

Date: _____

Dear Director Sugimura,

I am writing to express my concern about the proposed mixed use development project in Wedgwood at 8606 35th Avenue NE.

Redevelopment along 35th Avenue NE can benefit our community. Infill development and density are important and can be compatible with the existing single family homes in Wedgwood. However, the proposed project does not work for our neighborhood because of incompatible zoning. It severely impacts the adjacent homes and businesses by shading and towering over them and creates a undesirable precedent along 35th Avenue NE.

The City has stated that a four-story, over forty foot tall mixed use building next to a single family zone is compatible because the single family homes could be built to be 30 feet high. We strongly disagree with your opinion. The existing homes are, in fact, small (about 1,000 square feet) without plans to build much larger houses. In addition, the site is sloped and makes the problems worse for our neighbors. Your proposed 8-foot setback is hardly a transition.

The City created the incompatible zoning problem and the City can fix it. Your own Design Review Board reluctantly approved this project and some members have expressed serious concerns about this project. The Design Review Board is advisory to the City and the community does not support the project as proposed.

I am asking the City to:

- Reduce the direct impacts of this project by supporting a smaller building: two stories, more setback on 86th and 87th Streets and to the east.
- Address the zoning incompatibility before this happens again. Work with our community to develop a neighborhood plan and development guidelines and set a moratorium on future development until we have a plan. The current piecemeal approach does not work for the neighbors, developers, and Seattle.

Thank you for your attention to this project. I look forward to hearing your ideas about actions and design changes that would allow redevelopment, a profit to the developer, and compatibility with the neighborhood.

Sincerely,