

SEATTLE ARENA

MARCH 12, 2013
STREET VACATION PETITION

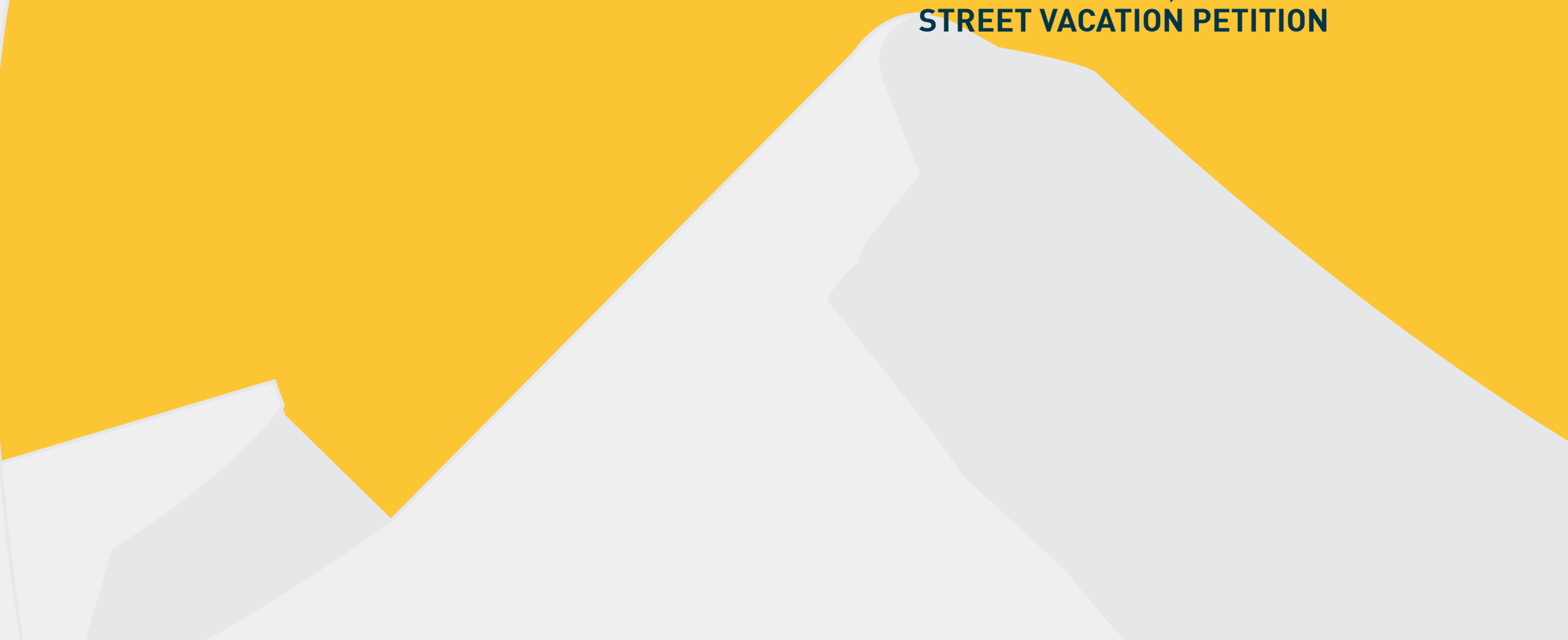
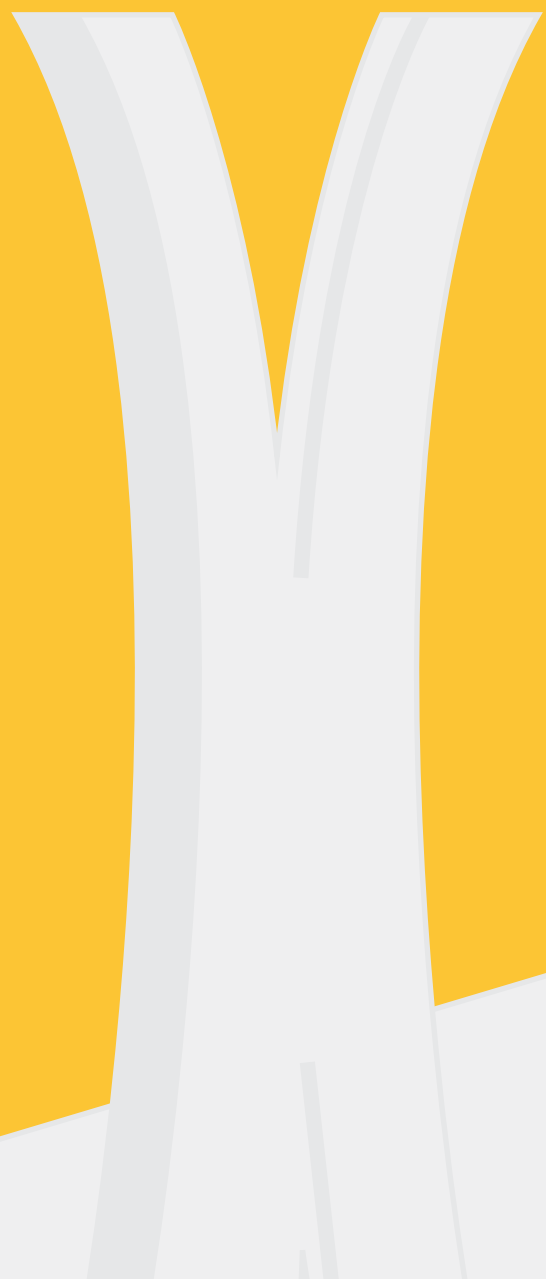


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SEATTLE ARENA

MARCH 12, 2013

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A CHECK FOR \$450.00 FOR THE FILING FEES, MADE TO THE
CITY OF SEATTLE DEPARTMENT OF FINANCE, HAS BEEN
INCLUDED WITH THIS PETITION.



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COMMUNITY GROUP/NEIGHBOR:

CONTACTS MET WITH

SEATTLE MARINERS:

CHUCK ARMSTRONG

VARIOUS SMALL BUSINESSES IN SODO:

-

STADIUM DISTRICT STAKEHOLDERS GROUP:

PUBLIC STADIUM AUTHORITY AND ASSOCIATED STAKEHOLDERS IN STADIUM OVERLAY DISTRICT

THE PROJECT HAS ALSO BEEN SUBJECT TO FOUR EARLY DESIGN GUIDANCE MEETINGS, AT WHICH MEMBERS OF THE PUBLIC SUBMITTED PUBLIC COMMENT. THE PROJECT WILL BE SUBJECT TO DESIGN COMMISSION MEETINGS, ALSO PUBLIC MEETINGS, TO REVIEW THE ALLEY VACATION PETITION, AND THE PROJECT WILL BE FURTHER SUBJECT TO AT LEAST ONE MORE DESIGN REVIEW BOARD RECOMMENDATION MEETING. BOTH DESIGN COMMISSION MEETINGS AND DESIGN REVIEW BOARD MEETINGS INCLUDE PUBLIC COMMENT OPPORTUNITIES.

WE REFERENCE THE MOST RECENT EARLY DESIGN GUIDANCE PACKET PRESENTED TO THE DOWNTOWN DESIGN REVIEW BOARD ON MARCH 5, 2013. THIS PACKET MAY BE FOUND AT:

[HTTP://WWW.SEATTLE.GOV/DPD/APPDOCS/GROUPMEETINGS/DRPROPOSAL3014195AGENDAID4269.PDF](http://www.seattle.gov/dpd/appdocs/groupmeetings/drproposal3014195agenda4269.pdf)



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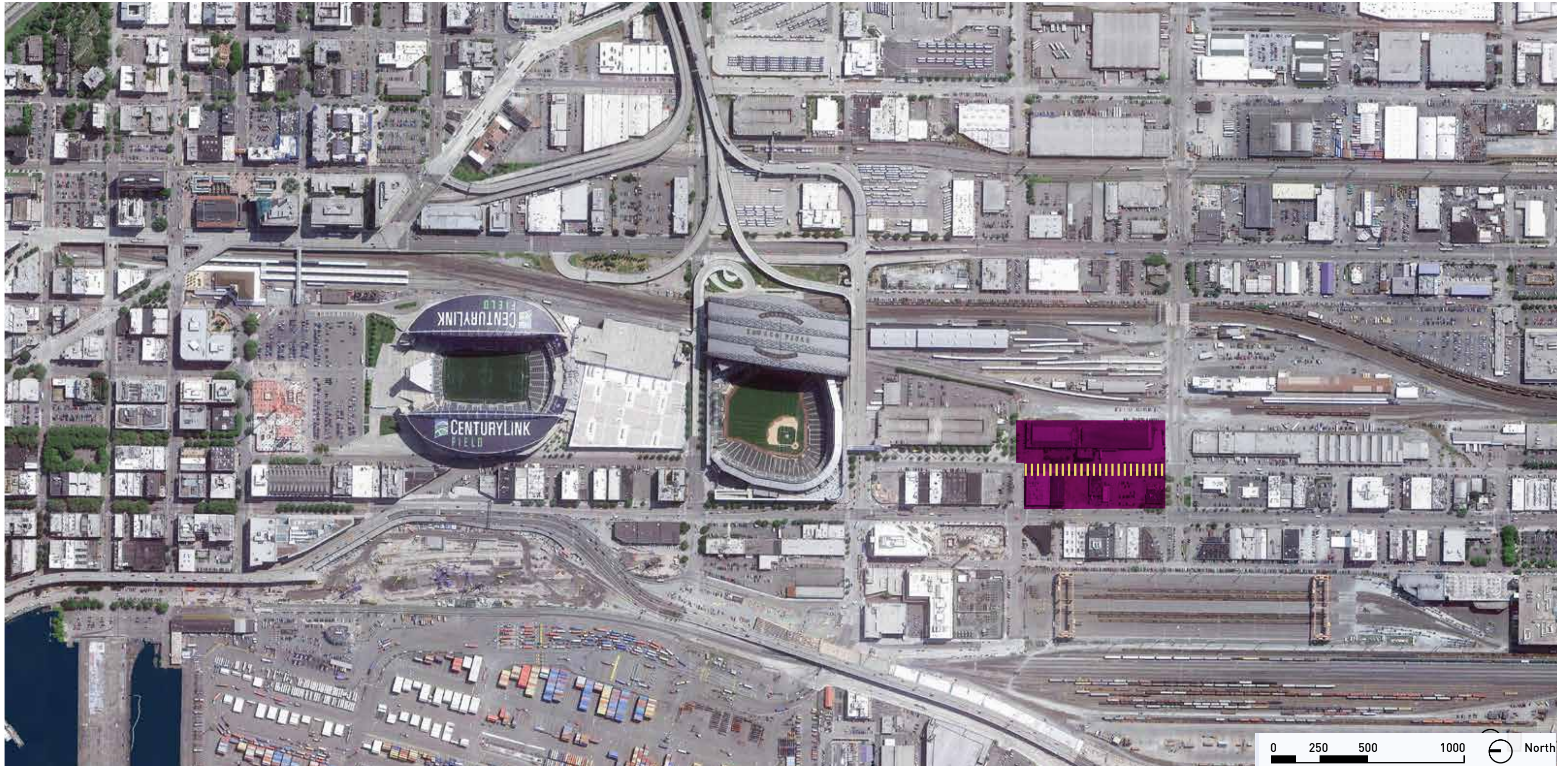
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THE PROJECT'S ADDRESS IS 1700 1ST AVENUE SOUTH, SEATTLE, WASHINGTON. IT IS WITHIN THE BLOCK BOUNDED BY SOUTH HOLGATE STREET TO THE SOUTH, TRAIN TRACKS TO THE EAST, 1ST AVENUE SOUTH TO THE WEST, AND SOUTH MASSACHUSETTS STREET TO THE NORTH. THE PROJECT IS LOCATED IN THE INDUSTRIAL COMMERCIAL-85 ZONE, AND IS LOCATED IN THE STADIUM AREA OVERLAY AND THE GREATER DUWAMISH MANUFACTURING INDUSTRIAL CENTER OVERLAY. THE SITE IS WITHIN THE DOWNTOWN DESIGN REVIEW BOARD'S BOUNDARIES.

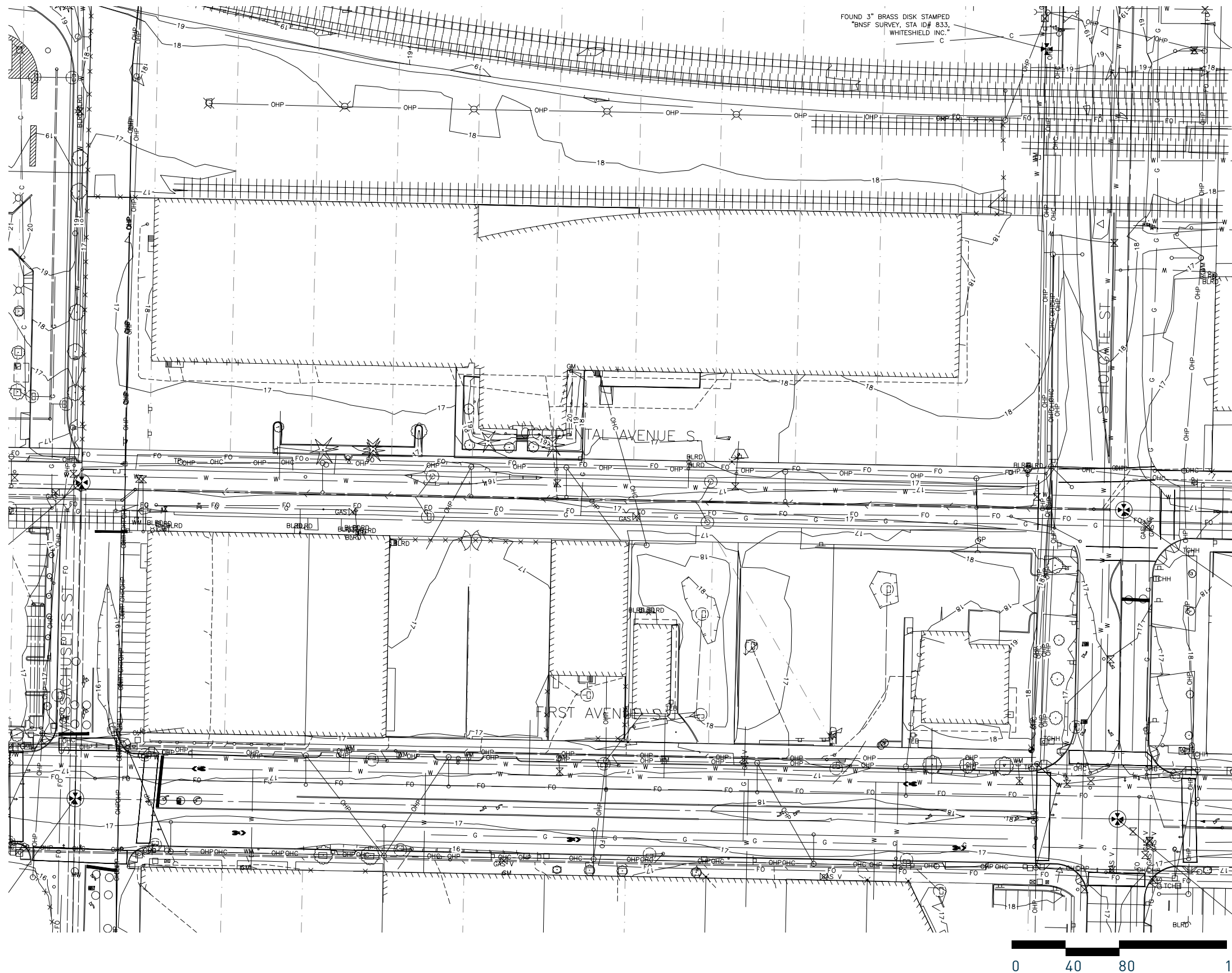


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THE SIGNATURES TO THE PETITION ARE ATTACHED TO THIS PETITION.
(FOR PARCEL INFORMATION, SEE FOLLOWING PAGE)



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LEGAL DESCRIPTION

THE WEST 187.5 FEET OF LOTS 1 THROUGH 11, BLOCK 319, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON;

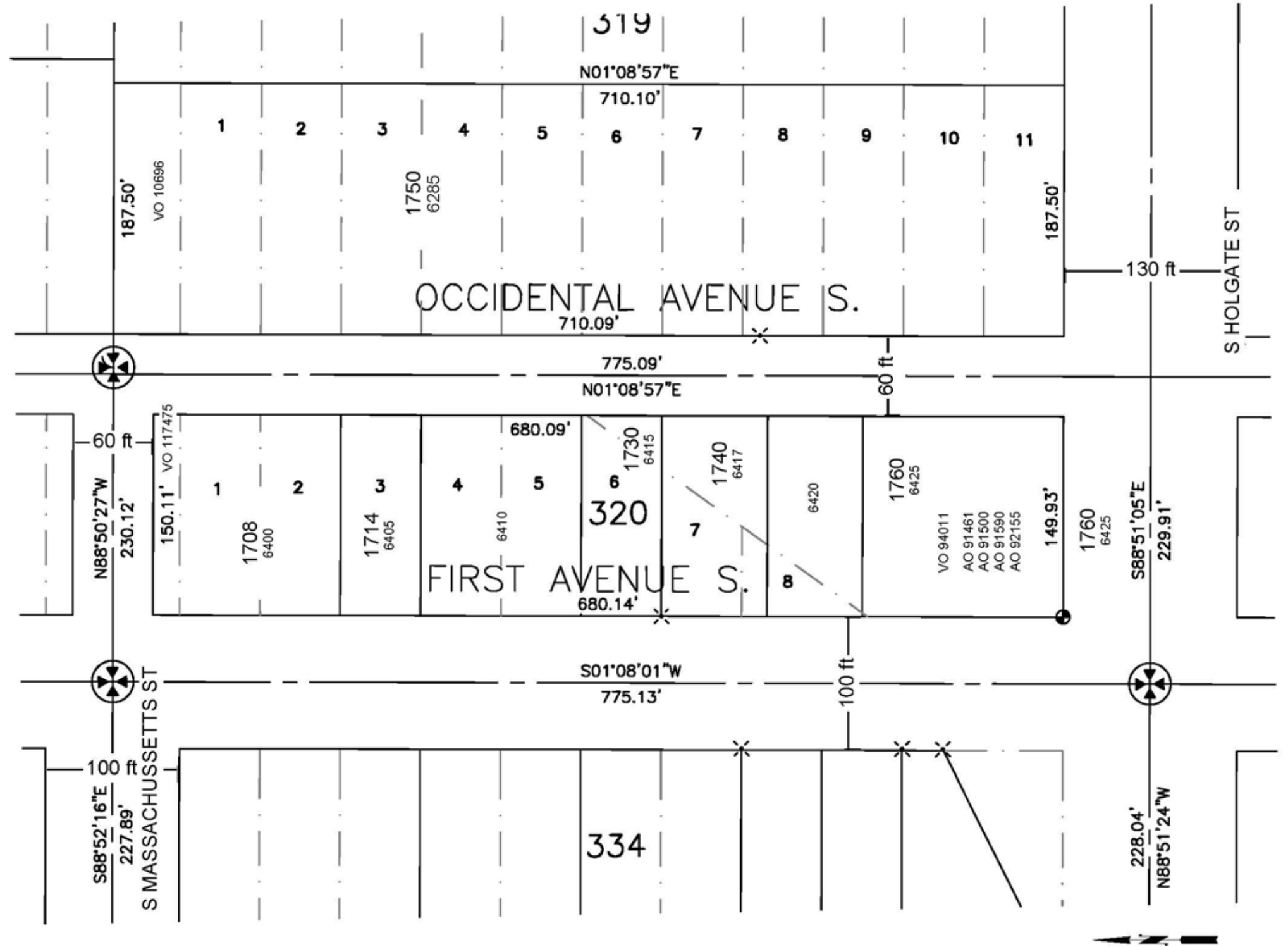
TOGETHER WITH THE SOUTH HALF OF VACATED MASSACHUSETTS STREET ADJOINING THE WEST 187.5 FEET OF SAID LOT 1;

LOTS 1 THROUGH 8 INCLUSIVE, IN BLOCK 320, SEATTLE TIDELANDS, IN KING COUNTY, WASHINGTON, AS SHOWN ON THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON;

TOGETHER WITH THE SOUTH 20 FEET OF SOUTH MASSACHUSETTS STREET, ADJACENT, VACATED UNDER ORDINANCE NUMBER 117475, AS WOULD ATTACH BY OPERATION OF LAW;

TOGETHER WITH VACATED SOUTH HOLGATE STREET, VACATED BY THE CITY OF SEATTLE ORDINANCE NO. 94011, DESCRIBED AS FOLLOWS:

SOUTH HOLGATE STREET LYING NORTH OF THE PRODUCTION WEST OF THE SOUTH LINE OF LOT 11, BLOCK 319, SEATTLE TIDE LANDS, AND BETWEEN THE PRODUCTION SOUTH OF THE EAST AND WEST LINES OF BLOCK 320, SEATTLE TIDE LANDS.



OCCIDENTAL AVENUE SOUTH

PLEASE SEE THE ATTACHED SITE PLAN SHOWING THE ALLEY PROPOSED TO BE VACATED, AND A DEPICTION OF THE CONFIGURATION OF THE SITE FOLLOWING ALLEY VACATION.

PLEASE ALSO SEE THE ATTACHED LEGAL DESCRIPTION OF THE ALLEY PROPOSED TO BE VACATED.

THE WEST 187.5 FEET OF LOTS 1 THROUGH 11, BLOCK 319, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON;

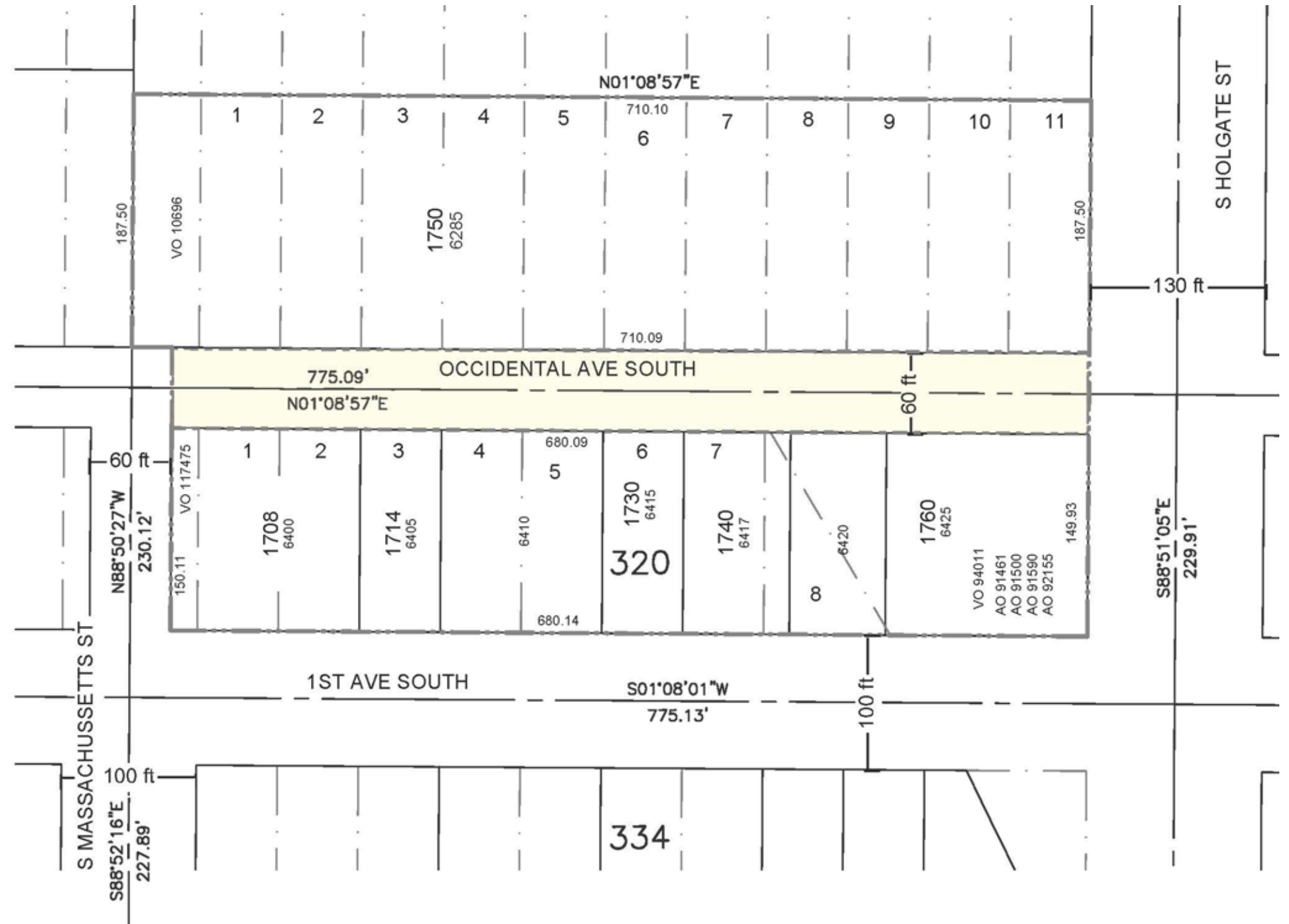
TOGETHER WITH THE SOUTH HALF OF VACATED MASSACHUSETTS STREET ADJOINING THE WEST 187.5 FEET OF SAID LOT 1;

LOTS 1 THROUGH 8 INCLUSIVE, IN BLOCK 320, SEATTLE TIDELANDS, IN KING COUNTY, WASHINGTON, AS SHOWN ON THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON;

TOGETHER WITH THE SOUTH 20 FEET OF SOUTH MASSACHUSETTS STREET, ADJACENT, VACATED UNDER ORDINANCE NUMBER 117475, AS WOULD ATTACH BY OPERATION OF LAW;

TOGETHER WITH VACATED SOUTH HOLGATE STREET, VACATED BY THE CITY OF SEATTLE ORDINANCE NO. 94011, DESCRIBED AS FOLLOWS:

SOUTH HOLGATE STREET LYING NORTH OF THE PRODUCTION WEST OF THE SOUTH LINE OF LOT 11, BLOCK 319, SEATTLE TIDE LANDS, AND BETWEEN THE PRODUCTION SOUTH OF THE EAST AND WEST LINES OF BLOCK 320, SEATTLE TIDE LANDS.



THE ARENA PROJECT SITE IS SITUATED WITHIN THE ALREADY ESTABLISHED STADIUM OVERLAY DISTRICT. BY LOCATING THE ARENA AT THE PROPOSED SITE, THE PROJECT IS REINFORCING AND MAKING STRONGER, THE INTENT OF HAVING SIGNIFICANT SPORTS VENUES IN A PLANNED, CONCENTRATED CLUSTER. IT PROVIDES EFFICIENCIES IN PARKING AND TRANSPORTATION STRATEGIES THAT SERVICE THESE VENUES.



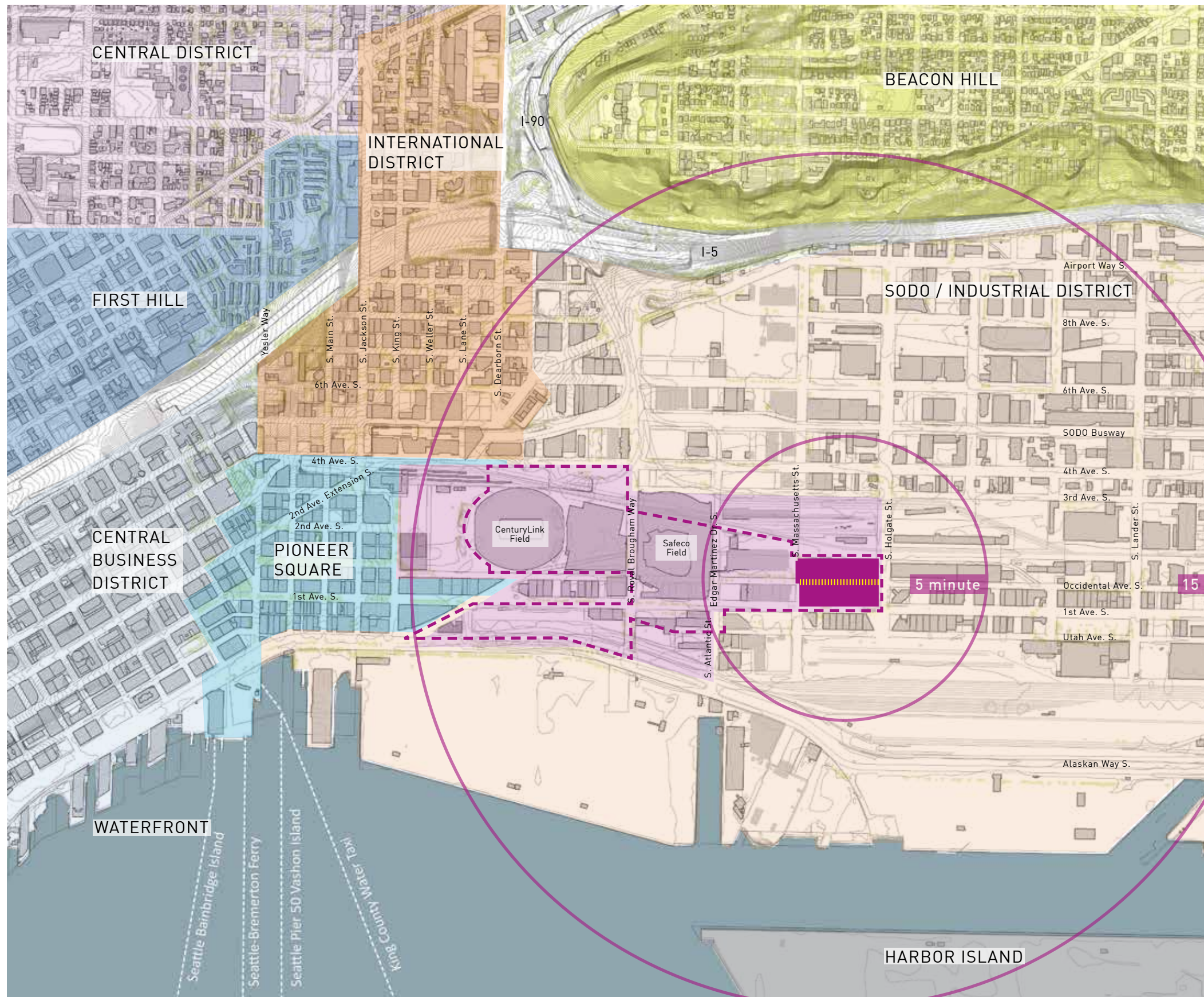
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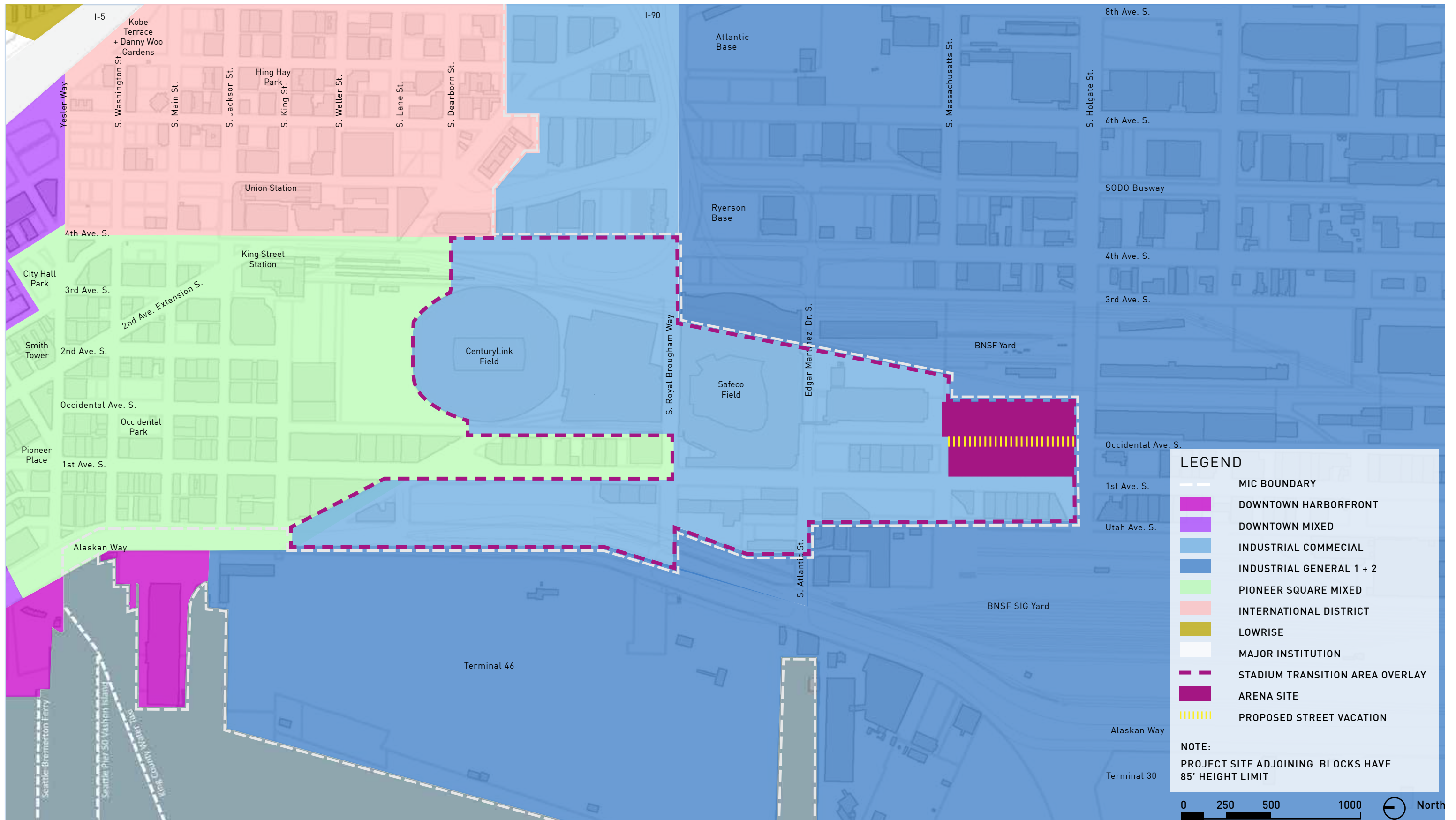


LEGEND

- PIONEER SQUARE
- CENTRAL BUSINESS DISTRICT
- INTERNATIONAL DISTRICT
- HARBOR ISLAND
- SODO/INDUSTRIAL DISTRICT
- BEACON HILL
- FIRST HILL
- CENTRAL DISTRICT
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- PROPOSED STREET VACATION

SOURCE: CITY OF SEATTLE ECONOMIC DEVELOPMENT





PROPOSAL:

THE PROJECT SITE CURRENTLY CONSISTS OF EIGHT PARCELS. ONE LARGE PARCEL IS LOCATED ON THE EAST SIDE OF THE PROJECT SITE AND SEVEN PARCELS FRONT 1ST AVENUE SOUTH ON THE WEST. THE PARCELS ARE BISECTED BY OCCIDENTAL AVENUE SOUTH.

OCCIDENTAL AVENUE SOUTH IS PROPOSED TO BE VACATED AS PART OF THE PROJECT.

THE PROJECT PROPOSES TO CONSTRUCT AN APPROXIMATELY 700,000 SF MULTIPURPOSE ARENA CONTAINING 18,000 TO 20,000 SEATS ON THE SITE.

VACATING THE STREET WILL ALLOW THE PROJECT TO COMBINE THE PARCELS NOW SEPARATED BY OCCIDENTAL AVENUE. THE VACATION ALLOWS FOR A PROJECT SITE THAT IS SUFFICIENTLY SIZED TO ACCOMMODATE A MULTIPURPOSE ARENA. MOST ARENAS ARE 370'-430' WIDE AND 680'-740' LONG BUT VARY BASE ON SITE CONDITIONS.

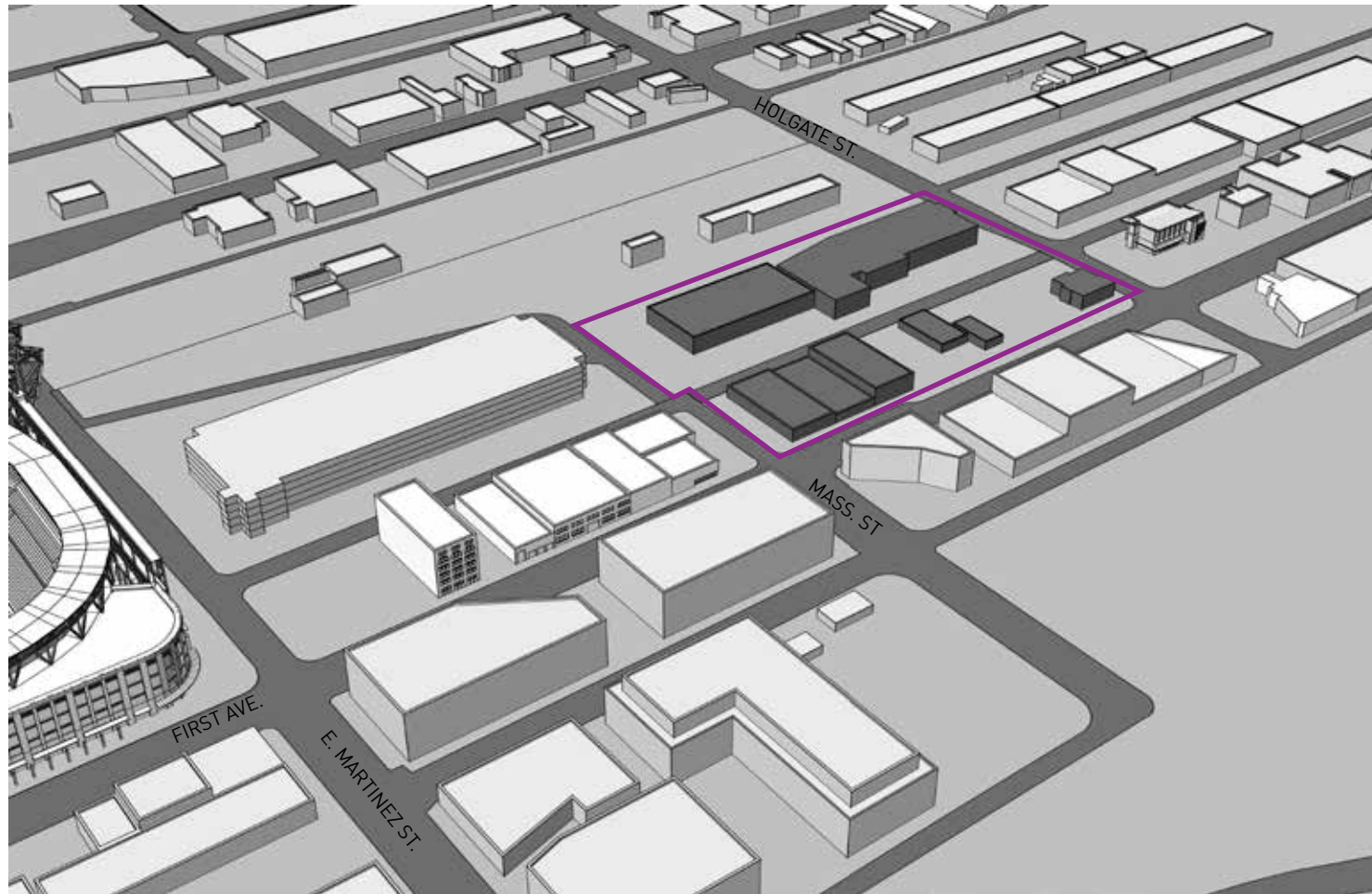
WITH THE STREET VACATION, THE DEVELOPABLE AREA OF THE PROPERTY INCREASES BY APPROXIMATELY 17.5%.

'NO VACATION' ALTERNATIVE:

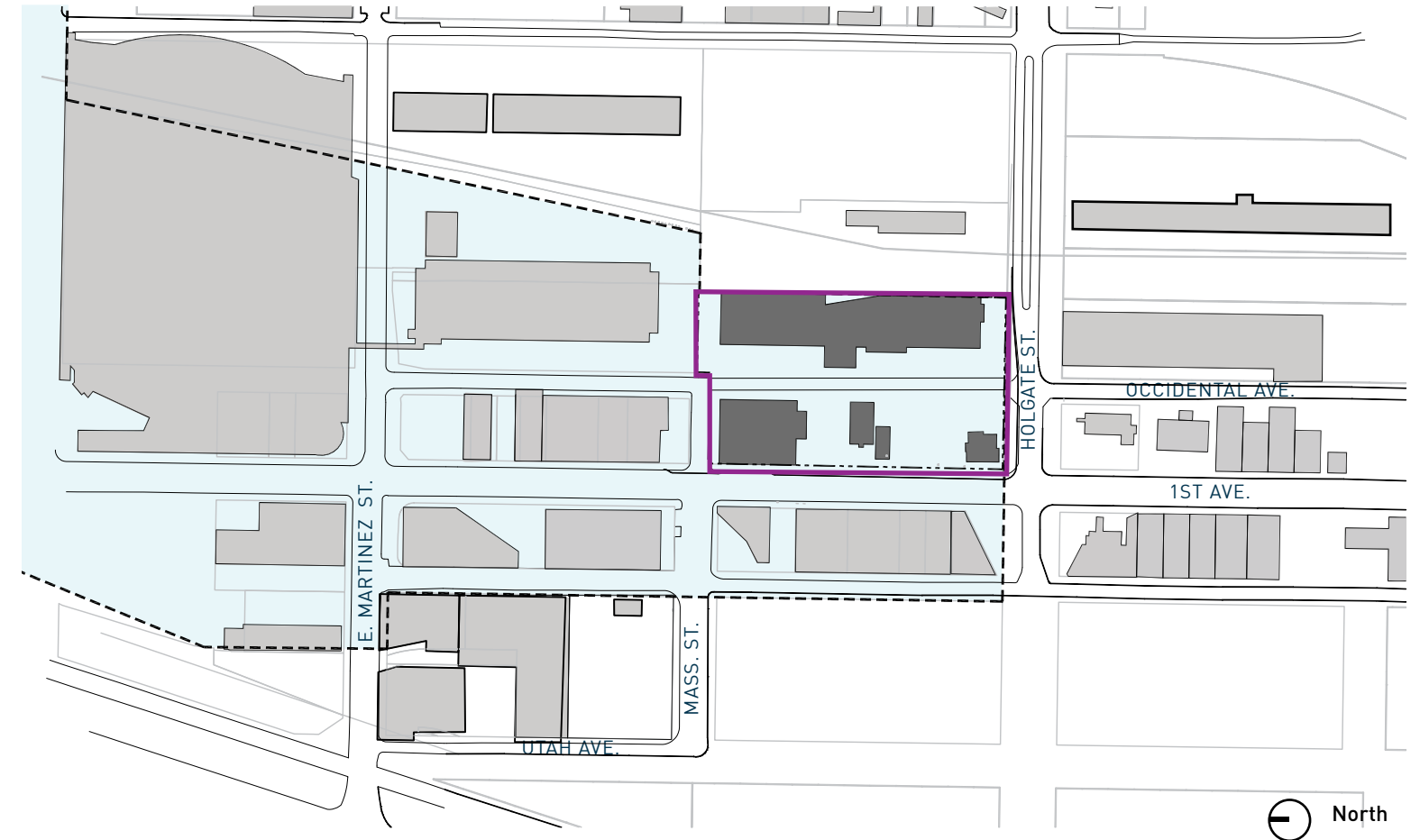
IF THE ALLEY WERE NOT VACATED, THE RESULTING "NO VACATION" ALTERNATIVE WOULD CONSIST OF TWO SMALLER DEVELOPMENT PARCELS. THE NO VACATION ALTERNATIVE WOULD NOT ALLOW FOR A MULTIPURPOSE ARENA IN THIS LOCATION GIVEN THE SITE DIMENSIONS AND CHALLENGES. THEREFORE, THE NO VACATION ALTERNATIVE SHOWS WHAT COULD BE BUILT AS POTENTIAL OFFICE OR INDUSTRIAL BUILDINGS ON THE PROJECT SITE.

PLEASE SEE THE ATTACHED SITE PLANS AND MASSING STUDIES OF THE PROJECT SITE WITH THE ALLEY VACATION AND WITHOUT THE ALLEY VACATION





PROPERTY DEVELOPMENT



- EXISTING
- DEMO
- ARENA
- PUBLIC PLAZA
- MIXED USE

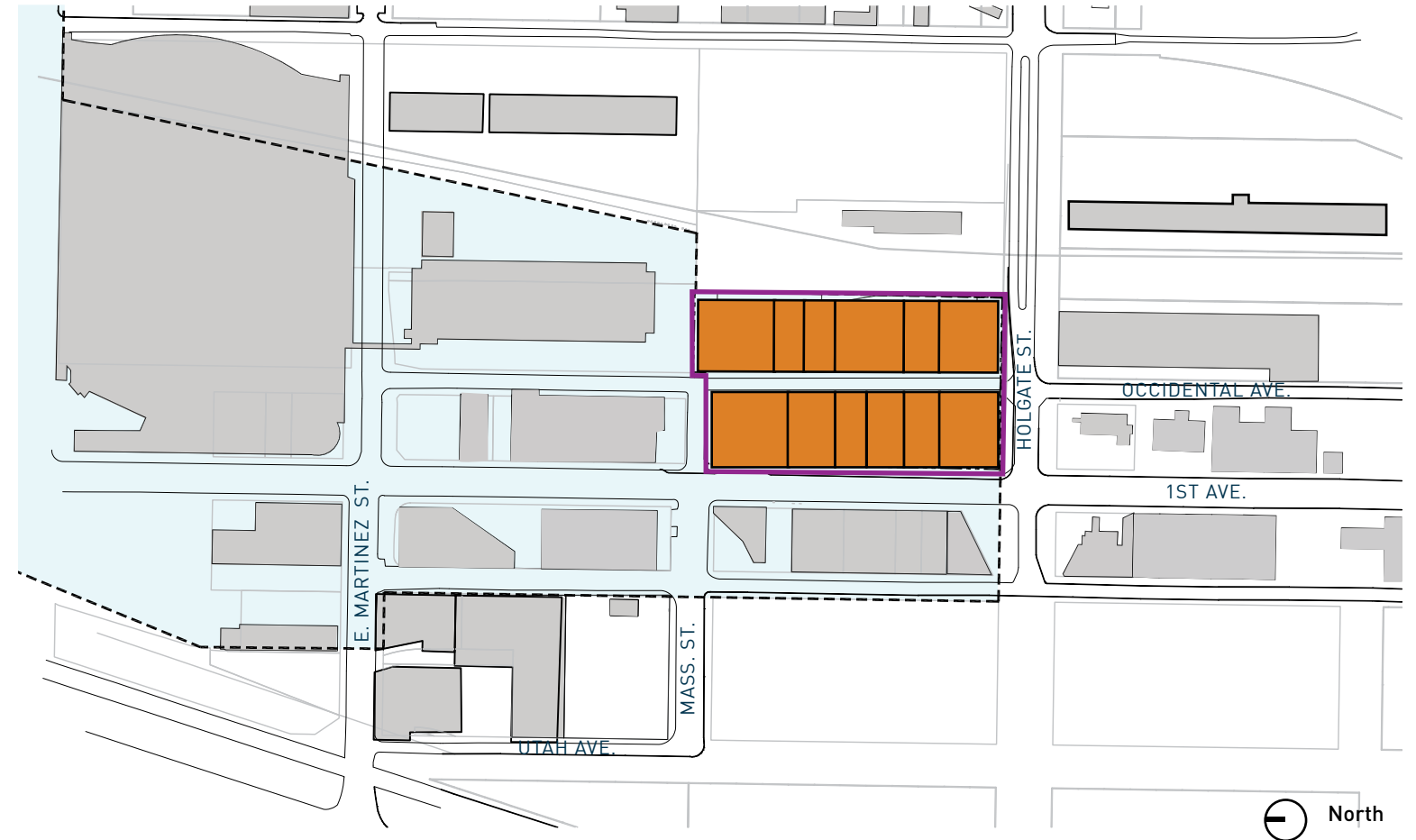







PROPERTY DEVELOPMENT

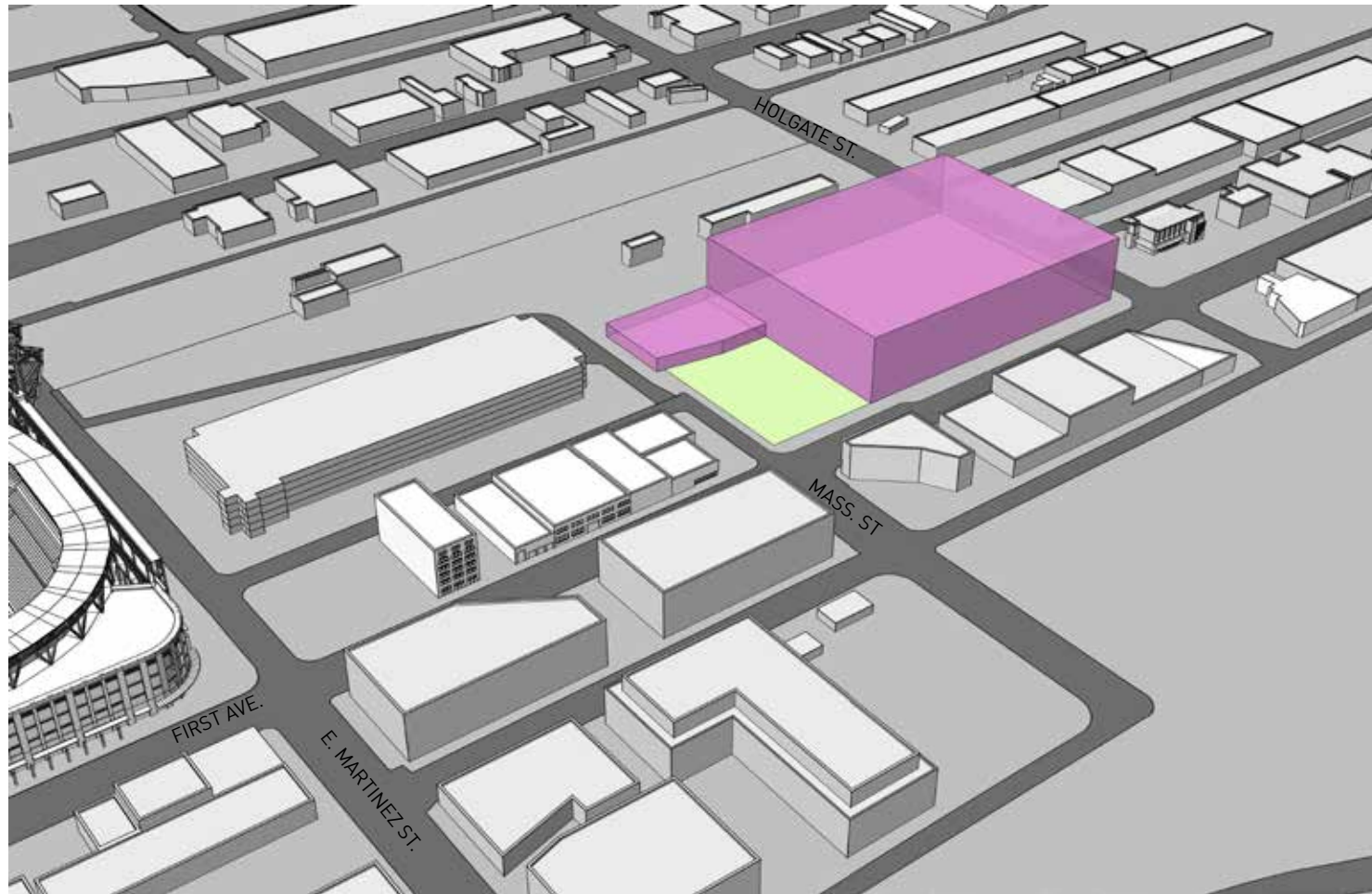
PROPOSED DEVELOPMENT WITHOUT STREET VACATION

SITE AREA 235,200 SF
 4 FLOORS 1 RETAIL,
 3 OFFICE/RESIDENTIAL

TOTAL BUILT AREA 940,000 SF



- EXISTING 
- DEMO 
- ARENA 
- PUBLIC PLAZA 
- MIXED USE 



PROPERTY DEVELOPMENT

A. PROPOSED ARENA

SITE AREA	223,200 SF
CAPACITY	18,500

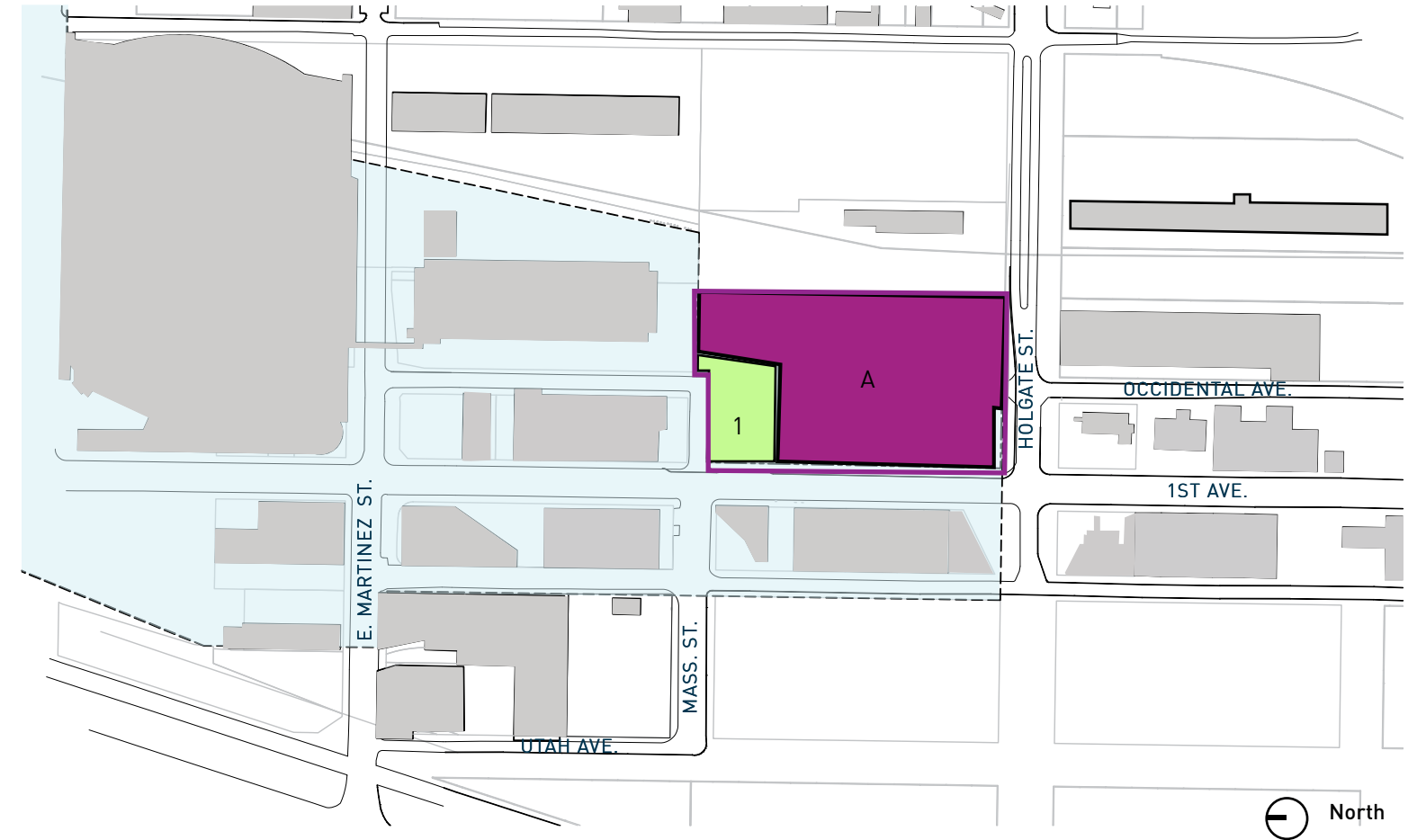
TOTAL BUILT AREA 750,000 SF

****NO MAXIMUM BUILDING HEIGHT PER CODE IN STADIUM OVERLAY DISTRICT****

PUBLIC PLAZA

1. PROPOSED PUBLIC BENEFIT SPACE: ARENA PLAZA

SITE AREA	40,500 SF
-----------	-----------



EXISTING	
DEMO	
ARENA	
PUBLIC PLAZA	
MIXED USE	



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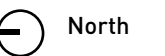
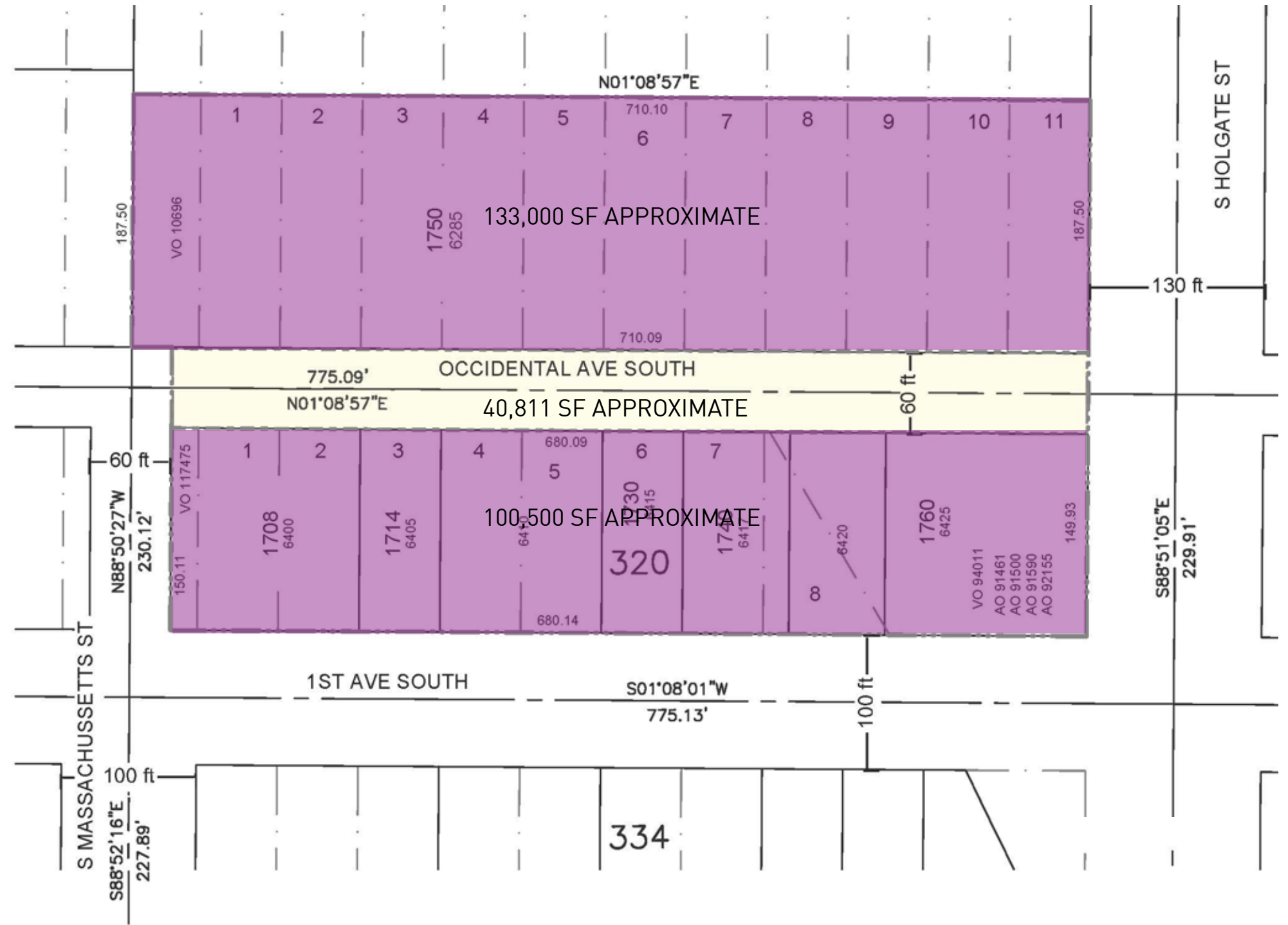
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DEVELOPMENT POTENTIAL INCREASE

THE EXISTING PROPERTIES COMBINE FOR AN APPROXIMATE TOTAL OF 233,500 SF.

THE PROPOSED STREET VACATION CONTAINS 40,811 SF OR +/- 0.937 ACRES.

WITH THE STREET VACATION THE PROPERTY AREA INCREASES TO 274,311 SF OR A 17.5% INCREASE.



EAST/WEST PROPERTY DIMENSION:

REGULATES THE AVAILABLE BUILDING WIDTH IN THE EAST/WEST DIMENSIONS AND INFLUENCES LOADING DOCK ACCESS BY TIGHTENING THE BUILDING ENVELOPE AND IMPLEMENTING A 'COLONNADE' APPROACH TO THE BUILDING FACADE ALONG 1ST AVENUE, THE SITE DESIGN IS ALLOWED A GREATER WIDTH TO ACCOMMODATE PEDESTRIAN FLOW ALONG 1ST AVE.

HIGH WATER TABLE:

INFLUENCES THE DEPTH TO WHICH THE BUILDING CAN BE PUSHED BELOW GRADE. THE BUILDING IS BEING PUSHED BELOW GRADE TO A DEPTH THAT ALLOWS FOR A FULL 'EVENT' LEVEL. HYDROSTATIC PRESSURE INCREASES AS THE BUILDING LOWERS. THE BUILDING IS SET AT THE MAXIMUM DEPTH WITHOUT INCURRING A SIGNIFICANT INCREASE IN COST.

BNSF RAILROAD PROPERTY TO EAST:

LIMITS ACCESS TO THE BUILDING ALONG ITS EAST FACING FACADE. THE BUILDING ALLOWS FOR NORTH/SOUTH ACCESS TO MARINER'S GARAGE ALONG EASTERN PROPERTY LINE.



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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN ARENA CAPABLE OF HOSTING NBA GAMES, NHL GAMES AND CONCERT EVENTS. A TRAINING FACILITY FOR AN NBA FRANCHISE WILL BE CONSTRUCTED ALONG WITH ASSOCIATED SITE WORK.

THE ARENA WILL BE DESIGNED AND CONSTRUCTED WITH APPROXIMATELY 750,000 SQUARE FEET OF USABLE SPACE AND SUFFICIENT IMPROVEMENTS TO HAVE A TOTAL APPROXIMATE CAPACITY OF 19,000 ATTENDEES FOR CONCERTS, 18,500 ATTENDEES FOR NBA GAMES, AND 17,500 ATTENDEES FOR NHL GAMES.

AMENITIES PROVIDED IN THE FACILITY WILL INCLUDE, BUT NOT BE LIMITED TO: RETAIL OPERATIONS, RESTAURANT AND CONCESSION OPERATIONS, HALL OF FAME, MEDIA AND BROADCAST FACILITIES, SUPPORT AREAS INCLUDING ARENA AND TEAM OPERATION OFFICES AND FACILITIES, AND LOCKER ROOMS.

THE NBA TEAM TRAINING FACILITY WILL BE DESIGNED AND CONSTRUCTED WITH APPROXIMATELY 40,000 ADDITIONAL SQUARE FEET ATTACHED TO THE ARENA.

PROJECT WORK WILL INCLUDE EXISTING SITE DEMOLITION, SITE IMPROVEMENTS, UTILITY ADJUSTMENTS, CREATION OF PEDESTRIAN PATHWAYS, SITE PLAZA AMENITIES AND CONSTRUCTION OF THE ARENA BUILDING ITSELF.

DURING A TYPICAL CALENDAR YEAR, THE ARENA WILL HOST APPROXIMATELY 150-200 EVENTS. THE EVENTS WILL OCCUR AT VARIOUS TIMES THROUGHOUT THE DAY, WITH THE MAJORITY OCCURRING DURING EVENING HOURS. EVENT DURATION WILL VARY, BUT A TYPICAL NBA EVENT LEVEL WILL LAST APPROXIMATELY 4 HOURS (INCLUDING PRE & POST GAME).

THE SITE ("SITE"), IS LOCATED AT THE NORTHEAST CORNER OF 1ST AVENUE AND HOLGATE STREET, SEATTLE, WASHINGTON, AND IS COMPRISED OF AN APPROXIMATELY 8.1 ACRE PARCEL OF LAND BOUNDED ON THE NORTH BY MASSACHUSETTS AVENUE, ON THE EAST BY VACANT PROPERTY ADJACENT TO THE RAIL ROAD TRACKS PARALLELING OCCIDENTAL, ON THE SOUTH BY HOLGATE STREET AND ON THE WEST BY 1ST AVENUE.



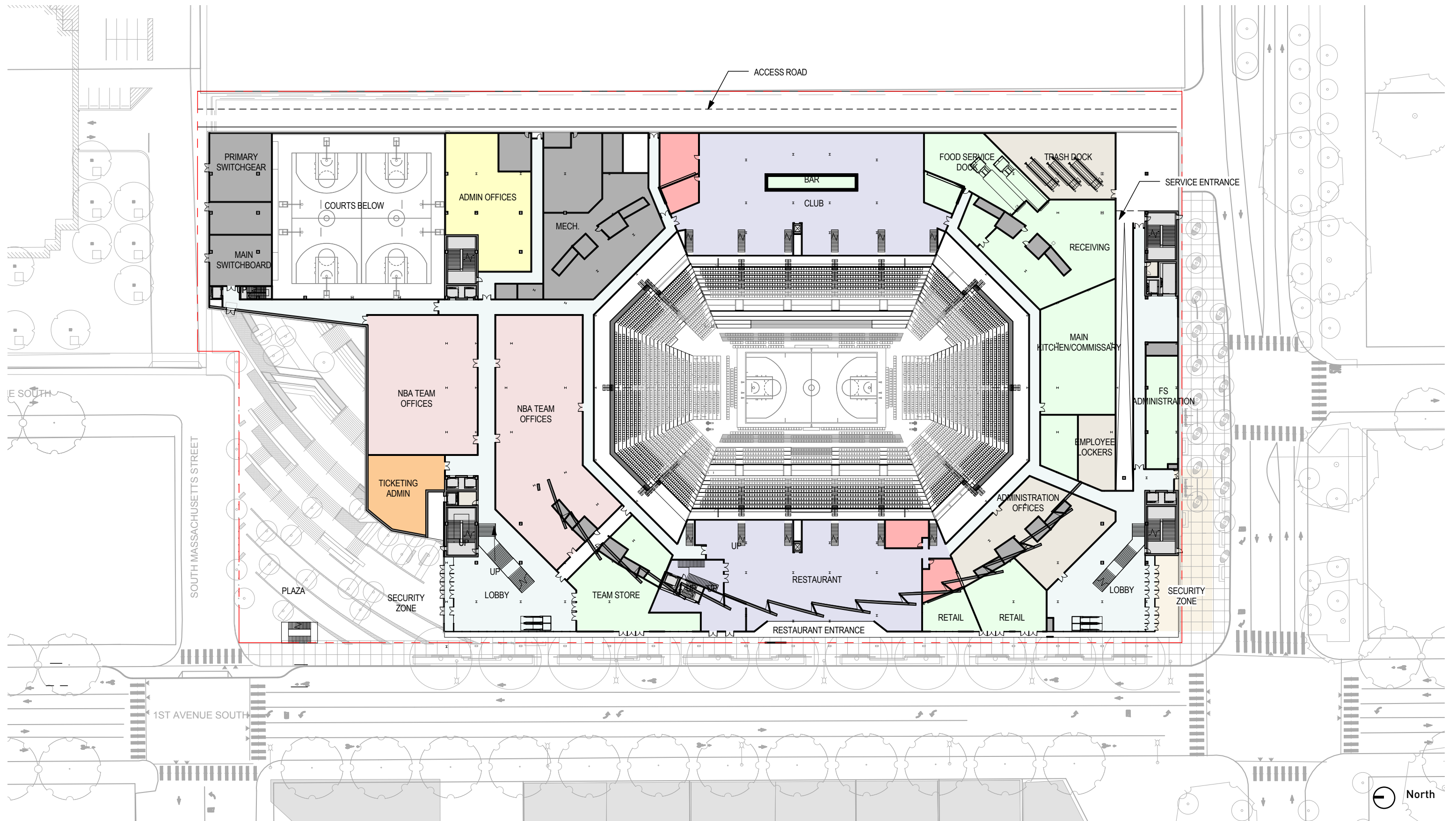
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LAND USE ACTIONS REQUIRED:

- EARLY DESIGN GUIDANCE (COMPLETED)
- MASTER USE PERMIT APPLICATION (APPLICATION TO BE SUBMITTED SPRING 2013)
- ENVIRONMENTAL IMPACT STATEMENT
- ZONING REVIEW (INCLUDED IN MASTER USE PERMIT)
- DESIGN REVIEW BOARD RECOMMENDATION (INCLUDED IN MASTER USE PERMIT)

ASIDE FROM THE ALLEY VACATION, NO OTHER COUNCIL-RELATED LAND USE ACTIONS WILL BE REQUIRED OF THE PROJECT. THE PROJECT REQUIRES VARIOUS CITY AND COUNTY NON-REGULATORY AUTHORIZATIONS DESCRIBED IN THE OCTOBER 2012 MEMORANDUM OF UNDERSTANDING, IN ADDITION TO COMPLETING A FULL ENVIRONMENTAL REVIEW AND PERMITTING REVIEW BY THE CITY OF SEATTLE.



THE CITY COUNCIL WILL NOT VACATE A PUBLIC RIGHT-OF-WAY UNLESS IT DETERMINES THAT THE POTENTIAL DEVELOPMENT AND USE OF THE VESTED RIGHT-OF-WAY WOULD SERVE THE PUBLIC INTEREST IN A SIGNIFICANT WAY.

THIS PROJECT WILL SERVE THE PUBLIC BY ADVANCING THE SPECIFIC GOALS OUTLINED IN THE CITY'S COMPREHENSIVE PLAN, AND BY ADHERING TO THE CITY'S VACATION POLICIES BY PROVIDING OPEN SPACE, ENVIRONMENTALLY FRIENDLY FEATURES, AND OTHER AMENITIES THAT WILL ATTRACT PEDESTRIANS, BUSINESSES, AND FANS TO THIS AREA.

SPECIFICALLY, THE CITY WILL CONSIDER THE PUBLIC TRUST FUNCTIONS OF THE STREET, THE LAND USE IMPACTS OF THE PROPOSAL, AND WHETHER THE VACATION PROPOSAL PROVIDES A LONG-TERM BENEFIT FOR THE PUBLIC.

EACH OF THESE COMPONENTS IS ANALYZED IN THIS STREET VACATION PETITION, AS STATED BY THE CITY'S STREET VACATION POLICIES, WHICH CAN BE FOUND IN RESOLUTION 31142 (CLERK FILE 310078).



PUBLIC INTEREST:

VACATION REQUESTS MAY BE APPROVED ONLY WHEN THEY ARE CLEARLY IN THE PUBLIC INTEREST. RIGHTS-OF-WAY WILL BE RETAINED UNLESS IT CAN BE SHOWN THAT THEY ARE NOT REQUIRED FOR A CURRENT OR FORESEEABLE PUBLIC USE.

THE PUBLIC INTEREST WITH RESPECT TO STREET VACATIONS HAS THREE MAJOR COMPONENTS, ALL OF WHICH MUST BE PRESENT FOR ANY VACATION TO OCCUR. THESE COMPONENTS ARE:

- PROTECTION OF THE PUBLIC TRUST: DEFINED AS PROVIDING FOR CIRCULATION, ACCESS, UTILITIES, LIGHT, AIR, OPEN SPACE, AND VIEWS;
- PROTECTION FROM ADVERSE LAND USE EFFECTS: DEFINED AS ASSURING THAT THE PROJECT DEVELOPED IS CONSISTENT WITH CITY POLICIES; AND
- PROVISION OF PUBLIC BENEFIT: DEFINED AS PROVIDING A LONG-TERM BENEFIT FOR THE GENERAL PUBLIC.

PUBLIC TRUST POLICY 1: CIRCULATION AND ACCESS

VACATIONS MAY BE APPROVED ONLY IF THEY DO NOT RESULT IN NEGATIVE EFFECTS ON BOTH THE CURRENT AND FUTURE NEEDS FOR THE CITY'S VEHICULAR, BICYCLE, OR PEDESTRIAN CIRCULATION SYSTEMS OR ON ACCESS TO PRIVATE PROPERTY, UNLESS THE NEGATIVE IMPACTS CAN BE MITIGATED.

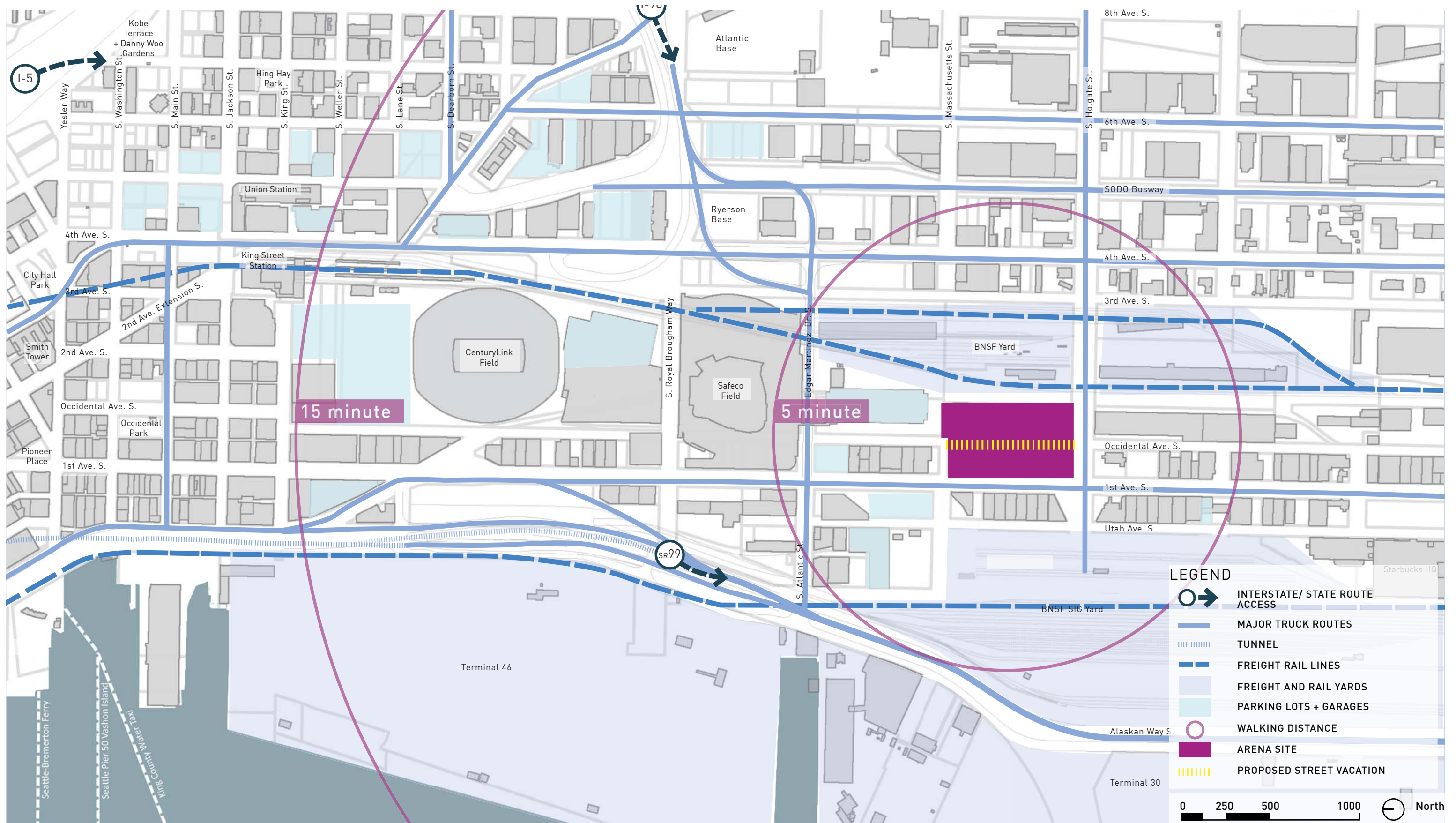
PROJECT ANALYSIS:

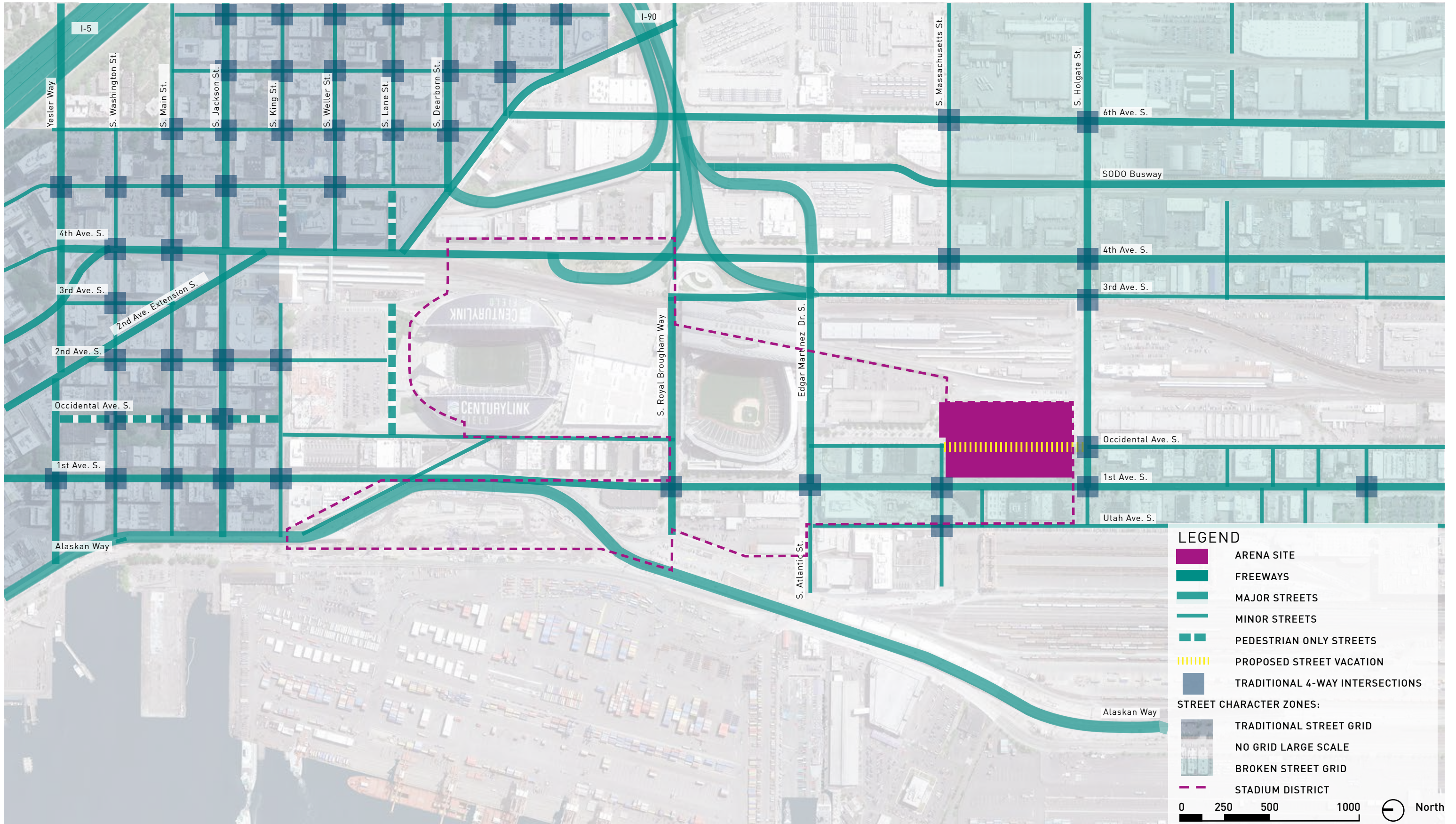
OCCIDENTAL AVENUE SOUTH DOES NOT CONTINUE TO THE NORTH FOR ONE BLOCK BUT DOES NOT CONTINUE TO ROYAL BROUGHAM AS IT HAS BEEN REPLACED BY SAFECO FIELD. IT CONTINUES TO THE SOUTH ACROSS S. HOLGATE STREET FOR SEVERAL BLOCKS UNTIL IT ENDS AT SOUTH HINDS STREET NEAR THE WEST SEATTLE BRIDGE.

CURRENTLY, THE ONLY PARCELS THAT UTILIZE THIS PORTION OF OCCIDENTAL ARE PARCELS THAT WILL BECOME PART OF THE DEVELOPMENT. THEREFORE, VACATION WILL NOT IMPACT DIRECT ACCESS FOR ANY OTHER PROPERTY NOT INCLUDED AS PART OF THE DEVELOPMENT.

THE PROJECT IS IN THE PROCESS OF BEING ANALYZED BY AN ENVIRONMENTAL IMPACT STATEMENT WHICH WILL INCLUDE A COMPLETE TRANSPORTATION IMPACT ANALYSIS.





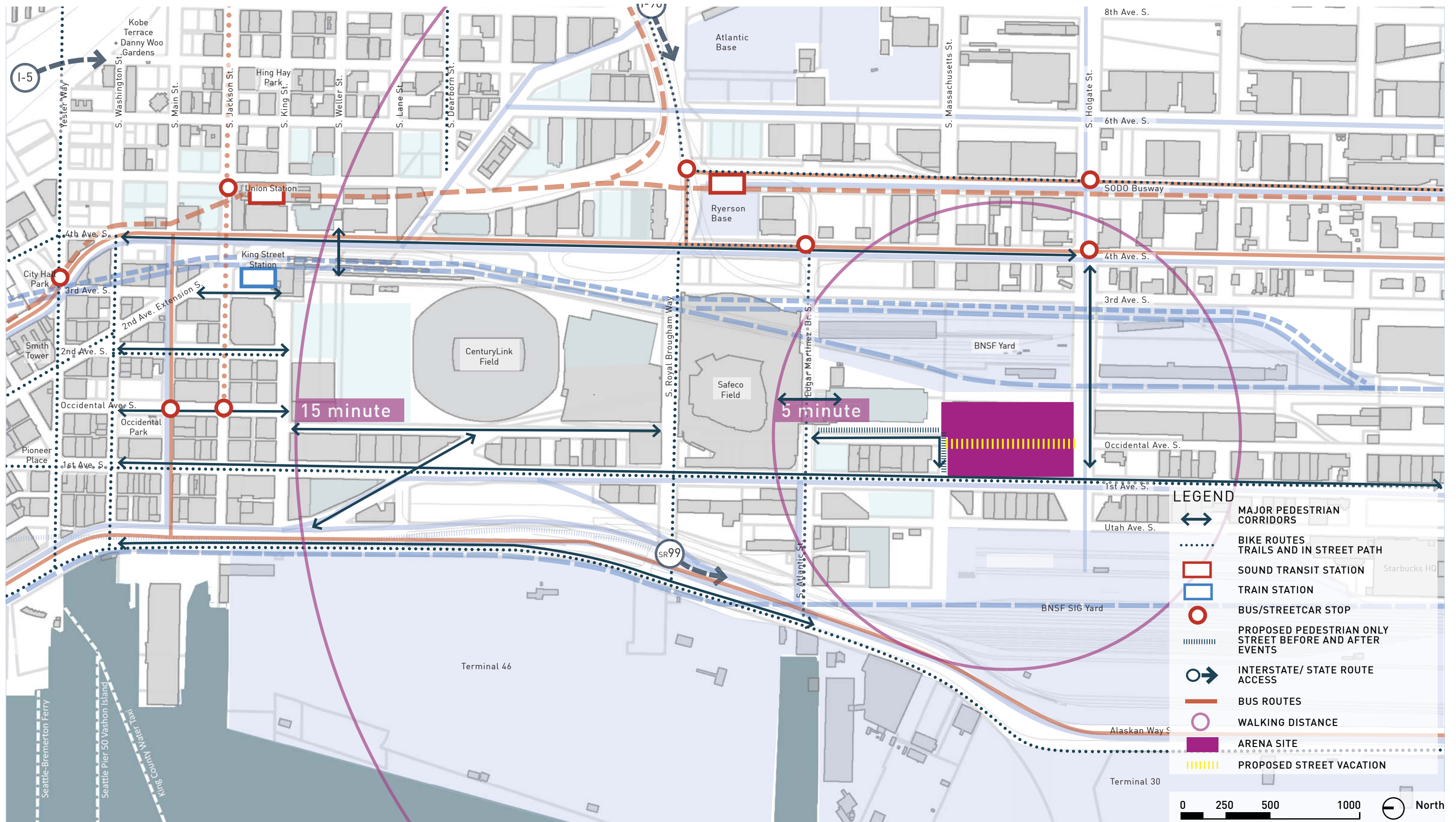


SEATTLE ARENA
MARCH 12, 2013

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9-BLOCK DISTRICT URBAN ANALYSIS

BUILDING CHARACTER:

WITH THE EXCEPTION OF THE STADIUMS, BUILDINGS IN THE DISTRICT ARE TYPICALLY 1 TO 6 STORIES WITH BRICK, CONCRETE, OR WOOD FACADES. THE MAJORITY OF THE BUILDING STOCK DATES FROM THE EARLY 20TH CENTURY. NEWER CONSTRUCTION HAS PRIMARILY OCCURRED ON 1ST AVENUE SOUTH BETWEEN KING STREET AND SOUTH LANDER STREET. PORT AND RAIL INFRASTRUCTURE DOMINATES WEST FROM UTAH AVE SOUTH AND EAST FROM OCCIDENTAL AVENUE SOUTH.

STREETScape:

PARKING LOT FRONTAGES ARE COMMON THROUGHOUT THE 9-BLOCK AREA AND MANY LOTS WITHIN THE DISTRICT ARE SURFACE PARKING LOTS. A MAJORITY OF THE STREETS ARE WITHOUT CURB AND SIDEWALK IMPROVEMENTS. ON THESE STREETS, INCLUDING OCCIDENTAL BETWEEN SOUTH MASSACHUSETTS AND SOUTH HOLGATE, ON-STREET PARKING IS NON-DESIGNATED AND AD-HOC.

ROADWAYS FOR MAJOR ARTERIALS (1ST AVE SOUTH, 4TH AVENUE SOUTH, SOUTH HOLGATE STREET, AND EDGAR MARTINEZ DRIVE SOUTH) ARE NEWER, STRIPPED, AND SIGNALIZED THROUGHOUT. MINOR STREETS ARE TYPICALLY IN DISREPAIR WITH MANY ROADBEDS WORN DOWN TO THE ORIGINAL BRICK PAVING. IN THESE INSTANCES, OLD RAIL TRACKS ARE SOMETIMES VISIBLE.

BLOCKS ARE LARGE DUE TO THE AREA'S HISTORY OF LARGE-SCALE INDUSTRIAL ACTIVITIES AND VACATED STREETS.

STREET TREES ARE MINIMAL WITH THE EXCEPTION OF 1ST AVENUE SOUTH AND FRONTAGES SURROUNDING CENTURYLINK FIELD, SAFECO FIELD AND THE SAFECO GARAGE. FRONTAGES AROUND KING COUNTY METRO'S RYERSON BASE ON 4TH AVE SOUTH INCLUDE STREET TREES AND SOME LARGE STANDS OF TREES EXIST WITHIN THE WSDOT RIGHT-OF-WAY FOR I-90.

PUBLIC OPEN SPACE IS LIMITED TO PLAZAS AROUND CENTURYLINK AND SAFECO FIELDS.

COBRA HEAD STREET LIGHTS ARE TYPICAL ON ALL STREETS. PEDESTRIAN LIGHTING IS PROVIDED AROUND BOTH STADIUMS, ALONG 1ST AVENUE TO ROYAL BROUGHAM, AND WITHIN THE SAFECO GARAGE PLAZA.

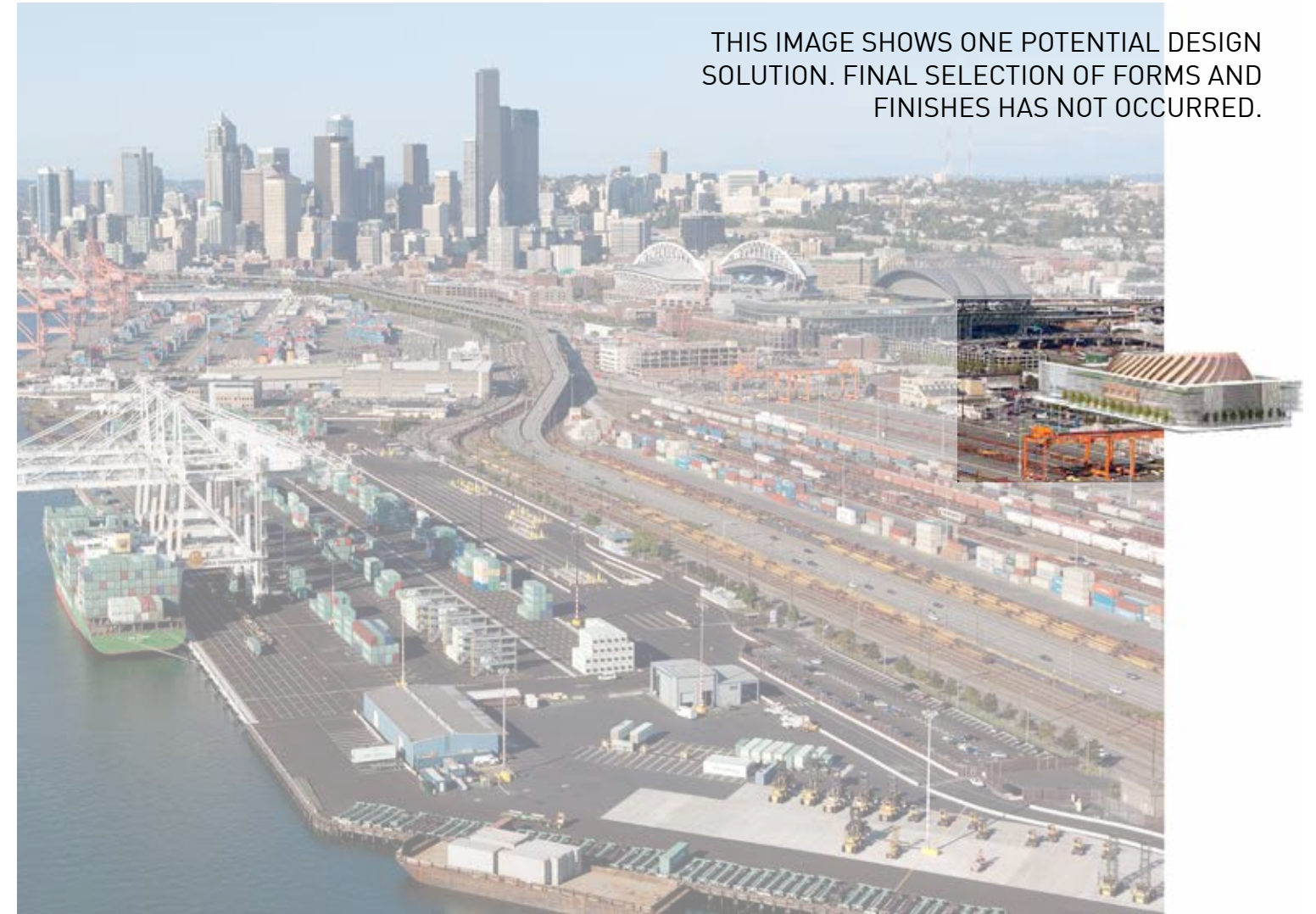


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FERRY VIEW

THIS IMAGE SHOWS ONE POTENTIAL DESIGN SOLUTION. FINAL SELECTION OF FORMS AND FINISHES HAS NOT OCCURRED.



SOUTHWEST PORT AERIAL

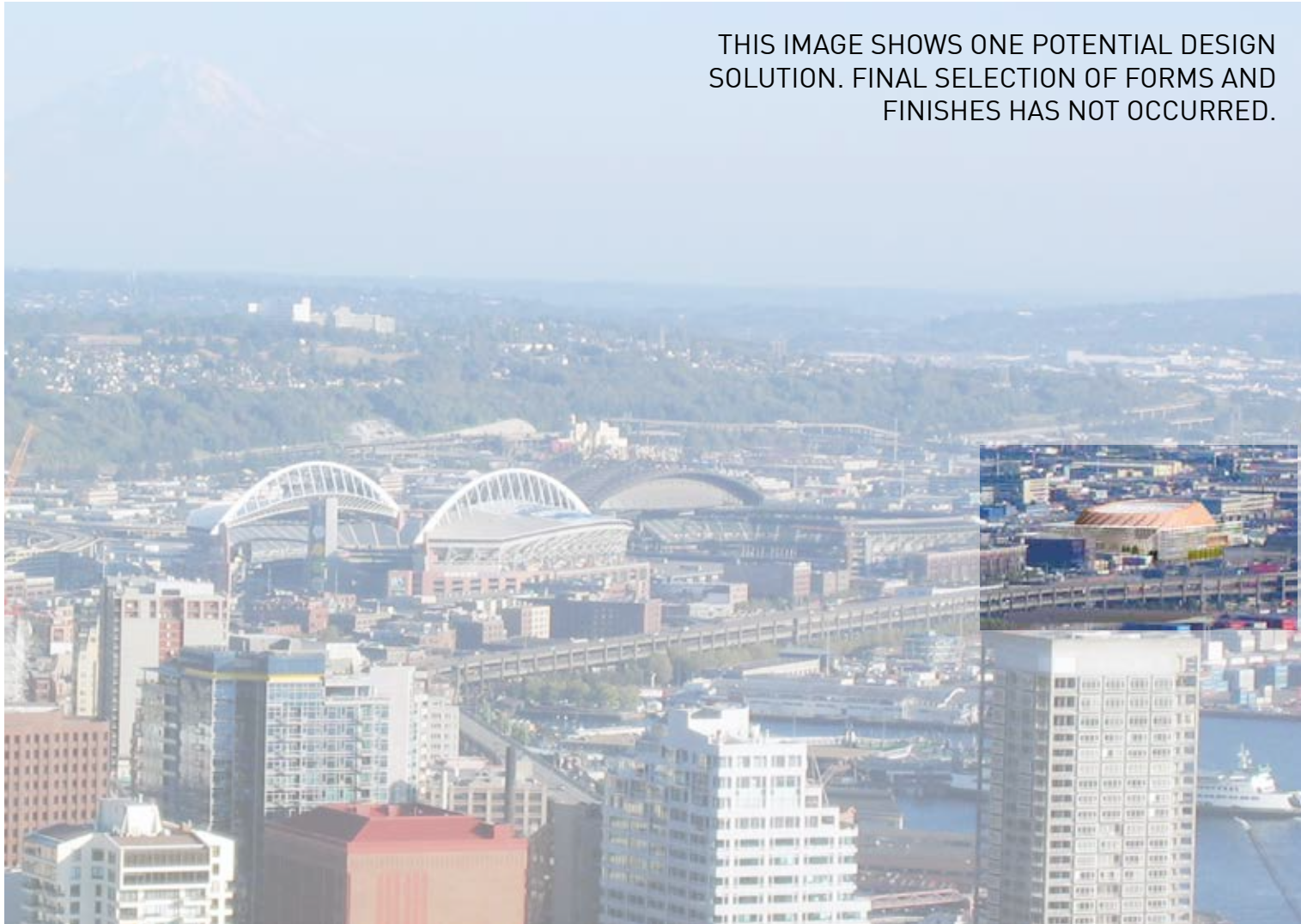


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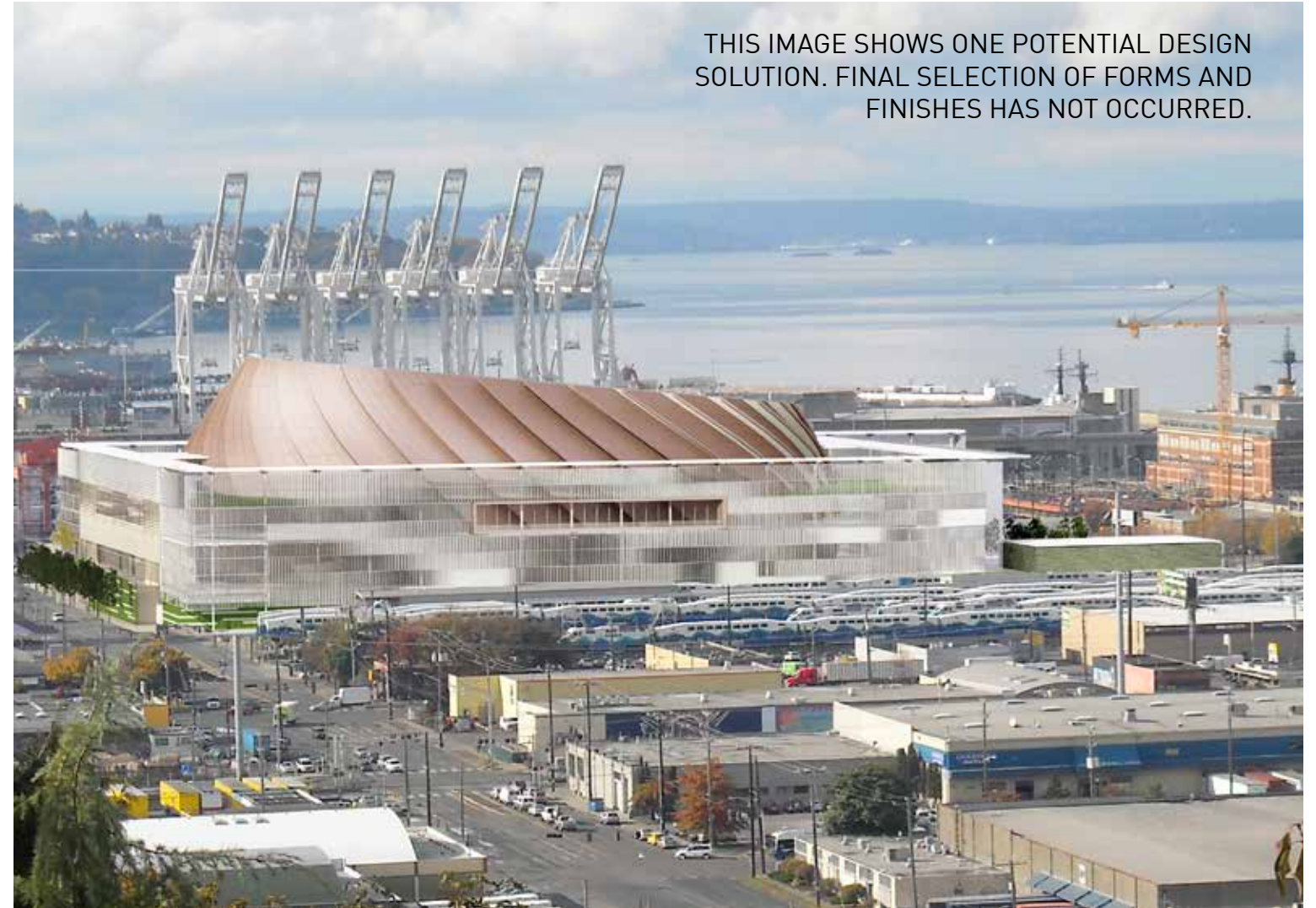
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NORTHWEST CONTEXT AERIAL

THIS IMAGE SHOWS ONE POTENTIAL DESIGN SOLUTION. FINAL SELECTION OF FORMS AND FINISHES HAS NOT OCCURRED.



BEACON HILL VIEW

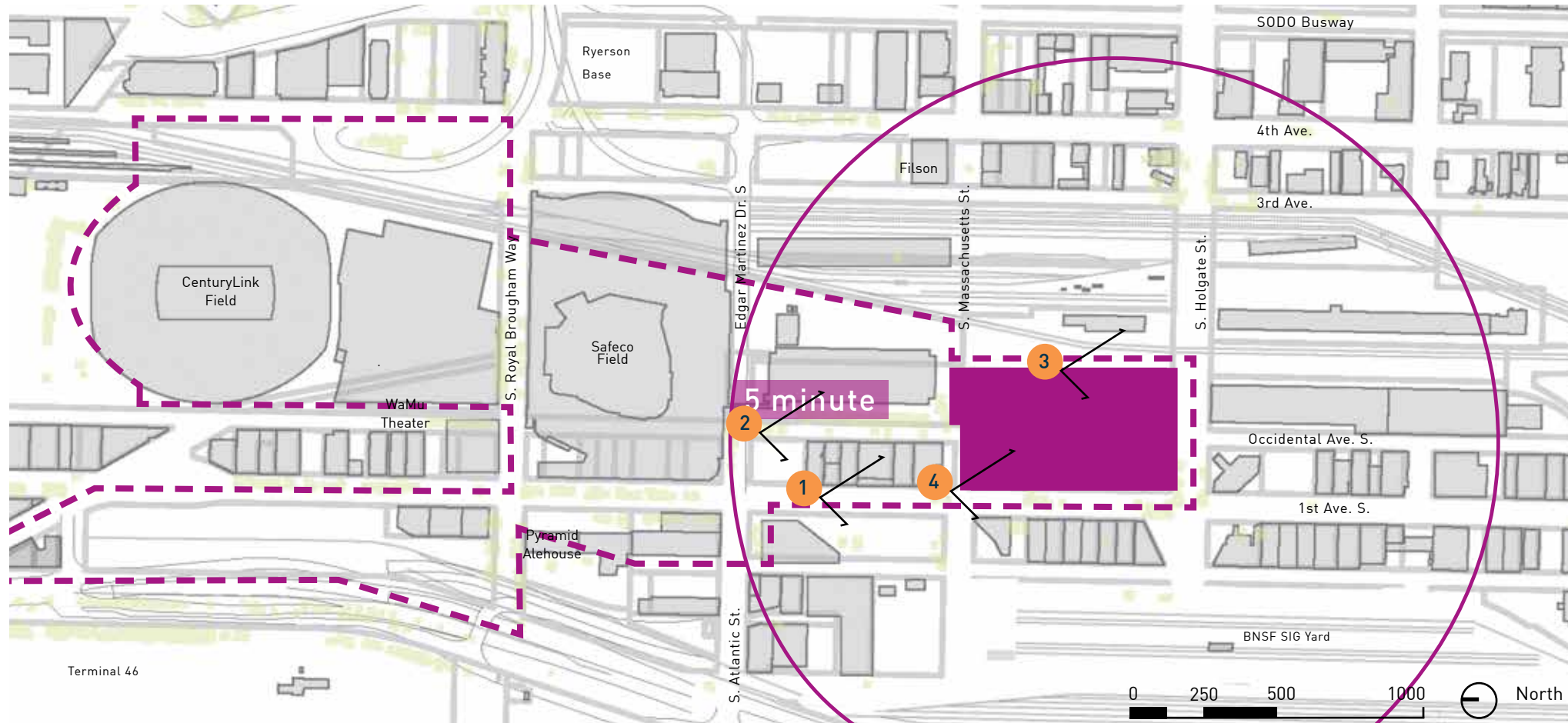


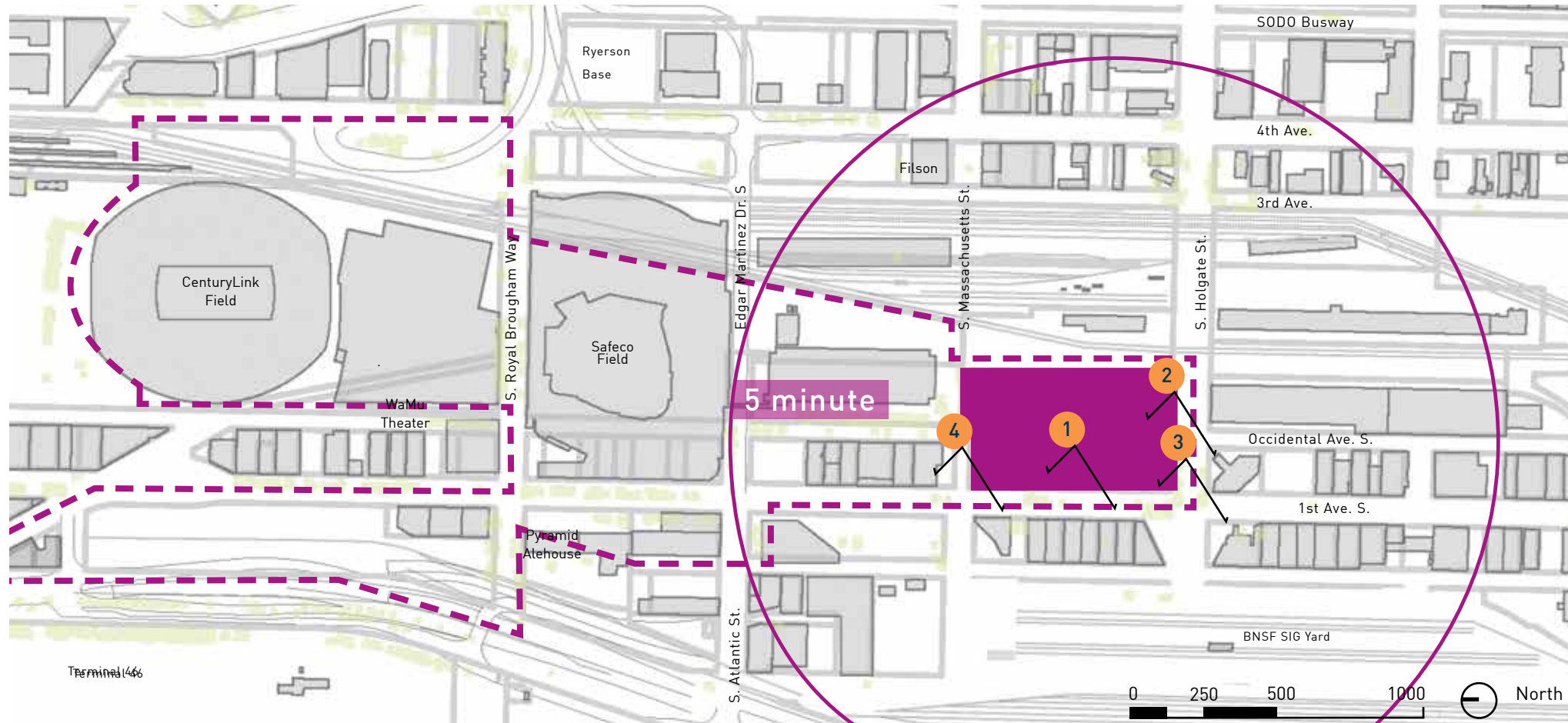
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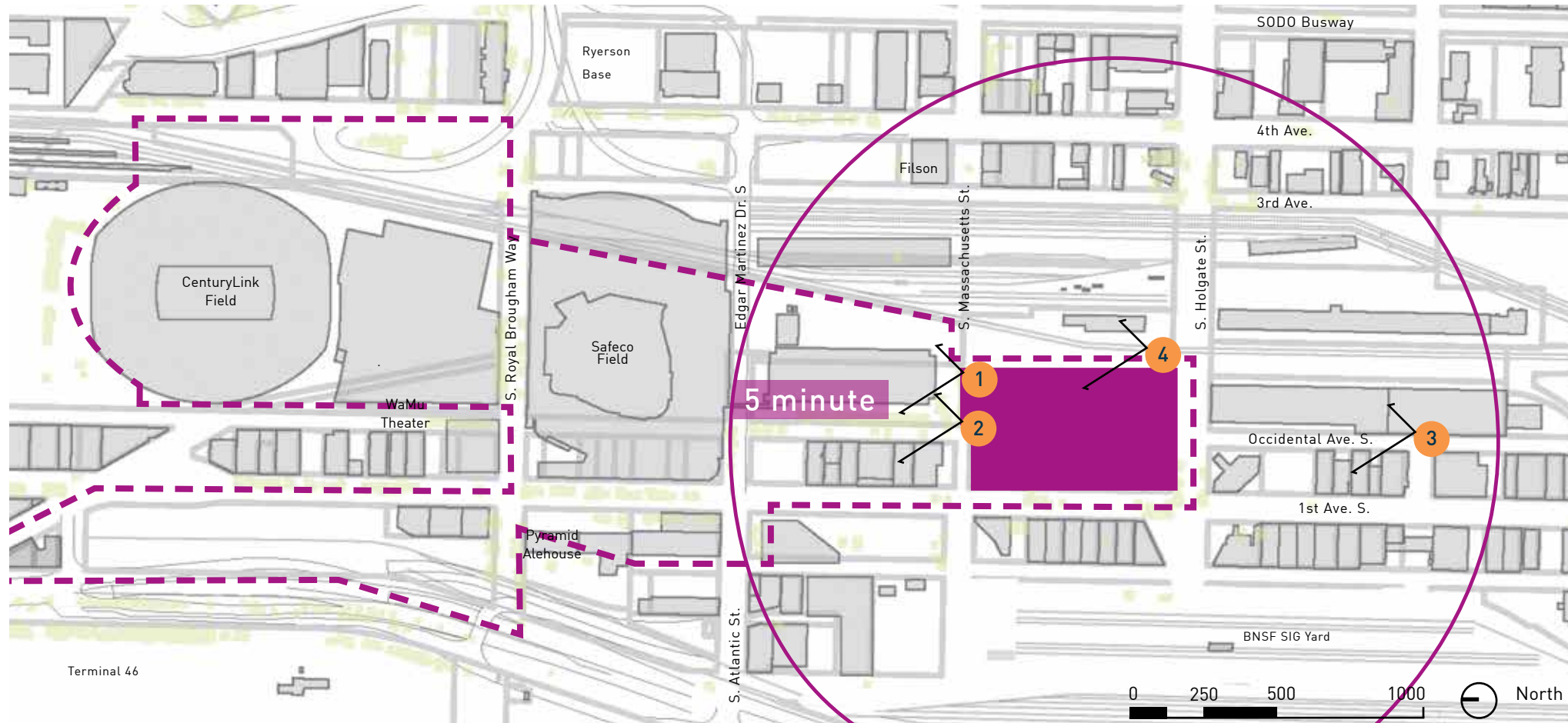


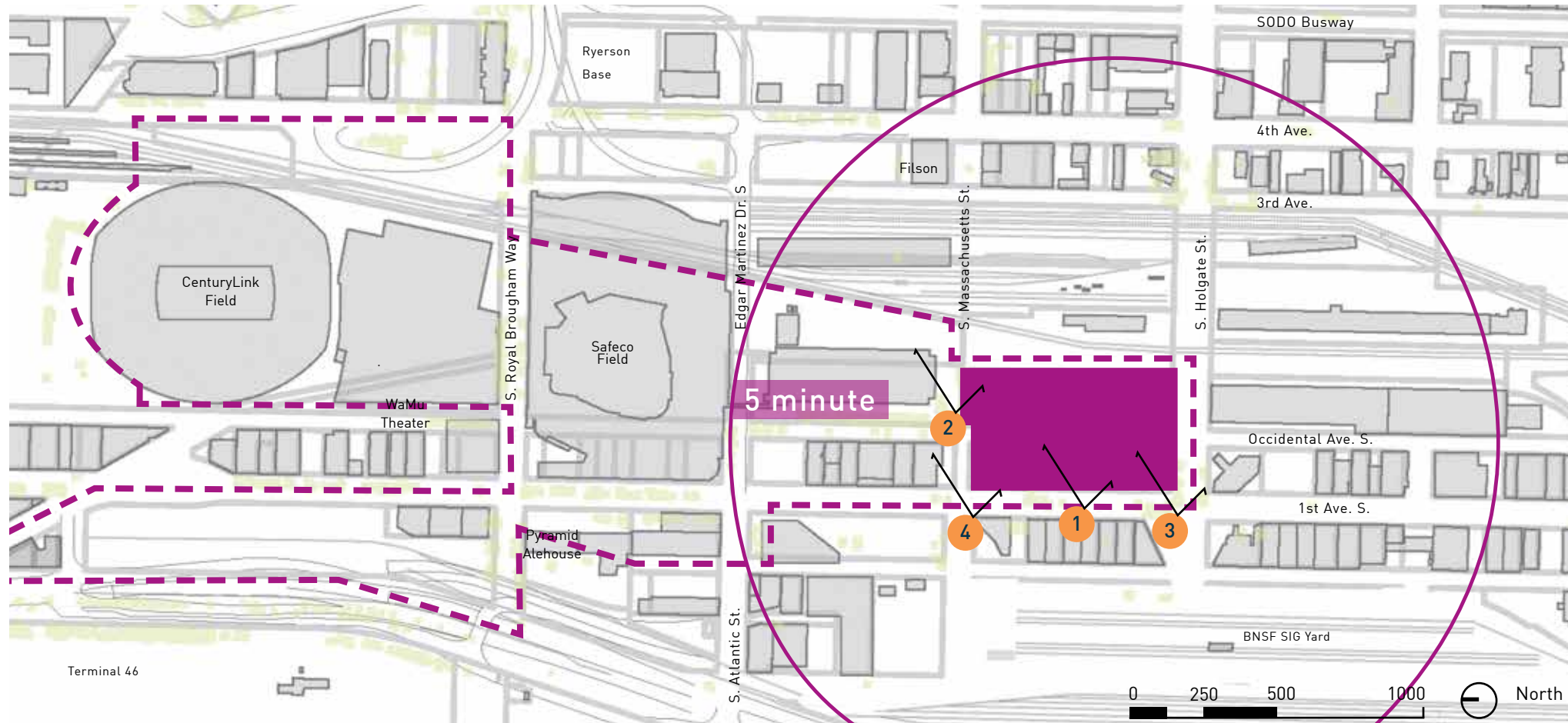
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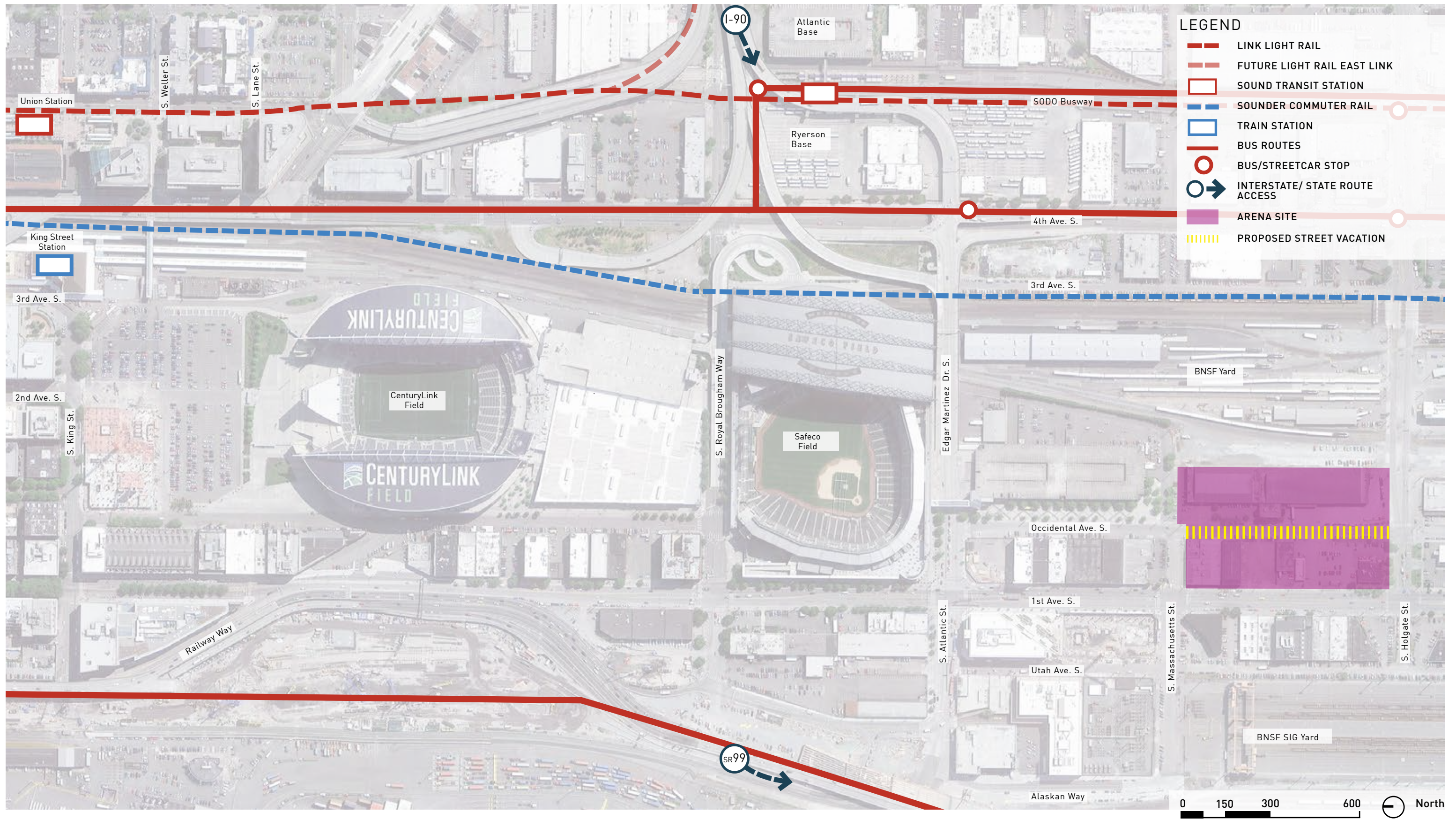


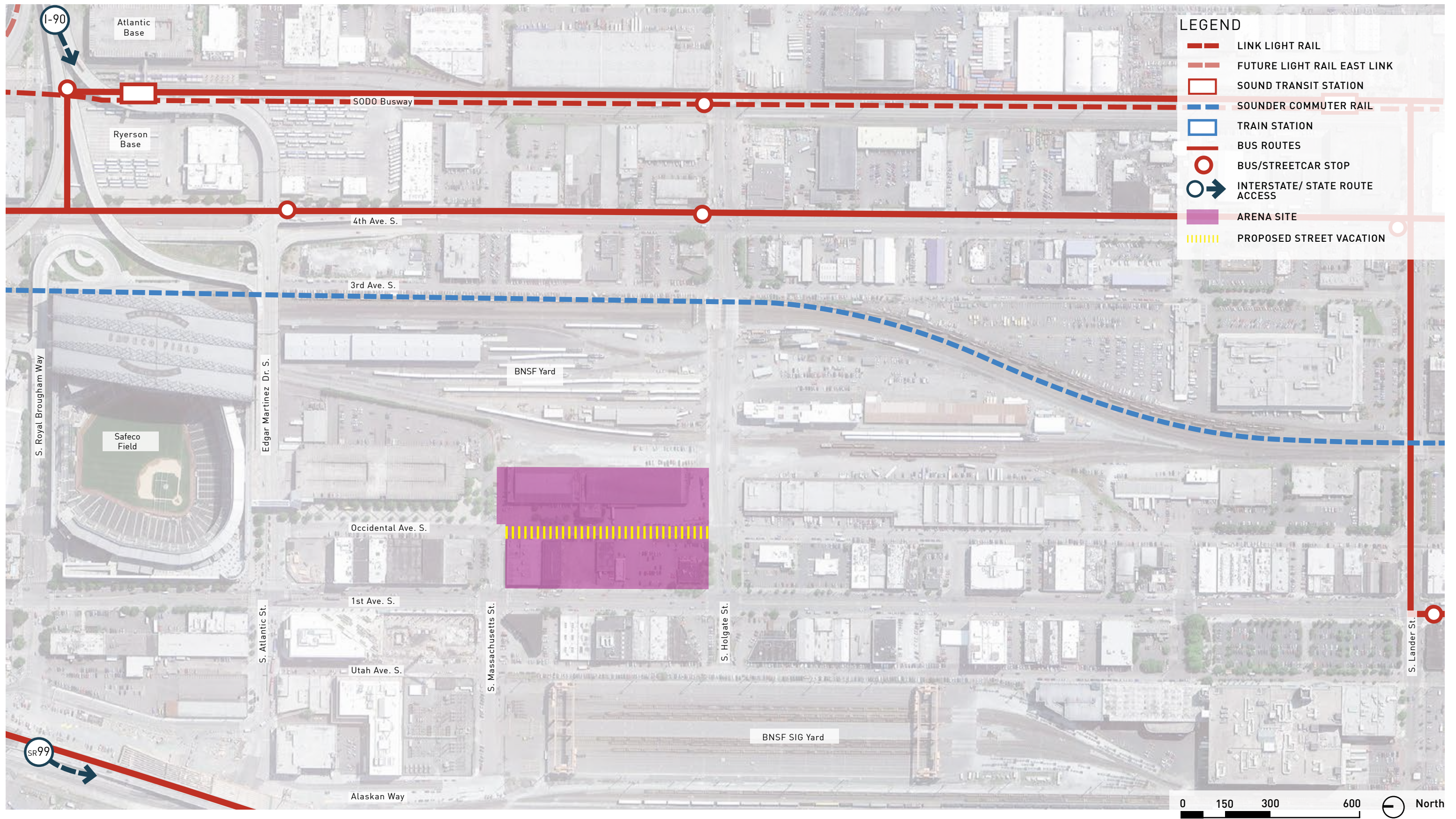


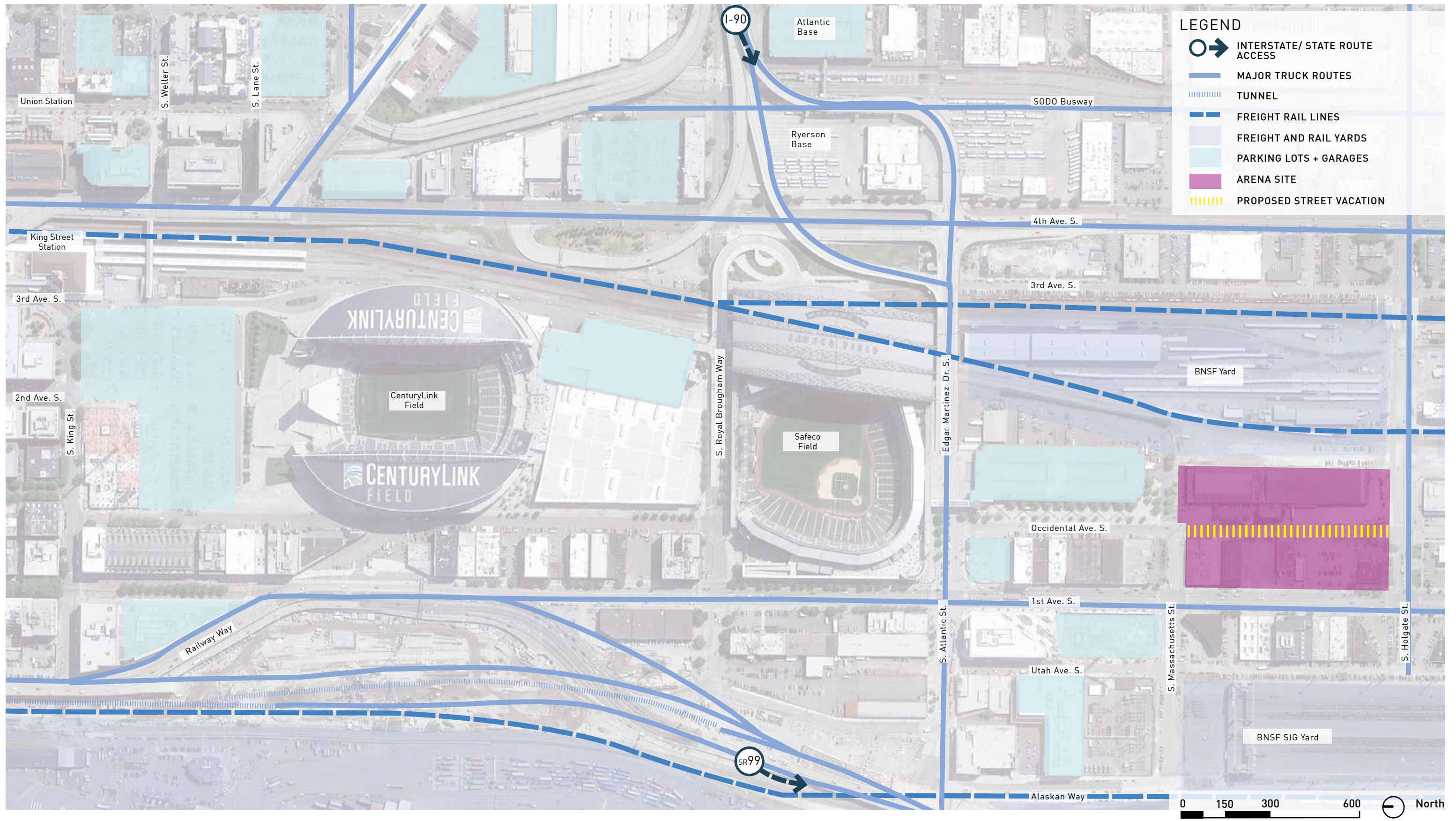


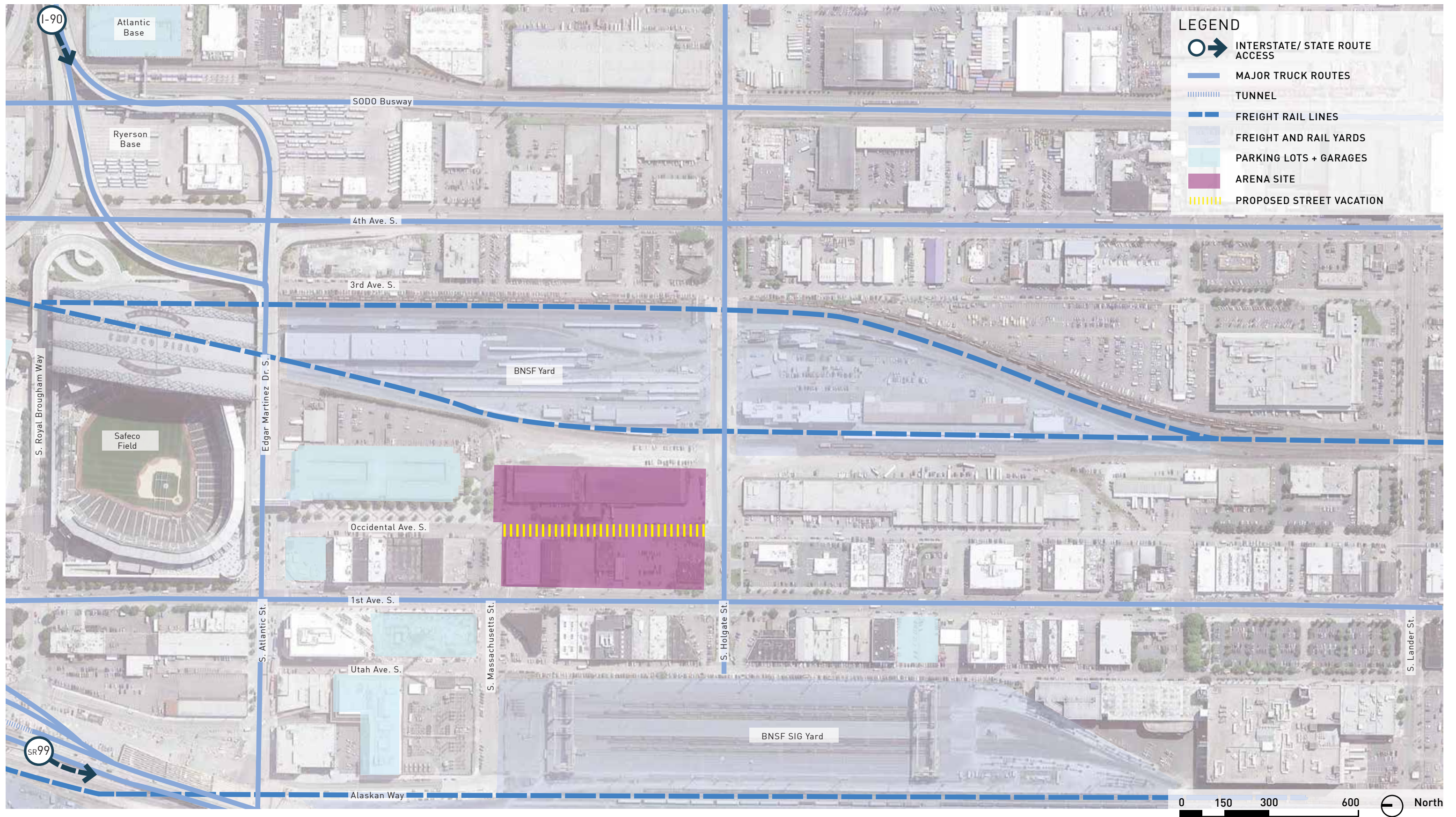


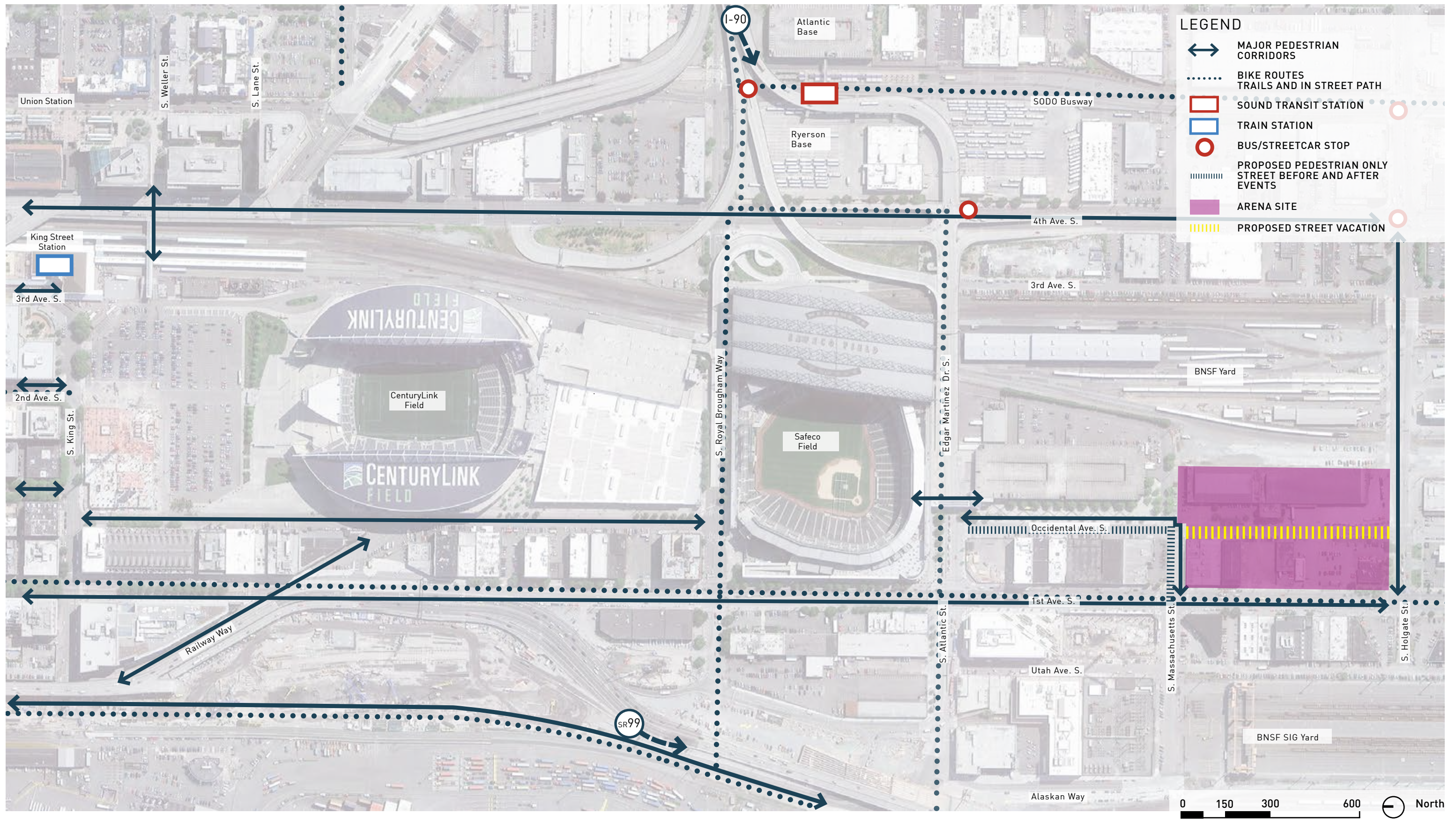


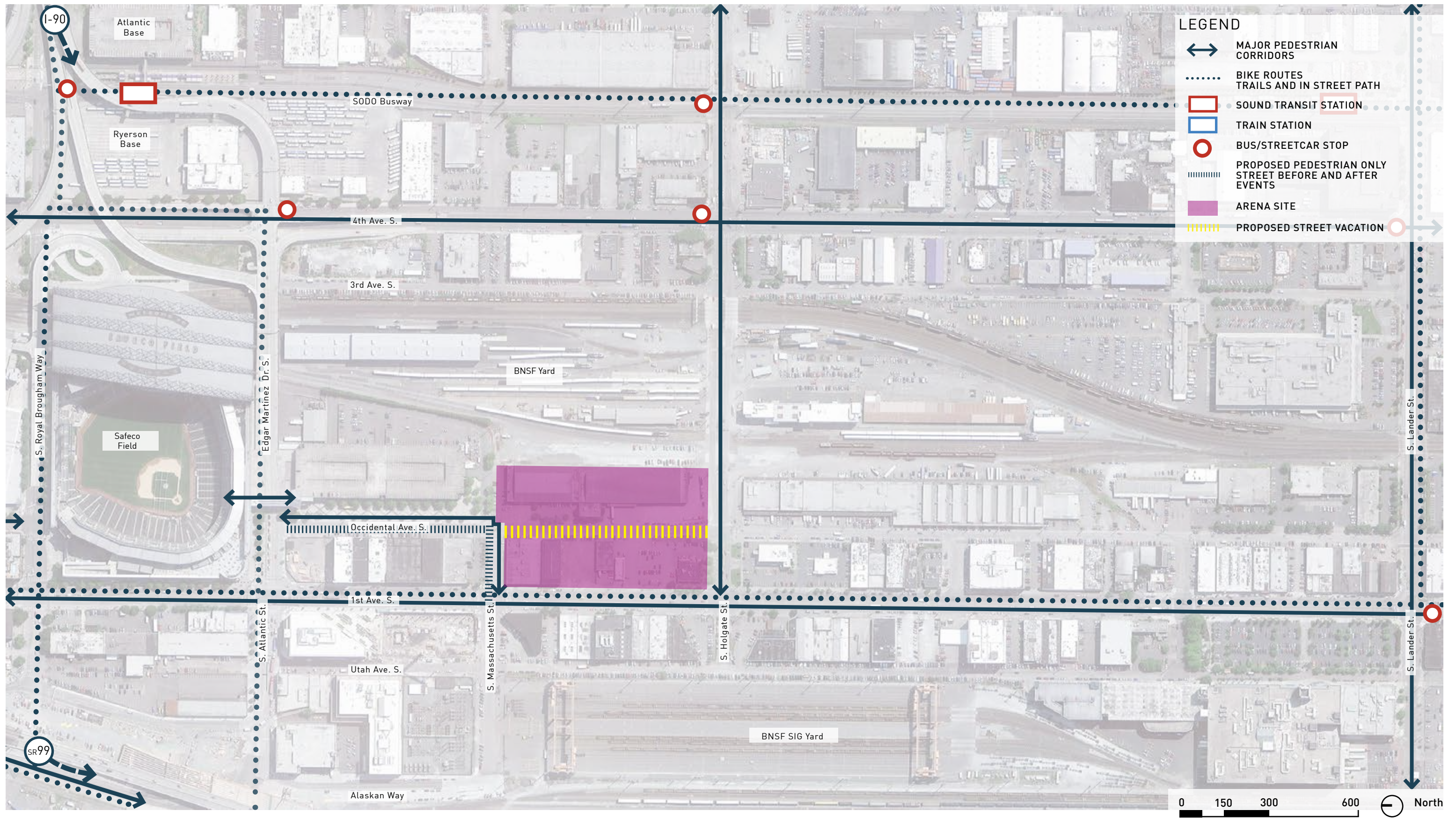


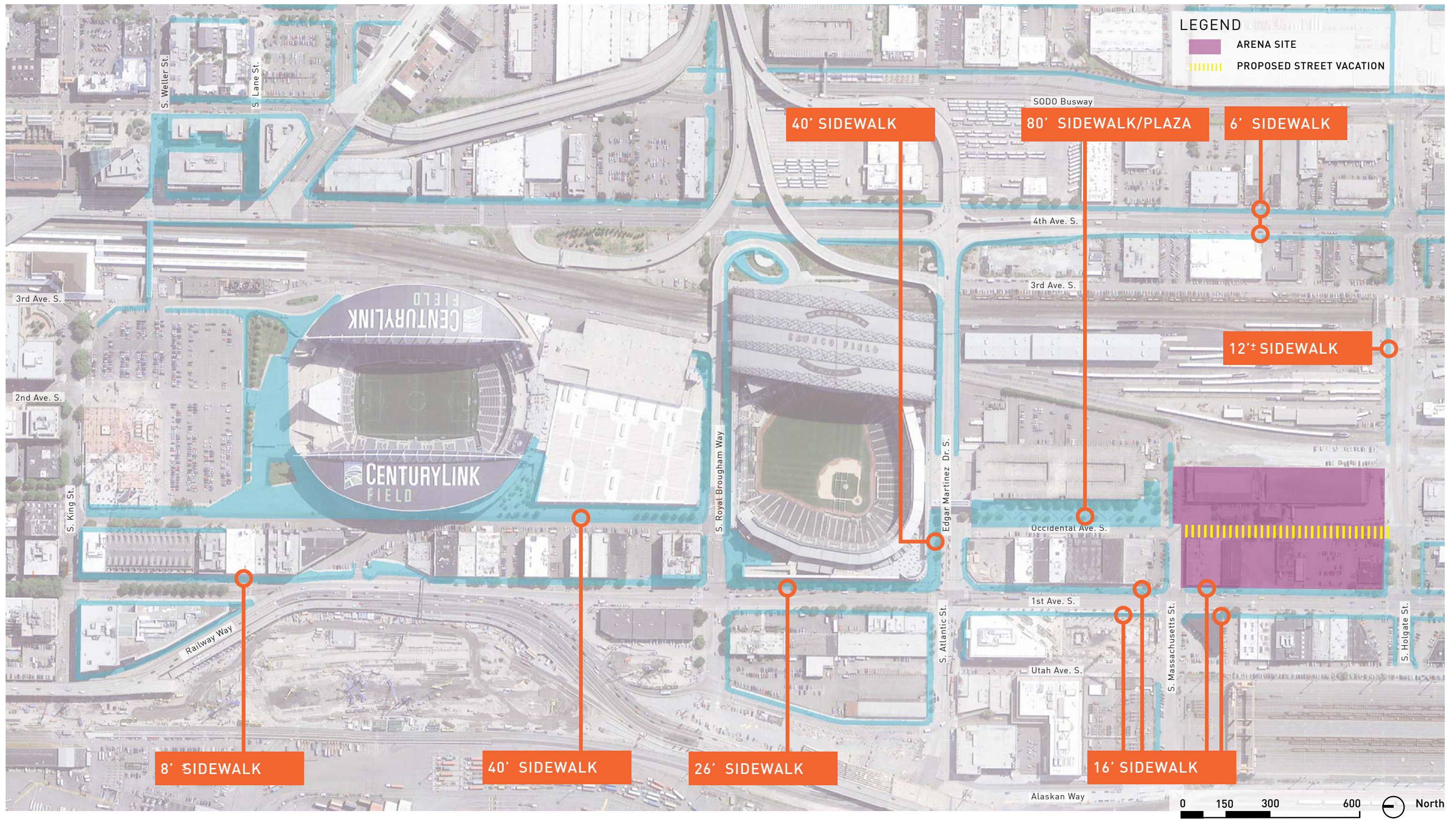


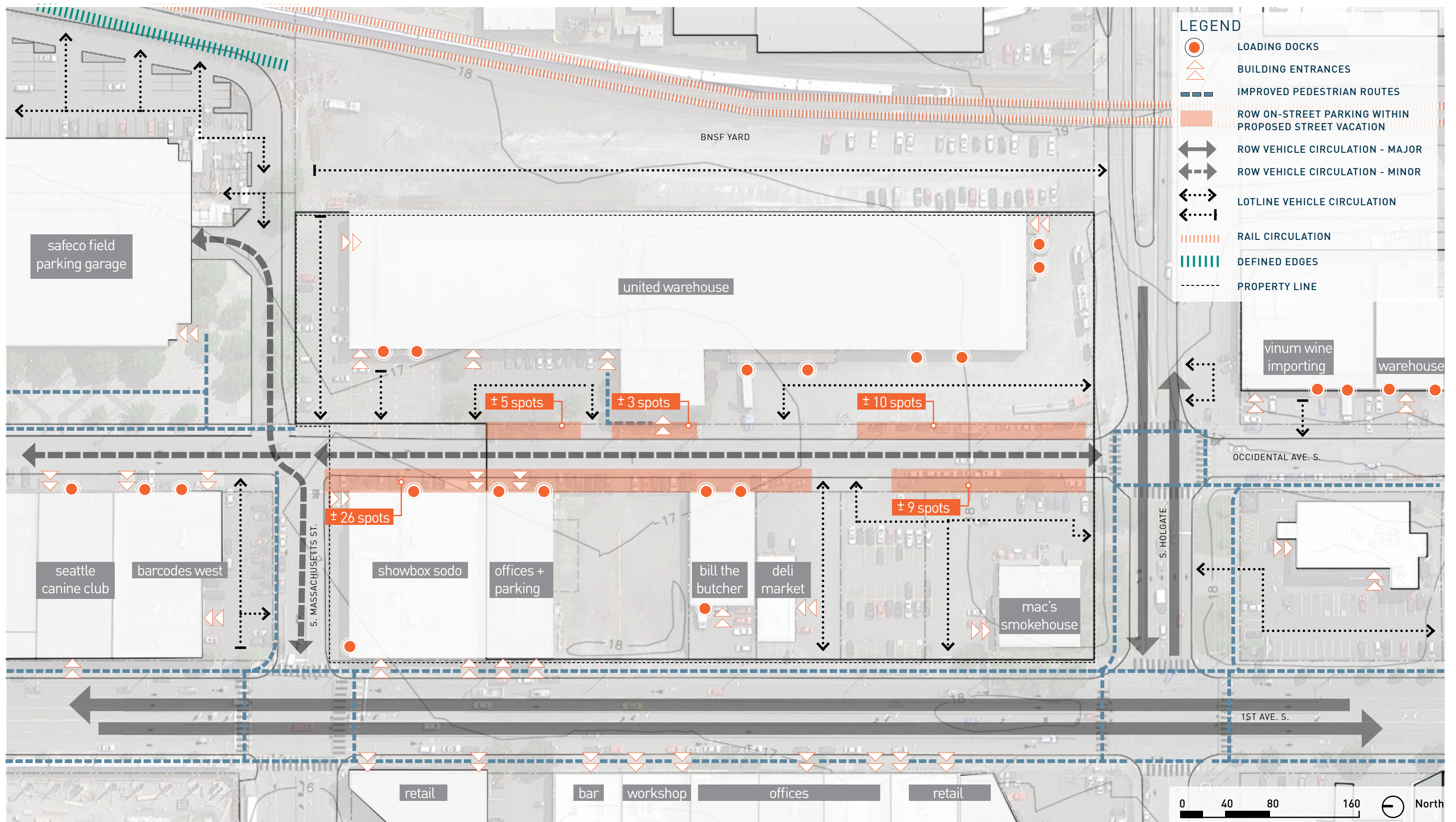


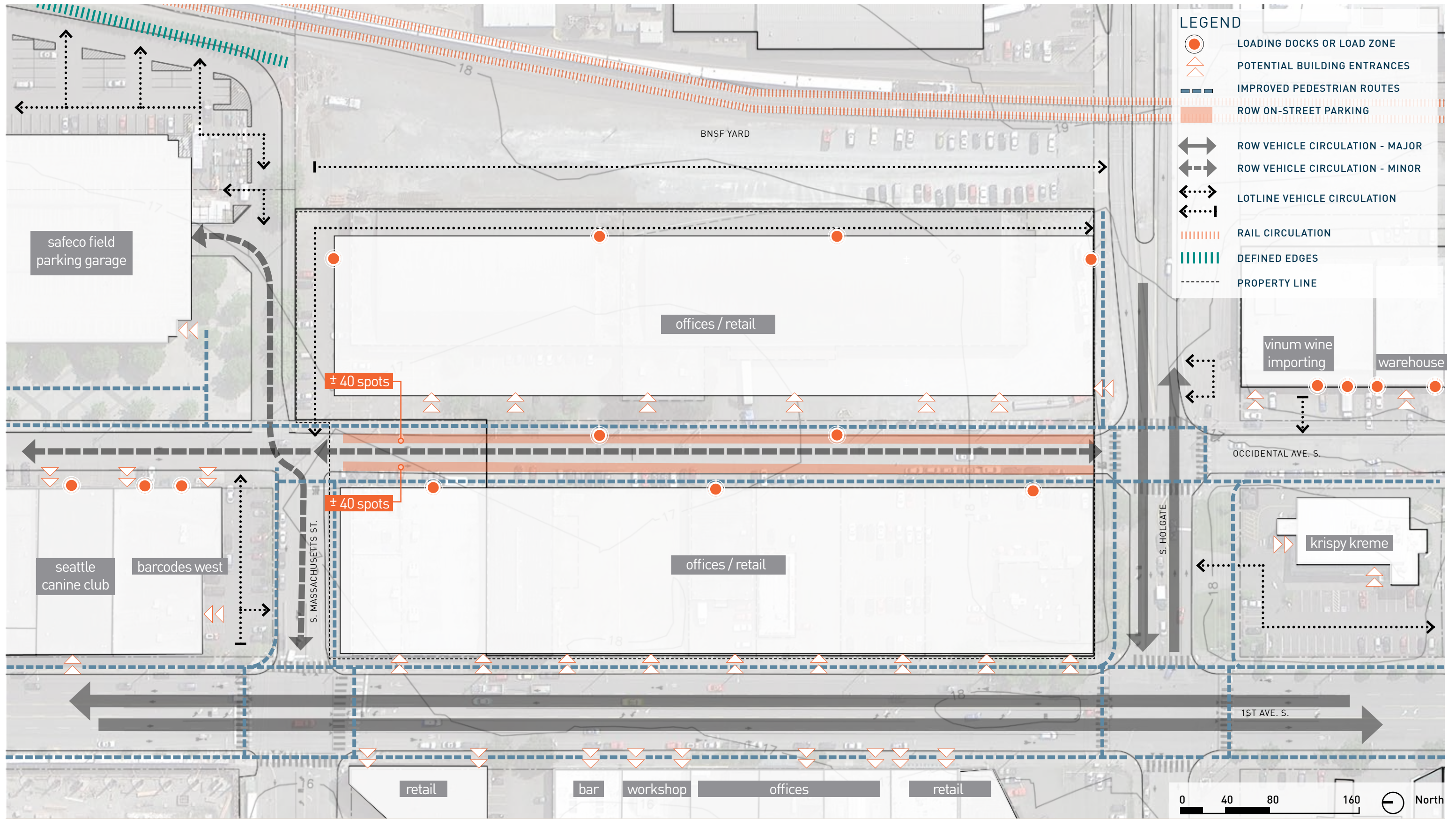


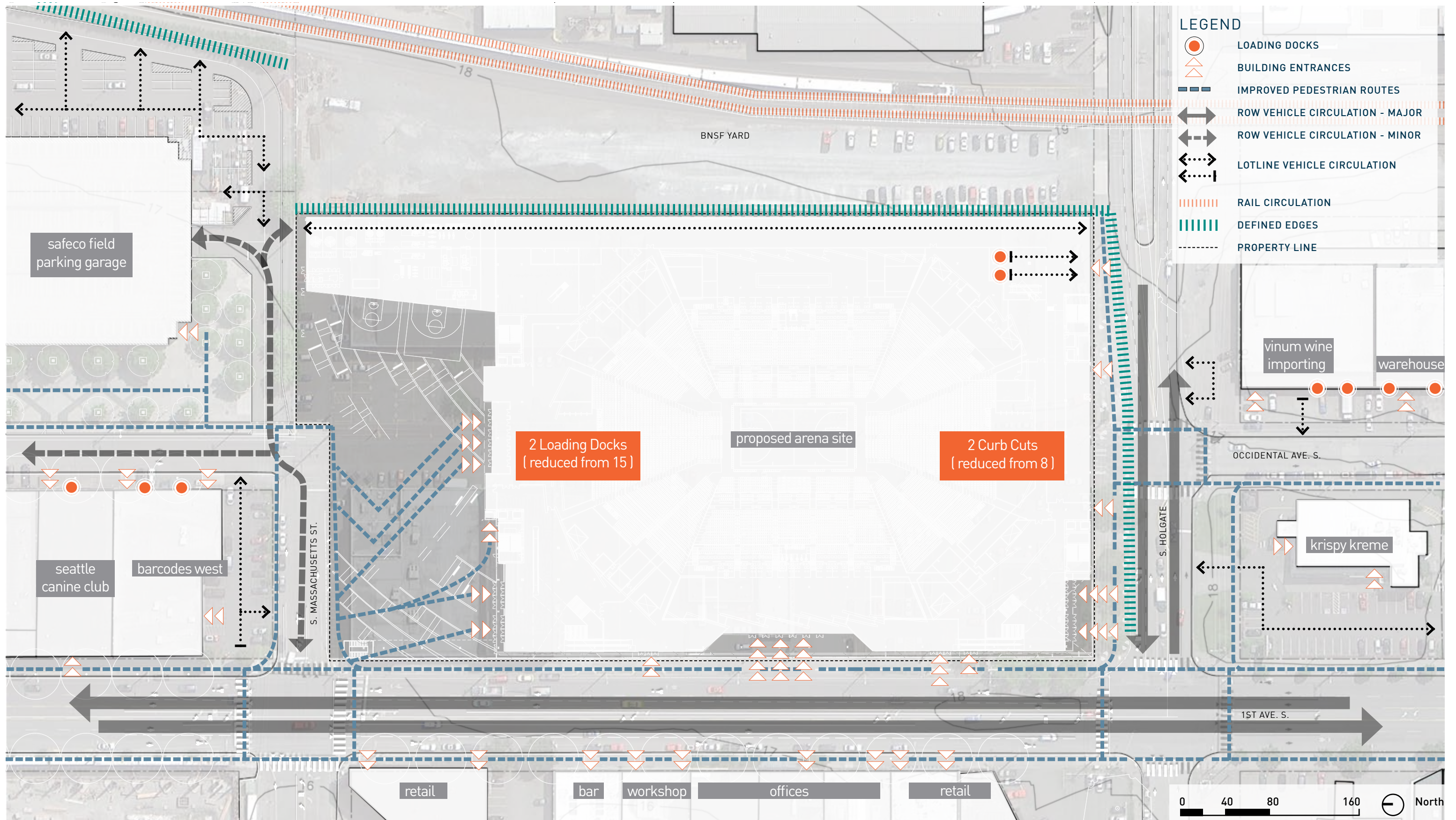












THE PROJECT SITE IS WELL SERVED BY TRANSIT AND IS A FEW BLOCKS AWAY FROM THE SOUNDER STADIUM LIGHT RAIL STATION.

THE PROJECT, WHEN EVENTS ARE UNDERWAY, WILL HAVE IMPACTS ON THE PUBLIC TRANSPORTATION SYSTEM. THESE IMPACTS WILL BE DETERMINED AND OUTLINED THROUGH THE ENVIRONMENTAL IMPACT STATEMENT.



THE PROJECT HAS RECEIVED A DETERMINATION OF SIGNIFICANCE AND IS UNDERGOING ENVIRONMENTAL REVIEW THROUGH AN ENVIRONMENTAL IMPACT STATEMENT.



SEATTLE ARENA
MARCH 12, 2013

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THE ARENA CONTRIBUTES TO THE ADVANCEMENT OF THE NEIGHBORHOOD IN SEVERAL WAYS, INCLUDING PROVIDING A LINK BETWEEN THE STADIUMS TO THE NORTH AND THE NEIGHBORHOOD BUSINESSES SOUTH, PROVIDING RETAIL OPPORTUNITIES ALONG 1ST AVENUE, AND CREATING THE FIRST SIZEABLE PIECE OF PLANNED PUBLIC OPEN SPACE IN THE SURROUNDING NEIGHBORHOOD. WITH APPROXIMATELY 150 EVENTS A YEAR, THE PROJECT BRINGS SEVERAL THOUSAND PATRONS TO THE NEIGHBORHOOD WHO WILL FREQUENT THE SHOPS AND RESTAURANTS.



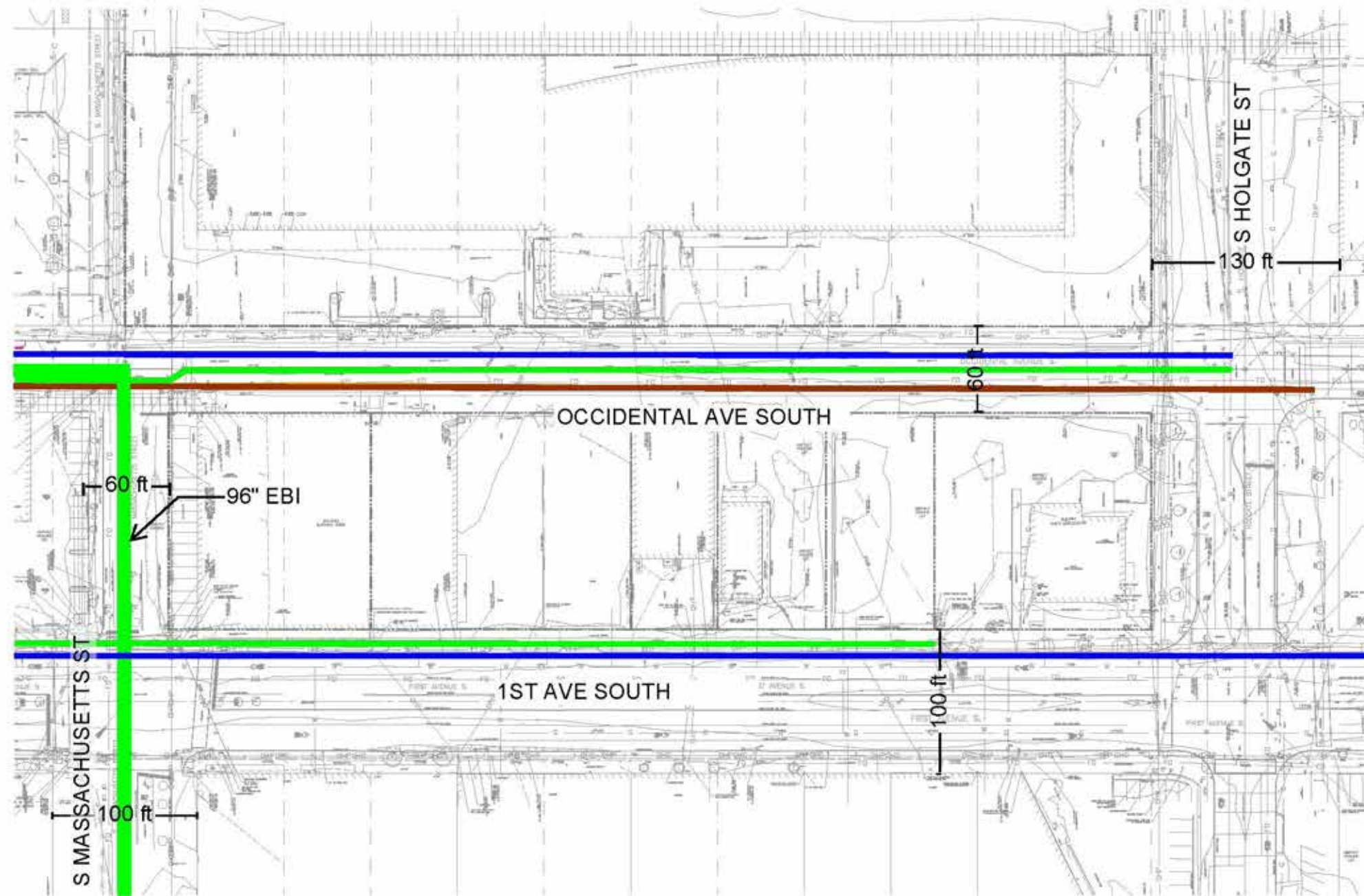
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Existing Wet Utilities

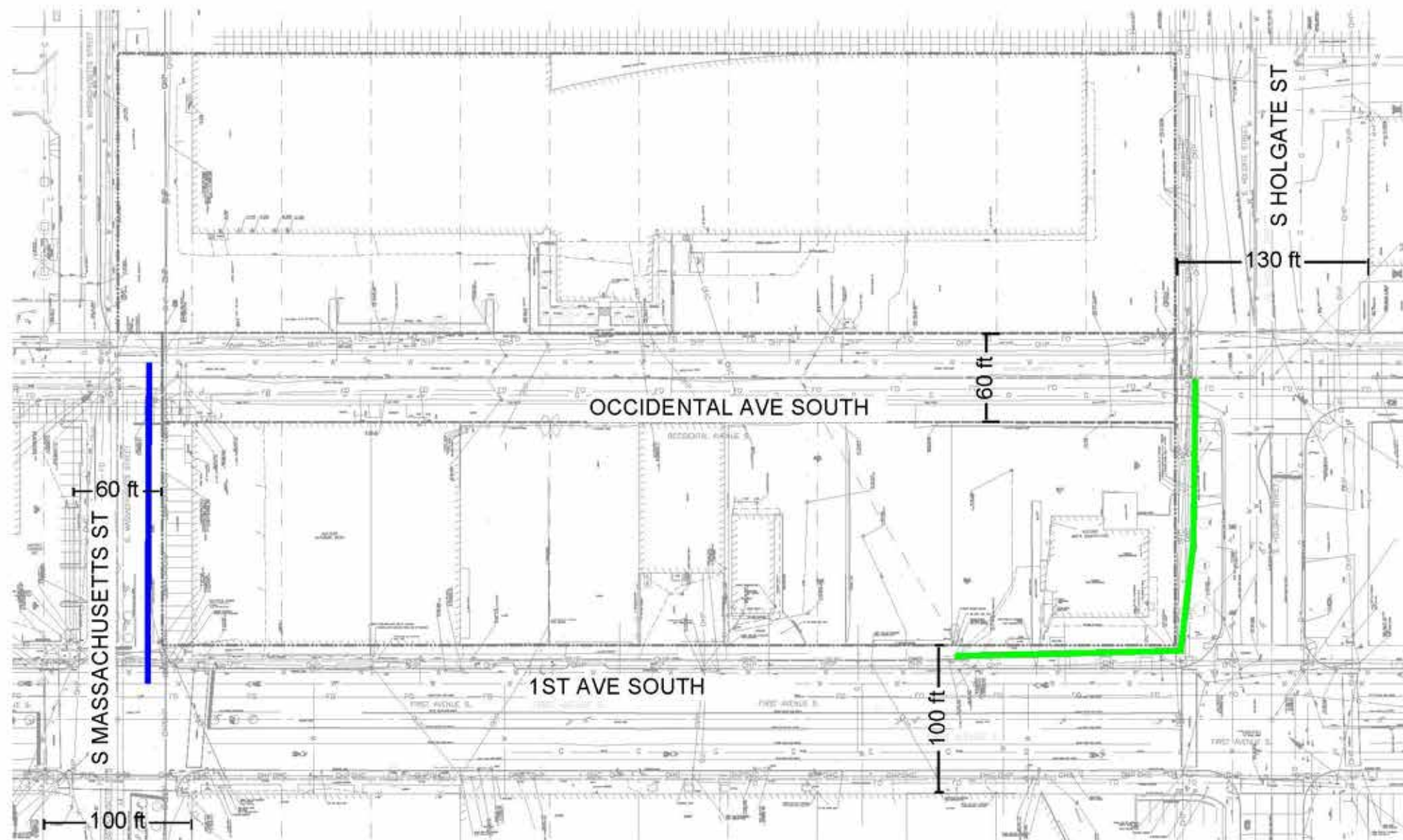
Preliminary Contacts:

Water - SPU - Melissa Hill (melissa.hill@seattle.gov)
 Sewer/Storm - SPU - Mark Jaeger (mark.jaeger@seattle.gov)
 Gas - PSE/Infrasource - Ken Elvsaas (ken.elvsaas@pse.com)

- █ STORMSEWER
- █ WATER
- █ GAS



North

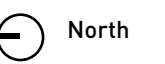


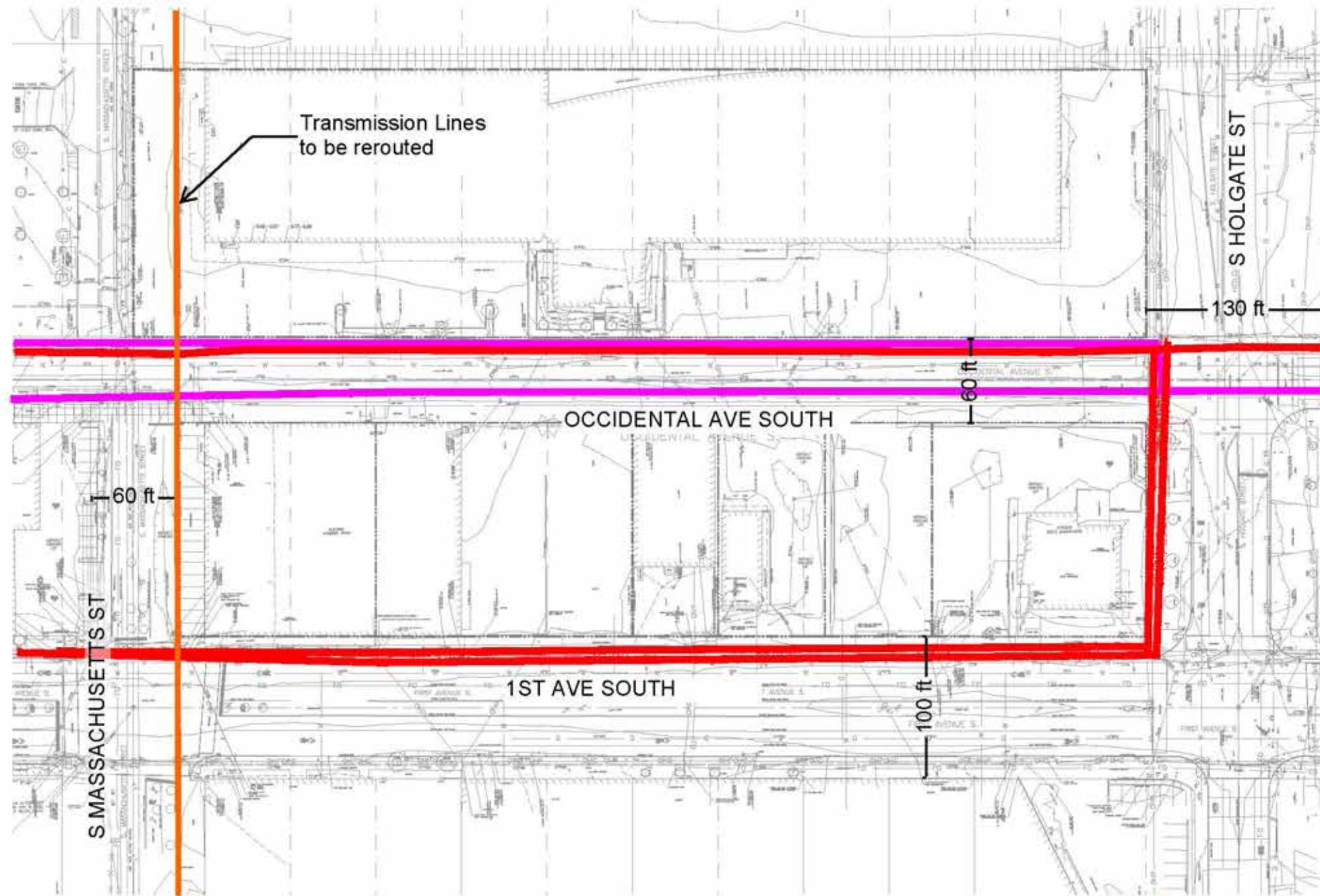
Proposed Wet Utility Work

Preliminary Contacts:

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- STORM/SEWER
- WATER
- GAS



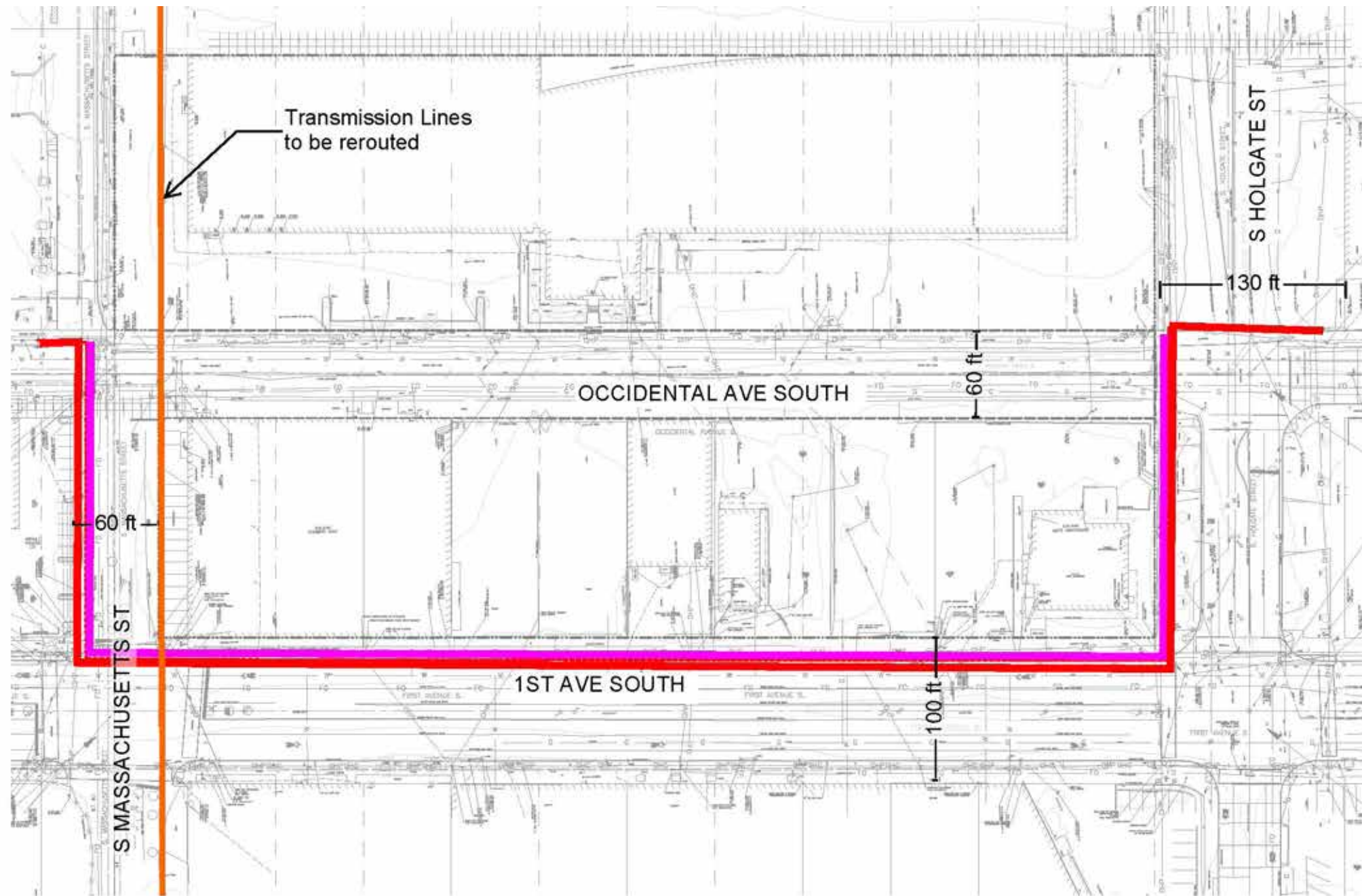


Existing Dry Utilities

Preliminary Contacts:

- Electrical - SCL - Cindy Reside (cindy.reside@seattle.gov)
- Century Link - Chris Mapes (christopher.mapes@centurylink.com)
- Integra Telecom - Bob Robertson (robert.robertson@integratelecom.com)
- Comcast - Art Nettles (art.nettles@comcast.com)





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- Comcast - Art Nettles (art.nettles@comcast.com)

- █ FIBER
- █ UNDERGROUND ELEC/COMM
- █ TRANSMISSION LINE
- North

WATER SYSTEM (SPU):

A 16" WATER MAIN RUNS ALONG OCCIDENTAL AVENUE SOUTH THAT WILL NEED TO BE CAPPED AND REMOVED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION. THE WATER LINE ON OCCIDENTAL CONTINUES NORTH TO EDGAR MARTINEZ DRIVE AND SERVES MULTIPLE FIRE HYDRANTS ADJACENT TO THE SAFECO FIELD PARKING GARAGE. A NEW 16" CONNECTING LINE IS PROPOSED TO BE PLACED IN SOUTH MASSACHUSETTS STREET TO TIE THE 16" LINE IN OCCIDENTAL BACK INTO THE EXISTING LINE ON 1ST AVENUE SOUTH.

SANITARY SEWER AND STORM UTILITY (SPU):

THERE IS A 15-INCH DIAMETER COMBINED SEWER LINE RUNNING ALONG OCCIDENTAL AVENUE SOUTH THROUGH THE PROPOSED PROJECT SITE THAT WILL NEED TO BE REMOVED AS PART OF THE STREET VACATION PROCESS. THE 15-INCH STORM/SEWER LINE WILL NOT NEED TO BE RE-ROUTED AS IT MAINLY TAKES STORM WATER FROM THE PROPOSED SITE. THE CONTRIBUTING FLOWS TO THE SEWER LINE THAT COME FROM OFF SITE ARE FROM THE HOLGATE/OCCIDENTAL INTERSECTION. THESE FLOWS WILL BE REDIRECTED VIA A NEW PIPE CONNECTION TO THE EXISTING COMBINED SYSTEM ON 1ST AVENUE SOUTH.

NATURAL GAS (PSE):

THE PROPOSED ARENA SITE CONTAINS AN EXISTING GAS LINE RUNNING NORTH-SOUTH ON OCCIDENTAL AVENUE SOUTH THROUGH THE PROPOSED DEVELOPMENT AREA. THIS LINE WILL NEED TO BE REMOVED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION PRIOR TO EXCAVATION. PER TELEPHONE CONVERSATION WITH KEN ELVSAAS OF PUGET SOUND ENERGY, THE LINE IN OCCIDENTAL CAN BE CAPPED AND ABANDONED WITHOUT REROUTING OR PROVIDING ADDITIONAL GAS PIPING. KEN MENTIONED THAT GAS SERVICE IN 1ST AVENUE HAS CAPACITY TO SERVE THE ARENA AND THAT CONNECTION WOULD BE NEAR THE NORTHWEST CORNER OF THE SITE.

ELECTRICAL, COMMUNICATIONS, OVERHEAD INFRASTRUCTURE (SCL & OTHERS):

THERE ARE EXISTING 26-KV OVERHEAD WIRES AND POLES RUNNING THROUGH THE PROJECT SITE THAT WILL NEED TO BE REROUTED AS PART OF THE OCCIDENTAL AVENUE STREET VACATION. PER DISCUSSIONS WITH SCL, THESE LINES WILL BE REROUTED UNDERGROUND ALONG 1ST AVENUE SOUTH, EAST ON S. MASSACHUSETTS STREET, AND TIE BACK INTO THE EXISTING OVERHEAD LINES ON OCCIDENTAL TO THE NORTH OF THE PROJECT SITE.

FIBER:

BASED ON THE MOST RECENT SURVEY AND CONVERSATIONS WITH CENTURY LINK, INTEGRA, AND COMCAST; THERE ARE TWO FIBER RUNS ALONG OCCIDENTAL AVENUE SOUTH THAT WILL NEED TO BE RELOCATED AS PART OF THE STREET VACATION. THESE LINES WILL BE REROUTED UNDERGROUND ALONG 1ST AVENUE SOUTH. DISCUSSIONS WITH THE COMMUNICATIONS COMPANIES IS ON-GOING AND WILL DETERMINE WHICH LINES ARE ACTIVE AND REQUIRE REROUTE.



PUBLIC TRUST POLICY 2: UTILITIES

RIGHTS-OF-WAY WHICH CONTAIN OR ARE NEEDED FOR FUTURE UTILITY LINES OR FACILITIES MAY BE VACATED ONLY WHEN THE UTILITY CAN BE ADEQUATELY PROTECTED WITH AN EASEMENT, RELOCATION, FEE OWNERSHIP OR SIMILAR AGREEMENT SATISFACTORY TO THE UTILITY OWNER.

PUBLIC RIGHTS-OF-WAY PROVIDE UTILITIES WITH CORRIDORS FOR THE EFFICIENT TRANSPORTATION AND DELIVERY OF UTILITY SERVICES TO THE PUBLIC IN THE LEAST COSTLY MANNER POSSIBLE. UTILITIES GENERALLY ASSESS VACATION PETITIONS FROM AN OPERATIONAL PERSPECTIVE IN ORDER TO ENSURE THAT A VACATION WILL NOT IMPAIR CURRENT SERVICE RELIABILITY AND CAPACITY LEVELS NOR LIMIT THE ABILITY TO EXPAND SERVICES IN THE FUTURE. THE GROWTH OF TELECOM UTILITIES ABOVE AND BELOW GROUND, INCREASED URBAN DENSITIES, AND DEMAND FOR UNDERGROUNDING OF UTILITY FACILITIES ALL PLACE PRESSURE ON THE VALUE OF PUBLIC RIGHTS-OF-WAY, PARTICULARLY ALLEYS, FOR FUTURE UTILITIES NEEDS.

PROJECT ANALYSIS:

PLEASE SEE THE ATTACHED UTILITY PLANS AND CONTACTS REGARDING UTILITIES.



SEATTLE ARENA

MARCH 12, 2013

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VACATION POLICY 4: LAND USE

A PROPOSED VACATION MAY BE APPROVED ONLY WHEN THE INCREASE IN DEVELOPMENT POTENTIAL THAT IS ATTRIBUTABLE TO THE VACATION WOULD BE CONSISTENT WITH THE LAND USE POLICIES ADOPTED BY THE CITY COUNCIL. THE CRITERIA CONSIDERED FOR MAKING INDIVIDUAL VACATION DECISIONS WILL VARY WITH THE LAND USE POLICIES AND REGULATIONS FOR THE AREA IN WHICH THE RIGHT-OF-WAY IS LOCATED. THE CITY COUNCIL MAY PLACE CONDITIONS ON A VACATION TO MITIGATE NEGATIVE LAND USE EFFECTS.

VACATIONS CAN AFFECT THE LAND USE AND DEVELOPMENT PATTERNS IN AN AREA BY ADDING TO THE DEVELOPABLE LAND BASE, ALTERING THE LOCAL PATTERN OF LAND DIVISION, AND INCREASING THE DEVELOPMENT POTENTIAL ON THE VACATED AND ABUTTING PROPERTIES. THESE CHANGES MAY ALLOW DEVELOPMENT THAT IS INCONSISTENT WITH ADOPTED LAND USE POLICIES AND HAVE A NEGATIVE EFFECT ON THE AREA OF THE PROPOSED VACATION AND OTHER RIGHTS-OF-WAY. THE PETITIONER SHALL PROVIDE THE CITY WITH INFORMATION ABOUT THE EXPECTED COMPLETED DENSITY OF THE PROJECT AND THE DEVELOPMENT POTENTIAL OF THE PROPERTY WITHOUT A VACATION. SUCH INFORMATION SHOULD BE PROVIDED AS BOTH THE PERCENTAGE INCREASE IN THE DEVELOPMENT POTENTIAL AND THE ADDITIONAL SQUARE FOOTAGE ADDED TO THE PROJECT. THE PETITIONER SHALL ALSO PROVIDE THE CITY WITH INFORMATION AS TO HOW THE PROJECT ADVANCES CITY PLANNING GOALS AND MEETS THE ZONING CRITERIA IN THE AREA WHERE THE PROJECT IS LOCATED. IT IS THE OBLIGATION OF THE PETITIONER TO PROVIDE A JUSTIFICATION FOR THE VACATION AND TO PROVIDE INFORMATION ON WHETHER THERE ARE FEASIBLE ALTERNATIVES THAT DO NOT REQUIRE A VACATION.

PROJECT ANALYSIS:

THE PROJECT ADVANCES THE CITY PLANNING GOALS FOR THE STADIUM OVERLAY TRANSITION AREA AND MEETS THE APPLICABLE ZONING CRITERIA FOR THE ZONE.



SEATTLE ARENA

MARCH 12, 2013

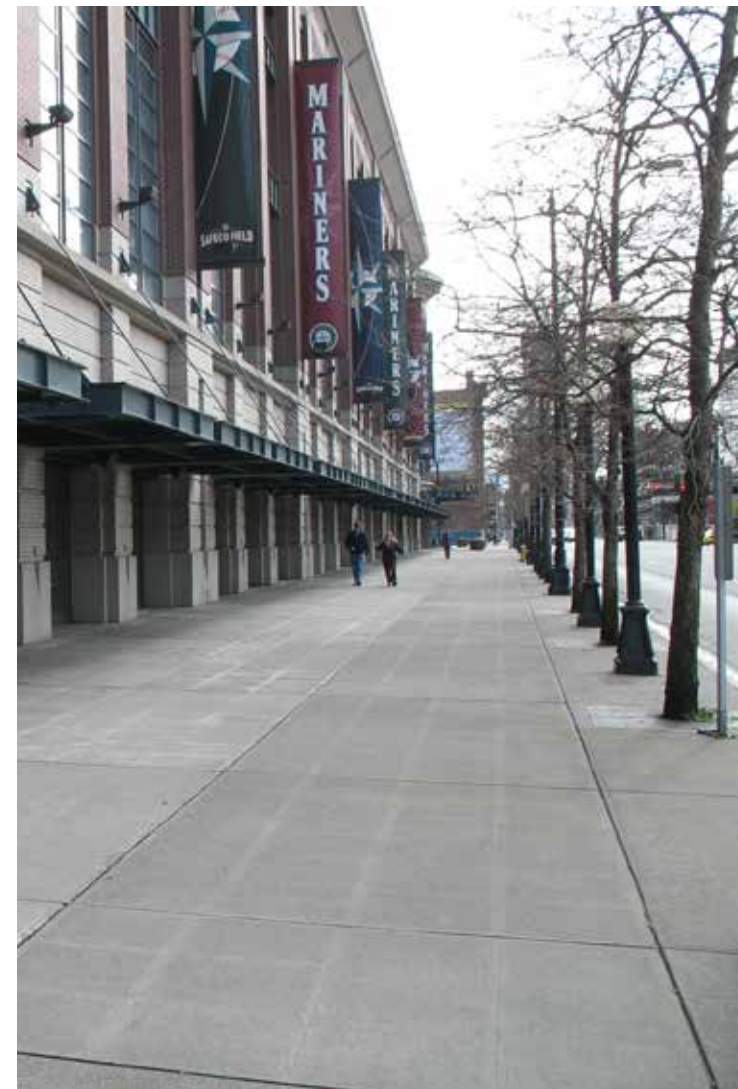
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NORTH OF PROJECT SITE
STADIUMS & OCCIDENTAL AVE.



NORTH OF PROJECT SITE
STADIUMS & OCCIDENTAL AVE.



VINUM - SOUTH OF SITE



3RD STREET LOOKING NORTH FROM HOLGATE

BACK DOCKS OF MACRINA BAKERY ON UTAH STREET



IMMEDIATELY ADJACENT TO PROJECT SITE



NEW DEVELOPMENT ACROSS 1ST AVENUE TO WEST



THE URBAN CAMPER



IMMEDIATELY ADJACENT & SOUTH OF PROJECTSITE



OCCIDENTAL LOOKING NORTH FROM SOUTH OF PROJECT SITE



FOOD TRUCKS FOUND THROUGHOUT NEIGHBORHOOD

FROM
STARBUCKS ON
UTAH STREET



FORMER HORSE STABLE AT 1ST & LAMAR



IMMEDIATELY
SOUTH OF PROJECT SITE

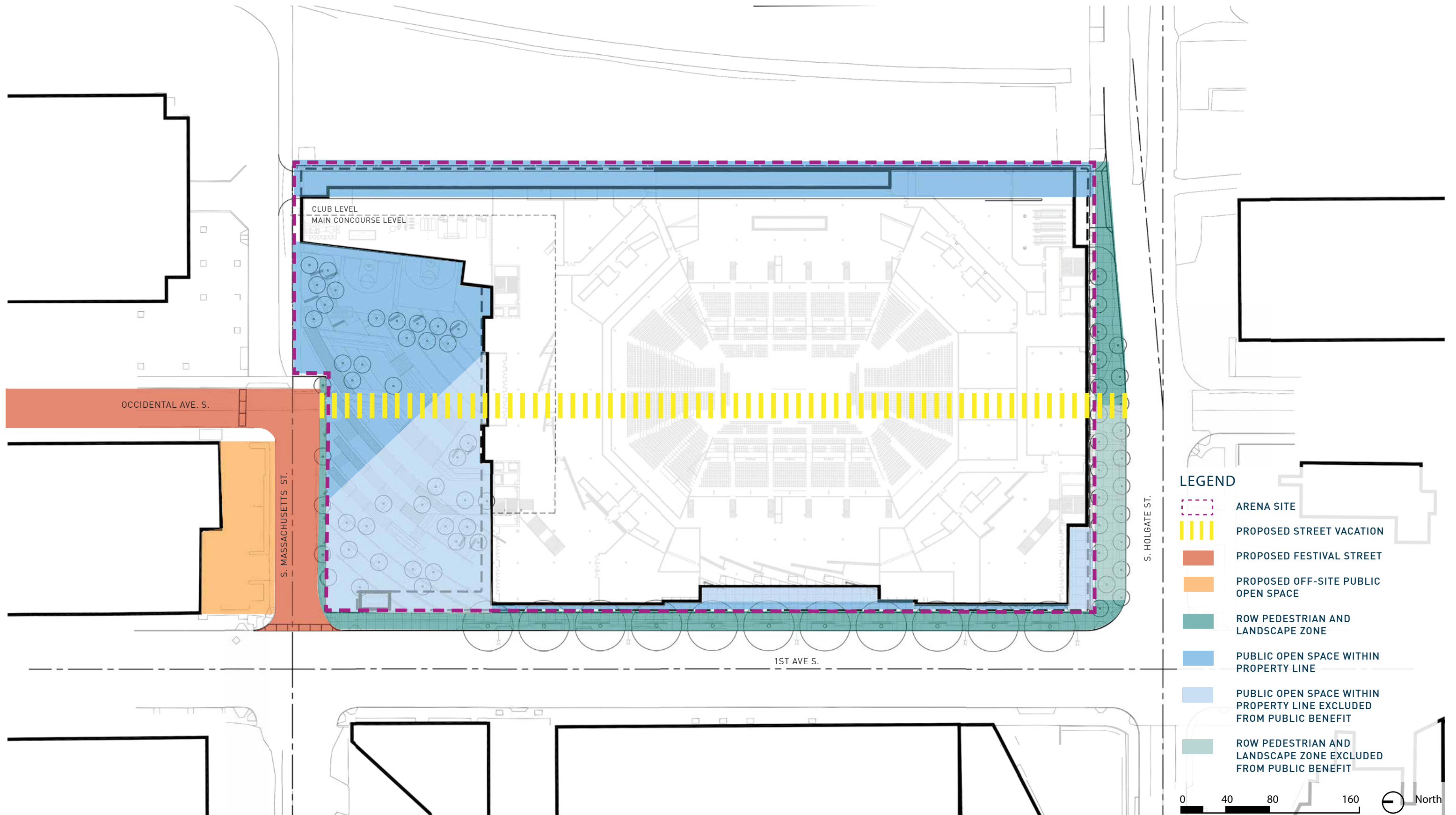


PECOS PIT BBQ



PROJECT FEATURE	TOTAL QUANTITY	REQUIRED BY CODE	PUBLIC BENEFIT	ON-SITE / OFF-SITE
OPEN SPACE				
PUBLIC ACCESS ROAD	16,984 SF		●	ON-SITE
PUBLIC PLAZA NORTH OF MASSACHUSETTS ST	9,210 SF		●	OFF-SITE
PUBLIC PLAZA SOUTH OF MASSACHUSETTS ST	26,144 SF		●	ON-SITE
PUBLIC BASKETBALL HALF COURTS	2 HALF COURTS		●	ON-SITE
ELEVATED PUBLIC OVERLOOKS			●	
MASSACHUSETTS ST S FESTIVAL STREET PROPOSAL	7,063 SF		●	OFF-SITE
OCCIDENTAL ST S FESTIVAL STREET PROPOSAL	23,647 SF		●	OFF-SITE
STREETSCAPE IMPROVEMENTS				
1ST AVENUE S SIDEWALK AND LANDSCAPE IMPROVEMENTS	2,723 SF	●		ON-SITE
S HOLGATE ST SIDEWALK AND LANDSCAPE IMPROVEMENTS	819 SF	●		ON-SITE
GENEROUS BUILDING SETBACKS AND SIDEWALK WIDTHS			●	ON-SITE
HIGH QUALITY SITE MATERIALS AND FURNISHINGS			●	ON-SITE
PEDESTRIAN SAFETY				
REDUCTION IN LOADING DOCKS	2 (PREVIOUSLY 15)	●	●	ON-SITE
REDUCTION IN CURB CUTS	2 (PREVIOUSLY 8)		●	ON-SITE
UTILITY IMPROVEMENTS				
NEW AND UPDATED WATER AND SEWER LINE	550 LF	●		OFF-SITE
NEW AND UPDATED UNDERGROUND ELECTRICAL AND COMMUNICATION LINES	3,200 LF		●	OFF-SITE
PUBLIC ART PROGRAM				
SUSTAINABILITY				
DISTRICT ENERGY SYSTEM			●	OFF-SITE
SEWER MINING			●	OFF-SITE
CONDENSATE RECAPTURE				OFF-SITE
COMBINED SEWER OVERFLOW REDUCTION	15% - 20%		●	OFF-SITE
GREENROOF	58,755 SF	●	●	ON-SITE
NEW TREES CONTRIBUTING TO URBAN FOREST CANOPY		●	●	ON-SITE

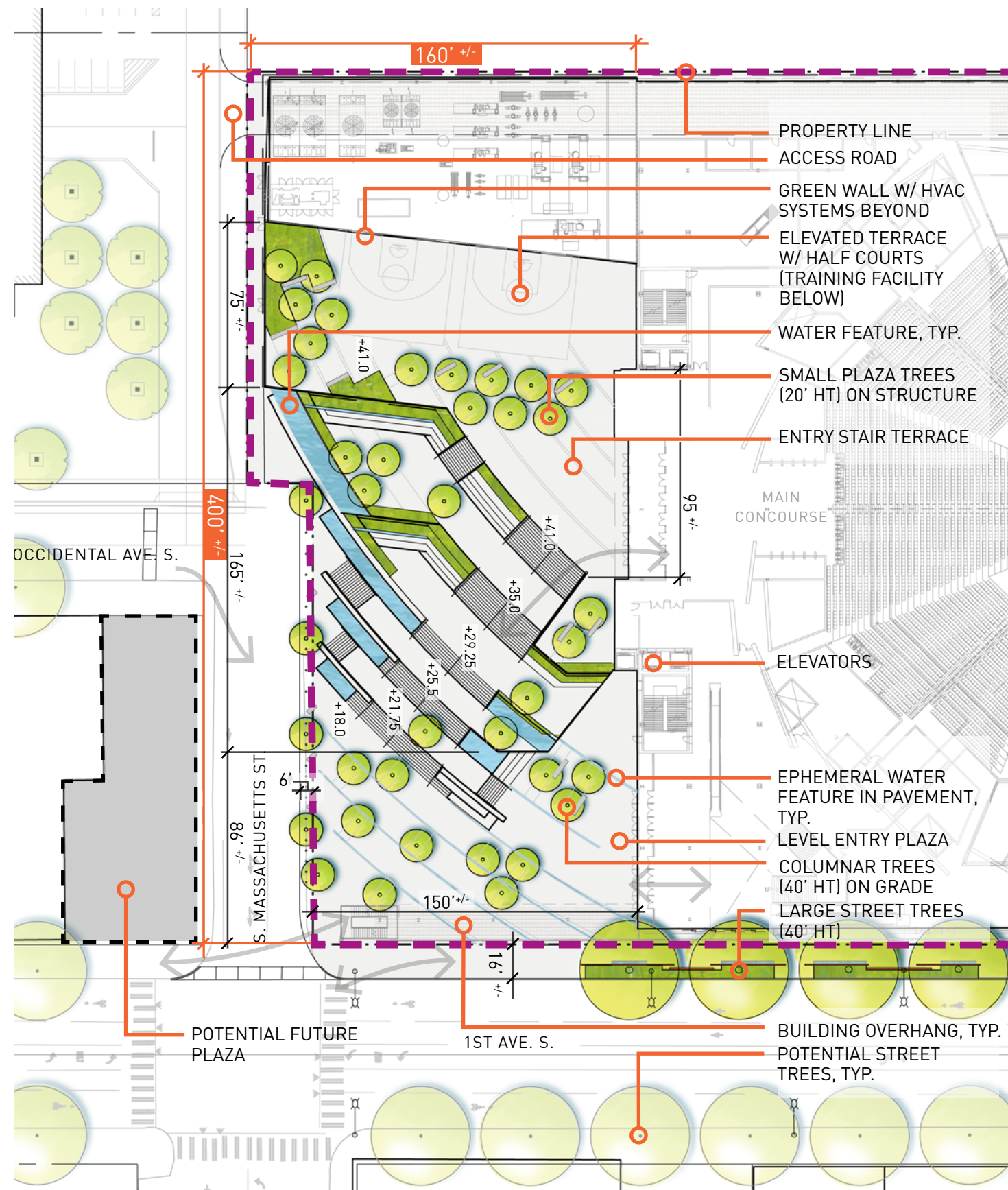
THE PROJECT WILL PROVIDE A SIGNIFICANT, LONG-TERM PUBLIC BENEFIT TO THE NEIGHBORHOOD AND TO THE ENTIRE COMMUNITY. THE BENEFITS ARE ABOVE AND BEYOND THE LAND USE CODE/RIGHT-OF-WAY MANUAL REQUIREMENTS, AND NO DEVELOPMENT CREDIT IS BEING SOUGHT FOR THE BENEFITS.



LEGEND

- ARENA SITE
- PROPOSED STREET VACATION
- PROPOSED FESTIVAL STREET
- PROPOSED OFF-SITE PUBLIC OPEN SPACE
- ROW PEDESTRIAN AND LANDSCAPE ZONE
- PUBLIC OPEN SPACE WITHIN PROPERTY LINE
- PUBLIC OPEN SPACE WITHIN PROPERTY LINE EXCLUDED FROM PUBLIC BENEFIT
- ROW PEDESTRIAN AND LANDSCAPE ZONE EXCLUDED FROM PUBLIC BENEFIT

0 40 80 160 North



LEGEND

ARENA SITE

- PROPERTY LINE
- ACCESS ROAD
- GREEN WALL W/ HVAC SYSTEMS BEYOND
- ELEVATED TERRACE W/ HALF COURTS (TRAINING FACILITY BELOW)
- WATER FEATURE, TYP.
- SMALL PLAZA TREES (20' HT) ON STRUCTURE
- ENTRY STAIR TERRACE

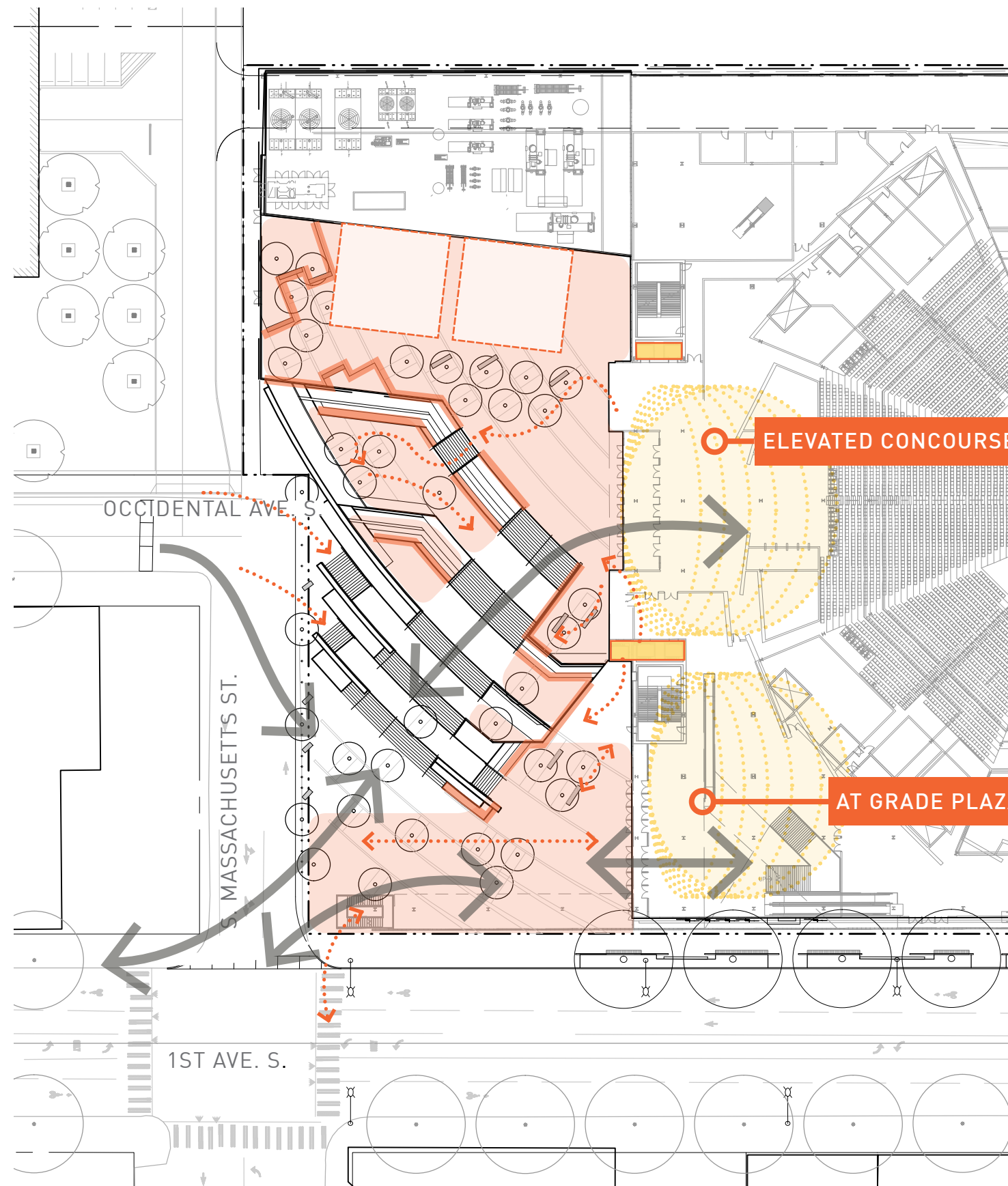
ELEVATORS

- EPHEMERAL WATER FEATURE IN PAVEMENT, TYP.
- LEVEL ENTRY PLAZA
- COLUMNAR TREES (40' HT) ON GRADE
- LARGE STREET TREES (40' HT)

POTENTIAL FUTURE PLAZA

- BUILDING OVERHANG, TYP.
- POTENTIAL STREET TREES, TYP.





LEGEND

-  PRIMARY PEDESTRIAN FLOWS
-  PEDESTRIAN FLOWS
-  ENTRANCE ZONES
-  GATHERING ZONES
-  EDGE GATHERING AREAS
-  ACTIVE PLAY ZONES
-  ELEVATORS

ELEVATED CONCOURSE ENTRY

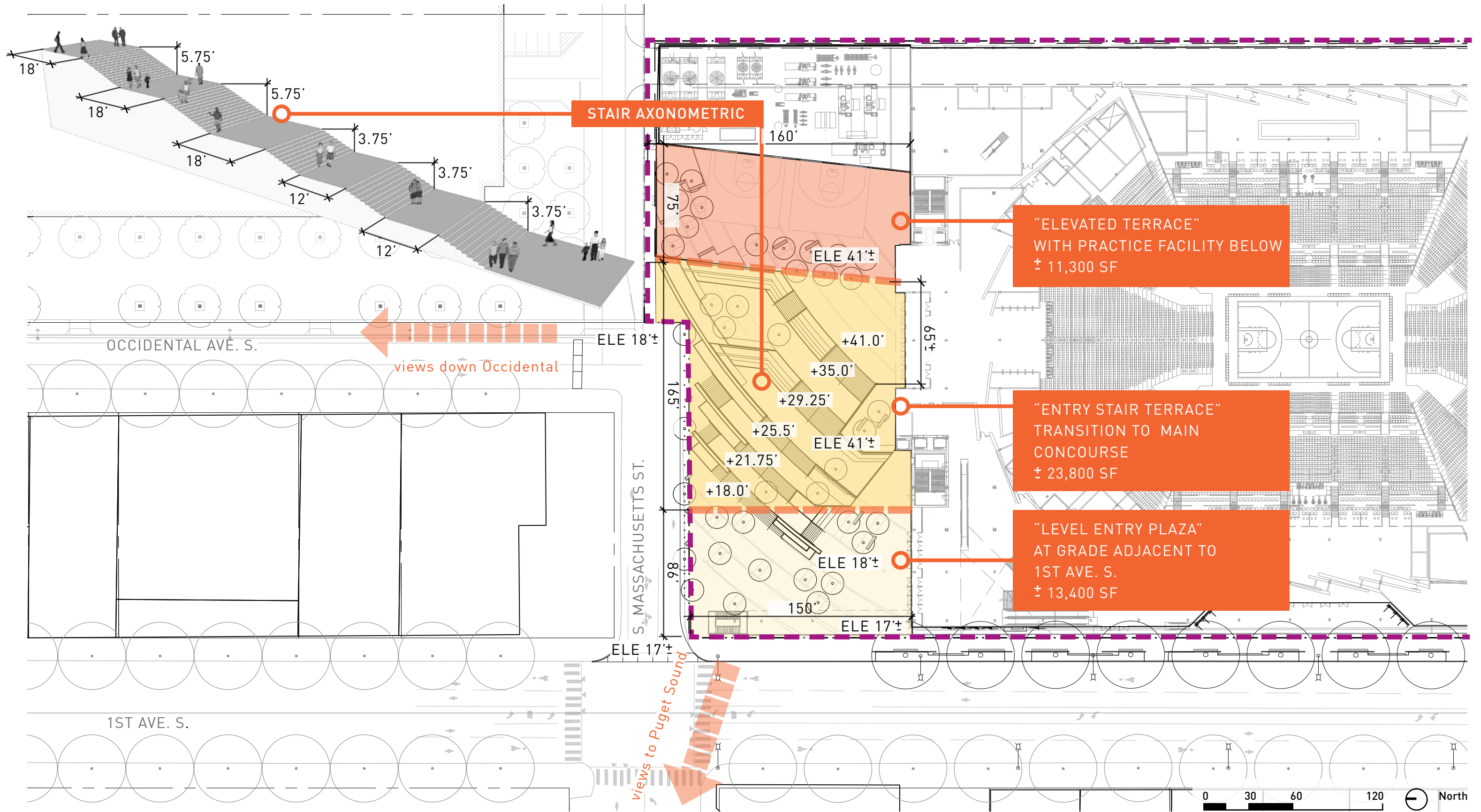
AT GRADE PLAZA ENTRY

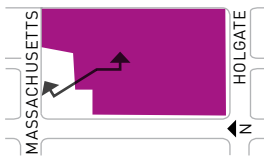
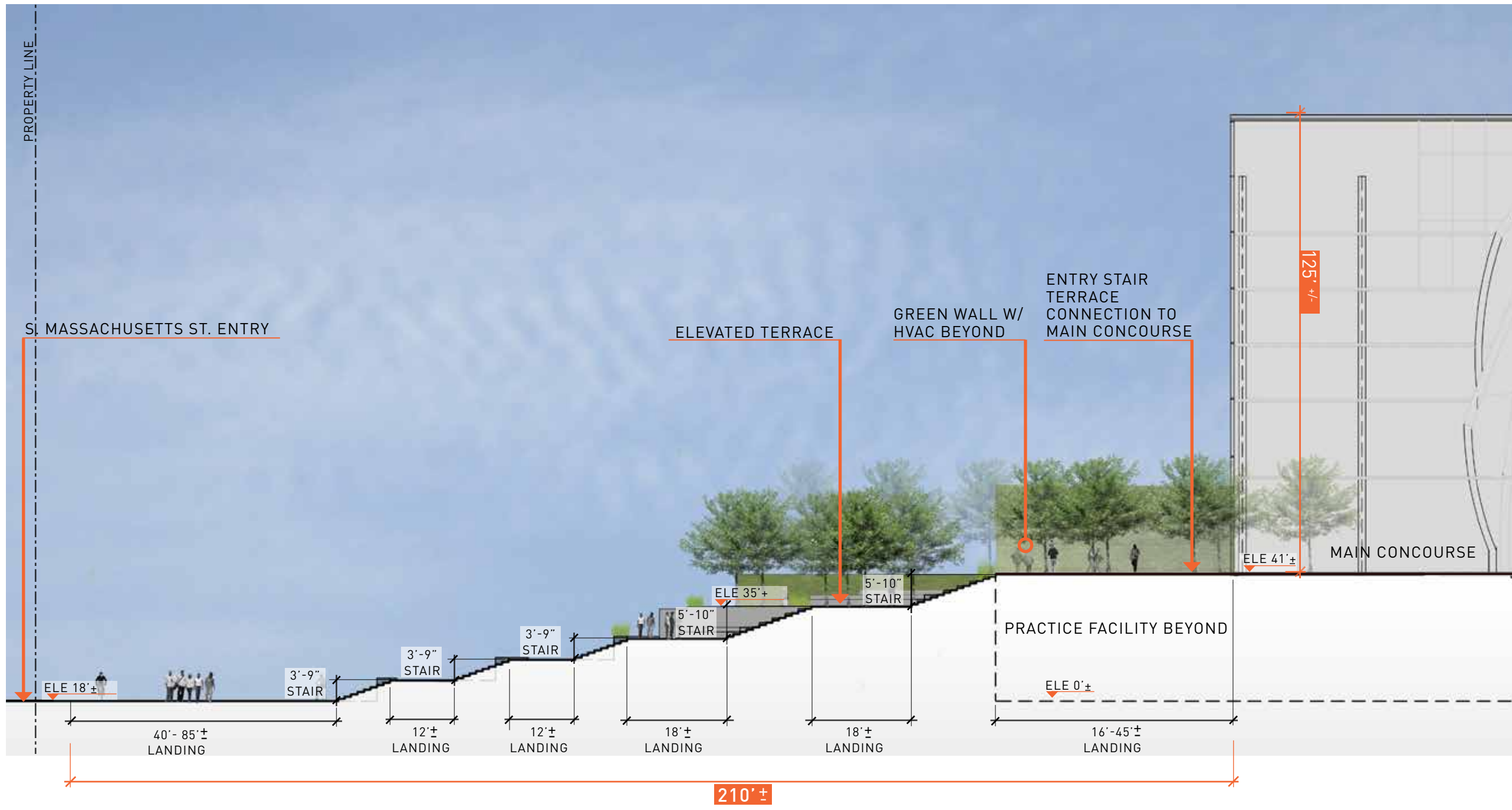
OCCIDENTAL AVE S

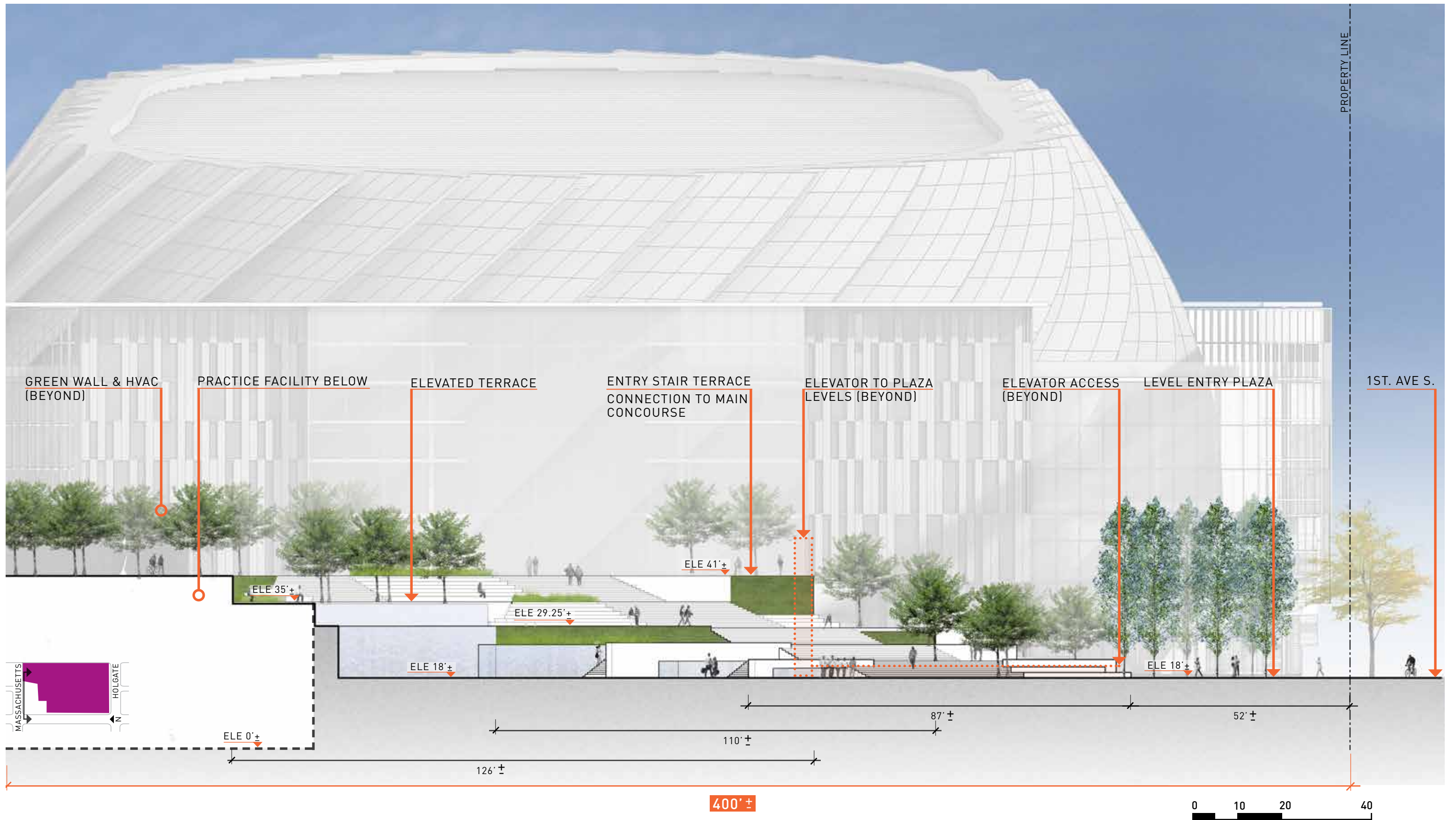
MASSACHUSETTS ST.

1ST AVE. S.



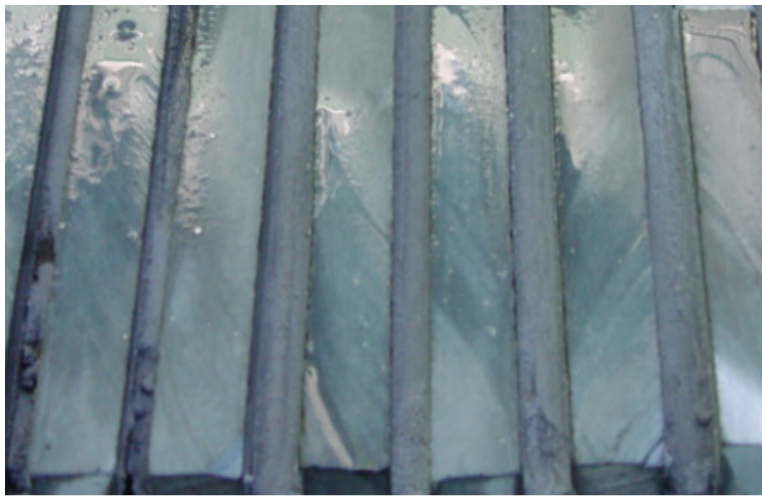




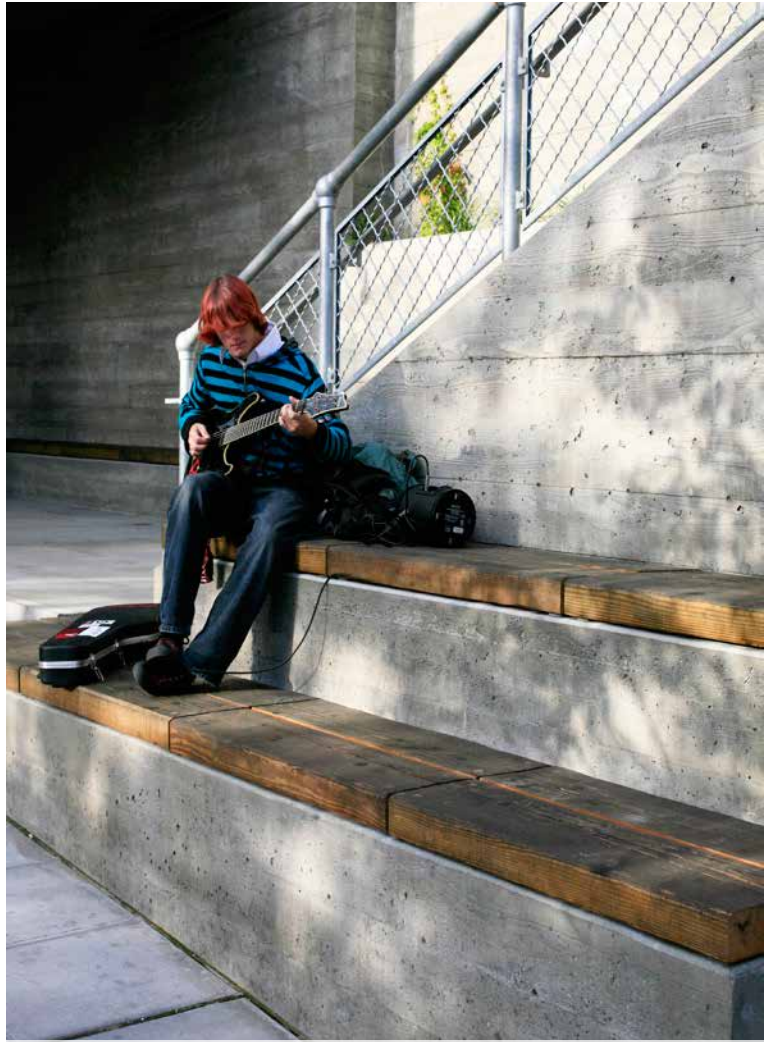




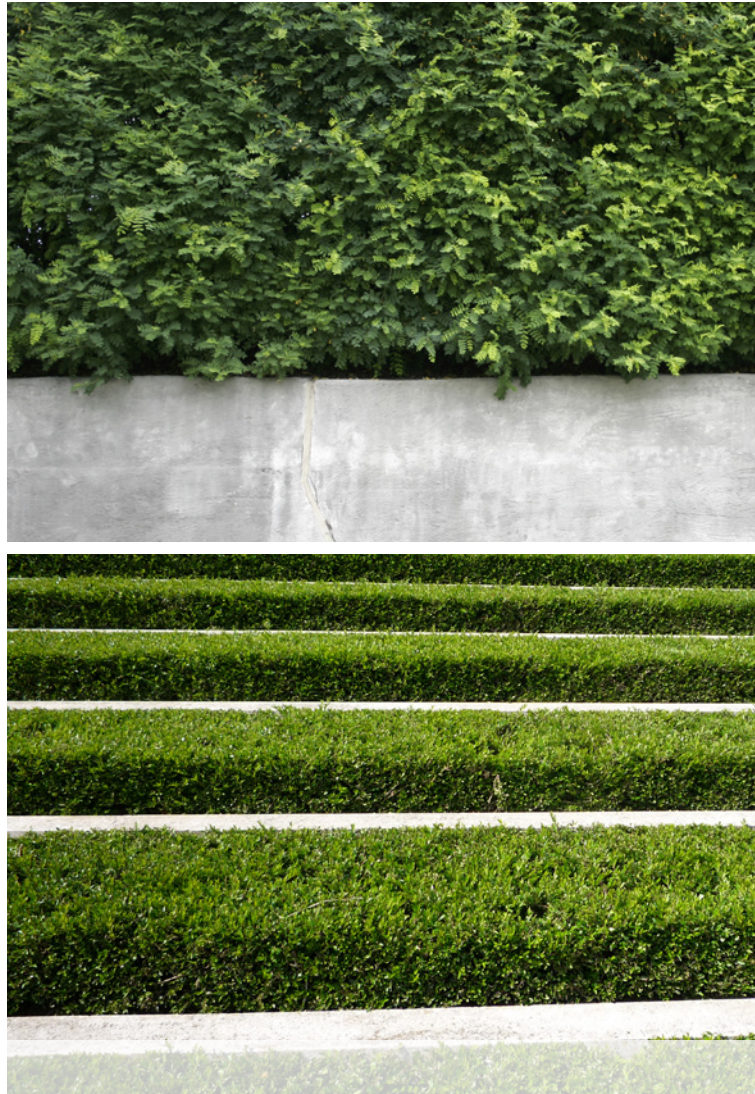
COLUMNAR TREES, PAVING WITH PLANTING



PAVING CHARACTER, AT GRADE WATER FEATURE

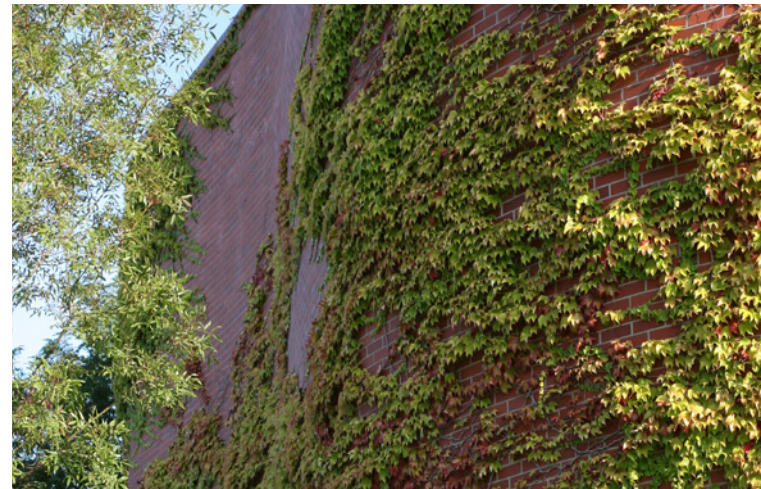


STAIRS AND SEATING



BLEACHER SEATS WITH PLANTING

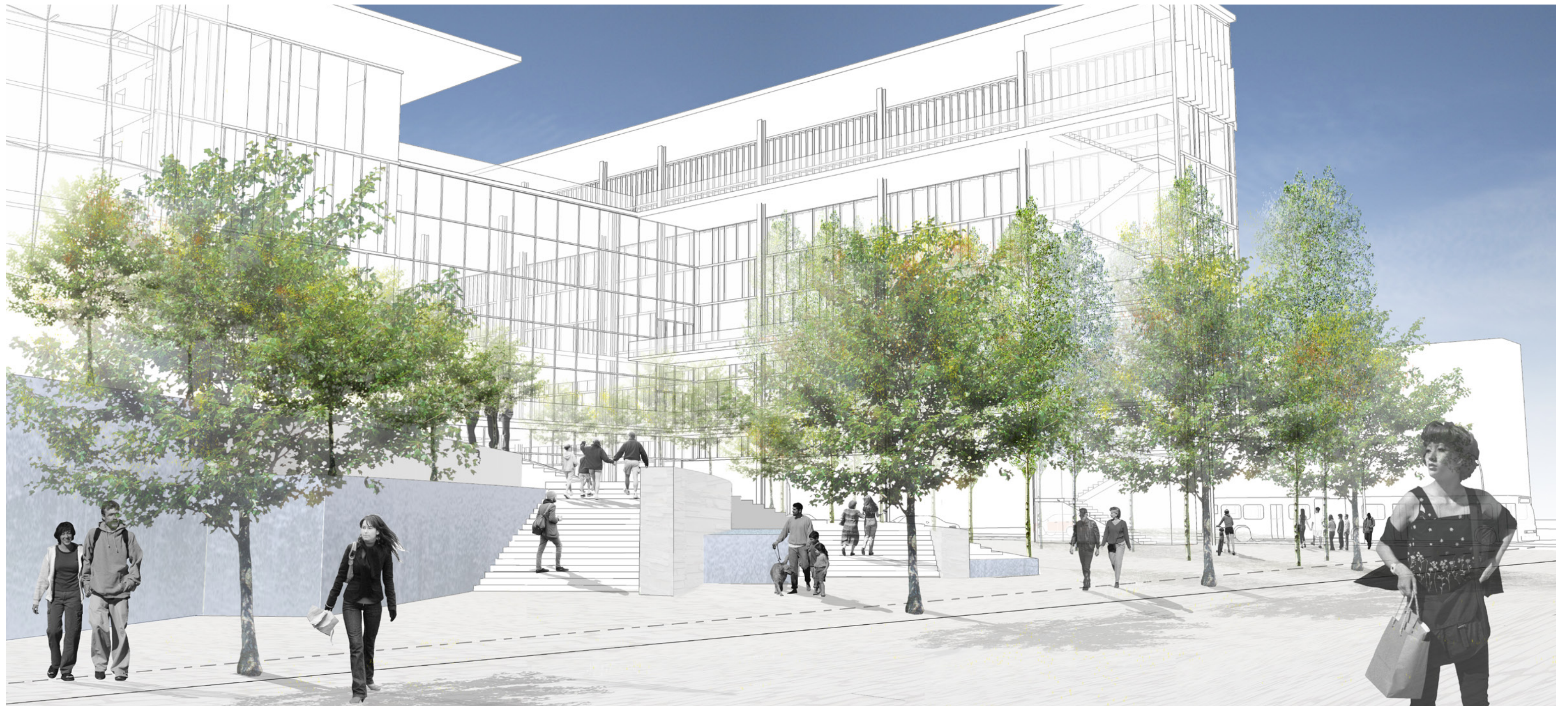




PLAZA TREES AND GREEN WALLS



PLAZA WATER FEATURES



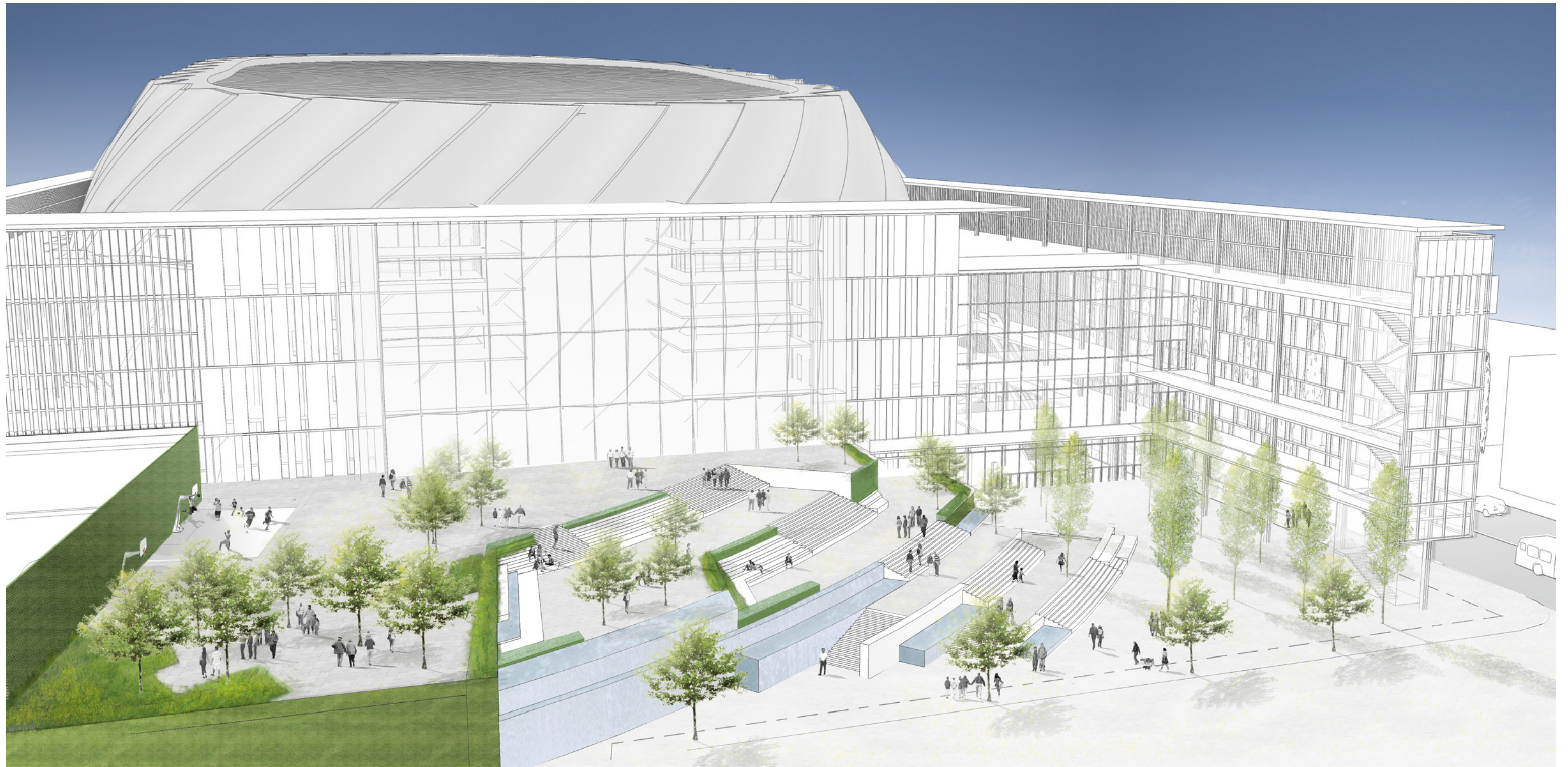
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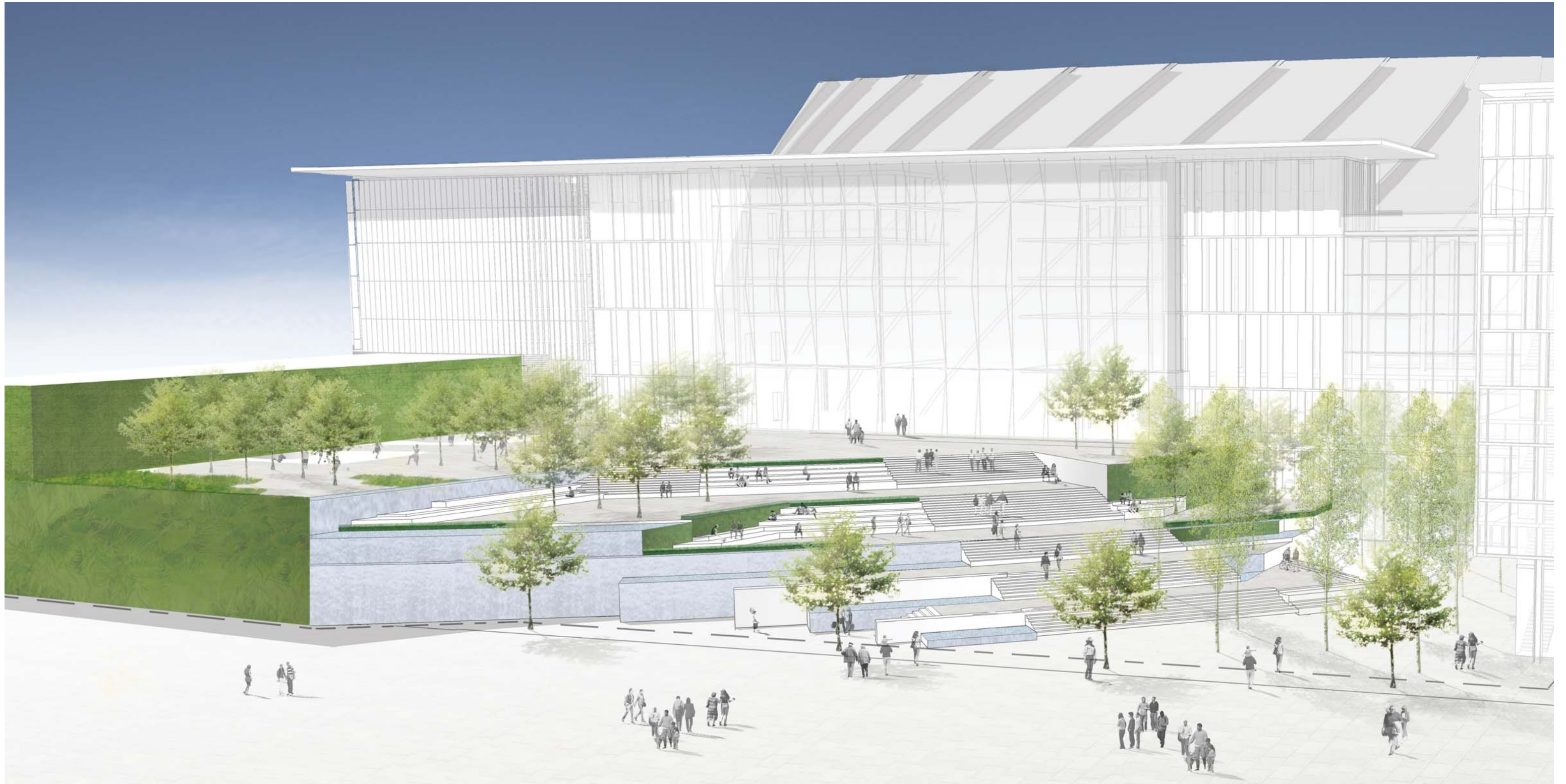
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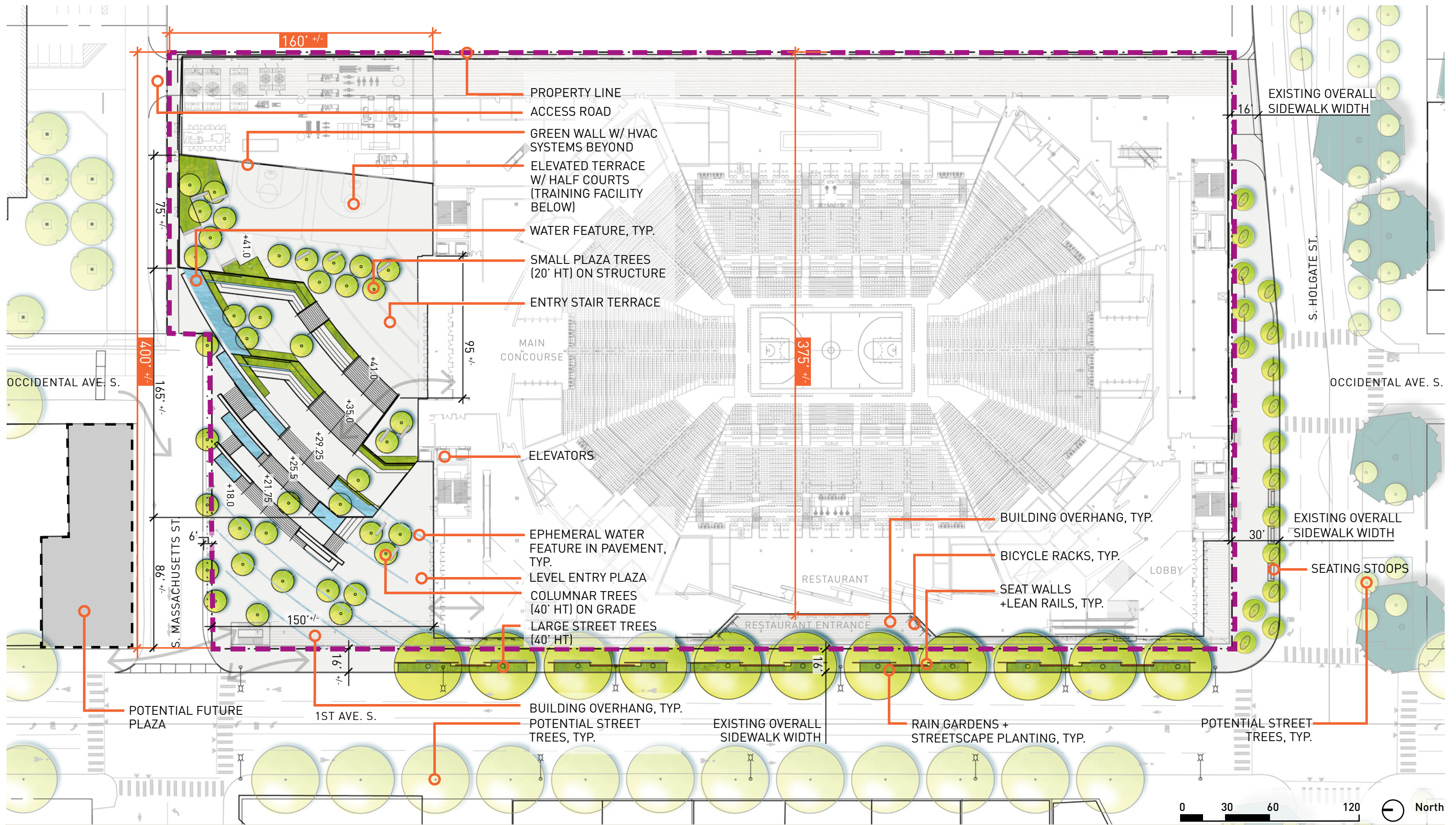
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ZONING DESIGNATION OF ROW:	IC-85
STREET CLASSIFICATION OF ROW:	1ST AVENUE SOUTH: PRINCIPAL ARTERIAL OCCIDENTAL: MINOR ARTERIAL
ASSESSED VALUE OF ADJACENT PROPERTY TO ALLEY TO BE DEDICATED: (PER SQUARE FOOT)	\$160/SF
SIZE OF PROJECT: (IN SF)	233,500 SF
SIZE OF AREA TO BE VACATED: (IN SF)	40,811 SF
CONTRIBUTION OF THE VACATED AREA TO THE DEVELOPMENT POTENTIAL OF THE SITE:	40,811 SF
WITH THE STREET VACATION, THE PROPERTY AREA INCREASES TO:	274,311 SF



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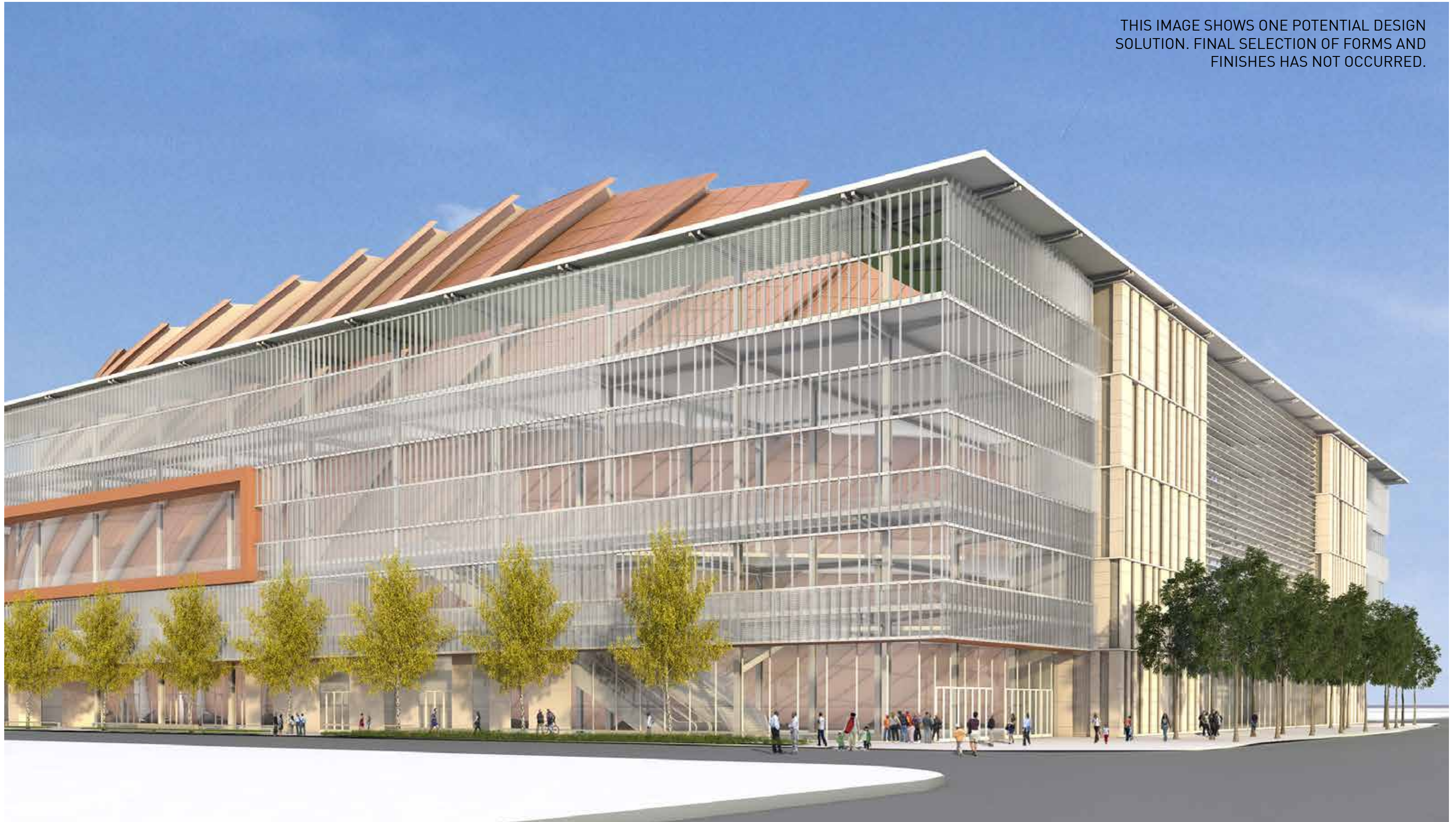
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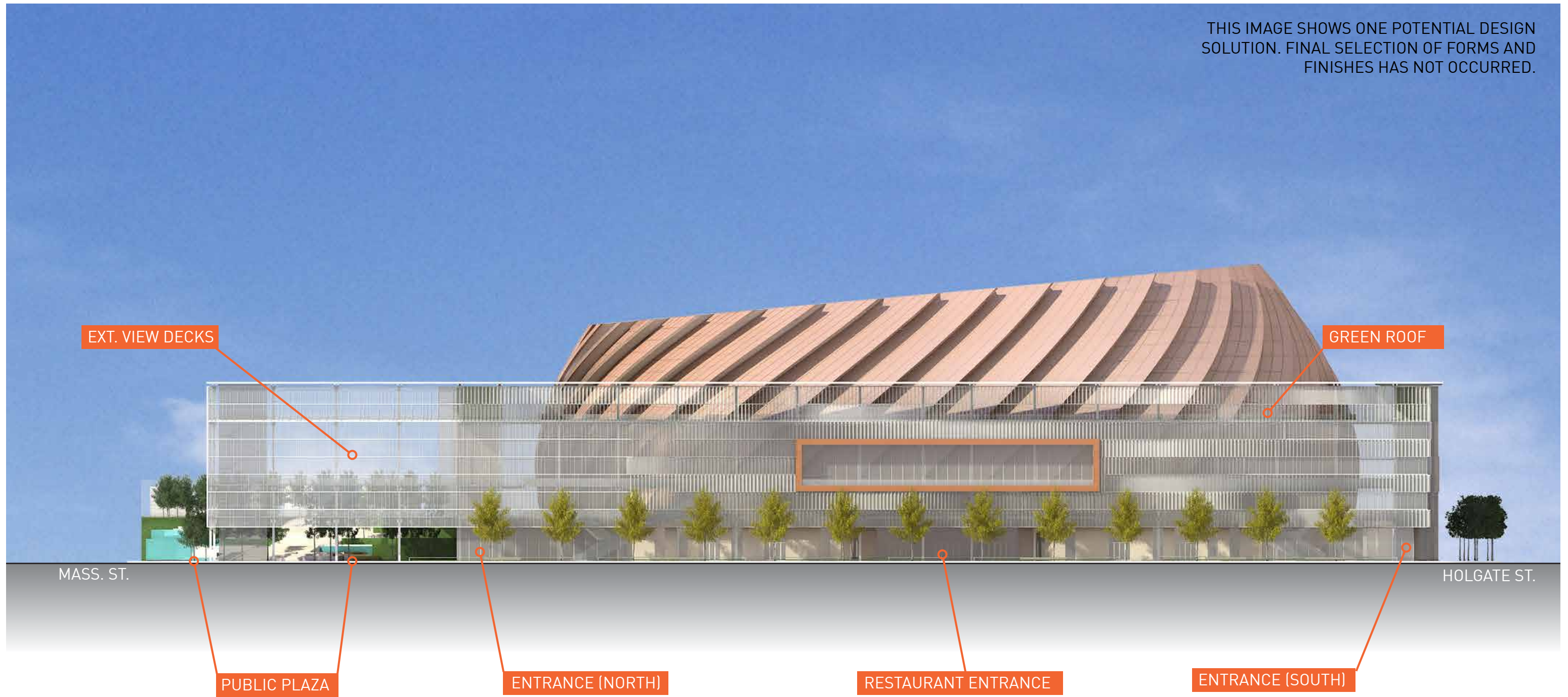
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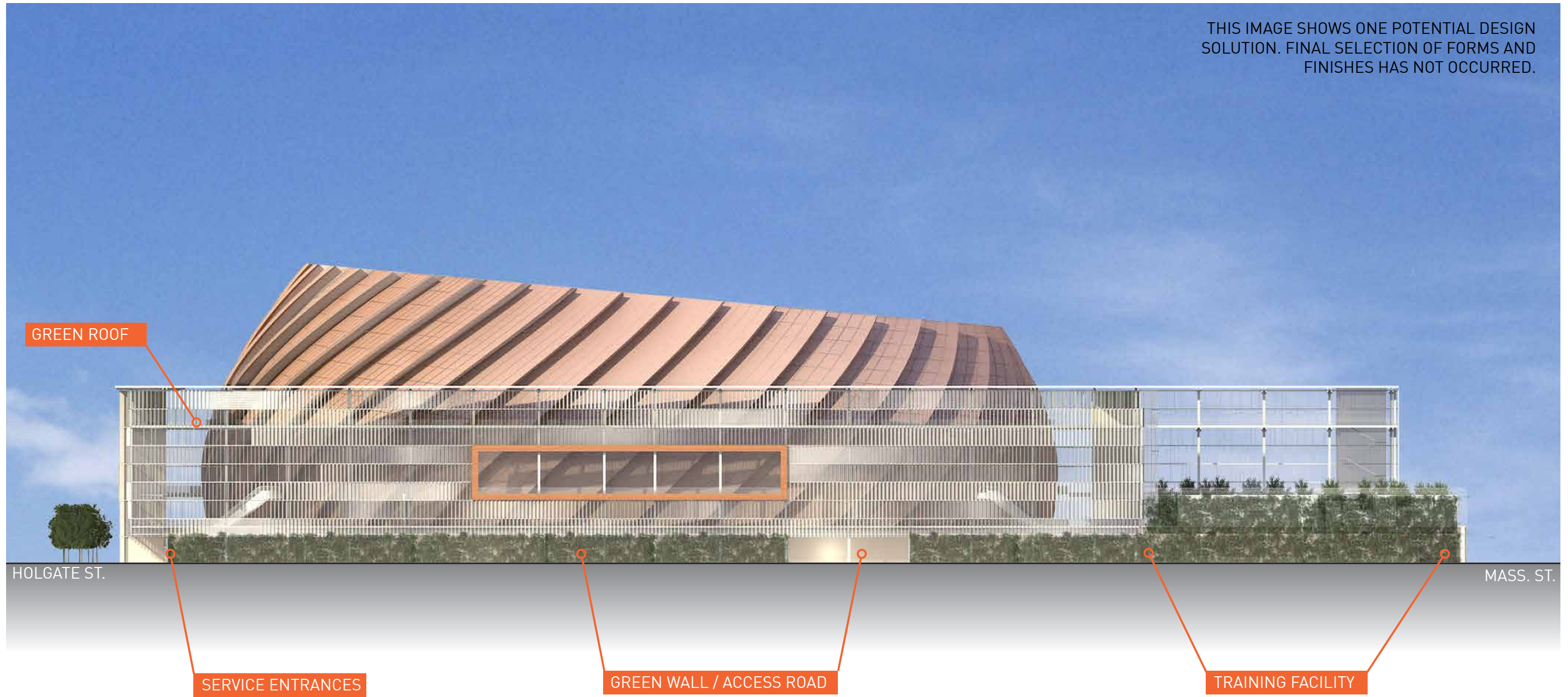
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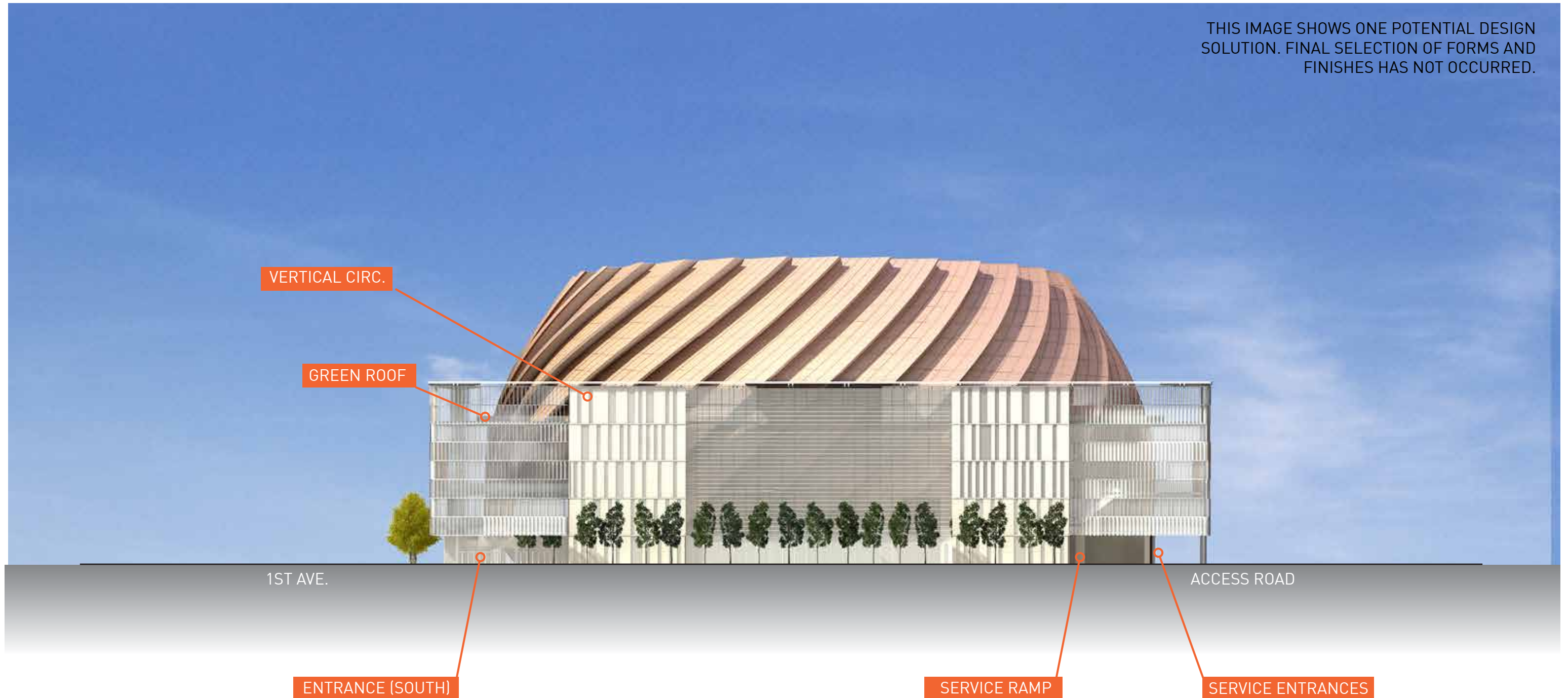
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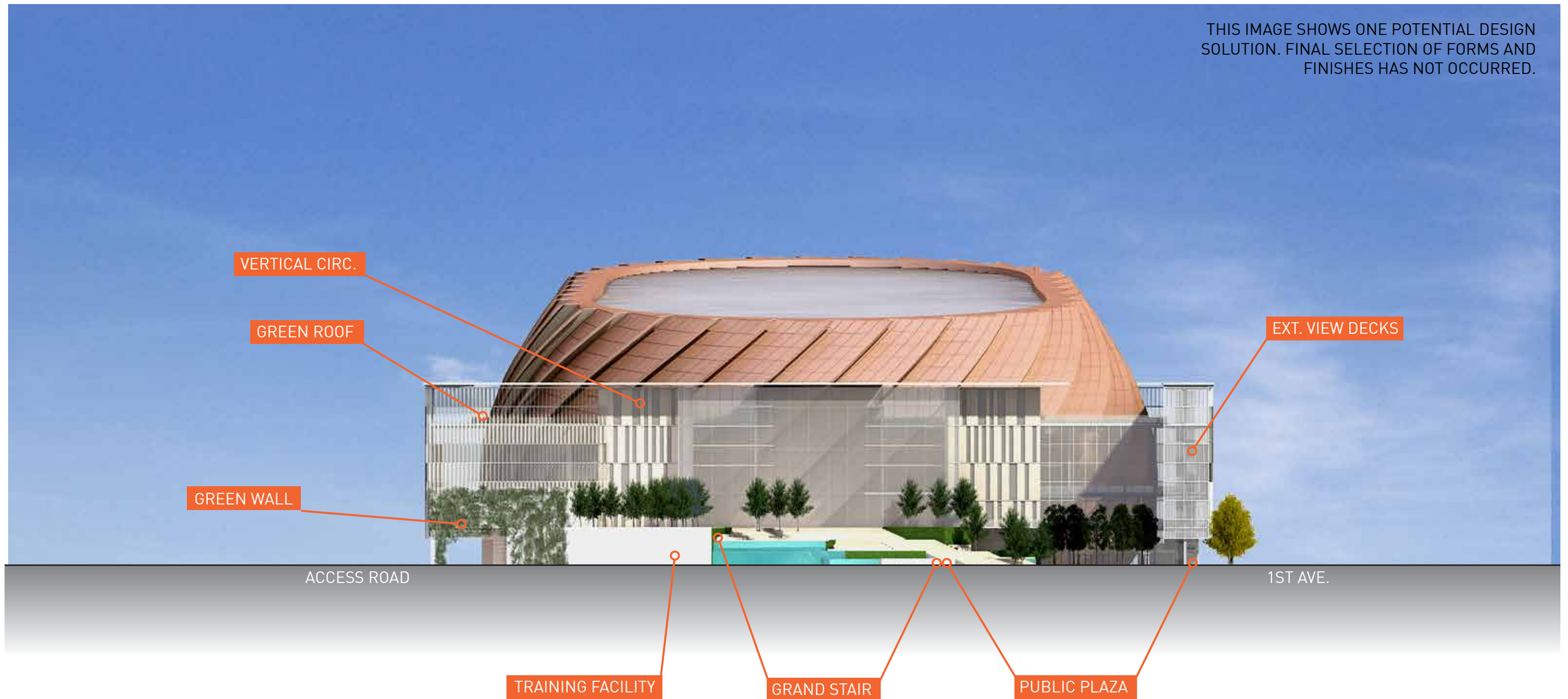
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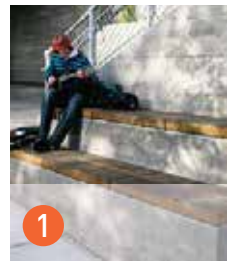
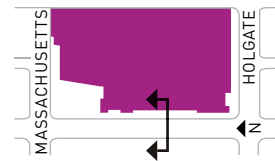
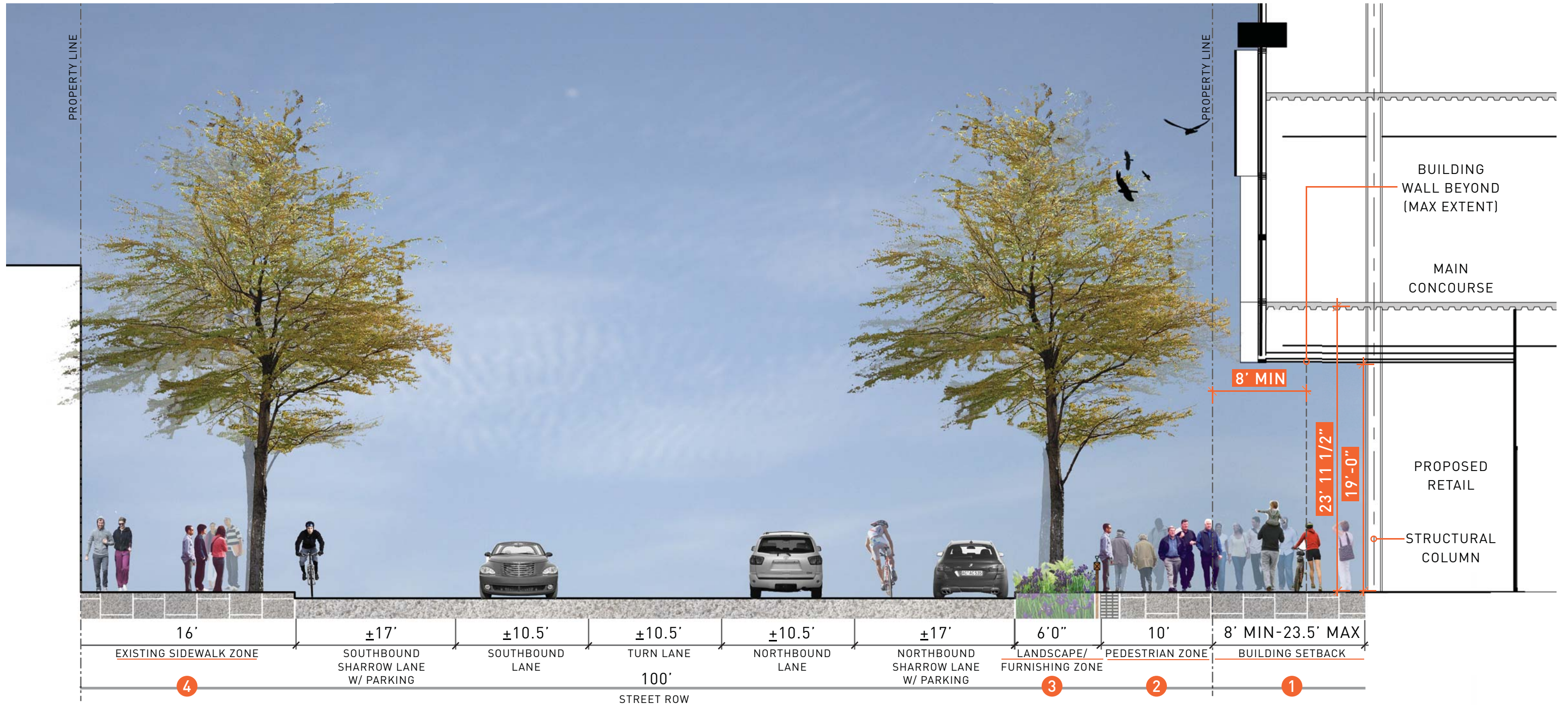
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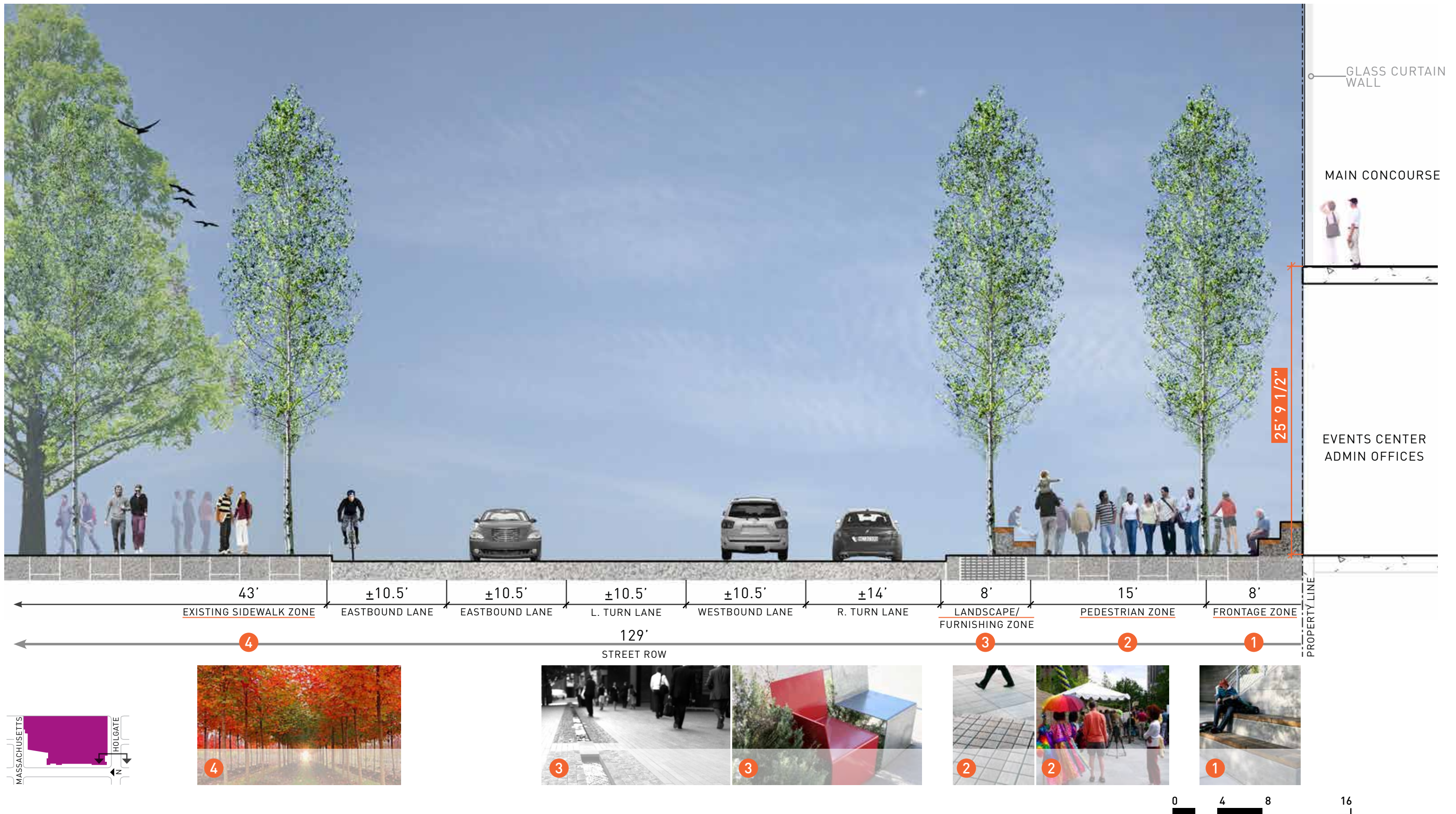
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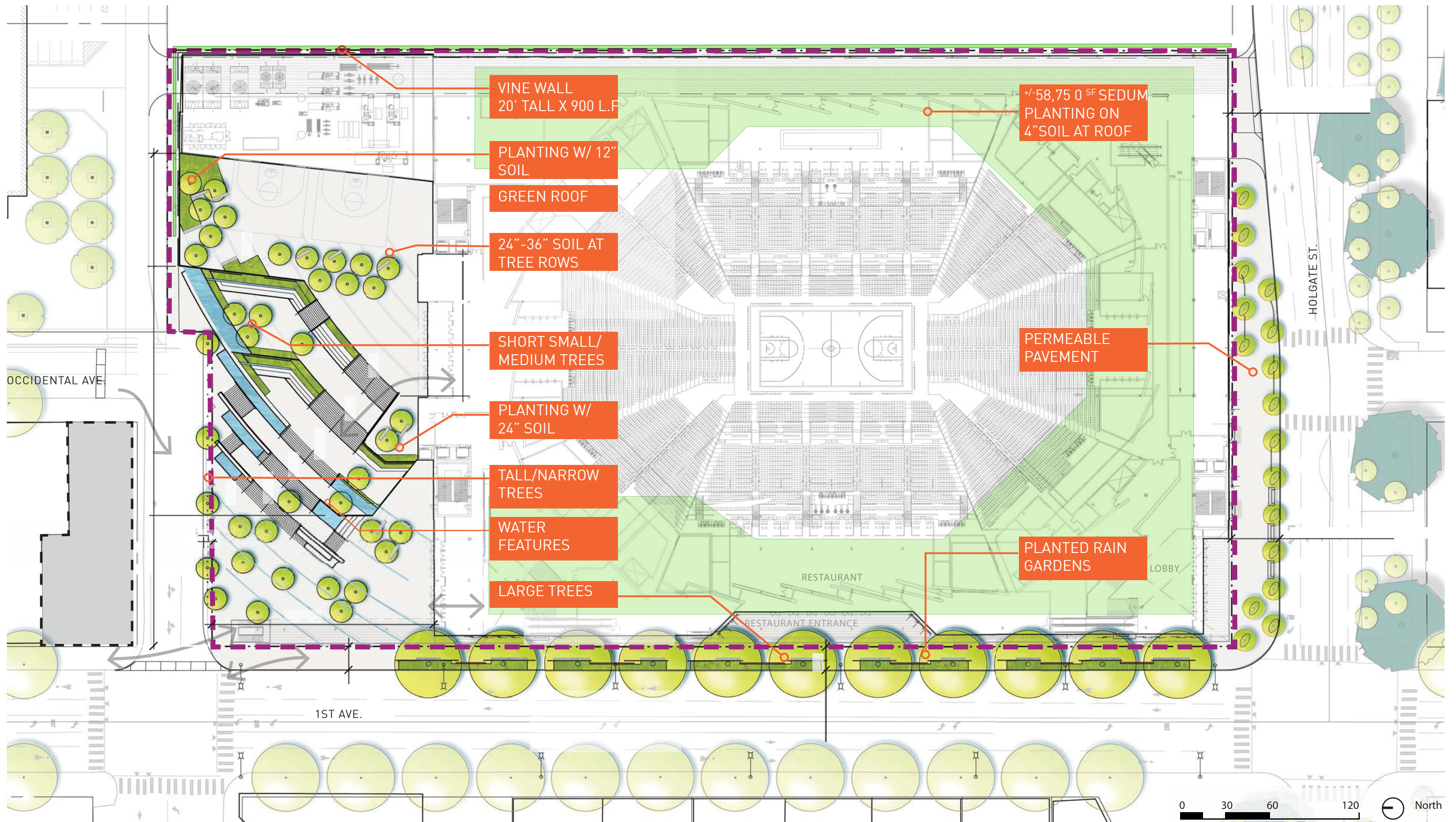
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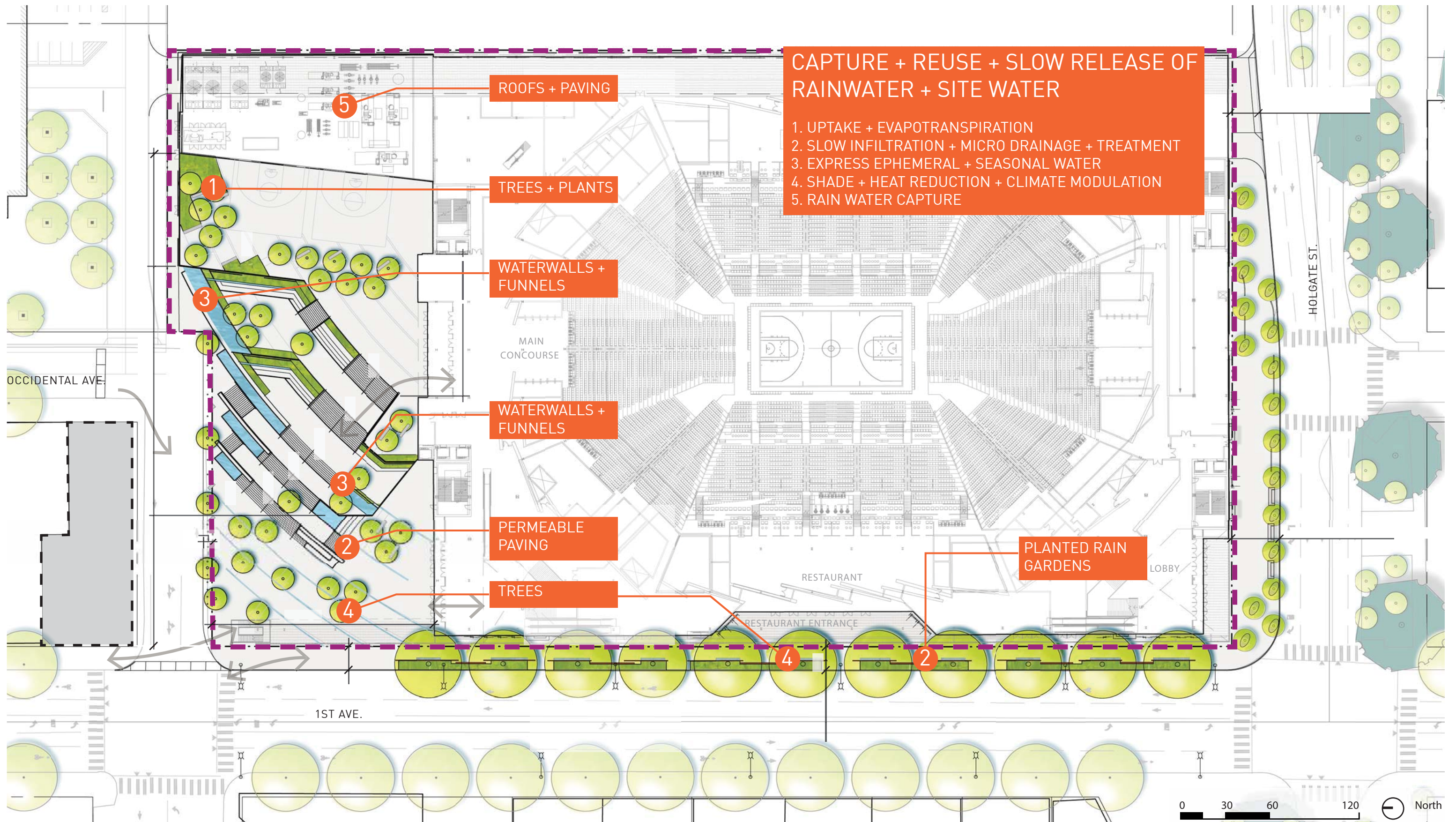
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CAPTURE + REUSE + SLOW RELEASE OF RAINWATER + SITE WATER

1. UPTAKE + EVAPOTRANSPIRATION
2. SLOW INFILTRATION + MICRO DRAINAGE + TREATMENT
3. EXPRESS EPHEMERAL + SEASONAL WATER
4. SHADE + HEAT REDUCTION + CLIMATE MODULATION
5. RAIN WATER CAPTURE

ROOFS + PAVING

TREES + PLANTS

WATERWALLS + FUNNELS

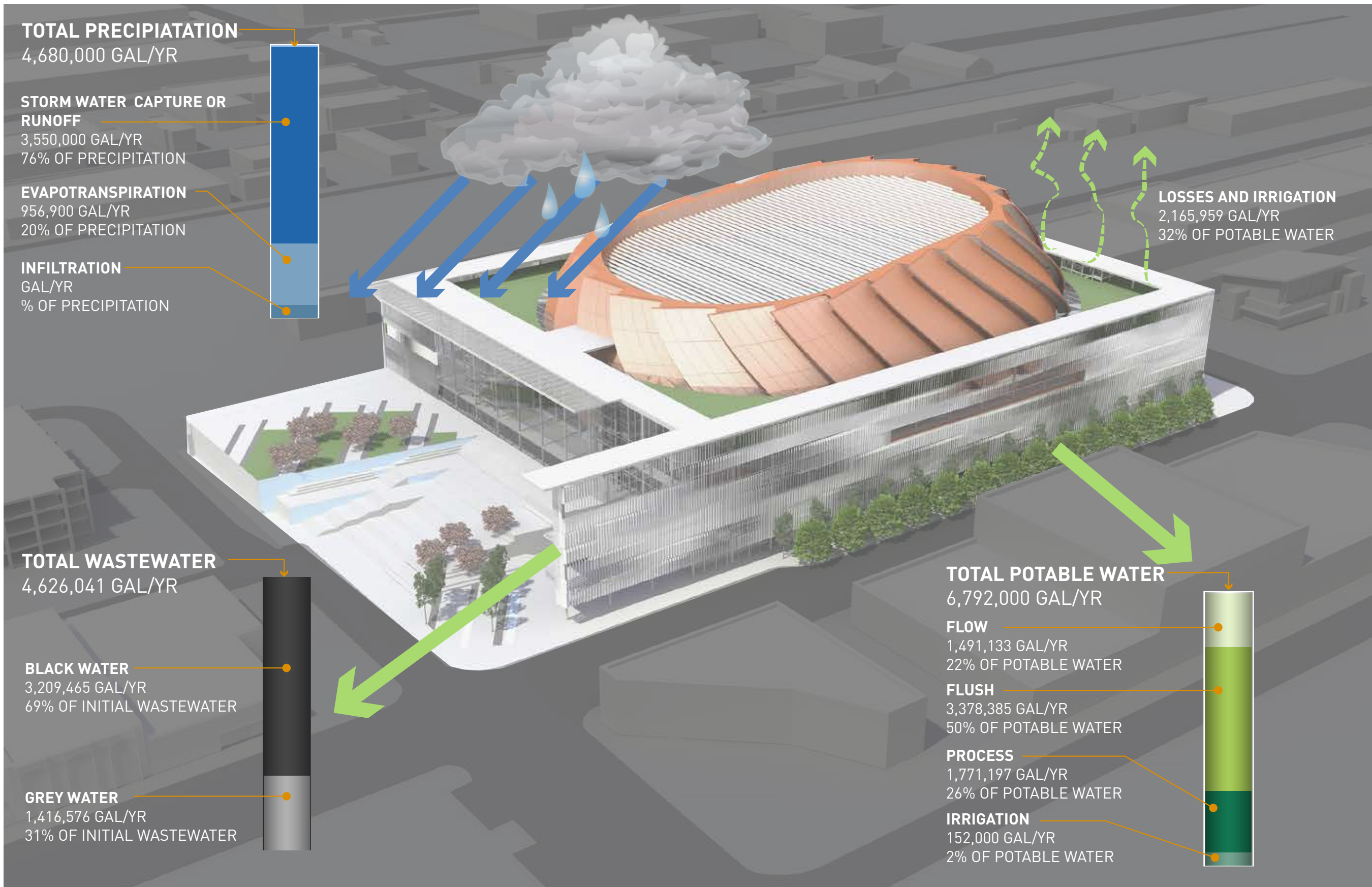
WATERWALLS + FUNNELS

PERMEABLE PAVING

TREES

PLANTED RAIN GARDENS

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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

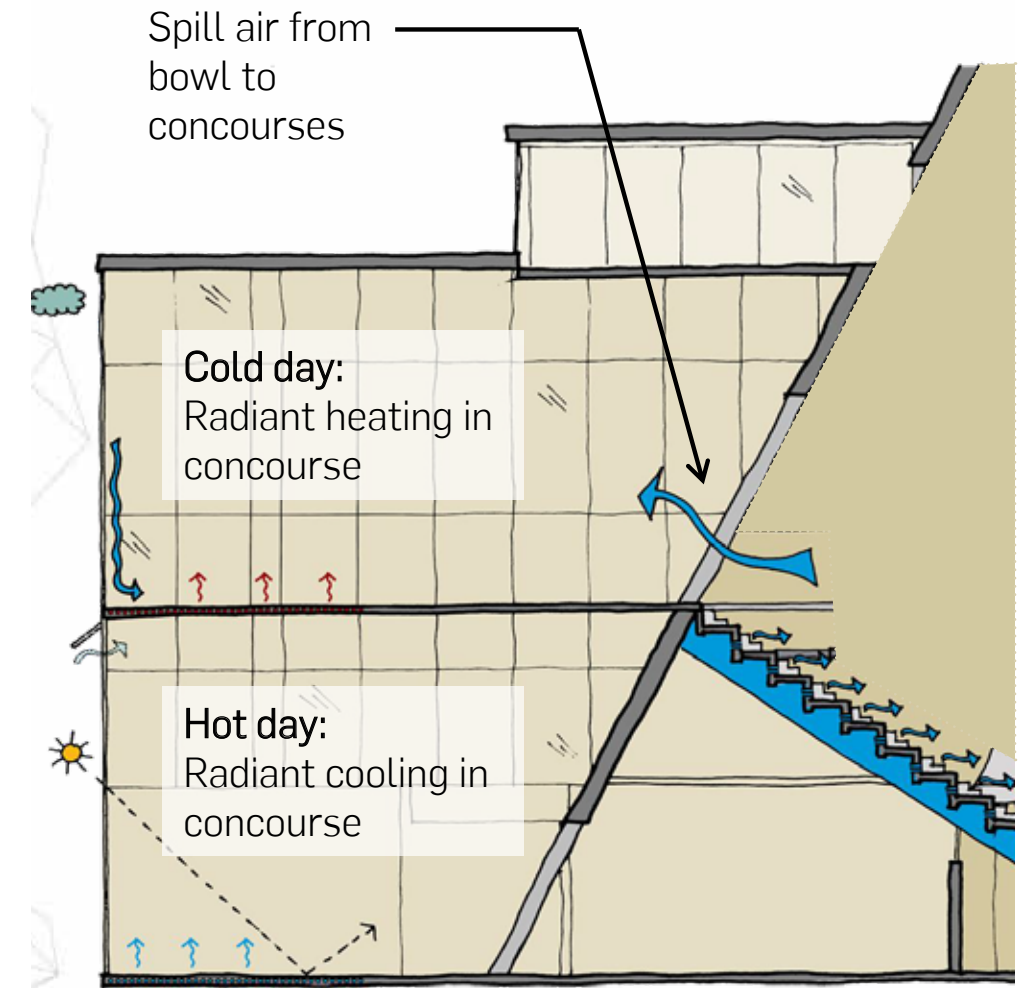
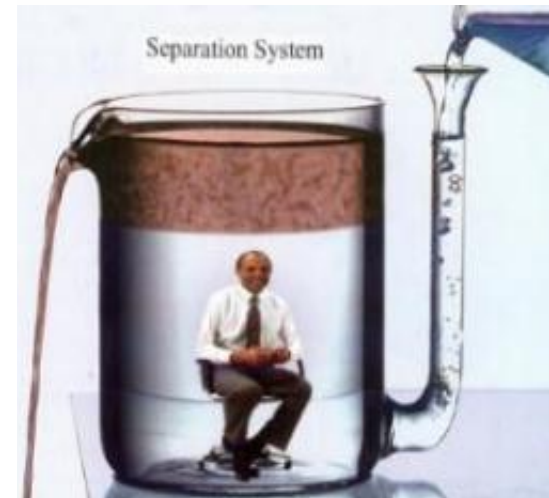
INDOOR AIR QUALITY

- HIGH OCCUPANT DENSITY
- HIGH LEVEL SUPPLY IN LARGE VOLUMES HAS LOW AIR CHANGE EFFECTIVENESS
- RECIRCULATION OF INDOOR AIR CONTAMINANT

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



SEATTLE ARENA
MARCH 12, 2013

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BUILDING ENVELOPE

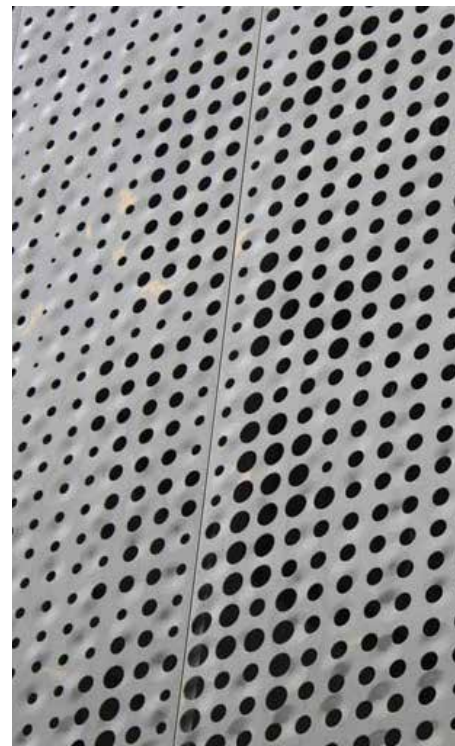
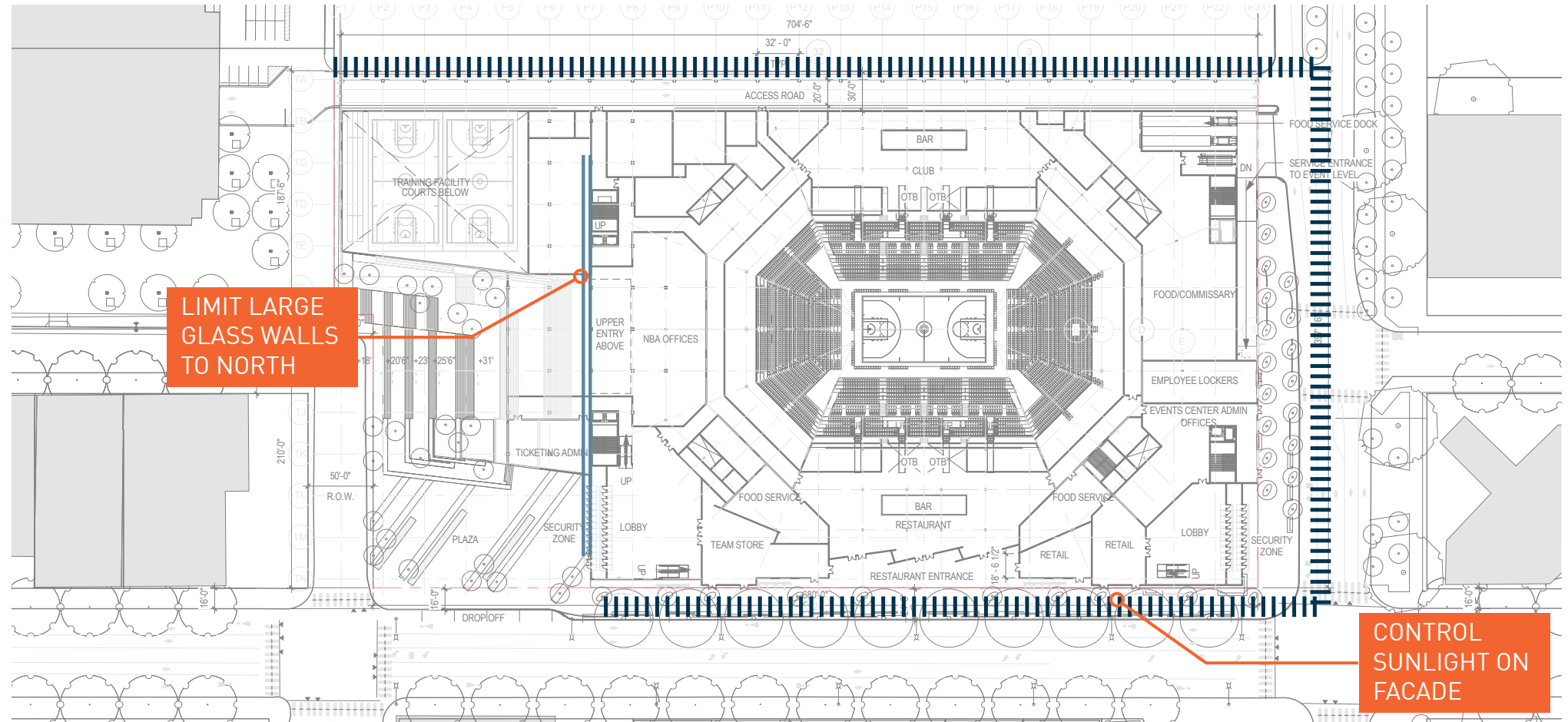
SEATTLE'S CLIMATE IS CONSISTENTLY COOL - HEATING IS A BIGGER ISSUE THAN COOLING ON AN ANNUAL BASIS.

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 750,000 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.

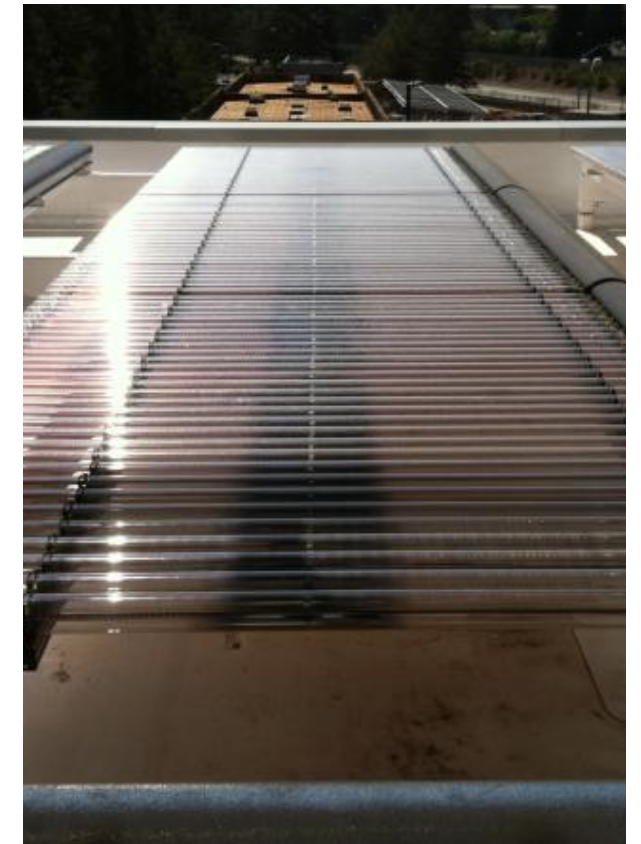
RENEWABLE ENERGY OPPORTUNITIES

SOLAR THERMAL HOT WATER

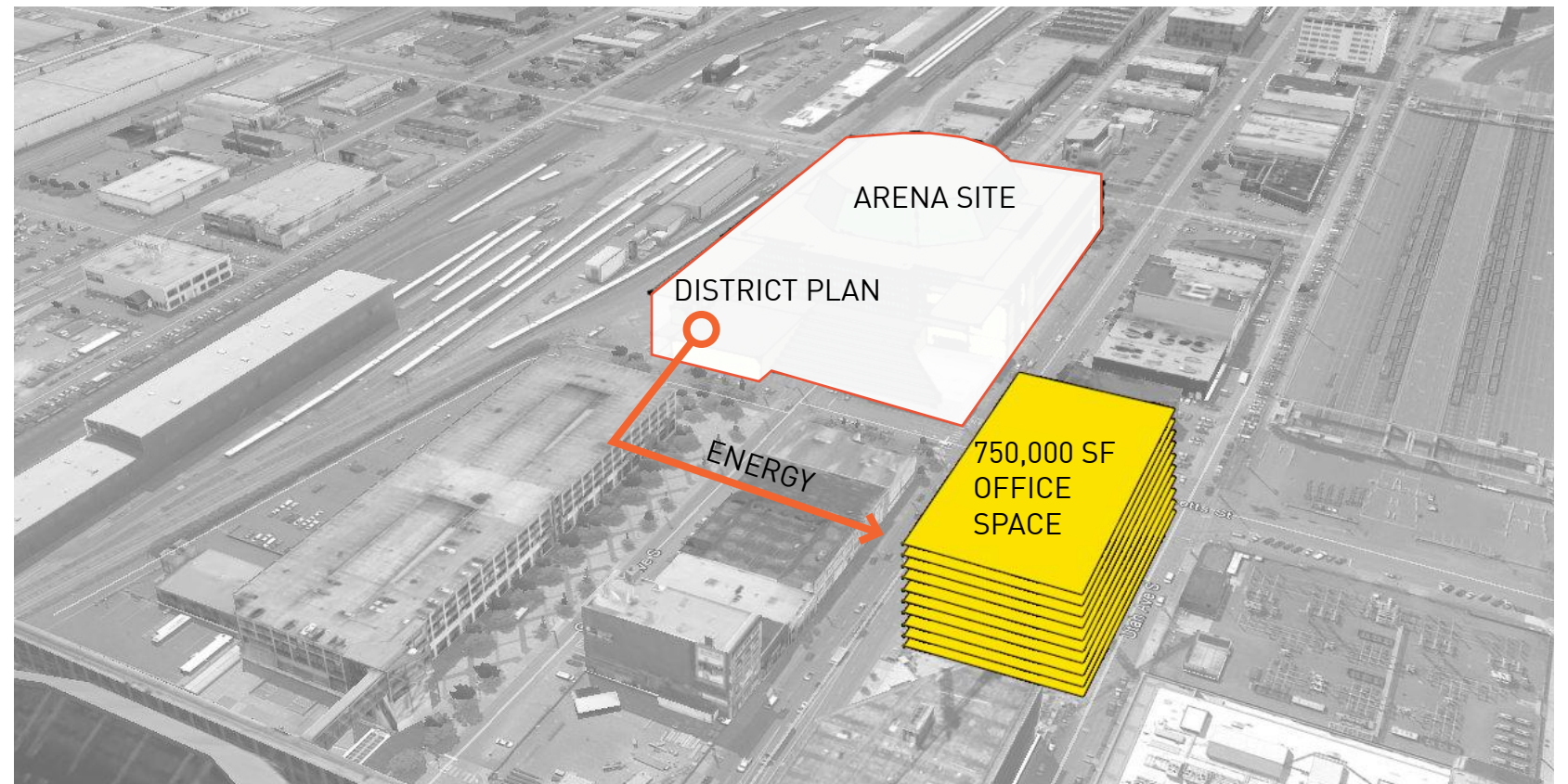
PHOTOVOLTAICS [PV]



PHASE CHANGE THERMAL STORAGE AT FEDERAL CENTER SOUTH



SOLAR THERMAL HOT WATER



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SEATTLE ARENA

MARCH 12, 2013

SWIFTCOMPANY LLC

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