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Reference: Draft for Public Review, ONE SEATTLE PLAN, Comprehensive Plan Update

University Lutheran Church has been an integral part of the University District for over 100 years. Our church building on 50th Ave NE supports critical social services for at-risk women by hosting the Elizabeth Gregory Home day center. Several nights per week, University Lutheran serves hungry young people through TeenFeed. We see the homeless and mentally ill on our front doorsteps and within our parking lots. Our members struggle with the availability of affordable housing; young people who were raised in the congregation cannot find affordable homes within the city.

The Seattle Comprehensive Plan provides an opportunity to address these large challenges that we observe in our neighborhood. Essentially, we just need more affordable housing-low income, workforce, and family housing units. Within our neighborhood, we call for the following changes to the Comprehensive Plan:

1) Expand the footprint of the U District Regional Center.
   - The area of the Regional Center must include the full 10 minute walkshed.
   - Within the University Park neighborhood where University Lutheran resides, the Regional Center should be expanded to allow higher elevation buildings northward from 45th Ave NE all the way to 52nd Avenue NE. This is only a 10 minute walk north along University Way (the Ave). Note the frequent bus service along University Way and 15th Avenue NE makes this a practical expansion of the Regional Center.
   - The height of the Regional Center may be increased to allow more housing because at the street level pedestrians will not be affected by increased building heights.

2) Expand the footprint and intensity of Roosevelt and Wallingford urban centers, adjacent to University District Regional Center. For the Roosevelt center, which contains the Link light rail station, extend the area to encompass a full 10 minute walk from the station; this entire area should allow 7-8 story buildings to make best use of the investment in transit. Townhome level designations should only be allowed outside the area.

Within the past few years, our congregation has observed a declining number of families living in our neighborhood which means that we have fewer long term members that financially support the congregation and its community services. Seattle needs to change that trend which is why we support the following recommendations to provide more affordable family housing.

3) More midrise style family housing like those in neighborhood centers around major public investments, like Ravenna Park, Ravenna Eckstein Park, Bryant Elementary, Green Lake Elementary, Laurelhurst Elementary, Green Lake Park, Woodland Park, Magnusen Park, and The University, Green Lake, and NE Branch public libraries.

4) Expand the square footage allotment (floor area ratio or FAR) for middle housing to at least 1.6 or to be at least compliant with the model code from the State Commerce Department. This is particularly important in neighborhoods like ours-where building can prevent displacement elsewhere.

5) Restore all the neighborhood centers from the original visionary proposal put out by OPCD, which include Tangletown, three along Sand Point Way, south Wallingford, the border of Fremont/Wallingford, one in Ravenna and two on 35th Avenue NE.

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