



# **SEATTLE CENTER ARENA**

**Seattle City Council, Select Committee on Civic Arenas  
May 10, 2018**

Marshall Foster, Director, Office of the Waterfront + Civic Projects

Robert Nellams, Director, Seattle Center

Jill Crary, Redevelopment Director, Seattle Center

John Shaw, Sr. Transportation Planner, Dept of Construction and Inspections

# Agenda

1. Arena Design
2. State Environmental Policy Act (SEPA) Process
3. Draft Environmental Impact Statement (EIS)
4. Transportation Investments/  
North Downtown Mobility Action Plan
5. Community Benefits Summary
6. Upcoming Committee Schedule & Topics
7. Questions?

# Mid-Design Process Update

- Reviewed 50% Design Development Documents
- Design Review Completed for NBA/NHL Standards
- Presentations:

## **May 2:** Landmarks Preservation Board

- Controls & Incentives passed; at next Select Committee Meeting
- Certificate of Application – in process

## **May 3:** Design Commission Presentation

## **May 7:** NHL Review of Design

# Mid-Design Process Update, Cont.

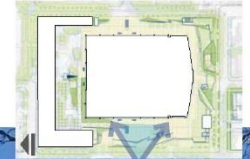
- Northwest Rooms & Courtyards:
  - Working through Arena program/design impacts
  - DEIS has specifics on construction impacts
  - Developing NW Courtyards Restoration Plan
  - Design sessions with KEXP, SIFF, Vera Project & Art; not terminal
  - Shared in-process design with Uptown LURC
  - Integrate Plan with OVG's design work
- Open Spaces and Arrival Experience



# SITE ARRIVAL POINTS - CURRENT CONDITIONS

WEST PLAZA & WEST ELEVATION FROM HARRISON ST

KEY PLAN

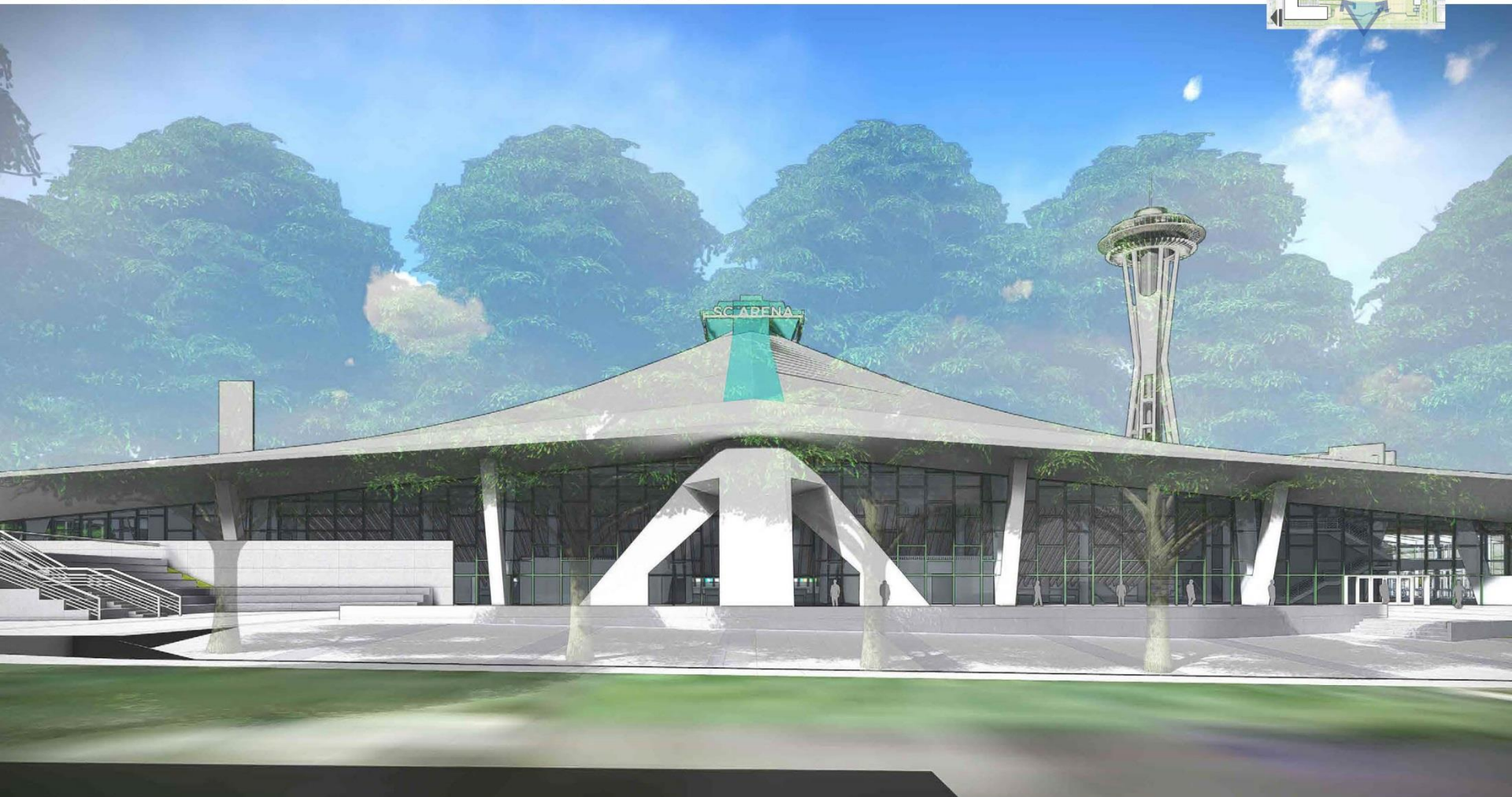
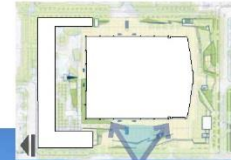




# SITE ARRIVAL POINTS - FUTURE CONDITIONS

WEST PLAZA & WEST ELEVATION FROM HARRISON ST

KEY PLAN

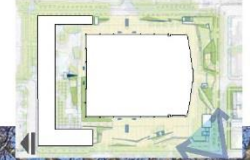




# SITE ARRIVAL POINTS - CURRENT CONDITIONS

CORNER OF 1ST AVE N & THOMAS ST LOOKING NORTH

KEY PLAN

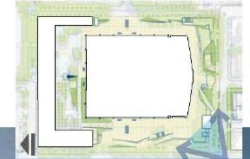




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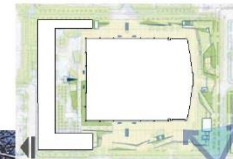




# SITE ARRIVAL POINTS - CURRENT CONDITIONS

CORNER OF 1ST AVE N & THOMAS ST LOOKING EAST

KEY PLAN

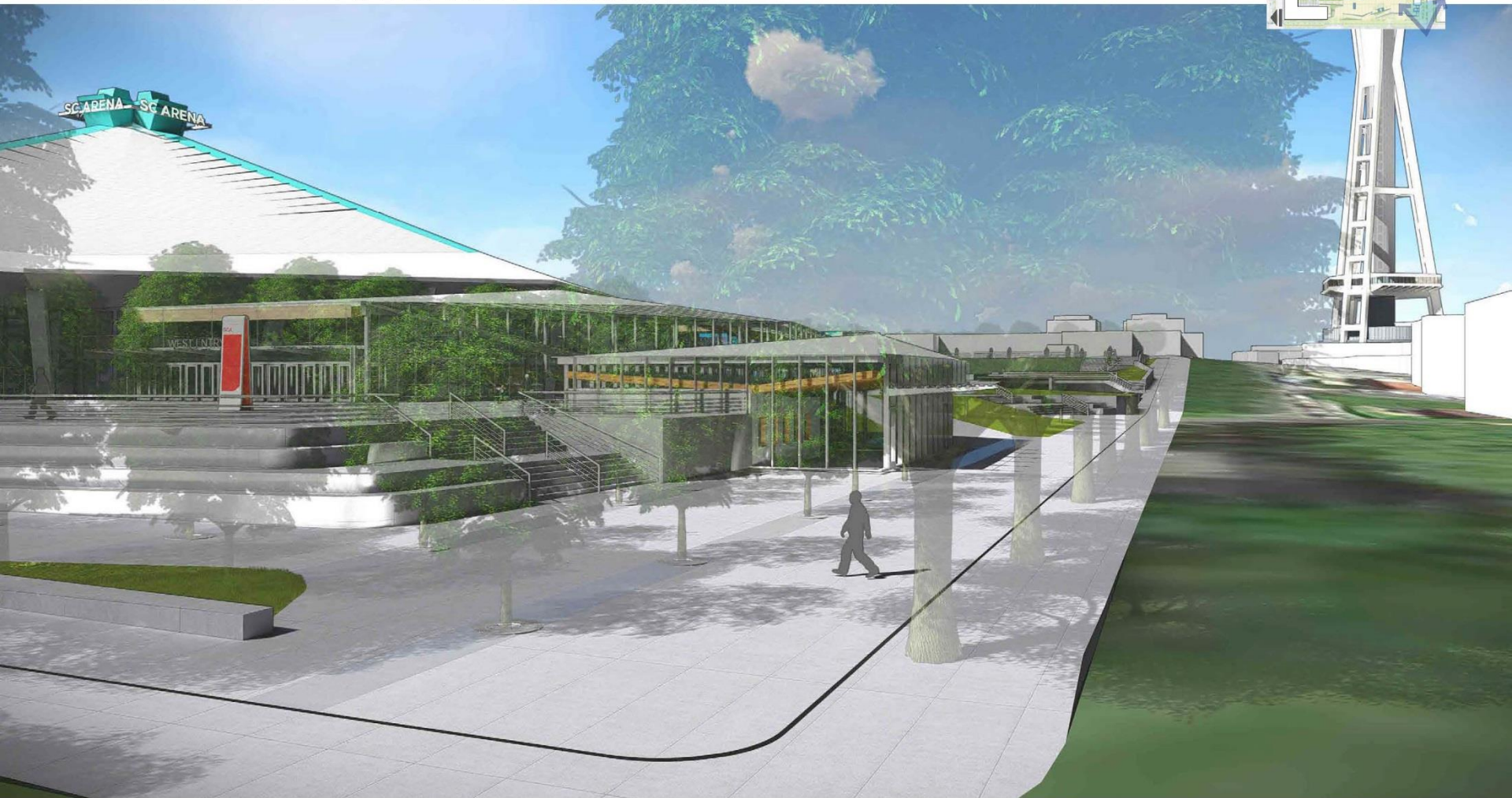
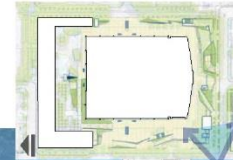




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CORNER OF 1ST AVE N & THOMAS ST LOOKING EAST

KEY PLAN

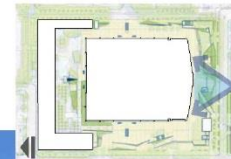




# SITE ARRIVAL POINTS - CURRENT CONDITIONS

SOUTH PLAZA & SOUTH ELEVATION FROM WARREN AVE

KEY PLAN

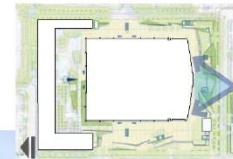




# SITE ARRIVAL POINTS - FUTURE CONDITIONS

SOUTH PLAZA & SOUTH ELEVATION FROM WARREN AVE

KEY PLAN

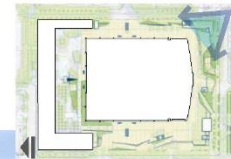




# SITE ARRIVAL POINTS - CURRENT CONDITIONS

SOUTHEAST PLAZA FROM CORNER OF 2ND AVE N & THOMAS ST

KEY PLAN

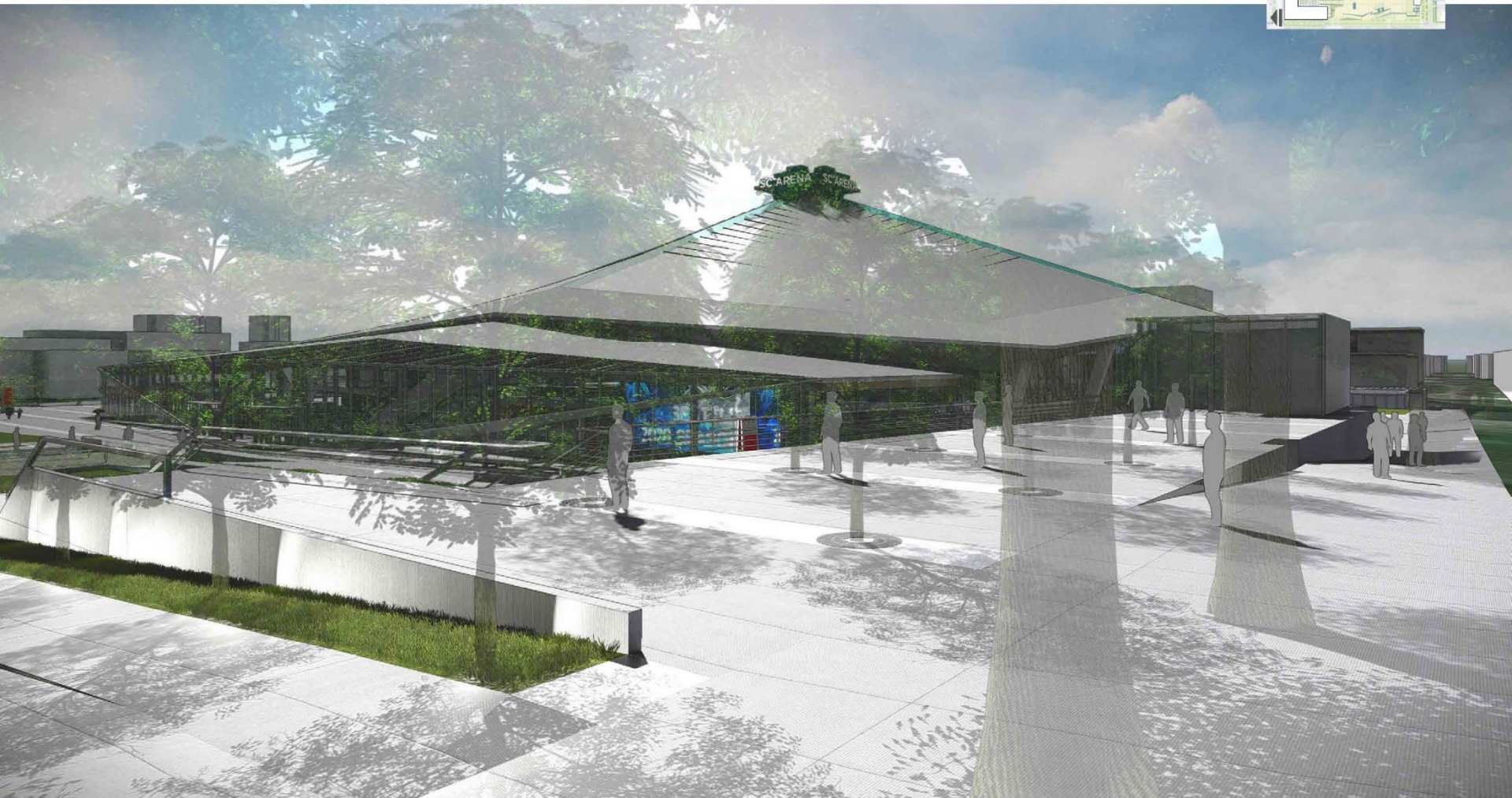
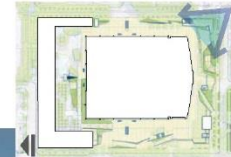




# SITE ARRIVAL POINTS - FUTURE CONDITIONS

SOUTHEAST PLAZA FROM CORNER OF 2ND AVE N & THOMAS ST

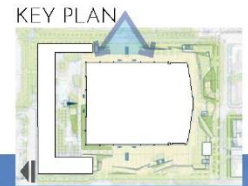
KEY PLAN





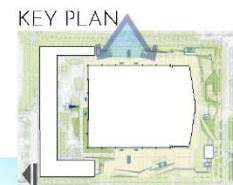
# SITE ARRIVAL POINTS - CURRENT CONDITIONS

EAST PLAZA & EAST ELEVATION FROM INTERNATIONAL FOUNTAIN



# SITE ARRIVAL POINTS - FUTURE CONDITIONS

EAST PLAZA & EAST ELEVATION FROM INTERNATIONAL FOUNTAIN





# SEPA Process

- Sept. 2017 – EIS Scoping
- Dec. 2017 – Memo of Understanding
- April 23, 2018 – Draft EIS Published
- **May 14, 2018** – Draft EIS Public Hearing
- **June 7, 2018** – Public Comment Period Closes
- **August 2018** – Final EIS (FEIS) Published

# EIS Purpose

- ✓ Disclose likely significant impacts
- ✓ Receive and respond to public comments
- ✓ Recommend potential mitigation measures



# Draft EIS - Categories

1. Land Use
2. Earth
3. Historic and Cultural Resources
4. Recreation
5. Noise and Vibration
6. Visual Resources
7. Air Quality and Greenhouse Gas Emissions
8. Public Services and Utilities
9. Plants
10. Transportation, including Parking



# Draft EIS – Alternatives Analyzed

**No Action Option:** No Renovation

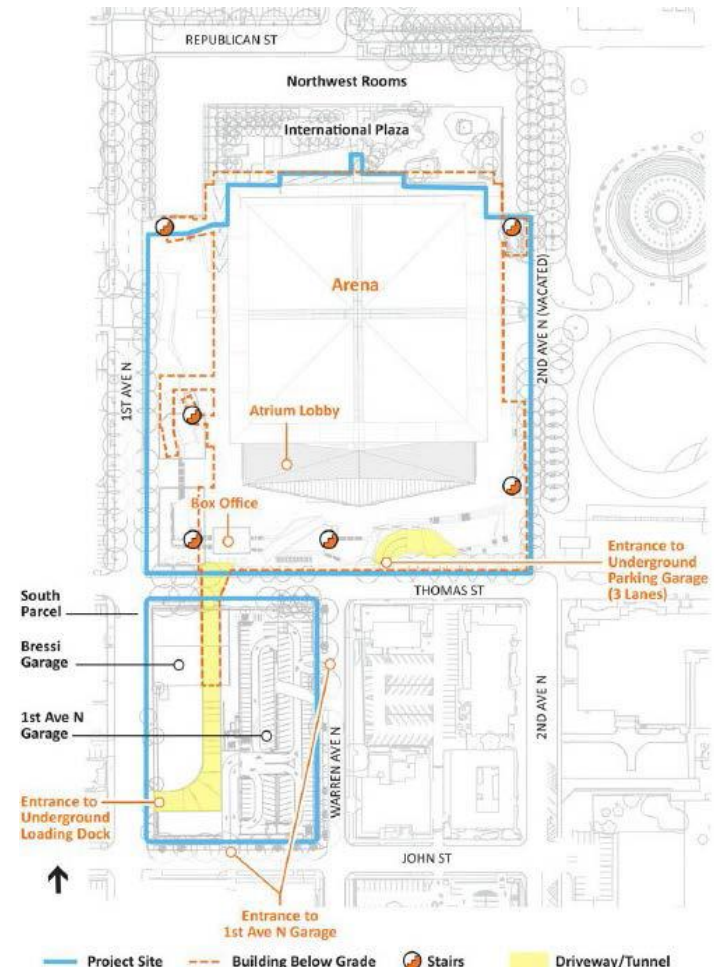
**Alternative 1:** Oak View Group Proposal

**Alternative 2:** Modified Proposal

# Draft EIS, Cont.

## Alternative 1: Oak View Group Proposal

- 17,500-19,125 seat arena
- Landmark-designated features preserved or restored
- Underground parking (onsite) for 450 vehicles with 2-lane driveway entrance from Thomas St
- Underground loading dock with 8 loading bays, accessed off 1st Ave N through a tunnel
- Full utilization of 1st Ave N Garage (off-site)- 620 spaces
- Large, dynamic signs

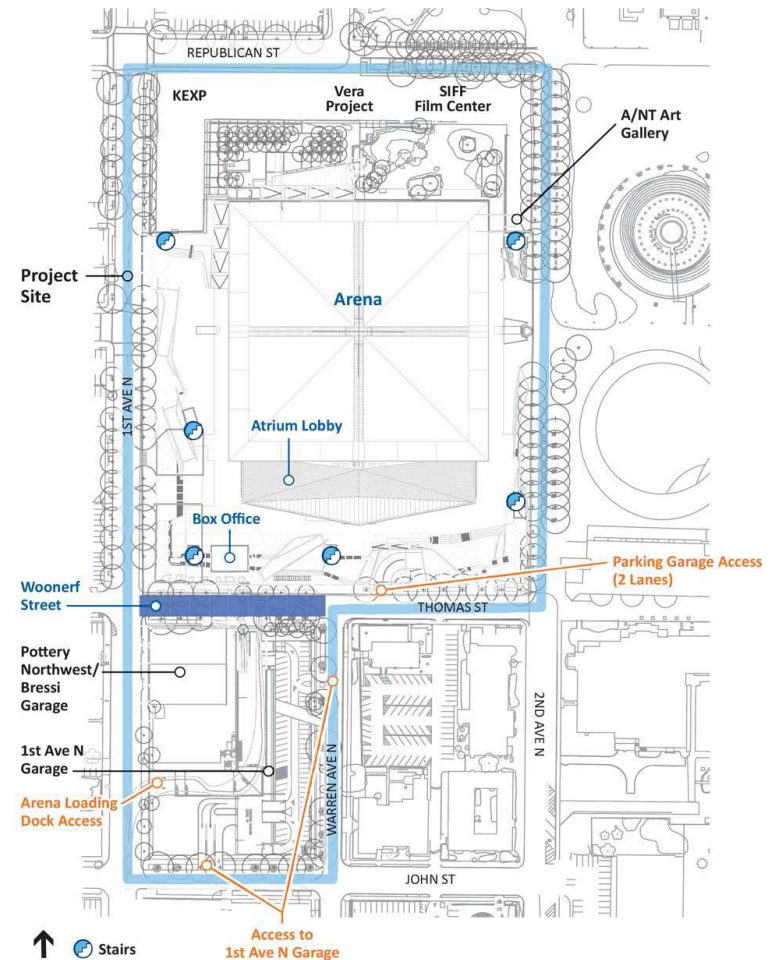




# Draft EIS, Cont.

## Alternative 2: Modified Proposal

- Underground parking for 200 vehicles
- Loading dock access from 1st Ave N
- Thomas St between 1st Ave N and Warren St would be a “woonerf” with priority access for pedestrians/ bicyclists
- Parking in 1st Ave N Garage capped at 400 vehicles
- Signage



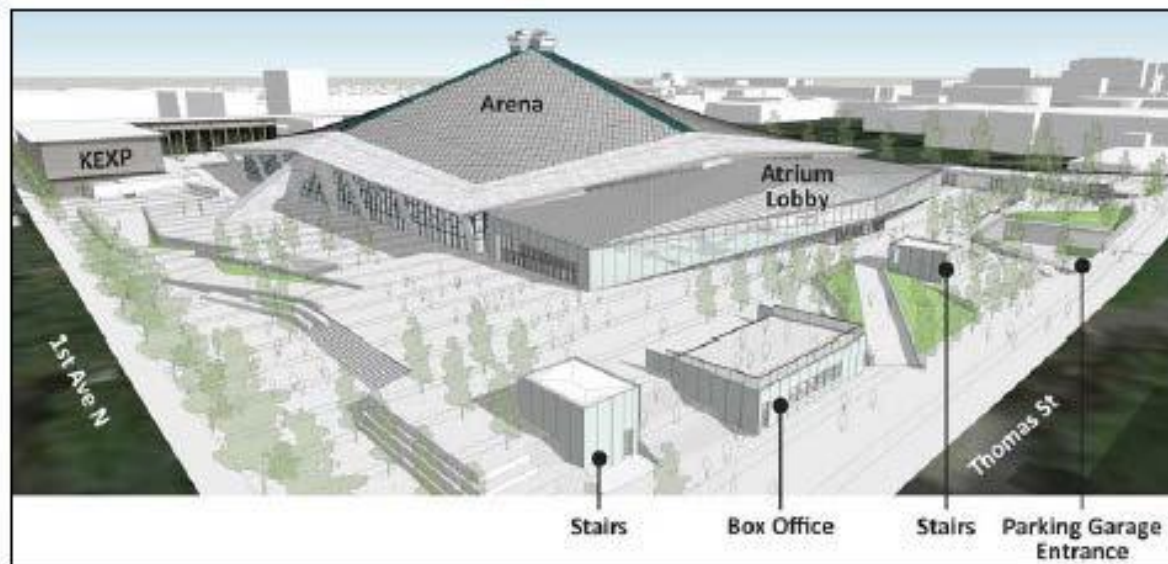
# Draft EIS - Transportation

## **Travel modes are analyzed:**

- Auto, including ride-hailing
- Transit
- Bicycles
- Pedestrians
- Freight

## **Other issues evaluated:**

- Parking
- Curb space management
- Safety





# DEIS Transportation Key Findings

## **NO DEVELOPMENT:**

- Congestion will increase without Arena project due to background growth

## **ALTERNATIVE 1:**

- Increased frequency of events
- Increased congestion and delay for autos and transit
- Localize impacts to non-auto modes (e.g., congestion, etc.)

## **ALTERNATIVE 2:** Similar to Alternative 1.

**MITIGATION:** Construction, Capital Improvements, Parking Management, Event Transportation Management Plan & Event Demand Management Plan

# Roadmap to Mobility Solutions

Process	MUP/SIP	EIS	NODOMAP
Definition	Project must meet land use code requirements. Can apply conditions that will further reduce impacts identified in the SEPA process.	Recommends actions to address environmental impacts, which are identified during the SEPA process.	Prioritizes multi-modal mobility solutions for north downtown neighborhoods.
Specific to SC Arena?	Yes	Yes	Not Necessarily
Sample Actions/Projects	<ul style="list-style-type: none"> <li>• Street Improvements</li> <li>• Street Tree Replacement</li> <li>• Utility Relocations</li> </ul>	<ul style="list-style-type: none"> <li>• TMP/DMP</li> <li>• Off-Site Parking Facility Reservation</li> <li>• Capital Improvements Near the Arena</li> </ul>	<ul style="list-style-type: none"> <li>• Complete Bike Connections</li> <li>• Mobility Hub at SR99 North Portal</li> <li>• Ped Safety &amp; Open Space Upgrades</li> </ul>
Expected Completion	Phased: Q4 2018 – Q1 2019	FEIS Issuance Target: August 31, 2018	Draft with Cost Estimates and Funding Sources Assessments in Fall 2018



# Community Benefits

As defined in the MOU:

- OVG to provide social justice, equity and benefit to the communities affected by the Arena – support “youth, arts, music and culture”
- OVG and City to create mechanism for community dialogue with affected organizations on CBA
- Create a forum for ongoing community dialogue with OVG during Arena operations

# Community Benefits, Cont.

- Working Group: Uptown, Queen Anne, Belltown, SLU, Seattle Center Resident Orgs, Seattle Center Foundation
- Where community priorities are met across transaction documents (development, lease, integration agreements)
- Summary of Community Benefits has been finalized and signed
  - OVG community liaison and City's staff support for communication and coordination; Community Coordination Council to ensure frequent communication.
  - Upfront funding for organizational capacity in Uptown to address construction, support small businesses & build community initiatives.
  - "Community Development Fund" to direct \$500k in annual giving by OVG with clear mission and race, social justice (RSJ) commitment, and community participation.



# Labor Harmony Agreement

- OVG plans to finalize by May 11
- Labor Unions involved:
  - International Union of Painters and Allied Trades District Council No. 5
  - Unite Here Local 8
  - IATSE Local 15
  - IATSE Local 793
  - United Food and Commercial Workers Local 21
  - Journeyman Apprentices of Plumbing Pipefitting Industry Local 32
  - International Brotherhood of Electrical Workers Local 46
  - Teamsters Local 117
  - Public Service and Industrial Employees, Local 1239
  - SAG-AFTRA, Seattle
  - Central Puget Sound Carpenters Local 30
  - I.U.O.E. Local 286
  - Sheet Metal Workers Local 66
  - Boilermakers Local 104

# Committee Schedule & Topics

- April 30 (10:30 am): Background; Transaction Documents; Community Benefits; Design & Permitting; Preconstruction
- May 10 (2:00 pm): Design; DEIS; Transportation; Community Benefits; Tenants
- **July 26 (2:00 pm):** Arts, Transaction Documents; Monorail Study Findings; Controls & Incentives Agreement; Tunnel Term Permit
- **August 10 (9:30 am):** Issue ID/Amendments; Financial; Tenants; Labor; Community; Parking
- **September 14 (9:30 am):** Final Financial Briefing; Transaction Documents; Vote

*Please Note: Schedule and topics are subject to change.*



# Questions?



Stay Connected

<http://www.seattle.gov/council/committees/civic-arenas>

<https://www.seattle.gov/arena/calendar>