DCL Management LLC.

VISTA PACIFIC GROUP
COMMERCIAL PROPERTIES

May 3, 2024

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

Re: One Seattle Plan
4552 University Way NE - Support for Alternative 5

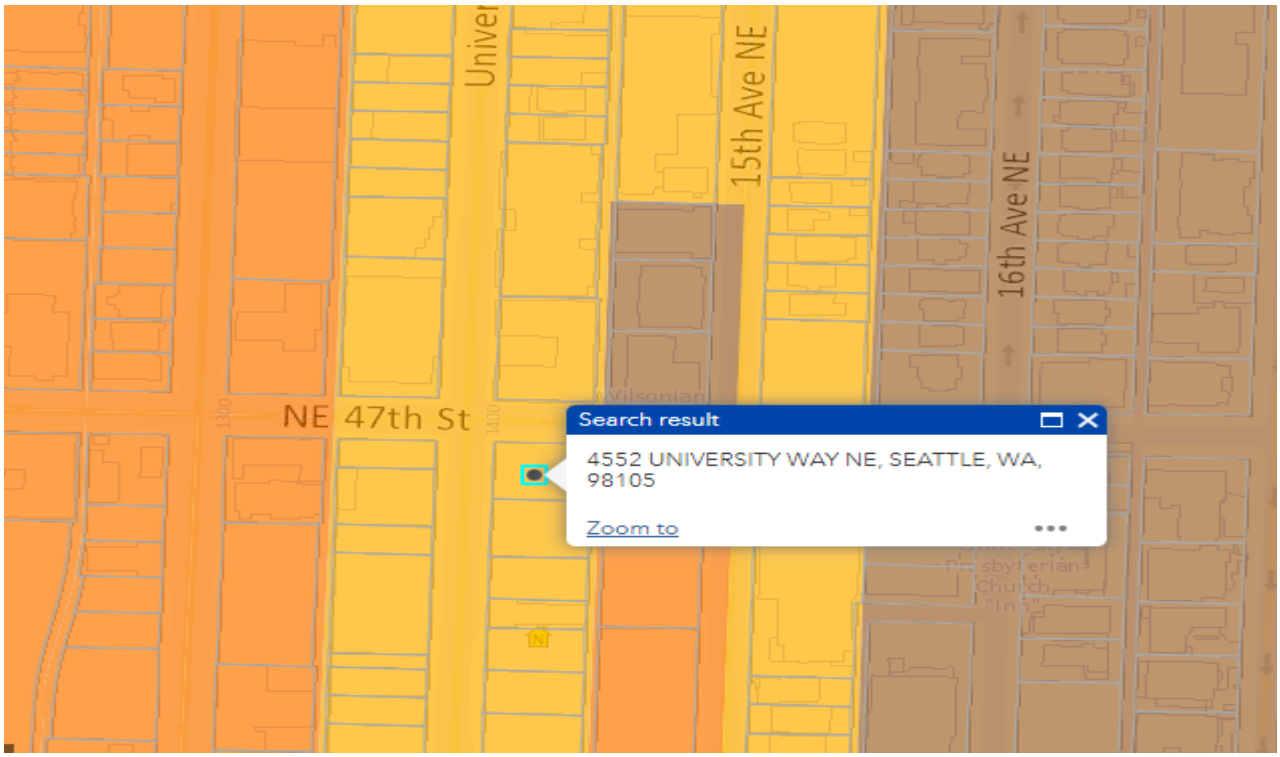
Dear Mr. Quirindongo,

DCL UW, LLC, is the owner of the property located at 4552 University Way NE, on the corner of 47th Street and "The Ave" in the heart of the U District. Thank you for the opportunity to comment on the One Seattle Comprehensive Plan Draft Environmental Impact Statement ("DEIS").
We write to express support for Alternative 5, but request that the Final EIS study mixed-use zoning of up to 240 feet in height along University Way NE at least north of NE 46th Street to encourage mixed-use redevelopment of the Property and surrounding north Ave properties. Zoning similar to the adjacent Seattle Mixed zone would be more consistent with the City's Urban Village concept, including the opportunity for dense multifamily housing near transit in a neighborhood that greatly needs it.

The Property is 8,240 sf in area and is currently occupied by a two-story retail building. Located in close proximity to light rail and bus stops, the University of Washington campus, and the Ave's prime retail corridor, the Property presents an ideal opportunity for mixed-use redevelopment.

Nearby properties have recently been zoned Seattle Mixed with height limits upwards of 240 feet, as shown below, reflecting the city's commitment to accommodating increased residential density and fostering vibrant urban centers. Applying this increase to the Property and nearby properties as well would align with the City's policy goals for the U District and for the One Seattle Plan more generally: promoting greater residential density and

enhancing transit-oriented development.
We understand that the business community on University Way south of NE 45th Street does not seek additional density in that location due to the retail character of that portion of the Ave. The Property and other sites further to the north, however, are appropriate candidates for mixed-use redevelopment that maintains the distinctive nature of the neighborhood while allowing more residents and visitors to access and enjoy it. We encourage OPCD to study Seattle Mixed densities with height limits up to 240 feet, similar to those of the surrounding areas, for the northern section of the Ave above at least NE 46th Street, including the Property. While 240 feet may be the upper envelope of what makes sense for urban design, this will support evaluation of additional heights such as 120 or 160 feet that may support redevelopment of this area. This will help the City to better understand the potential benefits and impacts and be ready to adopt any necessary zoning. We believe this will not only support the U District's objectives but also contribute to the overall livability and sustainability of our neighborhood.



Additionally, we urge OPCD to prioritize the completion of the U District subarea plan, ideally by the end of 2025. The timely completion of this updated subarea plan, and any zoning changes that are necessary, is essential for providing clear guidance and direction for future development initiatives in the U District, support the One Seattle Plan vision and meet the unique needs of our neighborhood. Please do not hesitate to reach out if we can provide any further information or assistance.

Sincerely,

Dexter Lai
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E: DexterL@dclmanagement.com

cc: Councilmember Rivera