

FGI Preservation Board North Lot Safety/Modernization Project

December 2024

Background

It is difficult to succinctly describe how central the North Lot is to the successful operations of Lumen Field and Event Center. In addition to being a source of parking for Lumen Field and T-Mobile Park events, it is the primary staging site for stadium concerts, consumer shows, and capital projects. It also serves as a major parking facility for downtown commuters. In addition, the North Lot has proven to be an important community asset. The Lot has served as:

- A food distribution site during the pandemic
- Parking for the Lumen Field Covid Vaccination Center
- A resource for Pioneer Square area residents when access to their garages is impeded by Seattle Department of Transportation projects or their own garage maintenance
- A point of access to the King County Elections Vote Center held in the Event Center
- Staging for law enforcement during trainings and emergencies
- A community site for electric vehicle charging stations

With these many roles, it is difficult to find a window to perform major maintenance. However, hosting Club World Cup (June – July 2025) and the FIFA World Cup (June – July 2026) means that every corner of Lumen Field and Event Center must run at peak performance. For this reason, First & Goal, Inc. (FGI) followed the guidance of two transportation consulting firms, Fehr & Peers and TranspoGroup, to reconfigure parking and traffic patterns in the North Lot to allow maximum efficiency in vehicle flow and maximum safety for pedestrians walking to their cars and to public transportation. This maintenance project will have two components: 1) re-paving and re-striping, and 2) improved lighting.



View from northern edge of property



View from northwest edge of property

Re-Paving and Re-Striping

The condition of the asphalt paving in the North Lot has deteriorated after many years of use. FGI will repave the lot and will also re-stripe it in a way that will improve safety and maximize efficiency. Transportation consultants TranspoGroup and Fehr & Peers noted in their respective traffic management studies that significant North Lot congestion occurs during high volume events as a result of interactions between pedestrians and vehicles. The current parking stalls have an East-West orientation wherein pedestrians are in conflict with vehicular traffic at the end of every parking aisle. The revised North-South orientation of the parking aisles will enhance pedestrian safety by creating dedicated pedestrian pathways and thereby greatly reducing pedestrian interaction with vehicles. This new configuration will not only enhance pedestrian safety, but it will provide for more efficient loading and unloading of the Lot. The North-South orientation of parking stalls will also allow for an improved overall parking stall count.


North Lot Safety / Modernization

Existing Condition:


- Parking lane orientation East / West
- No dedicated pedestrian pathways
- Two (2) light poles – 80' high
- Slightly under 600 parking spots
- Existing pavement is deteriorating
- No existing event power locations

Planned Work:


- Parking lane orientation North / South
- Dedicated pedestrian pathways
- Thirteen (13) light poles – 40' high
- Slightly over 600 parking spots
- Pavement grind & overlay
- Event power receptacles for FIFA



Existing Condition

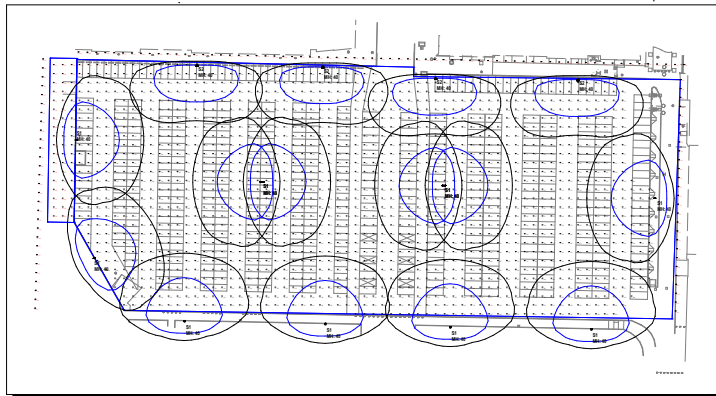
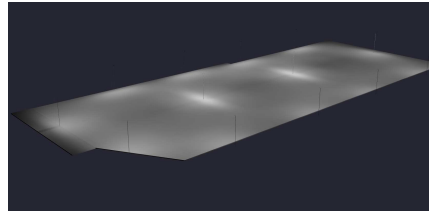


Planned Work



Improved Lighting

To further enhance safety in the North Lot, FGI intends to replace the two existing eighty-foot high omnidirectional light poles (remnants of lighting approaches used during the Kingdome era) with 13 forty-foot high modern directional light poles that will vastly enhance visibility levels throughout the parking lot and, most importantly, along the pedestrian pathways, while also reducing lighting impacts on the neighboring residential buildings.



Luminaire Schedule		[MANUFAC]	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Mounting Height
Symbol	Label							
	S2	SIGNIFY GARDOL	FSR-128-260-NH-G2-BL-C	35041	350	0.800	p04-128-1050-nw-g2-bc.ies	40'
	S1	SIGNIFY GARDOL	FSR-128-260-NH-G2-4	47604	350	0.800	p04-128-1050-nw-g2-4.ies	40'

LUMEN FIELD - NORTH LOT LIGHTING MAINTENANCE
PROJECT NO: 2400000325
DATE: 2024 12/08

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Ms	Max/Min
Label								
East Property Line	Illuminance	FC	0.51	0.79	0.14	3.64	8.64	
North Property Line	Illuminance	FC	0.19	0.58	0.02	3.50	25.56	
Parking Lot, Top	Illuminance	FC	0.34	0.63	0.05	4.38	16.53	
West Property Line	Illuminance	FC	0.17	0.39	0.05	3.40	7.80	
West Sidewalk, Top	Illuminance	FC	1.19	3.74	0.10	11.90	37.40	



FGI and its consultants believe this long overdue major maintenance project will improve efficiency and pedestrian safety in ways that will serve Lumen Field and Event Center and the community for years to come.

Lastly, we want to acknowledge the leadership of and partnership with Seattle City Light as they analyze the opportunity to bring added electrical capacity in the North Lot in advance of the World Cup and to serve the needs of Pioneer Square into the future. We look forward to the outcome of their study.