

MPD -DRB 5

RESPONSE TO BOARD COMMENTS FROM DRB 4

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - VIEW INTO RINK 1

Comment: Provide View into Rink 1.

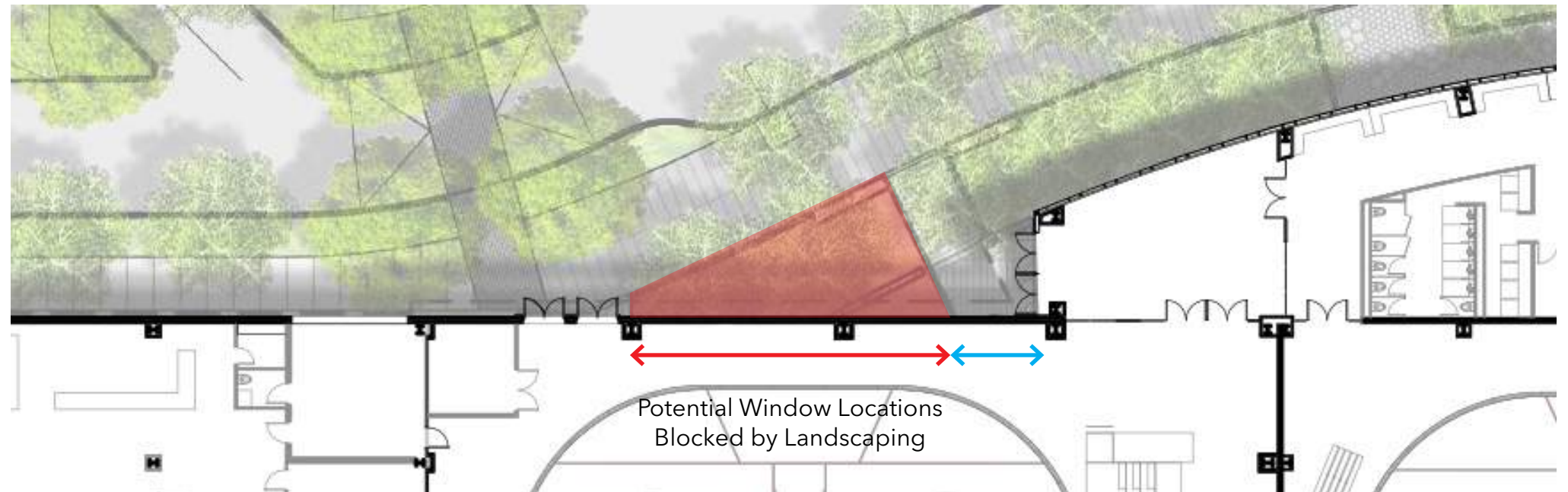
Response: Views from the sidewalk to Rink 1 via windows/glazing will create a negative visual impact for skaters on the ice. This causes an extreme bright spot surrounded by darker walls and will be at a critical location at one end of the ice that the players skate towards. This affects the player's depth perception and strain on eyes having to adjust between dark and light. This is a dangerous condition for athletes moving at a high rate of speed, and for the goalie at the opposite end of the ice looking towards that glass who could lose the puck in that extreme light/dark transition. Reference view from ice to potential glass location shown here. Additionally, NHL Seattle requires that the conditions on the ice be similar to that at the main arena. Providing exterior glazing at any location would not be in compliance.

We did explore other window locations along the east facade, but they present the same glare issue. Also, to make them approachable for viewing from the exterior it would reduce the amount of landscaping and green wall. This would adversely impact the developments green factor ratio.

Of note: This facility will provide free public access the majority of the year. On an average day, a skater, staff, parent, or spectator can enter from the main lobby doors off 4th Avenue NE and gain access to any of the rinks, including Rink 1. Some of the team's practices will be open to the public and free of charge to watch. On occasion, Rink 1 will be closed to public access for private training or other closed team functions, which will include blanking out the upper level windows from the proposed restaurant.



View of Glare from Potential Storefront Entrance



1st Floor Plan Showing Landscape

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SOUTH FACADE

Comment: South Facade - Fenestration to treat blank wall.

Response: With regard to the Board's comments, we have redesigned the screen element along the south facade. We modified the density and spacing of the vertical slats to reflect the movement of pedestrians along the south facade within Central Park, making a sweeping gesture towards the 3rd Ave Promenade and then towards the main entry on 4th Ave NE. The solid panel at the stair integrates into the canopy, and also touches the ground to create a branding backdrop

for 'Instagram Moments.' As the screen continues east from center towards 4th Ave NE, the spacing becomes denser culminating with the screen becoming a solid platform for integrating the building signage. The varied rhythm and change in density for the wood look material is a consistent language established elsewhere around the building.



DRB 1 SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SOUTH FACADE



DRB 1 - View from the East Edge of Central Park Looking North

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SOUTH FACADE



CURRENT - View from the East Edge of Central Park Looking North

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SOUTH FACADE



DRB 1 - View from the 3rd Avenue Promenade Looking Northeast

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SOUTH FACADE



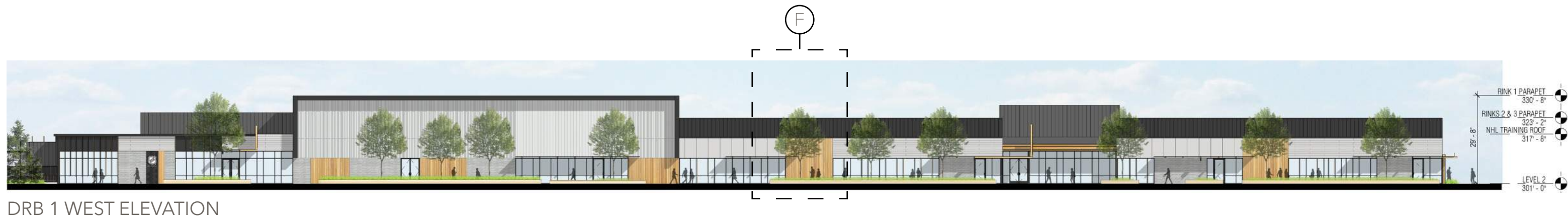
CURRENT - View from the 3rd Avenue Promenade Looking Northeast

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE

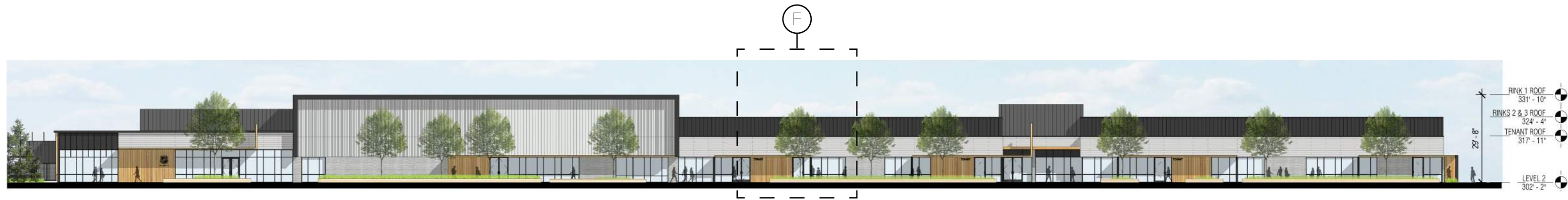
Comment: 3rd Avenue Promenade - Calm down mixed materials. Develop design language for wood material.

Response: We have rearranged the tenant spaces along the west facade to provide more opportunities for active and engaging uses along the pedestrian promenade. With the addition of the restaurant straddling Rinks 1 & 2, sliding glass doors will allow cafe style seating to spill out to the promenade. The wood look material on the west facade is used for signage integration and to provide relief for the pedestrian experience via canopies along west facade. The slat width/density is varied, with wider spacing at locations where no signs occur,

and denser spacing where tenant signs are proposed. This language is consistent on all four elevations including the revised design for the south elevation. The locations of the wood look material have shifted, becoming the anchor next to the main door at tenant spaces while transitioning into the canopies above. To further simplify the design, we eliminated the second type of cementitious cladding previously proposed above the storefront, and are stopping the wood sections along the facade at a consistent height.



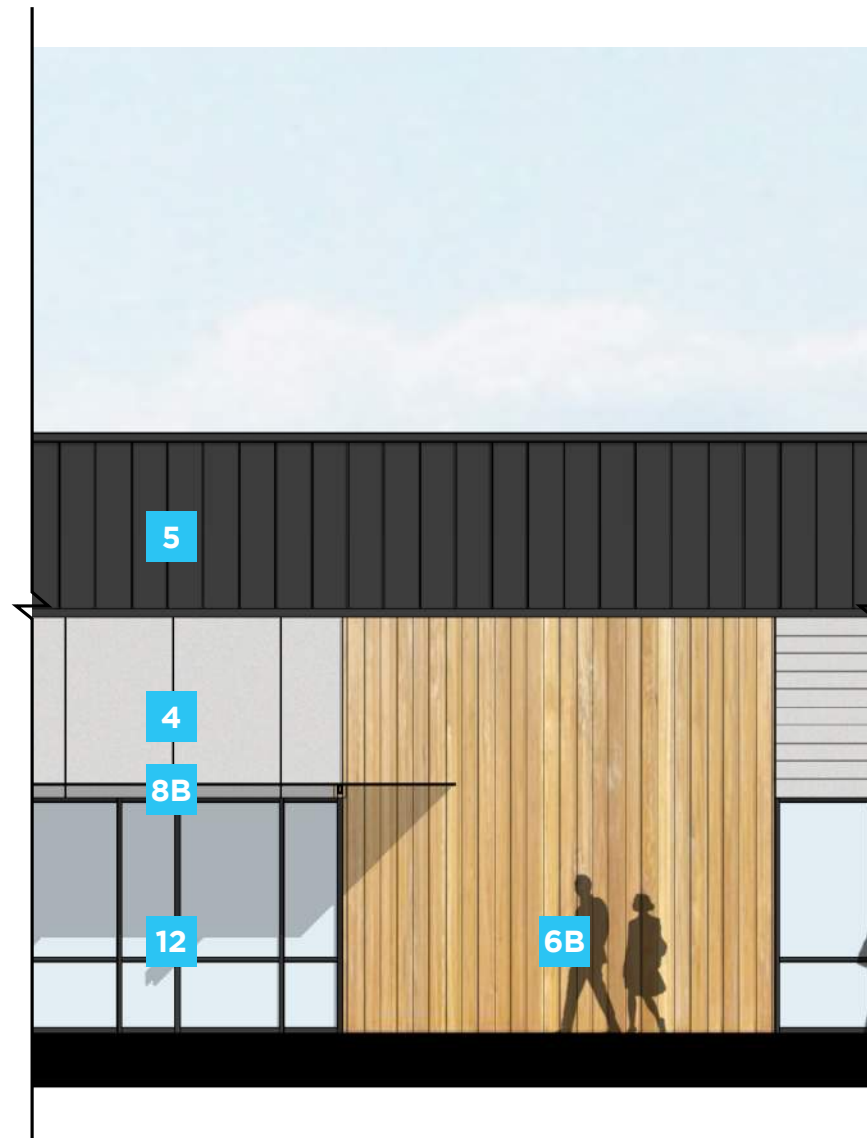
DRB 1 WEST ELEVATION



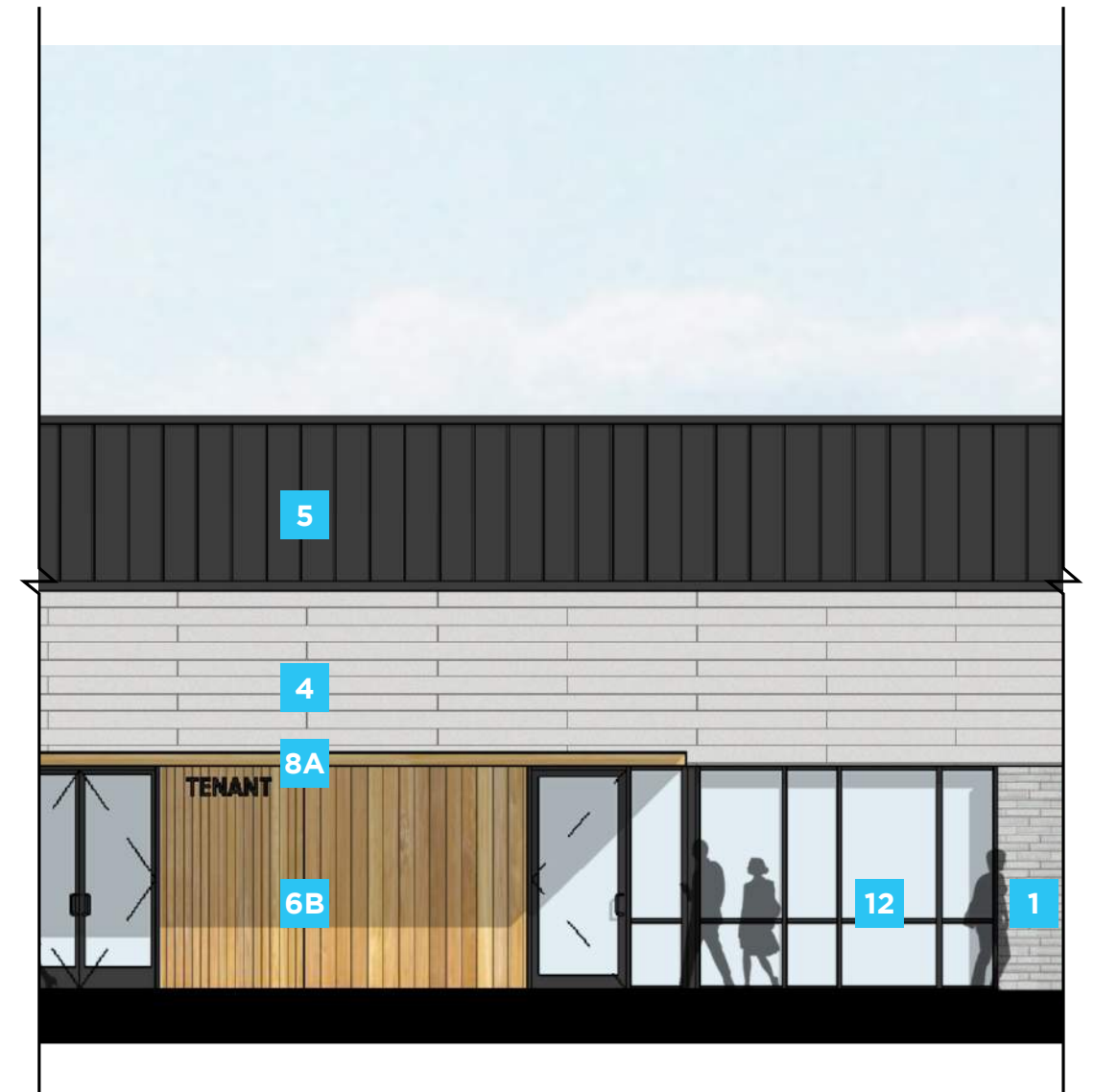
PROPOSED WEST ELEVATION

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE

- 1** Ground Face Linear CMU Block; Gray Color Mix
- 2A** Metal Panel System 1; Light Gray Color
- 2B** Metal Panel System 1; Sheen Transition
- 3** Metal Panel System 2; Light Gray Color
- 4** Cementitious Siding; Light Gray Color
Pattern 1: Linear ~~Pattern 2: Panels (eliminated)~~
- 5** Standing Seam; Charcoal Gray Color
- 6A** Wood Look Blade on Curtain Wall Mullion
- 6B** Wood Look Cladding
- 6C** Wood Look Blade on Powder Coated Steel Frame
- 7** Green Wall System
- 8A** Wood Look Canopy on Powder Coated Steel Frame
- 8B** Sheet Steel Canopy on Powder Coated Steel Frame with Wood Outriggers
- 9A** Cast In Place Concrete Seat Wall
- 9B** Cast In Place Concrete Curb for Landscape
- 9C** Cast In Place Concrete Retaining Wall
- 10** Metal Panel Brow; Charcoal Gray Color
- 11A** Curtainwall System with Reflective Spandrel at Parapet
- 11B** Curtainwall System with Charcoal Gray Spandrel
- 12** Aluminum Storefront System
- 13** Standing Seam Metal Panel RTU Screen, beyond
- 14** Translucent Glazing Panels
- 15** Privacy Screen; Powder Coated Steel Frame with Inset Wood Look Blades + Translucent Backer
- 16** Alaskan Yellow Cedar Cladding, Stained and Sealed
- 17** Operable Overhead Glass Doors

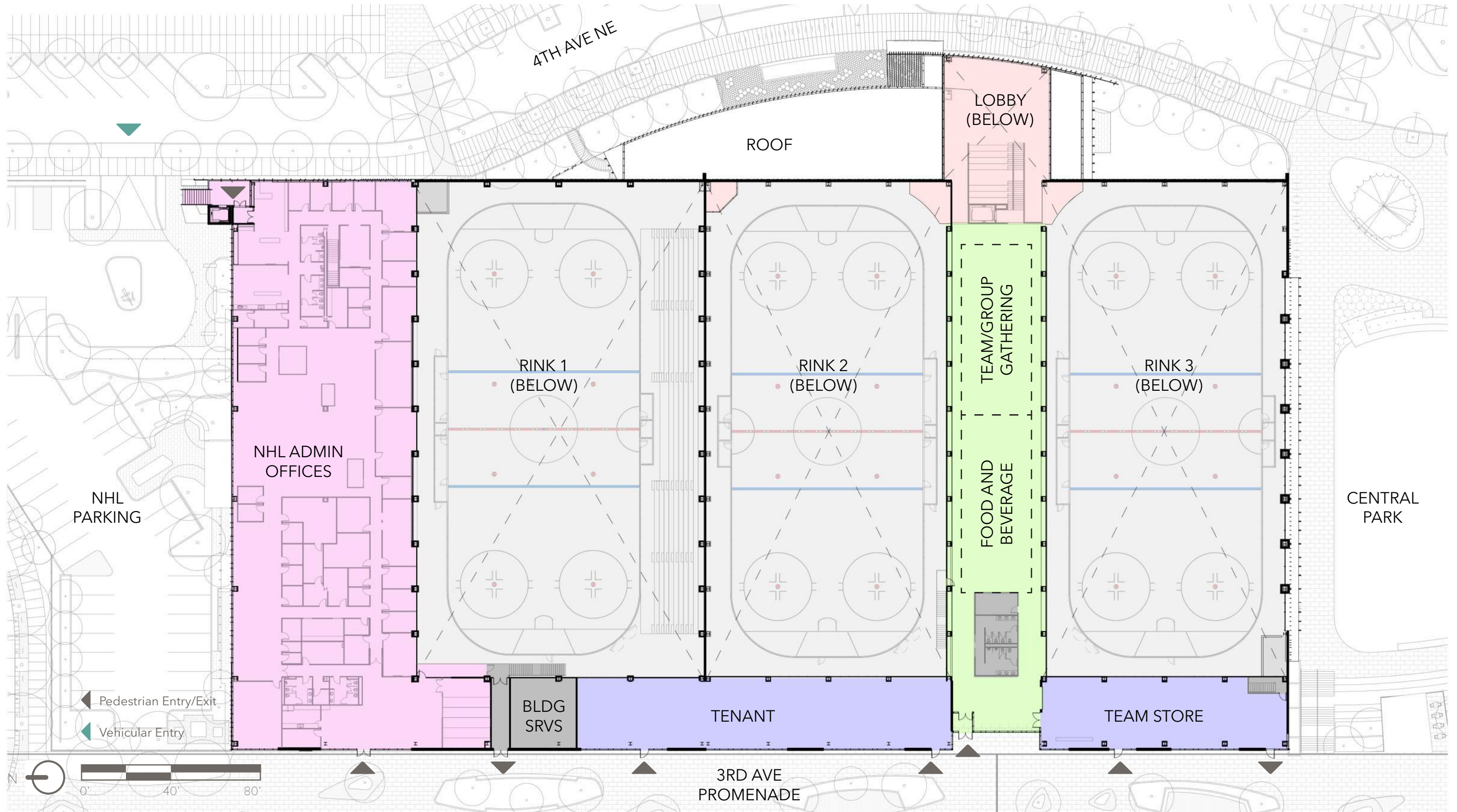


DRB 1 - ENLARGED WEST ELEVATION 'F'



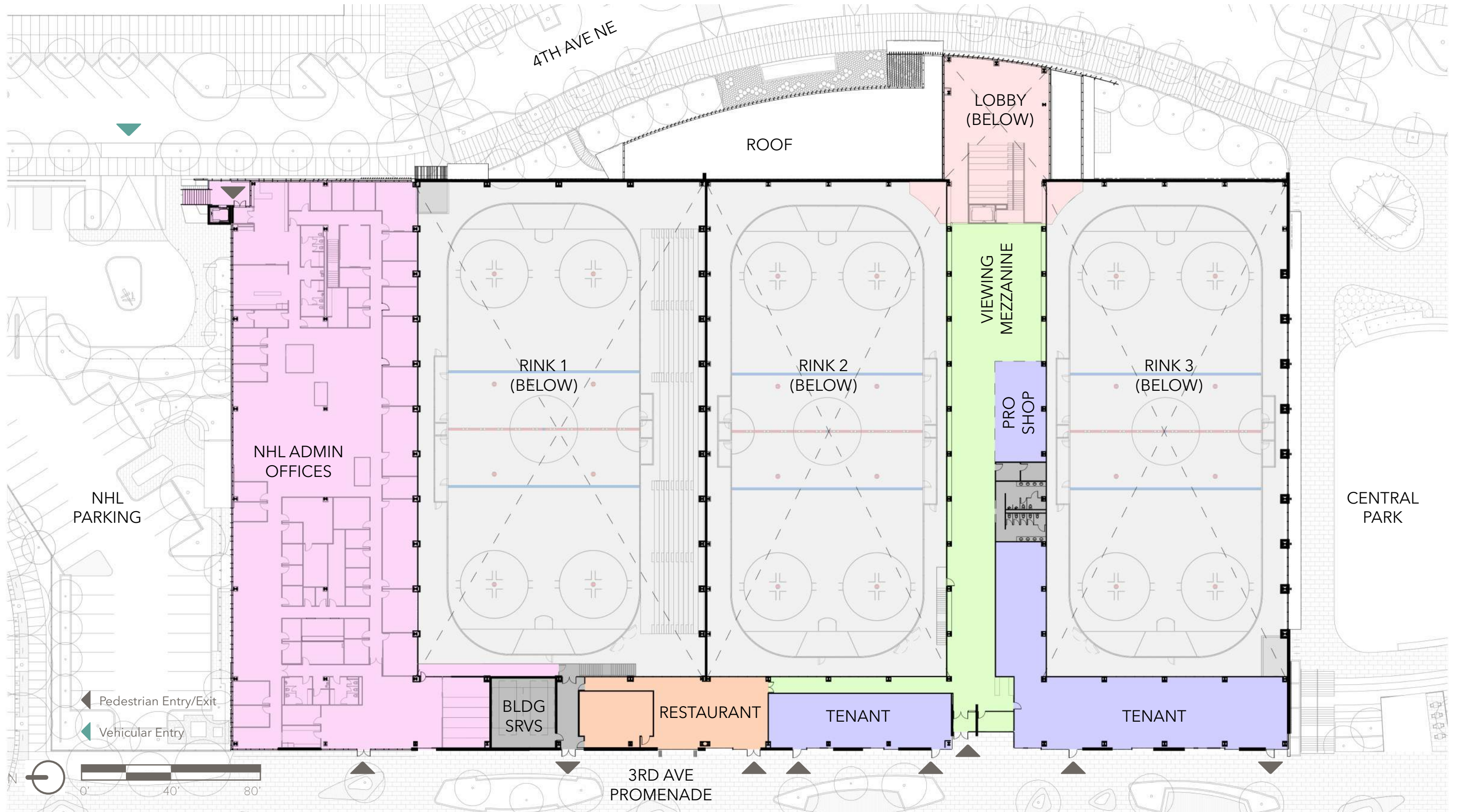
CURRENT - ENLARGED WEST ELEVATION 'F'

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE



DRB 1 - Level 2 Floor Plan

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE



CURRENT - Level 2 Floor Plan

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE



DRB 1 - View from the 3rd Avenue Promenade Looking Southeast

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE



CURRENT - View from the 3rd Avenue Promenade Looking Southeast

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - 3RD AVENUE PROMENADE



NEW - View from

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - ROOF

Comment: Roof - Provide roof glare analysis for proposed white TPO roofing.

Response: Per the Board's concern about roof glare, we will incorporate a lower reflectivity membrane in a gray color. In our analysis, the gray membrane will perform better thermally for the Pacific Northwest region, and has the added benefit of low glare for occupants in the surrounding buildings. White membrane roofs have an average Solar Reflectivity Index (SRI) of 98/100, with 100 being the most reflective surface possible. A gray membrane roof has an SRI of 37/100.



DRB 1 - Aerial Roof View



CURRENT - Aerial Roof View

RESPONSE TO DESIGN REVIEW BOARD COMMENTS - SE ENTRY

Comment: SE Entry - Redesign entry sequence; make entry grander from park and deal with bioretention limiting this opportunity.

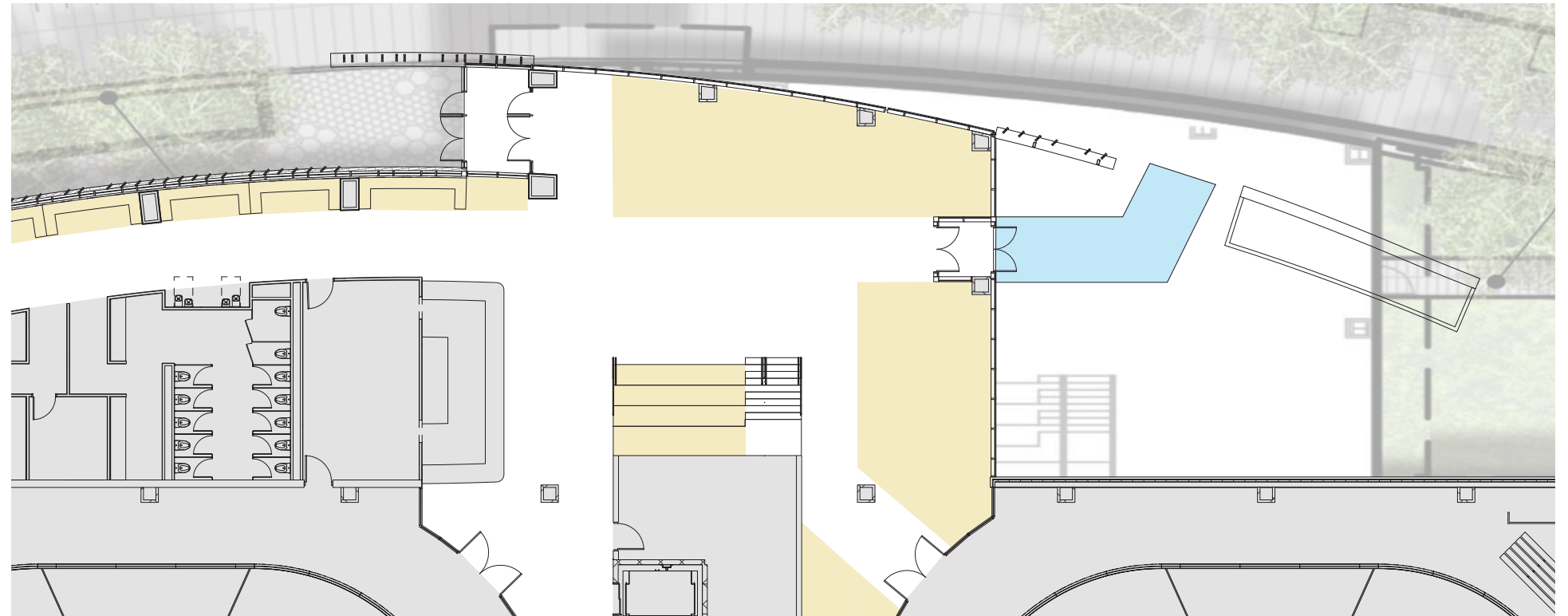
Response: The entry sequence as proposed in DRB 4 was carefully designed to address site conditions, security, and maximizing the availability of lobby space.

Our analysis of a second entry in the lobby finds several issues. First, we are required to add a vestibule per Seattle Energy Code C402.5.7. Second, the clear path needed from the service desk and stairway area to this vestibule eliminates 560 SF from the 5,250 SF of programmable lobby space. This renders an already low square footage building less functional than others in its class. By way of comparison, the new St Louis Ice Center (3 indoor sheets) has 12,750 SF of lobby space. Third we lose 130 SF of bioretention to the south of the lobby to increase the size of the sidewalk.

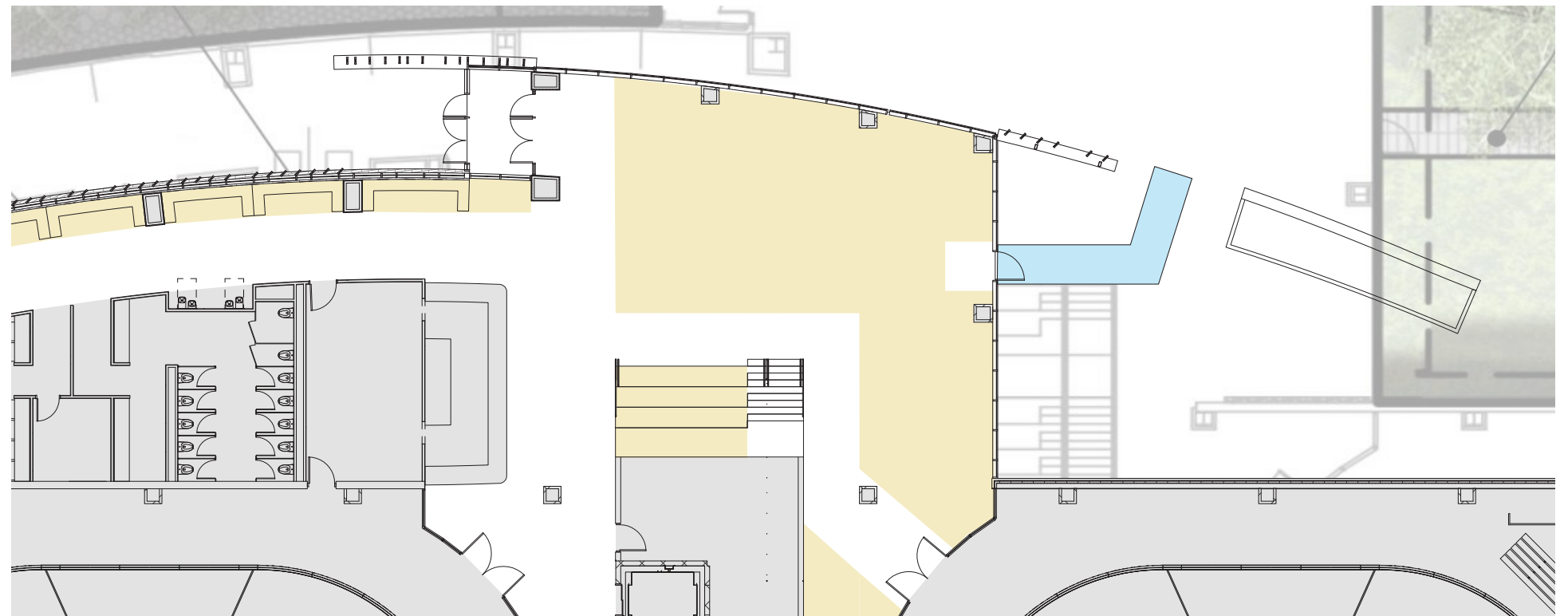
The lobby area will see multiple ice sports teams seeking places to sit as a team, combined with parents and families and the general public. Maximizing the flexibility of the space through ample square footage and flexible seating arrangements is paramount. A reduction in available square footage for seating minimizes the functionality of the lobby.

Another factor considered for the DRB4 entry sequence and design is building security. Additional burden is put on staff to manage another set of doors, leading to safety concerns for our patrons and athletes.

For these reasons, we respectfully ask the Design Review Board to reconsider this request.



Alternate Lobby Study with Secondary Entry + Vestibule



CURRENT + DRB 1 Level One Floor Plan Enlargement