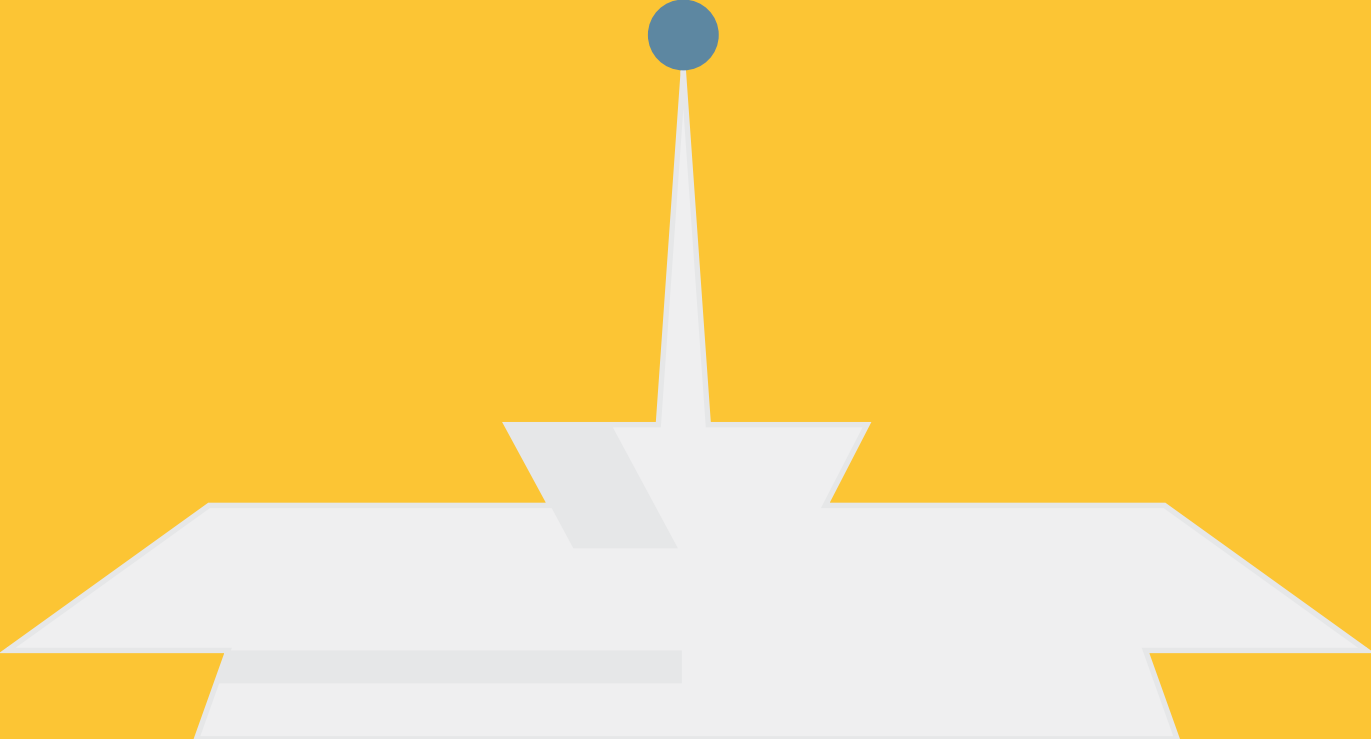




SEATTLE ARENA

JANUARY 22, 2013

EARLY DESIGN GUIDANCE 3

OPERATIONS & CONTEXT

PLAZA & THE PUBLIC REALM

STREET EDGE ACTIVATION

ARCHITECTURAL CHARACTER

SUSTAINABILITY



INTRODUCTION

This document is the third in a series of City of Seattle Early Design Guidance (EDG) submittals made in reference to a proposed arena to be located within the ‘Stadium District’. Building upon the analysis, synthesis, and design direction established in the first two EDG submittals, the general intent of this document is to respond to the Design Guidelines established for the project during the EDG 2 review and to further investigate the architectural character for the building.

Reiterating the focus from EDG 2, the project vision is to create an arena that reinforces linkages to downtown and invigorates its surroundings by reinforcing the existing city fabric and providing a destination, gathering place, and become a vital contributor to Seattle’s vibrant culture.

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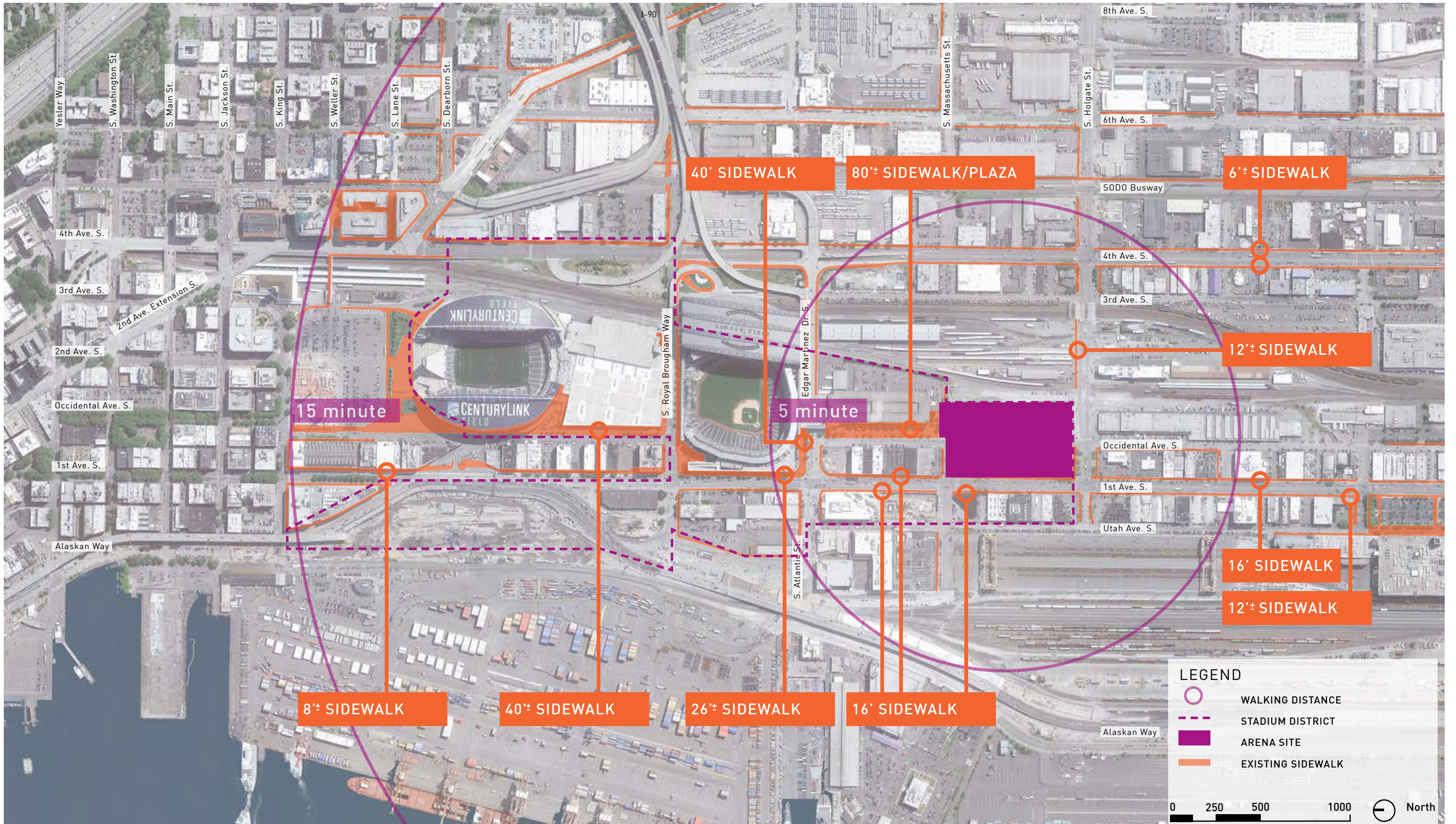
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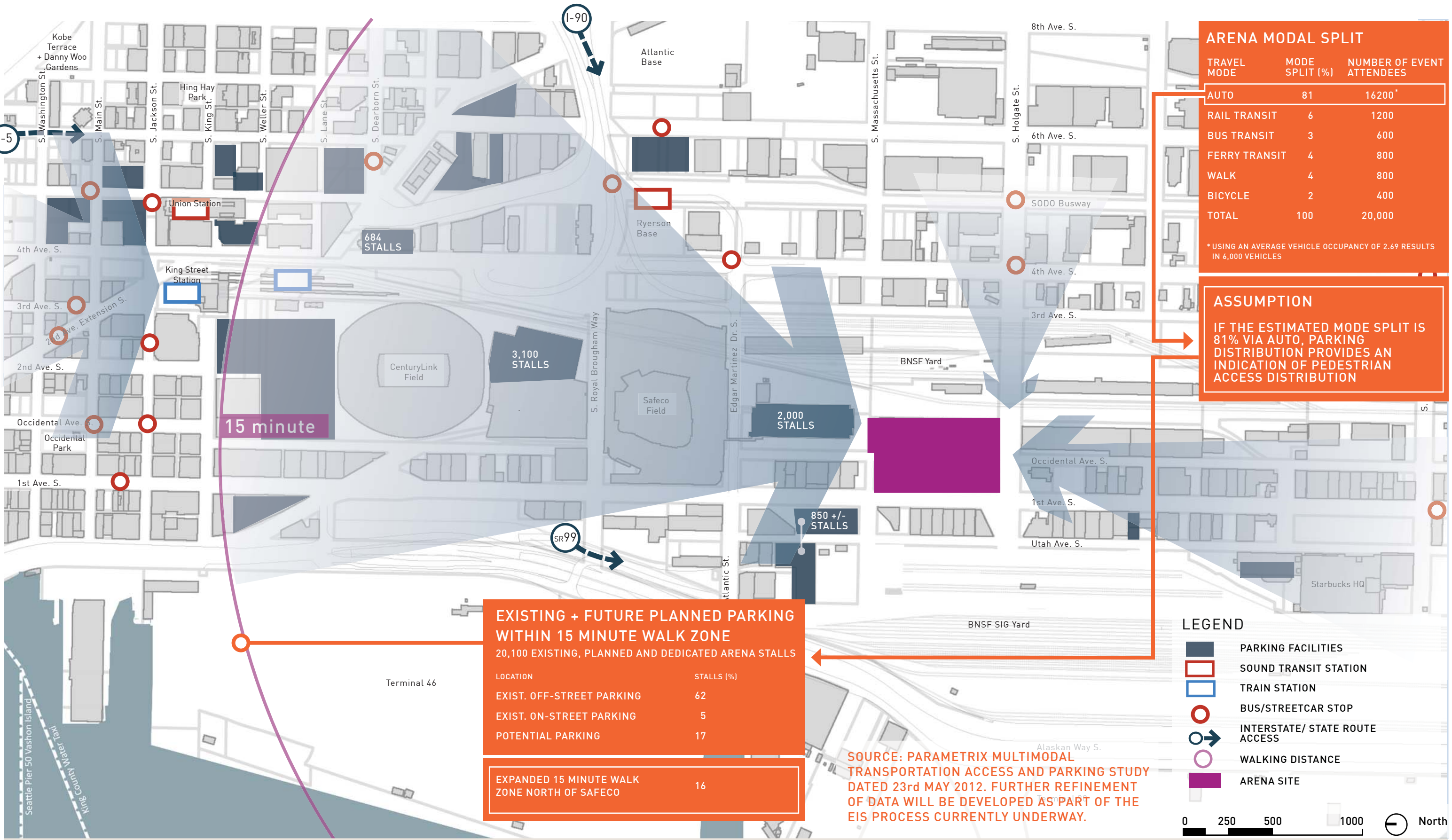
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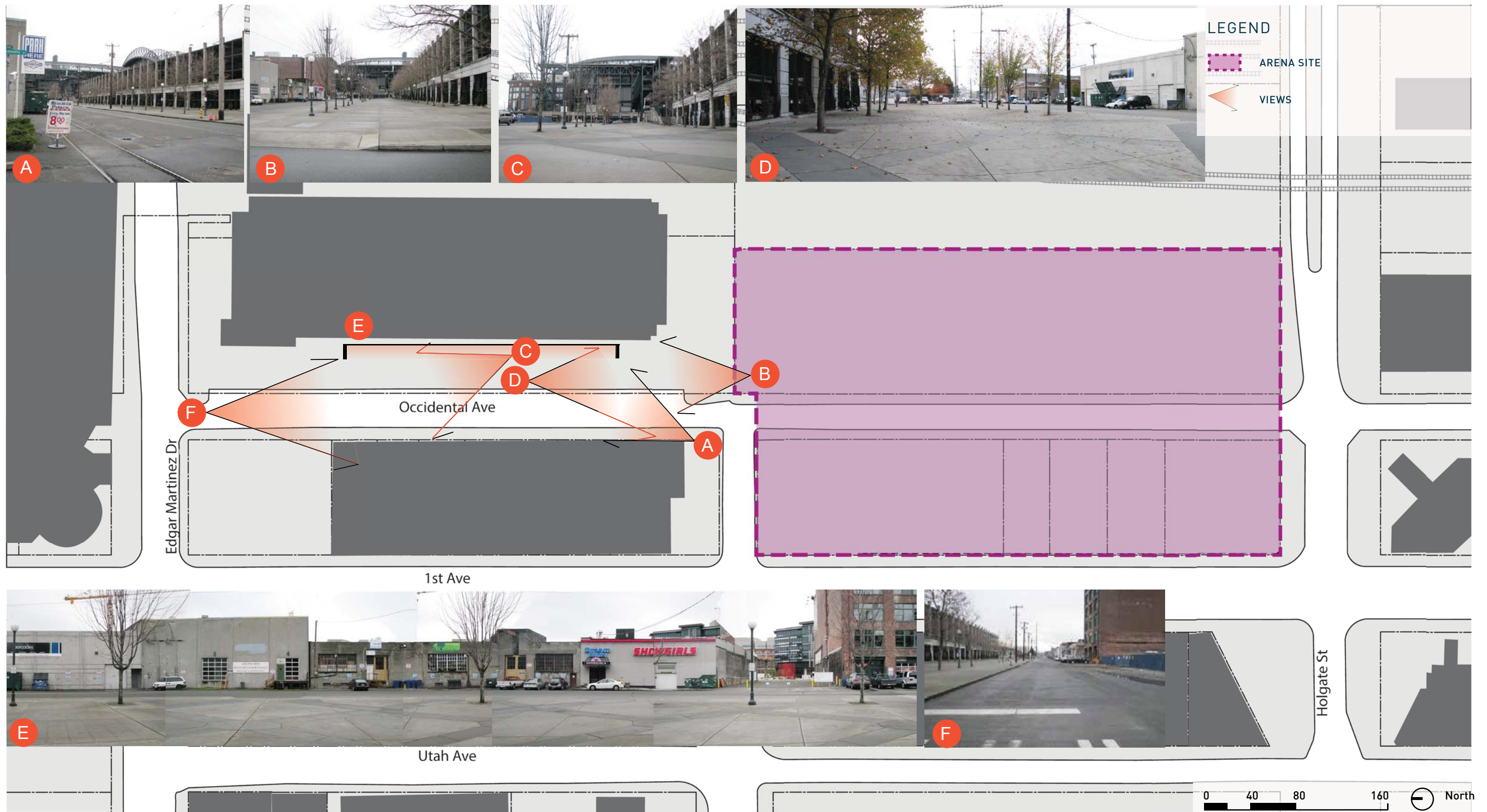
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OPERATIONS + CONTEXT



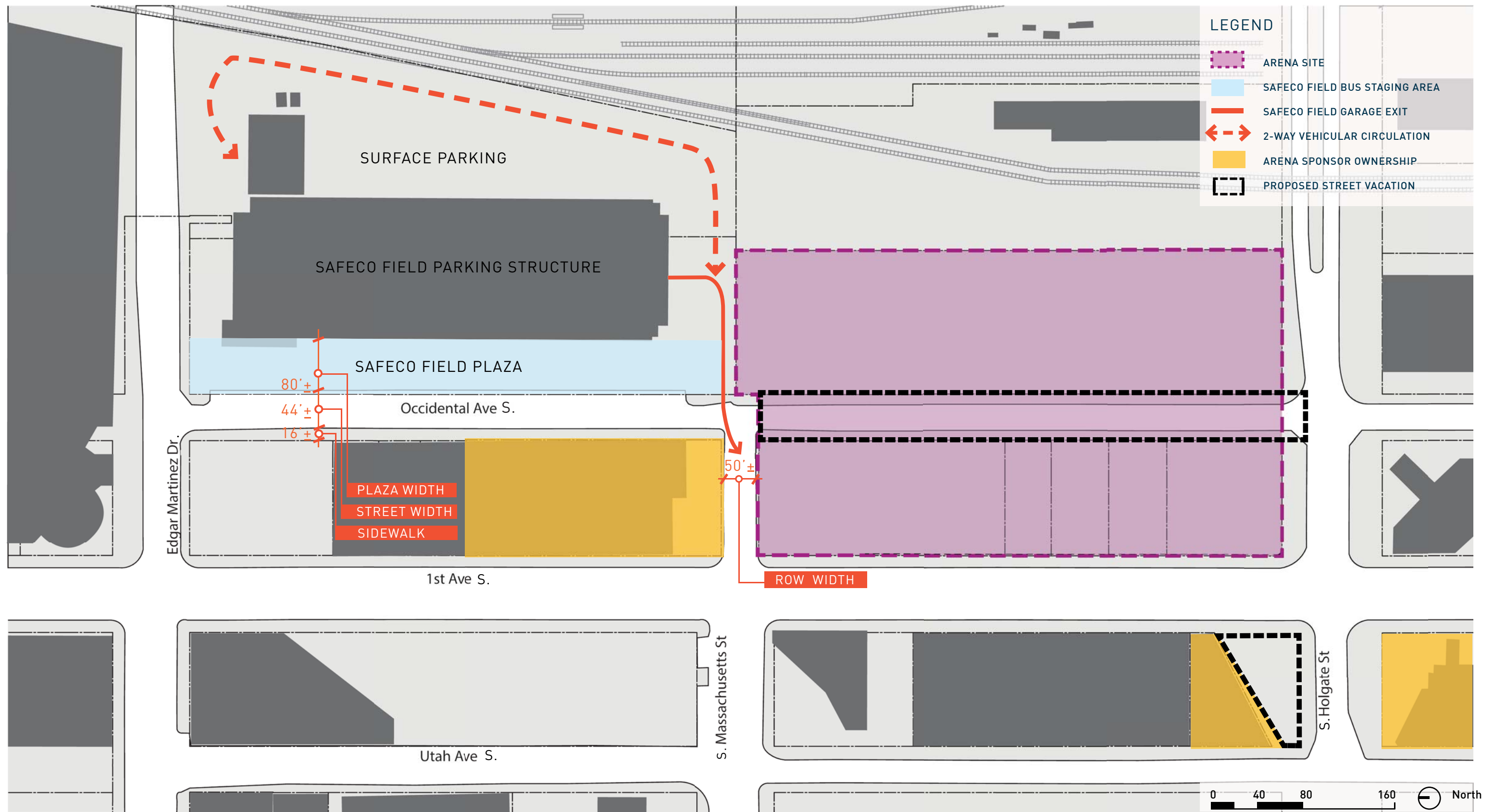


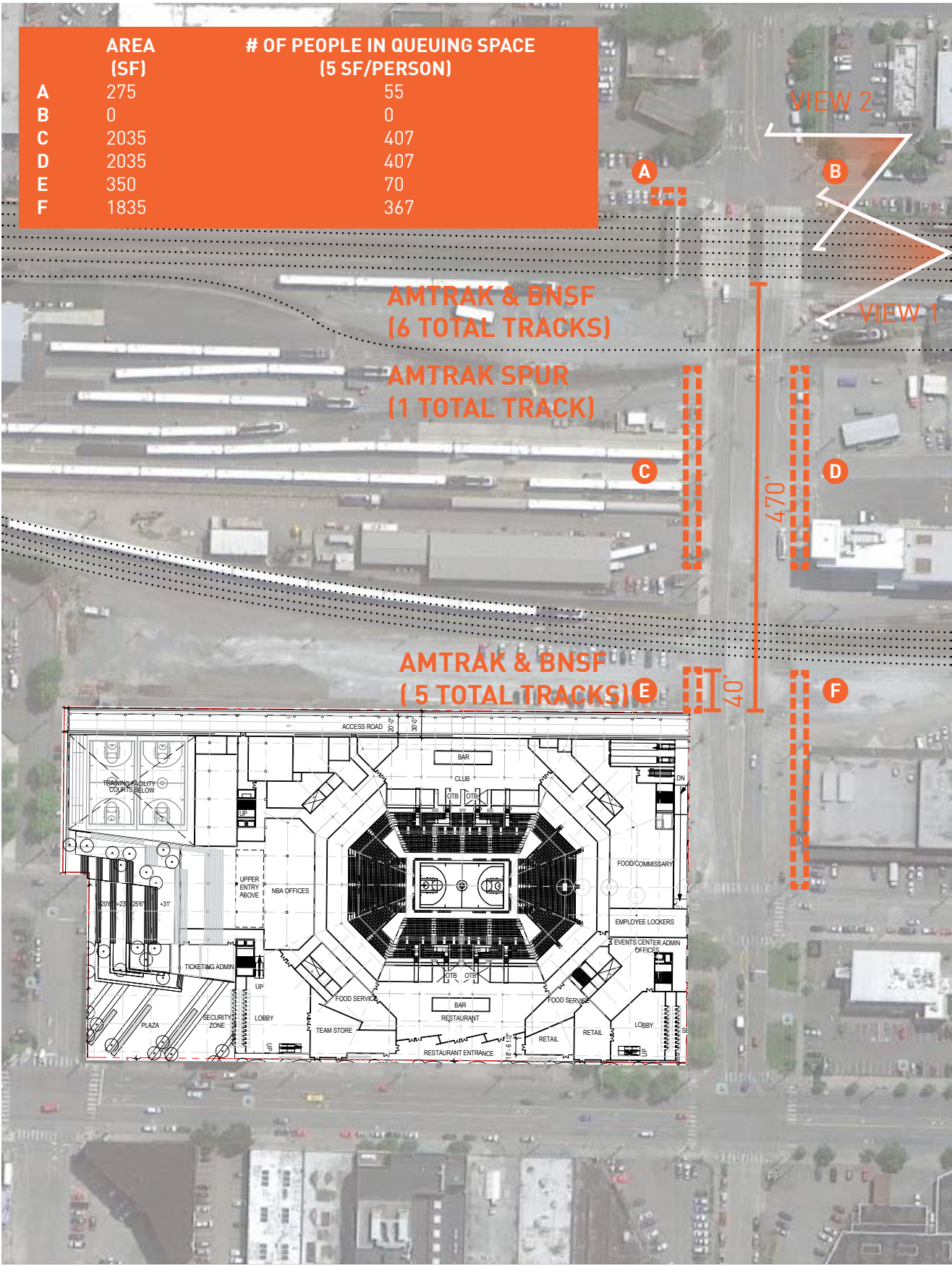


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VIEW 1



VIEW 2

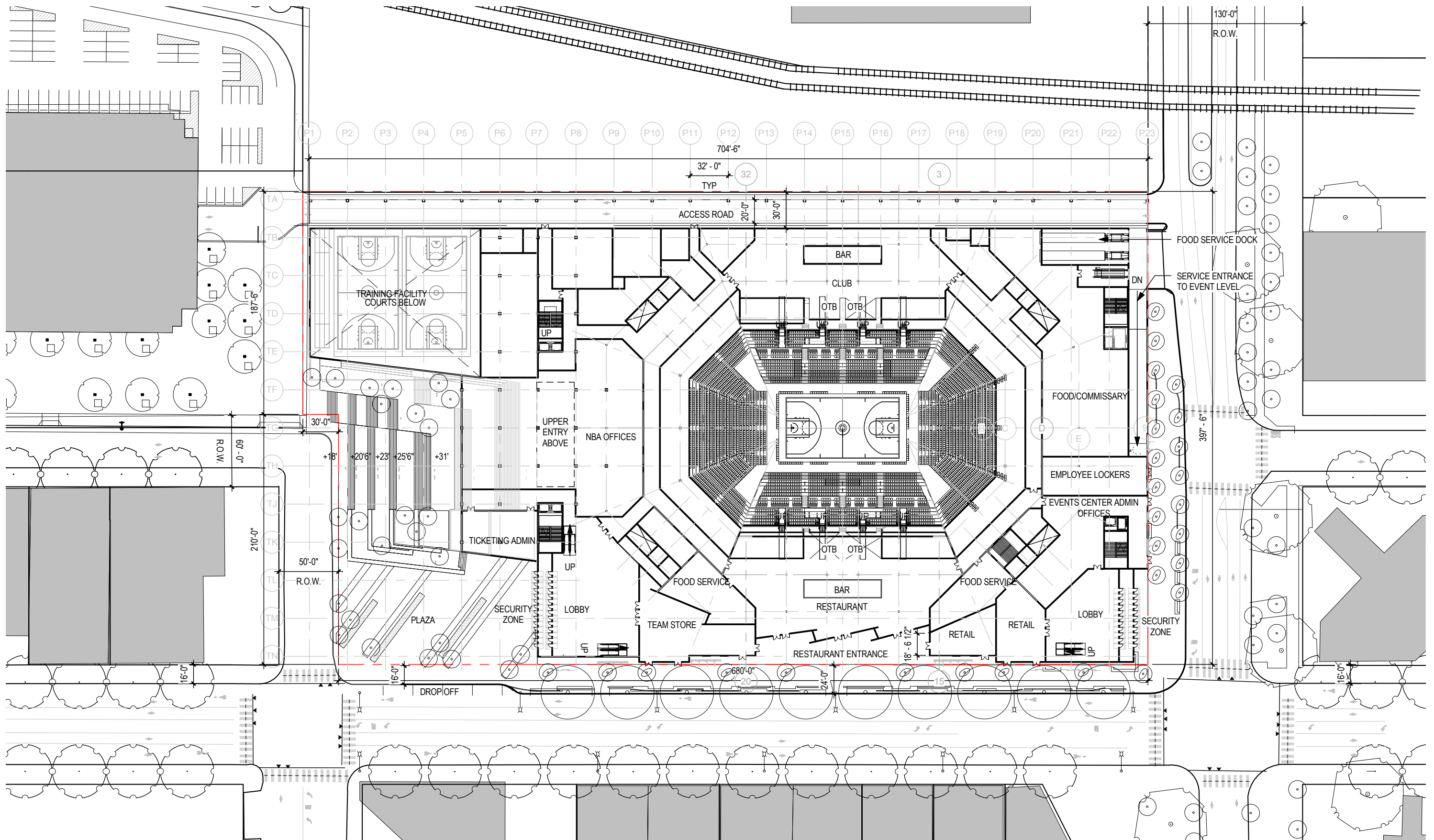


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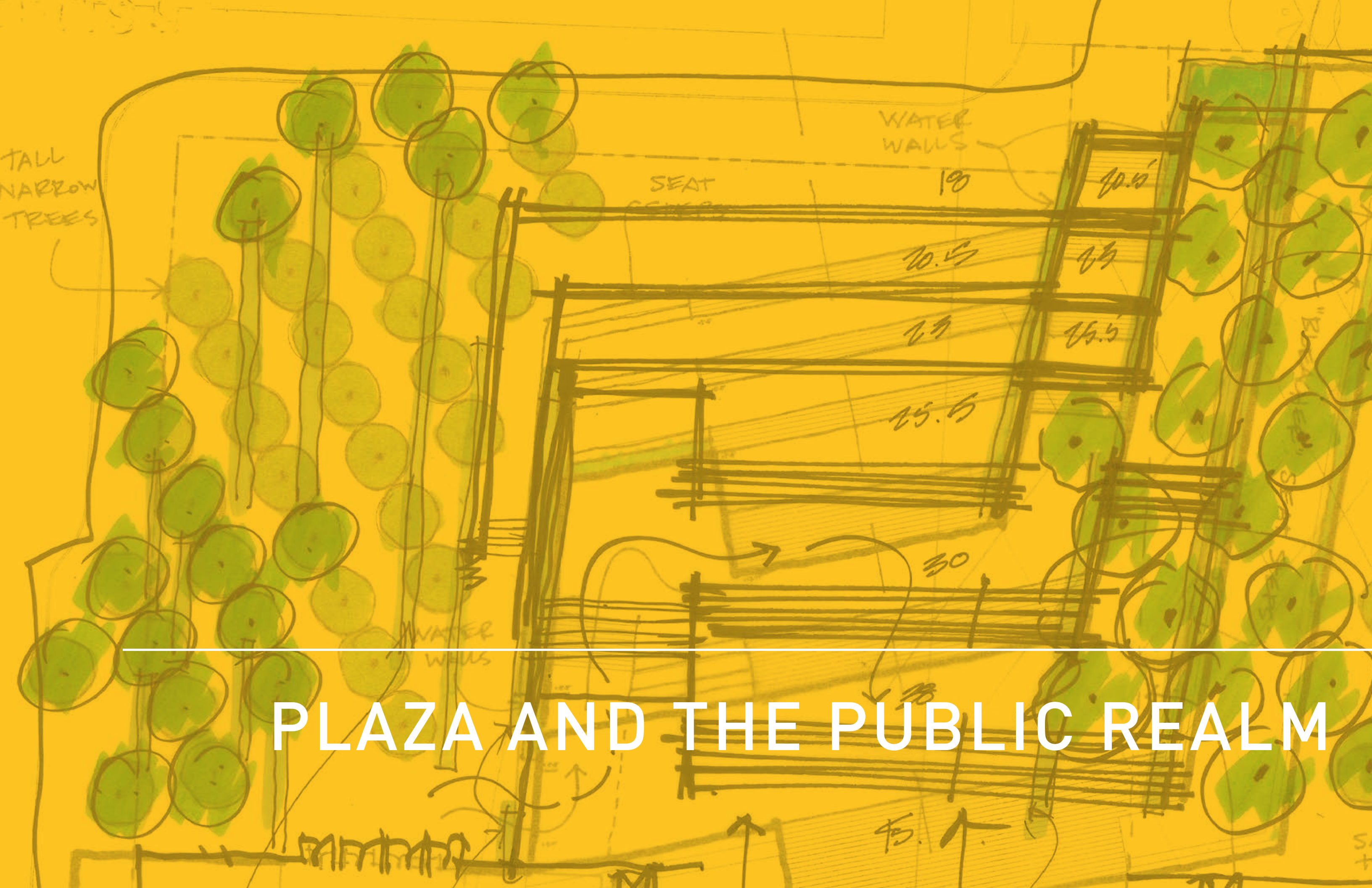
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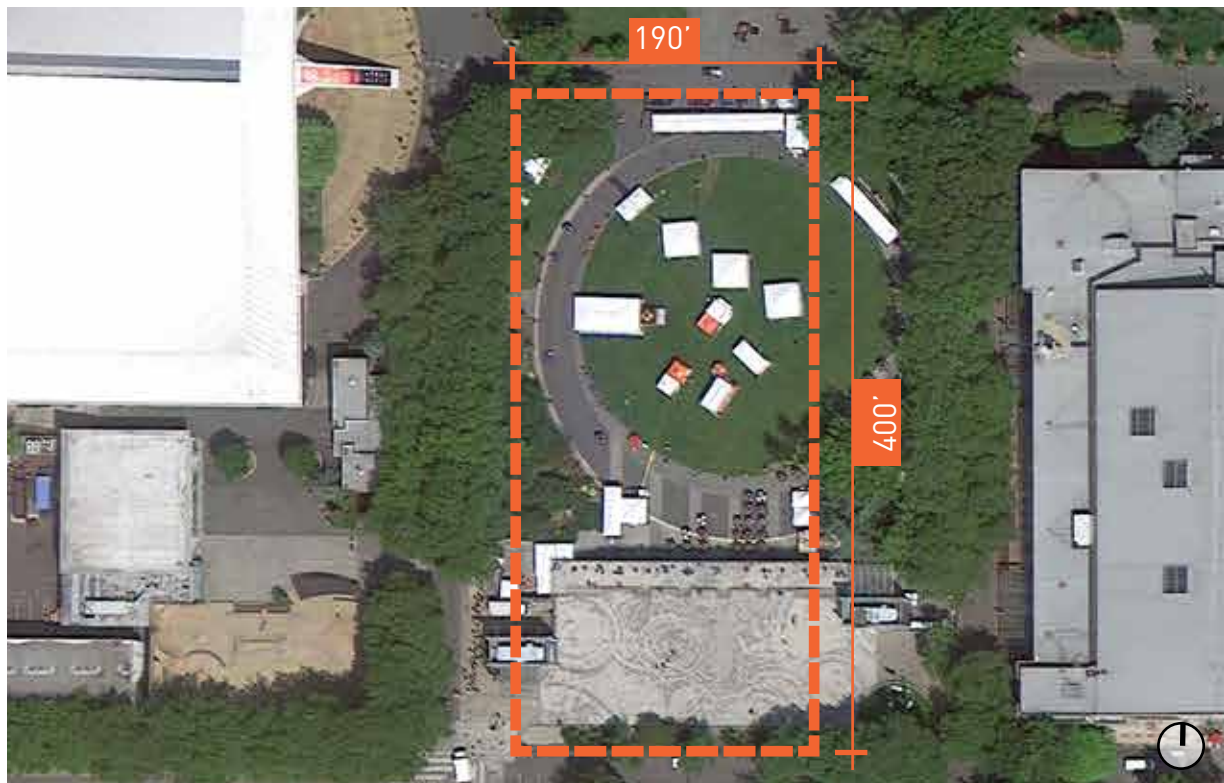
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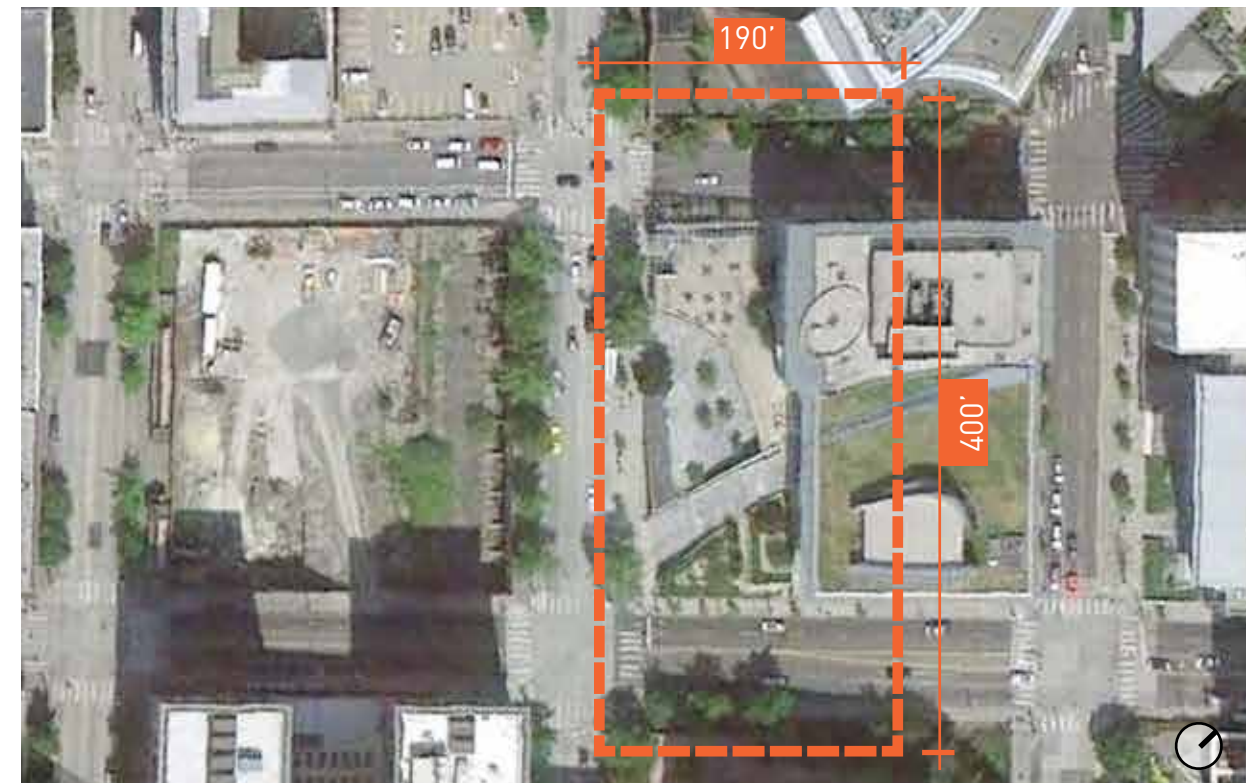
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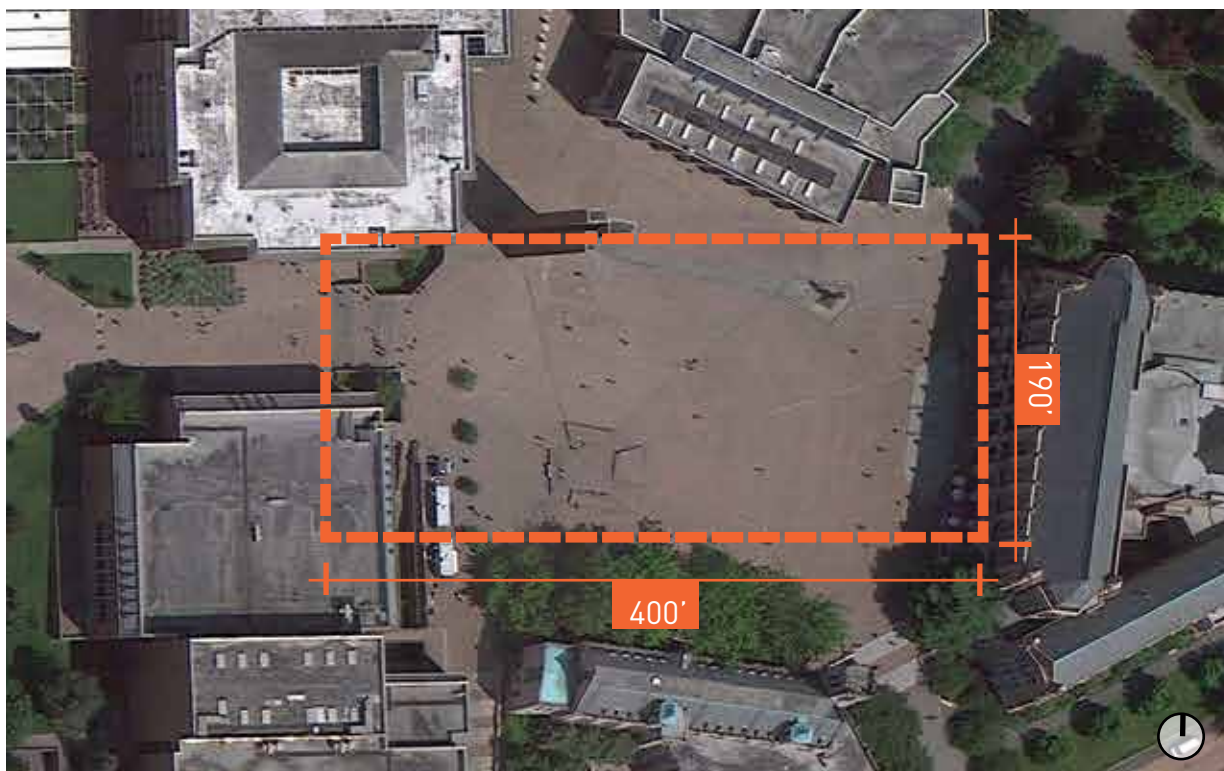
PLAZA AND THE PUBLIC REALM



FISHER PAVILION, SEATTLE CENTER | SEATTLE



CITY HALL PLAZA | SEATTLE



RED SQUARE, UNIVERSITY OF WASHINGTON | SEATTLE



HARBOR STEPS | SEATTLE

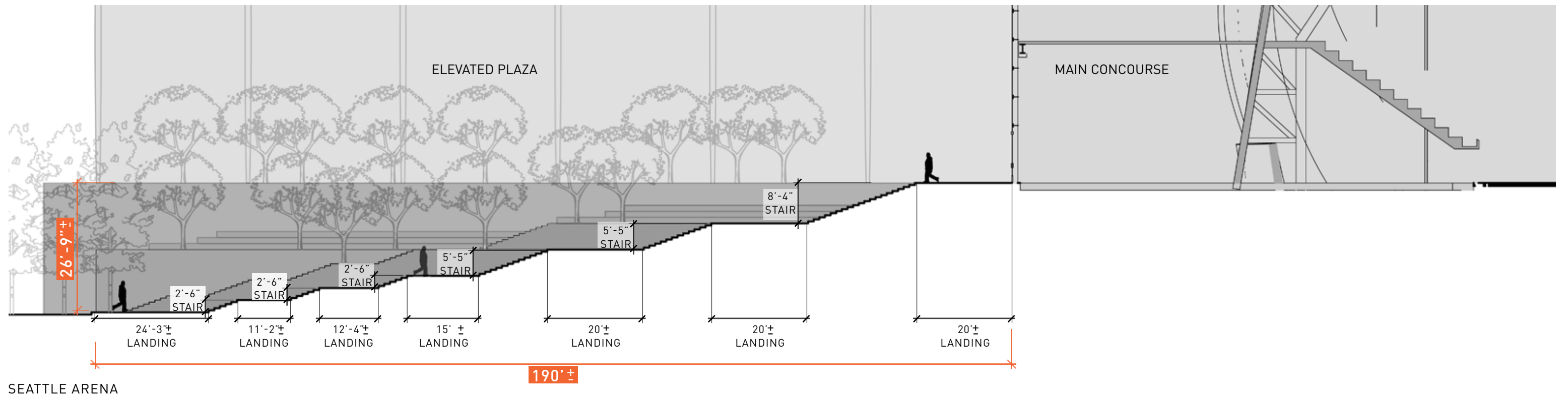
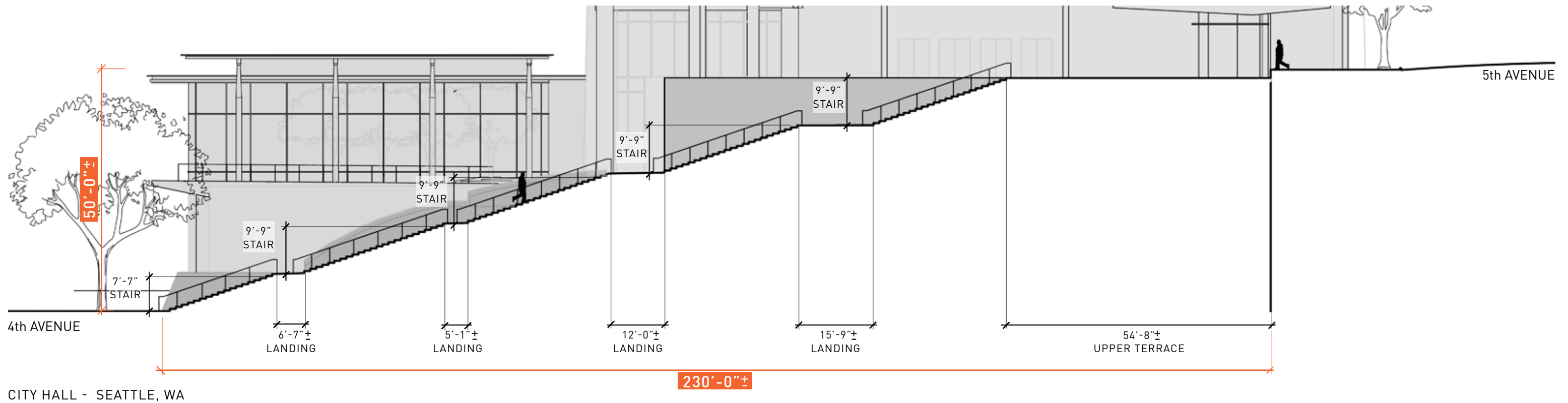
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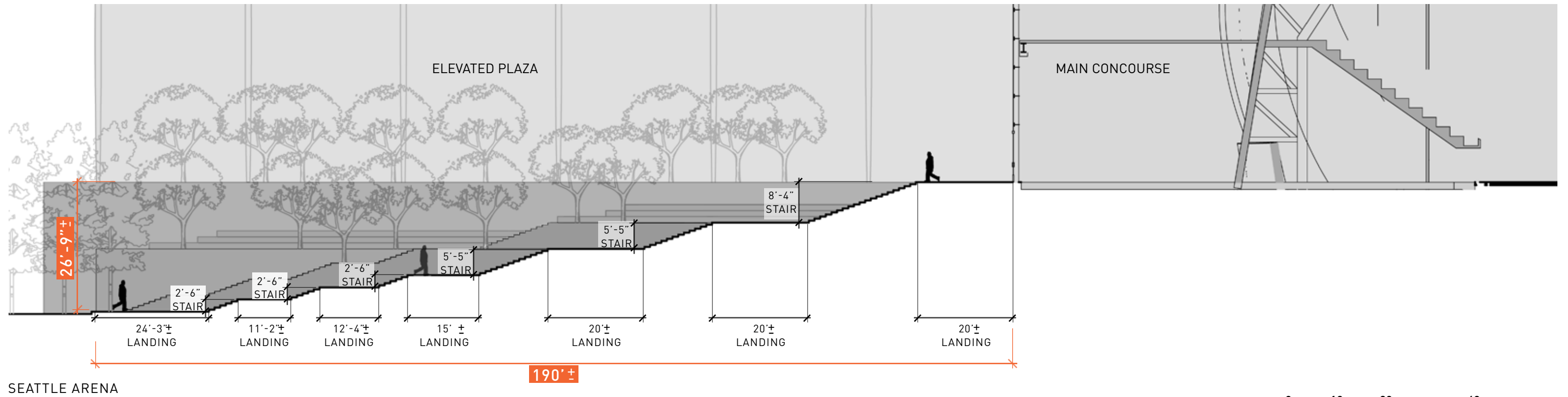
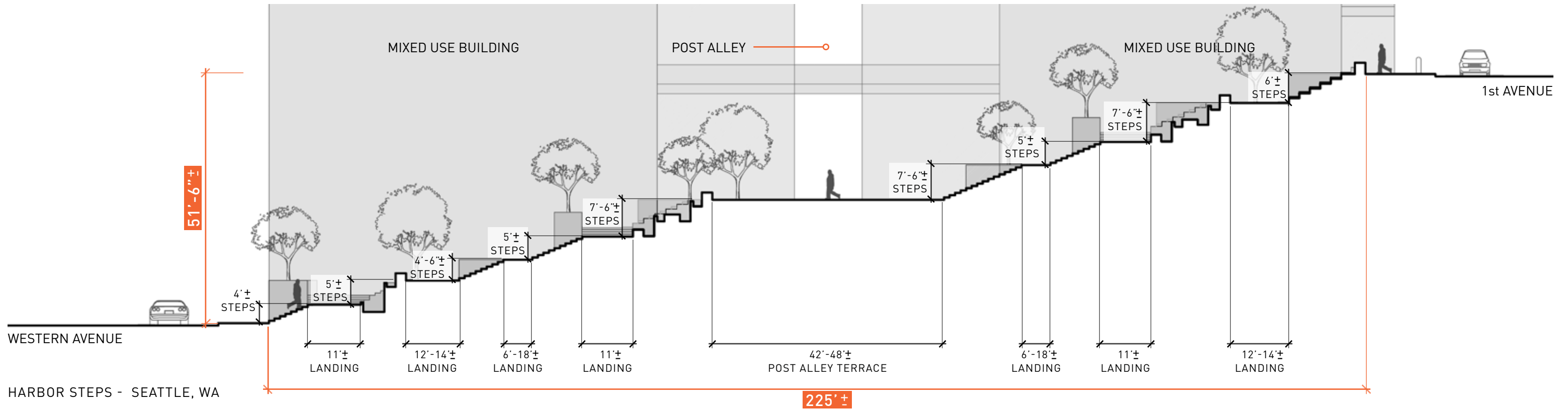


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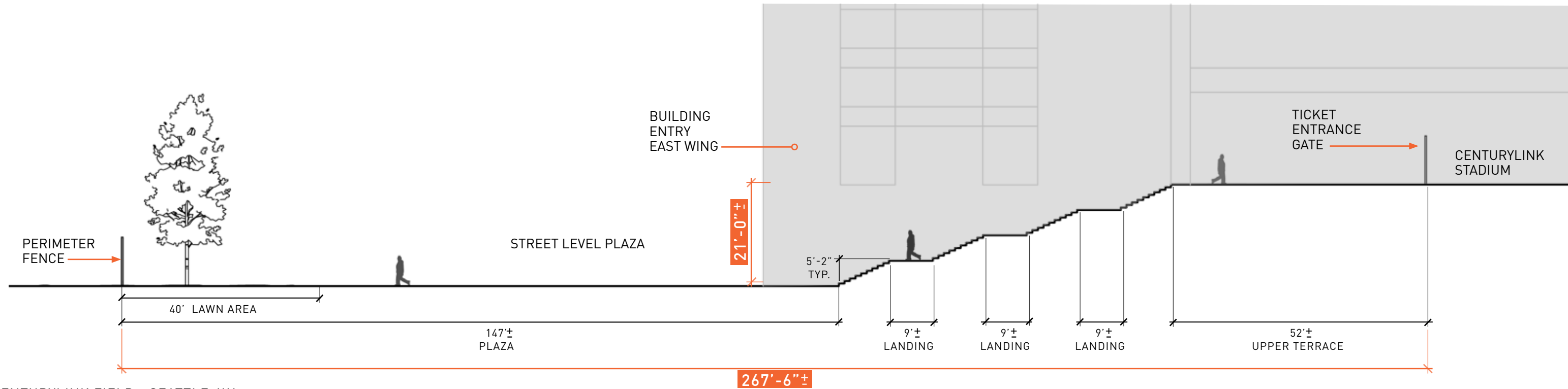


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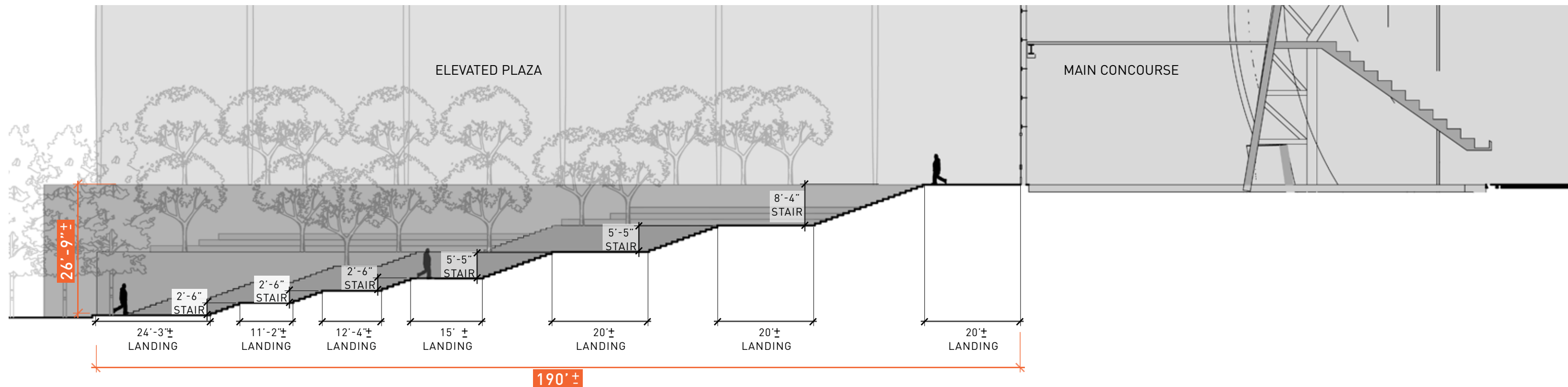
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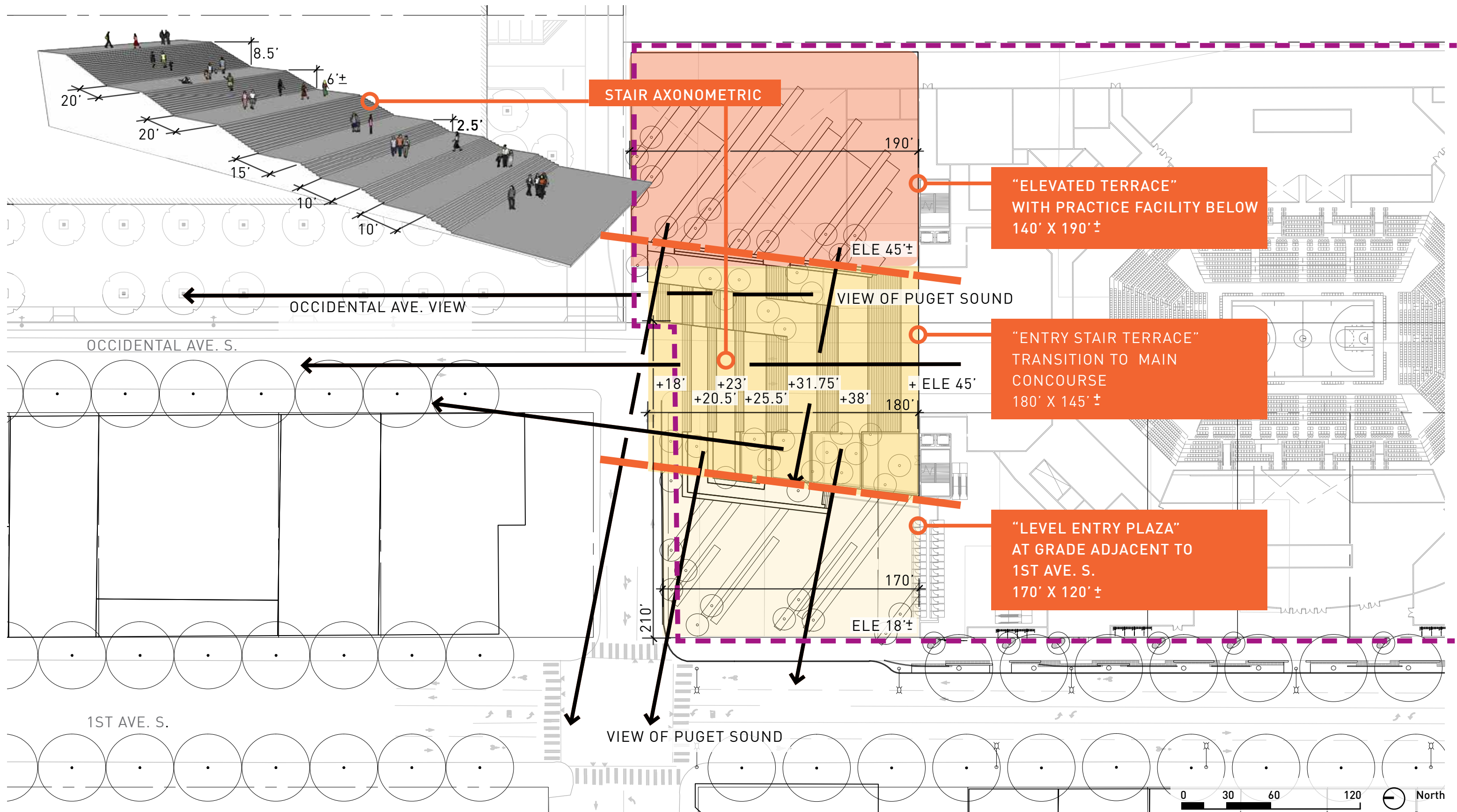


CENTURYLINK FIELD - SEATTLE, WA



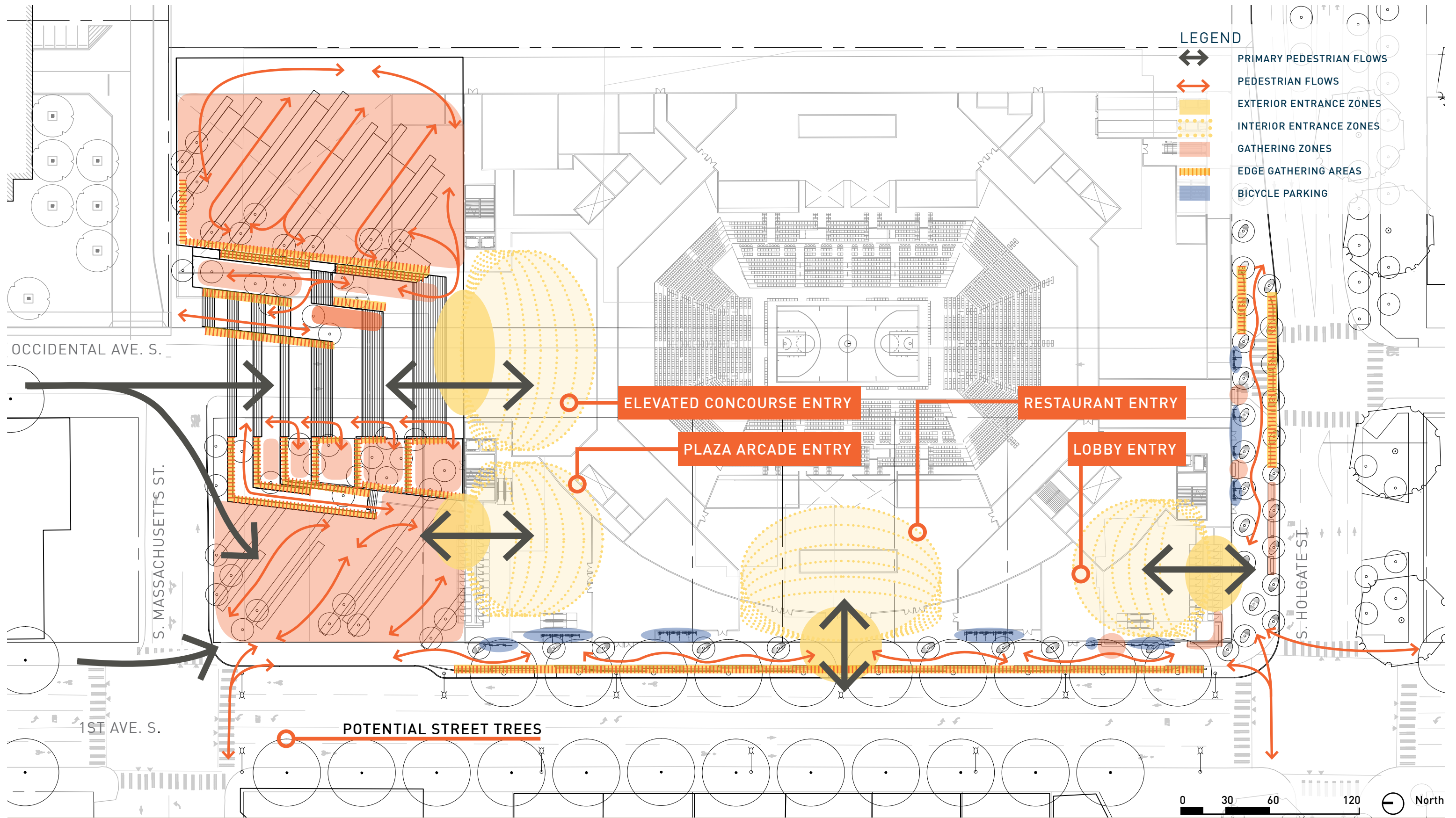
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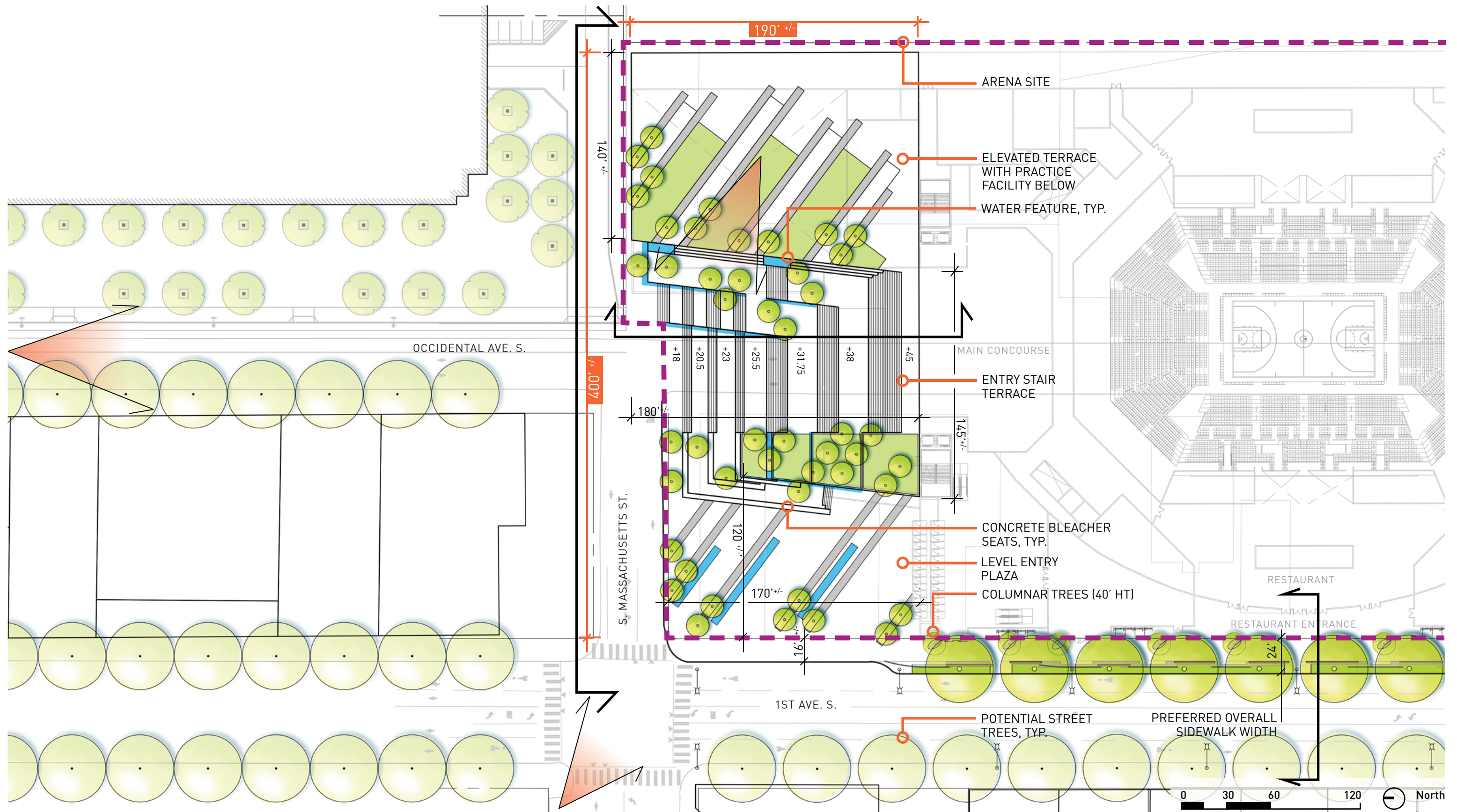


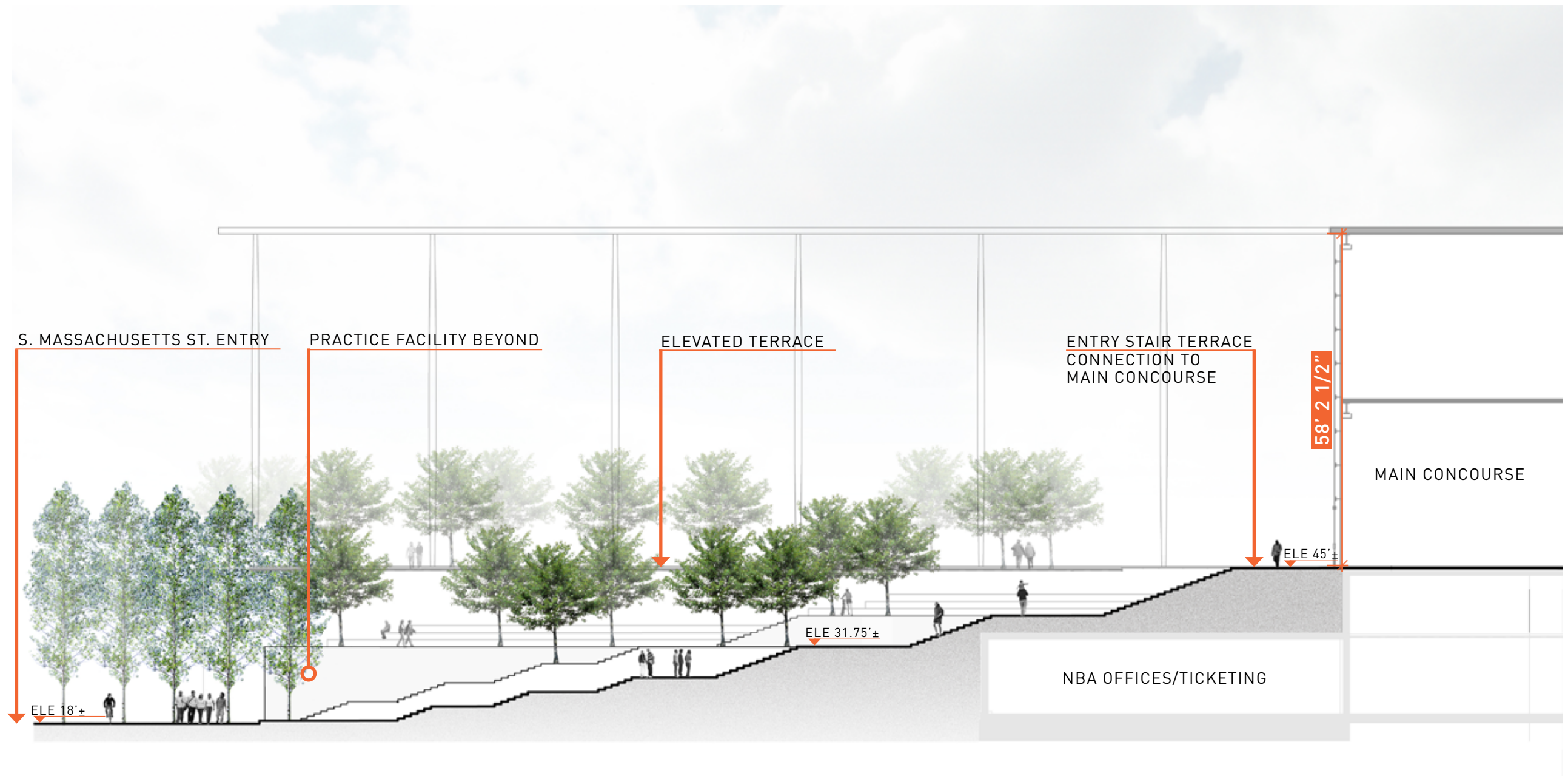


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PLAZA SITE ZONES



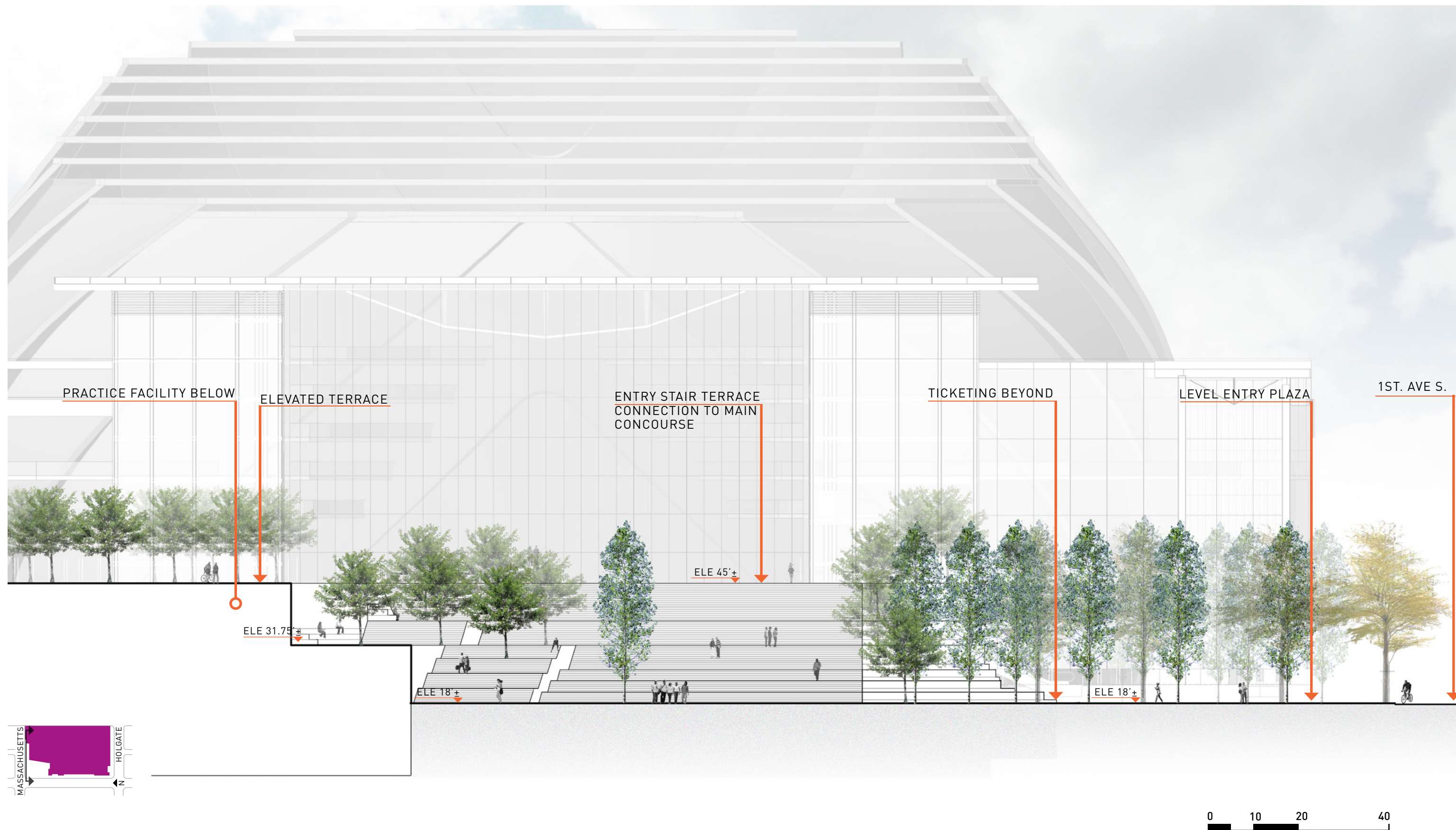




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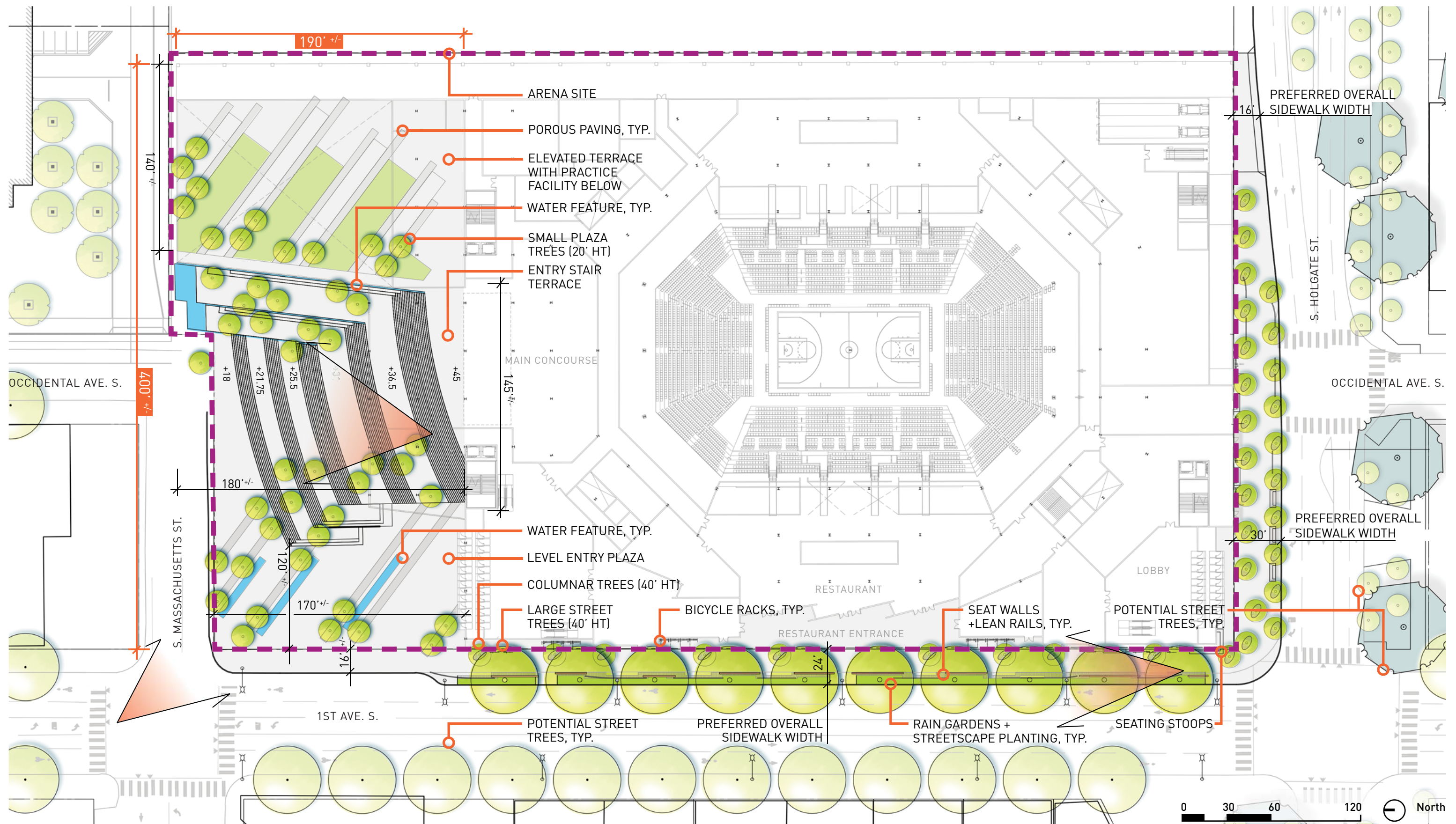


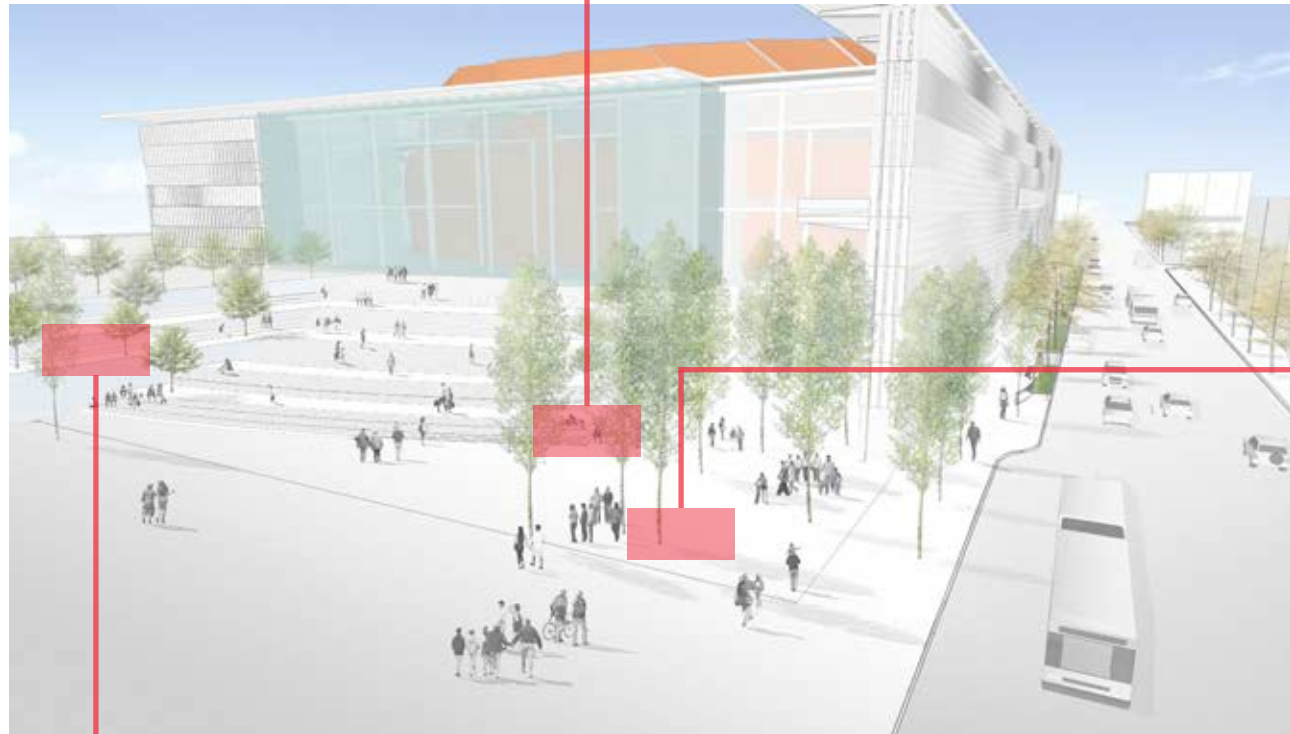
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BLEACHER SEATS AND STAIRS



PLAZA AT SIDEWALK



WATERWALL AND GREEN WALL



THIS IMAGE SHOWS ONE POTENTIAL DESIGN
SOLUTION. FINAL SELECTION OF FORMS AND
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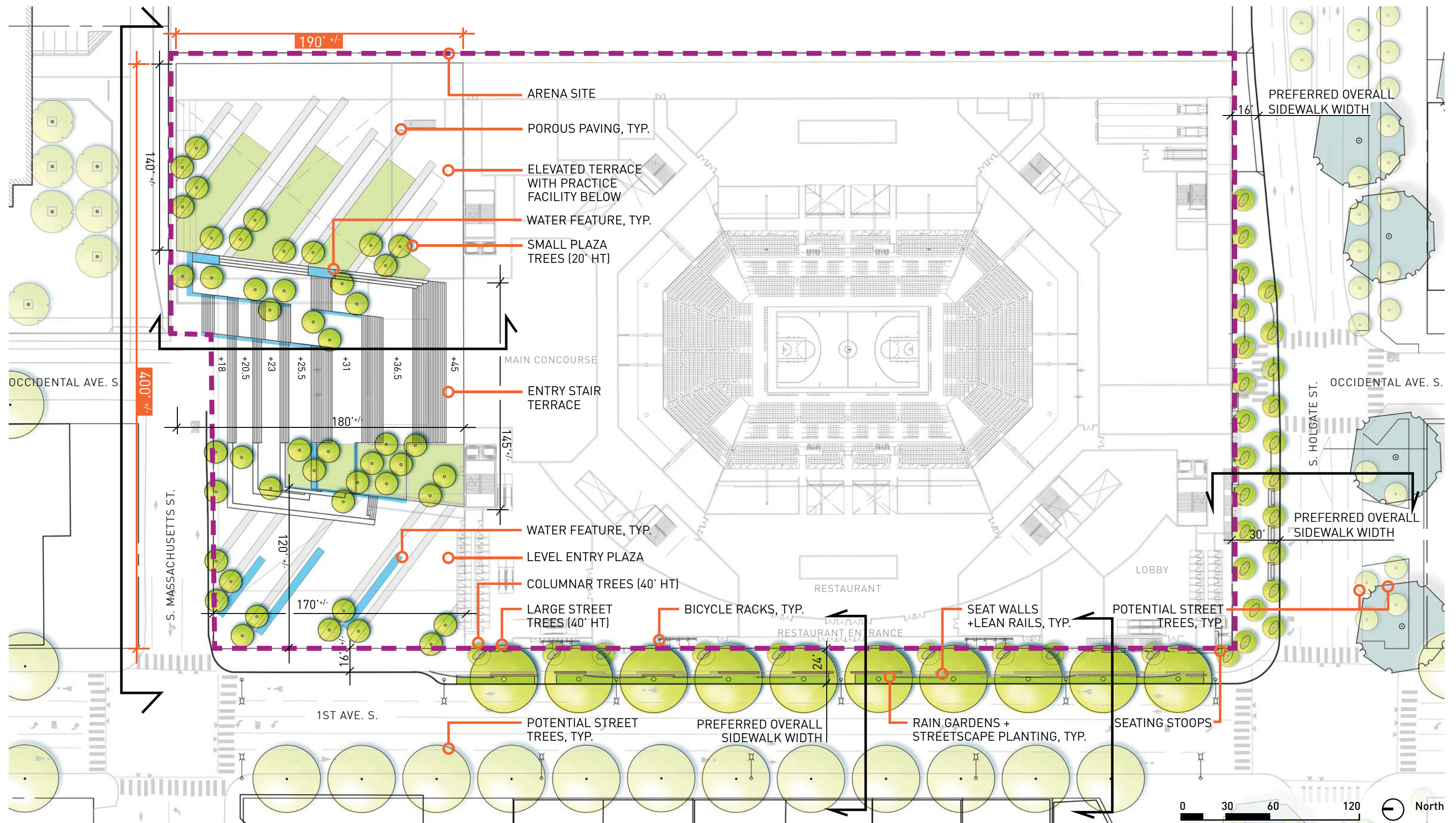
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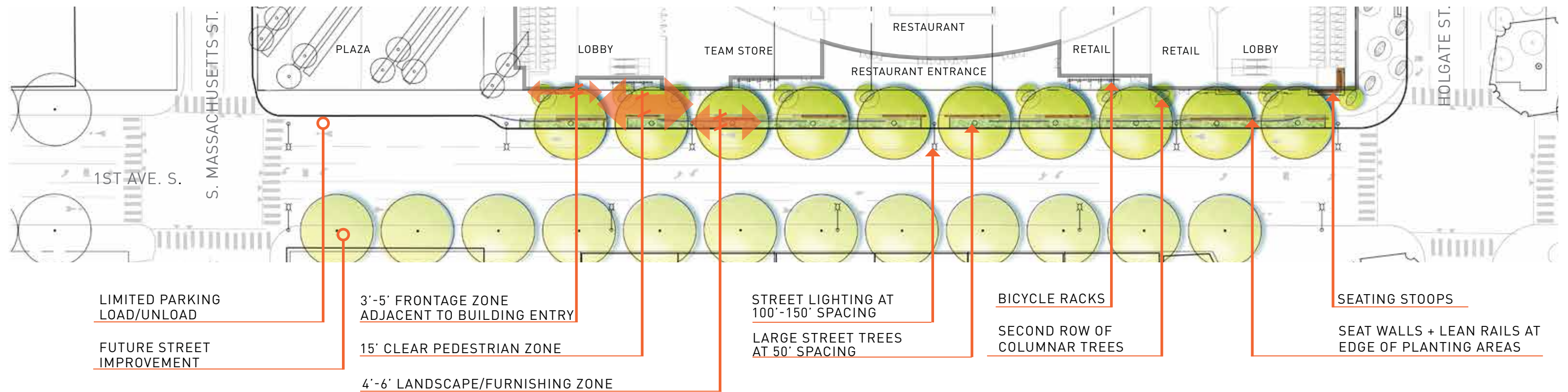


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PREFERRED SIDEWALK WIDTH OPTION (MOVES EXISTING CURB OUT)

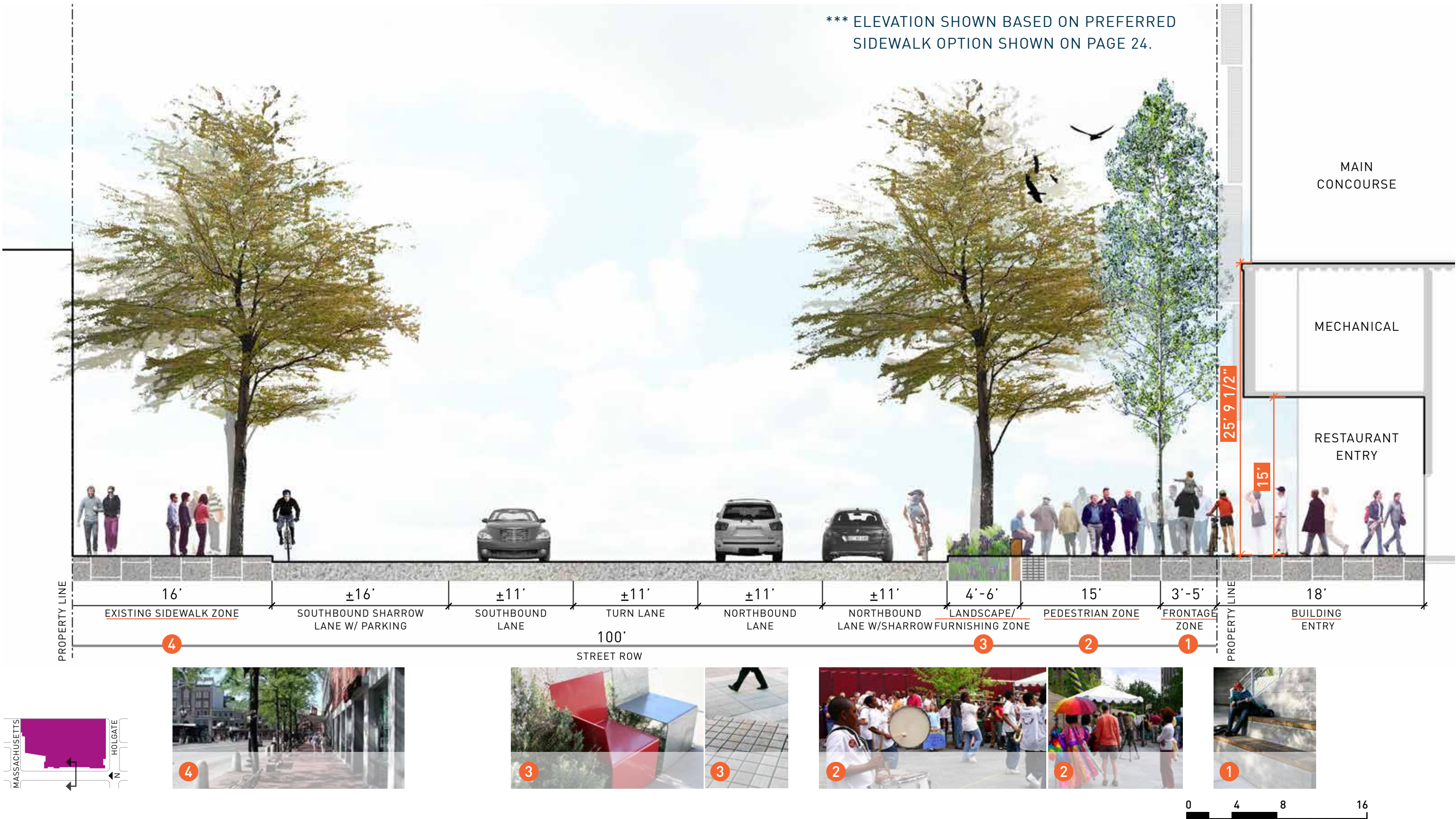
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EXISTING SIDEWALK WIDTH OPTION (EXISTING CURB LINE)

0 30 60 120 North

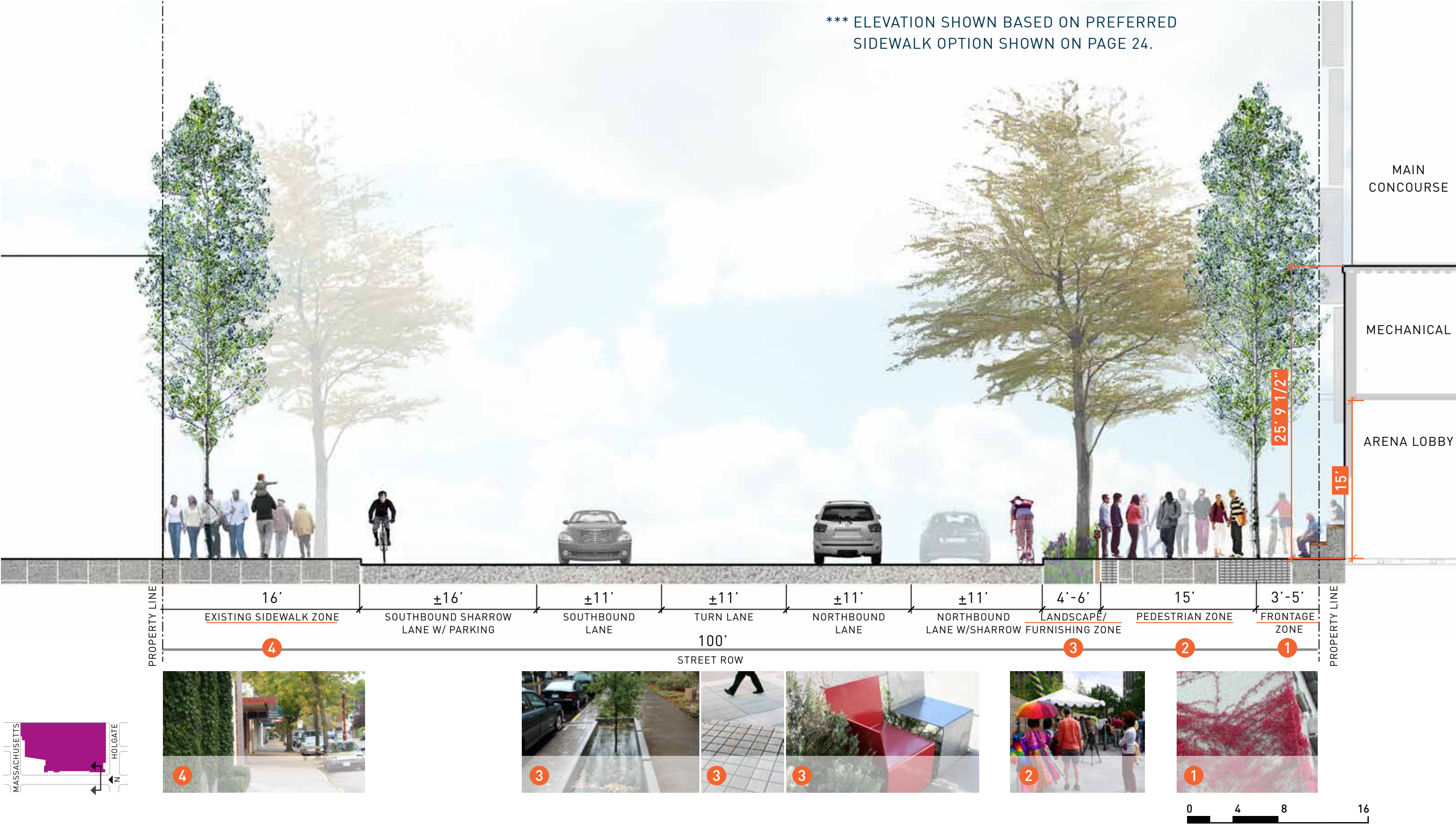
*** ELEVATION SHOWN BASED ON PREFERRED SIDEWALK OPTION SHOWN ON PAGE 24.



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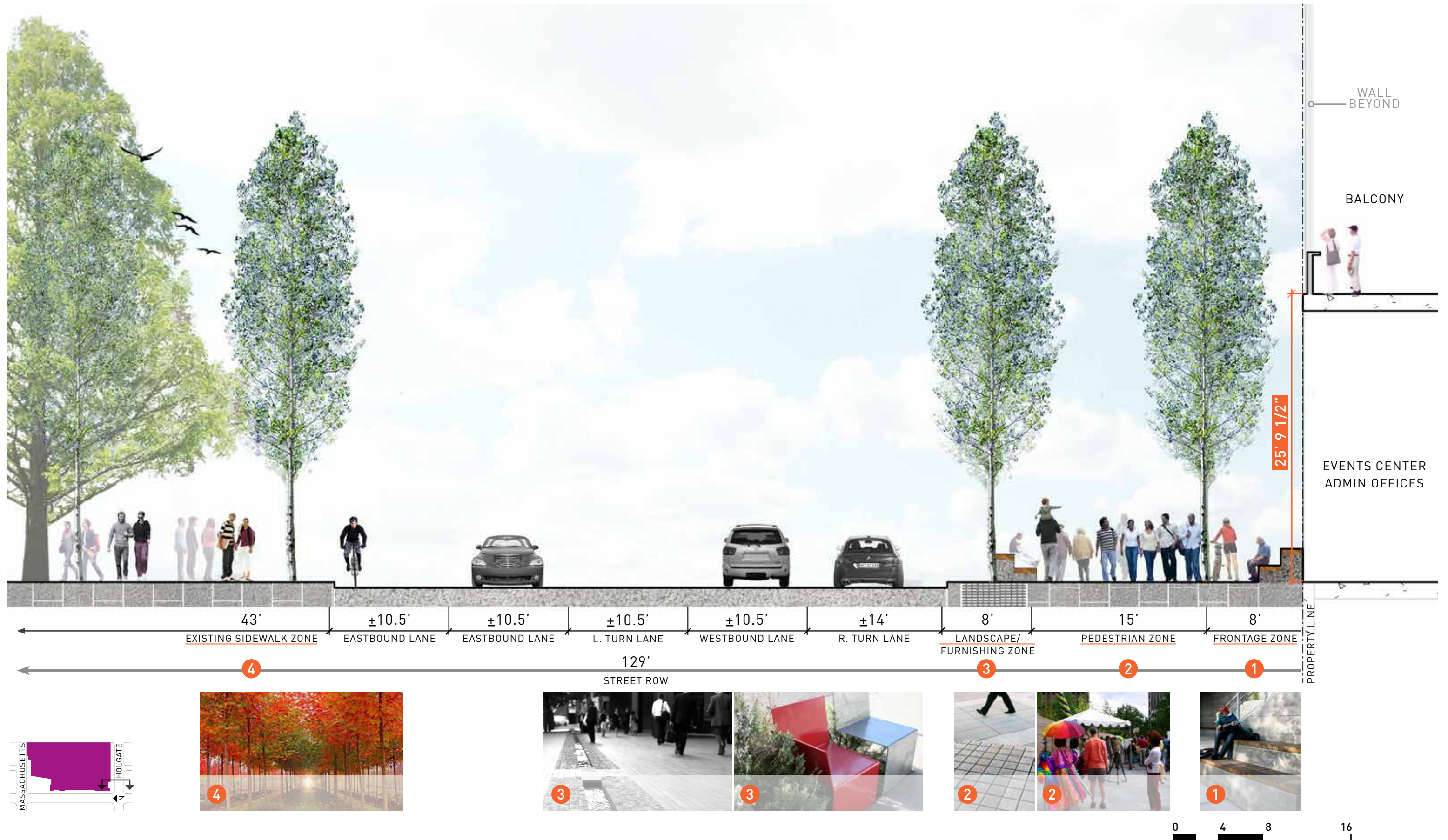


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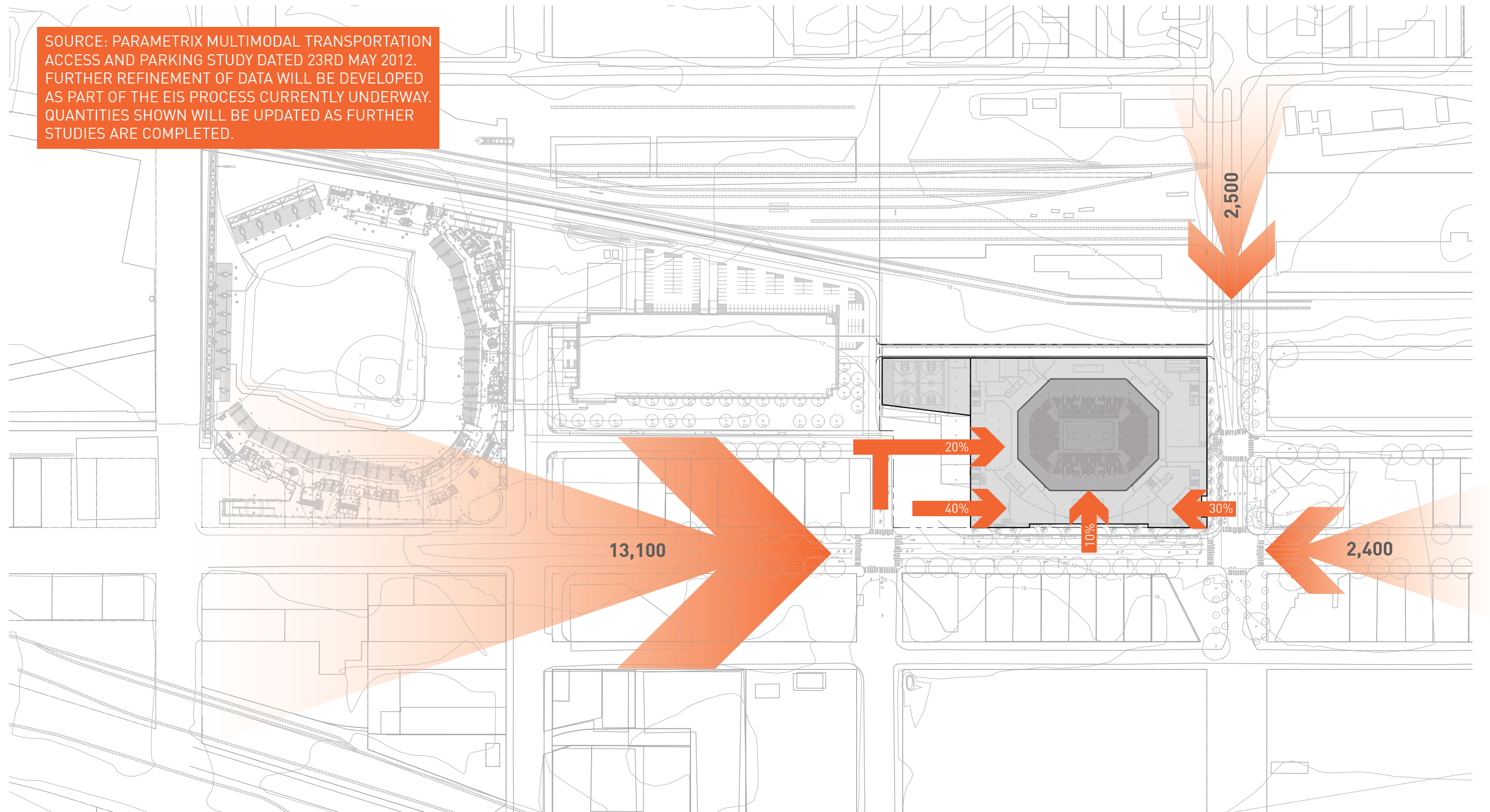
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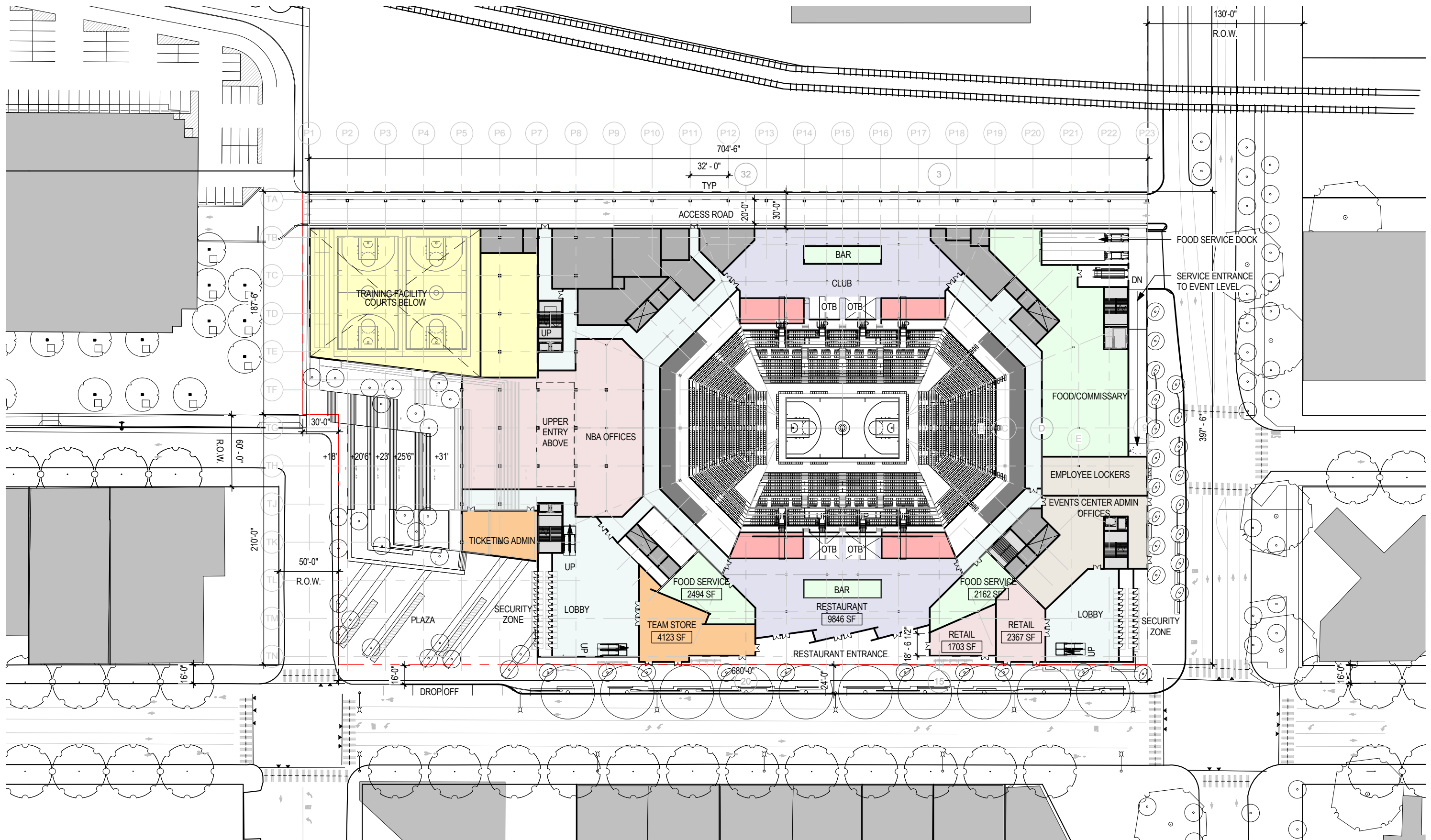
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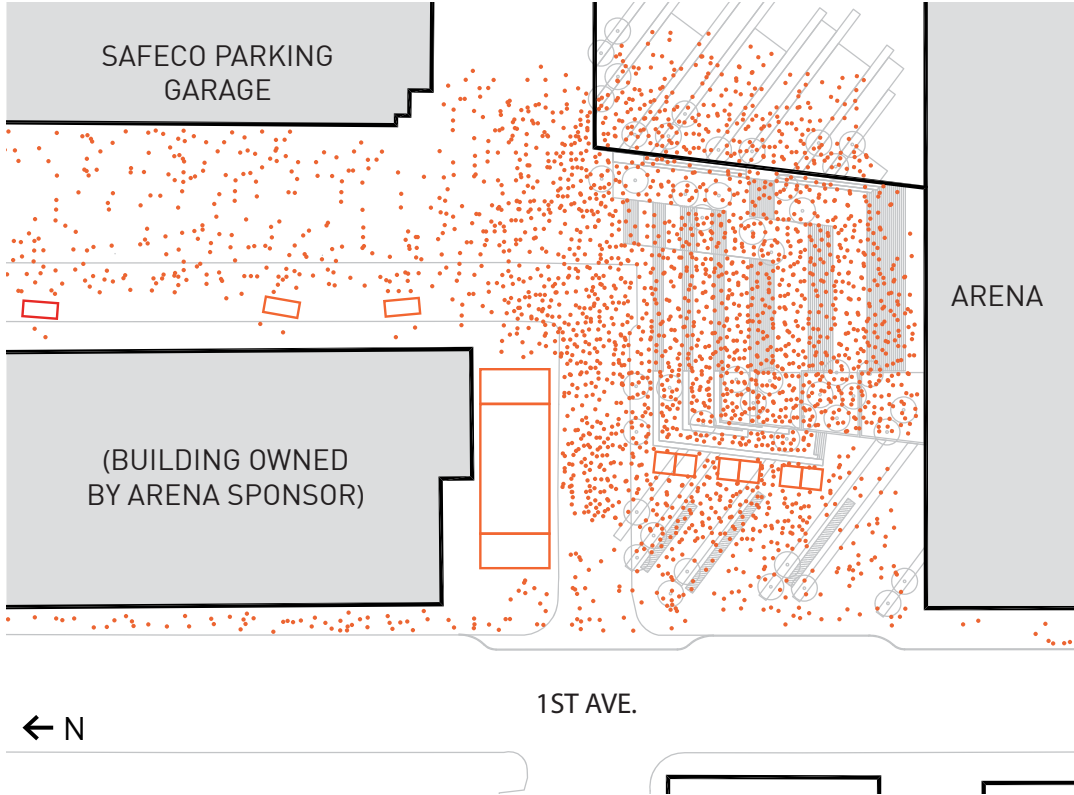
STREET EDGE ACTIVATION





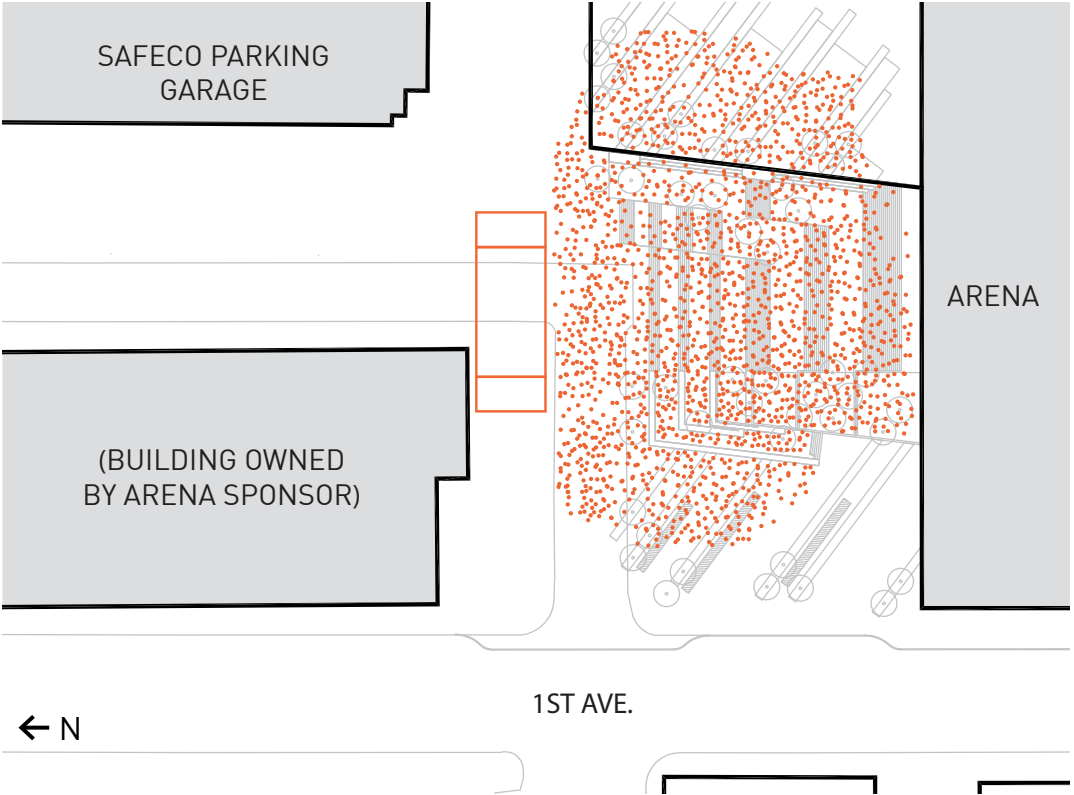
GAME DAY FAN ZONE
10,000 crowd circulation required

During home games, the Plaza becomes the major entry space for the arena. On these days, the plaza transforms to create circulation space for approximately 10,000 fans entering and leaving the arena. The program for this space could vary, including kiosks, food trucks, or small performance stages to entertain the crowd before game time.



TELEVISED SPORTING EVENT/CONCERT
4,000 standing audience

The Plaza can accommodate a medium-sized outdoor concert with a standing audience of 8,000 people and a total stage area measuring 35' x 75'. There may be opportunities to use this space as a free outdoor music venue in collaboration with other local music festivals or erect a large screen for a televised sporting event.

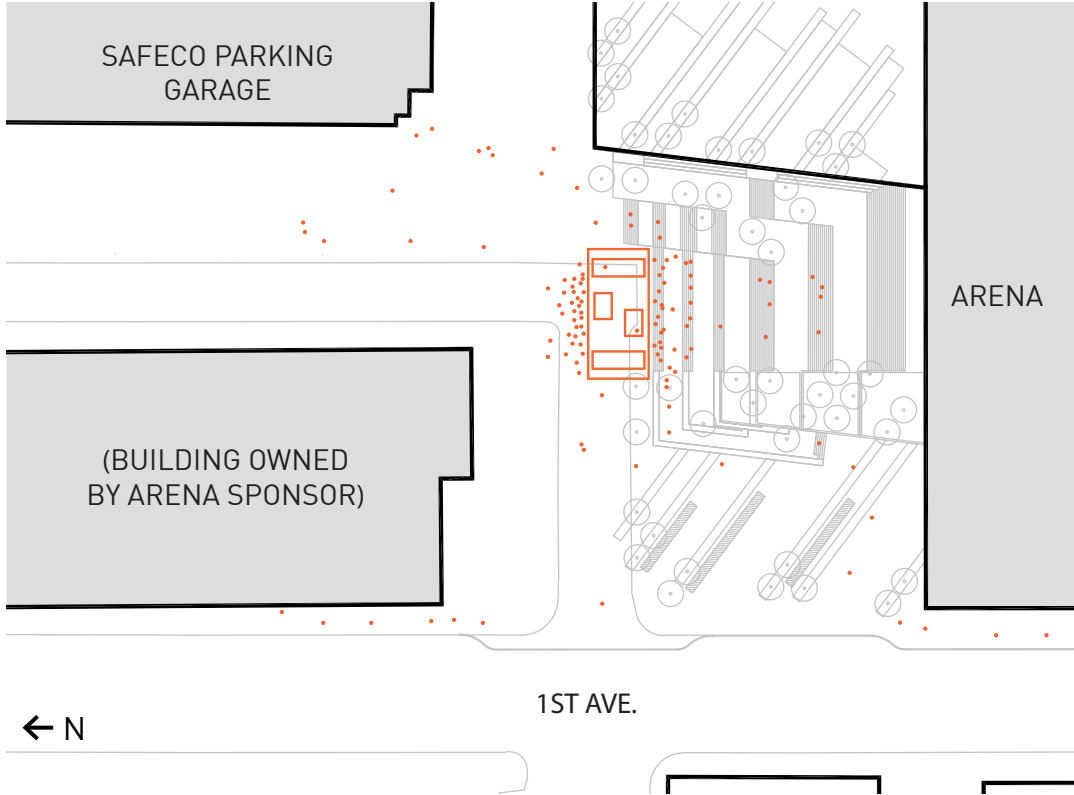


SKATE BOARD PARK
35' x 75' skate park

Plaza can accommodate a 35' x 75' temporary skate board park open to the public or facilitated for demonstrations.

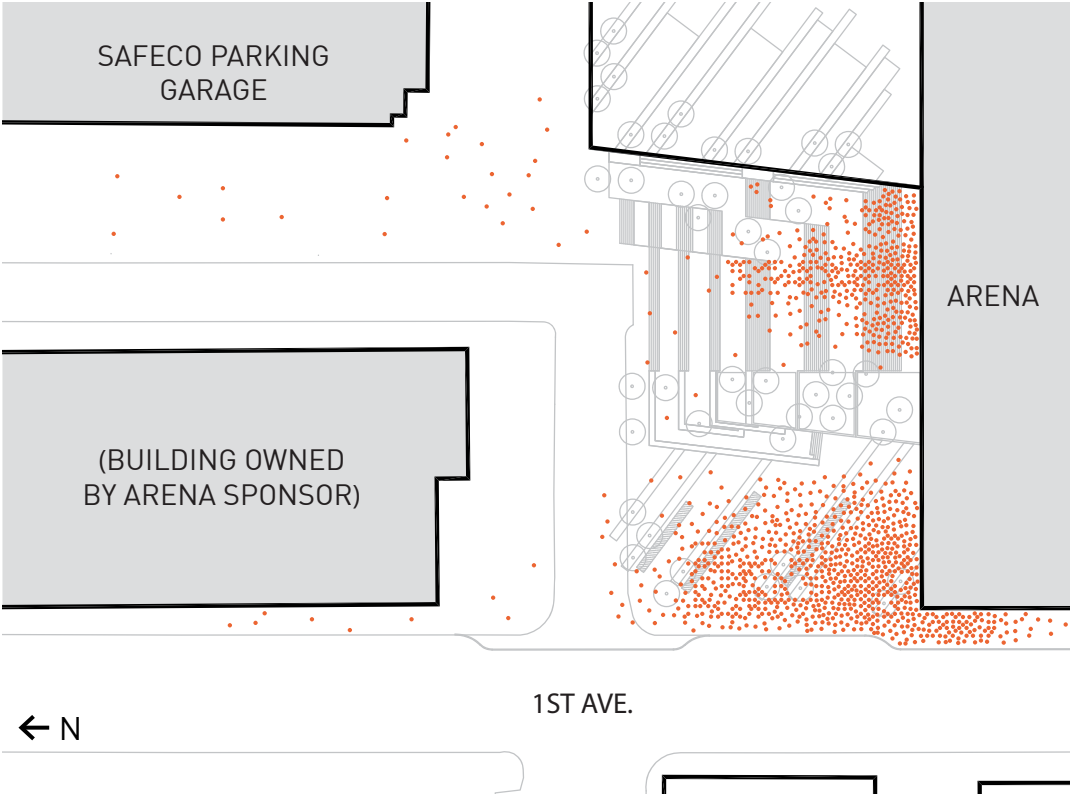
SAND VOLLEYBALL / TENNIS
1 volleyball/tennis court

Plaza can accommodate 1 doubles sand volleyball court or one doubles tennis court. Volleyball court measures 70' x 45' and tennis court measures 145' x 60'.



GAME DAY QUEUING
40,000+ sf queuing space

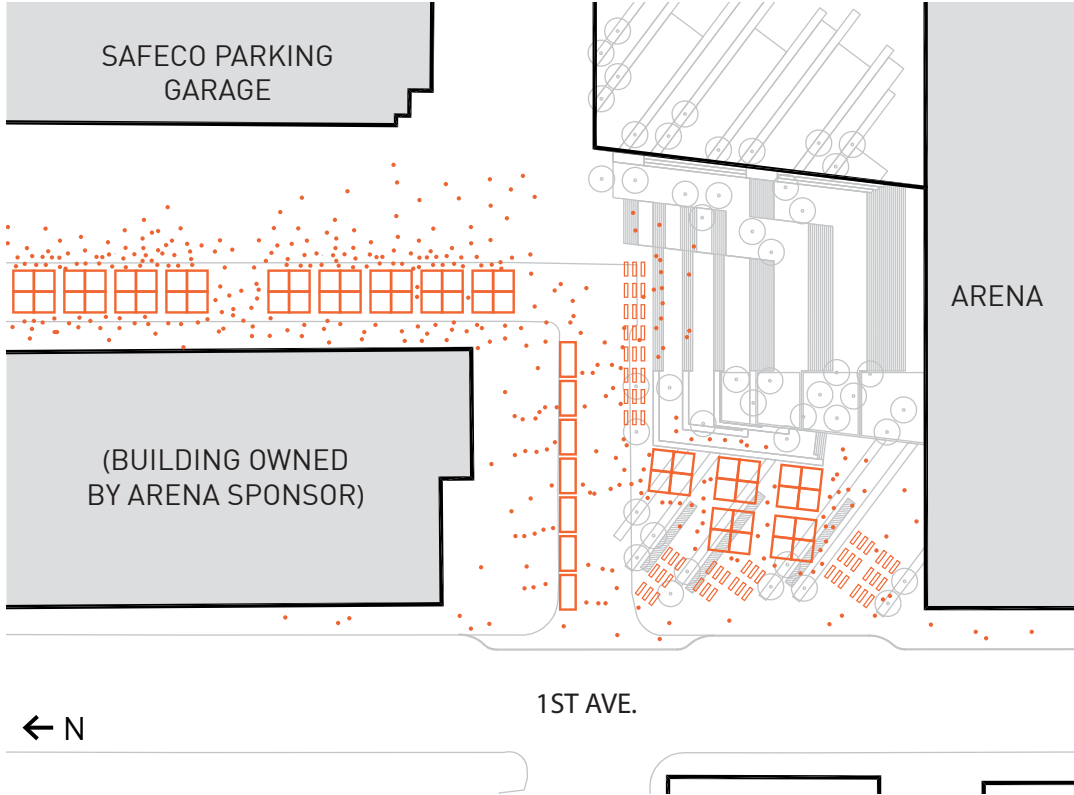
Game day ticket holders can queue in the lower plaza area near northwest entry doors and on stairs for upper entry at main concourse.





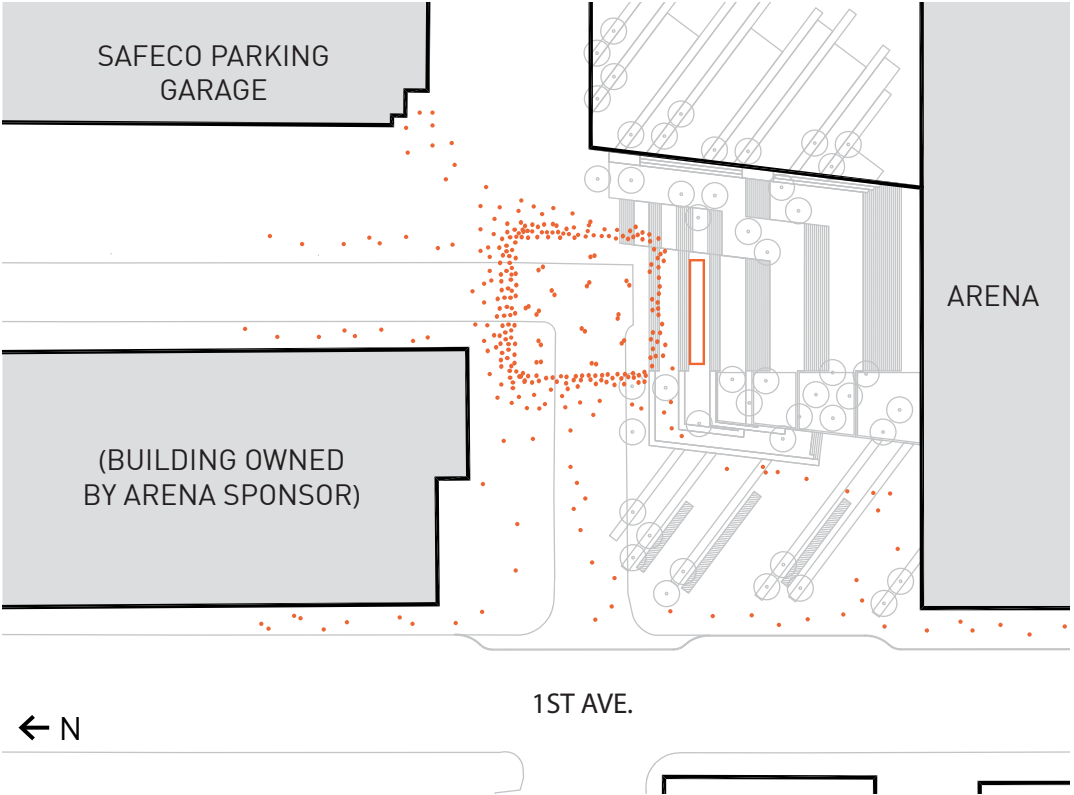
ART FAIR
flexible number of art display tents

An art fair is created in the Plaza and down Occidental with 12'x 12' tents and food trucks lining Massachusetts St and Occidental Ave. The program could extend down Occidental to accommodate more tents or food trucks depending on the volume. Temporary picnic tables and rest rooms could be brought in to facilitate the event.



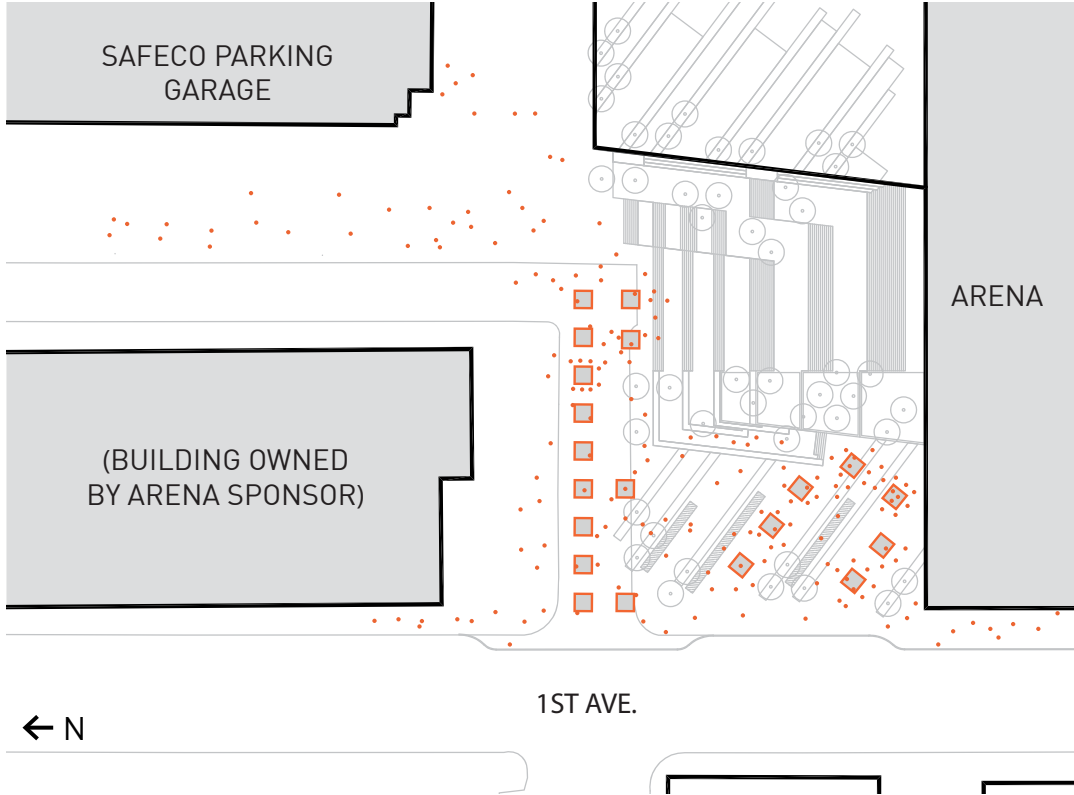
BALLROOM DANCING
40 dancing couples

Plaza can host a dance competition, with over 5,700 sf for a stage area - enough to accommodate 40 dancing couples (@ 140 sf per couple). A 60' x 10' judging area is placed along the south perimeter at an upper level, perimeter accommodates a standing audience of spectators in addition to those who watch from stair. Alternatively, this program accommodates dance classes or demonstrations.



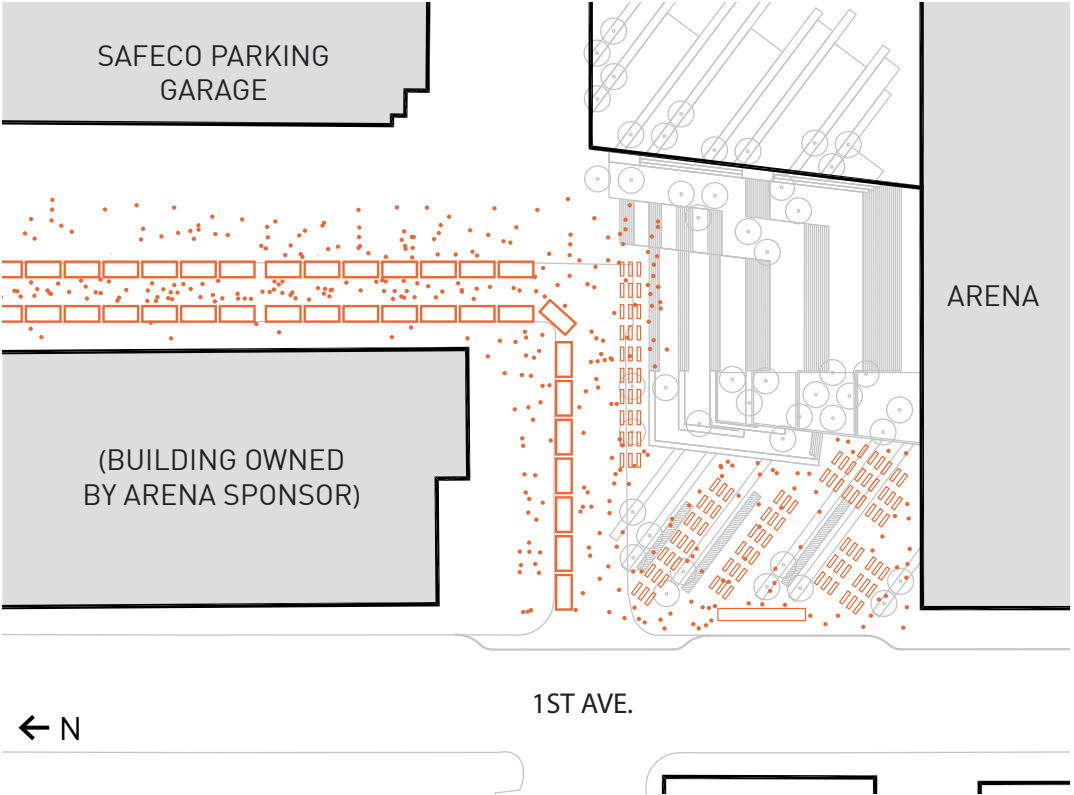
OVERSIZED BOARD GAMES
20 oversize play boards

Plaza can be activated as a board game zone in the summertime, by accommodating oversize playing boards such as scrabble, twister, checkers or chess. The size of playing boards may vary - the diagram shows twenty (20) 10'x 10' boards



FOOD FESTIVAL
444 seated patrons

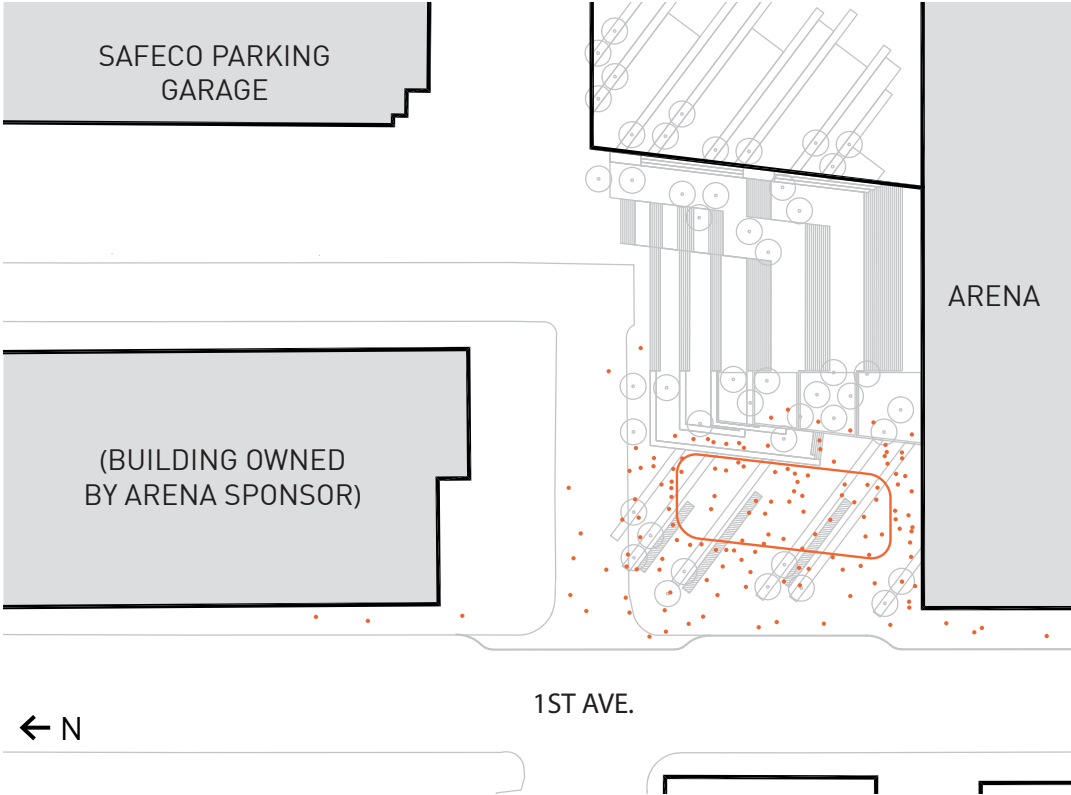
A food festival is created in the Plaza with standard-size food trucks lining Massachusetts St and Occidental Ave. Each 8' x 3' table seats 4 patrons. The program could extend down Occidental to accommodate more food trucks depending on the volume. Temporary picnic tables and rest rooms could be brought in to facilitate the event.





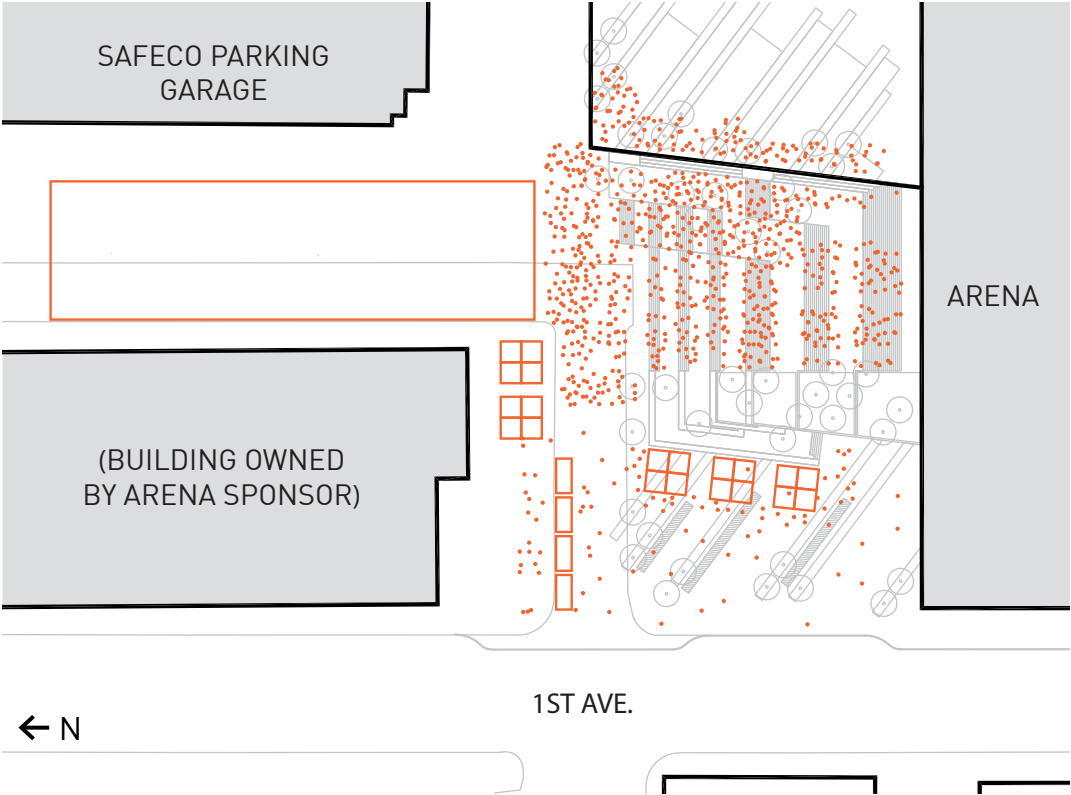
ICE SKATING RINK
5600 sf temporary public rink

Within the lower plaza space, the Plaza can accommodate an ice skating rink approximately 5600 sf. in size for public skating sessions, figure skating, or hockey demonstrations. At 35 sf per person, a maximum of 160 skaters can fit on the ice surface.



SNOWBOARD/SKI HILL
280' x 80' temporary snow hill

Extending down Occidental, a 280' x 80' snow hill can be accommodated for snowboard or ski demonstrations. Lower plaza could include food trucks, hospitality tents and additional festival space to facilitate event.



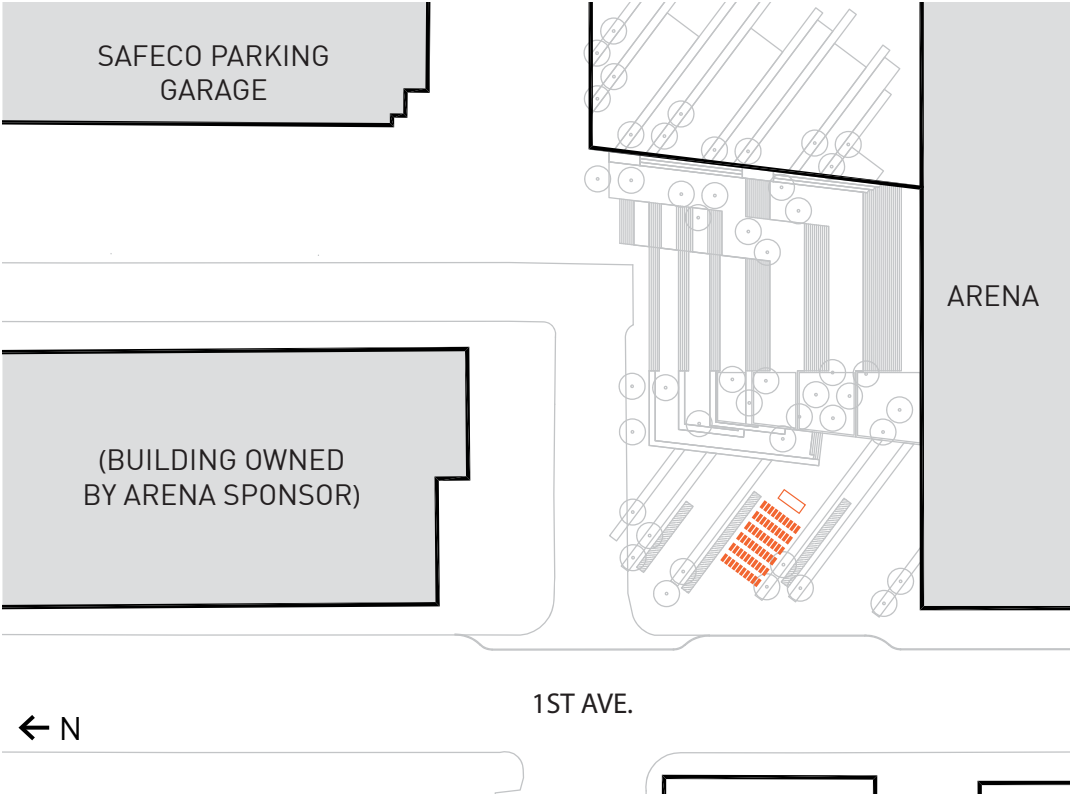
PUBLIC ART DISPLAY
multiple sites for large scale art installations

Multiple large public art displays within the Plaza space creates a landmark destination within the City of Seattle. The public art piece(s) may be composed of one large object, or several small objects. It may be a seasonally permanent feature, or a rotating display.



EXERCISE CLASS
50 participants

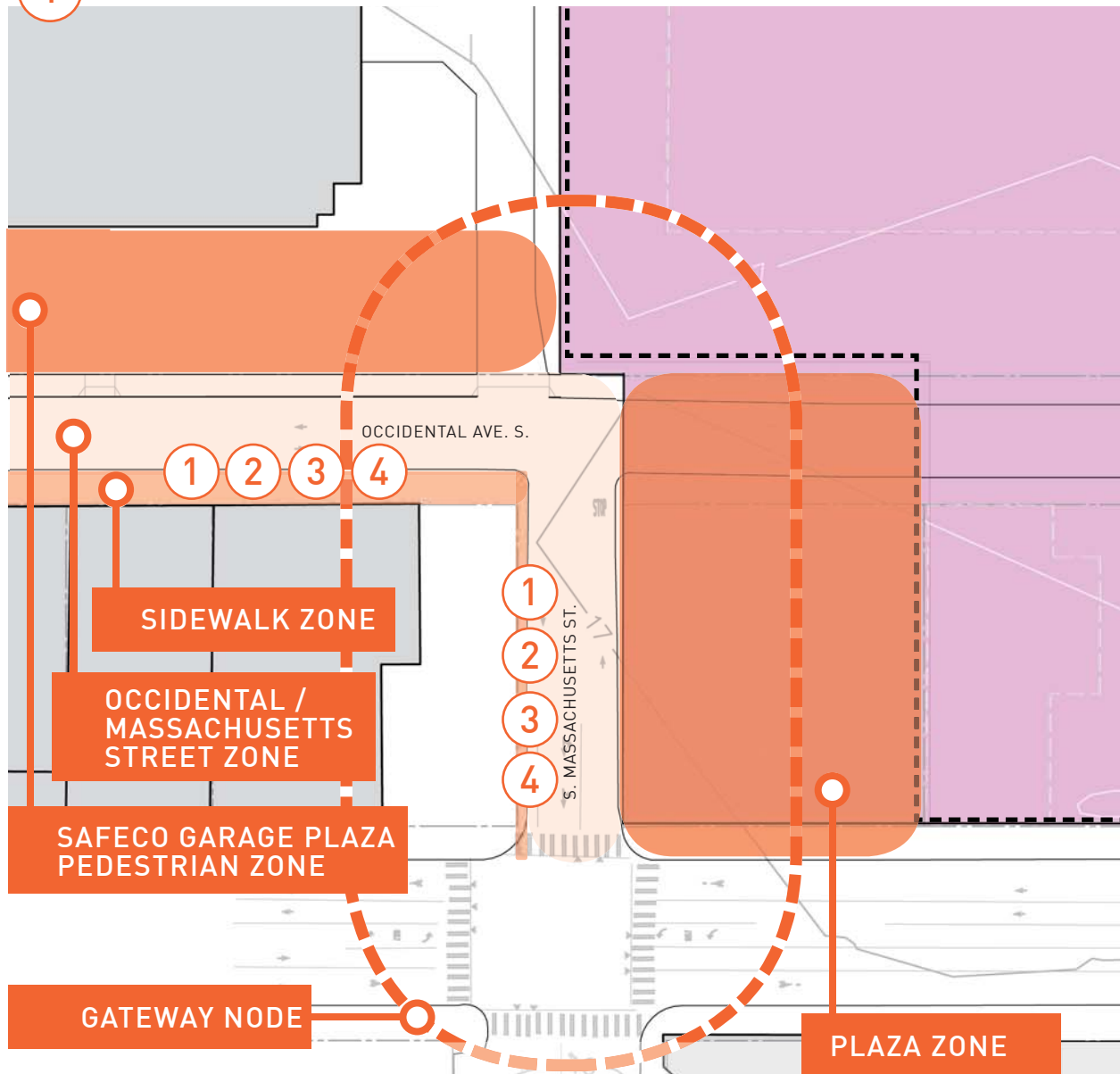
Plaza can become an outdoor exercise space for yoga, aerobics, tai chi, or bootcamp classes. As an outdoor exercise space, the Plaza can accommodate 50 yoga participants, with a small stage area for an instructor at 6' x 15'.



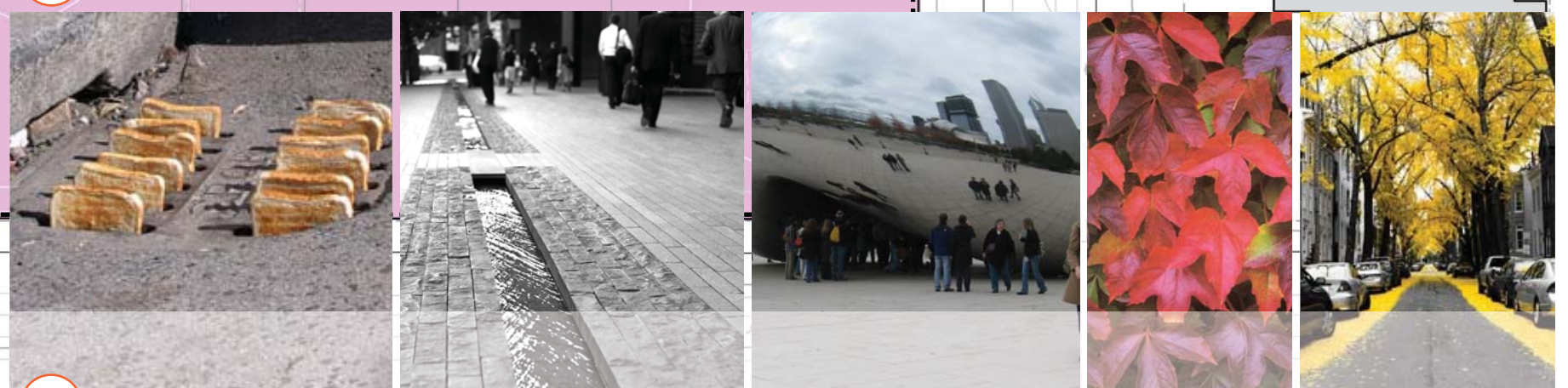


1 PROCESSION + CELEBRATION

2 PREGAME GATHERING + FOOD



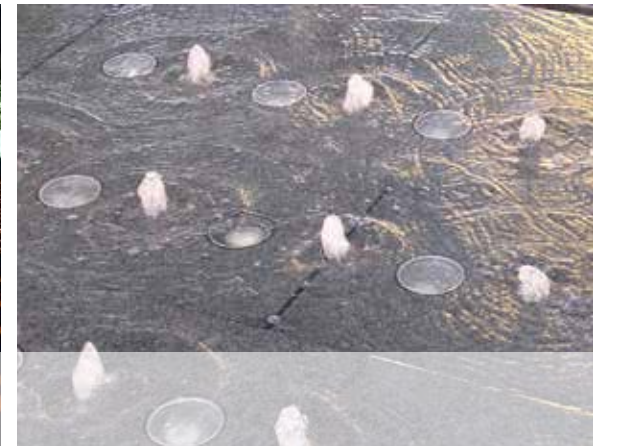
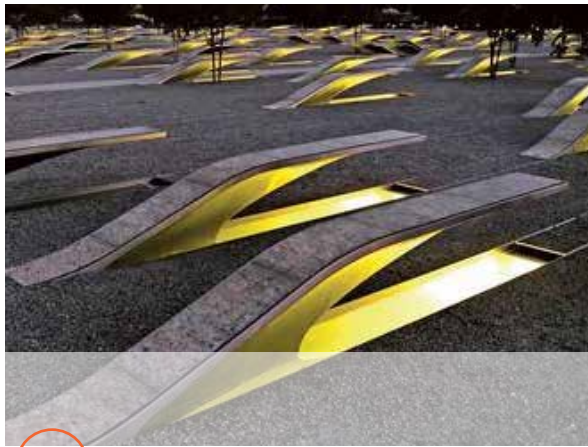
3 URBAN COMFORT + CITY LIFE



4 SEASONAL CHANGE + LANDMARK + PUBLIC ART

D-2 ENHANCE THE BUILDING WITH LANDSCAPING. **D-3** PROVIDE ELEMENTS THAT DEFINE PLACE. **D-6** DESIGN FOR PERSONAL SAFETY + SECURITY.





1 PLAZA + PATHS + STAIRS LIGHTS



2 LARGE SCALE LIGHTING FEATURES



3 LIGHTING DETAILS

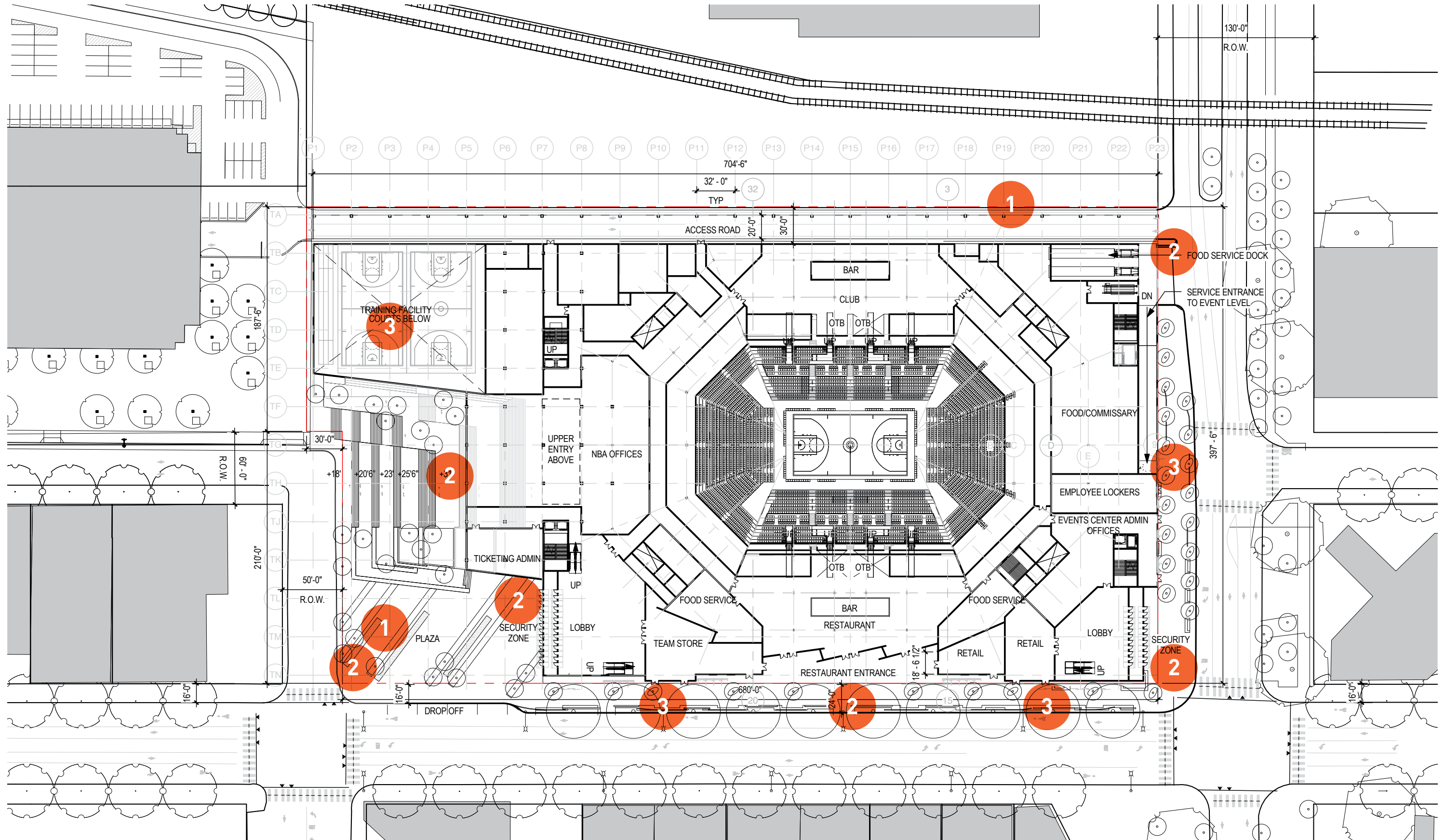


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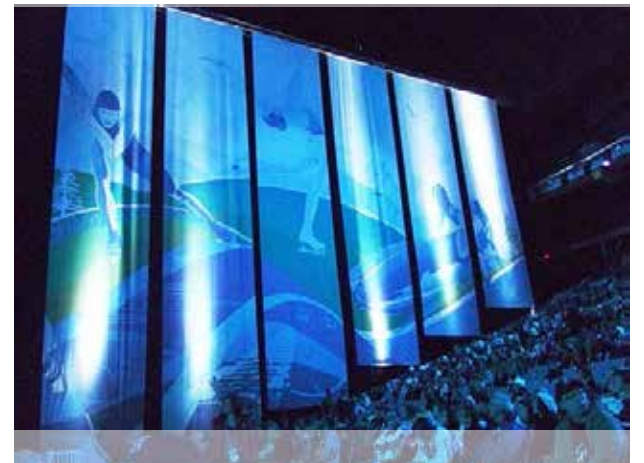




1 EXTERIOR GRAPHIC EXPERIENCE



2 WAYFINDING & VEHICULAR DIRECTIONALS



3 PAGENTRY GRAPHICS



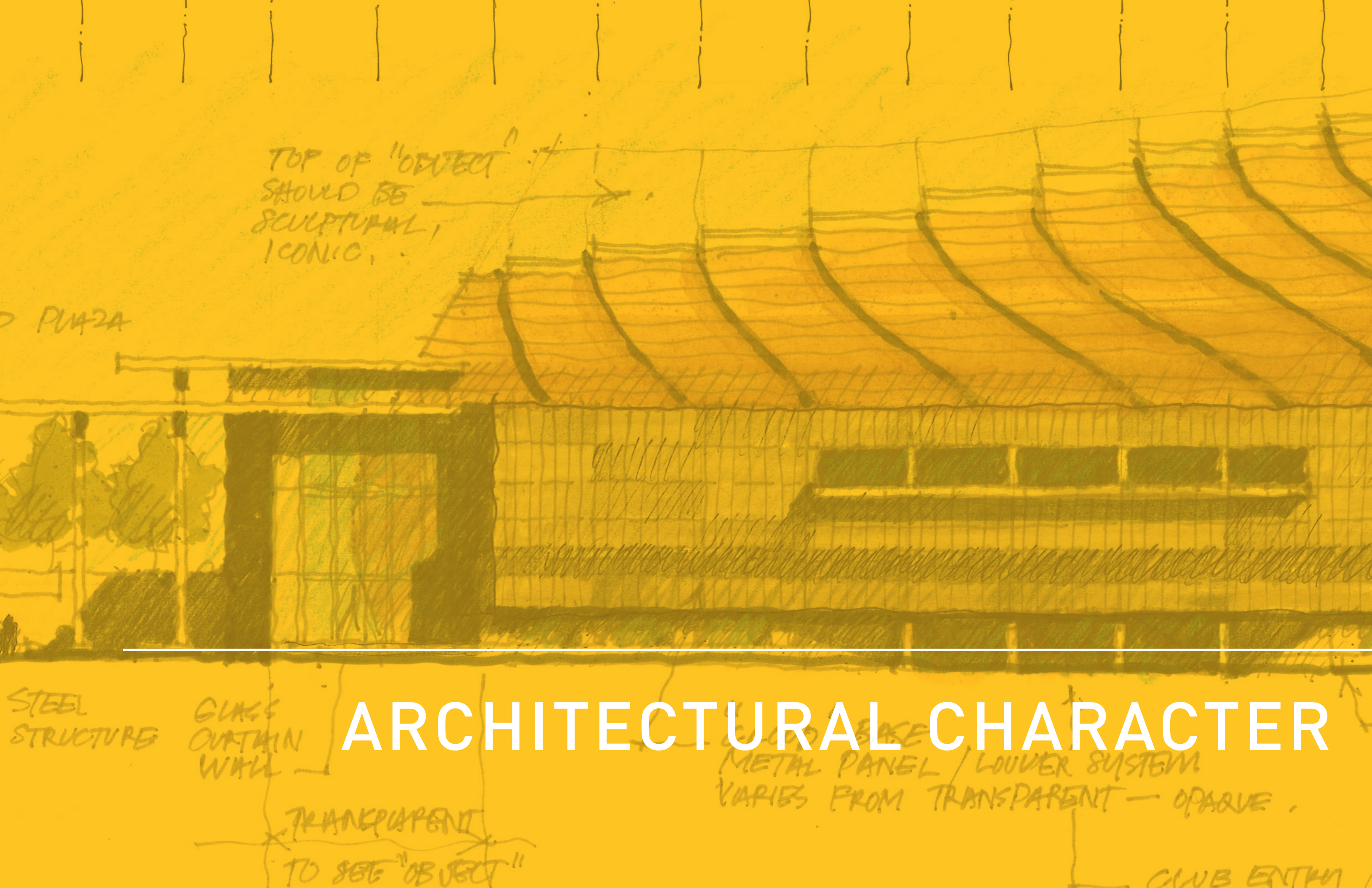
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TOP OF "OBJECT"
SHOULD BE
SCULPTURAL,
ICONIC.

PLAZA

STEEL
STRUCTURE

GLASS
OUTRIN
WALL

ARCHITECTURAL CHARACTER

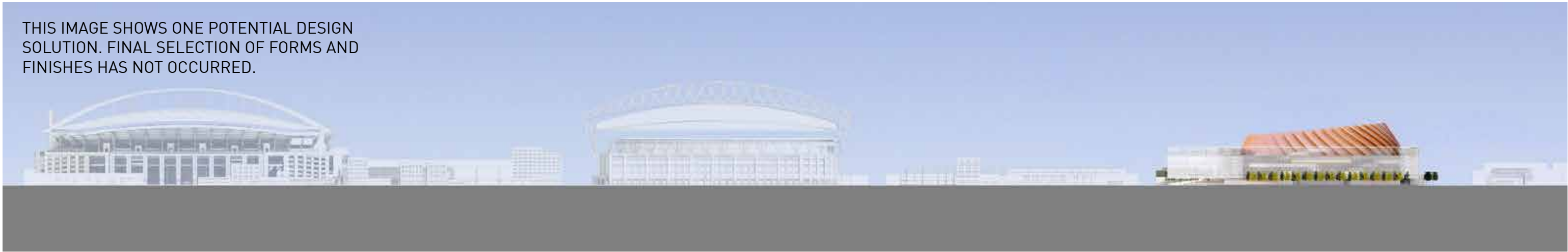
"GOOD" BASE
METAL PANEL / LOUVER SYSTEM
VARIES FROM TRANSPARENT — OPAQUE.

TRANSPARENT
TO SEE "OBJECT"

CLUB ENTRANCE



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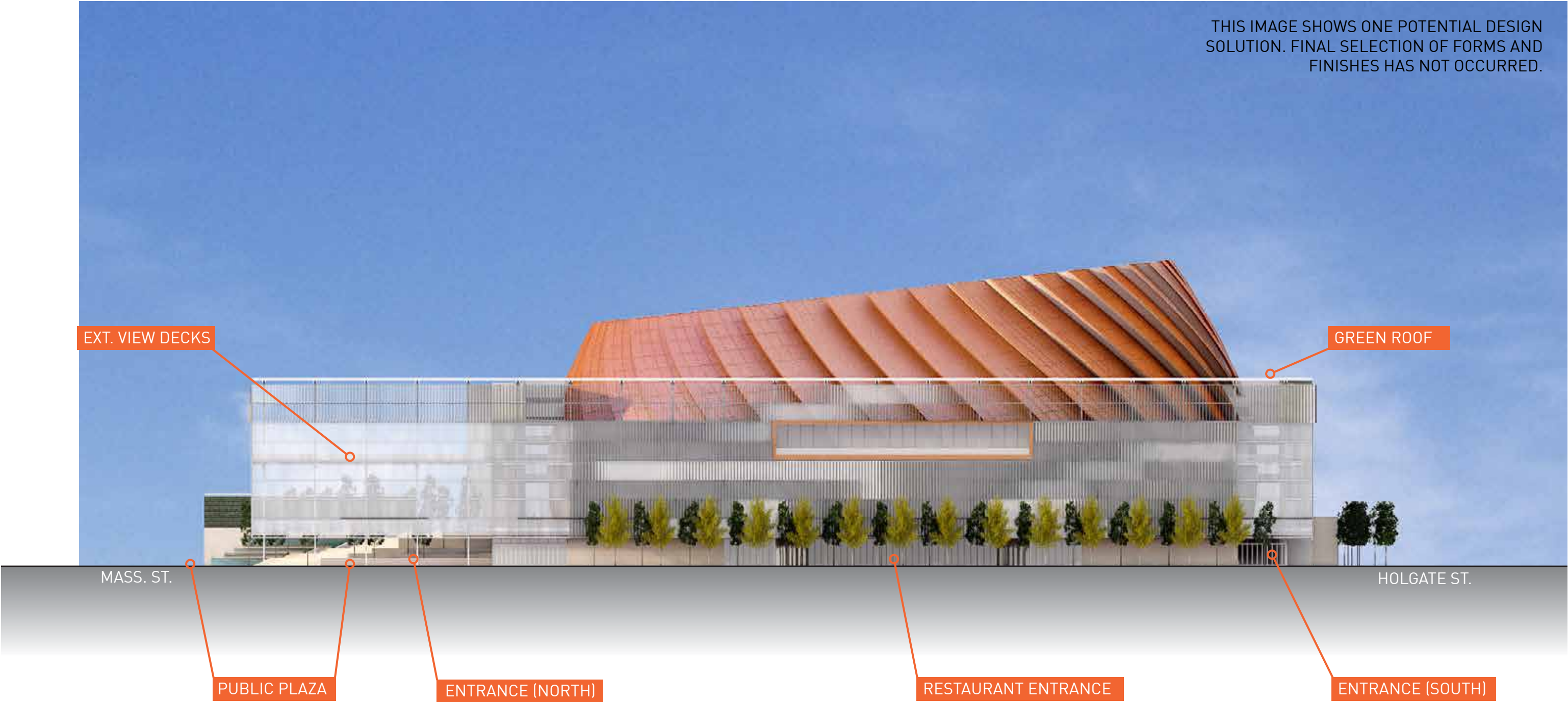


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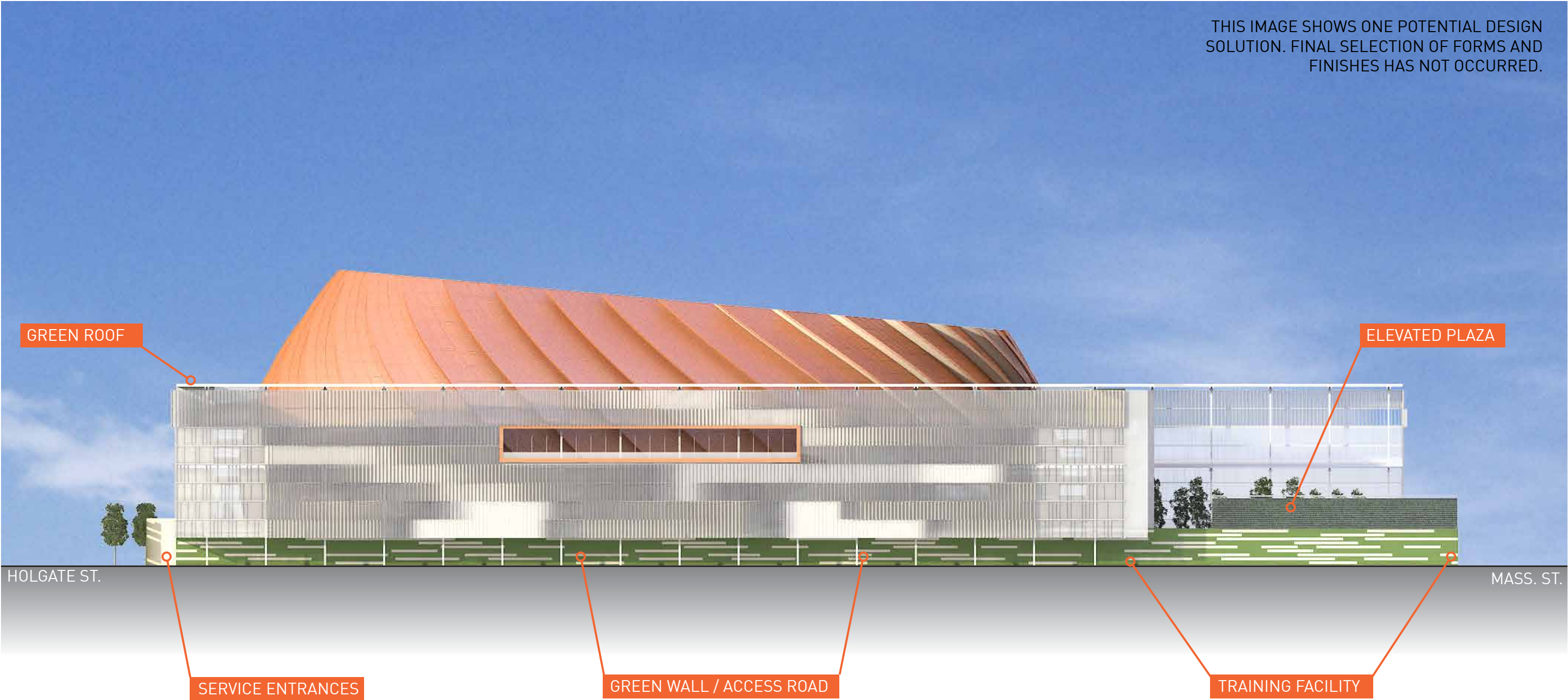


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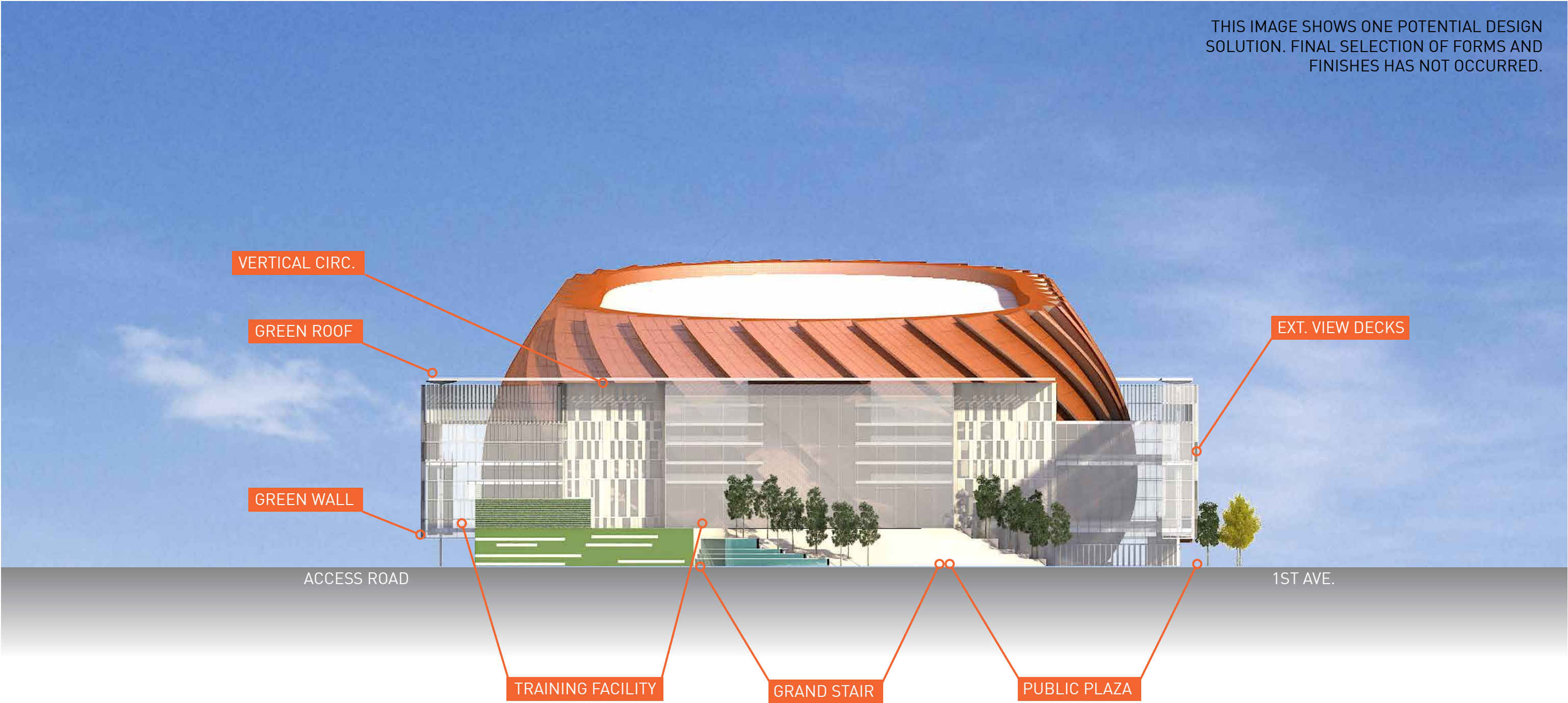


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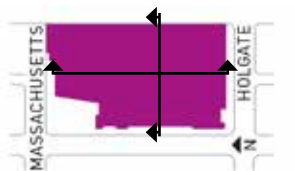
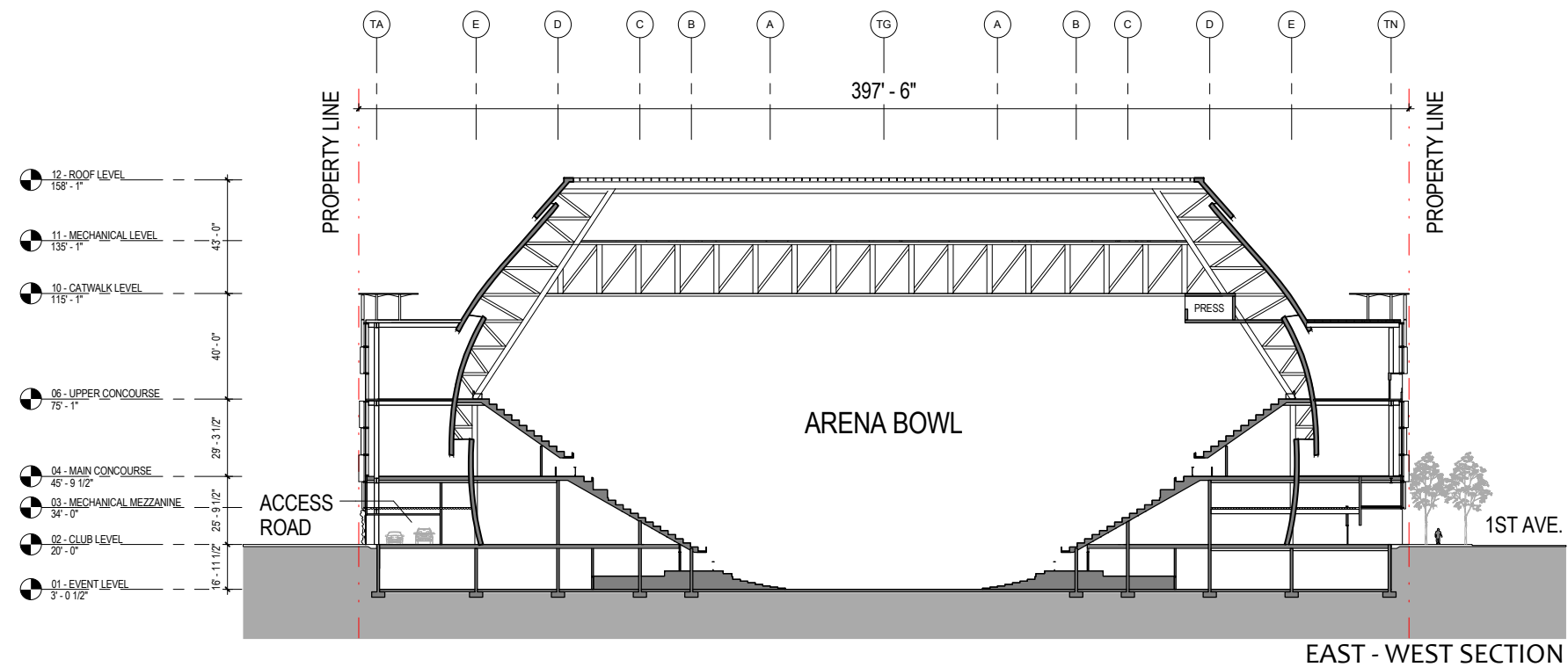
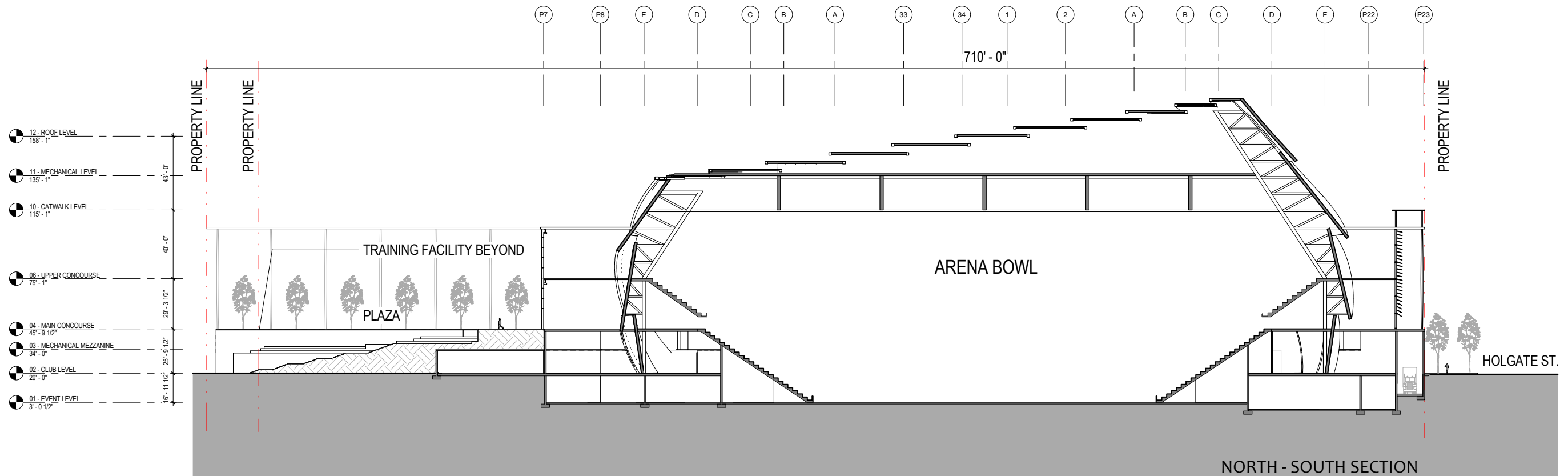
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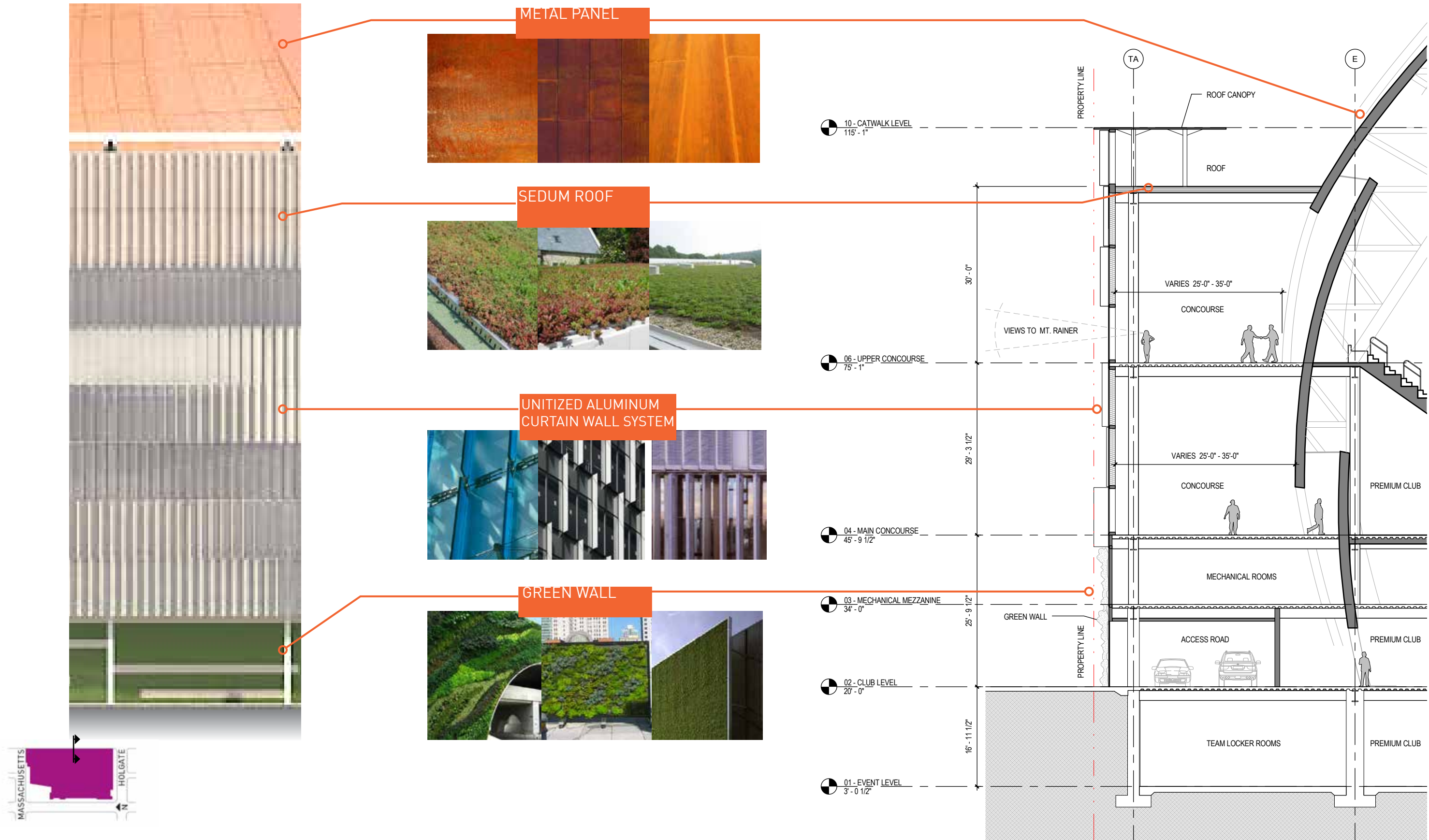


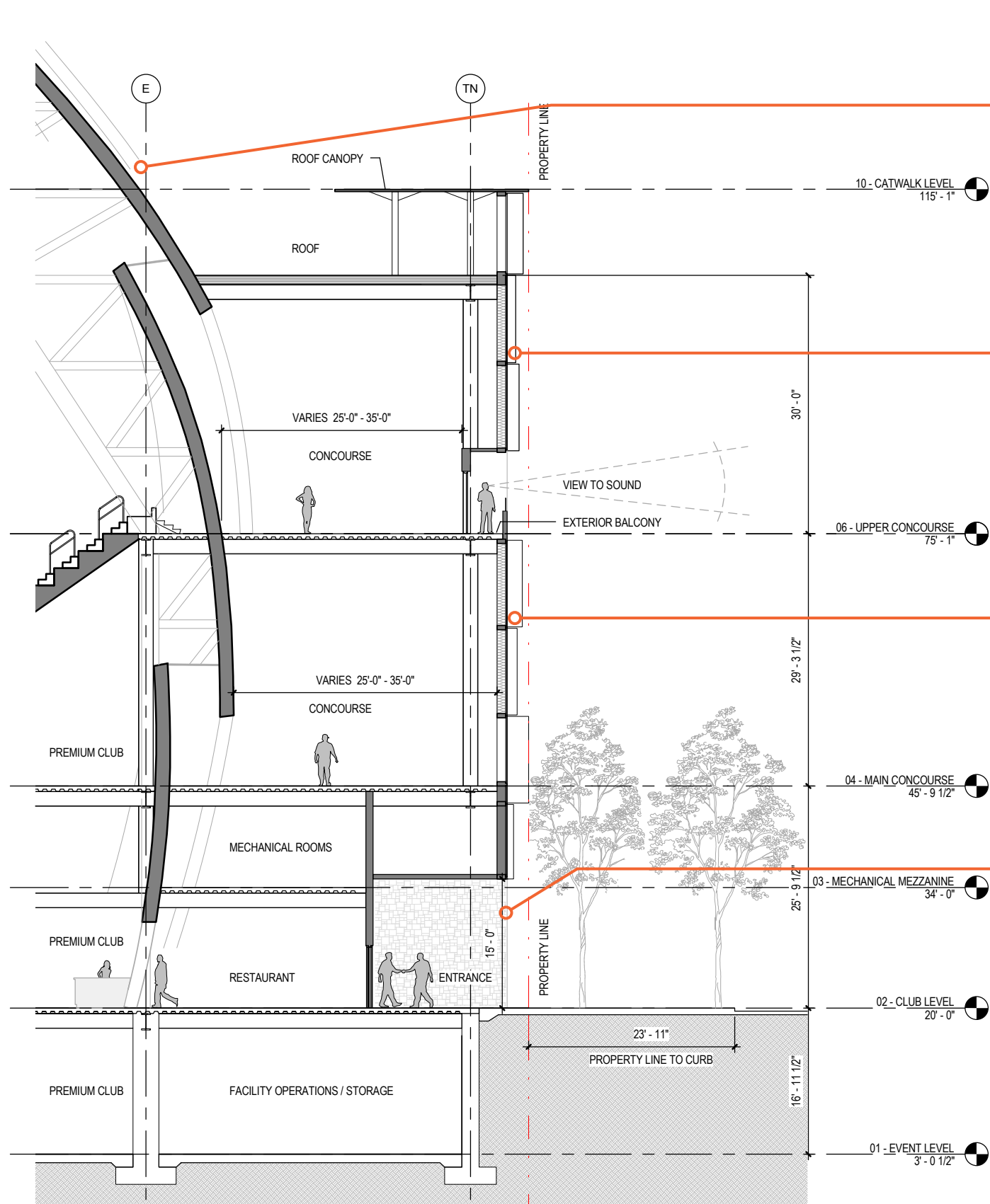
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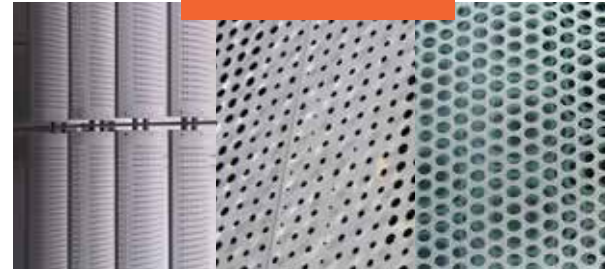




METAL PANEL



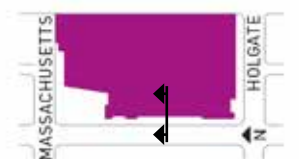
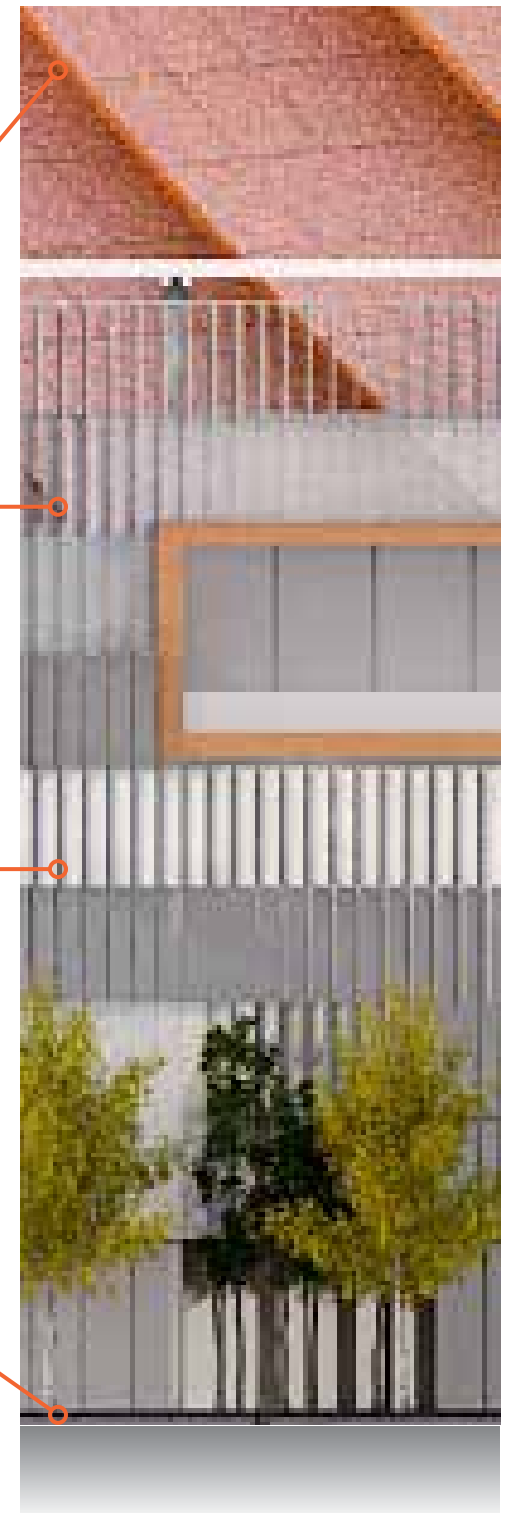
PERFORATED METAL

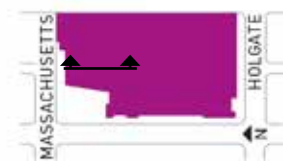


UNITIZED ALUMINUM CURTAIN WALL SYSTEM



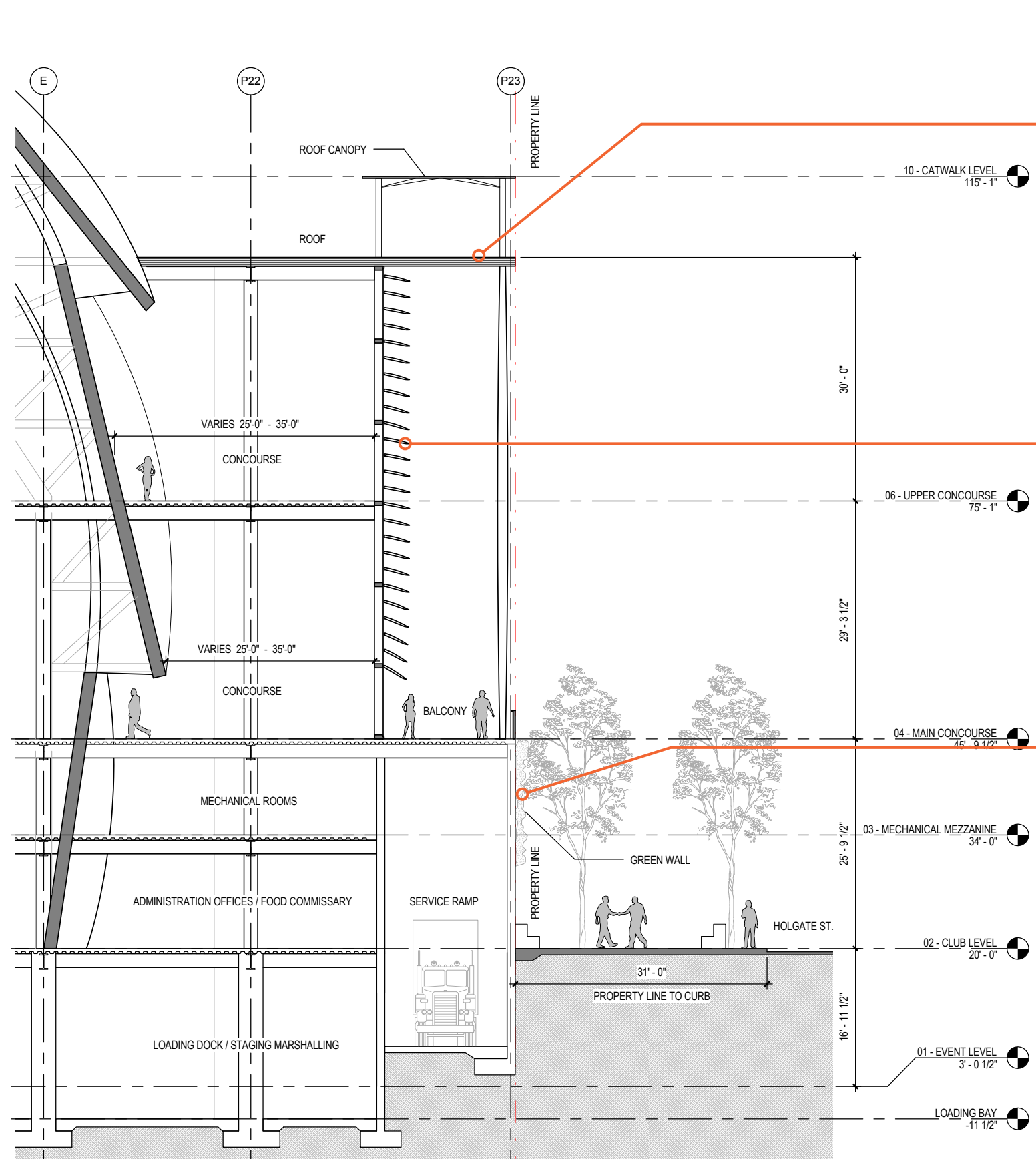
STONE





SYSTEM





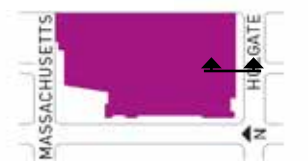
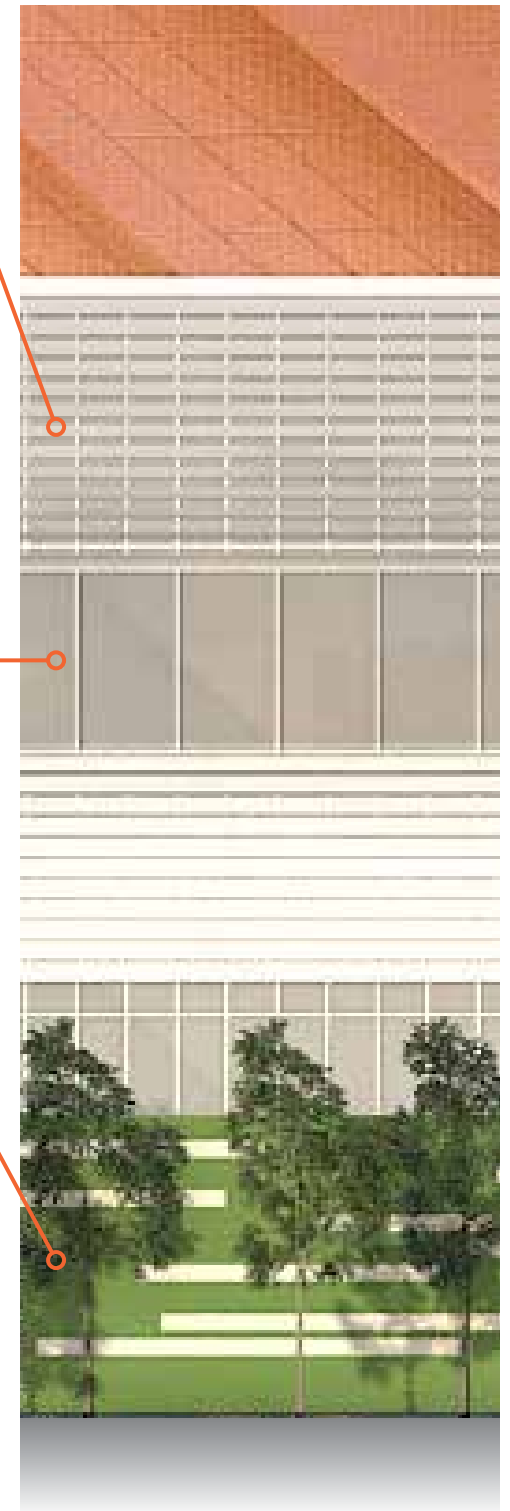
SEDUM ROOF



UNITIZED ALUMINUM CURTAIN WALL SYSTEM



GREENWALL



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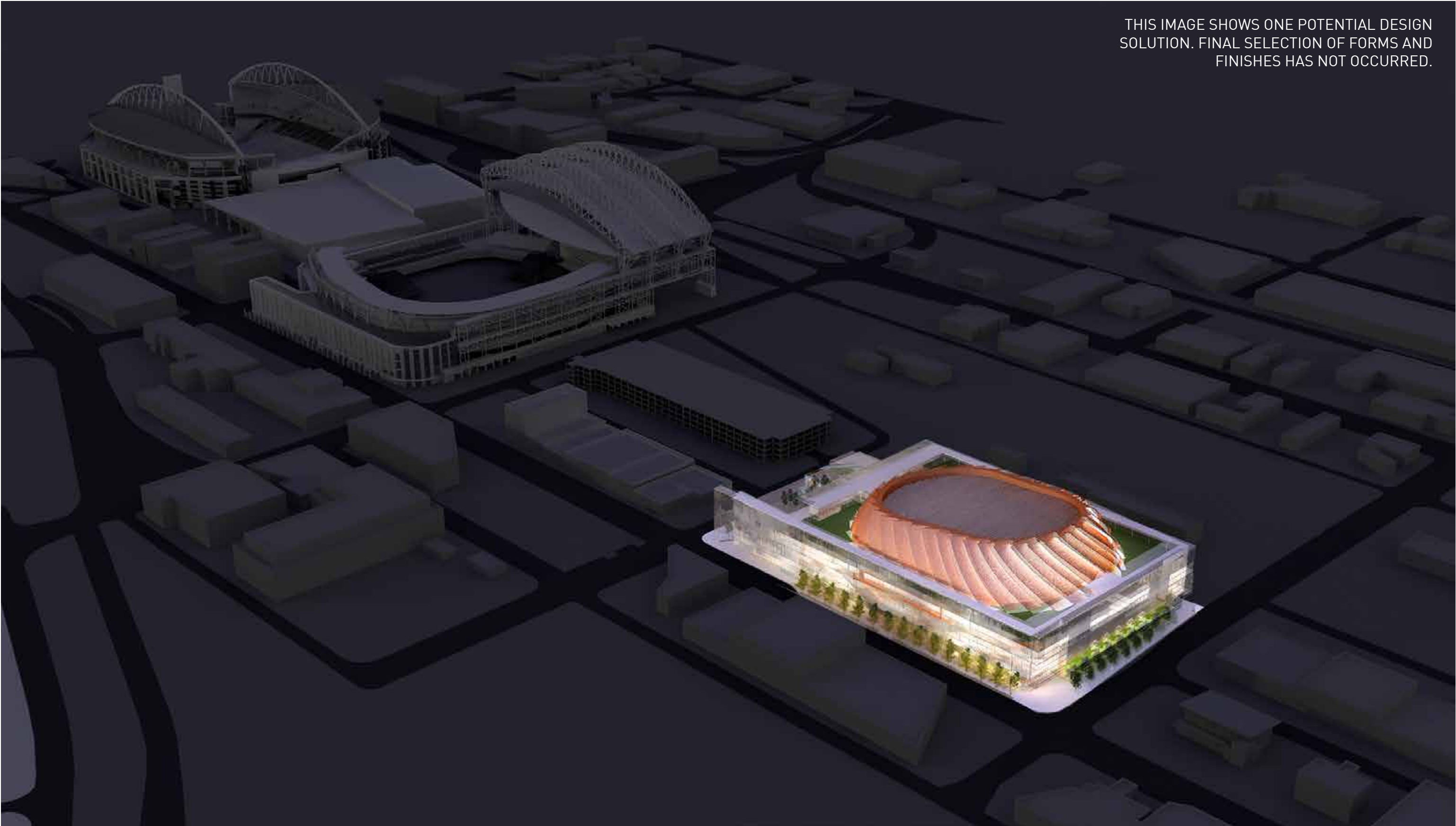


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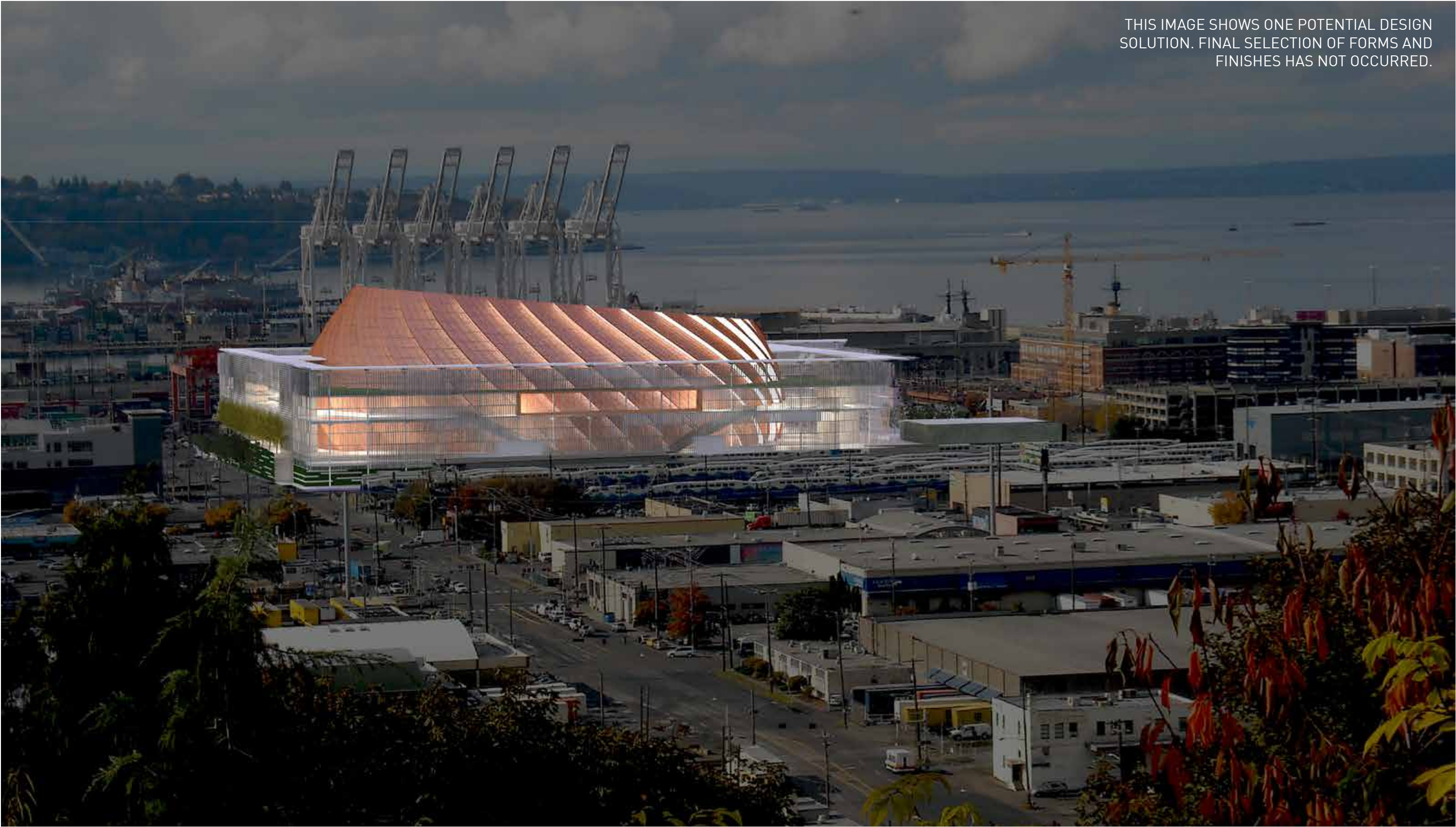
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SHORT SMALL/MEDIUM TREES

VINE
WALL

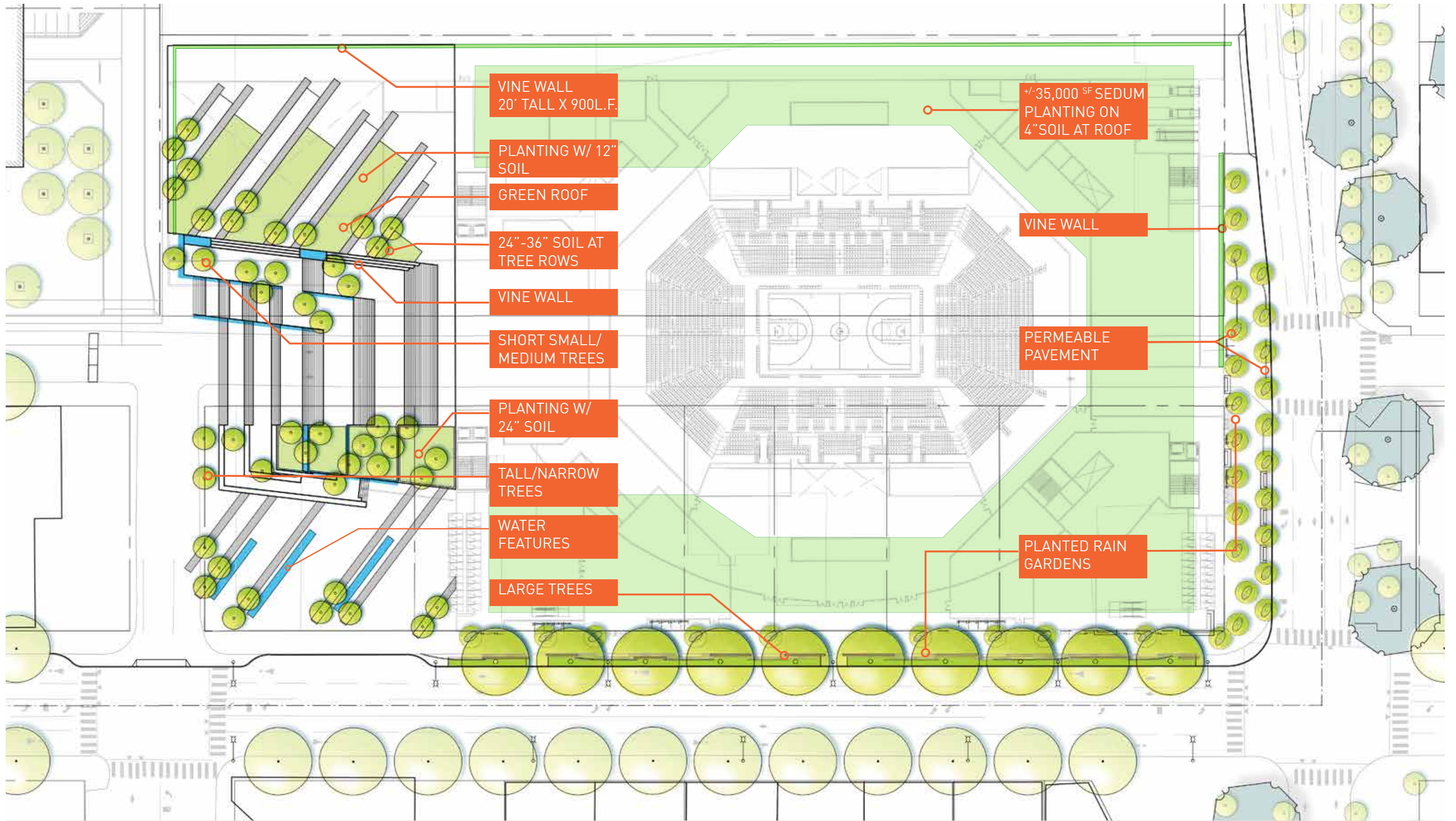
20'
TALL
@
900
L.F.
(18,000
S.F.)

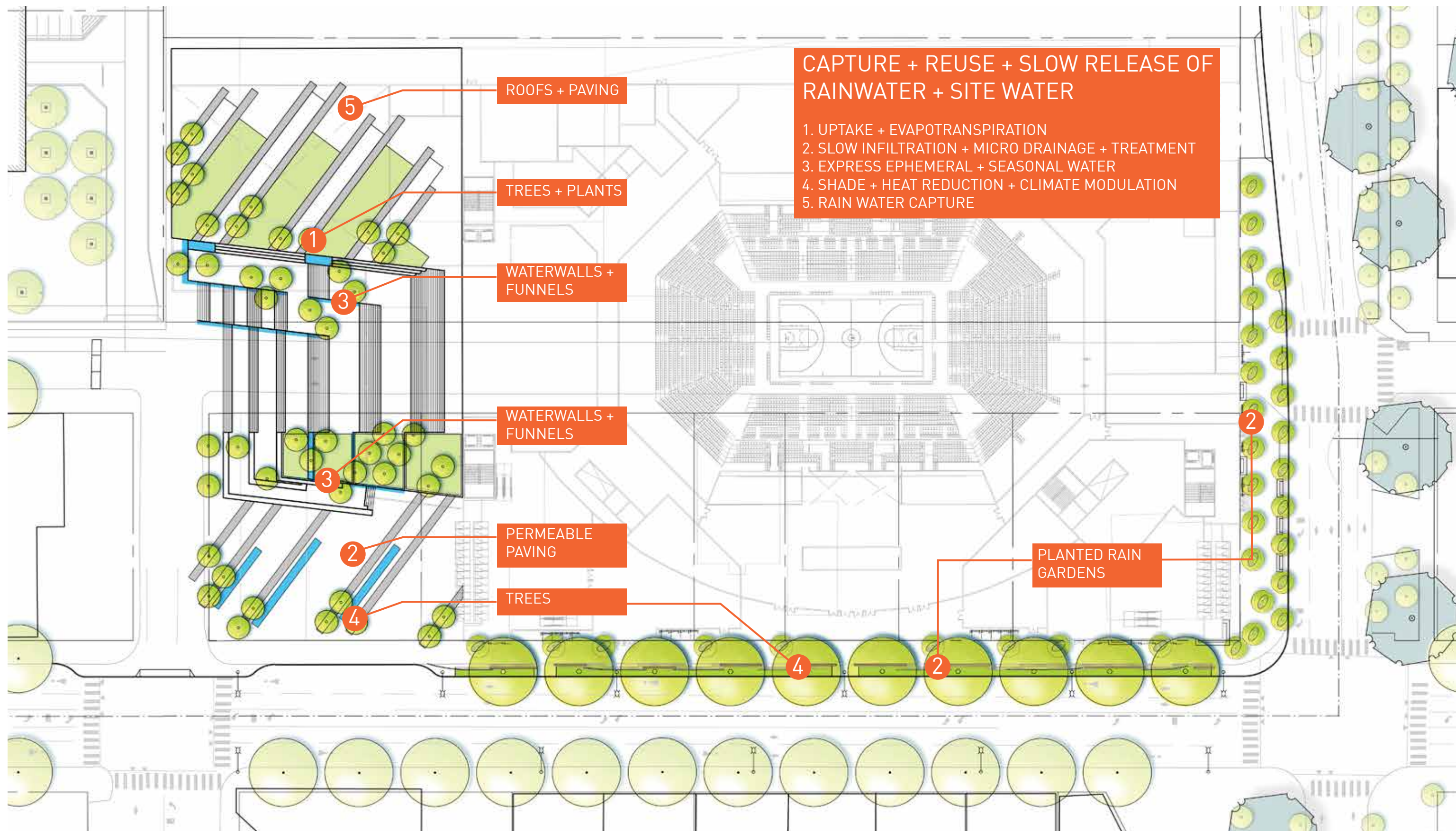
(LAWN?)
PLANTING w/
12" SOIL

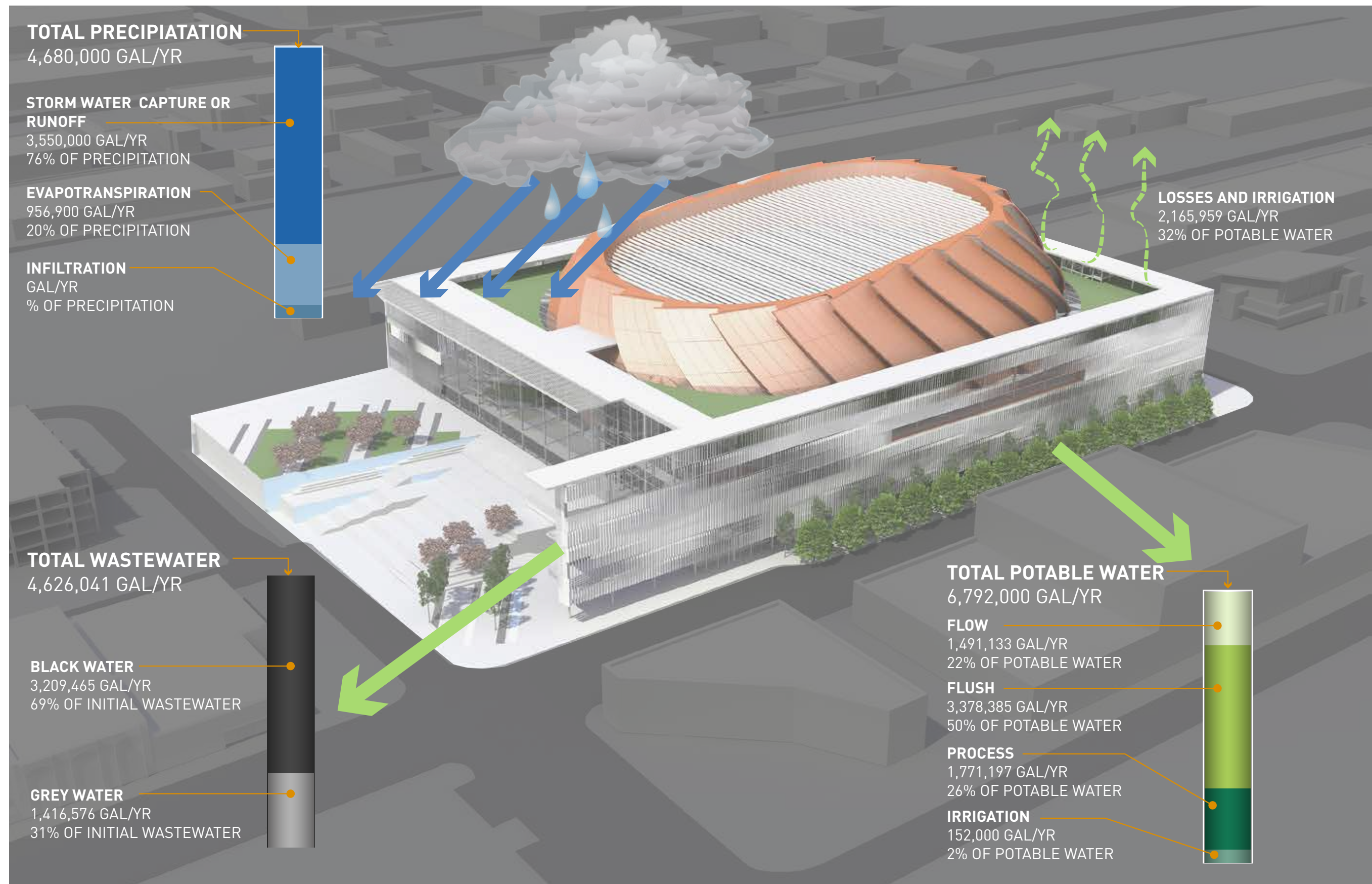
24"-36" SOIL
@ TREE ROWS
w/ PERMEABLE
PAVEMENT

GREEN
ROOF

SUSTAINABILITY







TYPICAL ARENA HVAC ISSUES

THERMAL COMFORT

- Pre-cooling of the seating bowl leads to cool conditions
- High level supply of cold air can feel drafty
- Heavily glazed areas can feel warm/cool

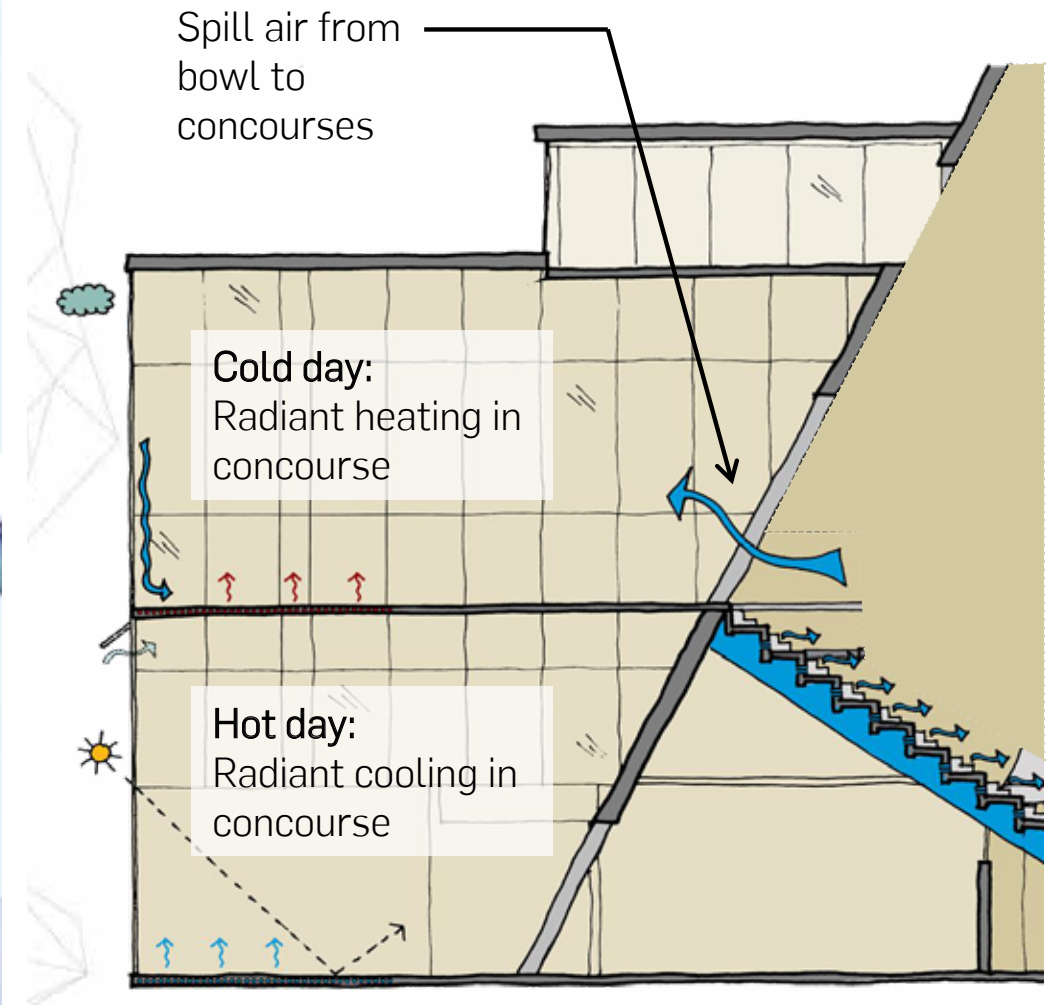
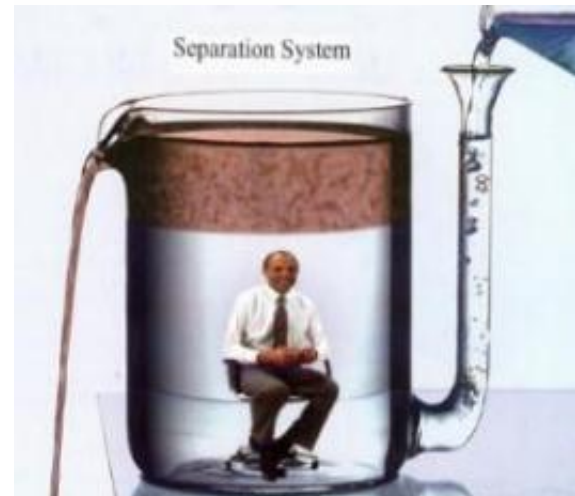
INDOOR AIR QUALITY

- High occupant density
- High level supply in large volumes has low air change effectiveness
- Recirculation of indoor air contaminants

PROPOSED DESIGN

DISPLACEMENT SYSTEM

- Air supplied at low level and low velocity
- Conditioning only the occupied space
- COLD DAY-Radiant heating in concourse
- HOT DAY- Radiant cooling in concourse



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BUILDING ENVELOPE

Seattle's climate is consistently cool - heating is a bigger issue than cooling on an annual basis.

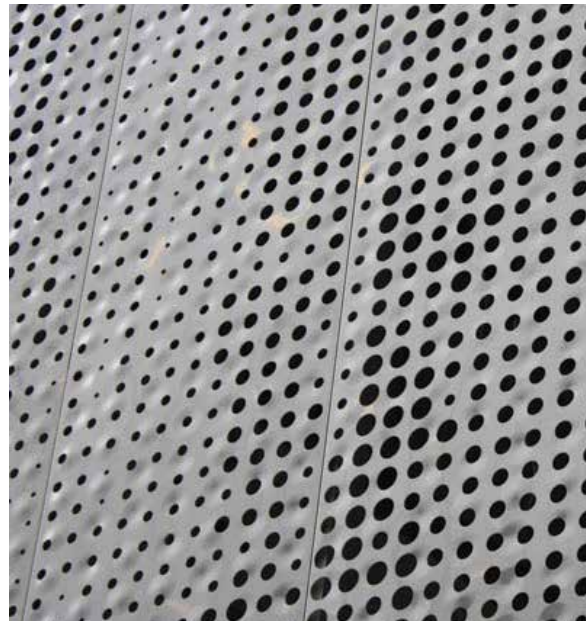
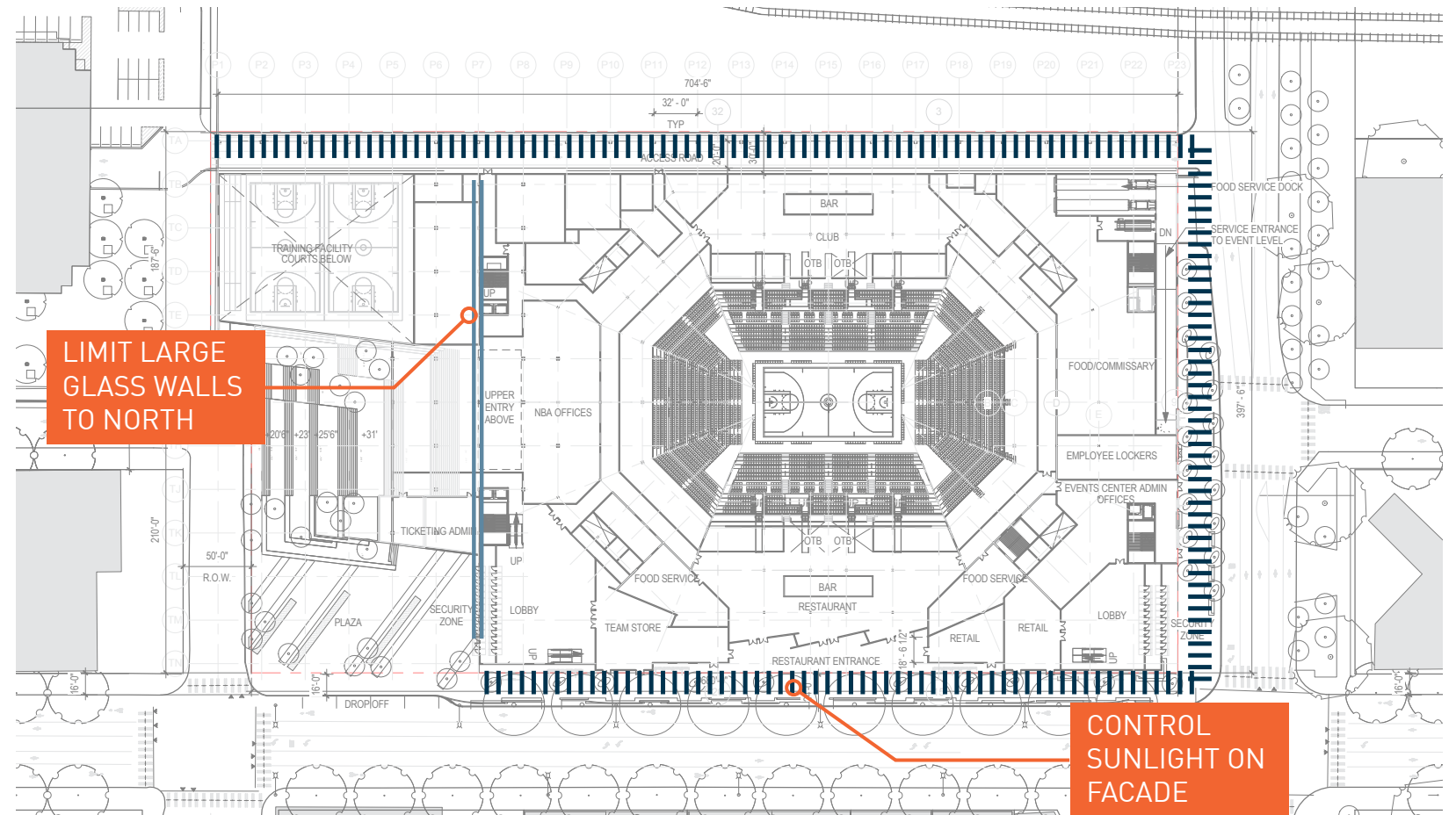
Large glazed facades need careful consideration in terms of summer and winter raft and radiant effects.

Limit large glazed expansions to the North facade

Control sunlight on the E, S and W elevations using horizontal and vertical louvers, overhangs, and fritted glass.

Natural light can provide amenity and natural lighting savings.

Light daily uses with natural light - Training Facility, Retail, Restaurant



HVAC PLANT OPPORTUNITIES

Heat Recovery [required by SEC]

Heat Pump Heating

Ice Refrigeration Heat Recovery

Water Source Food Refrigeration

Ground Source Heat Pumps

Desiccant Dehumidification

Thermal Storage

DISTRICT PLANT OPPORTUNITIES

The 2,000 ton chilled water plant and 15M BTU boiler plant for the arena could service approximately 750,00 SF of additional commercial office.

The arena could also anchor the development of a broader district plant for the area with additional capacity either in the building or in future satellite thermal plants.

Non-potable water could also be exported to adjacent buildings.

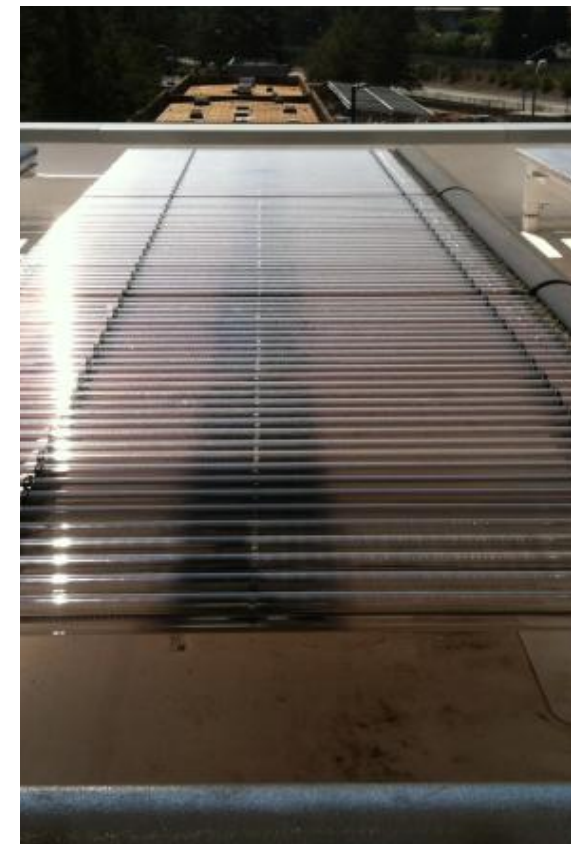
RENEWABLE ENERGY OPPORTUNITIES

Solar Thermal Hot Water

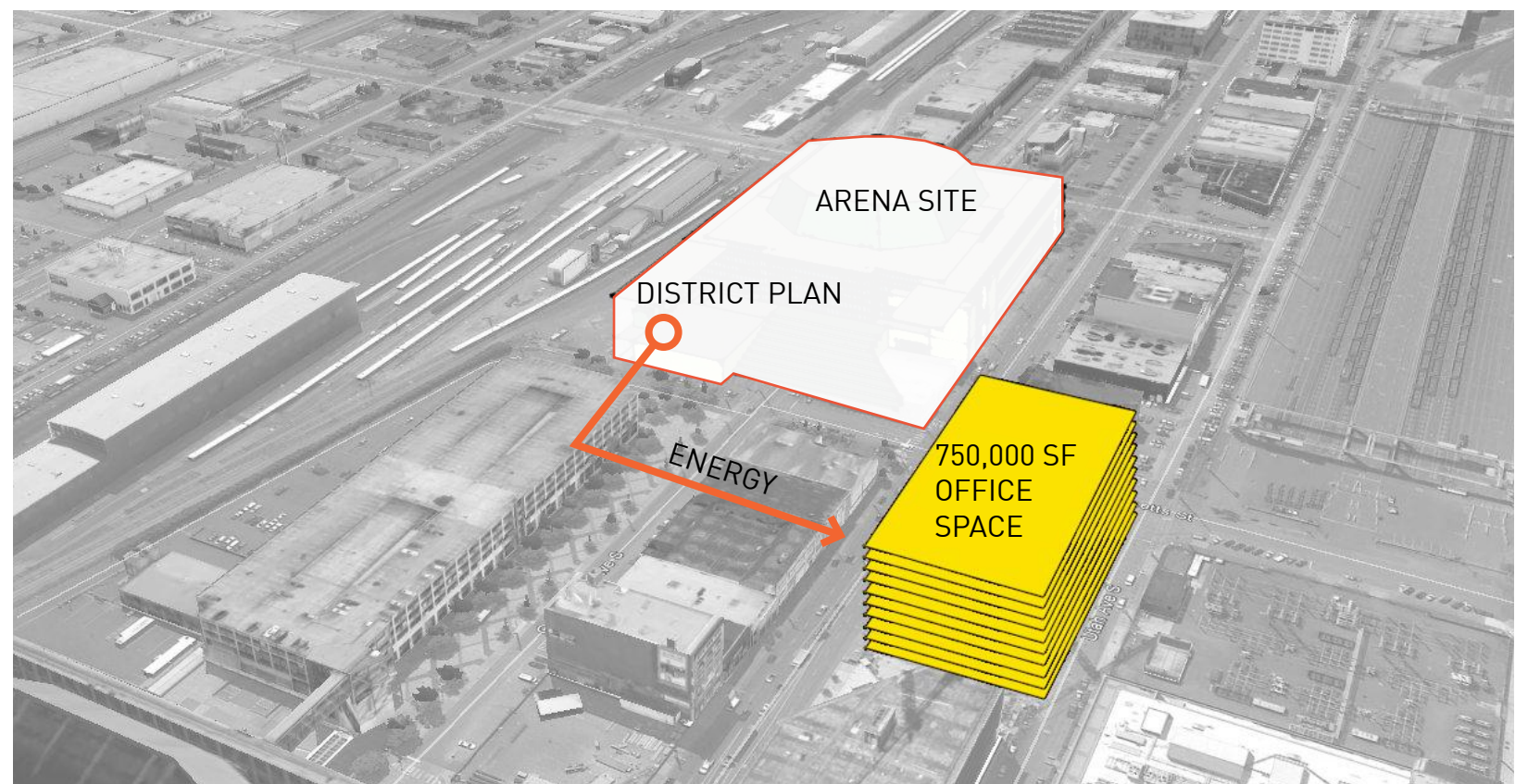
Photovoltaics [PV]

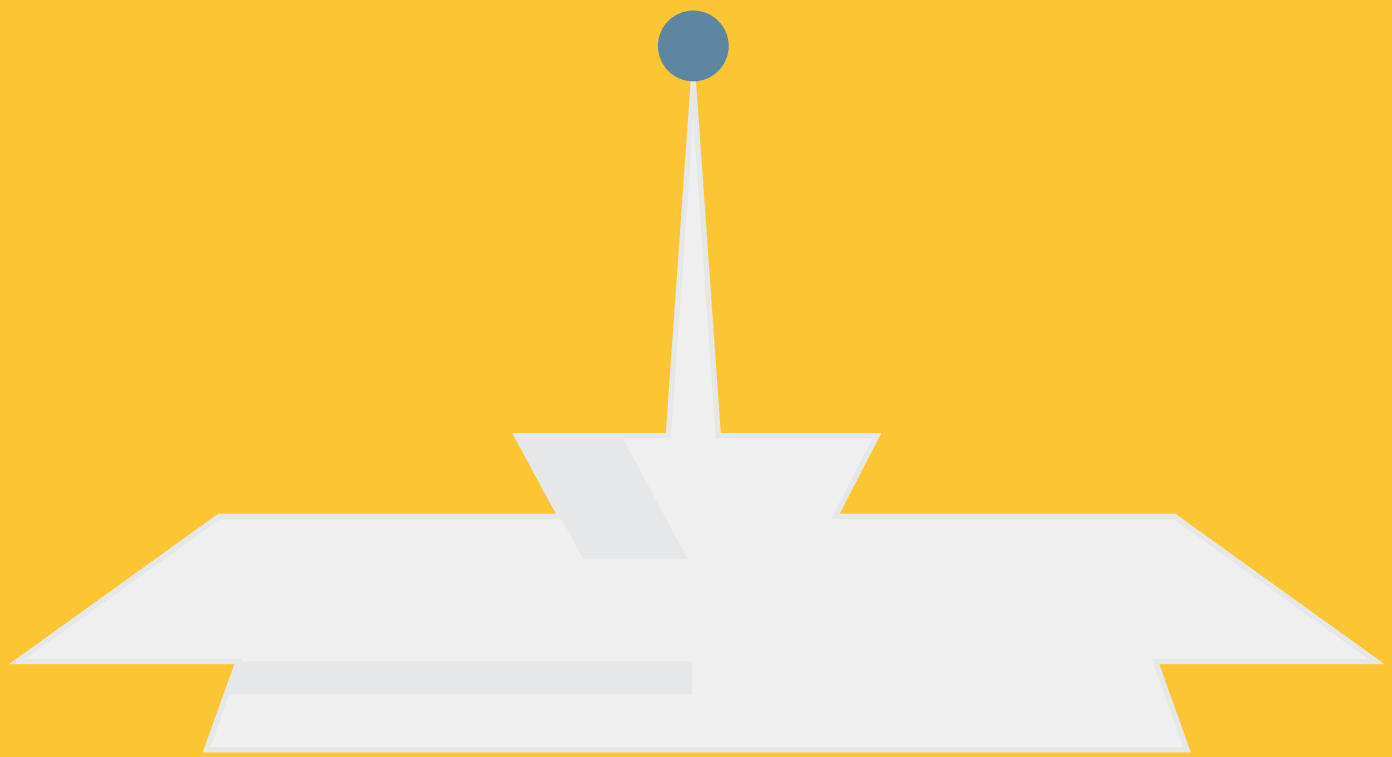


PHASE CHANGE THERMAL STORAGE AT FEDERAL CENTER SOUTH



SOLAR THERMAL HOT WATER





SEATTLE ARENA

JANUARY 17, 2013
EARLY DESIGN GUIDANCE 3

