

SEATTLE ARENA

1700 FIRST AVENUE SOUTH

SEATTLE DESIGN COMMISSION

2015 JUNE 18



PUBLIC BENEFITS

PROPOSED PUBLIC BENEFITS OVERVIEW



LEGEND

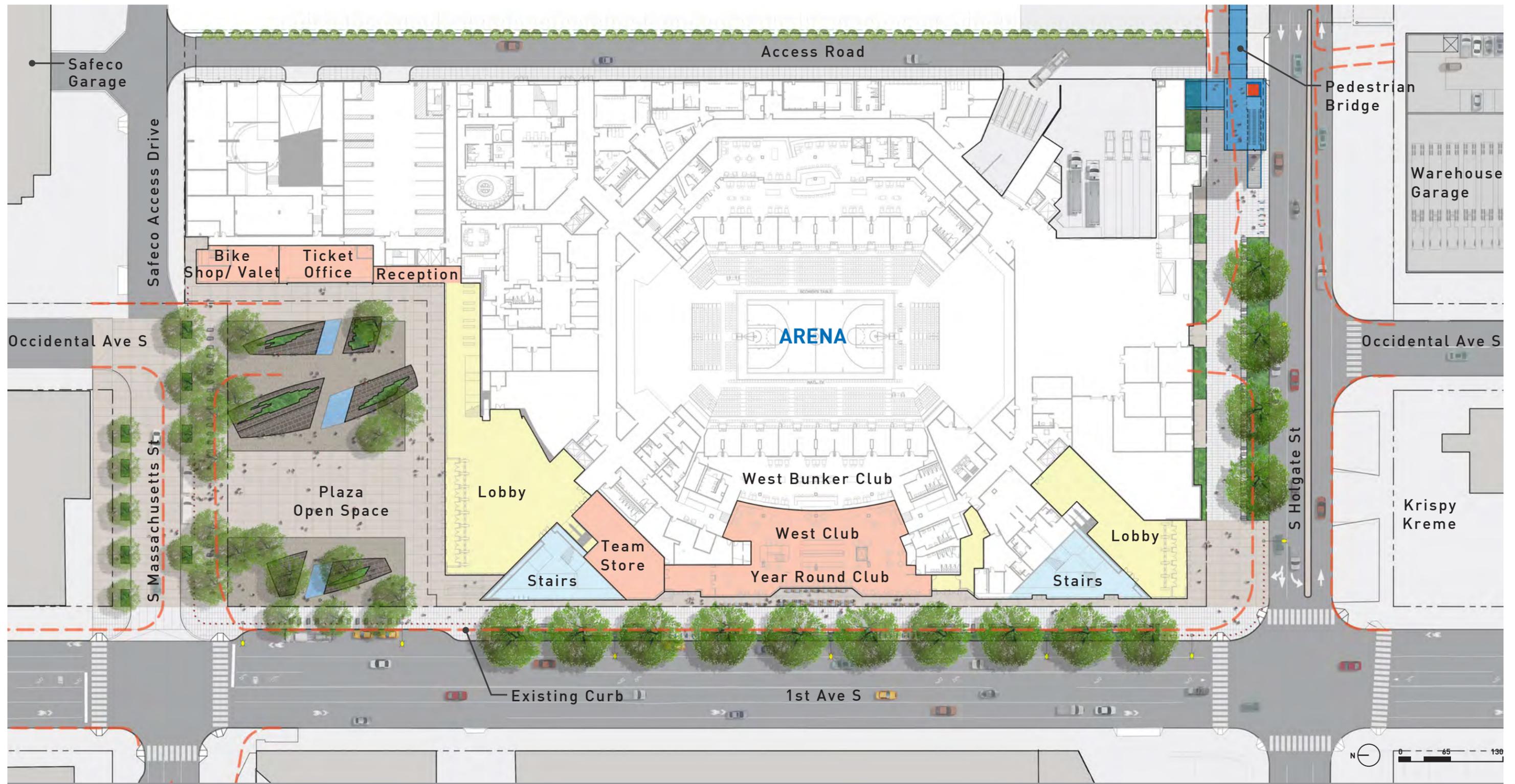
ON-SITE / FRONTAGE IMPROVEMENTS

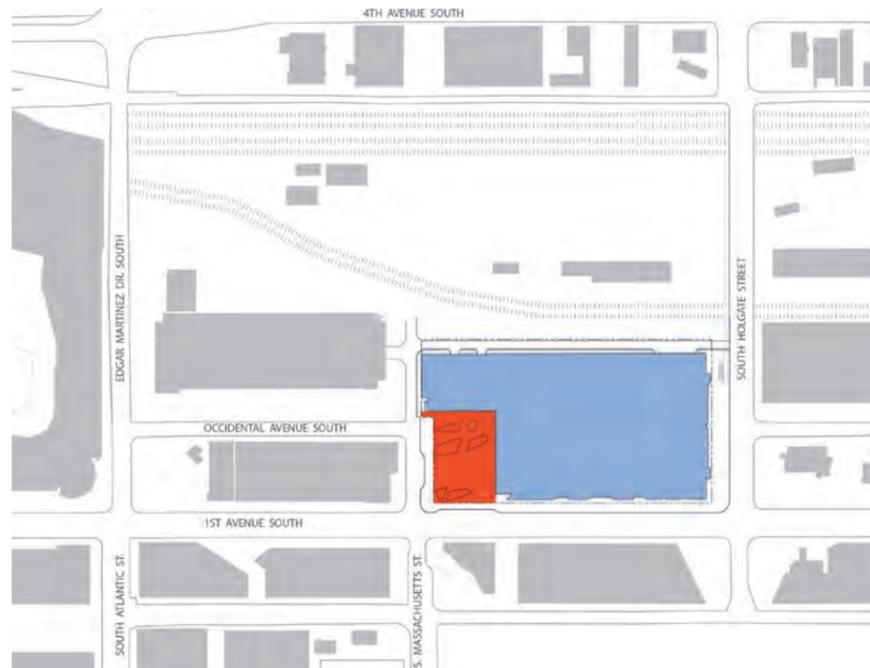
- 1 Publicly Accessible Open Space
- 2 S Mass. St ROW Dedication
- 3 S Mass. St Shared Use Street & Intersection
- 4 1st Ave S Enhanced ROW Improvements
- 5 S Holgate St Enhanced ROW Improvements
- 6 Public Art Plan
- 7 Living Machine & Water Re-use

OFF-SITE IMPROVEMENTS

- 8 S Holgate St Improvements & Pedestrian Bridge
- 9 Bike Connections
- 10 Off-site Lighting and Wayfinding
- 11 SODO Transp. Infrastructure Fund Contribution

PROPOSED PUBLIC BENEFITS OVERVIEW





1 Publicly Accessible Open Space



2 S Massachusetts St ROW Dedication



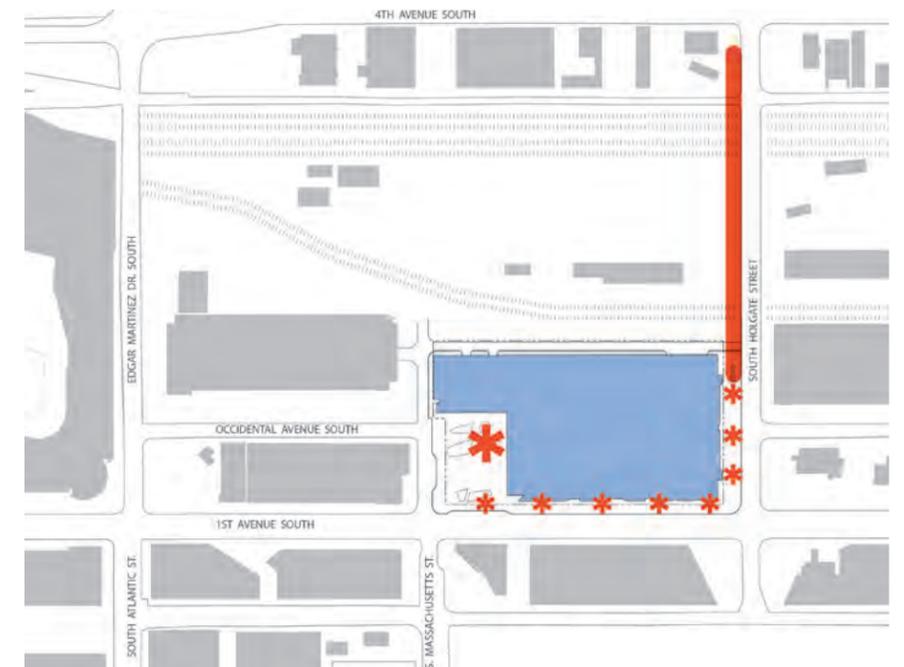
3 S Massachusetts St Shared Use Street & Intersection



4 1st Ave S ROW Improvements



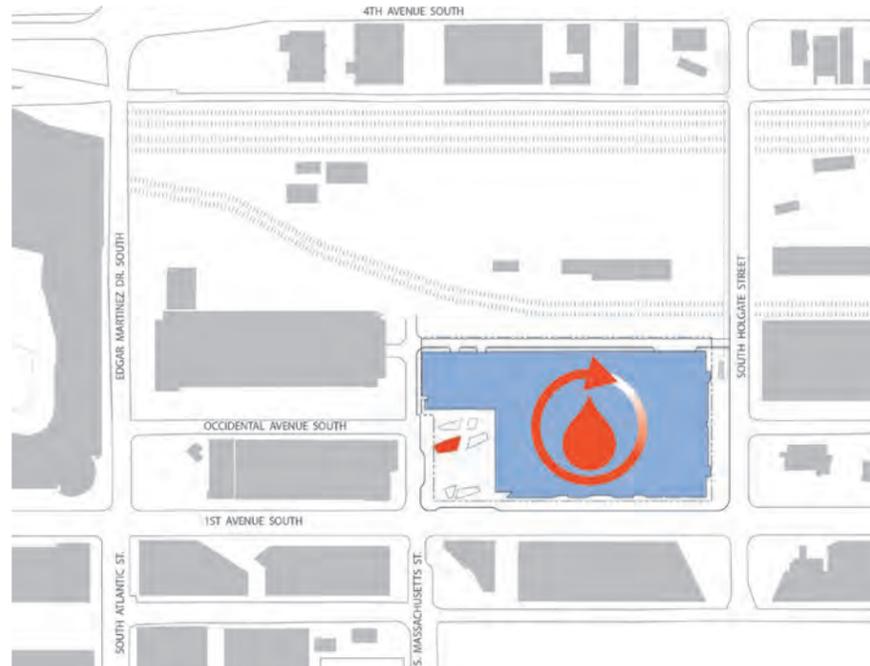
5 S Holgate St ROW Improvements



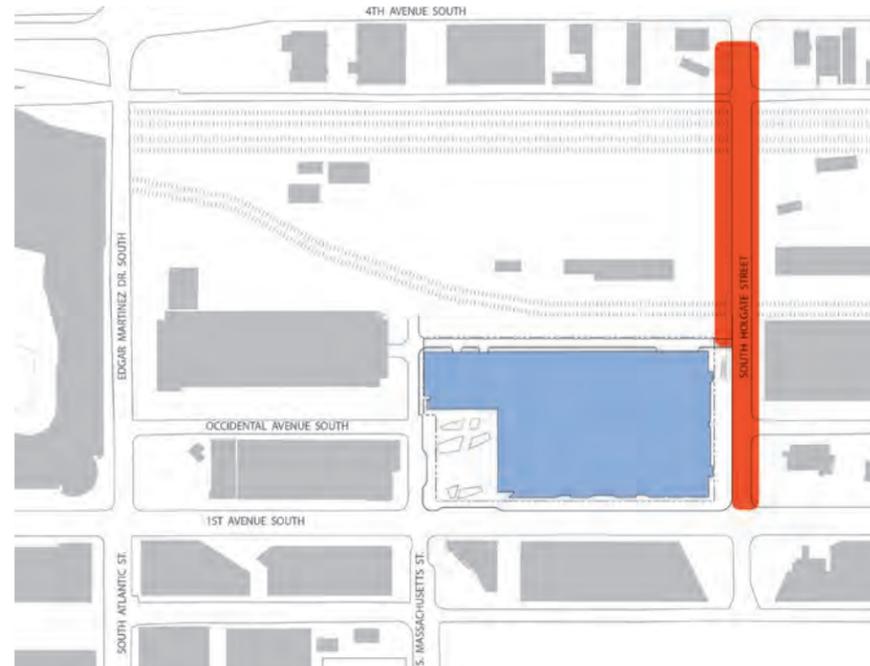
6 Public Art Plan

PROPOSED PUBLIC BENEFITS

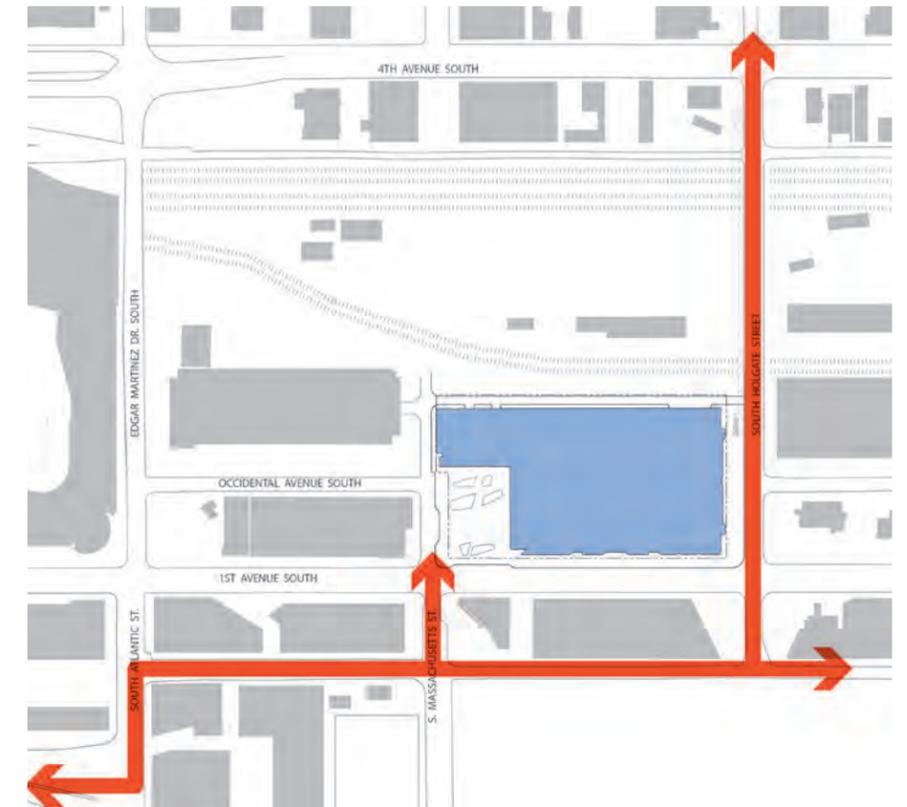
ON-SITE & OFF-SITE IMPROVEMENTS



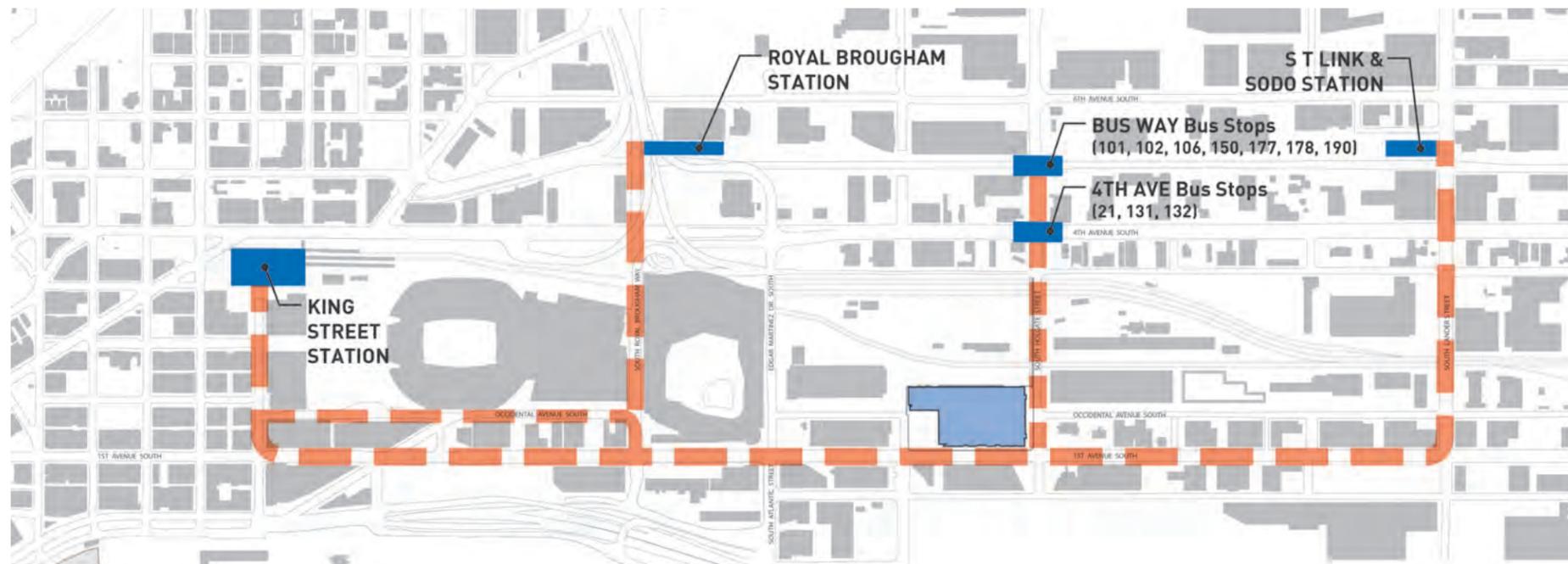
7 Living Machine & Water Re-use



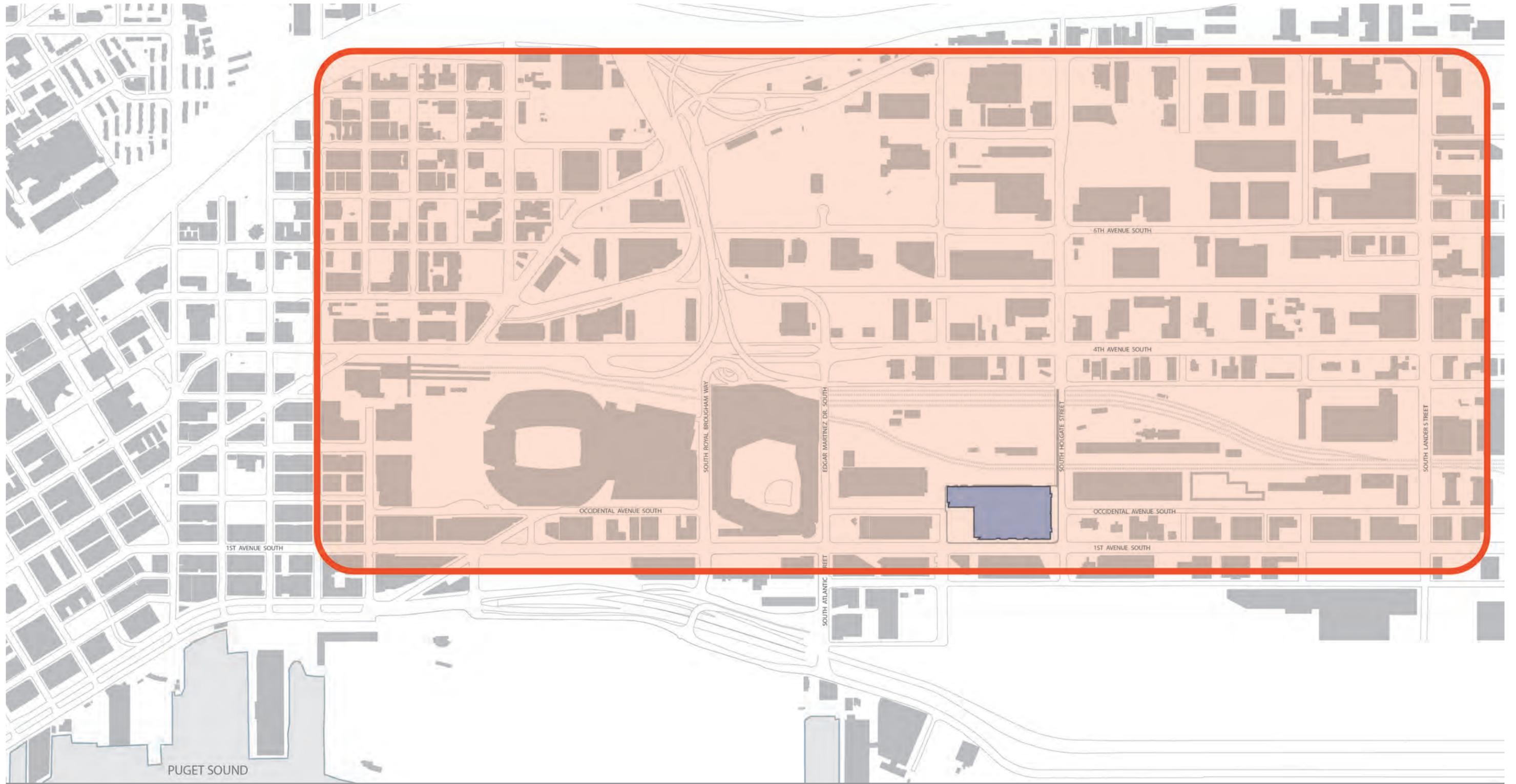
8 S Holgate St Improvements & Pedestrian Bridge



9 Bike Connections



10 Off-Site Lighting & Wayfinding



PROPOSED PUBLIC BENEFITS

ON-SITE / FRONTAGE IMPROVEMENTS

PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	MITIGATION	PROPOSED BENEFIT
1 Publicly Accessible Open Space	Flexible publicly accessible plaza open space			33,750 sf
	Tree canopy			10 trees
	Outdoor public seating			700 lf (450+ seats)
	Connections to restrooms			1
	Water / gas connections for food trucks and public events			Multiple
	Demontable basketball hoops			2
	Drinking fountains			2
2 S Massachusetts St ROW Dedication	Dedication of private property to public ROW			3,000 sf
3 S Massachusetts St Shared Use Street	Curbless street w/ concrete paving			16,800 sf
	Curb alignment and curb bulb-outs at intersection			2
	Tree canopy			14 trees
	Outdoor public seating			220 lf (145+ seats)
4 1st Ave S Enhanced ROW Improvements	Additional sidewalk & planting			9,000 sf
	Outdoor public seating			350 lf (230+ seats)
	Bike racks			14
5 S Holgate St Enhanced ROW Improvements	Additional sidewalk & planting			4,700 sf
	Outdoor public seating			300 lf (200+ seats)
	Bike racks			6
6 Public Art Plan	Public Art Plan developed by an artist. Opportunities include but are not limited to the plaza open space, 1st Ave S, S Holgate Street, and the proposed pedestrian bridge.			1
7 Living Machine & Water Re-use	On-site water treatment (Living Machine)			1
	Interpretive / educational signage			1
	Water capture and re-use water			1

PROPOSED PUBLIC BENEFITS

OFF-SITE IMPROVEMENTS

PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	MITIGATION	PROPOSED BENEFIT
8 S Holgate St Improvements & Pedestrian Bridge	Publicly accessible pedestrian bridge from west of 3rd Ave to East of Occidental		Events	10,320 sf 860 lf
	S Holgate Street Row Improvements			1,200 lf
9 Bike Connections	Bike connection from Waterfront Trail to Arena site			1,700 lf
	Bike connection from Arena site to S Holgate Ramp at 8th Ave S			2,600 lf
10 Off-site Lighting and Wayfinding	Lighting (as required) & wayfinding: (1st Ave S, south of site, to Lander Street); (1st Ave S, north of site, to Edgar Martinez Dr.); (STL Stadium Station to new stair at Edgar Martinez Dr.); (STL SODO Station to 1st Ave S); (1st Ave S to Lander St)			TBD
	Wayfinding: 1st Ave S, north of site, to Pioneer Square			TBD
	Streetscape Improvements: West side of Occidental Ave S, north to Edgar Martinez Dr.			TBD
11 SODO Transportation Infrastructure Fund Contribution	Contribution toward transportation infrastructure not required for mitigation			\$40 million

PROPOSED PUBLIC BENEFITS

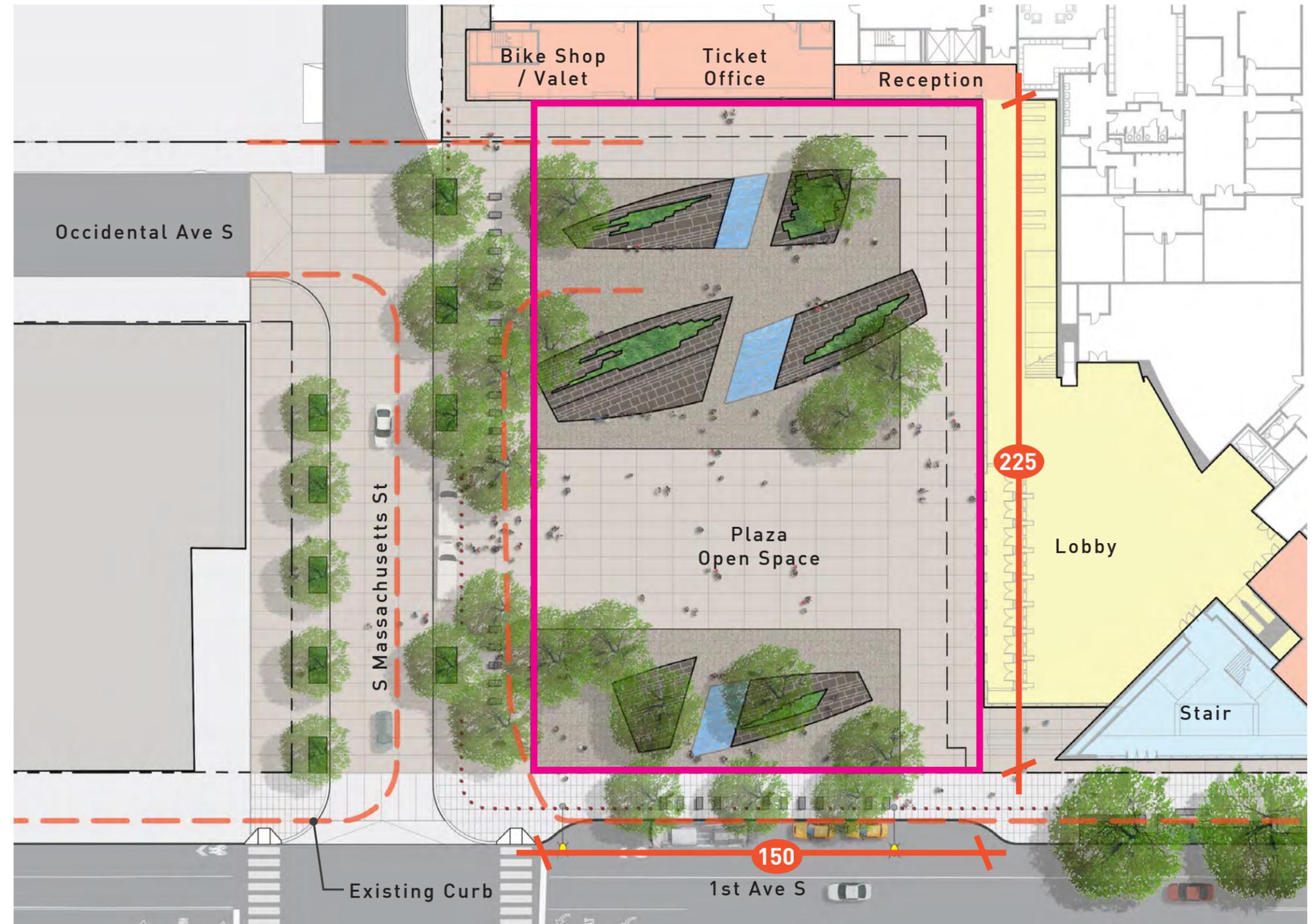
1 Publicly Accessible Open Space

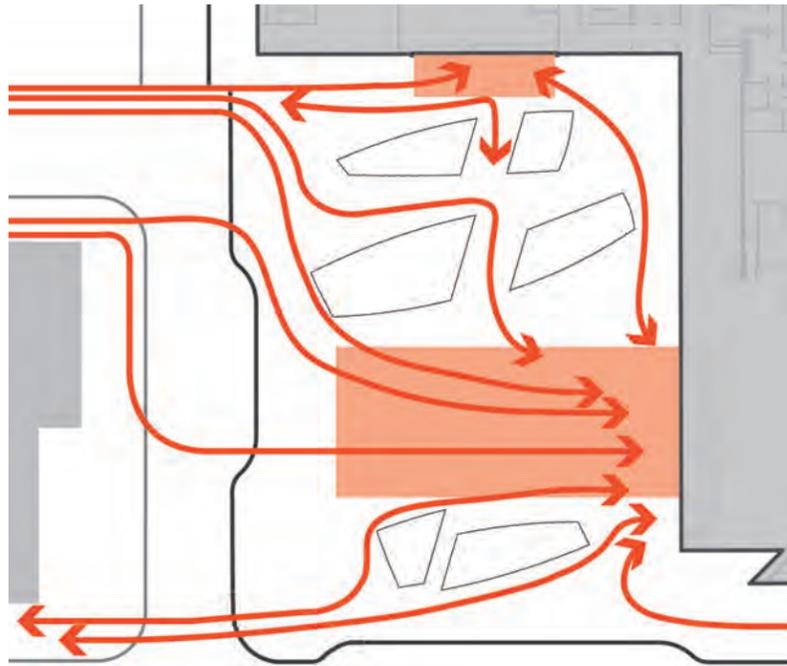
Description

Neighborhood open space directly fronting 1st Ave. S. and S. Massachusetts St. providing passive and active recreation activities, neighborhood gathering and event spaces, and art opportunities.

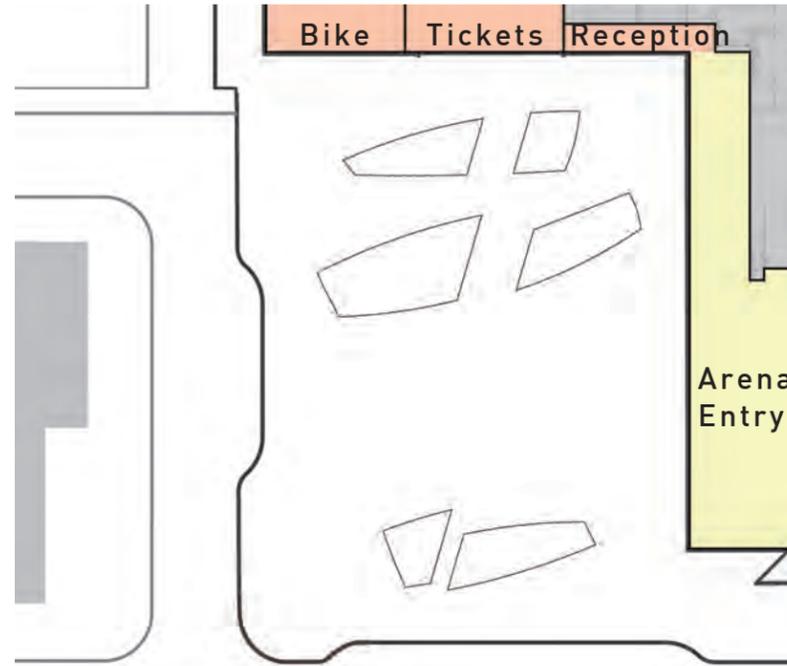
Proposed Public Benefits

- 33,750 sf of flexible publicly accessible plaza w/ high quality paving
- 10 medium to large trees providing shade
- Restrooms
- Site amenities: drinking fountain, movable furnishings, trash/recycle, utilities
- Demountable basketball hoops
- Interactive water features

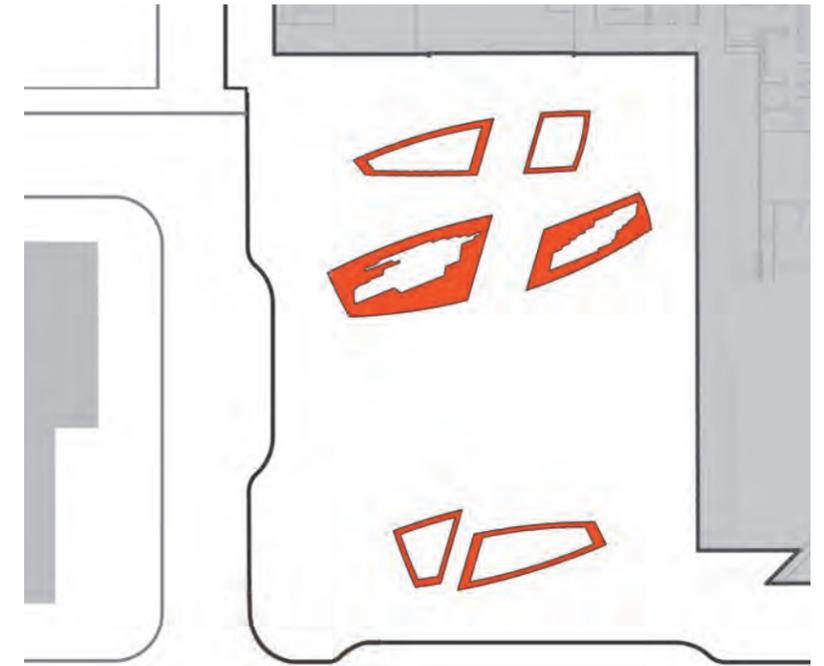




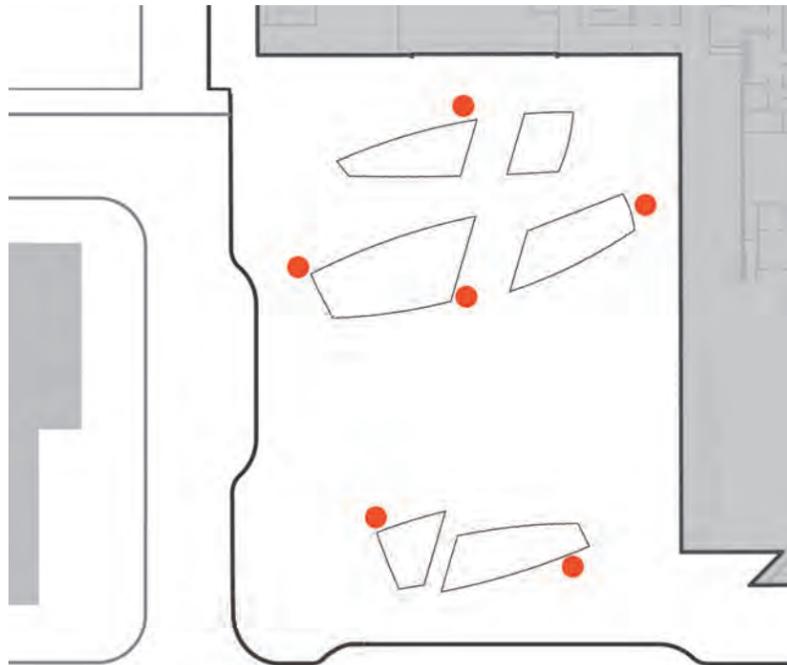
Circulation



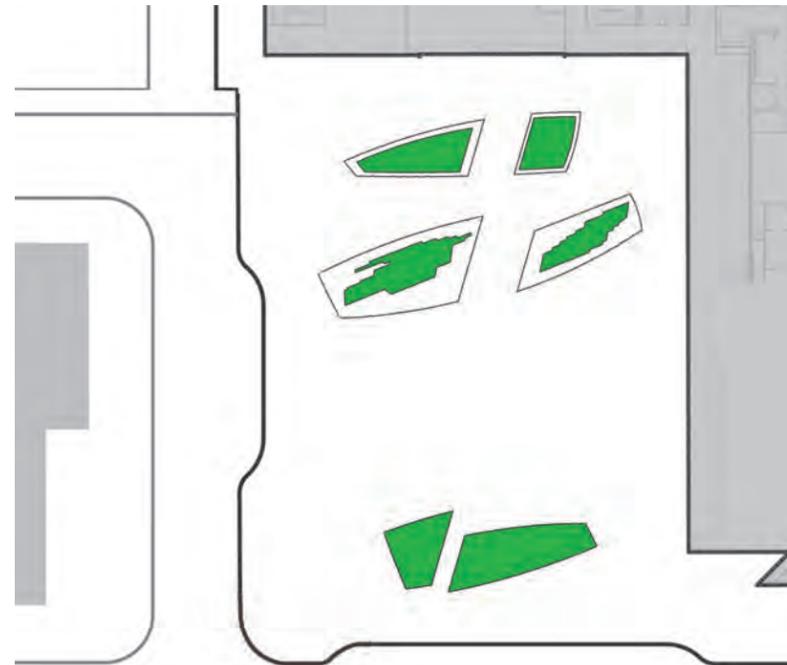
Building Uses



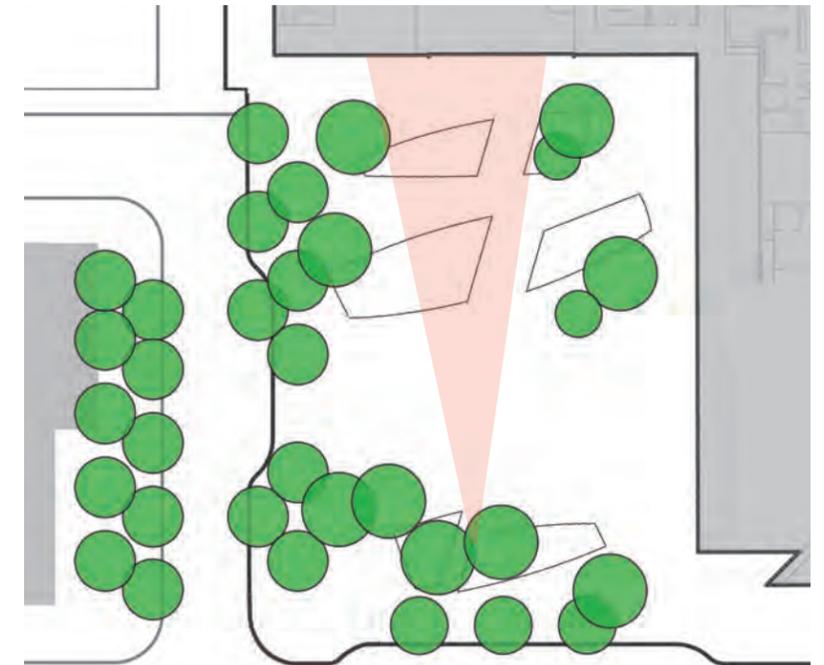
Seating



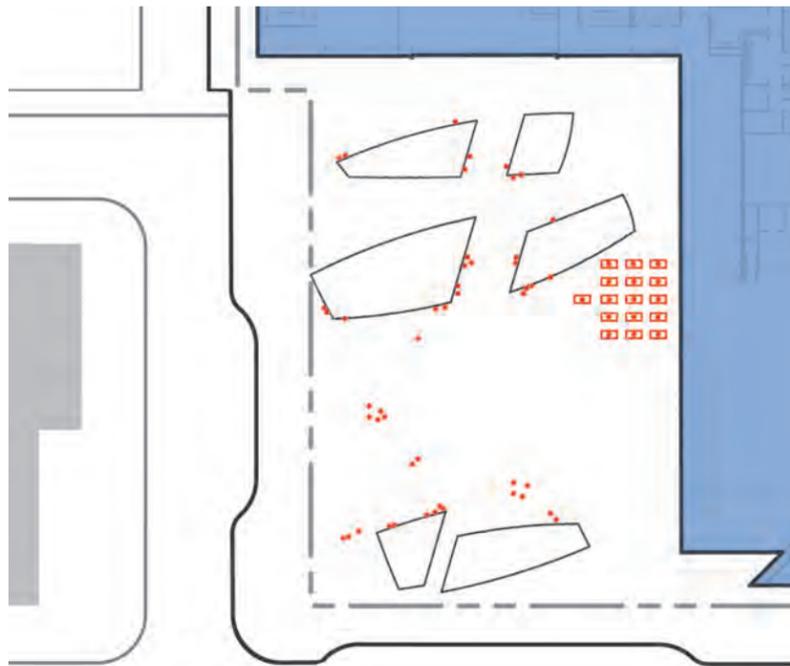
Event Utilities



Planting



Tree Canopy



Coffee Meetup / Exercise



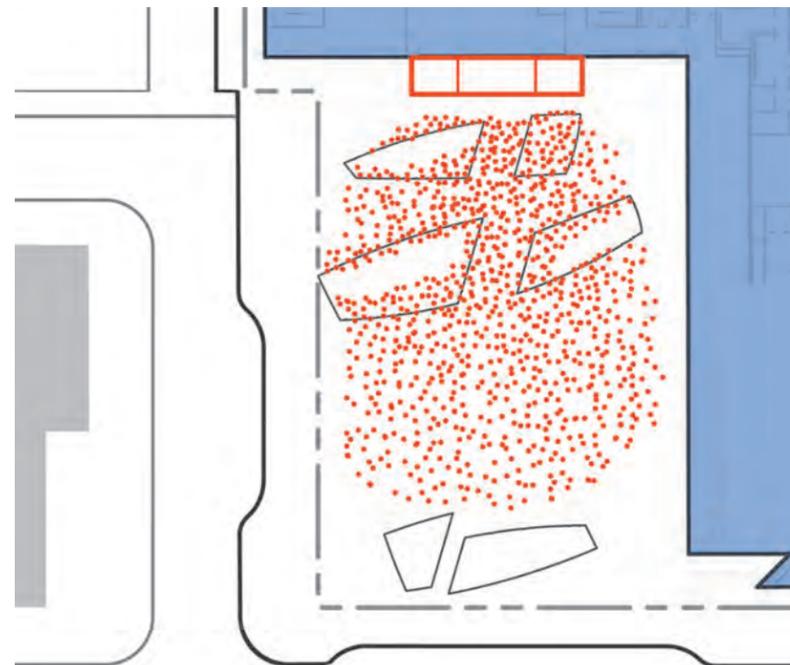
Lunch / Food Truck



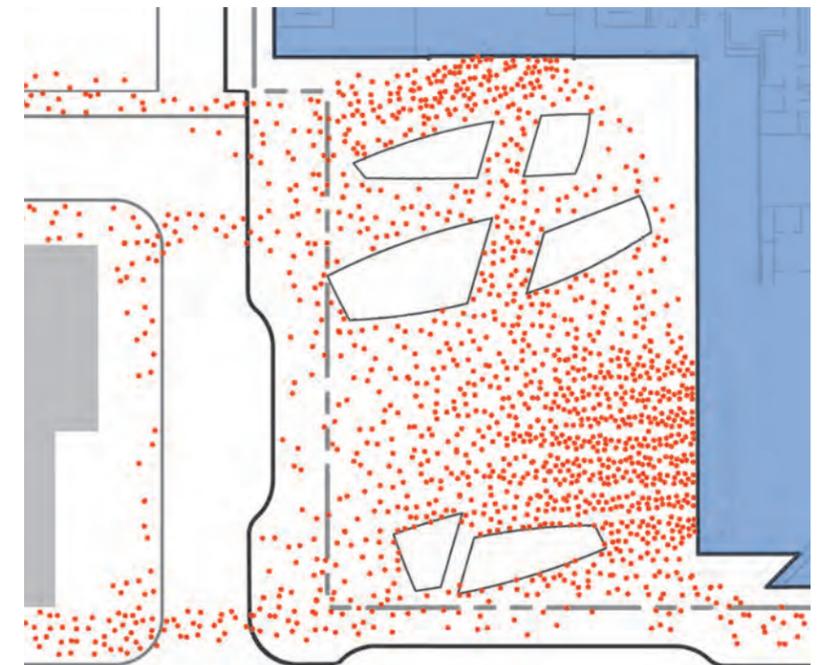
Farmer's Market



3 On 3 Tournament



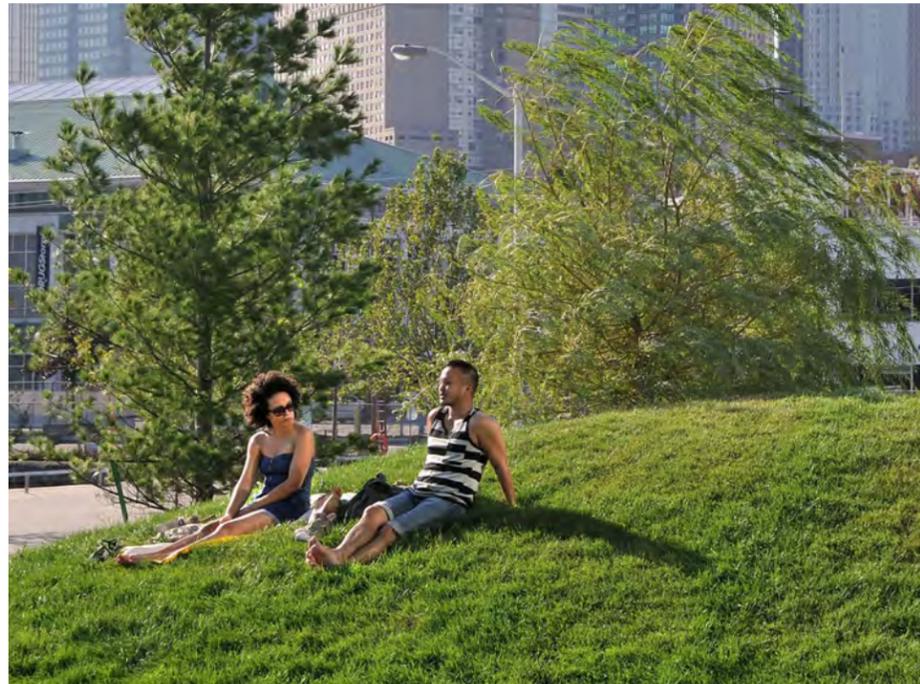
Big Screen Event



Game Day







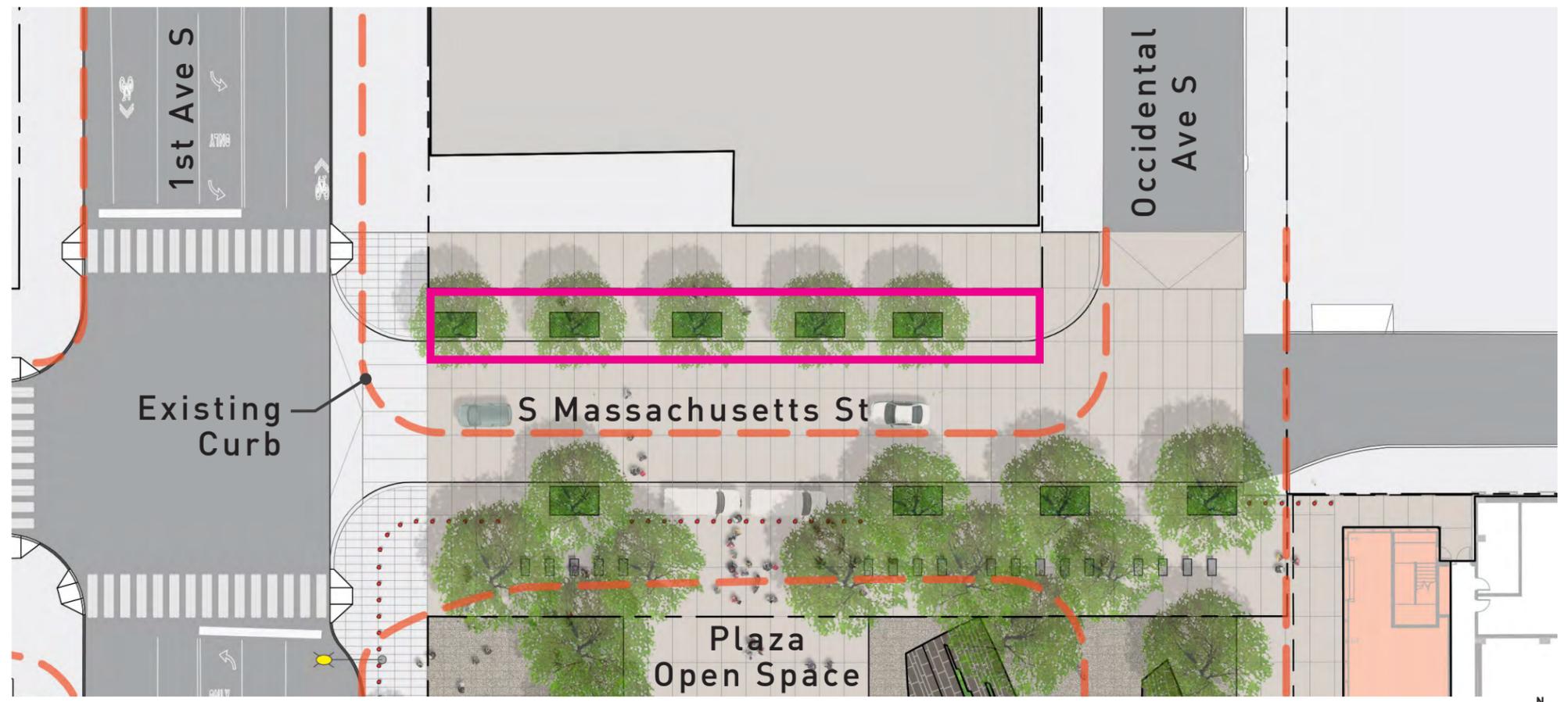


Description

Dedicated private property from ArenaCo parcel to the north to the S. Massachusetts ROW to enable the realignment of the street.

Proposed Public Benefits

- Approximately 3,000 sf of property to the S. Massachusetts ROW.
- Facilitate the property transfer with survey, land use and legal transactions



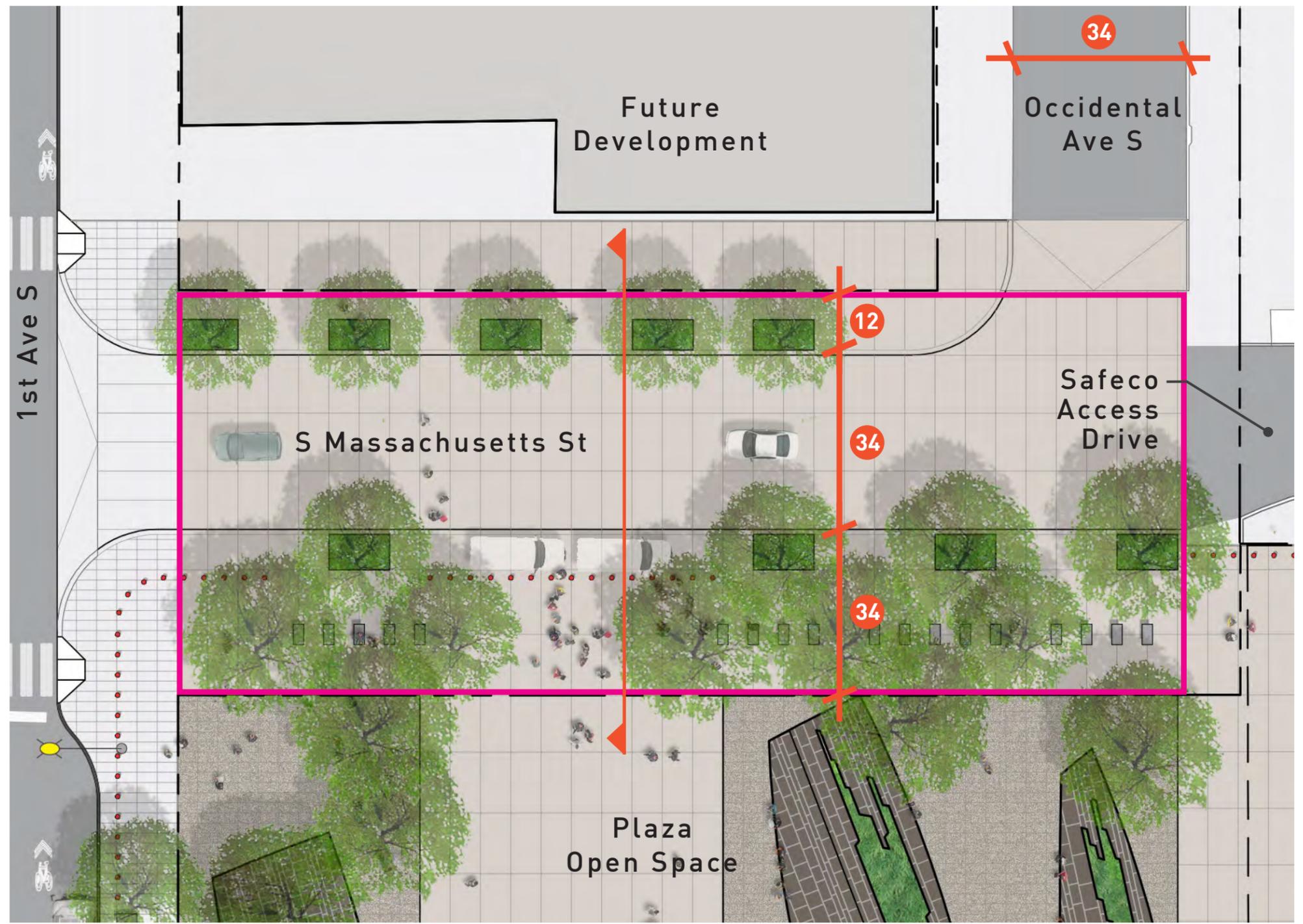
Existing 1st Ave S & S Massachusetts St // Looking East

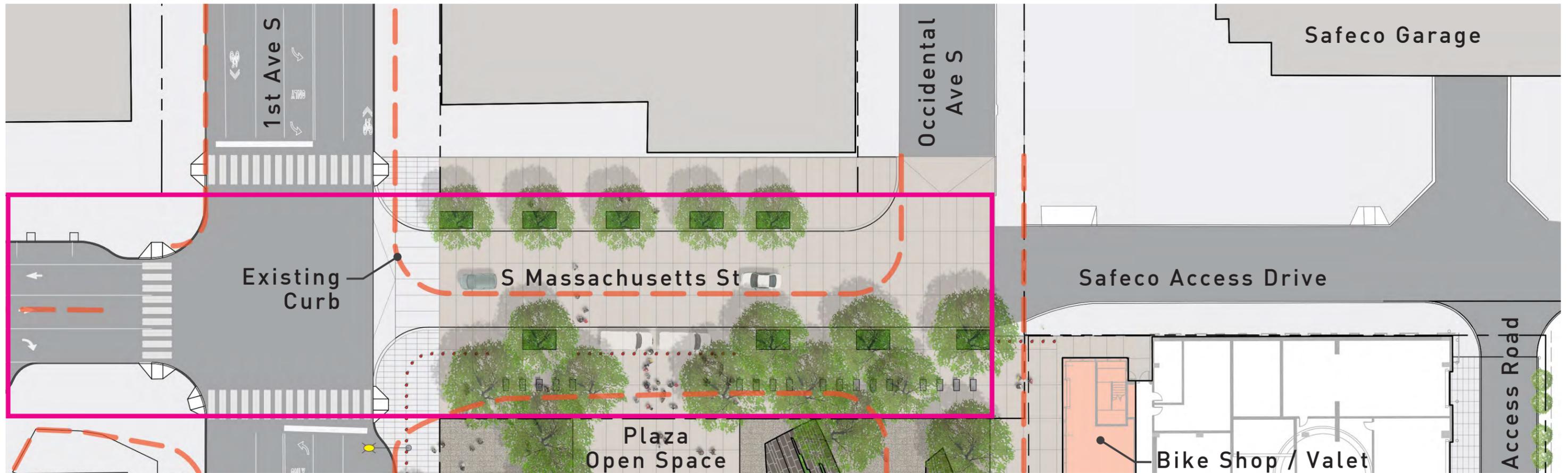
Description

A shared use street is proposed from 1st Ave. to Occidental Ave. S. and aligns with the recently proposed Street Design Concept Plan. The intersection with 1st Ave. will also be realigned and a portion of S. Massachusetts St. to the east of 1st Ave. will also be improved.

Proposed Public Benefits

- Approximately 16,800 sf of improved ROW for shared use street
- Concrete paving with finishes similar to adjacent plaza open space
- Use of non-standard site amenities such as benches, lighting and bike racks
- Approximately 6,500 of improved ROW to the west of 1st Ave. S.
- Curb bulbs at each corner of the intersection

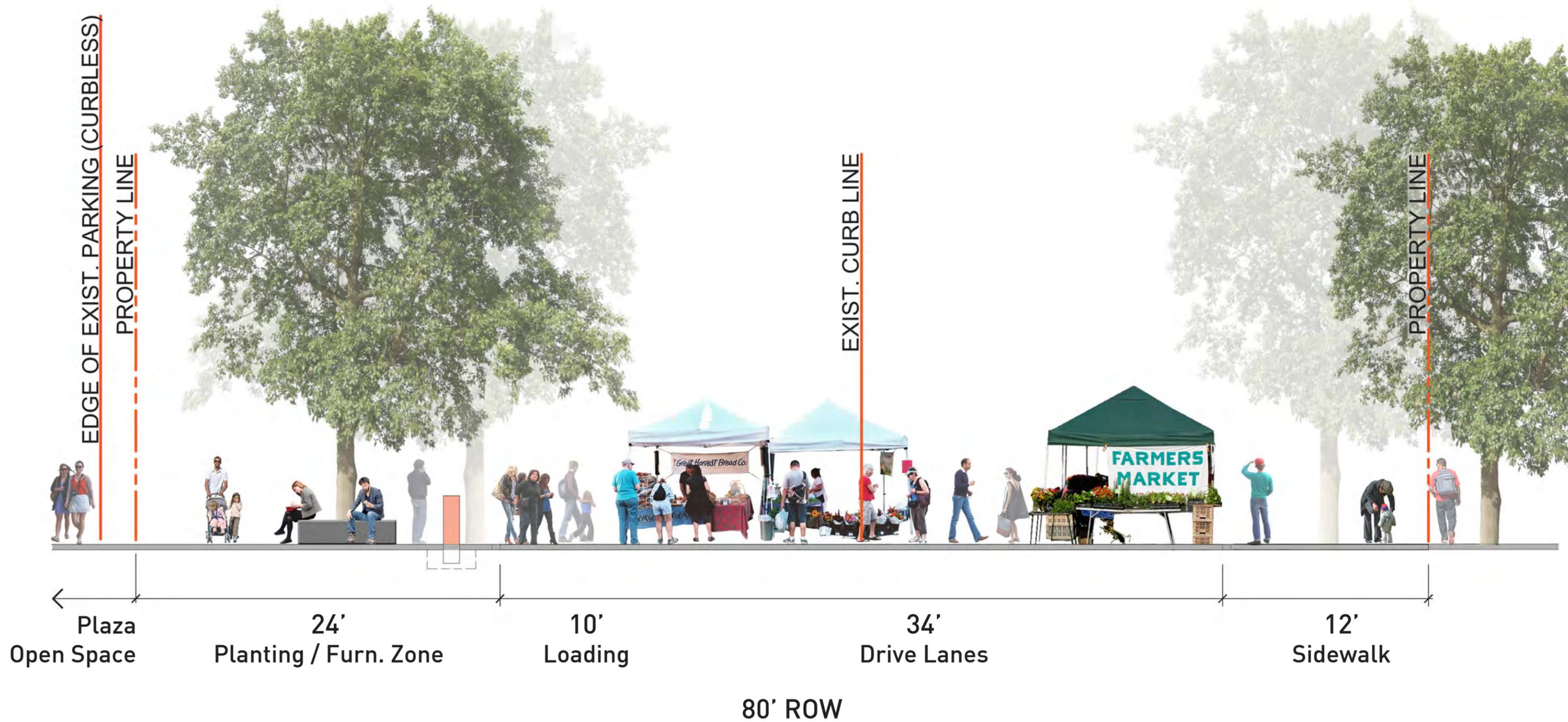


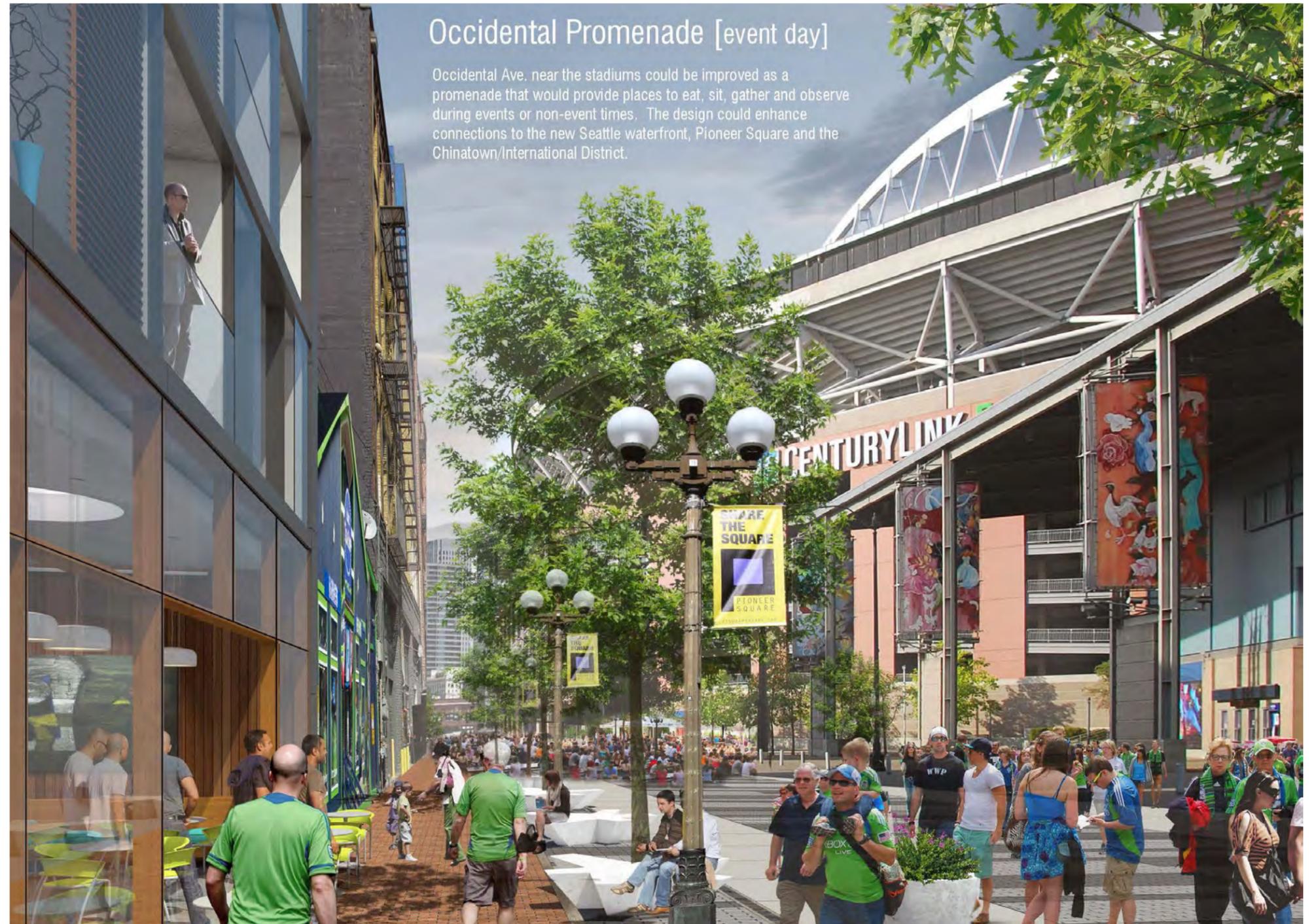


1st Ave S & S Mass. St // Looking North



1st Ave S & S Massachusetts St // Looking East





Occidental Promenade [event day]

Occidental Ave. near the stadiums could be improved as a promenade that would provide places to eat, sit, gather and observe during events or non-event times. The design could enhance connections to the new Seattle waterfront, Pioneer Square and the Chinatown/International District.

* Source: SDOT Street Design Concept Plan.

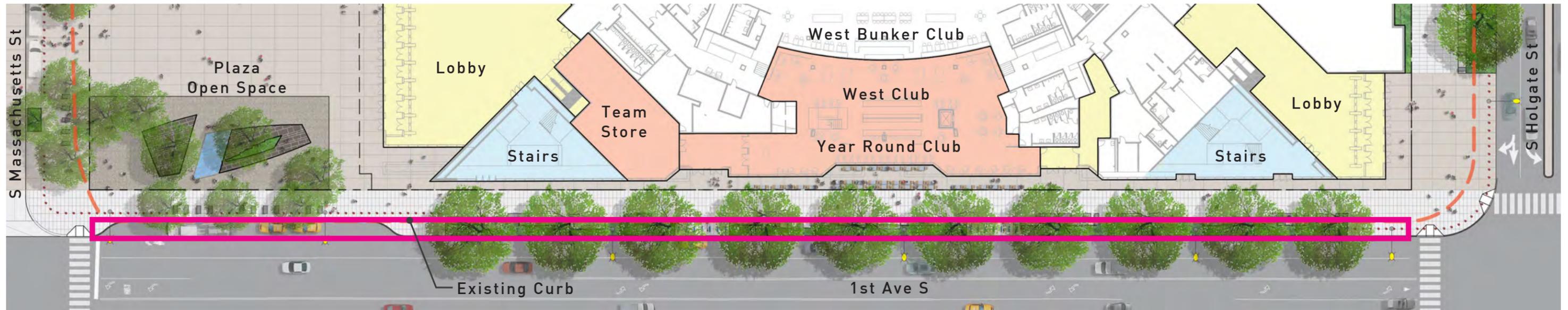
Description

Per the 1st Ave. Street Design Concept Plan, the existing parking lane on the east side of 1st Ave. S. will be improved as additional sidewalk, planting and site amenities. Two black frontages will be improved from S. Holgate St. to Edgar Martinez Drive.

Proposed Public Benefits

- 9,000 sf of additional sidewalk and planting
- Street trees
- Site amenities including seating, bike racks, trash/recycle
- Pedestrian scale lighting





S Massachusetts St to S Holgate St



Existing 1st Ave S // Looking East



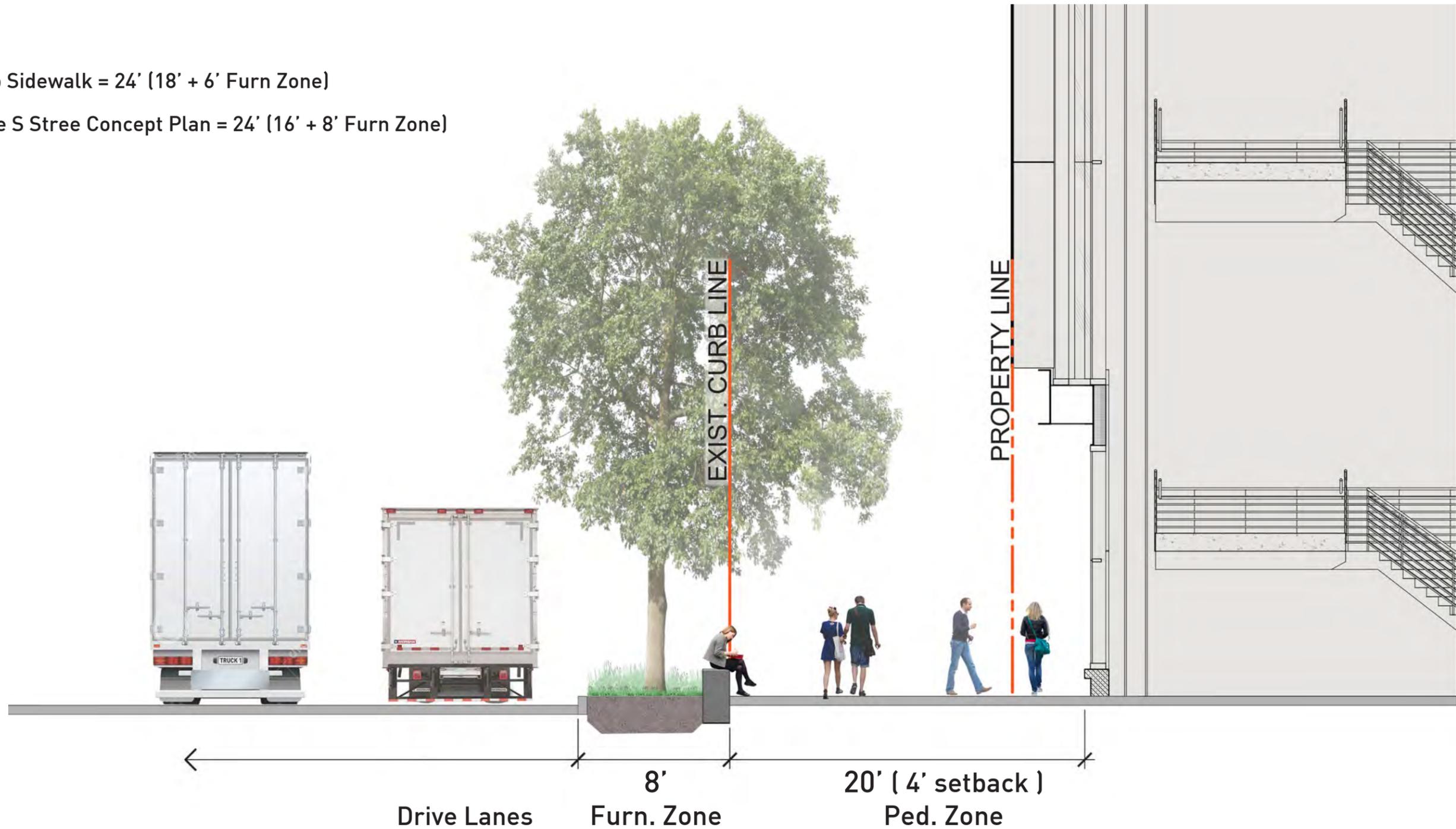
Edgar Martinez Drive S to S Massachusetts St

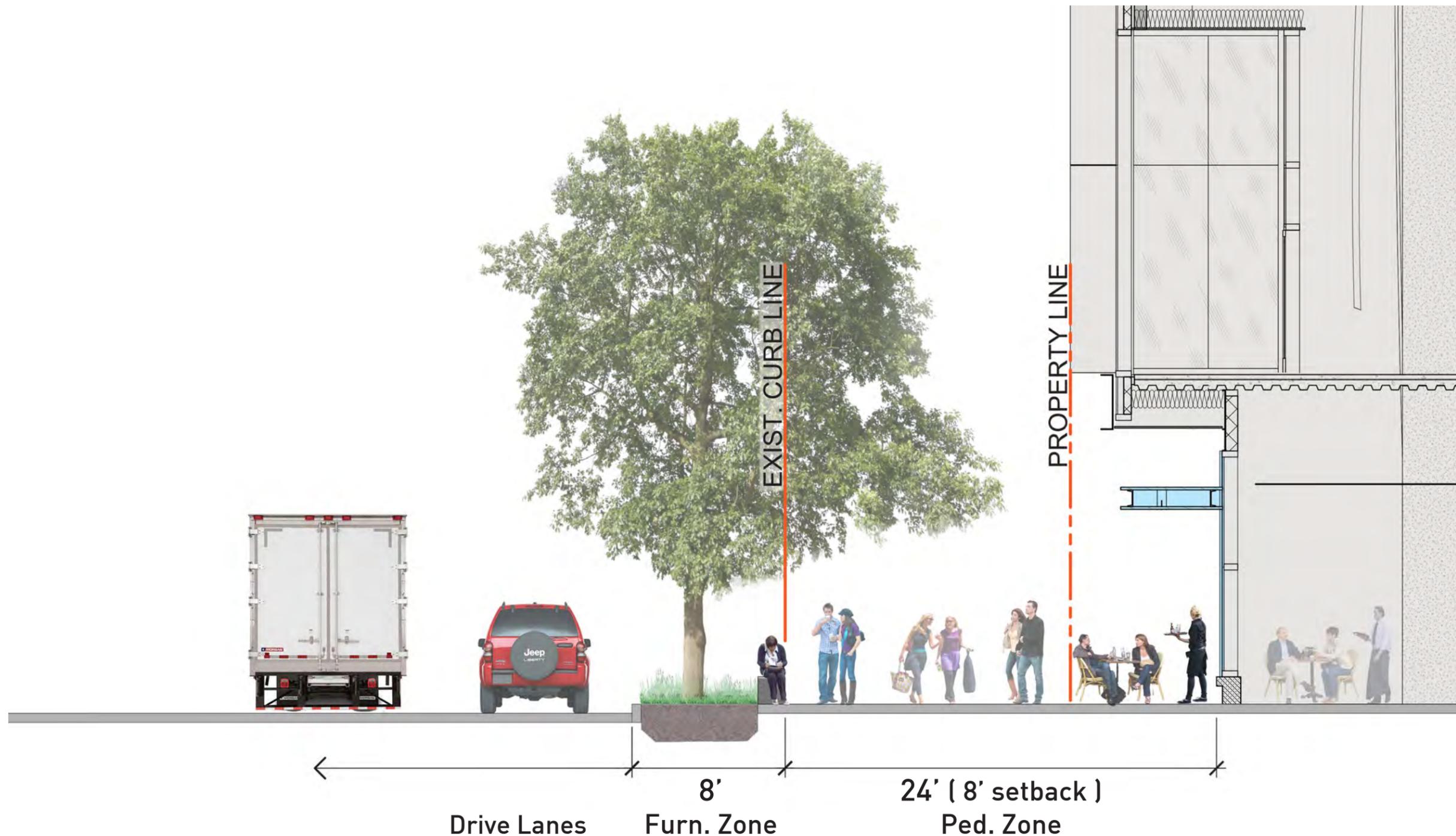


Existing 1st Ave S // Looking East

* Safeco Sidewalk = 24' (18' + 6' Furn Zone)

* 1st Ave S Stree Concept Plan = 24' (16' + 8' Furn Zone)







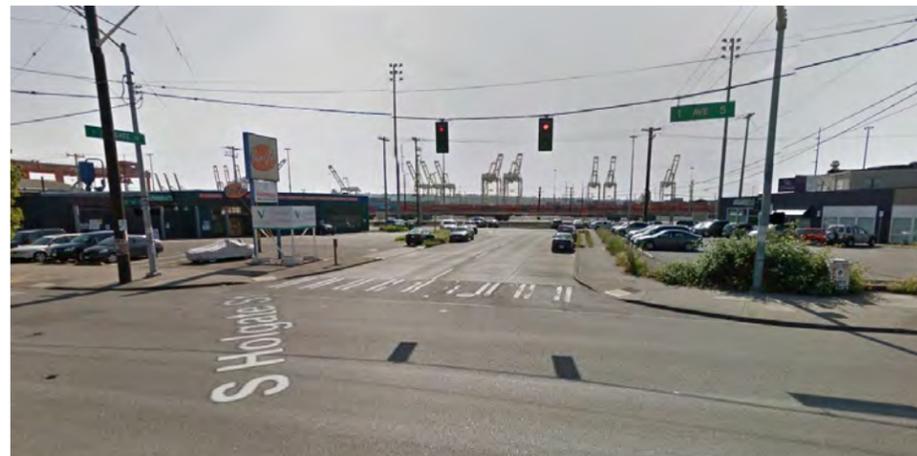
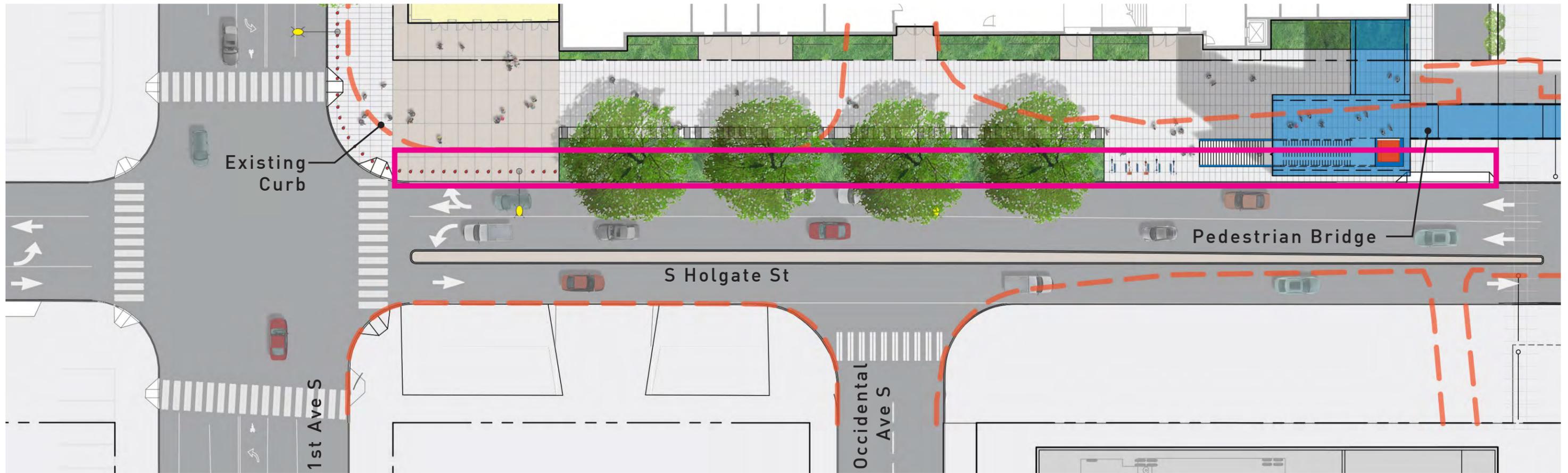
Description

Frontage improvements to the north side of Holgate Ave. S. with additional sidewalk, planting and site amenities.

Proposed Public Benefits

- 4,700 sf of additional sidewalk and planting
- Street trees
- Site amenities including seating, bike racks, trash/recycle
- Pedestrian scale lighting

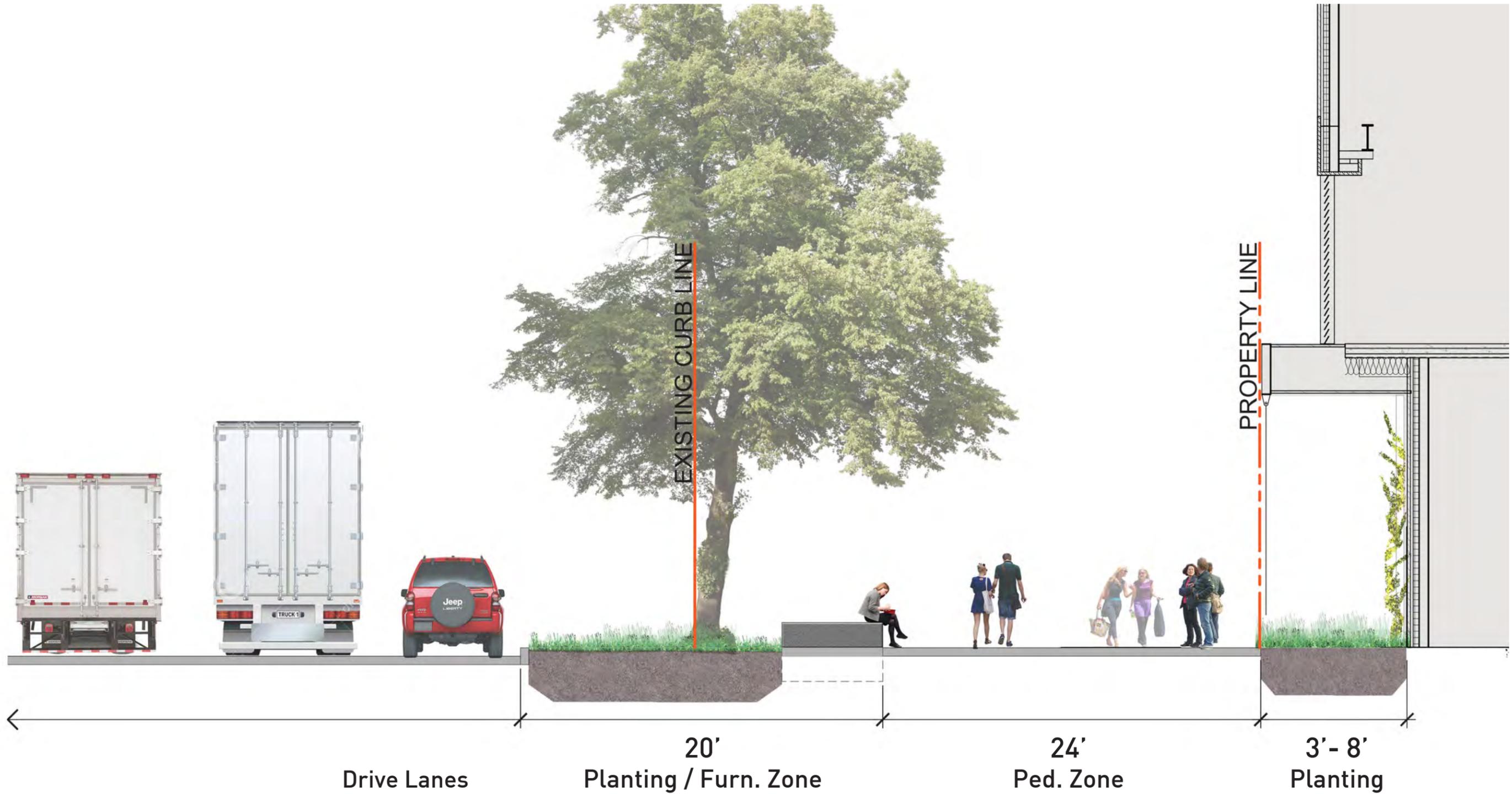


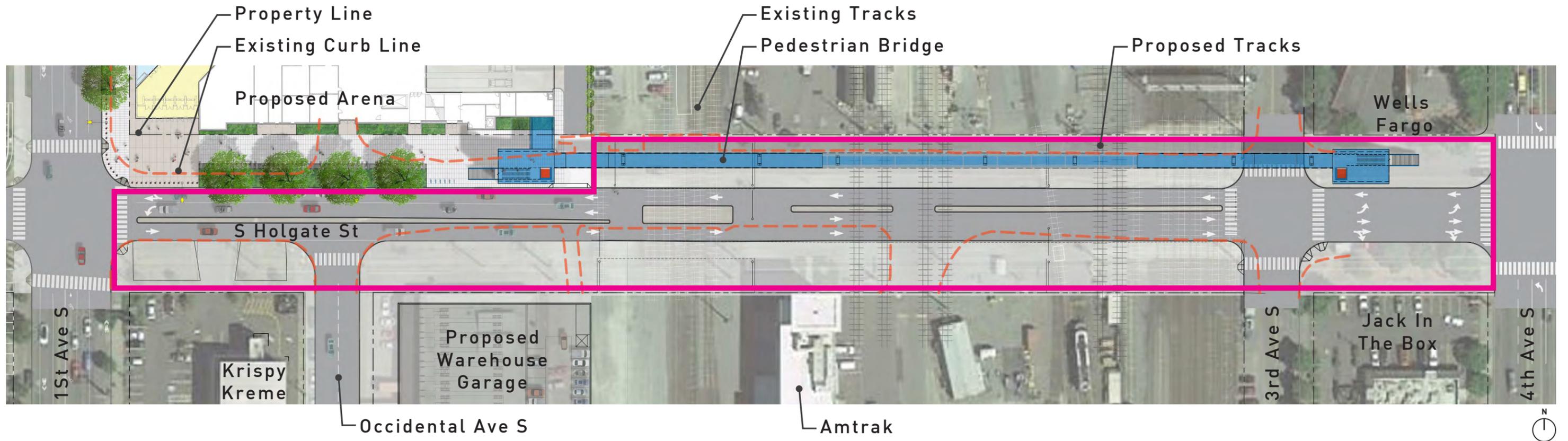


1st Ave S & S Holgate St // Looking West



Existing 1st Ave S & S Holgate St // Looking East





Description

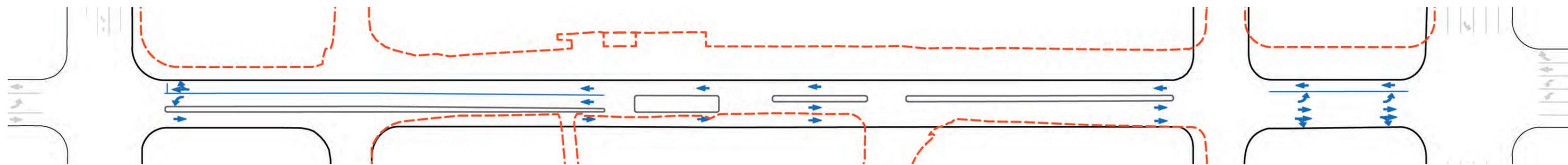
A comprehensive re-design of Holgate Ave. to increase pedestrian safety and facilitate freight mobility. Improvements include the realignment of S. Holgate St. from 1st Ave. S. to 4th Ave. S., sidewalks and a pedestrian bridge that accommodates bikes.

Proposed Public Benefits

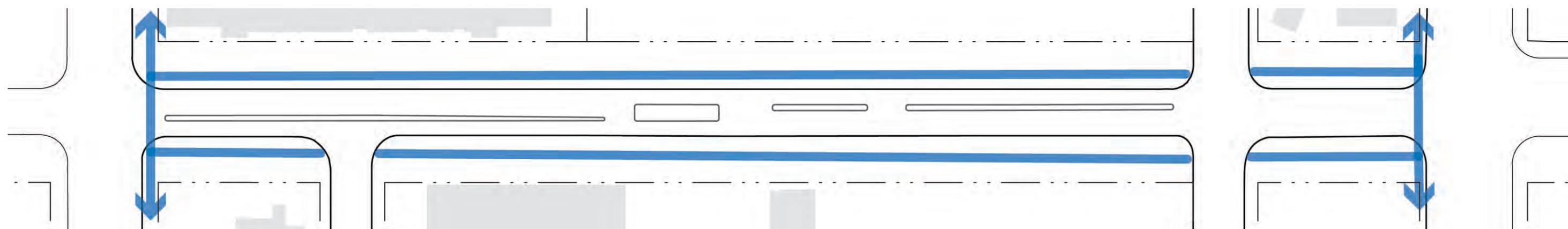
- 136,700 sf of roadway improvements
- 1,200 lf of sidewalk
- 860 lf 12' wide pedestrian bridge with elevator and direct and secured connection to the arena.



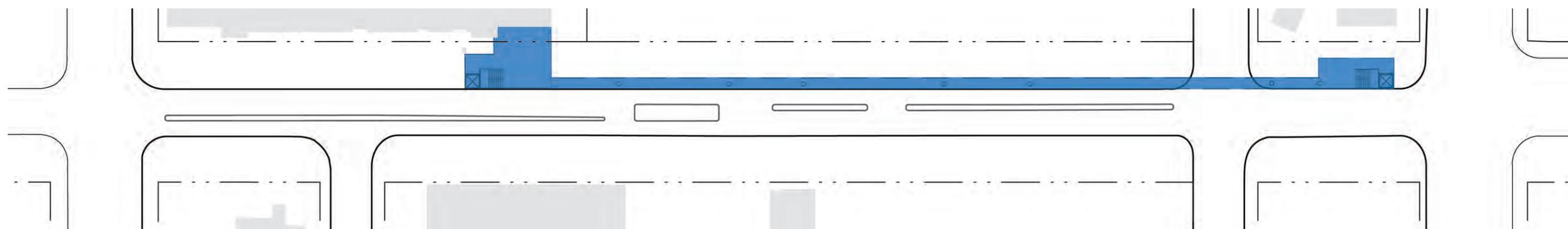
View of Safeco Field



Revised Alignment



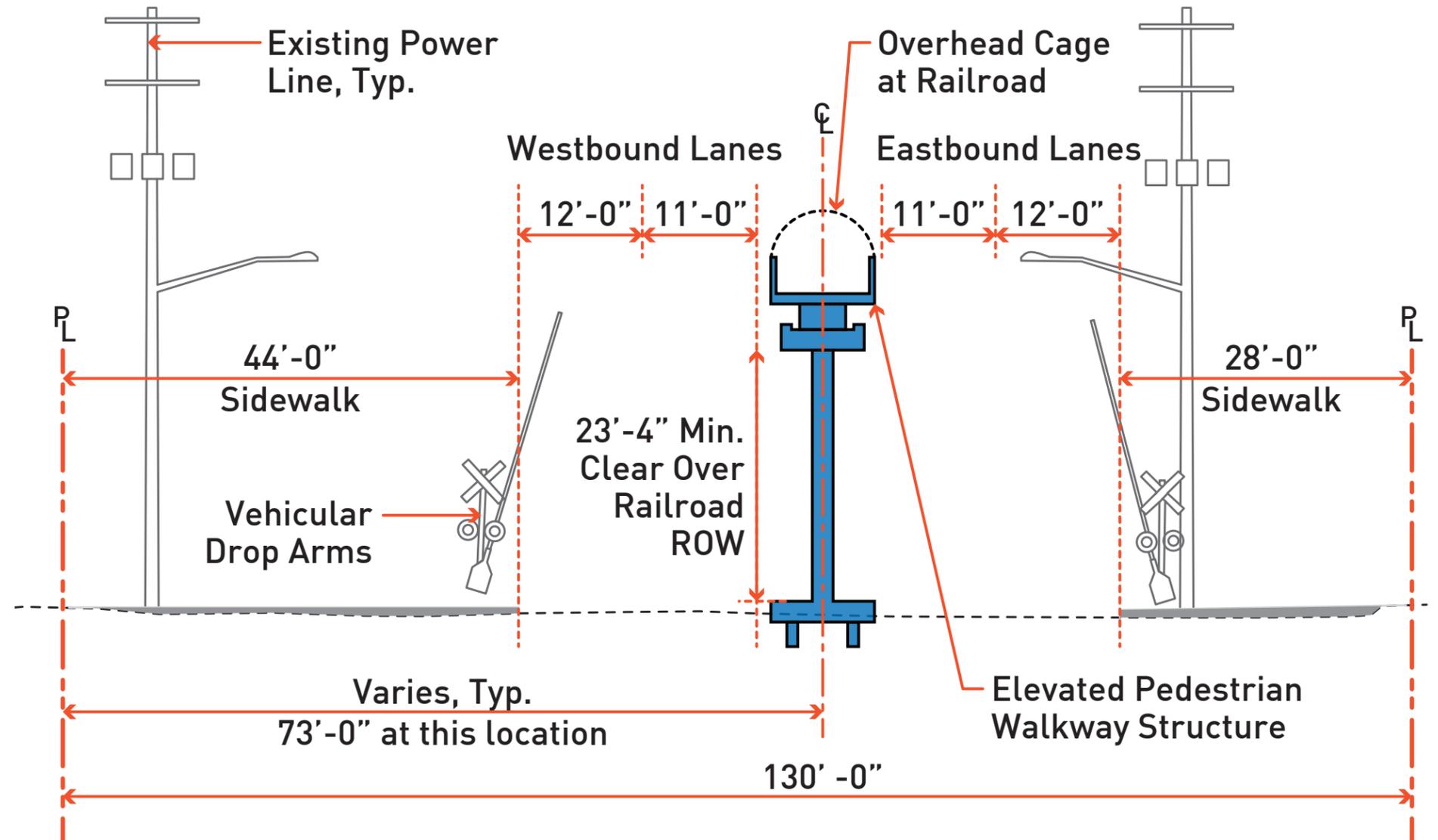
At-Grade Sidewalks

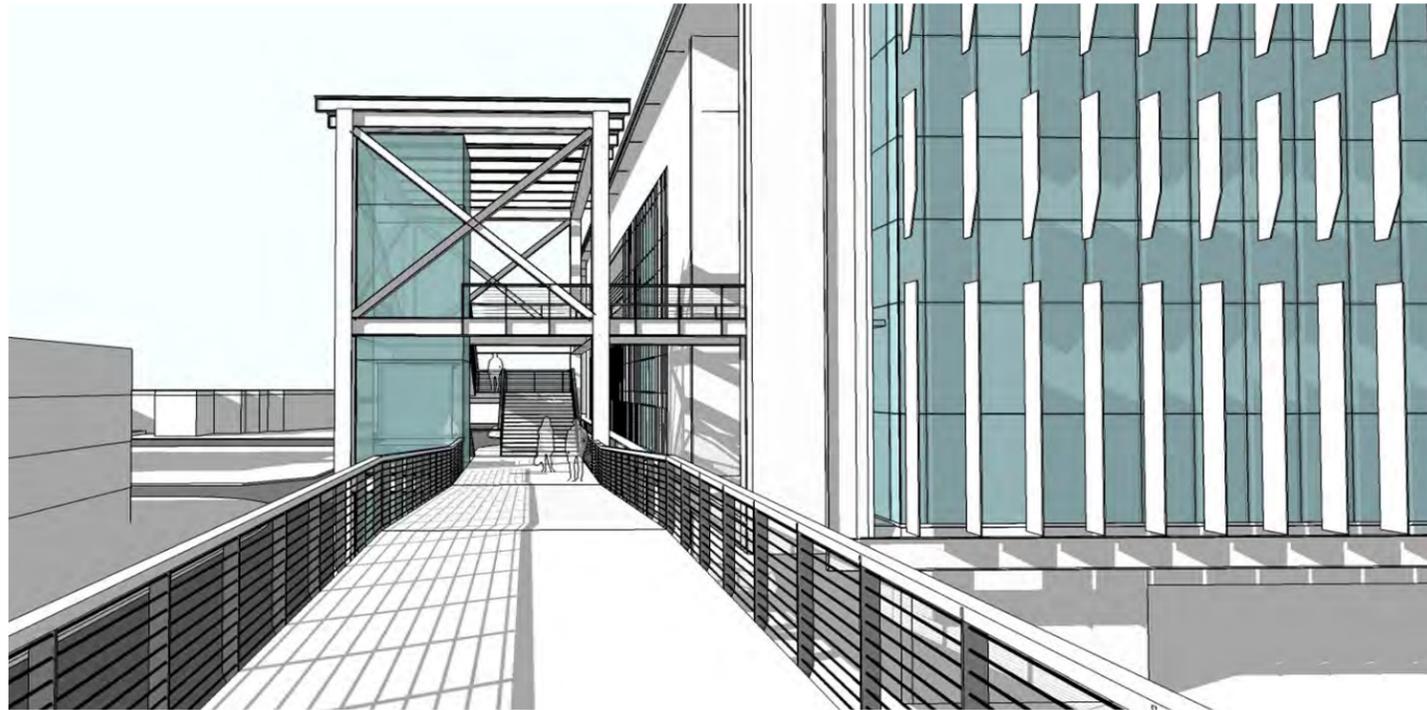
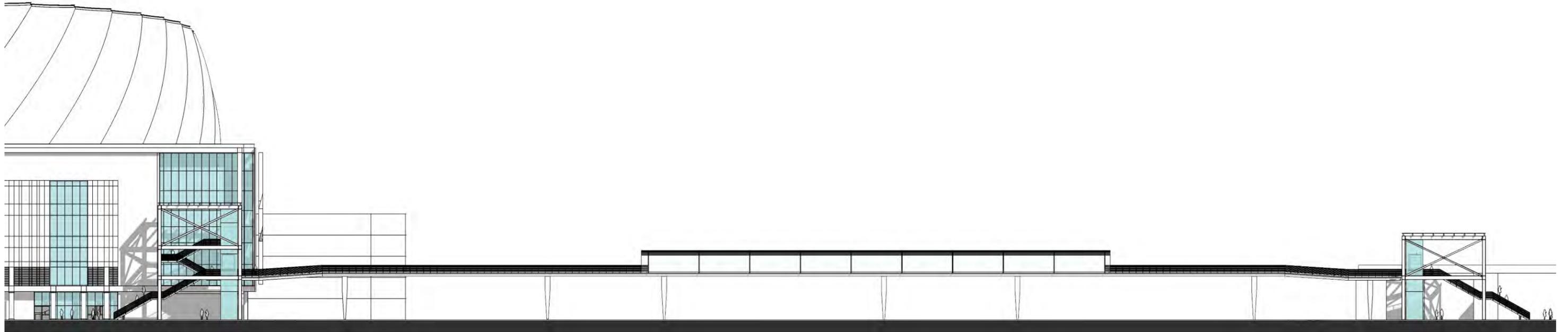


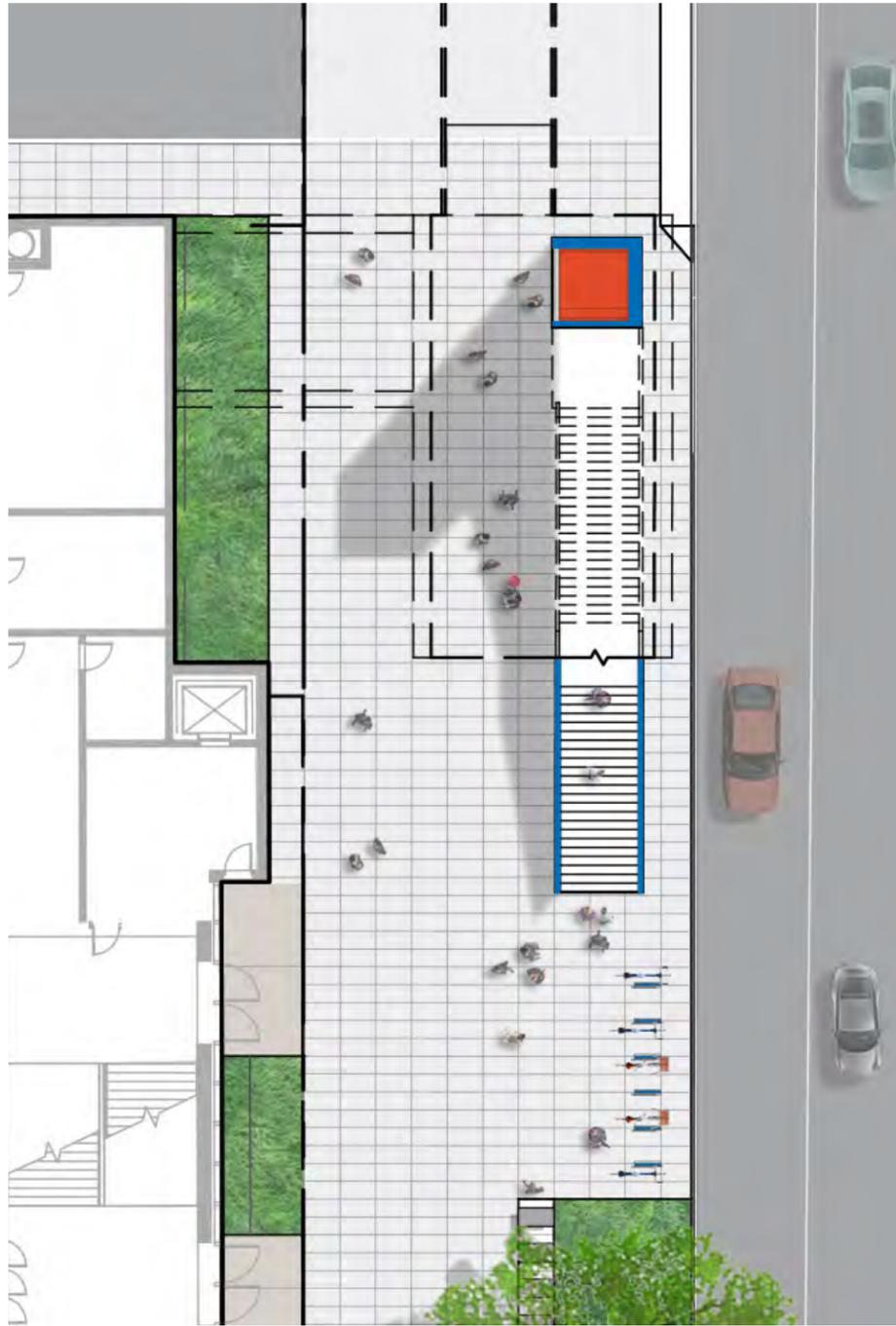
Pedestrian / Bike Bridge

PERFORMANCE CRITERIA:

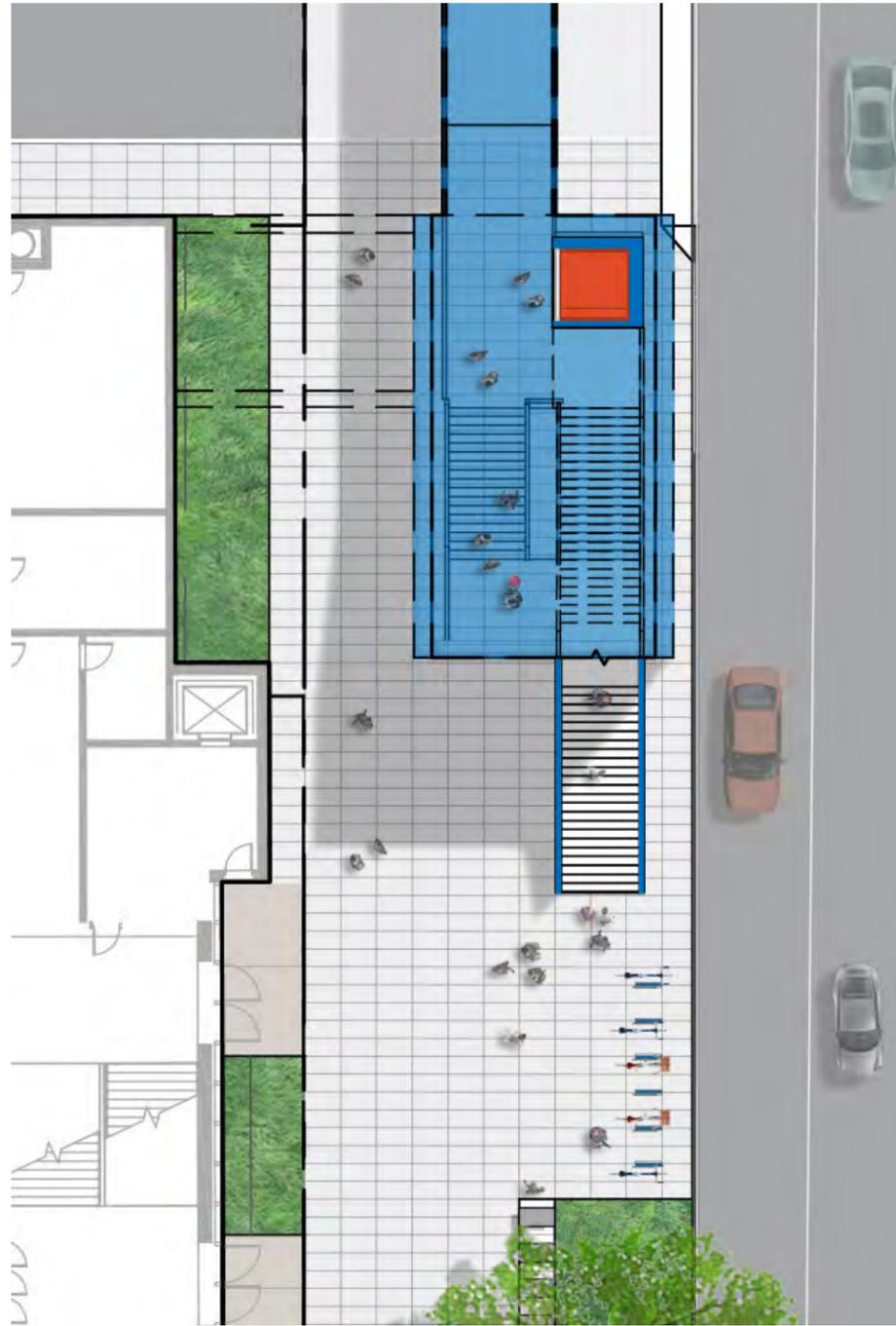
- Use:** Public Accessible Daily Use
Events (potential access to Arena)
- Type:** Conc. Girders & Piers
- Railing:** 54" Height & Cage at RR
- Width:** 12 feet
- Length:** 820 feet
- Span:** 190 feet to 250 feet
- Capacity:** 12,000 / hour
(Empty Arena in 11 minutes)
(EIS: 2,256 from east)
- Modes:** Events & Daily Public Use
- BNSF Req:** Overhead Cage at RR
Piers 25' clear from tracks
- Ped Access:** MRE Elevator (150 fpm)
Stairs
- Bike Access:** Bike Rail or Curb



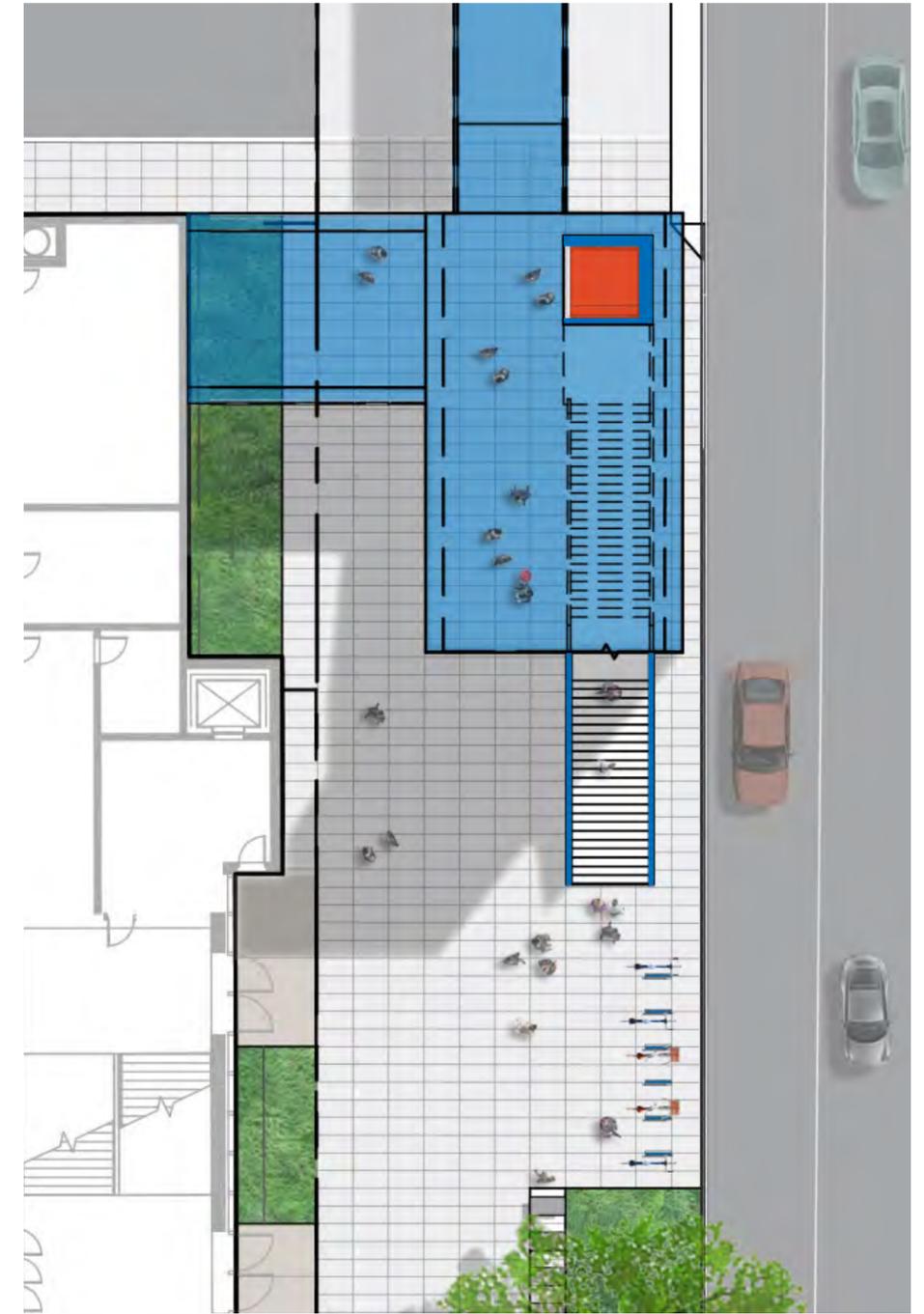




Street Level



Level 2



Level 3 // Arena Entrance



Bridge Railing



Art Opportunity // Olafur Eliasson "Your Rainbow Panorama"



Bridge Bike Rail



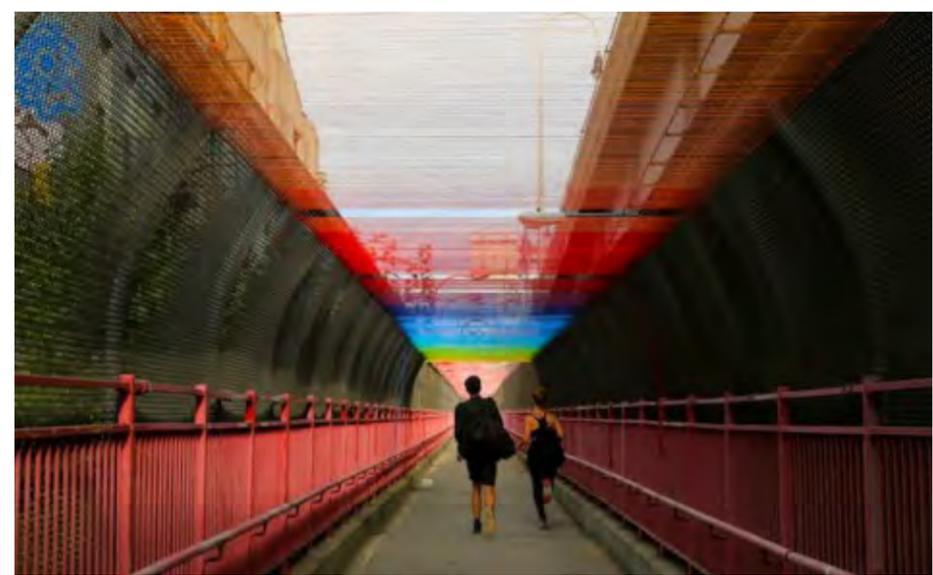
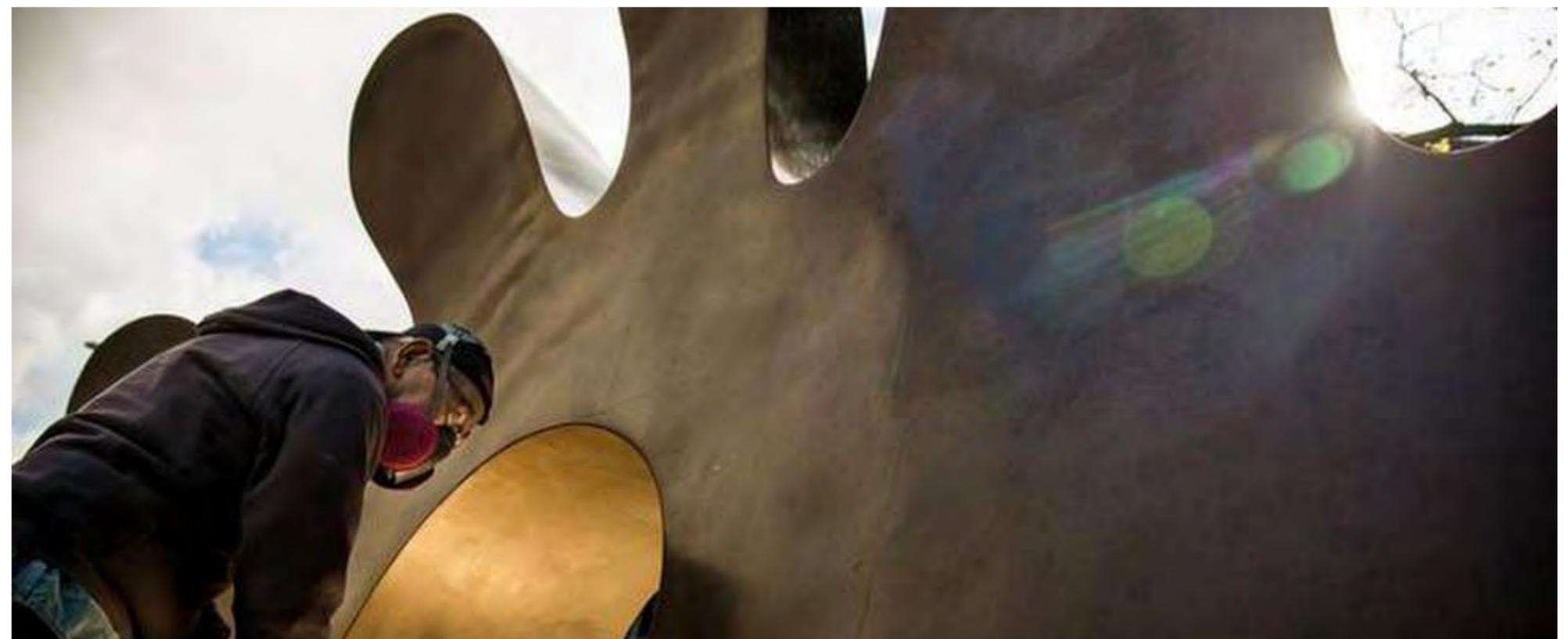
Art Opportunity // East Side Bridge, Pittsburgh

Description

Work with a recognized artist to develop an art plan to be implemented with the project after the selection of artist(s)

Proposed Public Benefits

- Art Plan that identifies a set of art opportunities throughout the site
- Opportunities may include but are not limited to the pedestrian bridge, the open space plaza and ROW street frontages.



Description

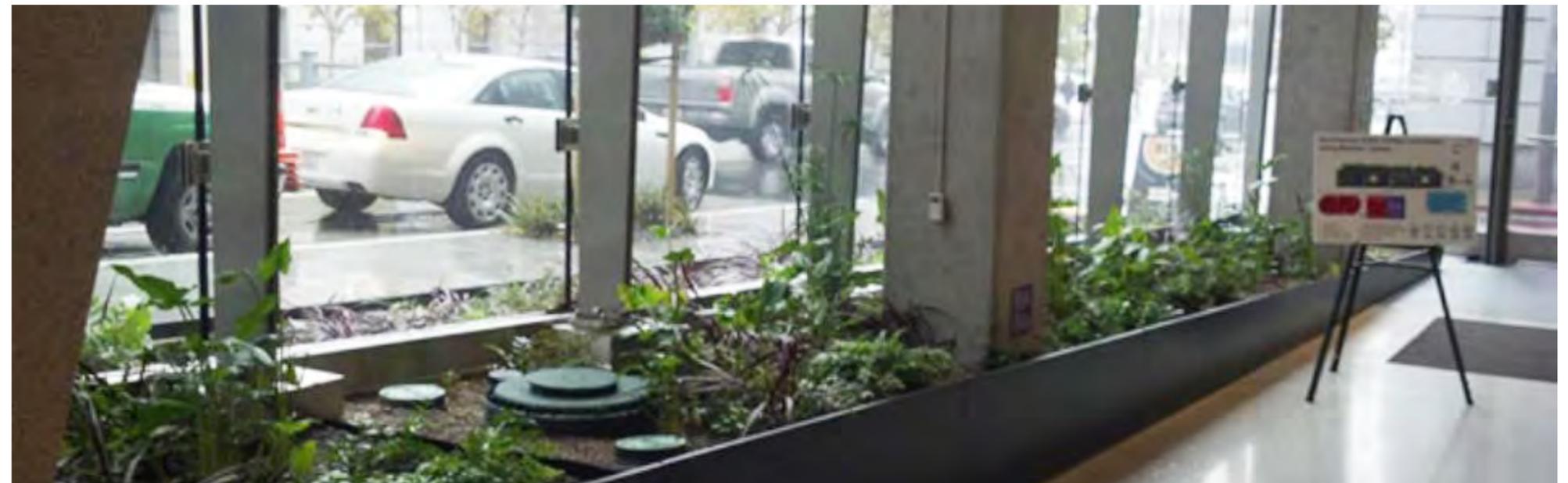
The project proposes to treat all of its waste with an ecological sewage treatment facility called a Living Machine. A portion of the Living Machine will be located in the open space plaza for display and interpretation. Treated water will be re-used in the building for toilet flushing and landscape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

Proposed Public Benefits

- 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 water
- District Opportunity as the Reclaimed Water System is scalable to serve parcels to the North
- Educational / Interpretative signage



Outdoor Installation // Port of Portland



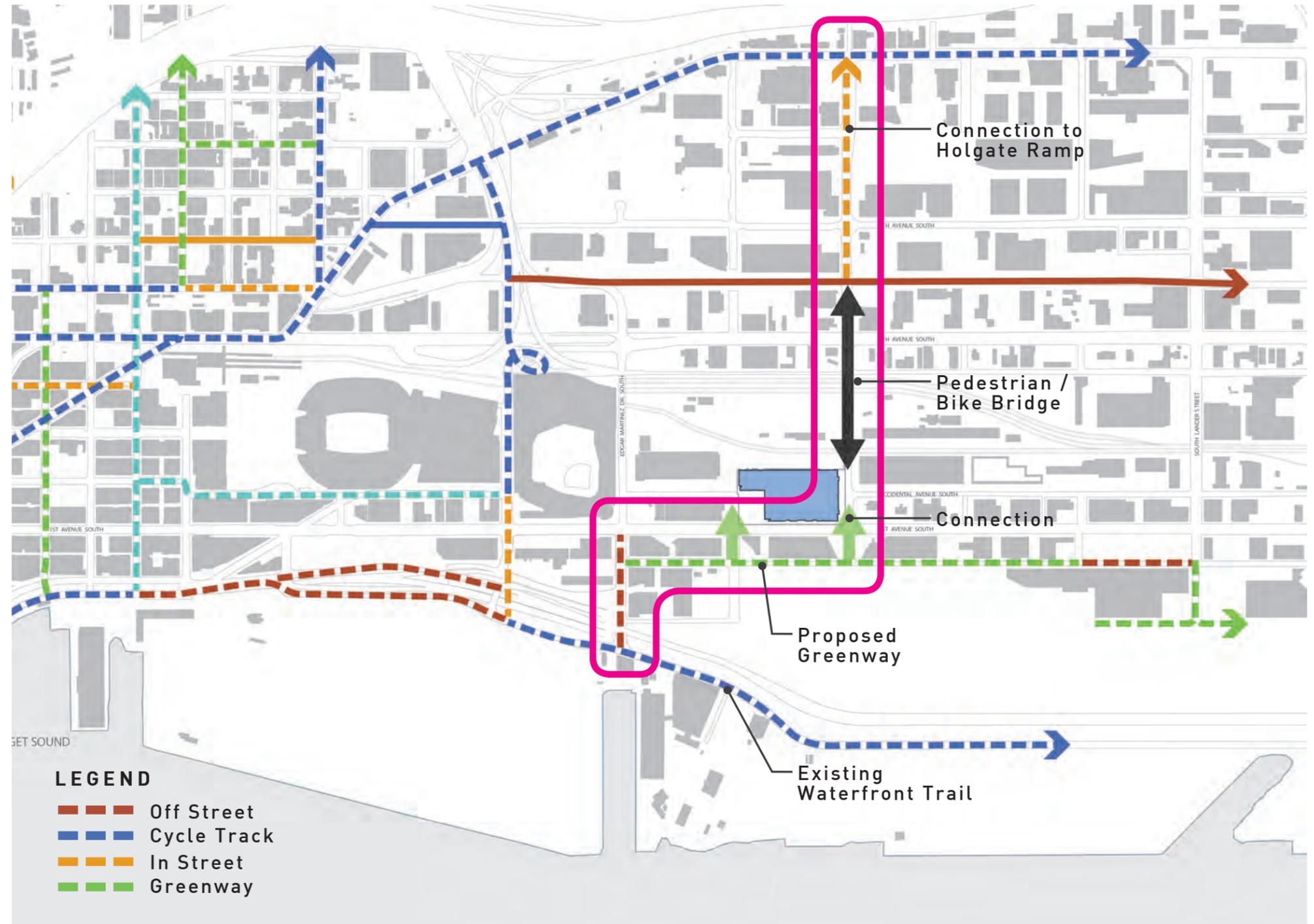
Indoor // SF Public Utilities Commission

Description

Provide bicycle connections to the west and east of the arena site. Utilize a combination of in-street and off-street facilities to provide safe and direct access.

Proposed Public Benefits

- 1,700 LF of bike infrastructure along S. Atlantic Ave., S. Utah St. and S. Massachusetts St. from the existing waterfront trail
- 2,600 LF of bicycle infrastructure along S. Holgate St. from the vehicle ramp near 6th Ave. S. to the Arena site.

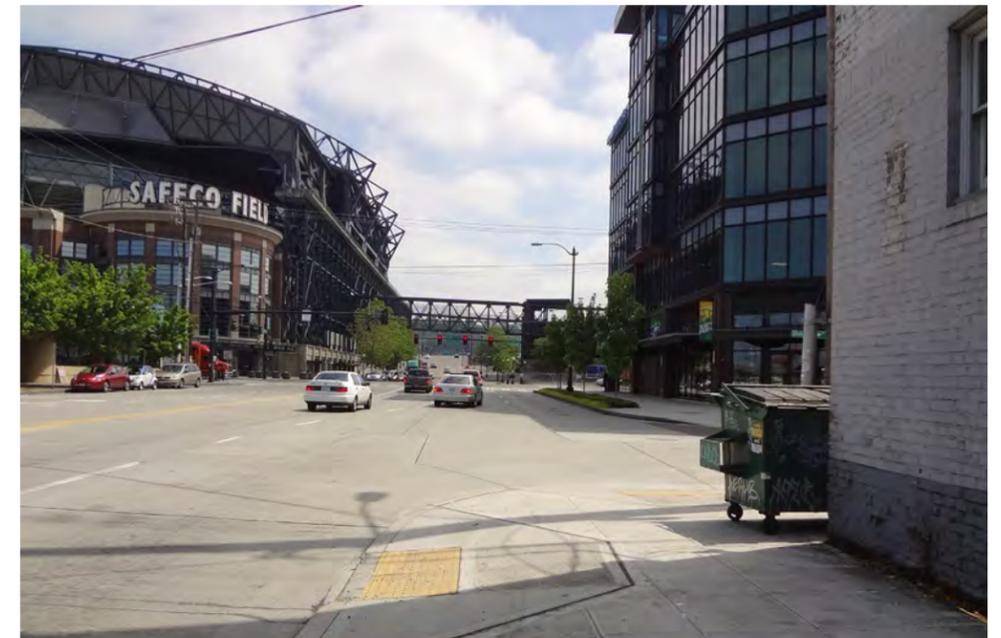




S Atlantic St & Alaskan Way S



Beneath Alaskan Way Viaduct



S Atlantic St // Looking East at Safeco Field



Utah Ave S // Looking North



Utah Ave S // Looking South



S Massachusetts St // Looking East



S Holgate St // at Occidental



S Holgate St // at Rail Road



S Holgate St // near 4th Ave



S Holgate St // near 8th Ave S



S Holgate St // near Ramp



S Holgate St // at Ramp



Off-Street



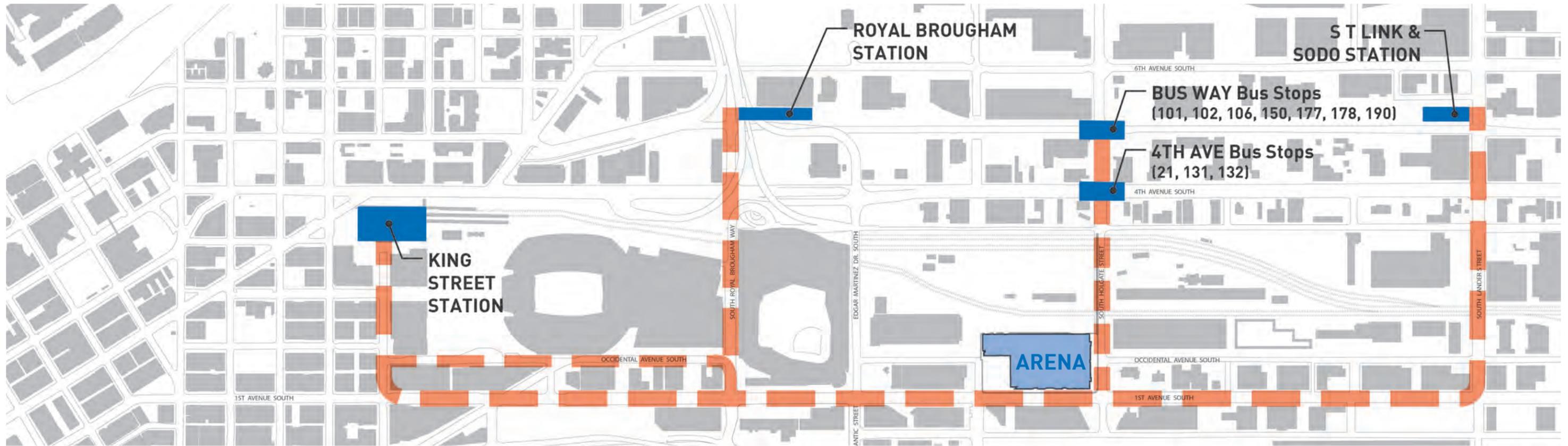
Cycle Track



Greenway



In-Street



King Street Station



R. Brougham Station



Bus Way & 4th Ave Bus Stops



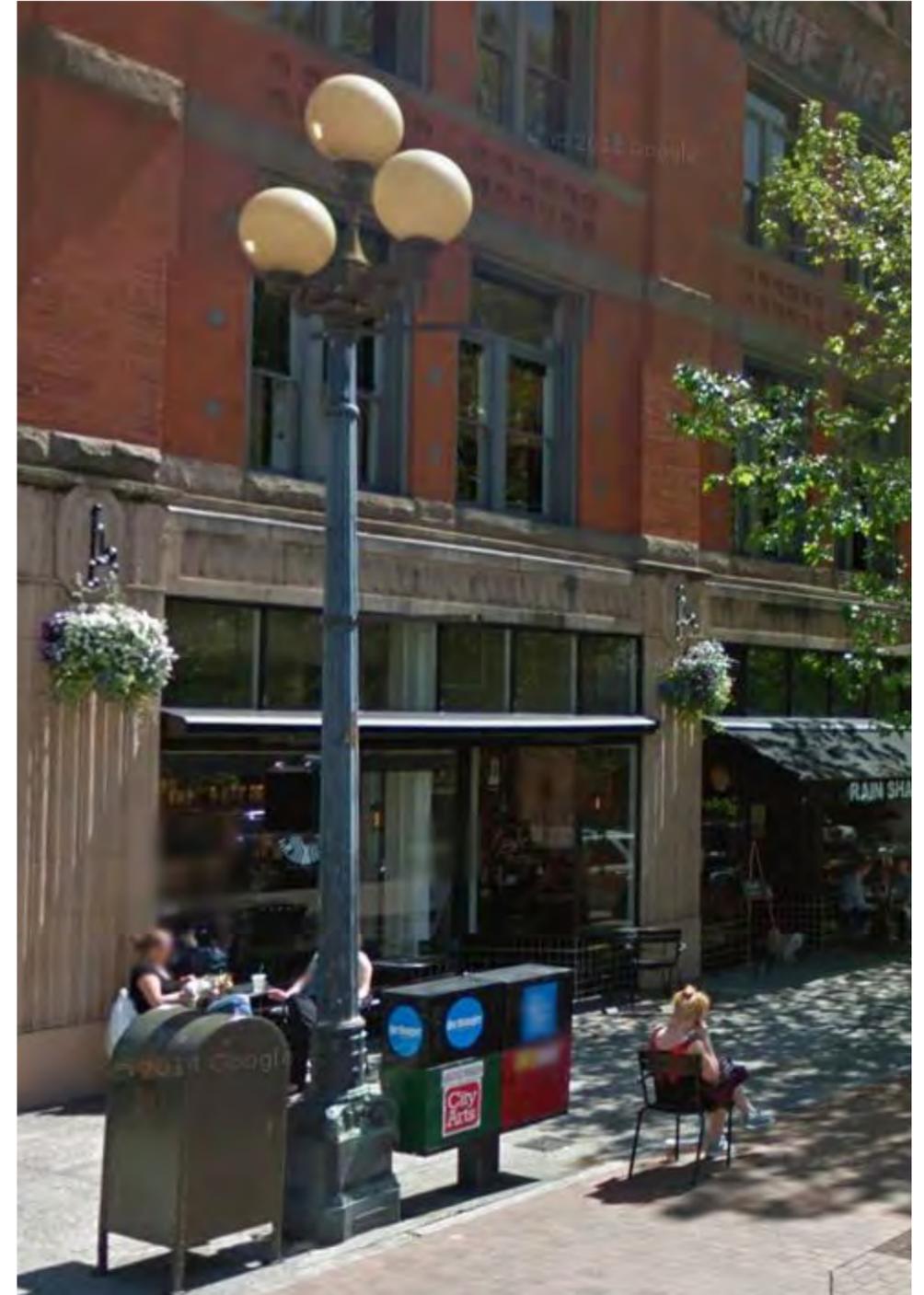
SODO Station



Wayfinding Signage



Directory



Lighting

