

# SEATTLE CENTER ARENA



SEATTLE DESIGN COMMISSION  
CONCEPT DESIGN PRESENTATION

18 Jan 2018







# 01

## GOALS AND FRAMEWORK



# RFP OBJECTIVES

- World class arena for music, entertainment and sports including WNBA, NBA and NHL
- Design and operate the arena to:
  - Enhance connections to uptown and adjoining neighborhoods
  - Integrate with and contribute vibrancy to Seattle Center
  - Align with Seattle Center master plan and Uptown UDF principles





# SEATTLE CENTER MASTER PLAN PRINCIPLES

- Enhance the mission - bring people together for communal, artistic, civic & cultural expression
- Provide for every age, background, heritage and culture, neighbors, and travelers
- Enliven the campus all hours of the day and days of the year
- Preserve the International Fountain and open space as the “heart”
- Honor the campus’ historic character while invigorating for the next generation of users
- Pedestrian friendly - legible pathways and connections into and through the campus
- Campus edges open to the community, inviting and festive
- Transportation planning must be central to any development





# UPTOWN | (UDF)

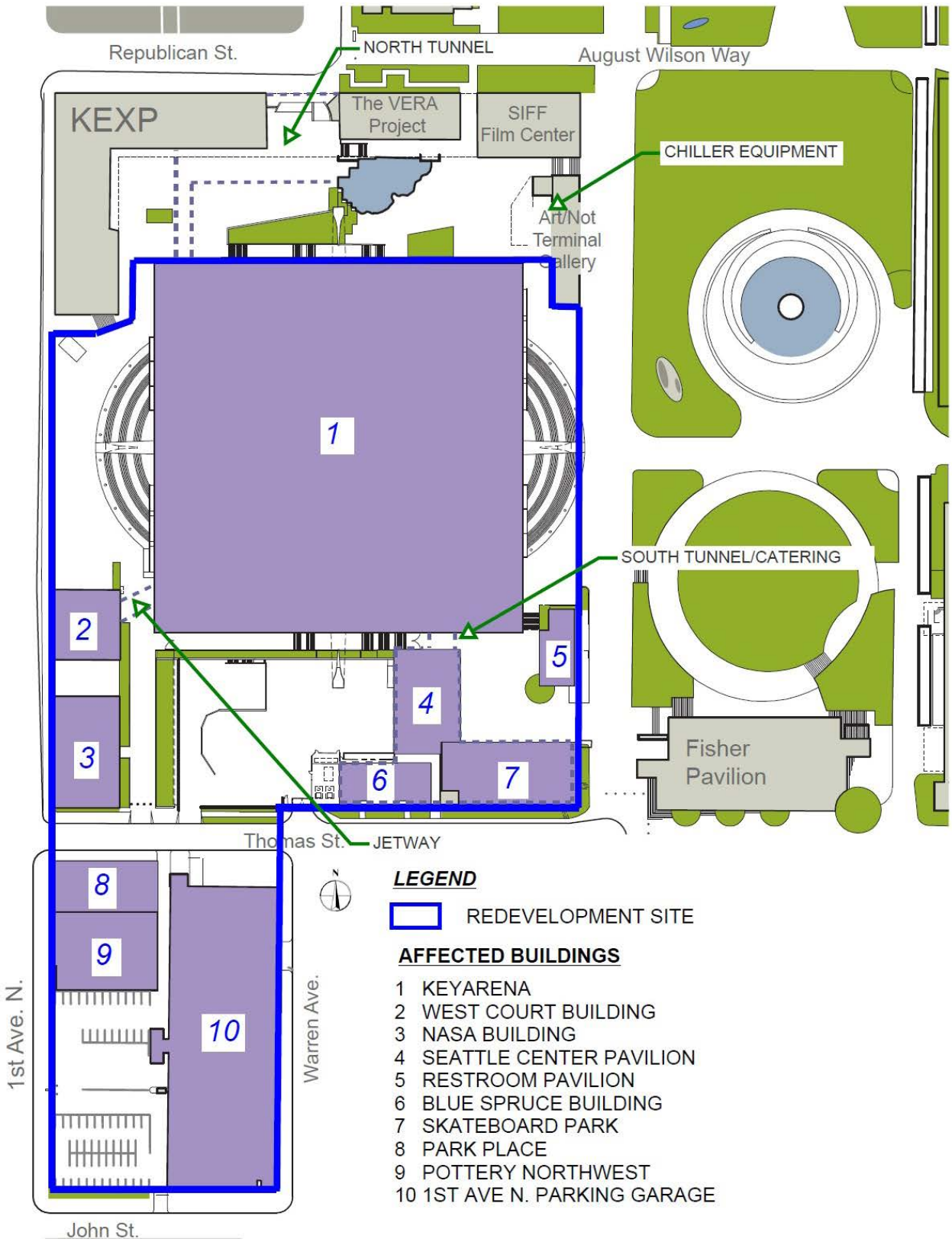
## MOVEMENT THROUGH PUBLIC REALM

- A growing urban center
- Encourages a diverse range of housing and affordability
- A regional hub connecting neighborhoods and major employers
- Values its history
- Celebrated Seattle Center as a vital part of the neighborhood
- Needs robust multi-modal transportation
- Open space; and
- Is an emerging Arts and Cultural District





# SEATTLE CENTER MASTER PLAN





# SKATEPARK RELOCATION





# DESIGN STATUS

- Conceptual designs have evolved since our November 30, 2017 meeting and will continue to evolve.
- We are preparing our schematic design presentation package and will be prepared to present that design level to both Landmarks Preservation Board and Seattle Design Commission in late February.
- Our designs here respond to key features that were identified in our November 30, 2017 meeting, but do not yet include:
  - Signage and wayfinding
  - Plaza programming





# DESIGN GOALS & OBJECTIVES

A LASTING AND POSITIVE LEGACY

**1 Be World-Class**  
by creating a Civic Arena to attract and present music, entertainment, and sports events; potentially including NHL, WNBA, and NBA events for Seattle and the region.

**3 Invite the Neighbors In**  
by designing the project and operations to enhance the connections to the surrounding neighborhoods.

**5 Level Up**  
by using design, construction, and operations to further the City's Race and Social Justice Initiative.



**2 Show Some Stamina**  
by providing a continuous, successful, and sustainable operation of the Arena without relying on City funds.

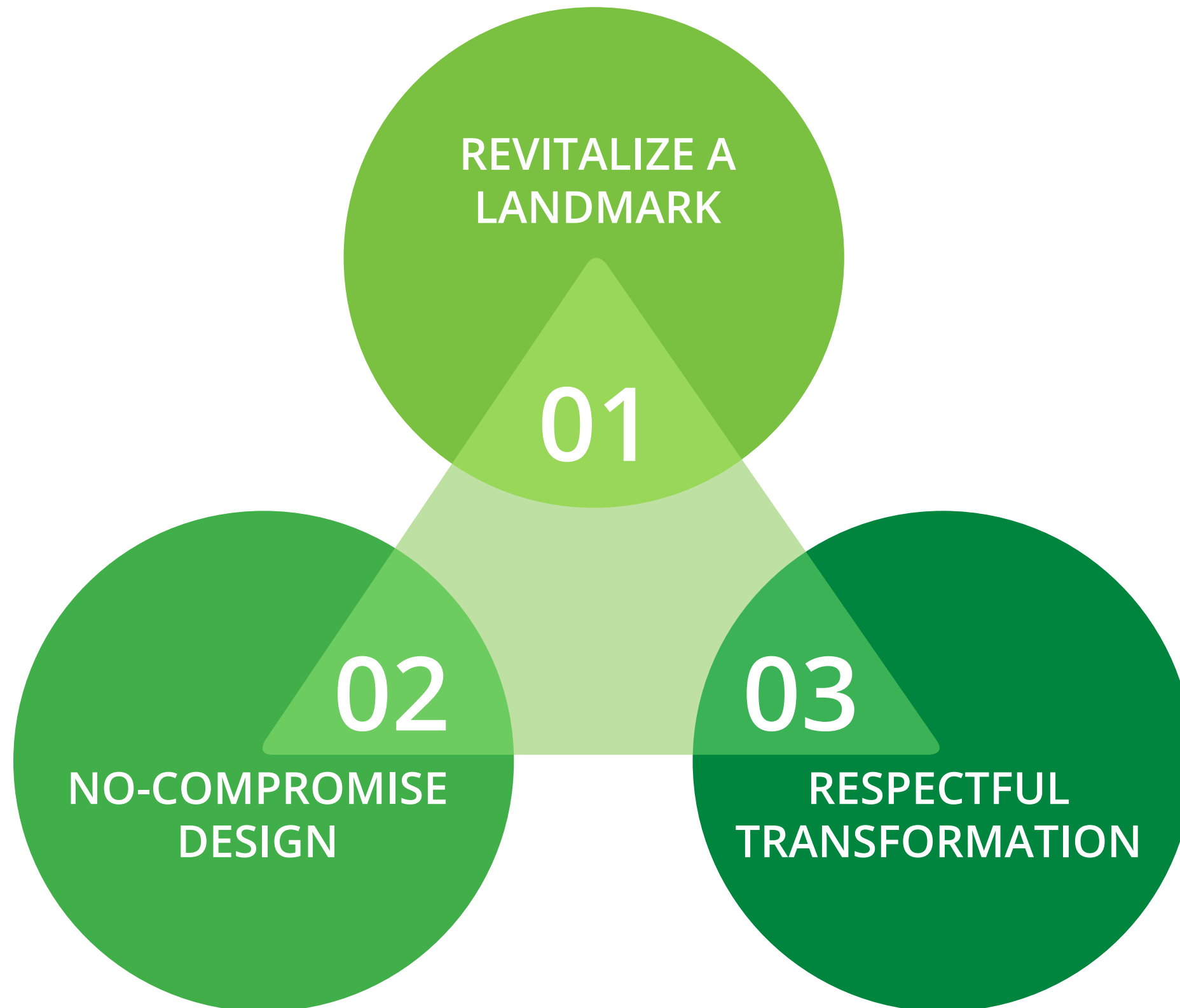
**4 Play a Role**  
in maintaining and increasing the vibrancy and relevancy of the Seattle Center.

**6 Keep It Moving**  
to mitigate the impacts of traffic from construction and from events.



# DESIGN FRAMEWORK

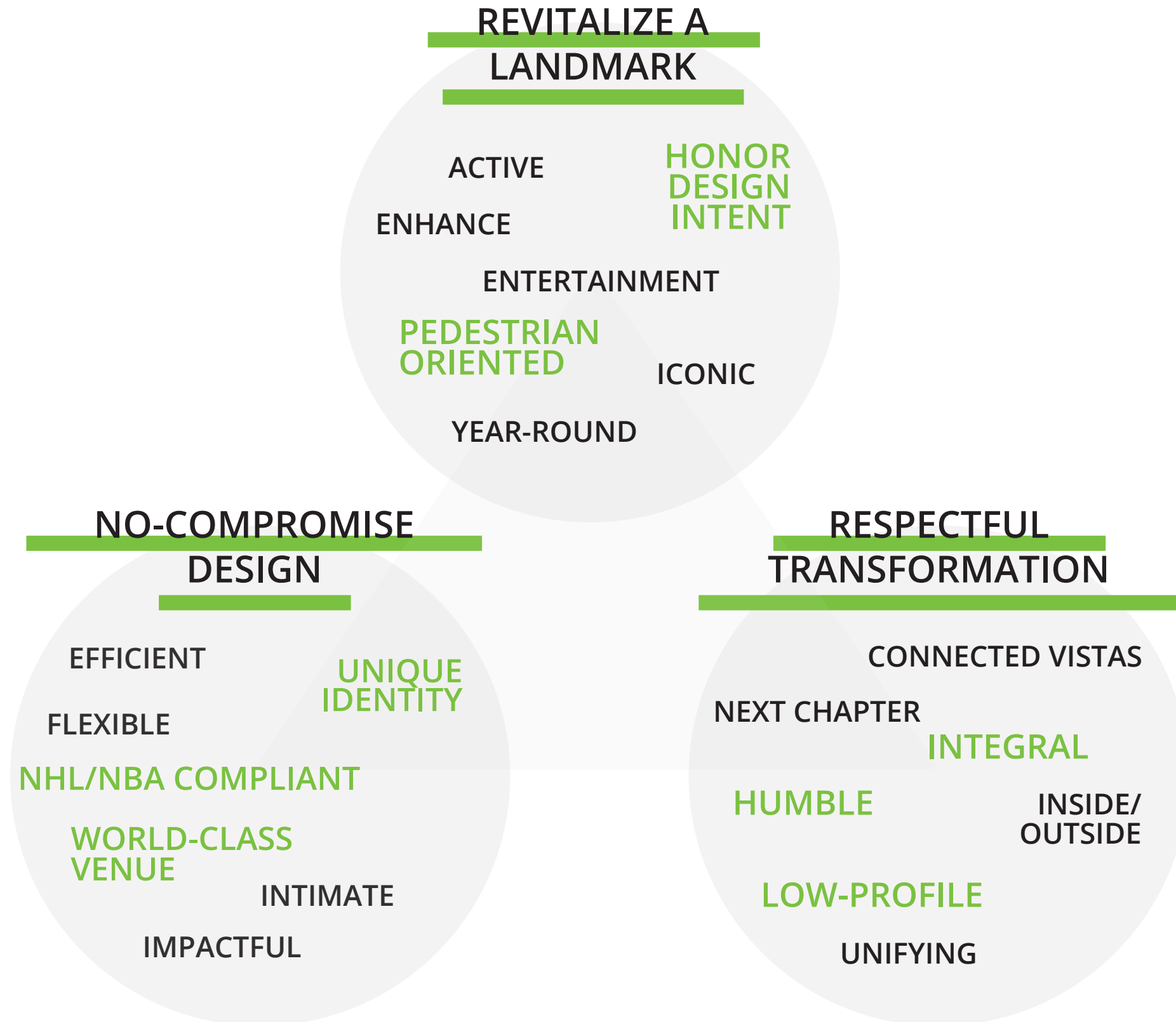
## GOALS & OBJECTIVES





# DESIGN FRAMEWORK

## GOALS & OBJECTIVES





# SUSTAINABILITY

## GOALS & OBJECTIVES

- Develop a building scope that meets a minimum LEEDv4 - NC certification threshold.
- Design a new arena with solutions that deliver inviting spaces, optimize site adaptation, and conserve water and energy resources.
- Achieve both OVG's and Seattle Center's sustainability program goals.
- An innovative yet historical design that leaves a positive environmental legacy for the local community and surrounding neighbors.
- Continued integration of solutions with strategies and approaches regarding site, water, energy, materials and Indoor Environmental Quality and innovation.
- Serve as a pioneer in testing the new higher green building standard, becoming the first arena, stadium, or large scale event venue to achieve LEEDv4 certification.







# 02

## HISTORY



# ROOTED IN SEATTLE

## DESIGN STORY





# HISTORIC PHOTO ANALYSIS



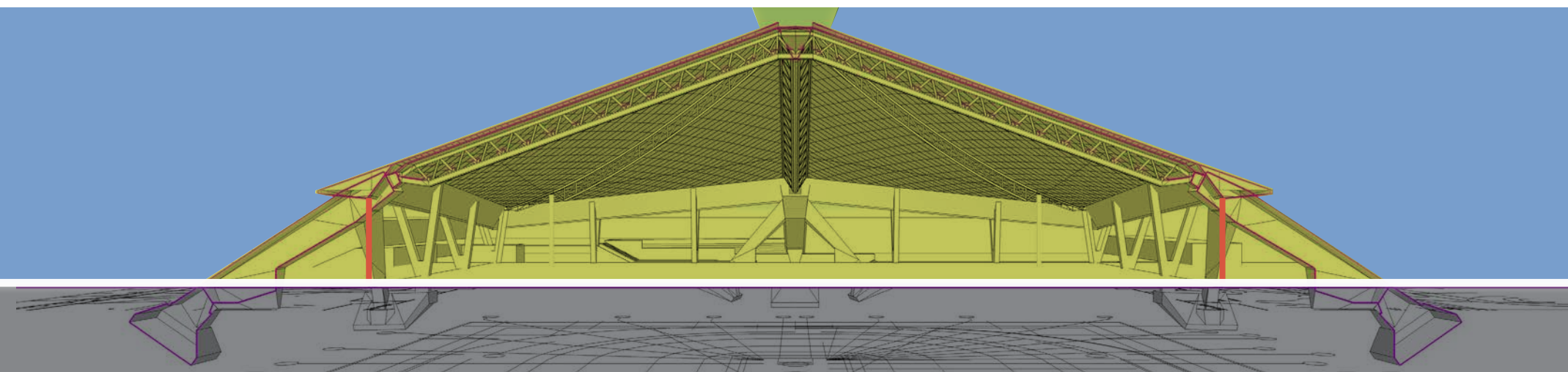


# ARENA EXPANSION

## EXPANSION TIME LINE

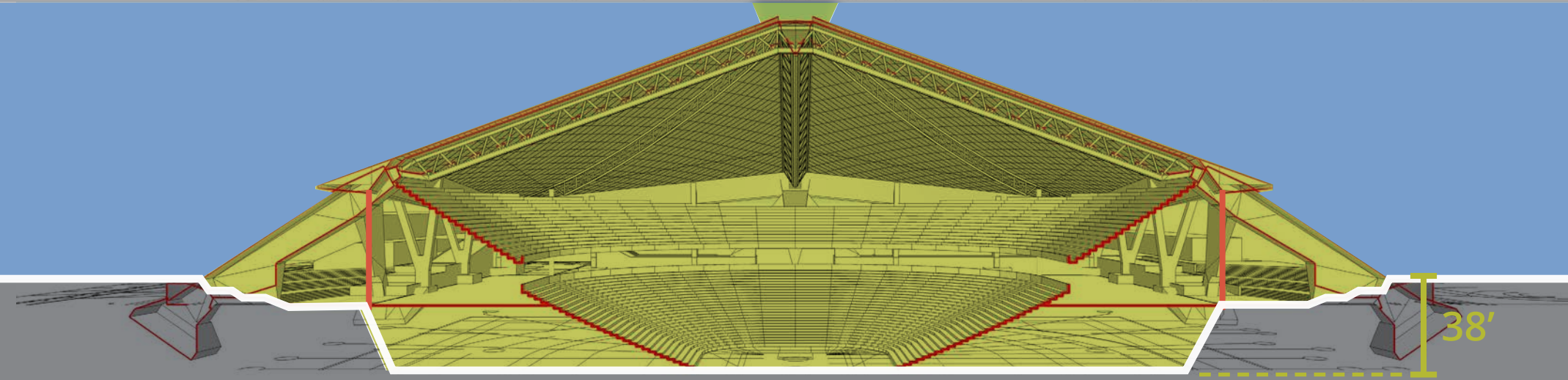
1962

PLAZA LEVEL



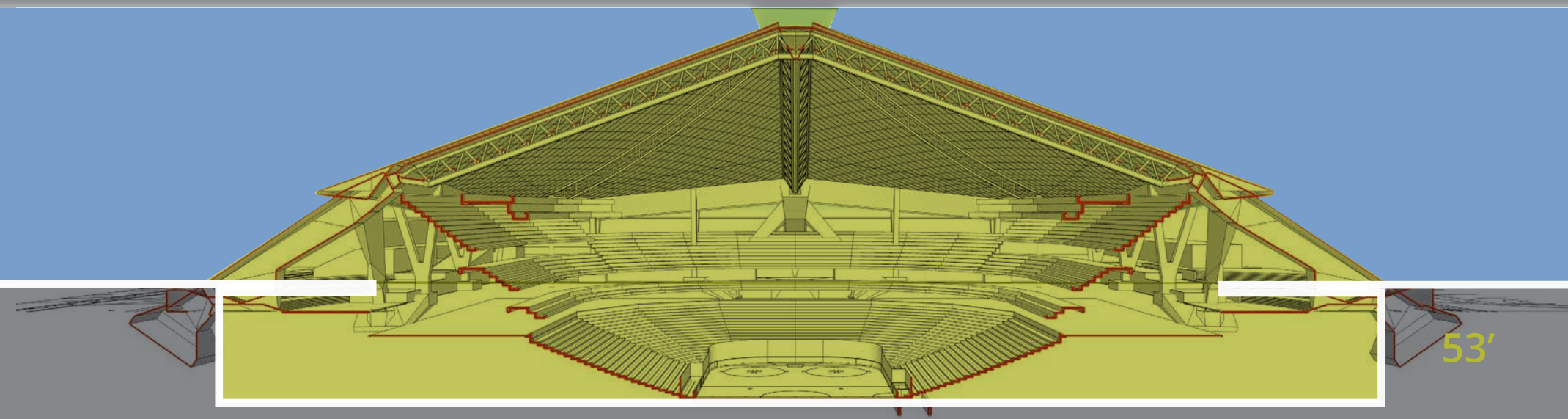
1995

PLAZA LEVEL



2020

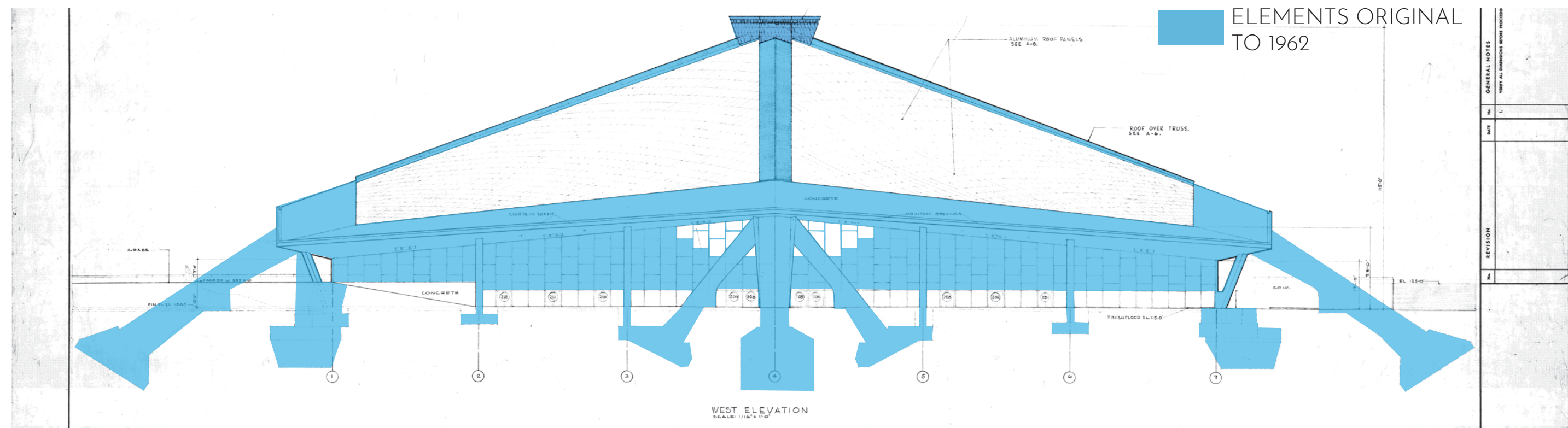
PLAZA LEVEL





# WEST ELEVATION

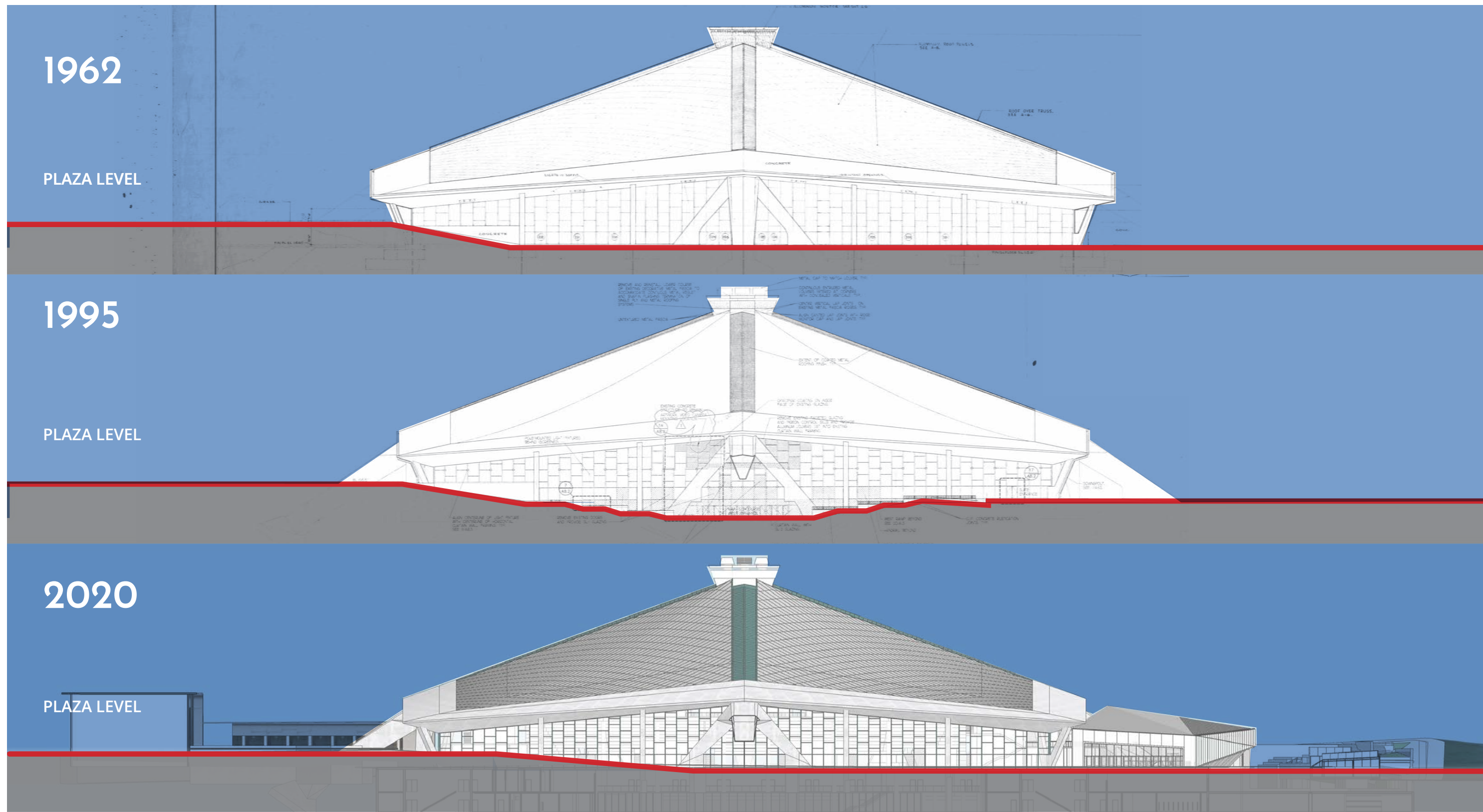
## HISTORICAL & CURRENT





# WEST ELEVATION

## ELEVATION TIME LINE



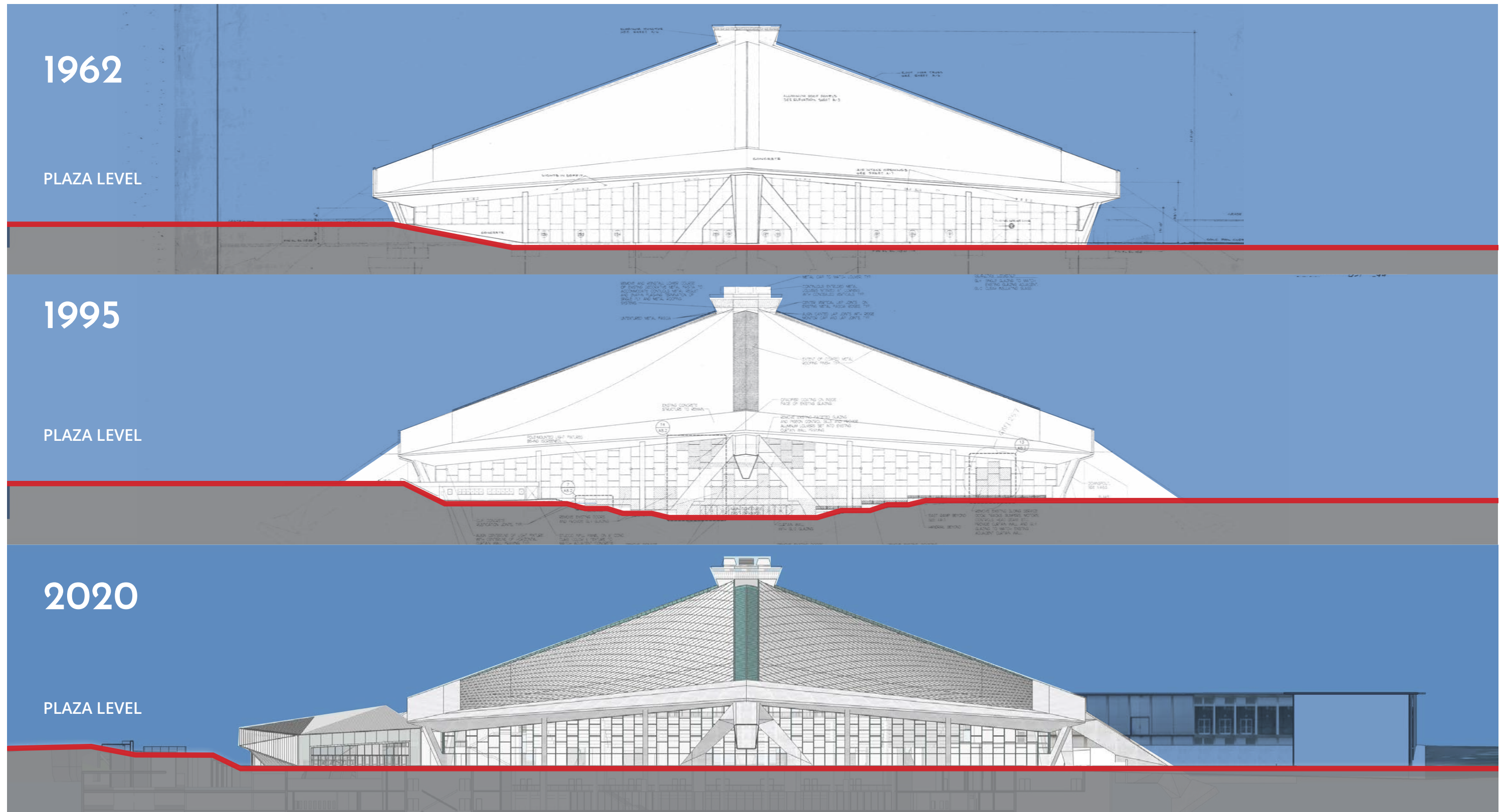






# EAST ELEVATION

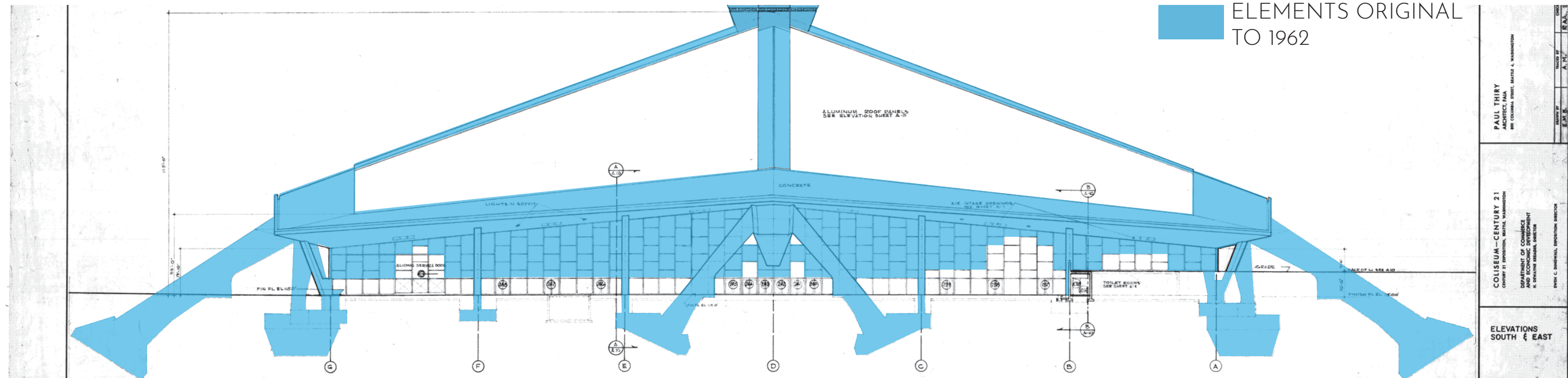
## ELEVATION TIME LINE





# SOUTH ELEVATION

## HISTORICAL & CURRENT



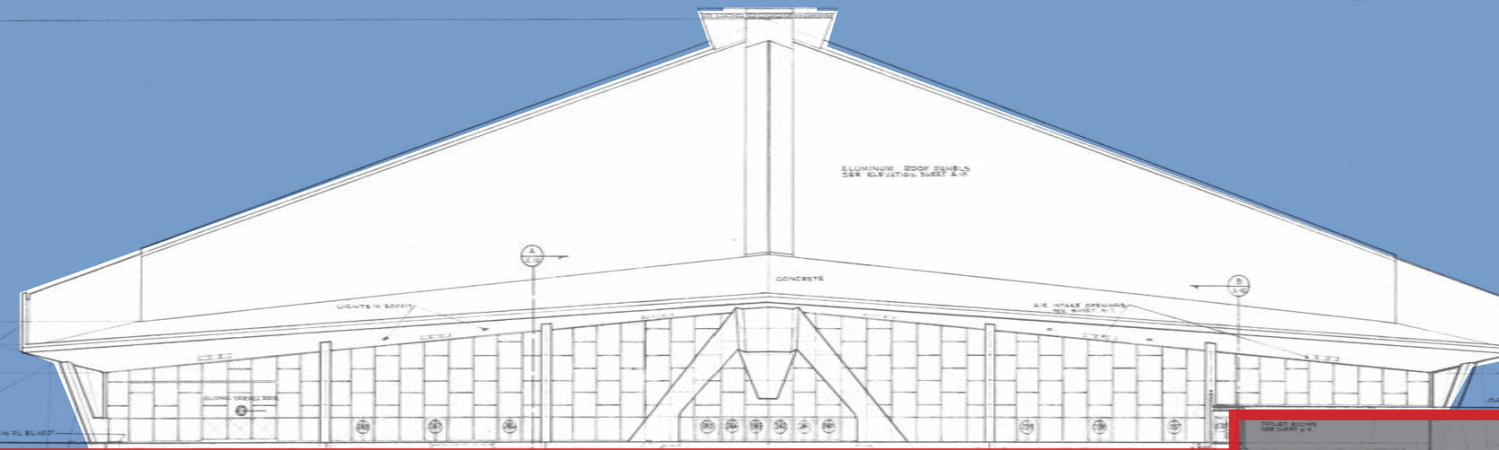


# SOUTH ELEVATION

## ELEVATION TIME LINE

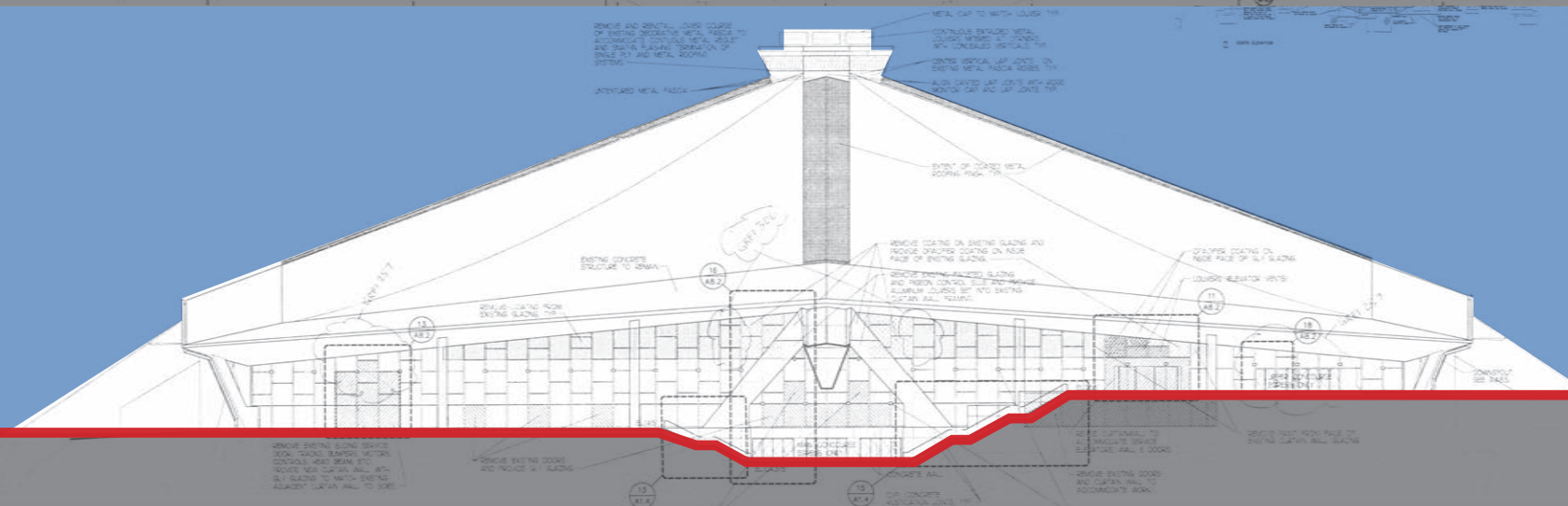
1962

PLAZA LEVEL



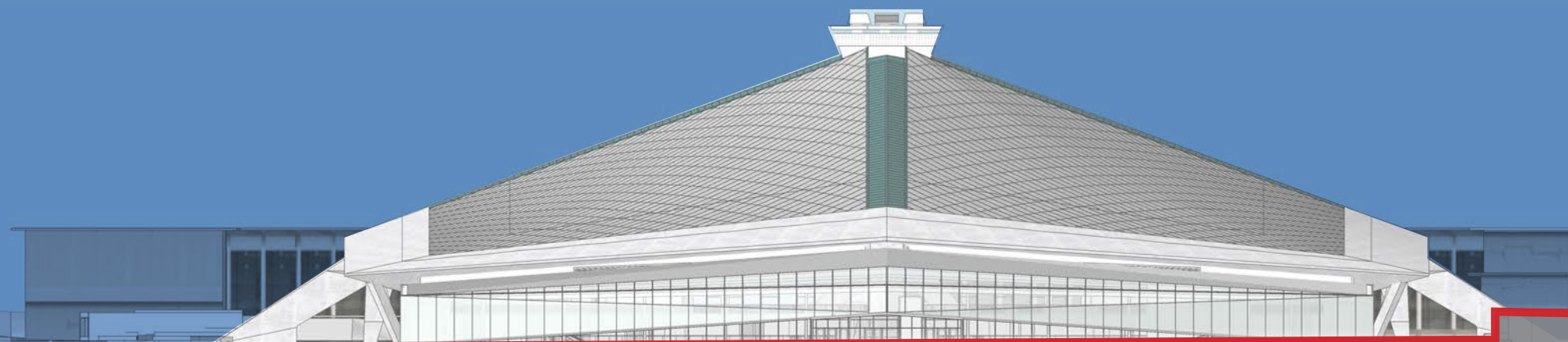
1995

PLAZA LEVEL



2020

PLAZA LEVEL



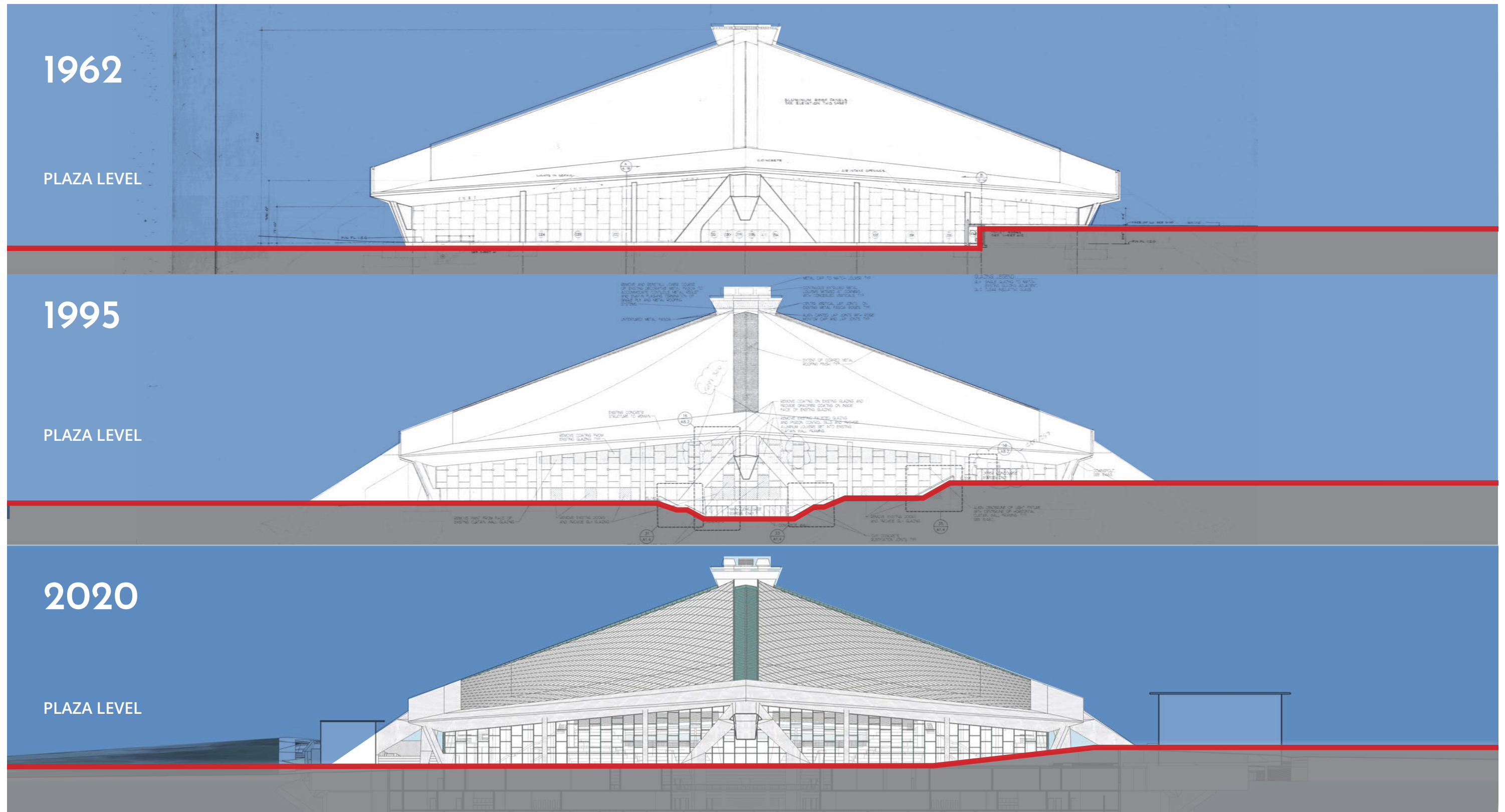






# NORTH ELEVATION

## ELEVATION TIME LINE







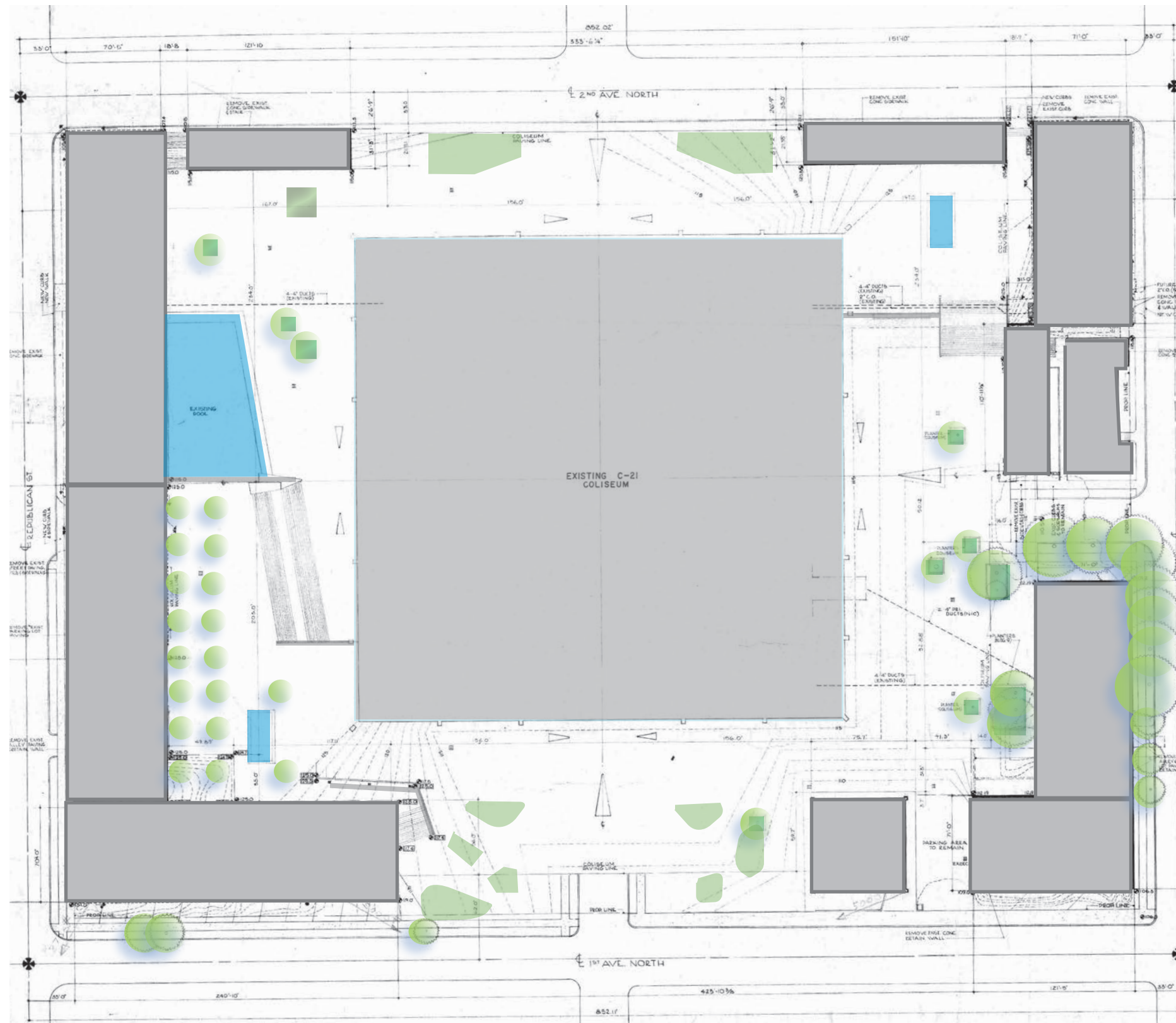
# 03

## EXISTING SITE CONTEXT



# HISTORIC SITE PLAN - 1962

## CENTURY 21 FAIR LAYOUT

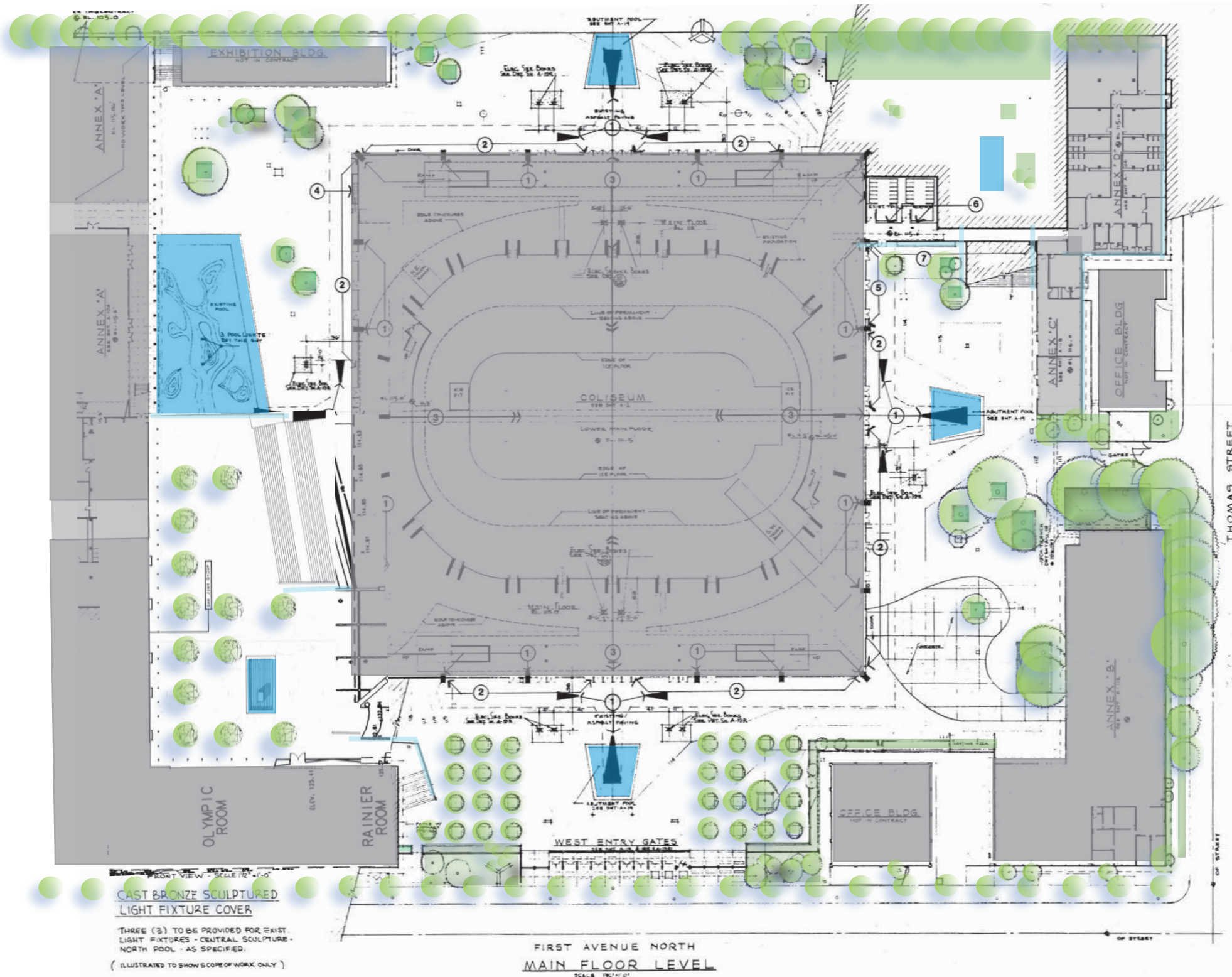


Source: C21 Coliseum & Perimeter Buildings; 1964 Landscape Site Development 12



# HISTORIC SITE PLAN - 1965

## POST - FAIR SEATTLE CENTER RENOVATION

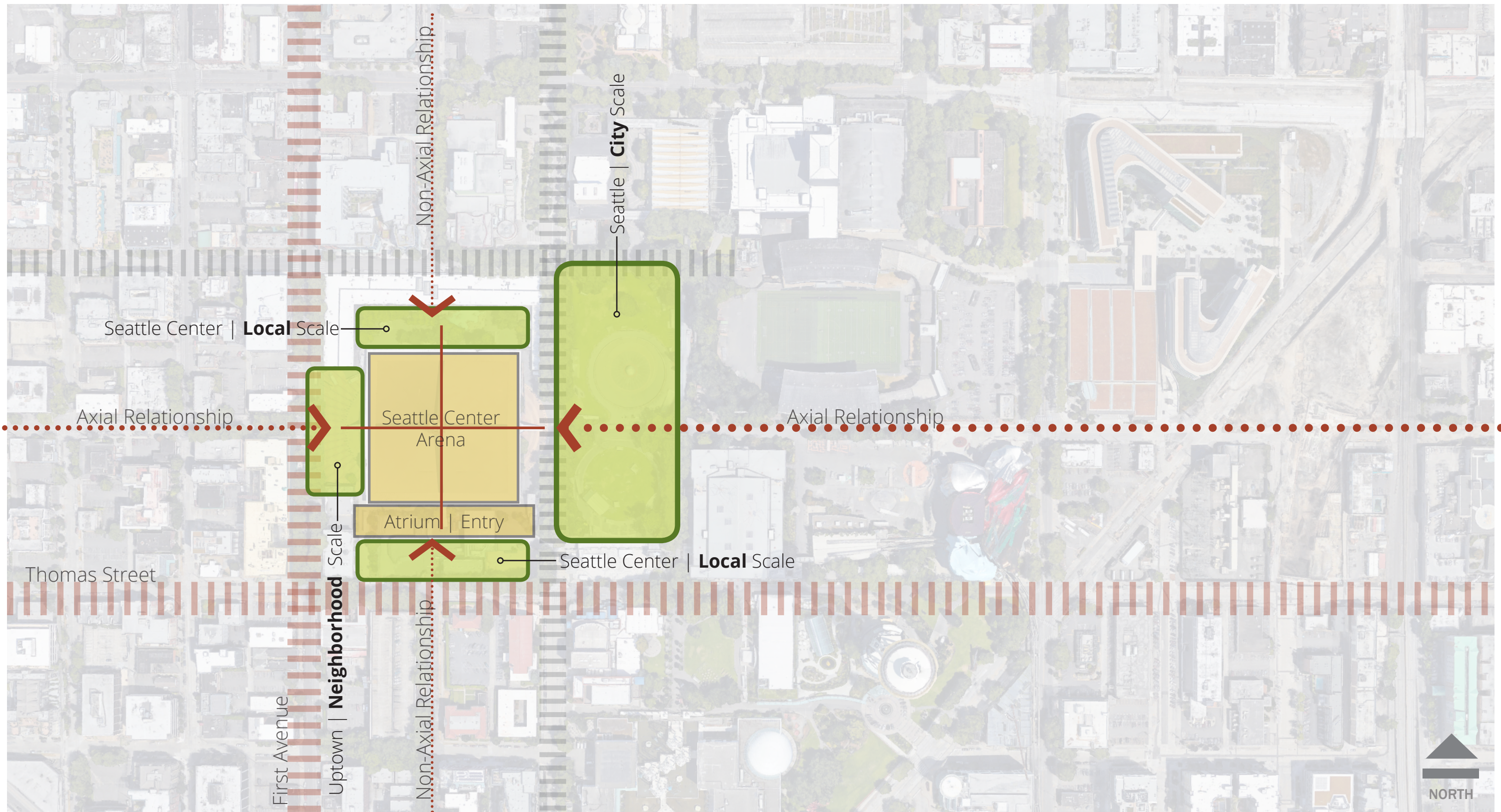


Source: 1964 Landscape Site Development 12; 01.002 KA New SC Coliseum 1995 survey A02.0; 01.011 KA New SC Coliseum 1964 site plan A03.1



# THE NEIGHBORHOOD

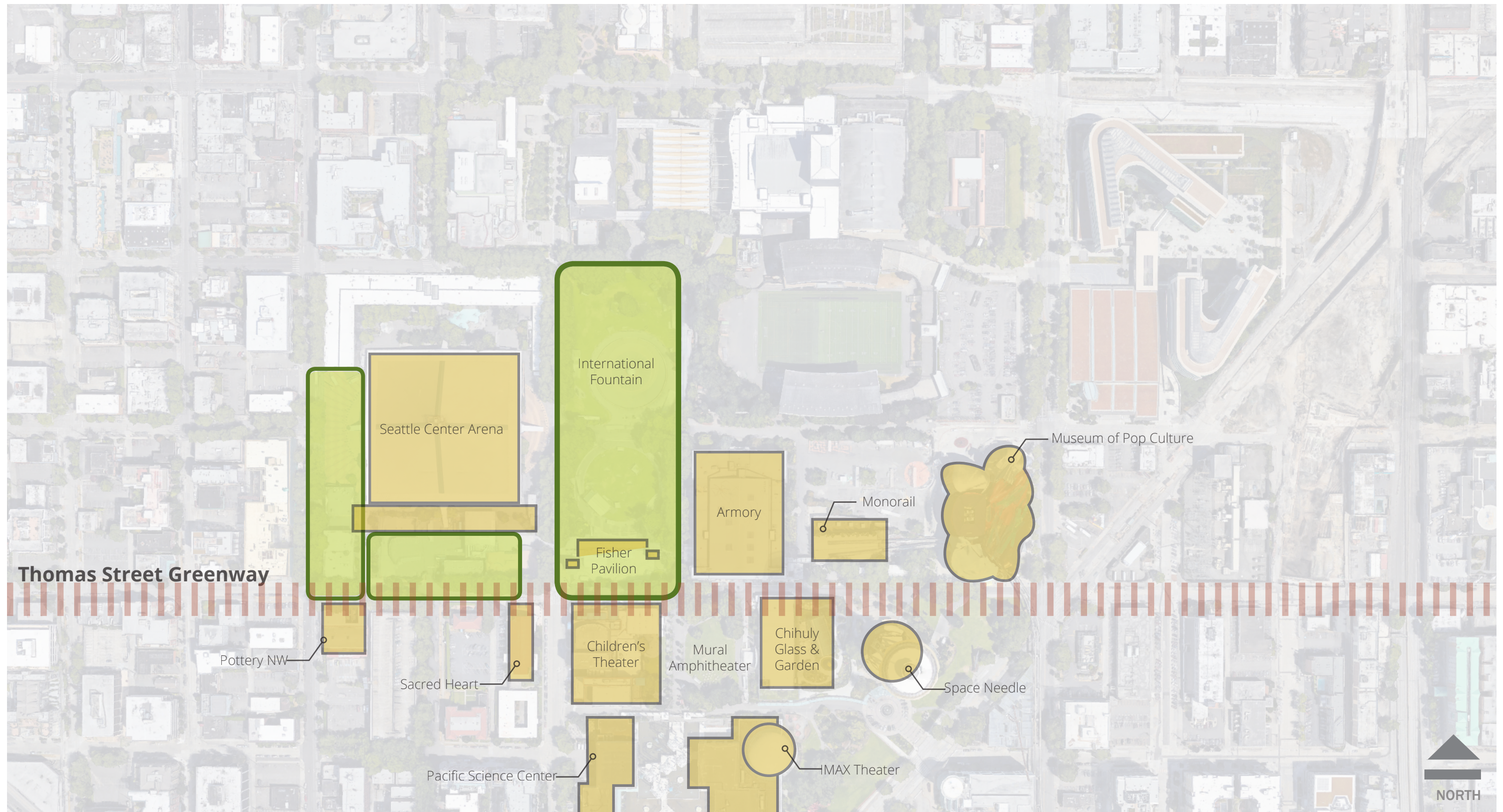
FOUR SIDES - FOUR SPACES - FOUR SCALES





# THE NEIGHBORHOOD

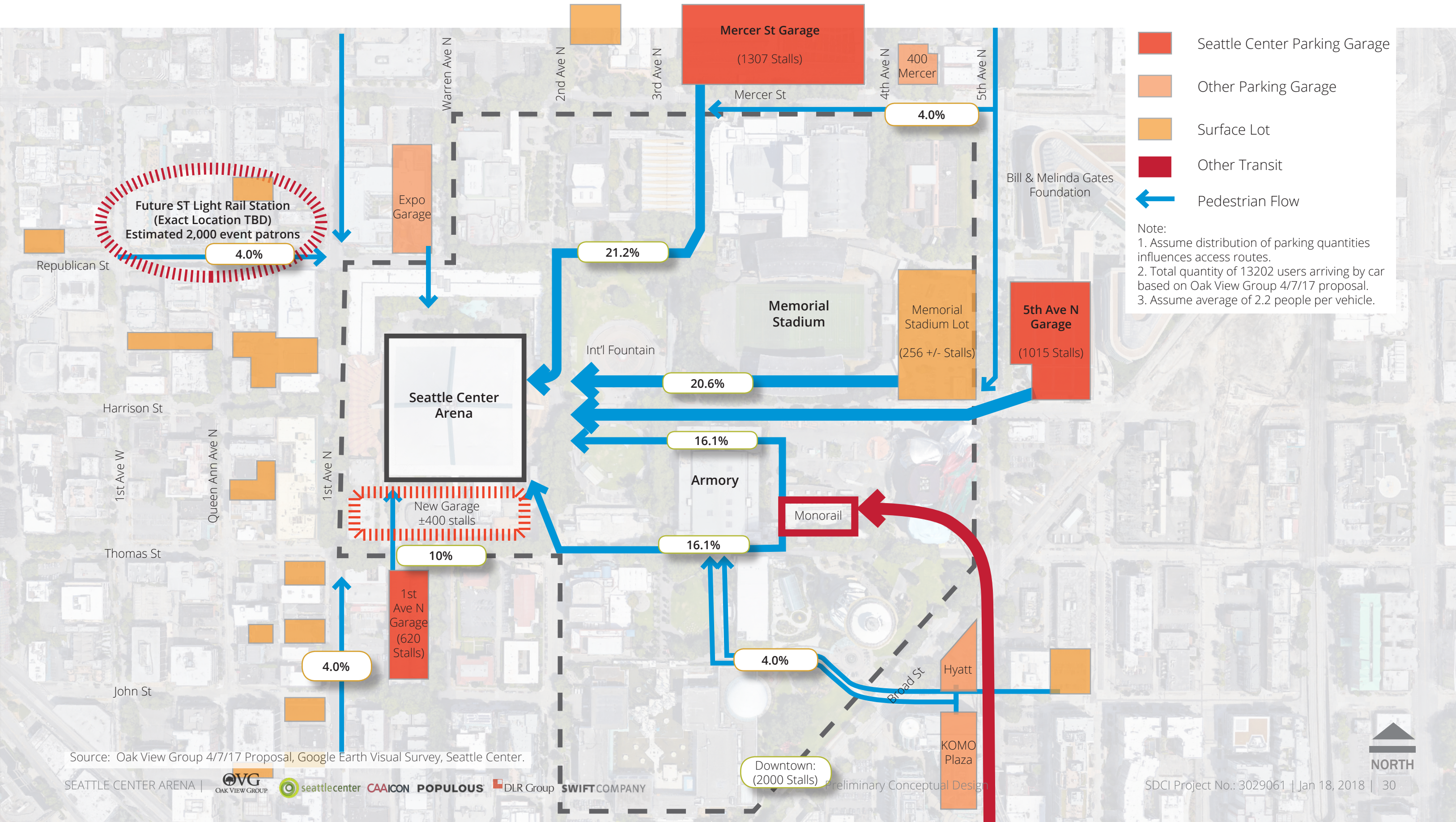
## STRING OF PEARLS





# PATRON ARRIVAL DIRECTION STUDY

## EXISTING PARKING



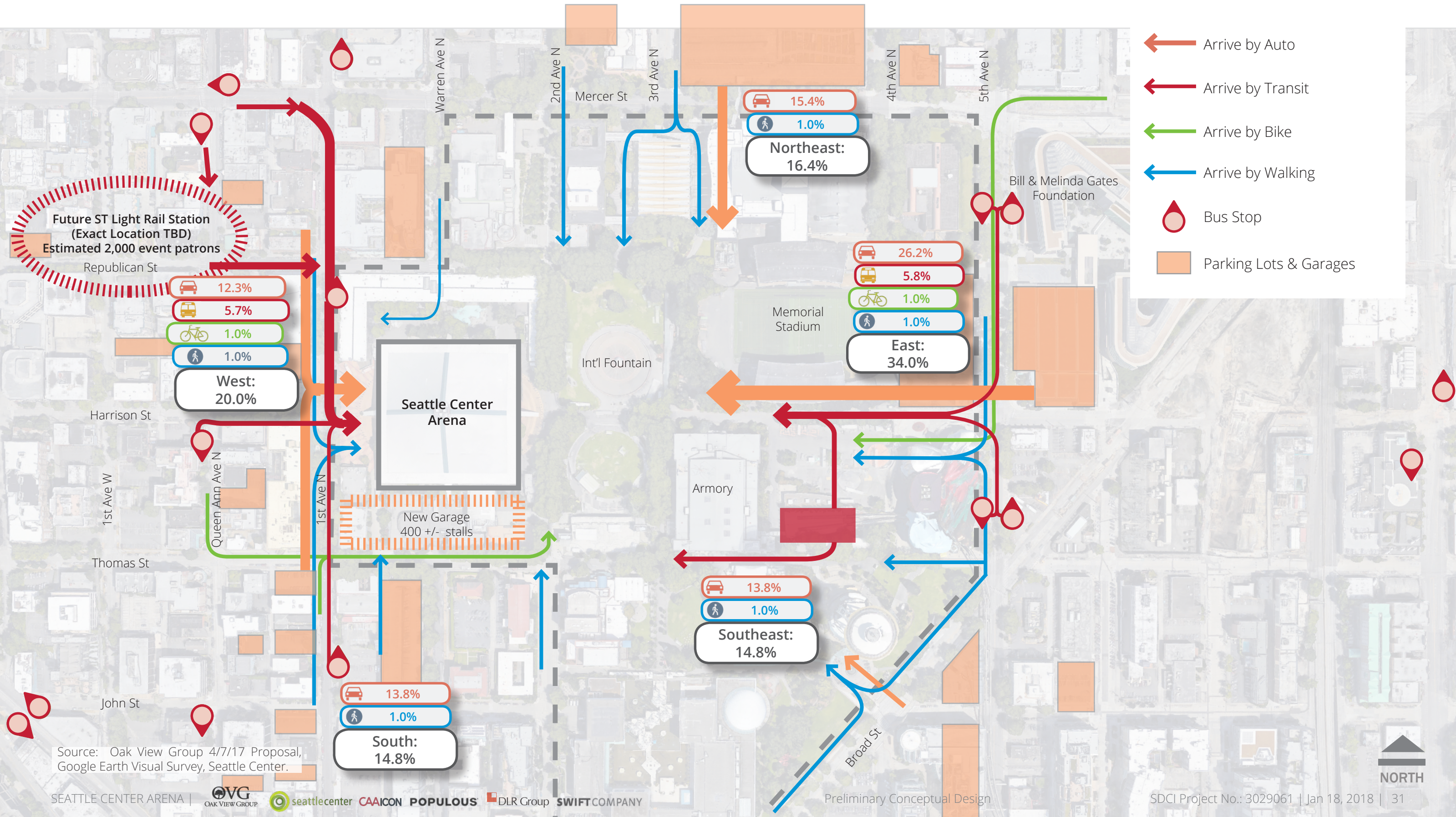
Source: Oak View Group 4/7/17 Proposal, Google Earth Visual Survey, Seattle Center.





# PATRON ARRIVAL DIRECTION STUDY

## FUTURE - SEATTLE CENTER ALL MODES



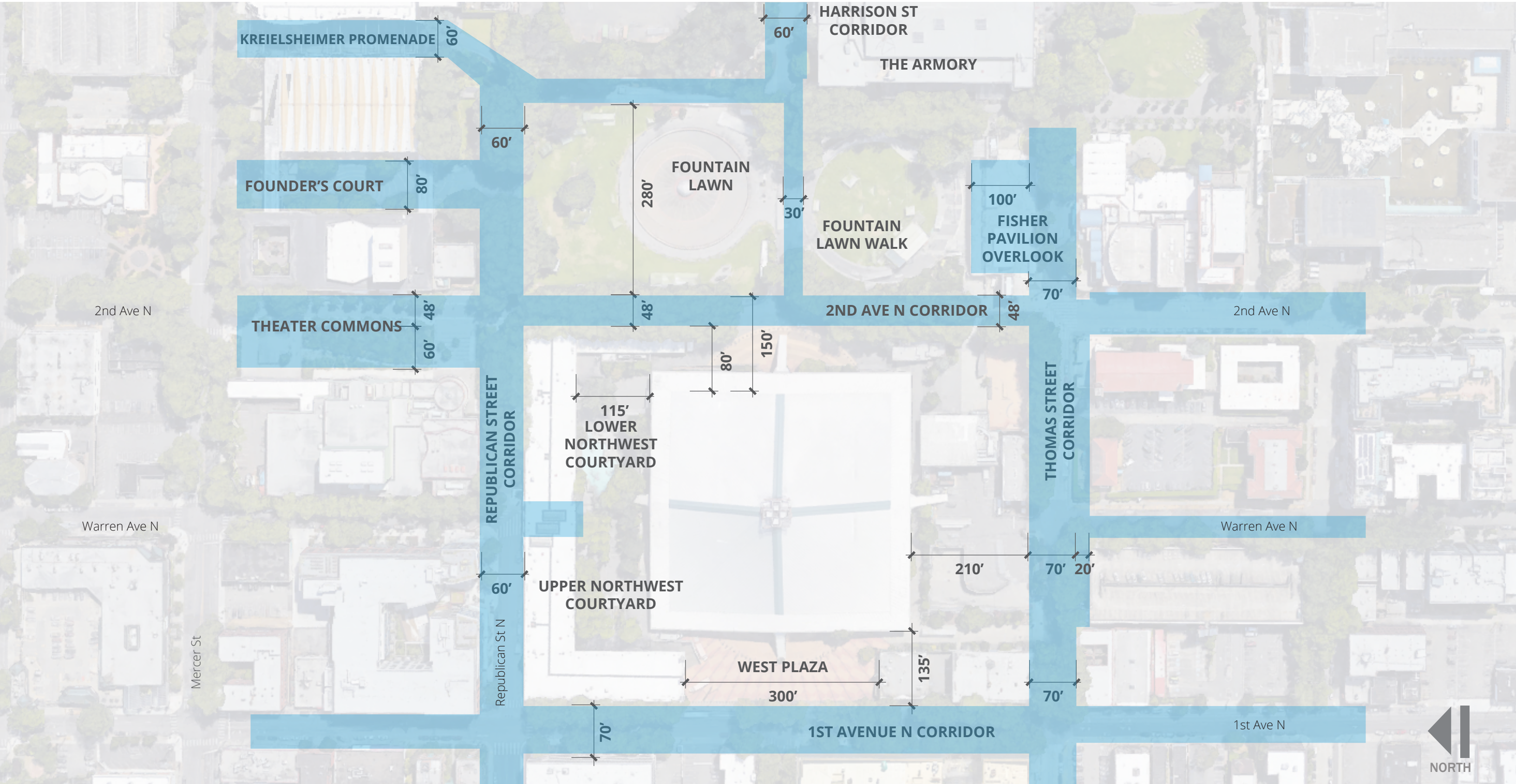
Source: Oak View Group 4/7/17 Proposal, Google Earth Visual Survey, Seattle Center.





# SEATTLE CENTER

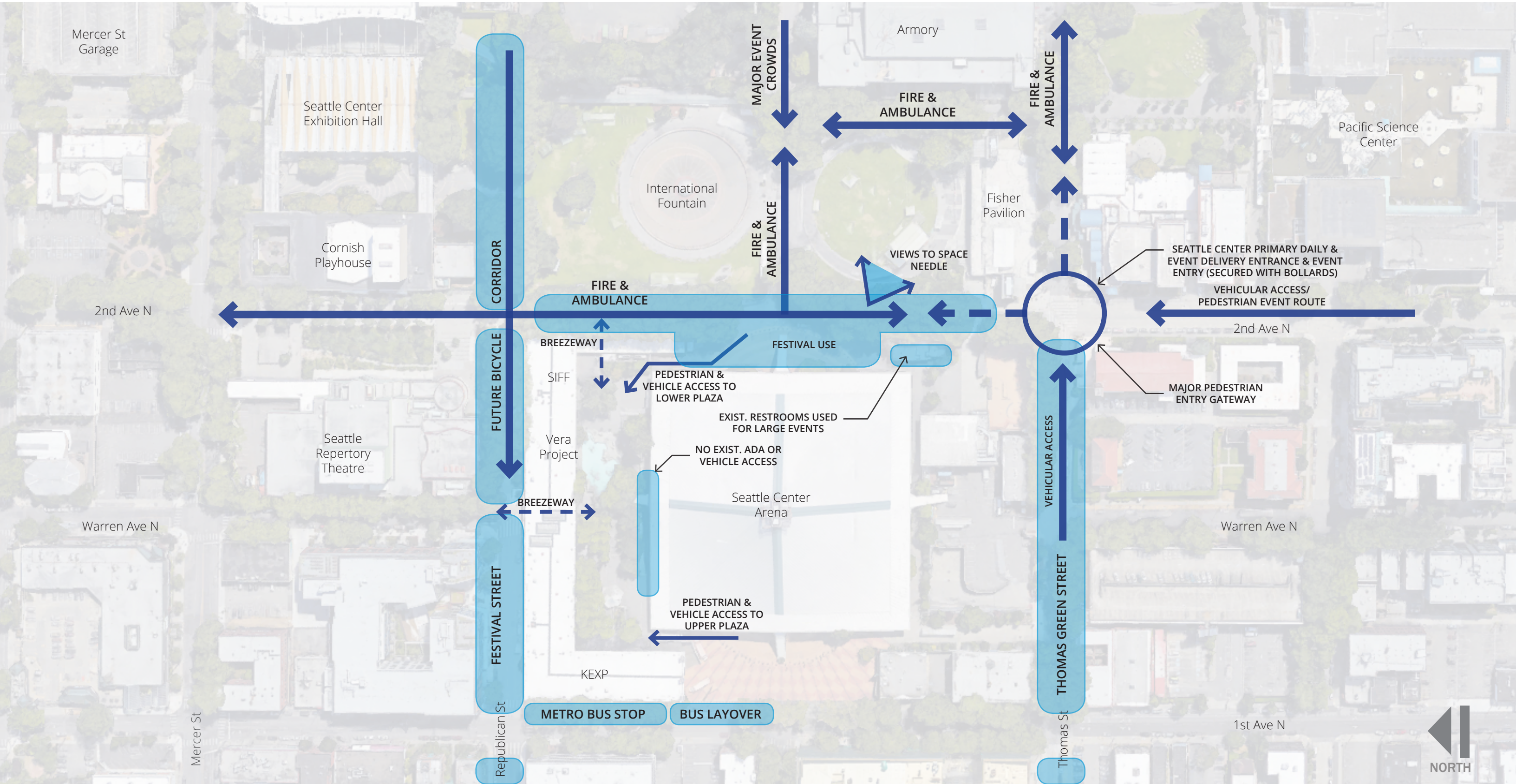
## SCALE





# SEATTLE CENTER

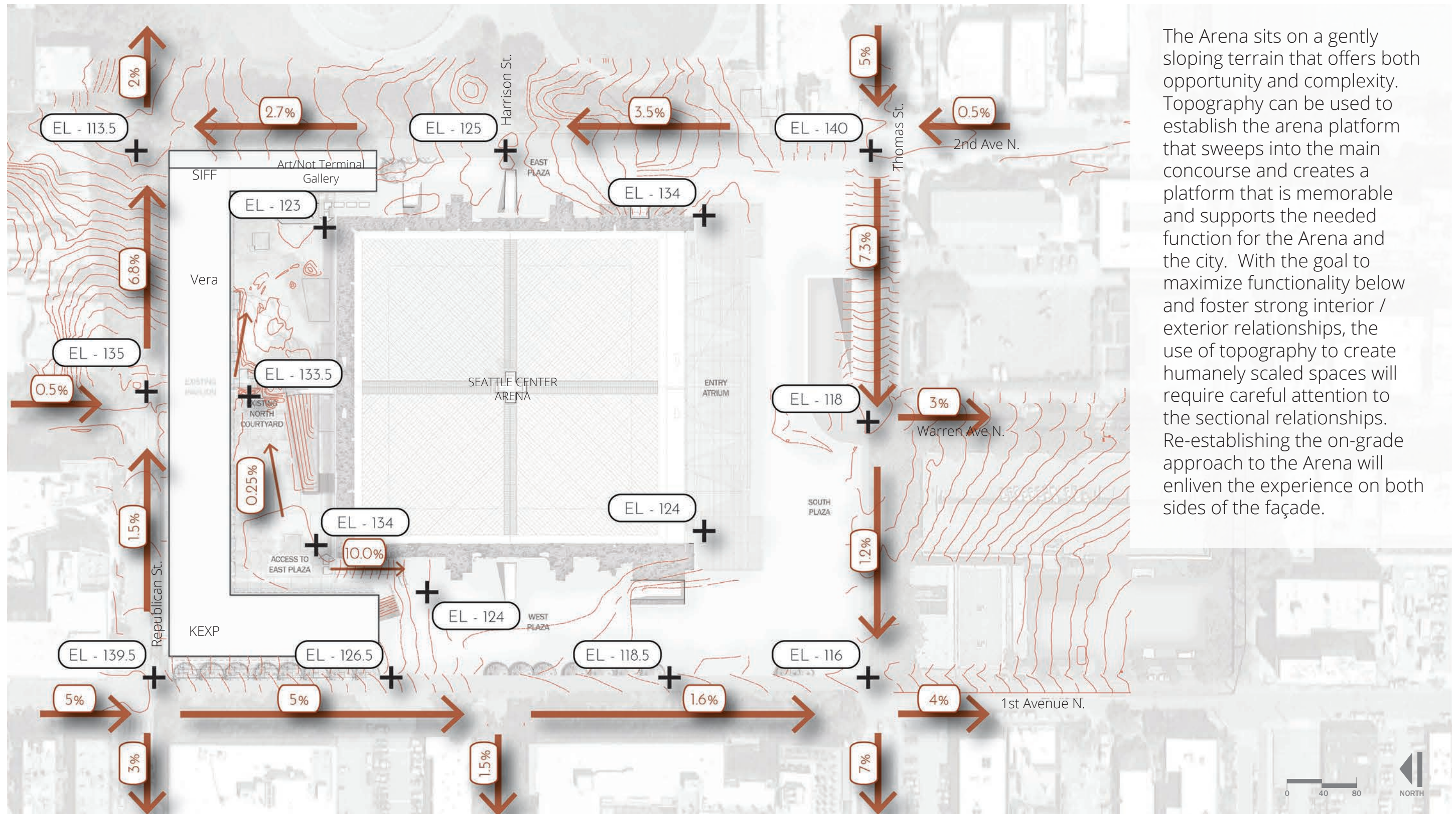
## SITE INFLUENCING FUNCTIONS





# EXISTING SITE TOPOGRAPHY

## PLAN



The Arena sits on a gently sloping terrain that offers both opportunity and complexity. Topography can be used to establish the arena platform that sweeps into the main concourse and creates a platform that is memorable and supports the needed function for the Arena and the city. With the goal to maximize functionality below and foster strong interior / exterior relationships, the use of topography to create humanely scaled spaces will require careful attention to the sectional relationships. Re-establishing the on-grade approach to the Arena will enliven the experience on both sides of the façade.







# EXISTING TREES

## ARENA SITE WEST



Source: Swift Company preliminary tree survey, 2017/10/20; SMC 25.11; DPD Dir. Rule 16-008





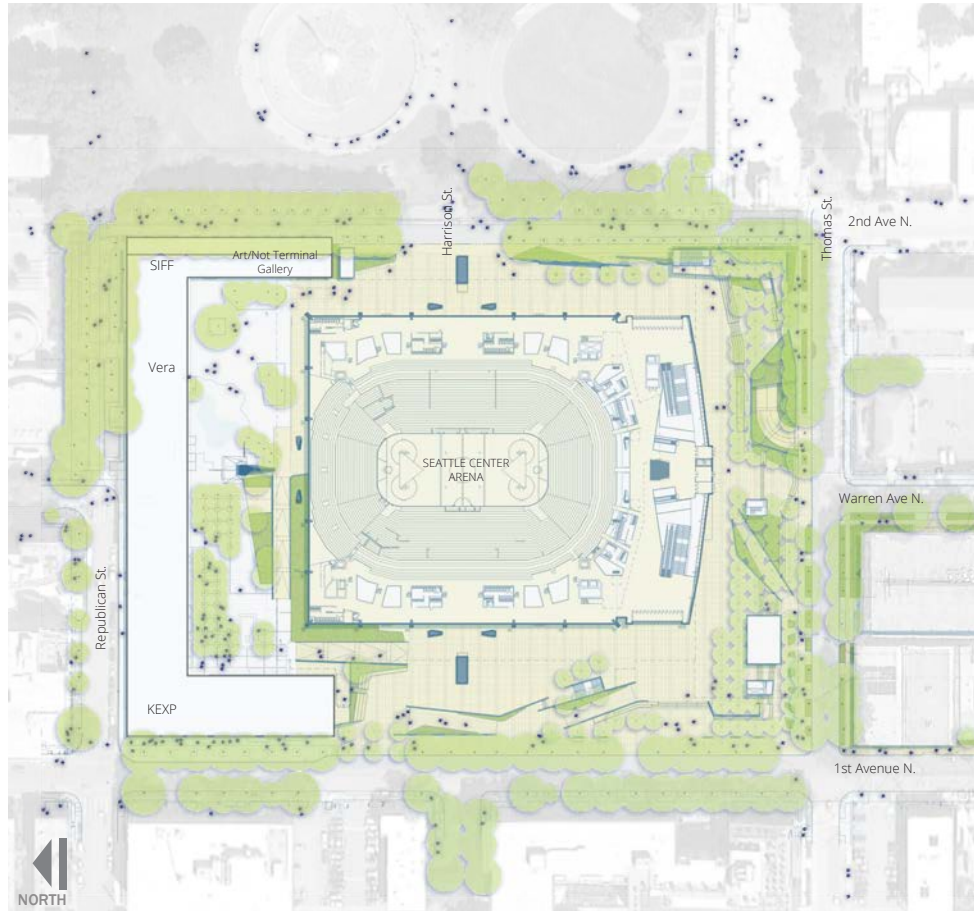
# 04

## PROPOSED SITE STRATEGIES

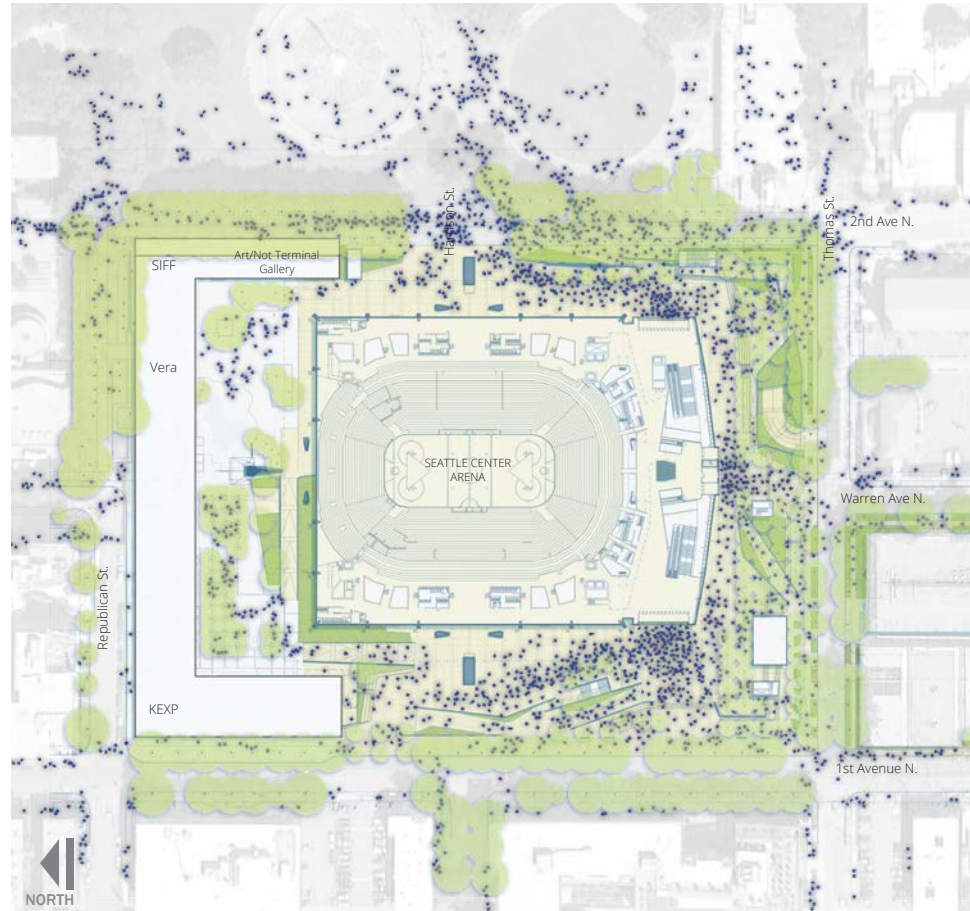


# USER DIAGRAMS

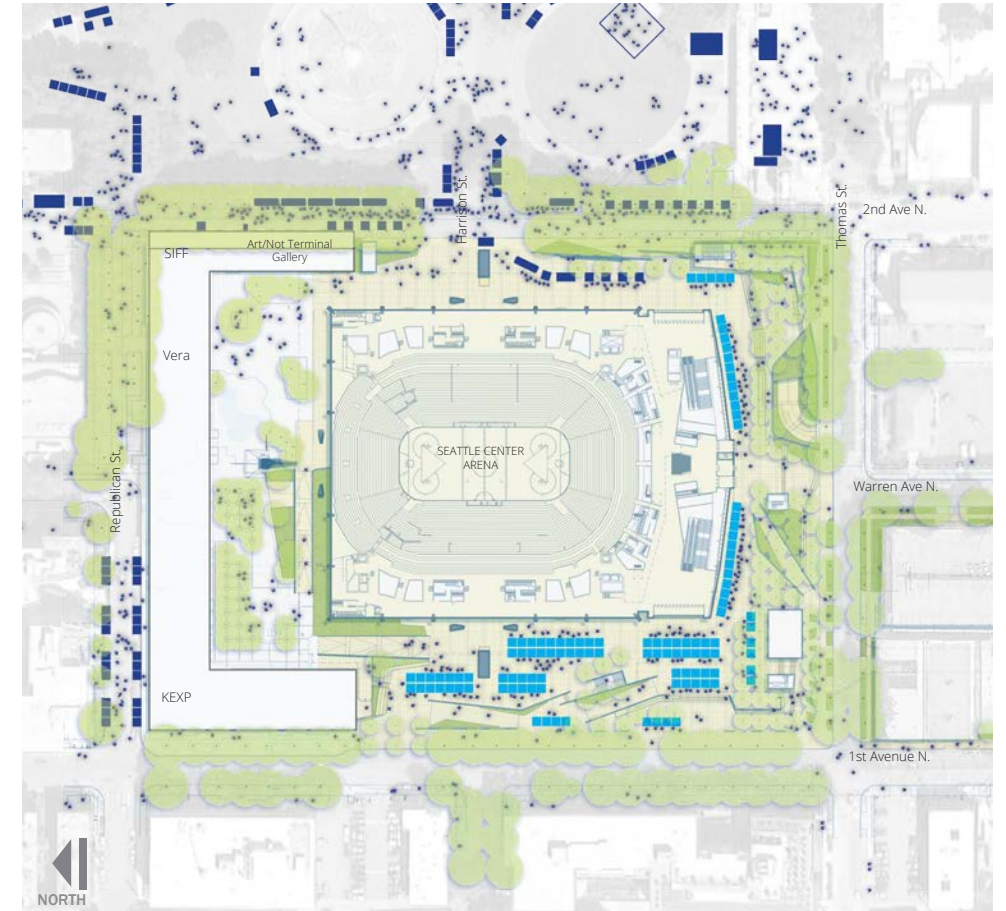
DAILY USE



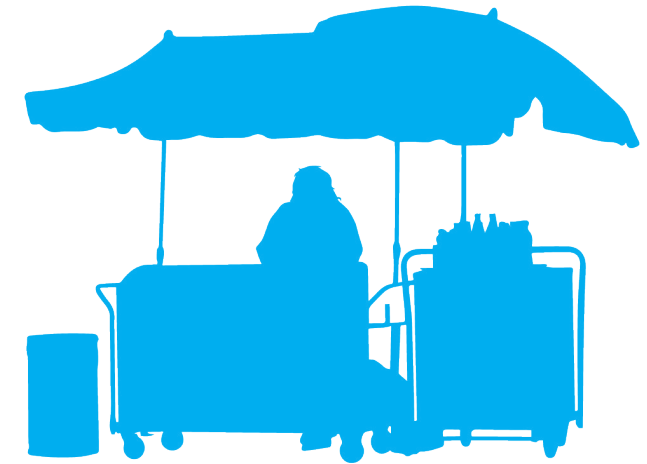
ARENA EVENT USE



FESTIVAL USE



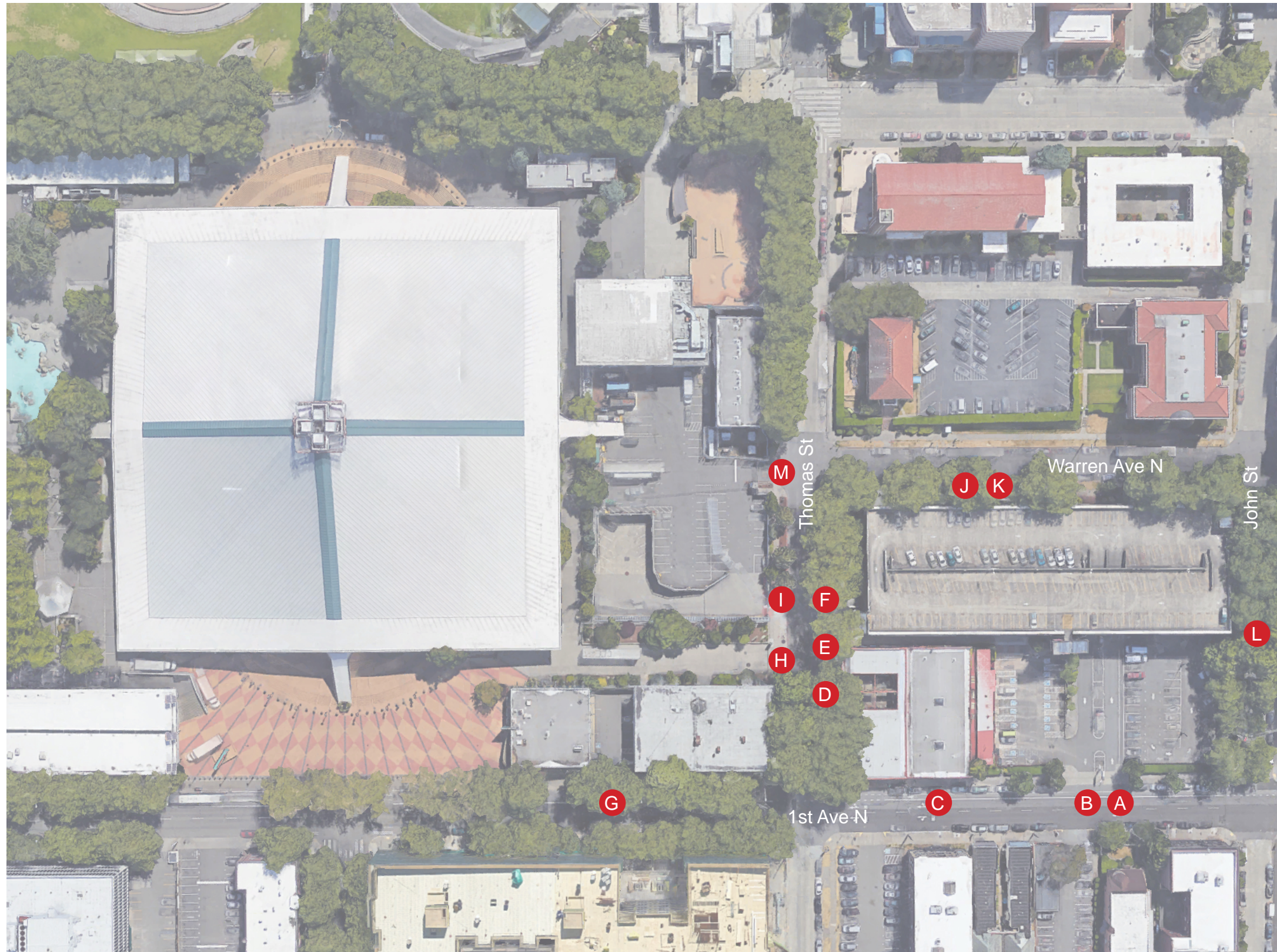
EXISTING USE FUTURE USE





# CURB CUTS + DRIVEWAYS

## EXISTING CONDITIONS



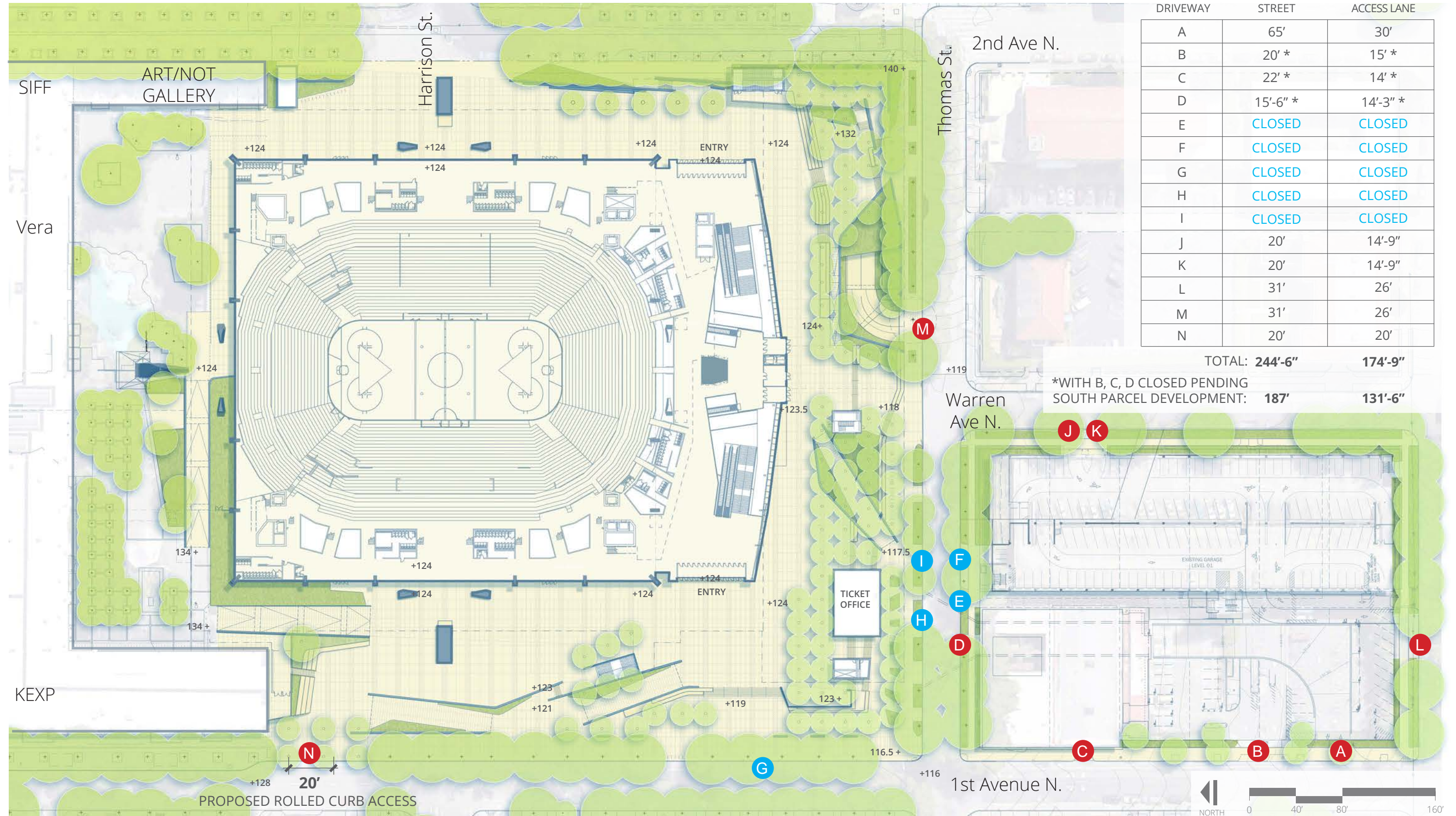
Driveway	Width at street	Width at access lane
A	20'	15'
B	20'	14'-7"
C	22'	14'
D	15'-6"	14'-3"
E	18'-6"	13'-6"
F	21'	16'
G	23'	18'
H	27'	21'-8"
I	29'-6"	29'-6"
J	20'	14'-9"
K	20'	14'-9"
L	24'	16'
M	55'	22'-6"
<b>TOTAL:</b>	<b>315'-6"</b>	<b>225'-4"</b>





# CURB CUTS + DRIVEWAYS

## PROPOSED CONDITIONS



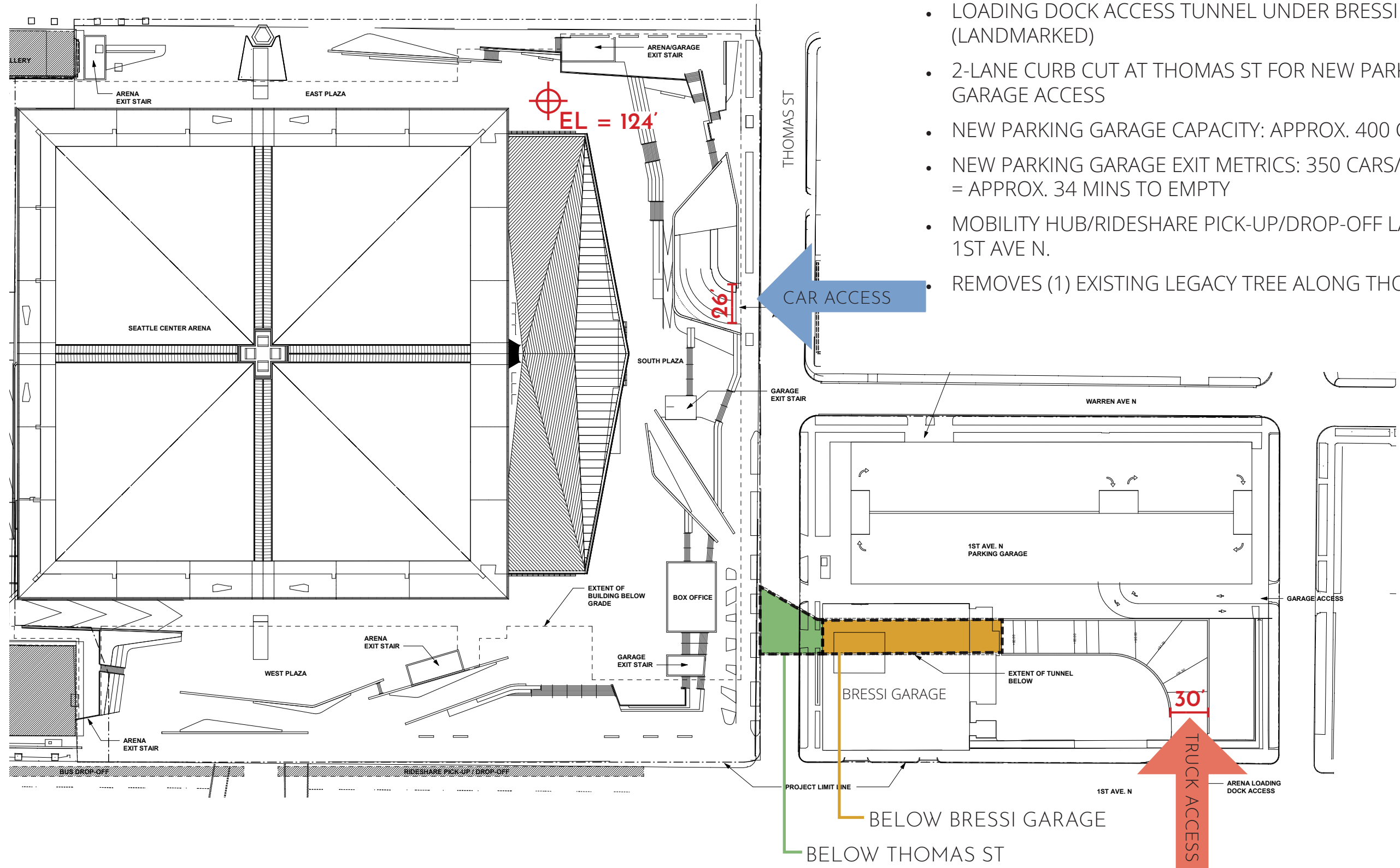


# TRUCK & VEHICLE ACCESS

## PREFERRED CONCEPT SCHEME

### PREFERRED CONCEPT SCHEME:

- LOADING DOCK ACCESS TUNNEL UNDER BRESSI GARAGE (LANDMARKED)
- 2-LANE CURB CUT AT THOMAS ST FOR NEW PARKING GARAGE ACCESS
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 34 MINS TO EMPTY
- MOBILITY HUB/RIDESHARE PICK-UP/DROP-OFF LANE ALONG 1ST AVE N.
- REMOVES (1) EXISTING LEGACY TREE ALONG THOMAS ST.



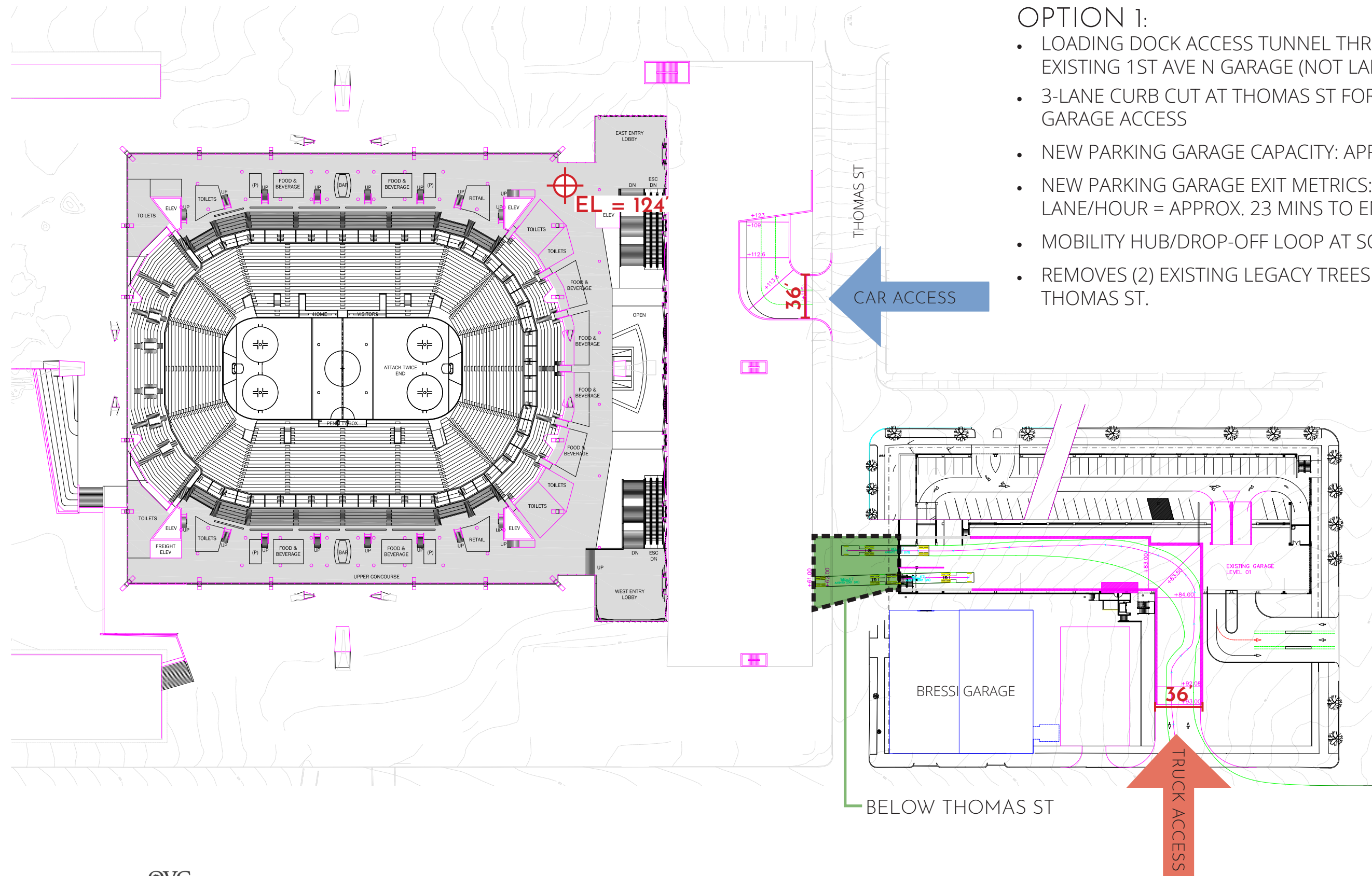


# TRUCK & VEHICLE ACCESS

## PRELIMINARY STUDIES - OPTION 1

### OPTION 1:

- LOADING DOCK ACCESS TUNNEL THROUGH EXISTING 1ST AVE N GARAGE (NOT LANDMARKED)
- 3-LANE CURB CUT AT THOMAS ST FOR NEW PARKING GARAGE ACCESS
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 23 MINS TO EMPTY
- MOBILITY HUB/DROP-OFF LOOP AT SOUTH PARCEL
- REMOVES (2) EXISTING LEGACY TREES ALONG THOMAS ST.



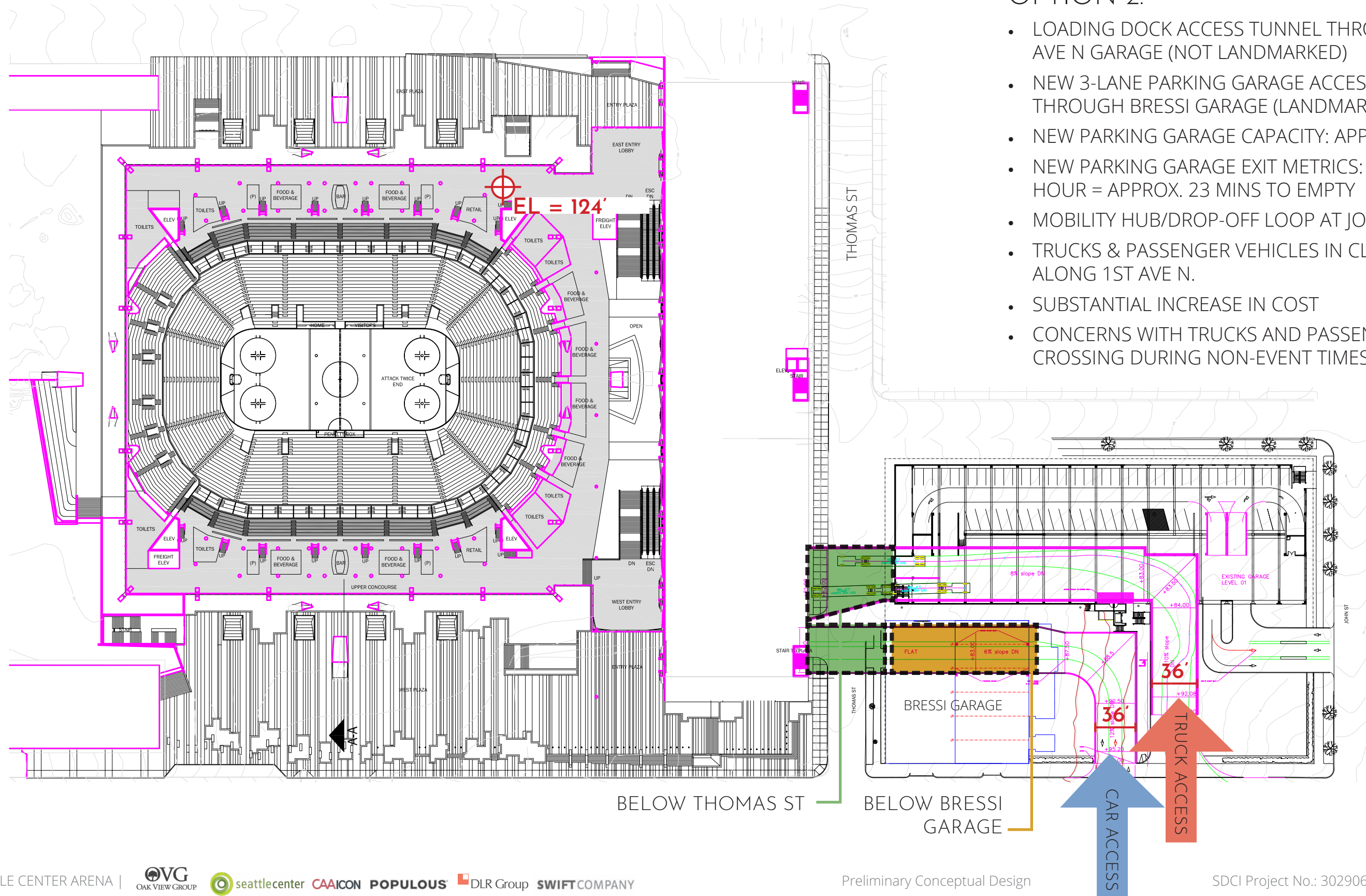


# TRUCK & VEHICLE ACCESS

## PRELIMINARY STUDIES - OPTION 2

### OPTION 2:

- LOADING DOCK ACCESS TUNNEL THROUGH EXISTING 1ST AVE N GARAGE (NOT LANDMARKED)
- NEW 3-LANE PARKING GARAGE ACCESS TUNNEL THROUGH BRESSI GARAGE (LANDMARKED)
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 23 MINS TO EMPTY
- MOBILITY HUB/DROP-OFF LOOP AT JOHN ST. & 1ST AVE N.
- TRUCKS & PASSENGER VEHICLES IN CLOSE PROXIMITY ALONG 1ST AVE N.
- SUBSTANTIAL INCREASE IN COST
- CONCERNS WITH TRUCKS AND PASSENGER VEHICLES CROSSING DURING NON-EVENT TIMES





# EFFECTS ON DEVELOPABILITY

## POTENTIAL PHASING



Truck Lane Deck + Art Screen



Truck Lane Deck + Art Screen + Retail



Truck Lane Deck + Art Screen + Retail + Car Lane Deck

The siting, design, and layout of the truck access tunnel is meant to ensure the potential for future development of the site.

**Potential Option 1 | Truck Lane Deck + Art Screen**

- Screen the Surface Parking
- Maintain uninterrupted access to the truck docks by creating a crash-deck across the truck lanes.

**Potential Option 2 | Truck Lane Deck + Art Screen + Retail**

- Screen the Surface Parking
- Maintain uninterrupted access to the truck docks by creating a crash-deck across the truck lanes.
- Activate the street with retail space north of the truck access.

**Potential Option 3 | Truck Lane Deck + Art Screen + Retail + Car Lane Deck**

- Screen the Surface Parking
- Maintain uninterrupted access to the truck docks by creating a crash-deck across the truck lanes.
- Activate the street with retail space north of the truck access.
- Extend the deck to the south property line to protect all forms of access to the docks and parking garage.
- This could have negative impacts on construction staging for the future development.

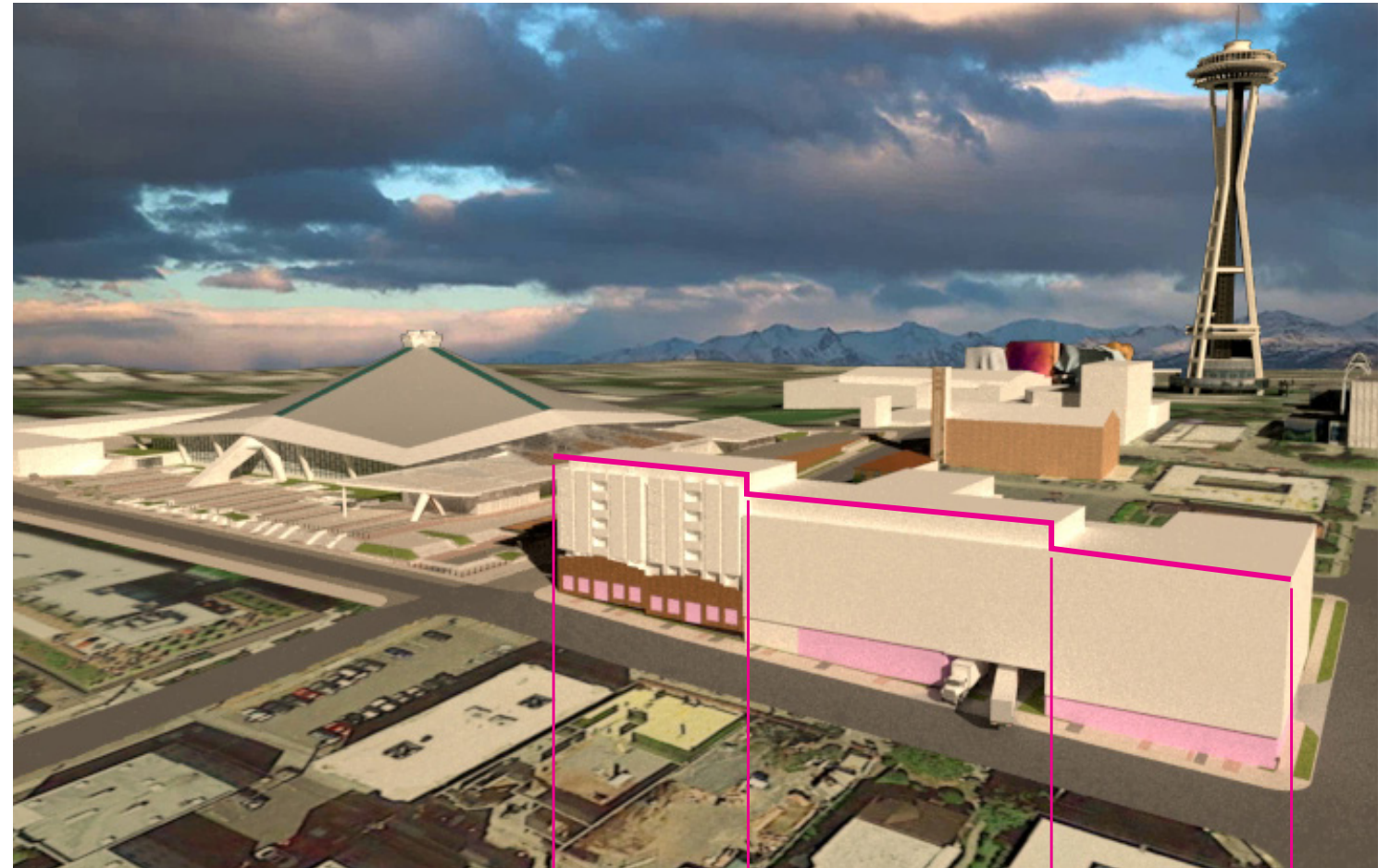
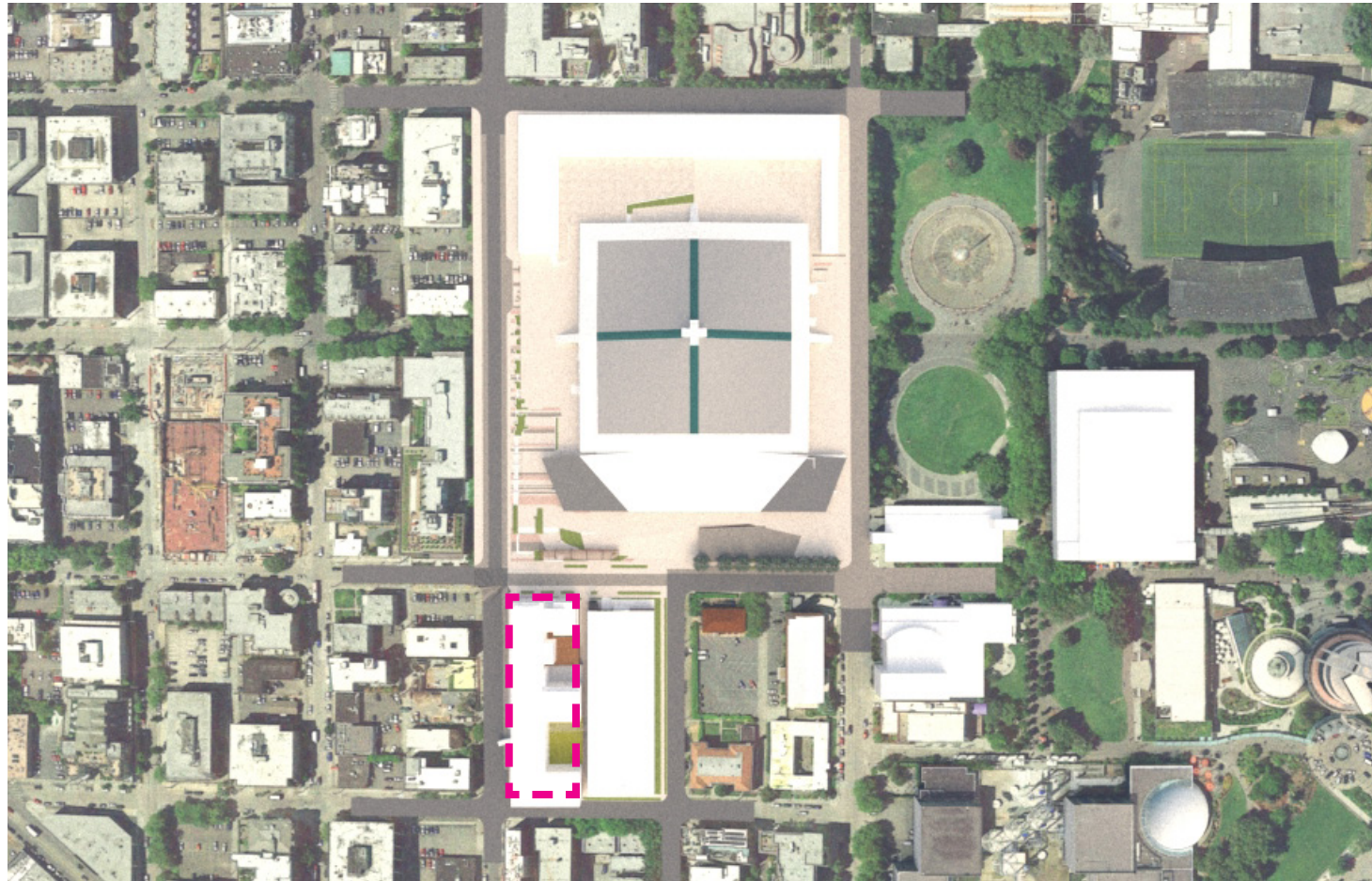


Potential Full Mixed Use Build-Out: Retail at Ground Floor and Five Stories Housing / Office Above



# EFFECTS ON DEVELOPABILITY

## POTENTIAL USE OF SOUTH PARCELS FOR A MIXED-USE DEVELOPMENT



5 OVER 2      5 OVER 2      5 OVER 2

Option A Low Density	Total Structure per level	Residential	Retail	Parking	Residential Units	
					@360 sq ft/sp	Avg Size      Count
B	0 sq ft	sq ft	sq ft	0 sq ft	0	0
G	6,200 sq ft	1,900 sq ft	4,300 sq ft	0 sq ft	0	0
2	33,600 sq ft	14,400 sq ft	10,700 sq ft	8,500 sq ft	24	19
3	18,000 sq ft	18,000 sq ft	sq ft	sq ft		24
4	32,400 sq ft	32,400 sq ft	sq ft	sq ft		43
5	32,400 sq ft	32,400 sq ft	sq ft	sq ft		43
6	32,400 sq ft	32,400 sq ft	sq ft	sq ft		43
7	32,400 sq ft	32,400 sq ft	sq ft	sq ft		43
8	15,600 sq ft	15,600 sq ft	sq ft	sq ft		20
9	5,500 sq ft	5,500 sq ft	sq ft	sq ft		7
<b>Total above Grade</b>	<b>208,500 sq ft</b>	<b>185,000 sq ft</b>	<b>15,000 sq ft</b>	<b>8,500 sq ft</b>	<b>24</b>	<b>750 sq ft      242</b>
FAR	4.8	4.3	0.3	0.2		
Max FAR	6.0	4.5	4.5	4.5		

### SOUTH PARCELS DEVELOPMENT SITE

SITE AREA: 43,200 SF  
 MAXIMUM F.A.R: 6.0  
 MAXIMUM AREA: 259,200 SF

“ Buildings should be good neighbors. ”  
 -Paul Thiry

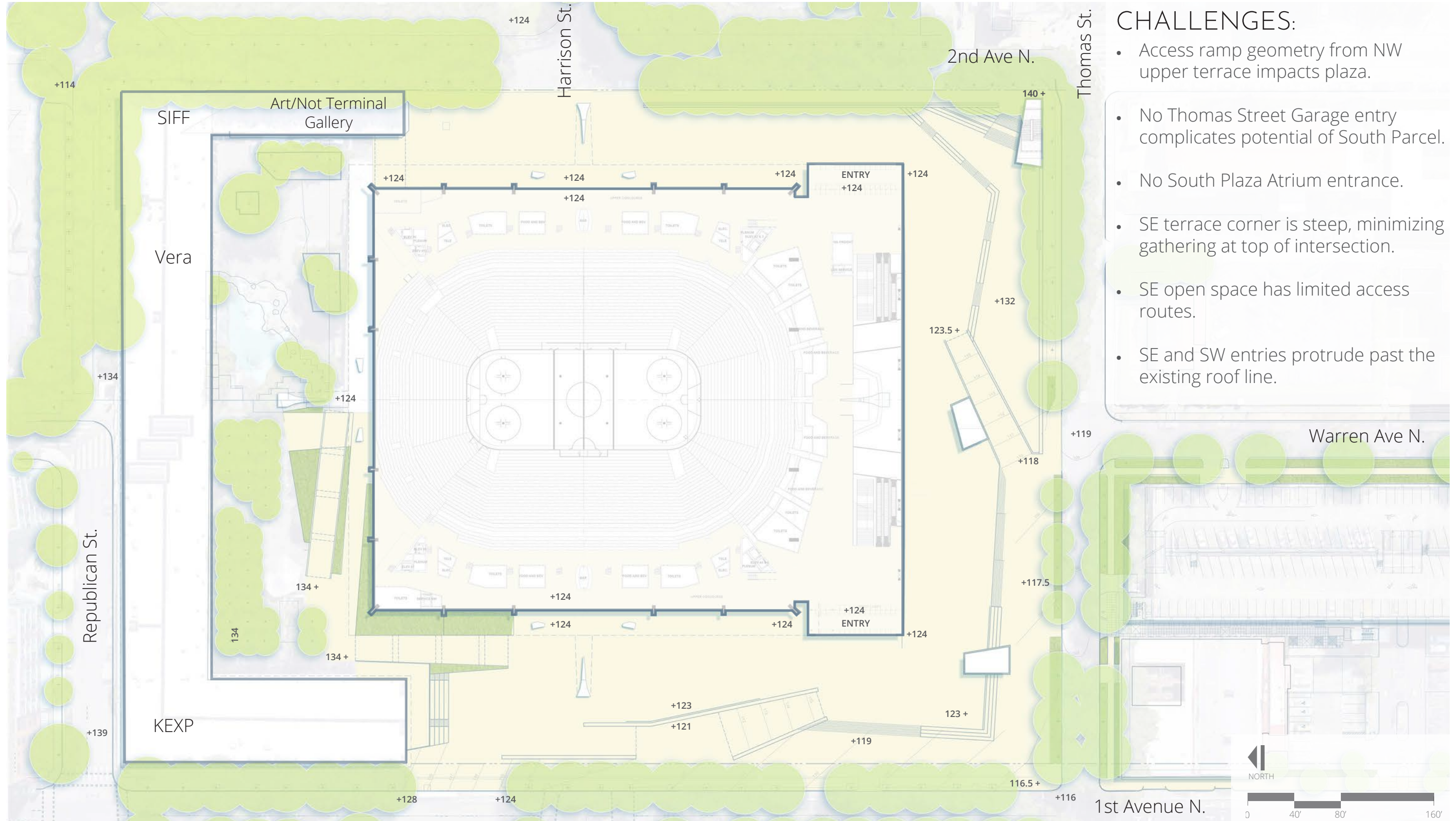






# SITE DESIGN STUDIES

## CONCEPT A



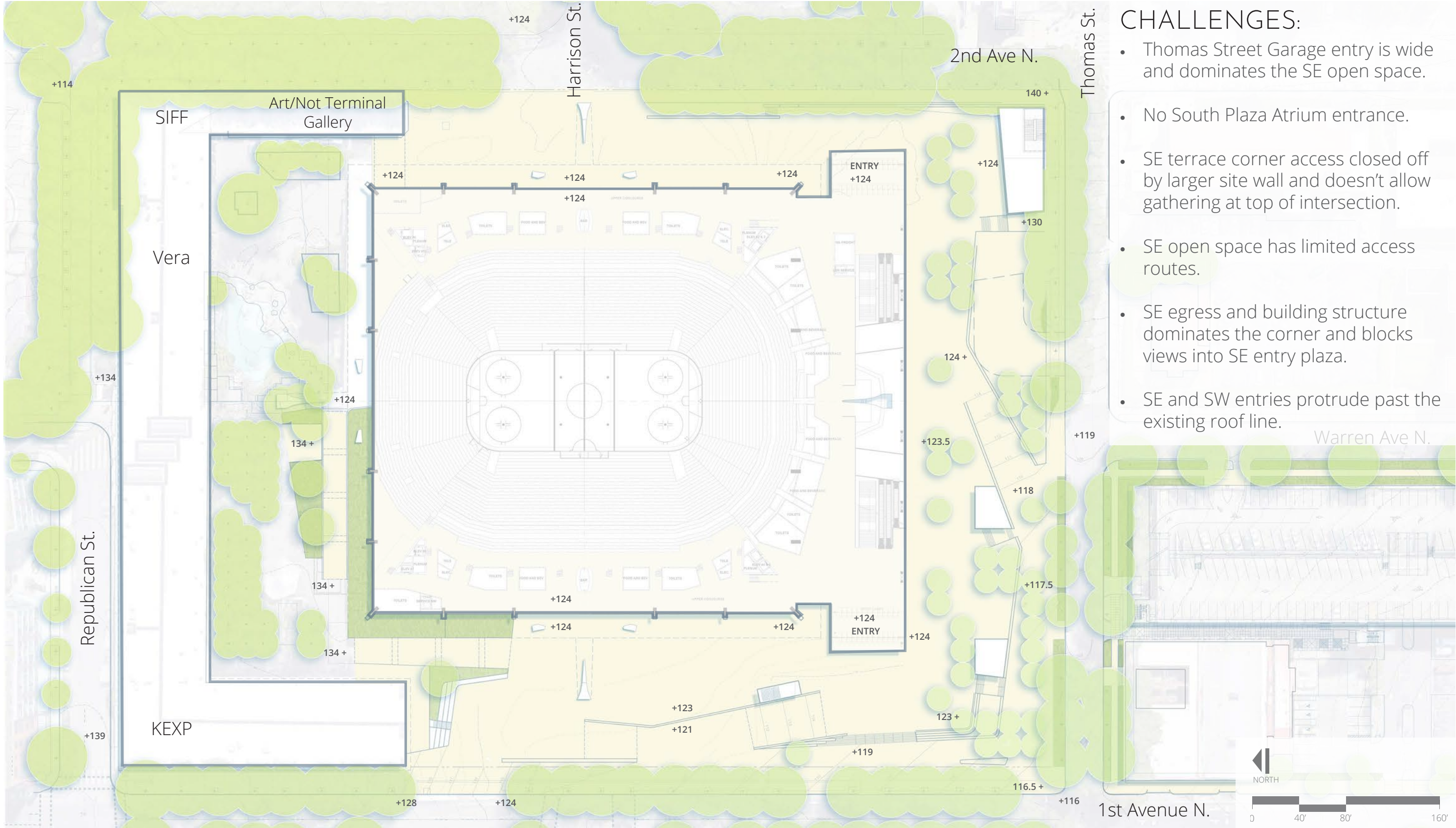
### CHALLENGES:

- Access ramp geometry from NW upper terrace impacts plaza.
- No Thomas Street Garage entry complicates potential of South Parcel.
- No South Plaza Atrium entrance.
- SE terrace corner is steep, minimizing gathering at top of intersection.
- SE open space has limited access routes.
- SE and SW entries protrude past the existing roof line.



# SITE DESIGN STUDIES

## CONCEPT B



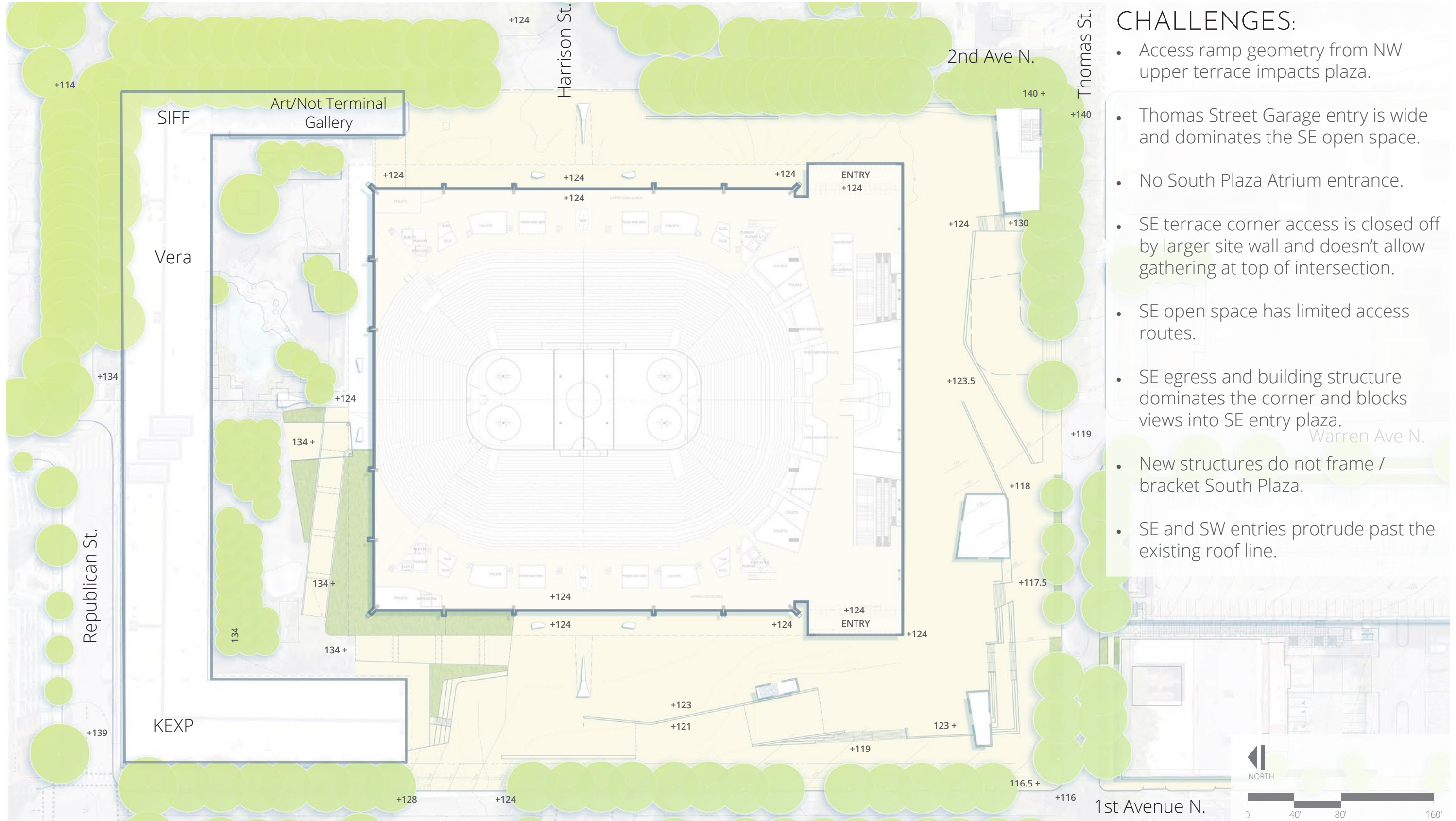
### CHALLENGES:

- Thomas Street Garage entry is wide and dominates the SE open space.
- No South Plaza Atrium entrance.
- SE terrace corner access closed off by larger site wall and doesn't allow gathering at top of intersection.
- SE open space has limited access routes.
- SE egress and building structure dominates the corner and blocks views into SE entry plaza.
- SE and SW entries protrude past the existing roof line.



# SITE DESIGN STUDIES

## CONCEPT C



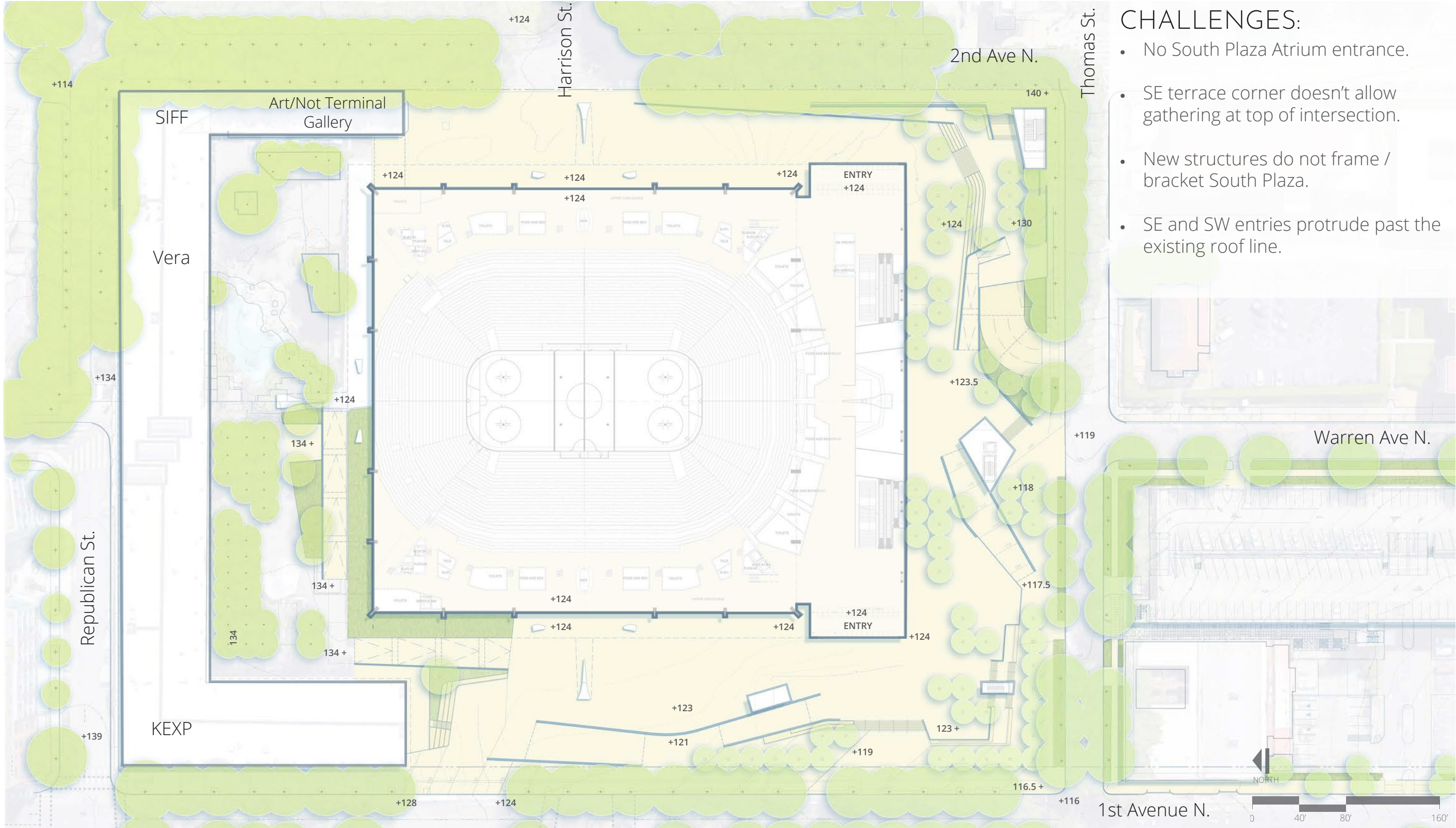
### CHALLENGES:

- Access ramp geometry from NW upper terrace impacts plaza.
- Thomas Street Garage entry is wide and dominates the SE open space.
- No South Plaza Atrium entrance.
- SE terrace corner access is closed off by larger site wall and doesn't allow gathering at top of intersection.
- SE open space has limited access routes.
- SE egress and building structure dominates the corner and blocks views into SE entry plaza.
- New structures do not frame / bracket South Plaza.
- SE and SW entries protrude past the existing roof line.



# SITE DESIGN STUDIES

## CONCEPT D



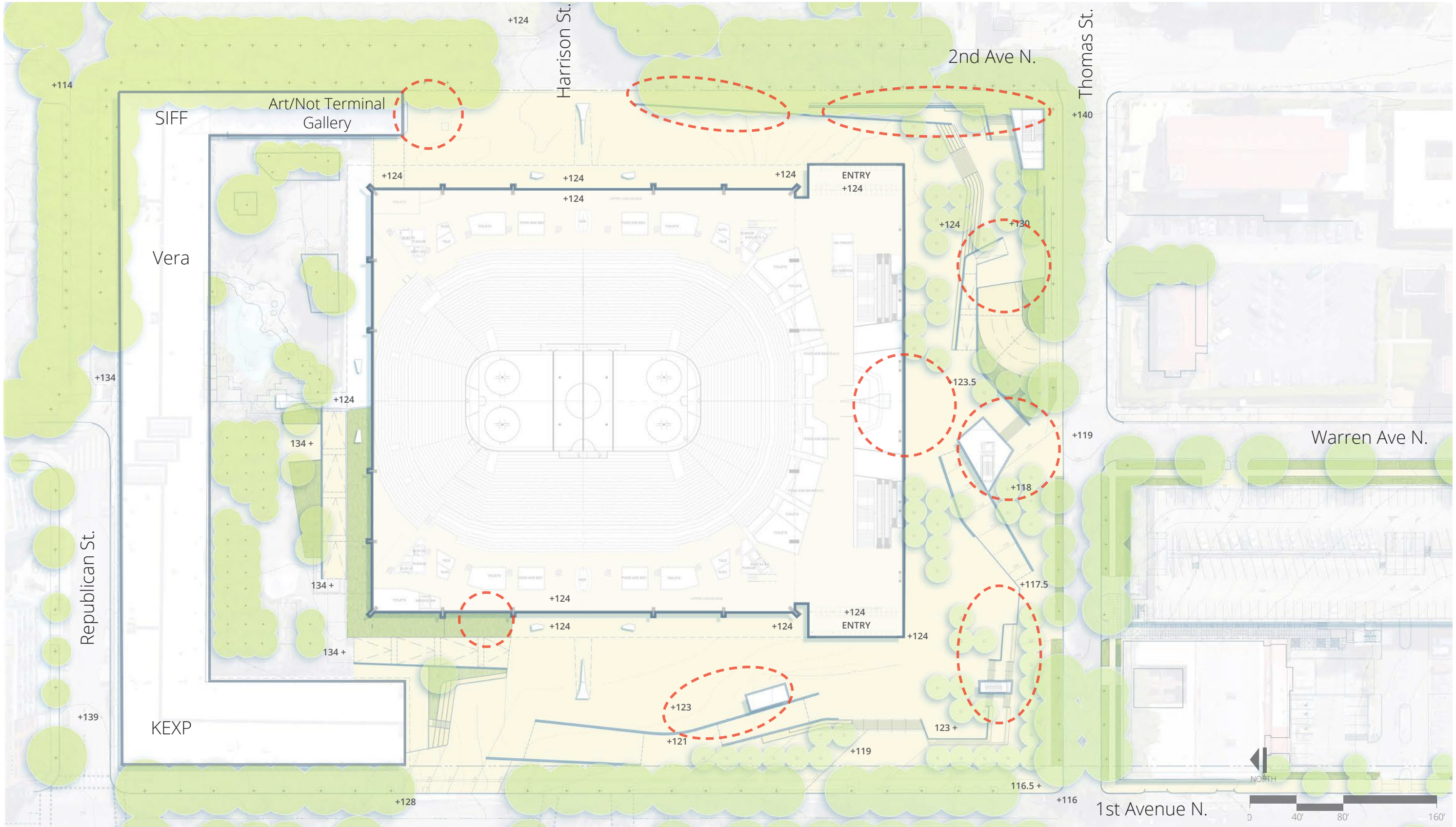
### CHALLENGES:

- No South Plaza Atrium entrance.
- SE terrace corner doesn't allow gathering at top of intersection.
- New structures do not frame / bracket South Plaza.
- SE and SW entries protrude past the existing roof line.



# SITE DESIGN STUDIES

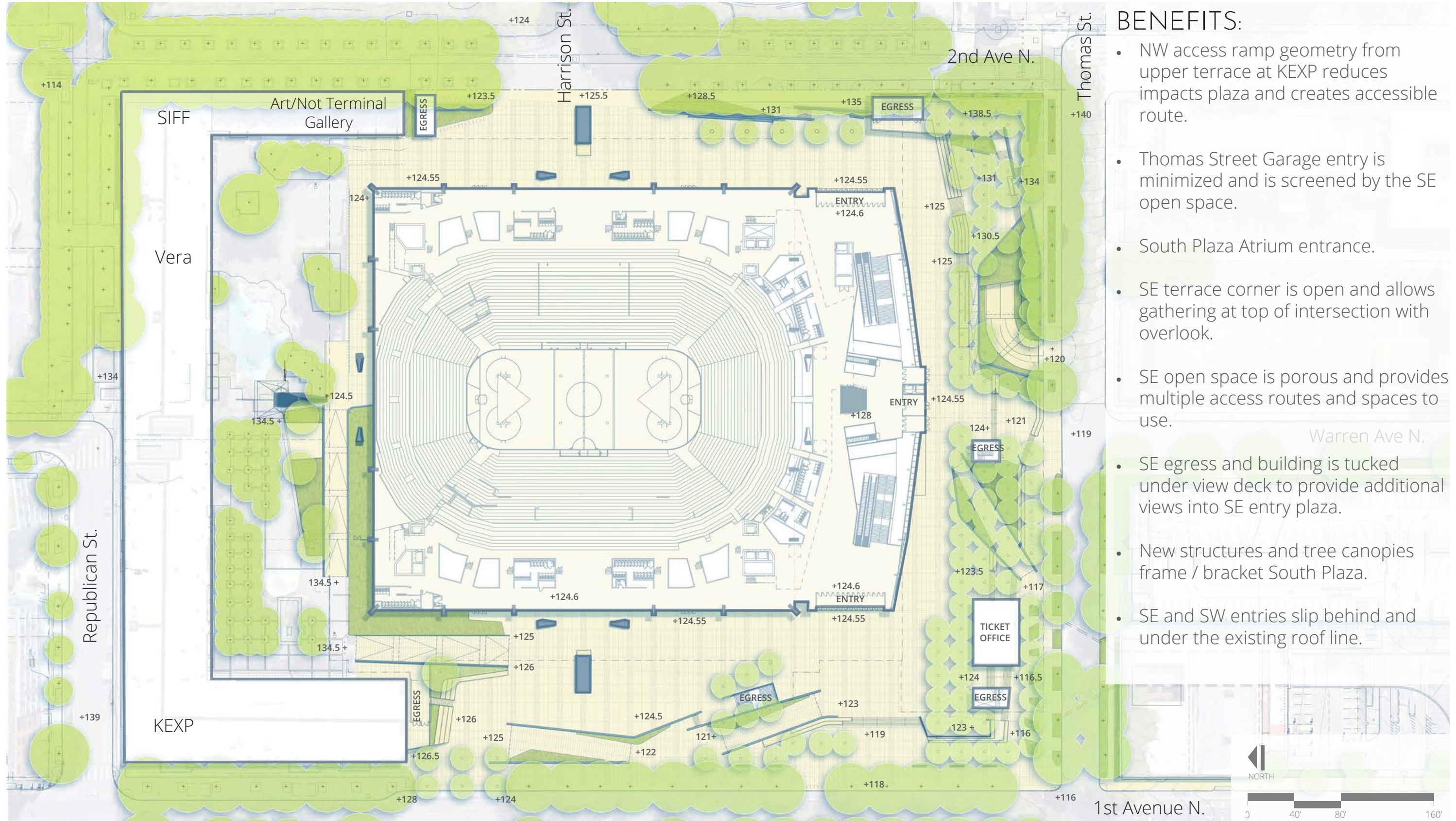
CHANGES SINCE LAST PRESENTATION





# SITE PLAN

## PREFERRED CONCEPT



### BENEFITS:

- NW access ramp geometry from upper terrace at KEXP reduces impacts plaza and creates accessible route.
- Thomas Street Garage entry is minimized and is screened by the SE open space.
- South Plaza Atrium entrance.
- SE terrace corner is open and allows gathering at top of intersection with overlook.
- SE open space is porous and provides multiple access routes and spaces to use.
- SE egress and building is tucked under view deck to provide additional views into SE entry plaza.
- New structures and tree canopies frame / bracket South Plaza.
- SE and SW entries slip behind and under the existing roof line.

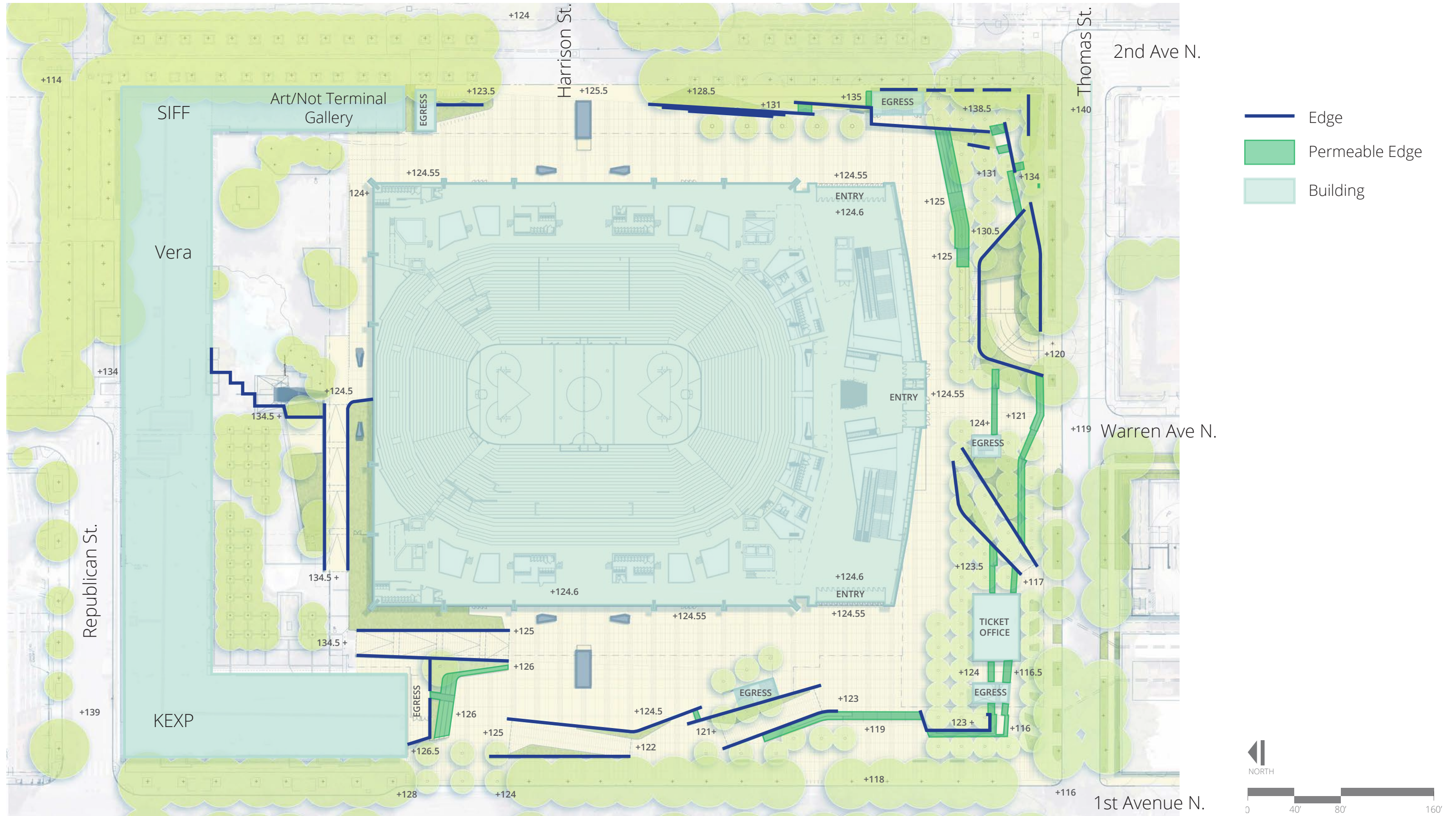






# SITE DIAGRAMS

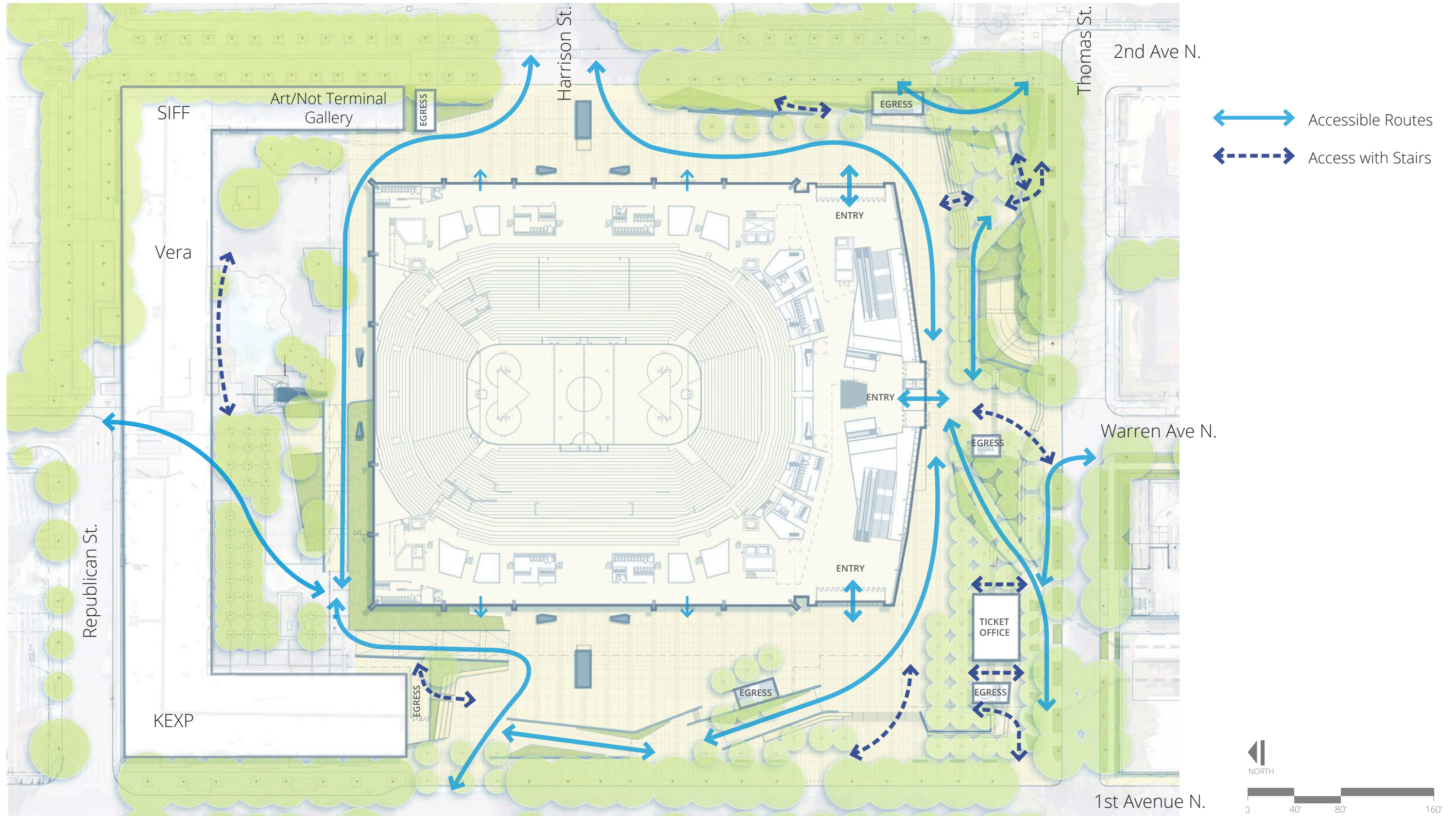
## SITE EDGES





# SITE DIAGRAMS

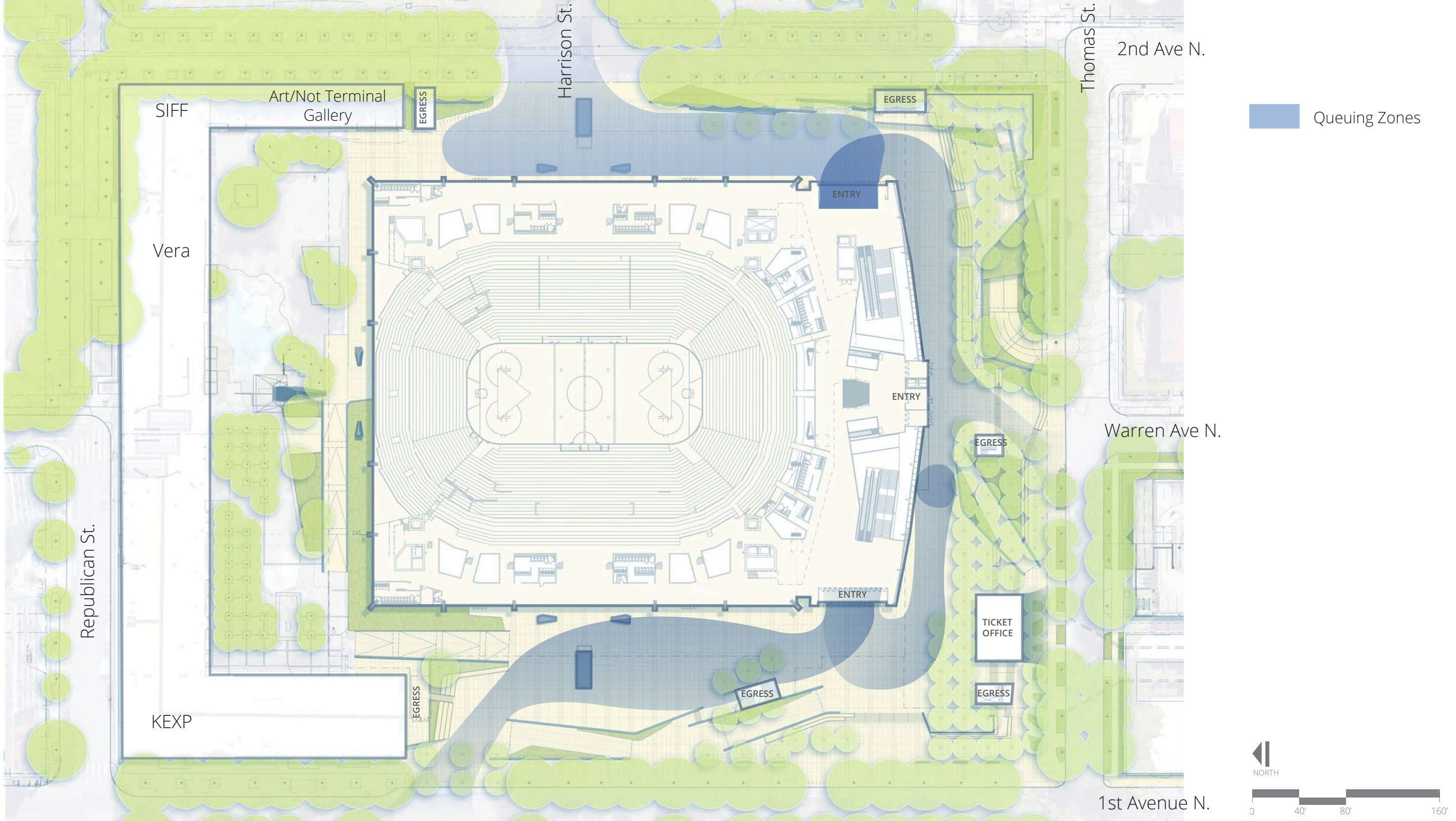
## ACCESSIBLE ROUTES





# SITE DIAGRAMS

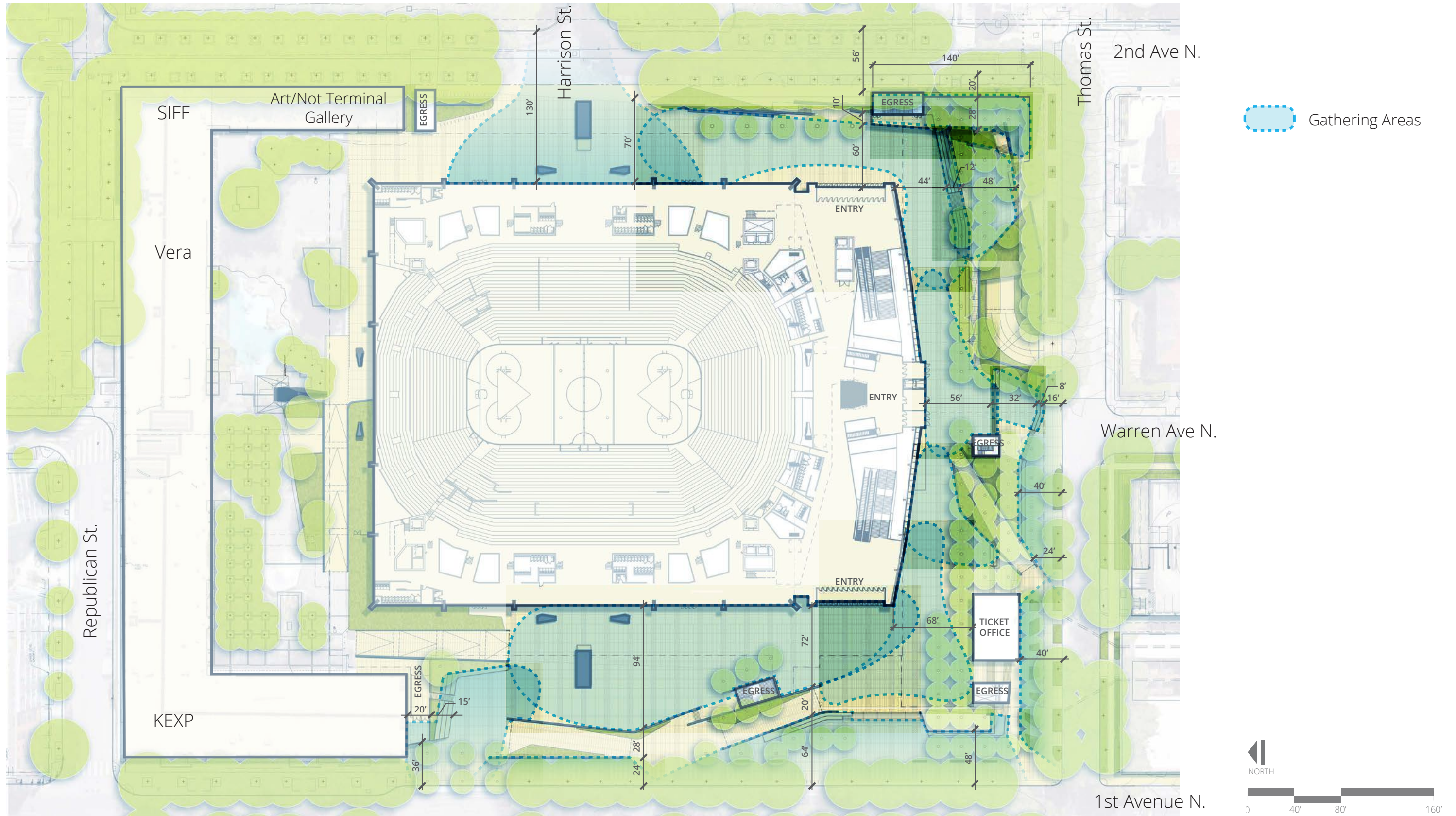
## QUEUING ZONES





# SITE DIAGRAMS

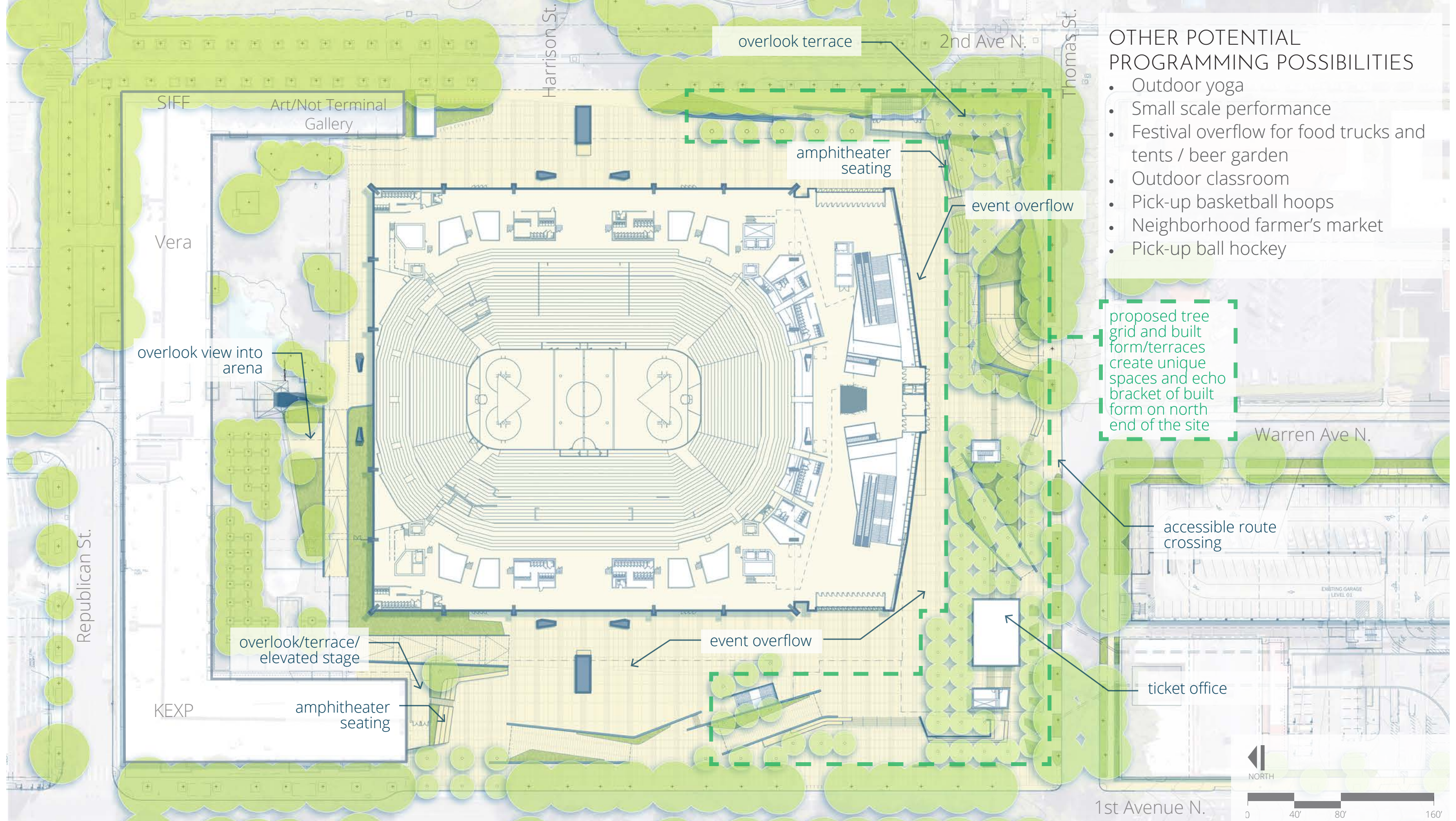
## GATHERING AREAS





# SITE DESIGN

## PROGRAM POSSIBILITIES



### OTHER POTENTIAL PROGRAMMING POSSIBILITIES

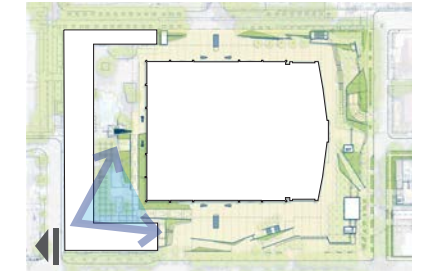
- Outdoor yoga
- Small scale performance
- Festival overflow for food trucks and tents / beer garden
- Outdoor classroom
- Pick-up basketball hoops
- Neighborhood farmer's market
- Pick-up ball hockey

proposed tree grid and built form/terraces create unique spaces and echo bracket of built form on north end of the site



# SITE VIEWS

## NORTHWEST CORNER



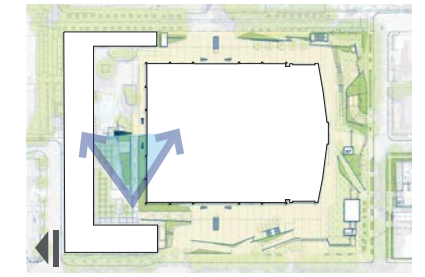
KEY PLAN





# SITE VIEWS

NORTHWEST CORNER - LOOKING EAST



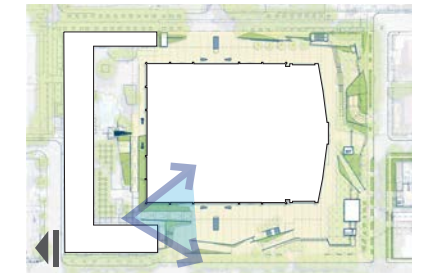
KEY PLAN





# SITE VIEWS

NORTHWEST CORNER - LOOKING SOUTH



KEY PLAN

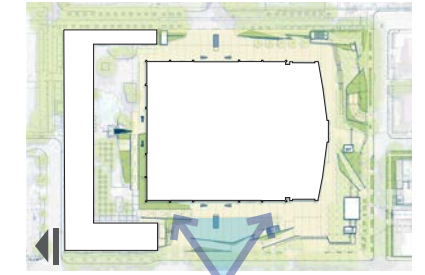




# SITE VIEWS

VIEW FROM HARRISON STREET

04 PROPOSED SITE STRATEGIES



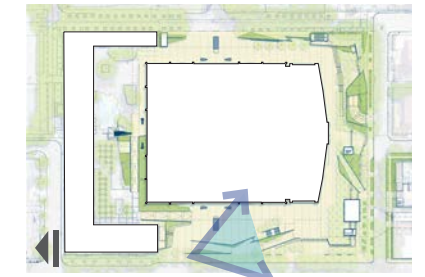
KEY PLAN





# SITE VIEWS

WEST PLAZA - LOOKING SOUTH



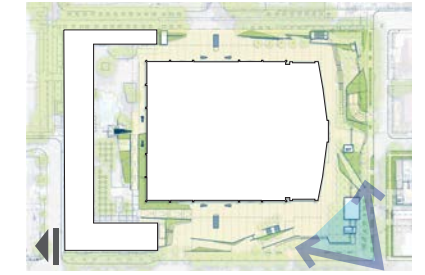
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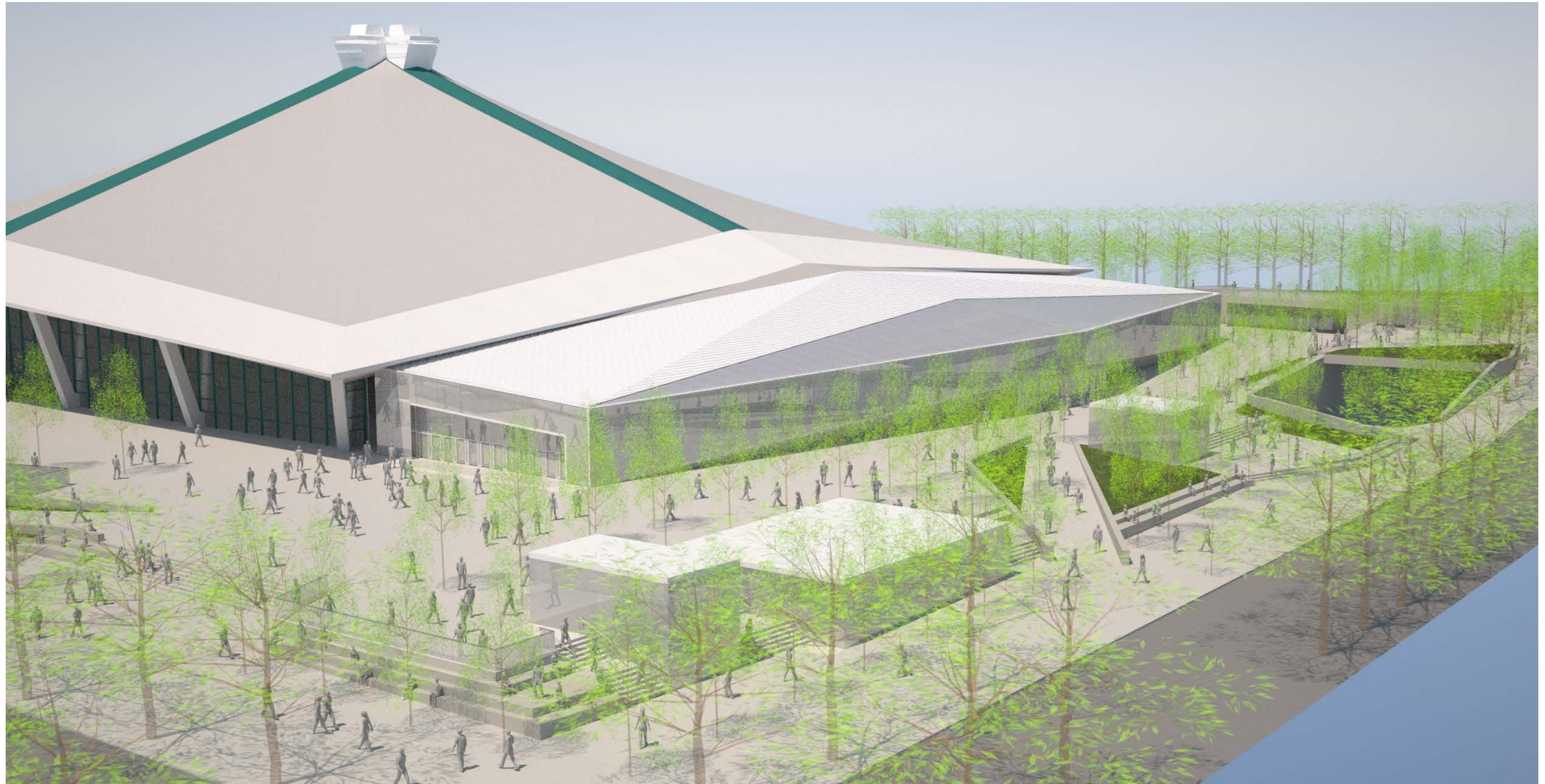


# SITE VIEWS

## SOUTHWEST CORNER



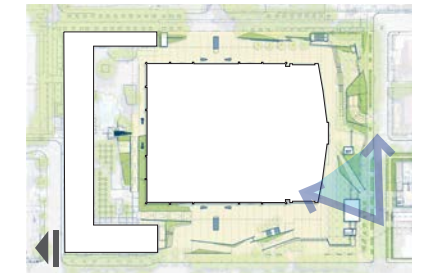
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# SITE VIEWS

SOUTHWEST CORNER - LOOKING NORTHEAST



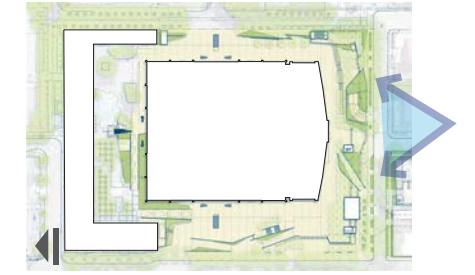
KEY PLAN



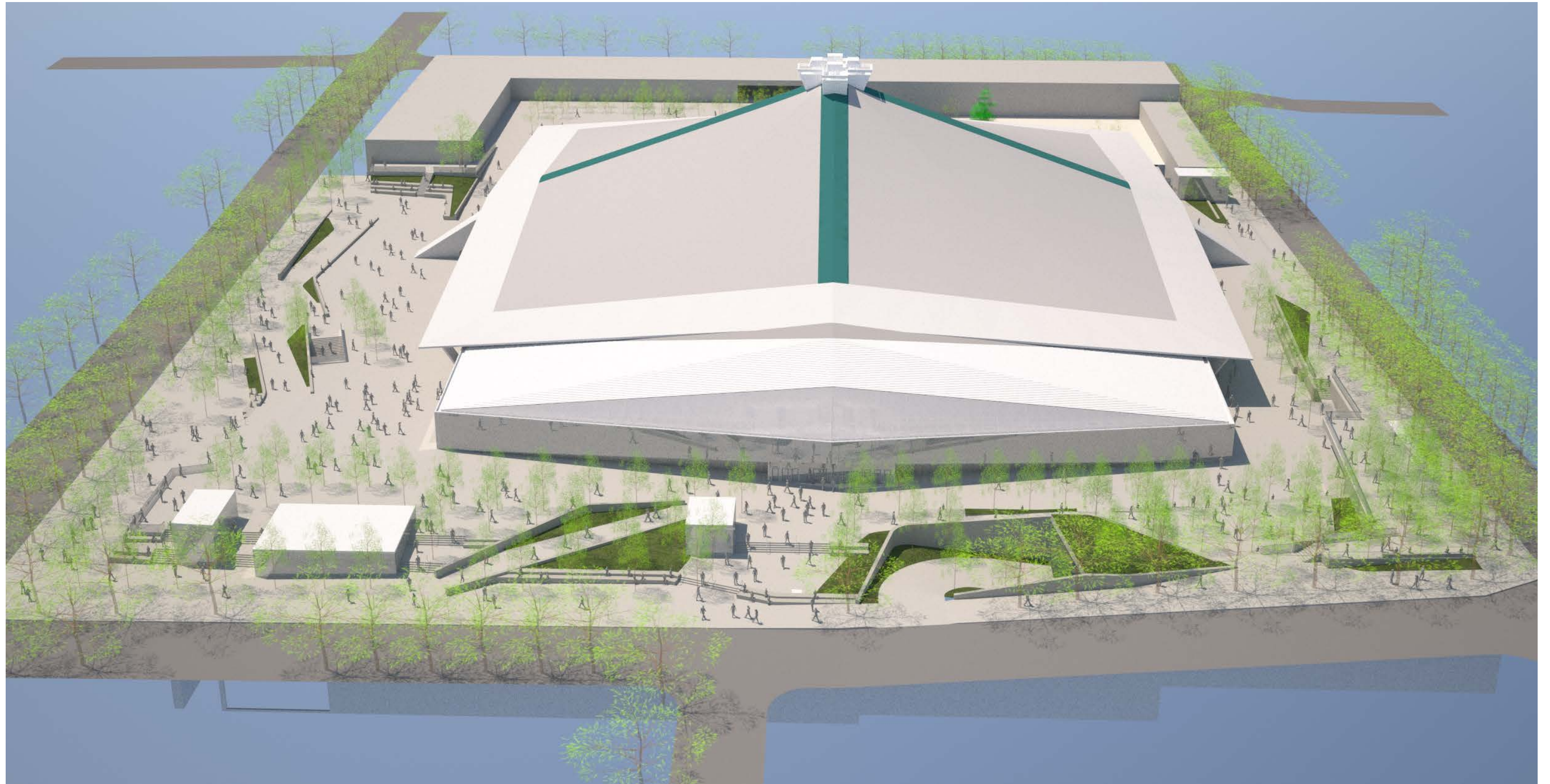


# SITE VIEWS

## SOUTH PLAZA



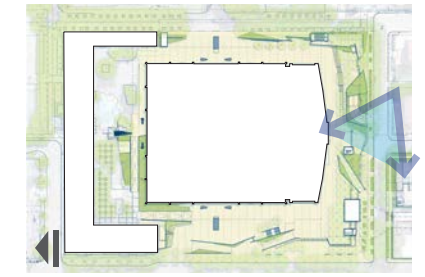
KEY PLAN





# SITE VIEWS

SOUTH PLAZA - LOOKING WEST



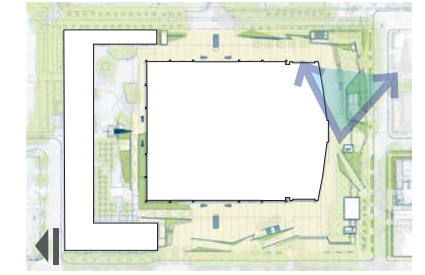
KEY PLAN





# SITE VIEWS

SOUTH PLAZA - LOOKING EAST



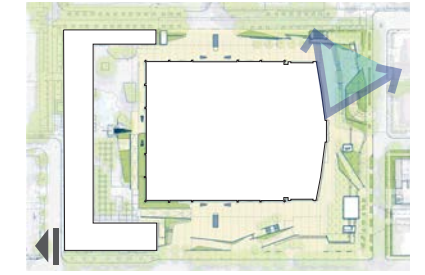
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# SITE VIEWS

## SOUTH PLAZA



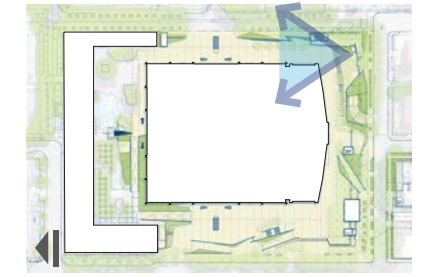
KEY PLAN





# SITE VIEWS

SOUTH PLAZA - LOOKING NORTH



KEY PLAN

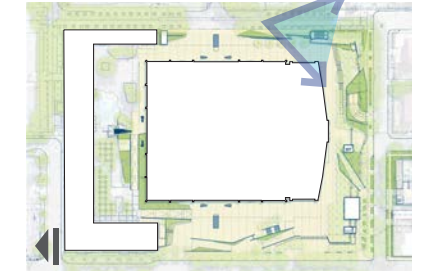




# SITE VIEWS

EAST PLAZA - LOOKING SOUTH

04 PROPOSED SITE STRATEGIES



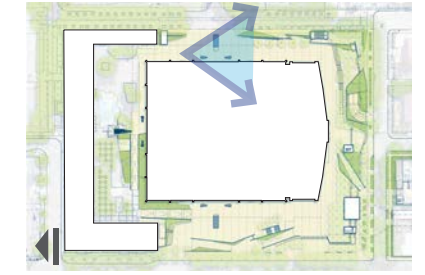
KEY PLAN



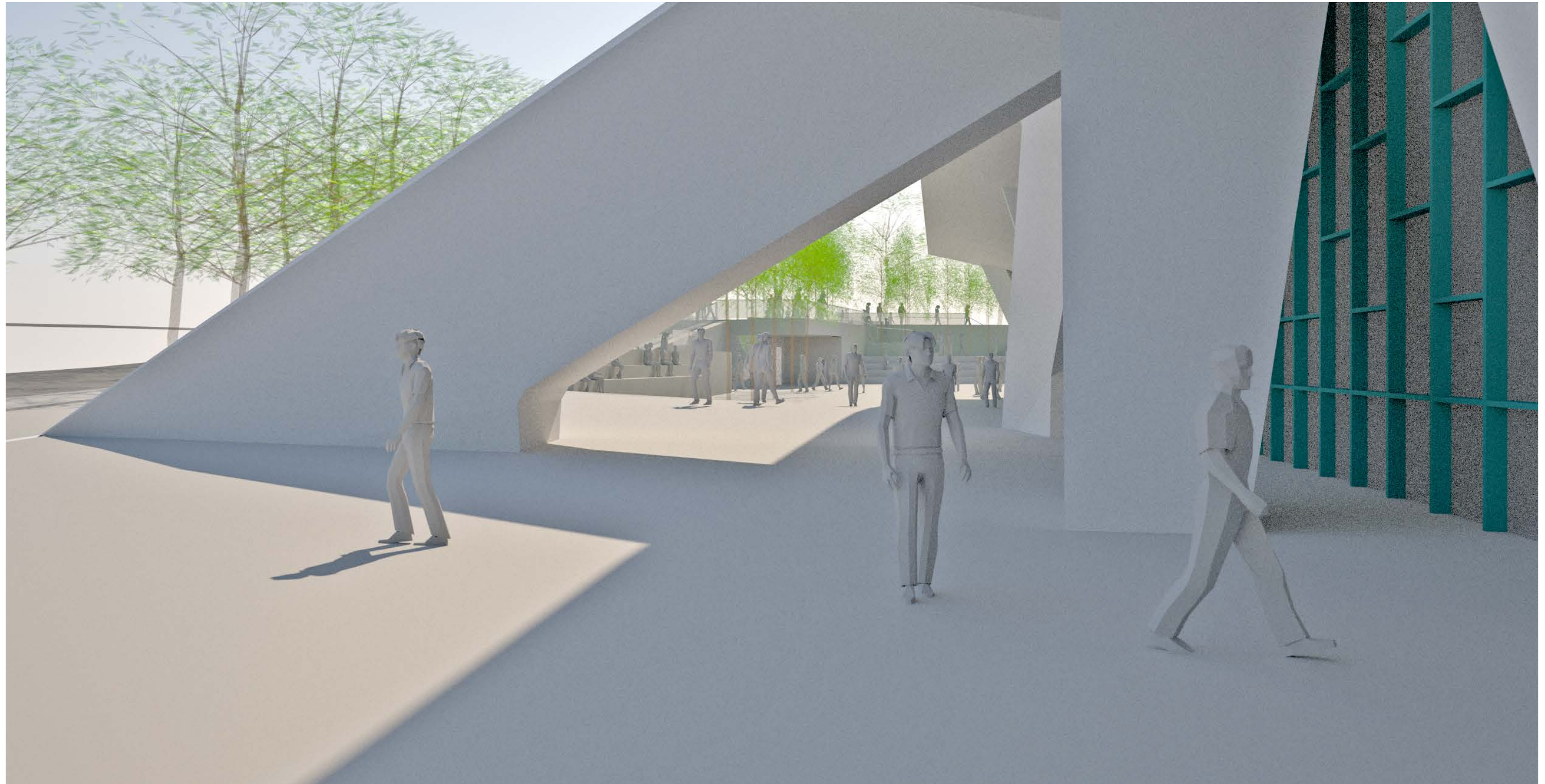


# SITE VIEWS

EAST PLAZA - LOOKING SOUTH



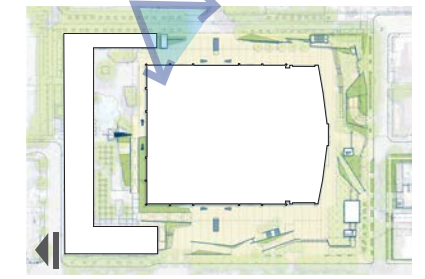
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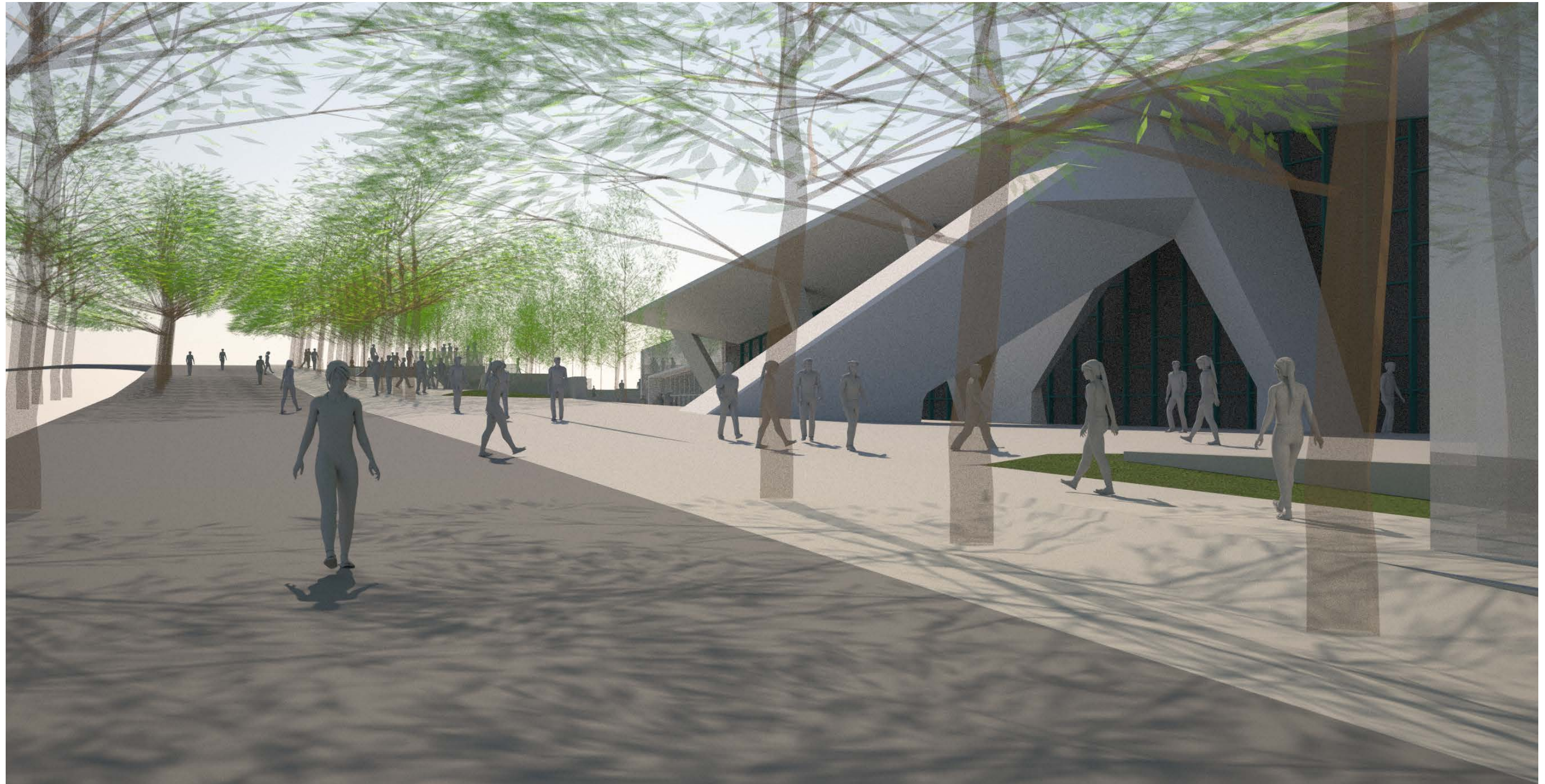


# SITE VIEWS

EAST PLAZA - LOOKING SOUTH



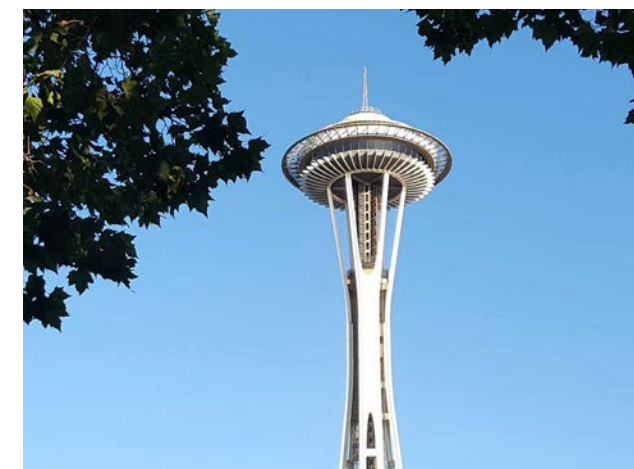
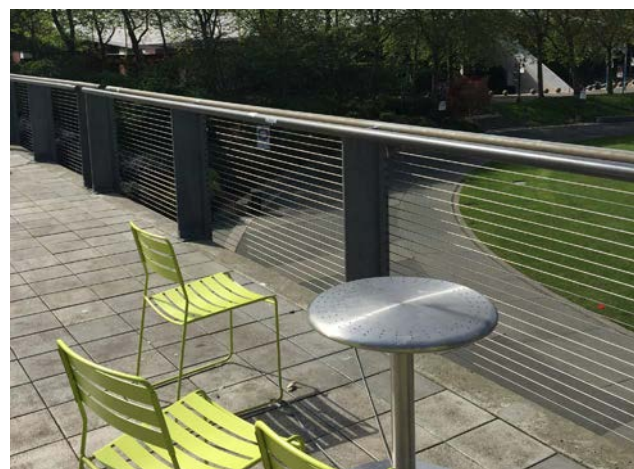
KEY PLAN





# SEATTLE CENTER

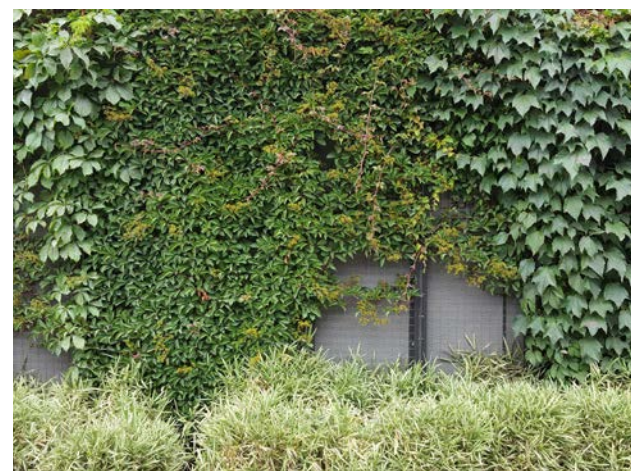
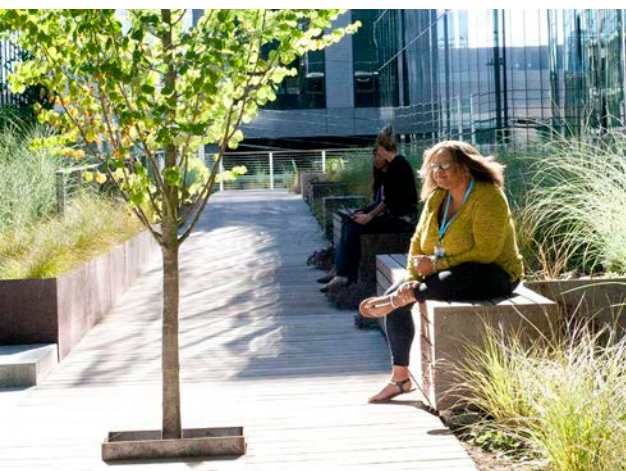
## CONTEXT CHARACTER





# PLANTING

CONCEPTS + CHARACTER





# SITE MATERIALS

CONCEPTS + CHARACTER







# 05

## ATRIUM ADDITION

Preliminary Conceptual Design

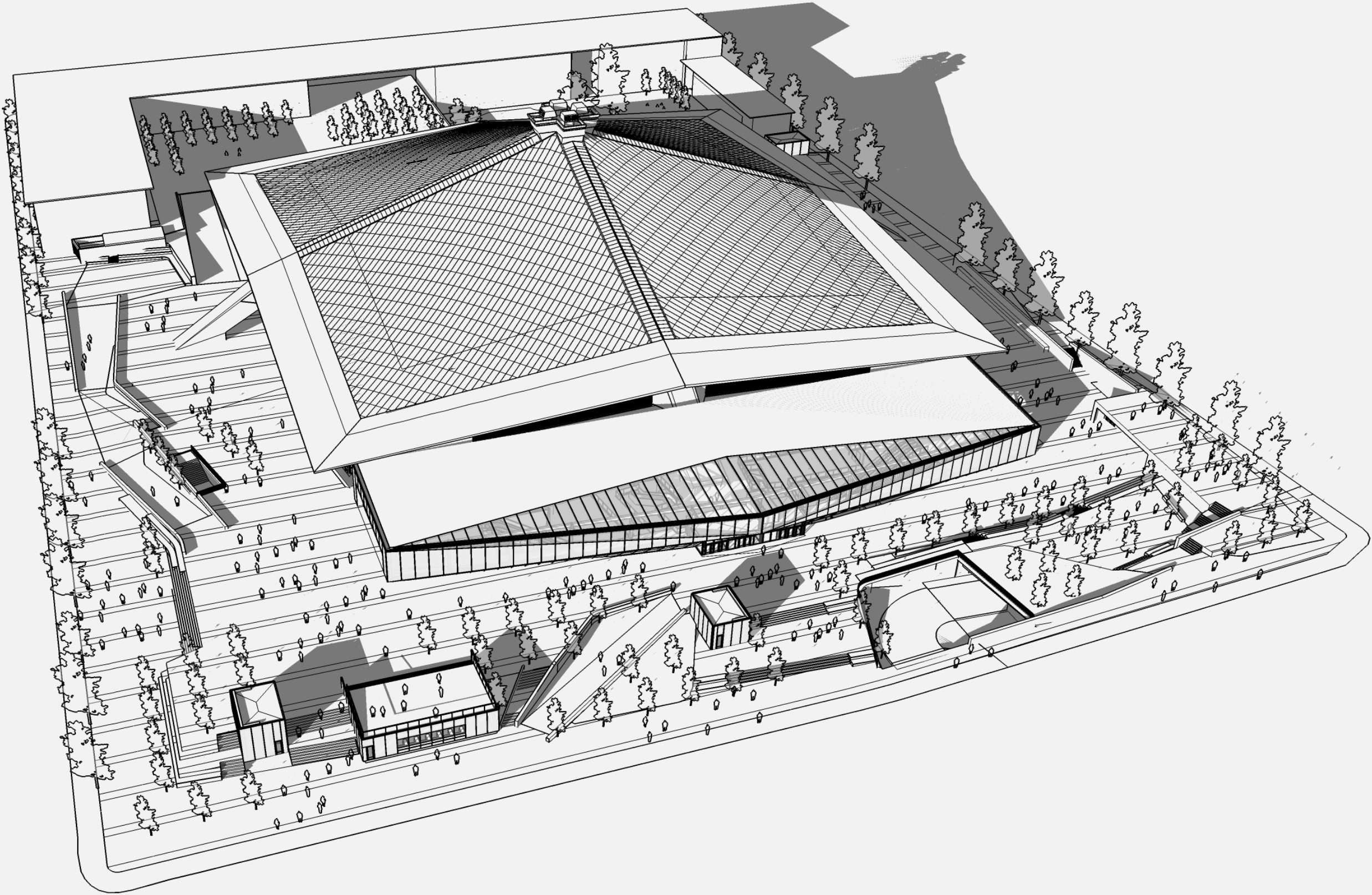


# PREFERRED CONCEPT

SOUTH AERIAL VIEW



05 ATRIUM ADDITION



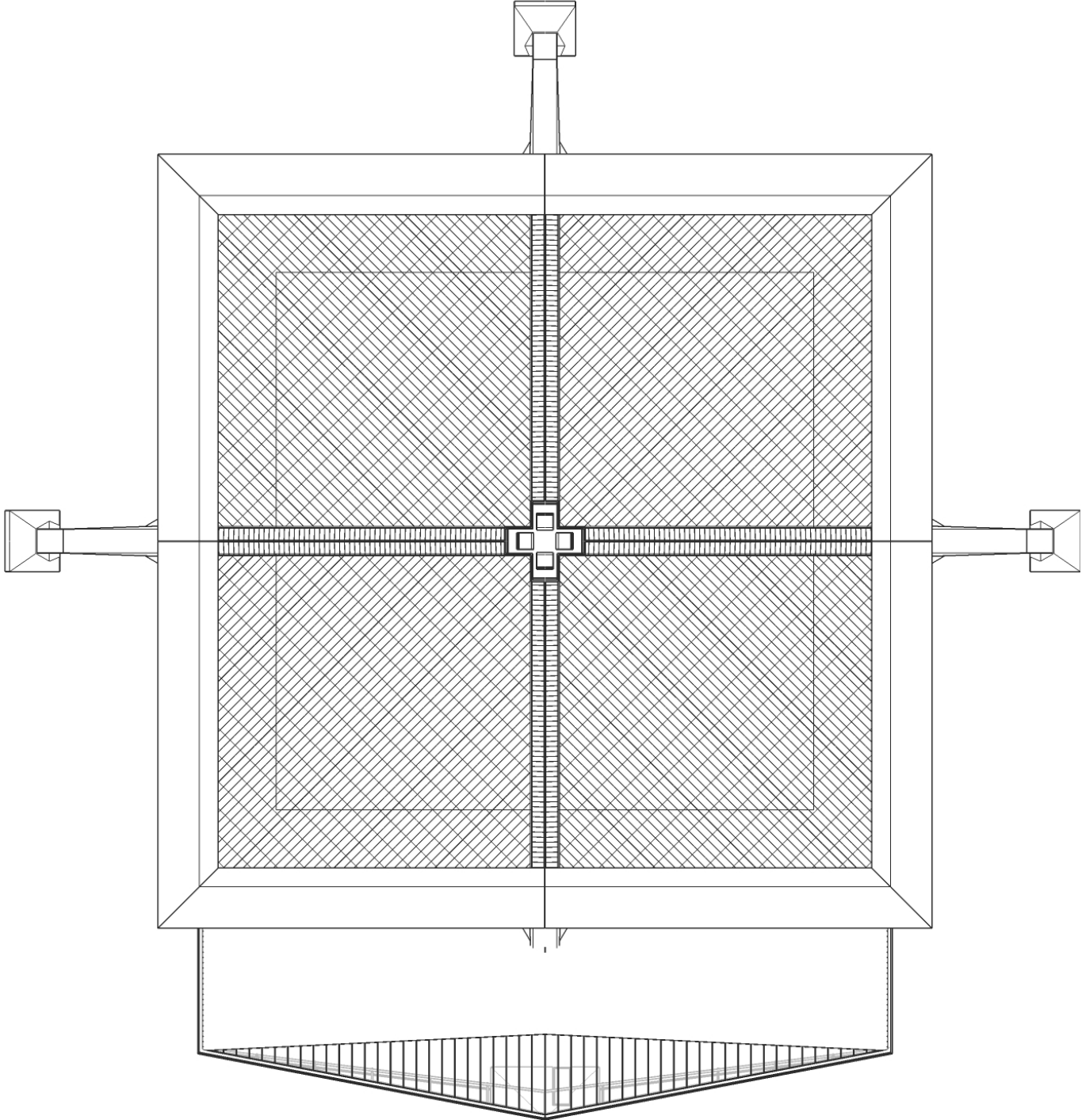


# PREFERRED CONCEPT

## ROOF PLAN DIAGRAM



05 ATRIUM ADDITION



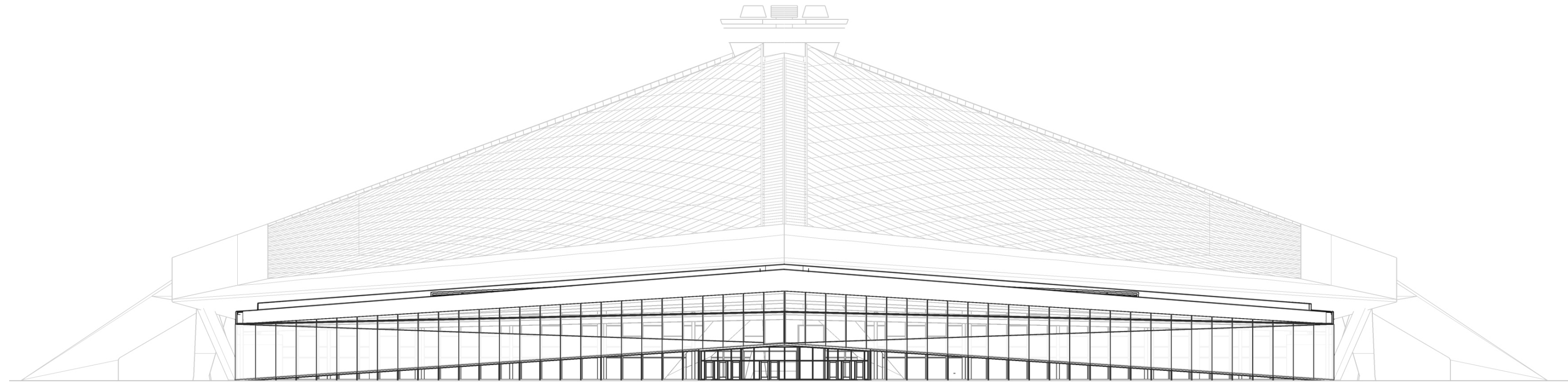


# PREFERRED CONCEPT

## SOUTH ELEVATION DIAGRAM



05 ATRIUM ADDITION



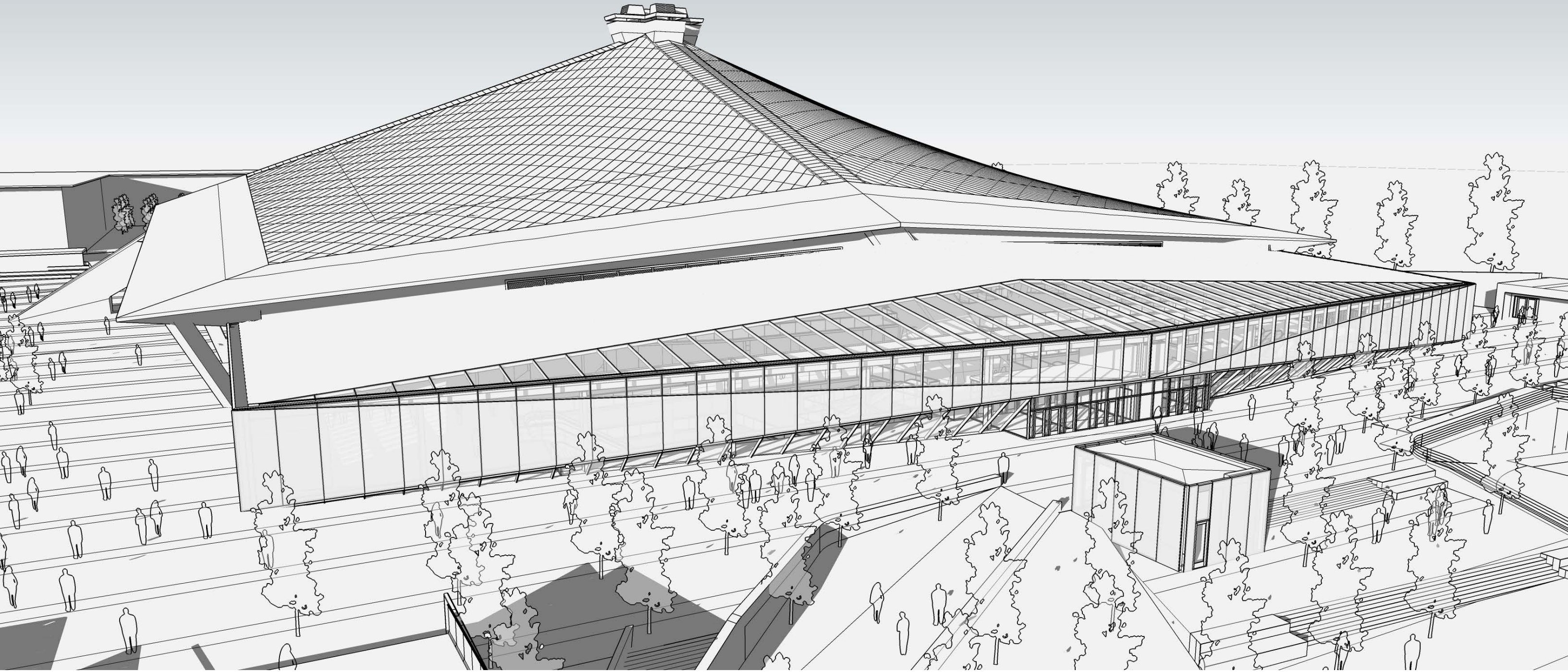


# PREFERRED CONCEPT

SOUTH PERSPECTIVE VIEW



05 ATRIUM ADDITION



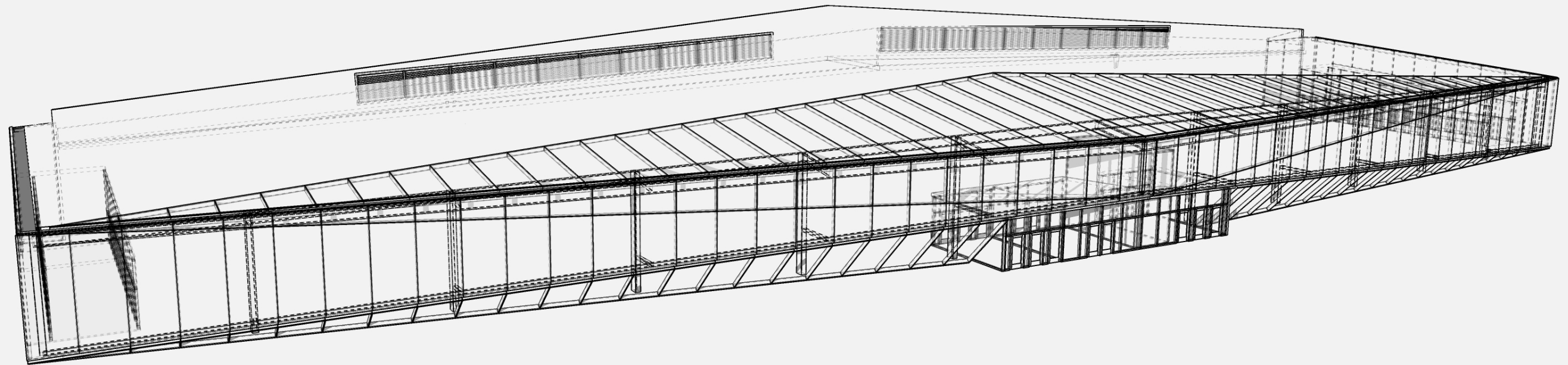


# PREFERRED CONCEPT

## ATRIUM MASSING



05 ATRIUM ADDITION



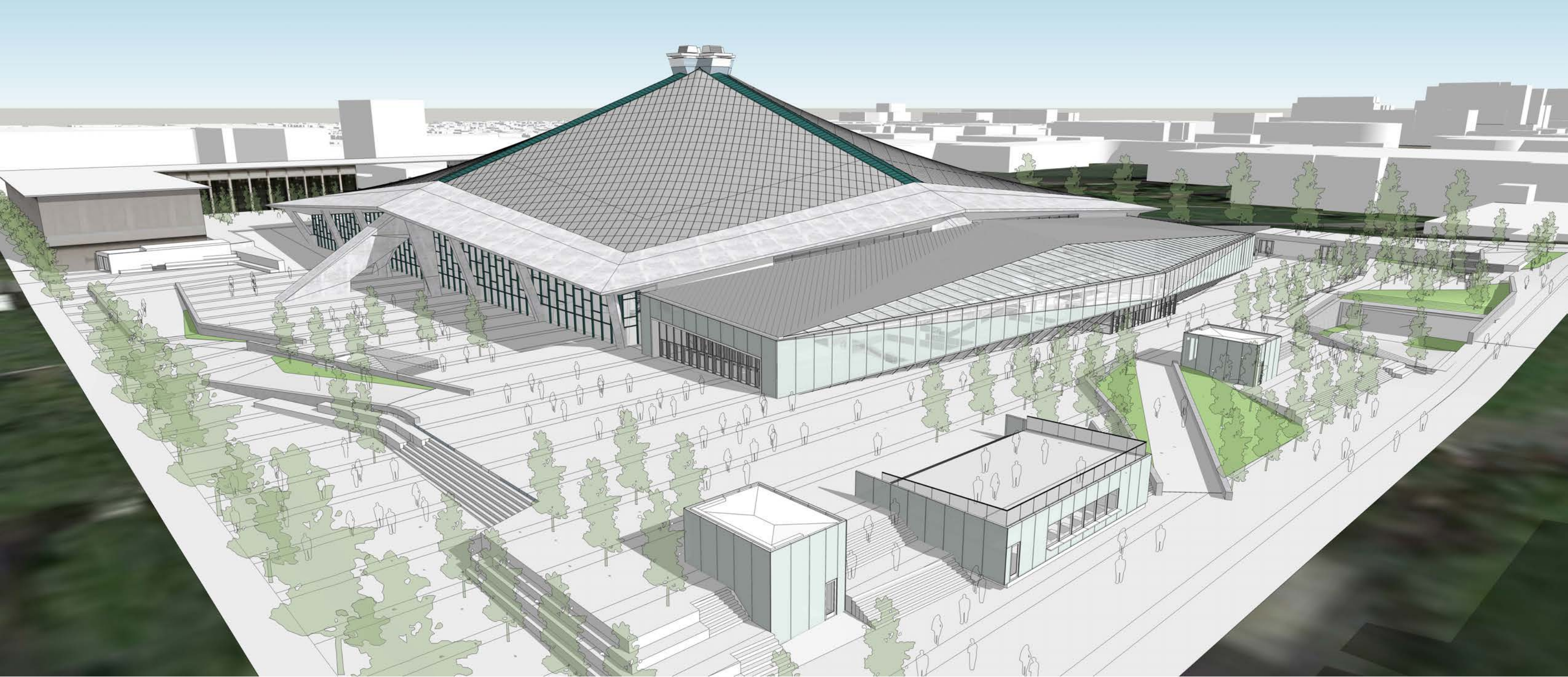


# PREFERRED CONCEPT

VIEW LOOKING NORTHEAST



05 ATRIUM ADDITION



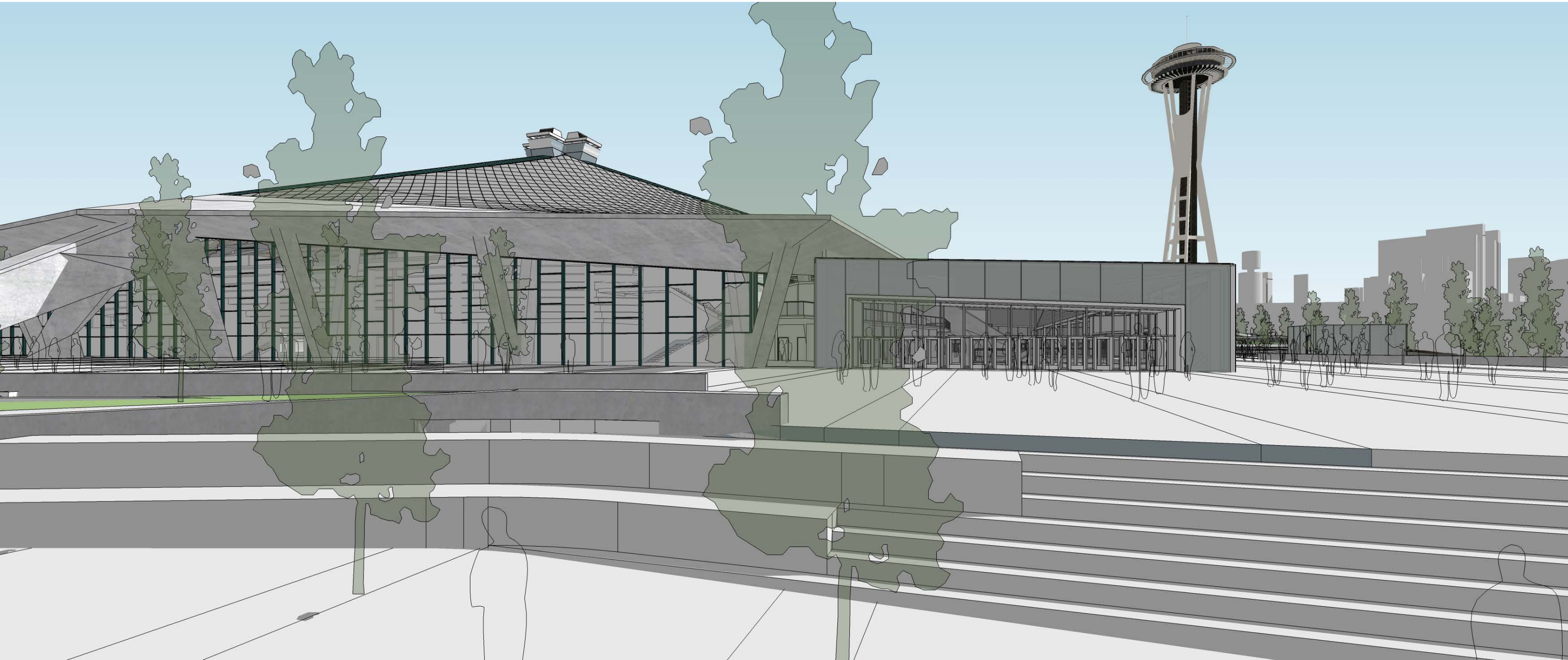


# PREFERRED CONCEPT

VIEW LOOKING EAST



05 ATRIUM ADDITION





# PREFERRED CONCEPT

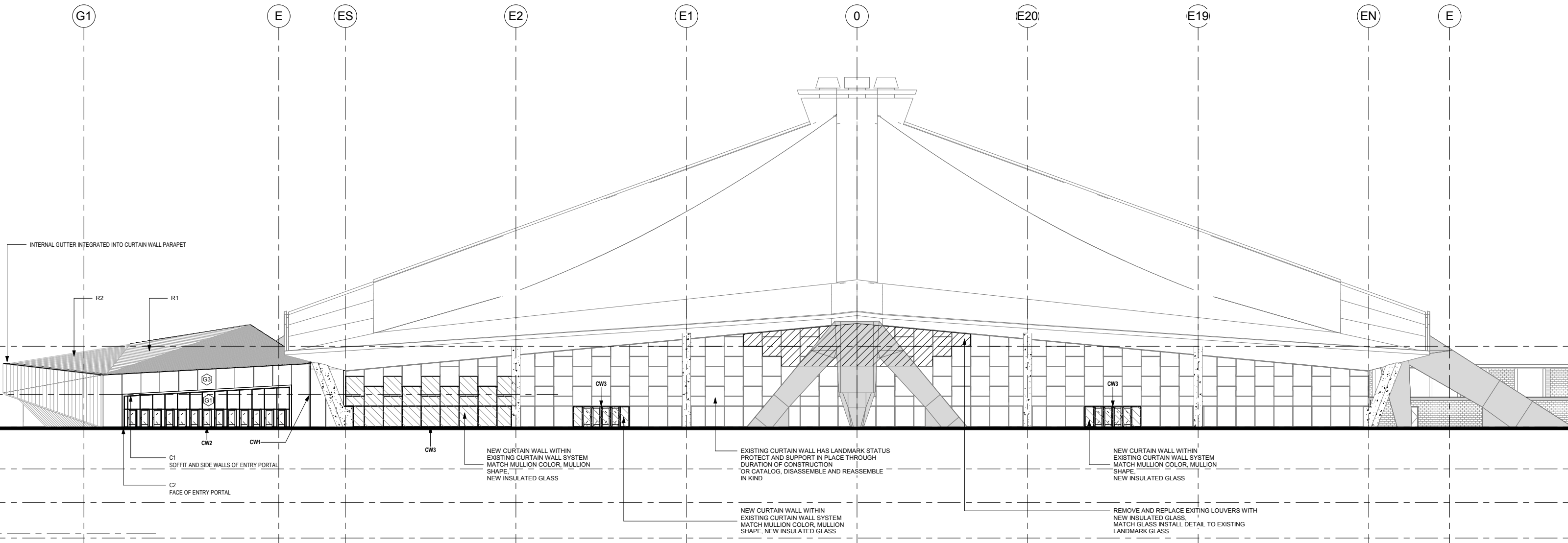
## INTERIOR VIEW





# MATERIALITY

## EAST ELEVATION



### EXTERIOR MATERIALS LEGEND

**Curtain Wall:**  
 CW1: 4 sided SSG curtain wall. Mullions Painted white finish  
 CW2: Fully captured storefront entry and doors w/ thermally broken framing. Painted white finish  
 CW3: Curtain wall to match existing landmark status mullion shape, color, and existing glass install angle detail. Use 1" IGU glazing (color TBD)

**Glazing:**  
 G1: Clear low level glazing with most visibility (Viracon VE1-85)  
 G2: High SHGC performance with 43% light transmittance (Viracon VRE1-43) custom frit pattern on surface 2 & 3 pattern to be developed.  
 G3: ClearShade IGU (Panelite <http://www.panelite.us/>)

**Roofing: Atrium Roof**  
 R1: Step Lock panel or shingle (<http://www.metaltech-usa.com/step-lock.html>) Color White  
 R2: 4 sided SSG curtain wall. Mullions Painted white. G1 glazing

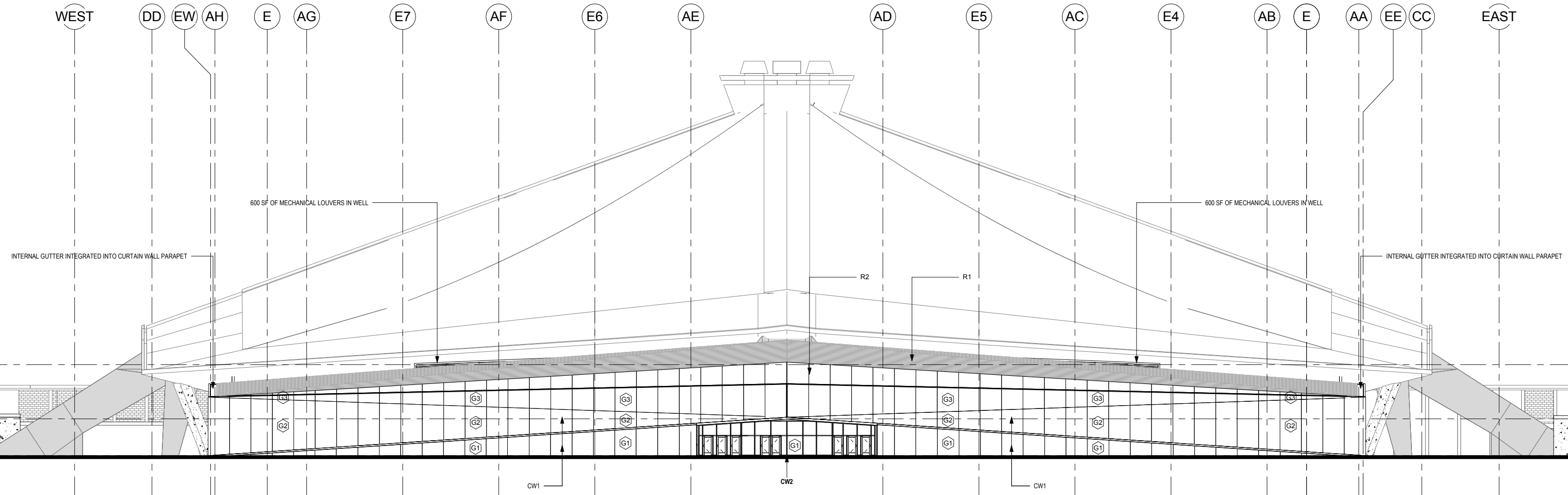
**Entry Portal:**  
 C1: Prodema Wood panel (<http://www.prodema.com/en/prodex>) concealed fasteners  
 C2: White Composite metal panel (Apolic)

**Non-glazed exterior wall surface: (mechanical well at atrium)**  
 C3: Centria MetalWrap Series insulated composite backup panel w/ VMZ Zinc flat lock panel



# MATERIALITY

## SOUTH ELEVATION



### EXTERIOR MATERIALS LEGEND

**Curtain Wall:**  
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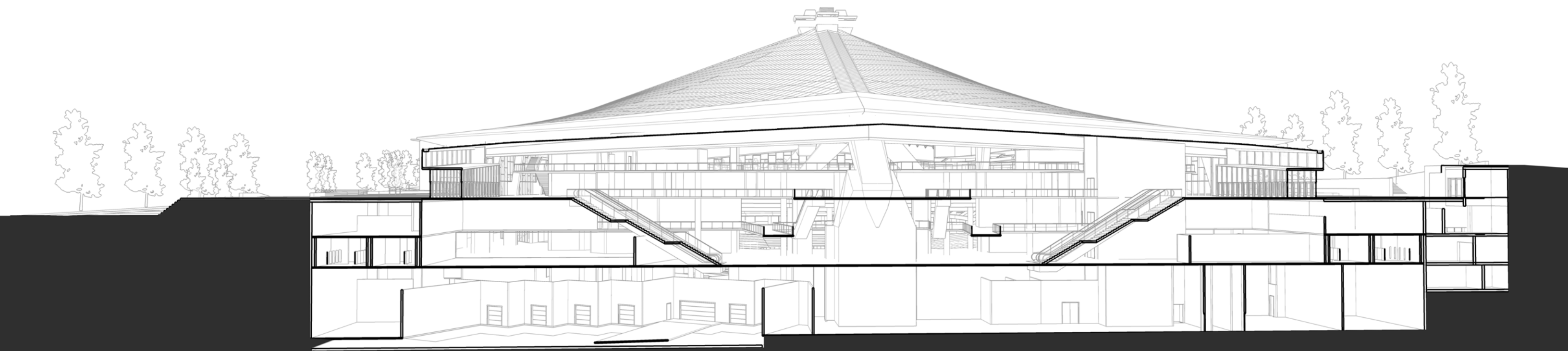
**Entry Portal:**  
C1: Prodema Wood panel (<http://www.prodema.com/en/prodex>) concealed fasteners  
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**Non-glazed exterior wall surface: (mechanical well at atrium)**  
C3: Centria MetalWrap Series insulated composite backup panel w/ VMZ Zinc flat lock panel



# ATRIUM SECTION

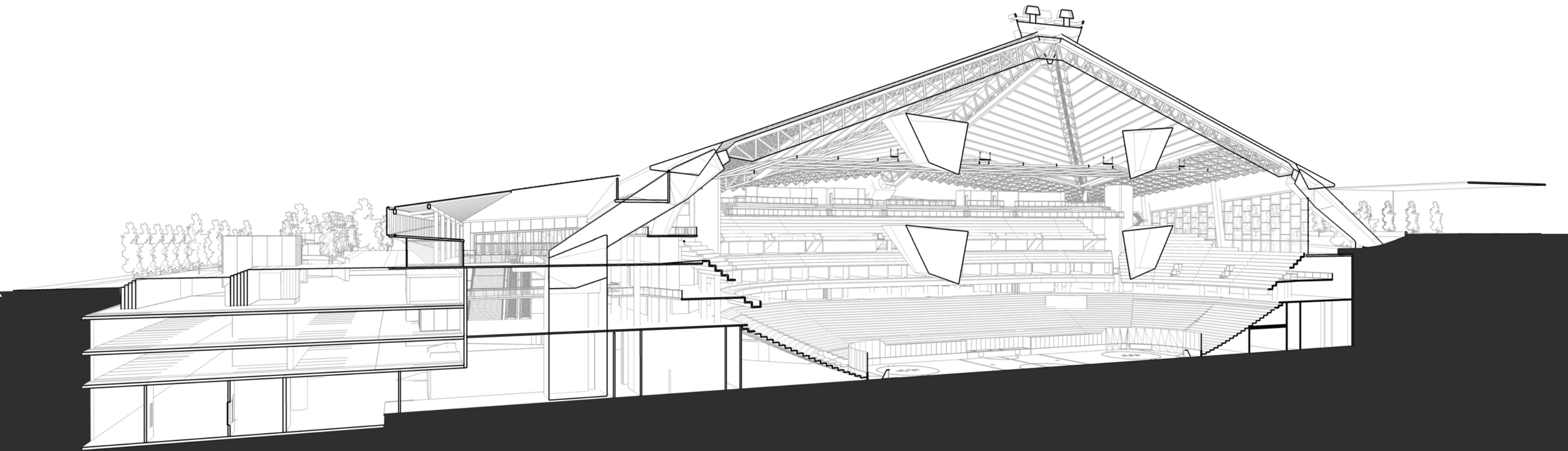
LOOKING NORTH





# ATRIUM SECTION

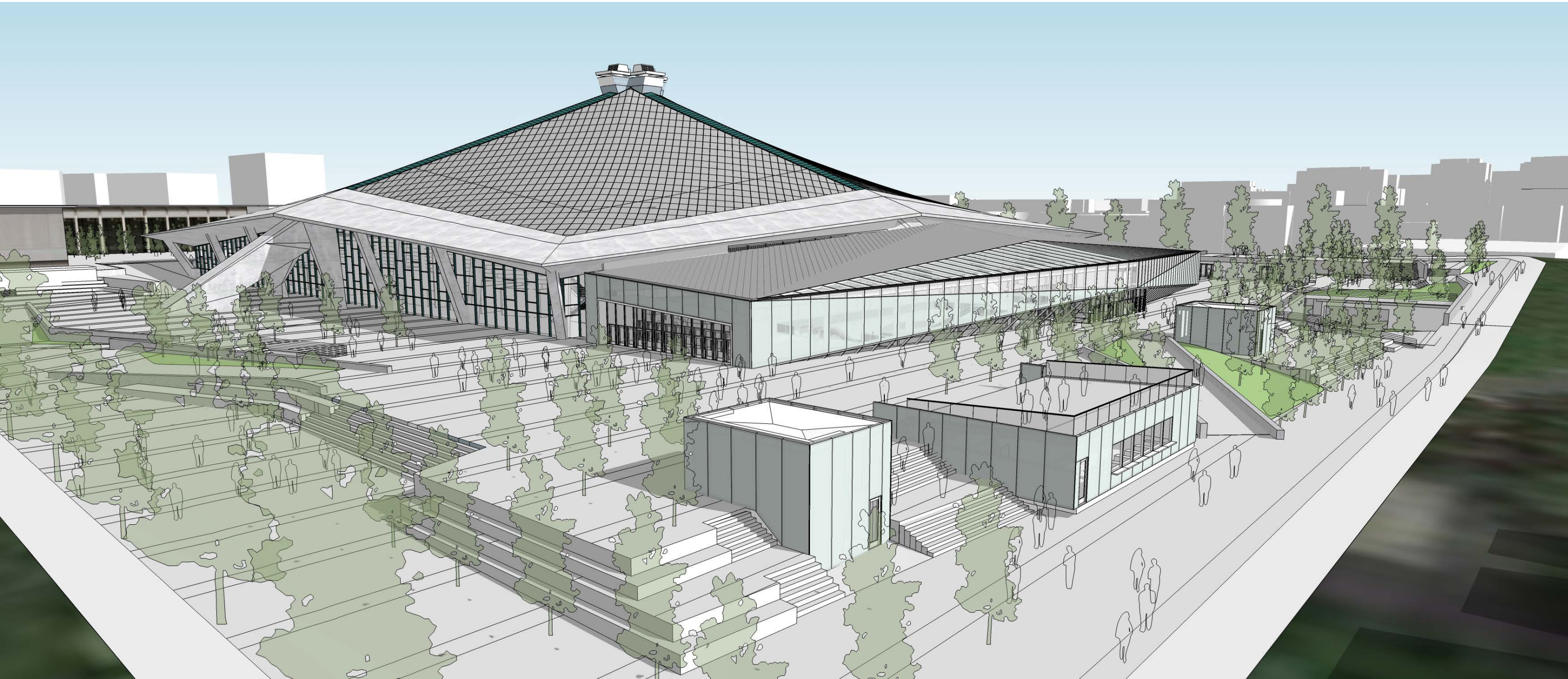
LOOKING WEST





# ATRIUM RELATIONSHIP TO SITE

## PERSPECTIVE VIEWS

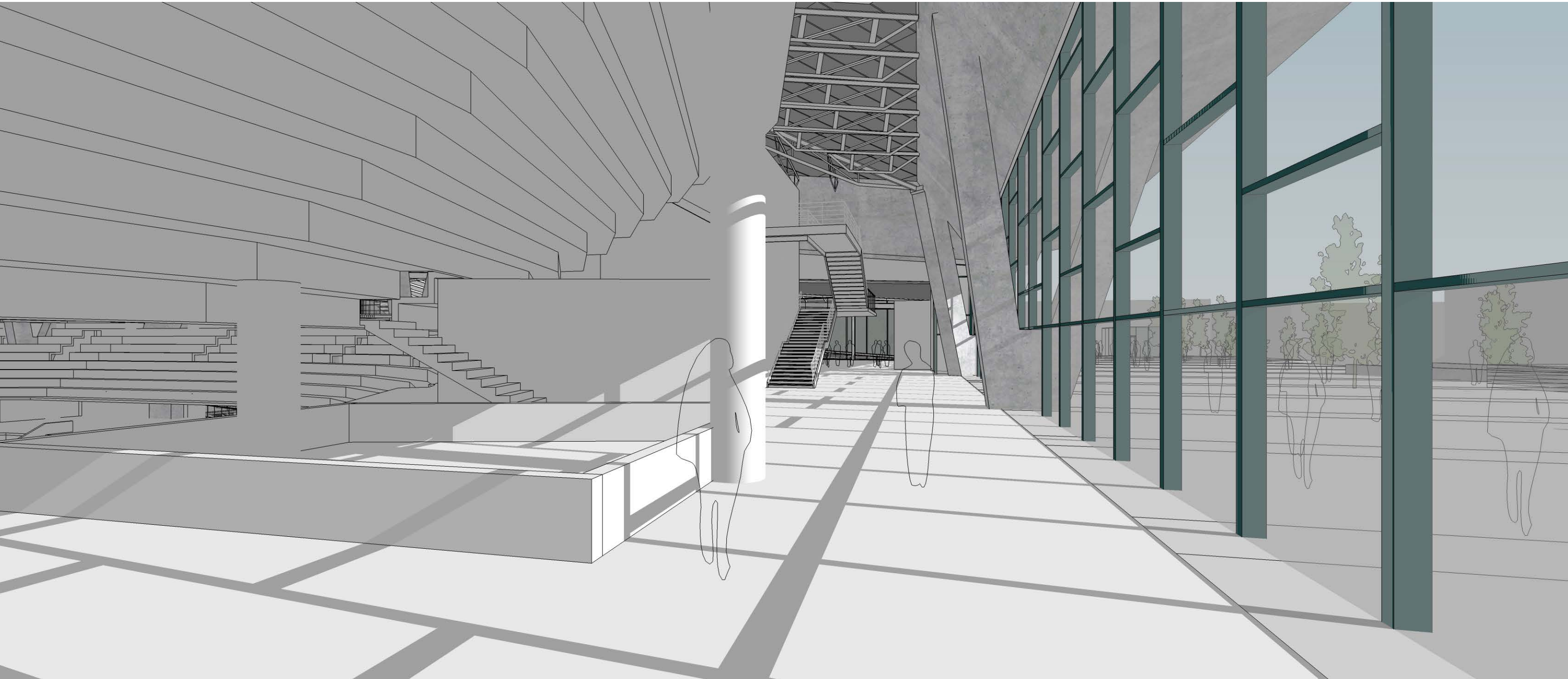






# EXTERIOR/INTERIOR RELATIONSHIP

PERSPECTIVE VIEW





# EXTERIOR/INTERIOR RELATIONSHIP

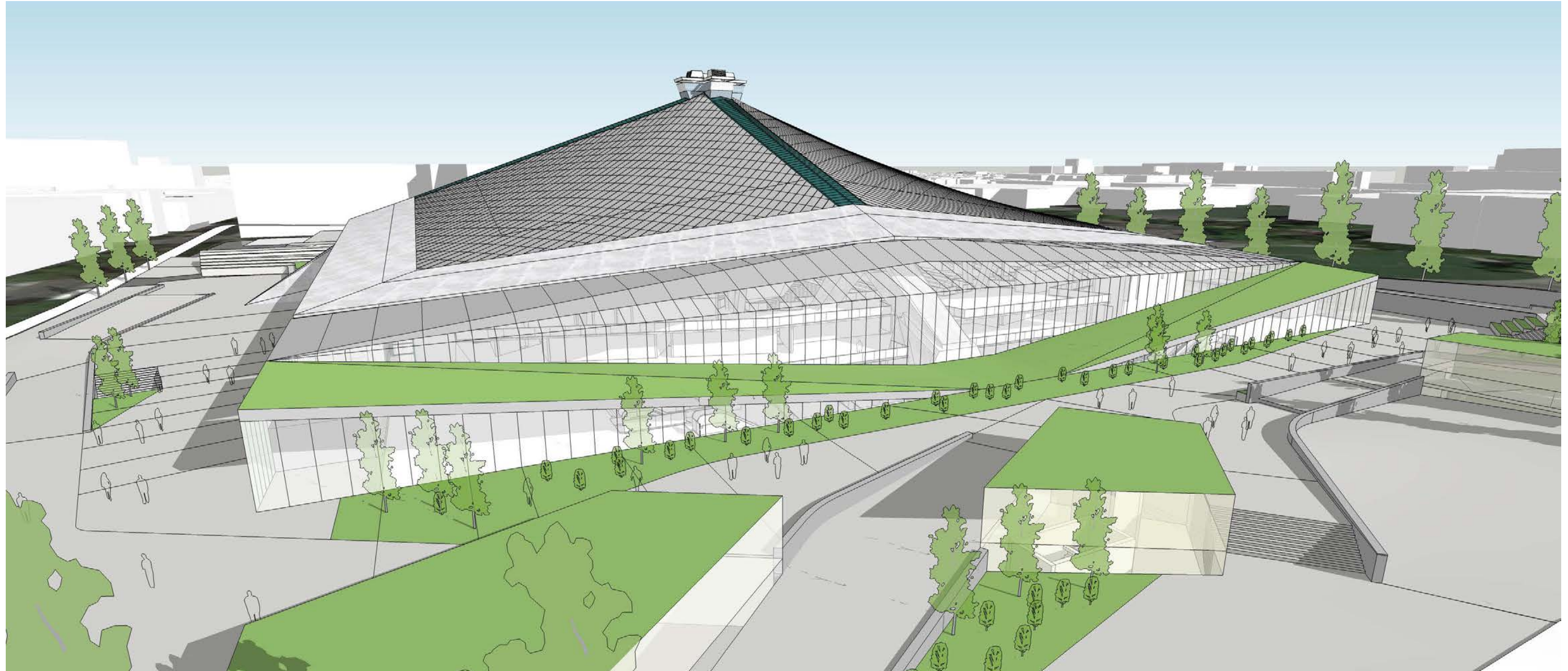
VIEW THROUGH NORTH FACADE





# ALTERNATE ATRIUM STUDIES

## CONCEPT A





# ALTERNATE ATRIUM STUDIES

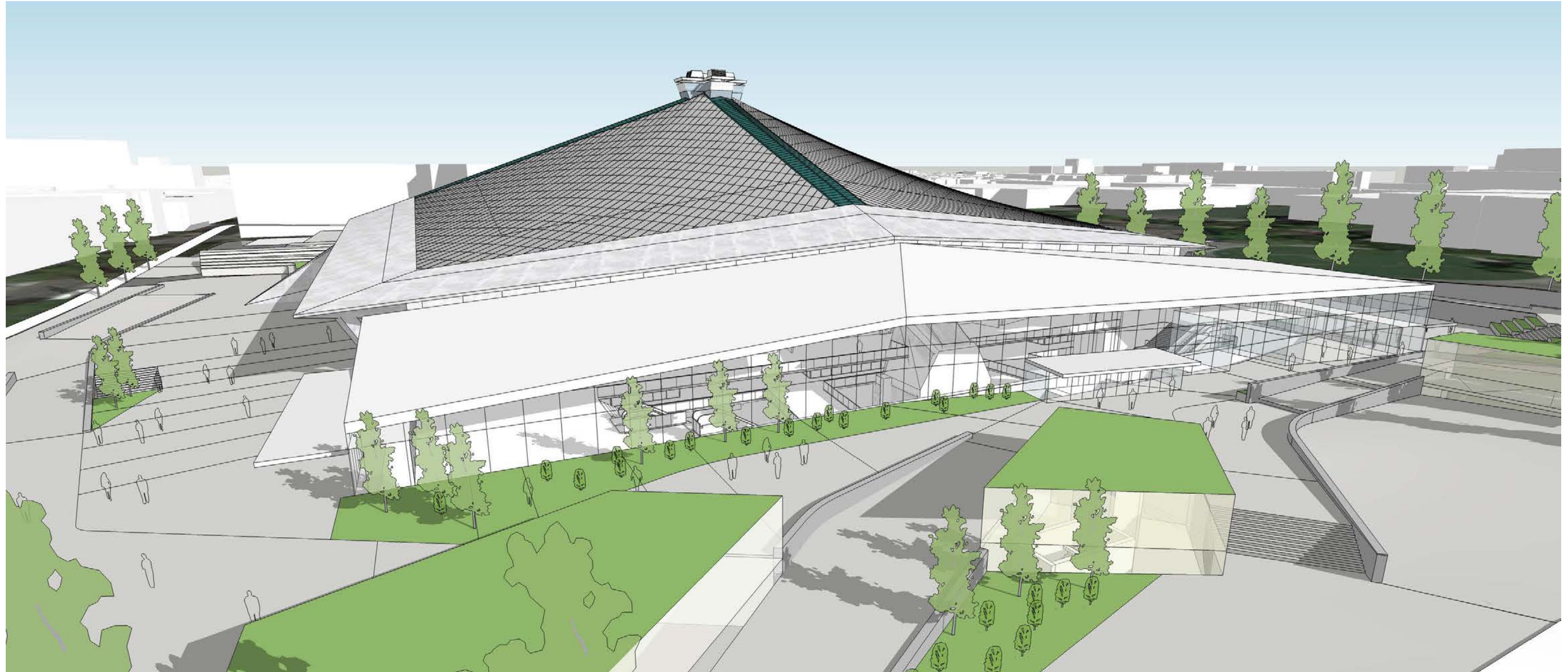
## CONCEPT A





# ALTERNATE ATRIUM STUDIES

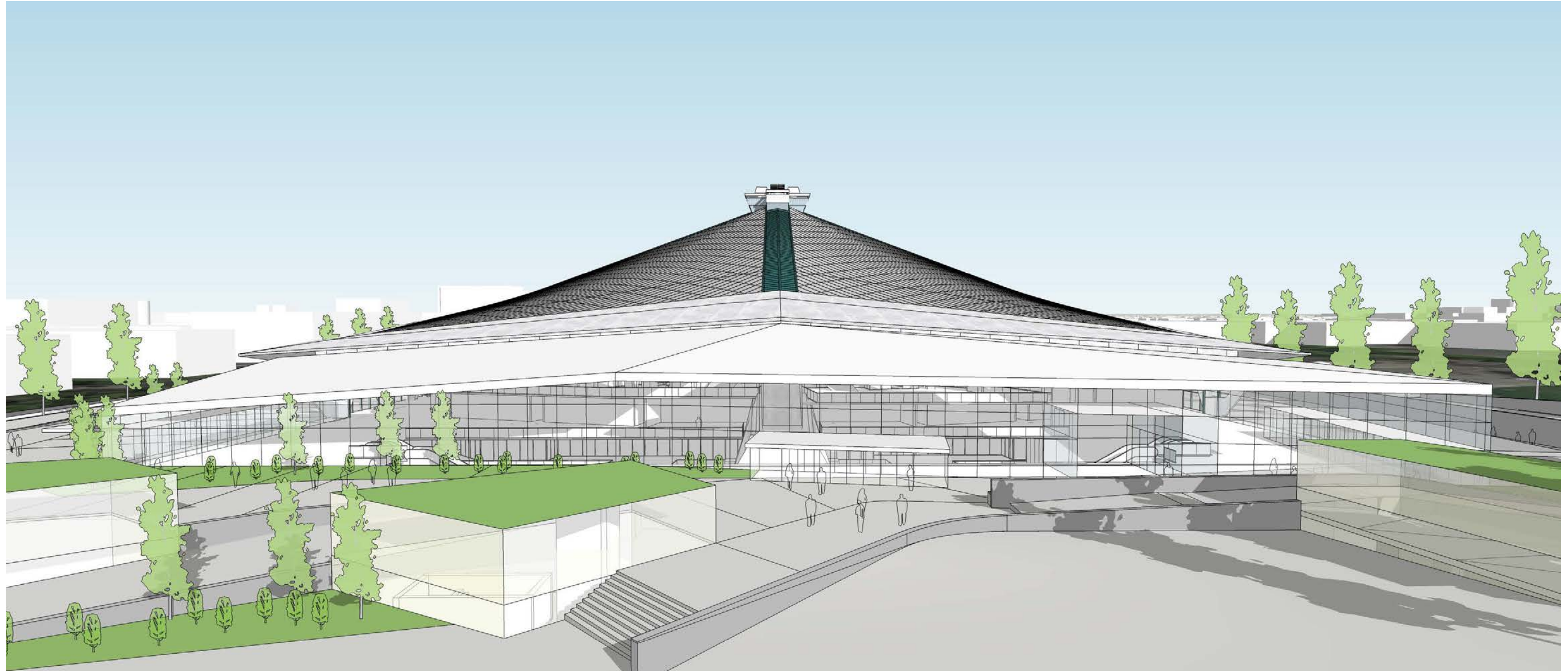
## CONCEPT B





# ALTERNATE ATRIUM STUDIES

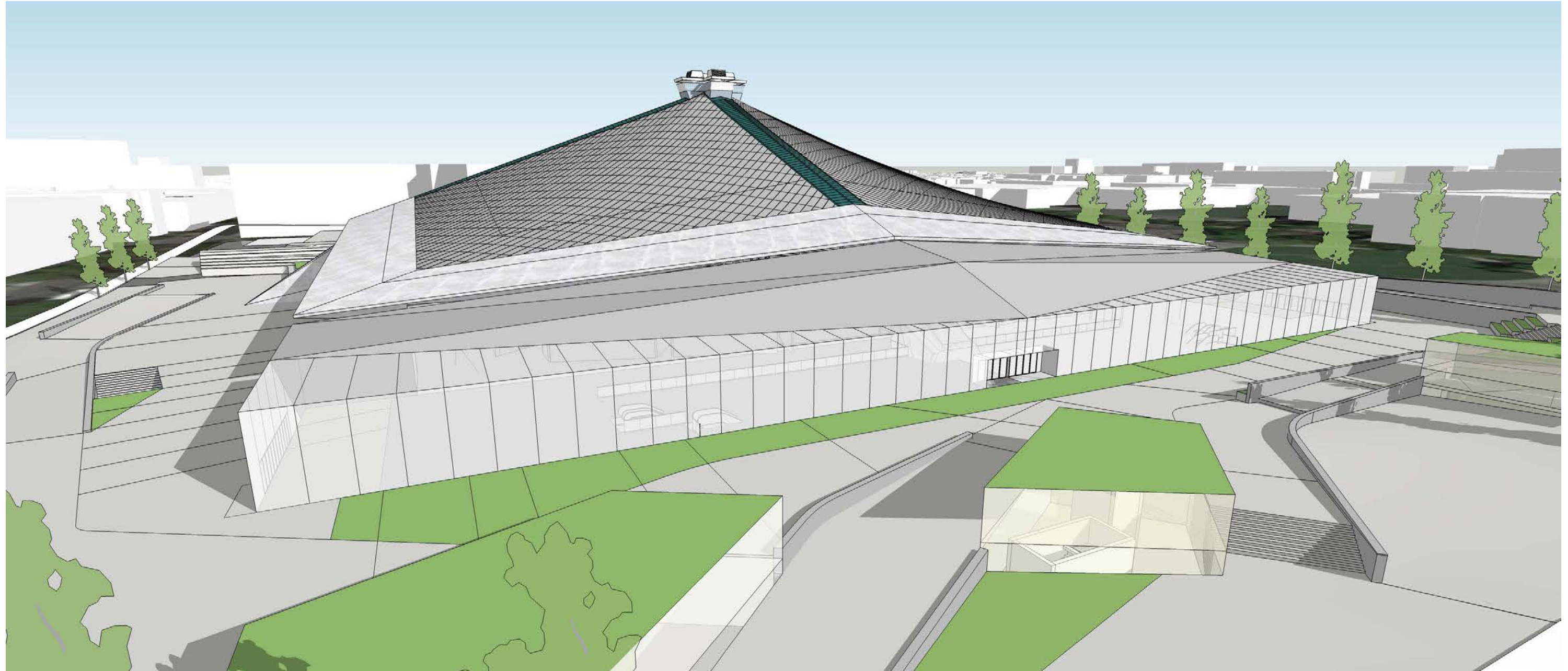
## CONCEPT B





# ALTERNATE ATRIUM STUDIES

## CONCEPT C





# ALTERNATE ATRIUM STUDIES

## CONCEPT C



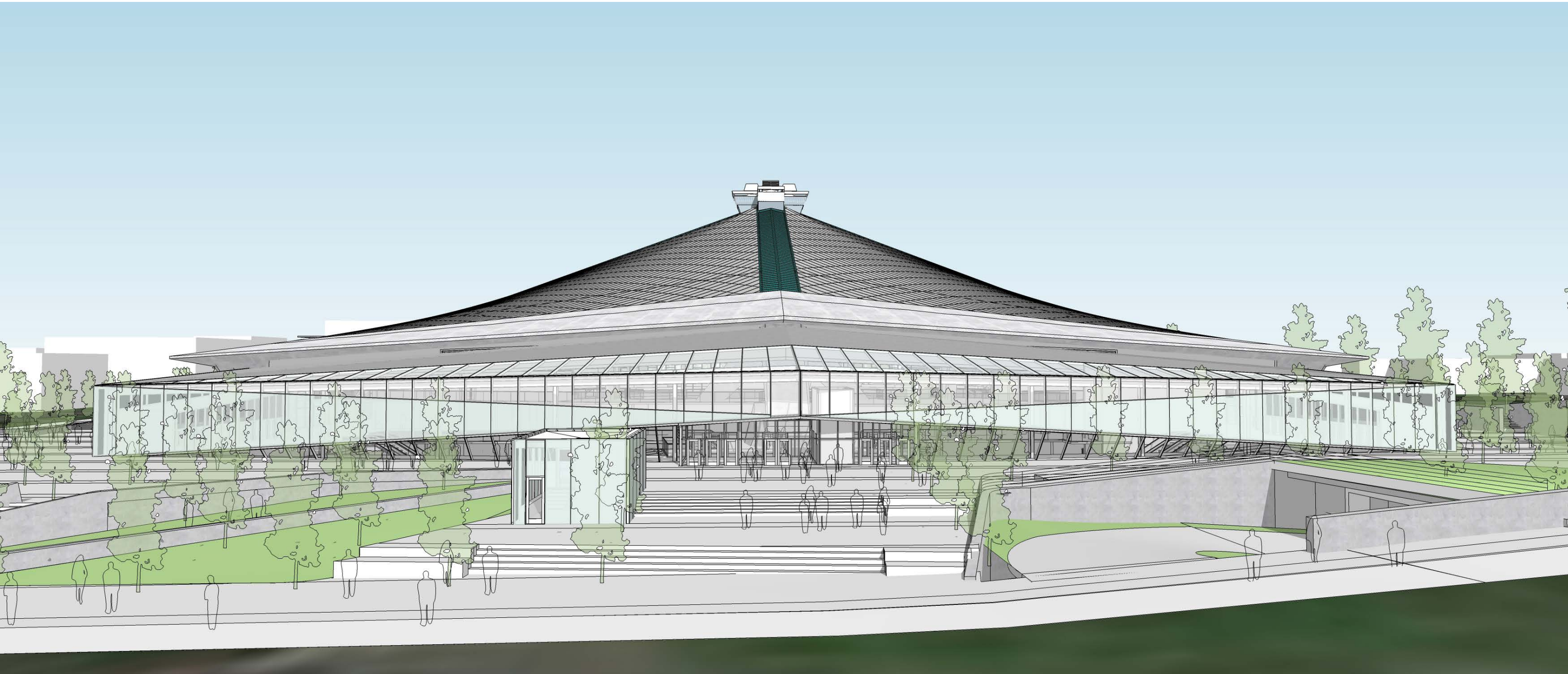


# PREFERRED ATRIUM CONCEPT

PERSPECTIVE VIEW



05 ATRIUM ADDITION







# MOVING FORWARD