



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Tom Nelson, Acting Chair

Osama Quotah, Vice Chair

Julie Parrett

Julie Bassuk

Seth Geiser

Laurel Kunkler

Shannon Loew

Martin Regge

Ellen Sollod

Debbie Harris

Valerie Kinast
Coordinator

Joan Nieman
Staff Assistant

**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349

FAX 206-233-7883

May 2, 2013

Convened 8:30 am

Adjourned 4:00 pm

Projects Reviewed

Center for Wooden Boats

Arena – Vacation Occidental Ave. S

Commissioners Present

Tom Nelson, Acting Chair

Osama Quotah, Vice Chair

Seth Geiser

Shannon Loew (excused from 8:30-10:45am)

Julie Parrett (excused from 12:30- 4:00pm)

Martin Regge

Ellen Sollod

Debbie Wick-Harris

Unconfirmed Commissioners Present

Bernie Alonzo

Commissioners Excused

Julie Bassuk

Laurel Kunkler

Staff Present

Valerie Kinast

Joan Nieman



1:30pm – 4:00pm

Project: Arena**Phase:** Urban Design Merit**Last Reviewed:** April 4, 2013 (UDM no action taken)**Presenters:** Anton Foss, 360 Architecture
Barbara Swift, Swift Company.**Attendees:**

Amy Lindemuth	Swift Company
Anton Foss	360 Architecture
Barbara Swift	Swift Company
Beverly Barnett	SDOT
Brett Earnest	Clark Construction
Brook Jacksha	Magnusson Klemencic
Bryan Stevens	DPD
Cale Doornbos	360 Architects
Calvin Chow	SDOT
Jack McCullough	McCullough Hill, PS
Melody McCutcheon	Hillis, Clark, Martin and Peterson, P.S.
Nathan Torgelson	FAS
Rollin Fatland	Chris Hansen Representative
Susan Ranf	Seattle Mariners
Tom Backer	Ballpark PFD
Tom Marseille	WSP Flack + Kurtz

Project Description

The petitioner is requesting the vacation of 23,531 sq ft of Occidental Ave. S. between S. Holgate and S. Massachusetts Streets in order to permit the future construction of an approximately 725,000 sq ft, 18,000 – 20,000 seat private spectator sports facility called the Seattle Arena.

S. Holgate St., S. Massachusetts St., 1st Ave. S., and the Burlington Northern Railroad tracks bound the land.

Summary of Discussion

The purpose of this meeting is to review the Urban Design Merit for the second time. At the last review on April 4th no action was taken. The consensus opinion from the Commissioners was the petitioner needed to provide “reactions to all the analysis”.

Commissioners needed more information on the following:

- Pedestrian connections and modal along edge of site
- Utility redundancy and safety
- Finwall
- Sustainability, building placement and integration
- Pedestrian level views
- What happens on edges and plaza on game and non-game days?

Presentation:

[http://www.seattle.gov/dpd/Planning/Design Commission/Project Review Meetings/Minutes/default.asp](http://www.seattle.gov/dpd/Planning/Design_Commission/Project_Review_Meetings/Minutes/default.asp)

Anton Foss, 360 Architects, reviewed *PowerPoint* presentation.

Summary of updates are elimination of the finwall and parapet, plaza pivoted more, larger overall, stairs shorter.

Agency comments:

Beverly Barnett, SDOT: Petition is in and being reviewed. Realignment of Massachusetts still under review.

Public comments:

Melody McCutchen, attorney for the Mariners: Traffic, in general, not addressed enough. Occidental Ave is essential for staging for Century Link and Mariners. Project must address access road and be conditional of approval. Strongly support realignment of Massachusetts. Vacation still shows closure of Occidental north of Mass. This will significantly affect Safeco Field operations. Will submit comments to SDOT.

Written comments: none

ACTION:

We will postpone the action until a greater level of information is achieved.

The Design Commission recommends the following:

- Assure reliability and redundancies with all transportation modes and utilities, especially along Holgate
- Create a dynamic urban canopy. Target more canopied areas that are deliberate and assure public use and assembly in private areas.
- Celebrate the character of the SW corner. Do not have Holgate look like back-of-house. Align design with Stadium District standards. Investigate future retail viability on non-game days.
- Investigate exemplary sustainability design and encourage sewer mining and out-of-the box thinking.
- A matrix approach to public benefits.