May 3, 2024

VIA EMAIL

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

Re: One Seattle Comprehensive Plan Draft Environmental Impact Statement

MRH Properties, LLC 1103 – 1109 North 36th Street Comment Letter

Dear Mr. Quirindongo,

On behalf of MRH Properties, LLC, I am writing to comment on the One Seattle Comprehensive Plan ("One Seattle Plan") Draft Environmental Impact Statement ("DEIS"), maps, and policies. My family, through MRH Properties, owns two parcels at 1103 – 1109 North 36th Street in the Fremont Hub Urban Village ("Property"). I am writing in support of the Mayor's proposed creation of the Fremont Urban Center and to request that our Property is zoned for neighborhood commercial use.

Currently, our Property is in the Fremont Hub Urban Village. It is not inside, or even near, any of the City's manufacturing/industrial center ("MIC") or shoreline environment. Despite our location within the Fremont Hub Urban Village, our Property is zoned Industrial Commercial. As you can see, our Property is surrounded directly to the north and west by neighborhood commercial zoning.

We have owned our Property for over 36 years. We are a Seattle born family and have worked hard to recruit and retain our tenants to occupy our renovated manufacturing buildings, parts of which date to 1909, 1950's and 1980's. However, over the last decade, our existing office and warehouse tenants, each occupying for over 25 years, have vacated. All around our Property, the City is redeveloping with new apartments, restaurants and retail on Woodland Park Avenue and Stone Way. Today, our neighborhood is truly a mixed-use residential area. However, our current zoning does not match this reality. We are struggling to find any viable industrial tenants for this building. It is not an industrial area. We were especially surprised when we learned – only after its final passage – that the City had done an update to its Industrial and Maritime zoning. No one from the City contacted us during that process to hear about our experience. We believe the City missed the opportunity in that Industrial and Maritime Strategy process to better align the zoning

for our little isolated swath of land with the rest of the Fremont Hub Urban Village.

We believe this One Seattle Plan process should resolve that oversight and align our zoning with the rest of the proposed Fremont Urban Center to support a mixed-use neighborhood environment.

Specifically, our comments on the DEIS are:

- **Support for Fremont Urban Center**. We support the Fremont Urban Center designation, including our Property, to create a wide range of housing, restaurant, retail, and job growth. We agree with the City's vision that Urban Centers should support a "significant" share of housing and allow for up to 8-story mixed-use residential housing types. The final One Seattle Plan and land use maps must resolve the zoning inconsistencies presented by our isolated, area of industrial commercially-zoned land within the Fremont Urban Center by adopting neighborhood commercial zoning with appropriate heights for our Property.

- **Growth Assumptions**. The DEIS contemplates a net new target of 1,537 new housing units and upwards of 311 new jobs in the Fremont Urban Center over the course of the Plan. We estimate that our Property alone could support nearly 200 units, depending on the permitted height, under neighborhood commercial zoning for an Urban Center. The Final Environmental Impact Statement ("FEIS") should study increased housing and jobs targets for the Fremont Urban Center including our Property, and the other industrial commercial zoned property inside the Urban Center, so that the City can better understand the potential benefits and impacts of those changes and be positioned to readily adopt those new maps.

- Consistency with Policies. The One Seattle Plan includes Policy LU 13.11 that states:

  "**Avoid placing industrial zones** within regional, **urban** and neighborhood **centers** However, in **locations where a center borders a Manufacturing and Industrial Center**,
  use of the industrial commercial zone within the center where it abuts the Manufacturing and Industrial Center to provide an appropriate transition to help separate residential uses from heavier industrial activities." (emphasis added)

  Our Property is not in – or even near – a MIC. Simply put, our Property should not be zoned industrial per the City's own policies. The City should study this issue in the FEIS for consistency with the current or proposed Comprehensive Plan, including Policy LU 13.11. We believe the only reasonable conclusion after that study must be to change the zoning to match our Property with the Fremont Urban Center mixed-use zoning and 8 story heights.

For these reasons, we ask that the City update the Future Land Use Map and zoning as part of the Mayor's preferred alternative in the FEIS and One Seattle Plan to be consistent with the rest of the Fremont Urban Center to our north and west. New mixed-use residential development on our Property supports the Fremont Urban Center and implements the Mayor's One Seattle Plan vision.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

Helene Heglund
MRH Properties, LLC
206-618-1104
helenereed@comcast.net

cc: Councilmember Maritza Rivera

Councilmember Dan Strauss