

**38th Avenue NE R.O.W.
between NE 95th and NE 94th Streets**

**8803, 8809, & 8815
35th Avenue NE**



PRIMARY CRITERIA

- Yes No Addresses Wedgwood's Usable Open Space Gap?
- Yes No Within one block of 35th Avenue NE?
- Yes No Willing sellers?
- Yes No Southwest or Southeast corner of block?

SECONDARY CRITERIA

SIZE: How big? (in square feet)

- < 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

- None Partial Full

LOCATION: Close to businesses?

- 2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

- Not visible Somewhat Visible

NARRATIVE

PRIMARY CRITERIA

- Yes No Addresses Wedgwood's Usable Open Space Gap?
- Yes No Within one block of 35th Avenue NE?
- Yes No Willing sellers? **UNKNOWN**
- Yes No Southwest or Southeast corner of block?

SECONDARY CRITERIA

SIZE: How big? (in square feet)

- < 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

- None Partial Full

LOCATION: Close to businesses?

- 2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

- Not visible Somewhat Visible

NARRATIVE

This site satisfies the Usable Open Space Gap very well. These properties run along 35th, which gives it a lot of exposure to traffic and traffic noise. It is unknown if these sites (owned by the one family) are for sale.

NE 86th St. & 35th Ave NE

NE 86th St. & 35th Ave NE



PRIMARY CRITERIA

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- Yes No Willing sellers?
- Yes No Southwest or Southeast corner of block?

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SIZE: How big? (in square feet)

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None Partial Full

LOCATION: Close to businesses?

2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

Not visible Somewhat Visible

NARRATIVE

This site satisfies the Usable Open Space Gap very well. This site is owned by Seattle City Light and it on their surplus property list (it will be sold). According to Chip Nevins, other City departments get first purchase privileges. The site would provide a 14,255 sf park. This site is adjacent to thriving local businesses.

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SIZE: How big? (in square feet)

< 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

None Partial Full

LOCATION: Close to businesses?

2+blocks 1-2blocks Adjacent

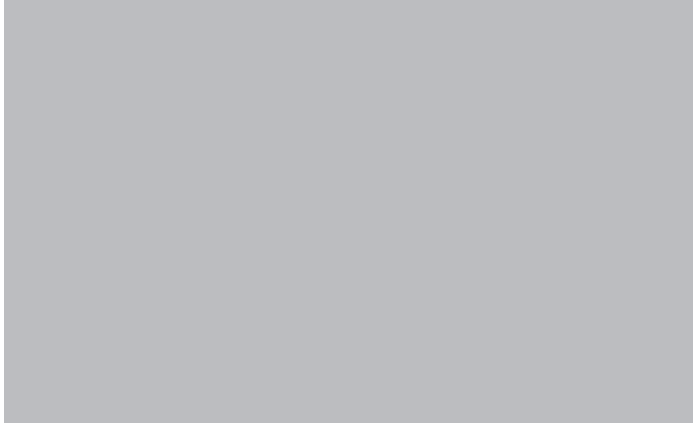
VISIBILITY: Visible from street?

Not visible Somewhat Visible

NARRATIVE

This site satisfies the Usable Open Space Gap very well. This site's 33,6600 sf size makes commercial development possible so it unlikely that the owner will sell only a smaller portion of the site. The entire site is very expensive for a parks purchase because of it's zoning (NC2-40) and already completed permitting.

3180 NE 82nd Street



PRIMARY CRITERIA

- Yes No Addresses Wedgwood's Usable Open Space Gap?
- Yes No Within one block of 35th Avenue NE?
- Yes No Willing sellers?
- Yes No Southwest or Southeast corner of block?

SECONDARY CRITERIA

SIZE: How big? (in square feet)

< 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

None Partial Full

LOCATION: Close to businesses?

2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

Not visible Somewhat Visible

NARRATIVE

This site is fairly close to Dahl playfield. According to neighbors, this is a bank-owned property. It is 8,424 sf which is small. This site is not immediately adjacent to businesses and is off 35th.

7750 35th Avenue NE (2 parcels on the north end of block)



PRIMARY CRITERIA

- Yes No Addresses Wedgwood's Usable Open Space Gap?
- Yes No Within one block of 35th Avenue NE?
- Yes No Willing sellers?
- Yes No Southwest or Southeast corner of block?

SECONDARY CRITERIA

SIZE: How big? (in square feet)

< 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

None Partial Full

LOCATION: Close to businesses?

2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

Not visible Somewhat Visible

NARRATIVE

7730 & 7744 35th Avenue NE (4 mid-block parcels)



PRIMARY CRITERIA

Yes No Addresses Wedgwood's Usable Open Space Gap?

Yes No Within one block of 35th Avenue NE?

Yes No Willing sellers?

Yes No Southwest or Southeast corner of block?

SECONDARY CRITERIA

SIZE: How big? (in square feet)

< 10,000 10,000-15,000 15,001-20,000 20,000+

ACCESS: Wedgwood loves sidewalks.

None Partial Full

LOCATION: Close to businesses?

2+blocks 1-2blocks Adjacent

VISIBILITY: Visible from street?

Not visible Somewhat Visible

NARRATIVE

This site is close to View Ridge Playfield and was mentioned repeatedly as a neighborhood favorite for open space. The Wedgwood Community Council has approached the site owners numerous times about these parcels and they are not for sale.