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

Re: Support for additional residential capacity for parcel #3226049579

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 housing development across Seattle – particularly at properties owned by institutions where we see partnership opportunities. Education, widely recognized as the pathway to economic mobility, remains elusive for many. We firmly believe that increasing housing capacity adjacent to educational institutions will reduce educational disparities, create job opportunities, and contribute to addressing Seattle's housing crisis.

Bellwether is working with North Seattle College to develop the underutilized southwest corner of campus as affordable housing. The site is served by frequent transit arterials on College Way N and NE 92nd Street and benefits from the John Lewis Memorial bridge connection to the Northgate Light rail Station. The bridge was constructed to increase the light rail walkshed and currently serves the campus and higher density properties to the north of the bridge.

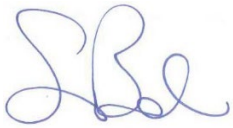
The One Seattle Plan future land use map shows campus and the subject property zoning unchanged along with two blocks of new Urban Neighborhood

positioned between the Northgate Regional Center and the Aurora Licton Springs Urban Center. The college already operates under a MIMP allowing increased scale beyond the underlying LR1 and LR3 split zoning of the development parcel. The development site creates an opportunity for housing to provide a transition in scale from the campus to the Urban Neighborhood.

We are writing to request you study an expansion of the Northgate Regional Center and include the area underlying the North Seattle College MIMP into the One Seattle Preferred Action. The development site supports plan policies for creating opportunities around higher education, adding density adjacent to frequent and alternative transit, mitigating displacement of current residents and businesses, eliminating split zoned sites, and transitioning between areas varied intensity uses.

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

Sincerely,



Susan Boyd, Chief Executive Officer
Bellwether Housing