

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; repealing Ordinance 127191, which allowed residential use within the Stadium Transition Area Overlay District under Chapter 23.74 of the Seattle Municipal Code.

..body

WHEREAS, on March 18, 2025, the City Council passed Ordinance 127191, amending the text of the Land Use Code to allow residential use as an ancillary and conditional use within a portion of the Stadium Transition Area Overlay District; and

WHEREAS, the adoption of Ordinance 127191 was appealed by the Port of Seattle to both the King County Superior Court and to the Growth Management Hearings Board (Growth Board); and

WHEREAS the Growth Board challenge was assigned Case No. 25-3-0009 and alleged procedural and substantive violations of the Growth Management Act and the State Environmental Policy Act; and

WHEREAS, on November 10, 2025, the Growth Board issued its Final Decision and Order and found procedural deficiencies with the adoption of Ordinance 127191 and determined the ordinance to be invalid; and

WHEREAS, the Growth Board also found that Ordinance 127191 was noncompliant with the Growth Management Act because it determined the ordinance was inconsistent with both the Land Use Element of the Seattle Comprehensive Plan and the King County Countywide Planning Policies; and

1 WHEREAS, on December 10, 2025, The City of Seattle filed an appeal challenging the Growth
2 Board’s substantive holdings, but the City did not challenge the procedural holdings or
3 the Growth Board’s order of invalidity based on those procedural holdings; and

4 WHEREAS, the Growth Board ordered that The City of Seattle take action before May 11, 2026
5 to comply with the Growth Board’s Final Decision and Order and order of invalidity;

6 NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. Ordinance 127191 (included as Attachment 1 to this ordinance), which
9 allowed residential use as a conditional use within a portion of the Stadium Transition Area
10 Overlay District, is repealed.

1 Section 2. This ordinance shall take effect as provided by Seattle Municipal Code
2 Sections 1.04.020 and 1.04.070.

3 Passed by the City Council the _____ day of _____, 2026,
4 and signed by me in open session in authentication of its passage this _____ day of
5 _____, 2026.

6 _____
7 President _____ of the City Council

8 Approved / returned unsigned / vetoed this ____ day of _____, 2026.

9 _____
10 Katie B. Wilson, Mayor

11 Filed by me this _____ day of _____, 2026.

12 _____
13 Scheereen Dedman, City Clerk

14 (Seal)

15 Attachments:
16 Attachment 1 – Signed Ordinance 127191