



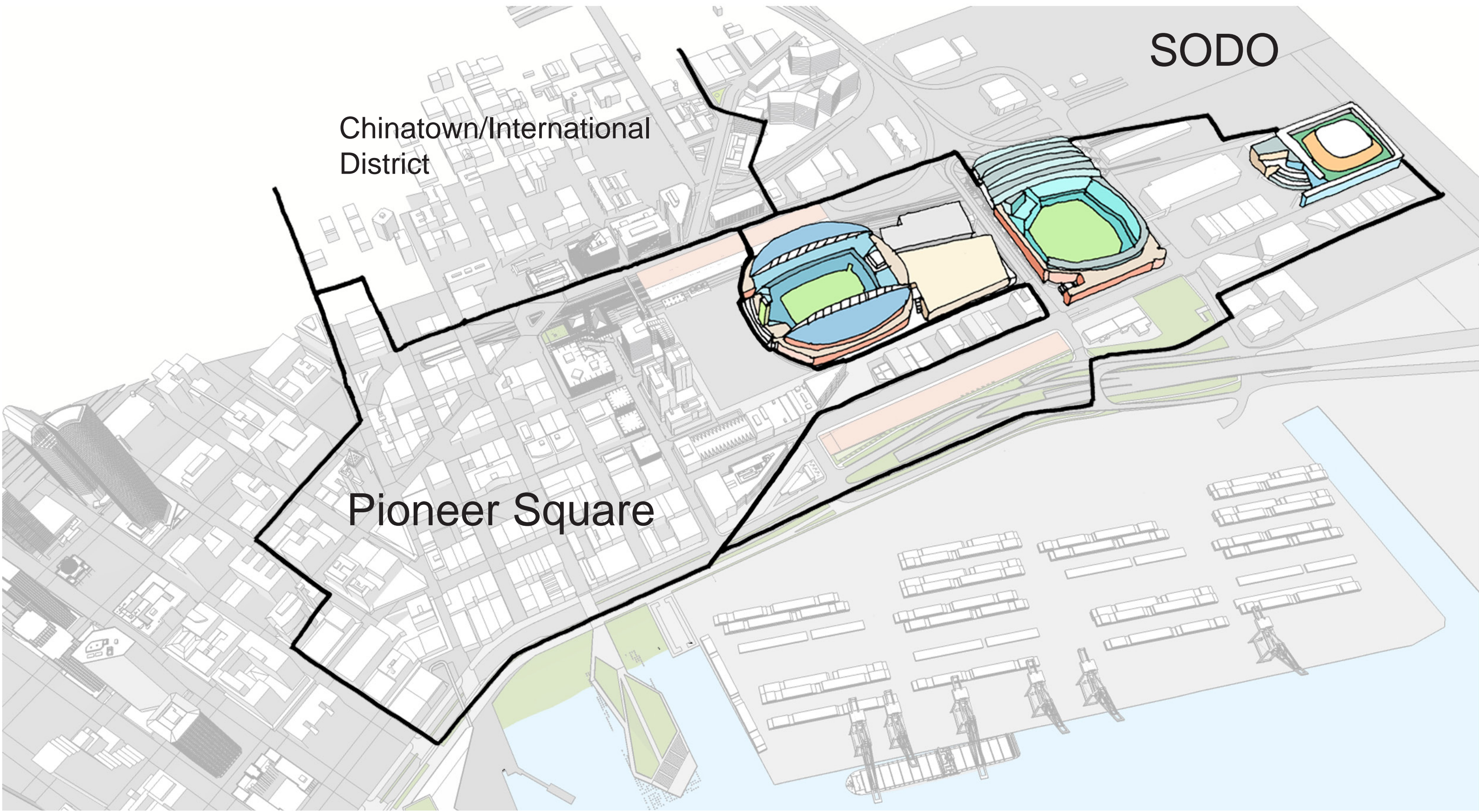
# Catalyst Sites

Magic in the middle and excitement around the edges

**WOSCA**

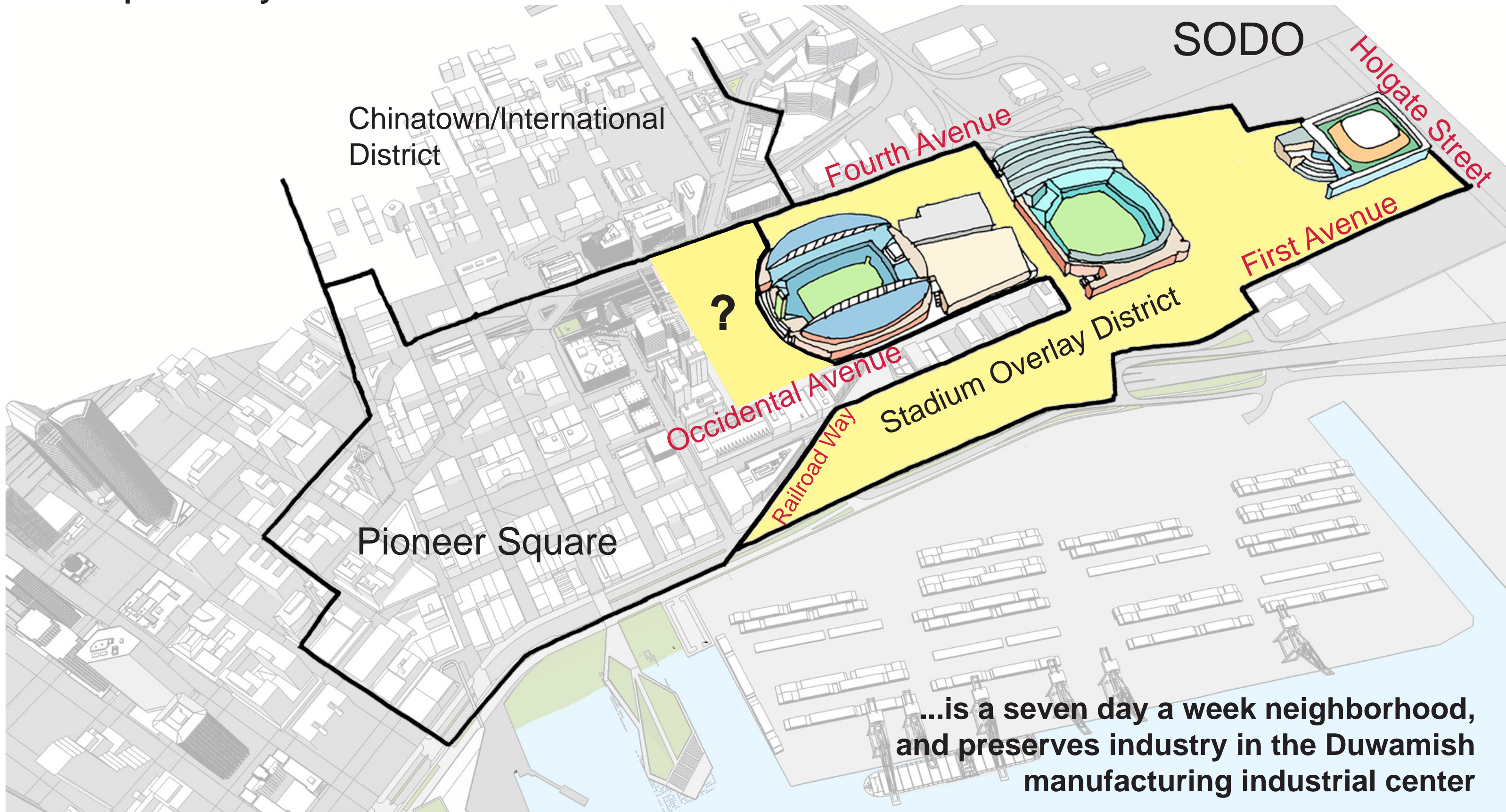
**King Street Station Overtracks**

**South Occidental Blocks**



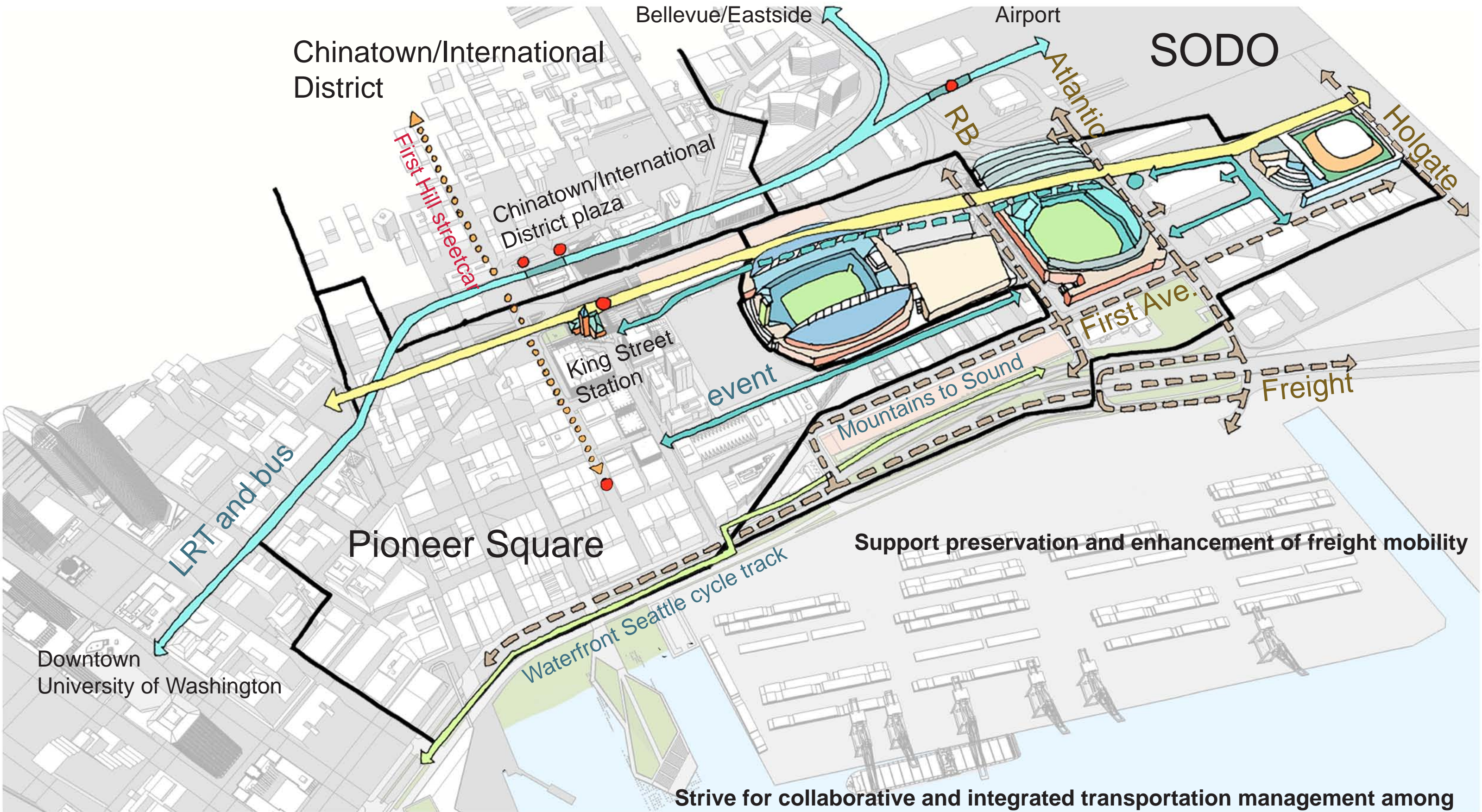


**A unique and lively destination sports and entertainment district for all that includes a range of complimentary uses...**





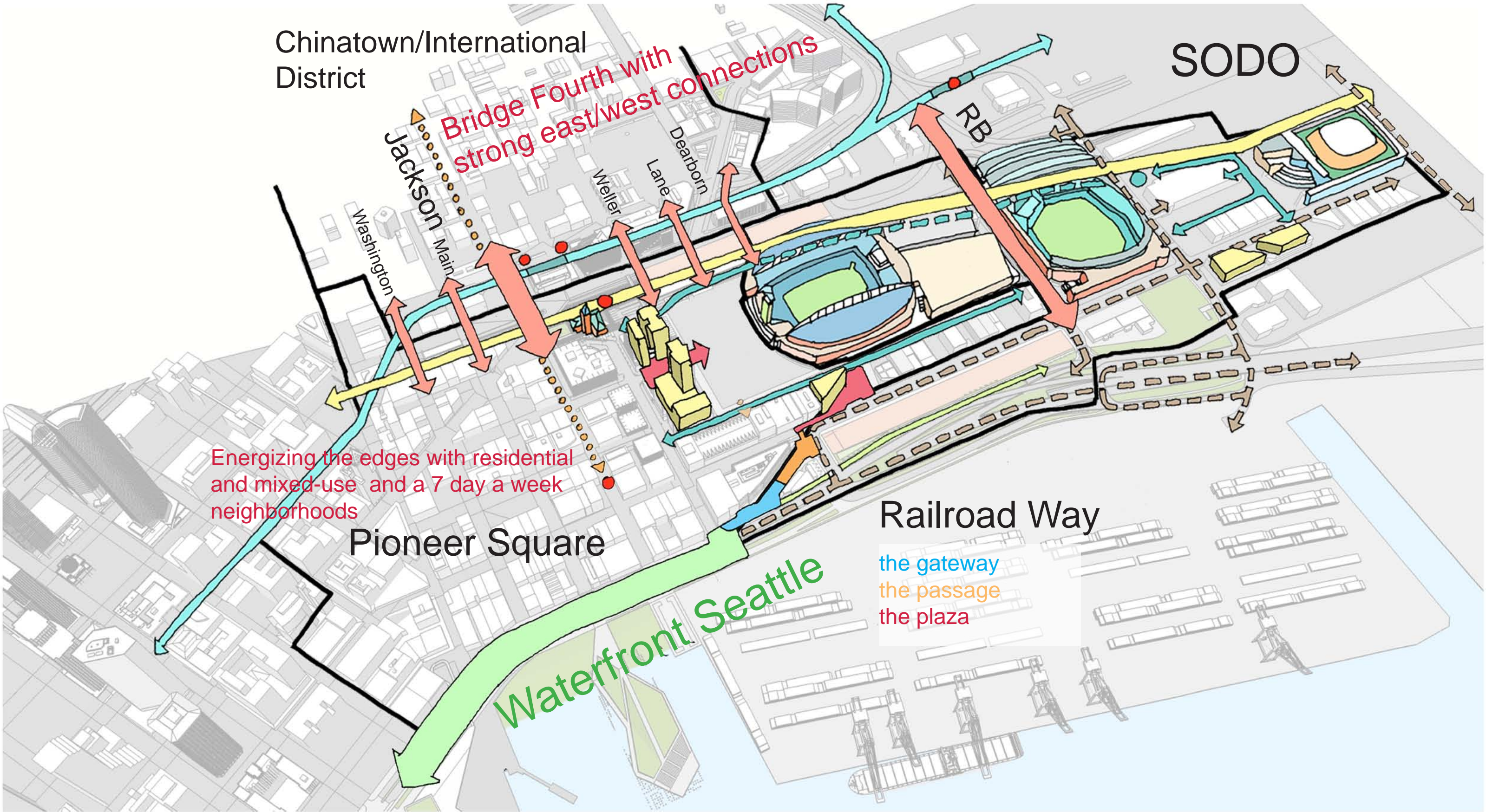
# Capitalize upon transportation investments in and near the District



Strive for collaborative and integrated transportation management among major sports and entertainment uses and other uses in the district



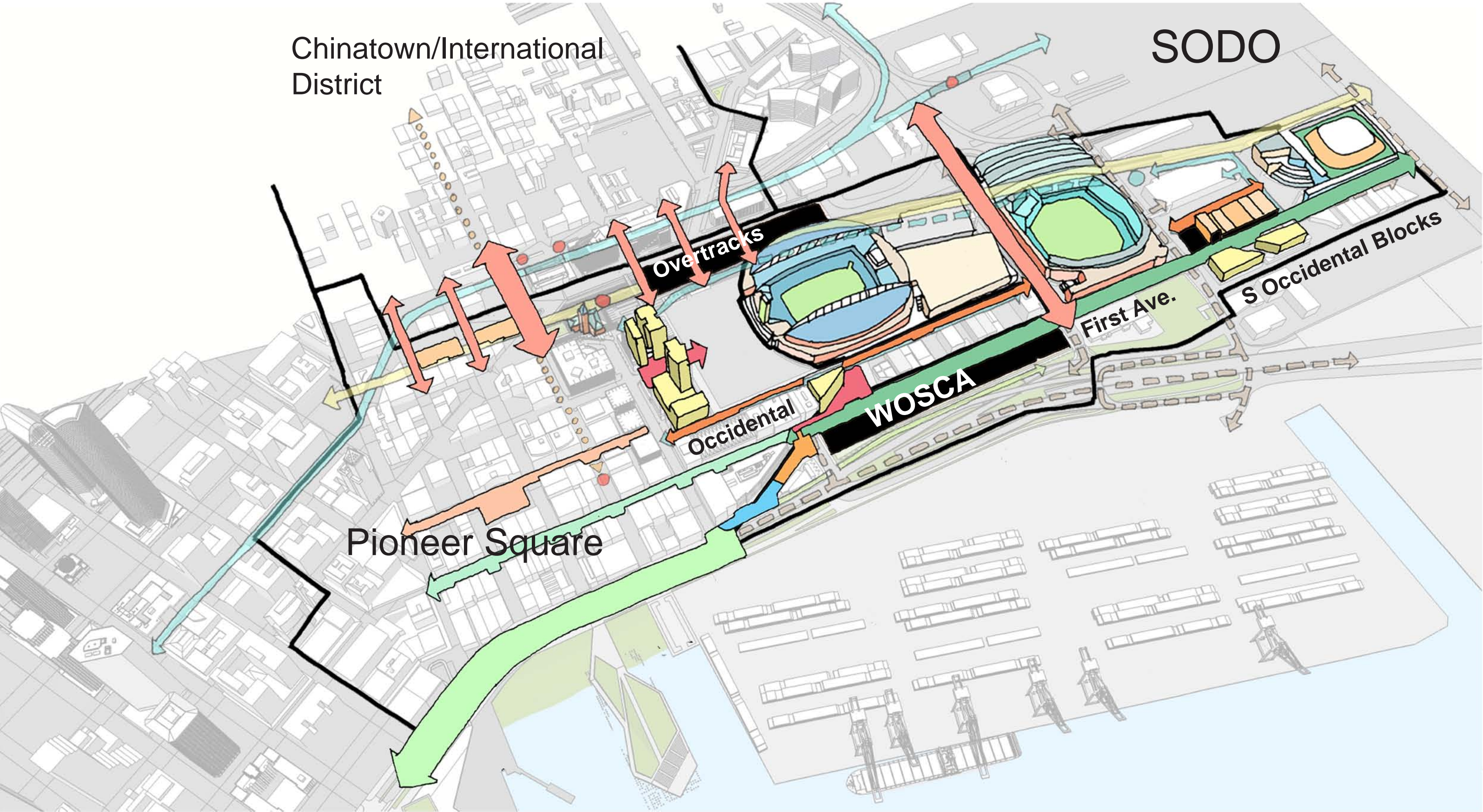
# Provide inviting faces to the District





# Catalyst Sites

Recognize a limited number of key sites available for development in the district, and encourage new uses and configurations on these sites to optimize their contribution to the district vision.





Protect and enhance the value of the property while contributing to the success of the Stadium District, the surrounding neighborhoods and city in a manner that leverages existing and future investments.



WOSCA  
in the middle of everything



# WOSCA

## A Sentinel Moment

Sentinel site - the southern terminus of the Seattle waterfront

Plaza prominence - benefits from a direct relationship with "Occidental triangle" (Stadium District, Seattle waterfront, and Pioneer Square)

Housing hub - proximate to the planned and existing housing cluster of Pioneer Square

Shoreline showcase - views and connectivity to the waterfront are extraordinary

## Magic In The Middle

Faces onto historic building facades of Pioneer Square panhandle along First Avenue.

Mid-block crossing creates pedestrian activity in the middle portion of site

An amenity like a park will energize the inner part of the site

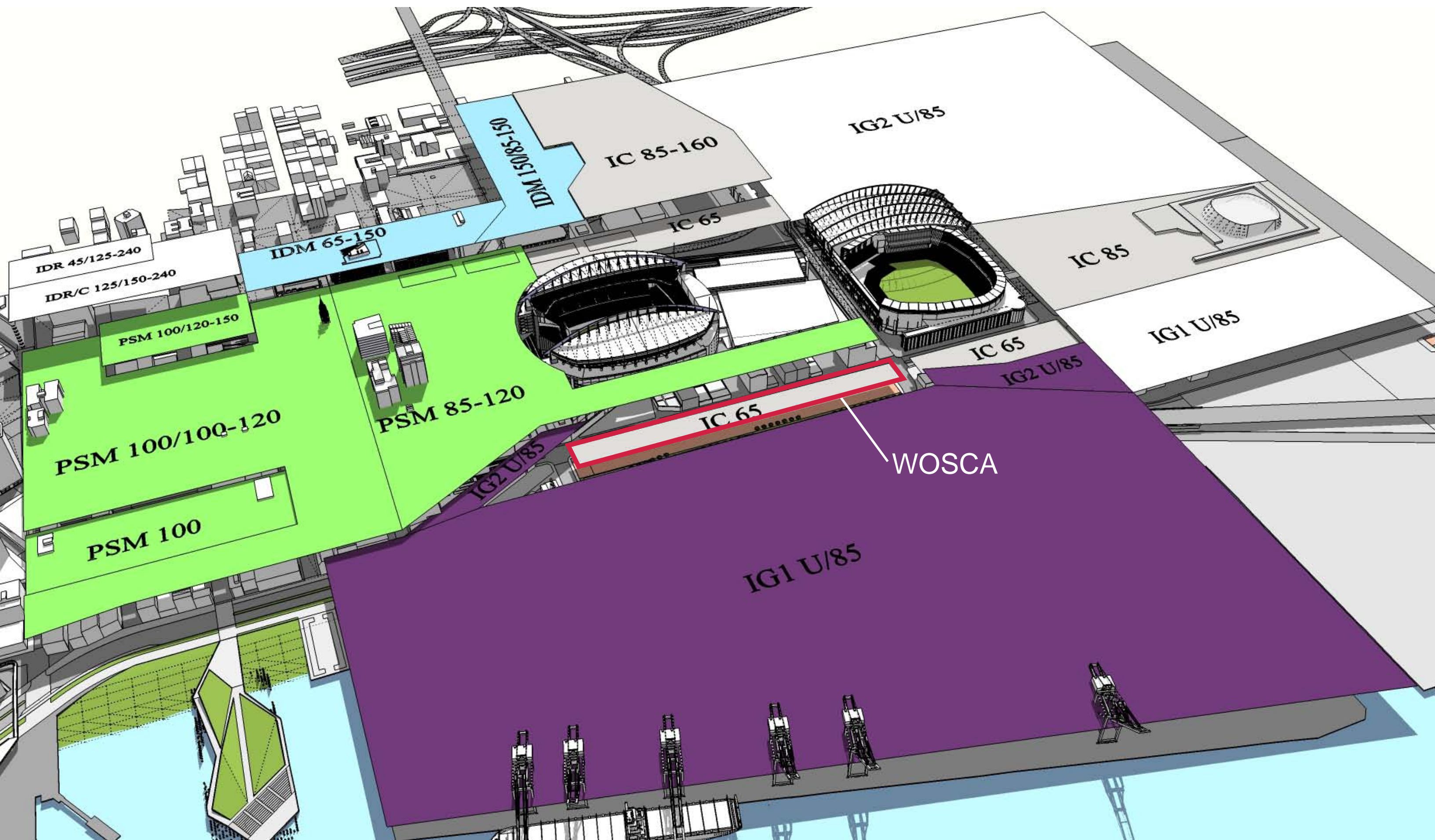
## Belonging To Brougham

Belonging to Brougham - a sports spine connected to major arrival points in the form of transit and parking. This includes the Stadium light rail station, exhibition and county parking garages in addition to future parking at fourth and royal brougham.

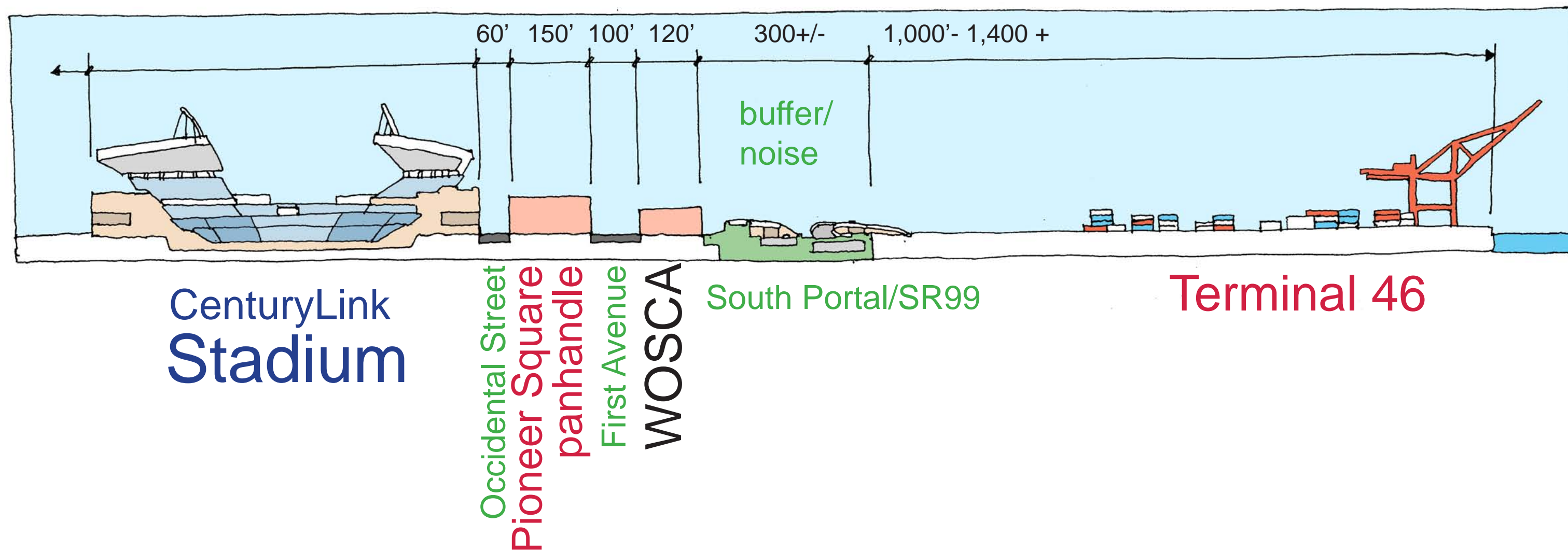
Destination - high visibility corner and intersection across from Mariner's Plaza with direct sightlines to the ballpark and arena

Central location relative to both stadiums and arena

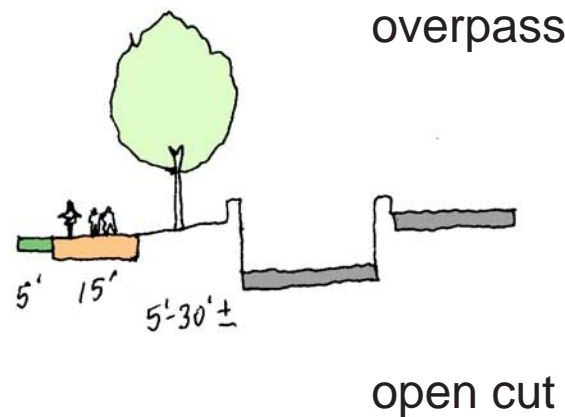
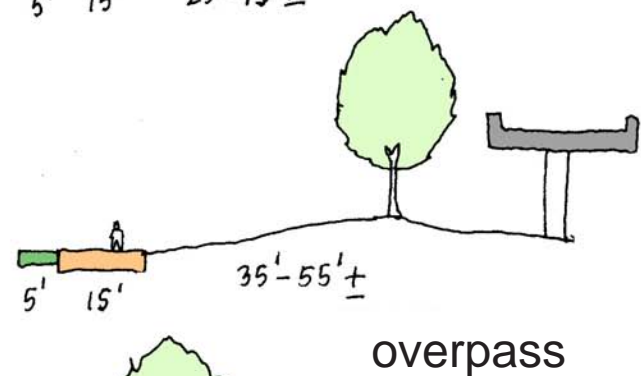
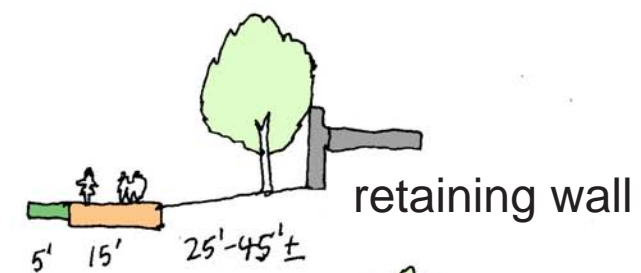
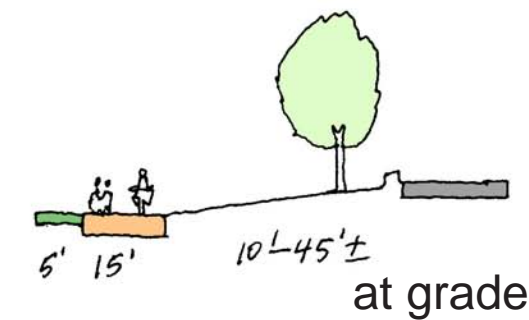
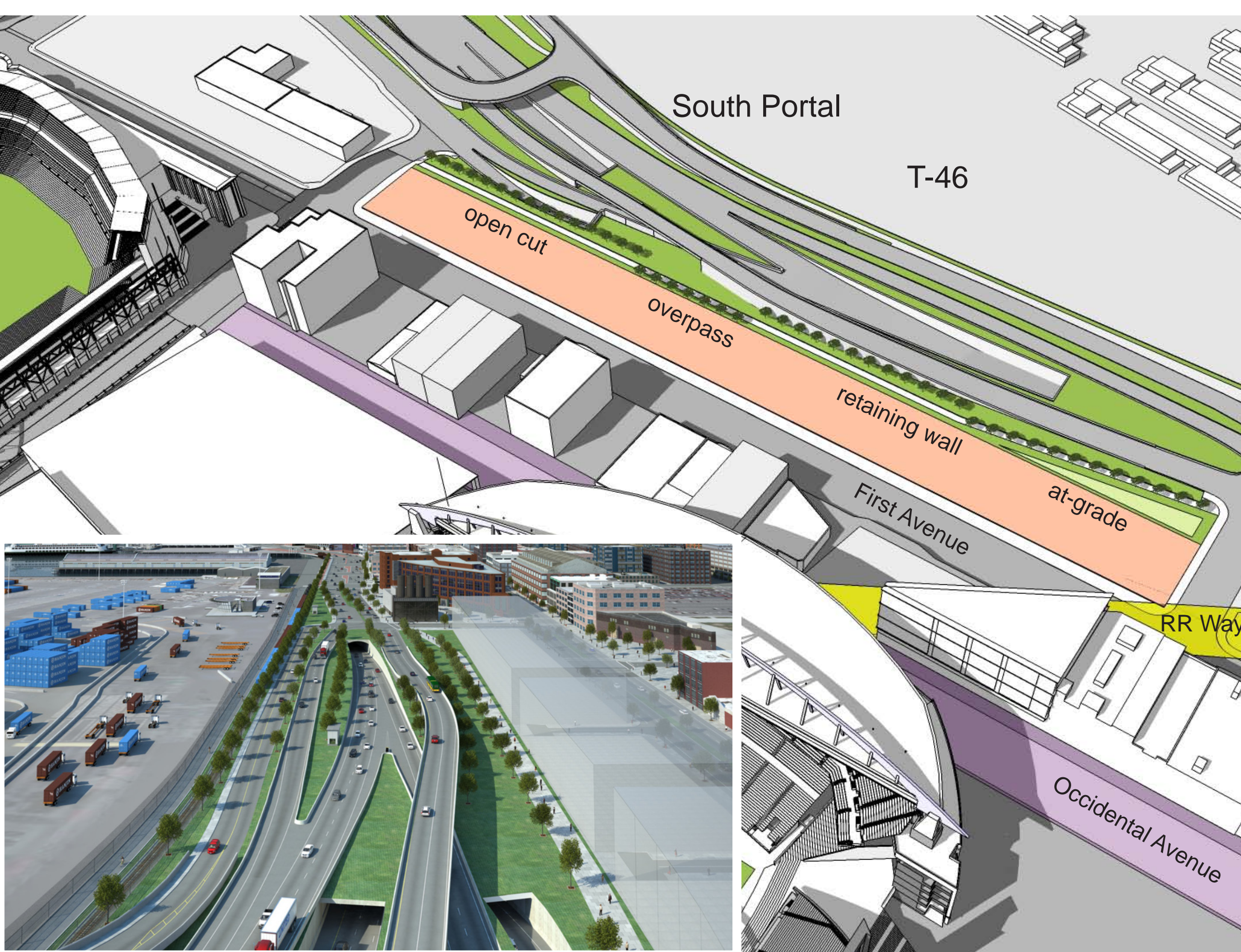






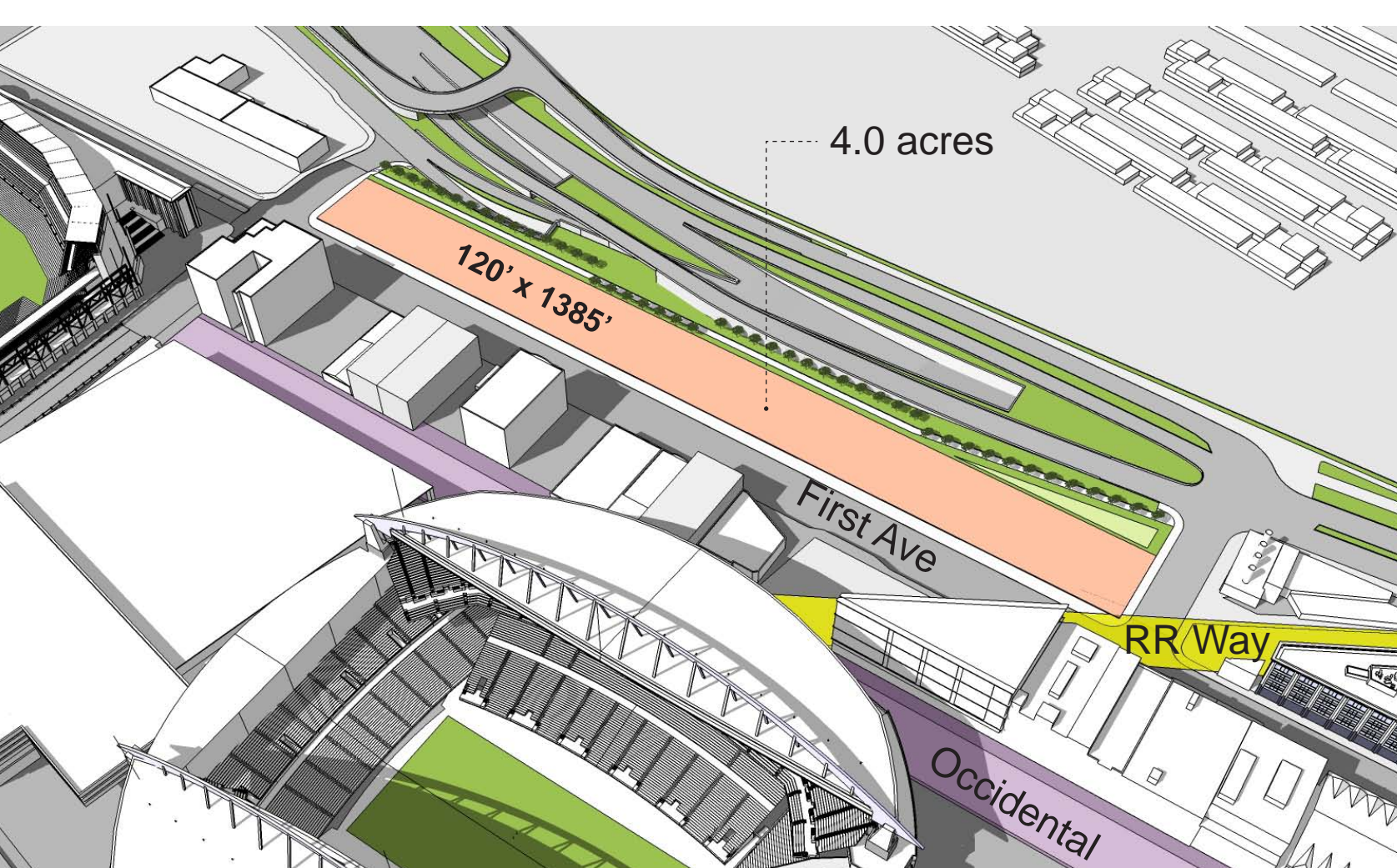




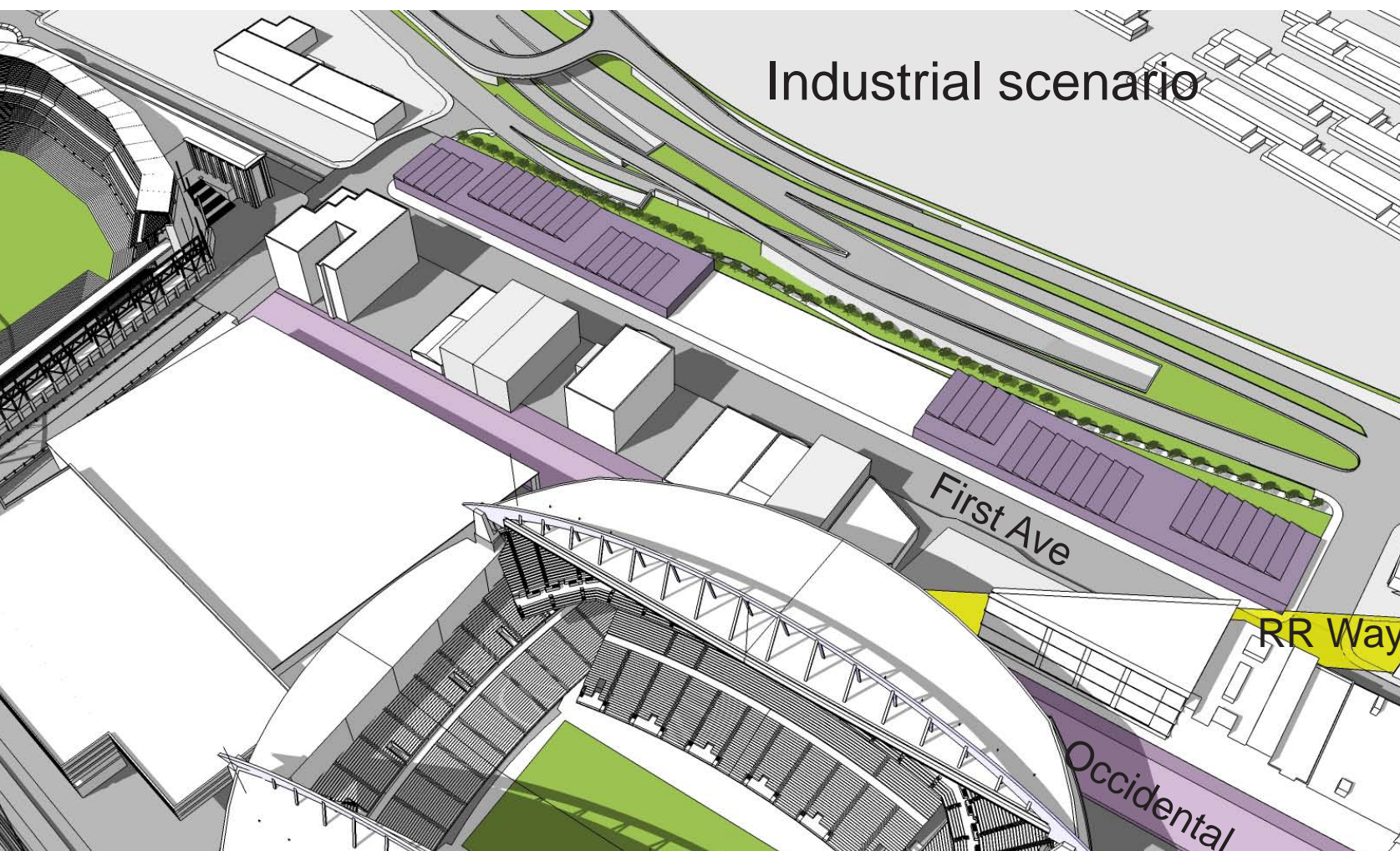




# WOSCA some facts



Site dimension	1385' x 120'+
Site area	173,209 sf
Zoning	IC-65
FAR	3
As-of-right development	519,627 sf



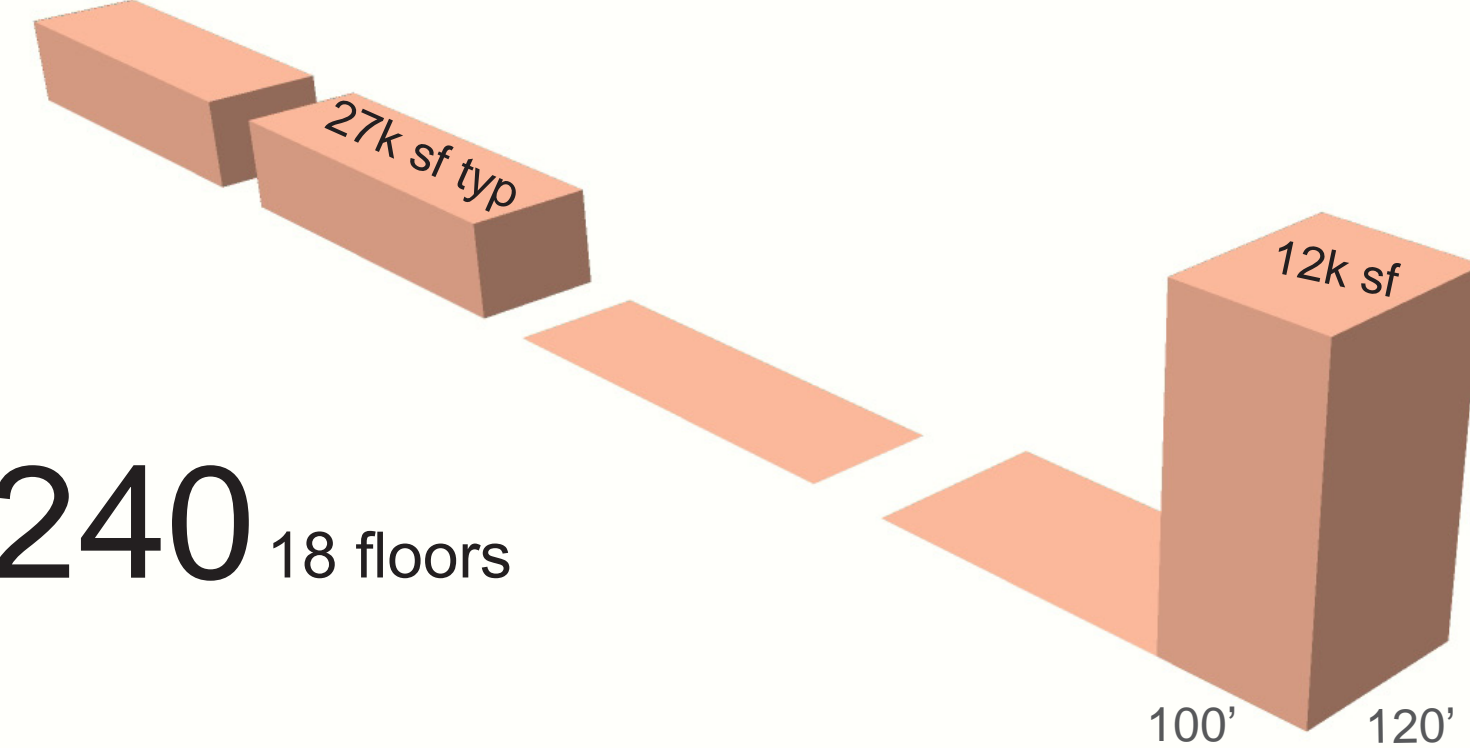
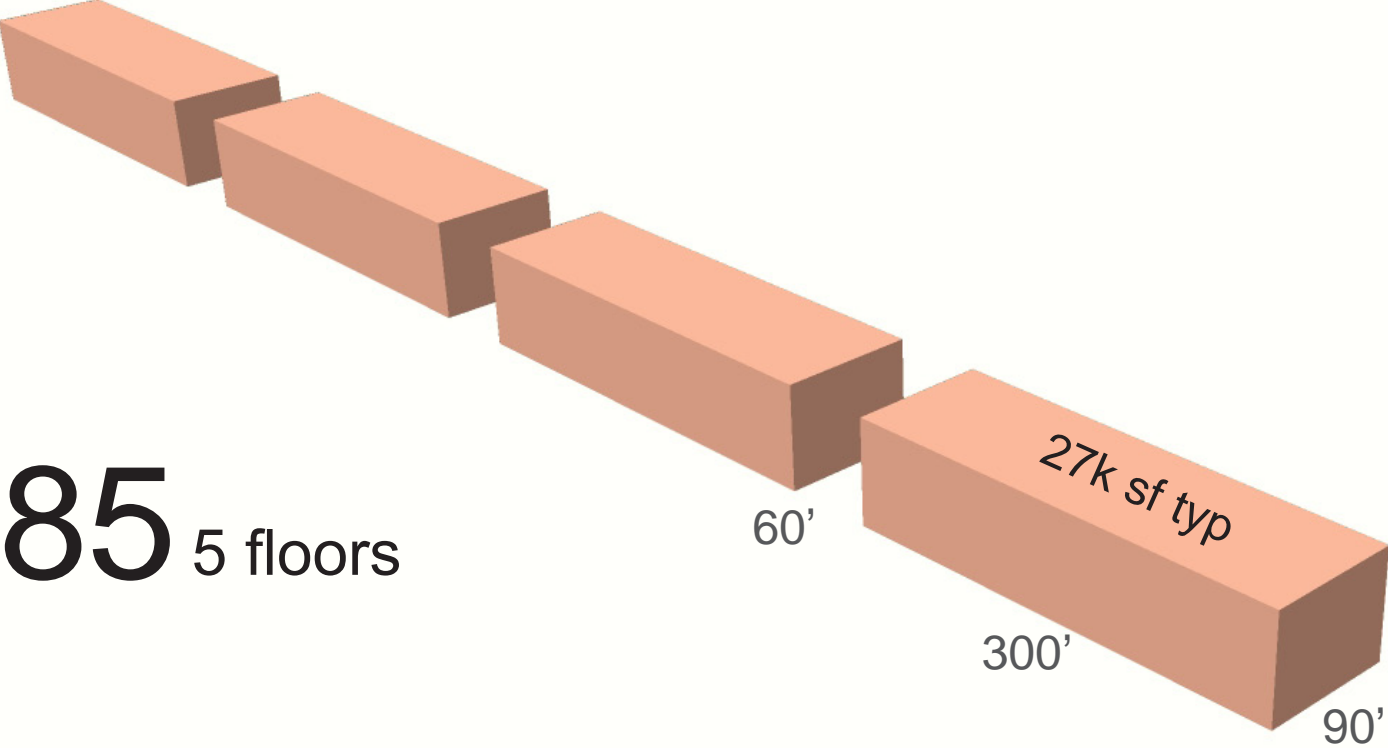
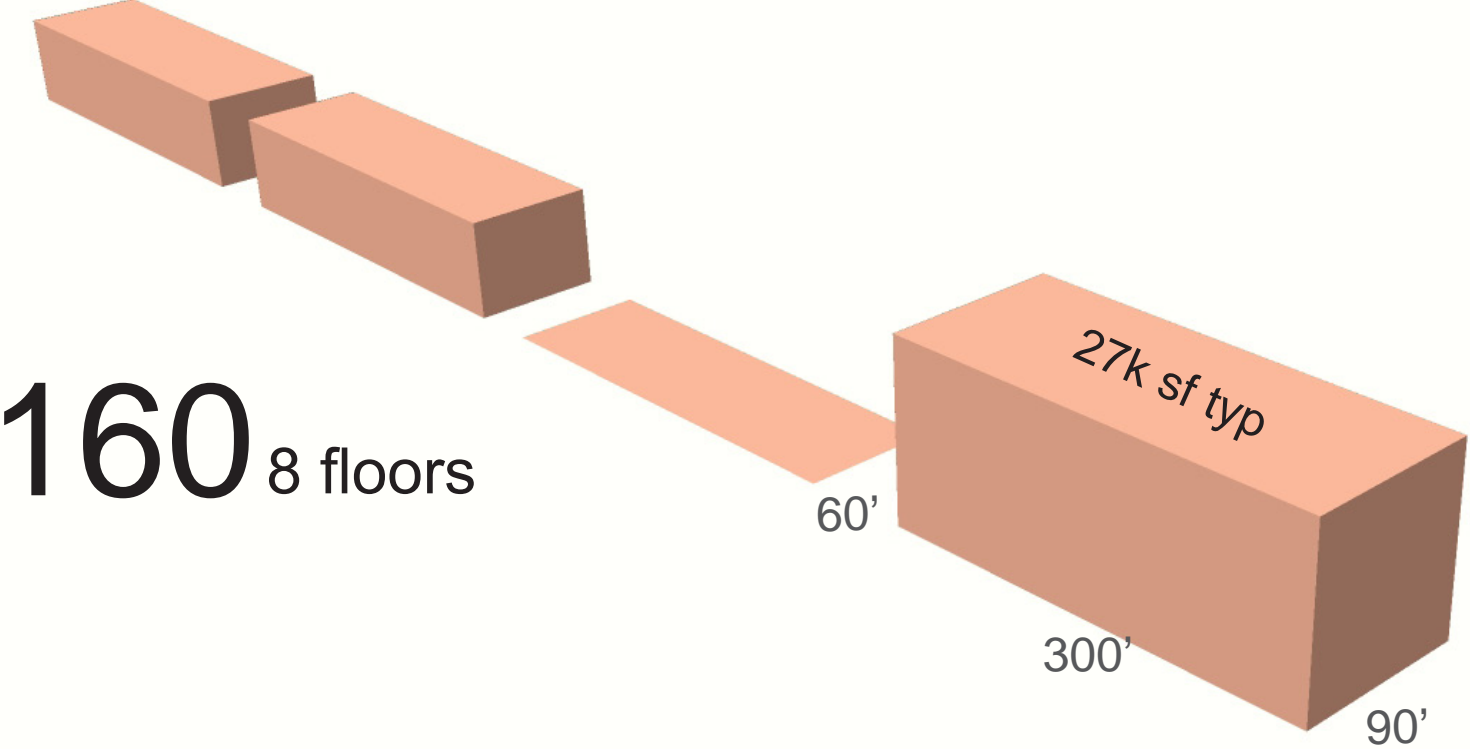
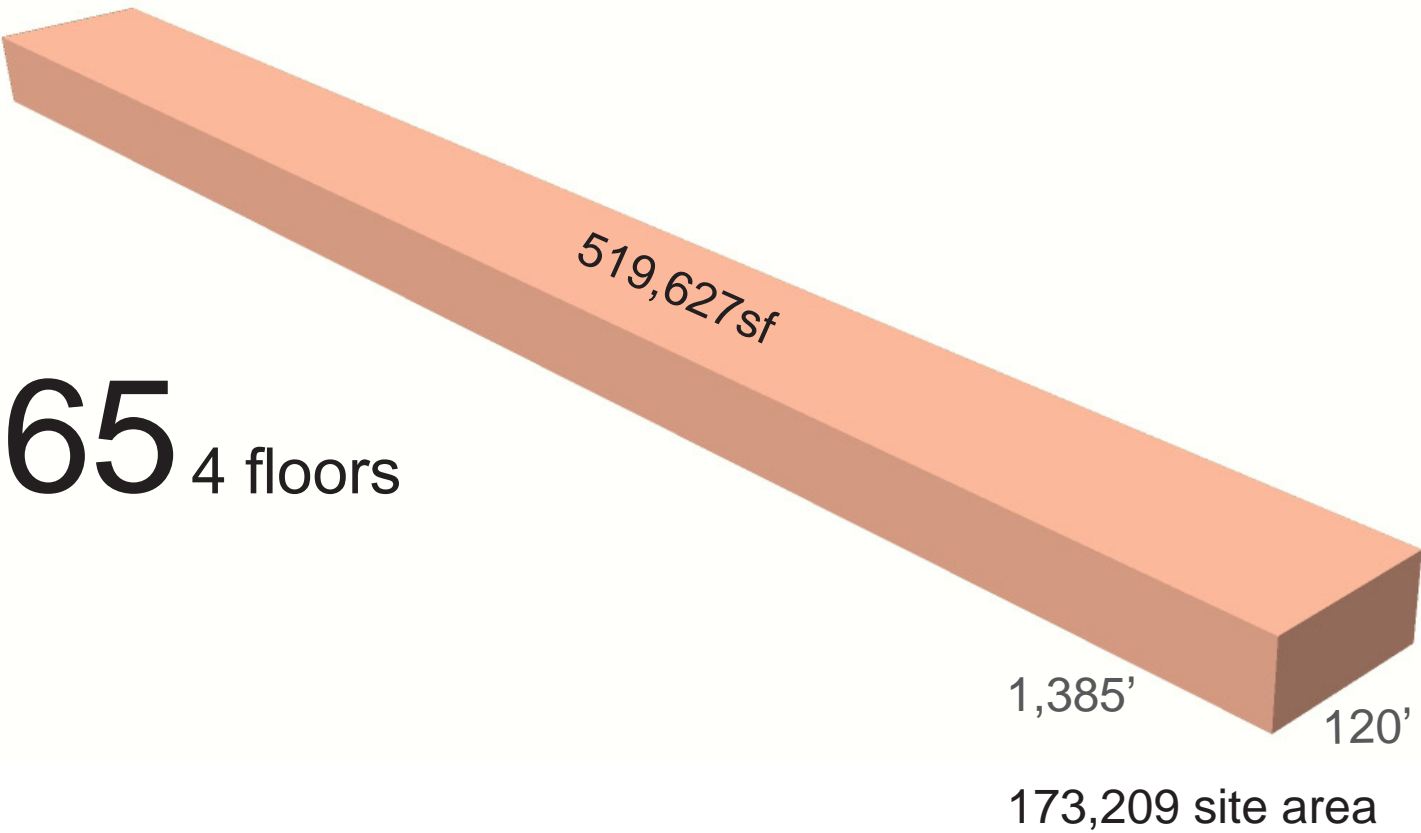
What's allowed?

Industrial

Office

Park

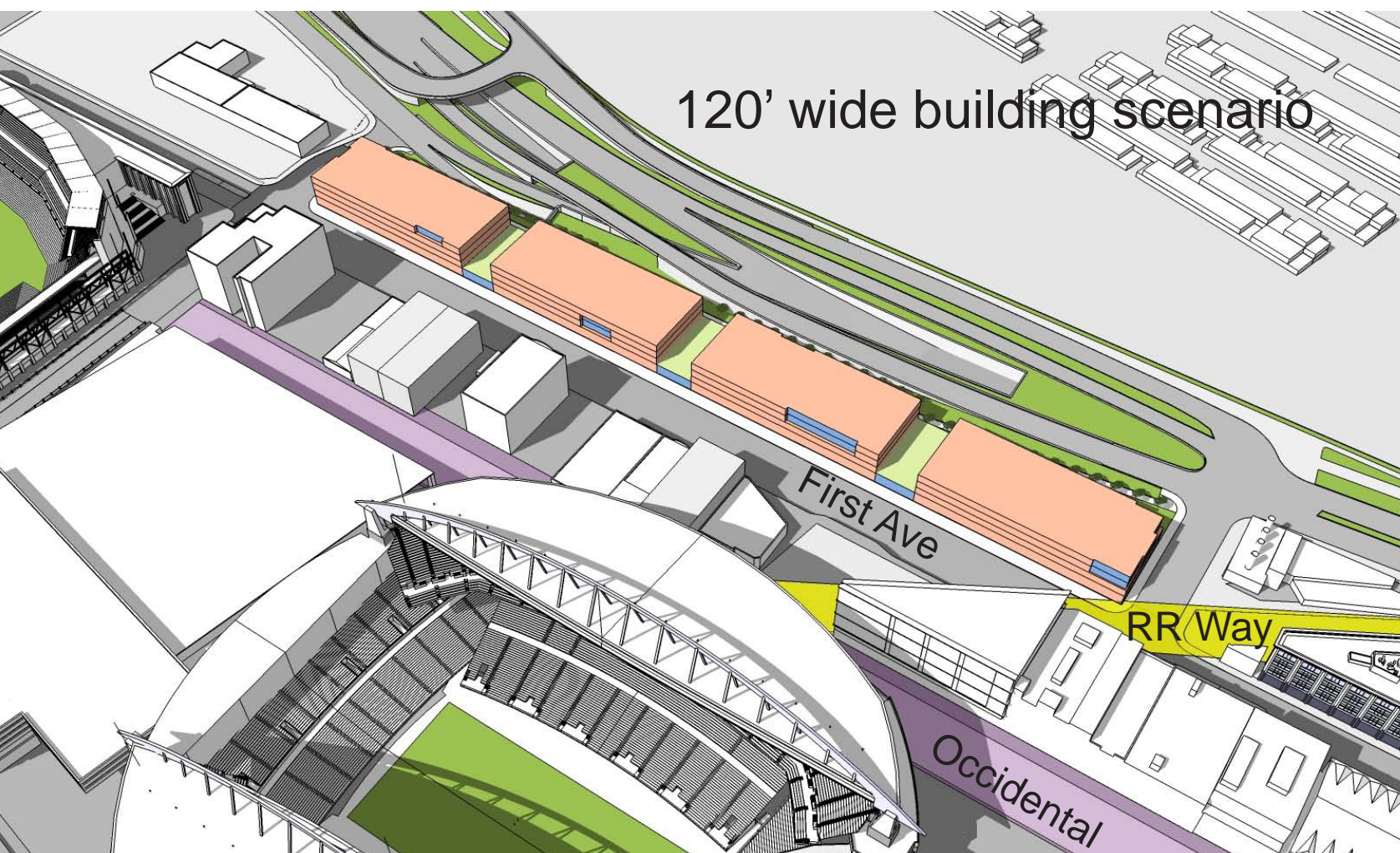
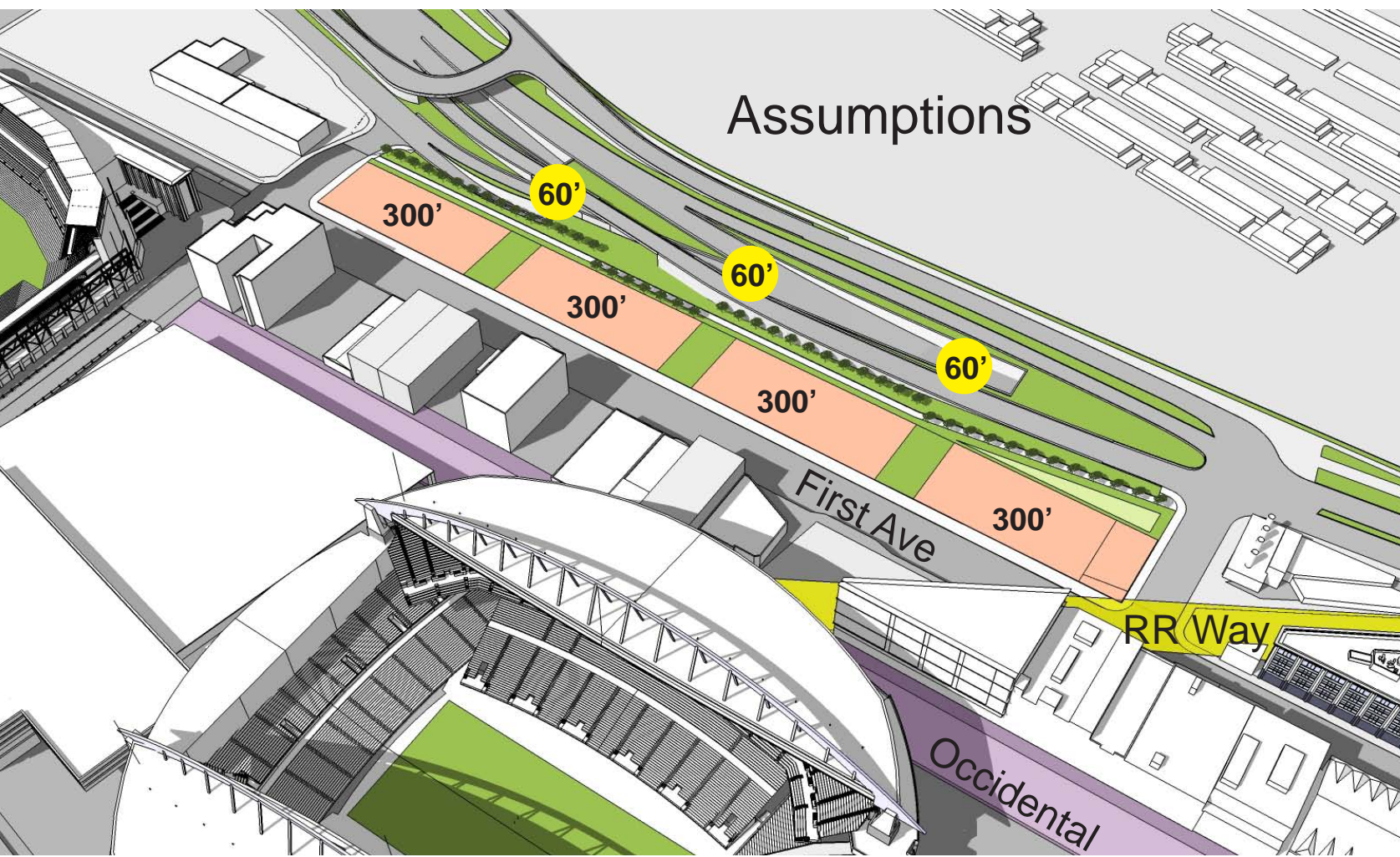




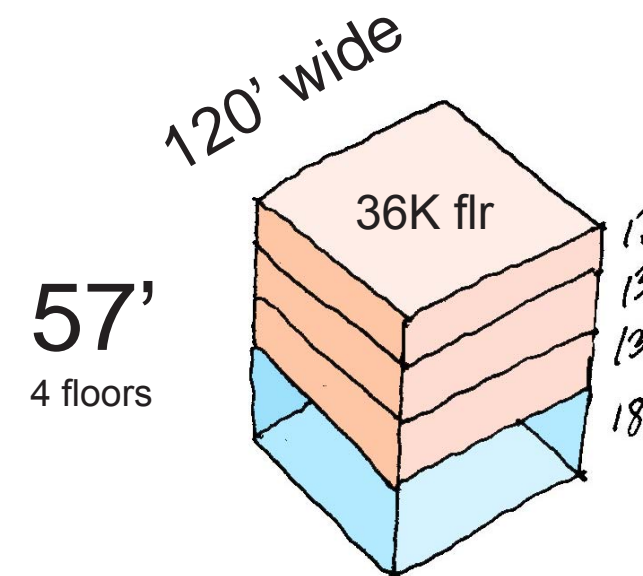


# WOSCA office as zoned (baseline)

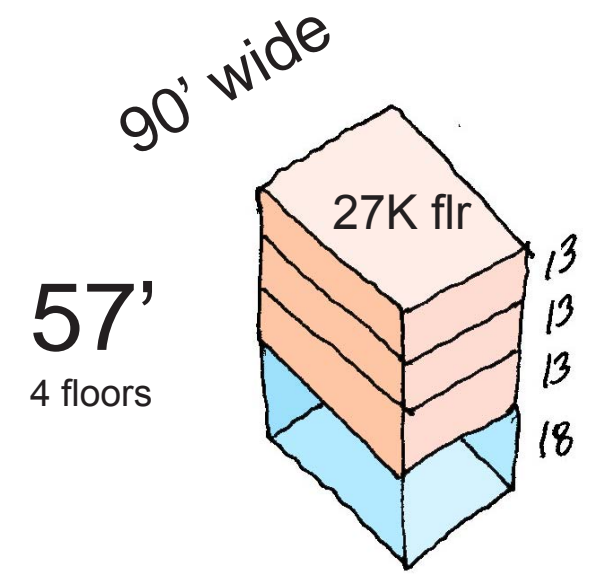
Office Use - assumptions:  
thru-block connections  
four blocks  
each block is 36k sf



the length of 2 Home Plates (600' x 2)



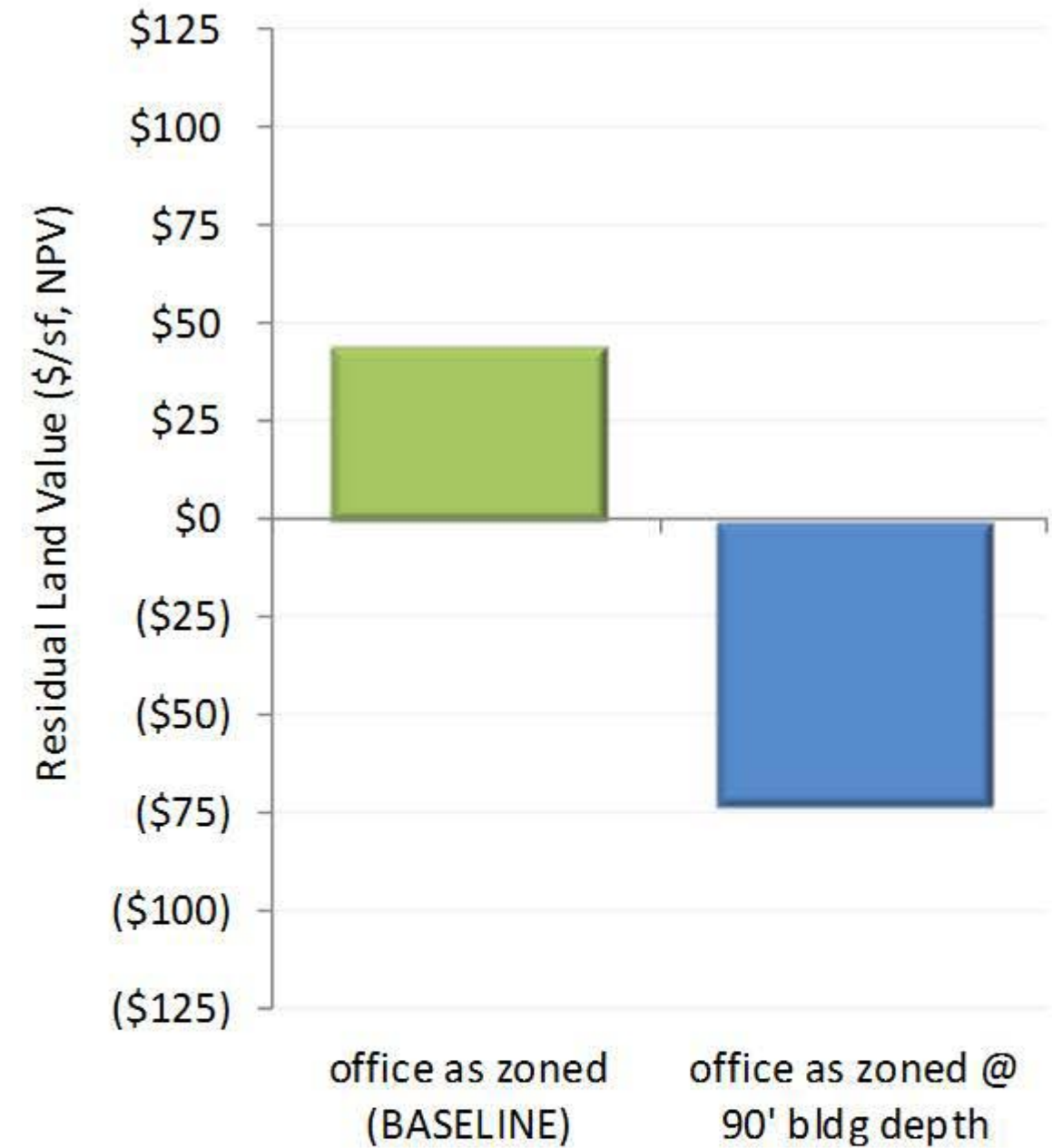
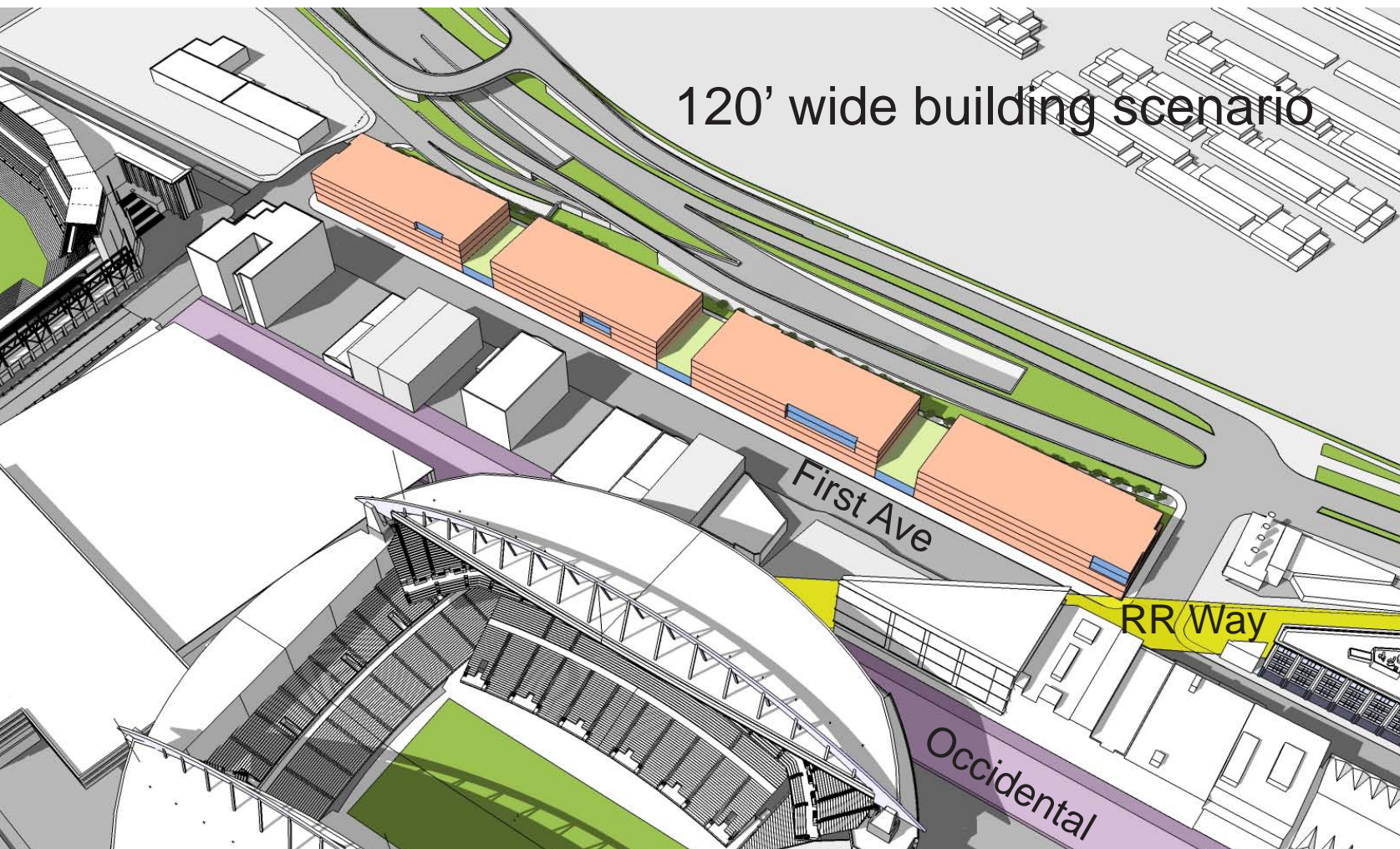
432,000 sf buildable  
519,627 sf 3 FAR



327,000 sf buildable  
519,627 sf 3 FAR



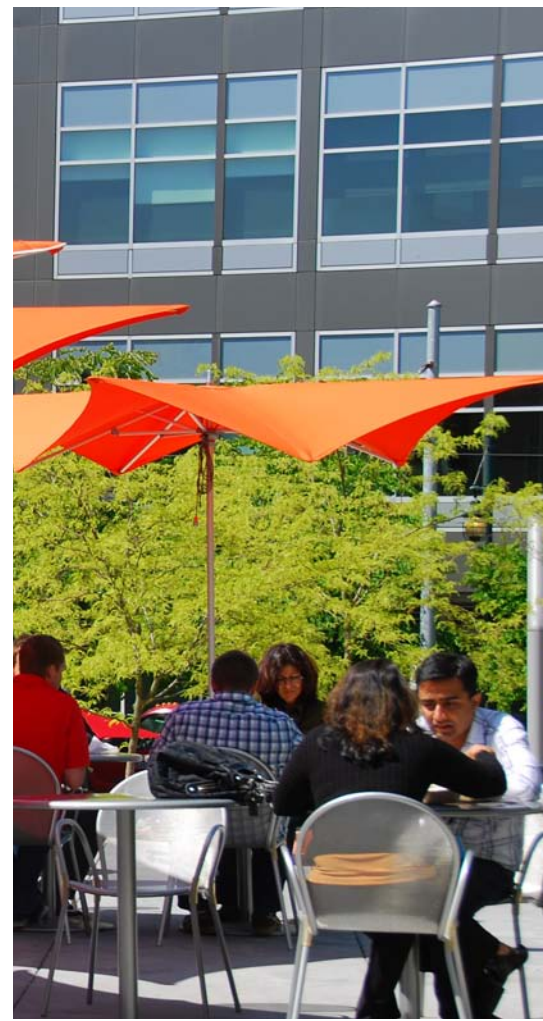
# WOSCA office as zoned (baseline)



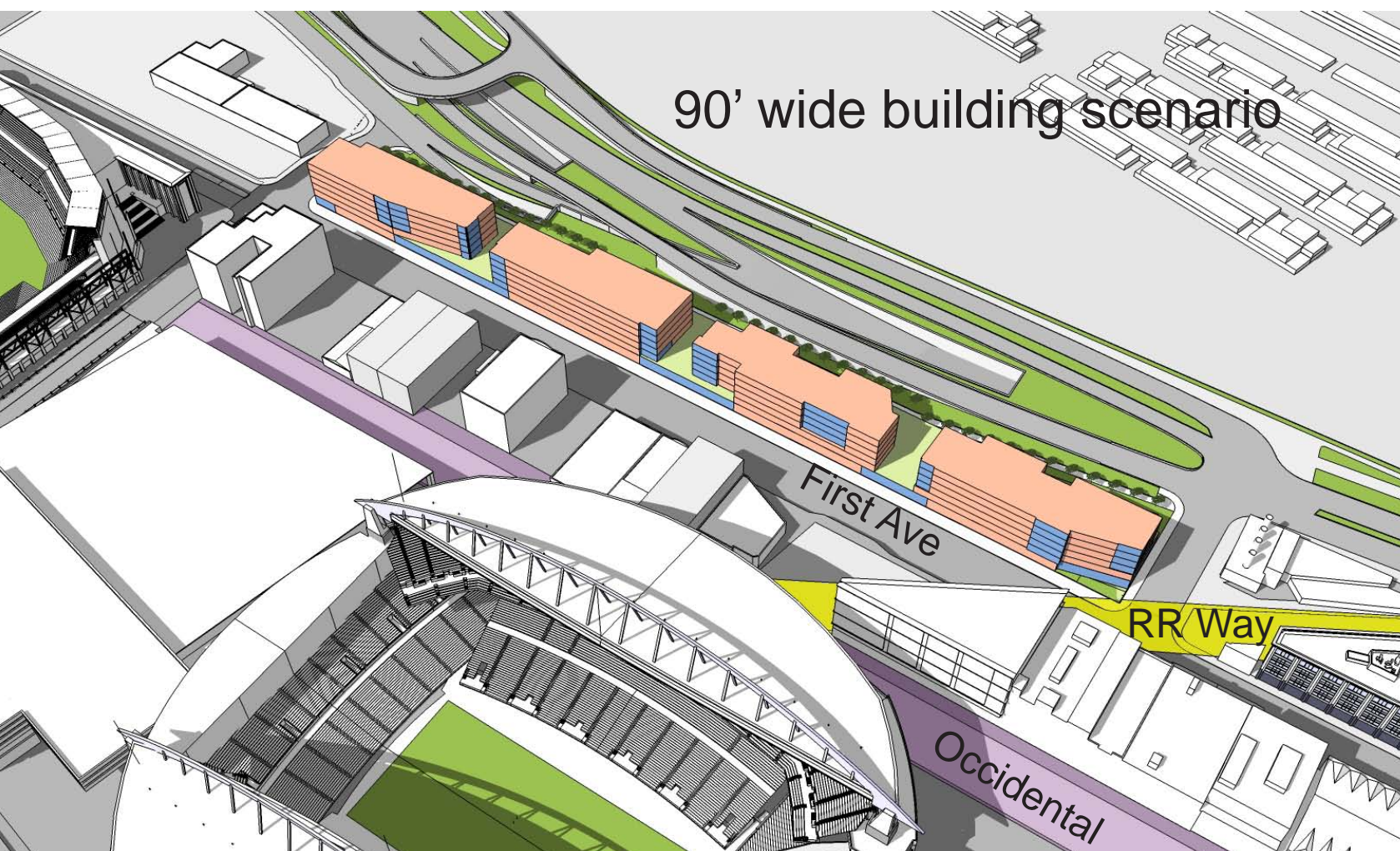
## PROGRAM SUMMARY

Gross BSF	422,000	314,000
FAR	2.0	1.5
Units	0	0
Office	585	423
Retail NSF	29,850	29,850
Public Realm Acres	0.7	0.7



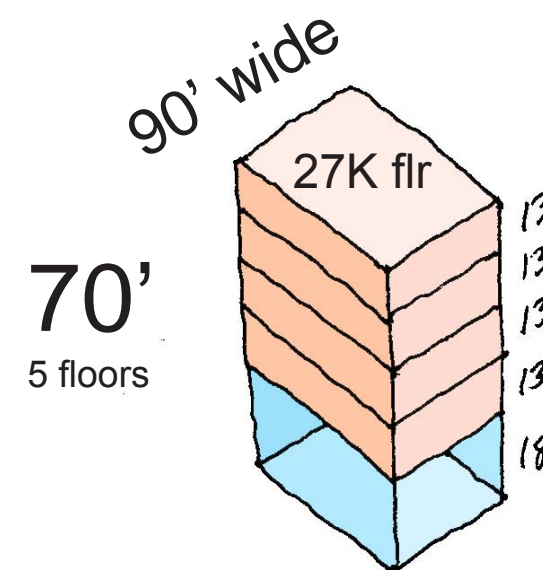


WOSCA office at 85' height

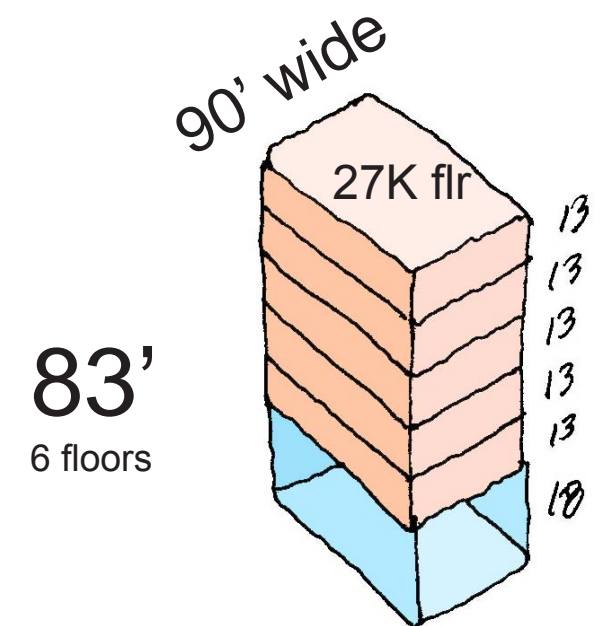


90' wide building scenario

Going up creates a richer public domain

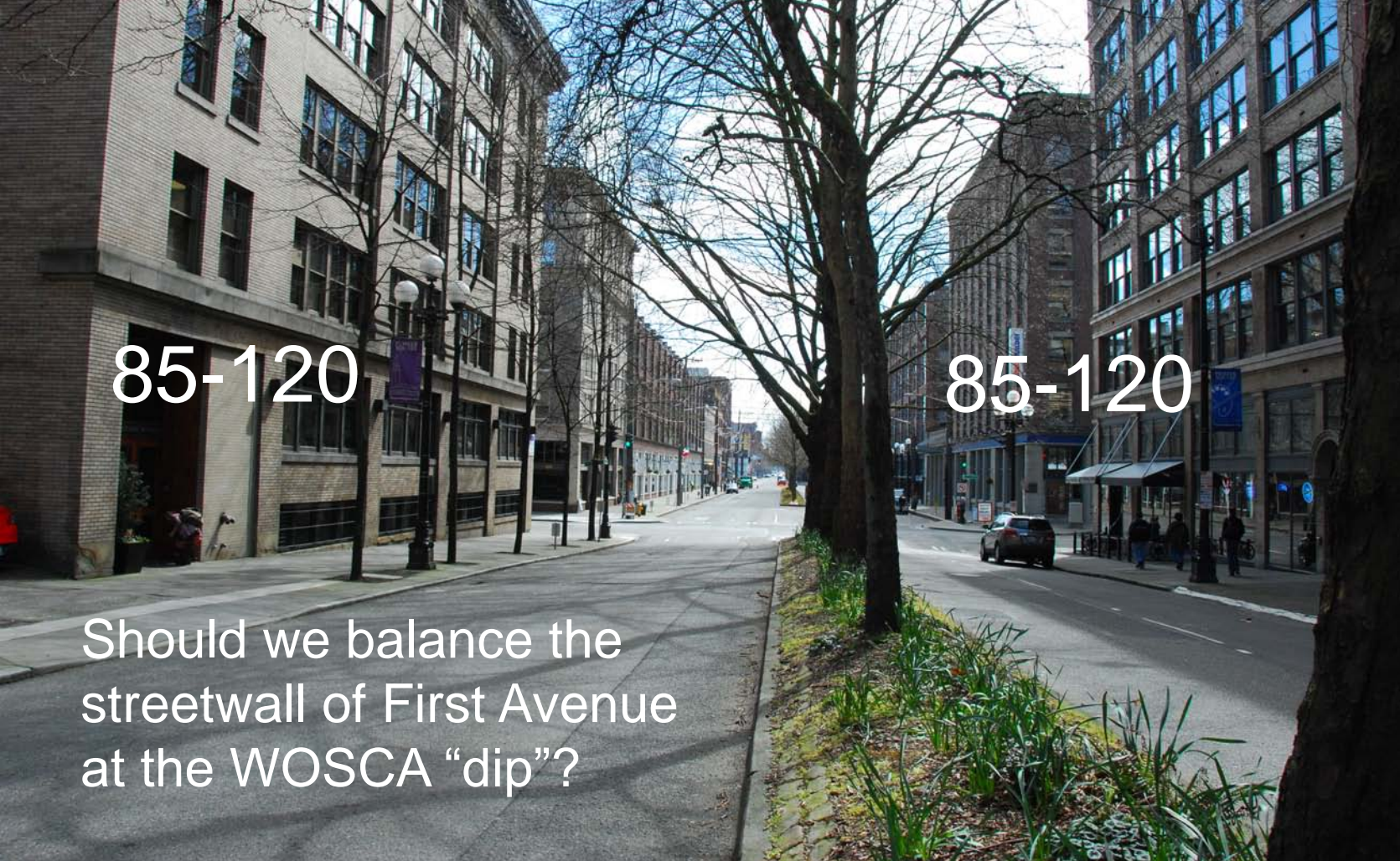


432,000 sf  
519,627 sf

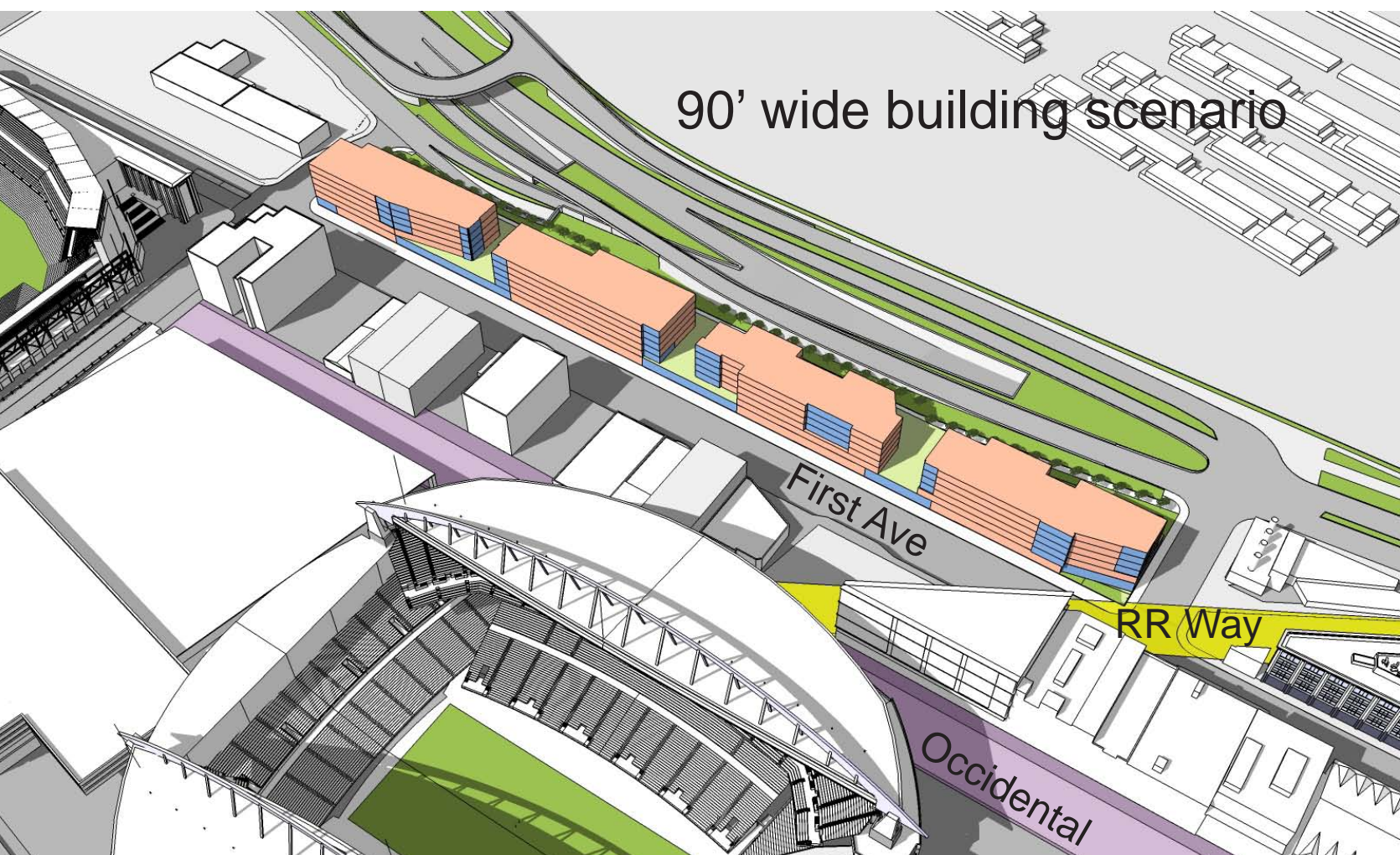


540,000 sf  
519,627 sf

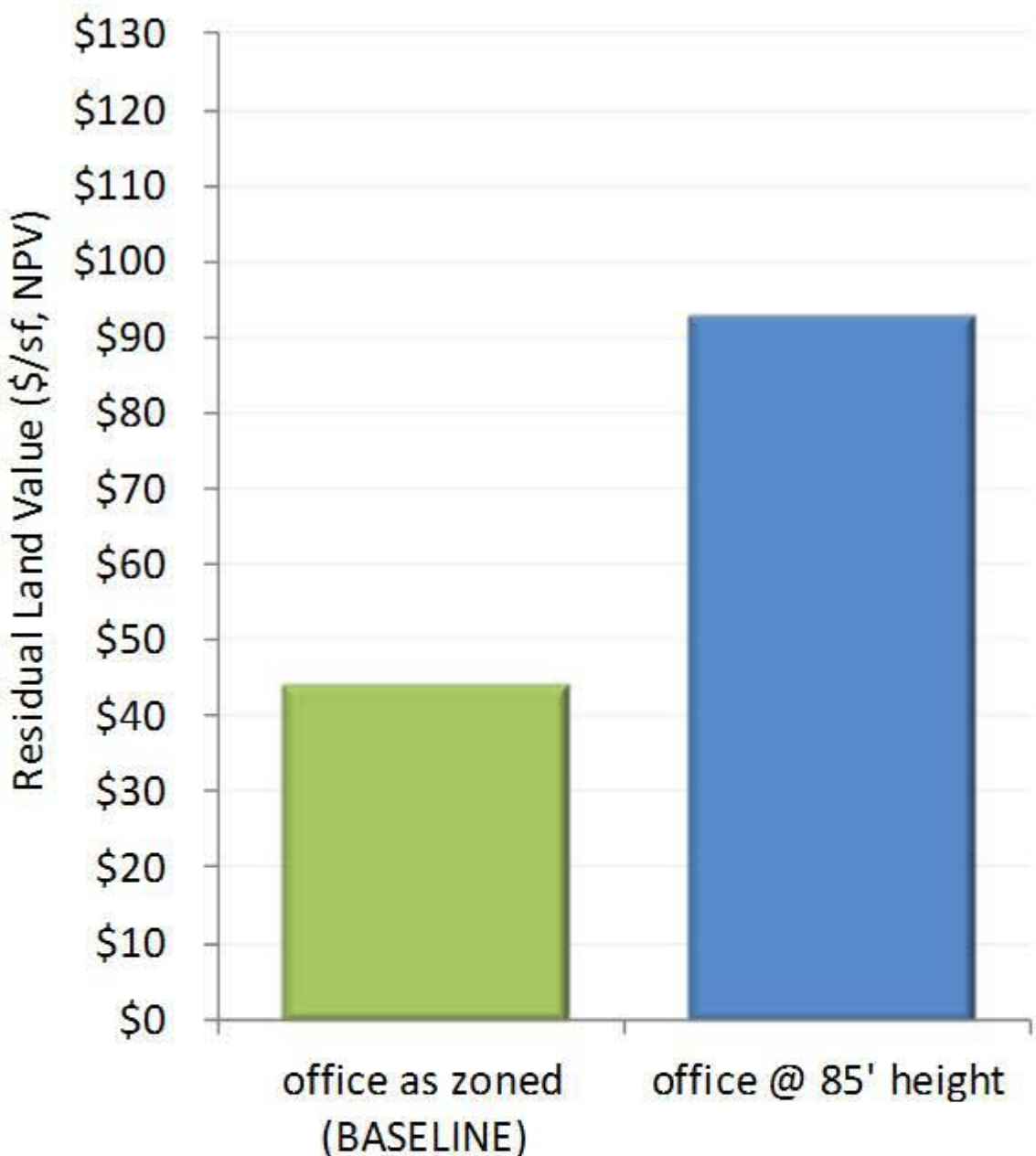




Should we balance the streetwall of First Avenue at the WOSCA “dip”?



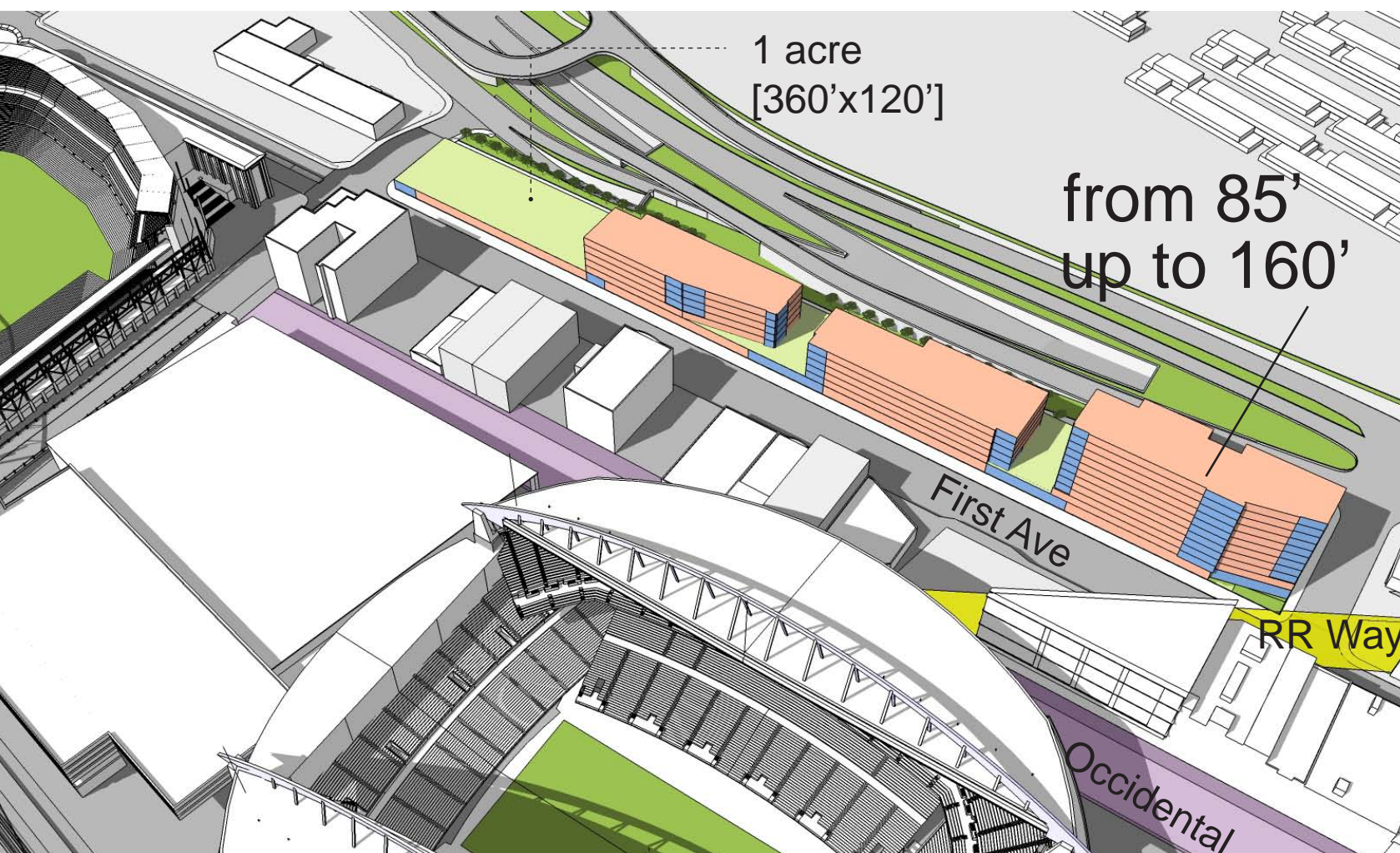
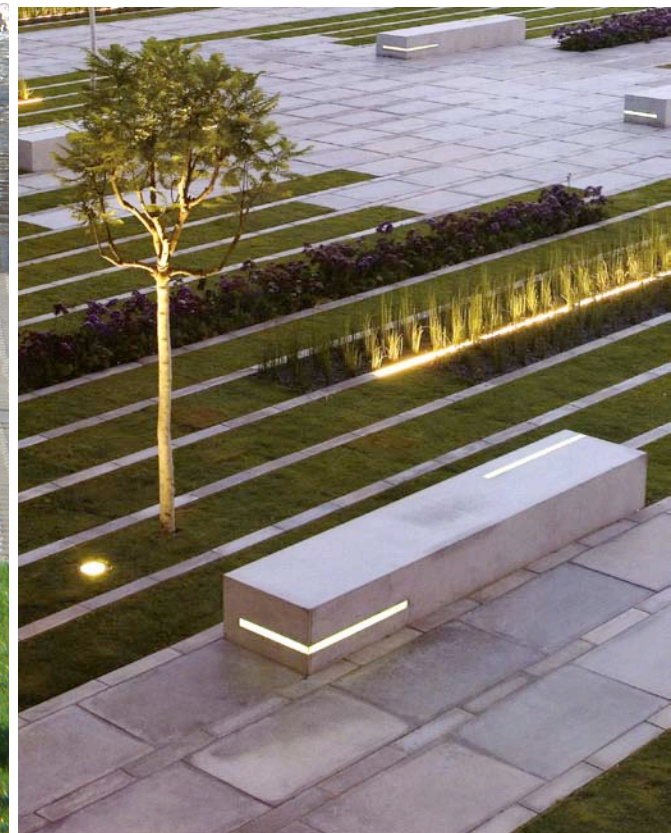
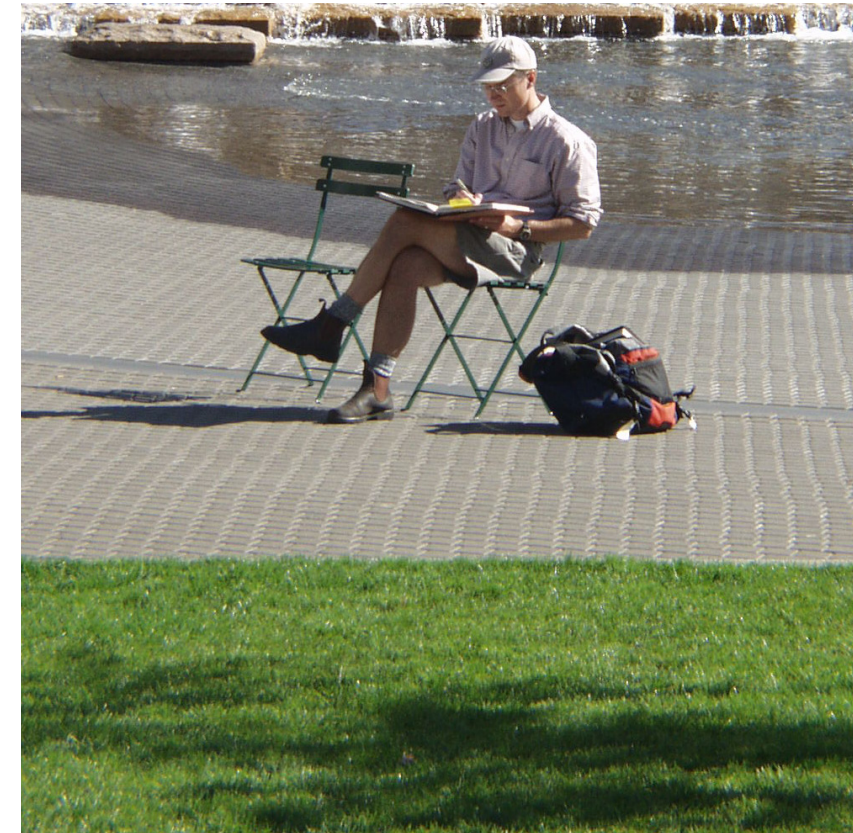
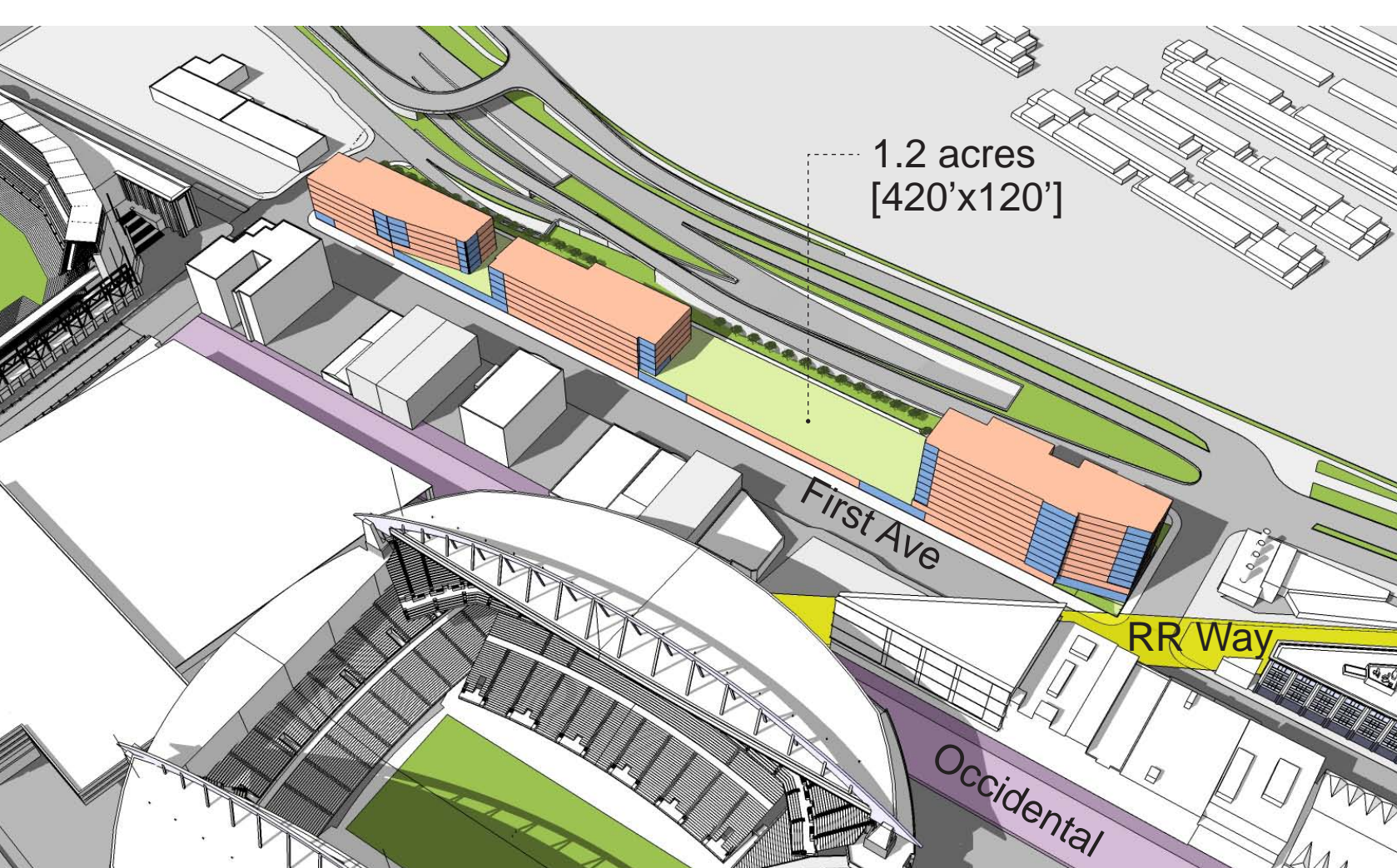
# WOSCA office at 85' height



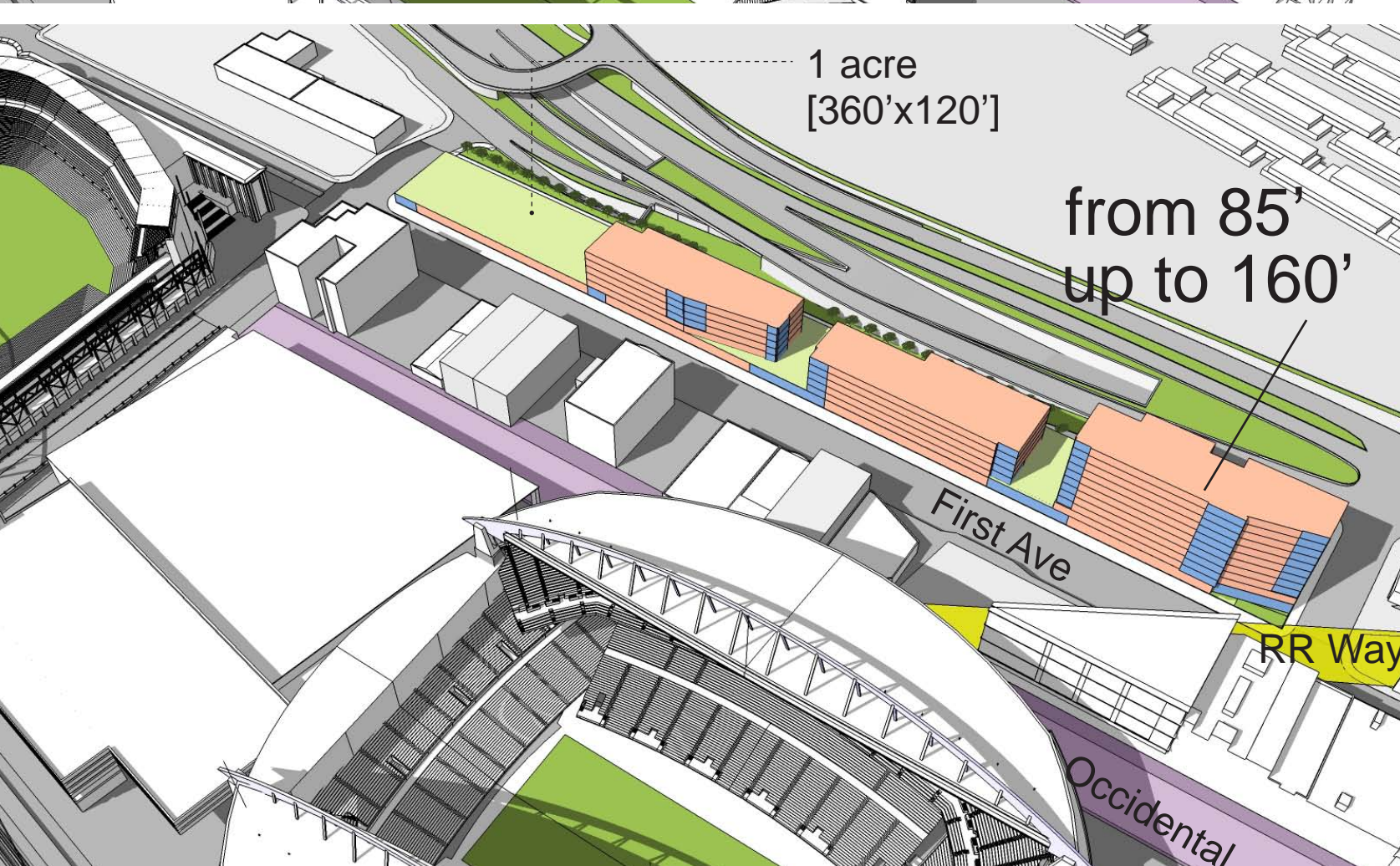
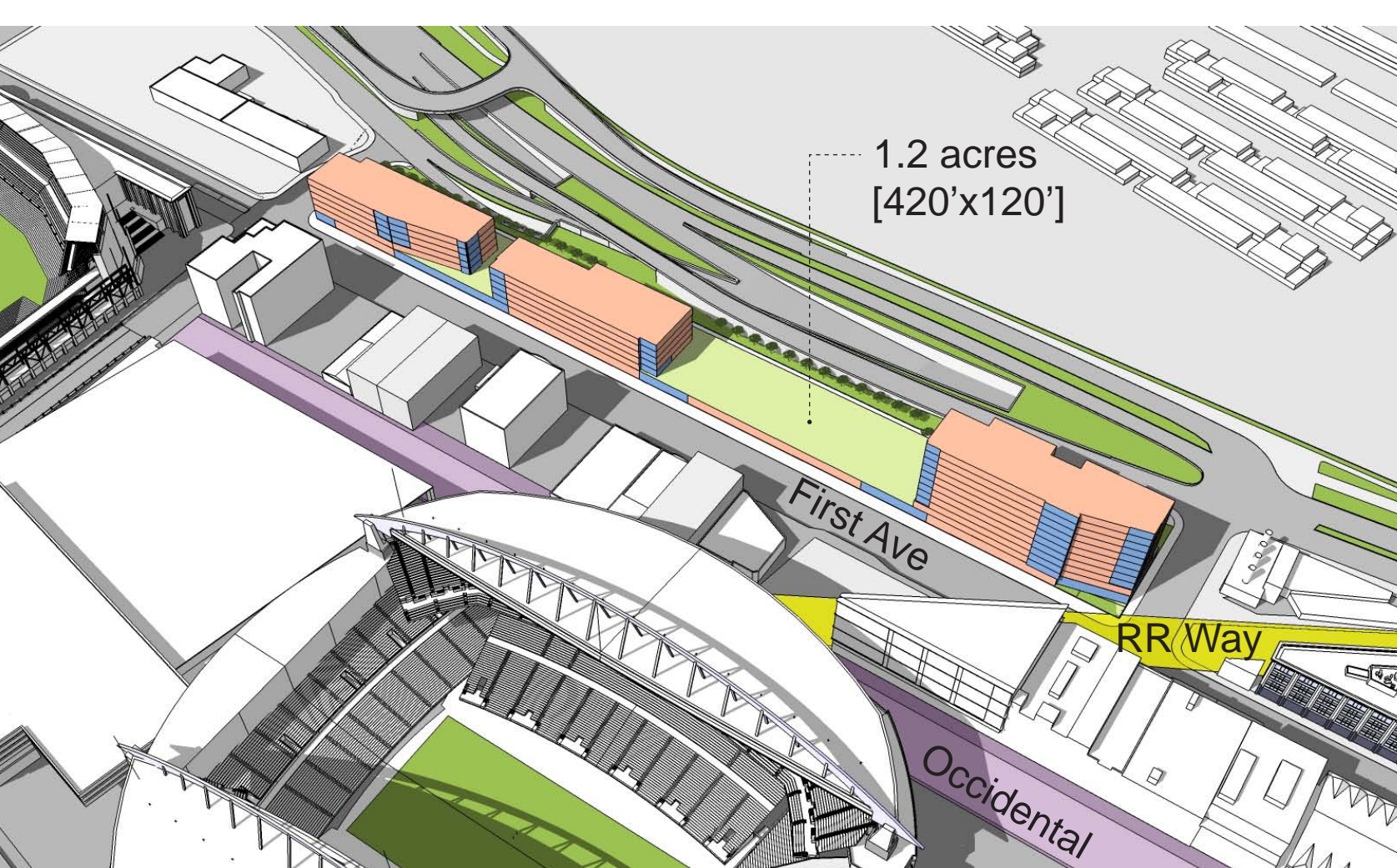
PROGRAM SUMMARY		
Gross BSF	422,000	610,000
FAR	2.0	3.0
Units	0	0
Office	585	860
Retail NSF	29,850	29,850
Public Realm Acres	0.7	0.7



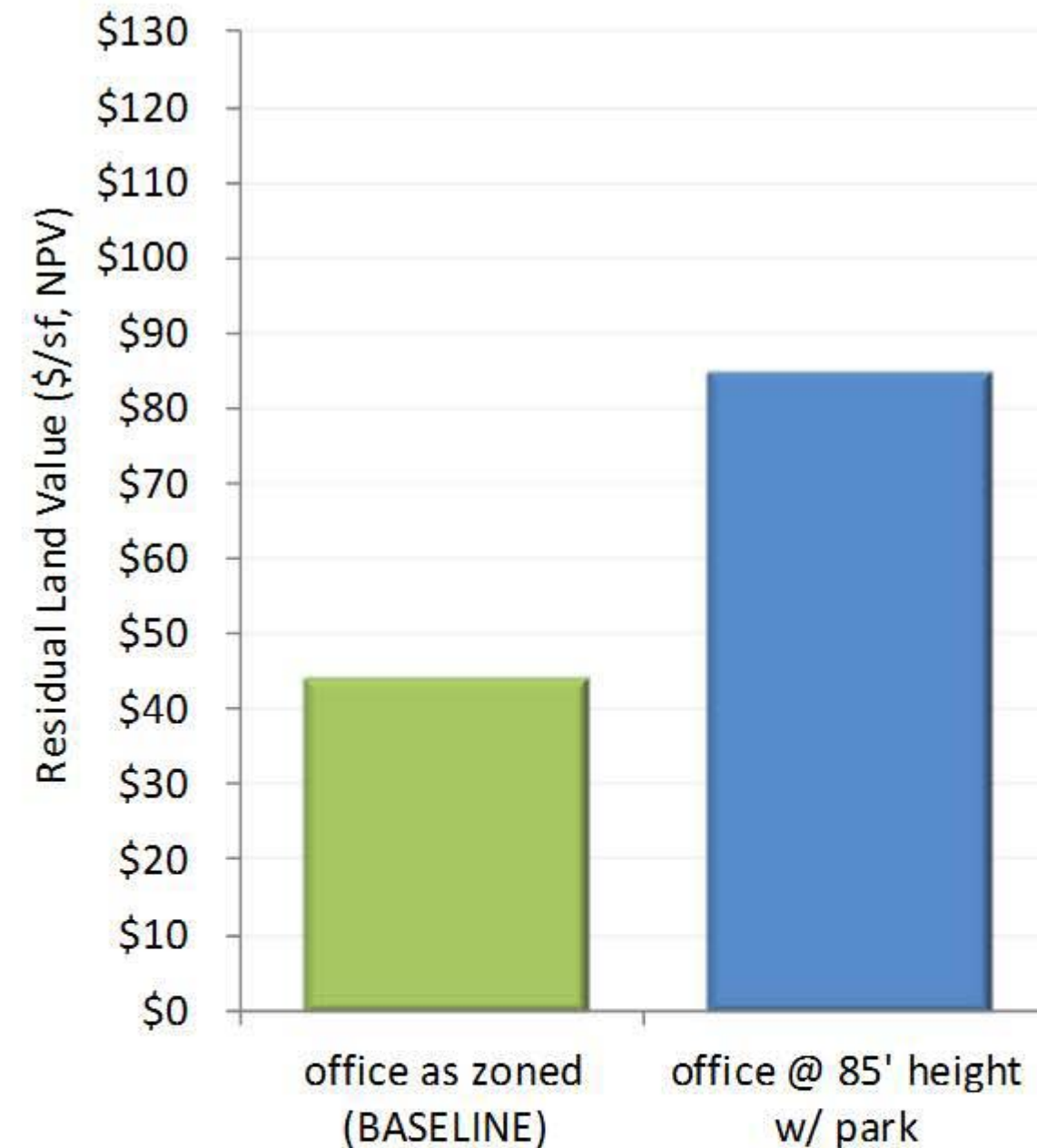
# WOSCA office at 85' height w/ park







# WOSCA office at 85' height w/ park

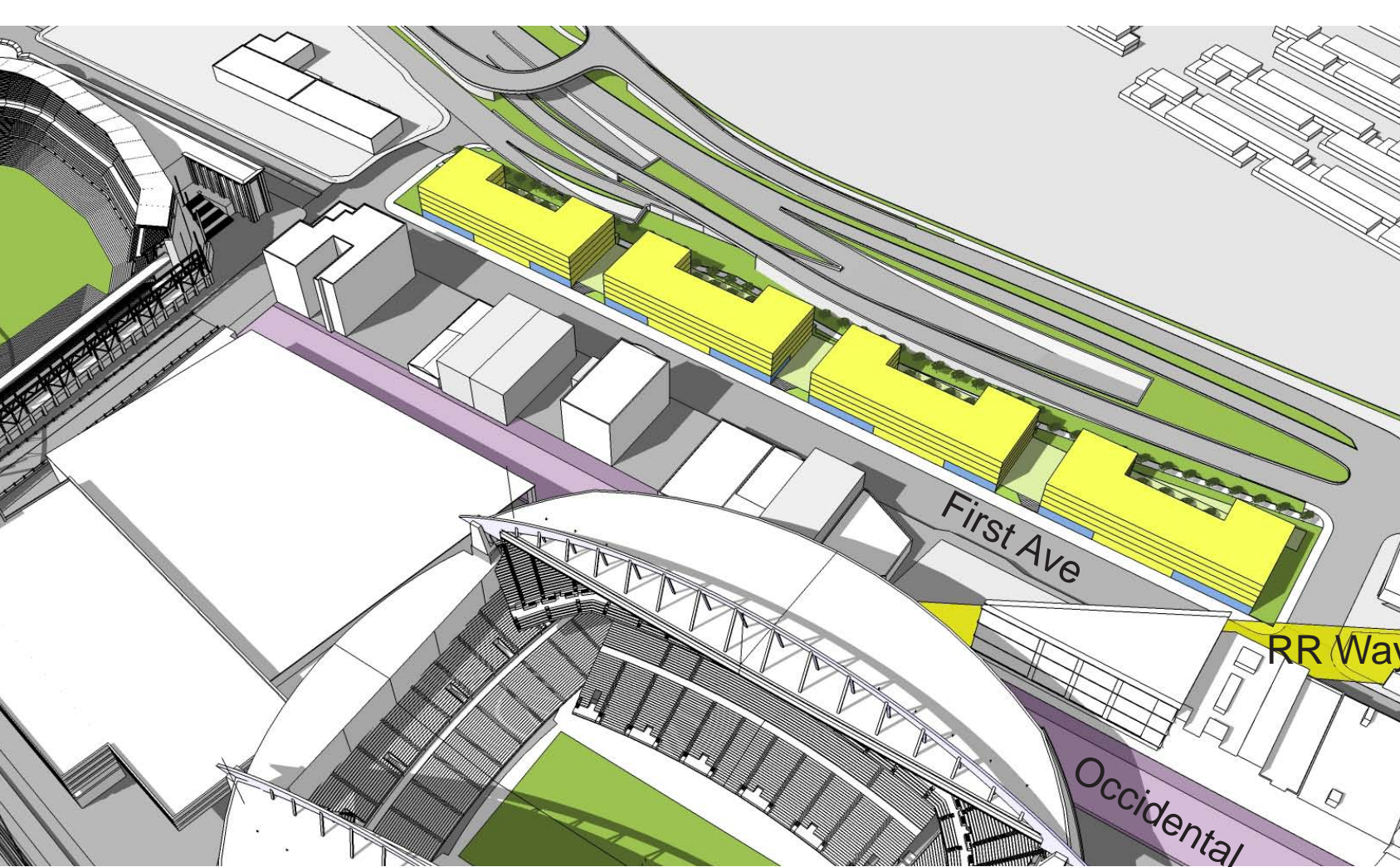


## PROGRAM SUMMARY

Gross BSF	422,000	610,000
FAR	2.0	3.0
Units	0	0
Office	585	860
Retail NSF	29,850	30,400
Public Realm Acres	0.7	1.4

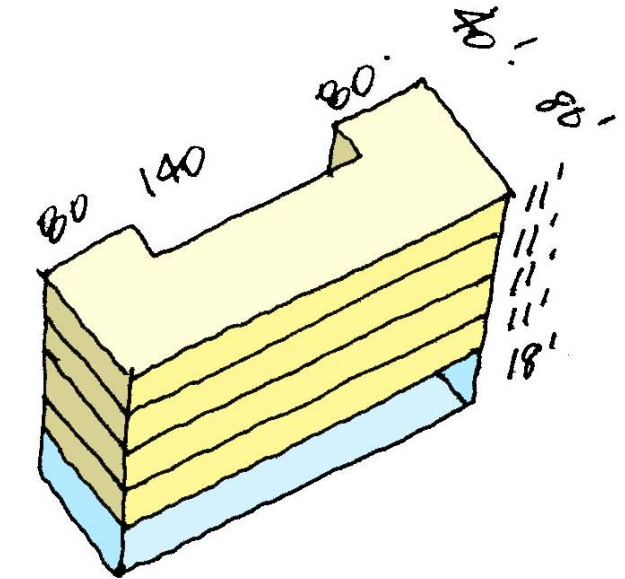


# WOSCA residential with park



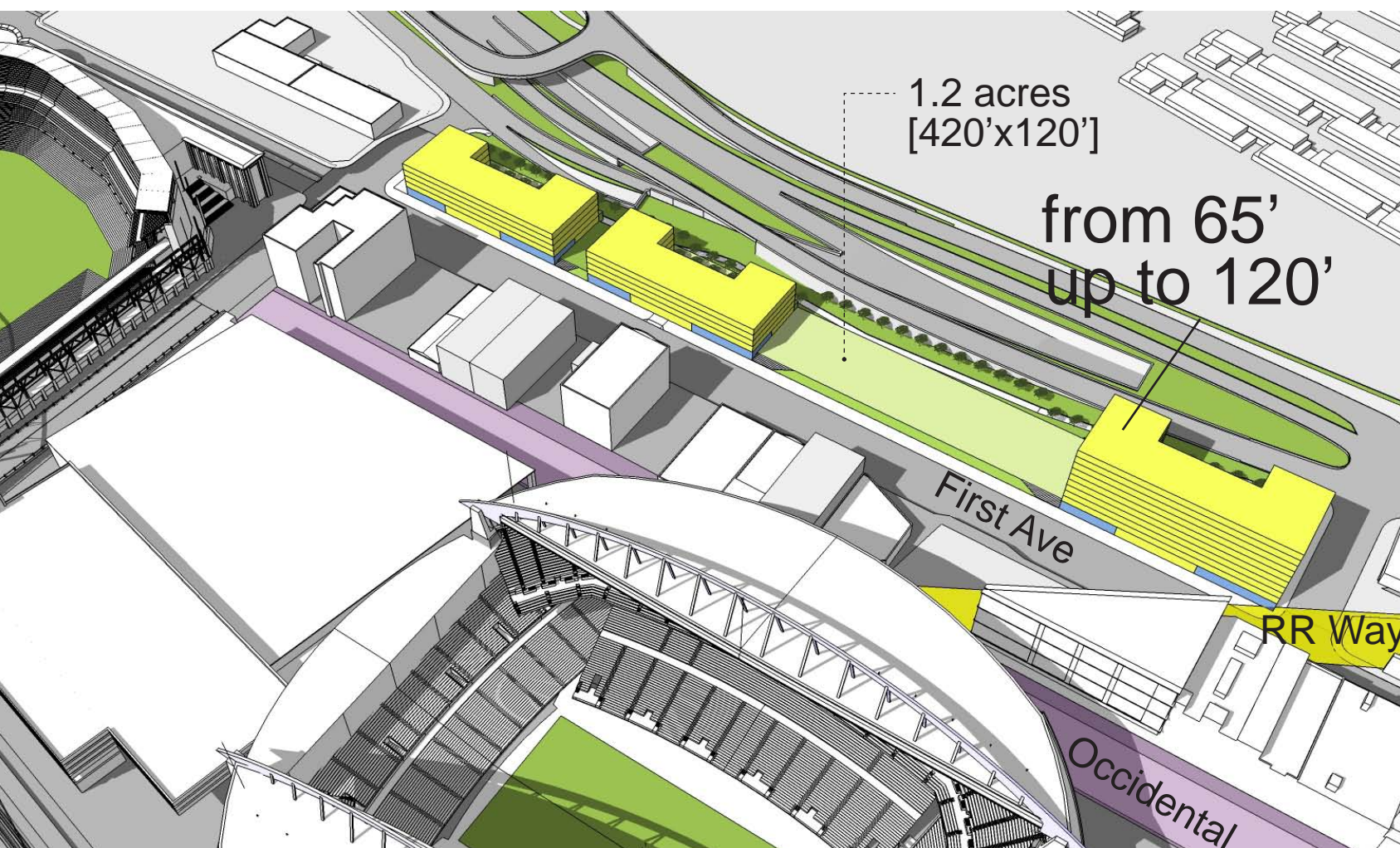
24K flr

62'



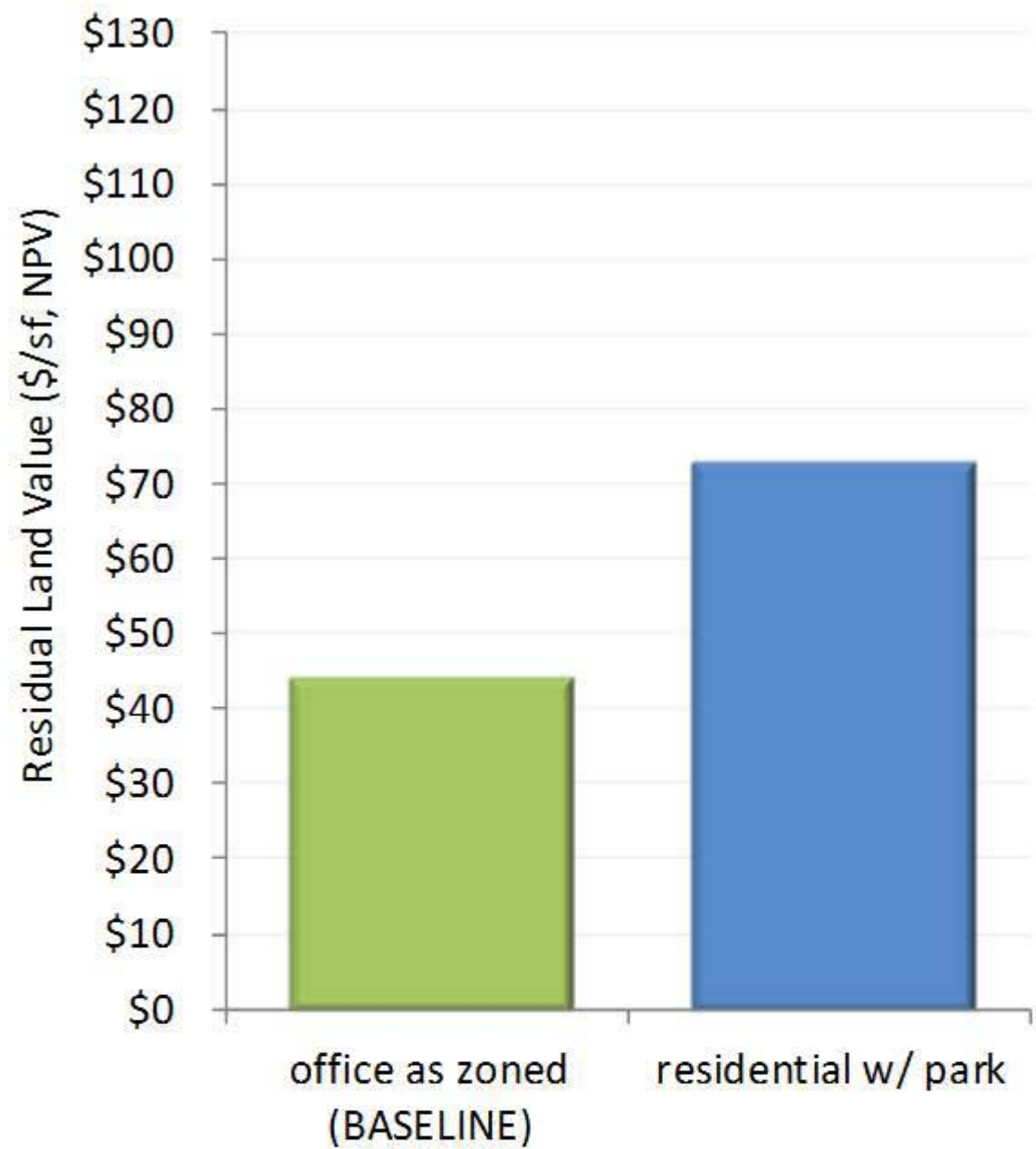
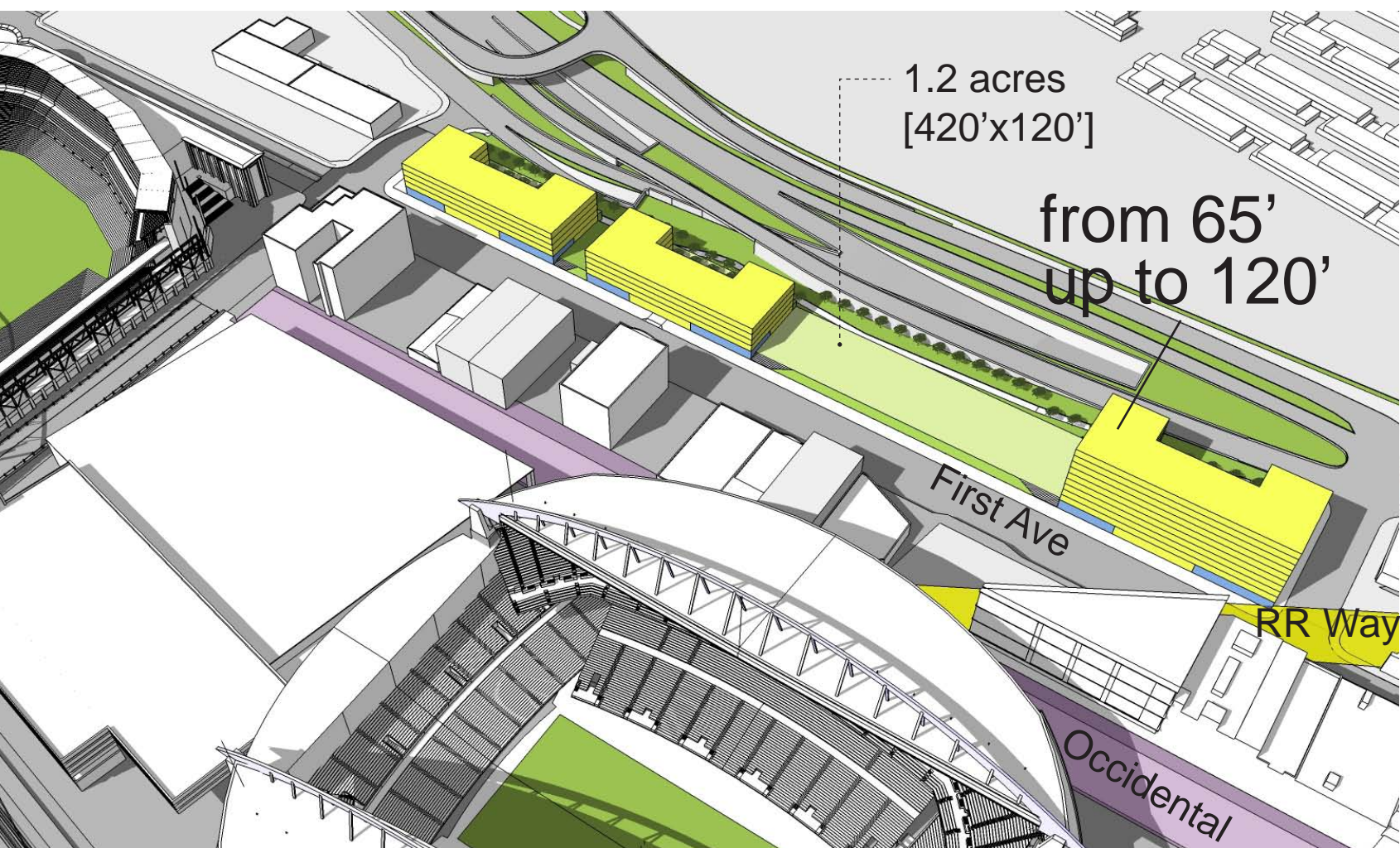
486,000 sf (540 units @ 900sf mean)  
519,627 sf

a front yard for the district





# WOSCA residential with park

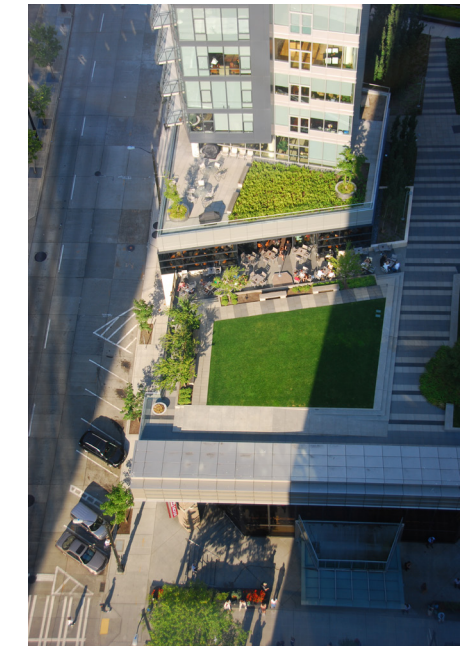
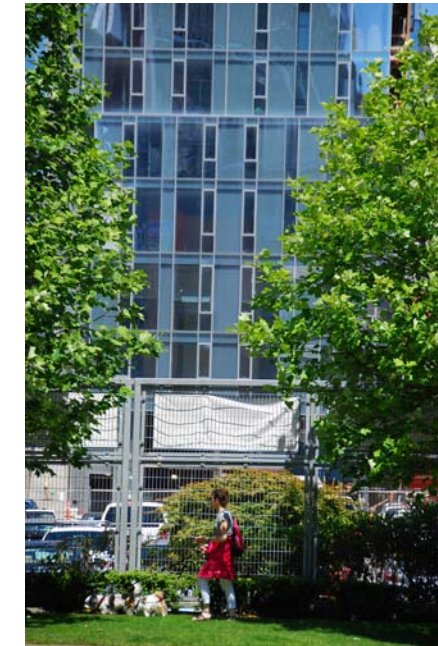
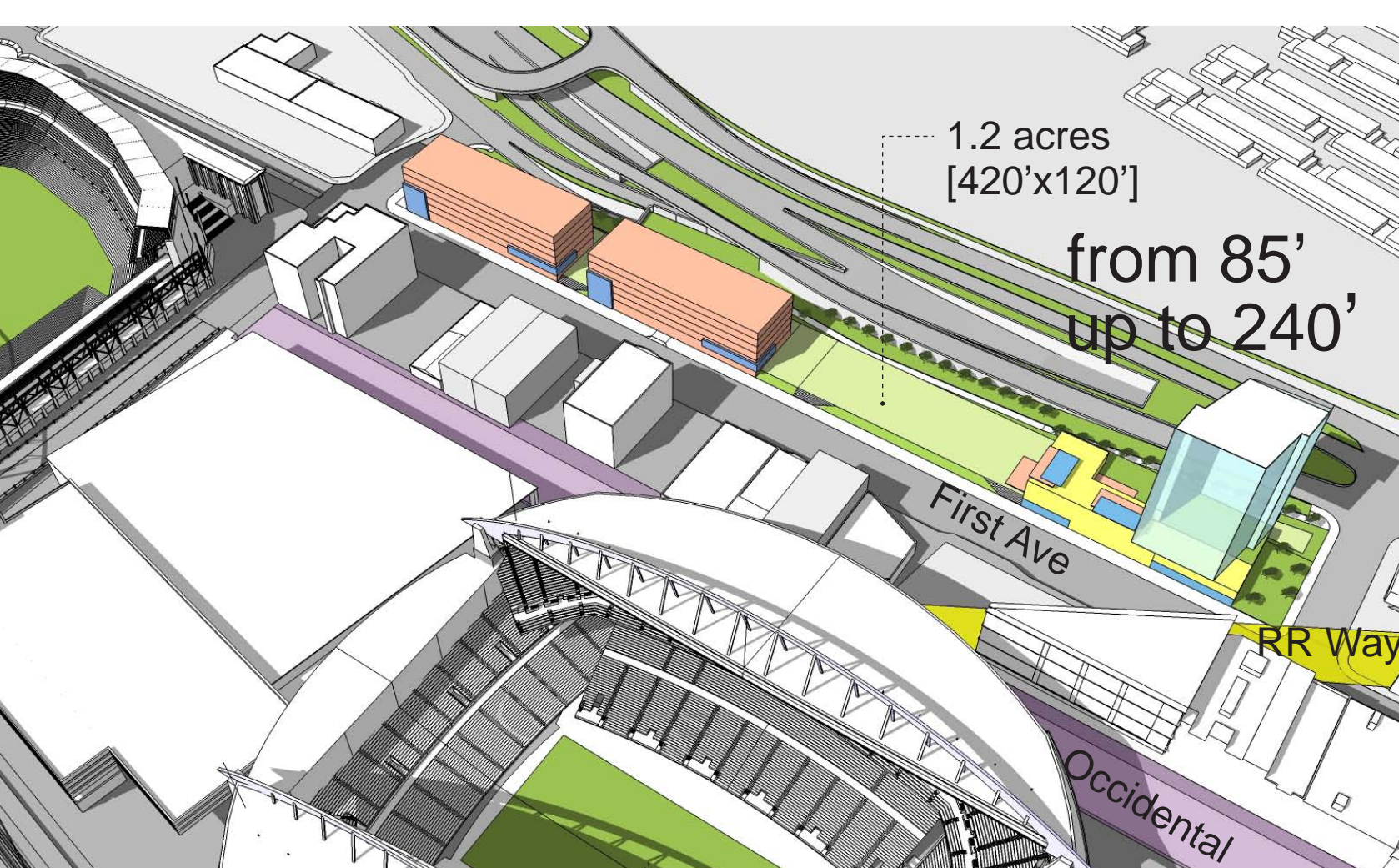


## PROGRAM SUMMARY

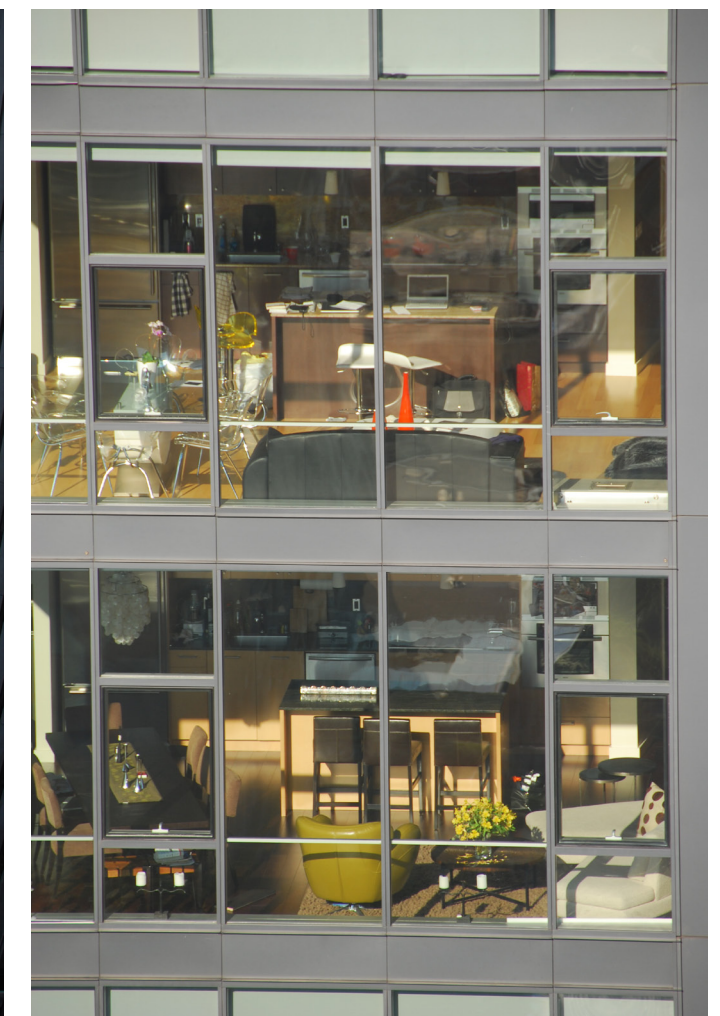
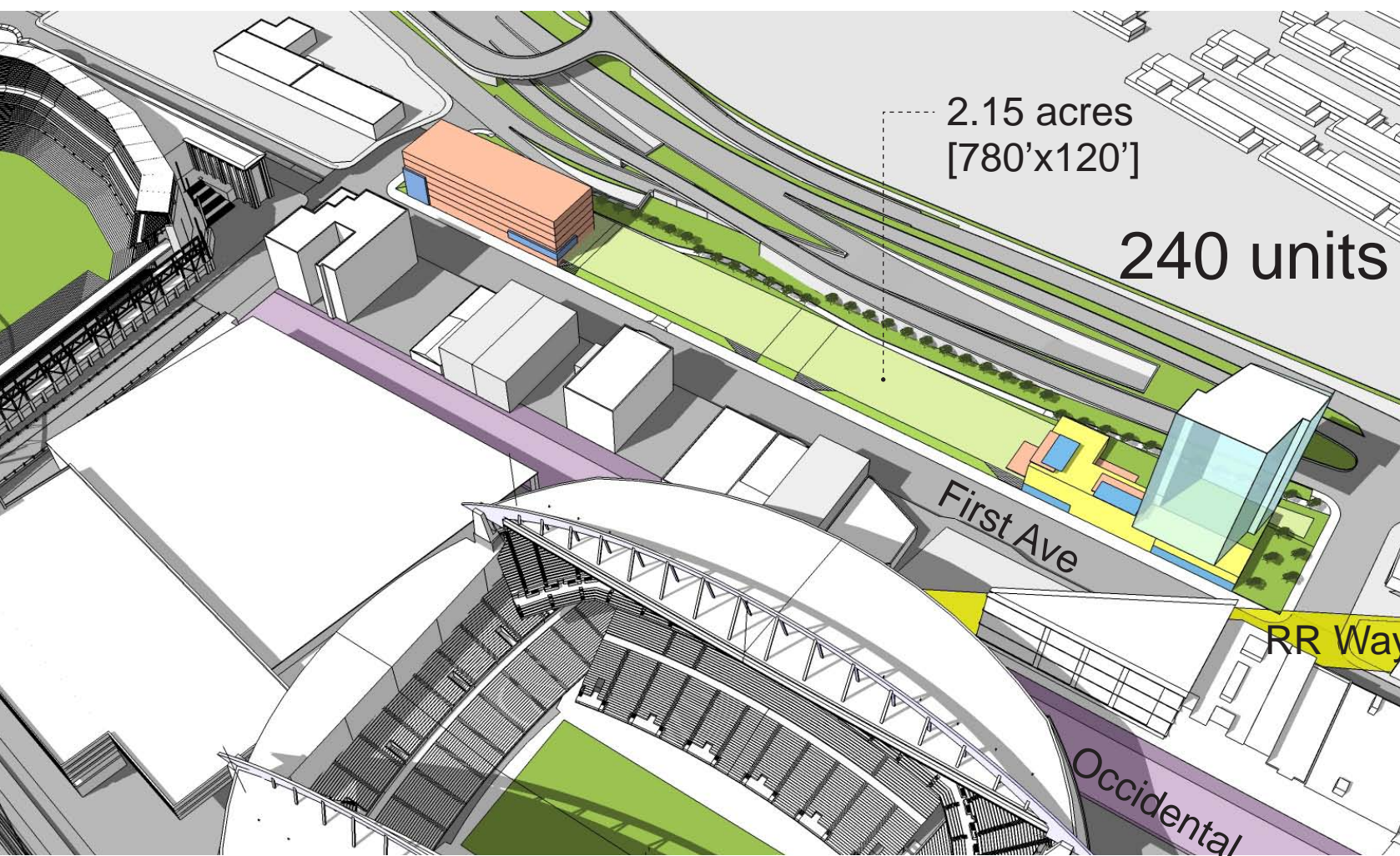
Gross BSF	422,000	486,000
FAR	2.0	2.2
Units	0	550
Office	585	0
Retail NSF	29,850	28,980
Public Realm Acres	0.7	1.4



# WOSCA office (2), park, residential

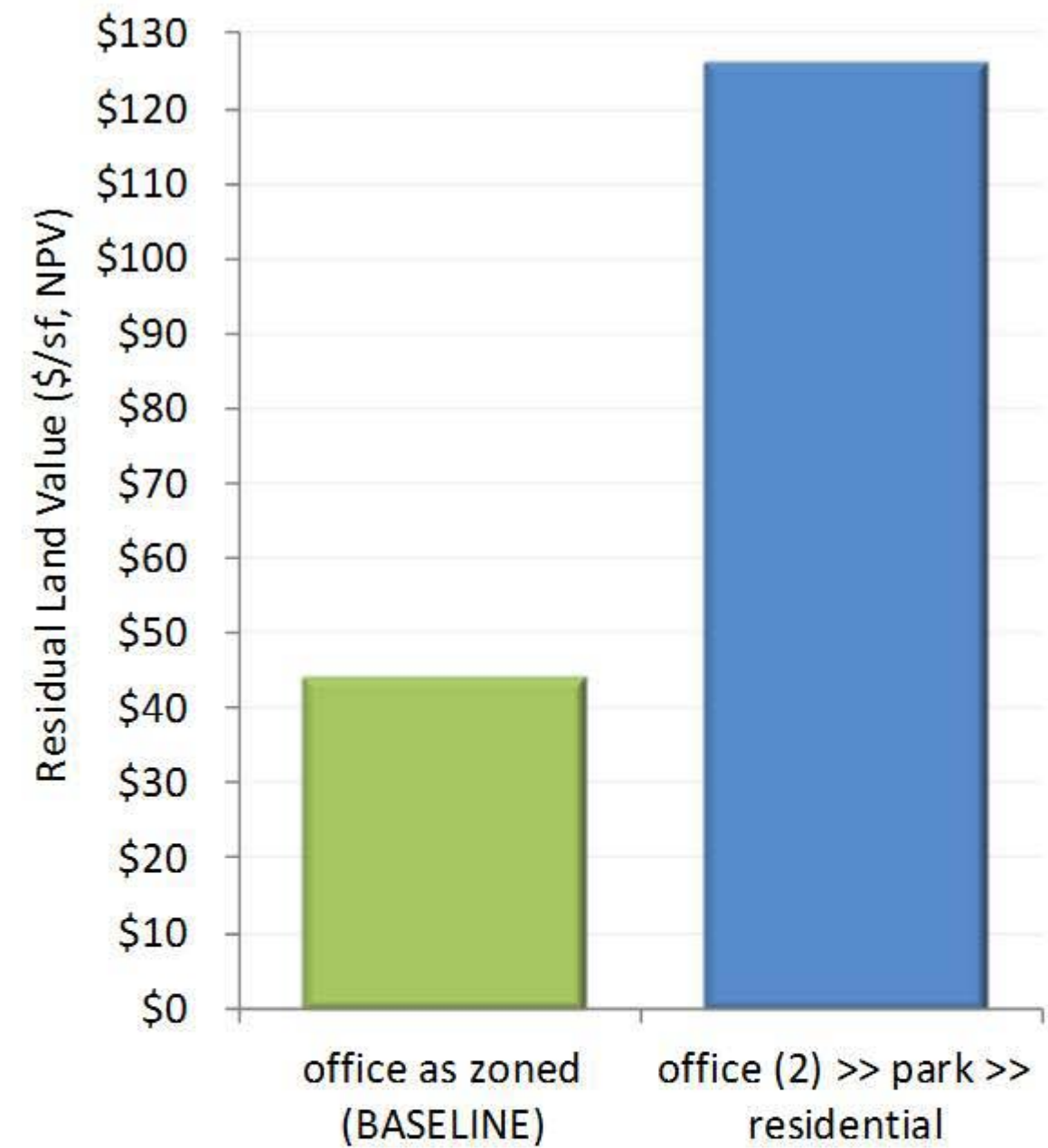
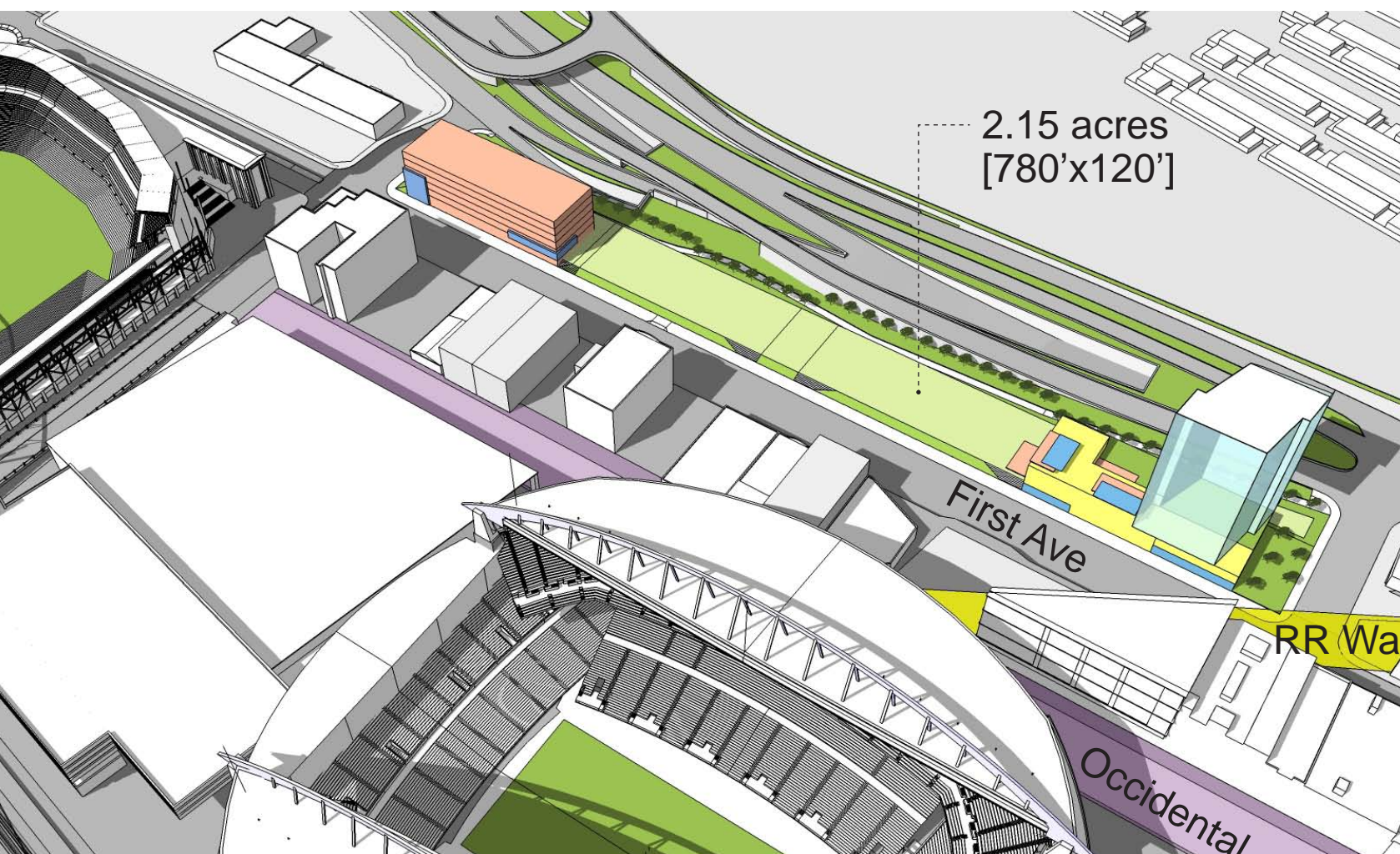
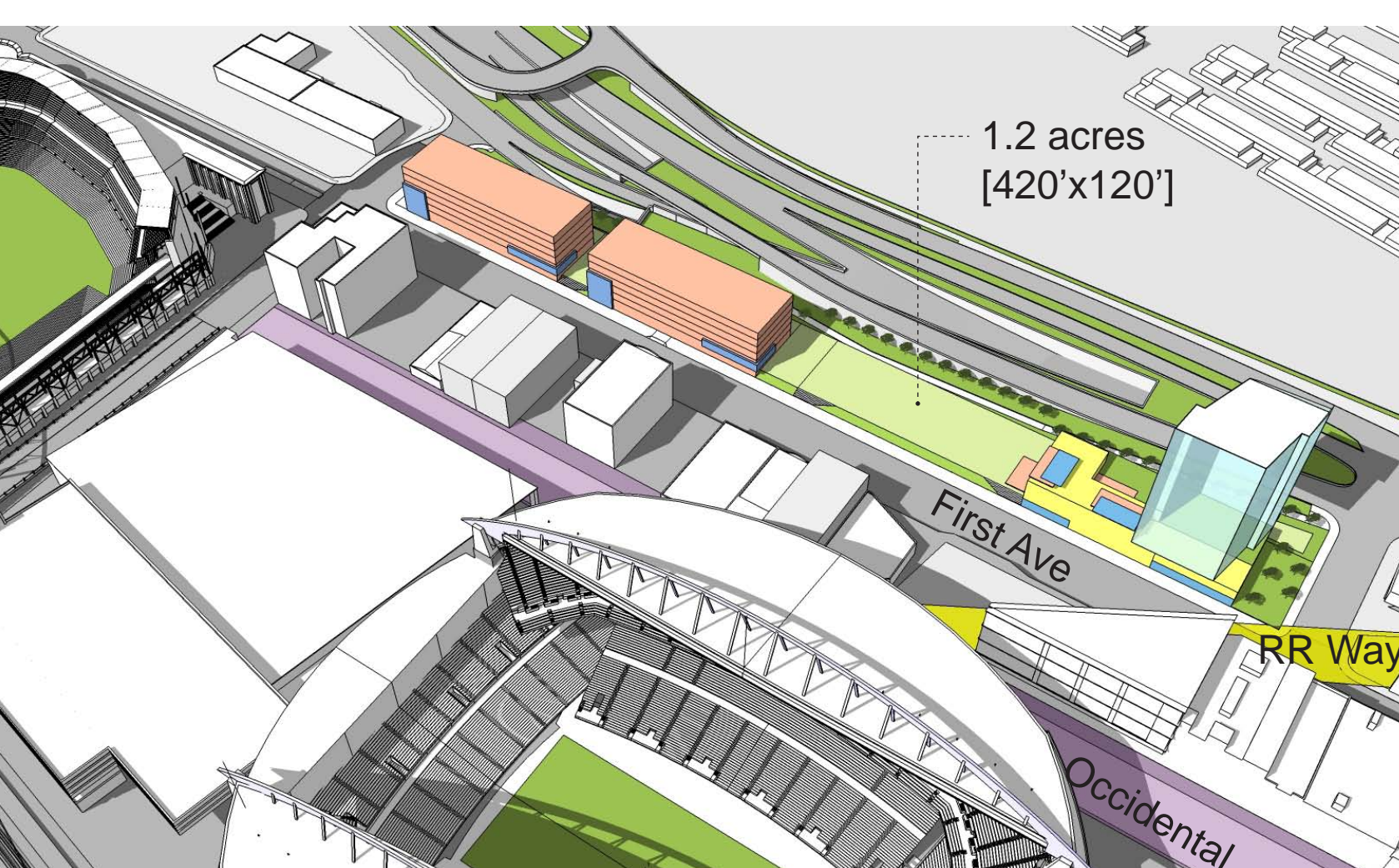


catalyzing the crossing





# WOSCA office (2), park, residential

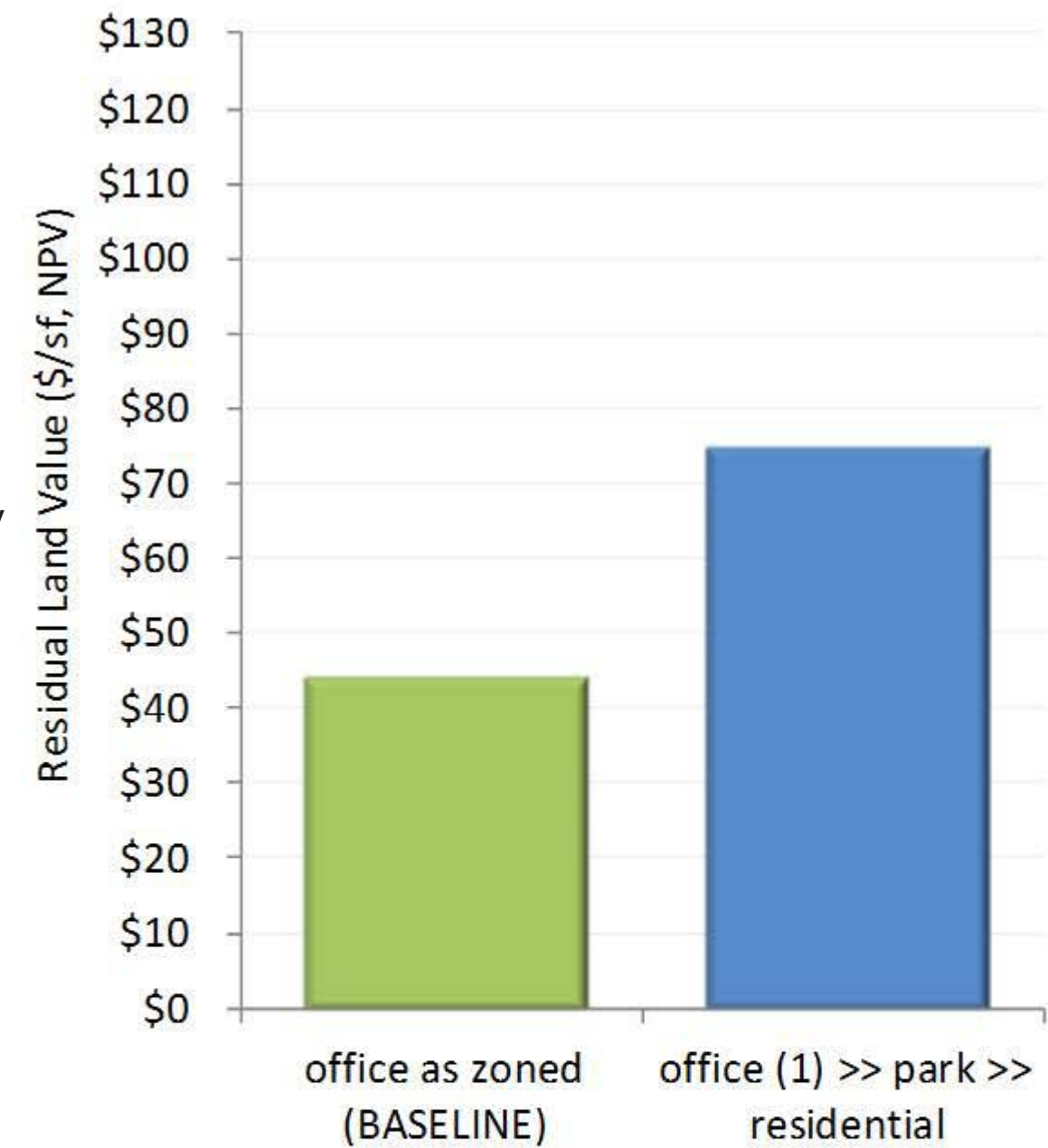
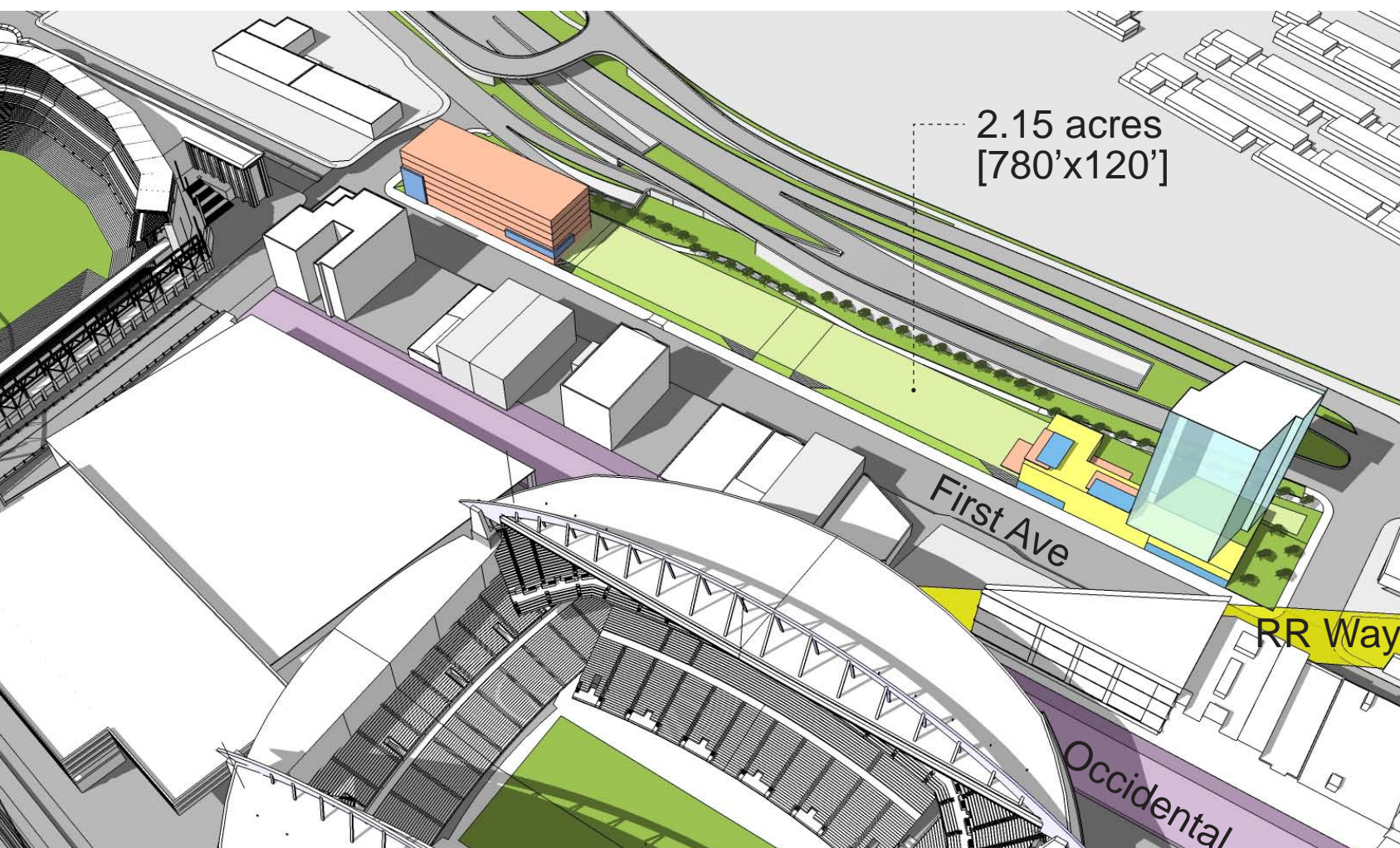
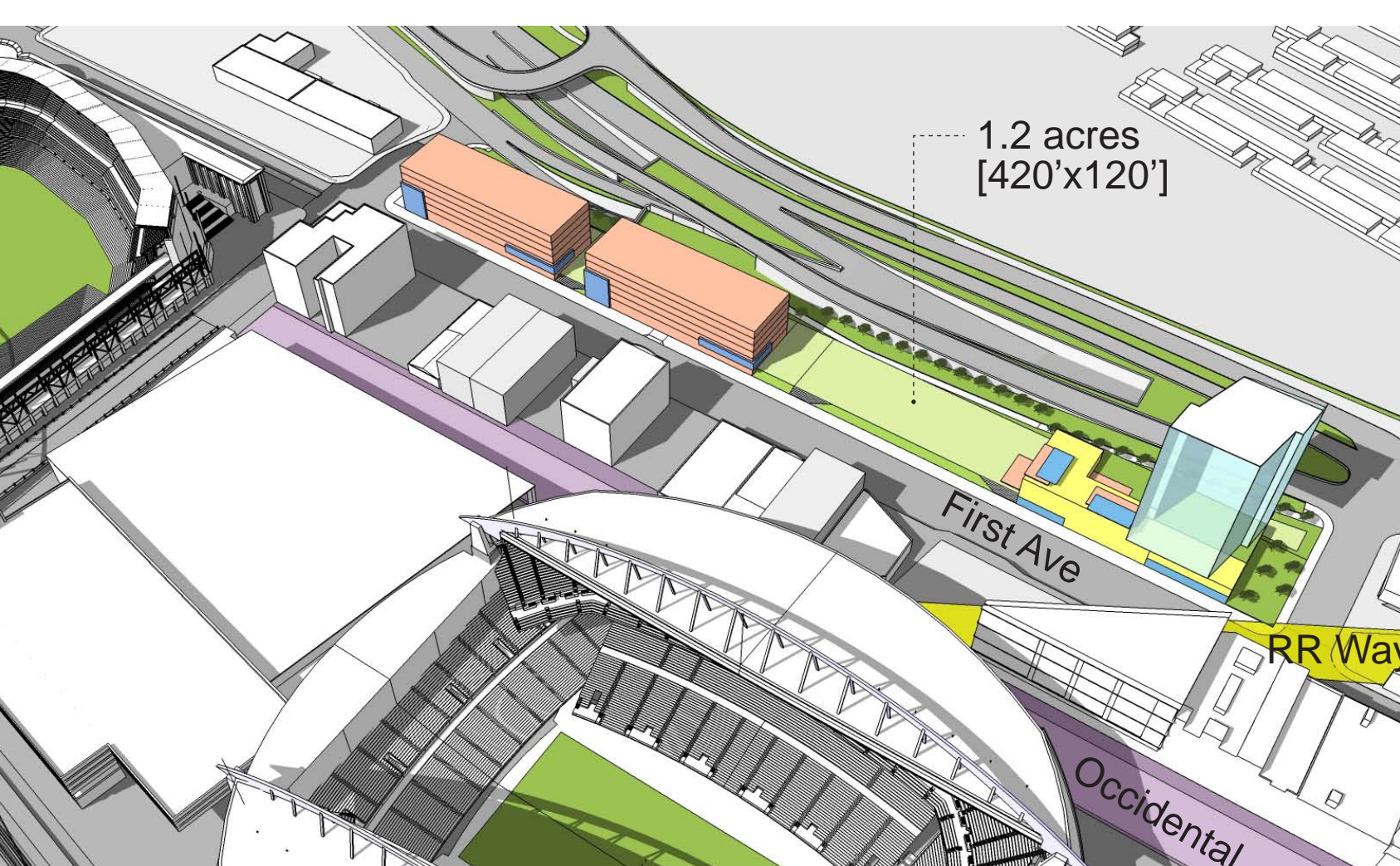


## PROGRAM SUMMARY

Gross BSF	422,000	564,000
FAR	2.0	2.7
Units	0	321
Office	585	389
Retail NSF	29,850	24,300
Public Realm Acres	0.7	1.4



# WOSCA office (1), park, residential

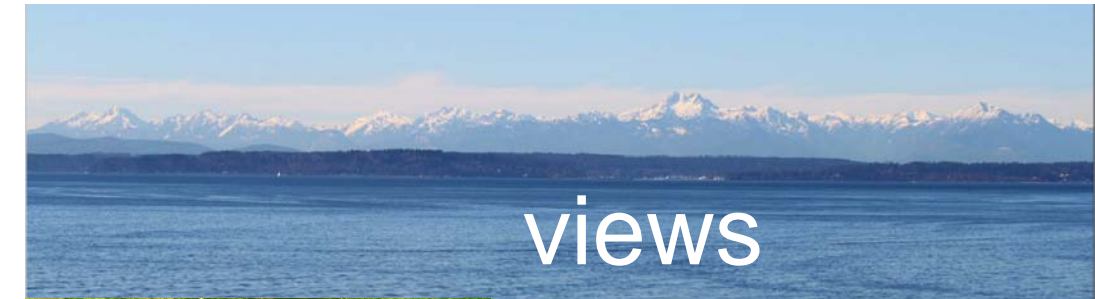
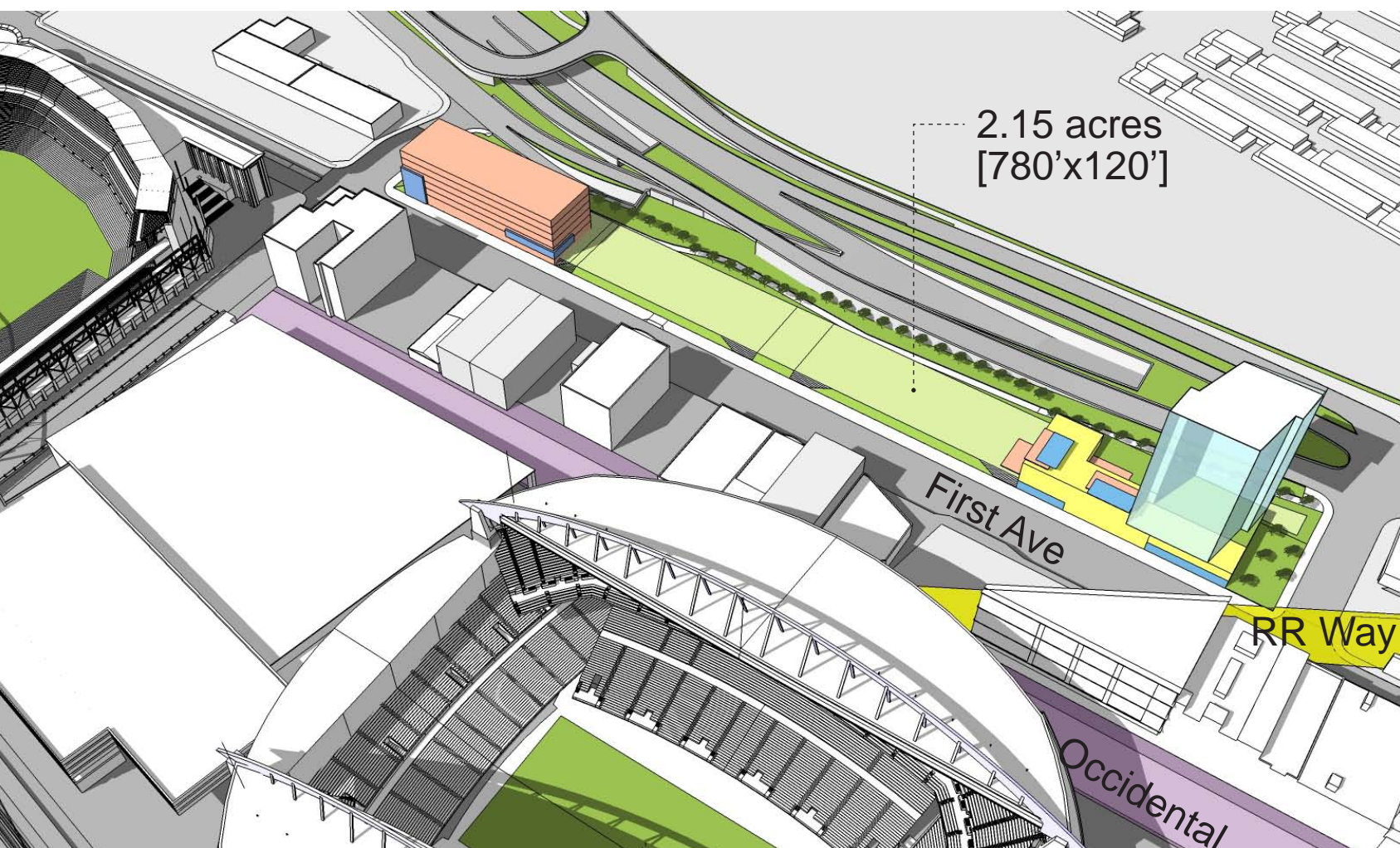
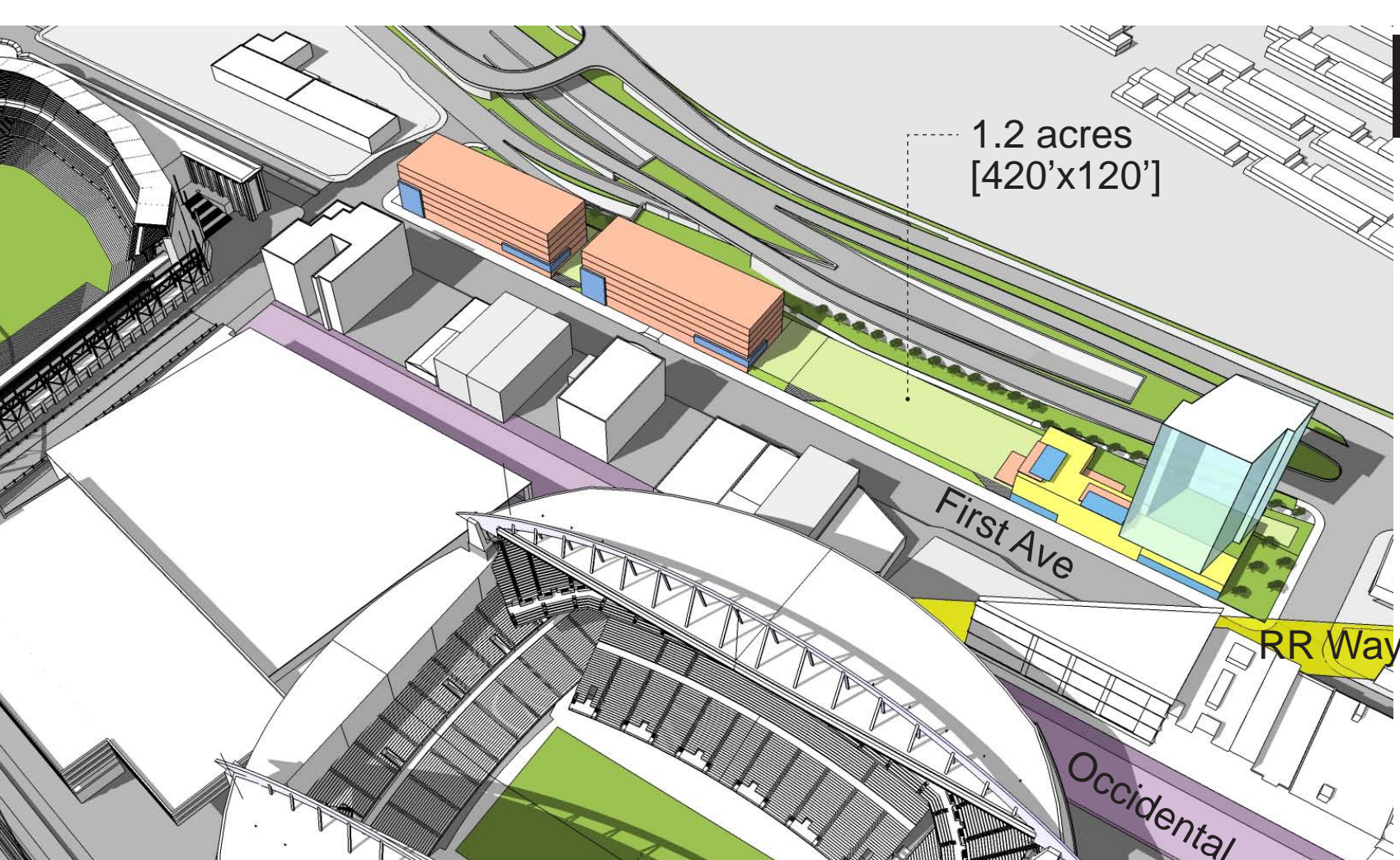


## PROGRAM SUMMARY

Gross BSF	422,000	429,000
FAR	2.0	2.0
Units	0	321
Office	585	191
Retail NSF	29,850	21,150
Public Realm Acres	0.7	2.1



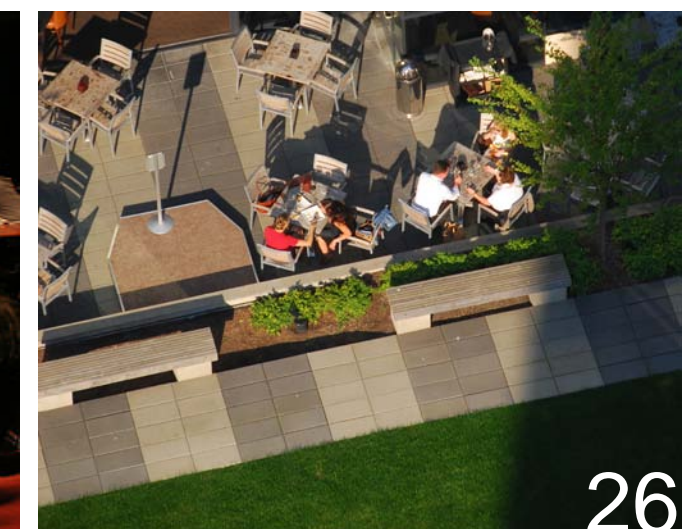
# WOSCA lodging



views

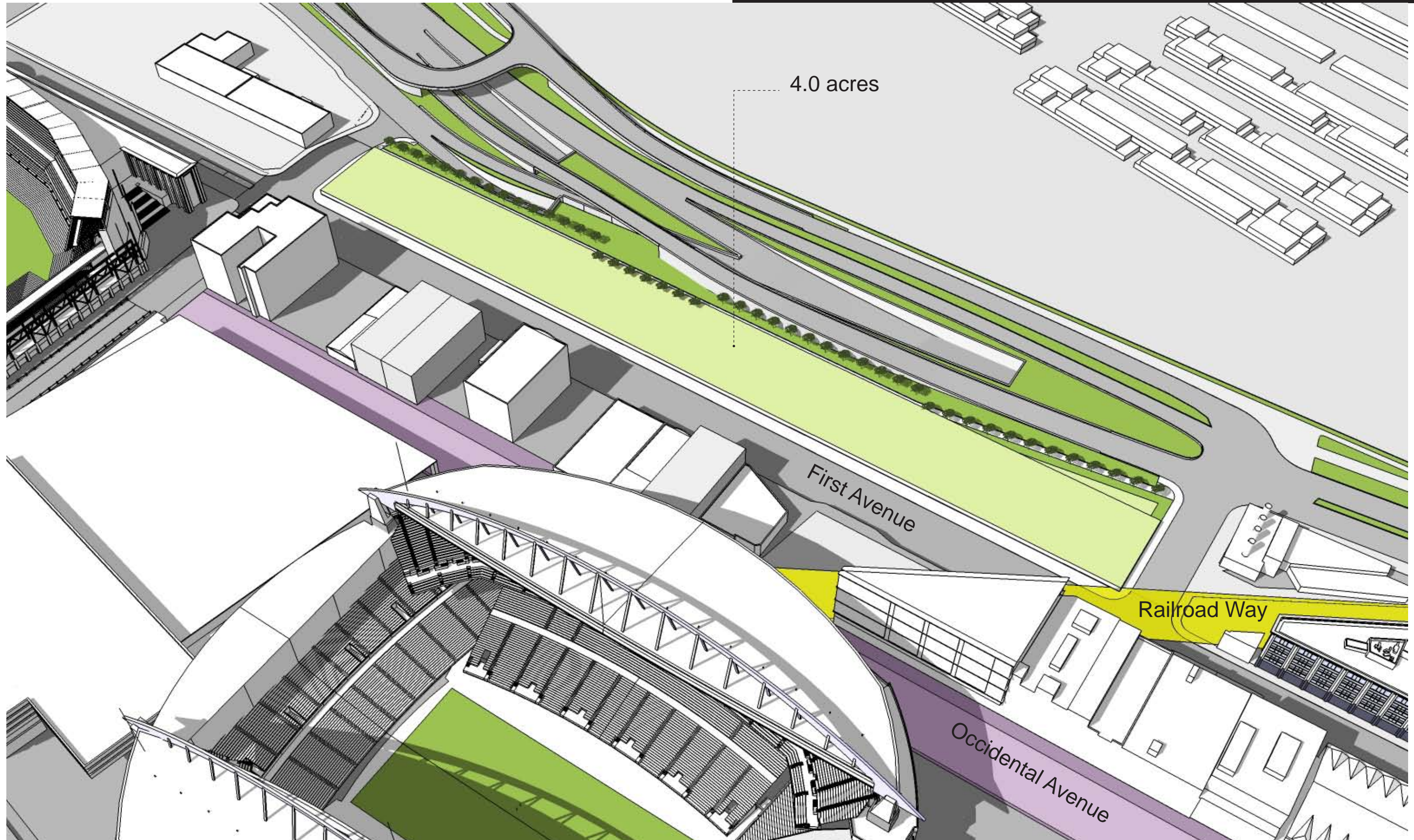


waterfront  
sport  
bike  
transit



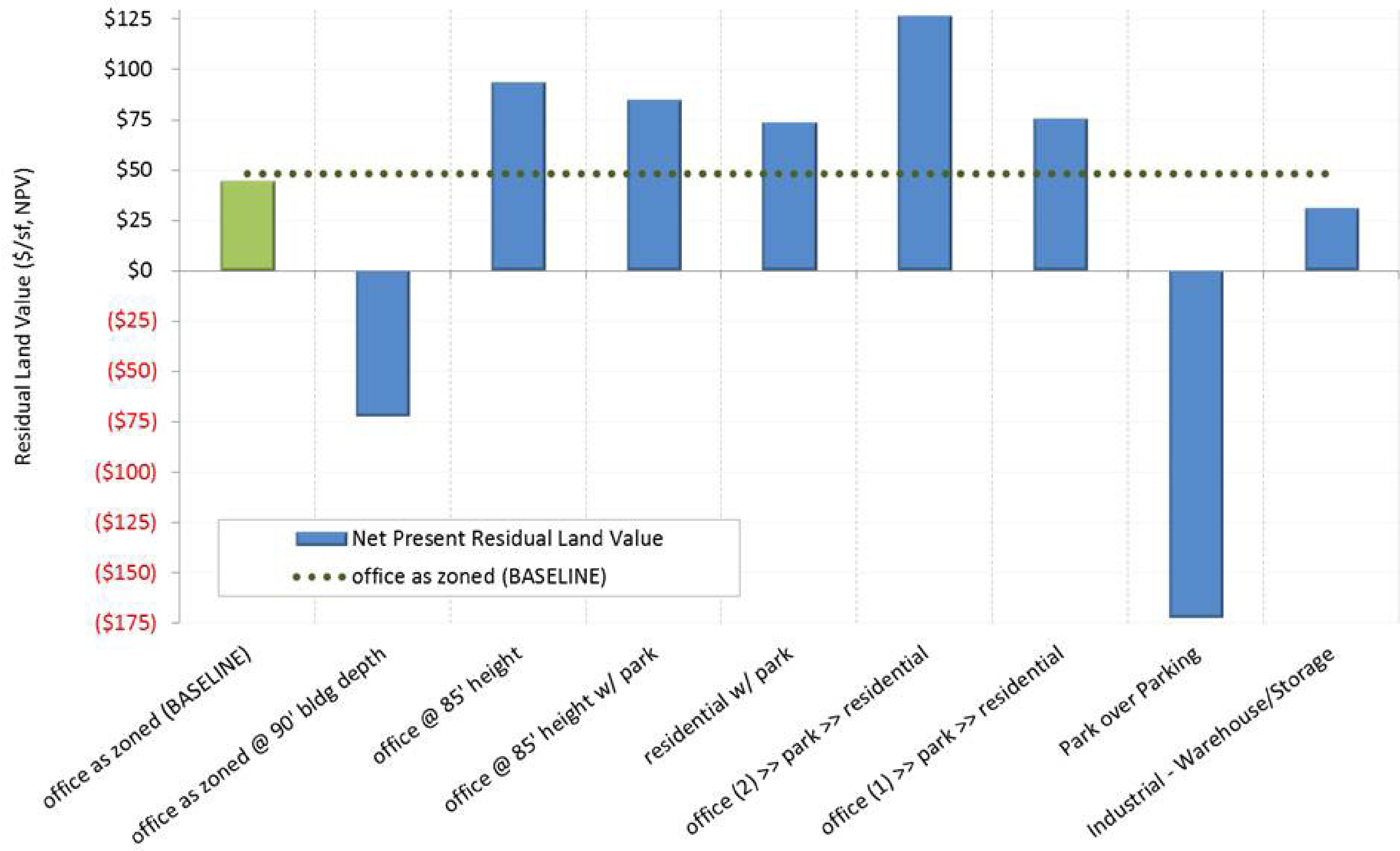


# WOSCA park over parking





# WOSCA summary of alternatives





# Open Space

context, size, location, and recreation

# Urban Form

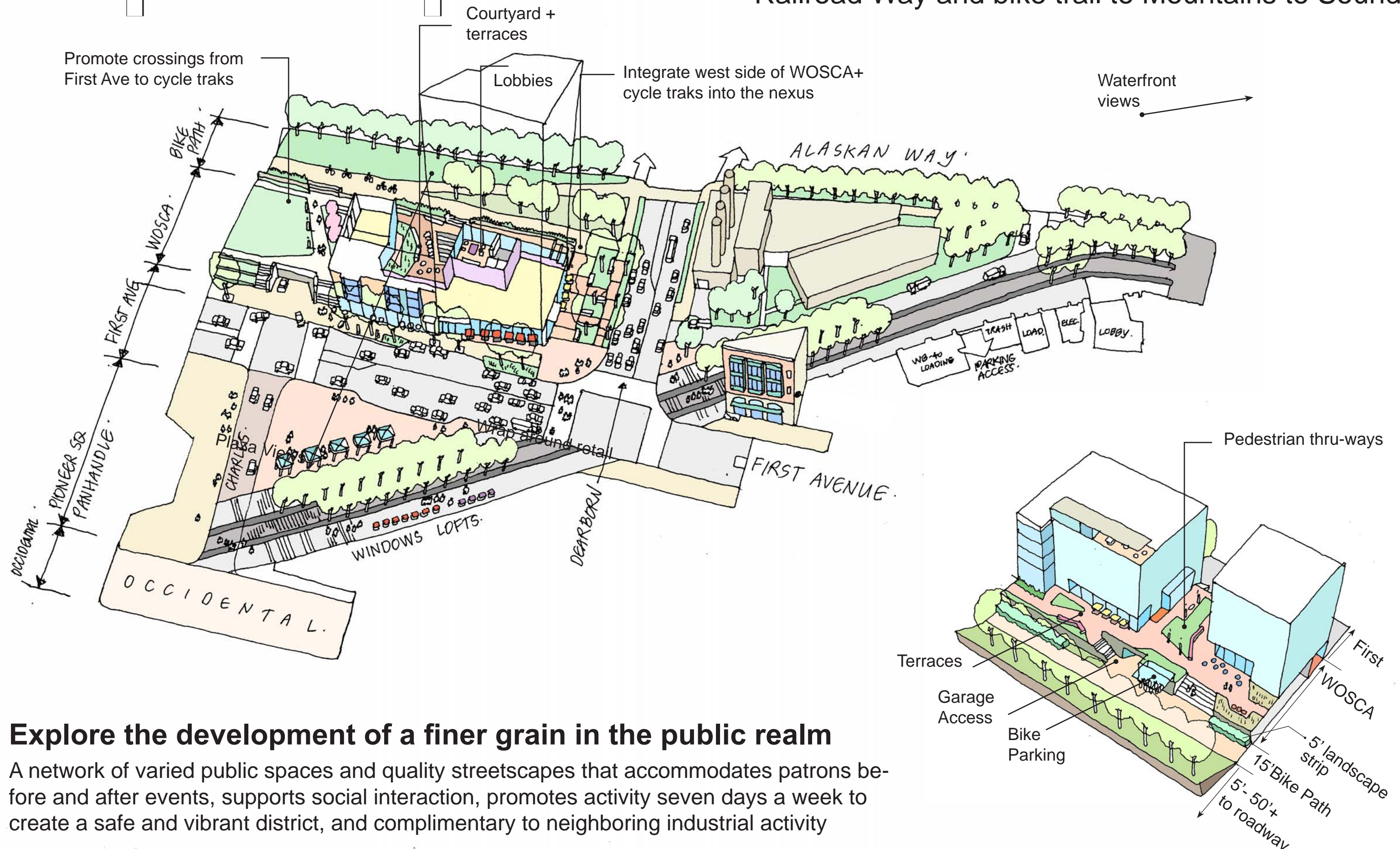
views to and from the Stadium District



# Open Space

## WOSCA a finer grain of public realm

Railroad Way and bike trail to Mountains to Sound



### Explore the development of a finer grain in the public realm

A network of varied public spaces and quality streetscapes that accommodates patrons before and after events, supports social interaction, promotes activity seven days a week to create a safe and vibrant district, and complimentary to neighboring industrial activity

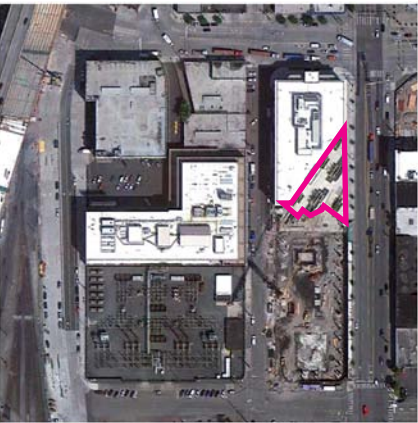


# Open Space

## WOSCA scale and character

a more substantial open space

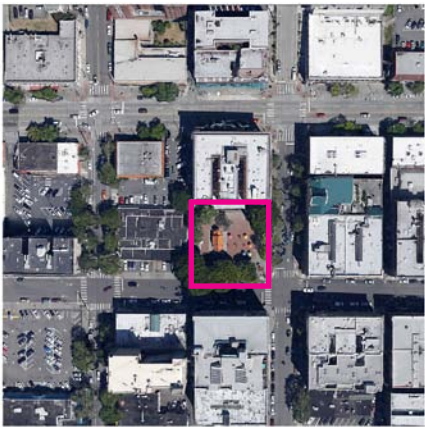
0.25  
Home Plate



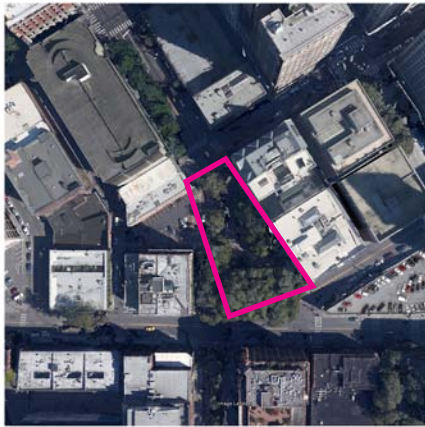
0.35 acre  
Amazon (Terry/Republican)



0.5 acre  
Hing Hay



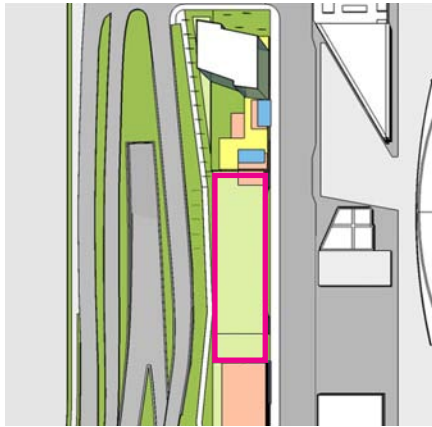
0.8 acre  
Pioneer Square



1 acre  
Occidental Park



1.2 acre  
WOSCA

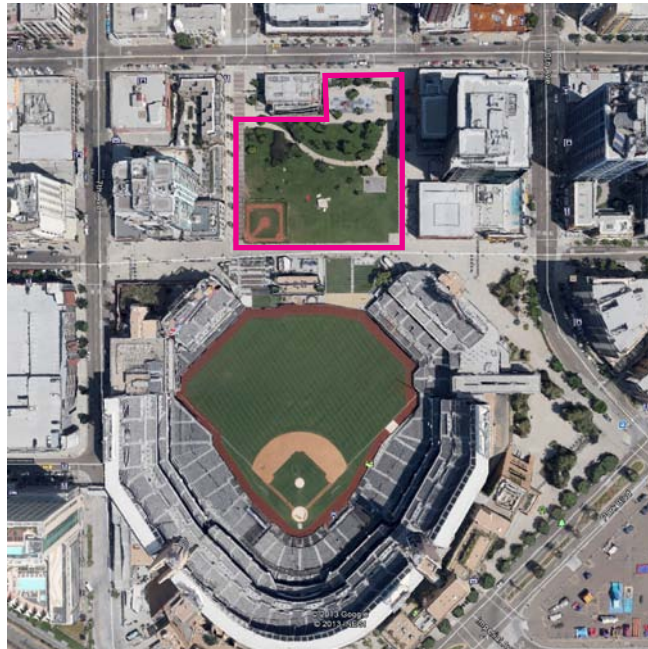




# Open Space

## WOSCA scale and character a (ball) park

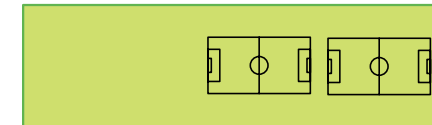
2 acres  
San Diego Stadium Park



Little league infield 60'x60' (80'x80')



Small soccer field 55'(75')x100'(120')



Basketball Half Court 55'(75')x100'(120')

Volleyball field 29'x59'

Maybe it's all turf...



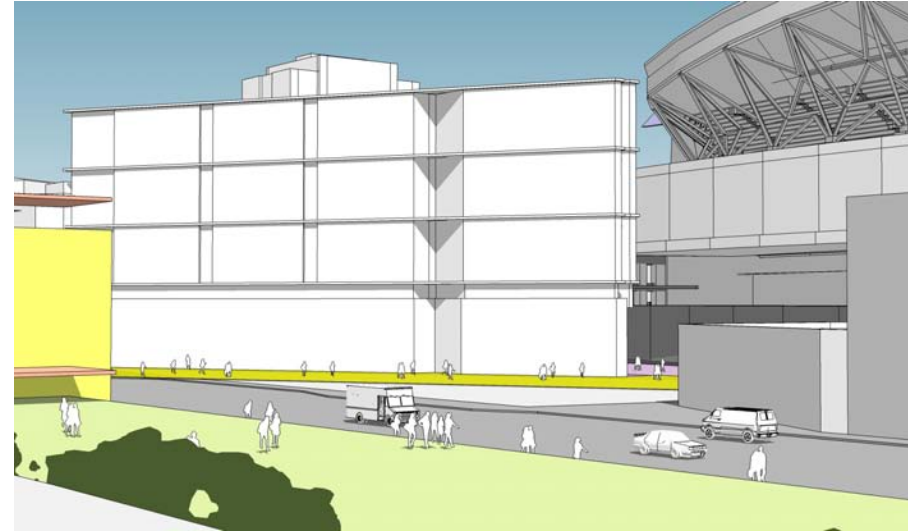
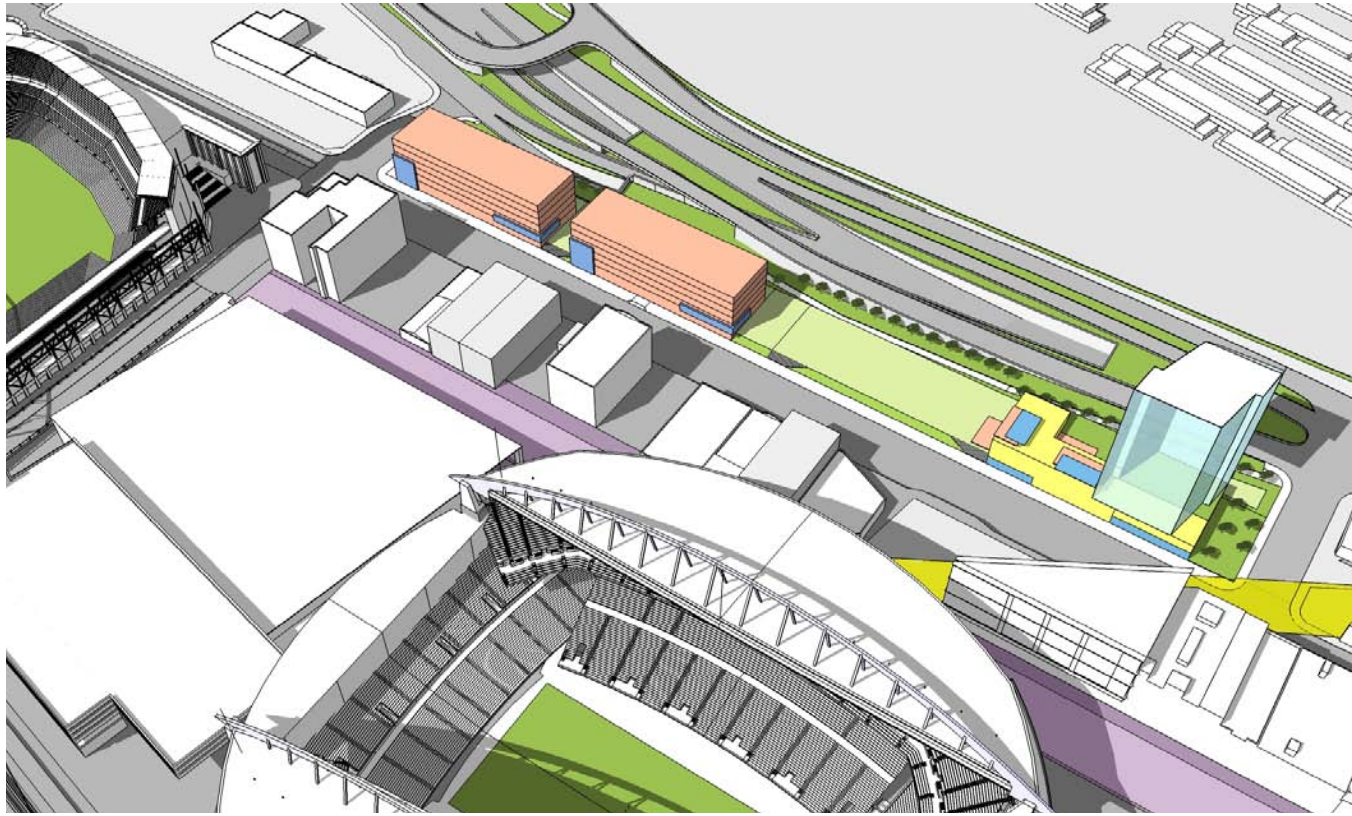
San Diego Stadium Park



# Open Space

## WOSCA recreational activities

finding the right spot



Opens up the district on a long site to views and access

Visible and accessible from Railroad Way and approach from Waterfront

Closer to residential of Pioneer Square

24/7 eyes if residential allowed on WOSCA north

Creates higher value for WOSCA interior development

**central open space**  
a “postcard shot” - the nexus



Central to all three venues

Direct access from Stadium LRT Station and parking along RB

Part of a “4 corners” environment that includes Mariner’s plaza, Pyramid Brewery front yard, and Silver Cloud hotel

24/7 eyes from Silver Cloud hotel

**RB open space**  
sports intersection

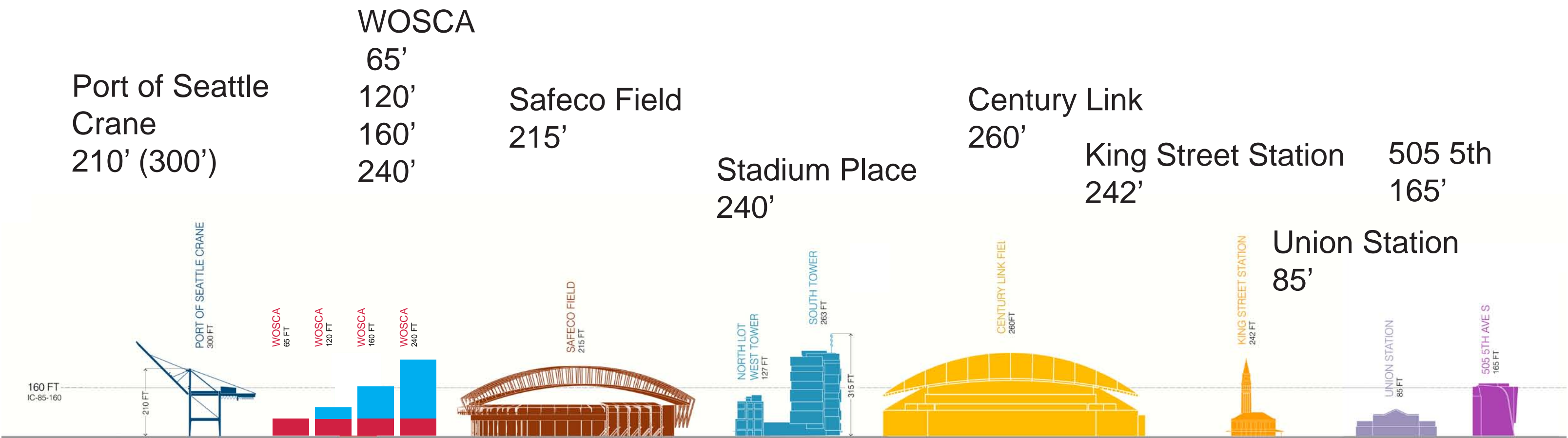


WOSCA

# Urban Form

a sentinel moment

land of the giants

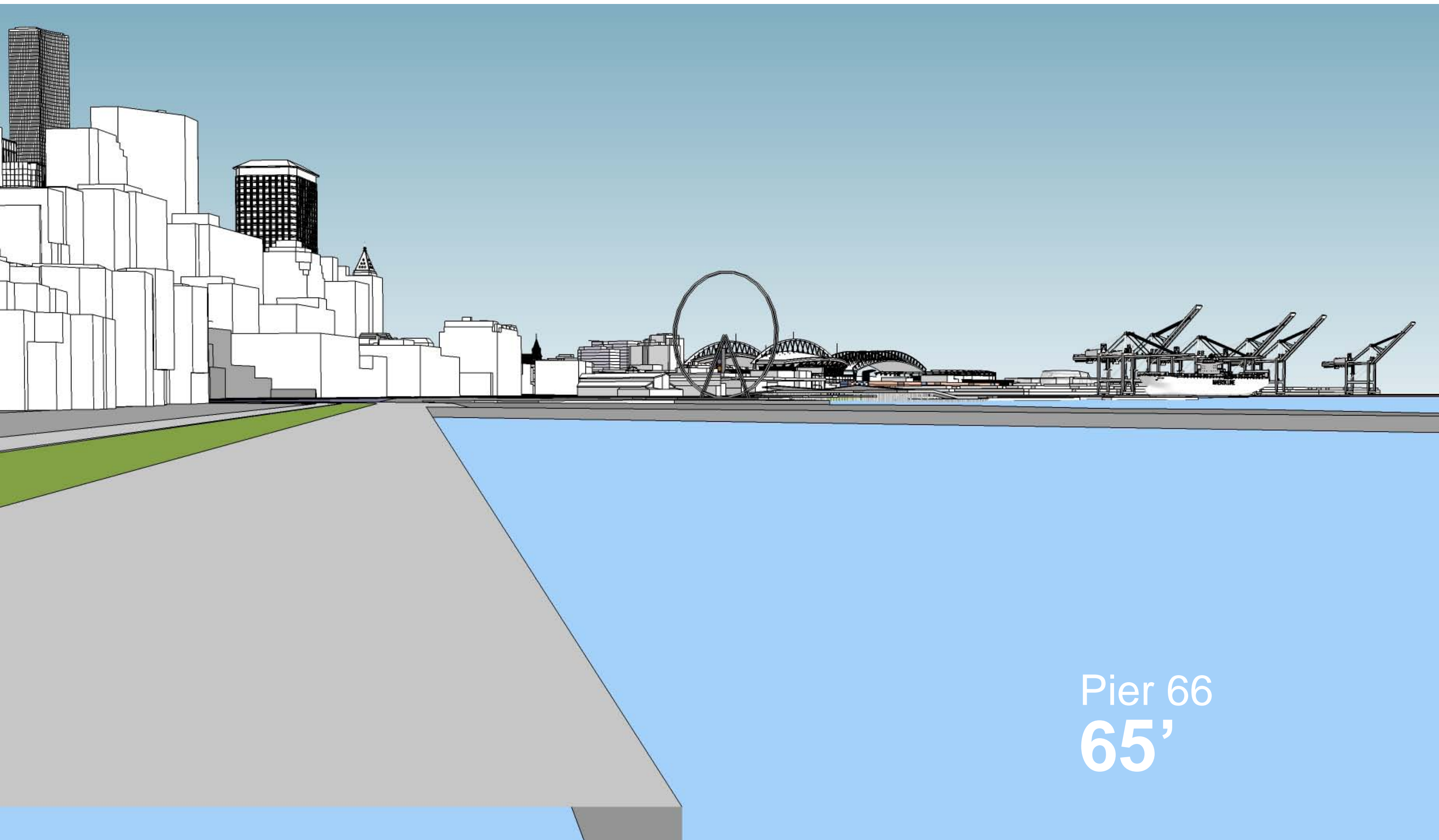






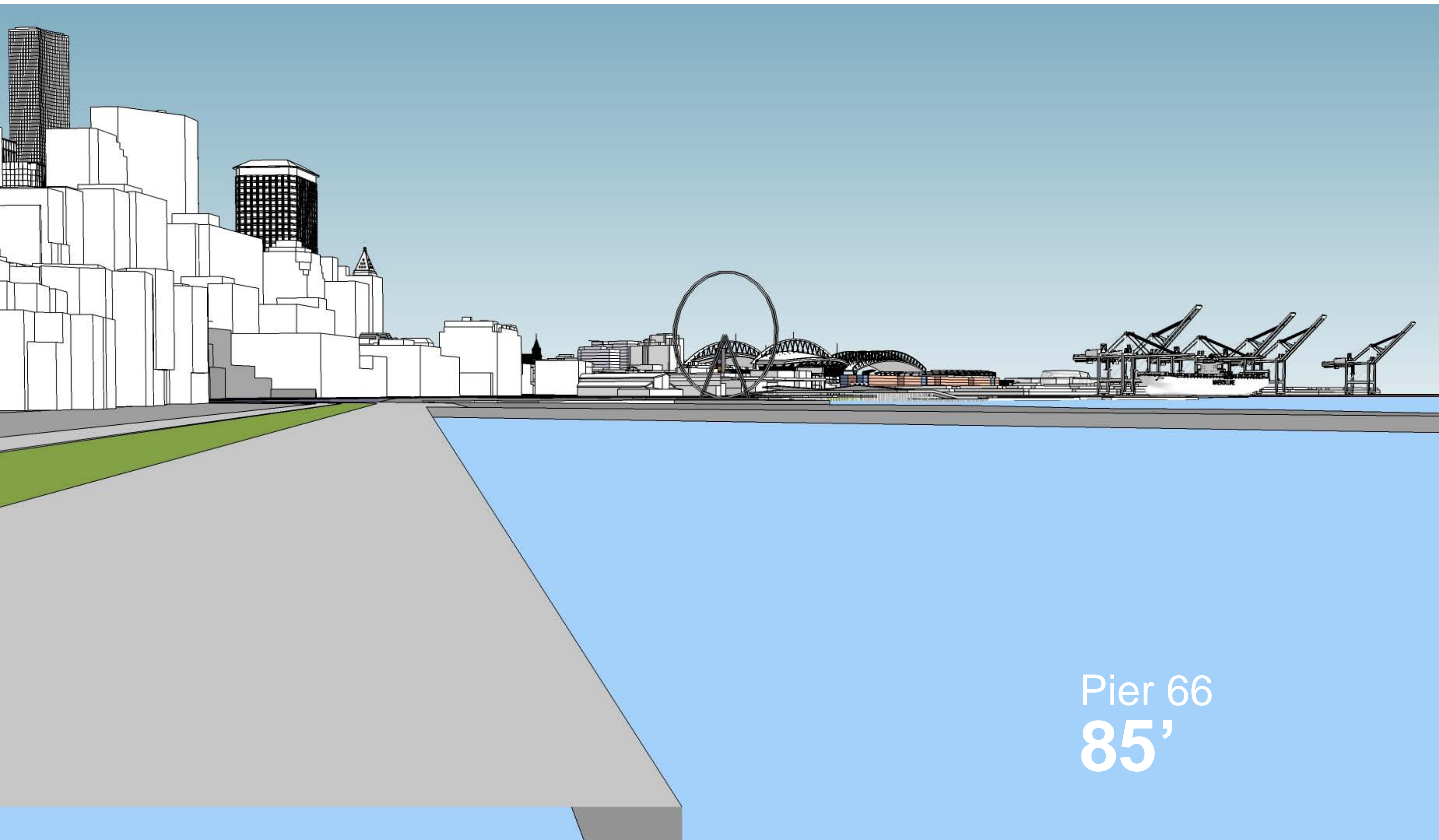
Pier 66  
**WOSCA**





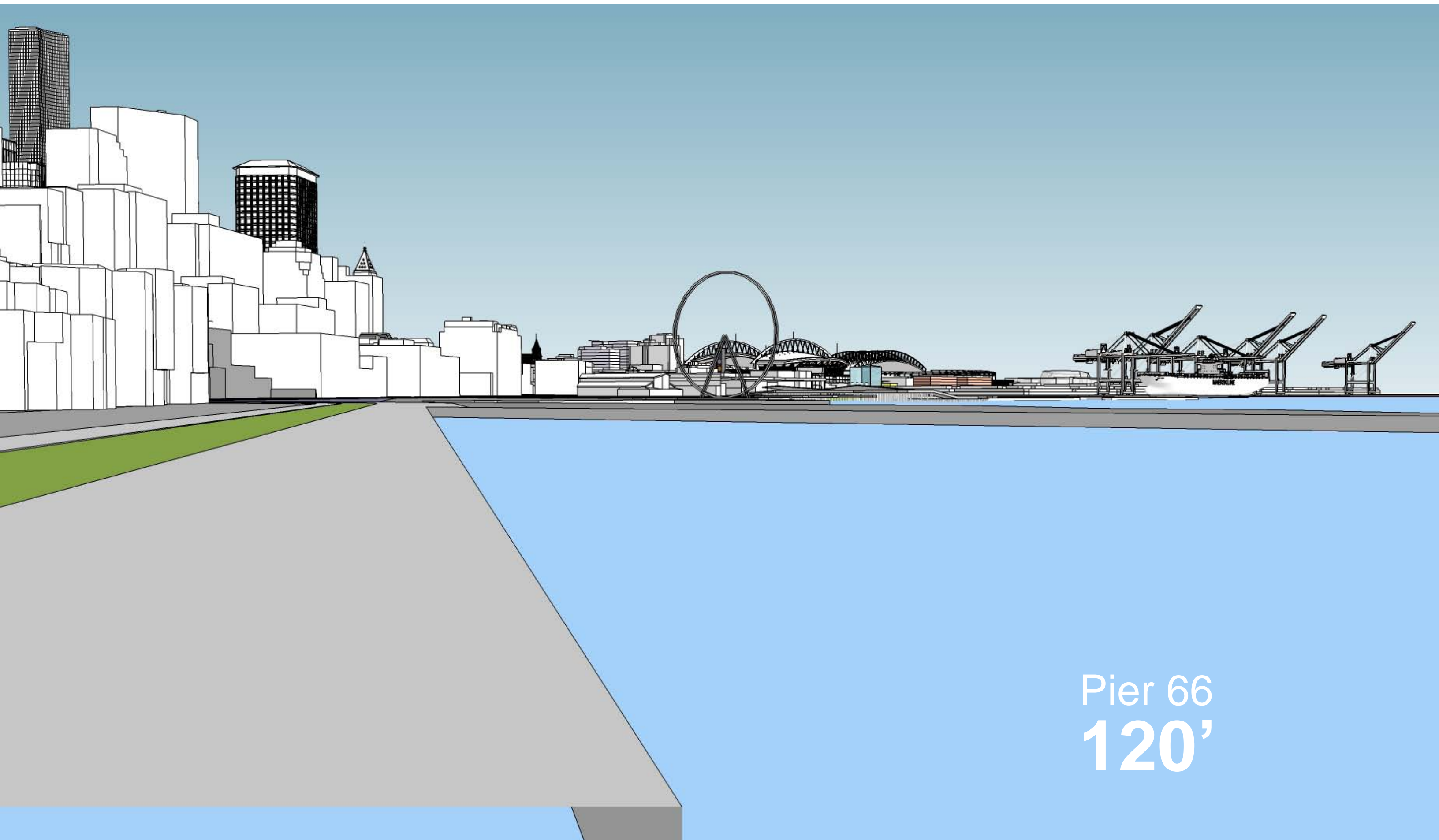
Pier 66  
**65'**





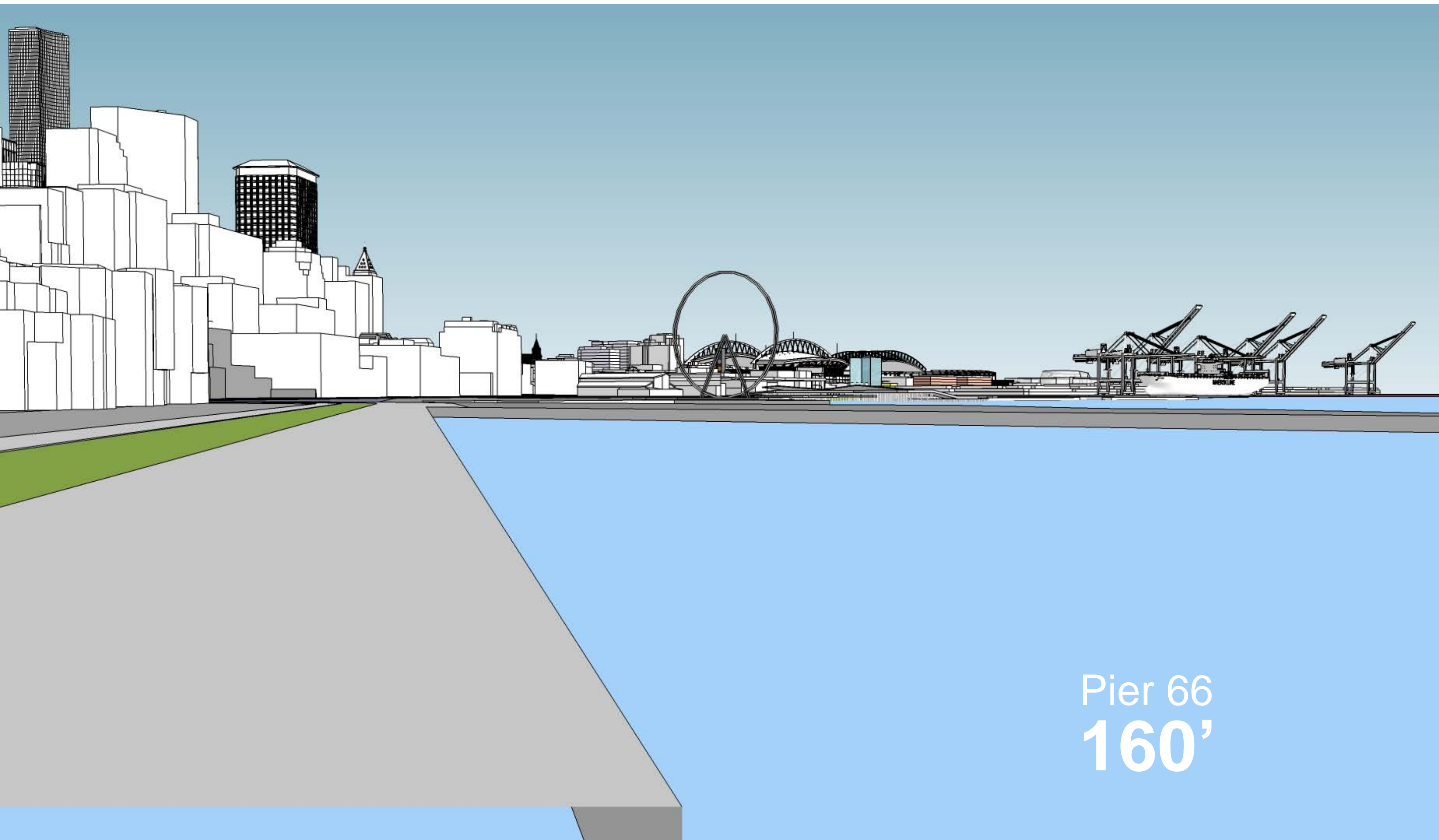
Pier 66  
**85'**





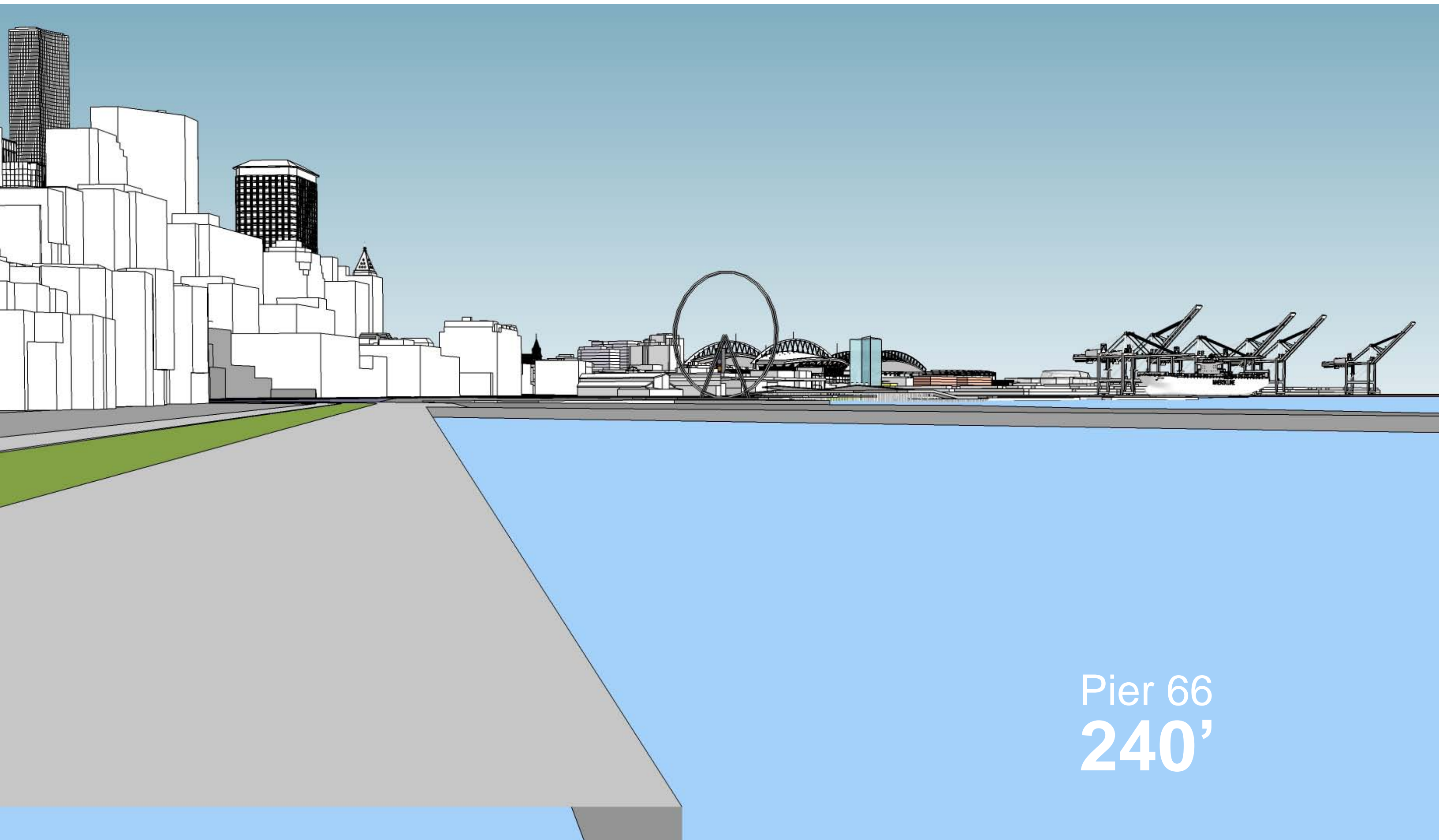
Pier 66  
**120'**





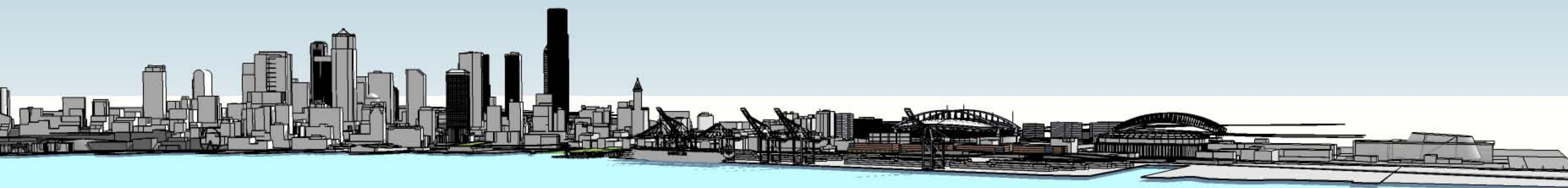
Pier 66  
**160'**





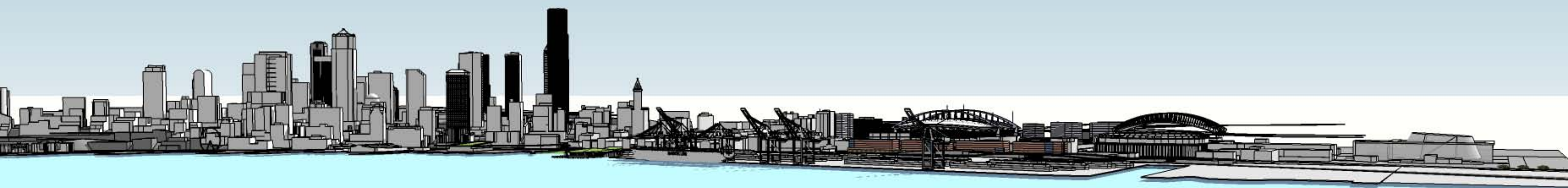
Pier 66  
**240'**





West Seattle  
**65'**





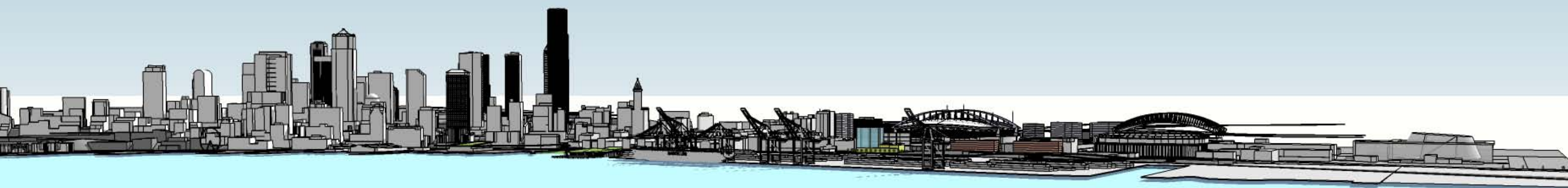
West Seattle  
**85'**





West Seattle  
**120'**





West Seattle  
**160'**





West Seattle  
**240'**





EMC<sup>2</sup>





1st Ave South  
**65'**





1st Ave South  
85'





EMC<sup>2</sup>

1st Ave South  
**120'**





EMC<sup>2</sup>

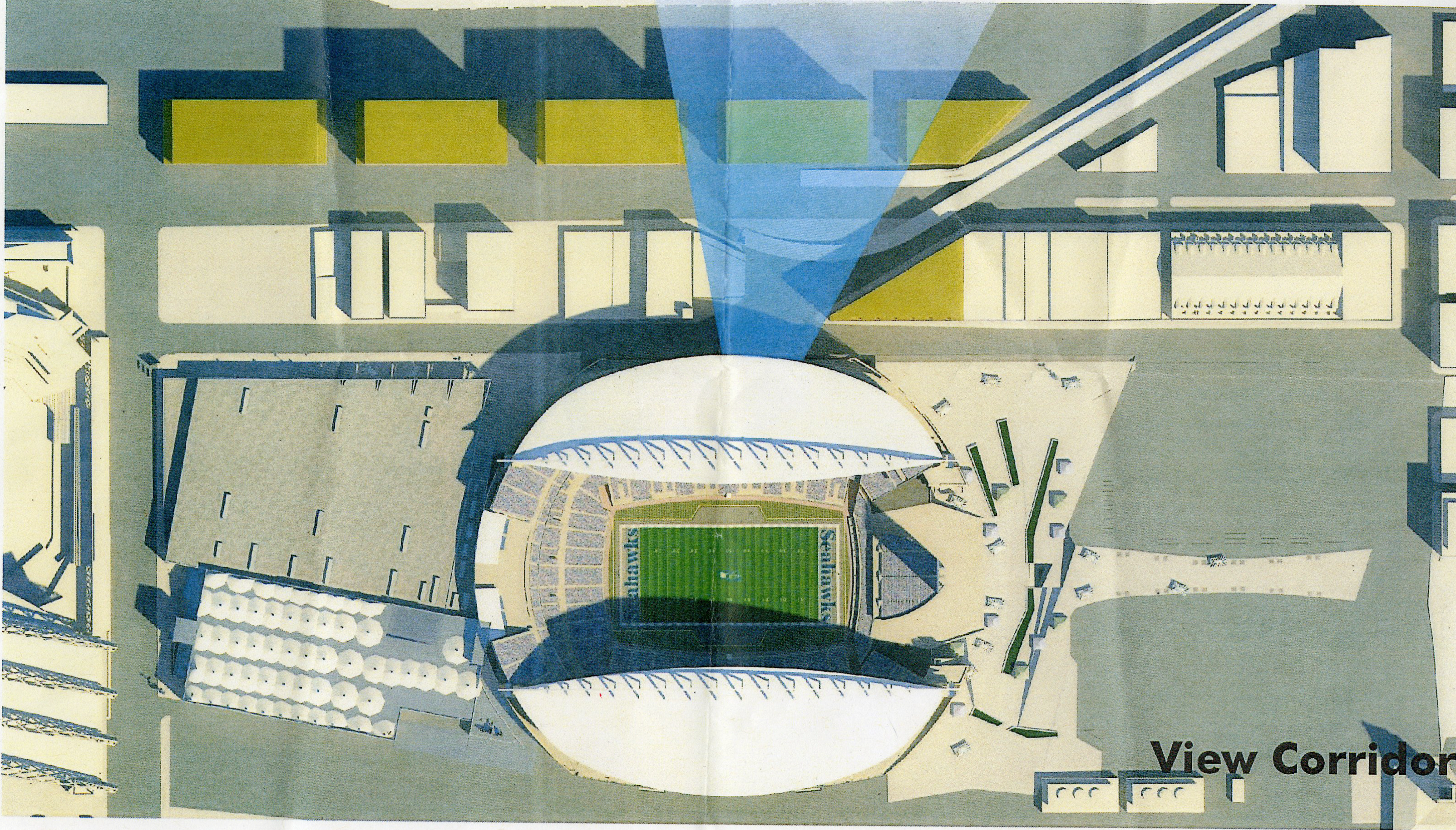
1st Ave South  
**160'**





1st Ave South  
**240'**

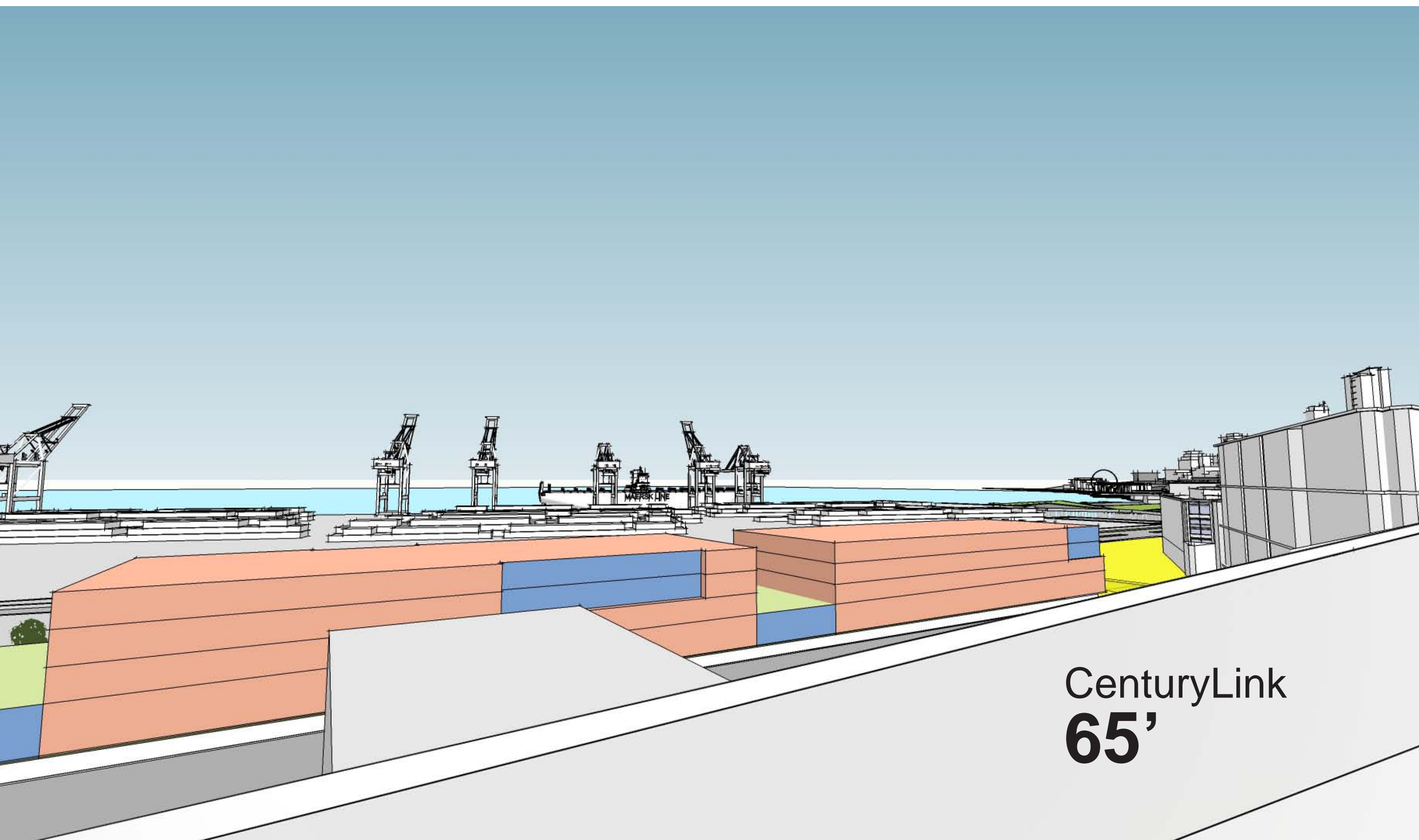




**View Corridor**

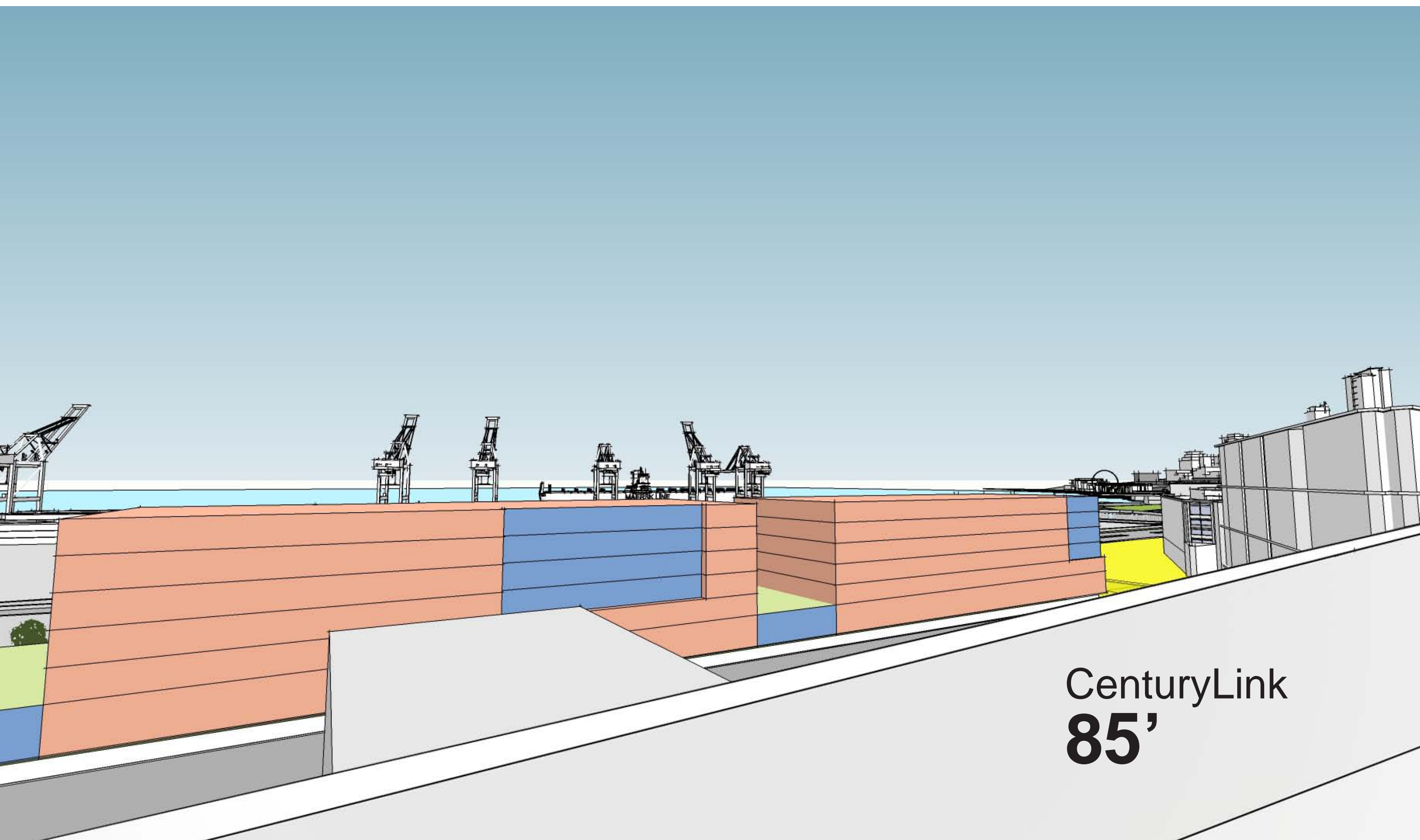
Ellerbe Becket  
14 July 2008





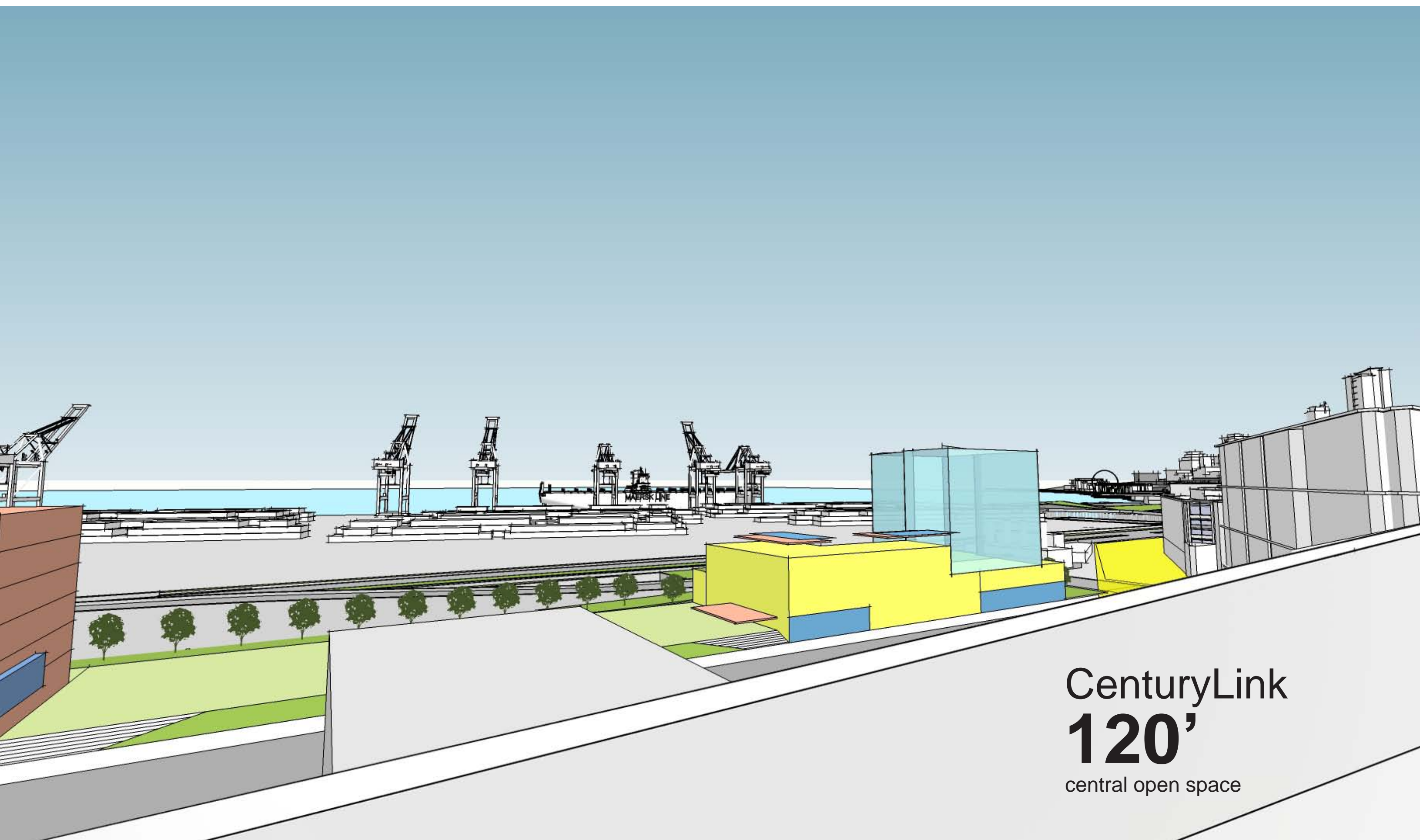
CenturyLink  
**65'**





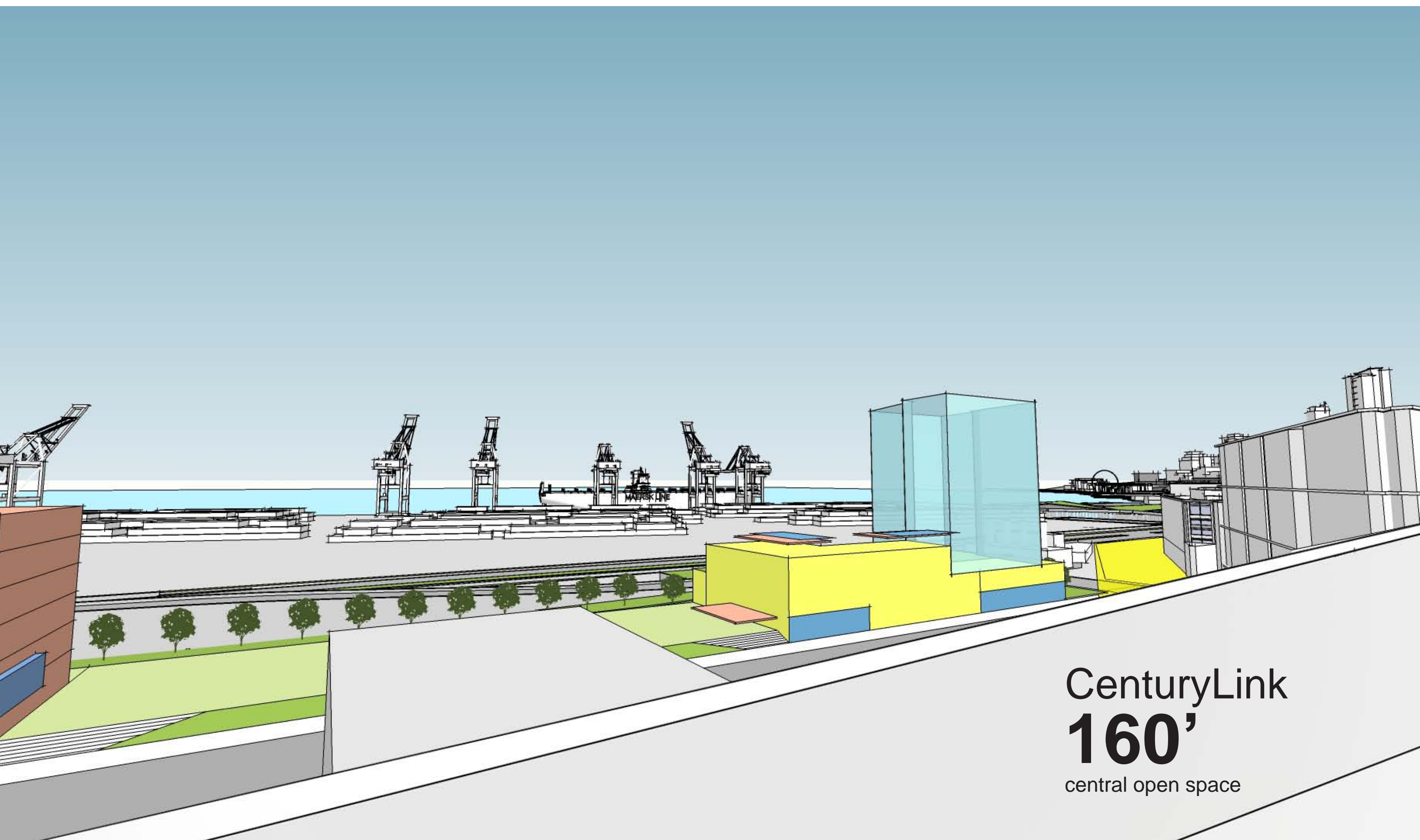
CenturyLink  
**85'**





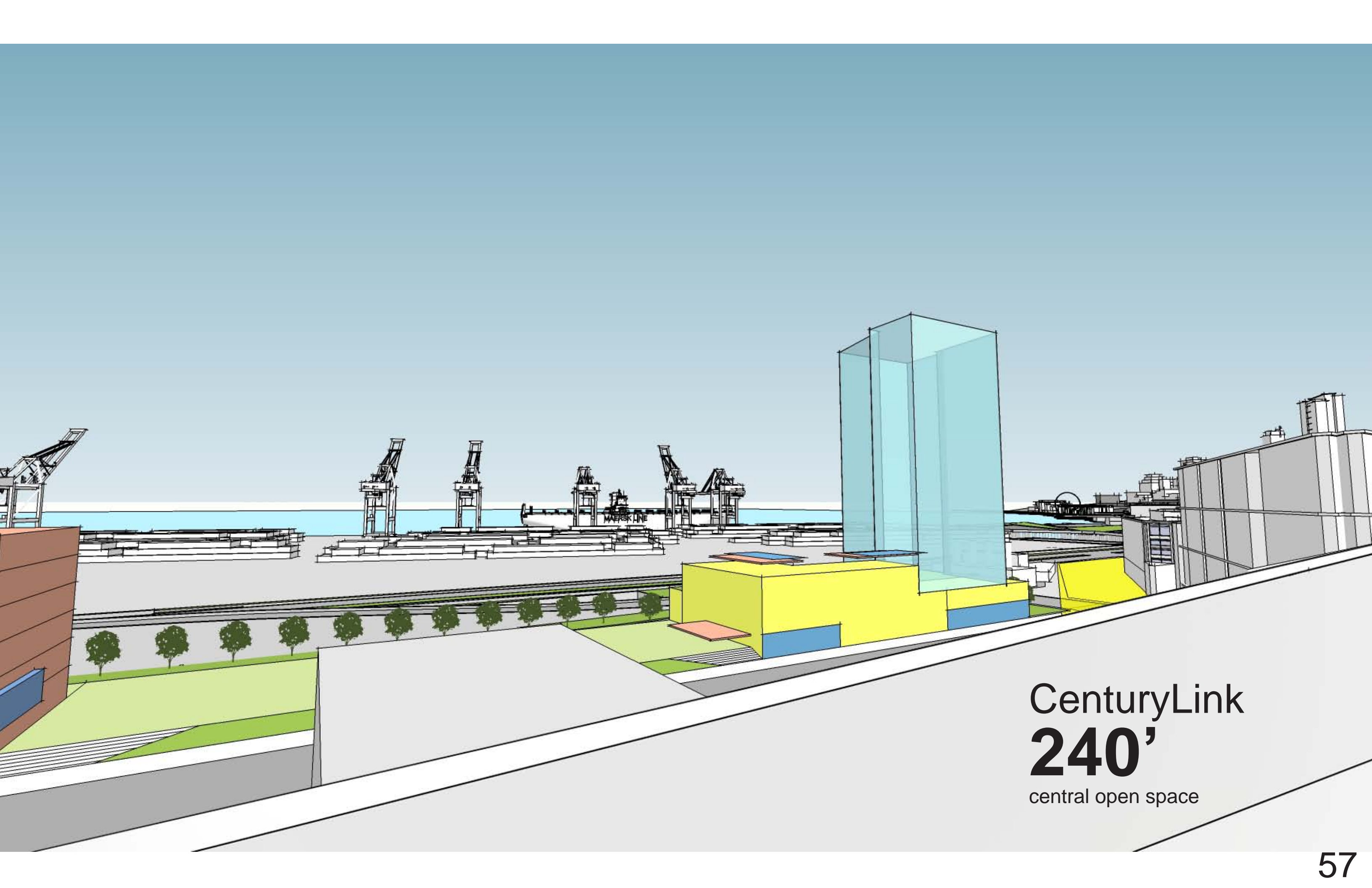
CenturyLink  
**120'**  
central open space





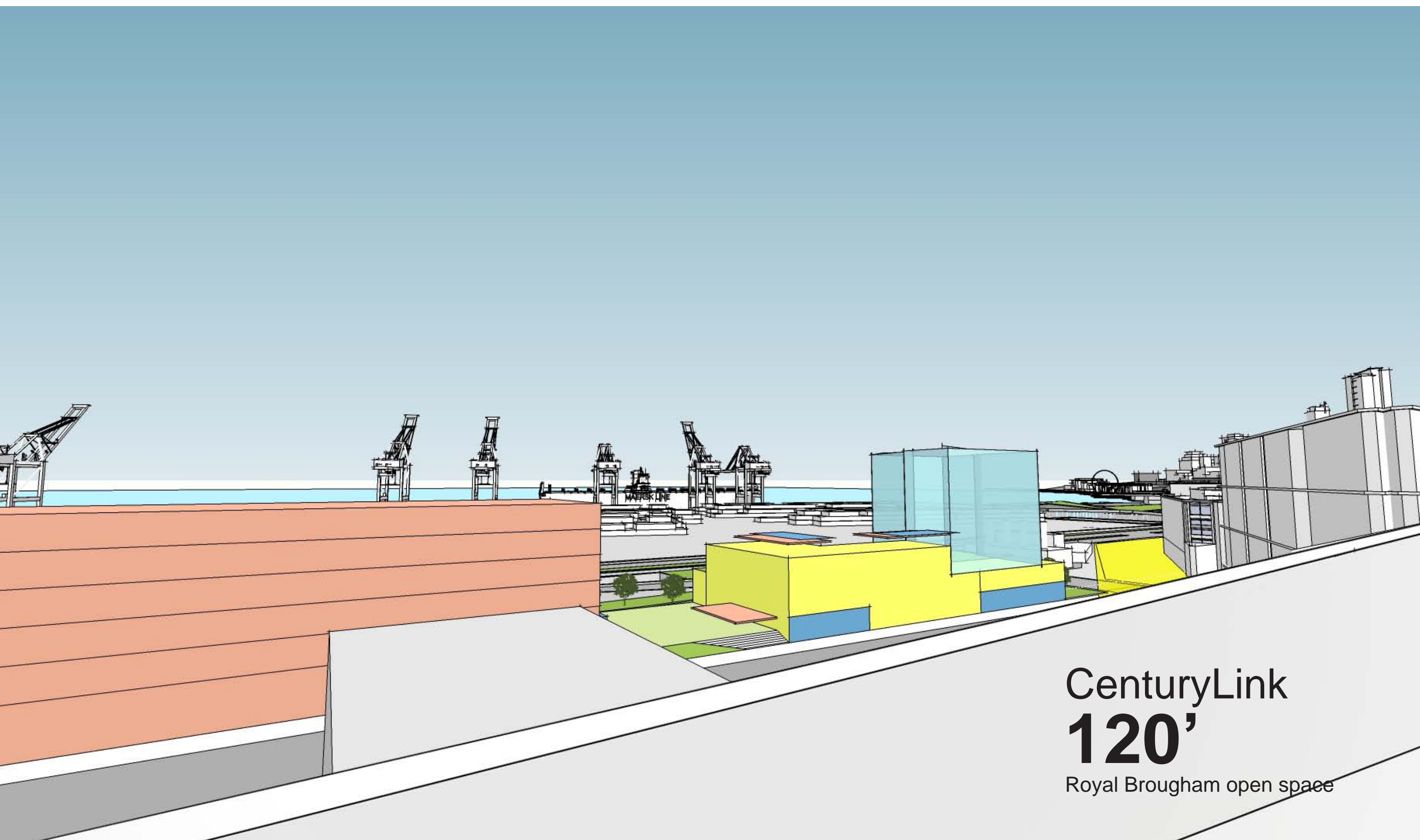
CenturyLink  
**160'**  
central open space





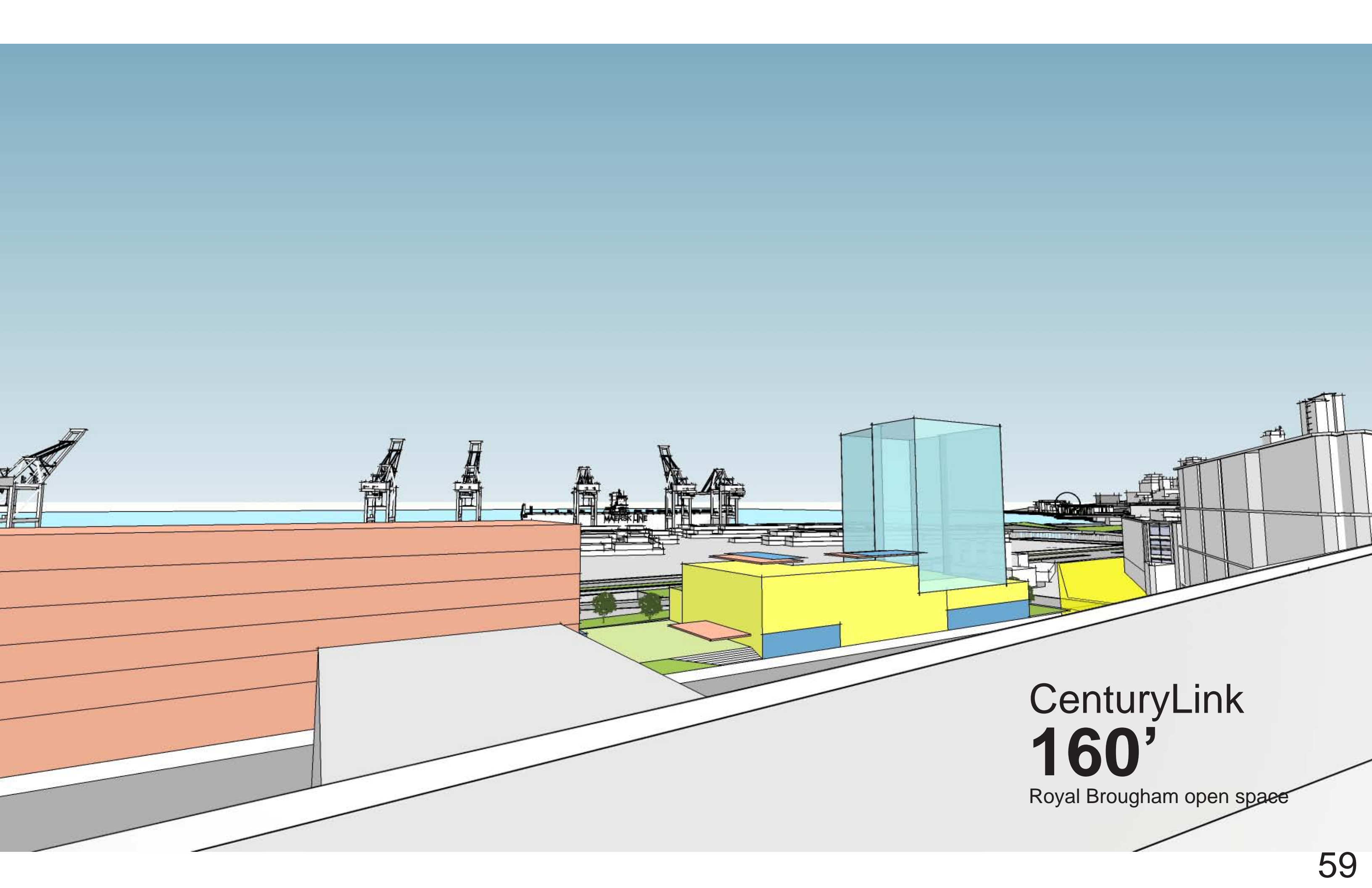
CenturyLink  
**240'**  
central open space





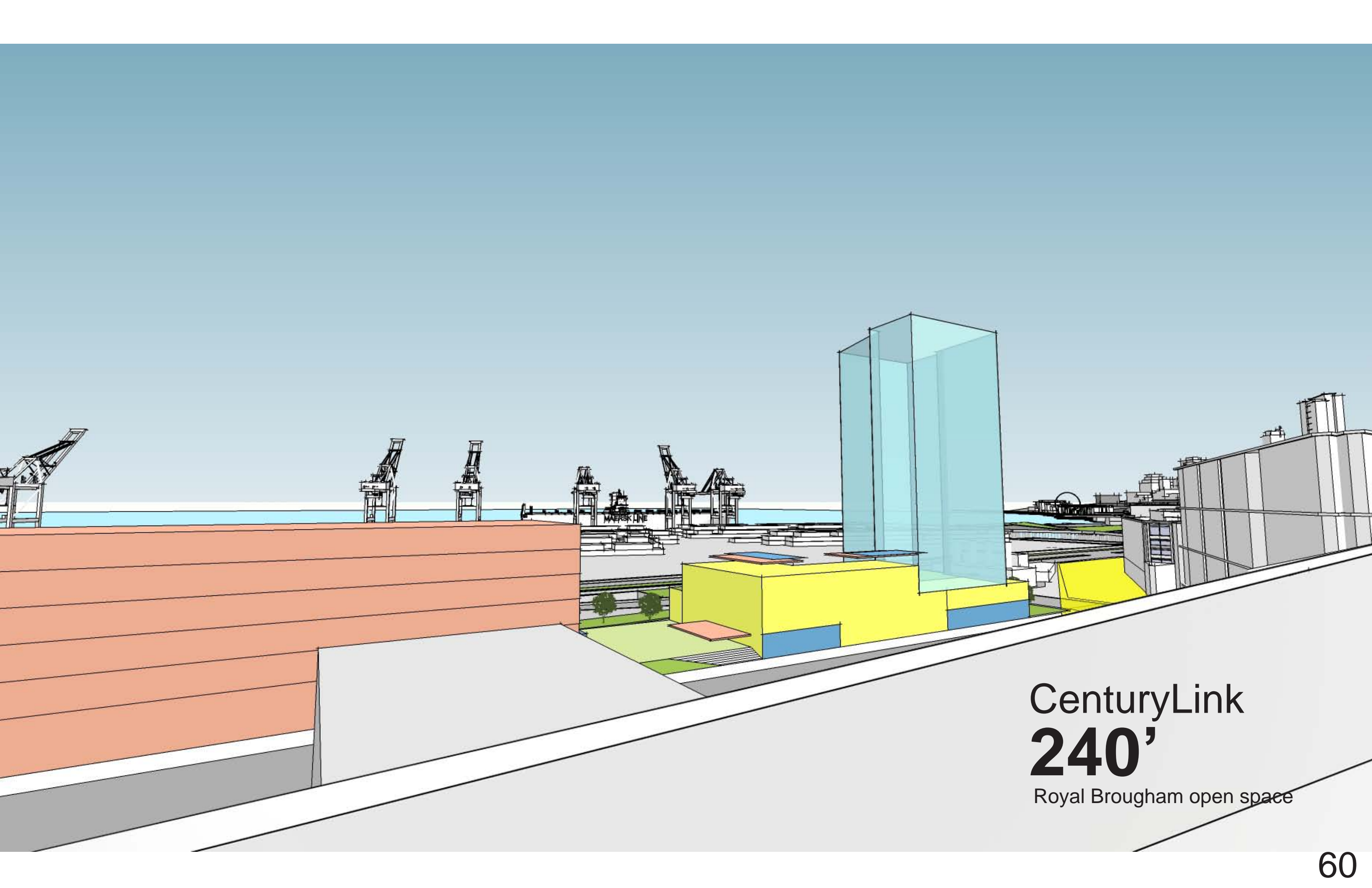
CenturyLink  
**120'**  
Royal Brougham open space





CenturyLink  
**160'**  
Royal Brougham open space





CenturyLink  
**240'**  
Royal Brougham open space





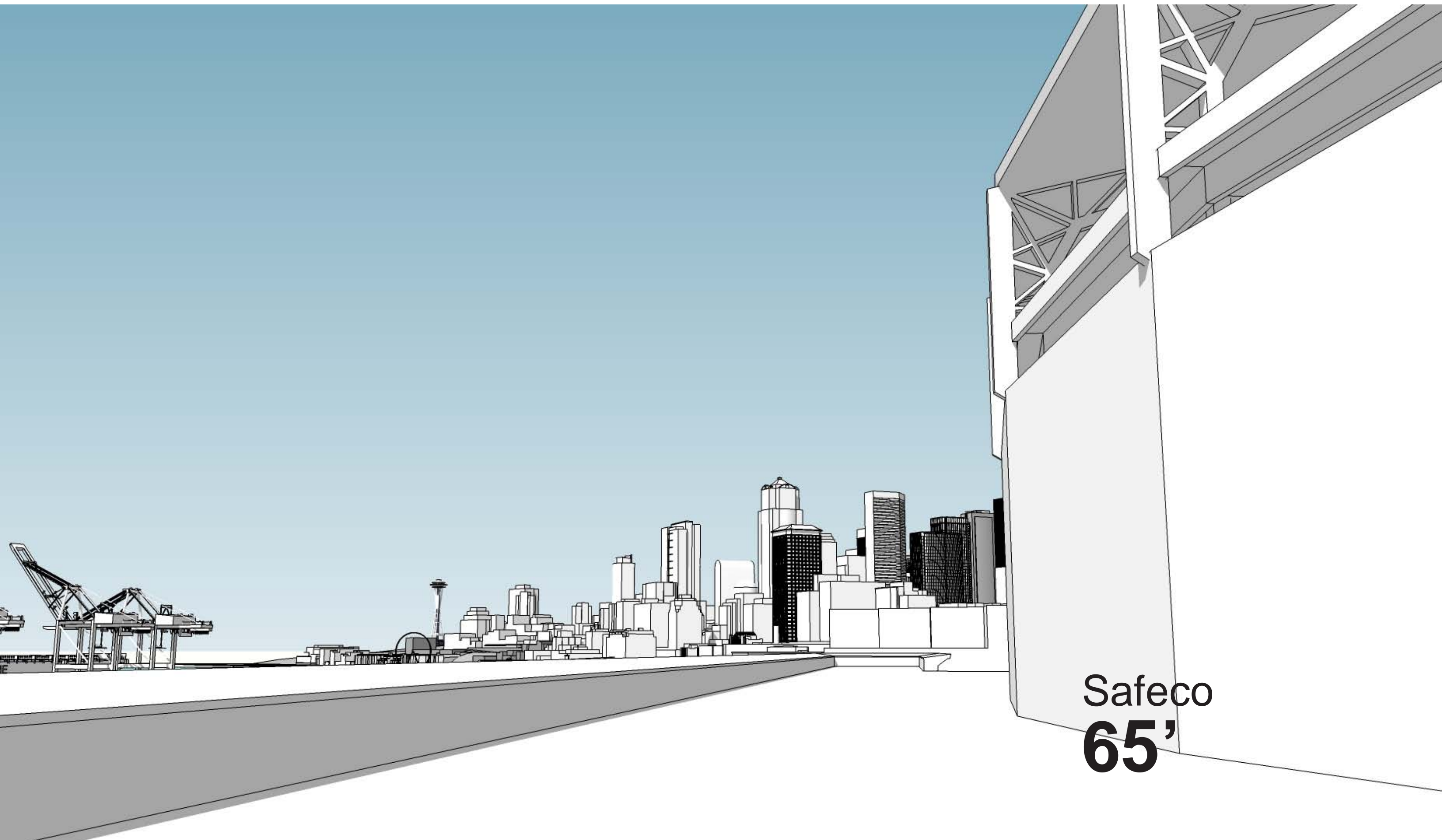
Upper Concourse Alt A: Area 1-65' Area 2-120' Area 3-120' Area 4-120' Area 5-160'





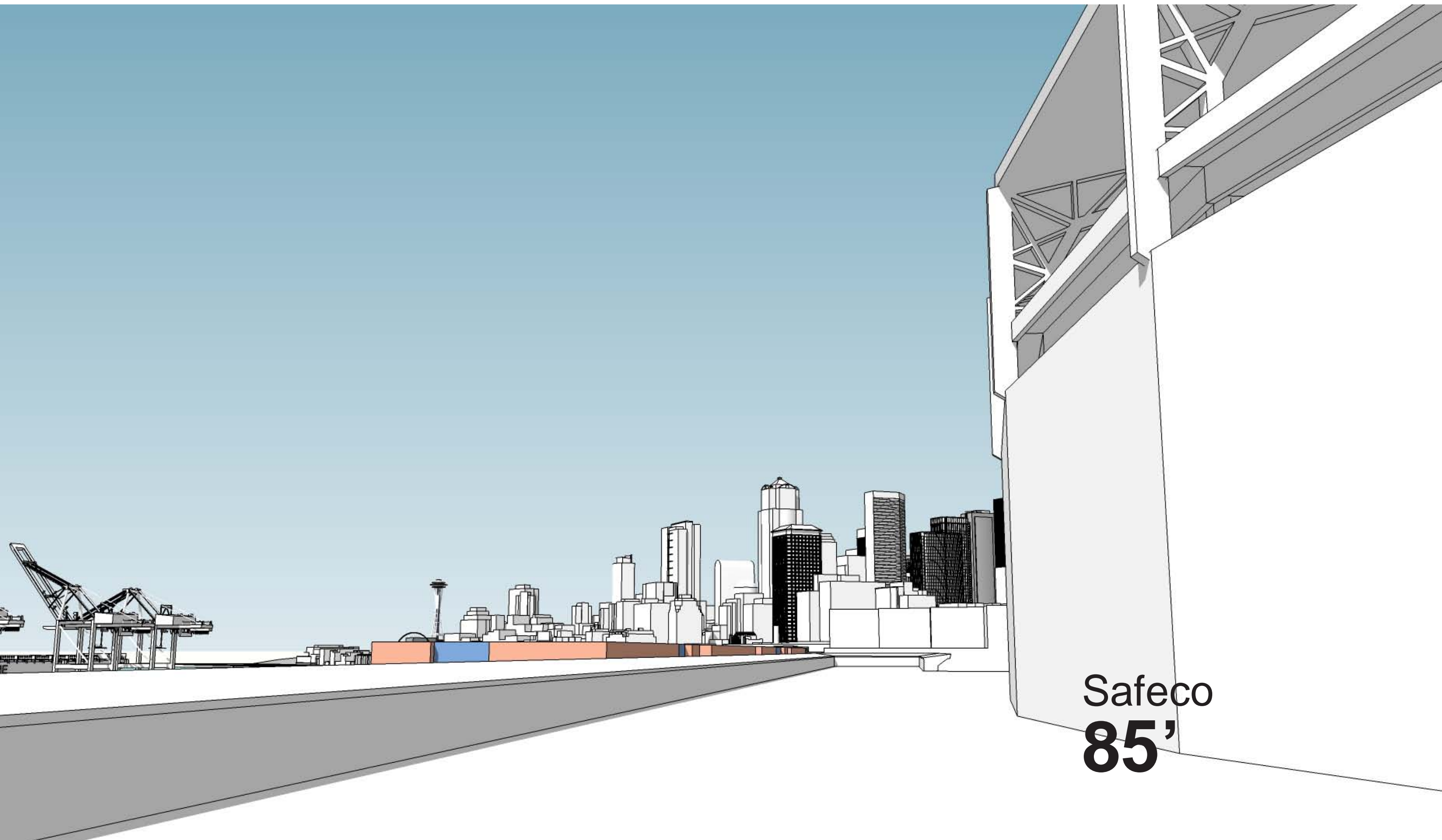
Upper Concourse Alt E: Area 1-85' Area 2-120' Area 3-120' Area 4-120' Area 5-160'





Safeco  
**65'**





Safeco  
**85'**





Safeco  
**120'**  
central open space





Safeco  
**160'**

central open space





Safeco  
**240'**  
central open space





Safeco  
**120'**

Royal Brougham open space





Safeco  
**160'**

Royal Brougham open space





Safeco  
**240'**

Royal Brougham open space

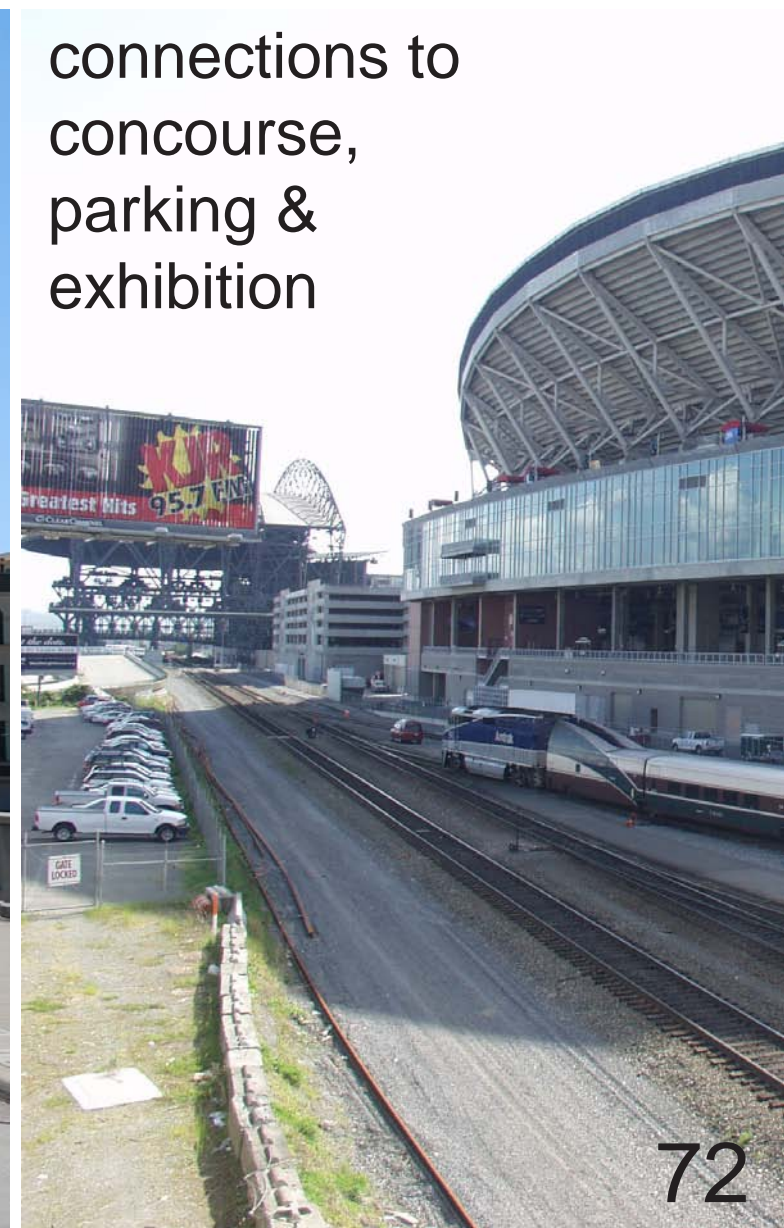
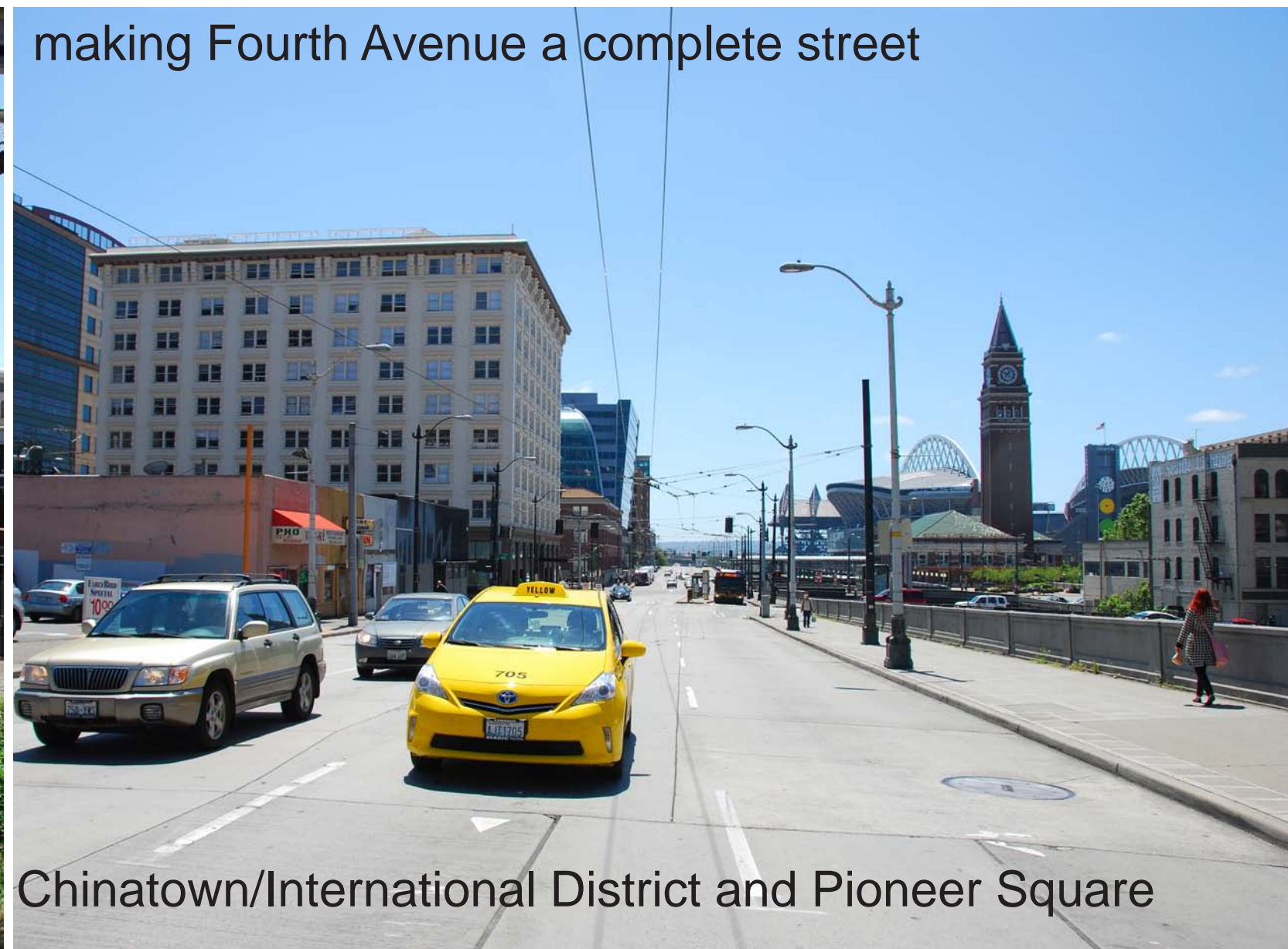


# Overtracks

bridging the divide







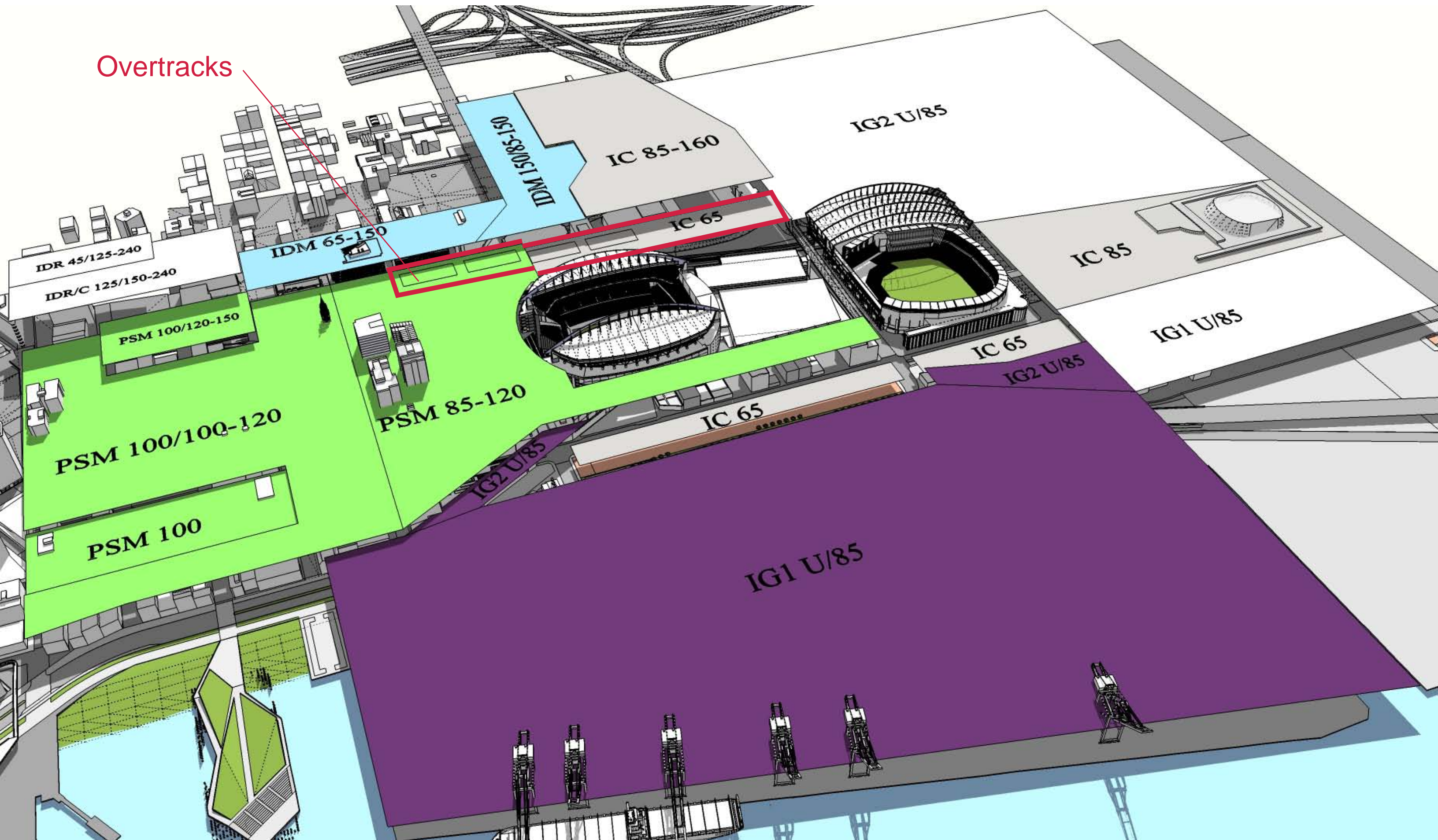
making Fourth Avenue a complete street

connections to  
concourse,  
parking &  
exhibition

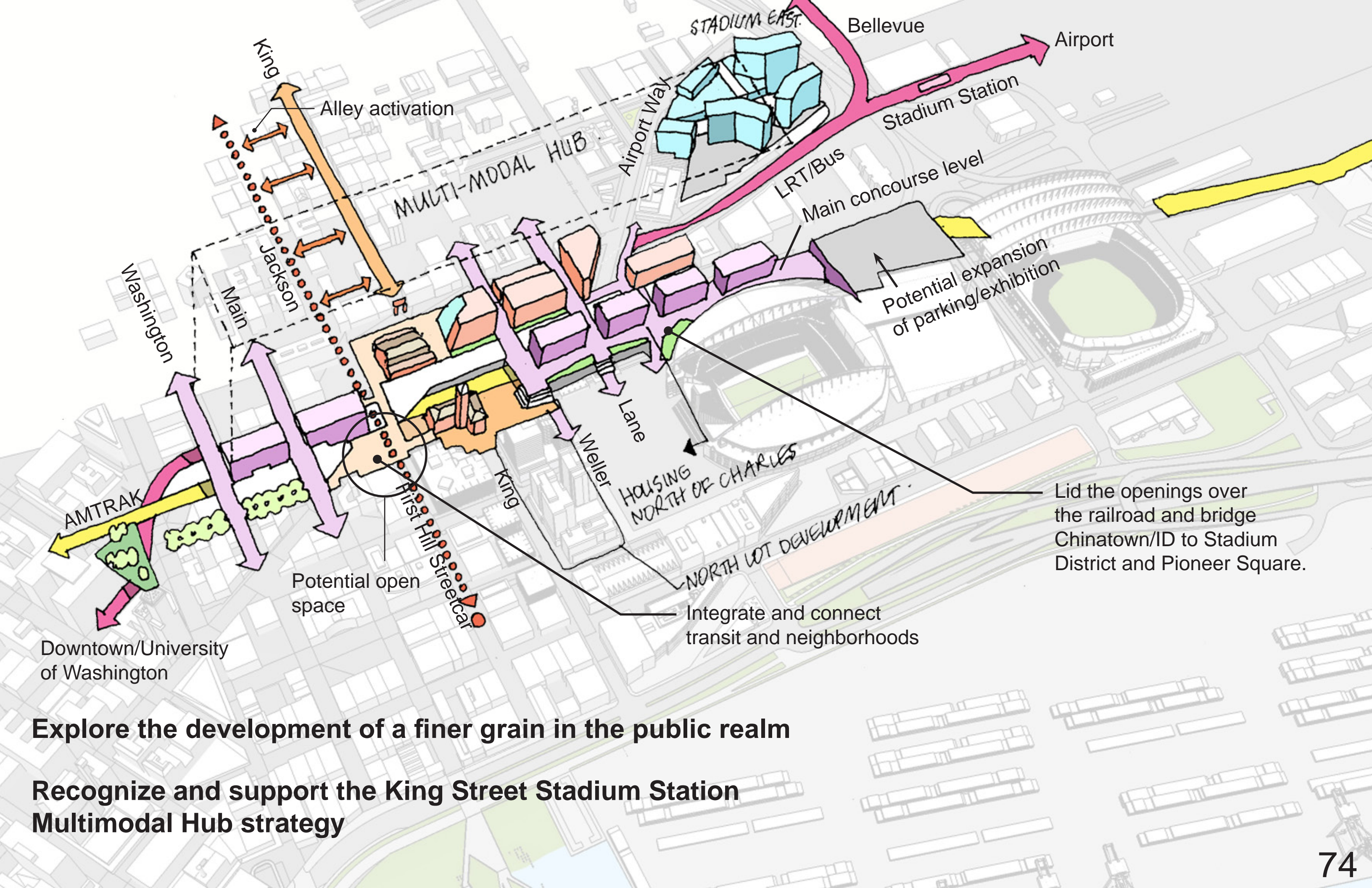
bridging the gap between Chinatown/International District and Pioneer Square



Overtracks







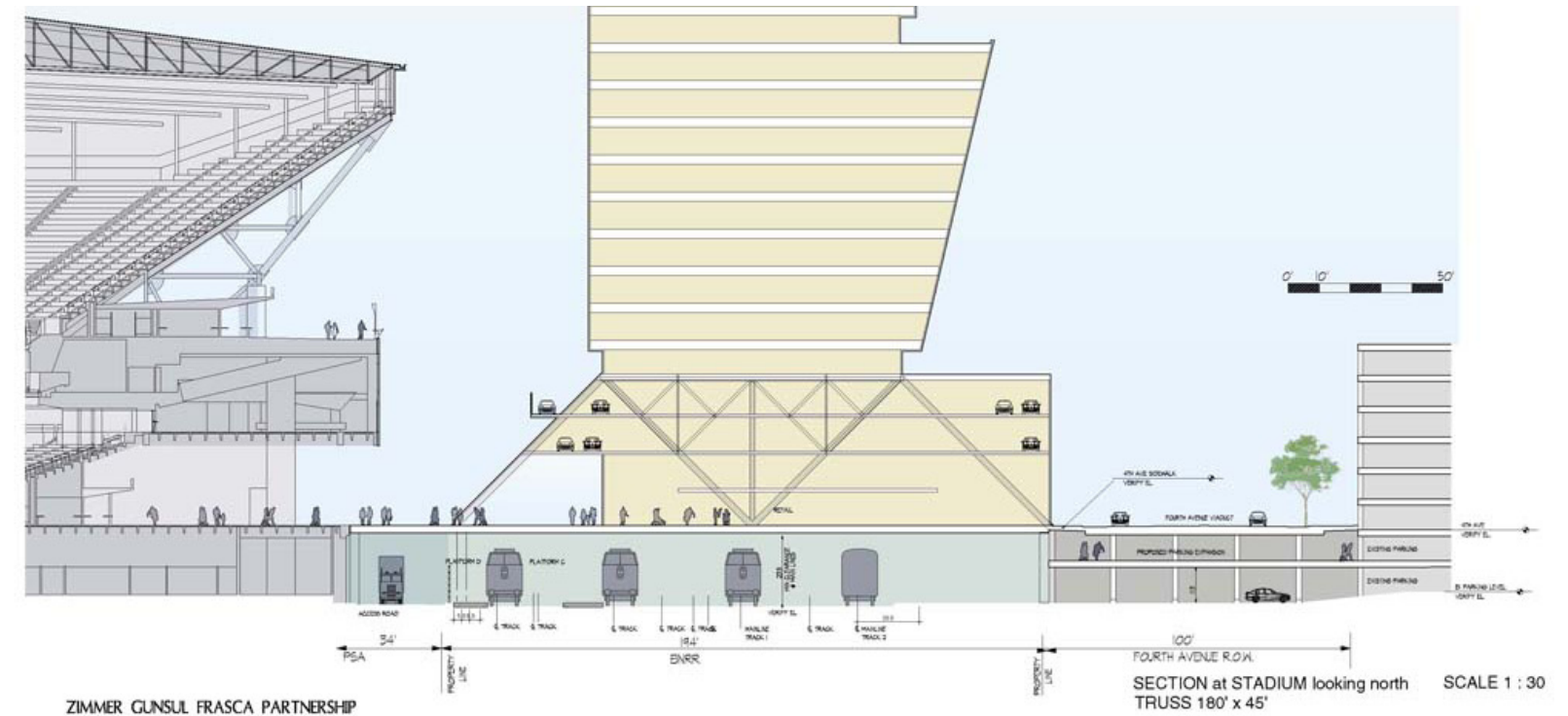
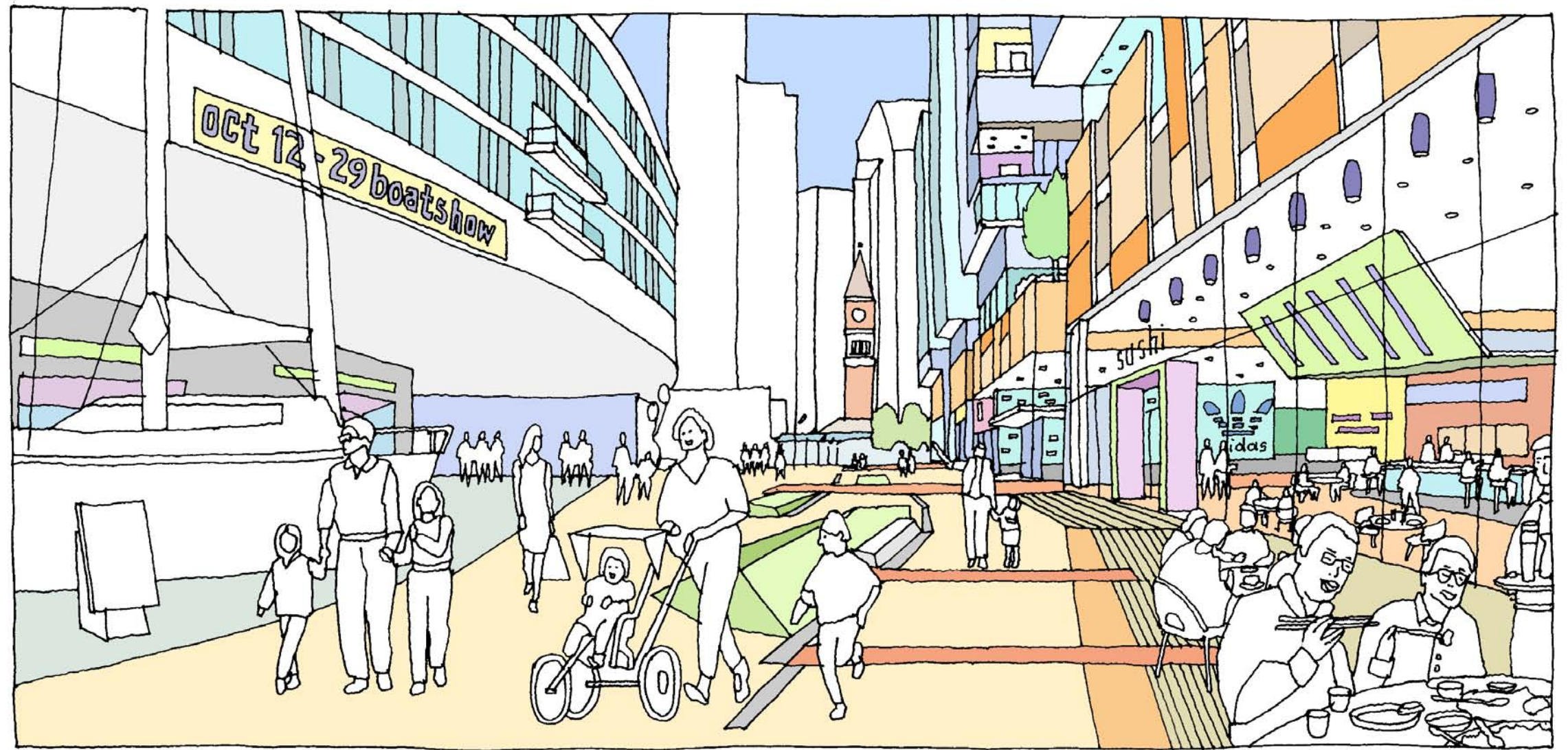
**Explore the development of a finer grain in the public realm**

**Recognize and support the King Street Stadium Station Multimodal Hub strategy**







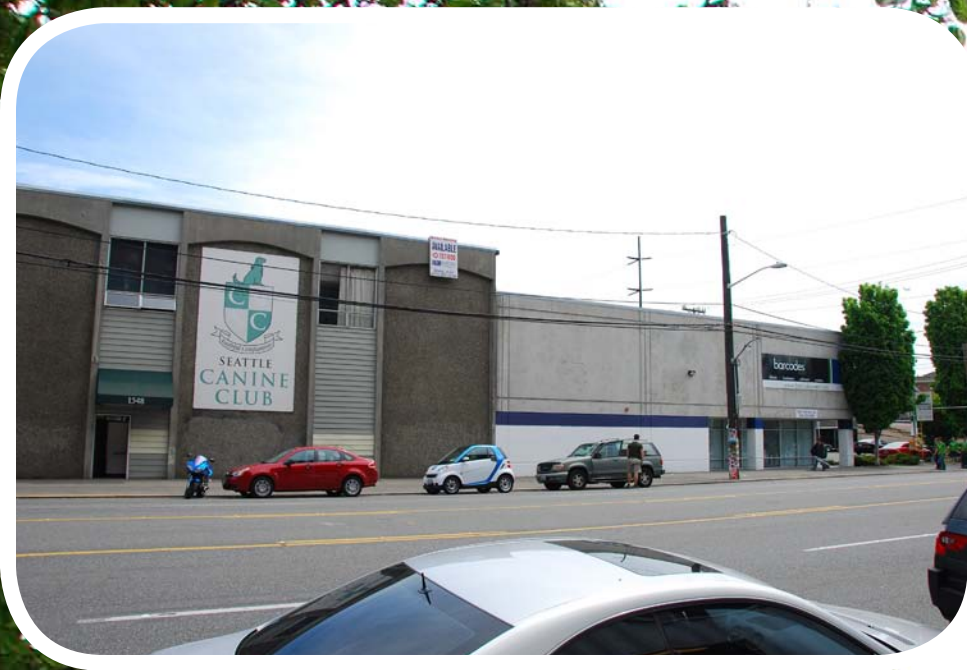




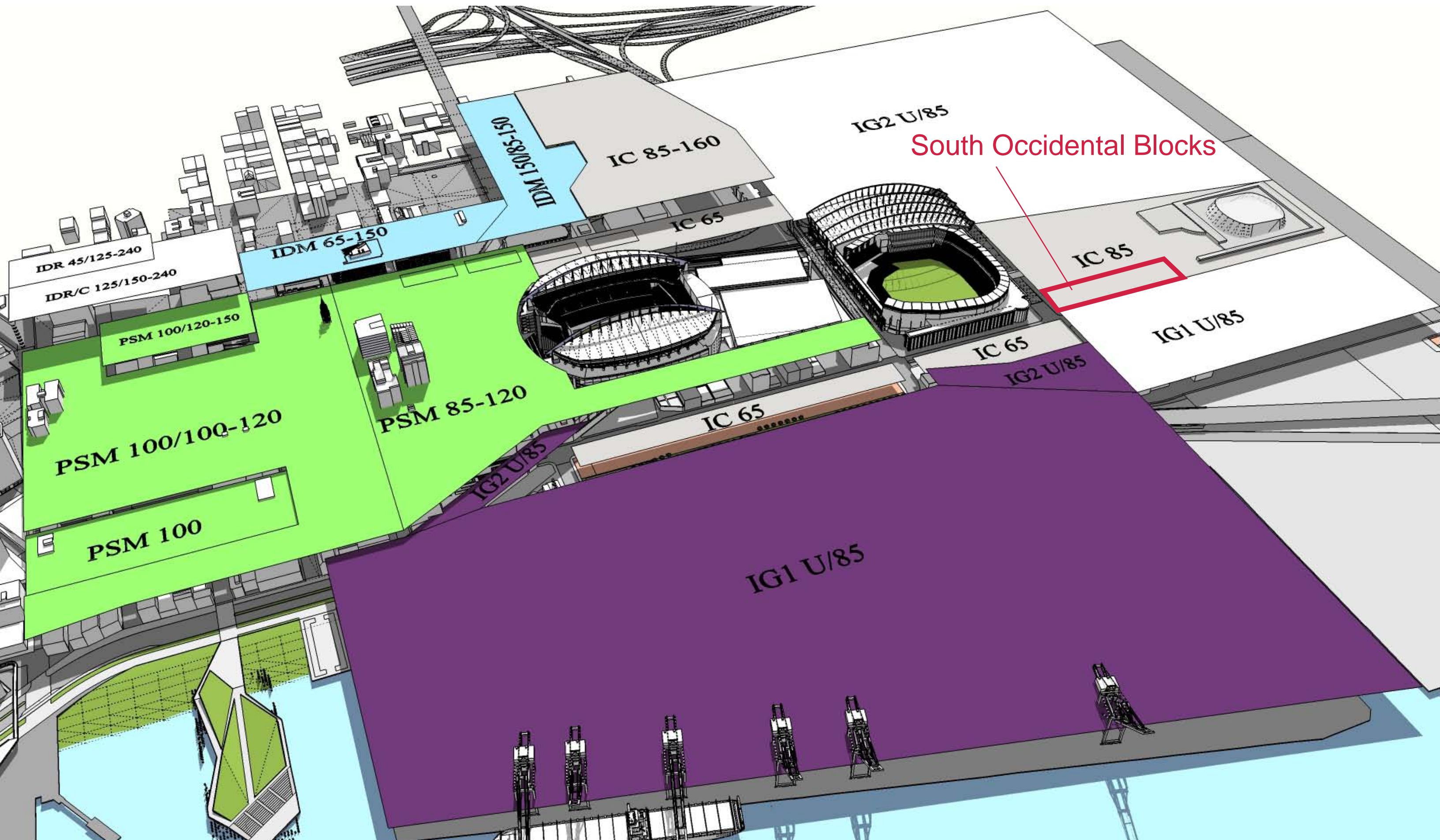
# South Occidental blocks

**the public realm of streets**

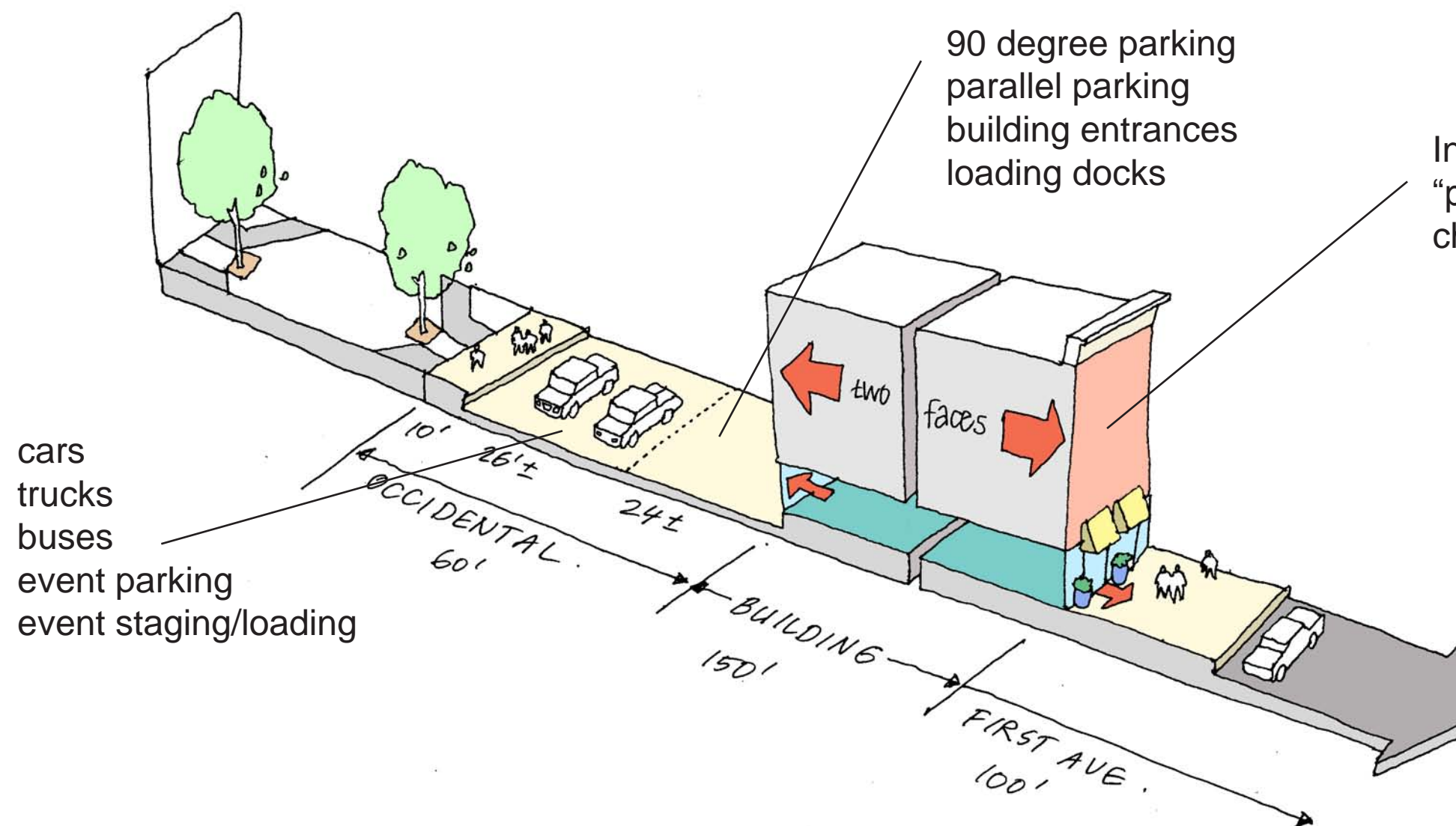
First Avenue and Occidental







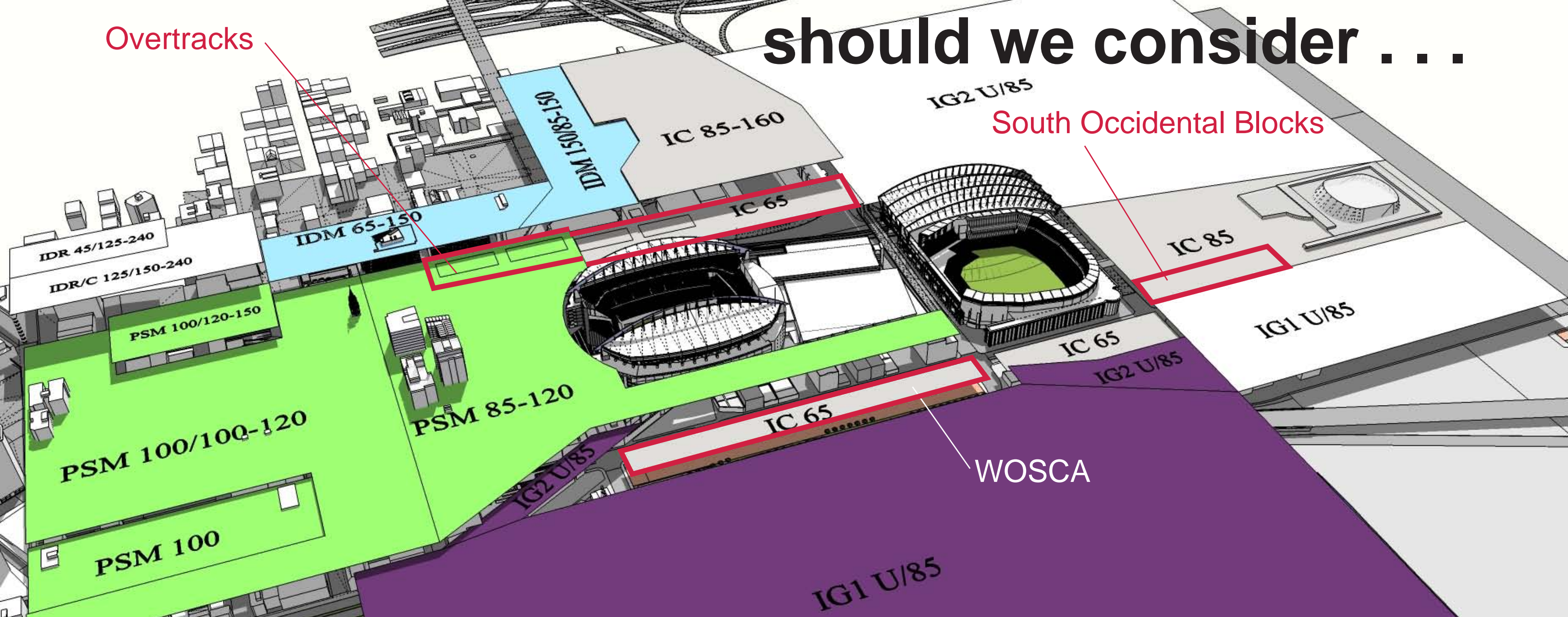




In the family of the Pioneer Square "panhandle" with regards to scale, character and building modulation

two streets, two faces, & some heavy lifting

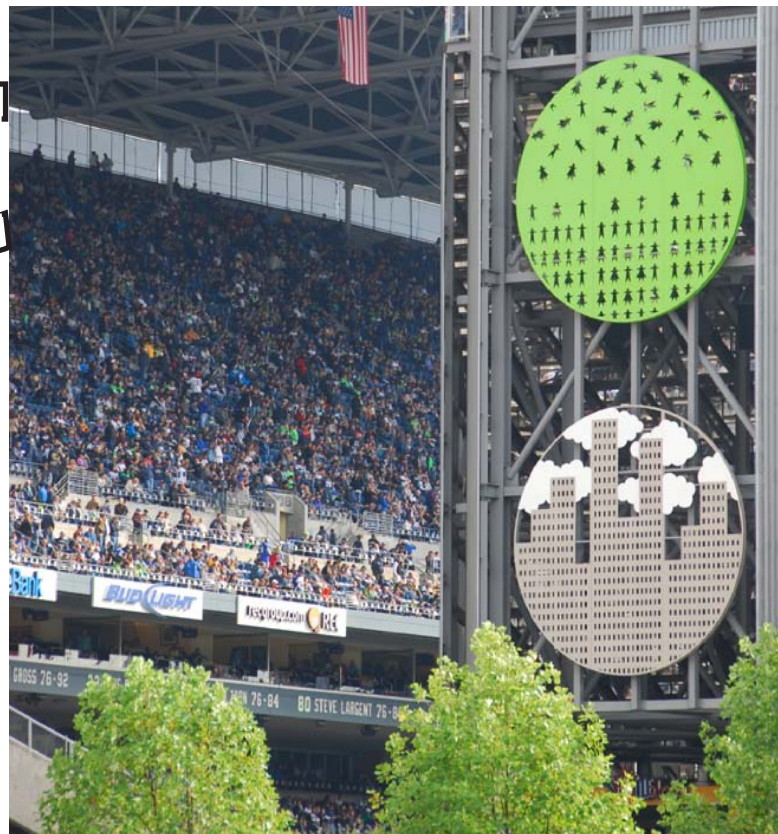




should we consider . . .

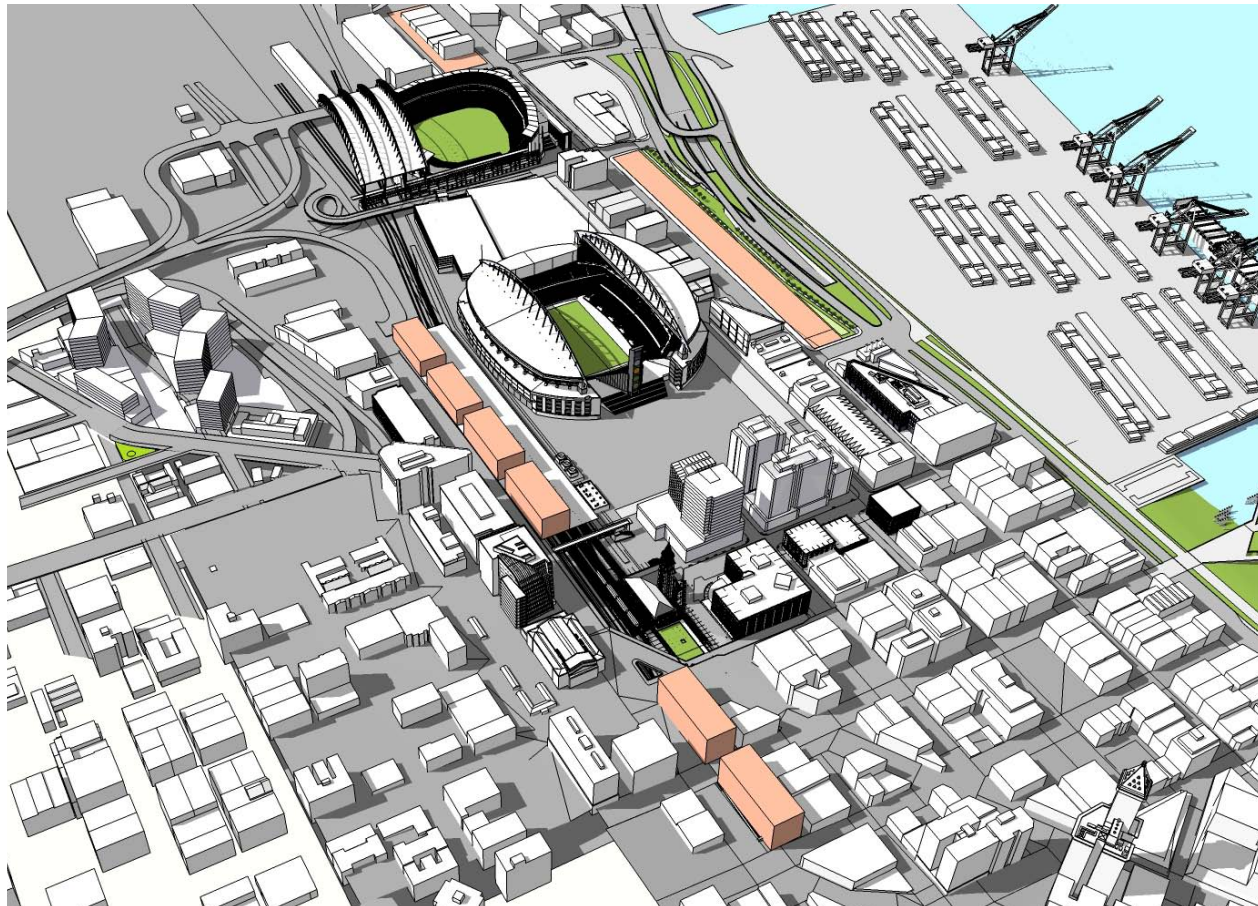
WOSCA	retaining industrial commercial (IC) uses from Dearborn to Royal Brougham but raise height limits to 85', and allow residential up to 240' north of Charles Street, with provisions for open space and other public benefits?
Overtracks	raising the IC 65 height limit to 160' and the PSM 85'-120' to 150', with provisions for public benefits, to increase jobs, and residents north of Charles St., at the multi-modal hub and fit with the surrounding urban form
South Occidental Blocks	retaining existing or similar zoning for industrial commercial uses, and recognize that it's character is related to the Pioneer Square "panhandle" in urban form, scale and modulation
Throughout the District	allowing lodging as permitted use



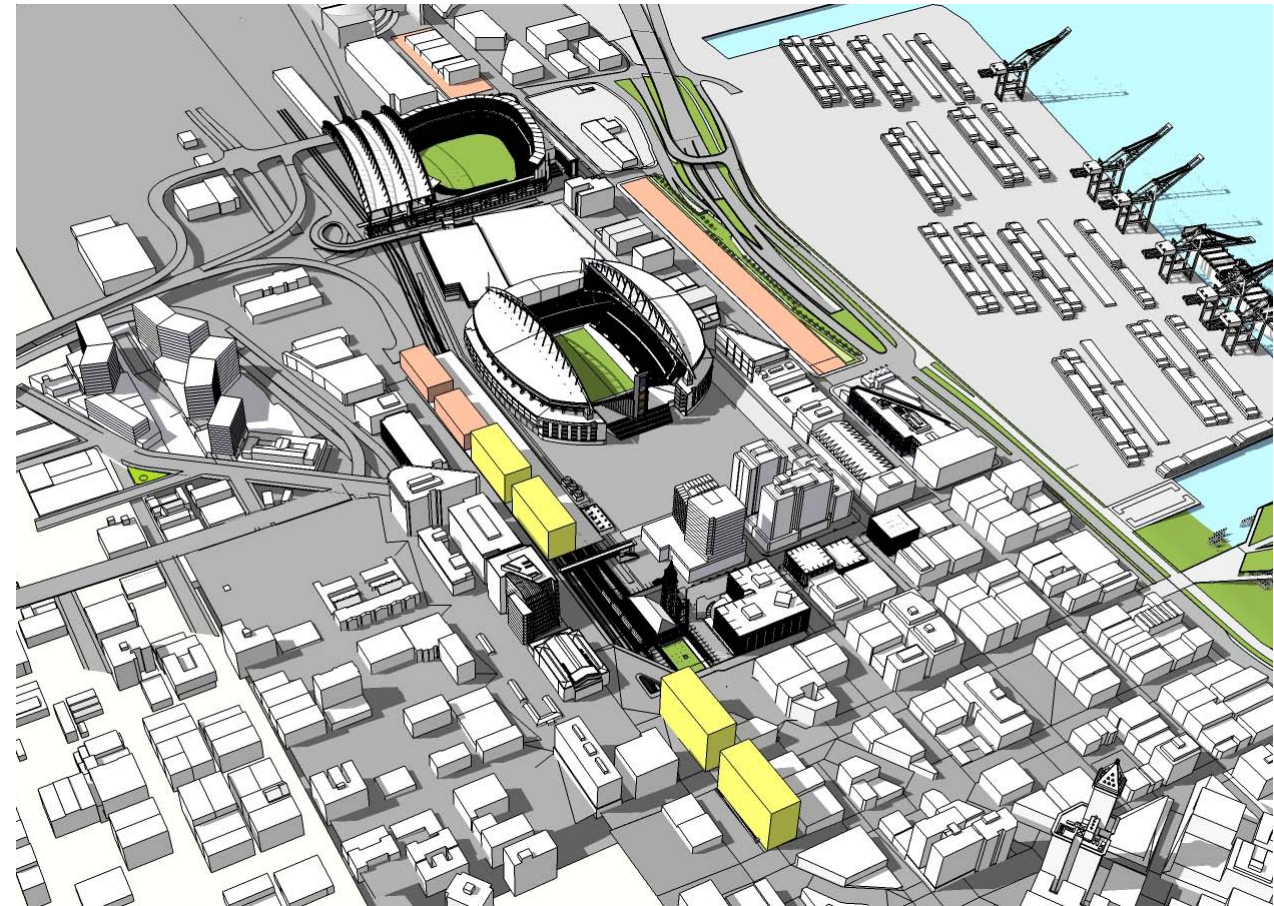




current

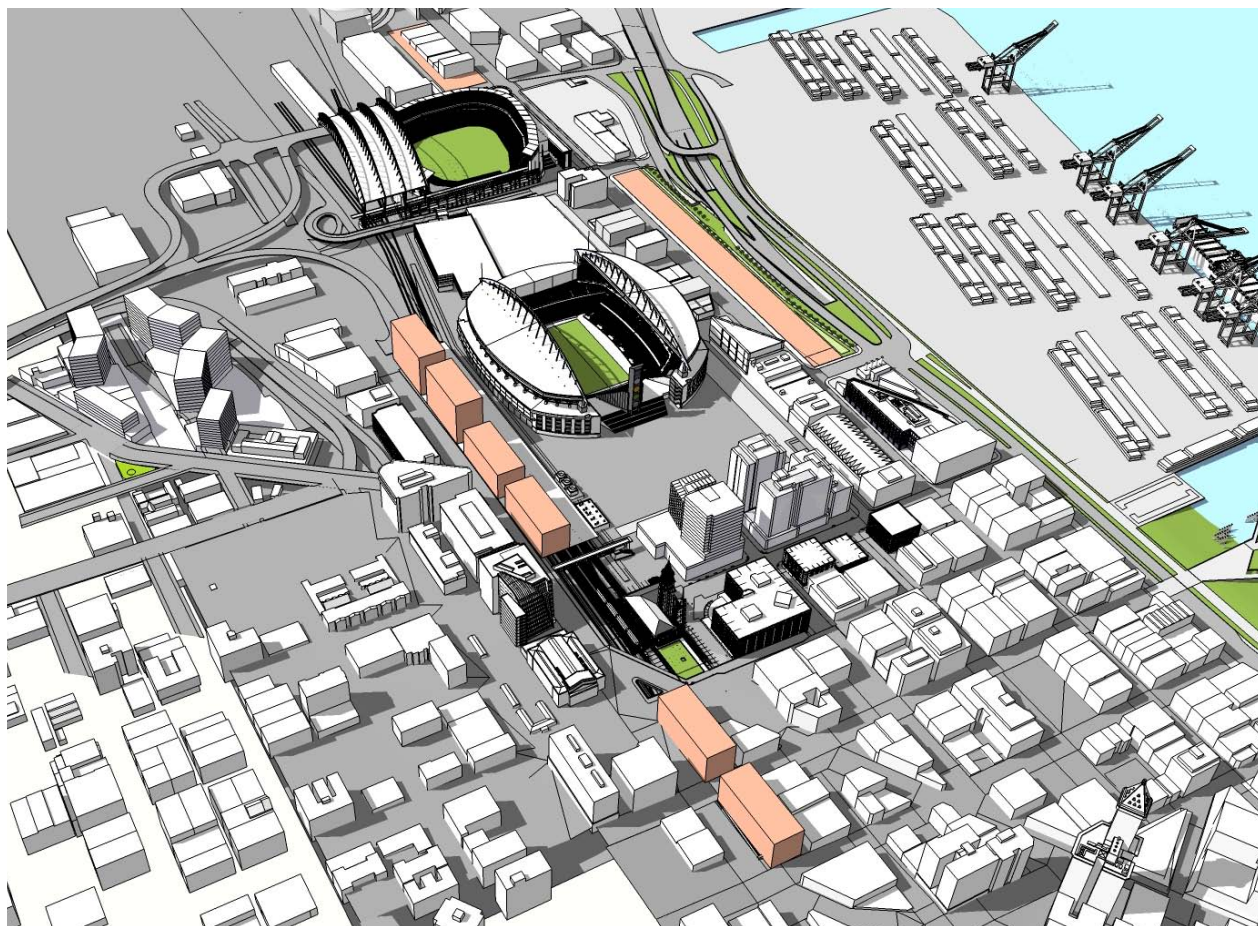


65' & 85' offices (RB to Weller) + 100' offices (Jackson to Washington)

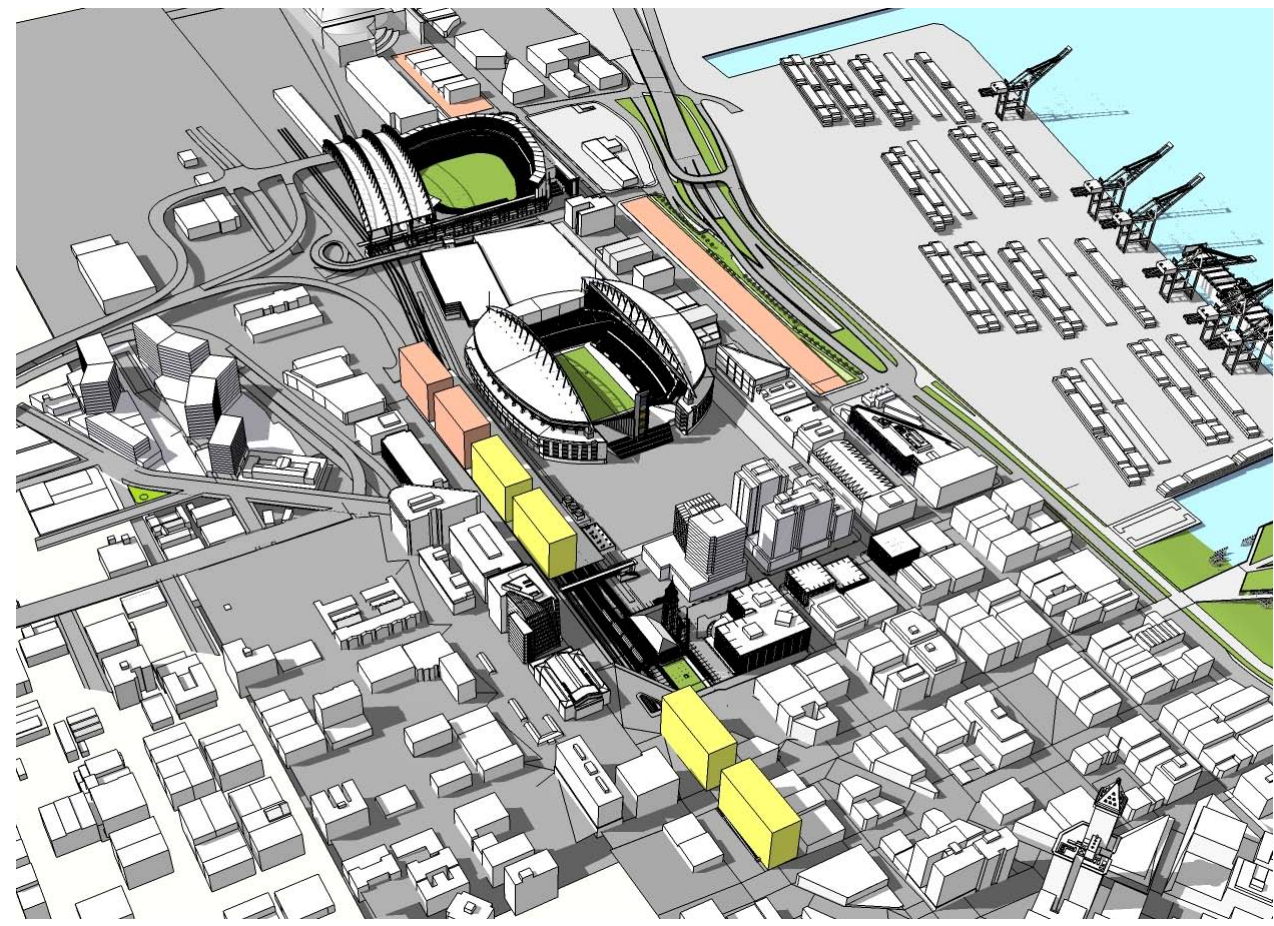


65' office & 120' residential (RB to Weller) + 150' residential (Jackson to Washington)

increase



160' & 100' offices (RB to Weller) + 100' offices (Jackson to Washington)



160' offices & 150' residential (RB to Weller) + 150' residential (Jackson to Washington)