

2514-2518 EAST CHERRY ST. PROJECT

CITY OF SEATTLE REQUIRED EARLY OUTREACH FOR DESIGN REVIEW

Outreach Documentation / Addendum A Materials

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- *Outreach plan with equity requirements*

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

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- *Initial hotline script*

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- *Confirmation that event is on DON calendar*
- *List of local organizations sent invitations*
- *Emails to local organizations*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

December 2018

2514-2518 East Cherry St. Project

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

Project Address:	2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description:	The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project
Contact:	Natalie Quick
Applicant:	Owner/Applicant: Cherry Valley, LLC Developer: Dunn & Hobbes
Contact Information:	EastCherryStProject@gmail.com
Phone:	206.693-4158
Type of building:	Residential with retail along E. Cherry St.
Equity Area:	Yes

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:* November 26, 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:* November 15, 2018

In-Person Outreach

- *Choice:* COMMUNITY MEETING, HIGH IMPACT
- *Requirement:* Host or co-host a community meeting (at least one hour of presentation/discussion of project). *What we did:* Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- *Date completed:* December 10, 2018

Equity Outreach

- *Required equity outreach - Electronic:* **Feature the number prominently on your poster.**
- *What we did:* Project hotline was featured prominently on the poster. Poster included in Addendum A.
- *Date completed:* November 26, 2018
- *Required equity outreach – In-person:* **Please invite all the organizations listed on the 23rd and Jackson Neighborhood snapshot.**
- *What we did:* Sent emails to the groups listed on the neighborhood snapshot. List of community groups and emailed invitations included in Addendum A.
- *Date completed:* November 28-December 5, 2018

- *Required equity outreach - Printed:* **Please hang your poster at Garfield Community Center, YWCA East Cherry, Medgar Evans pool, and businesses along Cherry St.**
 - *What we did:* Posters were hung in 15 locations including Garfield Community Center, YWCA East Cherry, Medgar Evans pool, and businesses along Cherry St. Poster, spreadsheet with locations, and photos included in Addendum A.
 - *Date completed:* November 26, 2018
-

What We Heard from the Community

Summary of Comments/Questions Heard at the Community Meeting on December 10th, 2018:

Meeting Comments Overview

Meeting questions and comments focused on the site's usage, the anticipated number of units and sizes, existing retail, project materials, zoning, timing for the meeting and presentation materials.

Questions

- This is obviously right in the middle of Martin Luther King, Jr. Street and 23rd Avenue which are going through their own changes – do you have thoughts about similar projects that you or others have done that serve as a model in terms of what purpose the building serves and what the site looks like given where it is now and over time?
- It looks like you have a lot of units there ... is that translated into smaller units?
- Do you know who owns the property inside the alley?
- If this project is so far out, why are you doing this now?
- Does this document live anywhere on a website?

Comments

- Keep the Twilight Exit there! It's a great post-game ritual for us.
- I'd like to encourage you to use quality materials like masonry, steel and wood, etc. but not hardie panel.
- It would be really nice to see this commercial strip look commercial and feel commercial.
- As the owners of Tana Market, we welcome you—we are working closely with Cherry Valley LLC and have shown strong interest in retaining the retail area; I like what was proposed for this site and it's also what I had in mind – this is very low key and environmentally-friendly from what I see; the building looks very crafty and appears to be using good materials.
- This neighborhood needs smaller units.
- So many buildings coming online are super small apartments and there's really not space for families who want to stay; this is across the street from a school which has playfields—it seems like a natural fit for the building to maybe have one floor of family units in the mix that are all together on one floor—something you can maybe keep in mind when that phase arrives; I think you can get them stacked.
- Almost everyone putting in buildings on 12th Avenue is tiny apartments. Something the City never considered is that going up doesn't necessarily create more affordable housing—it creates more expensive housing.

Additional notes included in Addendum A.

No comments were received via the project hotline or the project email address.

2514-2518 East Cherry St.
Checklist of Early Community Outreach for Design Review

I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	Nov. 15, 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	Nov. 26, 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	CHOICE: High Impact Project hotline (information and voicemail) Include all requirements in III.B	Nov. 15, 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	CHOICE: High Impact Host or co-host a community meeting (at least one hour of presentation/discussion of project).	Nov. 26, 2018 Nov. 26, 2018 Nov. 28, 2018 Dec. 10, 2018	Community meeting added to DON calendar. Email confirmation included in Addendum A. Posters hung with event information in list of locations included in Addendum A. Emailed invitations sent to community groups. List and invitations included in Addendum A. Community meeting held on Dec. 10, 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"> • 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 • 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 	Nov. 26, 2018	Copy of poster included in Addendum A.
III.B.	Electronic , Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal 	Nov. 15, 2018	Voicemail line and script established. Checked voicemail daily for messages. No voicemails received. Script included in

		<ul style="list-style-type: none"> • 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 		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>Nov. 26, 2018</p> <p>Nov. 26, 2018</p> <p>Nov. 28, 2018</p> <p>Dec. 10, 2018</p>	<p>Community meeting 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>Emailed invitations sent to community groups. List and invitations included in Addendum A.</p> <p>Community meeting held on Dec. 10, 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 13 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.

2514-2518 East Cherry Street Project

Addendum A

Materials Demonstrating that Each Outreach Method Was Conducted

Initial Planning and DON Communication

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

Printed Outreach: Project Poster

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

Electronic/Digital Outreach: Project Hotline

- *Initial hotline script*

In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
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- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*



Natalie Quick <2514eastcherryst@gmail.com>

New project for blog

1 message

Natalie Quick <2514eastcherryst@gmail.com>
To: DREarlyOutreach@seattle.gov

Thu, Nov 15, 2018 at 9:39 AM

Hello - please see below and let me know when it's live - thanks!!

Project Address: 2514-2518 East Cherry Street, Seattle, WA 98122

Brief Description: The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project

Contact: Natalie Quick

Applicant: Owner/Applicant: Cherry Valley, LLC | Developer: Dunn & Hobbes

Contact Information: 2514EastCherrySt@gmail.com

Type of building: Residential with retail along E. Cherry St.

Neighborhood: Central

In Equity Area: Yes



Natalie Quick <eastcherrystproject@gmail.com>

Update for blog

3 messages

Natalie Quick <eastcherrystproject@gmail.com>
To: DREarlyOutreach@seattle.gov

Wed, Nov 28, 2018 at 10:51 AM

Hi!

Can you change the email address for the blog listing for 2514-2518 East Cherry? It is now EastCherryStProject@gmail.com.

Thank you for your help!

Natalie

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
To: Natalie Quick <eastcherrystproject@gmail.com>

Wed, Nov 28, 2018 at 11:18 AM

Updated!

From: Natalie Quick <eastcherrystproject@gmail.com>
Sent: Wednesday, November 28, 2018 10:52 AM
To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Subject: Update for blog

[Quoted text hidden]

Natalie Quick <eastcherrystproject@gmail.com>
To: DREarlyOutreach@seattle.gov

Wed, Nov 28, 2018 at 11:36 AM

Thanks so much!

[Quoted text hidden]



Natalie Quick <2514eastcherryst@gmail.com>

Outreach plan

6 messages

Natalie Quick <2514eastcherryst@gmail.com>

Thu, Nov 15, 2018 at 9:40 AM

To: DREarlyOutreach@seattle.gov

Hello - attached is our outreach plan for review - please let me know the equity elements you would like to see added.

Best,
Natalie

**East Cherry St. Outreach plan v2 .docx**

19K

Natalie Quick <2514eastcherryst@gmail.com>

Mon, Nov 19, 2018 at 8:54 AM

To: DREarlyOutreach@seattle.gov

Hi there!

Just making sure this is in the cue today for review :)

Thanks!!

[Quoted text hidden]

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Mon, Nov 19, 2018 at 10:44 AM

To: Natalie Quick <2514eastcherryst@gmail.com>

I sent it on Friday. See below.

Hi Natalie,

I had a chance to look over your plan. Please see below for my suggestions for equitable outreach.

Translation

No translation required.

Printed Outreach

Please hang your poster at Garfield Community Center, YWCA East Cherry, Medgar Evans pool, and businesses along cherry.

Digital Outreach

Feature the number prominently on your poster.

In-person event

Please invite all the organizations listed on the [23rd and Jackson Neighborhood snapshot](#).

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

Thanks,

Danielle

From: Natalie Quick <2514eastcherryst@gmail.com>
Sent: Monday, November 19, 2018 8:55 AM
To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Subject: Re: Outreach plan

[Quoted text hidden]

Natalie Quick <2514eastcherryst@gmail.com>
To: DREarlyOutreach@seattle.gov

Mon, Nov 19, 2018 at 10:50 AM

Strange! It didn't come through - thanks for resending!

[Quoted text hidden]

Natalie Quick <2514eastcherryst@gmail.com>
To: DREarlyOutreach@seattle.gov

Mon, Nov 19, 2018 at 11:21 AM

Hello - attached is the updated plan. Please let me know when it's approved.

On Mon, Nov 19, 2018 at 10:45 AM DON_DREarlyOutreach <DREarlyOutreach@seattle.gov> wrote:

[Quoted text hidden]



East Cherry St. Outreach plan v3.docx

19K

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
To: Natalie Quick <2514eastcherryst@gmail.com>

Mon, Nov 19, 2018 at 11:35 AM

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.

Danielle Friedman

Strategic Initiatives Advisor

Office: 206-256-5973

seattle.gov/neighborhoods



[Blog](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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-

From: Natalie Quick <2514eastcherryst@gmail.com>

Sent: Monday, November 19, 2018 11:21 AM

[Quoted text hidden]

[Quoted text hidden]

City of Seattle Design Review Required Outreach

Outreach Plan / November 15, 2018

Project Address: 2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description: The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project
Contact: Natalie Quick
Applicant: Owner/Applicant: Cherry Valley, LLC | Developer: Dunn & Hobbes
Type of building: Residential with retail along E. Cherry St.
Contact Information: EastCherryStProject@gmail.com
Phone: 206.693-4158
Equity Area: 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 two project hotlines that include a personalized voice recording from the project team with information about the site location, a brief description of the project, a link to the Seattle Services Portal, information about the upcoming site walk, the project email address and details about how to leave a message. Messages left on the hotlines 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: Feature the number prominently on your poster.
- **In-Person Outreach: Open House**
We will host an open house near the project site for any community member interested in attending. We will publicize the event on the project poster (see below) and with 14-days' notice on the DON online blog and calendar. Participants will be given a PPT handout 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 take notes and share comments after the walk. We will document the walk with copies of the sign-in sheet, photos of the tour, any written feedback forms shared and the PPT handout.
 - Equity outreach: Please invite all the organizations listed on the [23rd and Jackson Neighborhood snapshot](#).
- **Printed Outreach: Project Poster**
We will develop an 18 x 24-inch 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, SDCl project number, address, hotline and email address, as well as basic project information that directs interested parties to the translated hotline number. The poster will be available for a minimum of 14 days.
 - Equity outreach: Please hang your poster at Garfield Community Center, YWCA East Cherry, Medgar Evans pool, and businesses along Cherry St.

###

2514-2518 East Cherry St. Project

Addendum A

Materials Demonstrating that Each Outreach Method Was Conducted

Initial Planning and DON Communication

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

Printed Outreach: Project Poster

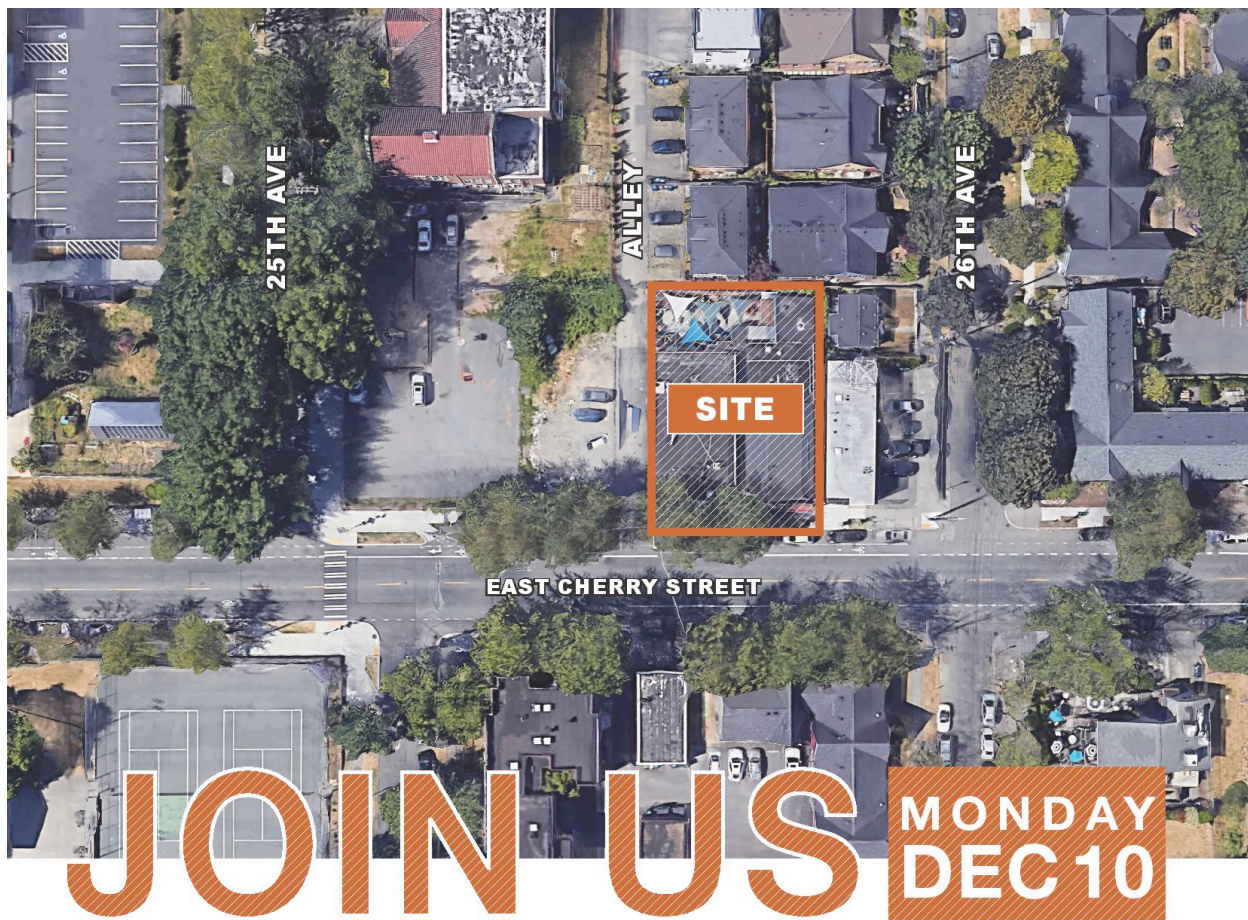
- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

Electronic/Digital Outreach: Project Hotline

- *Initial hotline script*

In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
- *List of local organizations sent invitations*
- *Emails to local organizations*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*



Join us for an open house to learn more about the 2514-2518 East Cherry St. Project.

The proposed project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing buildings will be demolished, but existing tenants may occupy the new project.

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.

Time: Event begins promptly at 6pm and will end by 7:00pm

Date: Monday, December 10, 2018

Where: Tana Market, 2518 East Cherry Street, Seattle 98122

Project Address:
2514-2518 East Cherry Street
Seattle, WA 98122

Contact:
Natalie Quick

Applicant:
Cherry Valley LLC

Developer/Owners Rep:
Dunn & Hobbes, LLC

Contact Information:
EastCherryStProject@gmail.com

Type of building:
Residential with retail along E. Cherry St.

Neighborhood:
Central

In Equity Area:
Yes

**Additional Project Information on
Seattle Services Portal via the Project
Number: 01447518PA**

Project Hotline & Email:

206-693-4158
EastCherryStProject@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.

WEINSTEIN A+U



framework

DUNN + HOBBS, LLC

2514 E Cherry St - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/26/18	Tana Market	2518 E Cherry St	39 ft	No	Flyer placed near entrance to store in area used as community bulletin board.
11/26/18	Garfield Community Center	2323 E Cherry St	0.1 mi	No	Flyer placed on community bulletin board.
11/26/18	Medgar Evers Pool	500 23rd Ave	0.2 mi	No	Flyer placed on community bulletin board.
11/26/18	23rd & Cherry Fellowship Hall	2701 E Cherry St	0.2 mi	No	Flyer placed on community bulletin board.
					Left flyer with Renee at front desk who said she will put it on community bulletin board later. I also placed flyer on pole outside building.
11/26/18	YWCA East Cherry	2820 E Cherry St	0.2 mi	Yes	
11/26/18	Golden Wheat Bakery	2908 E Cherry St	0.2 mi	Yes	Placed flyer in window facing out.
11/26/18	Light/Telephone Pole #1	2514 E Cherry St (outside Twilight Exit)	10 ft	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #2	E Cherry St & 25th Ave	150 ft	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #3	E Cherry St & 27th Ave	450 ft	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #4	E Cherry St & Temple Pl	0.1 mi	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #5	E Cherry St & Martin Luther King Jr Way	0.1 mi	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #6	E Cherry St & 23rd Ave	0.2 mi	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #7	E James St & 23rd Ave	0.2 mi	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #8	E Cherry St & 29th Ave	0.2 mi	Yes	Flyer placed on pole.
11/26/18	Light/Telephone Pole #9	E Cherry St & 30th Ave	0.3 mi	Yes	Flyer placed on pole.

Poster Distribution: 2514-2518 East Cherry St.

Images + Site Details

DISTRIBUTION DATE: November 26, 2018

Total # of images: 15

Project Address:	2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description:	The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project
Contact:	Natalie Quick
Applicant:	Owner/Applicant: Cherry Valley, LLC Developer: Dunn & Hobbes
Type of building:	Residential with retail along E. Cherry St.
Contact Information:	EastCherryStProject@gmail.com
Phone:	206.693-4158
Equity Area:	Yes

LOCATION:	TANA MARKET
Address:	2518 E Cherry St
Distance from Site:	39 feet
Placement:	Flyer placed near entrance to store in area used as community bulletin board.
Visible from Street:	No



LOCATION: GARFIELD COMMUNITY CENTER
Address: 2323 E Cherry St
Distance from Site: 0.1 mile
Placement: Flyer placed on community bulletin board.
Visible from Street: No



LOCATION: MEDGAR EVERS POOL
Address: 500 23rd Ave
Distance from Site: 0.2 mile
Placement: Flyer placed on community bulletin board.
Visible from Street: No



LOCATION: 23RD & CHERRY FELLOWSHIP HALL
Address: 2701 E Cherry St
Distance from Site: 0.2 mile
Placement: Flyer placed on community bulletin board.
Visible from Street: No



LOCATION: YWCA EAST CHERRY
Address: 2820 E Cherry St
Distance from Site: 0.2 mile
Placement: Left flyer with Renee at front desk who said she would put it up later. I also put flyer up on pole outside building.
Visible from Street: Yes



LOCATION: **GOLDEN WHEAT BAKERY**
Address: 2908 E Cherry St
Distance from Site: 0.2 mile
Placement: Flyer placed in window facing outside.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #1**
Address: 2514 E Cherry St (right outside Twilight Exit)
Distance from Site: 10 feet
Placement: Flyer placed on pole right outside building.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #2
Address: E Cherry St and 25th Ave
Distance from Site: 150 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #3
Address: E Cherry St and 27th Ave
Distance from Site: 450 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #4

E Cherry St and Temple Pl

0.1 mile

Flyer placed on pole.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #5

E Cherry St and Martin Luther King Jr Way

0.1 mile

Flyer placed on pole.

Yes



LOCATION: **LIGHT/TELEPHONE POLE #6**
Address: E Cherry St and 23rd Ave
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #7**
Address: E James St & 23rd Ave
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #8**
Address: E Cherry St and 29th Ave
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #9**
Address: E Cherry St and 30th Ave
Distance from Site: 0.3 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



2514-2518 East Cherry Street Project

Addendum A

Materials Demonstrating that Each Outreach Method Was Conducted

Initial Planning and DON Communication

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

Printed Outreach: Project Poster

- *Project poster*
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Electronic/Digital Outreach: Project Hotline

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In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
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- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

Project Hotline: 2514-2518 East Cherry Street | VOICEMAIL SCRIPT

November 2018 – (206) 693-4158

Project Address:	2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description:	The proposed project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing buildings will be demolished, but existing tenants may occupy the new project.
Contact:	Natalie Quick
Applicant:	Cherry Valley, LLC
Contact Information:	EastCherryStProject@gmail.com
Type of building:	Residential with retail along E. Cherry St.
Neighborhood:	Central
In Equity Area:	Yes

Hello! Thank you for calling our 2514-2518 East Cherry Street project design review hotline. To bypass this message, please press 1. Located at 2514-2518 East Cherry Street, this project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing buildings will be demolished, but existing tenants may occupy the new project.

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 using the project address. To provide direct feedback for the project applicant, you may leave detailed comments, questions or concerns at the conclusion of this message. Please make sure you also 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 EastCherryStProject@gmail.com. Additionally, you are also invited to join us for a community meeting on Monday, December 5th from 6pm to 7pm at the Tana Market located at 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. If you choose to leave a message, please remember that all comments are subject to public disclosure, and any information collected may be made public. Thank you and have a great day.

2514-2518 East Cherry St. Project

Addendum A

Materials Demonstrating that Each Outreach Method Was Conducted

Initial Planning and DON Communication

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

Printed Outreach: Project Poster

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

Electronic/Digital Outreach: Project Hotline

- *Initial hotline script*

In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
- *List of local organizations sent invitations*
- *Emails to local organizations*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*



Seattle Department of Neighborhoods

Andrés Mantilla, Director

Home / ... / ... / ... Calendar

Programs & Services

Community Resource Hub

Funding Opportunities

Event Calendar

Outreach & Engagement

Blc

Early Community Outreach for Design Review Calendar

Members of the public submit the information shown on this calendar and they are responsible for the content.

Community Meeting: 2514-2518 East Cherry Street Project

MONDAY, DECEMBER 10, 2018, 6 - 7PM

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.

Location

Tana Market
2518 E Cherry St
Seattle, WA 98122

Event type

Neighborhoods Submission Form Template

Building Name / Room Number / Site

Tana Market, cafe area

Event Description

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 will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing buildings will be demolished, but existing tenants may occupy the new project.

December 2018						
S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Neighborhoods

[Neighborhoods]

Want to Add an Event?

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

Submit an Event

2514-2518 East Cherry St. Email Invitation List

23rd Ave Action Community Team(ACT) Quanlin.hu@seattle.gov

Africatown - online "Contact Us" submission

Byrd Barr (formerly Centerstone) - online "Contact Us" submissions

Central Area Collaborative - CentralAreaCollaborative206@gmail.com

Central Area Community Festival Association - vmin@juno.com

Central Area Redevelopment Association (CADA) - eporter@cada.org

Central Area Senior Center - dianf@soundgenerations.org

Urban League of Metropolitan Seattle - Info@urbanleague.org

Yesler Community Collaborative - info@yescollab.org

Central Area Neighborhoods District Council – bill.zosel@gmail.com

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: Quanlin.hu@seattle.gov

Wed, Dec 5, 2018 at 2:04 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

About the project: the proposed project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. Two existing buildings will be demolished, but existing tenants may occupy the new project. Questions and comments can be submitted by email to EastCherryStProject@gmail.com or by calling the project hotline at (206) 693-4158.

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

Natalie Quick



Cherry Street-Poster FINAL-page-001.jpg
691K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: CentralAreaCollaborative206@gmail.com

Mon, Nov 26, 2018 at 4:13 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick



Cherry Street-Poster FINAL.pdf
2333K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: vmin@juno.com

Mon, Nov 26, 2018 at 4:28 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick



Cherry Street-Poster FINAL.pdf
2333K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

2 messages

Natalie Quick <eastcherrystproject@gmail.com>
To: eporter@cada.org

Wed, Dec 5, 2018 at 2:18 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick



Cherry Street-Poster FINAL-page-001.jpg
691K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: eastcherrystproject@gmail.com

Wed, Dec 5, 2018 at 2:18 PM



Address not found

Your message wasn't delivered to **eporter@cada.org** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

<https://mail.google.com/mail/u/0?ik=ebf7a1eb92&view=pt&search=all&permthid=thread-a%3Ar-9084778059564540164&simpl=msg-a%3Ar-29164241...> 1/2

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

550 5.7.1 <eporter@cada.org>: Recipient address rejected: Invalid recipient

Final-Recipient: rfc822; eporter@cada.org

Action: failed

Status: 5.7.1

Remote-MTA: dns; mx.siteprotect.com. (64.26.60.135, the server for the domain cada.org.)

Diagnostic-Code: smtp; 550 5.7.1 <eporter@cada.org>: Recipient address rejected: Invalid recipient

Last-Attempt-Date: Wed, 05 Dec 2018 14:18:36 -0800 (PST)

----- Forwarded message -----

From: Natalie Quick <eastcherrystproject@gmail.com>

To: eporter@cada.org

Cc:

Bcc:

Date: Wed, 5 Dec 2018 14:18:23 -0800

Subject: You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick

-00000000000553837057c4 ---- Message truncated ----

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: dianf@soundgenerations.org

Wed, Dec 5, 2018 at 1:50 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick

 **Cherry Street-Poster FINAL.pdf**
2333K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: Info@urbanleague.org

Mon, Nov 26, 2018 at 4:22 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick

 **Cherry Street-Poster FINAL.pdf**
2333K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

1 message

Natalie Quick <eastcherrystproject@gmail.com>
To: bill.zosel@gmail.com

Wed, Nov 28, 2018 at 12:13 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick

 **Cherry Street-Poster FINAL.pdf**
2333K

12/5/2018

Gmail - You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10



Natalie Quick <eastcherrystproject@gmail.com>

You're invited: 2514 East Cherry Street Project Community Meeting Dec. 10

4 messages

Natalie Quick <eastcherrystproject@gmail.com>
To: info@centralarealurc.org

Wed, Nov 28, 2018 at 12:09 PM

We hope you can join us for a community meeting to learn about a new mixed-use project located at 2514 East Cherry Street. (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 community meeting on Monday, December 10th from 6 to 7 pm at the Tana Market, 2518 East Cherry Street. The development team will be on-site to discuss the project vision and approach. Please feel free to share this invitation with others as well!

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

Natalie Quick

 **Cherry Street-Poster FINAL.pdf**
2333K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: eastcherrystproject@gmail.com

Thu, Nov 29, 2018 at 1:31 PM



Delivery incomplete

There was a temporary problem delivering your message to info@centralarealurc.org. Gmail will retry for 46 more hours. You'll be notified if the delivery fails permanently.

The response was:

DNS Error: 3213046 DNS type 'mx' lookup of centralarealurc.org responded with code SERVFAIL

Final-Recipient: rfc822; info@centralarealurc.org
Action: delayed

2514-2518 East Cherry St. Project Open House

Monday, December 10th, 2018

Sign-In Sheet

Name	Email	Address
ANDREW VAN LEEUWEN	avilleb@illc.com	5512 1st Ave NE, Seattle WA 98105
CAREY MORAN	cm@toaidllc.com	5512 1st Ave NE Seattle WA 98105
Henock Belau	hbelau00@gmail	2518 E Cherry St. Seattle, WA 98122
Kristopher Clemmons	Kyle26@gmail.com	2401 Utah Ave S, Seattle 98113
Liz Dunn	lizzedunn@spabkes.com	1424 11th Sea. 98122
TAMI VILG	toaidvillac@illc.com	2510 13th Ave E. Seattle WA 98102
Curtis Bigelow	curtbigelow@msn.com	2216 Thirteenth Ave E/340 26th Avenue
KASSA AREIE	kassareie@gmail.com	2518 E Cherry St
Mike Modestzer	mikemodestzer@gmail.com	516 26th Ave S. 98144
TOM CUBERT	toaidc@ovaland.com	1413-20th Ave 98122

Community Meeting Event: 2514-2518 East Cherry St.

Meeting Report

EVENT DATE: Monday, December 10th, 2018

Project Address:	2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description:	The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project
Contact:	Natalie Quick
Applicant:	Owner/Applicant: Cherry Valley, LLC Developer: Dunn & Hobbes
Type of building:	Residential with retail along E. Cherry St.
Contact Information:	EastCherryStProject@gmail.com
Phone:	206.693-4158
Equity Area:	Yes

Community Member Attendees

- | | |
|-----------------------------------|---|
| • Henock Belay, Tana Market Owner | • Kassa Ayele |
| • Kristopher Clemmons | • Mike Moedritzer, Central Area Land Use Review Committee Member (LURC) |
| • Rodney Hines | • Tova Cubert, LURC Member |
| • Curtis Bigelow | • Bill, LURC Member |
| • Paul Villa | |

Project Team & Consultants

- | | |
|--------------------------------------|---|
| • Liz Dunn, Dunn & Hobbes, LLC | • Carey Moran, Build LLC |
| • Andi Stevenson, Dunn & Hobbes, LLC | • Traci Paulk, Natalie Quick Consulting |
| • Andrew van Leeuwen, Build LLC | |

Meeting Recap + Public Comment

Meeting Overview

On Monday, December 10th, 2018, Cherry Valley LLC hosted a community meeting from 6:00 p.m. to 7:00 p.m. to discuss the vision and approach for the 2514-2518 East Cherry Street project. The meeting materials included a presentation featuring information about the Project Team; Vicinity Map; Project Information; Neighborhood Context; Existing Site Plan; Existing Buildings; Zoning Map; Design References; and details on how attendees could share additional feedback.

Meeting Comments Overview

Meeting questions and comments focused on the site's usage, the anticipated number of units and sizes, existing retail, project materials, zoning, timing for the meeting and presentation materials.

Questions

- This is obviously right in the middle of Martin Luther King, Jr. Street and 23rd Avenue which are going through their own changes – do you have thoughts about similar projects that you or others have done that serve as a model in terms of what purpose the building serves and what the site looks like given where it is now and over time?
- It looks like you have a lot of units there ... is that translated into smaller units?
- Do you know who owns the property inside the alley?
- If this project is so far out, why are you doing this now?
- Does this document live anywhere on a website?

Comments

- Keep the Twilight Exit there! It's a great post-game ritual for us.
- I'd like to encourage you to use quality materials like masonry, steel and wood, etc. but not hardie panel.
- It would be really nice to see this commercial strip look commercial and feel commercial.
- As the owners of Tana Market, we welcome you—we are working closely with Cherry Valley LLC and have shown strong interest in retaining the retail area; I like what was proposed for this site and it's also what I had in mind – this is very low key and environmentally-friendly from what I see; the building looks very crafty and appears to be using good materials.
- This neighborhood needs smaller units.
- So many buildings coming online are super small apartments and there's really not space for families who want to stay; this is across the street from a school which has playfields—it seems like a natural fit for the building to maybe have one floor of family units in the mix that are all together on one floor—something you can maybe keep in mind when that phase arrives; I think you can get them stacked.
- Almost everyone putting in buildings on 12th Avenue is tiny apartments.
- Something the City never considered is that going up doesn't necessarily create more affordable housing—it creates more expensive housing.



ARCHITECTS | DESIGNERS

BUILD

EARLY COMMUNITY OUTREACH MEETING: 12.10.18 at 6pm

2514 & 2518 E. Cherry St

Seattle WA 98122

Liz Dunn, Andi Stevenson, Dunn & Hobbs

Traci, Natalie Quick Consulting

Rodney Hines, Community Advisor

Andrew van Leeuwen, Carey Moran, BUILD LLC

ATTENDEES

Henoc (one of the owners) and two additional gentlemen

Kris Clemmons

Curtis Bigelow & friend

Mike, LURC

Toba, chair of Central LURC and neighbor

Bill Zosel, LURC, 12th Avenue Stewards

PRESENTATION BY LIZ DUNN

This is the development and design teams' opportunity to hear what the community would like to see in the project.

We have a very long timeline -may be several years before we do anything.

Owners love this NC40 zone because of the scale and modesty of height.

The development and design teams are looking for community input

PROJECT INFORMATION

The current tenants may want to return to the new building and this is definitely an option.

The team is interested in a wood framed, 4-story walkup with retail and accessible units at ground floor. We're also looking at a model for vertical ownership which hasn't been tried much in Seattle. This would stack 4-story units with retail shop space on the ground floor. It might not be conventional enough for Seattle.

The costs of an elevator and parking could be plugged back into the affordability of the project. Both buildings are in really bad shape and nothing has been modernized. This factor may push the project schedule.

Introduction of other projects which create community and outdoor activity space (images in packet).

The public is welcome to provide feedback here at the meeting or online via comments.

OPEN DISCUSSION

Mike: The Twilight is an important part of community gatherings. His son meets with his team there after sports practices.

Liz: We'd like to provide opportunities for the current tenants to move back into the new building and keep this sense of activity and community. We'd like to find a new place to recreate the mural. The mosaic (at the front) might also be reused in the new project.

Mike: I'm assuming that you're not going to carve into the building with outdoor space like Chophouse Row.

Liz: Correct, but we can dedicate space to outdoor activities off the alley.



ARCHITECTS | DESIGNERS

BUILD

Mike: Do you know who owns the property to the west?

Liz: Not well, she's an elderly lady. There has been some coordination among environmental engineers for both properties. The environmental engineers have found some contamination in the alley, so we'll likely abandon utilities in the alley and go straight to Cherry.

Curtis spoke in support of designing with good materials.

Liz responded that the building is small in scale, subsequently the material will be very important. The project also aims to provide tall ceilings for the retail level.

Kris: Are there similar models of projects that you've done prior? What are your expectations of this project?

Liz: Tana market has a huge following and the Twilight is also well known. They both love the location. We're mindful that we don't want to lose the character and clientele. The area is full of funny little blocks with lots of corners, which are great for retail. There are some very quaint little corridors. I hope things keep their character and that the current businesses will keep their following.

Henoc: I like what is being proposed and it is what I had in mind -it's very low-key.

Liz: It's such a simple site that there aren't going to be a bunch of big moves with the massing.

Mike: How many units will there be?

Liz: Up to 38 units but I wouldn't hang your hat on it. This is a great time to tell me what kinds of units that the neighborhood needs.

Audience: Smaller units, family-oriented units.

Toba: There are so many small units coming online currently, especially along 12th Ave. The playfields and neighborhoods would benefit from some family units here. I'm also curious if this project is so far out, why are you doing this outreach now?

Liz: I support MHA but I love the old NC40 scale and height. We're trying to preserve this option by getting a scheme approved then we can consider MHA. At the moment, I can't get the math to work for MHA. The city may change the math for MHA so that it works better in the future. Going up another floor doesn't benefit us here. This is a quiet little neighborhood enclave and we want to keep it that way. We simply want to preserve options.

Traci -we'll be putting together a report and sharing it with the city in the next month.

Thank you, everyone.

Community Meeting: 2514-518 East Cherry St. Project

Photos

Event Date: December 10, 2018

Project Address:	2514-2518 East Cherry Street, Seattle, WA 98122
Brief Description:	The proposed project will be a four-story building, approximately 40 feet tall, built at grade with no underground parking. Retail space will occupy the frontage along Cherry Street with residential units above. Two existing buildings will be demolished. The team is working with existing retail tenants to facilitate the option of moving back into the completed project
Contact:	Natalie Quick
Applicant:	Owner/Applicant: Cherry Valley, LLC Developer: Dunn & Hobbes
Contact Information:	EastCherryStProject@gmail.com
Phone:	206.693-4158
Type of building:	Residential with retail along E. Cherry St.
Equity Area:	Yes







EAST CHERRY STREET

Mixed Use Development

2514-2518 East Cherry Street
Seattle, WA 98122

WEINSTEIN A+U



DUNN  HOBBS, LLC

*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:

Cherry Valley LLC

Developer:

Liz Dunn, Dunn & Hobbes, LLC

Economic Development Consultant:

Rodney Hines, Starbucks / Metier Brewing

Design Team:

Ed Weinstein, Weinstein A+U

Andrew van Leeuwen and Carey Moran, Build LLC

Lesley Bain, Framework

WEINSTEIN A+U

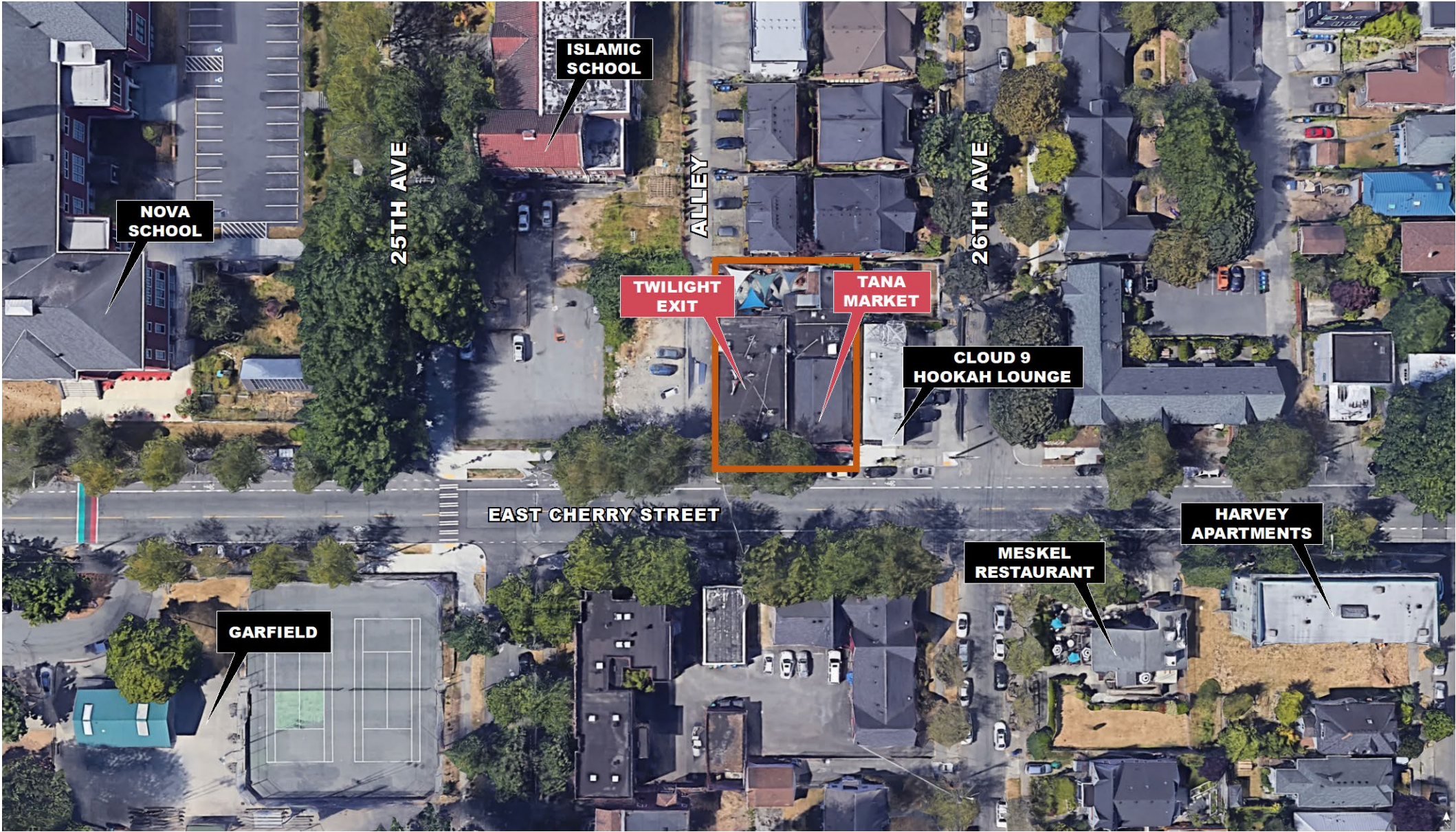


DUNN  HOBBS, LLC

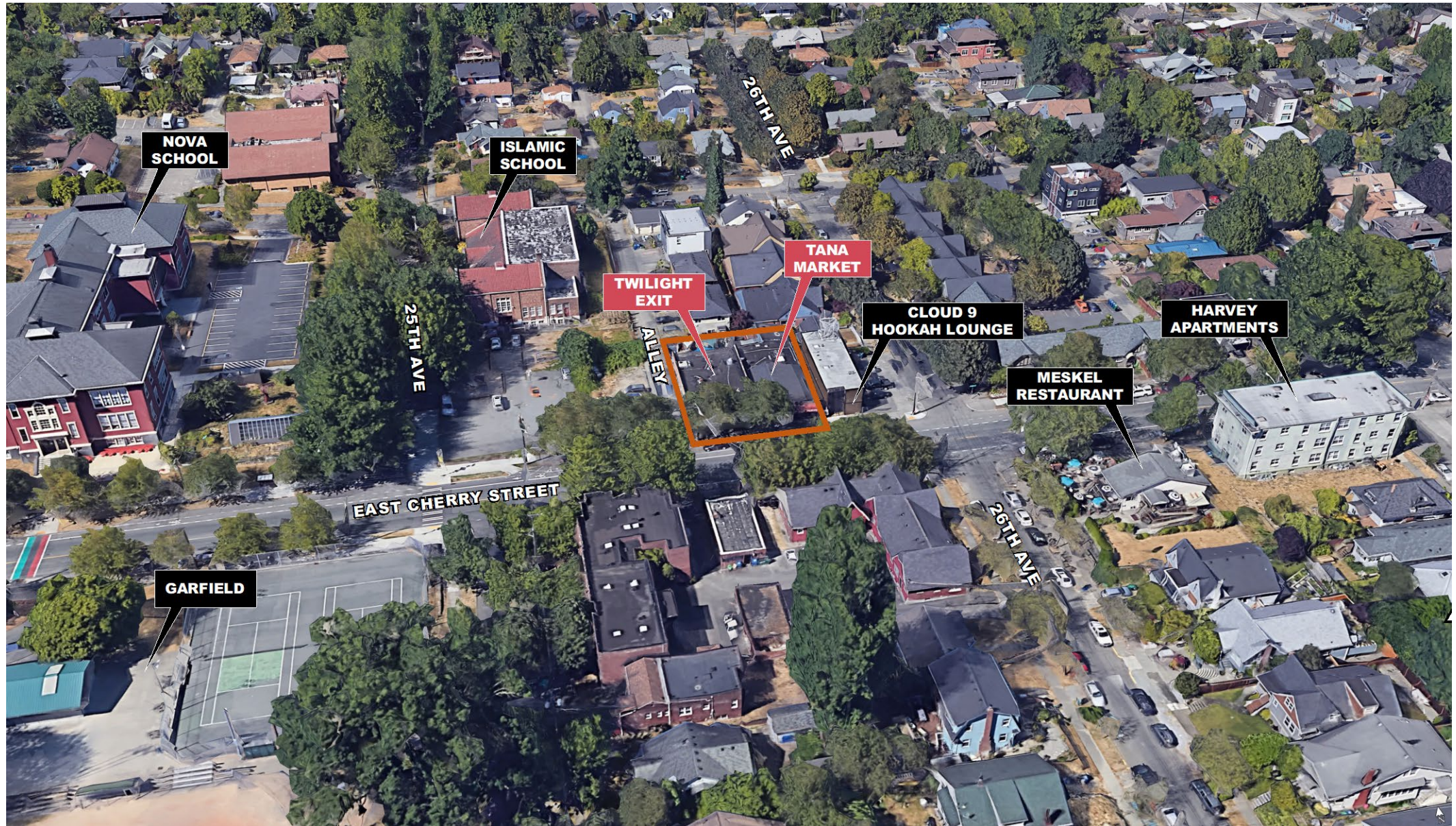
Vicinity Map



Vicinity Map



Vicinity Map



Project Information

Site characteristics: 8,000 SF corner lot (Cherry & alley)

Gross building area: 26,000 SF

Height limit: 44 feet (plus parapet)

Zoning:

- NC1-40
- 23rd & Union-Jackson Urban Village
- Ground floor commercial uses facing East Cherry
- Upper story set-back requirement on the north side
- No onsite parking requirement; bike parking required

Possible product types:

- 35-38 apartments over commercial
- 35-38 condos over commercial
- 8-10 mixed-use for-sale townhouses
 - 3 story residential over commercial on the front (south-facing)
 - 4 story residential on the back (north-facing) accessed via new pedestrian walk
- Combination of townhouse on south half and residential flats on north half

Existing tenants slated to move back to new commercial space

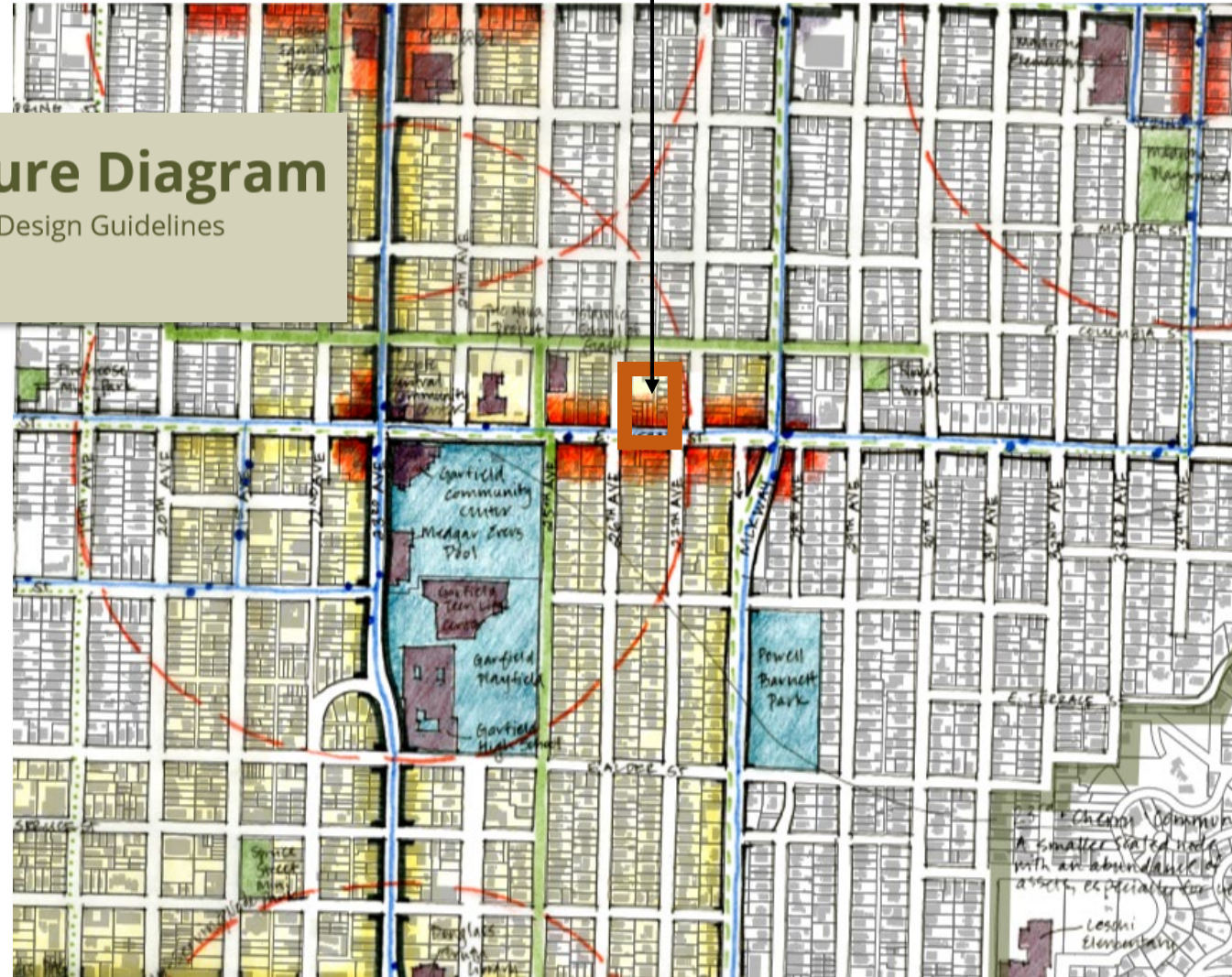
Neighborhood Context

Site

Urban Structure Diagram

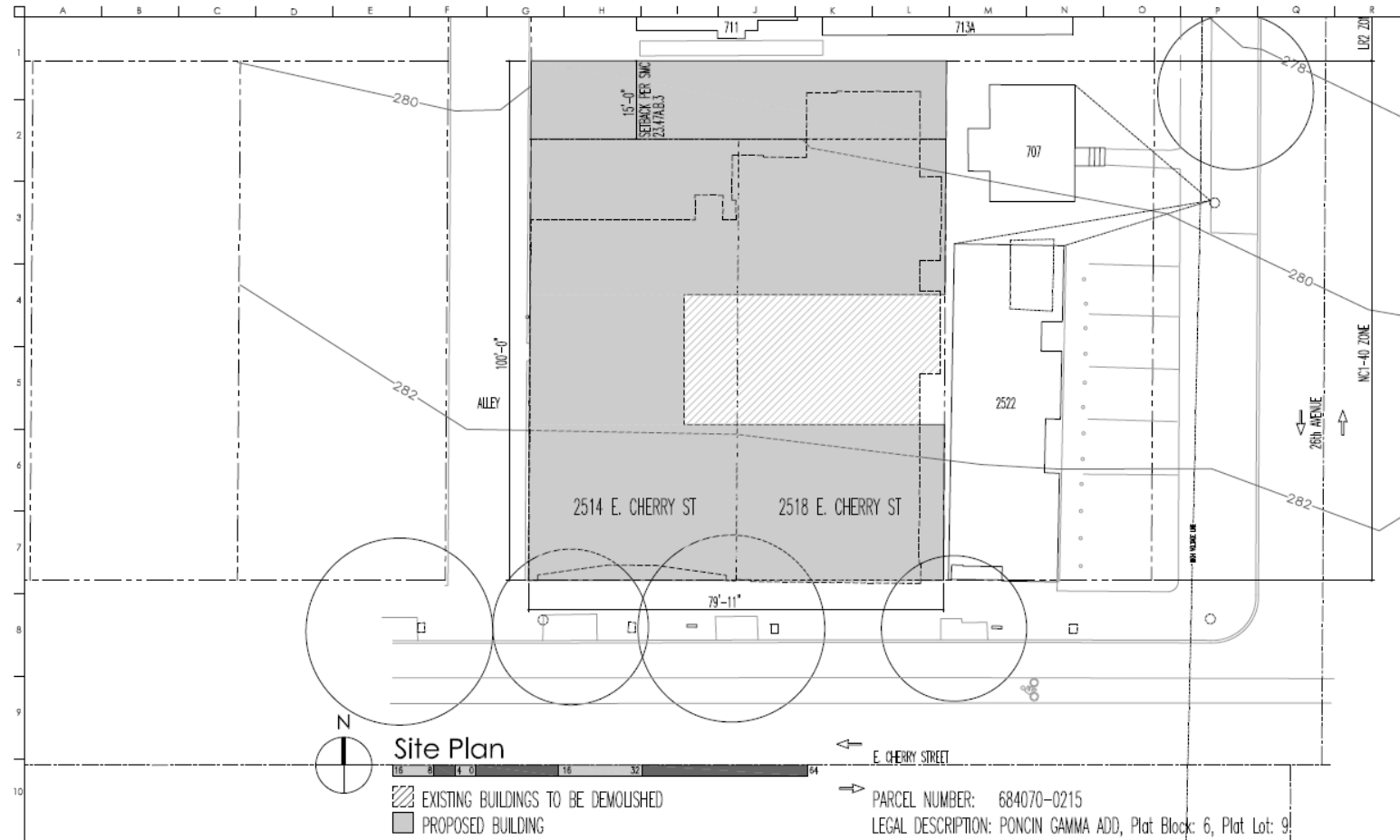
Central Area Neighborhood Design Guidelines

Seattle, Washington
February 2017



Key	
Central Area Action Plan II (1998)	
	South Capitol Hill Urban Center Village
	23rd E. & E. Madison Residential Urban Village
	23rd S. & S. Jackson-Union Residential Urban Village
	Gateway to Central Area
	Entry Statement Neighborhood Gateway
	Urban Villages Key Node
	Primary Corridor
	Secondary Corridor
	Neighborhood Anchor
	Open Space
23rd Avenue Action Plan (2015)	
	Urban Village Community Node
Transit	
	Bus Lines and Stops
	Proposed Light Rail Stop
Civic and Open Space	
	Civic Building
	Central Area Neighborhood Greenway (SDOT, 2016)
	Separated Bikeway (SDOT, 2016)
	Bike Lane (SDOT, 2016)
	Sharrow (SDOT, 2016)
	Trail (GIS)
	Additional Open Space (GIS Google Earth, Seattle Dep't of Neighborhoods)
Other	
	Mixed-Use Environment
	Pedestrian Shed

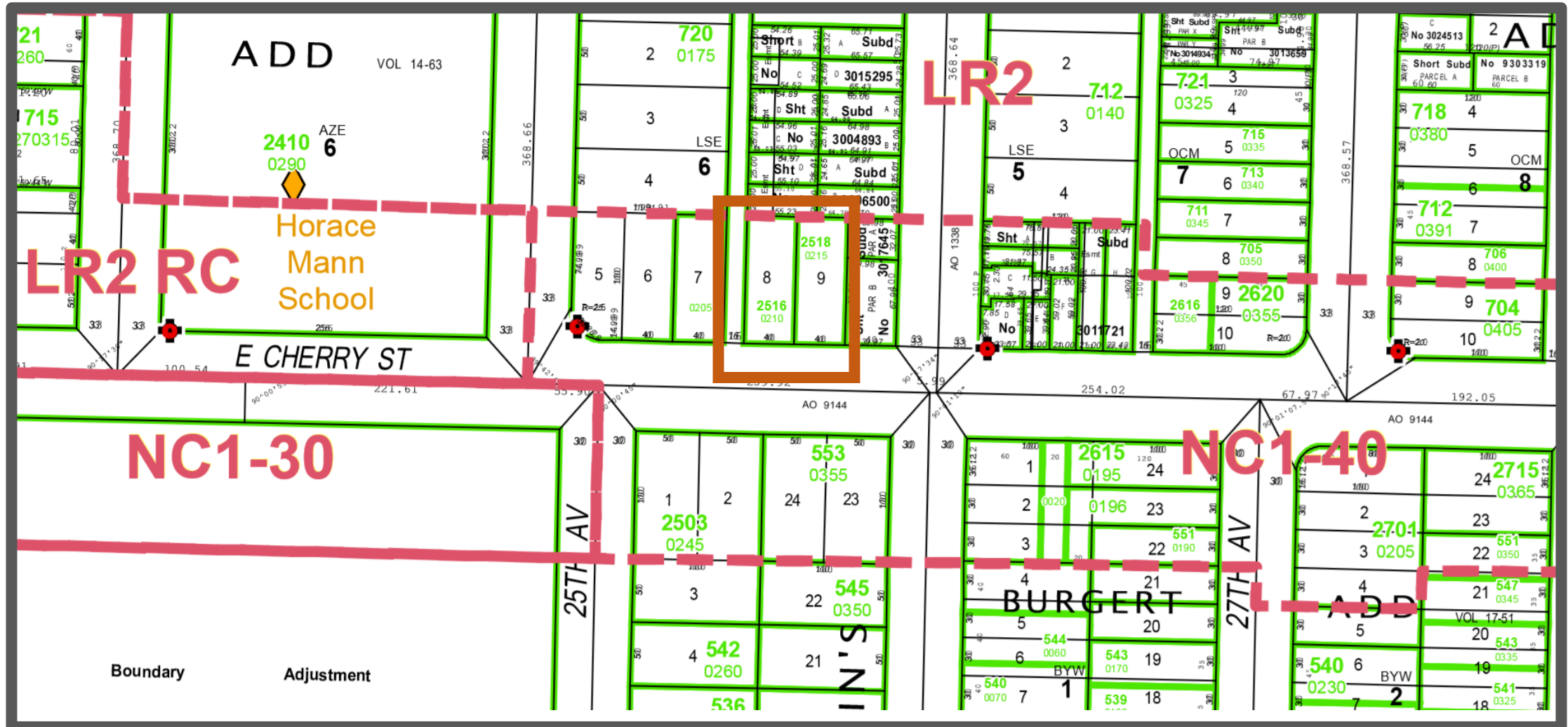
Existing Site Plan



Existing Buildings



Zoning Map



Design References



19th & Mercer, Capitol Hill



Park Modern, U District



Chophouse Row, 11th & Pike



Klotski, Ballard



Craft Apartments, 13th & Jefferson



Bryant Heights, Ravenna

Questions or Feedback?

Comment Forms (at sign-in table)

Project Hotline: 206-693-4158

Email: EastCherryStProject@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.*