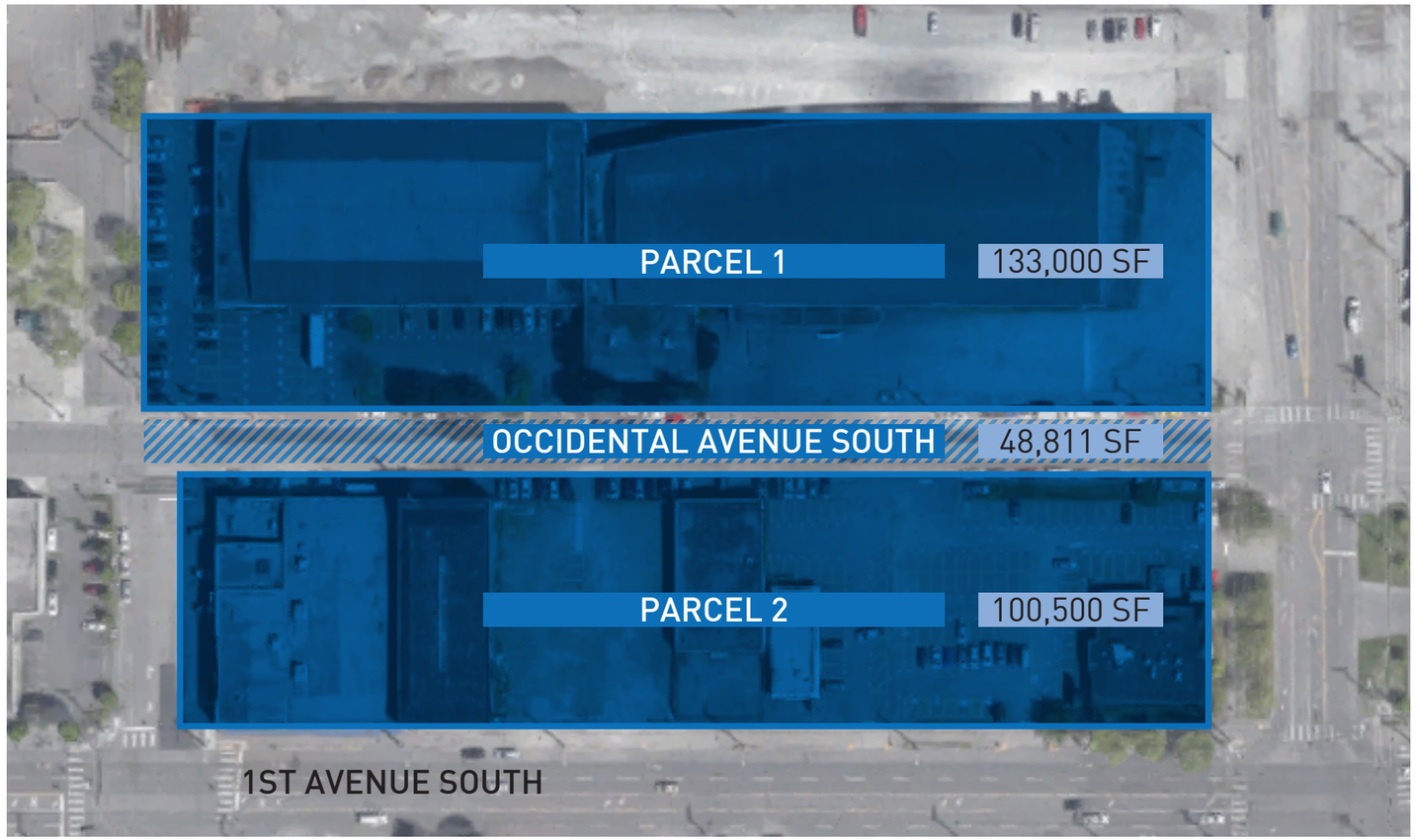
SEATTLE ARENA

1700 FIRST AVENUE SOUTH

SEATTLE DESIGN COMMISSION

2015 MAY 21

PROPOSAL FACTS & GOALS



ARENA QUICK FACTS:

- APPROXIMATELY 750,000 SF
- 18,000 - 20,000 SEATS
- NBA BASKETBALL
  NHL HOCKEY
  OTHER SPORTING EVENTS
  CONCERTS
  FAMILY SHOWS
  LARGE ASSEMBLY EVENTS
- 40,000 ADDITIONAL SF FOR ATTACHED TRAINING FACILITY

OCCIDENTAL AVE S. QUICK FACTS:

- 48,811 SF PROPOSED TO BE VACATED
- DEVELOPABLE AREA INCREASE OF 17.5%

CONNECTIONS | MOBILITY | PUBLIC SPACES | CULTURE & PLACE | PEDESTRIAN EXPERIENCE | LANDMARK & CONTEXT | SUSTAINABILITY

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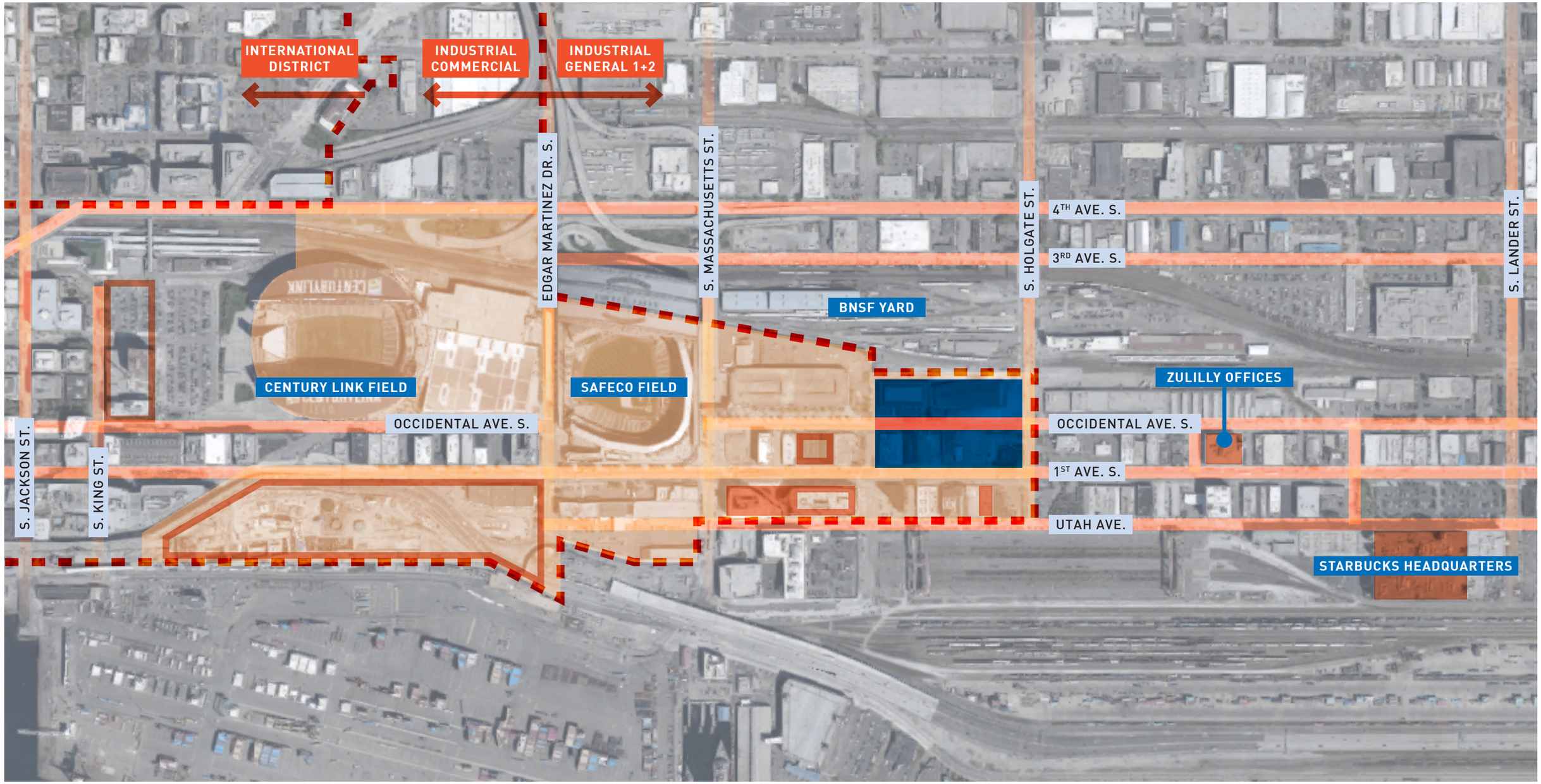
EXISTING VICINITY

LEGEND
SITE
STADIUM DISTRICT OVERLAY
EXISTING DEVELOPMENT
PROPOSED DEVELOPMENT
ZONING BOUNDARIES



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CIRCULATION

- Mariners and Port of Seattle Discussions: Circulation Needs
- SDOT Discussions: Freight Circulation Coordination
- Parking Commitments
- 1st Ave S. and Occidental Ave S.: Pedestrian Flows
- S. Holgate Street Alignments
- S. Holgate Street Pedestrian Bridge
- Interim Shuttle

SITE / GROUND PLAN

- 1st Ave S. and Building Setback
- Occidental Ave S. and S. Massachusetts St.
- Intersections Improvements
- Plaza Design, Function and Program

URBAN DESIGN MERIT

- Summarize: Circulation // Access // Utilities // Open Space // Light, Air & Views

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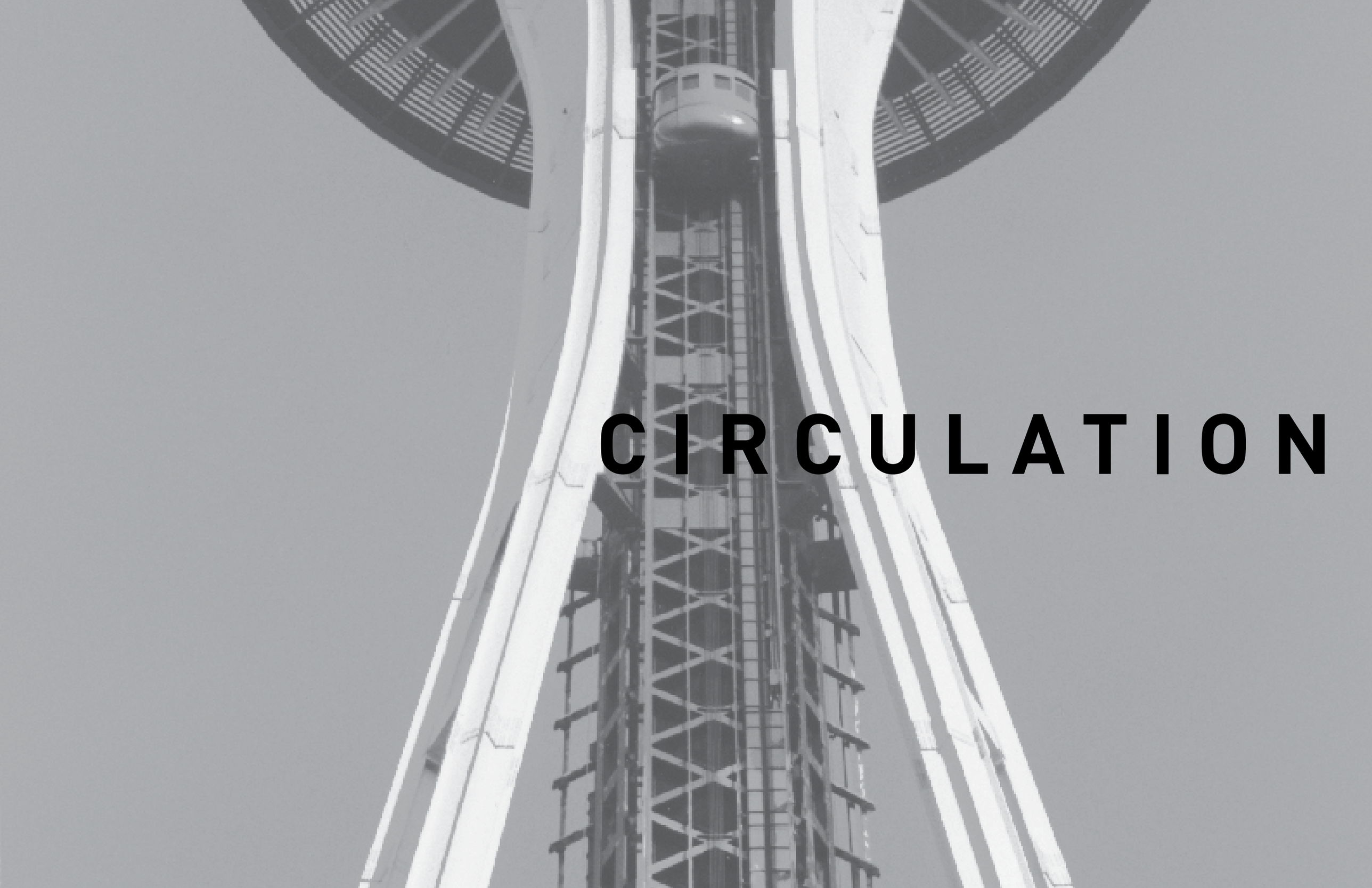
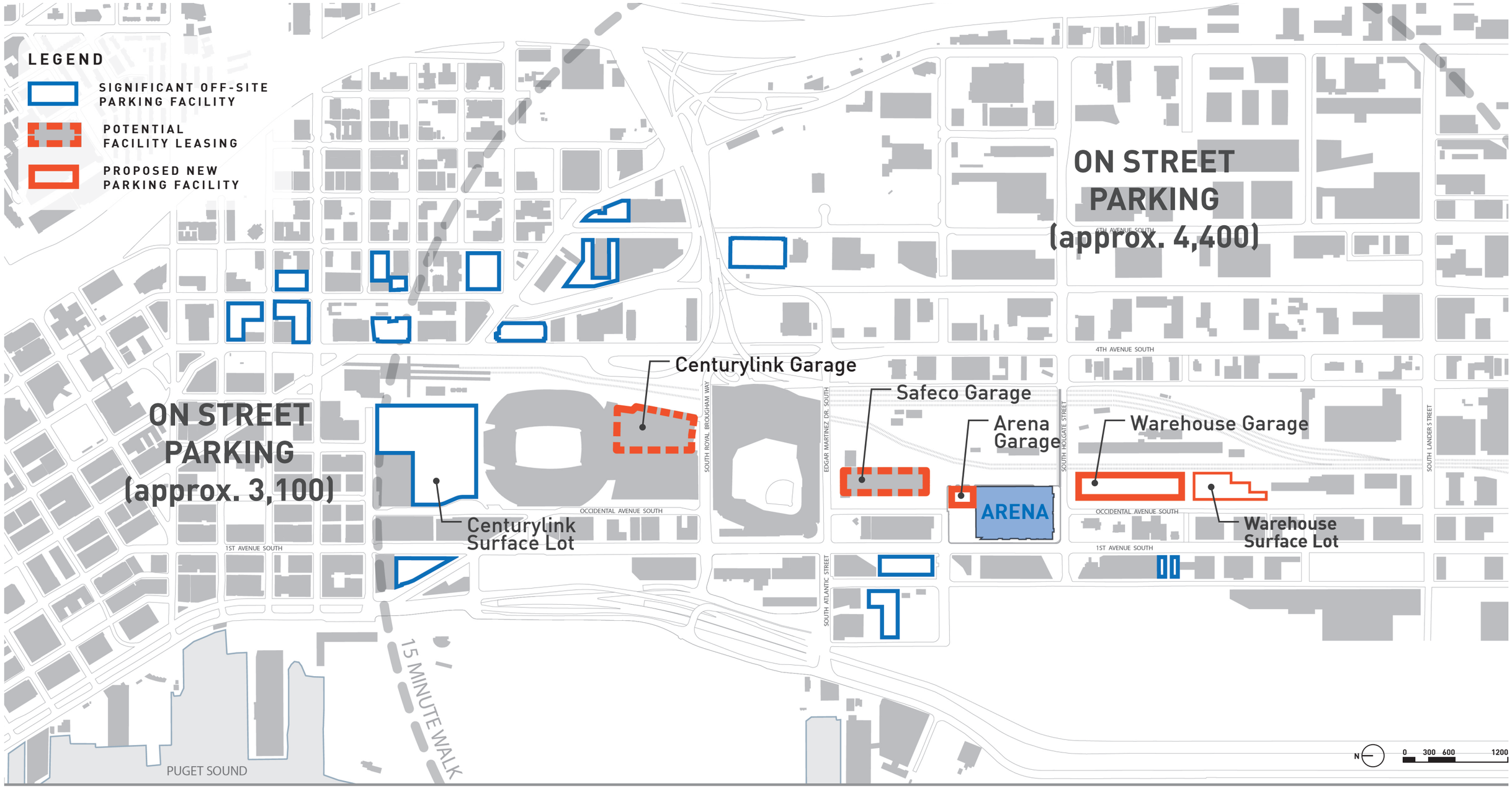


CIRCULATION



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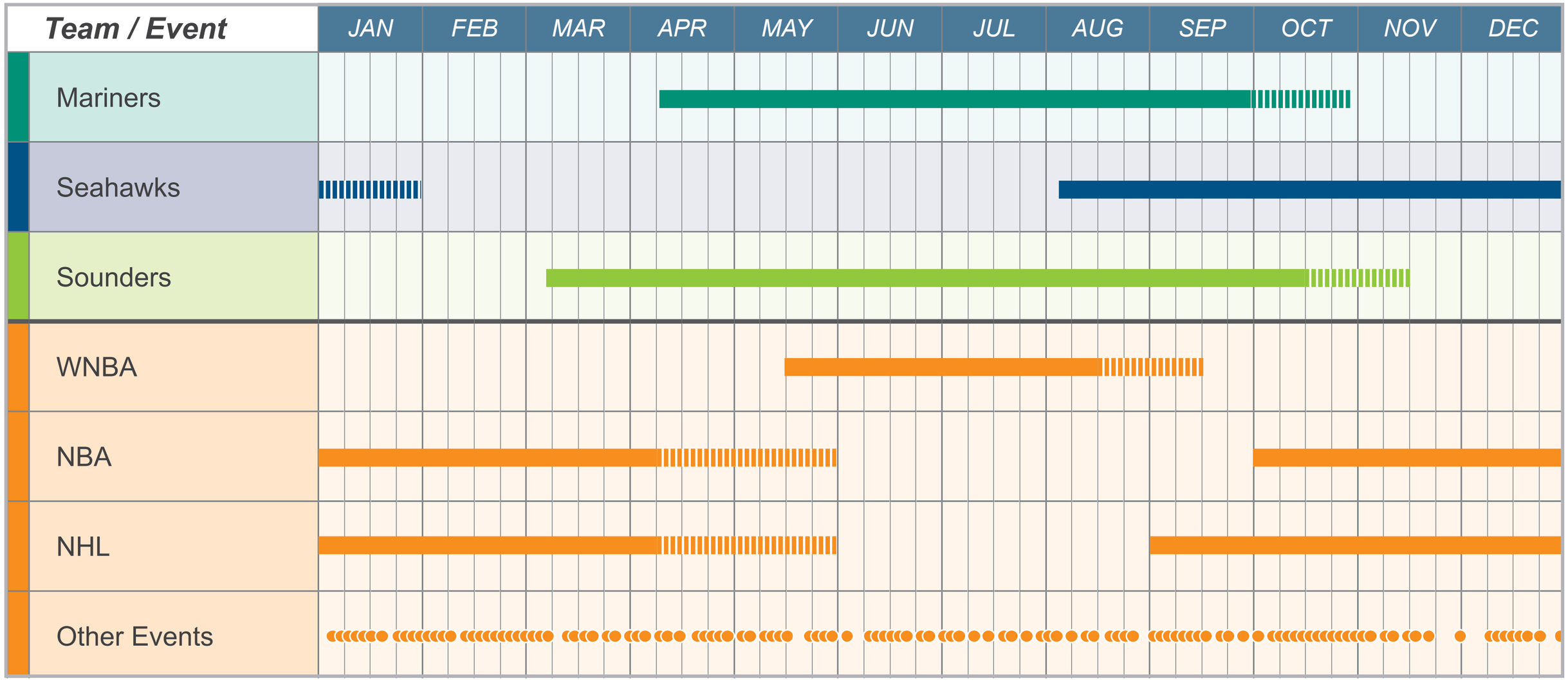
PARKING COMMITMENT // Event Frequency



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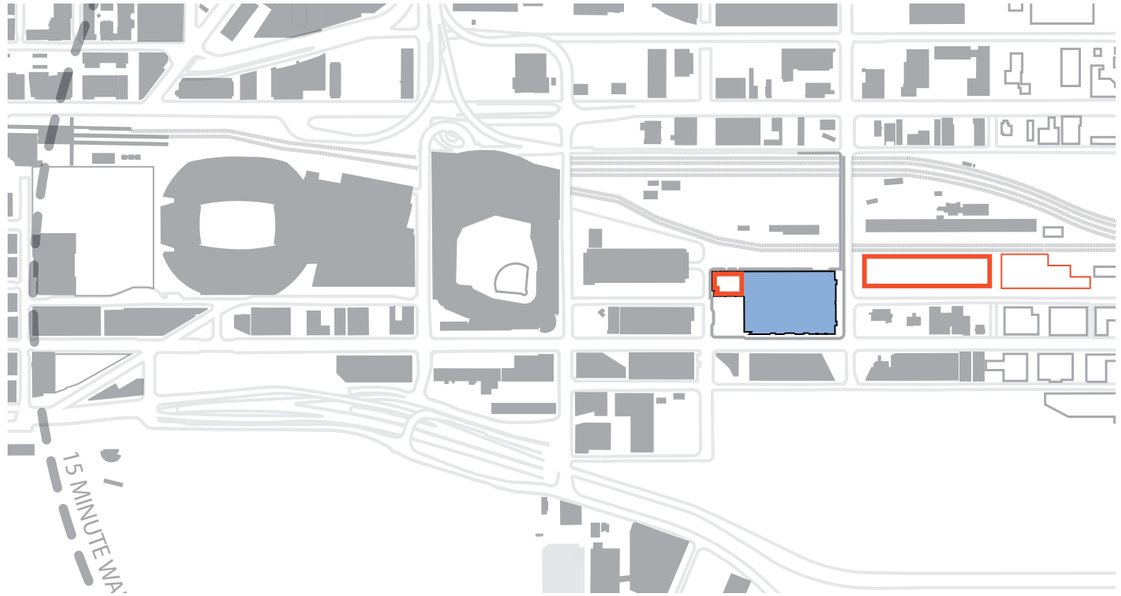
BASE SCENARIO
WAREHOUSE GARAGE & SURFACE LOT

CODE REQUIRED PARKING: 1,726 SPACES

ARENA GARAGE: 127 SPACES
WAREHOUSE GARAGE: 1,754 SPACES
WAREHOUSE SURFACE LOT: 196 SPACES

PROJECT PROVIDED PARKING: 2,077 SPACES

All code-required parking to be provided in proposed parking garage and surface lot to be constructed on applicant controlled property immediately south of arena.

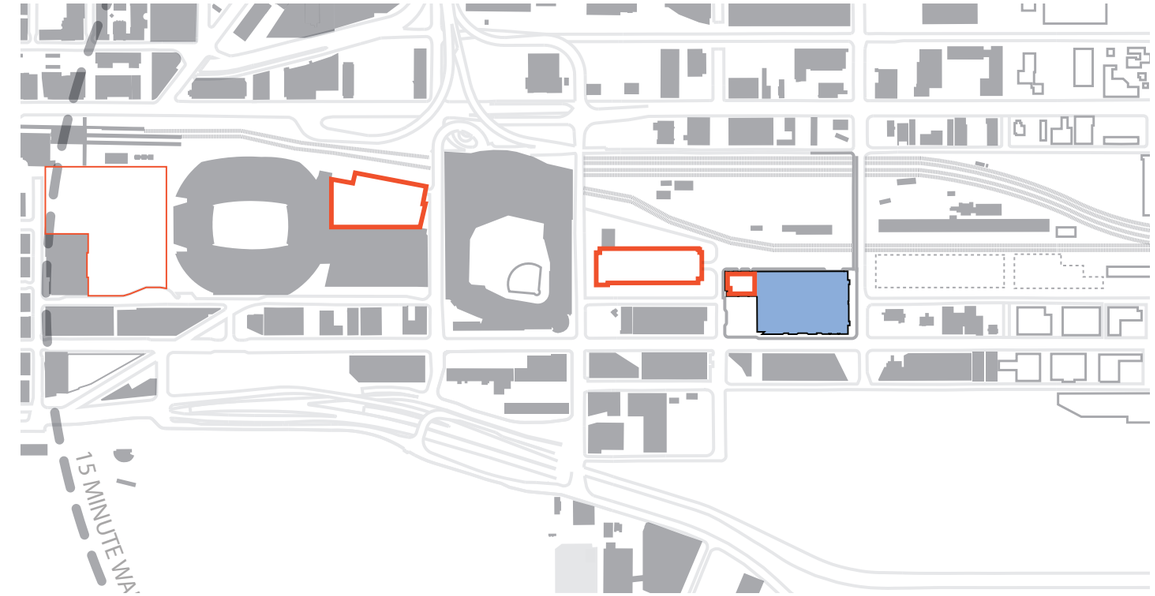


PREFERRED SCENARIO
PARKING LEASE AGREEMENT

ARENA GARAGE: 127 SPACES
CENTURYLINK GARAGE: 3,100 SPACES
CENTURYLINK SURFACE LOT: 779 SPACES
SAFECO GARAGE: 2,000 SPACES

PROJECT PROVIDED PARKING: 6,006 SPACES

All code-required parking to be provided in existing parking garages and surface lots north of arena within the Stadium Transition Overlay District through pending shared-use agreements.



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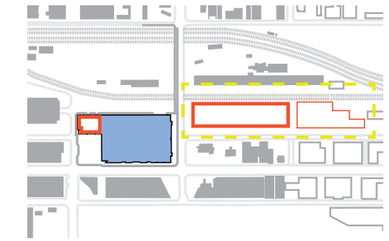
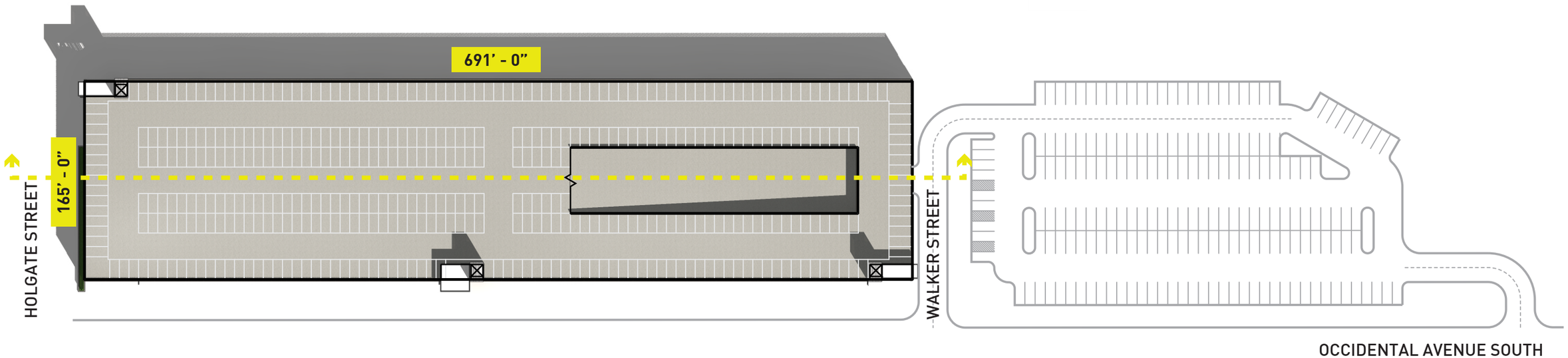
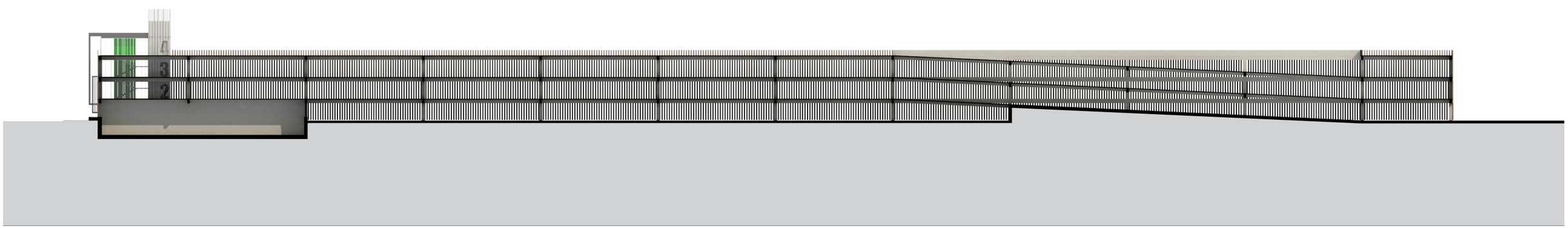
PARKING COMMITMENT // Warehouse Garage

WAREHOUSE GARAGE: **1,754 SPACES**
WAREHOUSE SURFACE LOT: **196 SPACES**
TOTAL: **1,950 SPACES**







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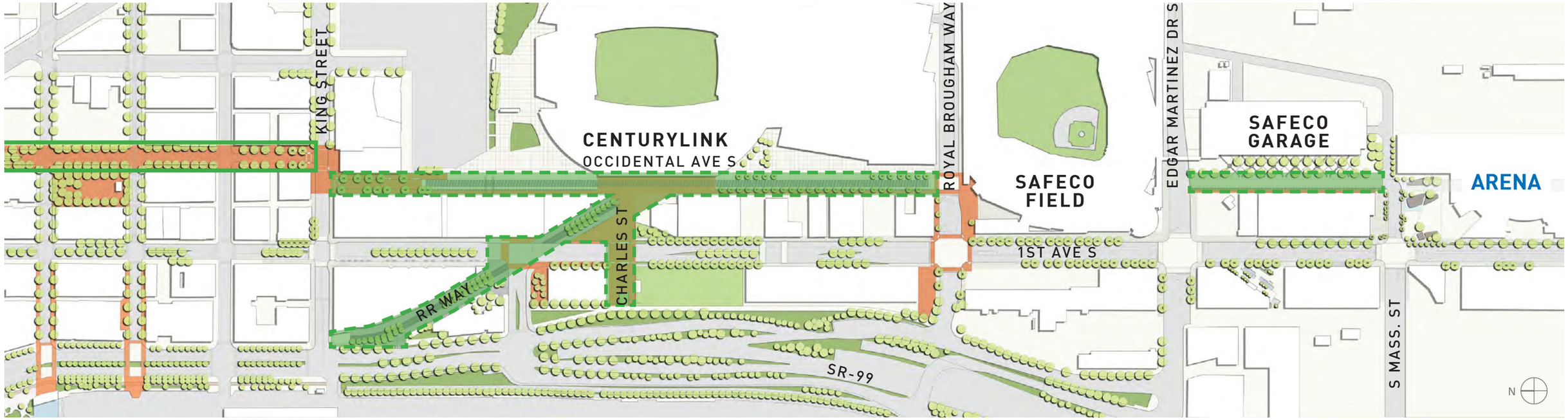
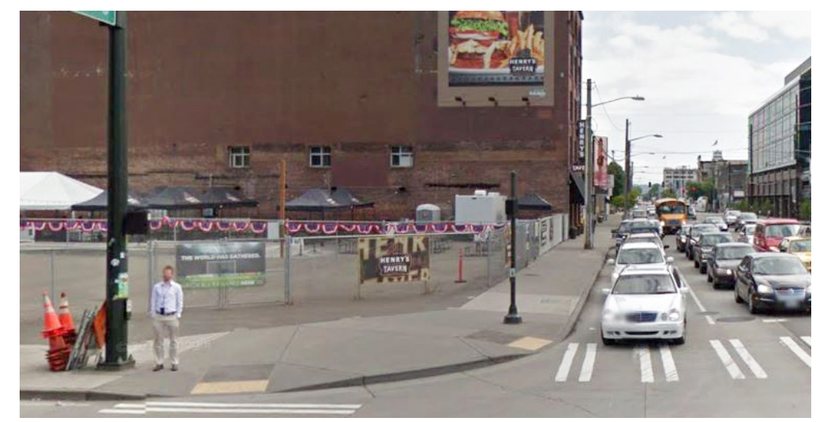
1ST AVE S & OCCIDENTAL AVE S // Street Concept Plan

SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



1st Ave S // Looking North

1st Ave S // Looking South



1st Ave S // Looking South

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1ST AVE S & OCCIDENTAL AVE S // Street Concept Plan

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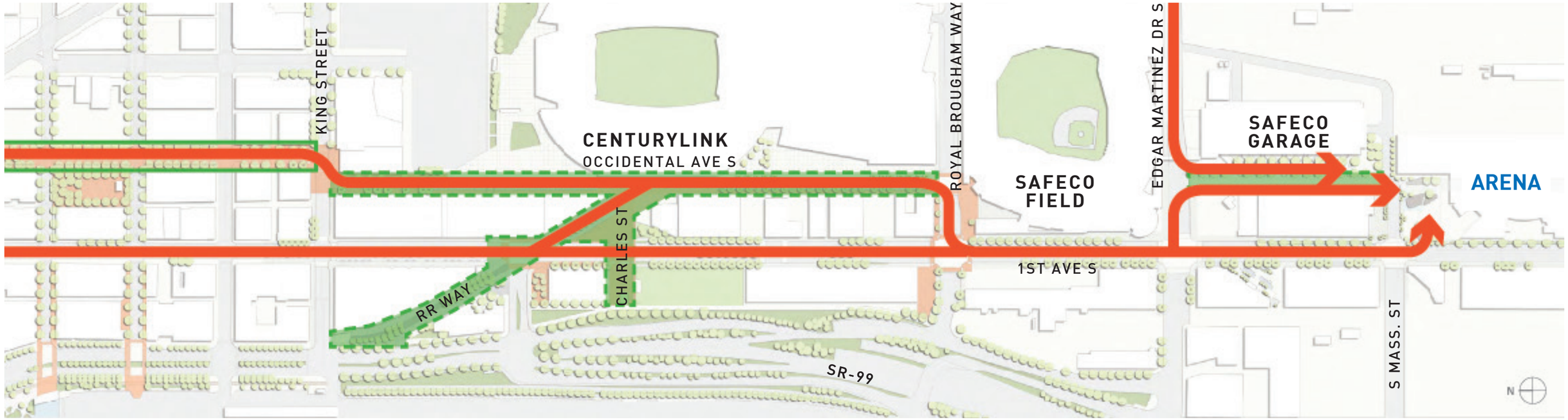

Occidental Ave S // Pionner Square

Occidental Ave S // Centurylink

Occidental Ave S // Safeco Garage

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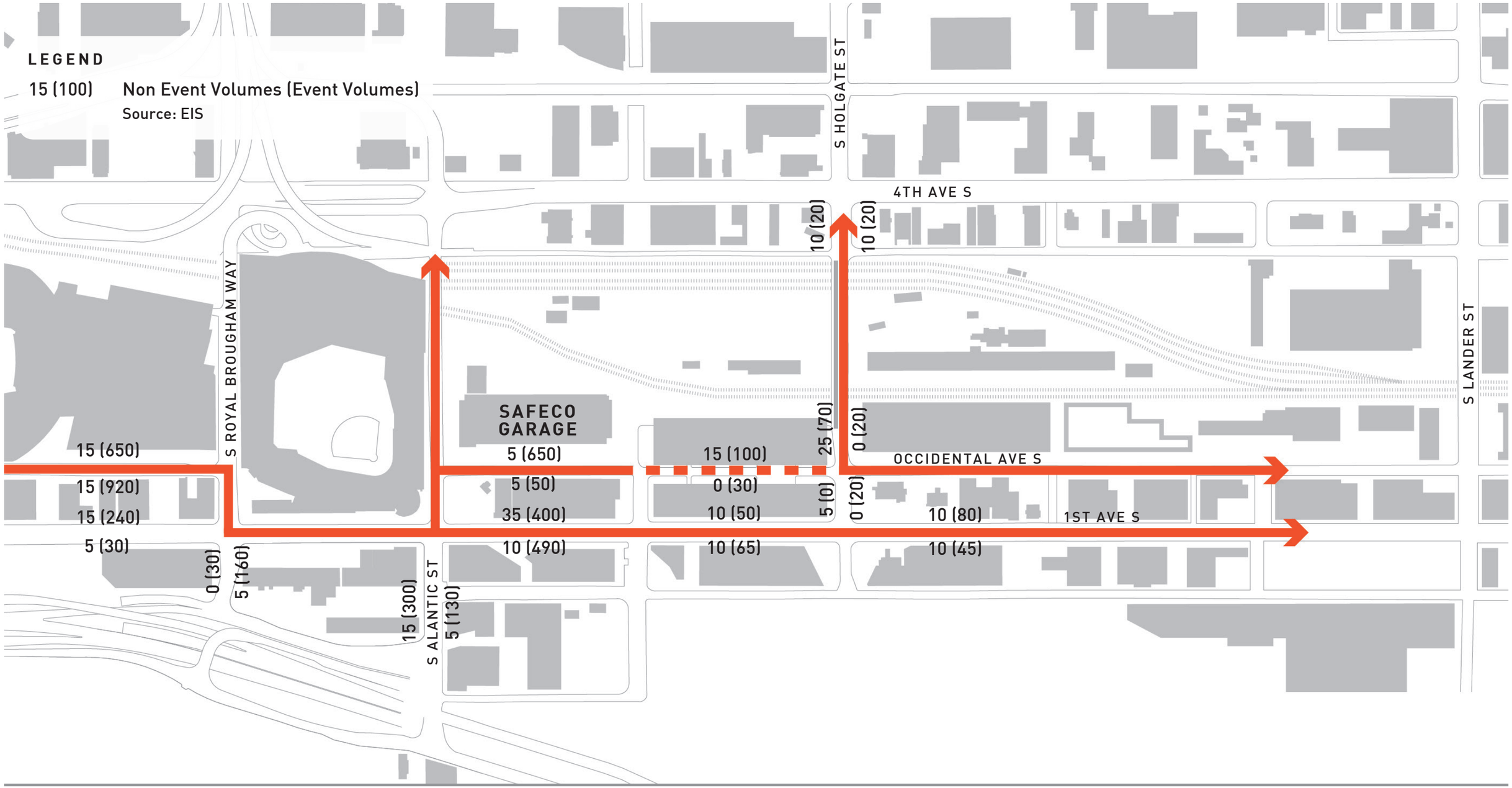
1ST AVE S & OCCIDENTAL AVE S // Existing Pedestrian Flows



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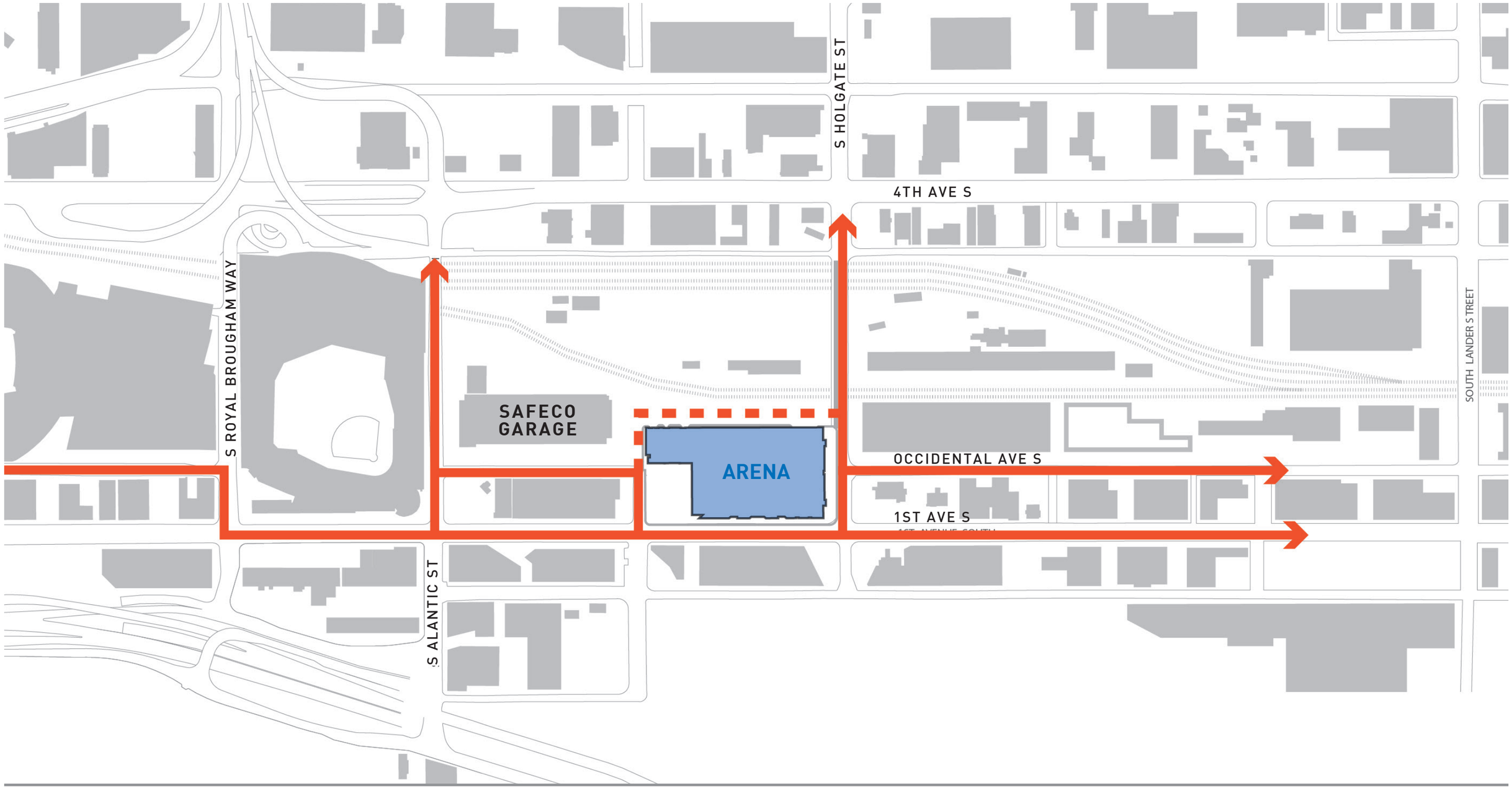
CIRCULATION

1ST AVE S & OCCIDENTAL AVE S // Proposed Pedestrian Flows



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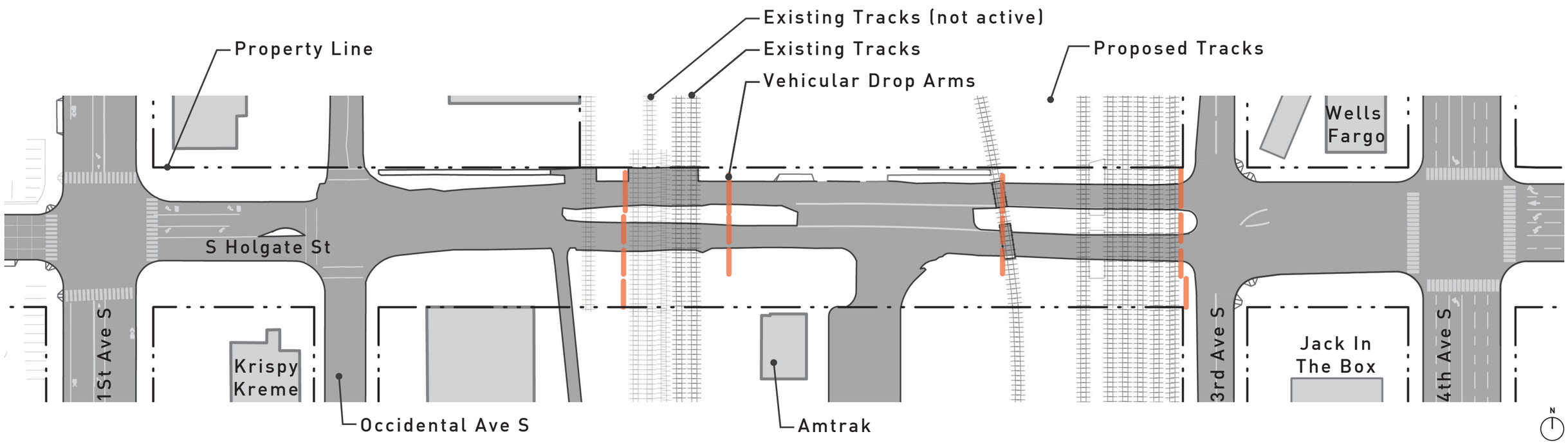
S HOLGATE STREET ALIGNMENT // Existing



S Holgate St // Near 1st Ave S

S Holgate St // Near Occidental Ave S

S Holgate St // Near 3rd Ave S

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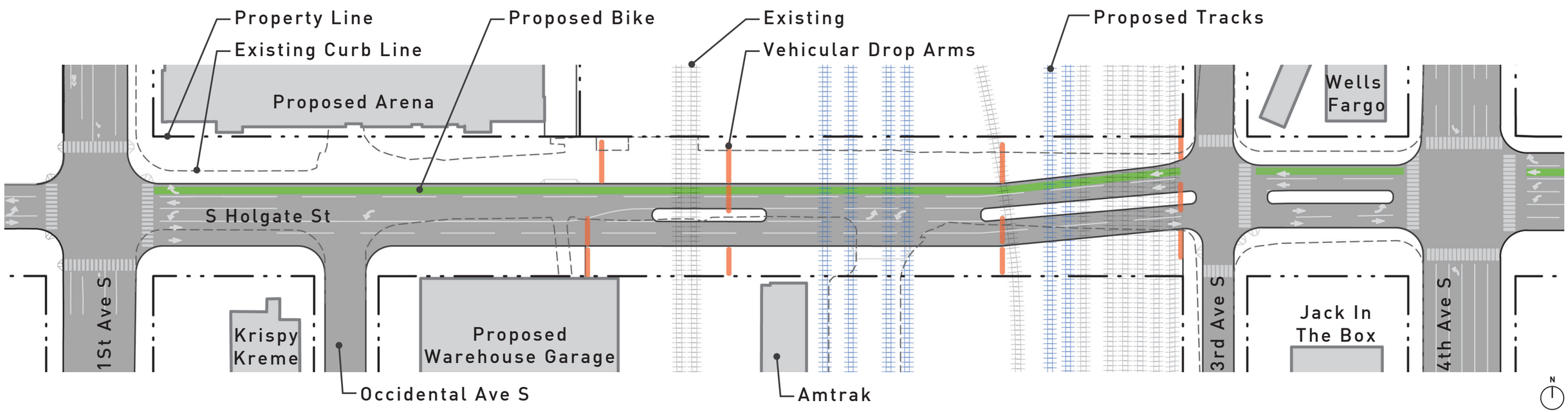
S HOLGATE STREET ALIGNMENT // Proposed



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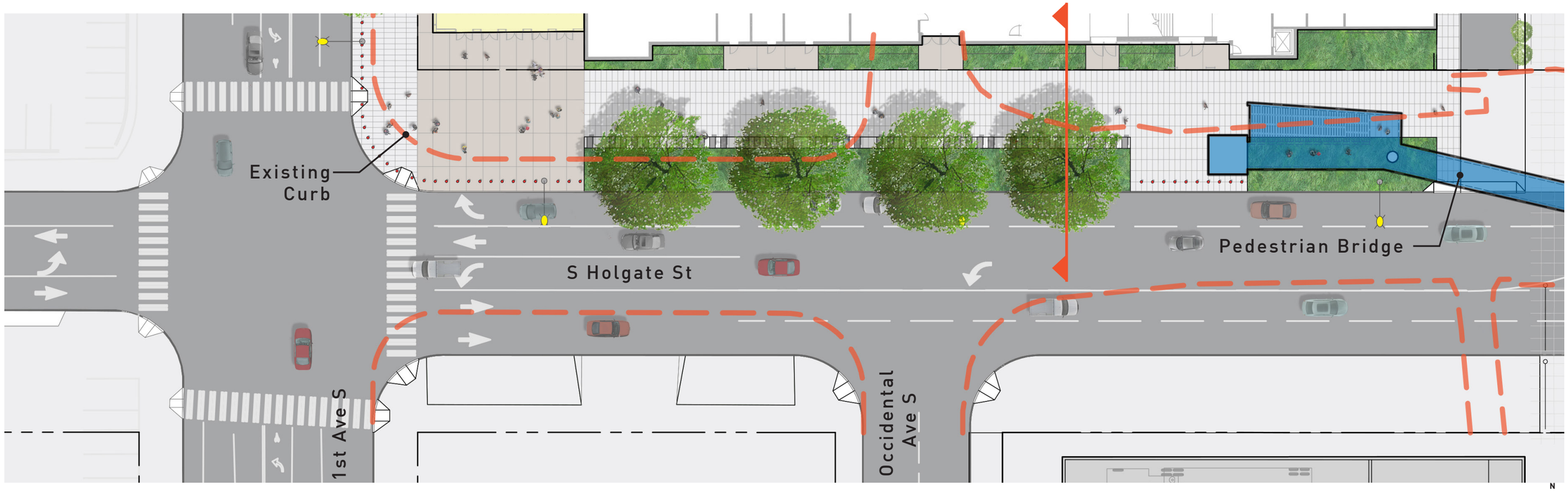
S HOLGATE STREET ALIGNMENT // Holgate Intersection



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

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

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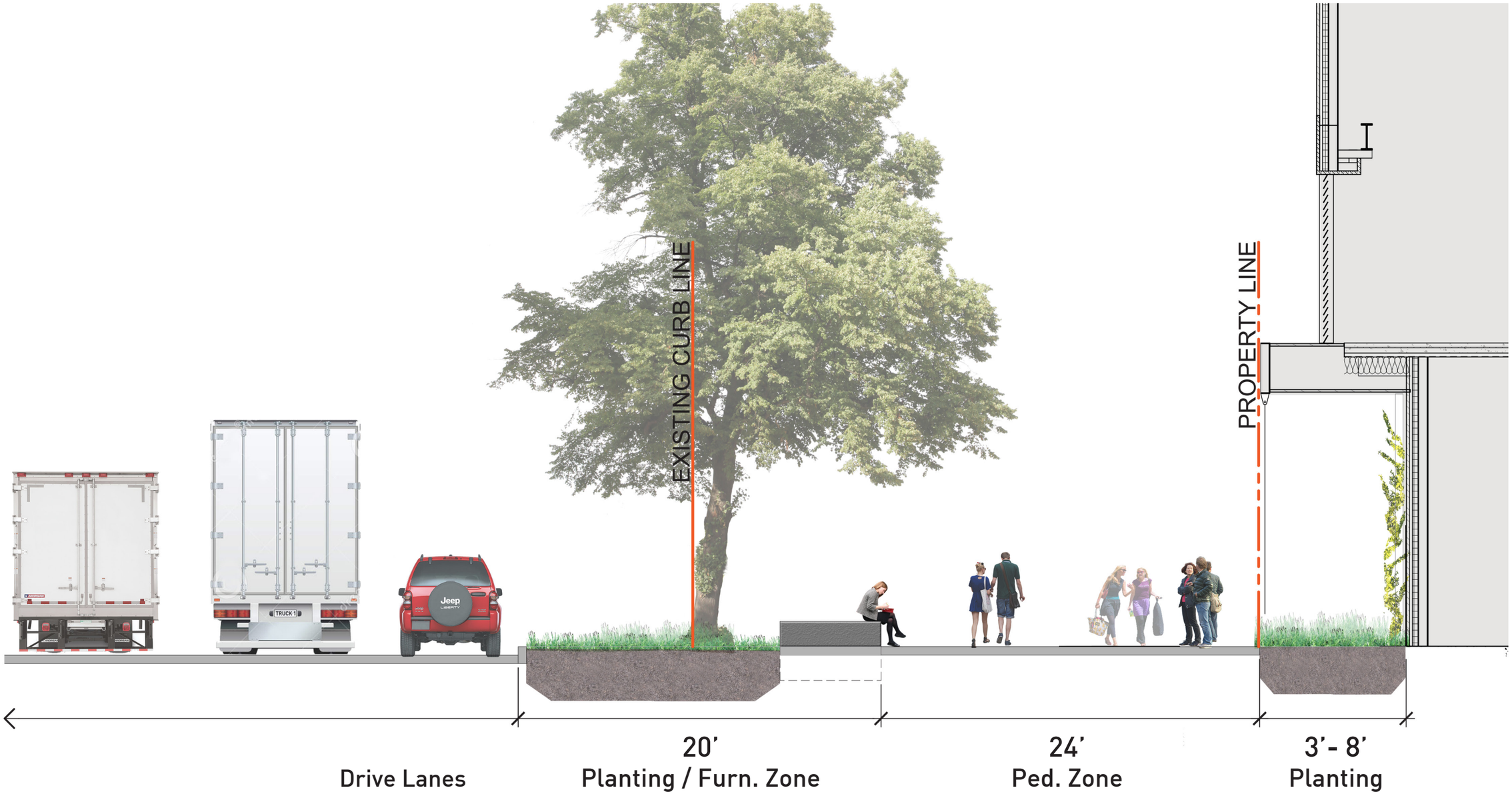
S HOLGATE STREET ALIGNMENT // Section



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Thomas Street Bridge (12' Wide)

Galer Bridge Over Westlake (7' Wide)

Ray Moore Bridge Over Aurora (8' Wide)

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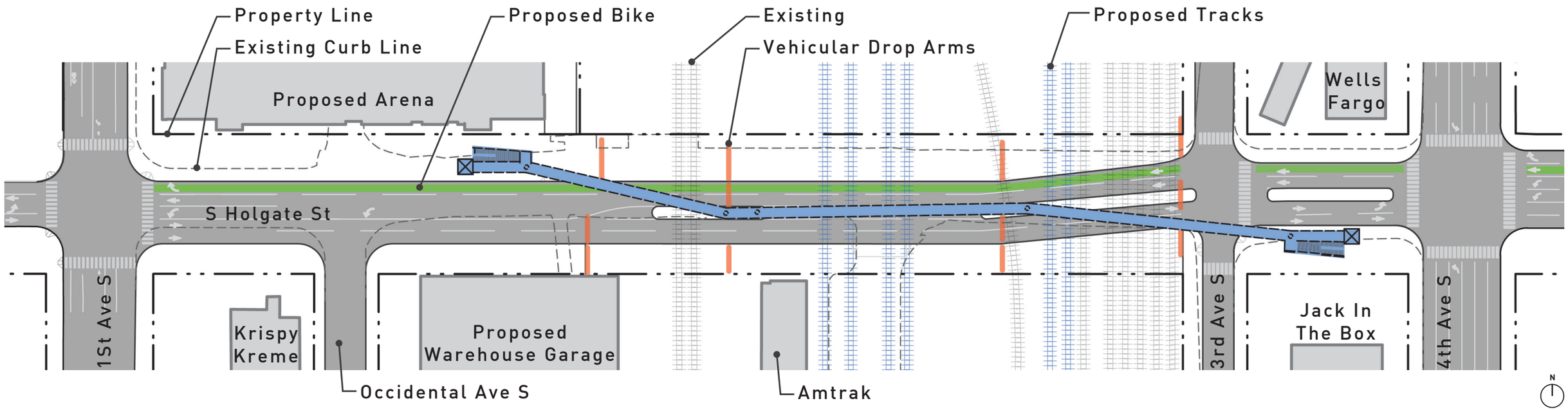
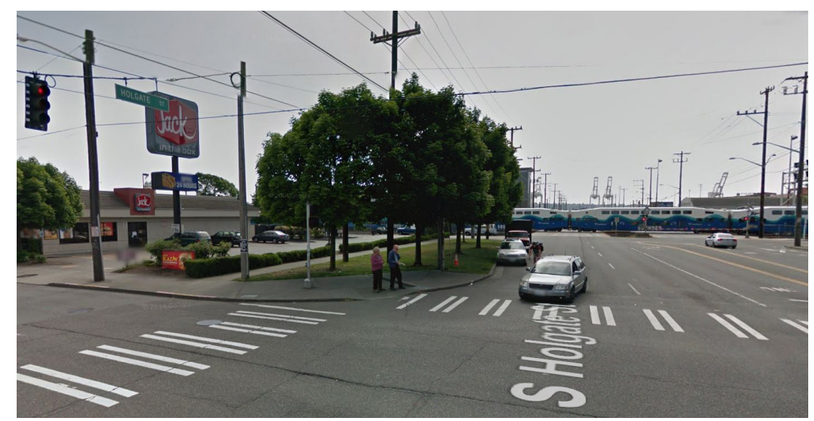
S HOLGATE PEDESTRIAN BRIDGE // Preferred Option



S Holgate St // Near Occidental Ave S

S Holgate St // At Occidental Ave S



S Holgate St // At Jack in the Box

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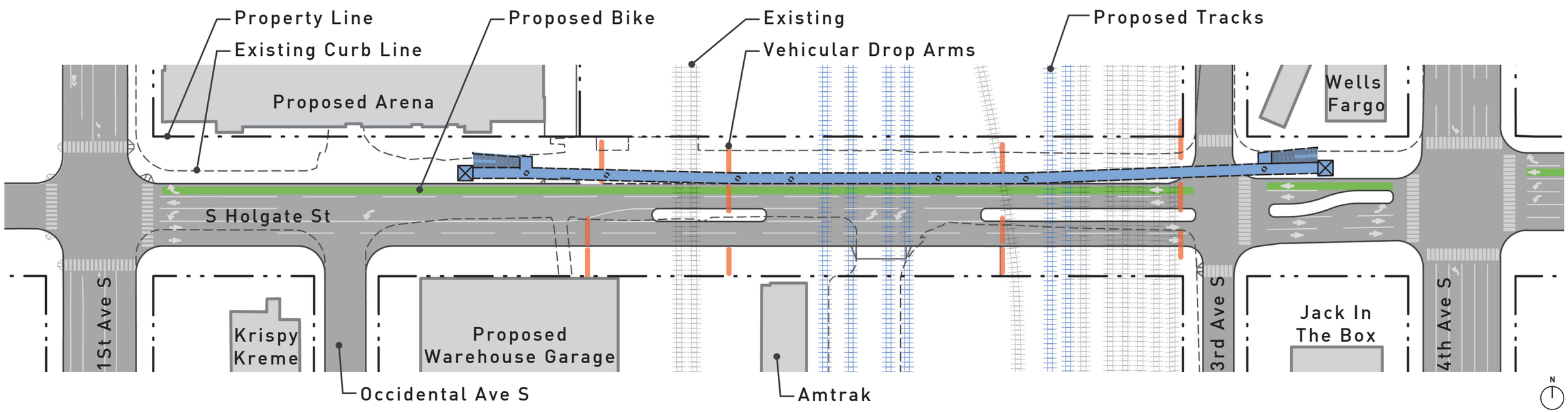
S HOLGATE PEDESTRIAN BRIDGE // North Option



S Holgate St // At Rail Road Tracks

S Holgate St // At Wells Fargo

S Holgate St // At Wells Fargo

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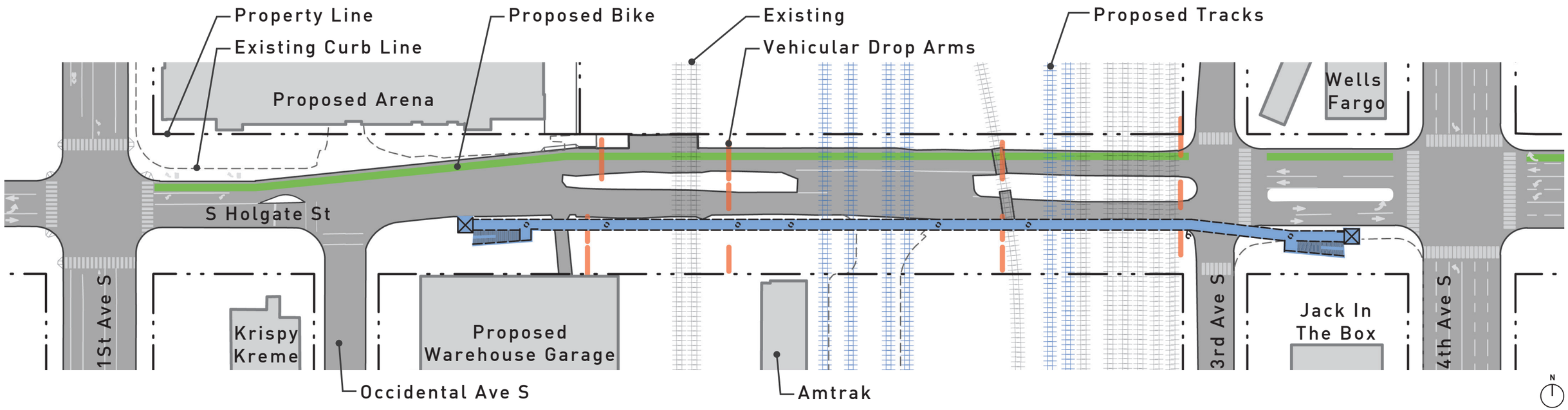
S HOLGATE PEDESTRIAN BRIDGE // South Option



S Holgate St // At Occidental Ave S

S Holgate St // At Amtrak

S Holgate St // near Warehouse Building

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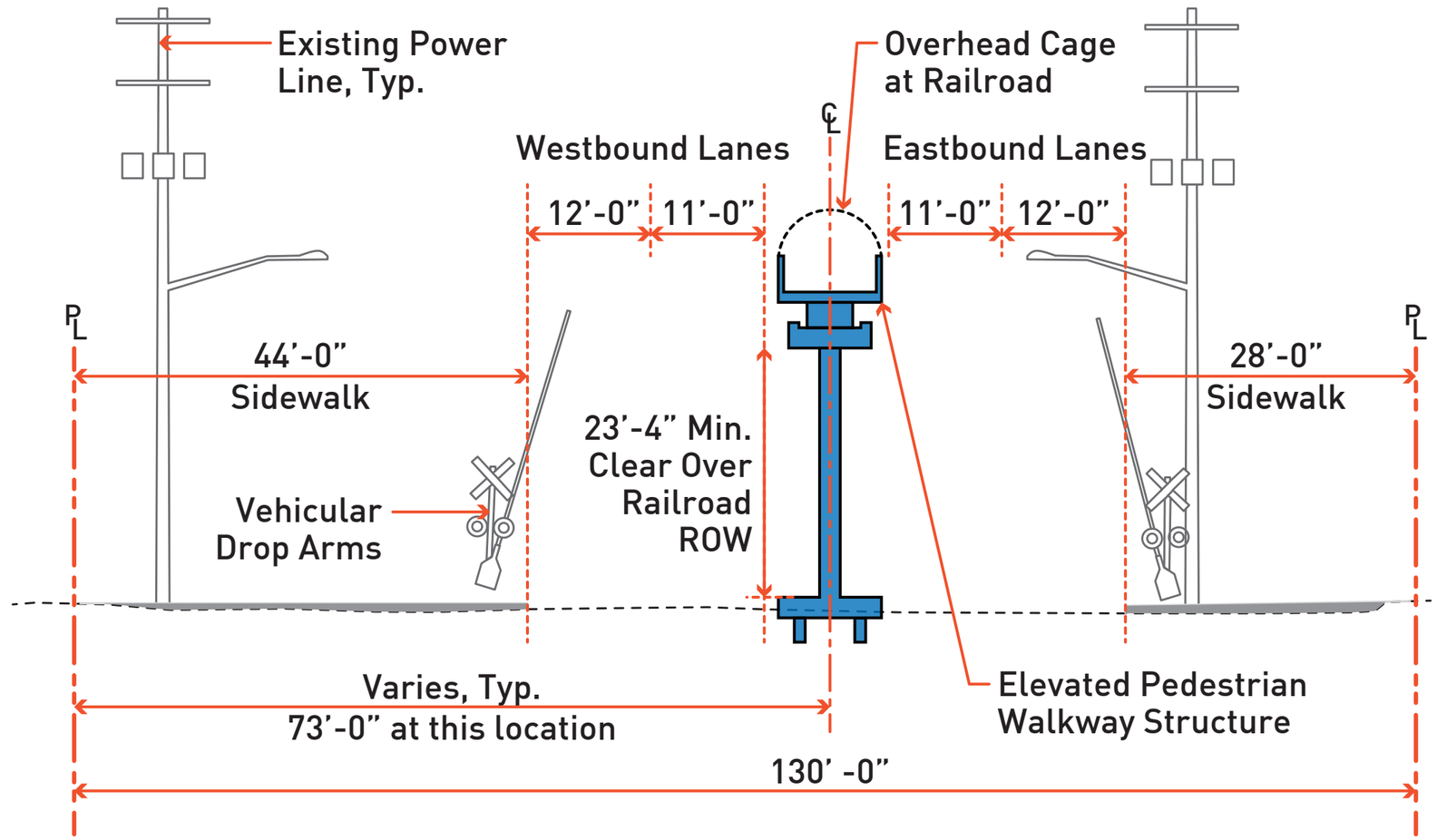
PERFORMANCE CRITERIA:

Use:	Public Accessible Daily Use Events (potential access to Arena)
Type:	Conc. Girders & Piers
Railing:	54" Height & Cage at RR
Width:	8 feet
Length:	820 feet
Span:	190 feet to 250 feet
Capacity:	8,000 / hour (EIS: 2,256 from east)
Modes:	Events & Daily Public Use
BNSF Req:	Overhead Cage at RR Piers 25' clear from tracks
Ped Access:	MRE Elevator (150 fpm) Stairs
Bike Access:	Bike Rail or Curb



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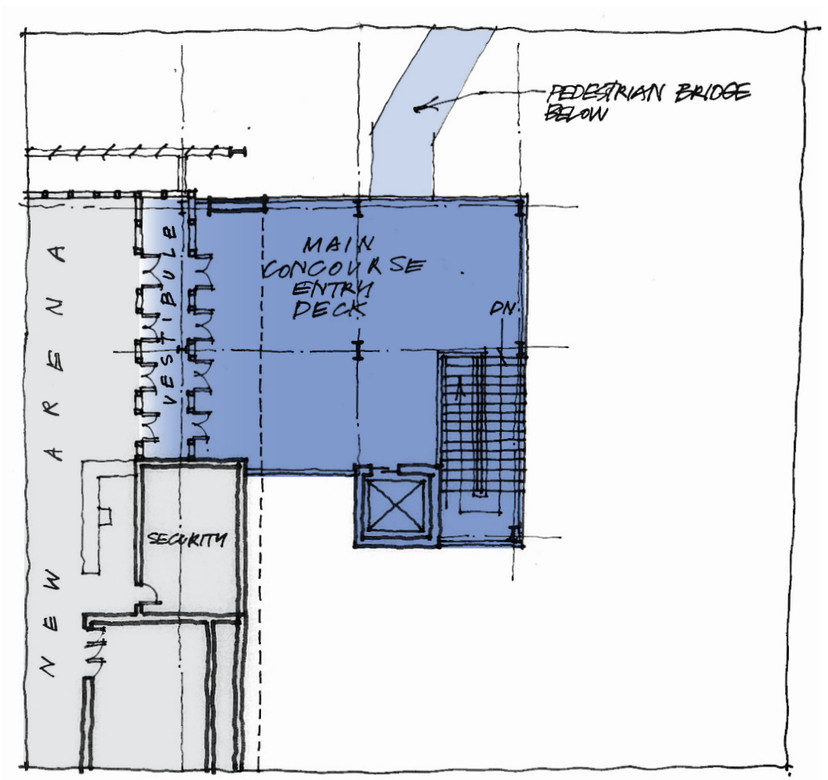
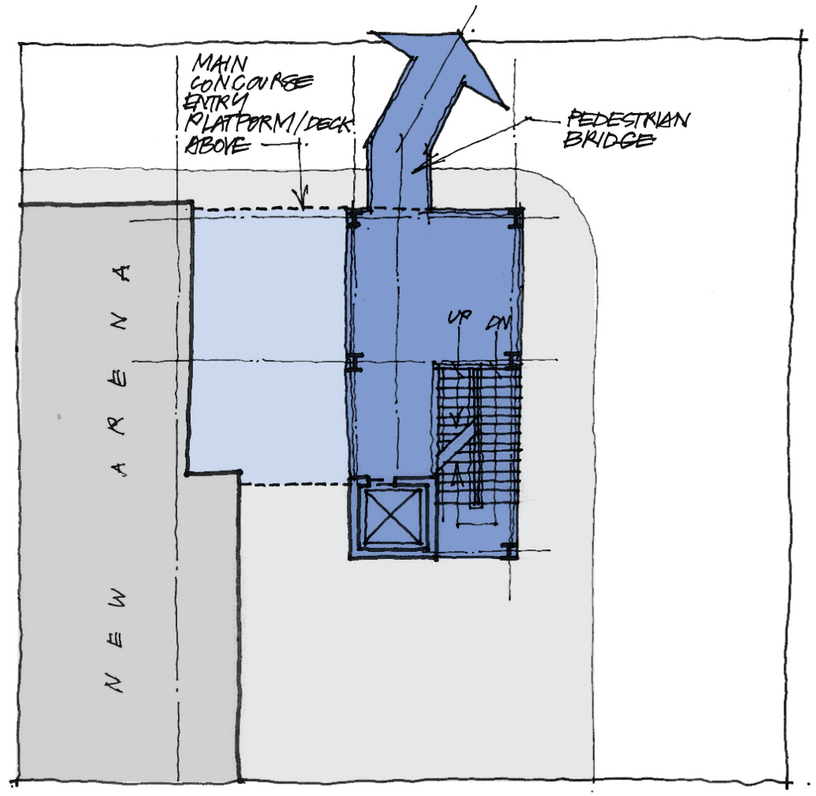
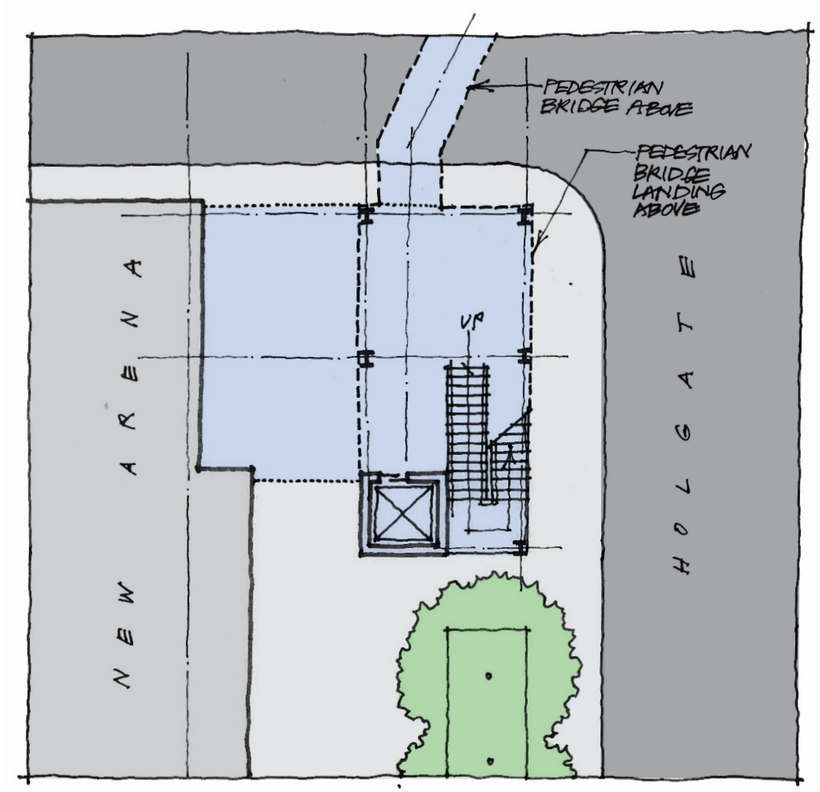


Ped. Bridge At Main Concourse



Ped. Bridge Landing



Ped. Bridge At Holgate

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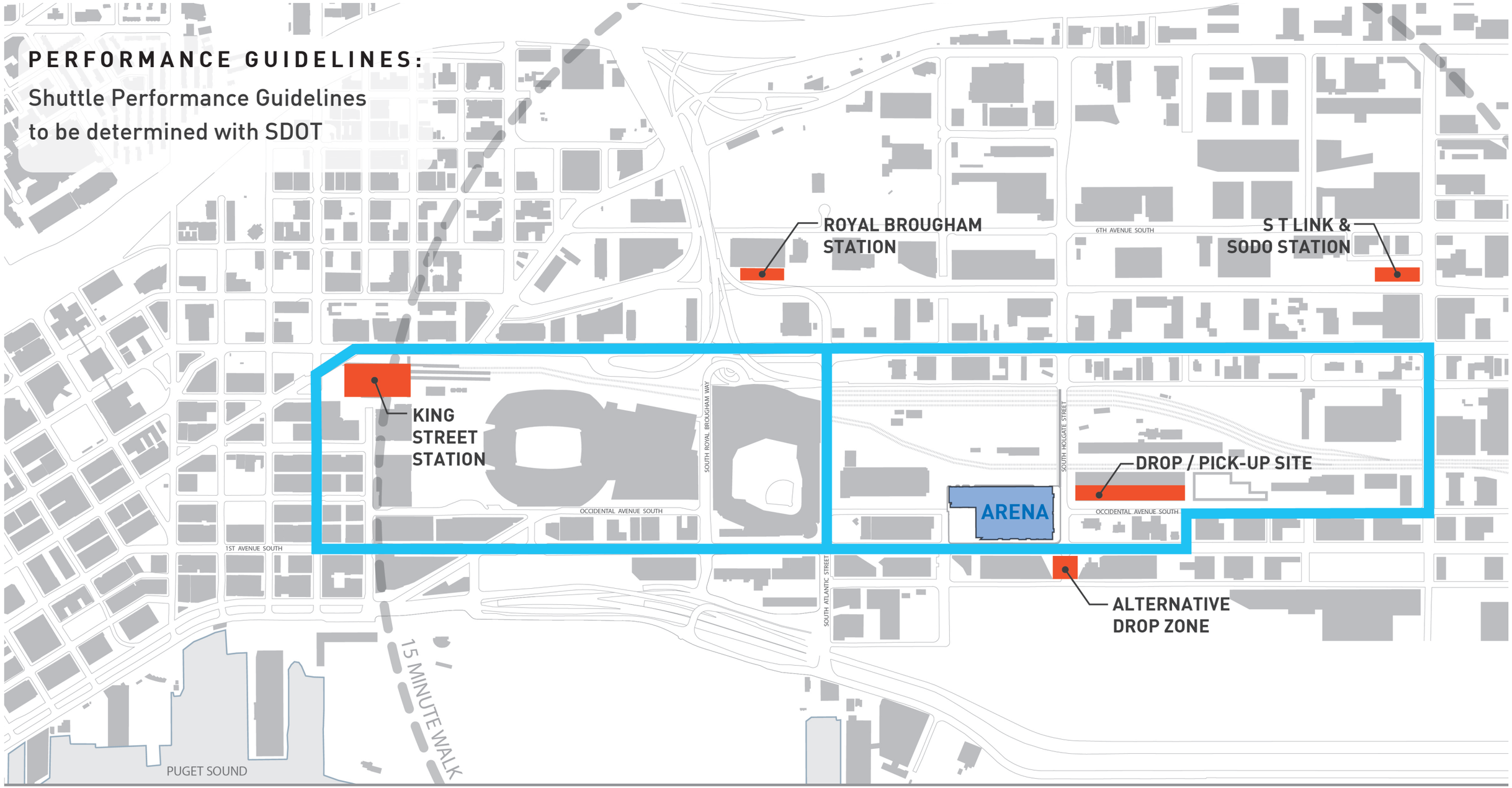
PERFORMANCE GUIDELINES:

Shuttle Performance Guidelines
to be determined with SDOT



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SITE/GROUND PLANE

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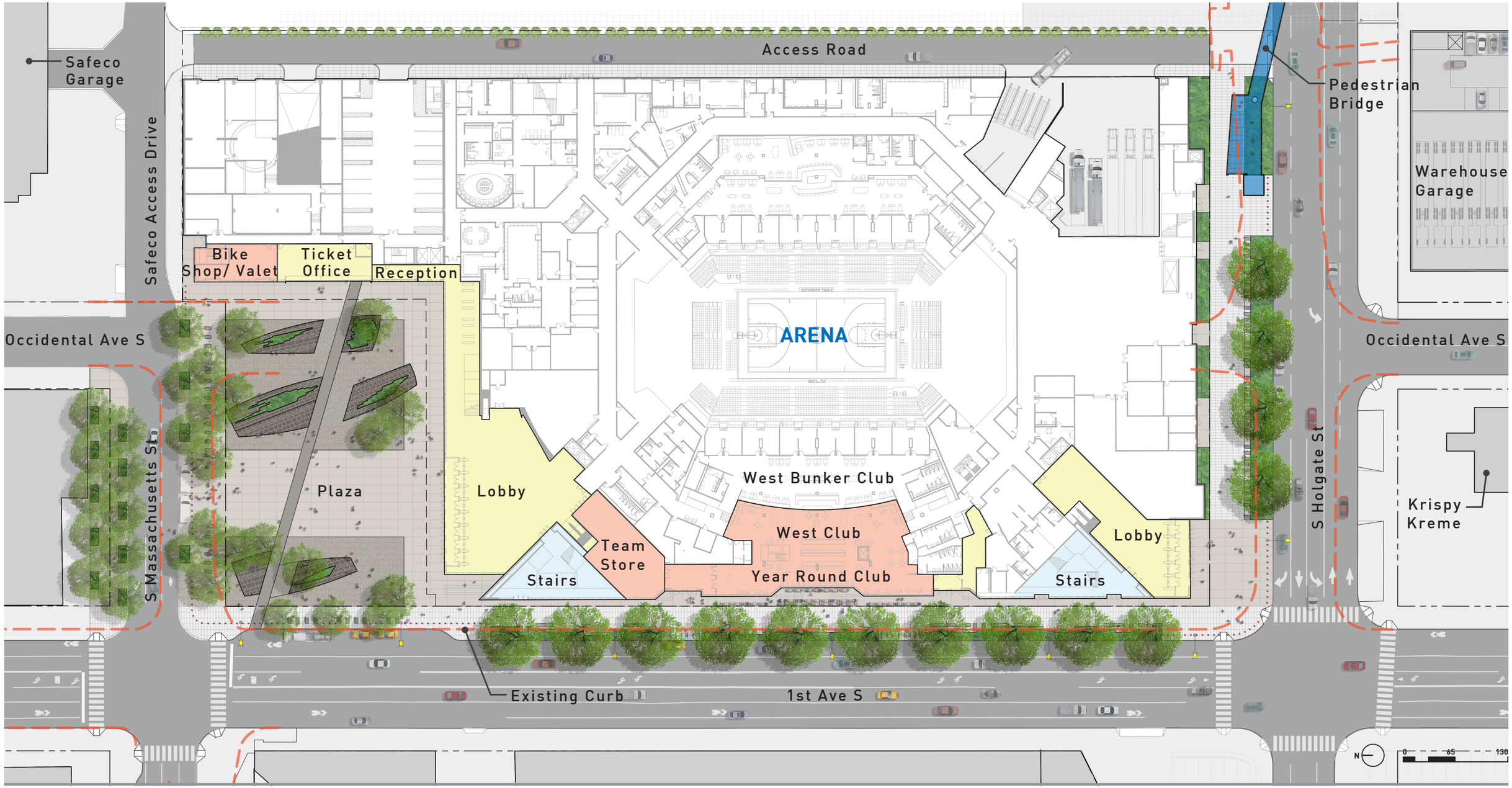
SITE / GROUND PLAN

SITE PLAN REVIEW // Base Option



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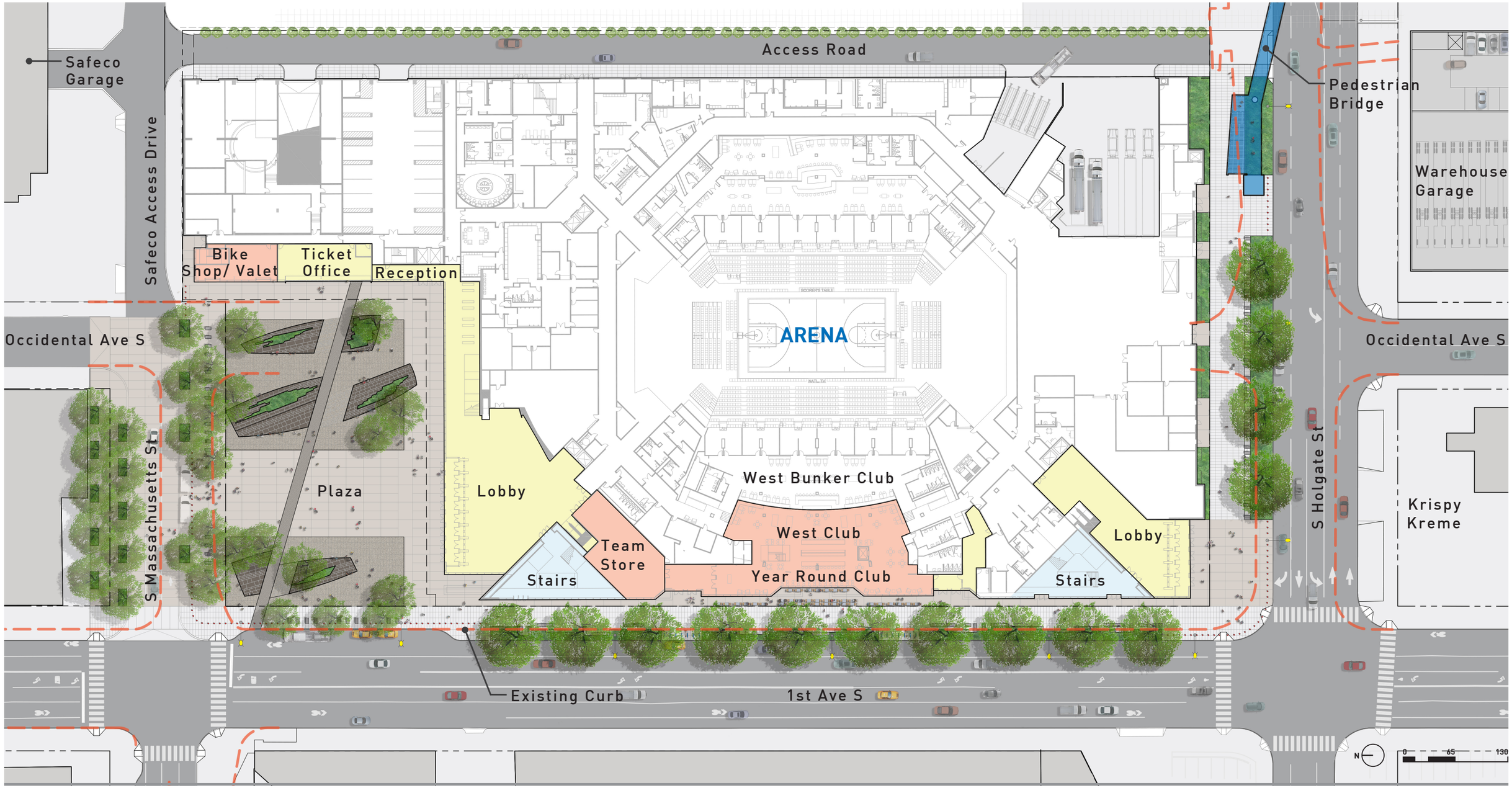
SITE / GROUND PLAN

SITE PLAN REVIEW // Alternative Option



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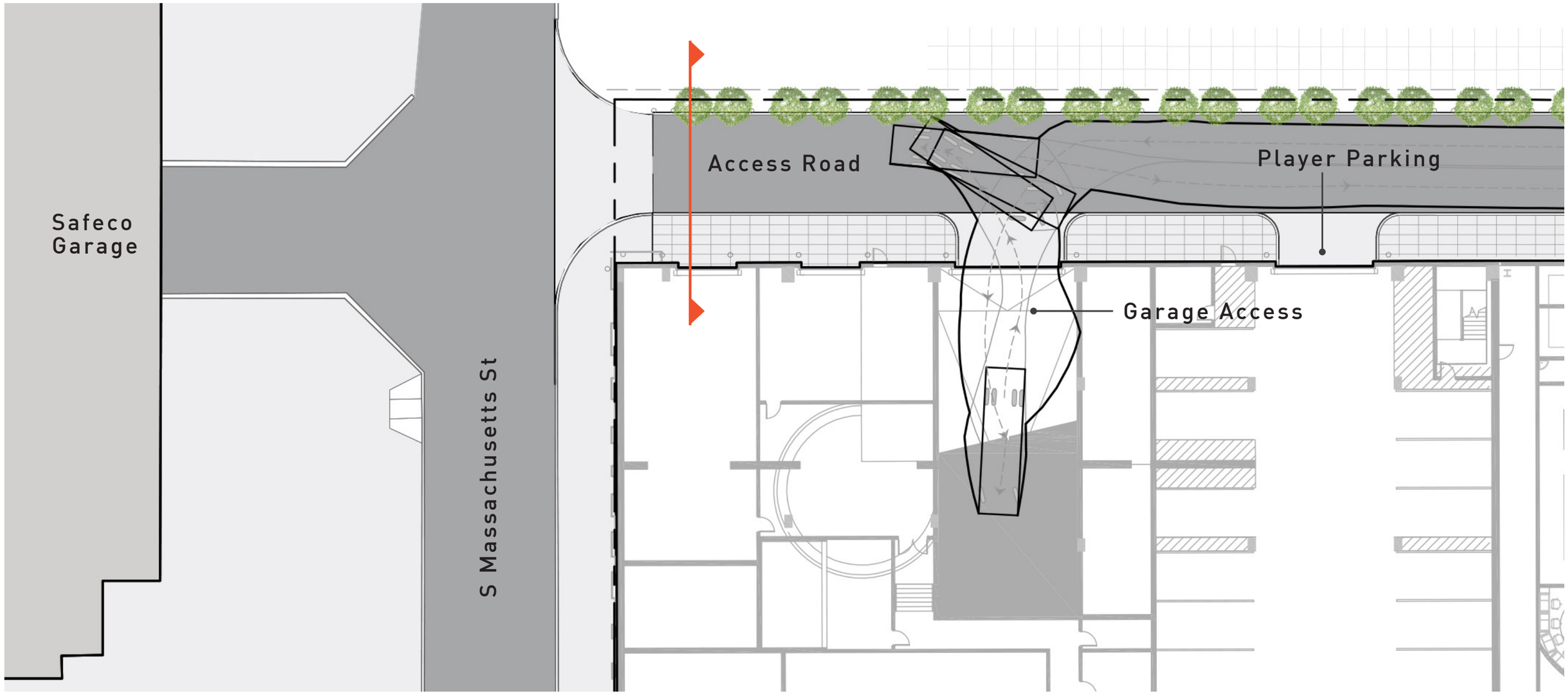
SITE PLAN REVIEW // Access Drive - Truck Turning



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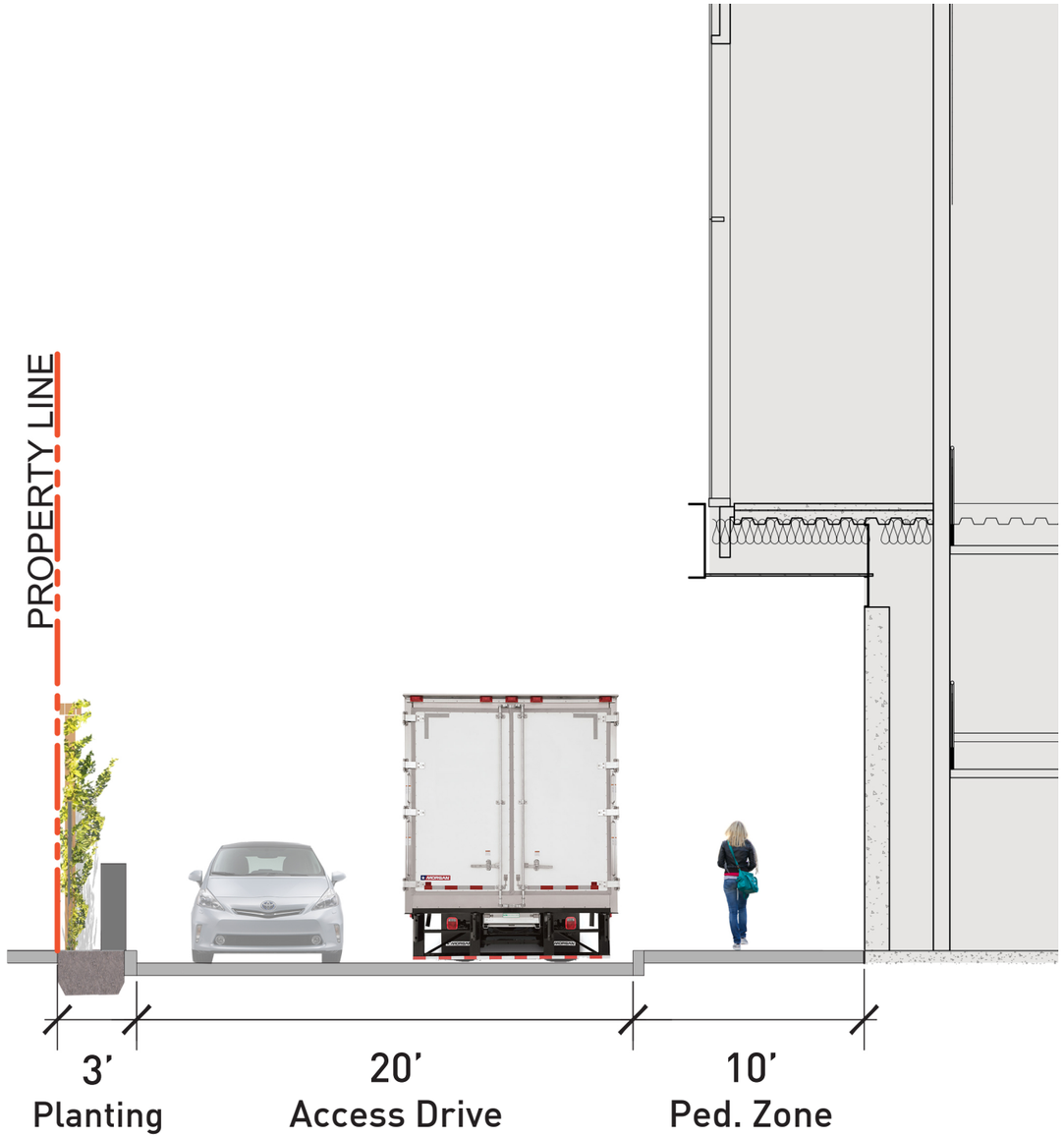
SITE PLAN REVIEW // Access Drive - Section



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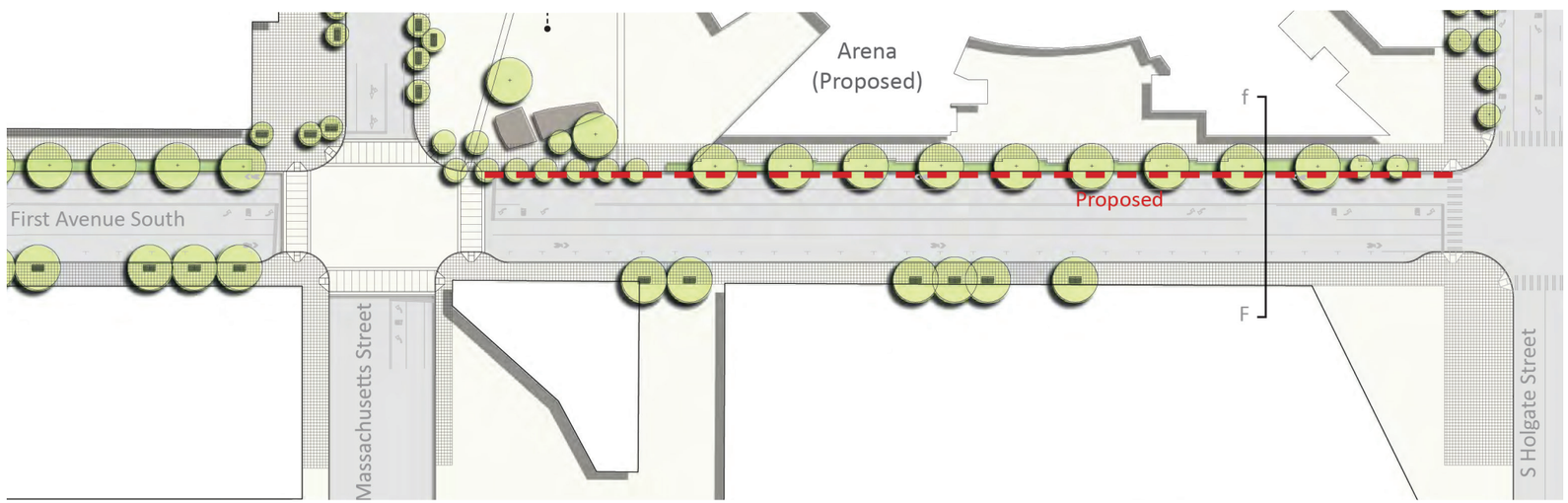
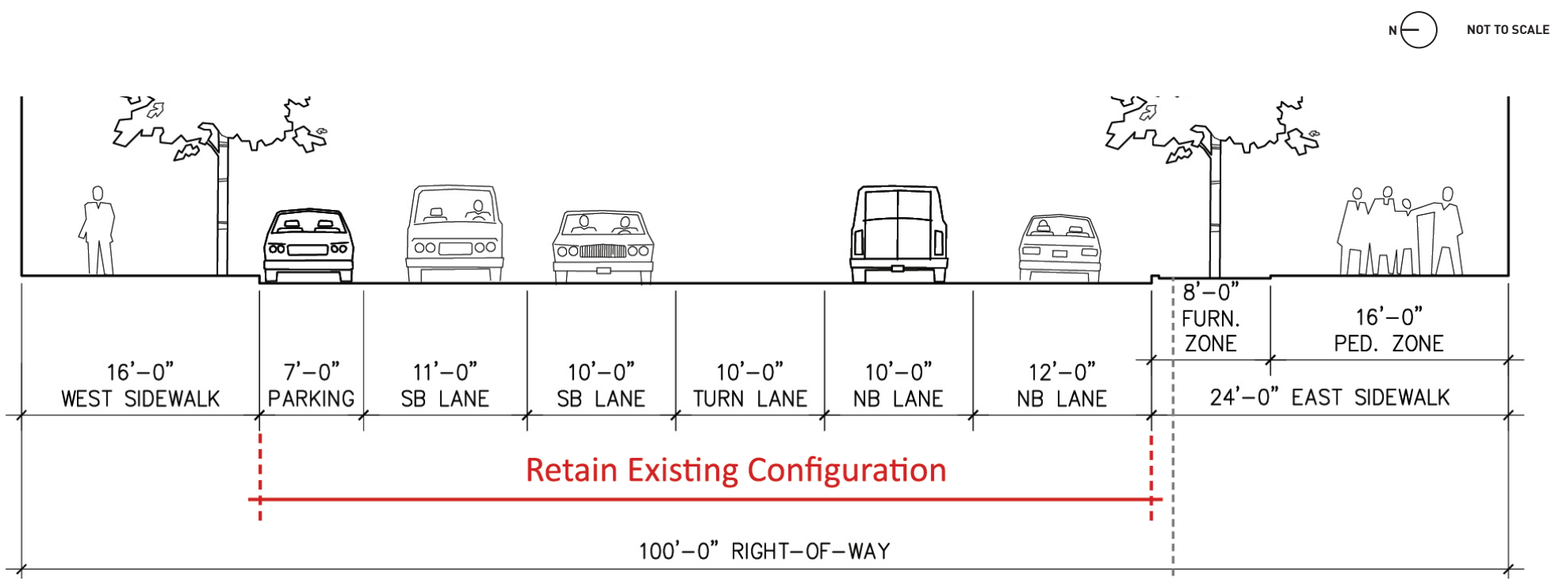


CURB REALIGNMENT

1st Avenue S. // Looking North



1St Avenue S. // Looking South

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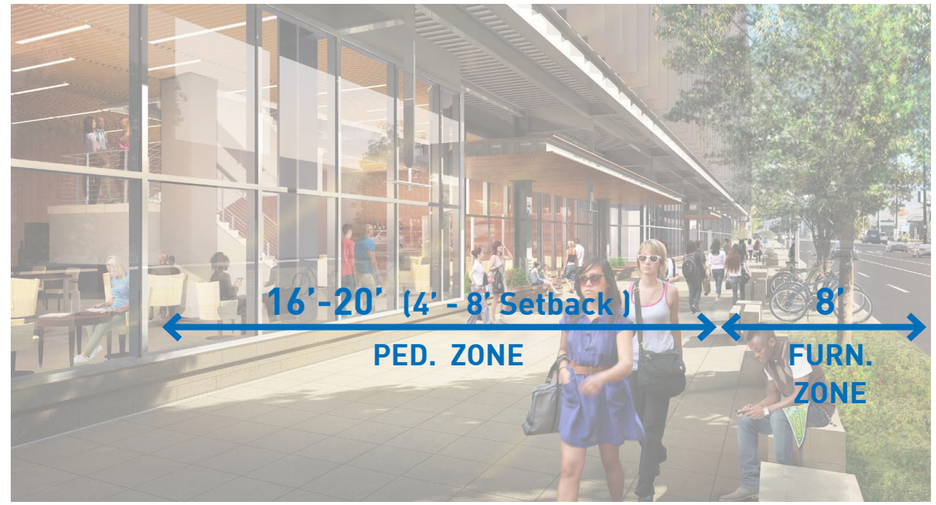
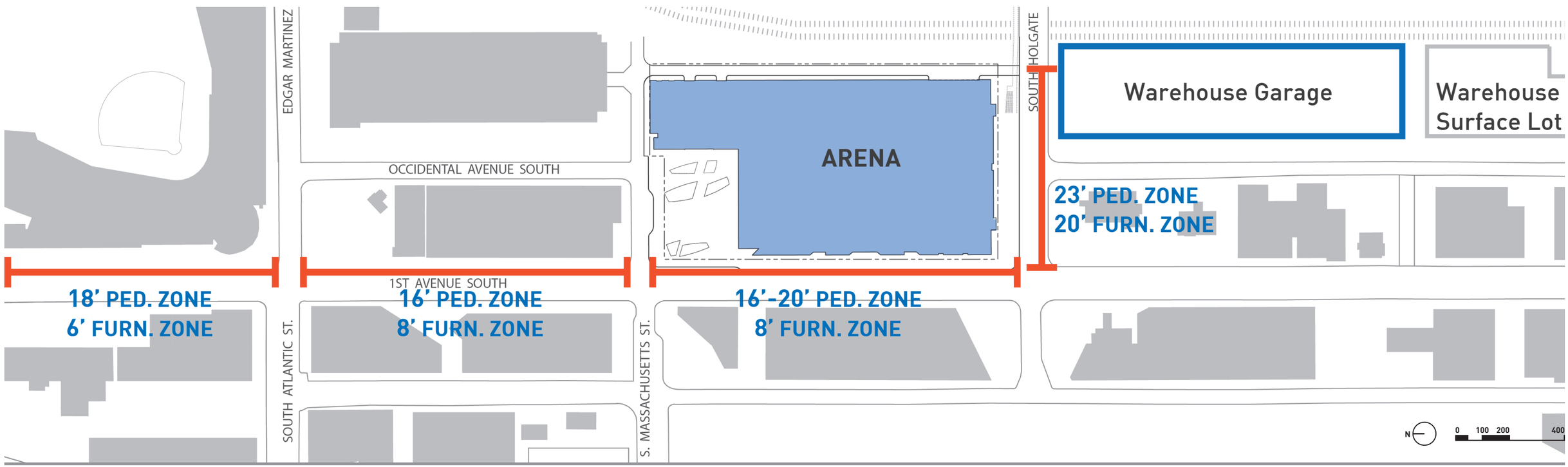
1ST AVE S & BUILDING SETBACK // Sidewalk Widths

1St Ave S - Safeco // Looking South



1St Ave S - Arena // Looking South



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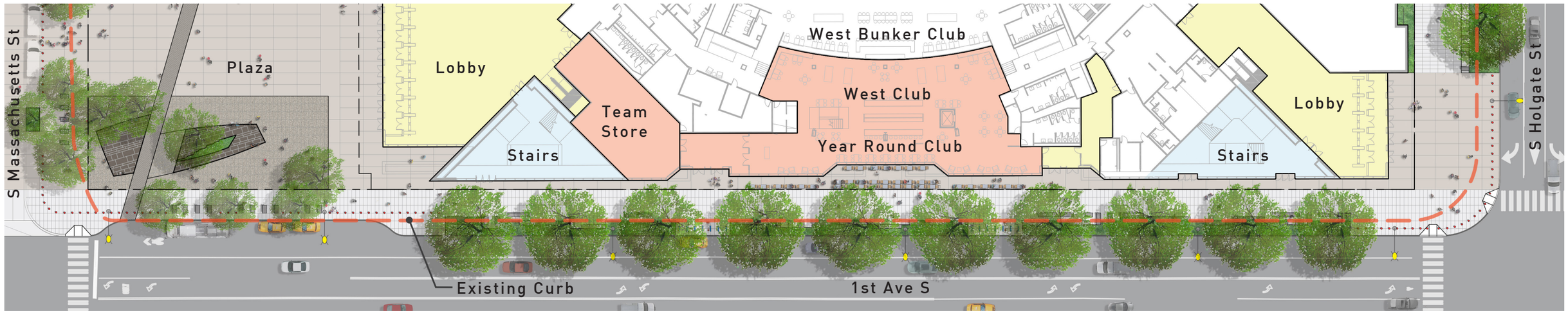

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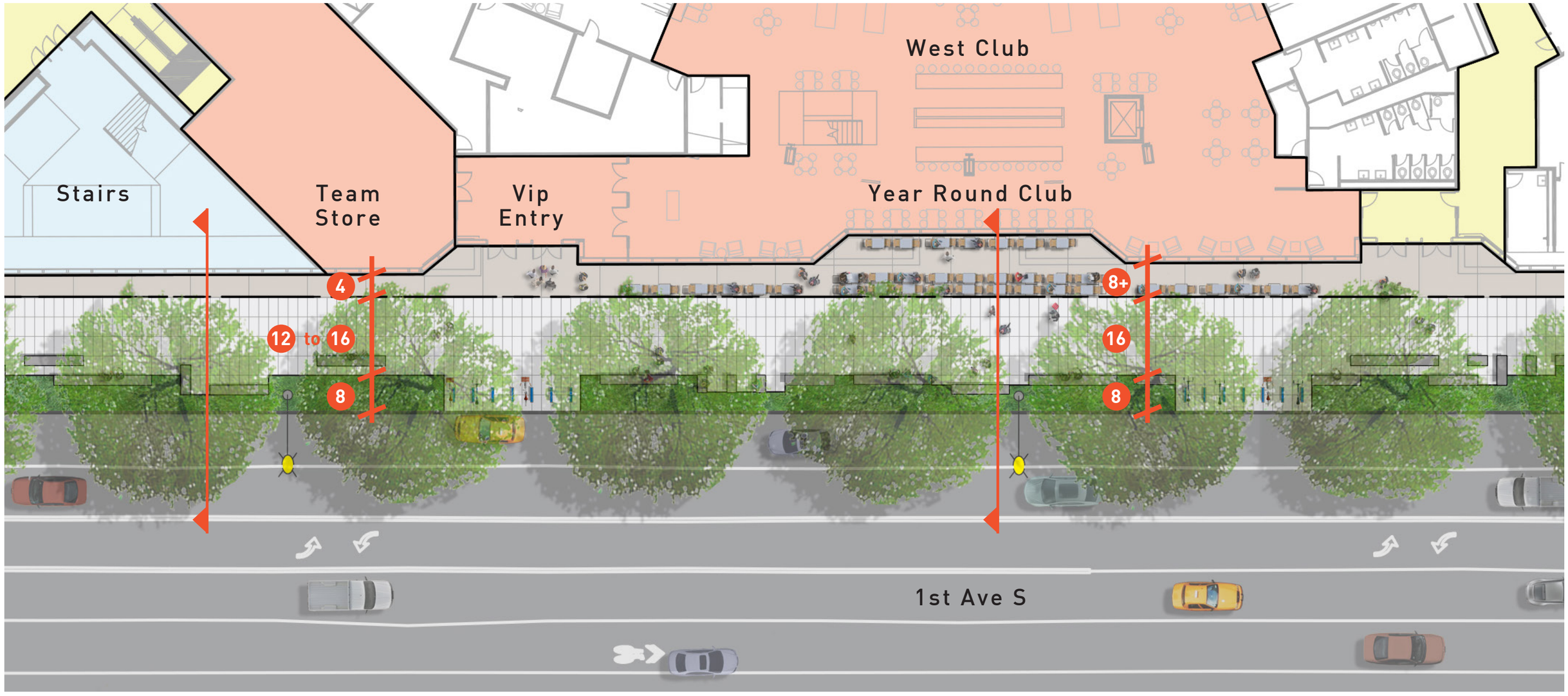

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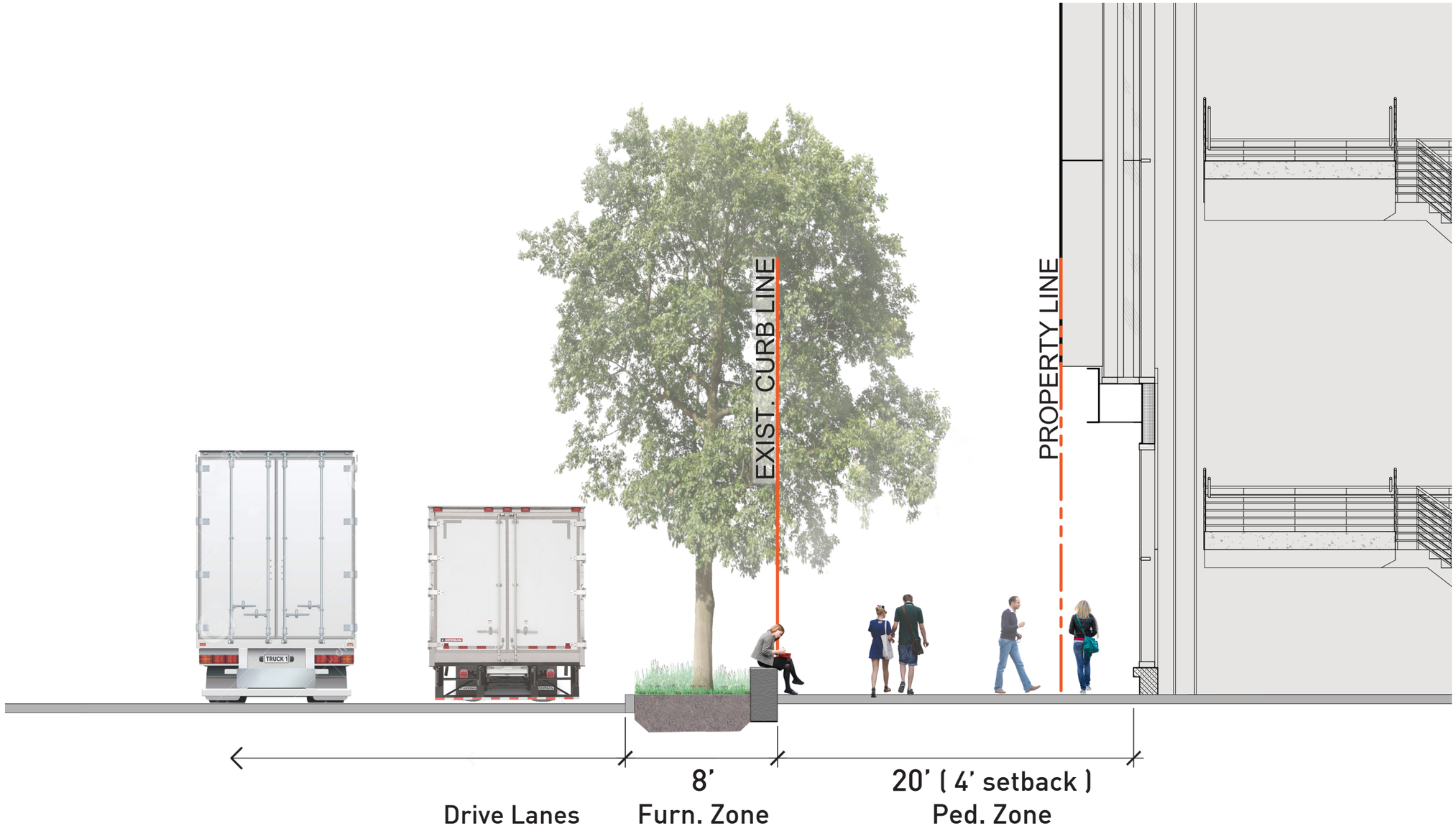
1ST AVE S & BUILDING SETBACK // Section



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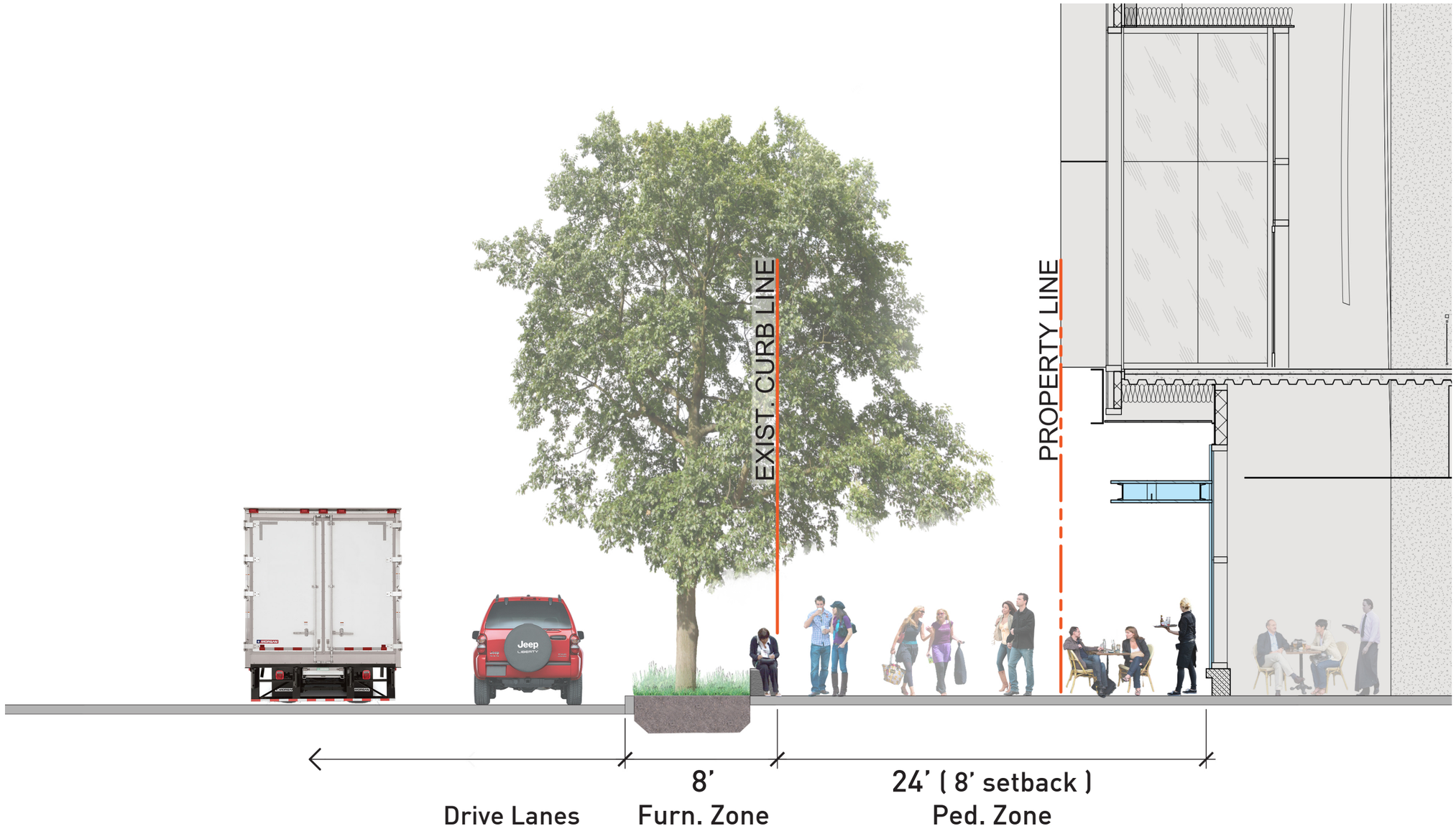
1ST AVE S & BUILDING SETBACK // Section



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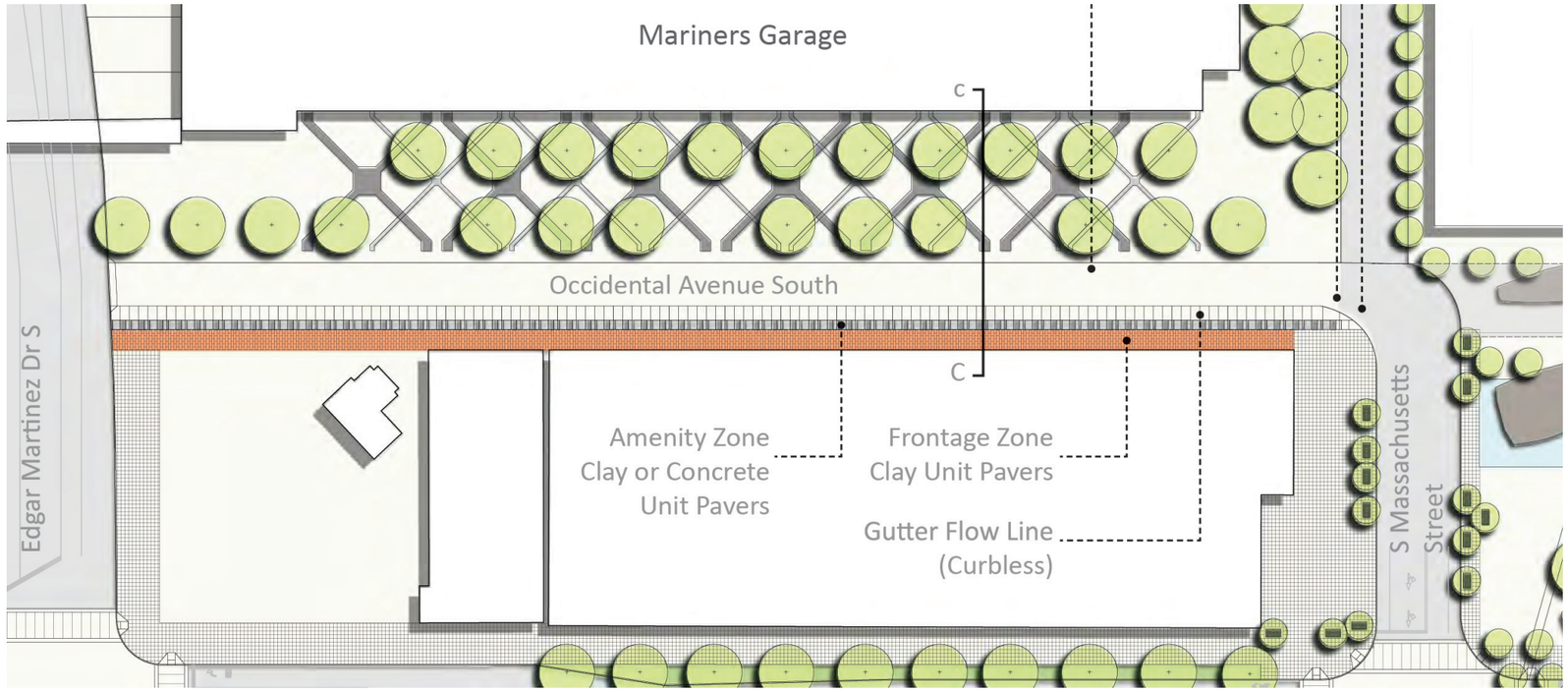
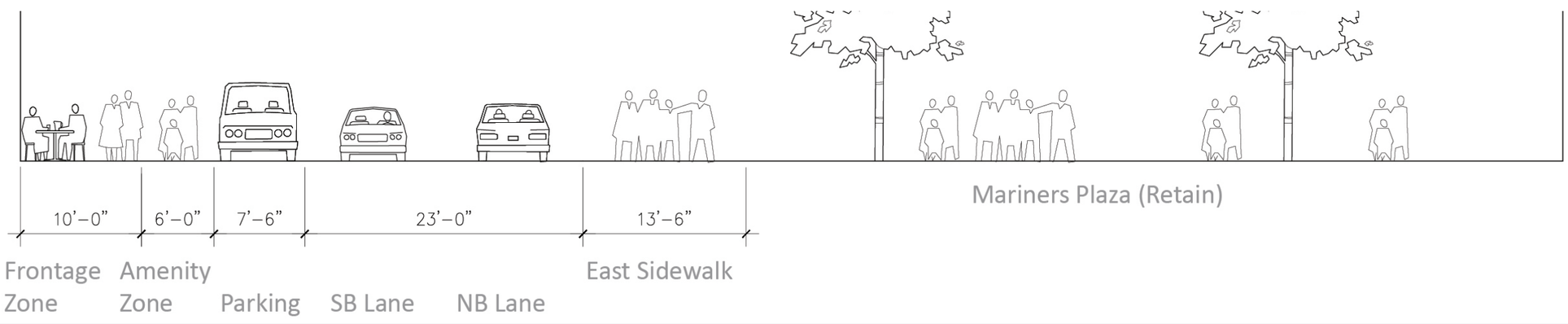
OCCIDENTAL AVE S & S MASSACHUSETTS ST // Street Concept Plan

SOURCE: DDR 8 - City of Seattle, Department of Planning and Development.
Available at: http://www.seattle.gov/dpd/publications/directors_rules/DDR8-2015.pdf



Occidental Ave S // Looking North



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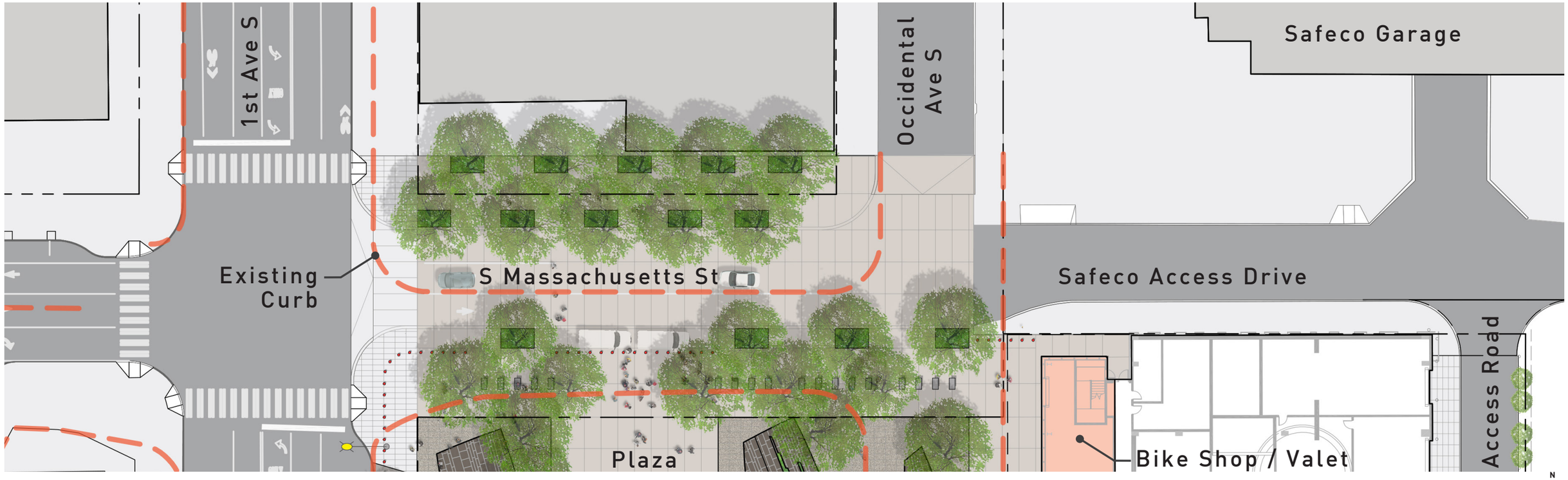
S MASSACHUSETTS STREET - SHARED USE



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

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

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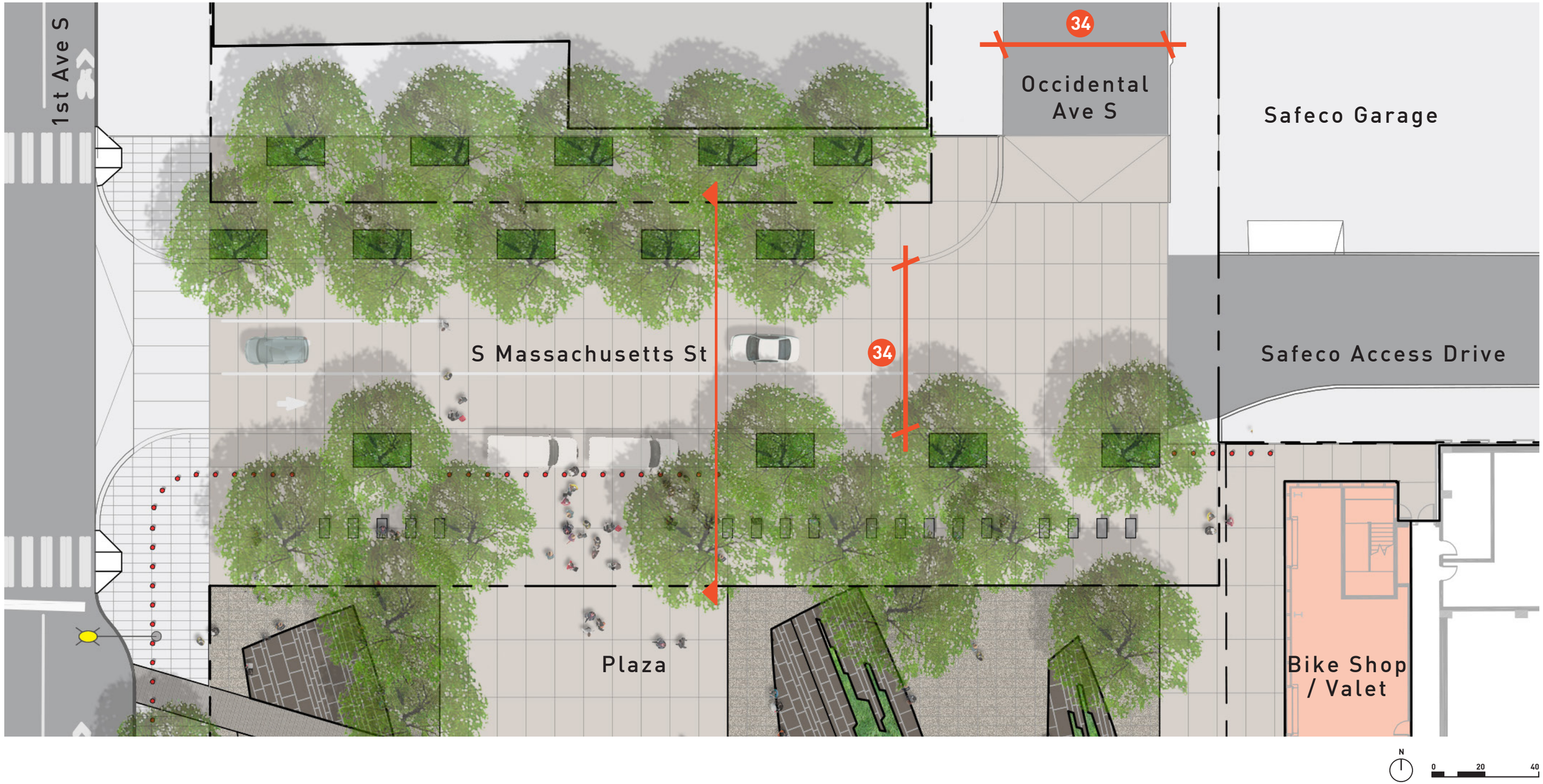

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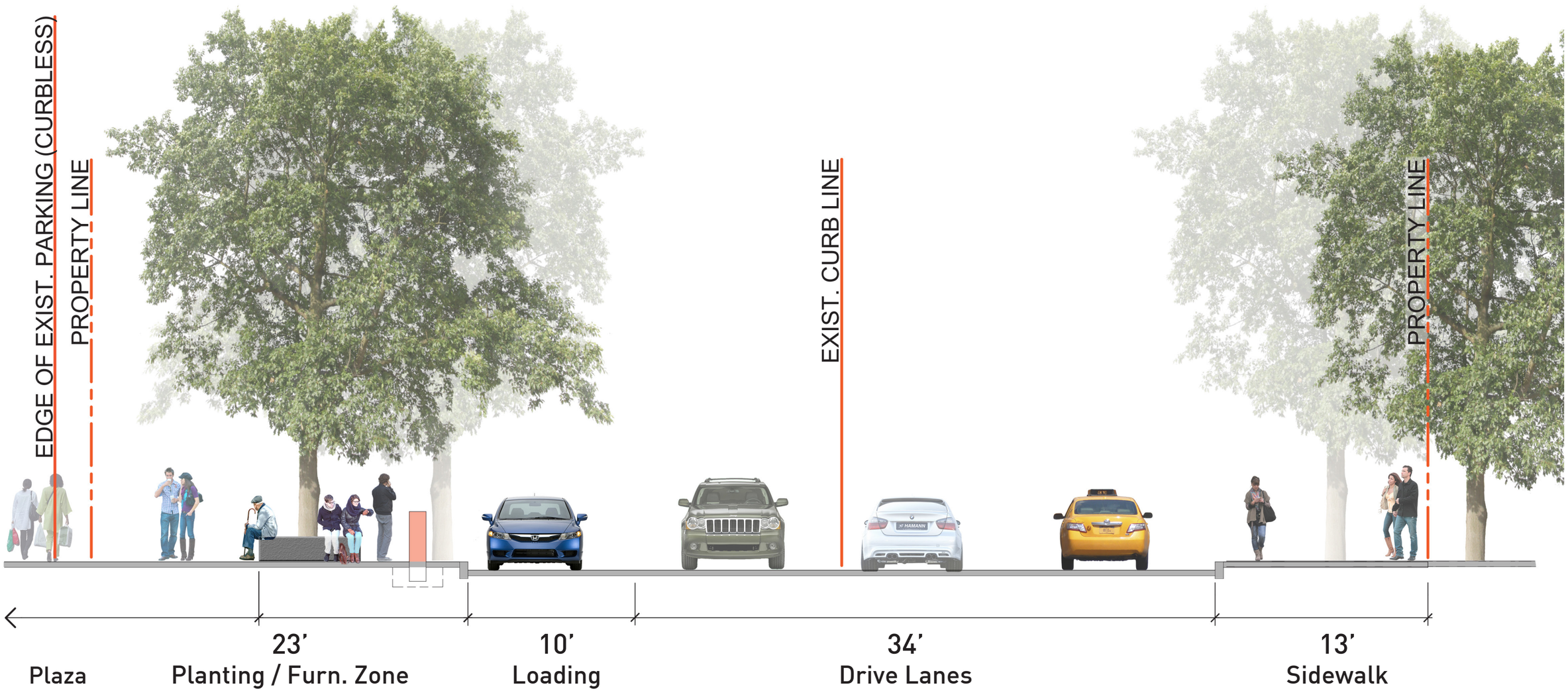

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Plaza	23' Planting / Furn. Zone	10' Loading	34' Drive Lanes	13' Sidewalk

80' ROW

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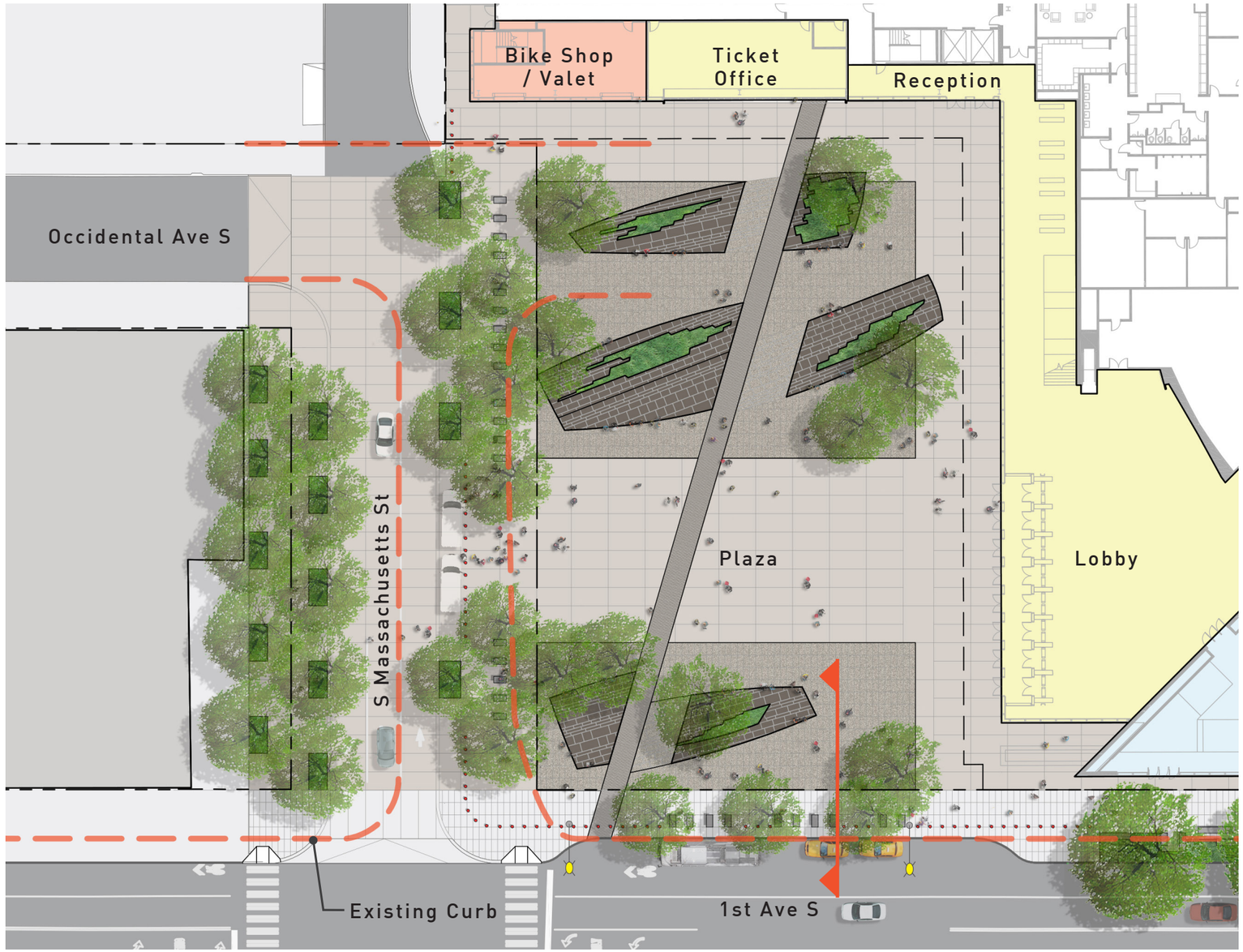

Inspirational Images

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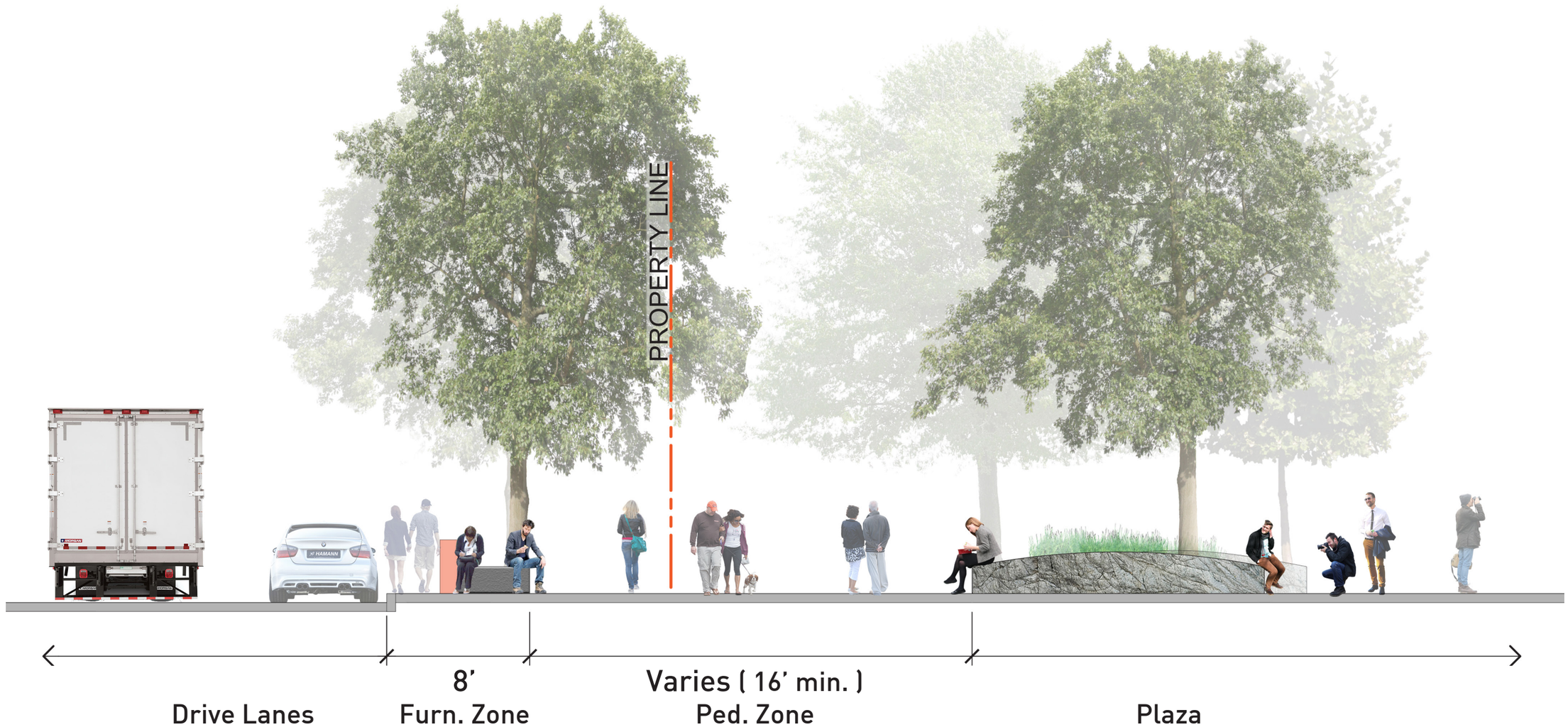
PLAZA DESIGN // Section



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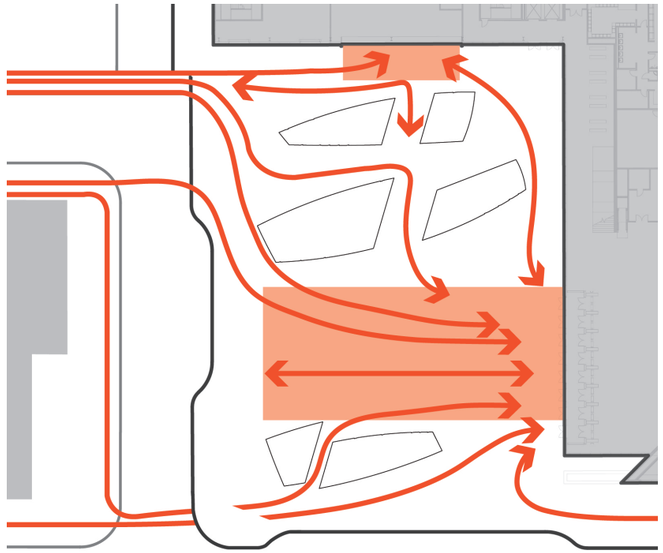
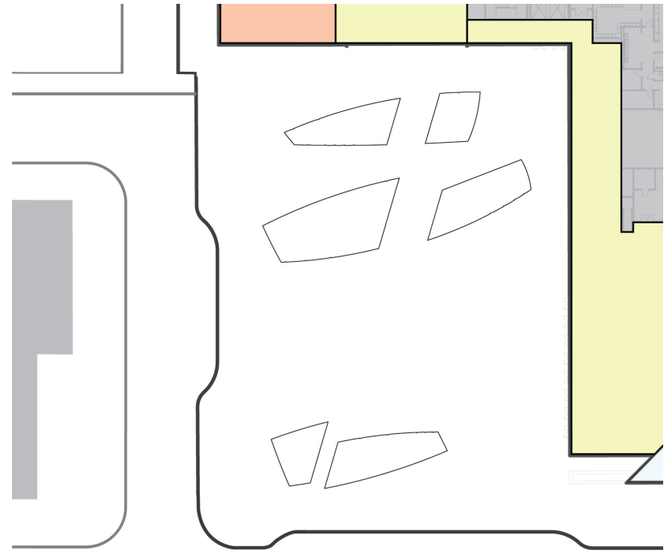
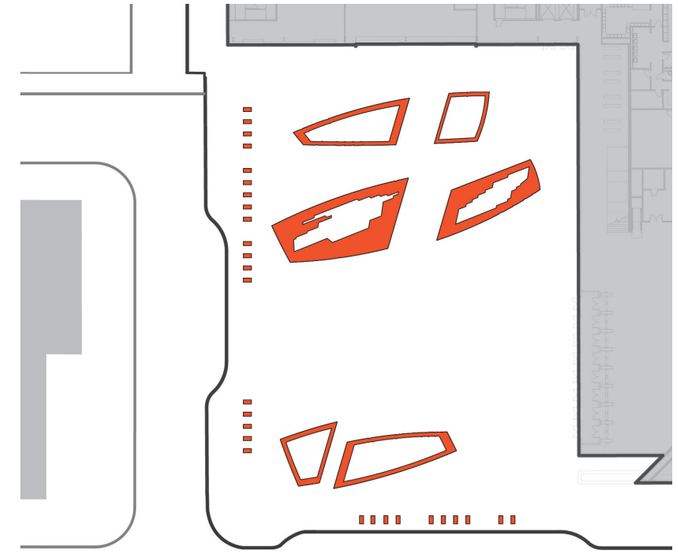
PLAZA PROGRAMMING



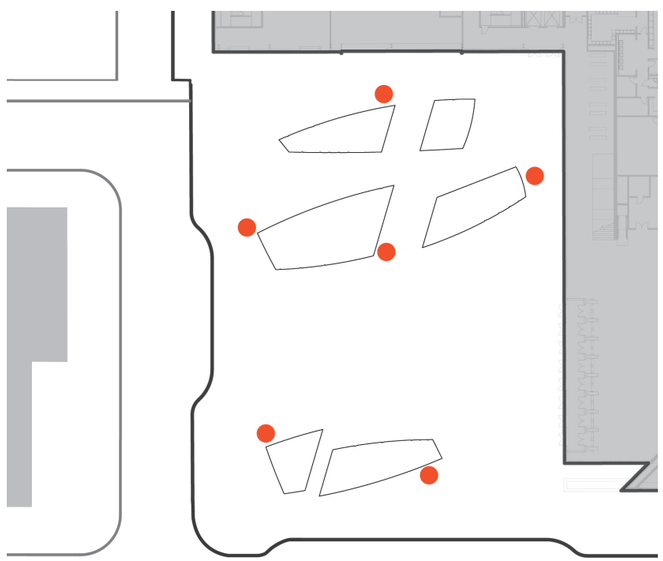
Circulation



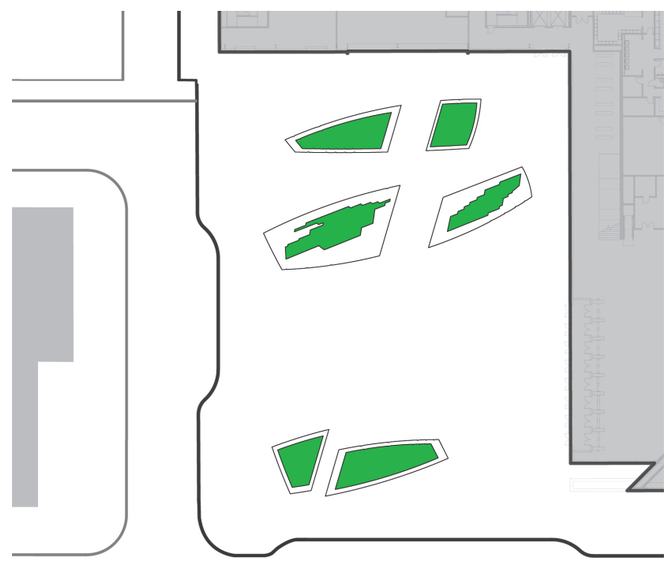
Building Uses



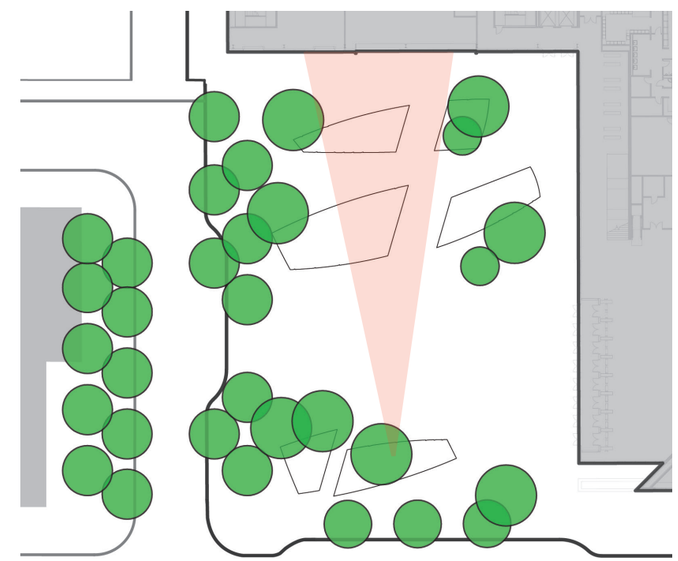
Seating



Event Utilities



Planting



Tree Canopy

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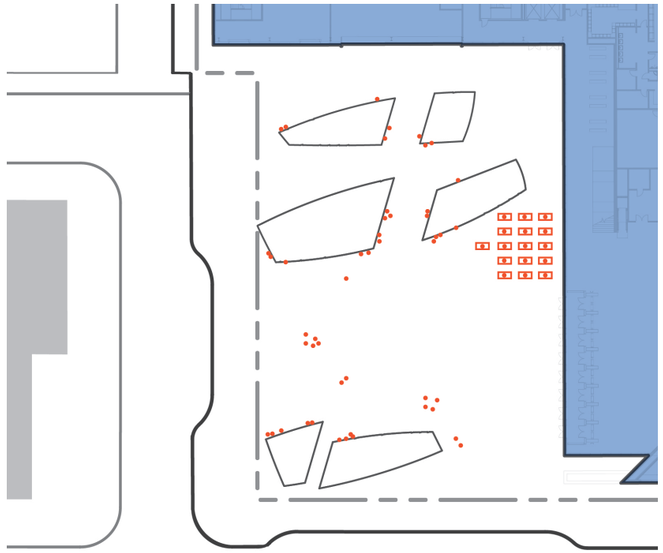
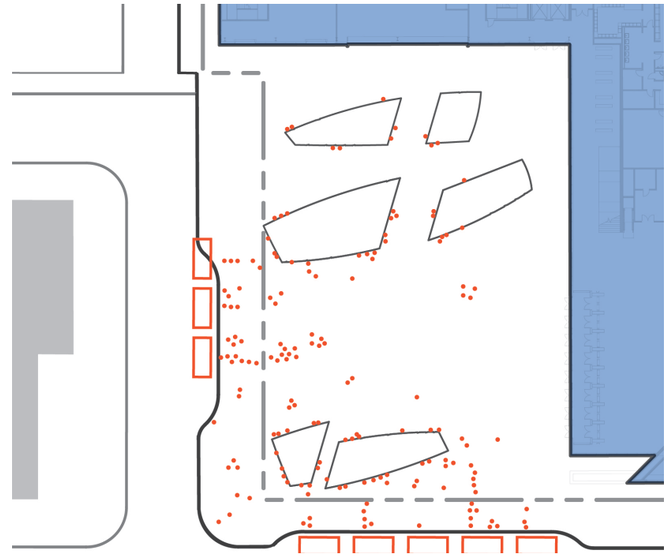
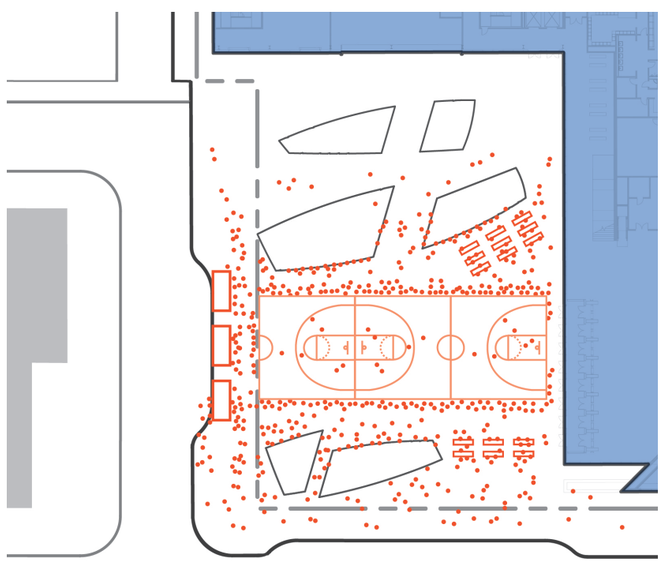


Coffee Meetup / Exercise

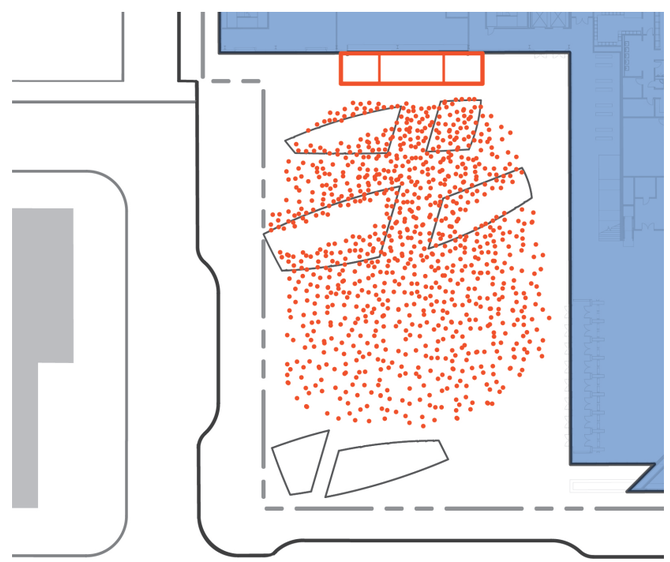


Lunch / Food Truck

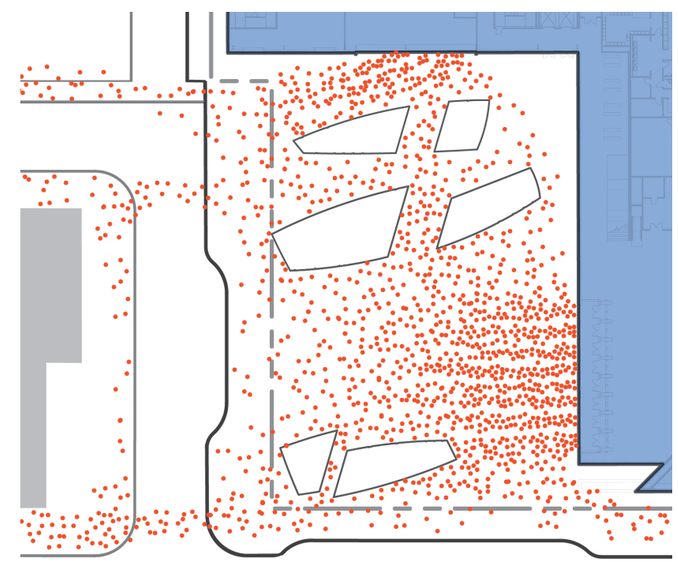
Farmer's Market



3 On 3 Tournament



Big Screen Event



Game Day

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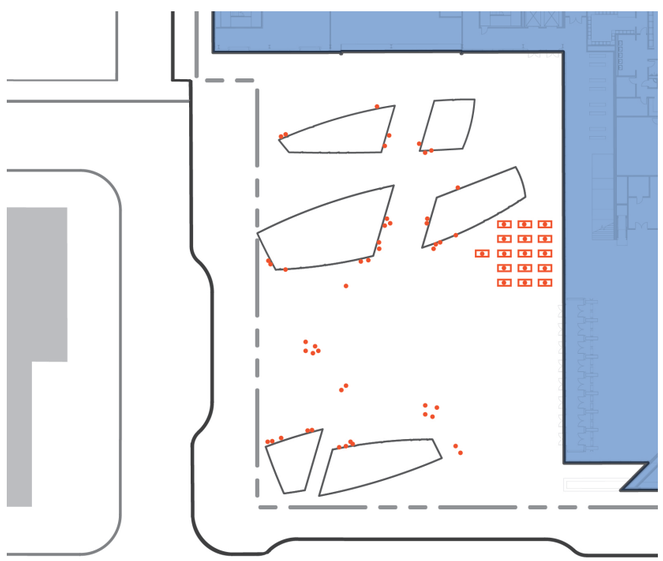
COFFEE MEETUP / EXERCISE

1-25 People / Non-Game Day

PROGRAM / FEATURES

- Gathering Spaces
- Seating Elements
- Tree Canopy / Shade
- Flexible Program Areas
- Amenities



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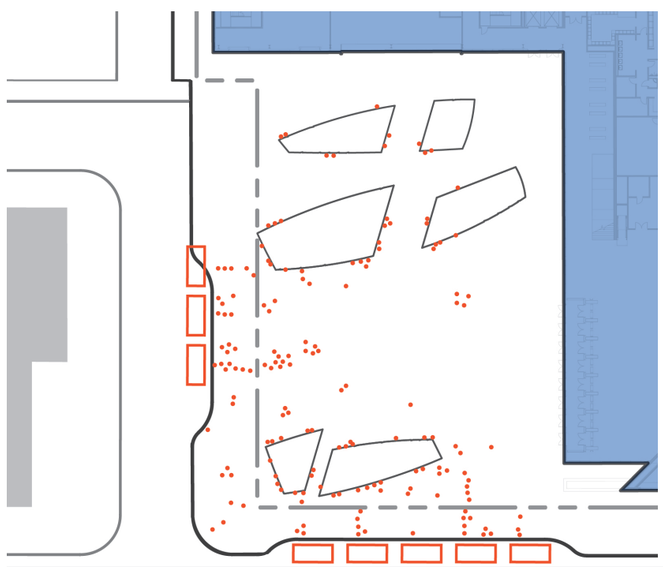
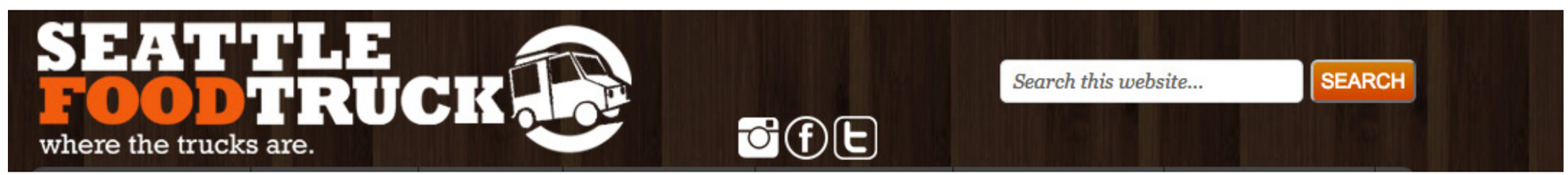
LUNCH / FOOD TRUCKS

100-200 People / Non-Game Day

PROGRAM / FEATURES

- Event Power / Utilities
- Vehicular Access
- Movable Furnishings
- Seating Elements
- Gathering Spaces
- Amenities





SoDo

MONDAY		TUESDAY		WEDNESDAY		THURSDAY	
314 PIE	2401 Utah Ave S, Starbucks HQ 11a – 2p	Crisp Crêperie	2401 Utah Ave S, Starbucks HQ 11:30a – 2p	Kaosamai Thai Cook Truck	2401 Utah Ave S, Starbucks HQ 11a – 2p	Marination	2401 Utah Ave S, Starbucks 11a – 2p
Delicatessen Montanti	2600 Airport Way S (at S Lander Safety Supply 8a – 2p	Where Ya At	2401 Utah Ave S, Starbucks HQ 11a – 2p	Biscuit Box	2401 Utah Ave S, Starbucks HQ 11a – 2p	Tokyo Dog	2401 Utah Ave S, Starbucks 11a – 2p
El Camion	1021 Occidental Ave S 9a – 6:30p (hours may vary)	The People's Burger	922 Occidental Ave S 11a – 2p	The People's Burger	922 Occidental Ave S 11a – 2p	The People's Burger	922 Occidental Ave S 11a – 2p
		Napkin	2401 Utah Ave S, Starbucks HQ	Delicatessen	2600 Airport Way S (at S Lander	Ezell's	2401 Utah Ave S, Starbucks

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PLAZA PROGRAMMING // Daily-Weekly

FARMER'S MARKET

100-300 People / Non-Game Day

PROGRAM / FEATURES

- Event Power / Utilities
- Vehicular Access
- Movable Furnishings
- Seating Elements
- Gathering Spaces
- Amenities

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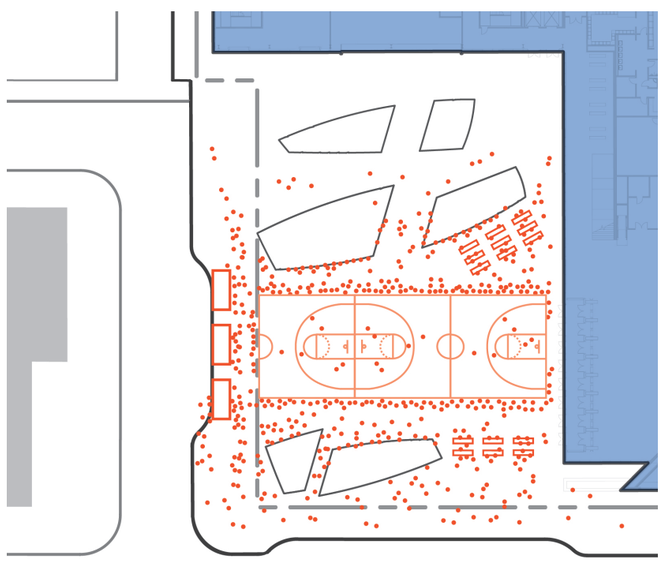
3 ON 3 TOURNAMENT

100-500 People / Non-Game Day

PROGRAM / FEATURES

- Programable Event Zones
- Event Power / Utilities
- Vehicular Access
- Amenities



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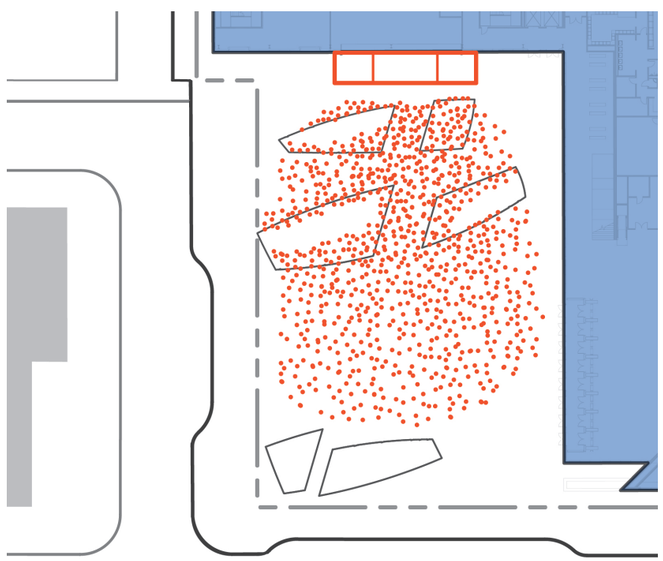
BIG SCREEN EVENT

500-800 People / Non-Game Day

PROGRAM / FEATURES

- Media Mesh Screen
- Event Power / Utilities
- Gathering Spaces
- Seating Elements
- Amenities



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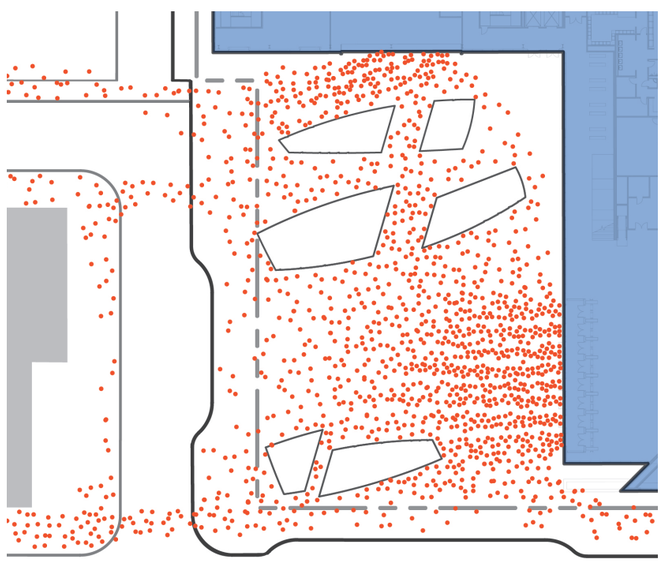
PLAZA PROGRAMMING // Events

GAME DAY

1,000+ People

PROGRAM / FEATURES

- Media Mesh Screen
- Event Power / Utilities
- Gathering Spaces
- Queing Spaces
- Seating Elements



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URBAN **DESIGN MERIT**

- Circulation
- Access
- Utilities
- Open Space
- Light, Air & Views

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