



Stadium District Housing, Council Bill 120933
Councilmember Sara Nelson, Chair
Governance, Accountability, and Economic Development Committee, 01.24.25

The Stadium District
is one of six
downtown
neighborhoods in
Mayor Harrell's
Downtown
Activation Plan And
zoned Urban
Industrial



2023 Industrial and Maritime Strategy

- 50% of housing in the UI zone is required to be affordable at 60 – 90% AMI
- The Preferred Alternative of the Final Environmental Impact Statement (FEIS) included up to 990 units of housing in the Stadium District.
- OPCD [Director's Report](#) (pgs. 43 – 45):
 - “A district with a variety of small businesses and makers combined with businesses supporting events at the stadiums and entertainment venues would be supported by the UI zone.”
 - “(S)ome limited amount of housing would be compatible with the surrounding use pattern and **would not cause additional adverse impacts on nearby industrial activities** outside of the [Stadium District] if carefully implemented.”
- However, CB 120567 allowed housing in the UI zone everywhere *except* in the Stadium District.

Proposal for Stadium Makers' District

For the 2 blocks immediately South of T-Mobile Park, on 1st Ave S. and Occidental S.

- Restore housing to Urban Industrial zone, per Mayor's Preferred Alternative
- Housing subsidizes **hundreds of small manufacturing makers**
- Up to **990 housing units, half affordable**, 60 - 90% AMI
- Improves **public safety**
- **Project Labor Agreements**
- EIS shows **freight travel times remain the same**

CURRENT

OPPORTUNITY+



1st Ave South - Looking South

CURRENT

OPPORTUNITY



Occidental Ave South - Looking South

CURRENT

OPPORTUNITY



Occidental Ave South - Looking North

CURRENT

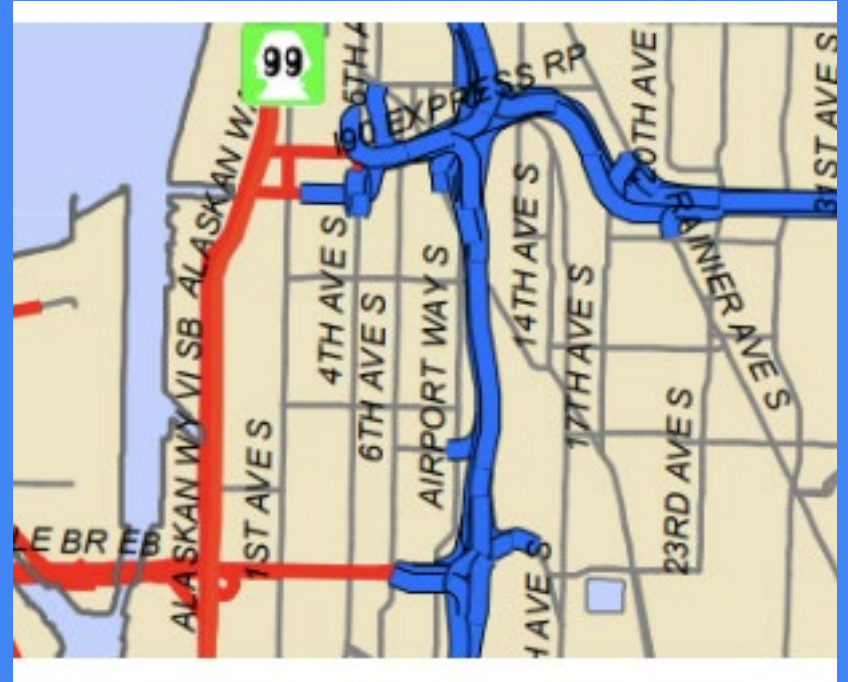
OPPORTUNITY



Aerial View - Looking Northeast

Truck Routes for Agricultural Products

Housing next to T-Mobile Park will not impede Port operations



Terminals for Agricultural Products & Truck Routes Used

Grain goes to the **Pier 86 Grain Terminal**, at the foot of Queen Anne Hill. All other agriculture ships from three international terminals: **T-18, T-30 and T-5**.

SDOT's "Seaport Highway Connectors" directs trucks coming into Seattle on I-90 and headed to T-18 , T-30 or T-5 to use either Alaskan Way or Spokane St. to reach those terminals. While Spokane St. is the most direct route to T-18 and T-5, during commute hours trucks might choose to go down Atlantic instead, and turn south on Alaskan Way.

No central or eastern Washington agricultural product would need to utilize First Ave. or Occidental Ave. to reach their intended destination.

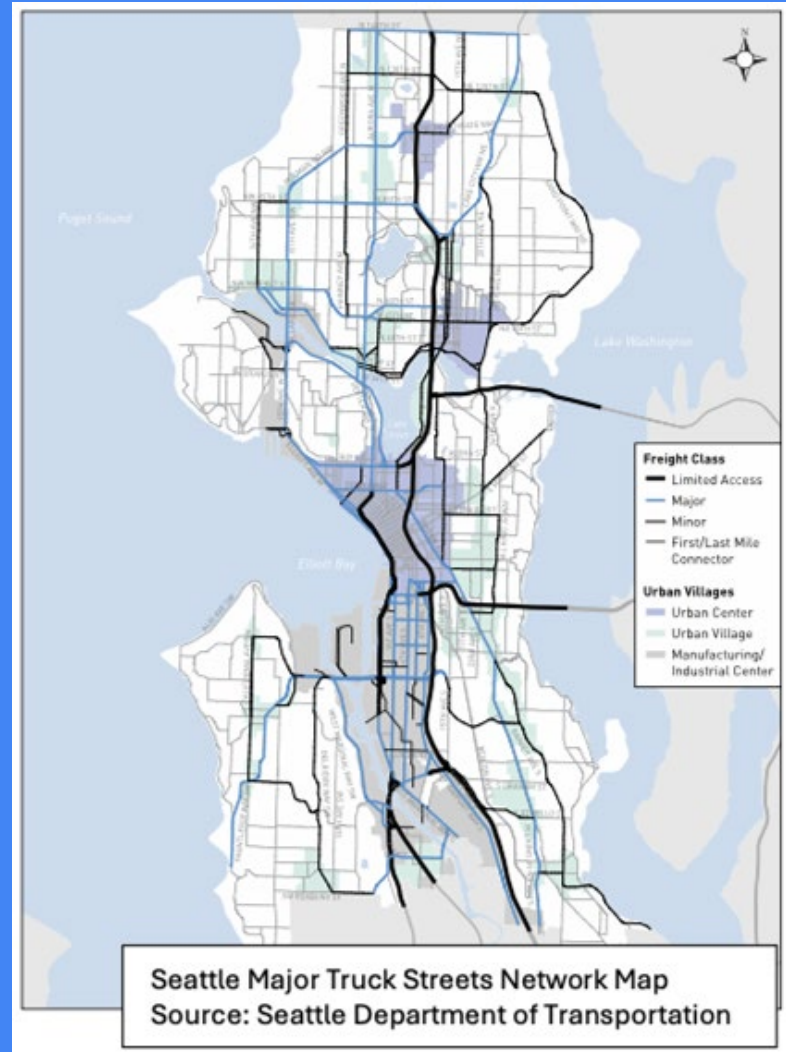
Pedestrian Safety



Pedestrian Safety

- Stadiums draw **5 million visitors** per year
- **Housing will be front facing onto Occidental S.**, a narrow, infrequently used street. Lobbies & pedestrian plazas on Occidental S.
- Mayor Harrell's published Preferred Alternative in **EIS exempted the Stadium District from the UI zone requirement that no housing be built within 200 feet of a Major Truck Street**, given unique nature of Stadium District
- There are **142 miles of Major Truck Streets in Seattle** that carry freight—a large number of these streets have **significant amounts of housing along or near them**

142 miles of “Major
Truck Streets”
throughout all of
Seattle. Significant
housing on or near
many...



EXAMPLES:

- **Aurora Ave. N.** - along Lower Queen Anne and north of the Ship Canal, passes through numerous residential areas to the Seattle boundary at NE 145th St.
- **Dexter Ave N.** - between South Lake Union and the Ship Canal runs through single family and multifamily housing.
- **Denny Way,** - between Elliott Way W and Broadway on Capitol Hill and **Boren Ave.** traverse some of the densest multifamily residential development in Seattle
- **Rainier Ave. S.** - abuts residential development its entire length from Little Saigon to the city limit in Rainier Beach.
- Virtually the entirety of **SW Fautleroy** in West Seattle passes through residential neighborhoods.
- **15th Avenue W** - through Interbay with new multifamily development at Dravus Street.
- **15th Ave. NW** - heavily residential from the Ballard Bridge to NW 90th Street.
- **Holman Road NW, Holman Road N, N 105th Street and N Northgate Way** - from Ballard to I-5 traverse an area with dense residential development.
- A corridor including **NW Market Street, N 46th Street and N 50th** Streets runs east/west through central Ballard, Fremont and Wallingford to I-5. It is densely lined with multifamily and single-family housing.
- **Lake City Way** - (aka SR 522) from I-5 to the Seattle boundary at NE 145th contains large numbers of multifamily and single-family residential units.
- **Westlake Ave.** - has numerous areas of multifamily development.

PUBLIC SAFETY

Recent Violent Felonies in North SoDo

Attempted homicide , 40 rounds fired,
at 1st and Lander, 1/2025

Homicide at 1st and Atlantic,
12/2024

Homicide at 1st and Holgate, 8/2024

Shots fired and **assault** at Showbox,
1st and Massachusetts, 7/2024

Serious stab wounds at 4th and
Holgate, 1/2024

Homicide and **carjacking** at 1st and S.
Walker, 8/2023

Shoot-out and **robbery** attempt at 1st
and Massachusetts, 8/2023

80 rounds fired , 14 yr. old hospitalized,
at 1st and Edgar Martinez, 8/2022

Deep and Broad Coalition of Support



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DEVELOPMENT
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