

1931 2nd Ave Early Community Outreach for Design Review – Checklist

DON Rule	Topic	Description	Date	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	July 2, 2018	Provided project information via email to DON staff (Danielle Friedman); DON staff confirmed the information was posted on DON blog. Email confirmation included in Addendum A.
I.D. II. A. 1	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk. Posters include all requirements in III.A	Aug. 1, 2018 Aug. 10, 2018	Sent poster to DON for review and received approval. Email confirmation included in Addendum A. Posters hung in 12 locations. Spreadsheet with locations and photos included in Addendum A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Project hotline (information and voicemail) Include all requirements in III.B	July 2, 2018	Voicemail line and script established. Checked voicemail daily for messages. No voicemails received.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Guided tour or site walk	Aug. 9, 2018 Aug. 10, 2018 Aug. 8-11, 2018	Site walk event added to DON calendar. Email confirmation included in Addendum A. Posters hung with event information in list of locations included in Addendum A. Site walk Poster PDF emailed to 10 groups from DON's Belldown Snapshot (voluntary addition; not required). List included in Addendum A with email documentation.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and the SDCJ number if available • Identify a project contact person 	Aug. 1, 2018	Sent poster to DON for review via email and received approval via email. Copy of email and poster included in Addendum A.

1931 2nd Ave Early Community Outreach for Design Review – Checklist

DON Rule	Topic	Description	Date	Task Documentation
		<ul style="list-style-type: none"> • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Include a statement informing the public that any information collected may be made public 		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDCK project number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Be publicized on at least one printed outreach method • Be publicly available for a minimum of 21 days • Include a statement informing the public that any information collected may be made public 	July 2, 2018	Voicemail line and script established. Checked voicemail daily for messages. Copy of script included in Addendum A.
III.C.	In-person	<p>All in-person outreach events shall:</p> <ul style="list-style-type: none"> • Be open to the general public and publicized by the applicant using at least one electronic / digital method and one printed outreach method listed in Section II and submitted to DON’s Early Outreach for Design Review Calendar at least 14 days in advance for high impact method 	<p>Aug. 9, 2018</p> <p>Aug. 10, 2018</p> <p>Aug. 8-11, 2018</p>	<p>Site walk event added to DON calendar. Email confirmation included in Addendum A.</p> <p>Posters hung with event information in list of locations included in Addendum A.</p> <p>Site walk Poster PDF emailed to 10 groups from DON’s Belltown Snapshot (voluntary addition; not required). List included in Addendum A with email documentation.</p>
VI.A.1.	Outreach Documentation	Summary		Outreach Plan copy included in Addendum A.
VI.A.2.	Outreach Documentation	Printed Material Documentation		See notation above for Print Outreach. Copies of poster, distribution list and photos of posters in 10+ locations

1931 2nd Ave Early Community Outreach for Design Review – Checklist

DON Rule	Topic	Description	Date	Task Documentation
----------	-------	-------------	------	--------------------

VI.A.3.	Outreach Documentation	Digital Documentation		See notation above for Digital Outreach. Copy of VM script and phone number included in Addendum A.
VI.A.4.	Outreach Documentation	In-person Documentation		See notation above for In-person Outreach. Event photos, sign-in sheets, community feedback / comments included in Addendum A.

1931 2nd AVE PROJECT
CITY OF SEATTLE REQUIRED EARLY OUTREACH FOR DESIGN REVIEW
Outreach Documentation | Addendum A Materials

Table of Contents

Initial Planning and DON Communication

- *Email to DON requesting listing on DON blog 7/2/18*

Project Poster

- *Project poster 8/1/18*
- *Project distribution list (excel) 8/10/18*
- *Poster documentation with photos / locations 8/10/18*

Project Hotline

- *Hotline script 7/2/18*

Project Site Walk

- *Confirmation that event is on DON calendar 8/9/18*
- *Voluntary emails to local community groups informing them of event 8/13/18*
- *Site walk sign in sheets 8/25/18*
- *Comment summary 8/25/18*
- *Site walk photos 8/25/18*
- *Site walk PowerPoint handout/meeting agenda 8/25/18*

Initial Planning and DON Communication

- Email to DON requesting listing on DON blog



Natalie Quick <1931secondave@gmail.com>

Updated - 1931 2nd Ave - design review outreach

2 messages

Natalie Quick <1931secondave@gmail.com>

Mon, Jul 2, 2018 at 8:06 AM

To: DREarlyOutreach@seattle.gov

Hi Samantha!

Updated below...per your request Friday - let me know if this works!

This email is to confirm that Pacific Virginia's project at 1931 2nd Ave. is beginning the required community outreach for Design Review.

Project Address: 1931 2nd Ave Seattle, WA**Brief Description (2-3 sentences Max):** The proposed development is a new, 39-story mixed use/hotel building with associated parking.**Contact Person:** Natalie Quick**Contact Information:** 1931secondave@gmail.com**Type of building:** Mixed-use/hotel building with parking**Neighborhood:** Belltown**In Equity area:** No

Please let me know when you've posted this information publicly.

Although we are not in an equity area and are not required to submit an outreach plan, I will share our approach with you to ensure we are consistent with the Director's Rule requirements.

Please let me know if you have any questions or concerns.

Best,
Natalie

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Mon, Jul 2, 2018 at 1:28 PM

To: Natalie Quick <1931secondave@gmail.com>

Cc: "Brand, Jesseca" <Jesseca.Brand@seattle.gov>

Hi Natalie,

It is now on the blog!

Thank you for sending the updated information. Here is the link for the post. <http://designreview.wpengine.com/>

We would be happy to review your plan, if you would like. We also have some resources on our website such as our Belltown One Pager (attached). We also have an Early Outreach design review calendar if you would like to submit an event- <http://www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach/early-community-outreach-for-design-review-event-calendar> .

Please let us know if you have any questions.

Samantha

Project Hotline

- *Hotline script*

Project Hotline: 1931 2nd Ave | VOICEMAIL SCRIPT

Project Address: 1931 2nd Ave, Seattle 98101
Brief Description: The proposed development is a new, 39-42 story mixed use/hotel building with associated parking.
Contact: Natalie Quick
Applicant: Pacific Virginia LLC
Contact Information: 1931secondave@gmail.com
Type of Building: Mixed-Use/Hotel Building with Parking
Neighborhood: Belltown
In Equity Area: No

Hello! Thank you for calling our 1931 2nd Ave project design review hotline. To bypass this message, please press 1. Located at 1931 2nd Ave, project SDCI #3031140 is a proposed 39-42 story mixed-use/hotel building with associated parking. The contact person for this project is Natalie Quick and additional information can be found at the Seattle Services Portal on the Seattle.gov website. To provide direct feedback for us as the project applicant, you may leave detailed comments, questions or concerns at the conclusion of this message. To do so, please clearly state your name, phone number and email address. This line is monitored daily and we try to return phone calls within 48 hours. You may also email us at 1931secondave@gmail.com. Additionally, you are also invited to join us for a site walk at 1931 2nd Ave beginning promptly at 11:00 a.m. and ending around 12:30 p.m. on Saturday, August 25th, with the project team and their architects on-site to discuss the vision and approach for this new mixed-use project in Belltown. If you choose to leave a message, please remember that all comments are subject to transcription and public disclosure, and any information collected may be made public. Thank you and have a great day.

Project Poster

- *Project poster*
- *Project distribution list (excel)*
- *Poster documentation with photos / locations*

**PUBLIC
EVENT**

**SITE
WALK**

JOIN US **SAT AUG 25**

Join us for a site walk to learn more about the **1931 2nd Ave Project**.

THE PROPOSED DEVELOPMENT IS A NEW, 39-43 STORY MIXED USE/HOTEL BUILDING WITH ASSOCIATED PARKING.

What: Join the project team and their architects to discuss the vision and approach for this new mixed-use project in Belltown. Coffee and pastries will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 11am and will end around 12:30pm

Date: Saturday, August 25, 2018

Where: Meet at the site (1931 2nd Ave)

Project Address:
1931 2nd Ave Seattle, WA 98101

Contact:
Natalie Quick

SDCI Project Number:
3031140

Seattle Services Portal:
Find more information at the
Seattle Services Portal
(Project #3031140)

Applicant:
Pacific Virginia, LLC

Project Hotline & Email:
(206) 240-1463
1931secondave@gmail.com.

Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.



PACIFIC EAGLE }

1931 2nd Ave - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
8/10/18	Cherry Street Coffee	2121 1st Avenue	0.2	No	Poster placed in bathroom along with numerous other signs.
8/10/18	Blank Space Coffee	2126 2nd Avenue	0.2	No	Poster placed on community space near front window.
8/10/18	Bedlam Coffee	2231 2nd Ave	0.2	No	Poster placed on community announcement wall.
8/10/18	Top Pot Donuts	2124 5th Ave	0.3	No	Poster placed in community space.
8/10/18	Cupcake Royale	108 Pine St	0.2	No	Poster placed on community wall.
8/10/18	Starbucks	102 Pike Street	0.2	No	Poster placed on community bulletin board.
8/10/18	Starbucks	211 Lenora Street	0.1	No	Poster placed on community bulletin board.
8/10/18	Belltown Community Center	415 Bell Street	0.4	Yes	Poster placed in front window and on community board.
8/10/18	Light/Telephone pole #1	2nd & Virginia	0.0	Yes	Will check every few days and repost if needed.
8/10/18	Light/Telephone pole #2	2nd & Lenora	0.1	Yes	Will check every few days and repost if needed.
8/10/18	Light/Telephone pole #3	2nd & Blanchard	0.2	Yes	Will check every few days and repost if needed.
8/10/18	Light/Telephone pole #4	2nd & Bell	0.3	Yes	Will check every few days and repost if needed.
8/10/18	Light/Telephone pole #5	2nd & Stewart	0.3	Yes	Will check every few days and repost if needed.

Poster Distribution: 1931 2nd Ave

Images + Site Details

DISTRIBUTION DATE: August 10, 2018

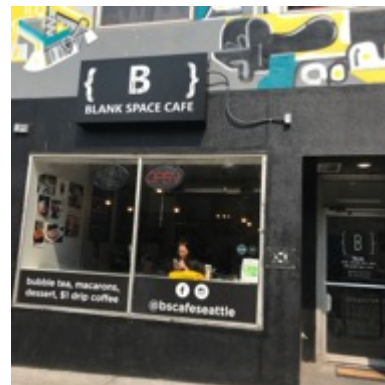
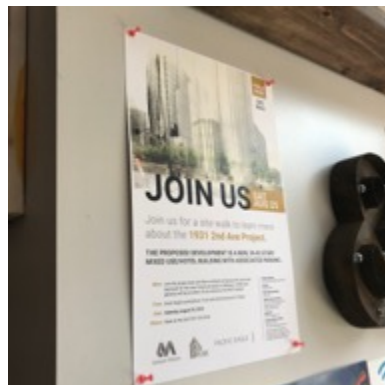
Project Address: 1931 2nd Ave, Seattle 98101
Brief Description: The proposed development is a new, 39-story mixed use/hotel building with associated parking.
Contact: Natalie Quick (outreach) | Pacific Virginia, LLC (Applicant)
Applicant: Pacific Virginia LLC
Contact Information: 1931secondave@gmail.com
Type of Building: Mixed-Use/Hotel Building with Parking
Neighborhood: Belltown
In Equity Area: No

LOCATION 1: CHERRY STREET COFFEE HOUSE

Address: 2121 1st Avenue
Distance from Site: 0.20 Miles
Photo: Interior (Bathroom) + Exterior



LOCATION 2: BLANK SPACE CAFE
Address: 2126 Second Avenue
Distance from Site: 0.20 Miles
Photo: Interior (Poster Wall) + Exterior



LOCATION 3:

Bedlam Coffee

Address:

2231 2nd Ave

Distance from Site:

0.20 Miles

Photo:

Poster placed on community announcement wall.



LOCATION 4:

Top Pot Donuts

Address:

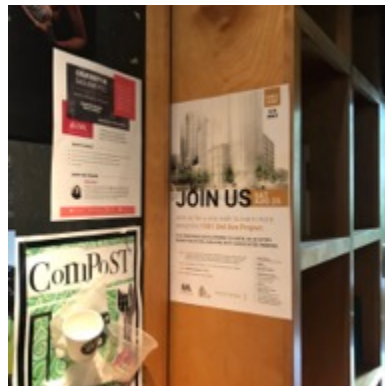
2124 5th Ave

Distance from Site:

0.30 Miles

Photo:

Poster placed on community wall..



LOCATION 5:

Cupcake Royale

Address:

108 Pine St

Distance from Site:

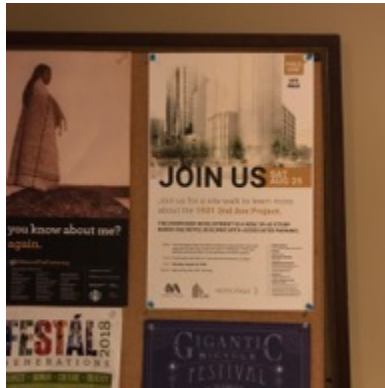
0.20 Miles

Photo:

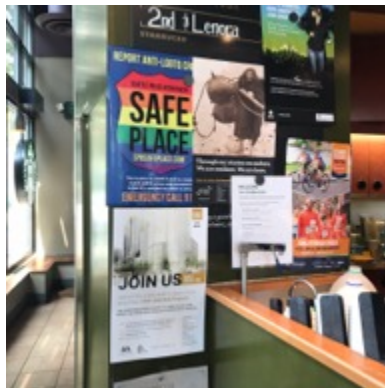
Poster placed on community wall.



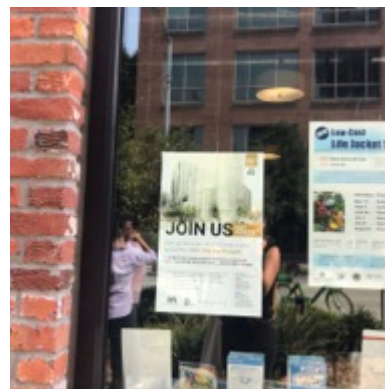
LOCATION 6: Starbucks #1
Address: 102 Pike Street
Distance from Site: 0.20 Miles
Photo: Poster placed on community bulletin board.



LOCATION 7: Starbucks #2
Address: 211 Lenora Street
Distance from Site: 0.10 Miles
Photo: Poster placed on community bulletin board.



LOCATION 8: Belltown Community Center
Address: 415 Bell Street
Distance from Site: 0.40 Miles
Photo: Poster placed on front window and community bulletin board.



LOCATION 9:

Light/Telephone Pole

Address:

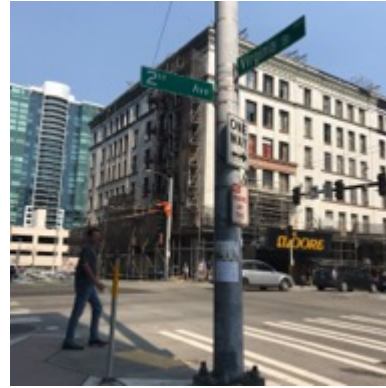
2nd & Virginia

Distance from Site:

0.00 Miles

Photo:

Poster placed on light/telephone pole.



LOCATION 10:

Light/Telephone Pole

Address:

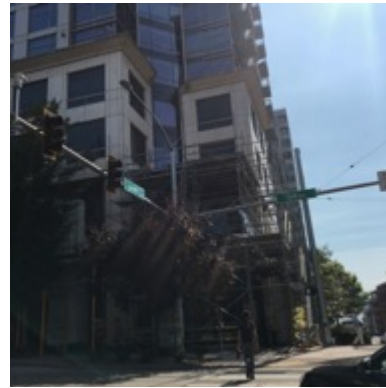
2nd & Lenora

Distance from Site:

0.10 Miles

Photo:

Poster placed on light/telephone pole.



LOCATION 11

Light/Telephone Pole

Address:

2nd & Blanchard

Distance from Site:

0.20 Miles

Photo:

Poster placed on light/telephone pole.



LOCATION 12: Light/Telephone Pole
Address: 2nd & Bell
Distance from Site: 0.30 Miles
Photo: Poster placed on light/telephone pole.



LOCATION 13: Light/Telephone Pole
Address: 2nd & Stewart
Distance from Site: 482 Feet
Photo: Poster placed on light/telephone pole.



Project Site Walk

- *Confirmation that event is on DON calendar*
- *Voluntary emails to local community groups informing them of event*
- *Site walk sign in sheets*
- *Comment summary*
- *Site walk photos*
- *Site walk PowerPoint handout/meeting agenda*

New event for Early Outreach for Design Review Projects : 1931 2nd Ave Site Walk

2 messages

City of Seattle <calendar.1410642@trumba.com>
To: NATALIE QUICK <1931secondave@gmail.com>

Thu, Aug 9, 2018 at 11:55 AM

Thank you for submitting the following event to the Early Outreach for Design Review Projects calendar.**1931 2nd Ave Site Walk**

DATE Saturday, August 25, 2018
TIME 11:00 am – 12:30 pm PDT
WHERE [1931 2nd Ave](#)
[1931 2nd Ave](#)
[Seattle, WA 98101](#)

BUILDING NAME / ROOM NUMBER / SITE Meet at the site along 2nd Ave.

EVENT DESCRIPTION Join the project team and their architects to discuss the vision and approach for this new mixed-use project in Belltown. Coffee and pastries provided. All are welcome. No RSVP needed.

NEIGHBORHOODS Belltown

DON PROGRAMS Outreach and Engagement

EVENT TYPES Neighborhood Meetings

AUDIENCE All

SPONSORING ORGANIZATION Pacific Virginia LLC

CONTACT Natalie Quick

CONTACT PHONE (206) 240-1463

CONTACT EMAIL 1931secondave@gmail.com

PRE-REGISTER No

COST Free

[Withdraw event submission](#)Replies to this email will be forwarded to **the calendar publisher**.

Natalie Quick <1931secondave@gmail.com>
To: Natalie Quick <natalie@nataliequick.com>

Thu, Aug 9, 2018 at 11:58 AM

[Quoted text hidden]

Updates and input needed pls

7 messages

Natalie Quick <1931secondave@gmail.com>
To: danielle.friedman@seattle.gov

Mon, Aug 13, 2018 at 3:37 PM

Hi Danielle,

A few updates for you:

- The site walk is set for 8/25 and is up on the DON calendar within the 14 day window (submitted last week).
- Posters went up in 15 locations last Friday. Here's the list we used (attached Excel file)...if there's anywhere else you think we should post, we're happy to. We were also going to check the telephone poles in a few days to see if they need to be reposted. Also, I attached an example (word doc) of how we were going to document the posters per the Director's Rule and want to make sure that it looks OK...please let me know if there's more you need.
- We voluntarily sent the poster PDF the following groups in the Belltown Snapshot: Belltown Community Council, Bell Tower Residents' Council, DSA, Friends of Historic Belltown Business Association, Rise Up Belltown, and Sustainable Belltown. Note that Project Belltown's website doesn't work and I couldn't find another way to reach them. If you have one, please share. I also didn't send the PDF to Growing Vine Street or Recharge the Battery as they are advocacy groups for other issues, but if you think I should send it anyway, let me know. I also did not send to the MID since they are a part of DSA.

3 attachments**1931 SiteWalk-Poster 8.25.18.pdf**
1097K**Poster Distribution - 1931 2nd Avenue DRAFT 8-18.docx**
7637K**Poster Distribution 1931 2nd Ave.xlsx**
11K

Friedman, Danielle <Danielle.Friedman@seattle.gov>
To: Natalie Quick <1931secondave@gmail.com>

Mon, Aug 13, 2018 at 3:59 PM

Hi Natalie,

The poster documentation piece looks good. What is the method you chose for your digital outreach?

Danielle

From: Natalie Quick <1931secondave@gmail.com>
Sent: Monday, August 13, 2018 3:38 PM
To: Friedman, Danielle <Danielle.Friedman@seattle.gov>
Subject: Updates and input needed pls

Hi Danielle,

1931 2nd AVENUE SITE WALK ATTENDEES

- Douglas Howe, Property Owner
- Anais Winant, Property Owner
- Shelley Russak, Belltown (Senior Apartments) Resident
- Paul Abel, Belltown (Cristalla) Resident
- David Della, Former City of Seattle Councilmember
- Laudette Macik, Belltown Resident
- Erica Chung, Local Resident (*) MISSED SIGN-IN
- Tom Graff, Uptown Business Alliance (*) MISSED SIGN-IN

1931 2nd Ave Site Walk

Saturday, August 25th, 2018

Comment Sheet

With community
outreach art
in the parks
has been great.

at bringing together
all classes of people

a community art.

Space. Monthly

would help kids
in school, community

All:

1 month

community art.
to talk...

Site Walk Event: 1931 2nd Avenue
Event Date: August 25, 2018

Comment Summary

Topics and questions broached by attendees focused on a variety of themes, including the site programming, design, property safety, temporary interim uses and curb cuts. Below are notes on specific comments provided by attending team members.

Programming

- What's your rough program?
- The neighborhood plan desires music performance space, restaurants and bars at the ground floor.
- Belltown supports music uses in the building.
- It would also be wonderful to have a community art space for people of all classes.

Design Inspiration

- I suggest you consider how you the building can relate and take design inspiration from the nearby Moore Theater and Terminal Sales Building.

Property Safety

- It's important for you to take control of the property before construction.
- There is major heroine use on-site and people are sleeping in the parking lot.
- The existing parking lot attendees do not address the issues.

Temporary Uses

- We suggest you keep the building occupied; we can help you with temporary uses.

Curb Cuts

- The alley is busy already; this project should work with the neighbors to convince the city to allow additional curb cuts for a porte cochere and access off of 2nd or Virginia.

NOTE: No voicemails were received via the project hotline.

Site Walk Event: 1931 2nd Ave

Photos

EVENT DATE: Saturday, August 25th, 2018

Project Address: 1931 2nd Ave, Seattle 98101
Brief Description: The proposed development is a new, 39-story mixed use/hotel building with associated parking.
Contact: Natalie Quick (outreach) | Pacific Virginia, LLC (Applicant)
Applicant: Pacific Virginia LLC
Contact Information: 1931secondave@gmail.com
Type of Building: Mixed-Use/Hotel Building with Parking
Neighborhood: Belltown
In Equity Area: No





Site Walk Event: 1931 2nd Ave

Photos

EVENT DATE: Saturday, August 25th, 2018

Project Address: 1931 2nd Ave, Seattle 98101
Brief Description: The proposed development is a new, 39-story mixed use/hotel building with associated parking.
Contact: Natalie Quick (outreach) | Pacific Virginia, LLC (Applicant)
Applicant: Pacific Virginia LLC
Contact Information: 1931secondave@gmail.com
Type of Building: Mixed-Use/Hotel Building with Parking
Neighborhood: Belltown
In Equity Area: No





1931 2nd Ave. Site Walk

Saturday, August 25, 2018

This event is part of the City of Seattle's required Design Review outreach program. All comments and information obtained may be subject to public disclosure laws.



Project Team

Owner / Developer: Pacific Eagle (Pacific Virginia LLC)

Project Manager: PEAK

Architect of Record: Ankrom Moisan Architects (Based in Seattle)

Design Architect: Kengo Kuma & Associates

Landscape Designer: Berger Partnership (Based in Seattle)

Entitlement Consultant : The Schwartz Company
(Based in Seattle)

PACIFIC EAGLE



KENGO KUMA AND ASSOCIATES
隈研吾建築都市設計事務所



Site Map

Lot area: 19,440 sq. ft.

Zoning: DMC 240-290 ft. / 400 ft.

Urban Village Overlay: Belltown Urban
Center Village

Street Level Use: Required on Second
Ave.



Current Draft Project Timeline

Entitlement/Permitting Process: Now – Q1 2020

MUP Approval: Q2 2020

Construction Start: Q3/Q4 2020

Construction Completion: Q4/2022 or Q1/2023

About the Project

Project Vision:

Create an iconic design that integrates the historic Terminal Sales Building Annex façade and fosters a stimulating, civic and cultural destination for Seattle residents, workers and visitors alike.

Details:

- The new building will be a 39-43 story mixed use/hotel building with associated below-grade parking.
- Includes hotel, co-working space and residential components
- Environmental commitment is LEED Gold (minimum)

Design:

The team is proud to have engaged two of the top local design firms in Seattle - Ankrom Moison Architects (Architect of Record) and Berger Partnership (Landscape design) - as well as world-renowned Japan-based Kengo Kuma & Associates.

Much greater detail on project design will be advanced through the Design Review Board process, which will begin in next year.

Design Inspiration



RIALTO BEACH SEA STACK FORMATIONS ALONG WASHINGTON AND PACIFIC NORTHWEST COAST



SEATTLE REGRAIDING INCLUDING SPITE MOUND AND DENNY RE-GRADE (SHOWN), IN PHASES, 1902-11 AND 1929-30



SEATTLE TOWER / NORTHERN LIFE TOWER BY ALBERTSON, WILSON & RICHARDSON COMPLETED 1929



PACIFIC MEDICAL CENTER BY BEBB AND GOULD COMPLETED 1932



TERMINAL SALES ANNEX BY BEBB AND GOULD COMPLETED 1915

Design Inspiration



Terminal Sales Building Annex: Historic Building Facade



How You Can Share Feedback

Comment Forms (at sign-in table)

Project Hotline: (206) 240-1463

Email: 1931secondave@gmail.com

Questions?

This event is part of the City of Seattle's required Design Review outreach program. All comments and information obtained may be subject to public disclosure laws.

