



## **What This is All About**

The three owners/developers of 1966, 2000 and 2012 Thorndyke Ave. W. have each applied to the Seattle Department of Planning and Development (DPD) to have their properties rezoned from the current residential only zoning of L3 to a mixed use commercial/residential zoning of NC2-40. These applications are fully described in related Master Use Project applications 2404841, 2404839 and 2404840.

## **What This Means**

L3 zoning only allows buildings that are single or multi-family low rise dwellings. Buildings are limited to no more than 3 stories and 35 feet in height. Set back requirements are consistent with other single or multi-family dwellings in the area.

NC2-40 would allow the developers to build mixed (or single) use commercial/residential structures. Under this zoning, the developers are proposing mixed use 4 story buildings that are 45 feet high, including mechanical equipment, and that cover most of the lot space due to less restrictive set back requirements.

Under NC2-40 commercial retail or office space could be used for any "small business"– for example, convenience stores, pawn shops, taxi services, talent agencies, loan offices, studios, taverns, etc.

## **The Developer's Stated Justification for Requesting Rezoning**

The developers claim that the community/neighborhood would benefit from the presence of commercial property in this residential community. They are also claiming that this part of Thorndyke was improperly zoned L3 and therefore should be returned to what they believe was the previous zoning - mixed commercial/residential zoning.

## **The Residents' Point of View**

Thorndyke area residents canvassed to date feel there would be no benefit from commercial development in their residential neighborhood. In fact, they believe there are significant risks to this in terms of changing the character of the community and also introducing the increased crime rate associated with commercial property. People live in this neighborhood because it is safe, quiet, residential and appropriately zoned.

The current L3 zoning was established by the City before 1991. The L3 zoning is consistent with the City's current Comprehensive Plan, with the nature of the surrounding neighborhood and with the current land use. The residents believe that there is no failure of process or intent around the existing L3 zoning.

Therefore, the L3 zoning should be retained.

## **How to Get Involved**

1. Send comments in writing to the DPD (PO Box 34019, Seattle WA 98124-4019) by 8/24/05.
2. Sign the petition to the DPD requesting a public meeting.
3. Tell people about this grass roots initiative to stop the rezoning.
4. Stay coordinated through our website: [www.FriendsOfThorndyke.org](http://www.FriendsOfThorndyke.org)