

Community Outreach Report

Project Address: 2616 & 2624 Western Ave Seattle, WA

Date: July 12th 2019

Project Number: 3034374-EG

Saratoga Capital Inc., an affiliate with CEDARS LLC, conducted the following outreach activities as part of the Early Design Guidance process.

Project Webpage – A webpage was launched June 24th, 2019 that included all the required information.

- 1.) The ability to submit comments
- 2.) The ability to answer a 7 question survey.
- 3.) Project summary, location (aerials & address), and contact information
- 4.) Time, Date, & Location of the public site tour. A website for Western & Cedars was launched in order to field concerns specific to the project.

Websites will remain active for 21 days.

www.westerncedars.com

Online Survey – A survey links was on webpage to allow people to submit their comments and ask questions. We had 7 responses. For ease of use, we provided a QR code on the flyers so people could scan and access the link without needing to do to the website.

Department of Neighborhoods Community Outreach Blog – We submitted information to DON for the Blog, and the Blog item was published February 28th, 2019.

Department of Neighborhoods Community Outreach Calendar– Submitted on DON Community Outreach Calendar on June 24th to notify community of guided site tour scheduled on July 10th.

Visible Posters – We hung 13 posters with 10 of the 13 visible from the street. All with ½ mile of the site.

Community Meeting– We rented a community room in Belltown and ran the meeting from 5 PM – 6 PM, before the 6:30 PM BCC meeting. We had 4 sign-in and another 2 individuals who did not sign in.

Community Group Notification – Notifications of our meeting were sent to Jane Savard (BCC Board Member) & Tom Graff (BBA Board Member)

Summary of Feedback

A half-dozen neighbors attended our community meeting to learn more about the projects. Neighbors were most interested in height, views, construction noise, & design.

We discussed how we would be mindful of light and views for nearby units throughout the design process, but that we would be looking to build to the maximum 145'.

A concern for some of the condo owners to the west was that our project would block their views of the Space Needle. We told them that our design team would do their best to be mindful of views, but that there's a good chance existing views will be eliminated.

They were also interested in the timeline for the beginning and end of construction. We estimated roughly 12-18 months for permits and another 18 months for construction but would have a better sense of the construction timeline as we got closer to permit approval.

There was moderate concern for parking and traffic, but the responses were all over the spectrum. Some had no concern and others had high concern. Two of the individuals that came to the meet were happy to see that parking was planned as part of the project.

As far as design goes, they want a building that embraces the Belltown neighborhood and character.

Overall, nobody was upset about the project and a few even mentioned that they were happy to see two rundown buildings demolished.

Early Community Outreach Plan

Project Address: 2616 & 2624 Western Ave Seattle, WA

Project Summary: New construction of (approximately) 150-unit multifamily high-rise project. Onsite parking to be provided. Existing structures to be demolished. Zoning is DMR/C 145/75

Applicant: Hank Robson, Saratoga Capital Inc.

Contact Person: Hank Robson

Contact Info: hrobson@scisj.net

Neighborhood: Belltown

In Equity Area: No

DIGITAL OUTREACH

Multi-Pronged Method

- Basic Project webpage with comment features
- Online survey from basic project webpage (7 questions)
- Guided site walk event added to DON's "Early Outreach for Design Review"
- Project emailed to DON staff to be posted on Early Outreach Blog before all other outreach began

IN-PERSON OUTREACH

High Impact Method

- Community Meeting (open to general public) July 10th, 2019 5:00 – 6:00 PM

PRINT OUTREACH

High Impact Method

- Posters hung 14 days in advance (June 25th). 10 of the 13 posters were visible from the street.

Poster:



2624 Western Ave

2616 + 2624 Western Ave – New Construction of a residential high-rise building. Currently planned, approximately 150 dwelling units with some onsite parking. Existing structures to be demolished.

What: Join the project team to discuss the vision & approach for this new residential project. **No RSVP necessary.**

Date & Time: 5:00 PM – 6:00 PM

Where: 2208 2nd Ave, Suite 100, Seattle, WA (Next door to the Crocodile)



Project Address: 2616 + 2624 Western Ave, Seattle, WA 98121

SDCI Project Number: EG-3034374

Contact: Hank Robson

Phone Number: 206-208-0302

Email: hrobson@scisj.net

Applicant: Saratoga Capital Inc.

Additional Project Information on Seattle Services Portal Available via the Project Address

Website URL: westerncedars.com

Survey Link: Please visit the website for the survey link or scan QR code.

ALL INFORMATION COLLECTED MAY BE MADE PUBLIC

2616 Western Ave: Community Meeting

About the Project

Project Address: 2616 Western Ave, Seattle, WA 98121
 Project Number: 3034374-EG
 Property Owner: Saratoga Capital Inc.
 Architect: GGLO

The proposed development is a 14 story high-rise residential tower with approximately 150 units. Apartment types will include 3 bedroom units, 2 bedroom units, 1 bedroom units, studios, and live-work spaces. The existing structures on the site will be demolished.

Parking will be provided underneath the structure for approximately 100 vehicles.

The site is located in a DMR/C 14S/75 zone.

For more information please visit westernmedcars.com or Seattle Services Portal and enter the project address (2616 Western Ave).

Project Timeline

Timeline milestones:

- 2019: Start city entitlement process and preliminary design
- 2020: City entitlement process and design
- 2021: City building permit and construction documents
- 2021-2022: Construction
- 2023: Occupancy

Neighborhood Building Uses

Legend:

- Multi-Family Housing
- Religious
- Commercial/Office
- Park/Recreation
- Parking

Site Plan

Building Envelope

GGLO DESIGN

SARATOGA CAPITAL, INC.

Contact Information:
 Mark Robinson
mrobinson@scinc.net
 206.208.0302

Sign-In Sheet

Western & Cedars Community Meeting Sign-In

NO.	NAME	EMAIL	PHONE	HOW DID YOU HEAR ABOUT THIS EVENT?
01	J. Wilcox	jfwilcox@outlook.com	N/A	POSTER
02	GARETH KURTZ	garcia@cedars.com	~	HDA — Over the site
03	Jerry Hekkel	hekkel@gmail.com	~	HDA
04	DAVID GORDON			HDA
05				
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
16				
17				
18				



Survey Feedback

Saratoga Capital Inc. is pursuing a master use permit to build a multifamily high-rise building at the corner of Western & Cedars (2624 Western Ave & 2616 Western Ave) . We want to hear directly from the community! Please share any ideas, concerns, or priorities for this project and the community. ***Please note that all information collected in this survey may be made public.***

Start

press ENTER

"Timeline? Noise level? "



4 out of 4

"How will it impact the already tight neighborhood? That it be nicely landscaped."



3 out of 4

"How many stories will this project be? why are you tearing down a perfectly good apartment building - the Cedars?"



2 out of 4

"how tall is the proposed building? Will there be commercial space? What amenities are being proposed?"



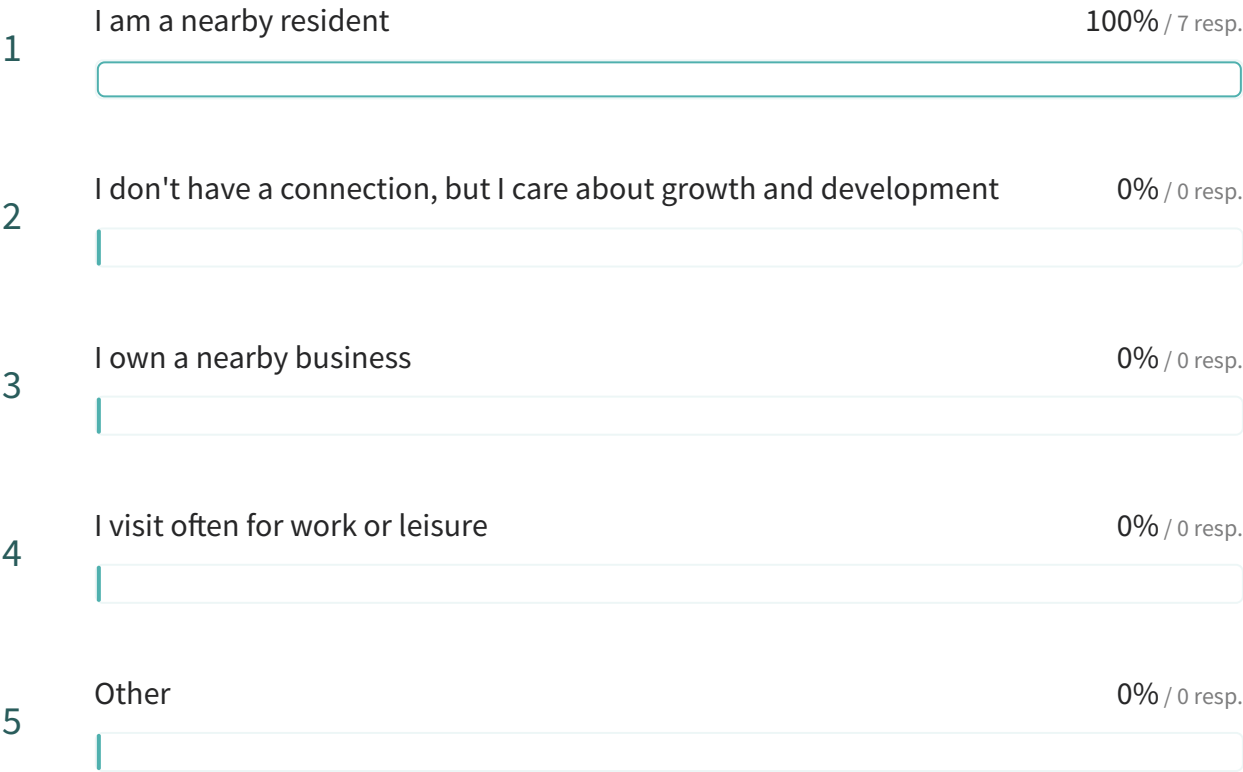
1 out of 4

Community Outreach Feedback (Western & Cedars)

7 responses

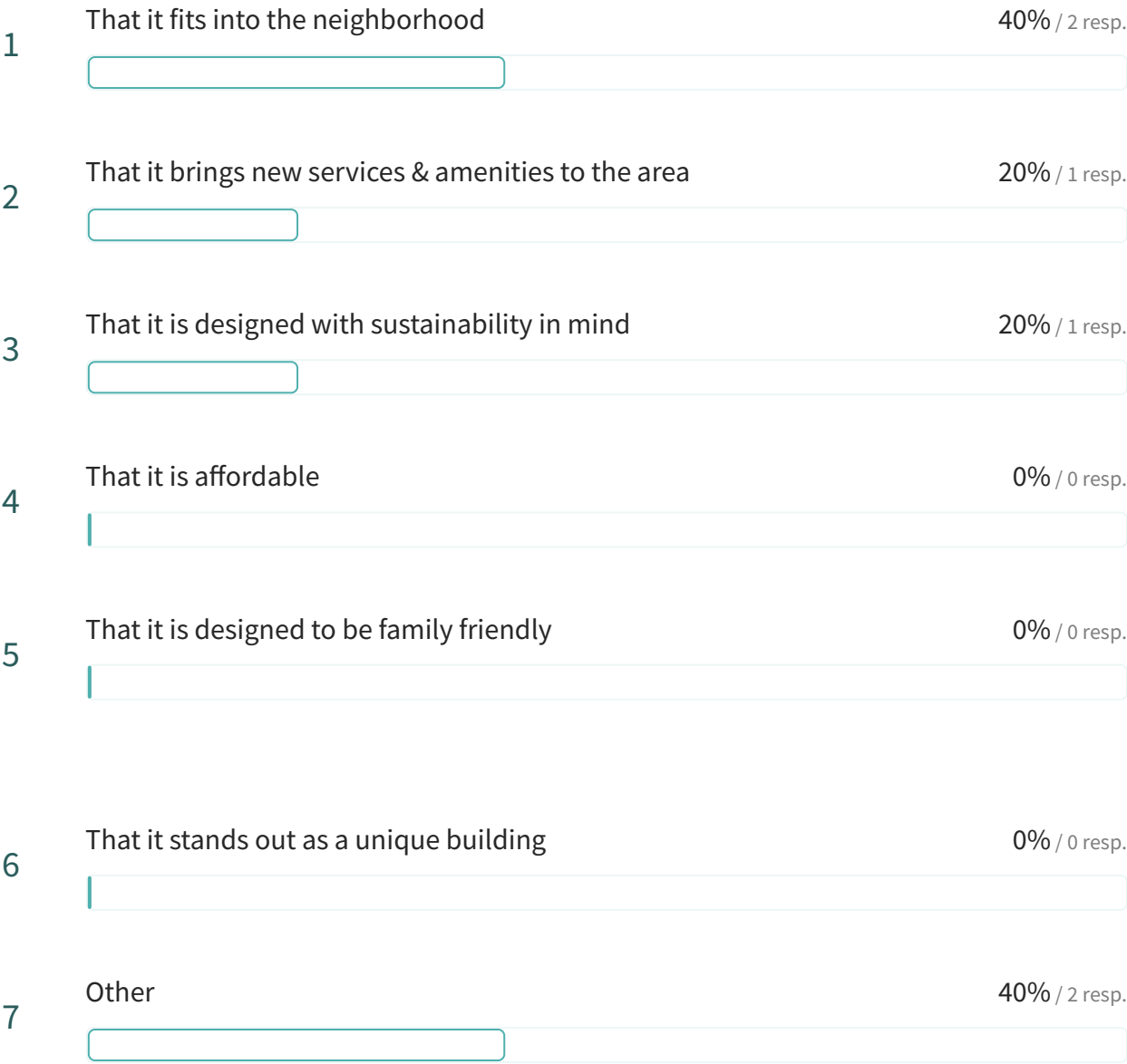
What is your connection to this development project?

7 out of 7 answered



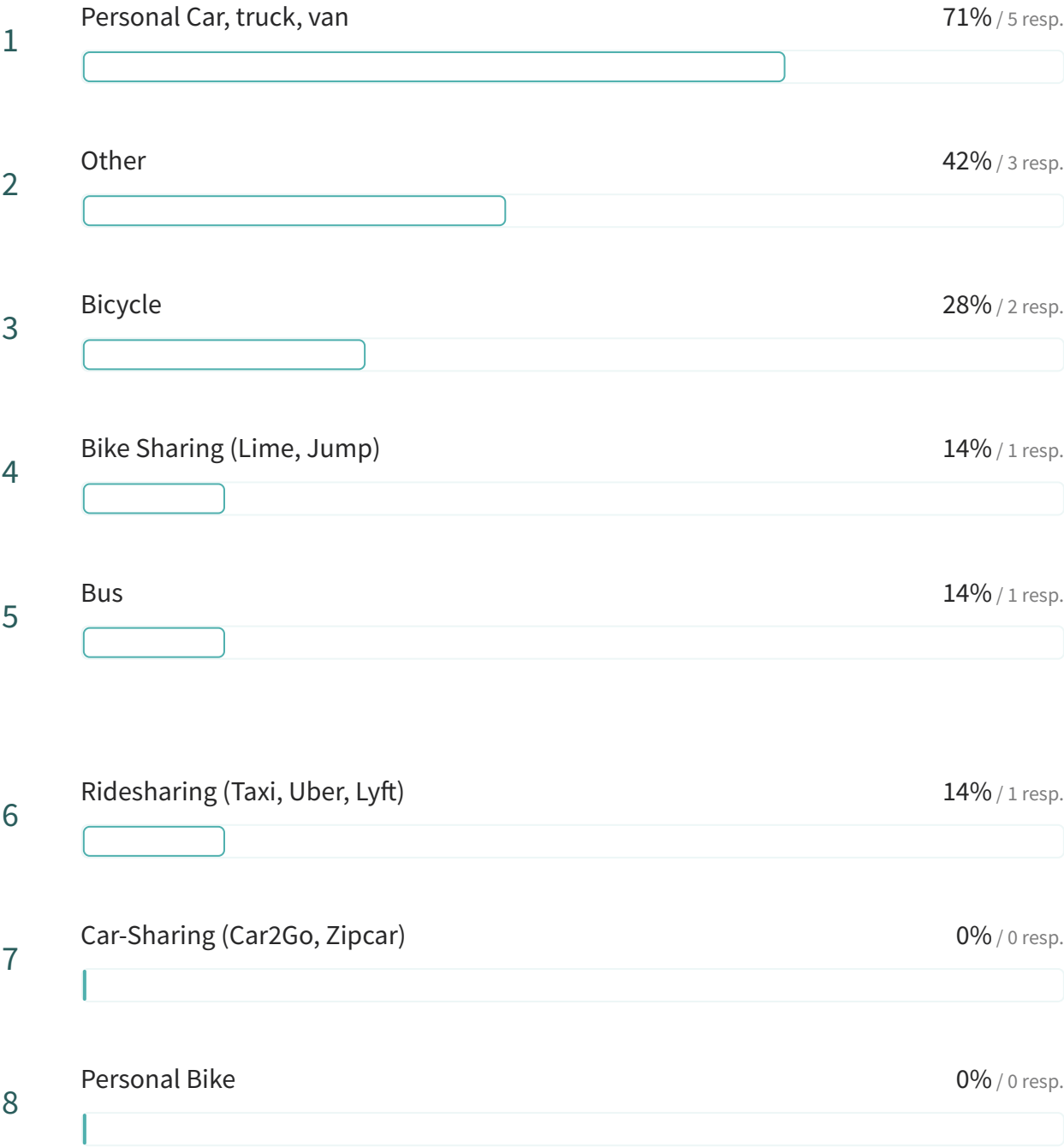
What is most important to you about a new building?

5 out of 7 answered



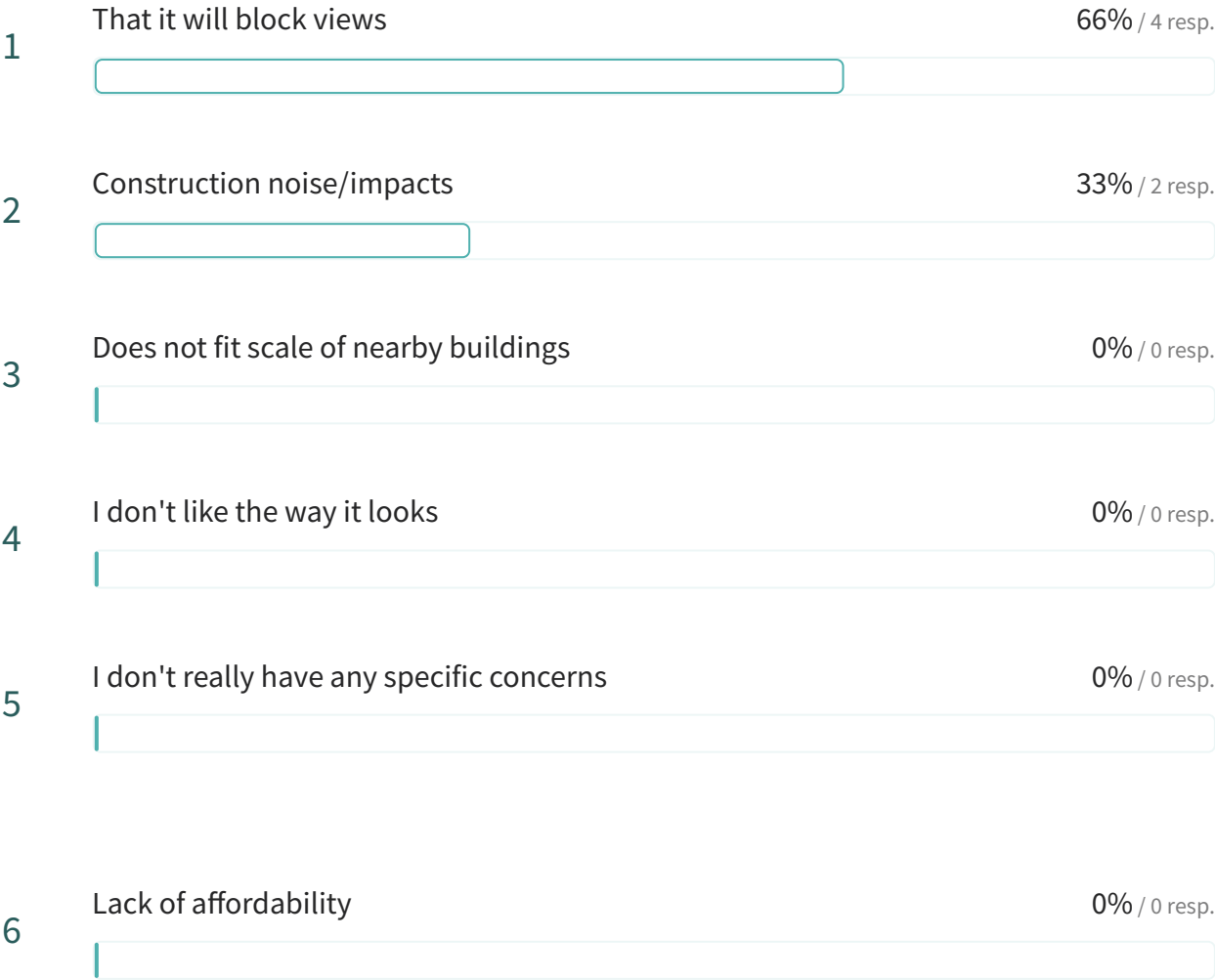
How do you get around?

7 out of 7 answered



What concerns do you have about the project? (Select any/all that apply)

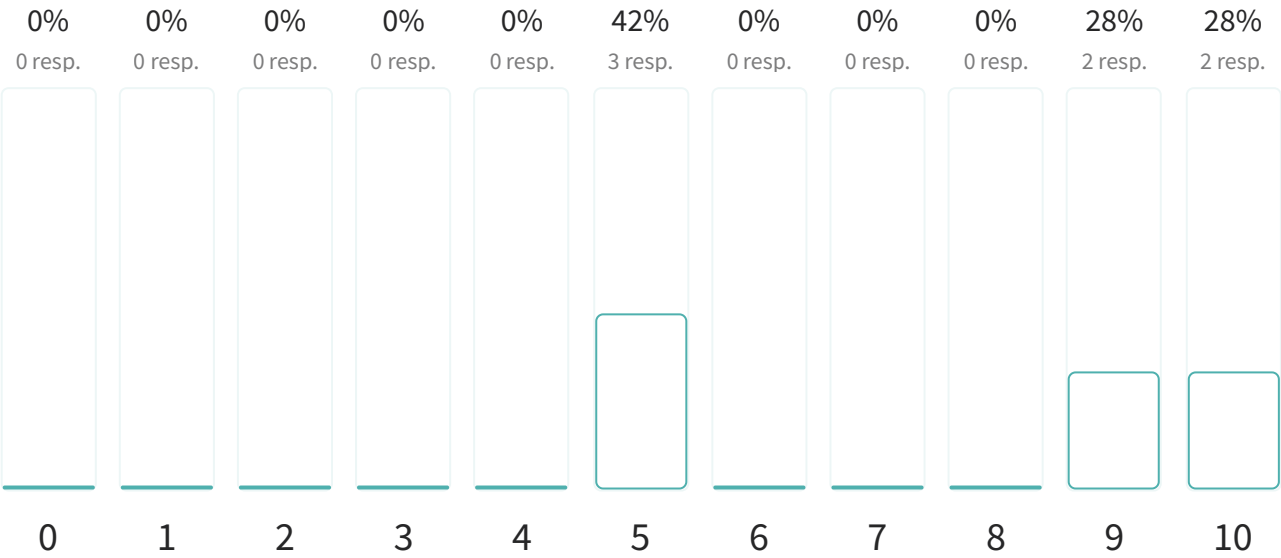
6 out of 7 answered



How concerned are you about traffic in the neighborhood? (10 being most concerned)

7 out of 7 answered

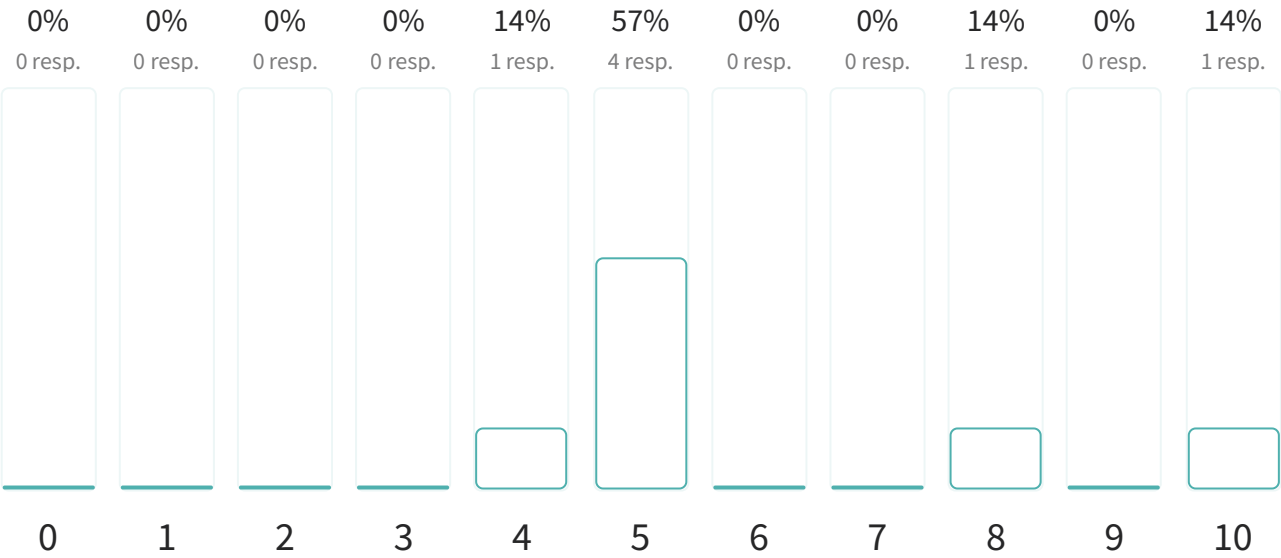
7.6 Average rating



How concerned are about parking in the neighborhood? (10 being most concerned)

7 out of 7 answered

6.0 Average rating



2616 + 2624 Western Ave - Poster Distribution

Date Distributed	Location	Address	Distance from Site	Visible from Street?	Notes
6/25/2019	Street Bean Cafe	2711 3 rd Ave	.15 miles	No	Posted on bulletin board
6/25/2019	Egg & Plants Café	2229 5 th Ave	.4 miles	No	Posted on bulletin board
6/25/2019	Starbucks	2601 Elliott Ave #101	.1 miles	No	Posted on bulletin board
6/25/2019	Vine & Western St (#1)	Vine St & Western Ave	230 feet	Yes	Posted on telephone pole
6/25/2019	Vine & Western St (#2)	Vine St & Western Ave	180 feet	Yes	Posted on opposite corner of #1 on telephone pole
6/25/2019	Elliott Pointe Apartments	2226 Elliott Ave	.3 miles	Yes	Posted outside on retail window
6/25/2019	Battery St & Western Ave (#1)	Battery St & Western Ave	.15 miles	Yes	Posted on telephone pole
6/25/2019	Battery St & Western Ave (#2)	Battery St & Western Ave	.15 miles	Yes	Posted on opposite corner of #1 on telephone pole
6/25/2019	Western Ave & Wall St (#1)	Western Ave & Wall St	.1 miles	Yes	Posted on telephone pole
6/25/2019	Western Ave & Wall St (#2)	Western Ave & Wall St	.1 miles	Yes	Posted on opposite corner of #1 on telephone pole
6/25/2019	Cedar St & Elliott Ave	Cedar St & Elliott Ave	330 feet	Yes	Posted on telephone pole
6/25/2019	Vine St & Elliott Ave (#1)	Vine St & Elliott Ave	450 feet	Yes	Posted on telephone pole
6/25/2019	Vine St & Elliott Ave (#2)	Vine St & Elliott Ave	420 feet	Yes	Posted on opposite corner of #1 on telephone pole

Poster Distribution: 2616/2624 Western Ave
Distribution Date: 6/25/2019
Total # of images: 13

Project Address: 2616 & 2616 Western Ave, Seattle

Brief Description: New construction of (approximately) 150-unit multifamily high-rise project. Onsite parking to be provided. Existing structures to be demolished. Zoning is DMR/C 145/75.

Contact: Hank Robson

Applicant: Cedars LLC (Saratoga Capital Inc.)

Contact Information: hrobson@scisj.net

Phone: 206-208-0302

Type of building: Multifamily

Neighborhood: Belltown

In Equity Area: No

Location: Street Bean Café

Address: 2711 3rd Ave, Seattle WA 98121

Distance from Site: .15 miles

Visible from Street (Y/**N**):



Location: Eggs & Plants Café
Address: 2229 5th Ave, Seattle WA 98121
Distance from Site: .4 miles
Visible from Street (Y/N):



Location: Starbucks
Address: 2601 Elliott Ave #101, Seattle WA 98121
Distance from Site: .1 miles
Visible from Street (Y/N):



Location: Vine St & Western Ave (#1)

Address: Vine St & Western Ave

Distance from Site: 230 feet

Visible from Street (Y/N):



Location: Vine St & Western Ave (#2)

Address: Vine St & Western Ave

Distance from Site: 180 feet

Visible from Street (Y/N):



Location: Elliott Pointe Apartments (Retail)
Address: 2226 Elliott Ave, Seattle WA 98121
Distance from Site: .3 miles
Visible from Street (Y/N):



Location: Battery St & Western Ave (#1)
Address: Battery St & Western Ave
Distance from Site: .15 miles
Visible from Street (Y/N):



Location: Battery St & Western Ave (#2)

Address: Battery St & Western Ave

Distance from Site: .15 miles

Visible from Street (Y/N):



Location: Western Ave & Wall St (#1)

Address: Western Ave & Wall St

Distance from Site: .1 miles

Visible from Street (Y/N):



Location: Western Ave & Wall St (#2)

Address: Western Ave & Wall St

Distance from Site: .1 miles

Visible from Street (Y/N):



Location: Cedar St & Elliott Ave

Address: Cedar St & Elliott Ave

Distance from Site: 330 feet

Visible from Street (Y/N):



Location: Vine St & Elliott Ave (#1)

Address: Vine St & Elliott Ave

Distance from Site: 450 feet

Visible from Street (Y/N):



Location: Vine St & Elliott Ave (#2)

Address: Vine St & Elliott Ave

Distance from Site: 420 feet

Visible from Street (Y/N):



Poster Distribution: 2616 & 2624 Western Ave

Images & Site Details

Distribution Date: 6/25/2019

Total # of images: 13

Project Address: 2616 & 2624 Western Ave, Seattle

Brief Description: New construction of (approximately) 150-unit multifamily high-rise project. Onsite parking to be provided. Existing structures to be demolished. Zoning is DMR/C 145/75.

Contact: Hank Robson

Applicant: Cedars LLC (Saratoga Capital Inc.)

Contact Information: hrobson@scisj.net

Phone: 206-208-0302

Type of building: Multifamily

Neighborhood: Belltown

In Equity Area: No

Location: Street Bean Café

Address: 2711 3rd Ave, Seattle WA 98121

Distance from Site: .15 miles

Visible from Street (Y/**N**):



Visible from Street (Y/N):



Visible from Street (Y/N):



Location: Vine St & Western Ave (#1)

Address: Vine St & Western Ave

Distance from Site: 230 feet

Visible from Street (Y/N):



Location: Vine St & Western Ave (#2)

Address: Vine St & Western Ave

Distance from Site: 180 feet

Visible from Street (Y/N):



Location: Elliott Pointe Apartments (Retail)
Address: 2226 Elliott Ave, Seattle WA 98121
Distance from Site: .3 miles
Visible from Street (Y/N):



Location: Battery St & Western Ave (#1)
Address: Battery St & Western Ave
Distance from Site: .15 miles
Visible from Street (Y/N):



Location: Battery St & Western Ave (#2)

Address: Battery St & Western Ave

Distance from Site: .15 miles

Visible from Street (Y/N):



Location: Western Ave & Wall St (#1)

Address: Western Ave & Wall St

Distance from Site: .1 miles

Visible from Street (Y/N):



Location: Western Ave & Wall St (#2)

Address: Western Ave & Wall St

Distance from Site: .1 miles

Visible from Street (Y/N):



Location: Cedar St & Elliott Ave

Address: Cedar St & Elliott Ave

Distance from Site: 330 feet

Visible from Street (Y/N):



Location: Vine St & Elliott Ave (#1)

Address: Vine St & Elliott Ave

Distance from Site: 450 feet

Visible from Street (Y/N):



Location: Vine St & Elliott Ave (#2)

Address: Vine St & Elliott Ave

Distance from Site: 420 feet

Visible from Street (Y/N):



New Proposed Project

PROJECT ADDRESS

2624 + 2616 WESTERN AVE

PROJECT NUMBER

3034374 - EG

ABOUT THE PROJECT

New Construction of (approximately) 150 unit multifamily high-rise project. Onsite parking to be provided. Existing structures to be demolished. Zoning is DMR/C 145/75. Additional information available on Seattle Services Portal via project address (2616 Western Ave).

CONTACT INFORMATION

Hank Robson
hrobson@scisj.net
206.208.0302

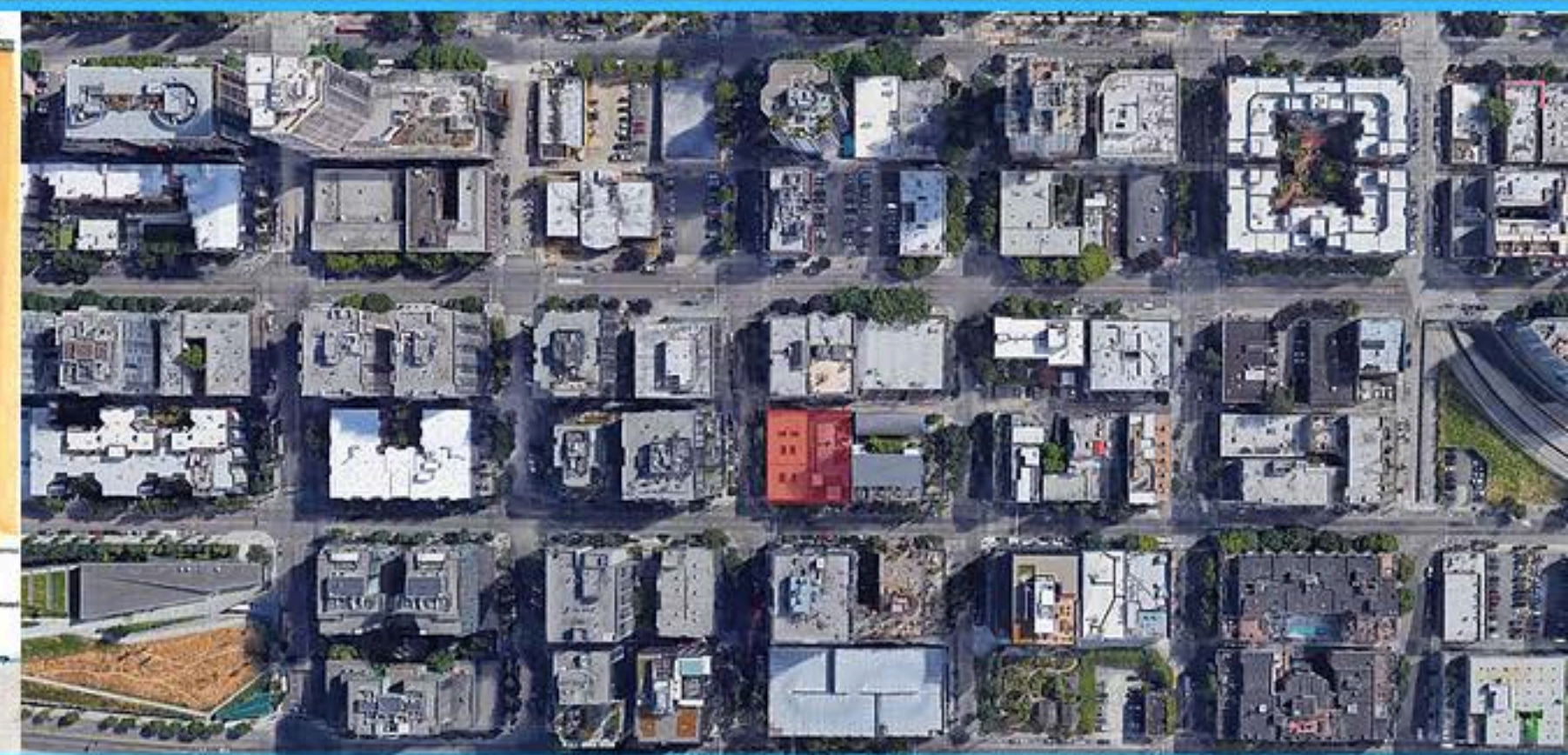
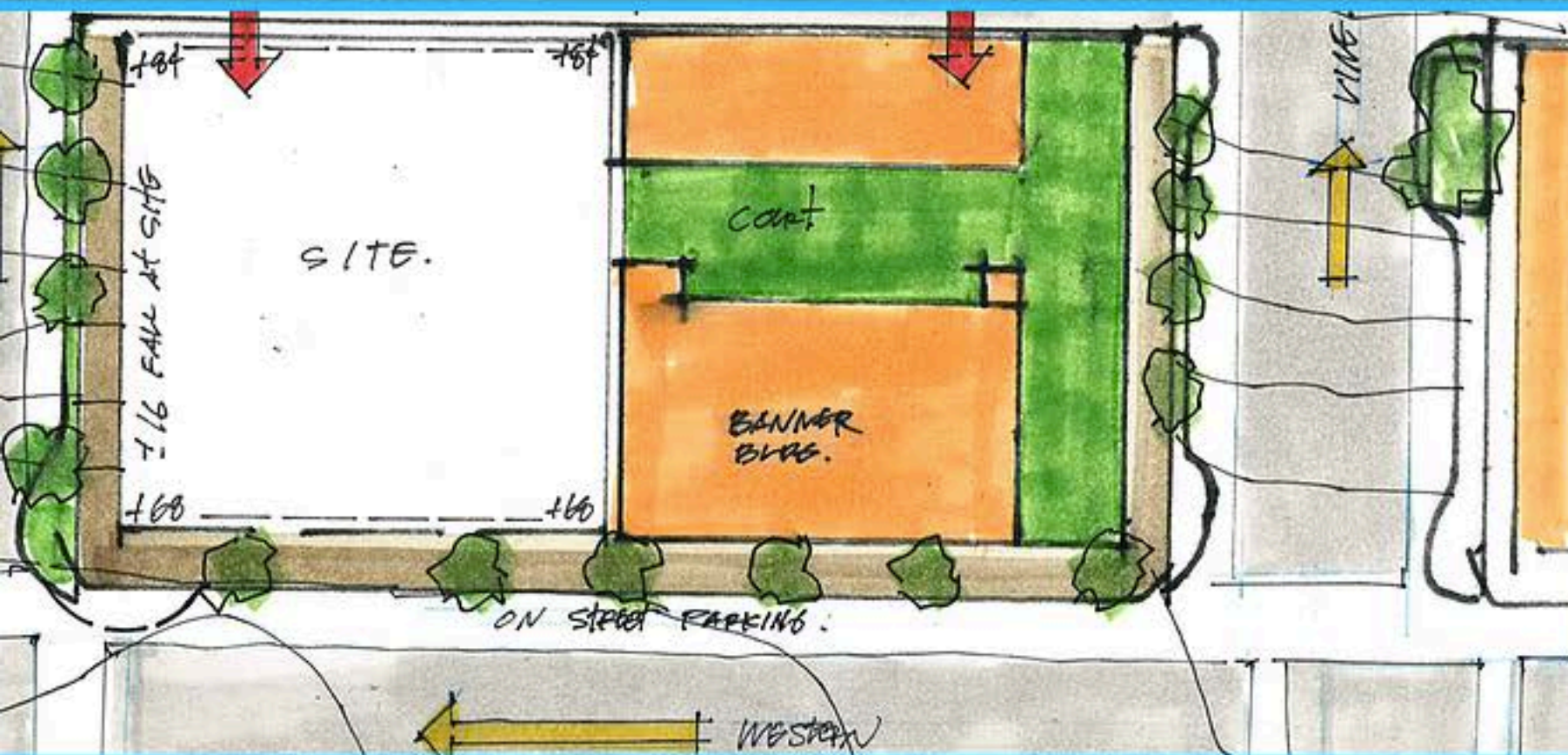
Any information or feedback collected may be made public.

COMMUNITY MEETING EVENT

Please join the project team to discuss the vision & approach for these new residential projects. No RSVP needed.

When: July 10th, 2019 5PM-6PM

Where: 2208 2nd Ave (Suite 100) Seattle, WA



[CLICK HERE TO TAKE TO OUR PROJECT SURVEY](#)

We'd Love Your Feedback!

Name

Email

Add a message

Submit