WEDGWOOD VISION PLAN

July 2010

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Introduction and Background

The Wedgwood Vision Plan serves as the final report of the Wedgwood Vision Project, which formally launched in September 2009 and concluded in July 2010. The Wedgwood Vision Project (WVP) proposed to engage local residents, businesses, schools, nonprofits, and religious organizations in civic conversation to identify shared values and a community vision related to future growth and development of the Wedgwood neighborhood.

The project was made possible by a grant awarded to Wedgwood Community Council (WCC) by the City of Seattle Department of Neighborhoods (DON). The grant allowed WCC to secure the services of project consultants MAKERS architecture + urban design.

The official study area boundaries are indicated with a red line on the map below. However, participants considered the area between NE 75th and NE 70th Streets (especially the 35th Avenue NE business district) as important to the community, and several value statements address this area as well.

The Wedgwood Vision Project steering committee included residents-at-large, local small business owners, and representatives of local schools and religious organizations. With guidance from MAKERS, the steering committee worked hard to engage the entire Wedgwood neighborhood, conducting a series of successful and well-attended community meetings and conducting a neighborhood-wide survey to find out how people felt about Wedgwood today and what they desired 20 years into the future. The results are presented in this document.

WVP officially began at the end of summer 2009 when the DON awarded WCC a grant for the project. Leading up to the launch was a preparatory phase featuring speakers at WCC membership meetings addressing various dimensions of community building and neighborhood planning. Speakers included architect Peter Steinbrueck, a past president of the Seattle City Council; Sally Clark, then chair of the Seattle City Council's neighborhoods committee; and Jim Diers, the former director of Seattle's Department of Neighborhoods and author of *Neighbor Power: Building Community The Seattle Way.* This phase also included numerous planning-related articles in the WCC newsletter, focused discussions among the board of trustees, and two applications for a Neighborhood Matching Grant, the second of which was successful.

Wedgwood is not expected to absorb as much population growth as some other parts of the city and local neighborhood planning efforts have (until the WVP) been prioritized accordingly. Though the pace of change has been gradual overall, occasionally events do remind community members not to take Wedgwood for granted. For example, in 1999 Matthew's Red Apple Market, which was a highly popular grocery store in "downtown" Wedgwood, lost its lease and QFC was to take its place. After efforts to keep Matthew's in Wedgwood came to naught, concerned residents working through the WCC provided feedback for the new grocery store. As a result, several changes were made to the size, scope, and appearance of the construction project to better suit the neighborhood.

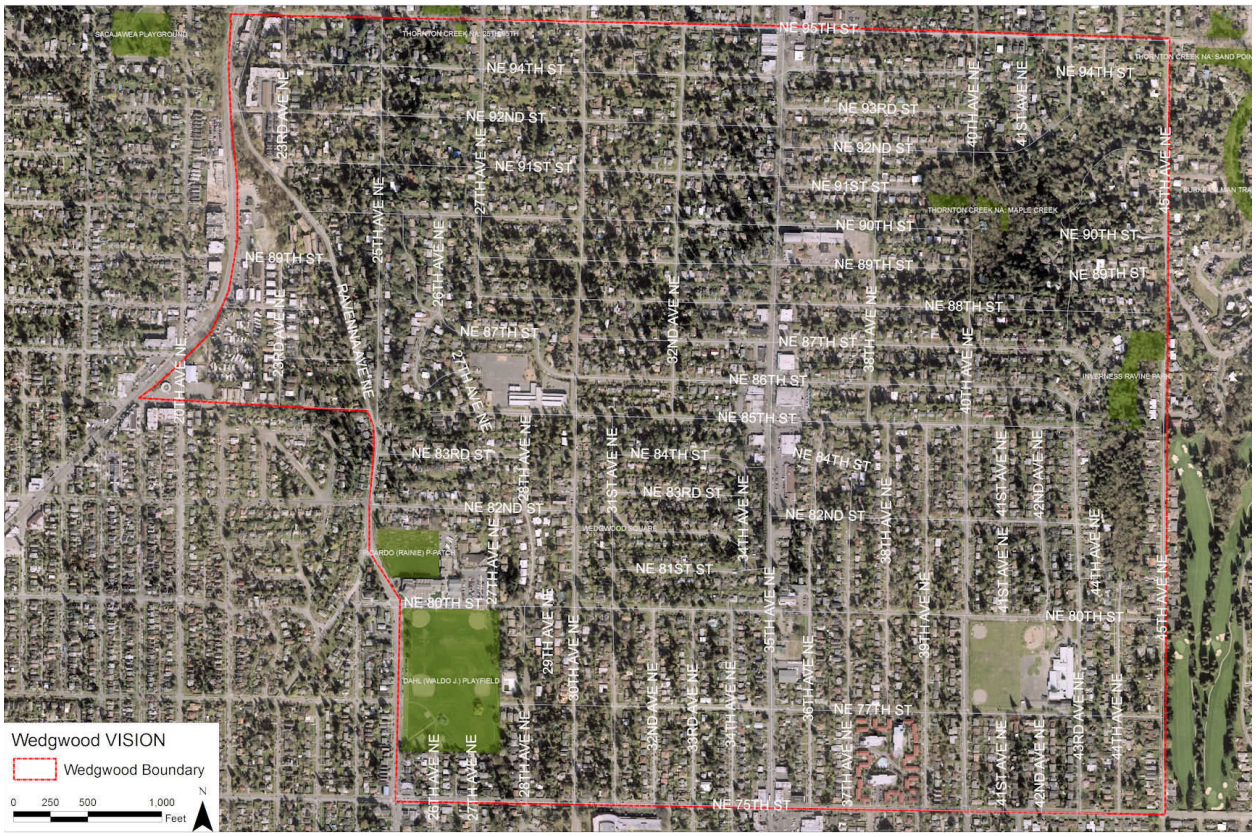
A more recent wake-up call was the proposed condominium project at 35th NE and NE 86th (the vacant Jewish Community Center building). Many Wedgwood residents, especially those directly impacted by the proposed development quickly organized, voiced their concerns, and took action to alter the project, forming themselves into the Wedgwood Action Group. Concerns included scope and scale of the building (4 stories, 88 units), traffic and street parking, privacy, shading, impacts to neighborhood character, and the potential precedent-setting nature of the project. Meetings followed with the developer Murray Franklyn, the city's Department of Planning and Development, and other organizations in an attempt to bring project plans more inline with what the Wedgwood community wanted, with limited success.

Such events forged the decision to move forward with the Wedgwood Vision Project. Instead of continually reacting to imminent changes in our neighborhood landscape and lifestyle, why not create a true community statement of what we want for Wedgwood now and into the future?

Many Seattle neighborhoods have city-funded community plans already in place. They are based on defining the "urban village," where commerce and residential living coincide in high-density areas. 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 City, developers, and businesses

interested in working within our neighborhood will have a documented statement created by the people of Wedgwood available as a guide in achieving a desirable outcome for everyone involved.

With increasing population, it is only a matter of time before economic conditions and other factors bring more intensive development to Wedgwood, and with it, a set of challenges, risks, and opportunities. 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.



An aerial view of Wedgwood illustrates the community's physical components. The area is predominantly single-family residences on a grid street pattern with small neighborhood business centers on 35th Avenue NE at NE 85th and NE 75th Streets. Wedgwood is well endowed with neighborhood schools and clusters of evergreen trees.

Summary of Public Participation

Summary of Public Participation

The public participation and outreach efforts for this project consisted of three principal efforts:

- Monthly Steering Committee (Committee) meetings at which ten individuals from the Wedgwood community discussed issues raised at the public meetings, formulated the plan's elements and directed the project's process.
- Three public meetings to solicit active and broad-based public participation.
- A community-wide public survey.

The Steering Committee meetings also provided the opportunity to discuss neighborhood visioning and planning matters in greater detail. Committee members developed and directed public outreach and communication, public meeting agendas and preparation, interpretation of meeting results and preparation of this document.

Public Meetings Summary

The three public meetings were devised to 1) Identify fundamental goals and objectives, 2) develop more specific value statements and neighborhood planning directions and 3) review the results of previous work and set priorities for next steps.

Public meeting #1 was held on January 14, 2010, and as noted above, was directed toward providing background information and establishing goals and objectives. After a social hour and brief presentation describing the project's background and purpose, over sixty five participants engaged in a fast-paced structured brainstorm session to identify: What they like and dislike about Wedgwood, what they would like to see remain or change in Wedgwood, and what aspects or features they would like to see added or enhanced in Wedgwood. Staff and committee members recorded the input with drawings and brief statements on 8-1/2x11 sheets of paper and affixed them to a wall. Participants then reviewed results and identified issues and elements that are most important by placing adhesive "dots" on those statements or objectives they felt warranted the highest priority.

Workshop #2 activities.

After a brief break, participants working in groups of 3-10 sketched on a base map the things they liked and didn't like (e.g.: specific areas of traffic congestion) about Wedgwood, as well as suggestions for improvements or additional features. Participants also used small photos of different kinds of development to indicate where and what type of development is desirable in Wedgwood. The Committee, with the consultant's assistance, digested the results of public meeting #1 and prepared an illustrated goals and objectives paper based on the public's input.

The Committee convened public meeting #2 on Saturday morning, April 10. Approximately 60 community members participated. Committee members and consultant staff first recapped the results from the first public meeting and then engaged participants in an exercise to develop more specific value statements. Working in groups of 6–10, participants brainstormed their visions for Wedgwood in the next 20 years. Each group had an "Alternate Futures" worksheet and other materials to help frame their responses and considered the following topics:

- Commercial Areas
- Commercial and Mixed-Use Design
- Green/ Open Space/ Community Amenities
- Transportation
- Residential Areas
- Community Sustainability

The consultant team summarized the results of each group and, from that, developed value statements that were then revised by the Committee and included in this document.

Public meeting #3 is scheduled for July 14, 2010. The focal point of the meeting is a presentation of the finished Vision Plan and a celebration with the community. Scheduled activities include an ice cream social, a project summary, and a question-and-answer session of Vision Plan highlights. The meeting will conclude with a "what's next" segment, informing the community about possible short-term and longer range opportunities and providing an opportunity for the participants to indicate their priorities.

Summary of Survey Results

The Wedgwood Vision Project steering committee created a community survey of 36 questions organized into several distinct areas: single-family residential areas, the business district, parks and open space, transportation, sustainability and environment, community activities, and demographics. The survey was available online through SurveyMonkey and paper copies were available at HomeStreet Bank and the Northeast Branch of the Seattle Public Library. The survey was advertised by means of email lists, web sites, sign boards, and postcards mailed to every household in Wedgwood. We received 840 responses to the survey with a 90% completion rate. Committee members entered data from all submitted paper copies into the online system to unify all the data.

Survey results echoed feedback provided at the public meetings. Respondents reinforced that trees, parks, and natural areas are among Wedgwood's most cherished features and key to a vision for the future. Walkability and pedestrian safety are also at the top of the list and most respondents want more sidewalks. People highly value Wedgwood's array of largely independent businesses but feel there is room for more commercial offerings, especially in restaurants, hardware, and books. A farmers market was the most-desired community amenity. Three-fourths of people wanted to see another community event (Wedgwood Art Festival is a current example). When considering potential development on 35th Ave NE, most agreed with the statement, "Carefully designed mixed-use buildings can create a more vibrant neighborhood by increasing density and attracting more businesses."

Additional survey results are included within specific sections of the Vision Plan and as a separate document. Complete results, including all typed or written responses (all anonymous), are available online at http://www.wedgwoodcc.org/survey and on paper at the Northeast Branch Library.

Vision Statement

Our vision for Wedgwood is:

- *a woodsy, small town within the city where single-family homes, park areas, and gardens surround a vibrant and human-scale commercial/multifamily district, serving residents' day-to-day needs and including open space for community gatherings, and*

- *a safe and pedestrian-friendly community that welcomes diversity and where a commitment to sustainability is everywhere apparent.*

Community Values

Introduction

The community value statements in this section are intended to distill the fundamental community objectives by describing preferred future conditions in six distinct categories. The statements depict Wedgwood 20 years in the future, although, ideally, the community will achieve many of these goals earlier. The italicized statements summarize the preponderance of opinion expressed by participants at the three open houses. It may be advisable to refine or modify the statements as the community pursues the objectives in each of the specific topic areas.

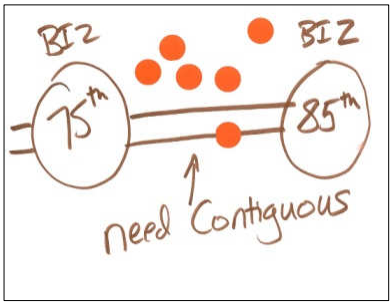
Many of the statements include a brief summary of the discussions that led to the statement and survey results that relate to the topic. Included with each statement is a list of potential actions that the community might initiate to pursue the objectives.

The graphic sketches are from a visioning exercise at the first community meeting.

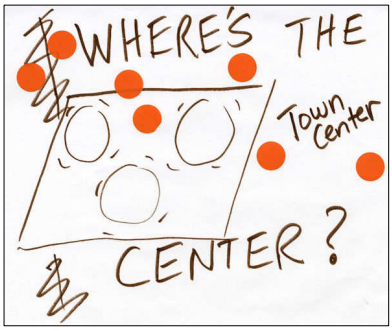
Commercial and Mixed Use Areas

Statements

C-1 The Wedgwood Business District will feature increased commercial businesses and mixed-use buildings (commercial on 1st floor entrance opening to the sidewalk with offices and residential above) on 35th Avenue NE. This new growth will provide the neighborhood with increased services and housing options and add vitality to the business district.

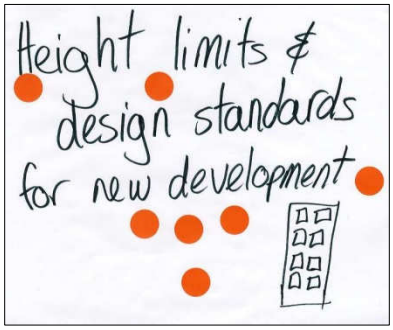


C-2 Much of the neighborhood commercial and mixed-use development will focus near current commercial areas on 35th Avenue NE at NE 85th Street and NE 75th Street. There will also likely be increased commercial and mixed-use development along 35th Avenue NE between the areas, including live/work housing.



C-3 These commercial areas will be pedestrian-friendly, well-connected, and with development and design standards respectful of adjacent and nearby residential neighborhoods.

C-4 The community is supportive of new commercial and mixed use development along 35th Avenue NE to achieve a more vibrant district. This may include a few 3-4 story buildings, provided they are compatible with the Business District Character and Design section of this document.



C-5 New commercial and mixed-use buildings will have pedestrian-oriented storefronts opening to the sidewalk. They will have structured or rear surface parking, but not surface parking in front.

C-6 Commercial entities in Wedgwood will be primarily small, independent businesses that support local residents with some larger stores that also draw from surrounding neighborhoods.

C-7 While not currently within designated neighborhood boundaries, commercial areas on 35th Avenue NE between NE 70th and NE 75th Streets serve Wedgwood as well as adjacent neighborhoods, and should be considered in future plans.

Discussion

The size, location, configuration, and character of Wedgwood's business district was an important topic discussed at both public meetings. Alternatives discussed included focusing commercial activities on 35th Avenue NE, with "nodes" at NE 85th and NE 75th Streets (or NE 70th Street) or a more linear strip of businesses all along 35th Avenue NE. Many groups indicated that the area between the nodes might feature additional mixed-use or live/work development. While the group responses from the second meeting varied, with respect to the desired scale of buildings, the preponderance seemed to favor smaller-scale development between the nodes and some up to 3- to 4-story mixed-use buildings at the nodes. Additional community input and clarity on this topic would be beneficial as the community proceeds with a neighborhood plan.

The statements above are consistent with responses to the 2010 Wedgwood community survey as well as public meeting input. Over 75% of survey responses indicated that issues related to commercial areas are "very important" (38.8%) or "important" (36.6%).

When asked what they liked about the business district, survey respondents indicated that the following attributes were "very important" or "important":

- Accomplishing errands locally 95.2%
- Cafes and pubs to meet people and relax 91.5%
- Small scale 86.2%
- Independent ownership 83.7%

Over 52% attached similar importance to developing a more continuous district along 35th Avenue NE, and 74% indicated that it is "important" or "very important" to limit chain stores. Both survey respondents and public meeting participants noted a desire for a wide variety of shops and services, including eating and drinking establishments, book stores, entertainment venues, and a hardware store.

In response to a question about commercial mixed-use building size and height, 54.9% favored the statement, "Carefully designed mixed-use buildings can create a more vibrant neighborhood by increasing density and attracting more businesses," while 31.1% indicated, "We need to do all we can to keep bulk and scale of new development in check." Only 14.1% agreed more closely with the statement, "Wedgwood should maximize development potential to become an urban village like Fremont or Wallingford."

In summary, while public meeting results and survey responses indicate a general desire for more commercial and mixed-use development along 35th Avenue NE, individual respondents differed on the extent to which commercial development should occur along the corridor between the nodes and with respect to a preferred height and scale of new buildings. This broad visioning study is not sufficiently extensive to identify community preferences in any greater detail.

Sections of 35th Avenue NE are currently zoned SF-5000 (for single-family residences), L-2 (low-rise multifamily), L-2 RC (low-rise residential commercial) and NC-2 (neighborhood commercial), so addressing the community's desire for additional continuity in commercial activity between NE 75th and NE 85th Streets may require rezoning. The location, extent, and scale of new development should be addressed in a neighborhood plan in which participants can evaluate the implications of specific land use and zoning proposals.

Suggested Actions

1. Undertake a neighborhood plan that includes a review of current zoning standards and design guidelines with the City DPD. Revise development standards as appropriate in accordance with community preferences established in the neighborhood plan.
2. Work with Seattle DPD to establish neighborhood-specific design guidelines that direct new development.
3. Initiate a business development program, with the business community, which uses these newly developed guidelines to encourage a vital, diverse business district and assist new small-scale locally owned businesses.

Wedgwood residents value the neighborhood's small-scale, locally owned businesses.

Business District Character and Design

Statements

CD-1 New development will respect adjacent residential properties through appropriate design measures, including:

a. Ground- and upper-level setbacks, especially critical next to single-family zones.

b. Landscape screening between uses (for example, between residential and commercial), retaining large trees and vegetation where possible.

c. Site planning requirements to ensure good pedestrian access and appropriate location of parking, vehicular access, and services.

d. Development of different housing types (e.g., duplex, triplex, cluster, live/work courtyards) to properly transition commercial to single-family zones.

e. Maintenance of pedestrian "shortcuts" and pathways.

CD-2 The business district's pedestrian environment will be enhanced by providing:

a. Small-scale retail spaces at ground level.

b. Sidewalk widening and enhancement.

c. Landscaping and outdoor seating.

d. Weather protection where appropriate.

e. Street trees.

f. Pedestrian-scaled lighting.

g. Crosswalks.

h. Public art and other elements that contribute to community identity.

CD-3 Impacts of parking on the surrounding neighborhood will be minimized by:

a. Below-grade parking for mixed-use residential development is preferable to free standing structured parking.

b. Parking lot screening and generous parking lot landscaping.

c. Parking located to minimize its visibility (such as the Starbucks and Top Pot buildings).

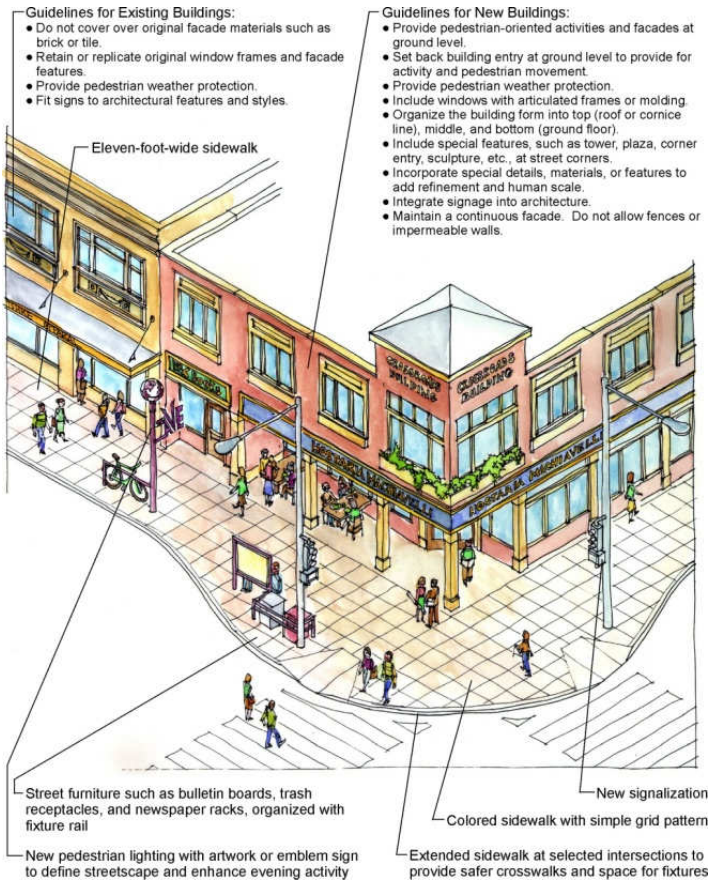
d. Reduced parking requirements to encourage walking, biking, and use of public transit. More transit and shuttle buses are preferred to additional parking.

Public meeting participants generally felt that this image represented a good model for mixed-use buildings in Wedgwood.

Discussion

Public meeting participants and survey respondents felt that the character of Wedgwood's mixed-use/commercial areas was very important. The general preference is for 1- to 4-story buildings in a traditional vernacular style typical of early Seattle neighborhoods.

Public meeting responses suggest that the quality of site features, the relationship of buildings to the street, and property impacts to residences are more important to community members than architectural style. Groups mentioned large trees, pedestrian lighting, building setbacks (especially when adjacent to residences), small open spaces, a larger community gathering space, landscaping, and public art as highly desirable features. Concealing parking was considered a particularly important objective, with the preference being for underground parking.



Neighborhood-specific design guidelines can augment Seattle's general guidelines to better achieve the local community's design objectives and respond to the local design character. Design guidelines and streetscape improvements are most effective when they work together.

Wedgwood's signature commercial buildings feature weather protection, large window areas, inviting entries, simple forms and detailing, durable materials, and pedestrian-oriented signs.

Suggested Actions

1. Work with the City to develop neighborhood-specific design guidelines. Issues to be addressed include:
    - Special landscaping preferences.
    - Building modulation ("insies" and "outsies") and other scale-reducing measures.
    - Setbacks.
    - Creation of small open spaces.
    - Parking location and screening.
    - Pedestrian-oriented building fronts.
    - Variety of housing types, including various forms of mixed-use and live/work housing.
    - Sidewalks connecting residential (side street) areas surrounding the nodes to business areas.
    - Elements to reinforce local character.
    - Art and amenities.
    - Lighting.
    - Signage.
    - Impacts to neighboring properties.
2. Consider establishing a Pedestrian Overlay Zone (a zone which requires pedestrian-oriented façades, prohibits parking off the street, and reduces the parking requirement) on specific blocks along 35th Avenue NE at the NE 85th and NE 75th Street nodes.
3. Require new development to feature ground-floor commercial uses on 35th Avenue NE at the NE 85th and NE 75th Street nodes.
4. Improve NE 85th Street sidewalks.
5. Collaborate with other neighborhoods to extend coverage of eventual neighborhood specific design guidelines to areas of overlap, including the 35th Avenue NE business district between NE 75th and NE 70th Streets.

Open Space and Community Amenities

Statements

G-1 Wedgwood will have a variety of neighborhood parks and open spaces that can be easily and safely accessed by all residents of Wedgwood, including:

a. Walkable pocket parks.
b. Plazas or piazzas close to commercial activities.
c. Community gardens.
d. Playgrounds and play areas.
e. Natural areas.
f. Trails connecting the above.

G-2 Wedgwood will have the following community amenities:

a. More evergreen trees, which continue to characterize the neighborhood.
b. More community and private gardens that provide opportunities for local food production.
c. Improved landscaping and street trees on 35th Avenue NE, with an emphasis on native plantings.
d. Suitable central community gathering space for community events such as farmers market, festivals, and community garage sale with good access and visibility.
e. A community center.

G-3 Wedgwood will have regular community events that bring neighbors together, such as:

a. Block parties.
b. Outdoor movies.
c. Farmers market.
d. Art festival or fair.
e. Business district trick-or-treat.
f. Neighborhood garage sale.
g. Outdoor performances in the plaza.
h. Music and plays.

G-4 Wedgwood will continue to have a post office at its present location, with these improvements:

a. Driveway box to deposit mail.
b. Drive-through exit to 36th Avenue NE.
c. Better pedestrian access across 35th Avenue NE (suggestions include a traffic light at NE 80th Street and a crosswalk in front of the post office building).
d. Safety improvements.

G-5 Wedgwood will have improved neighborhood identity, with features such as "Welcome to Wedgwood" signs on 35th Avenue NE, informational kiosks at NE 85th and 75th Streets, artwork, and local banners.

G-6 Wedgwood's visual image and community identity will feature:

a. Evergreen trees.

b. A natural orientation, such as exemplified by the current Audubon Nature Shop.

c. Sustainability efforts, such as LEED certification, Waterwise, rain gardens, or natural drainage system.

d. Gardens.

Desired community events include block parties, a farmers market, and outdoor movies and performances.

Discussion

Dahl Playfield is the only city park with a variety of amenities within the boundaries of Wedgwood. It is located in the southwest corner of Wedgwood, with a steep hillside above it. Although over 94 percent of survey respondents indicated that they could walk to a school playground or city park from their homes, the "where do you live in Wedgwood" questions show that a larger number of survey respondents reside in the southwest quadrant of Wedgwood, skewing this statistic. Also, although a school playground or city park may be within walking distance, the City utilizes a one-half mile standard for walking proximity to a city park (not school playgrounds, which may not be available to the public while school is in session) for neighborhoods of Wedgwood's density. The following table shows percentages of respondents who indicated that they walked to each listed park, playfield, or school:

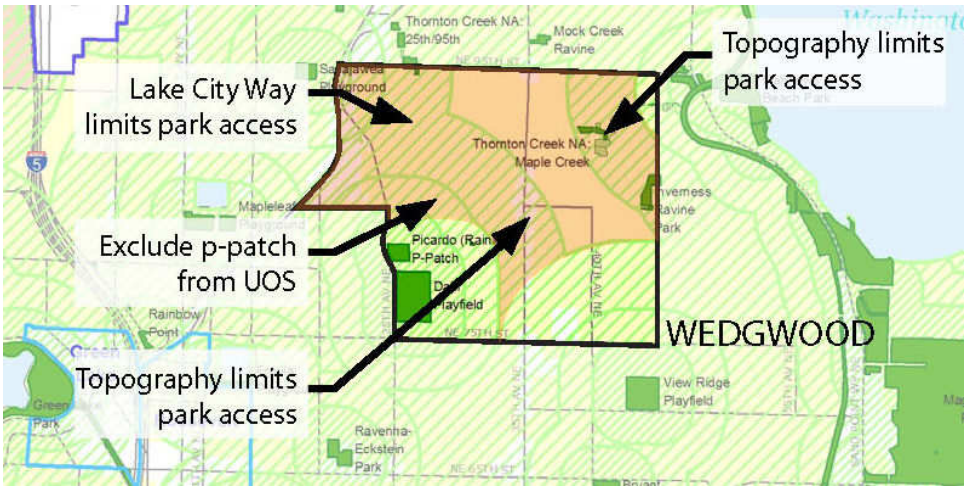
Park or Playfield	Percentage
Dahl Playfield	52.2%
Wedgwood Elementary	48.8%
Thornton Creek School (Decatur)	37.1%
Eckstein Middle School	35.9%
View Ridge Playfield	32.1%
Meadowbrook Creeklet and/or Pond	25.9%
Other	15.6%

Survey respondents ranked the importance of different park types according to the following table:

Park or Playfield Type	Very Important	Important	Somewhat Important	Not Important
Natural park setting	54.4%	33.7%	10.0%	1.9%
Children's playgrounds	49.4%	29.2%	15.2%	6.2%
Lawn/gardens with benches	30.8%	38.6%	24.0%	6.5%
Playfields for sports	30.1%	28.8%	25.5%	15.5%
"Town square" type space	22.9%	30.4%	28.9%	17.8%

Feedback at public meetings indicates that a variety of unfilled needs exist, such as a neighborhood park with children's playgrounds and a natural setting, small gathering spaces (e.g., small seating areas by sidewalk cafes) and a larger public gathering place for celebrations, a farmers market, and other community activities.

Wedgwood is listed for neighborhood park acquisition in the City of Seattle's 2008 Parks and Green Spaces levy. As of summer 2010, the community is engaged in a process to locate and acquire a park to provide needed open space.



Wedgwood areas deficient in usable open space are shown in orange. This map shows modifications to the City of Seattle open space analysis to account for steep topography and difficult access across Lake City Way.

Suggested Actions

1. Acquire a neighborhood park within Wedgwood along one or more key pedestrian routes.
2. Facilitate partnerships between schools and Seattle Parks and Recreation.
3. Encourage evergreen and deciduous tree plantings. Develop long-range tree replacement plans.
4. Create a creekside nature trail within the Wedgwood neighborhood.
5. Provide restrooms (the new composting toilet at Picardo P-Patch provides a promising example).

Summary of participants' input from the first public meeting.

Transportation and Street Improvements

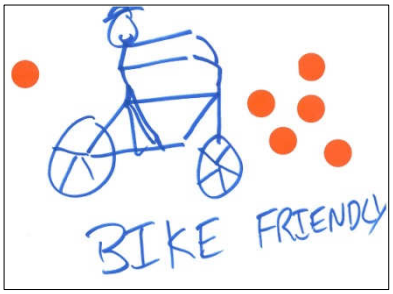
Statements

T-1 Transit options in Wedgwood will include:

a. Frequent and improved express bus service to downtown and other key locations.

b. Frequent bus connections to light rail and the Northgate Transit Center.

c. Small shuttle buses or vans that take riders to express buses or light rail stations.



T-2 Residential areas of Wedgwood will be safe and walkable, with:

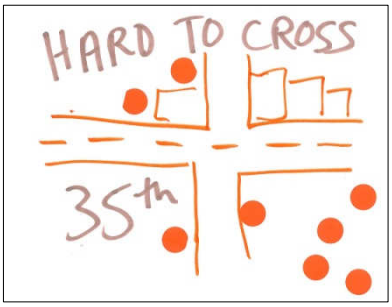
a. Improved sidewalks.

b. Safe routes to school.

c. Traffic calming.

d. Green streets with bioswales.

e. Street trees.



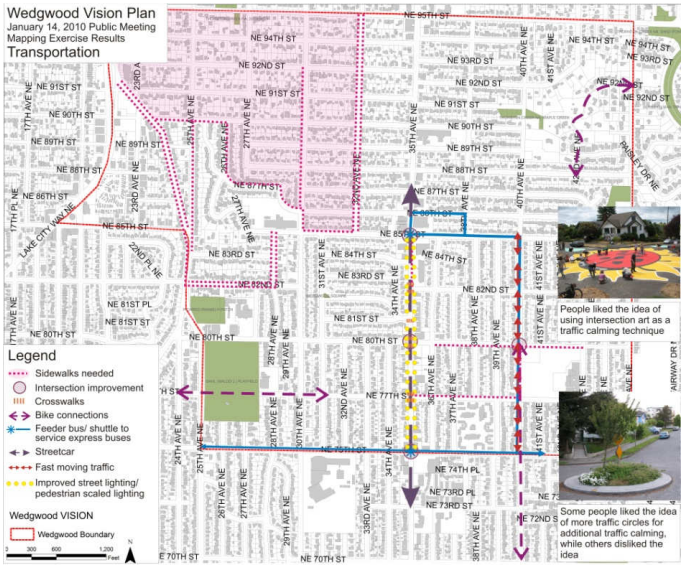
T-3 The commercial district along 35th Avenue NE will be safe and walkable, with:

a. Improved wider sidewalks.

b. Safe crosswalks.

c. Improved safety at key intersections along 35th Avenue NE, especially at the post office, NE 75th Street, and elsewhere.

T-4 Designated bike routes will be expanded and improved throughout the neighborhood.



Transportation elements noted in the first public meeting.

Discussion

The vision survey provides some useful information regarding community transportation. When asked how important various transportation modes were, individuals responded as tabulated in the following chart:

Transportation Mode	Very Important	Important	Somewhat Important	Not Important
More pedestrian safety and amenities (e.g., crosswalks)	49.2%	32.4%	13.0%	5.3%
More bus service	37.3%	33.6%	20.5%	8.7%
More street paving and pothole filling	32.8%	33.0%	27.0%	7.2%
Additional traffic calming and speed control	31.4%	29.0%	25.6%	14.0%
Better bike lanes	31.0%	31.3%	23.8%	13.9%
Better drainage	23.9%	31.2%	34.2%	10.7%
More street lighting	23.2%	30.1%	30.6%	16.0%
More parking management in residential areas	8.1%	16.2%	34.1%	41.6%
More parking management in commercial and multifamily areas	7.4%	20.0%	36.6%	35.9%

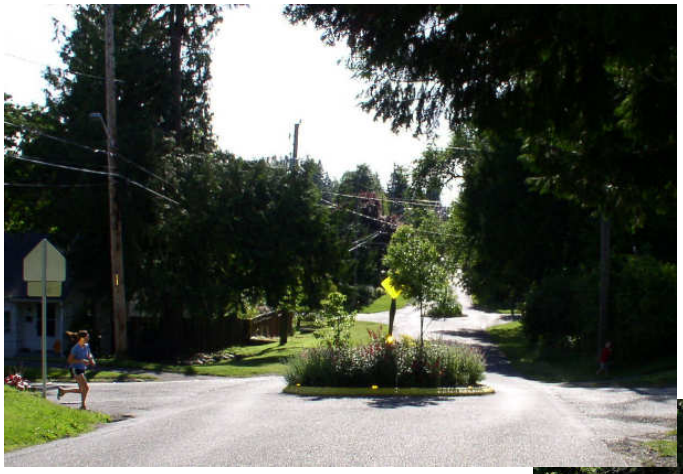
It is clear from both survey results and public meeting comments that community members favor increased multimodal transportation access, with safe, walkable, and attractive streets being the highest priority. Participants also suggested a number of transit improvements, including more frequent service, shuttles to express service, and routes to Northgate and Children's Hospital. Improved bicycle routes away from automobile traffic were also favored by most respondents. Some public meeting participants also identified specific locations where safety and congestion are concerns, most notably at the post office, the 35th Avenue NE/NE 75th Street intersection, NE 95th St., and children's routes to school.

Over 70% of survey respondents indicated that improved bus service was "important" or "very important."

There are some places where children have no safe sidewalks on their way to school.

Suggested Actions

1. Research a range of traffic-calming methods.
2. Provide a sidewalk to Wedgwood Elementary School between NE 90th and 95th Streets on 30th Avenue NE.
3. Create a task force to work with the City on bicycle routes and lanes to develop bike routes that are safe and keep the bikes separate from cars, both east/west and north/south routes, with a connection to the Burke-Gilman trail.
4. Continue to improve the process whereby the community council works with residents to identify and prioritize sidewalk improvements and traffic calming measures and then advocates for the projects. The community might also explore alternate approaches to neighborhood street improvements, such as those pursued in Greenwood, Crown Hill, and Columbia City.
5. Create a transportation task force with the City to study the impacts on 35th of increased density and traffic. Identify a plan that integrates other elements of these guidelines, e.g., widened sidewalks, pedestrian streetscape, parking, and traffic.



Traffic calming measures can be effective in appropriate situations.

Walking and cycling are important transportation modes in Wedgwood.

Residential Neighborhoods and Housing

Statements

R-1 Wedgwood's residential areas will remain primarily single-family, with some new multifamily developments to allow some density and provide options for more affordable housing. Other housing types might include:

a. Townhouses.
b. Backyard cottages (ADUs).
c. Cottage housing.
d. A few apartments near 35th Avenue NE.
e. Condominiums near the commercial nodes.
f. Live/work studios near 35th Avenue NE.

R-2 Encourage traditional courtyard model of live/work housing along 35th Avenue NE between commercial nodes as a transition to single-family zones.

R-3 Wedgwood's residential neighborhoods will be safe and peaceful, with well-lit, attractive sidewalks.

Discussion

Both public meeting participants and survey respondents expressed a deep fondness for local single-family neighborhoods. When asked what they liked about Wedgwood's single-family zones, respondents attached importance as indicated by the following chart:

Favored Single-Family Quality	Very Important	Important	Somewhat Important	Not Important
I feel safe.	82.8%	15.2%	1.5%	0.4%
I can easily walk to businesses.	67.5%	25.5%	6.1%	0.9%
It's good for walking and/or running.	66.0%	30.2%	2.9%	0.9%
It's quiet.	56.5%	33.7%	8.0%	1.8%
My neighbors are friendly.	54.6%	34.1%	9.6%	1.7%
There are lots of trees.	47.7%	38.6%	11.3%	2.4%

Wedgwood is known for its well-maintained mid-20th century houses.

Participants favored traditional live/work housing.

Backyard cottages were seen as a good way to provide infill housing.

Public meeting respondents noted the following points as part of their vision:

- Most new multifamily housing will be located on 35th Avenue NE, especially at commercial nodes as part of mixed-use development. Throughout the rest of the neighborhood, some multifamily may be acceptable, but it must be compatible with the existing single-family neighborhood in bulk and scale, e.g., for the purpose of "aging in place" and to allow for a variety of income levels.
- Particularly when it comes to the business district, the boundary of the neighborhood is really NE 70th Street, not NE 75th Street.
- Cottage housing, live/work bungalow courts, new backyard cottages, cottage/compact housing, and courtyard housing are acceptable.
- Zoning to allow smaller houses would be welcome, as would additional measures to restrict maximum lot coverage for single-family homes.
- Garages will be set back further from the street than the house entrance.

The survey collected responses regarding the importance of various physical aspects of single-family neighborhoods. The following table summarizes the responses to the question, "How important are the following in Wedgwood's single-family residential zones?"

Single-Family Physical Elements	Very Important	Important	Somewhat Important	Not Important
More sidewalks and curbs	44.0%	29.6%	18.1%	8.3%
Careful management of infill development	37.8%	39.0%	19.1%	4.2%
Regulating size of new homes	35.9%	28.6%	25.6%	9.9%
Better management of vacant properties	27.2%	36.5%	28.8%	7.5%
More street lighting	22.4%	36.8%	27.1%	13.7%
More affordable housing	17.1%	34.2%	32.8%	15.8%

As the table indicates, sidewalks with curbs, regulating the size of new homes, and management of vacant properties appear to have the highest priority.

Suggested Actions

1. Explore rezoning options to encourage greater diversity of small-scale home types.
2. Apply for City funds for sidewalk improvements.
3. Explore cooperative, homeowner-initiated sidewalk construction.
4. Help the newly annexed area of Wedgwood along Ravenna and Lake City Way to increase the residents' pedestrian friendly access to businesses.

Community Sustainability

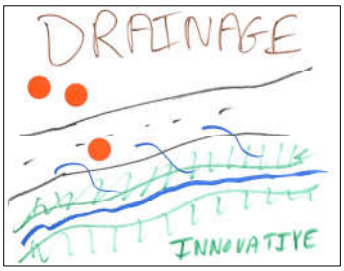
Statements

CS-1 Wedgwood will be a place where neighbors can brainstorm solutions and work together to address and resolve issues.

CS-2 Increased tree canopy and improved landscaping will contribute to a reduction in the urban heat island effect and protect air quality. Community programs will exist to further sustainability objectives, such as helping homeowners conserve energy and water.

CS-3 Community gardens and a farmers market will make local food available.

CS-4 The use of innovative storm water management techniques will improve drainage throughout the neighborhood.



Backyard gardens and P-patches provide opportunities for homegrown produce.

Access to local farm products is an important objective.

Low-impact development that incorporates natural drainage measures is one aspect of a more sustainable community

Discussion

Community residents are proud of their local initiatives toward greater sustainability. The emphasis on sustainability manifests itself in several ways, including:

- The desire for more community-based cooperation and activism.
- A desire for more trees.
- An emphasis on programs to conserve energy and provide healthy food and other activities aimed at promoting environmentally responsible lifestyles.

The following table tabulates survey responses to the question, "If you feel that it is at least somewhat important that sustainability be part of the Wedgwood Vision Plan, please rate the importance of including the following elements."

Sustainability Elements	Very Important	Important	Somewhat Important	Not Important
Trees and natural landscapes	64.4%	28.1%	6.6%	0.9%
Transportation choices	64.3%	28.0%	6.6%	1.1%
Reducing energy consumption	49.2%	36.1%	11.6%	3.1%
Strengthening community institutions	43.1%	40.1%	15.4%`	1.4%
Green building	35.1%	41.2%	19.0%	4.7%
Local jobs	29.1%	40.1%	26.3%	4.5%
Local food production	23.7%	34.2%	30.0%	12.1%
Local power production (e.g., wind, solar)	21.7%	30.4%	32.1%	15.8%

Greater transportation choices, energy conservation, trees, and strengthening community institutions stand out as high priorities.

Suggested Actions

1. Pursue the possibility of a farmers market.
2. Establish a program to refit existing buildings to be as energy efficient as possible.
3. Pursue undergrounding of utility lines.
4. Investigate the possibility of community solar power.
5. Encourage Green streets and use of low-impact development storm water techniques, e.g., bioswales.

Next Steps

The topics listed below include:

1. Follow-through tasks that members of the WVP steering committee and WCC will conduct upon project completion.
2. Opportunities the Wedgwood community at large may decide to pursue. Some topics are short-term, with a very real possibility for implementation during the foreseeable future, where others may be longer-ranging, requiring a considerable amount of planning and preparation.

The Vision Plan reflects the wishes and desires of those who participated in the project. Much of the implementation of its contents hinges upon further community engagement and participation. We encourage members of the community to learn more and get involved with issues they consider important!

- Submit this document to the Seattle City Council, NE District Council, Department of Planning and Development (DPD), Seattle Department of Transportation (SDOT), Department of Neighborhoods (DON), Northeast Branch Library, and other public agencies for review and acceptance, and to gain more visibility and credibility. Making the document widely available will help developers and others understand the community will when researching potential future projects in the Wedgwood neighborhood. The NE District Council is particularly important as a place to maintain an awareness of the Vision Plan.
- Submit a comprehensive and detailed list of recommendations to Wedgwood Community Council which will include information on how tasks and projects may be initiated and accomplished.
- Begin work soliciting additional community input to prioritize recommendations contained within this document.
- Identify one or more "quick win" projects which have shorter start-to-completion time lines with feasible methods of funding and present to WCC for further review and possible implementation.
- Identify existing plans, programs and funds already in-place and work towards implementation or revising such plans (don't reinvent the wheel). Such programs may include federally-funded Safe Routes to Schools program conducted by SDOT and City-sponsored Small and Simple Matching Grants. Possible uses of such programs include sidewalk improvement, placement of traffic signals, crosswalks and traffic calming measures, pedestrian rights-of-way, and bicycle routes.
- The newly-formed WCC Land Use Committee will research the possibility of Wedgwood obtaining a City-sanctioned neighborhood plan. Findings from meetings with public agencies indicate that Wedgwood will not be selected to become an "Urban Village" in the near future. Although at least partial community funding and implementation would be required, it may still be possible for Wedgwood to obtain a version of a neighborhood plan.

- Begin dialogues with property owners in Wedgwood where the community feels land is under-utilized, negotiating creative and constructive methods for year-round use which benefit the community as well as the owners.
- Continue to explore improvement of Wedgwood's commercial corridor along 35th Ave NE and work closely with the newly formed Wedgwood Chamber of Commerce.