

8501 15TH AVE NW PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
PROJECT # 3035843-EG

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 - *Community meeting photos*
 - *Community meeting PowerPoint handout/meeting agenda*

Submitted by:
Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489
January 2020

8501 15th Ave NW Project

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

Project Address:	8501 15th Ave NW, Seattle WA 98117
Brief Description:	This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	8501Fifteenth@earlyDRoutreach.com
Type of building:	Mixed-use Apartments
Neighborhood:	Crown Hill
In Equity Area:	No

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 Appendix A.
- *Date completed:* January 13, 2020

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 Appendix A.
- *Date completed:* January 13, 2020

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 Appendix A.
- *Date completed:* January 27, 2020

Additional (Not Required) Outreach: The project team voluntarily sent the community meeting information to the Crown Hill Village Facebook page where it was posted on January 20. A screen shot of the Facebook announcement is included in Appendix A.

What We Heard From the Community

Summary of Comments/Questions Heard at the Community Meeting on January 27, 2020:

Design-Related Comments:

- One attendee what setbacks were envisioned for the project
- One attendee asked how the plaza planned for the corner would be evaluated/planned
- One attendee suggested looking at the Ballard Design Plan for design inspiration and noted there is work being developed to create a design guide for Crown Hill
- One attendee was concerned that the project didn't include enough green space
- One attendee was concerned that the massing would be imposing and that it would block sunlight to the west
- One attendee asked if the design would be similar to past projects completed by Clark Barnes

A full summary of comments is included in Appendix A.

A few comments about building usage were received via email and are included in Appendix A. No comments were received via the project hotline.

8501 15th Ave NW 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	1/10/20	Provided project information via email to DON staff (Danielle Friedman); DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix 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	1/13/20	Posters hung in 14 locations. Spreadsheet with locations and photos included in Appendix 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	1/13/20	Voicemail line and script established. Checked voicemail daily for messages. No voicemails received. Script included in Appendix 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).	1/13/20 1/13/20 1/27/20	Community meeting added to DON calendar. Email confirmation included in Appendix A. Posters hung with event information in list of locations included in Appendix A. Community meeting held on January 27, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix 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 	1/13/20	Copy of poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal 	1/13/20	Voicemail line and script established. Checked voicemail daily for

		<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 		<p>messages. No voicemails received. Script included in Appendix A.</p>
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>1/13/20</p> <p>1/13/20</p> <p>1/27/20</p>	<p>Community meeting added to DON calendar. Email confirmation included in Appendix A.</p> <p>Posters hung with event information in list of locations included in Appendix A.</p> <p>Community meeting held on January 27, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.</p>
VI.A.1.	Outreach Documentation	Summary		Outreach Plan copy included in Appendix 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 Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation		See notation above for Digital Outreach. Copy of VM script and phone number included in Appendix 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 Appendix A.

8501 15th Ave NW Project

Appendix A: **Materials Demonstrating that Each Outreach Method Was Conducted**

Table of Contents

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*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

[Print](#) | [Close Window](#)

Subject: RE: New project for DON blog: 8501 15th Ave NW
From: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Date: Fri, Jan 10, 2020 12:27 pm
To: "8501fifteenth@earlydroutrreach.com" <8501fifteenth@earlydroutrreach.com>
Attach: image001.png

Thank you. Your project has been posted to the blog.

Danielle Friedman
Strategic Initiatives Advisor
Pronouns: She/her/hers
Office: 206-256-5973
seattle.gov/neighborhoods



Seattle
Neighborhoods
OUTREACH & ENGAGEMENT

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

Public Disclosure/Disclaimer Statement: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

-

From: 8501fifteenth@earlydroutrreach.com <8501fifteenth@earlydroutrreach.com>
Sent: Friday, January 10, 2020 11:07 AM
To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Subject: New project for DON blog: 8501 15th Ave NW

CAUTION: External Email

Hi!

Can you please add the following project to the DON blog? Thank you! ~Joy (for Natalie Quick)

Project Address: 8501 15th Ave NW, Seattle WA 98117

Brief Description: This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.

Contact: Natalie Quick

Applicant: Lennar Multifamily Communities

Contact Information: 8501Fifteenth@earlyDRoutreach.com

Type of building: Mixed-use Apartments

Neighborhood: Crown Hill

In Equity Area: No

City of Seattle Design Review Required Outreach

Outreach Plan / January 7, 2020

Project Address:	8501 15th Ave NW, Seattle WA 98117
Brief Description:	This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	8501Fifteenth@earlyDRoutreach.com
Type of building:	Mixed-use Apartments
Neighborhood:	Crown Hill
In Equity Area:	No

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.
- **Printed Outreach: Project Poster**
We will develop an 11 x 17-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, SDCl project number, address, hotline and email address, as well as basic project information that directs interested parties to the hotline number. The poster will be available for a minimum of 14 days.

###

8501 15th Ave NW Project

Appendix A: **Materials Demonstrating that Each Outreach Method Was Conducted**

Table of Contents

Initial Planning and DON Communication

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

Printed Outreach: Project Poster

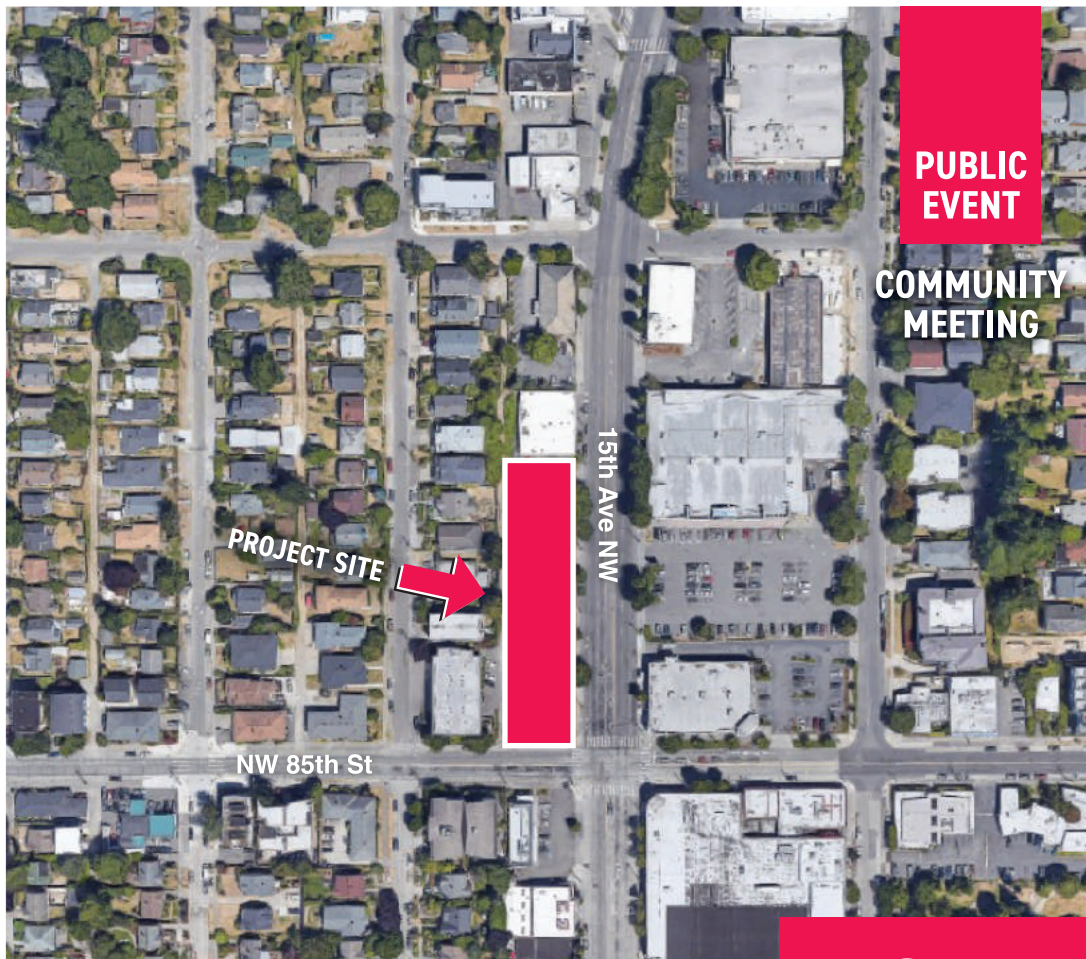
- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

Electronic/Digital Outreach: Project Hotline

- *Hotline script*

In-person Outreach: Community Meeting

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



JOIN US

Join Us for a Community Meeting to Provide Input on the
8501 15th Ave NW Project.

This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished. The project site is zoned neighborhood commercial.

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 6pm and will end around 7pm

Date: Monday, January 27, 2020

Where: Wild Mountain Cafe, 1408 NW 85th St, Seattle, WA . 98177

**MON
JAN 27**

**PROJECT HOTLINE:
206-257-2150**

Project Address:
8501 15th Ave NW, Seattle WA 98117

Contact: Natalie Quick

Applicant: Lennar Multifamily Communities

Additional Project Information on Seattle Services Portal via the Project Address:
8501 15th Ave NW

Project Hotline & Email:
206-257-2150
8501Fifteenth@earlyDRoutreach.com

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

Location	Address	Distance from Site	Visible From Street?	Notes
Goofy's	8519 15th Ave NW	292 feet	Yes	Flyer placed in front window, facing out.
Thai Siam	8305 15th Ave NW	0.2 mile	No	Flyer placed on front door, facing in.
Bob Johnson Pharmacy	1407 NW 85th St	0.2 mile	Yes	Flyer placed in front window, facing out.
Crown Hill Broiler	8037 15th Ave NW	0.2 mile	Yes	Double-sided flyer placed in front window, facing out.
The Dane	8000 15th Ave NW	0.3 mile	No	Flyer placed on community bulletin board.
Lamplighter	820 NW 85th St	0.5 mile	Yes	Flyer placed in front window, facing out.
Chuck's Hop Shop	656 NW 85th St	0.5 mile	Yes	Flyer placed in front window, facing out.
LIGHT/TELEPHONE POLE #1	8501 15th Ave NW	n/a	Yes	Flyer placed on pole directly in front of project site.
LIGHT/TELEPHONE POLE #2	NW 85th St & 16th Ave NW	184 feet	Yes	Flyer placed on pole.
LIGHT/TELEPHONE POLE #3	NW 85th St & 15th Ave NW	187 feet	Yes	Flyer placed on pole.
LIGHT/TELEPHONE POLE #4	NW 85th St & 17th Ave NW	446 feet	Yes	Flyer placed on pole.
LIGHT/TELEPHONE POLE #5	NW 83rd St & 16th Ave NW	0.2 mile	Yes	Flyer placed on pole.
LIGHT/TELEPHONE POLE #6	NW 85th St & 14th Ave NW	0.2 mile	Yes	Flyer placed on pole.
LIGHT/TELEPHONE POLE #7	NW 80th St & 15th Ave NW	0.3 mile	Yes	Flyer placed on pole.

Poster Distribution: 8501 15th Ave NW

Images + Site Details

DISTRIBUTION DATE: January 13, 2020

Total # of images: 14

Project Address: 8501 15th Ave NW, Seattle WA 98117
Brief Description: This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact: Natalie Quick
Applicant: Lennar Multifamily Communities
Contact Information: 8501Fifteenth@earlyDRoutreach.com
Type of building: Mixed-use Apartments
Neighborhood: Crown Hill
In Equity Area: No

LOCATION: GOOFY'S

Address: 8519 15th Ave NW
Distance from Site: 292 feet
Placement: Flyer placed in front window, facing out.
Visible from Street: Yes



LOCATION: THAI SIAM
Address: 8305 15th Ave NW
Distance from Site: 0.2 mile
Placement: Flyer placed on front door, facing in.
Visible from Street: No



LOCATION: BOB JOHNSON PHARMACY
Address: 1407 NW 85th St
Distance from Site: 0.2 mile
Placement: Flyer placed in front window, facing out.
Visible from Street: Yes



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

CROWN HILL BROILER8037 15th Ave NW

0.2 mile

Double-sided flyer placed in front window, facing out.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

THE DANE8000 15th Ave NW

0.3 mile

Flyer placed on community bulletin board.

No



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

LAMPLIGHTER820 NW 85th St

0.5 mile

Flyer placed in front window, facing out.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

CHUCK'S HOP SHOP656 NW 85th St

0.5 mile

Flyer placed in front window, facing out.

Yes



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #18501 15th Ave NW

0 feet

Flyer placed on pole directly in front of project site.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #2NW 85th St & 16th Ave NW

184 feet

Flyer placed on pole.

Yes



LOCATION: **LIGHT/TELEPHONE POLE #3**
Address: NW 85th St & 15th Ave NW
Distance from Site: 187 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #4**
Address: NW 85th St & 17th Ave NW
Distance from Site: 446 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #5**
Address: NW 83rd St & 16th Ave NW
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #6**
Address: NW 85th St & 14th Ave NW
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

NW 80th St & 15th Ave NW

0.3 mile

Flyer placed on pole.

Yes



8501 15th Ave NW Project

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Electronic/Digital Outreach: Project Hotline

- **Hotline script**

In-person Outreach: Community Meeting

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

Project Hotline: 8501 15th Ave NW | VOICEMAIL SCRIPT
Hotline phone number: 206-257-2150

Project Address:	8501 15th Ave NW, Seattle WA 98117
Brief Description:	This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	8501Fifteenth@earlyDRoutreach.com
Type of building:	Mixed-use Apartments
Neighborhood:	Crown Hill
In Equity Area:	No

Hello! Thank you for calling our 8501 15th Avenue Northwest project design review hotline. To bypass this message, please press 1. Located at 8501 15th Avenue Northwest, the project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 square feet of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.

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 8501Fifteenth@earlyDRoutreach.com. Additionally, you are invited to join us for a community meeting for the project on Monday, January 27th from 6pm to 7pm at the Wild Mountain Café located at 1408 NW 85th St. 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.

8501 15th Ave NW Project

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- *Hotline script*

In-person Outreach: Community Meeting

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[Print](#) | [Close Window](#)

Subject: New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 8501 15th Ave NW
From: "City of Seattle" <calendar.1410843@trumba.com>
Date: Mon, Jan 13, 2020 2:59 pm
To: "Natalie Quick" <8501Fifteenth@earlyDRoutreach.com>

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

Community Meeting: 8501 15th Ave NW

DATE Monday, January 27, 2020

TIME 6:00 pm – 7:00 pm PST

WHERE [Wild Mountain Cafe](#)
[1408 NW 85th St](#)
[Seattle, WA 98117](#)

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.

This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.

NEIGHBORHOODS Ballard, Sunset Hill/Loyal Heights

DON PROGRAMS Outreach and Engagement

EVENT TYPES Community, Neighborhood Meetings

AUDIENCE All

CONTACT Natalie Quick

CONTACT PHONE 206-257-2150

CONTACT EMAIL 8501Fifteenth@earlydroutreach.com

PRE-REGISTER No

COST Free

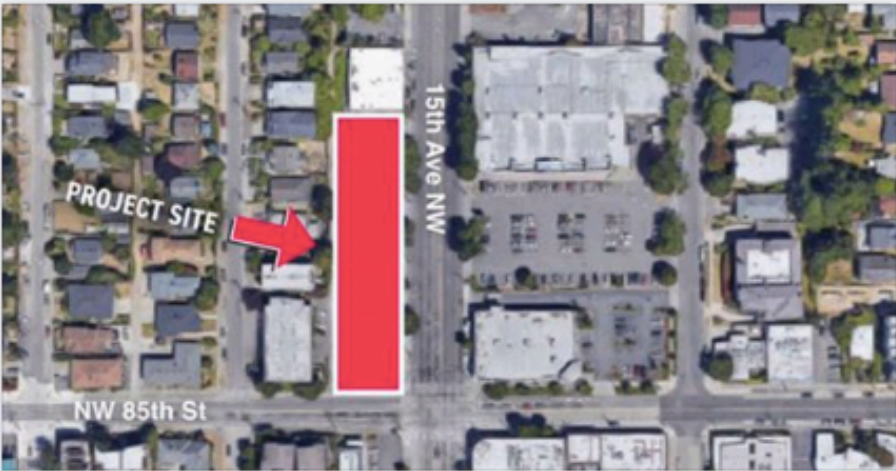
DESCRIPTION Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

[Withdraw event submission](#)

Replies to this email will be forwarded to **the calendar publisher**.

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The 8501 15th Ave NW Project Community Meeting was posted on Crown Hill Village Facebook page (voluntarily/not required):



JAN 27 Community Comment on New Development
Public · Hosted by [Crown Hill Village](#)

★ Interested ✓ Going ...

🕒 Monday, January 27, 2020 at 6 PM – 7 PM
about 1 week ago

📍 Crown Hill Village

About Discussion

0 Went · 60 Interested
Share this event with your friends

8501 15th Ave NW Project Community Meeting

Monday, January 27, 2020

Sign-In Sheet

Name	Email	Address
Drew Albenze	ata1benze@gmail	8599 17 th Ave NW
Kathryn Justice	kathleenajustice@gmail.com	914 NW 97 th St.
Nikki Sabini	Racingsailboats@gmail.com	8746 44 th NW
TINA COHEN	tina@tinacohen.com	8318 26 th NW
Ratna Warouu	ratna.warouu@gmail.com	8511 17 th Ave NW
Ken Lubkowski	Kenneth.Lubkowski@CPL.com	8546 25 th Ave NW
JASON WEILL	JWEILL@GMAIL.COM	1547A NW 60 th ST
Richard Mitchell	RJDICKM20AOL.COM	9221-20 NW. 98117
Julie Storkel	julie@storkel.com	8700 12 th Ave NW
Pat Calbrough	pat@silbrough.com	7737 23 rd Ave NW
Nancy Shumate	ngs@mgit.com	85 th + 25 th
Michelle Martin	meshe11martin@hotmail.com	7715 Mary Ave
Joe West	joe.west53@gmail.com	

8501 15th Ave NW Project Community Meeting

Monday, January 27, 2020

Sign-In Sheet

Name	Email	Address
Erika Nagy	nagyerika@hotmail.com	9702 14 th NW 98117
Ferenc Nagy	↓	↓
Susanna Nagy	↓	↓
CHRISTOPHER TAYLOR	mesmedly24@gmail.com	8753 18 th AVE NW
Richard Palmason	rapalmason@yahoo.com	914 NW 97 th St. 98117
Renata+Philip Steiner	NATAWORKY@GMAIL.COM	2383 NW 89 th PL 98117
Tim Russell	tim.russell russell.tim.12@gmail.com	8705 14 th NW
Ann Selznick	tselznick@gmail.com	8310 17 th AVE NW
Ray Dubicki	raydubicki@gmail.com	2443 NW 58 th 98107
Mari-Ann Jackson	MariJackson80@gmail.com	1715 1st Ave NW
Jorge Avalos	jorge92090@gmail.com	1620 B NW 87 th St.
Nicole Nishikawa	knishikawa@hotmail.com	2760 NW 85 th St #106
Heidi Vallees	hshvalles@gmail.com	8501 42 th Ave NW #202

8501 15th Ave NW Project Community Meeting

Monday, January 27, 2020

Sign-In Sheet

Name	Email	Address
John Hsu	udtusm7001@yahoo.com	7715 Mary NW
Joan Radoll	ballardgirl@comcast.net	9314 13 th NW
Kimble Noland	Kimble.Noland@gmail.com	8021 17 th Ave NW
Thomas Nicker-Fetzer	thomaswicke1@fetz@gmail.com	7044 Alamo Ave NW
Tim B. Grogan	Timandamber733@gmail.com	162 NW 183 rd Street NW
EMILT MABUS	emudean@comcast.net	8730 16 th Ave NW
Rebecca Peacock	rebecca.peacock@comcast.net	8734 16 th Ave NW
Fenton/Conan	66FEATON55@GMAIL.COM	8520 16 th Ave NW
Beth Day	bethday@gmail.com	4228 Dibble Ave NW
Sanna Mitter	Sanna.mitter@gmail.com	9015 9 th Ave NW
Laura Lee	lauralwese21@gmail.com	141 S. of Ballard Bridge
Jane Irwin	jirwin1948@comcast.net	8305 14 th NW
Derek Mathis	derekmathis@gmail.com	8700 12 th Ave NW

Monday, January 27, 2020

[illegible]

Community Meeting Event: 8501 15th Ave NW Project

Meeting Report

EVENT DATE: Monday, January 27, 2020 6pm

LOCATION: Wild Mountain Cafe

Project Address:	8501 15th Ave NW, Seattle WA 98117
Brief Description:	This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	8501Fifteenth@earlyDRoutreach.com
Type of building:	Mixed-use Apartments
Neighborhood:	Crown Hill
In Equity Area:	No

The community meeting was held at Wild Mountain Café where 41 people signed in; likely more people in attendance that didn't sign in. The project team speakers included Brenda Barnes or Clark Barnes Architecture and Leah Anderson of Lennar Multifamily. Other members of Lennar Multifamily were also in attendance. One comment was submitted.

Design-Related Comments:

- One attendee what setbacks were envisioned for the project
- One attendee asked how the plaza planned for the corner would be evaluated/planned
- One attendee suggested looking at the Ballard Design Plan for design inspiration and noted there is work being developed to create a design guide for Crown Hill
- One attendee was concerned that the project didn't include enough green space
- One attendee was concerned that the massing would be imposing and that it would block sunlight to the west
- One attendee asked if the design would be similar to past projects completed by Clark Barnes

Non-Design Related Comments:

- Many in attendance expressed a concern that the building height will be out of scale for the neighborhood while another noted that it will be the first tall building in the neighborhood, creating a somewhat calculated risk for it mixing well into the neighborhood
- One attendee asked if there would be sufficient circulation space on the sidewalk given the amount of the retail space planned, especially asking if the sidewalk would be sufficiently accessible
- Several comments concerned parking inquiring whether it would be underground and whether it would be for retail or tenants; one attendee asked that parking be normal height so it can be re-purposed should the parking not be needed in the future. Many attendees were concerned

that there would not be sufficient parking and that would spillover onto other neighborhood streets

- One attendee asked if at the first design review meeting, would design finishes be discussed
- One attendee was concerned that the project would overflow the storm drainage system
- Several attendees asked how large the units would be and how many of each type; there was support for a mix of unit type—including 3 bedrooms—and to help people of all income levels
- There were several comments supporting the development of the alley to the north to support circulation
- One attended asked about the project's commitment to sustainability during design/construction and in the long-term (e.g. using gray water systems)

Miscellaneous Comments:

- One attendee asked how far north the project limits are on 15th Ave NW
- Several attendees asked whether the project would contribute to the affordable housing fund or include units on-site; many expressed support to have the affordable units on-site
- There were several comments asking if the bus stop on NW 85th St west of 15th Ave NW would move noting that the bus stop backs up traffic
- Many in attendance noted the project will bring lots of great housing that's proximate to transit and will be a benefit to the neighborhood. They also noted the hope that the retail would fill community needs such as daycare and larger, stable retail business and also support neighborhood businesses
- One attendee was concerned that during construction there would be increased traffic on neighborhood streets
- One attendee asked what was planned for the Value Village site to the north
- Several attendees asked about the Valdok property inquiring about parking ratios and retail occupancy
- Several in attendance were thankful for the opportunity to provide input

8501 15th Ave NW Project Community Meeting
Monday, January 27, 2020
Comment Sheet

Very good location for this bldg.

Add more units and cut parking.

Alley loading is great.

Consider commercial of a size

that allows for larger use -

daycare or anything but a

bank/crossfit

Please make the parking a flat

floor, potentially reusable ~~into~~

full height to be reused as

non-parking.

[Print](#) | [Close Window](#)

Subject: Fwd: "Retail in the new development"

From: Karin LaBelle <karin@crownhillvillage.org>

Date: Tue, Jan 21, 2020 12:06 pm

To: 8501fifteenth@earlydroureach.com

Cc: Hockney.Nicole@gmail.com

Hi Natalie,

Our neighbor Nicole sent this email in response to our promotion about your upcoming Crown Hill Feedback event. She asked me to send it along to you.

Thank you,

Karin LaBelle
Neighbors + Business = Village

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

From: CHVA Webcontact <webcontact@crownhillvillage.org>

Date: Mon, Jan 20, 2020 at 3:04 PM

Subject: "Retail in the new development"

To: <info@crownhillvillage.org>

From: Nicole Hockney <Hockney.Nicole@Gmail.Com>

Subject: Retail in the new development

Message Body:

Gymboree! Businesses that support and entertain families. Entertain kids. The housing to look high end.

Outdoor adult exercise area for public exercise as seen abroad. It's like a tiny playground available to adults. Elderly people often use them.

Pretty fountain area for kids to play in. I've seen this in other retail areas.

Entertainment for locals (builds community) like...
wine and painting place, pottery place where you can paint and maybe does classes too, high quality and affordable child care. A bakery that also idea cooking classes for families, kids, and adults. High end local restaurants. Kids book store that does reading. Thrift or resale shop!!!! Music store that does lessons for all ages. ReStore. Super classy bar. Fancy restaurant with a talented chef. Kid friendly laid back restaurant that serves beer and wine with an awesome play area for play dates. Any type of indoor fun for kids like trampoline park, mini golf, indoor play areas. Cute local ice cream shop that sells fancy ice cream but is also kids friendly.

So, high end, artisan, local, supports kids and families, awesome date nights for parents, family activities, kids activities, places for play dates. Etc.

There are lots of families in crown Hill! I live two blocks from where you're building. Visually, very green with plants, grass, and trees. Beautiful.

Please email me if you have any questions or would like more information.

Local local local local. Artisan. Boutique.

--

This e-mail was sent via the crownhillvillage.org Contact Us Webform

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[Print](#) | [Close Window](#)**Subject: RE: EDG materials****From: 8501fifteenth@earlydroutreach.com****Date: Tue, Jan 28, 2020 9:14 pm****To: "Christopher Taylor" <mesmedly24@gmail.com>**

Hi Christopher,

Thank you for contacting me and for your interest in the project. This is still early in the process, and the EDG packet will be posted in a few months. Were you able to go to the meeting? Let me know if you need a copy of the handout from the meeting.

Thanks!

Natalie

----- Original Message -----

Subject: EDG materials

From: Christopher Taylor <mesmedly24@gmail.com>

Date: Mon, January 27, 2020 8:40 am

To: 8501Fifteenth@earlydroutreach.com

Hello,

I am planning on attending tonight's presentation and I was wondering if there is a publicly available EDG packet? I have perused the Seattle Services Portal but I couldn't come up with anything on the design or program thus far.

Thank you!

Christopher Taylor
18th Ave NW

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[Print](#) | [Close Window](#)**Subject:** Early design review**From:** Mary Taylor <macawa@gmail.com>**Date:** Mon, Jan 27, 2020 9:03 pm**To:** 8501Fifteenth@earlyDRoutreach.com

I just wanted to say thank you for holding an early design review today and thank you for your professionalism throughout a variety of irrelevant questions. I am excited to see new development in the area and look forward to seeing your future design reviews. More housing and retail will be definitely welcome here.

P.S. I look forward to hearing more about how you'll rehome the indigenous frog population raised on Bento sushi LOL just kidding I understand what is in your scope.

Mary Taylor

Sent from my iPhone

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[Print](#) | [Close Window](#)**Subject: Tonight's Design Review outreach meeting****From: Beth Day <bethday@gmail.com>****Date: Mon, Jan 27, 2020 10:38 pm****To: 8501Fifteenth@earlydroutreach.com**

Hi!

My name is Beth Day, I was at the meeting tonight with my 20-month-old. I am a SAHP and grad student who lives in Crown Hill. I stayed as long as I could before grumpy older folks who found my child being a normal toddler too distracting in that small space asked me to leave.

I am not sure what was covered after I left. But here are my comments/thoughts.

Have you guys kept up with this planning process? <https://www.seattle.gov/opcd/ongoing-initiatives/crown-hill-urban-village>
It would probably behoove you and give a lot of good will to the neighborhood to voluntarily try to work with these planning guidelines. I am pro-density, as a younger family in the neighborhood, and want more kids and families to move here and contribute to creating a more vibrant neighborhood.

SDOT has been pretty stubborn in keeping the speed limit on 15th/Holman at 35, despite dropping 85th to 25. A lot of the pushback you're likely to get about setbacks is because it's such an uncomfortably dangerous road to walk on. We want more businesses and pedestrian-friendly spaces, and unless SDOT does anything about the highway-like road design there, larger setbacks are going to be necessary. Pressuring SDOT to work on the road design here as part of the above process would benefit you guys I think, as well as those of us who live here, not just drive through here.

I'd really love to see affordable housing built on-site, and some larger units that could accommodate families. Courting daycares or other family-oriented businesses would be a wonderful addition.

I would love to work further with you on this project. As the first project under the new MHA guidelines in Crown Hill, and at a corner that will really help define the neighborhood into the future, I really think this project needs a lot of thought and care, versus the other projects you gave in your flyer (Axle and Valdok). This block IS a major defining portion of the Crown Hill Urban Village, versus those projects which are less in a "centerpiece" position.

Thank you for taking it on, I know this is going to be tough.

-Beth Day
9228 Dibble Ave NW

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[Print](#) | [Close Window](#)**Subject: Small retail, Art, Transit Hub****From: Karin LaBelle <klabelle@gmail.com>****Date: Tue, Jan 28, 2020 12:21 pm****To: 8501fifteenth@earlydroutreach.com**

Hi,

I was unable to make the community feedback meeting. This corner is the center of our neighborhood and I am glad to see something happening there.

I have concerns about the limited parking, but also understand it is on multiple major bus lines. I hope that when you plan your exterior you consider that this is a transit hub. Having a well lit, activated space will be welcomed by the community but will also help limit problematic behavior.

Every neighborhood meeting I've attended, there was a lot of interest in public art. Painting, sculpture, creative benches, greenscaping, murals. We have a creative neighborhood and it would be amazing to see that showcased in a central location.

There is also a lot of interest and neighborhood support for small local business in retail space. I hope the ground floor is activated with retail and not just live work spaces that are closed private doors.

Thank you for listening to the community thoughts,

Karin LaBelle

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[Print](#) | [Close Window](#)**Subject: 8501 Comments****From: Chris Eckley <chris.s.eckley@gmail.com>****Date: Thu, Jan 30, 2020 10:33 am****To: 8501Fifteenth@earlydroutreach.com**

Hello,
Unfortunately, I wasn't able to make the public meeting a few weeks ago at Wild Mountain Café. Very interested in this project--I live a few blocks away.

Overall, excited to see this block developed. 15th and 85th is the "heart" of Crown Hill as its the intersection of the two major arterials and is the major transit hub going E-W and N-S.

A few things that I like about the proposal:

- 1) The parking access is via the alley. This is a good feature of the project since it allows for unbroken street frontage along 15th and will not require curb cuts along 15th where cars will cross the sidewalk.
- 2) I also think that having fewer parking spots than building units is a good thing. Not everyone in the building will want or need parking and therefore its good to not overbuild the amount of parking available and unnecessarily increase the cost

A few things I think could be improved:

- 1) 15th is a very busy arterial--6 to 7 lanes wide. If we want to make 15th more pedestrian friendly it is critical to make walking along this wide busy arterial street more pleasant. This can be achieved by having very wide sidewalks. Please consider having the building set-back from the sidewalk and/or increasing the width of the sidewalk by at least 4 to 6 ft.
- 2) the corner of 15th and 85th. As mentioned this is the heart of Crown Hill and we need this to be a place-making intersection. The Safeway and Walgreens buildings both have a tapered edge (i.e. instead of coming to a point at the corner, the edge is cut-off to make a flat facing doorway to 15th and 85th. I think it would be very beneficial to this intersection to keep with a similar design and consider how the 15th/85th edge of the building works to create a center for this urban village. As the plan is currently shown, the plaza is situated mid-building along 15th. Could this be moved instead to the corner of 15th and 85th? I think this would do a lot to improve the visual appeal of this intersection.

Question: with the large retail square footage on 15th/85th...what type of retail tenant is expected?

Thanks for your consideration.

Best Regards,

Chris Eckley

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Community Meeting: 8501 15th Ave NW Project

Photos

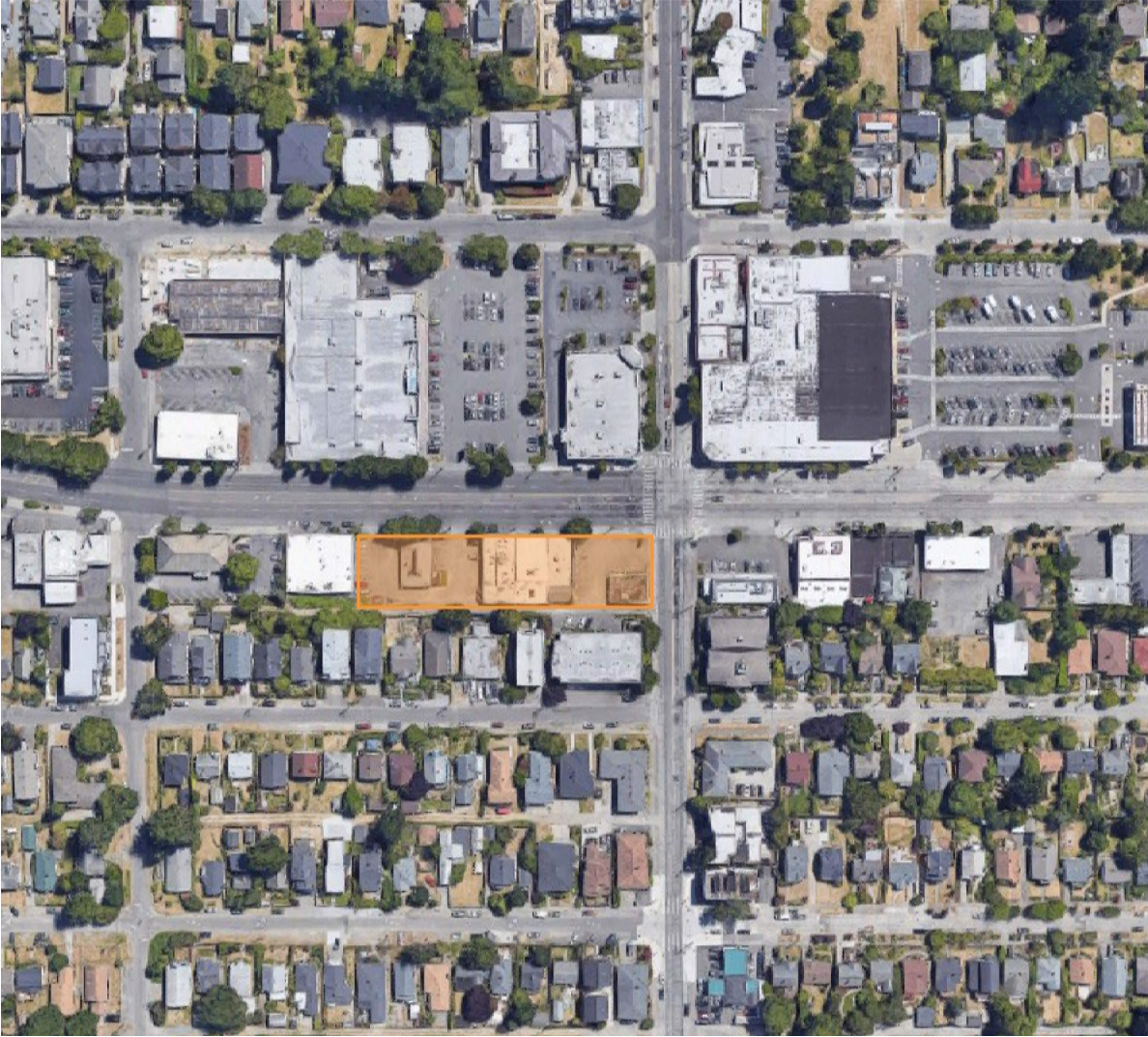
Event Date: January 27, 2020

Event Location: Wild Mountain Cafe

Project Address:	8501 15th Ave NW, Seattle WA 98117
Brief Description:	This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	8501Fifteenth@earlyDRoutreach.com
Type of building:	Mixed-use Apartments
Neighborhood:	Crown Hill
In Equity Area:	No







8501 15th AVENUE NW COMMUNITY MEETING

MONDAY, JANUARY 27, 2020 | 6PM

WILD MOUNTAIN CAFE
1408 NW 85th St, Seattle WA

PROJECT # 3035843-EG

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.

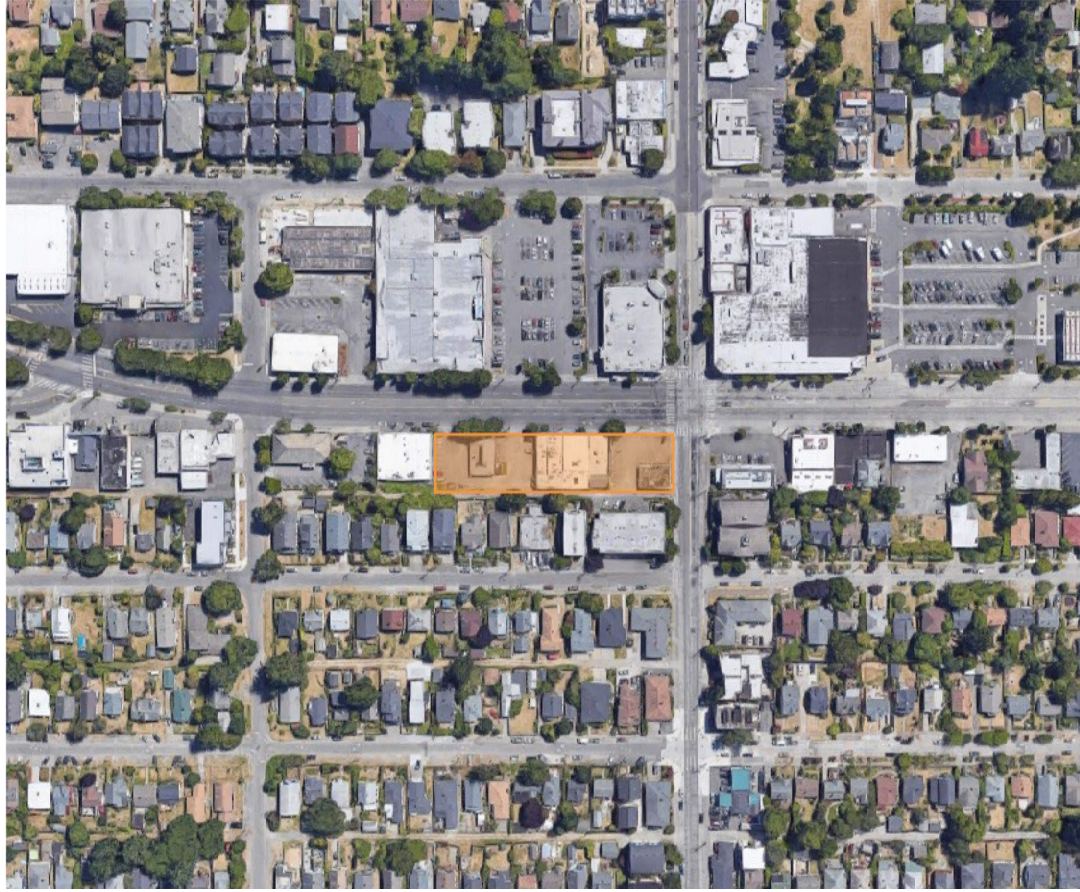
PROJECT TEAM

Developer:
Lennar Multifamily
Communities

Architect:
Clark Barnes



CLARK
BARNES



PROJECT VISION

This project proposes a 7-story multi-family residential building, consisting of approximately 200 apartment homes, 12,000 sf of retail and parking for 90 vehicles in the Crown Hill Urban Village. The existing structures will be demolished.

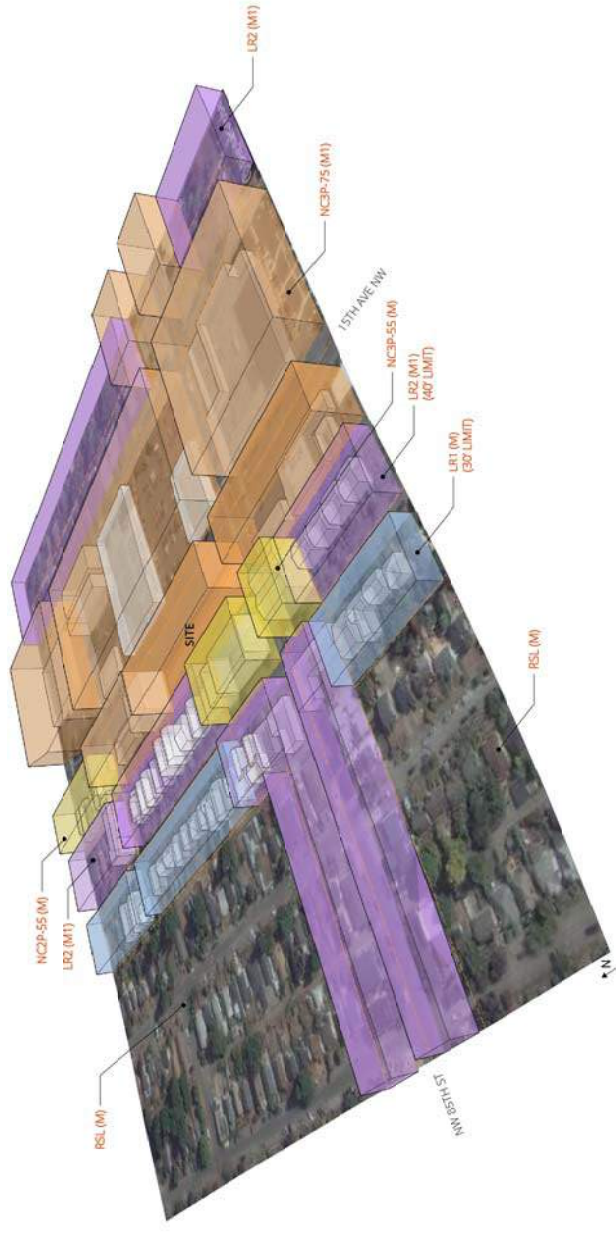
PROJECT TIMELINE



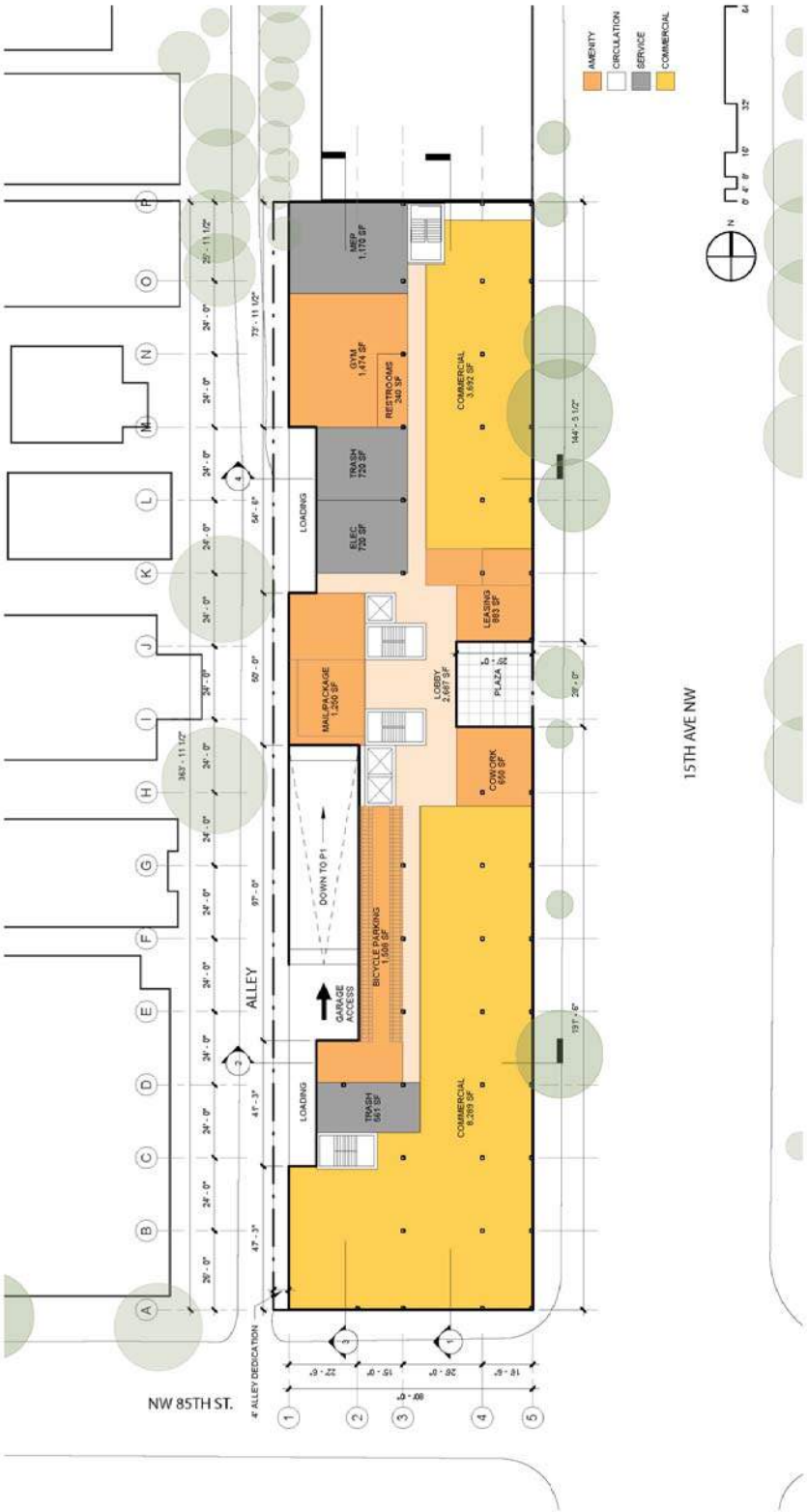
ZONING



CONTEXT WITH ZONING OVERLAYS



SITE PLAN



MASSING



PAST PROJECT EXAMPLES





Above:
Valdok

To the right:
Valdok II



QUESTIONS?

8501Fifteenth@earlyDRoutreach.com
