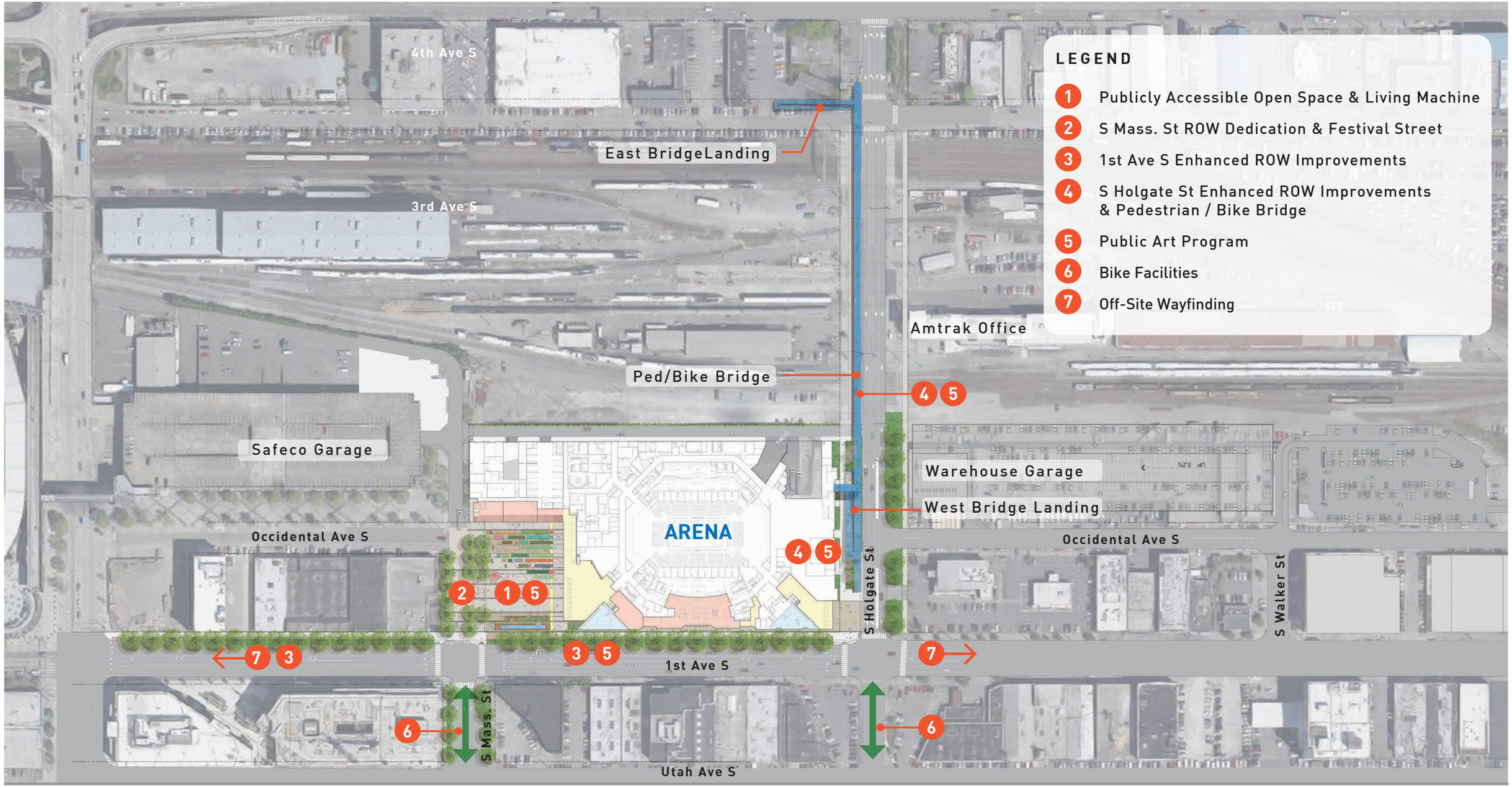
SEATTLE ARENA

1700 FIRST AVENUE SOUTH

SEATTLE DESIGN COMMISSION | PUBLIC BENEFITS REVIEW | 2015 AUG 6

PROPOSED PUBLIC BENEFITS OVERVIEW



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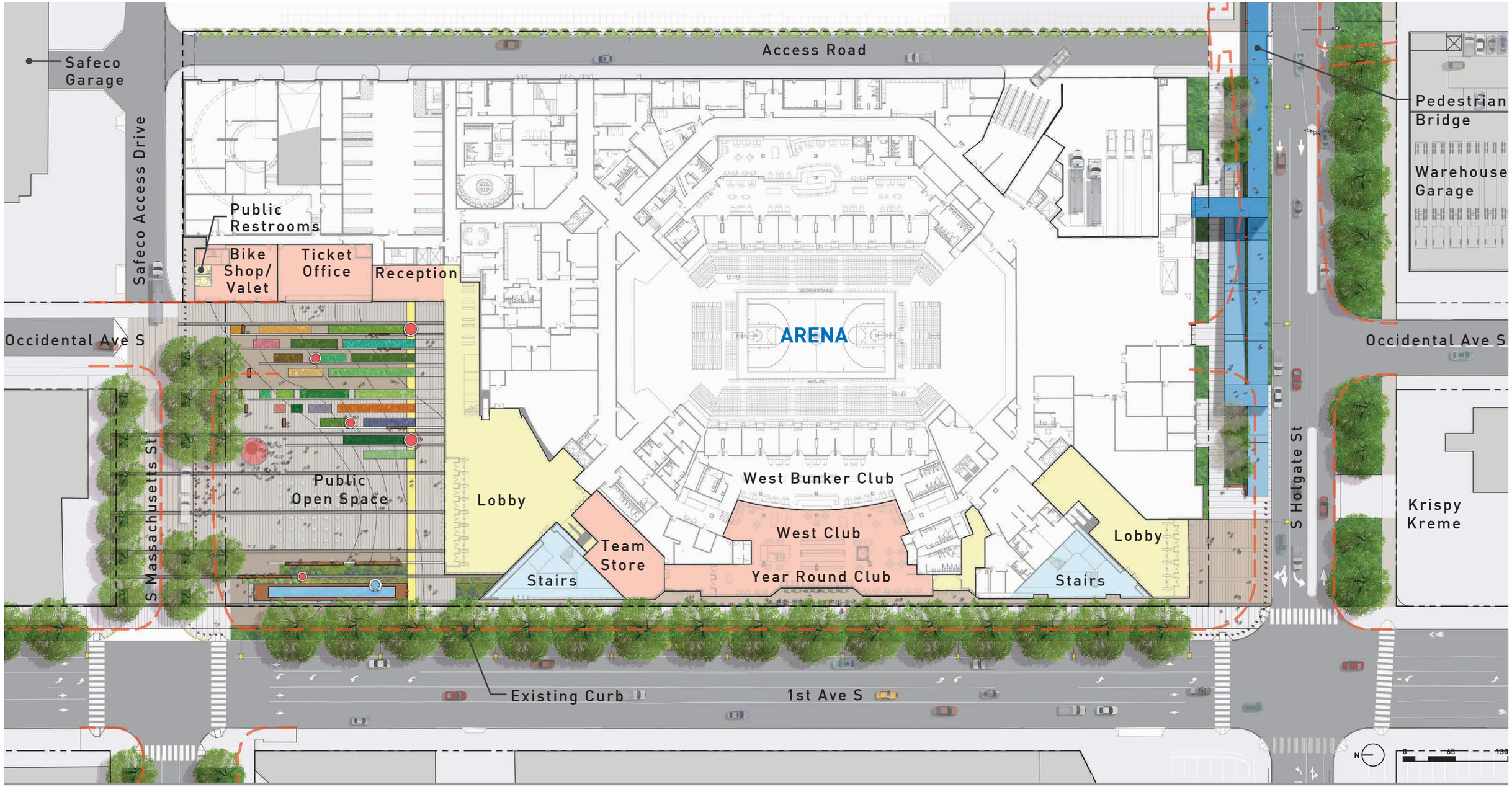
PROPOSED PUBLIC BENEFITS OVERVIEW



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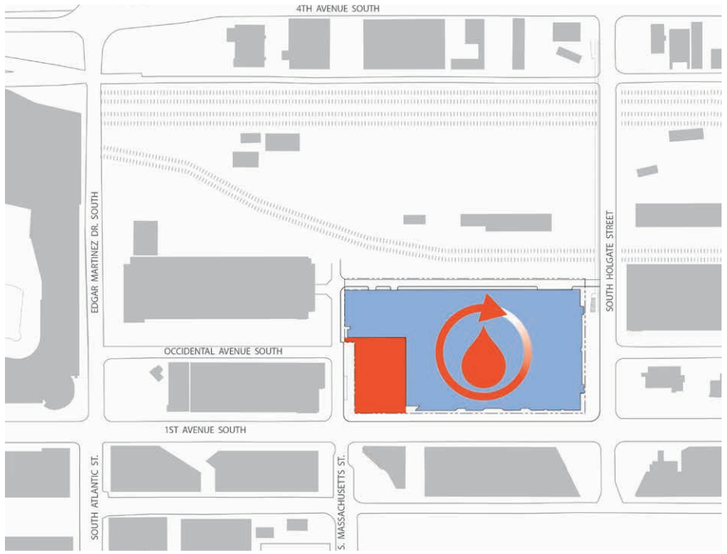
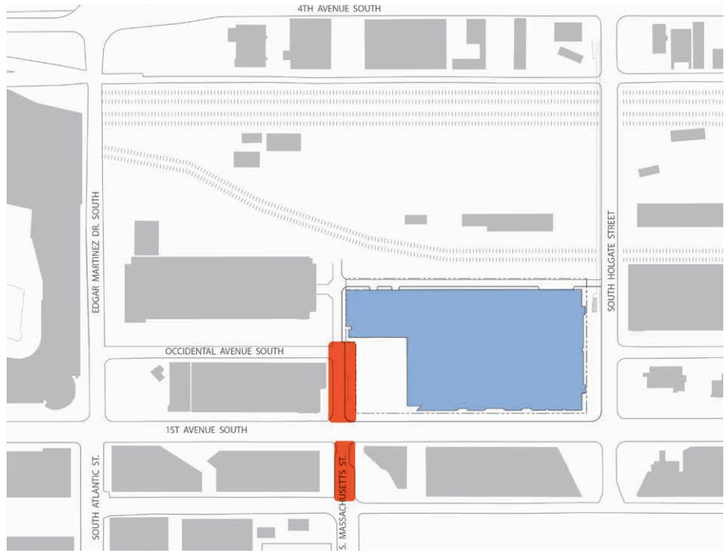
PROPOSED PUBLIC BENEFITS

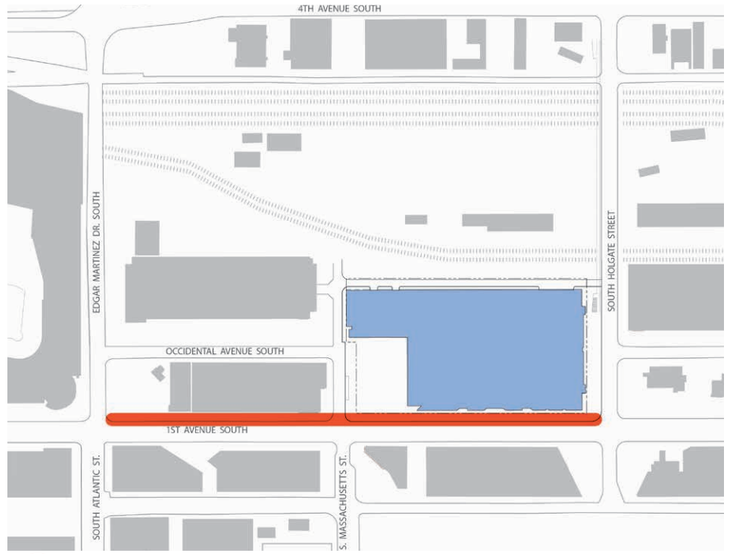
ON-SITE / FRONTAGE IMPROVEMENTS



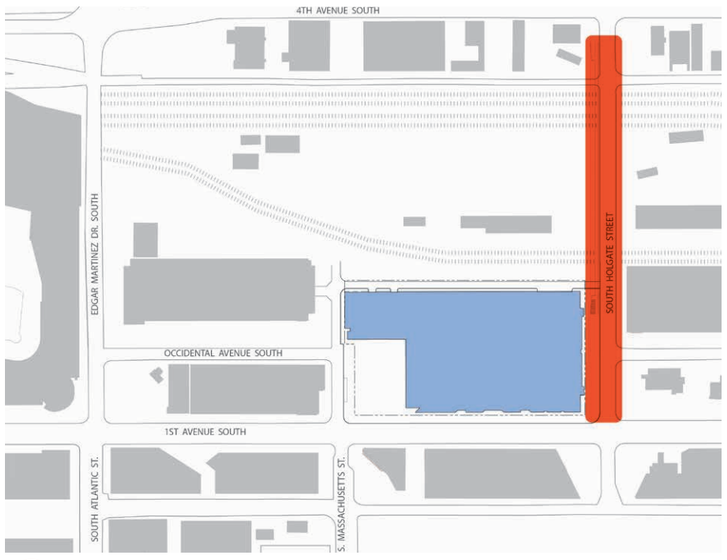
1 Publicly Accessible Open Space & Living Machine



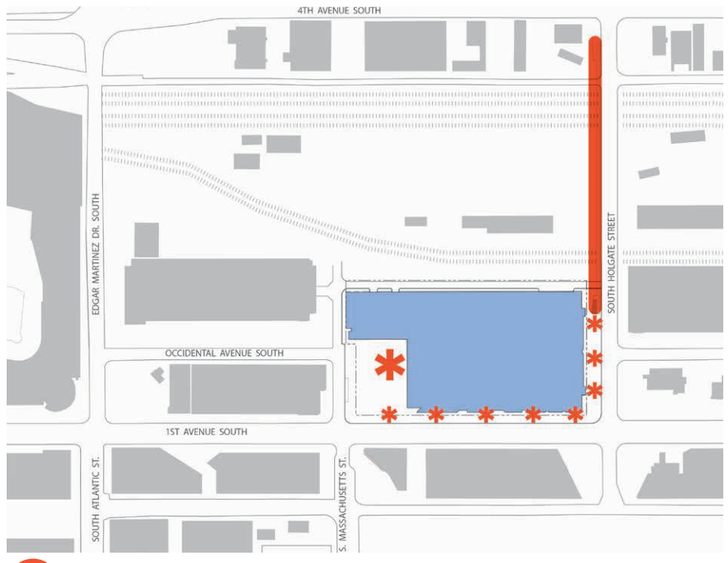
2 S Massachusetts St ROW Dedication & Festival Street



3 1st Ave S ROW Improvements



4 S Holgate St ROW Improvements & Pedestrian Bridge



5 Public Art Plan

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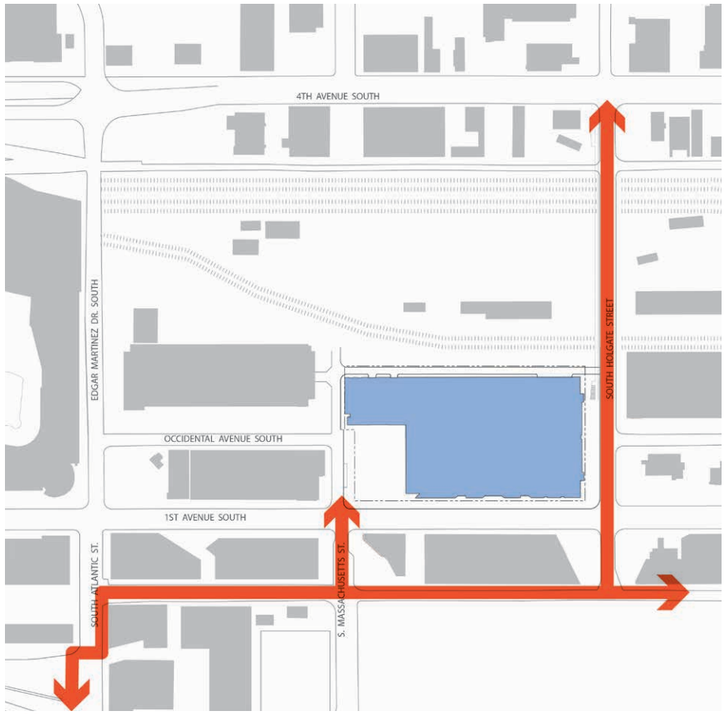
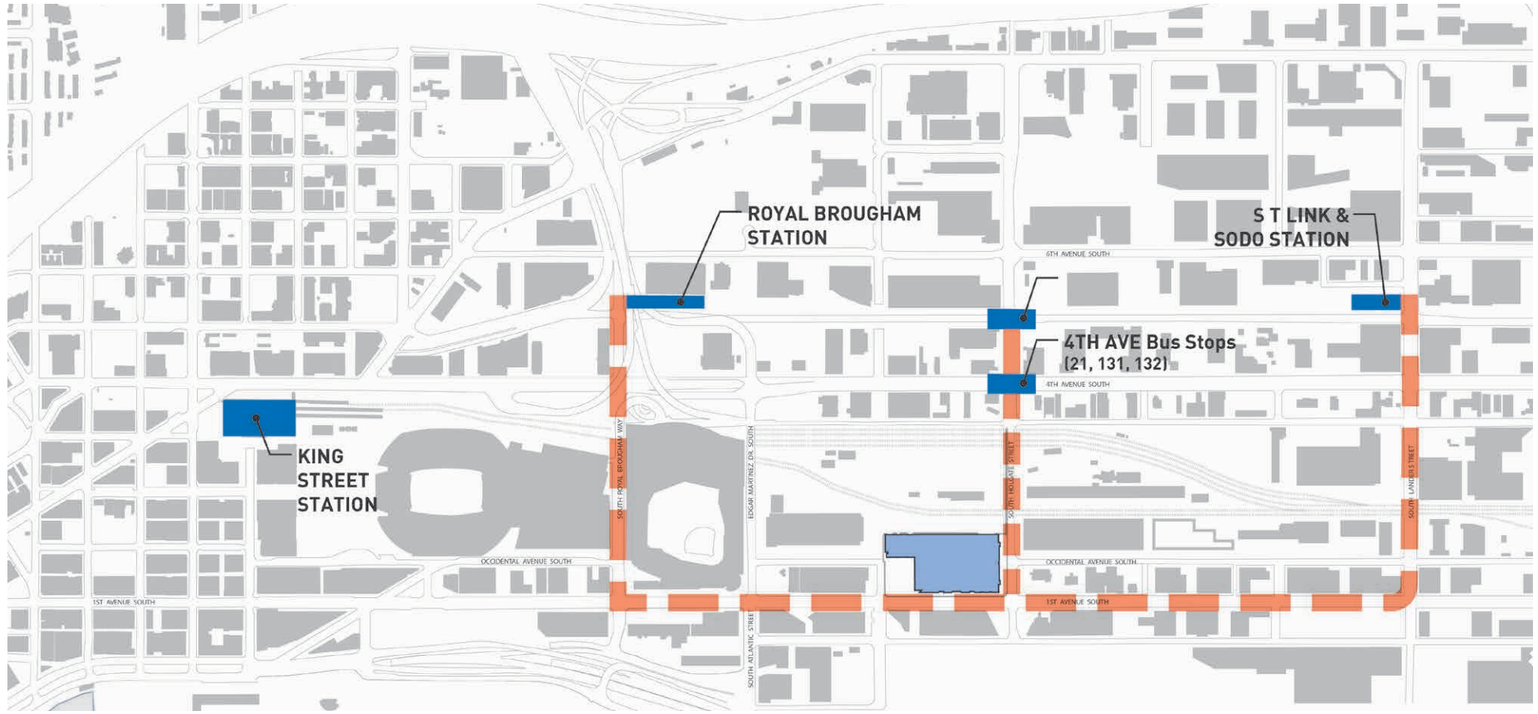


6 Bike Facilities



7 Off-Site Wayfinding

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PROPOSED PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	EIS MITIGATION
1 Publicly Accessible Open Space & Living Machine	Flexible accessible plaza open space	31,800 sf	None	Ped safety & crowd control
	Living Machine: on-site waste water treatment and reuse	4m gal capacity		
	Seasonal programming (food trucks, movable seating, etc.)	4 months		
	Utility connections for public event use	3		
	Public restroom access	2		
	Public seating (permanent)	300+ LF		
	Water features	2		
	Drinking fountains	2		
	Pedestrian lighting (poles, bollards and surface lighting)	TBD		
2 S Massachusetts St ROW Dedication & Festival Street	Dedication of private property to public ROW	2,400 SF	New curb, sidewalk and street trees	None
	Realignment and improvement of curbless street between 1st & Occidental Ave	16,000 SF		
	Realignment and improvement of standard street between 1st & Utah Ave	12,500 SF		
	Pedestrian lighting			
	Seating	535 LF		
	Wayfinding signage	3		
3 1st Ave S Enhanced ROW Improvements	Improvements between Mass. and Holgate (seating, planting and rain garden area)	5,800 SF	New curb, sidewalk and street trees	Ped safety & crowd control
	Improvements between Mass. and E. Martinez (sidewalk, planting and seating)	14,000 SF		
	Pedestrian lighting (poles)	(qty)		
	Seating	LF		
	Planting / Rain Garden	SF		
4 S Holgate St Enhanced ROW Improvements & Pedestrian Bridge	Arena frontage improvements (seating, planting and rain garden area)	9,400 SF	New curb, sidewalk and street trees	Ped safety & crowd control
	Offsite improvements - 1st Ave to 4th Ave (realignment of Holgate + comp improvements)	134,000 SF		
	Sidewalk (11' width at Arena and 6' width for remainder of Holgate)	SF		
	Pedestrian lighting	(qty)		
	Seating	LF		
	Pedestrian Bridge - 14' Width			
	Length	770 LF		
	Area	10,780 SF		
	Ramps (ADA accessible ramps at east and west landing)	2		
	Stairs (east and west landing)	2		

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PROPOSED PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	EIS MITIGATION
5 Public Art Plan	Budget	1% Const Budget	None	None
	Public Art Program led by collaborating / lead artist			
	Plaza anchor artwork	1+		
	Integrated permanent artworks (interior, façade, site elements)	multiple		
	Temporary artworks (projections, screen savers, etc.)	multiple		
	Design excellence program (lighting, seating, bike racks, etc.)	multiple		
6 Bike Facilities	Bike facilities from existing waterfront trail to Arena site & Holgate pedestrian bridge		None	None
	Atlantic street multi-use trail	600 LF		
	Utah Ave greenway	1,400 LF		
	S. Massachusetts St. bike lanes	175 LF		
	S. Holgate St bike lanes	160 LF		
	Bike wayfinding signage	12+		
7 Off-site Wayfinding	Wayfinding signage per SDOT standard	5,800 SF	None	None
	Information kiosk per SDOT standard	14,000 SF		

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PROPOSED PUBLIC BENEFITS

1 Publicly Accessible Open Space & Living Machine

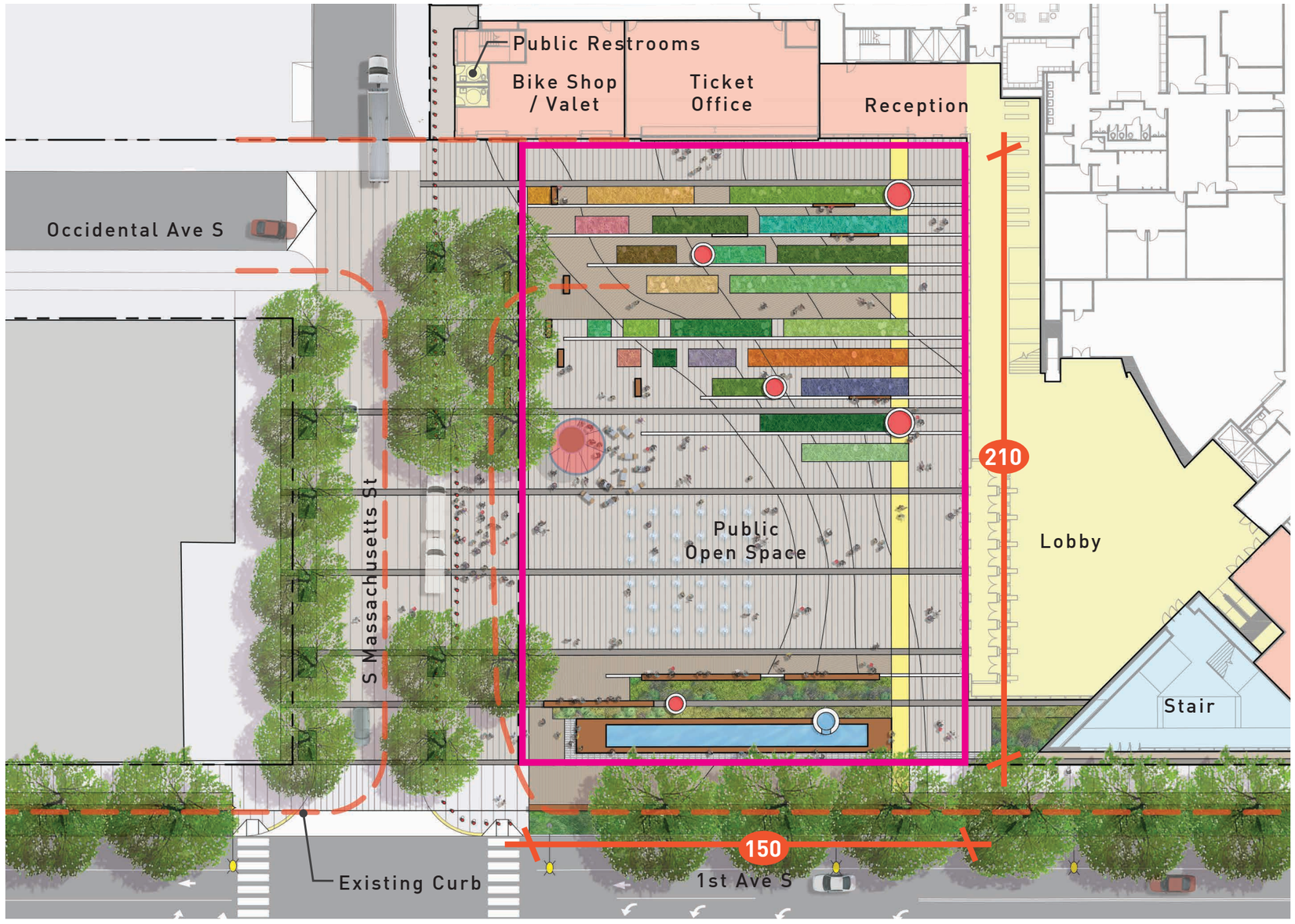
Proposed EIS Mitigation

Pedestrian safety and crowd control

- Ingress: 10,800 patrons / 8,460 SF queue area
- Egress @ Plaza: 5,612 patrons / 22' plaza width

Proposed Public Benefits

- 31,700sf of publically accessible open space
- Living machine as a working attraction with interpretive elements
- Seasonal programming to activate the space
- Utility connections for public event use
- Water features to activate the space
- Publicly accessible restrooms
- Site amenities: seating, drinking fountains, lighting



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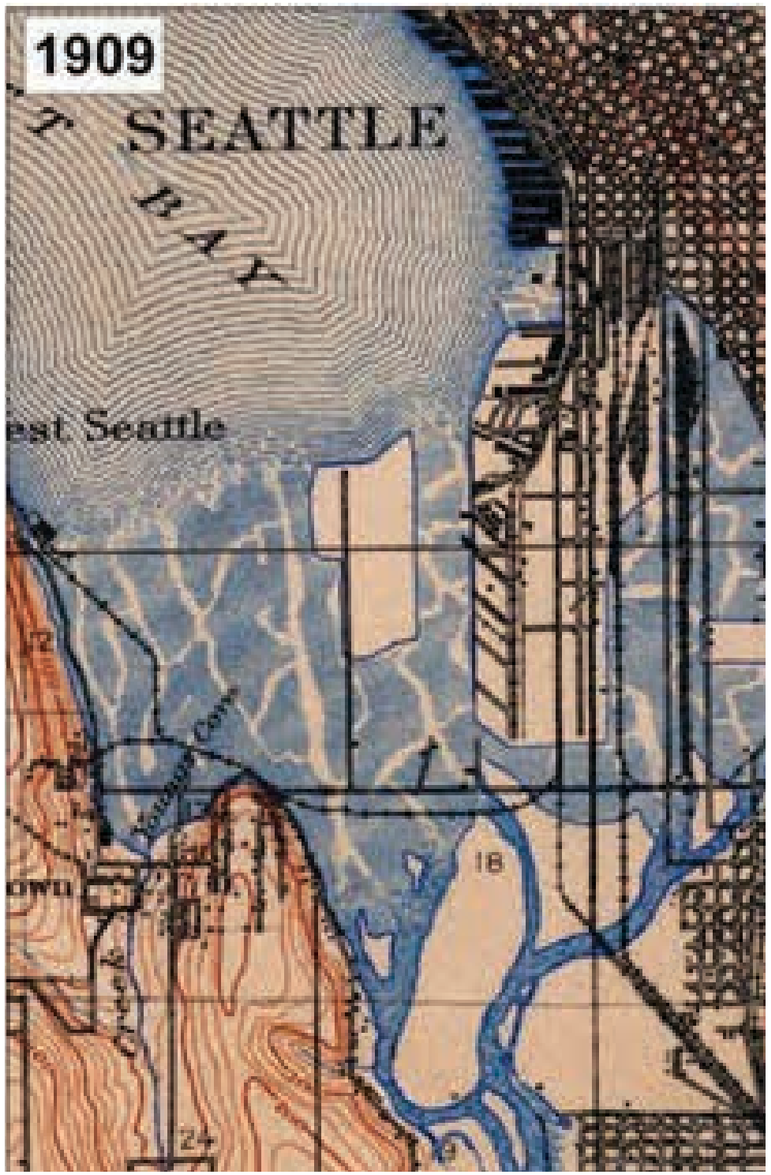

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1 Publicly Accessible Open Space & Living Machine

WORKING LANDSCAPE

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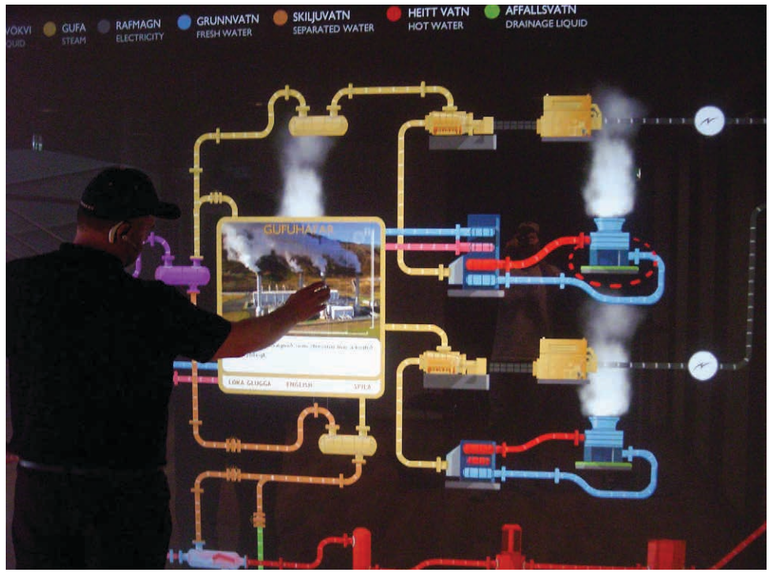
1 Publicly Accessible Open Space & Living Machine



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1 Publicly Accessible Open Space & Living Machine

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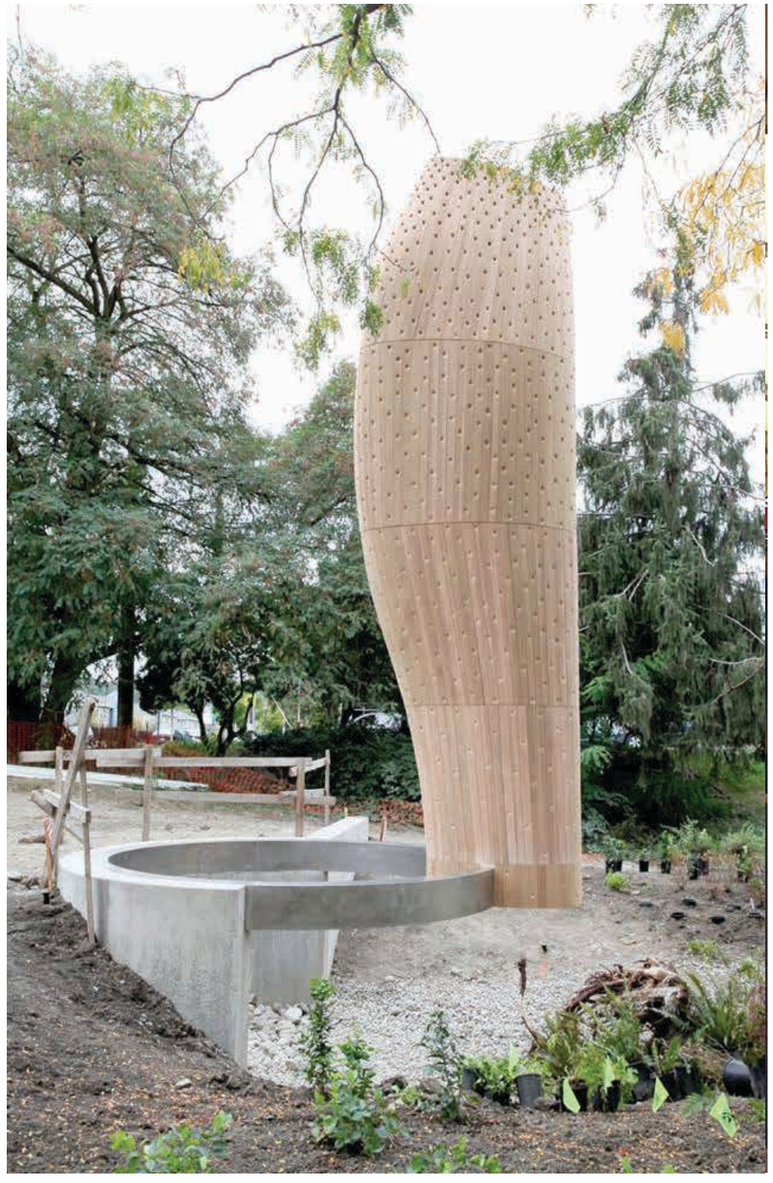

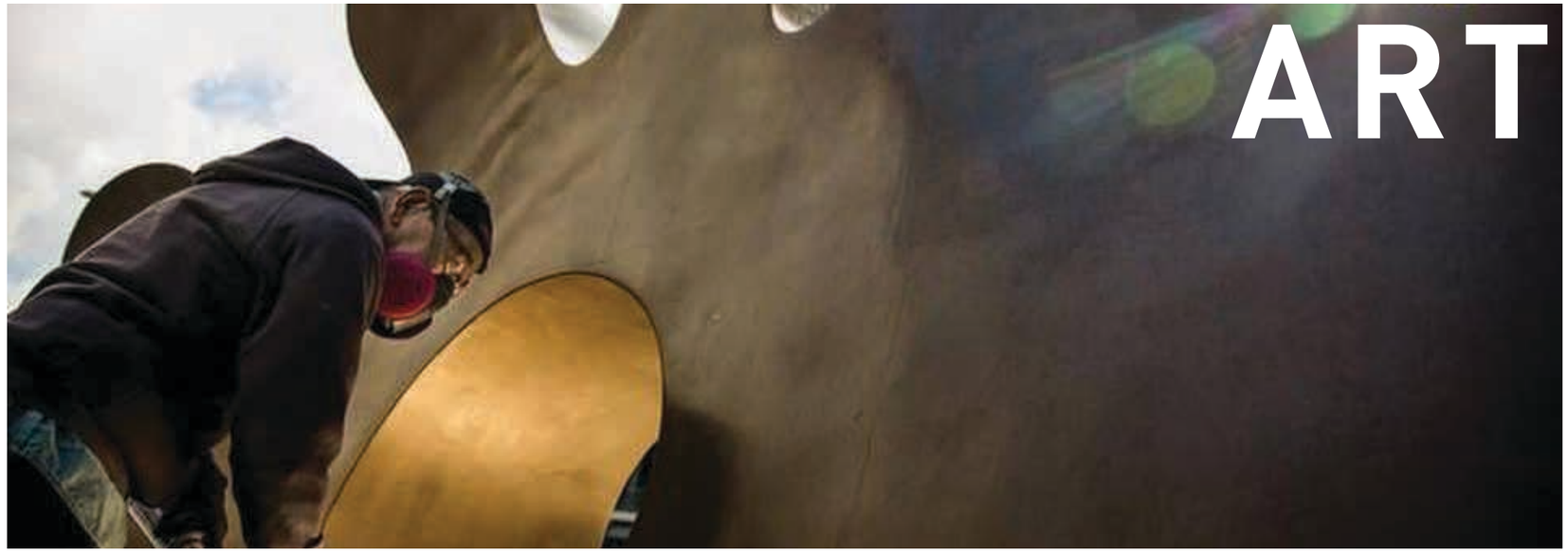

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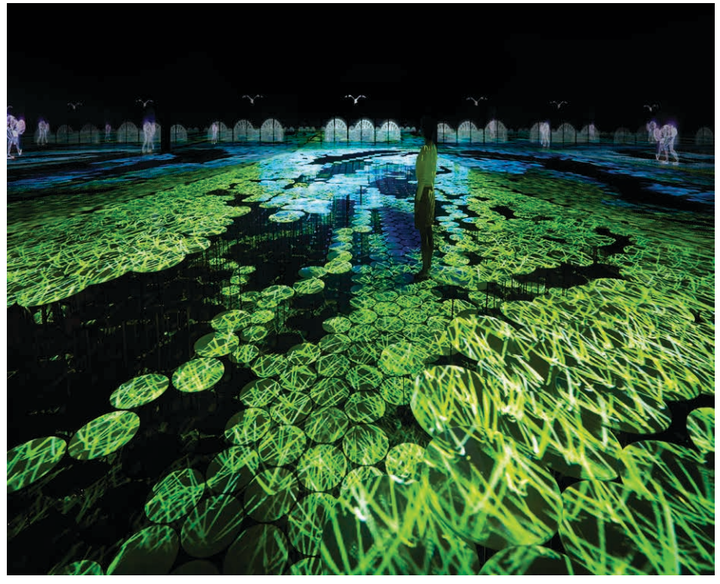

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1 Publicly Accessible Open Space & Living Machine

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OCCIDENTAL PARK

Current Challenges

- Lack of greenery and floral
- Old planters
- Limited seating
- Lack of activities
- No recreational features
- No children's amenities
- Limited staffing
- Overall atmosphere is unwelcoming

* Source: Downtown Seattle Association.

Site Improvements

Additional flexible seating/ removal of old benches

New umbrellas

New planters with native plants

Decorative hanging baskets

New colorful seating elements

New play structures

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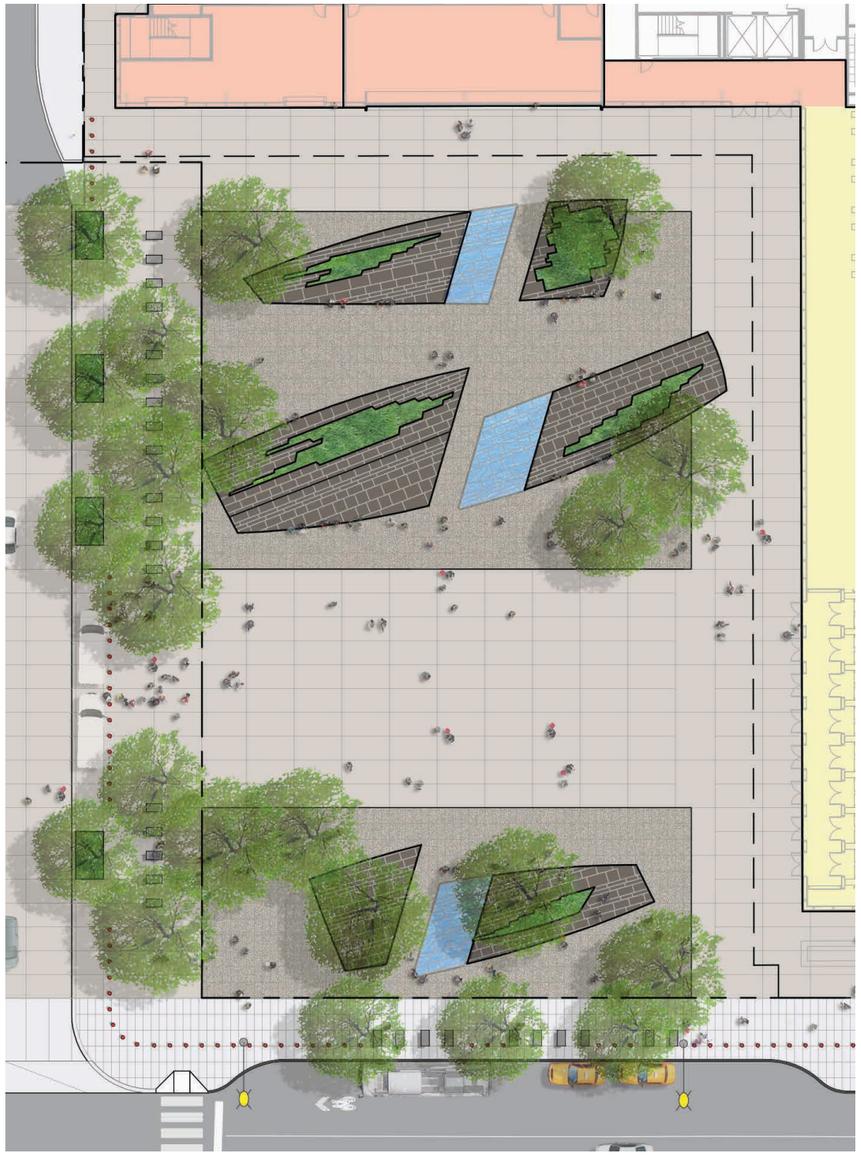
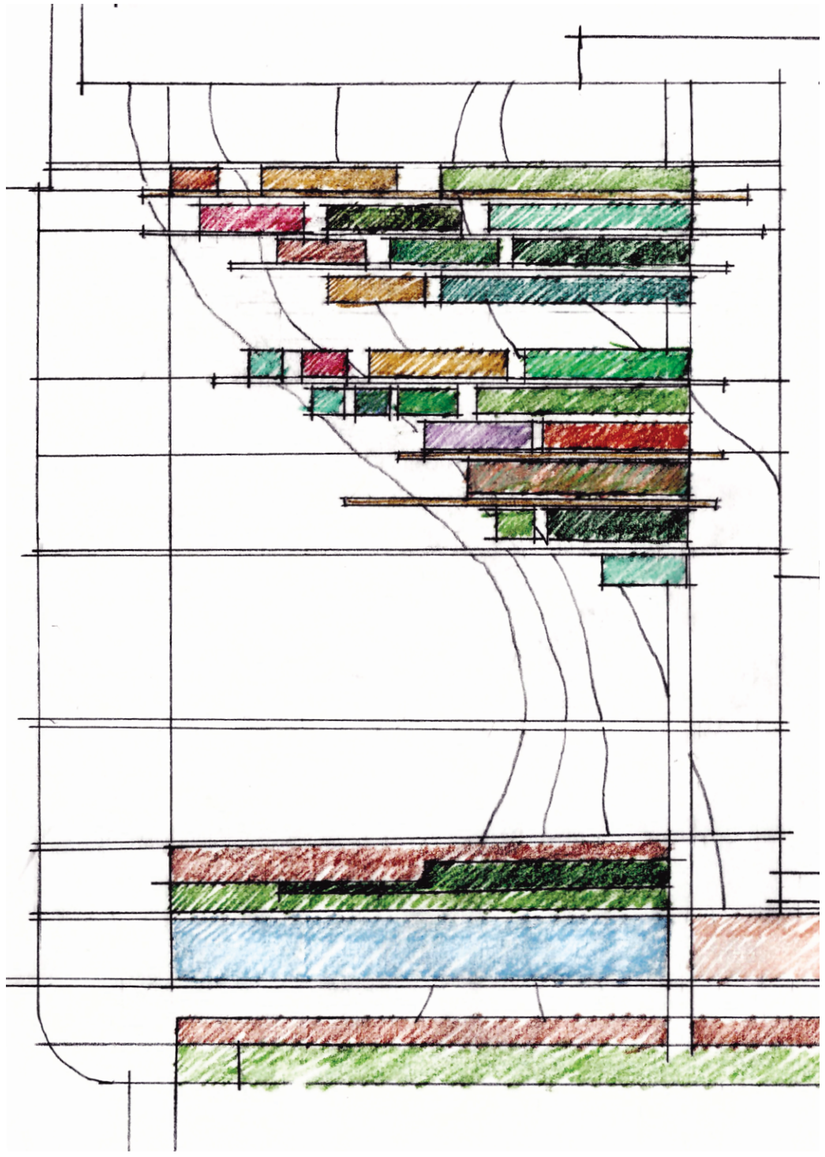
1 Publicly Accessible Open Space & Living Machine



Old Design



New Design

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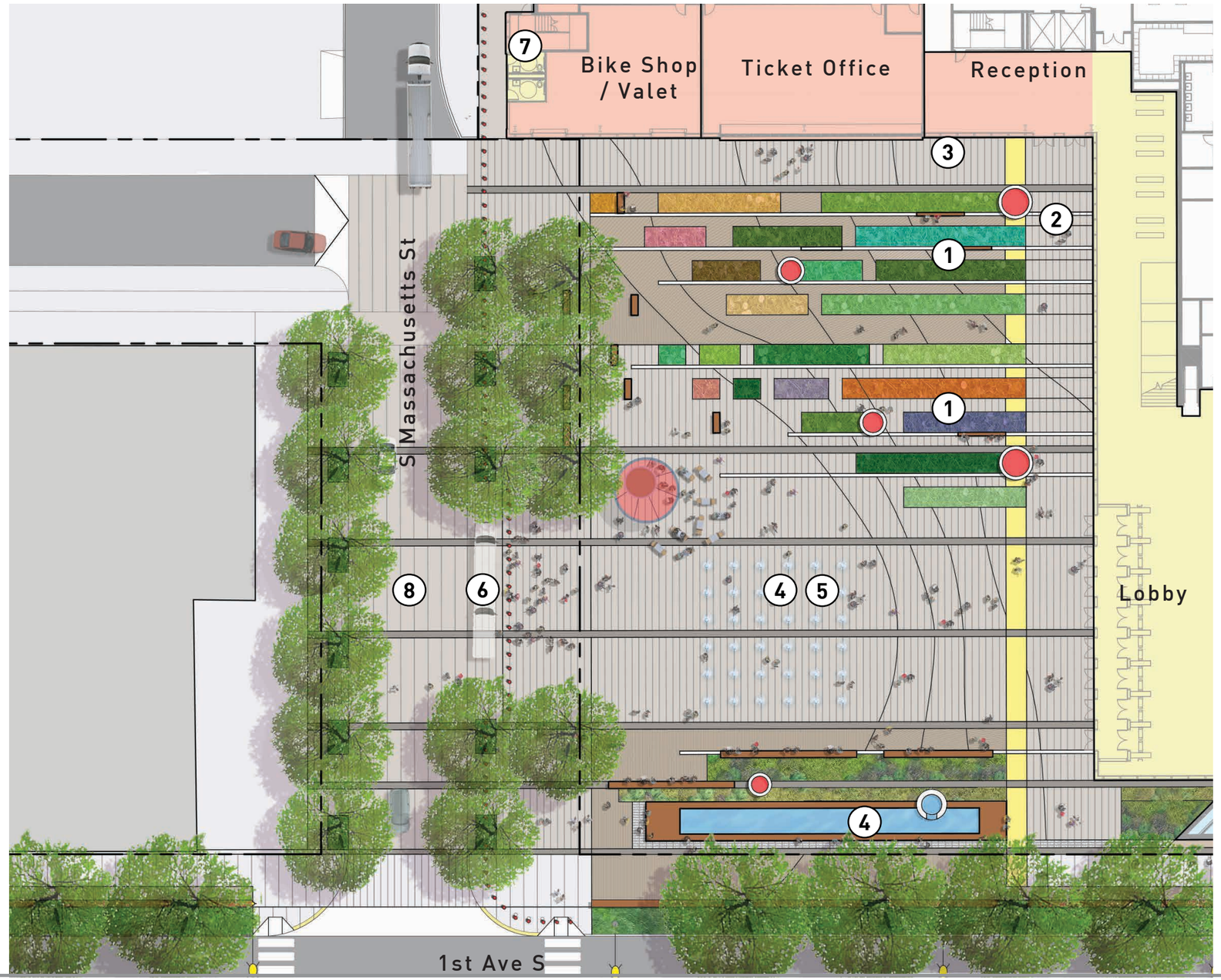
1 Publicly Accessible Open Space & Living Machine

LEGEND

1. Living Machine Gardens
2. Living Machine Markers & Access Hatches
3. Interactive Display Panel
4. Water Features
5. Programmable Community Area w/ Interactive Water Feature
6. Vehicular Drop-Off
7. Public Restrooms
8. S. Mass. Festival Street



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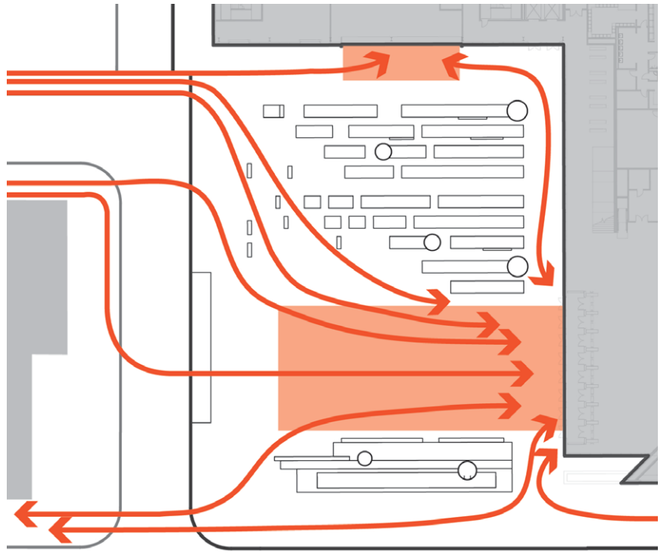
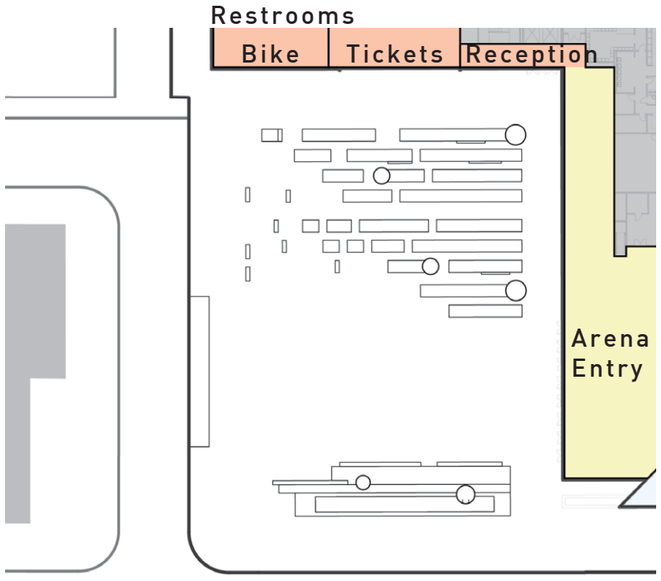
PROPOSED PUBLIC BENEFITS

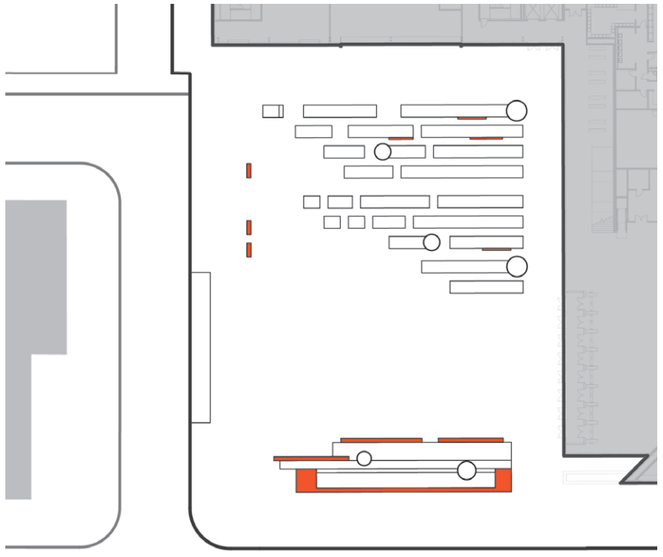
1 Publicly Accessible Open Space & Living Machine



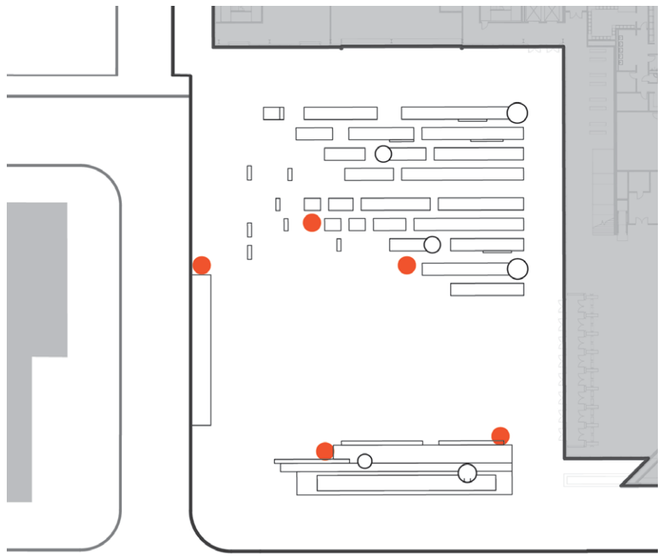
Circulation



Active Uses

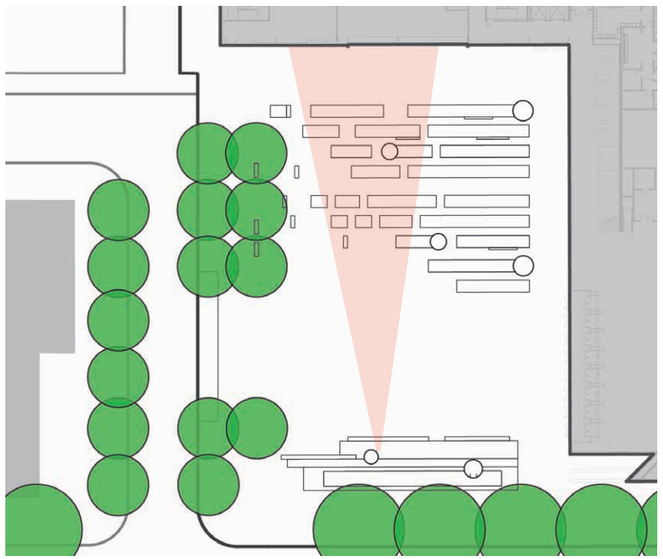


Fixed Seating



Event Utilities

Planting



Tree Canopy

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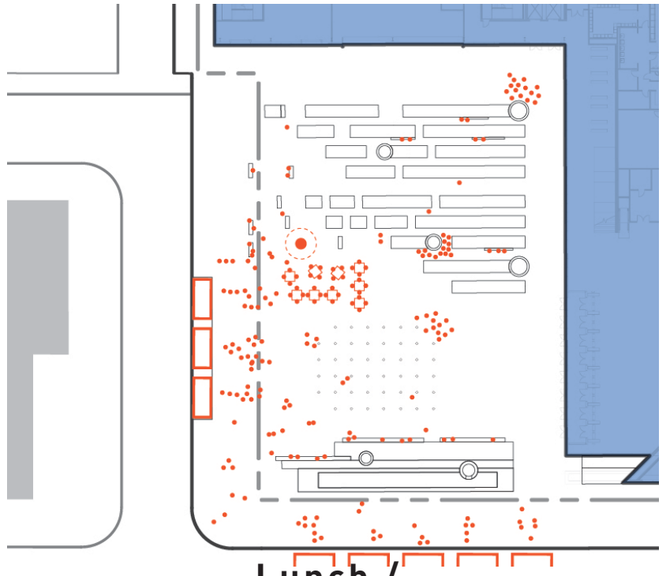
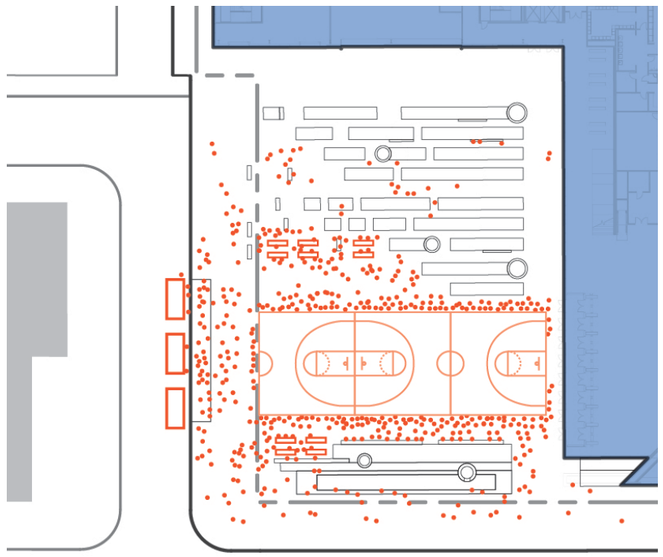
Daily Activities



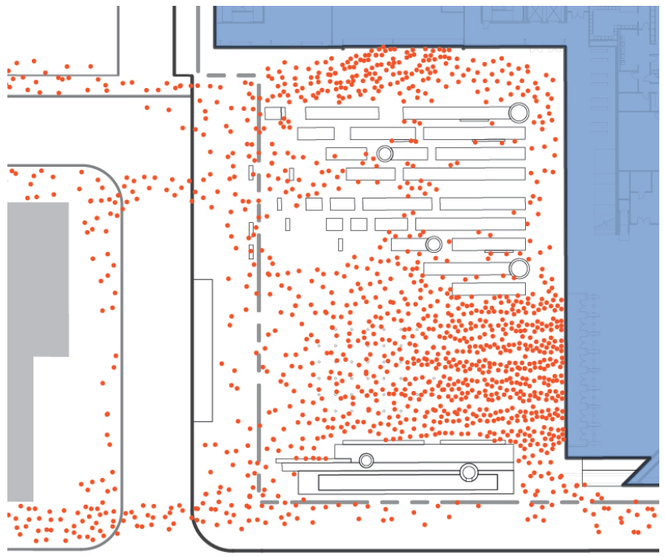
Lunch / Food Truck

Farmer's Market



3 On 3 Tournament

Big Screen Event



Game Day

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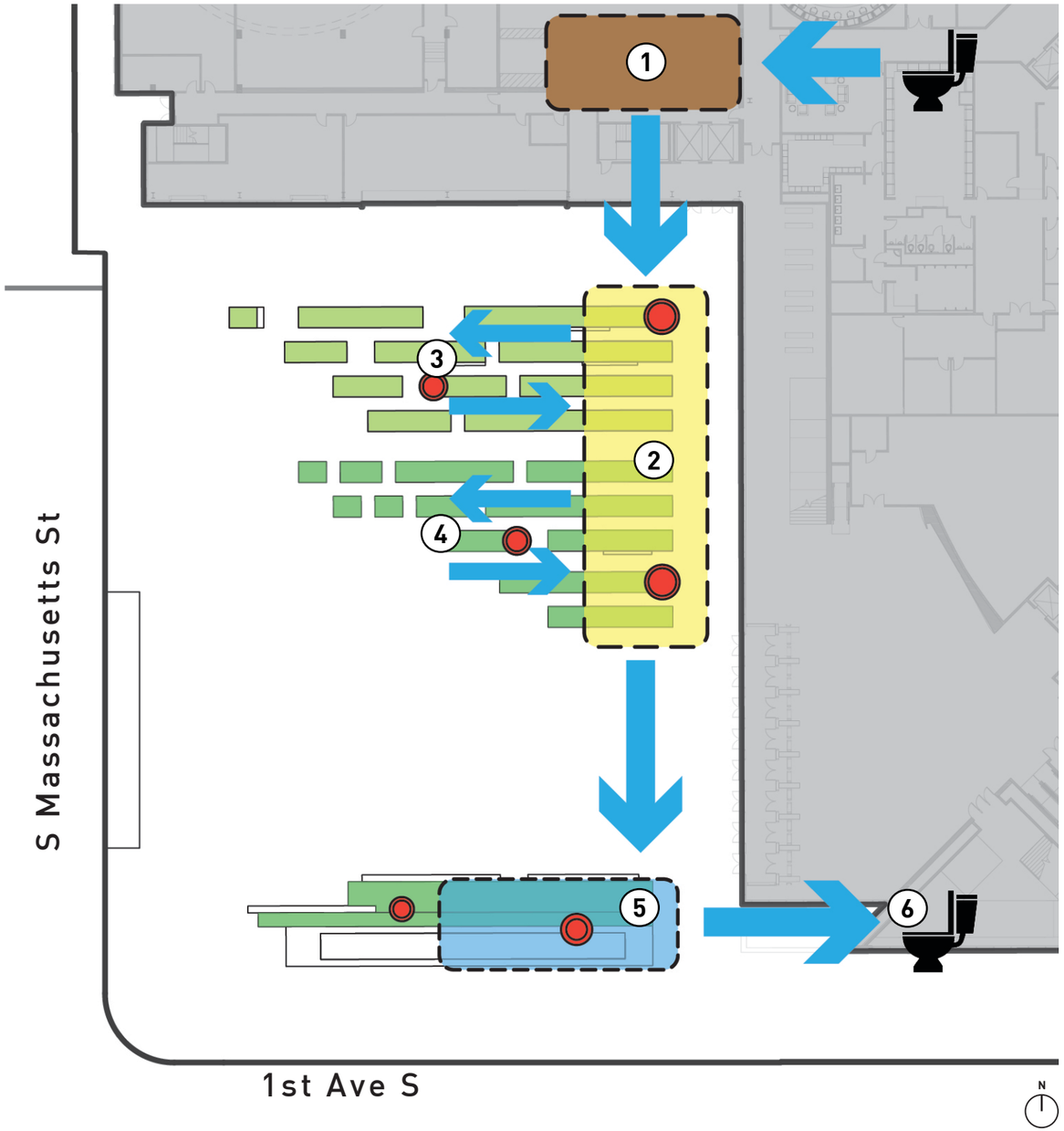
Living Machine Description

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 potentail re-use. Key elements includ:

- 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 Tank
3. Stage 1 Treatment Cells
4. Stage 2 Treatment Cells
5. Reuse Tank
6. Toilets, Irrigation & Hockey Rink



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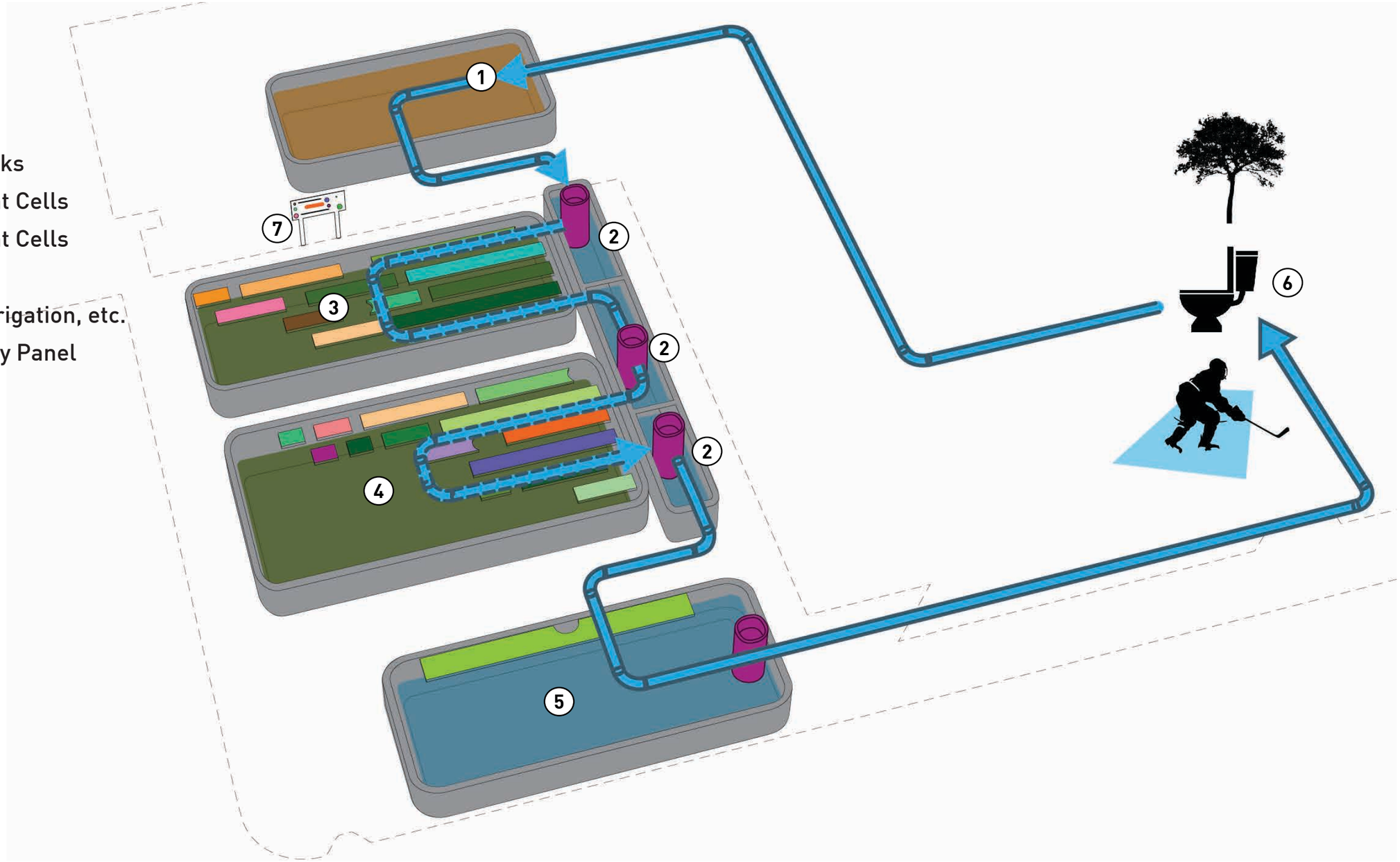
1 Publicly Accessible Open Space & Living Machine

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



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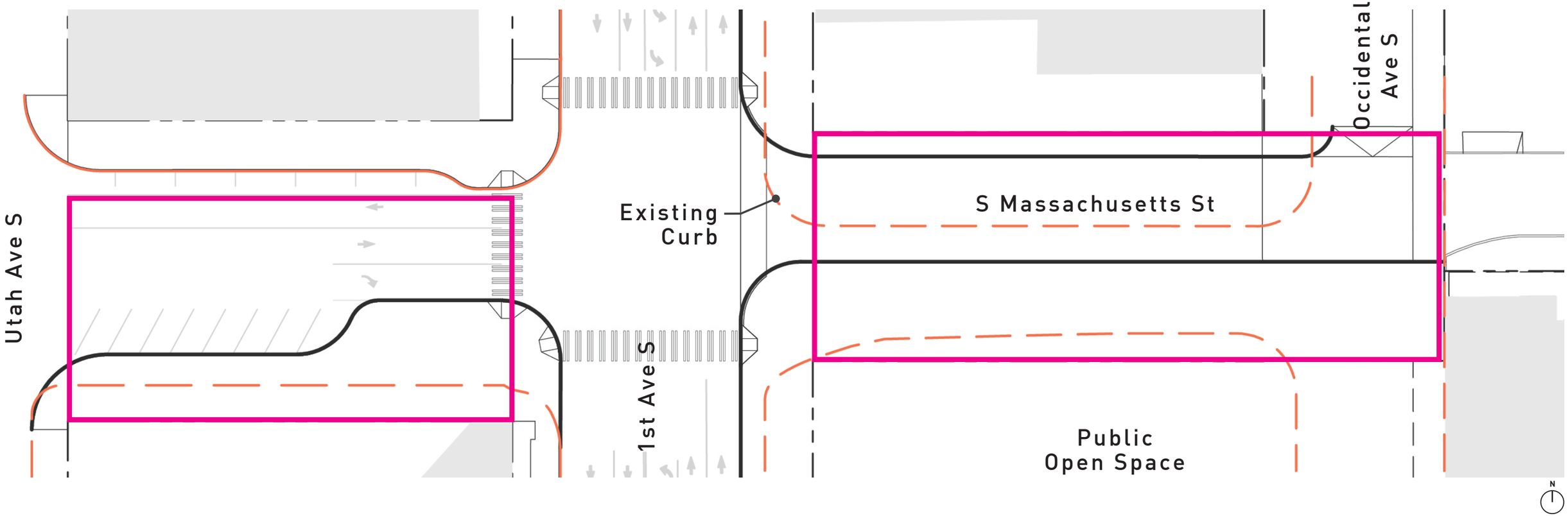
2 S Massachusetts St ROW Dedication & Festival Street



Proposed EIS Mitigation

- None

Proposed Public Benefits

- Dedication of 2,400 SF of ArenaCo property to enable street realignment
- Curblessfestivalstreetbetween1standOccidentalwithhigherleveloffinish
- Standard SDOT improvements between 1st and Utah (south side)
- Site amenities: seating, lighting, wayfinding

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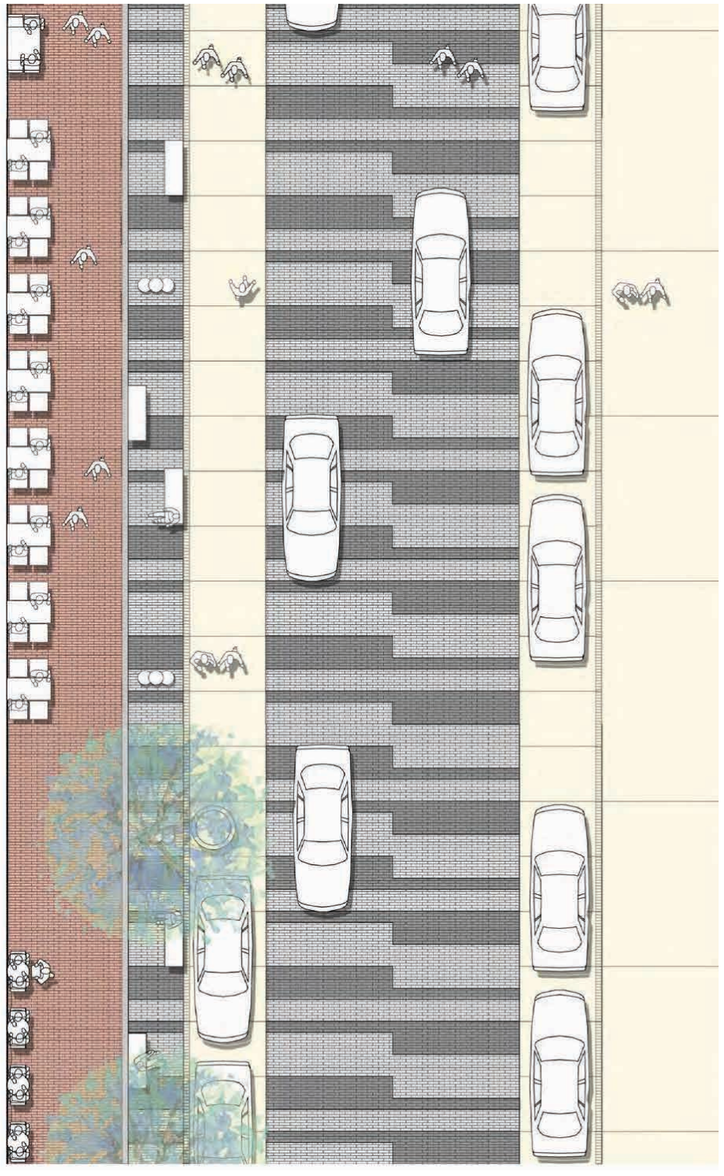
2 S Massachusetts St ROW Dedication & Festival Street



Typical Streetscape Elements - Occidental Ave

* Source: SDOT Street Design Concept Plan.

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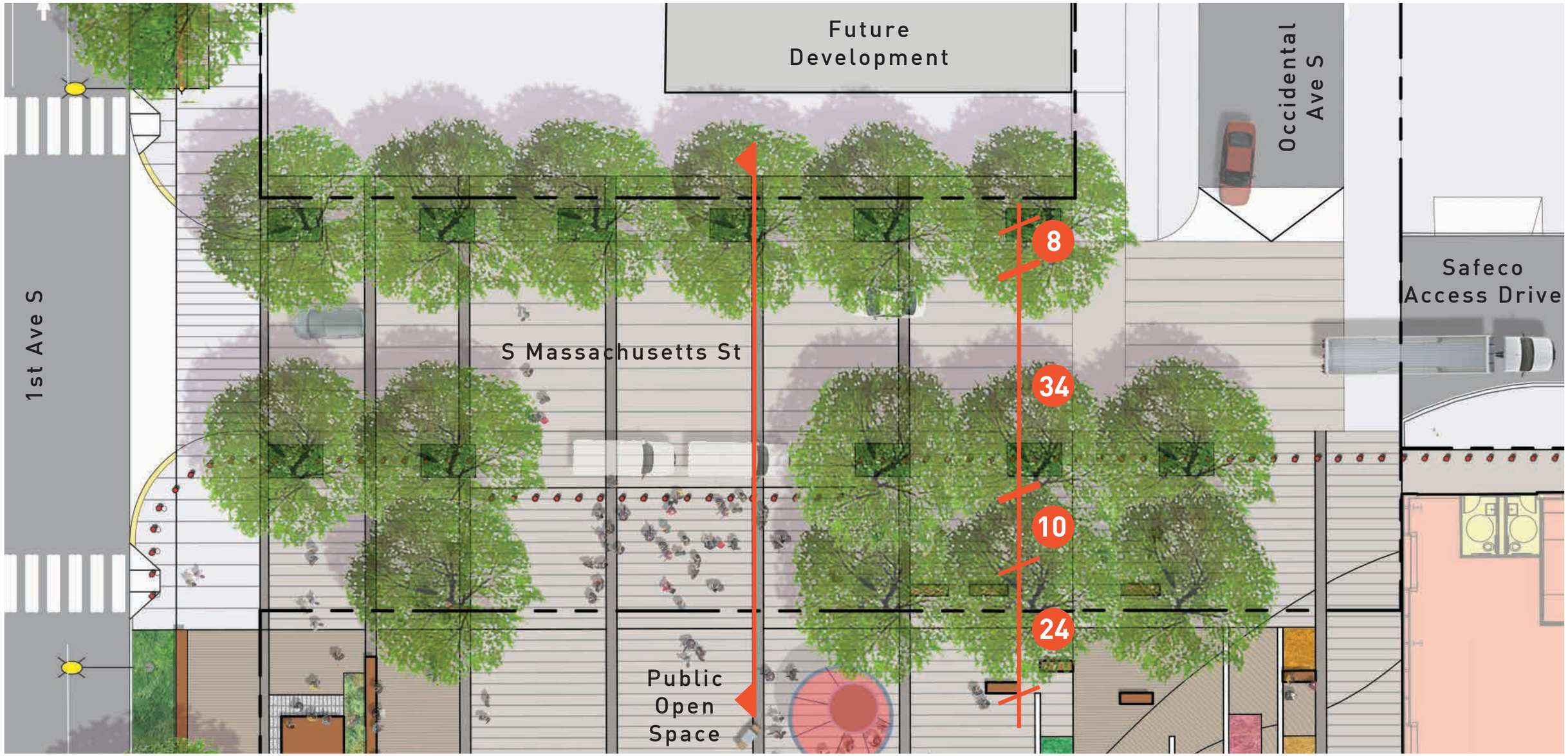
2 S Massachusetts St ROW Dedication & Festival Street



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2 S Massachusetts St ROW Dedication & Festival Street

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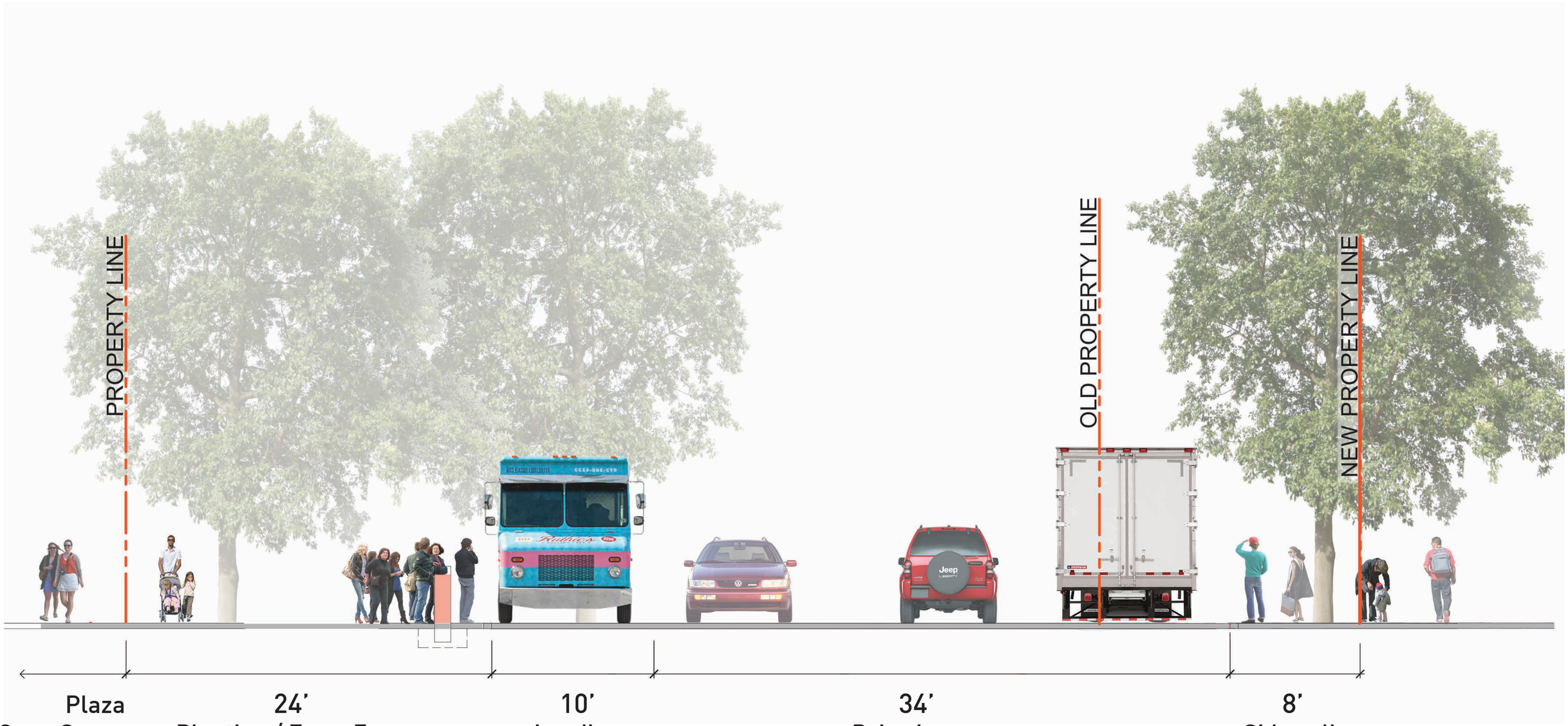
2 S Massachusetts St ROW Dedication & Festival Street



76’ ROW

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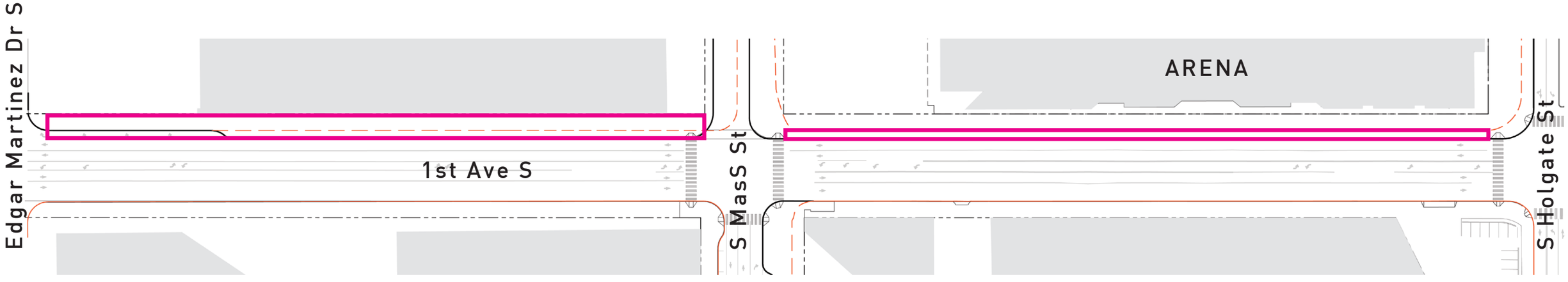
3 1st Ave South Enhanced ROW Improvements



Proposed EIS Mitigation

Pedestrian safety and crowd control for Arena frontage only

Ingress: 10,800 patrons / 8,460 SF queue area

Egress: 1st Ave @ Plaza = 4,100 patrons / 16’ sidewalk width

1st Ave @ Arena = 3,300 patrons / 13’ width

Proposed Public Benefits

- Massachusetts to Holgate: extend curb line out to existing parking lane and improve with seating, ped lighting and rain garden area
- Massachusetts to E. Martinez: extend curb line out to existing parking lane and improve with new sidewalk, seating, ped lighting and rain garden area

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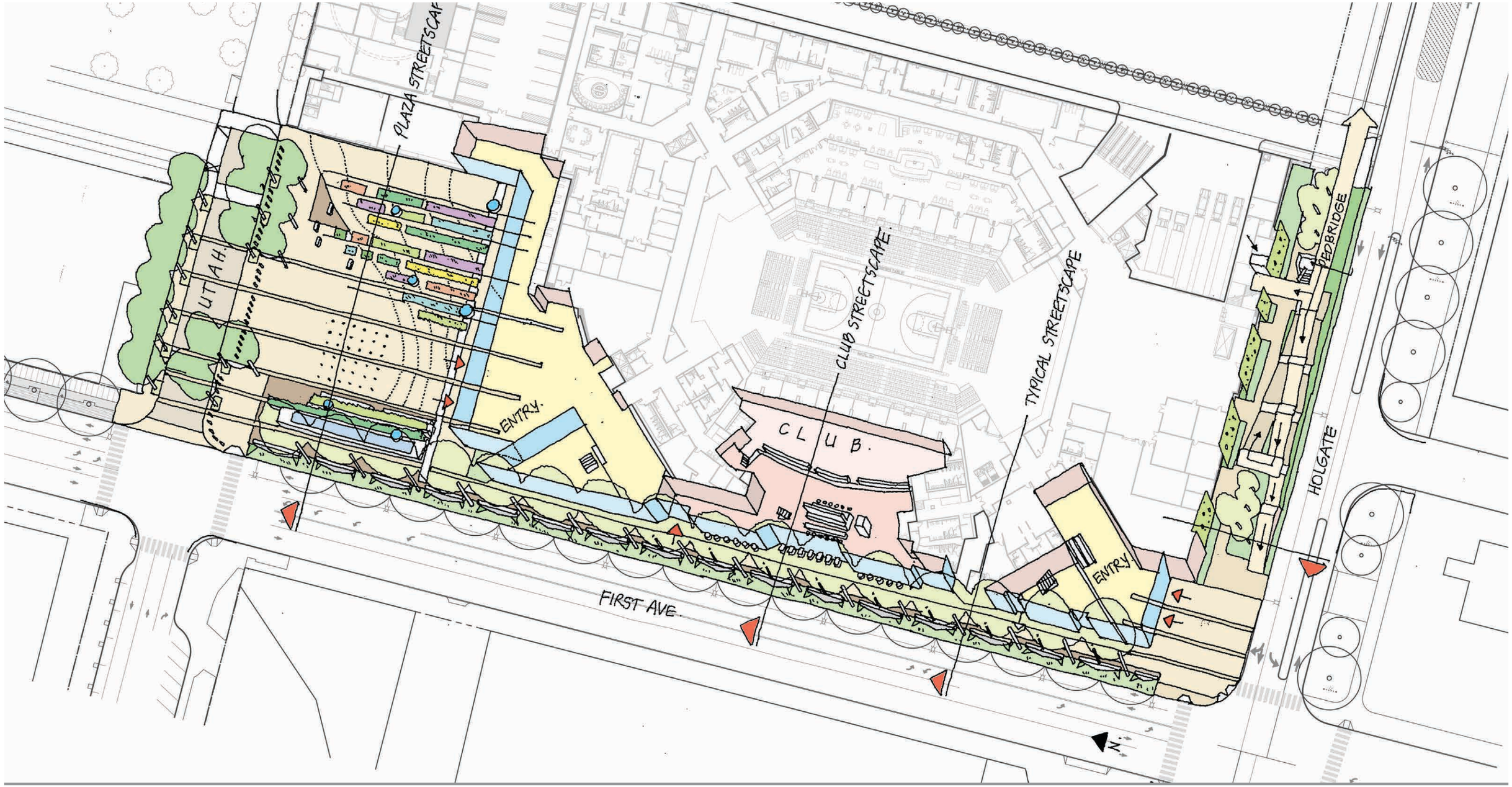
3 1st Ave South Enhanced ROW Improvements



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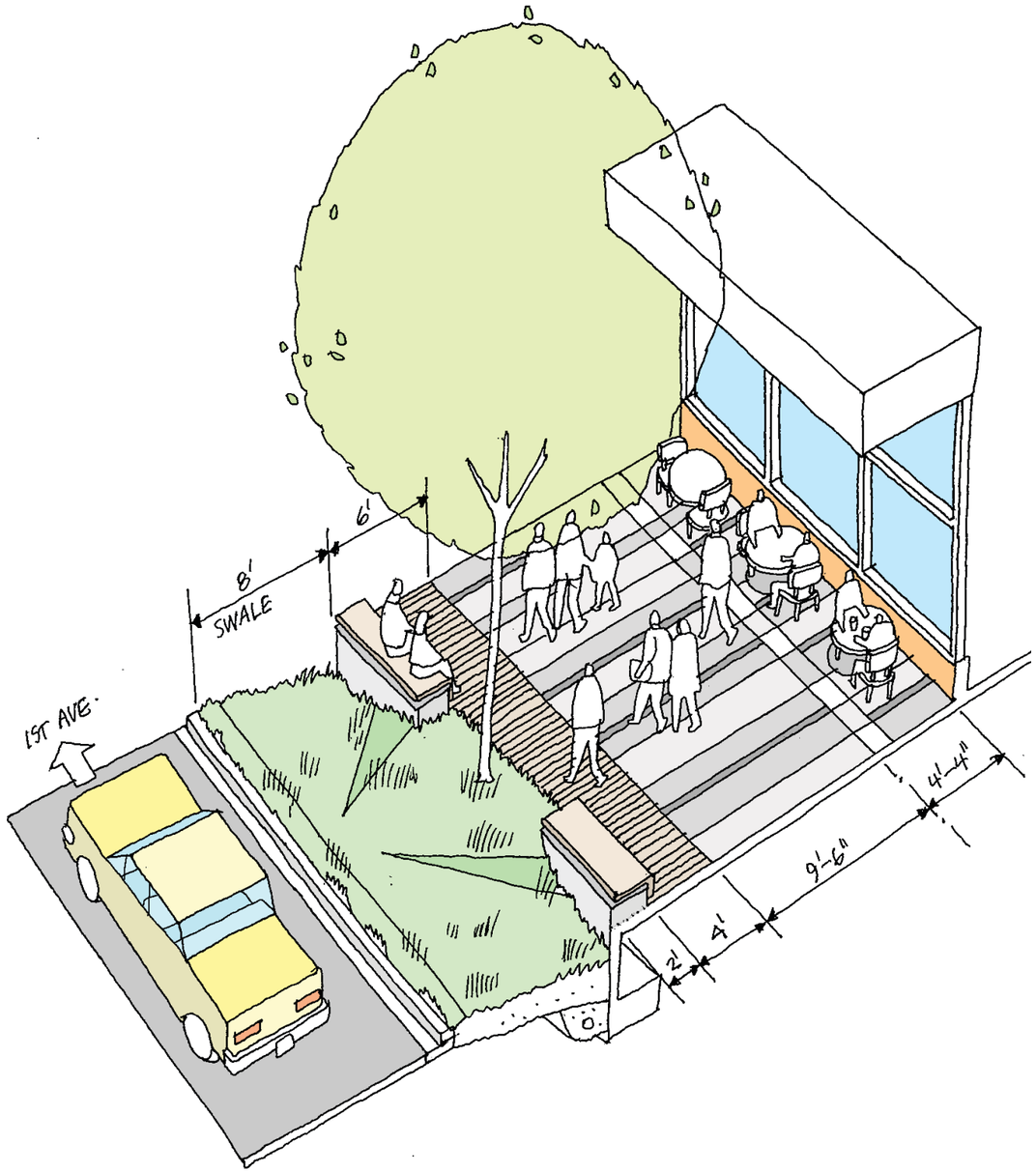
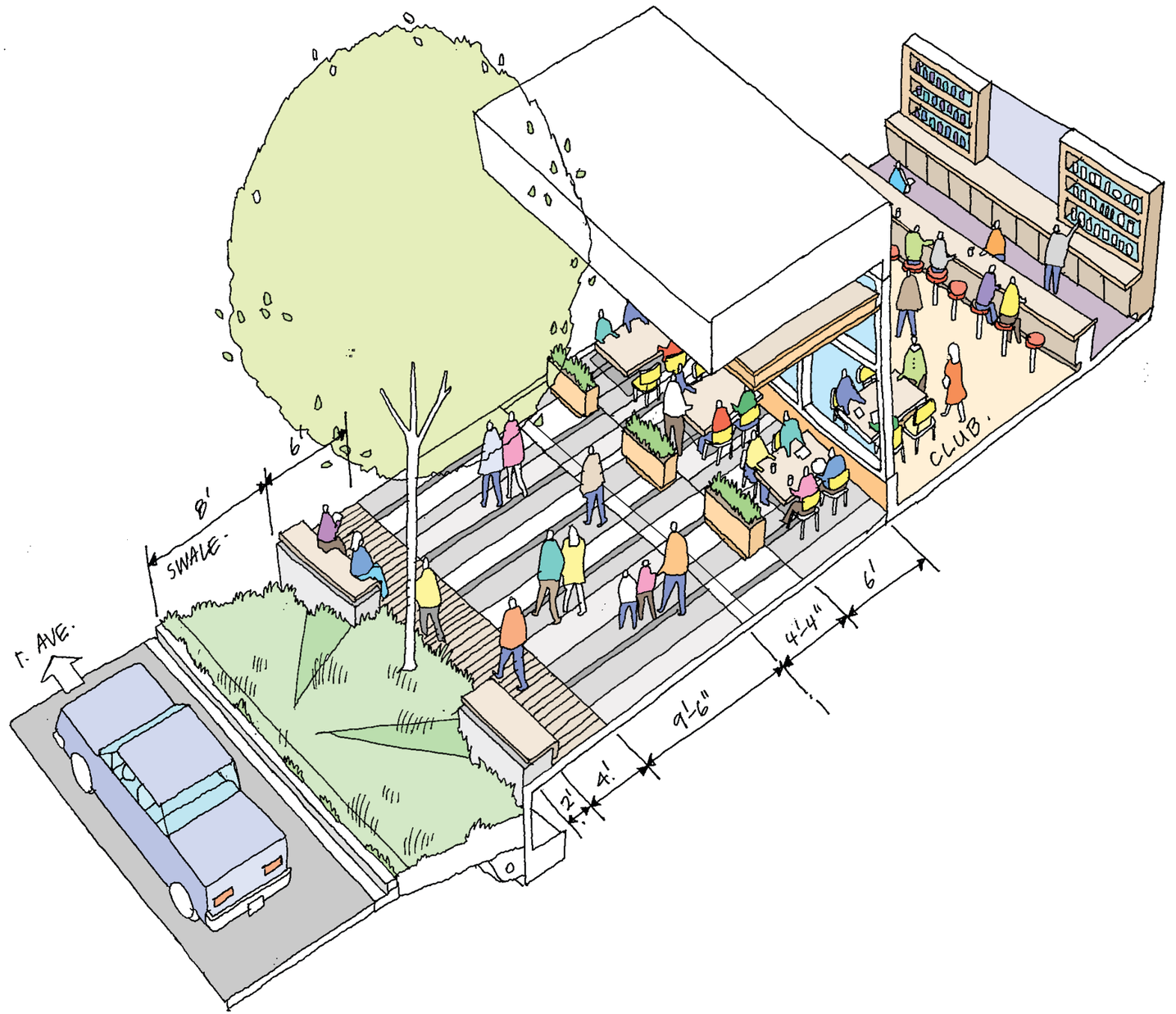


Typical Section at Arena



Section at Year Round Club

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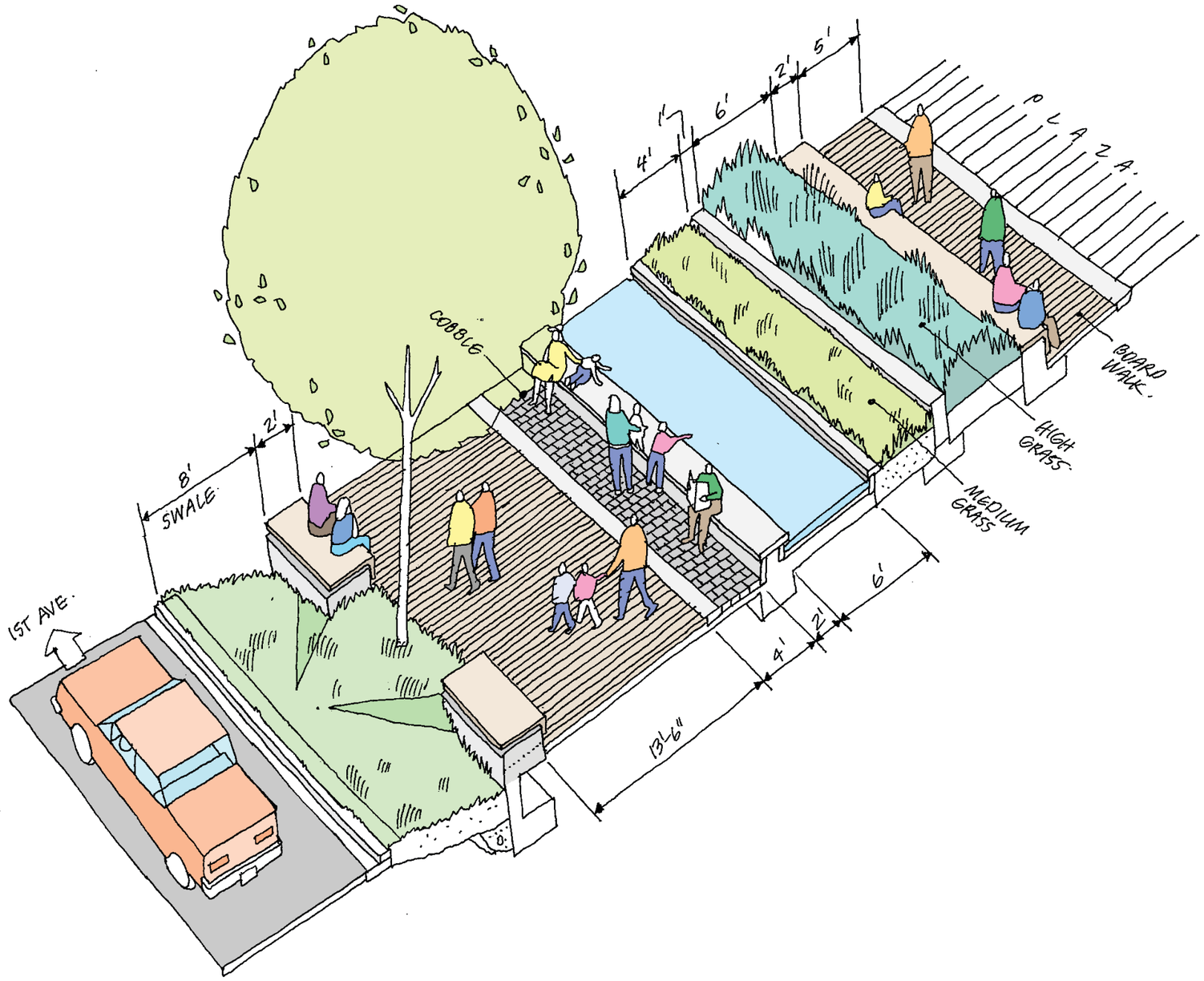

Section at Plaza

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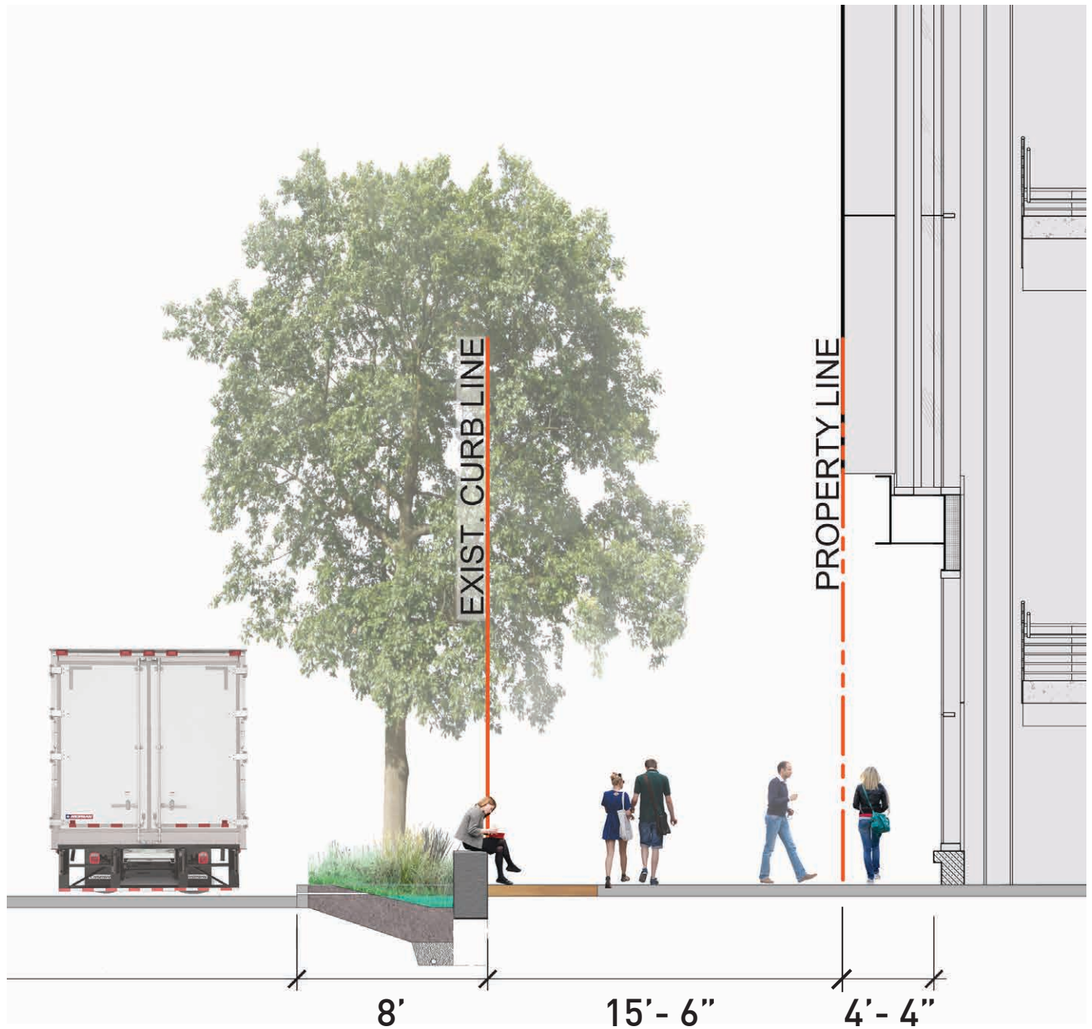
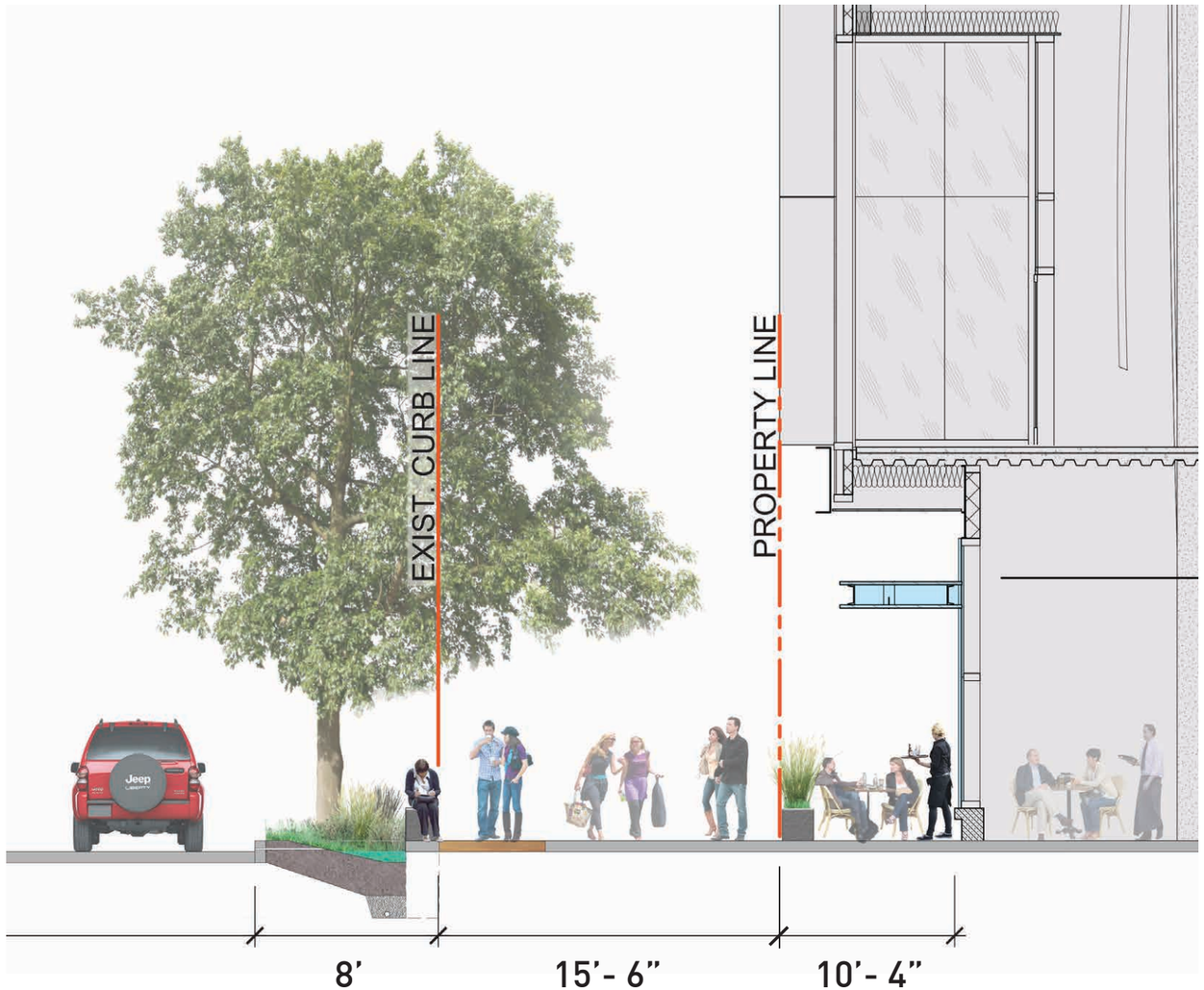
3 1st Ave South Enhanced ROW Improvements





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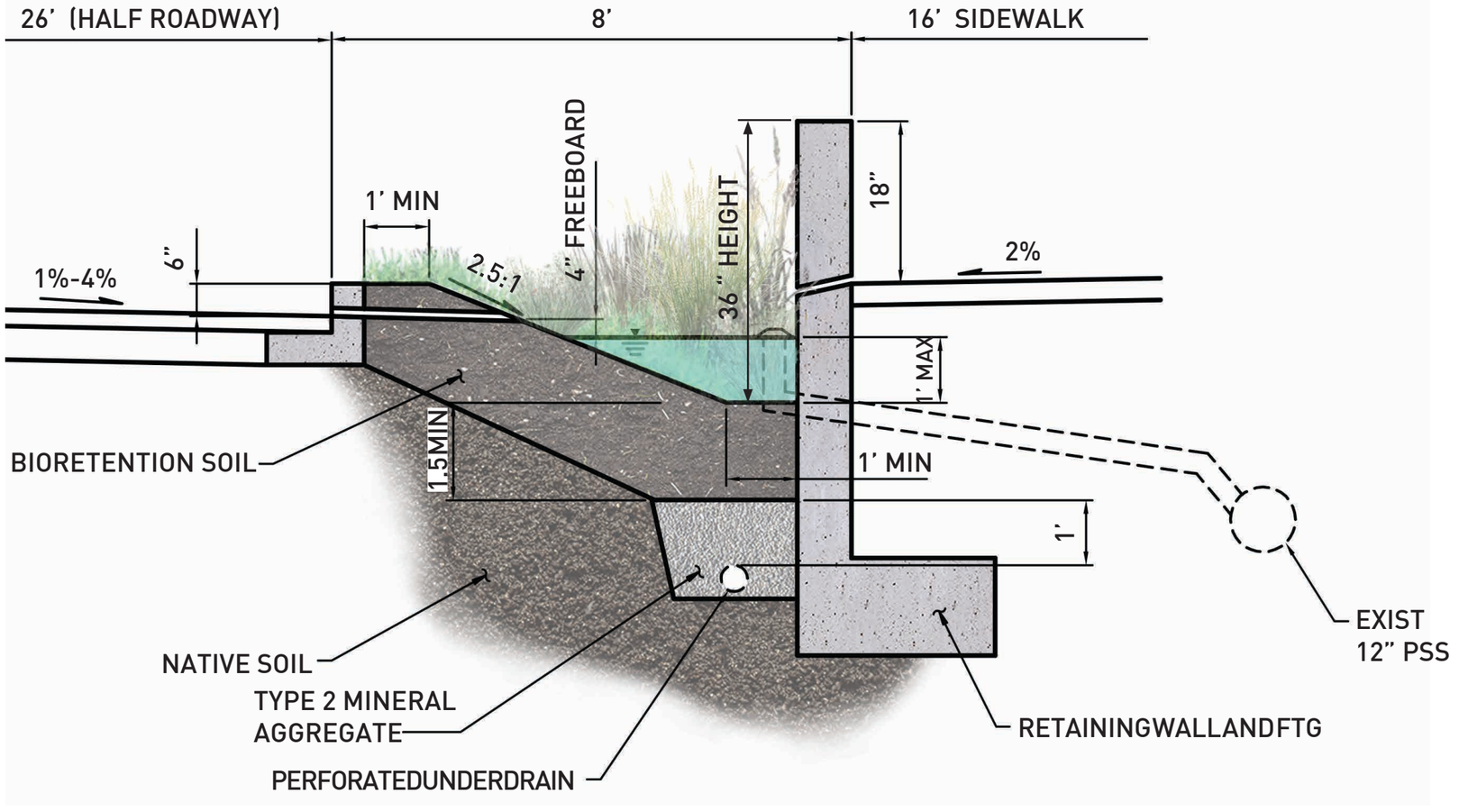
3 1st Ave South Enhanced ROW Improvements

NOTES:

1. Infiltrates/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



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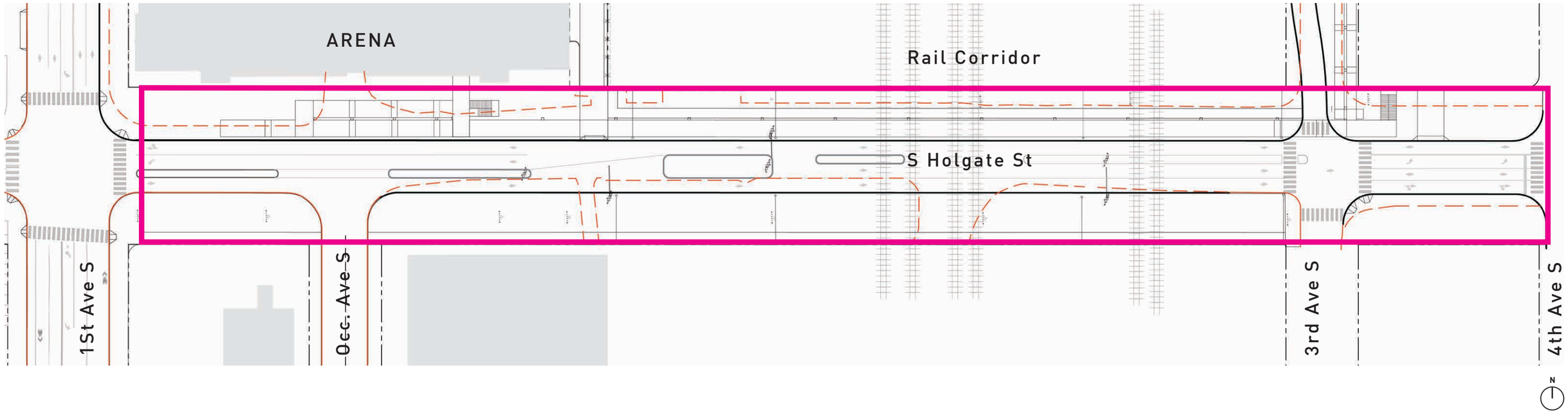
4 South Holgate St ROW Improvements & Pedestrian Bridge



Proposed EIS Mitigation

Pedestrian / bike bridge:

- north side alignment
- 14’ width
- 24’ clearance
- ramps and stairs at each landing
- open 24/7.

Proposed Public Benefits

- Arena frontage: extend curb line per street realignment and improve with seating, ped lighting and rain garden area
- Offsite – 1st Ave S to 4th Ave S: comprehensive realignment and street improvements include street paving, sidewalks, planting
- Pedestrian / bike bridge: visual enhancements

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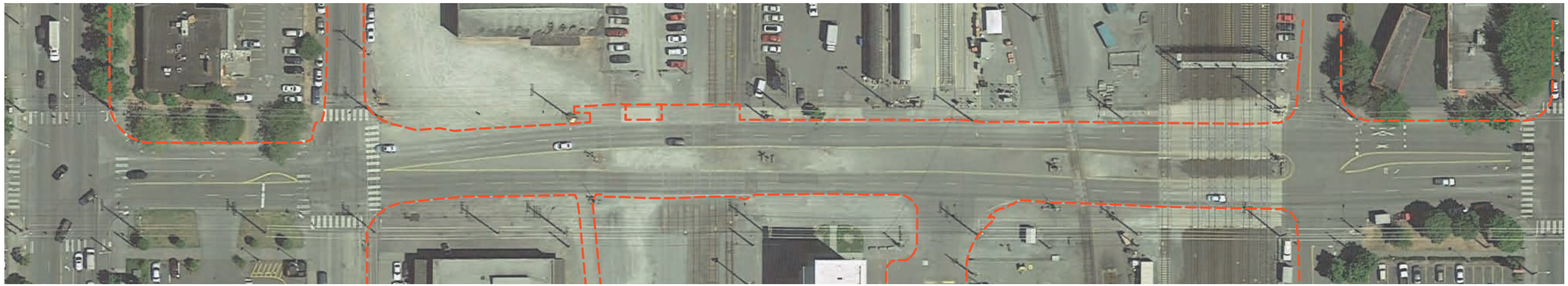
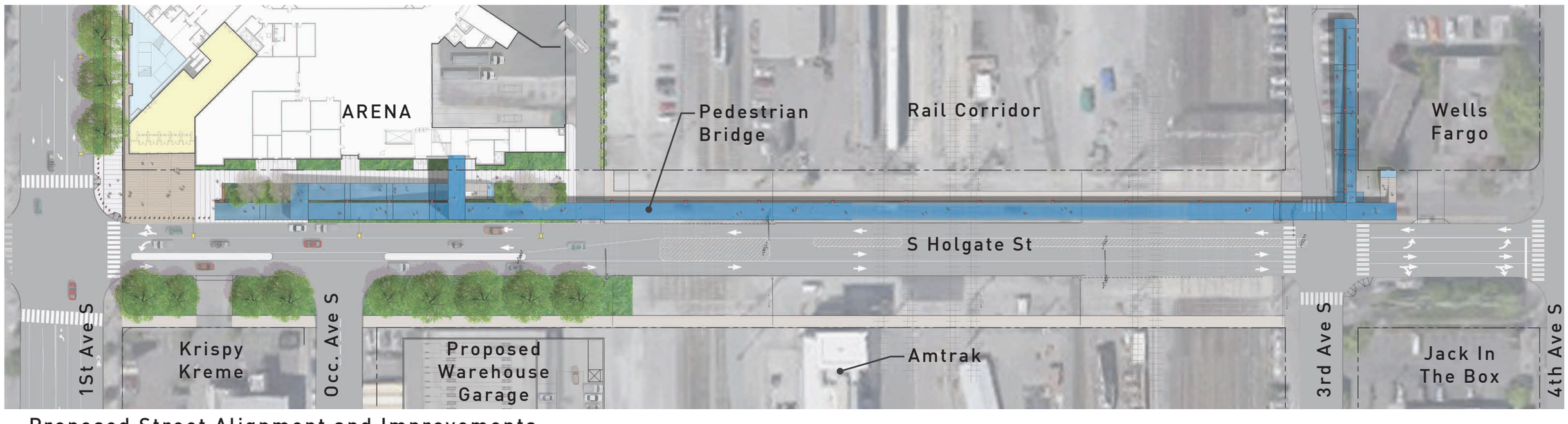
4 South Holgate St ROW Improvements & Pedestrian Bridge



Existing Condition



Proposed Street Alignment and Improvements

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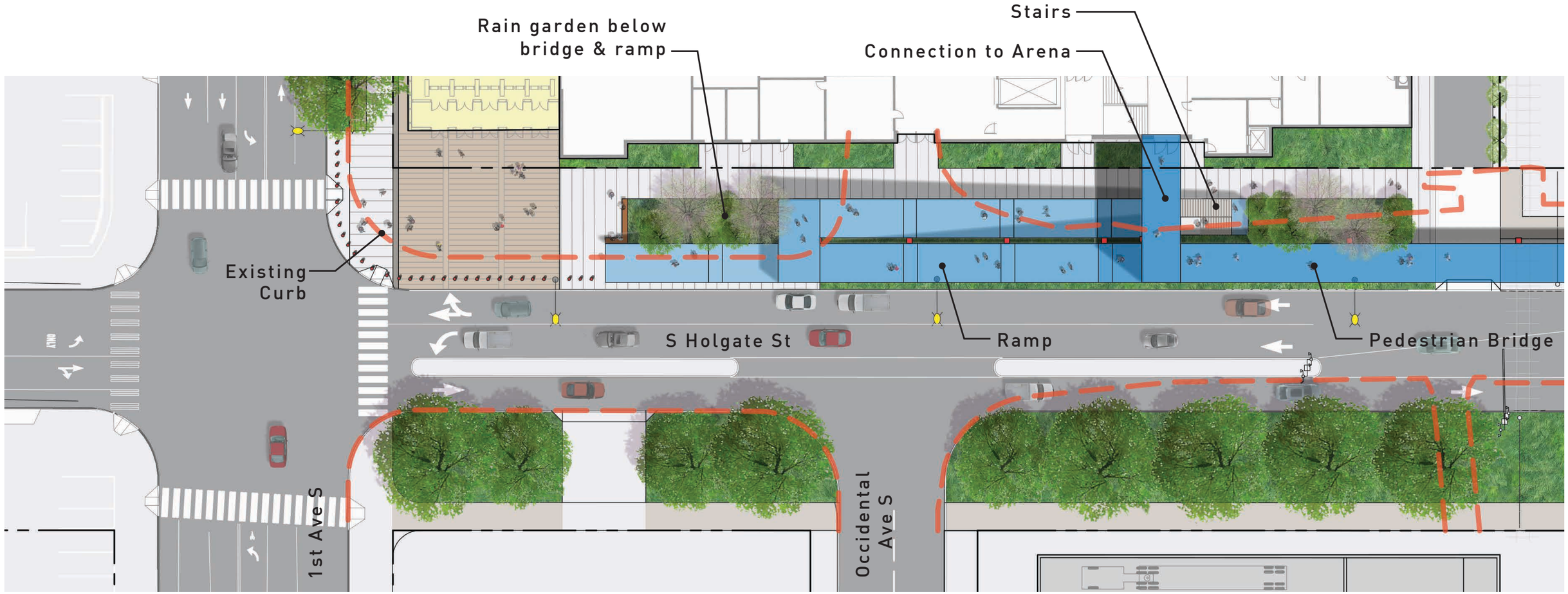
4 South Holgate St ROW Improvements & Pedestrian Bridge



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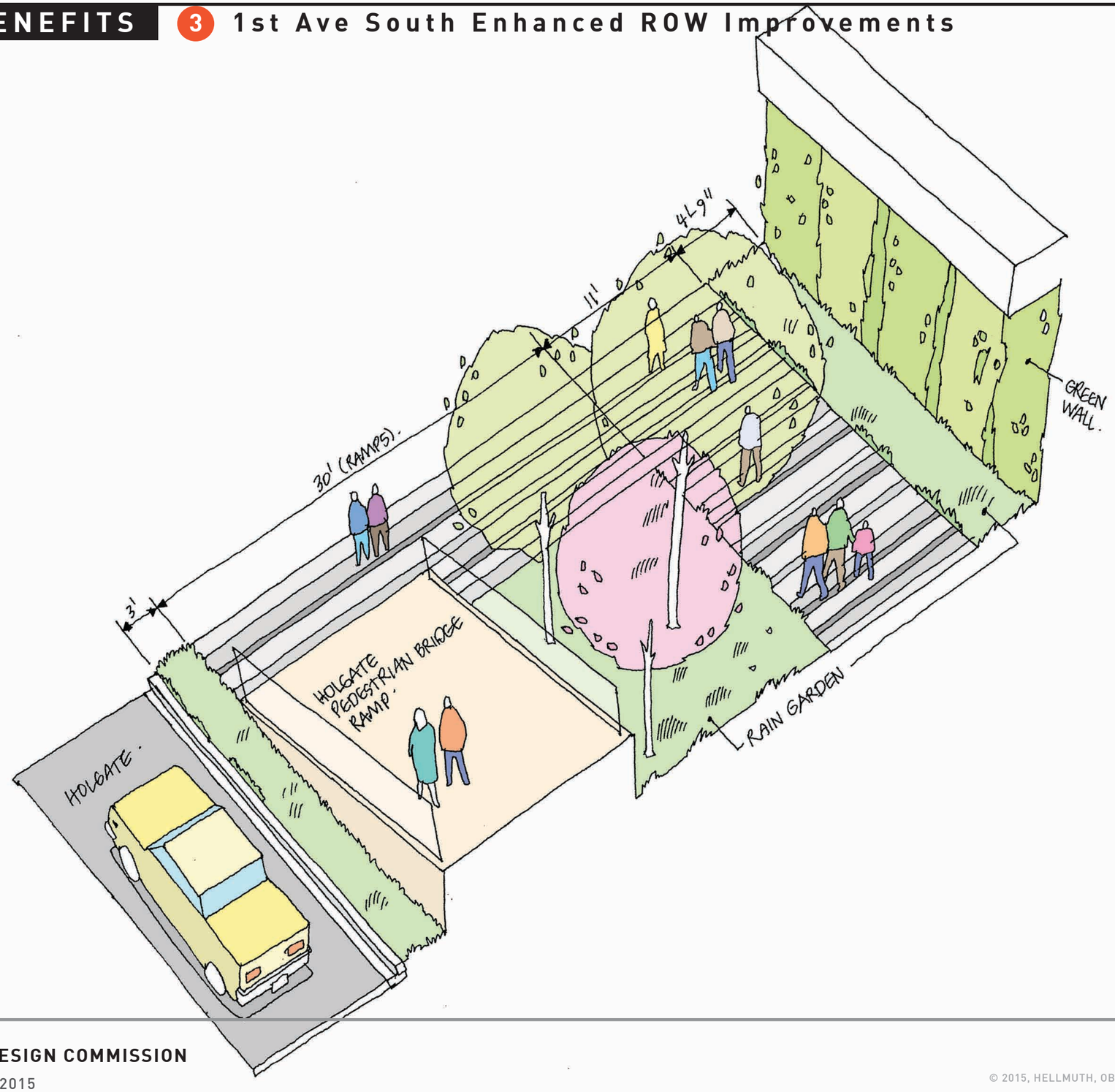
3 1st Ave South Enhanced ROW Improvements



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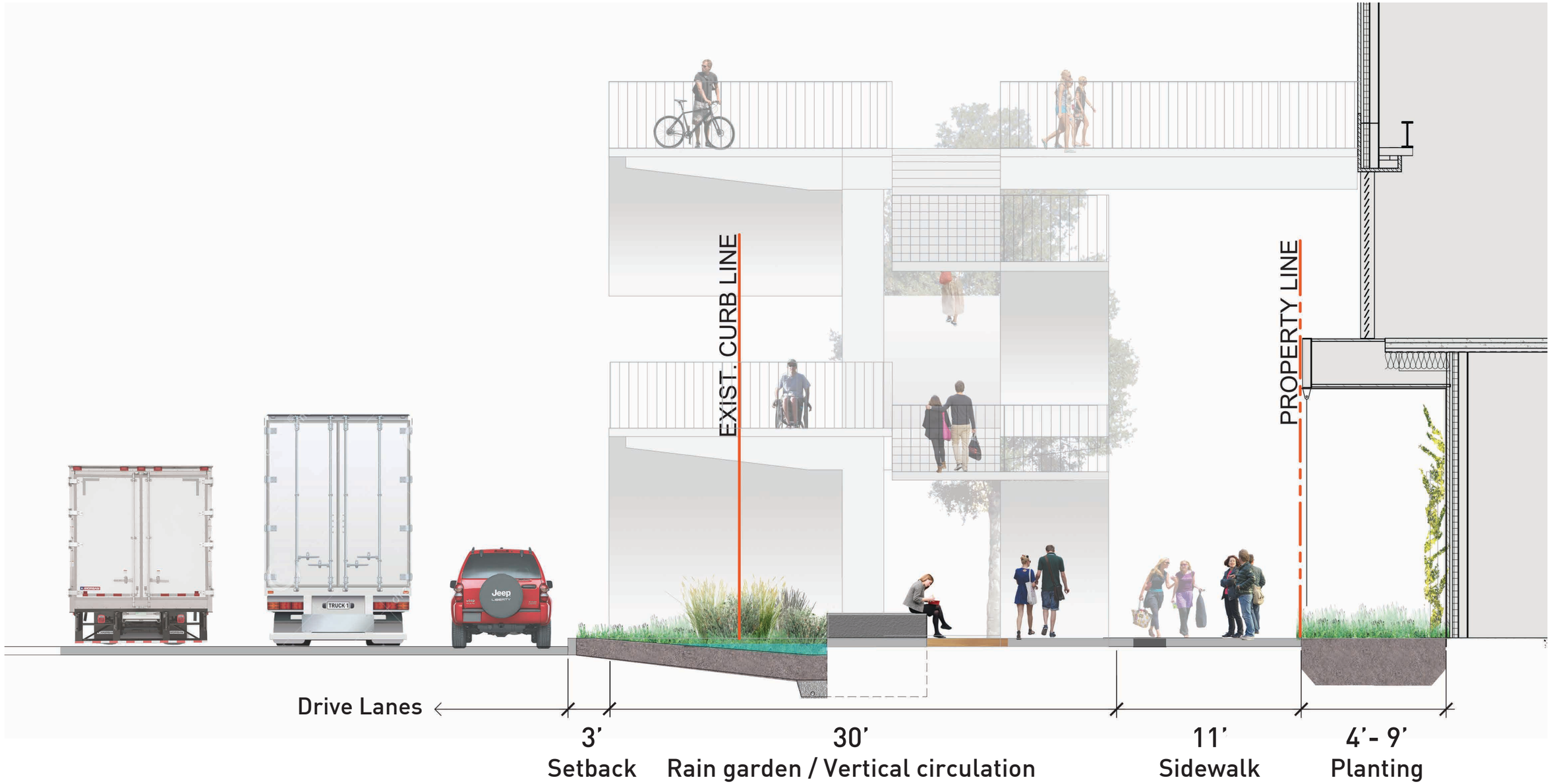
4 South Holgate St ROW Improvements & Pedestrian Bridge



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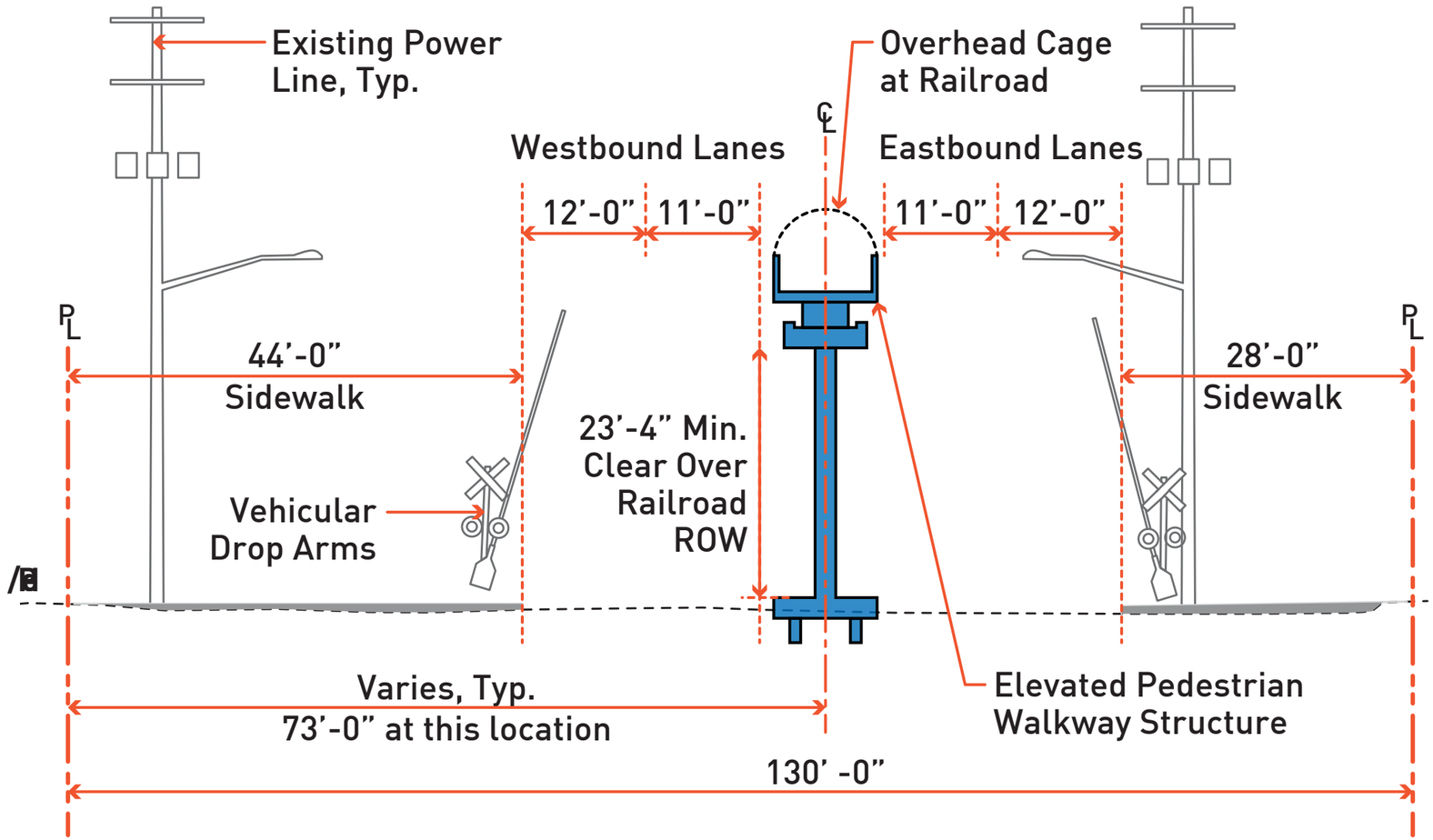
PERFORMANCE CRITERIA:

Use:	**24/7** public access
Access:	Direct access to Arena Ramp & Stairs
Type:	Steel truss
Railing:	54" Height & Cage at RR
Width:	14 feet
Length:	700+ feet
Span:	190 feet to 250 feet
Capacity:	12,000 / hour (Empty Arena in 11 minutes) (EIS: 2,256 from east)
BNSF Req:	Overhead Cage at RR
	Piers 25' clear from tracks



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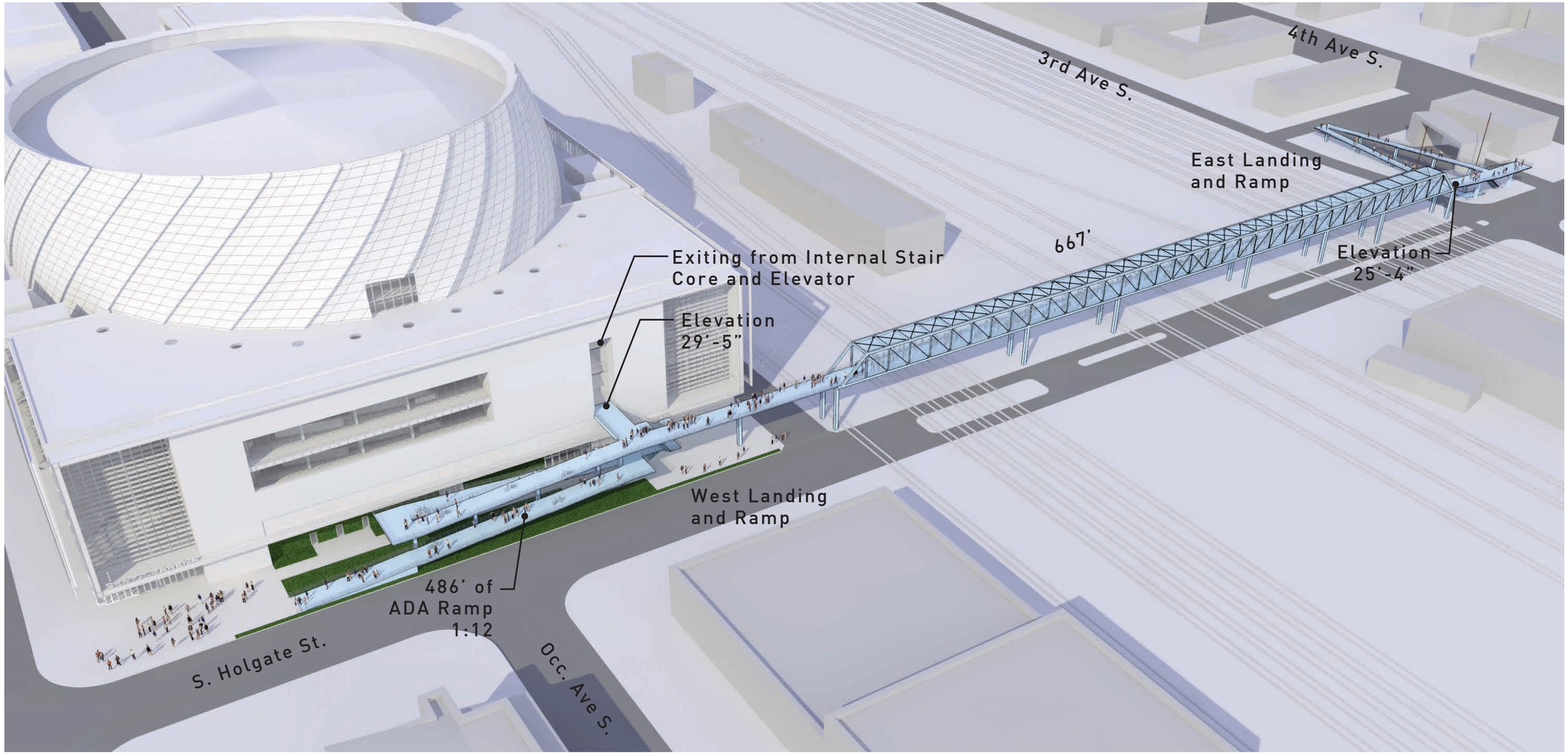

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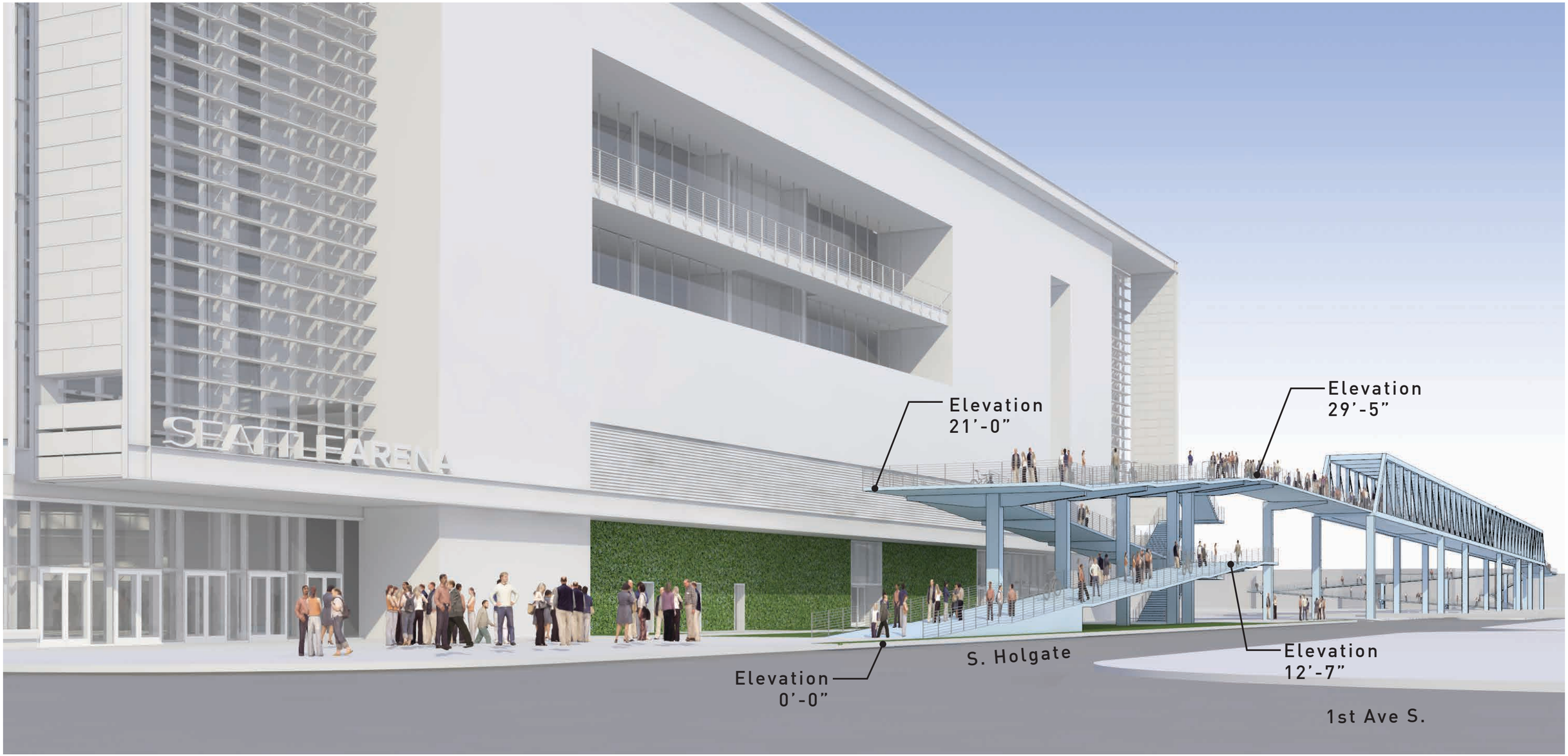

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4 South Holgate St ROW Improvements & Pedestrian Bridge

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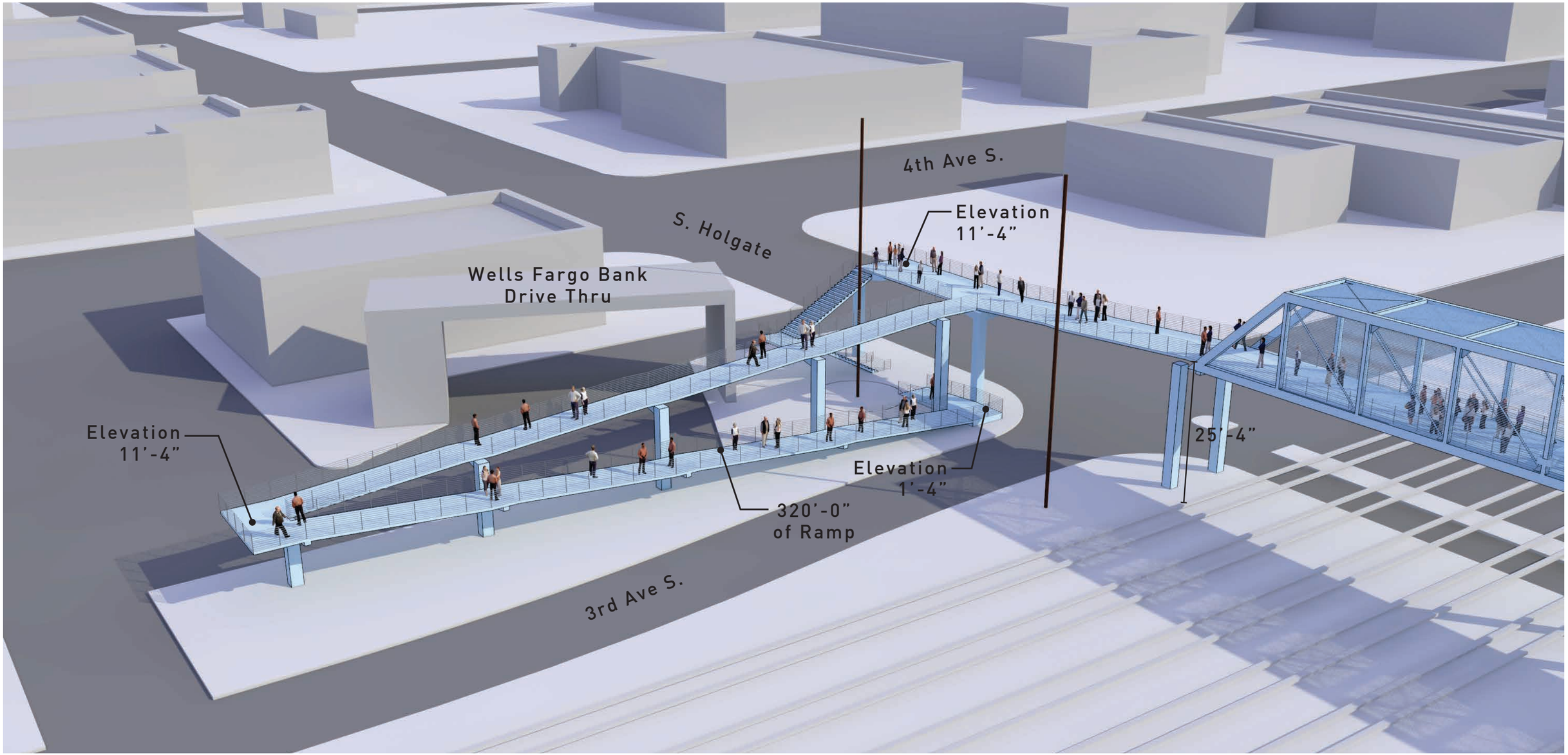

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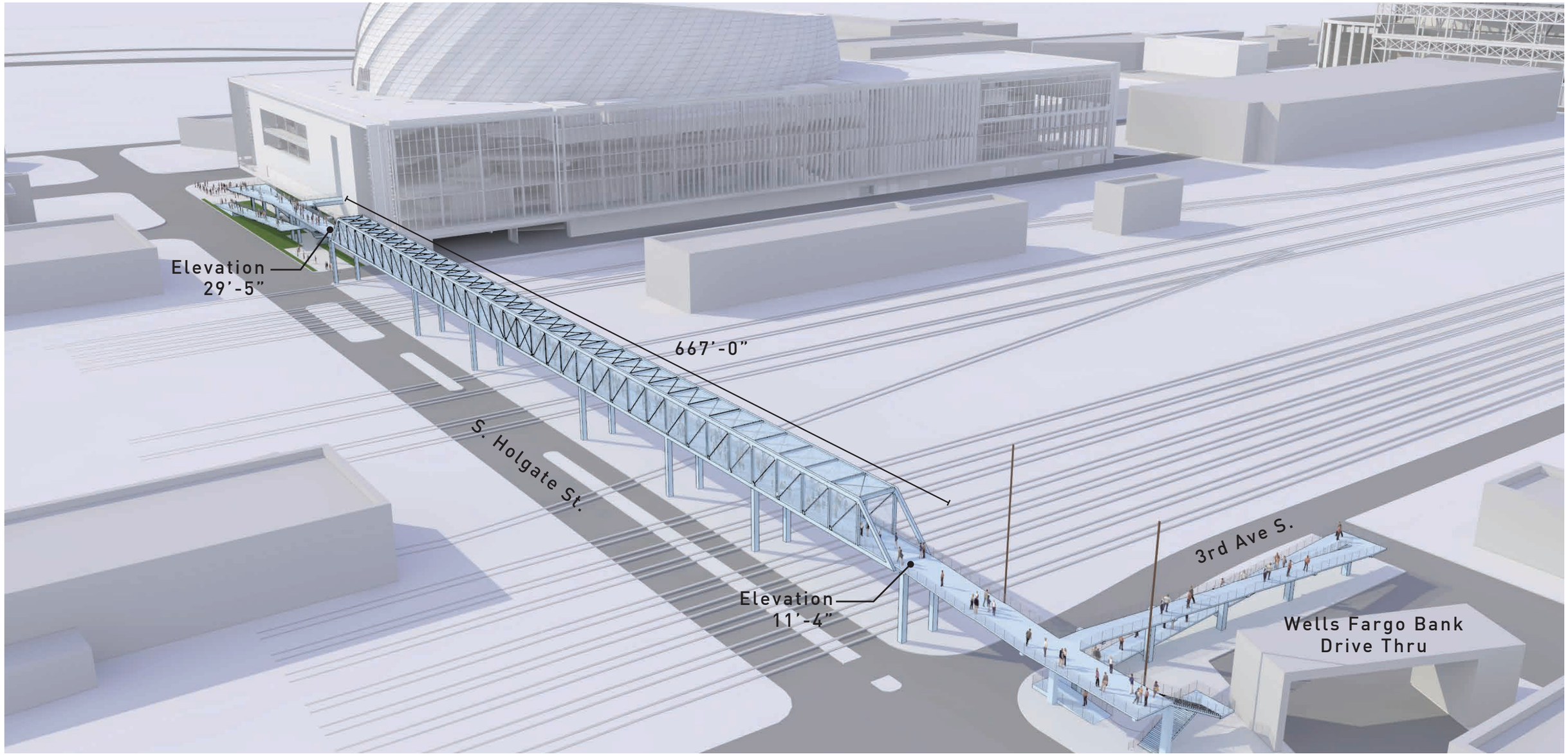

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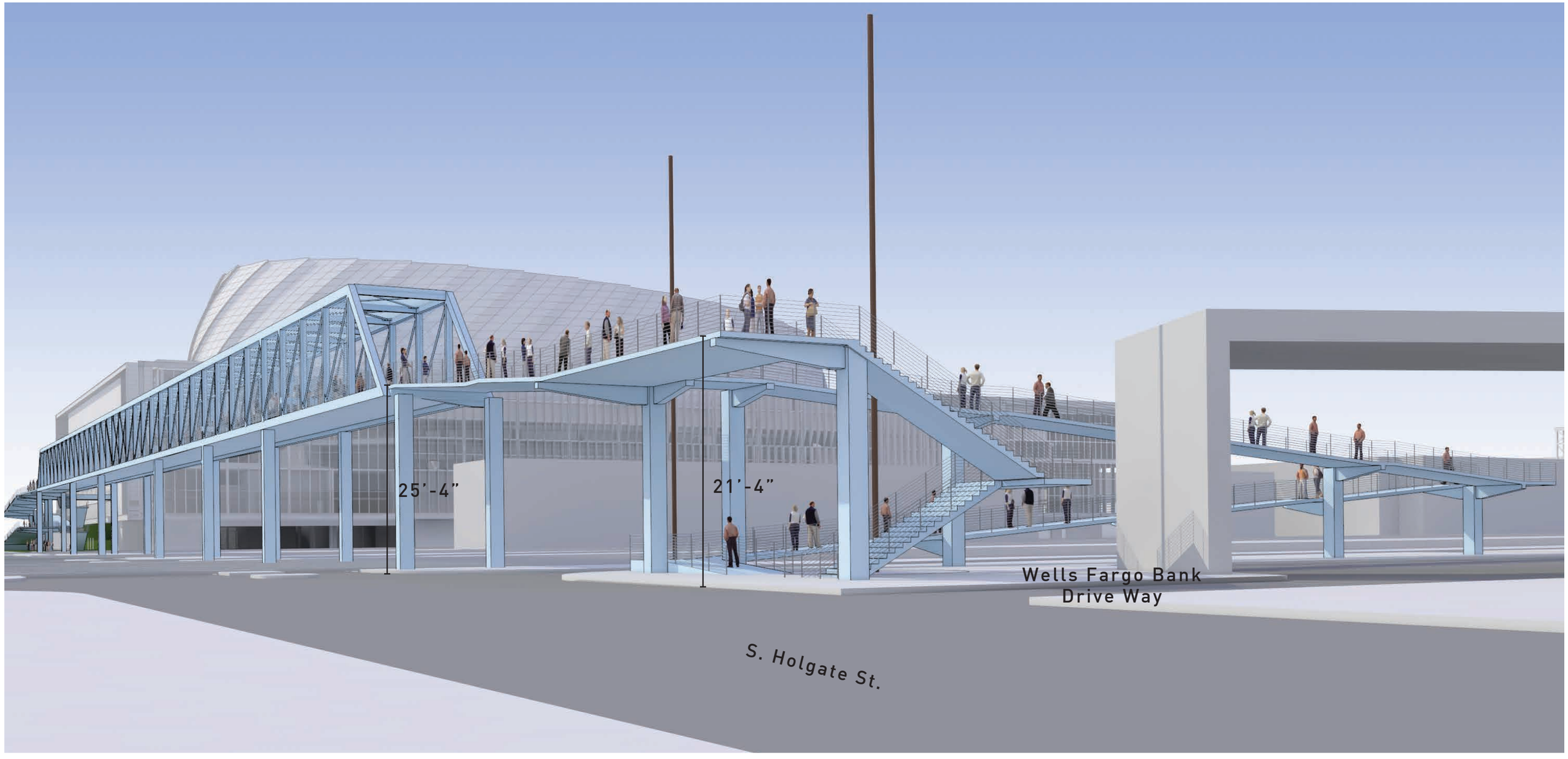

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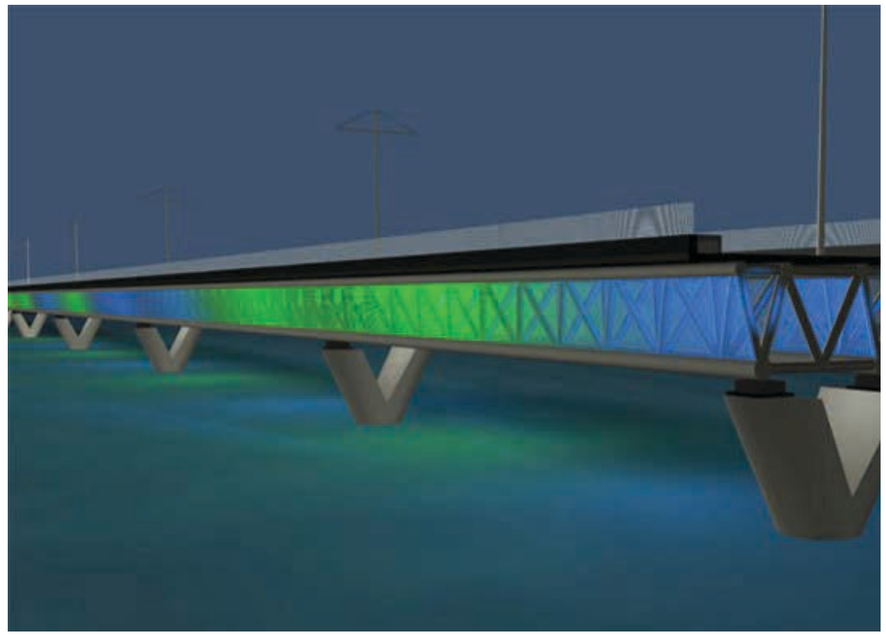

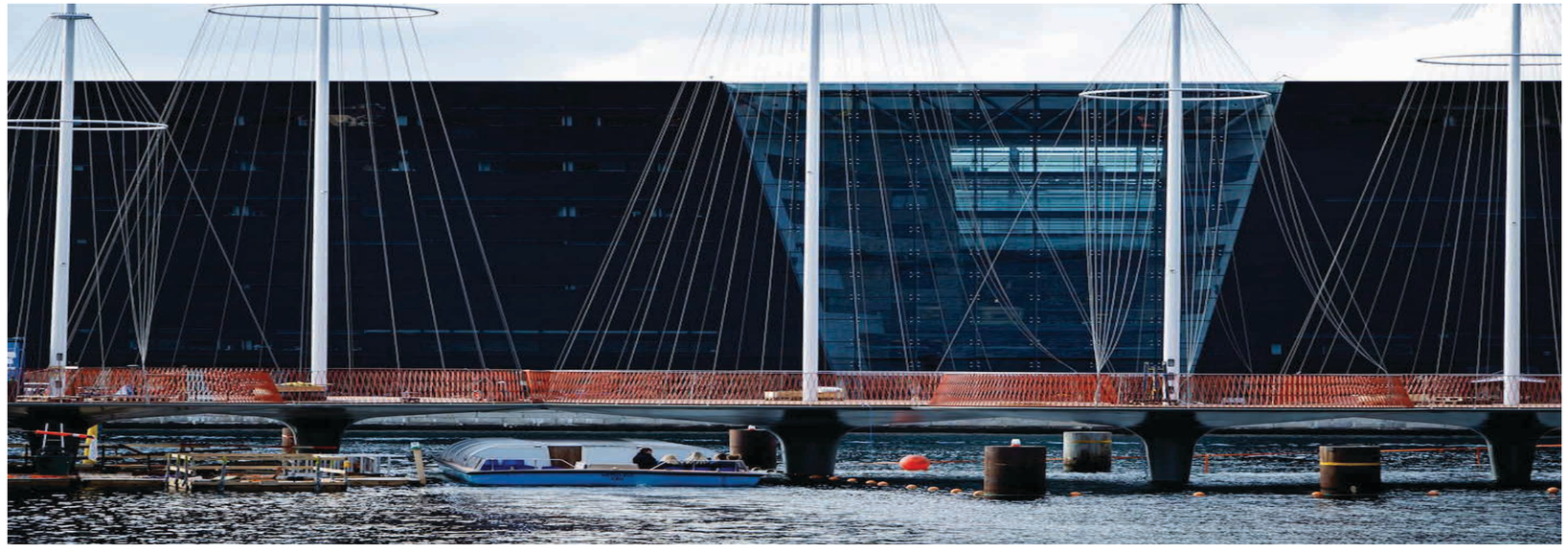

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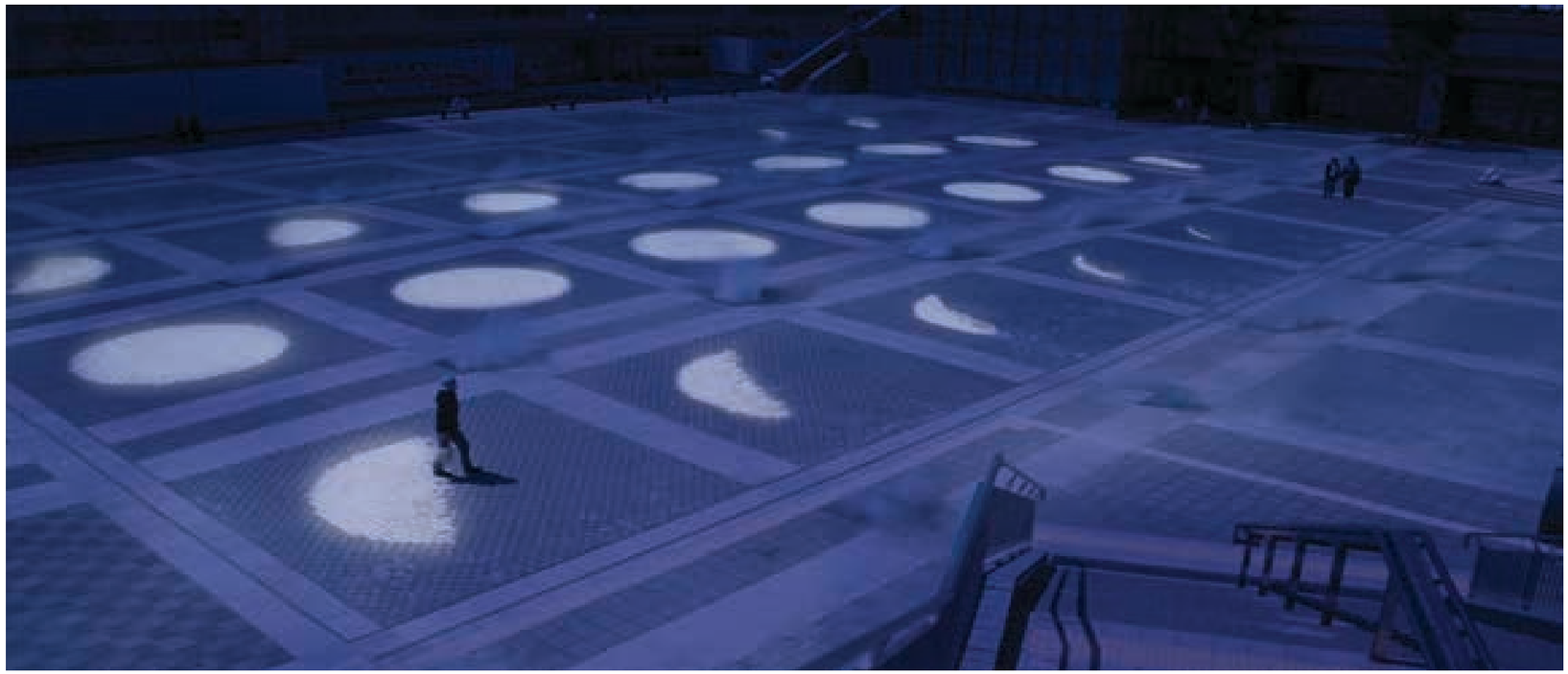
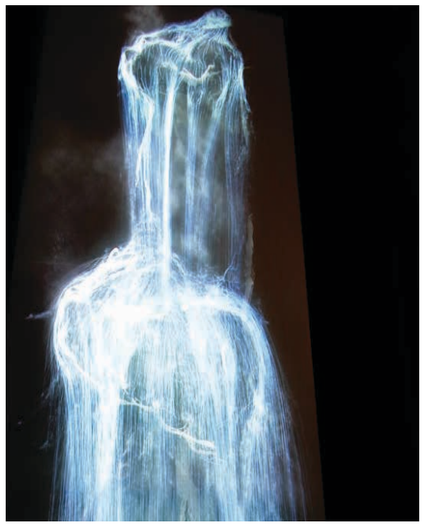
Proposed EIS Mitigation

None

Proposed Public Benefits

- Budget: 1% of construction budget
- Development of an Artist led Public Art Program
- Potential artwork elements include:
- Plaza anchor artwork
- Integrated permanent artworks (interior, façade, site elements
- Temporary artworks (projections, screen savers)
- Design excellence program (lighting, seating, bike racks, etc.)





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Permanent: Collaborative, integrated design

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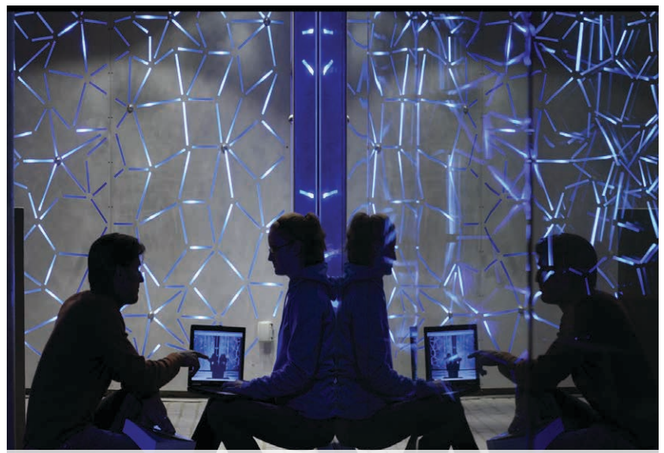
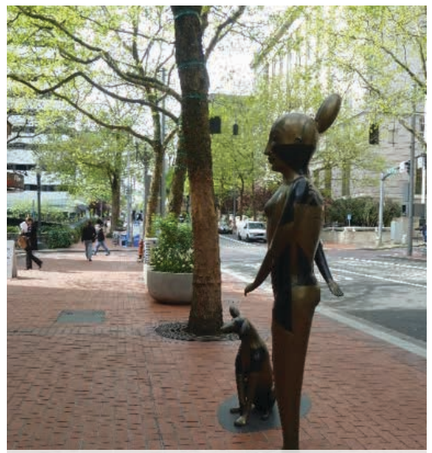


Permanent: Collaborative, integrated design

Temporary: Seasonal or event-based



Permanent: Discovery Artworks

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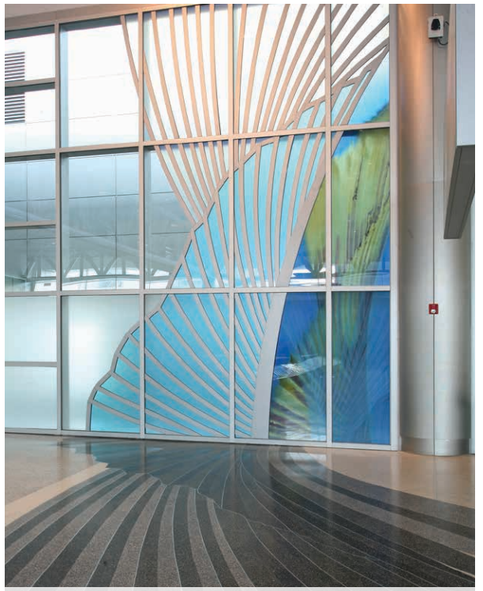
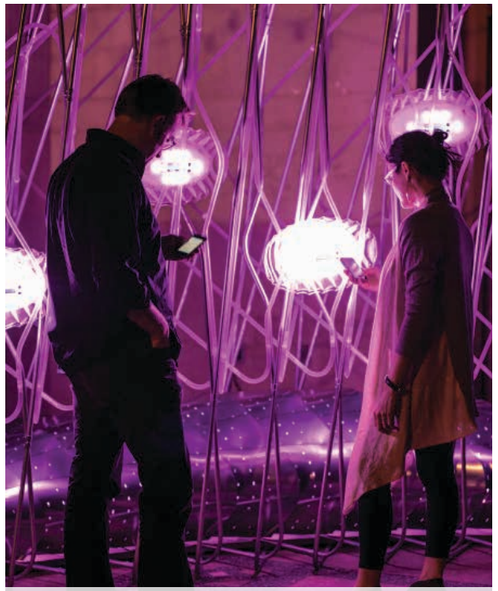
Temporary: Electronic projection/screen savers /events



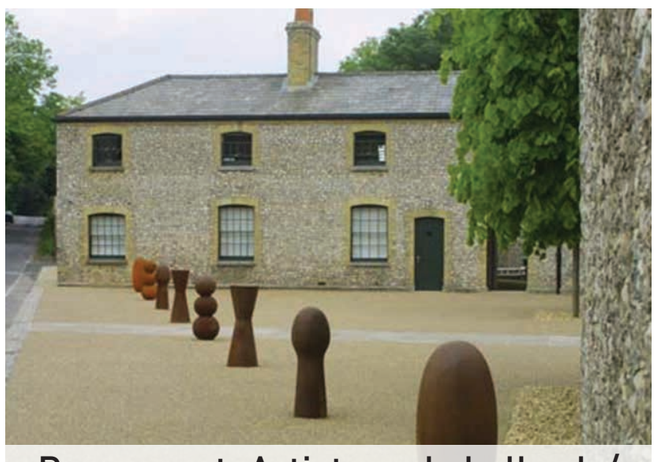
Permanent: Glass facade and/or Interior Floor



Temporary: Artist designed technology/sculpture

Permanent Interior/Lobby Artwork

Permanent: Anchor artwork



Permanent: Artist-made bollards/ street furniture

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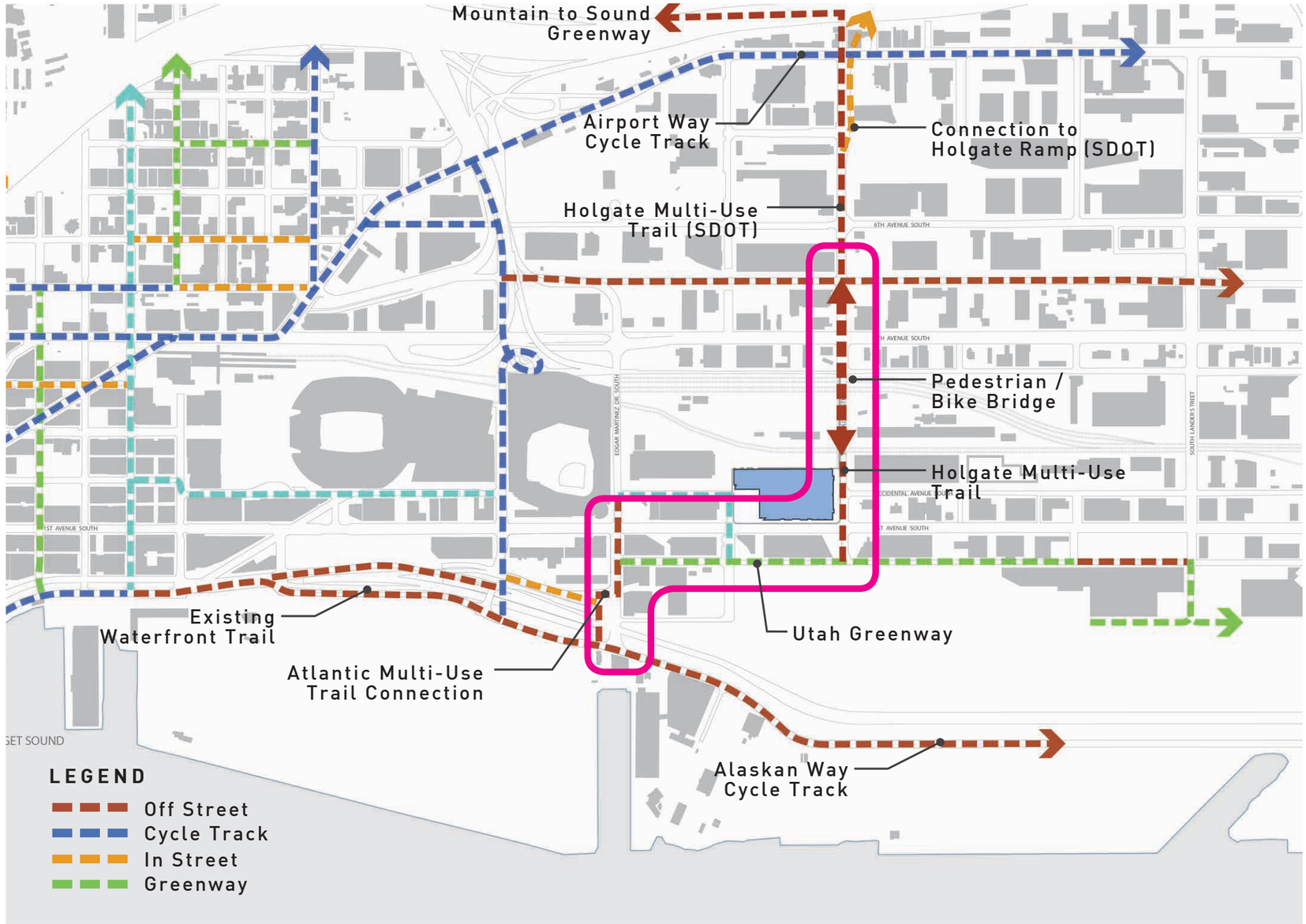
Proposed EIS Mitigation

None

Proposed Public Benefits

- Bike facilities from existing waterfront trail to Arena site and proposed Holgate pedestrian / bike bridge
- Combination of multi-use path, greenway and bike lanes
- Bike wayfinding signage (separate to Off Site Wayfinding signage)



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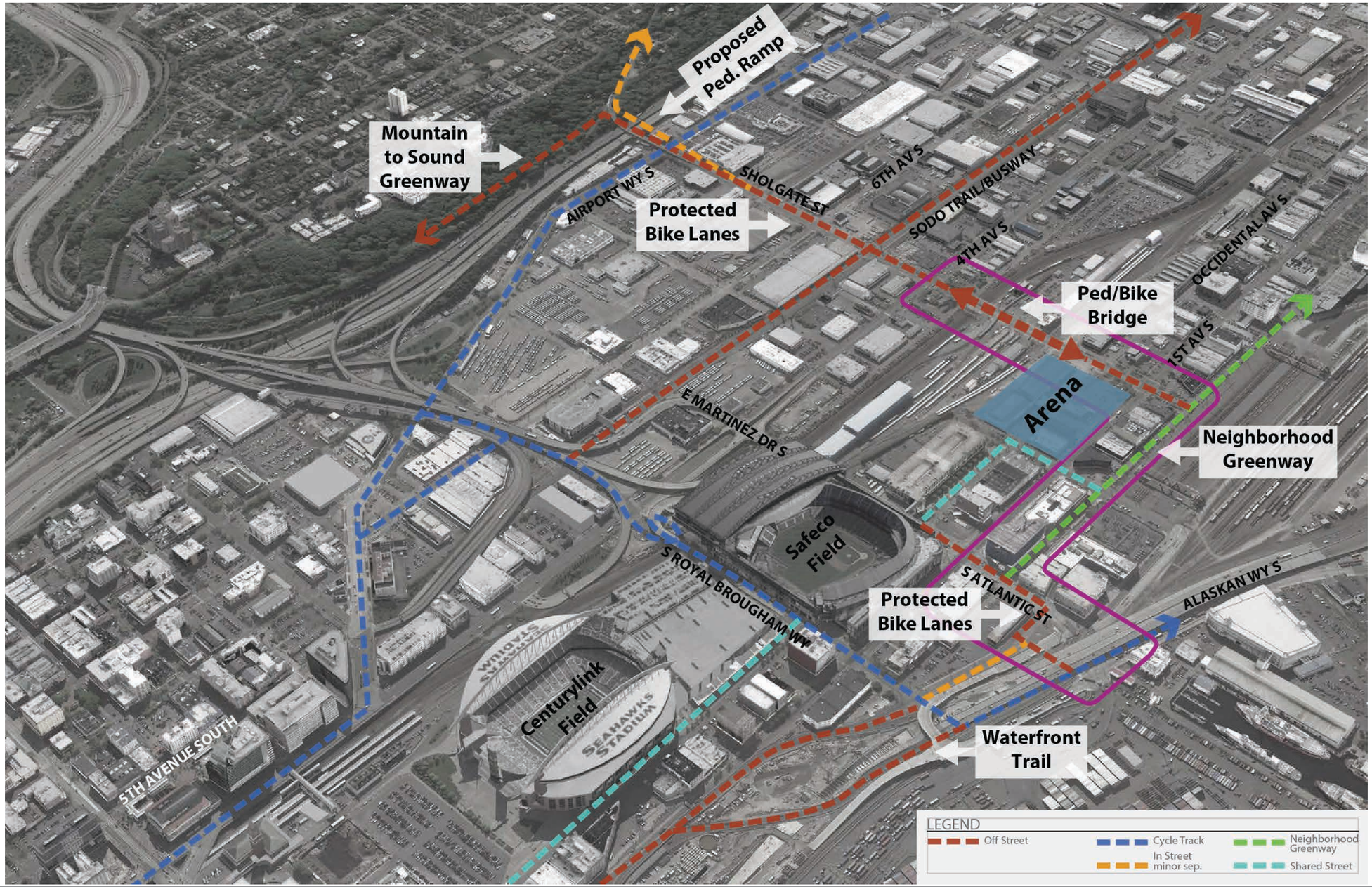

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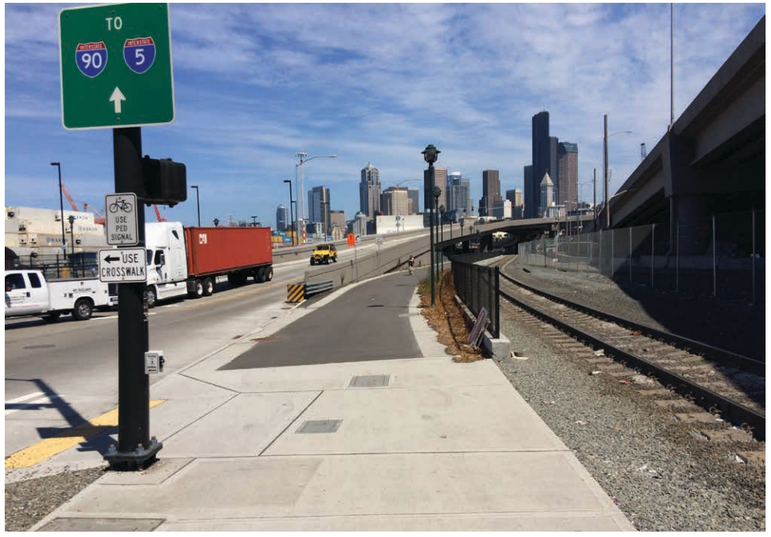
6 Bike Connections // Waterfront Trail Connection



Waterfront Trail

Beneath Alaskan Way Vidaduct

S Alantic St // Looking East at Safeco Field

Utah Ave S // Looking North

Utah Ave S // Looking South

S Massachusetts St // Looking East

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6 Bike Connections // Holgate

S Holgate St // at Occidental

S Holgate St // near 4th Ave S

S Holgate St // near Busway

S Holgate St // near 8th Ave S

S Holgate St // near Ramp

Mountain to Sound Greenway

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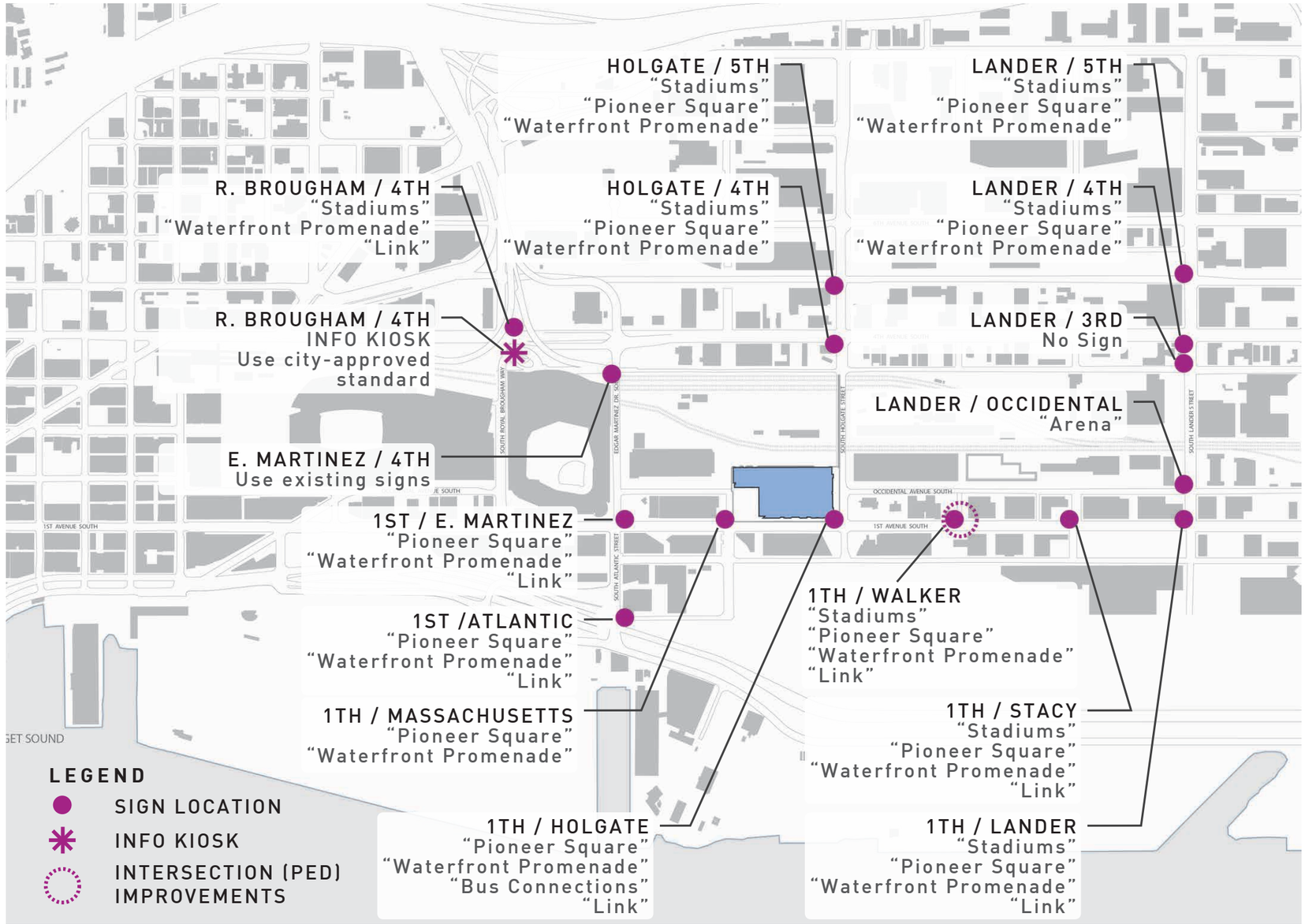
Porposed EIS Mitigation

None

Proposed Public Benefits

- 15+ wayfinding signage poles per SDOT standards.
- One Info Kiosk



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7 Off-site Wayfinding

SDOT Kiosk

Directory

Signage Mockup

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