

Memorial Stadium Redevelopment

Seattle Design Commission - 06-20-2024



GENERATOR
STUDIO

SWIFT COMPANY LLC



Agenda

- Introductions
- Project Context
- Vision / Goals / Objectives
- Memorial Stadium Program + Design
- Sustainability
- Next Steps
- Discussion



Project Context

- Project History
- Public / Private partnership
 - One Roof Stadium Partners (ORSP) as operator and nonprofit partner with a special purpose
- Funding Sources
 - City
 - SPS
 - Private Donations



Community Outreach + Advancing Equity

- **Community Outreach Goals:**

- Building a welcoming and inclusive culture surrounding the Memorial Stadium rebuild
- Gathering input from students, Seattle Center resident organizations, veterans, tribal communities, surrounding neighborhoods community councils and arts and culture organizations
- Bring transparency + accountability to the project
- Embed equity throughout

- **Schedule / Process**

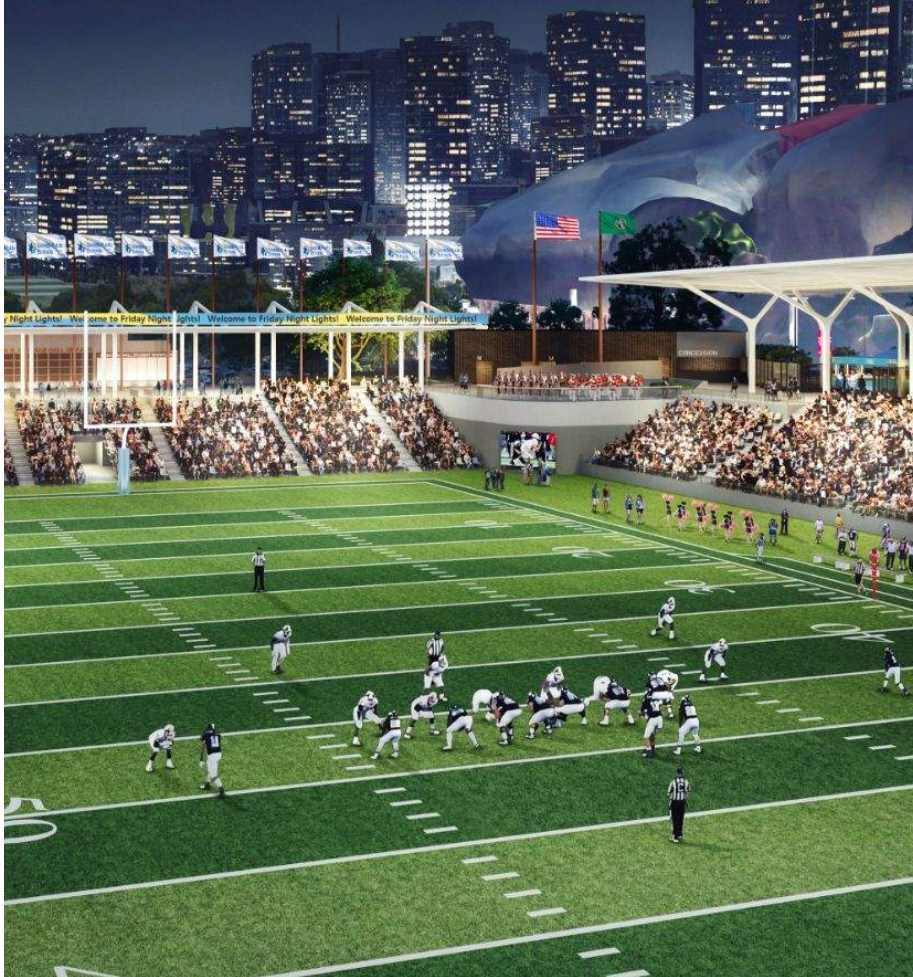
- **Feedback Loop:** process for integrating outreach to advance equity



Project Visions, Goals + Objectives

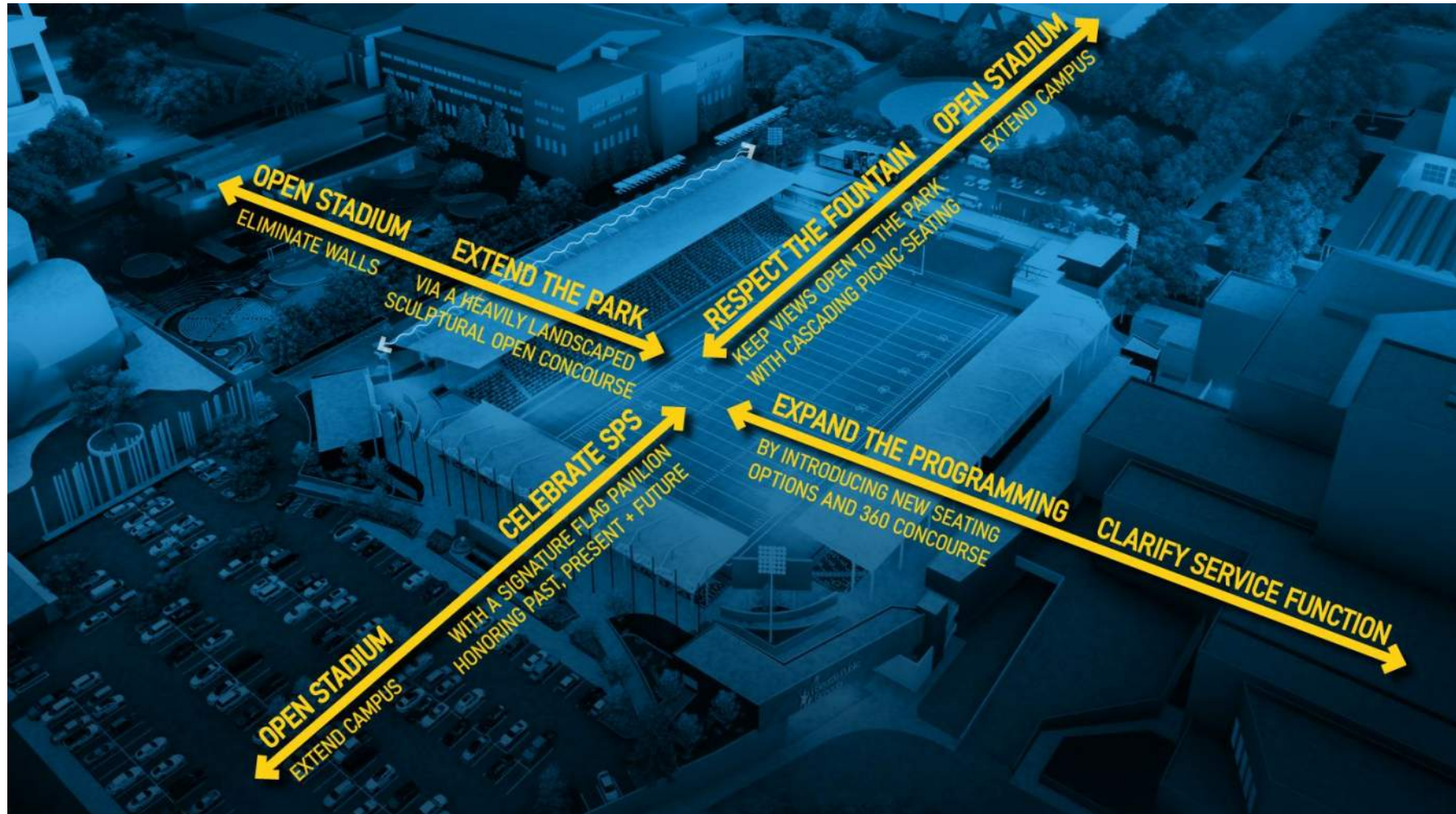
- Project goals and design principles
- Seattle Center Century 21 Master Plan

Project Issues + Opportunities



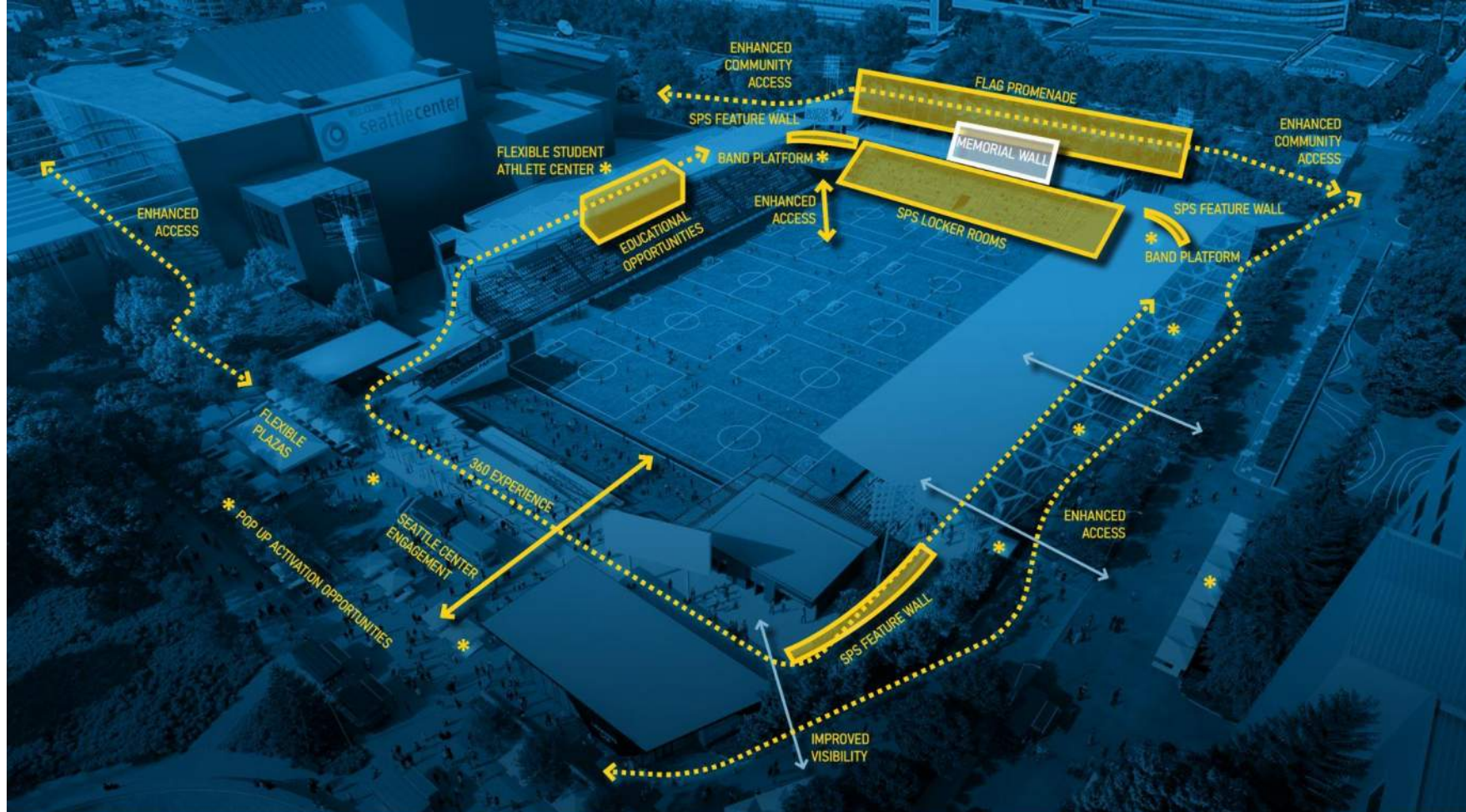
- Expanding and unifying open space
- Adding public gathering spaces
- Making connections - visual and physical
- Complex partner programs and needs
- Fulfilling the Century 21 Master Plan vision
- Working with tight budget and high aspirations
- Renewing a community civic gathering place

Project Goals + Principles



- Student-First Focus
- Provide Community Access + Activation
- Engage the Seattle Center Campus
- DEIA + Sustainability Targets
- Create Meaningful Partnership Opportunities
- Find Sustainable Development + Operating Costs

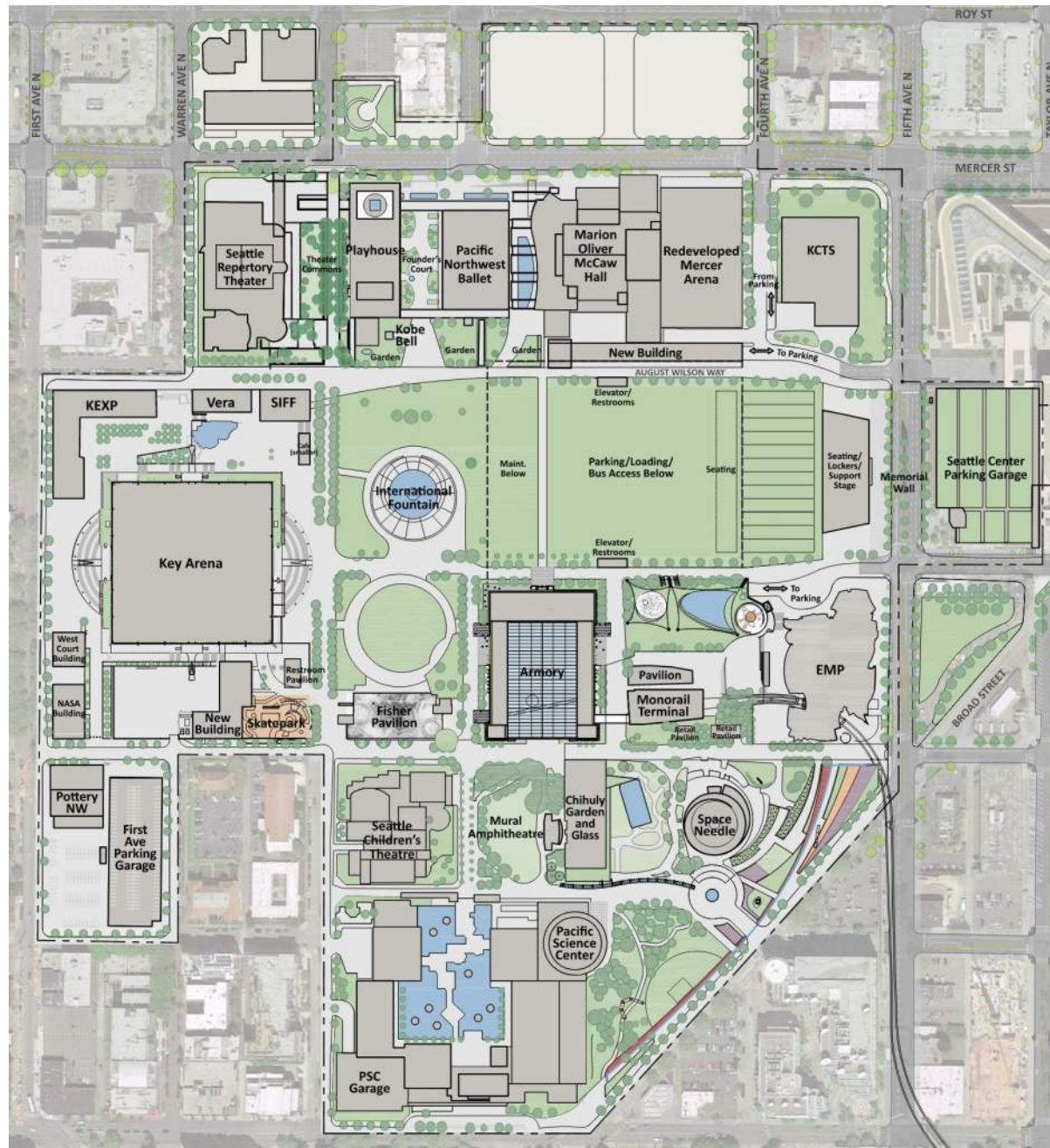
Project Goals + Principles



- World class stadium for Seattle youth + community
- Outside-In design - link to the Seattle Center + community context
- Provide community spaces supported by flexible amenities
- Celebrate students through art, activation, + technology
- Restore Memorial Wall + Provide pride of place and integrate into the stadium
- Multi-functional field of play and stadium

Seattle Center Century 21 Master Plan

- **Best Gathering Place:** Connecting patrons with vibrant programming in world class facilities – build on history
- Expanding and unifying **open space:** Seattle Center is greater than sum of parts; links throughout the campus to create a synergistic whole
- **Free public space** is the connective tissue: Making connections – between building and open spaces and thru campus to growing neighborhoods at edges
- Chart a direction and retain **flexibility** for change
- Attract **partners**
- **Accessibility** for all visitors
- **Sustainability**

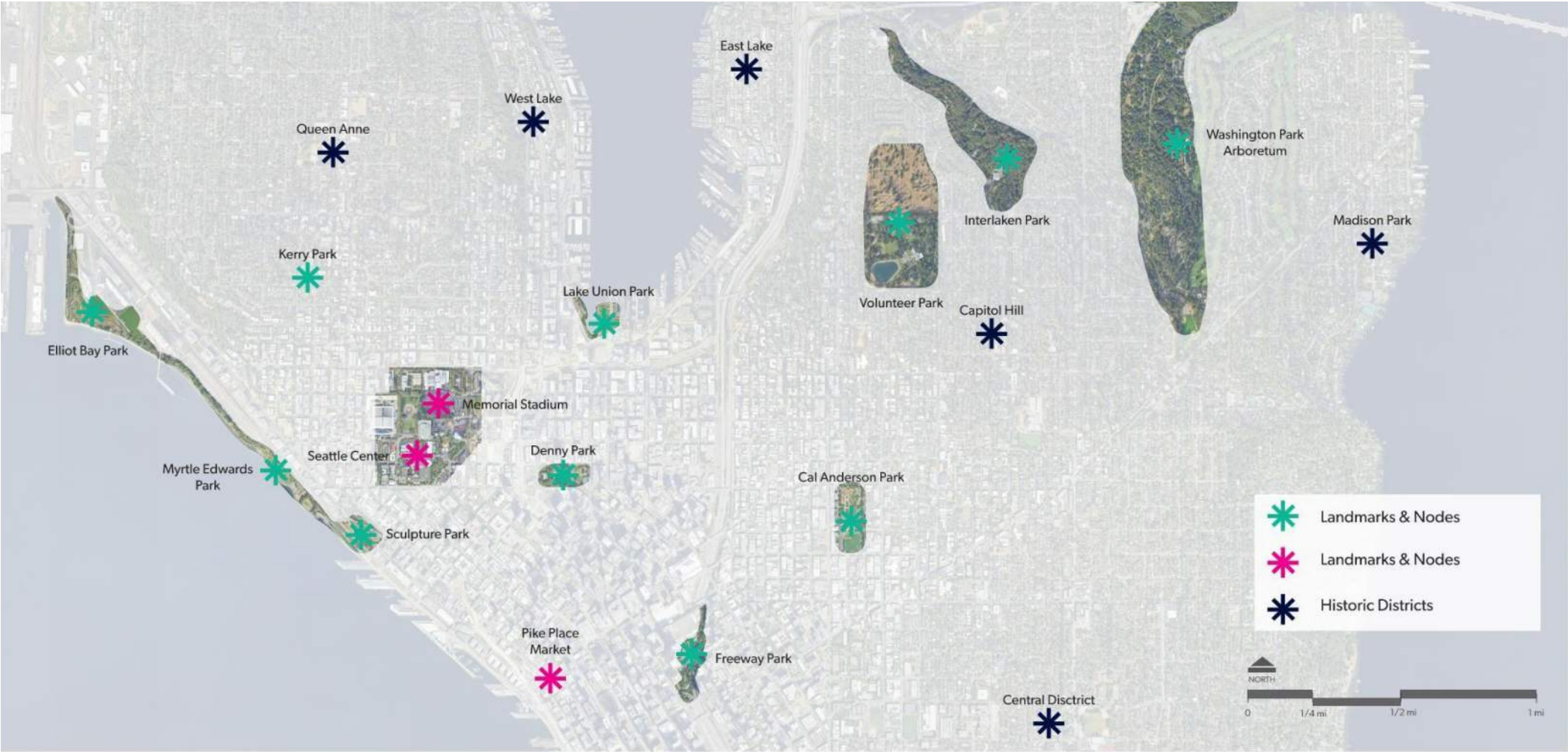




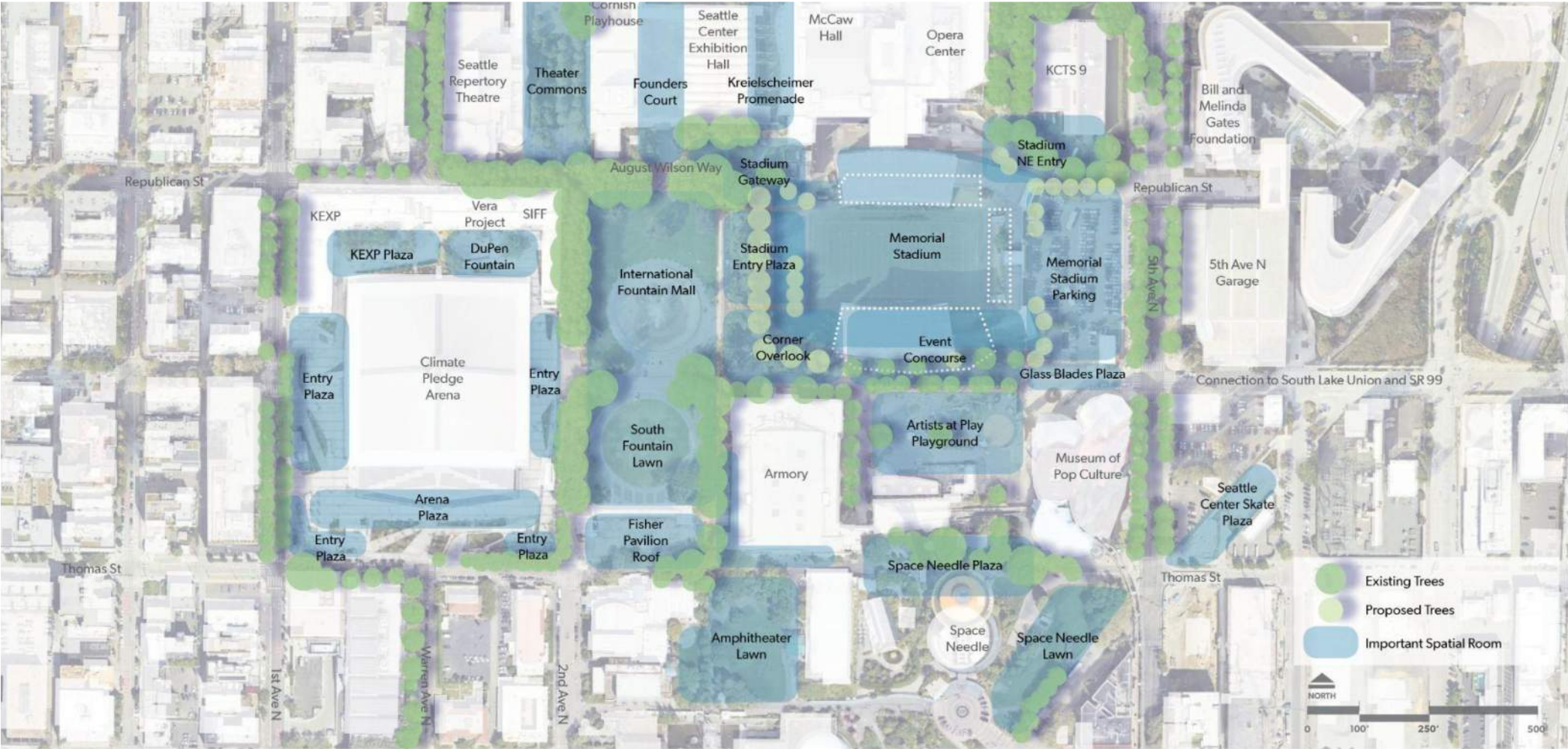
Seattle Center Century 21 Master Plan

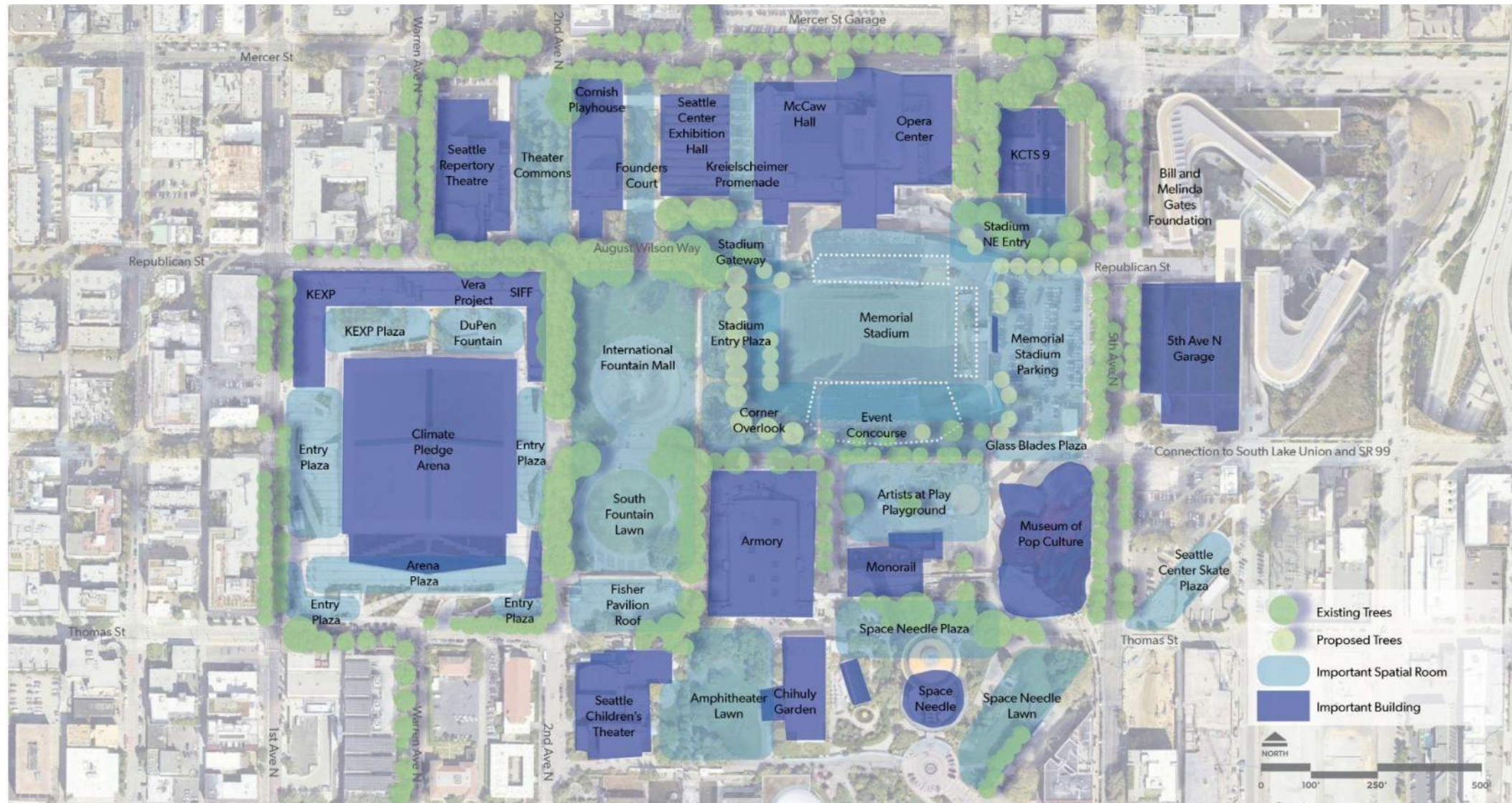
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Seattle Center Context



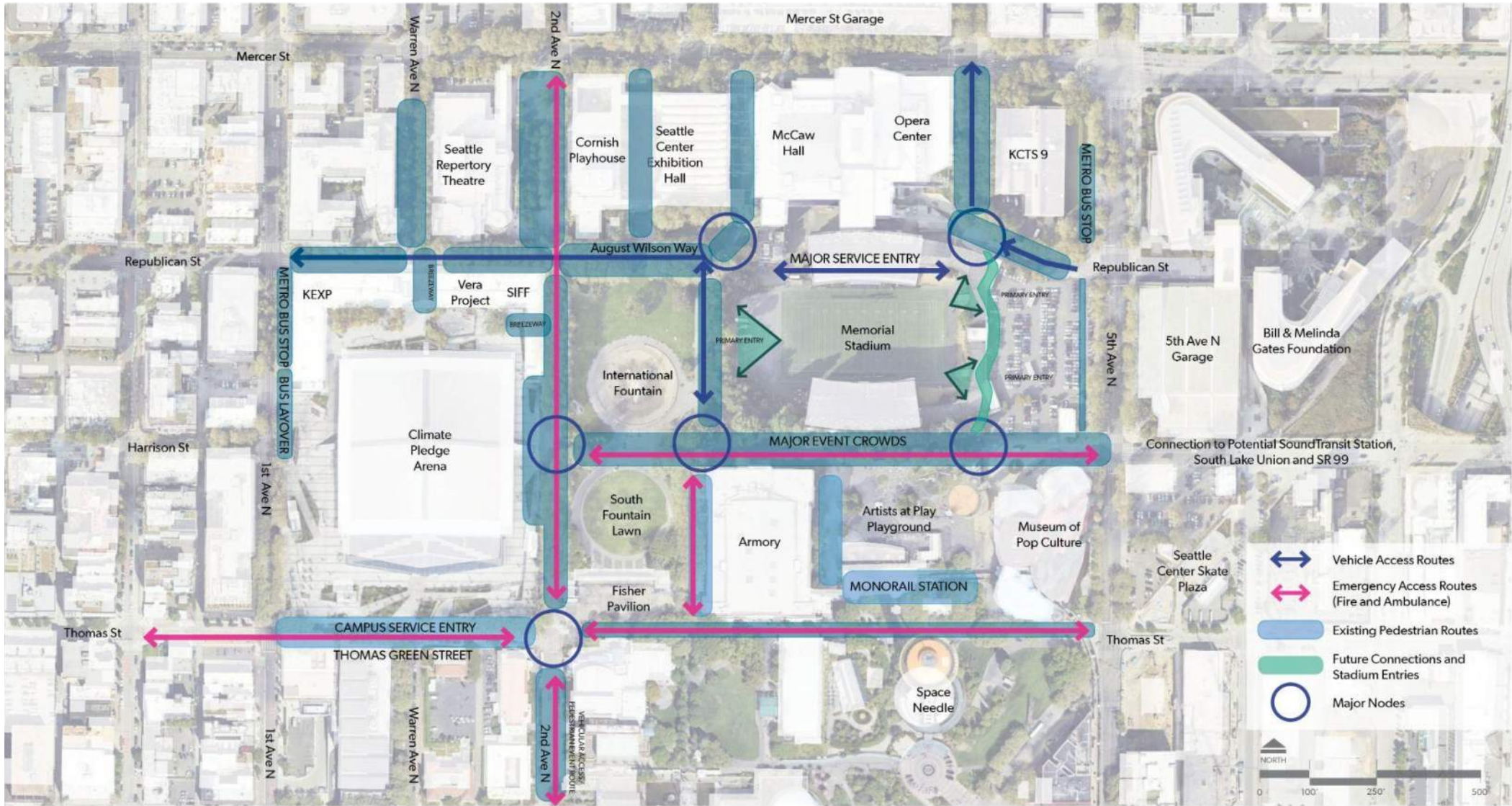
Site Context





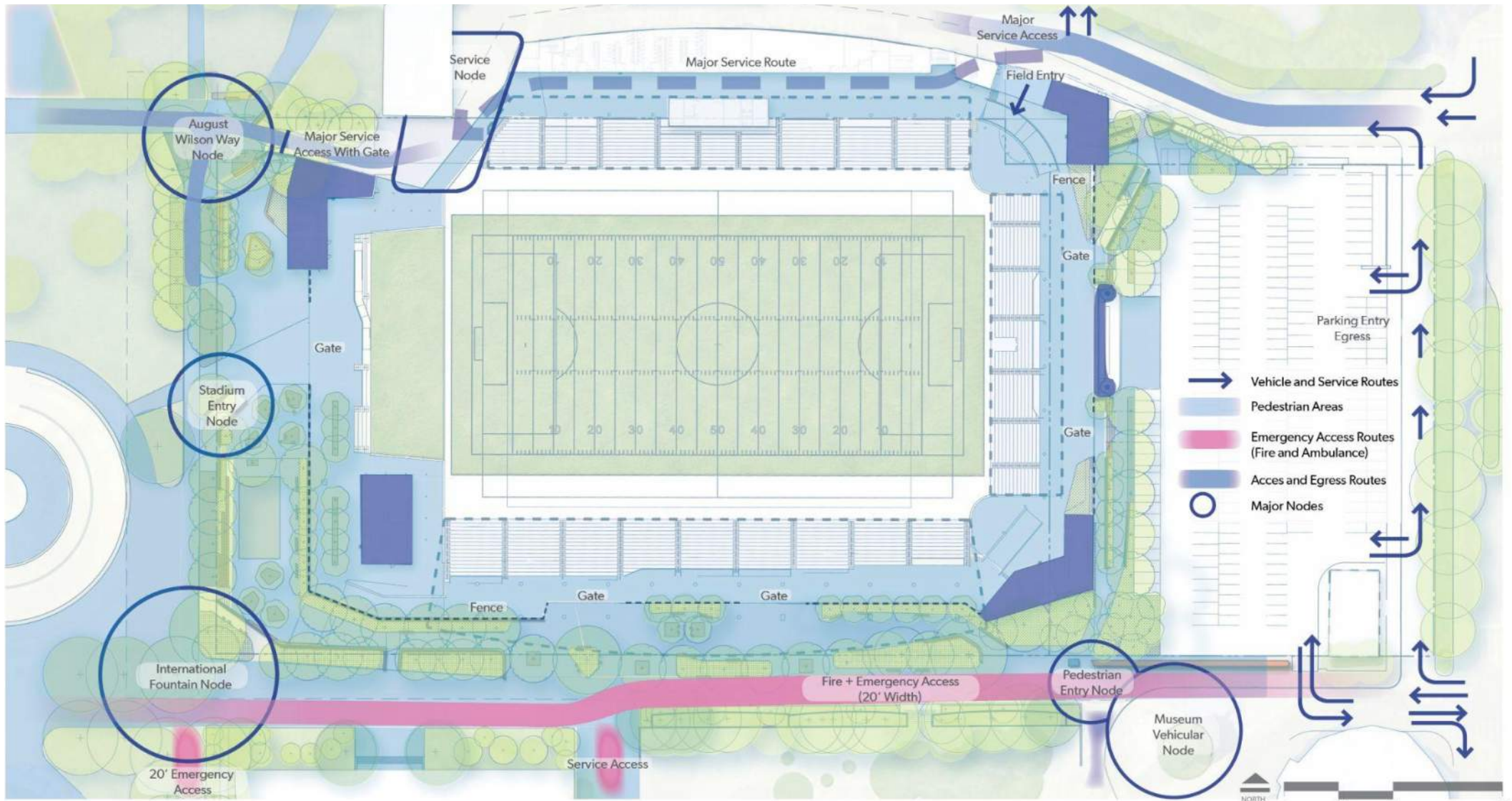
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Seattle Center Open Space Frame



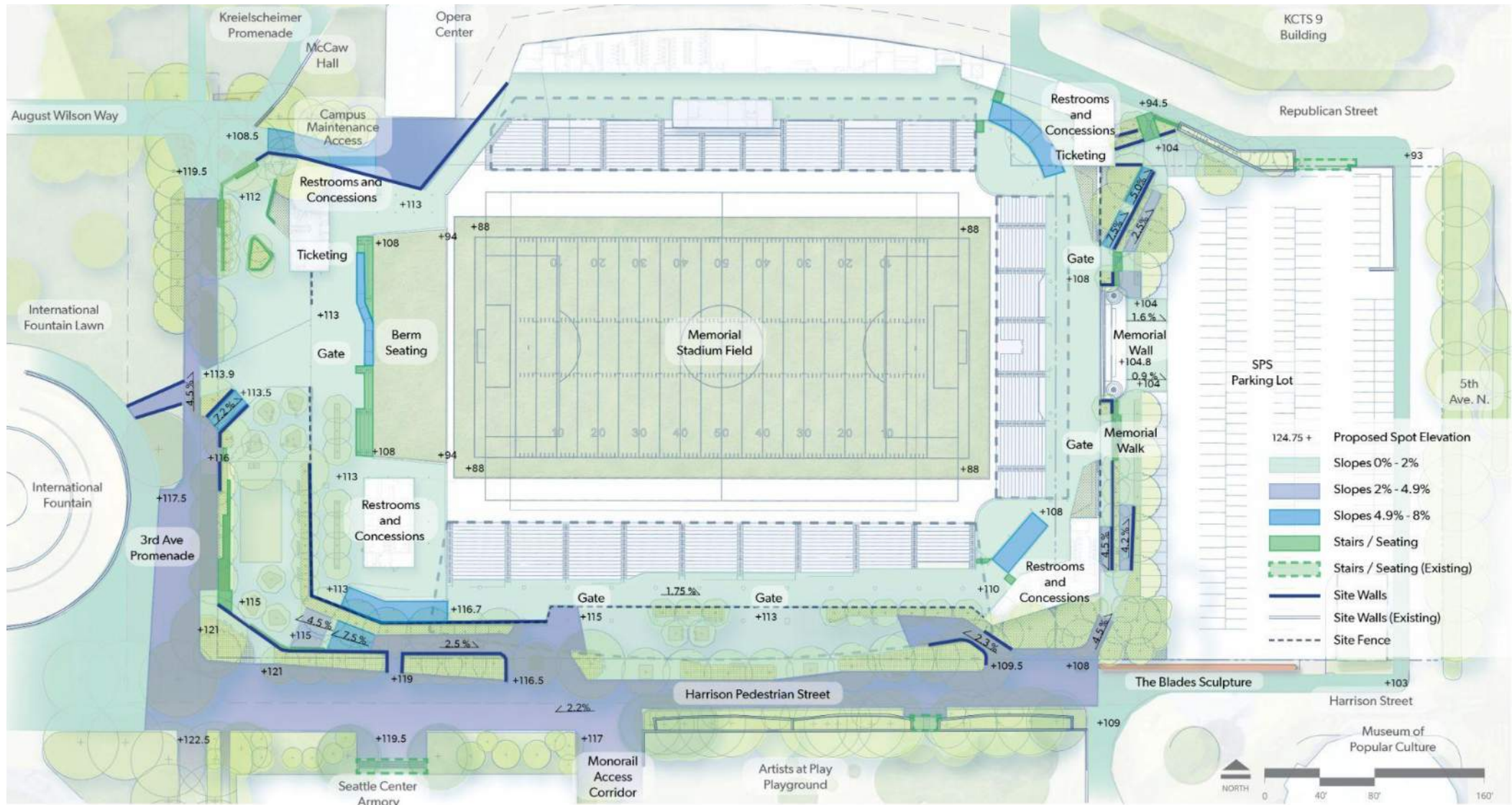
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Seattle Center Site Circulation



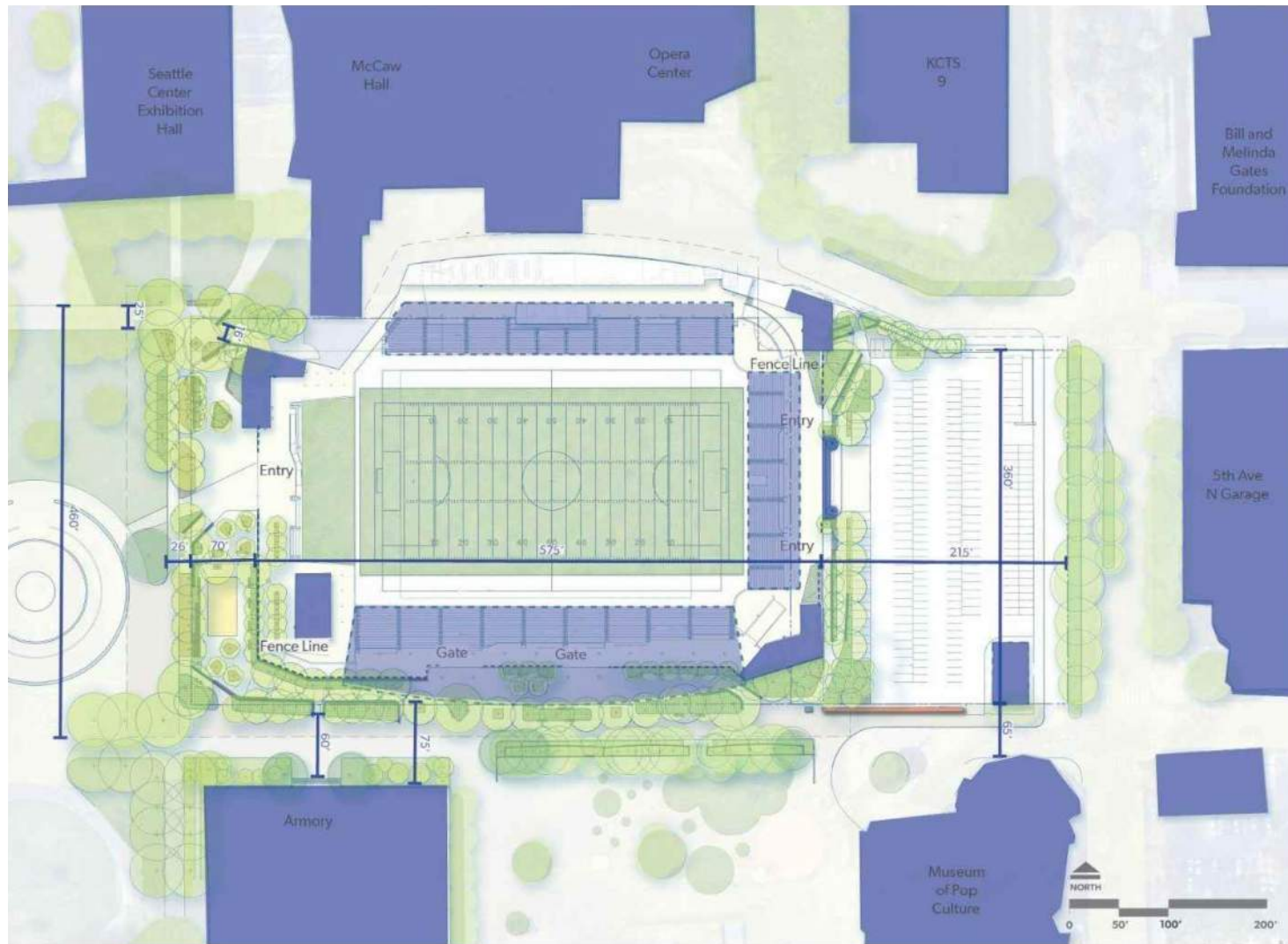
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Site Circulation



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Site Grading



- Expanding and unifying open space
- Creating additional gathering places
- Making connections and building links
- Accessible for all
- Adding to Seattle Center 's spatial organization
- Fulfilling the Century 21 Master Plan

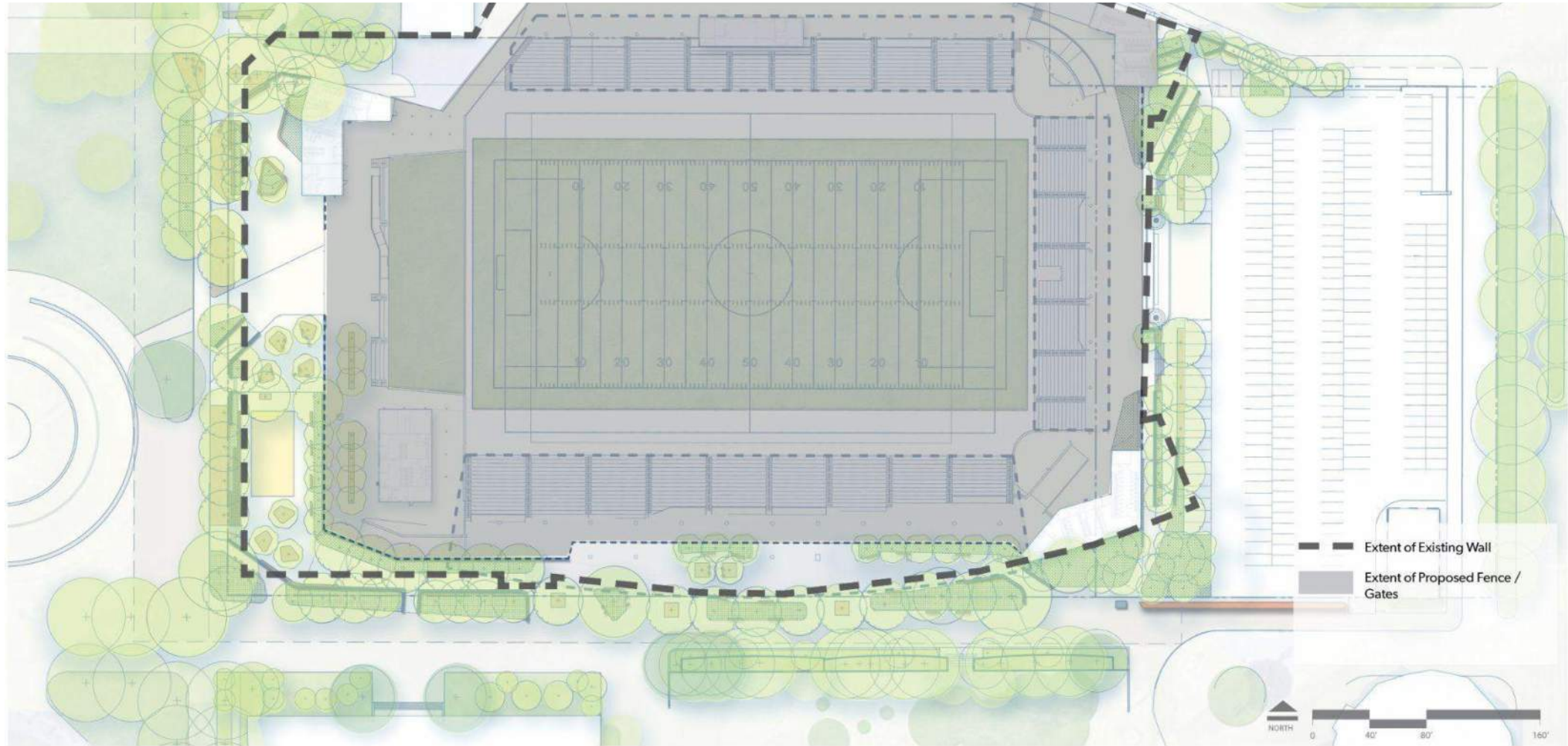
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Open Space Frame

Program + Design



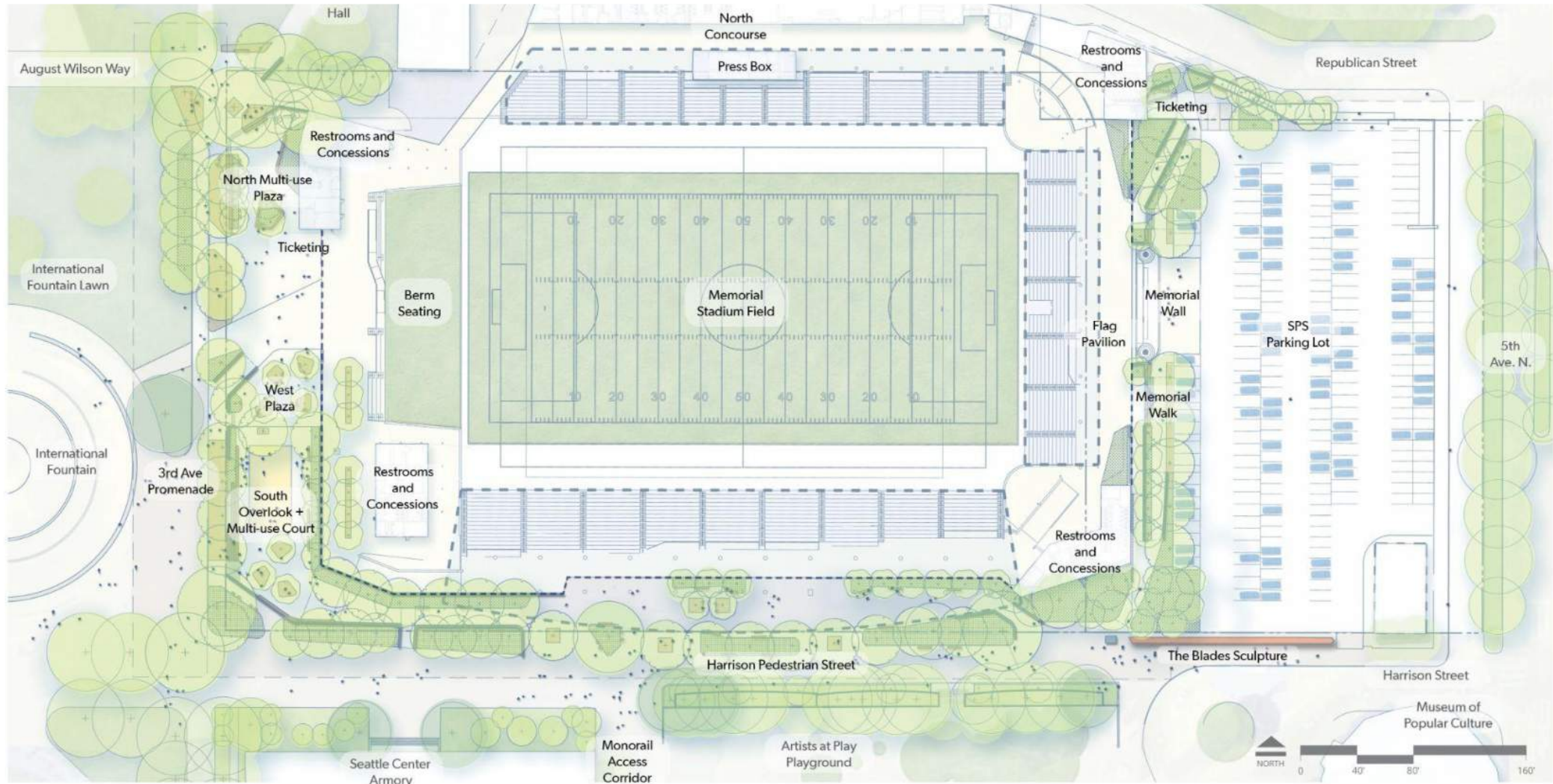
Existing + New Public Open Space



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Existing / New Comparison

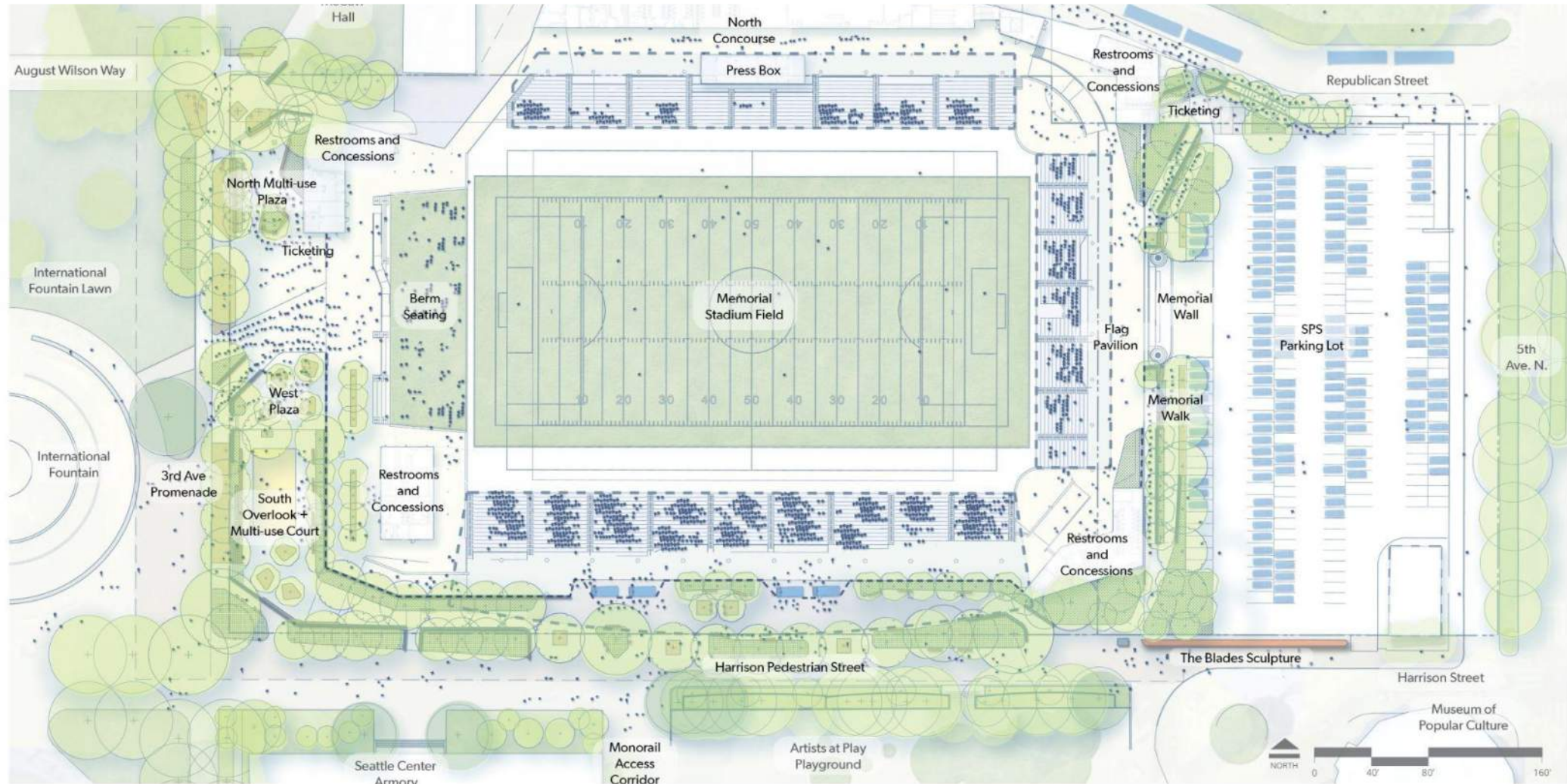
Site Program Study - Day in the Life



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Site Program - Daily Use

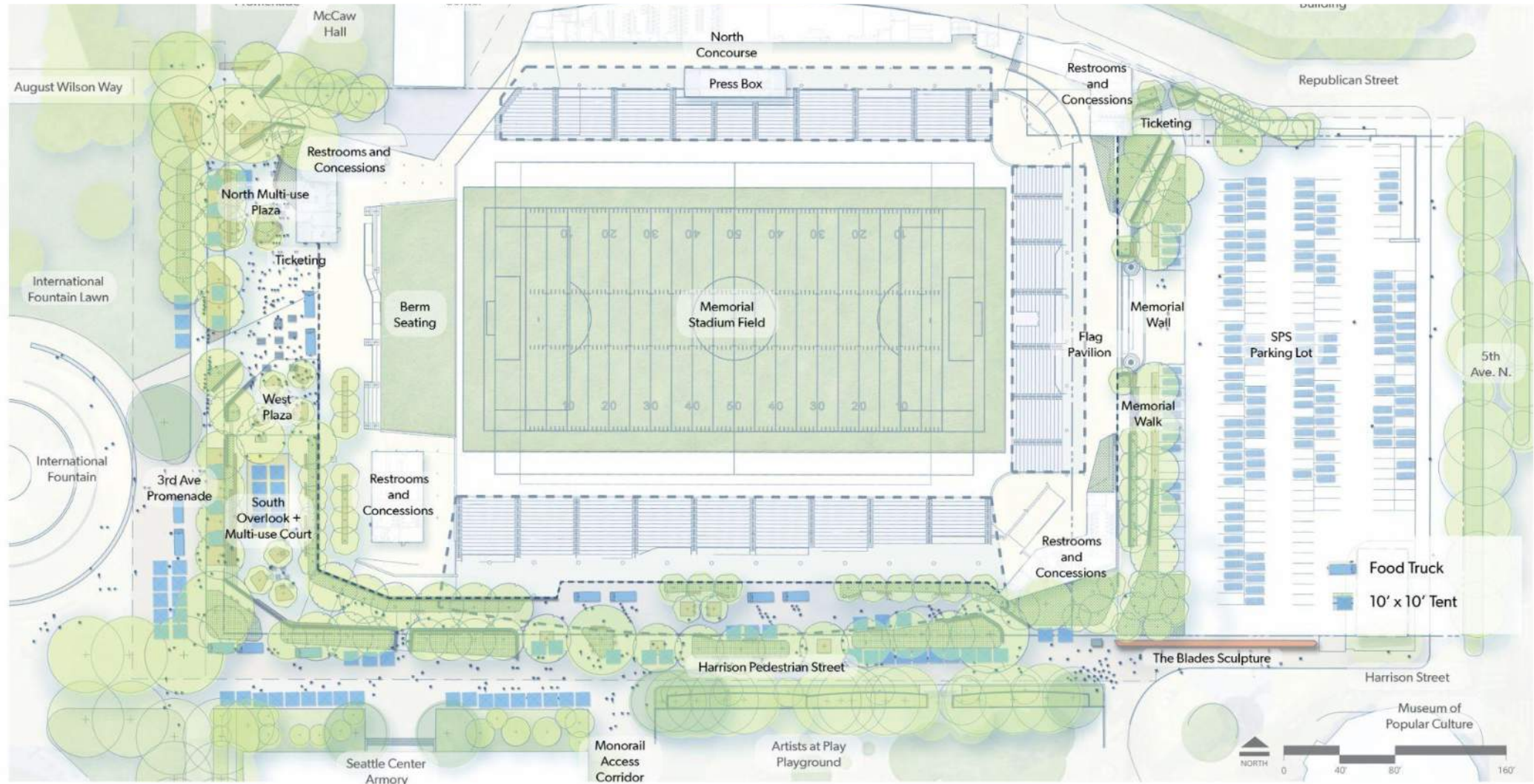
Site Program Study - Events



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Site Program - Game Day

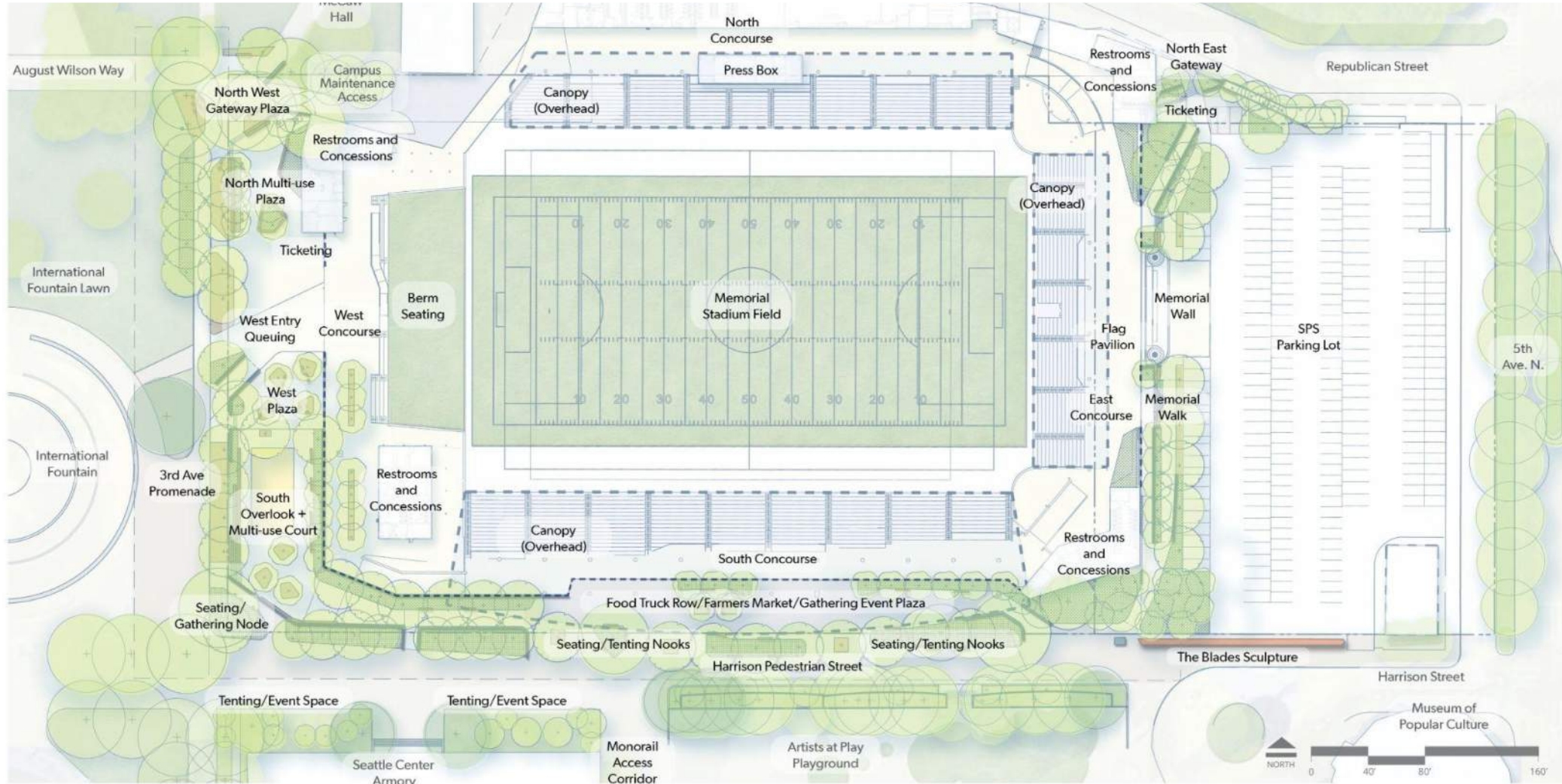
Site Program Study - Festivals



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Site Program - Festival Streets

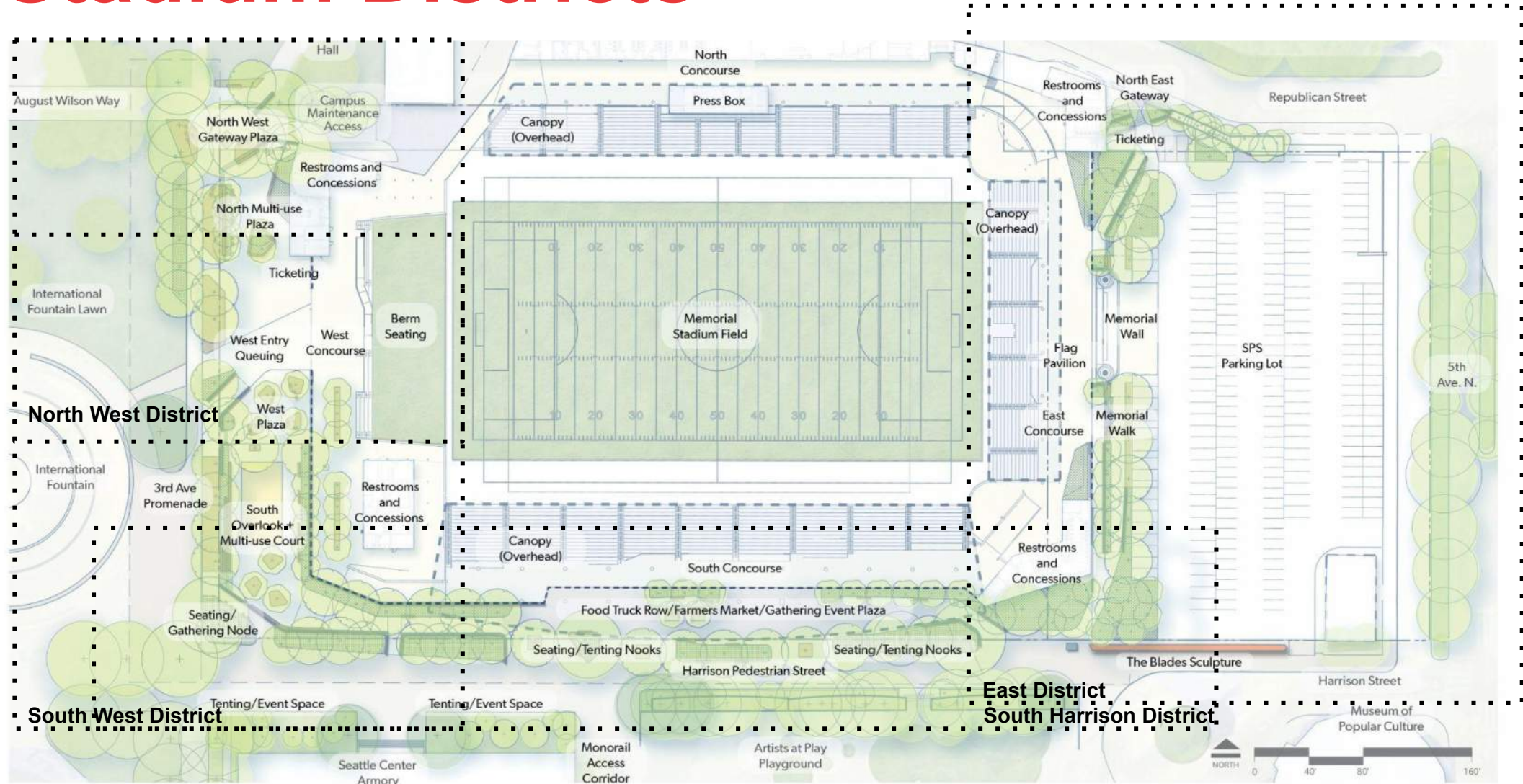
Memorial Stadium Site Plan



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Context Plan

Stadium Districts



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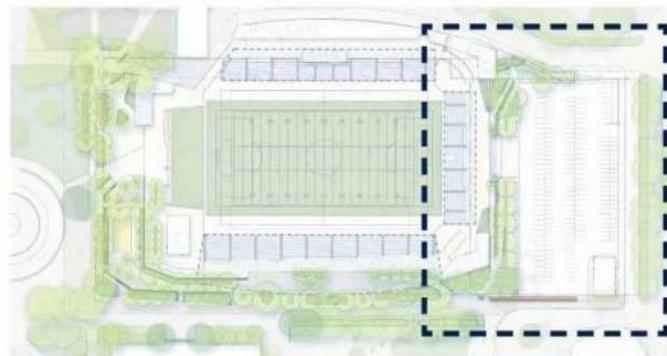
Context Plan

East District

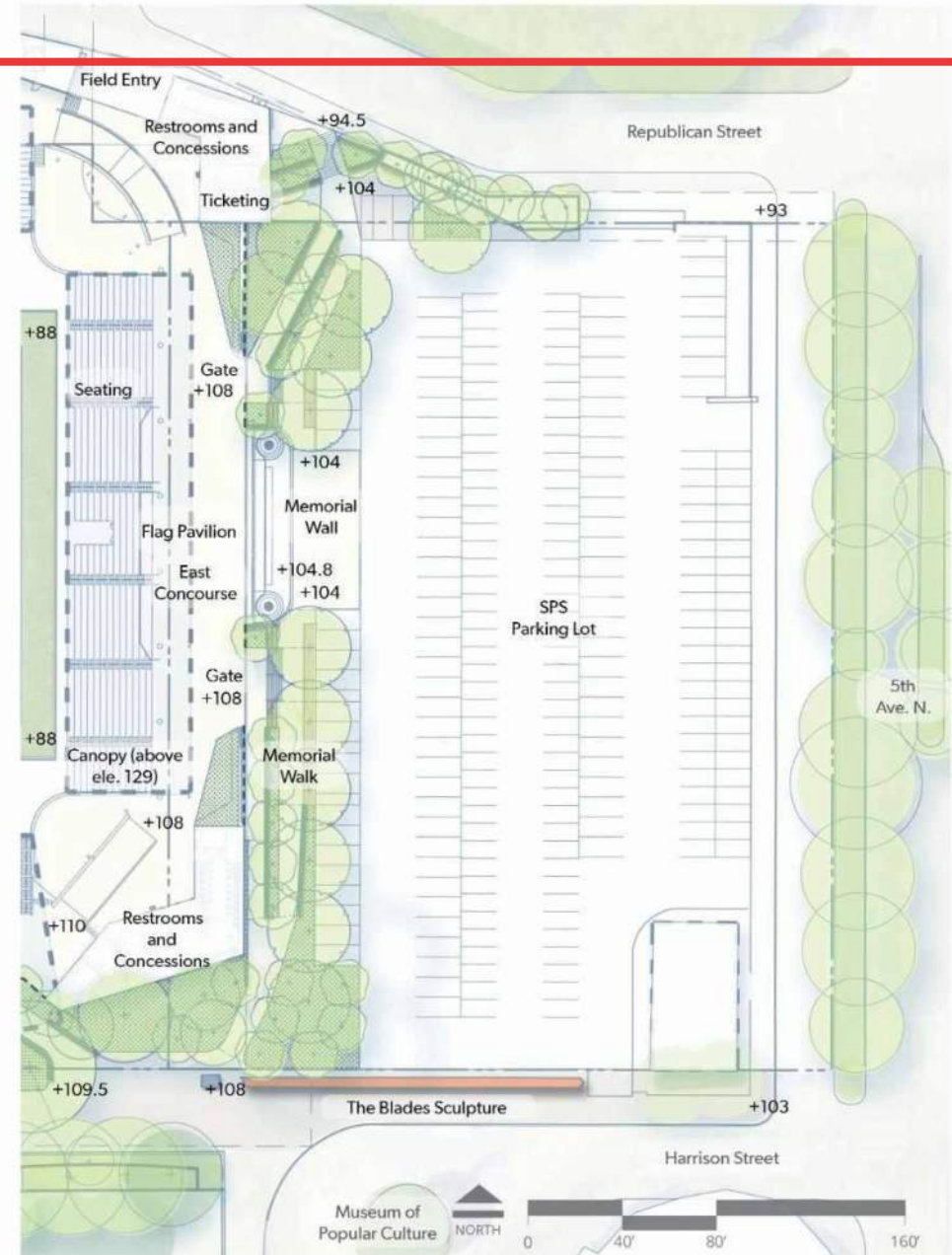
- Retain parking function
- Reorganize parking for efficiency and to integrate Memorial



East District



KEY PLAN



East District Enlargement

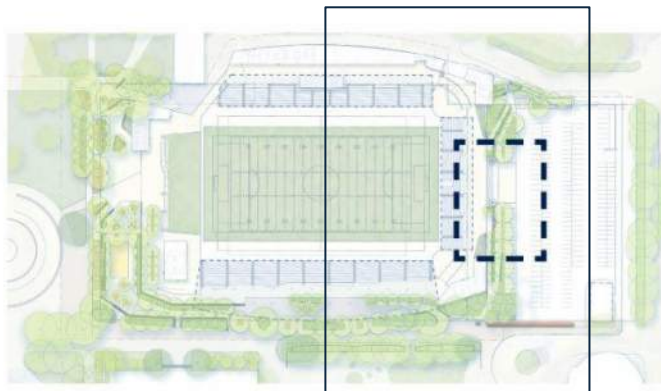
Memorial Wall

- Observations:
 - Memorial dominated by parking lot and hidden in parking lot
 - Memorial lacks foreground gathering area
 - Non-operating water features
 - Limited access to memorial wall
 - Honoring the memorial

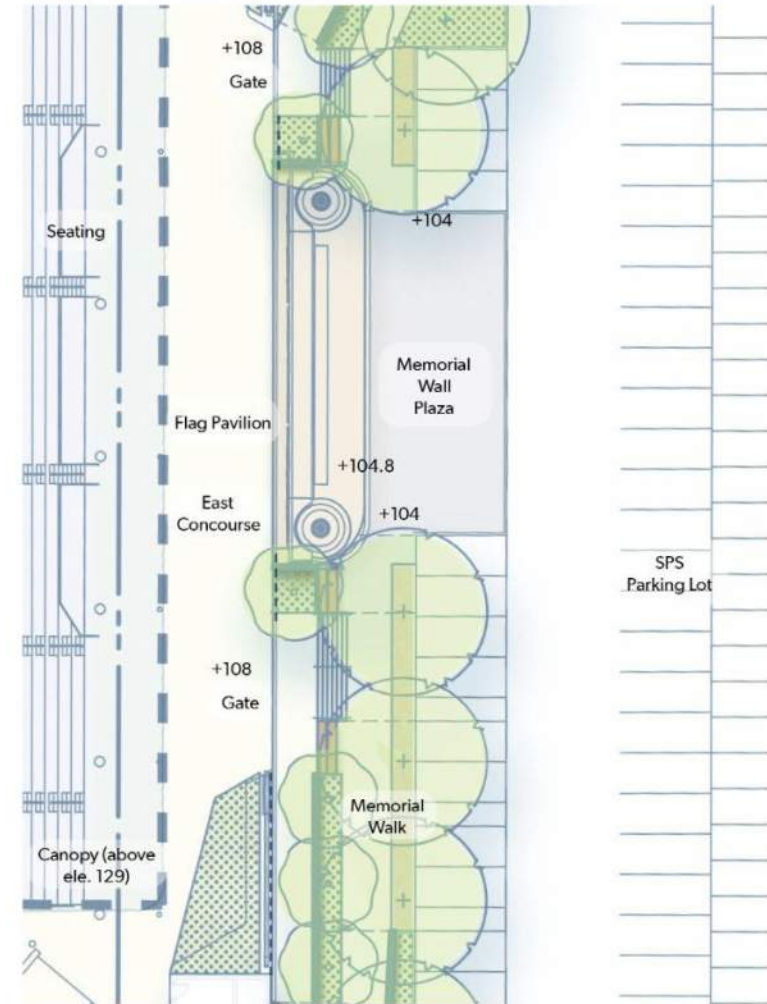


Memorial Wall

- Recognition of Landmarks Preservation status for the Memorial wall and 20' Halo
- Landmarks process and existing conditions evaluation initiated
- Initial thoughts:
 - Evaluate memorial relationship to existing stadium structure
 - Evaluate integration of a small plaza with seating
 - Evaluate water feature
 - Restore stonework



KEY PLAN



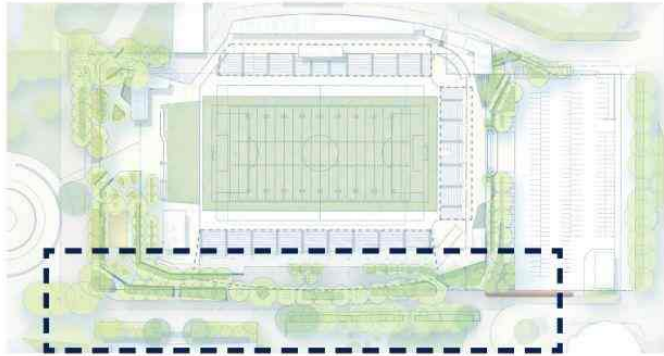
Memorial Wall Enlargement

South Harrison District

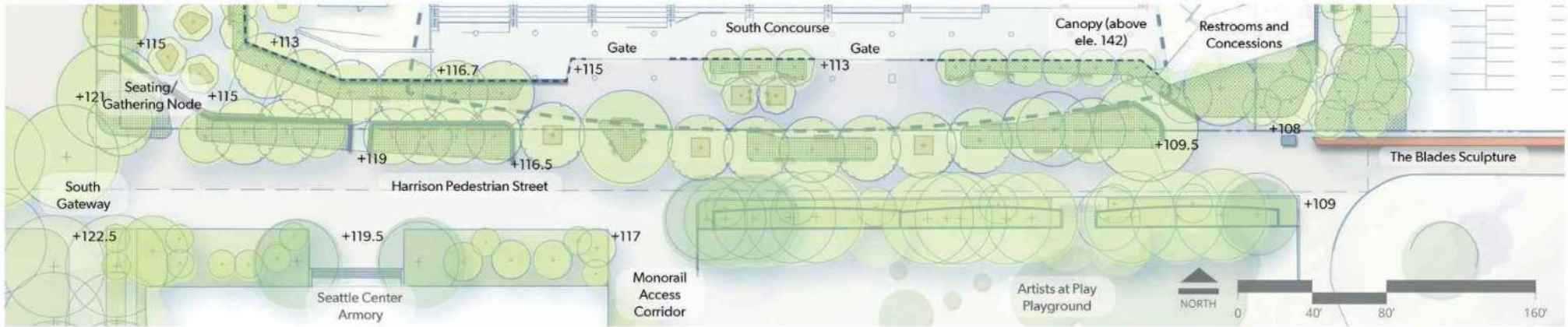
- Retain and reinforce campus scale with large trees and pavilions
- Create views into stadium
- Create gathering areas
- Expand pedestrian area



South Harrison District



KEY PLAN



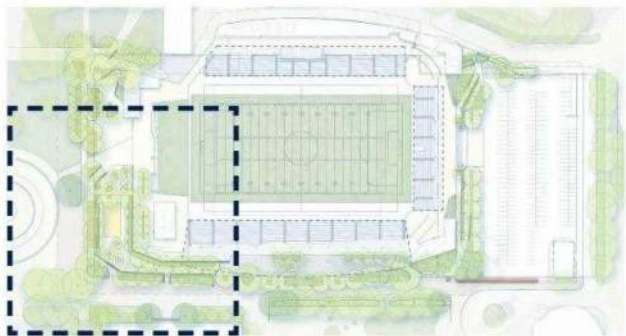
South District Enlargement

South West District

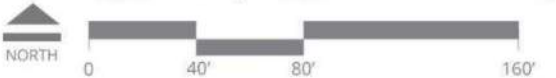
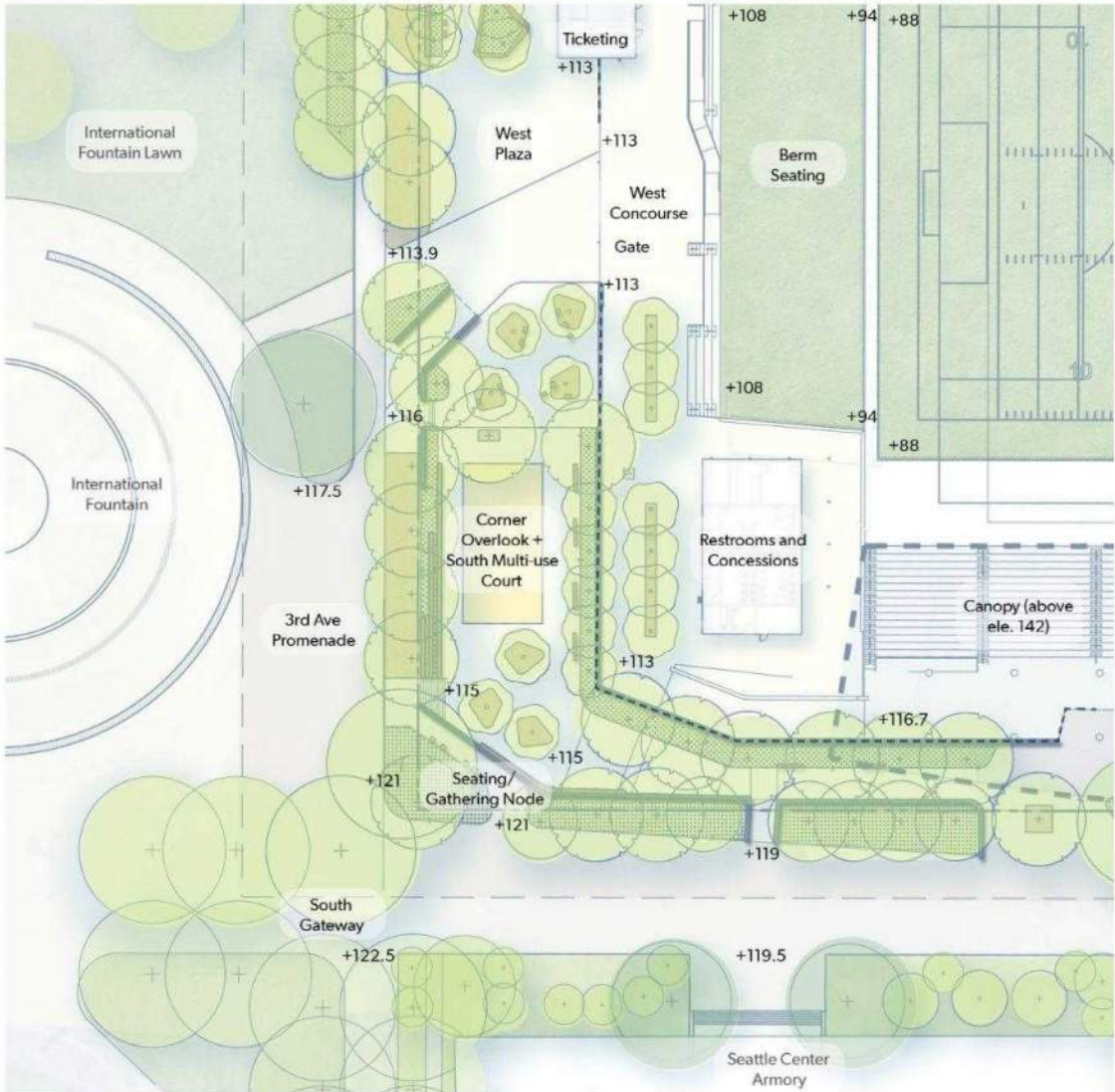
- Retain and reinforce campus scale with large tree frame and pavilions
- Create gathering areas for daily use and support festivals and events
- Ease access to the International Fountain
- Expand and unify open space



South West District



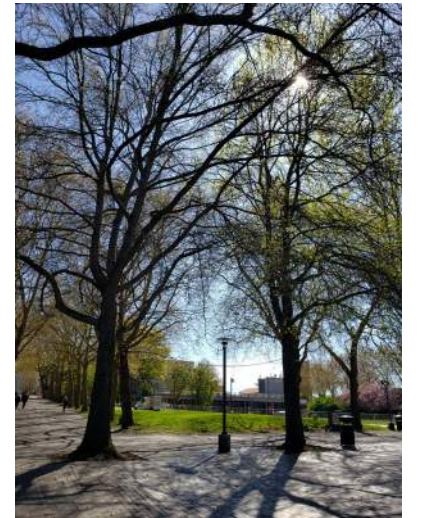
KEY PLAN



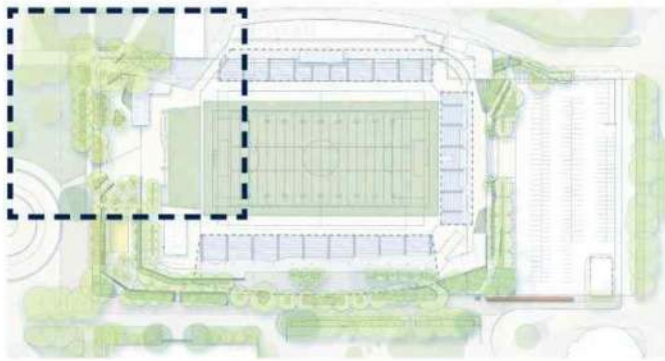
South West District Enlargement

North West District

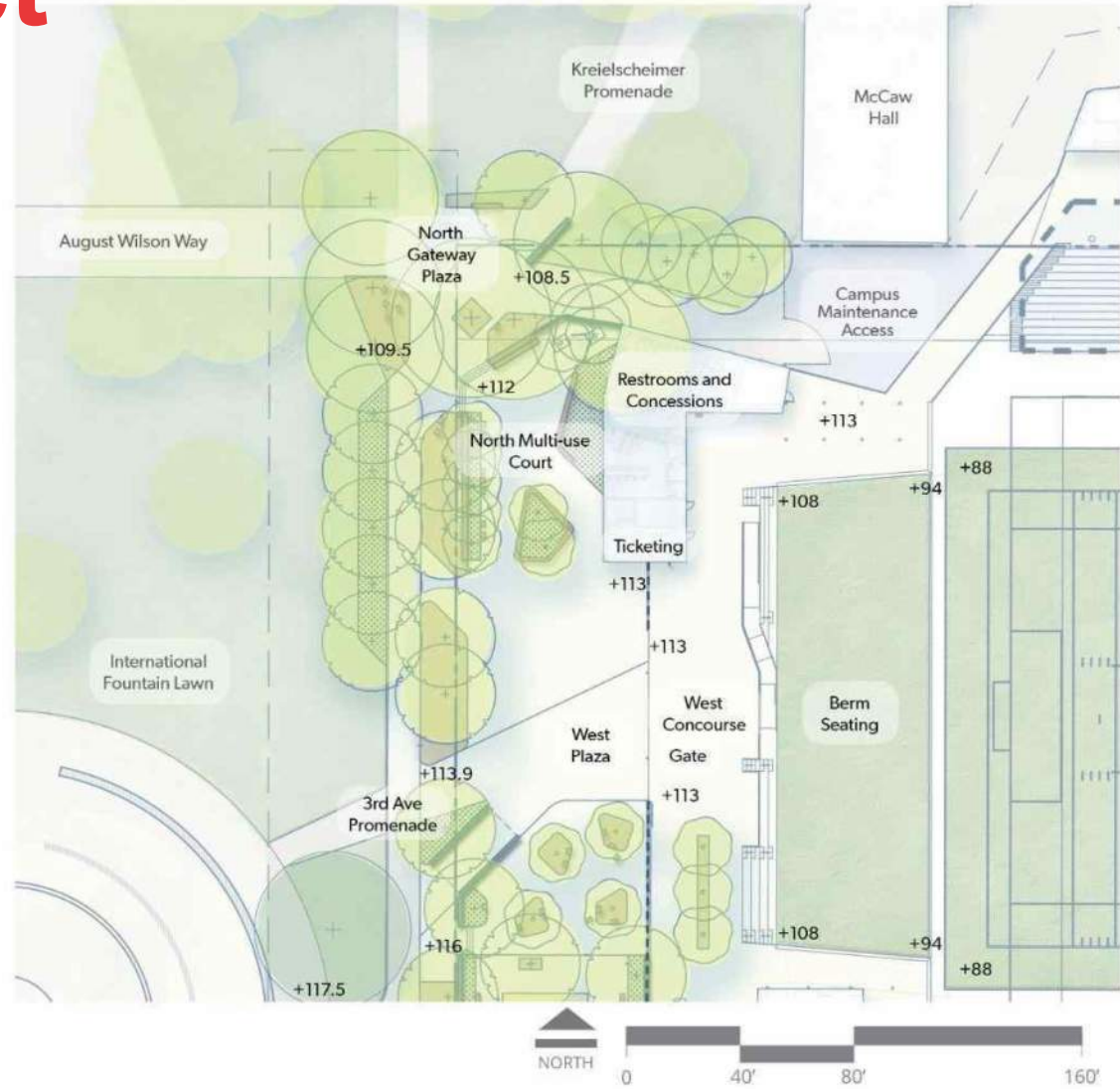
- Create a gathering area at end of August Wilson Way
- Remove walls and create views into and beyond Stadium
- Maintain critical service access



North West District

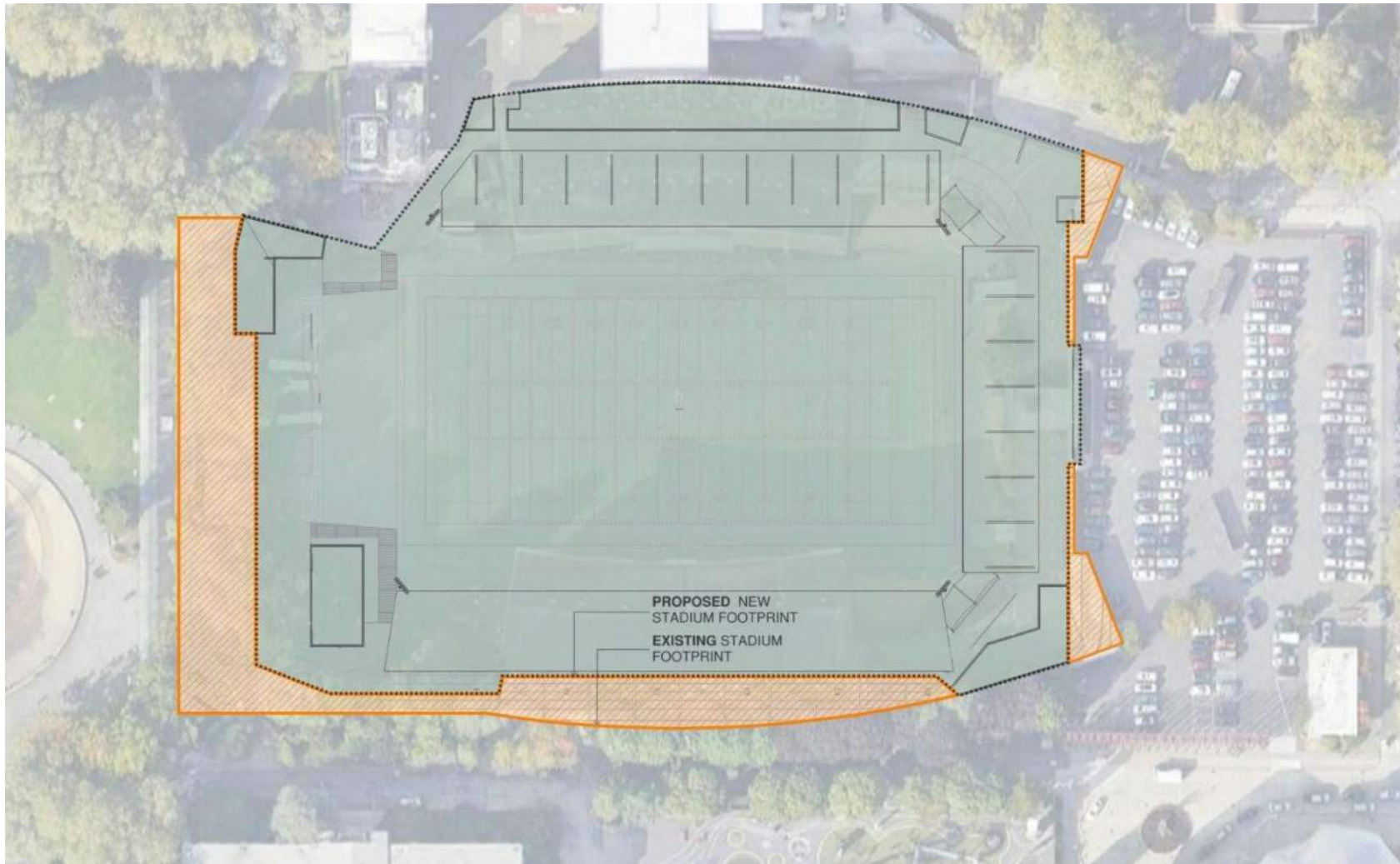


KEY PLAN



North West District Enlargement

Stadium Footprint



- 34,000 SF of Expanded Public Amenity Space

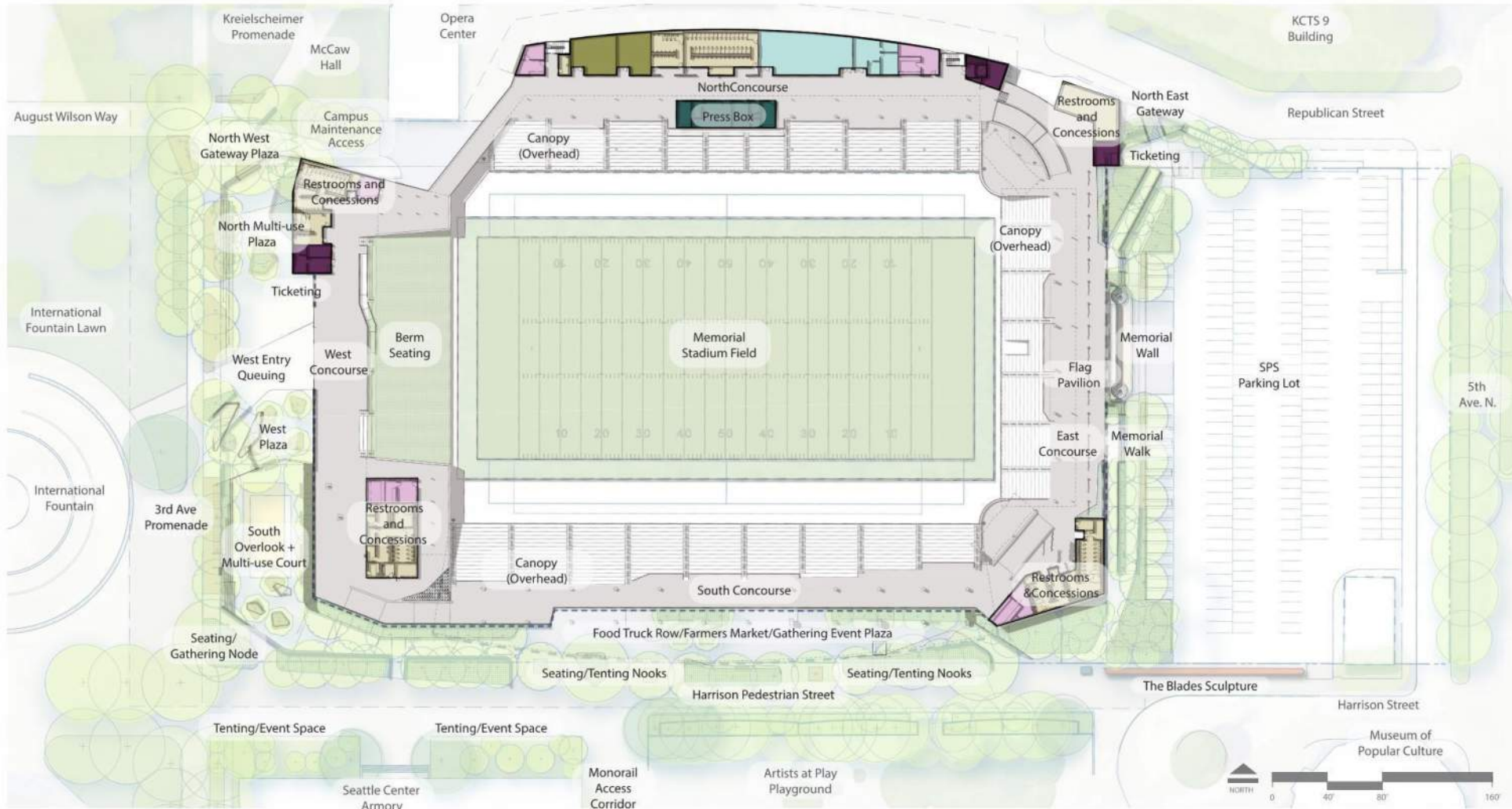
Field Level Floorplan



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Field Level Plan

Concourse Level Floorplan



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Concourse Level Plan



DIGITAL
SIGNS

WELCOME TO
seattle center



Welcome to Friday Night Lights! Welcome to Friday Night Lights! Welcome to Friday Night Lights! Welcome to Friday Night Lights! Welcome to Friday Night Lights! Welcome to Friday Night Lights!

MEMORIAL STADIUM

Game Night



Approach to Sustainability

- Team ongoing evaluation: Some high points
 - 25% carbon reduction in concrete from a baseline.
 - 85-90% recycled steel.
 - Passive drainage and reuse of stormwater.
 - Complete reuse and repurpose of woody debris.
 - 15,000 to 17,000 tons of existing concrete will be turned to rubble for use as fill.
 - Stadium design will be universally accessible for patrons with disabilities.
 - The stadium will provide accommodating spaces for a wide demographic, including wellness rooms and non-gendered restrooms.
 - Ample space for separation of waste streams, including trash, recycling, and composting.
 - Mitigate heat island
 - Climate adaptive plant selection
 - High efficiency heat pump systems
 - White roofs and canopies
 - On-site EV charging of service vehicles
 - Potential for solar panel installation on roof areas



Next Steps

- 07-18-2024 MUP/SEPA Submittal
- 09-06-2024 Development Agreement
- Next SDC Meeting(s)
 - Late July / Early August - TBD
- Ongoing community engagement



Discussion

+ Thank You

GENERATOR
STUDIO