

# 800 STEWART ST PROJECT

## CITY OF SEATTLE REQUIRED EARLY OUTREACH FOR DESIGN REVIEW

### OUTREACH DOCUMENTATION

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- *Outreach plan*

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

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

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

- *Hotline script*

##### *In-person Outreach: Community Meeting*

- *Confirmation that event is on DON calendar*
- *List of community groups sent invitations*
- *Invitations to community groups*
- *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

**April 2019**

## 800 Stewart St. Project

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

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<b>Project Address:</b>	800 Stewart St, Seattle WA 98101
<b>Brief Description:</b>	The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Hotline Number:</b>	206-775-8870
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<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 14 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- *Date completed:* March 15, 2019

#### 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:* March 14, 2019

#### 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:* March 30, 2019

#### Equity Outreach

- *Required equity outreach:* **Email invitations to the Community Meeting to community groups listed on the Downtown neighborhood snapshot a minimum of 14 days in advance of the meeting.**
- *What we did:* Invitations to the Community Meeting were sent to 14 community groups listed on the Downtown neighborhood snapshot. List of contacted community groups and emails included in Addendum A.
- *Date completed:* March 16, 2019

**Equity Outreach (cont.)**

- *Required equity outreach:* **Hang posters near Farestart, Washington Book and Braille Library, Urban Rest Stop, and YWCA Opportunity Place.**
- *What we did:* Posters were hung in 14 locations including Farestart, Washington Book and Braille Library, Urban Rest Stop, and YWCA Opportunity Place.
- *Date completed:* March 15, 2019

## **What We Heard From the Community**

**Summary of Comments/Questions Heard at the Community Meeting on March 30, 2019**

Project Team Members from Lincoln Property Company (Developer) and Weber Thompson (Architect) were available to present project information from 11am to 12pm. No attendees.

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

## 800 Stewart St. Project

### Checklist: Early Community Outreach for Design Review

DON Rule	Category	Description	Date Completed	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	February 25, 2019	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	March 15, 2019	Posters hung in 14 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	March 14, 2019	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).	March 15, 2019  March 15, 2019  March 16, 2019  March 30, 2019	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.  Invitations sent via email to local organizations. List and invitations included in Addendum A.  Community meeting held on March 30, 2019. 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> <li>• Include a statement informing the public that any information collected may be</li> </ul>	March 15, 2019	Copy of poster included in Addendum A.

		made public		
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 SDC 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>	March 14, 2019	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>March 15, 2019</p> <p>March 15, 2019</p> <p>March 16, 2019</p> <p>March 30, 2019</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>Invitations sent via email to local organizations. List and invitations included in Addendum A.</p> <p>Community meeting held on March 30, 2019. 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.

# 800 Stewart St. Project

## ***Addendum A:*** **Materials Demonstrating that Each Outreach Method Was Conducted**

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Natalie Quick &lt;800stewart@gmail.com&gt;

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## New project for DON blog - 800 Stewart

3 messages

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**Natalie Quick** <800stewart@gmail.com>  
To: DREarlyOutreach@seattle.gov

Mon, Feb 25, 2019 at 2:03 PM

Hi!

Can you add the following project to the DON blog? Thank you for your help!

**Project Address:** 800 Stewart St, Seattle WA 98101  
**Brief Description:** The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.  
**Contact:** Natalie Quick  
**Applicant:** LPC West / 800 Stewart LLC  
**Contact Information:** [800Stewart@gmail.com](mailto:800Stewart@gmail.com)  
**Type of building:** Mixed-use residential  
**Neighborhood:** Downtown  
**In Equity Area:** Yes

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <800stewart@gmail.com>

Mon, Feb 25, 2019 at 3:16 PM

Hi Natalie,

Your project has been posted to the blog. I will get back to you about your outreach plan shortly.

Danielle

[Quoted text hidden]

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**Natalie Quick** <800stewart@gmail.com>  
To: DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Mon, Feb 25, 2019 at 3:48 PM

Thank you!

[Quoted text hidden]



Natalie Quick &lt;800stewart@gmail.com&gt;

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**Outreach plan for review - 800 Stewart**

8 messages

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**Natalie Quick** <800stewart@gmail.com>  
To: DREarlyOutreach@seattle.gov

Mon, Feb 25, 2019 at 2:05 PM

Hi!

Attached is a draft outreach plan for the 800 Stewart Street project. Can you tell me what equity requirements should be added to the plan? Thank you!

Natalie



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**800 Stewart Design Review Required Outreach.docx**  
22K

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**Natalie Quick** <800stewart@gmail.com>  
To: DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Thu, Feb 28, 2019 at 9:10 AM

Hi!

I just wanted to check in to see if you'll be able to send equity requirements for this project today? Thanks for your help!

[Quoted text hidden]



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**800 Stewart Design Review Required Outreach.docx**  
22K

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <800stewart@gmail.com>

Thu, Feb 28, 2019 at 9:10 AM

Typing it up right now! Will send it over in a few minutes.

[Quoted text hidden]

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <800stewart@gmail.com>

Thu, Feb 28, 2019 at 9:17 AM

Hi Natalie,

I had a chance to look over your plan. Please see the [Downtown neighborhood snapshot](#) for more information about this area. See below for my suggestions for equitable outreach.



**Printed Outreach**

Please hang your posters near: Farestart, Washington Book and Braille Library, Urban Rest Stop, YWCA Opportunity Place,

**Digital Outreach**

Please contact the groups listed on the snapshot.

**In-person event**

Where are you thinking about holding your meeting?

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

Thanks,

Danielle

**Danielle Friedman**

**Strategic Initiatives Advisor**

Office: 206-256-5973

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



**Seattle  
Neighborhoods**  
**OUTREACH & ENGAGEMENT**

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

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**From:** Natalie Quick <800stewart@gmail.com>  
**Sent:** Monday, February 25, 2019 2:06 PM  
**To:** DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>  
**Subject:** Outreach plan for review - 800 Stewart

Hi!

[Quoted text hidden]

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**Natalie Quick** <800stewart@gmail.com>  
To: DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Thu, Feb 28, 2019 at 9:17 AM

Ok! No worries! Just making sure I didn't miss an email somehow. :)

[Quoted text hidden]

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**Natalie Quick** <800stewart@gmail.com>  
To: DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Thu, Feb 28, 2019 at 12:05 PM

Hi Danielle,

Attached is our outreach plan updated with the equity requirements for your review.

We are planning to hold the meeting at [The Collective](#).

Please let me know if you have any questions or concerns. Thank you for your review!

Natalie

[Quoted text hidden]



**800 Stewart Design Review Required Outreach V2.docx**  
22K

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**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>  
To: Natalie Quick <800stewart@gmail.com>

Thu, Feb 28, 2019 at 12:19 PM

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.

[Quoted text hidden]

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**Natalie Quick** <800stewart@gmail.com>  
To: DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Thu, Feb 28, 2019 at 1:25 PM

Great! Thank you!

[Quoted text hidden]

## City of Seattle Design Review Required Outreach

### *Outreach Plan / Revised February 28, 2019*

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<b>Project Address:</b>	800 Stewart St, Seattle WA 98101
<b>Brief Description:</b>	The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<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 the site location, a brief description of the project, a link to the Seattle Services Portal, information about the upcoming community meeting, the project email address and details about how to leave a message. Messages left on the 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.
- **In-Person Outreach: Community Meeting**  
We will host a community meeting at or near the project site for any community member interested in attending. We will publicize the community meeting on the project poster (see below) and with 14-days' notice on the DON online blog and calendar. Participants will 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 take notes and share comments after the community meeting. We will document the community meeting with copies of the sign-in sheet, photos of the event, any written feedback forms shared and the fact sheet.  
**Equity Outreach: We will email invitations to the Community Meeting to community groups listed on the Downtown neighborhood snapshot a minimum of 14 days in advance of the meeting.**
- **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 community meeting, SDCI 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: We will hang posters near Farestart, Washington Book and Braille Library, Urban Rest Stop, and YWCA Opportunity Place.**

###

# 800 Stewart St. Project

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**PUBLIC  
EVENT**

**COMMUNITY  
MEETING**

**PROJECT SITE**



**SITE**

# JOIN US

Join Us for a Community Meeting to Provide Input on the **800 Stewart St Project.**

The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. The project is zoned DOC2 500/300-550.

**What:** **Let us know what you think!** Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

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

**Date:** **Saturday, March 30, 2019**

**Where:** The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109

**SAT  
MAR 30**

**PROJECT HOTLINE:  
206-775-8870**

**Project Address:**  
800 Stewart St, Seattle WA 98101

**Contact:** Natalie Quick

**Applicant:** LPC West / 800 Stewart LLC

**Additional Project Information on Seattle  
Services Portal via the Project Address:**  
800 Stewart St.

**Project Hotline & Email:**  
206-775-8870  
800Stewart@gmail.com

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



## 800 Stewart St - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
3/15/19	Washington Talking Book & Braille Library	2021 9th Ave	0.1 mile	Yes	Left flyer with Rosio at front desk who will check to see if they can post it. Another flyer placed on pole outside building.
3/15/19	Urban Rest Stop Care	1924 9th Ave	0.1 mile	Yes	Left flyer with Teresa at front desk. She said they will hang it up. Another flyer placed on pole outside building.
3/15/19	Starbucks Coffee	1700 7th Ave	0.1 mile	No	Flyer placed on community bulletin board.
3/15/19	FareStart	700 Virginia St	0.2 mile	Yes	Left flyer with Liz who was one of the managers on duty. She said she will check and see if it's okay to post it. Another flyer placed on pole outside building.
3/15/19	Starbucks Coffee	2011 7th Ave	0.2 mile	No	Flyer placed on community bulletin board.
3/15/19	This Life Café	420 Virginia St	0.3 mile	Yes	Flyer left with Christina who said she will check with her boss to see if they can post it. Another flyer placed on pole outside building.
3/15/19	YWCA Opportunity Place	2024 3rd Ave	0.5 mile	Yes	Flyer left with Bree at front desk who said she will hang it up in the window since it is too big for their bulletin board. Another flyer placed on pole outside building.
3/15/19	Light/Telephone Pole #1	9th Ave & Stewart St	240 feet	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #2	8th Ave & Stewart St	249 feet	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #3	8th Ave & Virginia St	0.1 mile	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #4	6th Ave & Westlake Ave	0.2 mile	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #5	7th Ave & Virginia St	0.2 mile	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #6	9th Ave & Lenora St	0.2 mile	Yes	Flyer placed on pole.
3/15/19	Light/Telephone Pole #7	5th Ave & Virginia St	0.3 mile	Yes	Flyer placed on pole.

## Poster Distribution: 800 Stewart St

Images + Site Details

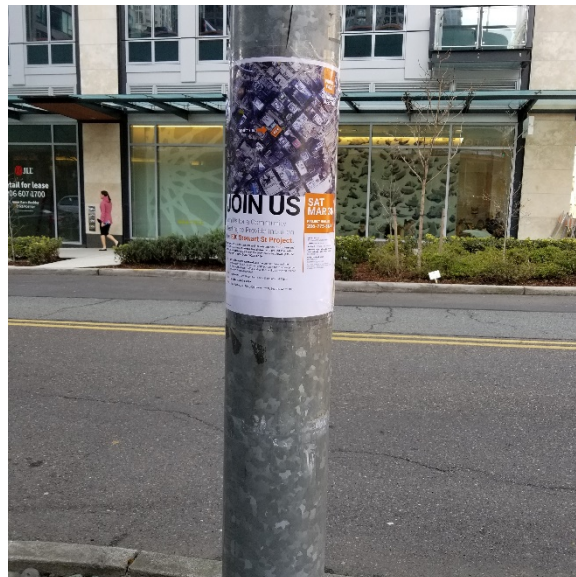
DISTRIBUTION DATE: March 15, 2019

Total # of images: 14

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<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Hotline Number:</b>	206-775-8870
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

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<b>LOCATION:</b>	<b>WASHINGTON TALKING BOOK &amp; BRAILLE LIBRARY</b>
<b>Address:</b>	2021 9 <sup>th</sup> Ave
<b>Distance from Site:</b>	0.1 mile
<b>Placement:</b>	Left flyer with Rosio at front desk who will check to see if they can post it. Another flyer placed on pole outside building.
<b>Visible from Street:</b>	Yes



**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

**URBAN REST STOP CARE**1924 9<sup>th</sup> Ave

0.1 mile

Left flyer with Teresa at front desk. She said they will hang it up. Another flyer placed on pole outside building.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

**STARBUCKS COFFEE**1700 7<sup>th</sup> Ave

0.1 mile

Flyer placed on community bulletin board.

No





**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

**FARESTART**

700 Virginia St

0.2 mile

Flyer left with Liz who was one of the managers on duty. She said she will check and see if it's okay to post it. Another flyer placed on pole outside building.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

**STARBUCKS COFFEE**2011 7<sup>th</sup> Ave

0.2

Flyer placed on community bulletin board.

No



**LOCATION: THIS LIFE CAFÉ**

Address: 420 Virginia St

Distance from Site: 0.3 mile

Placement: Left flyer with Christina who said she will check with her boss to see if they can post it. Another flyer placed on pole outside building.

Visible from Street: Yes



**LOCATION: YWCA OPPORTUNITY PLACE**

Address: 2024 3<sup>rd</sup> Ave

Distance from Site: 0.5 mile

Placement: Flyer left with Bree at front desk who said she will hang it up in the window since it is too big for their bulletin board. Another flyer placed on pole outside building.

Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #1**  
Address: 9<sup>th</sup> Ave & Stewart St  
Distance from Site: 240 feet  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #2**  
Address: 8<sup>th</sup> Ave & Stewart St  
Distance from Site: 249 feet  
Placement: Flyer placed on pole.  
Visible from Street: Yes





**LOCATION:** **LIGHT/TELEPHONE POLE #3**

Address: 8<sup>th</sup> Ave & Virginia St

Distance from Site: 0.1 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #4**

Address: 6<sup>th</sup> Ave & Westlake Ave

Distance from Site: 0.2 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #5**

Address: 7<sup>th</sup> Ave & Virginia St  
Distance from Site: 0.2 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #6**

Address: 9<sup>th</sup> Ave & Lenora St  
Distance from Site: 0.2 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

**LIGHT/TELEPHONE POLE #7**

5<sup>th</sup> Ave & Virginia St

0.3 mile

Flyer placed on pole.

Yes



# 800 Stewart St. Project

## ***Addendum A:*** **Materials Demonstrating that Each Outreach Method Was Conducted**

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## Project Hotline: 800 Stewart St. | VOICEMAIL SCRIPT

Hotline phone number: 206-775-8870

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<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

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Hello! Thank you for calling our 800 Stewart Street project design review hotline. To bypass this message, please press 1. Located at 800 Stewart Street, the project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.

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 800Stewart@gmail.com. Additionally, you are invited to join us for a community meeting about the project on Saturday, March 30th from 11am to 12pm on the second floor of The Collective located at 400 Dexter Avenue North. 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.



# 800 Stewart St. Project

## ***Addendum A:*** **Materials Demonstrating that Each Outreach Method Was Conducted**

### *Table of Contents*

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#### *Initial Planning and DON Communication*

- *Listing on DON blog*
- *Outreach plan*

#### *Printed Outreach: Project Poster*

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

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

- *Hotline script*

#### *In-person Outreach: Community Meeting*

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



Natalie Quick &lt;800stewart@gmail.com&gt;

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## New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 800 Stewart St Project

1 message

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**City of Seattle** <calendar.1410843@trumba.com>  
To: Natalie Quick <800Stewart@gmail.com>

Fri, Mar 15, 2019 at 4:25 PM

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### Thank you for submitting the following event to the Early Outreach for Design Review Projects » Submitted calendar.

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Community Meeting: [800 Stewart St Project](#)

**DATE** Saturday, March 30, 2019

**TIME** 11:00 am – 12:00 pm PDT

**WHERE** [The Collective](#)  
[400 Dexter Ave N](#)  
[Seattle, WA 98109](#)

**BUILDING NAME /  
ROOM NUMBER /  
SITE** 2nd Floor

**EVENT DESCRIPTION** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.

**NEIGHBORHOODS** Downtown Commercial Core

**DON PROGRAMS** Outreach and Engagement

**EVENT TYPES** Community, Neighborhood Meetings

**AUDIENCE** All

**CONTACT** Natale Quick

**CONTACT PHONE** 206-775-8870

**CONTACT EMAIL** [800Stewart@gmail.com](mailto:800Stewart@gmail.com)

**PRE-REGISTER** No

**COST** Free

**DESCRIPTION** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

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## **800 Stewart St. Avenue Project Equity Outreach**

Invitations to the Community Meeting were sent to the following local organizations by March 16, 2019:

**Downtown Emergency Service Center**  
info@desc.org

**Downtown Muslim Association of Seattle**  
officers@dmaseattle.com

**Downtown Neighborhood Roundtable**  
N/A

**Downtown Residents Alliance**  
Online submission form

**Downtown Residents' Council**  
info@downtownseattle.org

**Downtown Seattle Association**  
info@downtownseattle.org

**Downtown Seattle Families**  
downtownseattleparents@gmail.com

**Friends of the Market**  
[Online submission form](#)

**Historic Seattle**  
info@historicseattle.org

**Pike Place Market Historical Commission**  
info@pikeplacemarket.org

**Pike Place Market Public Development  
Authority (PDA)**  
KarinM@pikeplacemarket.org

**West Edge Neighborhood Association**  
president@westedgeneighborhood.org  
linda@lindamitchell.org  
ben@anderstone.com

**Metropolitan Improvement district (MID)**  
info@downtownseattle.org

**Pike Place Merchants Association**  
info@pikeplacemarket.org

**Seattle Metropolitan Chamber of Commerce**  
info@seattlechamber.com



Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

---

**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 11:52 AM

To: info@desc.org

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

**800 Stewart CommMeet-Poster-030619.pdf**

2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>  
To: officers@dmaseattle.com

Sat, Mar 16, 2019 at 11:54 AM

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

**800 Stewart CommMeet-Poster-030619.pdf**  
2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

---

**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 11:56 AM

To: info@downtownseattle.org

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

**800 Stewart CommMeet-Poster-030619.pdf**

2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>  
To: downtownseattleparents@gmail.com

Sat, Mar 16, 2019 at 11:57 AM

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2<sup>nd</sup> Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

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 **800 Stewart CommMeet-Poster-030619.pdf**  
2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

---

**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 12:00 PM

To: info@historicseattle.org

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

**800 Stewart CommMeet-Poster-030619.pdf**

2753K





Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 12:01 PM

To: info@pikeplacemarket.org

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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 project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet. Questions and comments can be submitted by email to [800Stewart@gmail.com](mailto:800Stewart@gmail.com) or by calling the project hotline at 206-775-8870.

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

Natalie Quick

**800 Stewart CommMeet-Poster-030619.pdf**  
2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

---

**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 12:02 PM

To: KarinM@pikeplacemarket.org

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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

**800 Stewart CommMeet-Poster-030619.pdf**

2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

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**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

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**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 12:03 PM

To: president@westedgeneighborhood.org, linda@lindamitchell.org, ben@anderstone.com

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2nd Floor, 400 Dexter Ave N, Seattle, WA 98109. 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

**800 Stewart CommMeet-Poster-030619.pdf**  
2753K



Natalie Quick &lt;800stewart@gmail.com&gt;

---

**You're invited: 800 Stewart St. Project Community Meeting March 30**

1 message

---

**Natalie Quick** <800stewart@gmail.com>

Sat, Mar 16, 2019 at 12:08 PM

To: info@seattlechamber.com

We hope you can join us for a community meeting to learn about a new project located at 800 Stewart St. (This event is part of the City of Seattle's required Early Design Review Outreach). Attached is a poster explaining more about the project as well as information about the community meeting on Saturday, March 30 from 11am to 12pm at The Collective, 2<sup>nd</sup> Floor, 400 Dexter Ave N, Seattle, WA 98109. 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

**800 Stewart CommMeet-Poster-030619.pdf**

2753K

## **No Sign-in Sheet**

[no meeting attendees]

# Community Meeting Event: 800 Stewart St. Project

Meeting Report

EVENT DATE: Saturday, March 30, 11 am

LOCATION: The Collective

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<b>Project Address:</b>	800 Stewart St, Seattle WA 98101
<b>Brief Description:</b>	The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Hotline Number:</b>	206-775-8870
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

---

Project Team Members from Lincoln Property Company (Developer) and Weber Thompson (Architect) were available to present project information from 11am to 12pm. No attendees.

## Community Meeting: 800 Stewart Project

### Photos

*Event Date: Saturday, March 30, 2019*

*Event Location: The Collective*

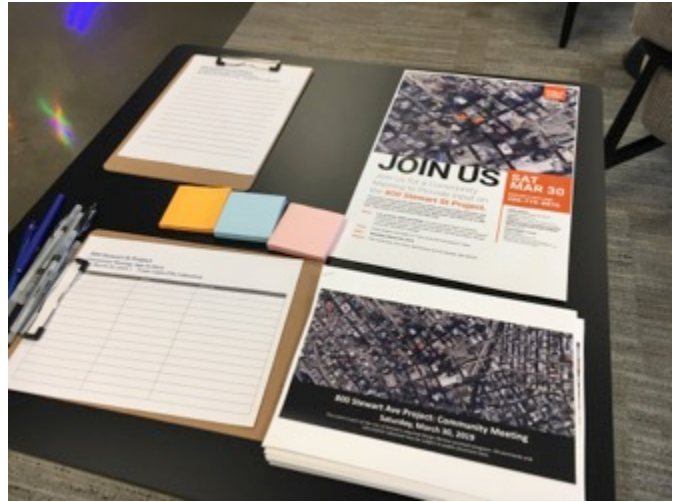
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<b>Project Address:</b>	800 Stewart St, Seattle WA 98101
<b>Brief Description:</b>	The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	LPC West / 800 Stewart LLC
<b>Contact Information:</b>	800Stewart@gmail.com
<b>Hotline Number:</b>	206-775-8870
<b>Type of building:</b>	Mixed-use residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

---











## **800 Stewart Ave Project: Community Meeting** **Saturday, March 30, 2019**

*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**

- Developer:  
Lincoln Property Company
- Architect:  
Weber Thompson

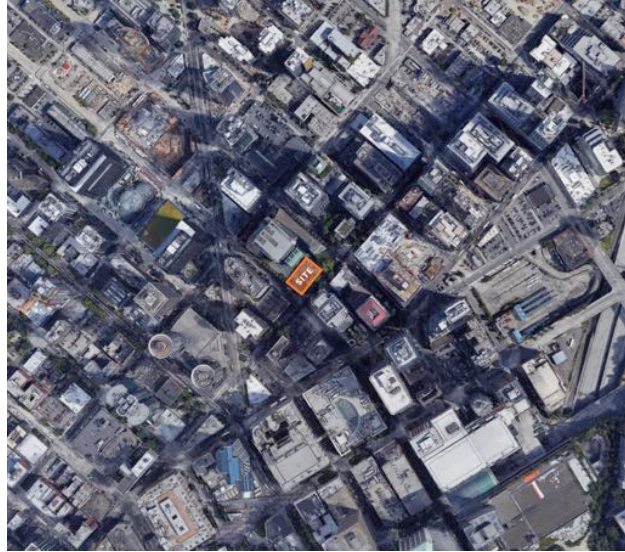
**LINCOLN  
PROPERTY  
COMPANY**



**WEBER THOMPSON**

## Project Vision

*The project proposes the demolition of the existing onsite structure and construction a new mixed-use residential tower with ground-level retail and below-grade parking. Zoning on the downtown site allows up to 550 feet.*

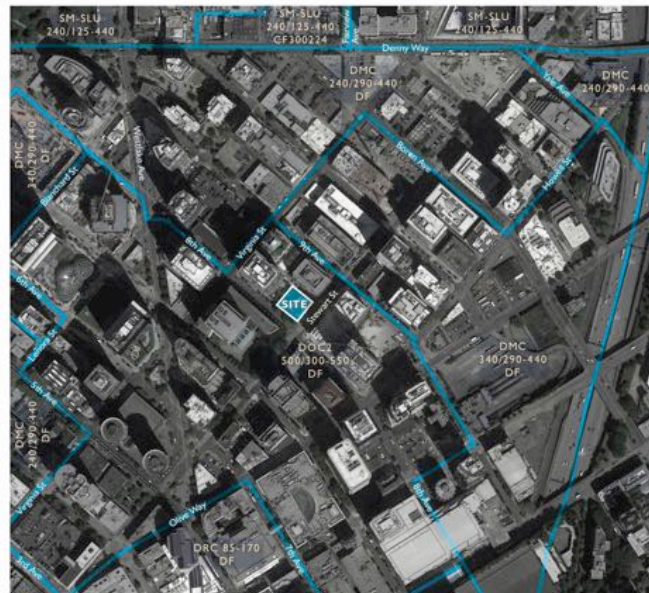


## Project Timeline

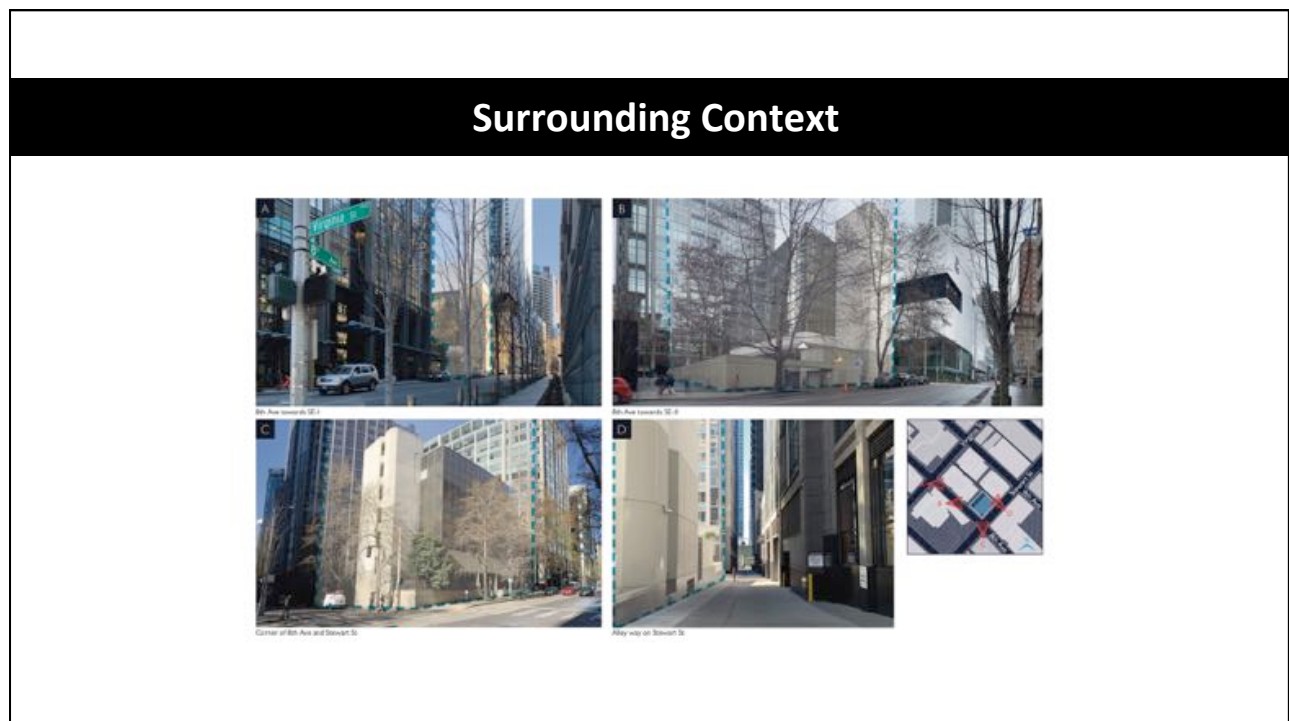
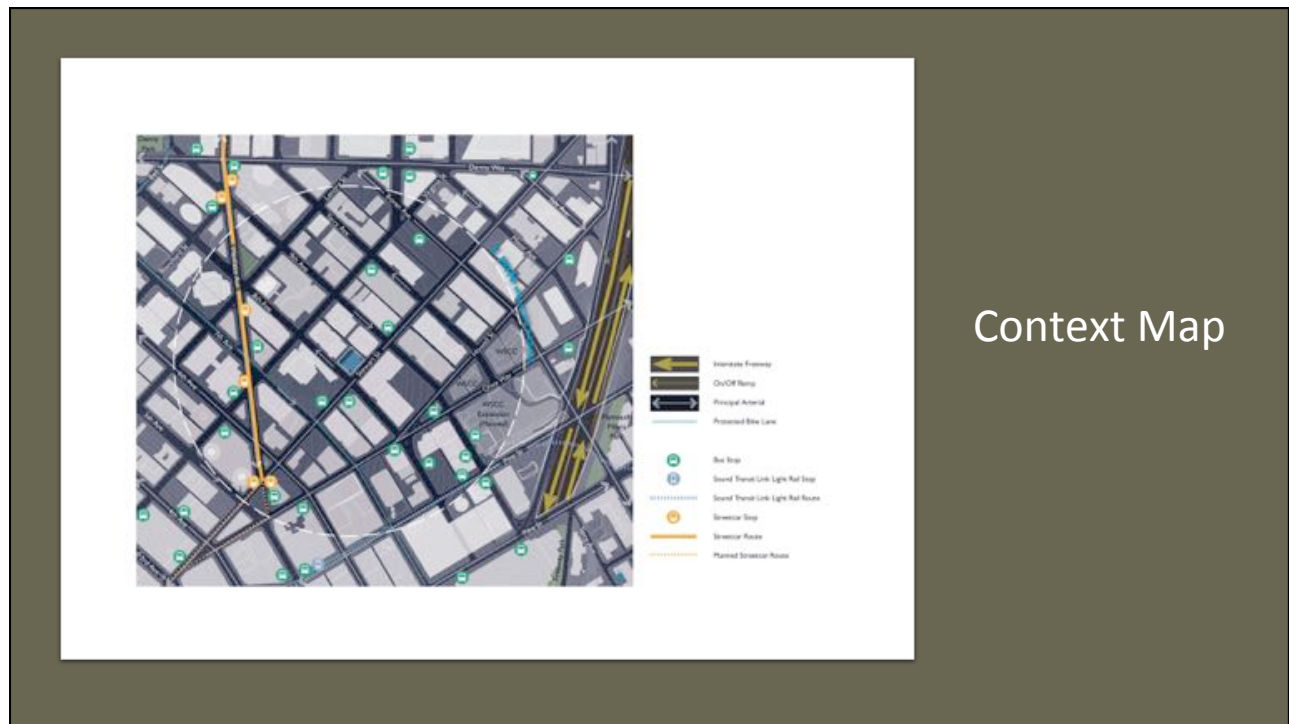
Permitting: 2019-2020  
Construction: 2020-2023  
Completion 2023

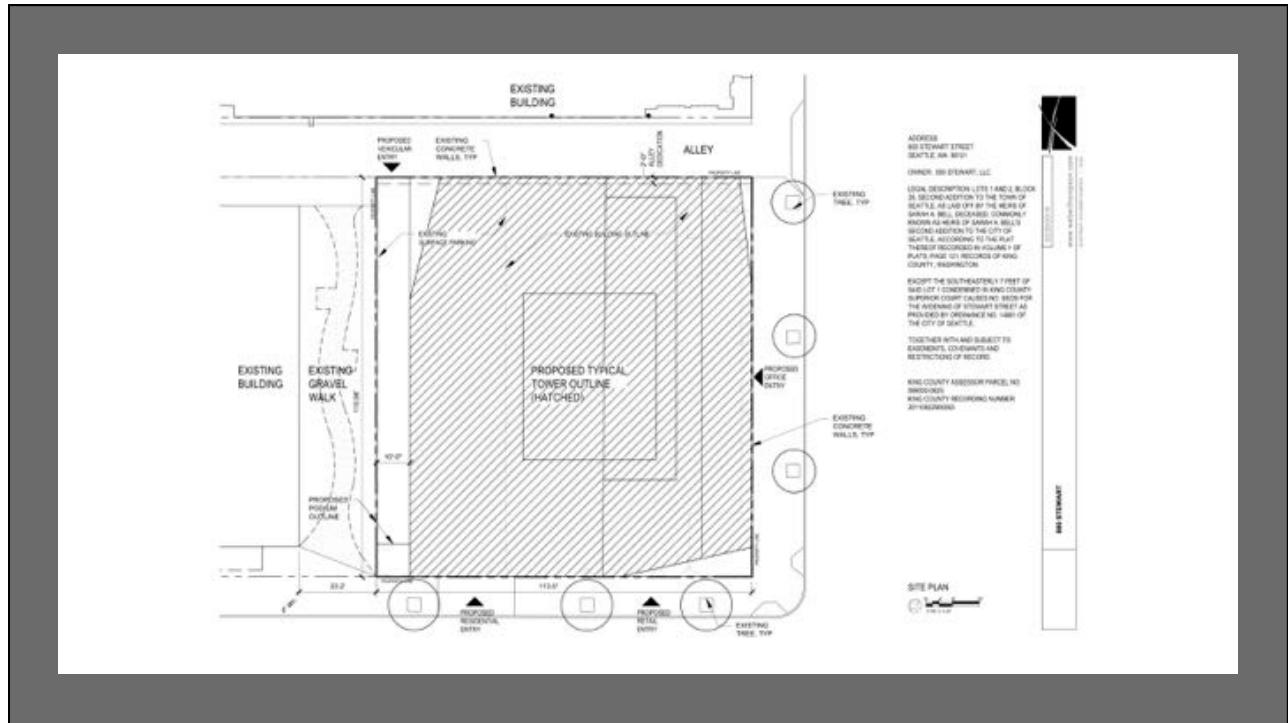


## Zoning Map











## Lincoln Property Company Past Projects





**RUNWAY AT PLAYA VISTA**  
PLAYA VISTA, CALIFORNIA



**PACWEST**  
PORTLAND, OREGON



**WELLS FARGO CENTER**  
PORTLAND, OREGON



**300 PINE**  
SEATTLE, WASHINGTON



Questions?  
Email: [800Stewart@gmail.com](mailto:800Stewart@gmail.com)

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