

# 4529 SAND POINT WAY NE PROJECT

## CITY OF SEATTLE

### REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

### OUTREACH DOCUMENTATION

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

*Submitted by:*

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

**December 2019**

## 4529 Sand Point Way NE Project

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

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<b>Project Address:</b>	4529 Sand Point Way NE, Seattle WA 98105
<b>Brief Description:</b>	This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Shilshole Development LLC
<b>Contact Information:</b>	4529SandPoint@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, residential and commercial
<b>Neighborhood:</b>	Laurelhurst/Sand Point
<b>In Equity Area:</b>	No

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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 Appendix A.
- *Date completed:* November 26, 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 Appendix A.
- *Date completed:* November 26, 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 Appendix A.
- *Date completed:* December 10, 2019

### What We Heard From the Community

#### Summary of Comments/Questions Heard at the Community Meeting on December 10, 2019:

##### Design-Related Comments

- **Design.** One attendee inquired what the design character for the building will be. Another attendee encouraged the design team to create something special, since many projects are going up all over Seattle that are not.

- **Lights.** One attendee expressed concern about light pollution. Another suggested lights point downwards to help night-dwelling birds.
- **Open Space.** One attendee encouraged the project team to consider creating an outside open space with grass for residents.
- **Setbacks.** One attendee inquired whether setbacks are required and if the project can go right to the sidewalk for commercial use.

**Meeting notes/all comments are included in Appendix A.**

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

## 4529 Sand Point Way NE 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	11/22/19	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	<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	11/26/19	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	<b>CHOICE: High Impact</b>  Project hotline (information and voicemail)  Include all requirements in III.B	11/26/19	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	<b>CHOICE: High Impact</b>  Host or co-host a community meeting (at least one hour of presentation/discussion of project).	11/26/19  11/26/19  12/10/19	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 December 10, 2019. 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"> <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 made public</li> </ul>	11/26/19	Copy of poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> </ul>	11/26/19	Voicemail line and script established. Checked voicemail daily for

		<ul style="list-style-type: none"> <li>• Include the address of the project/property and SDCK project number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Be publicized on at least one printed outreach method</li> <li>• Be publicly available for a minimum of 21 days</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>		<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"> <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>11/26/19</p> <p>11/26/19</p> <p>12/10/19</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 December 10, 2019. 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.

# 4529 Sand Point Way NE Project

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

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

**Subject:** RE: New project for DON blog - 4529 Sand Point Way NE

**From:** DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

**Date:** Fri, Nov 22, 2019 5:24 pm

**To:** "4529sandpoint@earlydroutrreach.com" <4529sandpoint@earlydroutrreach.com>

**Attach:** image001.png

image002.jpg

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



**Seattle  
Neighborhoods**  
OUTREACH & ENGAGEMENT

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**Seattle Census 2020**

Know Your Rights & Be Counted

[FAQS](#) | [BLOG](#) | [Request a Census Community Conversation for your group](#)

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**From:** 4529sandpoint@earlydroutrreach.com <4529sandpoint@earlydroutrreach.com>

**Sent:** Friday, November 22, 2019 3:56 PM

**To:** DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

**Subject:** New project for DON blog - 4529 Sand Point Way NE

**CAUTION: External Email**

Hi!

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

**Project Address:** 4529 Sand Point Way NE, Seattle WA 98105

**Brief Description:** This project proposes construction of a 5-story mixed use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.

**Contact:** Natalie Quick

**Applicant:** Shilshole Development LLC

**Contact Information:** [4529SandPoint@earlyDRoutreach.com](mailto:4529SandPoint@earlyDRoutreach.com)

**Type of building:** Mixed-use, residential and commercial  
**Neighborhood:** Laurelhurst/Sand Point  
**In Equity Area:** No

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## City of Seattle Design Review Required Outreach

### *Outreach Plan / November 21, 2019*

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<b>Project Address:</b>	4529 Sand Point Way NE, Seattle WA 98105
<b>Brief Description:</b>	This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Shilshole Development LLC
<b>Contact Information:</b>	4529SandPoint@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, residential and commercial
<b>Neighborhood:</b>	Laurelhurst/Sand Point
<b>In Equity Area:</b>	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.

###

# 4529 Sand Point Way NE Project

## ***Appendix 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*

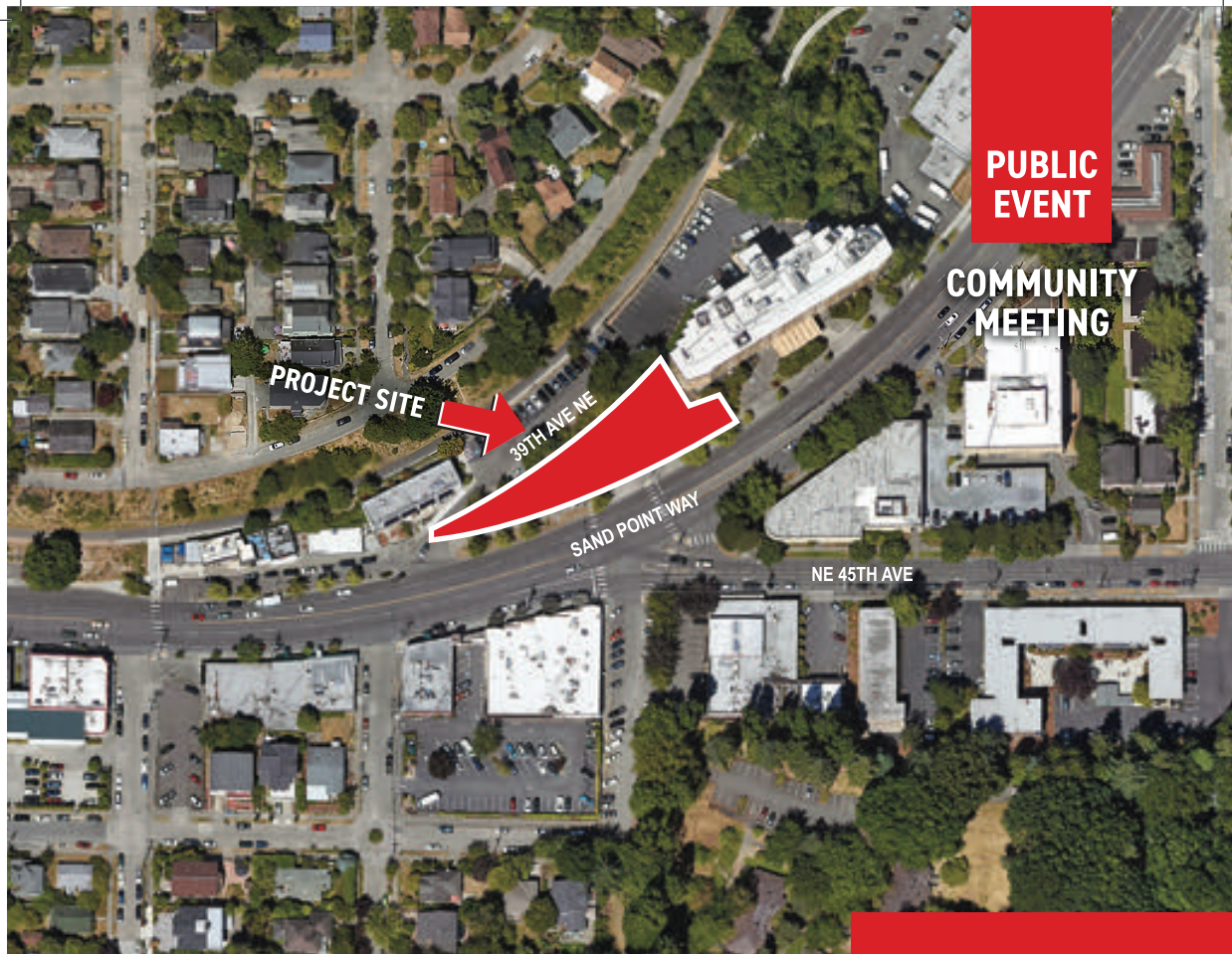
- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

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- *Hotline script*

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

- *Confirmation that event is on DON calendar*
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# JOIN US

Join Us for a Community Meeting  
to Provide Input on the

## **4529 Sand Point Way NE Project.**

This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles. 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:** Tuesday, December 10, 2019

**Where:** The Mountaineers,  
7700 Sand Point Way NE, Seattle, Washington 98115

**TUE  
DEC 10**

**PROJECT HOTLINE:  
206-775-8829**

**Project Address:**  
4529 Sand Point Way NE  
Seattle WA 98105

**Contact:** Natalie Quick

**Applicant:** Shilshole Development LLC

**Additional Project Information on Seattle**

**Services Portal via the Project Address:**

4529 Sand Point Way NE

**Project Hotline & Email:**

206-775-8829

4529SandPoint@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.

## 4529 Sand Point Way NE - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/26/19	Toshi's Teriyaki	3715 NE 45th St	233 feet	No	Flyer placed under counter at cash register.
11/26/19	Varlamos Pizzeria	3617 NE 45th St	456 feet	Yes	Flyer left with Paul who will check with manager about posting it. Flyer also placed on nearest pole outside building.
11/26/19	Great State Burger	3600 NE 45th St	489 feet	Yes	Flyer left with Valerie who will check with manager about posting it on wall inside restaurant. Flyer also placed on nearest pole outside building.
11/26/19	Seattle Children's Hospital	4800 Sand Point Way NE	0.2 mile	Yes	Two flyers left with Allison in the volunteer room. She said she will post one in the volunteer room and one in the hospital's Starbucks. Another flyer placed on pole outside hospital's "River Entrance."
11/26/19	Avanti Sports	3501 NE 45th St	0.2 mile	Yes	Flyer left with Rudolpho who will check with owner about posting it inside store. Flyer also placed on nearest pole outside building.
11/26/19	QFC	2746 NE 45th St	0.5 mile	No	Flyer placed on community bulletin board.
11/26/19	LIGHT/TELEPHONE POLE #1	NE 45th St & 38th Ave NE	131 feet	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #2	NE 45th St & 37th Ave NE	397 feet	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #3	NE 45th St & 40th Ave NE	0.1 mile	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #4	Sand Point Way NE & 40th Ave NE	0.1 mile	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #5	NE 45th St & 36th Ave NE	0.1 mile	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #6	NE 44th St & 37th Ave NE	0.1 mile	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #7	NE 44th St & 36th Ave NE	0.2 mile	Yes	Flyer placed on pole.
11/26/19	LIGHT/TELEPHONE POLE #8	NE 45th Pl & Union Bay Pl NE	0.3 mile	Yes	Flyer placed on pole.

## Poster Distribution: 4529 Sand Point Way NE

Images + Site Details

DISTRIBUTION DATE: November 26, 2019

Total # of images: 14

**Project Address:** 4529 Sand Point Way NE, Seattle WA 98105  
**Brief Description:** This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.  
**Contact:** Natalie Quick  
**Applicant:** Shilshole Development LLC  
**Contact Information:** 4529SandPoint@earlyDRoutreach.com  
**Type of building:** Mixed-use, residential and commercial  
**Neighborhood:** Laurelhurst/Sand Point  
**In Equity Area:** No

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**LOCATION:** TOSHI'S TERIYAKI  
**Address:** 3715 NE 45<sup>th</sup> St  
**Distance from Site:** 233 feet  
**Placement:** Flyer placed under counter at cash register.  
**Visible from Street:** No





**LOCATION: VARLAMOS PIZZERIA**

Address: 3617 NE 45<sup>th</sup> St

Distance from Site: 456 feet

Placement: Flyer left with Paul who will check with manager about posting it. Flyer also placed on nearest pole outside building.

Visible from Street: Yes



**LOCATION: GREAT STATE BURGER**

Address: 3600 NE 45<sup>th</sup> St

Distance from Site: 489 feet

Placement: Flyer left with Valerie who will check with manager about posting it on wall inside restaurant. Flyer also placed on nearest pole outside building.

Visible from Street: Yes



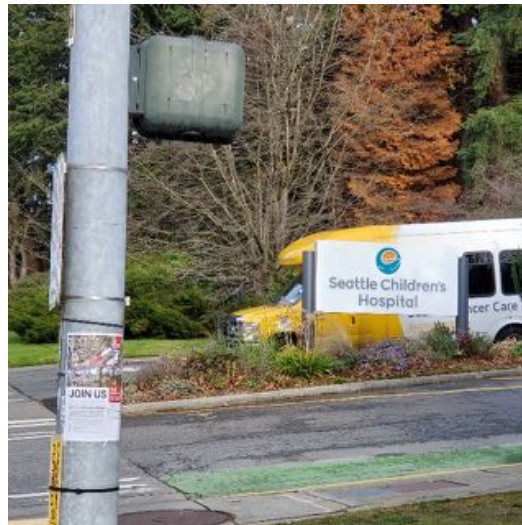
**LOCATION: SEATTLE CHILDREN'S HOSPITAL**

Address: 4800 Sand Point Way NE

Distance from Site: 0.2 mile

Placement: Two flyers left with Allison in the volunteer room. She said will post one in the volunteer room and one in the hospital's Starbucks. Another flyer placed on pole outside hospital's "River Entrance."

Visible from Street: Yes



**LOCATION: AVANTI SPORTS**

Address: 3501 NE 45<sup>th</sup> St

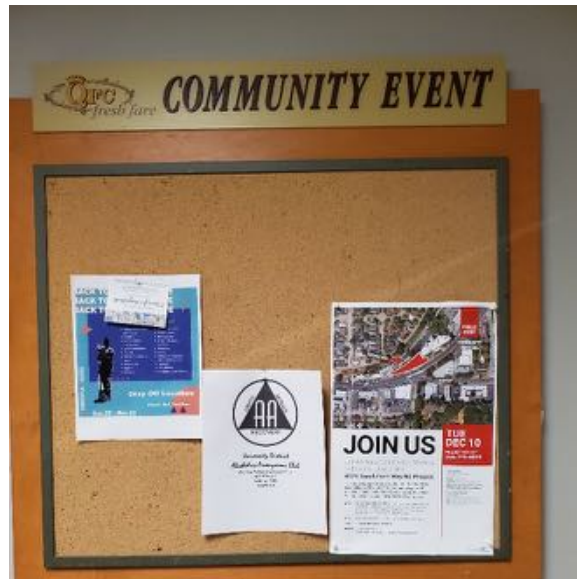
Distance from Site: 0.2 mile

Placement: Flyer left with Rudolpho who will check with owner about posting it inside store. Flyer also placed on nearest pole outside building.

Visible from Street: Yes



**LOCATION:** QFC  
Address: 2746 NE 45<sup>th</sup> St  
Distance from Site: 0.5 mile  
Placement: Flyer placed on community bulletin board.  
Visible from Street: No



**LOCATION:** LIGHT/TELEPHONE POLE #1  
Address: NE 45<sup>th</sup> St & 38<sup>th</sup> Ave NE  
Distance from Site: 131 feet  
Placement: Flyer placed on pole.  
Visible from Street: Yes





**LOCATION:** **LIGHT/TELEPHONE POLE #2**

Address: NE 45<sup>th</sup> St & 37<sup>th</sup> Ave NE

Distance from Site: 397 feet

Placement: Flyer placed on pole.

Visible from Street: Yes



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

Address: NE 45<sup>th</sup> St & 40<sup>th</sup> Ave NE

Distance from Site: 0.1 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



### LIGHT/TELEPHONE POLE #4

Address: Sand Point Way NE & 40<sup>th</sup> Ave NE  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



### LIGHT/TELEPHONE POLE #5

Address: NE 45<sup>th</sup> St & 36<sup>th</sup> Ave NE  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #6**  
Address: NE 44<sup>th</sup> St & 37<sup>th</sup> Ave NE  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #7**  
Address: NE 44<sup>th</sup> St & 36<sup>th</sup> Ave NE  
Distance from Site: 0.2 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:**

Address: NE 45<sup>th</sup> PI & Union Bay PI NE  
Distance from Site: 0.3 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes

**LIGHT/TELEPHONE POLE #8**



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- **Hotline script**

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

## Project Hotline: 4529 Sand Point Way NE | VOICEMAIL SCRIPT

Hotline phone number: 206-775-8829

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<b>Project Address:</b>	4529 Sand Point Way NE, Seattle WA 98105
<b>Brief Description:</b>	This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Shilshole Development LLC
<b>Contact Information:</b>	4529SandPoint@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, residential and commercial
<b>Neighborhood:</b>	Laurelhurst/Sand Point
<b>In Equity Area:</b>	No

---

Hello! Thank you for calling our 4529 Sand Point Way NE project design review hotline. To bypass this message, please press 1. Located at 4529 Sand Point Way NE, the project proposes construction of a 5-story mixed-use building with 9,000 square feet of commercial space, 50 residential units, parking for approximately 40 vehicles.

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 4529SandPoint@earlyDRoutreach.com. Additionally, you are invited to join us for a community meeting about the project on Tuesday, December 10 from 6pm to 7pm at The Mountaineers located at 7700 Sand Point Way NE. 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.

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**Subject:** New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 4529 Sand Point Way NE Project  
**From:** "City of Seattle" <calendar.1410843@trumba.com>  
**Date:** Tue, Nov 26, 2019 12:25 pm  
**To:** "Natalie Quick" <4529SandPoint@earlyDRoutreach.com>

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

---

Community Meeting: 4529 Sand Point Way NE Project

**DATE** Tuesday, December 10, 2019

**TIME** 6:00 pm – 7:00 pm PST

**WHERE** [The Mountaineers](#)  
[7700 Sand Point Way NE](#)  
[Seattle, WA 98115](#)

**BUILDING NAME /  
ROOM NUMBER /  
SITE** Cascade B

**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 construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.

**NEIGHBORHOODS** Laurelhurst/Sand Point

**DON PROGRAMS** Outreach and Engagement

**EVENT TYPES** Community, Neighborhood Meetings

**AUDIENCE** All

**CONTACT** Natalie Quick

**CONTACT PHONE** 206-775-8829

**CONTACT EMAIL** [4525SandPoint@earlydroutreach.com](mailto:4525SandPoint@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**.



# Sign-In Sheet

[illegible]

# 4529 Sand Point Way NE Project Community Meeting

Tuesday, December 10<sup>th</sup>, 2019

Sign-In Sheet

Name	Email	Address
Karen The Grindle	puykaren@msn.com	4545 Sand Point Way NE
Mary Berdson	maryberdson@qmail.com	4545 Sand Point Way NE
Dolores Prichard	jprich2391@comcast.net	" " "
Mila Brufszc	breyssemike@msn.com	" " "
Liz Dodds	liz.dodds@gmail.com	" " "
Joel Hall	bellhalecomcast.net	5656 NE 55 <sup>th</sup> St. Seattle, WA 98105
Connie Sidles	constancesidles@gmail.com	Laurelhurst Community Club
Seattle Radiation Waste Committee	laurelhurstcondos@comcast.net	(building manager email)

# Community Meeting Event: 4529 Sand Point Way NE Project

Meeting Report

EVENT DATE: Tuesday, December 10, 2019 6pm

LOCATION: The Mountaineers

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<b>Project Address:</b>	4529 Sand Point Way NE, Seattle WA 98105
<b>Brief Description:</b>	This project proposes construction of a 5-story mixed-use building with 9,000 sf of commercial space, 50 residential units, parking for approximately 40 vehicles.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Shilshole Development LLC
<b>Contact Information:</b>	4529SandPoint@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, residential and commercial
<b>Neighborhood:</b>	Laurelhurst/Sand Point
<b>In Equity Area:</b>	No

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## Design-Related Comments

- **Design.** One attendee inquired what the design character for the building will be. Another attendee encouraged the design team to create something special, since many projects are going up all over Seattle that are not.
- **Lights.** One attendee expressed concern about light pollution. Another suggested lights point downwards to help night-dwelling birds.
- **Open Space.** One attendee encouraged the project team to consider creating an outside open space with grass for residents.
- **Setbacks.** One attendee inquired whether setbacks are required and if the project can go right to the sidewalk for commercial use.

## Non-Design-Related Comments

- **Construction.** One attendee inquired whether the team will cut into the hill onsite for the project.
- **Easement.** Several attendees expressed concern that existing easements are not shown on the current map.
- **Green Roof.** One attendee encouraged a green roof with plants that are useful to native habitat. Another encouraged a P-Patch.
- **Habitat.** One attendee inquired what the construction team will do about rodent control and discouraged rat poisons that are harmful to birds. One attendee suggested working with the Seattle Audubon Society on bird-friendly designs, including windows.
- **Nearby Building.** One attendee noted the City map of the water main next door is wrong, it is a 400-500 feet and not very deep.
- **Nearby Projects.** One attendee expressed concern re: many other nearby projects, and the neighborhood is not lacking for housing.
- **Noise.** One attendee expressed concern about outdoor bar space noise, as the building is next to 53 units of residential housing.
- **Ownership.** One attendee inquired whether the developer owns the property.
- **Parking.** One attendee inquired where and how many parking spaces there will be. One attendee noted parking is a big issue.
- **Pedestrians.** One attendee noted this is not a pedestrian-friendly area, and suggested creation of a crosswalk given retail components.

- **Retail.** One attendee inquired what type of retail the project team is considering and noted that nearby retail is often empty.
- **Sidewalk.** One attendee inquired how wide the sidewalk will be, and noted there is a tree that dangerously uplifts the sidewalk.
- **Tenants.** One attendee inquired who the developer anticipates will be living in the building.
- **Timeline.** Several attendees inquired where the team is in the development process.
- **Traffic.** One attendee inquired whether the team has done traffic studies, and several expressed concern, noting existing problems around Husky games and future Montlake bridge work. One attendee inquired whether turn lanes/traffic lights can be installed.
- **Trash.** One attendee inquired where the design team anticipates positioning dumpsters.
- **Trees.** One attendee inquired whether there was a plan for the trees onsite, and noted that the trees in the back corner have a lot of birds in them.
- **Units.** One attendee noted that if the building is positioned and designed correctly, tenants can take advantage of cross breezes.
- **Water.** One attendee noted that the neighborhood is Spring Brook for a reason, and neighbors need to run four sub-pumps 24-7.
- **Zoning.** One attendee inquired about project zoning, and expressed concern that the City's website is confusing after the upzone.

#### Miscellaneous Comments

- **Community Feedback.** One attendee inquired how much influence public meetings have in terms of the design process.
- **Meetings.** One attendee inquired whether this is the first meeting with neighbors.
- **Outreach.** One attendee noted they'd be happy to hang posters in their building, and didn't see any on their side of the street. One attendee encouraged the team to contact the Laurelhurst Community Club, and another attendee noted an LCC member is present.
- **Miscellaneous.** One attendee inquired whether the developer has a connection to a Singapore bank. Another attendee wished the project team well and suggested working together it may be less painful than neighbors thought.

## Community Meeting: 4529 Sand Point Way NE Project

### Photos

*Event Date: Tuesday, December 10, 2019 6pm*

*Event Location: The Mountaineers*

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## 4529 SAND POINT WAY NE COMMUNITY MEETING

TUESDAY, DECEMBER 10, 2019 | 6PM

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:**  
Shilshole Development



**Architect:**  
Public47 Architects

**PUBLIC47**ARCHITECTS

## PROJECT VISION



*The project seeks to contribute to the developing Sand Point corridor, activating the street level with highly-visible commercial spaces and new residential apartment units above. The attenuated lot provides the opportunity to define the curving street edge along Sand Point Way, while offering opportunities for pedestrian and bicycle-focused connections to the neighborhood and adjacent Burke-Gilman Trail.*

## PROJECT TIMELINE

- NOW - SPRING 2021:  
Entitlements + Permitting
- SUMMER 2021 - FALL 2022:  
Building Construction



VICINITY CONTEXT AERIAL PHOTOGRAPH



- 1 4529 Sand Point Way NE (Site)
- 2 Burke Center Trail
- 3 Former Tuleen Site
- 4 4-story Multifamily Building
- 5 To University Village (UW)
- 6 To Children's Hospital / Magnuson Park



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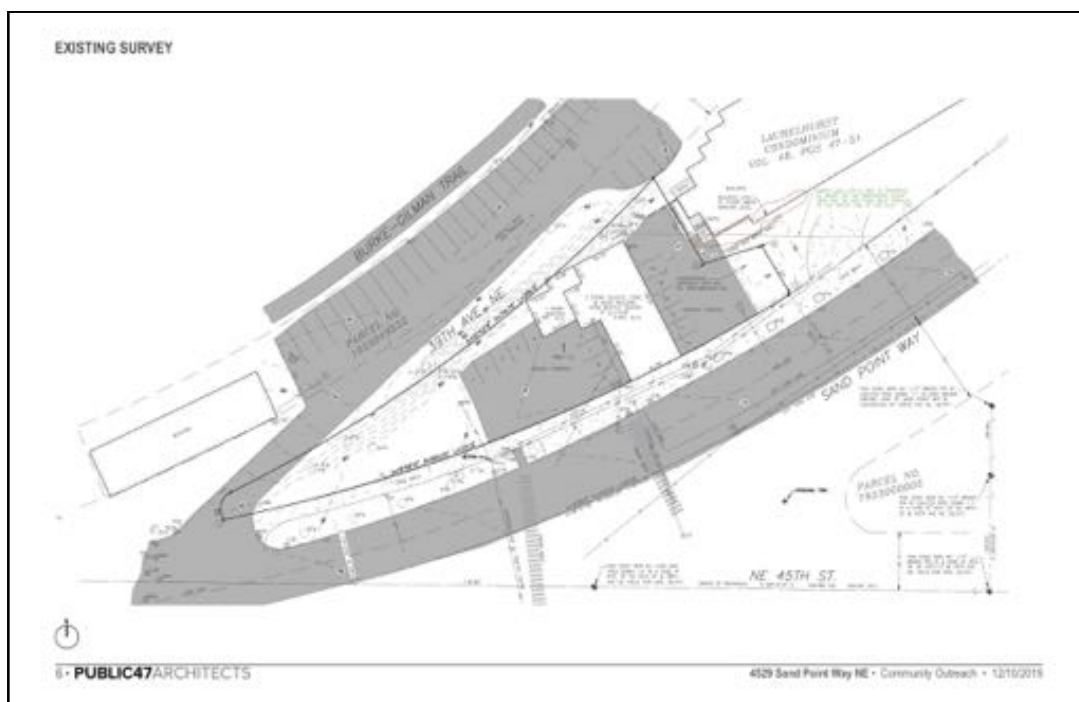
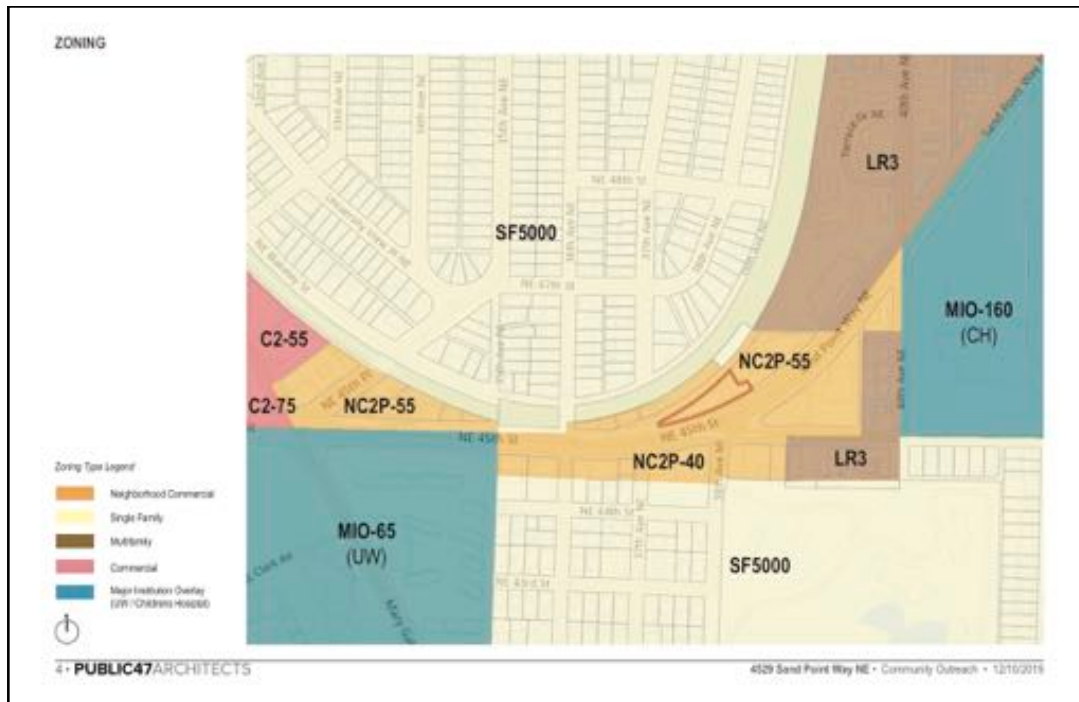
PUBLIC47ARCHITECTS • 3

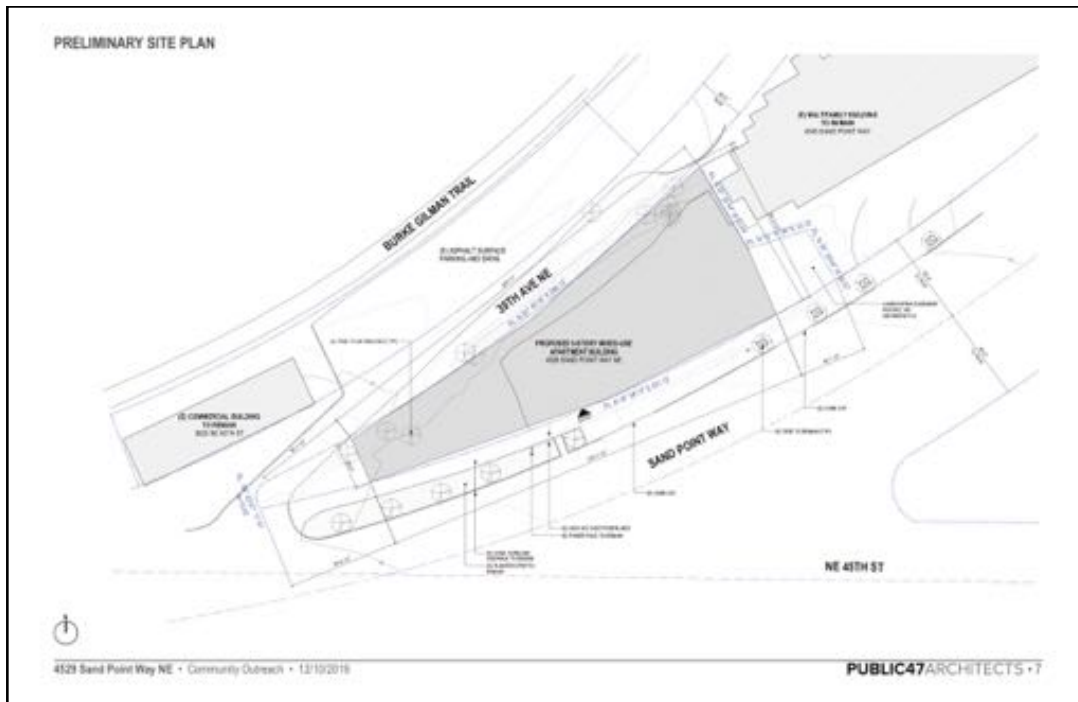
AERIAL VIEW LOOKING WEST



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**PRIORITY CITY OF SEATTLE DESIGN GUIDELINES**

**CONTEXT + SITE**  
**CS2 Urban Pattern and Form**  
*Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding area.*

**CS3 Architectural Context and Character**  
*Contribute to the architectural character of the neighborhood.*

Design Cue: Specificity, Taking Advantage of Unique Site Geometries

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## PRIORITY CITY OF SEATTLE DESIGN GUIDELINES

## PUBLIC LIFE

## PL24 Walkability • Active Transportation

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

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

## PL3 Street Level Interaction

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



Design Goal: Prioritize alternate modes of transportation / Outdoor Dining, and Retail Use at Street Level

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## PRIORITY CITY OF SEATTLE DESIGN GUIDELINES



Design Goal: High Quality • Durable Exterior Materials

Design Goal: Detailing • Texture in Wood Accents and Integrated Landscape Elements

## DESIGN CONCEPT

## DC4 Exterior Elements and Finishes

Use appropriate and high-quality elements and finishes for the building and its open space.

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## PAST PROJECTS

### EXAMPLES OF PAST PROJECTS

Arts & Apartment Renovation and  
Addition (or "Brickhole")  
Seattle, WA



2014-2016 in Public Art, Arts, Architecture  
2014 Seattle Arts & Architecture  
2014 Seattle Arts & Architecture  
2014 Seattle Arts & Architecture  
2014 Seattle Arts & Architecture



900A Public House  
Seattle, WA



2011 Seattle Arts & Architecture  
2011 Seattle Arts & Architecture  
2011 Seattle Arts & Architecture  
2011 Seattle Arts & Architecture



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QUESTIONS?  
4529SandPoint@earlyDRoutreach.com

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