

The following public comments on the draft streetscape design guidelines and zoning recommendations were submitted during the public comment period of August 1-15, 2014 following the third public workshop on July 31, 2014. Minor edits to the public comments below were made for formatting reasons only.

	Date	Name	Comment	Source
1	8/1/2014	Dale Nielsen	The north south traffic problem of left turns could be solved by alternating green and turn left going north with south traffic stopped then south traffic doing the same with opposing traffic stopped. This would not require the bus stop to be moved. One lane at a time would go for wards and turn without disruption.	Comment Widget
2	8/2/2014	Cheryl Behrens	I was unable to attend this meeting but I have some concerns about what I think I am interpreting from these notes and pictures. First, to make 35th into a two lane road 100% of the time will make passing through WW trying to get home at busy hours terrible. As it is, with bikes, buses, connectors and cars it is very difficult. Secondly, I certainly hope that there are some trees available to make a canopy that have roots that don't buckle the sidewalks. The sidewalks all up and down 35th are destroyed by tree roots, making it very dangerous to walkers. Third, I am very much opposed to building up 4-6 stories in this neighborhood. We already have difficulties with parking on our sidestreets due to the Connector, Post office, church and businesses that do not have enough or any parking. Bringing in more density is absurd. There is simply no way to provide parking for all of these people! I find it interesting that at the 2nd meeting, one of the points made to justify all of this building up and adding all these features to walking areas, etc was that 35th is a 4 lane street. Now you are suggesting making it a full time 2 way street. Not consistent. I am still very opposed to turning WW into Ballard and would consider selling my life long property to move to a quiet neighborhood like the one I live in now. That is not what I had planned for and I object strongly to this whole bring in density idea. That is exactly why I purchased my home in the quiet neighborhood that I grew up in. Not happy!	Comment Widget
3	8/2/2014	Lisa Toner	Hi there, Thanks so much for all the care and thought you are putting into making the 35th corridor safer and more productive! I'm glad the 75th/35th intersection is being updated for safety. It's a difficult intersection and I don't feel safe there, whether I am driving, biking, or walking. I'm sure many people have mentioned how hard it is to turn left from 35th onto 75th -- at any time of the day, but especially during rush hour. I have waited through several lights trying to turn left and it is nearly impossible. The pocket turn lane will help allow traffic around - I think making the pocket lane long enough for 6-8 cars would be a good idea. Also, would green turn arrows help? Even with turn lanes, traffic goes so quickly on 35th that it's hard to turn left. I actually go out of my way to drive around the block and avoid left turns altogether. Also, is there a way to slow people down as they drive east on 75th toward 35th, perhaps rumble strips on the pavement or something? I'm always terrified to walk in that intersection because drivers seem so frantic, distracted, and fast. Thanks again!	Direct Email
4	8/4/2014	Janet Kimball	What about bikes? Curb bulbs force bikes into traffic. Hopefully the master bike plan will address this.	Comment Widget
5	8/4/2014	Chris Loftus	I would like to see my neighborhood of Bryant recognized with a few street signs (there aren't any on the two bike paths). I would also like to see that area south of 75th not called Wedgwood-businesses and planning folks place take note that is Bryant. I am also confused about the new zoning in my neighborhood. I am on the south east corner of 38th and 73rd. According to the map I saw, the west side of the street is zoned differently than my side of the street?	Comment Widget
6	8/5/2014	Virginia Gunby	Will the report provide information on how residents without sidewalks can work with the city to add sidewalks to areas between NE 85th to NE 95th so that redients will be able to walk to the new commercial development?	Comment Widget
7	8/5/2014	Marianne Matsumoto	I strongly disagree with Zoning for 6 story buildings along 35th NE and NE 85th. This would dwarf neighboring houses and greatly diminish property values to those living adjacent to 6 story buildings. Maximum 3 story, preferable 2 story buildings in our neighborhood. We still need to see the sun in our neighborhoods. We need to preserve our neighborhood for people living here and there is more to Wedgwood than 35th Ave NE!	Direct Email
8	8/6/2014	Marianne Matsumoto	Upon looking at the diagrams again, I am now seeing that that three of the four blocks at the intersection of NE 35th and 85th NE (Blocks with QFC and Wedgwood Broiler, Rite Aid, and All That Dance on the corners) would be rezoned for 6 story buildings. Is this correct? My concerns: 1. Cutting off sunlight and feeling of an open neighborhood 2. Population density in this area 3. Increased traffic and congestion in an area which will be affected by a second school built on the Thorton Creek site. 4. Building 6 story buildings next to residences is a horrible thing to do to homeowners. Thank you.	Direct Email
9	8/6/2014	Barbara Gregory	I wouldn't want to see buildings this big in Wedgwood. I suppose the planners wouldn't mind if we were like South Lake Union, but it just doesn't fit the character of this neighborhood. I was not able to attend any of the planning meetings, and I can't understand the stuff on the website, so any explanation of why this is desirable is going right past me. The tiny little maps look like the idea is to build big buildings all up and down 35th. OK, some are "only" four stories. Did people really vote for that? Some of my concerns are about increased traffic, and the parking mess that would result from such development. This is at odds with the stated goal of a pedestrian-friendly neighborhood. More buildings mean more people and more traffic. That makes walking more dangerous and more difficult. Also, wouldn't they be cutting down more of the big old trees that define Wedgwood? There's been too much of that already. I wouldn't want to see big buildings lining 35th. I like that there are houses on our main street. I don't want the huge increase in traffic. Please don't do this.	Direct Email
10	8/6/2014	Ann Skutt	Six stories is way out of proportion with the neighborhood!!! Please do not recommend zoning for six stories at this location.	Direct Email

11	8/6/2014	Ann Skutt	Zoning for six-story buildings is way out of proportion with the neighborhood. Even four stories would be difficult.	Comment Widget
12	8/6/2014	Chen Zhou	Dear Madam/Sir, Recently Wedgwood Community Council unveil the plan to rezone some Wedgwood area and I am surprised the area around the intersection of 85th Ave NE and 35th St can have 6-story buildings. Such high buildings would be out-of-character for our neighborhood and certainly will worsen the parking issue caused by the 3-story apartment building on 35th and 86th. Please reconsider it and reduce the height limit to 3 or at most 4 stories.	Direct Email
13	8/6/2014	Polly Aird	I agree that 6 stories is too high. Four seems more in keeping with Wedgwood.	Direct Email
14	8/7/2014	Andrew Baer	Hi. First off, thank you for all the work you did. I was at the 2nd meeting and was impressed with the turn-out. My comments: I am surprised to see the encouragement of 6 story development at 75th and 85th. I believe that many of my neighbors (and I will admit I feel this way too) moved here because it was a community of mostly single-family units. I think we all wish there was another good restaurant or greater bar selection at times and in the abstract, but when I speak to many of my neighbors they like living in a part of the city that feels somewhat more like a small town at times. Many of us can access Lake City or Northgate or even the U-District or Downtown if we want a choice of bars, but it's nice to come back to Wedgwood where we can relax in our own homes and not fight for a seat at the Alehouse or Fiddler. Are we really in desperate need of another bar or a dress shop or Whole Foods or hardware store? What I heard from of my neighbors - and I feel this myself - is we want to feel like the choice we made to buy our houses and move our families into this neighborhood as it is, is honored and respected. I bought in Wedgwood, because I liked what it offered my family - a smaller neighborhood feeling and access to downtown. There was a reason I chose not to live in Fremont, Greenwood or Capital Hill. I'm fine with Wedgwood the way it is. My preference would be to petition the Department of Planning & Development and the City's Design Review Board to either adopt guidelines that largely preserve Wedgwood and the surrounding parts of 35th Ave NE largely as is - or limit the height of new construction to four stories and cap at a small amount the construction of that type that is permitted. Thank you again for all the hard work and the opportunity to offer my two cents. Regards,	Direct Email
15	8/8/2014	Rob Goenen	Much of the plan looks appealing and like improvements. However, I am opposed to the 6 story building permits on 85th street. I believe that buildings that tall are not in common with the architecture and feel of the community. I live at 3532 on 85th street just a couple of houses from the Rite-Aid store. Recently a 4 or 5 story condo was built north of 86th on 35th street and it has increased traffic and provided no additional services to the community. I don't like it and if more were built on the corner of 85th I would move. Wedgwood is wonderful because it has a neighborhood community feel, six story buildings would bring more of an urban feel. Also, the traffic improvements would likely be eliminated with the increased number of residents that additional condos and apartments on 35th would bring. Thanks for considering, and if you are in the habit of responding please tell me why anyone wants to rezone 85th street this way? I am curious what the advantages to me as a resident are, especially one that lives near the proposed changes. Much of the plan looks appealing and like improvements. However, I am opposed to the 6 story building permits on 85th street. I believe that buildings that tall are not in common with the architecture and feel of the community. I live at 3532 on 85th street just a couple of houses from the Rite-Aid store. Recently a 4 or 5 story condo was built north of 86th on 35th street and it has increased traffic and provided no additional services to the community. I don't like it and if more were built on the corner of 85th I would move. Wedgwood is wonderful because it has a neighborhood community feel, six story buildings would bring more of an urban feel. Also, the traffic improvements would likely be eliminated with the increased number of residents that additional condos and apartments on 35th would bring. Thanks for considering, and if you are in the habit of responding please tell me why anyone wants to rezone 85th street this way? I am curious what the advantages to me as a resident are, especially one that lives near the proposed changes.	Direct Email
16	8/8/2014	Beda Herbison	I cannot believe that the 1,000 people you are said to have been interviewed all wanted 6 story buildings along 35th Ave NE from NE 55th to NE 85th. This type of building is not in scale with the small homes that dominate Wedgwood and the Bryant neighborhood.	Comment Widget
17	8/10/2014	Doris Wright	What IS the 35th plan?	Direct Email
18	8/10/2014	Ann Berberian	Dear Madam/Sir: I am writing to urge you to STOP the rezoning plan that will allow building 4-6 story buildings on 35th Ave. NE. Also vote no or stop the plan to put in 'Bulb outs' which will reduce the ability of cars to travel through this corridor which is main link from North Seattle to the City. The increased congestion and the impact to our infrastructure is not what the neighbors want. A meeting with 70 people in your third meeting session does not reflect the neighborhood. Your communication on this plan has been misleading. Most residents do not have time to get to community meetings and do not know what you are considering. Your bus stop communication does not clearly indicate that there will be zoning for tall buildings. People walk away with the impression that there will be some work with the trees on the street not rezoning to accommodate 4-6 story buildings on 35th Ave NE. Do not OK this. Please do not endorse this plan unless you can show documented support of the majority of the entire neighborhood.	Direct Email
19	8/11/2014	Jerolyn Yoshihara	I am writing regarding the upcoming plans to rezone 35th for 4 to 6 story buildings. I am strongly against this move. By rezoning this area there will be increased traffic congestion and parking problems for Wedgwood residents. The Wedgwood area does not need these buildings. It would disrupt traffic flow and heavily increase the traffic. Wedgwood is a quiet residential area and this would bring increased traffic and noise. There has been extremely poor communication re: the plans for the Wedgwood residents. I am extremely upset that there are plans for these large buildings and the influx of people that will increase the traffic and safety of residents. Parking will also be a problem and I do not want this area rezoned for these buildings.	Direct Email

20	8/11/2014	Lelan Kuhlmann	long time area resident - since 1958 - I say no to 4 & 5 story apts --- who wants that?? not homeowners -- the developer\$ stop it ! obey zoning laws ! and also: no bike lanes on 35th n.e. - thanks -	Direct Email
21	8/11/2014	Linda Whang	Hello, I wasn't able to make it to any of the community meetings, but I wanted to let you know that I'm excited about all the proposed recommendations. More development, more people, more businesses, safer streets, more pedestrian friendly-- it all sounds great to me! I hope there will be adequate bike parking spaces along 35th. Thank you to the whole committee for your hard work on all this!	Comment Widget
22	8/11/2014	Thomas Gaffney	Dear 35thPlan Committee, I have followed the events on plans for 35th Ave but have not been able to attend the meetings. I'm sure a lot of effort and outreach has gone into your plans. The excellent graphics and many street-scape examples really help our understanding. However, at the heart of the plans is the intense development intrinsic to NC-40 and NC-65 zoning allowances. And I find I am shocked by what is envisioned for our community. Those of us living in Wedgwood have worked hard to maintain our nice, quiet neighborhood. Our extensive single-family residences encourage our friendly, neighborhood lifestyle. Our one-story businesses at 35th Ave and 85th St are wholly consistent and compatible with our "Mayberry" neighborhood. It appears to me that this happy state of affairs can and will be all unraveled with your plan as proposed. I understand that Seattle needs more affordable housing and that higher density apartments facilitate that. But that should not give leeway to change the very essence of our neighborhood. I know that most of the NC-40 zoning shown in your current plans was done years ago; but even so, the character of the Wedgwood Community still needs to be defended. A case in point: The Jasper Four-Story apartments, while complying with the NC-40 zoning, are totally out of place with who we are, yet you envision Six-Story Jaspers in multiple locations! I lived in Ballard and am quite familiar with the density along NW Market St near 15th Ave NW, and the neighborhood this provides. That zoning, while fine (or not) for that section of Ballard, is wholly inappropriate for the Wedgwood neighborhood. It almost seems cruel that your plan allows Four-Story apartments backed right up to the fence-line of single family residences. Please, at least, allow a buffer of Three-Story NC-30 apartments (as seen now at 95th St) as a transition to our neighbors' back yards. In summary, a more "user friendly" plan for our beloved Wedgwood would limit any zoning contiguous to existing residential areas to three stories, NC-30. And in other areas, it would seem that four-story NC-40 would be a compromise you could and should accept. We don't need, and should not be forced to accept, six-story, 65-foot high, NC-65 apartments. Please consider these suggestions as a response of our neighborhood to the need for us to contribute "our fair share" of affordable housing in a way that will not subvert the very quality of Wedgwood that makes it such a wonderful neighborhood community in the first place. The scope of the changes you have proposed, if modified as suggest herein, will still provide a significant number of affordable housing units. The increment lost from your current proposal would be minor and certainly necessitated by the impact on our neighborhood of even this compromised (NC-30 + NC-40) plan. And another thing - Particular to NE 84th St as it meets 35 Ave NE - The neighborhood on 84th St has become the Windermere Overflow Parking Lot. This we accept with gritted teeth. And it is particularly insulting to check the Windermere lot and see open spaces, yet realtors camp on our local residential streets with an arrogance protected by impunity. And where oh where can I guess the Apartment Overflow Parking Lot will be? Thank you for listening.	Direct Email
23	8/11/2014	Elizabeth Black	Dear Planning Committee, I am an 18 year resident of Wedgwood, living near 36th Ave NE and NE 84th St. My family chose to live in Wedgwood, as opposed to Wallingford or Roosevelt, because of the quiet and natural setting Wedgwood provides. The 4-6 story zoning proposals for 35th Ave will change the entire Wedgwood neighborhood. Please reconsider the height impact on neighbors within a 3 block radius on each side of 35th Ave. The Jasper building has significantly impacted the homes east of the construction. I realize Seattle is growing. But Wedgwood is known for its trees, and looking up at a building and not our trees is not acceptable. Perhaps you should spend time canvassing the streets that are within a close proximity to 35th Ave and speak to homeowners about the impact.	Direct Email
24	8/11/2014	Matthew Goos	I think the proposal is great. I am personally a fan of increased density and I think that having more retail/commercial use will make this neighborhood that much better. My only concern would be traffic on the residential streets, particularly those like 85th or 31st.	Comment Widget
25	8/11/2014	Colin Ryan	I am troubled with the prospect of supplanting our Wedgwood QFC and other businesses in the plaza with a 6 story building that contains some business prospects on the first floor and the other floors condomeniums. We have the Jasper apartments on 35th and between NE 86th and NE 87. Adding another building like this just two to three blocks south is troublesome. 1. Taking out the existing businesses in the plaza would erode some of our neighborhood 'feel'. Replacing these community friendly businesses with the 'cookie cutter' multi story condo's does not promote the neighborhood feeling. I have heard this from many of my Wedgwood neighbors. 2. My family and neighbors are most concerned about putting a multi story condo directly in our backyards. The current conditions allow us to have some privacy with the existing businesses. A six story building would take away any privacy that we have. This privacy and quiet feel is one of our neighborhoods key selling points. We did not mind paying a little more for our house as we had this privacy as well as access to business. This re-zoning would have us and others in our area looking to relocate from the neighborhood we call home. It seems more holistic thought needs to be put into what kind of effect these business prospects have on powerful and positive neighborhoods. We do not support this at all.	Comment Widget
26	8/12/2014	Melissa Allison	This plan has not been sent to nearby community groups also on 35th Ave NE, and many of us are suspicious about who this benefits. It looks like developers. I think you need to get the word out to more people if you want any credibility. I have seen the FAQ, as have others at the Lake City Neighborhood Alliance, and it seems fishy. Why weren't community groups contacted?	Comment Widget

27	8/12/2014	Marika Wong	<p>Hi! I just wanted to give my input about the proposed development guidelines for the intersection of 35th NE and NE 85th.</p> <p>I feel very strongly that having 3 of 4 corners with 65' zoning will create much too much height in a very narrow area, creating a canyon of sorts. The idea of having a restaurant-height first floor sounds okay, but we don't really have the street size to accommodate lots of extra traffic, and with buildings located closer to the street (with parking in the back) as proposed, will only make traffic seem louder in that narrow area.</p> <p>Additionally, extra employees at multiple businesses will need to access parking, which would mean that they will park on streets nearby, making parking challenging for home residents. In Wallingford, they have had to resort to zoned parking for residents who live along the 45th street corridor, even without the building heights being suggested by this plan.</p> <p>The ideas of having more sidewalk space and planting zones in front (to allow for socializing) and also having buildings sited closer to the street with space in the back for parking (to allow privacy for neighbors behind) cannot coexist without shrinking the size of the building, making it unlikely that the developer will find it a profitable development. The result will be that the community will get one or the other, but not both. We will either have another Jasper-like building out front on the street, or another Jasper building for the neighbors behind-- neither sounds good to me!</p> <p>Finally, I am concerned that over-development of this intersection will make a dangerous intersection downright deadly. This is a walking zone for school children, for students at the dance studio, multiple bus stop zones, and many times people are at risk of being hit by cars not looking for pedestrians in crosswalks. More traffic at this intersection is truly a disaster waiting to happen.</p> <p>Thanks for all of the time this committee has put into looking to the future development of Wedgwood, I appreciate the opportunity to be involved and have a say in this planning.</p> <p>Sincerely,</p>	Direct Email
28	8/12/2014	Amy Parks	<p>Hi-</p> <p>We've lived in Wedgwood for over 10 years and feel that anything over 4 stories will be bad for our neighborhood. Please limit buildings on 35th to 4 stories or less!</p>	Direct Email
29	8/12/2014	Karey Geis	<p>Dear Madam/Sir: I am writing to urge you to STOP the rezoning plan that will allow building 4-6 story buildings on 35th Ave. NE. Also vote NO or stop the plan to put in 'Bulb outs' which will reduce the ability of cars to travel through this corridor which is main link from North Seattle to the City.</p> <p>Please do not endorse this plan.</p> <p>Thank you</p>	Direct Email
30	8/12/2014	Chris Fiori	<p>What is the implementation timeline for the zoning changes? e.g. When would you expect this to DPD for review (prior to any council process)?</p> <p>It sounds like the "final" feedback for the project needs to occur during the grant funding timeline, but the final review of the zoning changes, if supported by DPD staff, would occur much later, assuming the City decides to take this on. Whether one is for or against the current proposal, rezoning an area outside of an urban village when so many areas inside urban villages are seeking planning funds to do the same seems a bit odd. ...Any thoughts appreciated.</p>	Direct Email
31	8/12/2014	Lynn Wolf	<p>I have spent quite a bit of time reviewing the zoning recommendations and street scape design guidelines for 35th Ave NE, and have been following the discussions in Nextdoor Wedgwood. There are many recommendations that could make the 35th Ave corridor more pleasant, but I am very unhappy with the recommended increases in building height. I think that 5- 6 stories is too high anywhere along 35th, but particularly at the NE 85th corner. I love the "residential feel" of the commercial zone there. Meaning, the height of the buildings is in scale with the height of the homes around it. We are not a city in the northeast with row houses, that can handle a 6 story building on the same block. Six story commercial buildings will look completely out of place with the rest of the neighborhood. I know that the "vision" is that they be "stepped back" but even with that accommodation, I think that 6 stories is way too high for this neighborhood. Additionally, the taller the buildings, the more people that brings, along with more noise, parking issues, etc. The business area at 85th is quiet and peaceful, and in scale with the neighborhood. Let's keep it that way.</p>	Direct Email
32	8/13/2014	Keith Kepler	<p>I live at 10016 38th Ave NE and so the 95th street plan is of more impact to me. We are already growing too high in this area and traffic accidents are an unfortunate common occurrence at this intersection. Increasing heights here, I believe, will cause even more problems.</p> <p>Currently there is only one (maybe two?) buildings taking advantage of the NC-30 zoning in this area which is nowhere near capacity. If the amount of buildings here were overflowing or needing more space, I could see increasing the height to NC-40. But, in this case it doesn't make sense. Leave the height limit alone in this area and in 5 years if we have a larger percentage of buildings at NC-30.</p> <p>I do like the 75th street plan. Especially moving the bus stop. If nothing else, this should be top priority.</p> <p>Thx!</p>	Direct Email
33	8/13/2014	Paula Udell	<p>It is a bad idea to increase the building height along 35th Ave. NE. Increased building height will take away the charm of being a cozy family neighborhood. People in this area don't want to feel like they are living downtown with taller buildings or increased traffic.</p> <p>I also feel strongly that putting bricks in the pavement on walkways will be a hazard for pedestrians especially people that walk with canes, walkers or even high heels. The tripping fact over uneven bricks and pavement increase with the age of the sidewalks. The esthetic beauty of brick sidewalks diminish as weeds grow between the bricks</p> <p>I hope that you will consider my views on these two subjects .</p> <p>Sincerely ,</p>	Direct Email
34	8/13/2014	Jorgen Bader	<p>A one sided flyer would cost 4 cents per side and could be hand delivered to the owners on 35th Ave. N.E. between 65th and 75th telling of the proposed up-zoning and of our board meeting. It could invite comment to the RBCA by mail or e-mail. A flyer could also go to those on 34th and 36th. The flyers south of N.E. 70th would stress the changes on N.E. 65th St; those north orient toward N.E. 75th St. Combining both into a single flyer would take two pages. Let me know your thoughts.</p>	Direct Email

35	8/14/2014	Richard Fuhr	<p>Dear Planning Committee</p> <p>I have lived on 33rd Ave NE near NE 70th St since 1973, and therefore have a great interest and concern about plans for increased density along 35th Ave NE.</p> <p>If we could count on increased public transportation service in our area, then, a tasteful implementation of increased density would be potentially beneficial, and make for a more interesting and walkable neighborhood, with more shops and resources of various kinds along 35th.</p> <p>But in light of the fact that King County Metro is in the process of seriously slashing bus service, I cannot support any proposal that would bring an increase in people to an area that is facing a major decrease in public transit. The last thing we need in our area is more people dependent on cars.</p> <p>So I think that any plans for increased density along 35th Ave NE must wait until we have a stable source of funding for public transit. Right now, there is no such solution in sight, and it may be many years before there is one, given the "Seattle process".</p> <p>Sincerely</p>	Direct Email
36	8/14/2014	Diana Dean	<p>Section 85a is currently zoned for NC-40, but part of it would increase to NC-65 under this plan. Since almost all the building in that area are currently one-story, I believe that adding 6-story buildings would be too much of a contrast to the current streetscape. If the area currently had a number of 2-4 story buildings, the contrast with a 6-story building would not be so severe, but that is not the current situation. Therefore, I believe it is premature to move to NC-65 at this time.</p> <p>Sincerely,</p>	Direct Email
37	8/14/2014	Ellen Blackstone	<p>Hello, and thanks for putting this all together.</p> <p>I'm sure it can be frustrating to do so much work, invite people to join you in your efforts, and have relatively few "takers" ---- untilllllll the nearly final draft is on the table, and people jump in to say "OH, NO! Please don't!" Where were you people during those meetings?!</p> <p>I took the survey, and yes, I'm interested in more shopping, more restaurants, more traffic calming and easier crossing on 35th. However, I am NOT interested in 6-story buildings. Isn't the Jasper tall enough to allow a lot more density in the area? Why go bigger?</p> <p>The upper-story setback is definitely helpful for those walking and driving on 35th. But consider the shade it will bring to the residents immediately to the east of 35th NE. They will be in dense shade from noon on, in late fall and winter. I have not seen an artist's / architect's rendering, but it seems that those homes on 36th NE will have such shade that it will actually change the microclimate of their yards and gardens.</p> <p>And folks -- that's just not fair.</p> <p>Please reconsider and go no higher than 4 stories. (Even then, many won't like it, but ... yes.... change is constant.)</p> <p>Thanks again for doing, and thanks now for listening.</p> <p>Ellen Blackstone 8203 38th Ave NE, 3 blocks east of 35th NE</p> <p>P.S. And I understand that parking is an issue not included in this proposal. But if there's any way that we can influence future regulations about including off-street parking in such apartment buildings, we should fight for it. Right this very moment, NE 82nd between 35th and 36th is packed every day, with many illegally parked around the traffic circle and seemingly no attempt being made to explain to parkers what's legal and what's not. Must be a nightmare for the neighbors.</p>	Direct Email
38	8/14/2014	Brianna McDonald	<p>Thank you for all the work you have done on this project to improve our community.</p> <p>The vision for 35th looks fantastic. The only part of the plan I did not care for was the 6 story buildings. It seems the four-five (max) stories would be just fine to improve density housing in our neighborhood. I do love the step design to improve sunlight.</p> <p>Thanks again!</p>	Comment Widget
39	8/14/2015	Tricia Jessen-Fiddick	<p>To Whom it May Concern,</p> <p>As a nearby resident, I do not feel it is a good idea to allow the building heights to be increase to six stories at NE 85th St and 35th Ave. Four stories is more than enough to encourage growth and the increase to six stories will dwarf all surrounding houses and take away from the beauty of our neighborhood.</p> <p>Many areas along 65th Ave are only four stories tall and have successful businesses. It would be wonderful to allow new restaurants and businesses and this can be done with only four stories. I would rather not have these new businesses if it means having six story buildings. The extra two stories will allow too many people to live in a small area, causing an increase in congestion. This area will already be much more congested because of the Thornton Creek School growth. Allowing six stories is excessive and will not positively impact the neighborhood. I recently moved to this neighborhood for the quiet streets and small neighborhood feeling it had. Please don't take that away. If people want trendy shops and big apartment/complexes they can choose to live nearby in Wallingford, Greenlake or Ballard. Don't take away the atmosphere that makes Wedgwood unique.</p> <p>Thanks</p>	Direct Email

40	8/14/2015	Sandra Perkins	<p>Dear 35th Avenue Committee,</p> <p>I live in Cedar Park and I travel on 35th Avenue NE regularly. Though I do not reside in Wedgwood, I shop there frequently. I am very disappointed that these proposals were not publicized in the surrounding neighborhoods that will also be affected by them.</p> <p>I am very confused by these proposals and the conflicting viewpoints about them. I had never heard of this committee or its proposals until a few days ago, and I did not have time to read and digest all of the information at the various links by Friday August 15. While your committee says it made an effort to notify people who live very near to 35th Avenue NE, you apparently made no effort to notify neighborhood groups in the surrounding areas (such as Lake City Neighborhood Alliance). We would never have heard a word about this if Ann Berberian had not shared Marianne Matsumoto's e-mail with us a few days ago.</p> <p>I am concerned about the possible impacts of your proposals on traffic (increased) and parking (decreased), which would affect anyone using 35th Avenue NE, including most of the people in Cedar Park. Why did you not publicize your efforts more widely, so that everyone affected could comment? Given the lack of information sent out to the community at large, and the fact that this appears to be a private effort, I do not understand why the public comment period has to end on August 15 (in the middle of summer).</p> <p>Isn't this an arbitrary deadline? What is the big rush, if nothing is going to happen right away anyway? It is also unclear to me whether these recommendations will be honored by anyone at the City.</p> <p>Kim McCormick also raised the point that schools in NE Seattle are already overcrowded, and increased density of housing units on 35th Avenue NE would exacerbate that problem, if families with children occupy those new units.</p> <p>Finally, given that we have seen how developers exploit every loophole they can for their own profit, it is hard not to see this effort as a give-away to developers. While the committee says that this work is not being done to accommodate any developers, it is hard to believe that this effort is not being cheered on by developers.</p> <p>I am frustrated and disappointed by the late notice to the larger community and the arbitrary deadline for comments in the middle of summer. If you really wanted to get input about these proposals, you should have publicized your efforts outside of the immediate 35th Avenue NE community earlier and given people a real chance to comment.</p>	Direct Email
41	8/14/2014	Melisse Barrett	<p>I've looked over the guidelines and believe they propose some good changes/alterations to the streetscape and zoning of the area. However, as stated in the FAQ, if future increased building, and therefore density occurs, traffic will increase overall. We desperately need a left turn signal on 35th for East/West turns as we have now (finally) turning North/South. The corner of 35th and 75th is particularly busy with car, pedestrian and bike traffic, trying to cross this intersection. Is this proposed anywhere in the plan?</p> <p>Regards,</p>	Comment Widget
42	8/14/2014	Susan Freeman	<p>I think the overall plan and thoughtfulness that went into this is great. I think the idea of more density is the way we need to go. I like the urban area clusters.</p> <p>In general I think that four stories is an appealing height. More density but still feeling like a neighborhood. The Jasper Apts did a great job of fitting into the neighborhood. I really appreciate what they did. The plans to increase the height to six stories may be ok where it is buffered by retail areas that are four stories. But the 85th street zoning calls for six stories right next to residential areas. That will impact those houses very much. I think that part is not good. The shadows from six floors would greatly reduce the light to 36th street houses. I have concerns about that part.</p> <p>Thank you again to all who have put time and energy into this plan.</p>	Direct Email
43	8/14/2014	Ana Waisman	<p>I am very surprised by the recommendation that "Height increase would encourage new development by allowing 4-story buildings", after the discussions I participated in during the meeting on July 31st. The majority of people I heard and the voting I observed were AGAINST the increase in height beyond three stories. All of a sudden it's four?? Then it will be five, then six, and so ad infinitum once there is a variant.</p> <p>Regards,</p>	Comment Widget
44	8/14/2014	Jim Ledbetter	<p>I cannot begin to say how much I am against this plan and the "community" support for it. The turning of 35th NE, and NE 75th, into one lane, each direction, has restricted traffic and slowed commute times for those going to work, and those who need to go work on homes with plumbing, heating, and maintenance problems.</p> <p>I look forward to the lovely 35th Ave "pull" outs with the trees that will eventually lift and crack the sidewalks creating another set of problems for the committee to solve.</p> <p>The big new apartments, with no parking planned, are nothing more than "rabbit warrens" which will spoil the very essence of what Wedgwood was designed to be and what attracts families to this locale. So, my vote is to keep the developers out of our nice little neighborhood cause I like it the way it is.</p>	Direct Email
45	8/14/2014	Dmitry Sherbakov	<p>Although there were many good ideas that emerged from the community meetings devoted to the future of 35th, there is one idea that, if implemented, will have a long-lasting negative impact on the street as well as on the Wedgwood neighborhood as a whole. This was the idea to re-zone the area allowing the construction of six story buildings on the corner of 35th and 85th. I believe there is general consensus that we need a more vibrant local business area in that location, but not at this cost.</p> <p>Increased traffic in what is a congested area, blocking the sunlight to neighboring homes, and a lack of infrastructure to accommodate increased urban density in a neighborhood that was designed for single family homes are just a few of the downsides of building such tall structures. Furthermore, I fear that if this is permitted, rezoning will continue up and down 35th completely reshaping Wedgwood and rendering it unrecognizable in five to ten years.</p> <p>The argument that this change will "encourage businesses" to take root in Wedgwood is questionable. This is an argument often touted by developers to advance their own agenda and it does not necessarily reflect the desires of the neighborhood. To improve their bottom line, developers are interested in developing the most square footage on the smallest plot of land, but going over four stories would irreparably alter Wedgwood.</p> <p>It is in our long term interest as residents of the Wedgwood neighborhood to reject the proposed change to the zoning code allowing the construction of six story buildings on the corner of 35th and 85th and I request that you don't pass it.</p> <p>Best regards,</p>	Direct Email

46	8/14/2014	Carl Brosman	<p>Great job to everyone on this planning and process. I believe the additions will make Wedgwood an exciting and thriving community. I have only one input and concern and that is the height allowance in certain areas. 6 story buildings will overshadow (literally)the neighboring houses. The greenery and openness of the area is a defining aspect of the community, my suggestion is to limit building heights to 4 stories, which should allow developers and current homeowners peaceful co-existence.</p> <p>Regards,</p>	Blogger Contact Widget
47	8/15/2014	Randy Barnett	<p>First off, I commend and thank all those that participated in the 35th Ave Committee project. A lot of good work has resulted and I look forward to seeing some of the recommendations implemented in our neighborhood in the years to follow.</p> <p>While I was actively involved and promoted the Wedgwood Vision Project (resulting in the Wedgwood Vision Plan), I decided to “audit” activities focusing specifically on the development of 35th Ave NE, because I believe this was only part of the whole regarding what Wedgwood Vision Project (WVP) was all about, and tried to accomplish. Furthermore, I was uncomfortable becoming actively involved in a development-only focused effort.</p> <p>WVP: <i>“proposed to engage local residents, businesses, schools, nonprofits, and religious organizations in the civic conversation to identify shared values and a community vision related to future growth and development of the Wedgwood neighborhood”, “to find out how people felt about Wedgwood today and what they desired 20 years into the future”, “Wedgwood simply does not have the population density and infrastructure needs as urban villages such as Ballard, Green Lake, Wallingford, and the University District. Nevertheless, we intend to have a say in what happens to our neighborhood. What better way to do this than to create a future vision of Wedgwood?”, “The best way to predict the future is to plan it. The Vision Project and the resulting Vision Plan will provide important guidance in the near term as well as lay the foundation for a formal neighborhood plan.”</i></p> <p>Although the development of 35th Ave NE and its surroundings was a big part of WVP, and the last statement from the Vision Project above is spot on with what the 35th Ave Committee is attempting, WVP was an all-encompassing comprehensive effort to address the desires and needs of its members now and 20 years into the future, far beyond only zoning and land use concerns of the core commercial areas.</p> <p>My assessment (based on WVP results) is that the Wedgwood Community in general (together with surrounding neighborhood members that participated in WVP) are generally happy with the look and feel of the neighborhood, and that is why they decided to reside, work, and frequent the neighborhood. Of course it is not perfect, and when asked, many wishes and desires materialized. Because of the scope and resources available to the project, WVP didn’t spend a lot of time discussing the resulting consequences and how development may negatively impact the members of the community.</p> <p>Members of the community who presently live and work in areas with a very “residential feel” close to the proposed commercial core areas will without a doubt, be hugely impacted both financially and in their “quality of life”. Even those residing further away will be impacted due to increased density to their daily life destinations. I believe both WVP and the present 35th Ave Committee project needed to address such issues with more detail and disclosure. While more restaurants, hardware stores, bike shops, public meeting spaces, and mom and pop shops may be desirable, at what cost to those with the largest vested stake in those areas? Are the trade-offs acceptable? If not now, when will they be?</p> <p>WVP was originally a reactionary effort against several proposed developmental changes to the neighborhood. The Wedgwood Community rallied initially to prevent such development projects, then reach compromises generally resulting in acceptable outcomes. Moving forward, the organizers with the support and leadership of Wedgwood Community Council decided that what is needed was instead of always being reactionary, to take a proactive approach to have a say in what they wanted (or didn’t want) now, and into the future 20 years ahead. It was not a pro-development effort, although it attempted to convey the message that future development was inevitable, and we needed to be part of the process instead of letting it just happen to us.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • I believe its possible to attain many favorable aspects of the 35th Ave Committee recommendations without allowing 4-story buildings. 3-stories would probably be acceptable (size and number and proximity to other large buildings kept it check). I believe 4-story buildings are presently way out of scale (Jasper), and perhaps inevitable 20 years into the future, but not now, or any time soon. • I don’t believe its necessary to displace and replace all the homes on the West side of 35th Ave NE between 75th and 85th any time soon (although not specifically mentioned, that is what the proposed changes means). When development of the North and South business cores or “nodes” become over-developed, that would be the time when those residing in this area will have to decide if they want to stay where they live and have a more urban feel to the surroundings of their home, or move further away to a quieter areas. • I believe members of our community that live close (but not in) the commercial core of the neighborhood made their decisions mostly because of just that: They want to live close to the businesses but not within them. While natural progress and development will inevitably change their streetscapes, I am opposed to proactive zoning and planning changes too far ahead of actual demands and needs. While planning for the future is necessary, do we really want to, or have to widen the commercial areas so much, so soon? How about a graduated approach of 10 years, 20 years, 30 years into the future instead? • I believe the effort should focus more on how to attract desirable businesses and commercial activity rather than specifically changing zoning. Of course zoning changes will inevitably have to be included in such efforts. But the “Field of Dreams” (Kevin Cosner baseball movie) approach doesn’t actually work. You can’t just expect baseball players to “show up” if you built a baseball field in the middle of nowhere. You have to build AND bring the players. I think there are still many ways to attract the businesses desired by the community with minor changes to zoning instead of comprehensive changes. Just changing the zoning will not necessarily yield desirable businesses. We as a community should instead create efforts to attract desirable businesses and address zoning changes as necessary. • I realize the zoning recommendations are very much an advisory effort and not binding (much like the Vision Project). But they definitely make a huge statement to the City as a representative consensus from the greater community. It is extremely important to make certain demographics and sample sizes of attained data is clearly stated. Even the Vision Project survey ultimately only reached out to approximately 800 respondents from the Wedgwood population estimated to be around 4000 members (give or take by a huge margin). 	Direct Email

48	8/15/2014	Judith Hance	<p>My biggest concern remains. There is absolutely no consideration for parking requirements for houses of worship and the library..many elderly and handicapped NEED street parking near entrances in order to utilize these buildings. Park ing is already difficult on weekends for these people and for the surrounding residences. With the elimination of bus route 71 the need will be even greater. We elders pay our property taxes on fixed incomes. Why do not get any consideration?</p> <p>Regards,</p>	Comment Widget
49	8/15/2014	Judy Ledbetter	<p>I would like to express my views on the proposals made for the Wedgwood community. I have been a resident of Wedgwood for a number of years. It seems to me that a small number of residents that are actually going to be effected by the brunt of the rezoning and beautifying of 35th NE have not been well informed of the meetings nor have they been heard in regards to the rezoning that would permit multiple dwellings to be built in their back yards.</p> <p>As I read through the proposals of trees or other natural material that would be used to screen the new multiple dwellings from the homes that would be sharing boundaries with them, I ask you has anyone considered how you would screen people from standing in their windows and looking down upon your backyard? My home would become a gold fish bowl. I would lose light by having a large structure erected behind my home. We already have difficulty with over shaded areas. In addition most of the homes on 36th Ave NE between 80th and 82nd have undergone extensive remodeling. I would find it hard to believe that the sale price of these homes would be increased by apartment buildings sharing borders..</p> <p>As I attempted to indicate at one of the meetings that parking on 36th during the day has become difficult. We compete with the post office, Microsoft connector bus and the businesses already operating by QFC. Many times my husband must park in front of our driveway when he returns from work. A recent function at the corner of 35th and 80th had cars parked everywhere. Street parking was impossible.</p> <p>Wedgwood itself is a great community. It has not changed in the 62 years that I have been in this area. But it needs to. When I heard comments about the tacky houses on 35th it made me angry. Just walk a few blocks into Wedgwood and you will find uncut grass, unpaved streets, no curbs and many homes have unattended yards. To me 36th Ave is one of the best streets in the neighborhood and your proposals will change that.</p> <p>I know it sounds very glamorous to have out door cafe's where we can sit and talk with our neighbors. Sidewalks that will accommodate double wide strollers and pet walkers. But lets be honest here. Have you noticed when dinning out how many people are entertaining themselves not with their eating companion but with their cell phones or digital devices? Do we need more stores to accommodate a few who need to have their lashes put on, or their nails to be extended? We already have two coffee shops and a great pub.</p> <p>Beautifying what we have seems like a great idea. Lets think more about putting our bucks into the interior lighting for Wedgwood so we could walk safely at night without falling over the broken sidewalks or stumbling thru the grass of a yard where a sidewalk has never been. The people on 36th have paid their dues for the sidewalks and curbs. Its time the interior does the same.</p> <p>I would love to see the demographics of the survey. How many people actually participated from Wedgwood? What was the age group or where in Wedgwood did most of the responses come from? I heard at the meeting that approximately 1000 responses were gathered. These were from Ravenna, Wedgwood, and North to 95? I also heard that there are maybe 1000 people living in Wedgwood. Most of my neighbors that I have spoken to thought this whole revision was for bike lanes only. So I guess my question is are decisions being made for Wedgwood by outsiders?</p> <p>If you must do something with 35th then cosmetic things could be done to clean it up and make it more attractive. I certainly go for that. People who purchased property for their businesses along 35th can certainly afford to spruce up without raising the roof and renting to transients. The building near the Optical shop has been allowed to disgrace the area. I am sure they must be looking forward to a rezone so they can tear down that mess and build big.</p> <p>Hopefully you will take note of my comments. They are not being made to be mean spirited but to simply say lets stop and look a little deeper at what can be done to enhance without the price being paid by those of us who have truly cared for our homes and look forward to a full retirement in them.</p> <p>Sincerely,</p>	Direct Email
50	8/15/14	The Painchauds	<p>Good Morning:</p> <p>I would like to make a comment on the proposed plan for 35th.</p> <p>I live on NE 86th and 35th, after the Jasper went in our streets have now become more flooded with traffic congestion and noise.</p> <p>I am not in favor of a 6th floor building going in on 35th and 85th, this will impact our neighborhood, adding more congestion, more noise, possibly bringing down the value of our home.. Parking in front of our house will increase (we have on numerous occasions had to ask people to remove their cars from our driveway).</p> <p>So this is one unhappy neighbor!</p>	Direct Email
51	8/15/14	Kat Herine	<p>Dear Committee</p> <p>This is great for developers, but probably not great for the neighborhood. Do we really need 185,000 sq ft of commercial space and 650 residential units along the 35th Ave NE corridor? This plan also calls for turning 35th into a two lane road, which seems fraught with problems if your plan is to increase density this much. It turns the area into a commercial district. Neighborhoods will lose their community feel; homeowners (and renters) on the west side will certainly lose their views; street parking one block off 35th in both directions will be prime. Of course it will happen because the real goal is to make money, not to improve neighborhoods.</p> <p>I took the survey at the Northeast Library and was surprised to discover when I saw the complete survey online that the survey taker intentionally omitted questions. That led me to believe that your results were skewed. I am deeply troubled that such enormous changes are being proposed in my name (as a member of the neighborhood) and would like my comments taken into account before this goes forward.</p> <p>Please know I love my neighborhood for what it is-- a safe, friendly, walkable area. I would be thrilled to see more affordable housing and local business in the area, but only to the extent that it enriches the community. I don't think this plan does that.</p> <p>Thank you for your time.</p>	Direct Email

52	8/15/14	Laurie Duyker	<p>Dear Planner,</p> <p>We were sorry to not be able to attend the last two meetings but would like to be on record with feedback on the proposed plan. We support neighborhood input on city planning and appreciate the opportunity.</p> <p>It was not too long ago that the city changed the zoning along 35th, we see no reason to increase it further at this point. We know this because when we bought our home in 1995 our neighbor was zoned residence only and now is zoned NC 40 (see next paragraph). We have a 4 story, 90 unit apartment vs. a single story commercial building adjacent to us because of this fairly recent change. Wedgwood has been growing with the times. There are apartments all along 35th and plenty of business/service opportunities: Hairdressers, barber shops, tanning, nails, pasta shop, attorneys, dentist, eyewear, bakery, doughnuts, pizza, several bars, grocery stores, restaurants, dance studios, coffee shops, several pharmacies, yoga, accountants, insurance, fast food, doctors, banks, churches, preschool, eyelash extensions, laundromat, etc. as well as close proximity to U-Village, Lake City and Northgate...you name it, Wedgwood has it or has had it (used bookstore, frame shop, bike shop, clothing/gift shop, toy store, hardware store) or will have it or have it again <u>with the current zoning</u>. The commercial and residential seems ample for this area. When neighbors advocate for a better restaurant or urban eatery, we do not mean 4 - 6 story buildings with more work/live spaces. We have already fought for the scale we have (consider when Kroger wanted the giant store where the QFC is and the many meetings regarding Jasper) We consider Wedgwood very walkable as long as sidewalks do not get narrower.</p> <p>The single family home next to us (87th, just off 35th) was recently sold and will become 3 units between 2 and 4 stories each although it's only a 5100 square foot lot! With the current zoning, this would continue to happen along with several story apartment buildings in many places along 35th Ave. Why would we EVER want to zone for 6 story buildings in this area? We will never be the station for the light rail and have dense zoning places close by: Roosevelt, the University District and Northgate. Roosevelt has suffered at the hands of landowners buying up land, letting them become an eyesore (to save on property taxes) while waiting to purchase all the parcels desired to maximize profits on development and spent hundreds of hours trying to find consensus between 4 story and 10 story development. I understand that the Audubon would like more classroom space but would encourage other options than rezoning (e.g. the building just south which is under-utilized, Homestreet Bank (has a policy of making use of their facility for non-profits) and Wedgwood Presbyterian) and commend their natural landscaping.</p> <p>I am not understanding how putting in pop-outs in the curbs and letting people park full-time on 35th will increase traffic flow when adding much more density to the area both in residents and commercial development that would attract traffic from outside the neighborhood.</p> <p>As someone with a degree in Art, I would like to see aesthetically pleasing living areas, developed parks and open spaces and support development within existing zoning that encourages community-friendly walkability (wide sidewalks that support strollers, wheelchairs and other mobility devices, as well as set-backs which provide plenty of shade and natural beauty landscaping, etc.)</p> <p>We appreciate those who made the meetings and helped organize them and are glad to live in an area of the city where people are not forced into cookie-cutter trendiness. We love our currently vibrant, walkable, livable, diverse neighborhood of Wedgwood where change is always happening.</p> <p>Thanks for all,</p>	Direct Email
53	8/15/14	Joann Kerr	<p>I thought many of the ideas were good and would promote walking, community gathering, traffic management, and allowances for reasonable growth. My thoughts on this as a whole are as follows:</p> <ul style="list-style-type: none"> • Saving our mature tree growth throughout development (especially given we will be losing many from the Children's Home Society lots), and when putting in trees consider varieties that contribute to our food source perhaps. • 5 and 6 story bldgs seem pretty tall for this district. It will be important to find ways to design these structures so as to avoid the Ballard Wall-of-Walls syndrome. • Large asphalt and concrete parking lots are horrible on so many levels (rain run off, petroleum product use, heat generators, non-friendly use of space, etc) that alternative surfaces should be a design consideration for any new paving that happens; e.g. Permeable, solar roadways panels, http://greeneconomypost.com/green-parking-lot-2830.htm • Making an effort to bring art, community kiosks and gathering spots, local interests and character into any developments, is how a place keeps its soul and doesn't de-evolve into an "Anywhere USA" strip street. <p>Thank you for giving those of us who could not make it to the meetings, a forum in which to comment.</p>	Direct Email
54	8/15/14	Kim Gregoris	<p>I second Valarie's comments. I feel very fortunate to live in a neighborhood where these issues are being proactively addressed through this grassroots initiative, and greatly appreciate everyone who has participated. In general, I'm excited about the proposed changes, and welcome the increased density and pedestrian improvements on 35th. But I realize that there are going to be differences of opinion with any proposal, and that's what this process is all about. Please get involved now, and urge your neighbors to do the same, while there is still time to provide input.</p>	Comment Widget
55	8/15/14	Marianne Matsumoto	<p>To the 35th Ave Planning Committee,</p> <p>I appreciate the tremendous amount of work that you have done to come up with this plan. I also appreciate your efforts to keep the community informed. I am, however, in complete disagreement with the proposed increase in building heights particularly at 85th.</p>	Direct Email
56	8/15/14	Louisa Rose	<p>One thing I've learned from dealing with the school issue at Thornton Creek is that transportation and public school space should be dealt with along with planning for buildings. At the first meeting of the 35th street planning process, the consultant said that transportation was a regional issue and would be dealt with by SDOT at some point but would not be part of the planning process.</p> <p>By this, I don't mean where cars park, although that is certainly important, but how decisions made about a particular section of of 35th Ave NE would interact with traffic coming in and leaving. Given the congestion in schools in our area, I think this planning should include elementary school space. If we add over 800 families to an area where the need for school seats is growing, responsible planning would mean allowing for space and funds to put a school. Developers should be required to contribute.</p> <p>I also would like to see buildings that incorporate green roof space for community garden plots and buildings that use other methods for limiting drainage into storm drains.</p> <p>Regards,</p>	Comment Widget

57	8/15/14	Lynn Birkner	<p>Hello,</p> <p>As a 20 year resident of Wedgwood, I would like to register my opinion very much AGAINST 6 story buildings anywhere on 35th street, and particularly at 35th and 85th.</p> <p>It sounds as if you feel you have been informing the neighborhood of your intentions, but it has only been recently that this recommendation has been brought to light.</p> <p>I think this is against the best interests of the neighborhood we cherish and the property in which we've invested.</p> <p>Thank you,</p>	Direct Email
58	8/15/14	Jana Dilley	<p>As a near neighbor who intends to live here for many years to come, I think it's very important that the future plans for 35th maintain adequate space for large street trees, with at least 7' wide planting strips, to allow mature canopy to eventually arch over the street. 5' planting strips are not large enough to be able to plant trees that would grow large enough to shade the street. The maximum size street tree that can be planted in a 5' strip is 25' - trees 45' - 60' at maturity would add a lot more grace, character, and beauty to the street, not to mention the vastly greater environmental, social, and economic benefits that come from large trees instead of small trees. The ability to add silva cells and structural soil to the street would be amazing.</p> <p>I am also in favor of moving to permanent parking spaces along 35th instead of temporary ones and channelizing the traffic into 2 lanes. And changing the zoning to allow 4 or 6 story buildings would be fine by me, as long as those buildings are zoned mixed use and include retail on the lower level.</p> <p>Thanks for your hard work on this project!</p> <p>Sincerely,</p>	Direct Email
59	8/15/14	Ann Skutt	<p>As a retired planning consultant and as a resident of Wedgwood for nearly 50 years, I have to protest the lack of clear information about the proposed rezone to allow six story buildings on 35th.</p> <p>In notices of the community meetings, there was no mention of such a drastic change. If there had been, I'm sure a great many more Wedgwood residents would have attended the meetings and would have protested, especially since parking would be limited on 35th and could drastically impact the neighbors who live on nearby streets. This lack of information is not consistent with due process.</p> <p>I believe it is your responsibility to clearly inform the Wedgwood community of the six-story zoning proposal and to call a halt to the proposal if the community objects to it.</p>	Direct Email
60	8/15/14	Christine Langley	<p>Hi- I may have missed it but I'm wondering how this impacts the value of the current homes in the area. We live close to the 85th/35th ave. intersection- we currently look at trees- not 6 story buildings. Has there been conversation to maintain the 4 story zoning height? Thanks.</p> <p>Regards,</p>	Comment Widget
61	8/15/14	Mike (Rocky) Hrachovec	<p>I'm writing to voice my opposition to changing the height allowances for buildings at the intersection of 35th Ave NE and 85th St. The current zoning allows for up to 4-story commercial buildings in this location, and the proposed guidelines would increase this height to up to 6 stories.</p> <p>There are only a handful of properties which would be directly affected by this change, predominantly those are located immediately east of the QFC and Rite Aid properties. I live in one of those affected properties, at 3526 NE 85th St, immediately east of Rite Aid. I have seen the visual, aesthetic and loss-of-sunlight impacts caused on east neighbors of the Jasper residential property located at 35th Ave and 86th St; as a 4-story building it looms over the neighboring residences and dominates the area visually, and completely cutting off sunlight past mid-day on the residences to the east. Visually it shatters the aesthetic of what has been traditionally a single-family neighborhood with a smattering of small apartment complexes. The traffic associated with the property binds up intersections and fills up neighboring streets with parked cars. A 6-story facility will have an even greater impact on those surrounding residences cutting off afternoon sunlight and clogging up already badly-congested streets and intersections with additional drivers; roads which are already filled with delivery trucks, store patrons, garbage trucks, recycling trucks and homeowners headed to and fro.</p> <p>I have read in the planning materials that one of the benefits of a 6-story development will be to promote economic activity to the area. The true winners of such a zoning change will be those individuals who own the commercial space, and stand to benefit by replacing existing functional buildings with taller buildings which can generate greater income for the landowners. The losers will be those surrounding homeowners who would be subjected to months of construction noise, then, in perpetuity, subsequent years of traffic, loss of sunlight and visual impacts. The wealth of the few will be generated at the expense of losses by the public. The current commercial space is filled with vital energy, with every building full, with neighbors meeting and visiting in single-story, highly functional businesses. I do not support any zoning changes to allow any increases in building heights in this area.</p>	Direct Email

62	8/15/14	Jen Hrachovec	<p>Dear Sir or Madam -</p> <p>Thank you for the opportunity to review the development plan for the Wedgwood neighborhood. My family lives at 35th Ave NE and 85th Street, next door to Rite Aid. I have not participated in the public review process nor have my neighbors, we have been occupied with raising our young families or managing severe health issues. It is my hope that my feedback will be given serious consideration even though I have not participated in the public meetings.</p> <p>I must admit to feeling confused as I read this plan. I remember the street and zoning guidelines action in the neighborhood being started as a response to the negative impact of the Jasper development, to give neighbors a chance to develop the neighborhood in a way that would lead us to choose to call our neighborhood our forever home.</p> <p>I am in favor of a plan to preserve sunlight to residential houses shown on slide 53. Sunlight is vitally important to me and my family. We have recently installed solar panels on our roof to do our part in reversing global warming by reducing use of fossil fuels. We grow as much of our green food as possible in the front yard, because greens are mostly made of water and the primary impact on the environment is transportation from farm to consumer. I believe we humans have a right to a sustainable planet, and removing access to sunlight significantly reduces my ability to make pro-sustainability life choices.</p> <p>I read in slide 60 that there is a proposal to increase the intersection of 85th street from a zoning of 4 stories maximum to 6 stories. I am opposed to increasing the maximum building height primarily because it reduces sunlight for the neighborhood. So although the presentation suggests the development will not block the sun, my experience tells me the presentation is not giving all the facts. Below, please see a photo of my backyard to my neighbor's fence at 7pm in August. At Rite Aid's current building height of 2 stories, set back far from the eastern property line, it casts a deep shadow across the neighboring properties to the east. Rite Aid is set nearly one story above its adjacent houses, so a 4 story building on the property would have the effects of a 5 story building. If a 6 story building were built on the intersection of 35th and 85h street, even with setbacks, the sun would be blocked to the north and east in afternoons and evenings. The 4-story Jasper sets a shadow across its neighbors, and the neighborhood has committed to not repeating its monolithic effects. The current proposal for height takes the zoning in the wrong direction, and the setbacks and staggered stories are theoretically a good theoretical idea but do not go far enough to deliver promised effects. If we were in the tropics the proposal would probably work fine, but the angle of our sun for half of the year at our latitude needs to be taken into account.</p> <p>I am unclear who is planning development and zoning and what their biases are. Is it possible that the entity constructing the plan is positioned to receive greater financial gain if a higher density plan is approved? Please be transparent. Some background in the presentation leads me to suspect that a pro-development entity has prepared the background material to convince the neighborhood to support higher density, and presented information in a biased way to support their interests. Am I interpreting this incorrectly? For example, I believe the presentation on slide 53 is misleading, it suggests sun to residential properties would be preserved. I would like to see an actual summer-winter sun study, and the factual results of the study distributed to the neighborhood for comment. In Wedgwood families love to walk up and down the streets with children and dogs and bask in the sun when it is out. The neighborhood will lose this characteristic if our sidewalks are literally shadowed by development. I see the content in the presentation about setbacks and open spaces, but the reality of my yard vs the proposal in the presentation leads me to believe the presenters are out of touch with reality of the angle of the sun in our neighborhood.</p> <p>I am not opposed to higher population density, but I believe there are multiple ways to achieve it. I am not in favor of plans to increase population density in a manner that forgets social justice. For example, I have had up to 10 people (2-3 families) living in my house at any time. If 6 story buildings are built on the busiest Wedgwood intersections, the property values of the 6-story areas will increase as they gain regional views, and the property values of the neighboring single family homes will decrease because they will bear the effects of traffic, noise, and shadow. In my neighborhood, the less wealthy already own the more affordable houses adjacent to busy streets. The high-density housing will further drive down the property values of bordering houses. Where is the social justice in this decision, that certain commercial properties should be given even greater height at the expense of neighboring properties? What will be the effects on traffic of this added density? Every car that has regularly parked in front of my house has had the car mirror hit by another car. What is the private individual's cost of the higher density? Existing residents will bear the effects of slower traffic, of pedestrian danger of added cars, of louder noise from the additional mass of neighbors, of the loss of light and the access it gives to a more sustainable lifestyle.</p> <p>Slide 58 gives the results of public opinion, asking people if they like what is currently there, if they like a 4 story building, or if they like a 5 story building. It doesn't ask if they would like a 2 or 3 story building. The presentation reports that, given the choice between 4 or 5 stories, neighbors consistently reported they prefer 4 stories. How was this public survey data used to conclude that 6-story buildings should be plopped on 65th, 75th, and 85th? This leads me to believe that the survey was constructed in a biased way to draw conclusions that neighbors are in favor of higher density. What I would love is having a 15' high commercial district along 85th street with 2 stories of living space above it. This could give the neighborhood a lovely feel (like Maple Leaf, Madison Valley), with added services that would benefit all residents. The idea of painting 4-6 story buildings along 85th street, I feel, would convert my neighborhood from a very lovely place to live and work to a soulless fast loud dark corridor reminding me of the relentless pursuit of wealth by propertied and commercial interests over the common man who is powerless to stop it. I would much rather we work to preserve a beautiful and sustainable planet for ourselves by placing reasonable caps on density and building height, preserving the ability of children and dogs to walk without danger, and allowing existing neighbors to choose sustainable living including solar panels and gardens.</p> <p>Thank you for your serious consideration.</p>	Direct Email
----	---------	---------------	--	--------------