

SEATTLE ARENA

DECEMBER 06, 2012

DESIGN COMMISSION

CONTEXT AND URBAN ANALYSIS
STANDARD ARENA PROGRAMMING

INTRODUCTION

This document is the first in a series of Design Commission submittals made in reference to a proposed arena to be located within the “Stadium District”. The general intent of the document is to inventory the existing site context, begin a basic synthesis of this information, and provide the audience a general understanding of the building components that collectively form a prototypical arena.

The site context was investigated to gain an understanding of what influences have shaped the place and establish a historic timeline of major development. The variables involved in this research include the history of the site, both the natural and built forms adjacent the site, a climate analysis and how the city interacts with the site on a daily basis.

The synthesis of the context begins to inform how a new arena development might stitch itself into the neighborhood, and continue to build on a set of paths and nodes that are already established. Standard Arena Programming dissects a prototypical arena, level by level, informing the audience of the many layers, relationships and agencies considered as an arena is designed on any site.

Subsequent Design Commission submittals will build upon the analysis and synthesis established in this document, and develop a set of building design options.

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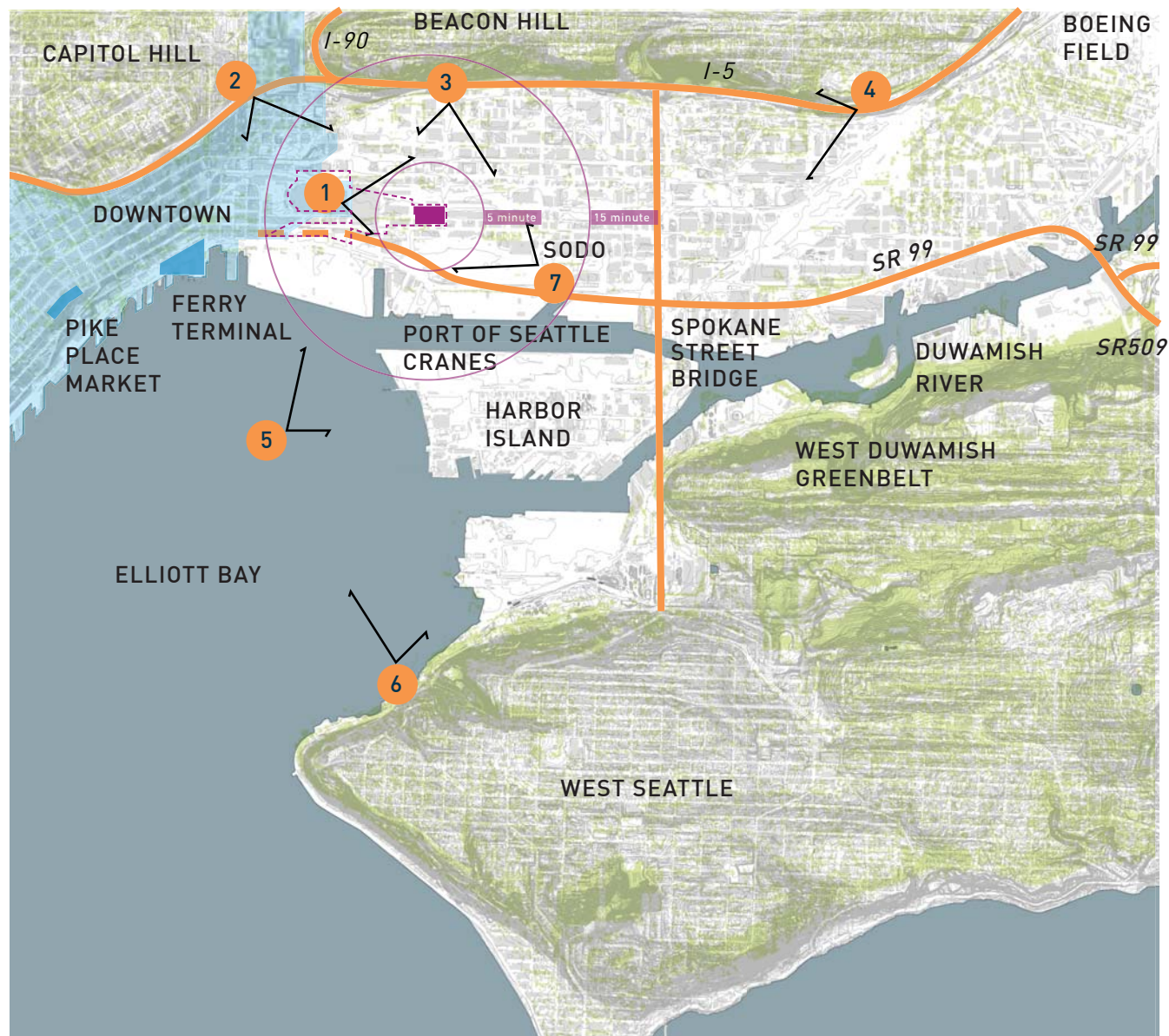


An aerial photograph of a city, likely Seattle, showing a dense urban grid, a river, and several sports stadiums. The image is overlaid with a semi-transparent orange filter. A white horizontal line is positioned across the middle of the image.

CONTEXT

4





1 VIEW FROM NORTH



2 VIEW FROM HARBORVIEW



3 VIEW FROM BEACON HILL



4 VIEW FROM I-5



5 VIEW FROM FERRY



6 VIEW FROM WEST SEATTLE



7 VIEW FROM SR99

LEGEND

- 2 PHOTO LOCATION & NUMBER
- DIRECTION OF VIEW
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- SIGNIFICANT LANDMARK
- TREE CANOPY

0 2000 4000 8000 North



HISTORY

7

CLAIMING THE TIDELANDS



1880 KING ST. COAL WHARF LOOKING EAST



1891 SEATTLE AFTER THE GREAT FIRE



1892 VIEW EAST OF WATERFRONT S. OF YESLER WAY

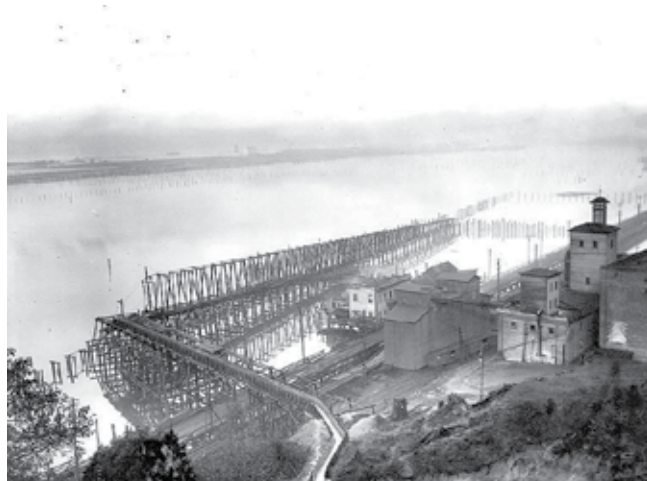


1900 VIEW W. OF TIDEFLATS FROM BEACON HILL

TRANSPORTATION & TRADE



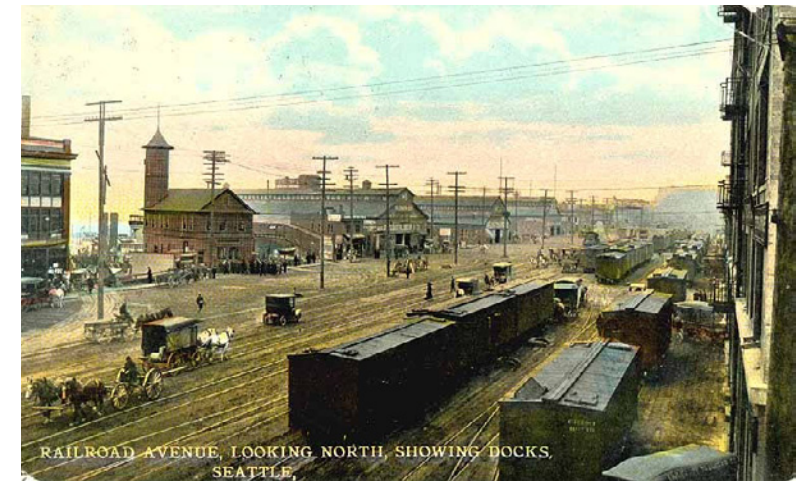
1900 VIEW N.E. OF SALMON CATCH IN SOUTH DOWNTOWN



1901 VIEW N.W. FROM 9TH AVE. S. & S. HOLGATE



1909 RAILROAD AVE. AND S. DEARBORN ST.



UNDATED VIEW NORTH OF RAILROAD AVE.

CITY BUILDING



1925 VIEW N.W. OF SOUTH DOWNTOWN



1931 HOOVERVILLE AT ATLANTIC ST.



1932 VIEW S. FROM KING ST. STATION TOWER



1939 VIEW S. FROM SMITH TOWER



1957 VIEW NORTH OF VIADUCT CONSTRUCTION



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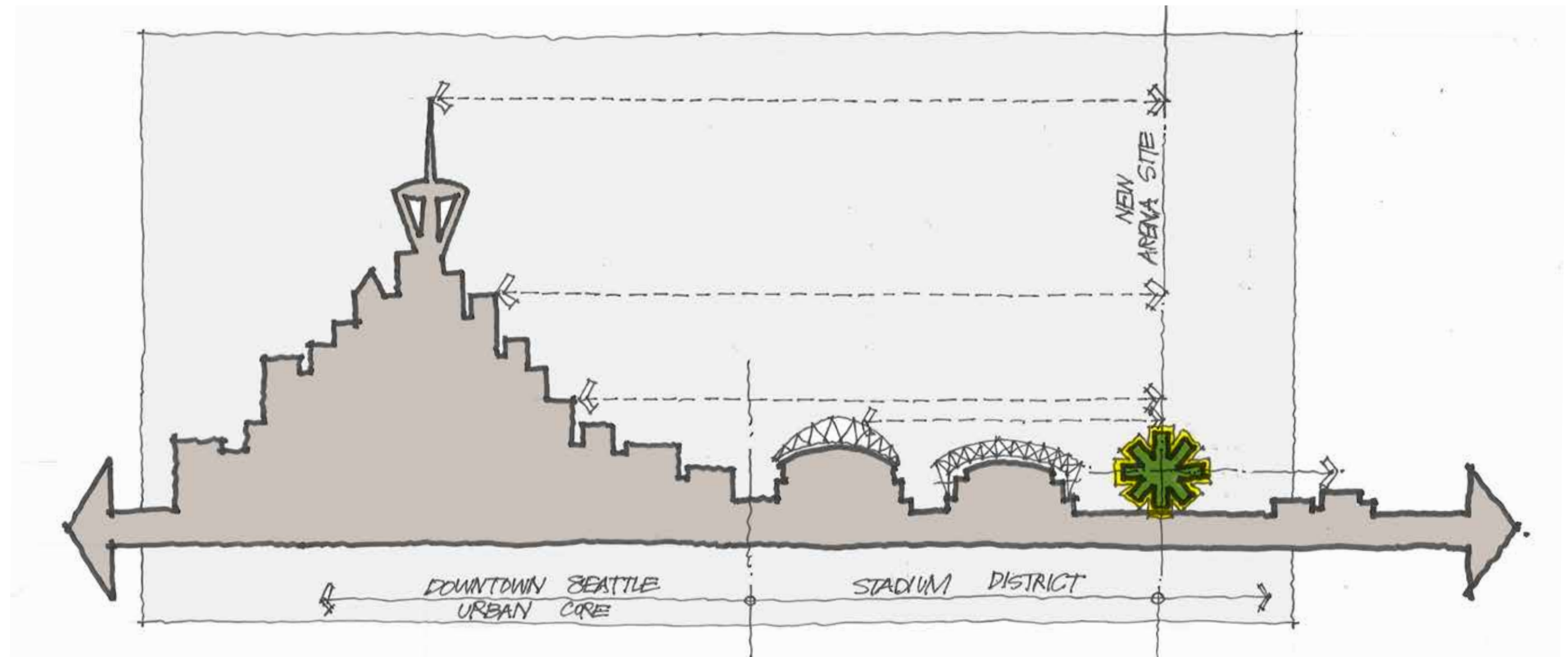
1926 SPORTS DISTRICT SITE



1998 SPORTS DISTRICT SITE

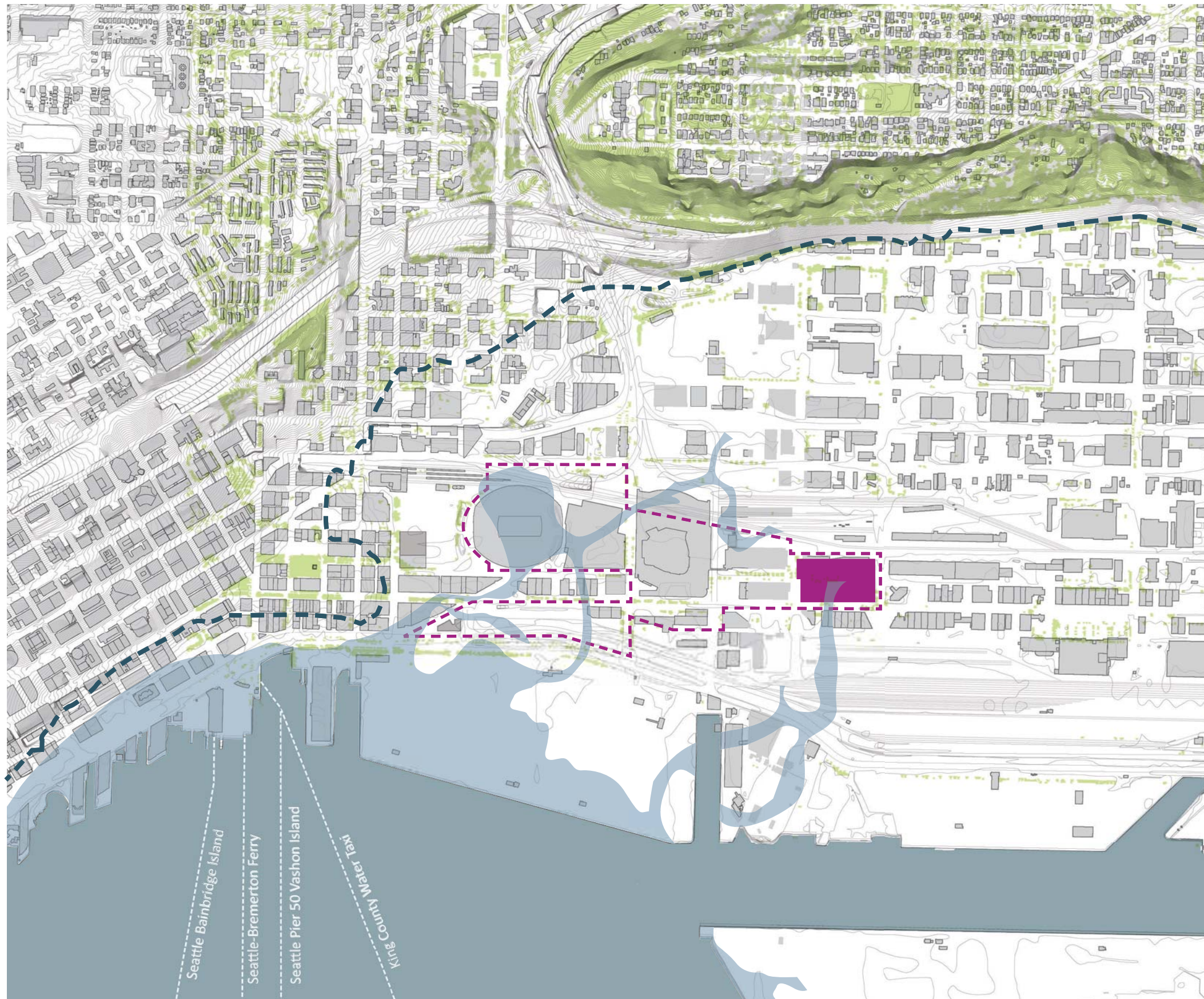


2012 SPORTS DISTRICT SITE





THE FORM



LEGEND

- TOPOGRAPHY
- TREE CANOPY
- 1875 HISTORIC LOW TIDE ZONE
- - - 1875 HISTORIC HIGH TIDE LINE
- - - STADIUM TRANSITION AREA OVERLAY
- SITE

0 500 1000 2000 North

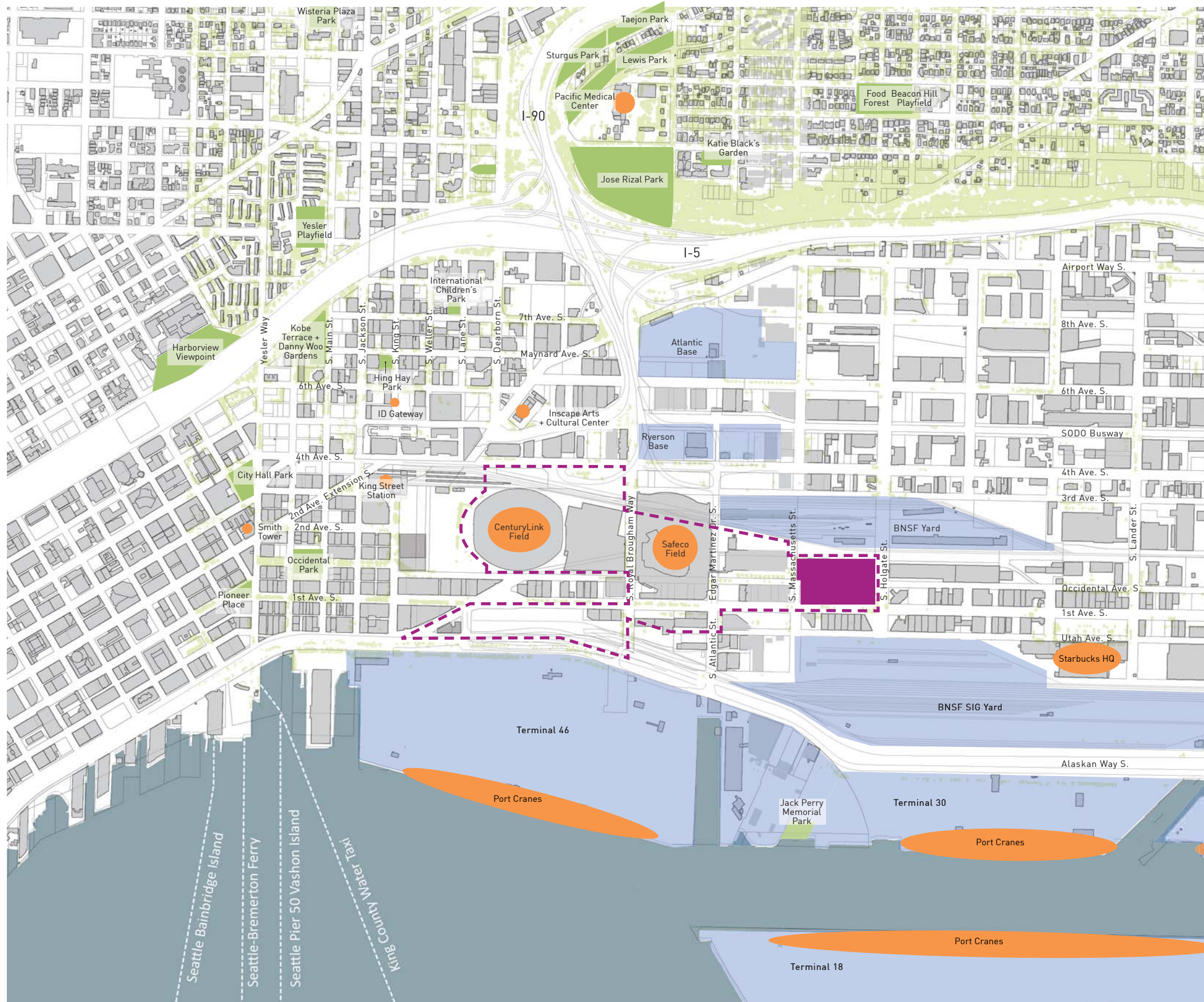


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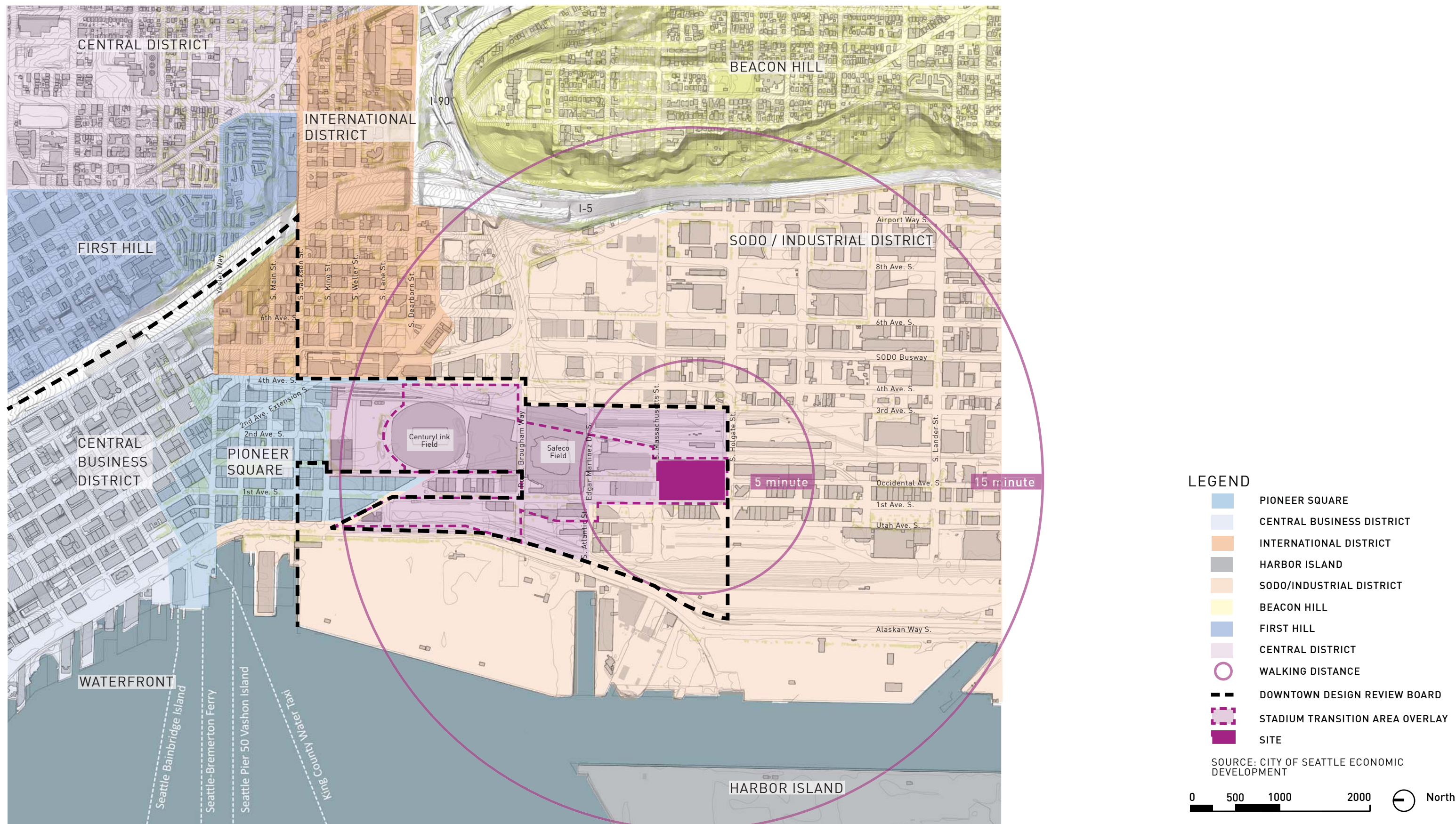
LEGEND

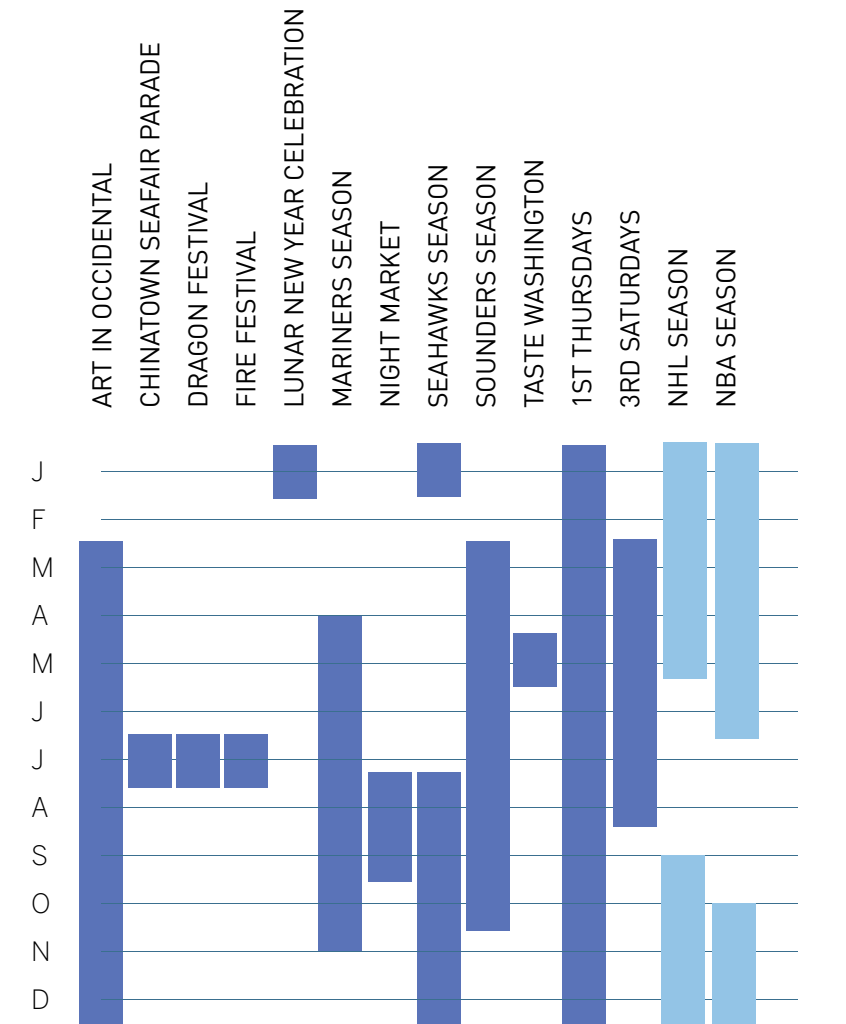
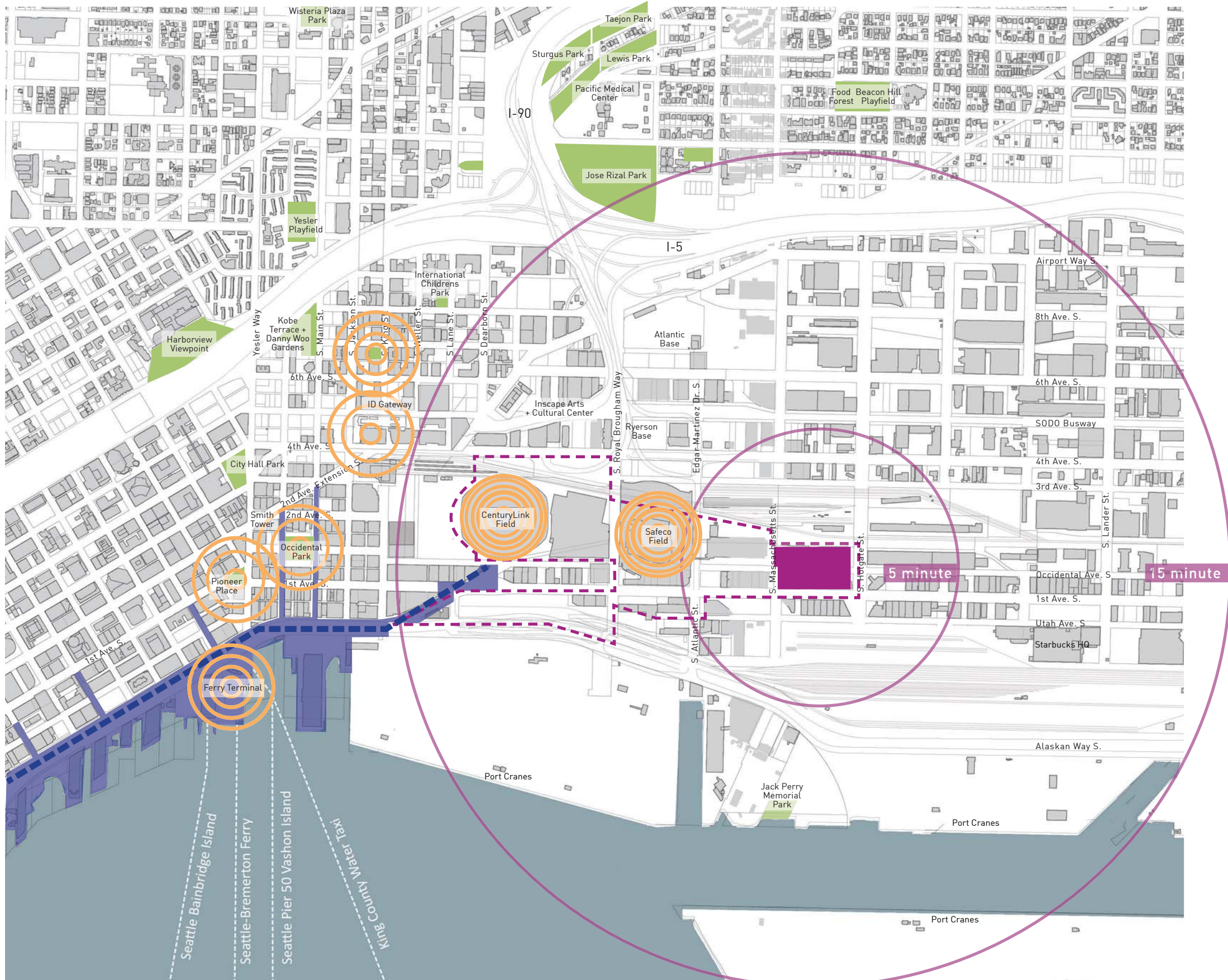
- ICONIC STRUCTURES
- EXISTING PUBLIC OPEN SPACE
- TREE CANOPY
- INDUSTRIAL YARDS
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE





CITY LIFE





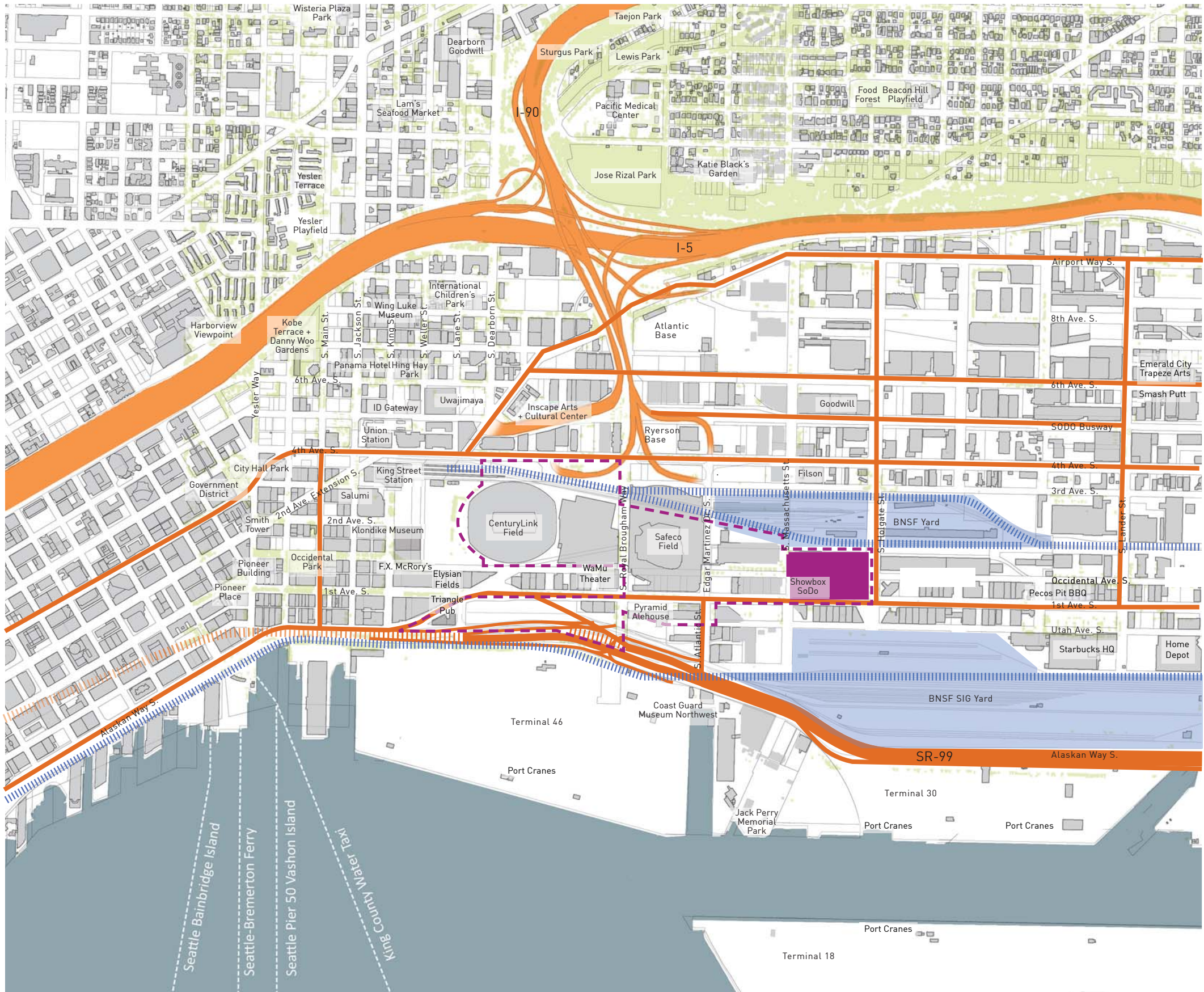
LEGEND

- WATER FRONT PLANNING STUDY AREA
- EXISTING PUBLIC OPEN SPACE
- WALKING DISTANCE
- STADIUM TRANSITION AREA OVERLAY
- ARENA SITE
- EVENT NODES





TRANSPORTATION



LEGEND

RAIL LINES

RAIL YARDS

MAJOR TRUCK ROUTES

INTERSTATE ROADWAY

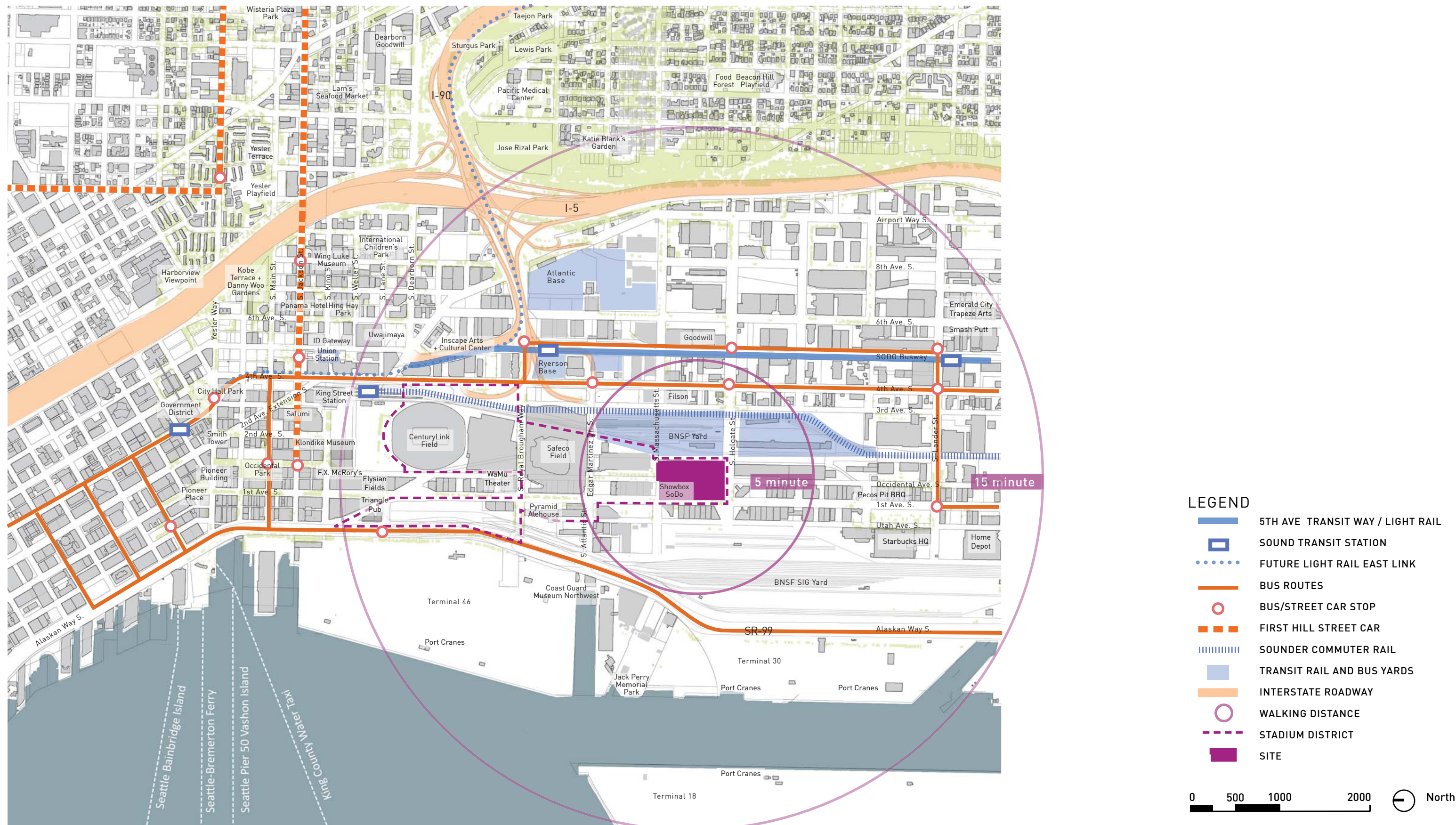
SR-99 TUNNEL

STADIUM TRANSITION AREA OVERLAY

SITE

050010002000

North

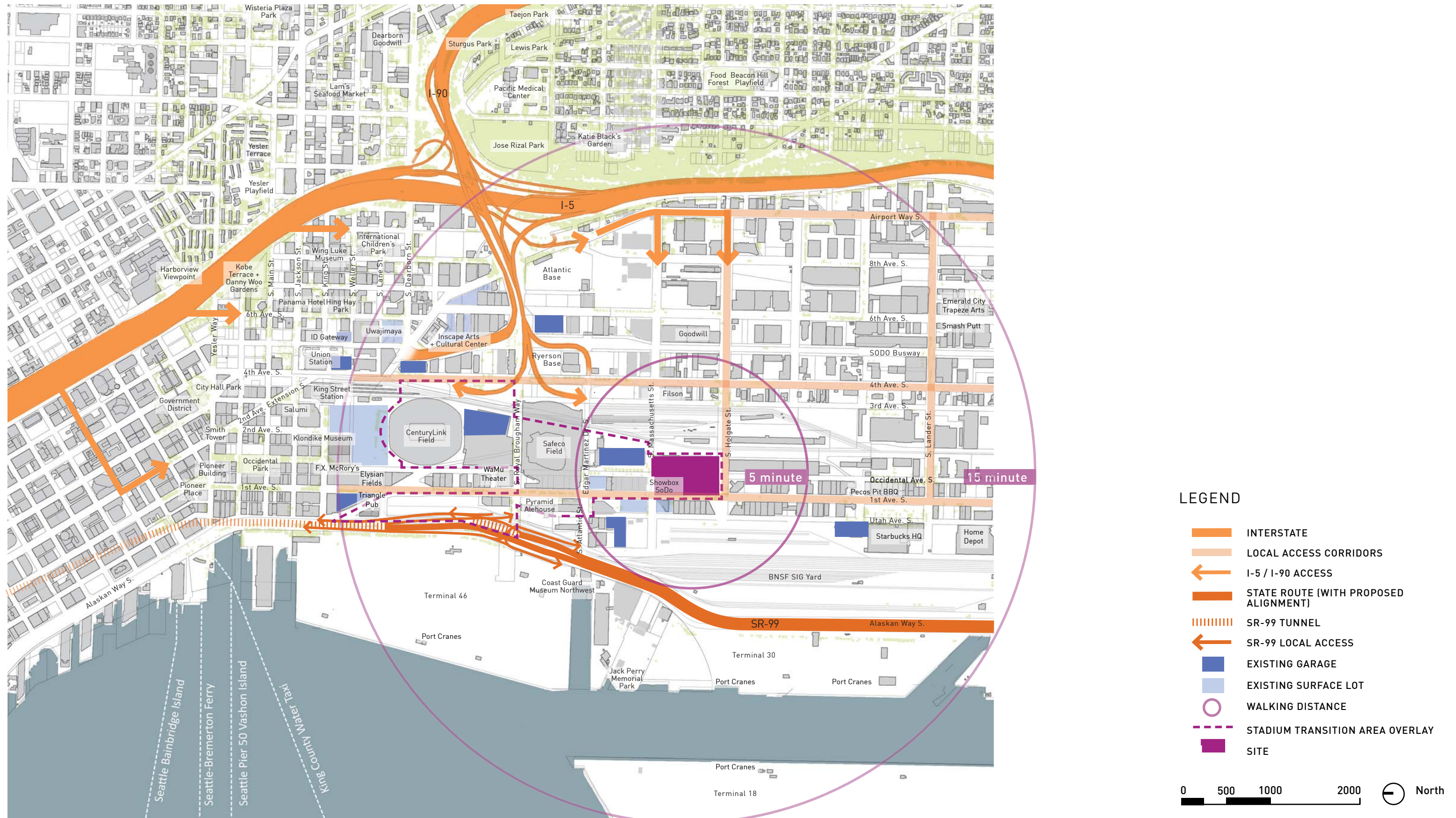


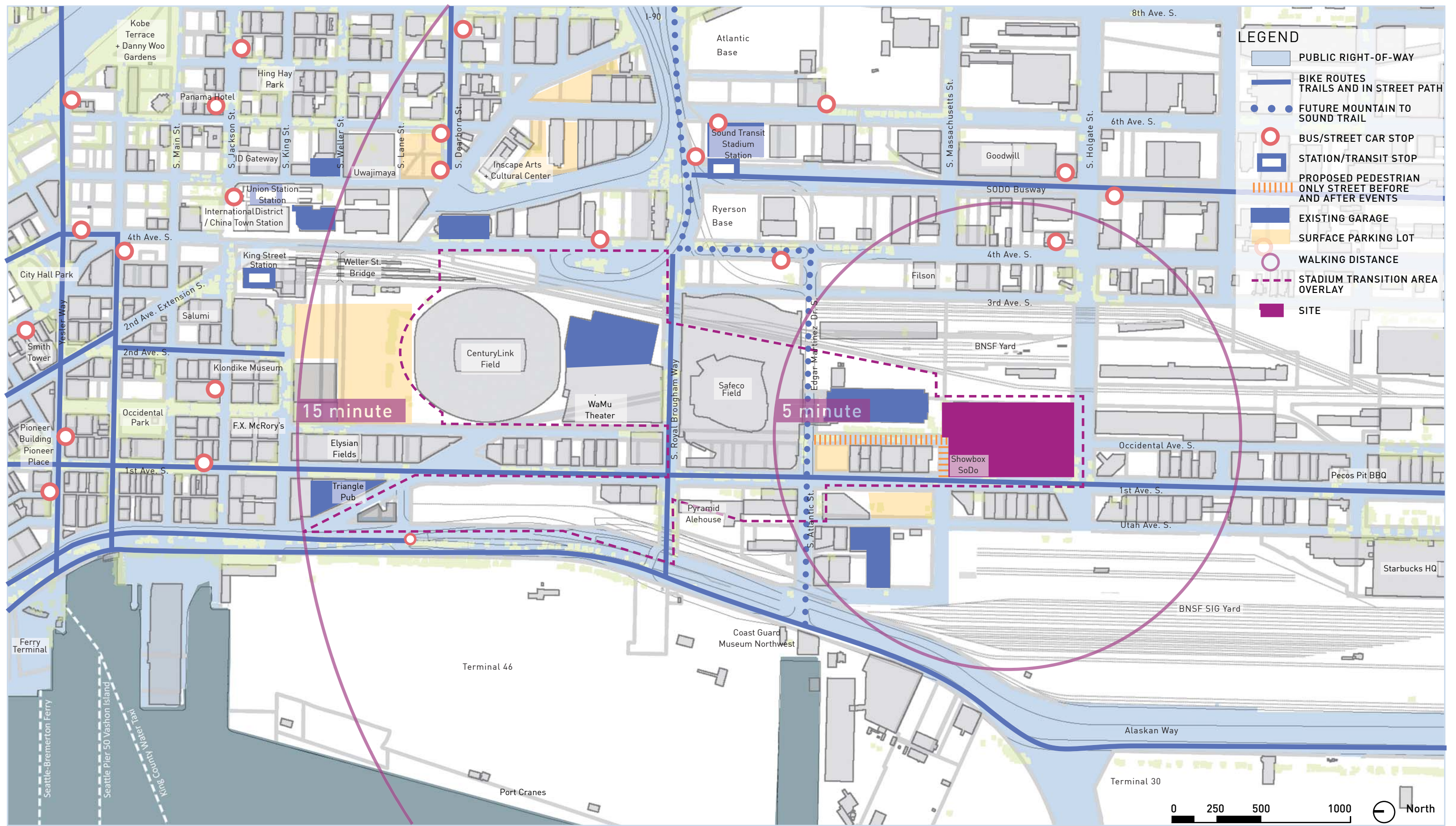
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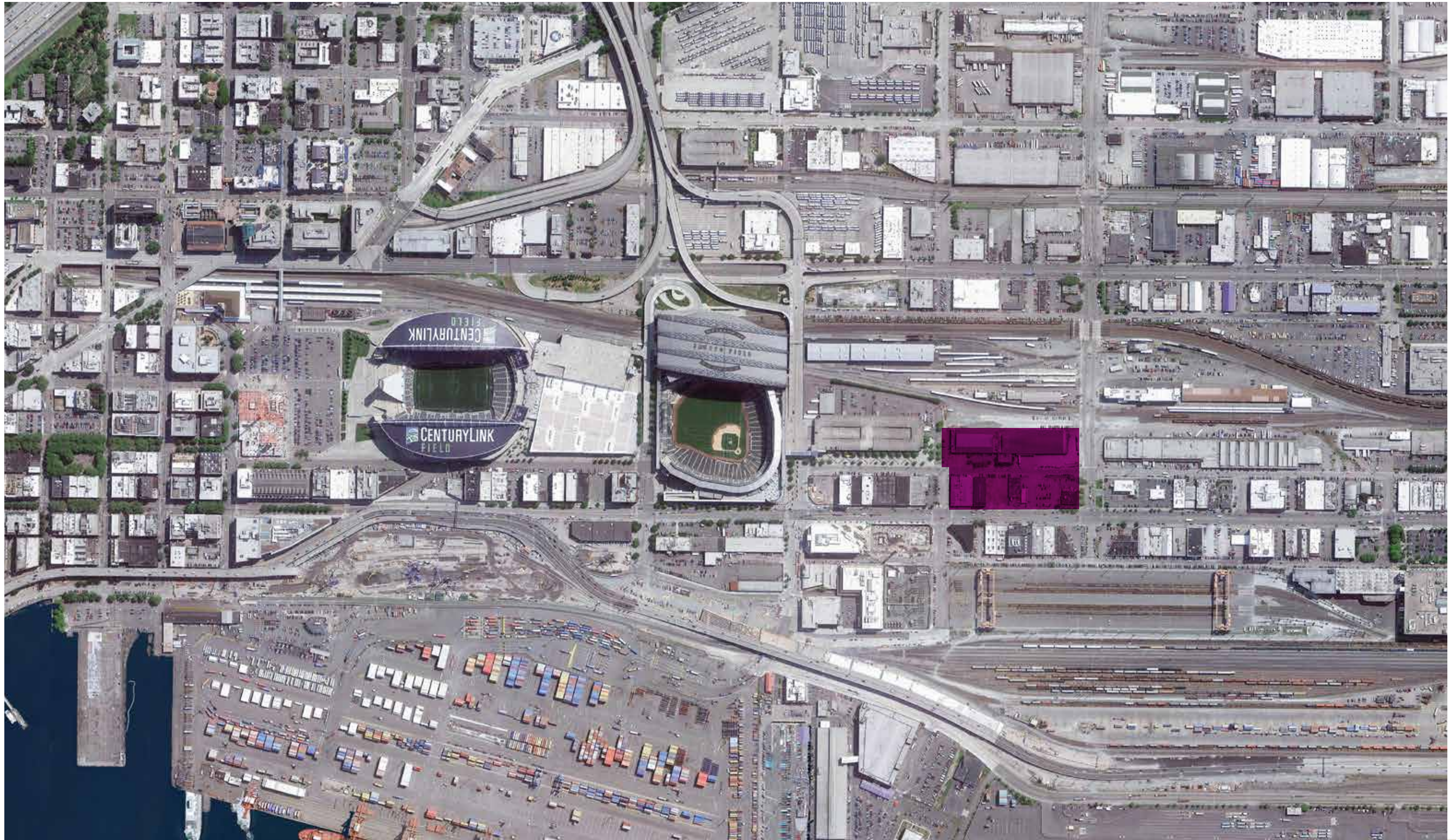
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NEIGHBORHOOD

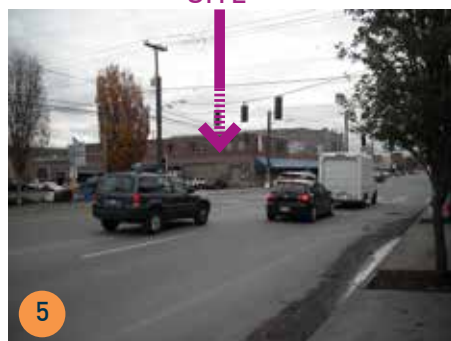
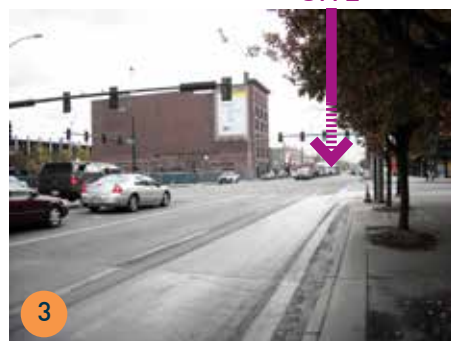
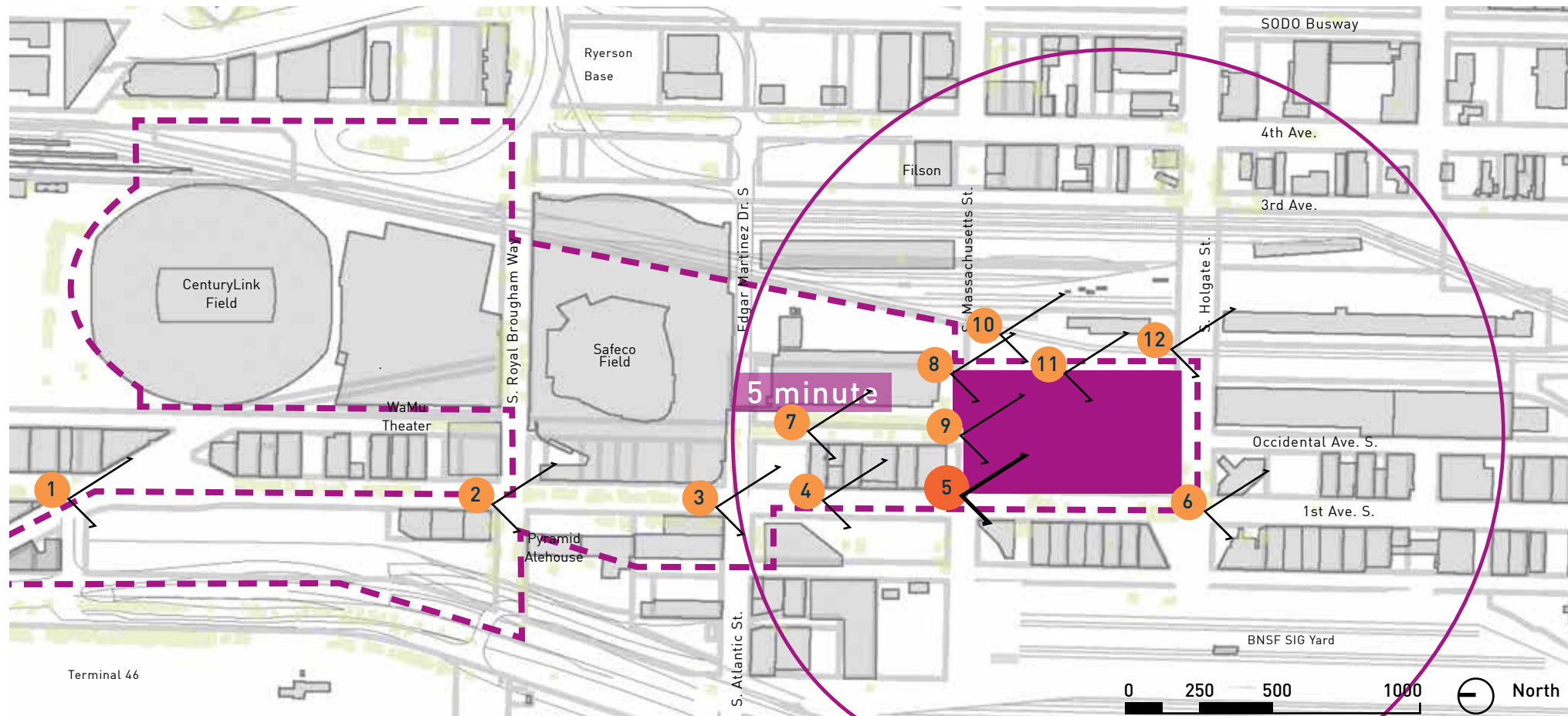


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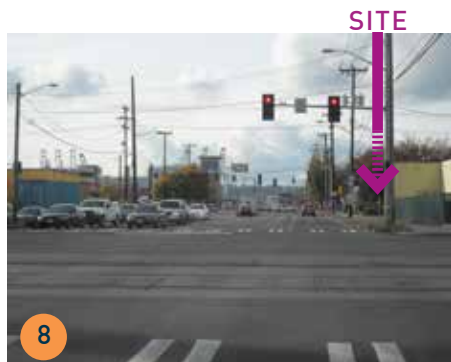
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CONTEXT: STREET VIEWS FROM **NORTH LOOKING SOUTH**



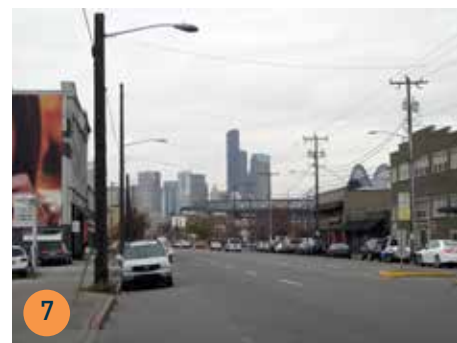
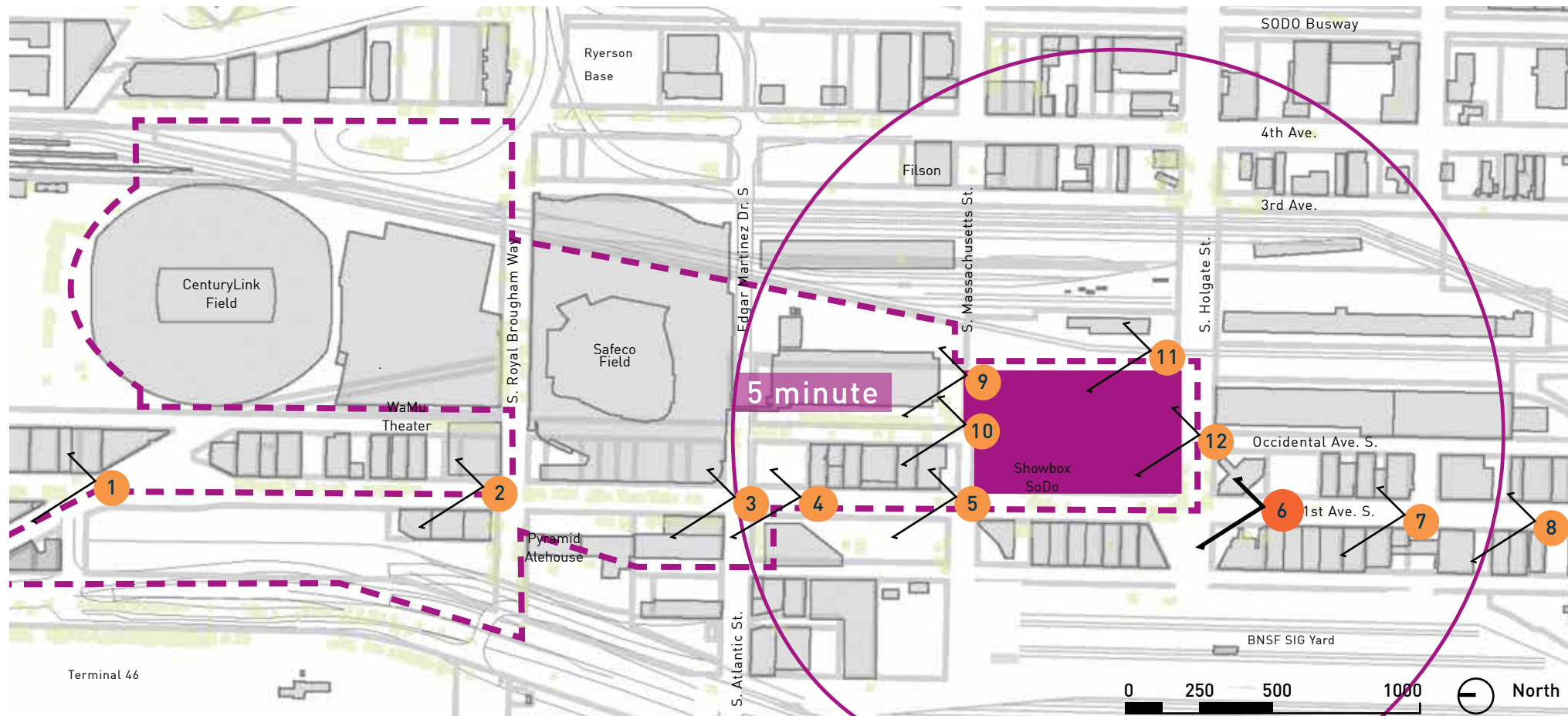
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CONTEXT: STREET VIEWS FROM **EAST LOOKING WEST**



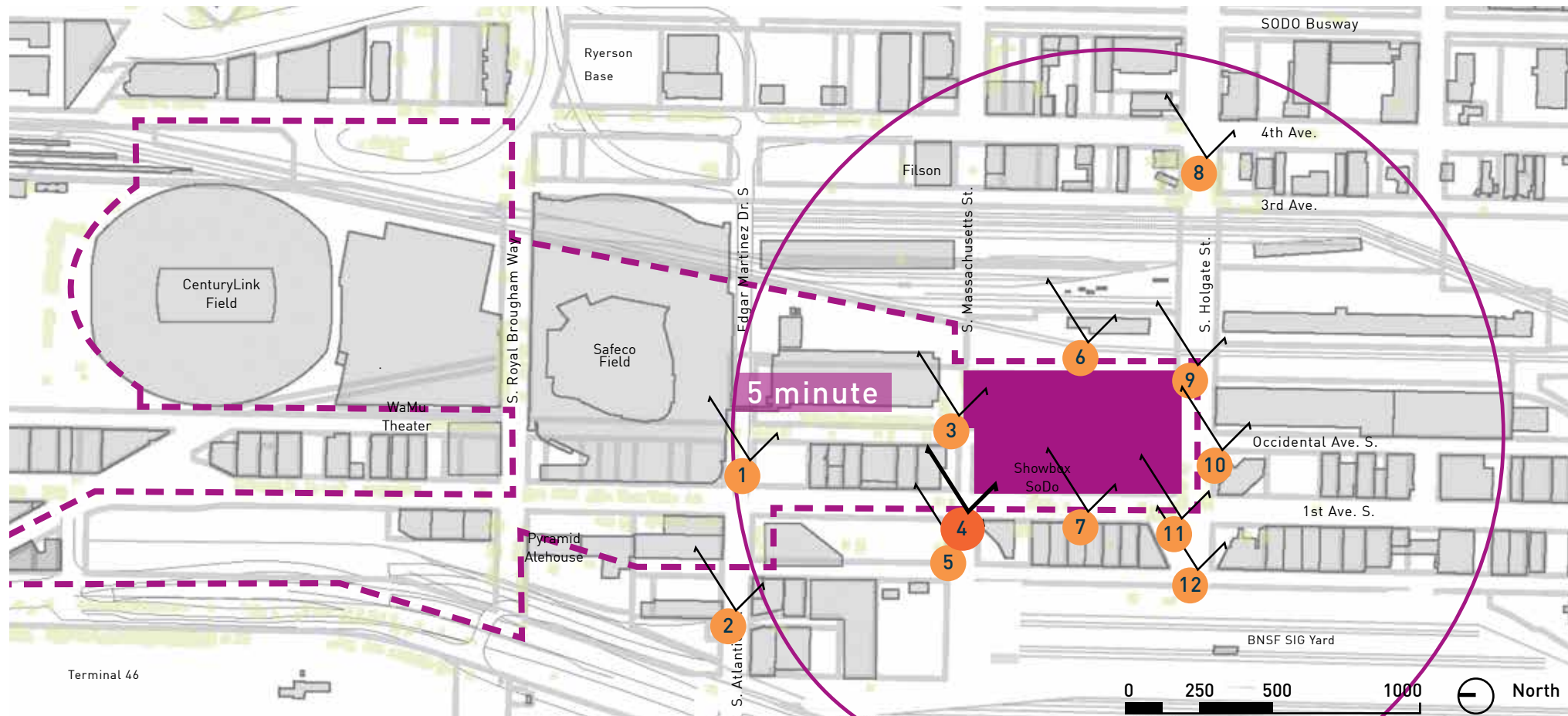
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CONTEXT: STREET VIEWS FROM **SOUTH LOOKING NORTH**



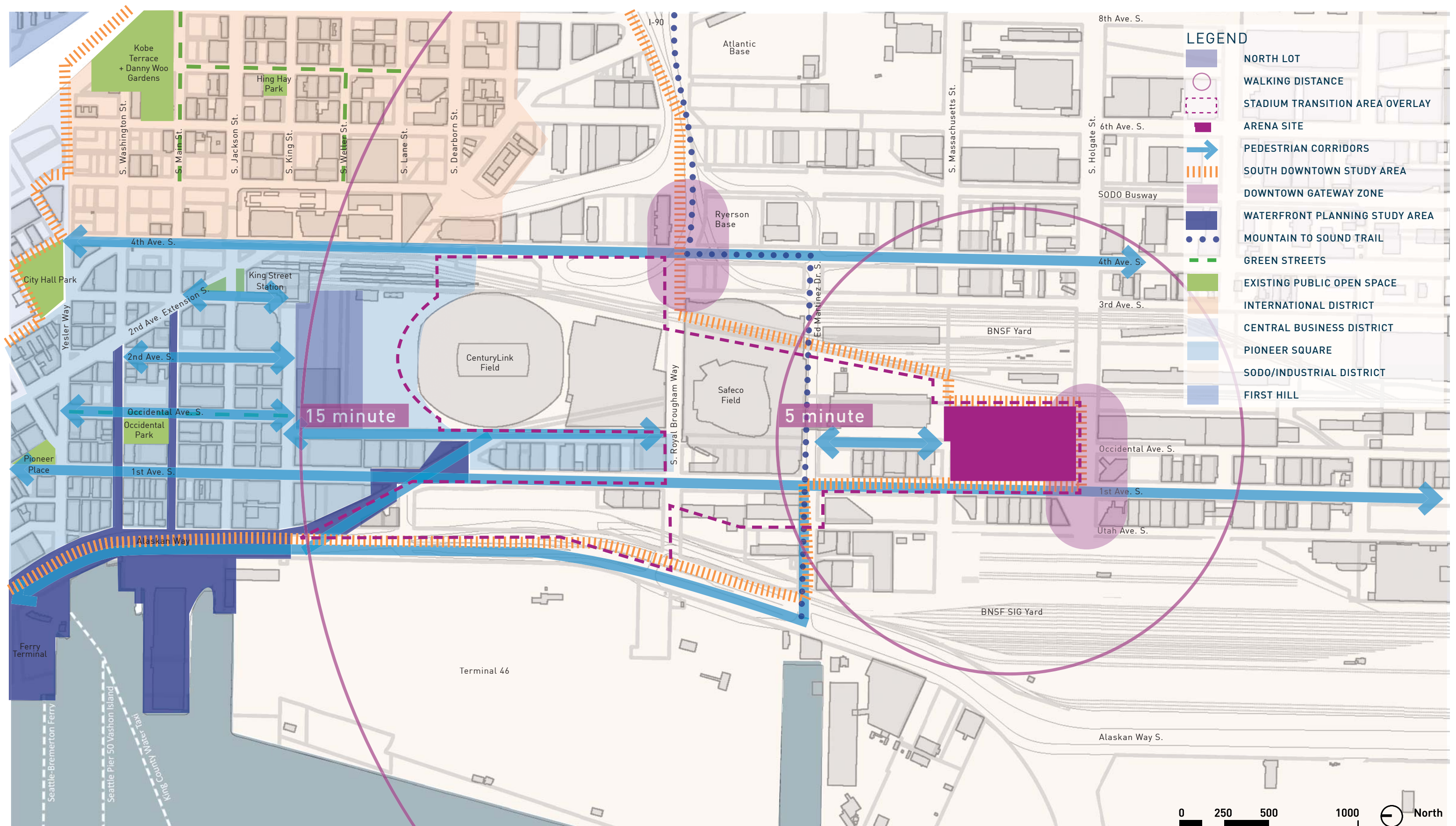
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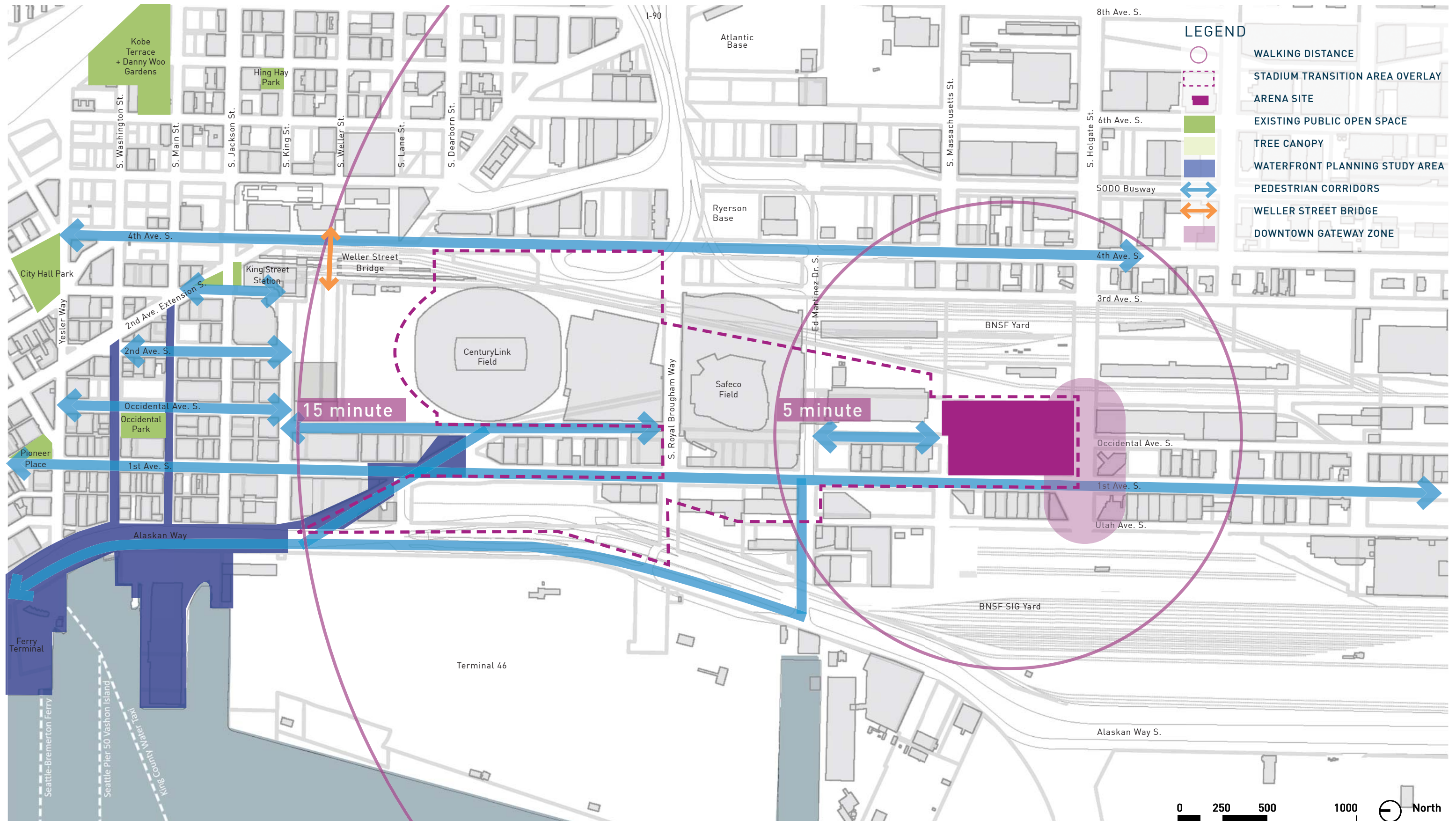
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CONTEXT: STREET VIEWS FROM **WEST LOOKING EAST**





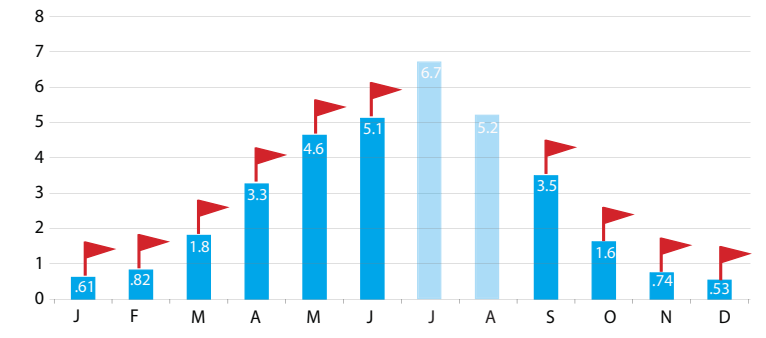
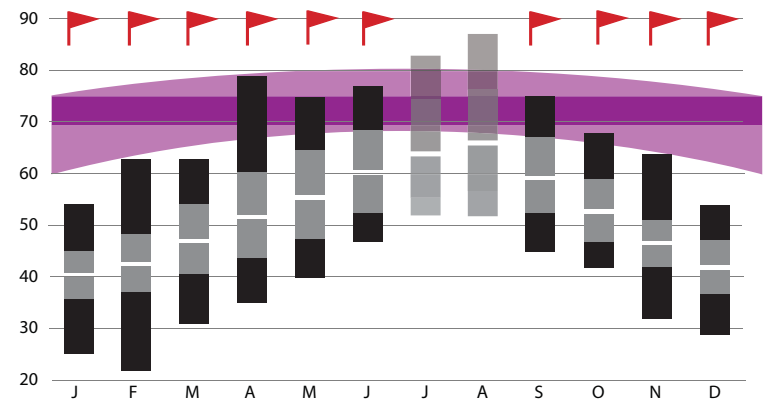
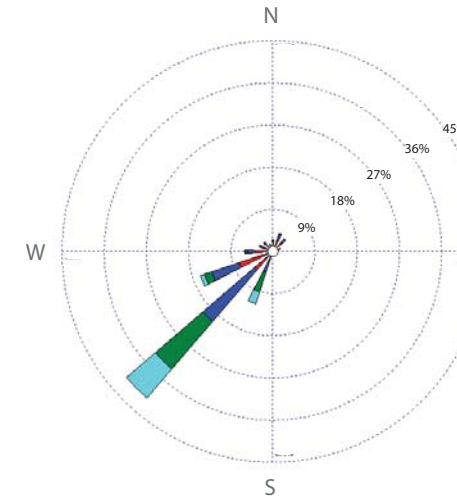
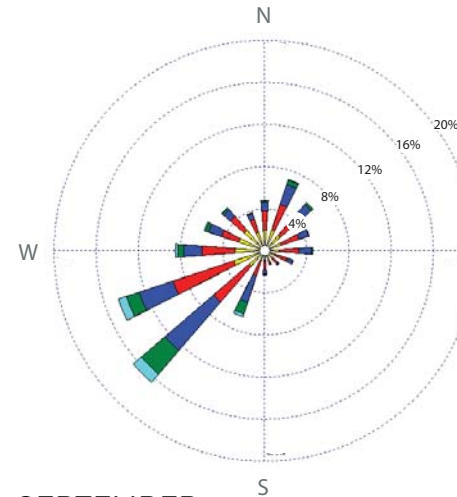
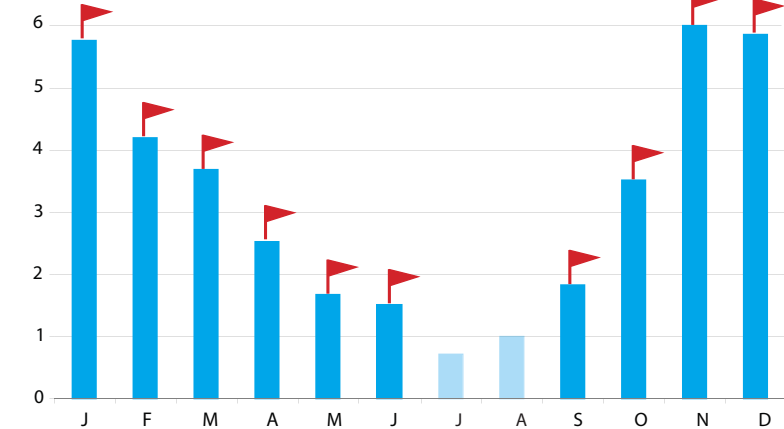
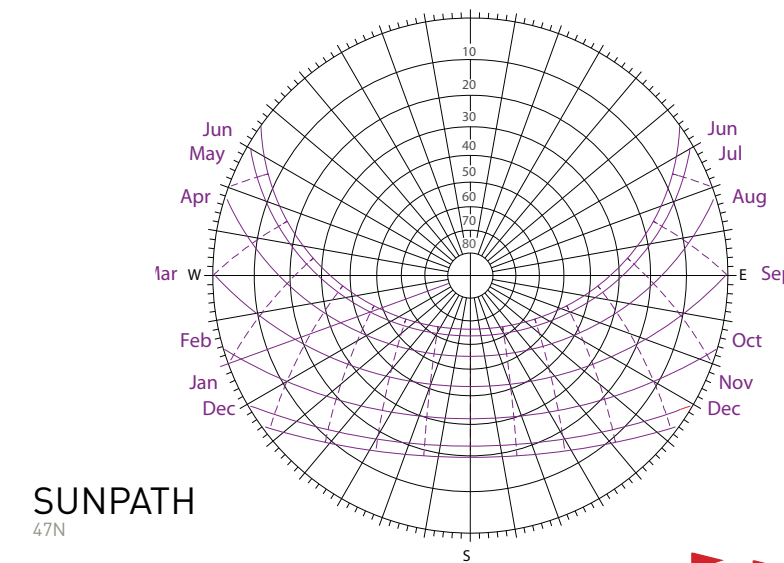
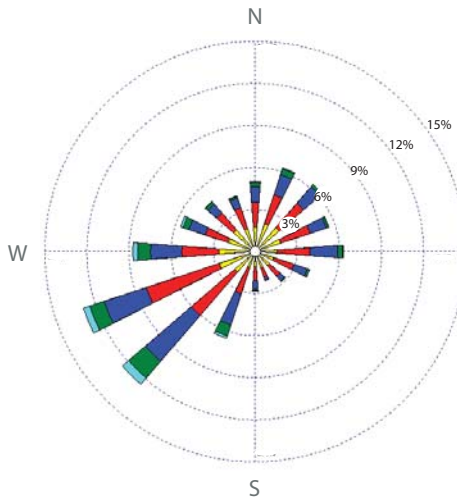
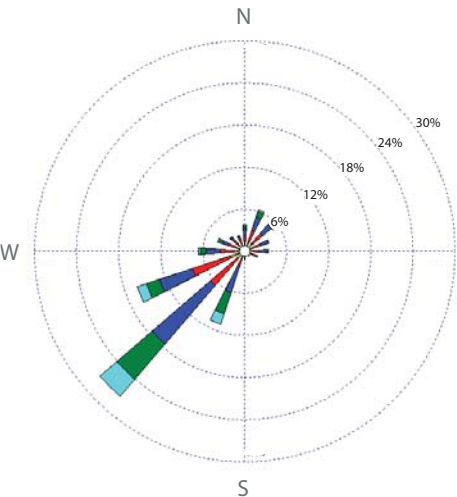
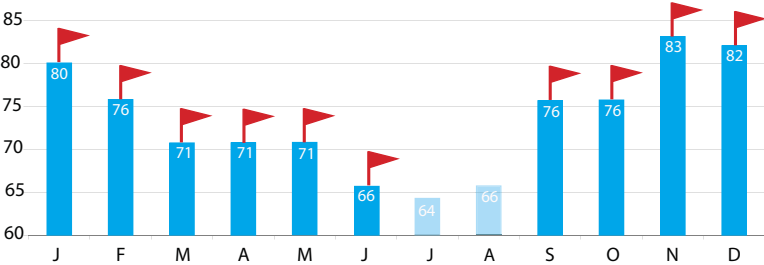
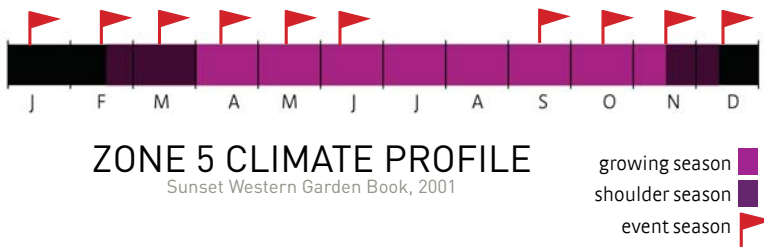


CLIMATE

30

RESPONSE TO CLIMATE

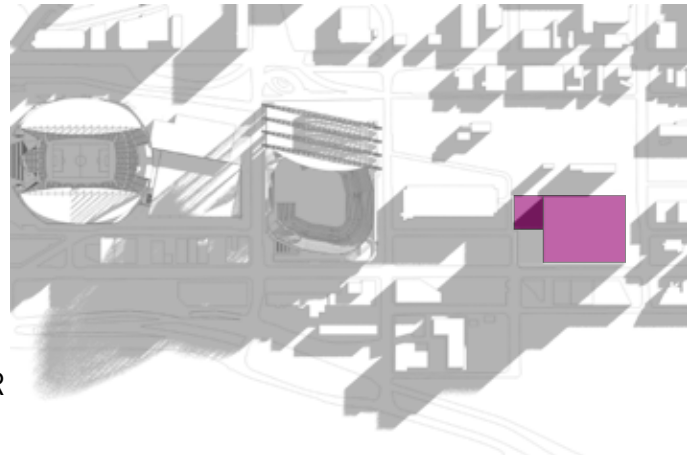
urban design analysis



WIND PATTERNS

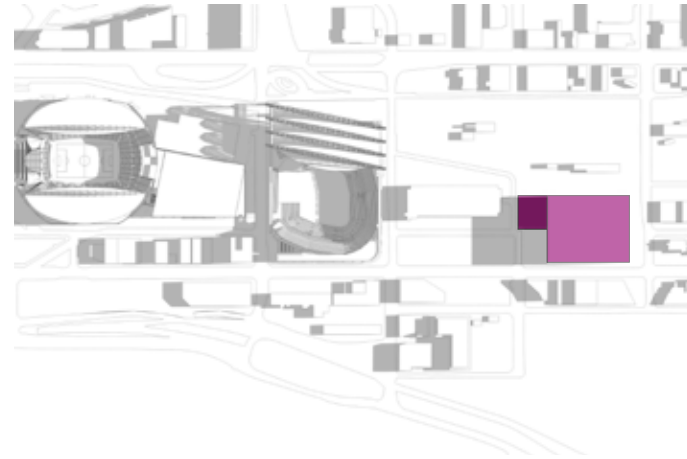
In miles/hour
USDA Natural Resource and Conservation Service

25.5+ 19.0 - 25.5 12.0 - 19.0 7.5 - 12.0 2.5 - 7.5 1.0 - 2.5

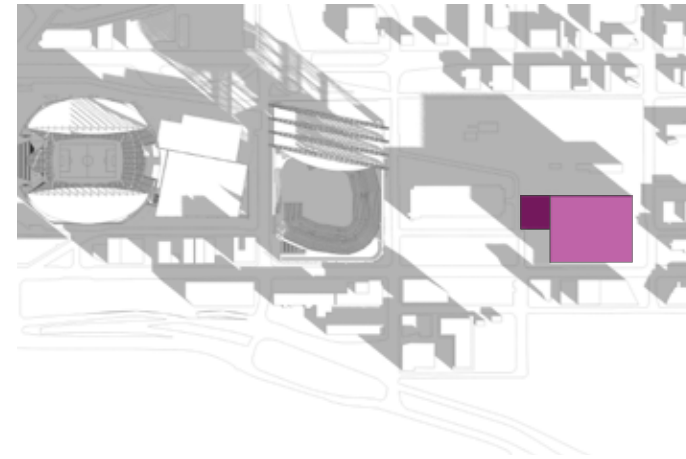


WINTER

9AM



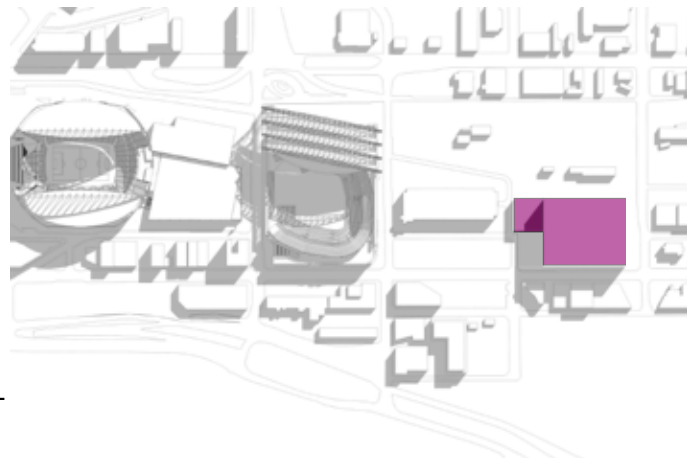
12PM



3PM

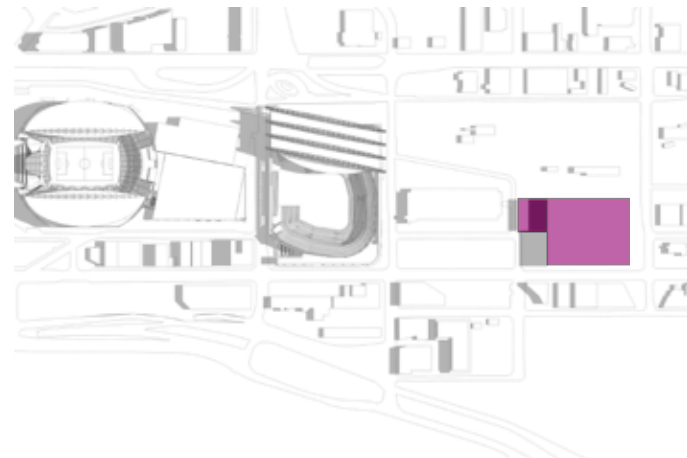


5PM



SPRING /FALL

9AM



12PM



3PM



5PM

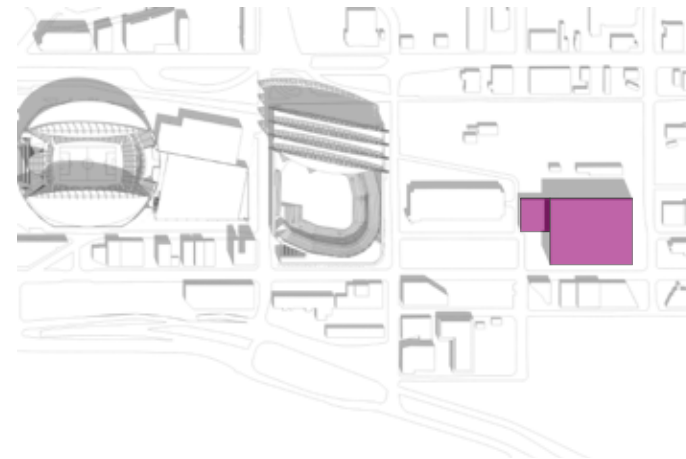


SUMMER

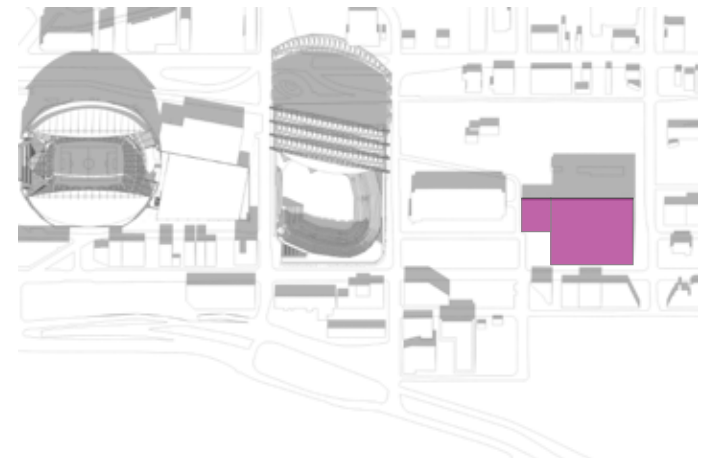
9AM



12PM



3PM



5PM

*ASSUMED HEIGHT APPROXIMATELY 130'-160'

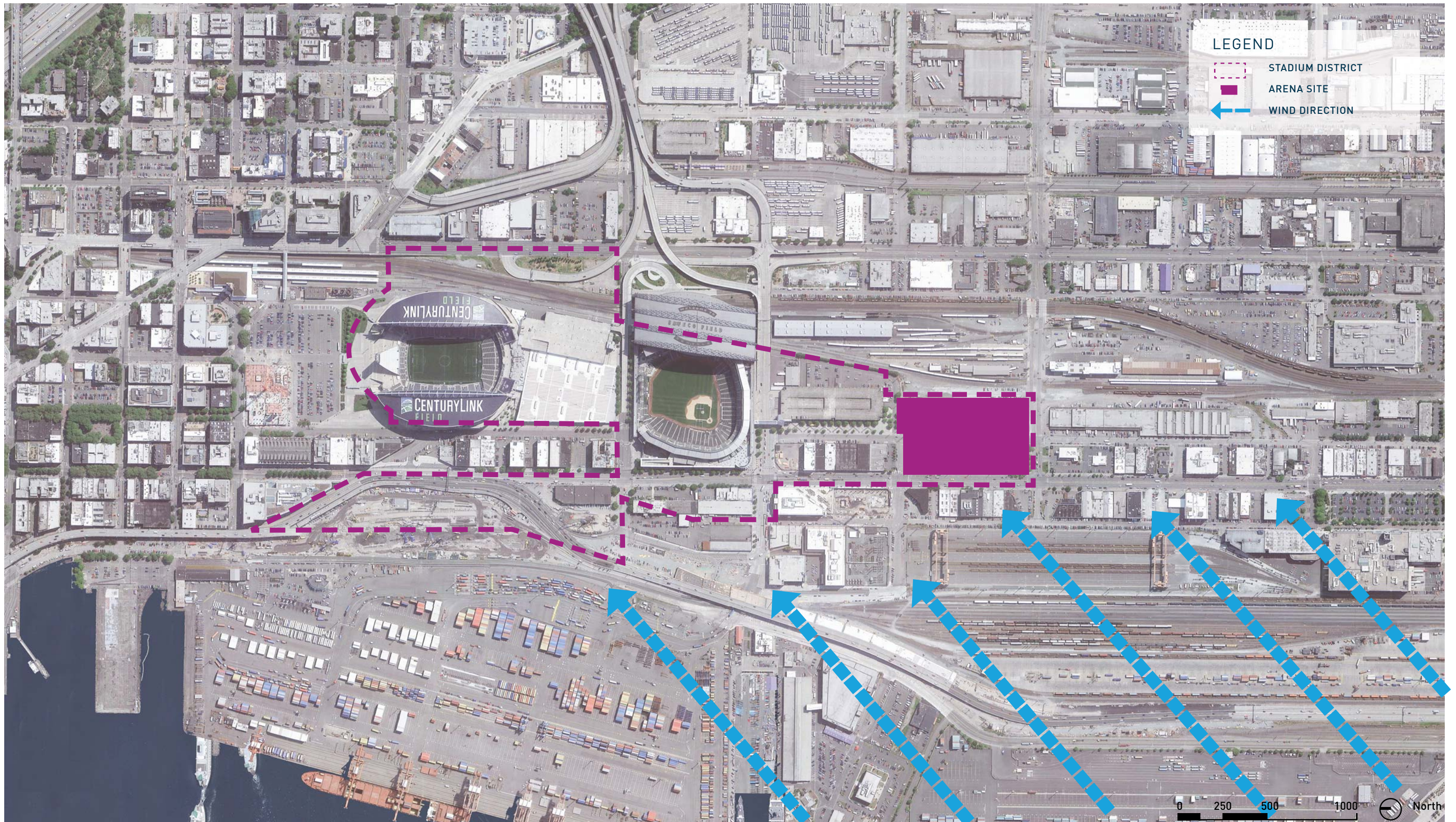


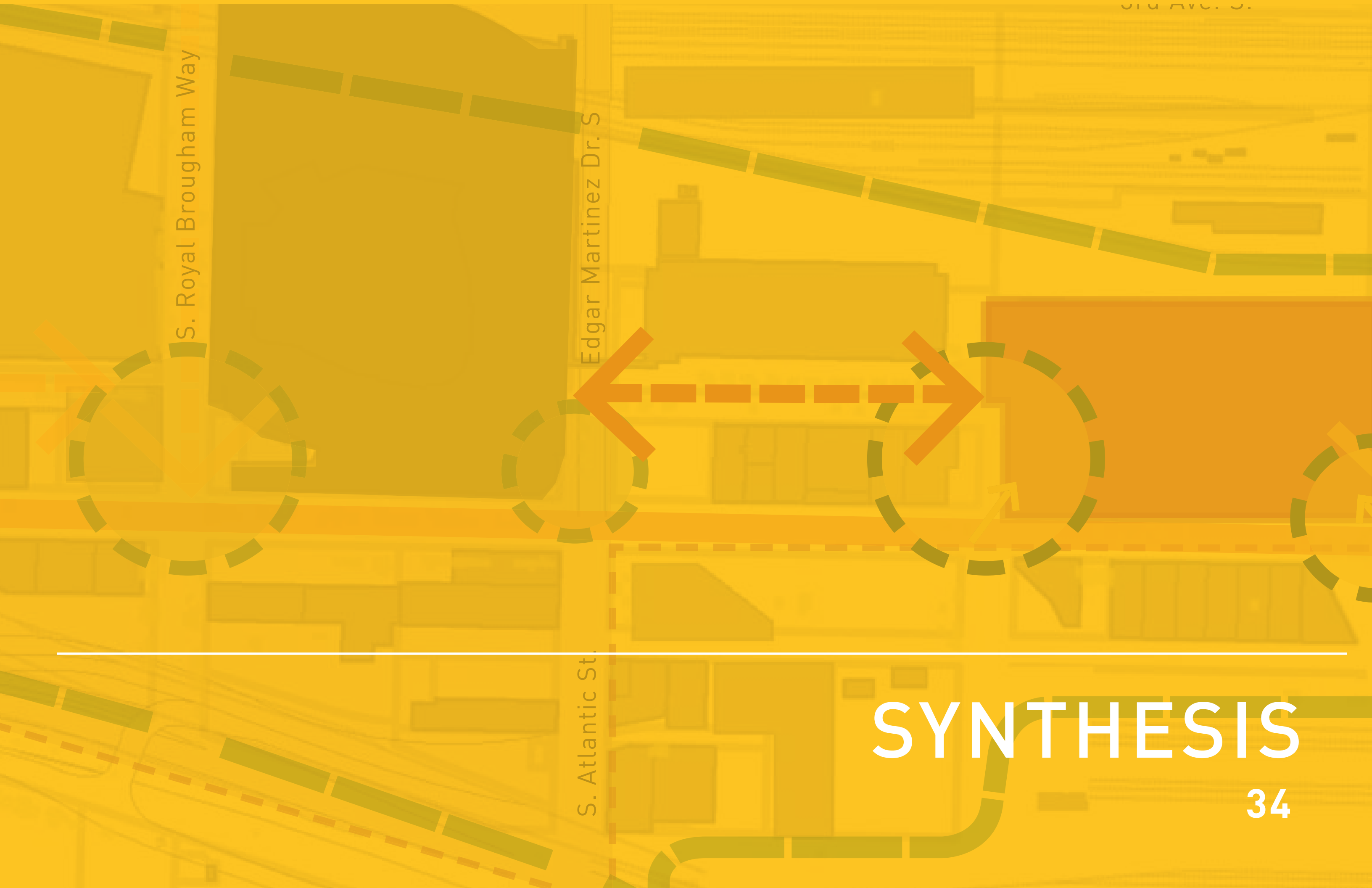
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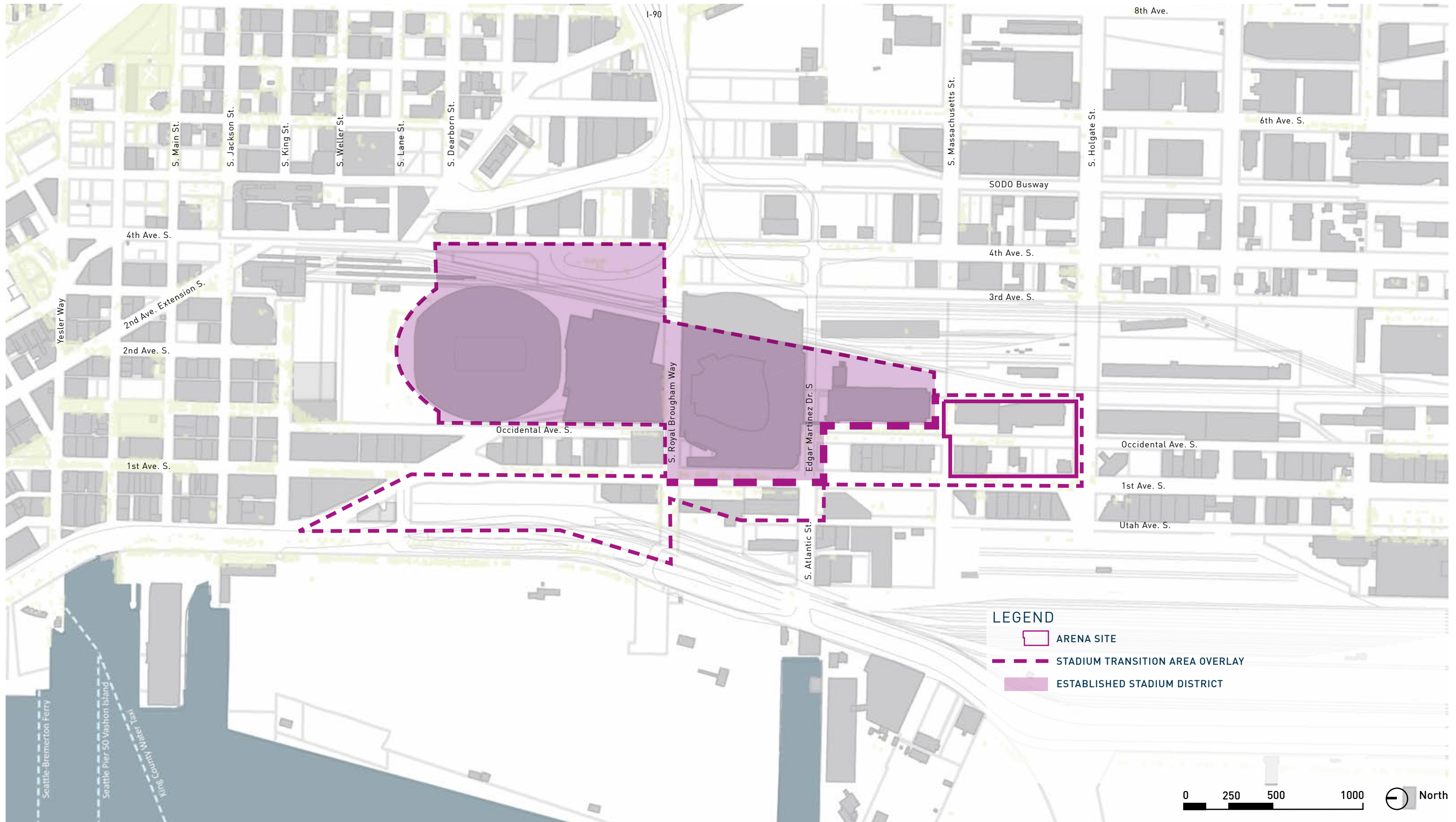
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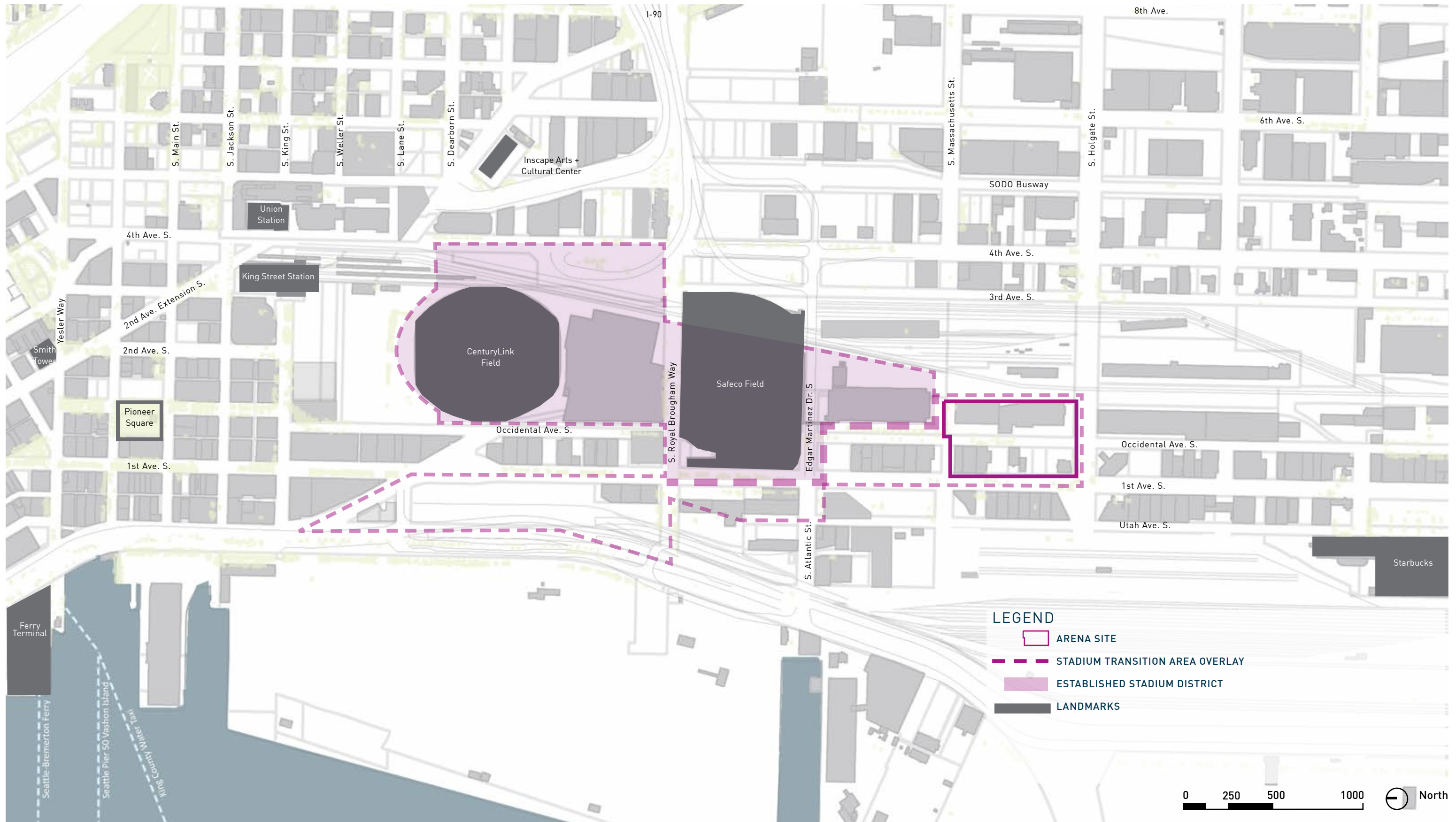
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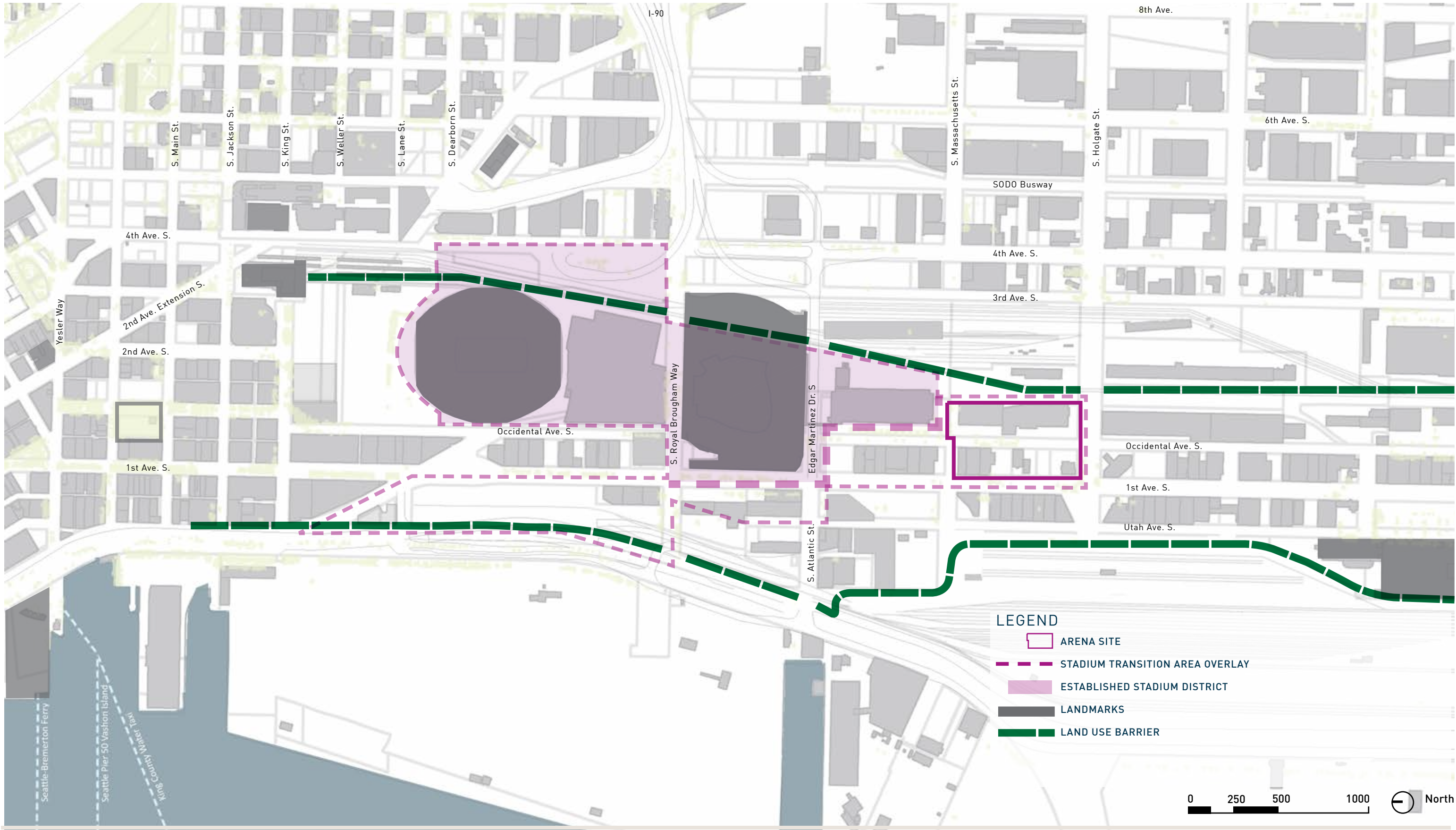


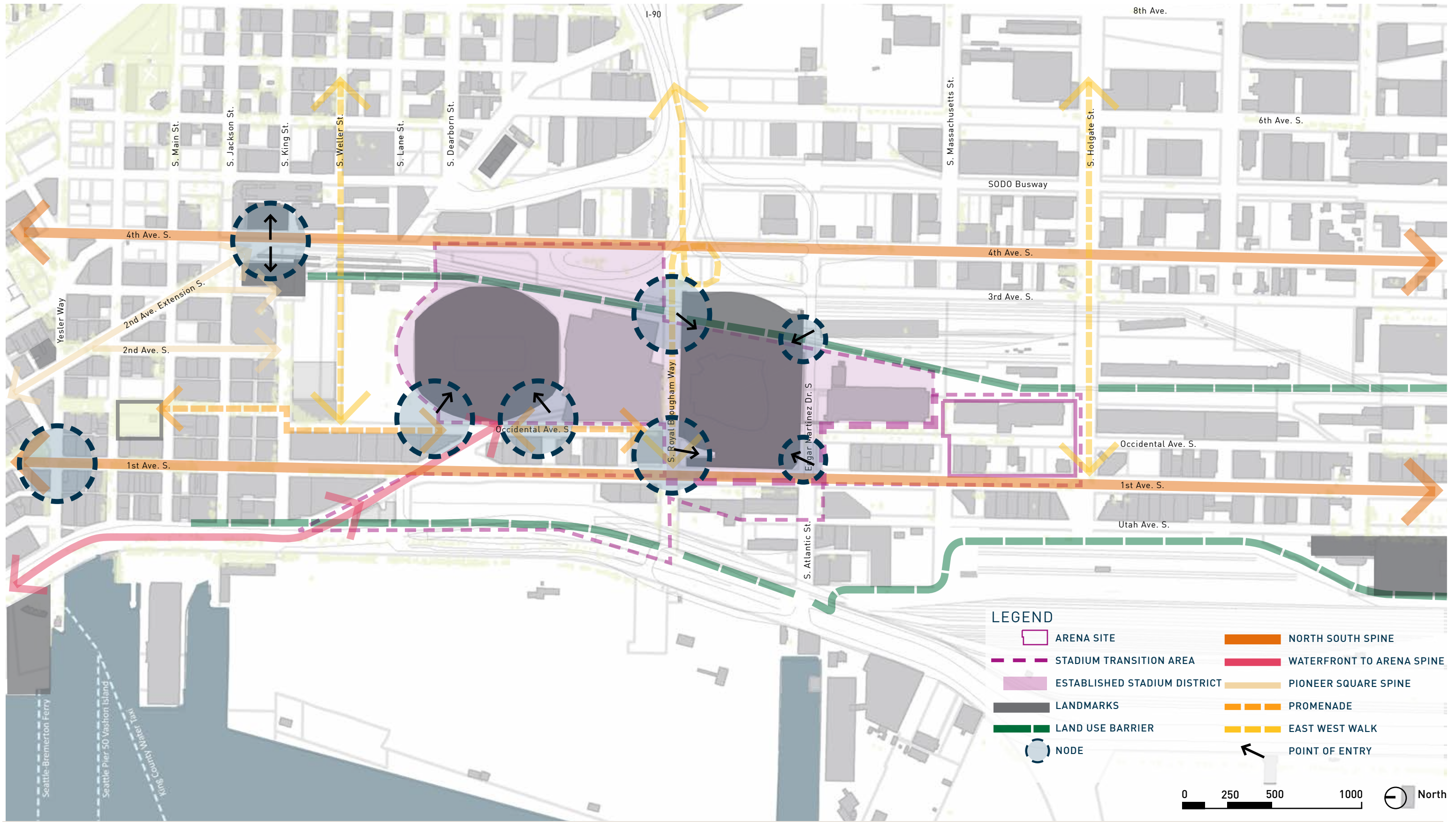


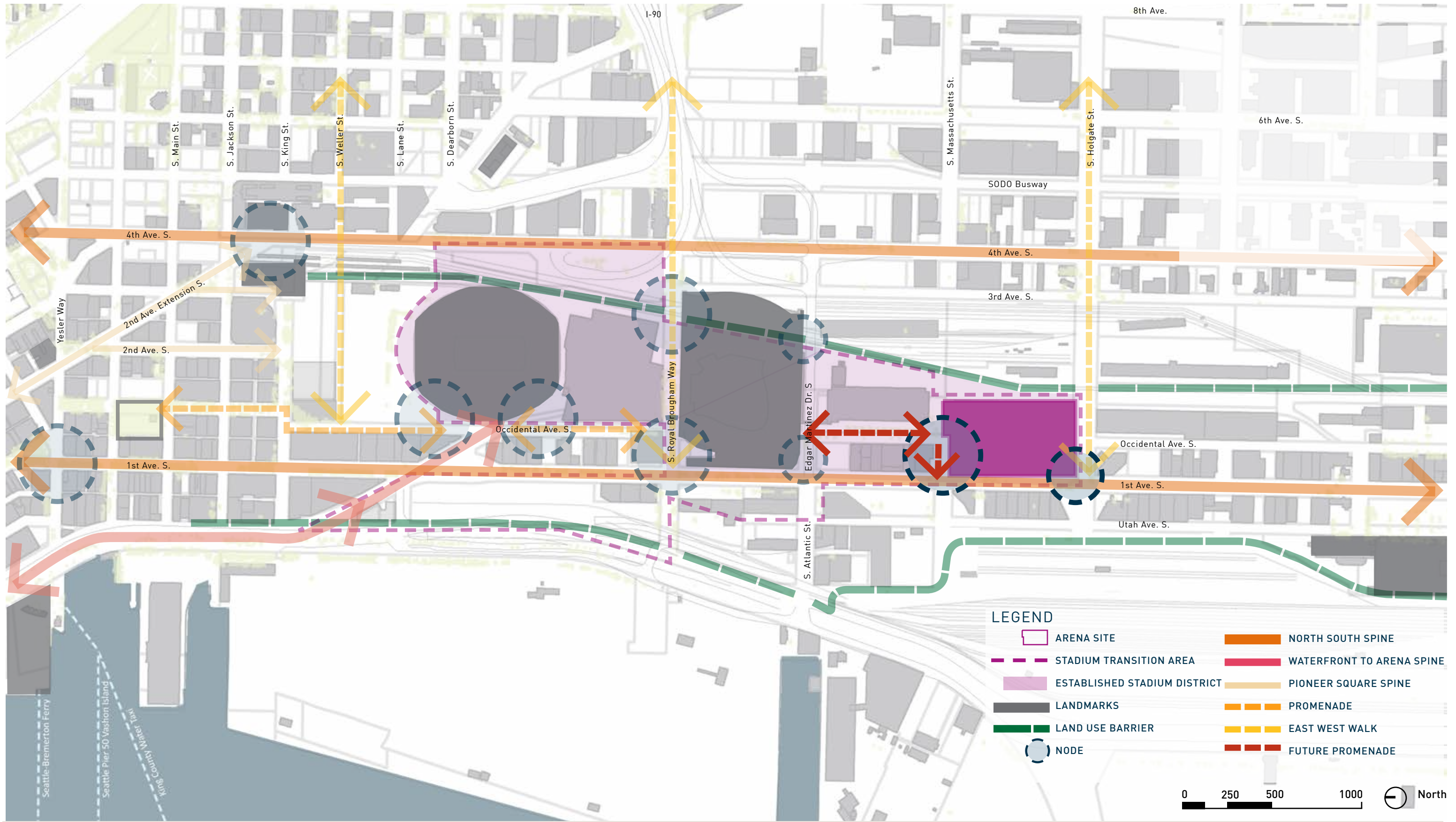
SYNTHESIS

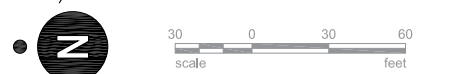
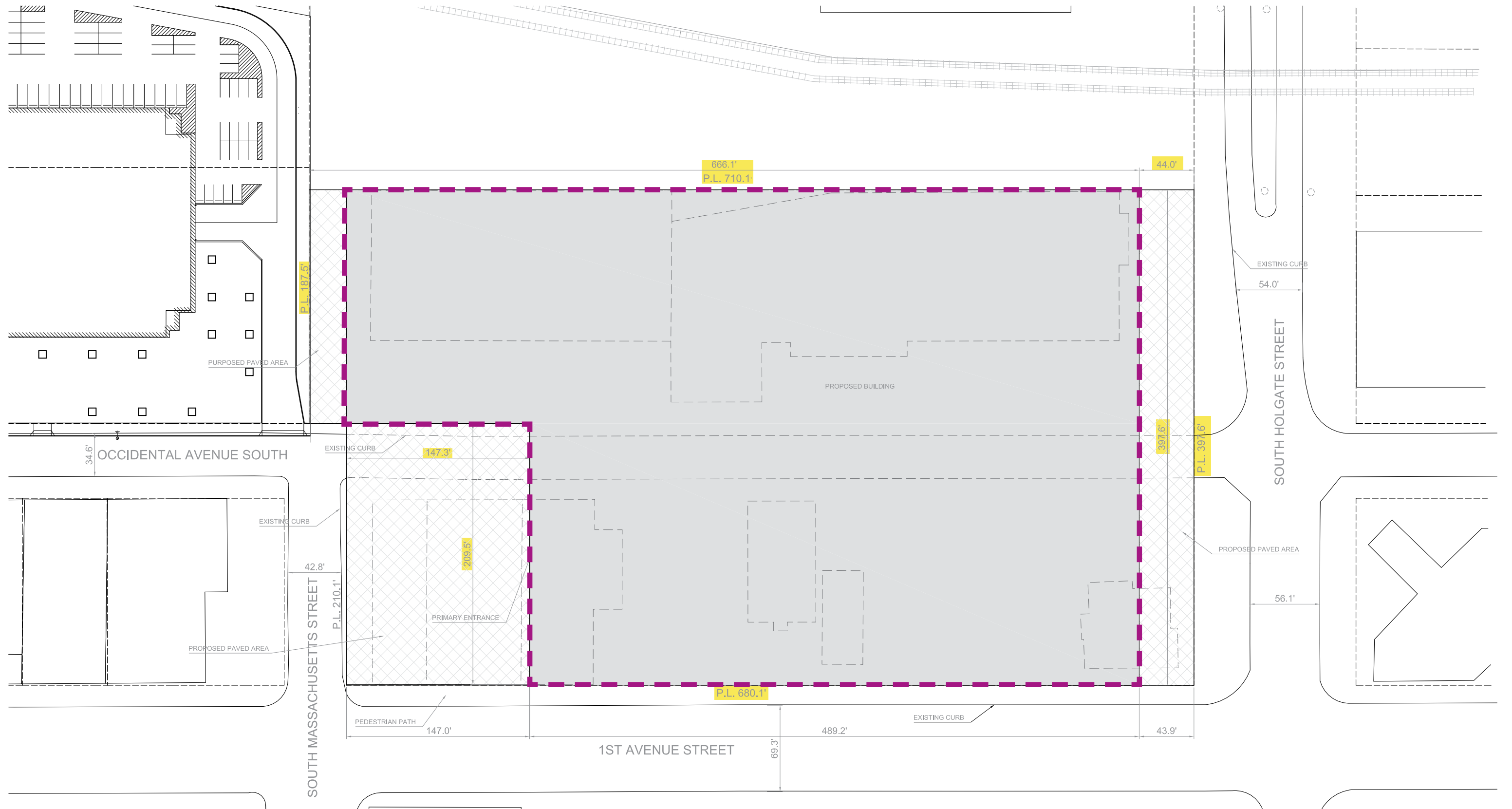






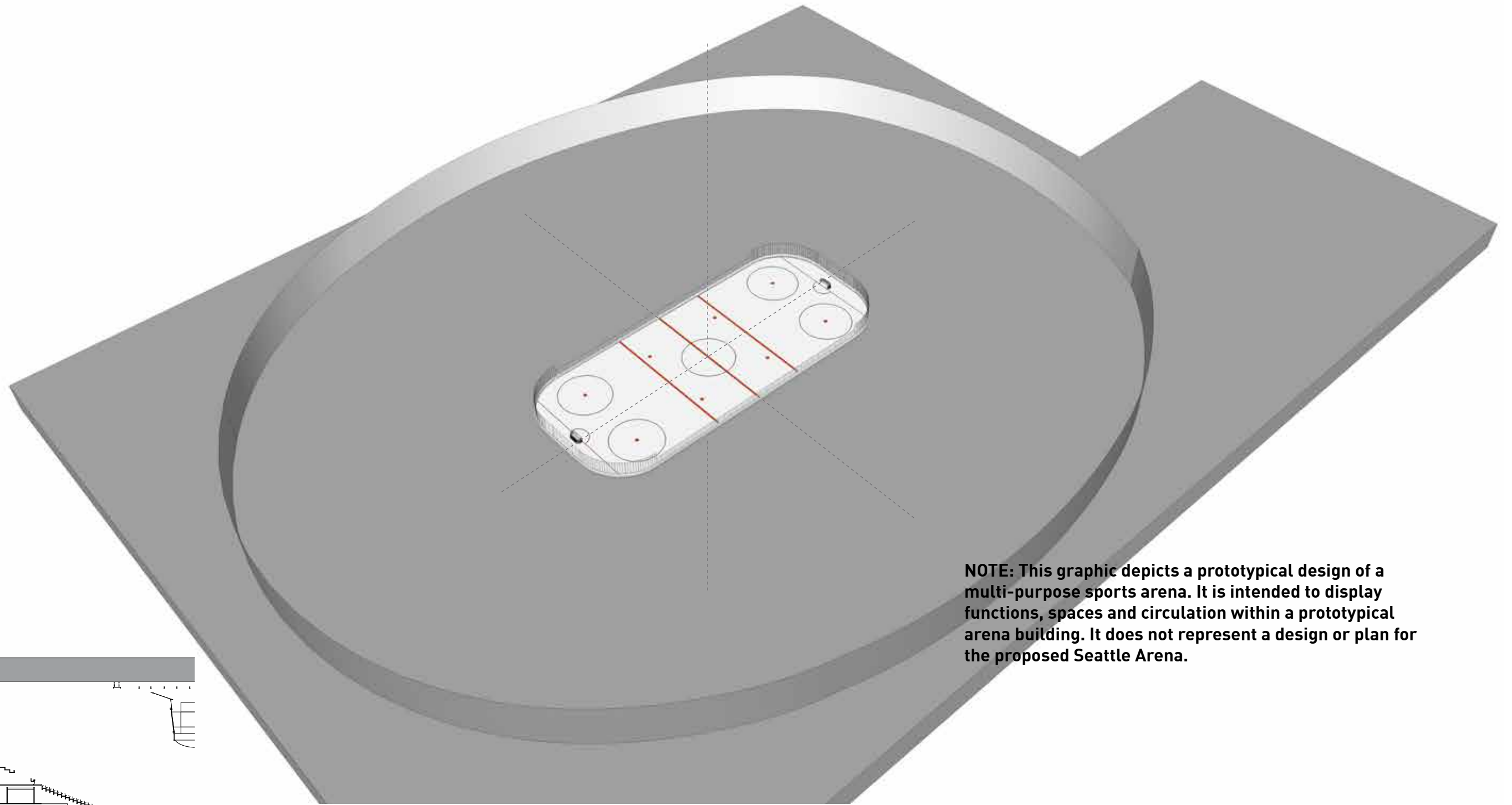




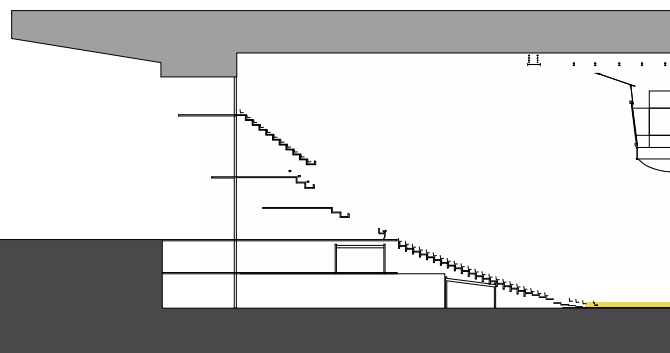




STANDARD ARENA PROGRAMMING



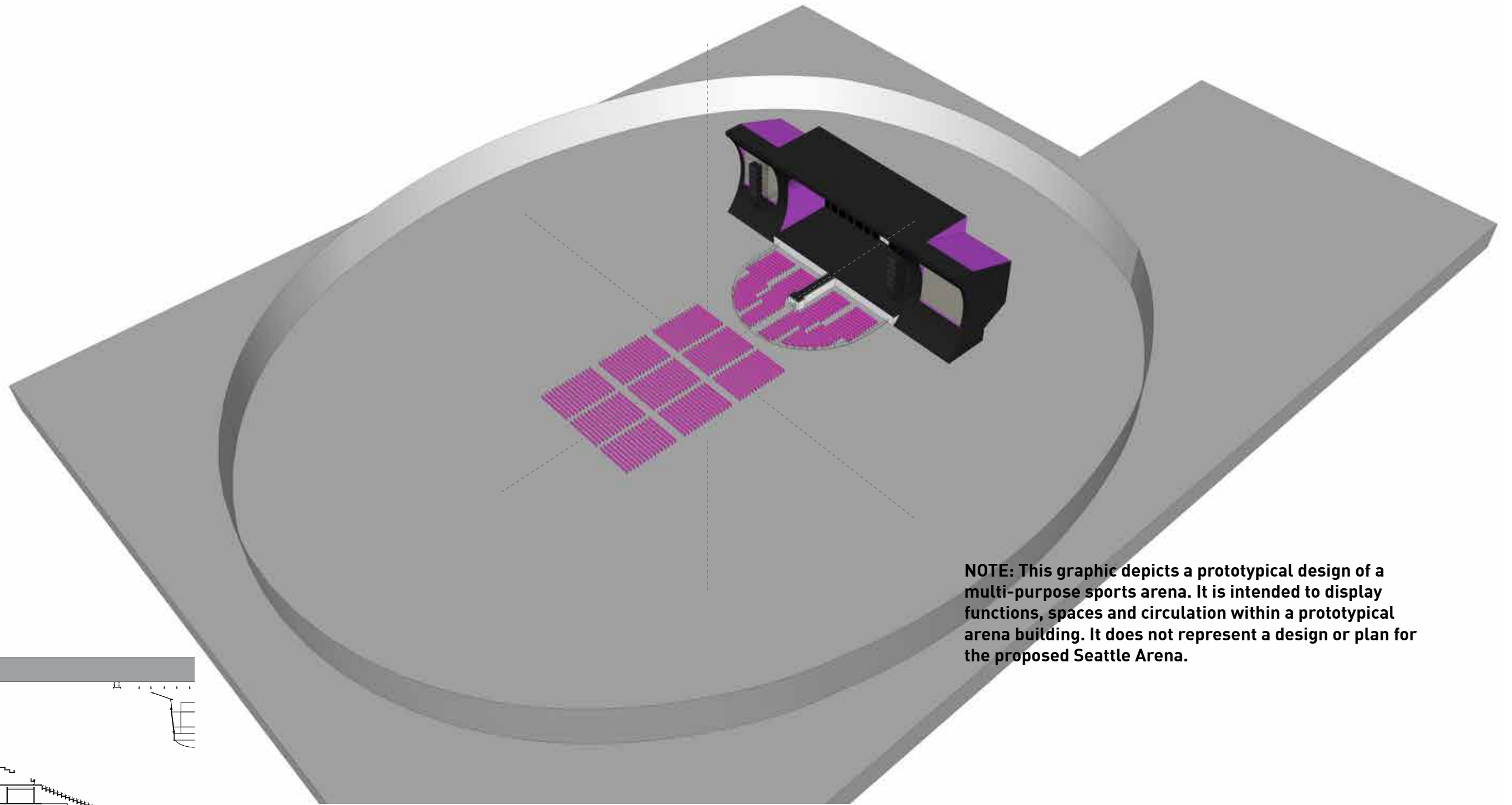
NOTE: This graphic depicts a prototypical design of a multi-purpose sports arena. It is intended to display functions, spaces and circulation within a prototypical arena building. It does not represent a design or plan for the proposed Seattle Arena.



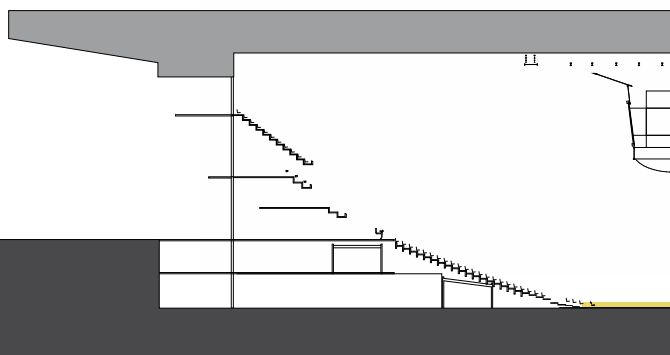
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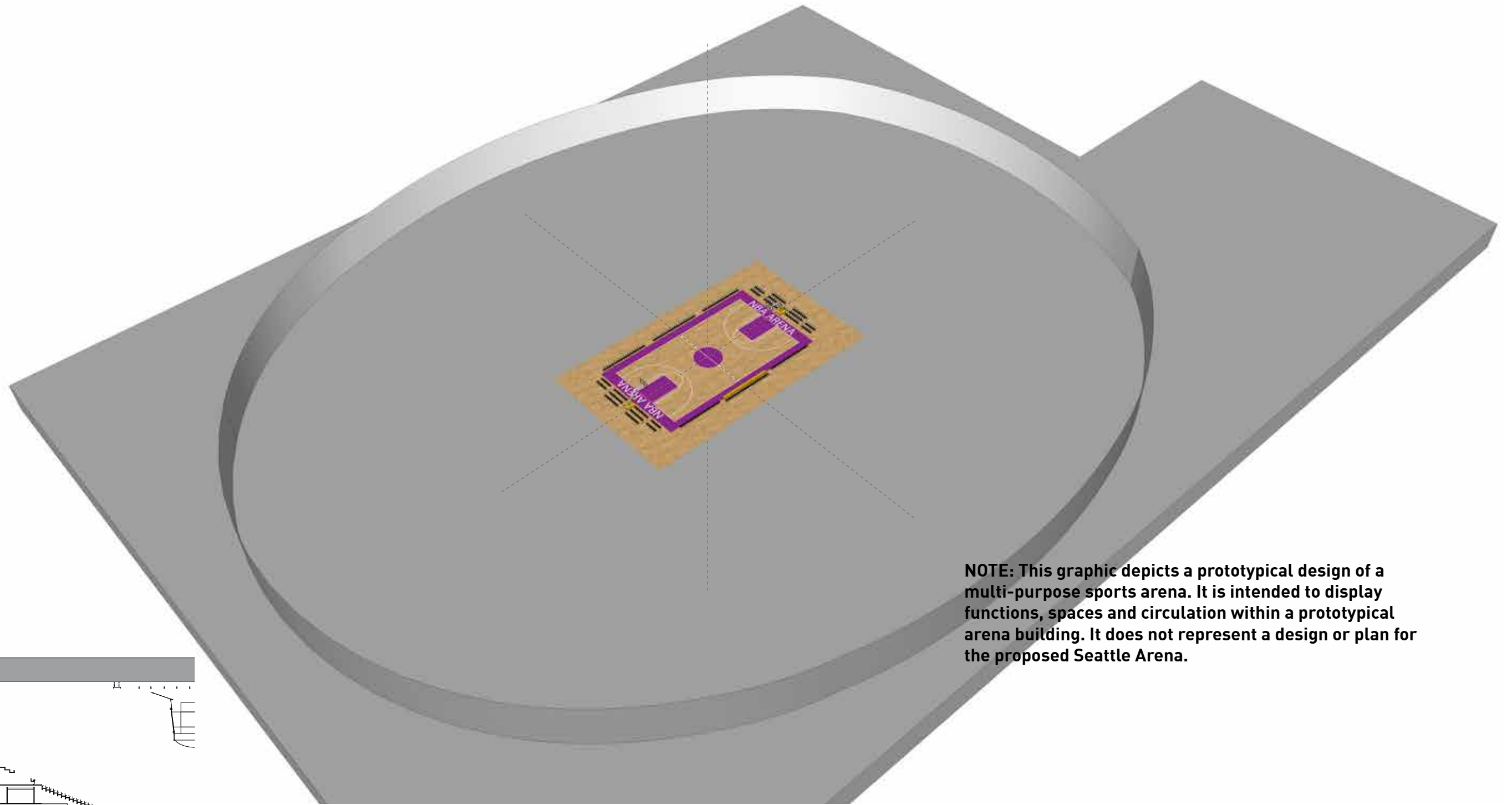
NOTE: This graphic depicts a prototypical design of a multi-purpose sports arena. It is intended to display functions, spaces and circulation within a prototypical arena building. It does not represent a design or plan for the proposed Seattle Arena.



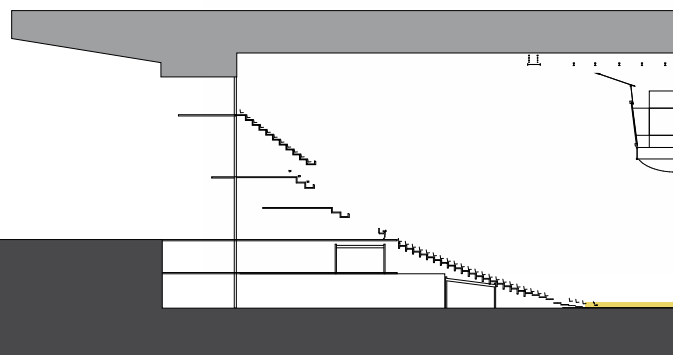
SEATTLE ARENA

DECEMBER 06, 2012

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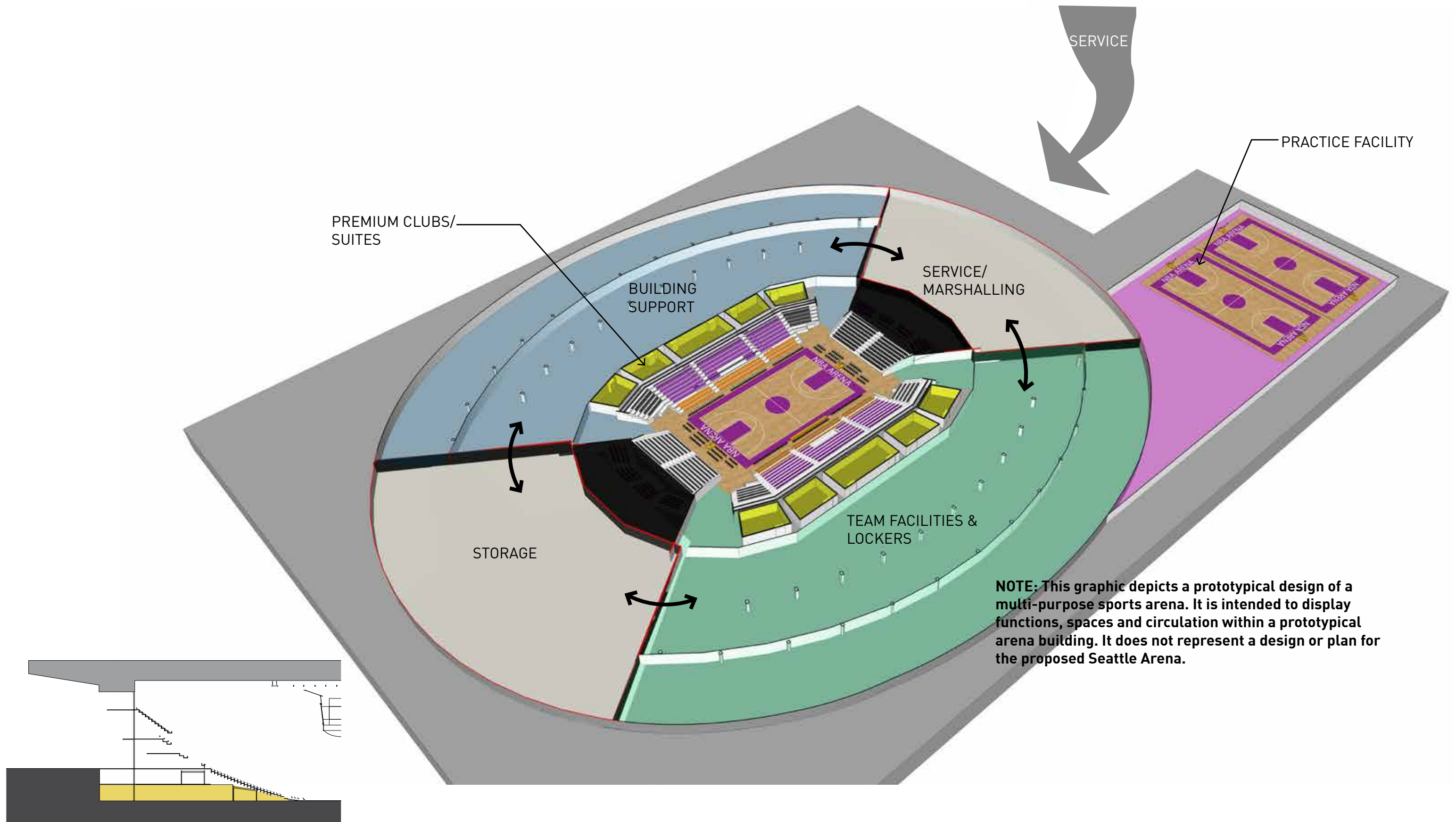
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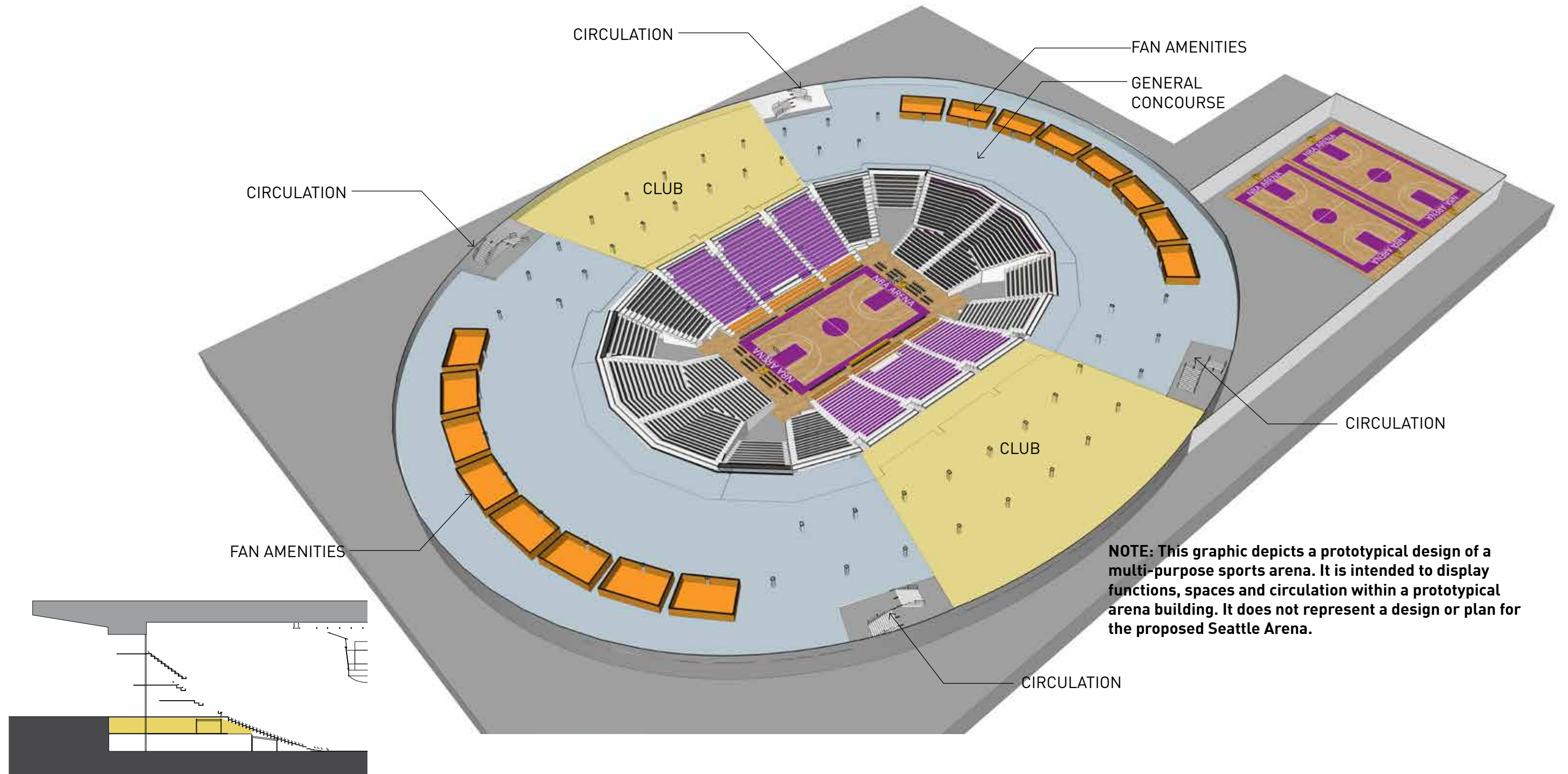


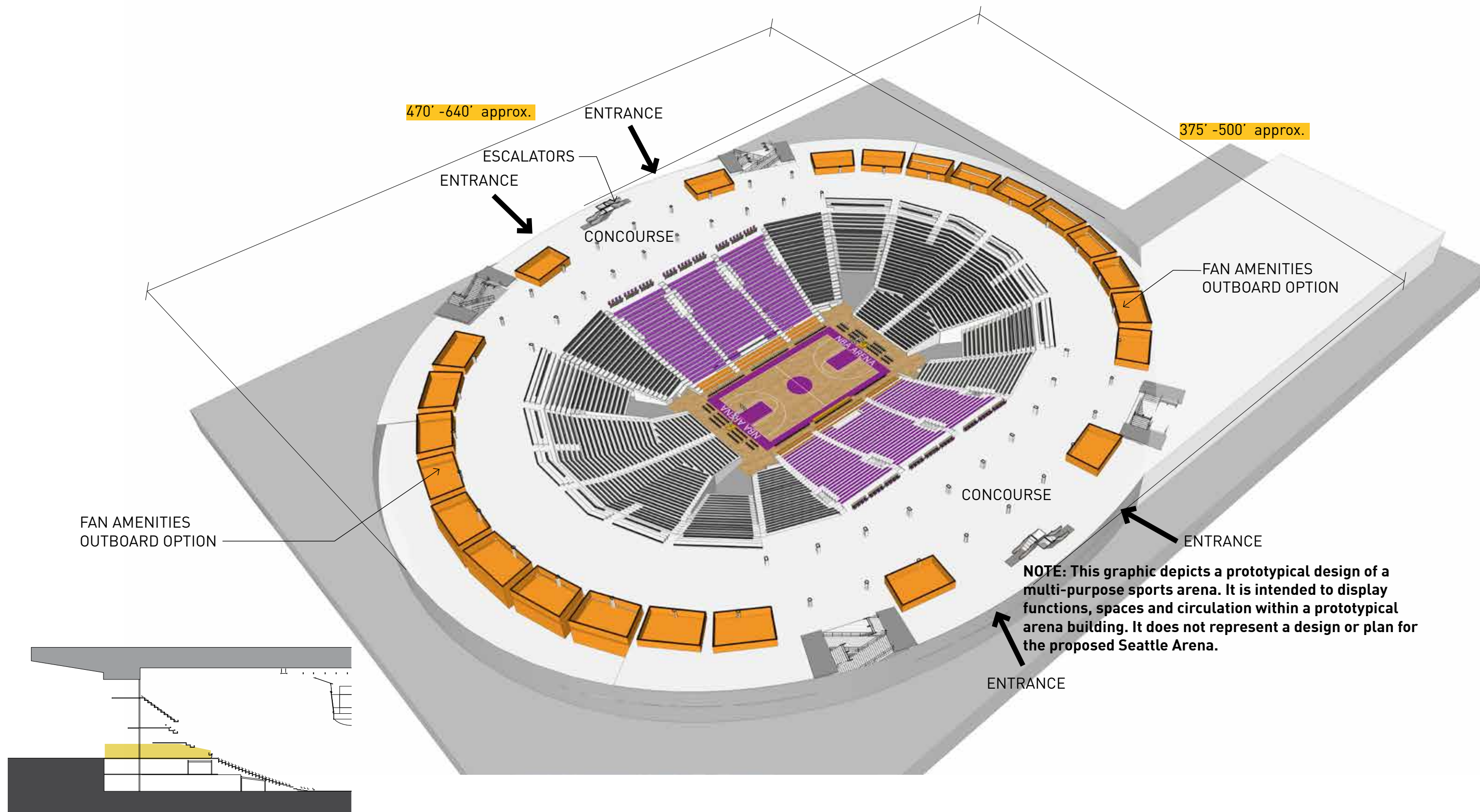
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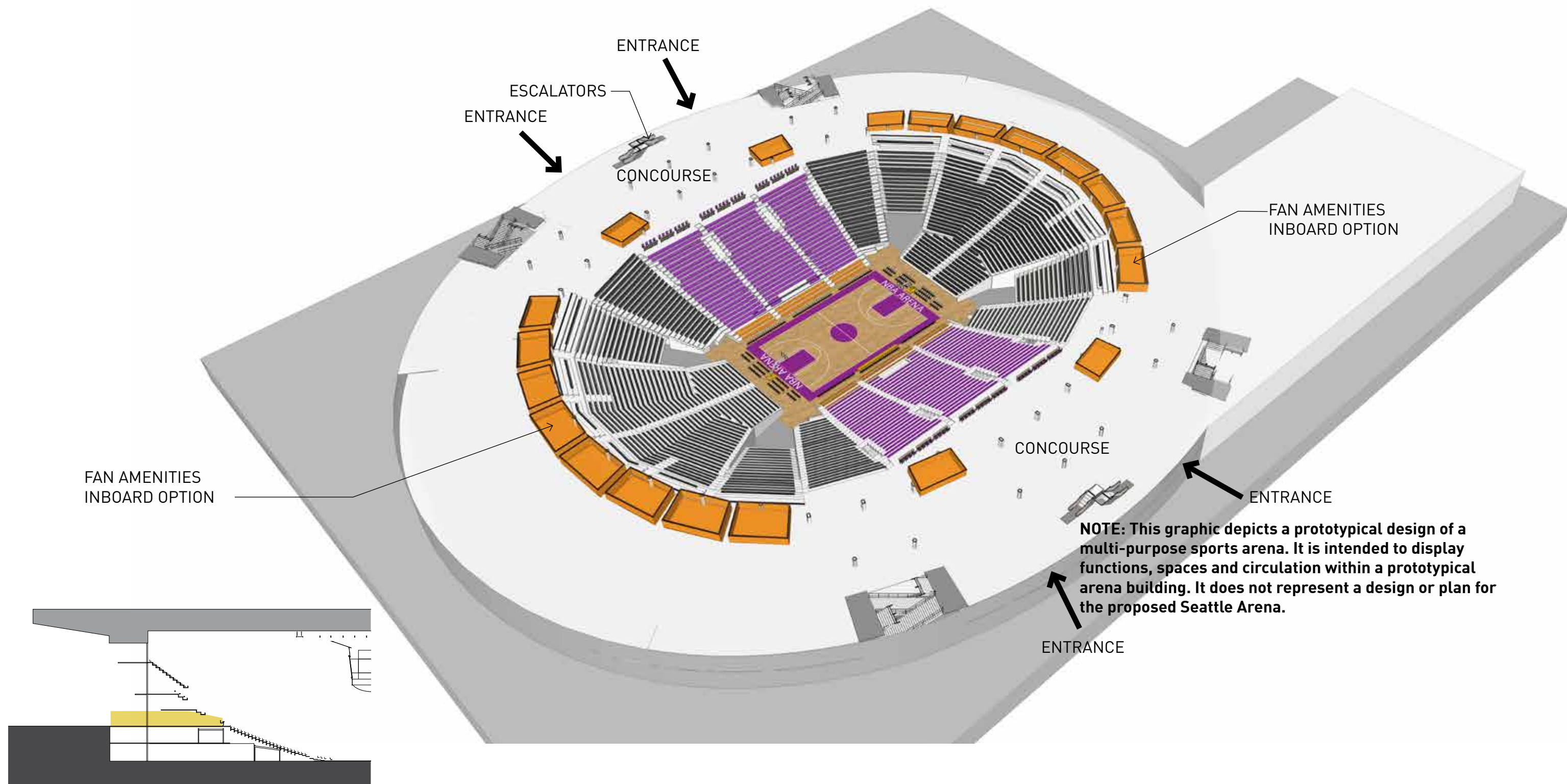
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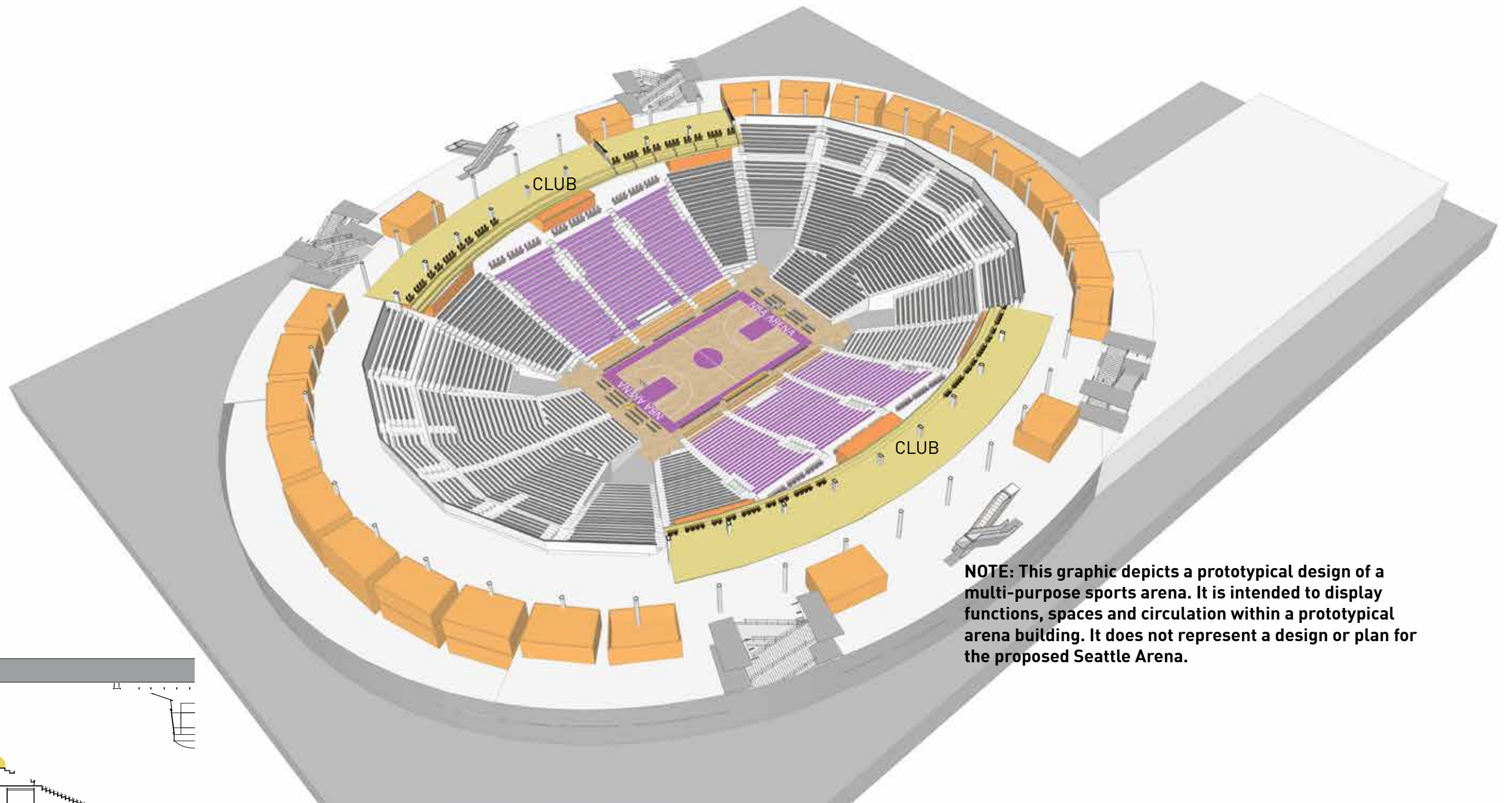
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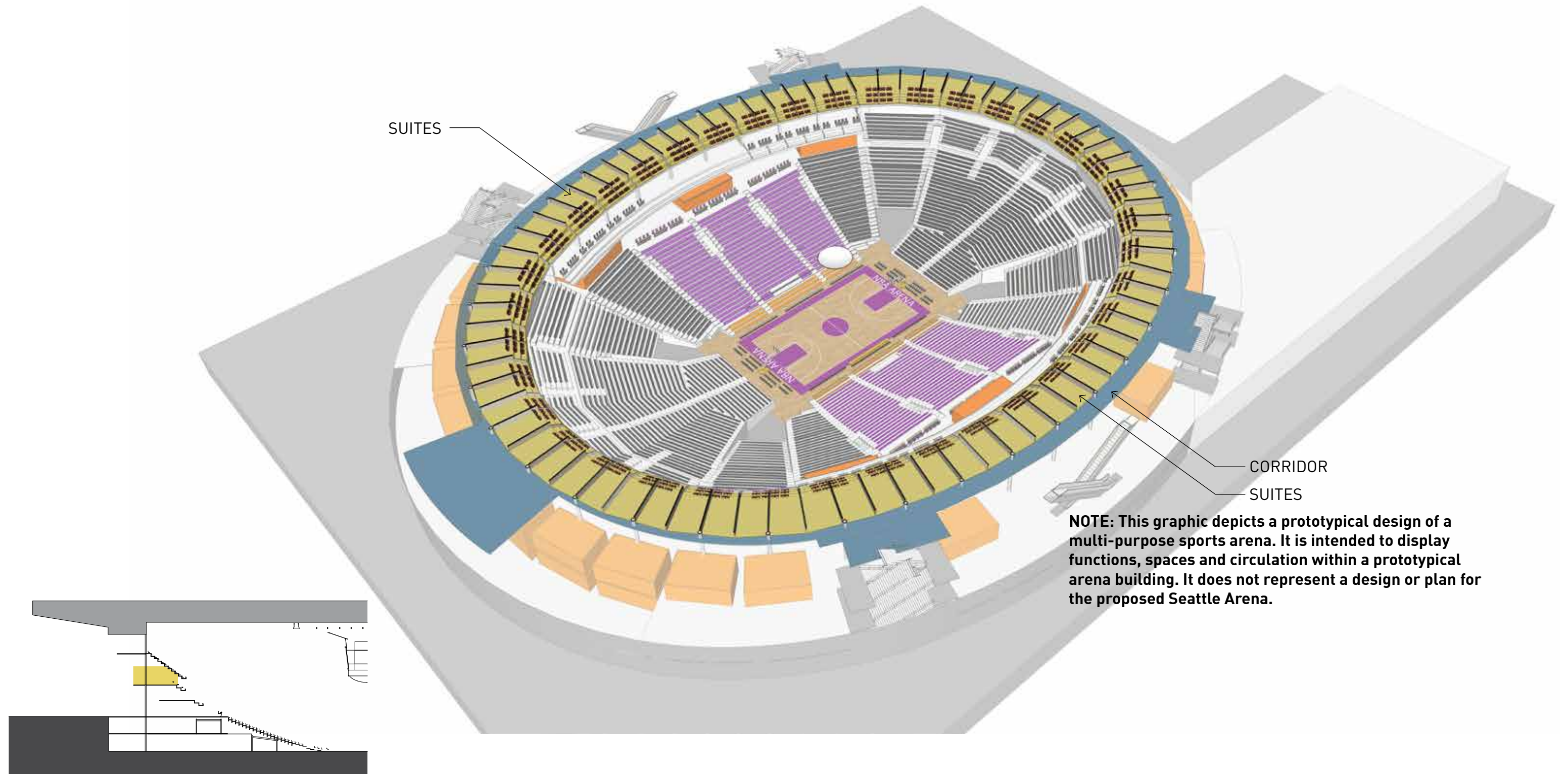
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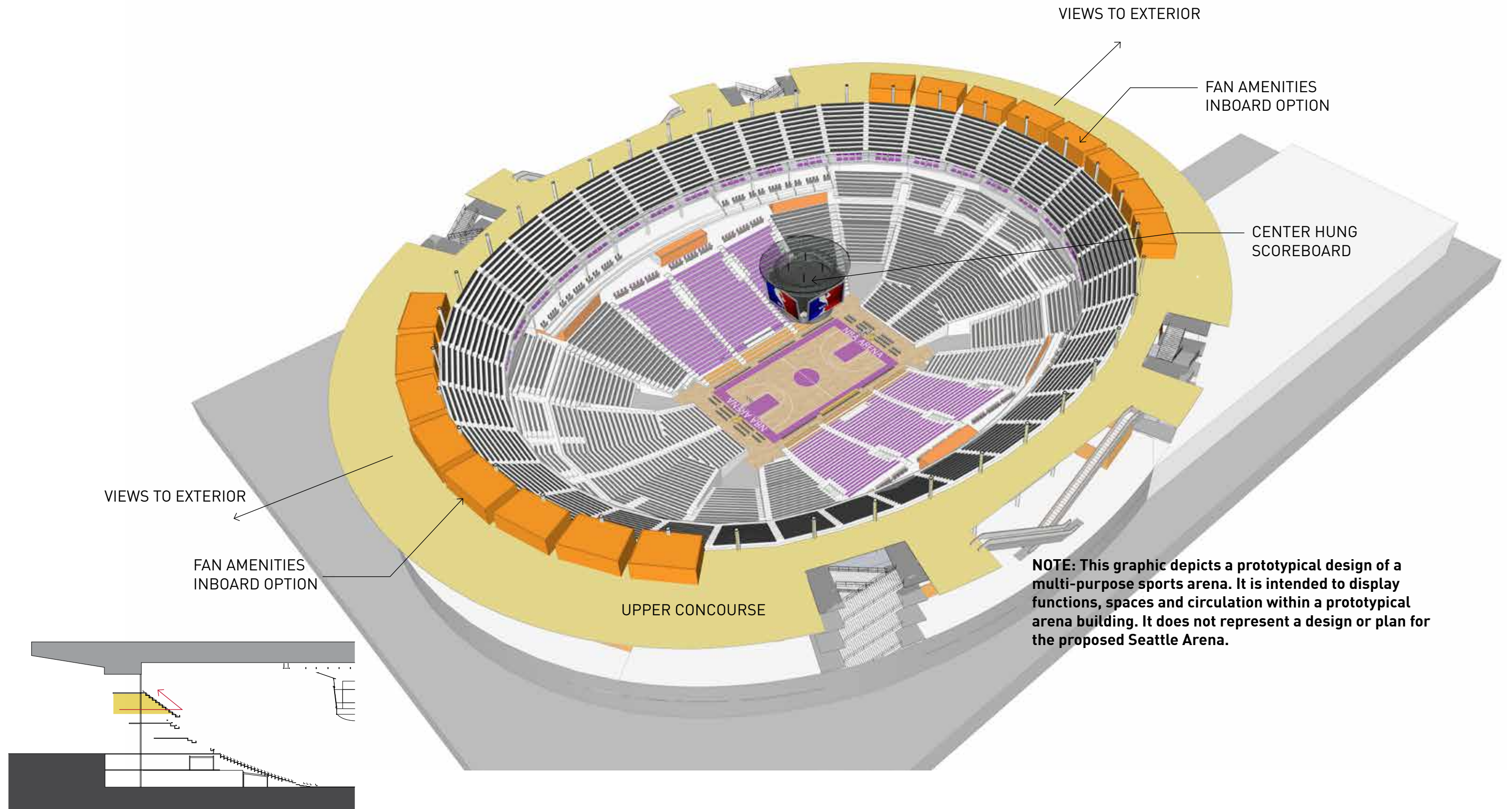


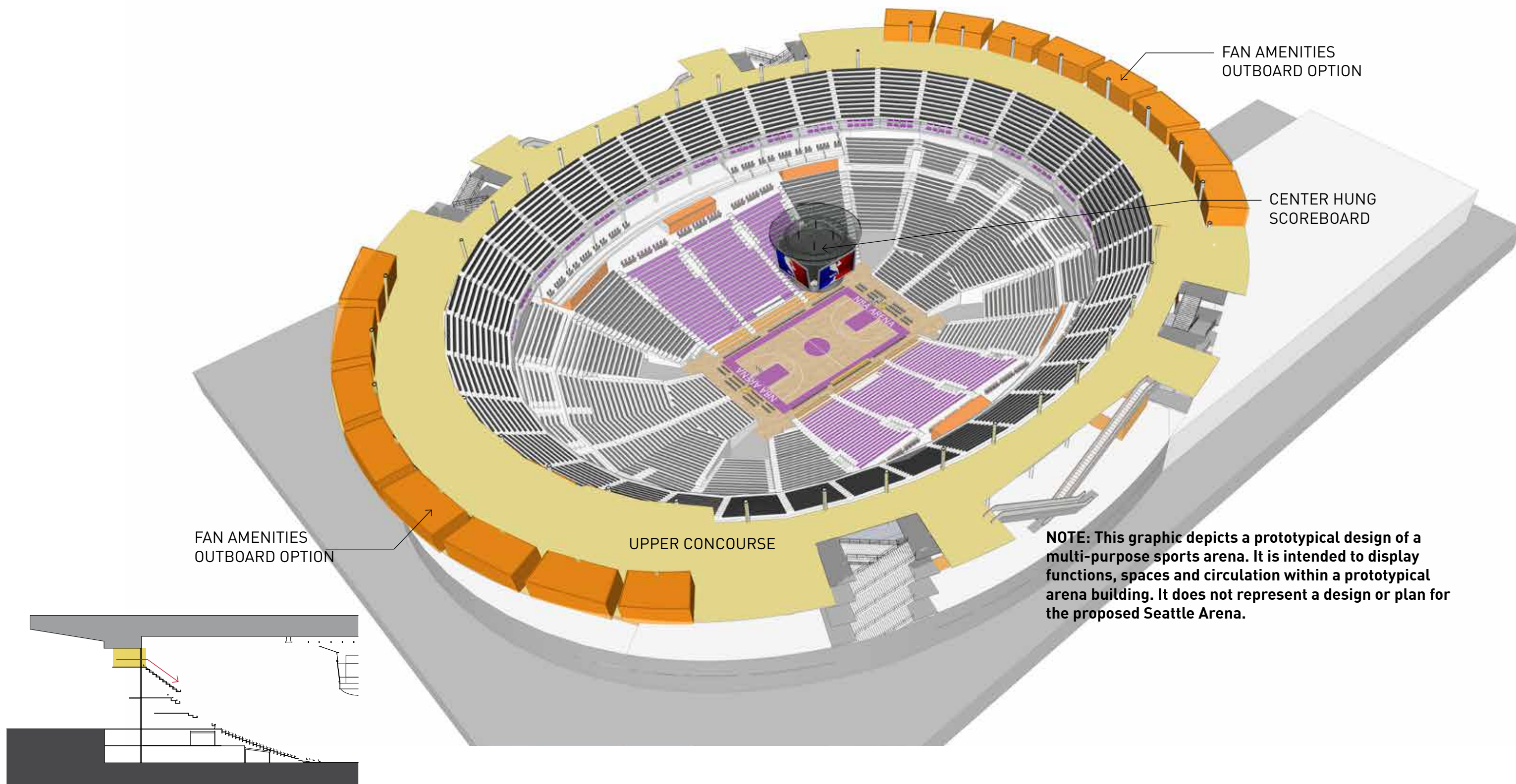
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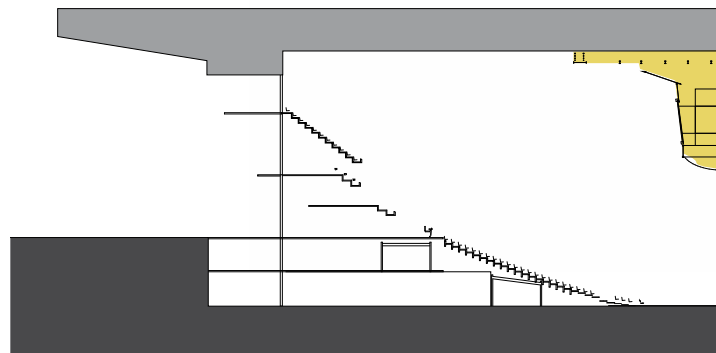
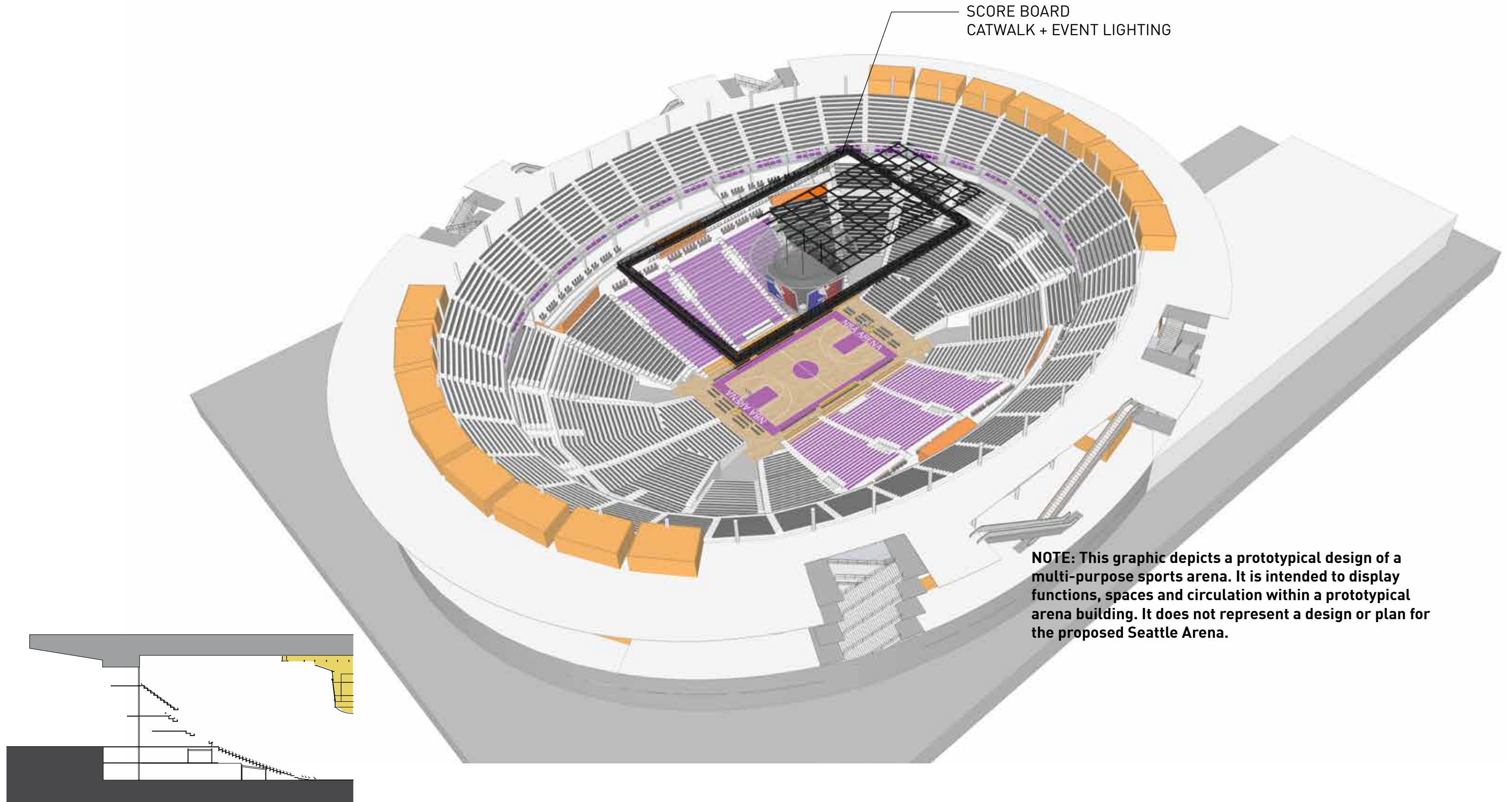
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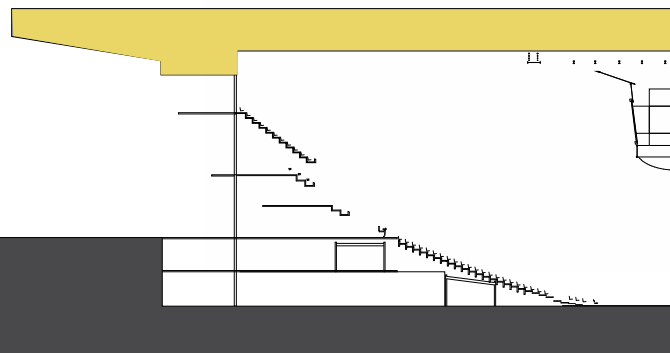
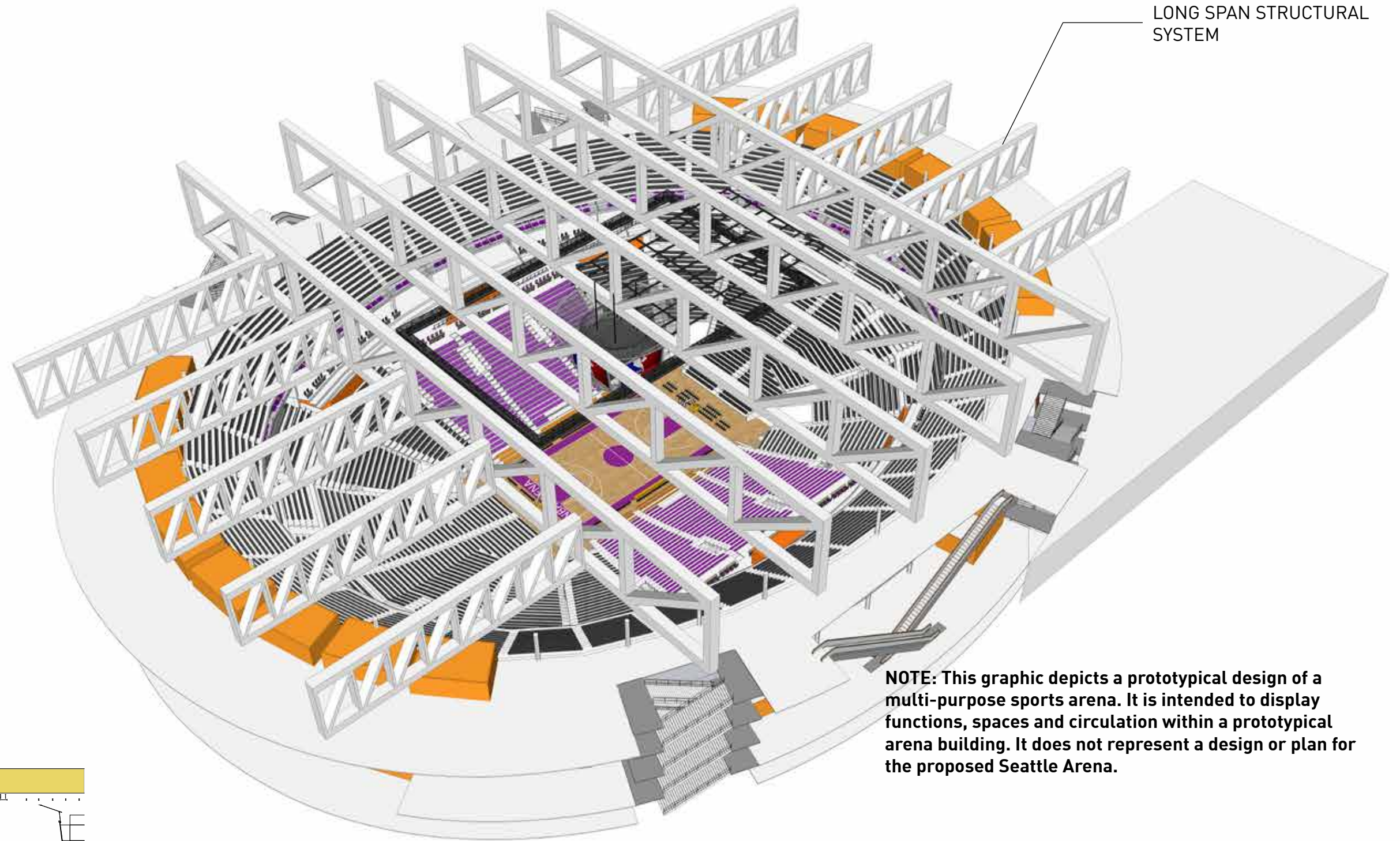
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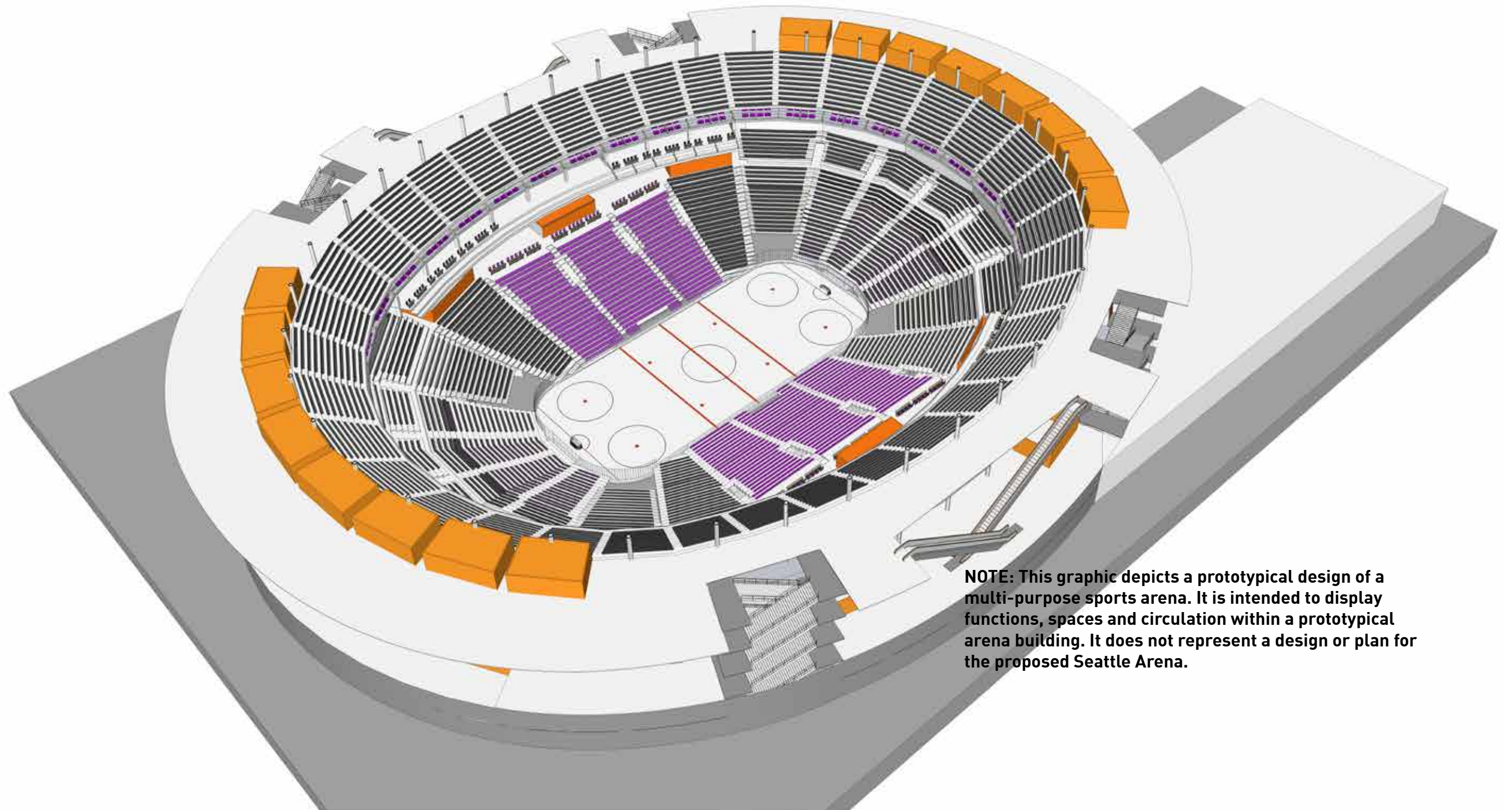












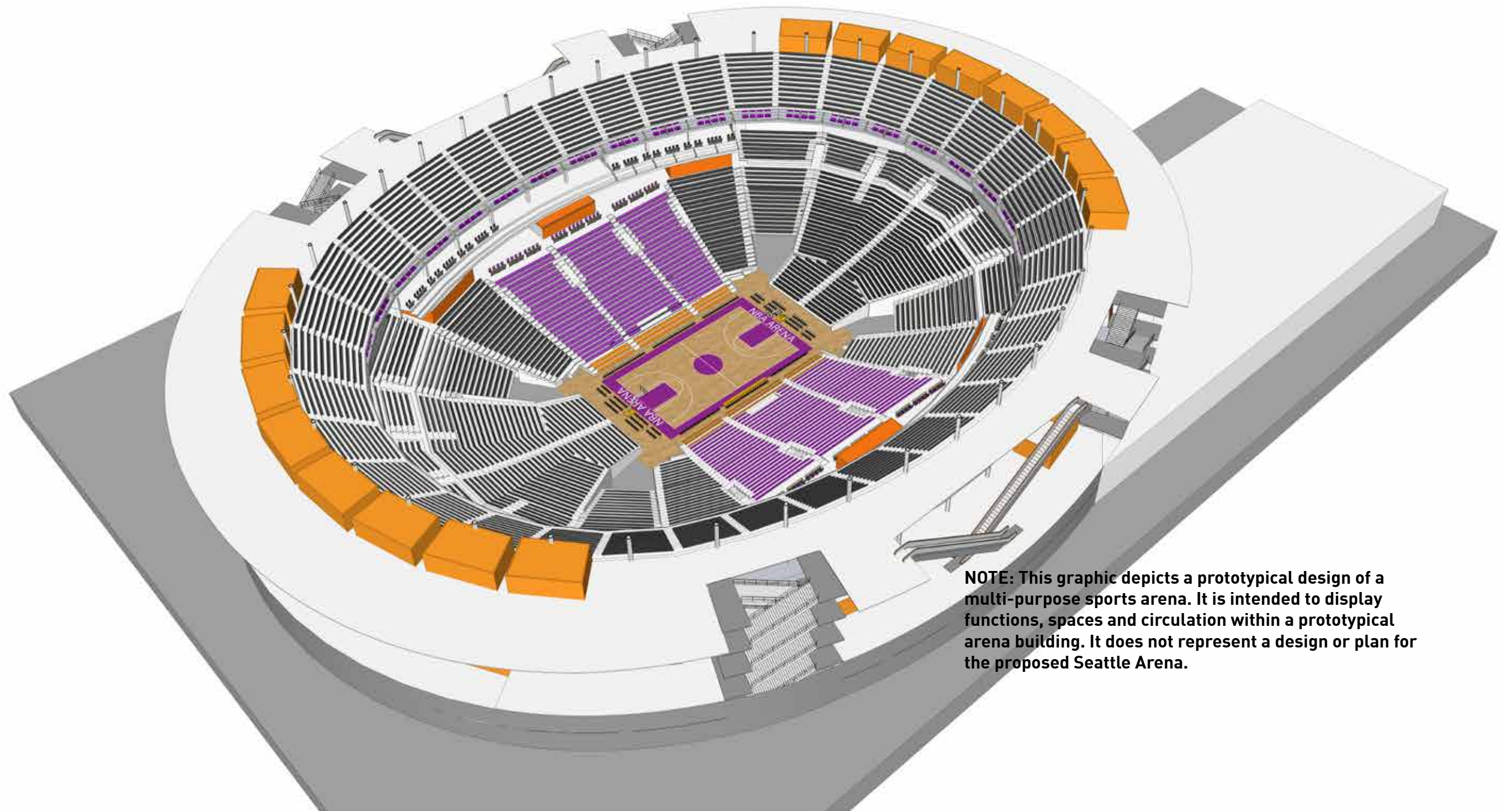
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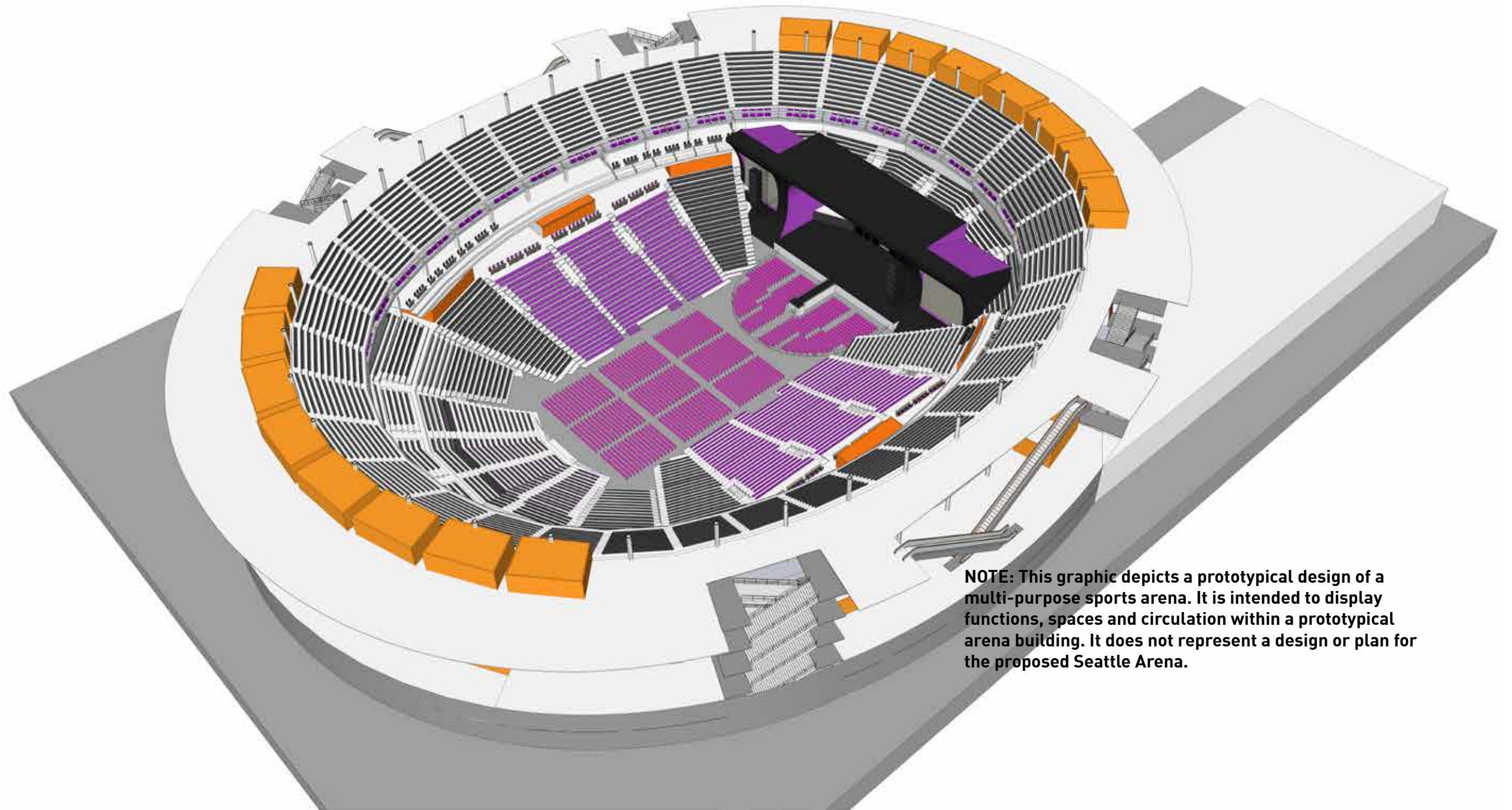
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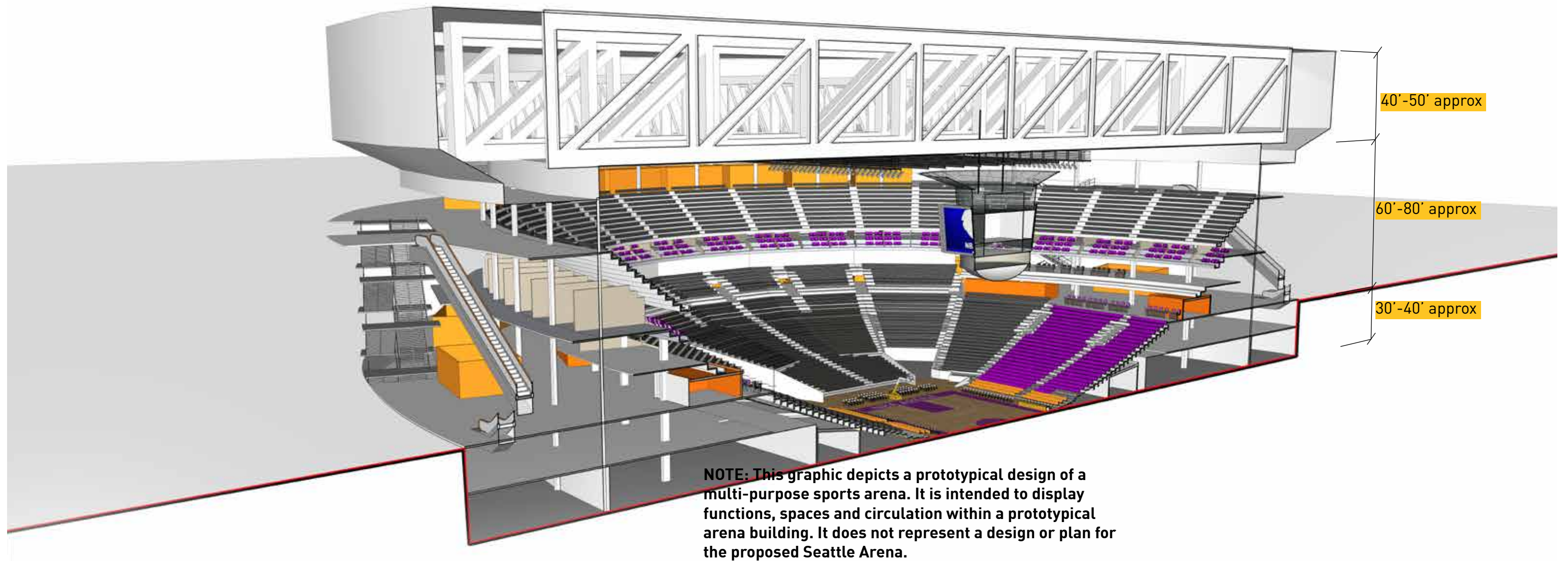
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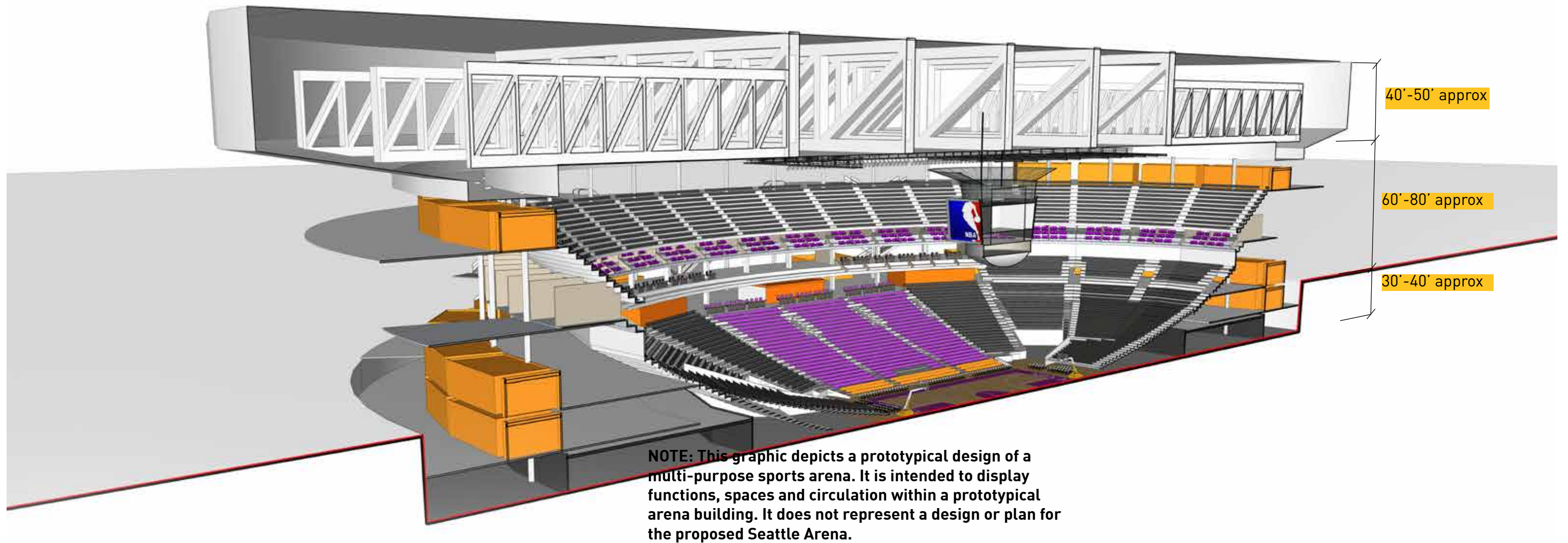


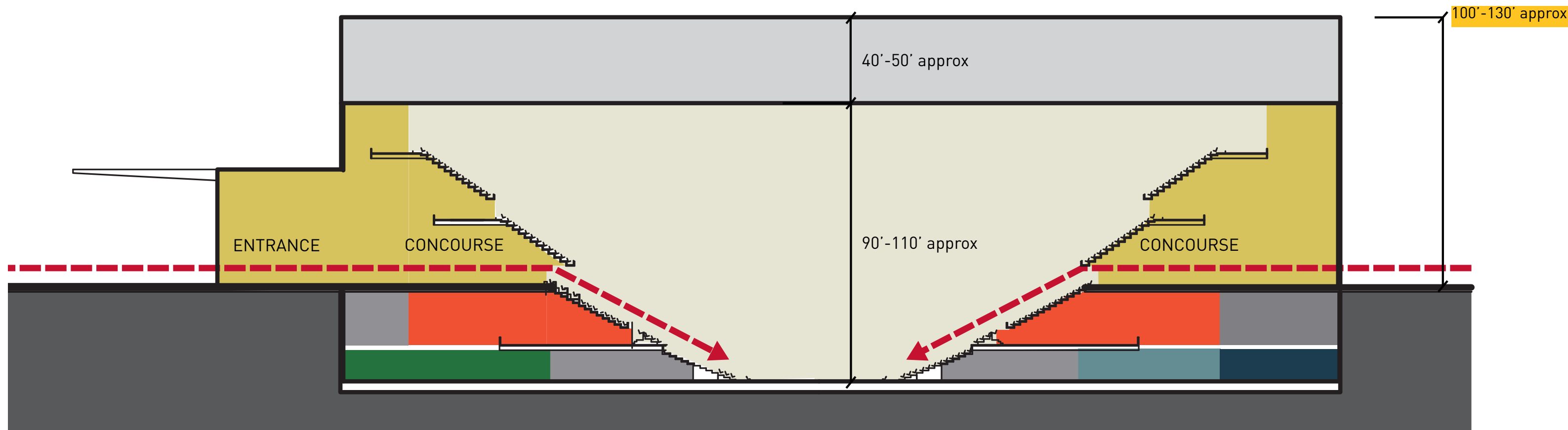
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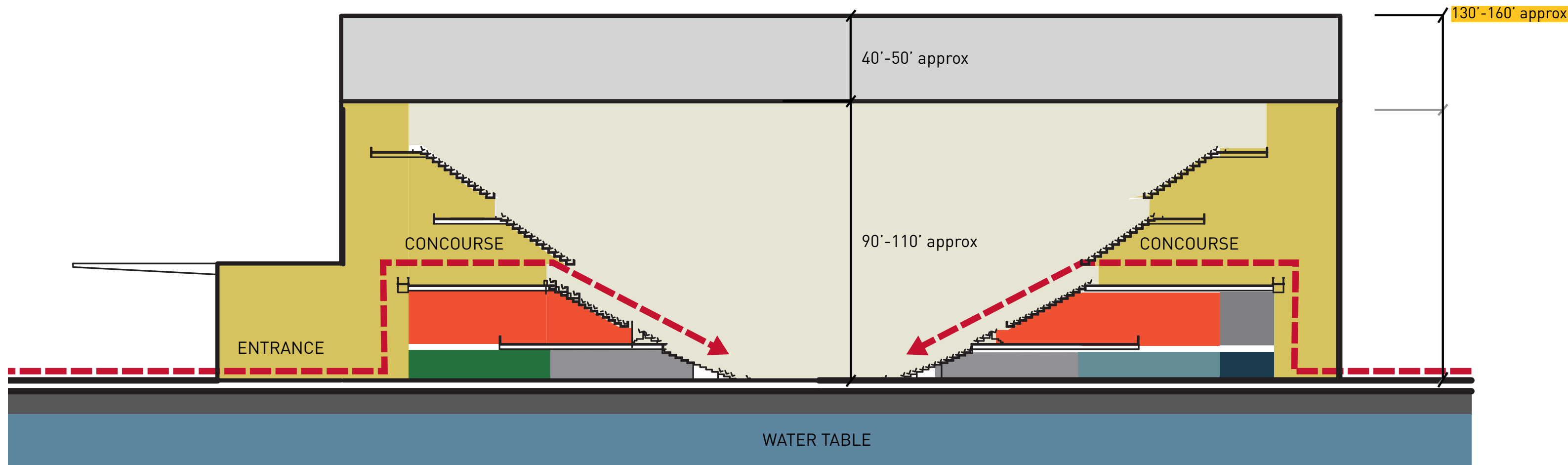
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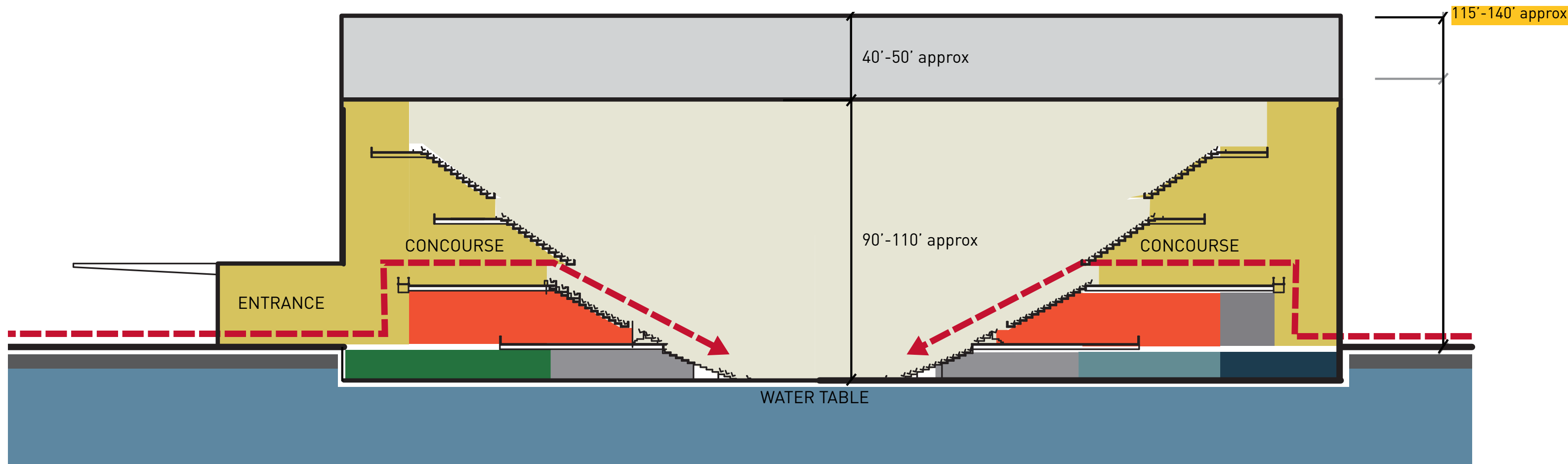




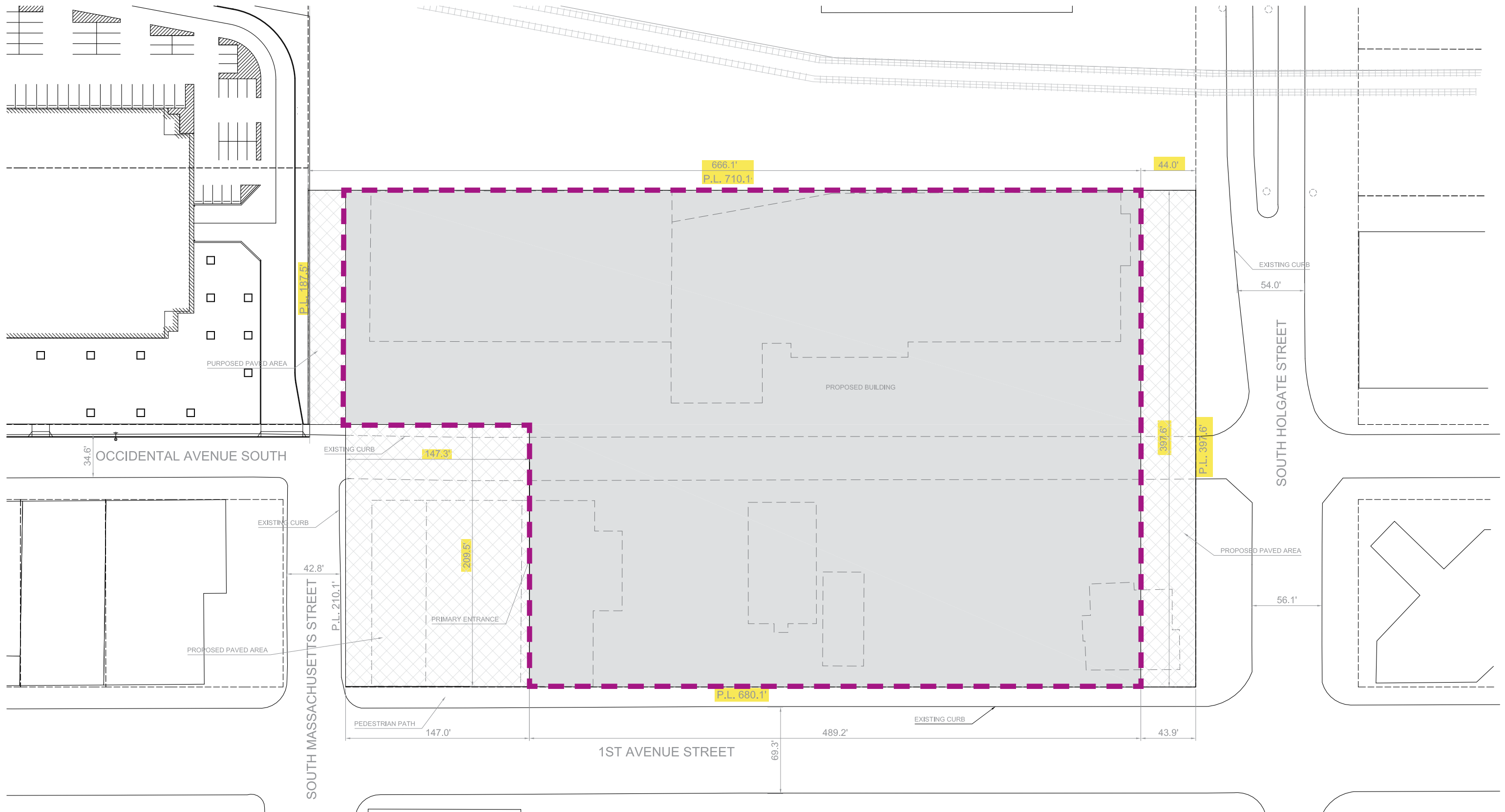
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VERIZON CENTER WASHINGTON D.C.



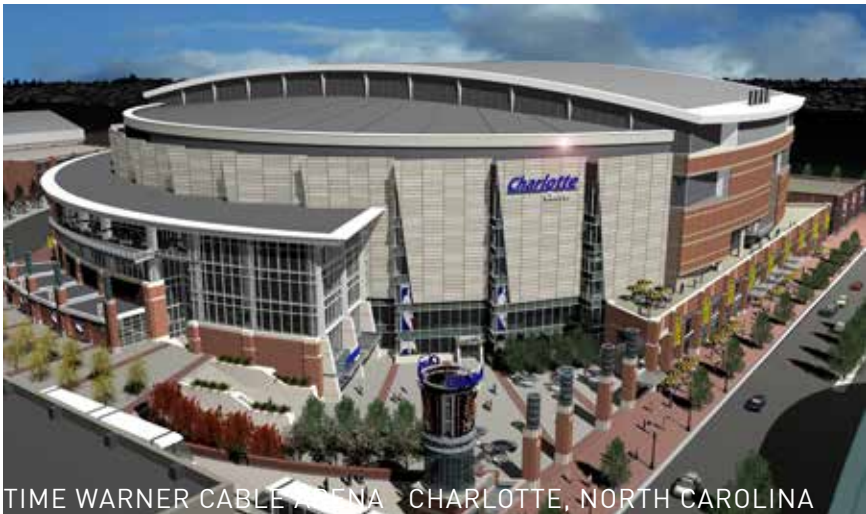
CONSECO FIELDHOUSE INDIANAPOLIS, INDIANA



STOCKTON ARENA STOCKTON, CALIFORNIA



PEPSI CENTER DENVER, COLORADO



TIME WARNER CABLE ARENA CHARLOTTE, NORTH CAROLINA



AMERICAN AIRLINES ARENA MIAMI, FLORIDA



NATIONWIDE ARENA COLUMBUS, OHIO



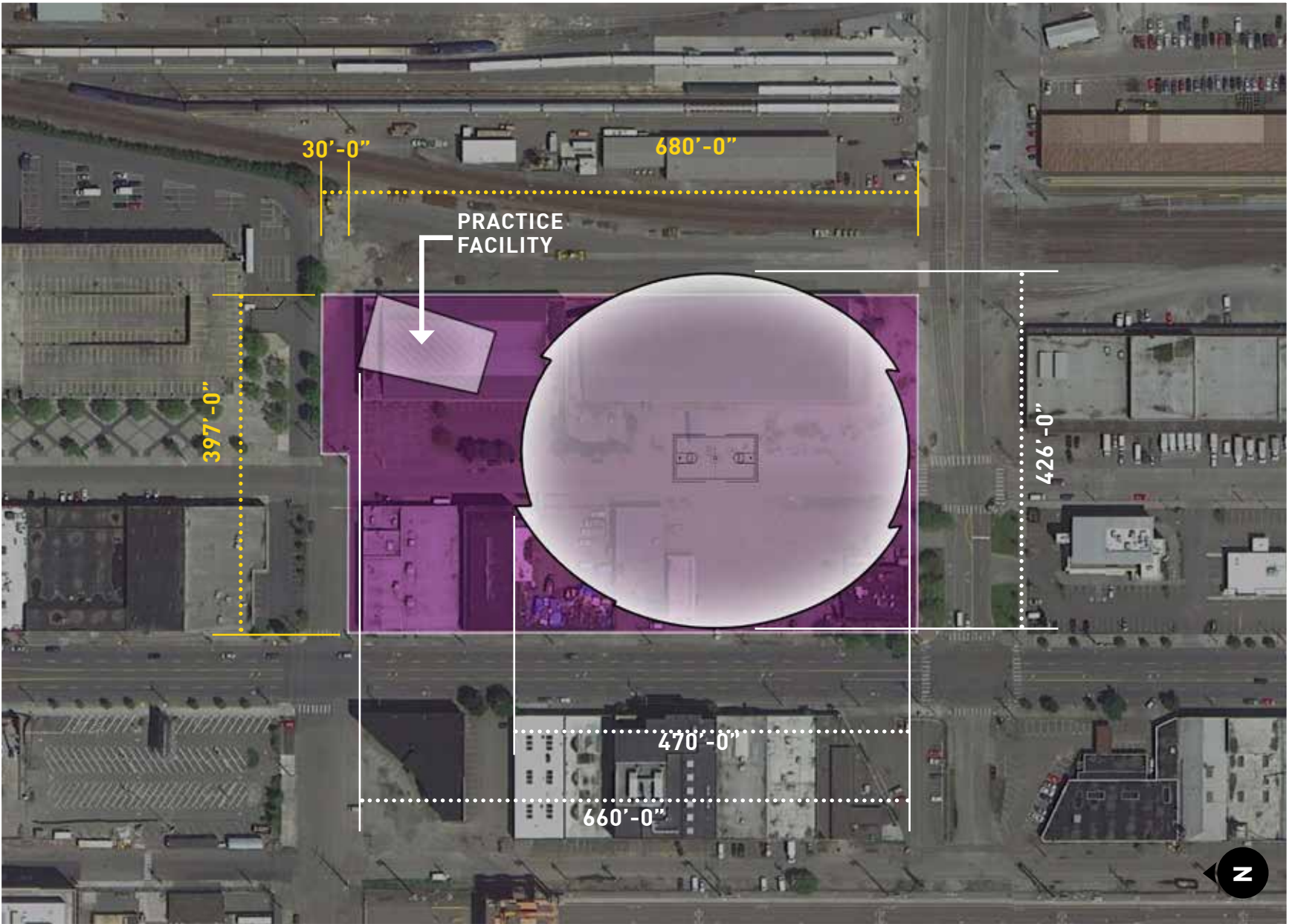
FEDEX FORUM MEMPHIS, TENNESSEE



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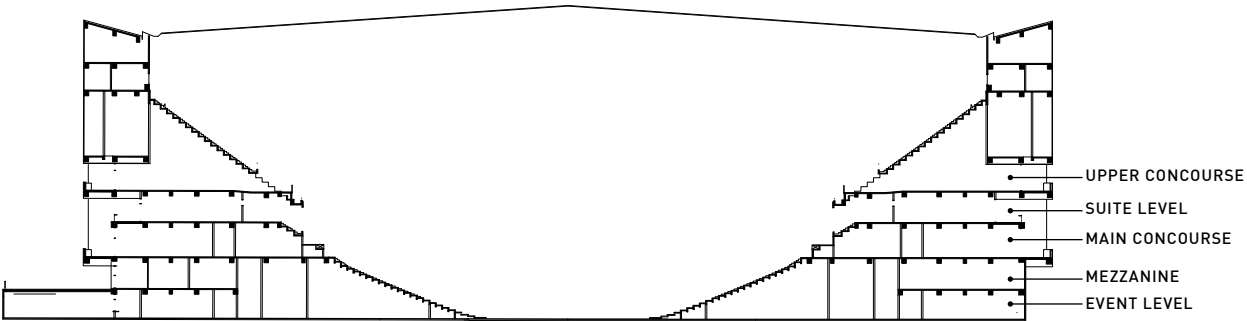
AMERICAN AIRLINES ARENA

MIAMI, FLORIDA

OVERALL SQUARE FOOTAGE	680,000 SF
BASIC "FOOTPRINT" DIM'S.	426 x 470 (157,068 footprint)
DESIGN GEOMETRY	BB/Hockey
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	1
PRIVATE CLUB CONCOURSES	1
# ROWS - LOWER BOWL (@ CL)	24
# ROWS - MIDDLE BOWL (@ CL)	
# ROWS - UPPER BOWL (AT CL)	24
# ROWS - UPPER BOWL (AT END ZONE)	

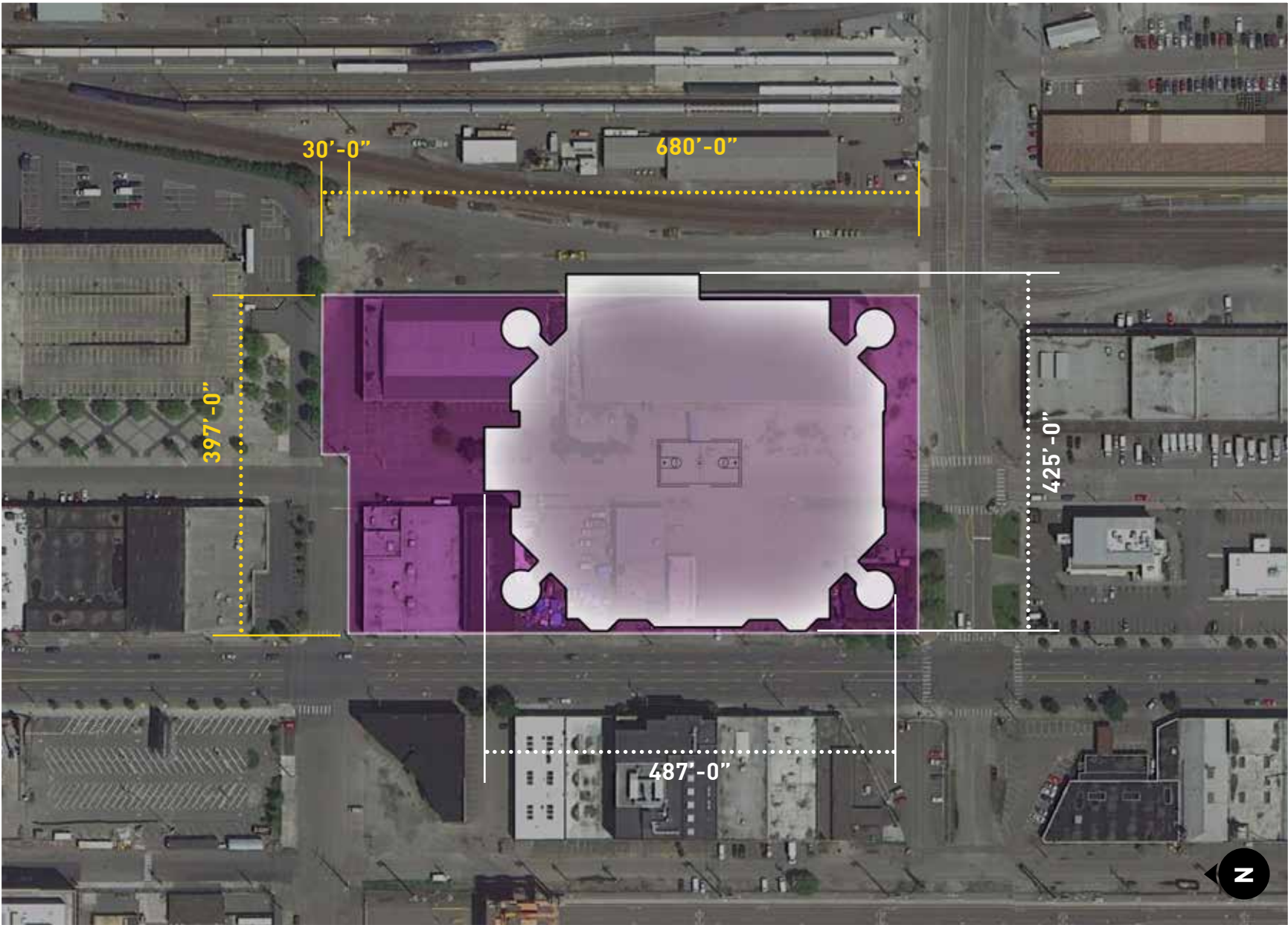
SEAT COUNT

TOTAL BASKETBALL	19,600
% OF SEATS UPPER DECK	
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	



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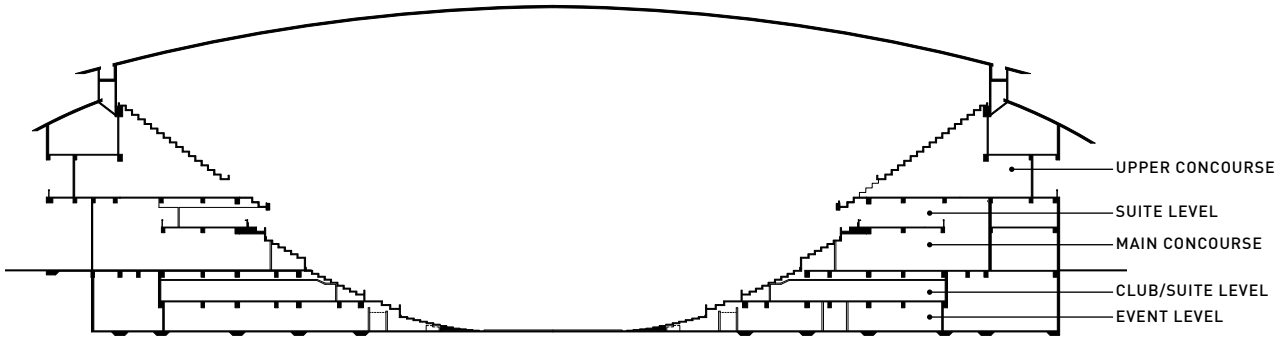


AT&T CENTER

SAN ANTONIO, TEXAS

OVERALL SQUARE FOOTAGE	740,000
BASIC "FOOTPRINT" DIM'S.	425 x 487 (168,990 SF footprint)
DESIGN GEOMETRY	BB
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	2
PRIVATE CLUB CONCOURSES	0
# ROWS - LOWER BOWL (@ CL)	
# ROWS - MIDDLE BOWL (@ CL)	
# ROWS - UPPER BOWL (AT CL)	
# ROWS - UPPER BOWL (AT END ZONE)	

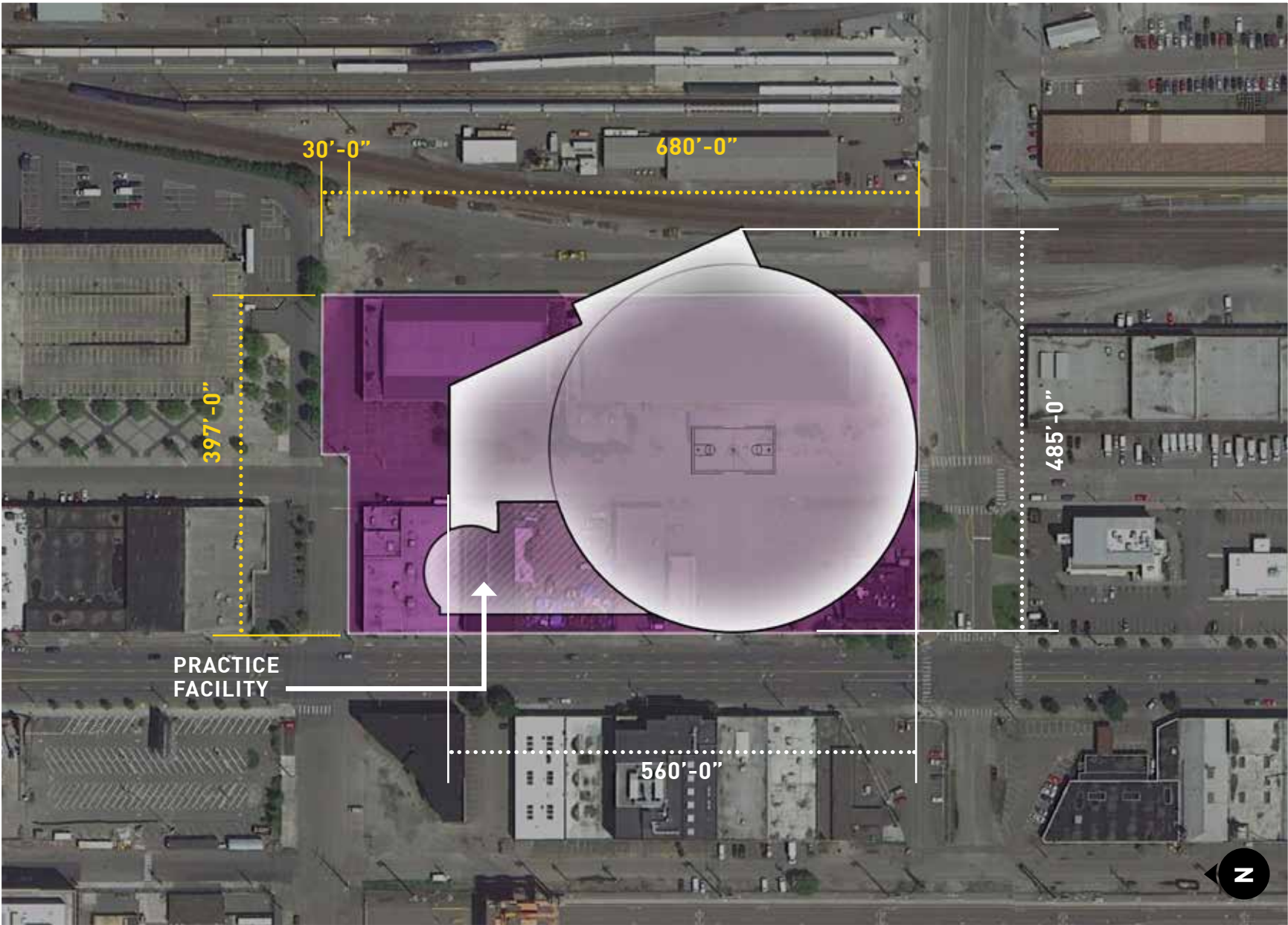
SEAT COUNT	
TOTAL BASKETBALL	18500
% OF SEATS UPPER DECK	47%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	53%



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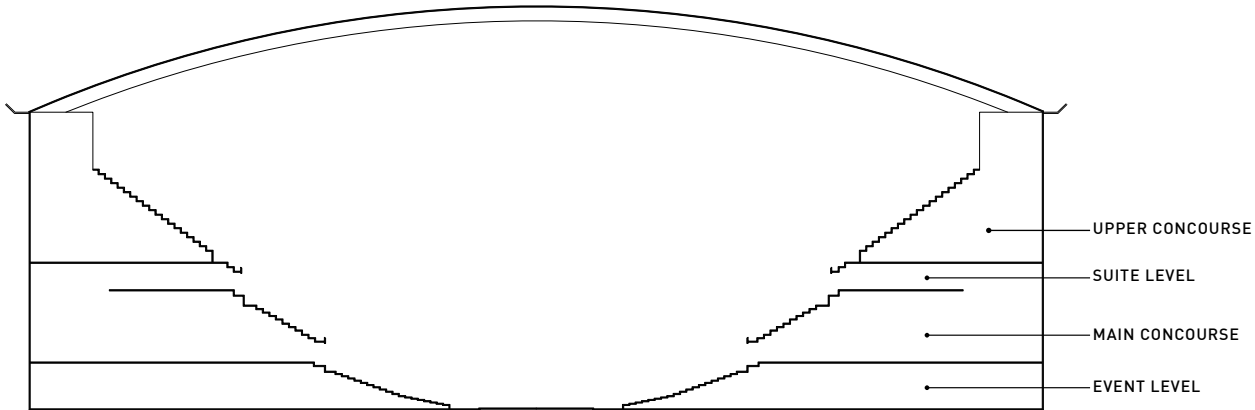


FEDEX FORUM

MEMPHIS, TENNESSEE

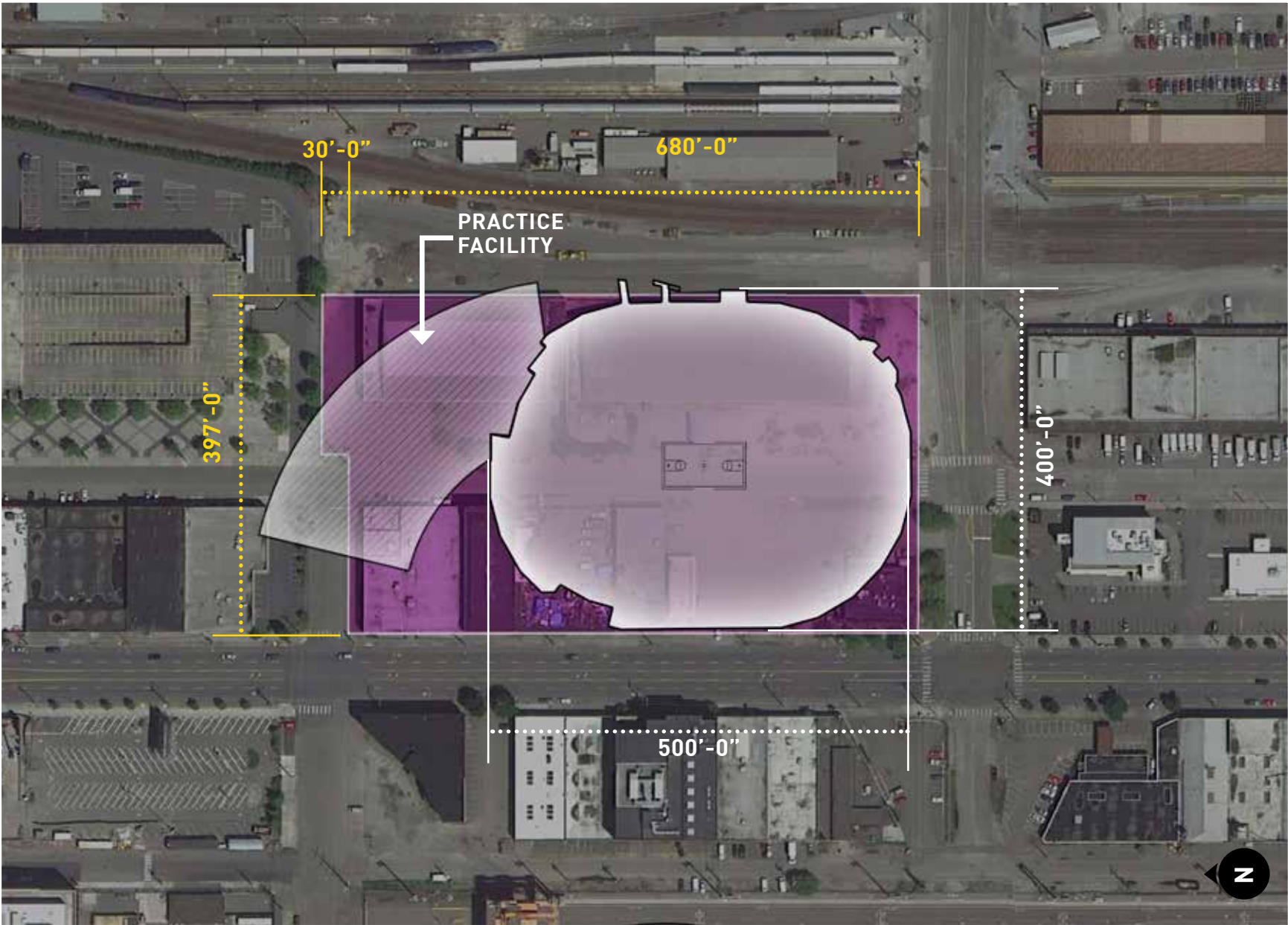
OVERALL SQUARE FOOTAGE	805,850 SF
BASIC “FOOTPRINT” DIM’S.	485 x 560 (157,068 footprint)
DESIGN GEOMETRY	BB
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	2
PRIVATE CLUB CONCOURSES	
# ROWS - LOWER BOWL (@ CL)	21
# ROWS - MIDDLE BOWL (@ CL)	11
# ROWS - UPPER BOWL (AT CL)	23
# ROWS - UPPER BOWL (AT END ZONE)	

SEAT COUNT	
TOTAL BASKETBALL	18,200
% OF SEATS UPPER DECK	47%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	53%



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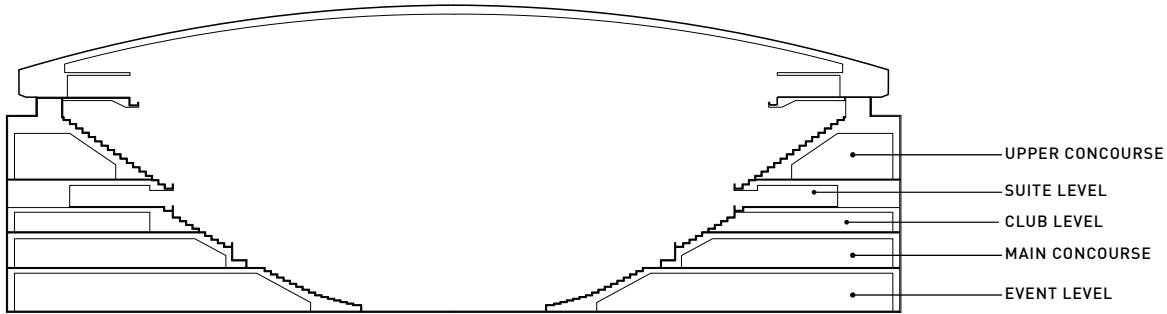


ROSE GARDEN ARENA

PORTLAND, OREGON

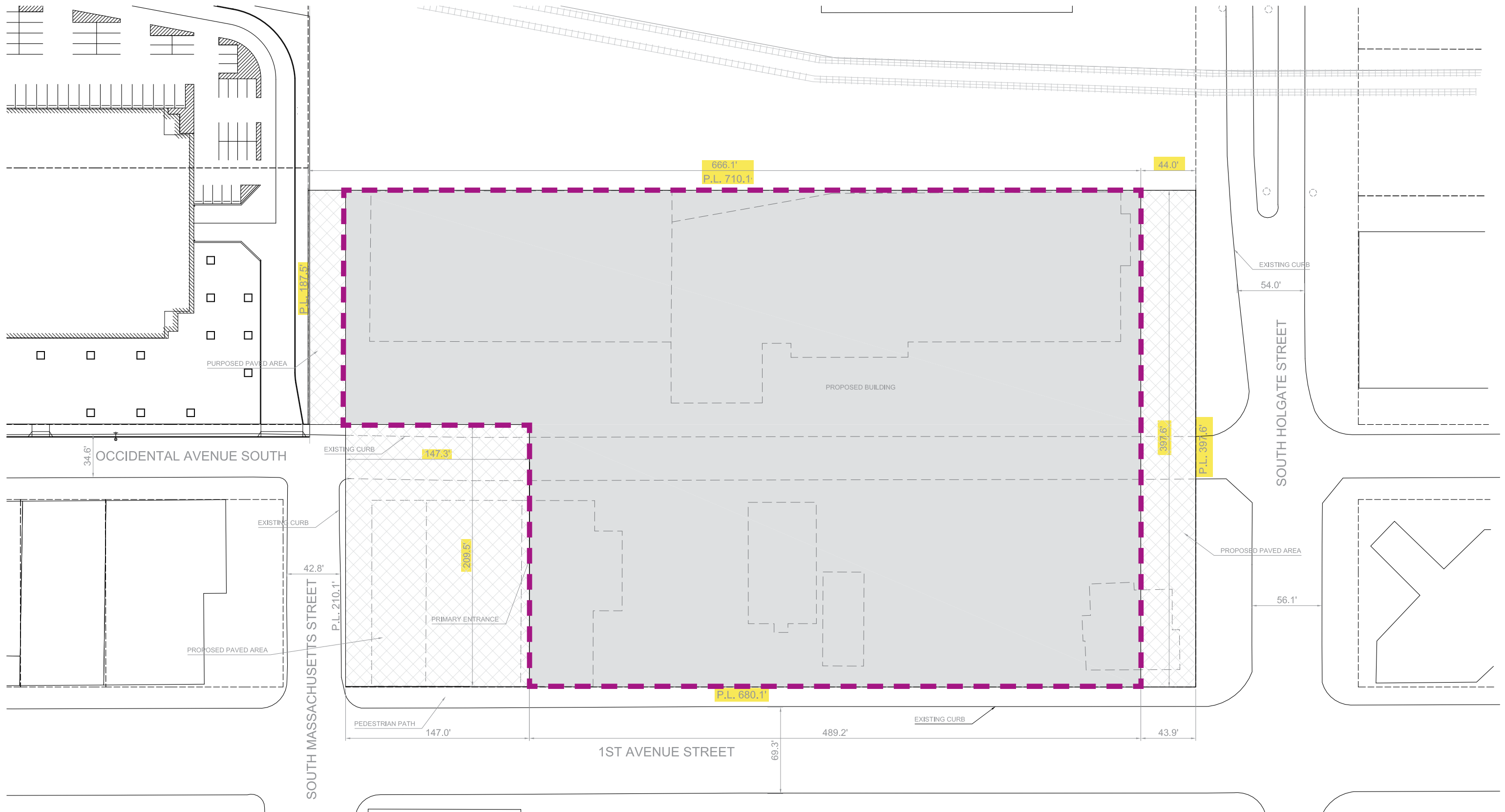
OVERALL SQUARE FOOTAGE	785,000
BASIC "FOOTPRINT" DIM'S.	400 x 500 (165,158 footprint)
DESIGN GEOMETRY	Hockey
PUBLIC CONCOURSES	2
PRIVATE SUITE CONCOURSES	1
PRIVATE CLUB CONCOURSES	1
# ROWS - LOWER BOWL (@ CL)	16
# ROWS - MIDDLE BOWL (@ CL)	9
# ROWS - UPPER BOWL (AT CL)	17
# ROWS - UPPER BOWL (AT END ZONE)	

SEAT COUNT	
TOTAL BASKETBALL	21,212
% OF SEATS UPPER DECK	39%
% OF SEATS LOWER BOWL (INCLUDING CLUB & SUITE SEATS)	61%



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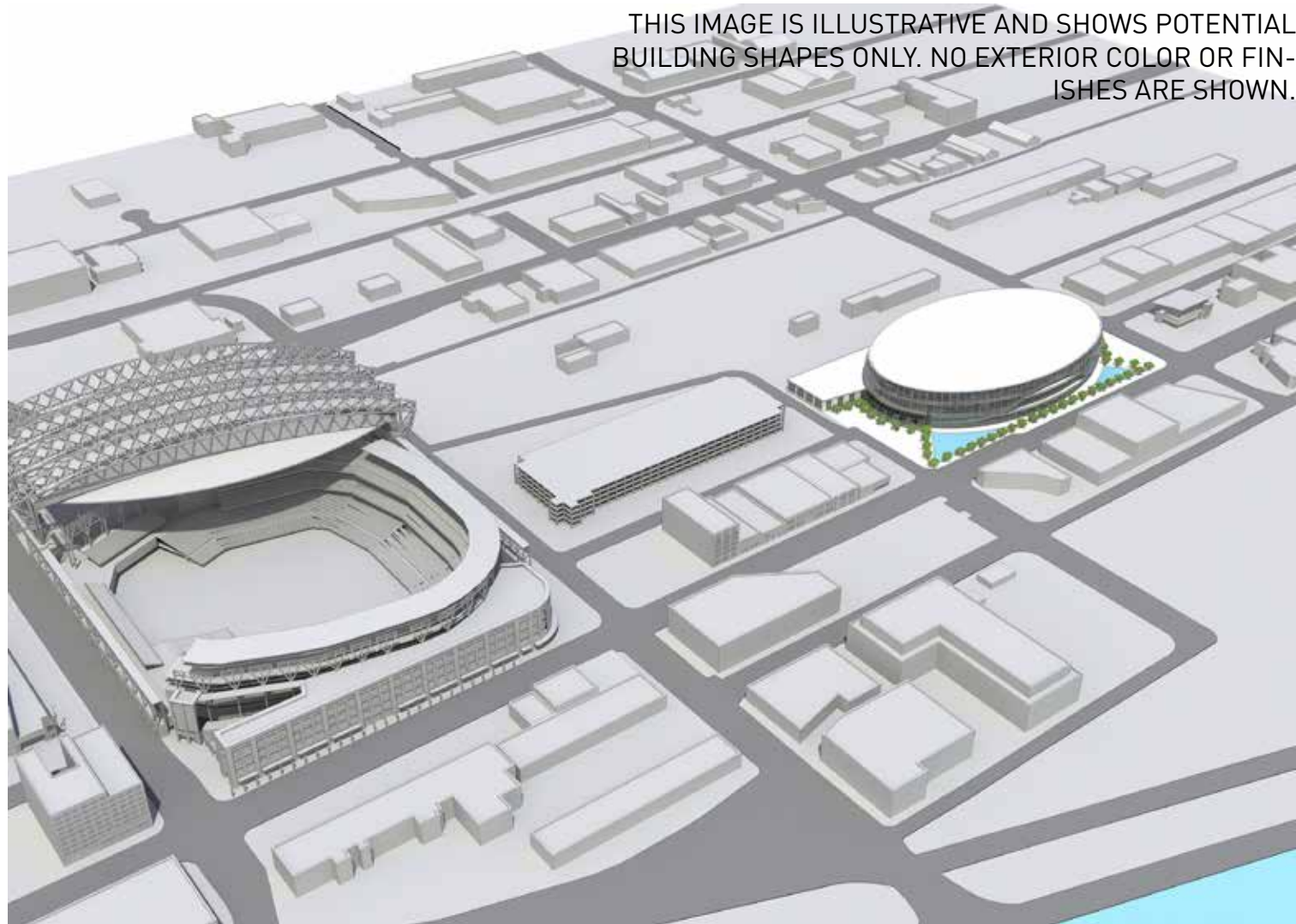
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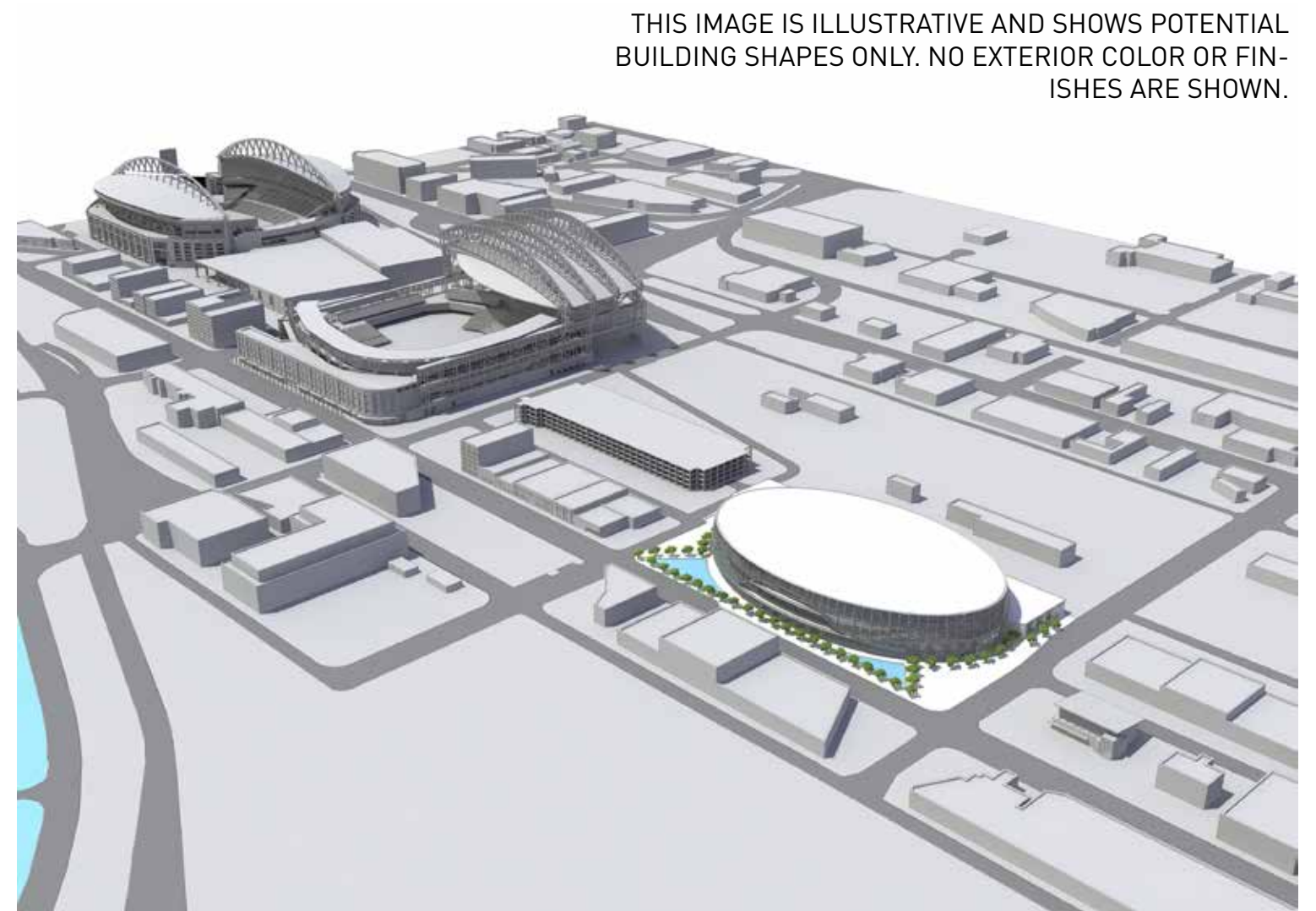
DESIGN OPTIONS

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NORTHWEST AERIAL

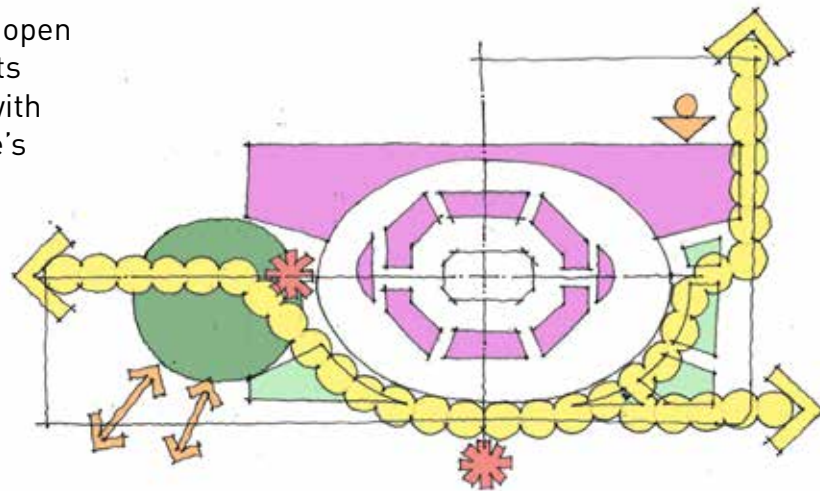
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SOUTHWEST AERIAL

DESIGN OPTION 1

A iconic, transparent building that maximizes open plaza space along First Avenue, Massachusetts and Holgate. This option amplifies its views with its transparency creating a 360 view of Seattle's landmarks.



PROS

- Highly transparent Façade provides maximum visual connectivity from and into the building
- Public open space balanced across site and promotes connection from Occidental to First Avenue and Holgate
- Landmark, iconic form

CONS

- Less reinforcement of North-South activity corridor
- Highly transparent façade may create challenges with Seattle Energy Code
- Programmatically less-flexible Façade
- Less Street Frontage activity on 1st Avenue and Holgate
- Less responsive to contextual urban fabric



SEATTLE ARENA
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72
OPTION 1: PROS AND CONS

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NORTHWEST AERIAL

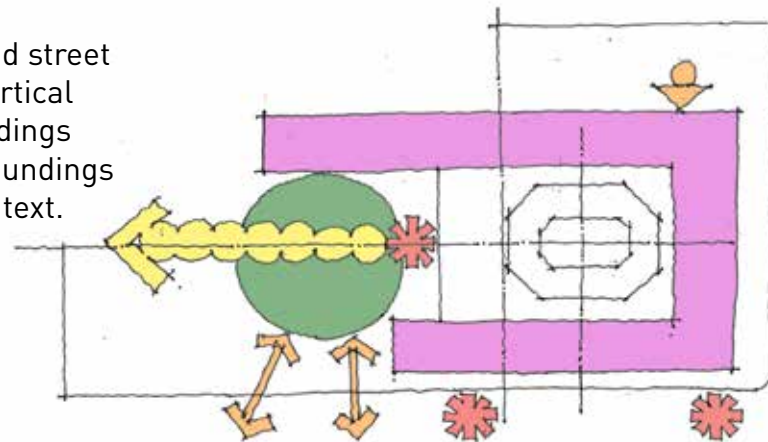
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SOUTHWEST AERIAL

DESIGN OPTION 2

A simple, efficient, cost effective building that maximizes function, architectural footprint and street frontage. The plaza is a street level and all vertical movement to concourse is located on the buildings interior. This option blends well with its surroundings and takes a reserved posture in the urban context.



PROS

- Strong Visual and inspirational connections to downtown to the north
- Programmatically Flexible Façade
- Great Public Space at NW Corner ideal for large civic gatherings
- Enhances the contextual urban Fabric by maximizing street frontage on 1st Avenue and Holgate

CONS

- Contextual façade provides less transparency from and into building
- Public open space gathered in NW corner may feel less intimate on non-game days
- Emphasis on contextual façade diminishes landmark, iconic presence



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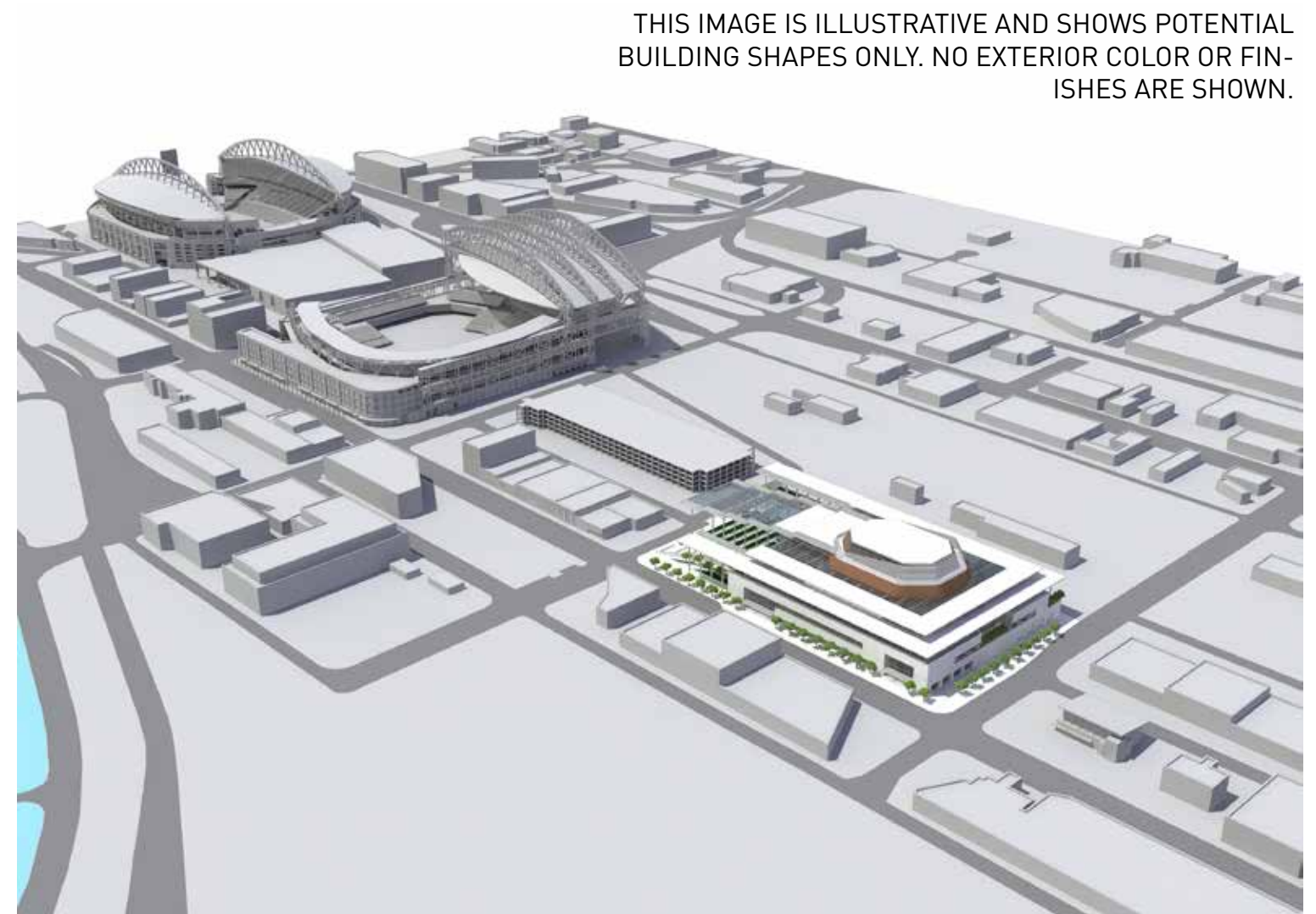
73
OPTION 2: PROS AND CONS

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NORTHWEST AERIAL

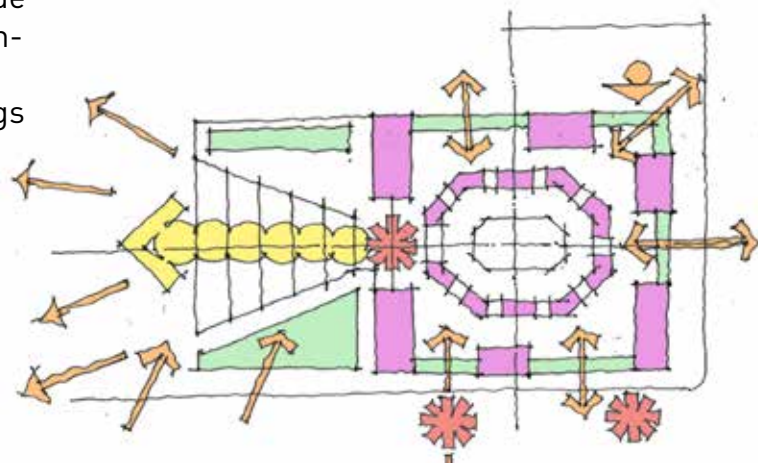
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SOUTHWEST AERIAL

OPTION 3 - PREFERRED

A civic expression that maximizes the footprint of the site to create a “front porch” to downtown, 1st Avenue and Occidental St. The stepped plaza gradually transitions to the concourse level. This option creates a balanced approach of solid and transparent massings to frame views of Seattle’s landmarks while maintaining a flexible facade for 1st Avenue and Holgate St.



PROS

- Strong Visual and inspirational connections to downtown to the north
- Transparency at interior public circulation is maximized to allow views to and from and create way-finding by landmarks
- Programmatically Flexible Façade
- Terraced entry plaza and multiple outdoor decks allows for different scales of activities and create a ceremonial civic “front porch”
- Design Inspired by Site History
- Balances response to contextual urban fabric while providing a beacon as an iconic landmark

CONS

- Open space gathered to northwest – terraced design less ideal for very large gatherings
- Contemporary fenestration approach relies on materiality to blend with context



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