

247580

[7216]

PROPOSED WATERFRONT STADIUM CENTRAL SEATTLE AREA

MAR 4 1963

Parks & Public Grounds

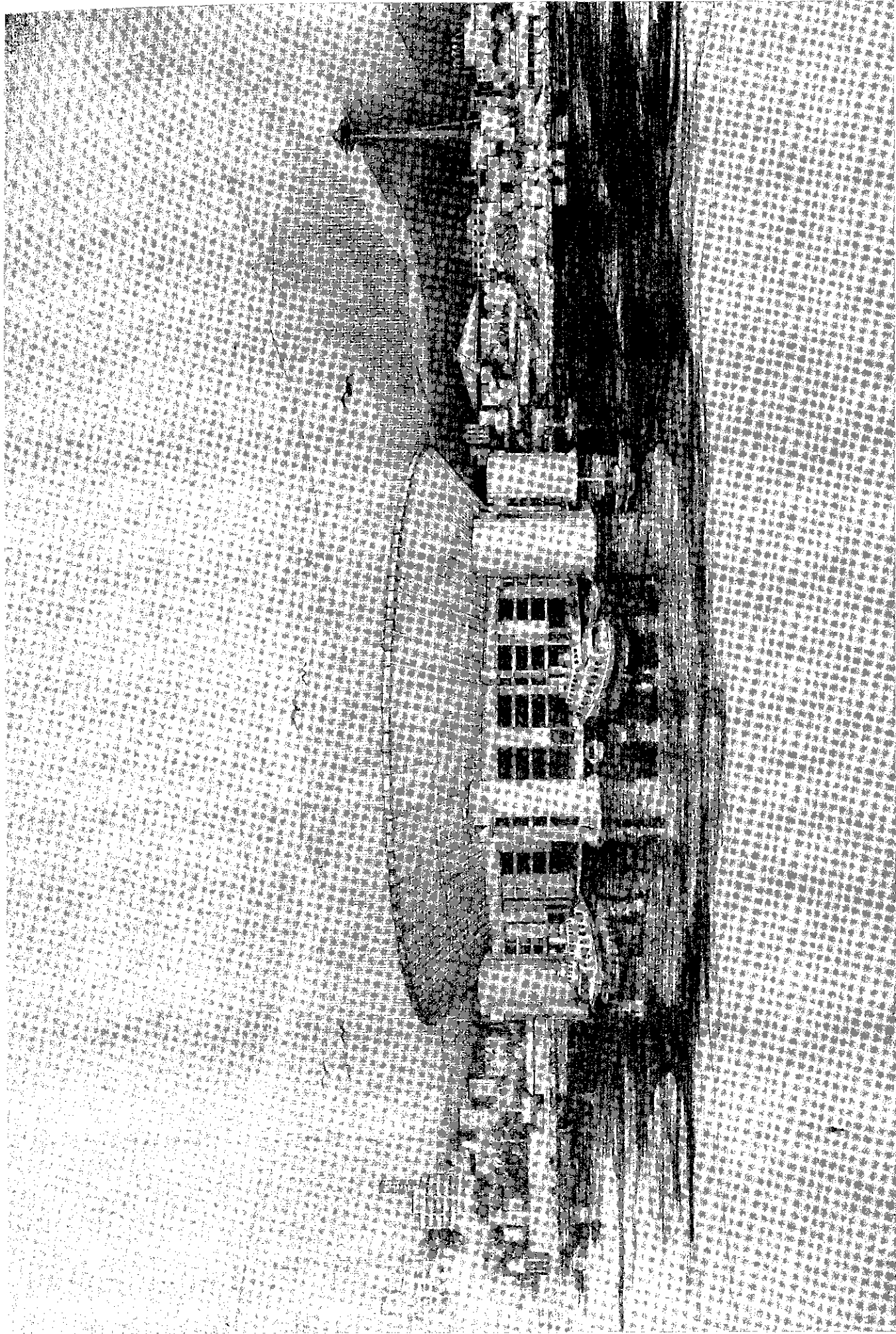
3/4/63 -

Plan - Comm - Engr - Park -

AUG 5 1963 *On File*

PRESENTED BY:

DONALD N. McDONALD & ASSOCIATES - ARCHITECTS
CHENEY CONSTRUCTION COMPANY
HOWARD S. WRIGHT CONSTRUCTION COMPANY
McLAUGHLIN INC. - GENERAL CONTRACTORS

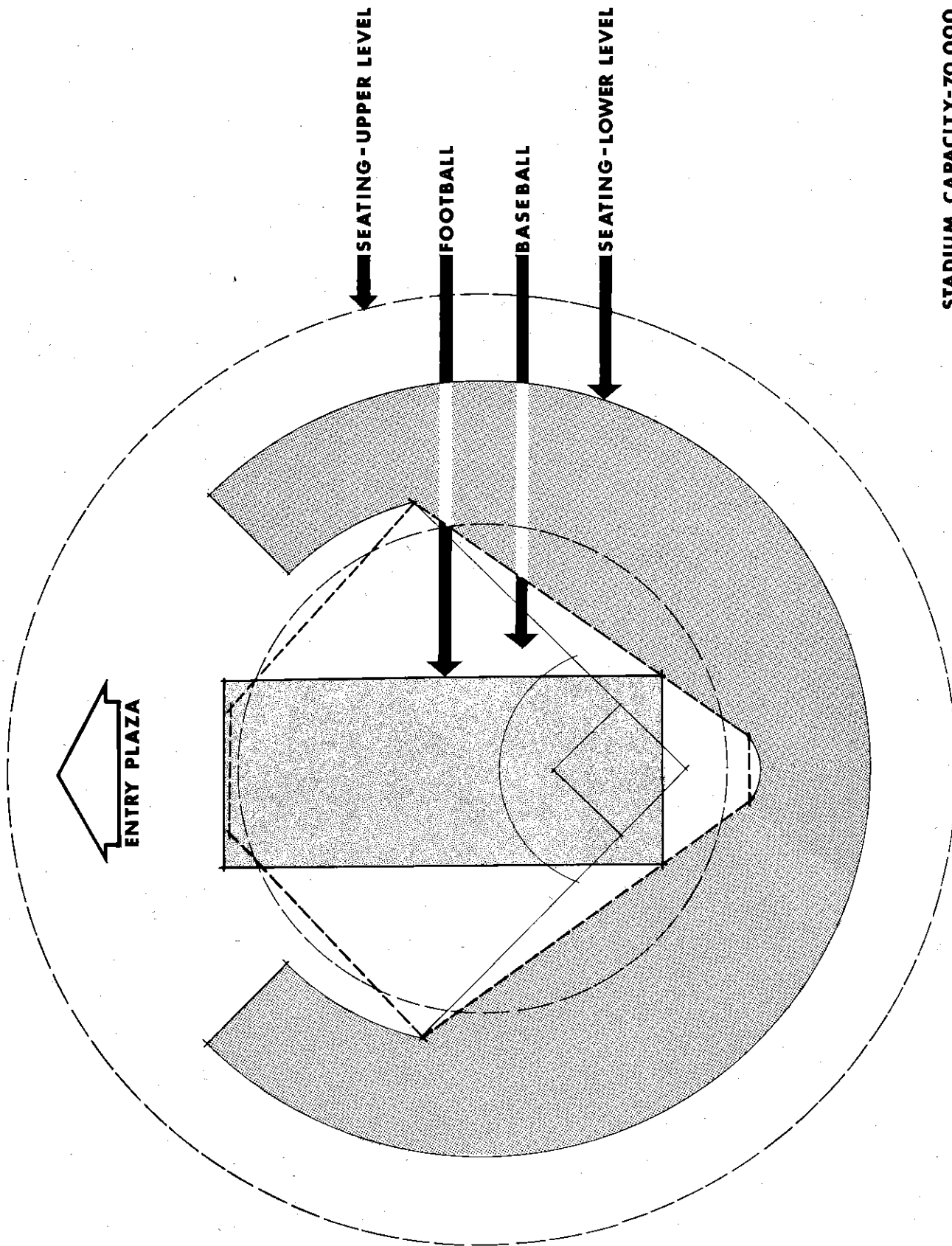


PROPOSED WATERFRONT STADIUM

CENTRAL SEATTLE AREA

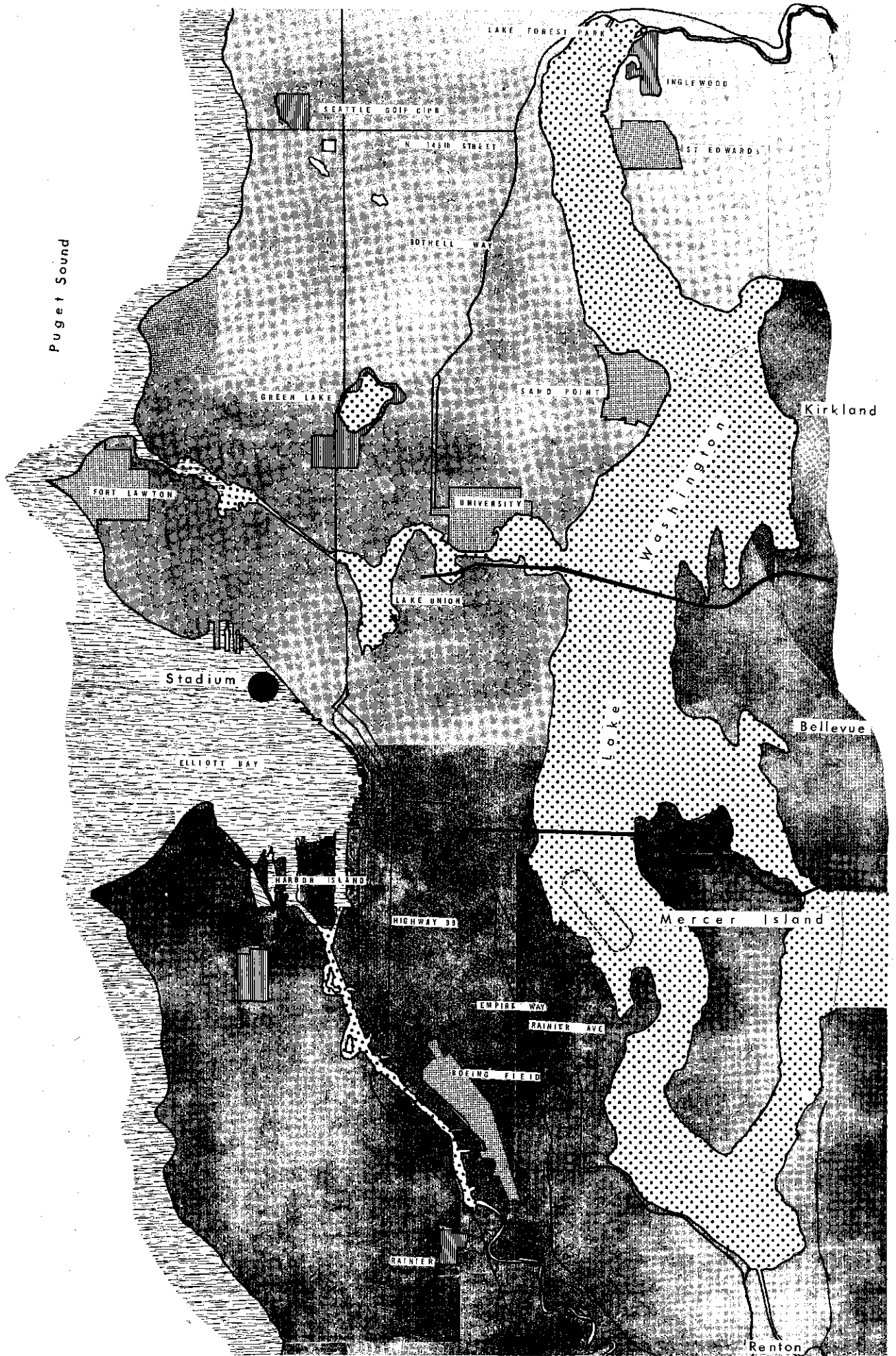
STADIUM

AREA

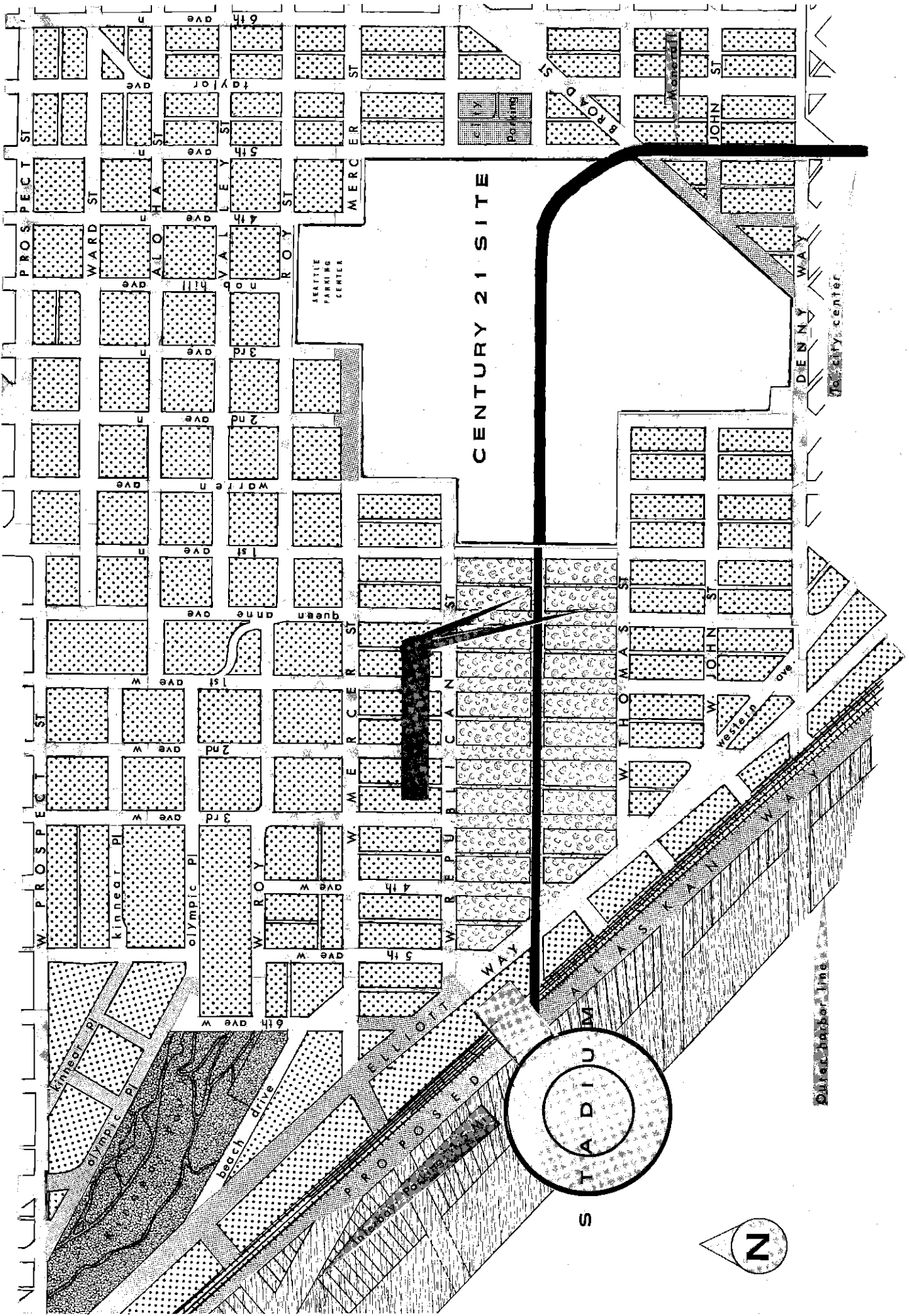


STADIUM CAPACITY-70,000

CENTRAL AREA MAP



VICINITY MAP AND STADIUM SITE



Cheney construction company and associates

International Constructors

TELEPHONE: AREA 206 • MA 4-7955
CABLE: CHECON



208 CENTRAL BUILDING
SEATTLE 4, WASH.

February 26, 1963

Chamber of Commerce
215 Columbia
Seattle 4, Washington

SUBJECT: Proposed Waterfront Stadium
Central Seattle Area

Gentlemen:

This brochure is being submitted to the Chamber at this time for the purpose of stimulating additional civic interest in the Seattle Waterfront Stadium project. Our group is comprised of Donald N. McDonald and Associates, Architects, who originally conceived the basic idea of a waterfront stadium, and Cheney Construction Company, Howard S. Wright Construction Company and McLaughlin, Inc., General Contractors.

As will be noted from the enclosures, this proposal has been submitted to the Central Association for its consideration, under letter of February 4, 1963. It is our understanding that the Association is willing to work with the Chamber and others who are similarly interested.

We feel that a facility of this nature should be located in the Seattle Central Area to insure its fullest utilization and financial success, rather than in the Kent Valley Area as presently being proposed by another group.

It is entirely coincidental that this proposal is timely as well as complimentary to the master plan for development of Central Seattle as presented recently by the Central Association.

Enclosures made a part of the brochure and submitted herewith are as follows:

1. Architects Rendering - Preliminary
2. Stadium Plan
3. Letter to Chamber of Commerce
4. Letter to Central Association
5. Vicinity Map
6. General Area Map
7. Letters:
 - a. Naval Architect - Mr. Larry R. Glostén of Glostén & Associates regarding feasibility of floating concept.
 - b. Wm. G. Teufel, Landscape Architect.
 - c. Hammond, Collier and Isaac, Civil Engineers.

Cheney construction company and associates

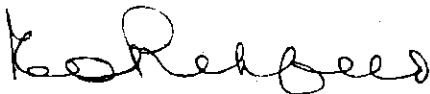
Chamber of Commerce
Seattle, Washington
February 26, 1963
Page 2

Tentative site location is now projected at the foot of Harrison Street, with the proposed extension of the Monorail running directly from the World's Fair site to the stadium, a distance of approximately three-fourths mile. One of the parking areas is that outlined in the recent Ten-Year development plan mentioned above and shown on the vicinity map. Otherwise, it is felt that the points made in the February 4 letter to the Central Association still hold, subject to refinement of course.

It is the general consensus of those with whom the project has been discussed, including some Central Association members, businessmen, interested sports figures and others that the project, old in discussion, new in this concept, has all of the essentials for success in the best World's Fair tradition, provided all interested groups can be brought together in a joint effort.

Very truly yours,

CHENEY CONSTRUCTION COMPANY AND ASSOCIATES



E. O. Rehfeld
Secretary-Treasurer

Cheney Construction Company

EOR:mp

Cheney construction company and associates

International Constructors

TELEPHONE: AREA 206 • MA 4-7955
CABLE: CHECON



208 CENTRAL BUILDING
SEATTLE 4, WASH.

February 4, 1963

Central Association of Seattle
Suite 222
Olympic Hotel
Seattle 1, Washington

SUBJECT: Proposed Waterfront Stadium
Central Seattle Area

Gentlemen:

The concept of a Municipal Stadium as set forth in this submission is one which we believe will fulfill all basic and essential requirements that have been heretofore established by all interested groups for a facility of this nature.

Early planning envisions a multi-purpose stadium to accommodate perhaps 75,000 persons, featuring a retractable roof and with such appurtenant facilities as deemed by your group to be desirable and necessary. It could be built over water along any of the area located between West Harrison Street and the Great Northern Pier, at the foot of West Galer Street, and could be floated or built on permanent footings and foundations if water depth in this area would permit. A full floating structure appears to be feasible and not necessarily too costly, final determination to be made, of course, after proper engineering and cost studies are made.

In locating the area on a platted map it can readily be seen that the following major points would be well covered:

1. TRANSPORTATION FACILITIES: With the City's current plan to construct a peripheral scenic view drive, part of which will pass directly in front of the proposed area, together with the ease of access and egress already made possible via Alaskan Way Viaduct, Elliott Avenue, connections to Freeway approaches, etc., it is felt that only the addition of a section of monorail or relocation of the existing facility would be required to completely solve problems of traffic flow and congestion.

2. PARKING FACILITIES: Should be adequate, considering the Interbay Lot constructed for World Fair use, City-owned parking facility at Fair site, Transit System Parking Area adjacent to Fair site, parking along Alaskan Way and

Cheney construction company and associates

Central Association of Seattle
Seattle 1, Washington
February 4, 1963
Page 2

under Viaduct and other parking lots used during the Fair, and of course, such additional parking as required which could be constructed as a part of this facility.

3. COST: Obviously since this idea was conceived only a few days ago, time has not permitted adequate cost studies. However, it is felt generally that the facility could be provided somewhere in the range of a \$15, 000, 000 budget.

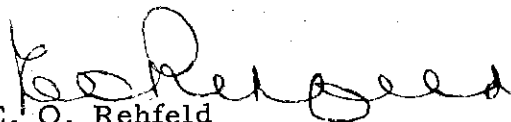
4. FINANCING: From having followed to some degree the various statements appearing in the press and elsewhere, it appears to us that once feasibility has been established, financing would present no problem. This group would be available to work on all phases of the project from inception to completion, including assistance where possible to help secure outside financing. With the excellent performance turned in on World Fair management and financial success, perhaps this is no problem at all.

Cheney Construction Company and Associates, for this undertaking, is comprised of: Cheney Construction Company, Howard S. Wright Construction Company, and McLaughlin, Incorporated, Contractors and Engineers, and Donald N. McDonald and Associates, Architects. The group can bond and provide working capital for a volume of work in excess of \$100, 000, 000, and will have representatives available who can meet with your organization at any time to discuss the matter further.

We have attached a statement of Summary and Conclusions covering some of the salient points of the program as they appear to us.

Very truly yours,

CHENEY CONSTRUCTION COMPANY AND ASSOCIATES


E. O. Rehfeld
Secretary-Treasurer
Cheney Construction Company

EOR:mp

Incls. (1)

SUMMARY AND CONCLUSIONS

1. This proposal is being submitted because the Greater Seattle Area as proven by past proposals, has the need and desire for such a stadium. Because of the lack of land available near the population center this has not been possible. The site we propose has been platted since 1889, with no apparent improvements; our proposal certainly affords improvements beneficial to the citizen, city, and local businessman. This stadium, along with the present Century 21 facilities, will afford the world's foremost civic and athletic complex.
2. Site location works into Downtown Metropolitan Perimeter Road Project.
3. Proposed site is population center of Puget Sound Area.
4. In order to have the possibility of professional football and baseball, a stadium of this size and location is necessary.
5. The acceptance of this proposal would afford an extension of the international publicity first caused by Century 21.
6. For an increased interest in "Sea Fair" events, the possibilities offered by an open-end, covered stadium of this type will greatly enhance the programming of water events.
7.
 - a. Increased restaurant, motel, hotel and banking business.
 - b. Increased public transit (Seattle).
 - c. Increased state ferry traffic.
 - d. Increased railroad traffic.
8. Transportation:
 - a. City transit.
 - b. Ferry service.
 - c. Pleasure craft.
 - d. Sea plane.
 - e. Railroads.
 - f. Extension of monorail.
 - g. Pedestrian.
9. Parking:
 - a. Interbay.
 - b. Civic Garage - Century 21.
 - c. Adjacent Century 21 Area parking.
 - d. Under Alaska Way Viaduct.
 - e. Downtown parking lots and garages.
10. Ownership of land on which proposed project is located is by Great Northern Railroad.

L. R. GLOSTEN & ASSOCIATES

NAVAL ARCHITECTS - MARINE ENGINEERS

71 COLUMBIA STREET SEATTLE 4, WASHINGTON

MAIn 4-7850

February 25, 1963

Donald N. McDonald & Associates
Central Building
Seattle 4, Washington

Gentlemen:

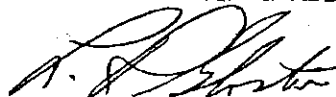
This letter is in confirmation of discussions we have had over the past several weeks with regard to the naval architectural feasibility of the floating multi-purpose stadium proposed for Seattle. Such a structure offers many attractive features and as we have told you, provided careful attention is given to the particular problems inherent in the design of any large marine structure, it is our opinion that a very successful result can be achieved.

While our consideration of the project up to this point has been of a very preliminary nature, we would venture the following thoughts with regard to the buoyant support to be provided. We believe that the actual stadium structure including the level of the playing field should be supported above the surface of the water on a system of concrete pontoons. This buoyant support should be spread over as large an area under the stadium as possible in order to provide the maximum degree of stability, not because stability is a problem so far as safety is concerned but in the interests of maintaining the playing surface level with the minimum use of variable ballast water. As the connection between the buoyant pontoons and the stadium structure should be of a flexible nature so as to permit the pontoons to respond independently to minor wave action, it would probably be desirable to surround the entire stadium area with a floating wave dampening breakwater which could undoubtedly be worked into the overall design in a very attractive manner.

The proposed project has captured our imagination. We are looking forward to further discussion of the details of the concept and eventual participation in the engineering design. We might invite your attention to the fact that the writer has been engaged as a responsible principal in the private practice of naval architecture in Seattle for the past nine years. Several of the projects in which he has been engaged involved similar problems to those which would be encountered in the design of the proposed structure. In particular, he has designed several very large barges of a highly specialized nature and during the past two years was responsible for the final design and supervision of construction of the FLIP ship for Scripps Institution of Oceanography, a vessel widely discussed in the national press because of its unusual features.

Yours very truly,

L. R. GLOSTEN & ASSOCIATES



L. R. Glosen

WILLIAM G. TEUFEL

landscape architect

761 Bellevue Avenue East Telephone East 4-7800 Seattle 2, Washington

February 26, 1963

Donald N. McDonald & Associates,
Architects
605 Central Building
Seattle 4, Washington


Gentlemen:

The proposed floating stadium's location from a total city planning standpoint, is ideal.

The need and basic form will add greatly to Seattle's already established reputation as a center of recreation. The stadium will be related to the State Coliseum in a formal design manner. The scale and axial arrangement of this type of planning reflects contemporary urban planning in a dignified way.

The Century 21 complex should relate to our internationally famous waterfront and this is an orderly solution to this end.

Very truly yours,



William G. Teufel
Landscape Architect

WGT:mp

HAMMOND, COLLIER AND ISAAC

CONSULTING ENGINEERS

4010 STONE WAY
SEATTLE 3, WASHINGTON

GEORGE R. HAMMOND
WILLIAM P. COLLIER
PAUL H. ISAAC

TELEPHONE: ME 2-2664

February 23, 1963

Donald N. McDonald & Associates
810 Third Avenue
Seattle 4, Washington

Attention: Allen McDonald

Re: Proposed Floating Stadium

Gentlemen:

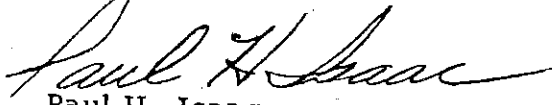
This is to confirm the verbal statements made by us in several recent discussions concerning your concept of constructing a major sports stadium in the heart of Seattle by floating the entire structure just off-shore in Elliott Bay. Assuming that the necessary location and permits may be obtained the proposed construction has numerous advantages. The principal one would appear to be the lack of a need for provision of large parking areas, since the stadium could presumably be built in the vicinity of the many parking areas constructed for the recent World's Fair.

You have previously been assured by a naval architect that there will be no problems in flotation and anchorage of a structure of this size and shape; we in turn assure you that it is completely feasible to provide all of the various utilities necessary for proper operation.

We would be glad to join you as part of the design team to prepare plans for the proposed structure.

Sincerely yours,

HAMMOND, COLLIER & ISAAC


Paul H. Isaac

PHI:is

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported

and Adopted

AUG 5 1963

Your Committee on Parks and Public Grounds
to which was referred File No. 247580, being proposed Waterfront Stadium in the
Central Seattle area,

RECOMMENDS THAT THE SAME BE PLACED ON FILE.

..... Chairman

M. Edwards

..... Chairman

..... Committee

..... Committee

DONALD N. McDONALD & ASSOCIATES
ARCHITECTS and ENGINEERS

810 THIRD AVENUE SEATTLE 4, WASHINGTON Tele. MAin 3-6892

DONALD N. McDONALD
ALLEN R. McDONALD

March 1, 1963

Seattle City Council
Seattle Municipal Building
Seattle, Washington

Dear Sirs:

Enclosed please find a brochure introducing our
Proposed Waterfront Stadium for your consideration.

Very truly yours,

DONALD N. McDONALD ASSOCIATES

Allen R. McDonald
Allen R. McDonald - Architect

ARMcD/pb

Enc: 1

SEATTLE CITY COUNCIL
MAR 4 12 08 PM '63

F.C.M.

July 30, 1963

Donald N. McDonald & Associates
Architects
605 Central Building
Seattle, Washington 98104

Gentlemen:

The Parks and Public Grounds Committee of the City Council had before it at its meeting today File No. 247580, waterfront stadium proposal presented by Donald N. McDonald & Associates, Cheney Construction Company, Howard S. Wright Construction Company, and McLaughlin, Inc.

The file had been referred to the appropriate city departments for study and report.

After considering the findings of the City Engineer, Board of Park Commissioners, and City Planning Commission, the Committee recommended that copies of their reports be forwarded to the petitioners.

Very truly yours,

W. C. Heib, Jr.
Legislative Assistant

WGH:hj

Encl.

cc: Cheney Construction Company
Howard S. Wright Construction Company
McLaughlin, Inc.

To Public Works Comm.
2022 of 10/28/63



CITY OF SEATTLE
DEPARTMENT OF ENGINEERING
ROY W. MORSE, CITY ENGINEER
MEMBER, BOARD OF PUBLIC WORKS

Gordon S. Clinton, Mayor

July 22, 1963

F. No. 247580, Proposed Waterfront Stadium
in Central Seattle Area

Parks and Public Grounds Committee
City Council
City of Seattle

Gentlemen:

As requested in your letter of March 5, we have reviewed from a traffic standpoint the proposal for a Waterfront Stadium east of Alaskan Way W. at the foot of W. Thomas Street.

We concur with those phases of the Planning Commission's report on this location which concern traffic matters. On the basis of the World's Fair experience we estimate that for the 75,000-seat stadium mentioned in the proposal over 7100 cars would require parking space for a capacity event. To park these cars would require over forty acres of land, and the cost of land in the proposed area is such that it would be difficult to amortize the investment on the basis of the parking alone. Walking distances involved would be unattractive. From a traffic movement standpoint the location offers relatively few routes for traffic. To unload the 7100 cars on the existing street system would severely overload the system and result in extreme congestion. Direct connections to the proposed Freeway and Alaskan Way W. would provide relief, but the percentage of the 7100 vehicles wishing to use the facilities could not be accommodated capacity-wise.

In view of the above we concur in the Planning Commission's recommendation that a site having the necessary acreage to handle the traffic involved be studied.

Very truly yours,

ROY W. MORSE
City Engineer

By *H. R. Mc Morris*
H. R. MC MORRIS
Prin. Asst. City Engineer

EEL:ms

*7-30-63
file & notify*

Also [unclear], [unclear]

March 5, 1963

Mr. Roy W. Morse
City Engineer
City of Seattle

Dear Mr. Morse:

Attached is File No. 247580, proposed waterfront stadium in the Central Seattle area, presented by Donald N. McDonald & Associates, et al.

Will you please return the file, together with your report and recommendation in duplicate.

Very truly yours,

PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan H. Edwards, Chairman

h
Att.

We are not forwarding file as we understand your office has a copy.

MAY 21 2 42 PM '63

CITY OF SEATTLE
PLANNING COMMISSION

HAROLD S. SHEFELMAN, CHAIRMAN • BAGLEY WRIGHT, VICE-CHAIRMAN • MERLIN C. BROWN • GILBERT H. MANDEVILLE
PETER C. BEST • JOHN L. LOCKE • STEPHEN H. RICHARDSON • MRS. FREDERICK LEMERE, BOARD OF PARK COMMISSIONERS
KENNETH MEYERS, TRANSIT COMMISSION • FRED B. MCGOY, SUPERINTENDENT OF BUILDINGS
ROY W. MORSE, CITY ENGINEER • JOHN D. SPAETH, DIRECTOR OF PLANNING

Room 401 Seattle Municipal Building • Seattle 4, Washington • Telephone JUniper 3-2720

May 20, 1963

Parks and Public Grounds Committee
City Council

Honorable Members:

Under date of March 5, 1963, your committee referred, requesting Commission recommendation, the Waterfront Stadium proposal of Donald N. McDonald & Associates, Cheney Construction Company, Howard S. Wright Construction Company and McLaughlin, Inc. (Comptroller's File No. 247580)

We have reviewed carefully the report concerning this proposal and have discussed its planning implications with Mr. Allen, Mr. Howard Wright and Mr. Barney Ove, representing the promoting firms.

It is our judgment that there is insufficient information available regarding the proposed stadium upon which to base a recommendation.

As we indicated on the occasion of our meeting with representatives of the promoting firms, we will be happy to cooperate in every way possible in supplying data which might be helpful to them.

Sincerely yours,



Harold S. Shefelman
Chairman

ARR:rmk

Alan Park, Engr

March 5, 1963

City Planning Commission
City of Seattle

Gentlemen:

Attached is File No. 247580, proposed waterfront stadium in the Central Seattle area, presented by Donald N. McDonald & Associates, et al.

Will you please return the file, together with your report and recommendation in duplicate.

Very truly yours,

PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan H. Edwards, Chairman

hJ
Att.

CITY OF SEATTLE

DEPARTMENT OF PARKS

100 DEXTER AVENUE NORTH SEATTLE 9, WASHINGTON JU 3-2000

GORDON S. CLINTON, MAYOR
EDWARD J. JOHNSON, SUPERINTENDENT

BOARD OF PARK COMMISSIONERS
WALDO J. DAHL, PRESIDENT
MRS. FREDERICK LEMERE, FIRST VICE-PRES.
ROBERT J. BLOCK, SECOND VICE-PRES.
MRS. JOHN P. McDERMOTT
J. VERNON WILLIAMS

March 19, 1963

Mrs. Harlan H. Edwards, Chairman
Parks and Public Grounds Committee
City Council
City of Seattle

Dear Mrs. Edwards:

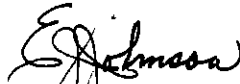
Returned herewith is File No. 247580, proposed waterfront stadium in the Central Seattle area, reviewed by the Board of Park Commissioners at its meeting March 14, 1963.

The proposal was of interest to the Board, since it represents, if successfully implemented, establishment of additional recreational facilities for the Seattle area.

The only portion of the proposal which might concern the jurisdiction of the Park Board would be use of the Interbay site for parking. The overall ultimate development of this site is scheduled for athletic facilities, and the Park Board can make no commitment as to its availability at this time.

Yours very truly,

BOARD OF PARK COMMISSIONERS



By Edward J. Johnson
Superintendent of Parks

:j
Att.
cc: Mr. Sandusky, Park Engineer

March 5, 1963

Board of Park Commissioners
City of Seattle

Dear Board Members:

Attached is File No. 247580, proposed waterfront stadium in the Central Seattle area, presented by Donald N. McDonald & Associates, et al.

Will you please return the file, together with your report and recommendation in duplicate.

Very truly yours,

PARKS AND PUBLIC GROUNDS COMMITTEE

Mrs. Harlan H. Edwards, Chairman

hj
Att.

A look toward the 21st Century was given to the nation and the world by the City of Seattle and the State of Washington in the glittering 1962 World's Fair.

The Seattle World's Fair was the product of bold imaginative thinking
the idea within these pages fits that mold . . .
bold, imaginative, forward looking!

This is a N E W proposal for an all-sports stadium within walking distance of the heart of Seattle.

Study this new proposal for an all-sports stadium that is truly different!