



## Downtown Zoning Key Issues & DSA Positions

**DSA MISSION: "To champion a healthy, vibrant urban core"**

<b>Housing Affordability Issues</b>	<b>Current Proposal (Steinbrueck's Plan)</b>	<b>DSA Position</b>
<b>Bonus Fee on Residential Development</b>	Residential buildings may be developed to the maximum permitted height and densities in exchange for paying \$20/square foot into a fund for affordable housing or by providing the affordable housing.	<p>DSA believes that zoning and development standards should promote a mix of residential from low-income to moderate to middle class to luxury. We believe that zoning standards should promote a mix of residential housing for everyone.</p> <p>DSA supports the \$10/square foot proposed by the Mayor and also agreed upon by for profit and non-profit housing developers. Any higher fees could result in a disincentive to build in Downtown Seattle. It's important that the fees pencil out for all stakeholders if we are going to be successful.</p>
<b>Below Grade Parking Requirement</b>	Two floors of parking allowed above street level. All other parking would have to be below grade.	DSA recommends four floors allowed above street level. The high costs of constructing parking underground would discourage development of apartment buildings and other housing for middle incomes. There are current examples of good design of above grade parking.

<b>Downzone Issues</b>	<b>Current Proposal (Steinbrueck's Plan)</b>	<b>DSA Position</b>
<b>Border Reduction of the Downtown Office Core 2 (DOC2) Development Area</b>	Shrinks DOC 2 (Downtown Office Commercial 2) boundaries.	DSA supports the Mayor's proposed boundaries for DOC 2. By shrinking the boundaries, Steinbrueck's plan reduces one of the only remaining areas in Downtown where there is significant building capacity and the opportunity to develop a headquarters building or grow the general tax base.
<b>Height and Density Reduction</b>	<p>Reduces DOC 2 height proposed by the Mayor from 600 feet to 500 feet. Also reduces FAR (Floor Area Ratio) in DOC 2 from 14 to 12.</p> <p>Reduces height in the DMC (Downtown Mixed Commercial) zone between First and Western and Cherry and Marion from DMC 240/400 to DMC 160.</p>	<p>DSA supports the Mayor's recommendation for height and density in DOC 2. DOC 2 is the only area with significant building capacity; this area should not be downzoned, rather it should be encouraged to grow in order to provide the most benefit from the bonus. The original Downtown neighborhood plan supported concentrating growth in the Denny Triangle neighborhood to preserve historic districts and landmark buildings in DOC 1.</p> <p>There is no need to downzone the DMC area, the heights already step down for water views.</p>
<b>Tower Spacing</b>	Both the Mayor and Steinbrueck plans require 80 feet spacing between towers and a maximum of two towers per block.	DSA recommends allowing some flexibility on spacing subject to reasonable conditions to mitigate impacts to skyline view, light and air. The current proposal will create a "race" to the permit counter and will leave "undevelopable" land in the areas where we want growth.
<b>Podium Height</b>	Proposes reducing building podium height to 65 feet.	DSA recommends podium height at 125 feet, subject to design review.