

Attachment 3-B (Stadium District Goals and Policies)

Element: Land Use

New subcategory: B-6 Stadium District

Goal

LUSD-G1 Recognize the Stadium District as a unique sports and entertainment district that: includes a range of complementary uses; has businesses that are active throughout the week, both day and night; and capitalizes on the public investment in stadium infrastructure to create a successful district.

Policies under Goal 1:

LUSD-P1 Designate the Stadium District as a land use category on the future land use map to recognize the unique characteristics and functions of the Stadium District, including spectator sports and entertainment, retail, office and lodging. Do not expand the Stadium District into industrial areas or the Downtown Urban Center.

LUSD-P2 Within the Stadium District, limit residential uses to specifically identified sites only, to help support a district that is active at times throughout the day and night, and seven days a week. Allow residential uses no farther south than 200 feet south of the S. Charles St. right-of-way as extended in an east/west direction, and only in combination with public benefits on other portions of the identified sites.

LUSD-P3 Site and design residential uses to minimize negative impacts on nearby activities including industry, and transportation.

LUSD-P4 Allow lodging uses within the Stadium District in close proximity to events for the high volume of visitors to stadiums and event centers.

LUSD-P5 Allow building heights that are compatible with the historic development pattern in the area, generally 65 to 85 feet, except for stadiums, and except for a limited quantity of tower structures on specifically identified sites only. These sites correspond to the areas where residential uses would be allowed as described in LUSD-P2. Reflect the character of historic development in the design and massing of infill structures and encourage preservation of character buildings.

LUSD-P6 In the limited locations where towers are permitted, design structures in ways that contribute to the downtown skyline.

LUSD-P7 As new development occurs, support creation of a network of public spaces and streetscapes that accommodates patrons before and after events, supports social interaction, promotes activity seven days a week and contributes to a safe and vibrant District, without adversely affecting neighboring industrial activity, stadium and event center operations, and traffic flow.

LUSD-P8 Encourage major uses in the District to use coordinated and shared parking strategies to address unique event-related parking needs. Consider allowing new principal use parking to meet short term event-related parking needs, where it is identified as part of a Transportation Management Program.

LUSD-P9 If adding new parking, prioritize siting it adjacent to, or co-located with existing parking, and design all new parking to meet goals for urban design and pedestrian-friendly character.

LUSD-P10 Encourage transportation management strategies by major sports and entertainment uses and other large uses in the district to minimize the need for parking facilities and limit the traffic impacts associated with events, by encouraging patrons to ride transit and choose non-motorized modes of travel.

LUSD-P11 Continue to support the operation of stadiums and event centers, such as event staging, altering normal traffic patterns, nighttime operations, and accommodating buses and trucks.

Goal

LUSD-G2 Support the continued viability of industrial and cargo container operations in the Duwamish Manufacturing/Industrial Center, which borders the Stadium District on three sides..

Policy under Goal #2

LUSD-P12 Site and develop new land uses in the Stadium District in ways that minimize incompatibilities at the edges of the district, with regard to light, glare, noise, access and mobility.