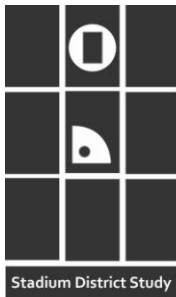


Stadium District Study

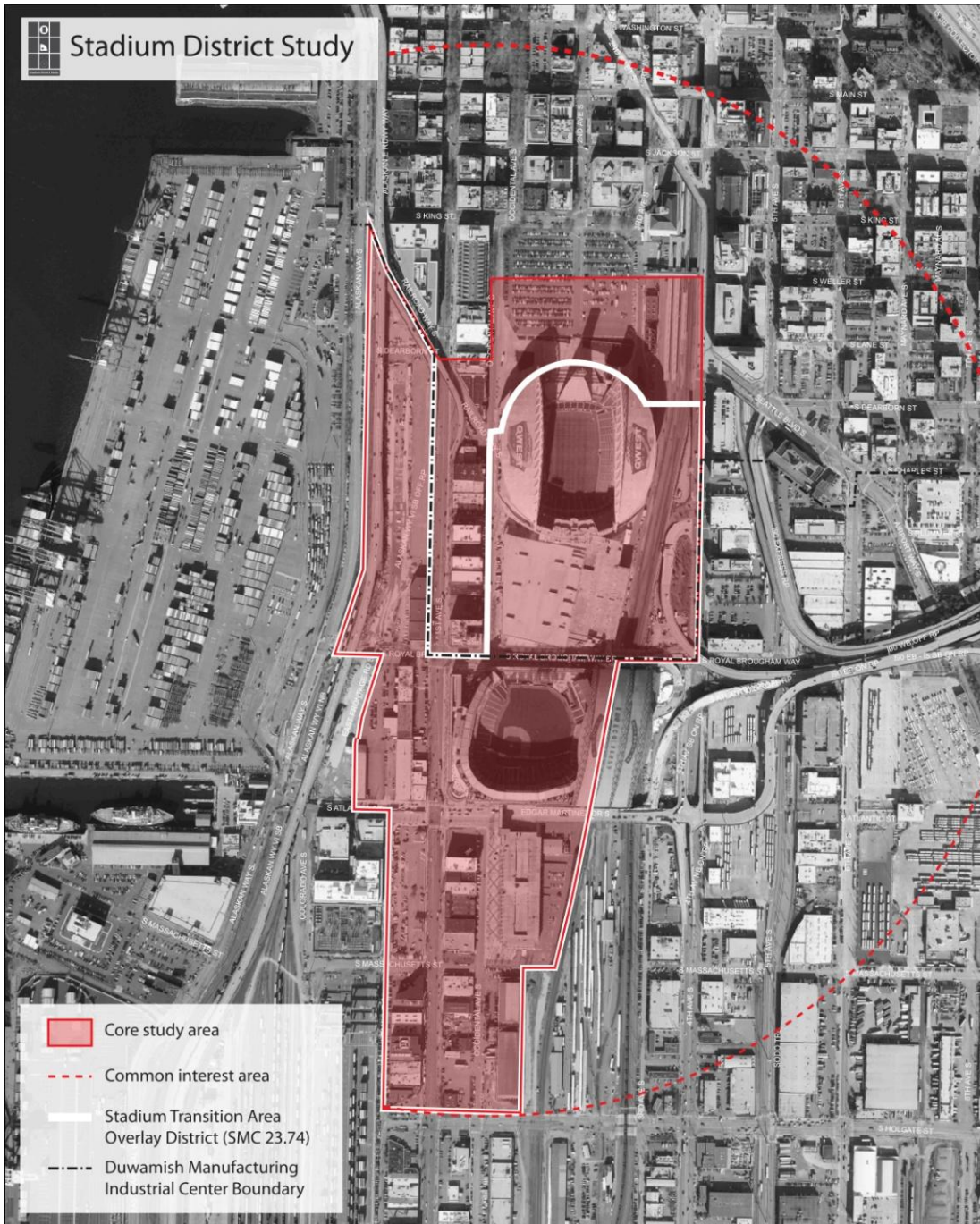
Stakeholder Advisory Group Meeting #2

March 26, 2013



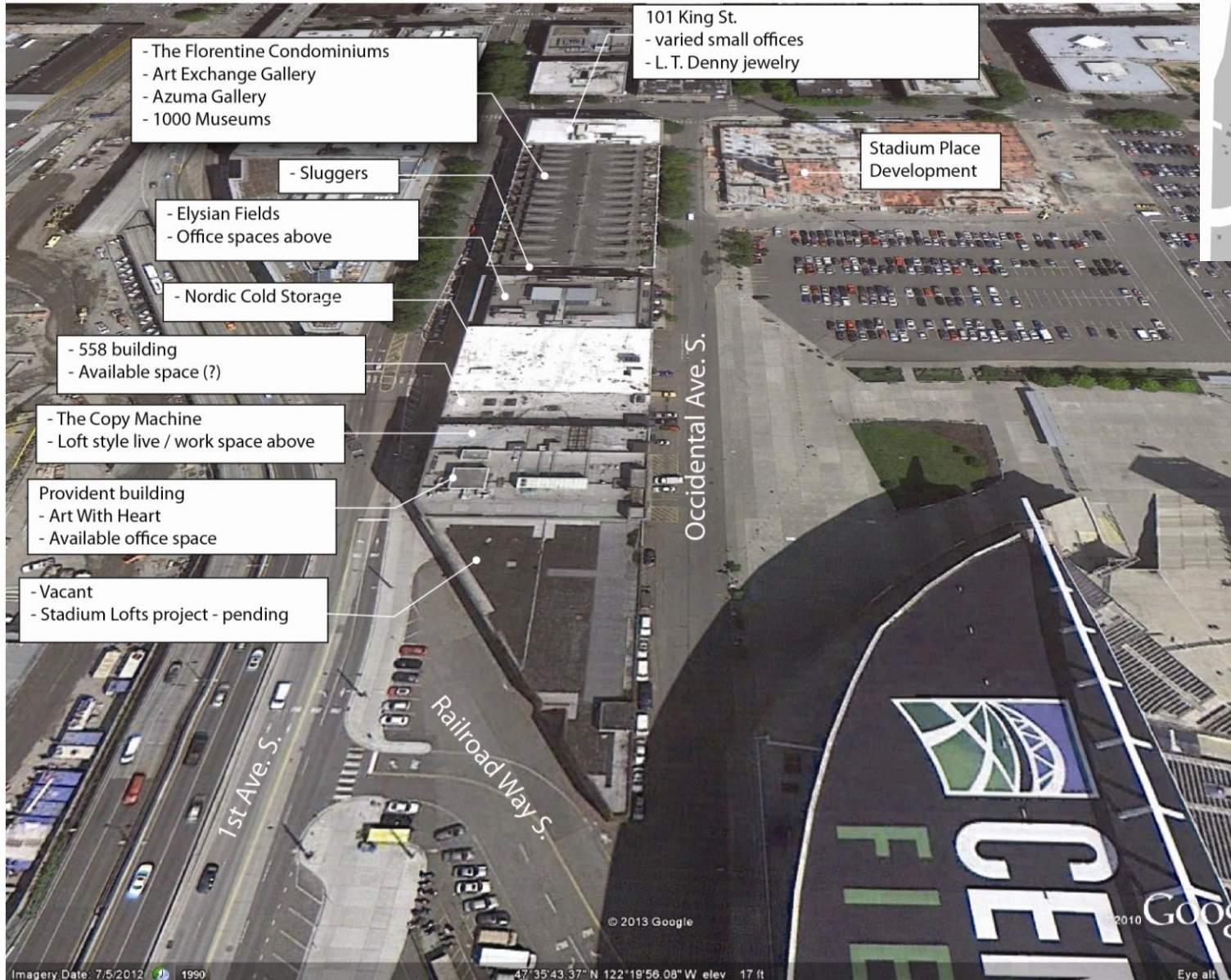


Stadium District Study



- Core study area
- Common interest area
- Stadium Transition Area Overlay District (SMC 23.74)
- Duwamish Manufacturing Industrial Center Boundary

Existing Uses



Existing Uses



Existing Uses



- Coastal Environmental Systems

Squire Center building
- On The Field. com
- SODO Storage

World Wide marble, granite

- Diamond parking lot

- 1000 1st Ave. S.

- U-Park parking lot

- Sodo Sports
- Office space above (vacant)

- Work space (space available)

- Seattle Team Shop

Events Center

©2010 Google

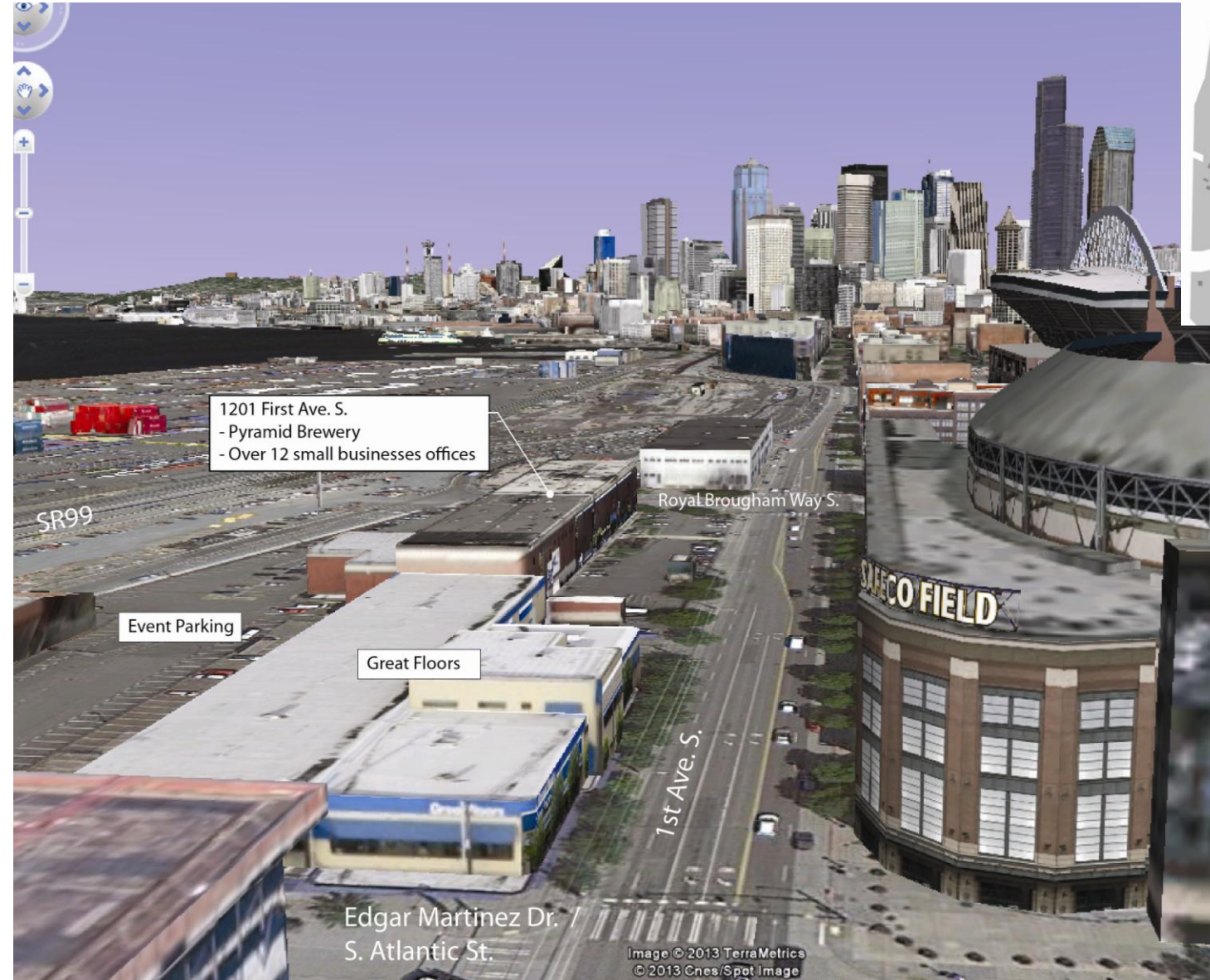
Existing Uses



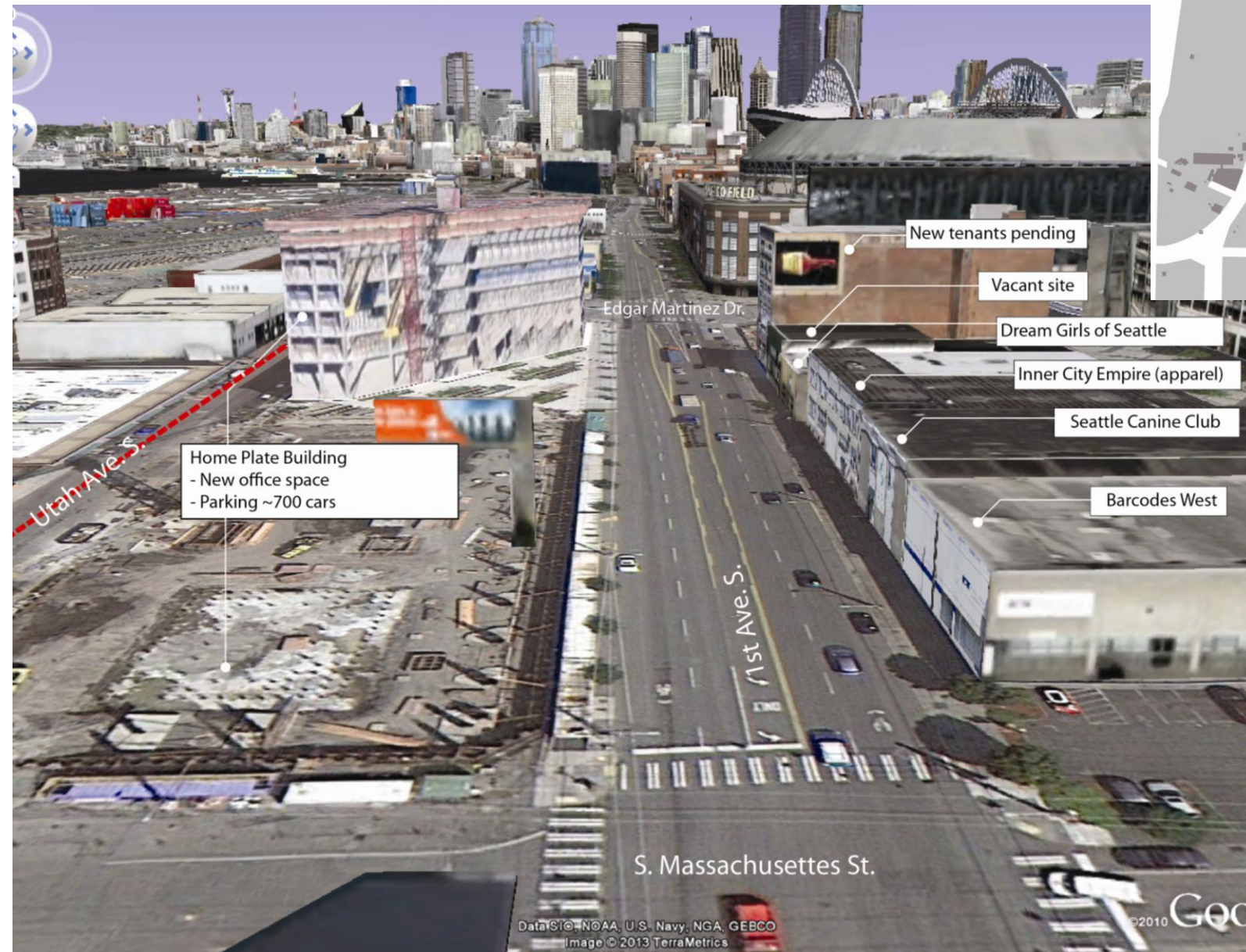
Existing Uses



Existing Uses



Existing Uses



Home Plate Building
- New office space
- Parking ~700 cars

New tenants pending

Vacant site

Dream Girls of Seattle

Inner City Empire (apparel)

Seattle Canine Club

Barcodes West

Edgar Martinez Dr.

1st Ave. S.

S. Massachusettes St.

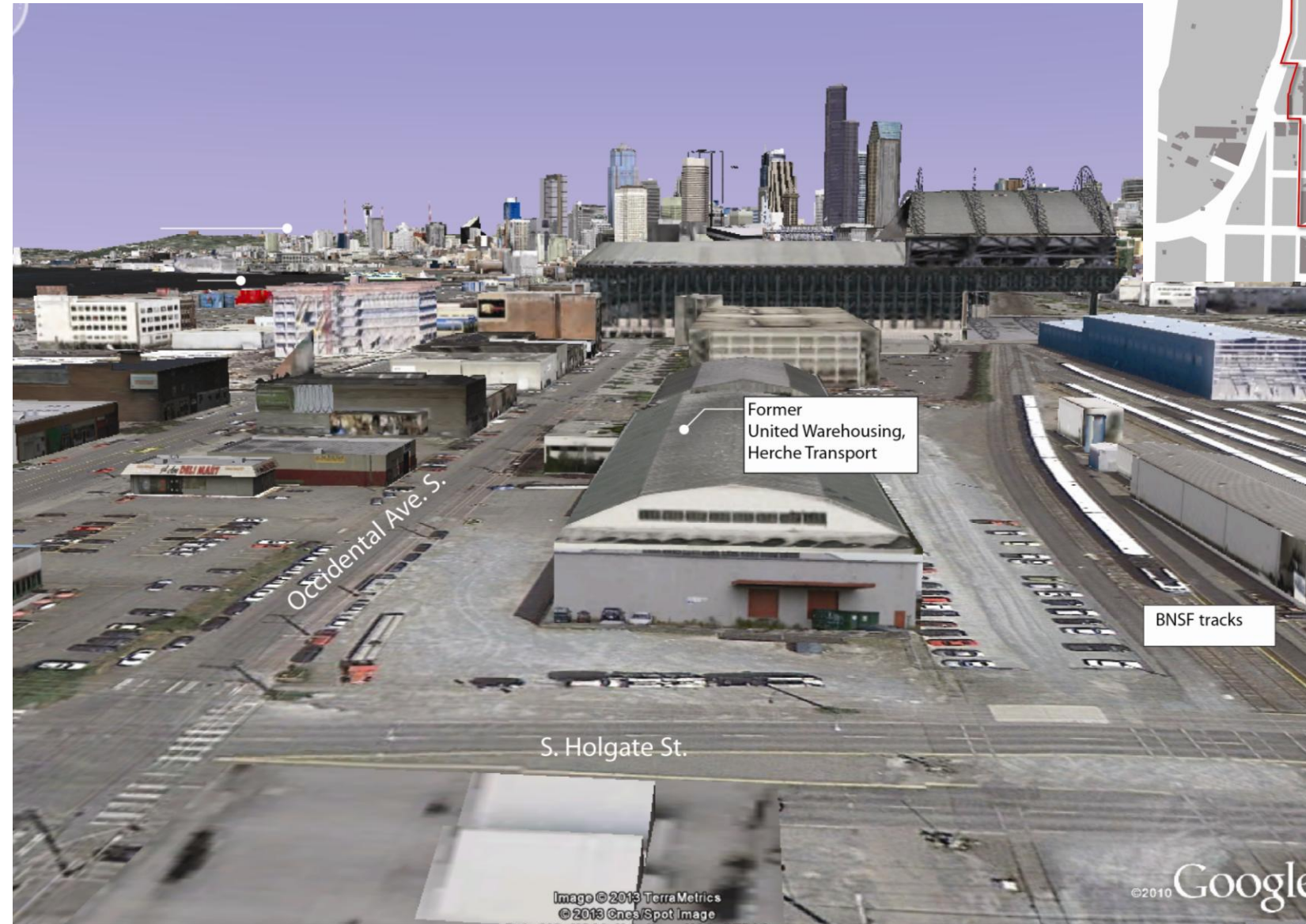
Existing Uses



Existing Uses



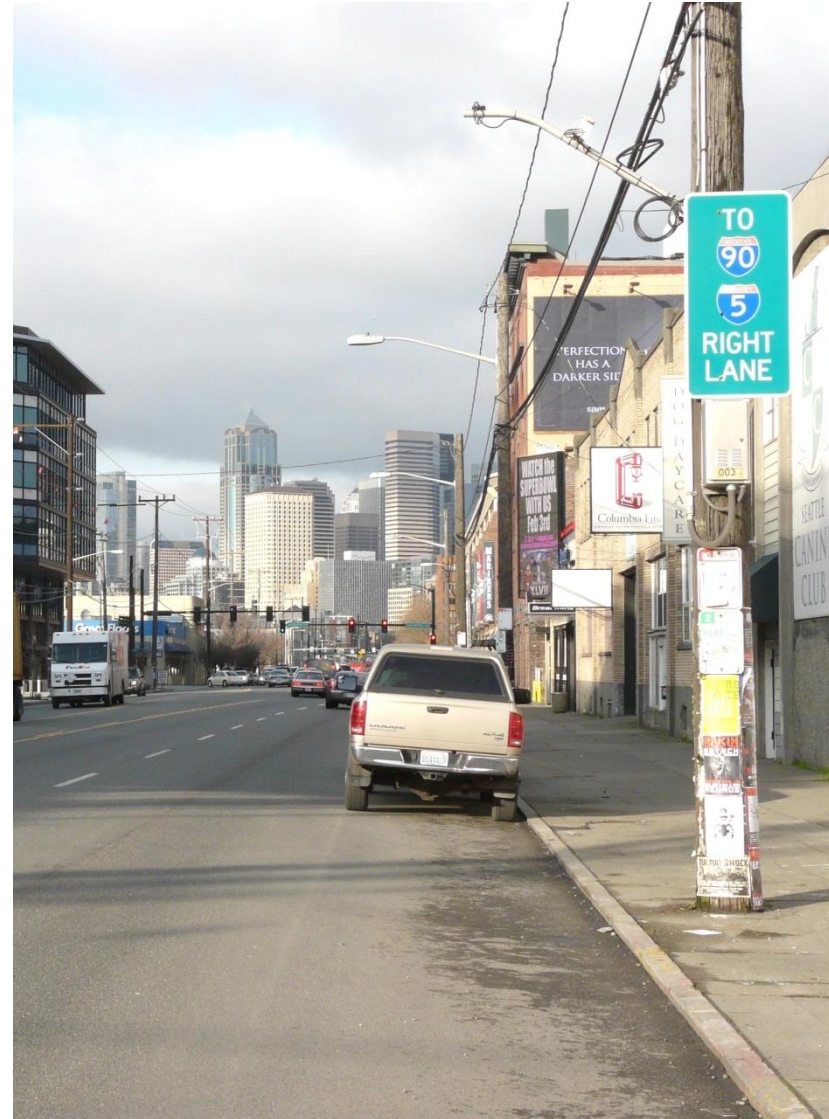
Existing Uses



Existing Business Summary

2011 Hoover's Survey Data

- 126 total businesses
- 96 with 10 or fewer employees
- Over 100 with 10,000 gsf or less
- 12 involved in light manufacturing
- 10 (besides stadiums) sports / entertainment related



Existing Business Summary

2011 Hoover's Survey Data

- Wholesalers: 10
- Motion Picture / Photography: 9
- Architectural & Engineering: 6
- Constr. / electrical contractors: 6
- Restaurants and bars: 5
- Advertising / marketing: 5
- Clothing stores: 4
- Information Technology: 4
- Legal services: 4
- Commercial printing: 3
- Research & development: 3



Stadium District Study

Existing Businesses*

Within Study Area

*Hoover's survey data 2011

Core Study Area

- Office Businesses
- Retail / Service Businesses
- Industrial Businesses

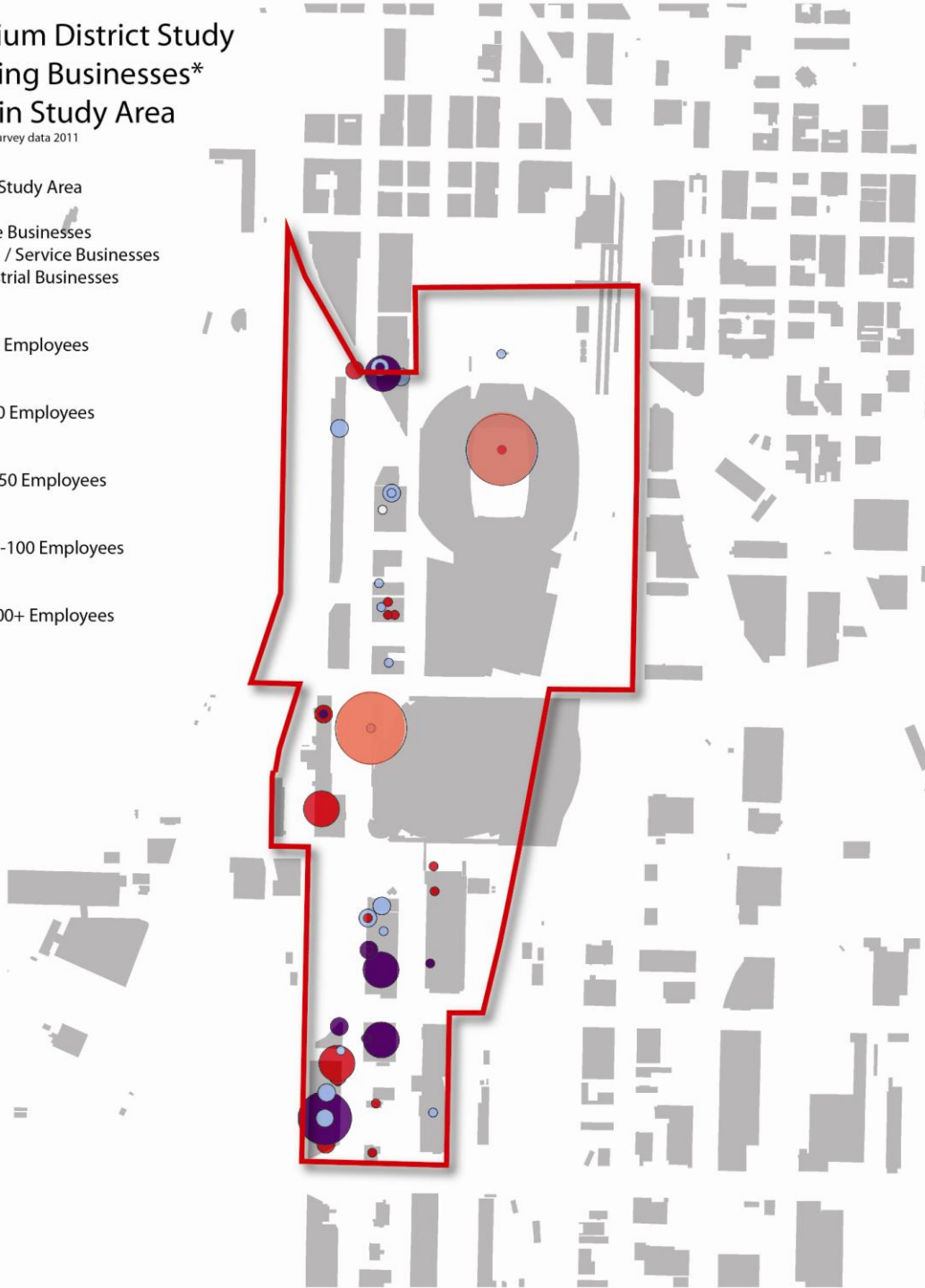
2 - 10 Employees

10 -30 Employees

30-50 Employees

50-100 Employees

100+ Employees

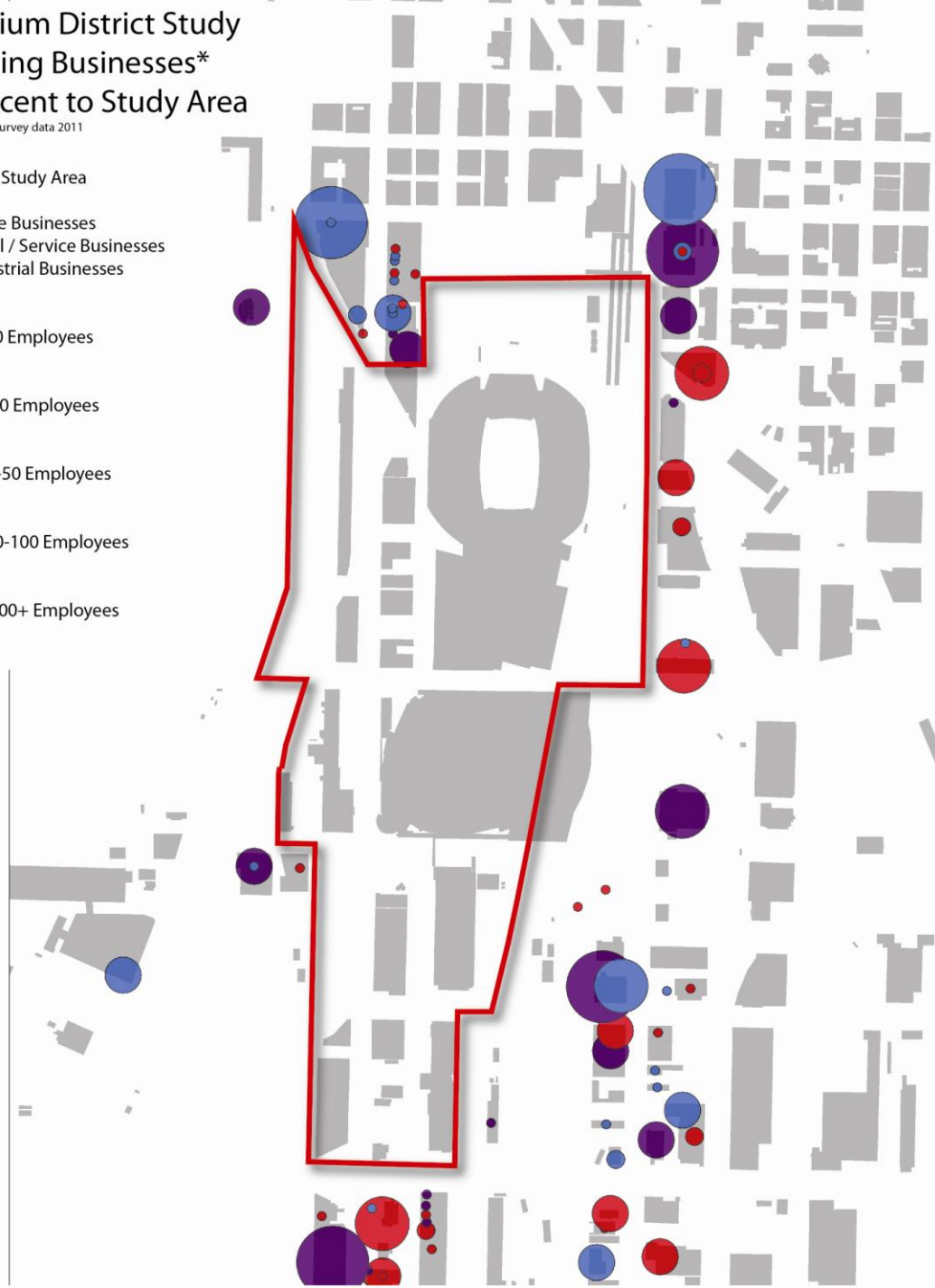


Stadium District Study Existing Businesses* Adjacent to Study Area

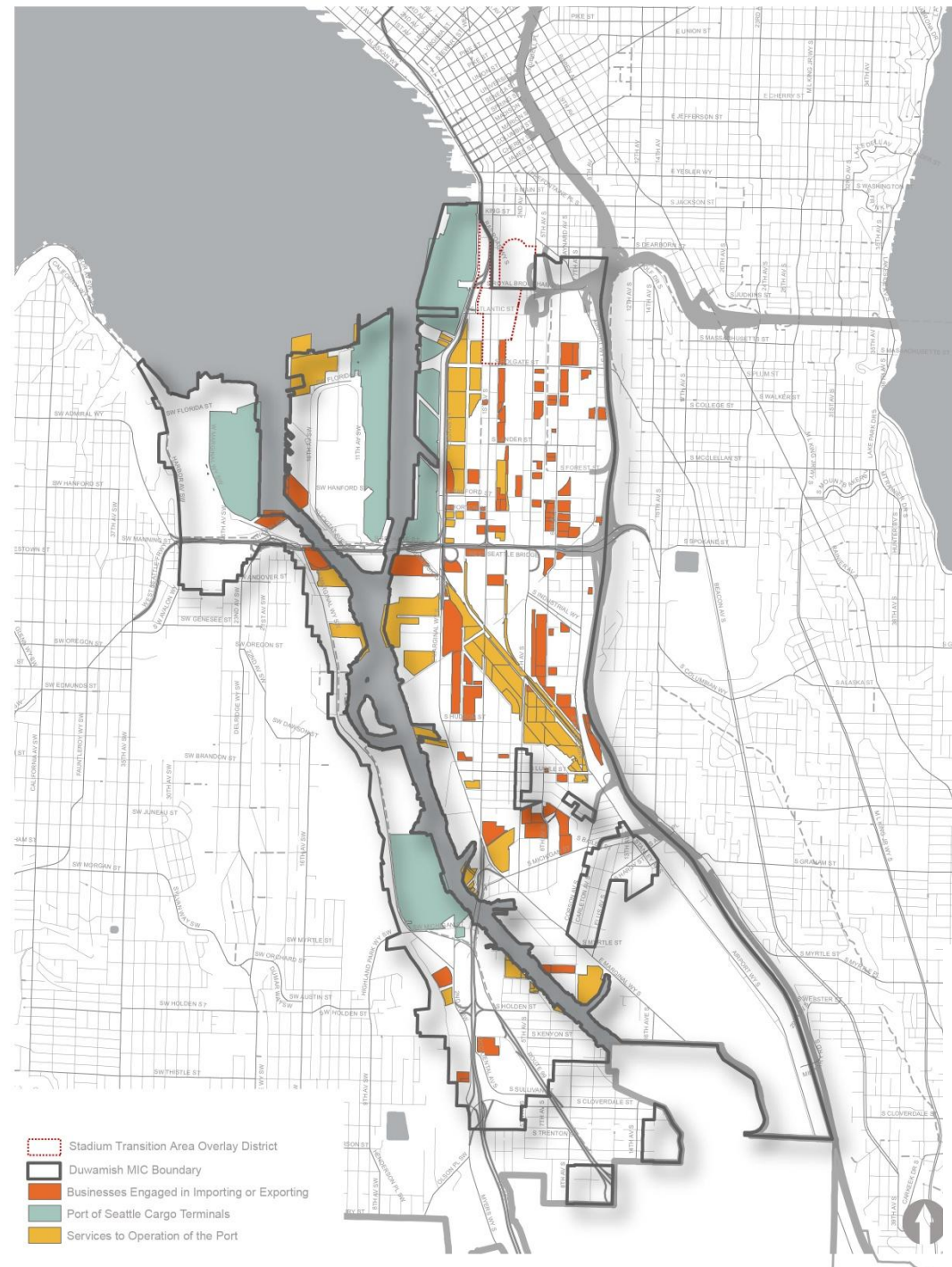
*Hoover's survey data 2011






- Core Study Area
- Office Businesses
- Retail / Service Businesses
- Industrial Businesses

- 2 - 10 Employees
- 10 - 30 Employees
- 30 - 50 Employees
- 50 - 100 Employees
- 100+ Employees



Port Related Businesses



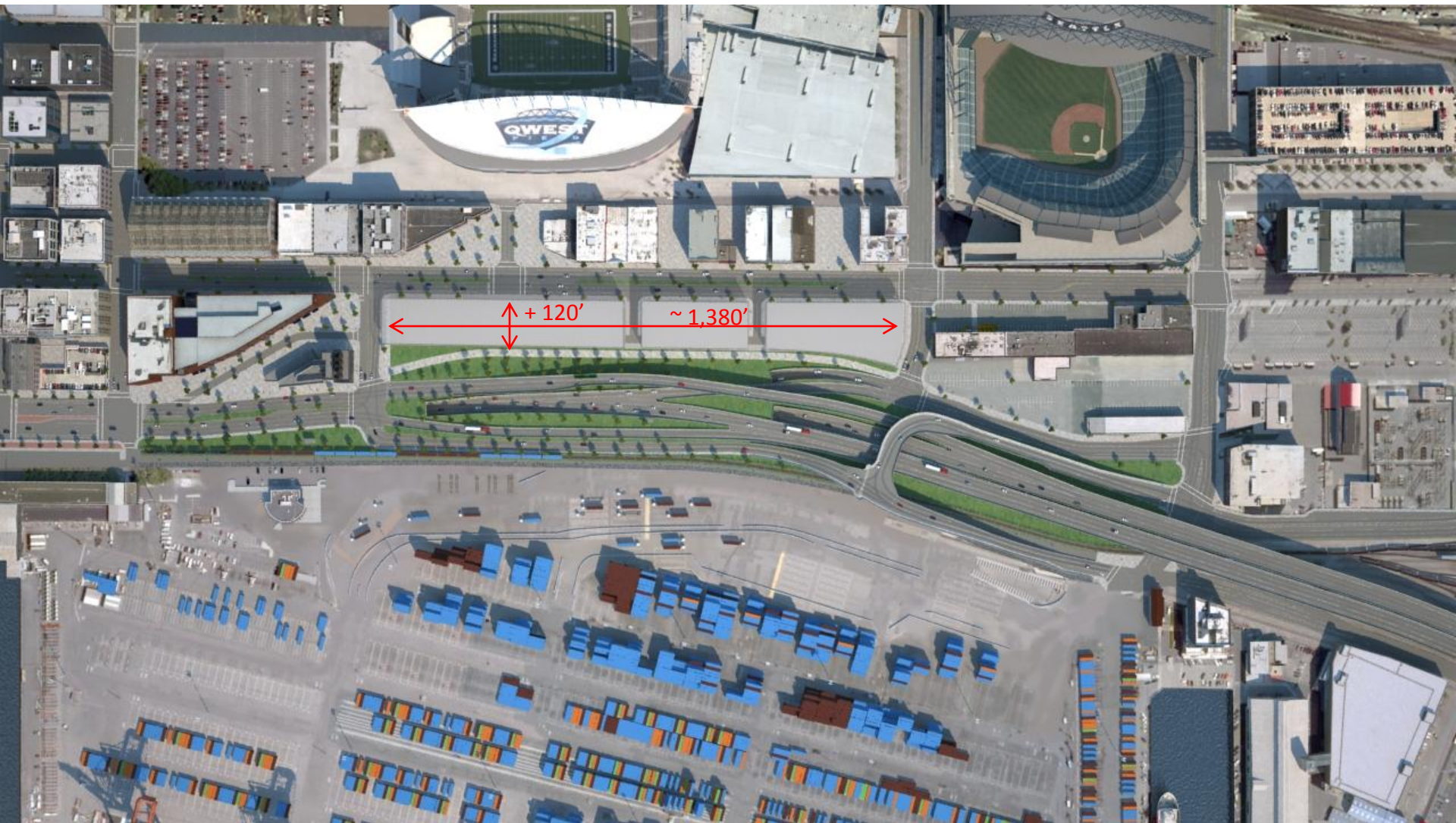
-  Stadium Transition Area Overlay District
-  Duwamish MIC Boundary
-  Businesses Engaged in Importing or Exporting
-  Port of Seattle Cargo Terminals
-  Services to Operation of the Port

Discussion / Visioning

- Strengths: What is successful about land use in the area now?
- Opportunities: What land uses are missing from the area now?
- Event times vs. non-event times
- Relationship to adjacent neighborhoods
- Where are the major opportunity sites



WOSCA Site



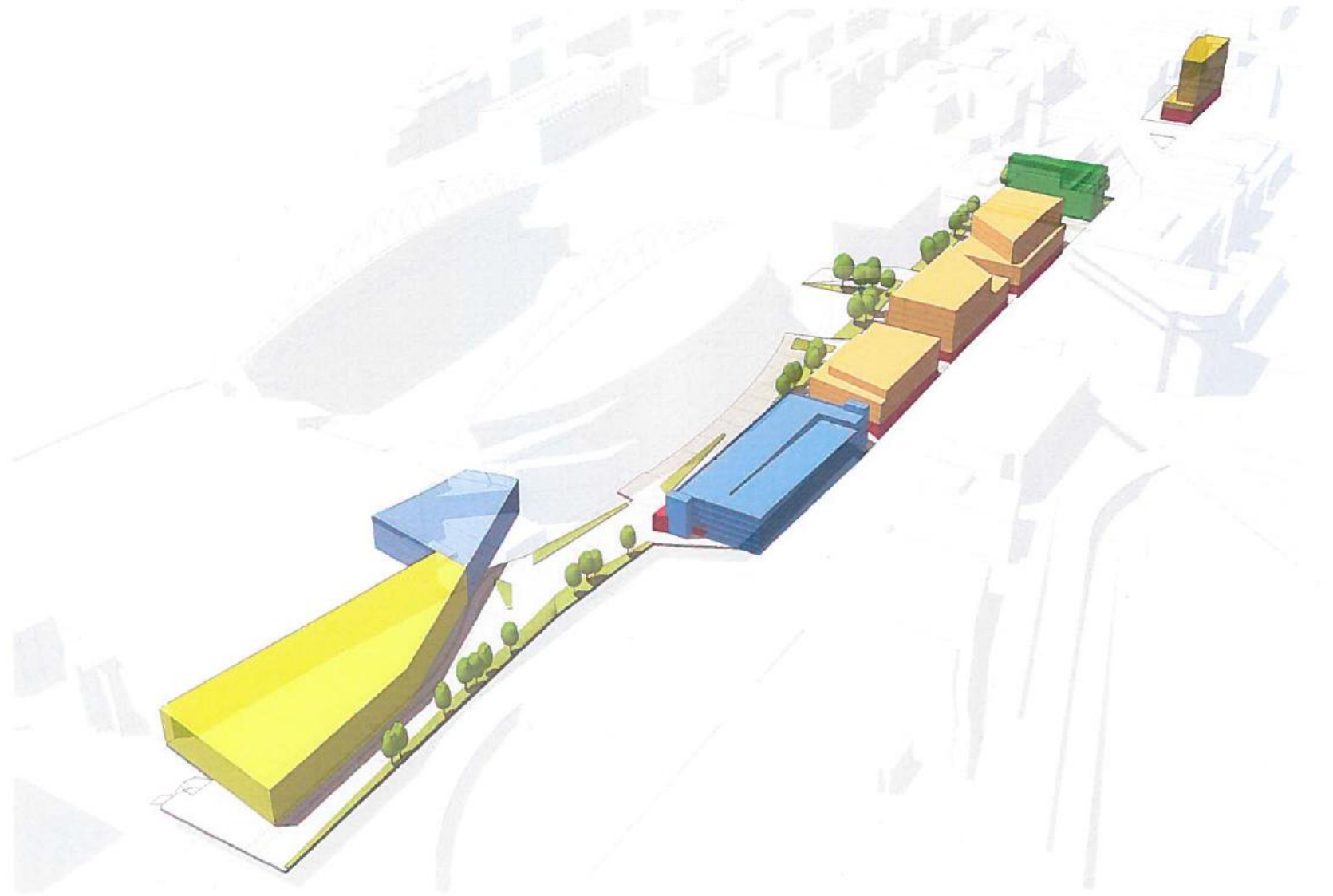
WOSCA Site



Overtracks Concept



Overtracks Concept



Possible Comprehensive Plan Approaches

Continue Overlay District

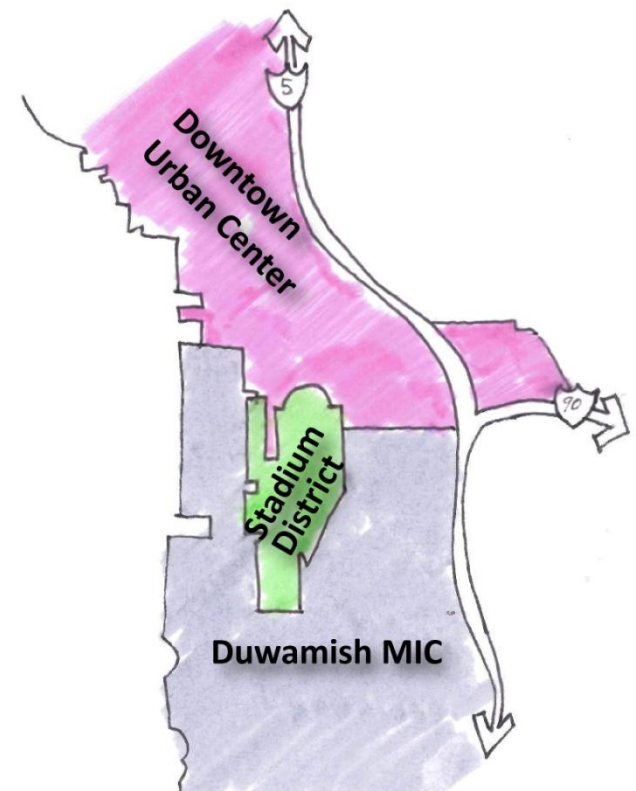
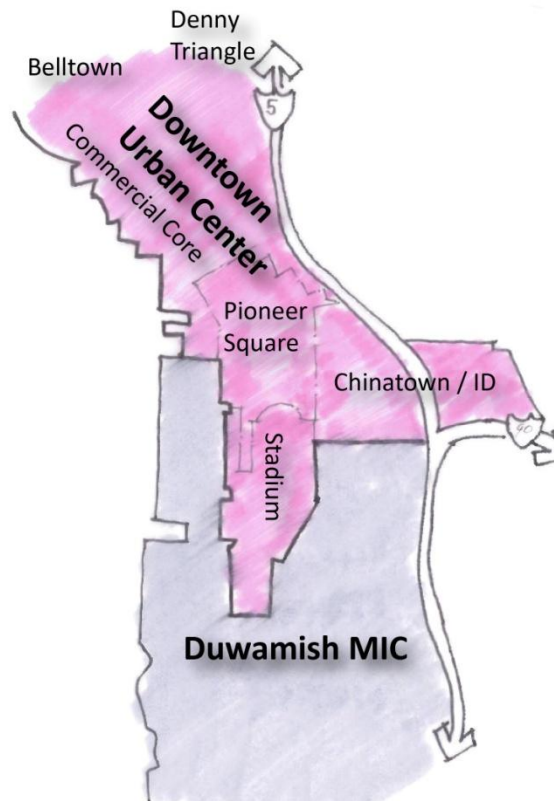
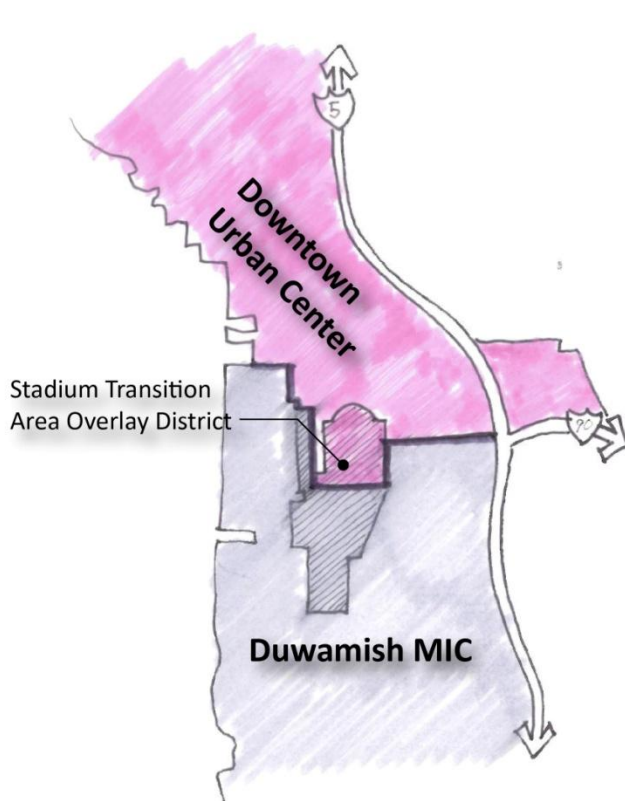
- Land Use Code tool only
- Limited Comp. Plan Policy
- No neighborhood status

Add to Downtown Urban Center

- New 6th Urban Center Village
- Comp. Plan Policy for Centers
 - ie. Housing, Jobs, Density
- Regional / Countywide policies
- Urban Center Village neighb.

Independent District

- New Comp. Plan Category
 - ie. Special District
- Reflects unique conditions
- Addition to Urban Village Element of Comp. Plan



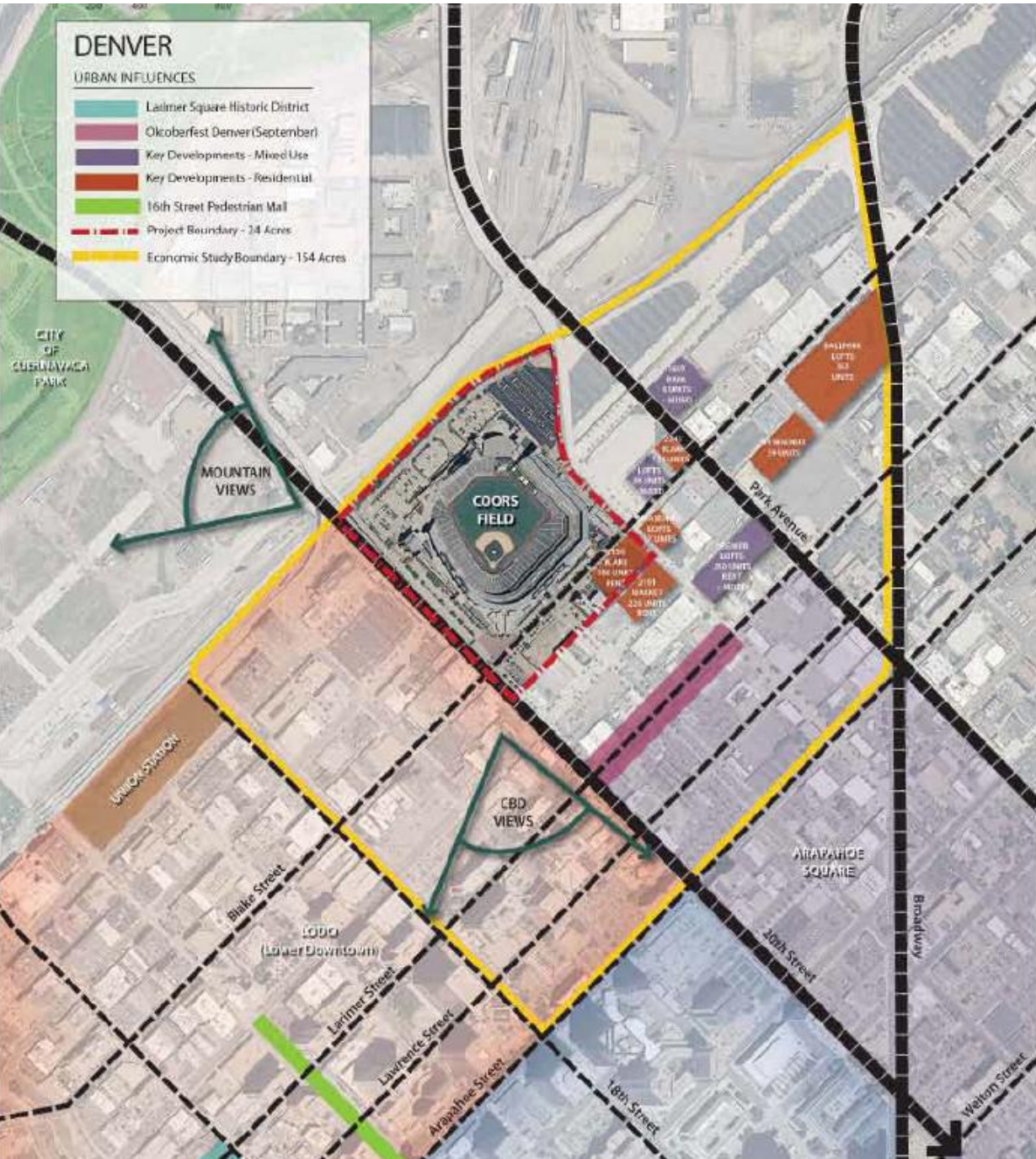
San Diego

(From Stadium District Concept Plan)



Denver

(From Stadium District Concept Plan)



Denver

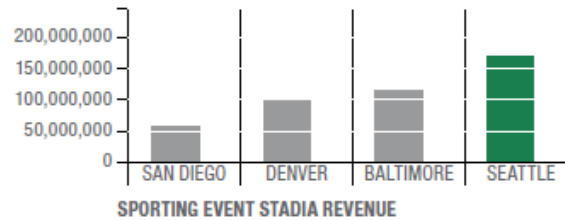
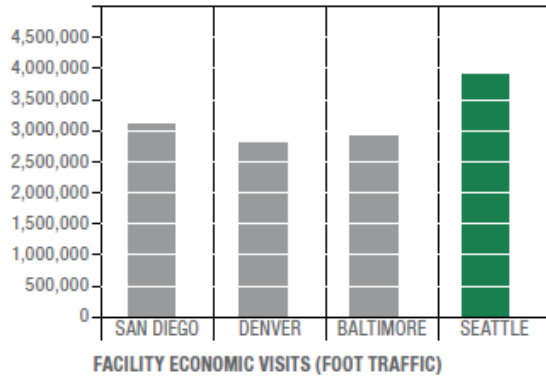
(From Stadium District Concept Plan)



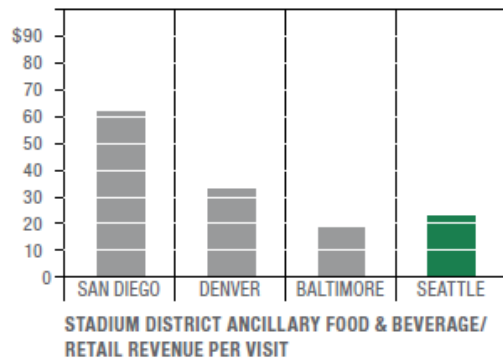
Los Angeles



Market Exists



Food & Beverage / Retail is significantly lower than other major sports & entertainment districts





Stadium District Study Existing Land Use*

* King County Assessor's
Records - Mar., 2013

- Core Study Area

- Duplex / Triplex
- Multifamily
- Other Housing
- Hotel / Motel

- Institutions
- Office
- Public Facilities

- Retail / Service
- Mixed Use
- Entertainment

- Industrial
- Warehouse
- Transp./Util./Comm
- Parking

- Schools
- Open Space

- Vacant

