

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



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

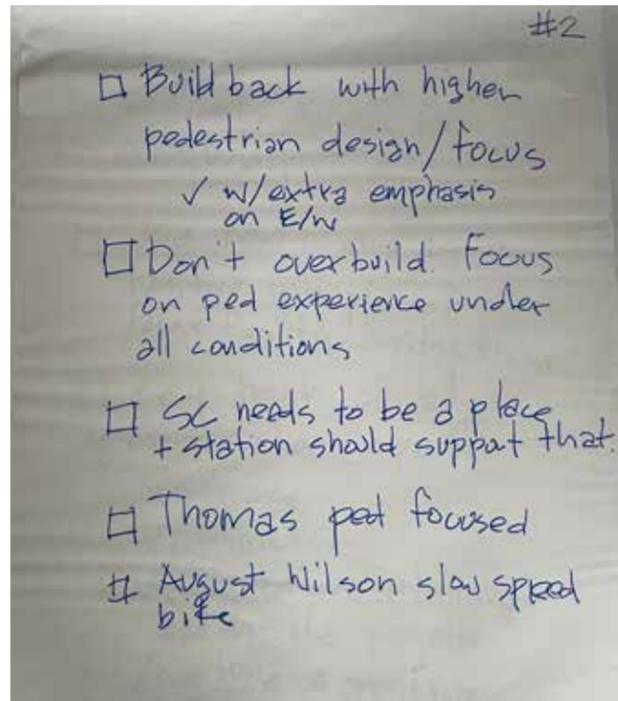
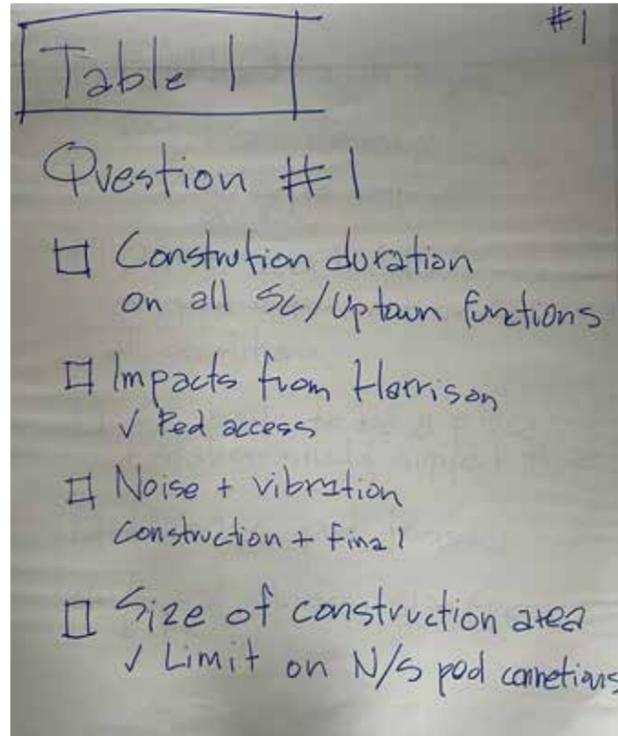


TABLE 1: Opportunities

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.

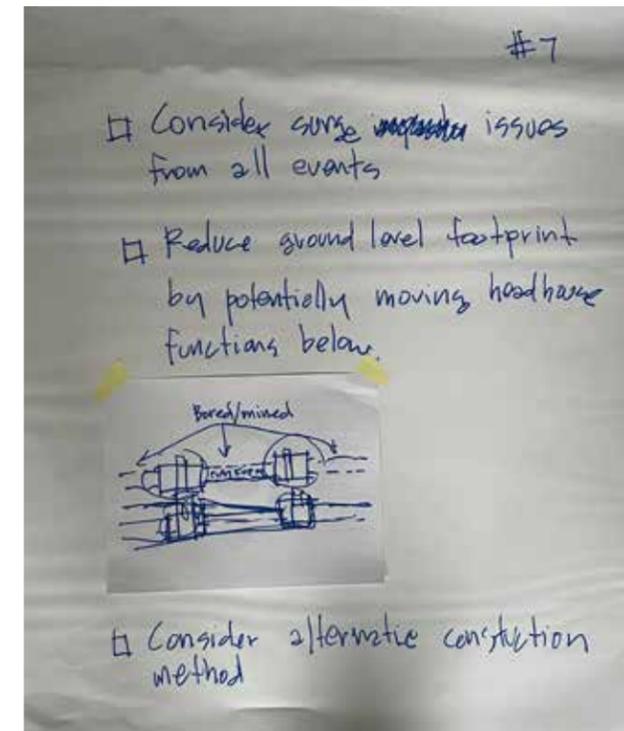
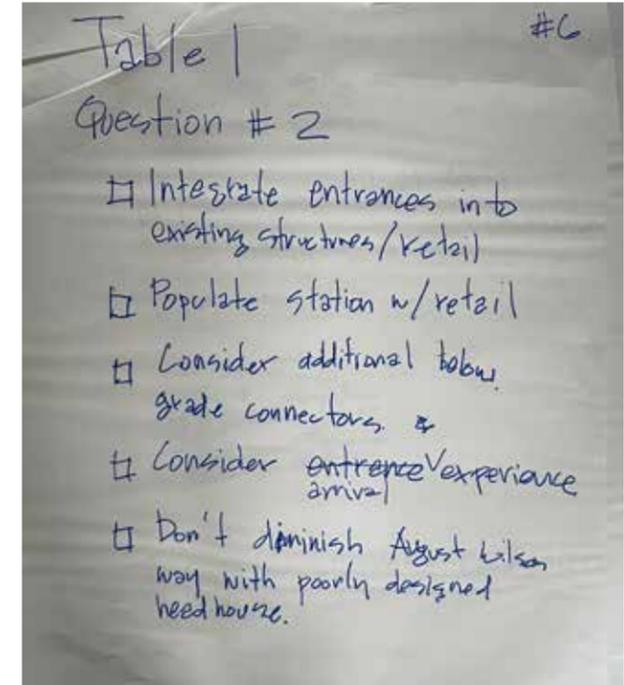


TABLE 2: Concerns

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

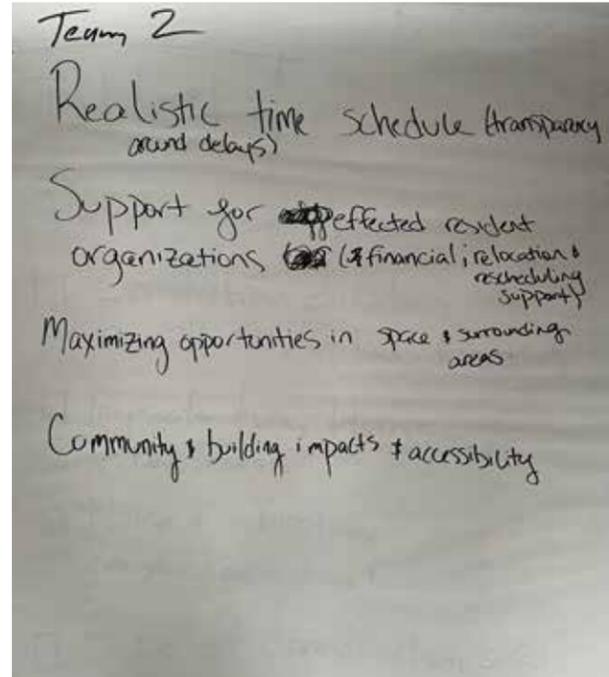


TABLE 2: Opportunities

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

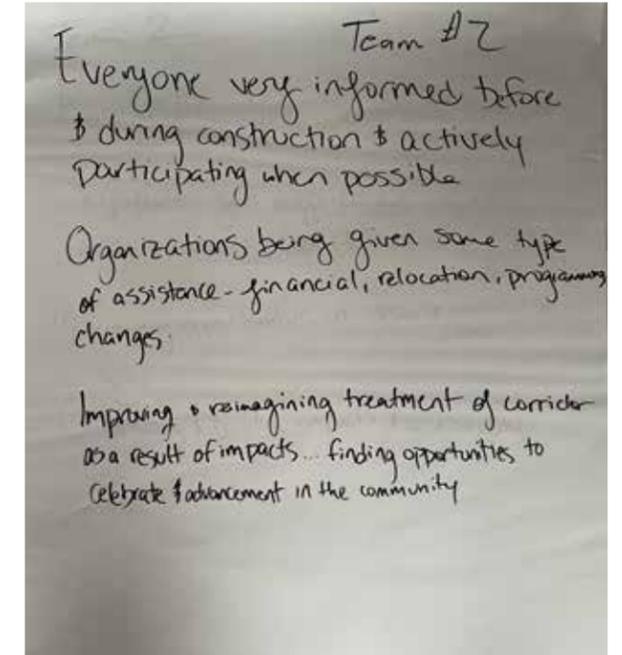


TABLE 3: Concerns

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

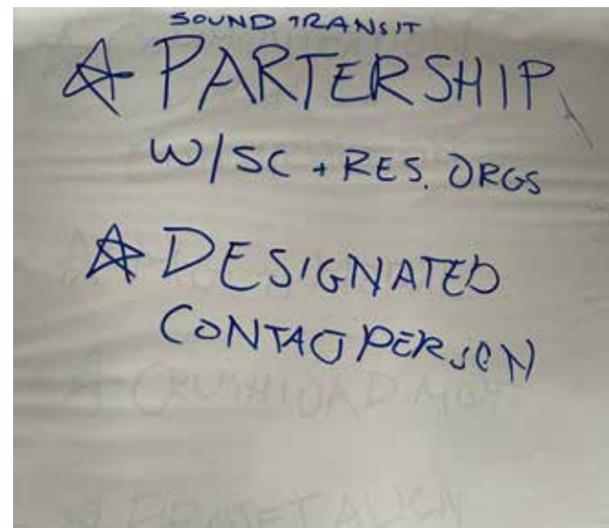
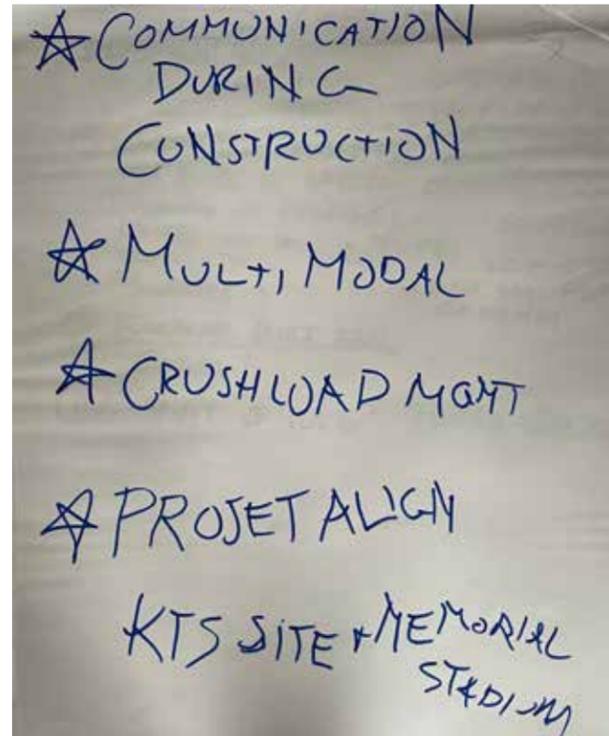


TABLE 3: Opportunities

Designated 24/7 Point of Contact for Construction

- A single, designated, 24 hour accessible human is critical for residence orgs and neighbors during construction (sim to the Arena).
- Neighborhood outreach and care needs to be as good or better than the Arena construction process.

Shift Station Box

- Mitigate impact and maintain existing cultural core
- 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

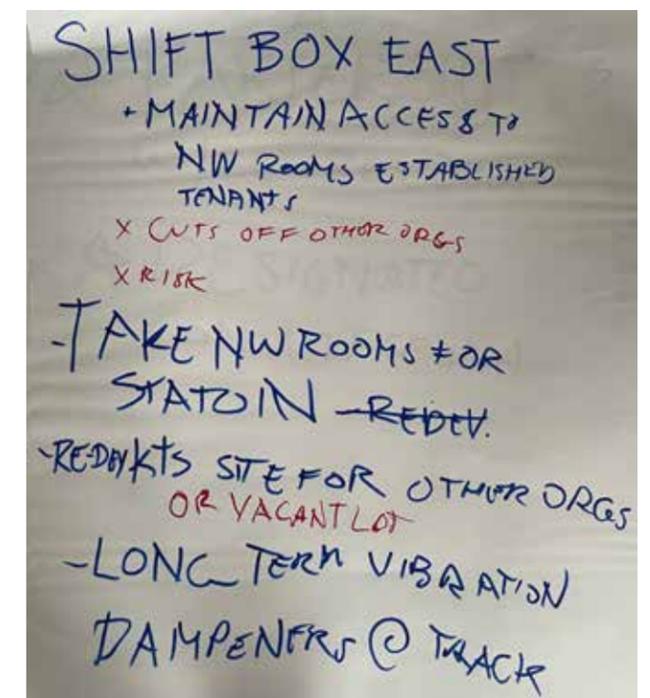
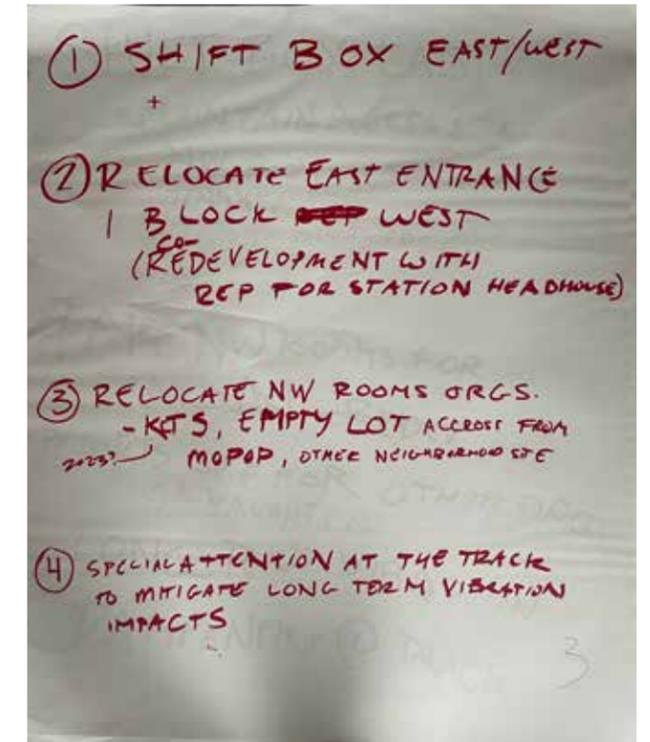


TABLE 4: Concerns

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

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 plan for the organizations on campus and visitors.

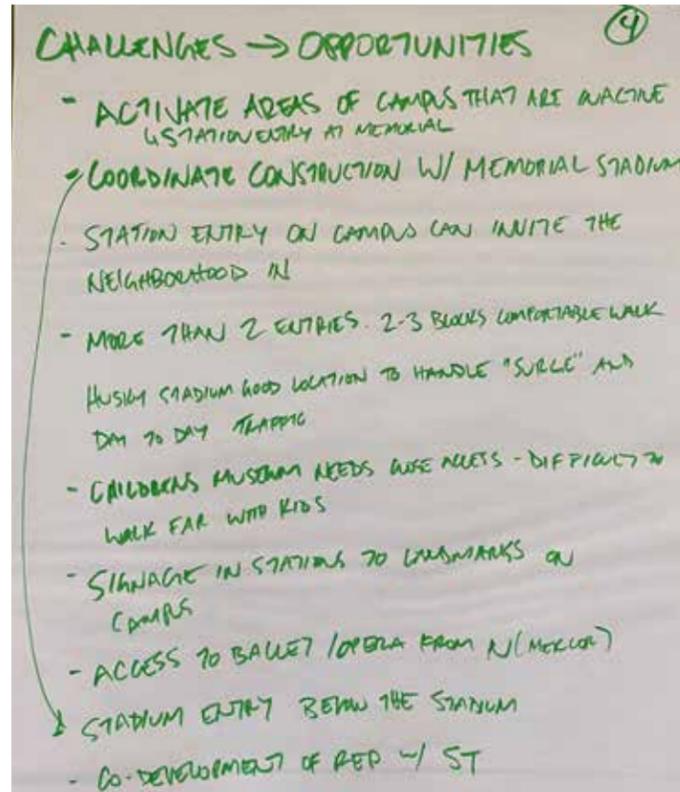


TABLE 4: Opportunities

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 be not 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: Opportunities

Concerns through Construction

- 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 constructions 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 attracting 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: Concerns

User Experience

- Making FA to SC free
- Incentive people to use CRT
- Big tourist/event draw free fares make it more friendly
- Safe, open accessible
- Any time of day feels safe, particularly for families/kids
- Well lit; daylight temp

Resident organizations

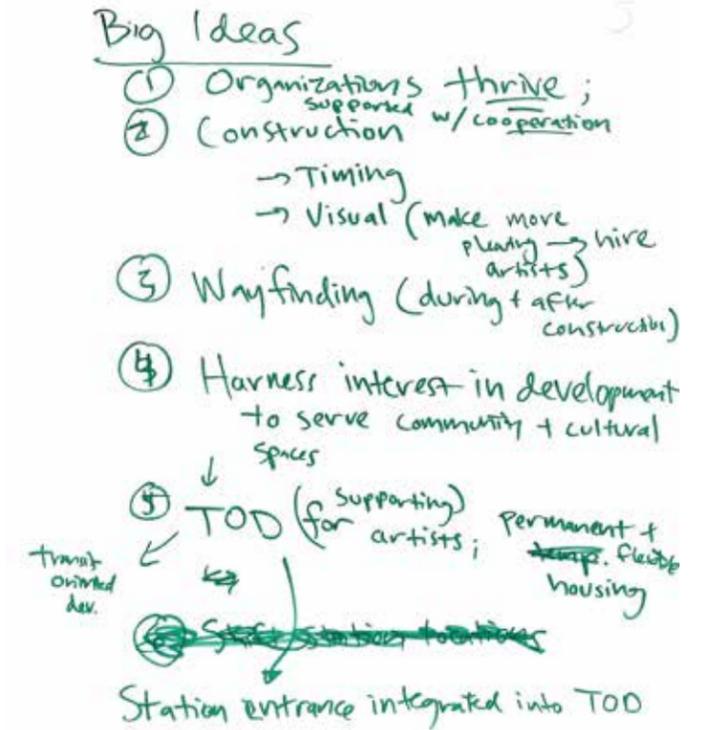
- Resident org in close proximity thrive and prosper throughout construction
- Mitigation money
- Cooperative spirit between city, state, SC, and resident orgs
- PR for resident organizations before, during, and after construction
- Support in advertising or capital improvements if needed
- Sustainability of organizations
- Cascade Media (east of Opera) leaving- relocate affected orgs there
- Construction methodologies that don't impact small orgs (Veva, SFF, etc)
- Relocation of Seattle Rep (may be willing)

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



⑦ Shift Station locations

- Ⓐ Shift 1/3 block west on Republican
- Benefit: NW Rooms + Expo less impacted
- Server Uptown move?
- Challenge: Further walk to Seattle Center
- Trade-offs on impact?

Ⓑ Mercer location

- Benefit: See above?
- Challenge: Traffic concerns (Mercer is busy)

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



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

- Alleviate 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

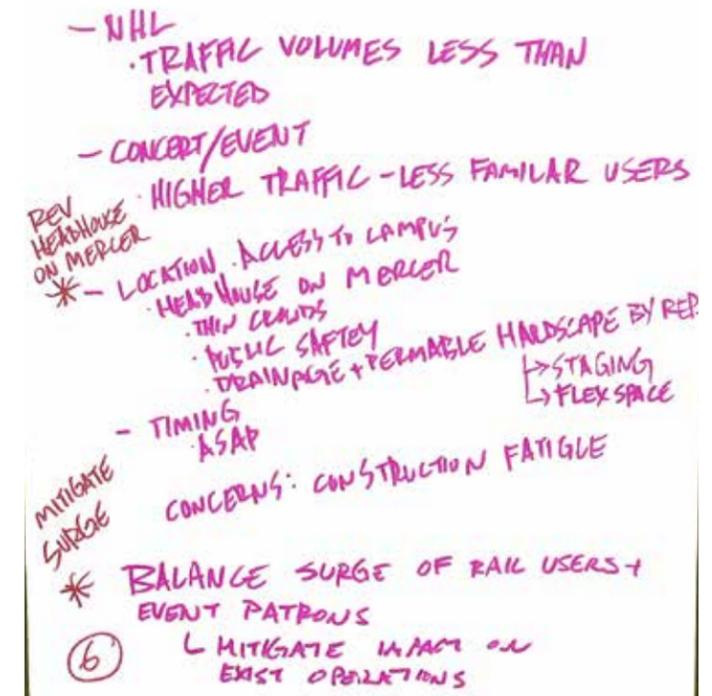
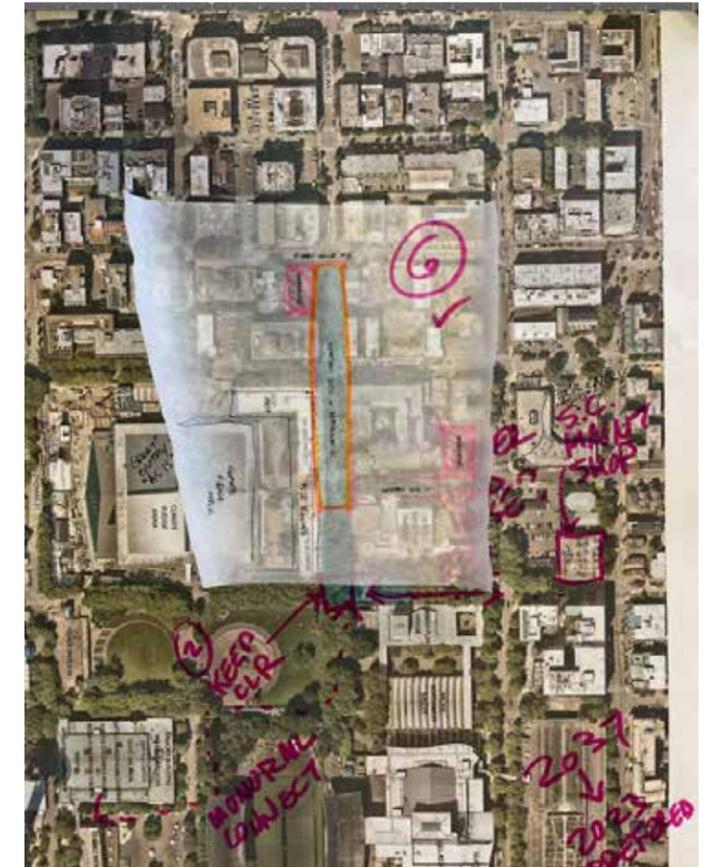


TABLE 7: Concerns

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
- Near term transportation / transit network
- 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

Table 7
Bracket 1

Concerns: + method

→ construction timeline + impacts to resident orgs
↳ closure of Gardens/walkways
↳ construction staging

→ long term → vibration impacts to sensitive receivers
↳ many resident orgs (needs to be included in mitigation)

→ need updated Master Plan for SC campus
↳ vision + implementation

Table 7
Bracket 2

Summary Concerns:

↳ placemaking/gathering space vision

↳ 1: arts community/center
↳ for mitigation/relocation + long-term future

↳ 2: resident orgs needs:
↳ economic study
↳ mitigation tradeoffs
↳ future proof Seattle Center
↳ use this as an opportunity/catalyst

↳ 3: station head house location / hybrid alignment / elimination of station on west side of campus + other transportation/transit mitigation (monorail/streetcar/gondola)



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
Bracket 1

↳ cut + cover construction displacement impacts

↳ vibration mitigation measures for life of trains running

↳ be opportunistic → think big → realize the vision

↳ SC Master Plan outdated → time to revisit

↳ push/pull of construction impacts and vision for future (includes resident orgs)

↳ use ST3 as a catalyst project for SC campus

↳ in DEIS, remember to comment on Updating SC future vision to

Table 7
Bracket 2

↳ any near-term transportation/transit network (mitigation early)

↳ NW Rooms opportunity?
↳ improve them → build up?
↳ all technical space for businesses on along Republican St

↳ next 50 yrs → what do resident orgs need?

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 will 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 also impact organization functionality
- Consider moving to west, closer to Queen Anne Ave. Rep shares those concerns. SIFF wonders about moving the station to under the arena with entries on Harrison
- Location surrounded by many older buildings that are not structurally sound
- Need to understand full extent of construction staging area, as that will further impact surrounding tenants



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

Impacting the Reason for the Station

- Seattle Center is very much place-based and the range of tenants are 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 – moving closer to edge would help
- 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

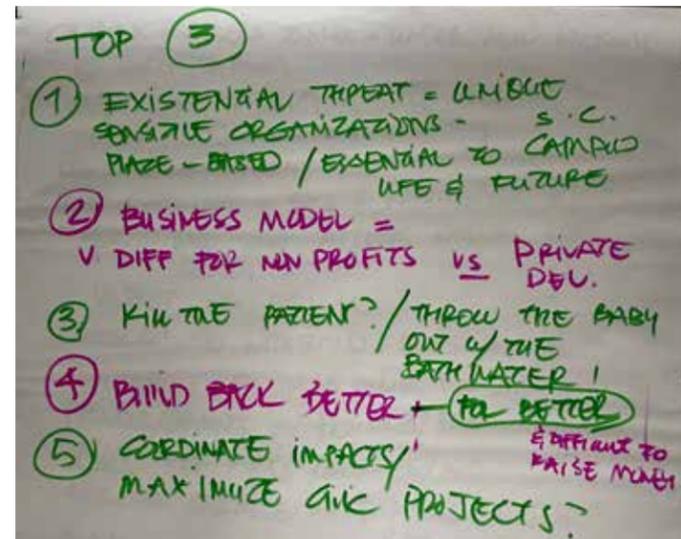


TABLE 8: Opportunities

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 this is going to be a disruption, let's get something **great** that works well for all

Theater of Tomorrow

- Theatres 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 could be intimidating to broader community, but integrate with radio/broadcast shows; or concerts – benefit from proximity to each other - within the "Theatre District"

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
- KEXP has talked about idea of building higher, sees opportunity for going higher with other NW rooms too, putting in artist housing. New station could go in below
- Blocks surrounding the station are mostly single story and ripe for redevelopment
- City Incentive Zoning Program = allows more FAR for placing stations within the property
- Wouldn't it be great if riders could get off the train and go right into arts orgs entrances?

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 not found elsewhere
- **Synergy**. Something for all ages. How to attract people who aren't attending a specific 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

