

# SEATTLE ARENA

1700 FIRST AVENUE SOUTH

DOWNTOWN DESIGN REVIEW BOARD | RECOMMENDATION #3 | 2015 SEPT 1ST





# AGENDA

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1.0 DESIGN RECAP

2.0 DESIGN UPDATES

3.0 DESIGN RESPONSES



## 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.

## 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 & SPACE

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.



## 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

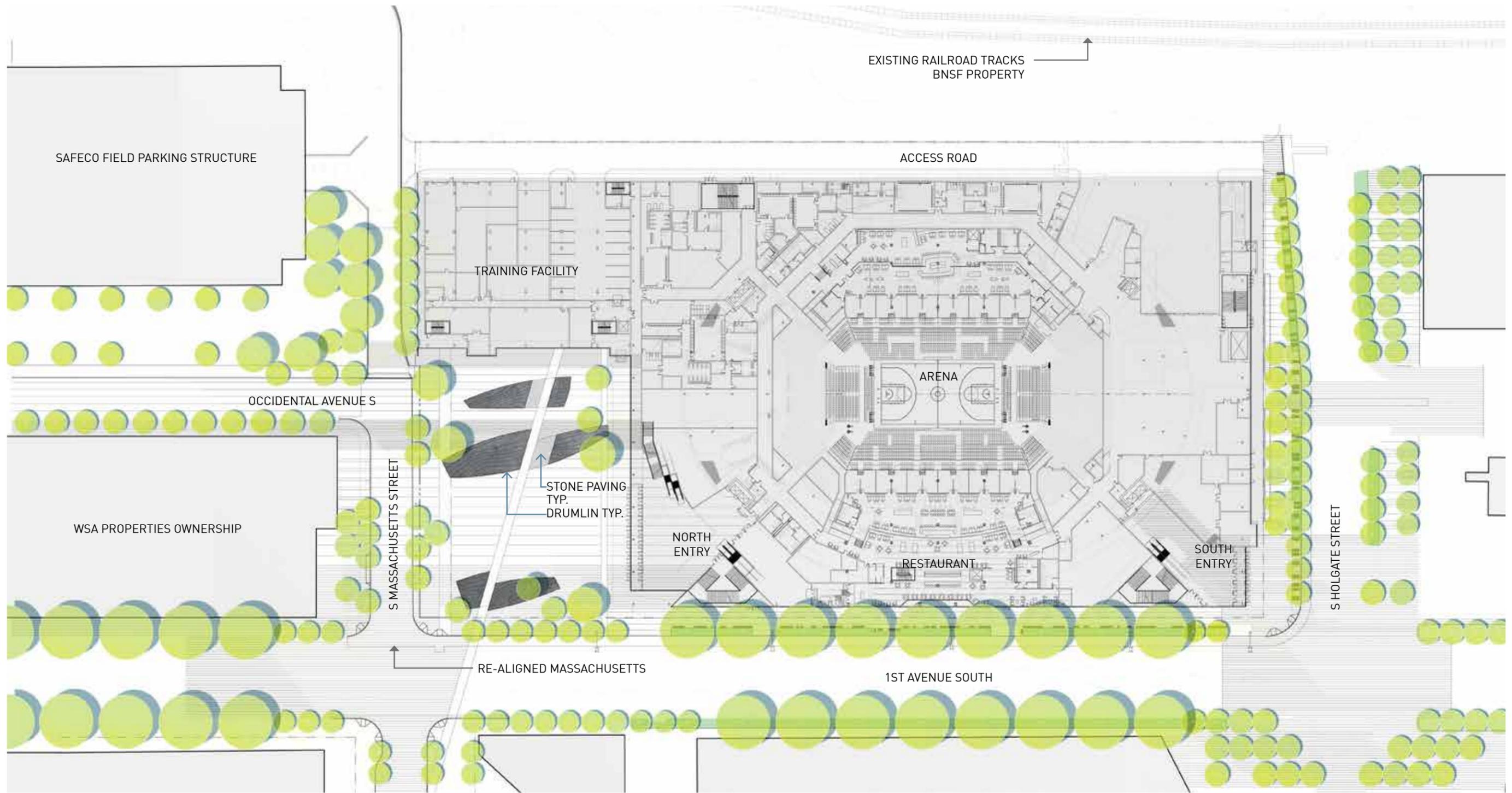
|                   | ARENA     | TRAINING FAC. | PARKING  |
|-------------------|-----------|---------------|----------|
| Event Level / P1  | 183,708SF |               | 9,118SF  |
| Club Level / P2   | 138,483SF |               | 20,384SF |
| Office Level / P3 |           | 6,717SF       | 20,384SF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





# 1.0 DESIGN RECAP - SEPTEMBER 17, 2013





\* site design and graphics by Swift Company

COMPOSITE SITE PLAN

# AWAY GAME USE DIAGRAM

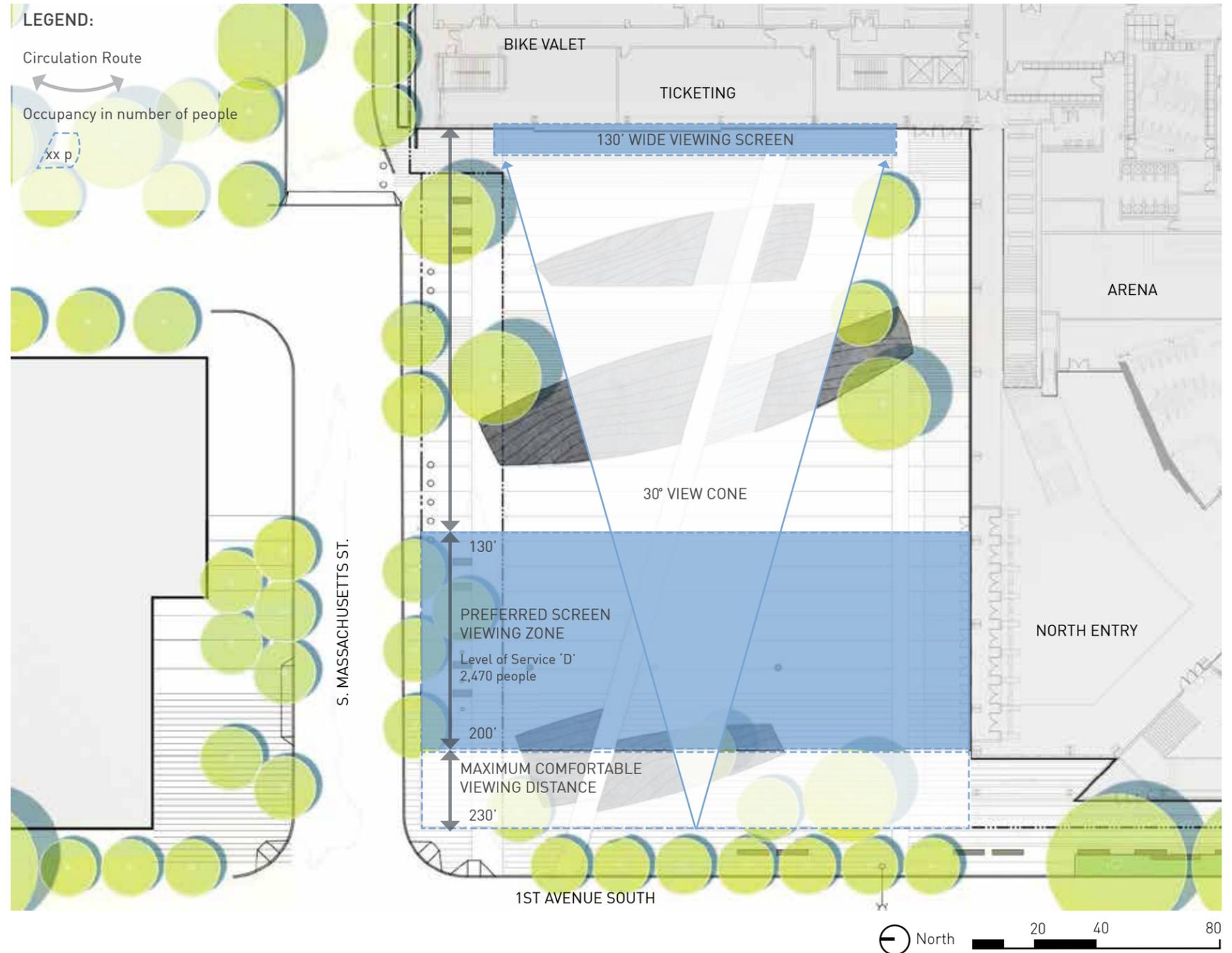
As part of the design studies the industry standards for recommended video screen viewing distances to the plaza for potential away-game events has been evaluated.

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.

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



\* site design and graphics by Swift Company

AWAY GAME USE DIAGRAM



FIRST AND MASSACHUSETTS



PLAZA LOOKING SOUTH



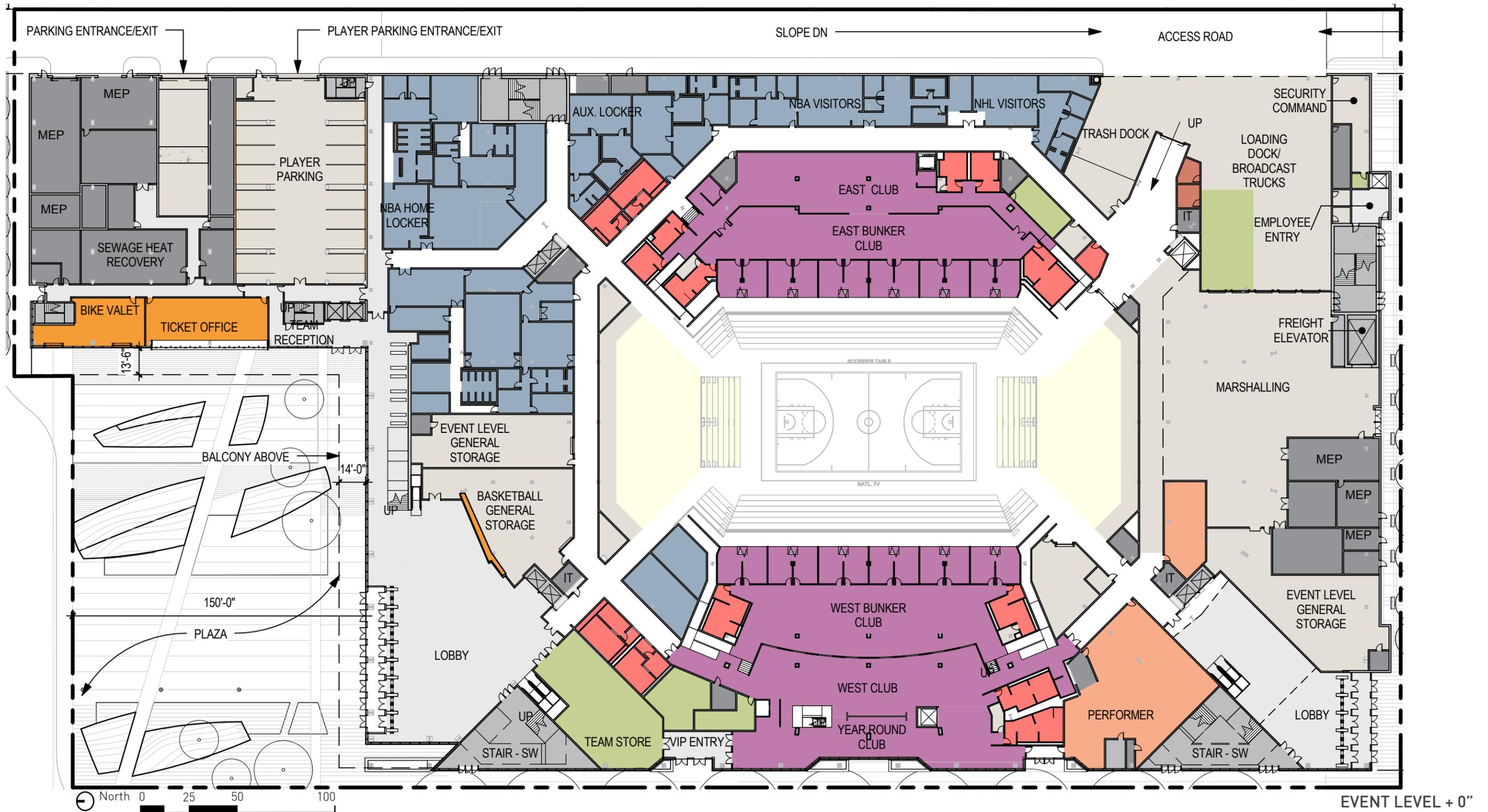
FIRST AVE LOOKING SOUTH

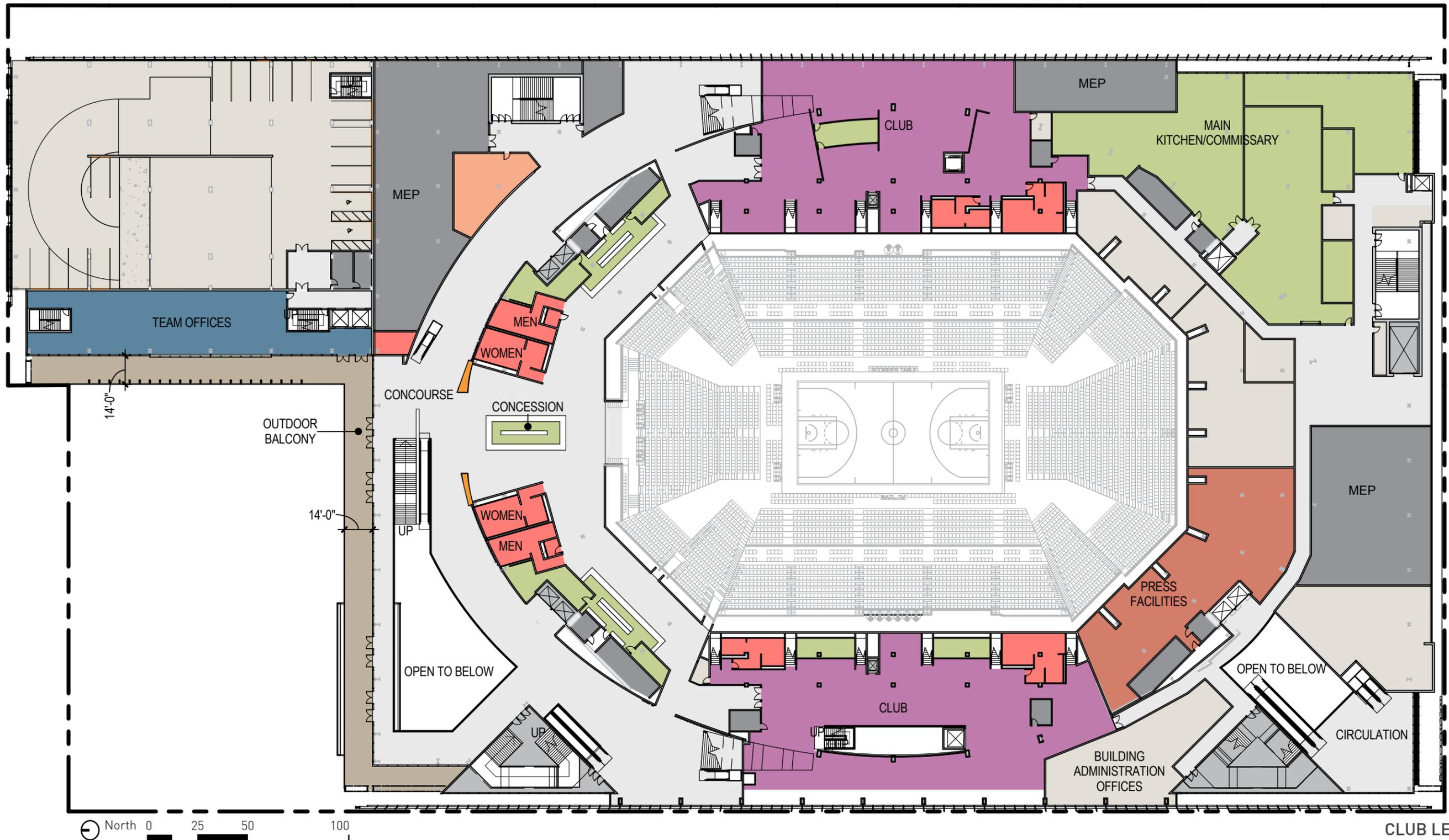


FIRST AND HOLGATE

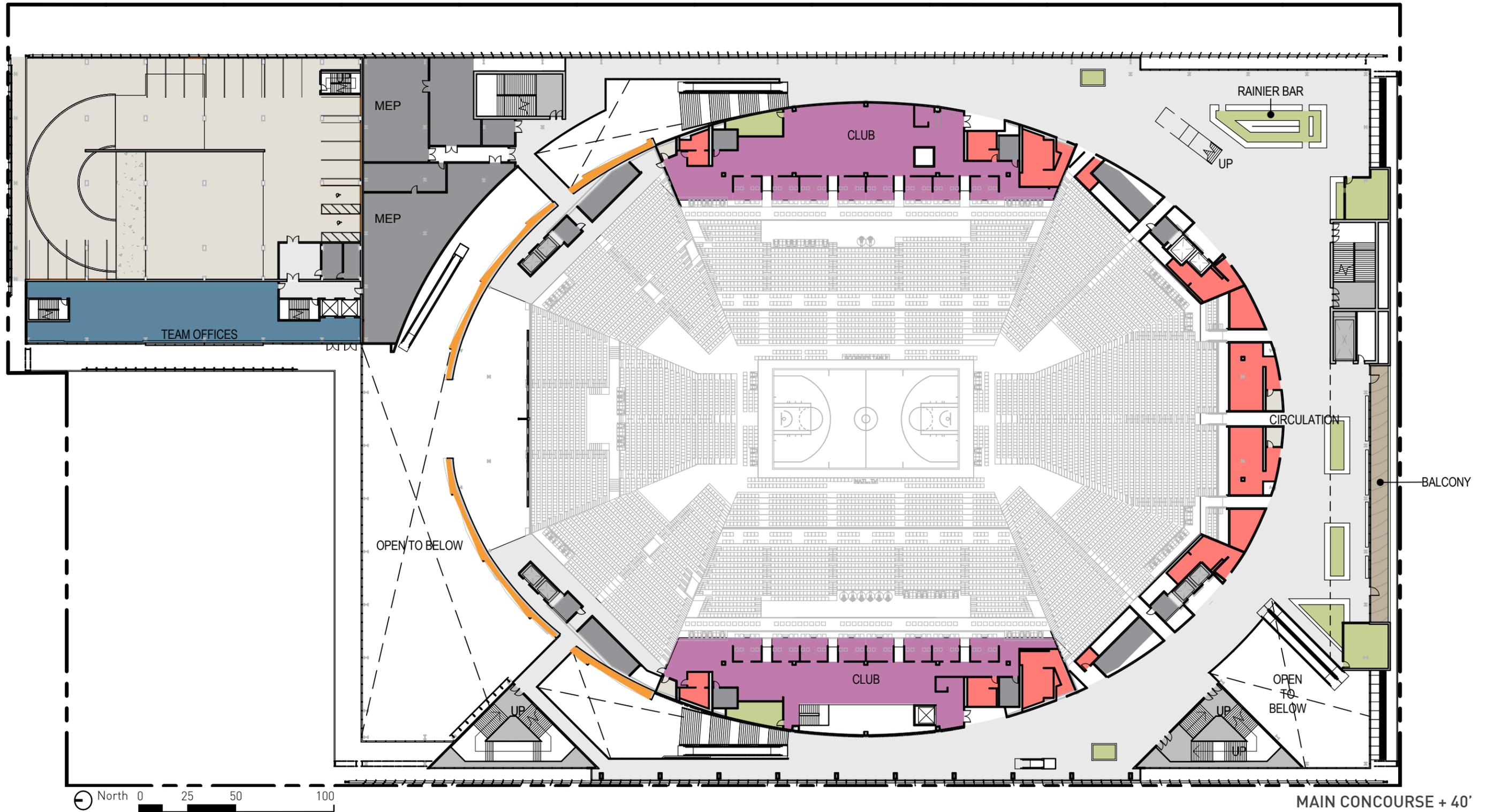


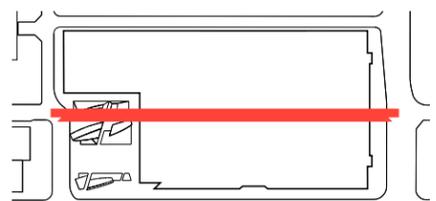
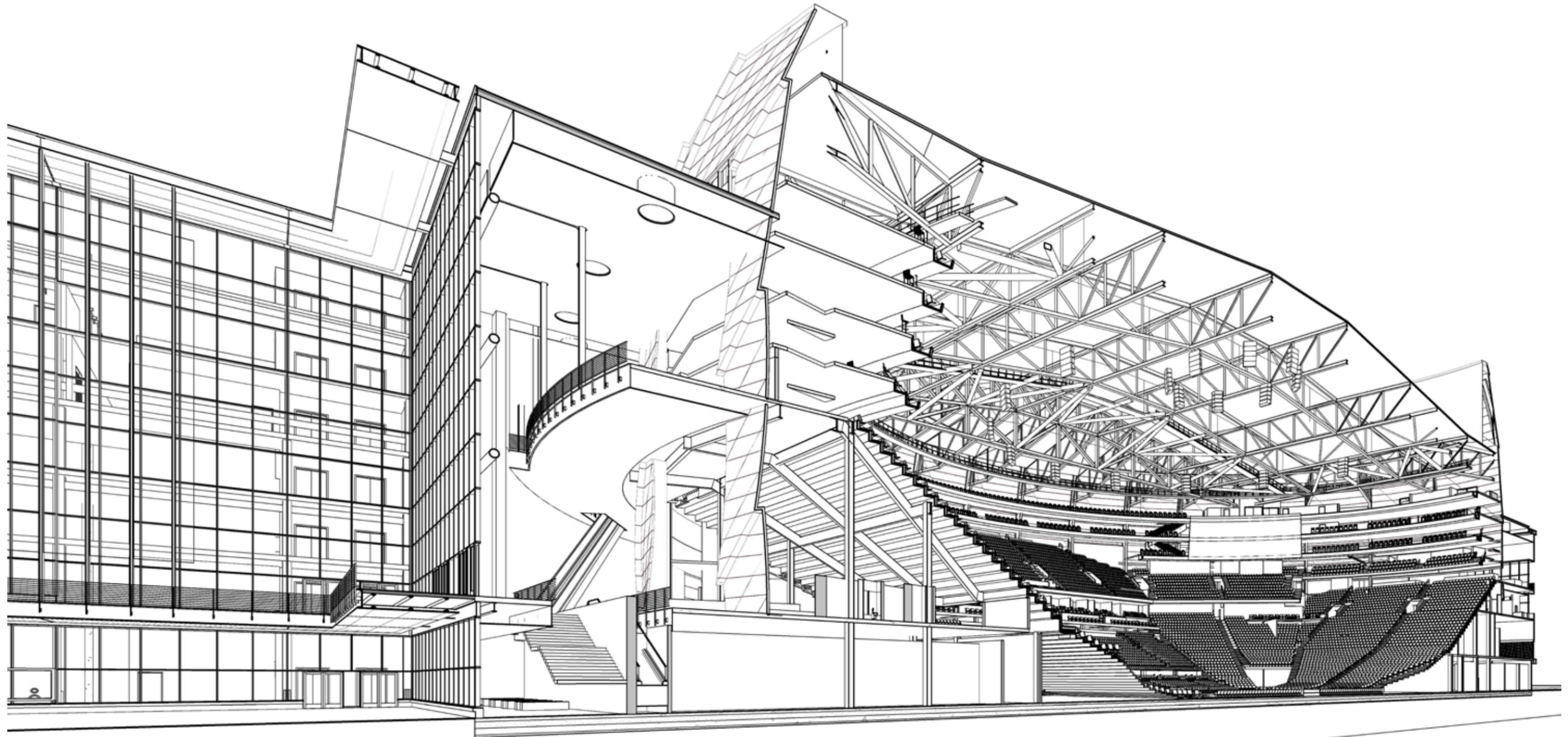
AERIAL SOUTHWEST VIEW



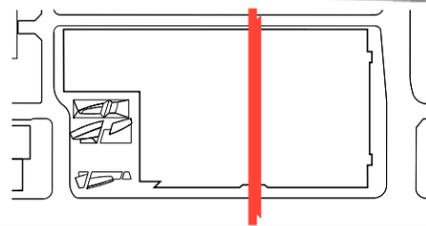
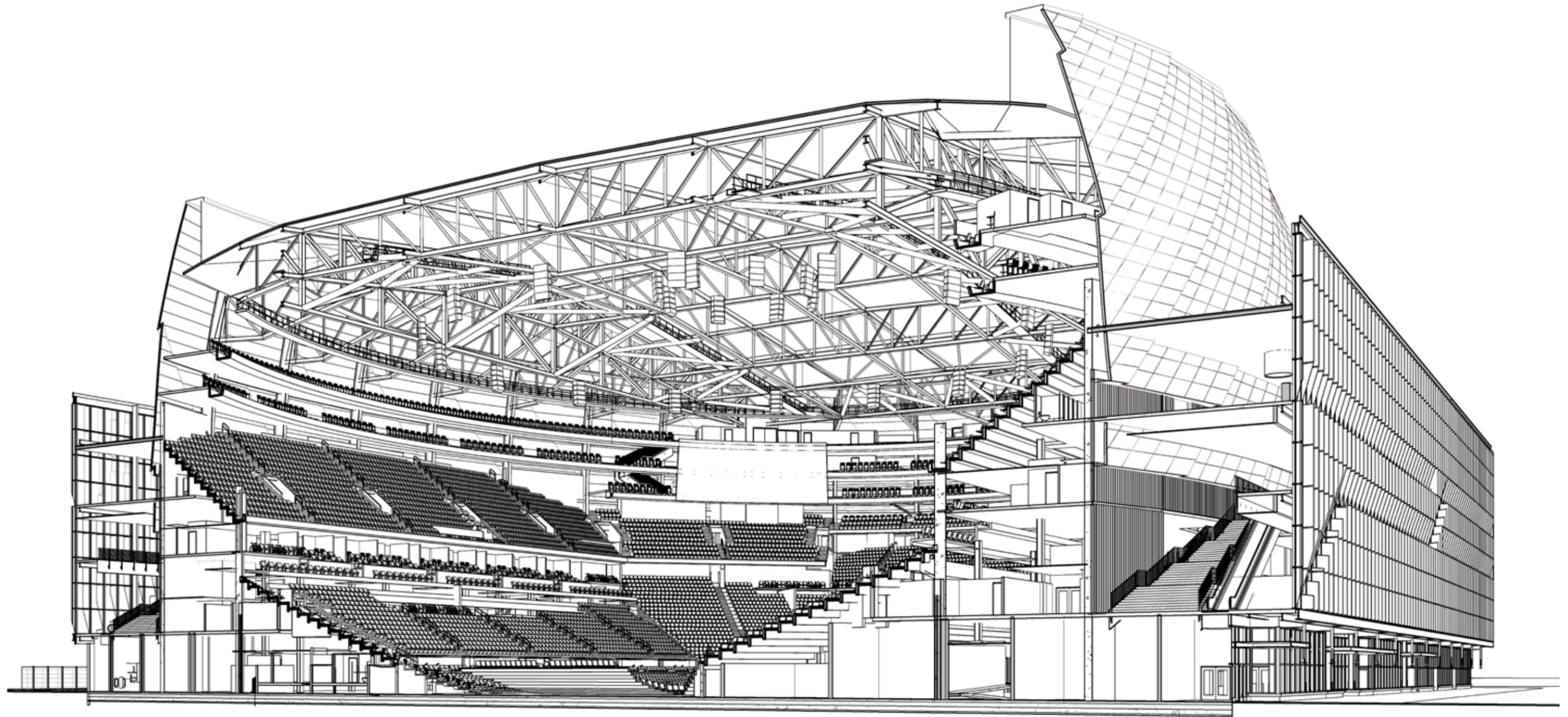


CLUB LEVEL + 18'

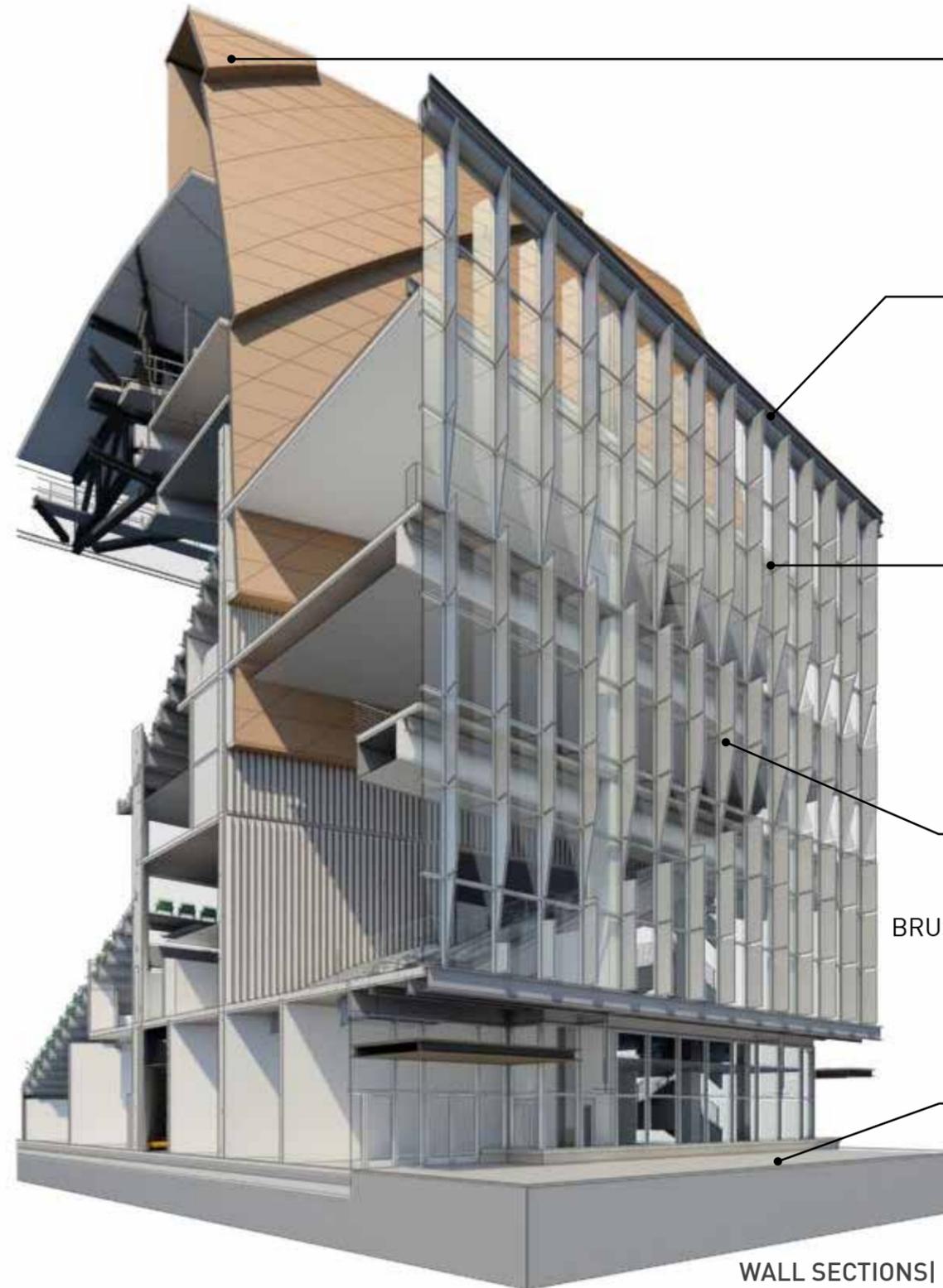
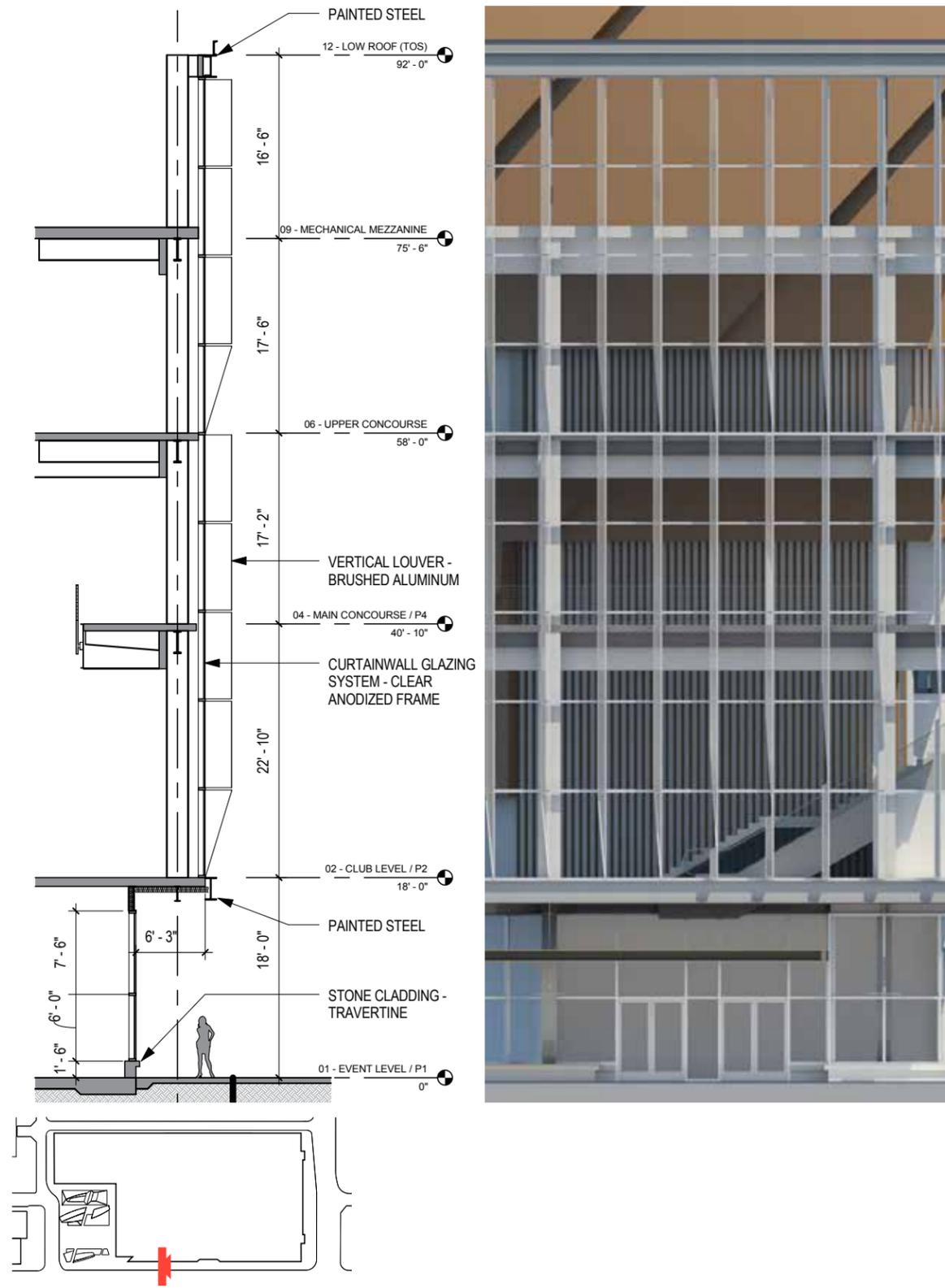


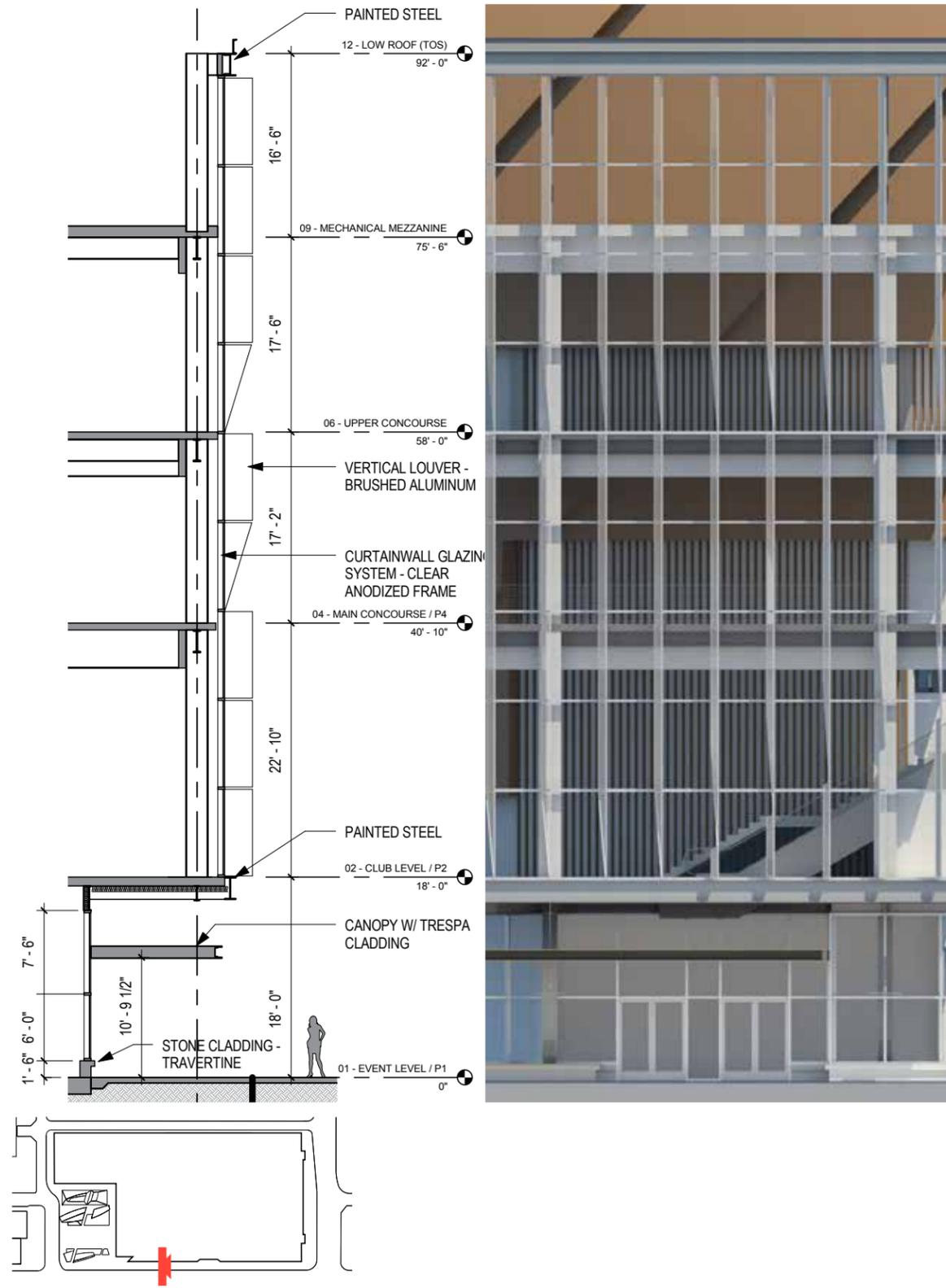


3D BUILDING SECTION | TRANSVERSE



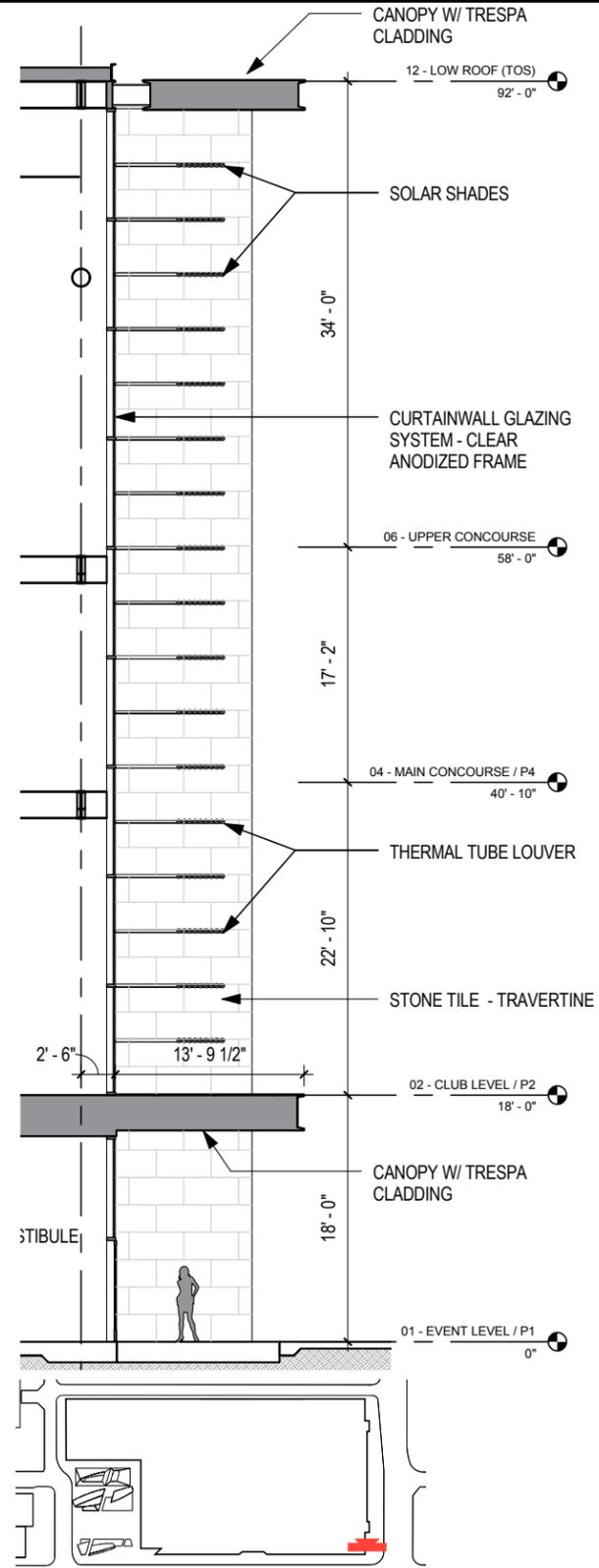
3D BUILDING SECTIONS | LONGITUDINAL





# DESIGN RECAP

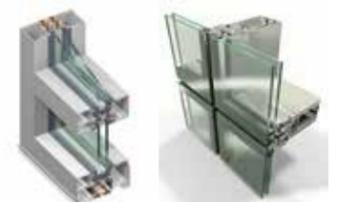
# Architecture



SEDUM ROOF



DARK WALNUT TRESPA



HIGH PERFORMANCE CLEAR GLASS

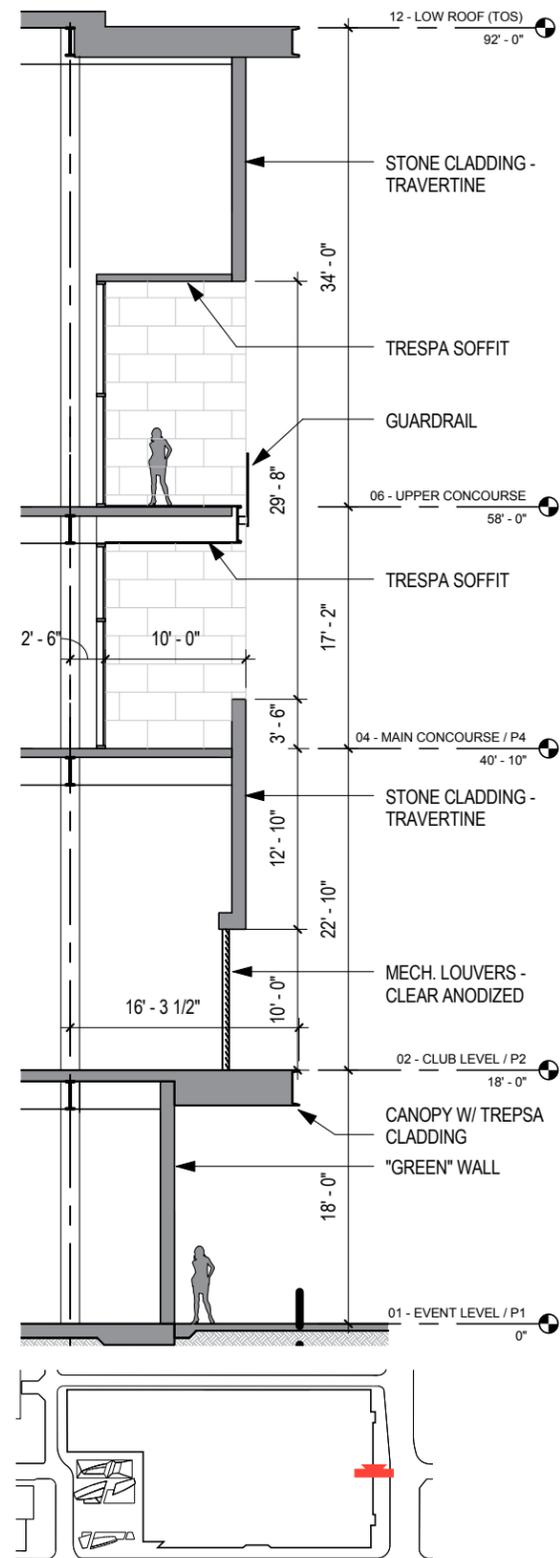


SOLAR TUBE COLLECTORS

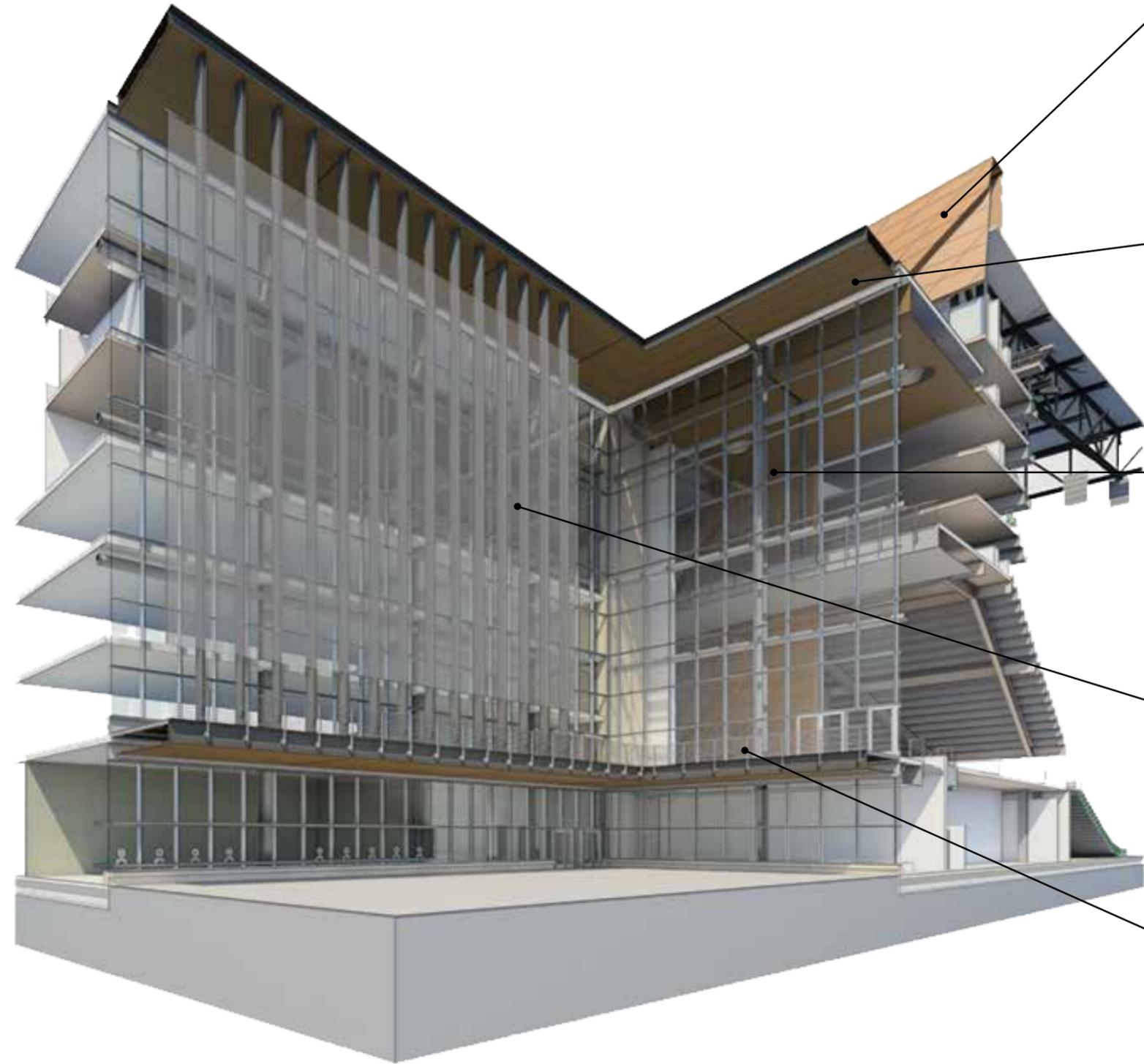
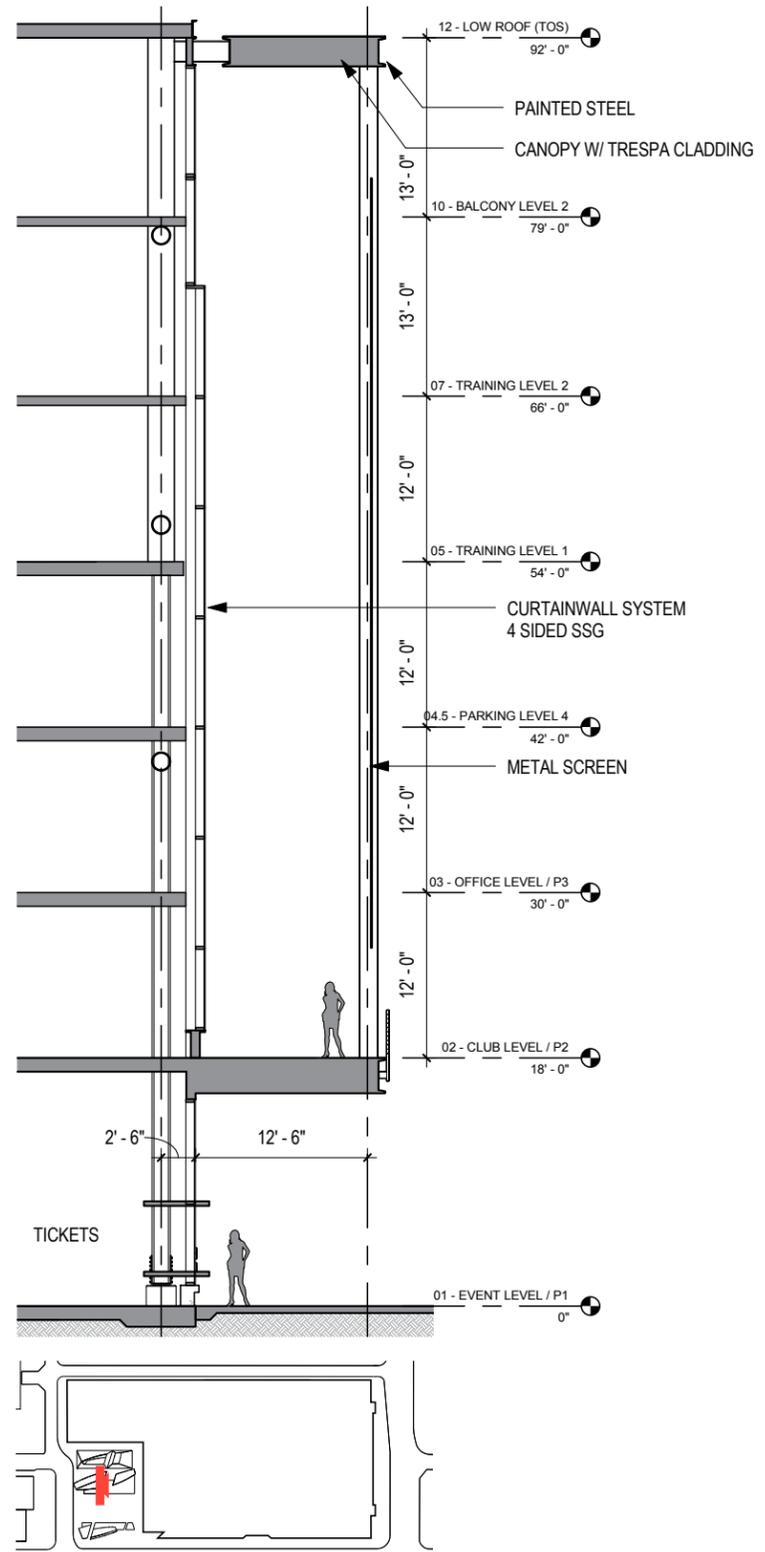


TRAVERTINE

WALL SECTIONS | HOLTGATE SECTION\_1



WALL SECTIONS | HOLGATE SECTION\_2



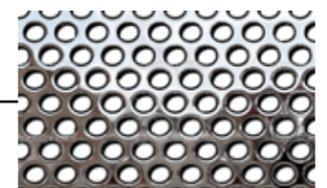
METAL PANEL



DARK WALNUT TRESPA



HIGH PERFORMANCE CLEAR GLASS

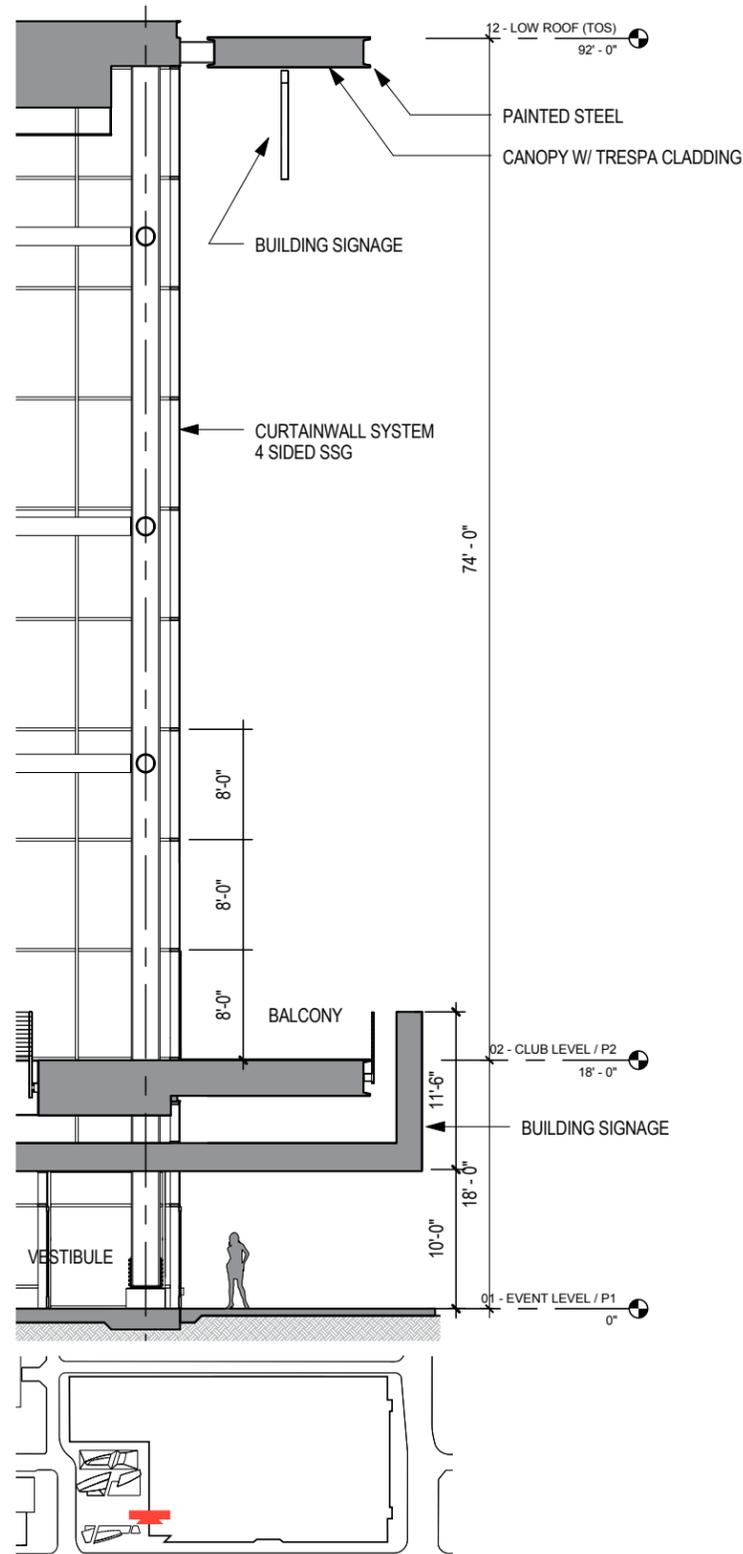


METAL SCREEN WITH LEDS

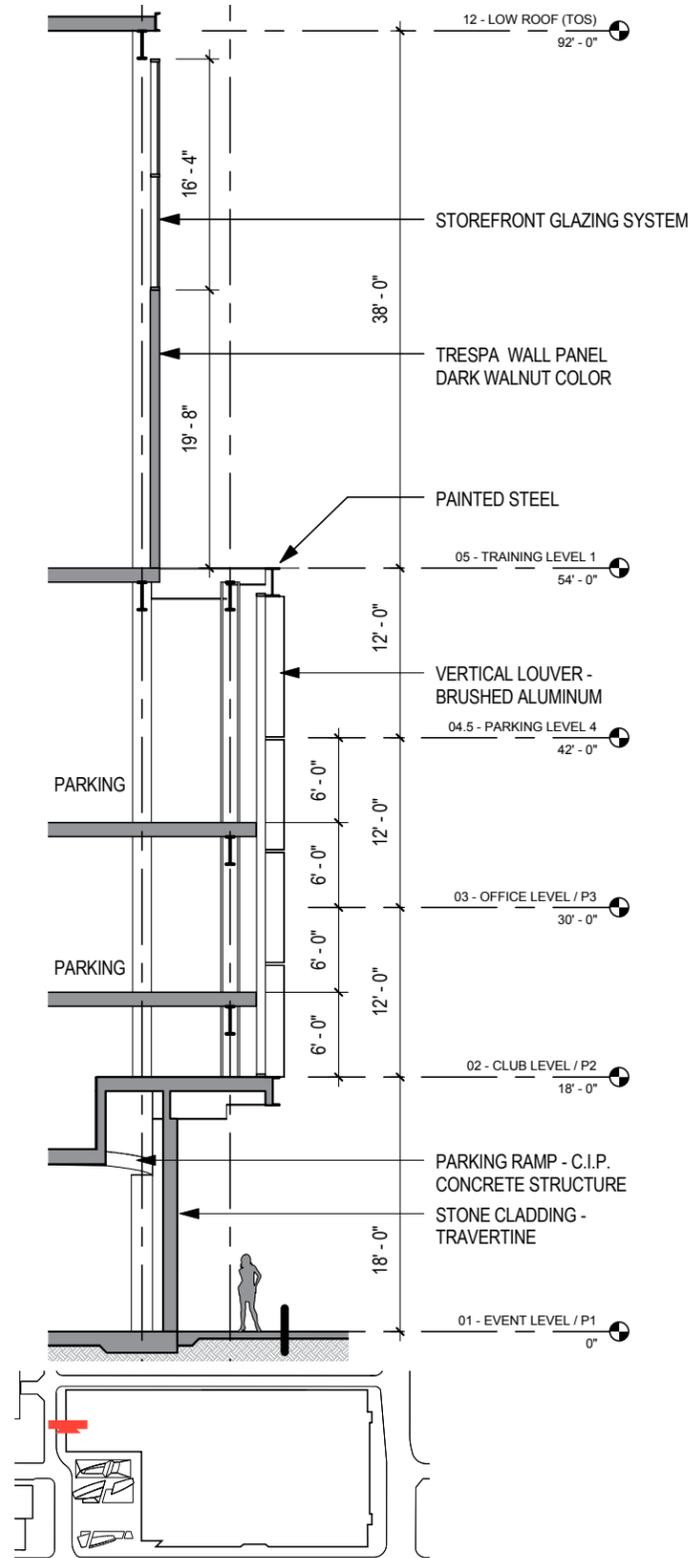


CABLE HANDRAIL

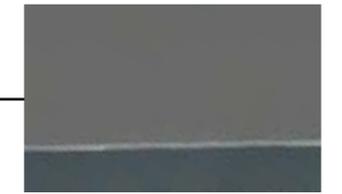
WALL SECTIONS | PLAZA EAST SECTION\_1



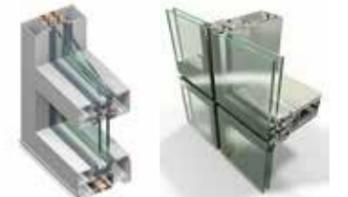
WALL SECTIONS | PLAZA SOUTH\_2



DARK WALNUT TRESPA



GREY PAINTED STEEL



HIGH PERFORMANCE CLEAR GLASS

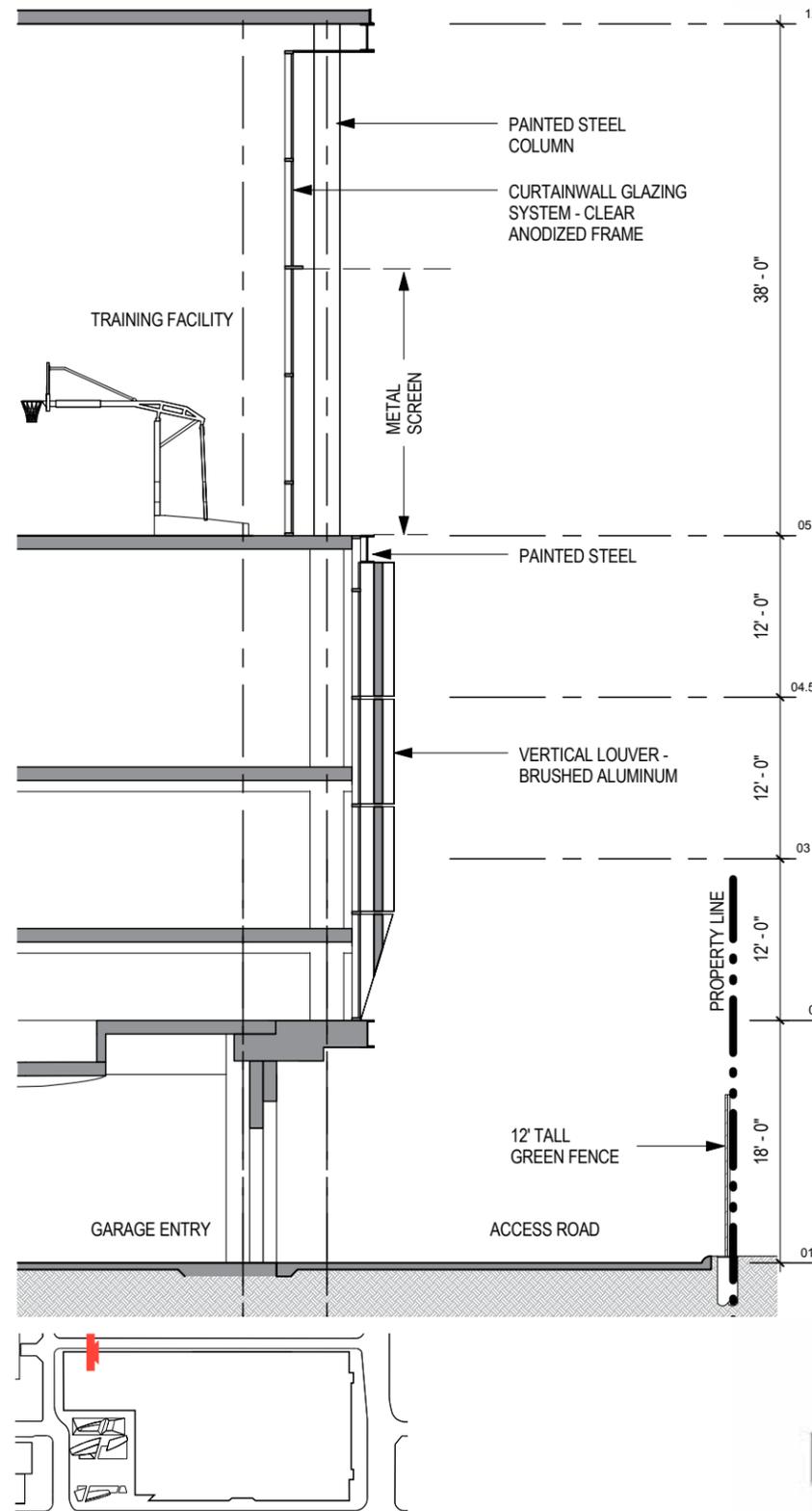


METAL SCREEN

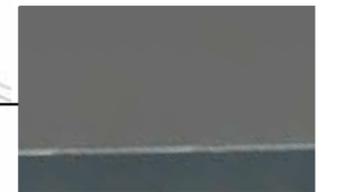


CAST IN PLACE CONCRETE

LL SECTIONS | NORTH WALL\_1



DARK WALNUT TRESPA



GREY PAINTED STEEL



HIGH PERFORMANCE CLEAR GLASS



METAL SCREEN



CAST IN PLACE CONCRETE

WALL SECTIONS | EAST WALL\_1



3D RENDERING | 1ST AND MASS LOOKING SOUTHEAST



3D RENDERING | VIEW FROM BEACON HILL



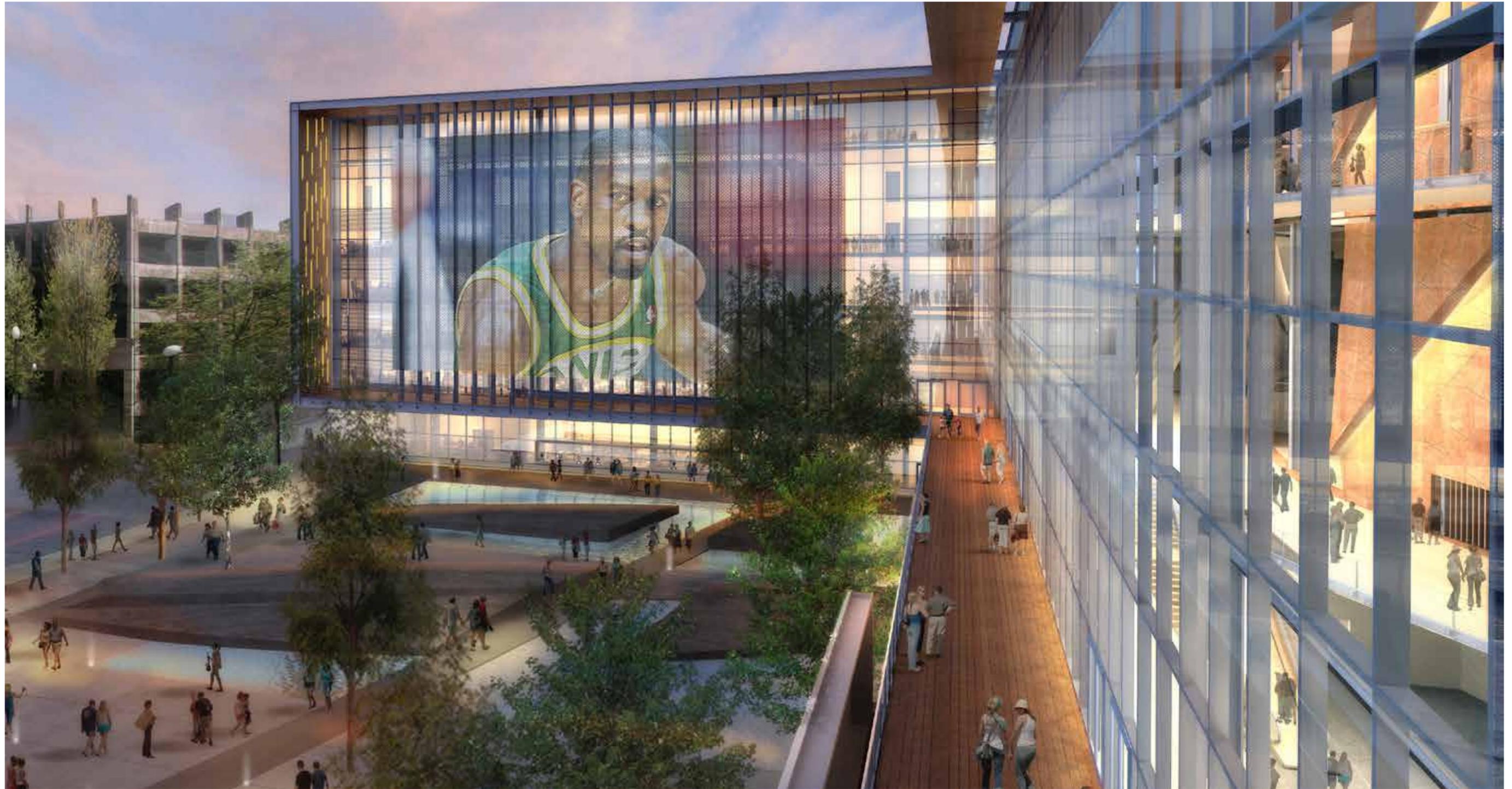
3D RENDERING | 1ST AND MASS LOOKING SOUTHEAST



3D RENDERING | FIRST AVE LOOKING SOUTH



3D RENDERING | SOUTHEAST VIEW



3D RENDERING | NORTH EXTERIOR BALCONY



3D RENDERING | HOLGATE



3D RENDERING | NORTH LOBBY AT NW CLUB LEVEL LOOKING EAST



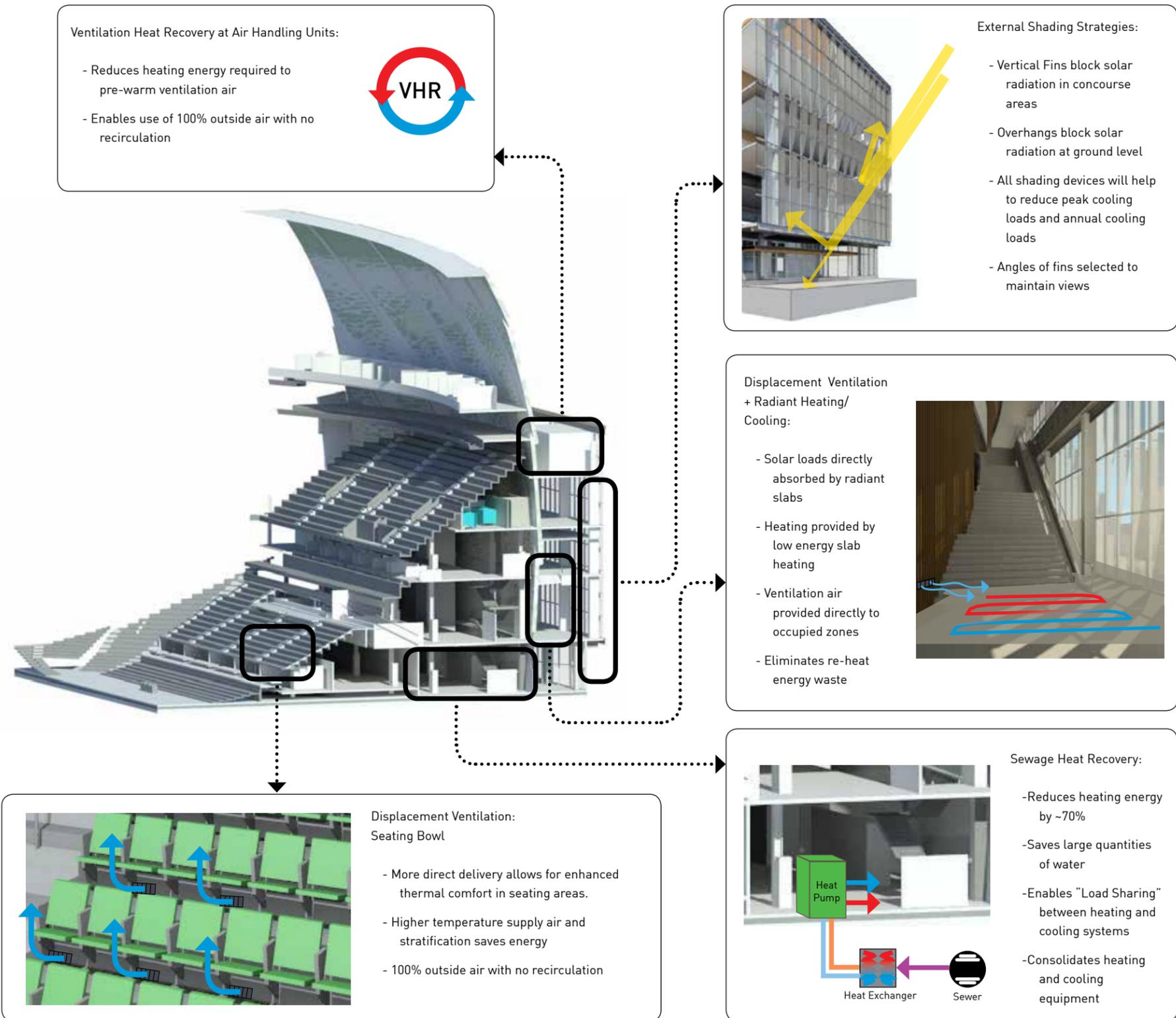
3D RENDERING | NORTH LOBBY AT CLUB LEVEL LOOKING NORTH



3D RENDERING | RANIER BAR AT SE CORNER OF MAIN CONCOURSE

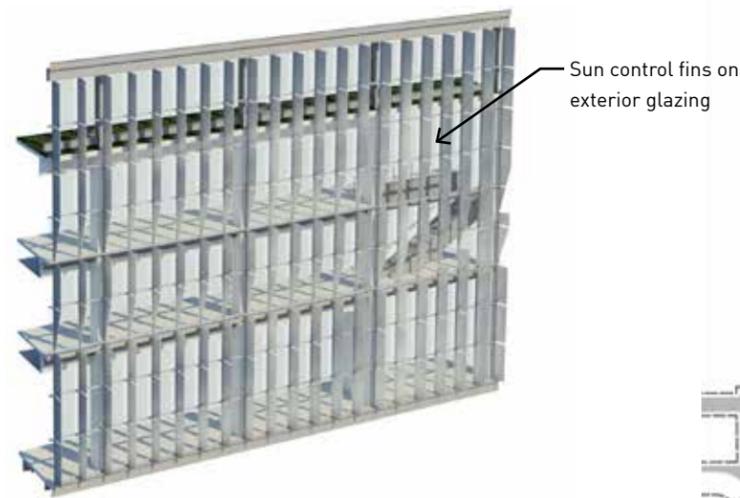
1 HVAC STRATEGIES

- 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



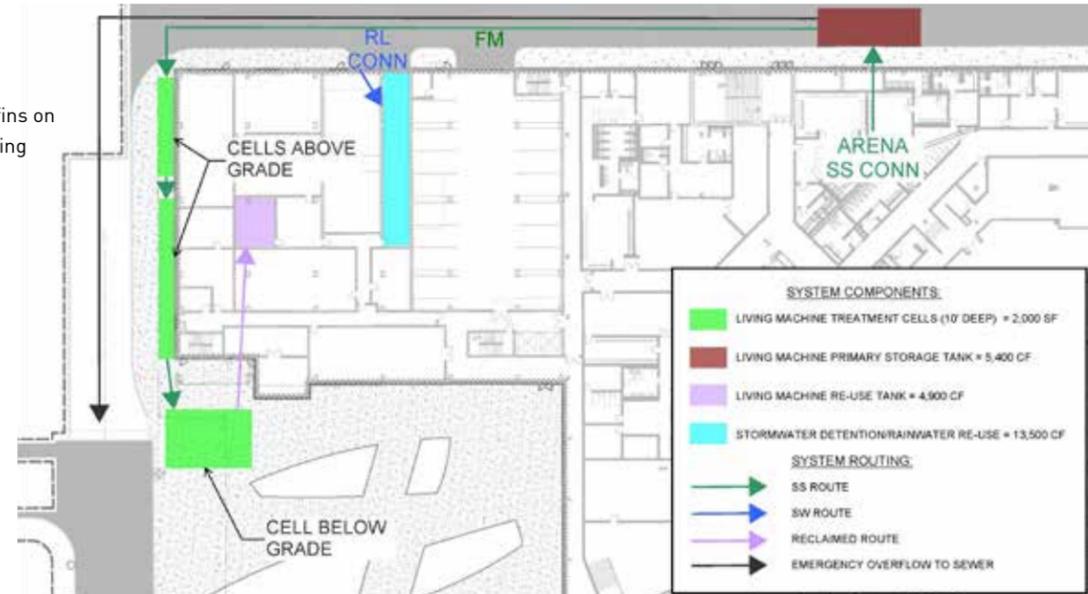
2 BUILDING ENVELOPE

- 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



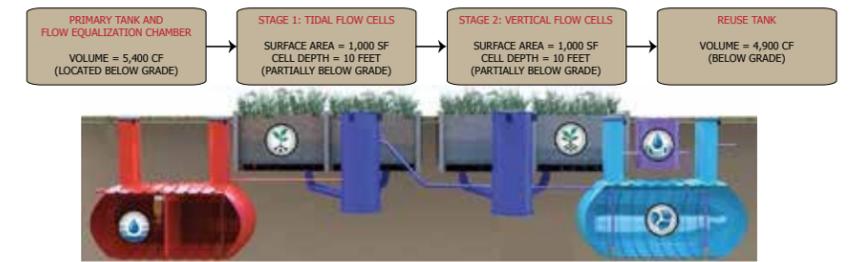
3 WATER SAVING STRATEGIES

- Rainwater is retained and evapotranspirated 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



Wastewater System Layout

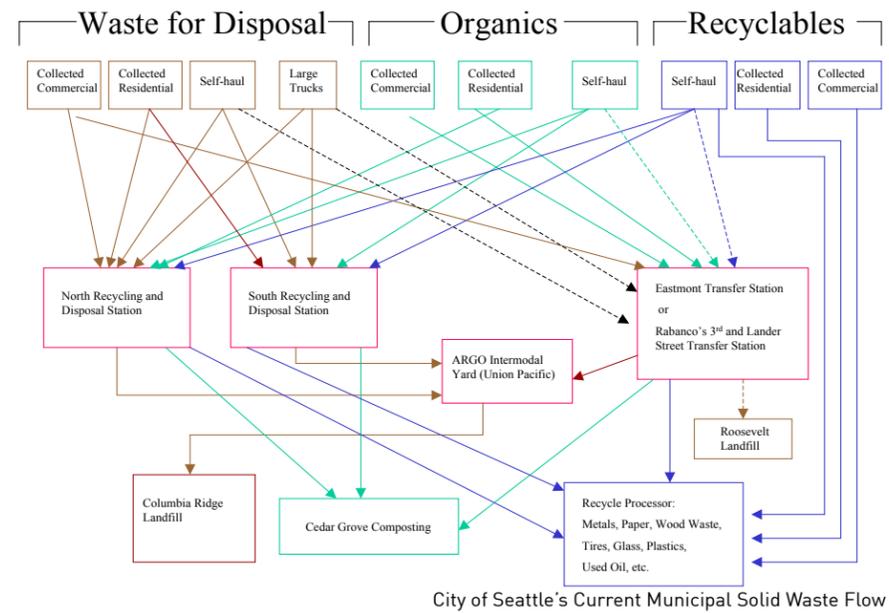
- 'Living Machine' provides on-site, ecological wastewater treatment, transforming incoming wastewater to reclaimed water available for toilet flushing and irrigation use
- Low-flow plumbing fixtures will be selected and installed in public toilets, team locker rooms and showers



Living Machine Diagram

4 WASTE MANAGEMENT – RECYCLING

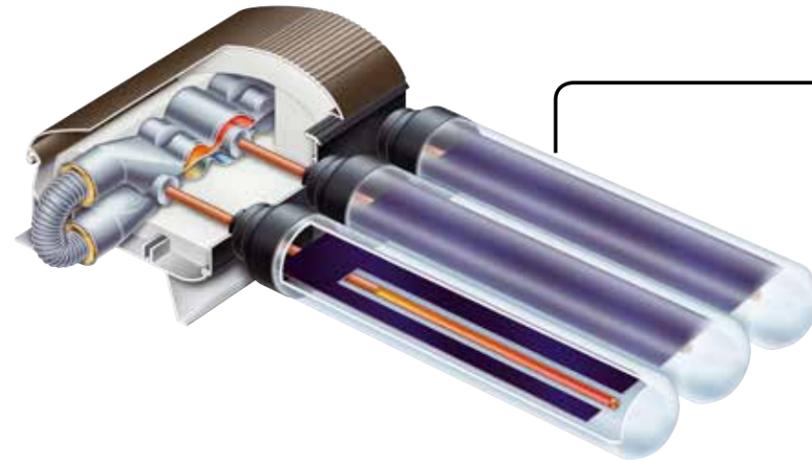
- Collection and transport of trash (compost) and recyclable materials to loading dock for pick-up by Seattle Public Utility. Comingled recyclables will be placed in bins and dumpsters separate from compostable debris. Food service products will be served in compostable containers in conformance with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



City of Seattle's Current Municipal Solid Waste Flow

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



Solar Tube Collector



Rendered View | Holgate Street View

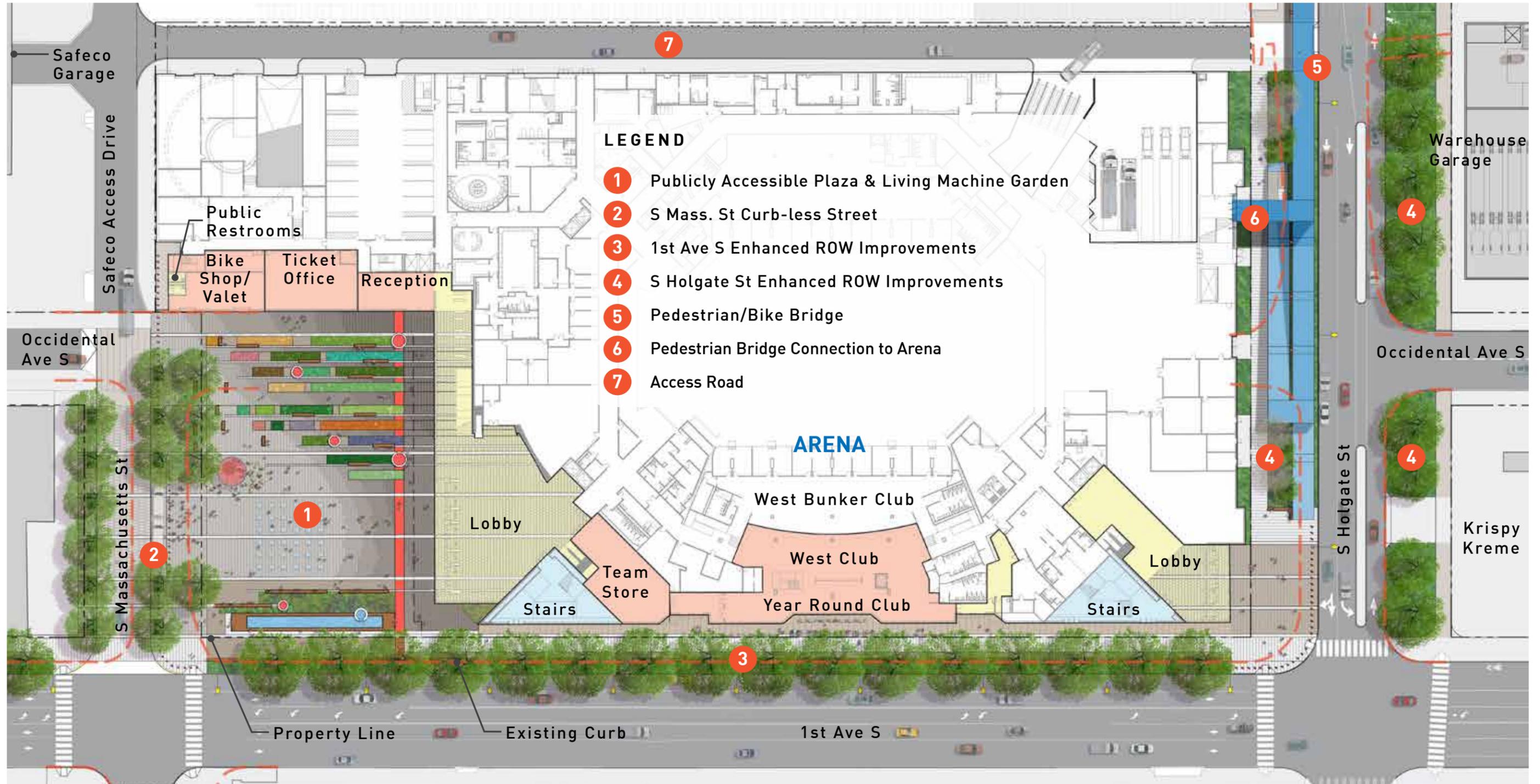
# 2.0 DESIGN UPDATES





**LEGEND**

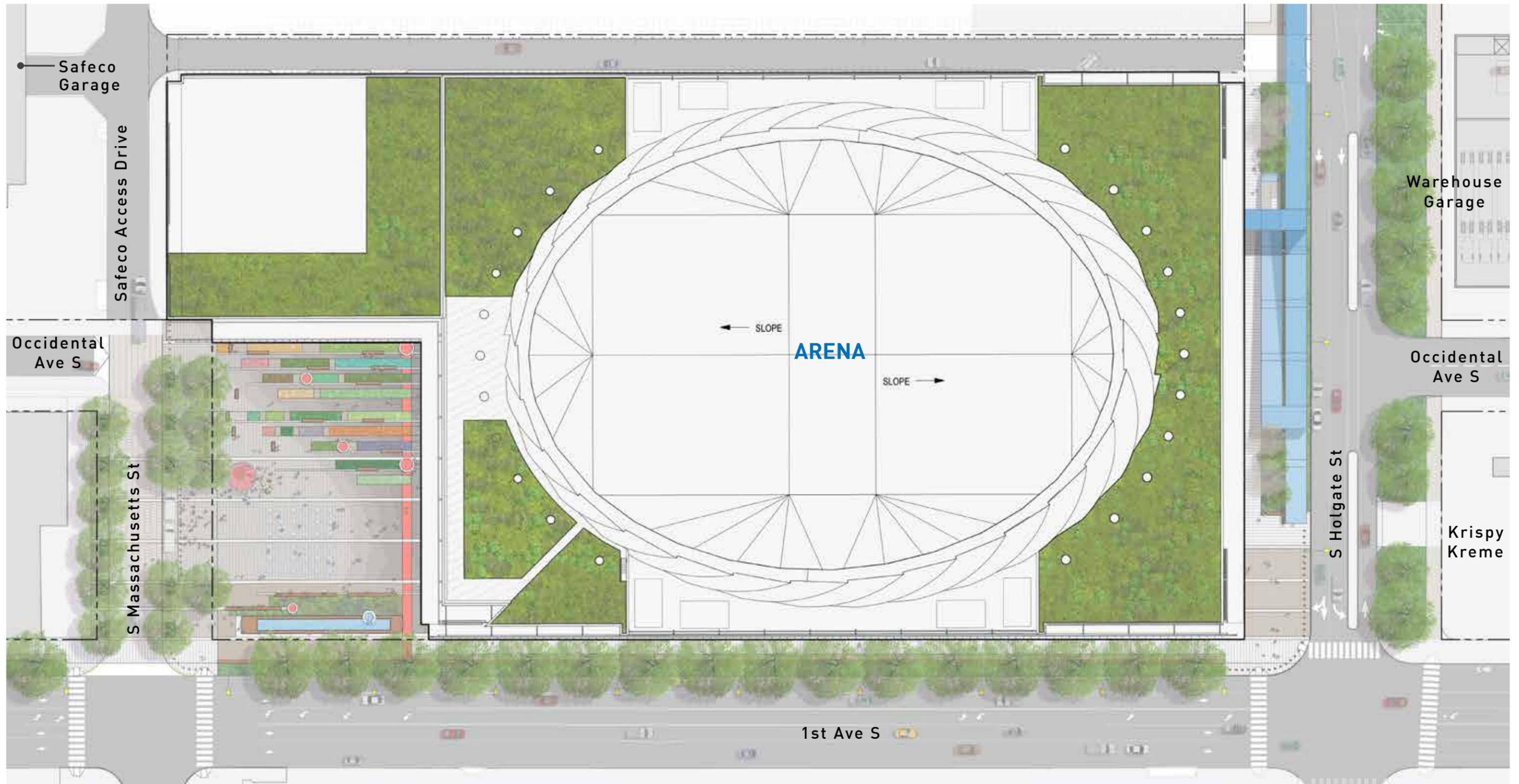
- 1 Publicly Accessible Plaza & Living Machine Gardens (PB)
- 2 S Mass. St Curbless Street (PB)
- 3 1st Ave S Enhanced ROW Improvements (PB)
- 4 S Holgate St Enhanced ROW Improvements & Pedestrian / Bike Bridge (EIS)
- 5 Bike Facilities (PB)
- 6 Off-Site Wayfinding (PB)

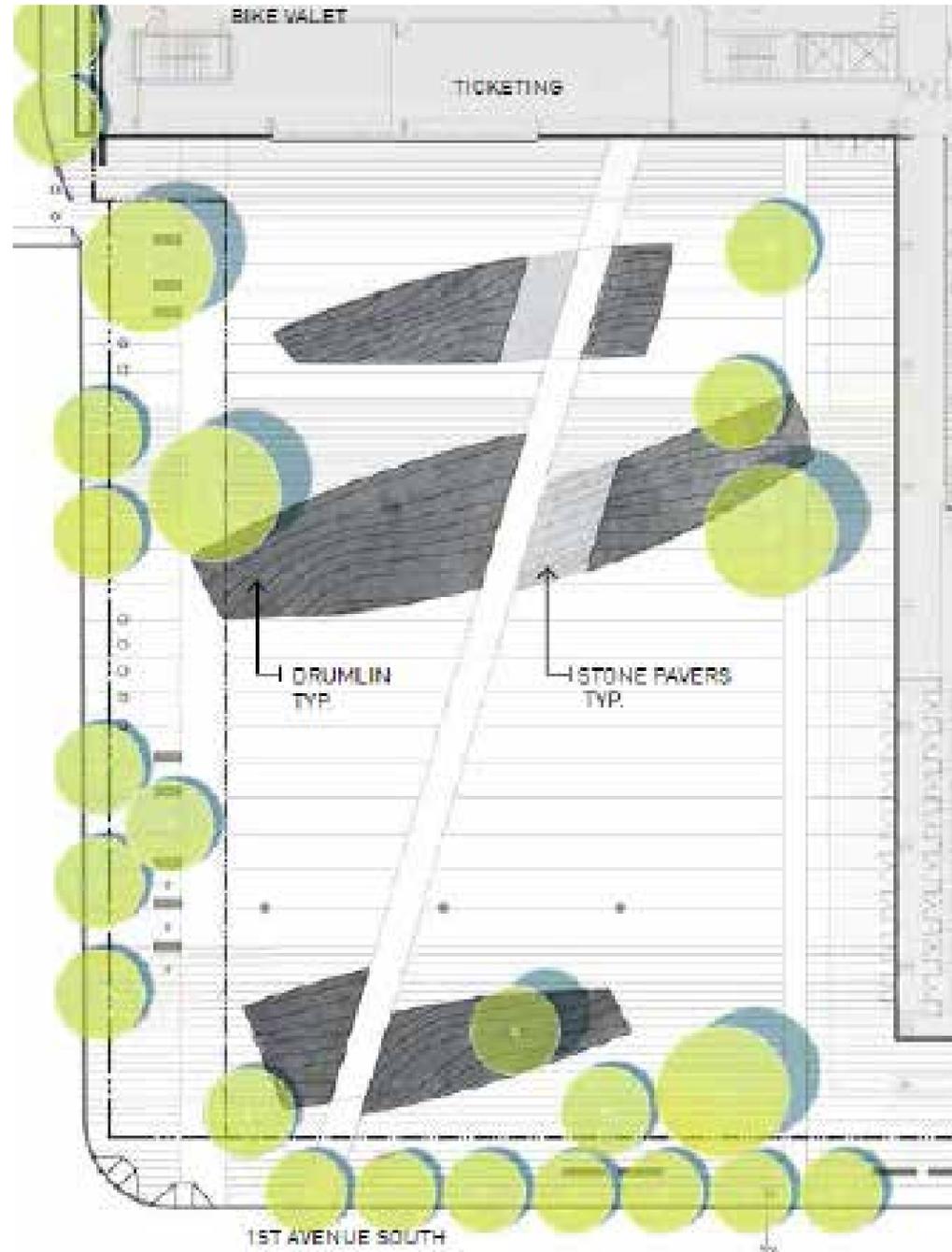


LEGEND

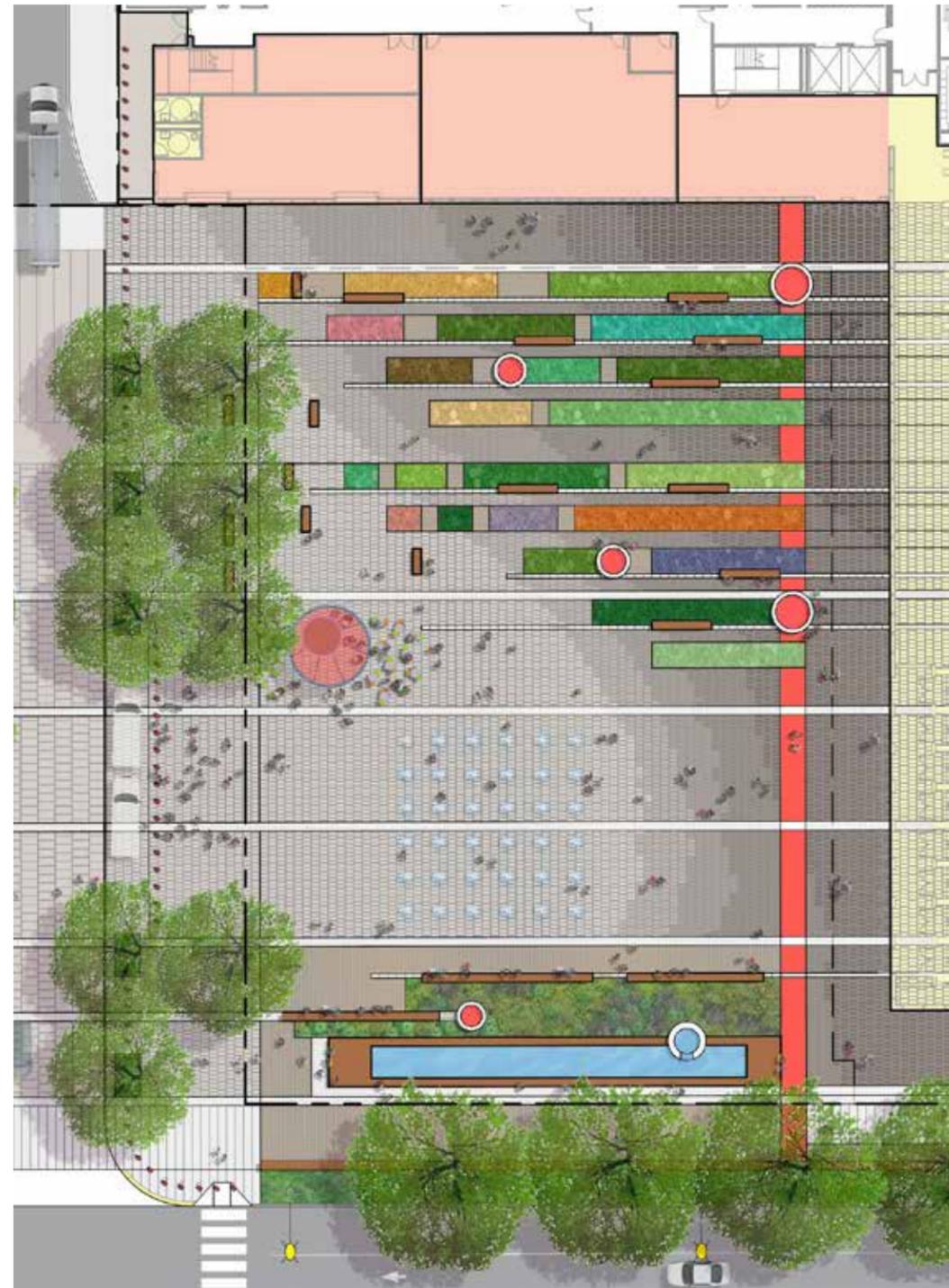
- 1 Publicly Accessible Plaza & Living Machine Garden
- 2 S Mass. St Curb-less Street
- 3 1st Ave S Enhanced ROW Improvements
- 4 S Holgate St Enhanced ROW Improvements
- 5 Pedestrian/Bike Bridge
- 6 Pedestrian Bridge Connection to Arena
- 7 Access Road







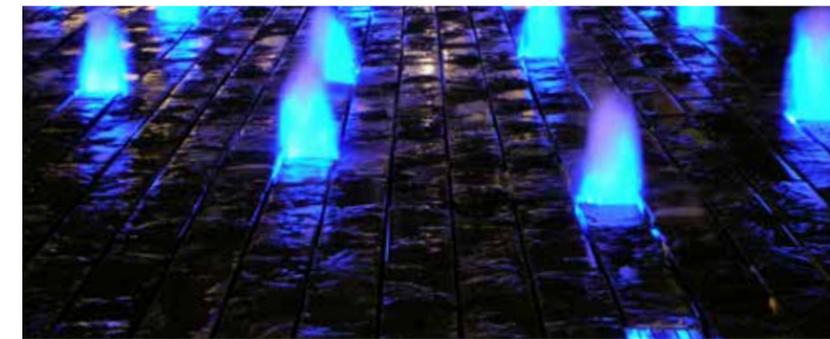
Old Design



New Design









LEGEND

- 1 Living Machine Gardens
- 2 Living Machine Markers & Access Hatches
- 3 Interactive Display Panel
- 4 Water Feature
- 5 Programmable Community Area w/ Interactive Water Feature
- 6 Vehicular Drop-Off
- 7 Public Restrooms
- 8 Curbless Street
- 9 Bike Valet / Shop
- 10 Event Storage Room
- 11 Ticket Office
- 12 Reception
- 13 Lobby
- 14 Fixed Seating



**East Plaza**

- + Non-Fixed Seating Area
- + Under Shade Tree Bosque
- + Visible from Occidental

**North Plaza Edge**

- + Pull-out supports 2 large food trucks
- + Plaza can accommodate food carts
- + Visible from Occidental

**Living Machine Gardens**

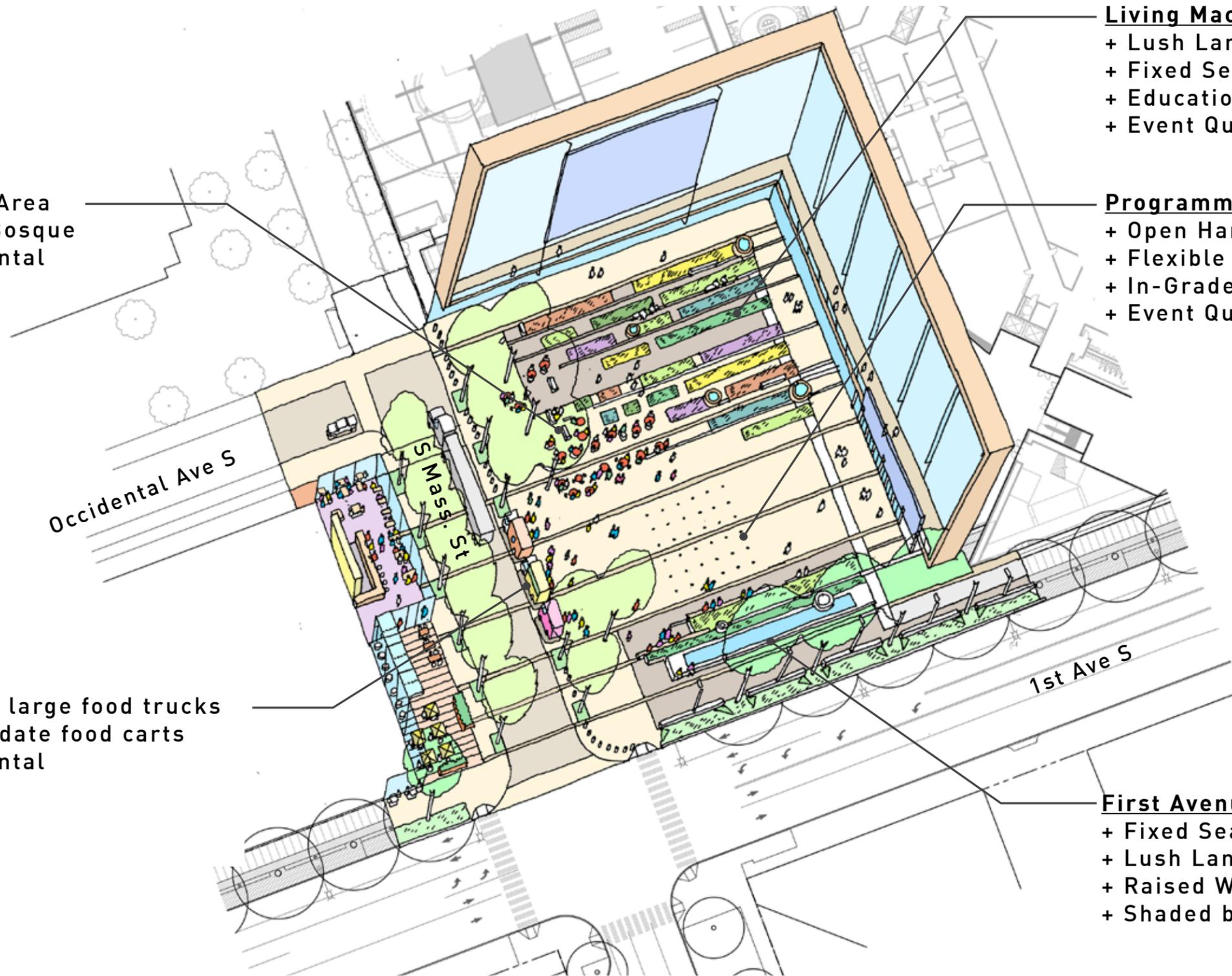
- + Lush Landscape Beds
- + Fixed Seating
- + Educational/Interpretive Features
- + Event Queuing

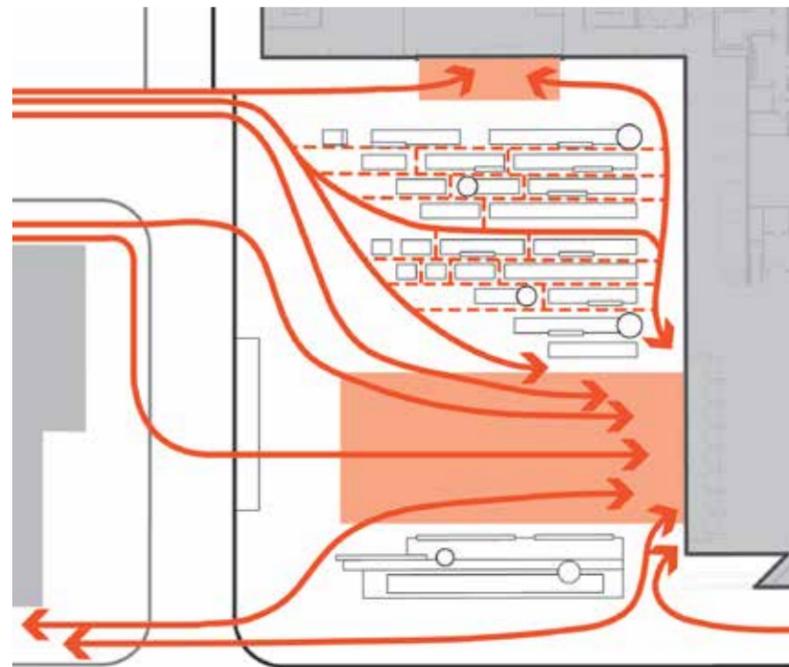
**Programmable Community Area**

- + Open Hardscape
- + Flexible for Programmed Events
- + In-Grade Water Feature
- + Event Queuing

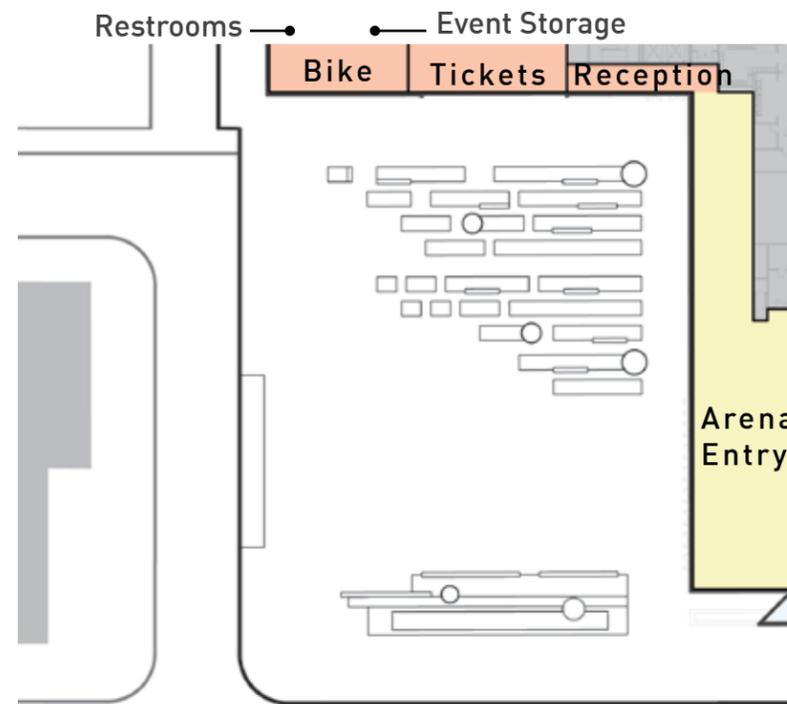
**First Avenue Plaza Edge**

- + Fixed Seating Area
- + Lush Landscape Edge
- + Raised Water Feature
- + Shaded by 1st Ave Trees

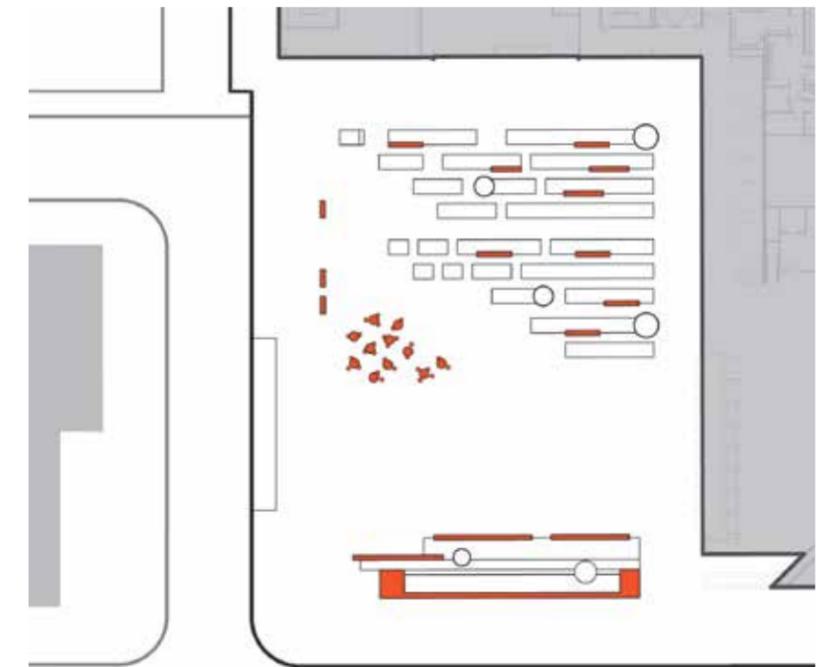




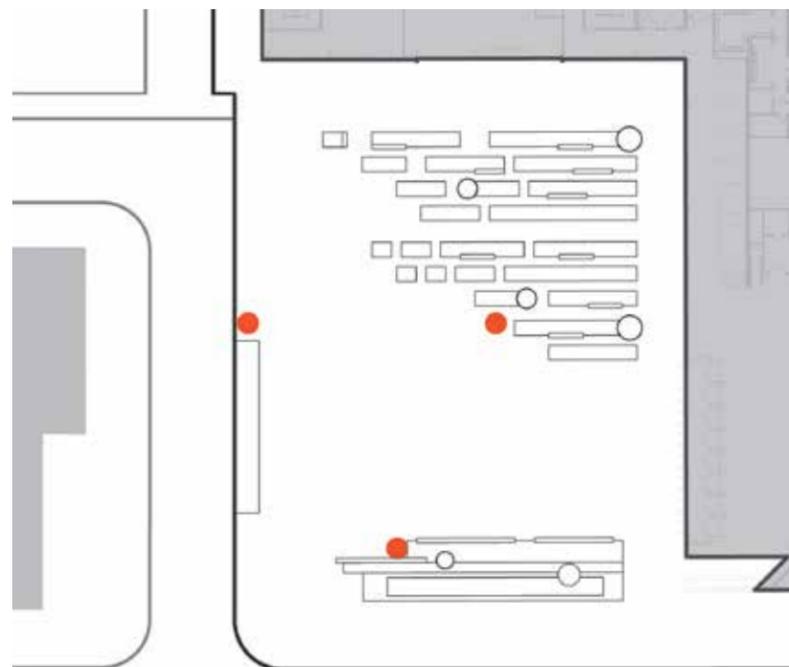
Circulation



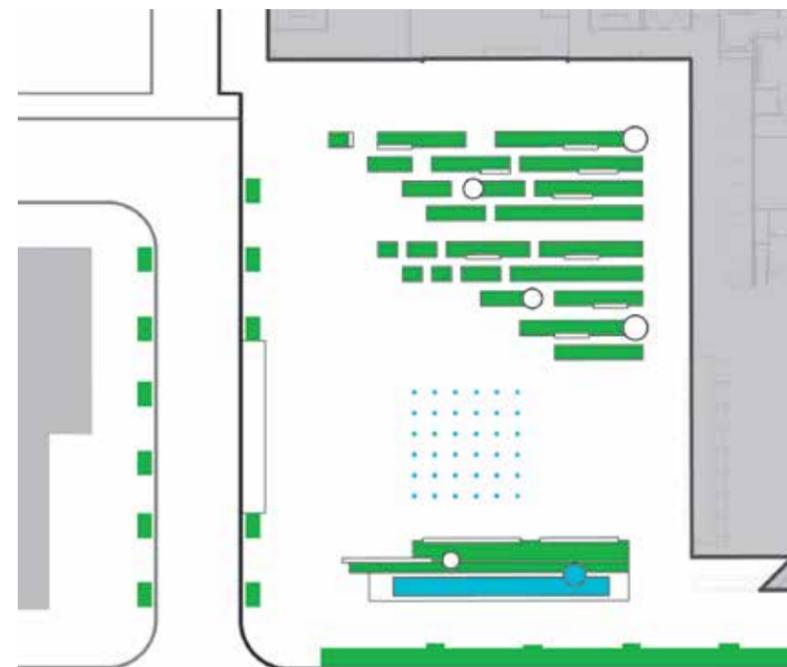
Active Uses



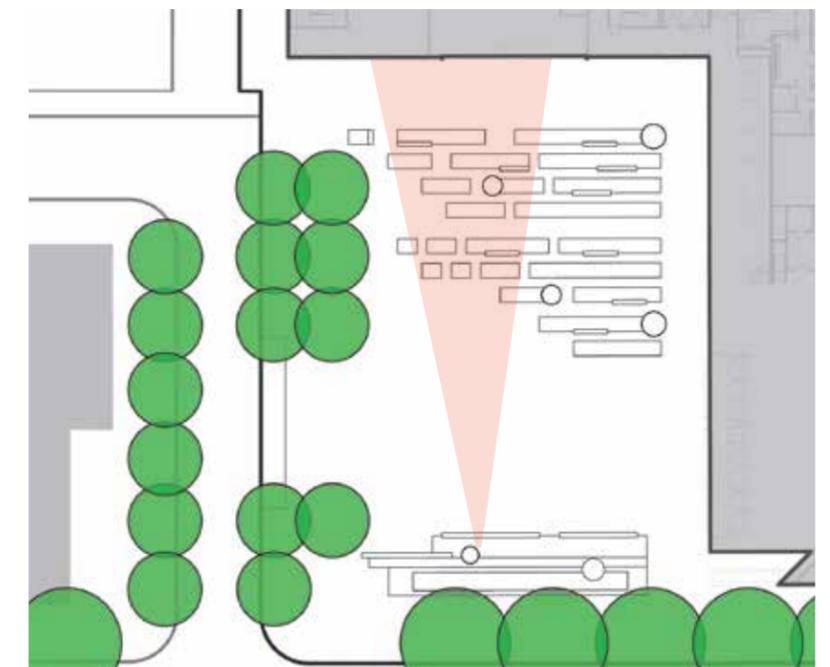
Seating



Event Utilities



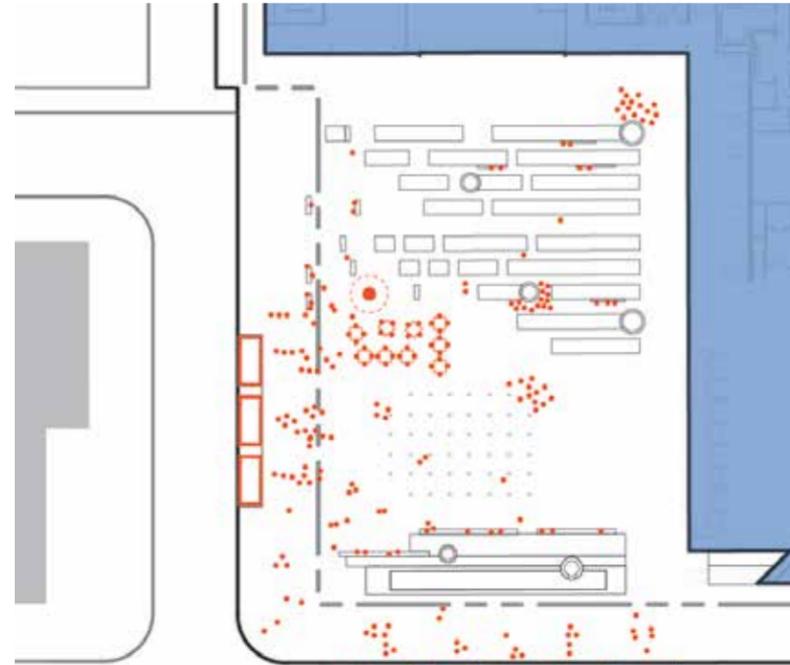
Planting / Water



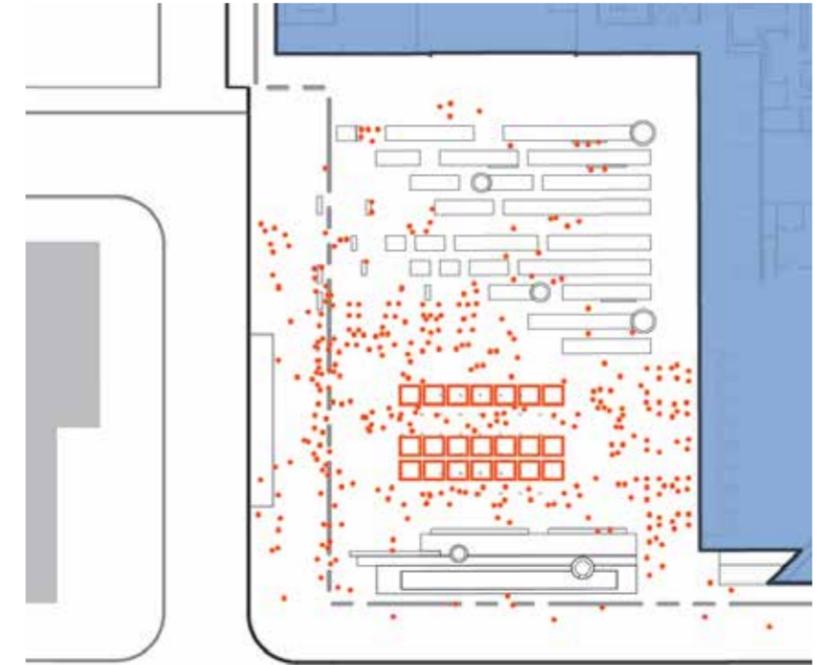
Tree Canopy



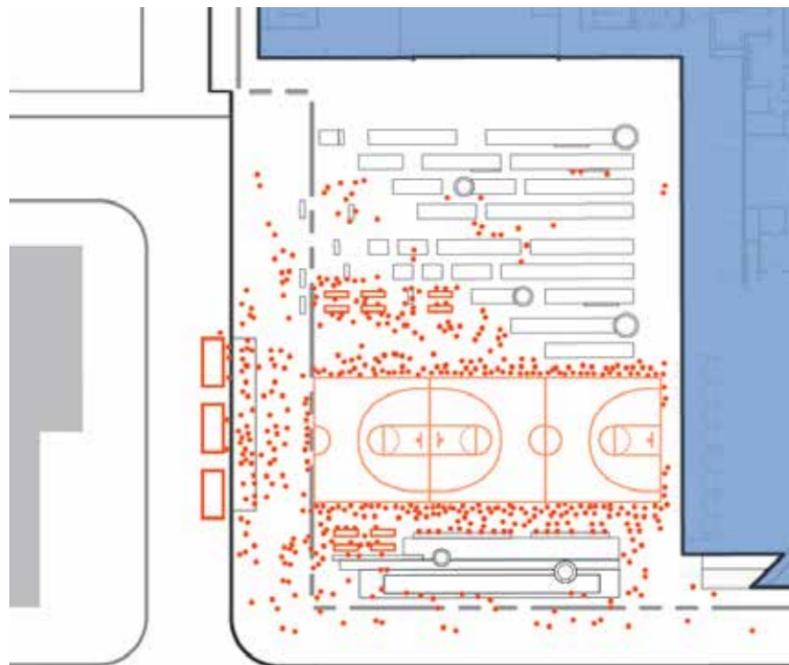
Daily Activities



Lunch / Food Truck



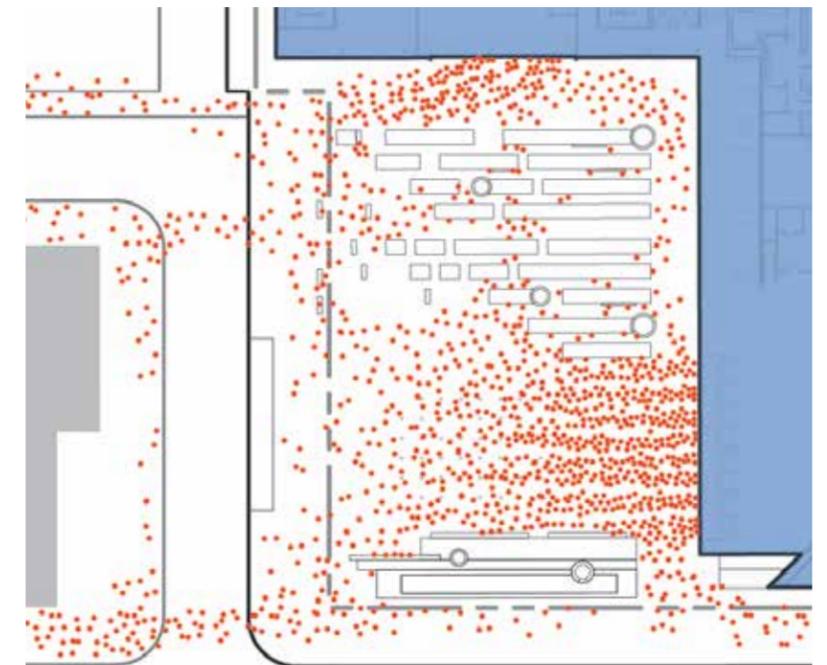
Farmer's Market



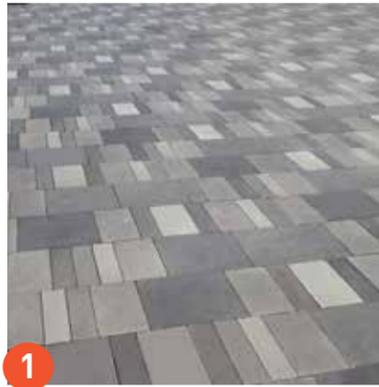
3 On 3 Tournament



Big Screen Event



Game Day



1

Dimensional Unit Paving



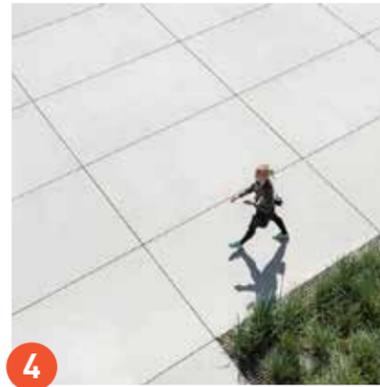
2

Cobble Unit Paving



3

Plank Paving



4

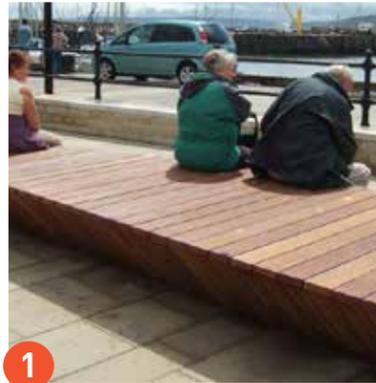
Cast-in-Place  
Concrete Paving



5

Vehicular Paving





1

Wood Bench



2

Bollards



3

Stone Bench



4

Wood Seat on Walls



5

Pedestrian-Scale Lights



6

Bike Parking





1

Living Machine Garden



2

Rain Garden



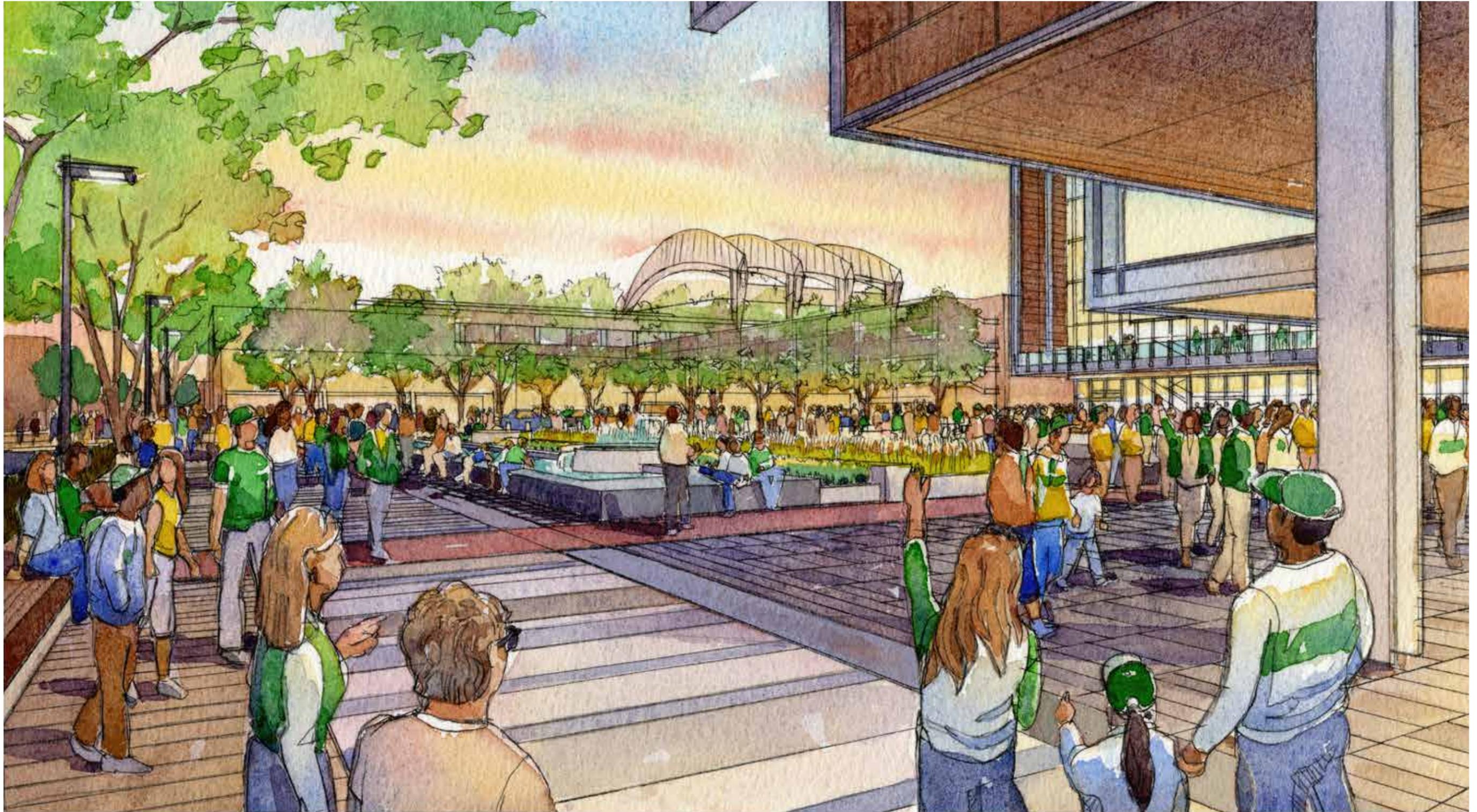
3

Street Edge









**Living Machine Description**

The project proposes to treat all of its waste with an ecological sewage treatment facility called a Living Machine. A majority of the Living Machine will be located in the publically accessible open space for display and interpretation. Treated water will be re-used in the building for toilet flushing, landscape irrigation and other potential re-use.

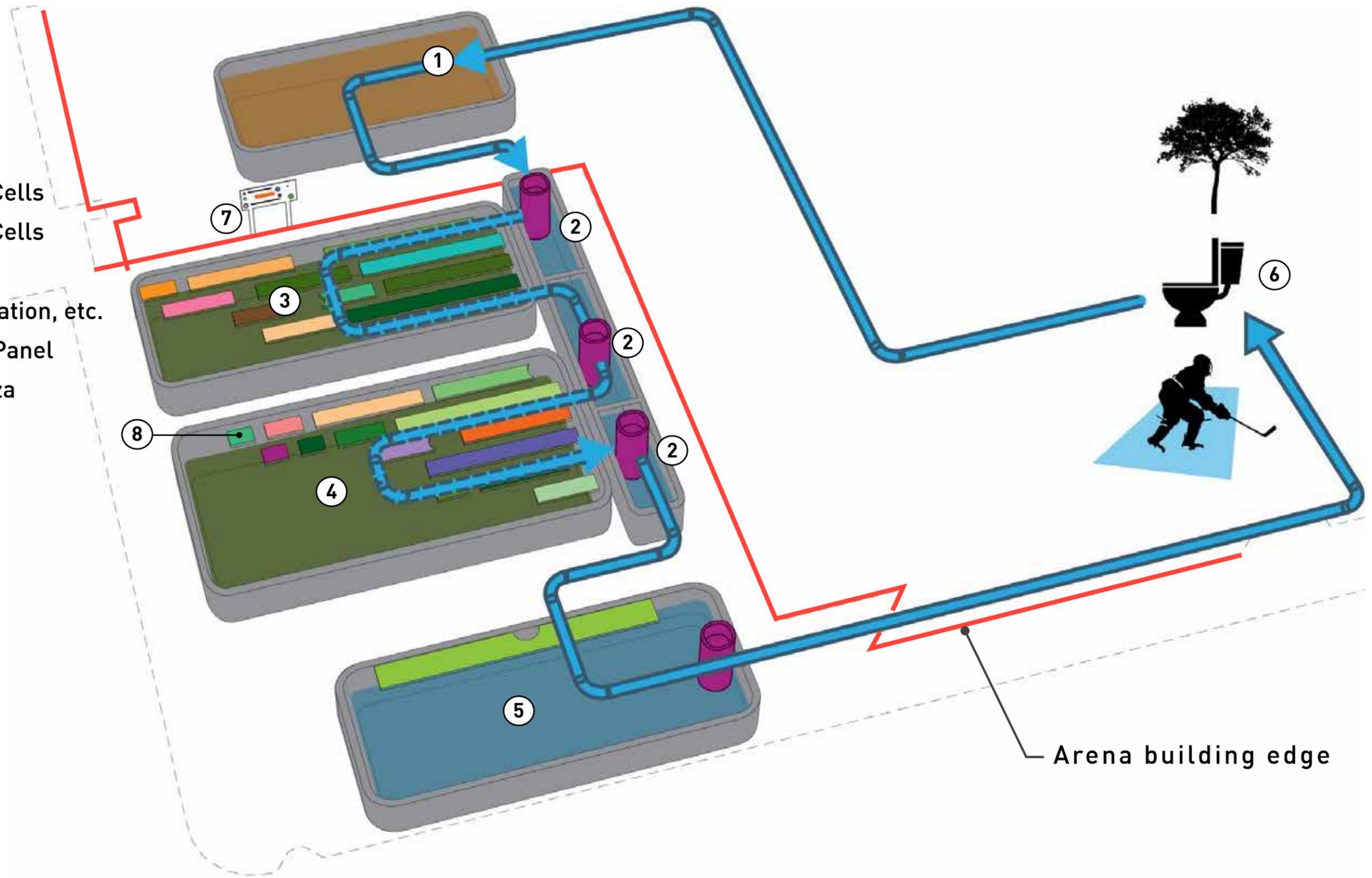
Key elements include:

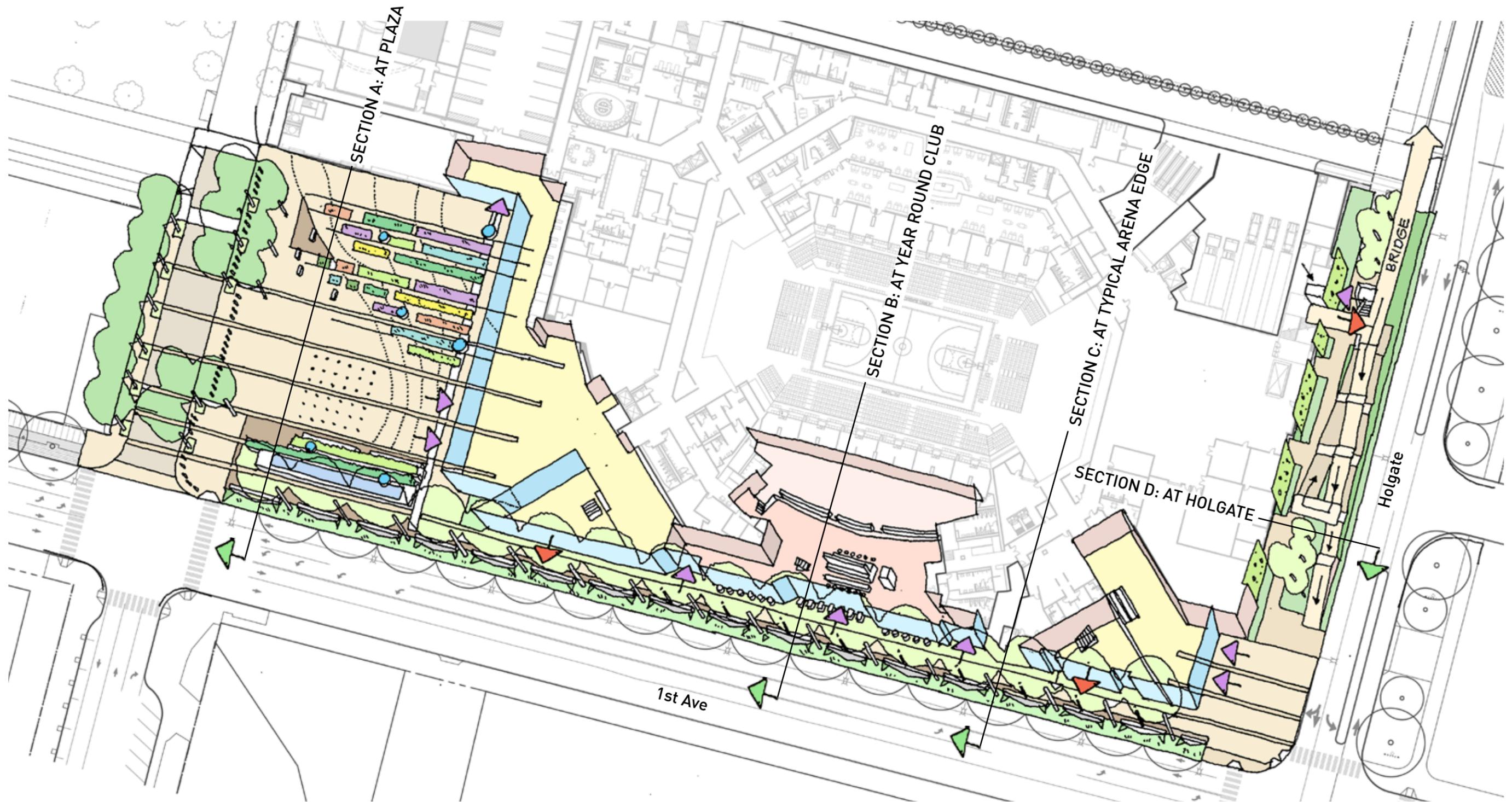
- 99% reduction in wastewater
- Removing 4 million gallons of sewer each year from the overflowing combined sewer system (not required by code)
- Water capture and re-use
- District opportunity as the reclaimed water system is scalable to serve parcels to the north
- Educational opportunities

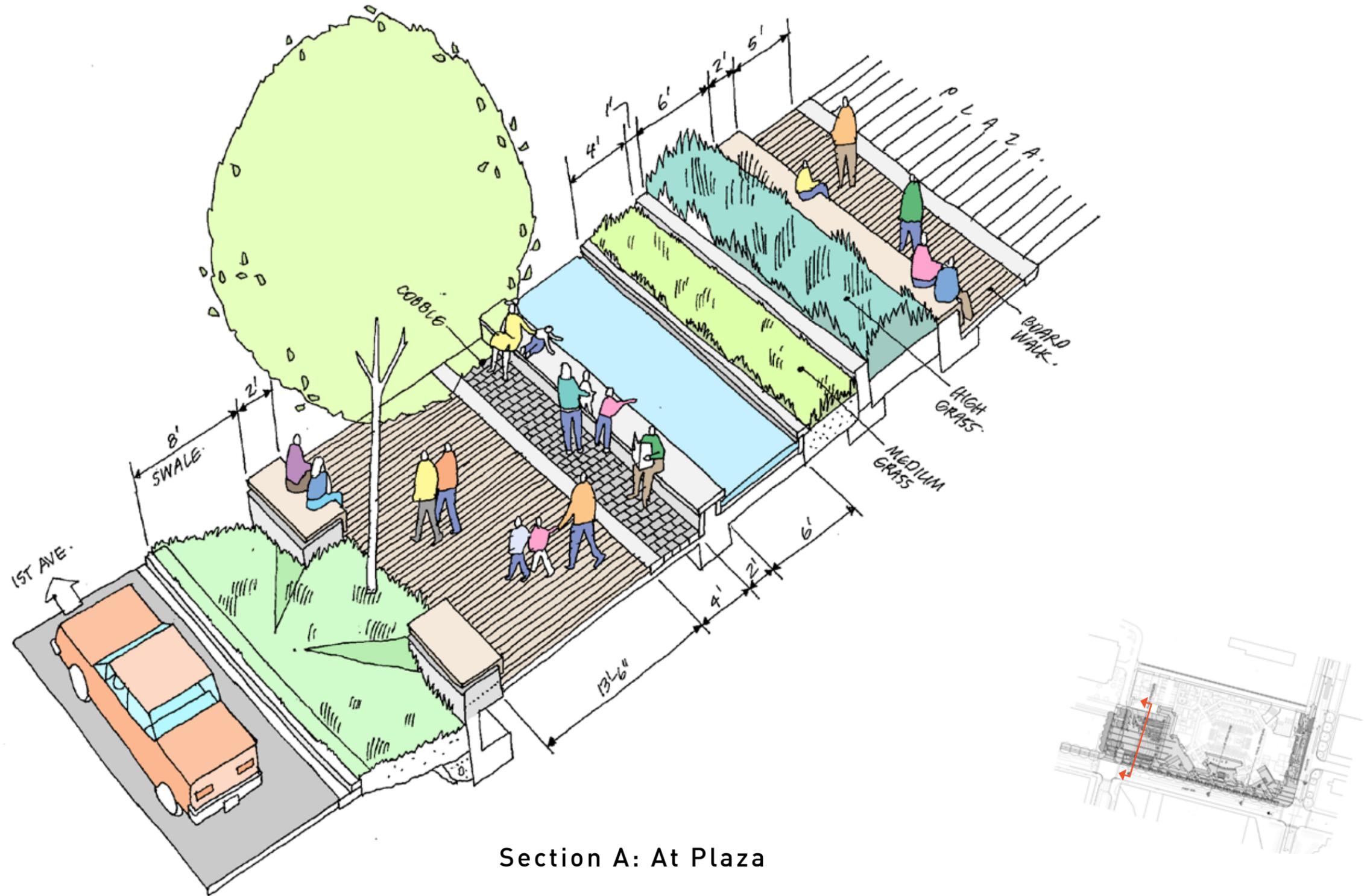


LEGEND

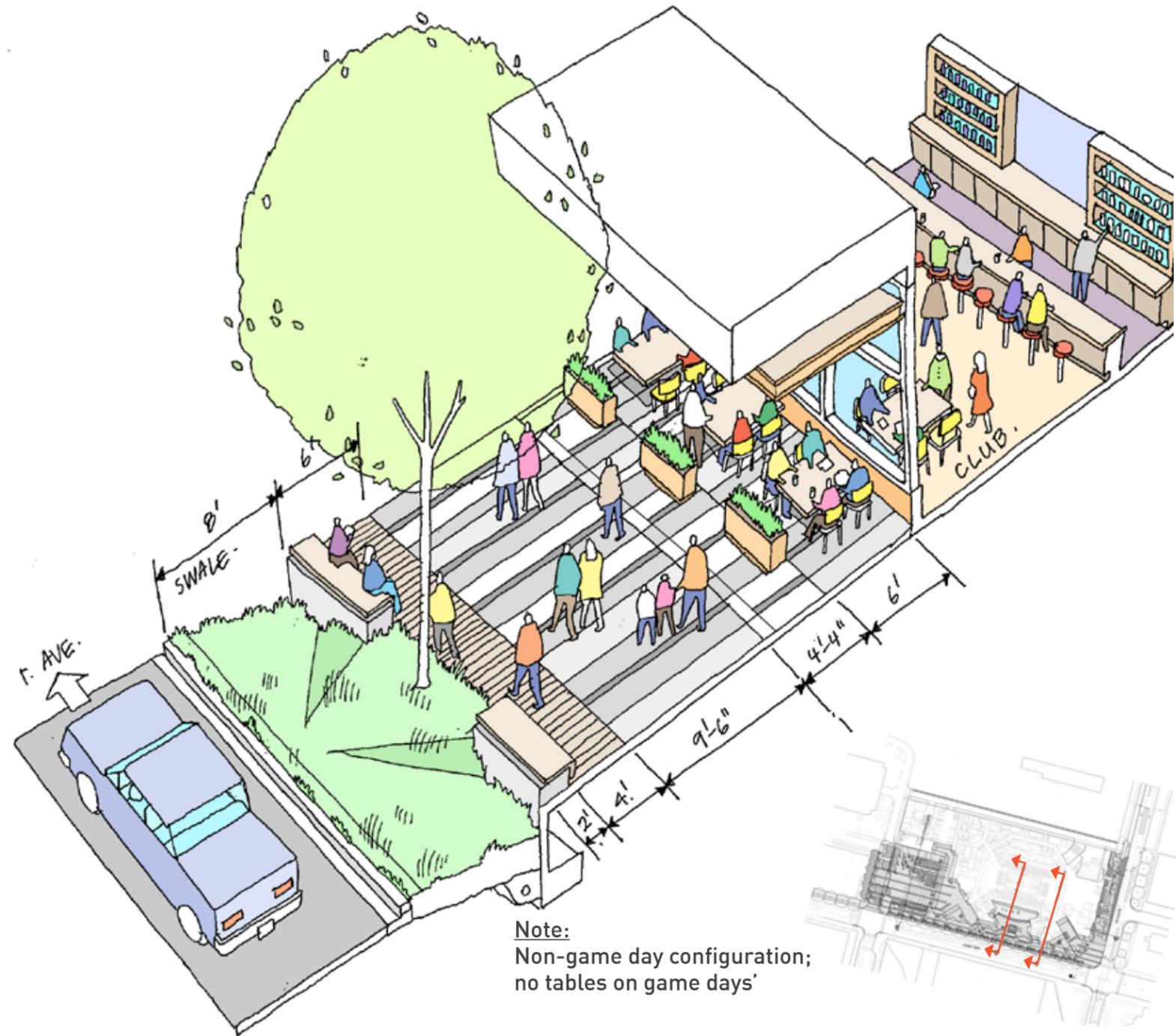
- ① Settling Tank
- ② Equalization & Recirculation Tanks
- ③ Stage 1 Treatment Cells
- ④ Stage 2 Treatment Cells
- ⑤ Reuse Tank
- ⑥ Reuse: Toilets, Irrigation, etc.
- ⑦ Interactive Display Panel
- ⑧ Garden Beds at Plaza



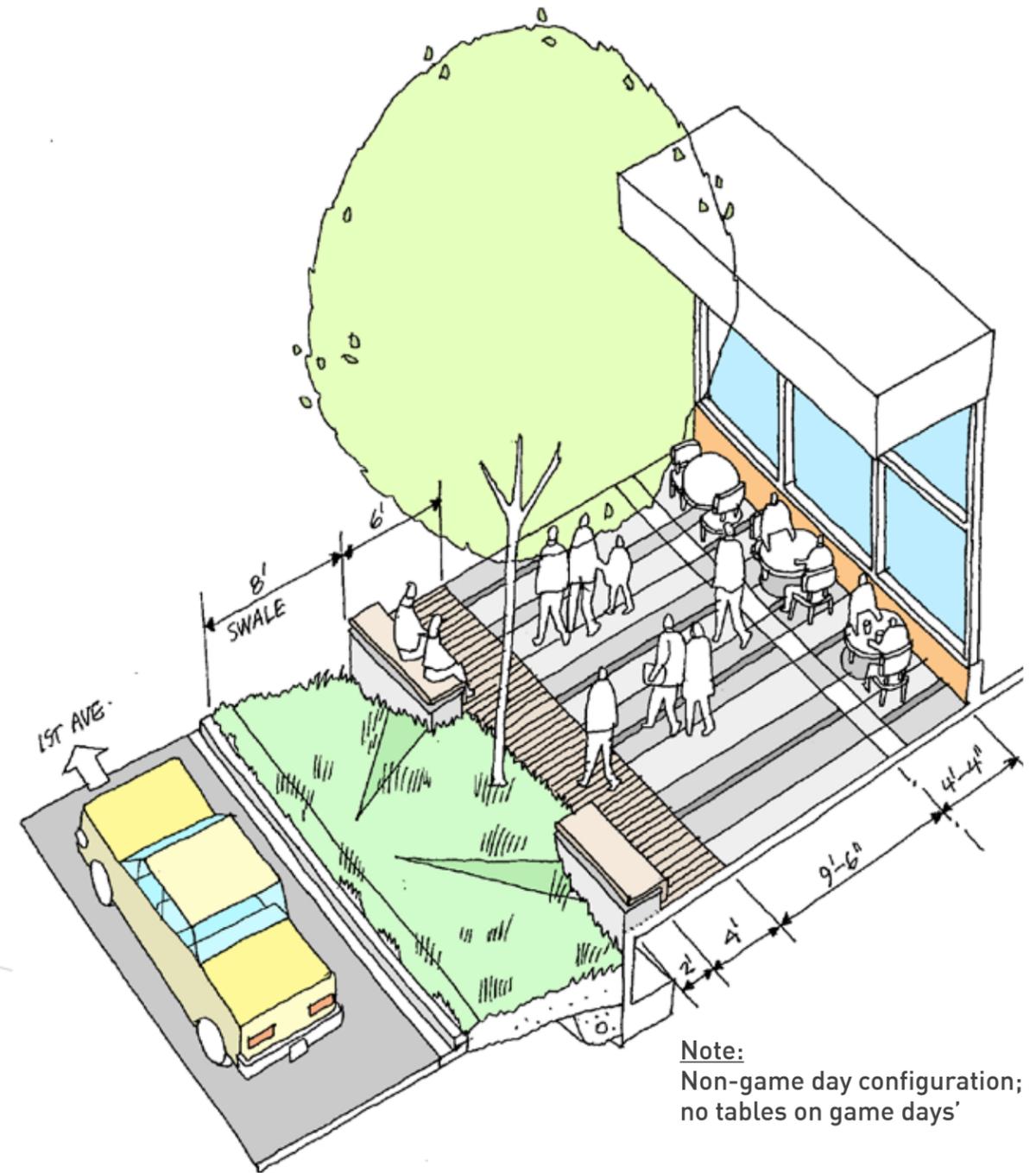




Section A: At Plaza

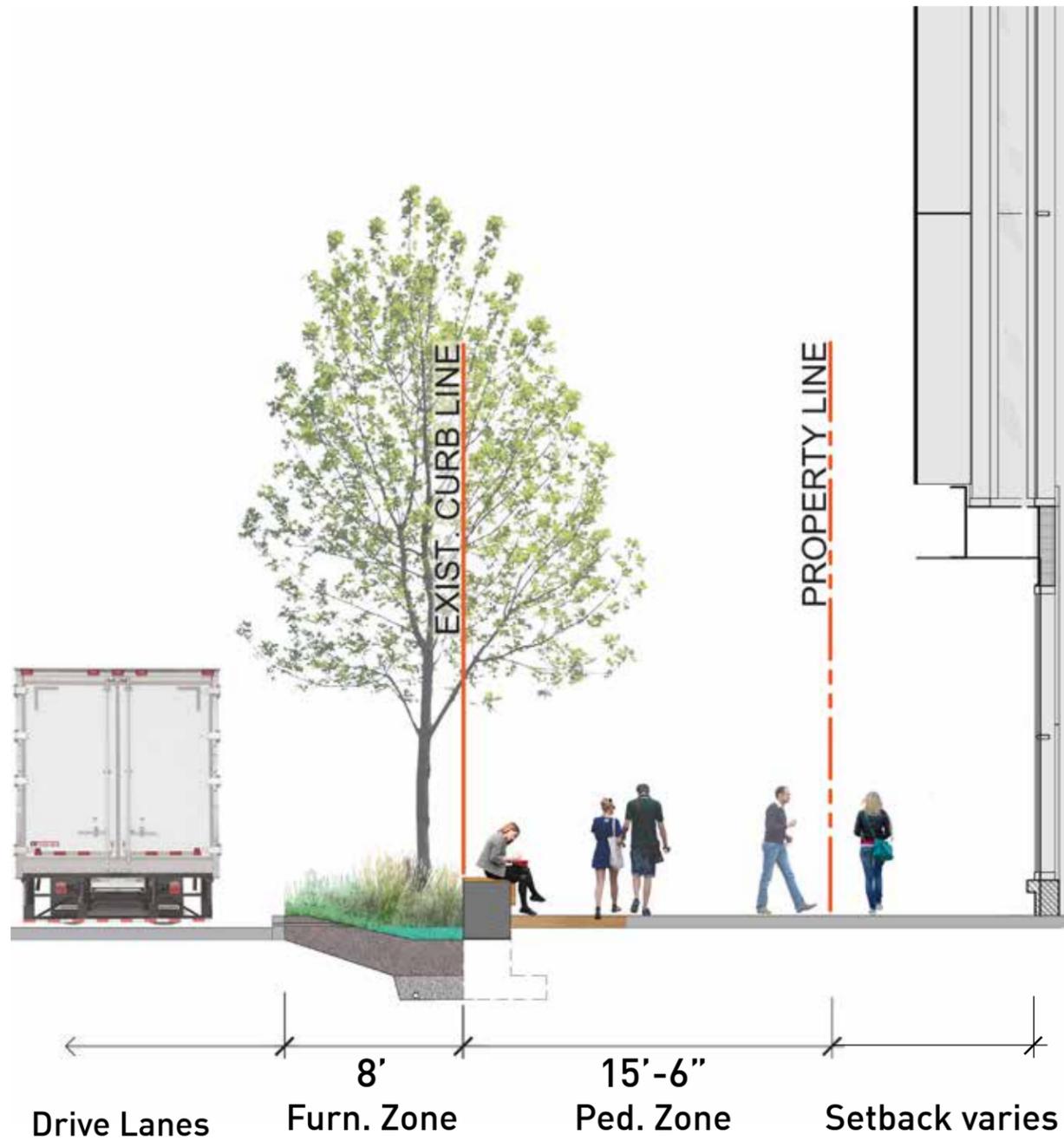


Section B: At Year Round Club

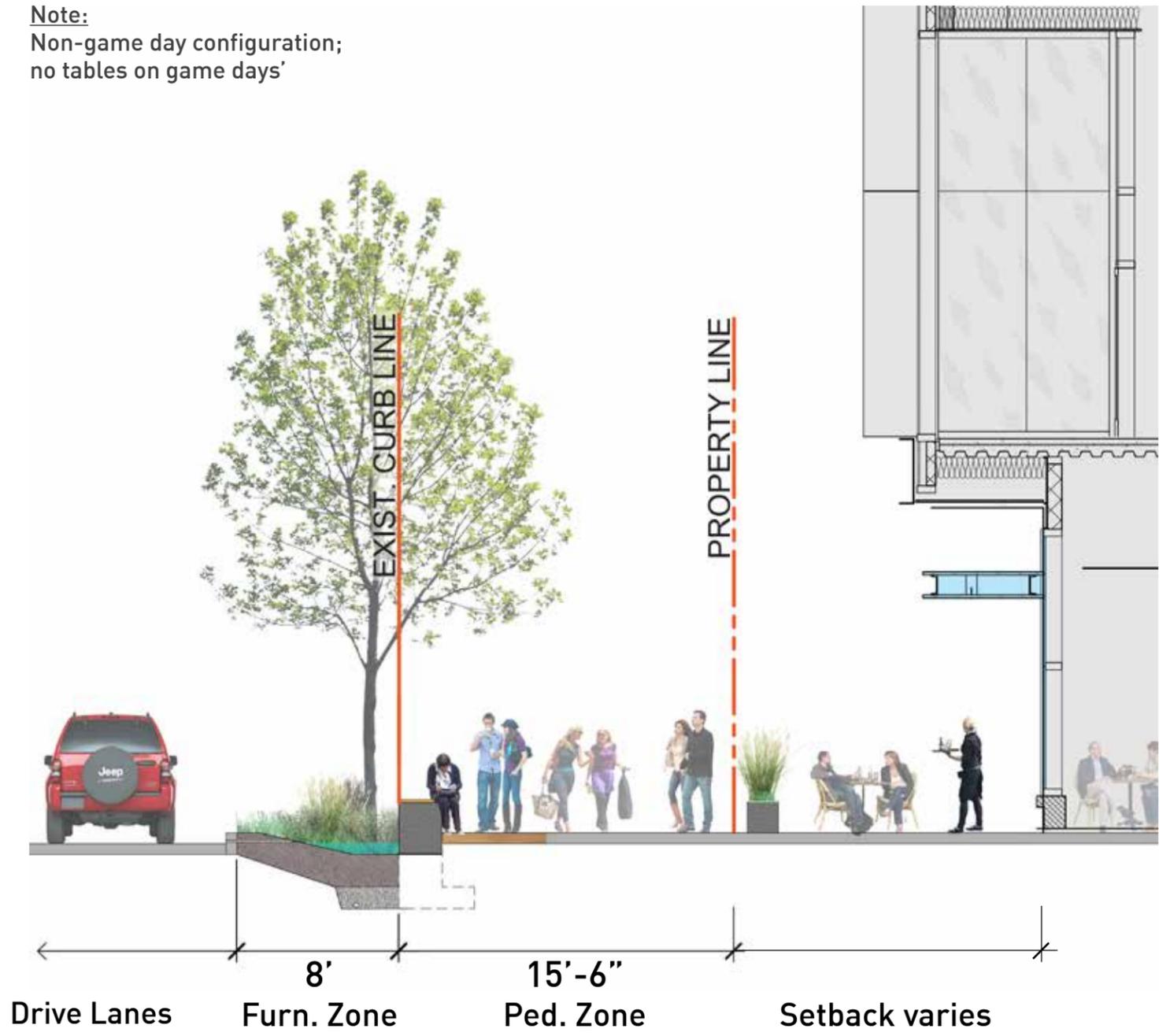


Section C: At Typical Arena Edge

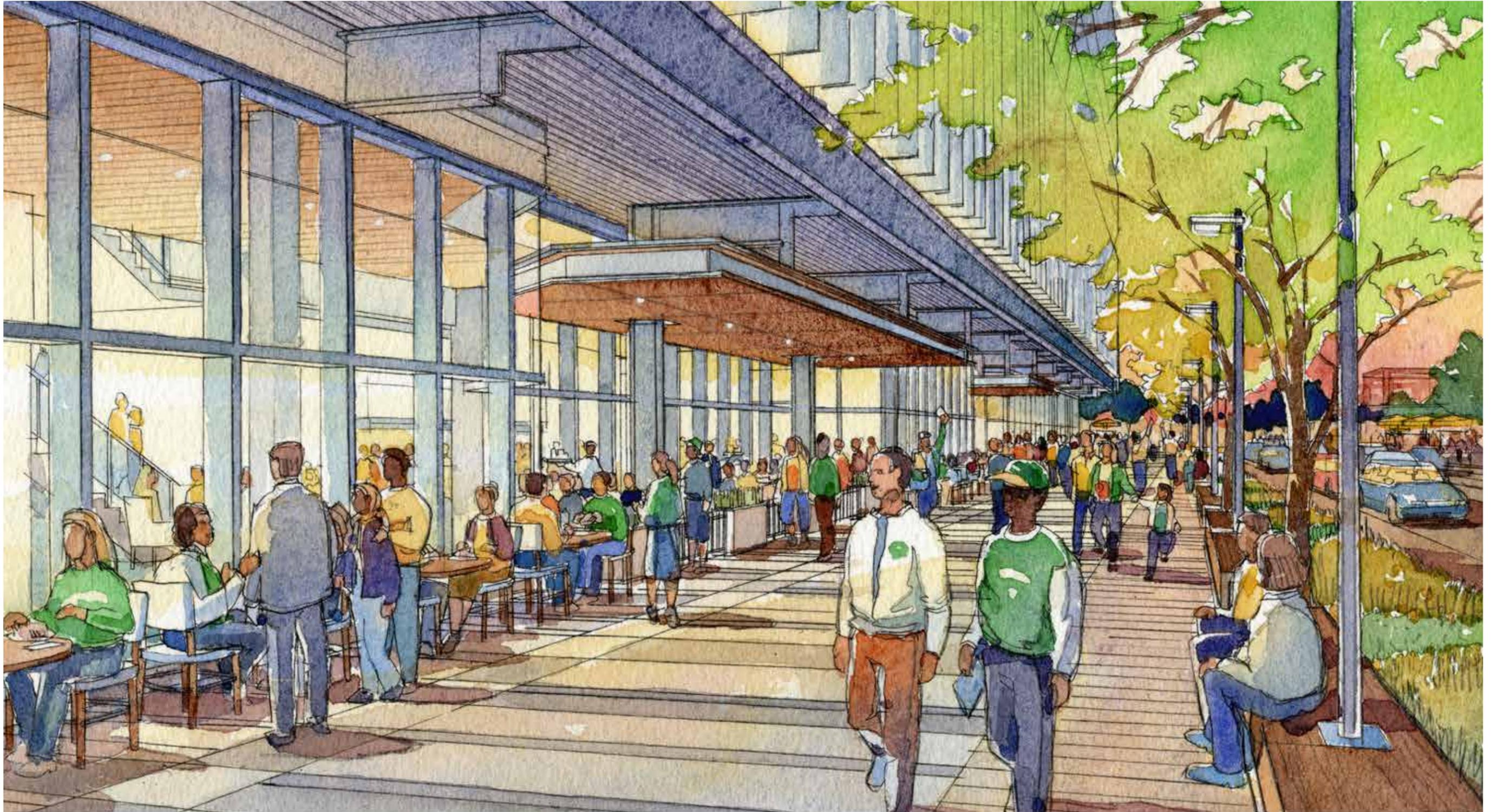
Note:  
Non-game day configuration;  
no tables on game days'

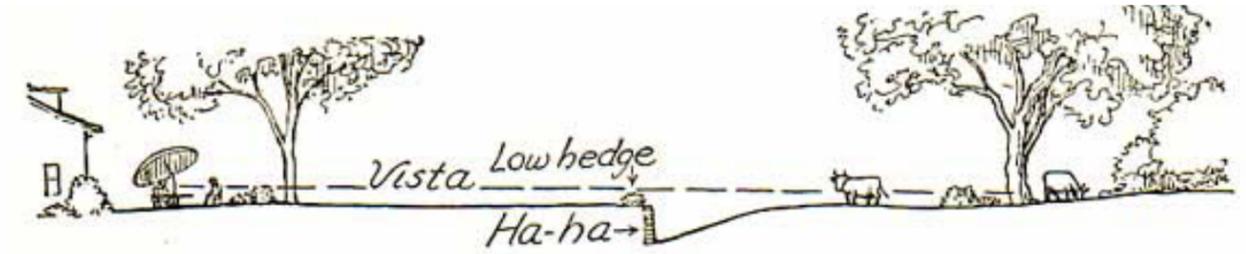


Typical Section at Arena

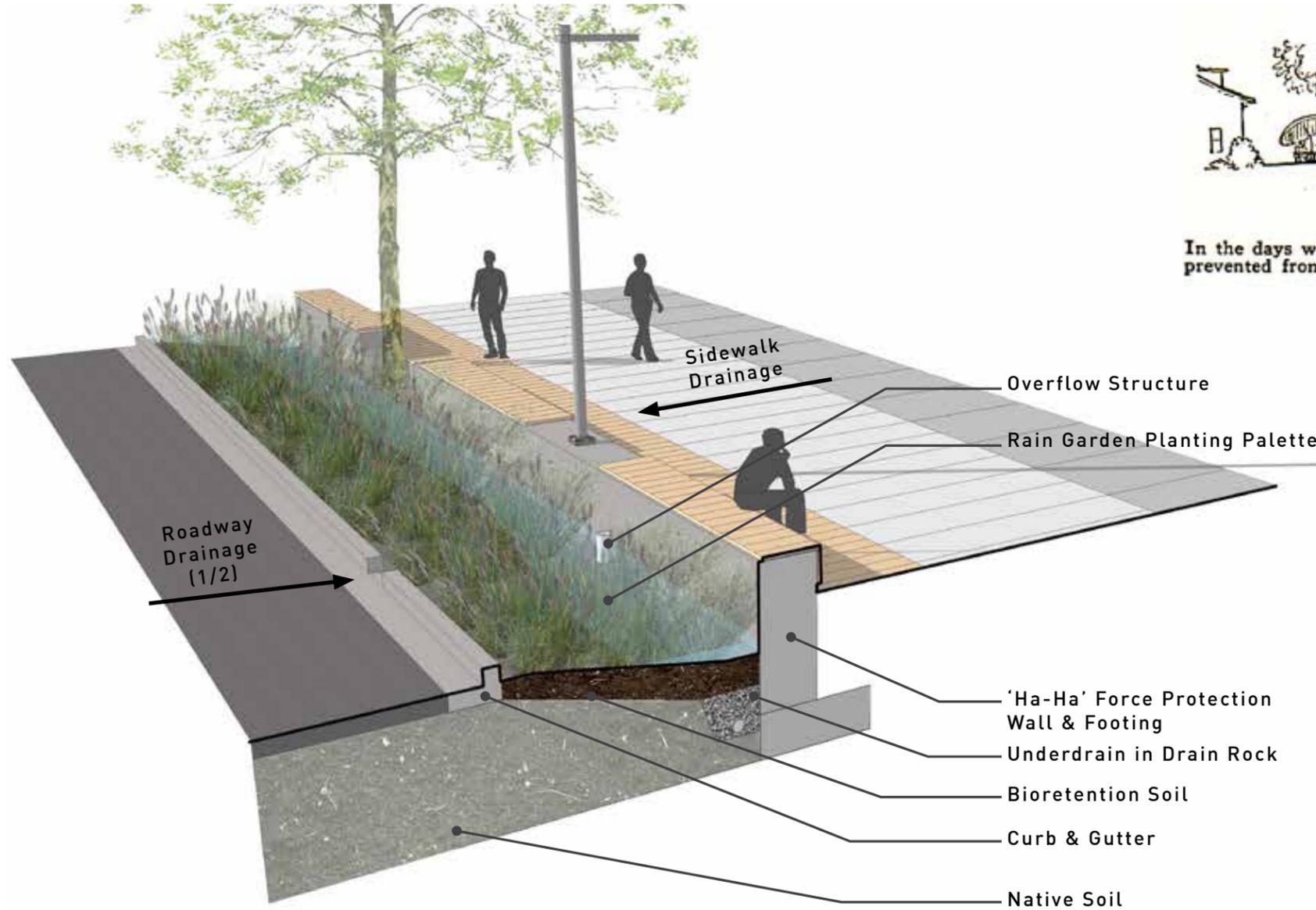


Section at Year Round Club



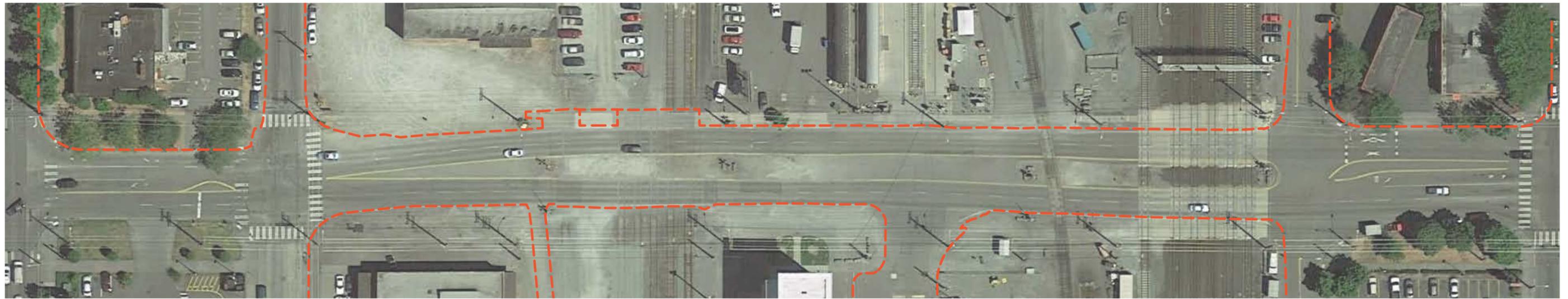


**A PASTORAL EFFECT WITHOUT DANGER OF INVASION**  
 In the days when cows and sheep were, from choice or of necessity, a part of the landscape, they were prevented from reaching the lawn by an arrangement known as a "ha-ha," the construction of which is pictured here.

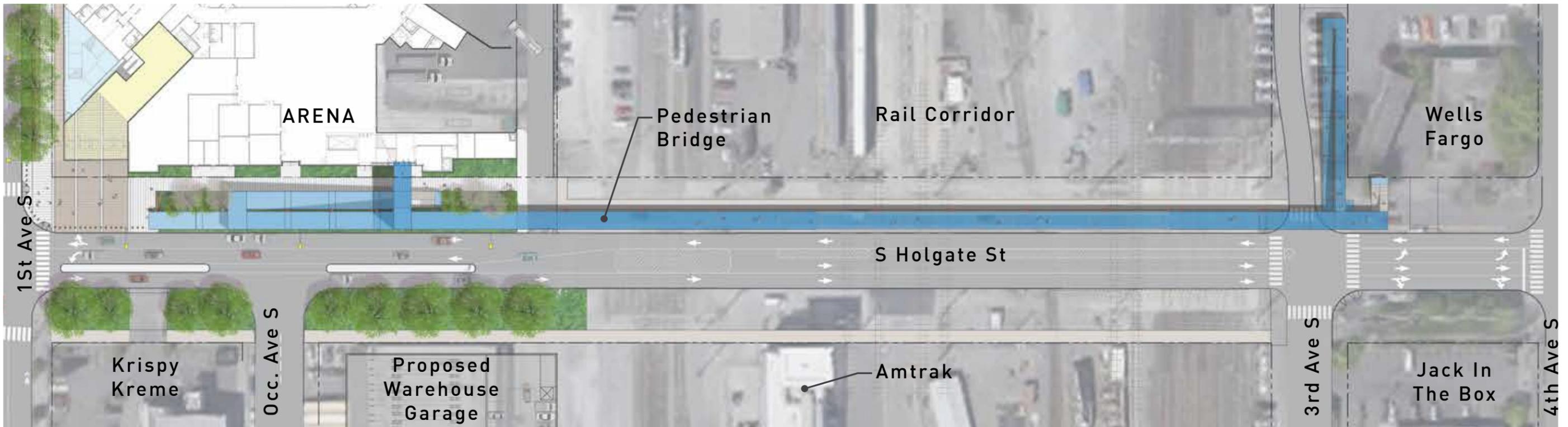


**Notes:**

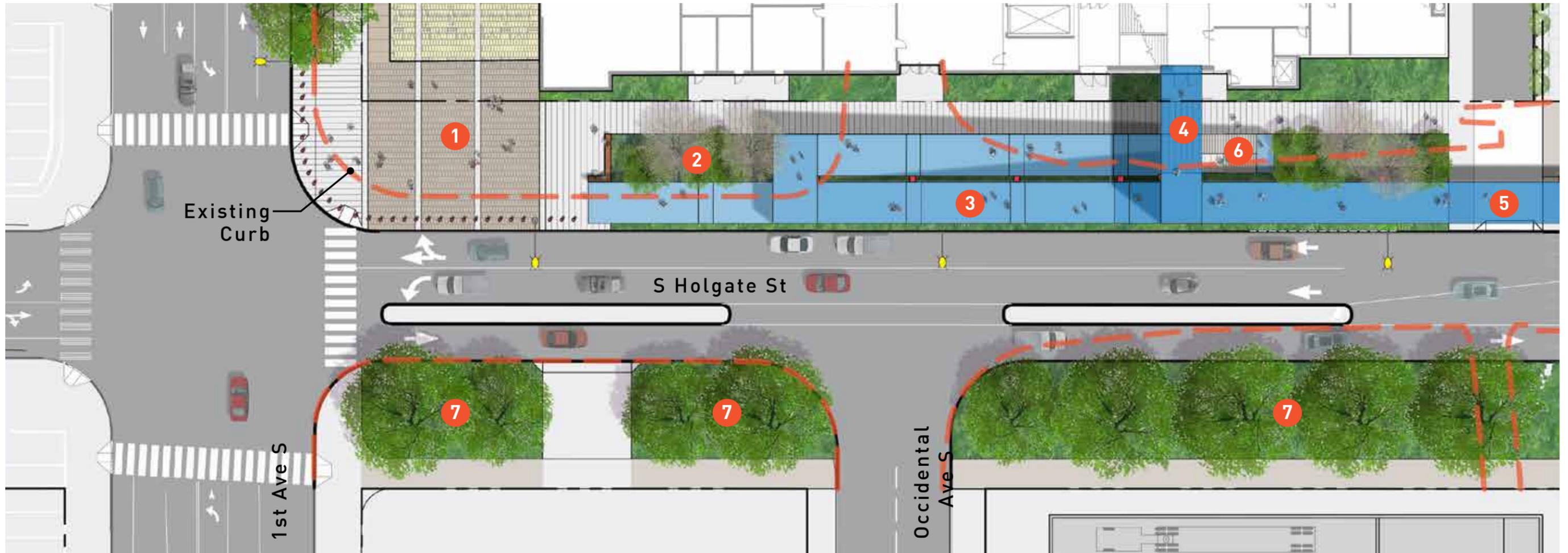
1. Treats 33,800 SF of combined roadway and sidewalk run-off
2. Swale length assumed to be 650+ feet and would be sub-divided into (7) cells to limit contributing area to 5,000 SF maximum per drainage code requirements



Existing Condition

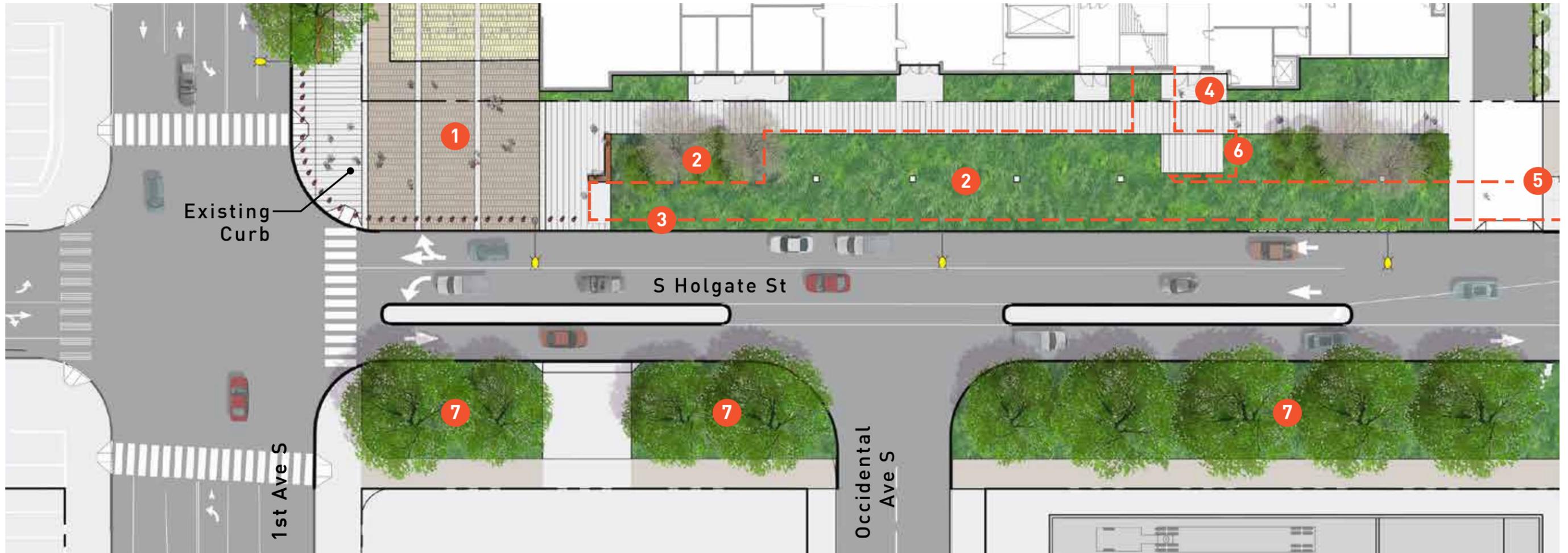


Proposed Street Alignment and Improvements



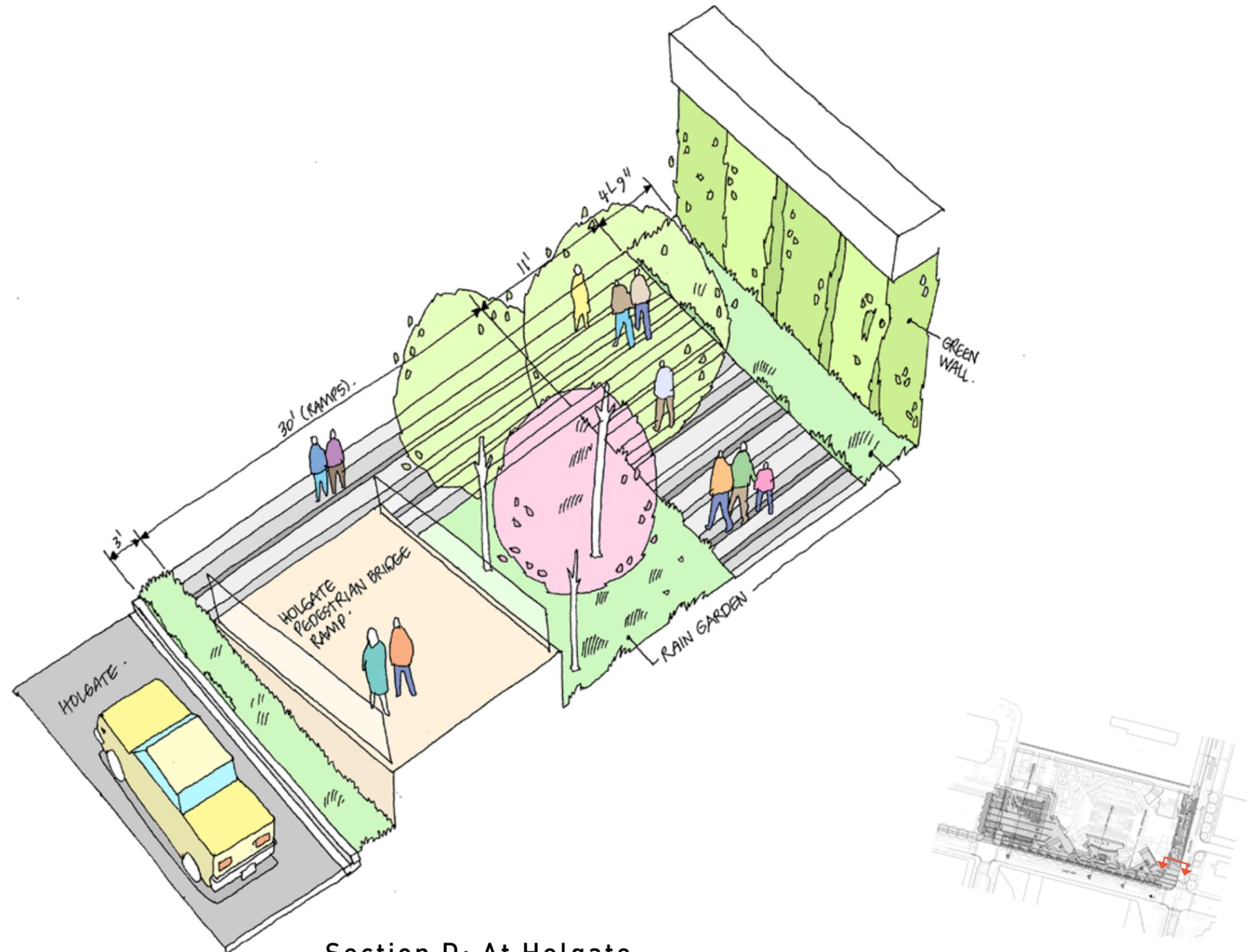
LEGEND

- 1 Entry
- 2 Rain Garden
- 3 ADA Ramp
- 4 Pedestrian Bridge Connection to Arena
- 5 Pedestrian/Bike Bridge
- 6 Stairs
- 7 S Holgate St Enhanced ROW Improvements: Rain Garden

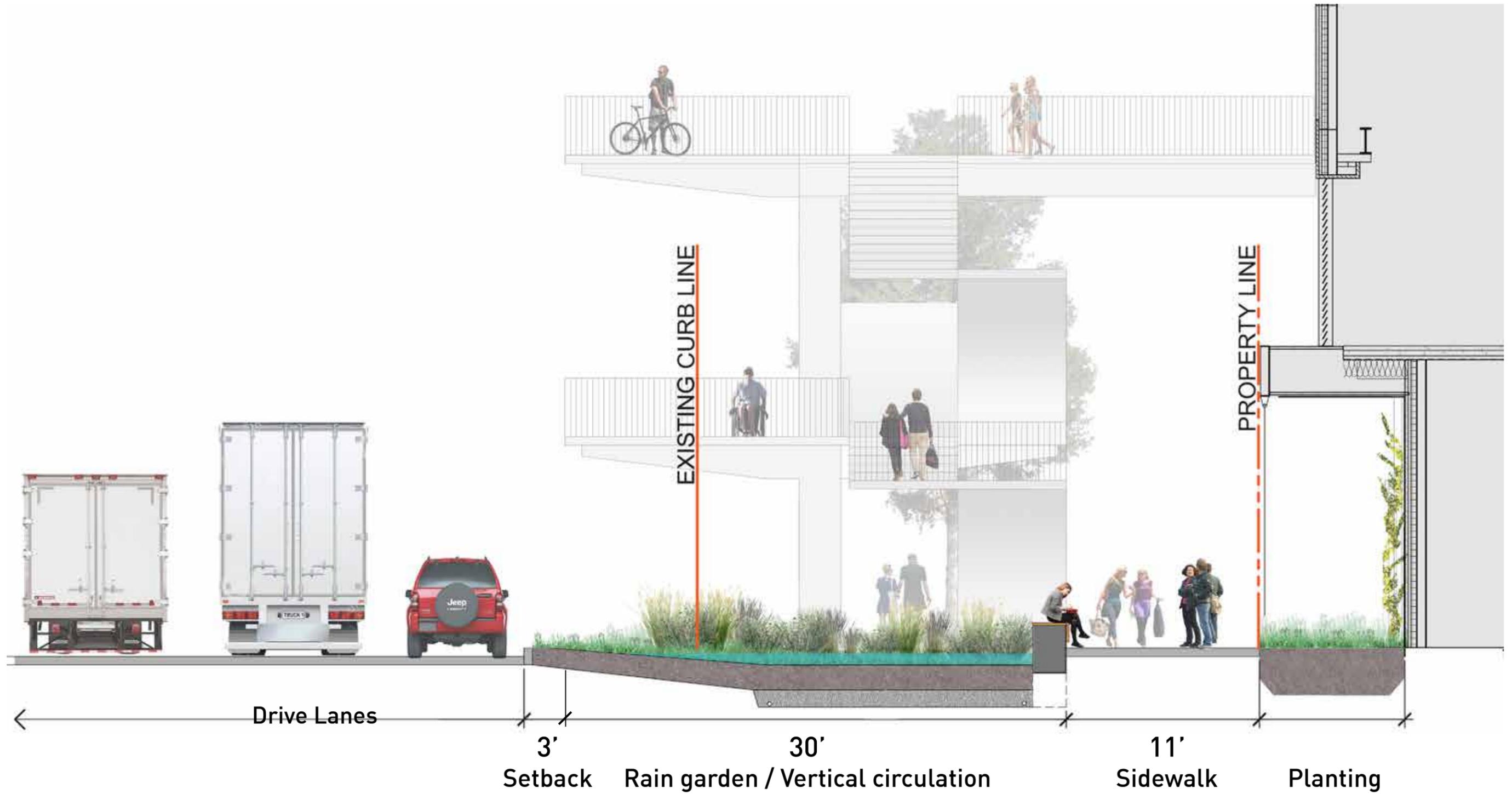


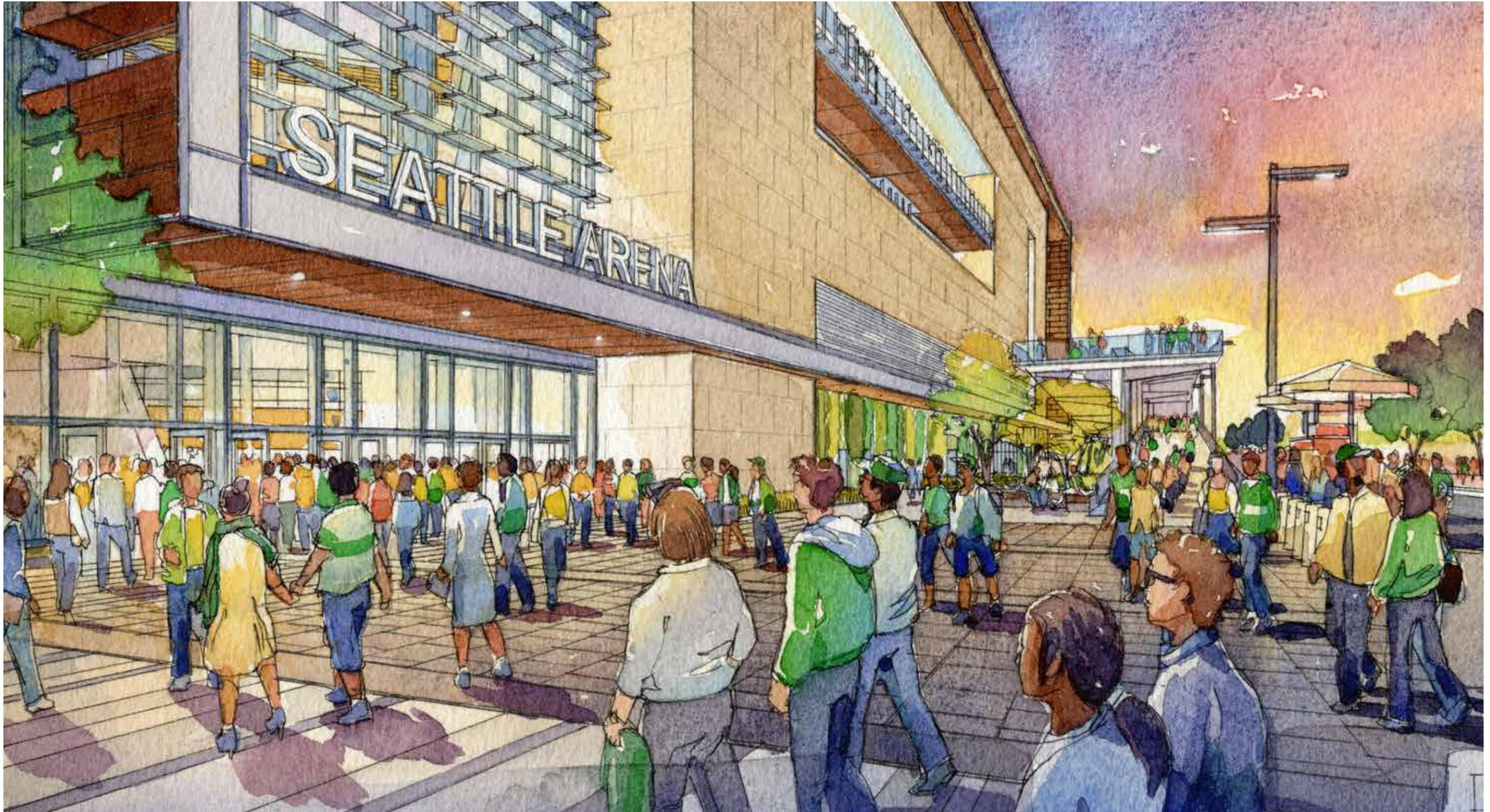
LEGEND

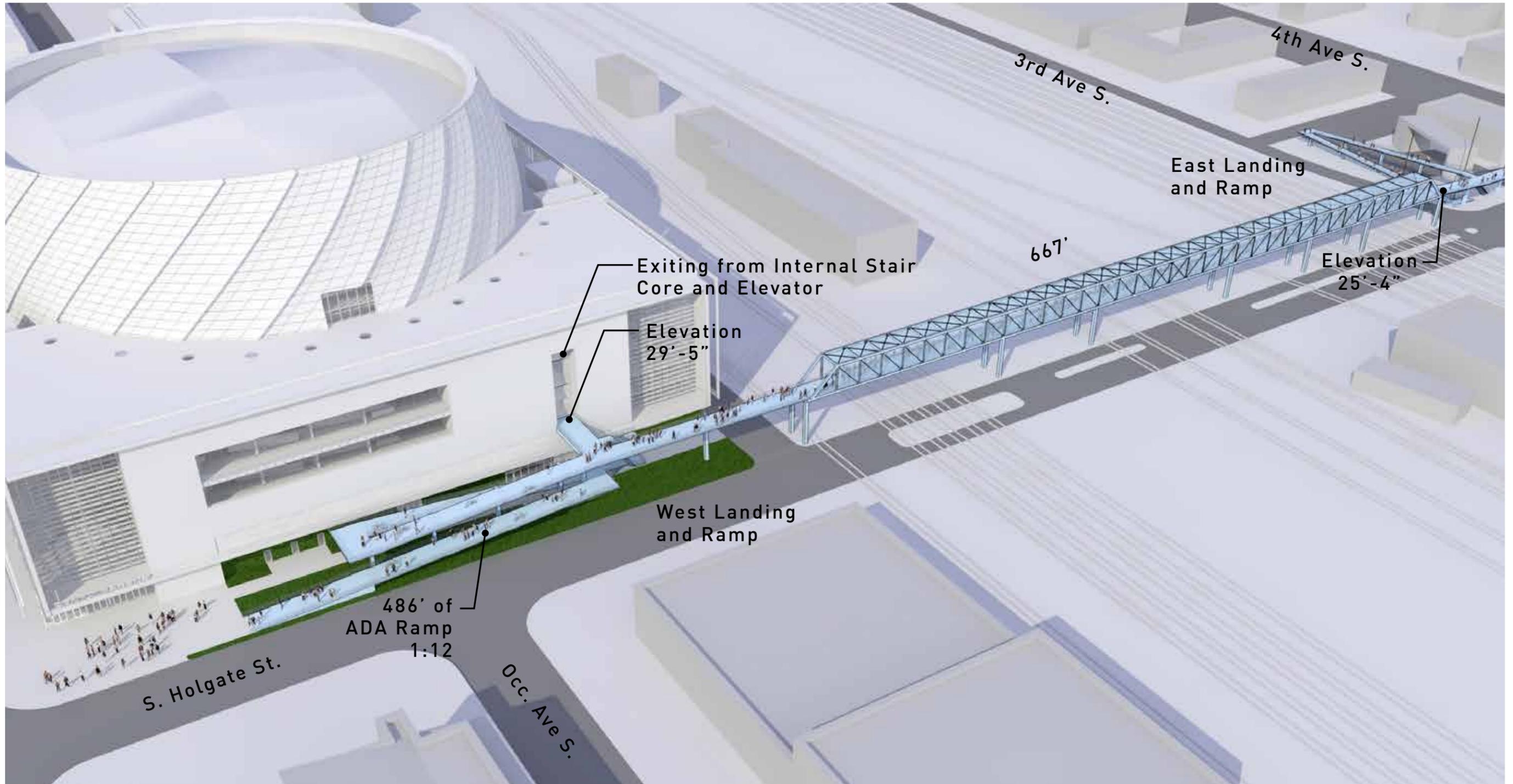
- 1 Entry
- 2 Rain Garden
- 3 ADA Ramp (Above)
- 4 Pedestrian Bridge Connection to Arena (Above)
- 5 Pedestrian/Bike Bridge (Above)
- 6 Stairs (Above)
- 7 S Holgate St Enhanced ROW Improvements: Rain Garden

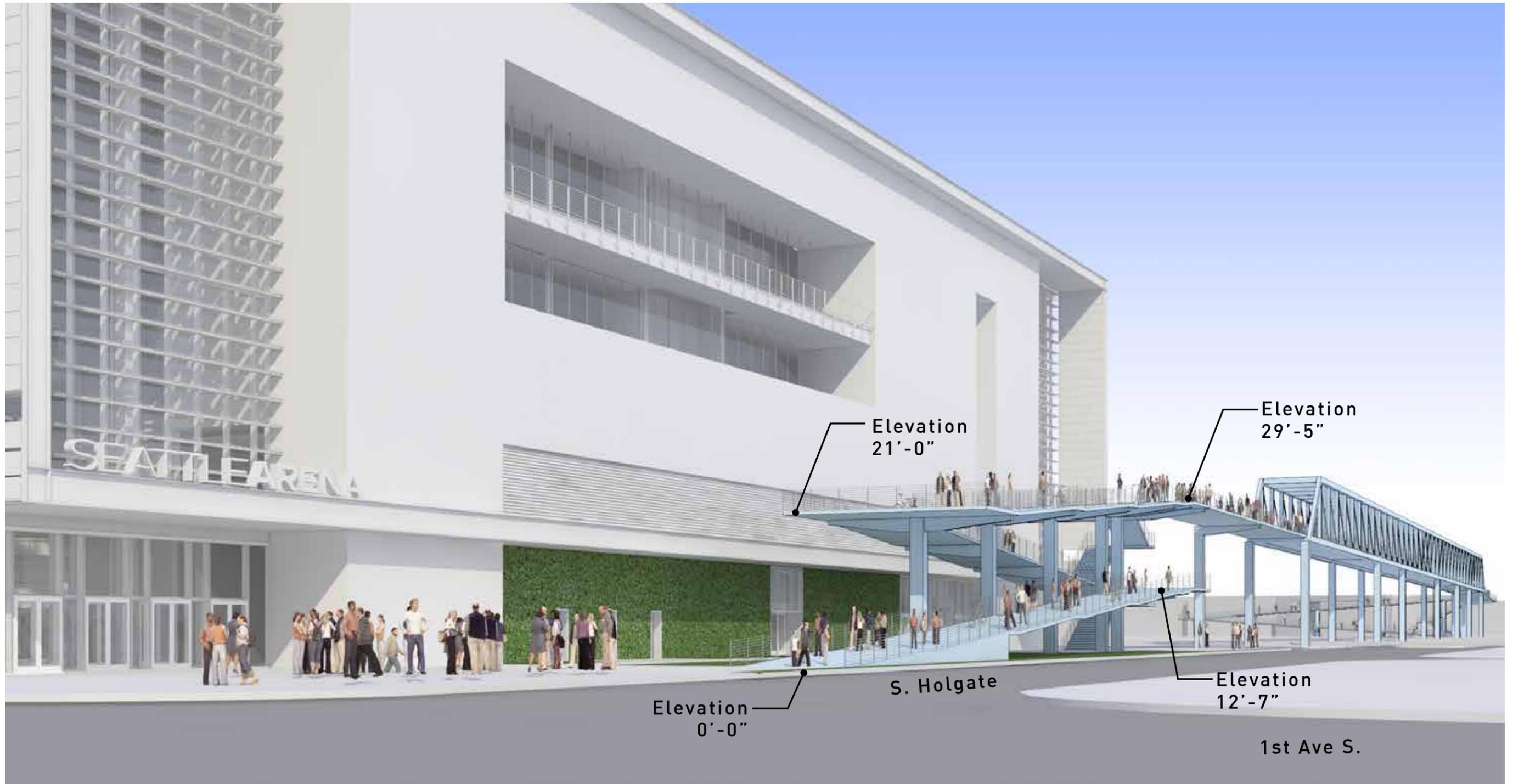


Section D: At Holgate

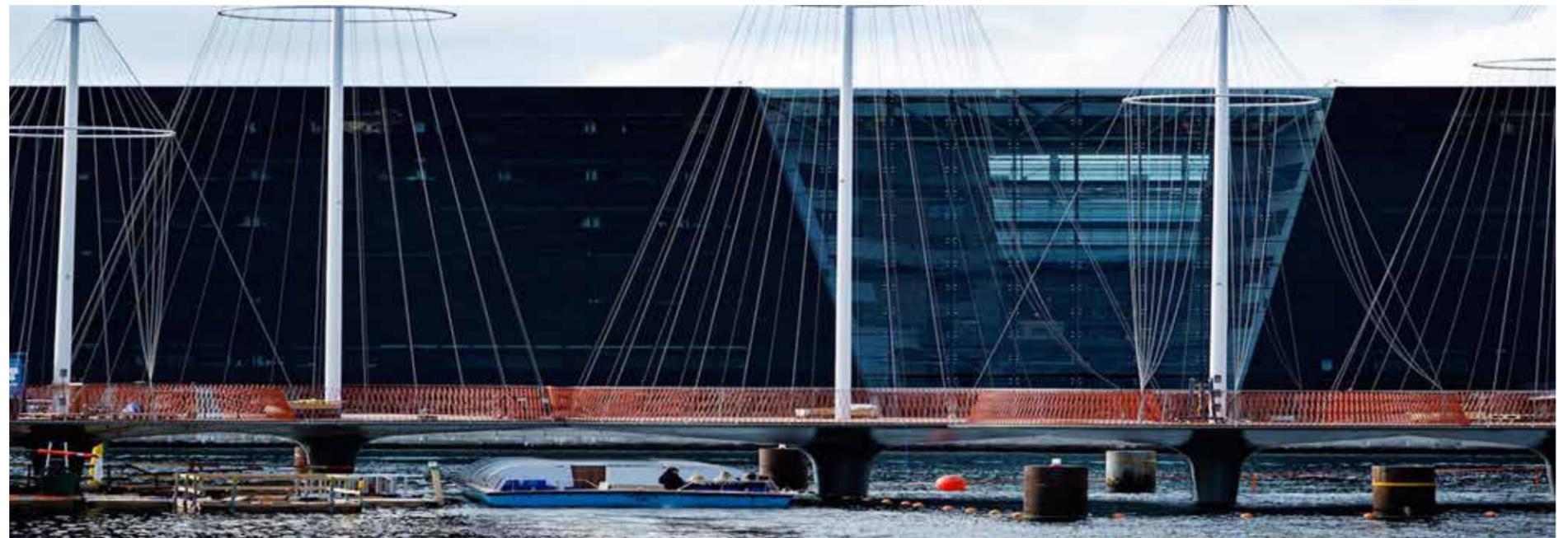
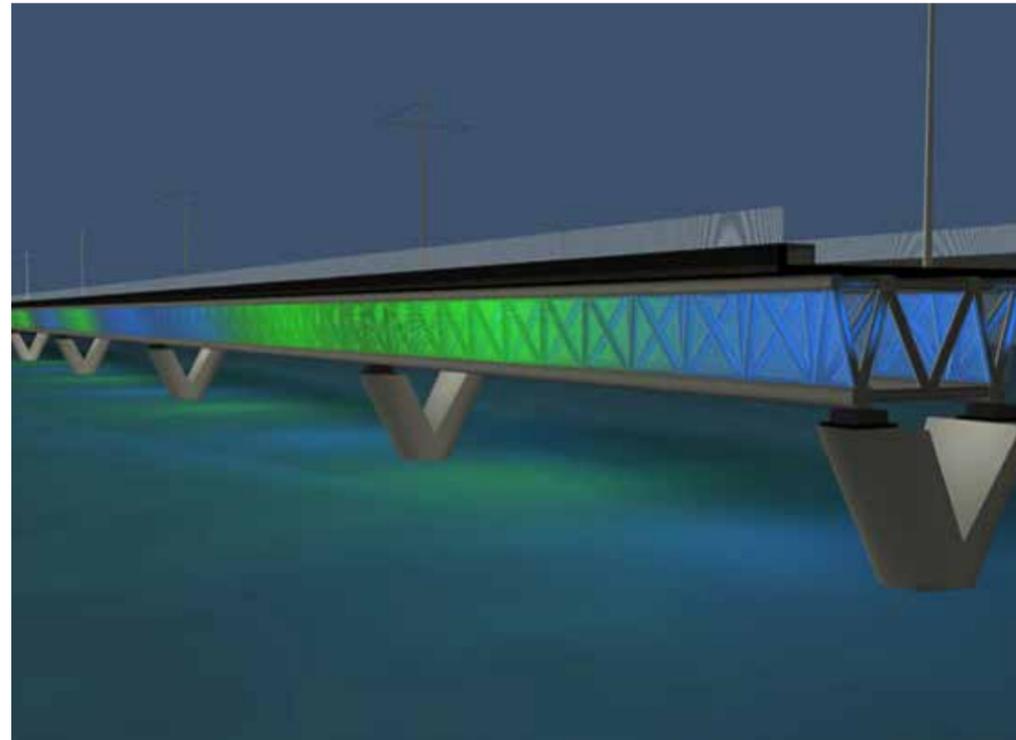


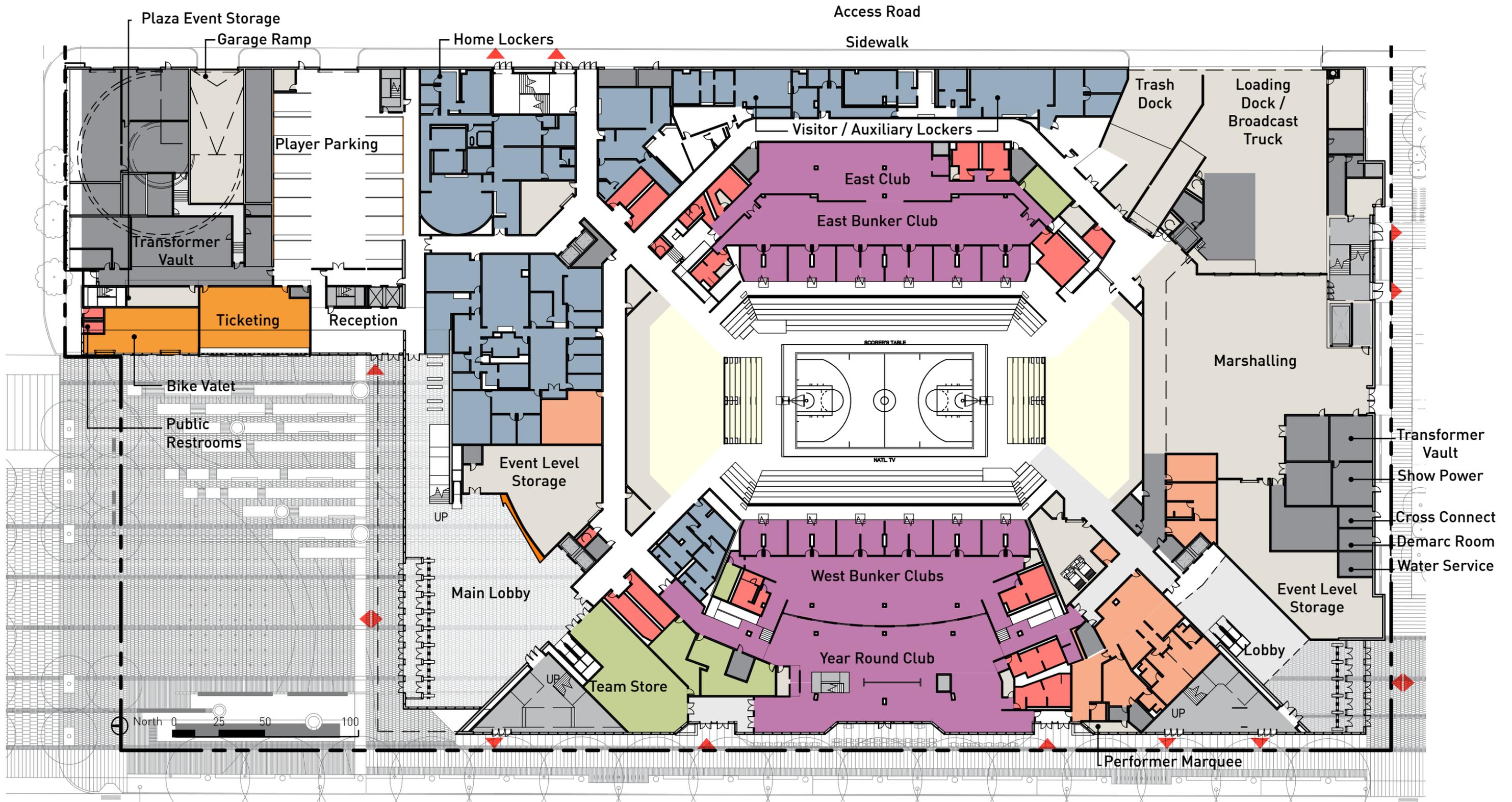


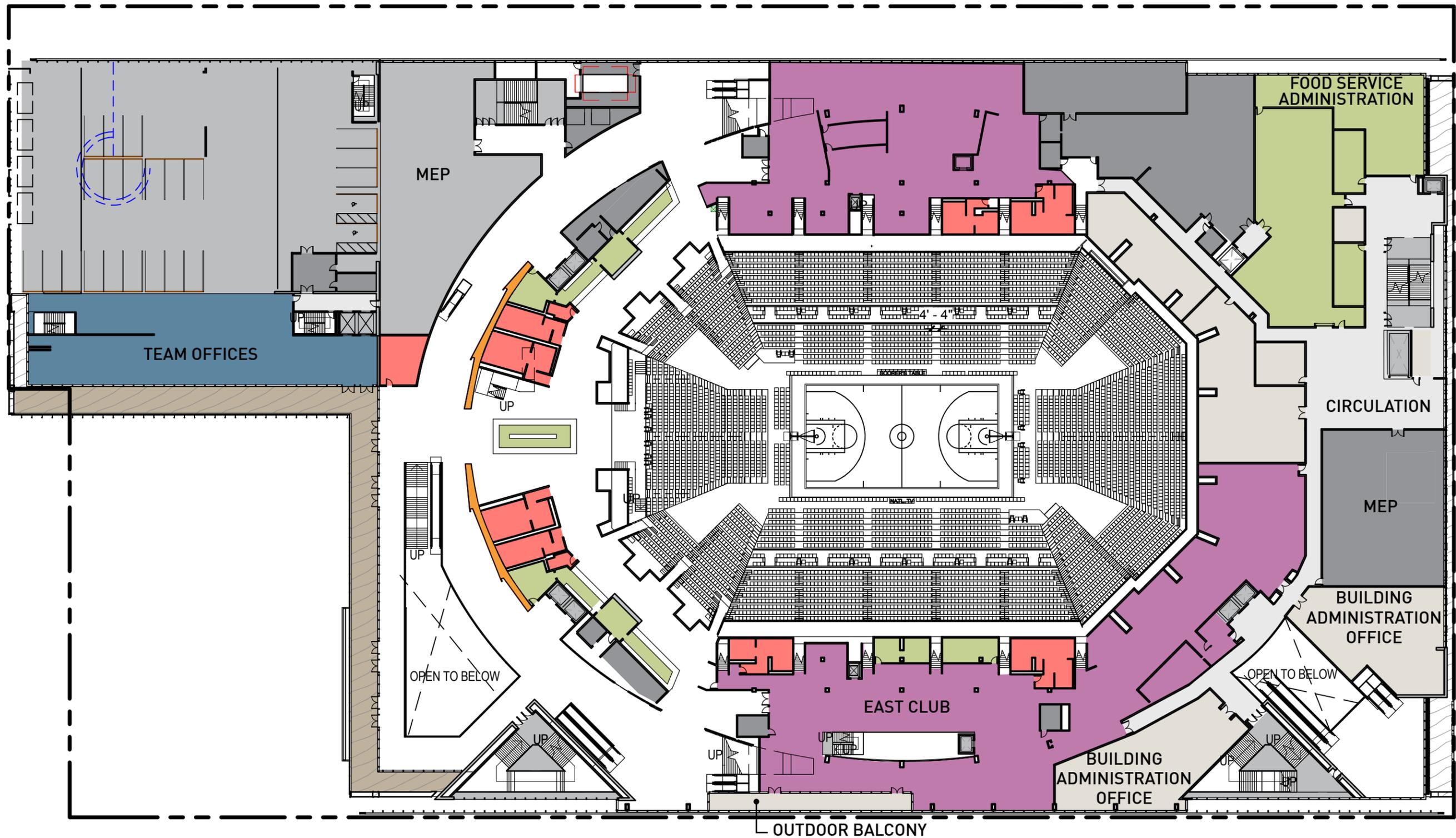


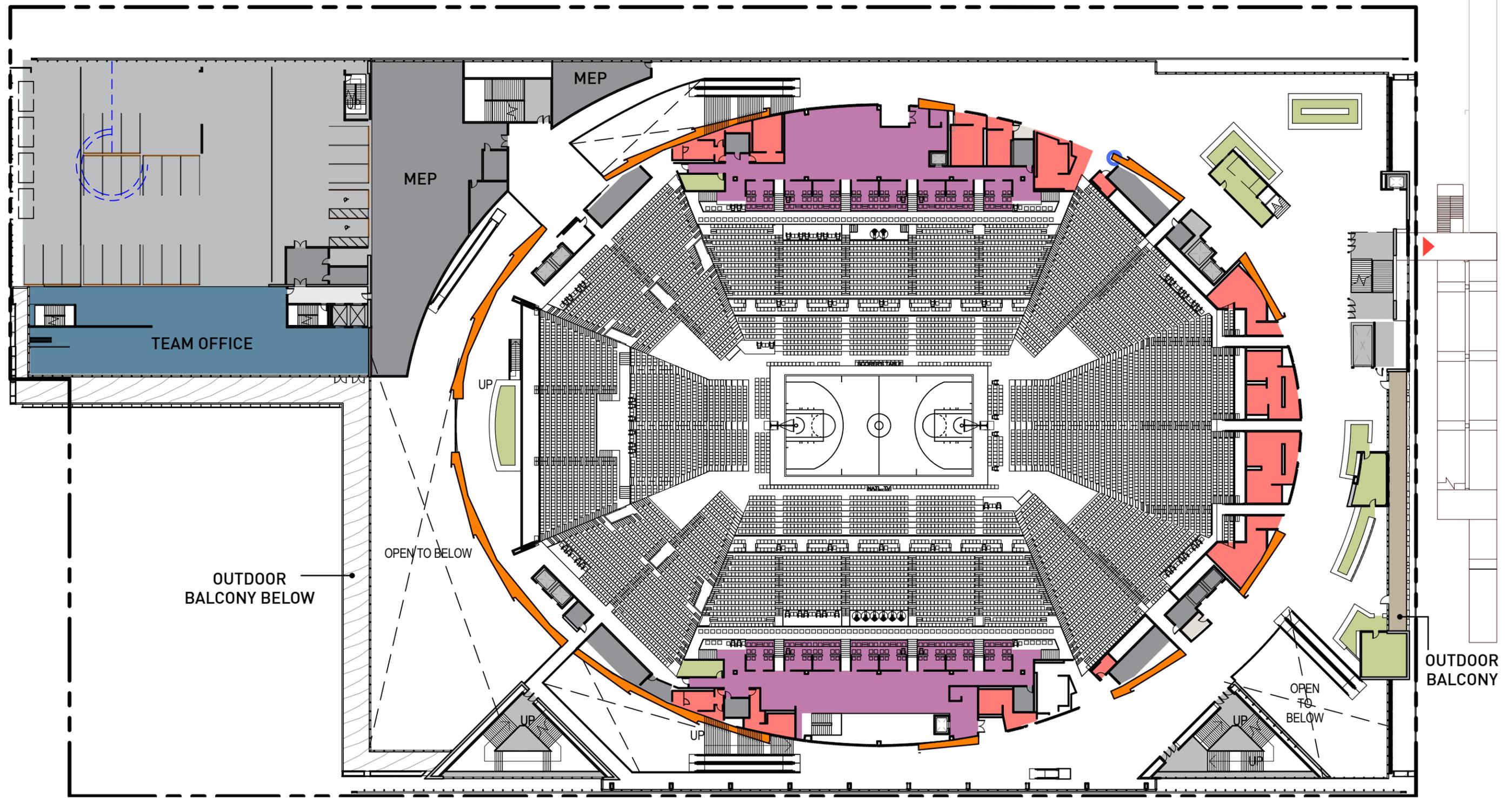












## 3.0 DESIGN RESPONSES





## DESIGN RESPONSES

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The Board grouped their comments into the following themes (page numbers refer to the September 17, 2013 Recommendation Booklet)

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.1

### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

1. The Board requested additional large scale sections of the mounds, demonstrating how they will be used by people and any design strategies for user safety. The Board also requested renderings showing the plaza in different levels of occupancy, which include the adjacent building walls, doors, uses etc. (D-1, D-3,D-6)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The plaza has been re-designed, with the living machine elements taking the place of the mounds. See images for the plaza activated at different times.



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.2

### DRB COMMENT - SEPTEMBER 17, 2013:

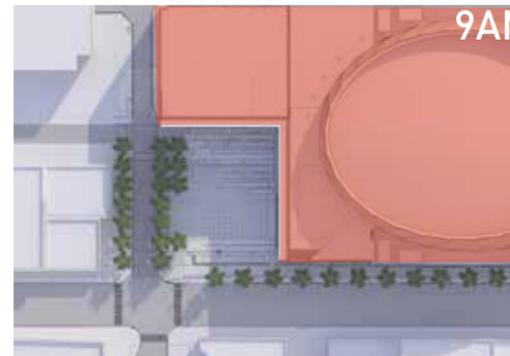
#### A. PLAZA AND PEDESTRIAN ACTIVATION

2. The Board asked for accurate shadow studies of the plaza at summer, winter and equinox, factoring in the adjacent south and east walls and the proposed tree canopies. (D-1)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)

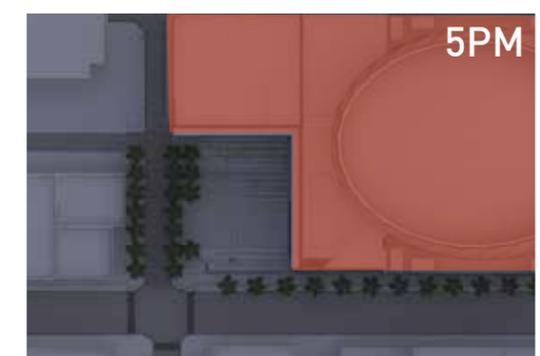
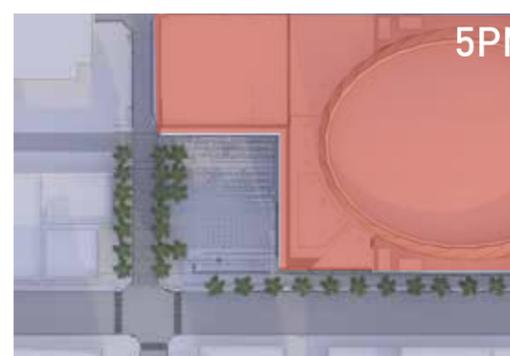
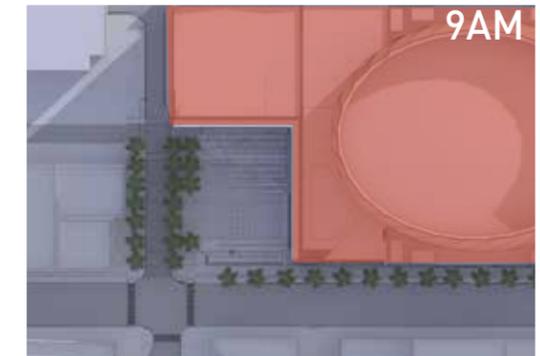
SPRING



SUMMER



WINTER



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.3

### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

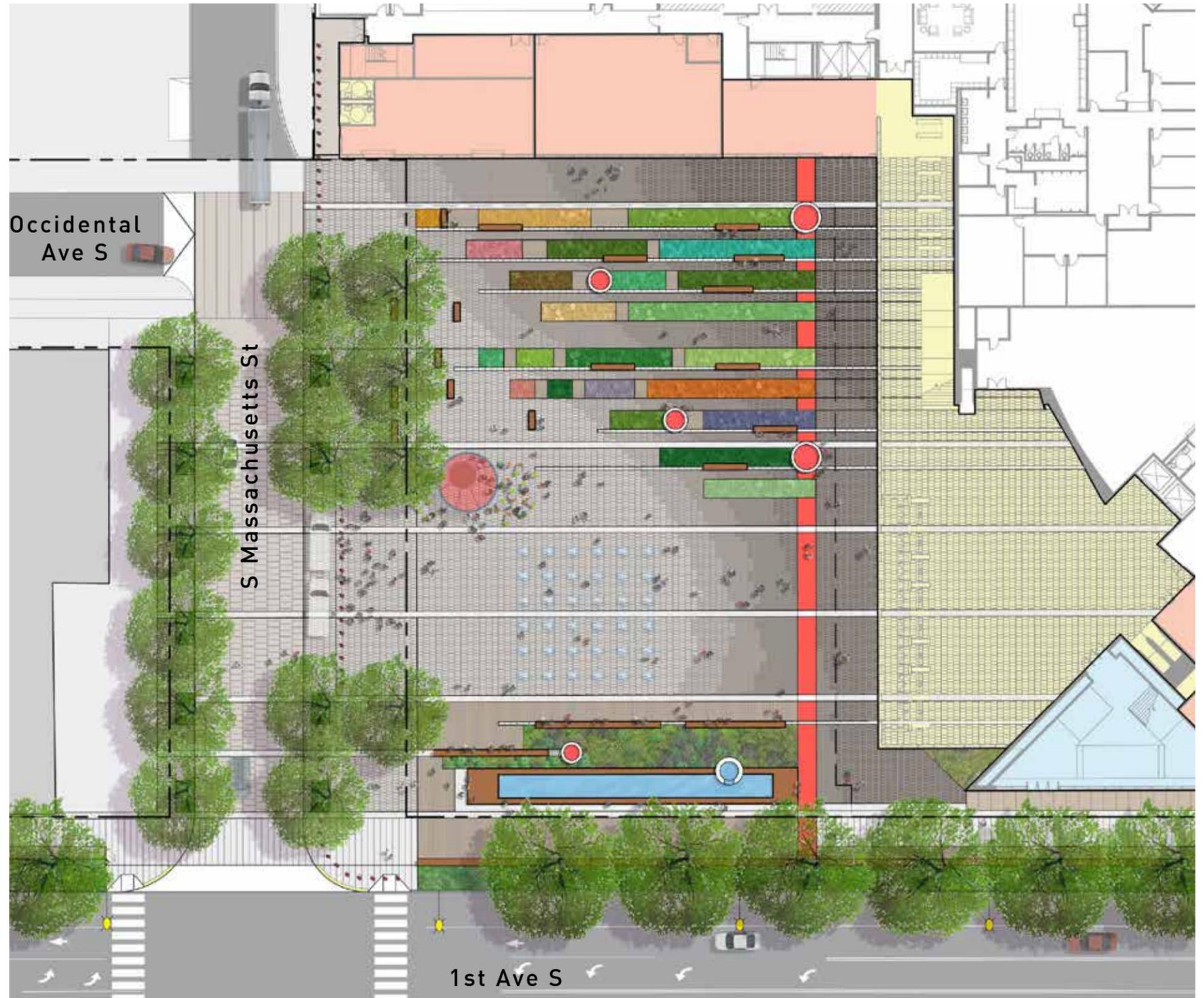
3. The Board supported the inside/outside paving materials and patterns, and encouraged further evolution of such integrated plaza and building design. (D-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. The design team has taken this comment into consideration and has incorporated paving inside and outside during the evolution of the plaza.



SOUTH LOBBY



NORTH LOBBY

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.4

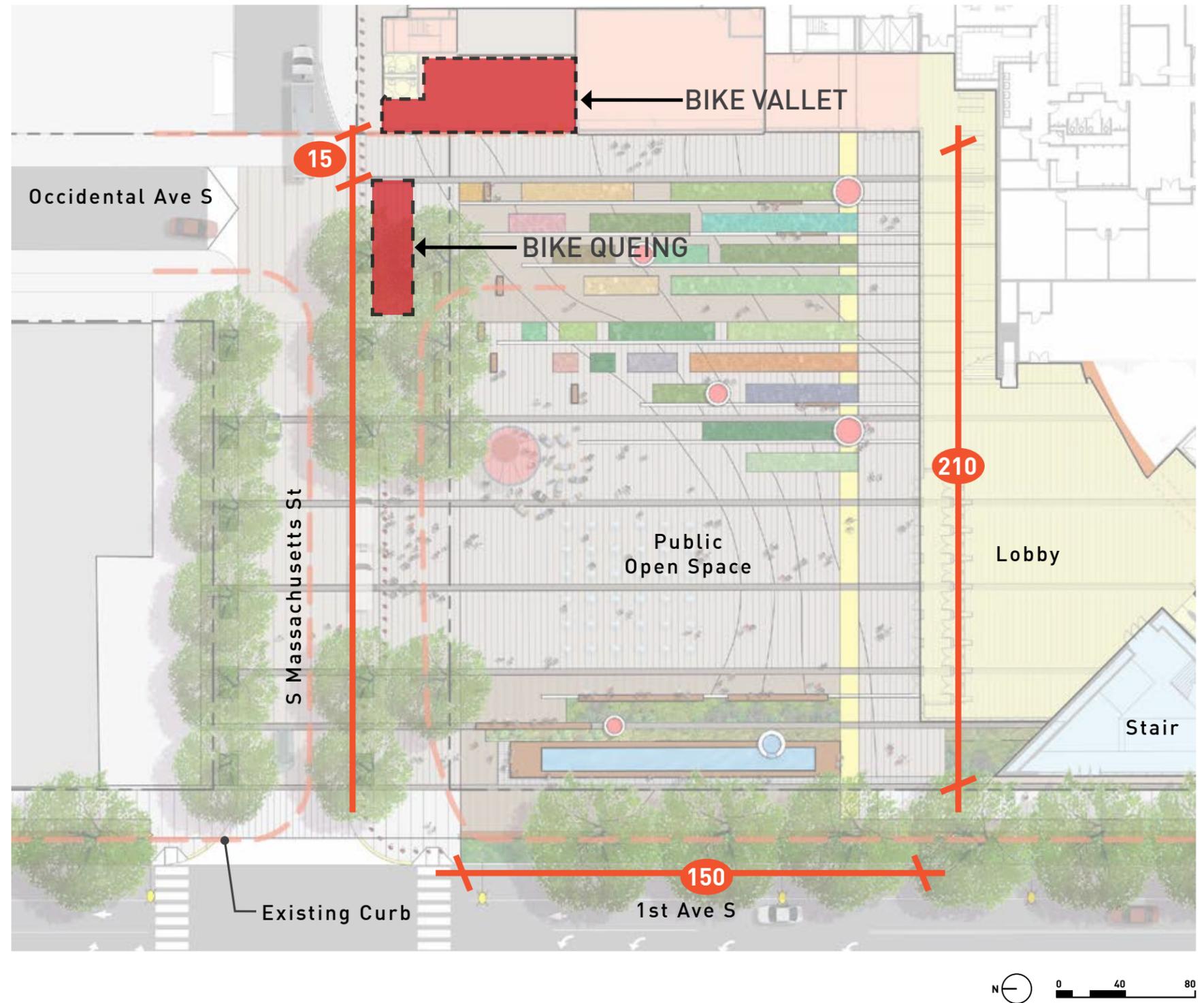
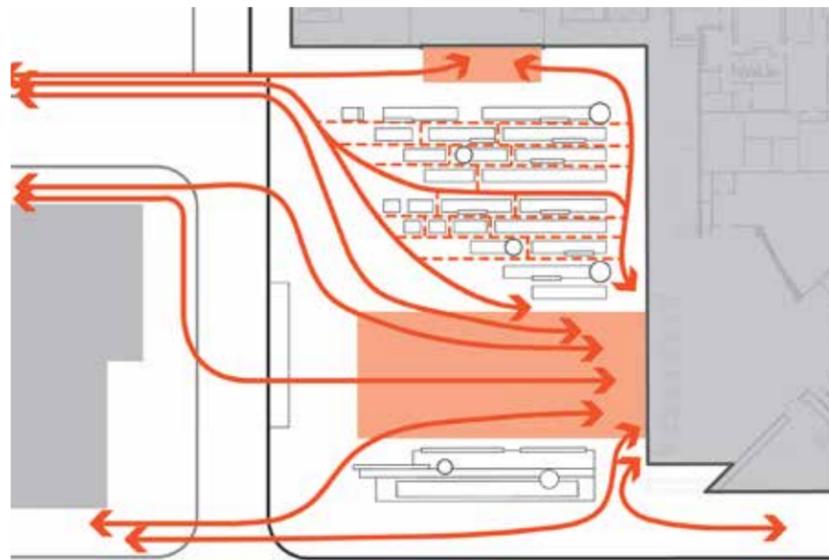
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

4. The Board requested a plan of the north edge of the plaza, the relocated Massachusetts street/curbline, and the adjacent Mariners plaza along Occidental. The plan should show dimensions and pedestrian flows through the 'pinch point' near the bike valet, including bike patron queuing.(D-6, E-1)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.5

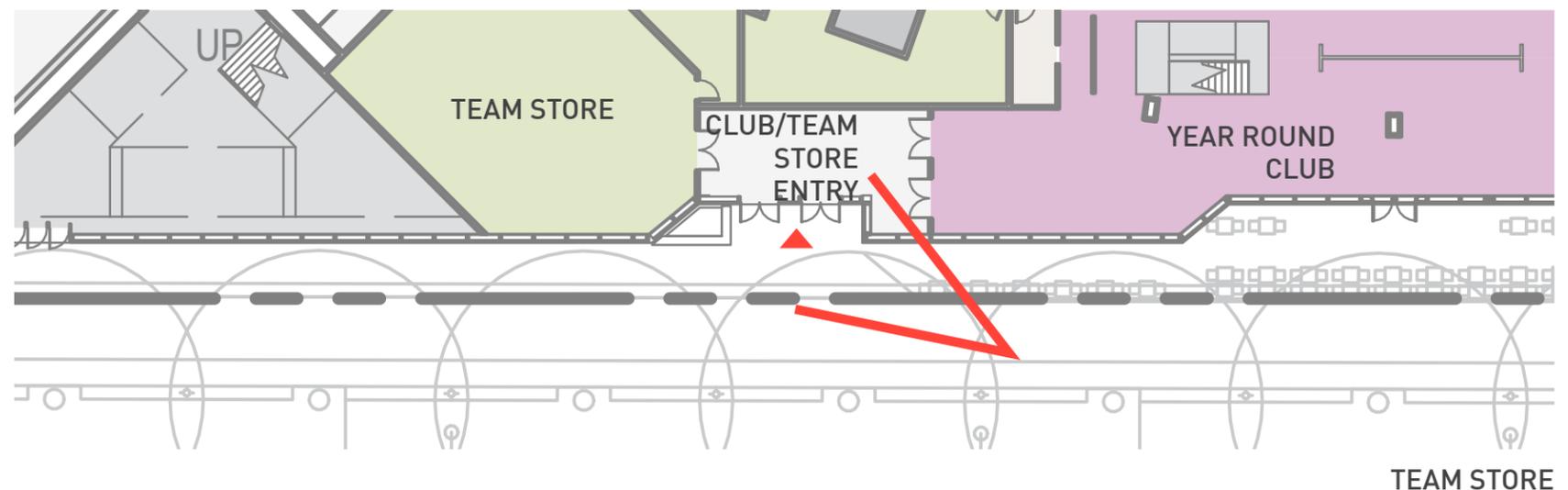
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

5. The Board agreed the balance of active/inactive ground level building uses was acceptable but requested more details on various specifics: the location and number of public entry doors into the restaurant/club; detailed views of each planter, canopy and/or doors at the indents along First Avenue; glass or spandrel treatments at 'performer/water service' (pg 77); doors and glass treatment at the triangular exit stairs. (C-1, C-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Views along 1st avenue at the club, team store, triangular stair and performer marquee have been provided. There is a consistent glass treatments across all of 1st avenue. Entry doors at the club have been indicated.



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.5

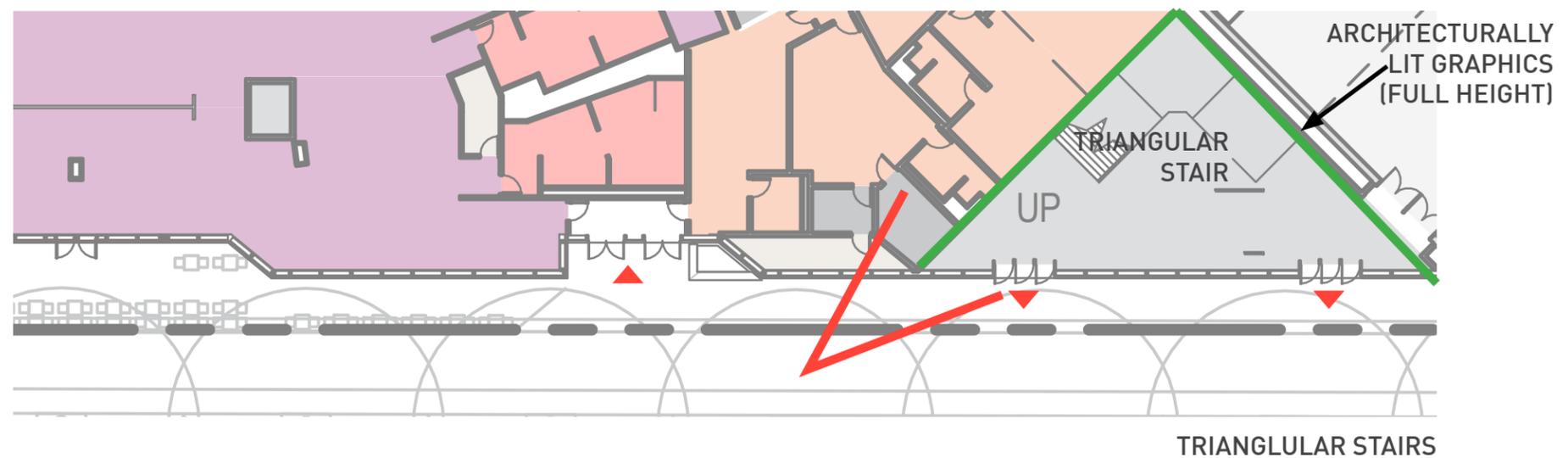
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

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### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.5

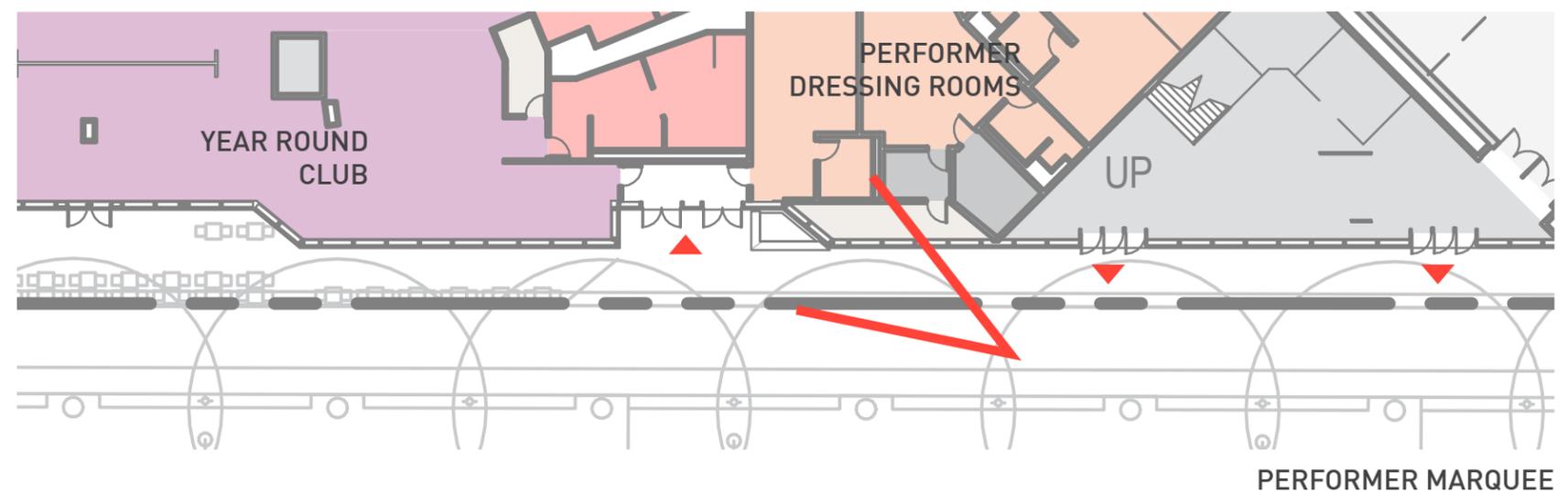
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

5. The Board agreed the balance of active/inactive ground level building uses was acceptable but requested more details on various specifics: the location and number of public entry doors into the restaurant/club; detailed views of each planter, canopy and/or doors at the indents along First Avenue; glass or spandrel treatments at 'performer/water service' (pg 77); doors and glass treatment at the triangular exit stairs. (C-1, C-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.5

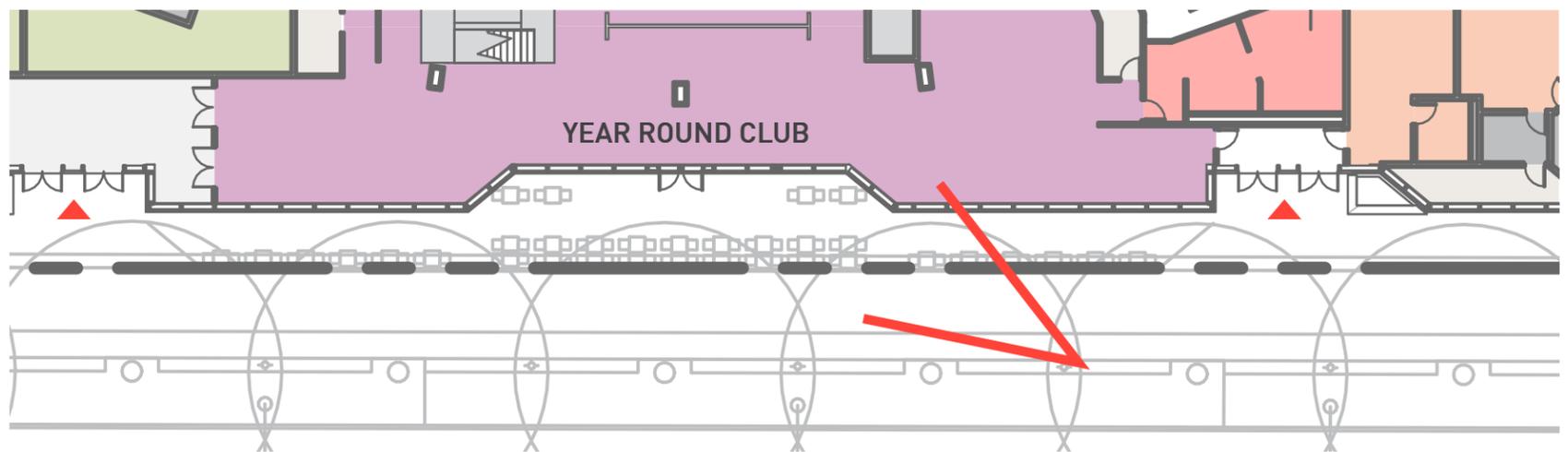
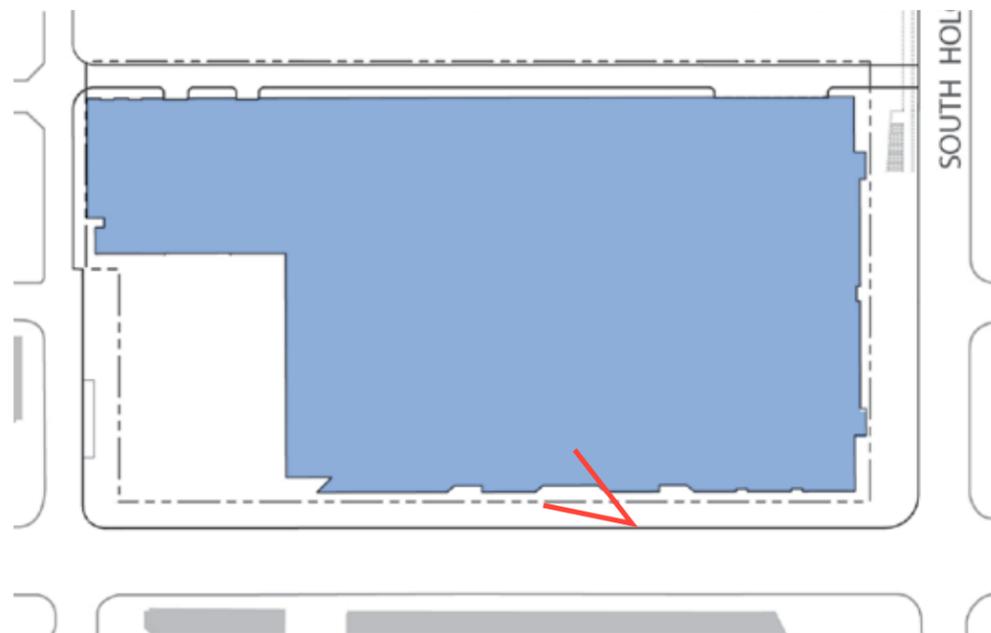
DRB COMMENT - SEPTEMBER 17, 2013:

### A. PLAZA AND PEDESTRIAN ACTIVATION

5. The Board agreed the balance of active/inactive ground level building uses was acceptable but requested more details on various specifics: the location and number of public entry doors into the restaurant/club; detailed views of each planter, canopy and/or doors at the indents along First Avenue; glass or spandrel treatments at 'performer/water service' (pg 77); doors and glass treatment at the triangular exit stairs. (C-1, C-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



CLUB

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.5

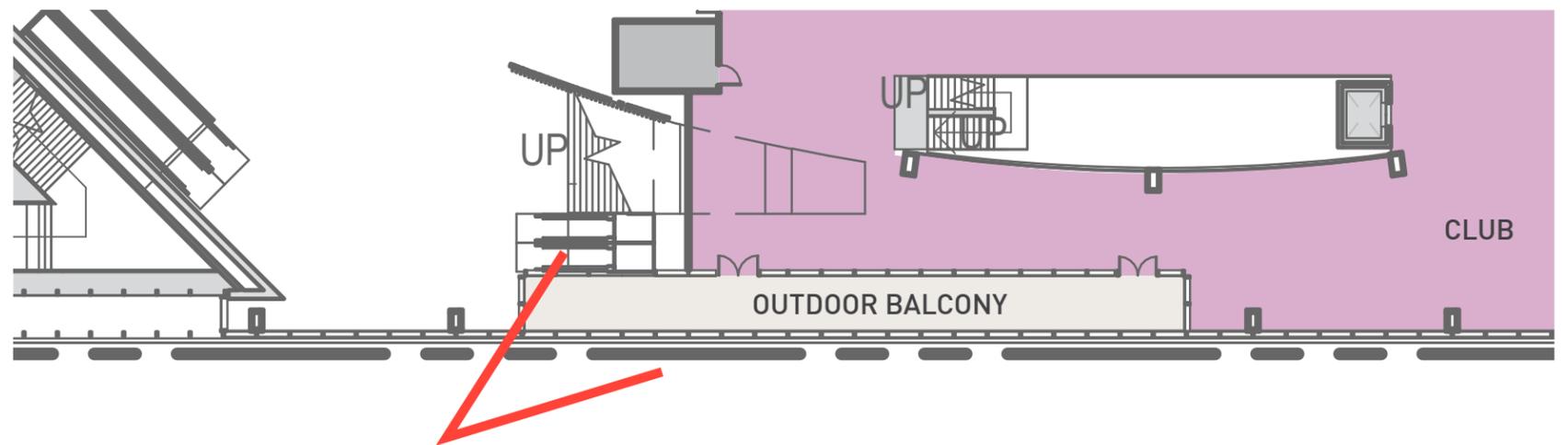
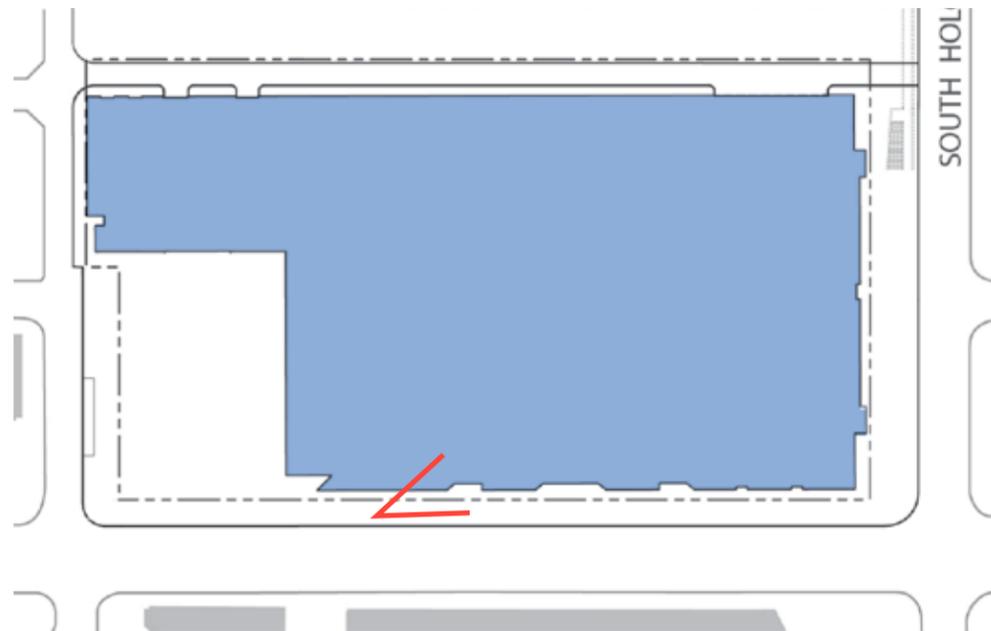
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

5. The Board agreed the balance of active/inactive ground level building uses was acceptable but requested more details on various specifics: the location and number of public entry doors into the restaurant/club; detailed views of each planter, canopy and/or doors at the indents along First Avenue; glass or spandrel treatments at 'performer/water service' (pg 77); doors and glass treatment at the triangular exit stairs. (C-1, C-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



OUTDOOR BALCONY

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | A.6

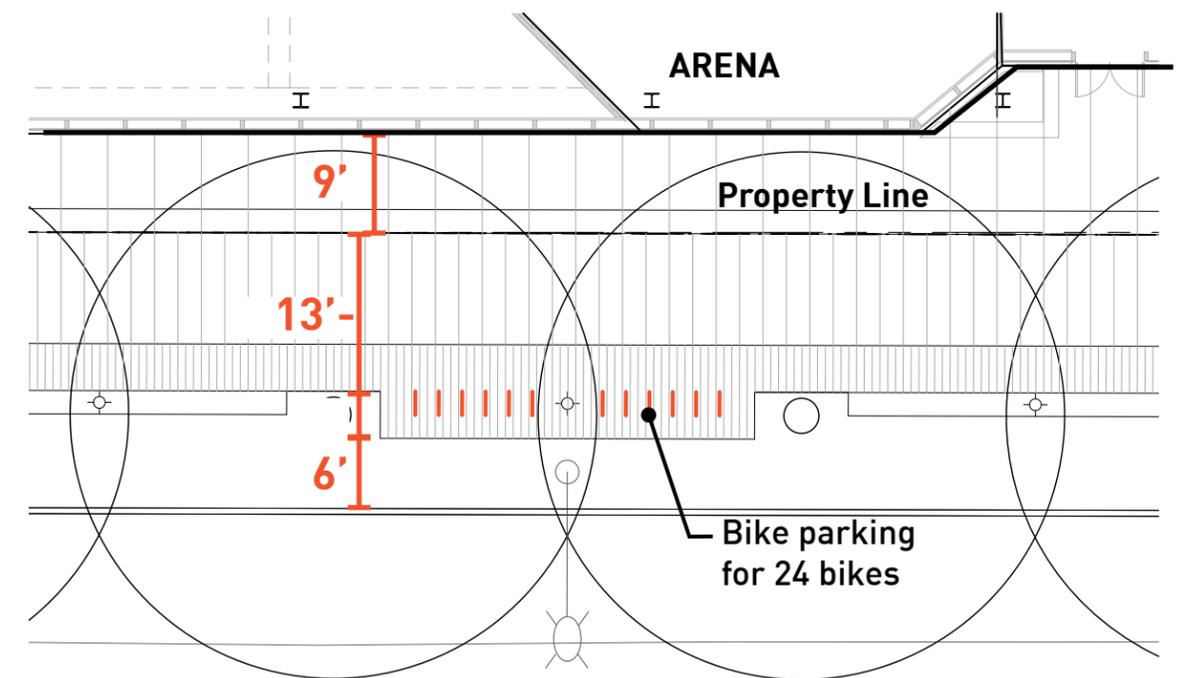
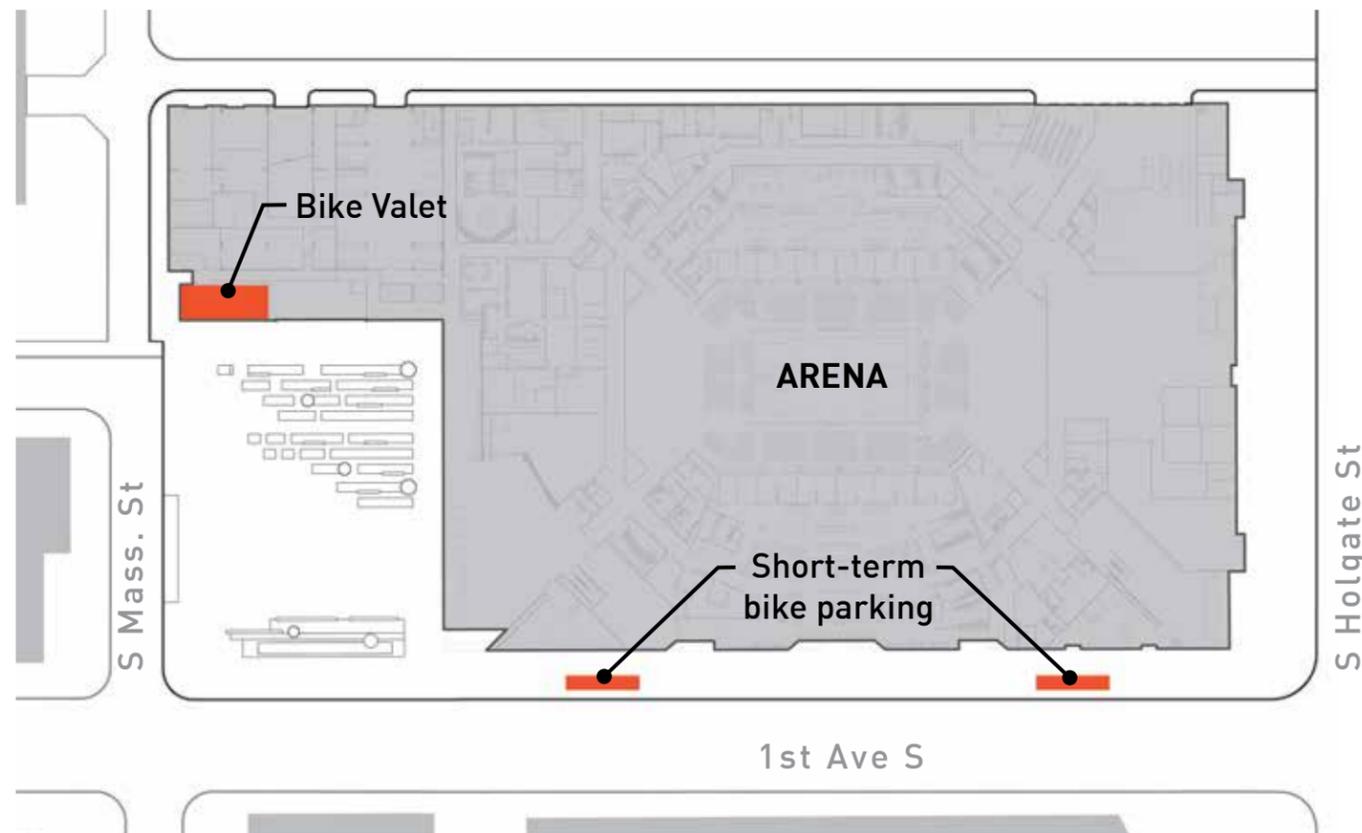
### DRB COMMENT - SEPTEMBER 17, 2013:

#### A. PLAZA AND PEDESTRIAN ACTIVATION

6. The Board agreed the First Avenue pedestrian clear walking width of about 16 ft should not be encumbered, and bike racks or other obstacles should be integrated into the curb-side planting zone. (B-3, D-6)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. Site plan accommodates for 16' clear walking path.



#### Note:

Bike parking located across from setback areas without outdoor seating to maximize sidewalk clear width

## DESIGN TEAM RESPONSE | B.1

DRB COMMENT - SEPTEMBER 17, 2013:

### B. TURBINE VISIBILITY AND MATERIALS

1. Accurate renderings that clearly define ceilings, soffits, and lobby walls from turbine blades (these elements blend together on pg 100, 103). (B-4)

**DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:**

Comment noted. Updated rendering provided.



DESIGN TEAM RESPONSE | B.1

DRB COMMENT - SEPTEMBER 17, 2013:

B. TURBINE VISIBILITY AND MATERIALS

1. Accurate renderings that clearly define ceilings, soffits, and lobby walls from turbine blades (these elements blend together on pg 100, 103). (B-4)

DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

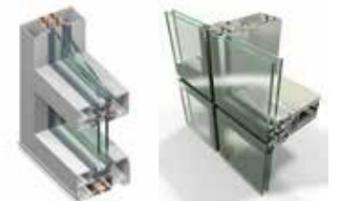
Comment noted. Updated rendering provided.



DARK WALNUT TRESPA



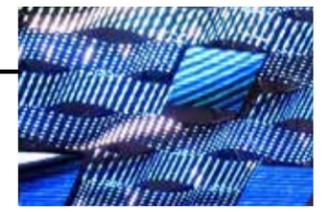
GREY PAINTED STEEL



HIGH PERFORMANCE CLEAR GLASS



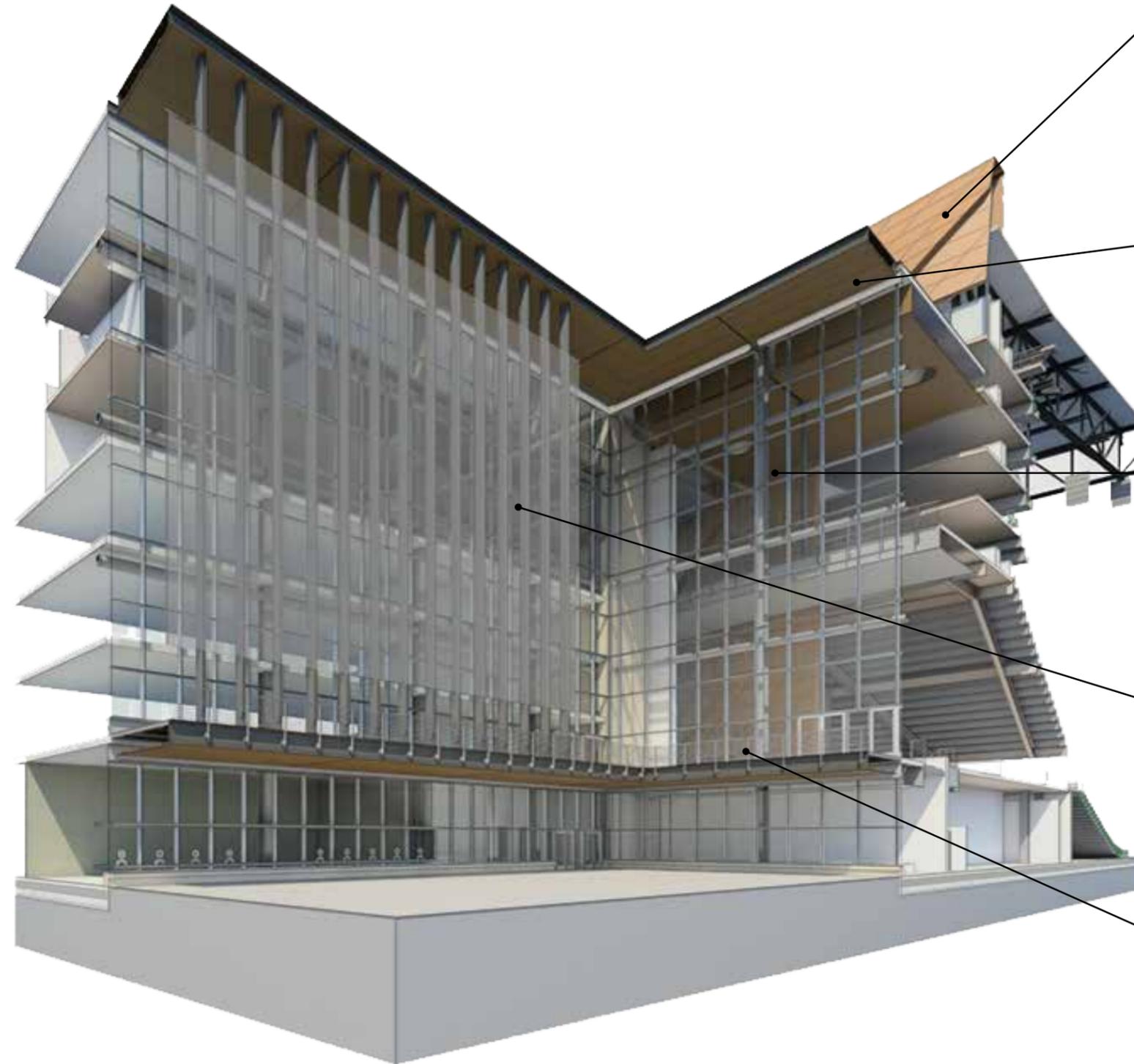
STAINLESS STEEL RAIL



LED SCREEN



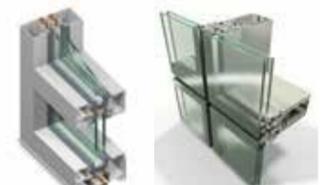
# DESIGN RESPONSES



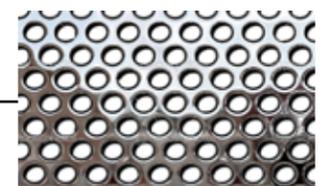
METAL PANEL



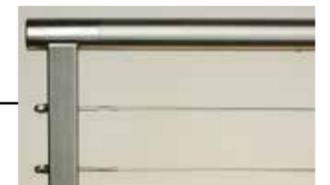
DARK WALNUT TRESPA



HIGH PERFORMANCE CLEAR GLASS



METAL SCREEN WITH LEDS



CABLE HANDRAIL

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | B.2

### DRB COMMENT - SEPTEMBER 17, 2013:

#### B. TURBINE VISIBILITY AND MATERIALS

2. Material and color details for the inside of the Turbine parapet (see pg 80), preferably restating the orange metal exterior from the outside and the offset blade expression. Provide night and day perspectives similar to pg 96. (A-2)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. Updated renderings provided.



GLOWING PERFORATED MESH



TURBINE BLADES

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | B.3

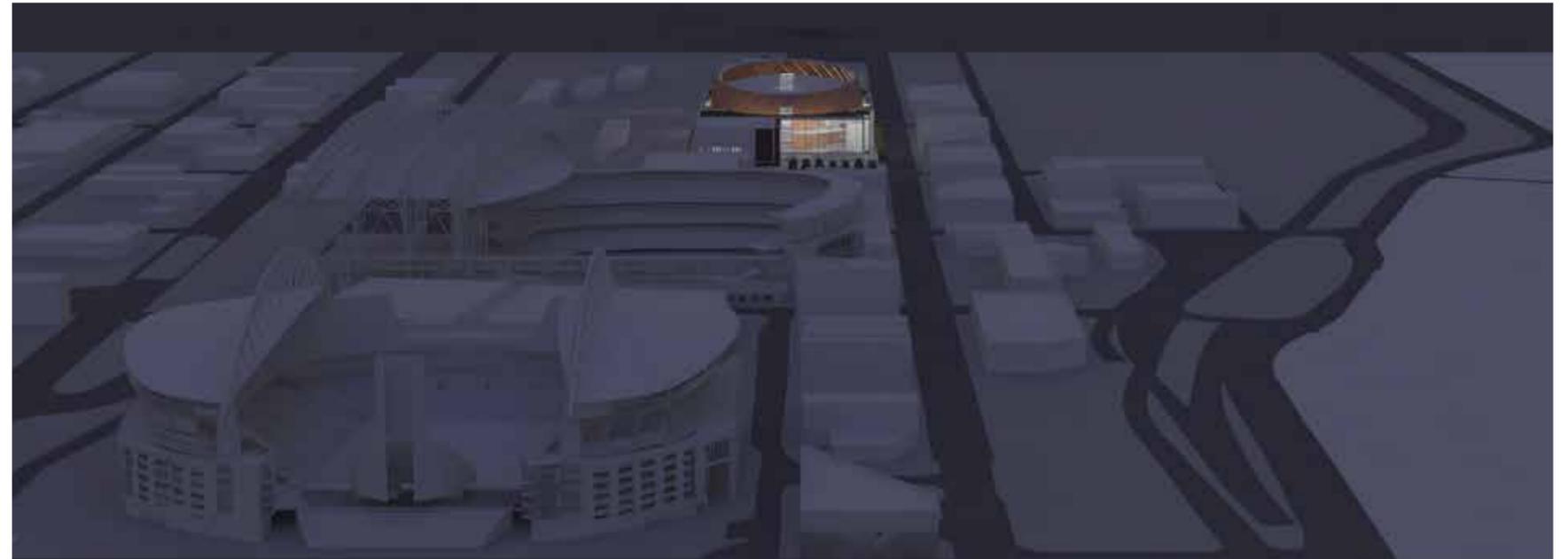
### DRB COMMENT - SEPTEMBER 17, 2013:

#### B. TURBINE VISIBILITY AND MATERIALS

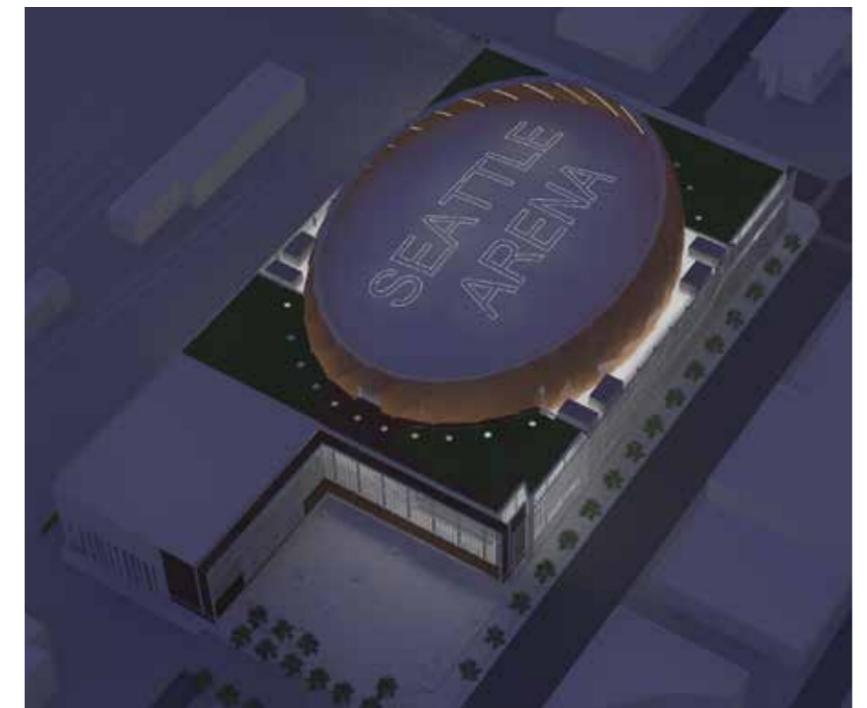
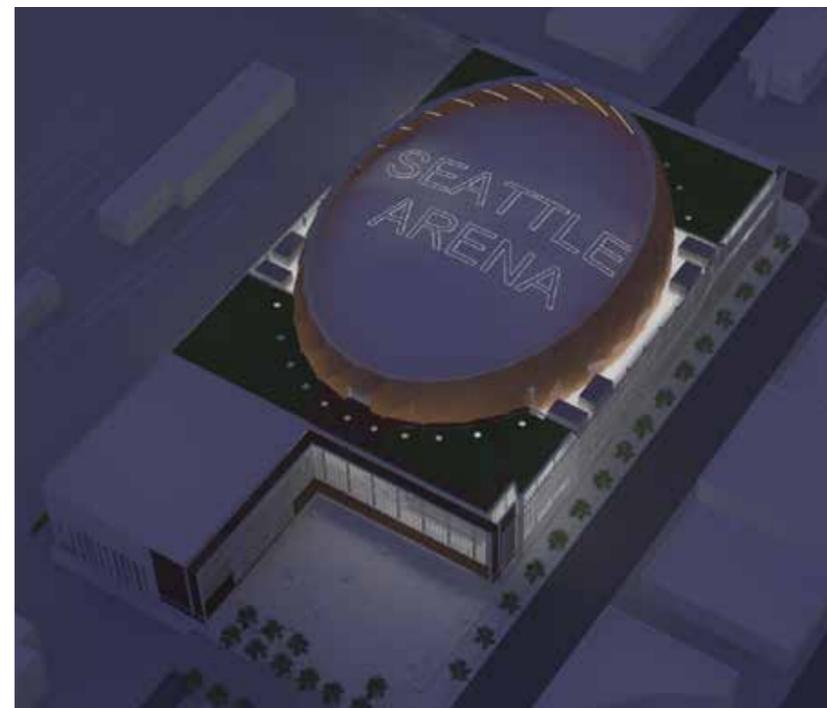
3. Material, color details and lighting information for the oblong inner roof of the turbine (including 'blimp signage' concepts), which will be visible from downtown towers, especially if night illuminated during the winter sport seasons (pg 72, 96). (A2,D-5)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. Updated renderings provided.



VIEW FROM DOWNTOWN - ELEVATION 900FT



BLIMP VIEWS

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | B.4

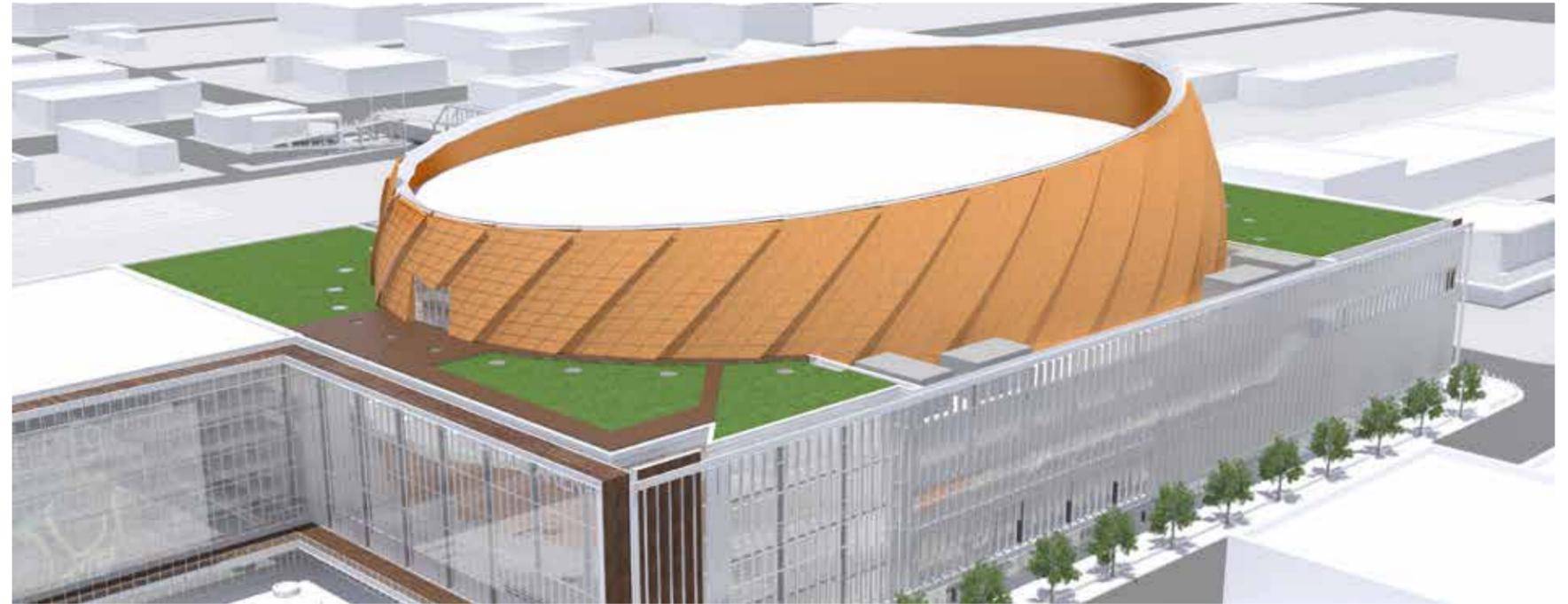
### DRB COMMENT - SEPTEMBER 17, 2013:

#### B. TURBINE VISIBILITY AND MATERIALS

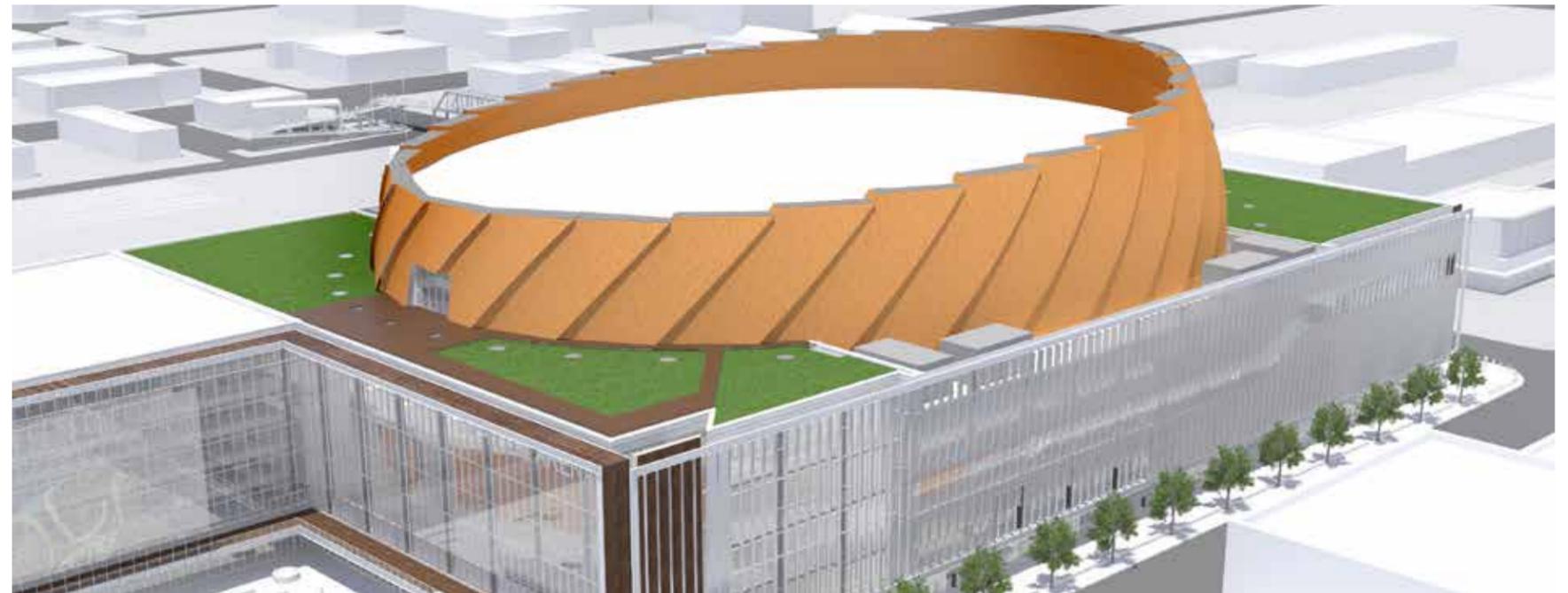
4. Graphics demonstrating how the blade joints are designed to be highly legible throughout the building, emphasized by lighting at night, and some other device in daylight; study flaring the blade tops and/or a more serrated top edge, less uniform/cut-off than shown on pg 80, 99. The Board noted that the proposed 18" offsets between blades is minimally acceptable. (A-2, C-2)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



CURRENT SCHEME



STEPPED SERRATION

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | B.4

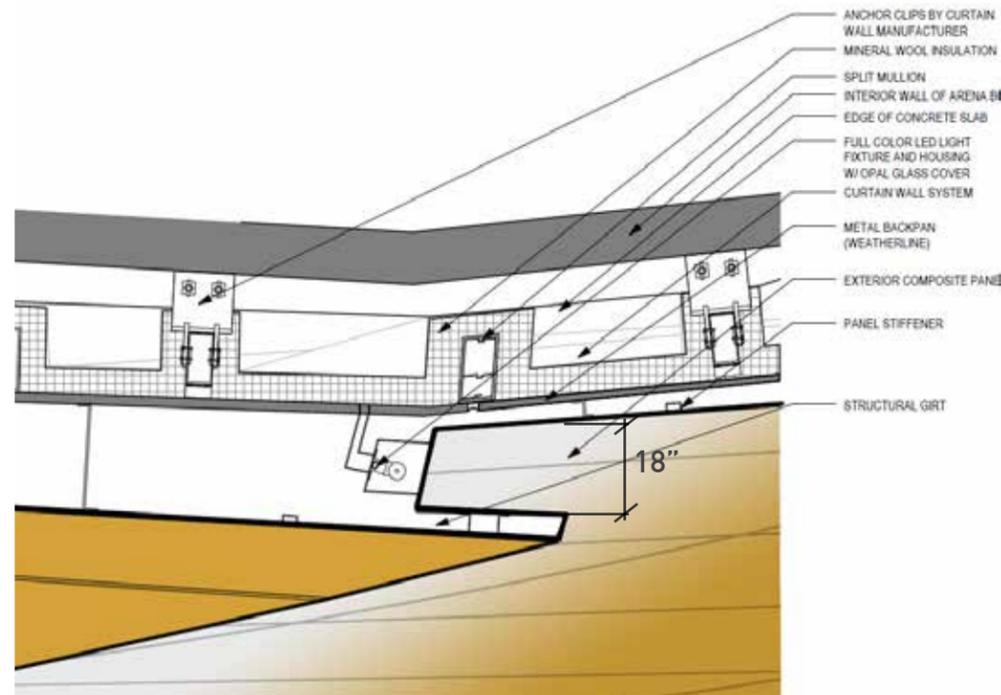
### DRB COMMENT - SEPTEMBER 17, 2013:

#### B. TURBINE VISIBILITY AND MATERIALS

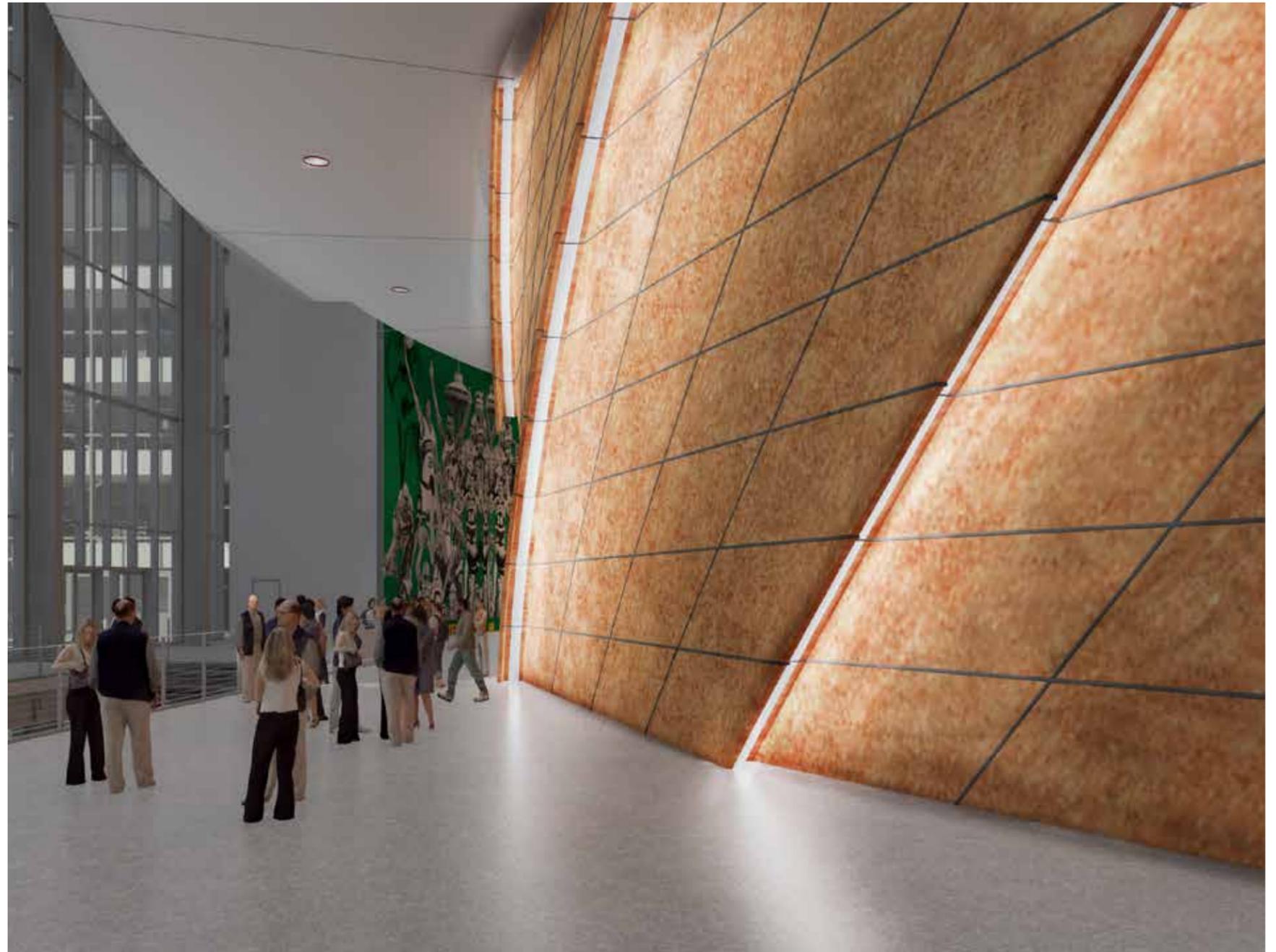
4. Graphics demonstrating how the blade joints are designed to be highly legible throughout the building, emphasized by lighting at night, and some other device in daylight; study flaring the blade tops and/or a more serrated top edge, less uniform/cut-off than shown on pg 80, 99. The Board noted that the proposed 18" offsets between blades is minimally acceptable. (A-2, C-2)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



PLAN DETAIL AT BLADE COVE



INTERIOR DETAIL

## DESIGN RESPONSES

### DESIGN TEAM RESPONSE | B.5

#### DRB COMMENT - SEPTEMBER 17, 2013:

##### B. TURBINE VISIBILITY AND MATERIALS

5. The color and extent of orange/wood Trespa panels, competes with the 'landmark' turbine form (see pg 98, 100); study alternative colors, placement, or materials that ensure the primacy of the turbine color/material is not diluted. (B-4)

#### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The team has adjusted the color of the Trespa such that it no longer dilutes the materiality of the turbine.



## DESIGN TEAM RESPONSE | C.1

### DRB COMMENT - SEPTEMBER 17, 2013:

#### C. FACADE EXPRESSION AND MODULATION

1. The large format signage and the large northeast glass corner add important middlescale modulation to the 700 ft long east elevation, but the Board was concerned some of that northeast indented glass was described as spandrel. Explore translucent glass or other materials that maintain the reading of the entire 36 x 170 ft recess. (See E) below for comments on the signage. (C-2)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The northeast indented glass has been changed to clear glass.



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | C.2

### DRB COMMENT - SEPTEMBER 17, 2013:

#### C. FACADE EXPRESSION AND MODULATION

2. The Board supported the north and south slots cut into the turbine on the Occidental axis, especially if they provide public/patron roof access, but agreed the cuts appeared crude and requested more detailed studies of how the cuts work with the swirling blades, and what forms and materials are visible inside the turbine from the plaza and Occidental. (B-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The design team has created an opening that is consistent with the turbine by carrying through the blade geometry through the slot. The turbine slot opens up to expose the seating bowl and the "Sonic Rings."



## DESIGN TEAM RESPONSE | C.3

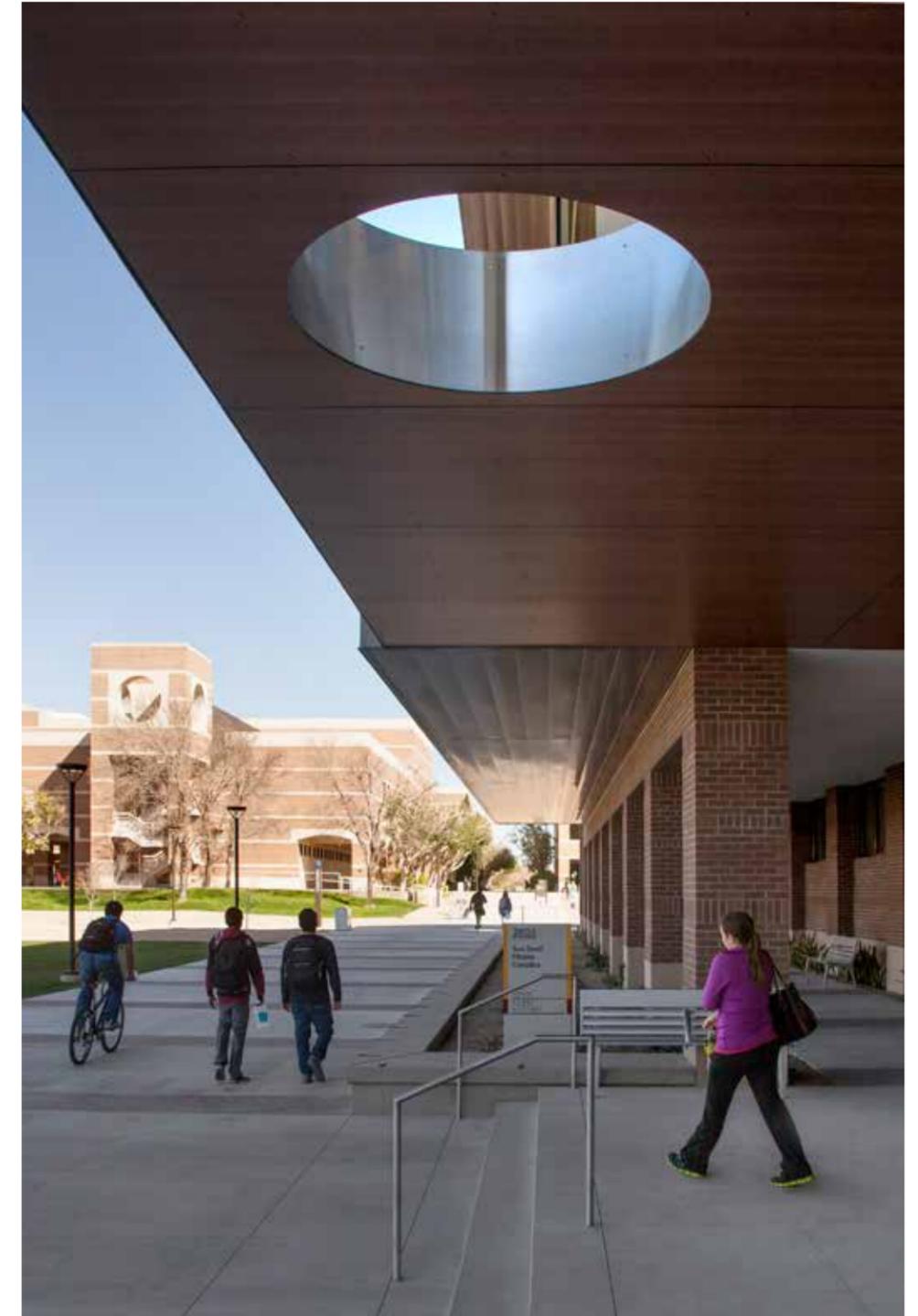
### DRB COMMENT - SEPTEMBER 17, 2013:

#### C. FACADE EXPRESSION AND MODULATION

3. Although the warmth and texture is desirable, the detailing, execution and long-term durability of the proposed Trespa synthetic wood was questioned, especially in the multiple soffit, canopy and horizontal conditions proposed. Explore alternatives and/or provide detailed durability tests and confirmation by long-standing example. Also coordinate with comment B-5 above. (B-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The example shown on this page is of ASU West Recreation Center. Trespa was used in a similar detail to that being proposed for this project and has held up and performed as expected.



TRESIPA®

Trespa North America, Ltd. ("TNA") Ten Year Standard Limited Warranty for Trespa® Meteon® Panels

I. Limited Warranty. TNA warrants to Buyer, and to the owner of the Project, for a period of ten (10) years from the date of shipment of the Panels to Buyer, that for vertical applications of the Panels and applications of the Panels on the underside of soffits (i) will not delaminate, and (ii) the Panel decor layers will not deviate more than 5 Delta E units from the original color according to ASTM D-2244 (Cielab metric), with the exception of NW/NA, and Uni-Colors A12.3.7, A17.3.5, A20.2.3 and certain other bright pigment colors as also may be designated from time to time. For NW/NA decors, TNA warrants to Buyer, and to the owner of the Project, for a period of ten (10) years from the date of shipment of the Panels to Buyer, that the Panel decor layers will retain a fastness grade of 4 or higher on the grey scale when measured according to ISO 105 A02-93. For Uni-Colors A12.3.7, A17.3.5, A20.2.3, TNA warrants to Buyer, and to the owner of the Project, for a period of ten (10) years from the date of shipment of the Panels to Buyer, that the Panel decor layers will not deviate more than 10 Delta E units from the original color according to ASTM D-2244 (Cielab metric).

## DESIGN TEAM RESPONSE | C.4

### DRB COMMENT - SEPTEMBER 17, 2013:

#### C. FACADE EXPRESSION AND MODULATION

4. The highly visible 520 ft long west elevation needs additional modulation from the suggested club level balcony at +18 ft. To provide adequate scale, the modulation should be the maximum length and height possible. If the modulation is indented behind louvers, then the louvers should be substantially notched to maximize views in and out and to provide legible modulation. (C-2, C-3)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

The design team has created a west elevation that maximizes turbine visibility, outward views, solar performance, and facade modulation by adjusting its vertical louvers.



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | C.5

### DRB COMMENT - SEPTEMBER 17, 2013:

#### C. FACADE EXPRESSION AND MODULATION

5. The proposed east green screen is an undifferentiated monotonous green wall, 12 ft high x 700 ft long, dependent on plant maintenance and creating CPTED issues. Revise this feature to screen loading areas but provide material changes, transparency, gaps, and/or trees along that length, and consider glazing or more diverse materials on the wall behind it wherever that might be visible. ( C-2, C-6)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. Updated elevation modulates with building massing and plan to create a facade that scales appropriately.



EAST ELEVATION

## DESIGN TEAM RESPONSE | D.1

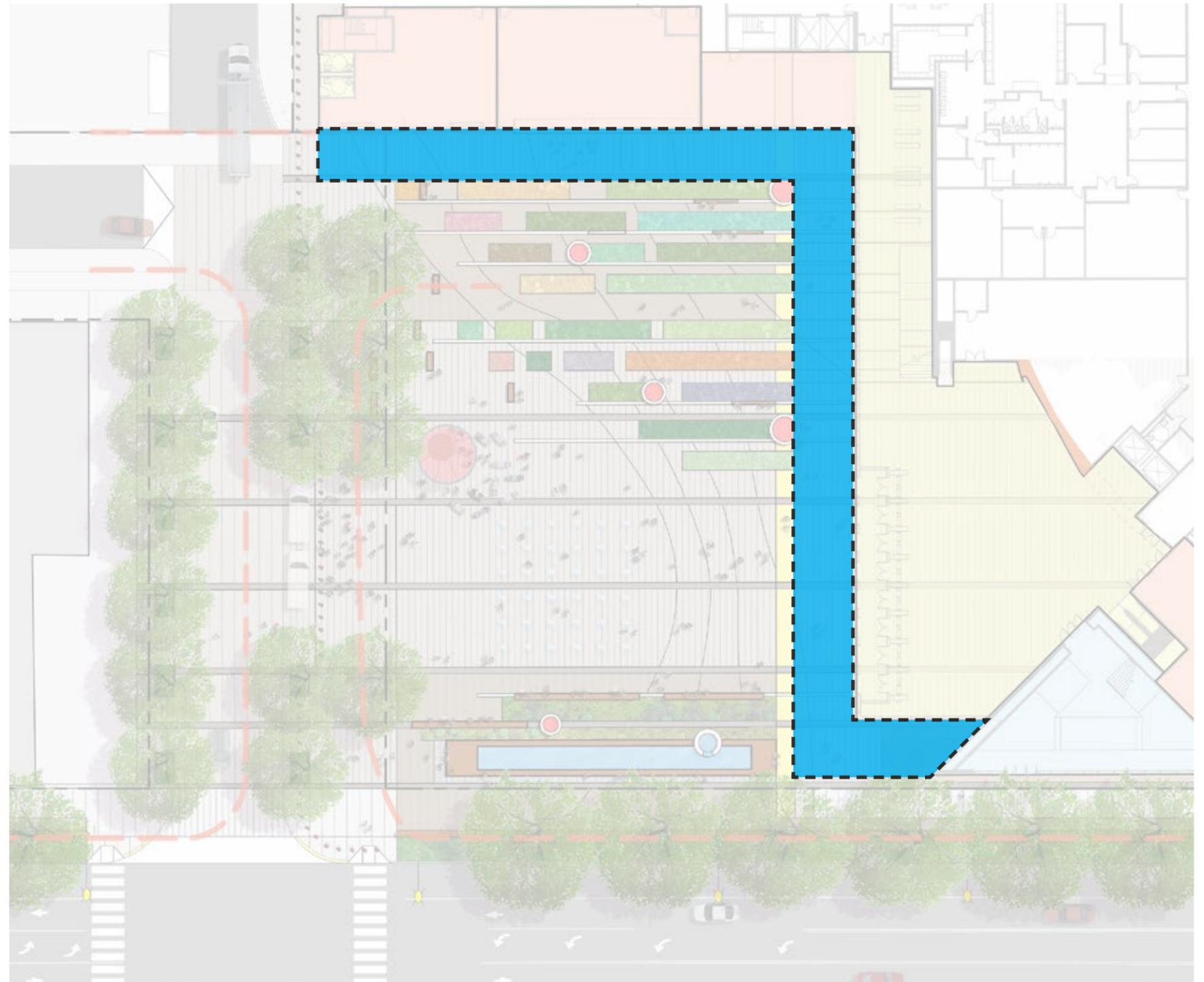
### DRB COMMENT - SEPTEMBER 17, 2013:

#### D. WEATHER PROTECTION

1. Provide concepts for plaza weather protection, temporary or otherwise, for event patron queuing for approximately 2000 people, as shown on pg 45. (C-5)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. In event of rain or other inclement weather, queuing for entry to arena will be adjusted to utilize proposed building canopy.



## DESIGN TEAM RESPONSE | E.1

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

1. Details and perspectives (like pg 101) of the 'metal projection/media screen' on the east façade of the plaza, and in the following conditions, night and day for each (6 total): screen with no lighting or projections on; screen with projected image; screen with integrated LED source lights. The density of that screen is an issue, to balance sunshade function, office visibility, façade composition, and signage resolution/visual impact. (C-2, D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



DAY- LEDS TURNED OFF

## DESIGN TEAM RESPONSE | E.1

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

1. Details and perspectives (like pg 101) of the 'metal projection/media screen' on the east façade of the plaza, and in the following conditions, night and day for each (6 total): screen with no lighting or projections on; screen with projected image; screen with integrated LED source lights. The density of that screen is an issue, to balance sunshade function, office visibility, façade composition, and signage resolution/visual impact. (C-2, D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



DAY-LED TURNED ON

## DESIGN TEAM RESPONSE | E.1

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

1. Details and perspectives (like pg 101) of the 'metal projection/media screen' on the east façade of the plaza, and in the following conditions, night and day for each (6 total): screen with no lighting or projections on; screen with projected image; screen with integrated LED source lights. The density of that screen is an issue, to balance sunshade function, office visibility, façade composition, and signage resolution/visual impact. (C-2, D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



NO- LED TURNED OFF

## DESIGN TEAM RESPONSE | E.1

DRB COMMENT - SEPTEMBER 17, 2013:

### E. SIGNAGE AND VISUAL ACTIVATION

1. Details and perspectives (like pg 101) of the 'metal projection/media screen' on the east façade of the plaza, and in the following conditions, night and day for each (6 total): screen with no lighting or projections on; screen with projected image; screen with integrated LED source lights. The density of that screen is an issue, to balance sunshade function, office visibility, façade composition, and signage resolution/visual impact. (C-2, D-4)

**DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:**

Comment noted. (see graphic this page)



NIGHT- LED TURNED ON

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | E.2

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

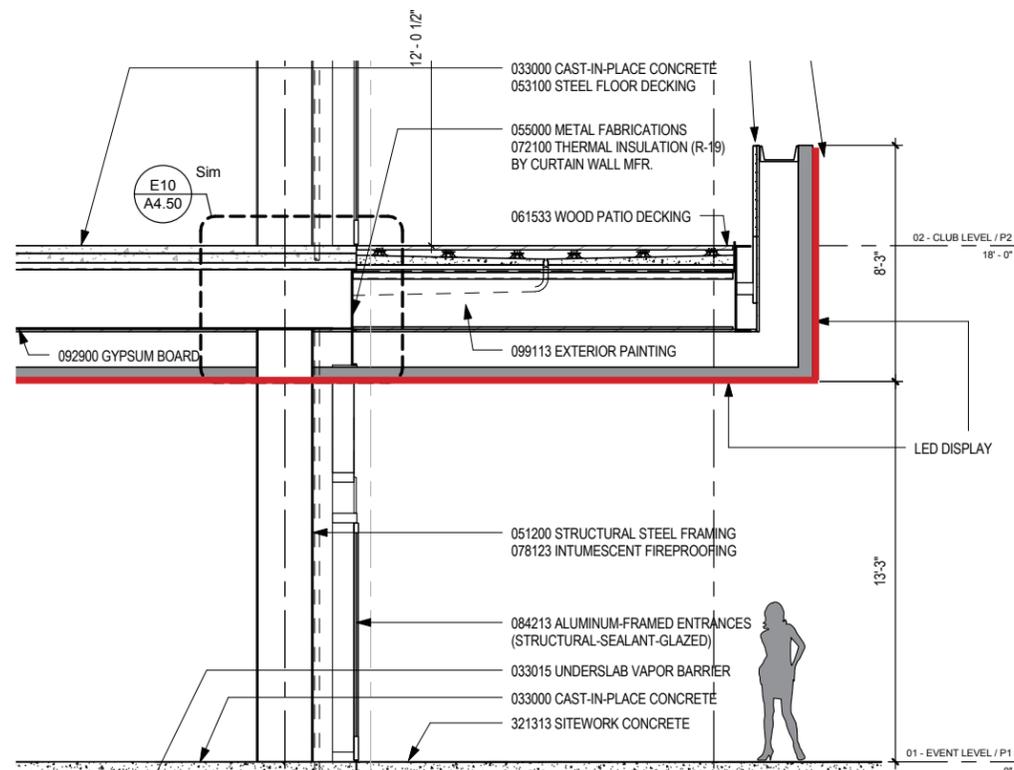
2. Detailed close-in perspectives (pg 100 without obscuring trees) and cross sections with dimensions of the approximately 12 x 80 ft northwest signage portal. Also provide alternative lighting/message examples. (C-4, D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



GAME DAY



FARMERS MARKET

# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | E.2

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

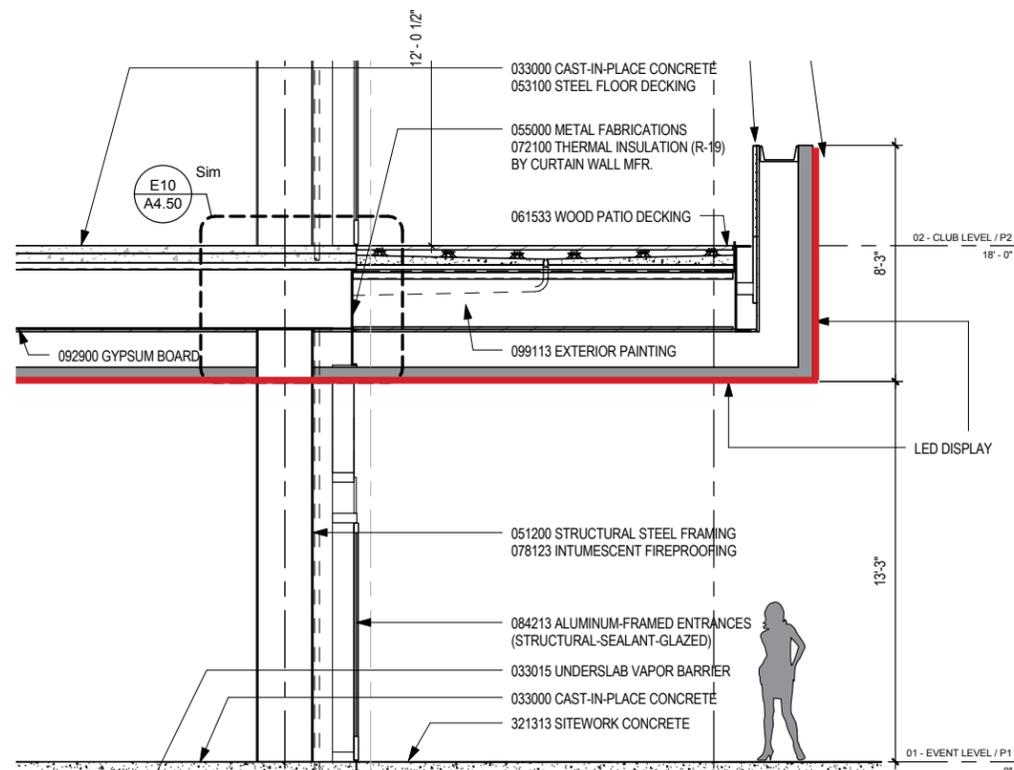
2. Detailed close-in perspectives (pg 100 without obscuring trees) and cross sections with dimensions of the approximately 12 x 80 ft northwest signage portal. Also provide alternative lighting/message examples. (C-4, D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)



SEAHAWKS GAME



CONCERT

## DESIGN TEAM RESPONSE | E.3

DRB COMMENT - SEPTEMBER 17, 2013:

### E. SIGNAGE AND VISUAL ACTIVATION

3. As a test of possible future reality, show typical perspectives of all the "Seattle Arena" signage locations, but anticipating an alternative long-winded "naming rights" option, ie 'Pricewaterhousecoopers Arena'. (D-4)

**DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:**

Comment noted. (see graphic this page)



# DESIGN RESPONSES

## DESIGN TEAM RESPONSE | E.3

### DRB COMMENT - SEPTEMBER 17, 2013:

#### E. SIGNAGE AND VISUAL ACTIVATION

3. As a test of possible future reality, show typical perspectives of all the "Seattle Arena" signage locations, but anticipating an alternative long-winded "naming rights" option, ie 'Pricewaterhousecoopers Arena'. (D-4)

### DESIGN TEAM RESPONSE - SEPTEMBER 1, 2015:

Comment noted. (see graphic this page)





# SEATTLE ARENA

1700 FIRST AVENUE SOUTH

DOWNTOWN DESIGN REVIEW BOARD | RECOMMENDATION #3 | 2015 SEPT 1ST

