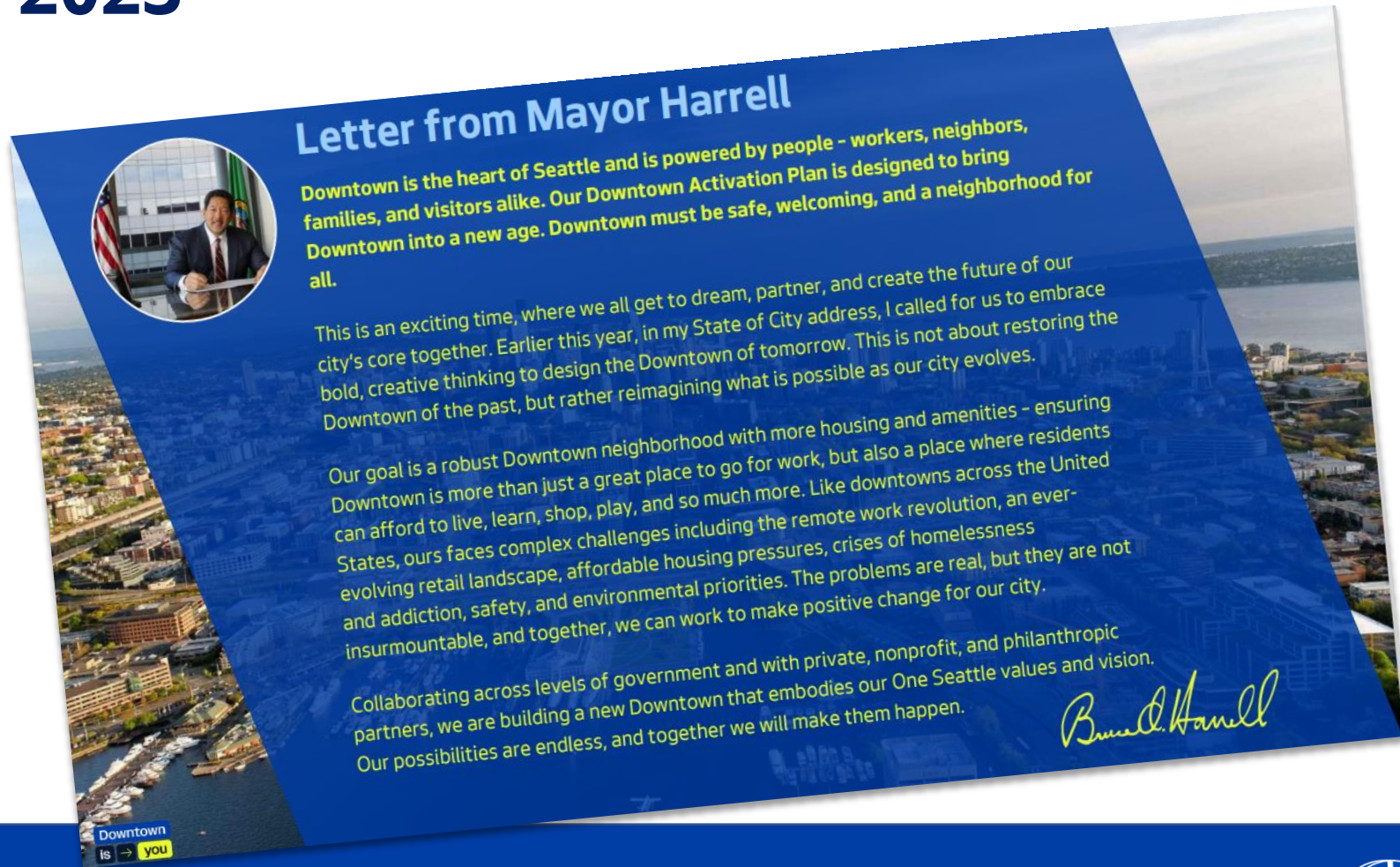


# Legislative Items To Support Downtown Activation Plan Summer 2023



## Letter from Mayor Harrell

**Downtown is the heart of Seattle and is powered by people - workers, neighbors, families, and visitors alike. Our Downtown Activation Plan is designed to bring Downtown into a new age. Downtown must be safe, welcoming, and a neighborhood for all.**

This is an exciting time, where we all get to dream, partner, and create the future of our city's core together. Earlier this year, in my State of City address, I called for us to embrace bold, creative thinking to design the Downtown of tomorrow. This is not about restoring the Downtown of the past, but rather reimagining what is possible as our city evolves.

Our goal is a robust Downtown neighborhood with more housing and amenities - ensuring Downtown is more than just a great place to go for work, but also a place where residents can afford to live, learn, shop, play, and so much more. Like downtowns across the United States, ours faces complex challenges including the remote work revolution, an ever-evolving retail landscape, affordable housing pressures, crises of homelessness and addiction, safety, and environmental priorities. The problems are real, but they are not insurmountable, and together, we can work to make positive change for our city.

Collaborating across levels of government and with private, nonprofit, and philanthropic partners, we are building a new Downtown that embodies our One Seattle values and vision. Our possibilities are endless, and together we will make them happen.

*Bruce Harrell*

Downtown is → you

# Potential or Proposed Near Term Legislation

- **Downtown Retail Core zoning amendment** (OPCD lead)
- **Belltown lodging use flexibility** (OPCD lead)
- **Downtown digital kiosks** (SDOT lead)
- **Temporarily waive permit fees for vending and events** (SDOT lead)
- **Master Use Permit expiration modifications** (SDCI lead)
- **Facilitate Office-to-Residential Conversions legislation** (OPCD and SDCI lead)
- **Increased flexibility for ground level use regulations** (SDCI lead)
- **Design Review exemption for MHA performance** (Council led and completed)

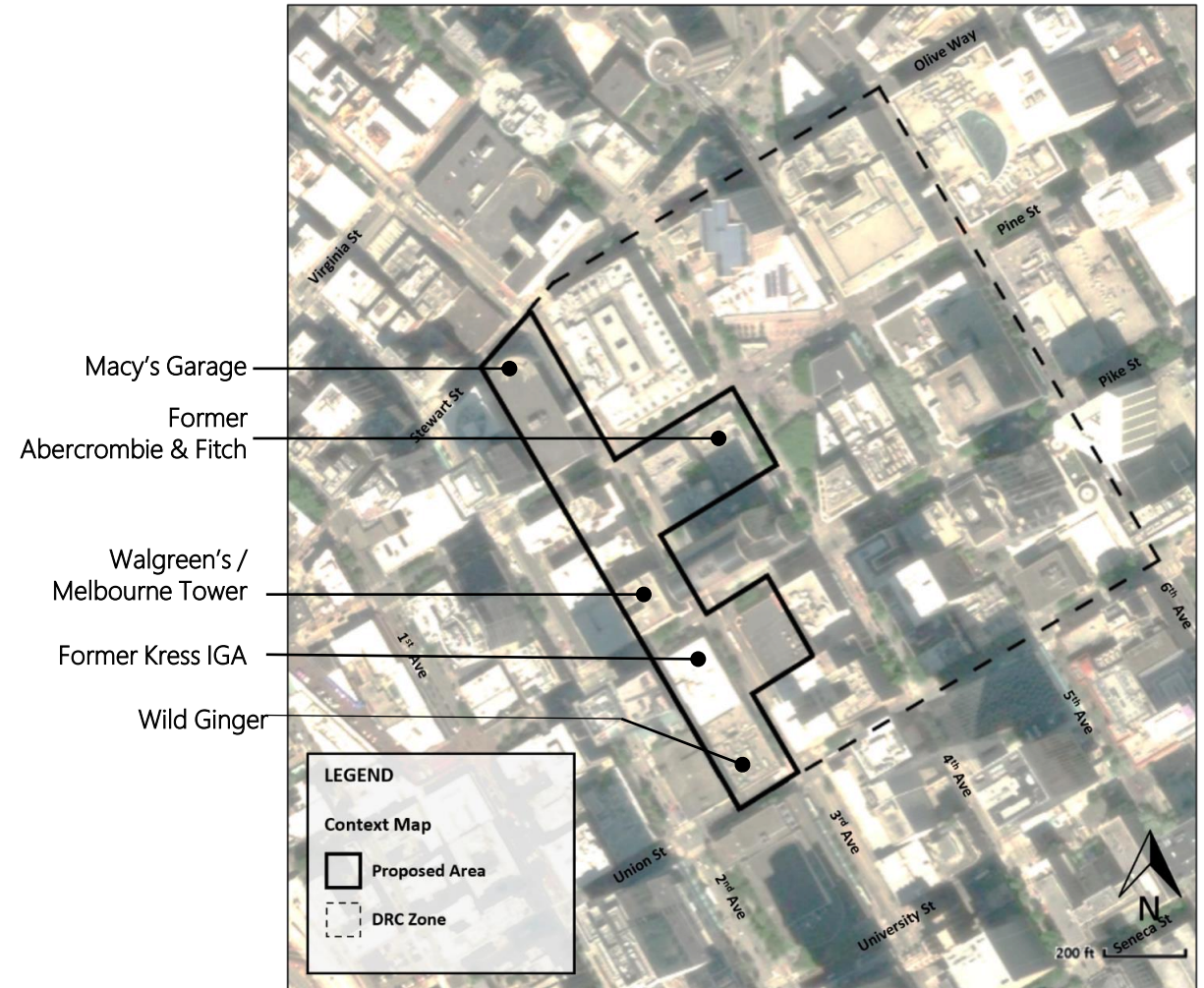
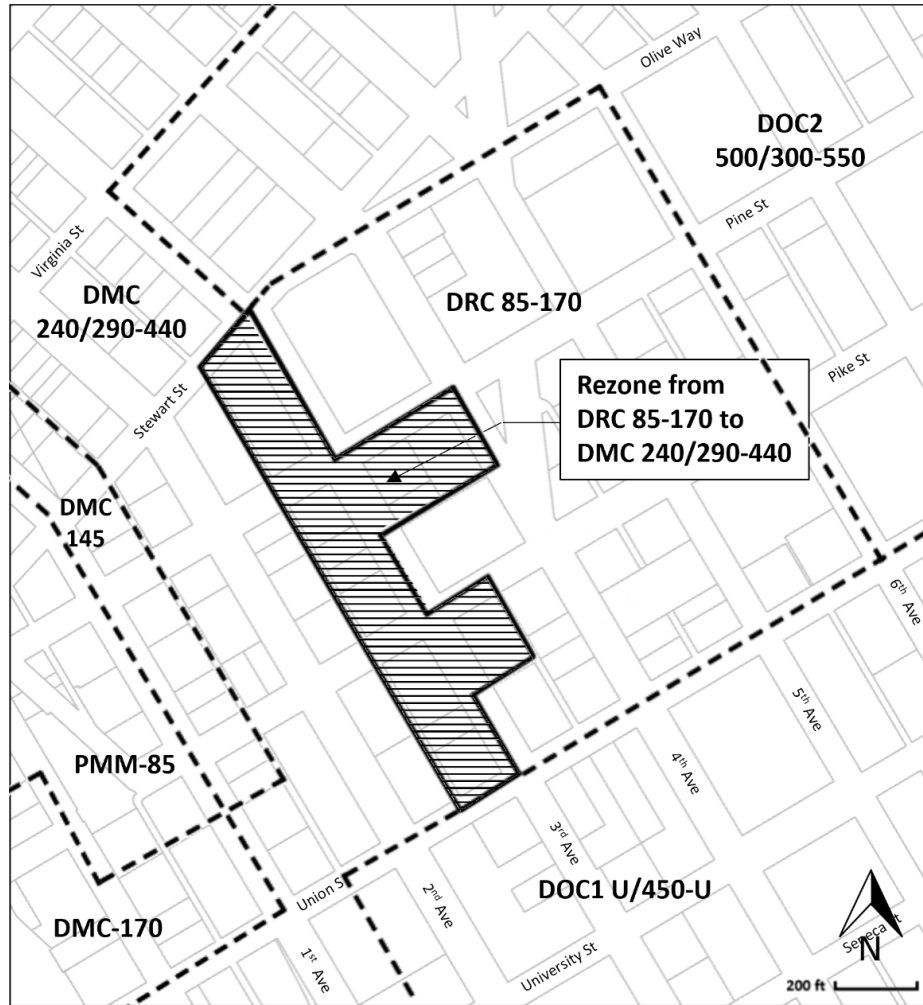
# Downtown Retail Core zoning amendment

## Rezone Parts of the Downton Retail Core Along 3<sup>rd</sup> Ave. to Encourage Residential Development

- The proposed rezone is from the Downtown Retail Core (DRC 85-170) zone to the Downtown Mixed Commercial (DMC 240/290-440).
- Amend the land use code to apply a 60' tower spacing requirement for the proposed rezone area
- Amend the land use code to amplify incentives for school facilities in downtown by allowing an increase in podium height from 65' to 85' and a corresponding 20' increase in allowed residential tower height



# Downtown Retail Core zoning amendment



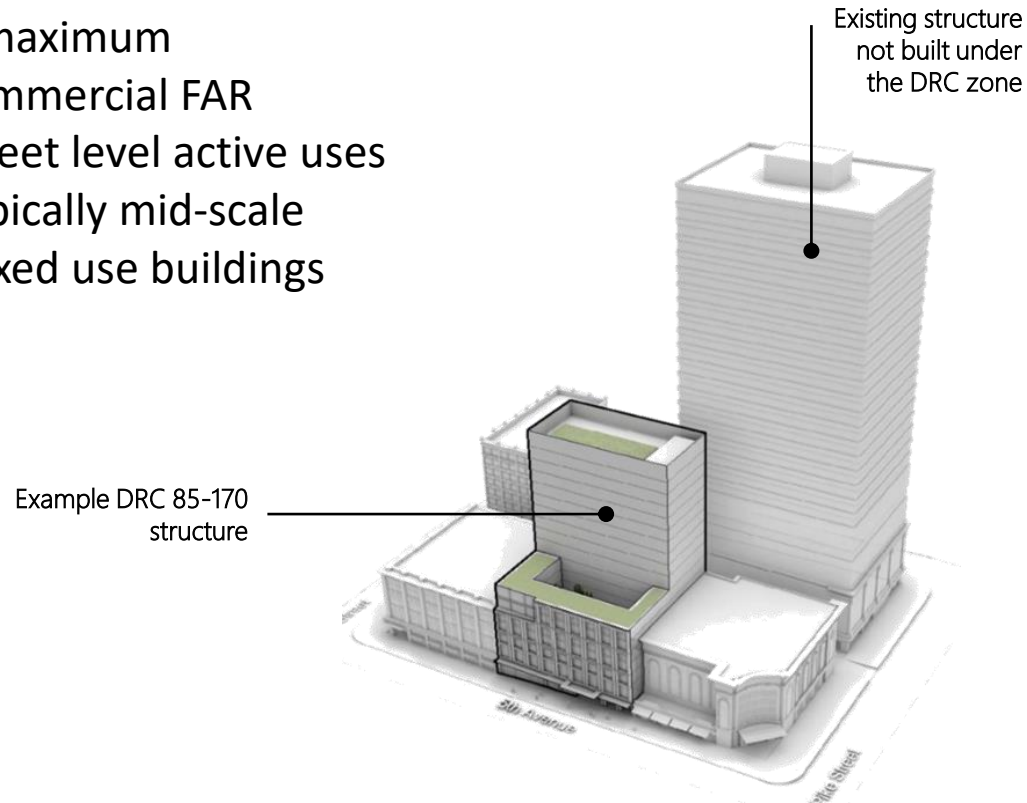
# Downtown Retail Core zoning amendment - Purpose

- **Encourage investment.** The DRC zone has not supported significant new development while the DMC zone has had numerous residential towers built. The change would encourage largescale development on a few key sites. Upgrade the physical environment and disrupt unhealthy patterns of street level activity.
- **Add Residential Density to Downtown.** Hundreds of added residences would bring an activating presence to the local area and support downtown small businesses. Increasing residential use is a strategy to address softened commercial office markets downtown.
- **Incentivize Possibility for a Downtown School.** A downtown school is a policy goal for the City and partners. The legislation would strengthen existing code incentives for a major new development to include a custom built school.

# Downtown Retail Core zoning amendment

## Existing DRC 85-170

- 170' maximum
- 6 maximum commercial FAR
- Street level active uses
- Typically mid-scale mixed use buildings



## Proposed DMC 240/290-440

- 440' maximum
- 8 maximum commercial FAR
- Street level active uses
- Typically tall, slender floorplate residential towers.
- Examples in Belltown and Denny Triangle

