



Z.C. Case No. 25-02

OAG Testimony in Support

Noelle Wurst – Assistant Attorney General
Public Hearing – December 15, 2025

OAG strongly recommends that the ZC **approve** the proposed map amendment to rezone the property located in Northwest One from the MU-4 to the MU-9A zone, especially with the application of IZ+.



Facilitates development of a robust mixed-income and mixed-use community in Northwest One.

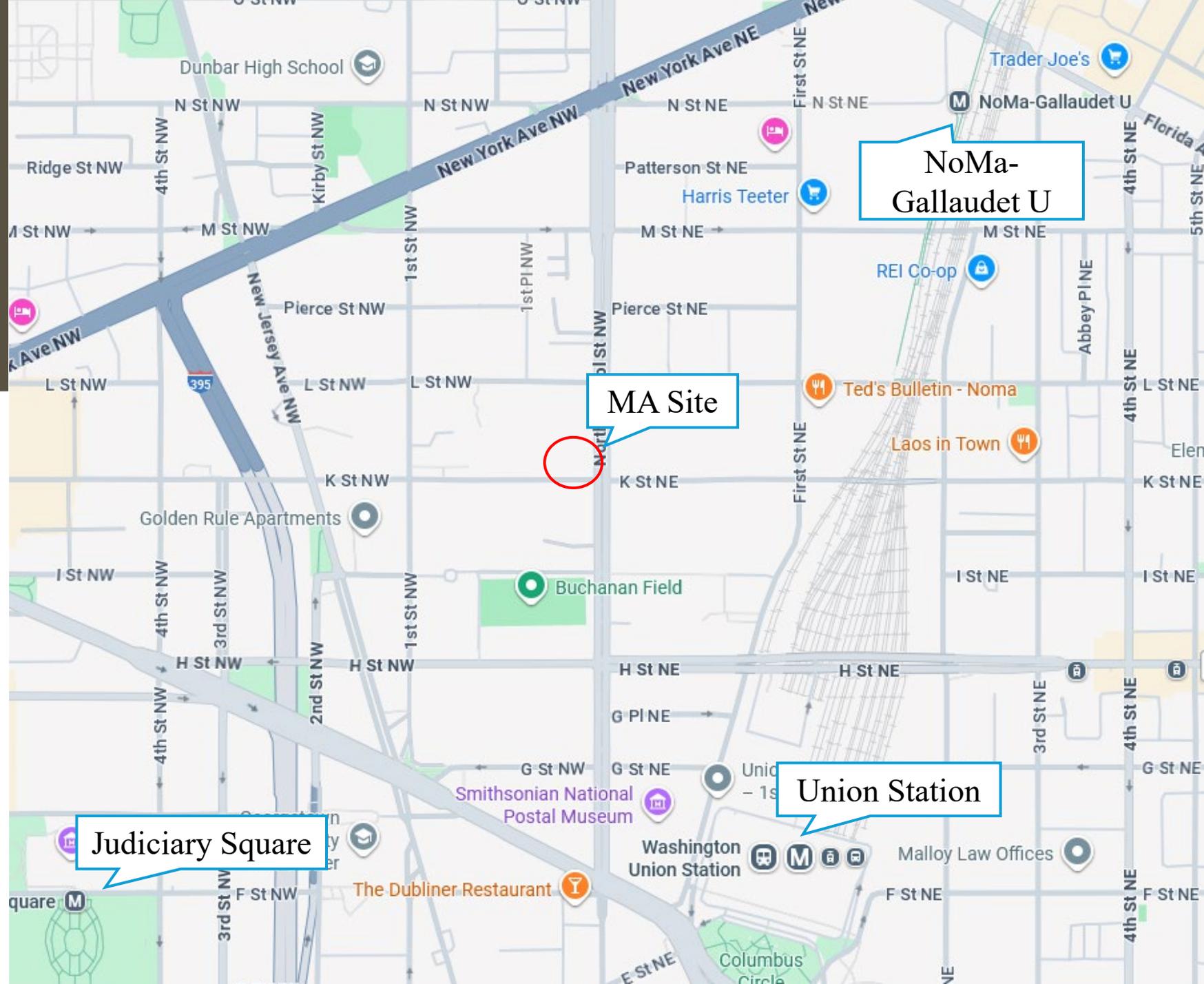


Additional residential density will help address impacts of previous displacement.



Fulfills Central Washington's affordable housing goal.

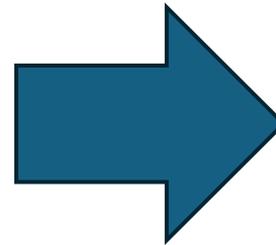
Robust Northwest One Community



Added Density Will Facilitate Anti-Displacement Measures

Added density will provide greater flexibility to achieve redevelopment plan's goals by providing both more units overall and deeply affordable units.

IZ+ would provide even more options for returning tenants and new residents by preserving affordability.

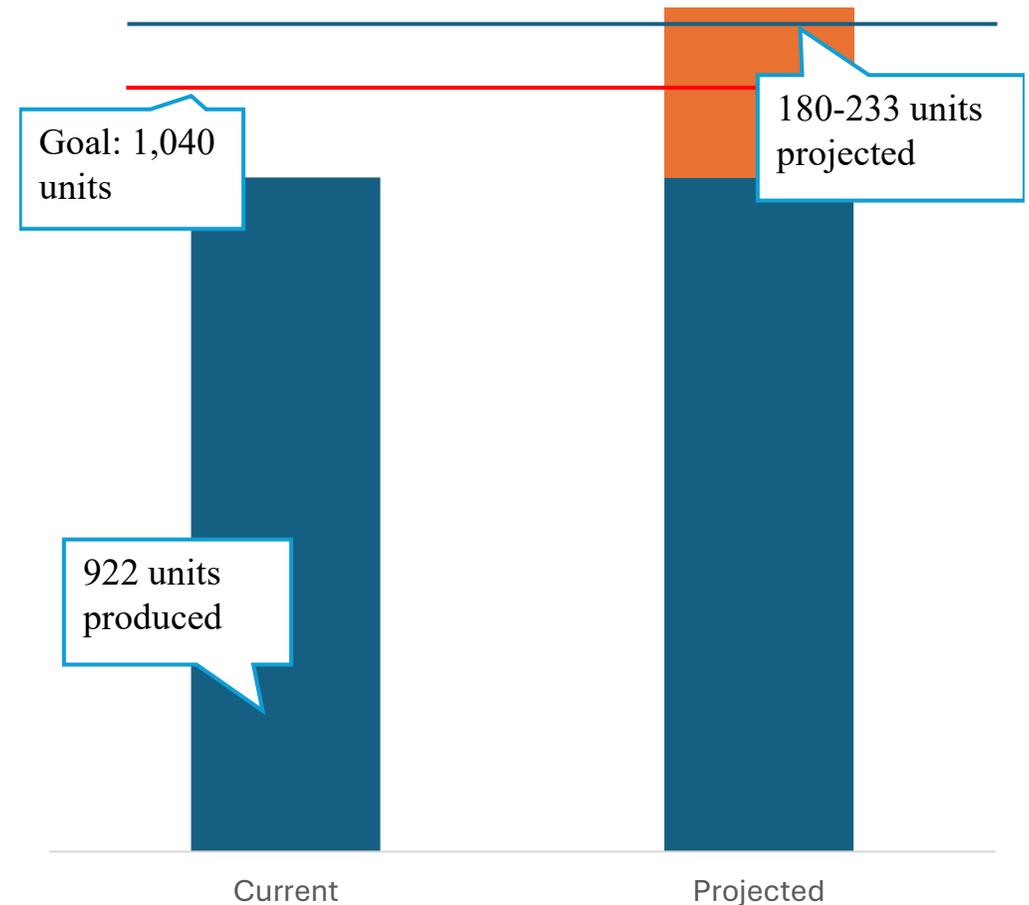


Opportunities for former Temple Courts tenants to return and occupy units that fit their income and family needs with modern amenities.

One-to-one replacement of dedicated affordable units.

Added Density Will Facilitate Achievement of Central Washington's Affordable Housing Goals

- Phase Three of the Northwest One redevelopment is projected to add ~180-233 housing units total.
- ~74 replacement deeply affordable units offered at 30% MFI or below.



OAG recommends that the ZC **approve** the proposed map amendment to rezone the property from the MU-4 to the MU-9A zone, under IZ+, to enable the construction of high-density mixed-use buildings.