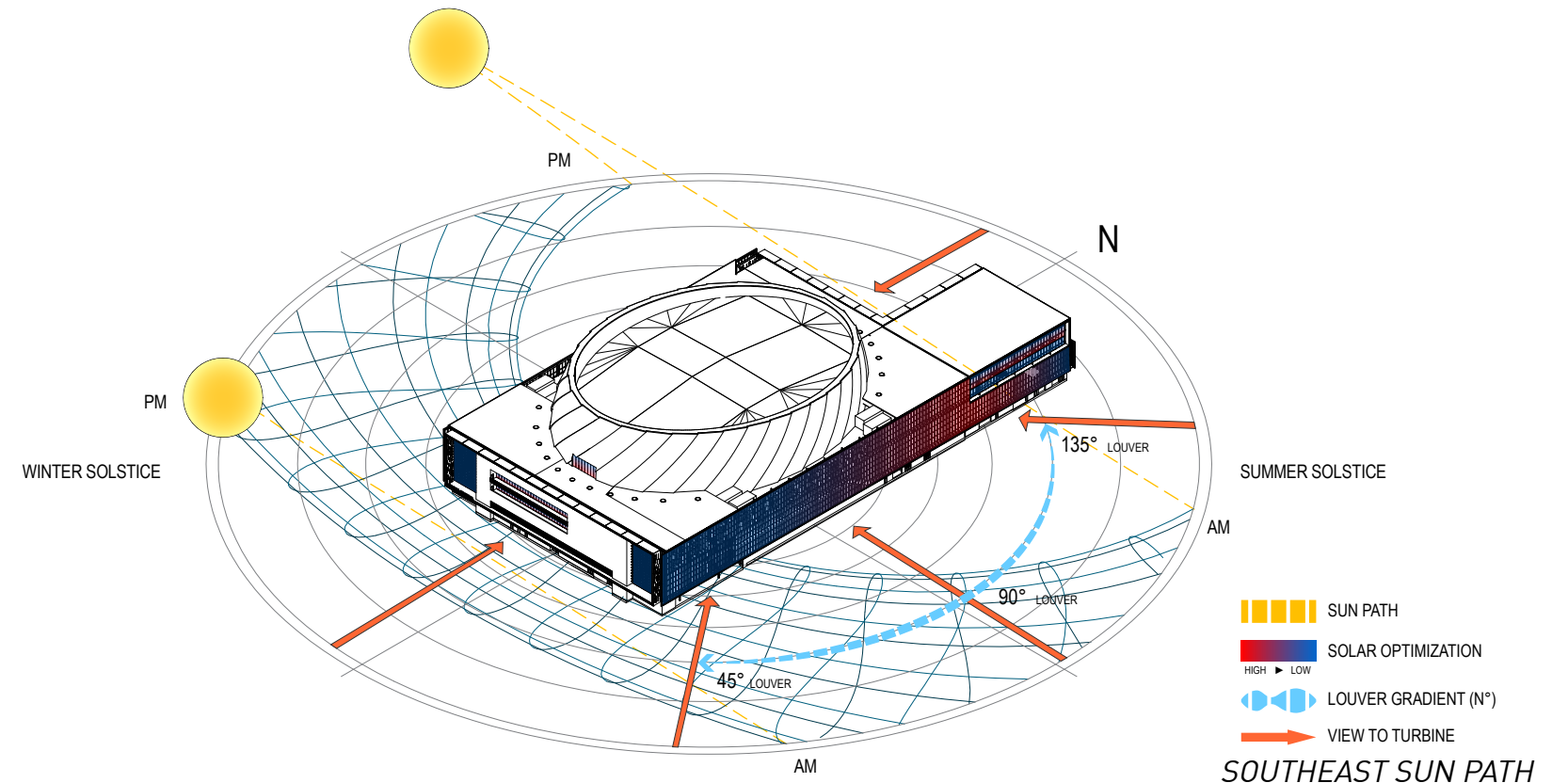
1) The brown louvers provide a positive mid-scale device for the whole building, but they should display more variation and transparency, in particular responding to the different context and climate conditions of the 3 orientations. The current louvers are overly uniform and evoke institutions rather than culture and entertainment.(B-1, C-2)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

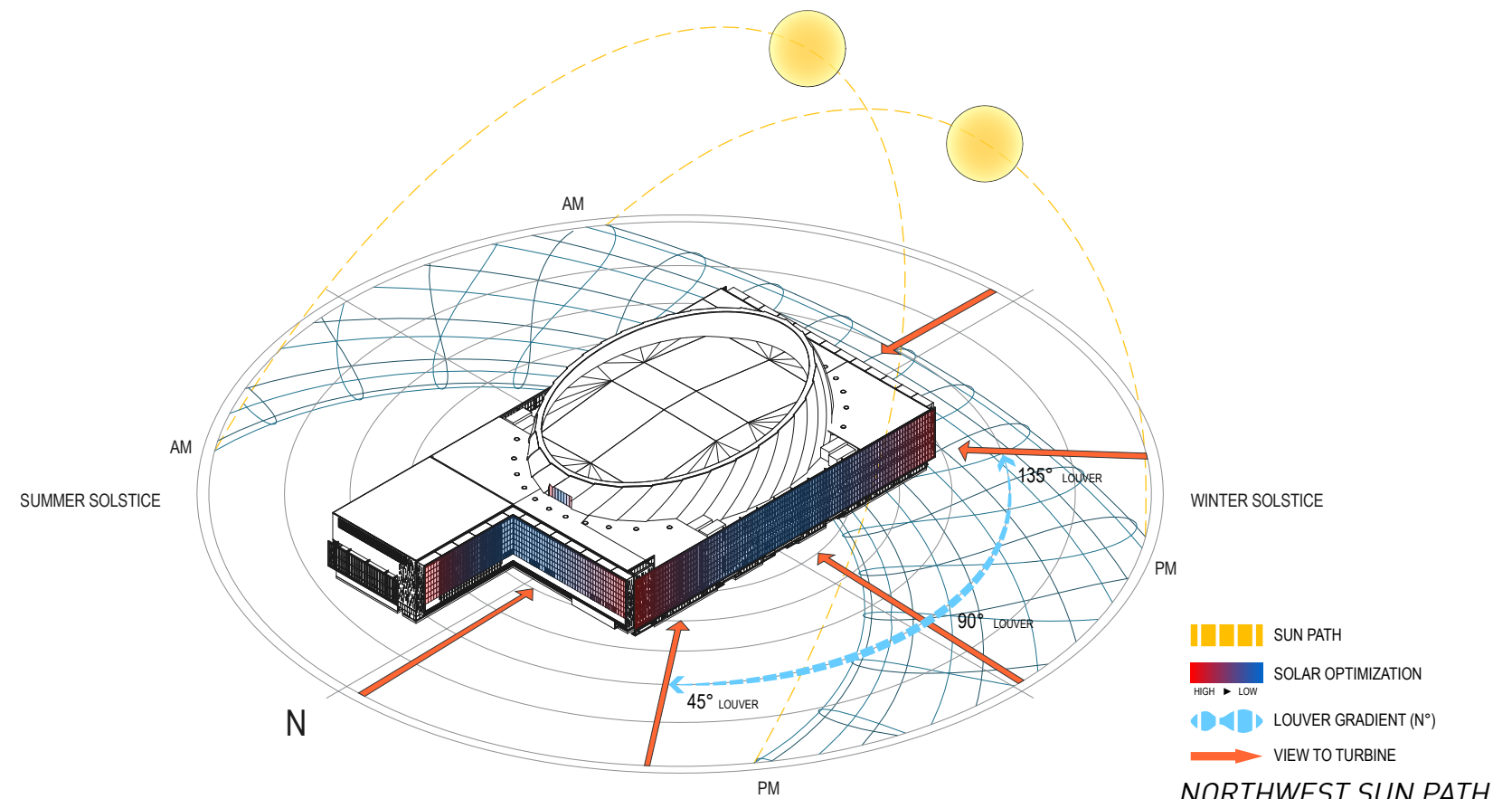
The louvers modulate to provide views in and out of the façade. Additional variation in the louvers have been added to adapt to signage and enhance views in and out of the façade giving the façade more “motion” analogous to the activities housed inside the facility.



SOLAR DIAGRAM



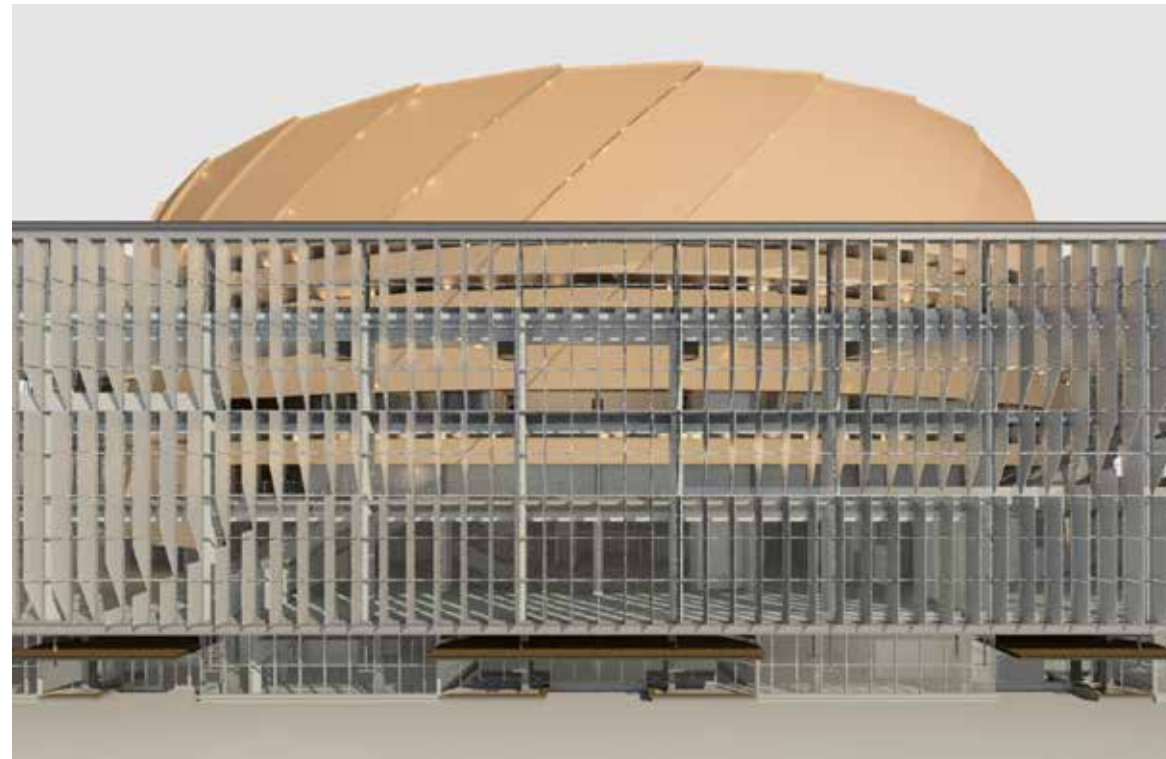
SOUTHEAST SUN PATH



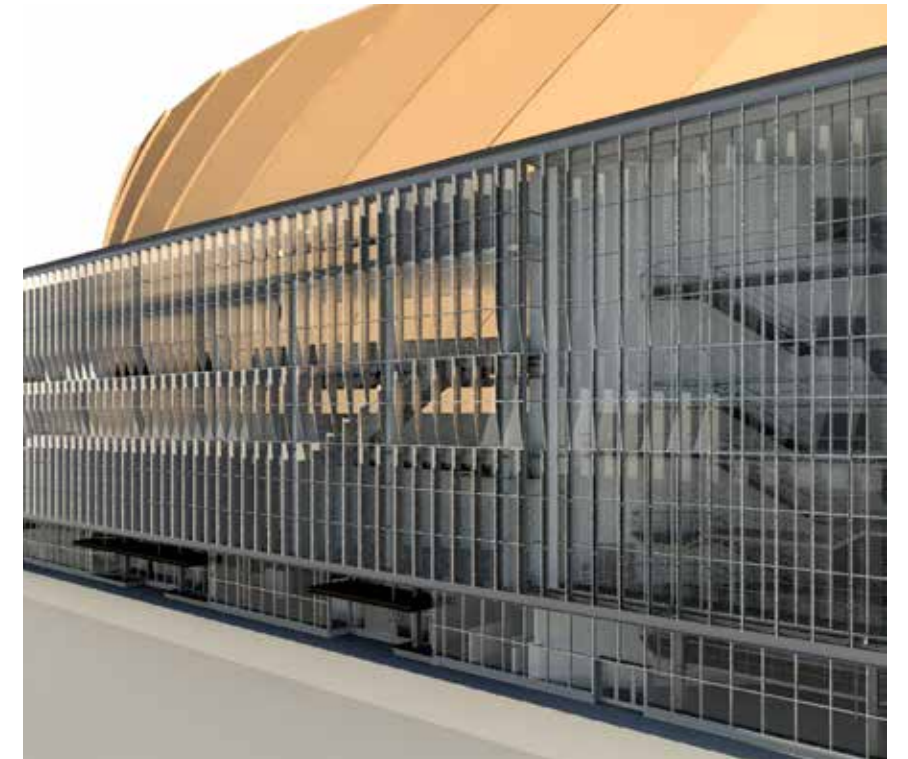
NORTHWEST SUN PATH



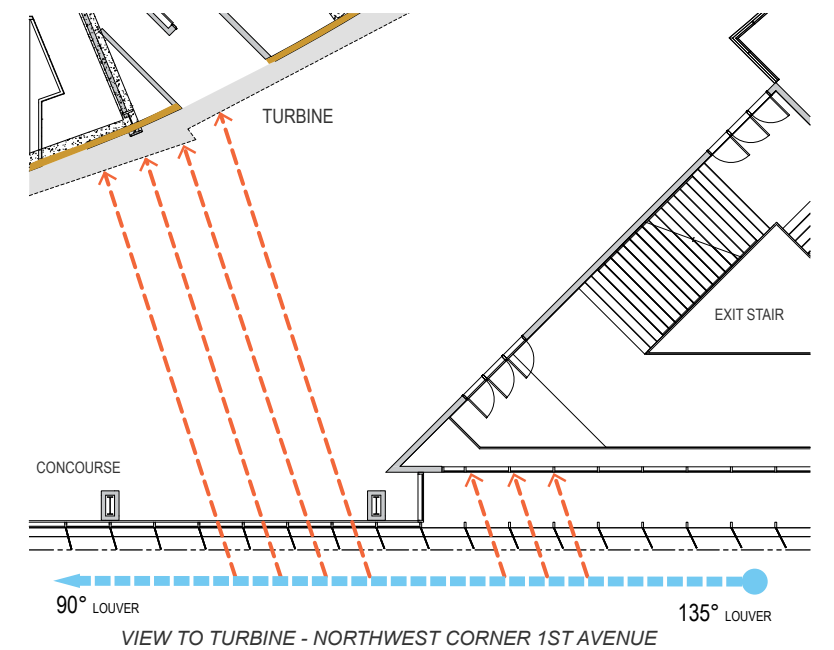
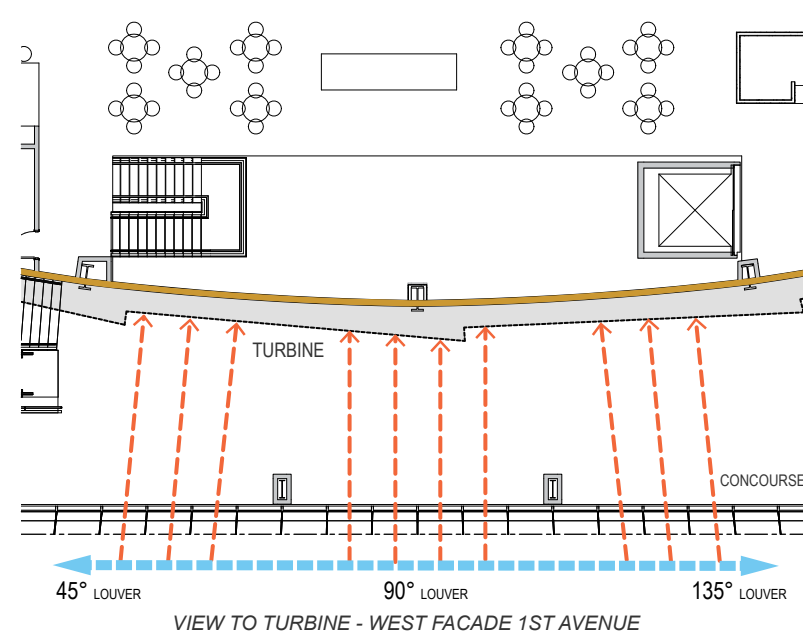
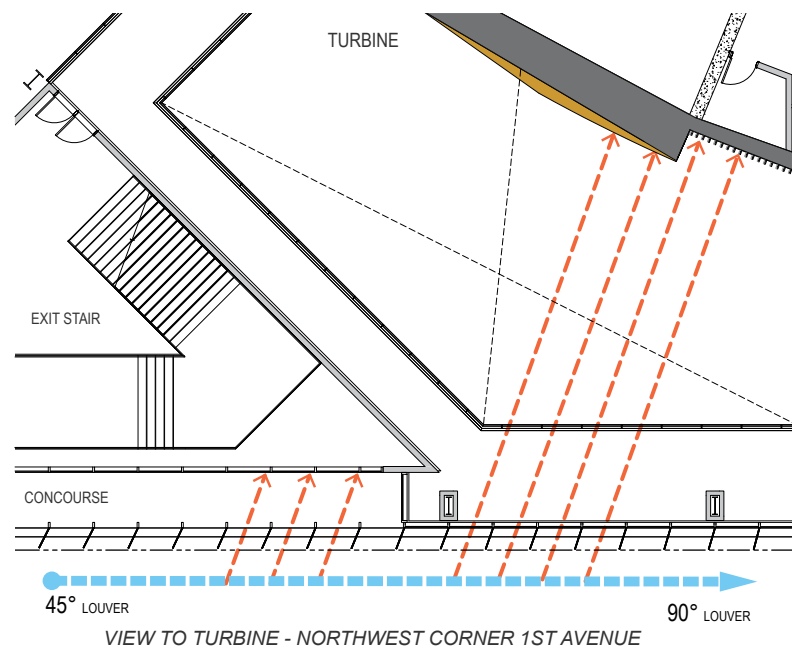
Rendered View | West Facade Looking Southeast



Rendered View | West Facade Looking East



Rendered View | West Facade Looking Northeast



DESIGN TEAM RESPONSE | B.2

DRB COMMENT [August 6, 2013]:

B. RELATING TO THE NEIGHBORHOOD CONTEXT

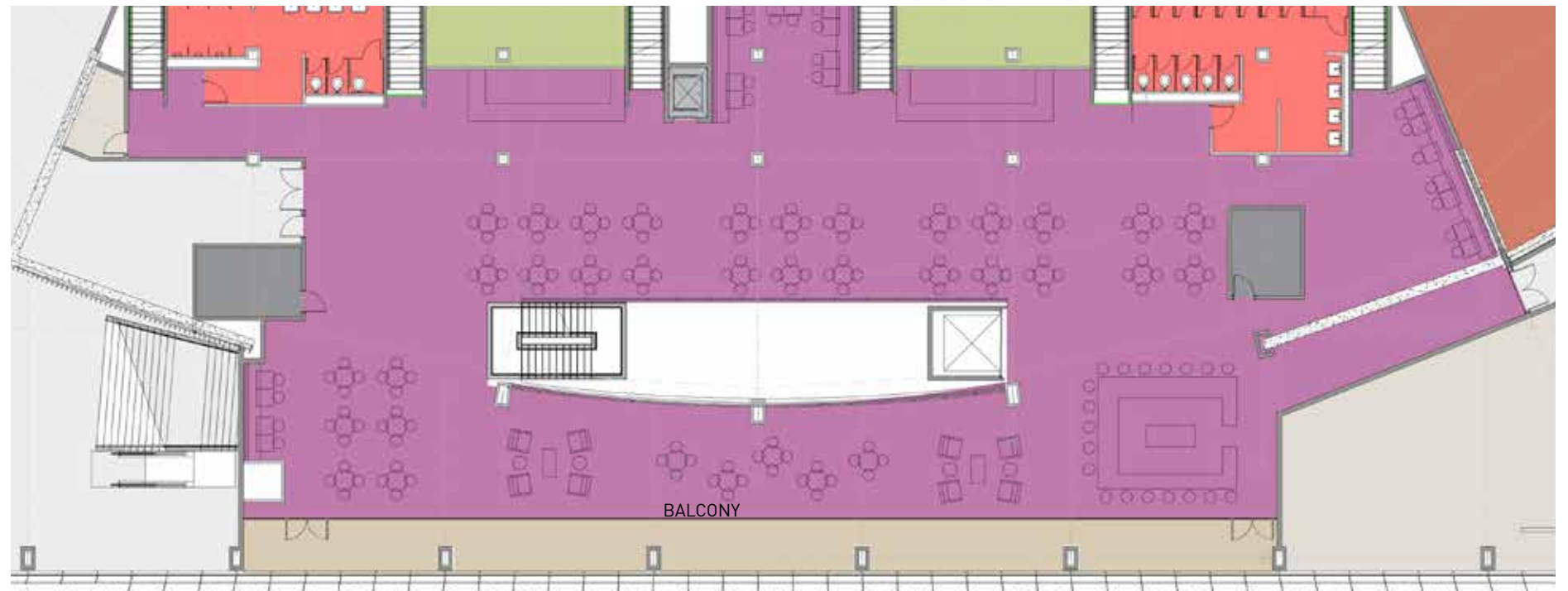
2) Maintain eye-level visibility out from the concourses, and consider adding balconies on the west wall over First Avenue, to break up the façade and provide exterior relief for patrons. The change in the wrapper façade treatment on Holgate was supported, including the balconies, material variation and horizontal shading, but more detailed information on the ground level uses and treatment are needed. More middle transparency is also needed, especially on the First Avenue corners and west wall, to ensure that the interior movement and energy is visible to pedestrians outside, on the streets and sidewalks. (B-3, C-1)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The louvers modulate to maximize views in and out from the concourse while still shielding west facing glass from difficult solar conditions. While balconies will continue to be considered, we have currently located them adjacent to food service opportunities at the north and south ends of the building where they can be most programmatically beneficial. Views into the facility are maximized at entries to see the energy of the space with people on event days and to see the landmark object element that encloses the performance space.



VIEW FROM CLUB LEVEL CONCOURSE TO MAIN CONCOURSE AT FIRST AVENUE SIDE



PLAN AT CLUB LEVEL, FIRST AVENUE SIDE CLUB WITH OPTIONAL BALCONY

DESIGN TEAM RESPONSE | B.3

DRB COMMENT [August 6, 2013]:

B. RELATING TO THE NEIGHBORHOOD CONTEXT

3) The Board was very concerned the 'object' is no longer visible through the louvers or from the ground level corners or along First Avenue; program functions now fill the outside edges of the volume (especially at grade and along the south frontage) and prevent the 'object' from being seen from the sidewalk, or experienced at lower levels inside. (B-4, C-1)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The object is the landmark statement as the building is viewed from afar. As one comes closer to the building, the contextual elements of the building are more pronounced. The object is visible at Entry Points at the north and south. The louvers have been modulated to enhance the view to the "object" where possible from nearby. Once patrons enter the building the object is a significant part of the circulation experience and the threshold to the performance space.



Rendered View | Southwest Entry



Rendered View | Northwest Entry

DESIGN TEAM RESPONSE | C.1

DRB COMMENT [August 6, 2013]:

C. CREATING THE PEDESTRIAN ENVIRONMENT

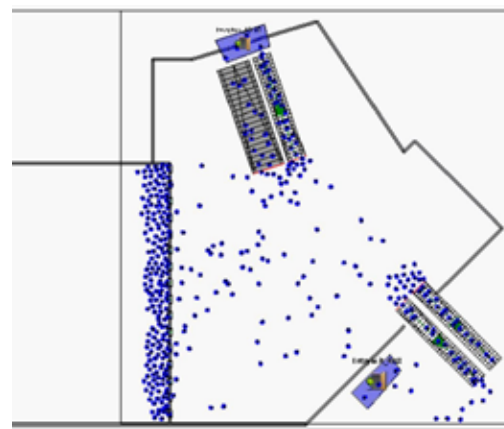
1) The purported transparency of the sizable stair triangles and all other ground level uses should be fully explained. The storage functions behind the north glass wall facing the plaza are not activating. The two lobbies appear narrow and constraining for pre-event screening and large exit surges, especially since the former north exterior stair is no longer available (the lobbies have gotten smaller, not larger since that was deleted). Provide diagrams and capacity analysis of how 20,000 people move into and vertically through these two lobbies and the rest of the concourses. [C-1, C-3, C-4]

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

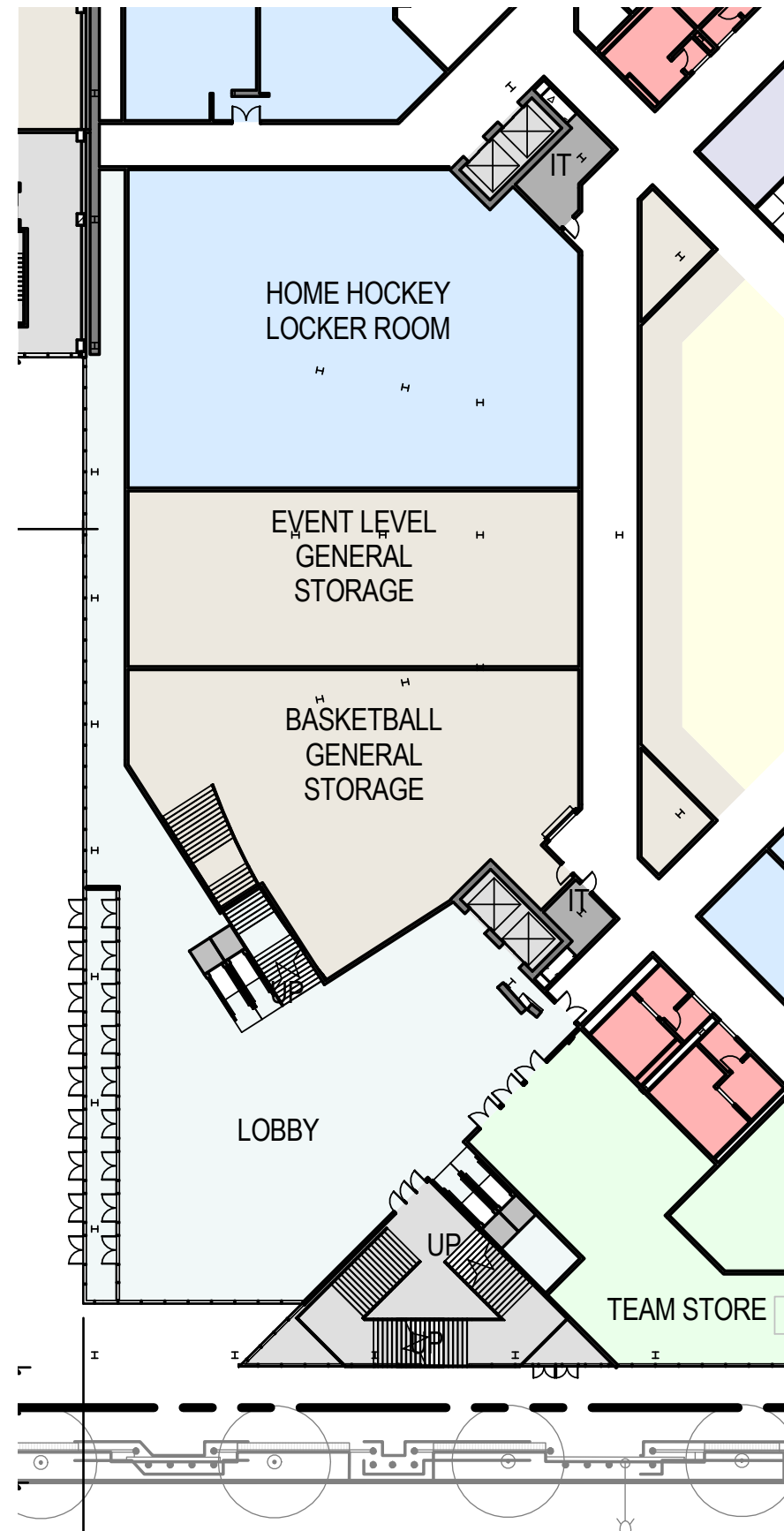
The storage functions are pulled away from the exterior wall to provide a circulation area from parking. The walls will be treated with materials which extend the plaza in as well as an opportunity for graphics activating the space visually. The triangular stairs serve two purposes. First, the form directs flow from the street directly into the facility and focuses toward the object. The triangular stairs are transparent from the exterior allowing views into the circulation elements. The opaque walls on the interior of the stair element are opportunity for super graphics. The lobbies have been studied for entry and exit flow capacity and they are right-sized and work with the queuing areas in the plaza.

Pedestrian flow simulations were performed to demonstrate a balance between the influx of spectators and the capacity of the escalators and stair. No significant queuing occurred at the base of the escalators or within the lobby for the estimated 60% of the 20,000 arena capacity expected to use this lobby.

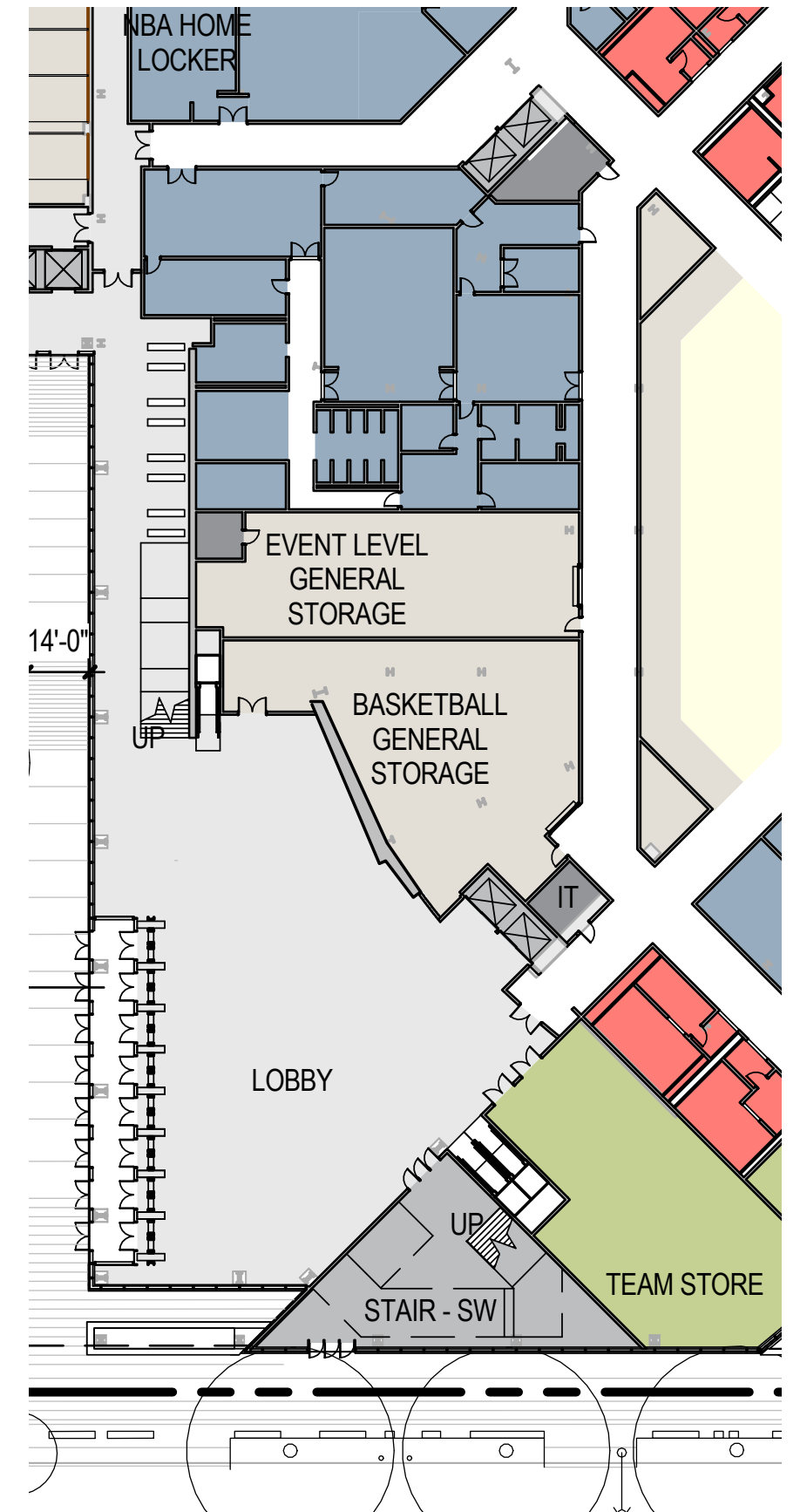
Pedestrian flow simulations provided by FSC, Inc.



Pedestrian Flow Diagram



Event Level Detail | [August 6, 2013]



Event Level Detail | [September 17, 2013]

DESIGN TEAM RESPONSE | C.2

DRB COMMENT [August 6, 2013]:

C. CREATING THE PEDESTRIAN ENVIRONMENT

2) The shape and material character of the object (clearly expressed by the previously deep offset blades) needs to be consistently carried down through the concourses and experienced in the entry lobbies and at grade by visitors. The current plans show no evidence of the oblong object at the ground level, which is packed with prosaic program (storage, lockers, marshalling, MEP) formerly located below grade. (B-4, C-1)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The object's blade offset balance interior programmatic efficiency and visual impact from different distances. The object is experienced as patrons enter and move through the facility. It touches down at entries and locations around the concourse. Where the object is "pulled up" to reveal concourse amenities, the object remains ever-present above.



Rendered View | North Lobby

DESIGN TEAM RESPONSE | C.3

DRB COMMENT [August 6, 2013]:

C. CREATING THE PEDESTRIAN ENVIRONMENT

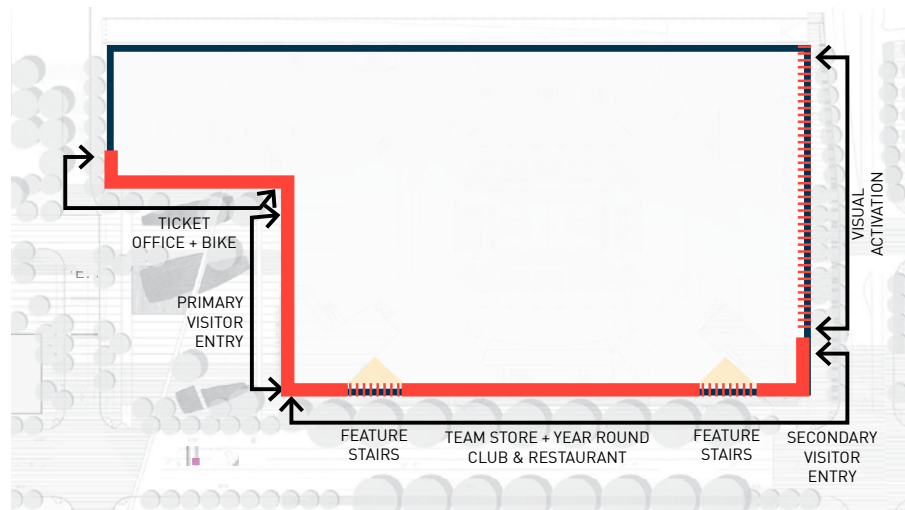
3) Consider more retail or activating uses along First Avenue, since the stairs and lobbies represent 40+% of that frontage, and they are typically inactive during non-event times. [C-1, C-3]

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The shift of raising the building out of the ground provides some challenges with activating uses at the ground floor. We have focused our efforts on providing active uses at First Avenue and at the plaza. Where active uses are not possible due to the functional requirements of the building we have focused on creating visually interesting and active facades and spaces through the use of transparency, feature walls and landscape zones.



Example Context image: Safeco Field



Building Active Use Diagram



Rendered View | Holgate Street View



Rendered View | First Ave. Street View

DESIGN TEAM RESPONSE | D.1

DRB COMMENT [August 6, 2013]:

D. ENHANCING THE STREETScape & OPEN SPACE

1) Provide scenarios of different uses for the plaza and adjacent public right of way, including full capacity event, public event with arena closed, and various other options. Include event queuing needs, screening, and how the Mariners plaza, north side of Massachusetts, and Occidental Street might integrate.[B-3, C-4, D-1, D-2]

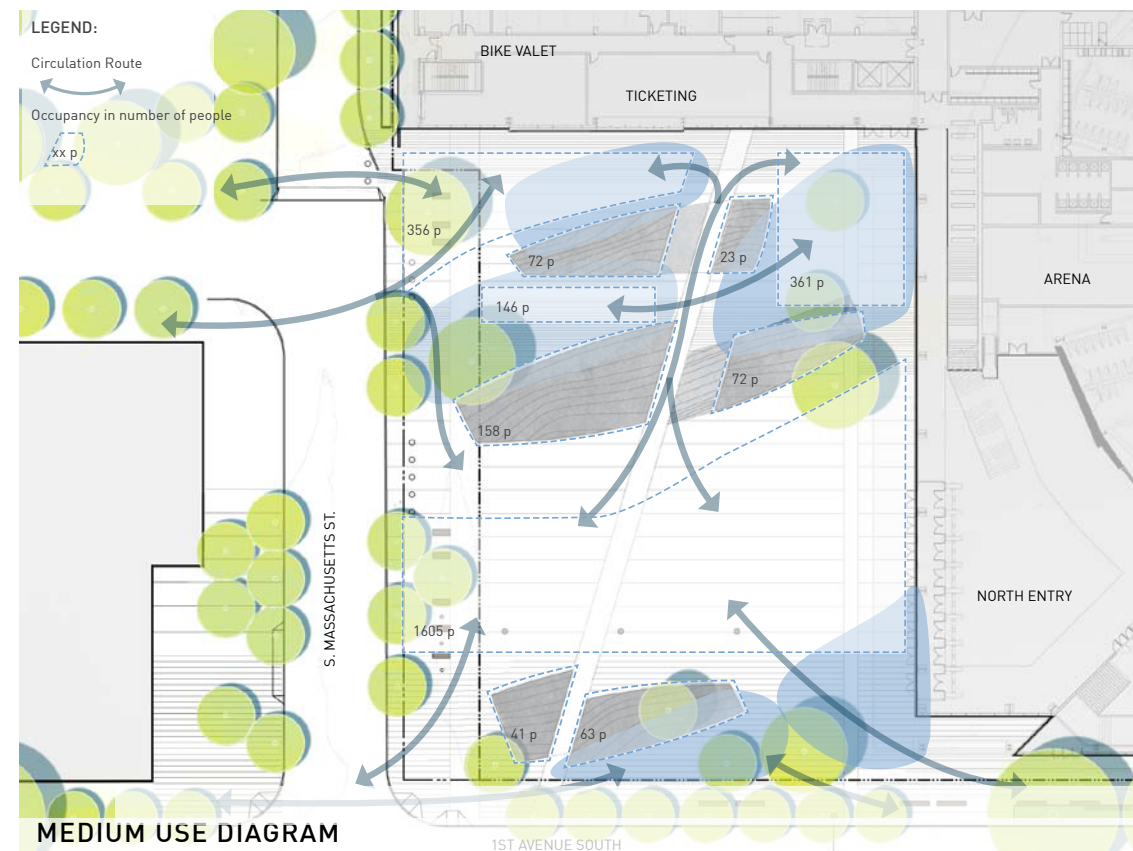
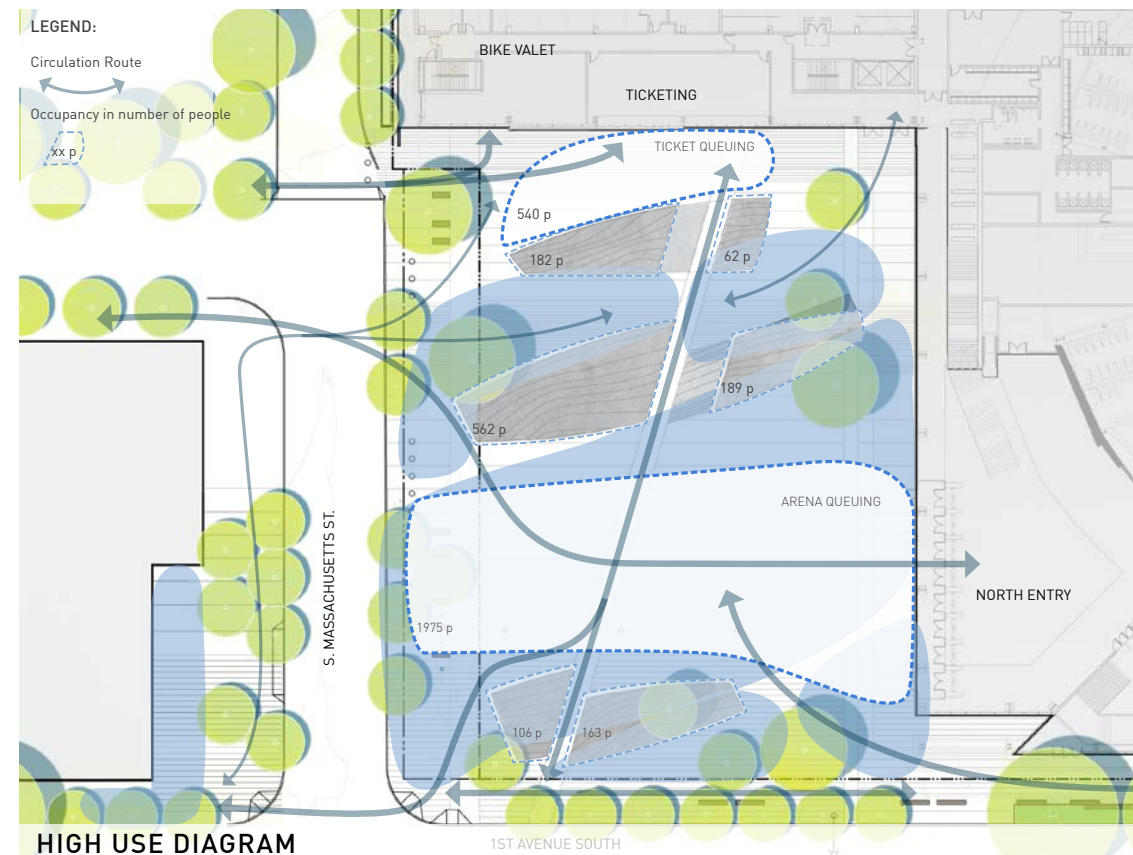
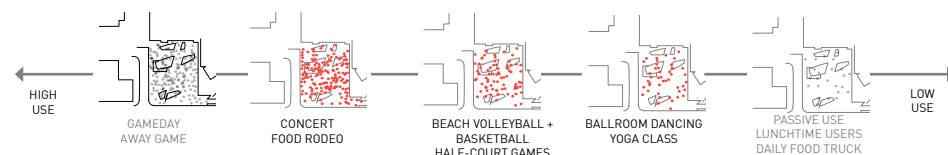
DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The plaza and adjacent public right of way has been evaluated for a range of uses and use levels with objectives including:

- Maximize flexibility of use.
- Develop a public plaza which is comfortable, works and attracts users during events and for everyday use.
- Respond to the Occidental Street axis and Mariners Plaza and the potential for coordinated events and activities to the north.
- Provide for ease of pedestrian movement during any use level.

The scenarios include the evaluation of full capacity event queuing and plaza use, moderate use with a range of activities including screen projection during away games and low level use.

The design has been refined in response to the evaluation.



DESIGN TEAM RESPONSE | D.2

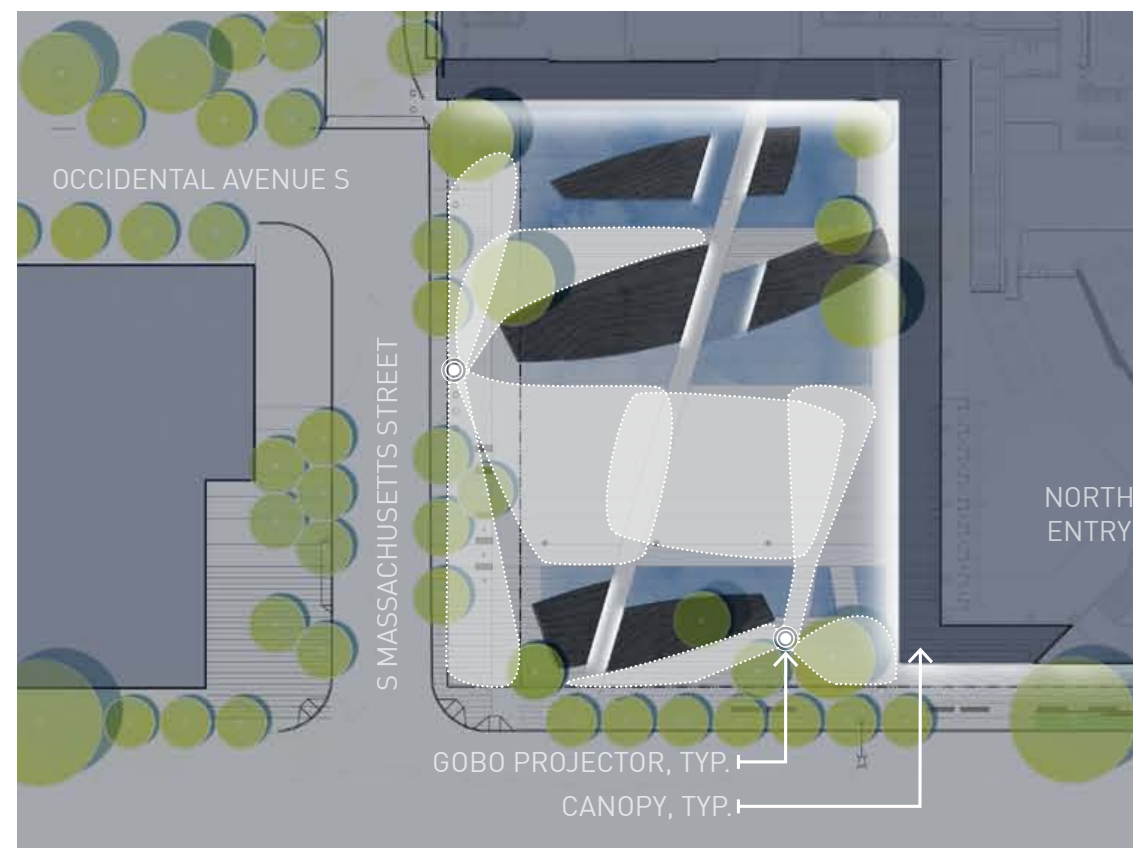
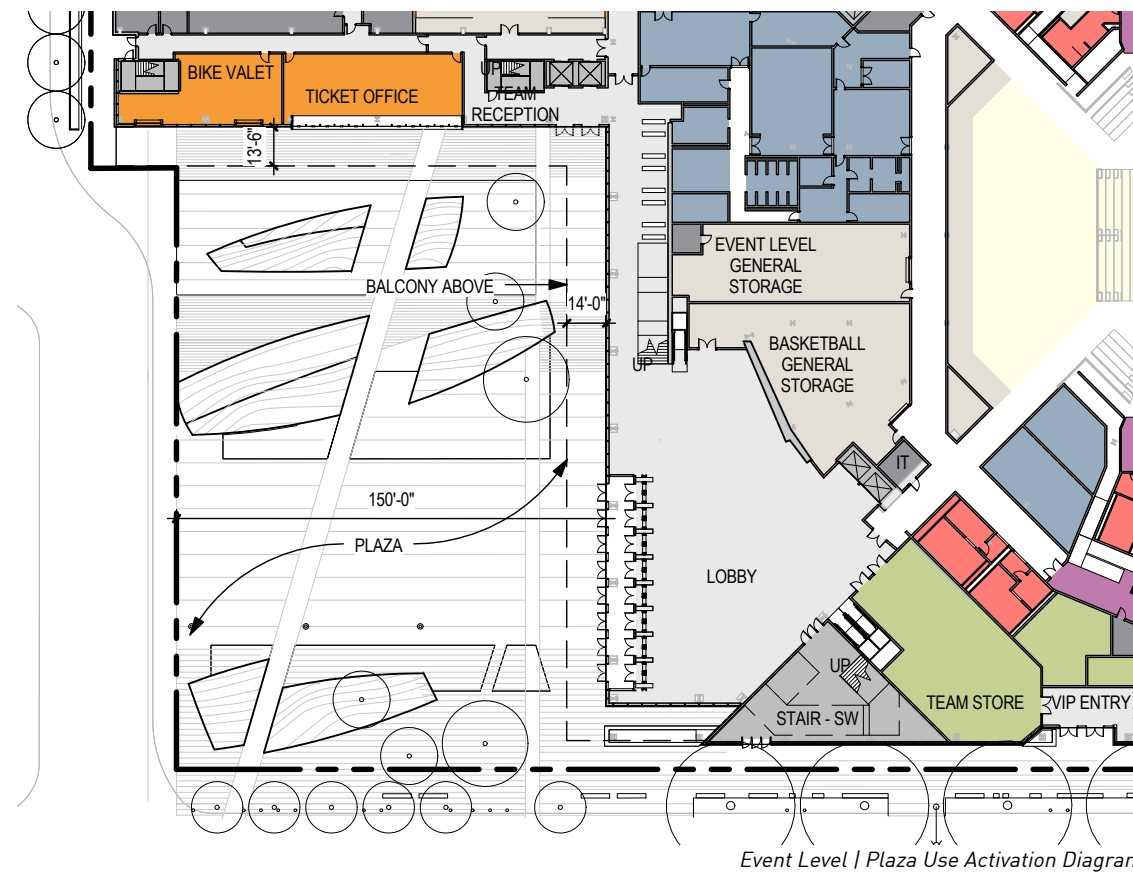
DRB COMMENT [August 6, 2013]:

D. ENHANCING THE STREETScape & OPEN SPACE

2) Consider more activating uses along both building edges of the plaza; the bike valet and ticket offices have limited activation times, and the deep plaza corner is far from adjacent streets for routine patrolling and surveillance. Provide lighting concepts.(C-3,D-5,D-6)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

As noted in C.3 the shift of raising the building out of the ground provides some challenges with activating uses at the ground floor. The entry to the training facility is located along the east side of the plaza providing an active use. The plaza itself provides much needed open space in the area and can be an active space during the work day. The lighting concept is to provide relatively brightly lit areas at queuing and gathering locations and a lower level of light at the drumlin objects and intermittent water features consistent with the idea of the natural landscape metaphor and to enhance the reflection of the building in the water features.



Plaza Lighting Diagram

DESIGN TEAM RESPONSE | D.3

DRB COMMENT [August 6, 2013]:

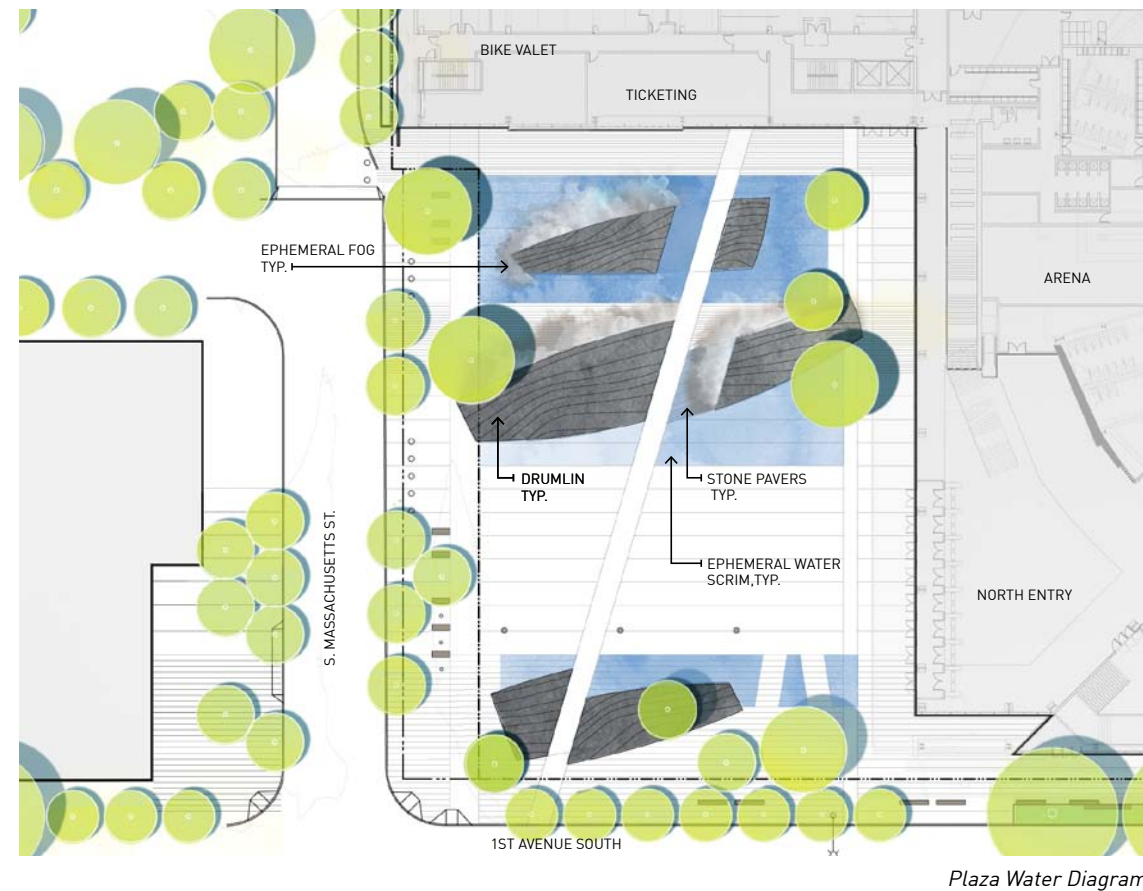
D. ENHANCING THE STREETScape & OPEN SPACE

3) Approach the plaza design as a destination work of environmental art, with drama and appeal at all times. The stage, drumlins and geological metaphors are promising, but the water feature and various regulating lines need to be worked out with the building uses and practicalities. (A-1, D-1, D-3)

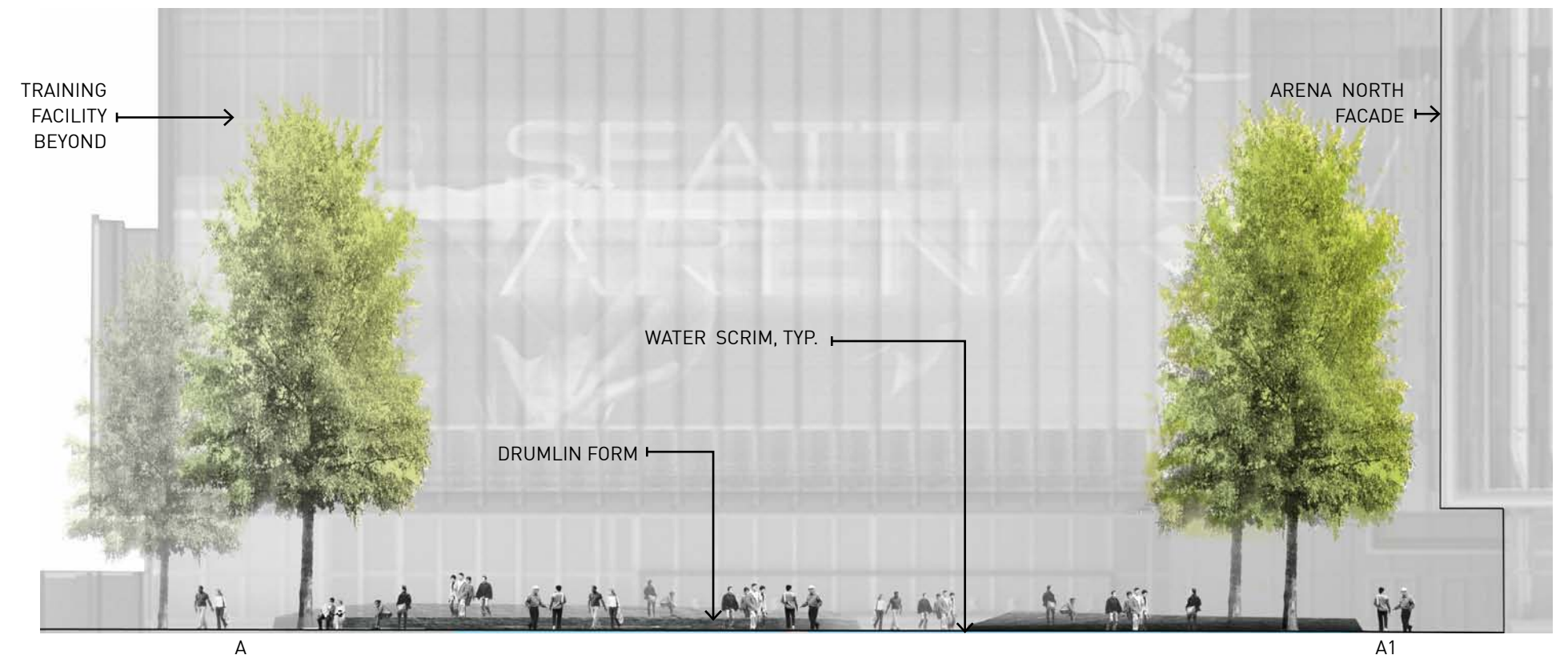
DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The plaza design uses the integration of fixed abstracted drumlins and trees as the major elements on a taught paved plane referencing the historic tide flats. The ephemeral use of calm scrims of water expands and contact in relationship to use levels. The sheets of water are designed to reflect the sky, city and arena, responding to a constantly changing environment. Mist emits from the eastern sides of the low dark stone drumlins in reference to the seasonal mists on Puget Sound lowland tide flats and inlets. The drumlins are low and designed for active use and appropriation. Lighting augments the mystery of the drumlins and water by highlighting the major pedestrian entry expanse and the washing the pavement at the edge of the building with light.

All are coordinated with use levels and natural pedestrian movement. The plaza design is intended to be a memorable destination as part of the gateway into the district and central city.



Plaza Water Diagram



Plaza Elevation

DESIGN TEAM RESPONSE | E.1

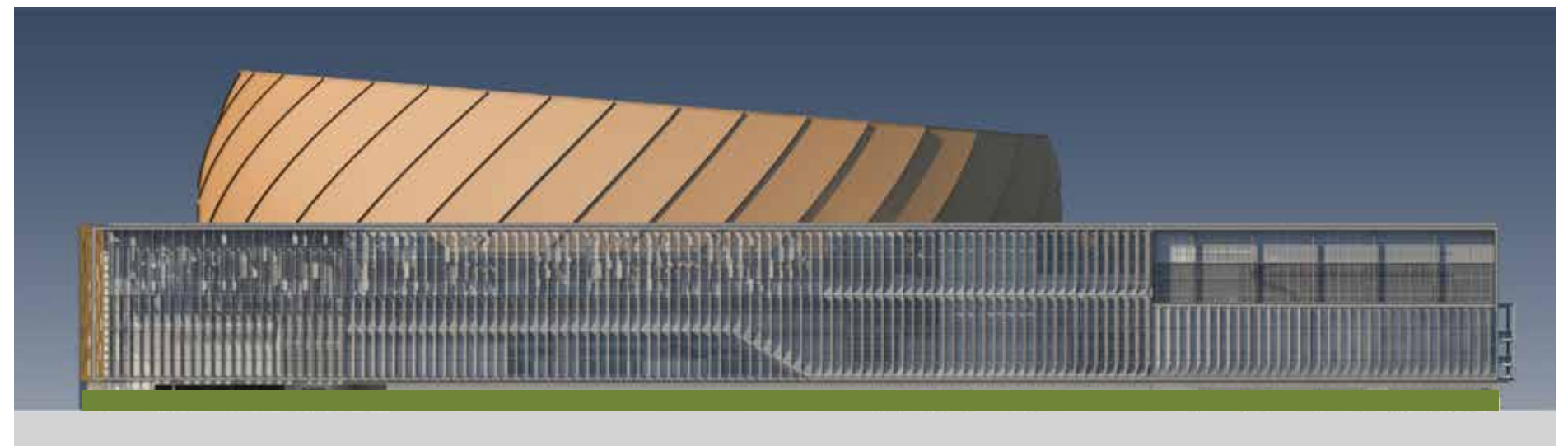
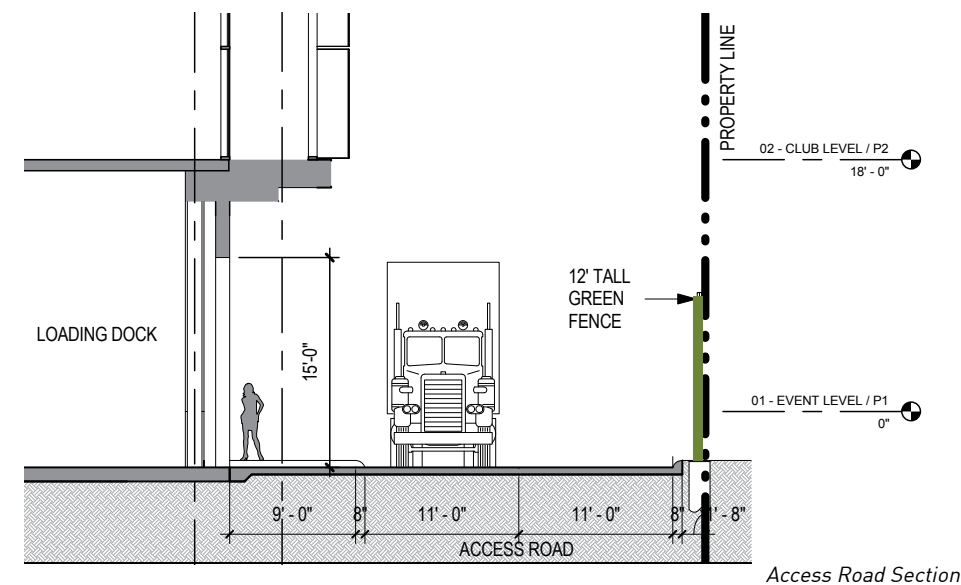
DRB COMMENT [August 6, 2013]:

E. MINIMIZING THE ADVERSE IMPACTS OF VEHICULAR ACCESS & PARKING

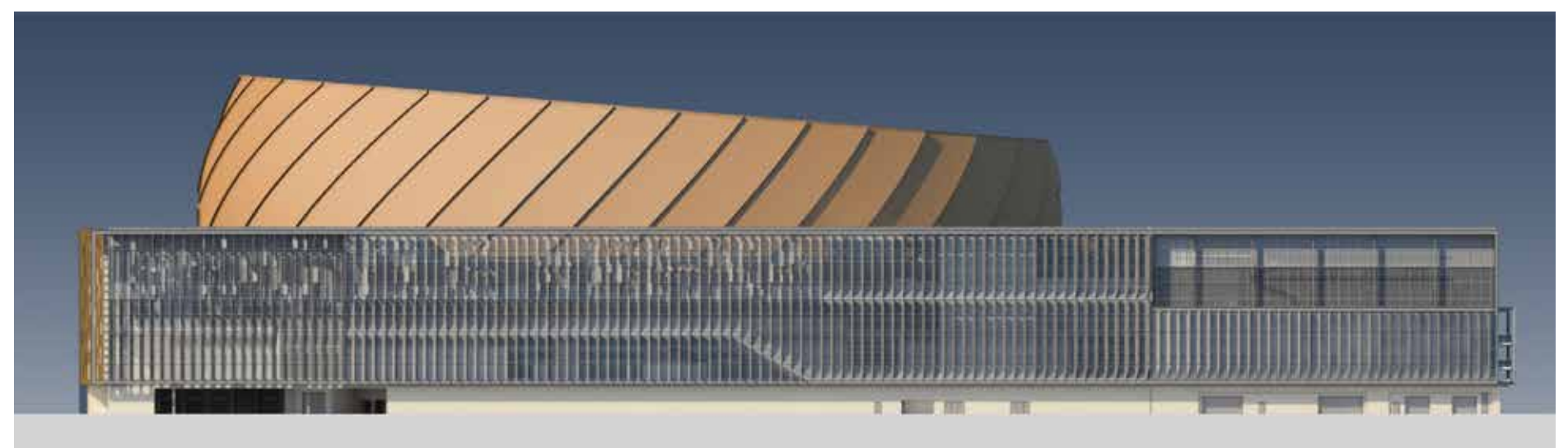
1) The width of loading portals and parking levels facing east need to be resolved as part of the detailed east elevation studies referenced under A-6 above.[E-1, E-3]

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The necessary service functions that occur along the east façade are screened from the distant view by a green wall at the property line. This elevation will not be viewed from a public way and these service functions are screened from views from the public way.



East Elevation | With 12' Green Screen



East Elevation | Without Screen

3.0 RESPONSE TO EARLY DESIGN GUIDANCE



SEATTLE DRB PRIORITY GUIDELINES AND BOARD RECOMMENDATIONS

COMMENTS FROM MARCH 5, 2013

After visiting the site, considering the response to previous Board guidance provided by the proponents, and hearing public comment, the Design Review Board members (the Board) provided the following design guidance.

The following EDG #4 guidance especially reinforces four key Downtown Design Guidelines the Board agreed are most relevant at this stage, and for convenience those four are briefly listed here; see the end of the report for the full list of Board identified priority guidelines.

A-2: ENHANCE THE SKYLINE.

B-4: DESIGN A WELL-PROPORTIONED AND UNIFIED BUILDING.

C-1: PROMOTE PEDESTRIAN INTERACTION.

D-1: PROVIDE INVITING AND USABLE OPEN SPACE.

1 HOLGATE STREET GROUND FLOOR, ELEVATION AND LOADING

a) Ground Floor uses and façade: The Board applauded the replacement of the loading ramp with activating office uses along the ground floor sidewalk (booklet pg 73), and the mostly transparent treatment shown on pg 53. (C-1)

b) Elevation simplification: The Board agreed the stair towers provide vertical counterpoint, and should include glass strips as shown, but the central stack of louvers should incorporate more vertical lines to harmonize with the other elevations. (B-4)

c) Loading Docks: The Board encouraged whichever scheme results in the maneuvering to be as internally contained as possible (so the loading doors can stay down), with the shortest possible door length along the sidewalk; that appears to be the Option A approach on pg 43, in concert with the angled docks shown on pg 47, resulting in a loading door about 25 ft wide, and the shared access road portal at about 28 ft wide. Any loading doors should incorporate translucent panels for pedestrian interest and night time glow (C-1).

2 BUILDING BASE, ENTRIES AND TURBINE VISIBILITY

a) First Avenue: The Board applauded the 8 ft continuous building wall setback along First avenue (pg 73), the tall (about 19 ft) storefront proportion and integral overhang shown on section pg 20, and the largely transparent treatment of this 480 ft long wall shown on pg 21. The Board recommended changing the buff-color mass elements that resemble the Holgate stairs (pg 56), to a glass-like material, so the turbine blades within and at mid-block are more visible to the sidewalk. The Board also suggested re-consideration of the straight glass vestibule at the mid-block so the distinctive turbine blades encounter the sidewalk directly. Maintain the frontage of retail along the street, which is about 50%, not including the club/restaurant. (C-1)

b) Southwest entry: The Board appreciated the lightening of the facade louvers at the entry corner (pg 54), but suggests it be more pronounced and possibly lift up fully to the +23ft high main concourse level, to better expose the tall lobby volume and the blades, and better signify entrance. The Board encouraged an increased north setback of the southwest entrance doors, further off the intersection. (C-1 and C-4)

c) Lighting: The Board emphasized that soffit and interior lighting that spills onto the adjacent sidewalks is critical for maintaining a safe and 'open' appearance during evening hours; these perimeter lighting fixtures should be on a building-wide circuit, not dependent on tenant hours or occupancy. (C-1 and D-5)

SEATTLE DRB PRIORITY GUIDELINES AND BOARD RECOMMENDATIONS (CONT.)

COMMENTS FROM MARCH 5, 2013

3 FAÇADE ‘PERMEABLE WRAPPER’, MATERIALS AND TURBINE VISIBILITY

a) Façade character: The Board supported the basic language of vertical perforated metal louvers mounted on glass curtain wall, and encouraged the louvers to ‘ripple’ more (upper right on pg 57) and create various degrees of transparency. (B-4)

b) Balcony Boxes: The Board supported exterior spaces for users, but was not supportive of the two orange boxes as shown; the frame color competes with the turbine, and the rigid symmetry appears forced. They suggested the boxes be of different sizes, placed more playfully around the building, and preferably focus on distinct viewpoints such as the cranes, or Mt Rainier (meaning a box on the upper south façade, which would be consistent with guidance 1b above). (B-4)

c) Façade Height: The Board questioned why the complete façade treatment continues 20 ft above the un-occupied roof level, increasing shadow impacts on the plaza and obscuring the iconic turbine from adjacent streets and hills (see pg 52/58). The applicant rationale was not persuasive and they suggested the façade be lowered on the sides and north, or the upper 20 ft be executed in a light frame which reduces the perceived bulk of an already very large volume, and allows the turbine to be better seen. (A-2 and B-4)

4 PLAZA DESIGN, FIN-WALL AND OVERHEAD PROTECTION

a) Plaza landscape design: The Board supported the revised plaza design and re-aligned stairs which better address First Avenue and create a more generous porch and upper terrace. They agreed the steps and walls at the west edge should be pulled south to create more buffer at the Massachusetts curb. The Board supported the inclusion of bike parking and the valet concept activates a blank wall at the end of Occidental. The Board recommended the public elevator be more visible at ground level (by pushing the west stair edge east, and/or pulling the elevator west), the mechanical equipment noise be fully mitigated, and the hedges not create any hiding or camping recesses. (D-1 and C-4)

b) Fin Wall: After much discussion, the Board agreed the fin wall as shown was obscuring the primary entrance from First Avenue (pg 57), casting afternoon shadows on the public plaza (pg 66, summer and equinox, noon-5pm), obscuring good west views from the plaza steps, and enlarging the bulk of an already large arena volume (pg 51), with marginal use or purpose. The Board recommended deleting it, or reducing it to a smaller, shorter projection (not requiring a separate stair) above the northwest corner, signifying entrance but not blocking sun or westward views from the plaza’s terraces. The Board was intrigued by the notion of a projection screen for the seating terraces, but suggested this be a temporary/ movable element, possibly integrated into any overhead weather protection. (D-1)

c) Weather protection: The Board agreed some weather protection on the plaza is valuable and should be studied further, but the sketch shown (incorporating the fin-wall) was too enclosing and too tall. They suggested canopies at several vertical levels, possibly trellis elements in the plaza itself, along the stair cut/ticket office, added to the upper terrace mechanical walls, and/ or the existing north wall. Without reinforcing the mega-scale of the building, such canopies could also add human scale and signify the two banks of primary entrance doors, which are currently ‘lost’ in the planer glass of the north walls (see pg 39). (D-1 and C-5)

5 SUSTAINABILITY

The Board reiterates the importance of a model, high performance building and an integrated approach to sustainability in the entire project. They emphasize further development of the strategies and opportunities presented at EDG #3, including but not limited to: transit, bike and vehicle-share incentives; green and cool roofs; rainwater harvesting and on-site reuse; permeable pavement and runoff detention; solar shading and high performance of a largely glazed envelope; daylighting and operable glazing; radiant floors and low velocity air systems; district plant opportunities; photo-voltaics and other renewable energy opportunities.

DESIGN TEAM RESPONSES TO SEATTLE DRB PRIORITY GUIDELINES & BOARD RECOMMENDATIONS - EDG 4 DESIGN GUIDANCE

COMMENTS FROM MARCH 5, 2013

PRIORITY GUIDELINES:

A-2: ENHANCE THE SKYLINE

DESIGN TEAM RESPONSE: The current scheme continues to provide a building that is both contextual and a landmark. The object inside the contextual façade is visible from throughout the city as a landmark containing the energy and excitement of the events that will be hosted at this public venue.

B-4: DESIGN A WELL-PROPORTIONED AND UNIFIED BUILDING.

DESIGN TEAM RESPONSE: The building is set in a district of large form buildings, stadia and structures, historic buildings of five to seven floors and infill buildings of one or two floors. The Arena is well proportioned while respecting the different scales of its neighbors with a pedestrian scale, a contextual scale and a landmark scale and is unified by a contemporary, yet contextual façade.

C-1: PROMOTE PEDESTRIAN INTERACTION

DESIGN TEAM RESPONSE: The current scheme remains transparent and maximizes uses at grade promoting pedestrian interaction.

D-1: PROVIDE INVITING AND USABLE OPEN SPACE

DESIGN TEAM RESPONSE: The current plaza scheme provides more contiguous space at grade making it accessible, usable and flexible. Introduction of natural forms and landscape creates an inviting, accessible space that enhances the connection of the Arena project to the culture and place of Seattle.

BOARD RECOMMENDATIONS:

HOLGATE GROUND FLOOR ELEVATION AND LOADING

DESIGN TEAM RESPONSE: The current scheme continues to provide activity at the Holgate entry and has an active streetscape with an undulating façade, green screen, enhanced planting and an alley of trees. This creates a progression from the east to the entry at the southwest corner. Loading is simplified and at a single level along the access road. It is safer and provides simpler maneuvers for truck traffic.

BUILDING BASE ENTRIES AND TURBINE VISIBILITY

DESIGN TEAM RESPONSE: The building entries are clearly identifiable at two primary locations. The turbine maintains visibility through a predominantly transparent façade. The First avenue façade continues to be recessed and offers transparency for views into active uses along the street.

FAÇADE PERMEABLE WRAPPER MATERIAL AND TURBINE VISIBILITY

DESIGN TEAM RESPONSE: Façade wrapper is an augmented curtain wall that unifies the composition of the building while balancing the need for solar protection and the desire for views into the building and views from the building. Balconies are located at the north plaza and at the southeast corner. The façade no longer continues above the roof level.

PLAZA DESIGN FIN-WALL AND OVERHEAD PROTECTION

DESIGN TEAM RESPONSE: As stated above, the plaza provides more contiguous space at grade making it accessible, usable and flexible. Bike parking valet is prominently located at the auxiliary building housing training, team building and parking. Mechanical equipment is in roof wells and does not affect the ambiance of the plaza. The fin wall has been removed. Weather protection is provided through roof projections along First avenue at both entries and along the facades of the plaza.

SUSTAINABILITY

DESIGN TEAM RESPONSE: The building is integrating HVAC, central plant, water savings and re-use, and building envelope strategies and evaluating renewable and district energy strategies to make the Arena one the most sustainable ever designed.

DESIGN TEAM RESPONSE

DRB COMMENT [MARCH 5, 2013]:

2. BUILDING BASE, ENTRIES AND TURBINE VISIBILITY

a) First Avenue: The Board applauded the 8 ft continuous building wall setback along First avenue (pg 73), the tall (about 19 ft) storefront proportion and integral overhang shown on section pg 20, and the largely transparent treatment of this 480 ft long wall shown on pg 21. The Board recommended changing the buff-color mass elements that resemble the Holgate stairs (pg 56), to a glass-like material, so the turbine blades within and at mid-block are more visible to the sidewalk. The Board also suggested re-consideration of the straight glass vestibule at the mid-block so the distinctive turbine blades encounter the sidewalk directly. Maintain the frontage of retail along the street, which is about 50%, not including the club/restaurant. (C-1) .

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The building entries are clearly identifiable at two primary locations. The turbine maintains visibility through a predominantly transparent façade. The First avenue façade continues to be recessed and offers transparency for views into active uses along the street.

The building continues to have a setback from the property line, an integral overhang and a largely transparent façade. Buff colored mass elements have been replaced by glass which is treated to provide opaqueness where the program requires it. It is programmatically not desirable to eliminate program space to expose the turbine. This program space provides full-time active use along First Avenue.



Section Perspective | First Ave.

Rendered View | First Ave Street View



DESIGN TEAM RESPONSE

DRB COMMENT [MARCH 5, 2013]:

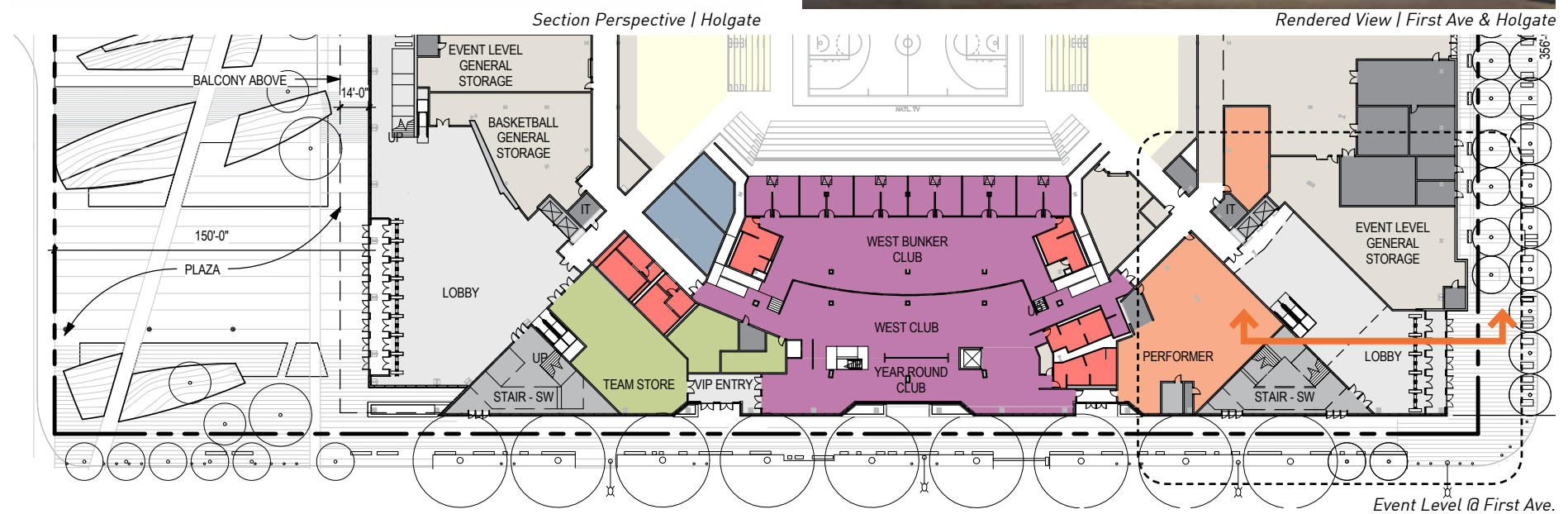
2. BUILDING BASE, ENTRIES AND TURBINE VISIBILITY

b) Southwest entry: The Board appreciated the lightening of the facade louvers at the entry corner (pg 54), but suggests it be more pronounced and possibly lift up fully to the +23ft high main concourse level, to better expose the tall lobby volume and the blades, and better signify entrance. The Board encouraged an increased north setback of the southwest entrance doors, further off the intersection. (C-1 and C-4)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

The building entries are clearly identifiable at two primary locations. The turbine maintains visibility through a predominantly transparent façade. The First avenue façade continues to be recessed and offers transparency for views into active uses along the street.

At the southwest corner, the entry is clearly defined by a transparent glass wall and a lobby space that vertically extends through the entire height of the building. The turbine object hits the ground floor and is seen vertically throughout the building at the entry. The entry sets back to allow ample queuing for spectators.



DESIGN TEAM RESPONSE

DRB COMMENT [MARCH 5, 2013]:

3. FAÇADE 'PERMEABLE WRAPPER', MATERIALS AND TURBINE VISIBILITY

b) Balcony Boxes: The Board supported exterior spaces for users, but was not supportive of the two orange boxes as shown; the frame color competes with the turbine, and the rigid symmetry appears forced. They suggested the boxes be of different sizes, placed more playfully around the building, and preferably focus on distinct viewpoints such as the cranes, or Mt Rainier (meaning a box on the upper south façade, which would be consistent with guidance 1b above). [B-4] C-1) .

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

Façade wrapper is an augmented curtain wall that unifies the composition of the building while balancing the need for solar protection and the desire for views into the building and views from the building. Balconies are located at the north plaza and at the southeast corner. The façade no longer continues above the roof level.

The balconies are provided at the north and south ends of the building and relate to the plaza and views to the south respectively. The balconies are architecturally integrated with the façade in lieu of being highlighted.



Section Perspective | Holgate



Rendered View | First Ave & Holgate



[March 5, 2013] Rendered View | First Ave.

DESIGN TEAM RESPONSE

DRB COMMENT [MARCH 5, 2013]:

4. PLAZA DESIGN, FIN-WALL AND OVERHEAD PROTECTION

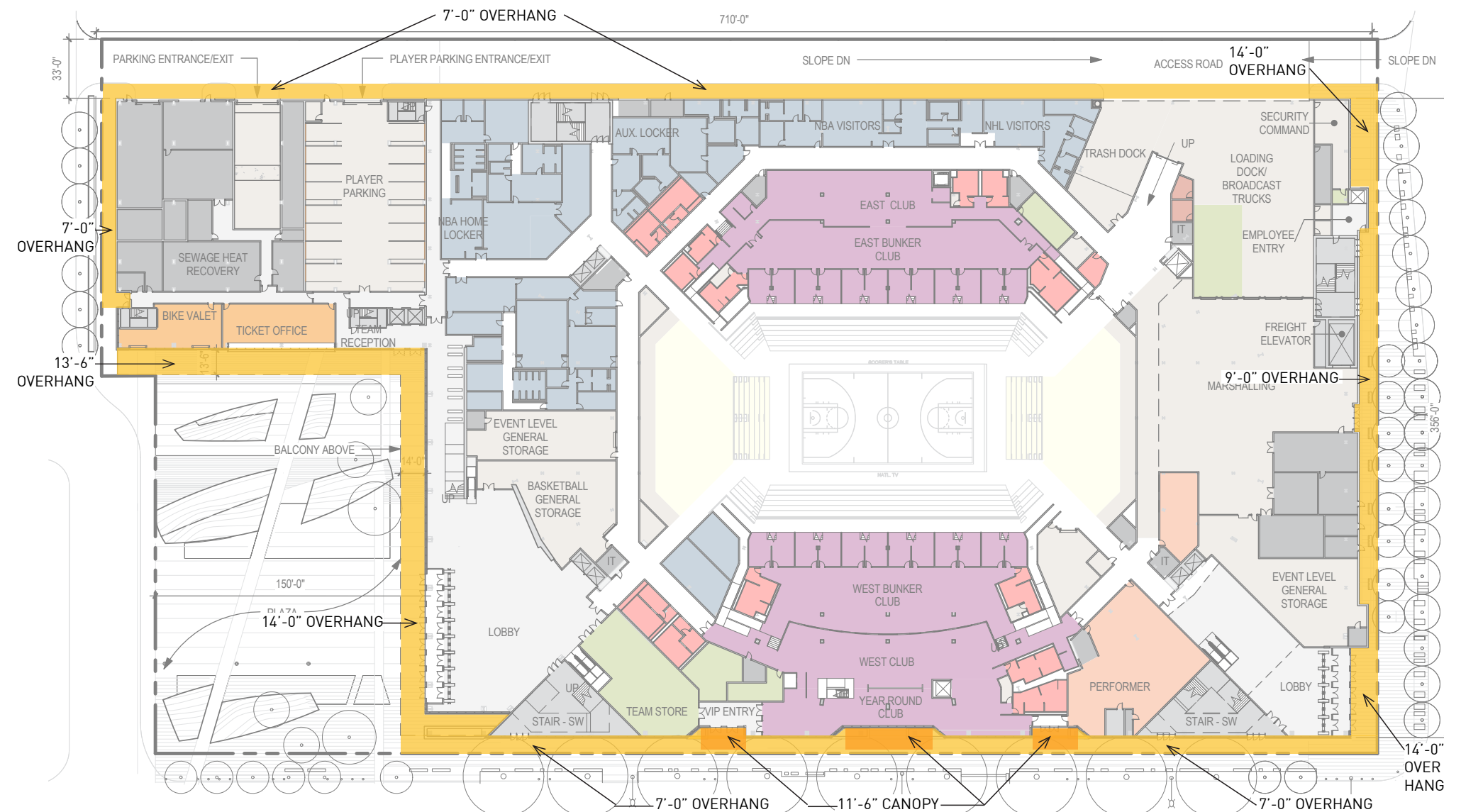
c) Weather protection: The Board agreed some weather protection on the plaza is valuable and should be studied further, but the sketch shown (incorporating the fin-wall) was too enclosing and too tall. They suggested canopies at several vertical levels, possibly trellis elements in the plaza itself, along the stair cut/ticket office, added to the upper terrace mechanical walls, and/or the existing north wall. Without reinforcing the mega-scale of the building, such canopies could also add human scale and signify the two banks of primary entrance doors, which are currently 'lost' in the planer glass of the north walls (see pg 39). (D-1 and C-5)

DESIGN TEAM RESPONSE [SEPTEMBER 17, 2013]:

As stated above, the plaza provides more contiguous space at grade making it accessible, usable and flexible. Bike parking valet is prominently located at the auxiliary building housing training, team building and parking. Mechanical equipment is in roof wells and does not affect the ambiance of the plaza. The fin wall has been removed. Weather protection is provided through roof projections along First avenue at both entries and along the facades of the plaza.

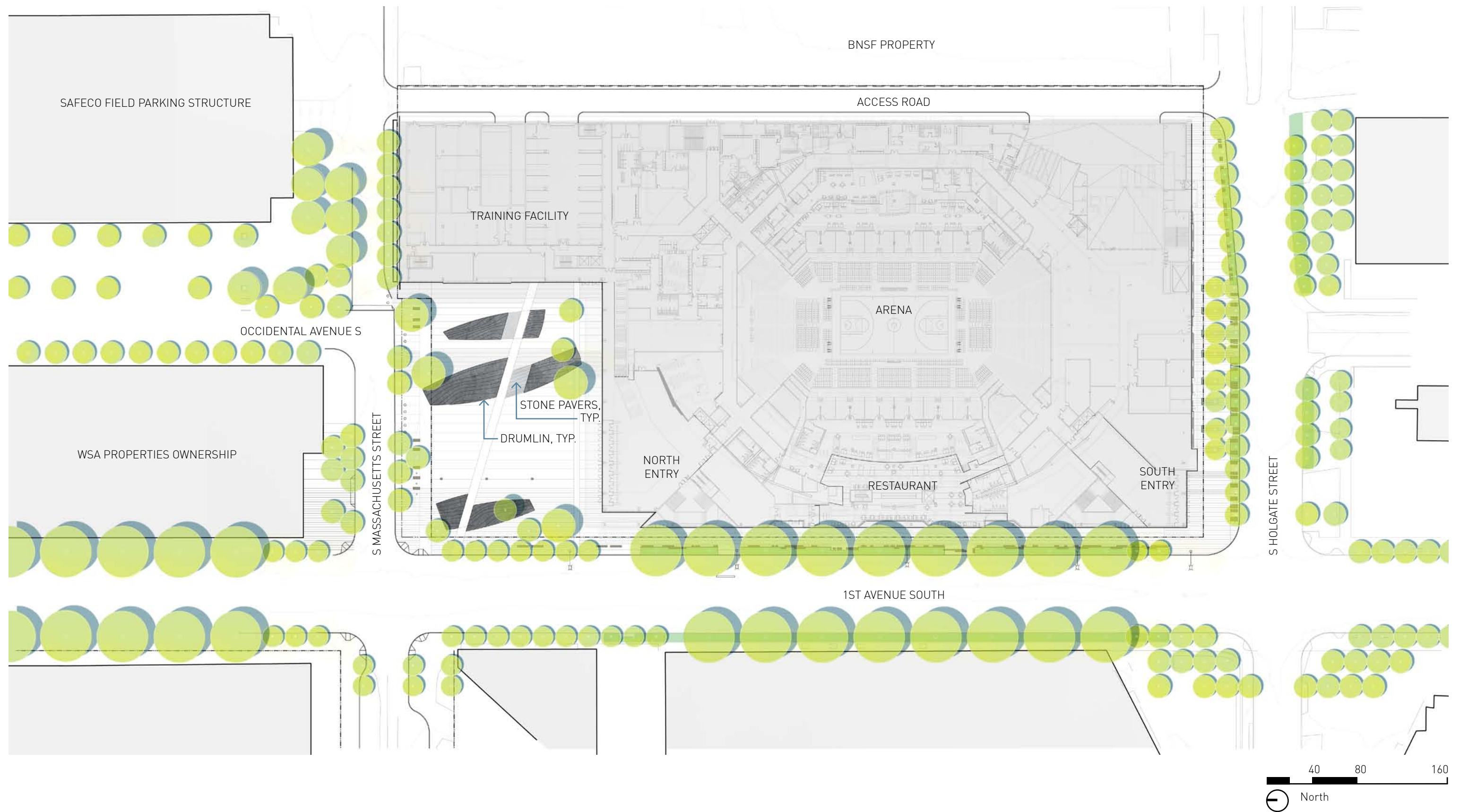
The design provides overhangs at the north plaza, south entry, south facade and along First Avenue for weather protection of arena entry, office entry, retail entry and ticketing.

- ROOF OVERHANGS
- CANOPY LOCATIONS



4.0 SITE PLANNING





HIGH USE DIAGRAM

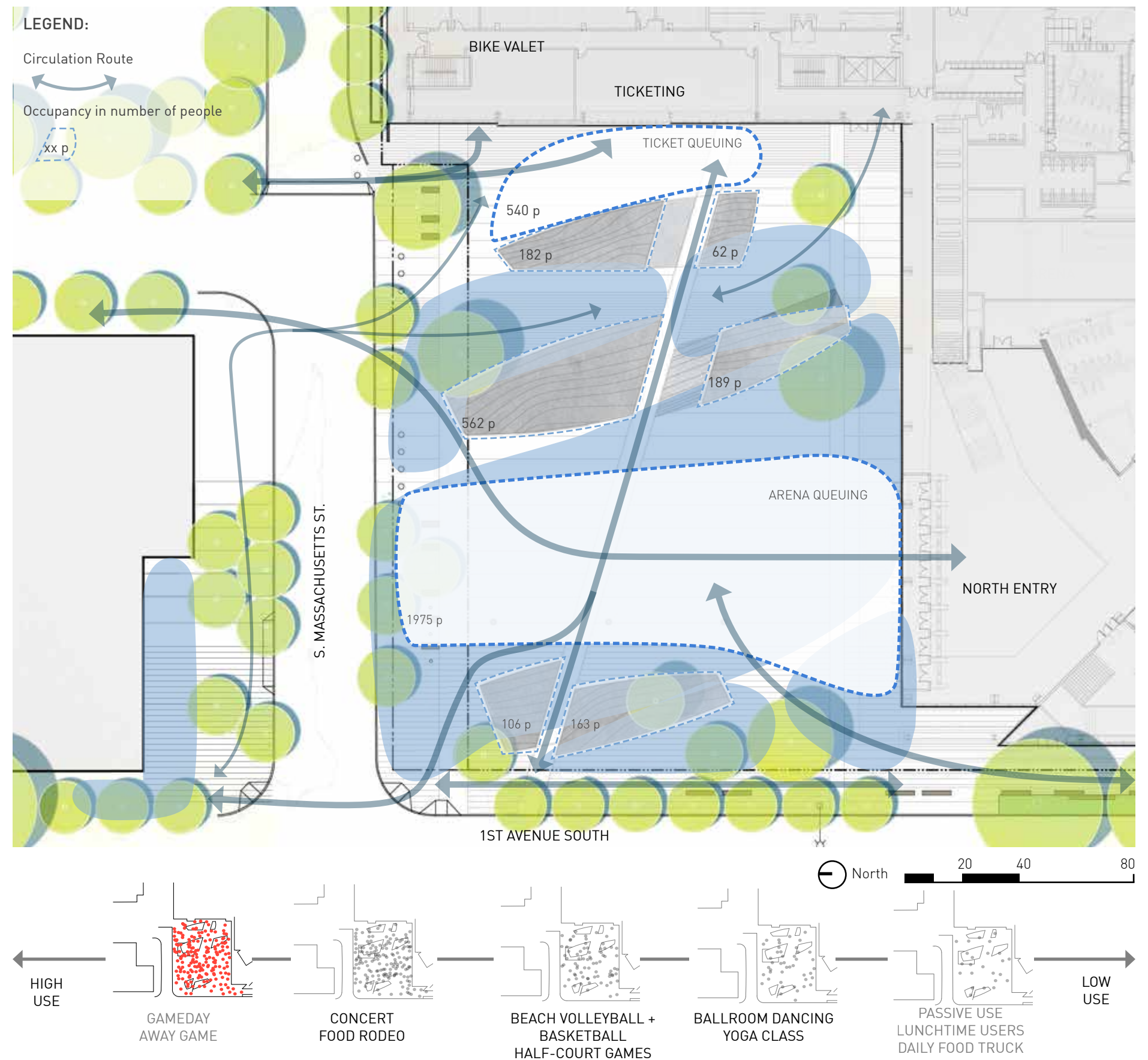
The following three use diagrams highlight the circulation routes and gathering areas associated with the Arena's plaza space.

A hierarchy of space within the plaza has been reconfigured to more generously accommodate user walk and desire lines. Each diagram identifies a variety of activated gathering nodes at three levels of use highlighted on the bottom of each page.

Occupancy was studied for at-grade gathering spaces as well as drumlins, as the design team envisions these as heavily used elements within the plaza that clarify spatial organization and provide standing, sitting, performance and viewing options.

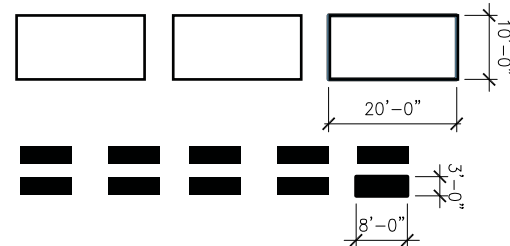
The following criteria were used:

- maintain clear sight lines at plaza grade to potential away-game screen and for safety
- use low drumlin forms to define flexible gathering spaces for a variety of uses and events as well as a spectrum of spaces from large to more intimate.
- edges of drumlins are active edge for users to gather and gain prospect throughout the plaza.
- drumlin forms shall be maximum 30" off the ground at all edges and will not require guardrails.
- level of service calculations consider user comfort and experience as the plaza changes from event high energy to intimate with non-event day passive uses.

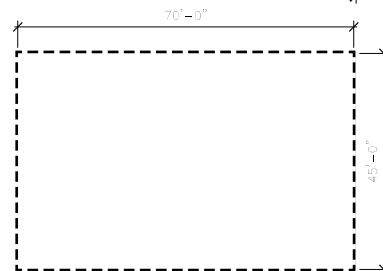


MEDIUM USE DIAGRAM

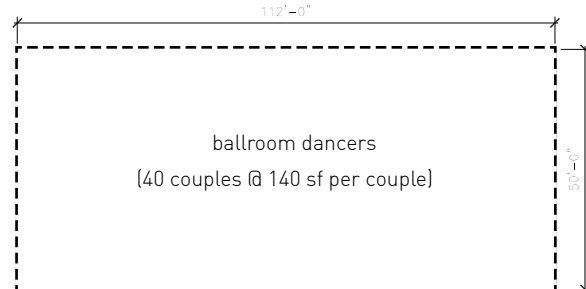
food rodeo
carts and tables



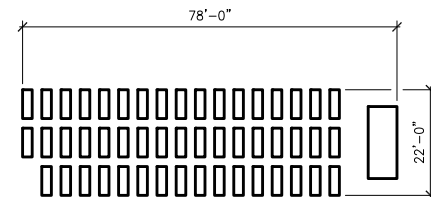
sand volley court



ballroom dancing

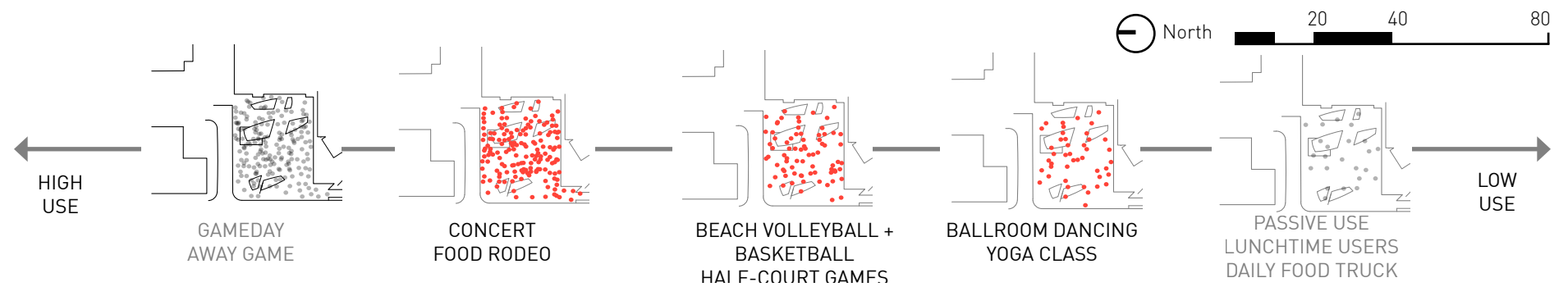
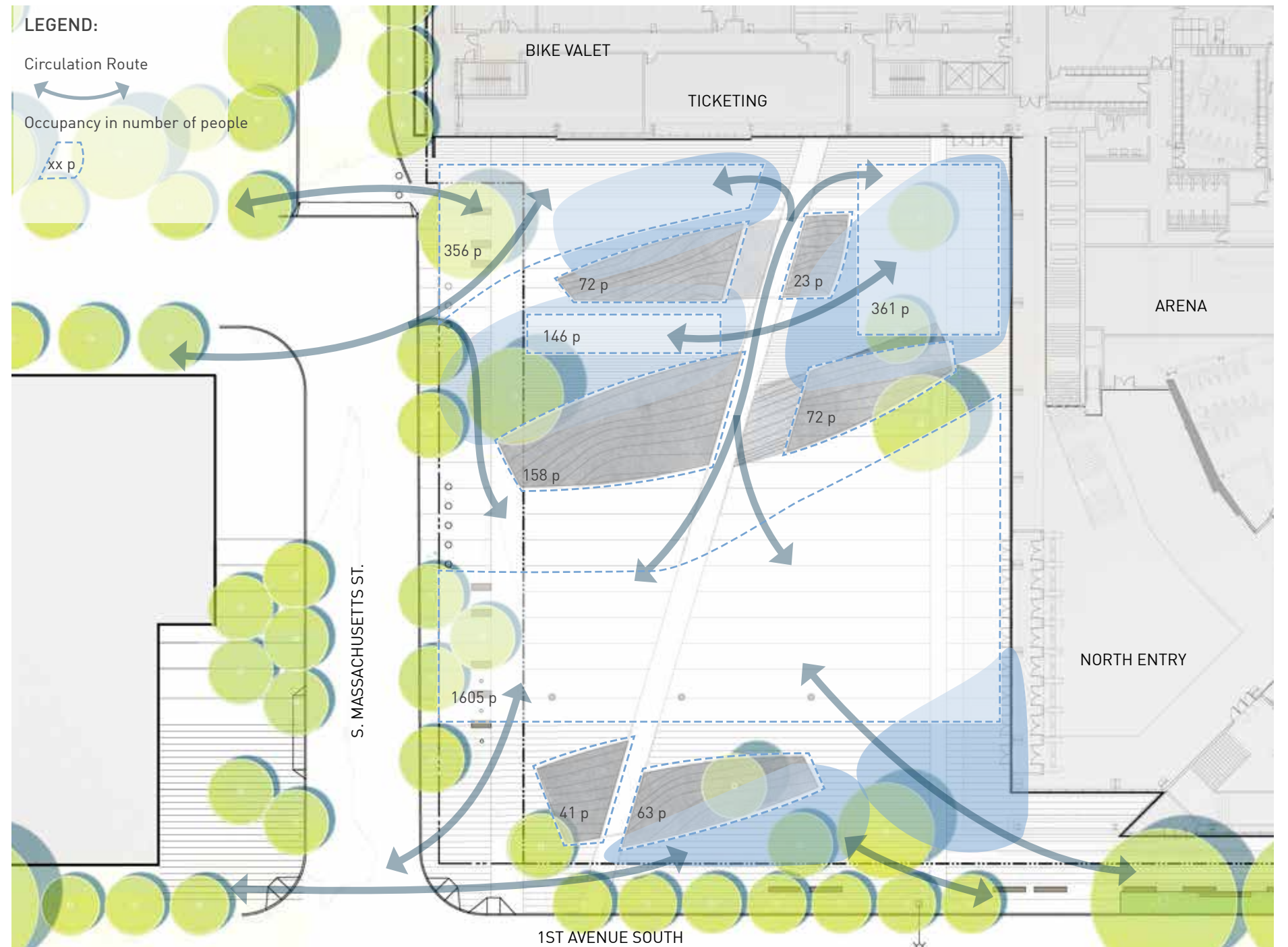


50 person yoga class



Note: Activity diagrams above are at same scale as plan diagram for ease of use in review.
This diagram illustrates:

- more than one activity can occur at once.
- activities can select intimate or more public spaces for use.
- drumlins provide space definition and edges for activation.



LOW USE DIAGRAM

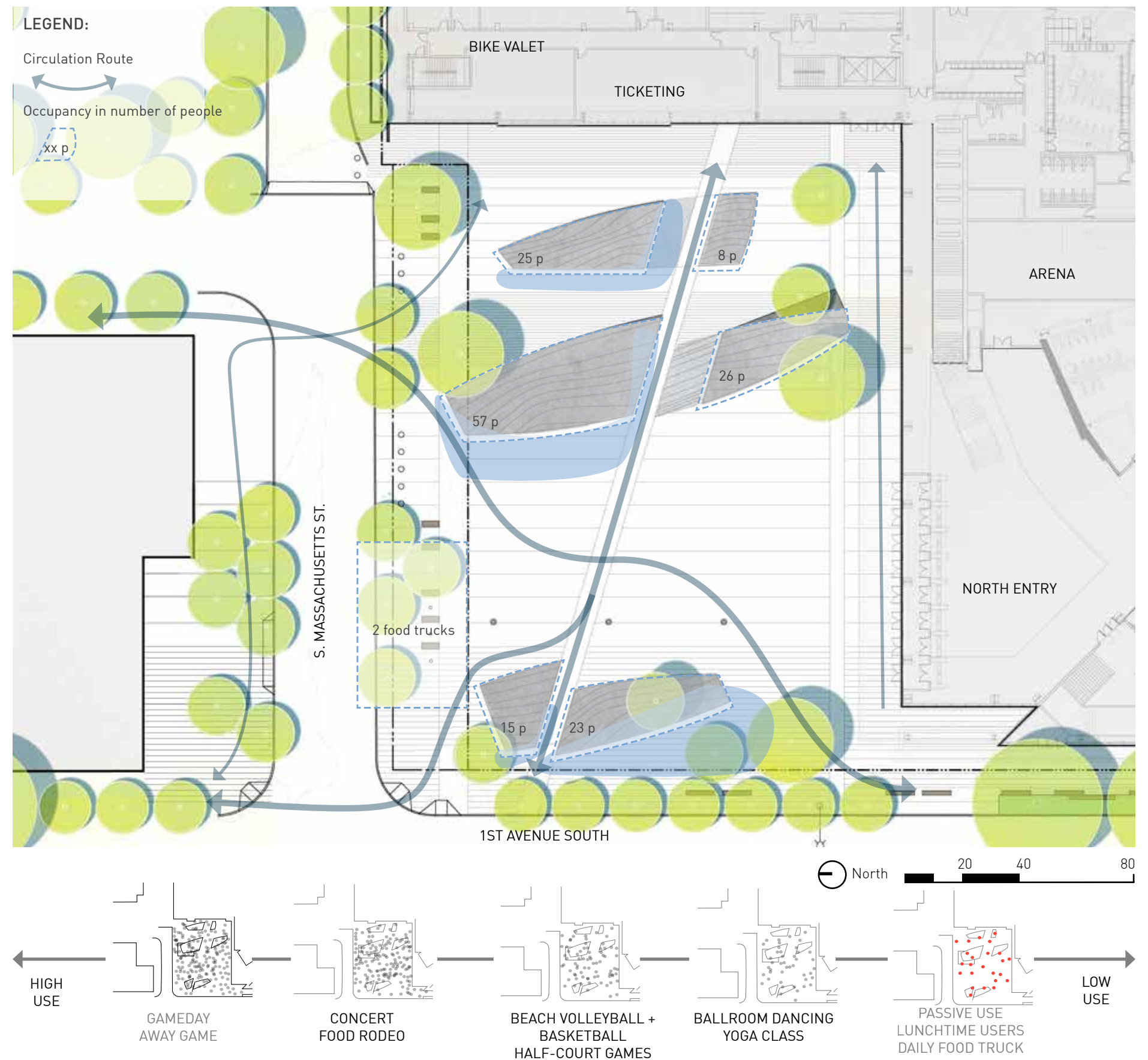
As level of use transitions from medium to low, the drumlins become destinations within the expansive plaza. People are drawn to and activate space by occupying drumlin edges. The edges provide backed seating opportunities that feel sheltered and safe for observing and enjoying the plaza.

The simple forms establish visual clarity and organization. Functionally, this allows for clear site lines and a space that feels welcoming and defensible regardless of the activity level.

Circulation routes have become simple desire lines for those cutting through the site and entering the training facility offices.

Gathering spaces are anticipated at the south and west edges of drumlins to take advantage of sunlight.

Areas with minimal gathering and circulation begin to define opportunities where water scrims and fog features could be used to activate the plaza.



AWAY GAME USE DIAGRAM

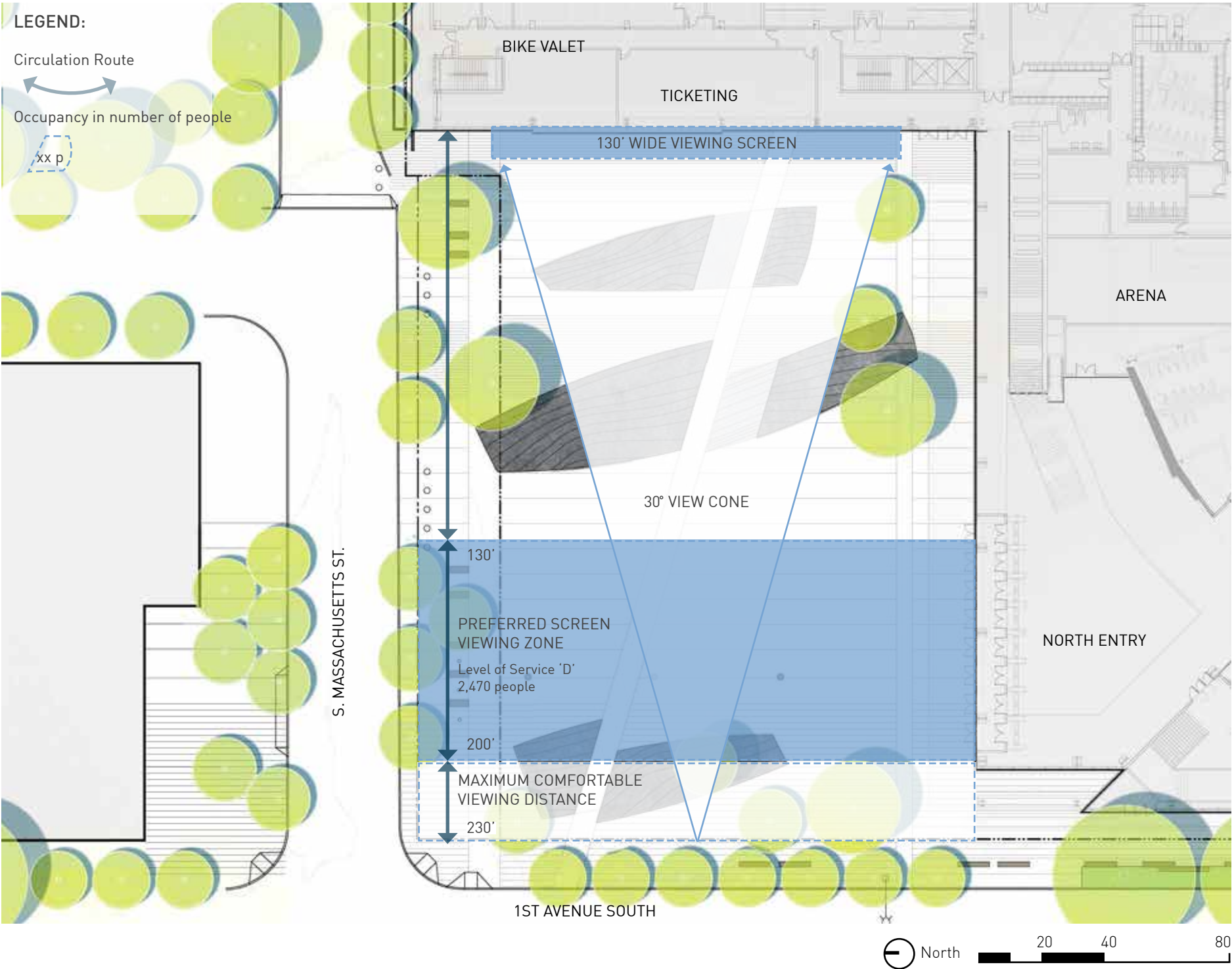
As part of the design studies the industry standards for recommended video screen viewing distances to the plaza for potential away-game events has been evaluated.

Viewing distance calculators estimate an ideal viewing distance of 130'- 200' with a maximum recommended viewing distance of 242' based on a view angle of 30 degrees (assume 130' wide screen).*

Viewing preferences do change based on vision and personal inclination, but these max. and min. recommendations provide a quantitative guide to inform design and create an immersive experience.

The main arena queuing area is strategically located in the prime viewing area of the plaza.

*SMPTE (Society of Motion Pictures and Television Engineers) online calculator



ENLARGED PLAZA PLAN

The north plaza is the Arena's civic front door and the center of outdoor events.

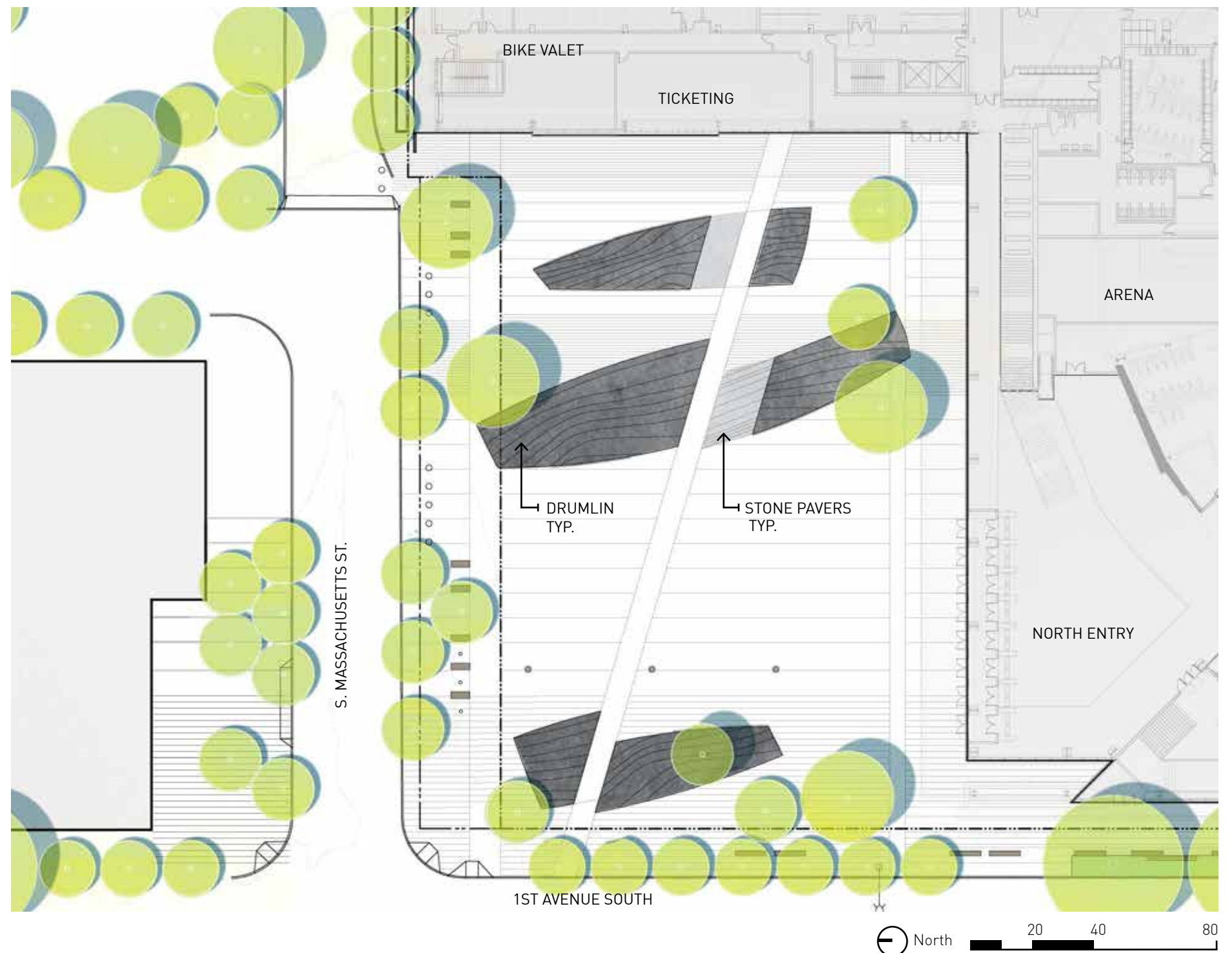
It establishes the formal entry and gestures north making Occidental an integral part of the arrival experience.

The simple plane of paving, marked to delineate tidal influences, extends into the Arena in the Northwest tradition of blurring the edge between inside and out.

Simple patterns mark pedestrian zones, entries and thresholds.

Tall deciduous trees with exceptional seasonal color create constantly changing patterns on the Arena façade with the seasonal weather systems.

Trees and low stone drumlins define the sequence of gathering areas from large to intimate.



PLAZA WATER CONCEPT

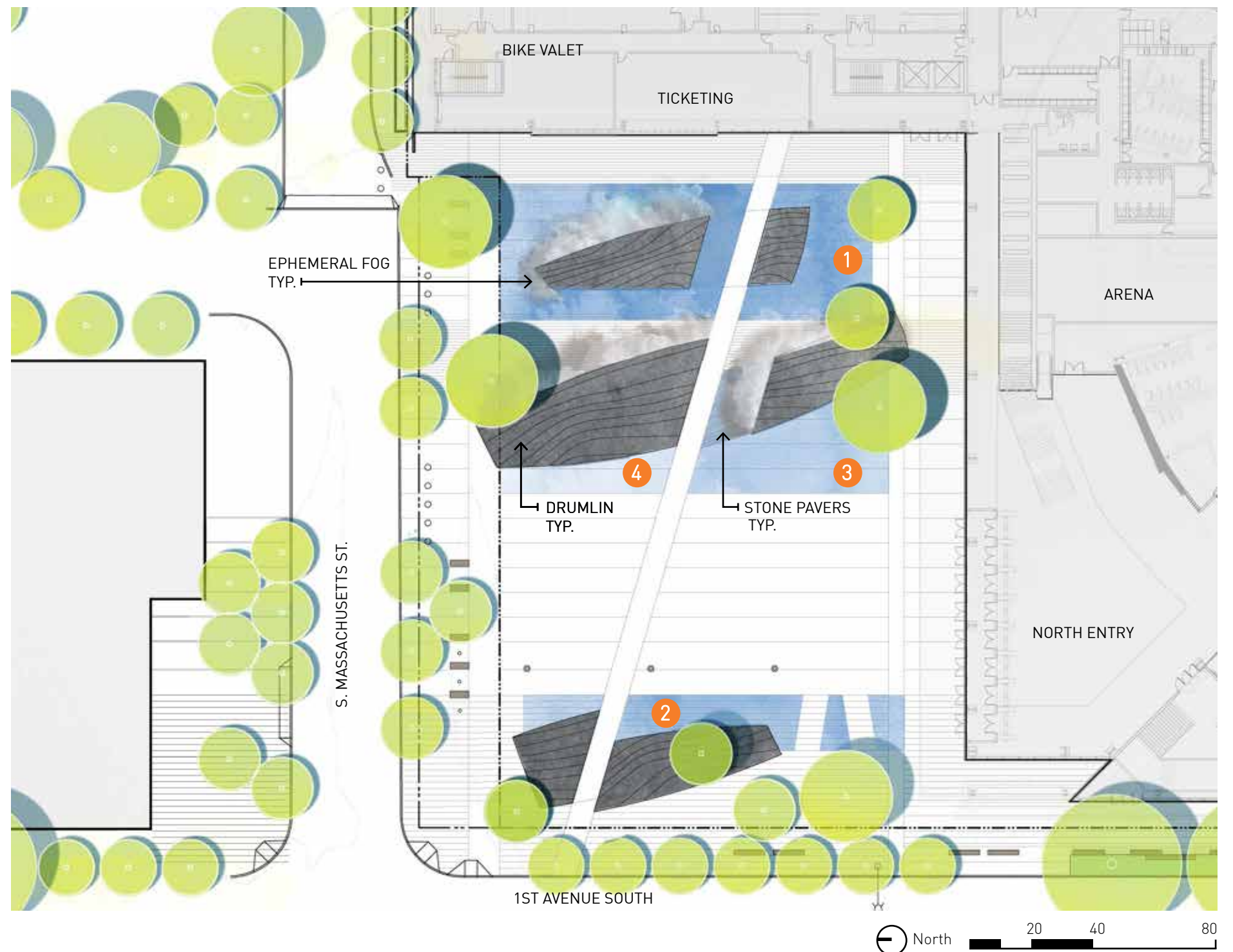
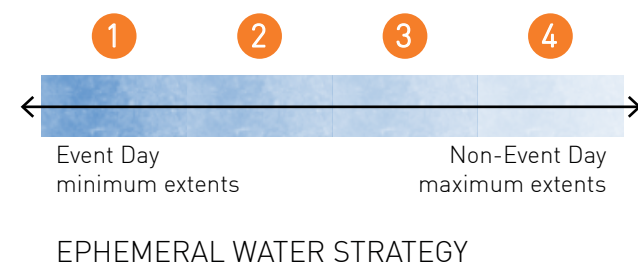
Water is added to the simple plane of paving, drumlins, and trees to amplify the powerful character of the Northwest.

Shallow sheets of water, some ephemeral and some permanent, create a changing experience.

Some days the plaza is dry and open and some days a drumlin becomes an island to climb on.

The simple use of water brings a rich complexity to the public plaza, reflecting the constantly changing Northwest sky, people, and the Arena.

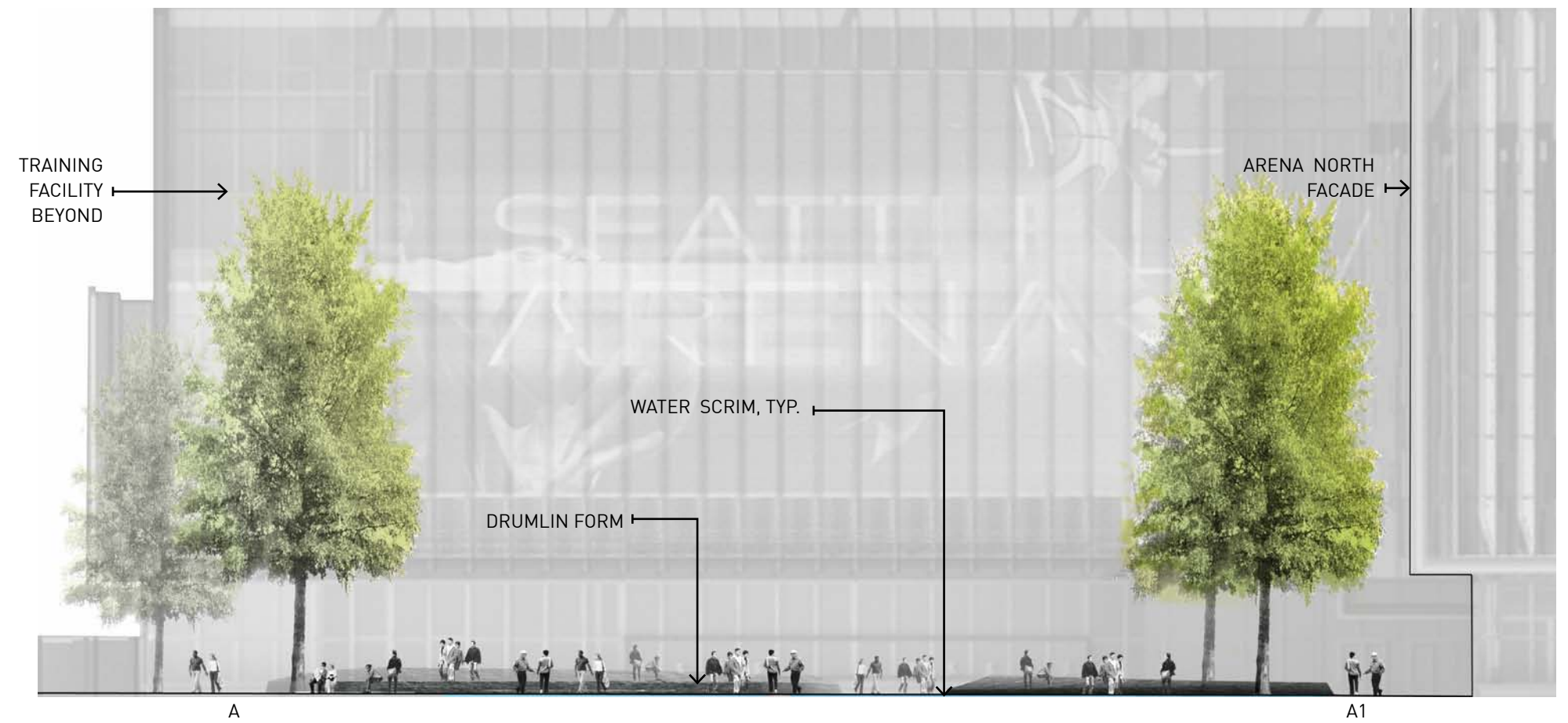
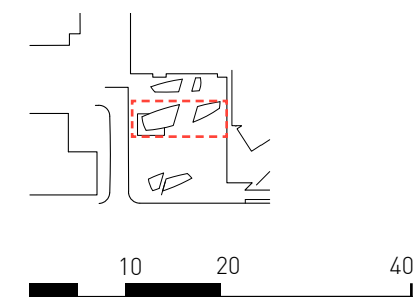
This simple gesture makes a vibrant place when empty and a subtle back drop for the throngs during event days.



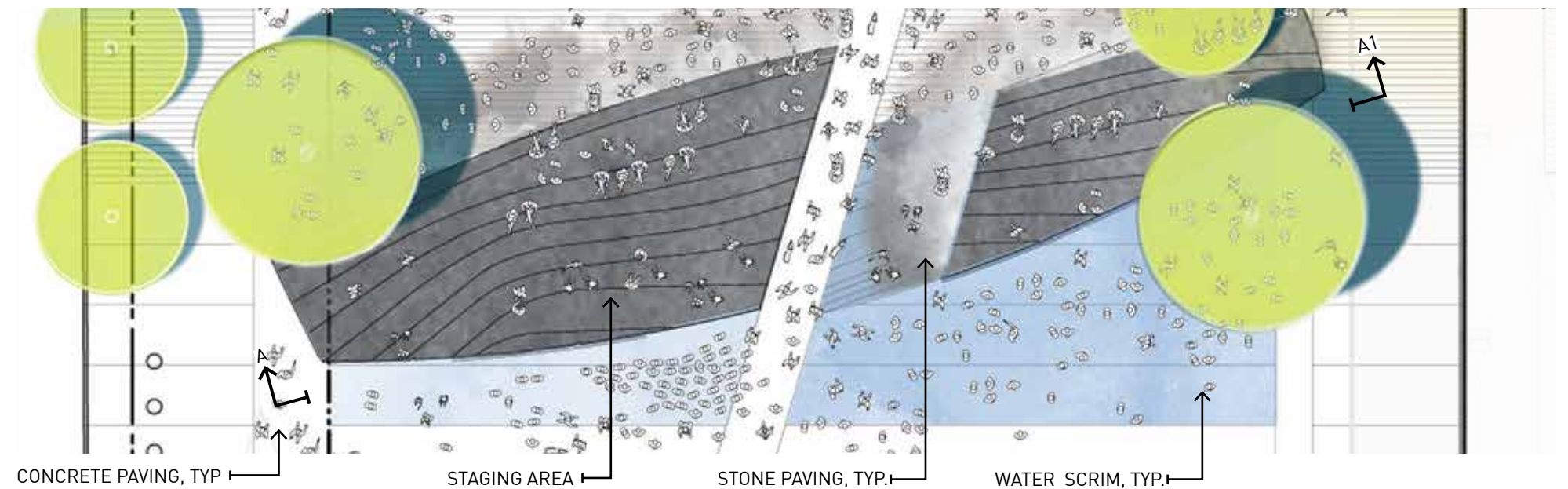
DRUMLINS

The glaciation of the Puget Sound Trough created north-south drumlins, leaving some protruding out of the tide flats and river deltas. The abstracted drumlins continue this pattern, lifting out of the paving and ephemeral water planes to create low stone platforms for human occupation, people watching and performance. On low use days, the combination of reflective water, low drumlins, trees and buildings create pedestrian scale and identity.

KEY PLAN



SECTION A-A1



DRUMLIN | FUNCTION & FORM

GLACIAL FORMS + PATTERNS

- forms carry north-south markings of glacial action
- drumlin as residual element within larger regional story
- references immense passage of time and landscape history of Pacific Northwest



GLACIAL LANDSCAPES



EDGES + TEXTURE

- variation in edge relationships with water suggests coastal patterns
- implied tidal influences
- substantial high quality textural materials



TEXTURE + EDGE PATTERNS



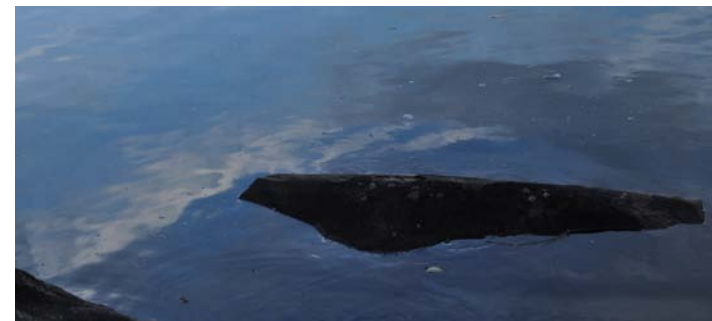
DRUMLIN | FUNCTION & FORM

WATER + LIGHT

- relationship of stone to water
- reflection and movement
- play of shadow and light
- ephemerality and change over time



COASTAL FORMS + LIGHT



USE + PROGRAM

- forms support flexibility in program and use
- support creation of 'human topography' and eddies of activity during high use
- subsets of space provide pedestrian scale and allow intimate to highly social uses



HUMAN USE











OVERALL PLAN | SITE

The Seattle Arena is located on Seattle's historic tide flats between the glacial drumlins of West Seattle and Beacon Hill.

These forms, coupled with Puget Sound lowland forest, water in the form of a tidal influenced water table, fault line uplift and depressions, and silver colored Elliott Bay are critical to regional identity.

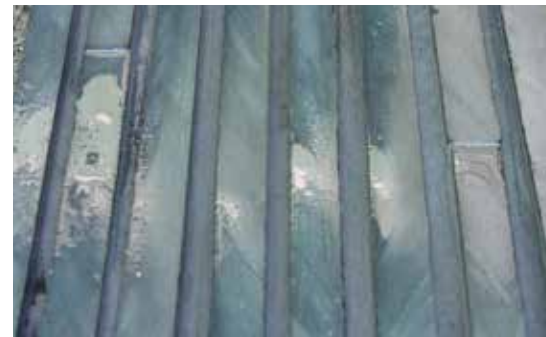
The site strategy uses these features as points of departure to create place and form.

Stone drumlins lift out of the plane of paving, providing areas for gathering, a stage, and various scaled public space.

Groves of trees provide scale, grandeur and a connection to the seasons.

Water creates ephemeral sheets on the paved surfaces, reflecting sky, arena and people.

These are simple regional attributes used in an abstracted form to make this arena specific to Seattle.



WATER SCRIM ON PAVING



REFLECTION ON WATER



PUGET SOUND DRUMLINS



STONE DRUMLIN



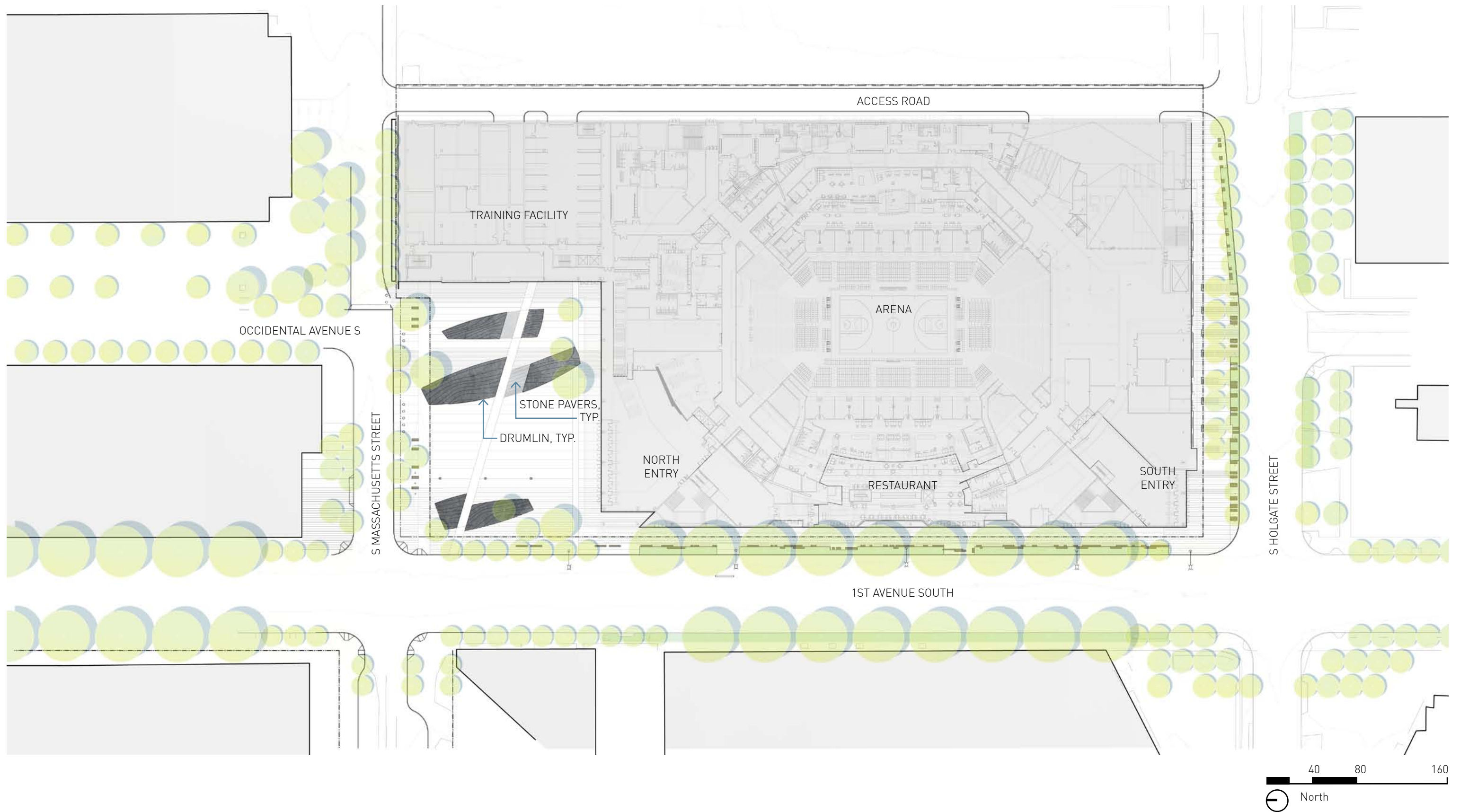
DRUMLIN FORMS



LINEAR PAVING



SEASONAL COLOR



OVERALL PLAN | TREES

Plaza trees are a mix of majestic conifers and deciduous trees with seasonal color inspired by Puget Sound lowland forests. They establish pedestrian/plaza scale continuum.

Street trees along 1st Avenue S. are large and umbrageous. They define , and support , the continuation of the 1st Avenue corridor from Pioneer Square.

Tall, columnar trees along Holgate Street visually establish the Stadium District's south gateway from near and far.



SEASONAL COLOR



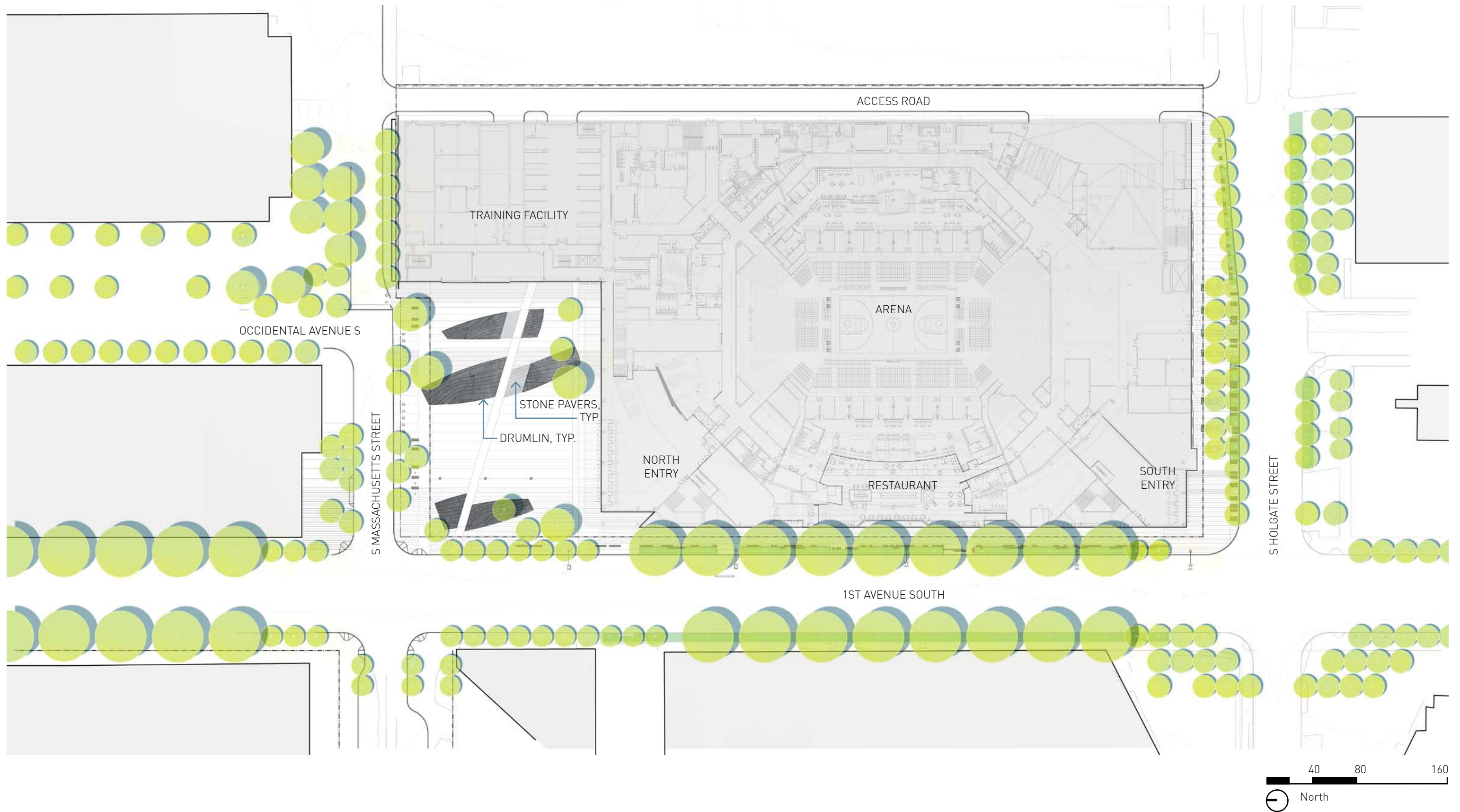
VERTICAL FORM



PNW FOREST TYPOLOGY



DISTRICT STREET TREES



OVERALL PLAN | WATER + FOG

Thin scrims of water create sheen and reflect light off dark stone and sawcut concrete. Reflections of building, sky and people create constant change.

During times of lower use, fog emerges from the drumlins to the east. The misty atmosphere plays with light and drumlin silhouettes, in homage to early mornings in the Puget Sound basin.



EPHEMERAL MIST



SEASONAL PATTERNS



ARCHITECTURAL FORM



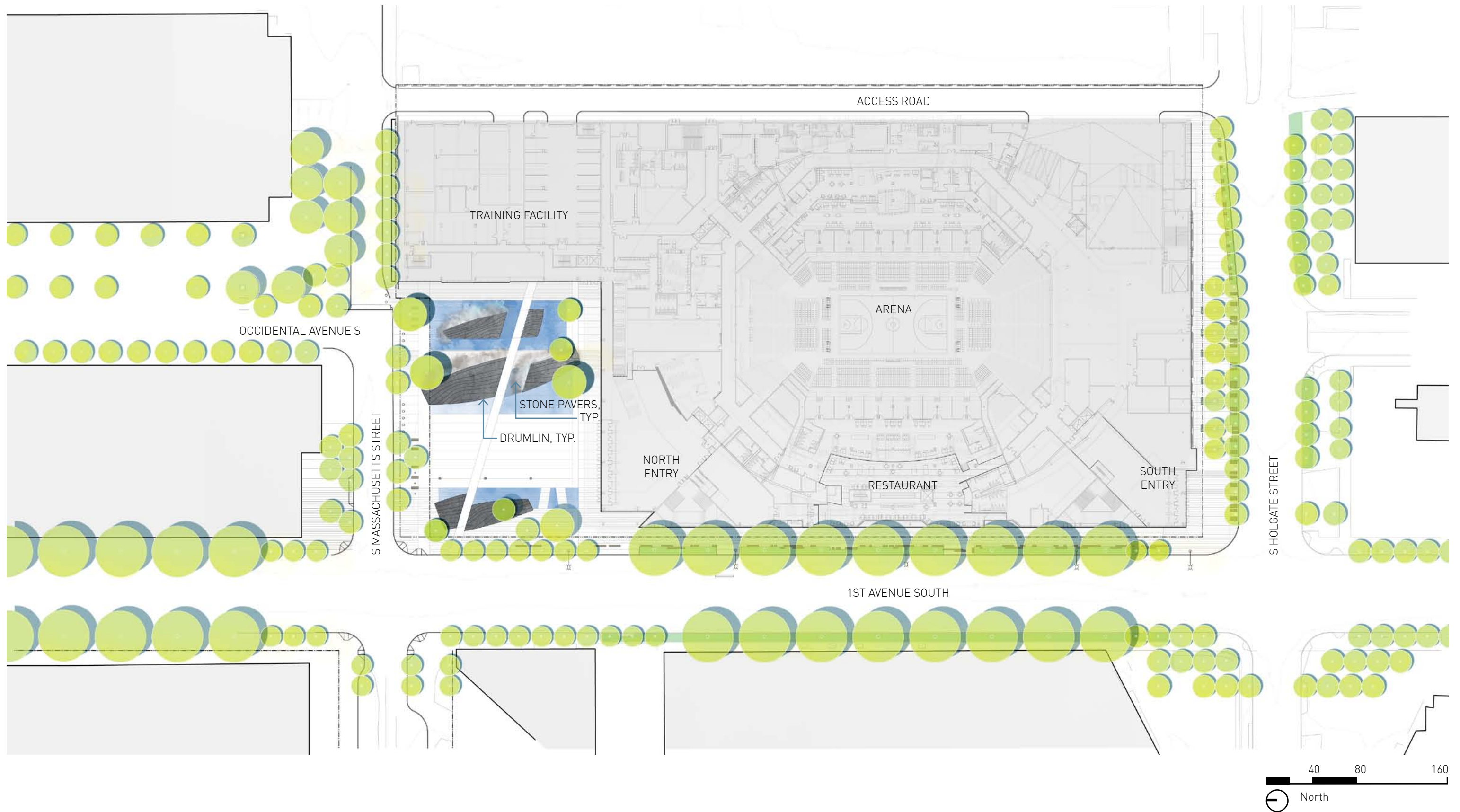
REFLECTIVITY



WATER SCRIM



RAIN



MATERIALS | LANDSCAPE

Plants provide urban scale, seasonal pattern and ecological function from roof, to wall to ground plane.

STREET TREES



SEASONAL COLOR



RHYTHM + SCALE

PLAZA TREES



SCALE + REGIONAL REFERENCE



PLANTINGS



TEXTURE + MASS



RAINWATER TREATMENT



SEASONAL COLOR

ROOF + WALLS



VINES



GREENWALLS



SEDUM GREENROOF

MATERIALS | PAVING + FURNISHINGS

Carefully crafted durable concrete, stone and water is the simple, texturally rich material palette. These are selected for the capacity to be crafted, provide human scale and support the design concept.

WATER + MIST



WATER + EDGE + REFLECTED LIGHT

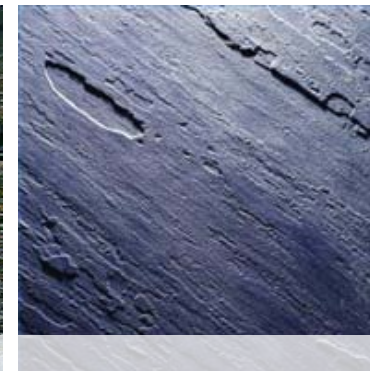


MIST

DRUMLIN



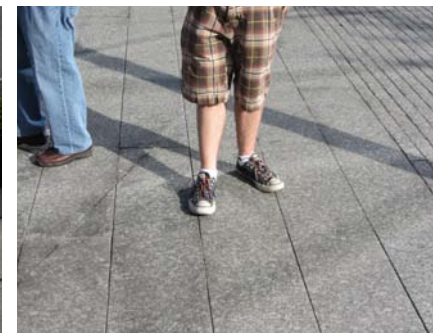
STONE DRUMLIN



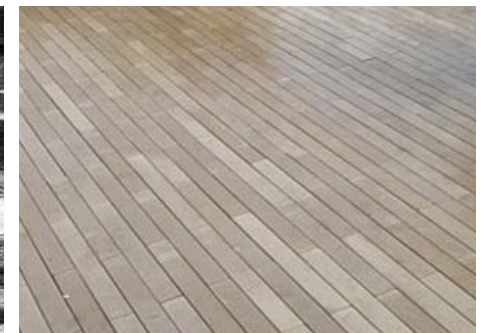
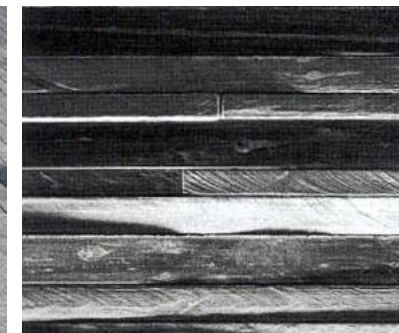
PAVING



CONCRETE PAVING



STONE PAVING



PRECAST PERMEABLE PAVING

FURNISHINGS



SEATING



GREEN ROOF + WALLS

The diverse palate of sturdy, long-lived vines provides texture, pedestrian scale and constant seasonal change. Sedums create a continuous green roof surface and provide ecological function and seasonal change.



SEDUM (GREEN ROOF)



SEDUM (GREEN ROOF)



HOPS



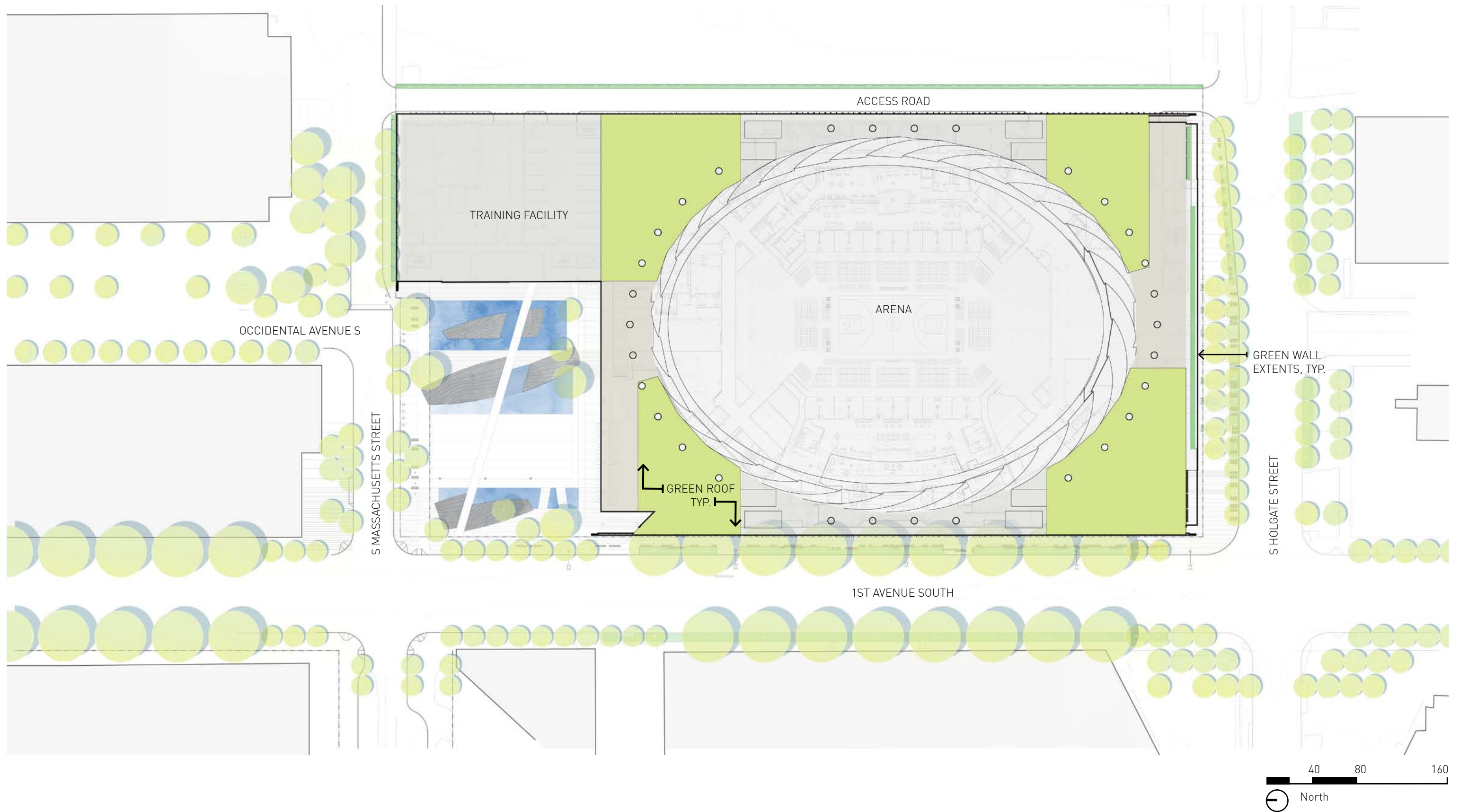
GREENWALL



BOSTON IVY

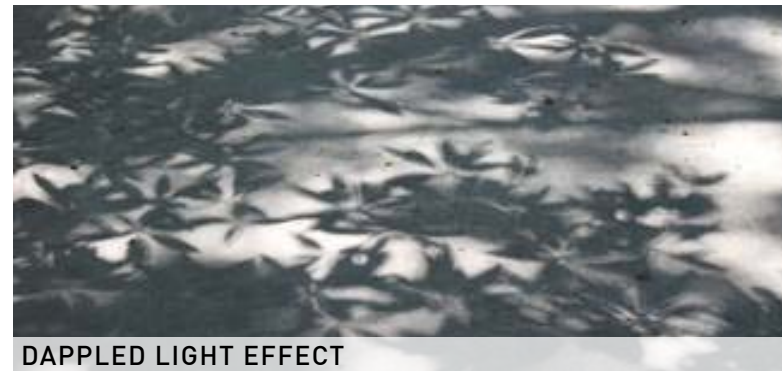


CLEMATIS

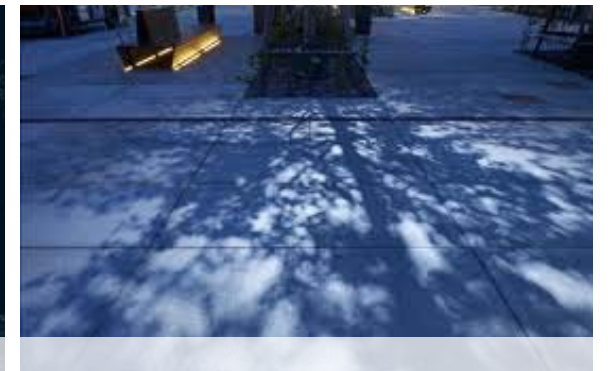
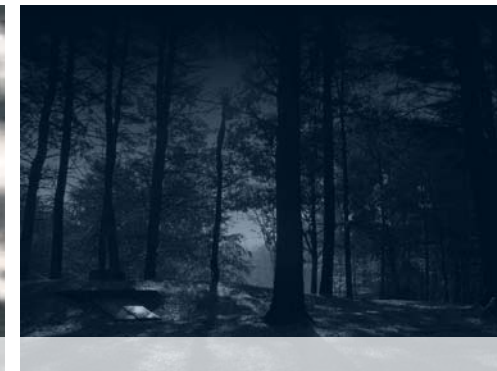


EXTERIOR LIGHTING

Exterior lighting provides for safe use, experiential character, and identity of place. Soffit lights wrap the open space on the east and south edges to frame the plaza, provide pavement light wash, and pedestrian scale. The North Entry is marked by a wide lit paving plane extending north to S. Massachusetts Street, provided by large scale pole lights. The scrims of water reflect the color of the light and of the city, and arena. Small, discreet fixtures illuminate the “fissures” in the stone features.

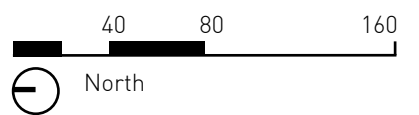


DAPPLED LIGHT EFFECT



GOBO PROJECTOR FIXTURE

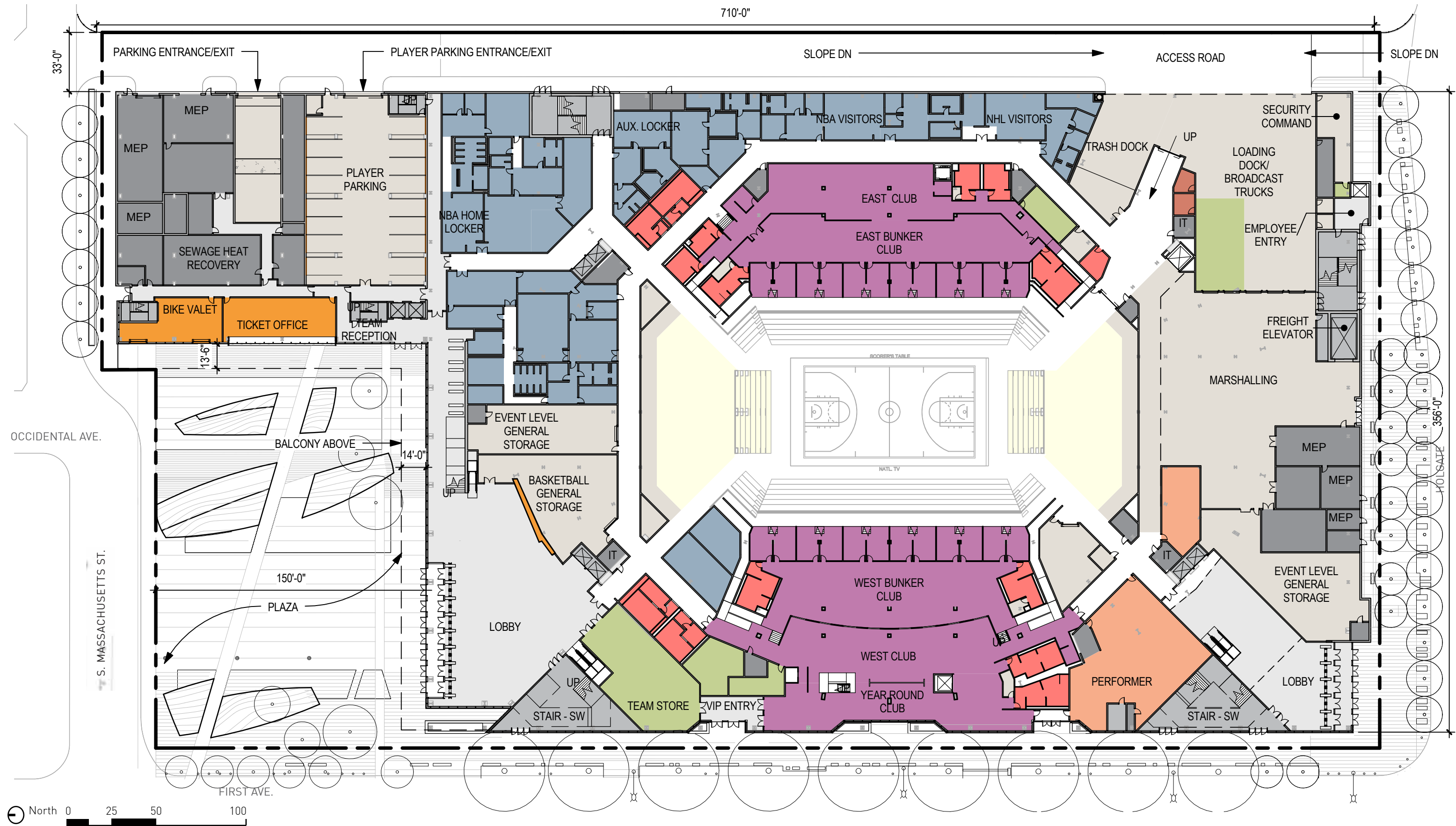


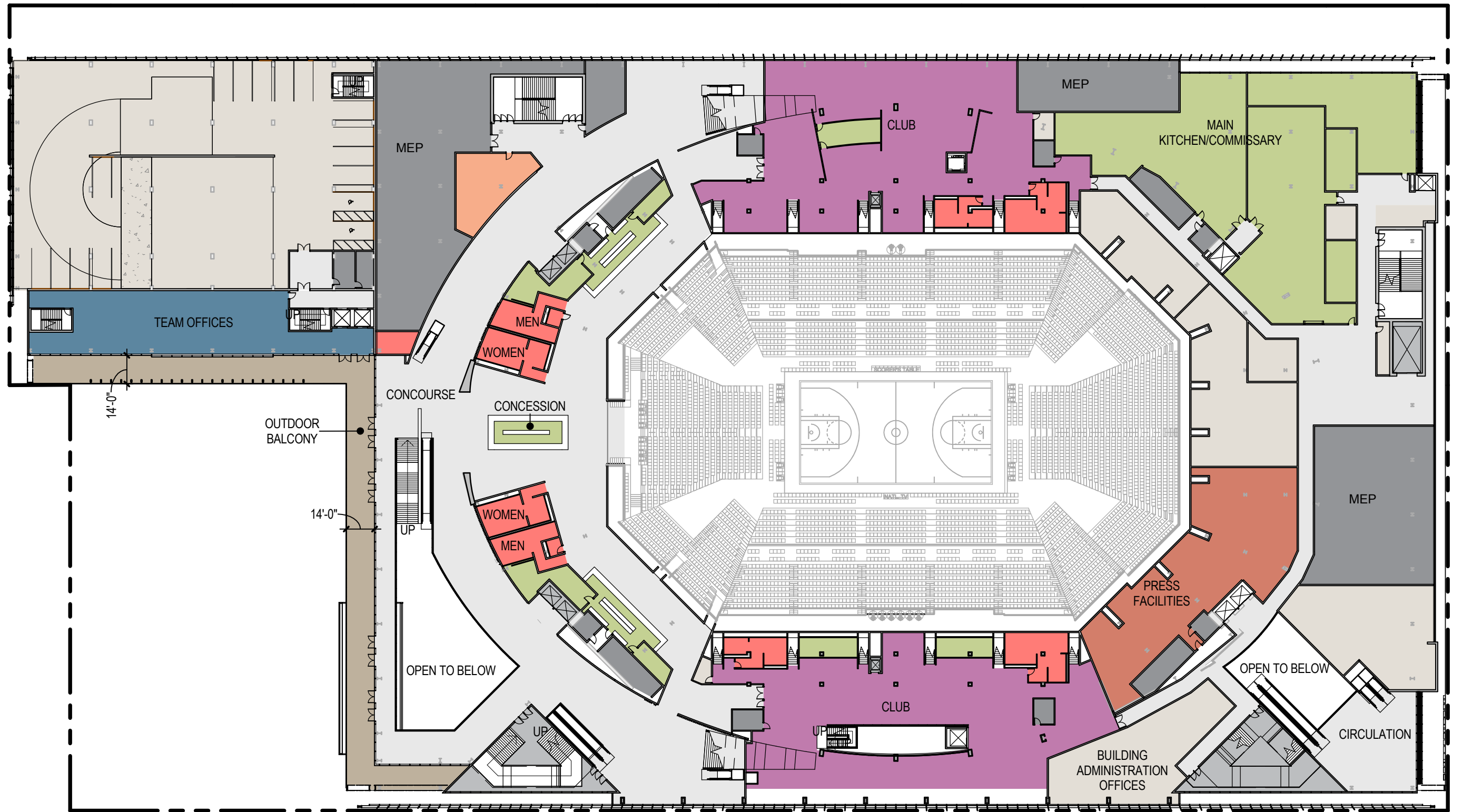


5.0 ARCHITECTURE

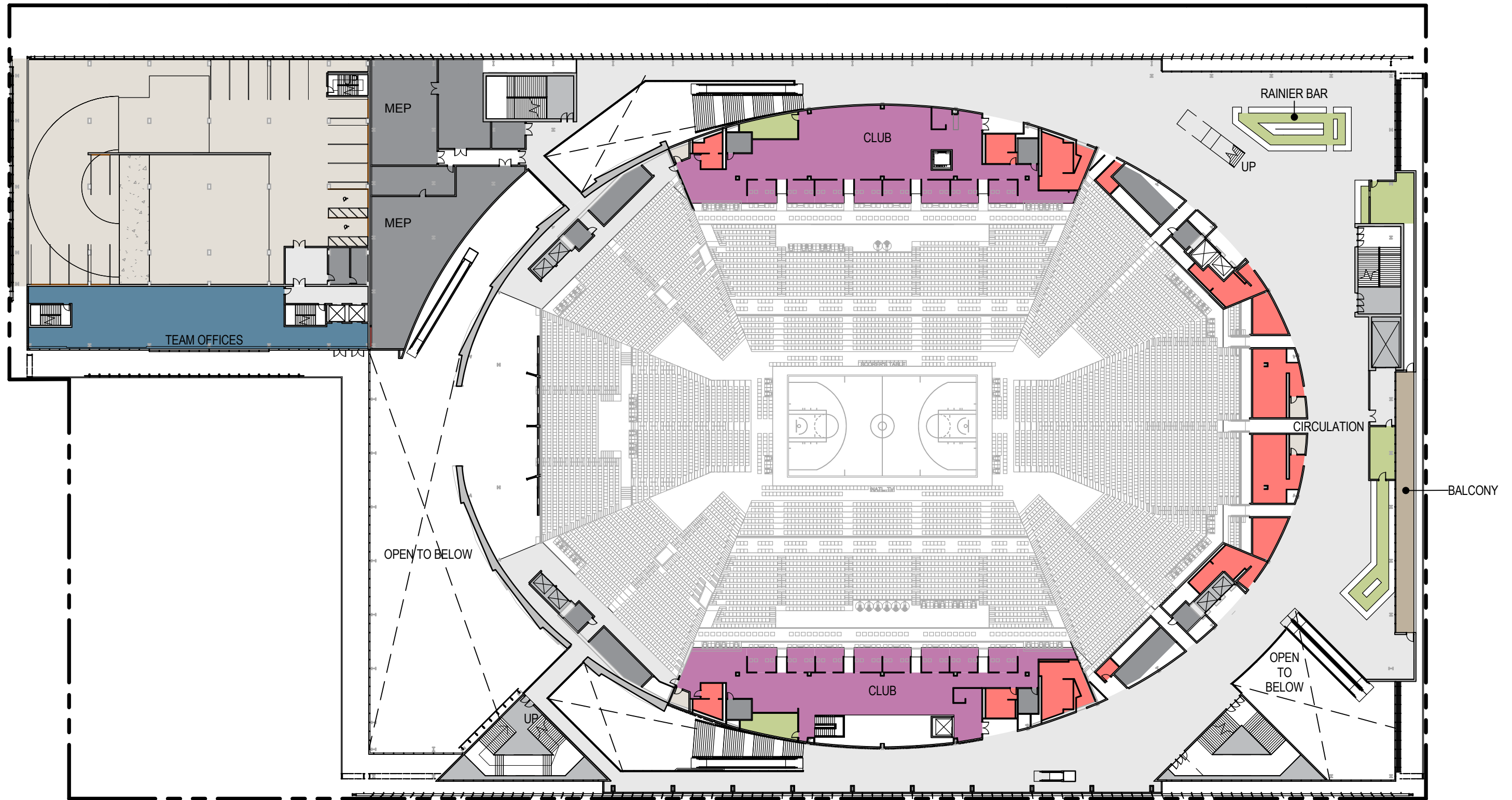






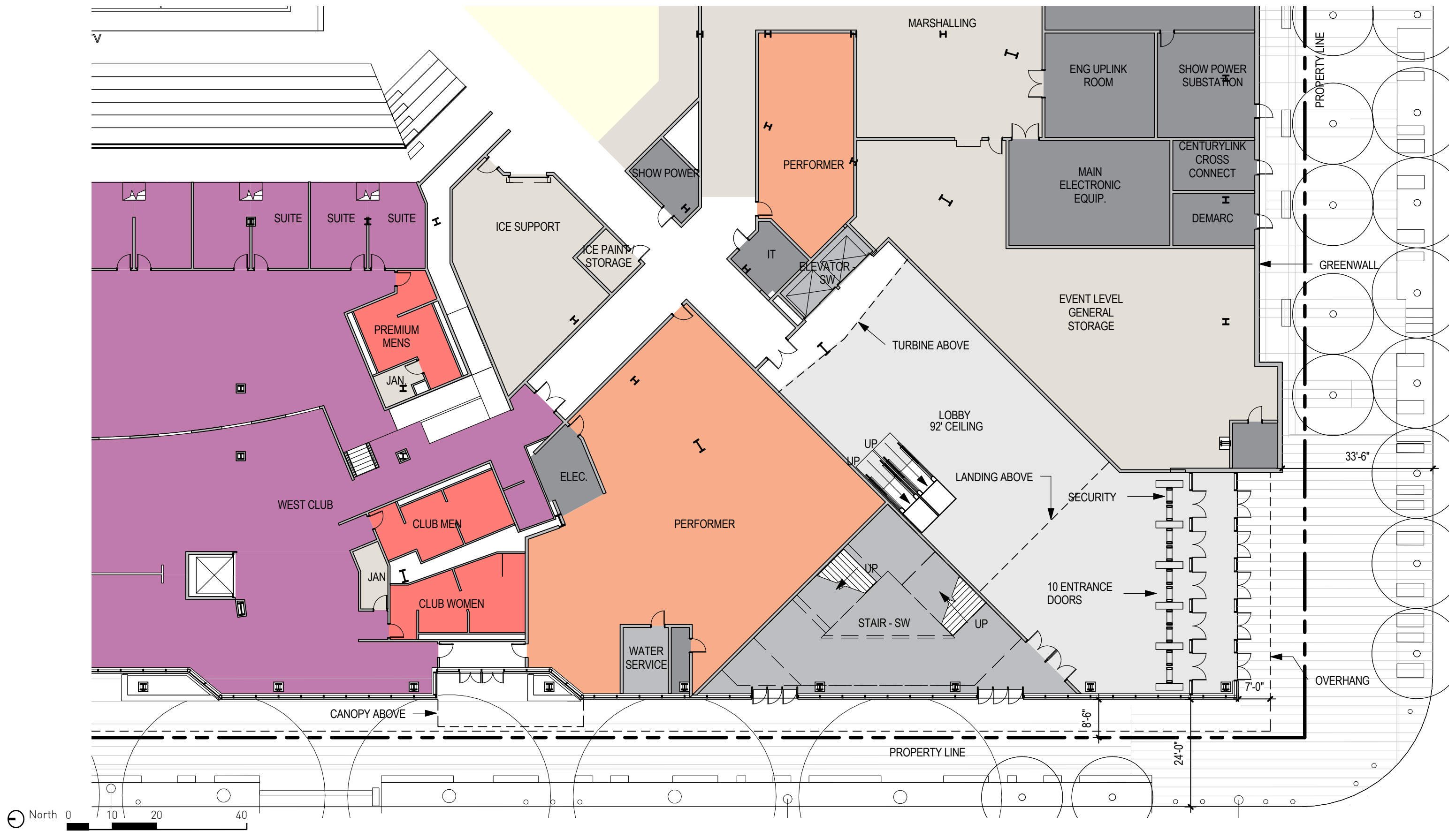


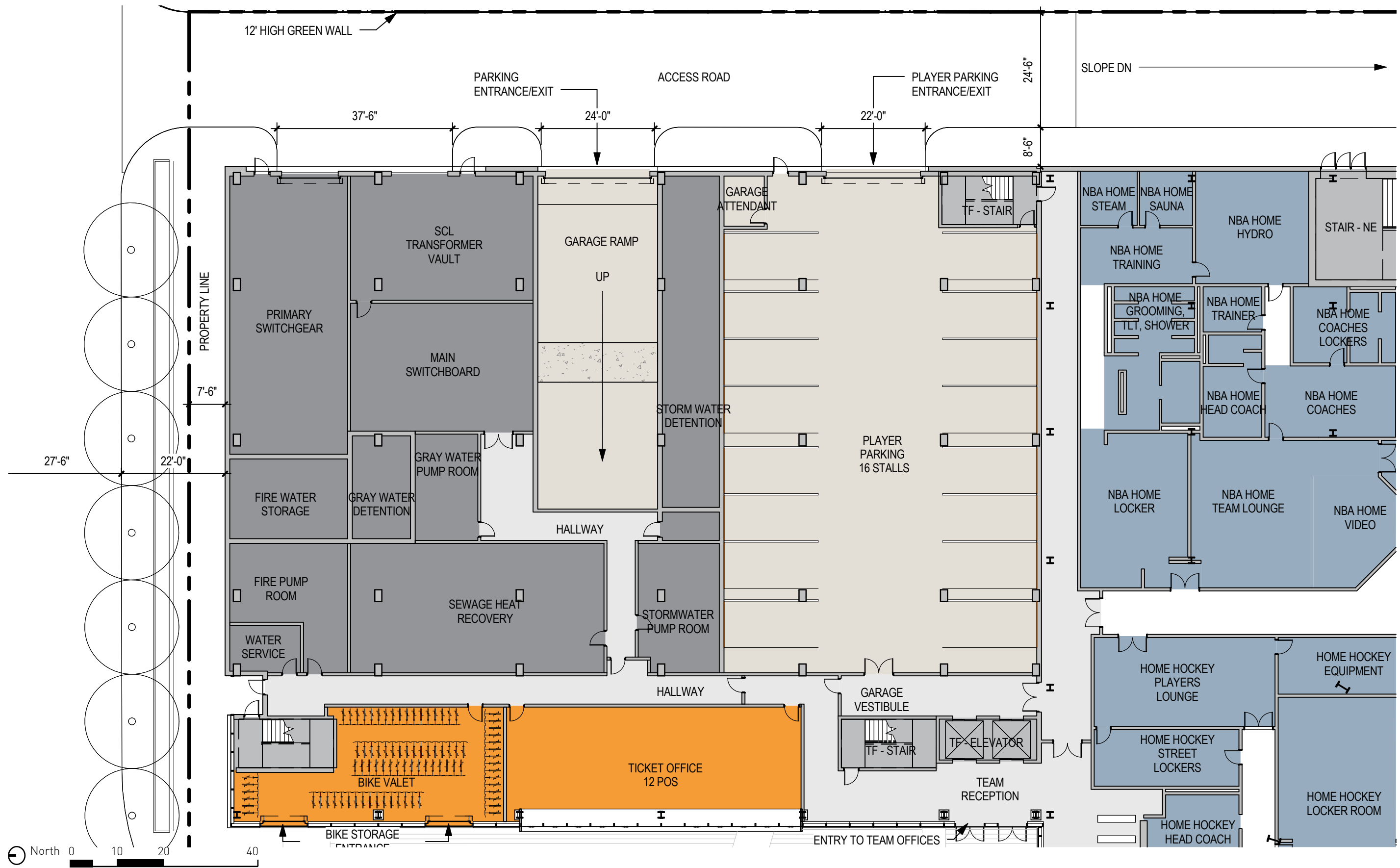
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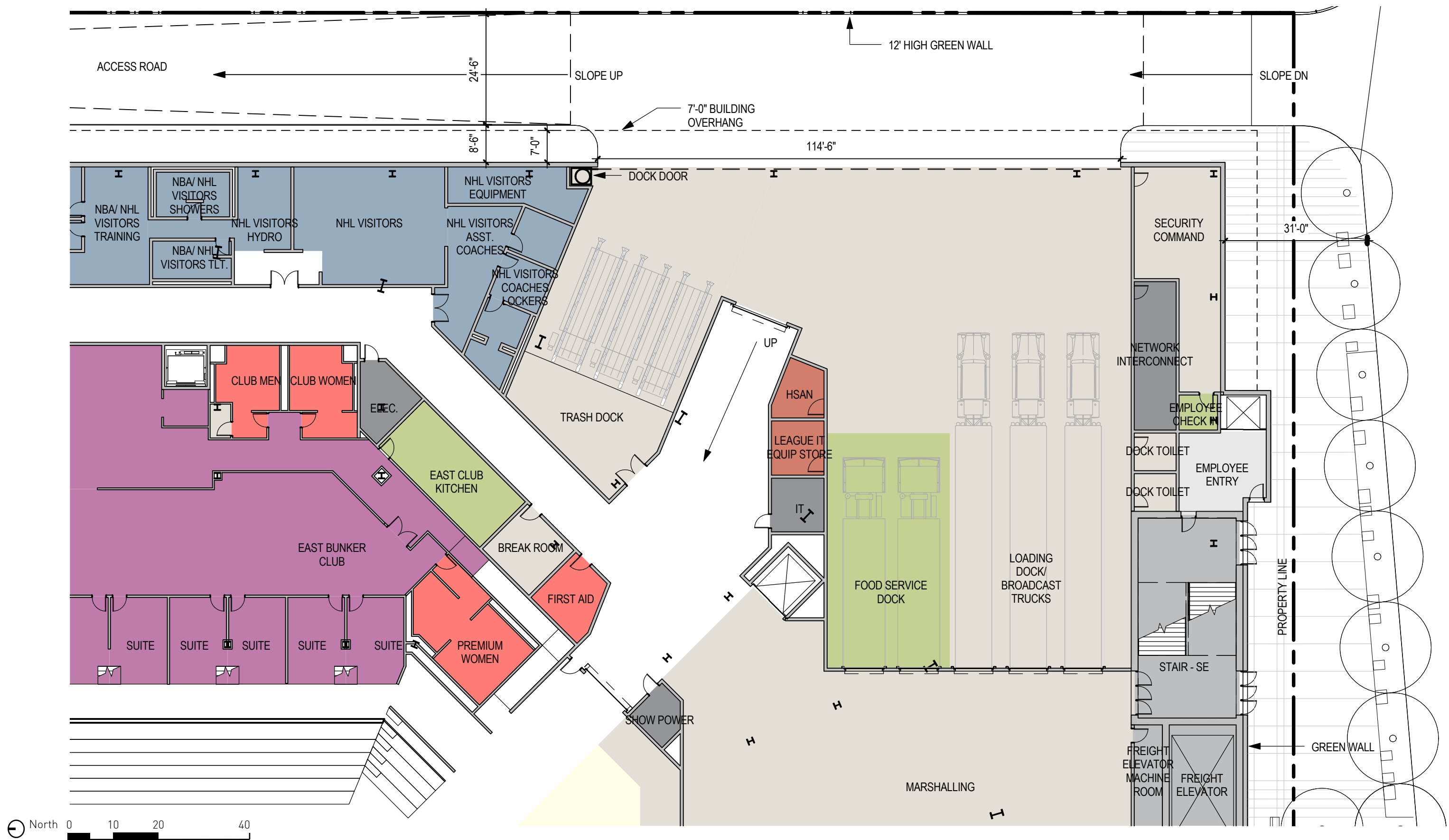


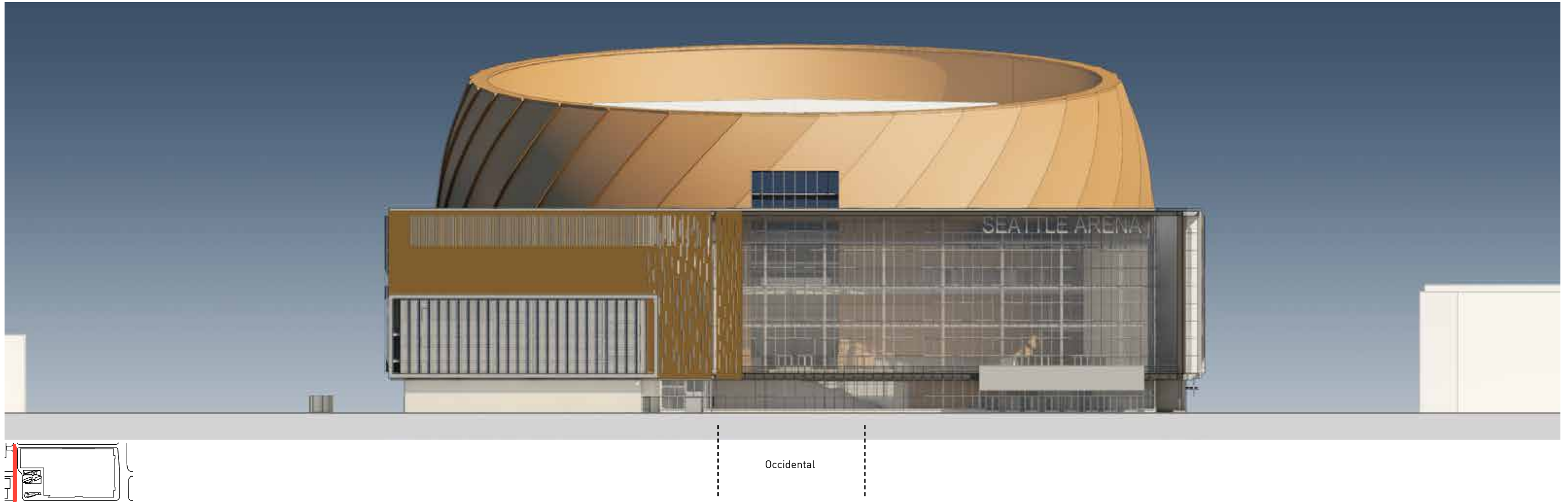
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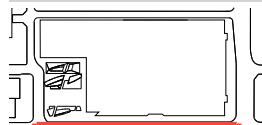
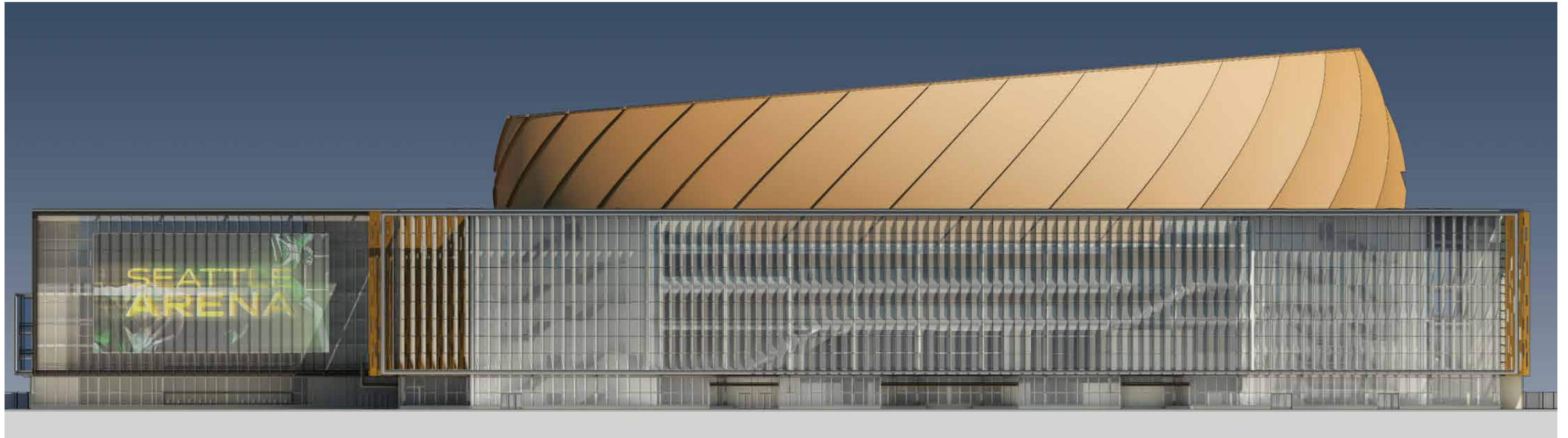


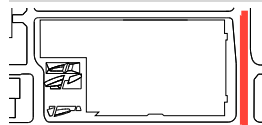
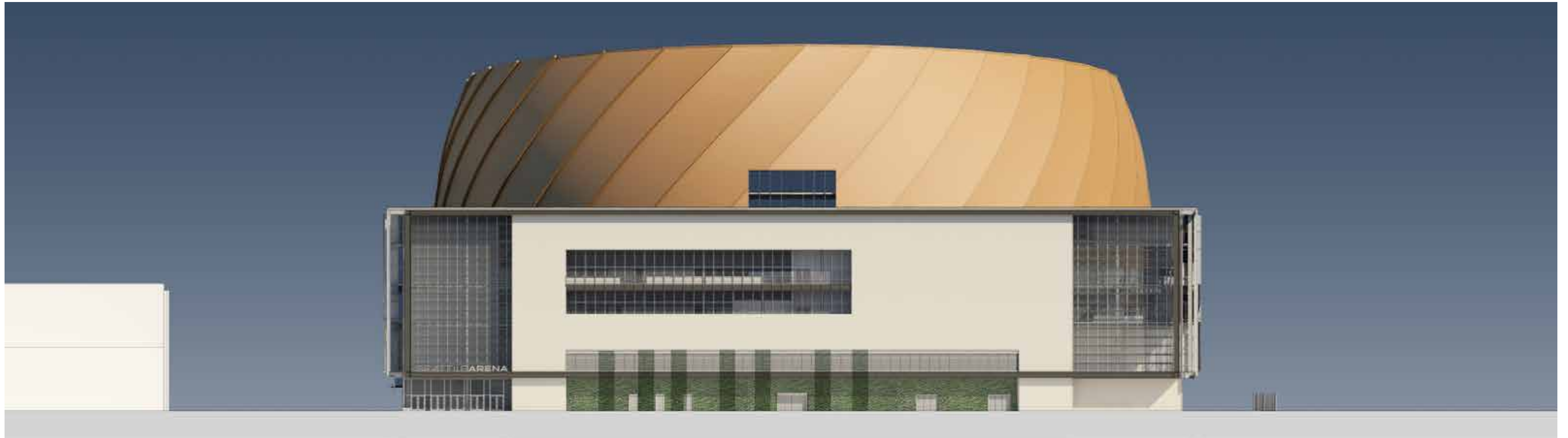


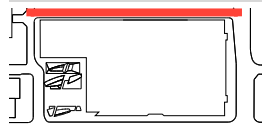
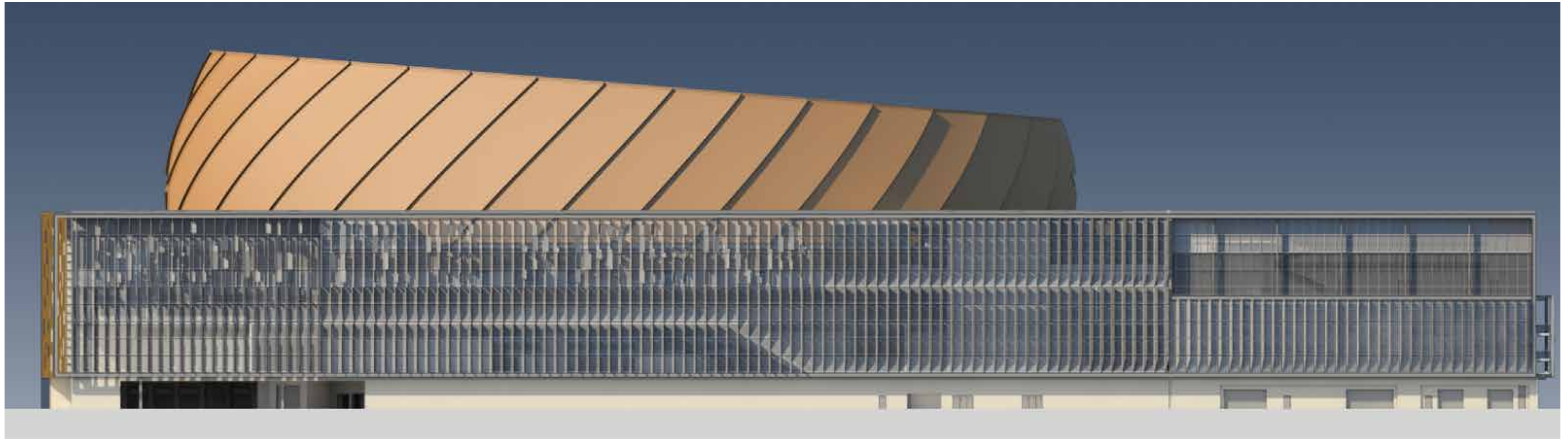


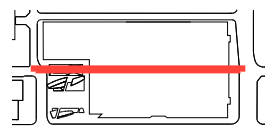
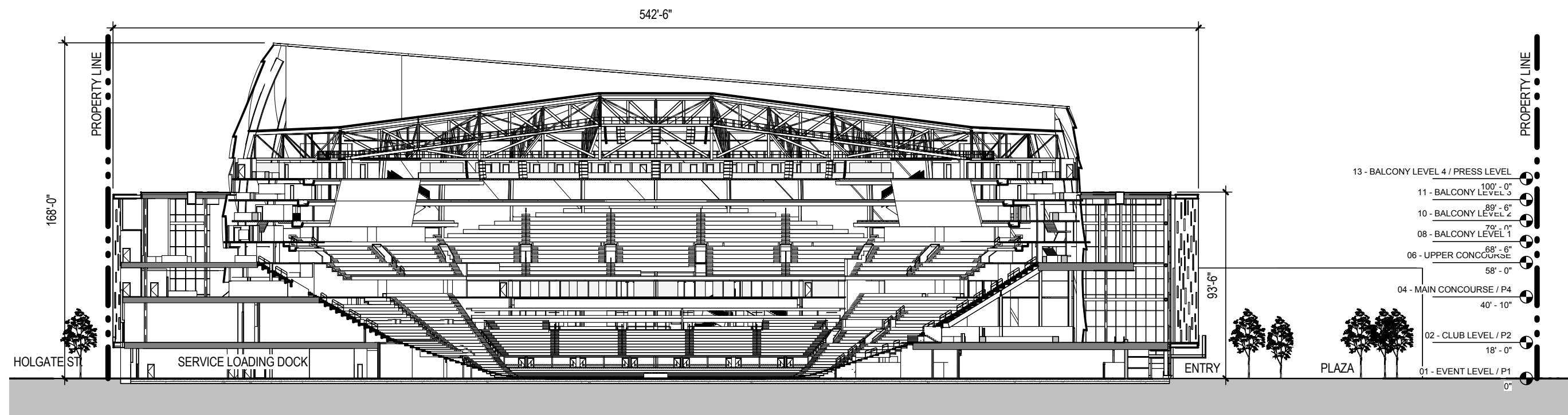












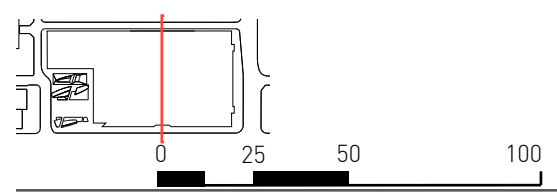
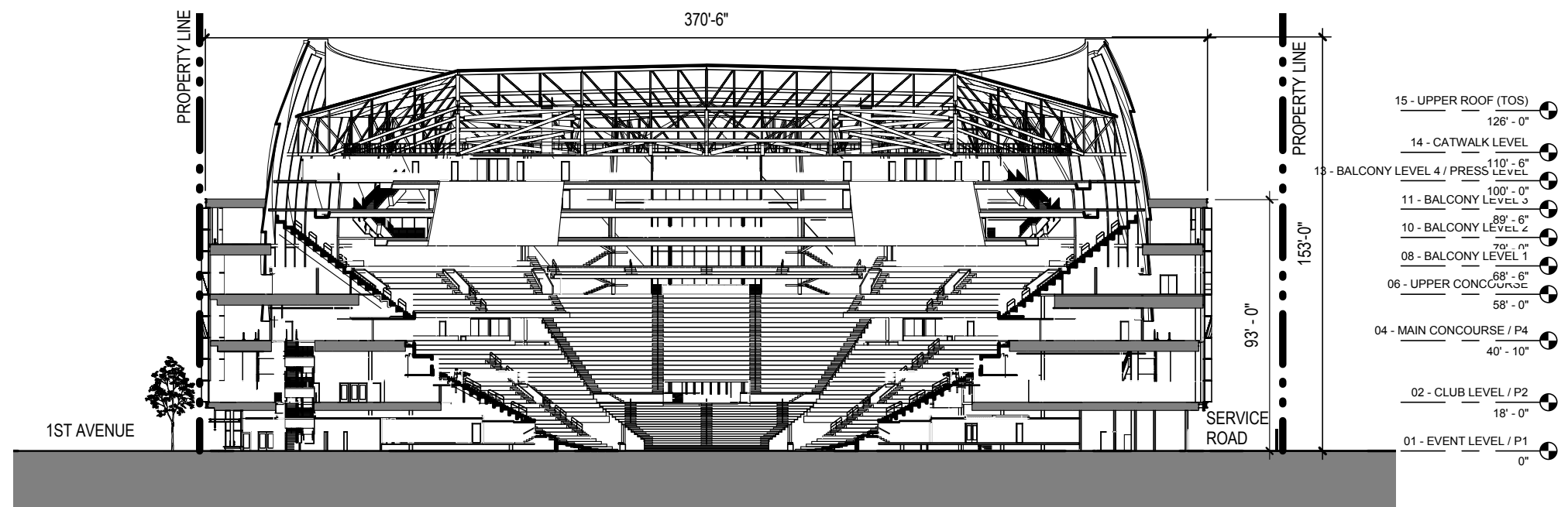
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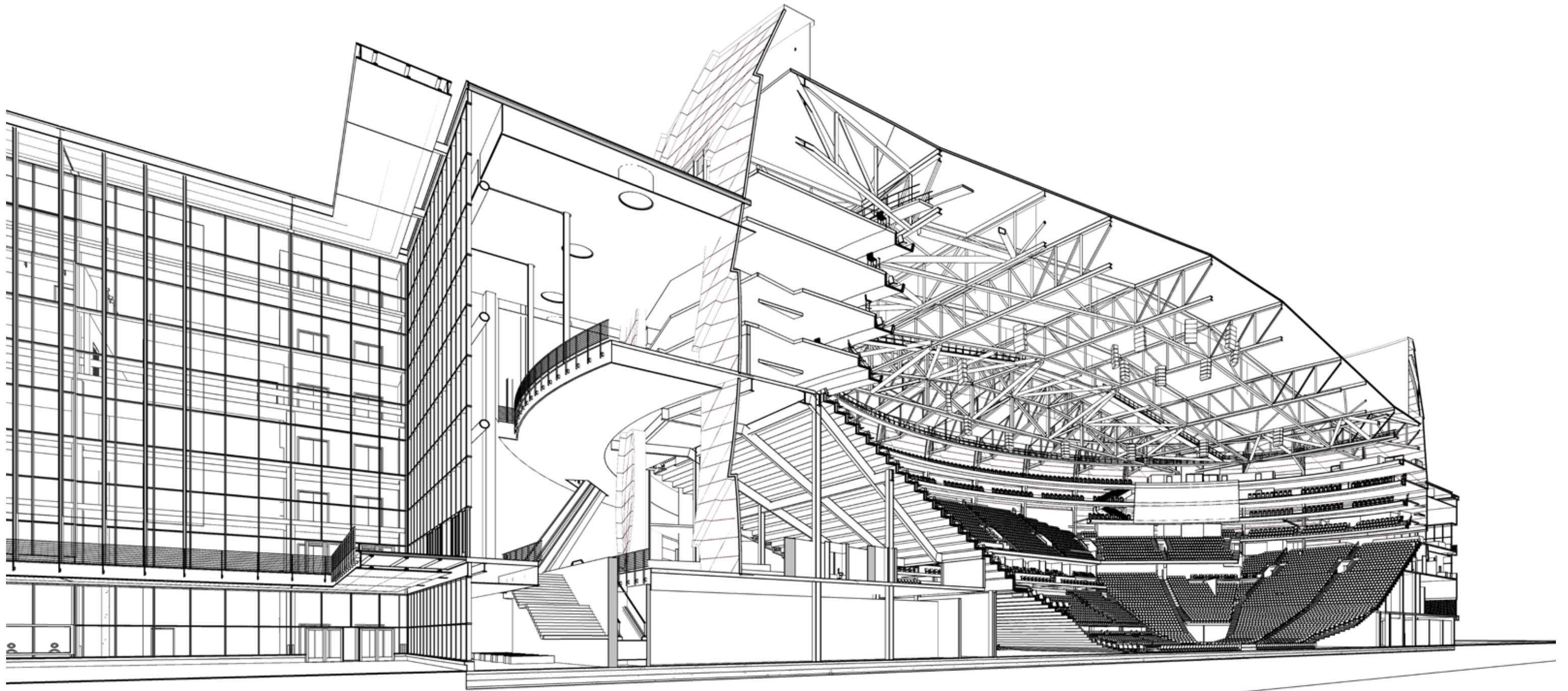


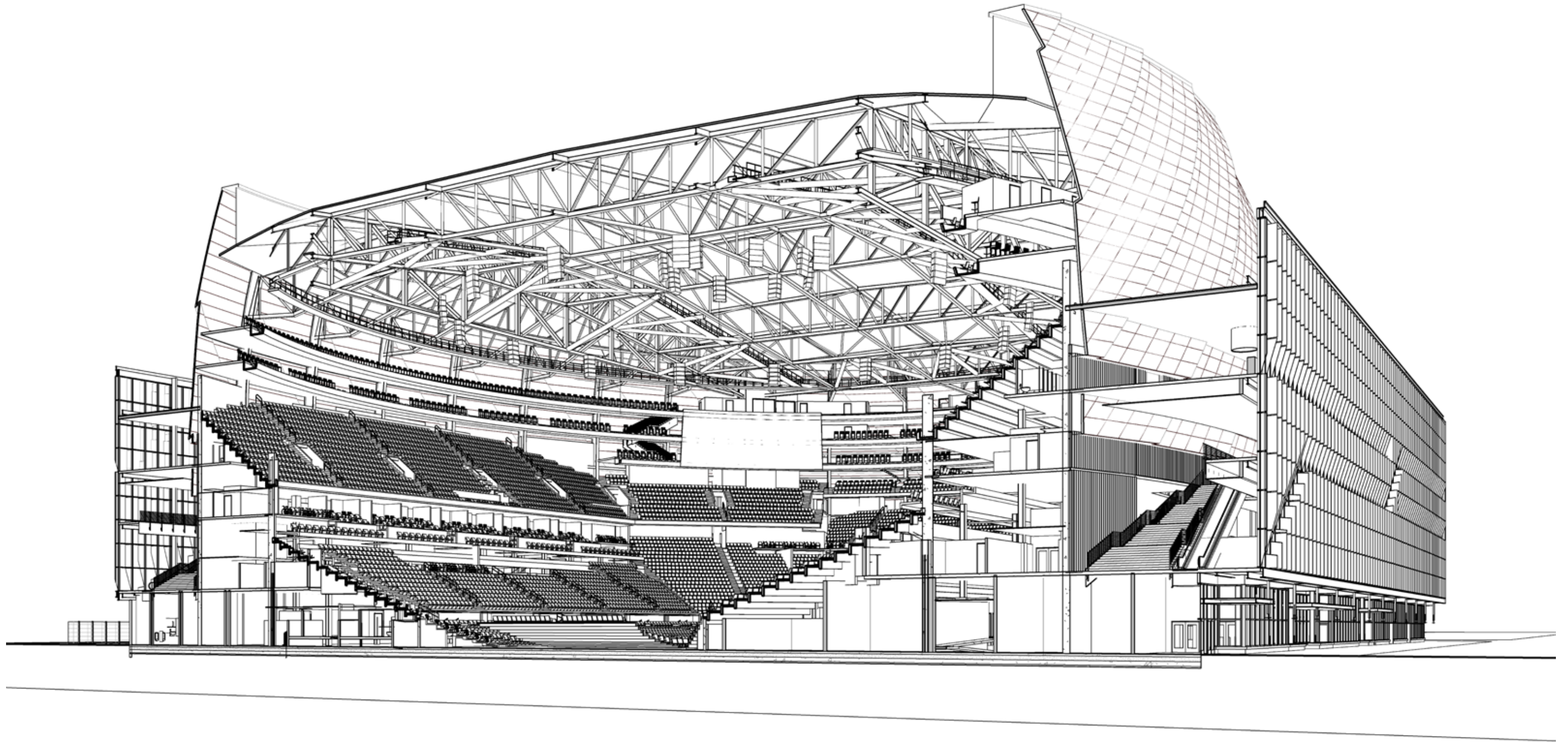
SWIFT COMPANY LLC

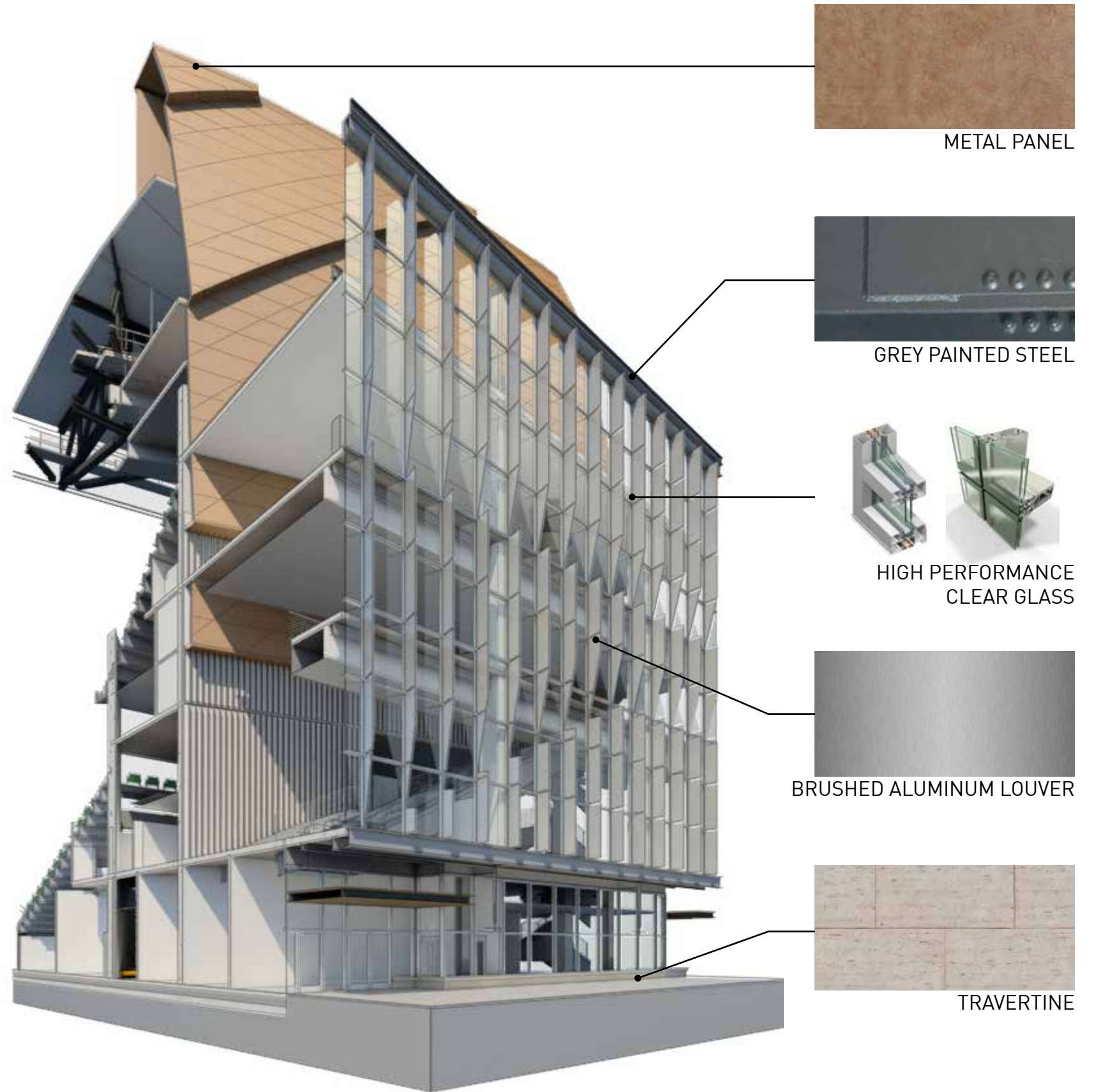
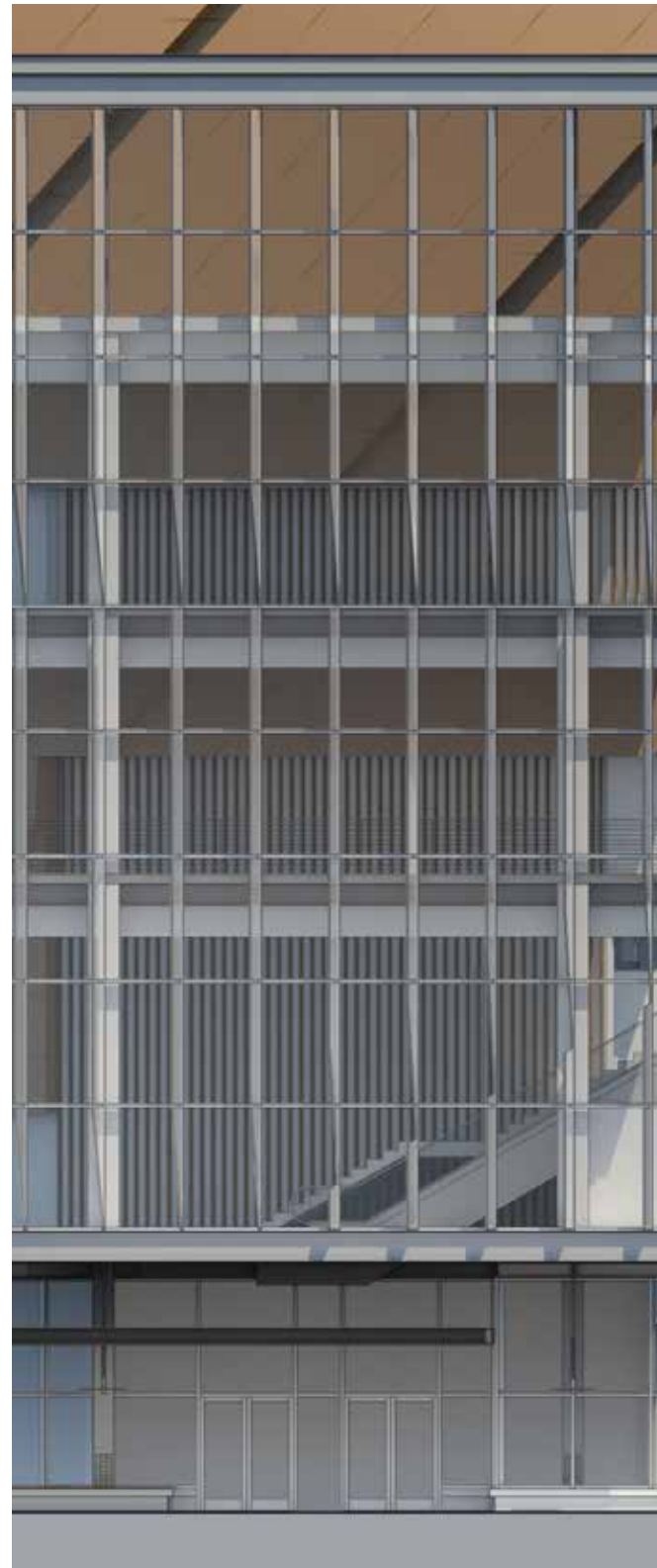
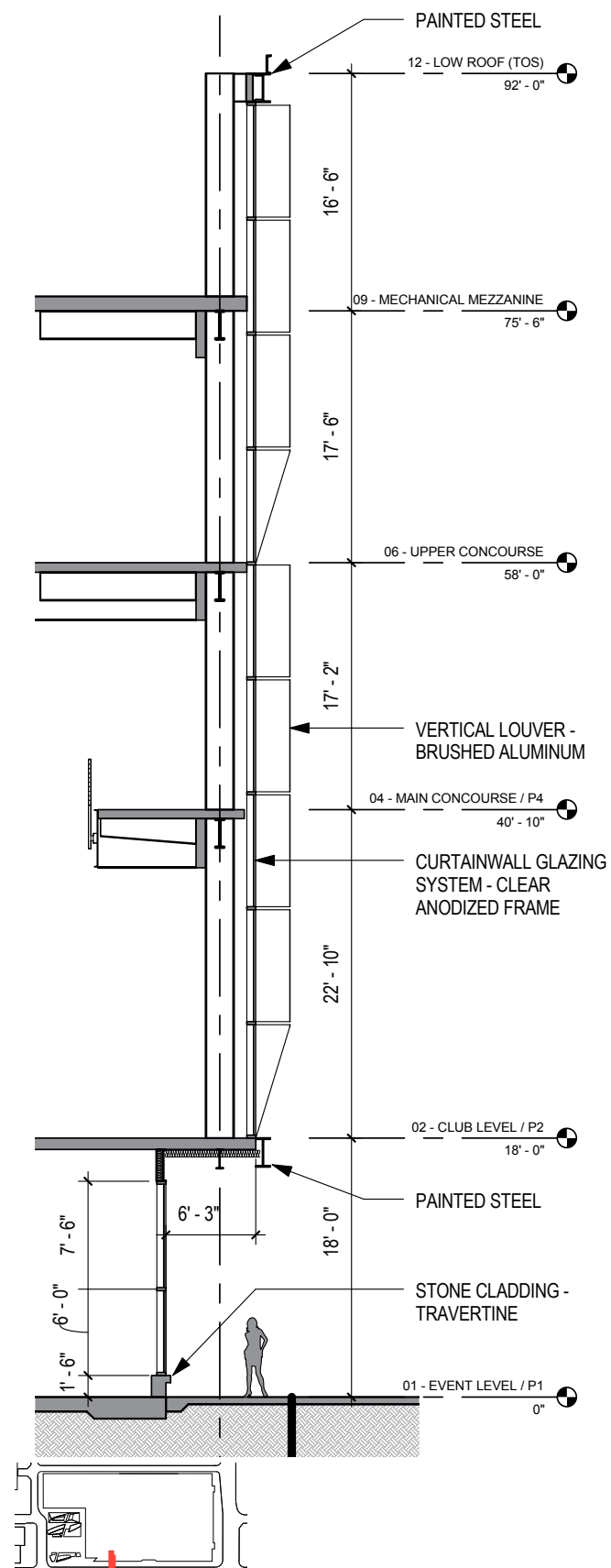
SEATTLE ARENA

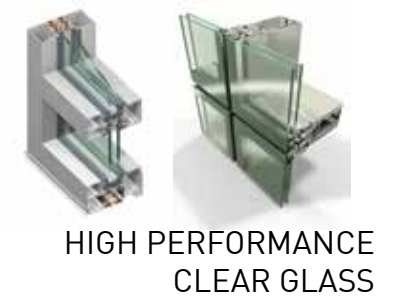
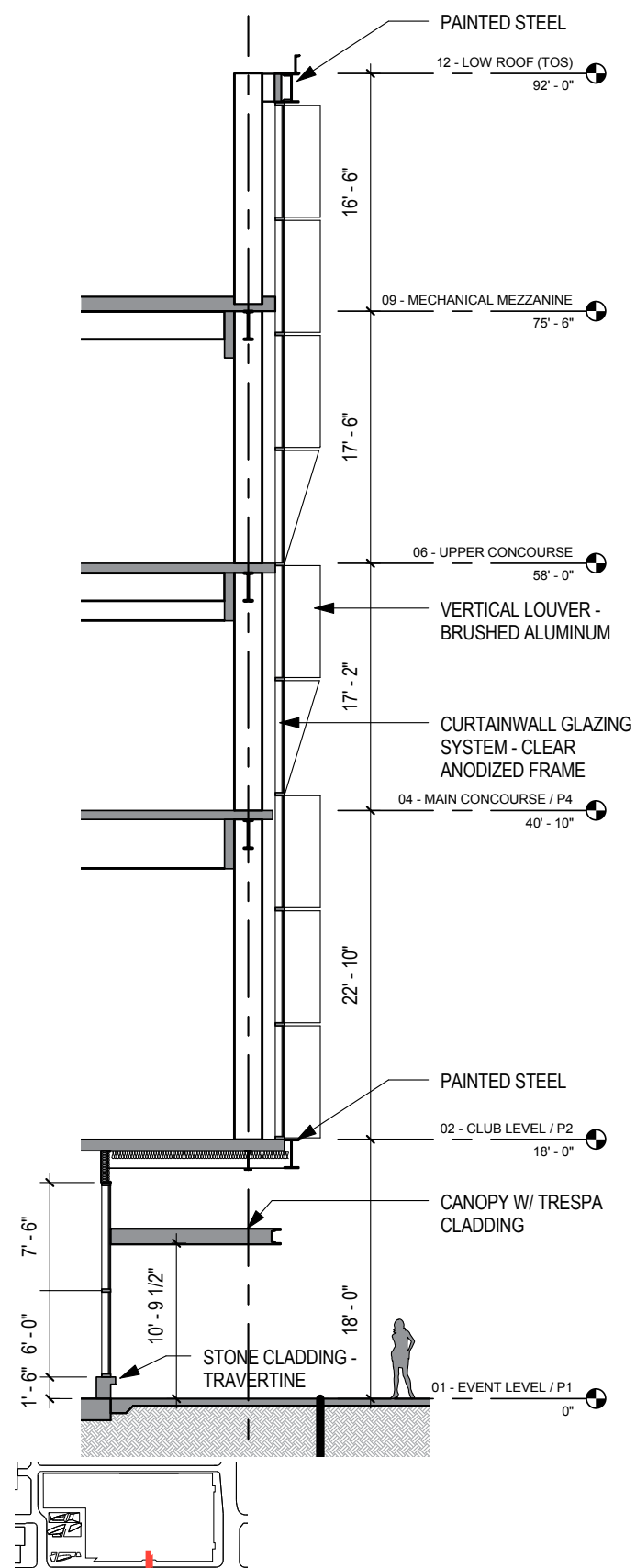
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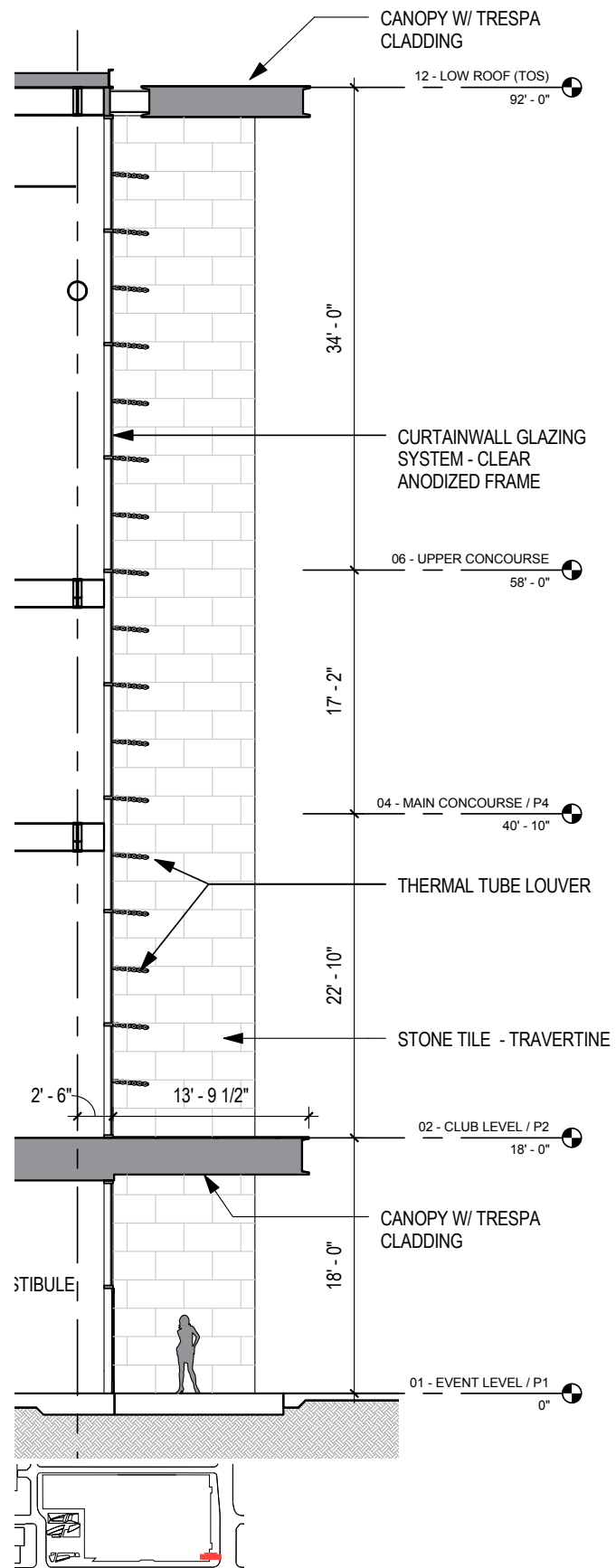












SEDUM ROOF



DARK WALNUT TRESPA



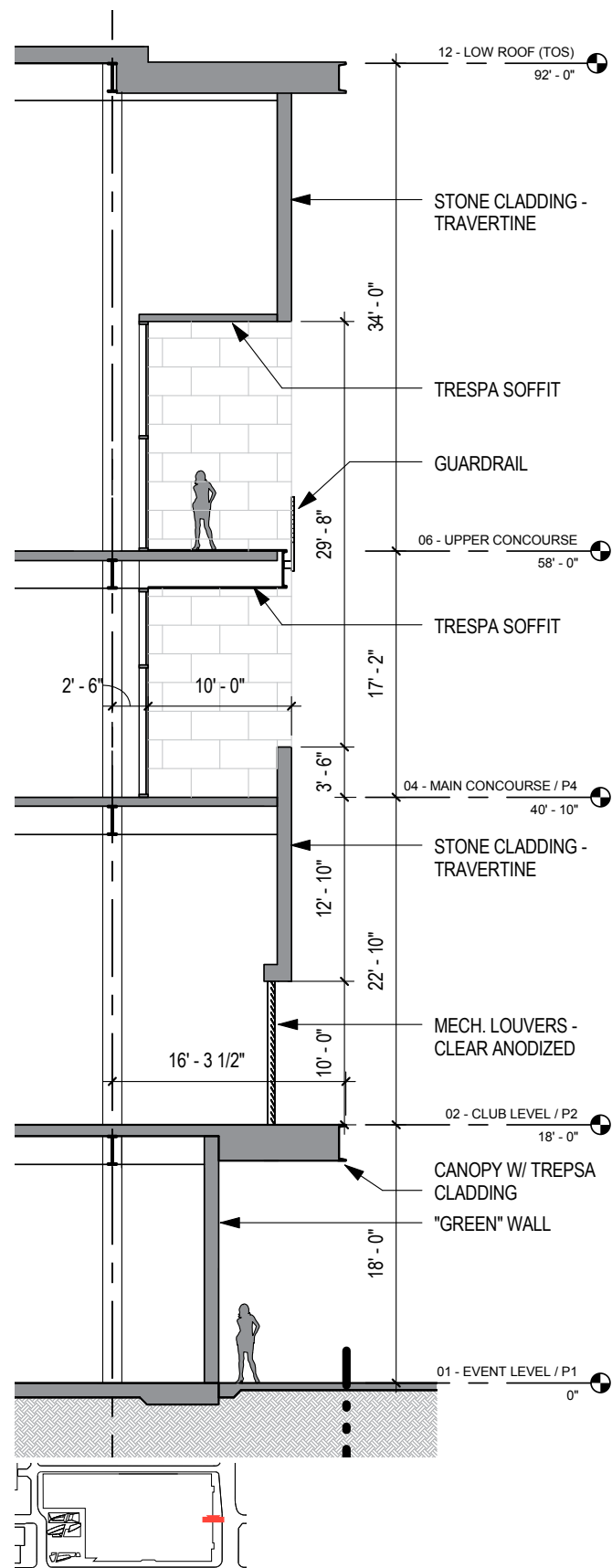
HIGH PERFORMANCE CLEAR GLASS

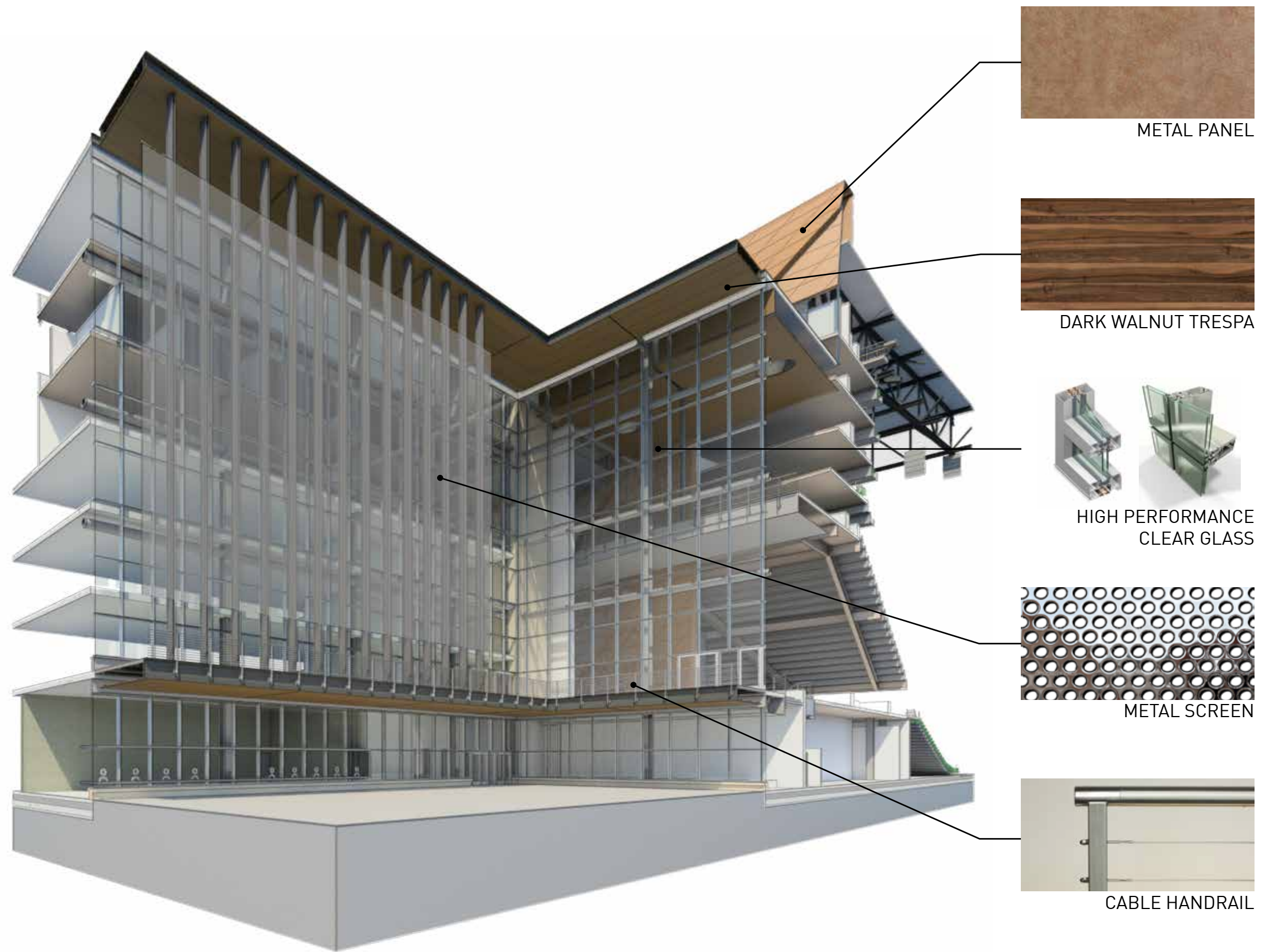
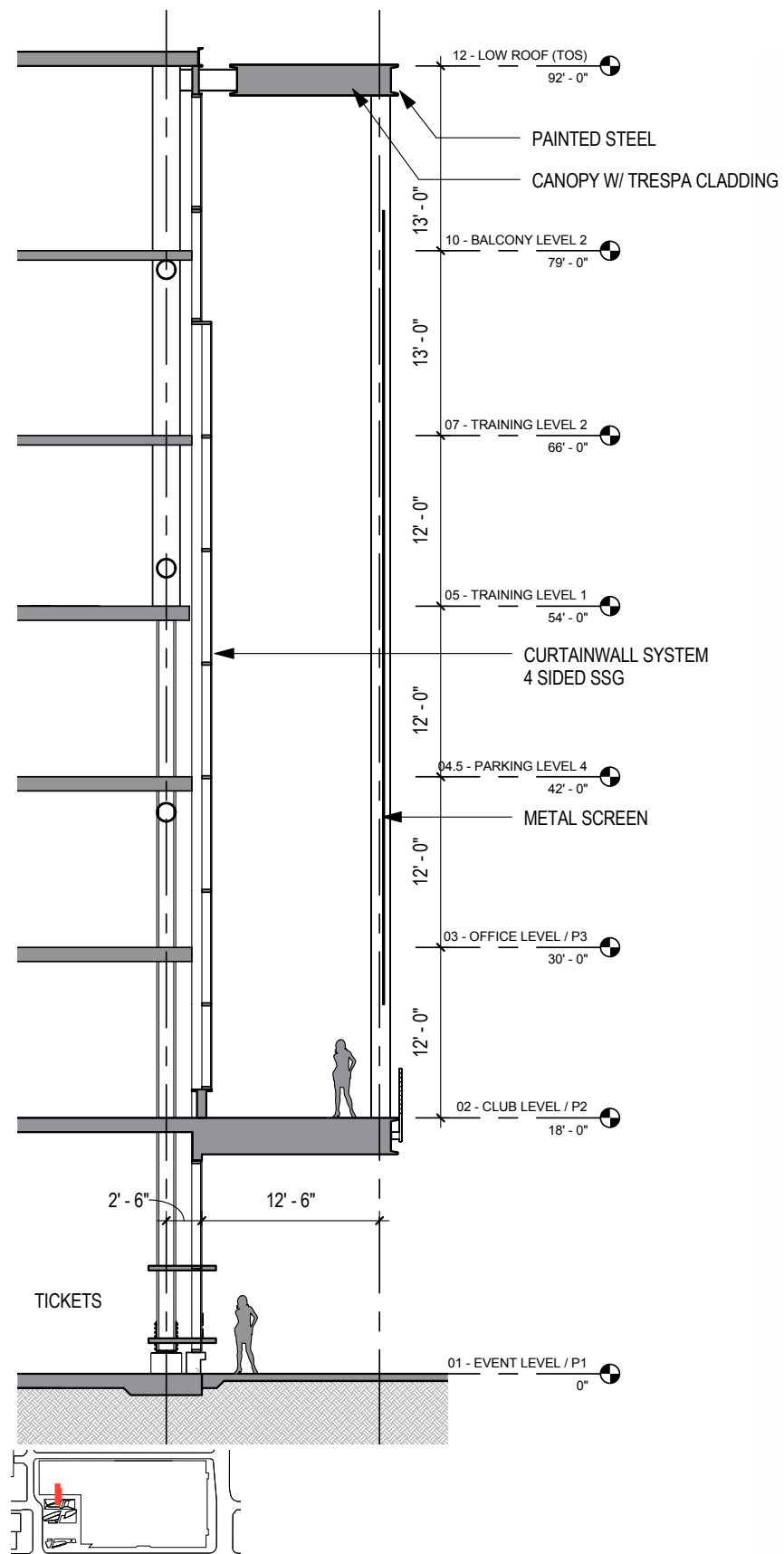


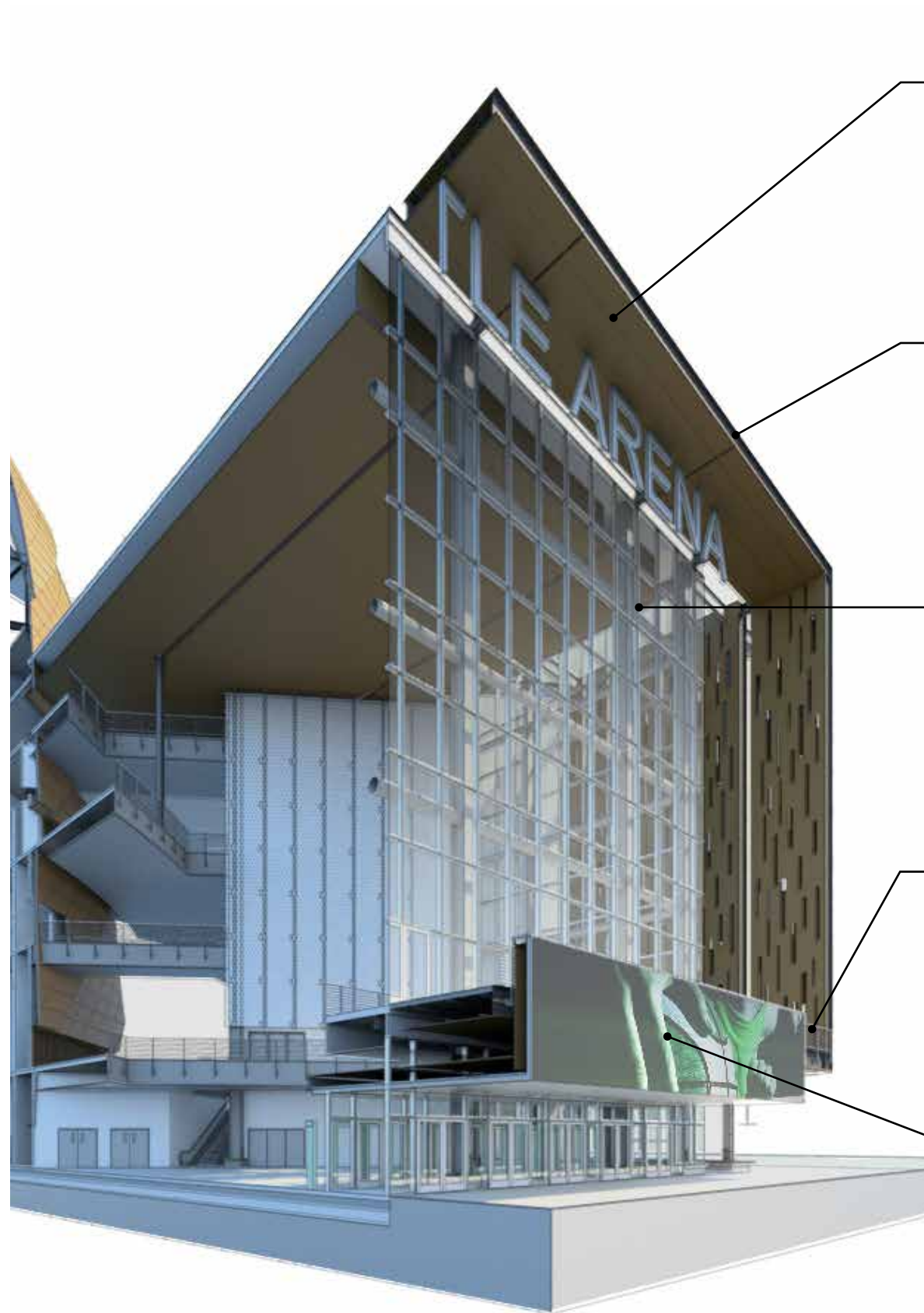
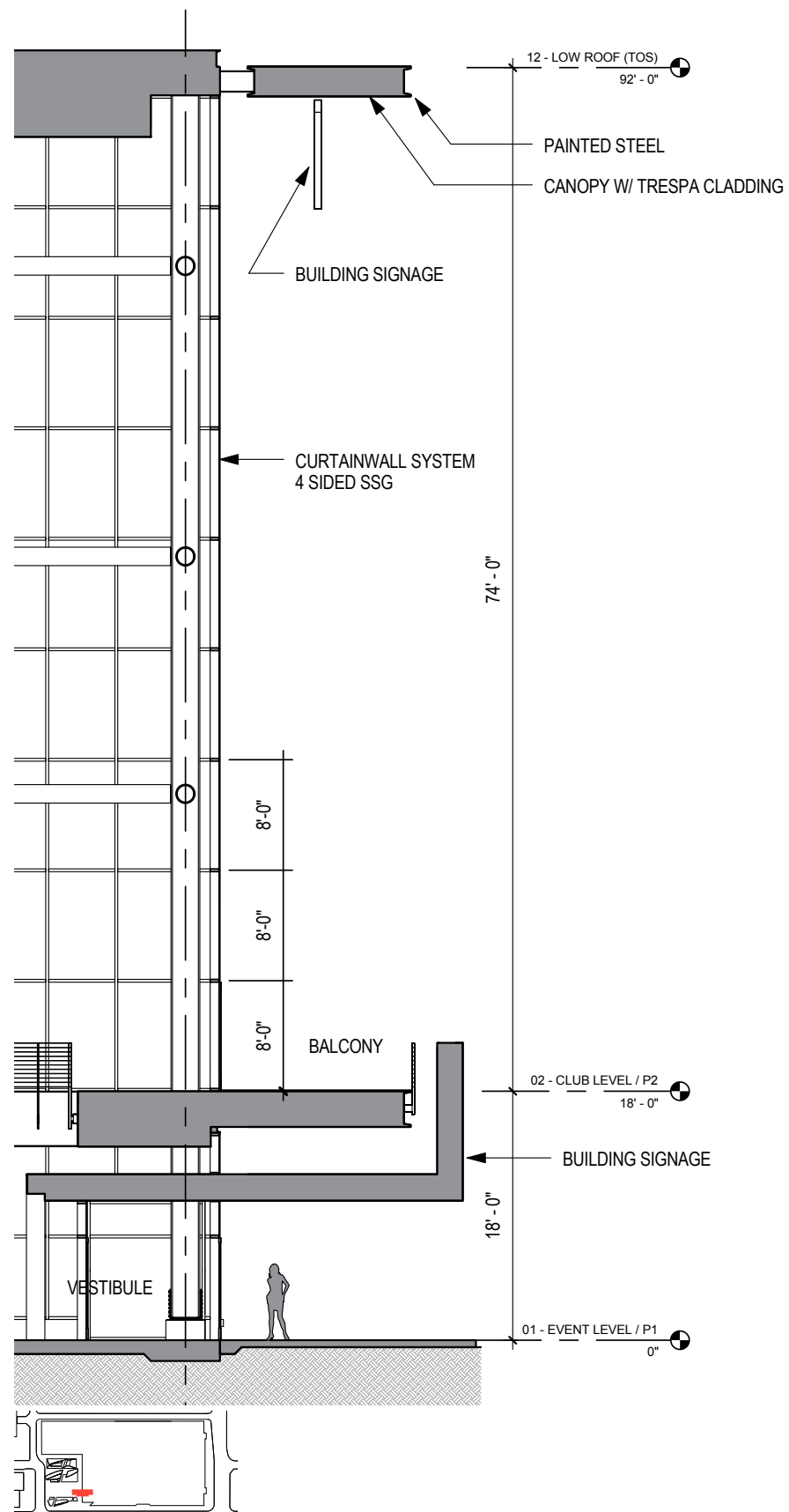
SOLAR TUBE COLLECTORS



TRAVERTINE







DARK WALNUT TRESPA



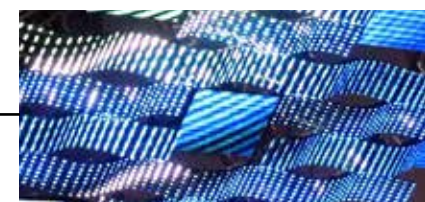
GREY PAINTED STEEL



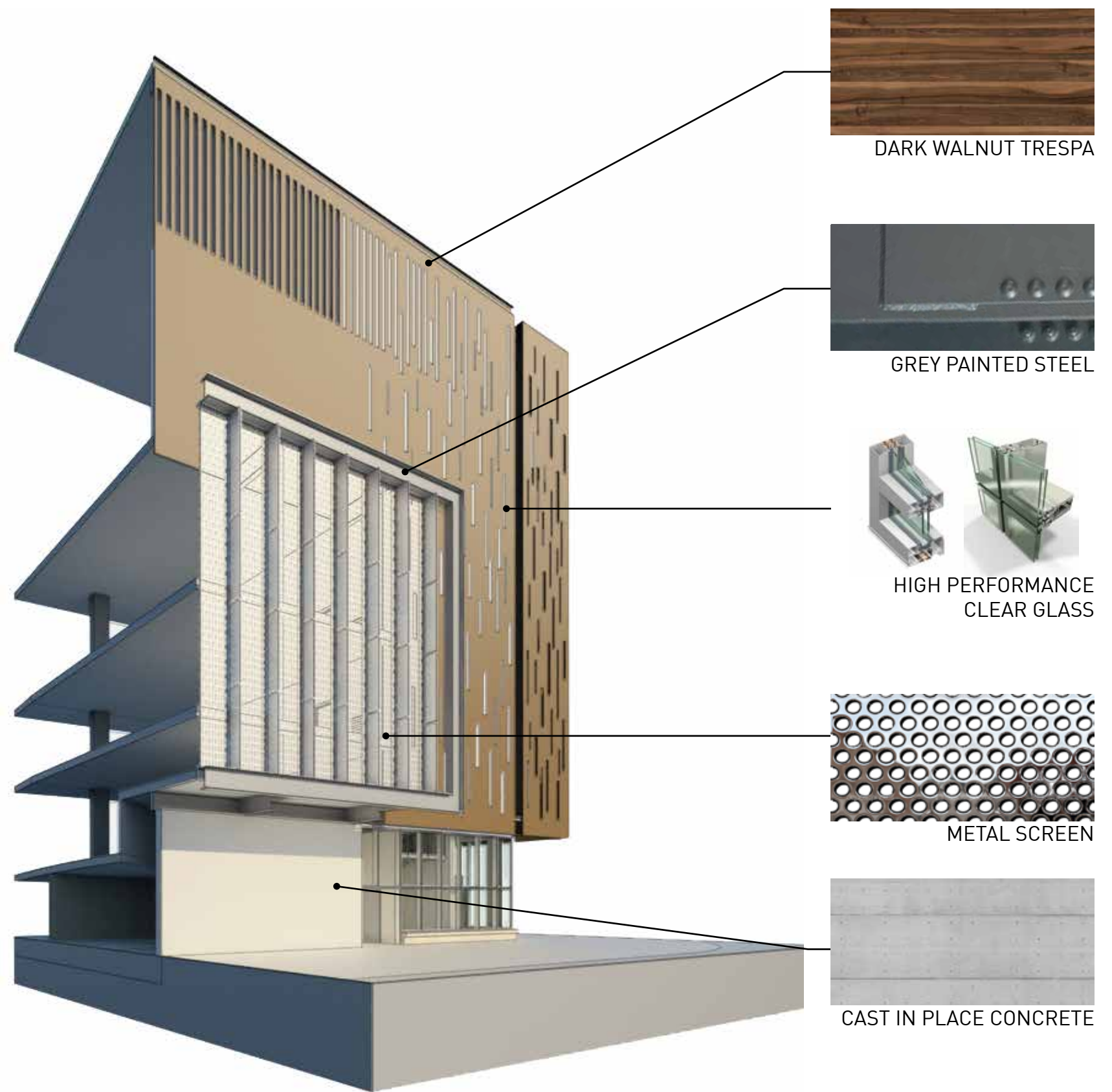
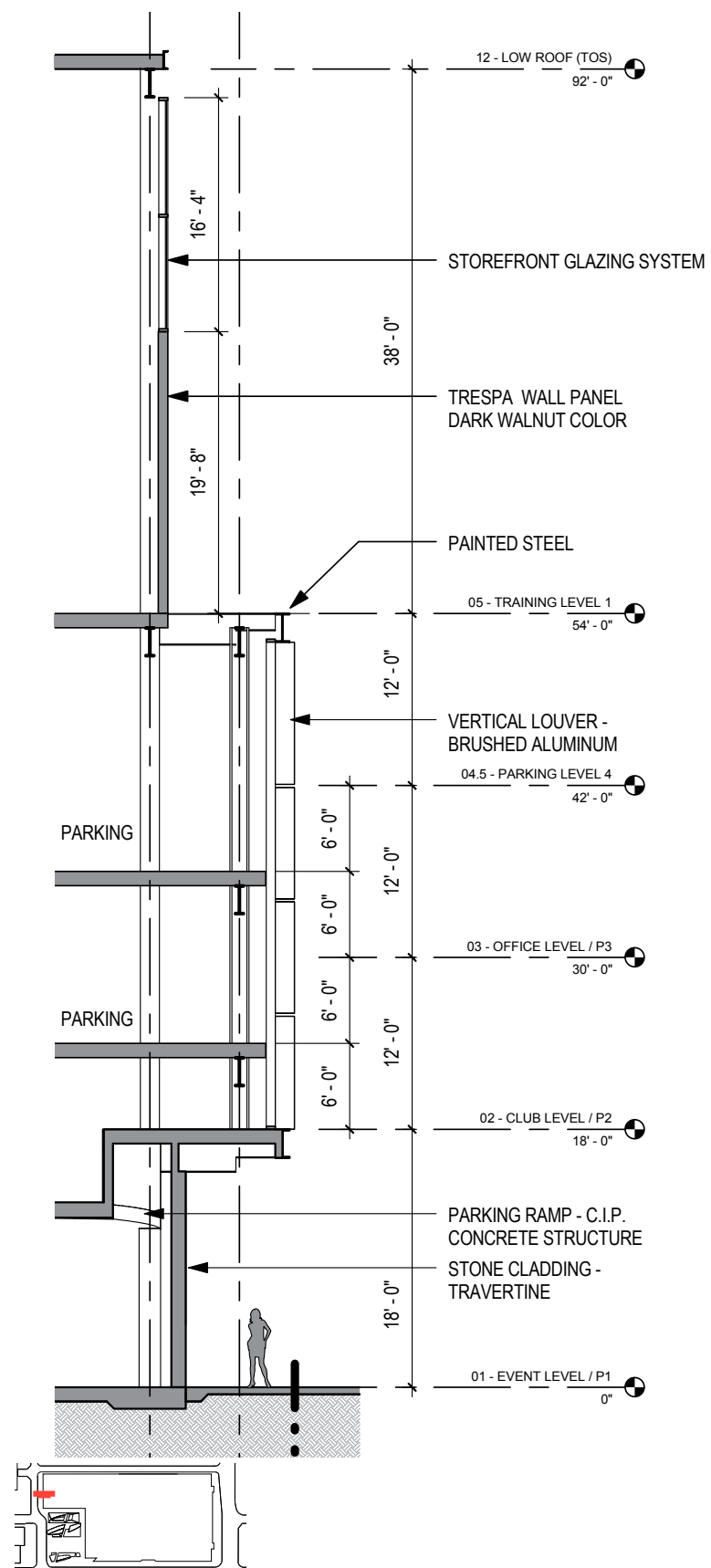
HIGH PERFORMANCE CLEAR GLASS

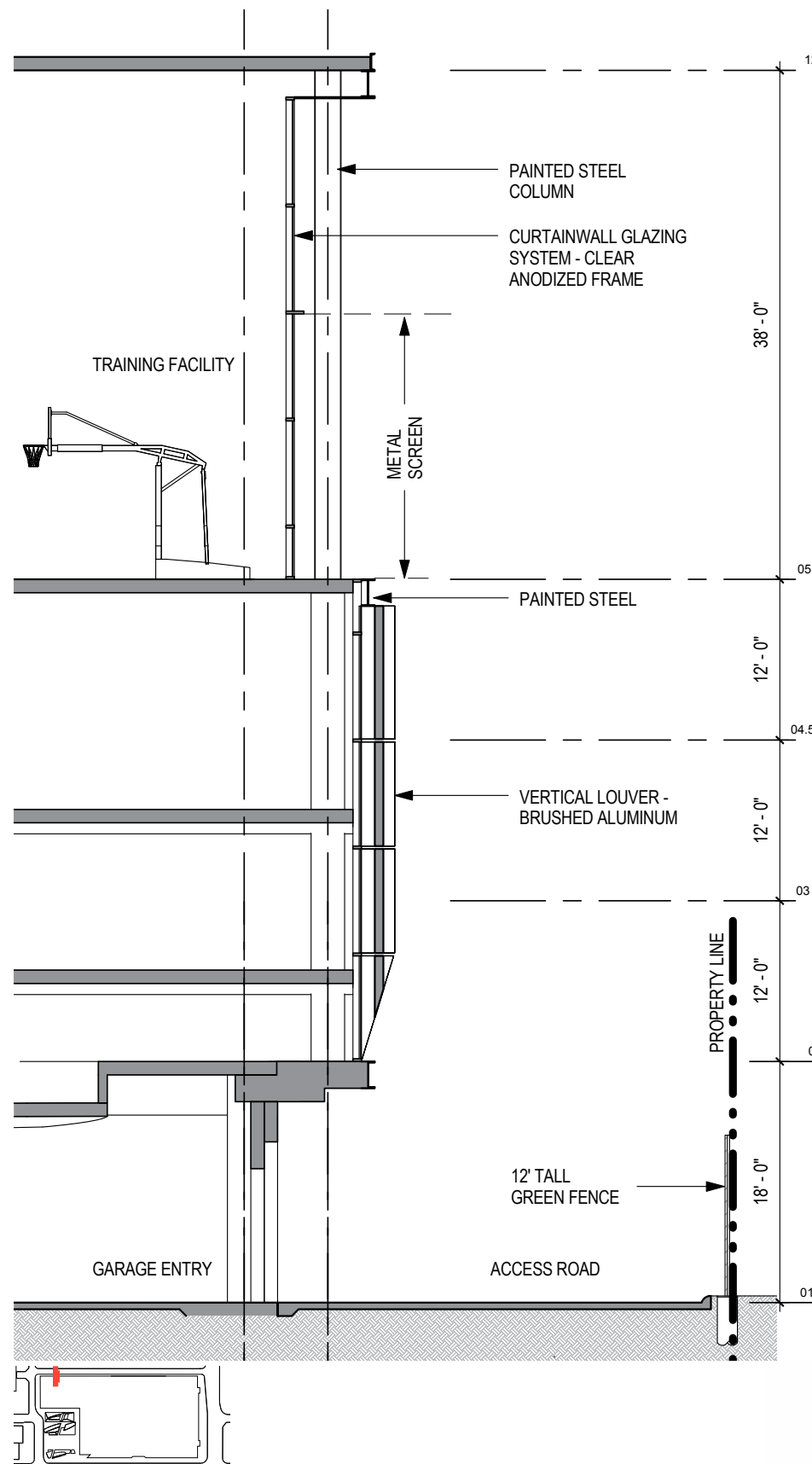


CABLE HANDRAIL



LED SCREEN





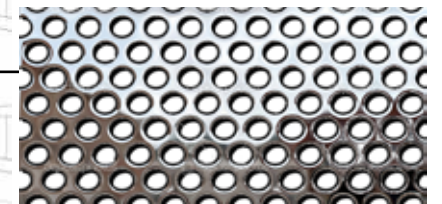
DARK WALNUT TRESPA



GREY PAINTED STEEL



HIGH PERFORMANCE
CLEAR GLASS



METAL SCREEN



CAST IN PLACE CONCRETE





























EXTERIOR LIGHTING



Rendered View | Southwest Aerial Night View

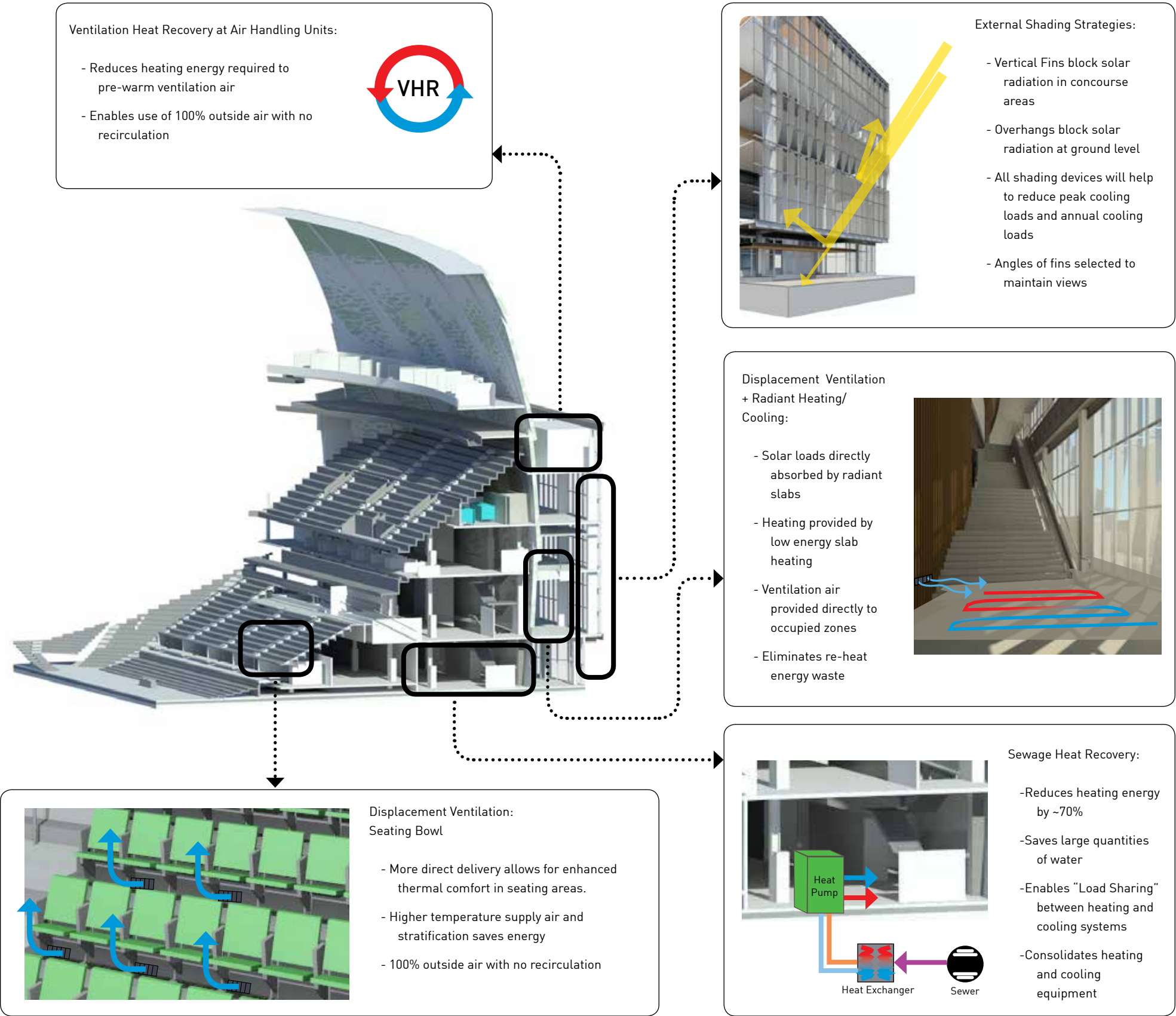


Rendered View | First Ave. & Massachusetts

SUSTAINABILITY

1 HVAC STRATEGIES

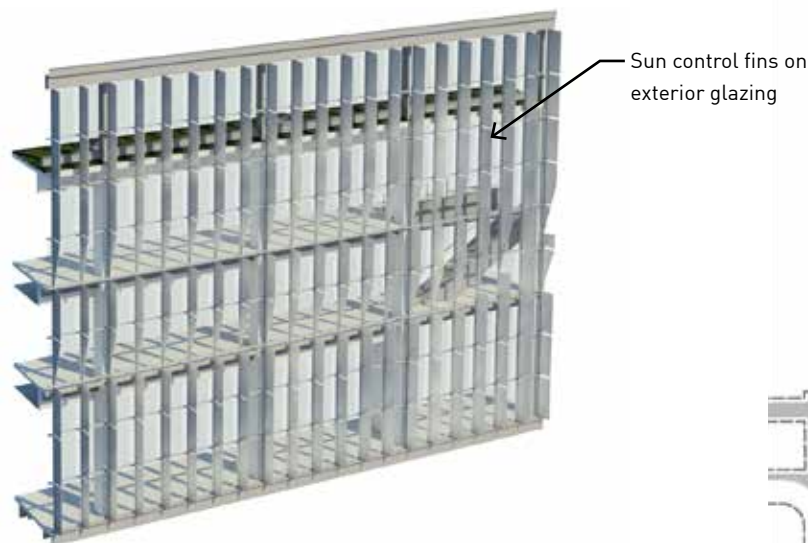
- A displacement ventilation system for the arena bowl supplies air from under the seats, providing occupants with 100% outside air (no recirculation) directly in the occupied zone. This saves energy while improving indoor air quality and thermal comfort
- Air handling units are provided with heat recovery to pre-warm incoming ventilation air. This saves heating and energy use of a traditional 100% outside air system
- Radiant slab heating and cooling in concourse and lobby areas minimizes the amount of heating and cooling required for these spaces by directly offsetting loads from the building's glazing. This eliminates wasteful reheat common to traditional HVAC systems
- Sewer heat transfer is used to both pull heat from the sewer in winter and reject heat to the sewer in summer. This reduces heating energy by approximately 70% while eliminating cooling towers, which would consume approximately 1.8M gallons per year to meet the building's cooling load
- Building and Sports Lighting applications (LEDs vs. Metal Halide); integrated with program and geometry



SUSTAINABILITY (cont.)

2 BUILDING ENVELOPE

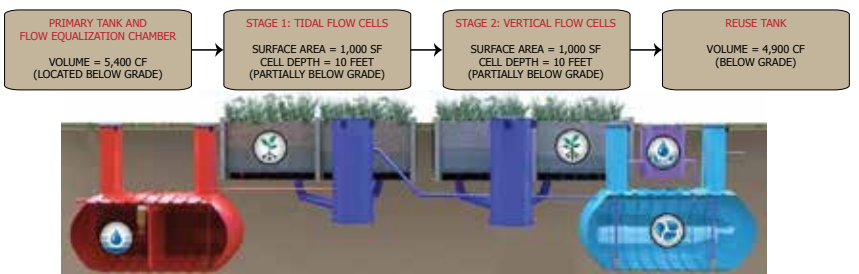
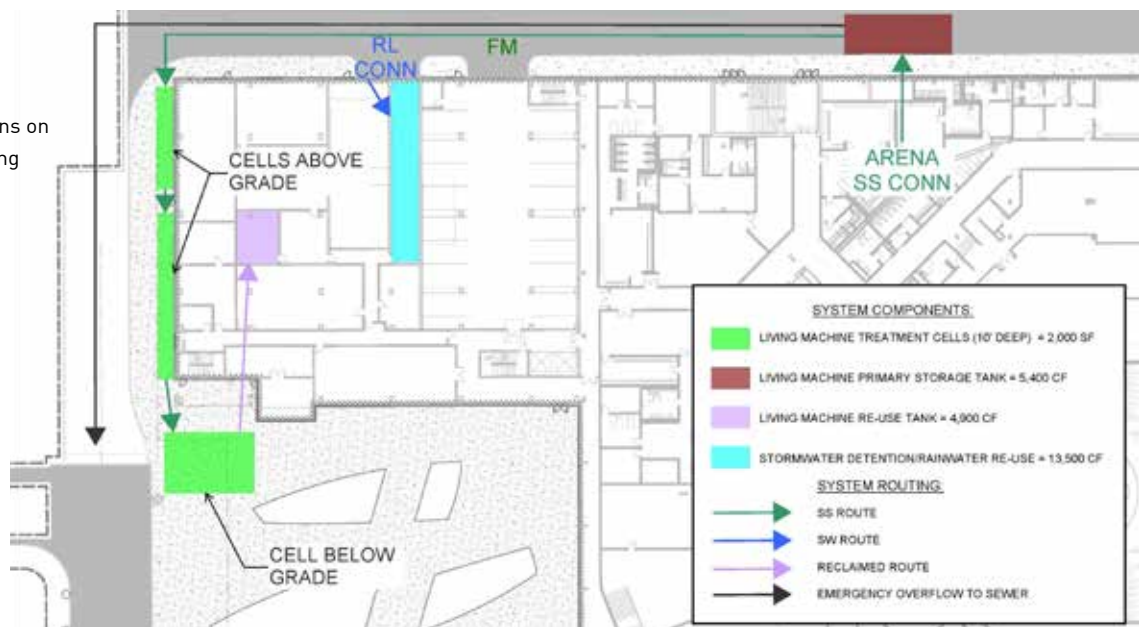
- Sun control vertical fins on the east and west elevations angled to reduce heat gains and maintain views
 - Daylighting of Entrance Lobbies and Concourses will be provided and controlled by the vertical fins
- Daylighting for the Team Offices, Training Areas and NBA Practice Courts will be provided (per NBA)
- High-performance glass is being chosen that selectively reduces solar heat gain and admits natural light
- South façade has horizontal evacuated tube solar thermal collectors above glazed window openings to simultaneously control sun and heat water for use in the building's lavatories and showers
- Northerly summer afternoon sun is shaded from glazing by balcony walkway overhangs
- Green Roof & Green Walls are provided in conformance with the City of Seattle 'Green Factor' requirement



3 WATER SAVING STRATEGIES

- Rainwater is retained and evapotranspired by the Green Roof and roof drainage is collected and stored for storm water control and the rainwater harvesting for non-potable landscape irrigation use
- Plaza paving system includes permeable pavers with sub paver drainage system, bio-swales and 'drumlins'
 - Coordinated with landscape and civil, including water features with seasonal pooling, rainwater collection storage and re-use. 'Living Machine' provides on-site, ecological wastewater treatment, transforming incoming wastewater to reclaimed water available for toilet flushing and irrigation use
- Cooling towers are replaced by the sewerage heat dispersal system, eliminating all makeup water (and chemical treatment) used for heat rejection (building cooling), and for producing ice for the skating rink

- 'Living Machine' provides on-site, ecological wastewater treatment, transforming incoming wastewater to reclaimed water available for toilet flushing and irrigation use
- Low-flow plumbing fixtures will be selected and installed in public toilets, team locker rooms and showers



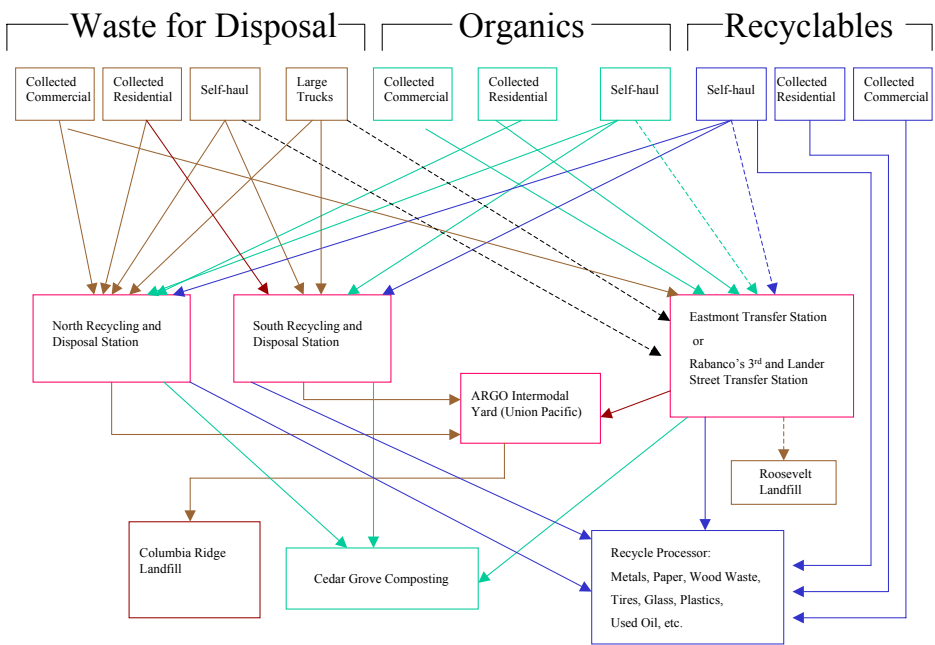
SUSTAINABILITY (cont.)

4 WASTE MANAGEMENT – RECYCLING

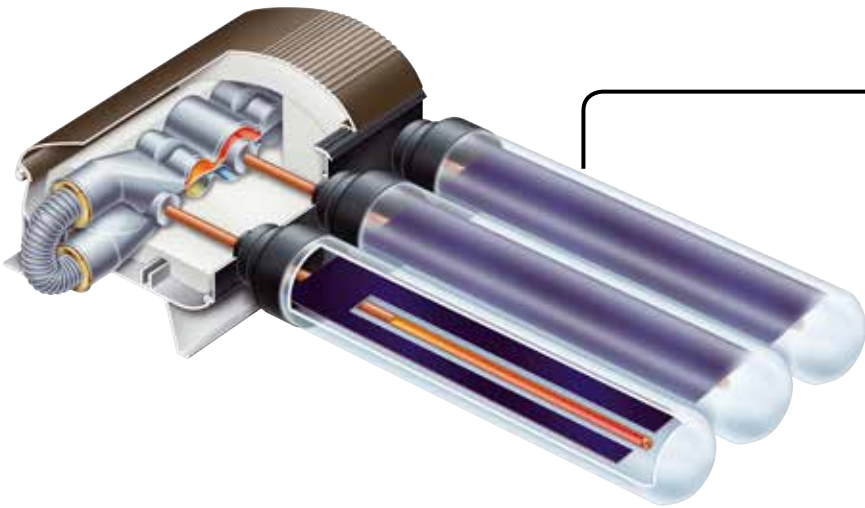
- Collection and transport of trash (compost) and recyclable materials to loading dock for pick-up by Seattle Public Utility. Comingled recyclables will be placed in bins and dumpsters separate from compostable debris. Food service products will be served in compostable containers in conformance with city guidelines

5 ALTERNATIVE ENERGY

- Allow for future photo-voltaic solar collector array on roof areas as mandated by the City of Seattle codes
 - The area required could possibly be offset by or complement the Green Roof system
- Integration of solar thermal collectors into south façade forming sun control trellises above south facing curtainwall glazing provides reduced heat gain and domestic water system preheat



City of Seattle's Current Municipal Solid Waste Flow

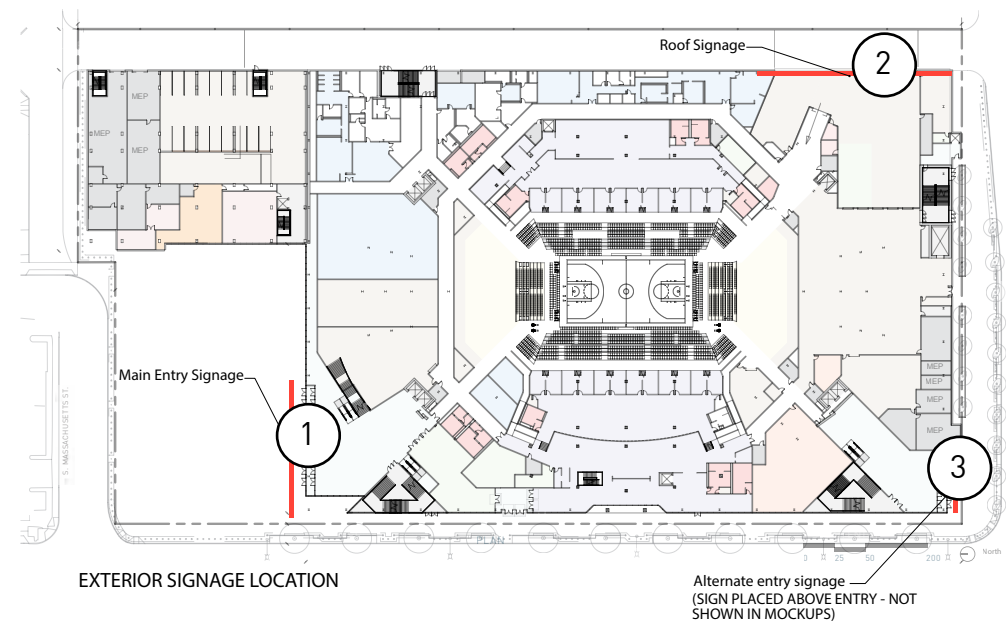


Solar Tube Collector



Rendered View | Holgate Street View

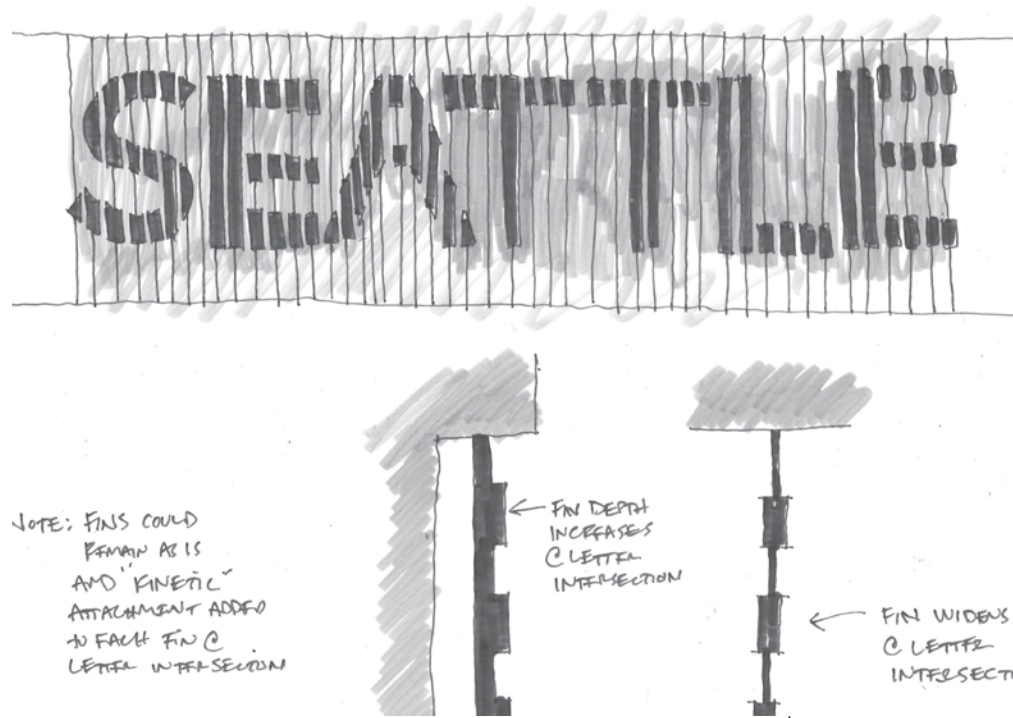
SIGNAGE



1 | MAIN VISITOR ENTRY SIGNAGE



3 | SECONDARY VISITOR ENTRY SIGNAGE



2 | Concept Sketch



2 | HIGHWAY SIGNAGE



SEATTLE ARENA

SEPTEMBER 17, 2013

DOWNTOWN DESIGN REVIEW BOARD | RECOMMENDATION

PROJECT NUMBER: 301 4195 | 1700 FIRST AVENUE SOUTH