



Seattle Center Master Plan



Final Environmental Impact Statement

Date of Issue: June 19, 2008

Seattle Center

The intent and purpose of this Final Environmental Impact Statement is to satisfy the procedural requirements of the State Environmental Policy Act (RCW 43.21c) and City Ordinance 114057. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form it will accompany the final decision on the proposal.

Final Environmental Impact Statement

for

Seattle Center Master Plan

City of Seattle
Seattle Center

Prepared in Compliance with the
State Environmental Policy Act of 1971
Chapter 43.21 C, Revised Code of Washington

SEPA Rules, Effective April 4, 1984
Chapter 191-11, Washington Administrative Code

City of Seattle SEPA Ordinance 114057 Seattle Municipal Code Chapter 25.05

Date of Issue: June 19, 2008

Preface

On January 3, 2008, the Seattle Center issued a Draft Environmental Impact Statement (DEIS) for the proposed Seattle Center Master Plan. The issuance of the DEIS was followed by a 30 day agency and public review period which ended on February 4, 2008. During the review period, Seattle Center conducted one public hearing, on January 24, 2008 at 6:30 pm in the Lopez Room of the Seattle Center, Seattle, Washington. Thirty-three written comments were received during the comment period, and eighteen people made oral comments at the January 24 public hearing.

This document is in the form of a Condensed Final Environmental Impact Statement (FEIS). It incorporates the DEIS by reference and avoids repetition of the detailed material provided in the DEIS. It fully incorporates the comments received on the DEIS during the public review period, responses to those comments, and additional information developed in response to comments. This serves to reduce paperwork and to focus the reader on issues identified by commentors and on the subsequent development of the project plans. Taken together with the DEIS, this FEIS fulfills the documentation requirements under the State Environmental Policy Act.

This EIS is the first part of "phased" environmental review that is the programmatic phase followed by the project level phase. To the extent that the environmental effects of individual redevelopment projects are known at this time, this document is also intended to serve as a "project level" EIS. As each part of the Master Plan is more fully designed, the impacts of the individual projects will be evaluated by the Seattle Center against the impacts disclosed in this FEIS. Should the impacts significantly vary from those already disclosed, Seattle Center will determine the extent to which additional environmental review is required.

The scope of this document was determined in accordance with the scoping process required by the Seattle SEPA Ordinance (SMC 25.05.408). The required scope addresses those elements of the environment in which the presence or potential for significant adverse impacts is probable. A public notice was issued on June 14, 2007 stating that the project would require an EIS and inviting public and agency comments on the scope of the DEIS. A public scoping meeting was held on the evening of June 28, 2007 in the Lopez Room of the Seattle Center House, 305 Harrison Street, Seattle, Washington. The 21-day comment period ended on July 6, 2007. Twenty comments were received and included comments on resident organization space such as the Children's Museum, Shakespeare Theatre, and Bumbershoot, and on stormwater.

Based on Seattle Center's early review of the project, and in the scoping comments, the Seattle Center determined that the project has the potential to result in significant adverse impacts on the following elements of the environment: conservation and renewable resources, noise, land use, light and glare, recreation, historic and cultural resources, transportation, and public services and utilities. There will also be potential impacts from construction (air quality, noise and transportation). It is not anticipated that there will be a significant adverse impact on other elements of the environment, and these elements are eliminated from detailed study. Summary

information on the project's effects on these elements of the environment is provided beginning on page vi.

Seattle Center will proceed with this document as a FEIS. A final decision regarding the proposed Seattle Center Master Plan will not be made the City of Seattle until at least 7 days following the issuance of this document.

This FEIS contains:

- A description of the Century 21 Master Plan (Chapter 1.0)
- A summary of the EIS including a discussion of impacts and mitigation measures relevant to the alternatives (Chapter 2.0);
- Chapter 3 contains additions, deletions, or changes to the text of Chapters 2, 3, and the Appendices of the DEIS. Changes to the text of Chapters 2 and 3 are denoted by a strikeout and underline format in which text additions are denoted by an underline and text exclusions are indicated by a line through the words to be omitted.
- The complete set of comments received on the DEIS during the agency and public review period along with responses to all written comments (Chapter 4.0). Chapter 4 contains the comment letters and responses with the comment letters and applicable responses occurring in tandem. Each comment is identified with a number in the margin. Responses are coded with the number for the comment to which they refer.

Fact Sheet

Title and Description

The project is called Seattle Center Master Plan. The proposal is to adopt a new Master Plan for Seattle Center to:

- Chart the growth and development of Seattle Center for the next 20 years and beyond;
- Create a new long-term investment plan to guide the Center's growth that responds to the transformation of surrounding neighborhoods, combined with changing entertainment and lifestyle trends;
- Enable every asset of Seattle Center to reach its maximum potential in achieving the Center's mission, while meeting the changing demands of the City and region;
- Make sufficient capital investments to allow Seattle Center to 'reinvent' aging facilities to stay current with changing market demands; and
- Provide ongoing maintenance for facilities to retain their productive value.

Sponsor and Approximate Date of Implementation

Seattle Center, a department of the City of Seattle, is the project sponsor. Construction is expected to begin in the spring of 2010 with occupancy of the first phase of development in 2012.

Contact Person: Joan Rosenstock
Seattle Center
305 Harrison Street
Seattle, WA 98109
T: 206-684-8541
joan.rosenstock@seattle.gov

Lead Agency Information

The lead agency is the City of Seattle - Seattle Center.

Responsible Official: Robert Nellams
Seattle Center
305 Harrison Street
Seattle, Washington 98109

Decision Maker: Robert Nellams, Director
Seattle Center

305 Harrison Street
Seattle, Washington 98109

Required Licenses

Seattle Center: Draft and Final EIS Approval

Seattle City Council: Master Plan Approval

Seattle Department of Planning and Development: master use permit; building permit; grading permit; structural permit; mechanical permits; certification of occupancy; and energy code approval.

Seattle Department of Transportation: Street-use permits; curb cut permit; and sidewalk approval.

Seattle Public Utilities: Sewer and water connections.

Seattle Fire Department: Fire Code inspections.

Seattle-King County Department of Public Health: Plumbing permits.

Authors and Principal Contributors to EIS

This DEIS was prepared under the direction of the City of Seattle, Seattle Center. Research, analysis and document preparation were provided by the following firms:

URS Corporation (Environmental analysis and document preparation)
1501 Fourth Avenue, Suite 1400
Seattle, Washington 98101-1616

The Transpo Group (Traffic analysis)
11730 118th Avenue NE, Suite 600
Kirkland, Washington 98034-7120

BRC Acoustics & Technology Consulting (Noise analysis)
1741 First Avenue South, Suite 401
Seattle, Washington 98134

Sparling (Light and Glare analysis)
720 Olive Way, Suite 1400
Seattle, Washington 98101-1853

Date of Issuance of FEIS

June 19, 2008

Date of Final Environmental Action by Lead Agency

June 19, 2008.

Type of Lead Agency Decision

A decision to grant, grant with conditions, or deny the proposed action will be made by the lead agency.

Additional Environmental Review

No additional environmental review beyond this EIS is anticipated for the proposed action.

Other Actions in the Site Vicinity

A Master Use Permit has been issued for the construction of a parking garage for approximately 1,038 vehicles (one level above-grade parking, four levels below-grade parking), 4,000 square foot office for parking management; and 10,500 square foot of customer service office. The garage is located on 5th Avenue North between Republican and Harrison Streets, and is currently under construction. The garage will be owned and operated by the Seattle Center and will replace the 1,217 surface parking spaces that previously existed on the site of the proposed Bill & Melinda Gates Foundation campus located at the northeast corner of 5th Avenue North and Mercer Street. Garage completion is anticipated to be in July 2008.

A Major Phased Development Permit has been issued for the development of the Bill & Melinda Gates Foundation campus. Construction is anticipated to begin in mid-2008 with initial occupancy in late 2010.

Seattle Center is currently planning the construction of a new skatepark southeast of the KeyArena at the corner of 2nd Avenue North and Thomas Street. The permitting process is underway and construction scheduled to begin in late 2008.

Seattle Center has applied for the Master Use Permit to grade approximately 1600 cubic yards of soil in the portion of the Broad Street Green to the south of the Space Needle turnaround and to build a seat wall along the sidewalk paralleling Broad Street. The comment period ends May 21, 2008, but, upon written request, can be extended to June 4. It is expected that a SEPA Determination of Non-Significance will be issued. Seattle Center plans to advertise for construction contractors in June 2008, award a contract in early August 2008, and begin construction immediately after Bumbershoot (Labor Day weekend 2008). The Master Use Project Number is 3008988.

Other Related Material

Background materials and support documents, including submittals to the Seattle Center Century 21 Committee prepared by the project architects (SRG), may be found at the Seattle Center in Room 109 of the Center House.

Purchase of Copies

Copies of the document have been printed and made available for public distribution at the Seattle Center in Room 109 of the Center House, 305 Harrison Street, Seattle, Washington. Additional copies, if needed, are available from the Seattle Center at the reproduction cost of \$0.25 for the first page and \$0.10 for each additional page. An electronic copy of the document has also been posted on the Seattle Center web site at www.seattlecenter.com.

Elements of the Environment

The following list of elements of the environment set forth in Chapter 25.05.444 of the Seattle Municipal Code are potential elements that might be included in an EIS. During the scoping period, the Seattle Center evaluated the project's potential adverse impacts on each of these elements of the environment. The items marked "reviewed" are discussed in Chapter 3 of this DEIS. These items were identified as a result of the scoping process carried out in compliance with Section 25.05.408 of the Seattle Municipal Code and determined by the Seattle Center to have a potential significant adverse impact on a particular element of the environment. Items marked "not reviewed" have impacts deemed nonsignificant for reasons briefly stated and are not discussed in the Draft EIS. Construction impacts (air quality, noise and transportation) are also discussed in Chapter 3, Section 3.9 of this DEIS.

I. Natural Environment

- | | | |
|-------|---|--|
| (a) | Earth | |
| (i) | Geology | Not reviewed; site is relatively flat. |
| (ii) | Soils | Not reviewed. |
| (iii) | Topography | Not reviewed; site is relatively flat. |
| (iv) | Unique physical Features | Not reviewed; none exist. |
| (v) | Erosion/enlargement | Not reviewed; not applicable to site of land area (accretion) |
| (b) | Air | |
| (i) | Air Quality | Not reviewed for impacts from operation; proposal not expected to impact air quality. Dust during construction reviewed as part of Construction Impacts. See Section 3.9. Greenhouse gas emission estimate worksheets included in Appendix C. |
| (ii) | Odor | Not reviewed; proposal not expected to generate odor. |
| (iii) | Climate | Not reviewed; proposal not expected to have impacts from wind. |
| (c) | Water | |
| (i) | Surface Water Movement, Quantity or Quality | Not reviewed; no surface water on site. |
| (ii) | Runoff/absorption | Not reviewed; water quality of runoff will be improved by the proposal by stormwater controls (change from existing paved areas) |
| (iii) | Floods | Not reviewed; not applicable to this urban site. |

	(iv)	Groundwater	Not reviewed; groundwater encountered during excavation would be routed to existing storm system.
	(v)	Public water supply	Not reviewed; water consumption of proposal not expected to have an overall impact on City of Seattle water supply.
	(d)	Plants and Animals	
	(i)	Habitat	Not reviewed; only usual urban birds can be reasonably expected on site; little habitat on site
	(ii)	Unique species	Not reviewed; none reasonable expected to exist on site.
	(iii)	Fish or wildlife	Not reviewed; not applicable to site.
	(e)	Energy and Natural Resources	
	(i)	Amount required/ rate of use/ efficiency	Not reviewed; energy consumption of the proposal (for both construction and operation) is not expected to have an overall impact on the City of Seattle energy supply.
	(ii)	Source/availability	Not reviewed; Seattle City Light provides electrical power.
	(iii)	Nonrenewable resources	Not reviewed; the only use of resources would be for normal building materials.
	(iv)	Conservation and renewable resources	Reviewed. See Section 3.1.
	(v)	Scenic resources	Not reviewed; impacts to protected views are not anticipated.
II.		Built Environment	
III.	(a)	Environmental Health	
	(i)	Noise	Reviewed. See Section 3.2.
	(ii)	Risk of explosion	Not reviewed; not applicable to project.
	(iii)	Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials.	Not reviewed; any hazardous materials that may be encountered during soil excavation as part of construction will be removed and disposed of in accordance with State law. Any groundwater encountered during construction that may be contaminated by hazardous materials will be removed and disposed of in accordance with State law.
	(b)	Land and Shoreline Use	
	(i)	Relationship to existing land use plans and to	Reviewed. See Section 3.3.

	estimated population	
(ii)	Housing	Not reviewed; no housing demolition or creation will occur as a result of the project.
(iii)	Light and glare	Reviewed. See Section 3.4.
(iv)	Aesthetics	Not reviewed; project is subject to Design Commission Review.
(v)	Recreation	Reviewed. See Section 3.5.
(vi)	Historic and cultural preservation	Reviewed. See Section 3.6.
(vii)	Agricultural crops	Not reviewed; not applicable to the site.
(c)	Transportation	
(i)	Transportation systems	Reviewed. See Section 3.7.
(ii)	Vehicular traffic	Reviewed. See Section 3.7.
(iii)	Waterborne, Rail	Not reviewed; not applicable to the site.
(iv)	Parking	Reviewed. See Section 3.7.
(v)	Movement and circulation of people or goods	Reviewed. See Section 3.7.
(vi)	Traffic hazards	Reviewed. See Section 3.7.
(d)	Public Services and Utilities	
(i)	Fire	Reviewed. See Section 3.8.
(ii)	Police	Reviewed. See Section 3.8.
(iii)	Schools	Reviewed. See Section 3.8.
(iv)	Parks or other recreational facilities	Reviewed. See Sections 3.5 and 3.8.
(v)	Maintenance	Reviewed. See Section 3.8.
(vi)	Communications	Not reviewed; communication needs will be similar to existing Seattle Center needs.
(vii)	Water and Storm Water	Not reviewed; proposal will improve existing stormwater collection and filtration, resulting in improved stormwater quality.
(viii)	Sewer and Solid Waste	Not reviewed; sewer and solid waste needs will be similar to existing Seattle Center use.
(ix)	Other government services or utilities.	Not reviewed; no impacts anticipated.

Table of Contents

1.0	Century 21 Master Plan	1-1
1.1	Century 21 Committee.....	1-1
1.2	Revisions to Century 21 Committee Recommended Alternatives.....	1-3
1.3	Century 21 Master Plan	1-4
1.4	Redevelopment Activities at Seattle Center Outside of the Master Plan.....	1-8
 2.0	 EIS Summary	 2-1
2.1	Sponsor's Objectives for the Proposed Action.....	2-1
2.2	Site and Site Vicinity	2-2
2.2.1	Alternative 1 – No Action	2-5
2.2.2	Alternative 2R — Center of the Center – The Green Frame	2-8
2.2.3	Alternative 3R – The Green Window.....	2-11
2.2.4	Alternative 4R-A – East West Axis with East-West Sports Field.....	2-15
2.2.5	Alternative 4R-B – East West Axis with North-South Sports Field.....	2-19
2.3	Master Plan	2-23
2.4	Summary of Impacts.....	2-24
2.5	Summary of Mitigation Measures	2-35
2.6	Secondary and Cumulative Impacts.....	2-38
 3.0	 Revisions to DEIS Text.....	 3-1
3.1	Revisions to Chapter 2 – Description of Alternatives.....	3-1
3.2	Revisions to Chapter 3 – Affected Environment, Environmental Impacts, Mitigating Measures and Significant Unavoidable Adverse Impacts.....	3-2
3.2.1	Noise (Section 3.2 of the DEIS)	3-2
3.2.2	Land Use (Section 3.3 of the DEIS).....	3-5
3.2.3	Light and Glare (Section 3.4 of the DEIS)	3-9
3.2.4	Recreation (Section 3.5 of the DEIS)	3-9
3.2.5	Historic and Cultural (Section 3.6 of the DEIS).....	3-11
3.2.6	Transportation (Section 3.7 of the DEIS).....	3-14
3.2.7	Construction Impacts (Section 3.9 of the DEIS)	3-17
3.2.8	Appendix B-4 Parking Calculation Worksheets.....	3-17
3.2.9	New Appendix C Greenhouse Gas Emission Worksheets	3-17
 4.0	 Comment Letters, Hearing Comments, and Responses to Comments on the Draft EIS	 4-1
4.1	Written Comments Received	4-1
4.2	Oral Comments Received at January 24, 2008 Public Hearing	4-2
4.3	Responses to Common Issues.....	4-3
4.3.1	Theatre Puget Sound.....	4-3
4.3.2	Transportation Management Plan.....	4-3
4.3.3	Inclusion of Resident Organizations and Festival Planners in Design Process.....	4-3
4.3.4	Memorial Stadium.....	4-3
4.4	Response to Written Comments Received.....	4-4
4.4.1	Agency Comments	4-4
4.4.2	Seattle Center Resident Tenants and Organizations	4-12
4.4.3	Other Groups	4-51

4.4.4	Individuals	4-64
4.5	Response to Public Hearing Comments.....	4-93
4.5.1	Norm Langill, President of One Reel	4-93
4.5.2	Ted Munneke, Seattle Resident	4-93
4.5.3	Marcus Sharpe, New to Seattle from Atlanta, GA	4-93
4.5.4	Mea Fischelis, NW Folklife.....	4-93
4.5.5	Aaron Levin, Theater Puget Sound (TPS) Director/Teacher.....	4-94
4.5.6	Alan Fitzpatrick, TPS Producer/Teacher	4-94
4.5.7	Jane Couchman, Senior Point-of-View	4-94
4.5.8	Kelly Charlton, Has children in Seattle Public Schools	4-95
4.5.9	David Allais, Board of Seattle Shakespeare Company	4-95
4.5.10	Michelle Lewis, TPS Actor/Arts Administrator	4-95
4.5.11	Stephan Moritz, Hotel and Restaurant Workers	4-95
4.5.12	Janis Linn, Neighbor	4-96
4.5.13	Ben Rapson, Theater Arts.....	4-96
4.5.14	John Coney, Magnolia District Council	4-96
4.5.15	Tyler Potts, Architecture Student	4-96
4.5.16	Reilly Hall	4-97
4.5.17	Paul Steinbacher	4-97
4.5.18	Judy Hurley, Queen Anne Resident	4-97

Tables

2-1	Summary of Comparison of Action Alternatives	2-22
2-2	Summary of Potential Environmental Impacts	2-25
2-3	Summary of Potential Mitigation Measures	2-36
3.3-1	Consistency With Urban Village Element.....	3-6
3.5-1	Recreation Comparison Between Alternatives	3-10

Figures

1-1	Proposed Master Plan	1-5
2-1	Site Location Map.....	2-3
2-2	Project Site/Alternative 1 No Action	2-6
2-3	Project Site/Alternative 1 No Action – Oblique	2-7
2-4	Alternative 2R Center of the Center	2-9
2-5	Alternative 2R Center of the Center – Oblique.....	2-10
2-6	Alternative 3R The Green Window	2-13
2-7	Alternative 3R The Green Window – Oblique	2-14
2-8	Alternative 4R-A East-West Axis with East-West Stadium.....	2-17
2-9	Alternative 4R-A East-West Axis with East-West Stadium – Oblique	2-18
2-10	Alternative 4R-B East-West Axis with North-South Stadium.....	2-20
2-11	Alternative 4R-B East-West Axis with North-South Stadium – Oblique.....	2-21

Appendices

Appendix A	Transportation Strategy
Appendix B	Distribution List
Appendix C	Greenhouse Gas Emission Estimate Worksheets

1.0 Century 21 Master Plan

For the past 18 years, Seattle Center's development has been guided by the 1990 Maser Plan, which provided the first coherent post-1962 World's Fair identity for the Seattle Center. The 1990 Mast Plan directed the Center's transition from an assortment of temporary buildings and gated entries left over from the Fair to a unified campus housing public and commercial programs, arts and cultural organizations and open spaces. Eighteen years after its adoption, the 1990 Master Plan has served its useful life. Neighborhood and regional changes have increased the demand for environmental sustainability, and changing entertainment and market trends have created the need for a new long-term investment plan to guide the Center's growth into the future.

1.1 Century 21 Committee

In the fall of 2006, the Mayor and City Council appointed a citizens' committee, named the Century 21 Committee, to help chart the next 20-year course for the Seattle Center. Their mission was to develop a plan for redevelopment by building on Seattle Center's successful history of public stewardship, community participation and successful public-private partnerships. The 17 members of the Committee represented a diversity of skills and experience, and included some members with a close association to the Center, either from a professional or volunteer capacity and others who are users of Seattle Center, who visit frequently with family and friends. Starting in November 2006 and continuing over the course of seven months, the Century 21 Committee worked to develop alternative Seattle Center master plans to be studied in an Environmental Impact Statement.

The Committee began by developing a set of planning and design principles to be used to evaluate potential alternatives. Their principles are as follows:

Century 21 Planning and Design Principles

1. The mission of Seattle Center (to be the Nation's Best Gathering Place) is sound.
2. The design of Seattle Center should foster opportunities to gather people together.
3. Visual access into and through the campus will encourage people to come to the center of the grounds.
4. Expanded open spaces and outdoor activity areas should be developed to draw visitors into the grounds and to enhance their sense of welcome and safety.
5. The mix of activities and amenities should be inviting to the diversity of Seattle Center users.
6. Pedestrian friendly planning should unify the campus.
7. New design should emphasize flexibility, vibrancy, legibility and sustainability.

The Committee's recommendations were shaped by a very active public process. Input was gathered from Seattle Center constituent groups, neighbors and users at numerous public

meetings and workshops. The Committee heard briefings from Seattle Center staff, architects and designers, a public opinion researcher and an authority on the development of Millennium Park in Chicago. They debated ideas during their numerous committee meetings and regularly briefed the Seattle City Council on their progress.

The Century 21 Committee developed four Alternatives ranging from a status quo, “No- Action” alternative to ones that progressively increase potential public and private programming space for the campus. The span was intentionally broad to study the widest range of potential development in the EIS. They anticipated that a preferred plan would emerge, likely made up from many elements studied in the Alternatives, rather than any single alternative in whole.

A significantly renovated Center House is included in all Action Alternatives (*Alternatives 2, 3 and 4*). The Center House would be renovated to enhance its role as the connection of services and programs in the heart of the campus. By replacing the thick, dark armory walls with glass, programs and activities that are occurring within the Center House would be more visible and inviting from the outside. New doorways would more easily lead people into and out of the Center House. Restaurants and other services would be located along the new glass walls to visually invite people into the Center House, and would have adjacent outside patios to enliven the outside areas during the warmer months.

The Committee’s four Alternatives included:

1. **Alternative 1 – No Action:** The No Action Alternative would leave the existing Seattle Center site as is with the improvements planned under the existing Master Plan (such as the Theatre District Plan and the Theatre Commons and the “triangle property” across 5th Avenue North (which the Center does not own but has designated as potential future open space), unless and until another proposal is approved.
2. **Alternative 2 – Center of the Center – The Green Frame** - In *Alternative 2*, the green space would be organized in a frame around the center elements of the campus, including a renovated Center House and a band of buildings and spaces extending west from Fifth Avenue. This alternative does not anticipate acquisition of Memorial Stadium, but proposes measures to better integrate this facility into Seattle Center.
3. **Alternative 3 – The Green Window** - In *Alternative 3*, the green space would be oriented towards Broad Street and downtown in a large green “window”. Additionally, a secondary “window” would face the Uptown neighborhood at the northwest corner of the campus. In addition to the renovated Center House, this alternative anticipates acquisition of Memorial Stadium and the site used for the construction of an underground multi-modal transportation center and parking garage to serve Seattle Center. The below-grade parking would replace the Mercer Garage, allowing that property to be commercially redeveloped.
4. **Alternative 4 – East-West Axis** - In *Alternative 4*, the green space would extend the entire east-west axis of the campus, from KeyArena on First Avenue North through the heart of the campus at the International Fountain to Fifth Avenue North. Landscaping and new building development in the KeyArena zone would help define the green axis. The Center House would be renovation. Acquisition of Memorial Stadium would

represent a significant addition to the green band and a new east-west sports field would be created. Similar to *Alternative 3*, the Memorial Stadium site would be used for the construction of an underground multi-modal transportation center and parking garage to serve Seattle Center with an amphitheatre and open lawn above. The below-grade parking would replace the Mercer Garage, allowing that property to be privately redeveloped.

1.2 Revisions to Century 21 Committee Recommended Alternatives

Subsequent to the submittal of the four Alternatives by the Century 21 committee, input was received from the City Council, who summarized their issues in a resolution. Discussions with City departments and Seattle Center resident organizations, as well as meetings with the Seattle School District regarding Memorial Stadium, have also taken place. Among the new recommendations received from these groups are:

- Expand the amount of open space on the campus wherever possible;
- Offer development ideas that retain the opportunity to achieve a bold vision phased incrementally. Incremental development can offer several benefits: operationally, it allows for gradual movement of programs; financially, it allows for completion of elements, as funds are available.
- Develop a greater range of alternatives for the Memorial Stadium property, including less expensive options, which can still accomplish the Committee's goal to better integrate that facility into Seattle Center while working with Seattle School District staff to see if there are options for compatible shared use;
- Carry forward in any development proposal for Memorial Stadium the Committee's proposal to create a more respectful, prominent and accessible setting for the Memorial Wall;
- Focus public uses in Center House that draw users to that building year-round and throughout the day;
- Discontinue study of a KeyArena alternative that calls for the division of the facility into two performance venues, but continue to explore creative new business alternatives for KeyArena;
- Discontinue EIS review of development that might be done by third parties that will not be in the scope of Seattle Center work (e.g. building on School District parking lot; private development of Mercer Garage);
- Present the Mercer Arena as developed by the Seattle Opera in all but the "*no action*" alternative based on progress in negotiations for that proposal;
- Demonstrate a strong programming need for any new facilities;
- Continue to explore potential public-private partnerships to provide capital and operational funding for construction and programming of facilities;

- Refine the programming use of any replacement facility to meet both program need for new commercial/retail space while maintaining community and festival meeting room space.

As a result of this input, changes to some planning elements were proposed to the original four draft Alternatives developed by the Century 21 committee. These changes are consistent with the Committee's adopted Planning and Design Principles and retain the central organizing structure of each alternative.

1.3 Century 21 Master Plan

On March 11, 2008, the Century 21 Committee issued its Master Plan¹, selecting among the features of the alternatives analyzed in the DEIS. This Master Plan has been sent to the Mayor and City Council for City Council for adoption. See Figure 1-1 Century 21 Master Plan.

A summary of the plan includes:

Center of the Center – Center House Highlights

- Thick concrete walls would be opened up. Restaurants and cafes penetrate the outer edge with outdoor seating in warm months, providing year-round outward presence and access.
- The central atrium roof would be replaced with glass, allowing light and views of the Space Needle into the core of the building. The roof level would be a public promenade, offering views of the campus and downtown Seattle skyline. Space for a destination restaurant would be located on the north end of the roof level.
- Redevelopment opportunities to increase their visibility and programming would be provided for Center House's anchor tenants, the not-for-profit organizations that provide the core users of the building.
- An elevator designed to be similar to the "Bubbleator" elevator used during the World's Fair would access the new roof level open space.

Center of the Center – Open Space (including former Fun Forest property)

- In January 2010, the Fun Forest will cease to operate. The five-acre space would be converted from asphalt and carnival rides to an active open space. Between the Center House and the Experience Music Project/Science Fiction Museum, there would be a play area including a "jungle gym" play structure and a splash pool that would convert to an outdoor ice skating rink in the winter.

¹ Seattle Center Century 21 Master Plan, March 11, 2008



Source: SRG Partnership

Figure 1-1
Proposed Master Plan

- A forested area, sustainable gardens and botanical terraces are proposed to be planted surrounding the base of the Space Needle.
- The Horiuchi Mural, constructed during the World's Fair, would be relocated and surrounded by a new water feature, as it was during the fair. A new performance space would be located on the west to provide space for community events and major festivals with seating on the lawn for approximately 2,000 people.

Memorial Stadium

- Seattle Center is pursuing a shared use agreement with the Seattle School District to allow the nine-acre Memorial Stadium site to be redeveloped for year-round activities.
- The playing field would be realigned in a north-south direction at the eastern edge of the site (predominantly on the current School District parking lot). During the spring and fall, the School District would host football and soccer practices and games.
- During the summer months, including the Memorial Day and Labor Day weekends, the Seattle Center would convert the space into an amphitheatre for outdoor concerts, festival performances and other activities.
- The Memorial Wall, bearing the names of Seattle's public school students who died in World War II, is currently located at the east end of the stadium facing the surface parking lot owned by the School District. The Memorial Wall would be relocated to a more prominent and respectful location.
- By demolishing the Seattle School District Athletic Department building, existing concrete walls and relocating the sports field to the eastern edge of the site, the International Fountain lawn would be expanded by approximately four acres.
- The expansion of the International Fountain lawn would be composed of a green lid on top of a 1,300-space underground parking garage, multi-modal transportation center, shops and loading. The transportation center would provide close in access for school buses and other transit users in an underground garage within the campus.
- Accessibility for all visitors would be improved. Disabled patrons and families with young children would be able to access the Center activities through the underground garage and transportation center. The new underground garage would provide an alternative to the need to park remotely and then cross busy streets surrounding the Center.
- Daily deliveries to the Center House and other venues would occur underground. By reducing or eliminating delivery vehicles on surface streets and pathways, pedestrian safety and safety for children playing on the Center grounds would be improved.
- The new underground garage would replace the parking spaces currently provided in the

Mercer Garage, which would allow the Mercer Garage property to be sold for private development. Proceeds from the sale could help finance the new underground garage.

KeyArena

- The KeyArena's major tenant, the Seattle Sonics, may leave when their lease expires in September 2010. Even so, the KeyArena would continue to be a premiere venue in Seattle for touring concerts and family shows, and a home court for basketball teams including the Seattle Storm and/or Seattle University.
- The KeyArena Subcommittee, in their 2005 report, identified a minimum level of improvements to enhance the building's performance systems and expand its range of events. These improvements are needed to ensure that KeyArena maintains its competitive edge among similar local venues and is able to expand into new lines of businesses in the future.
- The Pacific Northwest Ballet has an option on the Seattle Center Exhibition Hall space. A new exhibition hall located on the south side of KeyArena is proposed to replace the existing exhibition hall space. The new 40,000 square foot space would utilize the existing loading dock and connect to the KeyArena's main concourse, expanding available floor space for commercial and trade shows, and opening a new line of business for KeyArena.

Northwest Rooms

- The existing Northwest meeting rooms, located at the corner of 1st Avenue North and Republican Street, would be replaced with a new building. A lower level meeting room would face the new campus plaza, while the ground floor level above (Republican Street level) would be developed as a retail space compatible with the Uptown urban center. This building could have several levels of private office space above the retail level. The Snoqualmie and Alki Rooms, as well as half of the NW Crafts Center building would remain.

Northwest Crafts Building

- Approximately one-half of the building (southern portion) would be demolished and one-half retained (northern portion) for retail or food service use.

Mercer Garage

- The new underground 1,300 space parking garage at Memorial Stadium would allow for the demolition of the existing 1,439 space Mercer Garage. The demolition would allow for the sale of the property for private redevelopment consistent with existing zoning and the Uptown urban center plans.

Environmental Sustainability

The Century 21 Master Plan would reinforce the City's ongoing commitment to sustainable design. The Plan includes four strategies for environmental sustainability:

- Ecological systems – allowing the landscape and waterscape to work together
- Carbon footprint reduction – through energy conservation measures
- Green building technology – LEED certification of Silver or better for all new buildings and open spaces
- Public education opportunities – making evident these strategies to Seattle Center's visitors through exhibits, signage and tours

Transportation

The Century 21 Master Plan calls for increasing the mode and frequency of transit, improving pedestrian connections to and through the campus, and making it easier and safer to access the Center from a vehicle, bike or on foot.

- A new underground multi-modal transportation center and parking garage would be located at the Memorial Stadium site, at the heart of the campus, and would provide direct bus and truck loading to campus venues and centrally-located patron parking.
- Site access would be improved, with new emphasis on pedestrian safety, and better connections to and through the site, especially from transit stops.
- The Seattle Monorail, which runs to Westlake Center in downtown Seattle, currently provides access to local and regional buses, and the new Seattle Streetcar's South Lake Union Line. Beginning in 2009, the Monorail will provide a transportation link between the Seattle Center and Sound Transit's light rail stop in Westlake Center.
- The new South Lake Union Line has created interest in a citywide streetcar network, with a possible expansion to Seattle Center.
- A new Bus Rapid Transit (BRT) route has been proposed from north downtown Seattle to Ballard with a BRT stop proposed on the west side of Seattle Center on 1st Avenue North at Republican Street.

1.4 Redevelopment Activities at Seattle Center Outside of the Master Plan

There are four key activities that are currently in the planning stages and would occur prior to the implementation of the new the Master Plan. These activities are consistent with the Master

Plan's proposed redevelopment.

Mercer Arena

- Separately from this Master Plan, the Mercer Arena is being redeveloped to house Seattle Opera's operations, including administrative, rehearsal, educational, technical support, costume and scene studio space.

Theatre Commons

- Sparked by a \$1 million grant from the Kreielsheimer Remainder Trust, Seattle Repertory Theatre and Intiman Theatre are partnering with Seattle Center to create a new landscaped commons between their two facilities. The landscaped commons will replace an existing 22 space surface parking lot.

Skatepark

- A new skatepark is currently planned for construction south of the KeyArena at the corner of 2nd Avenue North and Thomas Street. Permitting will begin in August 2008 with construction planned to begin in late 2008.

Broad Street Green

- Seattle Center has applied for permits to redevelop the entrance and landscaping along Broad Street between the Pacific Science Center and the EMP. The project includes grading approximately 1600 cubic yards of soil in the portion of the Broad Street Green to the south of the Space Needle turnaround and to build a seat wall along the sidewalk paralleling Broad Street. It is expected that construction will begin immediately after Bumbershoot 2008 (Labor Day weekend 2008).

2.0 EIS Summary

2.1 Sponsor's Objectives for the Proposed Action

The City's objectives in developing a new Master Plan for Seattle Center are to:

- Chart the growth and development of Seattle Center for the next 20 years and beyond;
- Create a new long-term investment plan to guide the Center's growth that responds to the transformation of surrounding neighborhoods, combined with changing entertainment and lifestyle trends;
- Enable every asset of Seattle Center to reach its maximum potential in achieving the Center's mission, while meeting the changing demands of the City and region;
- Make sufficient capital investments to allow Seattle Center to 'reinvent' aging facilities to stay current with changing market demands; and
- Provide ongoing maintenance for facilities to retain their productive value.

The existing Seattle Center Master Plan was adopted in 1990. Many conditions have changed, driving the need to develop a new master plan. These changes include:

- Puget Sound has experienced tremendous growth in the last two decades. More than 1.8 million residents now call King County home. Seattle Center continues to be a regional and national destination with more than 50% of its 12 million annual visitors coming from outside King County, whether they are drawn to the many cultural attractions on site as ticket subscribers or as more occasional visitors.²
- The four neighborhoods immediately surrounding the Seattle Center are Belltown, Denny Triangle, Uptown and South Lake Union. Between 1995 and 2002, over 4,700 new housing units and over 7,485 new jobs were added to these neighborhoods.³ These new nearby residents and workers provide an opportunity to augment the traditional use of Seattle Center as an occasional destination for special events with attractive destinations for daily activities.
- An additional 17,000 new housing units are projected in the four surrounding neighborhoods by 2024.⁴ The majority of these new residents are young single adults and older "empty nesters", and both groups are attracted to the arts and cultural life that the urban center provides.
- Employment growth in these four surrounding neighborhoods is projected to bring up to 30,000 new daily workers, including the Bill and Melinda Gates Foundation

² Byers, William B. and GMA Research Corporation, Seattle Center Economic Impact Assessment, February 2006,

³ Seattle Department of Planning and Development, *Center City Seattle and Seattle Center*, presentation to Century 21 Committee, December 15, 2006.

⁴ Ibid.

⁵ Ibid.

headquarters adjacent to Seattle Center. This increase in local workforce creates the potential for Seattle Center to welcome hundreds of daily workers seeking a break from work for meals, entertainment or relaxation.

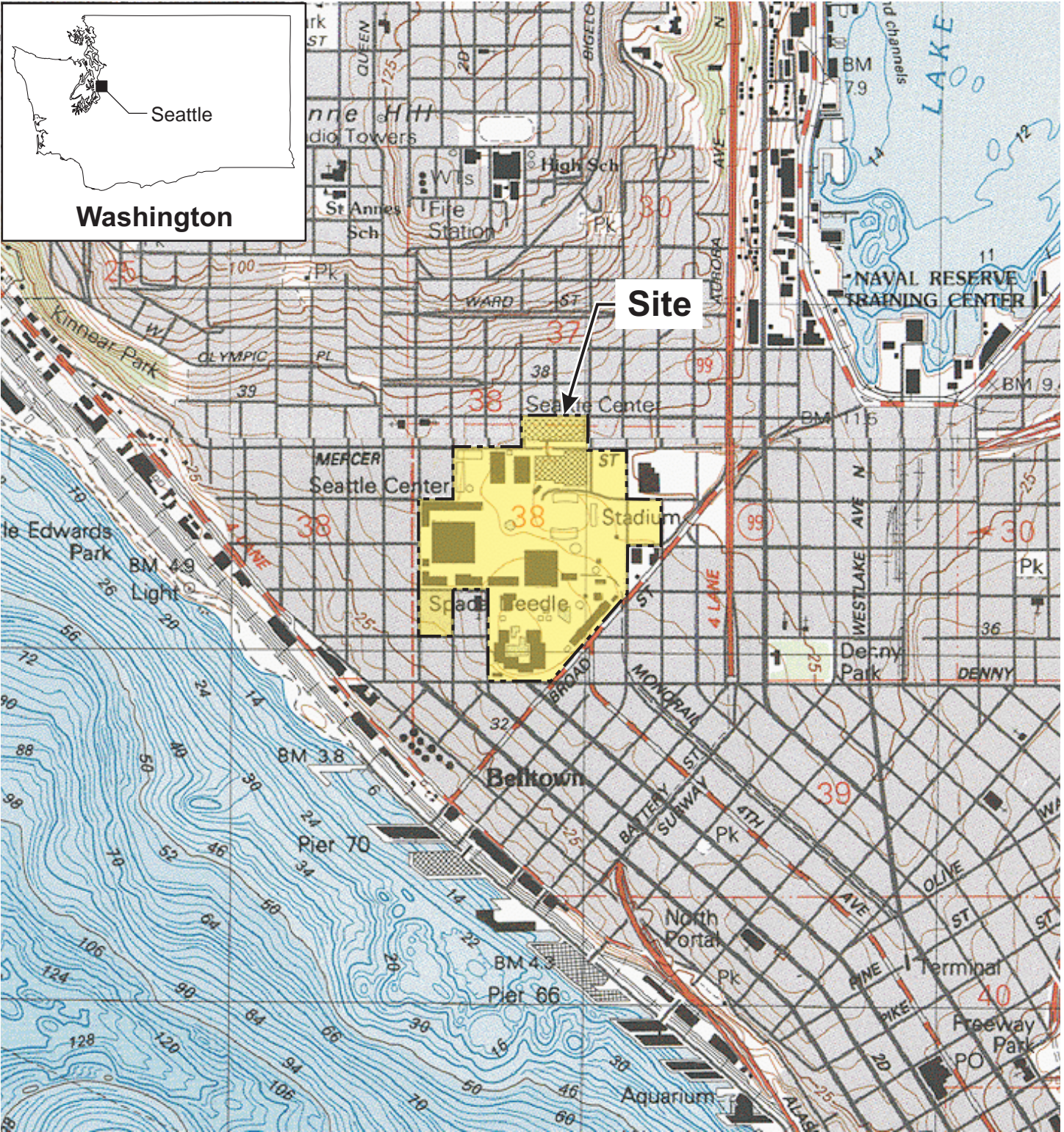
- The dramatic growth in nearby housing and jobs creates a heightened demand for green space and public gathering spaces, at the same time offering potential commercial markets to generate ongoing revenue to support the Center's activities.
- Shifting entertainment and service trends have left some Seattle Center assets, such as the Fun Forest, underused, and require a change in the mix and presentation of commercial services including restaurants and retail.
- Technology plays an increasing role in entertainment and education, necessitating creative ways to integrate it into Seattle Center programming, marketing and design.
- The City of Seattle is a national and international leader in the fields of environmental sustainability and green building standards. As the City's most heavily visited tourist destination, Seattle Center should prominently feature environmental sustainability both in its structures and its operations. The Center should offer attractive and useable green spaces in the urban core, as well as enhance public transit access to Seattle Center.

2.2 Site and Site Vicinity

As shown on Figure 2-1, the Seattle Center is approximately 74-acres located at the north end of downtown Seattle, south of Seattle's Queen Anne Hill. The site is irregularly shaped, and is bounded by Mercer Street on the north, 5th Avenue North on the east, Broad Street on the southeast, Denny Way on the south. On the west side, the boundary runs north from Denny Way along 2nd Avenue North, then west along Thomas Street, south on Warren Avenue North to John Street, west on John Street, north three blocks to Republican Street, east one block to Warren Avenue North, and then north one block to Mercer Street. The Seattle Center also includes the two-block Mercer Garage located between Mercer and Roy Streets west of 4th Avenues North and an existing parking lot north of Mercer Street at 2nd Avenue North. The site includes the vacated rights-of-way for Republican, Harrison, Thomas and John Streets, Warren Avenue North, 2nd, 3rd, and 4th Avenues North, and Nob Hill Avenue North.

The Seattle Center is zoned Neighborhood Commercial 3 (NC3) with a maximum height of eight-five (85) feet. The Mercer Garage property is zoned NC3 with a maximum height of forty (40) feet. The Seattle Center is located within the Uptown Urban Center as designated by the City's Comprehensive Plan. Urban Centers are areas that are intended to be high density employment and residential areas that are well served by transit.

The Seattle Center is currently developed with a variety of assembly, entertainment, commercial, office and storage buildings, surface and structured parking. Major buildings include the Center House, the Experience Music Project (EMP), the Seattle Children's Theatre, the Space Needle, the Memorial Stadium, Mercer Arena, McCaw Hall, Exhibition Hall, Intiman Theatre, Seattle Repertory Theatre, and the KeyArena, used by the Seattle Sonics. The Sonics lease of the KeyArena expires in 2010.



Map created with TOPO!™ © 1997 Wildflower Productions, www.topo.com, based on USGS topographic map

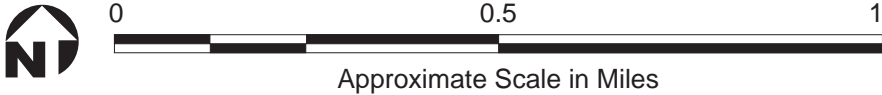


Figure 2-1
Site Location Map

A new parking garage is being constructed for the Seattle Center on the east side of Fifth Avenue North between Harrison and Republican Streets, with relocation of affected utilities. The garage is intended to replace the surface parking located on the 8-acre site being developed for the Bill & Melinda Gates Foundation campus. The construction of the garage is being undertaken separate from the proposed Master Plan for Seattle Center.

Description of the Alternatives

Four Action Alternatives and the No Action Alternative are discussed in this EIS. All Action Alternatives assume: the Theatre District and other sites would be developed as proposed in existing Master Plan; there would be reclaimed open and/or green space on campus; Fun Forest buildings, rides and paving would be removed and replaced with active open space including a water feature, outdoor seating, and landscaping; a new children's play area would be added, August Wilson Way would run eastward from at least Warren Avenue North to McCaw Hall, in the current configuration of Republican Street, and the Mercer Arena would be redeveloped for use by the Seattle Opera.

The Center House would be retained, renovated and made more transparent with new outside dining areas added. The design features of the Center House include:

- The thick concrete walks would be opened up. Restaurants and cafes would penetrate the outer edge with outdoor seating in warm months, and provide year-round access and an outward presence.
- The central atrium roof would be replaced with glass, allowing light and views of the Space Needle into the core of the building. The roof level would provide a public promenade, offering views of the campus and downtown skyline. Space would be provided for a destination restaurant on the north end of the roof level.
- The walls on the south side of the Center House would open wide with glass hangar doors creating a seamless connection to the new active open space surrounding Center House.
- The atrium would include space for restaurants, cafes and retail catering to a variety of tastes and price levels. With light flooding in from the new glass roof and south wall, and views looking out through the glass, the design is intended to provide the feel of an indoor/outdoor space.
- Pedestrian circulation through the Center House would be more clearly defined. The first floor north entrance would provide a connection to the atrium through the new performance space, stepping up from the first to second floor.
- The public performance space at the north end of the building would be lowered, creating raked seating offering full view of the stage and creating a more intimate space, appropriate for a wider range of programming. Spillover and casual audiences would be able to look down on the performance from the atrium.

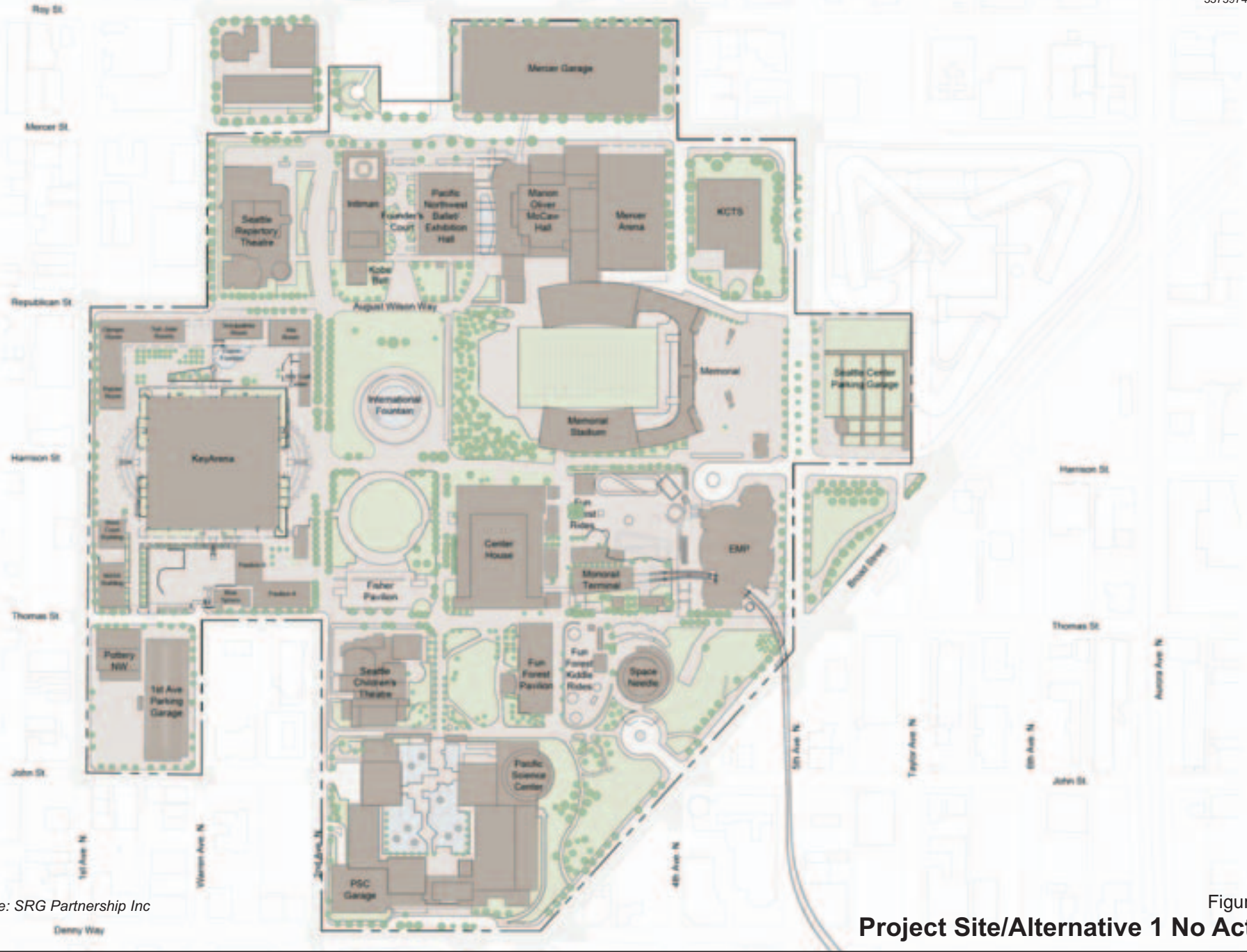
Table 2-1 Summary Comparison of Action Alternatives is provided at the end of this subsection.

2.2.1 Alternative 1 – No Action

For the purpose of establishing a baseline condition, a *No Action Alternative (Alternative 1)* is studied. The No Action Alternative reflects current conditions and would leave the existing Seattle Center site as is with only the improvements planned under the existing Master Plan, unless and until another proposal is approved. The *No Action Alternative* is defined by the following assumptions:

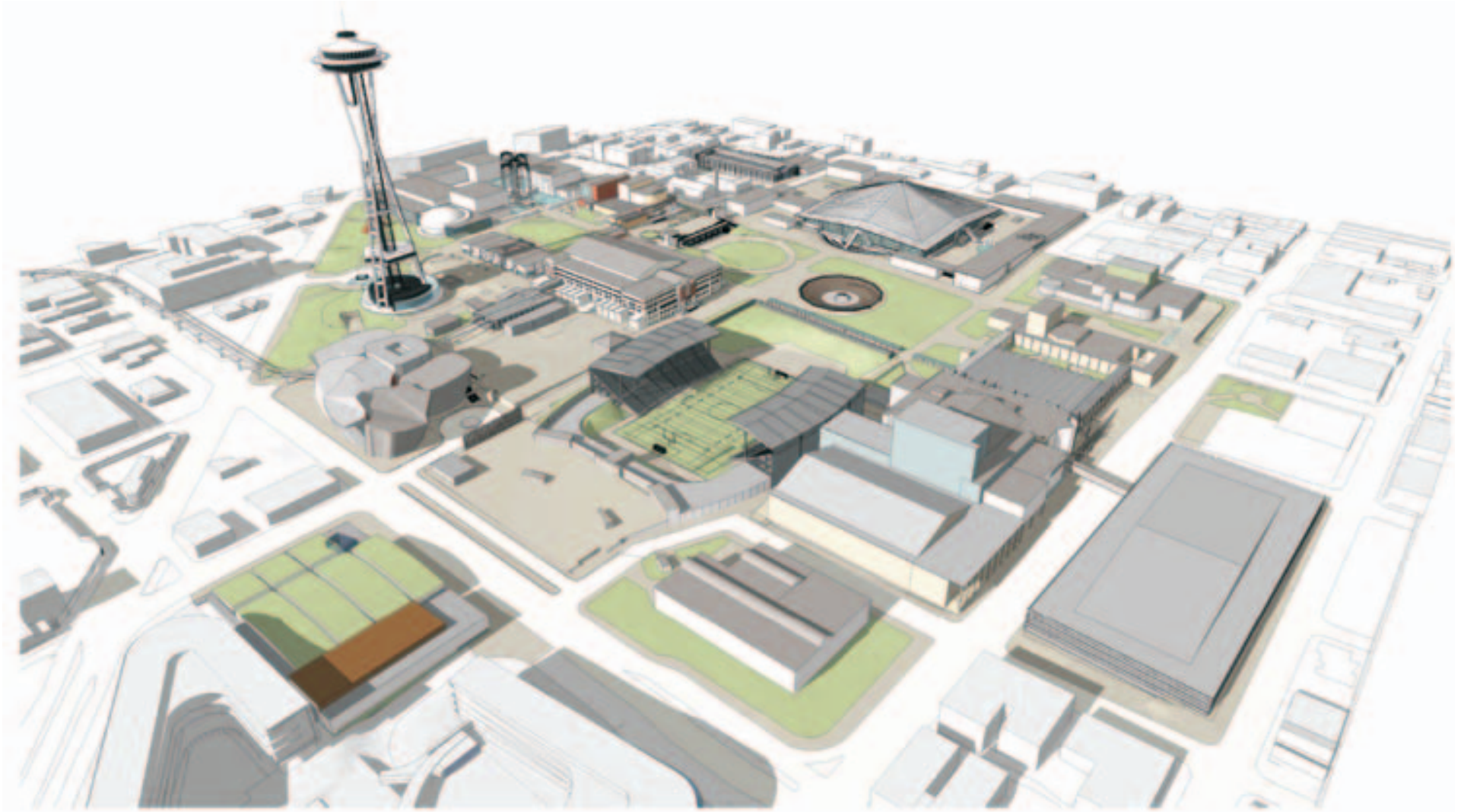
- Improvements planned under the existing Master Plan (such as the Theatre District Plan and the Theatre Commons and the “triangle property” across 5th Avenue North (which the Center does not own but has designated as potential future open space) would be performed.
- The Center House would continue in its current configuration and use.
- Memorial Stadium would continue in its current configuration and use.
- Mercer Garage would continue in its current configuration and use.
- The Fun Forest space would remain.
- The KeyArena and Northwest Rooms would remain in their current configuration.

See Figure 2-2 Project Site/*Alternative 1 No Action* and Figure 2-3 Project Site/*Alternative 1 No Action Oblique*.



Source: SRG Partnership Inc

Figure 2-2
Project Site/Alternative 1 No Action



Source: SRG Partnership Inc

Figure 2-3
Project Site/Alternative 1 No Action - Oblique

2.2.2 Alternative 2R — Center of the Center – The Green Frame

In *Alternative 2R*, the green space would be organized in an open-ended frame around the central elements of the campus, including Center House and a band of buildings and spaces extending west from 5th Avenue North. This alternative does not anticipate acquisition of Memorial Stadium, but proposes measures to better integrate this facility into Seattle Center.

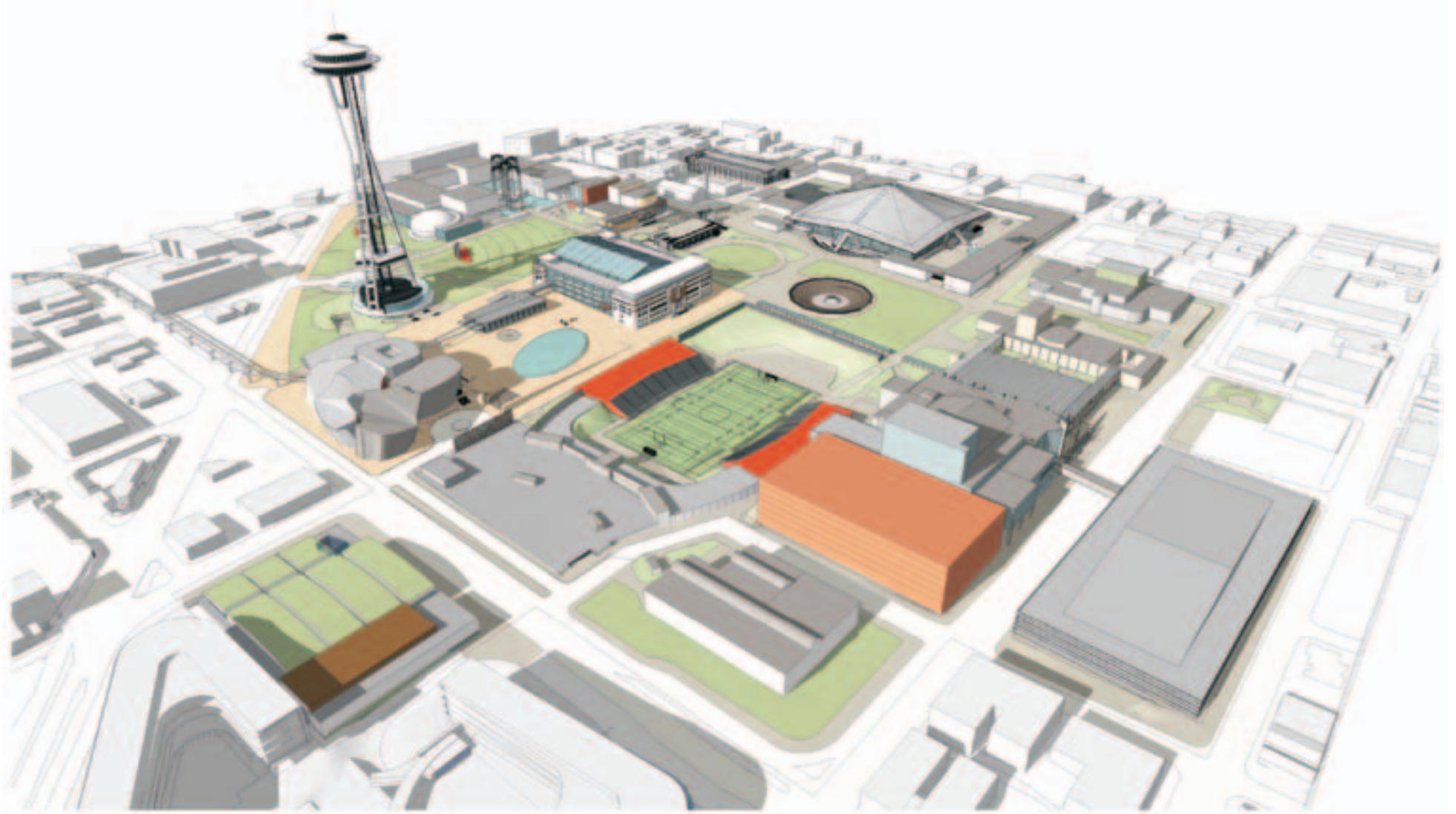
- Center House would be retained and renovated as described above.
- Fun Forest buildings, rides and paving would be removed and replaced with active open space including a water feature, outdoor seating, and landscaping.
- The Mural Amphitheatre site would be redeveloped and seating area enlarged to seat 4,000 on the lawn, incorporating area current used for the Fun Forest.
- Broad Street Green would be improved as a more welcoming entry to the campus with a new curved seatwall and path, landscaping and drainage improvements.
- A bike corral would be constructed near Memorial Stadium.
- Memorial Stadium would be retained; however the upper level of seating would be removed on both sides. The Stadium would seat 6,000 for sporting events, and up to 14,000 in a concert configuration.
- The existing Seattle School District parking lot on 5th Avenue North would be retained.
- Theatre District, Theater Commons and new triangle property open space would be developed as proposed in existing Master Plan
- August Wilson Way would run eastward from Warren Avenue North just to McCaw Hall, in the current configuration of Republican Street
- The Mercer Arena would be redeveloped by the Seattle Opera with an 85-foot height limit for rehearsal, shop and administrative uses.
- The Mercer Garage would be retained.
- An outdoor activity area and skate park would be located at the Center entrance at 2nd and Thomas replacing Pavilion A.
- No changes would be made to the KeyArena or the area immediately surrounding it other than to Pavilion A identified above.

See Figure 2-4 *Alternative 2R – Center of the Center* and Figure 2-5 *Alternative 2R – Center of the Center Oblique*.



Source: SRG Partnership Inc

Figure 2-4
Alternative 2R Center of the Center



Source: SRG Partnership Inc

Figure 2-5
Alternative 2R Center of the Center - Oblique

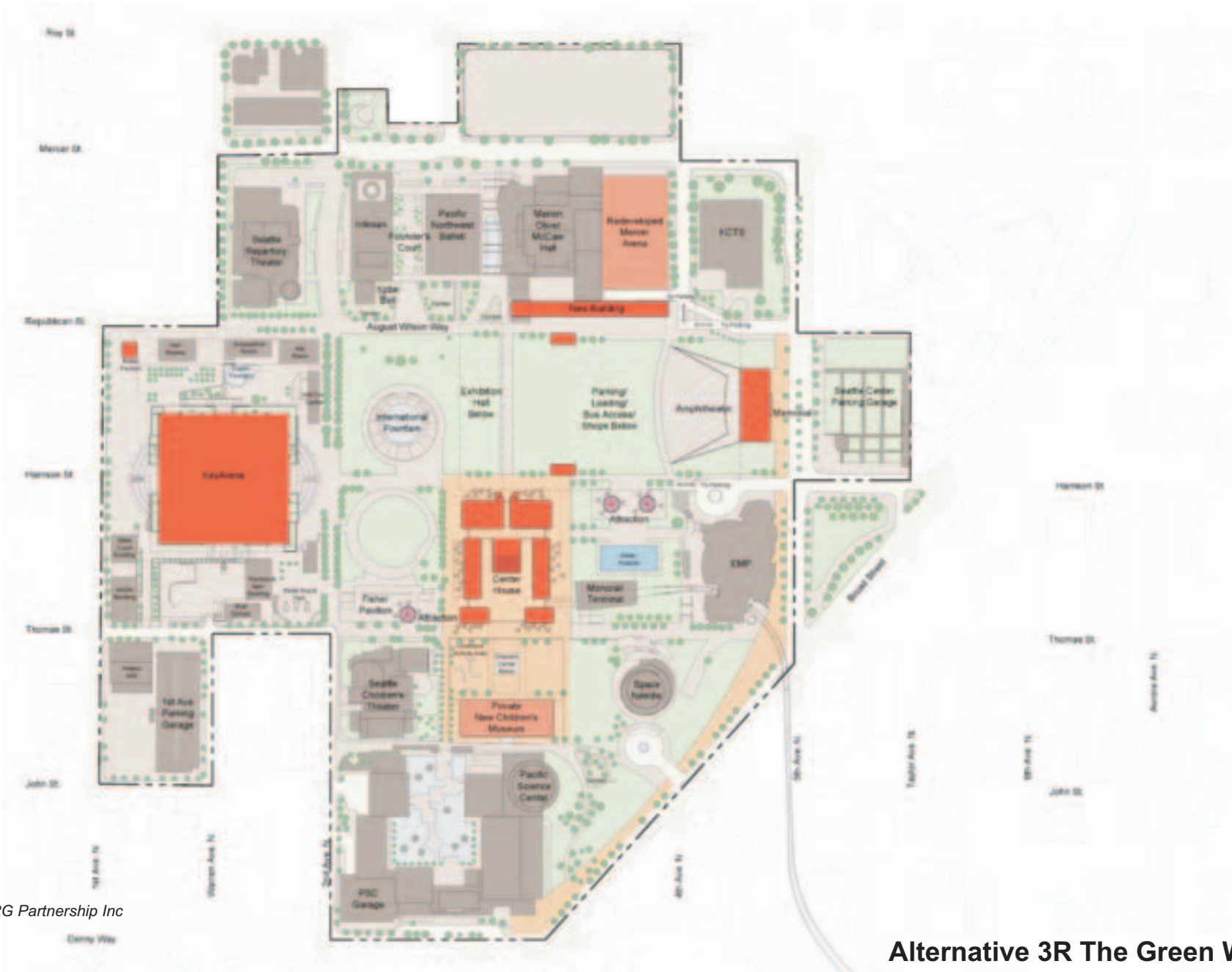
2.2.3 Alternative 3R – The Green Window

In *Alternative 3R*, the green space would open up views of the Center House and the heart of the campus. A large green would orient towards Broad Street and downtown forming a large green “window”. Additionally, a secondary “window” would face the Uptown neighborhood at the northwest corner of the campus. This alternative anticipates acquisition of Memorial Stadium with the site used for the construction of an underground multi-modal transportation center and parking garage to serve Seattle Center with an amphitheatre and open lawn above. The below-grade parking would replace the Mercer Garage, allowing that property to be commercially redeveloped.

- Center House would be retained and renovated as described above.
- Fun Forest buildings, rides and paving would be removed and replaced with active open space including a water feature, outdoor seating, and landscaping.
- The Mural Amphitheatre would be removed replaced with a new Children’s Museum and the residual space returned to open space.
- Broad Street Green would be improved as a more welcoming entry to the campus with a new curved seat wall and path, landscaping and drainage improvements.
- A bike corral would be constructed in or near the proposed multi-modal transportation center and parking garage.
- Memorial Stadium site would be acquired from the Seattle School District and redeveloped with 1,700 underground parking spaces with a grass lid and amphitheatre above. A new underground multimodal transportation center with bus and truck parking, bike corral and support spaces, deliveries and materials handling and Seattle Center support facilities would also be built.
- The amphitheatre would seat 4,000 in tiered, covered seating, with additional blanket seating to 8,000 on the flat lawn beyond in a concert configuration, with the potential expansion for up to a total of 20,000 (including the covered seating) for festival use.
- A narrow building (approximately 40’ wide) would be constructed to face August Wilson Way. The ground floor of this building would support the activities of the amphitheatre, including public restrooms and concessions. The upper stories could be used for a variety of purposes, ranging from public meeting rooms, office, and school or health club.
- A below-grade exhibition hall would be located at the multi-modal transportation center/garage site’s western edge. The hall would be sized at 60,000 sq ft to provide replacement space for activities currently located in the Exhibition Hall and would be connected to the underground receiving areas.
- Theatre District, Theater Commons and new triangle property open space would be developed as proposed in existing Master Plan

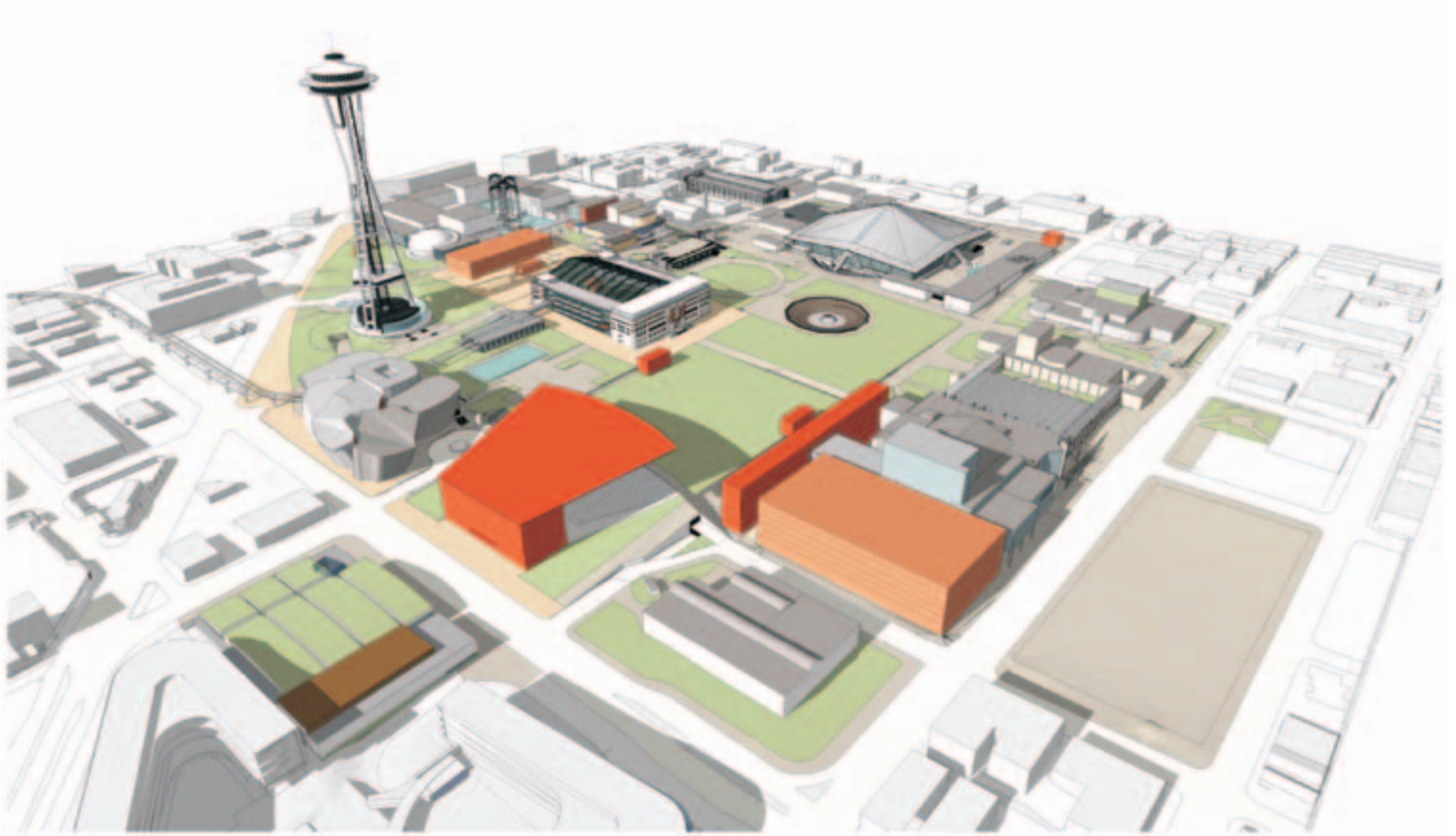
- August Wilson Way would run eastward from Warren Avenue North to 5th Avenue North, in the current configuration of Republican Street
- The Mercer Arena would be redeveloped by the Seattle Opera with an 85-foot height limit for rehearsal, shop and administrative uses.
- The Mercer Garage would be demolished and the parking would be replaced at the Stadium site.
- KeyArena refurbishments would focus on improvements to the seating bowl and performance systems to enhance competitiveness as a top tier multi-purpose venue.
- An outdoor activity area and skate park would be located at the Center entrance at 2nd Avenue North and Thomas Street replacing Pavilion A.
- Portions of the upper Northwest Rooms would be removed to open the 1st Avenue North and Warren Avenue North street walls to the Uptown neighborhood while a new small retail pavilion would anchor the northwest corner of the courtyard.

See Figure 2-6 *Alternative 3R The Green Window* and Figure 2-7 *Alternative 3R The Green Window Oblique*.



Source: SRG Partnership Inc

Figure 2-6
Alternative 3R The Green Window



Source: SRG Partnership Inc

Figure 2-7
Alternative 3R The Green Window - Oblique

2.2.4 Alternative 4R-A – East West Axis with East-West Sports Field

In *Alternative 4R-A*, the open space would be maximized and extend the entire east-west axis of the campus, from KeyArena on First Avenue North through the heart of the campus at the International Fountain to Fifth Avenue North. Landscaping and new building development in the KeyArena zone would help define the axis. Acquisition of Memorial Stadium would represent a significant addition to the green band and a new east-west sports field would be created.

- Center House would be retained and renovated as described above.
- Fun Forest buildings, rides and paving would be removed and replaced with active open space, including a water feature, outdoor seating, and landscaping.
- The Mural Amphitheatre site would be redeveloped and seating area enlarged to seat 4,000 on the lawn, incorporating area currently used for the Fun Forest.
- Broad Street Green would be improved as a more welcoming entry to the campus with a new curved seat wall and path, landscaping and drainage improvements.
- A bike corral would be constructed in or near the proposed new garage and multimodal transportation center.
- Memorial Stadium site would be acquired from the Seattle School District and redeveloped with 650 underground parking spaces with a grass lid, sports field, and amphitheatre above. A new underground multimodal transportation center with bus and truck parking, bike corral and support spaces, deliveries and materials handling and Seattle Center support facilities would also be built.
- The sports field would be oriented in an east-west direction with seating for up to 5,000.
- The new amphitheatre with stage house, constructed on the east side of the sports field, would seat 5,000 in tiered seating, with additional seating for 7,000 on the sports field for concerts, with potential expansion via temporary bleachers and/or lawn space for up to 20,000 spectators for festival events.
- A narrow building (approximately 40' wide) would be constructed to face August Wilson Way. The ground floor of this building would support the activities of the amphitheatre, including public restrooms and concessions. The upper stories could be used for a variety of purposes, ranging from public meeting rooms, office, and school or health club.
- Theatre District, Theater Commons and new triangle property open space would be developed as proposed in existing Master Plan.
- August Wilson Way would run eastward from Warren Avenue North all the way to 5th Avenue North, in the current configuration of Republican Street.
- The Mercer Arena would be redeveloped by the Seattle Opera with an 85-foot height limit for rehearsal, shop and administrative uses.

- The Mercer Garage would be retained.
- KeyArena refurbishments would focus on improvements to the seating bowl and performance systems to enhance competitiveness as a top tier multi-purpose venue.
- At the north end of the KeyArena, the upper Northwest rooms, Rainier, Olympic and San Juan suite, would be replaced with a 5-story building (1 below grade, 4 above) occupying a smaller footprint to replace meeting room and add retail functions to connect to the Uptown business district and neighborhood.
- The NW Crafts Building (south of the Alki Room) would be removed.
- At the south end of KeyArena, the collection of smaller buildings (Pavilion A, Pavilion B and Blue Spruce) would be demolished and replaced with a 40,000 square foot exhibition hall that would be under a plaza. The exhibition hall would connect below grade to the main concourse of KeyArena. There would also be a new above-grade L-shaped building that would house additional meeting rooms.
- An outdoor activity area and skate park would be located at the Center entrance at 2nd Avenue North and Thomas Street replacing Pavilion A.
- The NASA, Park Place and West Court buildings at Harrison Street and 1st Avenue North would be renovated.

See Figure 2-8 *Alternative 4R-A East-West Axis with East-West Sports Field* and Figure 2-9 *Alternative 4R-A East-West Axis with East-West Sports Field Oblique*.



Source: SRG Partnership Inc
City of Seattle

Figure 2-8
Alternative 4R-A East-West Axis with East-West Stadium



Source: SRG Partnership Inc

Figure 2-9

Alternative 4R-A East-West Axis with East-West Stadium - Oblique

2.2.5 Alternative 4R-B – East West Axis with North-South Sports Field

In *Alternative 4R-B*, the green space would be maximized and extend the entire east-west axis of the campus, from KeyArena on First Avenue North through the heart of the campus at the International Fountain to Fifth Avenue North. Landscaping and new building development in the KeyArena zone would help define the axis. Acquisition of Memorial Stadium would represent a significant addition to the green band and a new north-south sports field would be created at the far east end of the grass lawn. Alternative 4R-B would be the same as Alternative 4R-A with the following exceptions:

- Memorial Stadium site would be acquired from the Seattle School District and redeveloped with 1300 underground parking spaces with a grass lid, sports field, and amphitheatre above. A new underground multimodal transportation center with bus and truck parking, bike corral and support spaces, deliveries and materials handling and Seattle Center support facilities would also be built.
- The turf sports field would be oriented in a north-south direction at the east end of the lid with seating for up to 5,000, half as tiered seating west of the field, and the other half as covered seating east of the field.
- Parking at the Mercer Garage would be replaced at the Stadium site.
- A portion of the NW Crafts Building south of the Alki Room would be retained for café service.

See Figure 2-10 *Alternative 4R-B East West Axis with North-South Sports Field* and Figure 2-11 *Alternative 4R-B East West Axis with North-South Sports Field Oblique*.



Source: SRG Partnership Inc
Denny Way

Figure 2-10
Alternative 4R-B East-West Axis with North-South Stadium



Source: SRG Partnership Inc

Figure 2-11

Alternative 4R-B East-West Axis with North-South Stadium - Oblique

**Table 2-1
Summary Comparison of Action Alternatives**

Element	1 No Action	2R Center of the Center	3R Green Window	4R-A East-West Stadium	4R-B North- South Stadium
Additional Open/Green Space		X	X	X	X
Center of the Center Zone					
Center House	Retained as is	Renovated and made more transparent; new outside dining	Renovated and made more transparent; new outside dining	Renovated and made more transparent; new outside dining	Renovated and made more transparent; new outside dining
Fun Forest Buildings, Rides and Paving		Removed and replaced with water feature, outdoor seating and landscaping	Removed and replaced with active open space including water feature, outdoor seating and landscaping	Removed and replaced with active open space including water feature, outdoor seating and landscaping	Removed and replaced with active open space including water feature, outdoor seating and landscaping
Mural Amphitheatre	Retained with 2,000 seats	Enlarged to 4,000 seats	Removed; replaced with Children's Museum	Enlarged to 4,000 seats	Enlarged to 4,000 seats
Memorial Stadium Zone					
Memorial Stadium (12000 seats)	Retained	Upper stands (6000 seats) Removed	Demolished; replaced by amphitheatre with 4,000 covered and 8,000 lawn seats over new underground multi-modal transportation center/garage (up to a total of 20,000 for festival) (no sports field)	Demolished; replaced by amphitheatre and sports field with 5,000 tiered seats and 7,000 field seats over new underground multi-modal transportation center/garage (up to a total of 20,000 for festival)	Demolished; replaced by amphitheatre and sports field with 5,000 tiered seats and 7,000 field seats over new underground multi-modal transportation center/garage (up to a total of 20,000 for festival)
Bike Corral		X	X	X	X
Multi-modal Transportation Center and Underground Parking			1700 stalls	650 stalls	1300 stalls
Exhibition Hall Below Grade			60,000 sq ft		
Theatre District Zone					
Theatre Commons	X	X	X	X	X
August Wilson Way	X	X	Extends to 5th Avenue North	Extends to 5th Avenue North	Extends to 5th Avenue North

**Table 2-1
Summary Comparison of Action Alternatives (continued)**

New Building south of McCaw Hall Facing August Wilson Way			Ground level to support amphitheatre; upper levels office, meeting rooms, or school	Ground level to support amphitheatre; upper levels office, meeting rooms, or school	Ground level to support amphitheatre; upper levels office, meeting rooms, or school
Mercer Arena Redeveloped		Seattle Opera	Seattle Opera	Seattle Opera	Seattle Opera
Mercer Garage (1439 stalls)	Retained	Retained	Demolished	Retained	Demolished
KeyArena District Zone					
KeyArena			Refurbished	Refurbished	Refurbished
North of KeyArena Redevelopment	Upper NW rooms retained	Upper NW rooms retained	Portions of Upper NW Rooms demolished and replaced by small retail pavilion at Northwest corner	Upper NW Rooms demolished and replaced with smaller footprint building with meeting rooms, retail and office The Northwest Crafts building south of the Alki Room would be removed.	Upper NW Rooms demolished and replaced with smaller footprint building with meeting rooms, retail and office A portion of the Northwest Crafts building south of the Alki Room would be retained for café service.
South of KeyArena Redevelopment				Lower portion of Pavilion A, Pavilion B, and Blue Spruce demolished and replaced by 40,000 square foot below-grade exhibition hall and new L-shaped, above ground building for meeting space	Lower portion of Pavilion A, Pavilion B and Blue Spruce demolished and replaced by 40,000 square foot below-grade exhibition hall and new L-shaped above grade building for meeting space
New Outdoor Activity Area and Skatepark	Replacing upper level of Pavilion A	Retained at the corner of 2nd Avenue N and Thomas St	Retained at the corner of 2nd Avenue N and Thomas St	Removed during construction and replaced at the corner of 2nd Avenue N and Thomas St	Removed during construction and replaced at the corner of 2nd Avenue N and Thomas St
NASA, Park Place and West Court Buildings				Renovated	Renovated

2.3 Master Plan

The Century 21 Master Plan is made up primarily from the features of Alternative 4R-B, with the exception of the proposed redevelopment of the Mural Amphitheatre. As with Alternatives 2R, 4R-A and 4R-B, the stage area of Mural Amphitheatre would be redeveloped, however the lawn

seating would have a capacity of 2,000 instead of the 4,000 analyzed in the DEIS. Some details of the play area and site features have been more fully developed. A listing of the Master Plan features is included in Section 1.3 of this FEIS.

2.4 Summary of Impacts

Table 2-2 describes, compares, and summarizes the impact analysis for all of the Alternatives, including potential transportation impacts and temporary construction impacts (air quality, noise and transportation).

**Table 2-2
Summary of Potential Environmental Impacts**

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
Operation					
Conservation and Renewable Resources	Minor impacts from upcoming site-wide lighting retrofit and Theater Commons projects that also provide creative opportunities for green site development. Green Housekeeping plans for existing buildings might help realize further energy savings.	The Century 21 Plan outlines an important role for sustainable design as a framework for future redevelopment efforts to reduce the carbon footprint of the campus. Prime sites for sustainable design opportunities in the Master Plan include: <ul style="list-style-type: none"> • Center House • Reclaimed Open Space at Fun Forest • Site-wide Water features 	Same as for Alternative 2R with the additional opportunities for the: <ul style="list-style-type: none"> • Amphitheatre • Potential replacement facilities including the narrow building, site-wide water features • New Multimodal Transportation Center with Underground Parking 	Same as for Alternative 2R and 3R with the additional opportunities for the: <ul style="list-style-type: none"> • Stadium • Potential replacement facilities including the Northwest Rooms 	Same as for Alternative 4R-A
Noise					
Concerts	Several predicted sound levels, including baseline sound levels, currently exceed the City of Seattle allowable daytime noise limit (57 dBA). In the absence of noise mitigation, predicted sound levels for festivals such as Bumbershoot, which extend past 10 p.m., exceed City of Seattle nighttime noise limits at residential properties within 2000 feet of the Center.	In general, sound levels are expected to increase by 3 dBA in Alternatives that expand the Mural Amphitheatre (2R, 4R-A and 4R-B). These results are characterized as “no increase” to a “moderate increase”. Under other Alternatives, noticeable increases in sound levels are expected and will require sound mitigation measures.	South of the Center, sound levels at residential buildings would be lower under Alternative 3R compared to all other Alternatives due to the absence of the Mural Amphitheatre stage. North of the Center, predicted sound levels for residences would be lower under Alternatives 3R, 4R-A, and 4R-B as compared Alternatives 1 and 2R due to sound shielding by the office building to be located immediately north of Memorial Stadium and improved	South of the Center, same as Alternative 2R for the Mural Amphitheatre and higher than 3R. Same as Alternative 3R for Memorial Stadium Amphitheatre. The proposed amphitheatre would face west, towards the inside of the site (and KeyArena), which would help focus noise and gathering to the inside of Seattle Center and not	Same as Alternative 4R-A.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
			<p>speaker systems.</p> <p>The proposed amphitheatre would face west, towards the inside of the site (and KeyArena), which would help focus noise and gathering to the inside of Seattle Center and not the surrounding area.</p>	the surrounding area.	
Sound Levels from Traffic	Surrounding locations are exposed to other noise sources, such as traffic that is not project-related.	The differences in P.M. peak-hour Leq sound levels among the Alternatives would be less than 1 dB. The calculated sound levels indicate that there will be no significant noise impacts from traffic associated with the Alternatives.	Same as Alternative 2R.	Same as Alternative 2R.	Same as Alternative 2R.
Land Use	Neighborhood Commercial zoning surrounds Seattle Center and provides a buffer between Seattle Center and neighborhood residences. No land use impacts were identified for Alternative 1.	All of the uses proposed for Build Alternatives (Alternative 2R, 3R, 4R-A and 4R-B) would be consistent with both the current zoning and Comprehensive Plan regulations, as well as compatible with the existing land use. No land use impacts would be expected.	<p>Same as for Alternative 2R.</p> <p>Refurbishment of KeyArena will have no impact to its surrounding neighbors as it will focus on maintenance and upkeep and the use would remain the same.</p>	Same as for Alternatives 2R and 3R.	Same as for Alternatives 2R, 3R and 4R-A.
Light and Glare	No change from existing conditions.	Same as Alternative 1 unless lighting is redesigned and replaced as part of removal of upper stands.	Alternative 3R would have less lighting impact than Alternatives 1, 2R, 4R-A and 4R-B because the sports field at Memorial Stadium would be eliminated.	Alternative 4R-A would include a newly developed sports field with new lighting that would result in less impact than existing conditions (Alternative 1).	Same as Alternative 4R-A

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
Recreation	Replacing Pavilion A with an outdoors activity area (skatepark) would displace the current festival activities with designated outside recreational opportunities.	The Fun Forest will close on December 31, 2009. Replacement of the Fun Forest is estimated to impact approximately five of Seattle Center's 74 acres and would be considered a low impact as it would replace existing recreational use with active open space. Alternative 2R would increase seating capacity at the Mural Amphitheatre from 2,000 to 4,000 seats. This alternative would reduce the seating capacity at the Memorial Stadium by 6,000 seats; leaving 6,000 seats for sporting events; and 14,000 seats (including stadium and field seating) for and festivals. The reduction in seating would still meet projected demand levels for sporting events, but would reduce capacity for the Bumbershoot arts festival concerts.	As with Alternatives 2R, 4R-A and 4R-B, the Fun Forest will close on December 31, 2009. If the Mural Amphitheatre were removed and replaced with the Children's Museum, these events could be relocated to the new large amphitheatre. Loss of the Mural Amphitheatre reduces the number of stages for the major festivals. Removal of the Memorial Stadium would displace the current sports users, including Seattle School District students and local, adult community sports teams. The displacement would be considered an impact to those user groups and would require the users to seek alternative locations. Alternative 3R would support 12,000 seats for concerts and 20,000 for festivals. The new underground exhibition space would be sufficient to meet demand levels and demand space for current festival uses, so only minor impacts would be expected.	As with Alternatives 2R, 3R and 4R-B, the Fun Forest will close on December 31, 2009. Alternative 4R-A would include terraced hillside seating on both sides of the sports field (oriented east-west) for 5,000 attendees. Both Alternatives 4R-A and 4R-B would support 12,000 seats for concerts and 20,000 for festivals. The new exhibition space would be sufficient to meet demand levels and demand space, so no impacts would be expected. The lower portion of Pavilion A, all of Pavilion B, and Blue Spruce would be removed and would temporarily displace the current festival activities. The new multi-purpose space near the KeyArena would	As with Alternatives 2R, 3R and 4R-A, the Fun Forest will close on December 31, 2009. Alternative 4R-B would include static seating on the west side and retractable covered seating on the east side at the sports field (oriented north-south) for 5,000 attendees. Same impacts as Alternative 4R-A.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
				be sufficient to meet demand levels and demand space for current festival uses, so only minor impacts would be expected. The new skatepark would be removed during construction and replace in its current location; causing temporary impacts to skatepark users.	
Historic and Cultural	No impacts.	<p>Prior to removal of the upper stands of the Memorial Stadium, Seattle Center or the Seattle School District would be required to go through the landmark status process.</p> <p>Renovation of the Center House would likely have impacts on the historic character of the structure and would need to be approved by the Landmarks Preservation Board through the Certificate of Approval Process.</p>	<p>The Horiuchi Mural would be relocated and protected, and the exterior of the Center House would be renovated. This relocation of the Mural as well as the Center House renovation would likely have impacts on the historic character of the structures and would need to be approved by the Landmarks Preservation Board through the Certificate of Approval Process.</p> <p>Prior to removal of the Memorial Stadium and relocation of the Memorial Wall, Seattle Center or the Seattle School District would be required to go through the landmark status process. The</p>	Same impacts as for Alternative 3R.	Same impacts as for Alternative 3R.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
			Memorial Wall would be prominently relocated within the Memorial Stadium site.		
Transportation					
Traffic Volumes	Adjustments made to account for two-way operations proposed for Mercer St, Valley St, Westlake Ave N, and 9th Ave N. An annually compounded growth rate of 0.5 percent. Plus traffic generated by the adjacent 500 Fifth Avenue N project.	Five fewer weekday PM peak hour trips than Alternative 1. Approximately 140 additional inbound trips, and 145 fewer outbound trips.	670 additional trips during the weekday PM peak hour. Impacts would be concentrated to the east of Seattle Center along the 5th Ave N corridor, and would diffuse with progressive distance from the site. The demolition of the Mercer Garage and the construction of a new multi-modal transportation center and parking garage beneath the Memorial Stadium side would modify travel patterns immediately adjacent to Seattle Center.	695 additional trips during the weekday PM peak hour. Impacts would be concentrated to the east of Seattle Center along the 5th Ave N corridor, and would diffuse with progressive distance from the site. The retention of the Mercer Garage and the construction of a new multi-modal transportation center and parking garage beneath the Memorial Stadium side would modify travel patterns immediately adjacent to Seattle Center.	Trip generation is the same as Alternative 4R-A. Travel patterns immediately adjacent to Seattle Center would be similar to Alternative 3R with demolition of the Mercer Garage and the construction of a new underground multi-modal transportation center and parking garage beneath the Memorial Stadium site.
Traffic Operations - Level of Service	The intersection of Mercer St/Fairview Ave N would continue to operate poorly during the weekday PM peak hour. Five additional intersections would degrade to LOS E or F during the	Three intersections would continue to operate at LOS F without or with Alternative 2R. Three additional intersections would continue to operate at LOS E without or with Alternative 2R. Two additional intersections would degrade to LOS E	Three intersections would continue to operate at LOS F without or with Alternative 3R. Five additional intersections would degrade to LOS below that anticipated with Alternative 1, including one to LOS F and two to LOS E. Dexter Ave N/Mercer	Three intersections would continue to operate at LOS F without or with Alternative 4R-A. Seven additional intersections would degrade to LOS below that anticipated with Alternative 1, including two to	Three intersections would continue to operate at LOS F without or with Alternative 4R-B. Six additional intersections would degrade to LOS below that anticipated with Alternative

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
	weekday PM peak hour.	with Alternative 2R.	St, 9th Ave N/Mercer St, Westlake Ave N/Mercer St, and Fairview Ave N/Mercer St would remain potentially unavoidable adverse impacts.	LOS F and one to LOS E. Dexter Ave N/Mercer St, 9th Ave N/Mercer St, Westlake Ave N/Mercer St, Fairview Ave N/Mercer St, and 5th Ave N/Harrison St would remain potentially unavoidable adverse impacts.	1, including two to LOS F and one to LOS E. Dexter Ave N/Mercer St, 9th Ave N/Mercer St, Westlake Ave N/Mercer St, Fairview Ave N/Mercer St, and 5th Ave N/Harrison St would remain potentially unavoidable adverse impacts.
Traffic Operations - Site Access	No impacts.	No impacts.	The demolition of the Mercer Garage and the construction of a new multi-modal transportation center and parking garage beneath the Memorial Stadium side would modify travel patterns immediately adjacent to Seattle Center. Vehicle access to the proposed transportation center and parking garage would be provided from 5th Ave N and Mercer Streets via 4th Avenue N and Republican Streets. Minor impacts.	The retention of the Mercer Garage and the construction of a new multi-modal transportation center and parking garage beneath the Memorial Stadium side would modify travel patterns immediately adjacent to Seattle Center. Vehicle access to the proposed transportation center and parking garage would be provided from 5th Ave N and Mercer Streets via 4th Avenue N and Republican Streets. Minor impacts.	The demolition of the Mercer Garage and the construction of a new multi-modal transportation center and parking garage beneath the Memorial Stadium side would modify travel patterns immediately adjacent to Seattle Center. Vehicle access to the proposed transportation center and parking garage would be provided from 5th Ave N and Mercer Streets via 4th Avenue N and Republican Streets. Minor impacts.
Transit Service	Increased use of transit facilities. Existing facilities	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative	Similar to, or slightly higher than Alternative

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
	are anticipated to accommodate anticipated growth.			1.	1.
Non-Motorized Facilities	Increased use of non-motorized facilities. Existing facilities are anticipated to accommodate anticipated growth.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.
Safety	Increase in potential for collisions at study intersections in proportion to increases in traffic volumes, including the Mercer St/5th Ave N, Mercer St/9th Ave N, and Denny Way/Dexter Ave N intersections that are currently identified as HALs.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.	Similar to, or slightly higher than Alternative 1.
Parking	Existing on-site parking supply reduced by 22 parking stalls. Remaining supply able to accommodate existing parking demand. No impacts.	Anticipated typical design day peak parking demand (1,235 stalls) would be able to be accommodated by the proposed parking supply (3,491 stalls). No impacts.	Anticipated peak parking demand (2,370 stalls) would be able to be accommodated by the proposed parking supply (3,505 stalls). No impacts.	Anticipated peak parking demand (3,390 stalls) would be able to be accommodated by the proposed parking supply (3,894 stalls). No impacts.	Anticipated peak parking demand (3,390 stalls) would be able to be accommodated by the proposed parking supply (3,105 stalls). The resulting parking deficit may be accommodated by the available off-site parking supply within walking distance of the project site. No impacts.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
Public Services					
Fire	No impacts.	Impacts would be minor. With all Build Alternatives, no substantial changes in use would occur. Buildings would be updated with improved fire-safety measures and would be ADA accessible, which would reduce accidents and incidents that would demand fire department visits. Access to the stadium would change dependent upon which alternative is chosen, but would continue to meet fire codes. Fire service demand levels are expected to remain the same.	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.
Police	No impacts.	Impacts would be minor. With all Build Alternatives, no substantial changes in use would occur. Buildings and grounds would be equipped with additional lighting to reduce accidents and incidences that would demand police service. Police demand levels, including during sporting events and festivals, are expected to remain the same.	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.
School	Center School would continue to experience lack	The Center School may be disturbed or relocated during	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.	Same impacts as with Alternative 2R.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
	of adequate space for class and meeting rooms.	construction of any changes to the Center House or work may be phased to accommodate school use; however no long-term impacts are expected.			
Parks	No impacts.	All Alternatives would have a positive impact on available open space on-site, as every alternative proposes an increase in the amount of open space. Information on athletic fields can be found above in Recreation.	Same impacts as for Alternative 2R.	Same impacts as for Alternative 2R.	Same impacts as for Alternative 2R.
Maintenance	The No Action Alternative would cost more over time than the Build Alternatives due to the high cost of maintaining the existing older and deteriorating structures.	These Alternatives are not expected to measurably increase maintenance needs for public services or utilities; therefore no impacts would occur. By updating the building systems, there may be a reduction in long-term maintenance costs.	Same impacts as for Alternative 2R.	Same impacts as for Alternative 2R.	Same impacts as for Alternative 2R.
Construction					
Air Quality	No impact.	Impacts would be minor and localized. During construction, dust resulting from excavation and grading would increase concentrations of suspended particulate matter. Heavy trucks and smaller equipment would emit air pollutants that would	Similar to Alternative 2R, however higher due to greater construction activities. Impacts would remain minor and localized for the duration of construction.	Same as Alternative 3R, Impacts would remain minor and localized for the duration of construction.	Same as Alternative 3R, Impacts would remain minor and localized for the duration of construction.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
		contribute slightly to the degradation of local air quality, however emissions from existing sources in the project area (primarily from traffic) would likely exceed construction equipment emissions. If asphalt paving is used, hydrocarbon emissions from the hot asphalt would be released during paving.			
Recreation	No impacts.	No impacts.	No impacts.	The new skatepark would be removed during construction and replace in its current location; causing temporary impacts to skatepark users.	Same as Alternative 4R-B.
Noise	No impacts.	During each phase of construction, there would be a temporary increase in sound levels near the site due to the use of heavy equipment and the transportation of construction materials. Daytime construction noise generally is exempt. In Seattle, construction noise could be considered a potential nuisance between 10 PM and 7 AM on weekdays and between 10 PM	Higher than for Alternative 2R due to the removal of Memorial Stadium and construction of an underground multi-modal transportation center and garage with an amphitheatre above. Construction noise impacts would be limited by proposed mitigation measures.	Similar to Alternative 3R.	Same as Alternative 4R.

	Environmental Impact by Alternative				
	Alternative 1 – No Action	Alternative 2R – Center of the Center	Alternative 3R – The Green Window	Alternative 4R-A East-West Sports Field	Alternative 4R-B North-South Sports Field
		and 9 AM on weekends and legal holidays if not mitigated.			
Transportation	No impacts	Construction of Alternative 2R, beginning in 2010, would generate truck and vehicle traffic associated with earthwork and excavation, delivery of materials to the site and similar types of activities. At this time it is not known how much material would be removed in conjunction with Alternative 2. However, the amount of traffic associated with construction, is expected to be less than the total development related traffic volumes anticipated.	Construction impacts associated with Alternative 3R are anticipated to be similar to Alternative 2R, although would be higher due to the removal of the Memorial Stadium and excavation for the underground exhibition center, multi-modal transportation center and parking garage. The highest concentration of truck traffic expected to occur during construction would coincide with the earthwork and excavation activities. Preliminary estimates of material would be removed in conjunction with development have not yet been prepared. Truck traffic would be substantially less during the remaining periods of construction.	Construction impacts associated with Alternative 4R-A is anticipated to be similar to Alternative 3R, although would likely be slightly higher because of additional construction activities north and south of the KeyArena.	Same as Alternative 4R-A.

2.5 Summary of Mitigation Measures

Table 2-3 summarizes the mitigation measures discussed in Chapter 3 to mitigate for potential transportation and temporary construction impacts.

**Table 2-3
Summary of Potential Mitigation Measures**

Operation	
Conservation and Renewable Resources	<p>New building designs will continue to expand upon the existing programs already in place at Seattle Center and will incorporate sustainable design features including:</p> <ul style="list-style-type: none"> • Water – installation of water-efficient plumbing fixtures, stormwater and potable water use reductions • Energy – installation of energy- efficient lighting controls and windows/door systems, and green power sources, where available and feasible, will be used for heating/cooling. Energy planning with adjacent neighborhoods could help address peak load demand during special events. • Fleet and Equipment – integration of new green vehicles and technology • Solid Waste – increased recycling, pesticide reduction, and use of green cleaning products • Air Quality – reducing emissions and improving indoor air quality through new energy-efficient HVAC systems • Transportation – continued trip reduction efforts, more emphasis on transit • Construction – site waste and construction materials will be recycled to the maximum extent feasible • Landscaping efforts could expand upon the current campus-wide tree replacement program. The street tree canopy on and surrounding the Seattle Center campus is one of the legacies of the 1962 World's Fair. Over the years a number of individual trees have been damaged, either by vehicle traffic, disease or storms and replacement has been sporadic. The Tree Replacement Plan began in 2007 with an analysis of the health and consistency of the tree canopy. The first phase, to be completed in 2008, is the replacement of 70 plus trees and includes tree protection and hand watering for the first 2 years to ensure that the replacement trees are well established into the campus landscape.
Noise	<p>All Alternatives, including Alternative 1, will require some noise mitigation measures to comply with City of Seattle allowable noise limits at the nearest Analysis Locations. General approaches to noise mitigation are provided below, with additional detail to be provided as the design for the selected alternative is specified.</p> <ul style="list-style-type: none"> • The design of sound amplification systems for stages provides opportunities for effective noise mitigation. The sound emissions of the main stage loudspeakers may be reduced by several dBA if coverage to areas near the back of the audience area is provided by added, distributed loudspeakers at lower sound levels and delayed with respect to the main cluster. This mitigation measure may be employed at the redesigned Mural Amphitheatre and Memorial Stadium stages to reduce noise impacts to residences to the north and south. • Architectural elements of the redesigned stages, such as sidewalls, stage shells, or the shaping of the audience areas, may be designed to reduce environmental sound levels. • Sound levels at the mixing board locations may be monitored during performances and the program sound levels limited to a Leq of 95 dBA at 100 feet from the stage. Once the position of the mixing location is specified for each stage, the program limits may be specified as a level to be maintained at the mixing board instead of the 100-foot distance.
Land Use	No land use mitigation is necessary.
Light and Glare	<p>Available measures to mitigate light and glare impacts from the proposed action have been incorporated into the design of the lighting systems. These include:</p> <ul style="list-style-type: none"> • Use of shielded lighting fixtures for the football field. • Use of full cutoff lighting systems for remaining lighting fixtures where possible. • Meeting Department of Parks and Recreation requirements for maximum allowable light trespass levels from sports fields • Limiting lighting levels for ancillary lighting systems to match existing typical lighting systems for visibility, safety and egress
Recreation	<ul style="list-style-type: none"> • If Alternative 3R is chosen, Seattle Center would work with the Seattle Parks and Recreation Department and the Seattle School District to locate alternative playing field space throughout the

	<p>City. Currently there is a high demand for playing field space and it may be difficult to quickly find a replacement field.</p> <ul style="list-style-type: none"> • If either Alternative 4R-A or 4R-B are chosen, Seattle Center would work with the Seattle Parks and Recreation Department and the Seattle School District to determine which programs will remain at Seattle Center and which programs would be relocated to other fields throughout the City. [Other than band practice, no other school district events would be displaced.] • In Alternatives 4R-A and 4R-B, the lower portion of Pavilion A, all of Pavilion B and Blue Spruce would be replaced with new multi-purpose space. • In Alternatives 4R-A and 4R-B, the skatepark would be removed during construction and replaced in the same location.
Historic/Cultural	<p>All changes to historic and cultural features would follow the Certificate of Approval Process. The goal of nominating certain buildings as historic landmark status is to manage change, not to eliminate it. Protection is provided by review and approval of modifications to the exteriors and, in some cases, the interiors of buildings. In other cases, building use is monitored. The Seattle Landmarks Preservation Board at a public meeting, where they may approve the nomination in whole or in part, would schedule nominations for consideration. Another public meeting is scheduled for designation 30 to 60 days from the date of approval of the nomination. Once a building is nominated, any alterations to the features that were approved for nomination require a Certificate of Approval. If the Board does not approve a nomination, the proceedings terminate and the property cannot be considered for nomination for five years, except at the request of the owner.</p> <p>If the Board designates a property, a Controls and Incentives Agreement for the landmark would be negotiated between the Center and the Landmark's Board staff. The signed Agreement would be forwarded to the Landmarks Preservation Board for approval at a public meeting, and then approved by the Seattle City Council by ordinance. Controls define those features of the landmark to be preserved and outline the Certificate of Approval process for changes to those features. Incentives may include, but are not limited to, zoning variances, building code exceptions, and financial incentives.</p> <p>If Alternatives 3R, 4R-A or 4R-B were chosen, the Horiuchi Mural would be relocated to another site within the Seattle Center, and the Memorial Wall would be prominently relocated within the Memorial Stadium site.</p>
Transportation	<p>The impacts of the Action Alternatives could be partially mitigated with a Transportation Management Program (TMP). In addition, the City's Comprehensive Plan and local neighborhood plans offer guides for possible transportation mitigation. The South Lake Union Transportation Plan identifies specific intersection and corridor improvements that were determined to address the long-term vision for transportation infrastructure in South Lake Union. That plan also describes potential mitigation measures that could be implemented at or near Seattle Center to reduce or offset the impacts associated with the new Seattle Center Master Plan.</p> <p>Transportation Management Program</p> <p>A draft TMP has been developed for the proposed project consistent with the requirements of SDOT Director's Rule 94-3, and the City's Director's Rule 14-2002 regarding TMPs, and is included as Appendix A to this FEIS. An appropriate set of TMP goals, progressive over time, will be identified through future discussions with City of Seattle DPD and Engineering staff as project plans are further developed. The final TMP goals and supporting elements will be consistent with all City TMP requirements.</p>
Public Services	<p>As required by Seattle Ordinance, a Special Events permit is required for major events, which requires coordination with fire, police, and emergency services.</p>
Construction	
Air Quality	<ul style="list-style-type: none"> • Emissions from construction equipment and trucks would be reduced by using new and/or well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions.

	<ul style="list-style-type: none"> • Trucking of material to and from the construction areas would be controlled to minimize traffic congestion during peak travel times. This would minimize secondary air quality impacts caused by reduced travel speeds. • Dust produced by construction activities could be reduced by spraying areas of exposed soils and construction roadways with water or dust suppressants. Areas that may be exposed for prolonged periods of time may be paved, planted with a vegetation ground cover, or covered with tarps or gravel, as necessary. • The amount of fugitive soil carried out of the construction area by exiting trucks can be minimized by wheel washing and by covering dusty truckloads. • Fugitive soil that is carried out of the construction area on existing vehicles can be reduced with an effective street-cleaning effort.
Noise	<ul style="list-style-type: none"> • To reduce the noise impact of construction on nearby properties, construction activities other than in totally enclosed floors could be limited to non-holiday weekdays between 7:30 A.M. and 6:00 P.M. and Saturdays from 9:00 A.M. to 5:00 P.M. Work outside these times should only be allowed if undertaken within the specific context of a noise-mitigation plan submitted to DPD and approved by the DPD planner. • Construction noise can be mitigated with the use of properly sized and maintained mufflers, engine intake silencers, or engine enclosures; and by turning off equipment when not in use.
Recreation	Following construction of Alternatives 4R-A or 4R-B, the skatepark would be rebuilt in the same location.
Transportation	<p>The owner(s) and/or responsible party(s) shall secure DPD Land Use Division approval of construction phase transportation and pedestrian circulation plans. These plans should consider impacts during any demolitions and during construction of the building. The plans shall address the following:</p> <ul style="list-style-type: none"> • Ingress/egress of construction equipment and trucks. • Truck access routes, to and from the site, for the excavation and construction phases. • Potential temporary displacement/relocation of any nearby bus stops. • Information to be posted to provide drivers and pedestrians with advance notice of traffic lane or sidewalk closures, including locations of re-routing pedestrian movements. • Provision of safe pedestrian and vehicular circulation adjacent to the construction site through the use of temporary sidewalks, signs and manual traffic control (flaggers). • Regular sweeping and washing operations on streets adjacent to the site • Impacts and mitigation of trips associated with construction and/or demolition activities during major events at Seattle Center.

2.6 Secondary and Cumulative Impacts

Table 2-4 summarizes the secondary and cumulative impacts anticipated to be caused by each of the Alternatives.

**Table 2-4
Summary of Secondary and Cumulative Impacts**

Operation	
Conservation and Renewable Resources	By converting the Center's many storm drain detention pipes and tanks to on-site stormwater recycling, flow capacity in King County/Metro's SLU stormwater treatment pipes could be made available for other project sites and nearby neighborhoods such as Capitol Hill. This "water swap" idea has been proposed as a demonstration project by the City's Sustainable Infrastructure initiative. Also, more strategic energy planning with adjacent neighborhoods might help realize ways to address peak load spikes associated with large events at the Center.
Noise	Continued growth in the vicinity of the Seattle Center coupled with the proposed increase in activities at the Seattle Center will result in minor cumulative increases in noise levels and perception of noise.

Land Use	None of Seattle Center Master Plan Alternatives would result in a secondary or cumulative land use impact. Continued growth and expansion of retail, restaurants and entertainment within Seattle Center will help to support surrounding residential and job growth.
Light and Glare	All of the Action Alternatives would include the removal and/or replacement of the existing lighting fixtures at Memorial Stadium. New fixtures would contribute to an overall cumulative decrease in sky glow in the vicinity of the Seattle Center.
Recreation	Selection of Alternative 3R would result in both a secondary and a cumulative impact on recreation due to the loss of playing field space and the existing high demand for playing field space in Seattle.
Historic/Cultural	No designated landmarks are proposed to be demolished. Loss of historical landmarks would add to cumulative loss within the region of historic or cultural landmarks; however any loss would be minimized through the Certificate of Approval Process and the Landmarks Preservation Board.
Transportation	Due to the nature of the transportation analysis conducted for the Seattle Center Century 21 Master Plan, secondary and cumulative impacts have been addressed as part of the primary analysis documented in Chapter 3.
Public Services	None of the Seattle Center Master Plan Alternatives would result in a negative secondary or cumulative public service impact. Improvements to Seattle Center would be a beneficial impact on public services.

3.0 Revisions to DEIS Text

Chapter 3 contains text changes to Chapters 2 and 3 of the DEIS, and are denoted by a strikethrough and underline format. Text additions are denoted by an underline. A line through the words to be omitted indicates text exclusions.

3.1 Revisions to Chapter 2 – Description of Alternatives

Page 2-4, first full paragraph, is revised as follows:

A new parking garage is being constructed for the Seattle Center on the east side of Fifth Avenue North between Harrison and Republican Streets, with relocation of affected utilities. The garage is intended to replace the surface parking located on the 8-acre site being developed for the Bill & Melinda Gates Foundation campus. ~~These actions are~~The construction of the garage is being undertaken separate from the proposed ~~action~~Master Plan for Seattle Center.

Page 2-7, Section 2.5.1 Century 21 Committee, first paragraph, is revised as follows:

In the fall of 2006, the Mayor and City Council appointed a citizens' committee, named the Century 21 Committee, to help chart the next 20-year course for the Seattle Center. Their mission was to develop a plan for redevelopment by building on Seattle Center's successful history of public stewardship, community participation and successful public-private partnerships. ~~The 15~~17 members of the Committee represented a diversity of skills and experience, and included some members with a close association to the Center, either from a professional or volunteer capacity and others who are users of Seattle Center, who visit frequently with family and friends.

Page 2-11, Section 2.6.1 Alternative 1 – No Action, the following is added to the bottom of the bulleted list:

- An outdoor activity area and skate park would be located at the Center entrance at 2nd and Thomas replacing Pavilion A.

Page 2-12, Section 2.6.2 Alternative 2 – Center of the Center – The Green Frame, the last bullet is amended as follows:

- ~~An~~ The outdoor activity area and skate park, would be located at the Center entrance at 2nd and Thomas replacing Pavilion A, would be retained.

Page 2-16, Section 2.6.3 Alternative 3R – The Green Window, the second to the last bullet is amended as follows:

- ~~An~~ The outdoor activity area and skate park, would be located at the Center entrance at 2nd and Thomas replacing Pavilion A, would be retained.

Page 2-20, Section 2.6.4 Alternative 4R-A – East West Axis with East-West Sports Field, the second to the last bullet is amended as follows:

- ~~An~~The outdoor activity area and skate park, ~~would be~~ located at the Center entrance at 2nd Avenue North and Thomas Street, ~~replacing Pavilion A~~ would be removed as part of the demolition and replacement of Pavilion A, Pavilion B and Blue Spruce.

Page 2-20, Section 2.6.4 Alternative 4R-A – East West Axis with East-West Sports Field, the second to the last bullet is amended as follows:

- ~~An~~The outdoor activity area and skate park, ~~would be~~ located at the Center entrance at 2nd Avenue North and Thomas Street, ~~replacing Pavilion A~~ would be removed as part of the demolition and replacement of Pavilion A, Pavilion B and Blue Spruce.

3.2 Revisions to Chapter 3 – Affected Environment, Environmental Impacts, Mitigating Measures and Significant Unavoidable Adverse Impacts

3.2.1 Noise (Section 3.2 of the DEIS)

Page 3-10, Section 3.2.1 Affected Environment, Long Term Sound Monitoring, is revised as follows:

Long-Term Sound Monitoring

The existing sound levels were monitored continuously for several days including the Folklife or Bumbershoot 2007 festivals at Analysis Locations 1 to 5. The sound monitoring was conducted using Larson-Davis Model 870 and Bruel & Kjaer Model 2238 Noise Monitors. The instruments conform to American National Standards Institute (ANSI) specifications for Type 1 instruments.

The weather conditions varied during the measurement periods, which is typical for measurements conducted over a several days. However, measurements were not conducted during periods of significant wind or precipitation, and weather conditions had no significant effect on measurement results.

The results of hourly long-term monitoring at Analysis Locations 1 to 5 are shown in Figures A-1 to A-31 in Appendix A, as graphs of the hourly Leq, Lmax, and Lmin.

The results during days without festivals are generally consistent with typical sound levels in urban communities of various densities. The highest existing sound levels from road traffic occur at Analysis Location 5, which is in the high-density downtown area. Existing sound levels at this location are above 60 dBA during all daytime and most nighttime hours and exceed the allowable sound levels that would apply to activities at the Seattle Center.

The lowest existing sound levels were found at Analysis Location 3, which is in the low-density residential areas on Queen Anne Hill, several blocks north of Seattle Center.

Page 3-12, Section 3.2.2 Impacts, beginning with first paragraph below Table 3.2-8, is revised as follows:

~~As shown in Table 3.2-8, the predicted sound levels for residences north of the Center (as identified by Analysis Locations 1, 2, 3, and 6) are reduced under Alternatives 3R, 4R-A, and 4R-B as compared to the other Alternatives. This effect is due to sound shielding by the office building to be located immediately north of Memorial Stadium under Alternatives 3R, 4R-A, and 4R-B.~~

~~Sound levels at residential buildings south of the Center (Analysis Location 5) are reduced under Alternative 3R compared to all other Alternatives due to the absence of the Mural Amphitheatre stage under Alternative 3R. In general, sound levels at Analysis Location 5 are expected to increase by 3 dBA in Alternatives that expand the Mural Amphitheatre if the larger coverage is achieved by increasing stage source levels. This increase can be mitigated through sound system design, as discussed below in Section 3.2-3.~~

~~As shown in Table 3.2-8, several predicted sound levels, including existing baseline sound levels, exceed the City of Seattle allowable daytime noise limit (57 dBA) at Analysis Locations 1, 3, and 5. Analysis Locations 1 and 5 represent residential locations in close proximity to the Center. Analysis Location 3 represents residential locations on Queen Anne Hill that have direct line of sight to outdoor stages.~~

~~In the absence of noise mitigation, predicted sound levels for festivals such as Bumbershoot, which extend past 10 p.m., exceed City of Seattle nighttime noise limits at residential properties within 2000 feet of the Center. These exceedances can be addressed partly by the noise mitigation measures described in Section 3.2.3 and partly by variances from the City of Seattle noise limits for activities occurring between 10 and 11 p.m. during special events.~~

~~The predicted sound levels presented in Table 3.2-8 are directly attributable to on-site activities during events at Seattle Center. Analysis Locations 1 and 5 are also exposed to other noise sources, such as traffic that is not project related. At Analysis Location 1, the predicted sound levels are in the range of or lower than existing daytime measured sound levels, depending on the alternative considered. The same is true at Analysis Location 3 under Alternatives 3R, 4R-A, and 4R-B. These results are characterized as “no increase” to a “moderate increase” in an environmental noise context (see Table 3.2-2).~~

~~The proposed amphitheatre in Alternatives 3R, 4R-A and 4R-B would face west towards the inside of the Seattle Center site (and KeyArena) which would help focus noise and gathering to the inside of Seattle Center and not the surrounding area. Noticeable increases in sound levels during concerts are expected and will require sound mitigation measures as described in Section 3.2.3.~~

Two criteria are considered in identifying noise impacts from performances under each alternative. The first is compliance with the City of Seattle daytime and nighttime noise limits listed in Table 3.2-3. The second is the occurrence of noticeable increases in sound levels (5 dBA or more) compared with existing conditions during similar events.

Under existing conditions and *Alternative 1 No Action*, sound levels during Bumbershoot exceed the City of Seattle allowable daytime noise limit (57 dBA) at Analysis Locations 1 and 3 north of Seattle Center, and at Analysis Location 5, which represents high-density downtown residential properties south of Seattle Center. Furthermore, under existing conditions and *Alternative 1*, calculated sound levels for festivals such as Bumbershoot, which extend past 10 p.m., exceed City of Seattle nighttime noise limits at properties within 2000 feet of the Center. This occurs at residential properties to the north and at downtown high-density residential properties to the south. The exceedances can be addressed partly by the noise mitigation measures described in Section 3.2.3 Mitigation Measures and partly by variances from the City of Seattle noise limits for activities occurring between 10 and 11 p.m. during special events.

Under *Alternative 2*, sound levels during Bumbershoot exceed the City of Seattle allowable daytime noise limit at Analysis Locations 1 and 3 north of Seattle Center, and at Analysis Location 5 in the downtown area. Sound levels for events extending past 10 p.m. exceed City of Seattle nighttime noise limits at properties within 2000 feet of the Center. These exceedances of the City of Seattle noise limits occur also under existing and No-Action conditions and are not new impacts of the redevelopment. Under *Alternative 2*, a sound-level increase of 3 dBA, which is at the threshold of perceptibility, would occur at Analysis Location 5 in the downtown area.

As indicated by the results of Table 3.2-8, sound levels under existing conditions and *Alternatives 1 and 2* would exceed City of Seattle daytime noise limits at the nearest residential receivers to the north and at the nearest high-density residences to the south, in the downtown area. Under the same conditions, sound levels during events extending past 10 p.m. would exceed City of Seattle nighttime noise limits. These are not new impacts of the redevelopment.

Alternative 3 is associated with the lowest sound levels of all alternatives, including existing conditions and No Action. Predicted sound levels for residences north of the Center (as exemplified by Analysis Locations 1, 2, 3, and 6) are reduced due to sound shielding by the office building to be located immediately north of Memorial Stadium. Furthermore, the west-facing orientation of the proposed amphitheatre would help reorient some of the noise emissions towards the inside of the site (and Key Arena) and not towards surrounding communities. Sound levels at high-density downtown residential buildings south of the Center (Analysis Location 5) are reduced under *Alternative 3* compared to all other alternatives due to the absence of the Mural Amphitheatre stage under *Alternative 3*. Therefore, no new noise impacts are associated with this alternative.

Alternatives 4R-A and 4R-B are also associated with lowered sound levels compared to existing and *Alternative 1 No-Action* conditions for residences north of the Center (as exemplified by

Analysis Locations 1, 2, 3, and 6), for the same reasons as outlined for *Alternative 3*. Therefore, no new impacts would occur under these alternatives for receivers north of Seattle Center. Sound levels at high-density downtown residential buildings south of the Center would be higher than under existing conditions by 3 to 5 dBA for Alternatives 4R-A and 4R-B, due to expansion of the Mural Amphitheatre. These impacts at downtown high-density receivers will occur if the larger coverage of the Mural Amphitheatre is achieved by increasing stage source levels. This is a noticeable increase but can be mitigated through sound-system design, as discussed in Section 3.2.3 Mitigation Measures. The Mural Amphitheatre proposed in the Master Plan would have a smaller stage than analyzed with Alternatives 4R-A and 4R-B, and would have sound levels equal to or less than those analyzed for Alternatives 4R-A and 4R-B.

Page 3-14, Section 3.2.3 Mitigation Measures, first paragraph, is revised as follows:

As indicated by the results of Table 3.2-8, all Alternatives, including *Alternative 1*, will require some noise mitigation measures in order to comply with City of Seattle allowable noise limits at the nearest Analysis Locations.

3.2.2 Land Use (Section 3.3 of the DEIS)

Page 3-16, the third paragraph is revised as follows:

Located near the northern boundary of the Downtown Urban Center in the Uptown neighborhood, the site is bordered by the ~~Interbay neighborhood to the west;~~ the Uptown Queen Anne neighborhood to the north; the South Lake Union neighborhood to the east; Denny Triangle to the southeast; and the Belltown neighborhood to the south. The Bill and Melinda Gates Foundation World Headquarters will be located to the northeast, directly adjacent to the site. General land use surrounding the site includes parking lots, general retail, offices, apartments, condominiums, and restaurants. North of the business district of the nearby slope of Queen Anne Hill, is a mixture of multifamily and single-family residences.

Page 3-16, new fourth paragraph is added as follows:

The Uptown commercial district is adjacent to the northwest corner of Seattle Center. There are a variety of restaurants ranging from fast food to fine dining that benefit from patronage from Seattle Center event-attendees. The high activity levels from Seattle Center event traffic and parking sometimes affect accessibility to that district.

Page 3-16, the exiting fourth paragraph, line 1 is revised as follows:

The Seattle Center is designated Neighborhood Commercial 3 with an 85 foot height limit (NC 3-85). The Seattle Center is located within the area designated as Uptown Urban Center on the City's Future Land Use Map. ~~as well as an Uptown (Urban Center) overlay.~~

Page 3-17, the following information is added to page 3-17 of the Land Use section:

Consistency with Current Comprehensive Plan Designation

Seattle Center is located within the area designated as “Uptown Urban Center” on the City’s Future Land Use Map. According to the Urban Village Element of the Comprehensive Plan, Urban Centers and Villages are intended to serve the following needs: “As Seattle’s population and job base grow, urban villages are the areas where conditions can best support increased density needed to house and employ the city’s newest residents. By concentrating growth in these urban villages, Seattle can build on successful aspects of the city’s existing urban character, continuing the development of concentrated, pedestrian- friendly mixed-use neighborhoods of varied intensities at appropriate locations throughout the city.”

The Seattle Center is a regional resource. The Century 21 Planning and Design Principles developed to guide the Master Planning process are as follows:

1. The mission of Seattle Center (to be the Nation’s Best Gathering Place) is sound.
2. The design of Seattle Center should foster opportunities to gather people together.
3. Visual access into and through the campus will encourage people to come to the center of the grounds.
4. Expanded open spaces and outdoor activity areas should be developed to draw visitors into the grounds and to enhance their sense of welcome and safety.
5. The mix of activities and amenities should be inviting to the diversity of Seattle Center users.
6. Pedestrian friendly planning should unify the campus.
7. New design should emphasize flexibility, vibrancy, legibility and sustainability.

The following goals and policies contained in the Urban Village Element are applicable to the Seattle Center.

**Table 3.3-1
Consistency with Urban Village Element**

<u>Urban Village Goal or Policy</u>	<u>Master Plan Consistency</u>
<p><u>A. Urban Village Strategy</u></p> <p><u>1. Urban centers are the densest neighborhoods in the city and are both regional centers and neighborhoods that provide a diverse mix of uses, housing, and employment opportunities. Larger urban centers are divided into urban center villages to recognize the distinct character of different neighborhoods within them.</u></p>	<p><u>Seattle Center is a regional center that provides a diverse mix of uses and employment opportunities.</u></p>
<p><u>UVG10 Maximize the benefit of public investment in infrastructure and services, and deliver those services more equitably by focusing new infrastructure and services, as well as maintenance and improvements to existing infrastructure and services, in areas expecting to see additional growth, and by focusing growth in areas</u></p>	<p><u>Public benefit will be maximized by the proposed reinvestment in infrastructure and provision of new services at Seattle Center. Maintenance costs will be reduced by the replacement of outdated equipment and the addition of “green” design principles.</u></p>

<p>with sufficient infrastructure and services to support that growth.</p>	
<p><u>UVG12 Increase public safety by making villages places that people will be drawn to at all times of the day.</u></p>	<p><u>New designs and programming are intended to increase the number of people who are drawn to the Seattle Center/</u></p>
<p><u>UVG16 Provide parks and open space that are accessible to urban villages to enhance the livability of urban villages, to help shape the overall development pattern, and to enrich the character of each village.</u></p>	<p><u>The Master Plan includes increasing open space by approximately 10 acres. Expanded open space at the Seattle Center will continue to enhance the livability for City residents in downtown and lower Queen Anne hill.</u></p>
<p><u>UV2 Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, such as focused transportation demand management strategies, vital business districts, a range of housing choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.</u></p>	<p><u>Seattle Center contributes to the provision of a range of open space facilities. The proposed multi-modal transportation center will encourage alternative forms of transportation other than single occupancy vehicles/</u></p>
<p><u>UV8 Involve the public in identifying needs for, planning, and designing public facilities, programs, and services. Encourage and provide opportunities for extensive public involvement in City decisions, and encourage other agencies to provide similar opportunities.</u></p>	<p><u>Seattle Center and the Century 21 Master Planning Process have been designed to actively involve the public in identifying needs for, planning and designing public facilities, programs and services. Public involvement in the decision-making process has been encouraged through the formation of the 17-member citizen's Century 21 Committee, a number of public meetings held throughout the City, the Seattle Center's Web site, and public briefings.</u></p>
<p><u>UV9 Preserve developments of historic, architectural, or social significance that contribute to the identity of an area.</u></p>	<p><u>The proposed Master Plan plans for the preservation of historic, architectural and socially significant elements of the Seattle Center that contribute to the identity of Seattle (Space Needle, Kobe Bell, Mural, and Memorial Wall).</u></p>
<p><u>C. Open Space Network</u></p>	<p><u>(the following open space network policies apply to Seattle Center)</u></p>
<p><u>UVG38 Provide safe and welcoming places for the people of Seattle to play, learn, contemplate, and build community. Provide healthy spaces for children and their families to play; for more passive activities such as strolling, sitting, viewing, picnicking, public gatherings, and enjoying the natural environment; and for active uses such as community gardening, competitive sports, and running.</u></p>	<p><u>Seattle Center's existing and future Master Plan are both intended to create spaces that provide safe and welcoming places for the people of Seattle to play, learn, contemplate and build community. Spaces are planned for active uses and play (including the KeyArena, the skate park, and a planned sports field and amphitheatre), and for passive activities such as strolling, sitting, viewing, picnicking, and public gatherings.</u></p>
<p><u>UVG39 Through the creation, preservation, and</u></p>	<p><u>The proposed Master Plan provides spaces for both</u></p>

<p><u>enhancement of the city's open spaces, support the development patterns called for by this plan, enhance environmental quality, provide light, air, and visual relief; offer community-building opportunities; provide buffers between residential areas and incompatible uses; provide spaces for sports and recreation; and protect environmentally sensitive areas.</u></p>	<p><u>sports (KeyArena, skate park and sports field) and recreation. Existing open spaces will be enhanced and enlarged to provide light, air and visual relief.</u></p>
<p><u>UVG40 Enhance the urban village strategy through the provision of:</u></p> <ol style="list-style-type: none"> <u>1. Amenities in more densely populated areas</u> <u>2. Recreational opportunities for daytime populations in urban centers</u> <u>3. Mitigation of the impacts of large scale development</u> <u>4. Increased opportunities to walk regularly to open spaces by providing them close by</u> <u>5. Connections linking urban centers and villages, through a system of parks, boulevards, community gardens, urban trails, and natural areas</u> <u>6. A network of connections to the regional open space system</u> <u>7. Protected environmentally critical areas</u> <u>8. Enhanced tree canopy and understory throughout the city</u> 	<p><u>The redevelopment of Seattle Center will enhance the Uptown Urban Center by providing:</u></p> <ol style="list-style-type: none"> <u>1. Passive and active recreational and cultural amenities in the densely populated area of Belltown, South Lake Union, lower Queen Anne hill, and north Downtown Seattle.</u> <u>2. Passive and active recreational opportunities for daytime populations</u> <u>3. Increased opportunities for residents to be able to walk to nearby open space</u>
<p>Public Projects Policies</p>	<p><u>(the following public projects policies apply to Seattle Center)</u></p>
<p><u>UV55 Seek to provide public open space in conjunction with major public projects such as</u></p> <p><u>utility and transportation projects, with the amount of open space based on the size of</u></p> <p><u>the project, open space needs of the adjacent areas, and the opportunities provided</u></p> <p><u>by the particular project.</u></p>	<p><u>The Master Plan seeks to balance the use of land within the Seattle Center boundaries between open space and structures housing meeting rooms, food service, arts, cultural activities, and sports facilities.</u></p>
<p><u>UV56 Emphasize flexibility in planning, designing, and developing new open space and encourage development of innovative projects.</u></p>	<p><u>The planned open spaces are designed to be flexible to provide for a variety of uses that can be enjoyed throughout the year and throughout the seasons.</u></p>

3.2.3 Light and Glare (Section 3.4 of the DEIS)

Page 3-23, Section 3.4.2 Impacts, first paragraph, is revised as follows:

Alternative 1 would maintain existing lighting levels. Alternative 2 would have the same lighting impacts as Alternative 1 unless lighting is redesigned and replaced as part of removal of upper stands. Alternative 3R would have less lighting impact than Alternatives 1, 2R, 4R-A and 4R-B because the sports field at Memorial Stadium would be eliminated. None of the proposed Alternatives would significantly increase the amount of light in the area during evening hours. Alternatives 1, 2R, 4R-A and 4R-B would have a greater lighting impact than Alternative 3R because Alternative 3R would eliminate the sports field at the Memorial Stadium site, and less impact than existing conditions (Alternative 1).

3.2.4 Recreation (Section 3.5 of the DEIS)

Page 3-33 was mistakenly left out of the publication of the DEIS and in its place, page 3-34 was printed twice. Page 3-33 includes the following text:

The Center House is the most public building at Seattle Center, free and open to the public 362 days a year. The Center House Stage anchors the public atrium and hosts ongoing performances for the general public surrounded by multiple foods vendors in the Food Court. Other attractions include The Center House Theatre, home to Book-It Repertory Theatre, Seattle Shakespeare Company and Theatre of Puget Sound and the The Children's Museum.

The Exhibition Hall is 34,000 square feet and is the largest flat-floor venue at Seattle Center. The Exhibition Hall hosts a variety of trade shows, consumer shows, benefit auctions, and company holiday parties. There is a private lobby inside the hall, and concessions and catering is available (Source: Seattle Center).

The Mural Amphitheatre serves as a primary venue for concerts during major festivals, as well as hosting outdoor movies during the summer. The Mural Amphitheatre's current seating capacity is 2,000 people.

The Memorial Stadium is approximately nine acres (including two acres of associated parking). Annual use of the stadium as reported by the Seattle School District is (1) Community Use - 2,512 hours per year, 99 percent of which is adult private sports league usage; and (2) School Use - 1,250 hours per year, athletic practices, high school/middle school games, and band practice. The stands on the north and south side of the stadium hold approximately 12,000 attendees combined. The maximum attendance per community or school use event is reported to be 3,000 to 5,000 and average attendance is well under 1,000 (Source: Seattle School District). During Bumbershoot, a stage is built at the west end and seating is expanded to the field, allowing an increased total capacity of 20,000 people.

The primary tenants of the KeyArena include the Sonics and Storm basketball teams. These teams are currently on a lease to play at KeyArena through September 2010. The Thunderbirds Hockey Team is also on lease to play at KeyArena through the 2007-2008 season. (Source:

Seattle Center Century 21 Committee Report, December 2006).

Major festivals at Seattle Center include:

- International Childrens’ Festival – mid-May (began 1986)
- Folklife Festival – four days of Memorial Day Weekend (began 1972)
- Bite of Seattle – three days the third Friday and weekend of July (began 1986)
- Bumbershoot – three days of Labor Day Weekend (began 1971)

(Source: Seattle Center Century 21 Committee Report, December 2006).

3.5.2 Impacts

Chapter 2 provides a detailed description of the proposed Alternatives. Table 3.5-1 describes the specific changes that would affect recreation opportunities at Seattle Center.

Page 3-33, above the line “Major festivals at Seattle Center include:”, the following information is added:

A new skatepark is currently planned for construction south of the KeyArena at the corner of 2nd Avenue North and Thomas Street.

Page 3-34, Table 3.5-1 Recreation Comparison Between Alternatives, the last row is revised as follows:

**Table 3.5-1
Recreation Comparison Between Alternatives**

	<i>Alt. 1</i>	<i>Alt. 2R</i>	<i>Alt. 3R</i>	<i>Alt. 4R-A</i>	<i>Alt. 4R-B</i>
Replace Pavilion A with outdoor activity area (skatepark)	NO <u>YES</u>	<u>YES (retained from existing)</u>	<u>YES (retained from existing)</u>	<u>YES (removed during construction and replaced)</u>	<u>YES (removed during construction and replaced)</u>

Page 3-34, Alternative 1 – No Action, is revised as follows:

There are no expected recreation impacts from ~~Alternative 1.~~ Replacing Pavilion A with an outdoors activity area (skatepark) would displace the current festival activities with designated outside recreational opportunities.

Page 3-36, the second full paragraph, is revised as follows:

Replacing Pavilion A with an outdoor activity area (skatepark) would displace the current festival activities with designated outside recreational opportunities. The skatepark would be removed during construction and replaced in its current location.

Page 3-36, Section 3.5.3 Mitigation Measures, is revised as follows:

- In *Alternatives 4R-A* and *4R-B*, the lower portion of Pavilion A, all of Pavilion B and Blue Spruce would be replaced with new multi-purpose space.
- In *Alternatives 4R-A* and *4R-B*, the skatepark would be removed during construction of the new multi-purpose space and replaced in its current location.

Currently the Seattle School District and the Seattle Parks and Recreation Department schedule Memorial Stadium.

- If *Alternative 3R* ~~is~~were chosen, Seattle Center would work with the Seattle Parks and Recreation Department and the Seattle School District to locate alternative playing field space throughout the City. Currently, there is a high demand for playing field space and it may be difficult to quickly find a replacement field.
- If either *Alternative 4R-A* or *4R-B* are chosen, the Seattle Center would have exclusive use of the new amphitheatre and sports field from Memorial Day weekend through Labor Day. Seattle Center would work with the Seattle Parks and Recreation Department and Seattle School District to determine which programs would remain at Seattle Center and which programs would be relocated to other fields throughout the City. [At the time of preparation of this FEIS, the only school district activities that would be displaced would be band practice and some athletic practices during the summer.]~~[Other than band practice, no other school district events would be displaced.]~~

Page 3-36, Section 3.5.5 Secondary and Cumulative Impacts, is revised as follows:

Selection of *Alternative 3R* would result in both a secondary and a cumulative impact on recreation due to the loss of playing field space and the existing high demand for playing field space in Seattle. ~~Use of the sports field would not be eliminated, but would be diminished in Alternatives 4R-A and 4R-B.~~

3.2.5 Historic and Cultural (Section 3.6 of the DEIS)

Page 3-38, last paragraph, is revised as follows:

The Space Needle was designed in 1961 by architects John Graham Jr., Victor Steinbrueck, and John Ridley. The 605-foot tower took less than a year to build, and opened shortly before the Seattle World's Fair in 1962. The ~~“revolving restaurant”~~ skyline-level (100 ft) banquet space on the tower ~~opened~~ was added in May, 1982.

Page 3-40, Section 3.6.5 Mitigation Measures, is revised as follows:

All changes to historic and cultural features would follow the Certificate of Approval Process. The goal of nominating certain buildings as historic landmark status is to manage change, not to eliminate it. Protection is provided by review and approval of modifications to the exteriors and, in some cases, the interiors of buildings. In other cases, building use is monitored. Nominations would be scheduled for consideration by the Seattle Landmarks Preservation

Board at a public meeting, where they may approve the nomination in whole or in part. Another public meeting is scheduled for designation 30 to 60 days from the date of approval of the nomination. Once a building is nominated, any alterations to the features that were approved for nomination require a Certificate of Approval. If the Board does not approve a nomination, the proceedings terminate and the property cannot be considered for nomination for five years, except at the request of the owner.

If the Board designates a property, a Controls and Incentives Agreement for the landmark would be negotiated between the Center and the Landmark's Board staff. The signed Agreement would be forwarded to the Landmarks Preservation Board for approval at a public meeting, and then approved by the Seattle City Council by ordinance. Controls define those features of the landmark to be preserved and outline the Certificate of Approval process for changes to those features. Incentives may include, but are not limited to, zoning variances, building code exceptions, and financial incentives. This consists of submission of a Certificate of Approval Application, which includes the following:

- ~~○ Application Fee (ranges from \$10 to \$1,000 depending upon projected construction cost);~~
- ~~○ A description of the proposed work and any changes it will make to the landmark building or property;~~
- ~~○ Four sets of scale drawings showing existing conditions; existing and proposed features and floor plan; existing and proposed elevations; construction details; and an existing and proposed landscape plan;~~
- ~~○ Photographs of any existing features that would be altered and photographs showing the context of those features such as the building facade where they are located;~~
- ~~○ One sample of proposed colors, if necessary;~~
- ~~○ Additional drawings and site plans if the proposal includes new signage, exterior lighting or awnings;~~
- ~~○ A statement of the reasons for demolition and a description of the replacement structure, if necessary; and~~
- ~~○ A survey of the existing conditions of the features being replaced, removed, or demolished, if necessary.~~
- ~~Following the submission of a Certificate of Approval Application, the Landmarks Preservation Board will determine the application complete, and the approval process would take place at a regular Board meeting.~~

If *Alternatives 3R, 4R-A* or *4R-B* were chosen, the Horiuchi Mural would be relocated to another site within Seattle Center, and the Memorial Wall would be prominently relocated

within the Memorial Stadium site. In all Action Alternatives, the Center House would be changed to add more openings.

In the Controls and Incentives Agreements for the Center House and Horiuchi Mural, the areas that must have a Certificate of Approval from the City of Seattle*s Landmark Preservation Board prior to alteration and significant change are defined, as well as the areas where a Certificate of Approval is not required.

For the Horiuchi Mural, no Certificate of Approval is needed for in-kind maintenance or repairs or alterations to the stage. A Certificate of Approval is needed for *the entire mural and its substructure,* therefore the changes as envisioned in the proposed Master Plan would need a Certificate of Approval. Given that the changes recommended in this Master Plan leave the Mural very close to its original location and sites it in a water feature, similar to its original setting, initial conversations with the Department of Neighborhoods staff have been positive about a successful Certificate of Approval process.

The Controls and Incentives Agreement for the Center House covers both the interior and exterior and states:

1. A Certificate of Approval, issued by the City of Seattle’s Landmarks Preservation Board pursuant to Seattle Municipal Code (SMC, Ch.25.12), must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The entire exterior of the building
 - b. The interior volume and structure of the Food Court/former central drill hall
 - c. The circulation corridors on the first, second and fourth floors of the head house/north block, including the stairs and main lobby to the Food Court/former central drill hall
 - d. The interior circulation ramps on the southeast and southwest corners of the building
 - e. The interior of the Officers* Room on the second floor of the head house/north wing

2. A certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features listed in Section A.1.
 - b. Alterations to the skybridge to the Monorail station
 - c. Alterations to the addition on the southeast corner that houses the trash compactor
 - d. Alterations to the build-out on the southwest exterior that houses a vendor establishment
 - e. Alterations to the glass canopy additions on the west and south facades of the building

- f. Alterations to all interior Food Court/former central drill hall vendor facilities and existing interior improvements, including the stage, stage lighting and stage sound facilities
- g. Alterations to the elevator in the mezzanine in the Food Court/former central drill hall
- h. Alterations to the open staircase connections between the Food Court/former central drill hall floor and the Children's Museum on the first floor interior
- i. Alterations to the more recent addition of office partitions in the interior of the officers' room on the second floor of the head house/north wing

The changes proposed in this Century 21 Master Plan exceed the specific exceptions from the Certificate of Approval process noted above. However, within the Controls and Incentives Agreement, there is an implied understanding that the areas of the building where the Master Plan recommends changes; the west, south and east facades and the "food court", have been changed in the past. This is why a Certificate of Approval is not required for the additions at the southeast and southwest, the glass canopies along with west and south facades, the food court vendor facilities, stage, elevator and openings to the Children's Museum and some interior changes in the north core.

The proposed roof top restaurant is shown stepped back from the north façade, a strategy that has been successful with additions on top of other landmarked structures. This will be a more complicated process than the Horiuchi Mural, but there is a rationale for proposing the Master Plan Improvements.

Page 3-41, Section 3.6.4 Significant Unavoidable Adverse Impacts, is revised as follows:

~~The affect of the relocation(s) and renovation in each alternative would not result in any significant unavoidable adverse impact. None identified at this time.~~

Page 3-41, Section 3.6.5 Secondary and Cumulative Impacts, is revised as follows:

Loss of historical landmarks would add to cumulative loss within the region of historic or cultural landmarks; however any loss would be minimized through the Certificate of Approval Process and the Landmarks Preservation Board.

3.2.6 Transportation (Section 3.7 of the DEIS)

Several figures in Section 3.7 Transportation of the DEIS incorrectly showed the site of the Gates Foundation Campus (500 Fifth Avenue North) highlighted to depict the site, rather than the Seattle Center. The Seattle Center site is correctly depicted in Figure 2-1 Site Vicinity in this FEIS. All other information shown on the figures is correct, only the site depiction is incorrect. The incorrect figures include:

- Page 3-46, Figure 3.7-1 Site Vicinity Key Intersections – the site should be as shown depicted in Figure 2-1 Site Vicinity.

- Page 3-49, Figure 3.7-2A Existing (2007) Weekday PM Peak Hour Traffic Volumes - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-50, Figure 3.7-2B Existing (2007) Weekday PM Peak Hour Traffic Volumes - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-63, Figure 3.7-3A 2025 Baseline Weekday PM Peak Hour Traffic Volumes - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-64, Figure 3.7-3B 2025 Baseline Weekday PM Peak Hour Traffic Volumes - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-74, Figure 3.7-6A 2025 Trip Assignment – Alternative 2 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-75, Figure 3.7-6B 2025 Trip Assignment – Alternative 2 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-77, Figure 3.7-7A 2025 With Project Weekday PM Peak Hour Traffic Volumes – Alternative 2 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-78, Figure 3.7-7B 2025 With Project Weekday PM Peak Hour Traffic Volumes – Alternative 2 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-89, Figure 3.7-8A 2025 Project Trip Assignment – Alternative 3 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-90, Figure 3.7-8B 2025 Project Trip Assignment – Alternative 3 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-91, Figure 3.7-9A 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 3 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-92, Figure 3.7-9B 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 3 R - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-104, Figure 3.7-10A 2025 Project Trip Assignment – Alternative 4 R-a - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-105, Figure 3.7-10B 2025 Project Trip Assignment – Alternative 4R-a - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-106, Figure 3.7-11A 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 4R-a - the site should be as shown depicted in Figure 2-1 Site Vicinity.

- Page 3-107, Figure 3.7-11B 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 4R-a - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-118, Figure 3.7-12A 2025 Trip Assignment – Alternative 4 R-b - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-119, Figure 3.7-12B 2025 Trip Assignment – Alternative 4R-b - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-120, Figure 3.7-13A 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 4R-b - the site should be as shown depicted in Figure 2-1 Site Vicinity.
- Page 3-121, Figure 3.7-13B 2025 With-Project Weekday PM Peak Hour Traffic Volumes – Alternative 4R-b - the site should be as shown depicted in Figure 2-1 Site Vicinity.

Page 3-131, Section 3.7.6 Mitigation Measures, is revised as follows:

The impacts of the Development Alternatives summarized above could be partially mitigated with a Transportation Management Program (TMP). In addition, the City's South Lake Union Transportation Plan identifies specific intersection and corridor improvements that were determined to address the long-term vision for transportation infrastructure in South Lake Union. Therefore, the following describes potential mitigation measures that could be implemented to reduce or offset the impacts associated with the project.

Transportation Management Program

~~The City will require that an updated~~ A draft TMP has been developed for the proposed project consistent with the requirements of SDOT Director's Rule 94-3, and the City's Director's Rule 14-2002 regarding TMPs, and is included as Appendix A to this FEIS. An appropriate set of TMP goals, progressive over time, will be identified through future discussions with City of Seattle DPD and ~~Engineering~~ SDOT staff as project plans are further developed. The final TMP goals and supporting elements will be consistent with all City TMP requirements.

Page 3-132, Section 3.7.7 Potential Unavoidable Adverse Impacts, last bullet #18. 5th Avenue North/Harrison Street, is revised as follows:

- **#18. 5th Avenue North/Harrison Street** – this intersection would degrade from LOS D to E during the weekday PM peak hour with project *Alternatives 2R* and *3R*, and would degrade to LOS F with *Alternatives 4R-A* and *4R-B*. The addition of project traffic generated by the Alternatives would increase intersection traffic volumes by up to 341 (13.9 percent) (*Alternative 4R-A*) during the weekday PM peak hour. ~~Without the Alaskan Way Viaduct project, Mercer Street would continue to be one of only two~~

~~east-west roadways which connect I-5 to the neighborhoods to the east of Aurora Avenue North, so is heavily utilized. Following the completion of the funded Mercer Corridor Project, and beyond optimization of signal timing, which would not offset project impacts, further improvement options are limited, and the addition of project traffic could result in a possible unavoidable adverse impact.~~ Following the intersection improvements proposed at the 5th Avenue/Harrison Street intersection as part of the Seattle Center 5th Avenue North Garage project (documented on page 3-60 of the DEIS), which has been accounted for in the analysis of 2025 conditions without and with the Seattle Center Alternatives, additional improvements (beyond optimization of the signal timing) are limited. As such, the addition of project traffic could result in a potential unavoidable adverse impact.

3.2.7 Construction Impacts (Section 3.9 of the DEIS)

Page 3-140, Section 3.9.1 Air Quality, Mitigating Measures, is revised to be titled “Mitigation Measures”.

Page 3-142, Section 3.9.2 Noise, Mitigating Measures, is revised to be titled “Mitigation Measures”.

Page 3-143, a new Section 3.9.3 Recreation is added as follows. Section 3.9.3 Transportation is renumbered as 3.9.4.

Alternatives 4R-A and 4R-B

During the demolition of the lower portion of Pavilion A, all of Pavilion B and Blue Spruce, the new skatepark would need to be temporarily removed for the duration of the construction period.

Mitigation Measures

Following construction, the skatepark would be rebuilt in the same location.

Page 3-143, Section 3.9.3 Transportation, Mitigating Measures, is revised to be titled “Mitigation Measures”.

3.2.8 Appendix B-4 Parking Calculation Worksheets

Seattle Center Parking Supply

The total of the second column for the existing number of spaces should be “3561” in place of “3516”.

3.2.9 New Appendix C Greenhouse Gas Emission Worksheets

An estimate of potential greenhouse gas emissions for each of the Alternatives is added as Appendix C to this FEIS.

4.0 Comment Letters, Hearing Comments, and Responses to Comments on the Draft EIS

4.1 Written Comments Received

Washington Department of Ecology:

Cherie Gritsch

City of Seattle: Department of Planning and Development, Michael Dorcy
Department of Planning and Development, Tom Hauger and Gordon Clowers

Seattle Center Resident Tenants and Organizations:

Book-it Repertory Theatre
Charlotte Tiencken
Northwest Folklife Festival
Mea Fischelis
One Reel
Norm Langill and Sheila Hughes
Seattle's Children's Museum
Peter Bocek
Theatre Puget Sound
Anonymous – 3 comment cards
Terrence Boyd
Mo Brady
Gabe Franken
Dana Keller
Kris Keppeler
Trish Lopez
David Natale
Kasey Nusbickel
Beth Raas
Karen Skrinde
Evan Tucker
Diane Wilson-simon

Other Groups: Uptown Alliance
Magnolia/Queen Anne District Council
Carol Burton
John Coney
Jane Couchman
UNITE HERE! Local 8 (Hotel and Restaurant Employees Union)

Stefan Moritz

Individuals: Anonymous – 2 comment cards
Kelly Charlton
Jeffrey Cook
Guy Gallipeau and Bob Hegamin
Reilly Hall
Whitney Hines
Janis Linn
Dr. Milton Snyder
John Torrance
Anne Whitacre

4.2 Oral Comments Received at January 24, 2008 Public Hearing

Seattle Center Resident Tenants and Organizations:

Northwest Folklife Festival
Mea Fischelis
One Reel
Norm Langill
Seattle Shakespeare Company
David Allais
Theatre Puget Sound
Alan Fitzpatrick
Aaron Levin
Michelle Lewis
Ben Rapson

Other Groups: Magnolia/Queen Anne District Council
John Coney
UNITE HERE! Local 8 (Hotel and Restaurant Employees Union
Stefan Moritz

Individuals: Kelly Charlton
Jane Couchman
Riley Hall
Judy Hurley
Janis Linn
Ted Munneke
Tyler Potts
Marcus Sharpe
Paul Steinbacker

4.3 Responses to Common Issues

A number of comments were received on ten specific issues. To provide a more detailed response to those comments or concerns, the following responses are provided.

4.3.1 Theatre Puget Sound

In 1999 Seattle Center recognized the significant need for affordable rehearsal space and approached TPS to partner with Seattle Center in providing the arts community with below market rate rehearsal rooms. A number of spaces were made available and the Seattle Center entered into an agreement with TPS to handle the day-to-day management of the program and share in the revenues. Seattle Center has felt that the program has been extremely successful in meeting the need of the small arts community. Seattle Center recognizes the need for affordable spaces in support of the arts. The new master plan continues to provide space for rehearsal and performance of the wide range of arts activities that are currently being served.

The description of proposed changes to the Center House included the elimination or conversion of the space used by Theatre Puget Sound (TPS), on the fourth floor of the Center House. TPS, Book-It Repertory Theatre and the Seattle Shakespeare Company currently utilize 25,170 gross square feet on the 1st floor of Center House and another 21,512 gross square feet on the fourth floor. The Master Plan envisions redevelopment opportunities for Center House's anchor tenants (the not-for-profit organizations that provide the core users of the facility) to increased their visibility and programming. The Master Plan consolidates theater tenants on the first floor in approximately 78,390 gross square feet of space, which is a 31,708 square foot increase.

4.3.2 Transportation Management Plan

A revised Transportation Management Plan has been drafted and is attached to this FEIS as Appendix A.

4.3.3 Inclusion of Resident Organizations and Festival Planners in Design Process

The Seattle Center will continue to include the resident organizations and festival planners in the design process for (re)development projects where they are stakeholders. They will receive early notice of individual projects and be included in a stakeholders group that will meet throughout the design process at key milestones to provide detailed input and review. In addition, they will continue to meet with Seattle Center Executive Staff at quarterly Resident Director meetings to discuss broader issues and concerns.

4.3.4 Memorial Stadium

The removal of the Memorial Stadium would be subject to the historic landmark nomination process. If the landmark status nomination is approved, Seattle Center would then need to go

through a Certificate of Approval process and get a Controls and Incentive Agreement adopted by City Council prior to removal of the stadium and the Memorial Wall. The Memorial Wall would be prominently relocated to another location within the Memorial Stadium site.

4.4 Response to Written Comments Received

4.4.1 Agency Comments

"Gritsch, Cherie (ECY)" CGRI461@ECY.WA.GOV 1/4/2008 2:07 PM

Joan,

Can you send me a copy of the DEIS for Seattle Center Century 21 Master Plan. One was sent to Headquarters in Lacey but I also need one at the Northwest Regional Office in Bellevue. Thank you.

Chérie Gritsch
SEPA Contact
Dept. of Ecology
3190 160th Ave SE
Bellevue, WA 98008
425-649-7043

A-1 (A copy of the DEIS was sent to Ecology's Northwest Regional Office as requested.)

Date: February 4, 2008

From: Michael Dorcy
Senior Land Use Planner
Department of Planning and Development
(Incorporating remarks from John Shaw and Kristain Kofoed, DPD)

Comments on pp. 3-16, ff., 3.3 Land Use

1) Typically, urban center and neighborhood plans are cited and any applicable provisions discussed. The statement was made that Seattle Center was within an Urban Center "overlay," but there is no discussion of implications from the Uptown Urban Center plan.

A-2 See discussion on consistency with Urban Village Element of the Seattle Comprehensive Plan that has been added to Section 3.3 Land Use, page 3-17.

2) Neither visual quality nor height, bulk and scale were scoped and reviewed. Will the Design Commission be reviewing those issues as part of their review of aesthetics?

A-3 As a City of Seattle project, all design changes must be approved by the Seattle

Design Commission. The Design Commission will evaluate the height, bulk and scale of proposed projects on the Seattle Center Campus and the visual appearance of these projects as they are designed.

3) (3.3.2 and 3.3.3) It would appear that the perimeter streets around the Seattle Center are *designated scenic routes* under SEPA 25.05.675, Exhibit 1 or 2. Views of historic landmarks are also protected. Since the Memorial Stadium is expected to go through the landmark process, should not mention be made of possible impacts to views of either the scenic routes or historic landmarks?

A-4 **SMC 25.05.675 Specific environmental policies**, P.1.d provides: *“Authority provided through the Landmarks Preservation Ordinance is intended to preserve sites and structures which reflect significant elements of the City’s historic heritage and to designate and regulate such sites and structures as historic landmarks.”* As your comment noted, the Memorial Stadium is expected to go through the landmark process which will determine if any of the elements of the stadium other than the Memorial Wall, need to be retained.

Comments on Transportation Chapter

Pages 3-63 and 3-64: On figures 3.7-3A and 3.7-3B (and similar figures), why is the parcel east of Seattle Center highlighted, rather than Seattle Center itself?

A-5 The base figures used for a number of figures in Section 3.7 of the DEIS incorrectly highlighted the Gates Foundation campus property as the “site” instead of the correct depiction as shown in Figure 1-1 of the DEIS. A correction has been made to Section 3.7 in this FEIS which states: *“Several figures in Section 3.7 Transportation of the DEIS incorrectly showed the site of the Gates Foundation Campus (500 Fifth Avenue North) highlighted to depict the site, rather than the Seattle Center. The Seattle Center site is correctly depicted in Figure 2-1 Site Vicinity in this FEIS. All other information shown on the figures is correct, only the site depiction is incorrect. The incorrect figures include: (followed by a listing of the figures that were incorrect)”*

Page 3-115: The parking demand for Alternative 4R-A is identified as 3,390 vehicles. With a total of 3,894 spaces proposed, the on-site utilization rate would be about 87%. It is not clear how this is consistent with the statement in the text that, under this alternative, Seattle Center parking is expected to continue to be utilized at a 60% occupancy level. (This comment also applies to the comparison of parking demand and supply for other alternatives.)

A-6 The parking demand estimate for Alternative 4R-A of 3,390 vehicles represents peak design day conditions. This results in a peak design day utilization rate for the proposed on-site parking supply of approximately 87%. The design day approach (documented on page 3-44 of the DEIS) accounts for parking conditions that could occur under high transportation demand levels. In reality, varying levels of attendance and associated parking demand are anticipated to occur due to the mix of events, which may be programmed on any given day. These varying levels of parking demand are accounted for in the parking demand section. When major events are scheduled,

parking demand is anticipated to reach close to 100 percent; however this is anticipated to continue to occur infrequently. Likewise, on a typical weekday, with a typical schedule, parking utilization of approximately 60 percent is anticipated, consistent with existing conditions.

Page 3-131: The discussion of mitigation measures notes that transportation impacts of the development alternatives could be mitigated, in part, with both a transportation management program and the intersection and corridor improvements identified in the South Lake Union Transportation Study. Updating the Seattle Center TMP is briefly discussed, but no further information is provided about the South Lake Union study improvements. Please provide additional information about these improvements, and note that the transportation impacts of the Center's development alternatives could be mitigated, in part, through implementation of these improvements.

A-7 The City of Seattle has identified a package of transportation improvements for the South Lake Union neighborhood. The improvements have been documented in the South Lake Union Transportation Plan with the goal of improving Seattle's transportation problems, including the "Mercer mess." The Plan has been conceived with broad support from a diverse group of neighborhood, business and community representatives. The goals of the Transportation Plan are to reconnect a growing neighborhood to the City, untangle streets that create barriers in the middle of Seattle, improve mobility for people in Queen Anne, Capitol Hill, Eastlake and surrounding neighborhoods that use this corridor, promote transit, walking, and biking, and enhance a smooth flow of freight and people through the corridor.

Although the improvements are being evaluated as part of a package, the specific components identified as part of the overall transportation package will be implemented on an individual basis.

The improvements call for the conversion of Mercer Street from one-way to two-way operations to the east of Dexter Avenue N, with the provision of three travel lanes in each direction, additional turn lanes at intersections, and a new traffic signal at the 8th Avenue N/ Mercer Street intersection. To enable this to occur, Valley Street would be narrowed to a three-lane section with bike lanes. These changes would reduce regional traffic on Valley Street while focusing traffic to/from I-5 onto Mercer Street. In addition, both 9th Avenue N and Westlake Avenue N would be converted to two-way operations between Roy/Valley Streets to the north and Denny Way to the south to accommodate the Seattle Streetcar. Other roadway changes are also being considered to Thomas Street, Harrison Street, and 6th Avenue N to improve local access and circulation, and to Fairview Avenue N to improve transit progression, speed and reliability. In addition to the roadway changes, as many as ten intersections are being considered for signalization.

Various improvements are also being considered for non-motorized and transit facilities, with the provision of additional bicycle lanes and improvements to pedestrian and transit facilities. Transit improvements would include new bus routes, increased frequency on existing routes, and the provision of Transit Signal Priority on Fairview Avenue N to reduce delays for buses. The new Seattle Streetcar, which began service

in December 2007, operates along Westlake and Terry Avenues N, which have been converted to two-way and one-way operations, respectively.

Non-motorized improvements would include the construction of wider sidewalks with curb bulbs and additional crossing locations, and an enhanced pedestrian connection across I-5 on Denny Way. In addition, bike lanes, paths and routes would be created throughout the South Lake Union Neighborhood. Terry Avenue N is to be modified to accommodate and emphasize pedestrian use.

The transportation impacts of the Seattle Center Alternatives documented in the DEIS are expected to, in part, be mitigated through implementation of the improvements identified in the South Lake Union Transportation plan.

Page 3-132: The discussion of potential mitigation at 5th Avenue/Harrison Street cites heavy utilization of Mercer Street as a constraint to mitigation; it is not clear how this limits mitigation at 5th/Harrison.

A-8 This section incorrectly referred to Mercer Street rather than the Broad Street/Harrison Street crossing of Aurora Avenue. Following the intersection improvements proposed at the 5th Avenue/Harrison Street intersection as part of the Seattle Center 5th Avenue North Garage project (documented on page 3-60 of the DEIS), which has been accounted for in the analysis of 2025 conditions without and with the Seattle Center Alternatives, additional improvements (beyond optimization of the signal timing) are limited. As such, the addition of project traffic could result in a potential unavoidable adverse impact.



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM -- January 30th, 2008

To: Joan Rosenstock

**From: Tom Hauger
Gordon Clowers**

Re: Comments on the Draft Environmental Impact Statement (DEIS) for the Seattle Center Master Plan

Thank you for the opportunity to comment on this DEIS, published January 3rd, 2008. DPD appreciates the master planning efforts and the level of analysis provided in this DEIS. In

general, it is a well-written and thorough analysis of the alternatives. We offer the following comments as suggestions to enhance the document's overall coverage of impact topics.

Description of Alternatives

1. In Chapter 2, under the Alternative 3R and Alternative 4R-B scenarios, it is somewhat unclear what if anything would occur at the Mercer Garage site except that the garage would be demolished. Is there an anticipated future structure or an interim use that should be described for these alternatives?

A-9 If Alternatives 3R or 4R-B were selected for implementation, a new underground garage would be constructed at the Memorial Stadium site. This new garage would replace the parking spaces in the Mercer Garage and the Mercer Garage would be demolished. The land would then likely be sold or ground leased by the City for private development consistent with the site's zoning and the Neighborhood and Citywide Comprehensive Plans. At this time, there is no anticipated future structure or proposed interim use.

2. The master plan alternatives include consideration of possible Key Arena improvements in at least one alternative. Please consider whether additional information can be provided that would characterize impacts of a potential renovation project at this location. If reasonable conclusions can be made and added to this EIS, that could result in less need for future environmental review should this project materialize.

A-10 There are no specific plans yet for the renovation. Those impacts that can be foreseen at this time, such as potential construction impacts found in Section 3.9, are included in the DEIS

Noise

3. For the Noise impacts discussion (see Table 3.2-8), it is noted that some of the alternatives generate increases in noise levels for the Bumbershoot concert scenarios but some of the highlighted "exceeding" conditions for Alternatives 1 and 2R show no actual difference in the dBA predictions. For the scenarios showing no dBA differences, did the modeling indicate slight increases that were less than 1 dBA or "no difference" due to the nature of the alternatives? If there is no difference indicated, perhaps these scenarios should be described as having "no impact."

A-11 Those scenarios showed no increases in noise levels; therefore there are no new impacts of the Build Alternatives.

4. Related to comment #3 above, please review the written discussion on pages 3-12 through 3-14 and provide edits if warranted to accurately represent the modeling results. Also, review this discussion to see if further edits would help expand on and clarify whether significant adverse noise impacts are expected or not, and whether noise mitigation measures are justified. As written, it is somewhat unclear whether future noise conditions at the residential-oriented locations (AL1, 2, 3 and 6) under the Bumbershoot concert scenario would generate significant adverse impacts that warrant mitigation measures. If

physical design of the proposed facilities could actually prevent such noise impacts from occurring, perhaps this should be assumed as a baseline part of the alternatives with a corresponding adjustment made in the findings of Table 3.2-8.

A-12 Section 3.2.2 Impacts have been revised to reflect the comment. See revised text included in Section 3.2.1 of this FEIS.

5. Similar to comment #4 above, the organization of the Noise impact discussion may need improvement to better clarify the nature of the receiver at the various locations, whether there are differences in the applicable noise limit levels, and what relationship, if any, traffic sound levels play in overall conditions. For example, the “residential” nature of locations AL 1, 2, 3 and 6 are identified in the last full paragraph on page 3-12, but then AL 5 is later also described as residential, along with more detail on AL 1 and 3. As a general observation, location AL 5 appears to have a slightly more urban character than the Queen Anne locations and is located within the Downtown Urban Center.

A-13 Section 3.2.2 Impacts have been revised to reflect the comment. See revised text included in Section 3.2.1 of this FEIS.

Land Use

6. Please note (on page 3-16) that Seattle Center is not bordered by the Interbay neighborhood to the west. It would be more accurate to indicate the site’s neighborhood as the Uptown Queen Anne neighborhood.

A-14 The text of the EIS has been revised as suggested. See Section 3.3, revision to page 3-16.

7. Also on page 3-16, the “Urban Center” designation is a Comprehensive Plan designation and not a zoning overlay.

A-15 The text on page 3-16, fourth paragraph, has been revised to read, “The Seattle Center is located within the area designated as Uptown Urban Center on the City’s Future Land Use Map”.

8. The existing land use discussion could be augmented by adding more descriptive information about the relative location of Seattle Center and the land use character in a more reader-friendly fashion. This could include a description of the mixed multifamily and single-family residential character of the nearby slope of Queen Anne Hill. It could also identify Seattle Center as being located near the northern boundary of the Downtown Urban Center at Denny Way. It could also describe the relative proximity of the Uptown commercial district to the northwest corner of Seattle Center and that area’s relative benefit in restaurant patronage from Center events but also the high activity levels that sometimes affect accessibility to that district.

- A-16** See revisions to Land Use section included in Section 3.2.2 of this FEIS. Your suggestions have been incorporated.
9. The current zoning and Comprehensive Plan designation section appears to omit description of the Urban Center Comprehensive Plan designation. Similar to comment #8 above, this discussion also is overly brief. Instead of a description of the NC3 zone's purpose, this discussion could provide a somewhat expanded discussion that describes the variety and transitions in the zoning patterns near the Center. This additional context could help explain how Seattle Center's zoning fits in its surroundings. Also, the discussion should indicate whether the variety of current uses at Seattle Center are permitted uses in an NC3 zone, and whether that zoning generally meets the needs of the Center or whether there are identified non-conforming uses or perceived inadequacies in the NC3 zone designation at Seattle Center.
- A-17** See discussion on consistency with Urban Village Element of the Seattle Comprehensive Plan that has been added to Section 3.3 Land Use, page 3-17. The second to the last paragraph on page 3-17 of the Draft EIS notes that the land use improvements under all the Build Alternatives would be permitted NC3 uses that are consistent with current zoning.
10. By considering the additional types of requested land use information in comments #8 and #9 above, the Land Use impacts section could be expanded to provide additional information relating future Seattle Center uses to the surrounding land use pattern. This might include more detail where proposed future uses would occur near the edges of the Center, such as at the Mercer Garage location.
- A-18** The future development of the Mercer Garage site, should the existing garage be developed, is speculative at this time and is not part of this environmental analysis.

Light and Glare

11. We question the observation on page 3-28 that "the area in general is [a] sea of light."
- A-19** Your comment is noted. The area is highly developed and extensively lit at night.
12. We are uncertain about the phrasing of conclusions in the second paragraph of page 3-29 and how they relate to the following text. Also, with respect to the introduction to Mitigation Measures on page 3-30, it is somewhat unclear whether this section proposes mitigation measures because significant adverse impacts are identified.
- A-20** The conclusion that "None of the Alternatives would increase the glow of the sky in the metropolitan area" is based on the fact that either existing lighting would remain the same (in the case of the No Action Alternative), or would be improved through the use of new shielded or cutoff-type lighting fixtures.

As the introduction to the Mitigation Measures states, the available measures to mitigate light and glare impacts have been incorporated into the design of the lighting

system. These measures are intended to ensure that no significant adverse impacts would occur.

Historic and Cultural

13. At the bottom of page 3-38, please correct the “revolving restaurant” reference. This reference date apparently refers to the mezzanine banquet facilities that were added to the lower portions of the Space Needle. The revolving restaurant is located at the top of the Space Needle and has been existence at least since the 1970s and possibly since 1962.

A-21 The text on page 3-38 has been revised to read: “The ~~“revolving restaurant”~~ skyline-level (100 ft) banquet space on the tower ~~opened~~ was added in May, 1982.”

14. Regarding the Significant Unavoidable Adverse Impacts section, we would recommend a simple statement such as “none are identified at this time” for improved clarity. Similarly, please revise and clarify the indication of secondary and cumulative impacts. The current text is unclear about whether loss of landmarks would occur or not, and the Certificate of Approval Process and Landmarks Preservation Board would not necessarily guarantee “minimization” of loss. A minimized loss would be zero loss of landmarks.

A-22 The text in Section 3.6.4 Significant Unavoidable Adverse Impacts has been revised as suggested. Your comments relative to the Secondary and Cumulative Impacts are noted. No existing designated landmarks will be lost, however the Memorial Stadium has not yet gone through the Landmark process (as described on page 3-40 of the Draft EIS).

Transportation

15. The Transportation analysis appears to be well-done and accurate. However, as presented in the DEIS it is very lengthy, discouraging meaningful and understandable review by the reader. Consider whether a summarized section can be provided for the Final EIS, while relying on the Transportation section in an appendix.

A-23 Your comments are noted. This document is in the form of a Condensed Final Environmental Impact Statement (FEIS). It incorporates the DEIS by reference and avoids repetition of the detailed material provided in the DEIS. As such, we are not proposing at this time to reprint the Transportation section of the DEIS.

Once again, we appreciate the opportunity to comment on this DEIS and look forward to the completion of this study and the master plan process.

A-24 Thank you for your comments.

4.4.2 Seattle Center Resident Tenants and Organizations

>>> "Charlotte Tiencken" <charlotte@book-it.org> 1/3/2008 10:53 AM >>>

Hello Denise- thank you for sending out this information- as the new Managing Director of Book-It Repertory Theatre, I am looking forward to working with all of the resident tenants in the Center House and with other members of the Seattle Center Community. I wanted to point out to you, Joan and members of the committee that Book-It Repertory Theatre is not listed at the end of this document as one of the resident tenants at the Center House. Is there any way that we can be added to this document as soon as possible? Thanks so much and I will see you at the next resident directors meeting on January 16.

Charlotte M. Tiencken
Managing Director
Book-It Repertory Theatre
305 Harrison Street
Seattle, WA 98109
charlotte@book-it.org
www.book-it.org
206-216-0877, ext. 105

SCRTO – 1 Book-It Repertory Theatre has been added to the list of Seattle Center resident tenants. See Appendix B to this FEIS.

February 4, 2008

Joan Rosenstock
Seattle Center
305 Harrison Street
Seattle, Washington 98109

Dear Joan,

We are submitting comments on the Draft Environmental Impact Statement (DEIS) for the Seattle Center Century 21 Master Plan on behalf of Northwest Folklife.

Seattle Center's vision is to be one of the nation's best gathering places hosting cultural and educational organizations, sports teams, festivals, community programs and entertainment facilities. It is a vision that brings the community together to honor the rich and varied landscape of Seattle.

Northwest Folklife, one of the resident festivals and organizations, shares many of the same goals as Seattle Center.

After reviewing the DEIS we have several questions and comments. Several of our questions and comments are the same for each of the plans.

Fun Forest

At the end of 2009 the Fun Forest will be vacating the two areas just east of the Center House and east of the Mural Amphitheatre.

1. What will happen to the Fun Forest Pavilion if the no option plan is adopted? Will the events including the major festivals have access to the building?

SCRTO – 2 Various temporary uses are being evaluated for the Pavilion, but no decision has been made yet.

2. It is important that these areas be part of the cohesive design for the entire center.

SCRTO – 3 Your comment has been noted.

3. During the construction phases of the Century 21 plan will these areas be available to major festivals and other events to help mitigate the losses?

SCRTO – 4 Construction staging and mitigation of potential loss of space to the festivals during construction will depend on each project's timing and its relationship to the timing and construction impacts of other projects. Use of Seattle Center spaces by the festivals will also be dependent on the current use of each space (e.g. the current Fun Forest) at the time construction impacts may occur.

4. We believe the final design needs to allow for many different types of users. Will the spaces incorporate electrical and water hook ups? Will there be hardscape and a large enough area where large vehicles can be parked or large structures be placed?

SCRTO – 5 The final space designs will allow for many different types of users and will incorporate electrical and water hookups where appropriate. The location of hardscape for the placement of temporary structures and/or parking will be considered in final design. The festivals will be included in the design process for all major (re)development projects included in the Master Plan.

Bagley Roadway

5. What is going to happen when Second Avenue between Republican and Mercer Street is reconfigured?

SCRTO – 6 The Theatre District Plan was incorporated into the Seattle Center Master Plan in 2000 and includes the portion of area between the Bagley Wright Theatre and the Intiman Playhouse is "The Theatre Commons". The concept design converts the asphalt service drive and small parking lot into green open space while maintaining the service access that is essential to Seattle Center and Festival operations. See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

6. Will the Festivals be included in the redesign process?

SCRTO – 7 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

7. This area is a revenue source for the major Festivals. Will the redesign create an entry way to the grounds while maintaining the same revenue generating capacity for the major events?

SCRTO – 8 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

8. Also it is an important pathway for large trucks. Will that be maintained?

SCRTO – 9 The 2nd Ave corridor will continue to serve as a fire lane to access the campus from mercer Street. As a result, a 20 foot wide paved access will be maintained. Service access to loading docks for both SRT and Intiman will also be maintained. Access for commercial/show/festival deliveries will be carefully planned and provided for in the design process.

Center House

It is important that Center House be renovated to help unite the campus but it is also key that the Center House, being the focal point of the campus, supports the vision of Seattle Center.

1. Will the new design support the arts community by providing multiple spaces for major festivals as well as smaller arts and theatre organizations?

SCRTO – 10 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will the redesign upgrade the infrastructure needed to support major events at Seattle Center including but not limited to command center space, state of the art technology and communications systems?

SCRTO – 11 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Will there be multiple performing spaces to be used by Festivals? Will a dance floor remain?

SCRTO – 12 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. Yes, the Master Plan envisions a dance floor, and the current performance spaces will increase/improve from the existing Center House Theater on the 1st floor and the 2nd floor stage, to a black box theater and a new 300-seat theater on the 1st floor, plus an improved stage with tiered seating between the 1st and 2nd floors.

4. Will the resident organizations have input into the final designs of the Center House?

SCRTO – 13 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

5. Will acoustics be considered in the design of any performing spaces?

SCRTO – 14 Yes, acoustics will be considered in the design process.

The Mural Amphitheatre

Northwest Folklife wants to see the Mural Amphitheatre maintained. It is important programmatically to our organization and it helps the Center meet its vision of supporting community groups and being a gathering place. The Mural Amphitheater allows major festivals to present varied programming with minimal sound bleed. The Center will be host to several different events simultaneously bringing different communities to the area. There are a few things that we feel should be considered when redesigning this space.

1. Covered back stage area with restrooms should be maintained.

SCRTO – 15 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will the Center look at different surface options for the stage to increase the versatility of programming? Having a danceable surface could increase the usability of the stage.

SCRTO – 16 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Can a permanent canopy with lights be installed?

SCRTO – 17 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

4. Easy vehicle access to the back stage area would make that area much easier to use during a large event or during multiple events

SCRTO – 18 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

5. Can a hardscape area be created so that sponsor activity or other booths be placed in the area without having to use the grass?

SCRTO – 19 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Memorial Stadium:

Northwest Folklife supports the acquisition of Memorial Stadium but has some concerns about the usability of the space and the impact it may have on the other areas of the grounds.

1. Is it a priority to make this venue inexpensive to use?

SCRTO – 20 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Is Seattle Center going to install a surface that does not have to be covered? If not, is Seattle Center going to provide the necessary materials to cover the surface? Will Seattle Center make it available for the Festivals to use at installation costs only?

SCRTO – 21 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. The Preferred Alternative envisions a stadium with a turf field that can be used by the School District during the school year. From mid May – early September, the field would be covered and usable for concerts, festivals and other events.

3. Will Seattle Center create a backstage area that can support the needs to performing artists? This would include restrooms and a large enough space for dressing rooms.

SCRTO – 22 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

4. Will there be vehicle access to the backstage?

SCRTO – 23 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

5. Can a hardscape area be created so that sponsor activity or other booths be placed in the area without having to use the grass?

SCRTO – 24 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

6. What will happen to the Covered Walkway? Will there be enough hardscape for booths to be placed in that area?

SCRTO – 25 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

7. With the area being reconfigured will there be any structures to help with the sound bleed that will occur between the Stadium and the Fountain Lawn?

SCRTO – 26 See Common Response 4.3.4 Internal Noise During Outdoor Events.

8. If the 1700 underground parking lot is created would the oversized vehicle parking be accessible to Festivals and other events for production activities?

SCRTO – 27 Yes, a portion of the underground garage would be designed for both large trucks and transit.

9. If this parking is not created is there a plan to deal with the oversized parking needs of the public and the production of the major festivals and events that happen on campus?

SCRTO – 28 The Mercer Garage would be maintained if the new underground parking garage were not constructed.

10. If the underground activity center is created will the rooftop be stronger to bear significant load such as semi-trucks, staging etc.

SCRTO – 29 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Mercer Garage

1. Will the same types of vehicles that currently use the Mercer Garage be able to use the new parking structure proposed in the plan?

SCRTO – 30 Yes.

KeyArena

1. Are there any plans for redesigning the Key Arena if the NBA does not use this facility as a venue?

SCRTO – 31 Not at this time.

2. The redesign of the Key Arena should be in line with the redesign of the rest of the campus. It should not look segmented but look integrated.

SCRTO – 32 Your comments are noted.

3. Will any changes be made to make this venue more cost effective to use?

SCRTO – 33 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

August Wilson Way

1. This roadway could help unite the campus.

SCRTO – 34 Your comments are noted.

2. Will this road support areas for vendor and sponsor booths?

SCRTO – 35 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Narrow Building

1. For this building to be useable by the major festivals and other events on campus the at grade space needs to be able to be part of the event. Will that be possible?

SCRTO – 36 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will the major Festivals be included in the design of this building?

SCRTO – 37 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Below grade exhibition hall

1. Will this building be available for use during the major festivals?

SCRTO – 38 Yes.

2. Will the building be flexible in its design to accommodate different users?

SCRTO – 39 That is the intent. See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Will the building be inexpensive and easy to use?

SCRTO – 40 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

4. Will the resident organizations be part of the design process?

SCRTO – 41 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Northwest Rooms

The Northwest Rooms provides a large amount of indoor programming space which allows Northwest Folklife to diversify its programming. Any loss of square footage would be detrimental to our Festival.

SCRTO – 42 Your comments and concerns over the loss of the Northwest Rooms has been noted.

1. Will the same square footage be maintained in any replacement buildings?

SCRTO – 43 The Master Plan calls for similar square footage for meeting rooms.

2. Will the at grade space be available to festivals and events?

SCRTO – 44 Yes.

3. This area provides a respite from the surrounding air and noise pollution. Taking down the west structures and not replacing them will no longer block the air and noise pollution. Will that be mitigated in some way?

SCRTO – 45 Alternatives 3R and 4R (both A and B) include the removal of the Northwest Rooms, and the replacement with new structures. In the Alternative 4R options, the building would be larger and would serve as a larger buffer from air and noise pollution from surrounding streets.

4. This area can be more connected to the surrounding neighborhood while maintaining a peaceful place to relax.

SCRTO – 46 Your comments are noted.

5. Will acoustics be considered in the design of these indoor spaces?

SCRTO – 47 Yes.

South of KeyArena Redevelopment

Folklife offices and storage areas are currently located in the Blue Spruce.

1. If and When the Blue Spruce is torn down are replacement spaces being found for the current tenants of the Blue Spruce?

SCRTO – 48 Possible replacement spaces for tenants of the Blue Spruce could occur at Center House or the August Wilson Way Building. The Seattle Center Transportation Office will be moving to the new 5th Avenue parking garage in the summer of 2008.

New Outdoor Activity Area and Skatepark

1. Will the major Festivals be included in the design process of this area?

SCRTO – 49 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will the Skatepark be available for use during Festivals?

SCRTO – 50 The Skatepark is being designed with permanent skating surfaces. The skatepark is being designed for implementation separately from the Master Plan process. A separate SEPA process was conducted and operational issues for festival use are currently being resolved in a separate process with the festival sponsors.

NASA, Park Place and West Court Buildings

In the redesign of these buildings, will the vehicle access to the NW court be maintained?

SCRTO – 51 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

NW Crafts Center

1. A smaller building would help unite the campus while providing some noise mitigation during large events.

SCRTO – 52 Your comments are noted.

Exhibition Space adjacent to the Key Arena

Currently the major festivals and events use the Seattle Center Pavilions as behind the scene production and hospitality spaces. The current configuration of these spaces makes it possible to produce events at Seattle Center.

1. Will the spaces be redesigned to allow for different uses of the rooms including production activities?

SCRTO – 53 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will there be infrastructure upgrades included in the redesign such as state of the art communications technology, electrical and water hook-ups and kitchen amenities?

SCRTO – 54 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Will the at-grade rooms open out to the courtyard making it possible to have continuous activity inside and out?

SCRTO – 55 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

4. When the new skate park is placed on this site in 2009 how will that effect the possible configurations of the L-shaped building and exhibition hall?

SCRTO – 56 Construction of a new exhibition hall south of KeyArena would require the demolition of the Skatepark and then replacing it on top of a portion of the new exhibition hall.

Thanking you for allowing Northwest Folklife to participate in this process.

Sincerely,

Mea Fischelis
Director of Operations

Robert Townsend
Executive Director

cc: Robert Nellams
Director
Seattle Center



February 4th, 2008

Dear Members of Seattle Center and Century 21 Committee,

As the largest cultural non-profit organization in Washington and stewards of the largest annual event at Seattle Center, One Reel has been privileged to be part of the Center's history for more than thirty years. Thank you for considering our recommendations as you shape a plan for the next re-imagining of this beautiful urban gathering place.

In that effort, we offer these six key points that inform and underlie all of our specific responses to the DEIS. We feel that each of these is a crucial guiding tenet in the consideration of any comprehensive plan for a Seattle Center that serves this city and region's needs for the next generation.

1. Great content makes great buildings: any future Seattle Center will be as vital and dynamic as the cultural and civic content it attracts and nurtures. A Master Vision for Seattle Center's content should inform any Master Plan for Development, and consider the profound cultural impact that the Gates Foundation will have on the area.
2. Dense urban landscapes like downtown Seattle need open spaces, where citizens can celebrate, recreate, gather, contemplate, or create new events
3. The future use of KeyArena, the largest single footprint of the Center, should be known and considered in any comprehensive Master Plan.
4. A successful vision for Memorial Stadium must have a coherent guiding vision for its use, a commitment to a beautiful design, and the capability of holding 20,000 people with excellent stage sightlines.
5. Creating spaces that are versatile, beautiful and affordable to operate will serve the next generation of citizens.
6. Creating a true Theater District will bring activity, identity and excitement to the Seattle Center; we believe a Master Plan that includes a long-term home for Teatro ZinZanni on Mercer Street will foster that dream.

We thank you for the opportunity to share these guiding tenets, and urge you to consider the redevelopment of Seattle Center in the largest cultural context. A

re-imagining of Seattle Center offers a unique urban opportunity to engage in a broader conversation about the kind of city we aspire to be and the kind of experiences our citizens are hungry for. A plan based on a culturally rich and unified vision will result in a brilliant resource and gathering place in this city for the next generation.

Sincerely,



Norm Langill
President



Sheila Hughes
Chief Operating Officer

February 4th, 2008

Seattle Center
ATTN: Joan Rosenstock
305 Harrison Street
Seattle, Washington 98109

Dear Joan,

On behalf of One Reel, the Northwest's largest non-profit arts organization, we offer the enclosed comments regarding the Draft Environmental Impact Statement (DEIS) dated January 3rd, 2008 for the Seattle Center Century 21 Master Plan.

One Reel proposes these recommendations for consideration in any and all designs or redevelopment plans for the Seattle Center. We believe these to be key to the future success of Bumbershoot, Teatro ZinZanni and fulfilling the Seattle Center legacy as "The Nation's Best Gathering Place".

- 1) Honor the legacy and original intention of Seattle Center as a gathering place in every design considered, not just within existing resident organizations but as a large open space in which to gather, create outdoor installations, and become a dynamic and vital urban heart for the city and its citizens. Vistas and usable lawn space provide a feeling of accessibility, transparency and create opportunities for events, spectacles and other civic moments that are simply not possible in the current configuration of buildings and landscaping.

SCRTO – 57 Your comments are noted.

- 2) Consider the design visions after use of the KeyArena as a sports facility becomes more clear, and once learned to use that information to analyze design options, sports commitments, and potential best uses for this building. This area represents the largest footprint of the Seattle Center and any campus-wide plan should consider it first and most significantly.

SCRTO – 58 At this time, the KeyArena is continuing to be used as a sports and performance venue.

- 3) Spend time and money on redevelopment that saves money down the road, focusing on affordability and simplicity of operation for users in all venue development. Design spaces to reduce costs of facility protection, labor and utilities as well as maximizing outdoor vending, display and interactive activities. Incorporate large (100' by 150') plaza spaces which will accommodate usage currently not viable due to weight limit and landscape protection restrictions.

SCRTO – 59 Your comments are noted and will be considered in final designs.

- 4) Support long term festival use by maintaining or increasing the quantity and diversity of indoor and outdoor programming space available for use. A 20,000 patron capacity concert site with excellent stage sightlines must be included.

SCRTO – 60 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

- 5) Create a long-term solution for Teatro ZinZanni to remain at its current site in the Center's Theatre District.

SCRTO – 61 The proposed Master Plan does not address properties on the north side of Mercer Street. The Seattle Center does not own or operate the Teatro ZinZanni site.

Response to Alternative 1: No Action

One Reel understands that the no action alternative will include facility changes covered under previously approved master plans or are currently under consideration with or without a new master plan. We have concerns with the following elements:

1. Once the Fun Forest fixtures and equipment are removed in late 2009 the open area should be usable as programming and or back of house production space for festival use. Will the Fun Forest area be used to mitigate impacts from construction to festivals?

SCRTO – 62 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. If and when the Bagley Roadway is re-configured, as part of the Theatre Commons Project, the new design must not negatively impact uses of the major festivals. This area is the primary entry gate for Bumbershoot and supports several revenue generating booths and displays. Will the new design improve these festival uses?

SCRTO – 63 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. The Theater Commons Project was included in a 1995 amendment to the 1990 Master Plan.

3. Broad Street Green improvements must be made in a manner to maintain or increase festival stage viewing capacity, festival patron circulation and large vehicle accessibility. Will these elements receive priority in the design and construction?

SCRTO – 64 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. Currently there is a separate process being conducted outside of the Master Plan to design and implement improvements along Broad Street.

Response to Alternative 2R: Center of the Center

The Center House

We support the plans to renovate the Center House as a more open venue with a separation of spaces and transparency in the materials and designs. Our questions are more on the design detail:

1. Will the new layout feature multiple performing spaces available for festival use?

SCRTO – 65 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Could the redesign include updated communications and utility systems (phone, wireless, power, etc) to make temporary user use cheaper, easier and more flexible?

SCRTO – 66 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Will the meeting room space currently available to festivals be replaced with suitable location and amenities?

SCRTO – 67 Yes, but not necessarily within the Center House.

4. How will content/programming for the Center House be determined? Will it continue to support free or inexpensive space for use of small performing arts organizations.

SCRTO – 68 Yes.

The Fun Forest

The vision of creating a cohesive, open, vital and unified feeling Seattle Center could benefit more from a re-invention of the Fun Forest space than perhaps any other single move. While the suggested features are all in and of themselves not objectionable, our biggest plea would be to consider the soon-to-be-vacant Fun Forest grounds from a flexibility standpoint and keep the space as wide, green and unobstructed as possible. Grouping features like gardens, sculptures, and fountains while maintaining open space for gathering, outside events, and open vistas will enable Seattle Center to be more vital and dynamic. Once the Fun Forest fixtures and equipment are removed in late 2009 the open area should be usable as programming and or back of house production space for festival use. Will the Fun Forest area be used to mitigate impacts to festivals during the construction time frame?

- SCRTO – 69** Construction staging and mitigation of potential loss of space to the festivals during construction will depend on each project's timing and its relationship to the timing and construction impacts of other projects. Use of Seattle Center spaces by the festivals will also be dependent on the current use of each space (e.g. the current Fun Forest) at the time construction impacts may occur.

The Mural Amphitheatre

One Reel supports a plan for an enlarged and beautified Mural Amphitheatre. Our recommendation would be that if the City intends to consider this venue for potential concert operation in the summer, it focus on the creation of a 6,000 seat venue as opposed to 4,000. At 4,000, the Mural Amphitheater would be competing at a similar size to the other outdoor venues currently operating – the Winery, Marymoor, and even the Zoo. Rather than create an immediately competitive venue, our recommendation as concert producers is to consider a capacity designed to fill an untapped marketplace niche.

A successful plan will also answer these questions:

1. Can better vehicle access to the stage and backstage be considered?

- SCRTO – 70** See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Could a versatile and permanent lights and sound system be installed?

- SCRTO – 71** See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Can a workable backstage area capable of supporting acts of this size be created?

- SCRTO – 72** See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Broad Street Green

Please refer to item 3 in Alternative 1 comments listed above.

Memorial Stadium:

1. Removal of the upper level of seating will cause significant damage to Bumbershoot by reducing the seating capacity to 14,000. Bumbershoot is built on a formula that relies on a venue that can hold a minimum of 20,000 people per concert up to three times per festival day. It is the financial drawing power of Main Stage headlining talent that allows the ticket price to remain below-market and allows the festival to subsidize the showcasing of more than 500 other regional artists in music, theater, dance, film, comedy, video, literary arts, kids arts and street performance. Any scenario that does not adequately plan for an affordable, versatile, concert-friendly stadium with a 20,000 person capacity will effectively force Bumbershoot to either fail or charge market rate festival prices (currently about \$60 - \$100 per day nationally).

SCRTO – 73 Your comments are noted.

2. What will Seattle Center do to mitigate impacts to Bumbershoot due to a lower seating capacity in Memorial Stadium?

SCRTO – 74 The Preferred Alternative is expected to accommodate 12,000 in 7,000 field seats and 5,000 fixed seats, with the ability to expand capacity with 8,000 additional seats on the lawn, for a total capacity of 20,000.

3. Will the removal of the upper tier of seating be possible without the acquisition of the stadium from the Seattle School District?

SCRTO – 75 The Seattle Center is only in the early stages of negotiations with the School District.

Theatre Commons

If and when the Bagley Roadway is re-configured as part of the Theatre Commons Project the new design must not negatively impact uses of the major festivals. This area is the primary entry gate for Bumbershoot and supports several revenue generating booths and displays. Will the new design improve these festival uses?

SCRTO – 76 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Theatre District

The creators of the 2000 Seattle Center Master Use Plan had the vision for a Theatre District that would include the entire block located at 220 Mercer Street; Teatro ZinZanni currently occupies about 1/3rd of the block. How can the Century 21 plan create a long-term solution for Teatro ZinZanni on its current site, completing the dream of the Theatre District?

SCRTO – 77 The proposed Master Plan does not address properties on the north side of

Mercer Street. The Seattle Center does not own or operate the Teatro ZinZanni site.

Mercer Arena Redeveloped

One Reel supports the acquisition of Mercer Arena by Seattle Opera as primary space to support the Opera's extensive props, costumes and administrative offices, and as a multi-use building that can accommodate other non-profit and arts organization tenants.

SCRTO – 78 Your comments are noted.

Mercer Garage

One Reel supports the retention of the Mercer Parking Garage, given that the current proposal offers no compelling vision for a replacement building, event or activity. Is there a vision of what would be a better use for the Mercer Garage location?

SCRTO – 79 Your comments concerning the retention of the Mercer Parking Garage are noted. If the garage parking were replaced with new underground parking in the center of the campus, the Mercer Garage property would likely be made available for sale or long-term ground lease to a commercial developer for redevelopment in line with both the zoning and the Uptown Urban Center designation.

KeyArena

The ultimate purpose and configuration of KeyArena is a critical piece of Seattle Center's entire landscape, operations and future form. To develop a comprehensive plan for the rest of the grounds amidst the uncertainty surrounding KeyArena seems extraordinarily premature, especially as it relates to the issue of open space, concert use, and other primary business and design considerations. Our recommendation would be to consider the C-21 design visions after use of the KeyArena as a sports facility becomes more clear, and once learned to use that information to analyze design options, sports commitments, and potential best uses for this building. Are there currently proposals for alternative uses for KeyArena should the primary sports tenants leave? What is the process for the development of those ideas?

SCRTO – 80 KeyArena is still designated for its existing use as a professional sports facility and concert venue.

North of KeyArena Redevelopment

No comment

South of KeyArena Redevelopment

No comment

New Outdoor Activity Area and Skatepark

Will One Reel be included in the design process for this new area?

Will impacts to festival use in this area be minimized?

SCRTO – 81 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. The skatepark design and implementation is being conducted separately from this Master Plan. SEPA review has been completed, and a public process has been conducted to gather input on the skatepark design and operations.

NASA, Park Place and West Court Buildings

No comment

Response to Alternative 3R: The Green Window

The Center House

Refer to Center House in Alternative 2R comments.

The Fun Forest

Refer to Fun Forest in Alternative 2R comments.

The Mural Amphitheatre

Loss of the Mural Amphitheatre programming space is severely detrimental to all major festivals. Please address the following concerns:

1. If the Children's Museum must be placed in this location can the space be designed in a manner to accommodate a 3,000 capacity performance space for festival use?

SCRTO – 82 Alternative 3R is the only alternative that includes the placement of the Children's Museum south of the Center House. In this alternative, the Mural Amphitheatre would be removed and the residual space turned into open space.

2. If not, how will Seattle Center mitigate the loss and resulting impacts to the large festivals?

SCRTO – 83 The Preferred Alternative includes an improved Mural Amphitheater with lawn seating for approximately 2,000 spectators.

3. Why couldn't the Children's Museum be considered as primary content in the new Center House?

SCRTO – 84 Alternative 3R is the only alternative that includes the placement of the Children's Museum south of the Center House. The other Alternatives, including No Action, would retain space for the Children's Museum in the Center House. The features of Alternative 4R-B, with the exception of a 2,000-seat capacity Mural Amphitheatre, have been selected as the Preferred Alternative for the Master Plan.

Broad Street Green

Refer to Broad Street Green in Alternative 1 comments.

Memorial Stadium:

One Reel supports this stadium design concept. Would One Reel be included in the design process for this facility?

SCRTO – 85 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Multi-Modal Transportation Center

One Reel supports plans that include parking at any capacity as a supporting concept to include in a visionary Memorial Stadium redesign.

SCRTO – 86 One Reel's support for proposed parking at a redesigned Memorial Stadium site is noted.

Exhibition Hall Below Grade

One Reel supports the development of a 60,000 sq ft. exhibition hall with the following notations:

1. Will it be available for full use during festivals?

SCRTO – 87 Yes.

2. Will usage be flexible and cost efficient?

SCRTO – 88 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Can pillar placement be situated to improve sightline challenges that exist in the current Exhibition Hall?

SCRTO – 89 Pillar placement will be considered during the design of the Exhibition Hall if this alternative is selected for implementation. See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Theatre Commons

Refer to Theatre Commons in Alternative 2R comments.

Theatre District

Refer to Theatre District in Alternative 2R comments.

August Wilson Way

One Reel supports the extension of a road from the interior campus to 5th Avenue, with the proviso that the "road" remain an interior use only, to facilitate deliveries and Center operations and not become a public roadway of any type. Our vision here is to do as little as possible to bisect the already eroding campus of Seattle Center and to, above all, protect the feeling of open space in the creation of new development. Will the design support craft and food vendors as well as sponsor activities during festivals?

SCRTO – 90 The concept design for August Wilson Way envisions a pedestrian friendly

experience. See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

New Building south of McCaw Hall Facing August Wilson Way

At grade space must be available for festival use for programming and or office and back of house operations.

1. Will at grade space be available for festival use?

SCRTO – 91 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Will One Reel be included in the design of this facility?

SCRTO – 92 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Mercer Arena Redeveloped

Refer to Mercer Arena in Alternative 2R comments.

Mercer Garage

One Reel supports the retention of the Mercer Parking Garage, given that the current proposal offers no compelling vision for a replacement building, event or activity. Is there a vision of what would be a better use for the Mercer Garage location?

SCRTO – 93 If an alternative is selected that includes underground parking as part of redevelopment of the Memorial Stadium, it is likely that the City would demolish the Mercer Garage and make the site available for sale or long-term ground lease to a commercial developer. The development of the site would be consistent with both the Uptown plan and zoning.

KeyArena

Refer to KeyArena in Alternative 2R comments.

North of KeyArena Redevelopment

We oppose any change to the Northwest Court that reduces available arts programming space. Will the new buildings offer improved programming space with no loss of square footage or diminished patron access?

SCRTO – 94 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process. The Master Plan calls for similar square footage for meeting rooms.

South of KeyArena Redevelopment

No comment

New Outdoor Activity Area and Skatepark

Refer to New Outdoor Activity Area and Skatepark in Alternative 2R comments.

NASA, Park Place and West Court Buildings

No comment

Response to Alternative 4R-A: East West Axis with East-West Sports Field

The Center House

Refer to Center House in Alternative 2R comments.

The Fun Forest

Refer to Fun Forest in Alternative 2R comments.

The Mural Amphitheatre

Please refer to Mural Amphitheatre in Alternative 2R comments.

Broad Street Green

Refer to Broad Street Green in Alternative 1 comments.

Memorial Stadium:

One Reel supports this stadium design concept if the following items of concern are resolved:

1. Requirements for protection of the natural grass turf are considered in the design. Will Seattle Center purchase materials for turf protection and provide for festival use at cost?

SCRTO – 95 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

2. Bleachers are an expensive means of achieving quality sightlines. One Reel believes grading the area above the under ground garage to facilitate the required sightlines and eliminate the use of bleachers is the best scenario. Will this concept be instituted?

SCRTO – 96 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. Will One Reel be included in the design process for this facility?

SCRTO – 97 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Multi-Modal Transportation Center

Refer to Multi-modal Transportation Center in Alternative 3R comments.

Theatre Commons

Refer to Theatre Commons in Alternative 2R comments.

Theatre District

Refer to Theatre District in Alternative 2R comments.

August Wilson Way

Refer to August Wilson Way in Alternative 3R comments.

New Building south of McCaw Hall Facing August Wilson Way

Refer to New Building south of McCaw Hall Facing August Wilson Way in Alternative 3R comments.

Mercer Arena Redeveloped

Refer to Mercer Arena in Alternative 2R comments.

Mercer Garage

One Reel supports the retention of the Mercer Parking Garage, given that the current proposal offers no compelling vision for a replacement building, event or activity. Is there a vision of what would be a better use for the Mercer Garage location?

SCRTO – 98 See response to SCRTO-93.

KeyArena

Refer to Key Arena in Alternative 2R comments.

North of KeyArena Redevelopment

We oppose any change to the Northwest Court, which reduces available arts programming space. Will the new buildings offer improved programming space no loss of square footage or diminished patron access?

SCRTO – 99 See response to SCRTO-94 above and see Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

South of KeyArena Redevelopment

Will the new L shaped building accommodate the current festival uses in Pavilions A/B and the adjoining courtyard?

SCRTO – 100 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

One Reel supports the development of a 40,000 sq ft. exhibition hall with the following notations:

1. It is available for full use during festivals?

SCRTO – 101 Yes.

2. Will usage be flexible and cost efficient?

SCRTO – 102 The space will be designed to be flexible to accommodate a variety of users.

3. Sightlines must allow flexible use such as film, performance art and other programming.

SCRTO – 103 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

New Outdoor Activity Area and Skatepark

Refer to New Outdoor Activity Area and Skatepark in Alternative 2R comments.

NASA, Park Place and West Court Buildings

No comment

Response to Alternative 4R-B East West Axis with North South Sports Field

The Center House

Refer to Center House in Alternative 2R comments.

The Fun Forest

Refer to Fun Forest in Alternative 2R comments.

The Mural Amphitheatre

Please refer to Mural Amphitheatre in Alternative 2R comments.

Broad Street Green

Refer to Broad Street Green in Alternative 1 comments.

Memorial Stadium:

One Reel supports this stadium design concept if the following items of concern are resolved:

1. Requirements for protection of the turf are considered in the design. Will Seattle Center purchase materials for turf protection and provide for festival use at cost?

SCRTO – 104 That decision has not yet been made.

2. Bleachers are an expensive means of achieving quality sightlines. One Reel believes grading the area above the under ground garage to facilitate the required stage sightlines and eliminate the use of bleachers is the best scenario. Will this concept be instituted?

SCRTO – 105 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

3. The North South orientation of the athletic field reduces viewable area in the concert setup that limits concert capacity. This scenario also negatively impacts the viewing area above the underground garage. Due to these impacts One Reel prefers the East-West configuration of the athletic field. If the master plan selects the North South orientation how will these impacts be mitigated?

SCRTO – 106 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

4. Will One Reel be included in the design process for this facility?

SCRTO – 107 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

Multi-Modal Transportation Center

Refer to Multi-modal Transportation Center in Alternative 3R comments.

Theatre Commons

Refer to Theatre Commons in Alternative 2R comments.

Theatre District

Refer to Theatre District in Alternative 2R comments.

August Wilson Way

Refer to August Wilson Way in Alternative 3R comments.

New Building south of McCaw Hall Facing August Wilson Way

Refer to New Building south of McCaw Hall Facing August Wilson Way in Alternative 3R comments.

Mercer Arena Redeveloped

Refer to Mercer Arena in Alternative 2R comments.

Mercer Garage

One Reel supports the retention of the Mercer Parking Garage, given that the current proposal offers no compelling vision for a replacement building, event or activity. Is there a vision of what would be a better use for the Mercer Garage location?

SCRTO – 108 See response to SRCTO – 80.

KeyArena

Refer to Key Arena in Alternative 2R comments.

North of KeyArena Redevelopment

We oppose any change to the Northwest Court, which reduces available arts programming space. Will the new buildings offer improved programming space no loss of square footage or diminished patron access?

SCRTO – 109 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

South of KeyArena Redevelopment

Will the new L shaped building accommodate the current festival uses in Pavilions A/B and the adjoining courtyard?

SCRTO – 110 See comments to SCRTO-100 above.

One Reel supports the development of a 40,000 sq ft. exhibition hall with the following notations:

1. It is available for full use during festivals?

SCRTO – 111 Yes.

2. Will usage be flexible and cost efficient?

SCRTO – 112 The space will be designed to be flexible to accommodate a variety of users.

3. Sightlines must allow flexible use such as film, performance art and other programming.

SCRTO – 113 See Common Response 4.3.3 Inclusion of Resident Organizations and Festival Users in Design Process.

New Outdoor Activity Area and Skatepark


Refer to New Outdoor Activity Area and Skatepark in Alternative 2R comments.

NASA, Park Place and West Court Buildings

No comment

One Reel appreciates the opportunity to provide comment on the DEIS for the new Master Plan for Seattle Center. The new alternative selected for the plan must respect the prosperity of all major festivals and their importance in making Seattle Center the "Nation's Best Gathering Place." We ask that it support Teatro ZinZanni's long-term residence at its new Mercer Street location. If Memorial Stadium is altered or replaced a suitable 20,000 capacity festival concert facility must be built. High quality sightlines must be a high priority for all performance facilities. The design must reduce festival costs associated with facility protection, labor and temporary utilities while maximizing outdoor space that supports festival food and craft vendors as well sponsor and spectacle activities. Plans must prioritize minimizing impacts to festivals caused by the construction of improvements. Participation in the design process for One Reel is crucial to the success of the Master Plan. Thank you for your thoughtful consideration of our commentary.

Kindest Regards,



Norm Langill
CEO



Sheila Hughes
COO

One Reel
100 South King Street, Suite 100
Seattle, Washington 98104

Cc: Robert Nellams
Jyo Singh

"Peter Bocek" <pbocek@pbarch.com> 2/4/2008 3:57 PM
Ms. Joan Rosenstock
Seattle Center
305 Harrison Street
Seattle, WA 98109

Dear Joan,

On behalf of The Children's Museum, Seattle, please find below our comments on the Draft EIS for the Seattle Center Master Plan. We have organized our response by relating our comments to a specific section within the EIS document, as follows:

Comment #1:

Reference The 'Fact Sheet' (page iii) and Section 1.1 (page 1-1); includes as an objective of the new Master plan to: "Enable every asset of Seattle Center to reach its maximum potential in achieving the Center's mission..."

In 2007, The Children's Museum, Seattle reached 255,000 visitors. Our visitor demographic breakdown includes; 3% outside of WA. state, 8% outside of King County, and 89% are greater Seattle families. Of that 89%, 55% are from within the Seattle limits, and immediate North and South suburbs, and 34% are from Eastside communities. Since 2003 The Children's Museum attendance has increased 73%.

The Museum has charted a path to continued growth and service to local families and their children. As part of our long term strategy, we are entering Phase II - Innovation (2008-2012). This Phase will require a new facility to enable our organization to continue its work, visibly linking critical brain science and academic theory to early learning programming supporting young children, parents and families. A new Museum, will house state of the art exhibits and facilities, innovative pre-school programming and unique community collaborations, and be the "model" for the next generation of children's museums in our country. This facility needs a home in the Center of Seattle.

There are numerous examples in cities around the country of similar investments and support for local children's museums. Many of the major children's museums that have completed recent expansions are already planning for new additions: The children's museum industry is growing. Based on these examples, we conservatively estimate that our attendance will grow to 450,000 visitors in the first year of a new facility, including additional tourists. With the new facility, we would then be visible enough to attract a larger worldwide audience to the Museum as a tourist destination. This will add further, significant increases in attendance after the first year.

These visitors, the Seattle community, local families and thousands of children will receive a direct, daily benefit from an expanded museum enabled by Seattle Center to reach this potential.

SCRTO – 114 Your comments in support of the Children's Museum are noted.

Comment #2:

Reference Section 1.1 (pages 1-1, 1-2); changing conditions are listed including descriptions of Seattle Center visitors, anticipated growth and needs of the neighborhoods surrounding the Center.

The mission, programming and activities of The Children's Museum, Seattle are highly complimentary to the anticipated changes of the immediate neighborhood. Additional workforce and increased population in general, will be better served by a new, expanded Museum. The nature of local institutions, specifically the Gates Foundation, represents a complimentary, shared mission with the Museum: Supporting children's development, education and welfare. Also, as 'young single adults' and 'empty nesters' are forecasted to populate the surrounding neighborhoods, the young single adults will turn into young couples with children and in fact may already be single parents. The empty nesters are turning into grandparents with grandchildren, and in turn these, and other neighborhood children, need the Museum's opportunities for early learning and development.

SCRTO – 115 Your comments in support of the Children's Museum and the services it provides in supporting children's development, education and welfare are noted.

Comment #3:

Reference Section 3.0, Affected Environment, Environmental Impacts, Mitigating Measures, and Significant Unavoidable Adverse Impacts.

As a general response to the above described Impacts, we see a new Museum as having the following characteristics:

-The Children's Museum, Seattle has included in its planning, several goals for sustainable design. A new facility represents an excellent opportunity not only to build to meet or exceed Seattle Center Campus LEED targets, but also to put into visible practice 'green' building and educate about sustainability. We envision Museum exhibits that directly involve the new building's construction and operation as real world opportunities to develop awareness and hands on learning.

-Seattle Center is a pedestrian friendly destination. Especially during daytime hours, the Center is activated by parents and non-school aged children. This has direct alignment with the Museum's target audience. Visitors to the Museum bring families with children for several hours every day, representing a constant flow of this user type to the Center. This has a tremendously positive impact on the character of the Center and the Museum adds to the Recreation alternatives.

-As noted in the EIS, The Museum has no or minimal impacts on Noise, Land Use, Light/Glare, Transportation, and Public Services. See comment #4 for additional discussion on Impacts.

SCRTO – 116 Your comments are noted.

Comment #4:

Reference Section 1.2.3 Alternative 3R (page 1-6); identifies the replacement of the Mural Amphitheater with The Children's Museum. This is really the only material mention of the Museum with respect to the EIS, and the description is essentially repeated and illustrated on pages 1-11, 1-15, 2-15, 3-18, 3-34, 3-35, and Figures 2-5 and 2-6. Note that the impact of demolishing the Amphitheater includes; construction process impacts, reduction of the 'number of stages for major festivals', and the demolition will require a Certificate of Approval Process with the Landmarks Preservation Board, as the Horiuchi Mural is a designated Seattle Landmark (see page 3-38).

In Alternative 3R, the general location for a new Children's Museum South of the Center House has appropriate adjacencies with The Children's Theater and the Pacific Science Center. This helps to consolidate children and youth programming in this area of the campus. This location also provides the stand alone visibility and identity necessary to establish a permanent, world class facility to house the Museum's vital and growing programming for early

childhood development. Improved accessibility, parking, safety and security are also afforded by this location.

A slight modification to Alternative 3R could address several impacts noted in the Draft EIS. If the proposed location of the Museum as depicted, were rotated 90 degrees with the long axis along a North-South line, its foot print could be accommodated near or within the footprint of the existing fun forest pavilion that is identified for demolition. This arrangement could eliminate the need to demolish the Mural Amphitheater Landmark, and the resulting loss of a stage. A new Children's Museum may be able to adaptively re-use some portion of the Fun Forest Pavilion building and/or pad, further reducing the noted impact of complete demolition and new construction. This design alternative could be developed to easily accommodate The Children's Museum, Seattle, programming, maintain the adjacencies noted above, while achieving the broader goals identified in Alternative 3R. Additionally, this approach could naturally integrate the desire for active open space and a 'children's outdoor activity area', both of which are goals of 3R as well as all the other Alternatives (2R, 4R-A, and 4R-B), and are part of Museum programming. Lastly, the design could be developed to align with and help to reinforce, each of the underlying concepts in all the Alternatives.

In short, this approach optimizes all of the Alternatives considered in the EIS and should be included in the final recommendation.

SCRTO – 117 Alternative 4R-B has been selected as the Preferred Alternative. This Alternative does not include the placement of a freestanding Children's Museum. Instead, space will be retained for the Museum in the Center House.

Comment #5;

Reference Preface (page i); describes Century 21 Committee's work as the basis for the EIS. The Committee's 'Planning and Design Principles' are also mentioned. One of these Principles is: "The mix of activities and amenities should be inviting to the diversity of the Seattle Center Users."

There is enormous value held in planning 'activities and amenities' for children. More specifically, the early learning years of a child's life represent a vital opportunity to enhance their development. This is a widely recognized need, and the benefits from this investment in our children are manifest. The Children's Museum, Seattle, is the only institution that dedicates its mission to achieving this goal. Accommodating a new Children's Museum in the Master Plan will reflect not only the guiding Principles developed by the Century 21 Committee, but the broader community goals of placing our children's needs center stage.

SCRTO – 118 Your comments are noted.

Thank you for the opportunity to provide these comments. Please don't hesitate to contact me with any questions.

PB

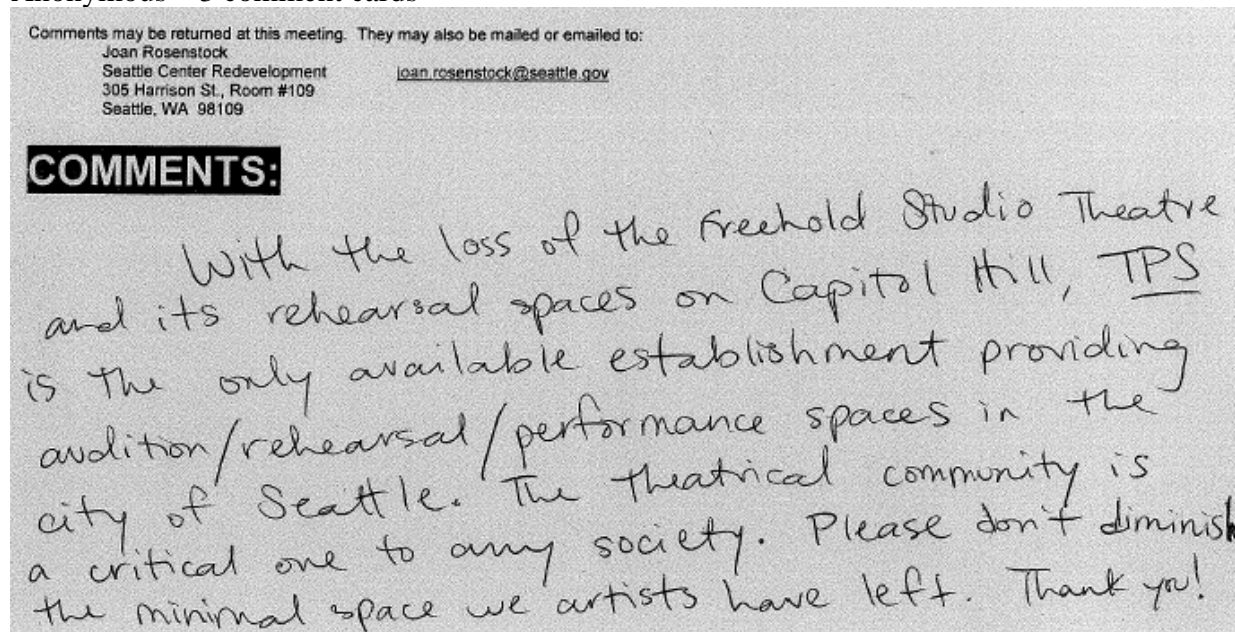
Peter Bocek

Board Member, The Children's Museum, Seattle

Chair of the Next Generation Committee
PB Architects Inc. PS
PB Telecom, Inc.
303 Battery St
Seattle, WA 98121
Office: 206.838.9275 ext.20
Fax: 206.838.5021
Define, Design, Deliver

Theatre Puget Sound

Anonymous – 3 comment cards



SCRTO – 119 See Common Response 4.3.1 Theatre Puget Sound.



**Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 -- Lopez Room**

Comments may be returned at this meeting. They may also be mailed or emailed to:

Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109
joan.rosenstock@seattle.gov

COMMENTS:

I want to support the comments made from the Theater of Puget Sound supporters. Please continue the great partnership between TPS & the ~~Seattle~~ considering Center House changes. The theater community heavily relies on the spaces now provided in the Center House. Thank you

SCRTO – 120 See Common Response 4.3.1 Theatre Puget Sound.



**Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 -- Lopez Room**

Comments may be returned at this meeting. They may also be mailed or emailed to:

Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109
joan.rosenstock@seattle.gov

COMMENTS:

Thank you for the opportunity to participate in this public meeting.
I'm here to advocate the need for more rehearsal and performance spaces in the future plans of Seattle Center. Seattle artists are increasingly feeling the "space crunch" as it becomes more and more difficult to find rooms and spaces to practice and perform the arts that have defined the Seattle Center community. T.P.S. is the most invaluable resource for theatre artists here.

SCRTO – 121 See Common Response 4.3.1 Theatre Puget Sound.

"Terry Boyd" <terryboyd@cbbain.com> 1/24/2008 4:43 PM

Hello Mr. Nellams - I've heard that you will be decided the fate of, among others things, the rehearsal rooms that TPS and others employ at Seattle Center. As a long time Seattle resident, I'd like to say that one of the things that make Seattle so livable is its arts scene. Obviously, the lively arts need a place rehearse or they won't be so lively. When you participate in deciding the future of the Seattle Center, I ask that you keep spaces for rehearsals, so that Seattle may remain as vibrate as it is now.

Thank you,

Terrence Boyd
2213 NW 59 St, Apt 2,
Seattle, WA 98109

SCRTO – 122 See Common Response 4.3.1 Theatre Puget Sound.

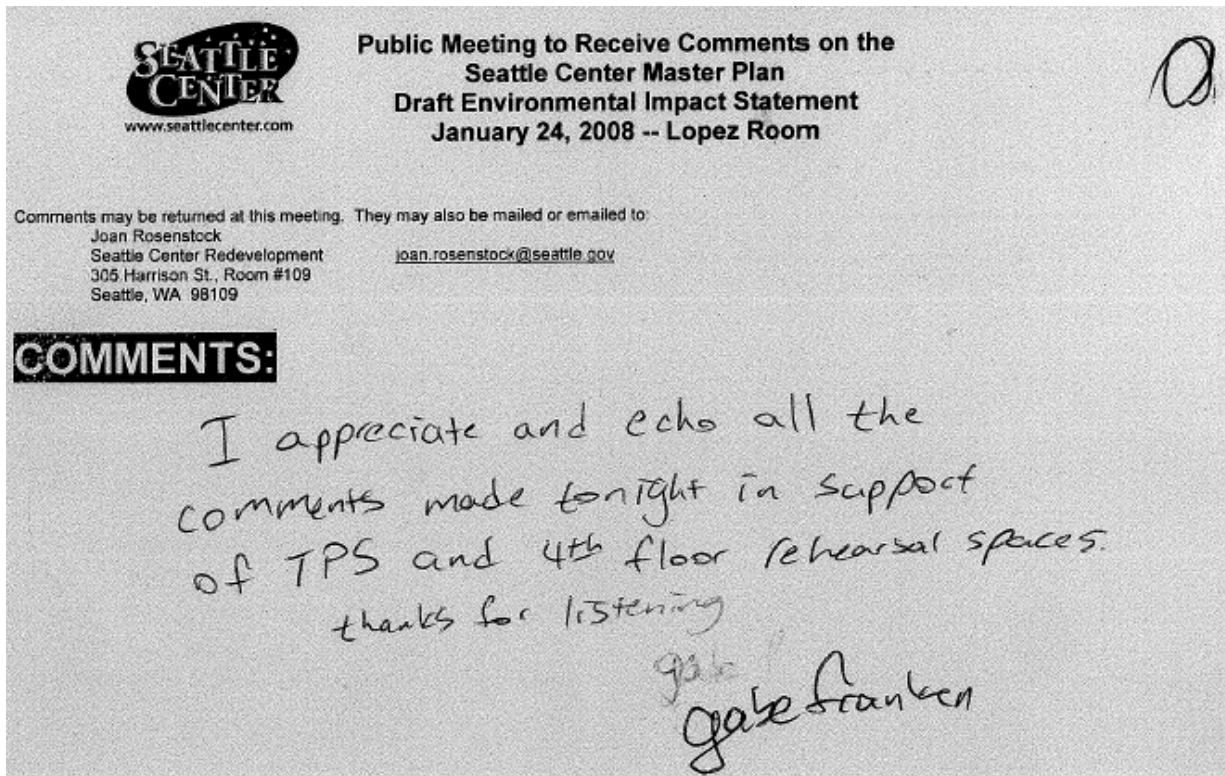
"Mo Brady" <mobrady@gmail.com> 1/23/2008 8:37 PM >>>

Hello.

My name is Mo Brady. I am a resident of Seattle and frequent renter of the TPS 4th Floor Center House rehearsal rooms. I am aware that changes are afoot for the Seattle Center campus, and implore you to keep these studio spaces as part of the plan. It is very important to the performing community in Seattel to have these low-cost rehearsal spaces. I also believe that these studios support other businesses at Seattle Center, and contribute to the vitality of the campus. They are very important to keeping the vibrancy of the arts community, especially for smaller, community shows, classes, and rehearsals. Thank you so much for your continued support of the arts in Seattle.

Mo Brady
1101 17th Avenue
unit 104
Seattle, WA 98122

SCRTO – 123 See Common Response 4.3.1 Theatre Puget Sound.



SCRTO – 124 See Common Response 4.3.1 Theatre Puget Sound.

"Dana" <danajo26@comcast.net> 2/1/2008 9:43 PM

Hello -

I am writing to you to voice my hope that there will continue to be affordable rehearsal spaces for artists at Seattle Center included with the new plans for Seattle Center.

I have been a member of the Seattle acting community for over 10 years and I've greatly appreciated the location of these rehearsal spaces. I live on Queen Anne and have taken acting classes there, have had auditions there and have helped a friend shoot a low budget film there.

I'm excited that there are going to be some changes happening at the Center but I do hope that the artistic community will still have access to these affordable spaces in the future.

Thank you so much for your time -

Dana Keller

TPS member/SAG member/long-time patron and appreciator of Seattle Center

SCRTO – 125 See Common Response 4.3.1 Theatre Puget Sound

<kkepmi@att.net> 2/4/2008 6:11 PM

Dear Robert, John and Tom,

I'm a local performing artist, who is always at the TPS (Theatre Puget Sound) space on the 4th Floor of the Center House. The floor rehearsal spaces are in constant use, by not only theatres but film makers for not only rehearsals but also auditions. I want to be sure the Seattle Center remodel takes into consideration this valuable space to the local artistic community. In order for the local independent film industry to grow and the theatre community to remain vibrant, the space needs to be preserved.

Thanks!

Kris Keppeler
Actress and small business owner

SCRTO – 126 See Common Response 4.3.1 Theatre Puget Sound

trish lopez <trishlopez@yahoo.com> 1/24/2008 9:40 AM

Hello interested parties,

My name is Trish Lopez, and I am writing to you to advocate for the continued need for affordable and centrally located rental space for artists. My husband and I have had a Mexican folkdancing group that has been practicing at Theatre Puget Sound since 2000. The families who have become part of our dancing group from from all walks of life, some just recently arrived and others well established. The main glue for the group, though, is the opportunity to express our cultural customs through dance and costumes and to share that with the greater community.

I strong encourage that the Seattle Center continue to collaborate with Theatre Puget Sound. The need for a home for support and rehearsal space for artists still remains.

Thank you for your consideration and continued support.

Sincerely,
Trish Lopez

SCRTO – 127 See Common Response 4.3.1 Theatre Puget Sound



Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 -- Lopez Room

Comments may be returned at this meeting. They may also be mailed or emailed to:

Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109

joan.rosenstock@seattle.gov

1-24-08

COMMENTS:

as a local performer and artist, I would like to go on the record stating that the space used by TPS - for performing arts/rehearsal and other projects is essential to the health of the Seattle theatre & performance community. Seattle is known nationally as a dynamic "theatre town." Having access to convenient and affordable space in which to work will

enhance and strengthen that reputation. please do not throw away a good thing.

David Natale

TPS member

member: actors equity association
screen actors guild

Board member: American Federation Radio & TV artists

206-782-5459

davernatale@yahoo.com

SCRTO - 128 See Common Response 4.3.1 Theatre Puget Sound

Kasey Nusbickel <kaseynusbickel@yahoo.com> 1/26/2008 8:02 PM

Hello,

I am an actor in town and have used the TPS space so frequently! Not only have I rehearsed for shows there, but it's a place to count on finding space to practice my craft, socialize with other actors, and feel like part of a community. I feel it is vital to continue to make these spaces available for us.

Thank you,

Kasey Nusbickel

SCRTO – 129 See Common Response 4.3.1 Theatre Puget Sound

Beth Raas <beth@ghostlighttheatricals.org> 1/24/2008 8:25 AM

Dear Mr. Nellams, Mr. Merner, and Mr. Rasmussen,

I am sending this email in support of including Theatre Puget Sound in the future plans for Seattle Center.

I have spent my artistic life working and rehearsing at TPS. My theatre company uses their rehearsal and performance spaces and has since our inception five years ago. I have also taught classes for Seattle Children's Theatre at TPS, and used the rehearsal space with Theatre Schmeater, Book It Reparatory, The Empty Space, The Experimental Theatre Project, Eclectic Theatre, The Seattle Fringe Festival and The Mae West Fest. I have seen more performances in the downstairs theatre than I can count. My experience with the rehearsal spaces in Seattle Center is fairly typical for a performance artist in Seattle. There are hundreds of us, and most of us rent space from TPS with regularity.


With the current remodel of the Oddfellows Hall in Capitol Hill, Theatre Puget Sound's rehearsal and performance spaces are more vital to the performing arts community and to Seattle as a whole, because they are one of the few affordable spaces left in which to create art. By including Theatre Puget Sound in your plans for Seattle Center's future, you support the creation of performance arts in our city.

Thank you so much for your time,

Beth Raas

Beth Raas, Artistic Director
Ghost Light Theatricals
beth@ghostlighttheatricals.org
206.852.6743

SCRTO – 130 See Common Response 4.3.1 Theatre Puget Sound



Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 -- Lopez Room

Comments may be returned at this meeting. They may also be mailed or emailed to:
Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109
joan.rosenstock@seattle.gov

COMMENTS:

As a local Seattle actor and singer, I have used the 4th floor TPS studios literally hundreds of times ~~at~~ over the past several years. Keeping the studios as part of Theatre Puget sound is essential for the countless theatre companies, large and small, to continue to operate. Please do not change the space devoted to TPS.

Thank you, Karen Skrinde

SCRTO – 131

See Common Response 4.3.1 Theatre Puget Sound

“Evan Tucker” tucker.evan@gmail.com 1/24/2008 9:19 AM

Dear Seattle Center,

This brief letter is to inform you of my support of the Theatre Puget Sound rehearsal space on the Fourth floor of the Seattle Center House. The rehearsal rooms have been an extremely valuable resource to me and many others, and have helped to ensure that we can continue to work in the areas of the arts and education in the Seattle area.

For many small theatre companies and filmmakers, where many, most, or all of the artists are volunteering their time, rehearsal space can quickly become the number one expense of a small production. The low price of the TPS rooms have been a Godsend on several productions in which I have taken part.

The central location of the Center House affords many theatre and filmmakers the opportunity to work with other artists from all around the Puget Sound area. The fact that the location is public, always active, and offers food, drink, and other entertainment, makes the location welcoming, vibrant, and safe. These traits help make the artistic process just a bit easier and many times more viable.

I ask you, as you make plans for the future look of Seattle Center, to please take into strong account the central role that Theatre Puget Sound and the Center House rehearsal space have in the artistic heart of Seattle. I write to conform my support of the current partnership between Theatre Puget Sound and Seattle Center.

Thank you kindly for your time. I look forward to many more years of strong arts support from the heart of Seattle.

Warm regards,

Evan Tucker
Seattle-Area Theatre- and Film-maker

Evan Tucker
Production Manager
Northwest Playwrights Alliance: Festival of Northwest Plays & Double Shot Theatre Festival

SCRTO – 132 See Common Response 4.3.1 Theatre Puget Sound

Diane Wilson-simon whiteowlarts@yahoo.com 1/24/2008 1:24 PM

Dear Sirs:

I am concerned about the news I've received that changes in programming and/or facilities are planned for the Seattle Center, including the Center House, that will affect Theatre Puget Sound and its continued ability to serve the performing arts in our community.

Could you please advise me as to where/how I might find out first hand, in print, what these proposed changes might be?

I just found out that there is a public meeting tonight, and unfortunately, I cannot make it, but I am still very interested in finding out what kind of impact the proposed changes might make to the many performing artists & their audiences who currently need & use the space and services provided by Theatre Puget Sound.

Thank you so much for your time and consideration in this matter,
Diane Wilson-simon
White Owl Arts
www.WhiteOwlArts.com

SCRTO – 133 See Common Response 4.3.1 Theatre Puget Sound

4.4.3 Other Groups

2/4/08

Joan Rosenstock
Seattle Center
305 Harrison Street
Seattle, WA 98109

Dear Ms. Rosenstock:

Enclosed please find the Magnolia/Queen Anne District Council comments on the Seattle Center Master Plan DEIS.

Thanks for supplying a printed copy of the DEIS to our District Council. The Council is made up of representatives from the organizations that spoke before the Century 21 Committee in 2007. These comments on the DEIS summarize many of the points made at that time.

Sincerely,

Carol Burton
President, Magnolia/Queen Anne District Council

MAGNOLIA/QUEEN ANNE DISTRICT COUNCIL COMMENTS

The following points are the comments of the Magnolia/Queen Anne District Council on the Century 21 DEIS issued January 3, 2008. These comments are derived from the Joint Statement to Century 21 Committee in May, 2007 by:

- Queen Anne Community Council
- Uptown Alliance
- Queen Anne/Magnolia District Council
- Queen Anne Chamber of Commerce

Our Queen Anne organizations testimony in May, '07 before the Century 21 Committee emphasized the following goals for the new Seattle Center Master Plan.:

- Making the boundary areas around the Center more urban center-friendly,
- Opening the Center more to the surrounding neighborhoods
- Providing visual connections from the neighborhoods into the Center
- Reducing blight the Center has caused around the campus boundaries
- Improving transit, bike, and pedestrian access to the Center including support for new transit, bike, and pedestrian routes to the Center
- Specifically eliminating the Mercer multistory garage and replacing it with an urban center-appropriate structure.
- Improving the business environment around the Center for neighborhood retail and services

General Summary of DEIS comments by Magnolia/Queen Anne District Council:

1. Open up the perimeter of the campus, integrate the edges of Seattle Center with the Uptown Urban Center, create visual connections across and thru the campus from outside the campus.
2. Maintain the functions of the Center House and add recreational facilities in a way that makes them accessible to the neighborhood from the perimeter during ticketed events.
3. Support and coordinate with alternative modes of transportation:
 - Plan around access points for Metro buses, streetcar routes under study by City, pedestrian entries
 - Provide facilities for bicycles
 - Upgrade the monorail and providing a new station, coordinating with potential streetcars and bus rapid transit.
4. Mitigate for impacts on the neighborhood, including pedestrian, traffic, parking, security, noise and light.

Specific Comments:

TRANSPORTATION

Elements of the proposed Seattle Center Master Plan that will facilitate access to the Center's campus by alternatives to the automobile such as transit, bicycle, and pedestrian routes are a mitigation in the urban center surrounding Seattle Center for traffic congestion, parking, noise, and air pollution.

OG-1 Your comments are noted.

New east/west access points across Aurora at Harrison, Thomas, and Roy are essential to the establishment of new high capacity transit service such as a streetcar service connecting Seattle Center to the urban centers of Seattle and more distant centers beyond Seattle which are served by Metro Transit and Sound Transit.

OG-2 Your comments are outside the scope of this EIS.

The Century 21 DEIS should include a new Seattle Center station for the Historic Seattle Monorail in its capital improvement proposals. Consideration should be given to increasing the utility of this historic transit link by extending it to Mercer Street at 5th Avenue or 4th Avenue N. Seattle Center as the steward of the Historic Monorail must plan for a major overhaul and renewal of the monorail system.

OG-3 Recent plans for upgrading the monorail station at Seattle Center have been completed. There are no plans to extend the existing monorail line.

Seattle Center should endorse and plan for streetcar access to the campus on the east side in the vicinity of the Memorial Stadium frontage on 5th Avenue, near the Monorail station, or in the 4th Avenue N. alignment.

OG-4 There is nothing in the Master Plan that would preclude streetcar access in the future. Streetcar planning is outside the scope of the Master Plan and this EIS.

While bicycling is not appropriate in the Seattle Center campus pedestrian zone, more people will want to bicycle to the campus as the Seattle Bicycle Network is completed - especially the new east/west connections across Aurora. Seattle Center should plan for peripheral bicycle parking with some secure bike storage. A Seattle Center Bike Station, similar to the Bike Station on 2nd Avenue near S. Jackson Street should be considered. This facility provides safe storage, service, and parts.

OG-5 The inclusion of a "bike corral", which would include secure bike storage, is proposed for all Build Alternatives, including the Preferred Alternative 4R-B.

On the west side of campus Seattle Center needs to plan for a bus rapid transit station near First Avenue N. and Republican Street to accommodate the Ballard-Uptown-Downtown Bus Rapid Transit (BRT) riders to the Center.

OG-6 The Preferred Alternative selected for the Master Plan acknowledges the presence of bus rapid transit on 1st Avenue North. Final designs will accommodate the placement of transit stations in consultation with King County Metro and SDOT.

On the east side of campus Seattle Center needs to plan for a BRT station to accommodate the Shoreline-Aurora-Downtown BRT riders to the Center.

OG-7 Final designs will accommodate the placement of transit stations in consultation with King County Metro.

OPEN AND FREE PUBLIC ACCESS TO THE CENTER:

- Natural tension exists between those who would make the Center an open, free facility and those who want it to be a closed, profitable, commercial facility.
- Currently, major annual festivals fence off the campus and require entry fees during some of the most usable, warm weekends each summer.

Our recommendation: there should be some year-round general access free to the public at all times. This access could route persons directly to a new popular Center House as a gathering space.

OG-8 Your comments are noted and will be considered in future programming decisions. Currently, the only time that the campus of Seattle Center is fenced off and entry fees are required is for Bumbershoot.

PARKING:

- Ultimately, parking problems at the Center will be greatly alleviated by enhanced mass transit, the Bike Master Plan, and improved pedestrian flow from South Lake Union and Belltown to the Center. For now, a replacement for the 5th Ave garage is crucial.

Our recommendation:

1. Underground parking should be developed at the Memorial Stadium site;

OG-9 Your preference for the proposed underground parking garage is noted.

2. The Mercer parking structure site should be redeveloped to be part of the Uptown Urban Center core;

OG-10 Your comments concerning the future redevelopment of the Mercer Garage site are noted.

3. Coordinate mass transit access to the Center at or near the current Memorial Stadium parking lot on 5th avenue.

OG-11 A multi-modal transportation center is proposed as part of the underground parking garage. If built, the entrance location would be near the current Memorial Stadium parking lot on 5th Avenue North.

VISUAL CONNECTIONS

Provide visual connections and circulation through the campus connecting the Uptown Urban Center with the Denny/Broad/Aurora (DBA) Triangle area and the Gates Foundation

OG-12 Opening some of the campus' edges and improving way finding into and through the Seattle Center would be included in the final design. These would help to improve circulation and visual connections between the Uptown Urban Center and the DBA Triangle.

DBA TRIANGLE CONNECTIONS

The DBA Triangle is now part of the Uptown Urban Center. It will be a dense urban neighborhood.

- There will be opportunity to integrate this new neighborhood into the Uptown Urban Center

and provide connections from it to the Seattle Center

OG-13 See response to OG-12.

There is a need for outdoor recreational facilities to serve the growing residential density in the neighborhood

OG-14 The Preferred Alternative 4R-B includes space for both organized and informal outdoor recreational facilities.

RECREATION OPPORTUNITIES

Seattle Center should provide informal outdoor recreation facilities at a redeveloped Memorial Stadium site and elsewhere including: soccer field, basketball courts, tennis courts, and skateboard facilities

- One of the neighborhood planning goals for South Lake Union Urban Center and Uptown Urban Center is for an indoor recreation facility in the DBA Triangle or Denny Park. This facility would coordinate with outdoor facilities at the Seattle Center.

OG-15 A Skate Park is currently being designed for Seattle Center near the intersection of 2nd Avenue and John Street. There are no current plans to include space designated for the other recreation uses you suggest. The Master Plan would convert approximately 10 acres of developed area to open space, however the open space would not be designated for structured athletic events.

NOISE AND LIGHT MITIGATION

- The Seattle Center Master Plan should include mitigation for impacts to the community due to noise and light generating events on campus. This noise and light has been an ongoing impact of the festival schedule.

OG-16 Section 3.2.3 Mitigation Measures for Noise includes general approaches to noise mitigation, with additional detail to be provided as the design for the selected alternative is specified.

- The design of sound amplification systems for stages provides opportunities for effective noise mitigation. The sound emissions of the main stage loudspeakers may be reduced by several dBA if coverage to areas near the back of the audience area is provided by added, distributed loudspeakers at lower sound levels and delayed with respect to the main cluster. This mitigation measure may be employed at the redesigned Mural Amphitheatre and Memorial Stadium stages to reduce noise impacts to residences to the north and south.
- Architectural elements of the redesigned stages, such as sidewalls, stage shells, or the shaping of the audience areas, may be designed to reduce environmental sound levels.
- Sound levels at the mixing board locations may be monitored during performances and the program sound levels limited to a Leq of 95 dBA at 100 feet from the stage. Once the position of the mixing location is specified for each stage, the program

limits may be specified as a level to be maintained at the mixing board instead of the 100-foot distance.

Section 3.4.3 Mitigation Measures for Light and Glare includes a list of available measures to mitigate light and glare impacts from the proposed action that have been incorporated into the design of the lighting systems. These include:

- use of shielded lighting fixtures for the football field.
- use of full cutoff lighting systems for remaining lighting fixtures where possible.
- meeting Department of Parks and Recreation requirements for maximum allowable light trespass levels from sports fields
- limiting lighting levels for ancillary lighting systems to match existing typical lighting systems for visibility, safety and egress

CONTACTS FOR MAGNOLIA/QUEEN ANNE DISTRICT COUNCIL FOR DEIS COMMENTS:
John Coney, djohnconey@aol.com, 206/283-2049, 3227-13th Ave. W., 98119
Carol Burton, ctburton7/2comcast.net, 206/691-1298
George Counts, geo1238@gmail.com

UPTOWN ALLIANCE

RESPONSE TO THE DEIS, SEATTLE CENTER RENOVATION

One needed addition to the final EIS is **provision to the public of names, phone numbers, and email addresses of agencies/individuals responsible for oversight of construction** impact on the surrounding communities: that is, noise, dust, traffic, pedestrian safety, clean streets and pavements, traffic flow, etc. All these resources should be listed in a single, readily available place.

OG-17 During construction, the contact numbers of enforcement of all City regulations relating to construction activities will be posted at the perimeter of Seattle Center.

In the DEIS readers are asked to consider an “opened up” Center House and Key Arena “refurbishments.” **We need to see plans of existing facilities contrasted with their changes** to inform us of what we are losing, gaining, and paying for. This would be the logical place to describe the **impact of Key Arena’s refurbishment** on First Ave. North (traffic, pedestrian safety, access to the post office, etc.).

OG-18 Plans have not yet been developed for refurbishing KeyArena.

I hope that the identification of **Seattle Center as a park** will inform upgrading, gentrification, or commercial development. Common anxieties among people who follow the proposed renovation is that the Center will be over-built, over-programmed, and its attractions priced beyond the reach of low-income people.

- OG-19** The Center strives to be the Nation's Best Gathering Place, with space provided for public and commercial programs, world-class arts and cultural organizations, and active and quiet open spaces to draw people to the Center.

One overdue improvement is **internal transportation for elderly and disabled visitors**. Many theme parks and other multi-acre attractions in the U.S. provide shuttles to allow equal access from the boundaries of the location and to convey people from one venue to another. The proposed renovation offers a chance to welcome visitors whose age or infirmity presently bars them from enjoyment of the Center. One possible plan would require a few vehicles which circulate past pickup points on a posted schedule as well as a permit, similar to Metro's disability and senior passes.

- OG-20** Your comments concerning internal transportation for the elderly and disabled visitors are noted and will be considered in future planning as part of the underground garage and surface pathways.

A supply of wheel chairs and walkers for temporary use would help to limit shuttle users. Because the renovation is premised on the need to provide for the Center's next twenty years, it should be pointed out that the 78-million strong, Baby Boomer generation will age from 65 to 85 in those years. Queen Anne is already home to public and private senior residences, as well as to individual apartment and condominium owners in that age bracket.

- OG-21** Your comments asking that a supply of wheel chairs and walkers for temporary use be made available are noted and will be considered in future programming.

Visitors would welcome a **centrally located** First Aid station; security and lost-and-found **offices**; mailing center for purchased souvenirs, gifts, and cards; rest area with phones and a message center, and a bank such as those mini-branches seen inside supermarkets. A mini mart with emergency drug store supplies (aspirin, sunblock) would be welcome.

- OG-22** Your comments concerning visitor services are noted and will be considered in future programming.

CONSTRUCTION

Will Seattle Center be open to the public during construction? What safety precautions will be taken?

- OG-23** Yes, Seattle Center will be open to the public during construction. Temporary fencing, walkways and other means will be used to ensure that the public remains a safe distance from construction activities.

Will **demolition** involve implosion or will excavation involve explosion? Have earthquake faults been taken into account?

OG-24 No implosion or explosions are planned as part of demolition and construction. New designs will be in compliance with current seismic (earthquake) standards.

DEIS Page 3-142 Para. 2 is confusing: **Construction** would occur only **during daytime hours**, which are **exempt from Seattle and Ecology noise requirements?** Please clarify.

OG-25 Construction noise is exempt from Seattle and Washington State Ecology noise limits. To lessen the noise impact from construction on area residents and workers, noisy construction activities will be limited to the daytime hours.

PLAN 1 NO ACTION

Europe's great gardens host millions of visitors yearly, are maintained and have their infrastructures upgraded while their appearance hardly changes over hundreds of years. Does Seattle Center really need a draconian renovation after only forty? **Seattle's taxpayers say, "If it ain't broke, don't fix it,"** but they might be willing to fund reasonable expansion and maintenance necessitated by a 20-year increase in the park's use and population.

OG-26 Your comments are noted.

PLAN 2 THE GREEN FRAME

For the reasons just stated, Plan 2 is the option favored by those who would paraphrase the Founding Fathers: That option renovates best which renovates least.

OG-27 Your preference is noted.

It is a good idea to **retain** some Fun Forest rides, at least **the Ferris wheel and carousel.**

OG-28 Your preference is noted.

In the absence of any floor plans, one can only say, Please **don't sacrifice** the variety and vitality of **Center House's tenants and activities** to a cosmetic face lift or one more expensive dining option for theatre patrons.

OG-29 The Center House will continue to provide space for a variety of tenants and activities.

Few, if any, will miss the present, dingy covers on **Memorial Stadium's top tiers**, but some shelter from sun, rain, and snow is needed. This provides an opportunity for a design competition resulting in good-looking, water-proof covers which enhance the setting. The design might relate to the park as, for example, Sydney Opera House "sails" relate to their harbor.

OG-30 Your comments concerning the design of a future amphitheatre are noted.

PLAN 3 THE GREEN WINDOW

If a new Children's Museum is built on the site of the present **Mural Amphitheatre**, what happens to the original site of the Children's Museum in Center House? Will the Center retain some space for showing outdoor movies and performing plays?

OG-31 The selected Preferred Alternative is Alternative 4R-B. This Alternative would retain space for the Children's Museum in the Center House.

The idea of an immense **underground transportation facility** housing cars on Center grounds provokes several objections:

This drastic option flies in the face of every effort to get people out of cars and onto public transportation. The Committee has a chance to exercise real leadership here by **keeping the Center free of cars**, but accessible by bus, street car, bicycle, and the historic monorail. Over the next 20 years, unforeseen alternatives to car travel will appear, but the availability of a subterranean parking lot will mandate dependence on automobiles.

OG-32 Your comments are noted.

An audience of **20,000 festival patrons** on the site of a demolished Memorial Stadium means **intolerable noise levels** for surrounding communities from amplified music, announcements, and crowds. A local resident mentioned that Mercer Garage, which already offers convenient parking and access to the Center, acts as an effective buffer from noise.

OG-33 Section 3.2.3 Mitigation Measures for Noise includes general approaches to noise mitigation, with additional detail to be provided as the design for the selected alternative is specified.

- The design of sound amplification systems for stages provides opportunities for effective noise mitigation. The sound emissions of the main stage loudspeakers may be reduced by several dBA if coverage to areas near the back of the audience area is provided by added, distributed loudspeakers at lower sound

levels and delayed with respect to the main cluster. This mitigation measure may be employed at the redesigned Mural Amphitheatre and Memorial Stadium stages to reduce noise impacts to residences to the north and south.

- Architectural elements of the redesigned stages, such as sidewalls, stage shells, or the shaping of the audience areas, may be designed to reduce environmental sound levels.
- Sound levels at the mixing board locations may be monitored during performances and the program sound levels limited to a Leq of 95 dBA at 100 feet from the stage. Once the position of the mixing location is specified for each stage, the program limits may be specified as a level to be maintained at the mixing board instead of the 100-foot distance.

During warm, summer months, people want to escape cramped apartments and enjoy the Center, but events attracting a quarter- or half-million people tie up the grounds, and cordon off large green spaces which have to be reseeded between festivals. **Increasing the size and frequency of major events** is a step away from equitable use of the park.

OG-34 Your comments are noted.

It is not hyperbole to say that Seattle Center is cherished in use and in memory. Many people passed important milestones, raised families, and found pleasure and consolation on its grounds. The thought of digging it up and imposing a **second, extravagant substructure** violates their already aggravated sense that their city is forfeit to unreasonable change.

OG-35 Your comments are noted.

At present, a **magnet school** occupies part of Center House. Would partial occupancy of a forty-foot-wide building on August Wilson Way provide the same or better facilities? Another consideration: Seattle has an ordinance forbidding strip clubs within two football fields of a school. Not only is the school **essential** in an era of school closings, it incidentally **provides an important buffer** against strip club incursion in the vicinity of Key Arena.

OG-36 Your comments concerning the Center School are noted. The Seattle School District would be involved in the planning and design of a new building for school use.

The redevelopment of **First Ave. N. and Republican** calls up the very definition of environmental impact:

That corner is already congested with retail, hotel, post office, and Key Arena foot traffic as well as autos and a bus stop for seven Metro routes. Soon, the old QFC Market site will be inhabited by a retail ground level with more than two hundred apartments on the second level and subterranean parking. The **congestion at that corner poses a serious hazard** for all pedestrians, especially the elderly and disabled. Will a Seattle Center retail pavilion compound the congestion for a small financial gain?

- OG-37** A retail pavilion is meant to complement and connect with the commercial businesses located on adjacent streets and is not projected to include residential uses.

Because meeting space is so scarce in Queen Anne, the Committee should think Carefully before sacrificing the **Northwest Meeting Rooms** to a few more retail shops. The area could be made more accessible to the Urban Center with windows, glass brick panels, or some other design element.

- OG-38** Meeting space will be replaced on the Seattle Center. The future design will consider ways to make the space more open and accessible to the Uptown Urban Center. The Preferred Alternative envisions a new building that will replace the NW Rooms on the ground level facing inward onto the courtyard, with retail on the floor above (facing Republican Street) and 3 floors of commercial space above .

A five-storey **building** on that site might contain smaller meeting rooms (which could be enlarged by using accordion doors or sliding panels), but that building will be subject to tremendous **vibration** from the traffic congestion already rumbling past the intersection. Engineering studies will take this into account, but it needs to be mentioned.

- OG-39** Your comments are noted and will be considered in building designs.

PLANS 4 A & B

The **amphitheatre** plans contain the potential for increased noise pollution in Queen Anne. **Construction at Key Arena and at First Ave. N. and Harrison** would add to already heavy congestion.

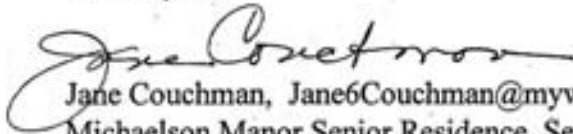
- OG-40** See response to OG-33 concerning noise mitigation measures. Your comments regarding traffic congestions are noted.

FINAL NOTE

People would like to see the **Horiuchi Mural** salvaged and displayed somewhere. My only strictly personal wish for the renovation is that the **Kobe Bell** might not only remain, but be heard as part of the Center's functions and celebrations.

OG-41 Both the Horiuchi Mural and the Kobe Bell would be retained and kept on display.

The Century 21 Committee hears objections and cautions from the public because people see a sweeping renovation as a Conestoga wagon rushing down a steep hill. To keep it from running away, you have to brake it. But anyone attending public meetings can see how sincerely and intently the Committee has entertained people's pros, cons, and wish lists, and how imaginatively it has all been integrated to constitute the four options. **The Committee is to be commended** for its unfailing courtesy, patience, and cordiality. **Thank you.**



Jane Couchman, Jane6Couchman@myway.com
Michaelson Manor Senior Residence, Secretary
Uptown Alliance, Senior Advocate
Magnolia/Queen Anne District Council, Member

OG-42 Thank you for your comments.

"Stefan Moritz" <stefan@unitehere8.org> 2/4/2008 3:39 PM

Dear Ms. Rosenstock,

Please find below Unite Here's (the Hotel & Restaurant Employees Union) comments regarding the Seattle Center Draft EIS. We are looking forward to working with you on this issue. We are concentrating on a limited number of core issues in our comments, but would welcome the opportunity to discuss our perspective of the proposed plan in more detail in the near future.

1. Jobs Created at Seattle Center:

Existing and new jobs created in and around Seattle Center should be quality jobs that will not have negative impacts on the Seattle community and the city's finances. We do not find these issues are addressed in the draft EIS.

Jobs in the hospitality operations at the Seattle Center (concession stands, possible hotel, key arena, etc.) could significantly impact the foodservice and hotel market, housing affordability,

health care and other services in Seattle. The EIS should determine whether there are negative impacts in these areas and how they can be mitigated.

OG-43 The Seattle Center will continue to be a source of jobs. A socioeconomic analysis is beyond the scope of this EIS.

2. Possible Hotel:

During an early presentation of the Century 21 plan to the King County Labor Council, Seattle Center staff mentioned the possibility of a hotel being developed at the site of the Mercer Garage. What is the current status of these plans?

OG-44 If new underground parking is provided at the Memorial Stadium site, the City will likely demolish the Mercer Garage and make the property available for private development. A hotel is one of many options that would be permitted under existing zoning by a private developer.

3. Mercer Garage Site:

In the draft EIS (p.2-9) the Mercer Garage would, under some of the proposed alternatives, become available for *commercial* or *private* development. The Mercer garage site is located immediately adjacent to Seattle Center. Development there should be planned as part of the Seattle Center development as a whole.

Therefore, we are concerned to read that the draft EIS calls to: *Discontinue EIS review of development that might be done by third parties that will not be in the scope of Seattle Center work (e.g. building on School District parking lot; private development of Mercer Garage)*

The City of Seattle should not give up the opportunity to actively shape an area that will play an important role in the future functions of the Seattle Center. As became apparent in cases such as the Alaska Building, where City Council had hoped to get more housing to Pioneer Square, selling property to private developers does not always result in the desired and expected result for the City and its residents.

Furthermore, the Mercer Garage property constitutes a significant public asset and it should only be sold if there is a clear public benefit to such an action. In return for a one-time sum of money, the public would give up input, control over future use and development, and the ability to shape the area in the long run.

The best alternative would be a lease option for the site. This would guard the public interest in the long term as the city could ensure a good return on the investment with benefits to the neighborhood and the community as a whole.

OG-45 Your comments concerning the future use of the Mercer Garage site are noted.

Please feel free to contact us with any questions at 206-963-3166.

Sincerely,

Stefan Moritz
UNITEHERE! Local 8
Research Analyst

2800 First Avenue, Ste. 3, Seattle, WA 98121
Phone: (206) 963-3166
Fax: (206) 728-9772
Stefan@unitehere8.org

4.4.4 Individuals



Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 – Lopez Room

Comments may be returned at this meeting. They may also be mailed or emailed to:
Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109
joan.rosenstock@seattle.gov

COMMENTS:

Don't change.
Leave it Alone!!
Good idea however decreases events,
decreases individual projects,
decreases rehearsal space options...

I-1 Thank you for your comment.



**Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 – Lopez Room**

Comments may be returned at this meeting. They may also be mailed or emailed to:
Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109
joan.rosenstock@seattle.gov

COMMENTS:

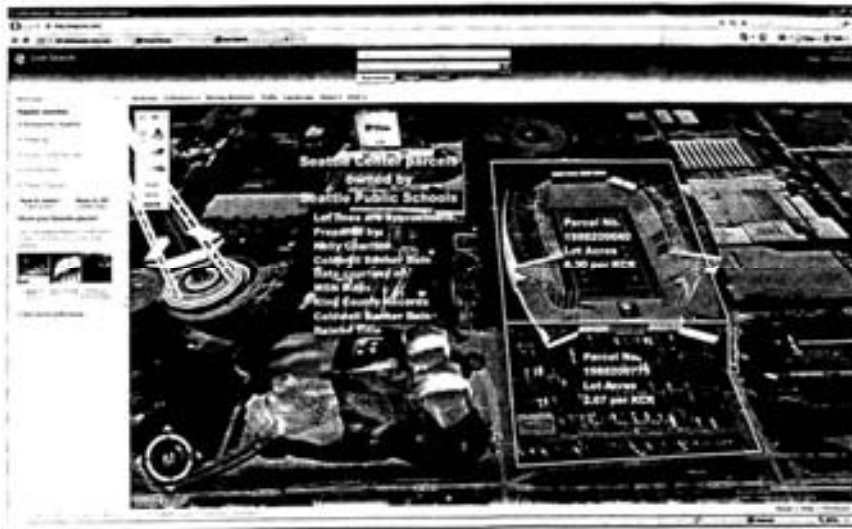
It is important to maintain space and support for the many organizations and activities that are already here.

I-2 Thank you for your comment.

Top 10 Reasons to Create a Comprehensive High School in Seattle Center


1. There is already a public high school in Seattle Center. The Center School is in rented space above the food court.
2. A new public high school with 2,000 seats could retain the 300 seats for the alternative/arts student population that is served today, and have 1,700 seats for a general student population.
3. Seattle Public Schools already owns approximately 9 acres of land in Seattle Center, Memorial Stadium and the abutting parking lot. Public high schools require 10 acres of land.
4. There is already an athletic facility in Seattle Center owned by SPS that the students could use.
5. Downtown, Belltown and South Lake Union will have 60,000 dwelling units within 3 years. If 1% of that population has 1 child each there are 600 more kids that need to be served. There are no public schools or family friendly pocket parks downtown.
6. Since all public high school kids will be put on Metro buses, and Seattle Center is very accessible by Metro bus routes, it would be easily accessible from anywhere in the city.
7. The central location means that a comprehensive high school could serve the whole city, not just QA, Magnolia, Downtown, Belltown, and South Lake Union.
8. There are a lot of great things for the high school kids to get involved with, Pacific Science Center, Experience Music Project, opera, theater, ballet, television, Gates Foundation, etc. (participating, volunteering, working).
9. Conveniently located near the shops and restaurants on the south slope of Queen Anne. Good for the businesses and the kids.
10. It would be a great opportunity for the city and SPS to work together to create another reason for Seattle families to go to Seattle Center.

Cheers,
Kelly Charlton
206.920.6764



I-3 The Seattle Center will continue to provide space for the Center School. There are no

plans to set aside land for a comprehensive high school as you suggest.



www.seattlecenter.com

**Public Meeting to Receive Comments on the
Seattle Center Master Plan
Draft Environmental Impact Statement
January 24, 2008 -- Lopez Room**

Comments may be returned at this meeting. They may also be mailed or emailed to:

Joan Rosenstock
Seattle Center Redevelopment
305 Harrison St., Room #109
Seattle, WA 98109

joan.rosenstock@seattle.gov

JEFFREY COOK
jeffreydesigns@earthlink.net
CURRENT DESIGNER OF WINTERFEST

COMMENTS: REVITALIZING THE CENTER IS IMPORTANT.
I LOVE IT HERE... AS PROGRESS MOVES FORWARD
PLEASE CONSIDER THE FOLLOWING:

- ① RETAIN SOME EXISTING FEATURES OF THE '62 FAIR -
I.E. NORTHWEST ROOMS, MURAL AMPHITHEATRE. KEEP A MIX OF OLD & NEW.
- ② RETAIN REHEARSAL SPACE FOR THEATRES IN CENTER HOUSE
I.E. T.P.S.
- ③ IMPROVE TRAFFIC FLOW AROUND CENTER
- ④ RETAIN EXISTING PARKING
- ⑤ IMPROVE & KEEP MONORAIL

BEST OPTION:
TRA

- I-4** The proposed Master Plan retains many of the features of the 1962 World's Fair, including the Center House, the Space Needle, the Pacific Science Center arches, and the KeyArena. Other features are in need of replacement. Parking would be retained or replaced in an underground garage that would be convenient to the Seattle Center for families with small children. The monorail will be retained and the existing Seattle Center monorail station refurbished (under a separate plan that is under development). See Common Response 4.3.1 concerning the retention of space for Theatre Puget Sound.

February 4, 2008

Joan Rosenstock

Seattle Center Redevelopment
305 Harrison Street, Room 109
Seattle, WA 98109

RECEIVED

FEB 04 2007

**PROJ. MGMT/
REDEVELOPMENT**

Dear Ms Rosenstock:

Subject: Seattle Center Master Plan Draft EIS

We, the undersigned, oppose any plan for the redevelopment of Seattle Center that includes the demolition of the Seattle High School Memorial Stadium, also known as Memorial Stadium.

Our opposition starts with the simple assertion that neither the stadium site nor the physical structure belongs to the City of Seattle. As you well know, the land on which Seattle Center and Memorial Stadium are now located were bequeathed to the city by James Osborn and dedicated by David and Louisa Denny under certain conditions. A voter approved bond issue in 1927 provided the funds for the construction of a Civic complex, which was a part of the conditions to include a Civic Auditorium (now Marion Oliver McCaw Hall), Civic Arena (now Mercer Arts Arena), and a Civic Field (now Memorial Stadium) for athletic activities.

On April 16, 1889 David and Louisa Denny dedicated the D.T Denny's Home Addition to the City of Seattle with the stipulation that the land would be for the "use of the public forever."

Following World War II, the City of Seattle deeded Civic Field to the Seattle School District with the stipulation that the site would continue to be used for athletic activities forever which, at the time, centered primarily on football.

As a tribute to the 762 former students who had given their lives during World War II in the service of their country, the School District built a stadium and dedicated it as a war memorial.

Construction of the stadium was started in 1946, completed in 1947 and formally dedicated as a War Memorial on Thanksgiving Day 1947 in memory of the 762. It is at times like this that we should try to remember that the entire stadium and not just the wall on which the inscription would subsequently be located that was dedicated as the War Memorial. As a matter of fact, we should also remind ourselves that the shrine with the names of those who gave their lives was added as late as May 29, 1951 and became part of the east wall to provide the historical significance of that dedication for future generations. Following are the words inscribed across its top and must be preserved in remembrance of those who cared and died for our freedom:

**"YOUTH HOLD HIGH YOUR TORCH OF TRUTH, JUSTICE, AND TOLERANCE
LEST THEIR SACRIFICE BE FORGOTTEN"**.

Under the circumstances, any attempt to demolish the stadium would be an act of minimizing the purpose of the 1947 student body which dedicated the stadium to their fallen and an act of desecration of the War Memorial, both of which are totally unacceptable.

To put the point in perspective, could you ever propose removing or eliminating the Vietnam Memorial so that the ground could be used for some other purpose? Or, could you ever propose eliminating the USS Arizona Memorial and rendering the ship's metal as scrap? We don't think you could. Seattle's Memorial Stadium deserves no less. It may not look as grandiose as the other two still appear today, nor was it ever a national monument, but it was constructed and dedicated for the same reason as all other memorials throughout the nation were.

Consequently, we would like you to include the following in your analysis of the environmental and cultural impacts your proposed plans will have on Seattle.

All of the proposals discussed at the Draft EIS meeting of Jan 24, 2008, including the "No Action" alternative were based on the faulty premise that the City of Seattle owns the stadium and has the right to demolish it at will. It was patently clear that the lynchpin of the proposals other than that of "No Action" was the demolition of the stadium as if that was the ultimate purpose of the revitalization plan.

Under the circumstances, we would like to remind you that as of May 29, 2007, Seattle Memorial Stadium was nominated and is currently under consideration as an historical landmark because of its historical significance to Seattle.

With that in mind, we are proposing that most of the proposed improvements be incorporated into the "No Action" option, which we have visualized can be accomplished with minimal effort.

I-5 Your preference for the retention of the Memorial Stadium is noted.

In addition, we left the meeting that evening with the conclusion that no matter which plan is adopted the operating and financial conditions of the Seattle Center cannot maintain the Center until a major makeover of the Key Arena is accomplished first. Essentially, its present configuration precludes its use as a viable multi-function venue and a potential financial asset. We are of the opinion that the arena is a current drain on the financial resource of the Center and will continue to remain so unless addressed first.

We feel the City of Seattle should also first recognize and acknowledge its own involvement and accept accountability for the poor planning and utilization of the current configuration of Key Arena in spite of overriding objections at the time of converting the Coliseum to the Key Arena. We cannot let the City of Seattle continue its present course of redeveloping the Center without any discussion for resolving the Key Arena problem.

I-6 Your comments are noted.

Also, in one of your proposals, we question the legality of replacing Memorial Stadium with a parking garage based on an apparent oversight on your part, to wit:

On October 30, 2007, the Seattle Post Intelligencer carried an article entitled “Zoo won’t appeal parking garage ban.” The story went on to say that Seattle Hearing Examiner Sue Tanner had ruled that a parking garage isn’t a “customary” use for city parks and would not be legal. The city’s decision prohibiting construction of a parking garage at a city park speaks for itself and should also be applied to the Seattle Center which is a Seattle park.

- I-7 The Seattle Center is not classified by the City of Seattle as a city park. Seattle Center is a gathering place that is home to cultural and educational organizations, sports teams, festivals, community programs and entertainment facilities. By Seattle Land Use Code, the Seattle Center is required to provide parking.

From an environmental standpoint, we also question replacing Memorial Stadium with a parking garage. It should be quite obvious that it would not be in the best interest of the people of Seattle or the Seattle Center to construct a garage which would bring more vehicles into the area, produce more traffic congestion and concentrate pollution when so much of today’s emphasis is on minimizing global warming and green house gasses. We consider the proposal as adding insult to injury, since it would just be another garage essentially placed adjacent to one already planned for the Gates Foundation complex directly across from the stadium.

- I-8 Your comments are noted.

Finally, Memorial Stadium is a unique multi-purpose venue located in one of only a few cities that can boast having a facility in such a centralized location which includes an amphitheater that can seat in excess of 20,000 spectators. It is still structurally sound even after the major earthquakes of 1949, 1965, and the Nisqually Quake of 2001. It remains an asset of the city of Seattle which currently has a use agreement between its own Parks and Recreation Department and the Seattle School District allowing the use of each other’s facilities for specific functions.

- I-9 Your preference for the retention of the Memorial Stadium is noted.

We believe the people of Seattle have a right to know how and understand why today's Memorial Stadium is a legacy they should be proud of and maintain.

Thank you in advance for your consideration of the information we have provided.

Sincerely Yours,



Guy Gallipeau

5617 45th Avenue SW
Seattle, WA 98126



Bob Hegamin

1508 7th Place South
Edmonds, WA 98020

Cc: Jan Levy -- Co-Chair, Century 21 Committee

Jeff Wright -- Co-Chair, Century 21 Committee

Mayor Greg Nickels -- City of Seattle

City Council of the Whole -- City of Seattle

Associated Press -- Communications Department

The Seattle Times

Seattle Post Intelligencer

The Seattle School District

Seattle Landmarks Preservation Board

I-10 Thank you for your comments.

Hall

INTRODUCTION

INTRODUCTION

I attended the public comment meeting on the Draft EIS on Tuesday, January 22, 2008. This is the fourth meeting on the Seattle Center that I have attended. Previously, I submitted some written comments after attending the Century 21 public comment meetings. I also submitted some written comments on the proposed skateboard park at the corner of Second Avenue North and Thomas Street. Because I have already attended four meetings and submitted written comments, I feel compelled to comment on the DEIS. However, the past two weeks has been especially hectic for me. I currently own a boat cleaning business and always feel compelled to attend the Seattle Boat Show this time of year. In commenting on the DEIS, I thought it might be more appropriate for me to write some individual essays on the Mural, Memorial Stadium, the Mercer Garage and possibly other issues, rather than trying to write one long essay. In making any comments about the makeover of the Seattle Center campus, I thought I would try to be noble, tasteful with a touch of class. I have always thought that the Seattle Center campus was a noble facility because it had educational assets. I have always thought that the Seattle Center was a tasteful facility because it put on Folklife, the Bite of Seattle and Bumbershoot. I have always thought that the Seattle Center had a touch of class because of the Theatre District.

Hall p.

THE MURAL

In deciding on the best use for the Mural Amphitheater and the Fun Forest Game Pavilion, I thought the criteria I would use would be to be noble, tasteful with a touch of class. Personally, I have always liked the area occupied by the Mural Lawn. It is green, open and park-like. Or, you might say in its current state it is very tasteful. Historically, it has worked well for the big festivals. Therefore, I think that in making over the Seattle Center campus, the best use of the Mural Lawn and the Fun Forest Game Pavilion should be as a large outdoor grass amphitheater. There are several reasons for this. First, by making over the Mural Lawn and the Fun Forest Game Pavilion as an outdoor grass amphitheater, you create an area which is more green, open and park-like. Hopefully, to make it really attractive, the architect or landscape architect would add more trees and landscaping. Second, when you attend the Bumbershoot Festival, the Mural is frequently overcrowded with people. Often, there is no place to sit and sometimes there are few places to stand. A larger outdoor grass amphitheater would make it more comfortable for festival goers and might also please the promoters. Third, with a large outdoor grass amphitheater, the Seattle Center could offer more outdoor entertainment for its visitors. Or, you could add a touch of class to the overall campus. Fourth, when I attended the University of Washington, I remember that the U of W History Department taught courses on the History of Science. The courses discussed the scientific contribution of people like Galileo, Copernicus, Kepler, Isaac Newton and Charles Darwin. To me, it would be great if the new outdoor grass amphi-

theater could have a summer science lecture series for high school students and the general public. The lecture series might delight and inspire more high school students to study math, science and engineering. Also, during the summer, a local theater group could probably perform the works of people like Plato, Dostoyevsky and others. Again, this might delight and inspire more high school students to decide on careers in Law, the Military and government. The new outdoor grass amphitheater would be a great location for all of this.

- I-11 Alternative 4R-B has been selected as the Preferred Alternative. This alternative includes two amphitheatres. A new amphitheatre would be constructed in the location of the Mural Amphitheatre that would be capable of seating up to 4,000 on the lawn.

Hall p.

MEMORIAL STADIUM

In deciding on the final disposition of Memorial Stadium, it seems that the recommendation of the Century 21 committee is important. However, there are several important stakeholders to the decision including the City, the Seattle Center, the Seattle School District, One Reel and the taxpayer. Because I really like the idea of the outdoor grass amphitheater at the Mural Amphitheater, the only alternative that I wouldn't support is the Green Window. If the city wants to build a huge, 4,000 seat covered amphitheater, I feel they should first conduct a study for the best location. Personally, I think the best site would be a great, natural outdoor location. It could be next to Lake Washington, overlooking the Sound or maybe next to the Sammamish Slough. Potential sites might include Discovery Park, Magnuson Park, Seward Park, Marymoor Park or possibly a location up north like Mukilteo. Also, what is the Center really going to look like with a 4,000 seat covered amphitheater? I have always enjoyed places like the Mural and the International Fountain because of their intrinsic charm. When I previewed the animated video of the 4,000 seat covered amphitheater, I thought it made the whole area look like a huge parade ground. It didn't look very charming to me.

Because I like the Mural site for the outdoor grass amphitheater, I could support the Green Frame and alternatives 4RA and 4RB. However, if the Center does acquire Memorial Stadium from the School District, they should work with the School District to build a quality athletic field. Personally, I could support Alternative

4RA because it constructs a new outdoor athletic field based on the current east-west configuration of Memorial Stadium. However, I am not sure that I absolutely agree with building only 650 parking spaces.

Finally, if the Center acquires Memorial Stadium from the School District and decides to pursue either Alternatives 4RA or 4RB, than I think they should work closely with One Reel. One Reel puts on both Bumbershoot and the Summer Concert series. One Reel should be asked for their input in deciding on the best alternative.

Lastly, when I attended the Century 21 public comment meetings, I inquired if the athletic field could incorporate a public jogging track. The DEIS noted that 17,000 new housing units would be built relatively close to the Seattle Center by 2024. As a concerned citizen, I think that public facilities should offer more amenities for the general public. The jogging track wouldn't necessarily have to be dirt. It could be grass, astroturf or whatever works best for the site. A new athletic field with jogging track might also create a larger overall site for outdoor concerts.

- I-12** Your comments concerning the Memorial Stadium are noted. Alternative 4R-B has been selected as the Preferred Alternative. In order to provide a flexible space capable of being converted into both a sports field and a seating area for outdoor concerts, there would not be room for a jogging track as you suggest. Major festival users, including One Reel, would be included in the design for the concert use. And the Seattle School District would be included in the design for sport use of the field and seating.

MERCER GARAGE

I think that the Mercer Garage could be a key piece of real estate for Seattle Center's long-term future. It currently has 1439 parking spaces. When I submitted some written comments in 2007 to the Century 21 committee, I inquired if a new Seattle Center campus could possibly include a new specialty museum. Because Seattle has Bill Gates, Paul Allen and Microsoft, I thought we could probably have a very interesting, multi-story museum on the History of Computing. Or, it could be a Center for Science, Technology and Computing. Or, maybe a Center for Science, Computing and Software Engineering. If a wealthy Washingtonian were to give KCTS money to build a new facility, than this might free up the current KCTS lot on the corner of Fifth Avenue North and Mercer St. Personally, I could see KCTS moving to part of the site occupied by the Mercer Garage. The Mercer Garage would be demolished. It could be replaced by a new KCTS building, another building or park and a new underground parking garage. By adding a new specialty museum at the Center, the Seattle Center would be delighting and inspiring school children to learn more about math, science and computing. Like EMP, it might be a great tourist attraction. Among other things, tourists pay the hotel/motel tax, car rental tax, restaurant tax, retail sales tax and otherwise stimulate the local economy. To me, the only real negative is that the Mercer Garage might lose some of its 1439 parking spaces.

At this time, after reviewing the DEIS, the only alternatives

that I could support would be the Green Frame and 4RA with the east-west athletic field. By retaining the existing Mercer Garage, these alternatives allow for the future development of the Mercer Garage lot.

- I-13 Thank you for your comments concerning the Mercer Garage space. As part of the Preferred Alternative, an underground parking garage may be constructed under the existing Memorial Stadium site. If this were to occur, the Mercer Garage would be demolished and the land be made available for commercial development in keeping with the Neighborhood Commercial zoning of the site.

I liked several of the points presented in Alternative Two, The Green Frame,

First, the Center House would be retained and made more transparent. I thought one of the studies I read said the Center House served its purpose during the World's Fair. Now its considered too dark and there are infrastructure issues such as exposed wiring. A makeover of the Seattle Center should start with the Center House.

- I-14 Thank you for your comments. All of the Build Alternatives include refurbishing the Center House.

Second, the Fun Forest Activity Building would be removed and replaced with a grassy 4,000-seat amphitheatre. I thought I read that the Fun Forest had been unable to meet its rent obligation for the past two years. The Fun Forest Building could be permanently removed or relocated somewhere else on the Seattle Center campus.

- I-15 The Fun Forest will vacate the space in the fall of 2009. If Alternative 4R-B is implemented, the area would be redeveloped for a grassy 4,000-seat amphitheatre.

I think this is the best location on the Seattle Center campus for an amphitheatre. During the Bumbershoot Festival, I have always enjoyed listening to music at this location. To me, this location presents an opportunity for a more personal, intimate, close entertainment experience. Furthermore, it is immediately adjacent to the Center House with its numerous vendors. With a Center House makeover, visitors will be spilling out of the Center House onto the amphitheatre lawn. The grassy amphitheatre also presents opportunities for the Seattle Center to earn additional revenue. At the White River Amphitheatre, lawn chairs rent for six dollars a piece. Also, the Seattle Center was looking for a location for the 21 flagpoles of its sister cities. Maybe the flagpoles could serve as a backdrop for the new outdoor grassy amphitheatre.

I-16 Thank you for your comments.

I thought I also read that One Reel wants to use the Mural Amphitheatre as the site for its 2008 Summer Concert Series. Since I really like this location, I would also entertain building a small outdoor amphitheatre here with maybe 2500 seats. It's interesting to note that the seating capacity of Benaroya Hall is only 2700. To me, this outdoor amphitheatre would have a stage with grass in front, followed by 2500 seats and more grass in back. At the Bumbershoot Festival, people sometimes like to dance in front of the stage. The grassy area in back might allow for additional bleacher seating or lawn chair rentals. With a seating arrangement like this, One Reel might make this a permanent location for its Summer Concert Series.

I-17 Thank you for your comments.

Finally, I have always enjoyed how the Seattle Center footpaths wind and meander between the Center House, The Mural, and the Pacific Science Center. To me, it would be great if an architect or landscape architect could build an outdoor amphitheatre, yet still preserve the park-like feel of some of these footpaths.

I-18 The location of footpaths will be considered in final design.

Third, the Fun Forest buildings, rides and paving would be removed and replaced with a water feature, outdoor seating and landscaping. When I went to the meeting last week, I saw the drawings of the Seattle Center campus with the water feature added. I also read that the Fun Forest was behind in its rent.

However, my business logic tells me that outdoor seating, landscaping and water features don't pay any rent at all. Would it be possible to minimize the size of the Fun Forest, add the water feature, outdoor landscaping and seating, but keep some of the rides for the children?

I-19 The Fun Forest will be replaced with active open space including a water feature, seating, ice rink/reflection pool, fire pit and landscaping. There is a possibility that there may be some sort of high profile ride such as a Ferris Wheel or carousel.

Awhile back, I read that the mayor was working with high-tech executives to create some type of digital, interactive, virtual something for adolescents. That idea should be explored; remove the Fun Forest Pavillion, but add something in its place.

I-20 Future programming uses include space for high-technology uses such as you propose.

Fourth, a bike corral would be constructed near Fifth Avenue North. I live in the area and travel on Fifth Avenue almost daily. In my opinion, Fifth Avenue between Mercer and Broad St. is a very nice Seattle street. I think Seattle Center should accomodate multi-modal forms of transportation; however, the bike corral shouldn't detract from the beauty of Fifth Avenue. Personally, I would like to see the two acres in front of Memorial Stadium look more like the Broad St. lawn... open, green and park-like. Although the city doesn't currently own the triangle property across from EMP, could the future bike corral be located at this site?

- I-21 The bike corral's location has not been determined, however it is likely that it would be located within the garage if an underground parking garage is constructed.

Fifth, Memorial Stadium would be retained, however the upper level of seating would be removed on both sides. Philosophically, I have always thought that the Seattle Center campus could and should be a multipurpose campus. High school football games could coexist with opera, theatre and ballet. Or, opera, theatre and ballet could coexist with the local 3 on 3 basketball championship. When I attended one of the public meetings, I inquired if Memorial Stadium could incorporate a public jogging track. A while back, I thought I read that 3000 new housing units are being built downtown. In twenty years, there might be 20,000-30,000 new housing units relatively close to the Seattle Center. If Seattle is to become a true global warming city, it might be advantageous to bring more amenities to the people instead of making them drive to Greenlake.

- I-22 See response to I-12.

Memorial Stadium could possibly accommodate more soccer, lacrosse and more outdoor music. The Stadium appears to work very well for the Bumbershoot Festival. Philosophically, I am against turning the Seattle Center campus into just a set of buildings with different seating arrangements and capacities. To me, the Seattle Center campus should be a multipurpose campus offering and providing a diverse set of activities for its visitors.

I-23 Thank you for your comments.

Sixth, the existing Seattle School District parking lot on Fifth Avenue North would be redeveloped with an 85' high commercial building. Personally, I would like to see the two acre parking lot on the east side of Memorial Stadium developed more like the Broad St. lawn... open, green and park-like.

I-24 With Alternative 4R-B, the parking lot would be redeveloped as part of the stadium/amphitheatre stage with a landscaped plaza adjacent to 5th Avenue North..

If I was a local politician, I would be somewhat loath to sell part of the Center campus for commercial development. With the population of Puget Sound projected to increase 40% in the next couple of decades, most of the real estate near downtown Seattle will probably be fully developed. There will be few

chances to acquire undeveloped land and undeveloped land will probably be a very scarce commodity.

Furthermore, I thought I read that the Seattle School District earns about \$700,000 a year from parking revenues on this two acre site. If the Seattle Center and the Seattle School District were to jointly develop a three story underground parking garage, the potential annual revenue would probably exceed \$2,000,000. Conceivably, the Seattle Center might be responsible for paying off the construction loans, but the School District would be held accountable for any improvements to Memorial Stadium. This could be decided through negotiation.

I-25 Thank you for your comments.

The above ground parcel could be redeveloped with attractive landscaping, seating and maybe a water feature. The Center would be better off with the additional parking. The School District is better off because they will still be receiving the parking revenue and they still have access to Memorial Stadium. The public is better off because the Center has added a new, open, green and park-like setting. Nearby residents are better off because the Center has enhanced the attractive, pedestrian-friendly feel of Fifth Avenue. The Gates Foundation people are probably better off because they can look at an attractive park-like setting instead of a commercial building.

I-26 With Alternative 4R-B, the parking lot would be redeveloped as part of the stadium/amphitheatre stage.

After looking at the other Alternatives, I thought it might be OK to include item #15 of the East West Axis in the Green Frame Alternative.

I-27 Your comment is noted.

I don't know if I agree with the business logic of item #4 of the Green Window that the Memorail Stadium site would be acquired from the Seattle School District and redeveloped with 1700 underground parking spaces. You acquire Memorial Stadium to build a garage and then turn around to sell a perfectly good, functioning Mercer Garage.

I-28 Your comment is noted.

I don't think I agree with Item #4 of the East West Axis that a new 72,000 sq. ft. Children' Museum and 15,000 - 20,000 sq. ft. day care center would be built in the space between the Pacific Science Center and the Center House. I am against building a building in an area that is currently green, open and park-like. Also, financially this space appears to work very well for the current big festivals. To me, I would build a larger Children's Museum with the Center House makeover. Also, possibly locate a day care facility there as well.


I-29 The Preferred Alternative 4R-B does not include building the Children's Museum in this location. Space for the Museum would be retained in the Center House.

I don't agree with item #13 of the East West Axis that Key Arena would be renovated to accommodate two performance venues with a permanent separation. I thought I read that the positive economic benefit of the Seattle Center to the local economy is over one billion dollars. I am sure that packing Key Arena for music events contributes to this. For me, a big attraction of the Center is that it can bring in really big performers. Personally, I don't think that U2, The Rolling Stones, The Who or The Police would want to play Key Arena for four nights in a row.

I-30 Your comments are noted.

Finally, when I visited Los Angeles, California for the last Husky Rose Bowl appearance, I remember that I visited about nine museums in about seven to ten days. I saw the Gene Autry, Wax, Holocaust, La Brea Tar pits, Long Beach Aquarium, MOHAI, Norton Simon, Huntington and The Getty museums. I thought the Gene Autry museum was great and the wax museum was fun too. At the MOHAI museum, I saw Hudson Bay School paintings and examples of early American furniture. The art work at the Norton Simon, The Huntington and The Getty was great to best in the world. I wanted to see the surfing museum down south and the Petersen Automotive museum, but didn't have time.

As a long-term Seattle resident, I don't think that Seattle has a great quantity of really good museums. A main criticism of the four alternatives presented is that none of them proposes the creation of a new specialty museum. Because Seattle has Bill Gates, Paul Allen and Microsoft, we could probably have a really interesting, multi-story museum on the History of Computing. The Alternatives presented allude that the Mercer Garage might be sold and redeveloped as a hotel or motel. Conceivably, Holiday Inn or Best Western could purchase the site at the Mercer Garage. To me, Seattle and the Seattle Center would be better off with a really good specialty museum rather than having three Best Western Motels within ten blocks of The Seattle Center. Please add the idea of a specialty museum to the Green Frame Alternative.



I-31 Your comments about the need for more museum space are noted.

From: whitneyhines@earthlink.net

Date: Jan 24, 2008 1:26 PM

Subject: MEMORIAL STADIUM

To: stanorchard@gmail.com

DEAR DIRECTORS, OFFICIALS, AND BOARD MEMBERS,

TODAY'S NEWS INCLUDED A PIECE ON A COMMENT FORUM SCHEDULED FOR 6:30 AT SEATTLE CENTER REGARDING PROPOSED PLANS TO TEAR DOWN MEMORIAM STADIUM!!! NO NO NO NO NO!!!!!!!!!!!!!!!!!!!!!!!!!!!! I GREW UP ON QUEEN ANNE, ATTENDED THE 62 WORLD'S FAIR. ATTENDED GARFIELD/ROOSEVELT FOOTBALL GAMES THERE AND HAVE GONE TO YEARLY BUMBERSHOOT FESTIVITIES AT MAINSTAGES FOR WHAT, 35 YEARS????????? WHY WOULD YOU REMOVE SEATTLE'S MOST CHERISHED LANDMARK MEETING SPOT FOR THOSE OF US WHO HAVE ENJOYED THAT VENUE WITH OUR VERY FONDEST SEATTLE MEMORIES???????? AND THE ARMORY?????? WHY DDESTROY A FABULOUS OLD LANDMARK IN FAVOR OF A POOLY DESIGNED GLASS HIGHTMARE WHICH PANDERS TO DEVELOPERS???????? THE NEW OPERA HOUSE IS

GLASS ENOUGH AND LOOKS VERY CORPORATE TO SAY THE LEAST! REPAIR THE FABULOUS SCIENCE CENTER BUILDING WHICH HAS BEEN ALMOST DESTROYED WITH NEGLECT AND POORLY DESIGNED REVISION!!!!!! THINK SMART FOR A CHANGE AND FIX THE JUNKY AMUSEMENT PORTION WHICH INTERFACES WITH PAUL ALLEN'S GREAT CONTRIBUTION!!! AGAIN, THINK SMART NOT STUPIDLY!!! I SPEAK FOR MANY WHO SHARE MY OPINIONS.

SINCERELY, WHIIITNEY HINES, DESIGNER

I-32 Thank you for your comments.

The image shows a sign for a public meeting. On the left is the Seattle Center logo with the website www.seattlecenter.com. The main text reads: 'Public Meeting to Receive Comments on the Seattle Center Master Plan Draft Environmental Impact Statement January 24, 2008 -- Lopez Room'. Below this, it says 'Comments may be returned at this meeting. They may also be mailed or emailed to: Joan Rosenstock, Seattle Center Redevelopment, 305 Harrison St., Room #109, Seattle, WA 98109' and provides the email joan.rosenstock@seattle.gov. A black box with the word 'COMMENTS:' is followed by handwritten text: 'Janis Linn', '222 Aloha St. #301', 'Seattle WA', '98109'.

I-33 (No comments were made other than submittal of name and address for mailing list.)

GO
Sea Ctr. Direct

RECEIVED
08 JAN 11 10:05
CITY OF SEATTLE
MAYOR'S OFFICE

JANUARY 4, 2008

WF # 640210

Snyder

MAYOR, GREG NICKELS
MAYOR'S OFFICE
SEATTLE CITY HALL
600 FOURTH FLOOR
P.O. BOX 94749
SEATTLE, WA 98124-4749

RECEIVED
08 JAN 11 AM 10:05
CITY OF SEATTLE
MAYOR'S OFFICE

DEAR MAYOR GREG NICKELS

MY FOUR SONS AND I ATTENDED A SOLD OUT SONIC-BOSTON BASKETBALL GAME IN DECEMBER 2007 AND FEASTED AT A RESTAURANT IN THE CENTER BUILDING COMPLEX. WE DINED WITHIN A FEW FEET OF WHERE THE OLD BUBLE ELEVATOR OPERATED IN 1962 DURING THE SEATTLE WORLD'S FAIR. AFTER DINNER, WE WATCHED BOSTON BEAT THE SONICS WHILE SEATED IN HORRIBLE OLD SEATS NEAR THE ROOF OF KEY ARENA.

AS A RESULT OF OUR EVENING AT THE SEATTLE CENTER, BY THE WAY ONE OF THE PRIME TOURIST SPOTS IN THE PACIFIC NORTHWEST, I WOULD LIKE TO ASK YOU & LEADERS IN SEATTLE, KING COUNTY AND THE STATE OF WASHINGTON TO CONSIDER THE FOLLOWING PLANS:

721

- SET A BOND/FISCAL PLAN TO MODERNIZE AND UP DATE THE ENTIRE SEATTLE CENTER AREA.
- MODERNIZE THE KEY ARENA IN ORDER TO ATTRACT AND OR KEEP A NBA TEAM AND A NATIONAL HOCKEY TEAM PLUS MULTI PURPOSE CENTERS ADJOINING THE ARENA TO HOST A VARIETY OF TEAM ACTIVITES LIKE YOUTH FOOTBALL, BASKETBALL, LACROSSE, HOCKEY. VOLLEY BALL, SOCCER AND A NORTH KING COUNTY SWIMMING CENTER. STATE LEVEL TOURNAMENTS NEED AND WANT AN UPGRADED SEATTLE CENTER.
- MODERNIZE THE ENTIRE CENTER BUILDING COMPLEX IN ORDER TO ACCOMADATE MODERN SHOPS, MUSEUMS, UPDATED FOOD CENTERS, AND A VARIETY OF ACTIVITY SPACES FOR SENIORS, JUNIORS AND MULTI PURPOSE SPACES FOR POLITICAL AND UNIQUE MUSIC, ARTS AND HUMANITIES PEOPLE SPACES

I-34 Thank you for your comments.

PAGE 2 = SNYDER LETTER TO MAYOR NICKELS

- **CONTRACT WITH URBAN PLANNERS FOR THE EXPRESSED PURPOSE OF DESIGNING FUTURISTIC (2050) CENTERS FOR TECHNOLOGY, COMMUNICATION, HEALTH. SCIENCE BASED ACTIVITY SPACES AROUND THE CENTER IN ORDER TO ATTRACT A VARIETY OF AGES, INTERESTS AND VOCATIONAL ISSUES.**

I-35 Planning activities to attract all ages are part of the on going programming for Seattle Center.

- **FINALLY, DESIGN A FACE LIFT FOR THE FORTY FIVE YEAR OLD SPACE NEEDLE WHICH IS PROBABLY THE NUMBER ONE TOURIST ATTRACTION IN WASHINGTON STATE AND THE ENTIRE WEST COAST.**

I-36 The Space Needle is not owned by the City of Seattle. It is privately owned and managed by the Space Needle Corporation.

- **MODERNIZE RAIL TRANSPORTATION TO AND FROM THE CENTER IN ORDER TO MOVE PEOPLE QUICKLY AND EFFICIENTLY.**

I-37 Rail transportation is beyond the scope of this EIS.

- **CREATE PLACES FOR PEOPLE OF ALL AGES AND ESPECIALLY PARENTS WITH LITTLE ONES AND TEENAGERS WHO NEED TO SHOP AND EAT AT NEW, MODERN FOOD COURTS AND RESTAURANTS AROUND THE CENTER, IN THE NEIGHBORHOOD OR THE ARENA AREA. (NOTE: THIS WINTER, TAKE SOME LITTLE ONES AND TEENS TO THE CENTER AND KEY ARENA TO SAMPLE THE FAT CONTENT IN THE PIZZA, DOGS, POPCORN, ETC PLUS THE COSTS OF FEEDING A GROUP OF YOUNG TEEN PERSON TYPES.)**

I-38 Your comments are noted.

IT WOULD APPEAR TO ME THAT YOU AND OTHER RESPECTED LEADERS IN THE STATE OF WASHINGTON ARE "BOGGED DOWN" WITH EYEMAN, ROSSI, DORI MONSON, JOHN CARLSON MENTALITY REGARDING THE PASSING OF TAX CUTTING REFERENDUMS OR HOW TO BUILD ONE MORE HOV LANE ON HIGHWAY #405 AND #I -5 OR REMOVE RAIL LINES FROM RENTON TO WOODENVILLE OR MOST OF ALL DESIGN SIMPLISTIC VIADUCT REMOVAL STRATEGIES WITHOUT AFFENDING ANYONE. ,

PLEASE UPGRADE YOUR SIGHTS AND CONCEPTUALIZE A BIG PICTURE SCENE FOR SEATTLE AT THE CENTER PLUS RAPID RAIL TRANSIT SIMILAR TO WHAT THE CITY OF PORTLAND, OREGON HAS ACCOMPLISHED IN THE PAST FEW YEARS. WASHINGTON STATE IS A SALES TAX STATE. PEOPLE SPEND MONEY- SALES TAX ON ATTRACTIVE, MODERN, EXCITING ACTIVITIES. I URGE YOU TO "STEP UP TO THE PLATE" AND PLAN A NEW VISION FOR THE CENTER. WE WILL SUPPORT YOU IN THIS ENDEAVOR!

MILTON L. SNYDER, PhD
Milton L. Snyder
FIRST HILL PLAZA
1301 SPRING ST.
SEATTLE, WA. 98104

I-39 Thank you for your comments.

<mtorrance@aol.com> 2/4/2008 10:10 PM

Subject: Seattle Center Master Plan

My concerns of the E.I.S. for the Seattle Center Master Plan are the following:

1. There is a need for a 20,000 seat, 250 event multi-use arena that should attract 2 - 2.5 million patrons, including family shows, trade shows, concerts, community events, NCAA regional tournaments, NBA basketball (Sonics), college basketball, arena football, high school and college graduations and the NHL (there are 14 metropolitan areas smaller than Seattle that have an NHL franchise), plus other events such as corporate meetings and complementary space to the Washington State Convention Center. The Convention Center is the 11th biggest convention center in the regional market place (soon to be number 12). The Key Arena currently attracts about 1.1 millions patrons of which 600,000 are in the process of leaving. The Key Arena is simply too small. It will not attract the NHL, NBA, NCAA semi-finals, arena football and national and international skating competitions. 17,000 seats in Key Arena is like jamming 10 bedrooms into a house with a pullman and 1 bathroom. The national reputable architectural firms who design the vast majority of arenas throughout North America will tell you the same thing. I went through this exercise on the bus barn site in 1995. It is more true today.

The Seattle Center Coliseum is very attractive from the outside. It was built for the Seattle World's Fair to be converted to an arena to accommodate the NHL which required 15,000 seats. They could only build out 12,200 seats because the envelope of the building was too small and the slope of the roof prevented any expansion unless the sight lines of the arena was compromised which happened with the modification of the arena to accommodate the Sonics which didn't and doesn't work. There should be a feasibility done to investigate other uses for the Key Arena by a national firm with expertise in that area similar to the memorial coliseum in Portland or other buildings. It may be possible to move the Seattle Center House activities into the Key Arena and demolish the Center House for other uses.

I-40 Your comments are noted. There are no plans to demolish the Center House.

I would expect a proposal for a new arena to be made at the High School Memorial Stadium site in the near future that would greatly enhance the existing memorial itself. I believe there are other locations for the High School Stadium which would seat 5,000-6,000 patrons and be paid for from the new arena complex.

I-41 The Preferred Alternative 4R-B includes the demolition of the stadium and replacing it with a north-south oriented sports field with seating for 12,000 people that can also accommodate up to 20,000 for an outdoor festival.

2. Another concern I have relates to the redevelopment of the Mercer Arena. I believe it is the only ice rink left in Seattle (learned to skate there). The property is currently zoned to accommodate several floors of commercial space. It is my understanding the Center is negotiating a ground lease based upon \$50/square foot when in fact it may be worth triple that. The site is larger than many city blocks (60,000 square feet plus or minus). If a theatre use is contemplated the only the portion of the property actually used by the theatre group should be leased to the theatre. There could still be room for an ice arena if the Seattle Center wanted to return to that use. It is also an excellent office or hotel site.

I-42 The Mercer Arena is being redeveloped for use by the Seattle Opera.

3. No more ground that is owned by the Seattle Center should be sold. This is a poor way to meet operating costs.

I-43 Your comment is noted.

4. We should understand that Washington State is the third most populous state west of the Mississippi with 6.6 million people growing at near 100,000 per year. The six county area in the Seattle Metro area is near 4,000,000 and growing at 50,000 to 60,000 per year.

I-44 Your comment is noted.

5. With 50 per cent of the attendance at Seattle Center coming from outside King County maybe this should be a combined city/county and/or state asset.

I-45 Your comment is noted.

6. With the exception of the Space Needle and theatres at Seattle Center I have seen a general decline in the condition of the Seattle Center since the World's Fair in 1962.

I-46 Your comment is noted.

7. Just maybe it is time to talk to the Disney Corporation about a joint venture with the Seattle Center with profits going to park development throughout the city; for example, the Denny Regrade and Belltown need a block or two of city parks, at least, like downtown Vancouver B.C.; Bellevue, Washington; Portland, Oregon or Calgary, Alberta, all of which can be viewed on the internet.

I-47 There are no plans for a joint venture between the Seattle Center and an outside corporation.

Final Comment: It is time to have a major vision for the Seattle Center similar to Eddie Carlson, Ned Skinner, Joe Gandy, Al Rochester, Howard Wright, Jr., and other visionaries of the World's Fair in 1962.

I-48 Thank you for your comments.

John Torrance

From: "Anne Whitacre" anew@foga.com
To: joan.rosenstock@seattle.gov
Date: 1/8/2008 9:46 AM
Subject: dog park

I saw the recent article about the Seattle center, and would like to suggest putting in a dog park in part of that location. I'm currently living in southern California in a master planned community which has two dog parks.. and they are used all day long. It's the type of place the makes a community and forges friendships in an urban community. more and more apartment dwellers (the stated "market" for Seattle Center re-do) have dogs and when you don't have a back yard, the dog park is a critical part of how you get exercise.

In my local dog parks, we attract people from about 5 miles in either direction, and the maintenance is rather minimal. Generally in Los Angeles, they are placed adjacent to heavily trafficked streets so that the dog noise is muffled, and of course there needs to be some adjacent parking.

ANNE WHITACRE FCSA / senior associate
GEHRY PARTNERS, LLP

12541 BEATRICE STREET, LOS ANGELES CA 90066

310.482.3172

I-49 Thank you for your comment. There is a dog park located not far from Seattle Center in the heart of Belltown.

4.5 Response to Public Hearing Comments

Below is a synopsis of speakers and their key points/questions as recorded in notes taken during the Seattle Center Draft EIS Hearing on January 24, 2008. Submitted documentation, if existing, is included in the written comments included above.

4.5.1 Norm Langill, President of One Reel

- Suggests redevelopment of Mercer Arena, day-lighting “food circus.”
- Basic question: What should the role of Seattle Center be in this community over the next 20-50 years?
- There needs to be a green area, “common ground,” a primary gathering place for the city. Content is what draws people, not just infrastructure.
- Need to move toward creating a single, unified vision.
- What will be the impact of the Gates Foundation?
 - This will be the single largest impact on Seattle Center since the World’s Fair.
- The City needs to fully embrace and fund the Seattle Center in the same way that it did the Stadiums.

H-1 See responses to One Reel’s letter included in Section 4.4 above.

4.5.2 Ted Munneke, Seattle Resident

- Has enjoyed patronizing the Seattle Center for many years, as an affordable resource for recreation and culture.
- Citizens need to be alerted to the dangers of profitized corporations merging with public funding.
- Encourage people to value and protect the Bill of Rights.

H-2 Thank you for your comments.

4.5.3 Marcus Sharpe, New to Seattle from Atlanta, GA

- Suggests an Emerald City concept-based indoor green space/museum.
- “Emerald Kingdom” (suggested name) will be a symbol of hope for our city.

H-3 Thank you for your comments.

4.5.4 Mea Fischelis, NW Folklife

- Seattle Center is a jewel of the city, and it is important that it remains a place where many types of gatherings and events occur.

- It provides an important connection to community.
- Multiple uses exist, make sure the community can support them—encourage citizens to look at what it takes behind-the-scenes to make events happen.

H-4 Thank you for your comments. Also see response to NE Folklife written comment letter included in Section 4.4 above.

4.5.5 Aaron Levin, Theater Puget Sound (TPS) Director/Teacher

- The Center House provides affordable rehearsal space, which is very difficult to come by in Seattle.
- This issue is compounded with the Odd Fellows house going away.
- Make sure that the space in the Center House remains available to theater.

H-5 See Common Response 4.3.1.

4.5.6 Alan Fitzpatrick, TPS Producer/Teacher

- Reaffirmed Aaron Levin's comments that the Center House is the only affordable/available space for theater in Seattle.
- Without this space, the Seattle theater community would be profoundly affected.
- Ensure sufficient theater space in the future.

H-7 See Common Response 4.3.1.

4.5.7 Jane Couchman, Senior Point-of-View

- Hopes FEIS will include a list of agencies of oversight for water, noise, air and construction impacts.
 - What will the impact be of implosions, explosions and seismic repercussions?
 - What will the impact be on the corner of 1st Ave North (at Key Arena)?
 - Will Seattle Center be open during construction?
 - The Magnet School in the skinny building doesn't seem to work. What will happen to this school?
 - What will happen to the Children's Museum?
- Requested a cost figure—what will taxpayers be paying for?
 - Doesn't think the public will want to pay for underground parking.
- Wants internal transportation for seniors and disabled citizens (e.g. tram or shuttle)
- If the top level of the Stadium comes off, there will be design competition to cover the stands.

H-8 Thank you for your comments. See response to Jane Couchman's written comment letter included in Section 4.4 above.

4.5.8 Kelly Charlton, Has children in Seattle Public Schools

- Top 10 reasons why Memorial Stadium Would Make a good site for a new public high school:
- There is already a high school at Seattle Center.
- New 2,000 school could provide space for existing 300 students plus 1700 more general students
- Seattle School District owns the land.
- Athletic facilities are present.
- Downtown, Belltown, South Lake Union houses 60,000+ residents; if 1% of residents have kids, we'll need schools for 600 children.
- Seattle Center is very accessible by Metro bus system.
- A central location will serve the entire city.
- Lots of great activities for kids: Science Center, Opera, Ballet, etc.
- New QA shops and restaurants
- Great opportunity for the City and Seattle School District to work together and provide another reason for families to come to Seattle Center.

H-9 The Seattle Center will continue to provide space for the Center School. There are no plans to set aside land for a comprehensive high school as you suggest.

4.5.9 David Allais, Board of Seattle Shakespeare Company

- Wants to be included in future plans for the theater at Seattle Center.

H-10 See Common Response 4.3.1.

4.5.10 Michelle Lewis, TPS Actor/Arts Administrator

- Echoes sentiments of TPS—keep spaces on the 4th floor of the Center House for theater.

H-11 See Common Response 4.3.1.

4.5.11 Stephan Moritz, Hotel and Restaurant Workers

- What are the plans for the Mercer St. Garage area?
- Look at the negative affects of selling the site.
- It is undesirable to sell public property; has any thought been given to leasing the property?
It is a better financial and functional return on the investment.

H-12 See response to Stephan Moritz's written comment letter included in Section 4.4 above.

4.5.12 Janis Linn, Neighbor

- Discourage a large garage to get people out of their cars.
- Encourage people to take a bus or a train into the Center (like Disneyland™)
- People get trapped at 5th Ave N, especially with the Gates Foundation.
- Concerned about losing valuable meeting and conference space.
- Where will the mural art go?
- Doesn't want to see Mercer Garage torn down, as it acts as a noise buffer.
- Consider banning alcohol sales at Seattle Center to discourage rude behavior.
- The Monorail is very unreliable; has any consideration been given to an upgrade?

H-13 Thank you for your comments. The Horiuchi Mural would be retained and moved to a prominent location on Seattle Center grounds.

4.5.13 Ben Rapson, Theater Arts

- Echoes support of necessary TPS theater space.
- Theater would be on the streets without this space, there are no alternatives.

H-14 See Common Response 4.3.1.

4.5.14 John Coney, Magnolia District Council

- Most valuable aspect of the Plan is the removal of Mercer Garage and redevelopment with Urban Center buildings, in order to reestablish Nob Hill Avenue.
- Need more convenient parking for visitors.
- Urban Center would be mixed use—possibly for theater, available low-cost spaces.
- Historic Seattle Monorail is a very important connection and should be retained; a total replacement would be more expensive than upgrades.
- Belltown deserves a station.
- Improve Seattle Center station.

H-15 Thank you for your comments. See responses to John Coney's written comment letter included in Section 4.4 above.

4.5.15 Tyler Potts, Architecture Student

- Currently working on Masters Thesis on Seattle Center.
- Look to the site for answers—focus locally.
- Would like to see an additional process to look at smaller parcels.
- Keep one unified vision.

H-16 Thank you for your comments.

4.5.16 Reilly Hall

- Has the City looked at other locations for the outdoor amphitheater?
- How did they decide Seattle Center was the best location?

H-17 The Seattle Center did not look at other locations for an outdoor amphitheatre; only what would be the best use for space at Seattle Center that would complement existing and planned uses.

4.5.17 Paul Steinbacker

- Response to Reilly Hall's amphitheater question: there is a natural bowl where the amphitheater currently sits.

H-18 Thank you for your response to Mr. Hall's question.

4.5.18 Judy Hurley, Queen Anne Resident

- Where will the High School football games be played if Memorial Stadium is replaced?
- Would like Memorial Stadium to stay.
- Has there been a conversation about keeping the carousel, Ferris Wheel, merry-go-round, etc?
- So much of the City has been upscaled, "the less the better."

H-19 Thank you for your comments. The Preferred Alternative 4R-B includes the replacement of the existing Memorial Stadium with a new stadium that is oriented in a north-south direction. The facility would be designed to accommodate sporting events and practices during the school year, and then be converted into an amphitheater for concerts, festivals and arts events in the summer months. The high school football and soccer games would be played at the new facility. The existing Fun Forest will vacate its site in the fall of 2009. As part of the redevelopment of the space into active open space, there may be a high profile ride such as a Ferris Wheel or carousel, or outdoor ice-skating in the winter.

Appendix A – Transportation Strategy

Seattle Center Master Plan Transportation Strategy

**June 19, 2008
Seattle Center**

TABLE OF CONTENTS

INTRODUCTION	1
EXISTING TRANSPORTATION MODES AND CHALLENGES	3
TRANSPORTATION GOALS AND STRATEGIES	4
MORE PEOPLE/FEWER VEHICLES.....	7
A. Increase Transit Service to Seattle Center	7
B. Increase the use of the Monorail and Streetcar	9
C. Provide Parking Incentives to Encourage HOV Use	10
D. Encourage Bikes and Pedestrians	10
TRAFFIC FLOW	12
A. Signing Alternative Routes, Traffic Signalization and Lane Channelization.....	12
B. Reduce Size of Traffic Surge for Large Events.....	13
PARKING MANAGEMENT	15
A. Increase the Effective Parking Supply	15
B. Better Manage Supply	15
C. Improve Operations	16
PUBLIC INFORMATION	18
A. Educate Employees and Patrons about Alternative Transportation Options	18
TRANSPORTATION STRATEGY FRAMEWORK.....	20
A. Who will benefit from the transportation improvements?	20
B. Can Seattle Center Implement All of the Identified Strategies?	22
C. When Could the Strategies be Implemented?	23
 TABLES	
Table 1: Summary of Transportation Challenges, Goals and Strategies.....	5
Table 2: Strategy Benefits.....	20
Table 3: Strategy Implementation Responsibility	22
Table 4: Transportation Strategy Timeline.....	23

INTRODUCTION

Seattle Center is a unique and diverse 74-acre urban campus that is home to numerous venues, including Pacific Science Center, Experience Music Project (EMP), KeyArena, the Bagley Wright Theater, McCaw Hall, the Space Needle, Children's Museum and Seattle Children's Theater. Entertainment is provided year-round with community festivals, sporting events, concerts, cultural programs, theater performances, conventions, trade shows and meetings. As host to 10 million visitors and 5,000 events per year, we are proud to be one of the region's favorite destinations, and the cultural heart of the community.

The purpose of this Transportation Strategy is to identify a variety of actions that the Seattle Center will pursue to reduce single occupant vehicle (SOV) use and traffic congestion, and to increase the effectiveness of our parking supply. This document is meant to guide the Seattle Center's efforts to minimize potential transportation impacts over the next 20 years as various portions of the Master Plan are implemented (e.g. Memorial Stadium, Center House, Exhibition Hall, etc.).

Three distinct types of people come to the Seattle Center (the "Center"), each with their own travel characteristics – regular employees, seasonal and intermittent employees and visitors. There are 258 regular employees of which 102 are considered to be "affected" under the *Washington State Commute Trip Reduction (CTR)* program. The program establishes goals for reducing commute trip vehicle miles traveled (VMT) by the employees of affected employers. The CTR program's results are achieved through collaboration between local jurisdictions, employers, and the Washington Department of Transportation (WSDOT). The state's nine most populated counties, and the cities within those counties, are required to adopt CTR ordinances and support local employers in implementing CTR. Employers are required to develop a commuter program designed to achieve reductions in vehicle trips and may offer benefits such as subsidies for transit fares, flexible work schedules, telework opportunities, and more. Statewide, employees commuting to CTR worksites made nearly 26,000 fewer vehicle trips each weekday morning in 2007 than they did when they entered the program. The percentage of people who drove alone to work to CTR worksites declined from 70.8 percent in 1993 to 65.5 percent in 2007.

The CTR law affects the state's nine most populated counties: Clark, King, Kitsap, Pierce, Snohomish, Spokane, Thurston, Whatcom, and Yakima. Employers in those counties must participate in CTR if they have 100 or more full-time employees at a single worksite who begin their scheduled workday between 6 and 9 a.m. (Most construction and seasonal agricultural workers are exempted.) More than 1,110 worksites and more than 560,000 commuters statewide participate in the CTR Program.

Seasonal and intermittent employees have unpredictable and inconsistent schedules with irregular travel characteristics or times occurring when transit service is not a viable alternative. Visitors to the Center include season ticket holders to resident organizations (e.g. basketball, Seattle Opera, Pacific NW Ballet, various theater groups) as well as everyone else who attends

activities, events, meetings, performances, museums, trade shows, concerts, the Space Needle and/or just want to enjoy the Center grounds.

While many of the Transportation Strategy measures may benefit anyone coming to the Seattle Center, this document focuses on regular daytime employees, visitors to large festivals, and medium to large sized events due to the greater potential for reducing these groups' vehicular trip generation.

As Seattle Center looks to the future, it is clear the issues surrounding transportation will continue to be of great importance. Seattle Center has an exciting and very important role to play in helping this region develop, create, build and envision a future that provides attractive, convenient transportation options. As good stewards of the environment, we must work toward environmentally sound transportation alternatives. As the nation's best gathering place, we must ensure ease and safety of access for all of our visitors. Using this document as our guide, and combined with other City efforts and regional planning efforts, Seattle Center is ready for the challenges and opportunities of the future.

EXISTING TRANSPORTATION MODES AND CHALLENGES

Approximately 48 percent of our daytime employees drive to work alone, with over 50% arriving by transit, walking or other modes of transportation. The majority of visitors to the Seattle Center arriving by car have more than one occupant in the vehicle, or they arrive by alternative modes of transportation. For large events and festivals, visitor arrivals by single occupant vehicles are even lower.

The maximum capacity for KeyArena events is 17,000 people. Attendance at Bumbershoot, Folklife and the Bite of Seattle reaches about 60,000 per day or over 200,000 spread out over several days for each festival. During the multi-day festivals, visitors arrive and leave throughout the day.

Typically, events at the Seattle Center are scheduled during the weekends or weekday evenings, with some occurring concurrently. At times when the KeyArena is in use, or during large weekend festivals, the use of the other facilities may be limited by Seattle Center. The sporting schedule for KeyArena is seasonal and typically includes approximately 42 Sonics basketball games between October and April, and approximately 17 Storm basketball games during the summer. Combined with 35 other major events at KeyArena, and many medium sized events at other Seattle Center venues, this equates to about two major events per week. However, as many as four major events can occur during a single week, depending on schedule. The amphitheatre at Memorial Stadium included in the Preferred Alternative (Master Plan) could add approximately 40 new medium sized events (3,000 – 12,000 people) in the summer months.

As a major regional destination, our transportation challenges are primarily:

- **Lack of frequent evening and weekend transit service to and from the Seattle Center except from downtown Seattle:** While there is frequent local transit service between the Center and downtown into the late hours of the day, neighborhood and regional bus service is infrequent after 9 pm and on weekends. Access to neighborhood routes other than Capital Hill, University District, Wallingford, Ballard and Queen Anne, and to regional bus service, require a transit trip downtown and then a transfer to another route. Visitors who may be able to use transit to arrive at an event find there is little or no convenient transit service available to them in the late evening when events often end. The lack of evening and weekend transit service and the need to make a transfer among transit routes all result in the unwillingness or inability of Seattle Center visitors to use transit.
 - **Lack of capacity in the street grid between the Center and I-5:** The limited capacity of the surrounding street grid, together with circuitous inbound traffic routing, often causes traffic backups and delays to patrons trying to reach Seattle Center events from I-5. This continual congestion often leads to people arriving late at events, and makes the location less attractive to those who have other options for attending cultural events, such as on the east side of Lake Washington.
-

TRANSPORTATION GOALS AND STRATEGIES

The Seattle Center Transportation Strategy is meant to provide a framework for improving event traffic conditions, balancing parking supply, promoting alternative modes of transportation and enhancing public information to better serve visitors to the Seattle Center and the community.

The Seattle Center has been very successful in achieving a high SOV rate for both its staff and visitors. Over the next 20 years, the Center's goal is to reduce the amount of traffic generated by redevelopment as anticipated in the Master Plan, and to reduce the number of SOVs coming to the Center.

In order to meet the challenges outlined above, Seattle Center is proposing the following goals and transportation strategies as shown on Table 1.

Table 1: Summary of Transportation Challenges, Goals and Strategies

Challenge	Goal	Transportation Strategy
<p><i>To reduce congestion, Seattle Center must reduce the SOV rate of employees and visitors (See Table 2 Strategy Benefits)</i></p>	<p>Increase Transit Service to the Seattle Center (SC)</p>	<ul style="list-style-type: none"> • Encourage direct Metro Bus Service to SC peak events • Coordinate with Metro to provide Bus Rapid Transit adjacent to Seattle Center • Discuss with Metro the potential to have express bus service traveling on Aurora Avenue North make a stop at Seattle Center on both northbound and southbound routes.
	<p>Encourage the use of existing alternative modes of transportation</p>	<ul style="list-style-type: none"> • Create a new Multimodal Transportation Center at SC • Promote and expand Festival Shuttles • Improve the reliability of Monorail Service. • Support Monorail Fare Integration with Metro, Community Transit and Sound Transit • Promote use of the Monorail • Expand and periodically update transportation information materials to promote options and alternatives • Develop event specific transportation materials • Maintain & improve the transportation part of the SC web site • Coordinate with all resident organizations, festivals and events to include alternative transportation information in their marketing materials • Proactively work with SDOT to develop a Seattle Streetcar Route that serves the SC
	<p>Improve bicycle and pedestrian access to SC</p>	<ul style="list-style-type: none"> • Include a bicycle corral within the multi-modal Transportation Center • Maintain and expand bike racks • Install a new crosswalk on the north side of the 5th/Harrison intersection to reduce wait times and pedestrian / vehicular conflicts. • Promote development of the Lake-to-Bay Trail to provide pedestrian & bicycle access to Seattle Center across Aurora Ave. N • Support Citywide and neighborhoods initiatives that improve pedestrian and bike connections to SC
	<p>Encourage employee and visitor carpools</p>	<ul style="list-style-type: none"> • Offer HOV parking rates for peak events that are competitive (or lower) than neighboring private parking lots

Challenge	Goal	Transportation Strategy
<p><i>Lack of peak period capacity in the street grid around Seattle Center leads to congestion and delays before and after large events, which makes Seattle Center a less attractive option for those who must drive</i></p>	<p>Reduce vicinity congestion and delays through the implementation of traffic improvements that are cost effective and environmentally sound</p>	<ul style="list-style-type: none"> • Streamline ingress/egress routes' signage along highway and arterial routes • Work with SDOT to design and implement traffic channelization and pedestrian improvements on Mercer Street to coincide with a 2-way Mercer Street. • Continue working with SDOT to calibrate signal timing • Strategically locate parking garage entrances and exits to minimize traffic congestion and pedestrian / vehicular conflicts
	<p>Reduce the size of traffic surge for large events</p>	<ul style="list-style-type: none"> • Encourage pre and post event programs to attenuate traffic peaks • Encourage resident organizations to stagger event times • Evaluate start / ending times of new activities and potential impacts on existing activities, making suggested adjustments where appropriate
	<p>Improve communications with Seattle Center visitors about access and travel options</p>	<ul style="list-style-type: none"> • Communicate with patrons via brochures, email, the Internet, signs and mail about travel options and parking availability. • Develop and maintain information systems that help patrons with pre-trip planning.
	<p>Minimize event traffic impacts on our residential neighbors including the Lower Queen Anne and Denny Regrade areas.</p>	<ul style="list-style-type: none"> • Monitor and evaluate Mercer/Denny signalization and channelization.
<p><i>Perception of inadequate parking supply also makes Seattle Center a less attractive option for those who must drive</i></p>	<p>Increase the effective parking supply through the efficient use of parking facilities within the Seattle Center vicinity.</p>	<ul style="list-style-type: none"> • Replace Mercer Garage with a new underground garage in conjunction with development of a new stadium / amphitheatre • Continue to utilize Seattle Police Department traffic assistance for major events • Encourage and support additional parking enforcement in the vicinity of SC by SPD • Continue and expand reserved parking programs to direct visitors to certain parking locations • Standardize valet parking operations • Provide Real Time Parking Information • Encourage the development and use of enhanced Intelligent Transportation System (ITS) measures such as Variable Message Signs (VMS) on key corridors providing access to the Center, such as Mercer Street and Denny Way.

MORE PEOPLE/FEWER VEHICLES

A component of the City's Sustainability Initiative is to reduce motorized modes of travel while improving our ability to offer realistic alternatives. The Master Plan envisions a Seattle Center that will increase the number of visitors without increasing the total number of vehicle trips generated by the Center's numerous events. We project the following new developments and enhancements to the transportation system will further reduce the Single Occupant Vehicle (SOV) rate of employees and visitors at the Seattle Center:

- Enhanced Metro service
- Light rail from downtown to the airport coming online in 2009
- Light rail to/from downtown to the University District and Northgate coming on line in 2018
- A new Seattle Streetcar line serving the Seattle Center as well as South Lake Union
- Seattle Monorail operating from 9 am to 11 pm daily
- Expansion of Sounder Commuter Rail
- Initiation of a Bus Rapid Transit line between downtown and Ballard via the Seattle Center
- An enhanced pedestrian and bicycle route connecting South Lake Union and the Elliott Bay waterfront
- Development of a multi-modal transportation center close to the center of campus.
- Continued increase in the cost of travel, which can occur through fuel prices, parking pricing, and the introduction of congestion pricing in the Seattle region.

We must partner with organizations such as Seattle Department of Transportation (SDOT), Washington Department of Transportation (WSDOT), King County Metro and the Uptown and Queen Anne communities to provide improved access to Seattle Center.

A. Increase Transit Service to Seattle Center

Challenge: There is a lack of frequent evening and weekend transit service to and from the Seattle Center except from downtown Seattle: While there is frequent local transit service between the Center and downtown into the late hours of the day, neighborhood and regional bus service is infrequent after 9 pm and on weekends. Access to neighborhood routes other than Ballard and Queen Anne, and to regional bus service require a transit trip downtown and then a transfer to another route. Visitors who may be able to use transit to arrive at an event find there is little or no convenient transit service available to them in the late evening when events often

end. Seattle Center visitors are often unable or unwilling to use transit because of the lack of evening and weekend transit service and/or the need to make a transfer among transit routes.

What can Seattle Center do to address this challenge?

1. *Create a new Multimodal Transportation Center at Seattle Center*

The Master Plan includes a multimodal transportation center on the west side of a new underground garage (west of Memorial Stadium) that would replace the existing Mercer Street Garage. The multimodal transportation center would significantly improve the ease and attractiveness of transit by bringing buses right into the core of the Center's grounds. The multimodal center is envisioned as a hub for Metro and charter buses, the Monorail, a bicycle corral and an expanded streetcar line.

A new multimodal transportation center would make it more convenient and less expensive for charter buses to serve the Seattle Center. Increased charter bus usage would reduce congestion and parking demand at Seattle Center events. Until the multimodal center is constructed, we will look for opportunities to accommodate charter bus parking and loading/unloading in the street right-of-way.

2. *Encourage Direct Metro Bus Service to Seattle Center for Events*

There are currently 17 regular Metro Transit routes that serve the Seattle Center area; however, most of these routes either have limited service hours or only serve the Magnolia, Ballard, Queen Anne, First Hill, Belltown, Capital Hill, Wallingford, Green Lake, Northgate and Madrona neighborhoods. Direct service to other areas in the region requires an inconvenient transfer in downtown Seattle with long wait times, especially for evening events. Metro currently evaluates service based upon commute trips, which ignores our 10 million visitors per year. We must work with Metro to view the situation from an event trip paradigm.

The primary deterrent to further reducing visitor SOV use is the lack of bus service on weekends and in the evenings. Many of our visitors come from outside of Seattle or from outside the Center City where transit service at night and on weekends is nonexistent or inconvenient.

Currently, regional transit goes to Westlake, and the frequency, especially late at night, is low. However, when light rail opens at the end of 2009, the south Sound region will experience a significant improvement in transit access to the Seattle Center via light rail connecting with direct and fast the Monorail service. Fare integration with the Monorail is essential for this to happen (see below).

A critical element to reduce SOV usage by visitors to the Seattle Center will be to work effectively with Metro and Community Transit to extend bus schedules on existing routes

and to offer evening and weekend event service between the Seattle Center and regional destinations, as well as City neighborhoods outside the Center City.

3. *Coordinate with Metro to Provide Bus Rapid Transit Adjacent to Seattle Center*

A bus rapid transit (BRT) route between downtown and Ballard would run along the west edge of the Seattle Center campus. In addition, we will encourage Metro to divert some of the BRT routes from the north end off of SR-99 to access the Seattle Center, rather than bypass this major destination. The potential for BRT and other north end Metro routes serving the Seattle Center would help reduce SOV use to the Center.

B. Increase the use of the Monorail and Streetcar

Challenges: Light rail, like regional bus transit, will use Westlake as a major hub. Without fare integration between transit and the monorail, there is a financial disincentive to use the monorail to reach Seattle Center due to the \$4 per adult roundtrip Monorail fare just to cover the last mile.

The South Lake Union Streetcar line is located too far from the Seattle Center to attract Seattle Center visitors.

Due to infrequent or non-existent evening and weekend bus service to/from the Seattle Center, most visitors from the eastside or north of Seattle drive their vehicles.

Monorail service has not been reliable due to frequent mechanical problems and only a single train has been in use due to major maintenance of the trains.

What can Seattle Center do to address these challenges?

1. *Support Monorail Fare Integration with Metro, Community Transit and Sound Transit*

Combined with expanded tunnel hours, fare integration between transit and the monorail would provide for convenient and easy downtown transfers, and would encourage Metro and Monorail ridership for visitors, local residents and downtown employees alike.

Seattle Center will work with Metro to include the Monorail in the regional bus pass program. One way to approach fare integration would be to start with regional transit service only to keep most tourists as full paying customers, while bringing new riders into the Monorail from the regional transit lines (and visa versa.) We should evaluate providing a subsidy for the revenue loss, either from the City's General Fund or via a parking surcharge.

In addition, we should begin the dialogue on fare integration with Sound Transit and other regional transportation organizations.

2. *Proactively Work with SDOT to Develop a Seattle Streetcar Route that Serves the Seattle Center*

To make Streetcar use more attractive, the line must be brought closer to Seattle Center. The Master Plan envisions a new Seattle Streetcar line that would serve either the east or west edge of the Seattle Center grounds. This new service could connect with the new multimodal transportation center if it is located on Harrison Street and then 5th Avenue North, and would offer new east-west access to the Seattle Center from Eastlake, South Lake Union and the Denny Triangle areas, which currently do not have any direct service to the Center.

3. *Promote and Expand Festival Shuttles*

To increase visitor/patron transit use, Seattle Center must improve marketing and promotion of transit shuttles during major festivals: Folklife, Bite of Seattle and Bumbershoot. We will work with Private operators, Metro and the festivals to identify the most promising shuttle routes and schedules, and to identify opportunities to expand routes, dates and events.

4. *Enhance Monorail Service*

Seattle Center is continuing to work towards providing two-train service during peak travel periods, completing major maintenance projects, and providing consistent, dependable Monorail service between the hours of 7:30 a.m. to 11:00 p.m. This service is becoming increasingly more popular by event patrons and commuting employees alike, moving approximately 1.5 million riders in 2008. Seattle Center will improve coordinated marketing and promotion between Seattle Monorail Service and various Seattle Center events and activity marketing when the Monorail returns to 2 train service.

C. *Provide Parking Incentives to Encourage HOV Use*

Challenge: There isn't enough on-site parking to accommodate peak events

What can Seattle Center do to address this challenge?

1. *Increase the number of three person carpools parking at Seattle Center*

During peak festivals, all three Seattle Center garages will offer discounted parking rates to vehicles occupied by three or more people to encourage carpool use.

D. *Encourage Bikes and Pedestrians*

Challenge: Aurora Avenue and busy, high volume arterials leading to the Seattle Center are impediments to pedestrians and bicyclists accessing the Seattle Center.

What can Seattle Center do to address this challenge?

Seattle Center can make the pedestrian and bicycle trip to the Seattle Center more convenient, attractive and safe to increase visitor and employee use of this mode of travel by implementing the following strategies:

1. *Promote Development of the Lake to Bay Trail to Provide Pedestrian and Bicycle Access across Aurora Avenue*

Seattle Center will take an active role working with SDOT and WSDOT in the planning, design and prioritization of the Lake to Bay Trail routes, locations and amenities to enhance pedestrian and bicycle access across SR-99. This would significantly improve connections to the Seattle Center from South Lake Union and the waterfront.

2. *Support Citywide and Neighborhoods Initiatives that Improve Pedestrian and Bicycle Connections to Seattle Center*

Seattle Center will support Citywide and neighborhood bicycle and pedestrian enhancement plans in the vicinity of the Seattle Center and along major local routes to our campus.

3. *Maintain and Expand Bike Racks*

Bike racks are part of a larger program to encourage bicycling to Seattle Center. This is increasingly important for younger patrons, such as teens who attend weekend movies and festival visitors.

4. *Include a Bicycle Corral within the Multi-modal Transportation Center*

Include a bicycle corral in the proposed multi-modal transportation center that provides safe storage for visitor and employee bicycles, as well as future consideration of space for flex bicycles. The bicycle corral would allow bike commuters to shower and safely store their bikes before either heading to work or an event. Prior to development of the multi-modal transportation center, we will work with the Cascade Bike club and the festivals to encourage the organizers of the festivals to provide a bicycle corral at Bumbershoot, Folklife and the Bite of Seattle to promote bicycle access.

5. *Install a new crosswalk on the north side of the 5th/Harrison intersection to reduce wait times and pedestrian/vehicular conflicts.*

The crosswalk is being implemented in the spring of 2008 and is intended to improve pedestrian safety at this location.

TRAFFIC FLOW

Seattle Center is a significant regional attraction with over 10 million visits per year. Before large events at the Center, event related traffic combined with PM peak period traffic can cause congestion at certain intersections around the Center, given the limited capacity of the street grid system. Enhanced signage and garage ingress/egress points' removal of traffic from some heavily congested intersections are important tools in guiding our event patrons and out-of-town visitors to and from Seattle Center with less delay. In combination, signalization improvements, and redirecting traffic to alternative routes will decrease patron travel times while minimizing local congestion and improving pedestrian flows. Projected street system changes along the Mercer Corridor and across Aurora Avenue are also expected to reduce traffic congestion in the area.

A. **Signing Alternative Routes, Traffic Signalization and Lane Channelization**

Challenge: Before large evening events, drivers are traveling from the regional system in search of available, convenient parking. This traffic generally overlaps with other commute traffic. After events, the reverse pattern is true with large surges of event traffic leaving parking garages, however non-event traffic is substantially lower than during event ingress.

What can Seattle Center do to address this challenge?

Seattle Center can contribute to improving the efficiency of the street system by taking the following actions:

1. *Streamline Ingress/Egress Routes through Additional Signage Options along Highway and Arterial Routes*

Seattle Center will work with WSDOT and SDOT to improve alternative route signage. Possible improvements include the installation of exit signs on I-5 N/S and SR 99 N/S (Aurora Ave) to clearly indicate the numerous access points for Seattle Center, and directional signage along major corridors such as 6th Avenue, 4th Avenue and Denny Way. Signage could also be placed on I-5 starting as far south as the James Street exit.

As part of the overall signage strategy, consideration of Intelligent Transportation Solutions (ITS) such as Variable Message Signs (VMS) in these key corridors should be considered for traffic management in general. These systems would also integrate with Seattle Center real-time parking information.

2. *Theatre District Traffic Channelization and Pedestrian Improvements*

Seattle Center will work with SDOT to coordinate the improvement of channelization and traffic flow as part of a two way Mercer Street and future changes in land uses along Mercer Street, such as the demolition of the Mercer Street Garage.

Seattle Center will work to improve curb-front loading and unloading activity on Mercer Street. Designated pick-up/drop-off areas will be provided for taxis, tour buses, vans and valet parking programs to provide safe, efficient drop-off and loading activities.

3. *Continue Working with SDOT to Calibrate Signal Timing*

Seattle Center will continue to encourage SDOT to refine signal timing plans for the Mercer and Denny corridors. This could include general signal timing patterns preprogrammed into signal controllers, and event-specific timing patterns.

Seattle Center has the ability to activate post event timing patterns on-site to assist in efficiently moving traffic from Seattle Center to I-5 after events finish. These timing plans should be reviewed periodically to account for changing environmental and traffic conditions.

4. *Strategically Locate Parking Garage Entrances and Exits to Minimize Traffic Congestion and Pedestrian/Vehicular Conflicts*

Before and after large events, there are large numbers of pedestrians and vehicles competing for signal time and street capacity. Traffic is delayed by the need for signals to provide adequate time for pedestrians to cross principal arterials between the Center and their parking locations.

The Mercer Garage is proposed to be replaced with a new underground parking garage on the west side of 5th Avenue North between Harrison and Republican Streets to reduce congestion before medium and large events at the intersections of 5th Ave N /Mercer St and 5th Ave N/ Roy St. In addition, the garage would reduce the need for signals along 5th Ave N to accommodate long pedestrian crossing times and would reduce the potential for pedestrian/vehicular accidents.

5. *Work with Seattle Police Department on Traffic Issues*

Seattle Center will work with the Police Department (SPD) to redirect current SPD funding for large events to address ongoing traffic issues at key intersections as needed at large events.

B. *Reduce Size of Traffic Surge for Large Events*

Challenge: Event parking demand inherently occurs in a surge, with 2/3 of the Seattle Center's parking supply located across a principal arterial from the Center, resulting in conflicts between pedestrian crossings and traffic flow.

What can Seattle Center do to address this challenge?

Vehicular and pedestrian conflicts before and after large events can be reduced by the following actions:

1. *Develop On-site Parking Garage*

The development of the proposed Memorial Stadium garage would contribute to reducing Mercer Street and 5th Avenue North pedestrian crossings, and provide an opportunity for the dispersion of traffic directly southbound on 5th Avenue North, in addition to Mercer Street.

2. *Encourage Pre and Post Event Programs to Attenuate Traffic Peaks*

Traffic peaks can be offset if patrons are encouraged to arrive or leave at a time other than the “rush”. The Master Plan proposes a wider diversity of restaurant and retail experiences on the campus so that a full range of visitors to the Seattle Center’s events and performances will find reasons to stay and linger on campus before and after their primary destination. The Master Plan also provides for a wider range and layering of events and activities that would offer considerable value toward staggering arrival and departure times.

3. *Encourage Resident Organizations to Stagger Event Times*

Encourage resident organizations to consider traffic congestion and available parking supply when scheduling date and starting times of their events.

4. *Consider Start/Ending Times of New Activities*

Evaluate adding new organizations, activities or facilities to Seattle Center with the goal of balancing parking supply with anticipated demand.

PARKING MANAGEMENT

The Master Plan identifies a total of 3,105 parking stalls under the control of the Seattle Center. The Center's percentage of total spaces serving event visitors and employees will continue to increase as surrounding surface lots are privately developed (into residential and commercial buildings) and the school district's lot is converted to a new stadium/amphitheater. Along with our increasing influence on the parking supply, we are committed to improving parking conditions for patrons and other stakeholders.

Parking demand is only expected to exceed on-site supply at the three largest festivals. The parking management plans focus on minimizing neighborhood concerns and traffic congestion resulting from vehicles searching for and accessing parking spaces. The following measures should increase the effective parking supply and improve the efficiency and speed of filling and emptying parking our garages. Additional operational and safety improvements can be gained through parking enforcement, improved lighting and curb-front activity on Mercer Street. Finally, changes to the reserve and valet parking programs will enhance the visitor experience and traffic flow around Seattle Center.

A. Increase the Effective Parking Supply

1. *Replace Mercer Garage with a New Underground Garage in Conjunction with Development of a New Stadium/Amphitheater*

In conjunction with the Seattle School District, Seattle Center proposes to develop a new 1300 stall parking garage that would replace both the Mercer Garage and the School District's 5th Avenue North parking lot. The Mercer Garage is currently underutilized because of its location north of the campus, its design for pedestrian access, and the need for pedestrians to cross Mercer Street to access the garage. The proposed underground garage's location between the International Fountain lawn and the new stadium would provide direct pedestrian access to the campus, and would significantly reduce the number of pedestrians crossing Mercer Street and 5th Avenue North. This would increase its utilization over the existing Mercer Garage and effectively increase parking supply. The garage would be designed with signage providing real time information on availability and pricing.

B. Better Manage Supply

1. *Reserved Parking Programs*

The Reserved Parking Program is an extremely successful tool for balancing parking supply and demand for arts organizations which typically have event starts later than the sports organizations. Without this program, theatre and arts patrons, who also have fewer attractive transit options, would have only the least attractive parking on busy nights at the

Center. The program speeds ingress by removing a cash transaction, which slows down entry to the parking facilities, resulting in back-ups on surface streets. Pacific Northwest Ballet, the Seattle Opera, Intiman Theatre and Seattle Men's Chorus have developed successful programs utilizing their ticketing systems. We will work to ensure that the program can be expanded to other organizations (e.g. Seattle Childrens' Theatre, Seattle Repertory Theatre, etc) and to transition this program to the new automated Parking Access and Revenue Control system to retain and expand this valuable program.

2. Standardize Valet Parking Operations

Seattle Center will continue to coordinate with resident organizations to provide a valet parking program to reduce congestion from visitor loading on Mercer Street and 1st Avenue North. Other consideration should include: a dedicated off-street parking area, enhanced signage, and evaluation of one-way valet service (pre-event). Discussions should be pursued with arts organizations and provided by private valet operators. The new PARC system will allow us to provide faster ingress for valet parkers via an access card and a billing arrangement.

C. Improve Operations

1. Continue to Utilize Seattle Police Department Traffic Assistance for Major Events

Seattle Center will use Seattle Police Officers to assist with exiting the three parking garages for all large events (over 12,000 simultaneous visitors), and evaluate the effectiveness of using SPD Officers for additional events. We will work with SPD to redirect their current funding for large events to address ongoing parking/traffic issues at appropriate locations as needed at large events. Maintaining the efficiency of parking ingress and egress will encourage the use of Seattle Center-controlled spaces for such events, and minimize the use of other neighborhood parking spaces.

2. Encourage and Support Additional Parking Enforcement in the Seattle Center Vicinity by SPD

Support parking enforcement during critical events, which typically occur after 6 p.m. during the week, or on weekends. Improved enforcement of parking restrictions would preserve other neighborhood and residential parking and help to minimize any vehicular/pedestrian conflicts.

3. Provide Real Time Parking Information

Provide real time parking information to more efficiently direct SOV and HOV parkers to available spaces. This system will provide information that gets vehicles on/off the street system quicker, thereby reducing traffic congestion. New Parking Access and Revenue Control systems in our garages will monitor capacity, and we should look for opportunities to provide this information to patrons via a variety of media, including signage, telephone, GPS and other technologies as they become available and affordable.

Real time parking information could be integrated with corridor ITS and VMS programs on Mercer Street and Denny Way. The Center will work with the City through the evolving Mercer Corridor design process to explore the potential for including these types of transportation and parking management features in the ultimate transportation solution for the area.

PUBLIC INFORMATION

It is our goal to inform employees and visitors/patrons about traffic congestion issues in the corridors leading to the Seattle Center, and educate them on the variety of alternative transportation systems that can make their trip easier, quicker and less expensive. If more people are aware of their choices, there is a chance they will decide to either leave their vehicle at home or carpool.

Distribution channels to promote alternative transportation awareness include brochures, websites and news releases. In addition, traffic congestion forecasts will continue to offer this information through the Internet, phone hotlines and newsletters.

These combined efforts will allow patrons and neighbors to make informed decisions of optimal transportation mode and traffic timing. Taken together, these strategies reduce the amount of time necessary to find parking and aid in reducing the amount of circulation in adjacent neighborhoods.

A. Educate Employees and Patrons about Alternative Transportation Options

1. *Expand and Periodically Update Transportation Information Materials to Promote Options and Alternatives*

Seattle Center Marketing and Transportation Services will provide Internet information as well as brochures that clearly reflect the scope of transportation routes and options (via transit, monorail, streetcar, bicycle and light rail) available from various parts of the region to the Seattle Center. This neighborhood specific informational will include all primary access routes and transfers that will access the Seattle Center. The information will be periodically updated to keep pace with service changes. This will facilitate changes to travel behavior by providing information on Community Transit, Metro and Seattle Streetcar stops by neighborhood destination. Each update will capture a snapshot of available transportation facilities.

2. *Develop Event Specific Transportation Materials*

Seattle Center Marketing and Transportation Services should assist with the development of event- and organization-specific transportation materials to promote alternate modes and consideration of all available options, and encourage pre-trip planning.

3. *Maintain and Improve the Transportation Portion of the Seattle Center Web Site*

Internet technology affords cost-effective solutions that will deliver transportation information more effectively to patrons and promoters. The Seattle Center website has a transportation section that provides direct links to trip planning resources (e.g. citywide bicycle maps, Metro and Community Transit routes and schedules, Sound Transit),

current traffic congestion locations (SDOT and WSDOT), parking availability and costs, and other news or specials that may help encourage people to use alternative modes of travel. One potential improvement could be to increase the profile of the transportation portion of the website on the front page of the Center, since transportation is fundamental to visiting the Center.

4. *Promote Use of the Monorail*

Include Monorail information on the Seattle Center's Web site and in appropriate publications to raise employee, visitor and citizen awareness of this transportation alternative. Promotional materials should also emphasize the Monorail's convenience as a link in accessing downtown.

5. *Coordinate with All Resident Organizations, Festivals and Events to Include Alternative Transportation Information in their Marketing Materials*

The Seattle Center could provide a framework package of information to each resident organization, and encourage them to add organizational-specific information as appropriate. The format of the information could be printed, electronic, or both.

TRANSPORTATION STRATEGY FRAMEWORK

This section summarizes the overall framework for Seattle Center's Transportation Strategy.

A. Who will benefit from the transportation improvements?

Many of the proposed strategies summarized in Table 2 will benefit all three groups of Seattle Center visitors (employees, those attending average-sized events, and those attending festivals).

Table 2: Strategy Benefits

Transportation Strategy	Employees	Average Events	Peak Events
Increase Transit Service to the Seattle Center (SC)			
1. Create a new Multimodal Transportation Center at SC	X	X	X
2. Encourage direct Metro Bus Service to SC peak events			X
3. Coordinate with Metro to provide Bus Rapid Transit adjacent to Seattle Center	X	X	X
4. Discuss with Metro the potential to have express bus service traveling on Aurora Avenue North make a stop at Seattle Center on both northbound and southbound routes.	X	X	X
5. Support Monorail Fare Integration with Metro, Community Transit and Sound Transit	X	X	X
6. Proactively work with SDOT to develop a Seattle Streetcar Route that serves the SC	X	X	X
7. Promote and expand Festival Shuttles			X
8. Enhance Monorail Service	X	X	X
Provide Parking Incentives to Encourage HOV Use			
1. Offer HOV parking rates for peak festivals			X
Encourage Bikes and Pedestrians			
1. Include a bicycle corral within the multi-modal Transportation Center	X	X	X
2. Maintain and expand bike racks	X	X	X
3. Install a new crosswalk on the north side of the 5 th /Harrison intersection to reduce wait times and pedestrian / vehicular conflicts.	X	X	X
4. Promote development of the Lake-to-Bay Trail to provide pedestrian & bicycle access to Seattle Center across Aurora Ave. N	X	X	X
5. Support Citywide and neighborhoods initiatives that improve pedestrian and bike connections to SC	X	X	X

Transportation Strategy	Employees	Average Events	Peak Events
Signing Alternative Routes, Traffic Signalization and Lane Channelization			
1. Streamline ingress/egress routes traditional signage options along highway and arterial routes		X	X
2. Work with SDOT to design and implement Theatre District traffic channelization and pedestrian improvements		X	X
3. Continue working with SDOT to calibrate signal timing	X	X	X
4. Strategically locate parking garage entrances and exits to minimize traffic congestion and pedestrian / vehicular conflicts	X	X	X
Reduce Size of Traffic Surge for Large Events			
1. Develop central on-site parking on Memorial Stadium site		X	X
2. Encourage pre and post event programs to attenuate traffic peaks		X	X
3. Encourage resident organizations to stagger event times		X	X
4. Evaluate start / ending times of new activities and potential impacts on existing activities, making suggested adjustments where appropriate		X	X
Increase the Effective Parking Supply – Better Manage Supply and Improve Operations			
1. Replace Mercer Garage with a new underground garage in conjunction with development of a new stadium / amphitheater	X	X	X
2. Continue to utilize Seattle Police Department traffic assistance for major events			X
3. Encourage and support additional parking enforcement in the vicinity of SC by SPD		X	X
4. Continue and expand reserved parking programs to direct visitors to certain parking locations		X	X
5. Standardize valet parking operations		X	X
6. Provide Real Time Parking Information		X	X
Educate Employees and Patrons About Alternative Transportation Options			
1. Expand and periodically update transportation information materials to promote options and alternatives	X	X	X
2. Develop event specific transportation materials		X	X
3. Maintain & improve the transportation part of the SC web site	X	X	X
4. Promote use of the Monorail		X	X
5. Coordinate with all resident organizations, festivals and events to include alternative transportation information in their marketing materials		X	X

B. Can Seattle Center Implement All of the Identified Strategies?

Unfortunately, the Seattle Center does not have direct control over the means of overcoming these challenges; SDOT manages the street system/traffic flow and transit service is provided by King County Metro, Community Transit and Sound Transit. Therefore, the Seattle Center's Transportation Strategy emphasizes what we *can* implement ourselves, and measures we can undertake to influence other transportation decision makers (See Table 3).

Table 3: Strategy Implementation Responsibility

Transportation Strategy	Seattle Center	SDOT	WSDOT	Transit Agency
Increase Transit Service to the Seattle Center (SC)				
1. Create a new Multimodal Transportation Center at SC	X			X
2. Encourage direct Metro Bus Service to SC peak events				X
3. Encourage Metro to enhance east-west service on Rte 8 on weekends and evenings				X
4. Coordinate with Metro to provide Bus Rapid Transit adjacent to Seattle Center				X
5. Support Monorail Fare Integration with Metro, Community Transit and Sound Transit	X			X
6. Proactively work with SDOT to develop a Seattle Streetcar route that Serving the SC		X		
7. Work with festival sponsors to encourage their promotion and expansion of festival shuttles	X			
8. Enhance Monorail Service	X			
Provide Parking Incentives to Encourage HOV Use				
1. Offer HOV parking rates for peak events	X			
Encourage Bikes and Pedestrians				
1. Promote development of the Lake to Bay Trail to provide pedestrian and bicycle access across Aurora Ave.		X		
2. Support Citywide and neighborhoods initiatives that improve pedestrian / bicycle connections to SC		X		
3. Maintain and expand bike racks	X			
4. Include a bicycle corral within the multi-modal Transportation Center	X			
5. Install a new crosswalk on the north side of the 5 th /Harrison intersection to reduce wait times and pedestrian / vehicular conflicts.		X		
Signing Alternative Routes, Traffic Signalization and Lane Channelization				
1. Streamline ingress/egress routes traditional signage options along highway and arterial routes		X		
2. Monitor and evaluate Mercer/Denny signalization		X		
3. Theatre District traffic channelization and pedestrian improvements		X		
4. Continue working with SDOT to calibrate signal timing		X		
5. Strategically locate parking garage entrances and exits to minimize	X			

Transportation Strategy	Seattle Center	SDOT	WSDOT	Transit Agency
traffic congestion and pedestrian / vehicular conflicts				
Reduce Size of Traffic Surge for Large Events				
1. Develop central on-site parking on Memorial Stadium site	X			
2. Encourage pre and post event programs to attenuate traffic peaks	X			
3. Encourage resident organizations to stagger event times	X			
4. Consider start / ending times of new activities	X			
Increase the Effective Parking Supply – Better Manage Supply and Improve Operations				
1. Replace Mercer Garage with a new underground garage in conjunction with development of a new stadium / amphitheater	X			
2. Continue to utilize Seattle Police Department traffic assistance for major events	X			
2. Encourage & support additional parking enforcement in the SC vicinity by SPD	X			
4. Reserved parking programs	X			
5. Standardize valet parking operations	X			
6. Provide Real Time parking information	X			
Educate Employees and Patrons About Alternative Transportation Options				
1. Expand and periodically update transportation information materials to promote options and alternatives	X			
2. Develop event specific transportation materials	X			
3. Maintain & improve the transportation portion of the SC web site	X			
4. Promote use of the Monorail	X			
5. Coordinate with all resident organizations, festivals and events to include alternative transportation information in their marketing materials	X			

C. When Could the Strategies be Implemented?

The Master Plan will be implemented gradually over the next 20 years, and new opportunities will emerge that encourage alternative travel options. The Transportation Strategy is meant to anticipate some of these opportunities and establish guidelines to achieve the goals identified below. The transportation management strategies described below are meant to be responsive to changing transportation system characteristics serving the Seattle Center. Its purpose is to provide the groundwork for ongoing transportation improvements, policies and actions to assist the Seattle Center in making progress toward achieving its goal of being the nation’s best gathering place

Table 4: Transportation Strategy Timeline

Transportation Strategy	Current	1 – 2 Years	3 – 6 Years	7 – 12 Years
Increase Transit Service to the Seattle Center (SC)				
1. Create a new Multimodal Transportation Center at SC			X	

Transportation Strategy	Current	1 – 2 Years	3 – 6 Years	7 – 12 Years
2. Encourage direct Metro Bus Service to SC peak events			X	
3. Coordinate with Metro to provide Bus Rapid Transit adjacent to Seattle Center			X	
4. Support Monorail Fare Integration with Metro, Community Transit and Sound Transit		X	X	
5. Proactively work with SDOT to develop a Seattle Streetcar route that serves the SC		X	X	X
6. Promote and expand festival shuttles	X			
7. Enhance Monorail Service		X		
Provide Parking Incentives to Encourage HOV Use	X			
1. Offer HOV parking rates for peak festivals	X			
Encourage Bikes and Pedestrians				
1. Promote development of the Lake to Bay Trail to provide pedestrian & bicycle access across Aurora Ave.			X	
2. Support Citywide and neighborhoods initiatives that improve pedestrian / bicycle connections to SC		X	X	X
3. Maintain and expand bike racks	X	X	X	X
4. Include a bicycle corral within the multi-modal Transportation Center			X	
5. Install a new crosswalk on the north side of the 5 th /Harrison intersection to reduce wait times and pedestrian / vehicular conflicts.	X			
Signing Alternative Routes, Traffic Signalization and Lane Channelization				
1. Streamline ingress/egress routes traditional signage options along highway and arterial routes		X		
2. Mercer Street traffic channelization and pedestrian improvements			X	
3. Continue working with SDOT to calibrate signal timing	X	X	X	X
4. Strategically locate parking garage entrances and exits to minimize traffic congestion and pedestrian / vehicular conflicts			X	
Reduce Size of Traffic Surge for Large Events				
1. Develop central on-site parking on Memorial Stadium site			X	
2. Encourage pre and post event programs to attenuate traffic peaks		X	X	X
3. Encourage resident organizations to stagger event times	X	X	X	X
4. Consider start / ending times of new activities		X	X	X
Increase the Effective Parking Supply – Better Manage Supply and Improve Operations				
1. Replace Mercer Garage with a new underground garage in conjunction with development of a new stadium / amphitheater			X	
2. Continue to utilize Seattle Police Department traffic assistance for major events	X	X	X	X
3. Encourage and support additional parking enforcement in the Seattle Center vicinity by SPD		X	X	X
4. Reserved parking programs		X	X	X

Transportation Strategy	Current	1 – 2 Years	3 – 6 Years	7 – 12 Years
5. Standardize valet parking operations		X	X	X
6. Provide Real Time parking information		X	X	X
Educate Employees and Patrons About Alternative Transportation Options				
1. Expand and periodically update transportation information materials to promote options and alternatives	X	X	X	X
2. Develop event specific transportation materials		X	X	X
3. Maintain and improve the transportation portion of the Seattle Center web site	X	X	X	X
4. Promote use of the Monorail	X	X	X	X
5. Coordinate with all resident organizations, festivals & events to include alternative transportation information in their marketing materials	X	X	X	X

Appendix B – Distribution List

Distribution List

Federal Agencies:	Economic Development Administration Environmental Protection Agency, Region X Housing and Urban Development, Region X National Marine Fisheries Service United Indians of All Tribes
State of Washington:	Office of Archeology & Historic Preservation – State Historic Preservation Officer Department of Ecology – Environmental Review Section Department of Social and Health Services Department of Natural Resources Department of Transportation Department of Community, Trade and Economic Development
Regional Agencies:	Metro/King County Department of Natural Resources/Wastewater Puget Sound Clean Air Agency Puget Sound Regional Council of Governments
City of Seattle:	City Councilmembers and Central Staff Seattle City Light Design Commission Chief, Fire Department Office of Housing Law Department Department of Neighborhoods Department of Parks and Recreation Planning Commission Police Department SEPA Public Information Center (DPD) Seattle Department of Transportation
Libraries:	Seattle Library – Government Publications Seattle Public Library – Queen Anne Branch
Newspapers:	Seattle Times Seattle Post Intelligencer Daily Journal of Commerce Seattle Weekly The Stranger

Seattle Center Resident Tenants and Organizations

Seattle Center Advisory Commission
Book-It Repertory Theatre
Century 21 Committee
Experience Music Project
Festivals Incorporated – Bite of Seattle
Fun Forest Amusement Park
International Children’s Festival
Intiman Theatre
KCTS Television
Northwest Craft Center
Northwest Folklife Festival
One Reel – Bumbershoot Arts Festival
Pacific Northwest Ballet
Pacific Science Center
Pottery NW
Seattle Center High School
Seattle Children’s Museum
Seattle Children’s Theater
Seattle Monorail Services
Seattle Opera
Seattle Repertory Theatre
Seattle Shakespeare Company
Seattle Sonics Basketball Club
Space Needle Corporation
The Vera Project
Theatre Puget Sound

Other Groups:

Allied Arts of Seattle
League of Women Voters, Land Use Chair
Uptown Alliance
Bill & Melinda Gates Foundation
Queen Anne Chamber of Commerce
Queen Anne/Magnolia Neighborhood Service Center
Queen Anne/Magnolia District Council

Appendix C – Greenhouse Gas Emission Estimate Worksheets

**Alternative 1 No Action
Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		95.5	39	646	361	99835
Food Sales		24.9	39	1,541	282	46305
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		44.6	39	577	247	38444
Office		173.1	39	723	588	233634
Public Assembly		1,863.7	39	733	150	1718245
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		319.8	39	352	181	182824
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		36.50				1825
---------------	--	-------	--	--	--	------

Total Project Emissions:

2321112

**Alternative 2 Center of the Center
Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		107.1	39	646	361	111947
Food Sales		60.1	39	1,541	282	111938
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		11.6	39	577	247	9982
Office		145.5	39	723	588	196322
Public Assembly		1,851.9	39	733	150	1707411
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		340.7	39	352	181	194802
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		36.50				1825
---------------	--	-------	--	--	--	------

Total Project Emissions:

2334226

Alternative 3 The Green Window
Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		146.9	39	646	361	153559
Food Sales		60.1	39	1,541	282	111938
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		31.5	39	577	247	27151
Office		186.6	39	723	588	251738
Public Assembly		1,859.2	39	733	150	1714090
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		455.6	39	352	181	260479
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		30.00				1500
---------------	--	-------	--	--	--	------

Total Project Emissions:

2520455

**Alternative 4R-A East-West Sports Field
Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		110.3	39	646	361	115334
Food Sales		73.8	39	1,541	282	137336
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		41.6	39	577	247	35873
Office		189.3	39	723	588	255412
Public Assembly		1,747.6	39	733	150	1611223
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		386.2	39	352	181	220805
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		73.00				3650
---------------	--	-------	--	--	--	------

Total Project Emissions:

2379633

**Alternative 4R-B North-South Sports Field
Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		110.3	39	646	361	115334
Food Sales		76.0	39	1,541	282	141492
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		41.6	39	577	247	35873
Office		189.3	39	723	588	255412
Public Assembly		1,751.2	39	733	150	1614542
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		386.2	39	352	181	220805
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		73.00				3650
---------------	--	-------	--	--	--	------

Total Project Emissions:

2387108

