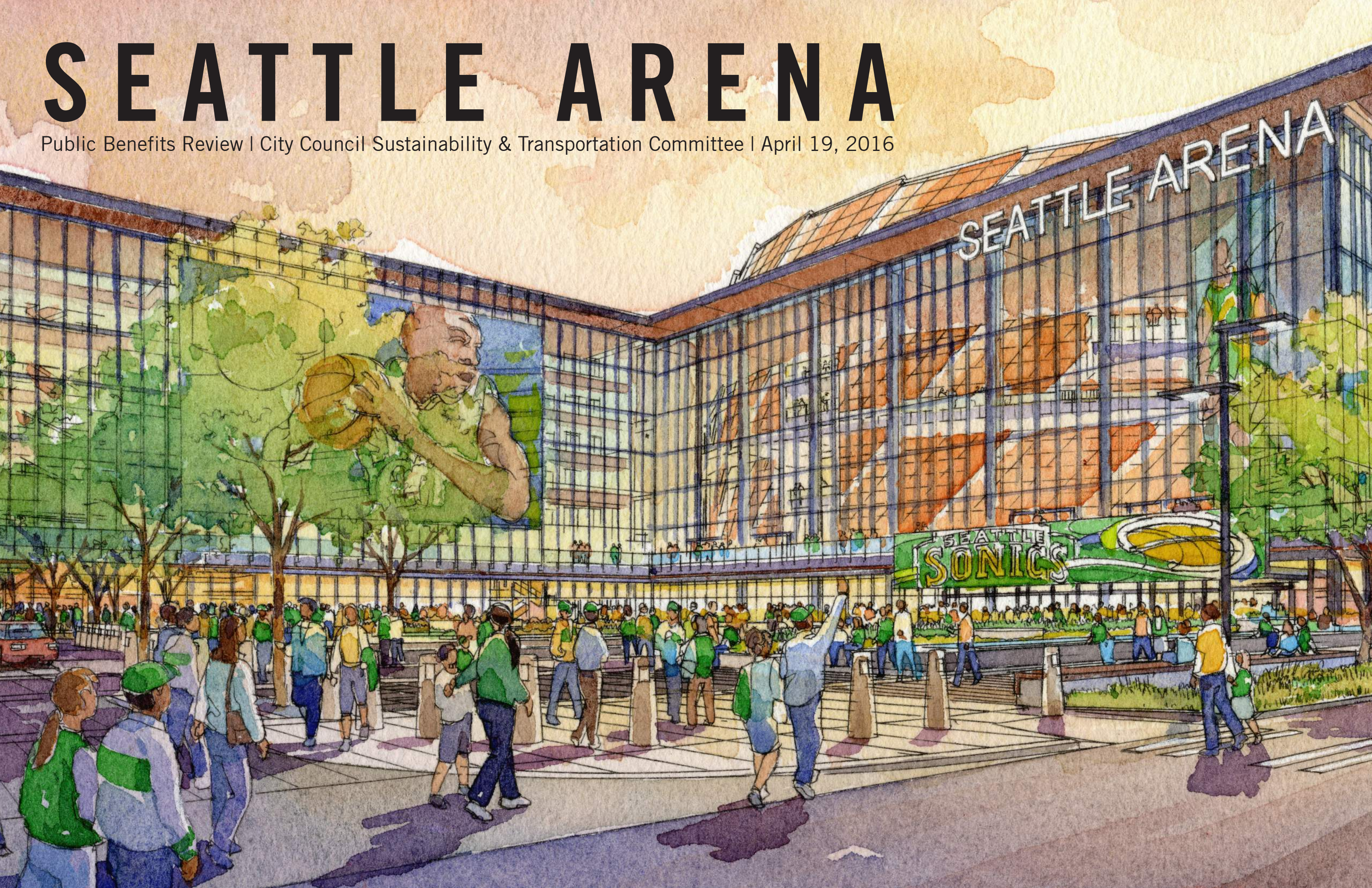
SEATTLE ARENA

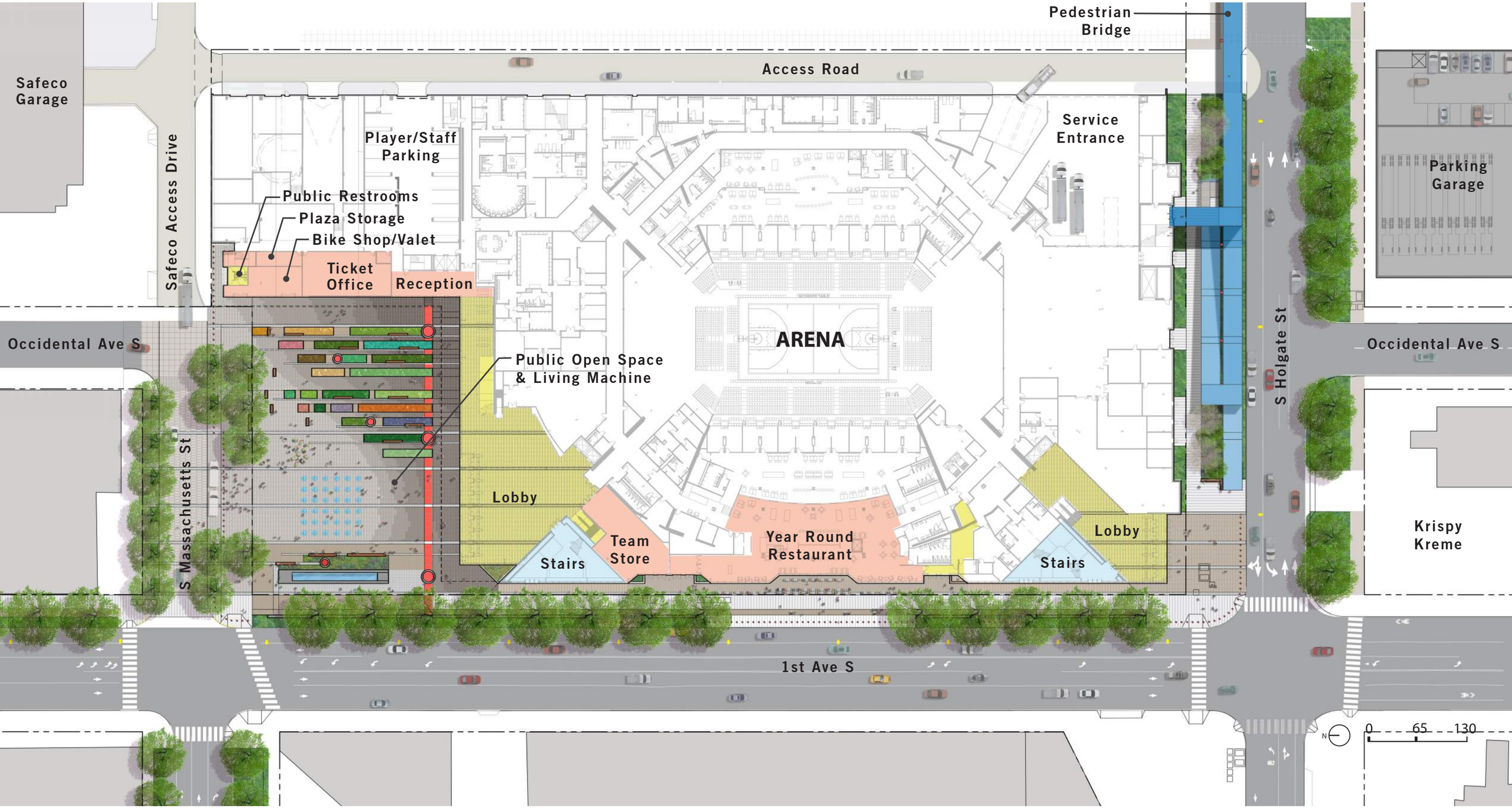
Public Benefits Review | City Council Sustainability & Transportation Committee | April 19, 2016



PUBLIC BENEFITS OVERVIEW

SITE PLAN - ENLARGEMENT

Project Proposal

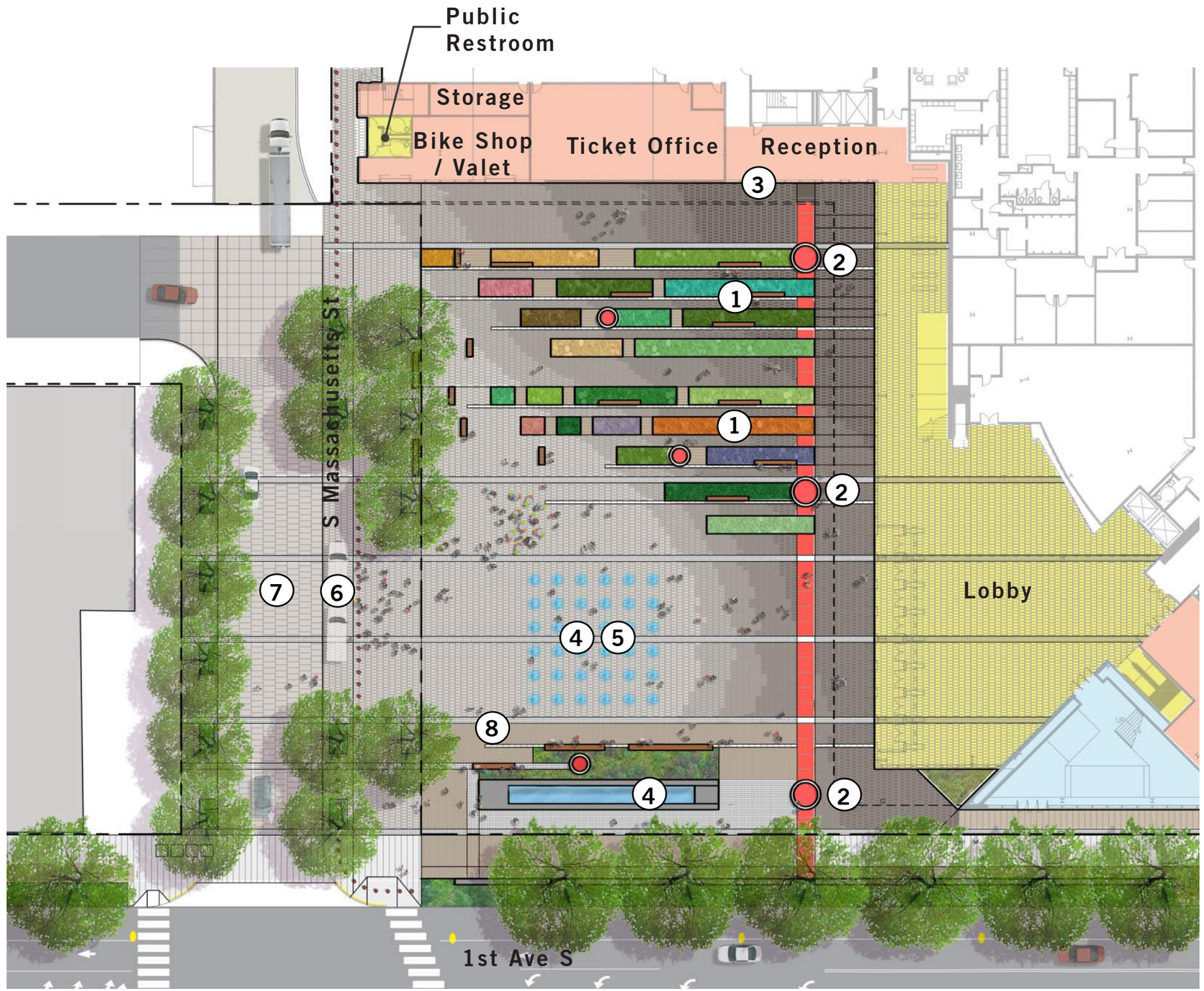


1- PUBLIC OPEN SPACE & LIVING MACHINE

Site Plan

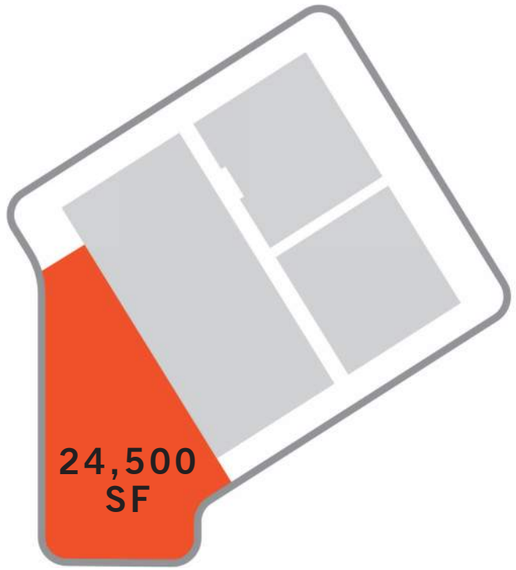
LEGEND

1. Living Machine Gardens
2. Living Machine Markers & Access Hatches
3. Interactive Display Panel
4. Water Feature
5. Programmable Community Area
6. Daytime Loading Zone
7. S. Mass. Curbless Street
8. Significant Artwork

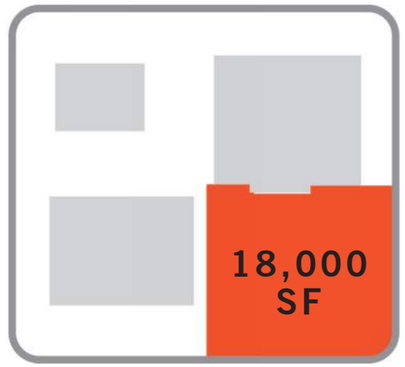


1- PUBLIC OPEN SPACE & LIVING MACHINE

Comparable Public Open Spaces



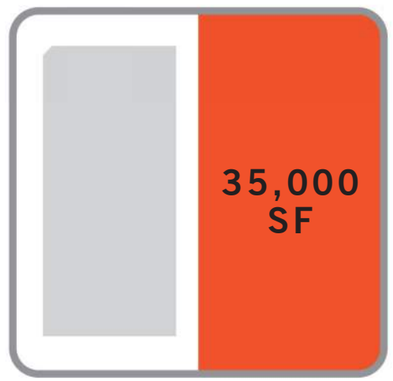
Pioneer Square



Hing Hay Park

Arena Public Open Space

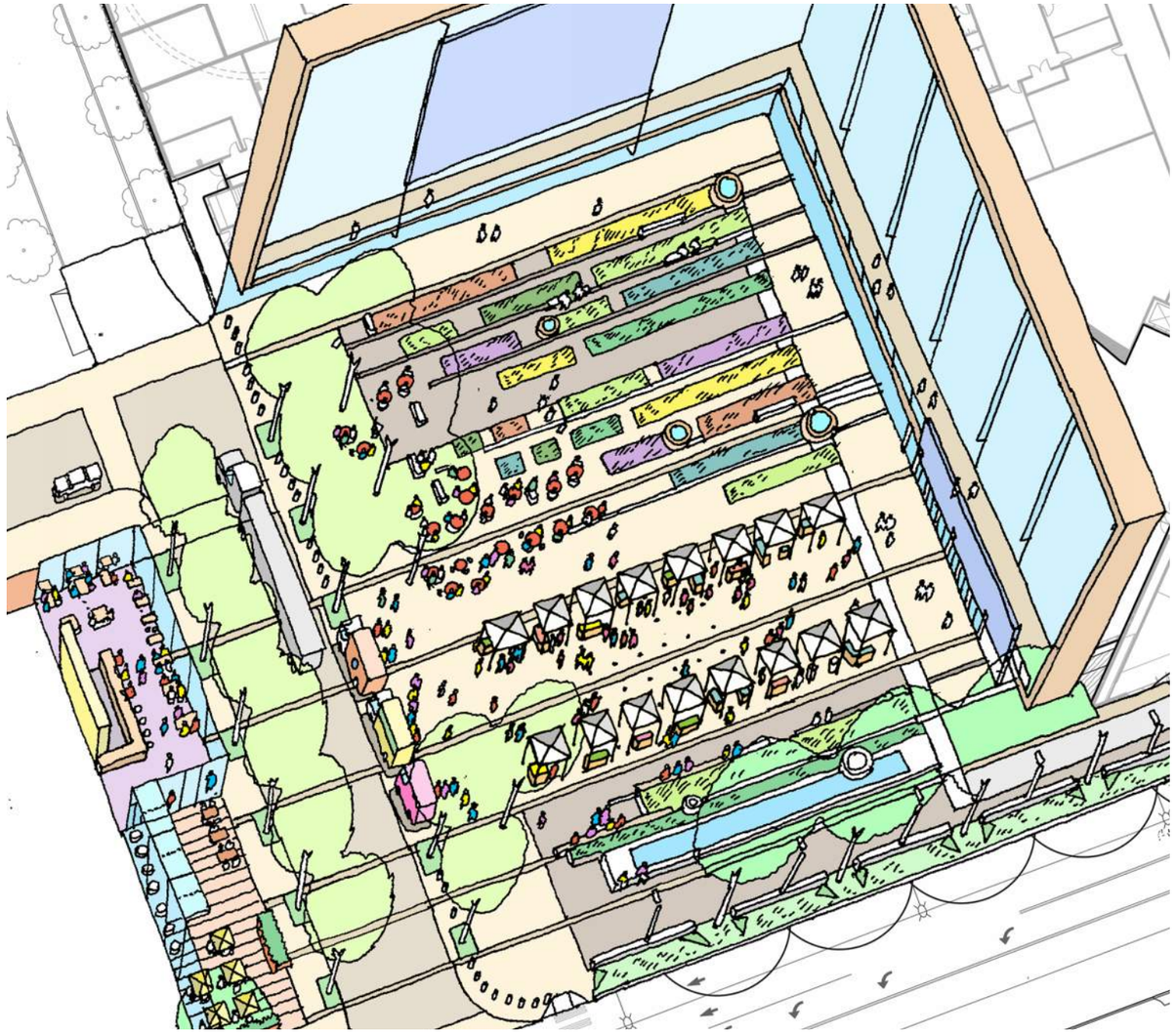
Westlake Park



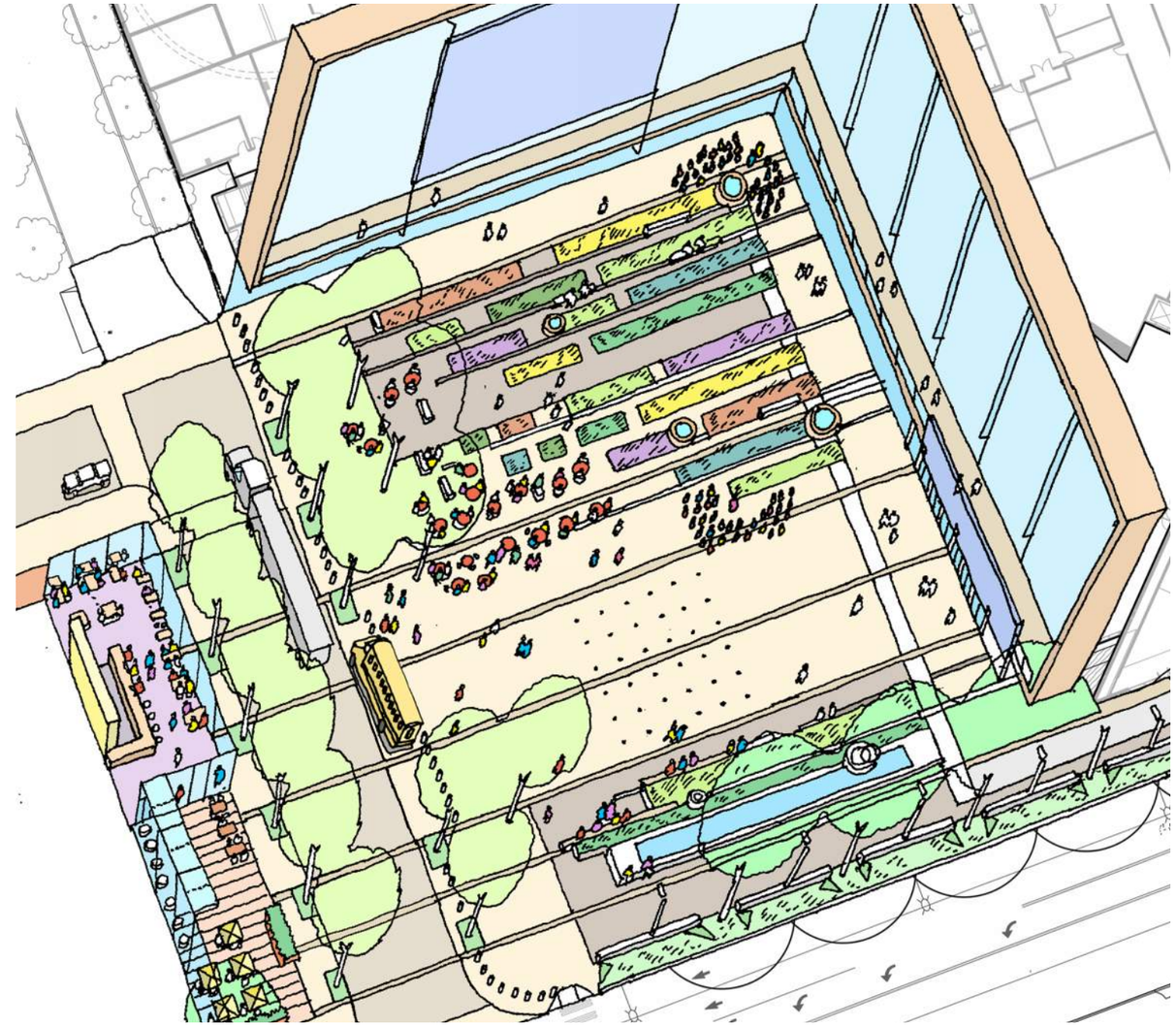
Occidental Park

1- PUBLIC OPEN SPACE & LIVING MACHINE

Event Programming



Outdoor Market / Art Fair



Educational Tour / Outdoor Classroom

1- PUBLIC OPEN SPACE & LIVING MACHINE

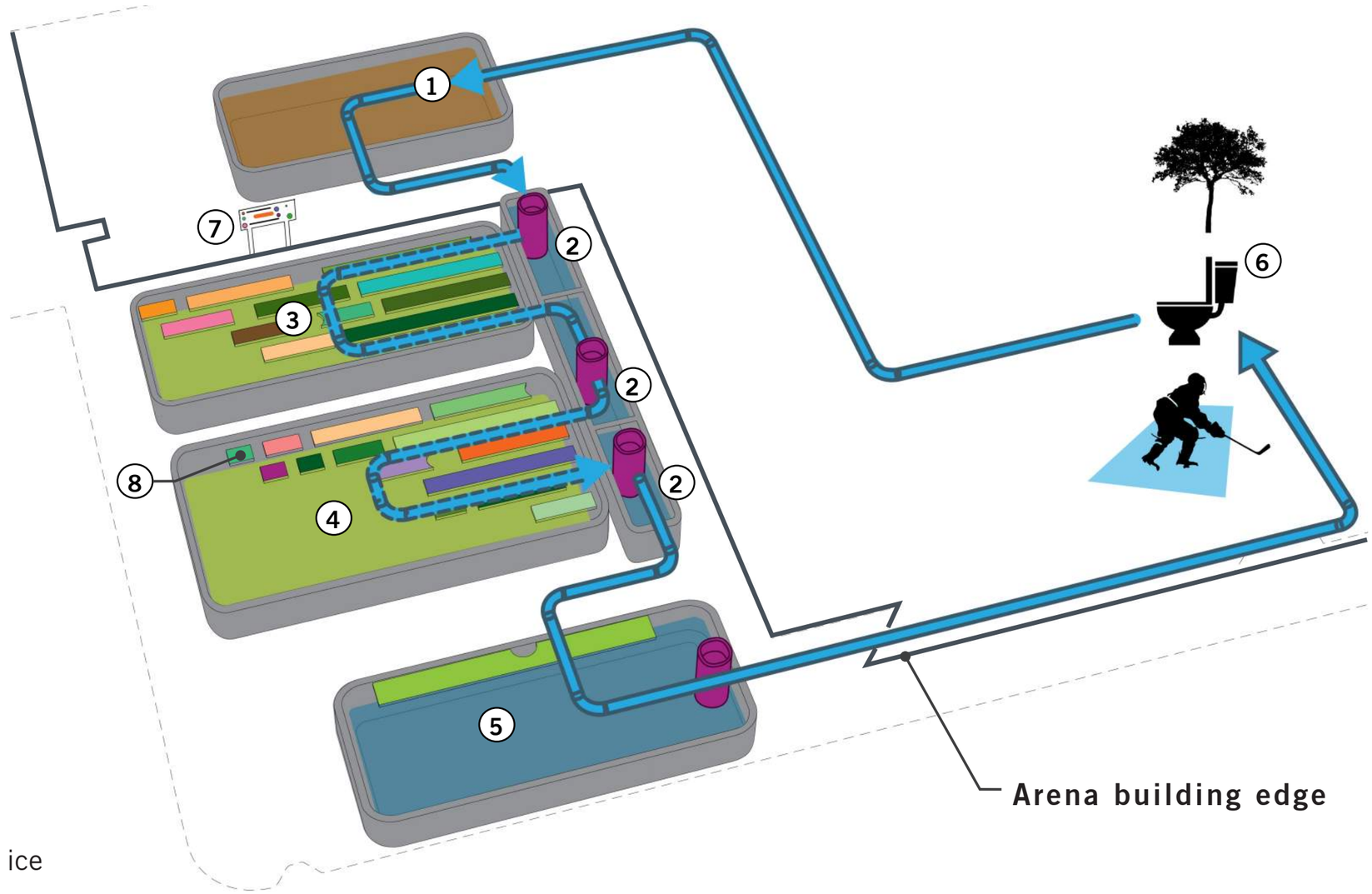
Living Machine

LIVING MACHINE

- A Living Machine is an ecological sewage treatment facility that will enable a 99% reduction in wastewater
- It will remove 4 million gallons of wastewater each year from the overflowing combined sewer system (not required by code)
- Treated water will be re-used in the building for toilet flushing, landscape irrigation and other potentail re-use.
- The system is scalable and allows for a district opportunities
- The system is educational opportunities and can be incorporated into the public open space program
- The sytems is the first of its kind among North American sports facilities

LEGEND

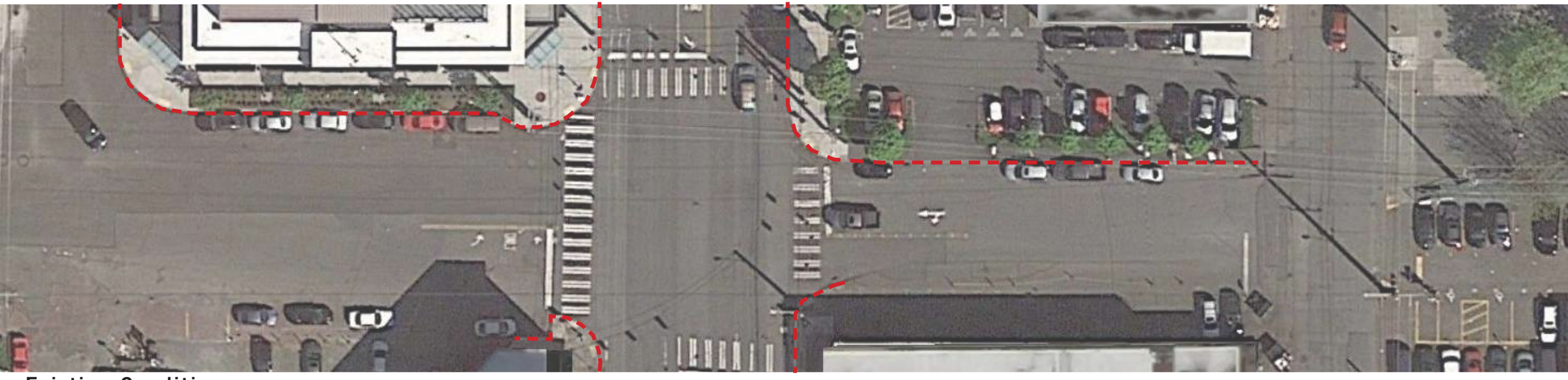
1. Settling Tank
2. Equalization & Recirculation Tank
3. Stage 1 Treatment Cells
4. Stage 2 Treatment Cell
5. Reuse Tank
6. Potential Reuse: toilets, irrigation hockey rink ice
7. Interactive Display Panel
8. Garden Beds at Public Open Space



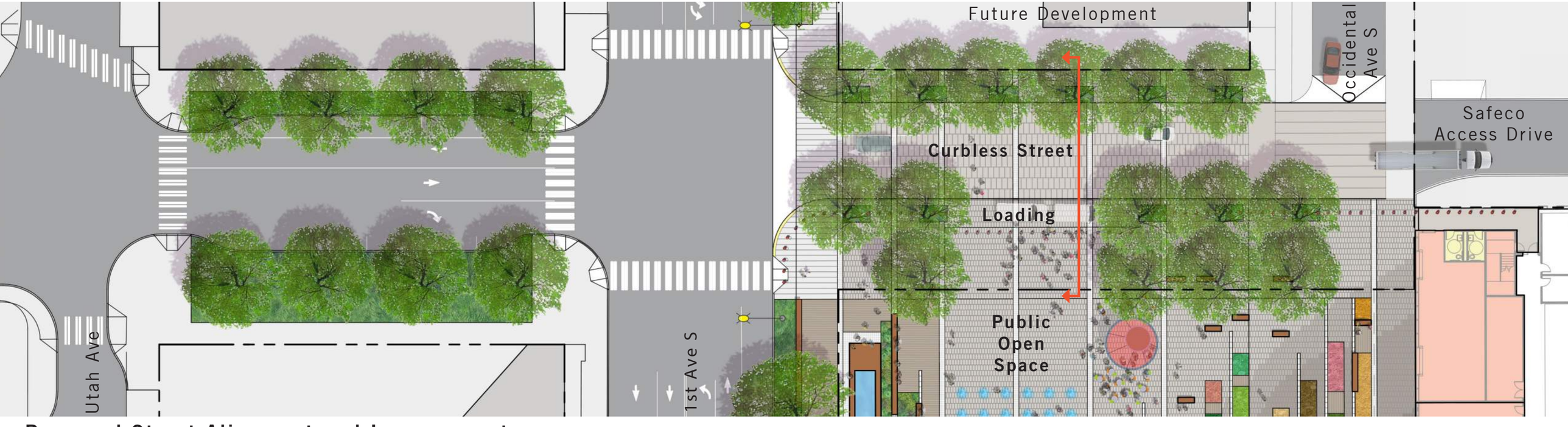
1- PUBLIC OPEN SPACE & LIVING MACHINE

View of Living Machine Gardens

2 - S MASSACHUSSETTS ST ROW IMPROVEMENTS



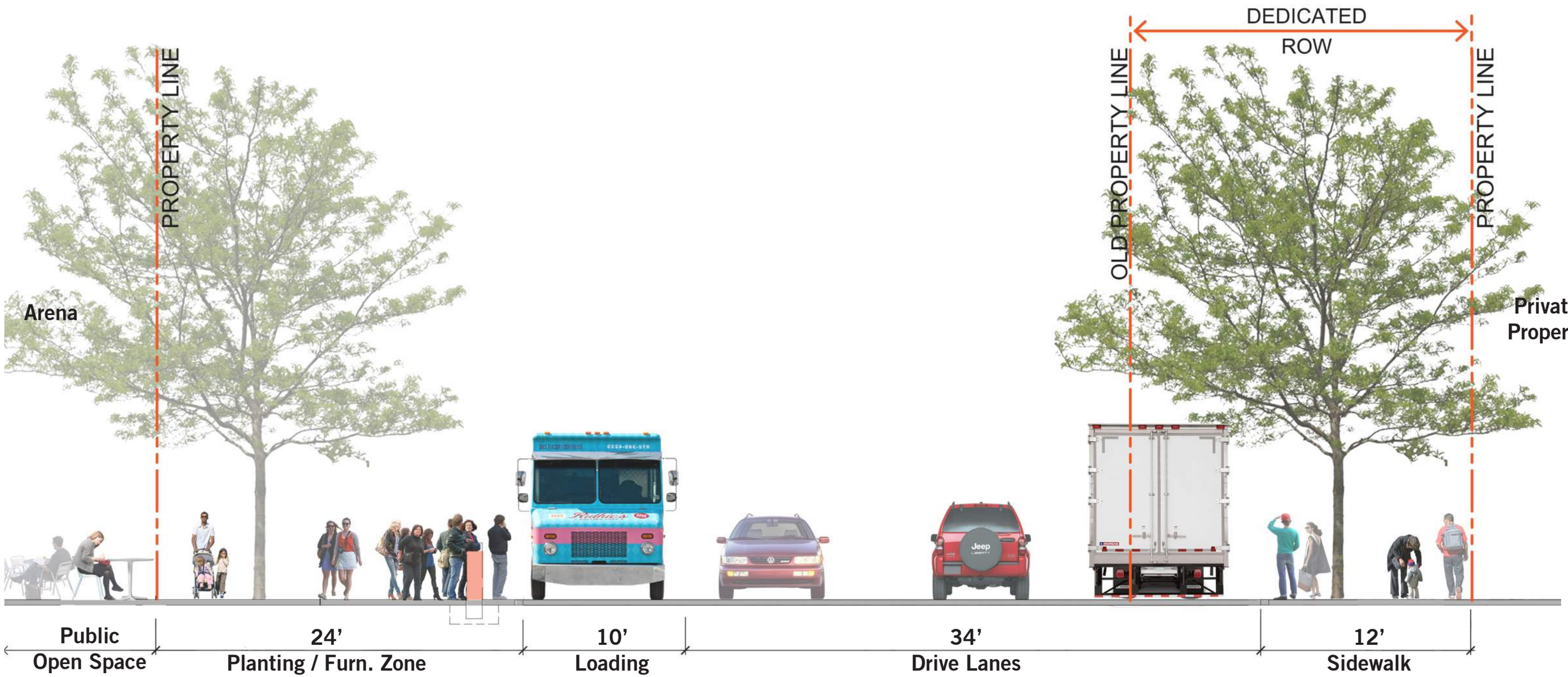
Existing Condition



Proposed Street Alignment and Improvements

2 - S. MASSACHUSSETTS ST ROW IMPROVEMENTS

Street Section

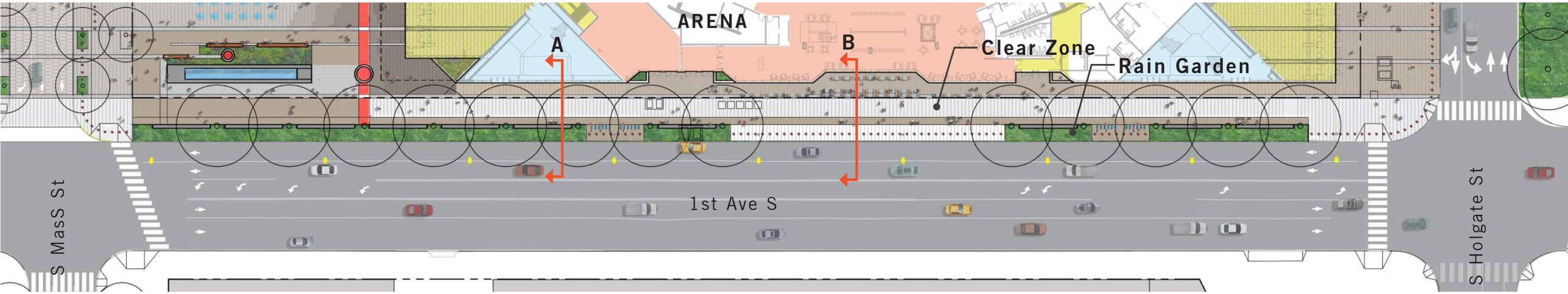


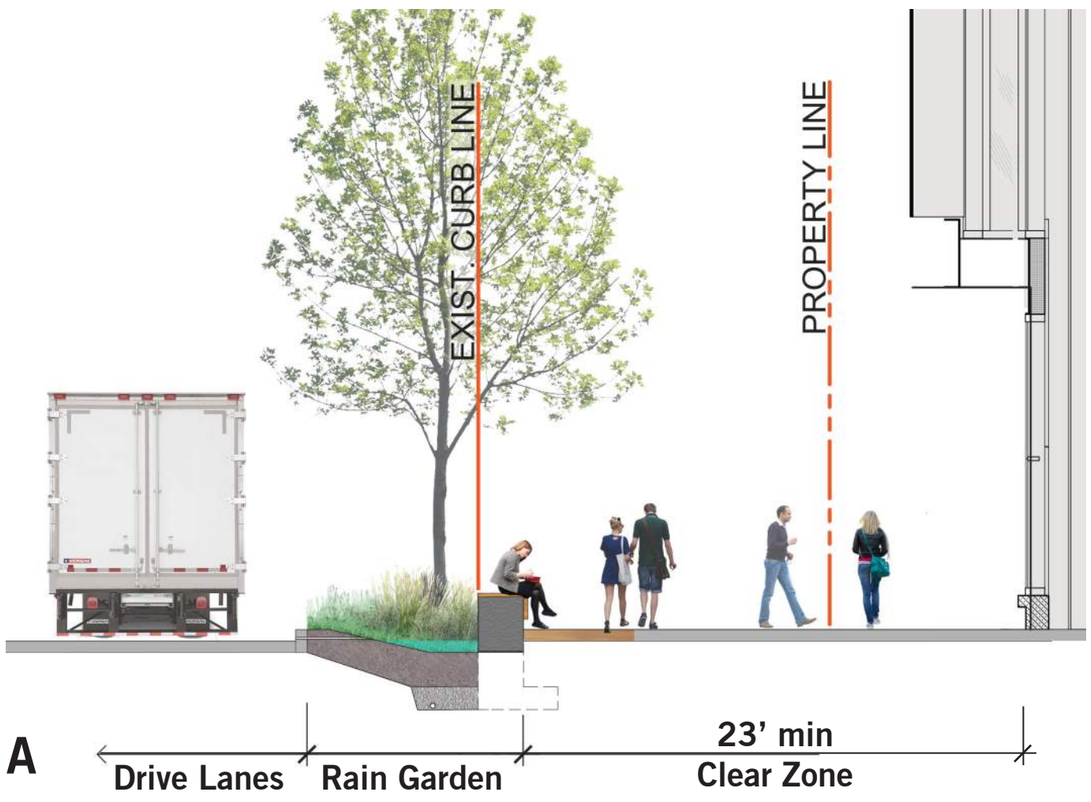
80' ROW

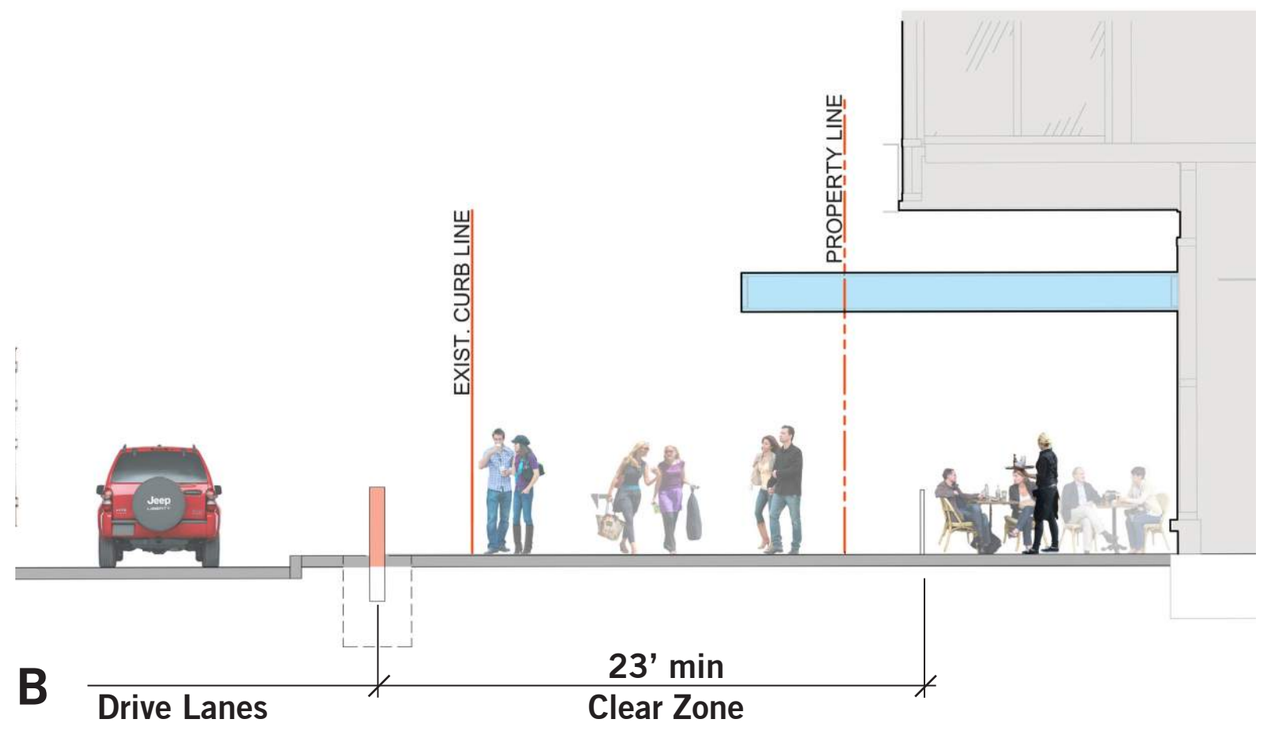
S Massachussets St east of 1st Ave S.

3 - 1ST AVE S. ROW IMPROVEMENTS

S Massachussets St to S Holgate S (Arena Frontage)

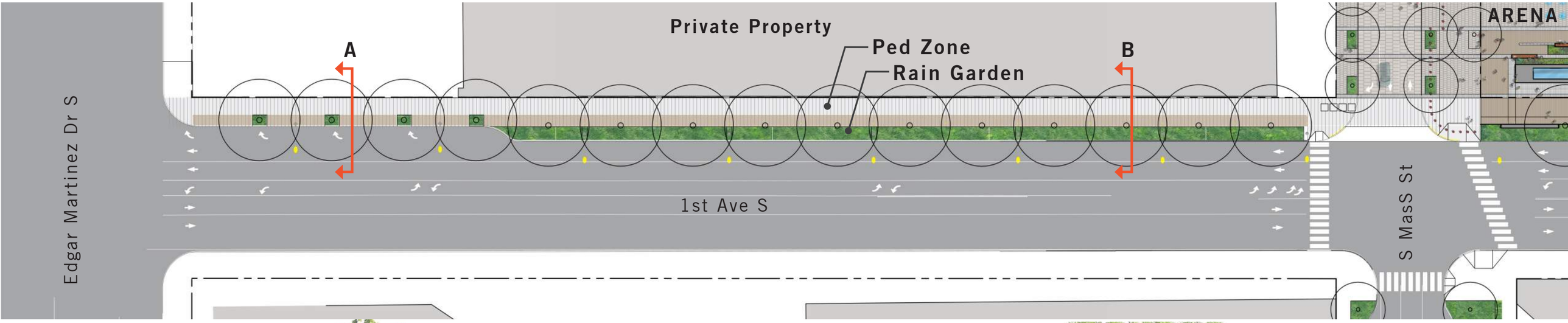


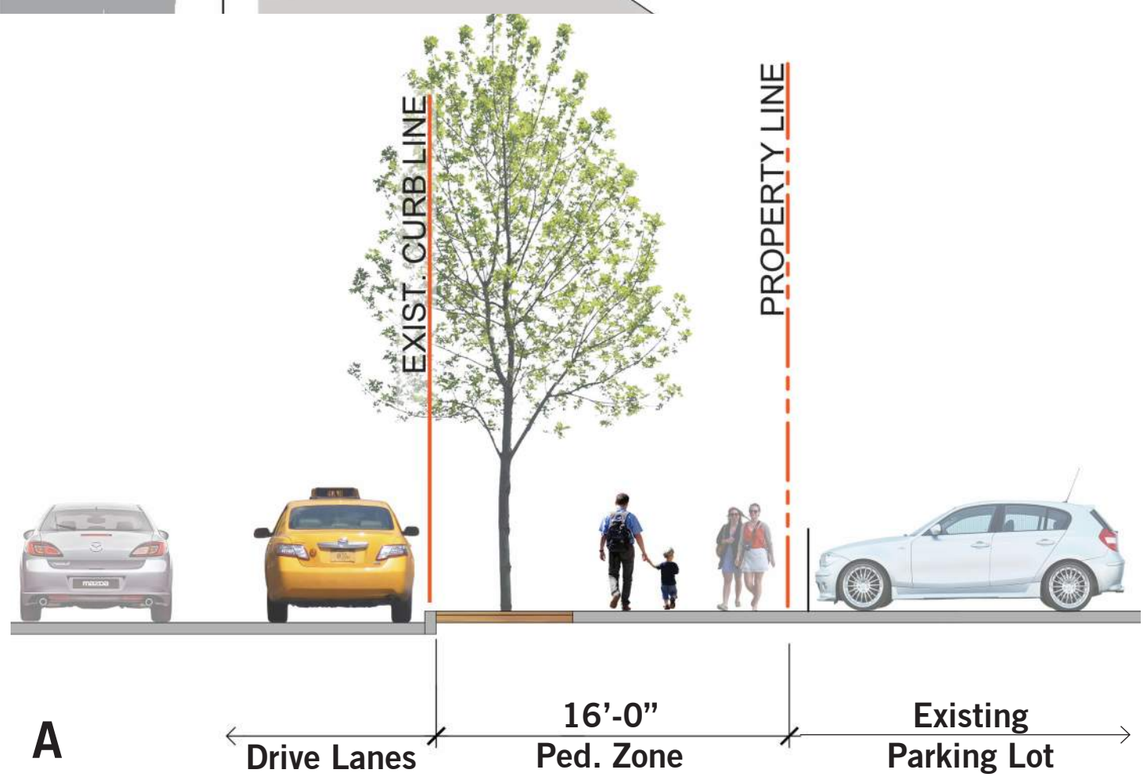


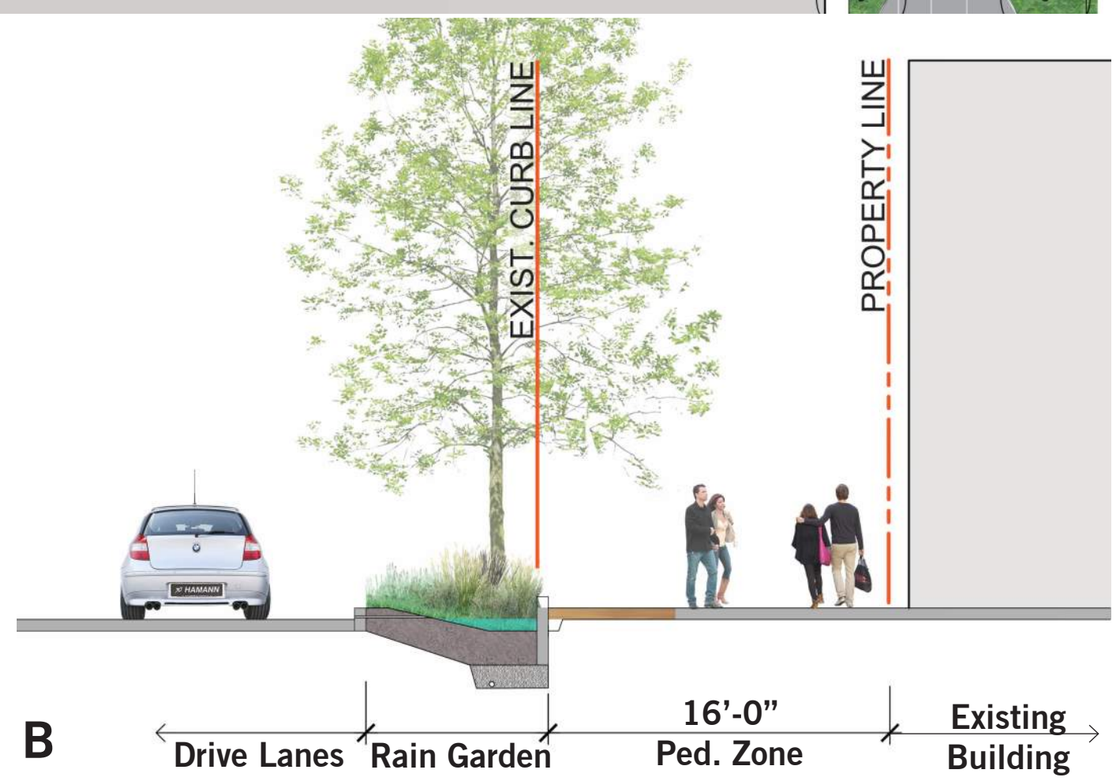


3 - 1ST AVE S. ROW IMPROVEMENTS

Edgar Martinez Dr S to S Massachussets St (block north of Arena site)

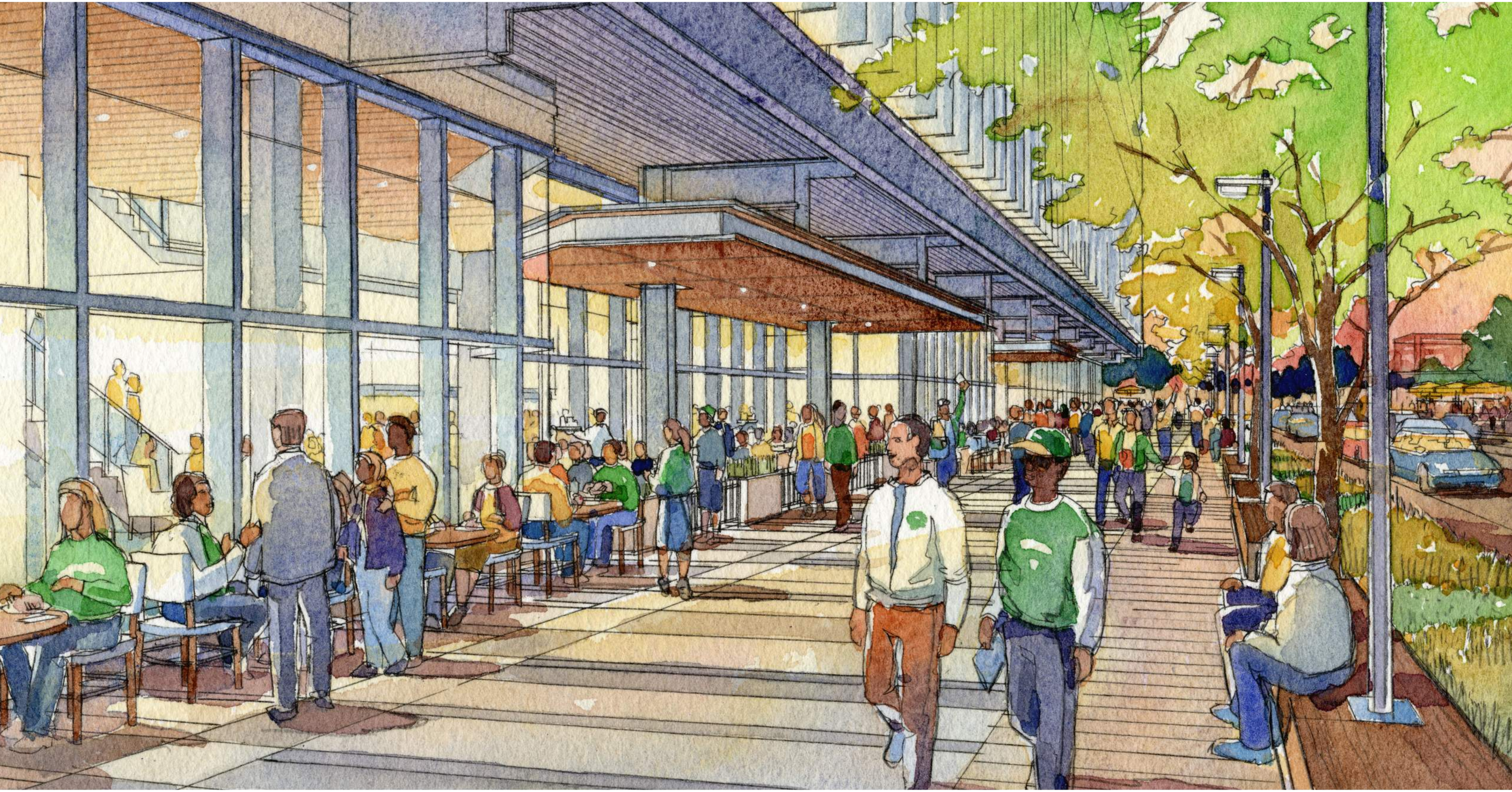




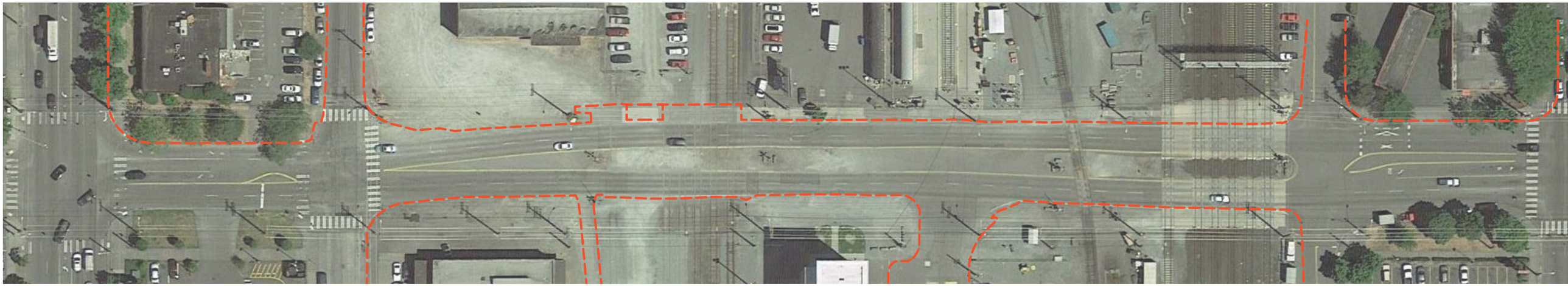


3 - 1ST AVE S. ROW IMPROVEMENTS

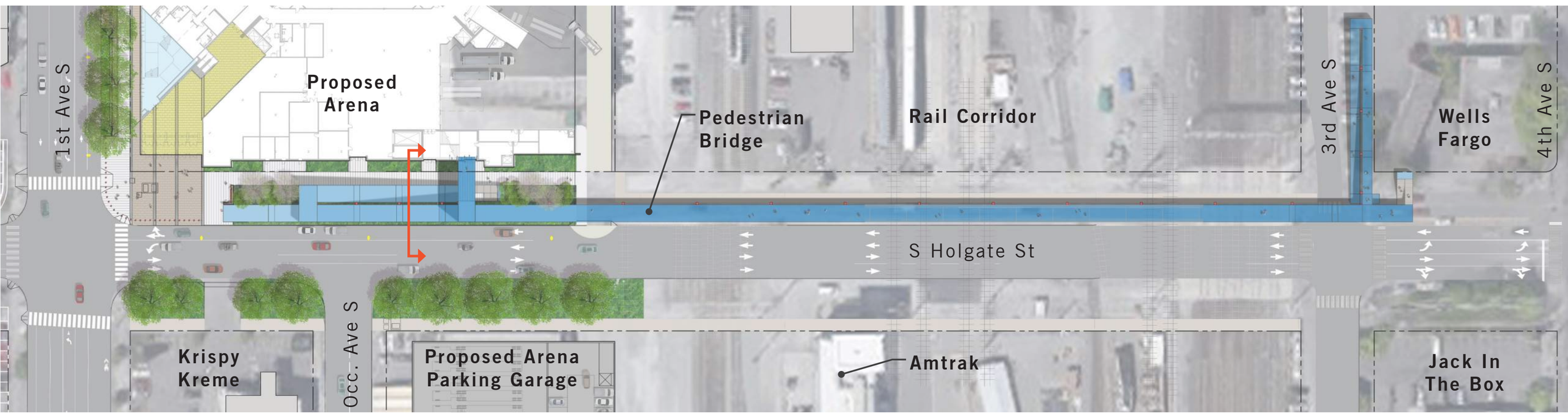
1 Ave S. looking south



4 - S. HOLGATE ST ROW IMPROVEMENTS



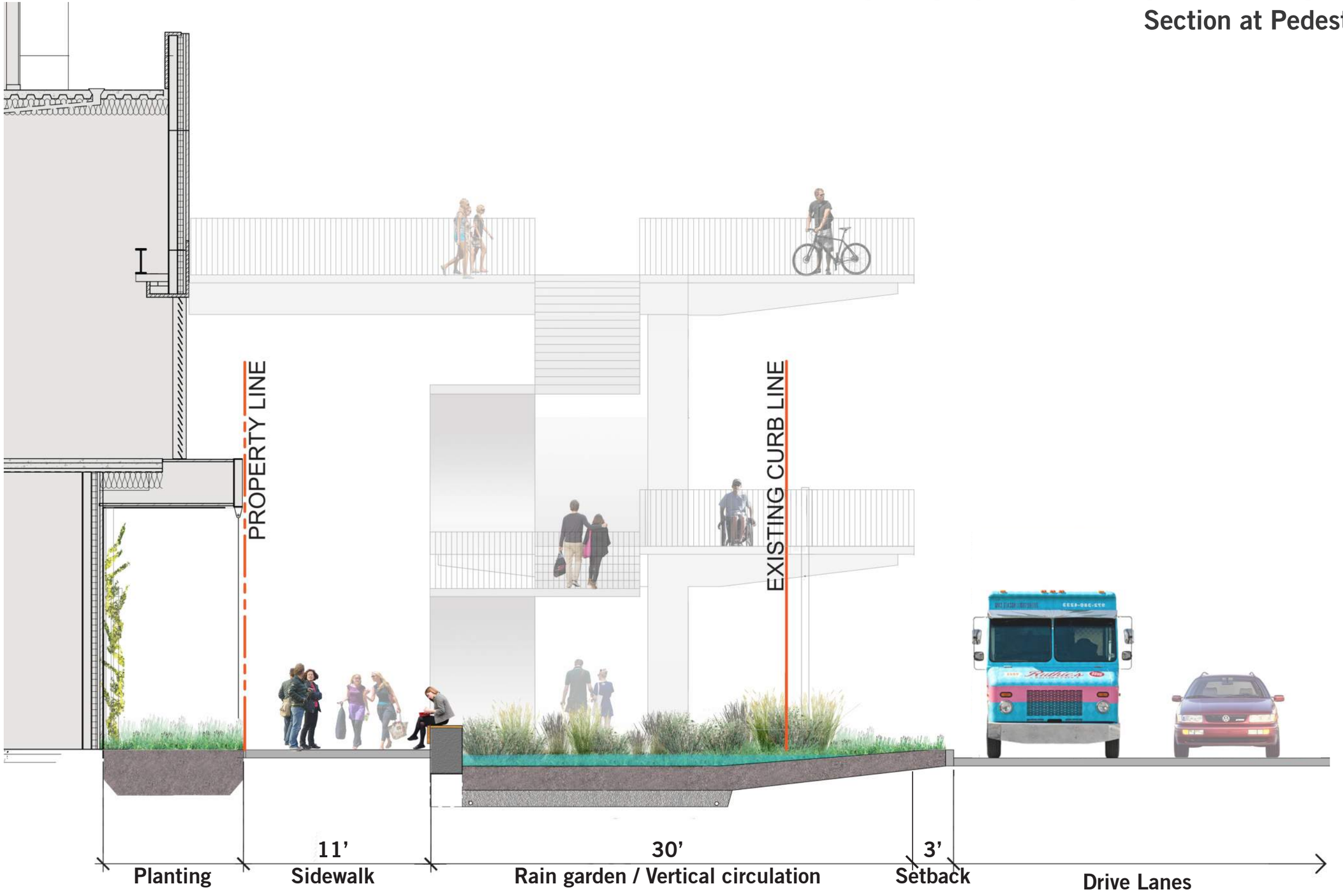
Existing Condition



Proposed Street Alignment and Improvements

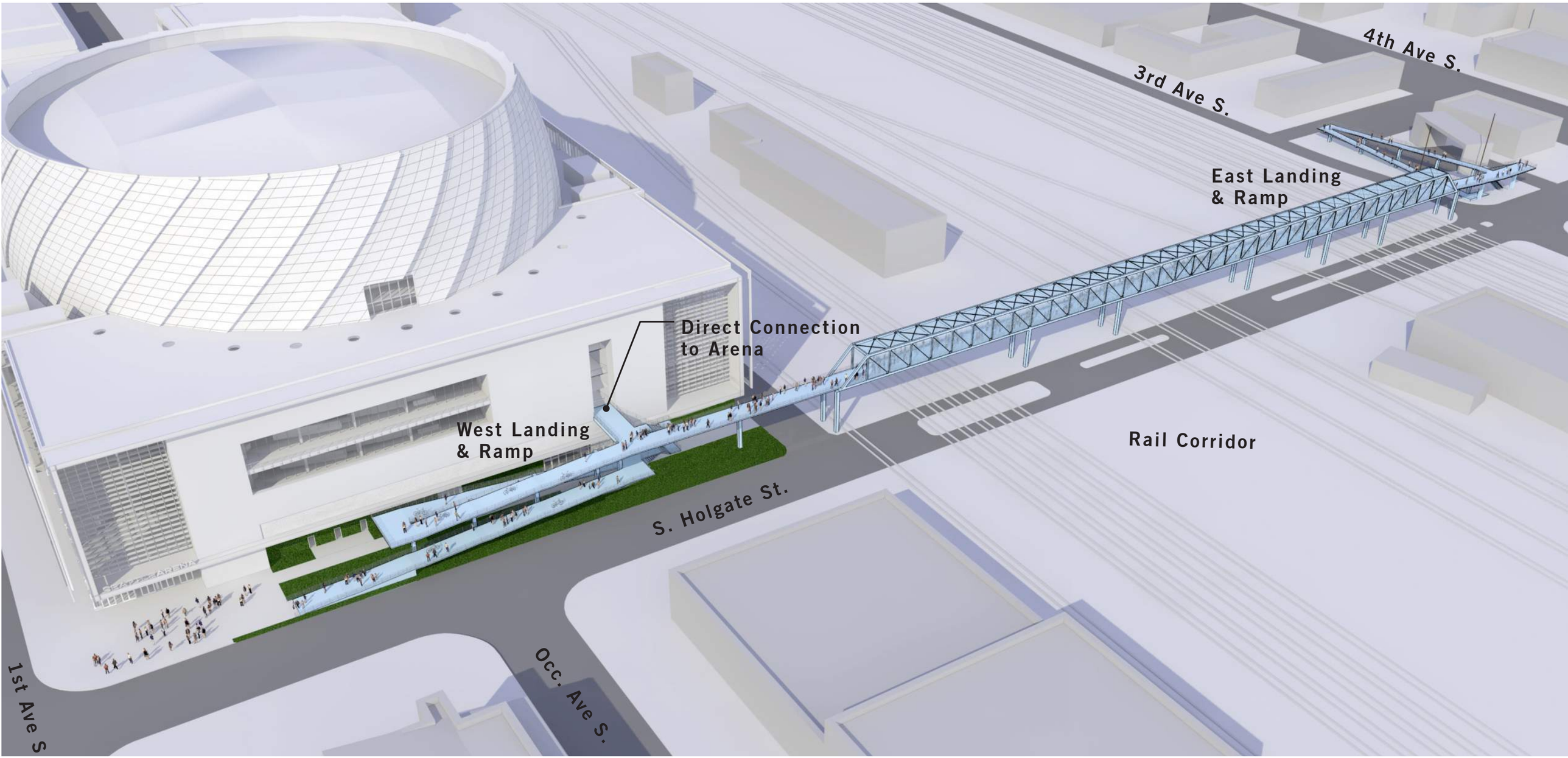
4 - S. HOLGATE ST ROW IMPROVEMENTS

Section at Pedestrian Bridge



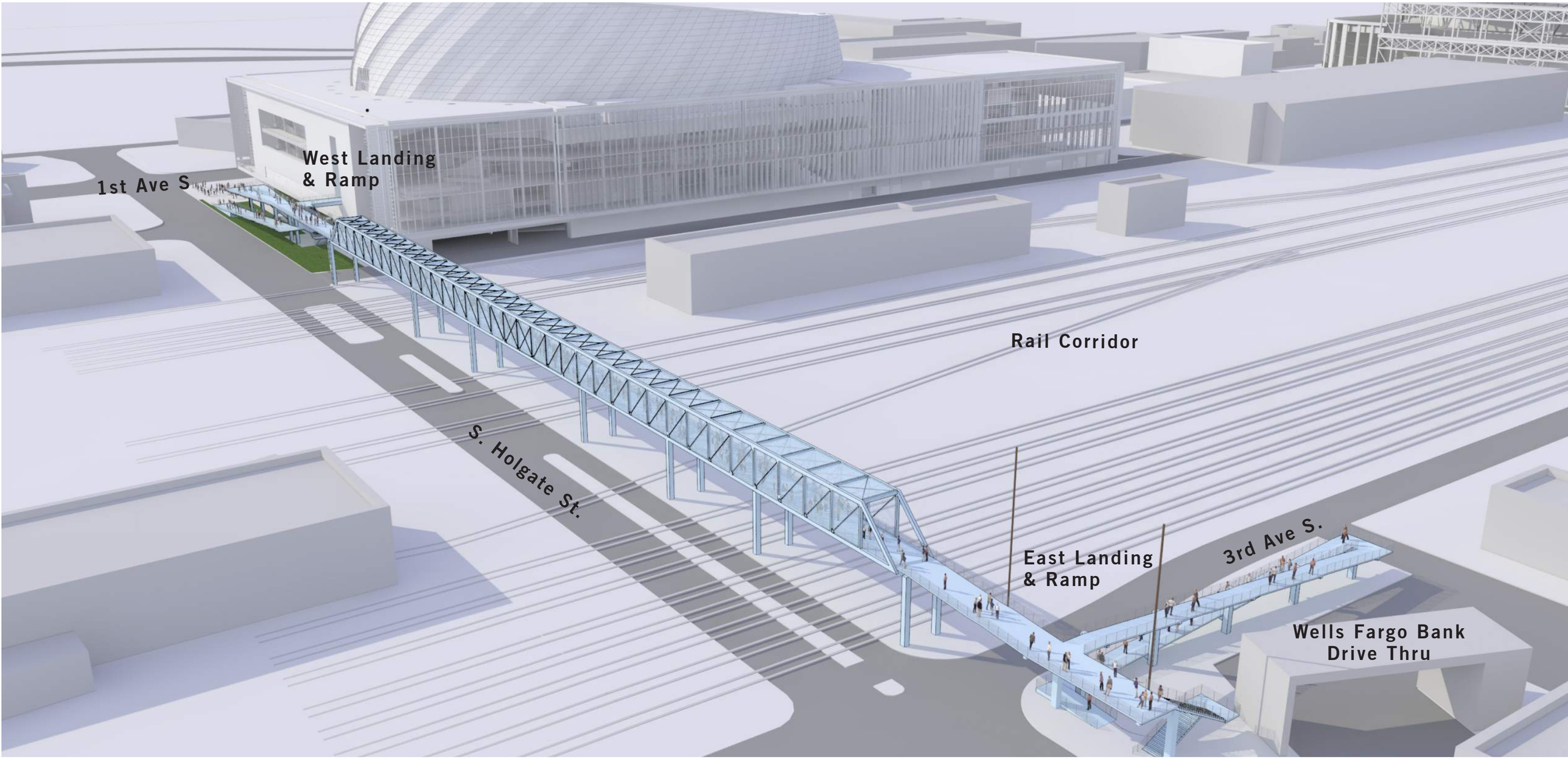
4 - S. HOLGATE ST ROW IMPROVEMENTS

Pedestrian Bridge

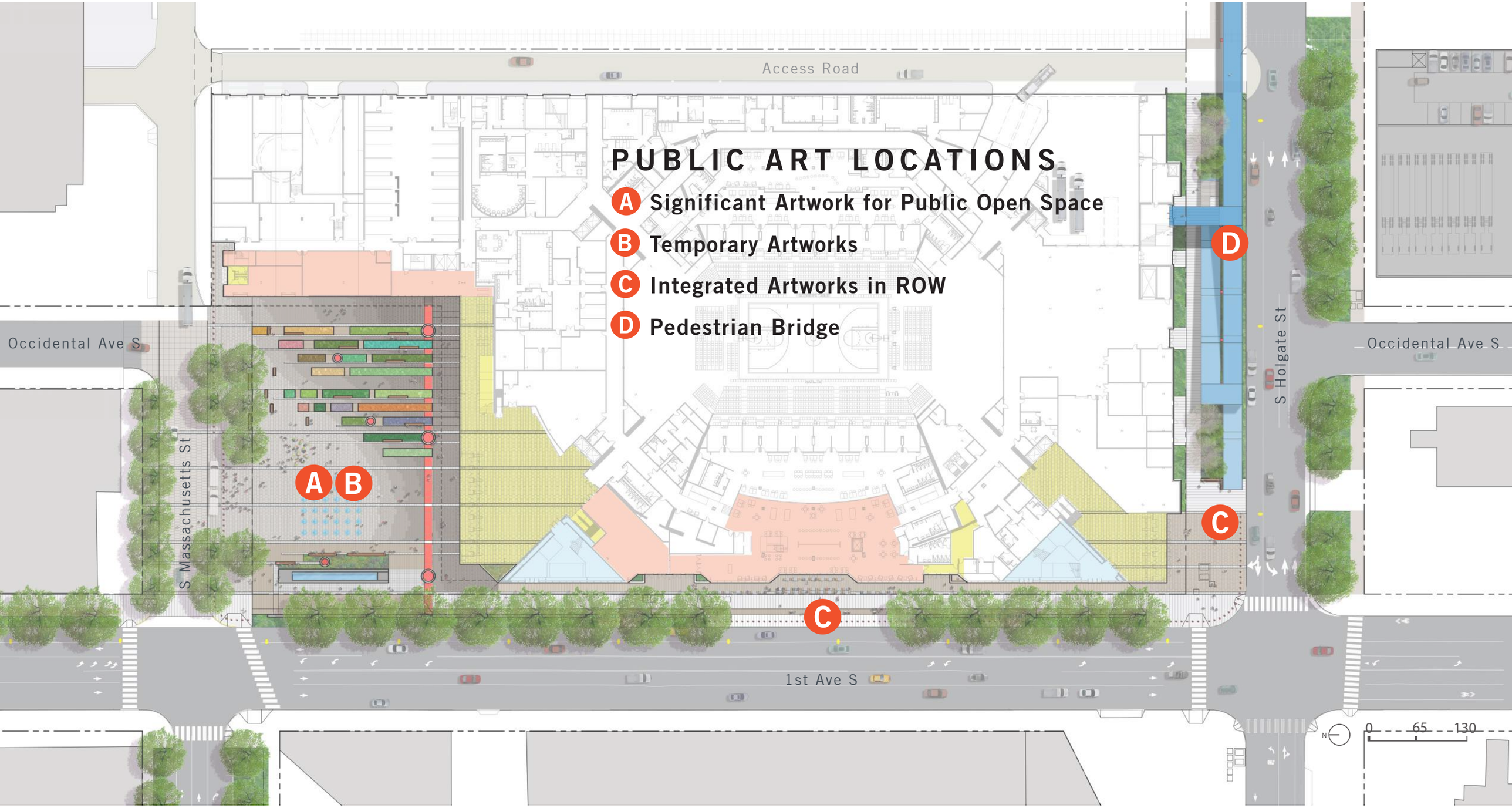


4 - S. HOLGATE ST ROW IMPROVEMENTS

Pedestrian Bridge

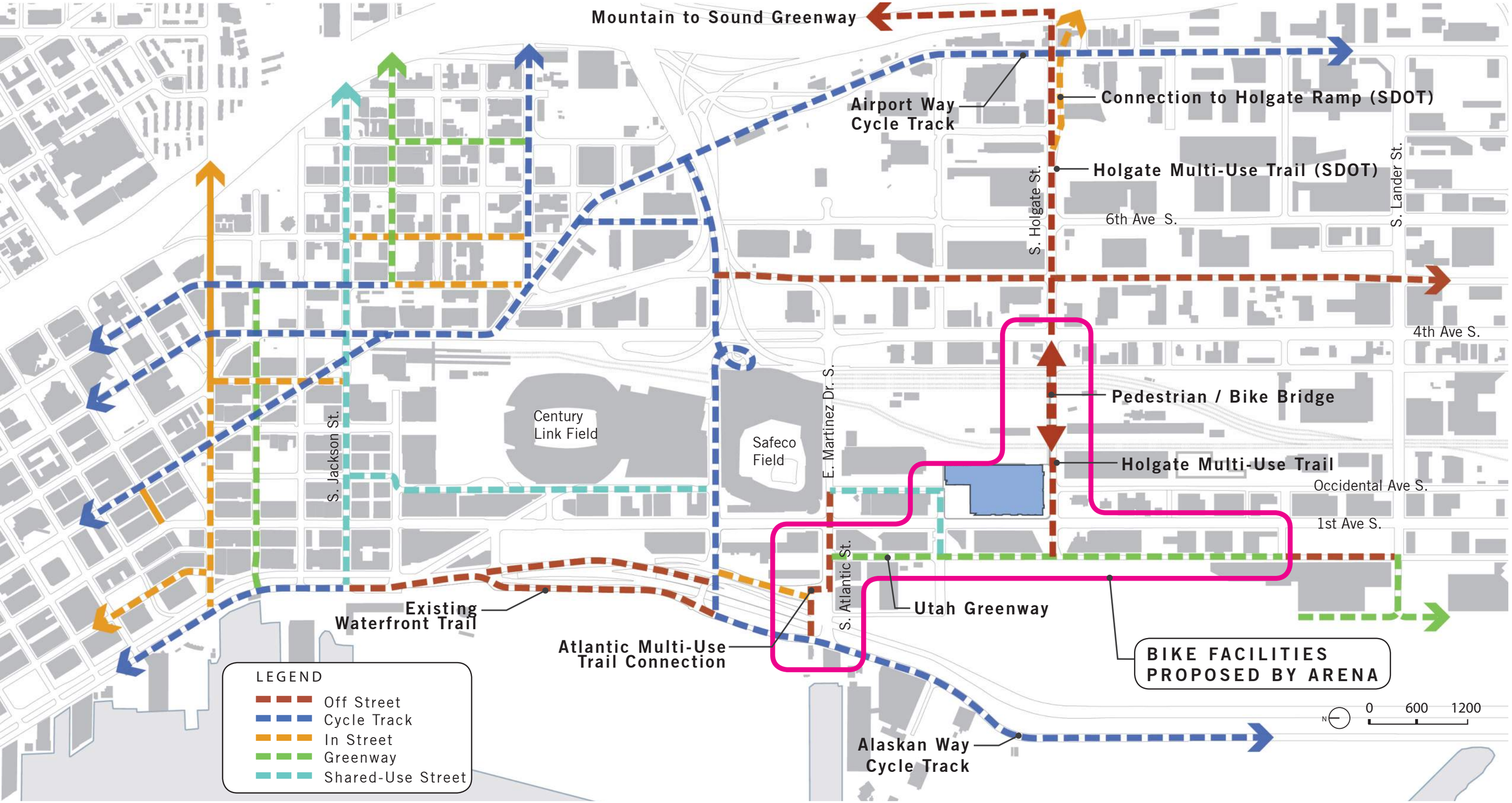


5 - PUBLIC ART


PUBLIC ART LOCATIONS
A Significant Artwork for Public Open Space
B Temporary Artworks
C Integrated Artworks in ROW
D Pedestrian Bridge
Access Road
Occidental Ave S
Occidental Ave S
S Massachusetts St
S Holgate St
1st Ave S
A
B
C
C
D
0
65
130

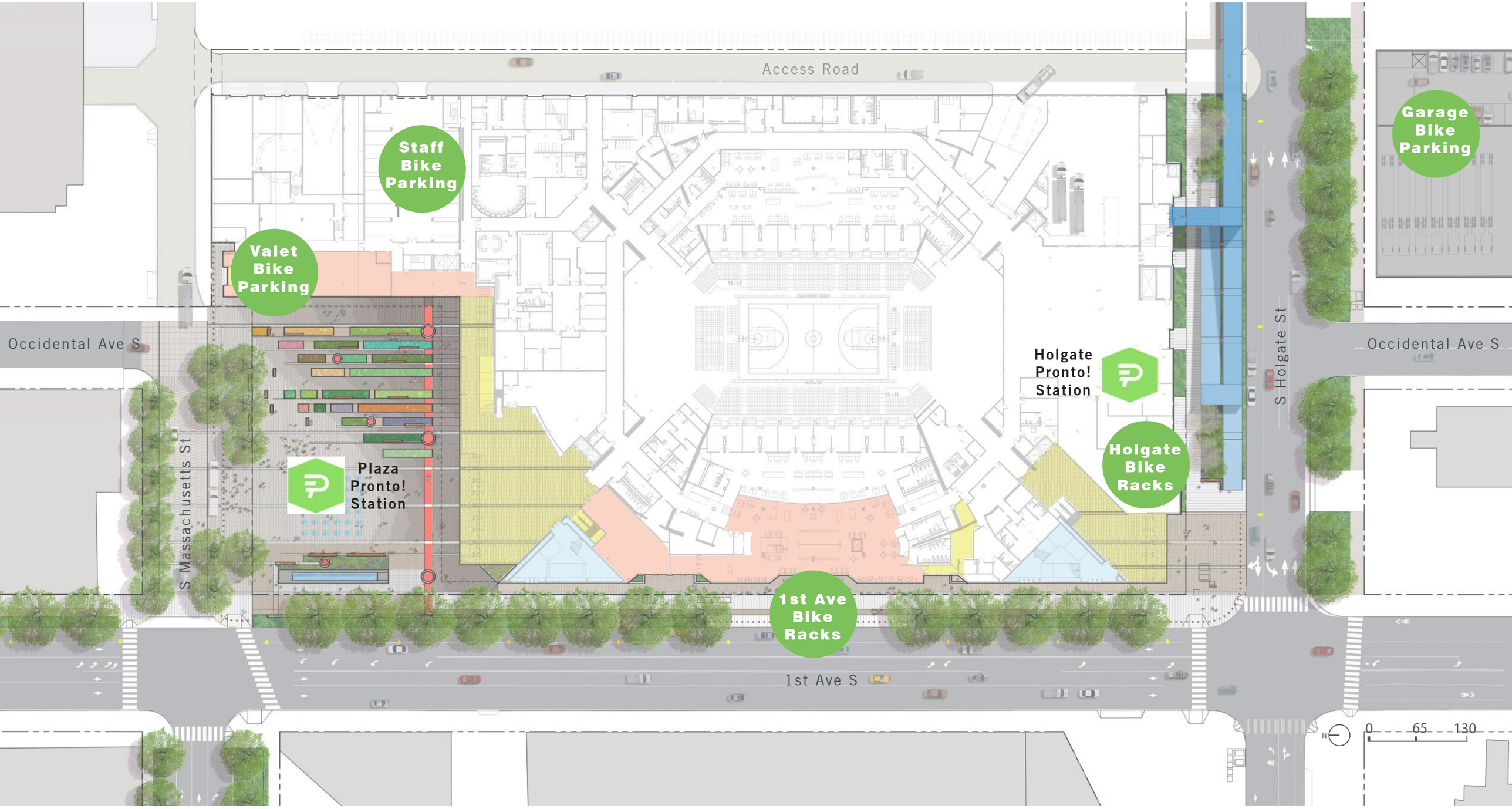
6 - BICYCLE FACILITIES

Existing and Planned

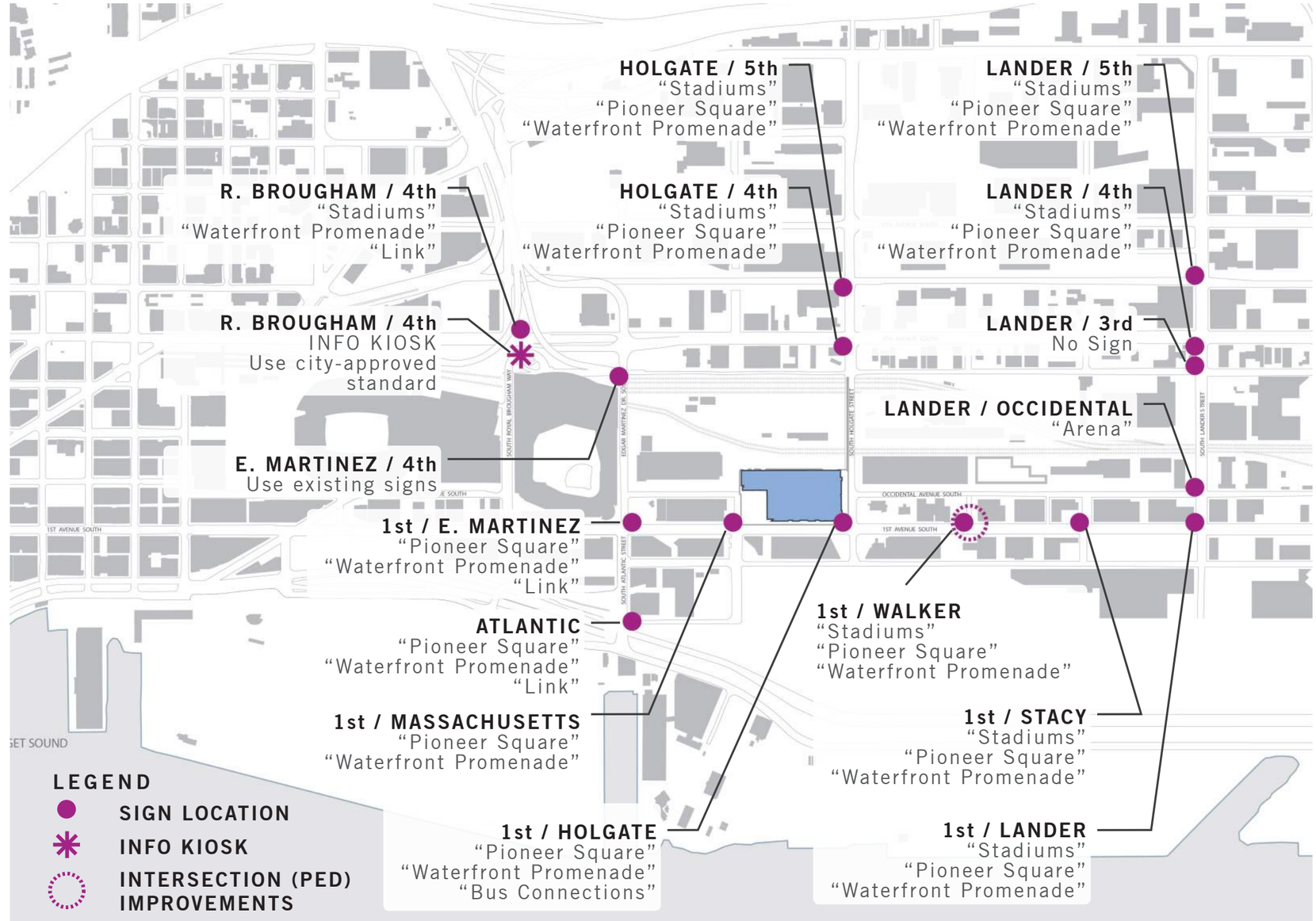


6 - BICYCLE FACILITIES

Arena Bike Parking



7- OFF-SITE WAYFINDING



PUBLIC BENEFITS MATRIX & COSTS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED	CODE	EIS	COST RANGE
1 Publicly Accessible Open Space & Living Machine Gardens	Flexible accessible plaza open space	31,800 sf	None	Ped safety & crowd control (Queuing at Ticketing and Ingress/Egress at Lobby)	$9m - $12m
	Living Machine: on-site waste water treatment and reuse	4m gal capacity			
	Seasonal programming (food trucks, movable seating, etc.)	Programming Doc			
	Utility connections for public event use	3 event connections			
	Public restroom access	2 restrooms			
	Plaza storage room	500 SF			
	Public seating (permanent)	300+ LF seating			
	Water features	2 water features			
	Drinking fountains	2 drinking fountains			
	Pedestrian lighting (poles, bollards and surface lighting)	1/2 FC average			
2 S Massachusetts St ROW Improvements & Curbless Street	Dedication of private property to public ROW	2,400 SF	New curbs, sidewalk (min. 6' width) and street trees	None	$800k - $1.0m
	Realignment / improvement of curbless street between 1st & Occidental (east)				
	Concrete and granite resurfacing, drainage, channelization and signage	16,000 SF			
	Street Trees	15 trees			
	Seating	20 LF seating			
	Pedestrian lighting (poles and bollards)	1/2 FC average			
	Realignment / improvement of standard curb / gutter street between 1st & Utah (west)				
	Asphalt resurfacing, curb & gutter, drainage, channelization and signage	12,500 SF			
	Street Trees	4 trees			
	Rain Garden	2,600 SF			
3 1st Ave S Enhanced ROW Improvements	Improvements between Massachusetts and Holgate		New curb, sidewalk (16' width per Street Concept Plan), and street trees	Ped safety & crowd control (Ingress/Egress at Team Store and Year-Round Club/ Stairs) 23' Min Clear Zone	$900k - $1.1m
	Rain garden	5,800 SF			
	Pedestrian lighting (poles)	17 light poles			
	Seating	460 LF seating			
	Improvements between Mass. and E. Martinez (sidewalk, street trees, rain garden)				
	Sidewalk	9,300 SF			
	Rain garden	4,700 SF			
	Pedestrian lighting (poles)	16 light poles			

PUBLIC BENEFITS MATRIX & COSTS

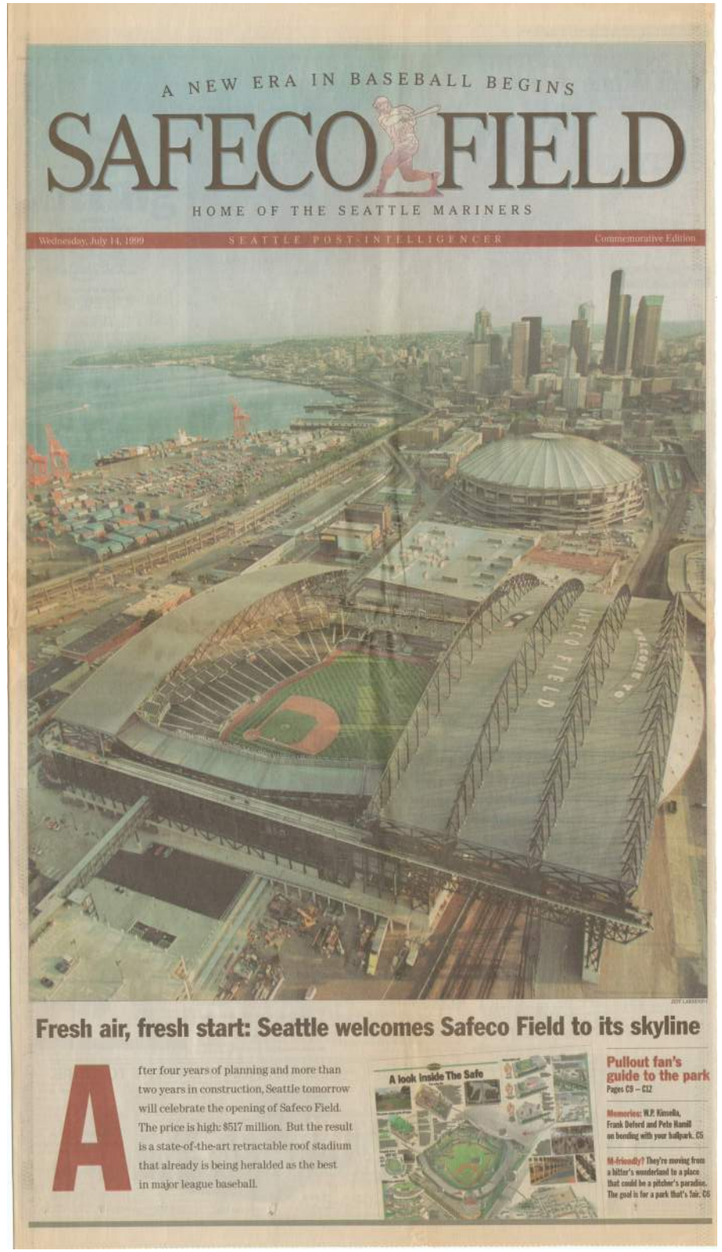
PUBLIC BENEFIT	DESCRIPTION	PROPOSED	CODE	EIS	COST RANGE
4 **S Holgate St Enhanced ROW Improvements**	Arena Frontage Improvements		New curb, sidewalk (min. 6' width), and street trees	Ped safety & crowd control (Ingress/Egress at Lobby)	$1.4m - $1.6m
	Rain garden	8,500SF			
	Pedestrian lighting (poles)	6 light poles			
	Seating	20+ LF seating			
	Off-site Improvements				
	Street re-alignment, asphalt resurfacing and repair, channelization and signage	141,500 SF			
	Drainage improvements	as required			
	Sidewalk north side (6' wide)	575 LF			
	Sidewalk south side (6' wide)	960 SF			
	Rain garden (south side between 1st and Occidental)	3,975 SF			
	Street Trees (south side between 1st and Occidental)	8 trees			
5 **Public Art Plan**	Art Program Budget	1.5% of Project Cost	None	None	Min. $8.0m
	Public Art Program led by collaborating / lead artist	multiple installations			
	Collaboration on plaza and bridge design	1 major installation			
	Plaza anchor artwork (other artist)	1 major installation			
	Other integrated permanent artworks (site elements, facade/walls)	multiple installations			
	Temporary artworks (programmatic, projections, performance)	multiple installations			
6 **Bike Facilities**	Bike facilities from existing waterfront trail to Arena site & S Stacy Street		None	None	$1.3m - $1.5m
	Atlantic street multi-use trail	600 LF			
	Utah Ave greenway: South Atlantic to South Stacy	2,800 LF			
	S. Massachusetts St. multi-use trail (min 10' width)	175 LF			
	S. Holgate St bike multi-use trail (min 10' width)	160 LF			
	Bike wayfinding signage	12+ signs			
	Bike signal at S Atlantic St crossing	1 bike signal			
7 **Off-site Wayfinding**	Wayfinding signage per SDOT standard (locations TBD by SDOT)	15 signs	None	Signs in Vicinity of Arena	$50k - $60k
	Information kiosk per SDOT standard (location TBD by SDOT)	1 kiosk			

CAPITAL IMPROVEMENT COSTS

CAPITAL IMPROVEMENTS (partial)	COST RANGE
Construct new south parking garage and incorporate modal options	$45.0m - $65.0m
Install new traffic signal at South Walker Street and 1st Avenue South	$250 - $450k
Pro rata contribution to Lander Street grade separation project	Unknown
Construct new Holgate pedestrian bridge for pedestrians and bicyclists	$15m - $18m

SAFECO FIELD VACATION CONDITIONS

Vacation of Occidental Ave S between S Royal Broughman Way & S Atlantic St



A NEW ERA IN BASEBALL BEGINS

SAFECO FIELD

HOME OF THE SEATTLE MARINERS

Wednesday, July 14, 1999 SEATTLE POST-INTELLIGENCER Commemorative Edition

JOE LAMBERT

Fresh air, fresh start: Seattle welcomes Safeco Field to its skyline

After four years of planning and more than two years in construction, Seattle tomorrow will celebrate the opening of Safeco Field. The price is high: $517 million. But the result is a state-of-the-art retractable roof stadium that already is being heralded as the best in major league baseball.

A look inside The Safe

Pullout fan's guide to the park

Pages C9 – C12

Memories: W.P. Kinsella, Frank Deford and Pete Hamill on bonding with your ballpark. C5

M-friendly? They're moving from a hitter's wonderland to a place that could be a pitcher's paradise. The goal is for a park that's fair. C6

LIST OF CONDITIONS

- Vacation for Ballpark purposes only
- Resolve utility issues
- Provide a community liaison
- Develop a security and emergency access plan
- Develop a plan detailing clean-up procedures
- Provide route signing improvements
- Develop a plan for use of variable message signs
- Work with partners to develop a grade-separated crossing
- Provide traffic signals if traffic warrants are met within 5 years of opening
- **Develop $1.2M worth of pedestrian connections on Occidental, First Avenue, Railroad Avenue, Royal Brougham Way, S Holgate, S Jackson, and S Massachusetts**
- Develop a parking management plan
- Develop a dual events agreement
- Hour and game restrictions between 4pm and 7pm on weekdays
- Develop and implement a Transportation Management Plan (TMP)
- Provide community mitigation funds of $90,000 for three years and $60,000 for an additional three years to Pioneer Square, the International District, and SODO/North Duwamish