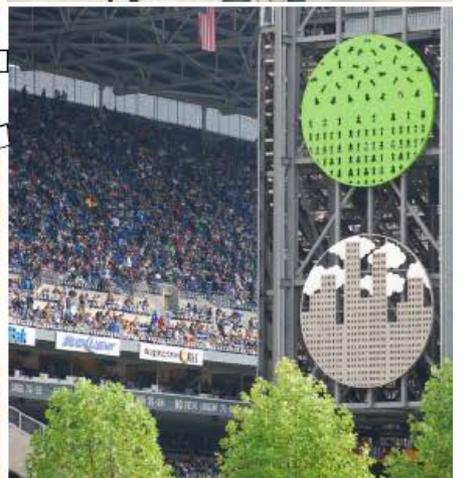




Stadium District



Planning Land Use & Sustainability Committee (PLUS) Briefing
February 4, 2013



Stadium District Study Origins

**CREATE
COMMUNITY
THROUGH
COMMON
GOALS.**

DRAFT: STADIUM DISTRICT CONCEPT PLAN

JULY 2011

- 2011 Common Goals Plan prepared by the public boards that own the existing sports stadiums, and the sports teams they host.
- 2012 Memorandum of Understanding between King County, City of Seattle and ArenaCo related to proposed new basketball arena.



Context

Downtown Urban Center

(Pioneer Square, Chinatown/ID, Commercial Core, Belltown, Denny Triangle)

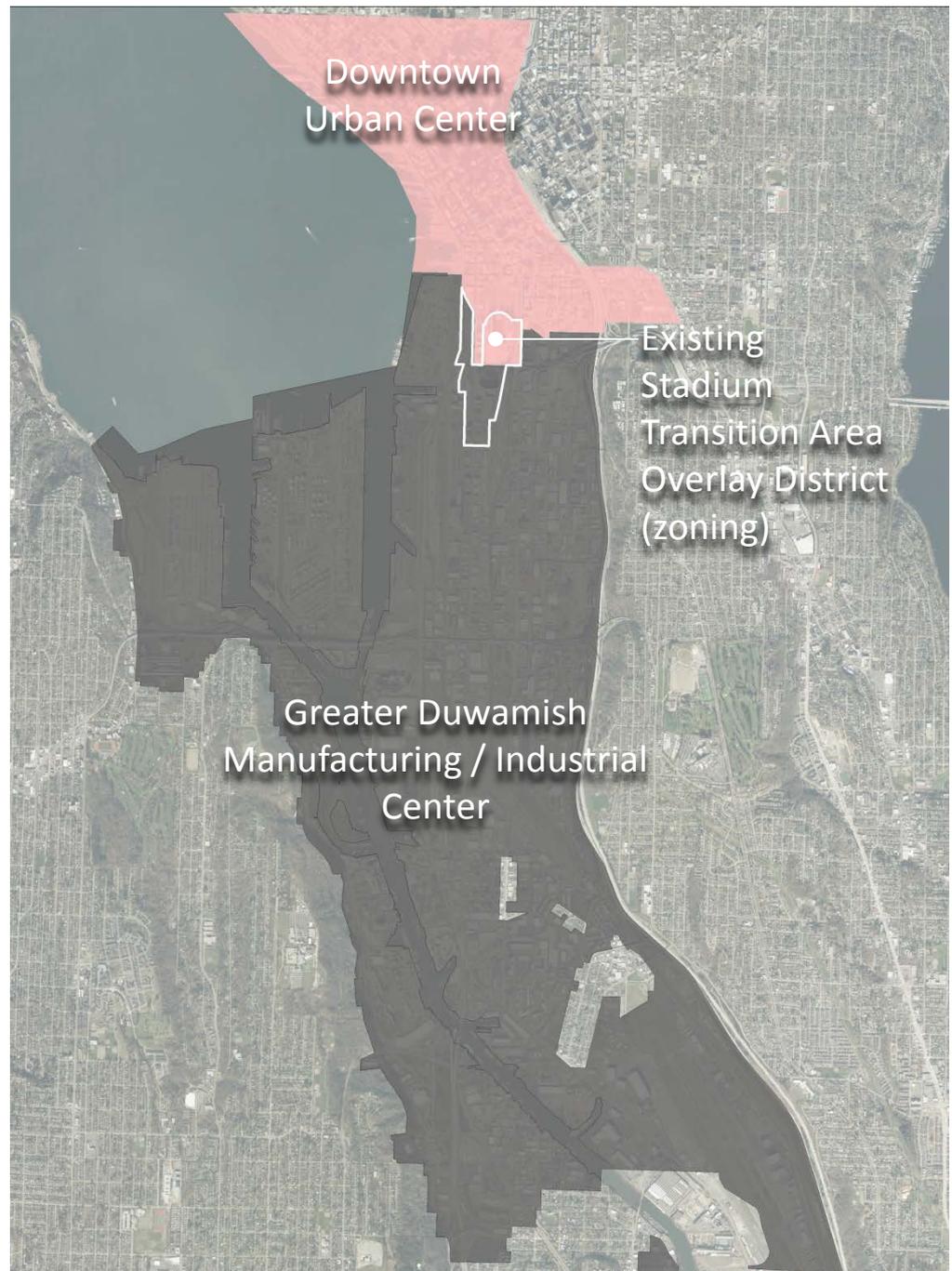
- 952 Acres

Greater Duwamish Manufacturing / Industrial Center

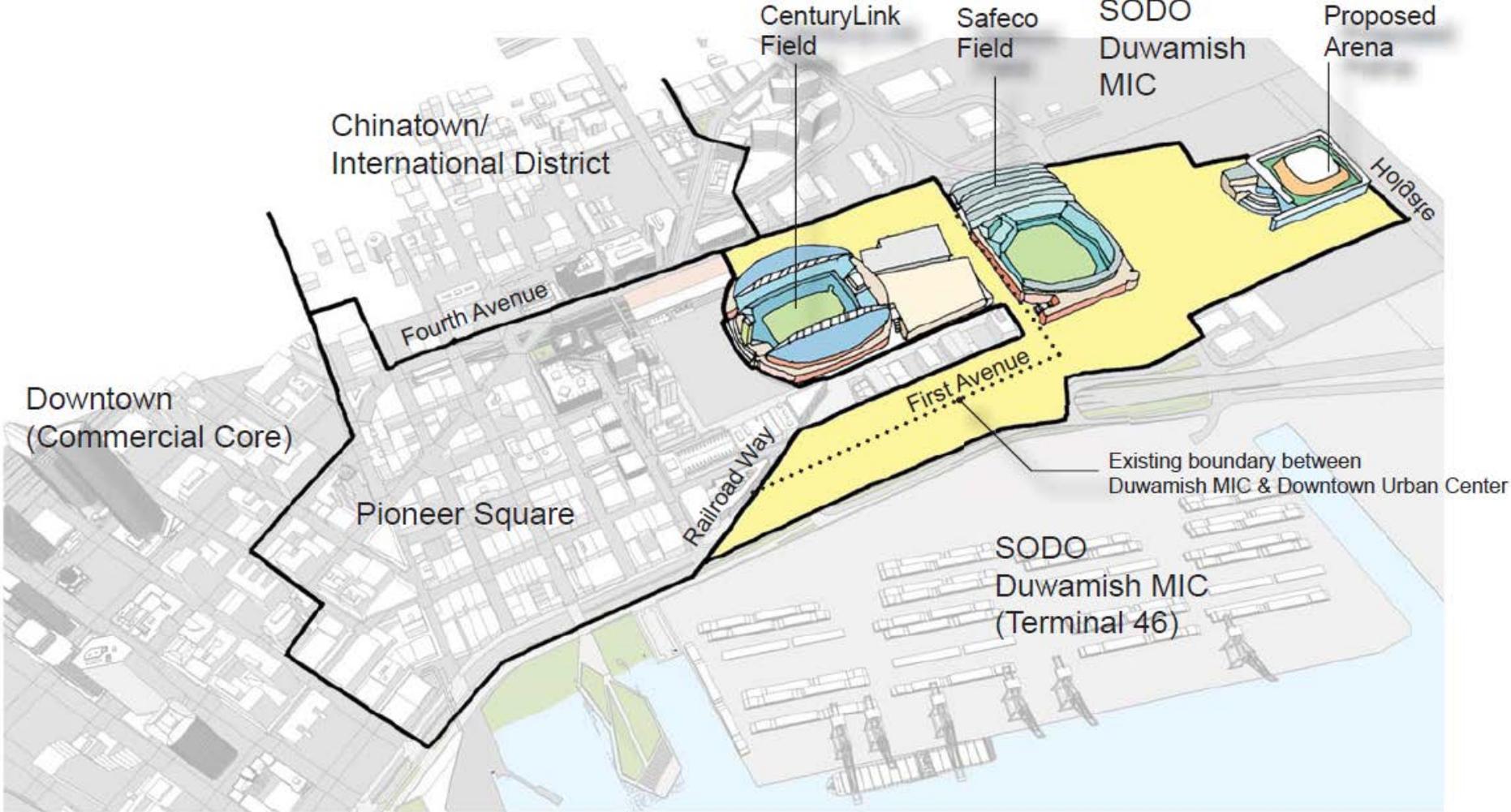
- 4,961 Acres

Existing Stadium Transition Area Overlay District (zoning)

- 95 Acres



Stadium District Study Area



Neighborhoods

Complement, and support goals of adjacent neighborhoods.



Pioneer Square A national register historic district, with an emerging 24/7 neighborhood, a legacy as an art district, with recent addition of new residential and offices, and a broad mix of land uses.



Chinatown/International District Historic center of various Asian American cultures in Seattle, a national register historic district, potential for more housing, vibrant restaurants and retail establishments.

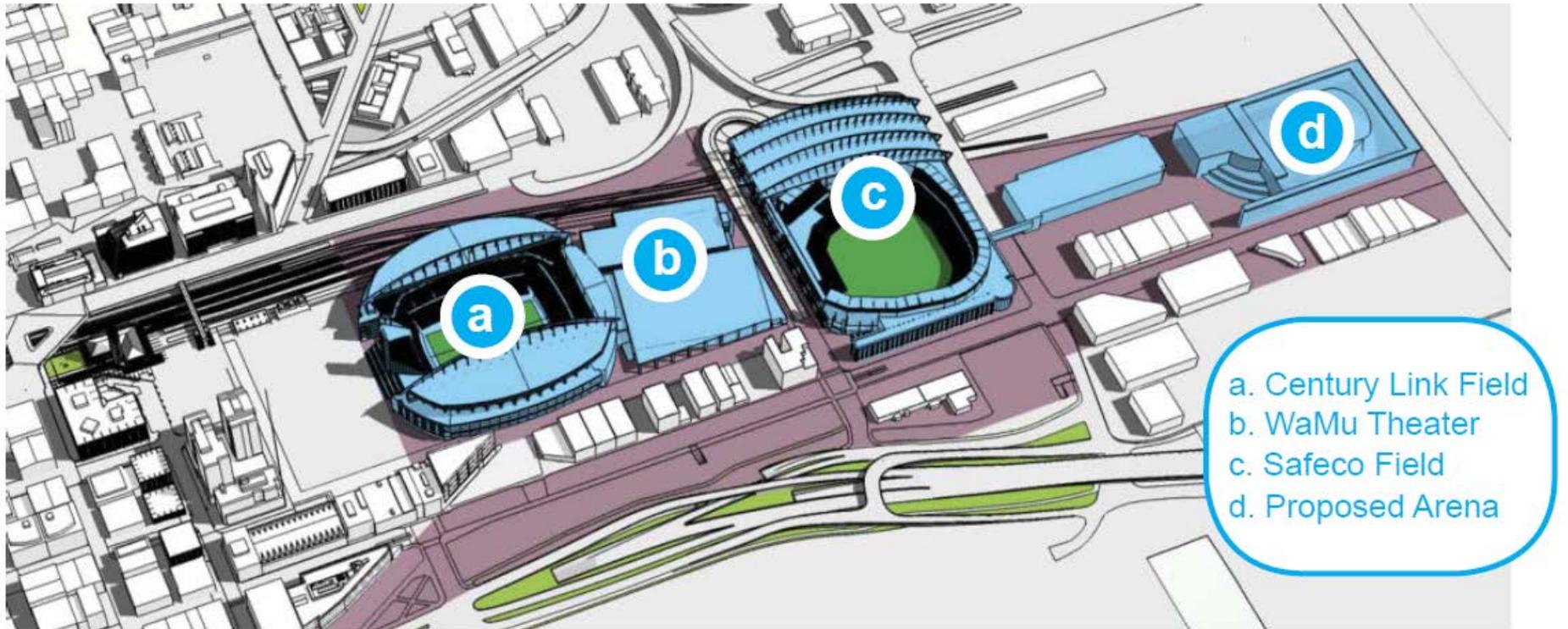


Duwamish Manufacturing / Industrial Center (MIC)

Seattle's largest manufacturing industrial center, home to multiple Port of Seattle shipping terminals, major railway yards, a variety of light industrial/manufacturing uses, and a mix of small retail, auto sales, Starbucks headquarters, and other office uses.



Sports & Entertainment Land Uses



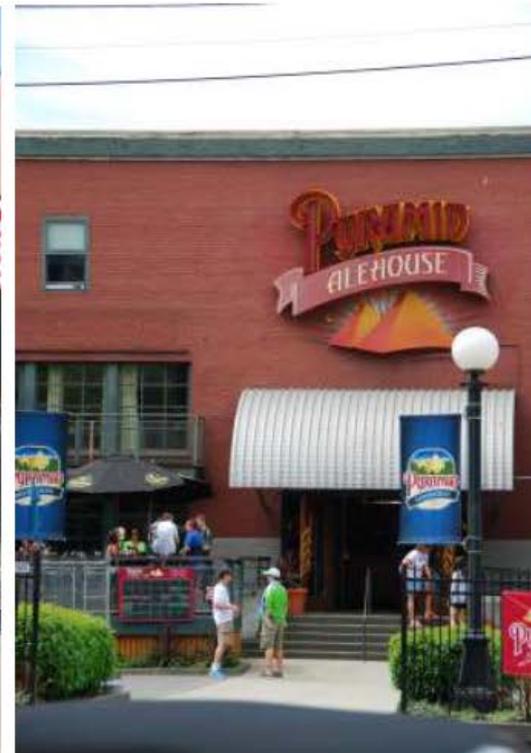
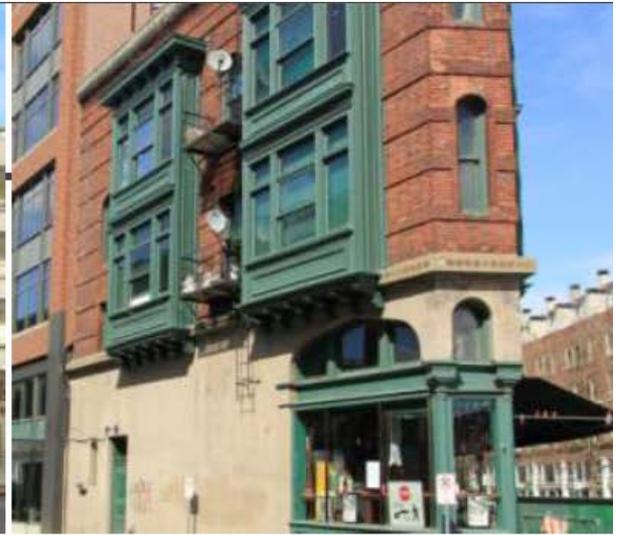
- Existing sports and entertainment facilities occupy 62% of district land area.
- Percentage would increase to 70% if proposed arena were built.
- Over 6 Million annual visitors to events.





Unique function: pulses of activity during event times.





Historic structures give character and human scale.





Recent and planned development within and nearby the district.



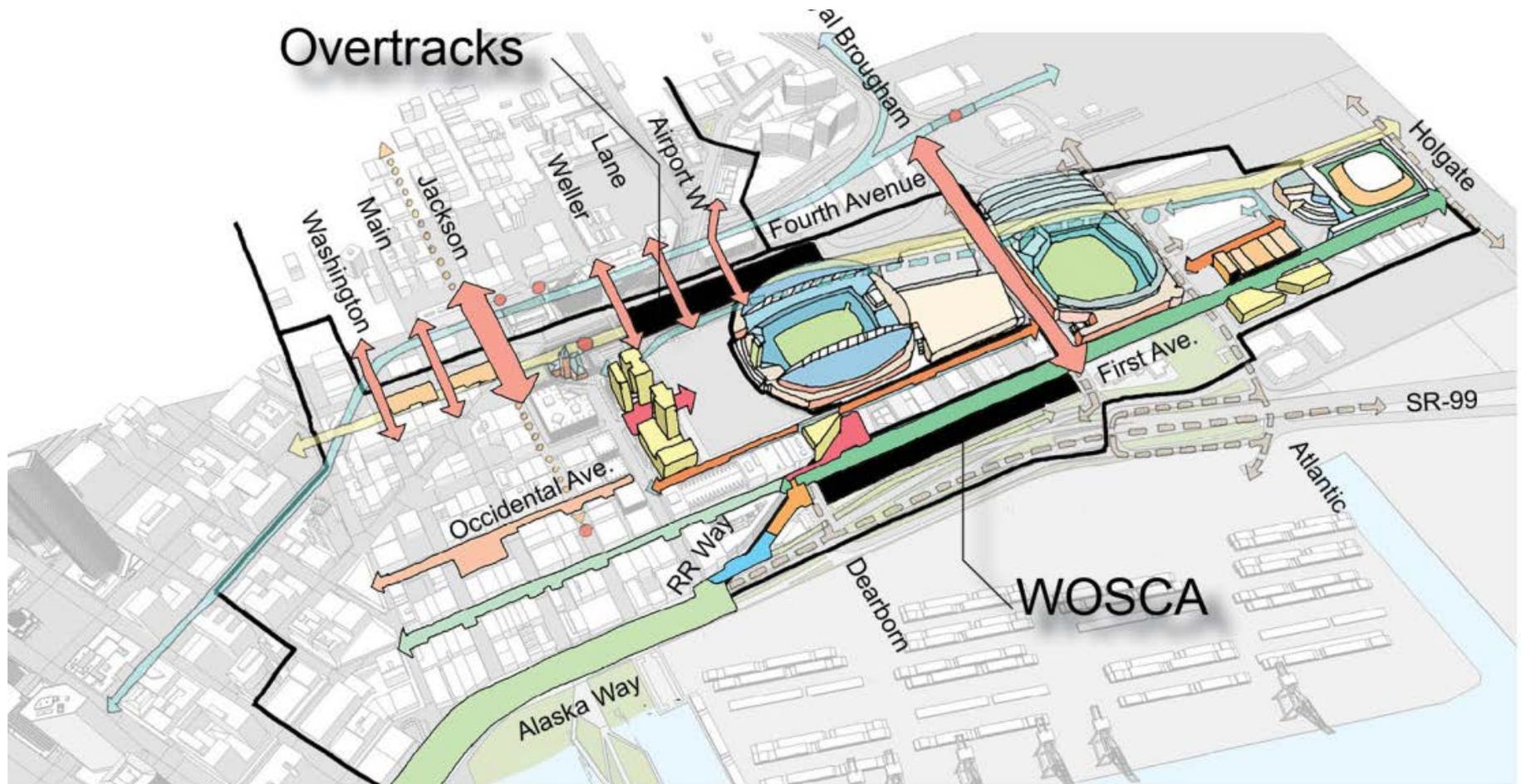
State Route 99 South Portal



- Original depth of WOSCA property was about 240'.
- A depth of 120' will be available for property reuse.
- About 330' and SR99 lanes separate WOSCA reuse from Terminal 46.



Catalyst Sites



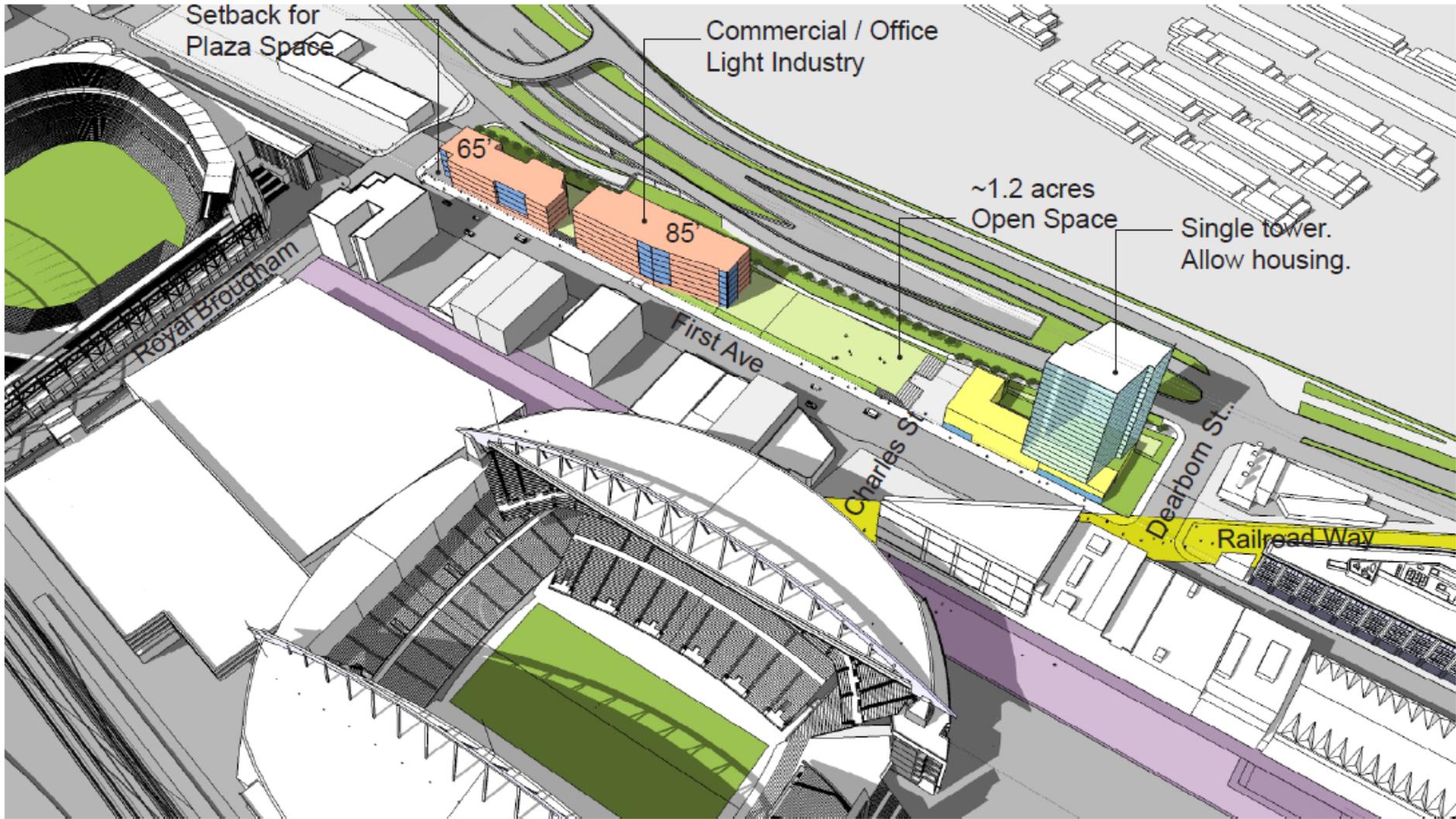
- A limited number of sites present opportunity for change.
- However, the catalyst sites (WOSCA & Overtracks) present exceptional chance to impact overall function and character of the district.



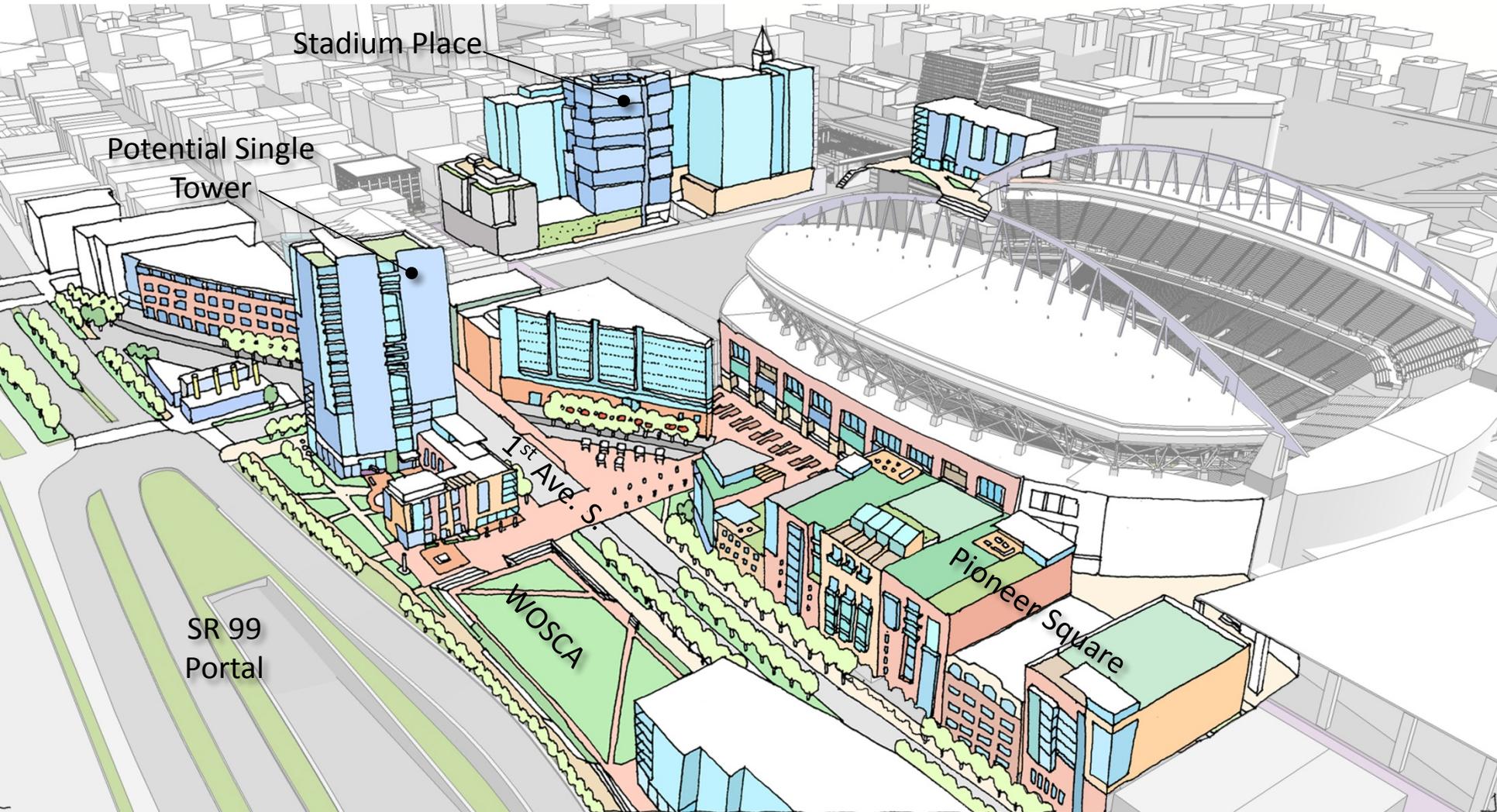
WOSCA



WOSCA: Specific Mix and Arrangement of Uses



Public Space Network and Synergy with Neighborhoods



Overtracks



panoramic view looking east at the overtrack area south of King Street Station



overtrack sites north of King St.



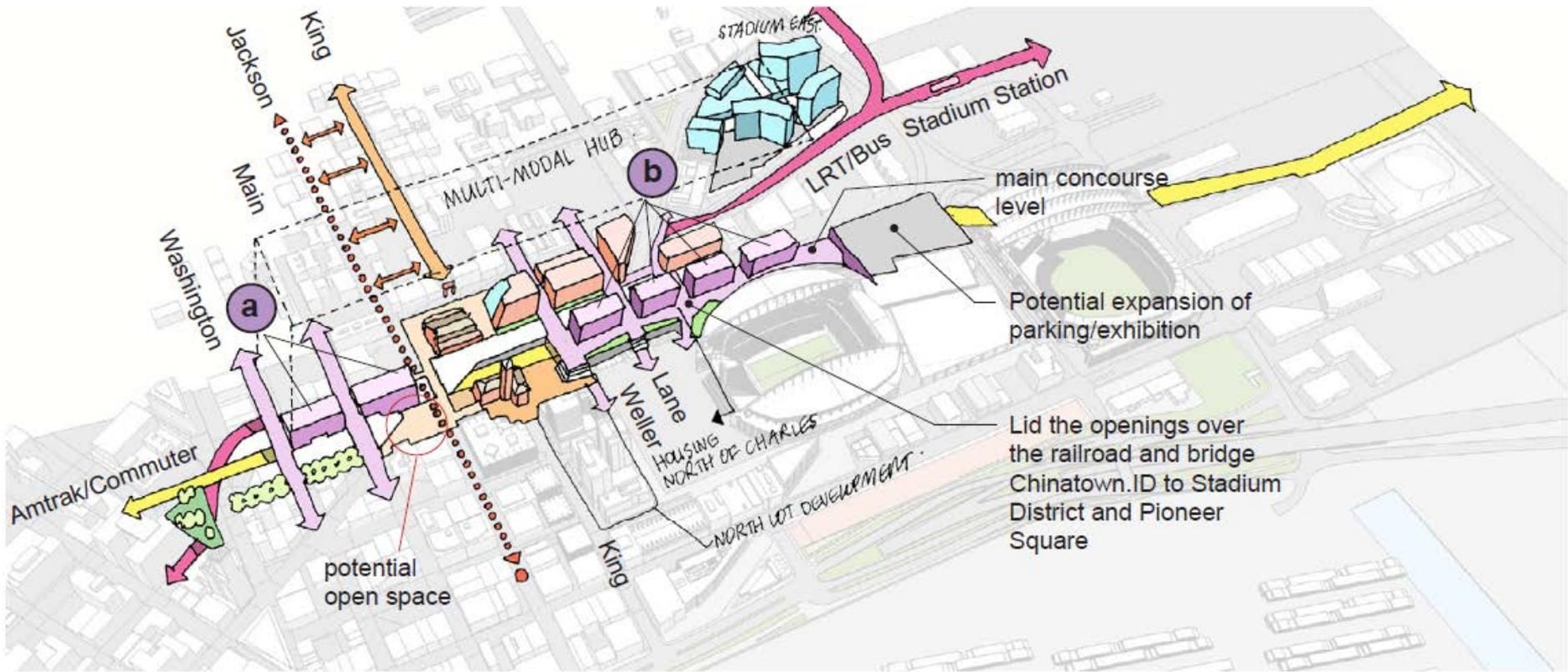
looking south on 4th Ave. S. with overtrack sites along right side



overtracks site east of CenturyLink Field

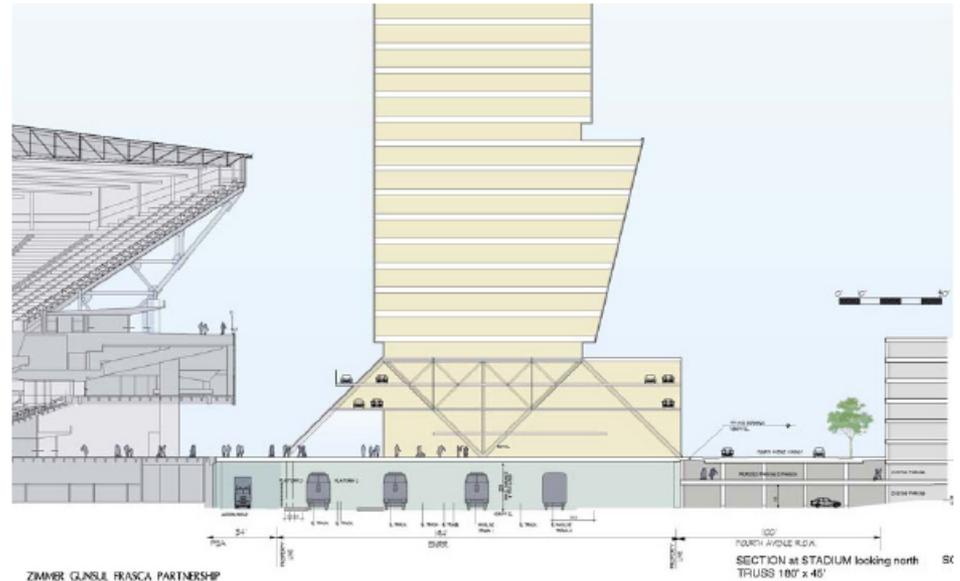


Catalyst Site: Overtracks





A view looking north towards King Street station in a before and after scenario that depicts a connected grade condition between CenturyLink Field and 4th Avenue with development along Fourth Avenue



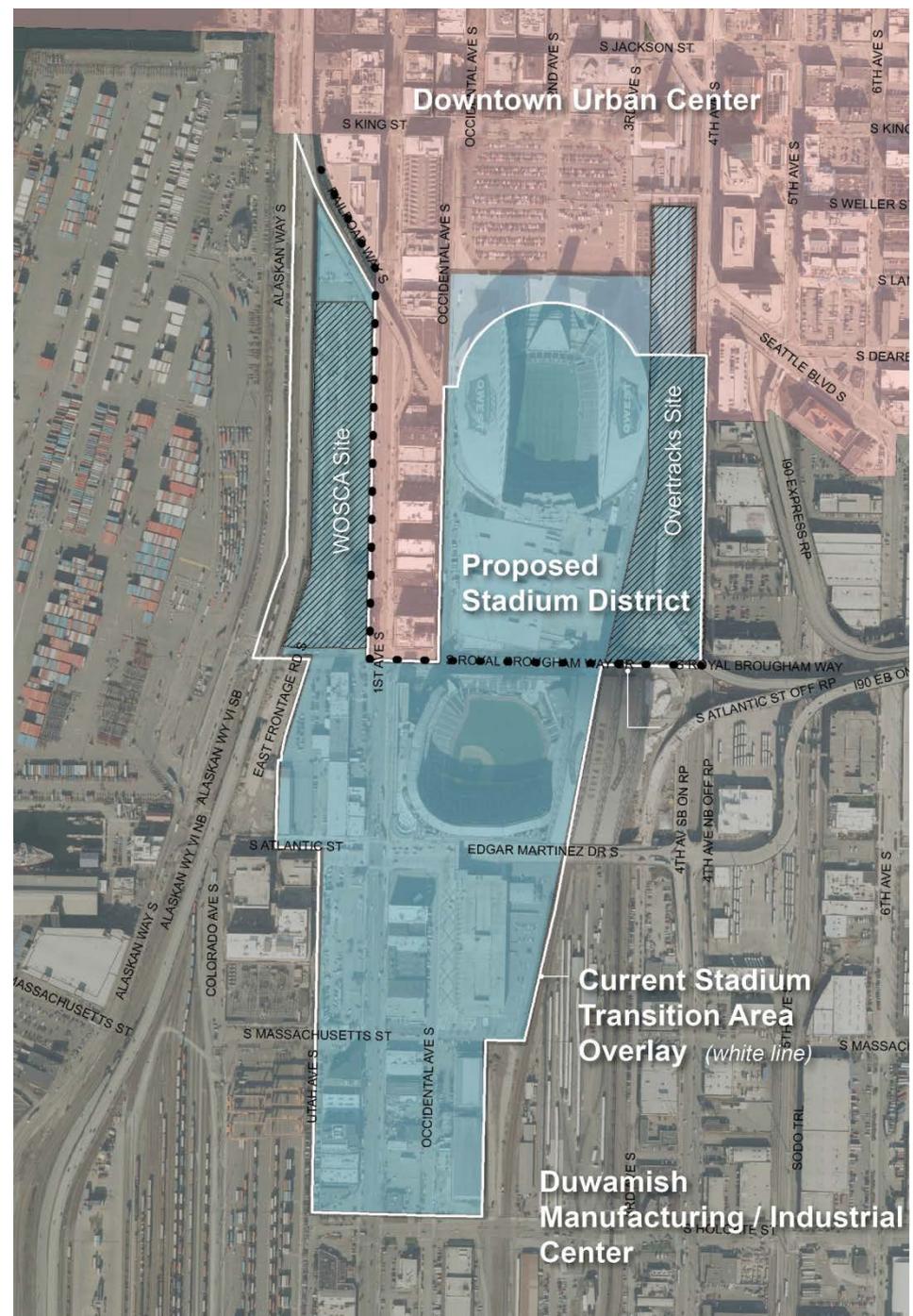
A challenge for development at the overtracks is the cost of the structure to bridge over the tracks and support buildings and public realm



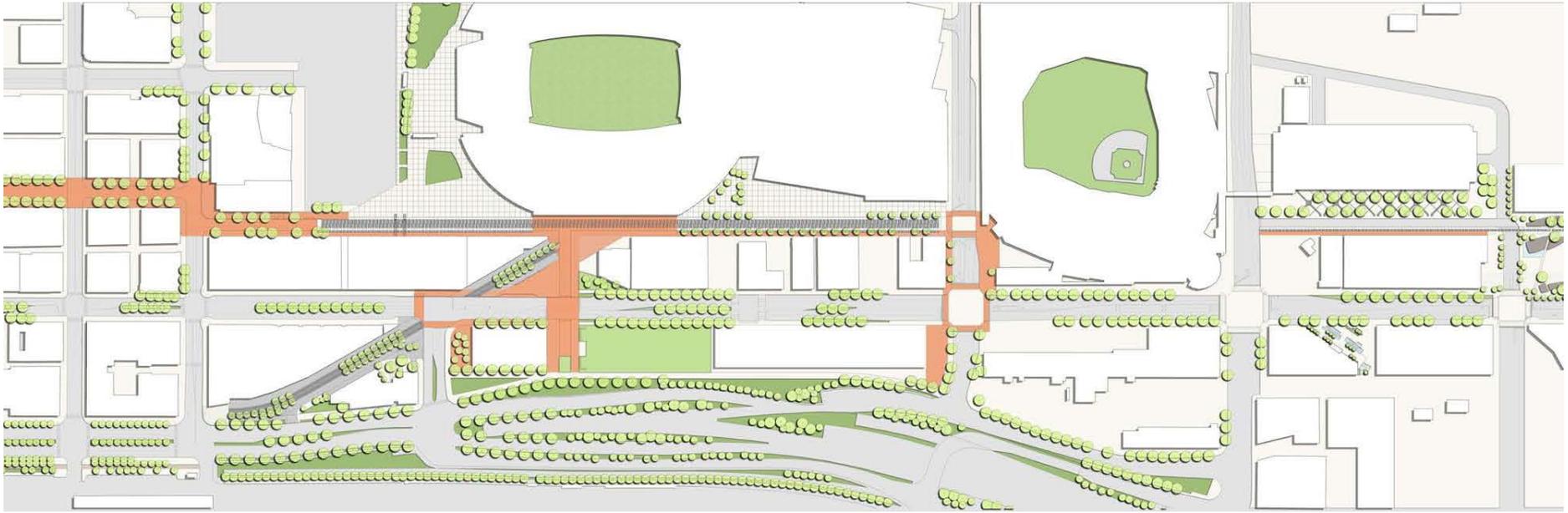
Comprehensive Plan Recommendations

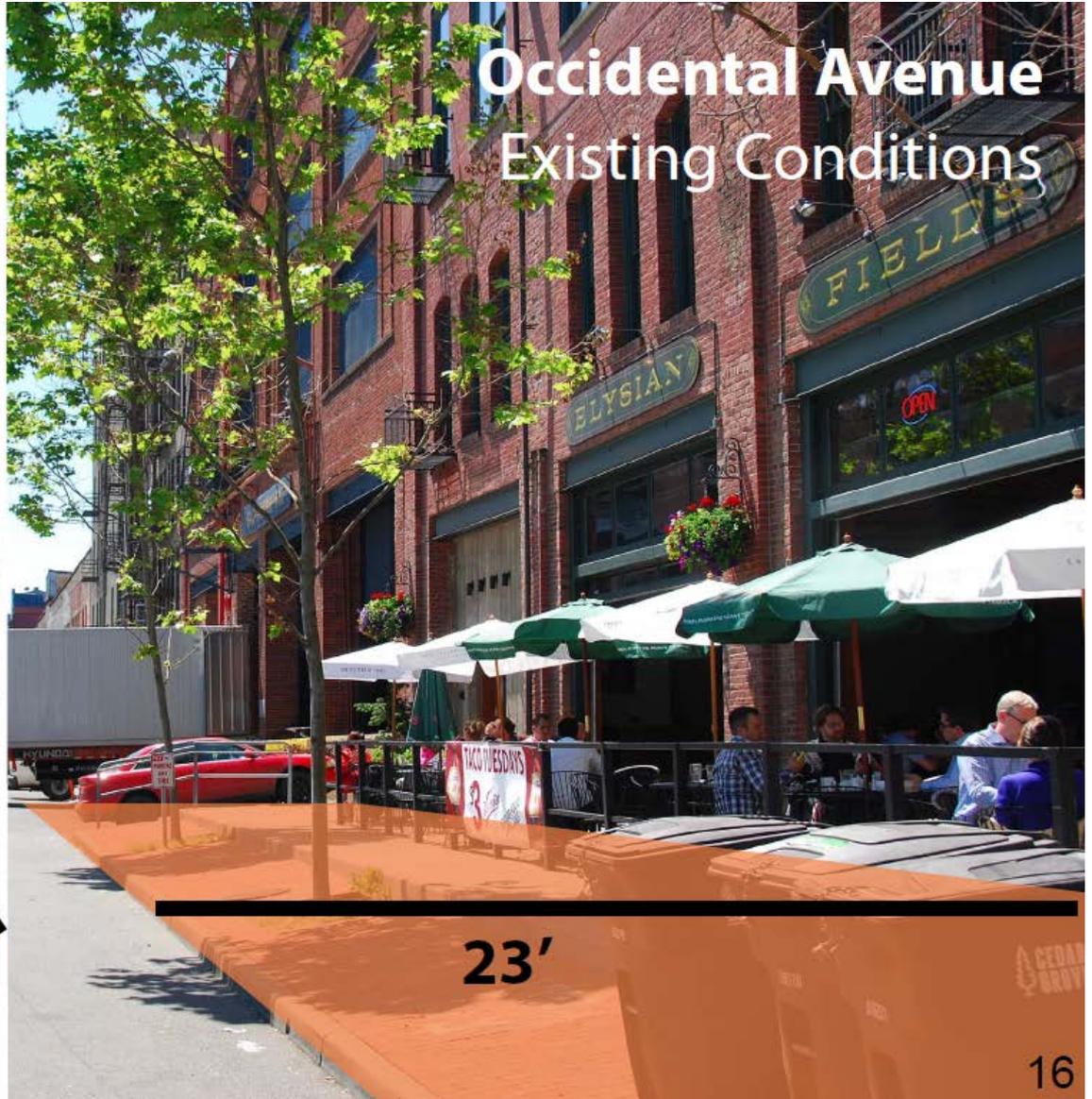
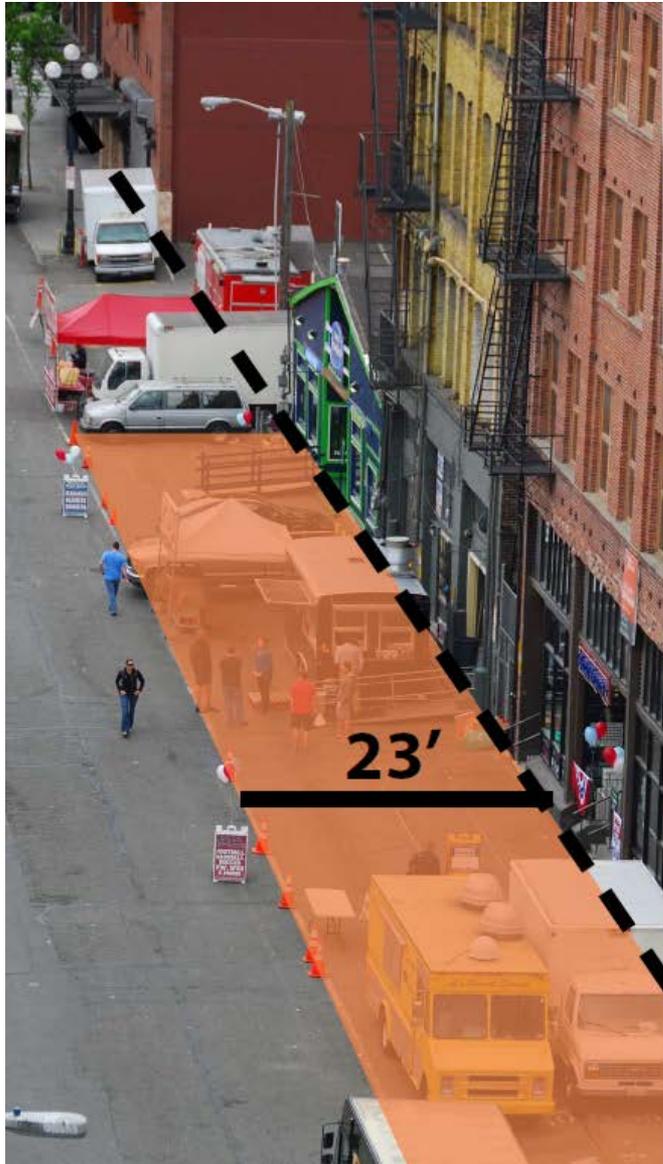
(excerpt)

- Designate the Stadium District on Future Land Use Map (FLUM)
- New Goals and Policies
- Allow Lodging Uses
- Flexibility on Catalyst Sites (WOSCA & Overtracks):
 - Residential at north end
 - Incentives for public benefit
 - Focused additional height
- Minor increase in flexibility for shared use parking.

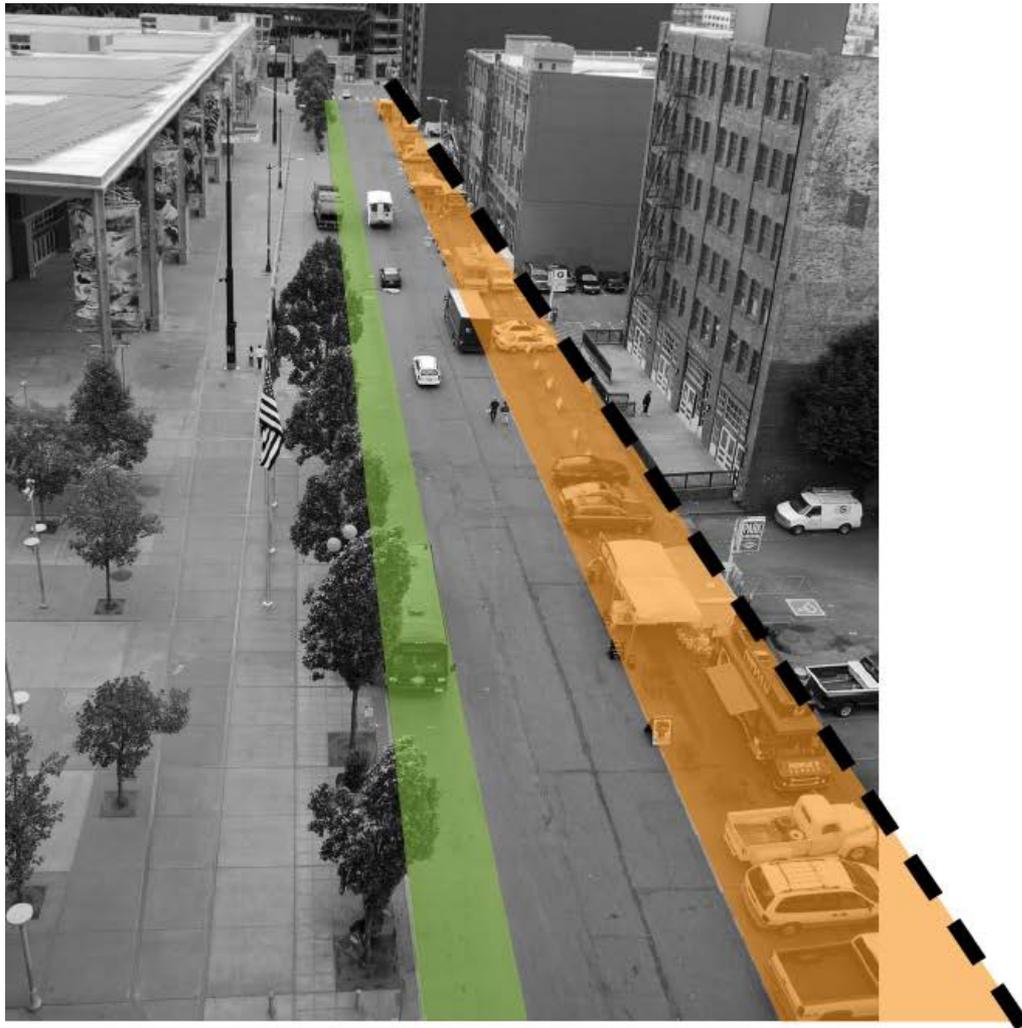


Streetscape Concept Planning

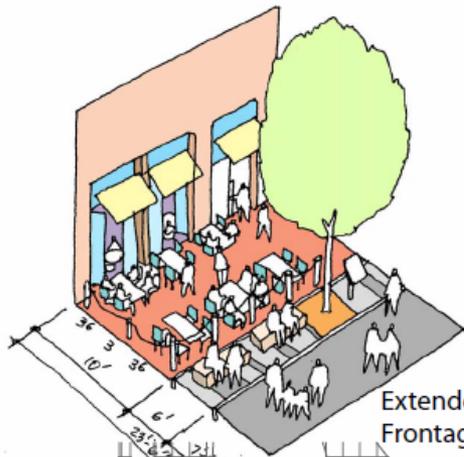




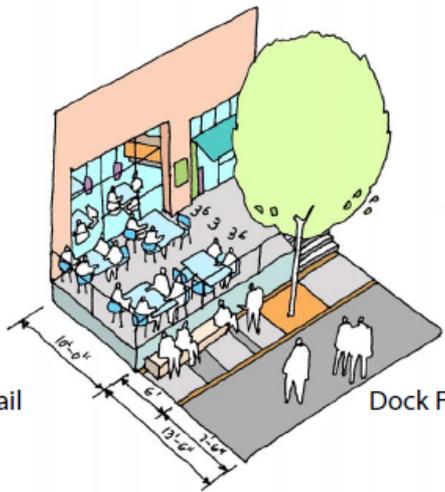
Occidental Avenue Proposed Street Zones



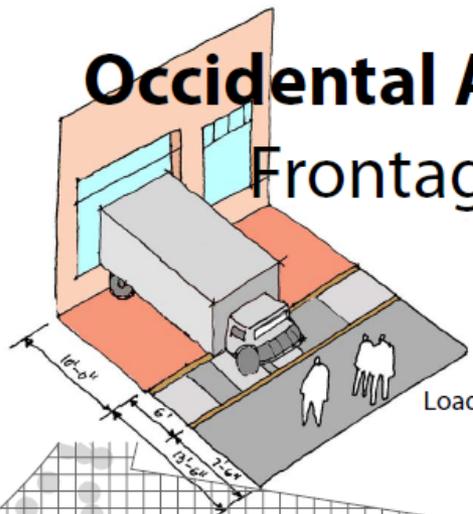
Occidental Avenue Frontage Zone



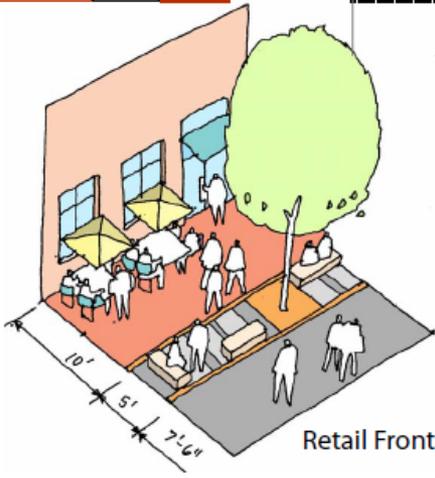
Extended Retail Frontage



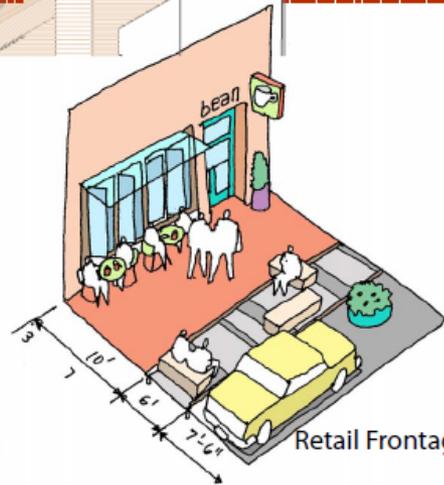
Dock Frontage



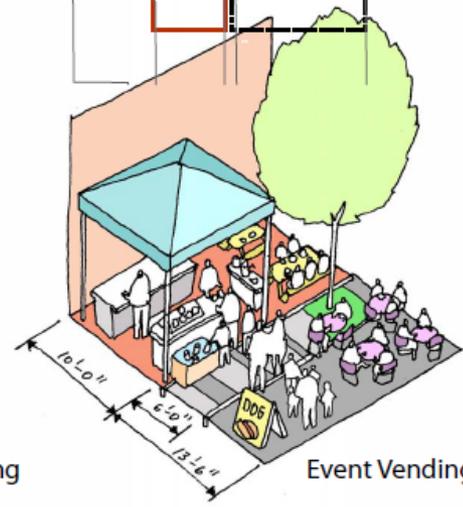
Loading



Retail Frontage



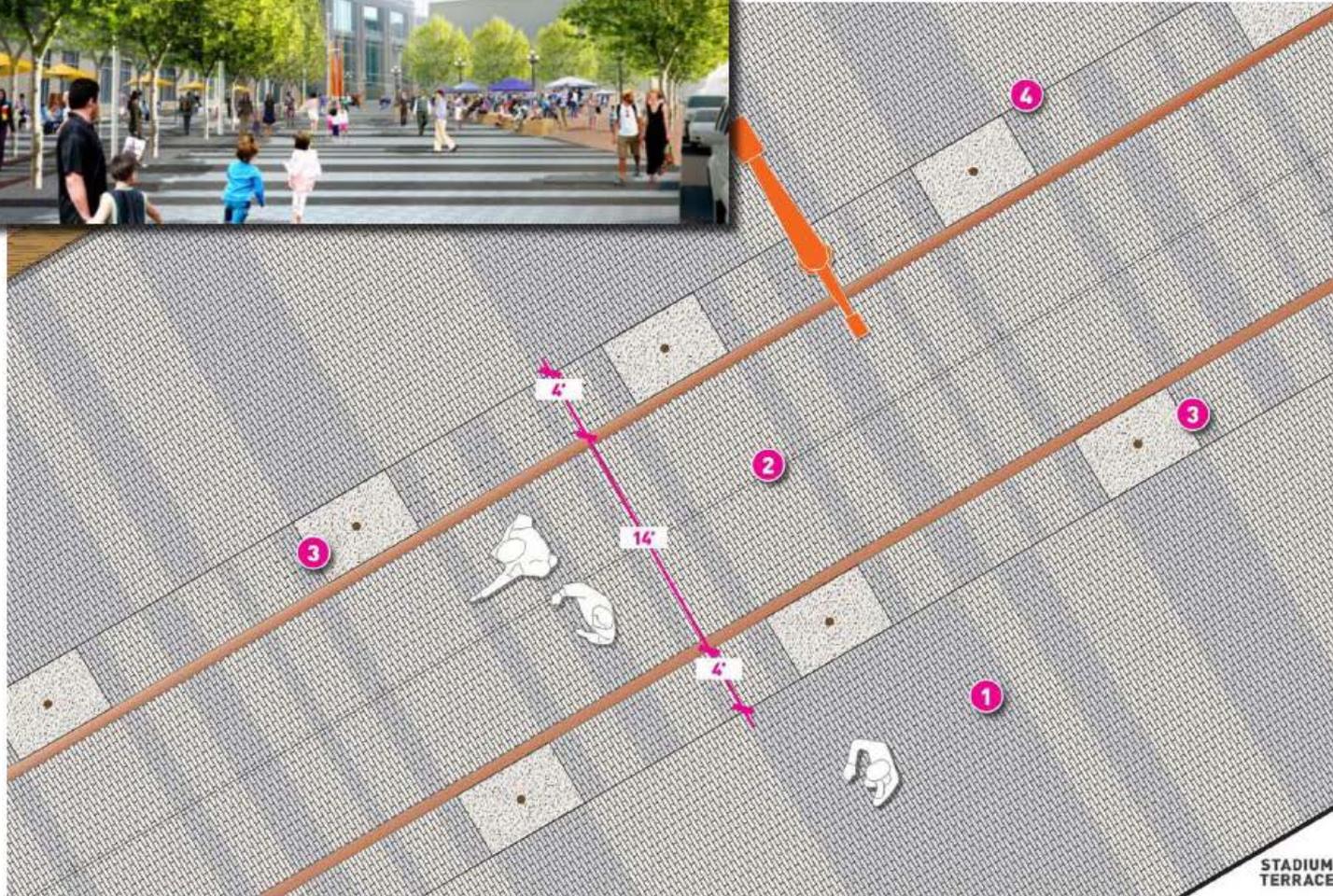
Retail Frontage/Parallel Parking



Event Vending

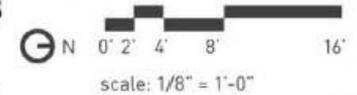


Occidental Avenue Precedents



LEGEND

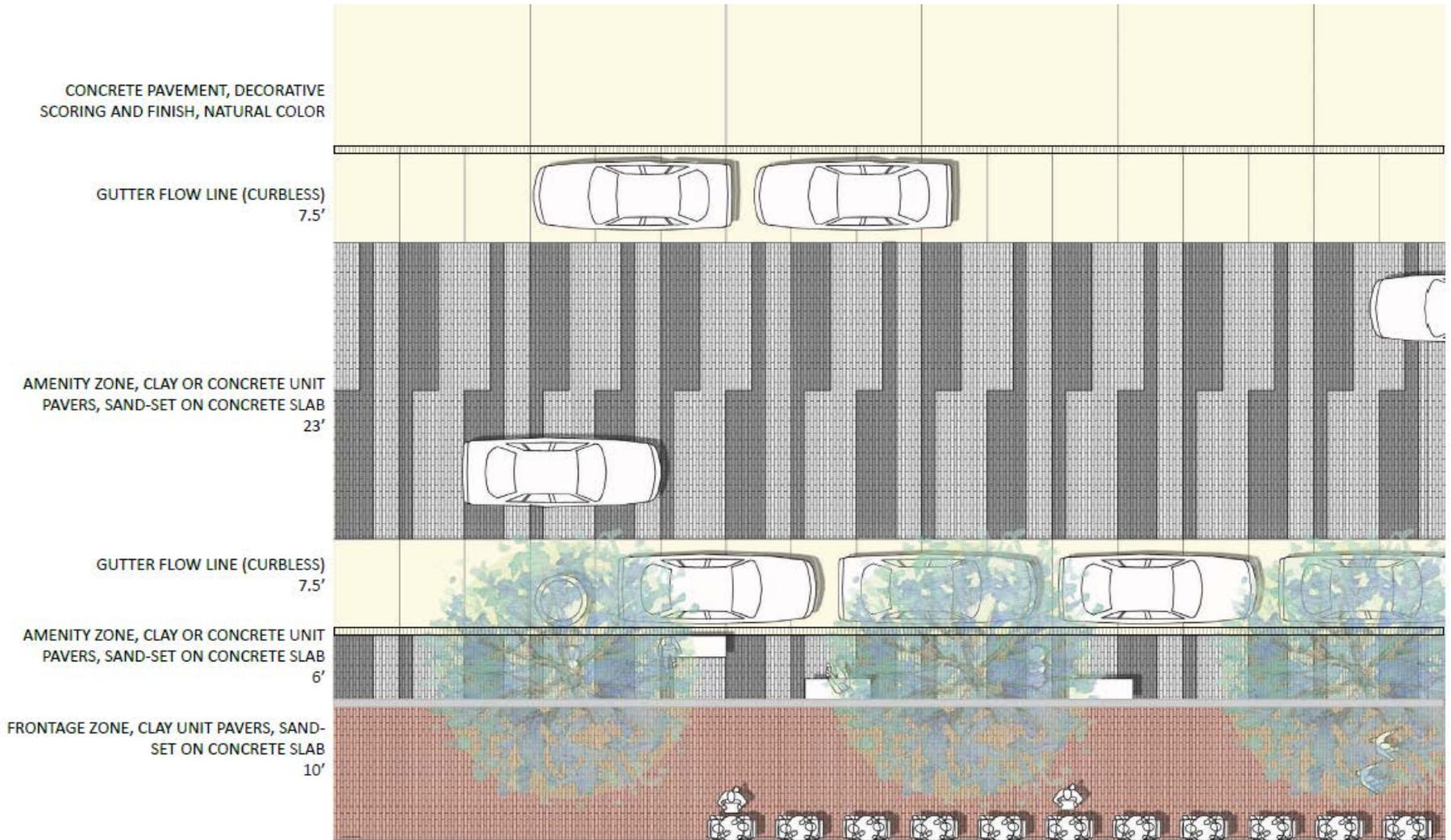
- 1** "Carpet"
- 2** "Rail Bed"
- 3** Tree Pit
- 4** Pioneer Square Paving
- 5** Seat Wall
-  Light fixture
-  Tree pit
-  Embedded Rail
-  Paver color 1
-  Paver color 2
-  Brick Paver



Waterfront Seattle – Railroad Way



Occidental Ave. S. Street Concept Detail



- Waterfront Seattle, and Pioneer Square design cues.



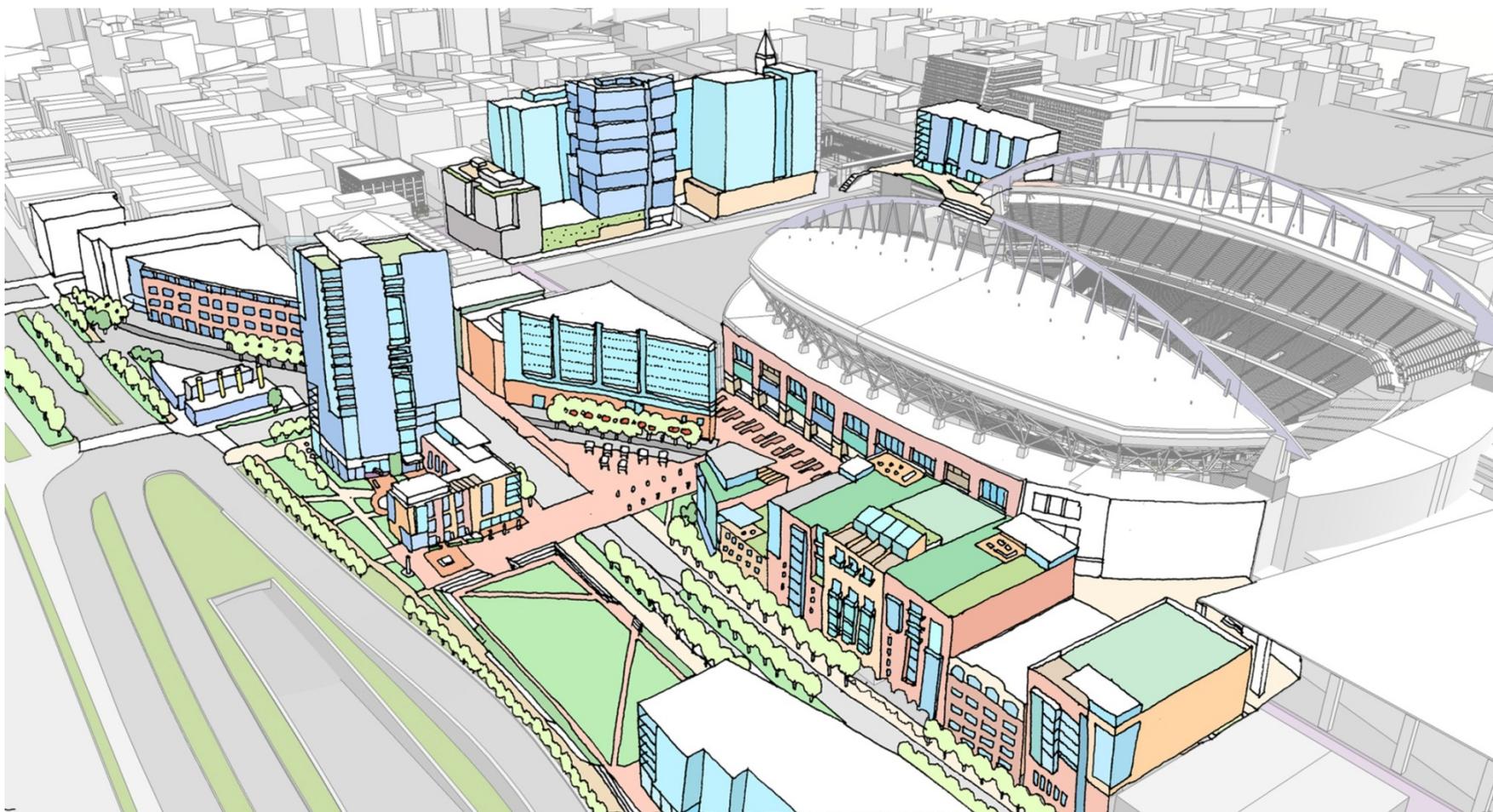
Occidental Promenade [event day]

Occidental Ave. near the stadiums could be improved as a promenade that would provide places to eat, sit, gather and observe during events or non-event times. The design could enhance connections to the new Seattle waterfront, Pioneer Square and the Chinatown/International District.



Occidental Promenade [non-event day]





Thank You.

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