



SEATTLE CITY COUNCIL

**CENTRAL STAFF**

# **SELECT COMMITTEE ON CIVIC ARENAS**

**March 27, 2017**

Kirstan Arestad, Director | Dan Eder, Deputy Director | Brian Goodnight, Analyst

# COMMITTEE AGENDA

- I. COMMITTEE OVERVIEW
- II. SODO ARENA
- III. KEYARENA
- IV. SEATTLE CENTER PLANNING

# I. COMMITTEE OVERVIEW

## ORGANIZATION

- Nine Councilmembers
- Two Co-Chairs

## SCOPE

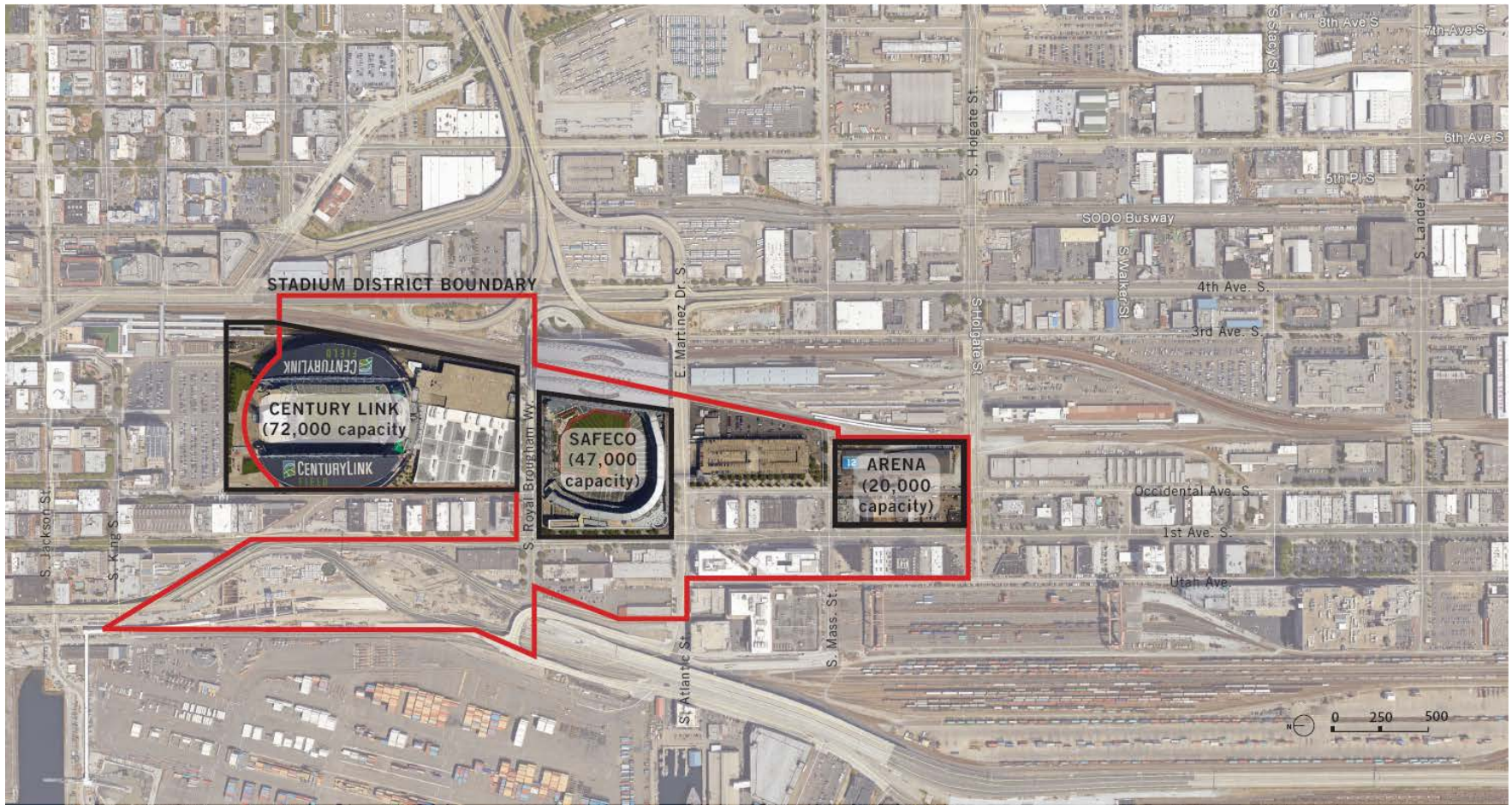
- SODO Arena
- KeyArena Redevelopment

# COMMITTEE OVERVIEW– Schedule

Topics/Actions	Meeting(s)
Overview & Background	March 27, 2017
RFP - Responses	April 17, 2017
RFP - Mayor's Selected Proposal	July 10, 2017
SODO Street Vacation - Hearing	TBD
SODO Street Vacation - Decision	TBD
Landmarks - Controls & Incentives	TBD
Development Agreement	TBD

# II. SODO ARENA

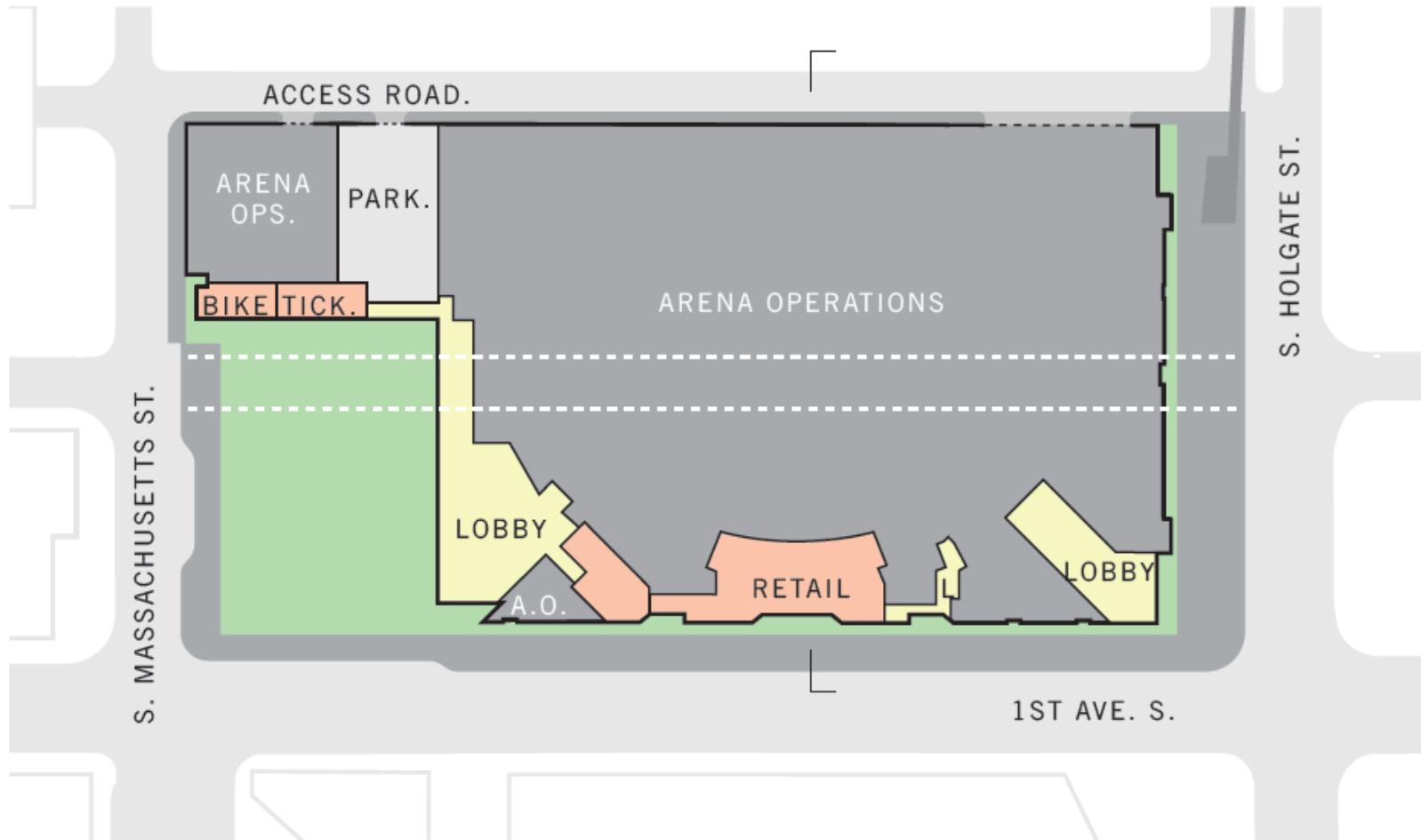
- ☐ Development Agreement
- ☐ Occidental Street Vacation Petition



# SODO ARENA – Agreement Background

- City & County entered into a five-year agreement with WSA Properties III
  - Term ends December 2017
  - NBA team must be secured
  - City & County to provide up to \$200M in bonds
  - City & County to pay debt service on bonds
- City agrees to lease Key Arena to WSA Properties III
- WSA Properties III agrees to provide:
  - \$40M for SODO Transportation Fund
  - \$7M for Key Arena Fund

# SODO ARENA – Street Vacation



# SODO ARENA – Street Vacation, Cont.

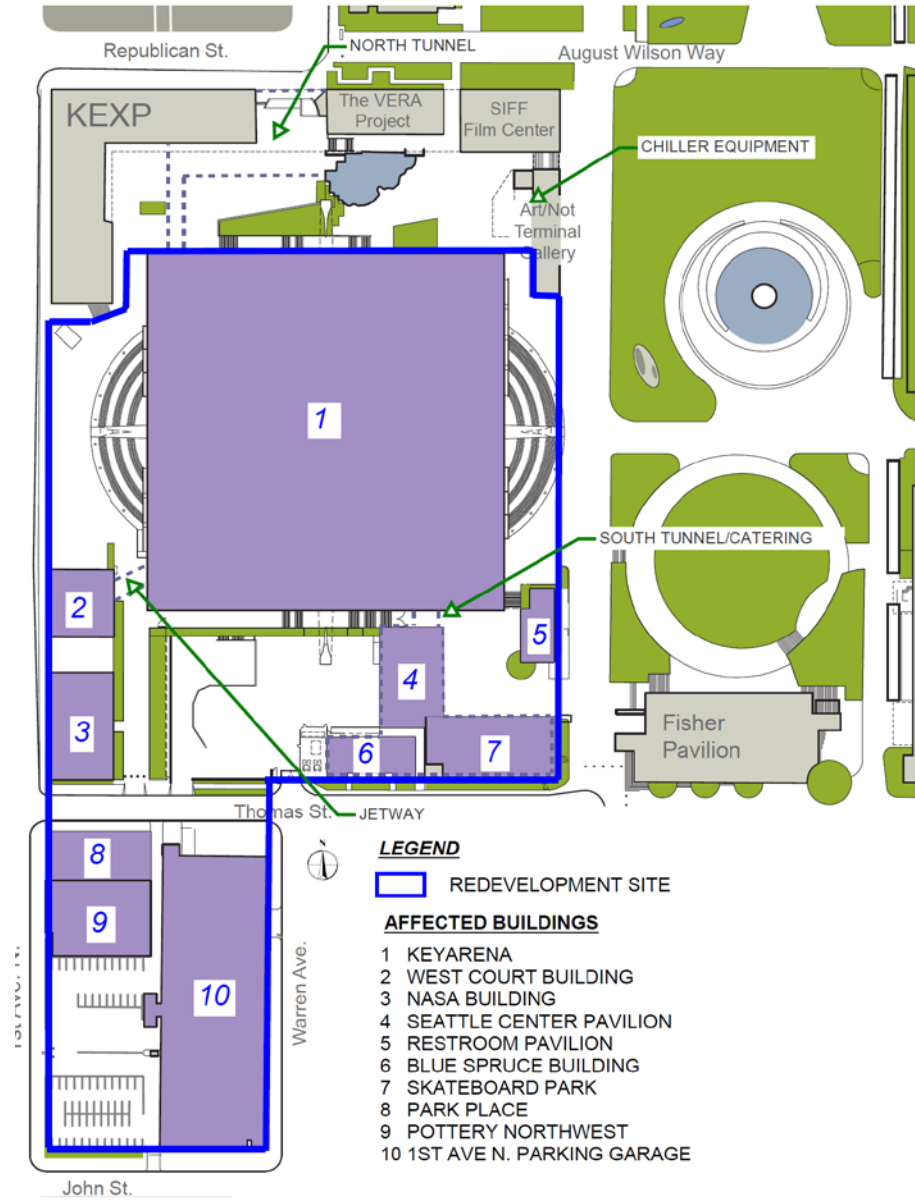
- Project would use a portion of Occidental Ave. S.
- Petition #1: WSA Properties LLC
  - Council rejected CF 312905 in 2016
- Petition #2: WSA Properties LLC
  - Submitted in 2017
  - Review by Design Commission & SDOT
  - Council action will follow



# III. KEY ARENA

- ☐ Location/Map
- ☐ History
- ☐ Request for Proposals (RFP)
- ☐ Landmark Process

# KEYARENA - Location

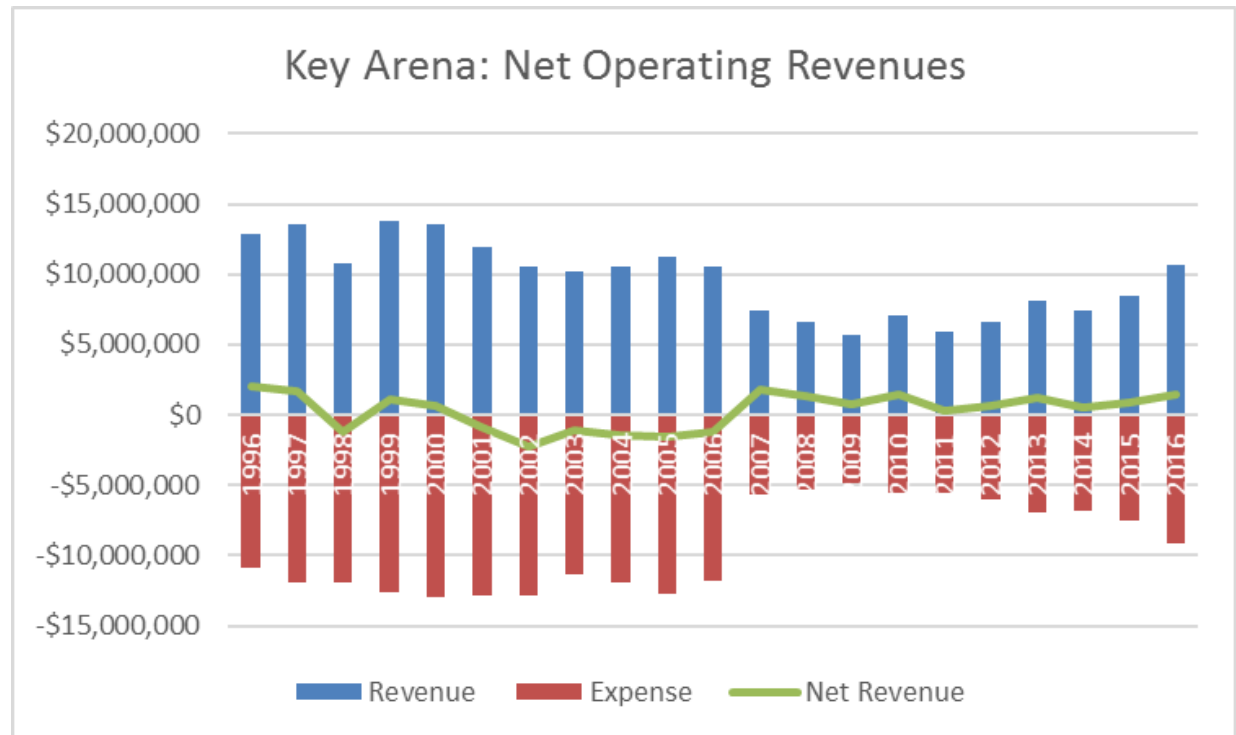


# KEYARENA – History

- City-owned facility built in 1962
- Reconstructed in 1995
- Operated by the City using City staff
- Current uses include:
  - Concerts
  - Seattle Storm
  - Seattle University
  - Other – NCAA, Gaming Events, Bumbershoot, Etc.

# KEYARENA – History, Cont.

- KeyArena has been breaking even since 2010
- Operating revenues have not been sufficient to cover all needed capital investments and major maintenance



# KEYARENA – History, Cont.

- AECOM Report
- Potential options for KeyArena, including:
  - Large arena with major renovation
  - Smaller entertainment venue(s)
  - Repurpose for other uses

# KEYARENA – Request for Proposals

## 2017 Schedule Milestones

January 11: RFP published

April 12: Proposals due

June 30: Recommendation to Mayor

TBD: Mayor announces selection

# KEYARENA – Request for Proposals, Cont.

- Evaluation Criteria / City's Stated Objectives
  - World class arena
  - Mitigate transportation impacts
  - Treat neighbors and impacted workers equitably
  - Integrate with Uptown's Urban Design Framework
  - Contribute to Seattle Center vibrancy
  - Minimal City financial participation in capital development
  - Minimal City financial participation in ongoing operations
- Community Engagement Plan
- Advisory Committee

# KEYARENA – Landmark Process

- Landmark Status
  - City (owner) submits an application
  - Landmarks Preservation Board makes decision
- Controls & Incentives Agreement
  - Landmarks Preservation Board recommends
  - Council makes decision



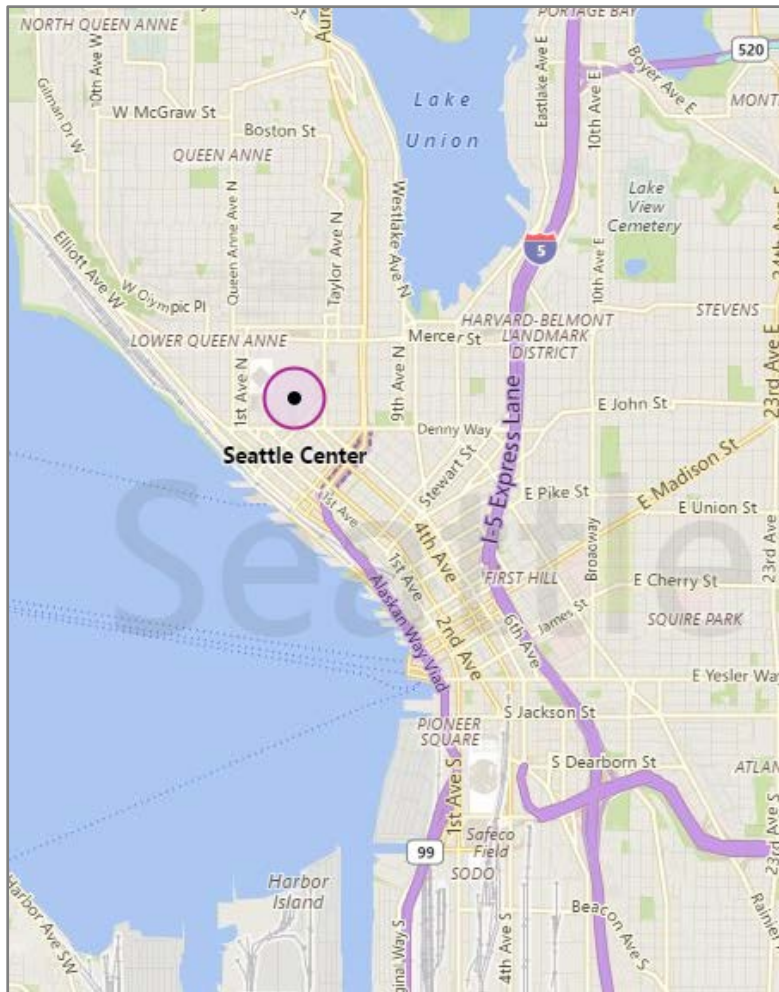
# KEYARENA – Landmark Process, Cont.

- Proposers must submit one option that assumes landmark status protections apply
- Proposers may submit a second option that assumes no landmark status protections

# IV. SEATTLE CENTER PLANNING

- ☐ Location & History
- ☐ Century 21 Master Plan
- ☐ What's Next Event
- ☐ Activity Beyond Campus
- ☐ Strategic Parking Study
- ☐ Other Transportation

# SEATTLE CENTER – Location & History

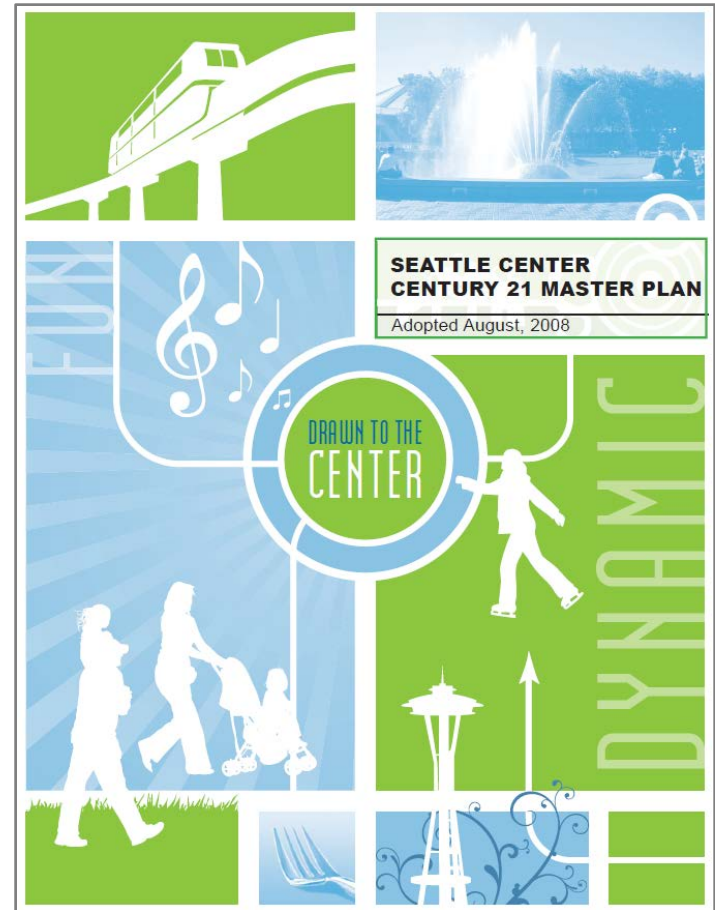


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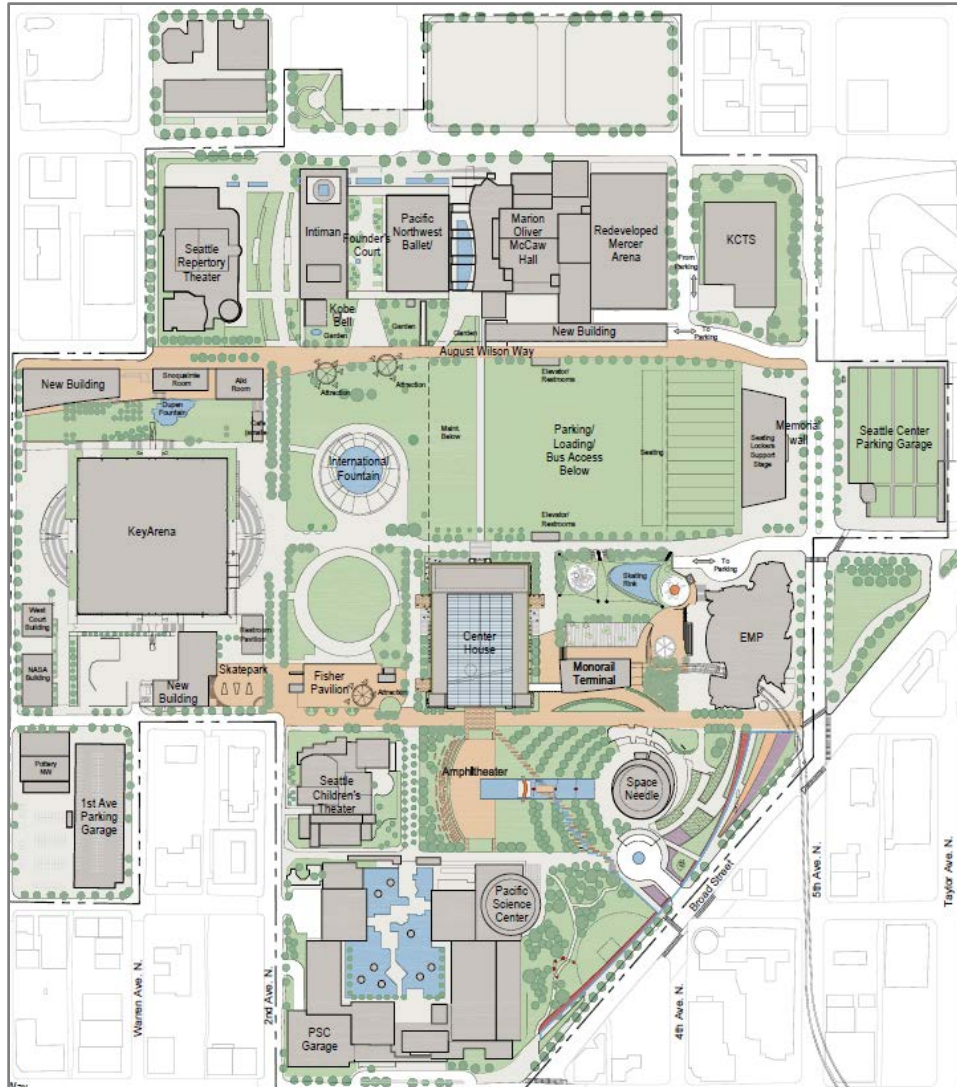
# SEATTLE CENTER – Century 21 Master Plan (2008)

- Comprehensive plan charting the direction for Seattle Center's growth over a 20-year period
- Intended to unify open space in the center of the campus, and improve connections between the campus and surrounding neighborhoods





# SEATTLE CENTER – Century 21 Master Plan (2008)



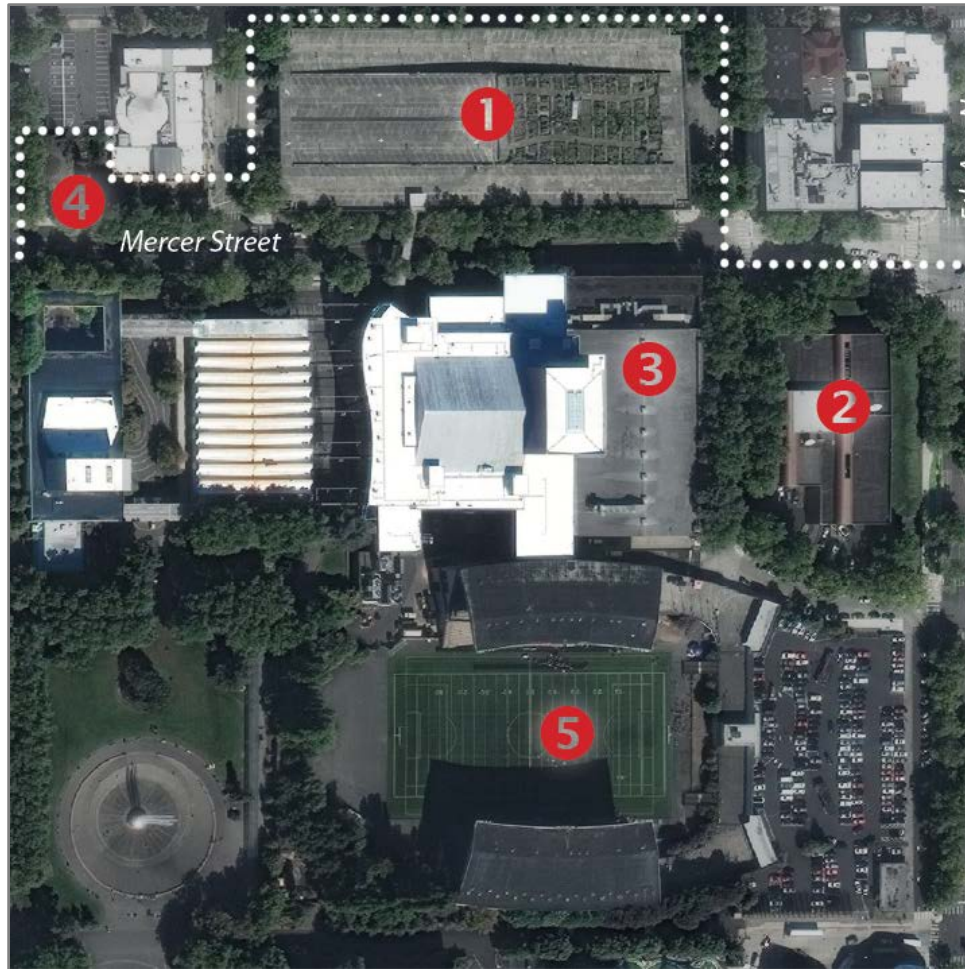
- Envisioned a number of capital projects, including renovation or redevelopment of:
  - Armory (Center House)
  - Memorial Stadium
  - Mercer Arena
  - Mercer Garage
  - Northwest Rooms

# SEATTLE CENTER – What's Next Event (2016)

- Event to begin developing a vision for transforming Seattle Center
- Participants considered several questions to identify key objectives, opportunities, and challenges
- Participants examined and proposed changes for the NE Quadrant of campus



# SEATTLE CENTER – What's Next Event (2016)



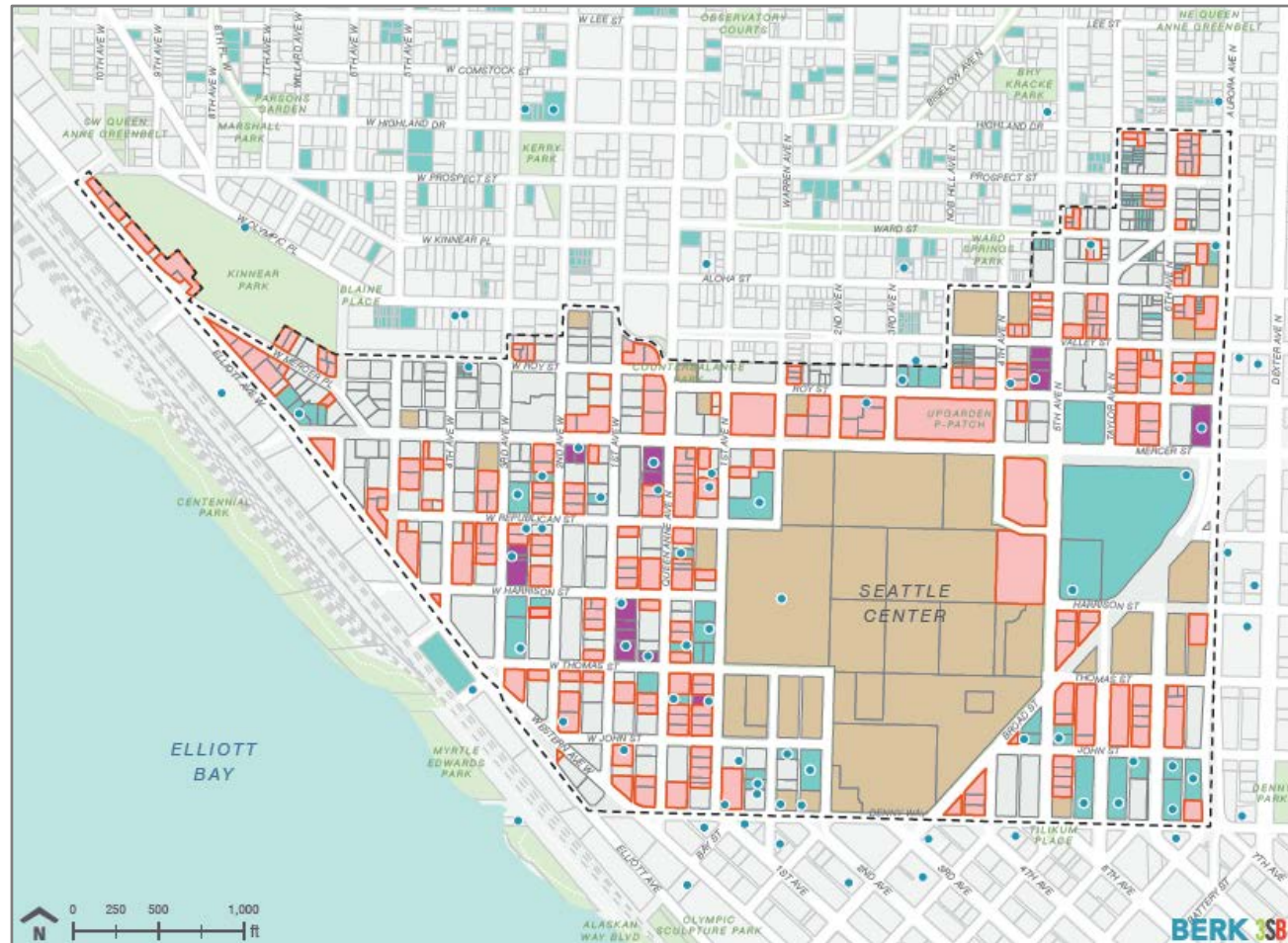
Totaling more than 14 acres, the NE Quadrant includes:

- 1) Mercer Garage
- 2) KCTS
- 3) Mercer Arena
- 4) Mercer Block
- 5) Memorial Stadium



# SEATTLE CENTER – Activity Beyond Campus

## Uptown Urban Center



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# SEATTLE CENTER – Activity Beyond Campus

- Uptown Urban Design Framework – sets out a shared community vision for the neighborhood character and urban form that is desired as Uptown grows
- Uptown Rezone – the Office of Planning & Community Development has released a preliminary Uptown Urban Center rezone recommendation and a Final Environmental Impact Statement
- Uptown Arts & Cultural District – the neighborhood has received provisional approval from the Office of Arts & Culture to be designated an Arts & Cultural District

# SEATTLE CENTER – Strategic Parking Study (2017)

- Evaluates existing public parking conditions, models the impacts of estimated future growth, and identifies short- and long-term strategies to manage parking
- Confirms that the area around Seattle Center has sufficient parking during most days, but the supply begins to reach capacity during large event evenings and weekend festivals



# SEATTLE CENTER – Other Transportation

- Sound Transit 3 light rail service by 2035
- SR 99 Tunnel & Street Reconnections Across Aurora
- Bicycle Master Plan
- Pedestrian Master Plan
- One Center City



Sound Transit Link: [https://st32.blob.core.windows.net/media/Default/InteractiveMap/Templates/July1/LRT\\_BallardtoDowntownSeattle.pdf](https://st32.blob.core.windows.net/media/Default/InteractiveMap/Templates/July1/LRT_BallardtoDowntownSeattle.pdf)

Street Reconnections Link: <http://www.wsdot.wa.gov/Projects/Viaduct/Schedule/North>

Bicycle Master Plan Link: <http://www.seattle.gov/transportation/bikemaster.htm>

Pedestrian Master Plan Link: [http://www.seattle.gov/transportation/pedestrian\\_masterplan/](http://www.seattle.gov/transportation/pedestrian_masterplan/)

One Center City Link: <http://onecentercity.org/>

# Questions & Discussion