From: Steve Thomason <sthomason@saintmarks.org>
Sent: Monday, May 20, 2024 8:18 AM
To: PCD_OneSeattleCompPlan <OneSeattleCompPlan@seattle.gov>
Subject: Comments on draft One Seattle Plan

CAUTION: External Email

Dear OPCD Team,
Saint Mark's Cathedral is actively exploring the feasibility of redeveloping its St. Nicholas School building and site at 1501 10thAvenue East, just north of the Cathedral, as a multi-generational affordable housing community.

The existing school building dates from 1926 and was landmarked in 1981. There are significant maintenance and renewal concerns with the building, which is an unreinforced masonry structure. Saint Mark's hopes to partner with an affordable housing developer to build significant new housing in combination with an adaptive rehabilitation of the historic building, though the current affordable housing financing climate is proving a challenge. We believe that the project could become more feasible if the zoning was changed from the current NR3 zoning. Although the church could use special provisions for affordable housing on land owned by religious institutions to achieve a higher density than otherwise allowable on the site, the underlying zoning still poses considerable constraints. The envisioned development could be more straightforward if the site was rezoned to allow a midrise structure outright.

We've reviewed the proposed One Seattle Comprehensive Plan and were pleased to see that the City recognizes the site is adjacent to the frequent transit corridor on NE 10th. Both our Cathedral (1245 10th Ave. E.) and the St. Nicholas site (1501 10th Ave. E.) would be within the future "Urban Neighborhood" FLUM designation, where Policy GS 6.2 suggests the City should "[a]llow moderate-scale housing of 4 to 6 stories in areas currently zoned for such housing and along arterials where zoned densities may be increased to provide more housing options near frequent transit." We fully support this policy, and request the City identify both properties as an area where it makes sense to increase zone density to NC3-55 or similar because of the proximity to frequent transit and because of the opportunity to add affordable housing.

Thank you for considering these comments.

Steve Thomason

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Saint Mark's Cathedral acknowledges that we gather on the traditional land of the first people of Seattle, the Duwamish People, who are still here, and we honor with gratitude the land itself and the life of all the Coast Salish tribes.

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