



**February 10, 2025**  
**2:30 P.M.**

T-Mobile Park  
PFD Conference Room  
110 Edgar Martinez Drive S  
Seattle, WA 98134

*The PFD will be holding this Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.*

## **BOARD MEETING NOTICE AND AGENDA**

- A. Call to Order / Welcome** (Board Treasurer, Omar Riojas)
- B. Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. Approval of the Minutes**
  - 1. December 16, 2024 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
  - 1. Mariners Update (Fred Rivera/Trevor Gooby/Melissa Robertson/Kevin Martinez) – *Verbal Briefing Only*
  - 2. Stadium District Legislation Update (Lizanne Lyons, Sandeep Kaushik, Joshua Curtis) – *Verbal Briefing Only*
  - 3. 2025 Board Planning (Chris Marr/Joshua Curtis) – *Verbal Briefing Only*
    - a. Annual Board Retreat (Rescheduled)

- b. Reference Ballpark Trips
  - c. T-Mobile Park Tour + Mariners Game
4. Treasurer's Report (Omar Riojas/Joshua Curtis) – *Materials Included and Board Action Anticipated*
- a. Balance Sheet/Profit and Loss Review
  - b. Proposed Resolution 25-001: Ratification of Cap Ex Transfer
  - c. Proposed Resolution 25-002: Voucher Approval

**E. Reports**

- 1. Chair's Report (Chris Marr)
- 2. Executive Director's Report (Joshua Curtis)

- F. **Executive Session:** The Board may meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d); and/or to discuss with legal counsel real estate lease matters and/or “potential litigation to which the agency . . . is, or is likely to become, a party, where public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency” RCW 42.30.110 (1)(i). Formal Board action is anticipated following the Executive Session.

**G. Adjournment**

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, December 16, 2:30 P.M.  
Public Facilities District, Conference Room  
110 Edgar Martinez Drive South, Seattle, Washington 98134

**REGULAR BOARD MEETING MINUTES**

The PFD held its Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.

**CALL TO ORDER / WELCOME**

Board Chair Nelson called the meeting to order at 2:32 pm pursuant to notice. Board Members Chris Marr, Stacy Graven, Andrea Sato, Brian Surratt, and R. Omar Riojas joined the meeting in person. Staff and consultants present: Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Jennifer Ziegler (Legislative), Marc Bloom (Consultant) and Sandeep Kaushik (Legislative). Joshua Curtis (Executive Director) joined virtually via Teams. Also joining in person were Fred Rivera (Mariners EVP and General Counsel), Trevor Gooby (Mariners Executive Vice President & COO), and Carmela Ennis (King County). Ryan Blake (public) joined virtually via Teams. Chair Nelson acknowledged the arrival of Muckleshoot Tribal Councilmember Donny Stevenson, whose appointment as a PFD Board Member is in process at King County Council.

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

1. Chair Nelson asked for a motion to approve minutes from the October 28, 2024, Regular Board Meeting. Member Graven moved to approve the minutes, seconded by Member Riojas. Motion carried 6-0.

**BOARD BRIEFINGS AND POTENTIAL ACTIONS**

1. Mariners Update (Fred Rivers, Trevor Gooby)

Mr. Gooby reported that Kevin Martinez is the Mariners' new President of Business Operations, that Dan Wilson will continue as Manager, and that the Club is making plans for Ichiro Suzuki's anticipated vote & induction to the Hall of Fame. Additionally, he reported on three areas of emphasis in off-season maintenance: Phase Two of the scoreboard control room, starting the upgrade of concessions areas to add Amazon tech, and replacing the two escalators at the Home Plate entrance. Member Marr asked how the Amazon tech is added to concessions. Mr. Gooby answered that it requires a complete overhaul of each concessions space. Mr. Gooby also reported that Enchant has sold over 250,000 tickets, and that the Club is looking forward to several non-baseball events next year, which include 3

summer concerts, and the Savannah Bananas. Mr. Gooby concluded by reporting that they are working with the city and the mayor's office on addressing the illegal vending that has been an issue on the sidewalks surrounding the ballpark.

2. Transit-to-Ballpark Pedestrian Improvements (Marc Bloom/Joshua Curtis)

Mr. Bloom presented the materials included in the Board packet. After discussion, Member Surratt asked what the artist selection process looks like. Mr. Bloom answered that the city has existing resources that can be utilized. Member Marr asked if it would be better to do all the projects at the same time, in order to integrate. Mr. Bloom replied yes. Mr. Curtis said that he and Mr. Bloom would bring back a prioritized list with budgets further refined in early-2025.

3. State Legislative Report (Jennifer Ziegler)

Ms. Ziegler presented the materials appended to the Board packet.

4. City Legislative Report (Sandeep Kaushik)

Mr. Kaushik reported that much has happened in the City this fall, including the change in the city-wide council seat from CM Woo to CM Rinck. Also, CM Morales announced that she is resigning her seat in January. Additionally, he reported on the proposed reintroduction of legislation to allow housing in the Stadium District. He anticipates that there will be pushback from the Port of Seattle, and that Council President Nelson will meet with the Port before introducing the legislation in January. Member Marr asked where CM Rinck stands on the proposed housing. Mr. Kaushik answered that her position is unknown.

5. Treasurer's Report (Chris Marr/Joshua Curtis)

a. Balance Sheet/Profit and Loss Review

Mr. Curtis reviewed the materials included in the Board packet.

b. Proposed Resolution 24-011: Voucher Approval

Member Marr introduced Proposed Resolution 24-011 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis and did not have any concerns. Member Marr then moved approval, seconded by Member Sato. Motion carried 6-0.

6. Final 2025 Operating Budget Review (Joshua Curtis)

Mr. Curtis presented the materials included in the Board packet. Member Marr moved approval, seconded by Member Sato. Motion carried 6-0.

7. Board Leadership Transition (Carol K. Nelson/Chris Marr)

a. Proposed Resolution 24-012 Recognizing Carol Kobuke Nelson's Service

Member Marr introduced Proposed Resolution 24-012 to recognize Chair Nelson's service to the PFD. Member Marr then moved approval, seconded by Member Sato. Motion carried 6-0.

- b. Member Marr reported that the proposed new Board leadership is Member Marr as Board Chair, Member Graven as Interim Vice Chair, and Member Riojas as Treasurer. Member Marr then moved approval of the new leadership, seconded by Member Sato. Motion carried 6-0.

## **REPORTS**

### Chair's Report

In her final report, Chair Nelson said that it has been a true honor for her to serve on the Board, that she has loved her time with the PFD, and she thanked everyone.

### Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet.

## **EXECUTIVE SESSION**

The Board moved into Executive Session at 4:20 p.m. for the reasons stated in the meeting notice. The Executive Session was expected to last 10 minutes and formal Board action was expected following the session. The Executive Session ended at 4:29 p.m. and the Board returned to regular open session.

The Board discussed the Benefit Plan briefing materials and the various proposals for modifying the plan as presented by the Executive Director and included in the Board materials. Following further discussion of the merits of the proposed changes, Board member Marr moved and Member Sato seconded a motion to approve the plan approach identified in the materials as "Scenario D". Motion passed 6-0. The motion authorized and directed the Executive Director to take the steps necessary to implement the new benefits for the 2025 plan year.

## **ADJOURNMENT**

There being no further business before the Board, outgoing Chair Nelson and incoming Chair Marr declared the meeting adjourned at 4:44 p.m.

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Annie Thenell,  
Recording Clerk

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Christopher Marr, Chair  
Board of Directors, Public Facilities District

**Ballpark PFD**  
**Balance Sheet**  
As of December 31, 2024

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Cash - Capital Projects Fund	3,524,029
Cash - County Tax Revenues Fund	10,552
Cash - Impaired Investments	23,032
Cash - Neighborhood Improvement Fund	3,660,782
Cash - PFD Operations Fund	2,509,995
Cash - PFD Reserve	3,592,570
Cash Equivalents	(58,495)
Cash- Payroll Account	-
<b>Total Bank Accounts</b>	<b>13,262,466</b>
<b>Total Accounts Receivable</b>	<b>35,290,420</b>
<hr/>	
<b>Total Current Assets</b>	<b>48,552,886</b>
<b>Total Fixed Assets</b>	<b>392,684,242</b>
<hr/>	
<b>Total Other Assets</b>	<b>21,663</b>
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<b>TOTAL ASSETS</b>	<b>\$ 441,258,790</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Total Liabilities</b>	<b>77,587,148</b>
<b>Total Equity</b>	<b>363,671,643</b>
<hr/>	
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 441,258,790</b>

# Profit and Loss

Nov - Dec 2024

	Nov-24	Dec-24	YTD	2024 Budget	Delta	% Spent
<b>Expenses</b>						
<b>Salaries / Benefits</b>						
<b>Salaries &amp; Wages</b>	21,737	21,737	257,222	248,534	-8,688	103%
<b>Employee Benefits - Health</b>	3,361	-431	40,783	45,975	5,192	89%
<b>Retirement Benefits</b>	546	837	7,360	9,557	2,196	77%
<b>Payroll Taxes</b>	564	560	17,087	20,543	3,456	83%
<b>Total Salaries / Benefits</b>	<b>\$ 26,208</b>	<b>\$ 22,702</b>	<b>\$ 322,442</b>	<b>\$ 324,609</b>	<b>\$ 2,167</b>	<b>99%</b>
<b>Professional Services</b>						
<b>Accounting/Auditing</b>	1,611	14,375	49,720	59,000	9,280	84%
<b>Consulting Fees - Admin</b>	15,075	13,605	190,434	259,600	69,166	73%
<b>Legal &amp; Professional Services</b>	4,481	653	49,311	108,000	58,689	46%
<b>Website &amp; IT Support</b>	748	718	7,667	19,200	11,533	40%
<b>Total Professional Services</b>	<b>\$ 21,914</b>	<b>\$ 29,351</b>	<b>\$ 297,132</b>	<b>\$ 445,800</b>	<b>\$ 148,668</b>	<b>67%</b>
<b>General &amp; Administrative</b>						
<b>Bank, Payroll, &amp; Investment Fees</b>	1,329	1,034	9,070	1,302	-7,768	697%
<b>Board Compensation</b>		-100	3,250	8,000	4,750	41%
<b>Dues &amp; Subscriptions</b>	216	16	6,351	5,055	-1,296	126%
<b>Insurance Expense</b>		2,298	10,717	11,381	664	94%
<b>Office Equipment Rental</b>	293	293	8,094	8,520	426	95%
<b>Office Supplies</b>	193	1,218	11,797	5,890	-5,907	200%
<b>Professional Development</b>			241	2,000	1,759	12%
<b>Repairs &amp; Maintenance</b>	593		80,467	76,345	-4,122	105%
<b>Software Expense</b>	326	326	3,909	3,962	53	99%
<b>Telephone Expense</b>	210	60	2,070	3,240	1,170	64%
<b>Travel</b>		21	14,652	31,500	16,848	47%
<b>Utilities</b>	208	208	2,490	2,400	-90	104%
<b>Total General &amp; Administrative</b>	<b>\$ 3,368</b>	<b>\$ 5,374</b>	<b>\$ 153,108</b>	<b>\$ 159,595</b>	<b>\$ 6,487</b>	<b>96%</b>
<b>Total Expenses</b>	<b>\$ 51,491</b>	<b>\$ 57,428</b>	<b>\$ 772,682</b>	<b>\$ 930,004</b>	<b>\$ 157,322</b>	<b>83%</b>

2  
3 RESOLUTION NO. \_\_\_\_

4 A RESOLUTION ratifying the transfer of funds from the  
5 District’s Operating Fund to its Capital Expenditure Fund.

6 WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the  
7 Washington State Major League Baseball Stadium Public Facilities District (“District”) has  
8 been created and possesses all the powers of a public facilities district; and

9 WHEREAS, Section 5.1.3 of the Amended and Restated Ballpark Operations and  
10 Lease Agreement (“Lease”) addresses the allocation of base rent paid to the District by the  
11 Seattle Mariners; and

12 WHEREAS, the Lease provides that the District will first allocate funds to pay the  
13 District’s operating expenses, including any Waterfront LID assessments, and then (to the  
14 extent that funds are available) contribute annually to the District’s Capital Expenditure  
15 (“CapEx”) Fund in the amount of \$250,000, adjusted annually based on changes in the  
16 Consumer Price Index (“CPI”); and

17 WHEREAS, the District’s Operating Account balance was \$2,519,378.72 as of  
18 December 31, 2024, so funds were available to make an annual contribution to the CapEx  
19 Fund; and

20 WHEREAS, the CPI change for the Seattle-Tacoma-Bellevue All Urban Consumers  
21 in 2024 was 2.7%, as described in the attached CPI December 2024 report from the United  
22 States Bureau of Labor Statistics, resulting in at total CapEx Fund transfer amount of  
23 \$317,648 (2023 CapEx amount of \$309,297 X 1.027); and

24 WHEREAS, Section 7.3.5 of the Lease requires that this contribution to the CapEx  
25 Fund be made no later than thirty (30) days after the end of each Lease Year, and the  
26 contribution was timely made; and

27 WHEREAS, the Board wishes to ratify the allocation of \$317,648 to the Capital  
28 Expenditures fund; and

29 WHEREAS, further allocations to the Operating Reserve Fund, the Ballpark  
30 Neighborhood Improvement Fund or other authorized fund can be made at any time.

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32 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
33 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
34 FACILITIES DISTRICT AS FOLLOWS:

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1. The transfer of \$317,648 from the District Operating Fund to the District Capital Expenditure Fund is hereby ratified; and

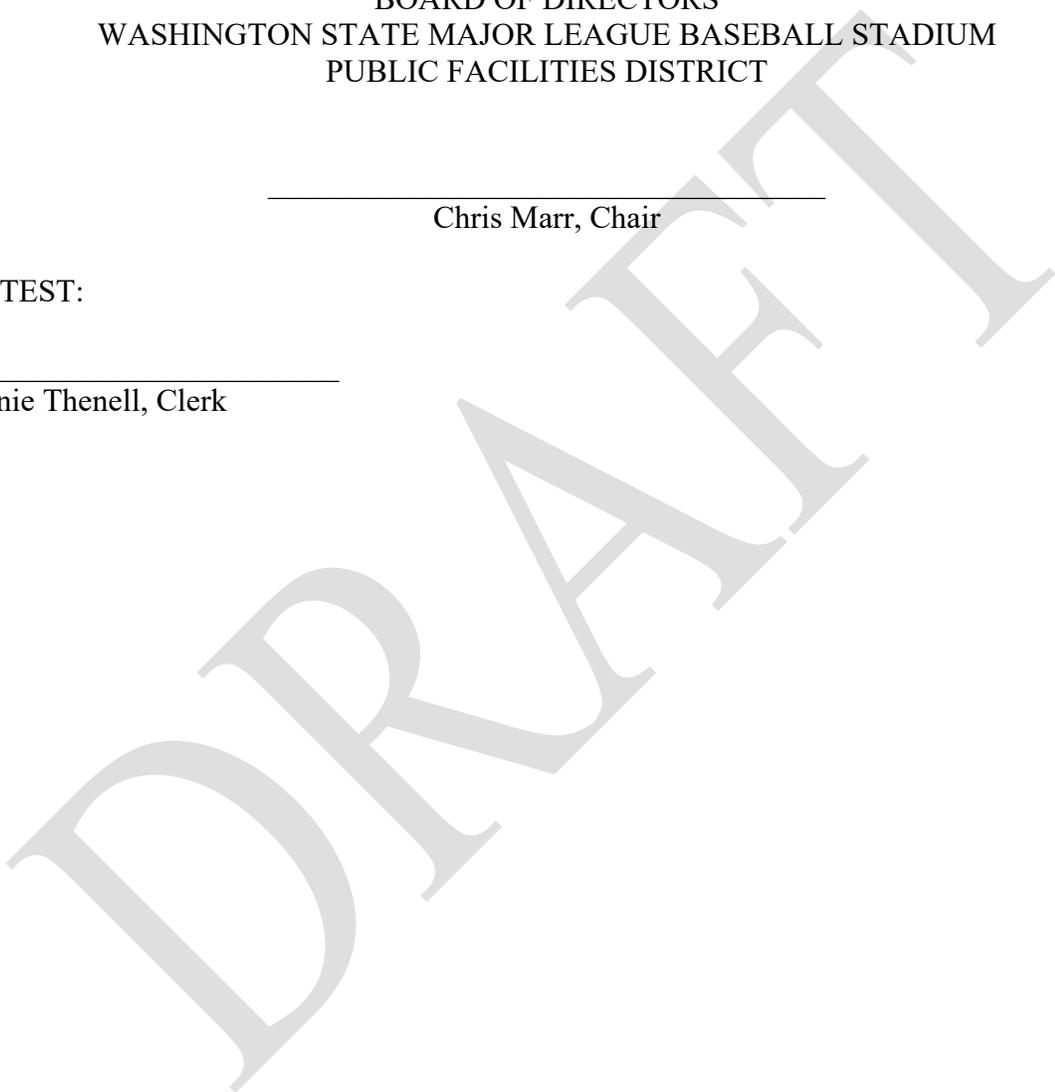
PASSED by a vote of \_\_\_\_to \_\_\_\_ this 10<sup>th</sup> day of February 2025.

BOARD OF DIRECTORS  
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
PUBLIC FACILITIES DISTRICT

\_\_\_\_\_  
Chris Marr, Chair

ATTEST:

\_\_\_\_\_  
Annie Thenell, Clerk





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### News Release Information

25-55-SAN  
Wednesday, January 15, 2025

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### Contacts

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### Related Links

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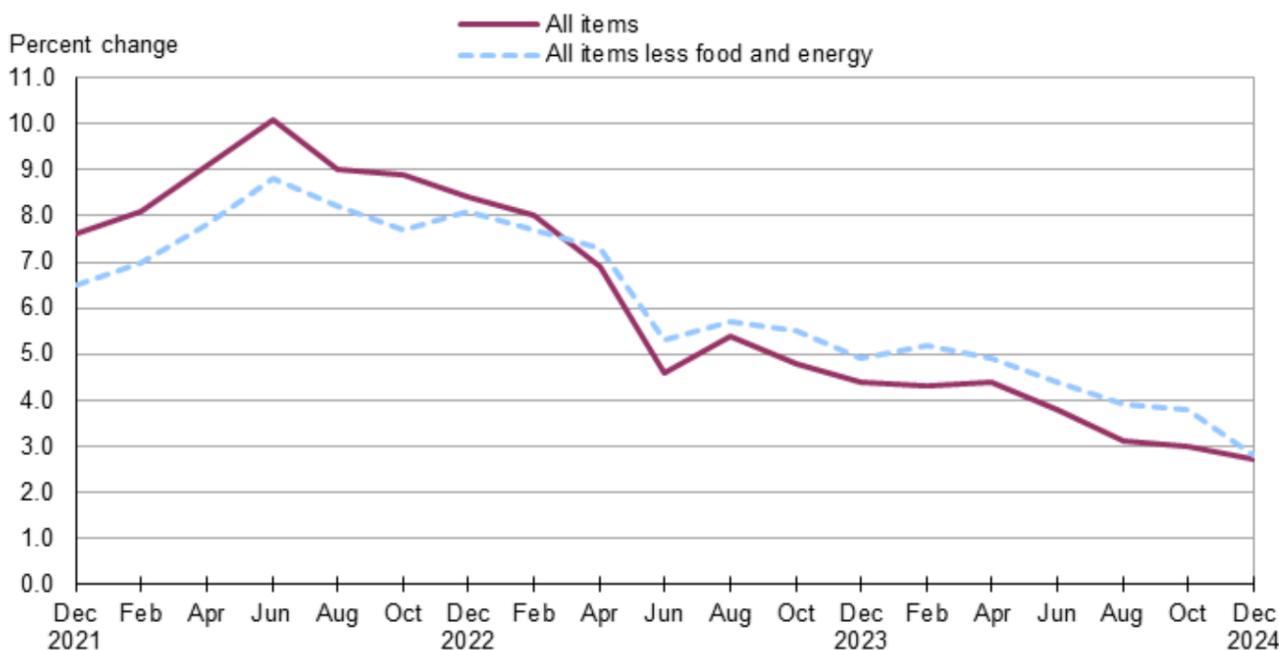
## Consumer Price Index, Seattle area — December 2024

**Area prices were down 0.5 percent over the past two months, up 2.7 percent from a year ago**

Prices in the Seattle area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), declined 0.5 percent for the two months ending in December 2024, the U.S. Bureau of Labor Statistics reported today. (See [table A.](#)) Regional Commissioner Chris Rosenlund noted that the December decrease was influenced by lower prices for medical care and recreation. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U advanced 2.7 percent. (See [chart 1](#) and [table A.](#)) Food prices rose 2.6 percent. Energy prices increased 1.6 percent, largely the result of increases in the prices of natural gas service and electricity. The index for all items less food and energy increased 2.8 percent over the year. (See [table 1.](#))

**Chart 1. Over-the-year percent change in CPI-U, Seattle-Tacoma-Bellevue, WA, December 2021–December 2024**



Source: U.S. Bureau of Labor Statistics.

[View Chart Data](#)

**Food**  
 Food prices rose 0.2 percent for the two months ending in December. (See [table 1.](#)) Prices for food at home fell 0.2 percent, led by lower prices for cereals and bakery products (-3.6 percent). Overall, prices fell in three of the six grocery categories. Prices for food away from home rose 0.7 percent for the same period.

Over the year, food prices rose 2.6 percent. Prices for food at home increased 2.1 percent since a year ago, with higher prices in all six grocery categories. Prices for food away from home increased 3.4 percent.

## Energy

The energy index decreased 1.8 percent for the two months ending in December. The decrease was mainly due to lower prices for gasoline (-2.3 percent). Prices for natural gas service fell 4.3 percent, while prices for electricity were unchanged for the same period.

Energy prices increased 1.6 percent over the year, largely due to higher prices for natural gas service (44.7 percent) and prices for electricity (9.3 percent). Prices for gasoline declined 6.2 percent during the past year.

## All items less food and energy

The index for all items less food and energy declined 0.5 percent in the latest two-month period. Lower prices for medical care (-2.5 percent) and recreation (-1.6 percent) were partially offset by higher prices for alcoholic beverages (2.3 percent) and new and used motor vehicles (0.1 percent).

Over the year, the index for all items less food and energy increased 2.8 percent. Components contributing to the increase included shelter (4.4 percent) and other goods and services (3.5 percent). Partly offsetting the increases were price decreases in apparel (-6.7 percent) and education and communication (-1.1 percent).

**Table A. Seattle-Tacoma-Bellevue, WA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted**

Month	2020		2021		2022		2023		2024	
	2-month	12-month								
February	1.0	2.5	1.2	1.7	1.7	8.1	1.4	8.0	1.2	4.3
April	-0.6	1.3	1.1	3.4	2.1	9.1	1.0	6.9	1.2	4.4
June	0.2	0.9	2.2	5.5	3.2	10.1	1.0	4.6	0.4	3.8
August	1.4	1.6	1.1	5.2	0.0	9.0	0.8	5.4	0.1	3.1
October	-0.1	2.1	1.1	6.5	1.0	8.9	0.4	4.8	0.3	3.0
December	-0.4	1.4	0.6	7.6	0.1	8.4	-0.3	4.4	-0.5	2.7

The February 2025 Consumer Price Index for the Seattle area is scheduled to be released on March 12, 2025.

### Notice Regarding Ceasing Publication of Utility Indexes

With the publication of January 2025 data in February 2025, several indexes and average price series will be discontinued.

The following CPI **indexes** will continue to be published at the national level, but will be discontinued for all metropolitan areas, census divisions, and regional size classes:

- Electricity
- Utility (piped) gas (often referred to as natural gas)
- Energy services
- Fuels and utilities
- Household energy

The following CPI **average price series** will continue to be published at the national level, but will be discontinued for all metropolitan areas, census divisions, and regional size classes:

- Electricity per KWH
- Utility (piped) gas per therm

### Technical Note

The [Consumer Price Index](#) (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Consumer Price Index for Seattle is published bi-monthly. The set of components and sub-aggregates published for regional and metropolitan indexes is more limited than at the U.S. city average level; these indexes are byproducts of the national CPI program. Each local index has a much smaller sample size than the national or regional indexes and is, therefore, subject to substantially more sampling and other measurement error. As a result, local-area indexes are more volatile than the national or regional indexes. In addition, local indexes are not adjusted for seasonal influences. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The Seattle-Tacoma-Bellevue, WA. metropolitan area covered in this release is comprised of King, Pierce, and Snohomish Counties in the State of Washington.

Refer to the national [CPI news release technical note](#) or the [Handbook of Methods](#) for more information.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: (202) 691-5200; Telecommunications Relay Service: 7-1-1.

**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods**

**Seattle-Tacoma-Bellevue, WA (1982-84=100 unless otherwise noted)**

Item and Group	Indexes				Percent change from-		
	Historical data	Oct. 2024	Nov. 2024	Dec. 2024	Dec. 2023	Oct. 2024	Nov. 2024

Item and Group	Indexes				Percent change from-		
	Historical data	Oct. 2024	Nov. 2024	Dec. 2024	Dec. 2023	Oct. 2024	Nov. 2024
<b>Expenditure category</b>							
All items		356.212	-	354.348	2.7	-0.5	-
All items (1967=100)		1,085.873	-	1,080.190	-	-	-
Food and beverages		367.439	-	368.692	3.0	0.3	-
Food		370.050	-	370.629	2.6	0.2	-
Food at home		328.586	325.320	328.081	2.1	-0.2	0.8
Cereals and bakery products		413.889	394.246	398.816	0.4	-3.6	1.2
Meats, poultry, fish, and eggs		299.384	292.137	296.749	3.7	-0.9	1.6
Dairy and related products		291.407	298.417	298.631	2.0	2.5	0.1
Fruits and vegetables		503.193	509.590	509.079	1.4	1.2	-0.1
Nonalcoholic beverages and beverage materials(1)		411.447	412.144	409.989	1.5	-0.4	-0.5
Other food at home		252.799	248.964	253.314	2.5	0.2	1.7
Food away from home		436.580	-	439.493	3.4	0.7	-
Alcoholic beverages		330.397	-	338.082	7.4	2.3	-
Housing		431.710	-	430.978	4.4	-0.2	-
Shelter		498.783	500.255	498.385	4.4	-0.1	-0.4
Rent of primary residence(2)		501.383	502.942	504.102	4.5	0.5	0.2
Owners' equiv. rent of residences(2)(3)		526.593	528.864	529.826	5.6	0.6	0.2
Owners' equiv. rent of primary residence(1)(2)		526.593	528.864	529.826	5.6	0.6	0.2
Fuels and utilities		346.574	-	344.307	10.2	-0.7	-
Household energy		312.005	312.281	308.541	14.6	-1.1	-1.2
Energy services(2)		368.351	369.169	364.715	15.6	-1.0	-1.2
Electricity(2)		397.513	397.513	397.513	9.3	0.0	0.0
Utility (piped) gas service(2)		221.929	224.059	212.461	44.7	-4.3	-5.2
Household furnishings and operations		226.629	-	225.067	-0.6	-0.7	-
Apparel		127.671	-	122.825	-6.7	-3.8	-
Transportation		301.066	-	299.661	1.2	-0.5	-
Private transportation		314.891	-	313.813	-0.4	-0.3	-
New and used motor vehicles(4)		125.163	-	125.285	0.4	0.1	-
New vehicles(1)		224.447	-	224.677	0.1	0.1	-
Used cars and trucks(1)		403.716	-	406.764	-5.2	0.8	-
Motor fuel		464.780	459.277	454.220	-6.6	-2.3	-1.1
Gasoline (all types)		473.967	468.370	463.141	-6.2	-2.3	-1.1
Gasoline, unleaded regular(4)		510.991	504.725	498.990	-6.5	-2.3	-1.1
Gasoline, unleaded midgrade(4)(5)		379.292	375.890	371.724	-5.4	-2.0	-1.1
Gasoline, unleaded premium(4)		447.280	442.652	438.032	-5.0	-2.1	-1.0
Medical care		486.697	-	474.652	1.2	-2.5	-
Recreation(6)		124.557	-	122.557	0.3	-1.6	-
Education and communication(6)		147.191	-	146.143	-1.1	-0.7	-
Tuition, other school fees, and child care(1)		-	-	1,928.459	-	-	-
Other goods and services		537.005	-	535.357	3.5	-0.3	-
<b>Commodity and service group</b>							
All items		356.212	-	354.348	2.7	-0.5	-
Commodities		241.264	-	239.006	-1.9	-0.9	-
Commodities less food & beverages		184.617	-	181.492	-4.6	-1.7	-
Nondurables less food & beverages		223.434	-	219.236	-3.1	-1.9	-
Durables		147.533	-	145.272	-5.9	-1.5	-
Services		463.106	-	461.558	5.0	-0.3	-
<b>Special aggregate indexes</b>							
All items less medical care		350.626	-	349.327	2.8	-0.4	-
All items less shelter		300.850	-	298.307	1.5	-0.8	-
Commodities less food		189.955	-	187.106	-4.1	-1.5	-
Nondurables		292.186	-	290.338	0.3	-0.6	-
Nondurables less food		232.133	-	228.730	-2.1	-1.5	-

Item and Group	Indexes				Percent change from-		
	Historical data	Oct. 2024	Nov. 2024	Dec. 2024	Dec. 2023	Oct. 2024	Nov. 2024
Services less rent of shelter <sup>(3)</sup>		430.810	-	427.732	5.8	-0.7	-
Services less medical care services		456.548	-	455.966	5.3	-0.1	-
Energy		399.100	396.574	392.039	1.6	-1.8	-1.1
All items less energy		357.633	-	356.003	2.8	-0.5	-
All items less food and energy		355.530	-	353.633	2.8	-0.5	-

**Footnotes**

(1) Indexes on a November 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.

**Last Modified Date:** Wednesday, January 15, 2025

U.S. BUREAU OF LABOR STATISTICS Western Information Office Attn: EA & I, 90 Seventh Street Suite 14-100 San Francisco, CA 94103-6715

Telephone: 1-415-625-2270 [www.bls.gov/regions/west](http://www.bls.gov/regions/west) [Contact Western Region](#)

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION to approve payments made by the District.

WHEREAS, pursuant to Chapter 36.100 RCW, as amended, the Washington State Major League Baseball Stadium Public Facilities District (“District”) has been created and possesses all the powers of a public facilities district; and

WHEREAS, Resolution No. 478 [Proposed No. 20-002] appointed the District Executive Director, Joshua Curtis, as Auditing Officer; and

WHEREAS, the Board Chair or the Chair’s designee has been designated to review and approve payments, subject to final review and approval by the Board; and

WHEREAS, Board member R. Omar Riojas has been designated by the Board Chair to review and approve payments; and

WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers #20241107120653, #20241114143032, #20241127102826, #20241205120658, #20241212134243, and #20241219131913, as produced by King County (the District’s treasurer); Electronic Payment Request Forms dated November 7, 2024 and December 10, 2024; credit card statements covering November and December, 2024; and the November and December payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

November 2024

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$4,337,461
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$21,737
○ Employee Benefits - Health	\$3,361
○ Employee Benefits – Retirement	\$546
○ Payroll Taxes	\$564
• Professional Services	
○ Accounting/Auditing	\$1,611
○ Consulting Services	\$15,075
○ Legal Fees	\$4,481
○ Website & IT Support	\$748

39	• General & Administrative	
40	○ Bank, Payroll & Inv. Fees	\$1,329
41	○ Board Compensation	
42	○ Dues & Subscriptions	\$216
43	○ Insurance Expense	
44	○ Office Equipment Rental	\$293
45	○ Office Supplies	\$193
46	○ Professional Development	
47	○ Repairs and Maintenance	\$593
48	○ Software Expense	\$326
49	○ Telephone Expense	\$210
50	○ Travel	
51	○ Utilities	\$208
52	TOTAL FOR THE PERIOD	\$4,388,952

53  
54     December 2024

55		
56	<u>Classification</u>	<u>Amount</u>
57	1. Capital Projects Fund	\$1,840,793
58	2. County Tax Fund	
59	3. Operating Reserve Fund	
60	4. Neighborhood Improvement Fund	
61	5. Operating Fund	
62	• Salaries/Benefits	
63	○ Salaries	\$21,737
64	○ Employee Benefits - Health	-\$431
65	○ Employee Benefits – Retirement	\$837
66	○ Payroll Taxes	\$560
67	• Professional Services	
68	○ Accounting/Auditing	\$14,375
69	○ Consulting Services	\$13,605
70	○ Legal Fees	\$653
71	○ Website & IT Support	\$718
72	• General & Administrative	
73	○ Bank, Payroll & Inv. Fees	\$1,034
74	○ Board Compensation	-\$100
75	○ Dues & Subscriptions	\$16
76	○ Insurance Expense	\$2,298
77	○ Office Equipment Rental	\$293
78	○ Office Supplies	\$1,218
79	○ Professional Development	
80	○ Repairs and Maintenance	
81	○ Software Expense	\$326
82	○ Telephone Expense	\$60
83	○ Travel	\$21
84	○ Utilities	\$208
85	TOTAL FOR THE PERIOD	\$1,898,221
86		

87 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
88 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
89 FACILITIES DISTRICT AS FOLLOWS:

90  
91 Vouchers #20241107120653, #20241114143032, #20241127102826,  
92 #20241205120658, #20241212134243, and #20241219131913, as produced by King  
93 County (the District's treasurer); Electronic Payment Request Forms dated November 7,  
94 2024 and December 10, 2024; credit card statements covering November and December,  
95 2024; and the November and December payroll expense reports as produced by Gusto (the  
96 District's payroll administrator); are hereby approved.

97  
98 PASSED by a vote of \_\_\_\_ to \_\_\_\_ this 10<sup>th</sup> day of February 10<sup>th</sup>, 2025.  
99

100 BOARD OF DIRECTORS  
101 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
102 PUBLIC FACILITIES DISTRICT

103 \_\_\_\_\_  
104 Chris Marr Nelson, Chair

104 ATTEST:  
105

106 \_\_\_\_\_  
Annie Thenell, Clerk



## Executive Director Report January 2025

### Administrative

- Office Improvements – As you’ll see when you next join us, we have now added our logo (and SSC’s) to the office door, as well as the PFD’s logo to the welcome area.

### Board Development

- Board Appointments – We’re happy to welcome Donny Stevenson to the PFD Board of Directors. Chris, Tom, Annie and I held an onboarding meeting with Donny earlier this month and are excited for him to bring his impressive background to the organization. Sandeep and I continue to work on filling out the final board appointment.
- Board Retreat – Thanks for everyone for their timely responses to Annie’s scheduling email. Our retreat is now set for March 20, 9:00 am – 2:00 pm. Jim Reid will once again be joining us as facilitator and we’re working on securing the same conference room in the Mariners’ offices. As we have done in years past, I will be reaching out to schedule individual calls between board members, Jim Reid, and myself. I have attached to my report the minutes from 2023 as a refresher.

### Neighborhood Improvement Fund

- Transit-to-Ballpark Pedestrian Improvements – Marc Bloom is hard at work refining the budget ranges that he presented at our last board meeting. To that end, we have brought in some electrical/civil engineering and estimating expertise and anticipate having updated budget numbers in March.

### Policy Tracking/Engagement

- Stadium District – The Stadium District rezoning effort has reached a fever pitch and the team and coalition are working hard to play both defense and offense in shaping the public narrative around this story. The Port has a very well-oiled machine and so our focus is transitioning to ensuring a robust turnout at the February 24 public hearing. Lizanne Lyons, our lead consultant in this effort, will be joining us at the board meeting to brief us on next steps. I have attached a handful of articles covering the issue, the latest two of which have trended more towards an understanding of what we’re advocating for.
- WOSCA – We have heard from various sources that the Port has reached out to the State with an offer to purchase the WSDOT property. After reaching out to a key

legislator, we've been told that this is not of interest to the State. We continue to track this effort.

- Occidental – The Seattle Parks Foundation is in the middle of negotiations with SDOT for the next phase of design work on Occidental. I will provide an update to the Board once this has been completed and next steps/scope identified.
- Railroad Plaza – I have been participating in a work group convened by the Alliance for Pioneer Square to rename the plaza at the terminus of the Waterfront Seattle project. To date, it has been referred to as "Railroad Plaza". Attached to the report, you will find a PPT with the proposed new name that has been sent to the city. Part of the name is Suquamish and would translate to: "Charley Royer Gathering Place." The PPT has a link for pronunciation.

### **Attachments**

- PFD Board Retreat Meeting Minutes, November 13, 2023
- "SoDo zoning change pitched for housing on proposed Seattle arena site," Chris Daniels, KOMO News, January 14, 2028
- "Like to live in the Stadium District? City may allow it," Brian Miller, DJC, January 28, 2025
- "Proposal to rezone industrial area around Sodo riles port officials," Nick Paison, PSBJ, January 28, 2025
- "Table poorly vetted plan for more housing near Seattle Stadiums," Editorial, Seattle Times, January 28, 2025
- "Proposal to allow housing in Sodo sets off firestorm," David Kroman, Seattle Times, February 5, 2025
- The City Council Should Restore Affordable Housing to the Stadium District," Joshua Curtis/John Marchione Op-Ed, Publicola, February 5, 2025
- Plaza Naming 2025 PPT

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, November 13, 2023, 11:30 AM  
Public Facilities District, Conference Room  
T-Mobile Park, Club 1 Conference Room, 5<sup>th</sup> Floor, Seattle, Washington 98134

**SPECIAL BOARD MEETING MINUTES**

The PFD held a Special Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.

**CALL TO ORDER / WELCOME**

Chair Carol K. Nelson called the meeting to order at 11:35am, pursuant to notice. Board Members joining the meeting in person: Vice-Chair Chris Marr, Brian Surratt, R. Omar Riojas, Stacy Graven, Andrea Sato and Mike Fong. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), and Tom Backer (Legal Counsel). Also present from the Seattle Mariners, were Vice President for Strategy/Analytics Chris Kennedy (11:50-12:30) and Mariners Executive VP/Legal Counsel Fred Rivera (11:50-12:30 and 2:00-2:45).

**PUBLIC COMMENT**

No written public comment was received.

**FACILITATED BOARD DISCUSSION**

**BUILDING TEAMWORK AMONG THE BOARD AND STAFF**

To kick-off the retreat, the Board and staff answered this question: "What is a significant experience in your life that has led you to serve the PFD. Everyone answered with their own personal reflections on the reasons for their service.

At the end of this session, Chris observed that we are here to invest in baseball, improve the fans' experience, and the experience of people who are not fans but are in the neighborhoods.

**EXECUTIVE SUMMARY**

1. The PFD's primary role is to work with the Mariners on what is going on inside the ballpark while maintaining an interest in the impacts of the ballpark on the surrounding neighborhoods and community.
  - The Board credits Fred Rivera for the Mariners' greater interest in the impacts of the ballpark on the neighborhoods.
  - Board members recognize that the financial sustainability of the ballpark and its impacts on the neighborhoods and region is a major interest and responsibility.

2. **The Board's priorities in 2024:** a) Stadium District and neighborhood relations; b) Neighborhood Improvement Fund (NIF); and c) Ballpark Reference List and trips. The context for the agreement on priorities is provided in points 3-6.
3. **Relations with the Seattle Mariners.** The relationship with the Mariners is good. The comments of Mariners representatives Fred Rivera and Chris Kennedy indicated this. The Board cited four factors for the improvement of this relationship during the past few years: a) the new lease; b) both the Mariners and PFD agree that the ballpark should achieve the standards of what the team and PFD consider to be the top ten baseball stadiums in Major League Baseball (MLB); c) under John Stanton's leadership, the Mariners consider the PFD a partner; and d) Joshua Curtis has worked hard to strengthen the relationship by cultivating better communications and collaboration between the PFD and Mariners.
  - Everyone acknowledged that the PFD needs to continue to work hard to maintain and strengthen the relationship.
  - Brian Surratt observed that Climate Pledge Arena, the new home of the Seattle Kraken, has raised the bar for sports facilities in Seattle. Board members agreed and observed that there is more pressure to ensure that T-Mobile Park remains a first-class facility among MLB ballparks and the facilities in our region.
4. **Neighborhood Relations.** As the Board deepens its understanding of the neighborhoods that surround the ballpark, it can determine the appropriate role for the PFD. The PFD doesn't need to be a broker between the Mariners and neighborhoods. There might be a role for the PFD to play in working with neighborhood representatives; for example, investing some Neighborhood Improvement Funds in improvements that could strengthen our neighborhood.
  - In considering a role, the Board needs to be mindful of geography and issues. What are neighborhoods and issues that would be appropriate for the PFD to be engaged in given its mission?
  - Board members suggested to Joshua that a standing item on the Board's meeting agendas should be an update on what is occurring within the neighborhoods. Of particular interest at this time is Chinatown/International District because the PFD has more recently been focused on what is happening south of T-Mobile Park.
  - At the end of the retreat, the Board generated other ideas for how to connect to the community. See #8 for those additional recommendations.
5. **Neighborhood Improvement Fund (NIF).** Use the NIF to strengthen relationships with the neighborhoods. Stacy Graven, Omar Riojas, and Joshua will present to the Board criteria by which to determine when the Board might commit funding to a project and examples of projects that might be funded using the criteria.

- There are different perspectives among Board members on the size of the PFD's Operating Fund annual surplus and the how the PFD should invest/spend these funds at the end of the year.
  - There appeared to be consensus that the PFD should continue refine the criteria used to identify the feasibility of NIF projects. The board asked Joshua to work with Stacy and Omar to identify other possible investments that are currently out there regardless of their current feasibility to allow for a review by the board.
6. **Ballpark Reference List and Trips.** By September 2024 the Mariners and PFD will develop the Ballpark Reference List, the list of ten MLB ballparks that helps guide the standards by which T-Mobile Park is assessed.
- By the end of the first quarter of next year, the criteria should be identified, consistent with the Lease.
  - During the second and third quarters the Mariners and PFD will work on the Top Ten List.
  - In March the ballparks that the Board and Mariners' representatives will tour should be finalized.
  - Board members were urged to join the tour(s) of comparable ballparks. Some Board members suggested that in touring other ballparks, these issues should be uppermost in everyone's minds: a) maintenance and operations; b) role the ballparks played in community revitalization; and c) community uses of the ballparks.
7. **Funding organizational opportunities.** In addition to discussing the NIF, the Board said that:
- a. Since Joshua took the helm as Executive Director, the PFD's engagement in the community has grown substantially.
  - b. The PFD is using consultants who have connections to government agencies and community organizations, which benefits us because they can tap into their connections to help us build relationships throughout the community.
  - c. There are a lot of opportunities to sort out, and prioritizing is imperative. This condition should be reflected in the budget. For example, if we should need to engage in discussions about the King County Campus, a budget proposal should be developed.
8. **Board meetings and outreach opportunities.** To strengthen Board understanding and engagement:
- a. Add to our regular board meeting agendas a standing item of discussing issues that are "swirling around us" so that we can have deeper conversations about issues that might affect us or that we may choose to influence.
  - b. Periodically discuss broad, regional topics, such as the health of the Seattle-area sports economy. We could invite guest speakers on these occasions.
  - c. Link our website to the Mariners' website and collect data on how many visits our website receives.
  - d. Give the Annual Report to neighborhood businesses and partners. A group of us (for example, Joshua and two Board members) could present it in-person to generate awareness and interest in the PFD's work.

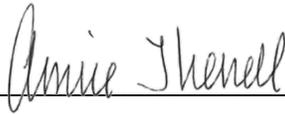
- e. Joshua should look for opportunities to invite Board members to community conversations.

**EXECUTIVE SESSION**

There was no executive session.

**ADJOURNMENT**

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:42 pm.



---

Annie Thenell,  
Recording Clerk



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Carol Kobuke Nelson, Chair  
Board of Directors, Public Facilities District

## SoDo zoning change pitched for housing on proposed Seattle arena site

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by [Chris Daniels](#), KOMO News Senior Reporter

Tue, January 14th 2025 at 6:19 AM

**Updated** Tue, January 14th 2025 at 2:01 PM



0 seconds of 1 minute, 53 secondsVolume 90%

Play



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5

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*An image of the SODO neighborhood in Seattle. (KOMO News)*

**Listen**

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**TOPICS:**

[HousingSeattleSoDoZoningNelsonDevelopmentMaritimePort](#)

SEATTLE — Seattle City Council President Sara Nelson said she is backed by a broad coalition of labor, housing advocates, and professional sports teams to rezone a part of the city once targeted for a sports arena.

On Monday, Nelson formally introduced legislation that would open the door for up to [1,000 units of workforce housing](#) on the property owned by Seattle arena investor Chris Hansen.

She faces opposition from old Hansen foes, like the Port of Seattle and International Longshoreman and Warehouse Union, (ILWU) that claim any sort of development would hinder maritime and freight mobility.

But this time might be different.

**ALSO SEE: [Why did Seattle City Council halt a 900-unit SODO housing proposal?](#)**

“We have a housing affordability crisis as well as a public safety crisis. This is legislation that will be able to meet several goals at one time,” said Nelson in an interview shortly after she introduced the legislation.

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Dating back to 2011, maritime and industrial interests have argued against development in the area just off of 1st Ave. S and Occidental, calling it at times a thoroughfare of commerce and a vital link for port traffic. But in the last several years, the port has consolidated operations at the Northwest Seaport Alliance and moved the bulk of operations to Terminal 5 in West Seattle. Terminal 46, near the Hansen land, has been eyed by the Coast Guard as a way to expand the Seattle base, adding 1,000 jobs near the waterfront. SoDo has also been hit hard by homelessness and crime, to a level that left the Seattle Mariners, Major League Baseball, and the Seattle Mayor’s Office expressing concern in advance of the 2023 MLB All-Star activities. The port also had requests for proposals to develop T-46 into a cruise ship terminal before the pandemic.

“I can only say that the analysts that studied the traffic impacts came away recommending housing in that neighborhood precisely because it would not have negative impacts on the port operations there,” Nelson said.

When she introduced the legislation inside council chambers on Monday, fellow Councilmember Dan Strauss expressed shock.

“I’m just kind of catching my breath. Did I hear you say that we’re going to be taking up the industrial and maritime lands discussion in your committee?” There is a lot of work left to do around the stadium district, including the Coast Guard,” Strauss said. “I guess I’m quite troubled to hear that we’re taking a one-off approach when there was a real (industrial lands) comprehensive plan set up last year and to be kind of caught off guard here on the dais like this, without a desire to have additional discussion.”



*An image of a Seattle City Council meeting taking place. (KOMO News)*

But Nelson, multiple union leaders, the Mariners, and port officials have been talking about it for weeks. Multiple stakeholders signed a letter to Nelson on Monday that read in part:

***“There’s an exciting opportunity to create a mixed-use district around the public stadiums, T-Mobile and Lumen Field, that prioritizes the development of light industrial “Makers’ Spaces” (think breweries and artisans), one that eases the transition between neighborhoods like Pioneer Square and the Chinatown-International District and the industrial areas to the south. These spaces can help to build employment and entrepreneurial opportunity within communities of color that often face intimidating barriers to entry—the overwhelming number of maker businesses in Seattle now are owned by women and people of color. Other opportunities include small scale retail, entertainment and lodging. To achieve all this, the inclusion of a threshold level of housing is essential, both to help underwrite projects that include these Makers’ Spaces and to contribute to the city’s critically needed housing supply. Without the housing, expert analysis has clearly demonstrated that this Stadium Makers’ District does not pencil and will not be developed.***

***“A significant portion of the area around the stadiums, primarily south of the ballpark, is characterized now by deteriorating buildings and vacant lots. It is in crucial need of healthy development that can provide 24/7 eyes on the street to improve public safety,”*** the letter reads.

The letter was signed by old foes, including Hansen’s “Sonics Arena” team, the Seattle Mariners, First and Goal, the Washington State Ballpark Facilities District, and the Washington State Public Stadium Authority. Multiple unions like the Seattle Building Trades, SEIU, IBEW, Unite Local, and

LiUNA Local 242 are listed as backers. Plymouth Housing, the Chief Seattle Club, and the Alliance for Pioneer Square also signed the letter.

Mariners Executive Vice President and General Counsel Fred Rivera confirmed to KOMO News on Monday that the franchise has been part of the talks and welcomes the redevelopment, saying, "We are supportive of the housing proposal."

There is palace intrigue to the discussions as the port commissioners have had great turnover since the arena fights of the last decade. Both Commissioner Hamdi Mohamed and Sam Cho are city of Seattle employees, and according to Mohamed, have recused themselves from any discussions about the property zoning.



An image of the SODO neighborhood in Seattle. (KOMO News)

In a co-signed letter to Nelson late Friday, the Port's Executive Director, Steven Metruck, and Seaport Alliance CEO, John Wolfe, wrote the following:

***"Weakening local zoning protections could not come at a worse time for maritime industrial businesses. The SODO neighborhood is a robust and diverse 950-acre (41,382,000 SF) business district centered around a strong industrial base critical to Seattle's people and its economy. More than 1,200 businesses and 50,000 jobs are located in SODO. Right now, these businesses face unprecedented levels of displacement and disruption due to the expansion of Sound Transit light rail.***

***With 90% of industrial space already occupied (compared to the downtown Seattle record-setting 19.5% vacancy), any underdeveloped lot in a maritime industrial zone should be a prime target for re-locating displaced businesses and saving Seattle jobs, not a candidate for de-zoning away from industrial use. Surrendering maritime industrial zoned land in favor of***

***non-compatible uses like housing invokes a zero-sum game of displacing permanent job centers without creating new ones. Infringing non-compatible uses into maritime industrial lands pushes industry to sprawl outward, making our region more congested, less sustainable, and less globally competitive. The disadvantages would reach beyond Seattle, particularly to Eastern and Central Washington agricultural markets."***

But the letter also failed to document any concrete impacts from added housing in the neighborhood.

Port Commission Ryan Calkins told KOMO News that he's aware of a draft letter to the council, but after the meetings last week, he felt that there is "a lot more we agree on" and believes there are "compromise solutions" for everyone involved, noting shared goals for activating spaces, improving public safety and activating the game day experience for fans. Calkins noted that the neighborhood is at an "inflection point" and deserves attention. Calkins also said he has been trying to get in touch with the land owner, Hansen, who originally wanted to build an arena on site.

In 2016, the Seattle City Council [blocked a move to vacate](#) a one-block stretch of Occidental for a Seattle arena project in a controversial 5-4 vote, with the majority siding with maritime and freight concerns. It is not clear who is angling to develop the land, but Hudson Pacific Properties, a SoDo property owner, and developer Greg Smith of Urban Visions, also signed the letter.



*An image of the SODO neighborhood in Seattle. (KOMO News)*

Monty Anderson, the Executive Director of the Building Trades, told KOMO News the zoning change is a good idea and dismissed any concerns about traffic impacting freight mobility.

"If that was true, we wouldn't do it. I'll say that right now, I work with the port. I represent all the maintenance workers at the port. I do all the construction there. I mean, the port is a huge

economic generator. If I thought for a minute that (traffic) was going to happen, we wouldn't be part of it. But the EIS just shows that it is not.”

“I think there might be a bit more fear than reality at play here,” said Nelson about the Port or ILWU’s concerns. “What I know is that we need more housing, and we need to improve public safety in that area, and this does both.”

Nelson said she will hold a public meeting over the zoning change later this month.

#### **READ THE COMMENTS (20)**

***Editor's Note: After this story was first published, the Port of Seattle reached out to KOMO News to say that it's letter was meant to reflect the interests of the SODO neighborhood and not the "The SODO Business Improvement Area (BIA)" which is a separate entity. The quoted letter has been updated to reflect that change and the Port said it will be sending an updated letter outlining its concerns to Nelson with that change in attribution.***



January 28, 2025

## Like to live in the Stadium District? City may allow it

By [BRIAN MILLER](#)  
Real Estate Editor

As part of the broader and ongoing downtown activation plan from Mayor Bruce Harrell, various industrial zoning changes have been enacted during the past two years. Those mainly affect SoDo and the Duwamish area, Interbay, Georgetown, South Park, Ballard and Judkins Park. Housing hasn't been the primary focus, though an optimistic goal of 3,000 new workforce units, city-wide, is woven into the legislative text.

But now there's a specific new proposed measure that “would allow residential uses as a conditional use in the Stadium Transition Area Overlay District (STAOD).” In other words, the stadium district in SoDo, south of Pioneer Square, as addressed in Council Bill 120933, for which a public hearing will be held on Feb. 24 at City Hall.

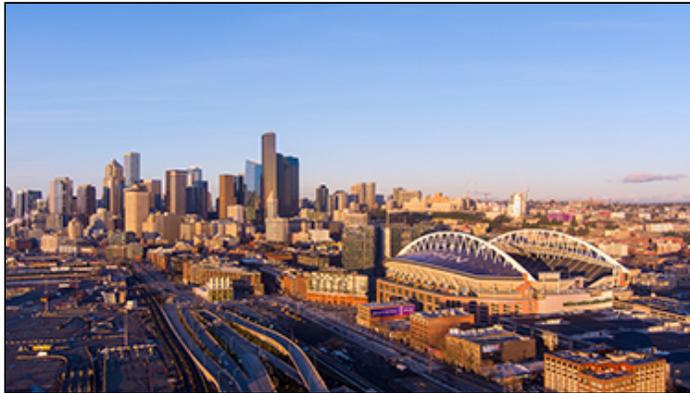


Photo by George Dodd, via iStock [\[enlarge\]](#)

**The proposed measure would allow residential uses as a conditional use in the Stadium Transition Area Overlay District (STAOD).**

Seattle City Council President Sara Nelson announced the bill earlier this month. The stadium district is now zoned UI (urban-industrial), but with special restrictions against housing. The larger SoDo-Duwamish area is also UI, but it permits housing with certain affordability requirements. The city envisions a possible 1,000 new units there. (One example: 378 Georgetown units planned by Watershed Community Development and TWG Development.)

Essentially, the stadium district remains a non-residential carve-out, which the new bill would change, to create what Nelson calls “a Stadium Makers' District with mixed residential and light industrial uses.” Depending on how you map the area, it spans about 40 to 50 acres.

The bill, as announced by Nelson's office, would “bring the stadium district into conformity with the rest of the Urban Industrial (UI) zone, and spur the construction of small manufacturing storefronts, which are only economically feasible to develop if they include housing above.”

### OPPOSING INTERESTS

Glance at the ungainly map of the stadium district, you'll see an obvious clash of interests. To the west, at Terminal 46, the Northwest Seaport Alliance and Port of Seattle opposed the recent UI zoning changes. The city accommodated by prohibiting housing within 200 feet of a truck route. The new measure would lift that prohibition.

The port issued a statement last week opposing Nelson's Stadium District effort. It reads in part, “Industrial lands are the key to a strong working waterfront and an economic benefit not only to the city but to the region. This amendment upends a decade of certainty to drive innovation and job creation as well as maintaining our competitiveness within the global supply chain.”

Then there's the south dogleg of the Pioneer Square Preservation District, which runs down First to Royal Brougham. Housing is permitted on that strip, which includes the Gridiron condominium

and Silver Cloud Hotel. Nelson's UI changes wouldn't affect that land.

And west of that is the state-owned, 4-acre WOSCA strip, now bare, with its zoning restricted to maritime, manufacturing and logistics zoning or (MML). That wouldn't be affected by the possible city zoning change; so no housing there.

#### LIMITED POSSIBILITIES

But if, for the sake of argument, the Nelson measure makes it into law, where are the mixed-use residential opportunities in the Stadium District?

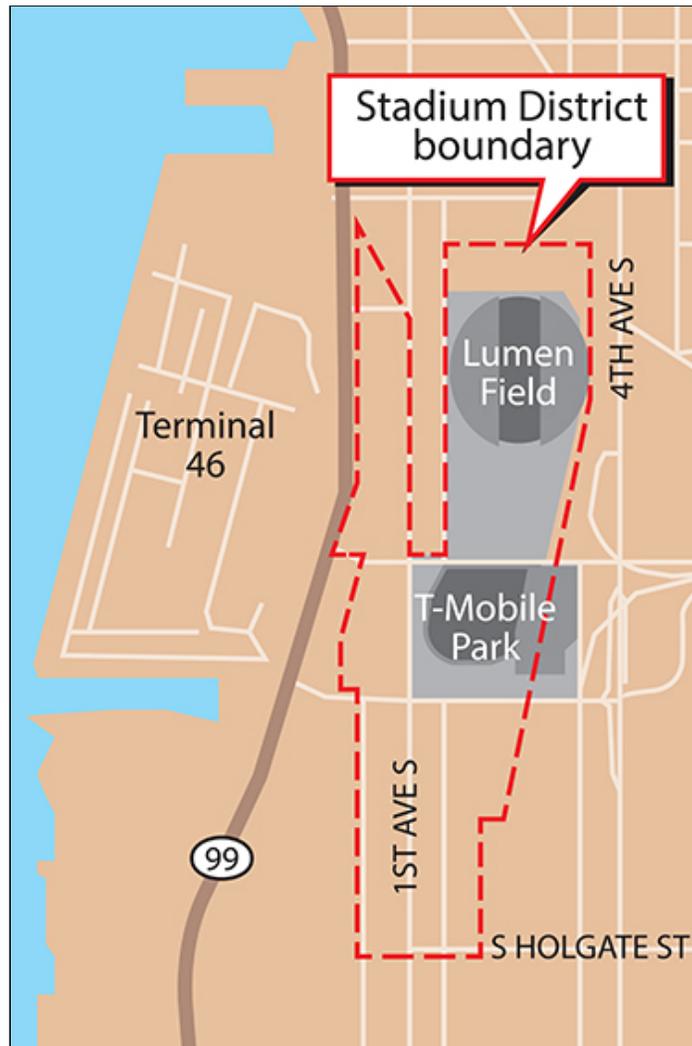
The city previously cited the area between First and the stadiums. Its zoning study then envisioned a possible 600 units that could be created on half-block sites near Filson, Tony T's Sports Lounge and the Hatback Bar & Grill. The area is zoned up to 85 feet, meaning midrise construction over those shops and brewpubs and so-called makers' spaces.

Even so, that noisy area is stubbornly industrial and commercial, not pedestrian-friendly, and is poorly served by transit. There are no walkable grocery stores. The recent changes to the UI zoning for SoDo and the Duwamish — which Nelson would extend to the Stadium District — require that units be affordable to households earning in a range from 60% to 90% of area median income.

Thus, market-rate apartment developers probably wouldn't flock to the area. Underground parking in the unstable former mudflats also seems unlikely. The Stadium District has limited curb appeal. So if limited residential use were approved, it would take a brave affordable housing specialist to tip-toe into the Stadium District.

The city created the Stadium Transition Area Overlay District in 2000, in anticipation of the two coming new stadiums. The following year, the Nisqually earthquake effectively doomed the Alaskan Way Viaduct, leading to our revitalized downtown waterfront and tunnel beneath.

Not included in Nelson's proposed bill is Lumen Field's north lot (south of Stadium Place), which has its own special zoning and ownership. Back in 2012, that and the WOSCA strip were part of an ambitious if fanciful Stadium District revitalization scheme from Washington State Public Stadium Authority and architects ZGF and AECOM. That 4-acre parking expanse is much closer to transit, Pioneer Square and groceries.



[enlarge]

The overlay district was created in 2000.

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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2025/01/28/sodo-industrial-land-stadium-district-sara-nelson.html>

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# Proposal to rezone industrial area around Sodo riles port officials



A proposal to rezone Sodo for housing has rekindled a contentious debate that was seemingly resolved in 2023.

MARCUS R. DONNER



By [Nick Pasion](#) – Reporter, Puget Sound Business Journal  
Jan 28, 2025

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A bill before the Seattle City Council has reignited a debate over whether housing should be allowed in Sodo.

At a Governance, Accountability and Economic Development Committee meeting on Friday, many people voiced concern over the bill, introduced by Council President Sara Nelson earlier this month, to rezone a two-block area around the Stadium District used by the Port of Seattle for housing.

Industrial and agriculture groups have long pushed to protect the land around Seattle's deep seaport, and the debate was [seemingly resolved in 2023](#). Backed by Mayor Bruce Harrell, the council unanimously approved the package to build up to 3,000 housing in other neighborhoods like Georgetown but preserve Sodo's industrial lands, 16 years after the dispute began.

During the public comment section of the meeting Friday, dozens of people held signs reading "We had a deal."

"I feel a little offended because they're coming after my jobs, my brother's, my sister's jobs, my kids jobs," said Robert Rhodes, a longshoreman at the port, during public comment. "This is generationally a thing that's going on and has been going on. I am for affordable housing. I grew up in affordable housing. It just doesn't have to be here."

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- [Chris Hansen could transform Sodo – if the city will let him](#)

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  - [Seattle council passes zoning changes to protect industrial, port areas](#)
- 

But Nelson, who introduced the legislation to her committee, has pointed to an environmental impact statement alternative proposed during the earlier debate that included an option to allow about 1,000 units in Sodo, a version that was not passed by the council.

“Now you've got more space for small businesses, affordable housing on top, and the result is a more vibrant neighborhood, which also addresses our public safety concerns that area has,” Nelson told the Business Journal. “There is a need for more activation.”

Nelson's reintroduction of the zoning issue on Jan. 14 came to the surprise of Councilmember Dan Strauss, the former chair of the Lands Use Committee who led the push for the 2023 legislation. The next day, he motioned to move it out of Nelson's committee, but [that effort failed 5-3](#), with Strauss, Alexis Mercedes Rinck and Bob Kettle dissenting.

“To the chair, no net loss of industrial lands is important,” Strauss told the committee on Friday. “It's important because we won't get these lands back.”

For years developers pushed the council to rezone the attractive industrial area around T-Mobile Park and Lumen Field. About 13.5 acres of that land is [owned by hedge fund manager Chris Hansen](#), who at one point wanted to use the property to build an NBA arena.

Port of Seattle President Toshiko Hasegawa said that new housing should happen elsewhere in the city, not near the port operations, where the bustling industrial work, including fast-moving trucks and pollution, could pose a safety threat to additional residents.

“If they stick people into the middle of an industrial area, there are going to be quality of life concerns that won’t be addressed,” Hasegawa told the Business Journal. “No housing should come into this area, period, because people deserve better.”

Port CEO Steve Metruck also sent a letter echoing those sentiments to the council earlier this month. Last week, 31 members of the state legislature sent a letter to the Seattle City Council urging them to reject the bill, too.

At the committee meeting, Nelson said that she had considered introducing an amendment to allow housing in Sodo in 2023 but was told that it would "blow the whole piece of legislation." Instead, she said that she brought the measure to the council this month because it is currently [underway with a citywide rezoning effort](#).

Hasegawa noted that two port commissioners will be barred from future conversations about this legislation because they work for the city, but that other members of the port and signatories of the Thursday letter would show up to the council in droves going forward to stop the measure.

“It’s hard to make business plans around the whims of an unpredictable Council president,” Hasegawa said.

The Governance, Accountability and Economic Development Committee has scheduled a public hearing for Feb. 24.

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# The Seattle Times

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Editorials

## Table poorly vetted plan for more housing near Seattle stadiums

Jan. 28, 2025 at 3:24 pm

By [The Seattle Times editorial board](#)

The Port of Seattle and Lumen Field in the Sodo neighborhood of Seattle. (Kevin Clark / The Seattle Times, 2023)

Two years ago, Mayor Bruce Harrell was joined by representatives of the Port of Seattle and Seattle City Council to announce a [major industrial land use policy](#) update.

The legislation strengthened protections for existing industries while allowing housing along the edge of industrial areas, among other provisions. It was the product of tense negotiations between competing interests.

“This represents our first update on industrial land use policy in decades,” said Harrell at a dockside news conference in 2023. “Getting this critical legislation over the finish line was an important priority for my administration.”

Now, just as the council considers sweeping changes to land use in the [One Seattle Comprehensive Plan](#), the debate over maritime and industrial lands has come roaring back. It is an unfortunate distraction to the larger tasks at hand.

Proposed by Council President Sara Nelson, [a new ordinance](#) would allow housing around T-Mobile Park and Lumen Field. The area is currently zoned as Urban Industrial, which allows housing. The Stadium Transition Overlay District, which covers about 95 acres, does not.

This issue came up during the previous industrial lands agreement. The Port of Seattle and its partners were adamantly against housing in the area, fearing freight mobility impacts. In the 2023 compromise, they agreed to allow hotels.

Nelson’s plan for allowing the development of affordable housing near the sports facilities could produce about 900 units, according to planning documents.

Running for reelection this year, Nelson introduced the proposal, and, as council president, directed it to her own Governance, Accountability, and Economic Development Committee instead of Land Use or the Select Committee on the Comprehensive Plan.

At a briefing on Jan. 24, opponents of the legislation including representatives of the Port of Seattle, longshore workers and others were allowed to testify for only one minute each during the public comment period. Most said Nelson's proposal jeopardized maritime operations.

Meanwhile, supporters including the building trades union and the stadium authority were invited to sit before council and have unlimited time to answer questions and state their views. They argued the ordinance would vitalize the area and add much-needed housing.

Tilting the playing field is no way to generate public confidence in a fair process.

An official with the Mayor's Office said it is neutral on Nelson's proposal and remains supportive of the previous compromise with the Port of Seattle.

Should housing be built near the stadiums? It is odd that some housing advocates are pushing for this idea, even as they criticized urban villages for forcing people to live next to transit routes and major arterials that produce pollution.

The legislation would remove a stipulation that housing could not be built within 200 feet of a major truck route. More than 9,000 truck trips per week pass through the area.

Maps produced by the Port of Seattle reveal a patchwork of property owners around the stadiums, but perhaps the biggest is hedge fund manager Chris Hansen, who once proposed building a basketball arena and entertainment district in the area.

The council has much bigger issues on which to focus. It should table the idea for more housing near the stadiums and better engage with the public about choices in the comprehensive plan that will impact far more residents and

potentially include far more affordable units.

***The Seattle Times editorial board:*** members are editorial page editor Kate Riley, Frank A. Blethen, Melissa Davis, Josh Farley, Alex Fryer, Claudia Rowe, Carlton Winfrey and William K. Blethen (emeritus).

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Local Politics

**The Seattle Times**

# Proposal to allow housing in Sodo sets off firestorm

Feb. 5, 2025 at 6:00 am | Updated Feb. 5, 2025 at 6:00 am

By [David Kroman](#)

*Seattle Times staff reporter*

To the south of T-Mobile Park in Seattle sits a storage lot, a sports bar and a strip club. Something, someday, is likely to take their place, but the question of what has once again roiled Seattle City Hall, agitating two of the most active fault lines in city politics: housing and industry.

A new bill from City Council President Sara Nelson would rezone this area of land, making it possible — likely, even — for developers to construct apartment buildings there. At least half the homes would be required to rent for below market rate.

For certain Sodo interests, including the stewards of the ballpark and a lengthy list of “light industry” businesses, adding housing is a key step toward the creation of a long-desired small business district near the stadiums and a means to make the area safer and more lively. It would also represent a small dent in the city’s housing shortage.

But for the Port of Seattle and its heavy industry workers and clients, housing near the highway onramps is a nonstarter. As the Port works to dig itself out of a stubborn pandemic slump and negotiates with possible new tenants for its underused Terminal 46, the proposed rezone is seen as both a barrier to its immediate success and a slide toward gentrification.

The fight over housing near the stadiums has stretched on for years. Most recently, the Port of Seattle threatened to blow up a 2023 agreement over land use in industrial areas if new housing was allowed in the stadium district.

Now, in the weeks since Nelson’s bill was floated, the lobbying effort on both sides has once again been fierce, pitting unions against unions and businesses against businesses.

## **Return to a sticking point**

The main property in question has garnered something of a cursed reputation. Ultrarich owner Chris Hansen once hoped to build a new arena there for NHL and NBA teams, but his plan came up one vote short in front of City Council.

With a new arena now finished at Seattle Center, the question of what to do with Hansen's property has festered.

It was a sticking point during negotiations over a broad land use policy for the city's industrial and maritime areas, which concluded in 2023. The Port of Seattle opposed zoning Hansen's properties for housing — despite the city's own studies concluding new housing would have little impact on traffic and flow of freight to and from the area — and threatened to walk away from the table over it.

Mayor Bruce Harrell agreed to strip the housing rezone from the plan to save the deal, which had been under negotiation since 2019.

When that agreement went to City Council, Nelson said she still wanted the housing included but also feared tanking the tenuous deal.

“I certainly didn't want to rock the boat at that point,” she said in an interview this week.

For Joshua Curtis, executive director of the Washington State Ballpark Public Facilities District, which owns T-Mobile Park, the exclusion of housing was a frustrating late development. Housing near the stadium is a priority for him and other stadium district interests as a means to activate the area and to create more space for “light industry” such as breweries, clothing manufacturers, bakeries and other “makers,” he said.

Their solace was that the mayor's office told him they could quickly revisit the question.

“It was kind of like, we know this is not the deal that everyone had agreed to, but you can come back later, and it's not a hard fix,” he said.

Councilmember Dan Strauss, whose district includes maritime interests and who previously chaired the council's land use committee, said he doesn't recall any specific promise to return to the housing question, and that maritime

union representatives resent any suggestion the deal could be revisited.

“Now they want to go back on the deal they made barely a year ago — unbelievable,” said Inlandboatmen’s Union of the Pacific National Secretary-Treasurer Peter Hart. “A deal’s a deal.”

Spokesperson for Harrell, Callie Craighead, said the mayor’s office did, in several conversations, leave open the possibility the final agreement could be tweaked “in a year or in five years.”

For backers of new housing, that was taken literally.

“I was told point blank, ‘we left the breadcrumbs for you,’” said Monty Anderson, executive secretary of the Seattle Building and Construction Trades Council, which is lobbying in favor of Nelson’s bill.

At the Port of Seattle, opposition has only grown since 2023. Cargo volume through Seattle in 2024 was still below its prepandemic levels and Seattle has lost market share to other West Coast ports every year since 2019, according to internal cargo reports. Officials there are negotiating for possible new tenants at the sparsely used Terminal 46, due west of Lumen Field and T-Mobile Park, which would be key to its recovery.

“That whole area is very much in play,” said Port Commissioner Fred Felleman. “And if we want to be attracting new tenants, having this encroachment being discussed is totally counter to our interests and for the economic benefit of the region.”

## **Why hotels, not housing?**

Nelson said she introduced the bill to accomplish three priorities: “I want space for small businesses, affordable housing and better public safety.”

The city’s comprehensive study of the various impacts of zoning changes to the industrial area did not conclude that housing would have any major impact on traffic patterns.

For Nelson, the report’s conclusion made her question why housing would be considered worse than other forms of development that are allowed, such as hotels or offices.

“Why not do this?” she said.

The Port of Seattle declined to challenge the final report, as was its right, but lobbyist Sabrina Bolieu nevertheless said officials think it’s flawed. Housing, the Port argues, would pit more pedestrians against freight. Hotels near the stadium were viewed by industry representatives as OK because tourists don’t complain to the city about noisy trucks, just to the front desk.

Strauss is similarly skeptical that traffic and the general industrial environment would not be worsened by housing in the area. “I don’t think that the transportation network is working today, much less without any changes,” he said.

Strauss said he was “caught off guard” by the bill’s introduction.

“We always made sure to have both sides of every issue engaged in the conversation,” Strauss said of the 2023 negotiations. “That hasn’t happened with this proposal.”

Although he appreciates the intent of the Nelson’s bill, he’s a “no” for now.

In the days since Nelson’s bill was first heard, the council president has agreed to tour port facilities and conduct additional outreach to affected organizations. She remains unsure why housing represents an existential threat in a way that other development does not.

“I want to be educated,” she said, “and I want to more fully understand or be convinced that the impacts to port operations would be greater with housing than with a hotel.”

**David Kroman:** 206-464-3196 or [dkroman@seattletimes.com](mailto:dkroman@seattletimes.com). *Seattle Times* staff reporter David Kroman covers Seattle City Hall.

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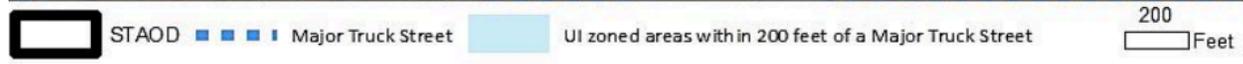
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*February 4, 2025 (https://publicola.com/2025/02/04/the-city-council-should-restore-affordable-housing-to-the-stadium-district/)*

# **The City Council Should Restore Affordable Housing to the Stadium District**

[\(https://publicola.com/2025/02/04/the-city-council-should-restore-affordable-housing-to-the-stadium-district/\)](https://publicola.com/2025/02/04/the-city-council-should-restore-affordable-housing-to-the-stadium-district/)



Map of the stadium district (outlined in thick black line)

***By Joshua Curtis and John Marchione***

In September 2022, after years of study, the City of Seattle finally released a much-anticipated Final Environmental Impact Statement (FEIS) (<https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/IndustrialMaritimeStrategy/IndustrialMaritimeStrategyFinalEIS.pdf>) analysis of proposed changes to the City’s maritime and industrial strategy. That document, released after years of discussion and consideration by the industrial lands task force convened by then-mayor Jenny Durkan, set forward a “Preferred Alternative” that called for allowing a limited amount of affordable workforce housing in the immediate vicinity of Lumen Field and T-Mobile Park.

But because of a behind-the-scenes lobbying push from the Port of Seattle and the Longshore Union, the City Council ended up adopting an industrial lands package

(<https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/IndustrialMaritimeStrategy/IndustrialMaritimeNewIndustrialZoningOrdinance>) that stripped out the housing from the Stadium District. That decision, driven largely by political calculus rather than sound policy, essentially killed a broadly endorsed vision for a vibrant “maker’s zone” in the immediate vicinity of the stadiums that would combine street-level light industrial and artisanal manufacturing uses—think breweries, distilleries, or a clothing manufacturer with a retail storefront—with that housing.

It’s time to correct that mistake.

Council President Sara Nelson introduced legislation (<https://seattle.legistar.com/LegislationDetail.aspx?ID=7091886&GUID=0E09BEB7-E62D-4CE8-A2FF-9C093E6DAB9C>) last month that would restore the maker’s zone vision and add back the opportunity for about 1,000 mostly affordable housing units to be constructed in the north part of the SoDo neighborhood, providing a real opportunity to address our housing crisis. It would also take a big step toward reinvigorating small maker’s businesses that are slowly being pushed out of the city—like the 700 diverse urban manufacturers and producers represented by Seattle Made, (<https://www.seattlemade.org/about/>), one of the broad coalition of organizations supporting Nelson’s. And it will create greater vibrancy and improved public safety in an area directly adjacent to Pioneer Square and the Chinatown/International District (CID).

All of this can be accomplished while preserving our industrial economy and keeping well-paying blue-collar jobs in Seattle. As the Seattle Office of Planning and Community Development Director’s Report (<https://www.seattle.gov/documents/departments/opcd/ongoinginitiatives/industrialmaritimestrategy/industrialmaritimefinaldirectorsreport2023.pdf>), transmitted to the council along with the industrial lands legislation, clearly stated: “OPCD’s independent analysis leads us to believe that some limited amount of housing would be compatible with the surrounding use pattern and would not cause additional adverse impacts on nearby industrial activities[.]”

The plain fact of the matter is that the transitional area immediately adjacent to the stadiums has changed so much that it no longer makes sense to consider it exclusively industrial. A significant portion of the area around the stadiums, primarily south of the ballpark, is characterized by deteriorating buildings and vacant lots. No actual industrial activity remains, nor will it ever return, because the high value of the land in that area makes industrial uses on those sites cost-prohibitive.

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The area around these public facilities is already zoned for commercial use, including bland mid-rise offices, which, if developed, will actually bring more traffic to the area than a mixed-use maker's zone would. The area benefits from an expanding transit system: It is less than a mile from two light rail stations, which currently have the lowest and third-lowest ridership of the 19 stations on Sound Transit's north-south 1 Line, largely because almost no one lives near them. And it directly abuts the Pioneer Square, Waterfront, and CID neighborhoods. As the environmental study concluded, the opportunity to create a mixed-use district around the public stadiums would ease the transition between Pioneer Square and the CID and the industrial areas to the south. These spaces can help to build employment and entrepreneurial opportunity within communities of color that often face intimidating barriers to entry.

To achieve all this, the inclusion of a threshold level of workforce housing is essential, both to help underwrite projects that include these maker's spaces and to contribute to the city's critical housing supply. We know this because an outside, expert analysis jointly commissioned by our two public boards in 2022 found that this sort of maker's zone would not pencil and would not be developed unless a threshold level of housing was included.

Support for this plan is strong. In a 2021 poll, 87 percent of registered voters favored the inclusion of some residential uses in this area. Earlier this month, an impressive coalition of groups, including unions, small businesses, affordable housing developers, the Mariners, and many others joined with the two public boards stewarding the public ownership of the stadiums to urge the council to pass this important legislation.

There is a once-in-a-generation opportunity here. Reviving the maker's zone idea would allow the Stadium District to accommodate light manufacturing along with a modest mix of affordable and market-rate housing. This would be a big step toward solving multiple problems, would make much better use of the underutilized land around the stadiums, and would transition well to the maritime and industrial areas of the waterfront.

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Joshua Curtis is the Executive Director of the Washington State Ballpark Public Facilities District. John Marchione is Executive Director of the Washington State Public Stadium Authority.



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## **3 thoughts on “The City Council Should Restore Affordable Housing to the Stadium District”**



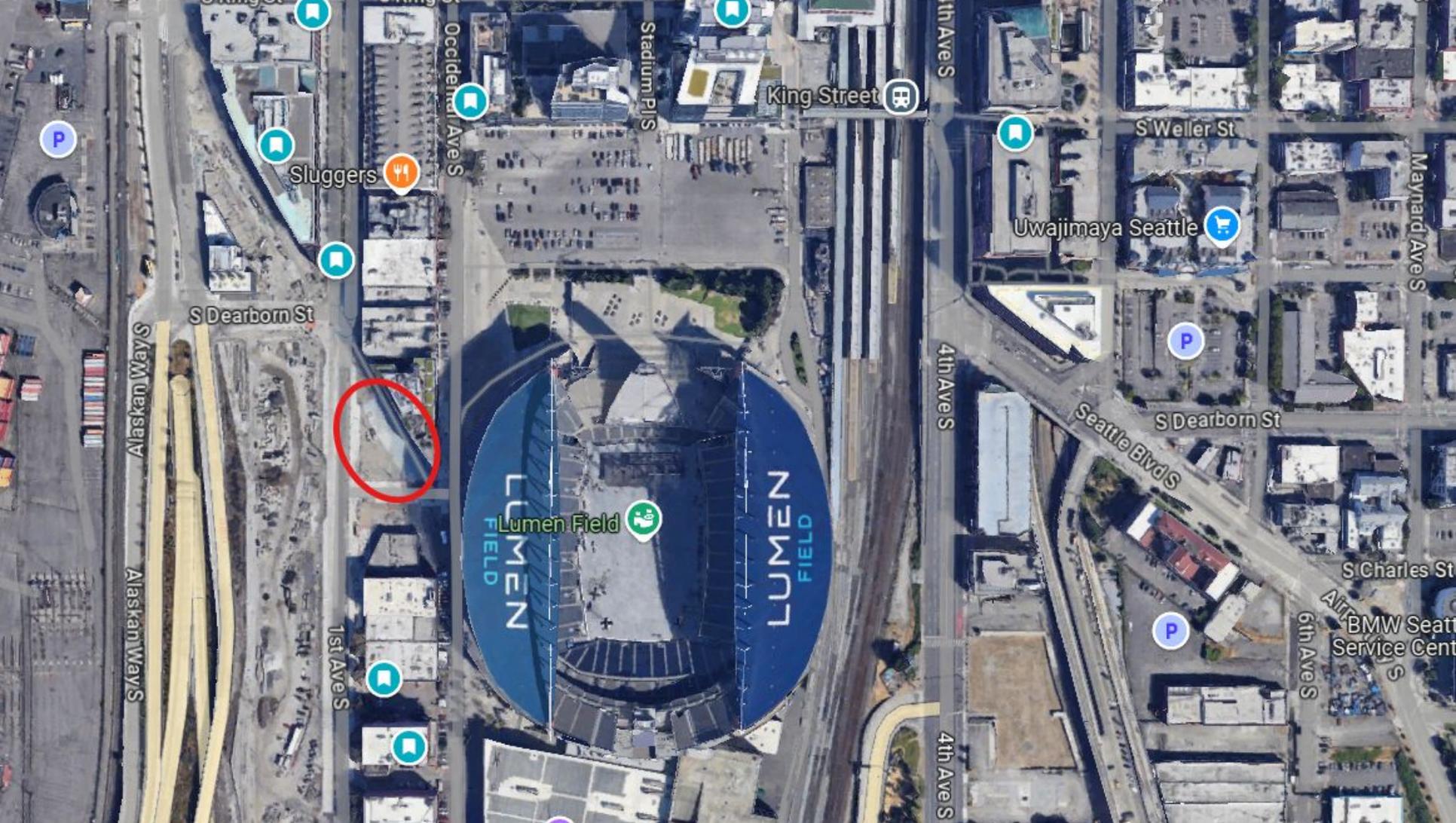
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# Plaza Naming Proposal

January 2025



Occidental Ave S

Stadium Pl S

King Street

4th Ave S

S Weller St

Maynard Ave S

Sluggers

Uwajimaya Seattle

S Dearborn St

Alaskan Ways

4th Ave S

Seattle Blvd S

S Dearborn St

LUMEN FIELD

LUMEN FIELD

S Charles St

BMW Seattle Service Center

Alaskan Ways

1st Ave S

4th Ave S

6th Ave S

Proposed Name

q'wu?q'wu?ali

**Charles Royer Gathering Place**



# Project Timeline

Q1 2025 - Submit to City of Seattle for naming process

Q1 2025 - Begin City Council Approval process

TBD 2025 - Plaza Ribbon Cutting Event (Waterfront Park Celebration)

# Stakeholder Group

Joshua Curtis, *Washington State Ballpark PFD*

Leonard Forsman, *suq'wabš Suquamish Tribe*

Lisa Howard, *Alliance for Pioneer Square*

Tija Petrovich, *Pioneer Square Residents Council*

Eldon Tam, *Friends of Seattle Waterfront*

Sheryl Whitney, *First & Goal*