



Dear Members,

Capitol Landing Partners, LLC is requesting the 2030 General Plan be changed to better reflect the intent of the Railyard Master Plan with regards to the 7th Street Corridor. We request the western half of the block between E and F and 7th and 8th Streets to be designated as “Urban Corridor High” and the block between D and E and 7th and 8th street to be designated as “Urban Corridor Low”.

As owners of the two parcels of land at 717 & 719 F Street, we support the idea of a transition from the “Urban Center High” designation in the Railyards project on the west side of 7th street to the “Traditional Neighborhood Medium Density” designation in the Alkai neighborhood east of 8th Street.

We believe that 7th street connecting to the exciting revitalization projects in the Richards blvd area is an Urban Corridor worthy of an appropriate land use designation. Previous versions of the Railyard Master plan and the Alkali Edge Development Regulations specifically called for a transition from 7th to 8th street with heights going from 105’ along 7th down to 35’ feet along 8th street and densities of 75 to 150 units per acre along 7th street down to a density of 15 to 30 units per acre along 8th street. With those regulations anticipated, the mixed-use retail, office and residential Stanford Lofts project was entitled along 8th street between E and F. That project supports the idea of a transition zone as it steps up in height from 35’ along 8th street to nearly 60’ as it moves towards 7th street.

Restricting the remaining parcels in this area to the proposed designation “Traditional Neighborhood Medium” would prevent the important transition zone that had the support from the community, city staff and Railyard developers. It would also prevent the LPA designed Capitol Landing project on our parcels that was met with support and positive reviews.

I am happy to meet with any interested party to better explain this request.

Bryan DeBlonk
Managing Partner
Capitol Landing Partners, LLC