May 3, 2024

OPCD
Seattle City Hall
600 4th Avenue, 5th Floor
Seattle, WA 98104
Attn: Jim Holmes, Rico Quirindongo
PCD_compplan_EIS@seattle.gov
OneSeattleCompPlan@seattle.gov

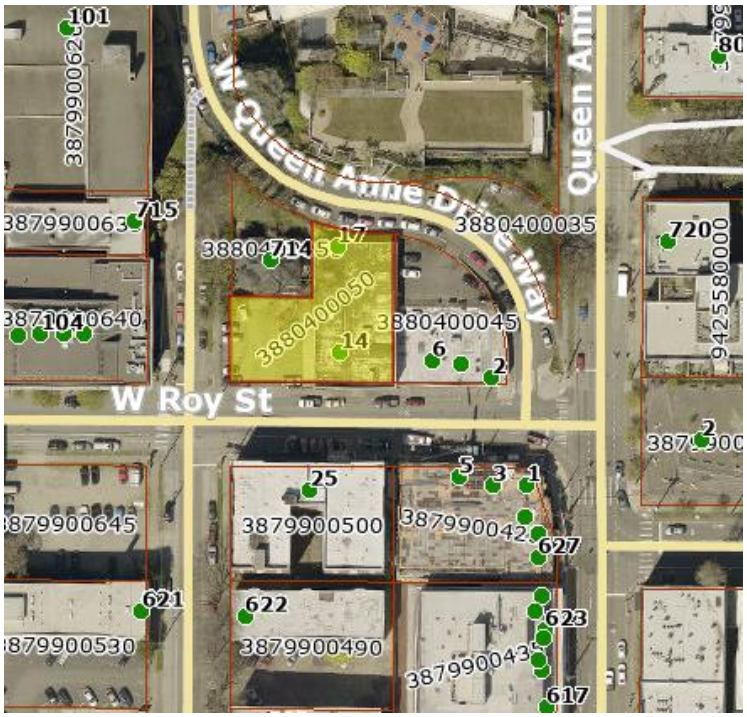
Re: **Support for Alternative 5, request to study SM-UP zoning with heights of 85-125 feet at 14 West Roy Street**

Dear Mr. Quirindongo,

Thank you for the opportunity to comment on the One Seattle Comprehensive Plan Draft Environmental Impact Statement ("DEIS").

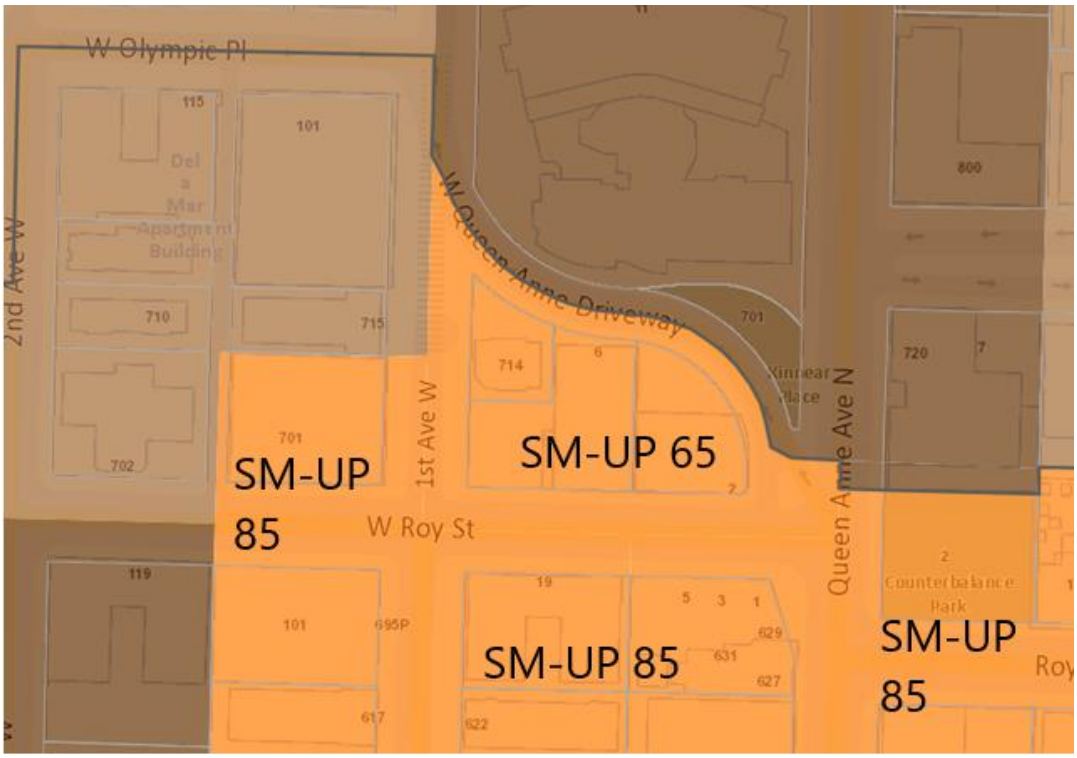
West Roy LLC owns the property at 14 West Roy ("Property") in the Uptown neighborhood, currently used for warehousing and retail purposes. We write to express support for Alternative 5, but request the Final Environmental Impact Statement ("FEIS") study expansion of the Uptown Urban Center further to the north and an increase in minimum urban center height limits to 85 and 125 feet. More designated urban centers and greater heights within these areas will facilitate the residential and commercial capacity that our neighborhood needs to thrive.

The Property is 12,035 square feet in size and is currently improved with a two-story warehouse and retail building, along with surface parking. It is located within a block of a multi-line bus stop served by the D Express, and it is across the street from Counterbalance Park in a neighborhood full of varied commercial and residential uses.



The Property is currently zoned SM-UP 65(M1) and is located along the northern boundary of the Uptown Urban Center, as shown below. The blocks to the south, west, and east of the Property are zoned SM-UP 85(M1). The Property's current zoning, therefore, is inconsistent with that of its neighbors and with the density-promoting policies of the urban center designation. It would better facilitate the goals of the One

Seattle Plan to establish a minimum zoned height limit for urban centers of at least 85 feet, and preferably of 125 feet to allow for mass-timber construction. We request the City study zoning assumptions that would establish these height limits for urban centers generally, and on the Property in particular, as part of the Comprehensive Plan update.



In addition to increases in zoned height, we urge the expansion of the Uptown Subarea boundary to the north and request that the FEIS study an expansion beyond that contemplated by Alternative 5. This expansion would promote greater commercial vitality and better integration with surrounding residential neighborhoods. An extension of the subarea will facilitate a more cohesive and inclusive approach to planning and development, allowing better integration of Uptown and Lower Queen Anne with the surrounding residential neighborhoods and creating an even more vibrant and thriving urban district.

Along the same lines, we strongly advocate for the rapid completion of the Uptown Subarea Plan to ensure comprehensive and effective planning. Uptown, with its prime location, distinctive retail character, and numerous cultural amenities, is poised for growth that furthers the policies of the One Seattle Plan. It is imperative that the subarea plan is finalized promptly to provide clear guidance and direction for future development initiatives, ensuring that growth is managed responsibly and aligned with community aspirations.

Please do not hesitate to contact us if we can provide any additional information about the above.

Sincerely,

Jessica M. Clawson

On behalf of West Roy LLC