

# LAND USE AND PLANNING ISSUES

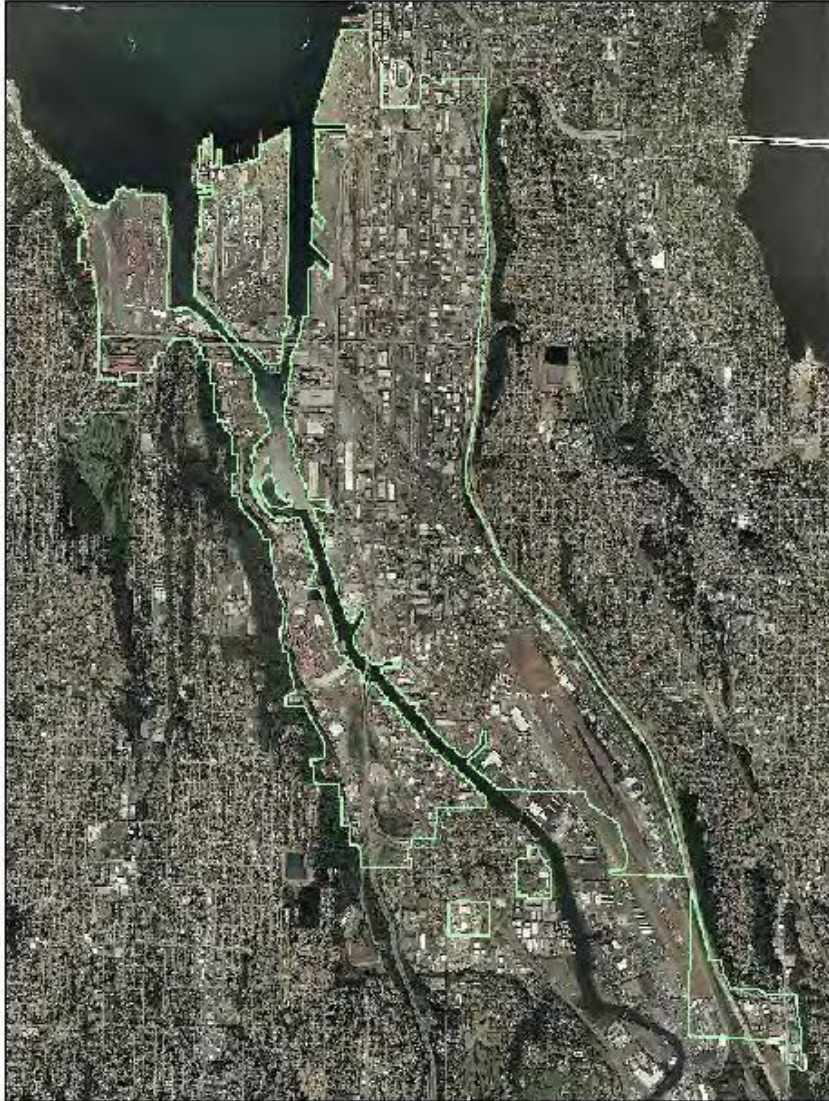
## Sodo Arena Proposal



# LAND USE AND PLANNING FRAMEWORK

Under GMA Local Land Use regulation must be consistent with:

- VISION 2040 Regional Growth Plan
- Countywide Planning Policies
- City Comprehensive Plan



# Stadium Area Land Use Data

Gellings 6/19/12

Shoreline Mgmt. jurisdiction  
200' in from shoreline

PSM-Pioneer  
Sqr. Mixed

North Lot Project,  
1<sup>st</sup> phase is hotel,  
later phase is  
condos and office

IDM-  
International  
District Mixed

IG1

IC

IC

SilverCloud  
Hotel

New BMW  
dealership

S Dearborn St.

S Charles St.

IC

New Nissan  
dealership

Stadium  
Transition Area  
Overlay District

IC

IG2

310,000 sf office  
under construction

IG1

S Massachusetts St.

Property acquired for  
proposed arena

S Holgate St.

East Marginal Way S

North wing  
Starbucks  
Center

1<sup>st</sup> Ave. S

IG2

4<sup>th</sup> Ave. S

IG1

S Walker St.

S Stacy St.





# CONCLUSIONS

- Lands scarce, deep harbor access cannot be relocated
- Sports arena & mall location at odds with entire regional and local planning framework
- SEPA requires impacts study , alternatives analysis first
- Vulnerable to appeals under GMA, SEPA
- Responsibility of developer to analyze impacts
- Need detailed environmental review to determine suitability of site, full range of impacts, and potential mitigation

# KEY RECOMMENDATIONS

- Remove binding language from MOU for specific location
- Initiate SEPA review now and examine alternative sites
- Initiate meaningful discussions with Port and stakeholders
- City and Port to work collaboratively on new Container Port provisions and safeguards, restrict further conversions
- Consider new mechanism such as Planned M& I district