

# Coming to Wedgwood Unless You Act Now!

Proposed project at 8606 35th Avenue NE (Jewish Community Center Site)



**Proposed Project Facts:** Four stories, 40+ feet tall on 35<sup>th</sup> Avenue NE, mixed use building with 86 condos and 4 retail stores, ~120 parking stalls, 8 foot setback from east property line and neighbors

**Status:** The City Design Review Board will recommend that the City approve the building. The City will approve a Master Use Permit (ok to build) in August or September 2007.

## THE IMMEDIATE PROBLEM:

- Height, bulk, and scale out of character for rest of Wedgwood
- NC2-40 zoning (mixed use up to 40 feet) is incompatible with adjacent small single family homes
- Towering structure significantly and negatively impacts existing neighbors—shading and privacy losses are major concerns. Sloped site makes the problem worse.

## THE FUTURE:

- **This project will set a precedent for future redevelopment along 35<sup>th</sup> Avenue NE**
- The NC2-40 zone backs directly to single family zones along 35<sup>th</sup> Street from U.S. Bank to Home Street Bank and the Javasti Building to Windemere Building.
- **Your property could be impacted!**

## COMMUNITY PROPOSED SOLUTION:

- Lower proposed building height to 2 stories to reduce shading and improve privacy for single family homes
- Increase setbacks on 87<sup>th</sup> and 86<sup>th</sup> Streets and to the homes east of the site.
- Address zoning incompatibility on 35<sup>th</sup> Ave. NE

**You can still make a difference!  
Call or email all City Council members,  
Dept. of Planning and Development  
Director, and the Mayor NOW!!!**

### Ask them to:

- Support mixed use, redevelopment on 35<sup>th</sup> Avenue NE that is compatible with the neighborhood and adjacent neighbors.
- Reduce direct impacts by supporting a smaller building: two stories, more setback on 86<sup>th</sup> and 87<sup>th</sup> Streets and to the east.
- Address the zoning incompatibility before this happens again; work with the community to develop a neighborhood plan and development guidelines.
- [www.seattle.gov/council/councilcontact.htm](http://www.seattle.gov/council/councilcontact.htm)
- [www.seattle.gov/mayor/contact.htm](http://www.seattle.gov/mayor/contact.htm)
- Department of Planning and Development:
  - Diane Sugimura, Director: 684-8899; [diane.sugimura@seattle.gov](mailto:diane.sugimura@seattle.gov);
  - Lucas DeHerrera, planner: 615-0724; [lucas.deherrera@seattle.gov](mailto:lucas.deherrera@seattle.gov) (direct traffic, parking, and service related comments to Mr. DeHerrera)

**Support neighborhood friendly redevelopment on 35<sup>th</sup> Avenue NE**

**For more information, contact details, and up-to-date status: [www.wedgwoodaction.com](http://www.wedgwoodaction.com)**