



SEATTLE CITY COUNCIL
CENTRAL STAFF

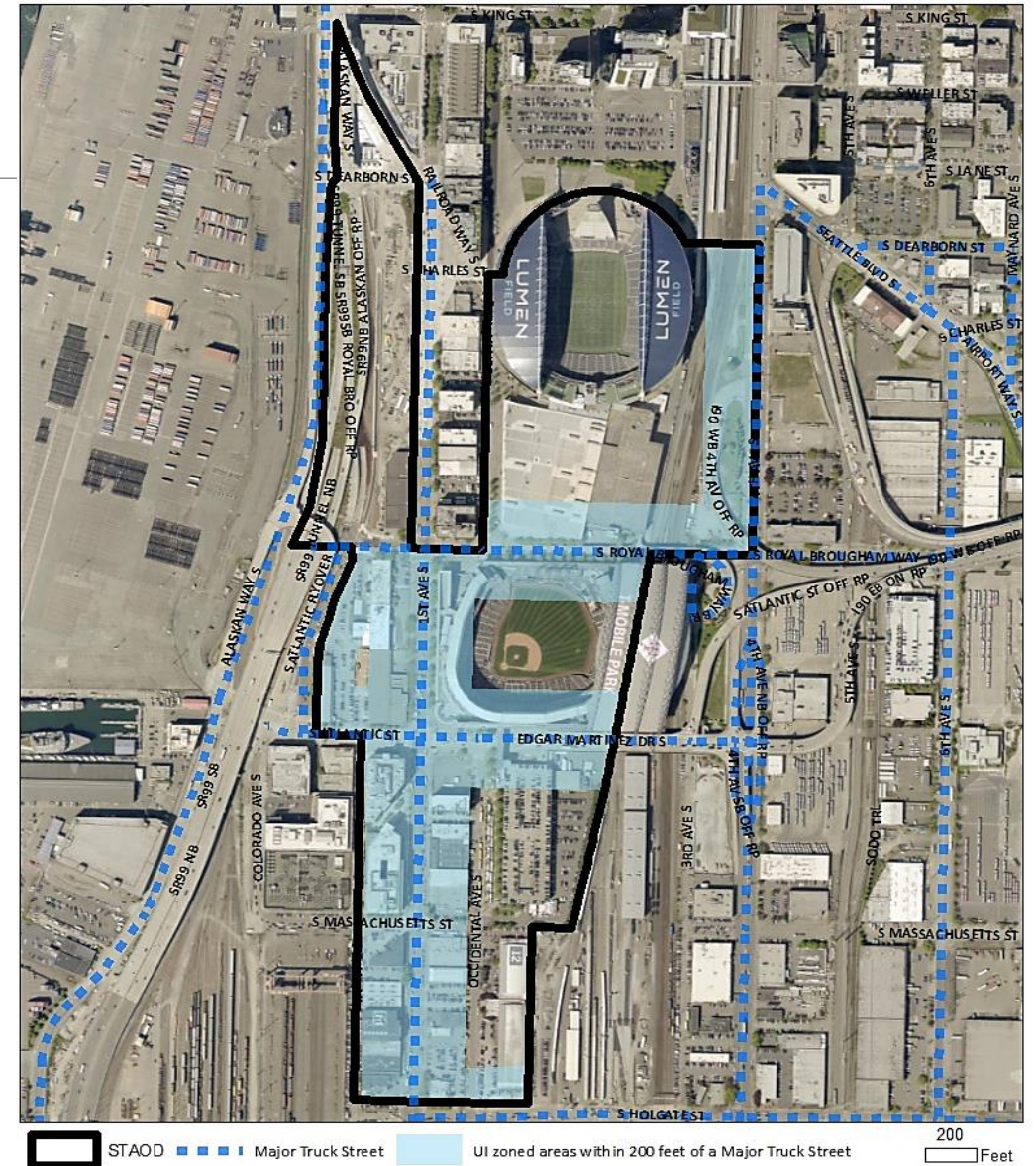
Stadium District Housing

LISH WHITSON, LEGISLATIVE ANALYST
GOVERNANCE, ACCOUNTABILITY & ECONOMIC DEVELOPMENT COMMITTEE

JANUARY 24, 2025

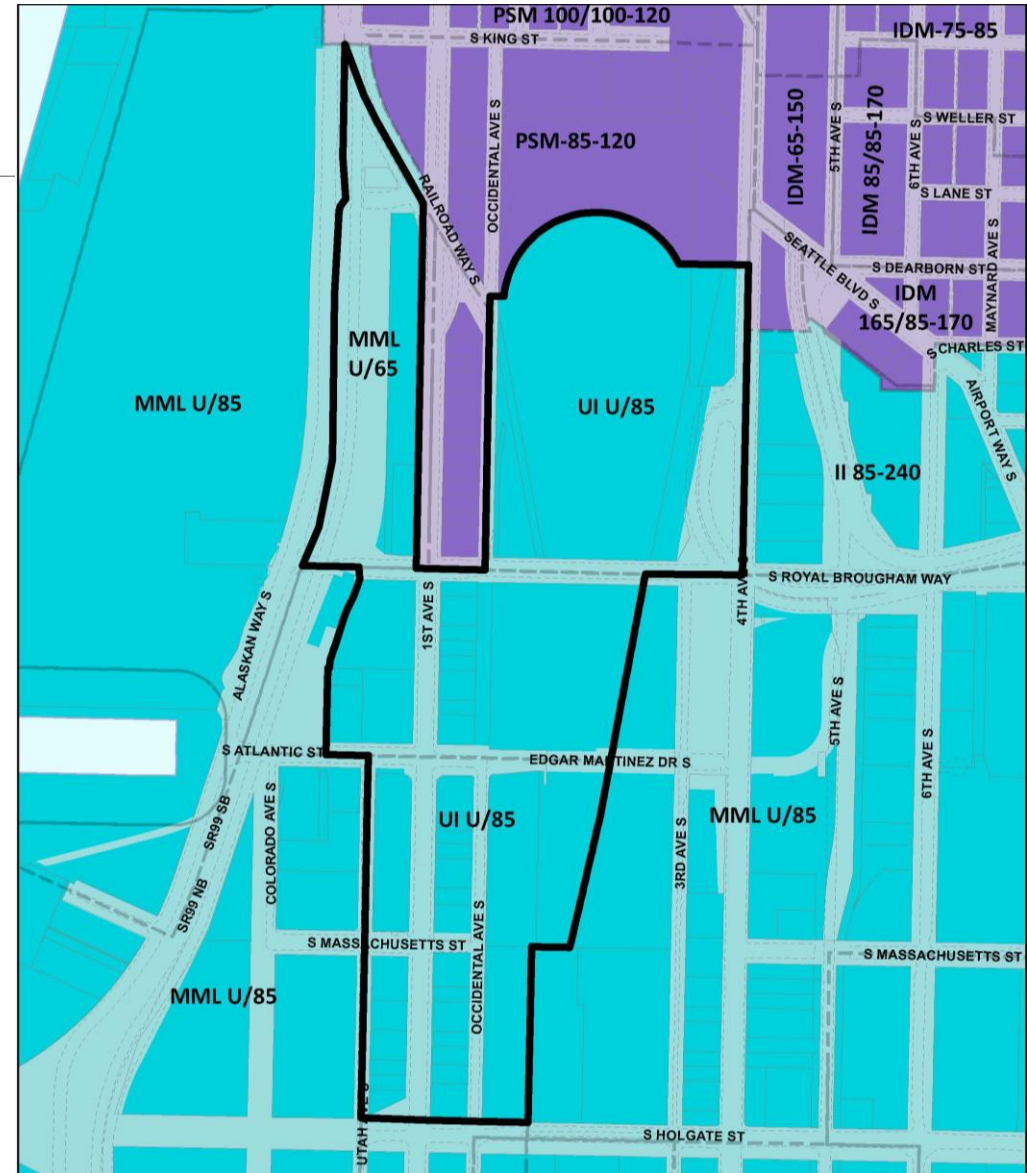
Stadium District

- Stadium Transition Area Overlay District (STAOD) Created in 2000
- New Industrial zones mapped in 2023
- Results of 2023 amendments:
 - Lodging allowed
 - Increased Floor Area Ratio from 3.25 to 4.5
 - Exempted street-level sales and services, medical services, eating and drinking establishments and lodging from FAR limits
 - **Housing is prohibited within 200 feet of a major truck street**

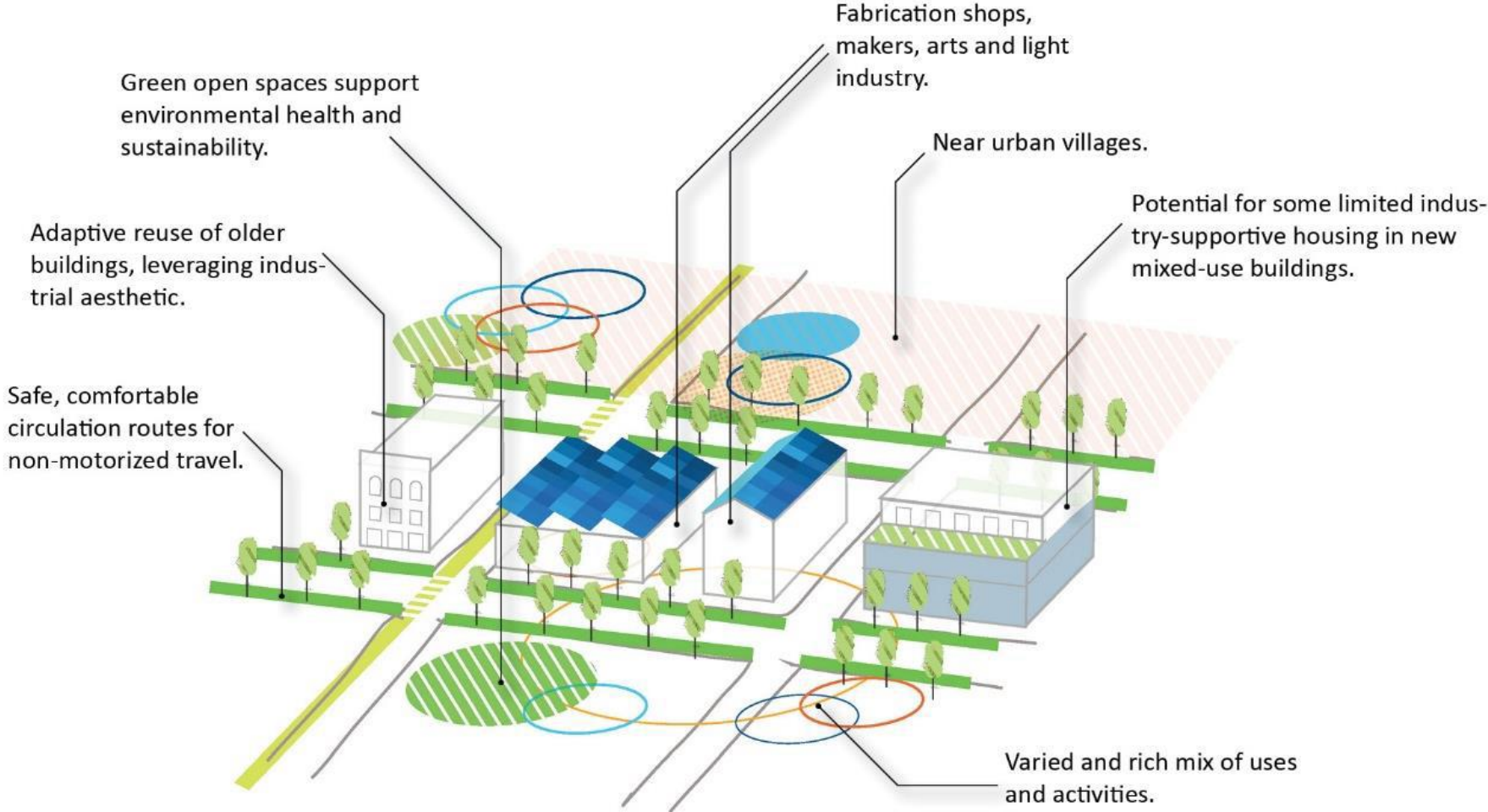


Underlying Zones

- Urban Industrial (UI): “provide an integrated and healthy transition between core industrial areas and neighboring mixed-use areas”
- Maritime Manufacturing Logistics (MML): “existing industrial area with a concentration of core and legacy industrial and maritime uses”



Urban Industrial Zone



Urban Industrial Housing Conditions

Require:

- Housing required to be part of a mixed-use development
- At least 50 percent of units must be affordable for 75 years:
 - 60 percent of median income for SEDUs,
 - 80 percent of median income for studio and one-bedroom units, and
 - 90 percent of median income for two-bedroom and larger units.
 - MFTE units count toward the 50 percent.
- Sound-insulating windows and air conditioning
- Covenant stating that residents know that they are in an industrial area

Allow:

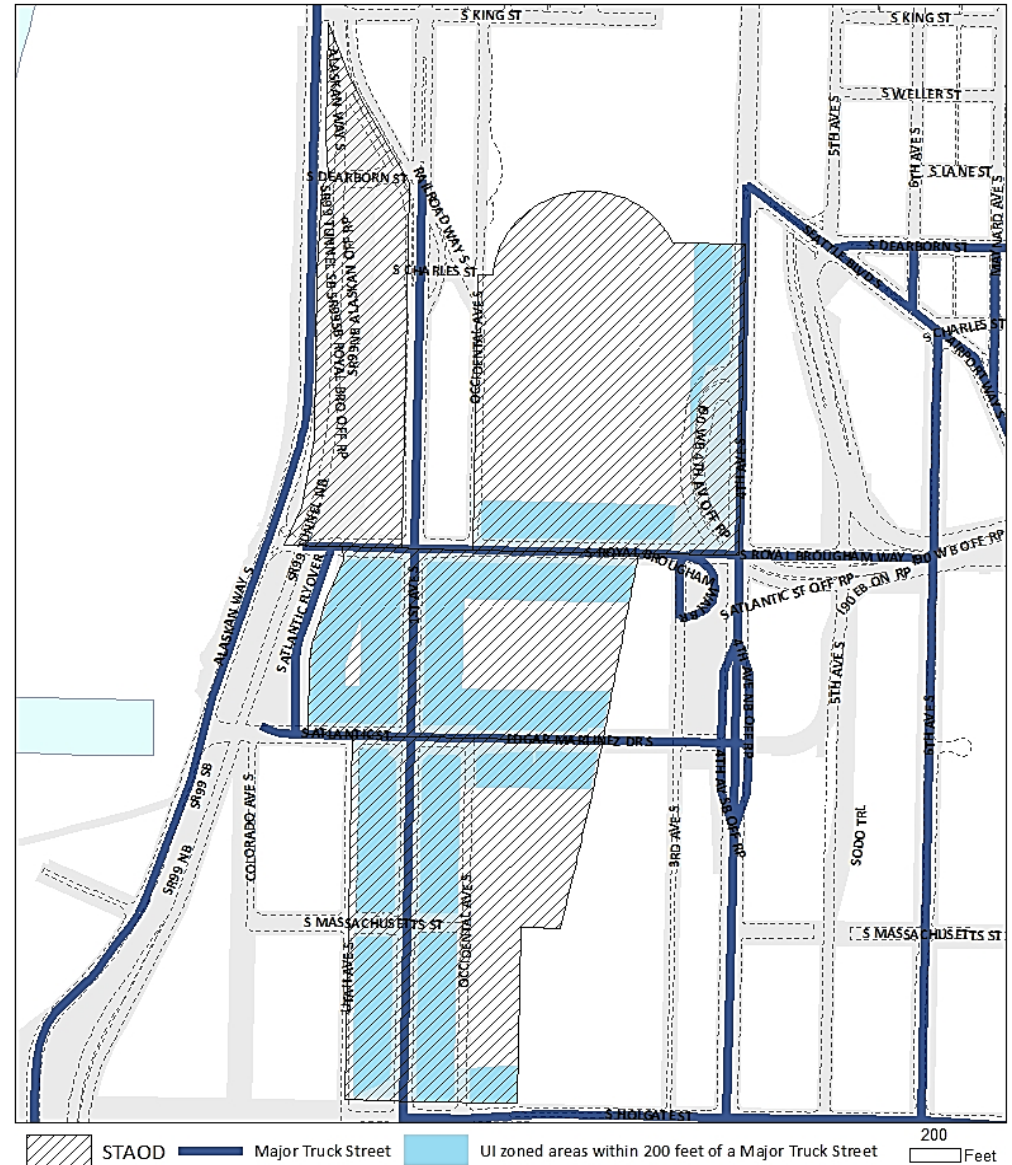
- Up to 50 dwelling units per acre

Prohibit:

- Housing within 200 feet of a shoreline
- Housing within 200 feet of a major truck street

Council Bill 120933

- Allows residential uses as a conditional use in the UI zone in the STAOD
- Removes limit on housing within 200 feet of Major Truck Streets in UI zone
- Housing in the STAOD was analyzed under the 2022 Seattle Industrial & Maritime Final Environmental Impact Statement



Next Steps

- Public Hearing, Monday, February 24, 9:30 AM
- Possible vote, Thursday, February 27, 2:00 PM

Questions?