BELLWETHER
HOUSING

Office of Planning and Community Development
Seattle City Hall
600 4th Avenue, 5th Floor
Seattle, WA 98104
Attn: Jim Holmes; Rico Quirindongo
PCD_CompPlan_EIS@seattle.gov

May 6, 2024

Re: Support for additional residential height and density at Kingway site, 5952 Martin Luther King Jr. Way South (Parcels 8113100005 and 8113100040)

Dear Mr. Quirindongo,

Thank you for the opportunity to comment on the One Seattle Comprehensive Plan Draft Environmental Impact Statement ("DEIS"), as well as the Draft One Seattle Plan.

Established in 1980, Bellwether Housing has been a pioneering force in Seattle's affordable housing landscape. As the largest nonprofit affordable housing provider in Seattle, Bellwether Housing manages over 3,500 apartments across 41 buildings, serving over 7,500 residents. Our mission is to create stable and equitable communities by developing and managing affordable homes for individuals and families with low incomes. We commend the commitment to affordable housing and the other values articulated in the draft One Seattle Comprehensive Plan.

Given our mission, we are eager to see allowances for additional residential development across Seattle – particularly in areas in close proximity to light rail, where many of our buildings are located. We firmly believe that increasing affordable housing capacity in transit-oriented areas is essential for addressing Seattle's housing affordability crisis and fostering a more inclusive urban environment.

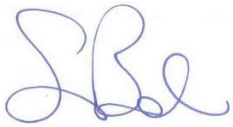
Bellwether owns and operates the Kingway Apartments, an existing affordable housing community located at 5952 Martin Luther King, Jr. Way South (parcels 8113100005 and 8113100040) (the "Property"). The Property is split-zoned Midrise and Neighborhood Commercial 2 with a 55' height limit (MR and NC2-55). The Property is within walking distance of a future light rail station and represents a significant opportunity for many more affordable housing units to be developed on the site. Accordingly, we encourage OPCD to include in the FEIS a study of heights and densities commensurate with NC zoning on the entire site, with height limits up to 125'. In addition, we

encourage the City to look at sites such as these and ensure that as part of implementation of the Comprehensive Plan, they are not split zoned. Split zoning creates hardships for redevelopment, and redevelopment that includes affordable housing in this area should be encouraged.

Finally, we encourage the implementation of the Comprehensive Plan in areas like these to be completed as soon as possible. We are aware that the City will focus on Regional Center subarea plans, but opportunities for affordable housing density, such as this one, which is outside of Regional Centers, should not be overlooked.

We would be pleased to collaborate with your department as may be helpful in future implementation on this site. Thank you again for receiving our comments.

Sincerely,



Susan Boyd, Chief Executive Officer
Bellwether Housing