

SEATTLE MARINERS

Safeco Field, Seattle, Washington



GENERAL

Advised Owner in site selection, scheduling, permitting, design, and construction of a 45,000-seat major league ballpark and 2,000-stall parking garage. Continuing to assist Owner with developing an ongoing renovation program to maximize sales revenue and minimize operating expenses.

PROJECT HIGHLIGHTS

- **Public/Private Partnership:** Evaluated realistic site alternatives and advised the Public Facilities District and Owner on general design permitting and construction issues. Worked with the project team in preparation and review of project cost estimates. Oversaw permitting, design, and construction of a freestanding parking garage.
- **Land Rights and Negotiations:** Oversaw all land acquisitions, tenant relocations, related easements, and negotiations of air rights on behalf of the Owner.
- **Construction:** Once Owner became aware of significant pending cost overruns, Seneca was asked to manage the project for the final 10 months of the project. Seneca was able to halt and, in fact, reduce the overruns while achieving the Owner's schedule for use of the facility.

DEVELOPMENT TEAM

Seattle Mariners, Owner

The Seneca Real Estate Group, Inc., Development Manager

CLIENT:
Seattle Mariners

SECTOR:
Civic

PROJECT SIZE:
• 45,000 seat stadium
• 2,000 stall parking garage

TOTAL PROJECT COST:
\$500,000,000

COMPLETION DATE:
1999

PROJECT SUMMARY:
• Construction of new major league baseball stadium

SCOPE OF SERVICES:
Development Management

- Site selection
- Permits and approvals
- Design and construction oversight
- Real estate acquisition
- Furniture, fixtures and equipment coordination
- Financing

"I can't think of anything they might do better. We are just very pleased with their performance... That's why we have a continuing relationship with them... Good results, easy to work with, technically strong, experienced, excellent interpersonal and communication skills. They've done a great job for the Mariners."

Chuck Armstrong, President
Seattle Mariners