TABLE 1: Opportunities

Seattle Center Station

- Emphasize the visitor and resident experiences
- Connect the whole Seattle Center, Climate Pledge Arena, and other entities
- Opportunity to over-build above a station
- Connecting exits to existing businesses
- Entrance experience; sense of direction/arrival; views of landmarks
- Connection to Memorial Stadium
- Engagement with green public space
- Shift towards Memorial Stadium where surroundings are less sensitive to noise and vibration

Neighborhood

- Keep the “uptown Funk”
- Resident Artist Housing
- New generation of performance/theater-goers
- Private development opportunity to bring people in
- Festival atmosphere; have people hang out vs. immediately disperse after an event
- “Mini” Central Park, Lincoln Center

Access

- North-south increase vehicle use
- East-west increase pedestrian use
- Energy – more people during events
- Using Republican as a bike route; slow speed bike access
- Station – huge & empowering to bring people to campus.

TABLE 1: Concerns

Access

- Cumulative effect of multiple projects under construction at once
- 7 years of blocking pedestrian impacts
- Streets unable to handle pedestrian surges after larger events
- Need the station to have multiple access points (parking, transit), decrease barriers

Construction Impacts

- Noise and vibration concerns for NW Rooms and other organizations
- Impacts while boring tunnel route
- Utility disruption

Viability

- Sensitive operations lasting 7 years of disruption
- People not wanting to return post-construction
- Usage decreasing

<table>
<thead>
<tr>
<th>Concern to Address</th>
<th>Idea</th>
<th>Why does it address the concern?</th>
<th>What are the unknowns?</th>
</tr>
</thead>
<tbody>
<tr>
<td>visitor vs resident experience</td>
<td>have exit to East be similar to Columbus in NYC; West will for residents</td>
<td>visual impact &amp; practicality</td>
<td>feasibility</td>
</tr>
<tr>
<td>construction</td>
<td>“cut &amp; cover” correct for SC Station? other stations “bore” with elevators</td>
<td>NW Rooms as most vulnerable</td>
<td>cost; practicality</td>
</tr>
<tr>
<td>integration with the neighborhood</td>
<td>have concourse connectors throughout the SC Station</td>
<td>partner with local organizations</td>
<td>cost</td>
</tr>
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Concern to Address

- Visitor vs resident experience
- Construction
- Integration with the neighborhood

Why does it address the concern?

- Visitor vs resident experience: have exit to East be similar to Columbus in NYC; West will for residents.
- Construction: “cut & cover” correct for SC Station? other stations “bore” with elevators.
- Integration with the neighborhood: have concourse connectors throughout the SC Station.

What are the unknowns?

- Visitor vs resident experience: visual impact & practicality.
- Construction: NW Rooms as most vulnerable.
- Integration with the neighborhood: partner with local organizations.
## TABLE 2: Opportunities

### Station / Neighborhood
- Most active center on the line; people spending time under non-event circumstances; new possibilities for using TOD opportunities
- Above station use
- Studio space and affordable housing for artists
- Pull and nudge the station; flipping headhouse to activate other side of the street; full exploration of all options
- Re-evaluate entire NW Corridor (if we have to leave, what are we coming back to?)
- Working with Sound Transit on a larger footprint of work
- Repurposing and reconfiguring the space planning for increased density in future years

### Communication & Cooperation
- Coordination with all tenants
- Recognizing effect of every step of the process; safe and accessible development and wayfinding
- Resident organizations being active in planning, construction, and timelines
- Celebrate displacement rather than consolation prize
- Set narrative to be about outcome rather than impact

### Accessibility
- Preserve multi-modalism
- Work with simultaneous stadium redevelopment street closures
- Evaluate entry options
- Wayfinding and clear alternate routes, summers ideal for heaviest impact
- Work with Thomas side of CPA (maintain those relationships as street parking is lost during construction)
- Increased accessibility, and openness for people who don’t go downtown due to driving and bus difficulties
- Greater ease of travel for children and families
- West of neighborhood becomes more open and accessible to larger region

## TABLE 2: Concerns

### Accessibility
- Loading zones for residents shutdown
- Entries getting blocked during construction
- Accessibility and relocation during construction
- Losing access to parking garages
- Festival foot traffic considered when sizing station box [Seattle Center tracks foot traffic data]

### Neighborhood
- Losing outdoor space currently used for performances
- Interruptions to theatre and festival season
- Losing World’s Fair tree
- Station molding into park rather than impose
- Existing impact from arena (structural, business viability)

### Communication & Cooperation
- Forming a dialogue around DEIS content
- Understanding street requirements
- Employee parking at a different area and shuttling in
- Landmark buildings restrict station placement
- Transparent and/or inflated construction schedules
- Communication around construction staging space

### Viability
- Support for businesses, they are integral to the culture of Seattle and cannot be lost
- Funding from city to keep non-profit arts running successfully
- Marketing funds of partial relocation for single events

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*December 3, 2021*
TABLE 3: Opportunities

Designated 24/7 Point of Contact for Construction
- A single, designated, 24 hour accessible human is critical for residence orgs and neighbors during construction (jim to the Arena).
- Neighborhood outreach and care needs to be as good or better than the Arena construction process.

Shift Station Box
- Shift Station Box East
  - Pros: access at both sides of the Seattle Center campus, could be partnered with redevelopment of the Memorial Stadium site, avoids roadway access impacts
  - Cons: shifts the division of the cultural entities to the east (McCaw Hall, PNB, Classical KING FM, etc.) requires coordination with the Memorial Stadium project

Shift Station Box West
- Pros: Keeps the cultural core solid, resident orgs with more minimal impacts, moves the crush loads from the Arena further out
- Cons: Shifts the entry from Seattle Center core to the neighborhood, wayfinding, etc. could be harder.

East Headhouse Location Assessment
- Part of redevelopment of Seattle Rep
- Creation of new campus entry
- Consider Bored Tunnel Station

TABLE 3: Concerns

Length of Construction
- Can resident organizations survive the long construction timeline?

Maintain and Enhance Performance Arts Core
- This particular part of the campus is a performing/recording/video arts core. That cultural center needs to retain an identity and access during construction.
- Avoid undermining structural integrity of NW Rooms
- Noise/Vibration must be mitigated short and long term

Design for All Users
- Families, visitors, residents, resident organization patrons and employees
### TABLE 4: Concerns

**Accessibility**
- Construction will cause the campus to be less accessible to visitors and cause confusion and frustration.
- Flow of people to both entrances during large events should be planned so there isn’t conflict or too much crowding.
- Traffic impacts during construction that will make it harder for people to come to events or visit campus.

**Maintenance & Operations**
- Maintenance is a concern, ensure there is enough budget to keep up maintenance for the site.
- Keep operations in the background, make sure maintenance and operations don’t interfere with the functioning of the campus.
- Security and who will oversee security.
- Noise and vibration impacting operations.

**Viability**
- Concern that families won’t visit the campus during construction due to the hassle of construction.
- Concern that construction impacts and rent increases will make it hard for organizations to survive.
- Need for there to be a big marketing push to tell people campus is still open and clear instructions on how to get to Seattle Center and avoid closures.
- Concern that these impacts may disproportionately impact people over 60 who come to the theater, opera, and ballet.
- Concern that Seattle Rep will not be able to survive in their current location which could impact the greater theater community.
- Concern that the station is trying to do too many things: serve the campus and the neighborhood.

### TABLE 4: Opportunities

**Construction Planning**
- Construction footprint having spillover and not being clearly defined.
- Trucking routes, primarily for excavation. Try to ensure trucks won’t drive through campus and further stress the Campus’s infrastructure.
- Seattle Center and Sound Transit to come up with a clear communications plans for the organizations on campus and visitors.

**Accessibility**
- Safety and accessibility for families who visit SC during the day and on a regular basis.
- Location shouldn’t be inaccessible for the neighborhood but should also not be as disruptive to the campus.
- Clear signage around campus for wayfinding.
- A new “plan your visit” system that Seattle Center and campus organizations all promote.

**Station**
- Station should be operational 24/7 or close to it with frequent service for people visiting the campus and those who live and work in the neighborhood.
- Station makes Seattle Center the heart of the City again.
- Sustainability features should be included, solar panels, bioswales, etc.
- Develop and architecturally significant building that could house the following:
  - Transit station
  - Seattle Rep theaters
  - Office or performance space for organizations not represented on campus (BIPOC, new orgs, etc.)
  - Affordable housing partnership with the office of housing.

**Campus Planning**
- Idea to shift station locations to the east or west to avoid being located in an area that has the potential for a lot of conflict with resident orgs.
- Could there be more than two entry points?
- Move station to be in the slope between Memorial Stadium and International Fountain, or another place near memorial stadium.
- Keep station in the same place and explore opportunity to redevelop Seattle Rep building.
- Should integrate the station into a building rather than building a new station entrance building that doesn’t meld with the campus.
- Coordinate the Memorial Stadium construction with the light rail construction.
- Update the Seattle Center master plan.
- Demo NW Rooms or site the station in the NW Rooms.

**Arts & Culture**
- Engage artists to create a station that reflects the campus. Could be mixed media and multiple installations.
- Station should reflect the arts, culture, and design of Seattle Center.
- Consider the history of the site particularly the importance of the site to native people; tell the story of the site and include tribal presence on campus.
- Consider negotiating leases with organizations to help mitigate the damage they might face from construction and loss of revenue.
### TABLE 5: Concerns

#### User Experience
- Possibility of construction conflicting with stadium design and construction
- Perception versus Reality of Construction Impacts
- Perception of construction complications; could deter patrons from visiting resident organizations
- How media talks about construction impacts
- Location of construction staging
- Noise of train going thru tunnel
- Noise of people getting off train for evening event affecting afternoon (ongoing) event

#### Viability
- Noise, vibration, building structural integrity
- Loss of revenue from people not attending events
- Retain tenant base: ensure they are not scared off by construction (some leases expire before)
- Coordination with other long-term planning goals of resident orgs
- Paying for relocation during construction

#### Accessibility
- Cutting bus routes
- Access to buildings during construction
- Easy navigation during construction
- Traffic after events @ Arena would all head to the same entrance and farther walk to org
- Bring back parking garage at 2nd and Thomas to help Children’s Theatre during construction
- Traffic impacts, a little further

#### Resident Organizations
- Viability of smaller orgs north of arena (SIFF etc)
- Coordination with other long-term planning goals of resident orgs
- Racial equity being considered in project development
- Seattle Rep doing a capital campaign right now, uncertainty makes it difficult
- Loss of small orgs leaves only Arena, Opera + PNB
  - Will only be affecting a higher economic bracket
- Risk of losing ecosystem of small and large organizations
- Small orgs play a key role in supporting BIPOC arts and offering more accessible programs to the community
- If small orgs are lost, this will impact racial equity and access on campus

### TABLE 5: Opportunities

#### Concerns through Construction
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#### Station Construction
- Move station a block to the west
- Move station west and create a tree-lined, --- plaza on Republican; further from space needle and MoPOP
- Faster construction
- Construction staging off campus; e.g. lot north of Seattle Rep
- Mercer Ave alternative would be better for resident orgs
- Apartments above station
- New parking structure

#### Community and Culture
- Community building
- Load artists on Republican
- Building historically recognized
- Experience coming out of the stations- sightlines, wayfinding, visual feel, art
- During construction, think of this project as integrated into an Arts Campus
- Make construction area artsy, pretty, integrated, covered fencing, commission street art
- Space and housing for guest artists
- Hotel rooms for traveling artists

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December 3, 2021
TABLE 6: Opportunities

Apply Prior Lessons Learned
• Review and apply lessons learned from previous local infrastructure projects
• Mercer Street: good example of collaboration with resident organizations
• Arena: Subsidized marketing outreach for resident organizations during construction

Urban Design Improvements
• Increase feeling of “safety” on August Wilson Way
• Maintain or enhance the pleasant campus entry at KEXP/La Marzocco Café off 1st Ave N
• Facilitate access and wayfinding to Monorail
• Embrace and enhance the “feeling of openness” on Seattle Center campus
• Respect and enhance existing sightlines
• Redevelop the Warren Ave N campus entry off Mercer St

Headhouse location at Warren Ave N and Mercer St
• Study location on Mercer at parking lot north of Expo Apartments
• Preferred headhouse location at August Wilson Way and 2nd Ave N is problematic

Sound Transit to present long term noise mitigation options
• Aleviate KEXP concerns regarding long term operation viability
• Required per ST Design Manual sect. 3.4.11 Noise/Vibration, but appears missing in ADEIS

Shift Station Box
• Shift to west toward Uptown
• Shift to east as part of Memorial Stadium redevelopment

Additional Opportunities
• Update Seattle Center masterplan to coordinate with light rail and other recent large projects
• Increase flow of patrons to Seattle Center
• Study Relocating KEXP

TABLE 6: Concerns

August Wilson Way Functionality
• Maintain circulation at August Wilson Way and 2nd Ave N intersection
• Heavy operations and maintenance use
• Direct transit rider surges/flow away from intersection
• Increase safety at August Wilson Way

Construction timeline/impacts
• Noise and vibration during construction
• Construction fatigue from series of large infrastructure projects
• Exacerbate existing business hardships from pandemic
• Limited space for oversize vehicle parking

Long term operational challenges
• Noise and vibration impact on NW rooms
• Financial impacts on resident organizations
• Traffic volumes during festivals
• Mercer St. alignment option presents noise and vibration concerns for Opera/Ballet etc.
• Reduced space for oversize vehicle parking and event staging

Mitigate pedestrian surges
• Control flow of rail users and event patrons
• Station entries to facilitate pre/post event pedestrian flow

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### TABLE 7: Opportunities

**Events**
- ST Station needs tail track for mitigating major events
- Trail track = proposed for Mercer alt, not Republican
- Post-event flexibility

**Community and Culture**
- Expanding and supporting arts community / center
- Temporary relocation and long term future
- Placemaking / gathering space vision
- What is the future condition / vision for Seattle Center campus as a gathering place?

**Resident Organizations**
- Economic study to determine needs
- Consideration of mitigation trade offs
- Future proof Seattle Center
- Master vision for long term sustainability of Resident Orgs
- Need mitigation for short term relocation due to construction
- Potentially relocating permanently
- Improve NW Rooms

**Campus Planning**
- Use ST3 as a catalyst project for SC campus
- All technical space for businesses along Republican St
- Elimination of station on west side of campus
- Other transportation / transit mitigation (monorail/street car/gondola)
- Warren and Mercer intersection improvements for access
- Long term: station head house on campus
- Potential monorail expansion
- Openness and connection to campus

### TABLE 7: Concerns

**Resident Organizations**
- Resident Orgs fearful of displacement / relocation
- Create another arts center?
- Do they come back? How?
- Financial failures due to loss of events
- Vibration impacts to sensitive receivers (needs to be included in mitigation)
- KEXP relocation mitigation
- Vibration mitigation measures for life of trains running

**Construction Impact**
- ST3 huge impact with long construction period
- 9 years of construction
- Will resident orgs survive?
- How to mitigate concerns?
- Construction having significant impact to existing campus
- Short term accessibility interruptions become long term perception of Center
- Retrofit / collaborate with CAP construction
- Impact on accessibility on 2nd Ave
- Construction staging
- Cut and cover construction displacement impacts

**Neighborhood**
- Ensuring enough space for people (balance)
- 2nd Ave N and Republican access
- Headhouse off campus?
- Current design blocks the connections
- Want to use space (importance for resident organizations)
- How to protect art community?
- Station headhouse removes garden
- Closure of gardens / walkways
- Need updated master plan for Seattle Center campus
- Maintenance and concerns about access for Sound Transit and Seattle Center operations

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TABLE 8: Concerns

Existential Threat

- 8-9 years of construction activity means the Opera could lose an entire generation of attendees due to perceived/actual impact. Mercer Mess legacy. Thinks it could be intimidating particularly for people from eastside/suburbs
- KEXP board discussions centered on whether this would be an existential crisis for them. They feel they don’t know enough yet, haven’t done vibration studies. They have 7 studios that share wall with Republican, worry about SIFF and Vera too
- High concentration of sensitive orgs along that corridor. Many cultural organizations are dependent on audio quality, and are sensitive to noise and vibration; some orgs will not be able to function during construction
- Post-construction noise from train operations may further impact surrounding tenants
- KEXP has talked about idea of building higher, could go in below
- If by Mercer, needs better integration with community so moving it out would help with that, moving closer to edge would help
- Visual disruption to campus if above ground – benefit from proximity to each other - within the corridor
- If impacts to orgs could cause them to close, range of tenants are essential to campus life and future
- If this is going to be a disruption, let’s get something great that works well for all

Impacting the Reason for the Station

- Seattle Center is very much place-based and the range of tenants is essential to campus life and future
- If impacts to orgs could cause them to close, we are displacing the very reason people are attracted to this location, where we want to bring people to
- Visual disruption to campus if above ground – benefit from proximity to each other - within the corridor
- If by Mercer, needs better integration with community so moving it out would help with that, instead of having riders having to enter on campus

Unique Business Model for Non-profits

- Business model for non-profits is not the same as for other typical mixed-use developments in terms of funding resources. Other businesses types/private developments are better positioned to mitigate impacts, have funding to do so
- These are special use buildings (studios, performance spaces, etc.); impacts are NOT equal for these uses, harder for arts orgs/non-profits to gather money to relocate
- Need a different model to deal with displacement that’s not as disruptive
- Do we understand future development plans nearby? USPS building? What opportunities are there for coordination? There are many unknowns

TABLE 8: Opportunities

Mega Project Coordination

- Can we coordinate timelines to minimize disruption?
- E.g. Climate Pledge Arena example: Went into CPA project full of anxiety, but turns out nearly everything was done right. This should be a model for ST. Do things that are beneficial to all parties with collaboration/coordination
- If buildings are better positioned to mitigate impacts, have funding to do so
- If this is going to be a disruption, let’s get something great that works well for all

Theater of Tomorrow

- Theaters have evolved, as have other orgs
- Opportunity to reimagine arts orgs to be more inclusive, rather than a single purpose use
- Could be catalyst for change, something iconic for community. Is there a “golden vision” that we all try to achieve, greater than simply solving station placement
- That could attract federal money to make SC even better. Create more flexible spaces, mixed use with affordable live/work space; artist housing on top
- Could expand on master plan vision. Opportunity to look at different land uses. Make it worth it – makes orgs/facilities better, fulfills missions better
- 24/7 center, where is “the place” that you want to hang out. What’s digital, what’s physical?
- Range of experience = families, singles, couples, youth
- Sum of whole greater than its parts: classic theatre makes orgs work together to integrate experiences, support each other, cross-pollination, for unique experiences that are not found elsewhere
- Synergy: Something for all ages. How to attract people who aren’t attending a specfic ticketed event
- Can station have great acoustics? As part of the experience, and to encourage street performers?

Station Needs to “Keep Uptown Funky”

- The arts community is what makes Uptown cool and a destination
- Authenticity, individual businesses, diverse architecture/building ages, not too polished, arts and culture district designation
- Dive bars, different price points. Capitol Hill is a decent example of this. Not the land that gives value – it’s the people and organizations
- Somewhat intangible, lots of layers, fabric, economics
- “Spirit of place” is the real human capital

Build Back Better

- Any new development should be thoughtful, interesting, fit in well
- Built environment critical to reflect community
- Need iconic buildings for campus architecture
- Need a different model to deal with displacement
- If impacts to orgs could cause them to close, we are displacing the very reason people are attracted to this location, where we want to bring people to
- If by Mercer, needs better integration with community so moving it out would help with that, instead of having riders having to enter on campus

Broaden Cultural Arts Experience

- Consider what our nightlife strategy is. In addition to encouraging people to come to the orgs, how else could we encourage people to come here for the evening?
- What can be added to campus as a draw, combined strategy/theatre district
- Can orgs work together to integrate experiences, support each other, cross-pollination, for unique experiences that are not found elsewhere
- Synergy: Something for all ages. How to attract people who aren’t attending a specific ticketed event