

# 1370 STEWART STREET PROJECT

## CITY OF SEATTLE REQUIRED EARLY OUTREACH FOR DESIGN REVIEW

### *Outreach Documentation | Addendum A Materials*

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- *Invitations to event sent to community members*
- *Comment summary*
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#### *Submitted by:*

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

November 8, 2018

# 1370 Stewart Street Project

## Brief Summary of Outreach Methods and What We Heard from the Community

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<b>Project Address:</b>	1370 Stewart Street, Seattle WA
<b>Brief Description:</b>	The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.
<b>Contact:</b>	Paul Buitenhuis
<b>Applicant:</b>	Arbutus Properties
<b>Contact Information:</b>	1370stewartavenue@gmail.com
<b>Hotline Number:</b>	206-577-3956
<b>Type of Building:</b>	Residential / Multi-Family
<b>Neighborhood:</b>	South Lake Union
<b>In Equity Area:</b>	Yes

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### Brief Summary of Outreach Methods

#### Printed Outreach

- *Choice:* POSTERS, HIGH IMPACT
- *Requirement:* 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.
- *What we did:* Posters were hung in 15 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- *Date completed:* October 10, 2018

#### Electronic/Digital Outreach

- *Choice:* PROJECT HOTLINE, HIGH IMPACT
- *Requirement:* Project hotline (information and voicemail)
- *What we did:* Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- *Date completed:* October 11, 2018

#### In-Person Outreach

- *Choice:* SITE WALK, HIGH IMPACT
- *Requirement:* Host or co-host a community meeting (at least one hour of presentation/discussion of project)
- *What we did:* Held an open house/community meeting, open to the public, publicized through posters, emails and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- *Date completed:* October 25, 2018

#### Equity Outreach

- *Required equity outreach:* **Hang posters at Youthcare's Orion Center, Mirabella, Recovery Café, Cascade People's Center, and Urban Rest Stop.**
  - *What we did:* Posters were hung in 15 locations including requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
  - *Date completed:* October 10, 2018
  
  - *Required equity outreach:* **Send invitations to local organizations: Youthcare's Orion Center, Mirabella, Recovery Café, Cascade People's Center, Urban Rest Stop, South Lake Union Community Council, lakeunionbeat.com and discoverslu.com.**
  - *What we did:* Invitations were emailed or submitted online to local organizations per requirements. List and emailed invitations included in Addendum A.
  - *Date completed:* October 15, 2018
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### What We Heard from the Community

No comments were received at the open house, via the project hotline, nor the project email address.

## 1370 Stewart Street 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	Aug. 8, 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	<b>CHOICE: High Impact</b> 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	Oct. 10, 2018	Posters hung in 15 locations. Spreadsheet with locations and photos included in Addendum A.
I.D. II.A.2	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b>  Project hotline (information and voicemail)  Include all requirements in III.B	Oct. 11, 2018	Voicemail line and script established. Checked voicemail daily for messages. No voicemails received. Script included in Addendum A.
I.D. II.A.3	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b>  Host or co-host a community meeting (at least one hour of presentation/discussion of project)	Oct. 11, 2018  Oct. 10, 2018  Oct. 15, 2018  Oct. 25, 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.  Invitations sent to members of the community via email and online submission forms. List and emails included in Addendum A.  Open house/community meeting held October 25, 2018. Event photos, sign-in sheets, community feedback / comments included in Addendum A.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and the SDCJ number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> </ul>	Oct. 10, 2018	Copy of poster included in Addendum A.

## 1370 Stewart Street Early Community Outreach for Design Review – Checklist

DON Rule	Topic	Description	Date	Task Documentation
		<ul style="list-style-type: none"> <li>Include a statement informing the public that any information collected may be made public</li> </ul>		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> <li>Include a brief summary of the proposal</li> <li>Include the address of the project/property and SDCK project number if available</li> <li>Identify a project contact person</li> <li>Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>Be publicized on at least one printed outreach method</li> <li>Be publicly available for a minimum of 21 days</li> <li>Include a statement informing the public that any information collected may be made public</li> </ul>	Oct. 11, 2018	Voicemail line and script established. Checked voicemail daily for messages. No voicemails received. Script included in Addendum A.
III.C.	In-person	<p>All in-person outreach events shall:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	<p>Oct. 11, 2018</p> <p>Oct. 10, 2018</p> <p>Oct. 15, 2018</p> <p>Oct. 25, 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>Invitations sent to members of the community via email and online submission forms. List and emails included in Addendum A.</p> <p>Open house/community meeting held October 25, 2018. Event photos, sign-in sheets, community feedback / comments included in Addendum A.</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 included in Addendum A.
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.

## 1370 Stewart Street Project

### *Addendum A*

#### **Materials Demonstrating that Each Outreach Method Was Conducted**

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##### *Initial Planning and DON Communication*

- *Email to DON requesting listing on DON blog*
- *Outreach plan with equity area requirements*

##### *Printed Outreach: Project Poster*

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

##### *Electronic/Digital Outreach: Project Hotline*

- *Hotline script*

##### *In-person Outreach: Open House*

- *Confirmation that event is on DON calendar*
- *Invitations to event sent to community members*
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- *Open house PowerPoint handout/meeting agenda*



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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## New project for DON blog

2 messages

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**Natalie Quick** <1370stewartavenue@gmail.com>  
To: DREarlyOutreach@seattle.gov

Wed, Aug 8, 2018 at 1:29 PM

Hi Danielle!

Included below is new project information for the DON Design Review blog...please let me know when it's been posted!

Best,  
Natalie

**Project Address:** [1370 Stewart Avenue, Seattle WA](#)  
**Brief Description:** The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses.  
**Contact:** Paul Buitenhuis  
**Applicant:** Arbutus Properties  
**Contact Information:** [1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)  
**Type of building:** Mixed- Use Residential / Commercial  
**Neighborhood:** South Lake Union  
**In Equity Area:** Yes

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <1370stewartavenue@gmail.com>

Wed, Aug 8, 2018 at 2:00 PM

Posted!

**From:** Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
**Sent:** Wednesday, August 08, 2018 1:30 PM  
**To:** DON\_DREarlyOutreach <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
**Subject:** New project for DON blog

[Quoted text hidden]



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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**For review - outreach plan**

8 messages

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**Natalie Quick** <1370stewartavenue@gmail.com>  
To: DREarlyOutreach@seattle.gov

Wed, Oct 3, 2018 at 8:55 AM

Hi Danielle,

Attached is the 1370 Stewart outreach plan (it's in an equity area). Please let me know the elements you'd like to add.

Best,  
Natalie

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 **1370 Stewart Design Review Required Outreach v1 .docx**  
17K

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**Natalie Quick** <1370stewartavenue@gmail.com>  
To: DREarlyOutreach@seattle.gov

Thu, Oct 4, 2018 at 10:10 AM

Hi there!

Just wanted to make sure you saw this :)

[Quoted text hidden]

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <1370stewartavenue@gmail.com>

Thu, Oct 4, 2018 at 10:12 AM

Yes, I did. I will try to get back to you by today or tomorrow the latest.

Thanks,

Danielle

**Danielle Friedman**

**Strategic Initiatives Advisor**

Office: 206-256-5973

[seattle.gov/neighborhoods](http://seattle.gov/neighborhoods)



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**From:** Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
**Sent:** Thursday, October 04, 2018 10:11 AM  
**To:** DON\_DREarlyOutreach <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
**Subject:** Re: For review - outreach plan

[Quoted text hidden]

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**Natalie Quick** <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
 To: [DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)

Thu, Oct 4, 2018 at 10:13 AM

Thanks!

[Quoted text hidden]

**2 attachments**




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**DON\_DREarlyOutreach** <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
 To: Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>

Fri, Oct 5, 2018 at 10:51 AM

Hi Natalie,



I had a chance to look over your plan. Please see below for my suggestions for equitable outreach. Please take a look at the [South Lake Union neighborhood snapshot](#). I'm not requiring translation for this one.

### ***Printed Outreach***

I think a poster makes a lot of sense for this neighborhood because it is very dense, I would hang it up in the nearby businesses, including Youthcare's Orien Center, Mirabella, Recovery Café, Cascade people's center, and Urban Rest Stop. There are active blogs in the area. I would also consider adding your in-person outreach events on [lakeunionbeat.com](#) and [discoverslu.com](#).

### ***Digital Outreach***

Hotline sounds good. Please include it prominently on your poster.

### ***In-person event***

Please invite the organizations I listed above to the meeting by email. Also, please invite South Lake Union Community Council.

Please let me know if you have any questions. ***Please send me an updated plan for final approval.***

Thanks,

Danielle

**From:** Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
**Sent:** Wednesday, October 03, 2018 8:56 AM  
**To:** DON\_DREarlyOutreach <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
**Subject:** For review - outreach plan

[Quoted text hidden]

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**Natalie Quick** <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
To: [DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)

Tue, Oct 9, 2018 at 9:35 AM

Please see attached for updated plan and let me know if it's approved?

[Quoted text hidden]



**1370 Stewart Design Review Required Outreach v2.docx**  
17K

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**DON\_DREarlyOutreach** <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
To: Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>

Tue, Oct 9, 2018 at 10:33 AM

Hi Natalie,

Thank you for sending. Your plan is approved. Please be sure to document all your outreach as outlined in the Director's rule. When complete, please send me all the documentation for review. Let me know if you have any questions.

Best,

Danielle

**Danielle Friedman**

**Strategic Initiatives Advisor**

Office: 206-256-5973

[seattle.gov/neighborhoods](http://seattle.gov/neighborhoods)



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**From:** Natalie Quick <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>  
**Sent:** Tuesday, October 09, 2018 9:35 AM  
**To:** DON\_DREarlyOutreach <[DREarlyOutreach@seattle.gov](mailto:DREarlyOutreach@seattle.gov)>  
**Subject:** Re: For review - outreach plan

[Quoted text hidden]

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**Natalie Quick** <[1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)>

Tue, Oct 9, 2018 at 11:57 AM

## City of Seattle Design Review Required Outreach Outreach Plan | October 9, 2018

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<b>Project Address:</b>	1370 Stewart Street, Seattle WA
<b>Brief Description:</b>	The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses.
<b>Contact:</b>	Paul Buitenhuis
<b>Applicant:</b>	Arbutus Properties
<b>Contact Information:</b>	<a href="mailto:1370stewartavenue@gmail.com">1370stewartavenue@gmail.com</a>
<b>Type of building:</b>	Residential / Commercial / Hotel
<b>Neighborhood:</b>	South Lake Union
<b>In Equity Area:</b>	Yes

### OUTREACH PLAN

We will complete the following outreach components as part of our outreach plan, consistent with Section II.A in the Director's Rule. All outreach methods will provide a disclaimer that information shared by the public may be made available to the general public.

- **Electronic / Digital Methods: Project Hotline**  
We will create a project hotline that includes a personalized voice recording from the project team with information about how to leave a message. Messages left on hotline will be transcribed as part of the required documentation and will include notation of our follow up to the individual as well. Phone calls will be returned from the project team within 2-3 business days. The hotline will be open to the community for a minimum of 21 days.
  - **Equity outreach: Hotline sounds good. Please include it prominently on your poster.**
- **Printed Outreach: Project Poster**  
We will develop a full color project poster and hang 10-15 posters in local businesses, community centers or other publicly-accessible venues. We keep an address log of each location and take photos of each hung poster. Posters will include basic project information, the time / date of the guided tour, SDCI project number, address, hotline and email address, as well as basic project information. The poster will be available for a minimum of 14 days.
  - **Equity outreach: I think a poster makes a lot of sense for this neighborhood because it is very dense, I would hang it up in the nearby businesses, including Youthcare's Orient Center, Mirabella, Recovery Café, Cascade people's center, and Urban Rest Stop. There are active blogs in the area. I would also consider adding your in-person outreach events on [lakeunionbeat.com](http://lakeunionbeat.com) and [discoverslu.com](http://discoverslu.com).**
- **In-Person Outreach: Open House**  
We will host an open house on a weeknight or Saturday for any community member interested in attending. We will publicize the open house on the project poster and with 14-

days' notice on the DON online blog and calendar. Participants will be provided additional background about the project and be given a project fact sheet that includes information on the poster, as well as the project team's vision for the site and a feedback form by which they can share comments during the event. We will document the event with copies of the sign-in sheet, photos, any written feedback forms shared and the fact sheet.

- Equity outreach: Please invite the organizations I listed above to the meeting by email. Also, please invite South Lake Union Community Council.

###

## 1370 Stewart Street Project

### ***Addendum A***

#### **Materials Demonstrating that Each Outreach Method Was Conducted**

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##### *Initial Planning and DON Communication*

- *Email to DON requesting listing on DON blog*
- *Outreach plan with equity area requirements*

##### ***Printed Outreach: Project Poster***

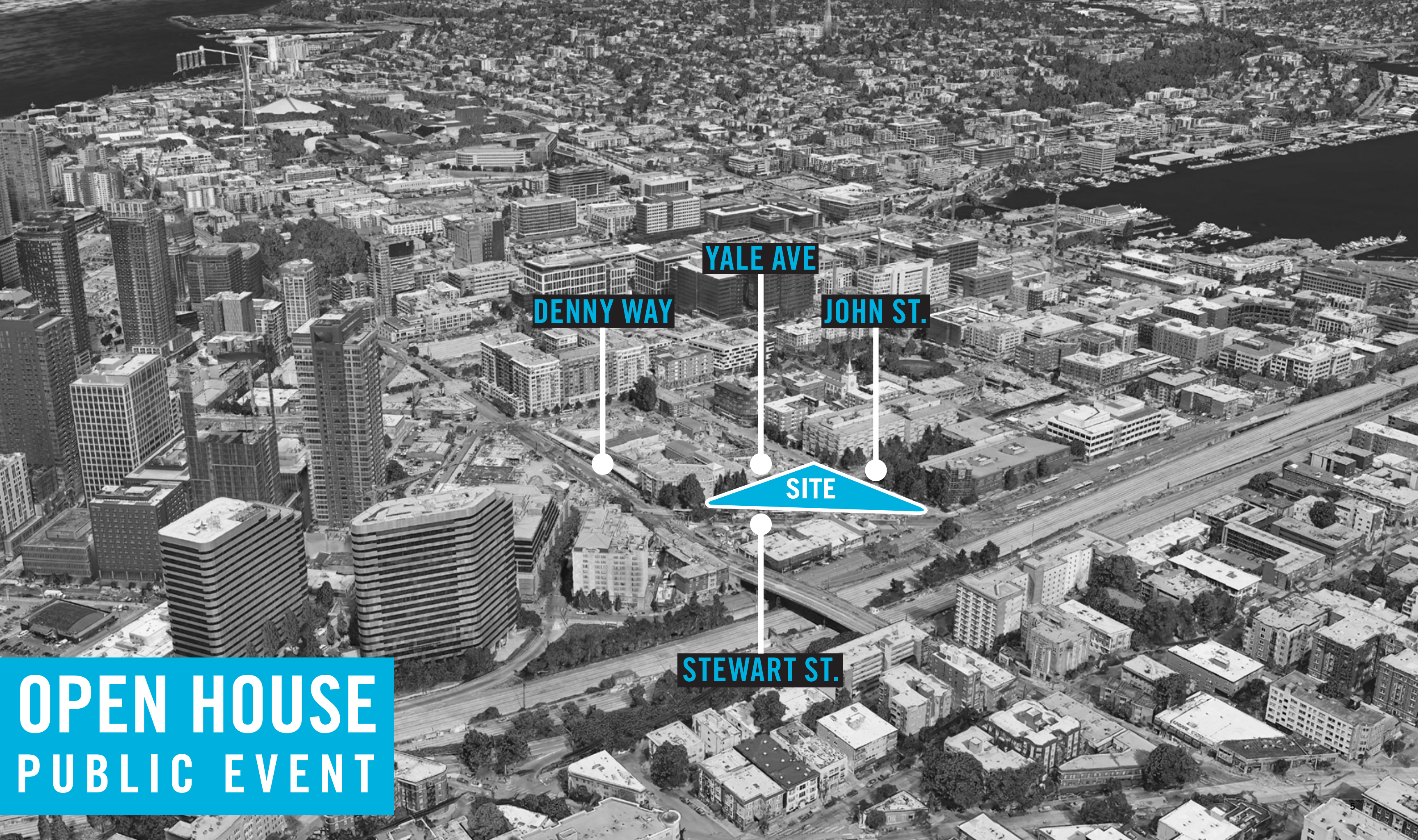
- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

##### *Electronic/Digital Outreach: Project Hotline*

- *Hotline script*

##### *In-person Outreach: Open House*

- *Confirmation that event is on DON calendar*
- *Invitations to event sent to community members*
- *Comment summary*
- *Open house photos*
- *Open house PowerPoint handout/meeting agenda*



Join us for an open house to learn more about the 1370 Stewart Street project. The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses. The property is zoned SM-SLU 240/125-440.

## WHAT

Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

## WHEN

Thursday, October 25, 2018.  
Event begins promptly at 6pm and will end around 7:30pm

## WHERE

Hilton Garden Inn, Mt. Si Room, 1821 Boren Avenue,  
Seattle WA 98101

### Project Address:

1370 Stewart St. Seattle, WA 98109

### Contact:

Paul Buitenhuis

### Applicant:

Arbutus Properties

### Project Hotline & Email:

(206) 577-3956

1370stewartavenue@gmail.com

*Additional Project Information on Seattle Services Portal via the Project Address: 1370 Stewart Street*

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

# JOIN US

## 1370 Stewart St - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
10/10/18	Youthcare Orion Center	1828 Yale Ave	0.1	No	Poster left with Deepa to share; also posted on pole outside.
10/10/18	Pho Bac	1809 Minor Ave	0.2	No	Poster placed on community wall.
10/10/18	Mirabella	116 Fairview Ave N	0.2	No	Left poster with Mariana, who noted she would hang it on the community board.
10/10/18	Cascade People's Center	309 Pontius Ave N	0.2	No	Poster left with Chelsea; also posted on pole outside.
10/10/18	Recovery Café	2022 Boren Ave	0.3	No	Poster left with Carolyn, who noted she would post it on community board.
10/10/18	Home Deli	500 Minor Ave N	0.4	Yes	Poster placed in window.
10/10/18	Light/Telephone Pole #1	John St & Yale Ave N	167 feet	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #2	Stewart St & Yale Ave N	312 feet	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #3	Yale Ave N & Thomas St	0.1	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #4	Howell St & Yale Ave	0.2	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #5	Harrison St & Yale Ave N	0.2	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #6	Thomas St & Pontius Ave N	0.2	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #7	Republican St & Pontius Ave N	0.3	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #8	Boren Ave & Fairview Ave	0.3	Yes	Poster placed on pole.
10/10/18	Light/Telephone Pole #9	Fairview Ave N & Thomas St	0.3	Yes	Poster placed on pole.

## Poster Distribution: 1370 Stewart Street

Images + Site Details

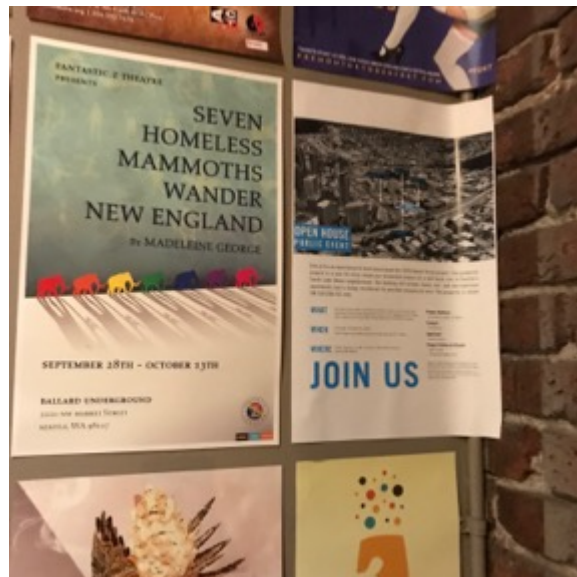
DISTRIBUTION DATE: October 10, 2018

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<b>Project Address:</b>	1370 Stewart Street, Seattle WA
<b>Brief Description:</b>	The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.
<b>Contact:</b>	Paul Buitenhuis
<b>Applicant:</b>	Arbutus Properties
<b>Contact Information:</b>	1370stewartavenue@gmail.com
<b>Type of Building:</b>	Residential / Multi-Family
<b>Neighborhood:</b>	South Lake Union
<b>In Equity Area:</b>	Yes

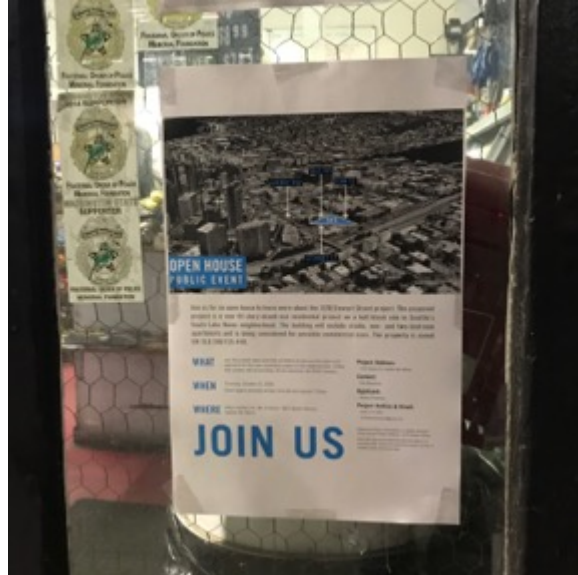
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<b>LOCATION:</b>	<b>PHO BAC</b>
Address:	Poster placed on community wall.
Distance from Site:	0.2 Miles
Placement:	1809 Minor Ave
Visible from Street:	No





**LOCATION:** HOME DELI  
**Address:** 500 Minor Ave N  
**Distance from Site:** 0.4 Miles  
**Placement:** Poster placed in window.  
**Visible from Street:** Yes



**LOCATION:** YOUTHCARE ORION CENTER  
**Address:** 1828 Yale Ave  
**Distance from Site:** 0.1 Miles  
**Placement:** Poster left with Deepa to share; also posted nearby on pole.  
**Visible from Street:** No



**LOCATION:** **MIRABELLA**  
Address: 116 Fairview Ave N  
Distance from Site: 0.2 Miles  
Placement: Poster left with Mariana, who noted she would hang it on the community board.  
Visible from Street: No



**LOCATION:** **CASCADE PEOPLE'S CENTER**  
Address: 309 Pontius Ave N  
Distance from Site: 0.2 Miles  
Placement: Poster left with Chelsea; also posted on pole outside.  
Visible from Street: No



**LOCATION:** RECOVERY CAFE  
Address: 2022 Boren Ave  
Distance from Site: 0.3 Miles  
Placement: Poster left with Carolyn, who noted she would post it on community board.  
Visible from Street: No



**LOCATION:** LIGHT/TELEPHONE POLE #1  
Address: John St & Yale Ave N  
Distance from Site: 167 Feet  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #2  
Address: Stewart St & Yale Ave N  
Distance from Site: 312 Feet  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #3  
Address: Yale Ave N & Thomas St  
Distance from Site: 0.1 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #4**  
Address: Howell St & Yale Ave  
Distance from Site: 0.2 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #5**  
Address: Harrison St & Yale Ave N  
Distance from Site: 0.2 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #6  
Address: Thomas St & Pontius Ave N  
Distance from Site: 0.2 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #7  
Address: Republican St & Pontius Ave N  
Distance from Site: 0.3 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #8  
Address: Boren Ave & Fairview Ave  
Distance from Site: 0.3 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #9  
Address: Fairview Ave N & Thomas St  
Distance from Site: 0.3 Miles  
Placement: Poster placed on pole.  
Visible from Street: Yes



# 1370 Stewart Street Project

## ***Addendum A***

### **Materials Demonstrating that Each Outreach Method Was Conducted**

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#### *Initial Planning and DON Communication*

- *Email to DON requesting listing on DON blog*
- *Outreach plan with equity area requirements*

#### *Printed Outreach: Project Poster*

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

#### ***Electronic/Digital Outreach: Project Hotline***

- ***Hotline script***

#### *In-person Outreach: Open House*

- *Confirmation that event is on DON calendar*
- *Invitations to event sent to community members*
- *Comment summary*
- *Open house photos*
- *Open house PowerPoint handout/meeting agenda*



## Project Hotline: 1370 Stewart | VOICEMAIL SCRIPT

Hotline phone number: (206) 577-3956

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Project Address: 1370 Stewart Street, Seattle WA  
Brief Description: The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.  
Contact: Paul Buitenhuis  
Applicant: Arbutus Properties  
Contact Information: [1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)  
Type of Building: Residential / Multi-Family  
Neighborhood: South Lake Union  
In Equity Area: Yes

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Hello! Thank you for calling our 1370 Stewart project design review hotline. To bypass this message, please press 1. Located at 1370 Stewart Street, the project is a proposed new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.

The contact person for this project is Paul Buitenhuis and additional information can be found at the Seattle Services Portal on the Seattle.gov website using the project address. 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 two business days.

You may also email us at [1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com). Additionally, you are also invited to join us for an open house on Thursday, October 25<sup>th</sup>, 2018 from 6 pm to 7:30 pm at the Hilton Garden Inn, Mt. Si Room, 1821 Boren Avenue, Seattle. The project team and their architects will be on site to discuss the vision and approach for this new mixed-use project in South Lake Union. 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.

## 1370 Stewart Street Project

### *Addendum A*

#### **Materials Demonstrating that Each Outreach Method Was Conducted**

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## Community Meeting: 1370 Stewart Ave Project

THURSDAY, OCTOBER 25, 2018, 6 - 7:30PM

Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

<b>Location</b>	<a href="#">Hilton Garden Inn</a> 1821 Boren Ave Seattle, WA 98101
<b>Event type</b>	Neighborhoods Submission Form Template
<b>Building Name / Room Number / Site</b>	Mt. Si Room
<b>Event Description</b>	Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.

<b>DON Programs</b>	Outreach and Engagement
<b>Contact</b>	Paul Buitenhuis
<b>Contact Phone</b>	(206) 577-3956
<b>Contact Email</b>	<a href="mailto:1370stewartavenue@gmail.com">1370stewartavenue@gmail.com</a>
<b>Pre-Register</b>	No
<b>Cost</b>	Free

## Want to Add an Event?

Do you have a Early Community Outreach for Design Review event to add to the calendar?

[Submit an Event](#)

## **1370 Stewart Street Project Equity Outreach**

Invitations to the project open house were sent to the following on October 15, 2018:

- South Lake Union Community Council - emailed
- South Lake Union Discovery Center - emailed
- Youthcare Orion Center - emailed
- Mirabella Retirement - sent information via online submission form
- Recovery Cafe - sent information via online submission form
- Cascade People's Center - sent information via online submission form
- Urban Rest Stop – emailed
- SLU Chamber calendar – sent information via online submission form

NOTE: For lakeunionbeat.com (noted in the equity outreach plan), the account was suspended.

Emailed invitations follow.



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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**You're invited: 1370 Stewart Project Open House**

1 message

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**Natalie Quick** <1370stewartavenue@gmail.com>

Mon, Oct 15, 2018 at 12:08 PM

To: events@discoverslu.com

We hope you can join us for an open house to learn about a new mixed-use residential project located at 1370 Stewart Avenue. (This event is part of the City of Seattle's new required Early Design Review Outreach) Attached is a poster explaining more about the project as well as information about the open house on Thursday, October 25<sup>th</sup> from 6pm to 7:30pm at the Hilton Garden Inn located at 1821 Boren Avenue, Seattle. Please feel free to share this with others as well!

About the project: The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses. Questions and comments can be submitted by email to 1370stewartavenue@gmail.com or by calling the project hotline at 206-577-3956.

Thank you for sharing this information - hope to see you then!

Natalie Quick  
1370 Stewart Ave. Project

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 **Open House Invitation 1370 Stewart.pdf**  
1965K



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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**You're invited: 1370 Stewart Project Open House**

1 message

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**Natalie Quick** <1370stewartavenue@gmail.com>

Mon, Oct 15, 2018 at 12:22 PM

To: info@youthcare.org

Hi!  
Can this be shared with the Orion Center? Thanks!

We hope you can join us for an open house to learn about a new mixed-use residential project located at 1370 Stewart Avenue. (This event is part of the City of Seattle's new required Early Design Review Outreach) Attached is a poster explaining more about the project as well as information about the open house on Thursday, October 25<sup>th</sup> from 6pm to 7:30pm at the Hilton Garden Inn located at 1821 Boren Avenue, Seattle. Please feel free to share this with others as well!

About the project: The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses. Questions and comments can be submitted by email to 1370stewartavenue@gmail.com or by calling the project hotline at 206-577-3956.

Thank you for sharing this information - hope to see you then!

Natalie Quick  
1370 Stewart Ave. Project

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 **Open House Invitation 1370 Stewart.pdf**  
1965K



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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**You're Invited: 1370 Stewart Project Open House**

1 message

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**Natalie Quick** <1370stewartavenue@gmail.com>  
To: ronrig@lihi.org

Mon, Oct 15, 2018 at 12:36 PM

We hope you can join us for an open house to learn about a new mixed-use residential project located at 1370 Stewart Avenue. (This event is part of the City of Seattle's new required Early Design Review Outreach) Attached is a poster explaining more about the project as well as information about the open house on Thursday, October 25<sup>th</sup> from 6pm to 7:30pm at the Hilton Garden Inn located at 1821 Boren Avenue, Seattle. Please feel free to share this with others as well!

About the project: The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses. Questions and comments can be submitted by email to 1370stewartavenue@gmail.com or by calling the project hotline at 206-577-3956.

Thank you for sharing this information with others at Urban Rest Stop - hope to see you then!

Natalie Quick  
1370 Stewart Ave. Project

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 **Open House Invitation 1370 Stewart.pdf**  
1965K



Natalie Quick &lt;1370stewartavenue@gmail.com&gt;

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**You're invited: 1370 Stewart Project Open House**

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**Natalie Quick** <1370stewartavenue@gmail.com>

Mon, Oct 15, 2018 at 12:11 PM

To: info@slucommunitycouncil.org

We hope you can join us for an open house to learn about a new mixed-use residential project located at 1370 Stewart Avenue. (This event is part of the City of Seattle's new required Early Design Review Outreach) Attached is a poster explaining more about the project as well as information about the open house on Thursday, October 25<sup>th</sup> from 6pm to 7:30pm at the Hilton Garden Inn located at 1821 Boren Avenue, Seattle. Please feel free to share this with others as well!

About the project: The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses. Questions and comments can be submitted by email to 1370stewartavenue@gmail.com or by calling the project hotline at 206-577-3956.

Thank you for sharing this information - hope to see you then!

Natalie Quick  
1370 Stewart Ave. Project

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 **Open House Invitation 1370 Stewart.pdf**  
1965K



# Open House Event: 1370 Stewart Street

Meeting Report

EVENT DATE: Thursday, October 25<sup>th</sup>, 2018

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<b>Project Address:</b>	1370 Stewart Street, Seattle WA
<b>Brief Description:</b>	The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.
<b>Contact:</b>	Paul Buitenhuis
<b>Applicant:</b>	Arbutus Properties
<b>Contact Information:</b>	1370stewartavenue@gmail.com
<b>Type of Building:</b>	Residential / Multi-Family
<b>Neighborhood:</b>	South Lake Union
<b>In Equity Area:</b>	Yes

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## **Meeting Recap + Public Comment**

### *Meeting Overview*

On Thursday, October 26<sup>th</sup>, 2018, Arbutus Properties hosted an open house event from 6:00 p.m. to 7:30 p.m. to discuss the vision and approach for the 1370 Stewart St. project. The meeting materials included a presentation including an overview of the project team; site map; about the project; zoning map; vicinity maps; location details; gateways/pedestrian open spaces and entrances, streetscape compatibility, human activity, architectural concept and consistency and landscaping; future context; and details on how attendees could share feedback. While project team members were on-hand to walk through the presentation and discuss any questions, no members of the public attended.

### *Meeting Comments Overview*

None.

### Questions

- None.

### Comments

- None.

## Community Meeting: 1370 Stewart Street

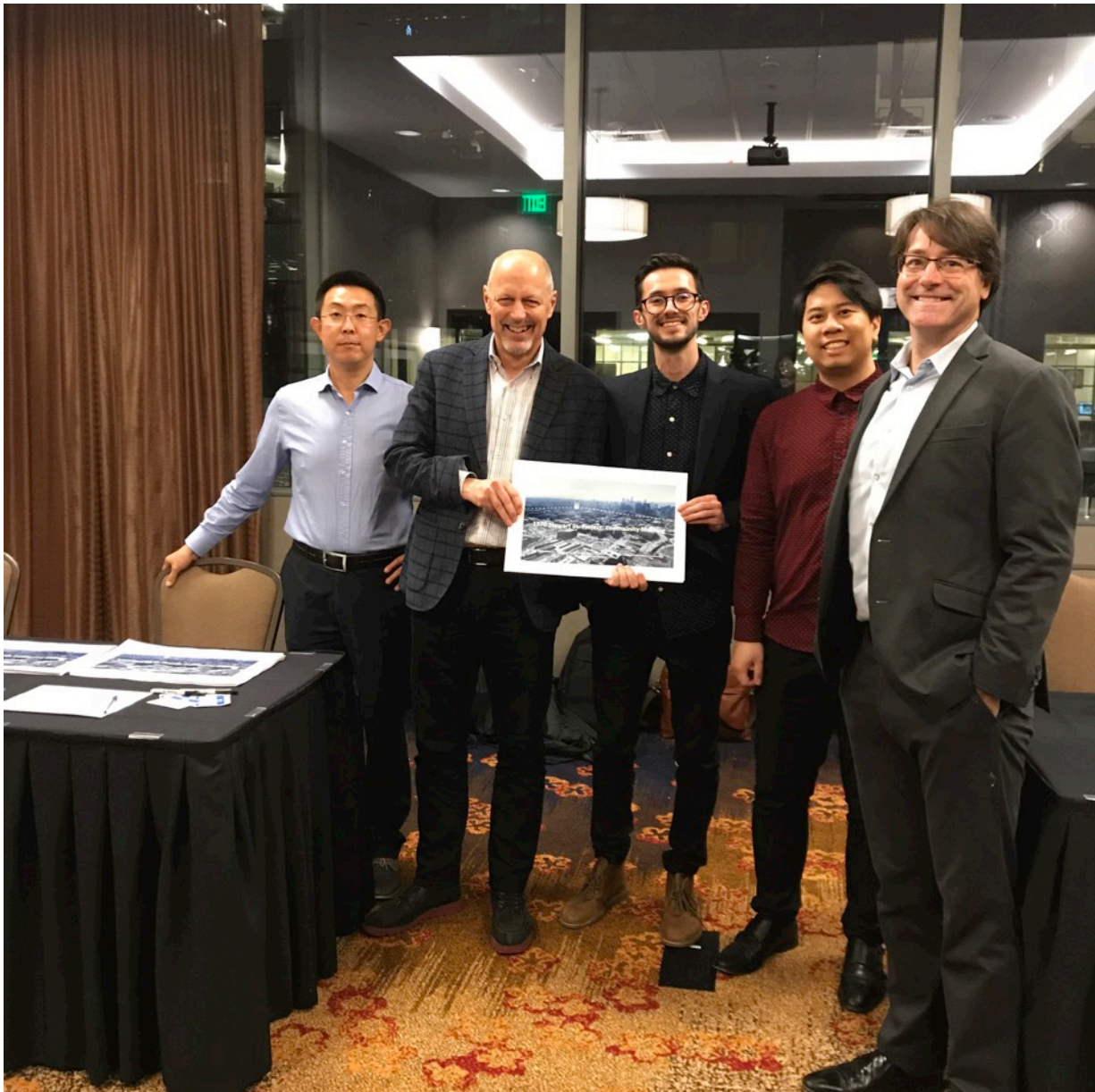
### Photos

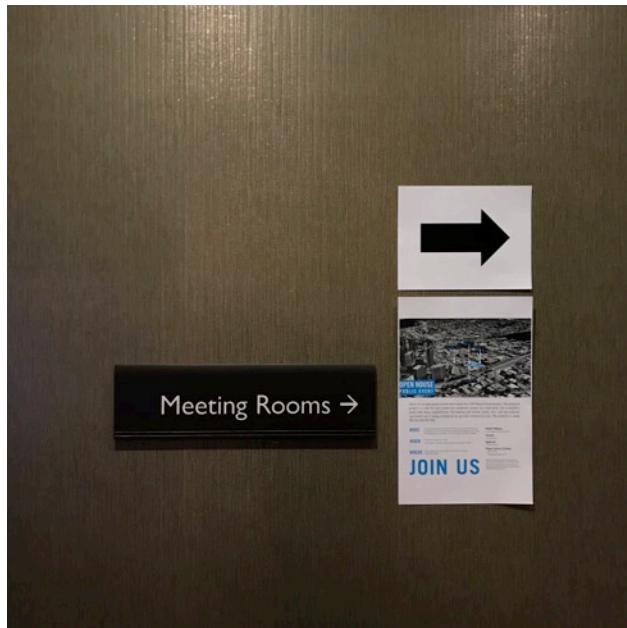
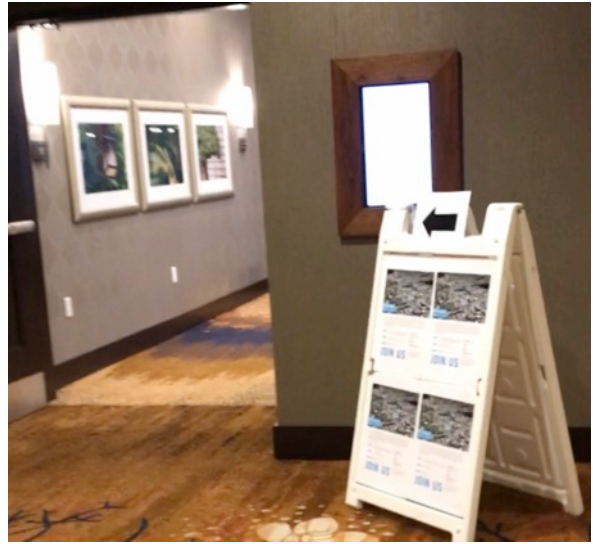
*Event Date: Thursday, October 25, 2018*

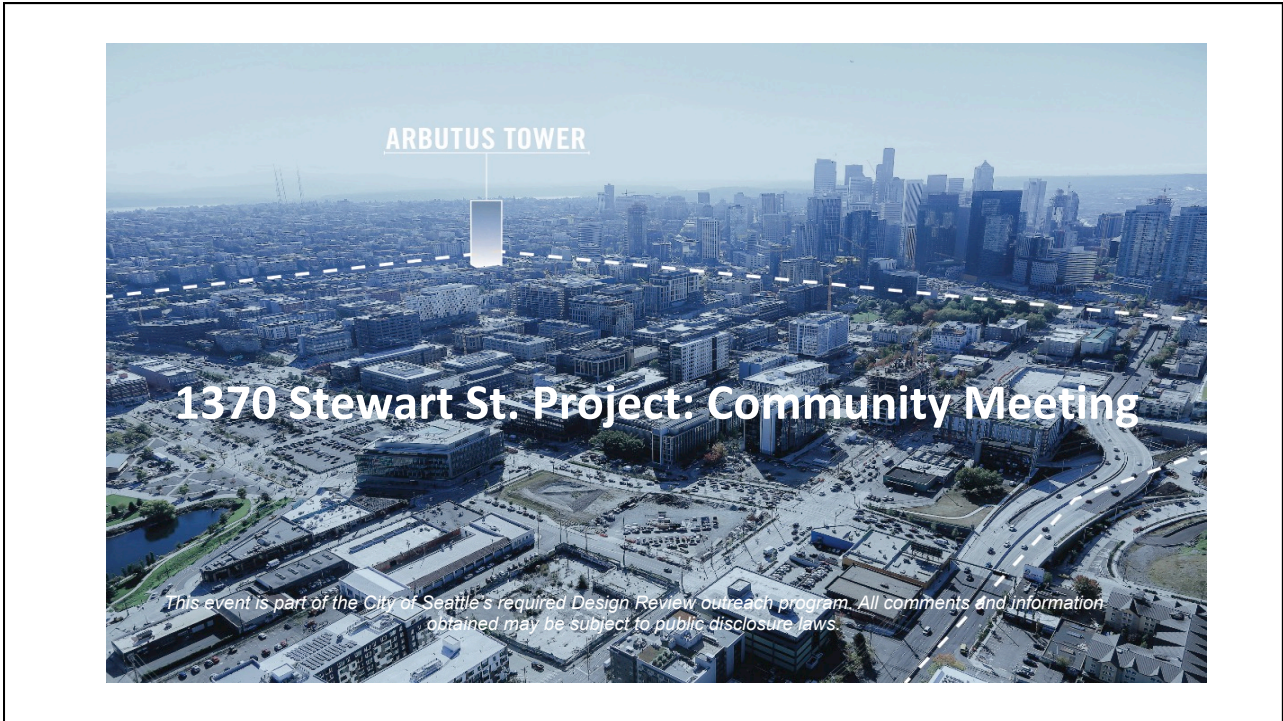
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**Project Address:** 1370 Stewart Street, Seattle WA  
**Brief Description:** The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses.  
**Contact:** Paul Buitenhuis  
**Applicant:** Arbutus Properties  
**Contact Information:** 1370stewartavenue@gmail.com  
**Type of Building:** Residential / Multi-Family  
**Neighborhood:** South Lake Union

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PERKINS+WILL

ARBUTUS  
PROPERTIES

SiteWorkshop

### Project Team

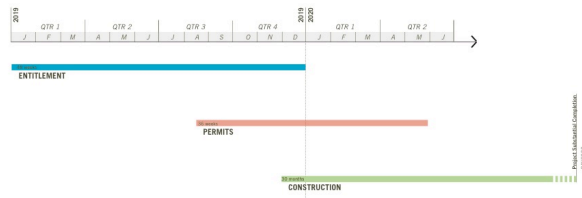
- Developer: Arbutus Properties
- Architect: Perkins + Will
- Landscape Architect: SiteWorkshop

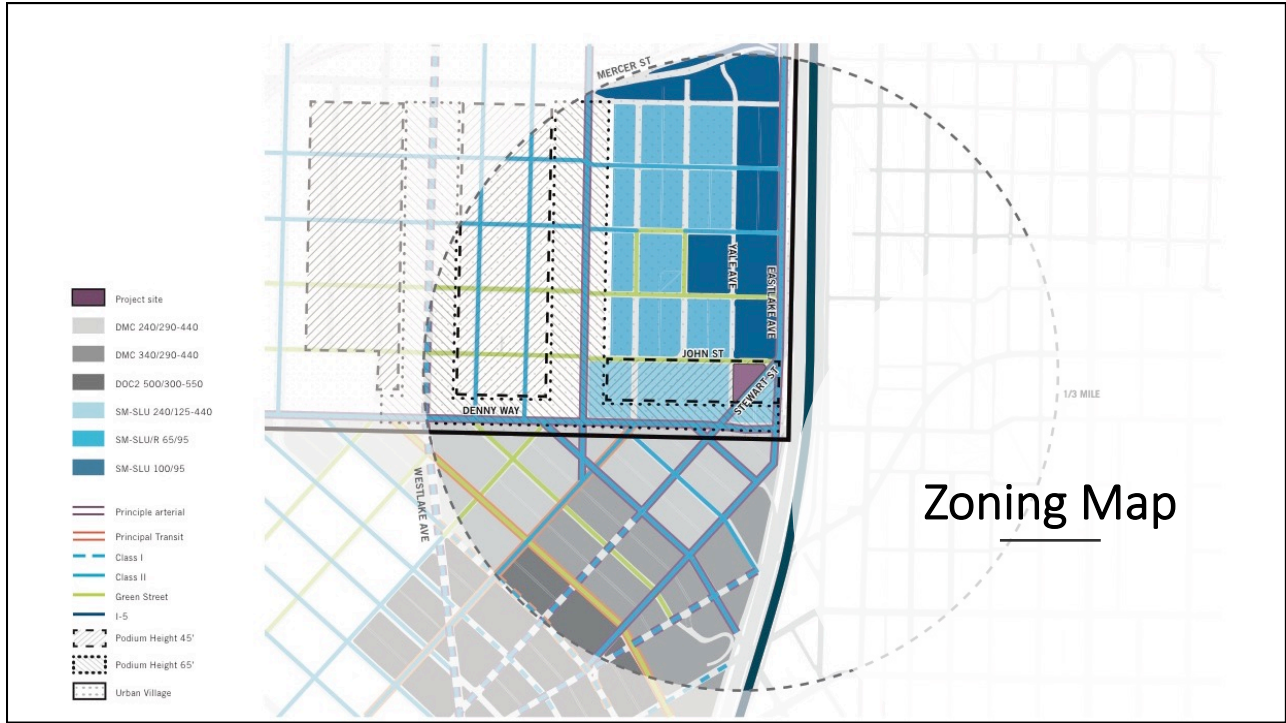


## About the Project

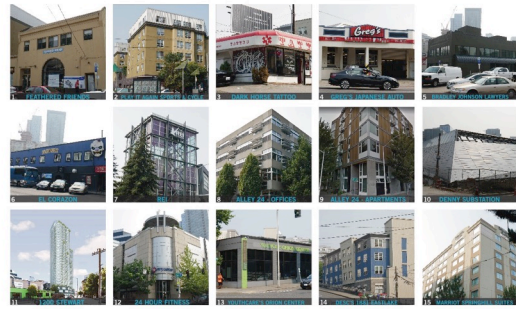
The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and possible commercial uses.

DRIFT SCHEDULE  
Arbutus Properties / 1370 Stewart



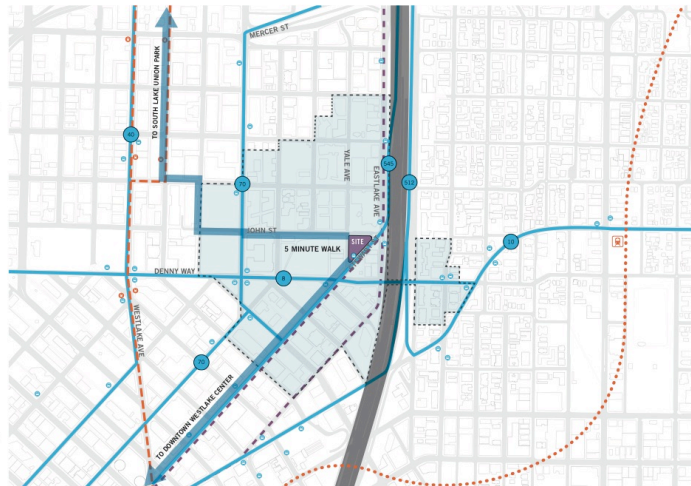


# Vicinity Maps



The Arbutus Tower is located at 1370 Stewart Ave., where South Lake Union urban village meets Denny Triangle and Capitol Hill. It is a triangular site bounded by John St to the north, Yale Ave to the west and Stewart St to the southeast. I-5 near the site separates South Lake Union and Denny Triangle from Capitol Hill. Stewart St by the site is a common path from South Lake Union to downtown Seattle. RTI flagship store, which features innovative tree covered urban trails are across from John St. Cascade playground is within 5 minutes walking distance. Multiple transit lines and stops are within 5 minutes range.

- STREET CAR STATION
- CAPITOL HILL LINK STATION
- BUS STOP
- BUS ROUTE NUMBER
- BUS ROUTE
- STREET CAR ROUTE
- LIGHT RAIL ROUTE
- BIKE LANE
- COMMON PATH TO SLU PARK (15 MINUTE WALK)
- COMMON PATH TO DOWNTOWN (12 MINUTE WALK)
- I-5



### GATEWAYS

**CS2 URBAN PATTERN AND FORM**

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

**I.III. GATEWAYS:**

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns.

Marking the intersection of South Lake Union, Cherry Triangle, and Capitol Hill neighborhoods, the *Arctus Tower* offers unique experiences of entering and departing these most prominent Seattle urban centers and villages. Adjacent to I.S's first stop into downtown, the site has distinct opportunity to become a Gateway for the larger city surroundings.

### PEDESTRIAN OPEN SPACES AND ENTRANCES

**PL1 CONNECTIVITY**

Complement and contribute to the network of open spaces around the site and the connections among them.

**II. PEDESTRIAN OPEN SPACES AND ENTRANCES:**

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

The site is across the street from *REI* flagship store, which features extensive tree-covered urban trails. By implementing a public plaza on the NE corner of the site, and connecting the landscaped urban trail onto the site, this new development will provide a much-needed pedestrian open space for this area and improve the pedestrian experience.

### STREETSCAPE COMPATIBILITY

**PL2 WALKABILITY**

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

**I. STREETSCAPE COMPATIBILITY:**

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

*Arctus Tower* will connect *staff 5i*, and enhance the current network of pedestrian sidewalks in this area. The podium that features large transparent glazing and terraced floors along street levels promote walkability, safety, and welcoming experience.

### HUMAN ACTIVITY

**PL3 STREET-LEVEL INTERACTION**

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

**II. HUMAN ACTIVITY:**

I. Encourage graceful transitions at the street-level well between the public and private uses.

II. Design features that encourage activity to spill out from business onto the sidewalk, and vice-versa.

III. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

IV. Create businesses and community activity clusters through re-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

The *Arctus Tower* anchors all three corners of the triangular site with building entrances. Plaza at the northeast corner of *REI* trails and bike track. Programmed retail space spread over 2 levels along the *Stewart St* creates business and community interactions. Large transparent glazing at the podium encourages pedestrian activity.

### ARCHITECTURAL CONCEPT AND CONSISTENCY

**DC2 ARCHITECTURAL CONCEPT**

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

**I. ARCHITECTURAL CONCEPT AND CONSISTENCY:**

Design the "fifth elevation" — the rooftop — in addition to the streetscape. As this area topographically is a valley, the roof may be viewed from locations outside the neighborhood, such as the *Freeway and Space Needle*. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

The *Arctus Tower* features a roof-top amenity floor, which offers great views to the *Lake Union, Puget Sound* and downtown skyline. It is also a balcony to the street from an area as a gateway landmark. The concept of the design recalls the maritime characteristics of Seattle. The massing fits well into the surrounding existing and proposed built environment.

### LANDSCAPING

**DC3 OPEN SPACE CONCEPT**

Integrate open space design with the design of the building so that each complements the other.

**I. Landscaping To Reinforce Design Continuity with Adjacent Sites**

I. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.







II. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

III. Retain existing, non-invasive mature trees or replace with large-caliber trees.

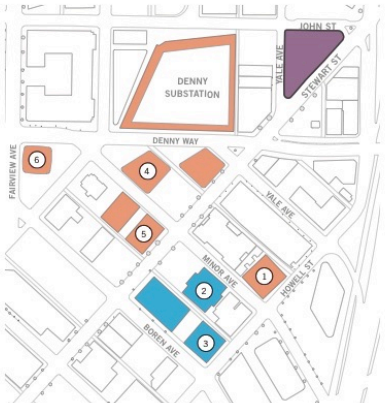
IV. Water features are encouraged including natural marsh-like installations.

**I. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.**

*Arctus Tower* will preserve the large matured trees on site. The new landscape design will install indigenous trees and plants reference to the City of Seattle Right Tree Book. The design will also explore the opportunity to connect to the water feature city planned along *Yale Ave*.

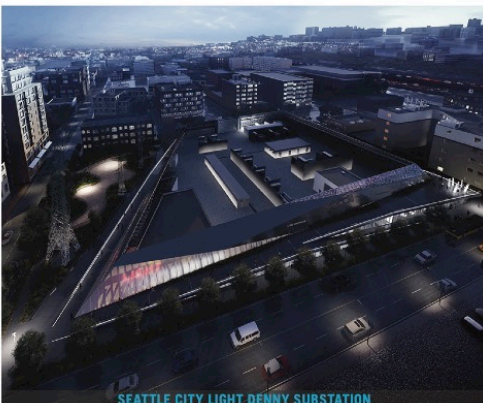







## Future Context




BASED ON SEATTLE.GOV SHAPING SEATTLE MAP SEPTEMBER 6, 2018  
[HTTP://WWW.SEATTLE.GOV/DPD/SHAPINGSEATTLE/MAP.ASPX](http://www.seattle.gov/dpd/shapingseattle/map.aspx)

■ EXISTING PROJECTS  
■ PROPOSED PROJECTS



SEATTLE CITY LIGHT DENNY SUBSTATION



1 1808 MINOR AVE



### Future Context



### Future Context



## QUESTIONS?

Email: [1370stewartavenue@gmail.com](mailto:1370stewartavenue@gmail.com)

*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.*