



City of Tukwila Jim Haggerton, Mayor

Department of Community Development Jack Pace, Director

**NOTICE OF APPLICATION, DETERMINATION OF SIGNIFICANCE
AND REQUEST FOR COMMENTS ON SCOPE OF AN
ENVIRONMENTAL IMPACT STATEMENT**

Project Name: Northwest Arena
Project Proponent: RLB Holdings Sports and Entertainment, LLC
Contact: Ted Caloger, MG2
Entities that Own/Control Site: B&B Sports and Entertainment, Leuqar BB, LLC
Location of Proposal: 15616 West Valley Highway, Tukwila WA 98188
File Numbers: E15-0005 SEPA, L15-0026 Parking Determination
Other Known Required Permits and Approvals Include:

Design Review; Sign, Demolition, and Development Permits;
Street Vacation; Development Agreement

Description of Proposal:

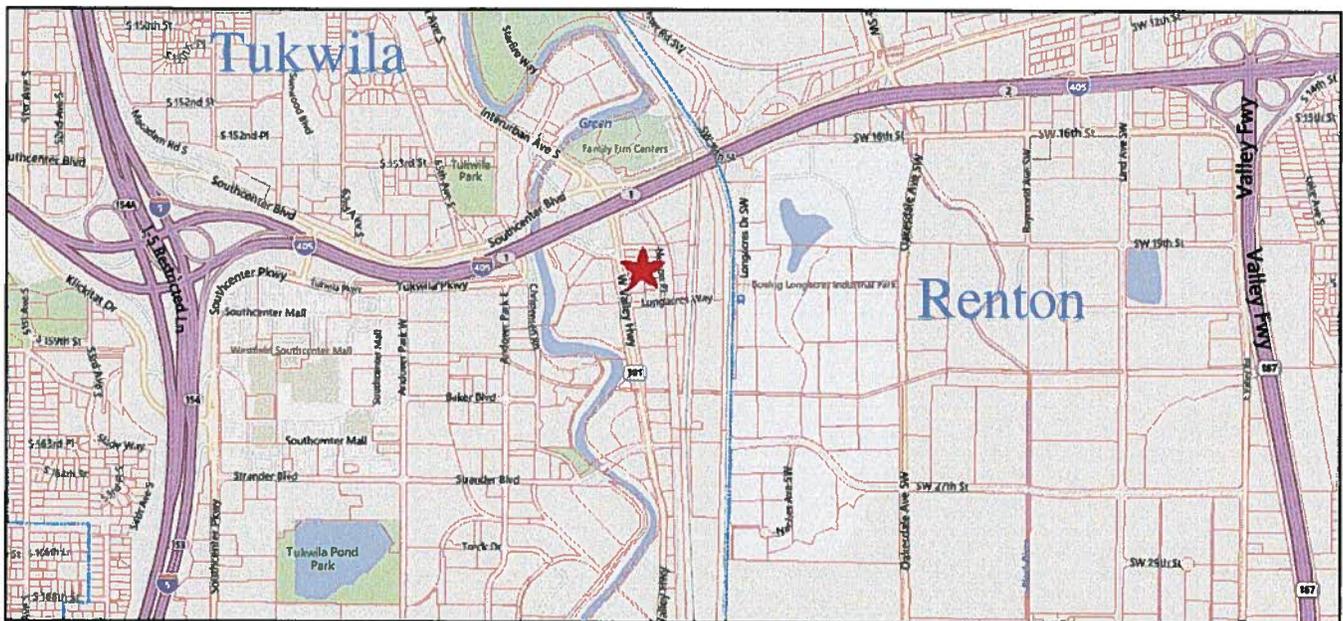
RLB Holdings Sports and Entertainment, LLC (the Applicant) proposes to construct a privately owned and financed multi-purpose sports and entertainment arena to host a variety of events (Northwest Arena). The proposal includes an arena building, publicly-oriented spaces and plazas, and a structured parking garage. The Arena is expected to host about 230 events per year. In general, seating for concerts and similar events could be configured to accommodate a capacity at 19,500 at the highest. Sporting events, which could include professional and special sport events would accommodate between 17,500 and 18,500. Attendance for many of the events at the multi-purpose venue would likely range from 10,000 to 15,000.

The arena building footprint would be approximately 195,000 square feet and total square footage of the building would be approximately 700,000 square feet. The interior would include public-oriented spaces and plazas, concessions, exhibition spaces, meeting rooms, and administrative offices. Maximum height would be about 140 feet. City code requires that the project obtain a minimum LEED Certification of Silver from the U.S. Green Building Council. The LEED program (Leadership in Energy and Environmental Design) is a rating system for the design, construction, operation, and maintenance of "green" buildings, homes, and neighborhoods.

Parking would be provided in a structured garage east of the arena building, and additional parking is anticipated to be secured through use agreements with nearby property owners.

The applicant has applied for a Parking Determination pursuant to TMC as there is not a fixed number of parking stalls required for a mixed use arena. The Environmental Impact Statement (EIS) will analyze impacts related to the number and location of parking stalls provided for the project. The Community Development Director's determination on the number and location of parking stalls required for the project will be informed by the EIS analysis, and will not be made until after the issuance of the Final EIS.

The proposed project is located east of the Green River and south of Interstate 405, see the star on the map below. The Tukwila Station, serving both Amtrak and Sound Transit's Sounder commuter rail line, is to the southeast. Streets surrounding the project site are West Valley Highway (SR 181) on the west, the Burlington Northern railroad tracks on the east, South 156th Street on the north, and Longacres Way on the south.



Planning Background: The project site is located within the City of Tukwila's Southcenter area, which has been designated as an "urban center." The City's planning for the area anticipates the development of a high-intensity mixed-use urban center, with a pedestrian-oriented street grid and transit-oriented development. In 2014, the City adopted the Southcenter Subarea Plan (Plan), which further defines desirable growth for the area. This Plan includes as one of the subarea's goals to "bolster the Southcenter area's market position as the primary regional shopping and entertainment center for South King County."

Within the Southcenter area, the proposed project is located within the Transit Oriented Development District of the Tukwila Urban Center (TUC-TOD), an area for which the City's Comprehensive Plan anticipates vibrant growth and development. On April 29, 2015, the City issued a code interpretation confirming that a multi-purpose arena facility including spectator sports events is a permitted use within the TUC-TOD Zoning District.

The Supplemental Environmental Impact Statement for the Plan anticipated and addressed many of the potential impacts of growth and development for the area. Nevertheless, the project-specific impacts of this proposal for a sports and entertainment arena warrant a focused assessment of potential impacts, alternatives, and mitigation options.

Lead Agency: The City of Tukwila is the lead agency for SEPA compliance under section 197-11-932 of the Washington Administrative Code (WAC).

EIS Required: The Applicant has agreed to the preparation of an EIS to address potentially significant impacts from construction and use of the Northwest Arena. The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment, therefore an EIS is required under the Revised Code of Washington (RCW) [43.21C.030](#) (2)(c) and will be prepared. Application materials describing project details and the Applicant's agreement to the preparation of an EIS can be reviewed at the City of Tukwila's Department of Community Development, 6300 Southcenter Bl. Suite 100, or online at the City's website <http://www.tukwilawa.gov/ArenaDevelopmentUpdate.html> .

The Northwest Arena Project EIS is not a permit--it is one of many pieces of information the City will consider as it decides whether to approve the project and issue the necessary permits.

Alternatives: The City anticipates that alternatives to the proposed Northwest Arena project will be finalized following the scoping process. Comments on alternatives are welcome during the scoping process. The project alternatives are expected to include the proposed action; a no action alternative; and the City may consider alternatives for parking, access and design.

Elements of the Environment: On a preliminary basis, the lead agency has identified the following elements of the environment for discussion in the EIS:

- Land use
- Height, bulk, scale, and aesthetics
- Air quality
- Transportation, including parking, vehicle traffic, transit, and bicycle/pedestrian movement/circulation

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments will be accepted on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The scoping process will last for 21 days, and will include a public scoping meeting at the time and location listed below.

Project Documents are available at <http://www.tukwilawa.gov/ArenaDevelopmentUpdate.html> and at the Tukwila Department of Community Development Office between 8:30 and 5:00.

Written comments may be submitted at the scoping meeting or to the following addresses:

By email to: NWArenaReview@TukwilaWA.gov

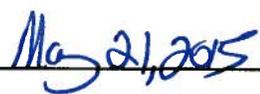
By mail to: City of Tukwila DCD
Attn.: Northwest Arena Project
6300 Southcenter Boulevard Suite 100
Tukwila, WA 98188

Public Scoping Meeting:

Tuesday June 2, 2015
Tukwila Community Center
12424 42nd Avenue S. Tukwila, WA 98168
4:30 PM – 6:30 PM

The comment period opens May 22, 2015. The deadline for submitting your comments is 5:00 PM Friday June 12, 2015. For any questions about commenting or the scoping process contact Nora Gierloff, Deputy DCD Director, at Nora.Gierloff@TukwilaWA.gov or (206)433-7141.

Responsible Official: Jack Pace, Department of Community Development Director

Signature:  _____ Date:  _____

Appeals: There is no agency appeal for this Determination of Significance. The lead agency has determined, and the Applicant has agreed, that an EIS will be prepared. The parking determination decision will be made after issuance of the final EIS and at that time may be appealed to the Hearing Examiner at an open record hearing. Subsequent permit applications will have different appeal procedures. Copies of any decision, information on hearings, and information on permit appeal rights is available by calling DCD at (206)431-3670.