

3010 & 3014 SW AVALON WAY PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW OUTREACH DOCUMENTATION

PROJECT # 006166-19PA

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- *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*

Submitted by:

Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489

March 2020

3010 & 3014 SW Avalon Way Project

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

Project Address:	3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description:	This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Terry Yoshikawa
Contact Information:	AvalonWayProject@earlyDRoutreach.com
Type of building:	Apartments
Neighborhood:	West Seattle
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:* February 15, 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:* February 15, 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:* February 29, 2020

What We Heard From the Community

Summary of Comments/Questions Heard at the Community Meeting on February 29, 2020:

Design-Related Comments

- **Design:** One attendee noted that while he is excited to see designs for the new project he would like the project team to avoid a “super-boxy” structure and be very considerate of how it blends into the neighborhood fabric.

Non-Design-Related Comments

- **Construction Impacts:** One attendee inquired whether there would be any disruptions from the project on Andover Street.
- **Context.** One attendee acknowledged that the site context has changed with the recent up-zone and the light rail and associated park and ride that will be coming to the neighborhood soon.
- **Height:** One attendee expressed surprise that height limits are now eighty-feet, and asked the project team to consider designing less stories for the project.
- **Retail:** One attendee inquired whether there would be any retail on the first floor of the project.
- **Parking:** One attendee noted that parking in the neighborhood is getting bad, and acknowledged that once this project is completed it will likely be worse.

Miscellaneous Comments

- **Neighborhood.** One attendee expressed support for the beautification and improvements to the neighborhood through new projects and mentioned that new townhomes are also going up in the neighborhood.
- **Community:** One attendee advised that he will share details about the community meeting with members of the Neighbors Encouraging Reasonable Development, and noted neighbors are pretty passionate about it the neighborhood.

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

3010 & 3014 SW Avalon Way 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	2/15/20	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	2/15/20	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	2/15/20	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).	2/15/20 2/29/20	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 February 29, 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 	2/15/20	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 	2/15/20	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>12/15/20</p> <p>2/15/20</p> <p>2/29/20</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 February 29, 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.

3010 & 3014 SW Avalon Way Project

Appendix A:

Materials Demonstrating that Each Outreach Method Was Conducted

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Initial Planning and DON Communication

- *Listing on DON blog*
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[Print](#) | [Close Window](#)

Subject: RE: New project for DON blog: 3010 & 3014 SW Avalon Way
From: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Date: Mon, Feb 03, 2020 4:36 pm
To: "avalonwayproject@earlydroutrreach.com" <avalonwayproject@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



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

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From: avalonwayproject@earlydroutrreach.com <avalonwayproject@earlydroutrreach.com>
Sent: Monday, February 03, 2020 12:18 PM
To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Subject: New project for DON blog: 3010 & 3014 SW Avalon Way

CAUTION: External Email

Hi!

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

Project Address: 3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description: This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
Contact: Natalie Quick
Applicant: Terry Yoshikawa
Contact Information: AvalonWayProject@earlyDRoutreach.com
Type of building: Apartments
Neighborhood: West Seattle
In Equity Area: No

City of Seattle Design Review Required Outreach

Outreach Plan | January 27, 2020

Project Address:	3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description:	This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
Contact:	Natalie Quick
Applicant:	Terry Yoshikawa
Contact Information:	AvalonWayProject@earlyDRoutreach.com
Type of building:	Apartments
Neighborhood:	West Seattle
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, SDCI 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.

###

3010 & 3014 SW Avalon Way Project

Appendix A:

Materials Demonstrating that Each Outreach Method Was Conducted

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JOIN US

Join Us for a Community Meeting to Provide Input on the **3010 & 3014 SW Avalon Way Project.**

This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished. The project site is zoned high-density multi-family.

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

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

Date: Saturday, February 29, 2020

Where: Delridge Community Center,
4501 Delridge Way S, Seattle, WA 98106

**SAT
FEB 29**

**PROJECT HOTLINE:
206-322-1167**

Project Address:
3010 & 3014 SW Avalon Way,
Seattle WA 98126

Contact: Natalie Quick

Applicant: Terry Yoshikawa

Additional Project Information on Seattle Services Portal via the Project Address:
3010 & 3014 SW Avalon Way

Project Hotline & Email:
206-322-1167
AvalonWayProject@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.

3010 & 3014 SW Avalon Way - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
2/15/20	Luna Park Café	2918 SW Avalon Way	0.2 mile	Yes	Flyer placed in front window, facing out.
2/15/20	The Habit Burger Grill	3501 SW Avalon Way	0.4 mile	Yes	Flyer left with shift supervisor, Sam, who will check with general manager to see if they can post it. Flyer also placed on pole outside
2/15/20	West Seattle Brewing Company	4415 Fauntleroy Way SW	0.5 mile	No	Flyer placed on community bulletin board.
2/15/20	West Seattle Family YMCA	3622 SW Snoqualmie St	0.5 mile	Yes	Flyer left with Nabil at front desk who is leaving for the person in charge of their community bulletin board. Flyer also placed on pole outside building.
2/15/20	LIGHT/TELEPHONE POLE #1	pole nearest 3010 SW Avalon Way	approx. 15 feet	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #2	pole nearest 3014 SW Avalon Way	approx. 20 feet.	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #3	SW Avalon Way & SW Yancy St	151 feet	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #4	SW Avalon Way & SW Andover St	151 feet	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #5	SW Avalon Way & SW Bradford St	0.1 mile	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #6	SW Yancy St & 28th Ave SW	0.2 mile	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #7	SW Avalon Way & SW Charlestown St	0.2 mile	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #8	SW Avalon Way & SW Genesse St	0.2 mile	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #9	SW Genesse St & 37th Ave SW	0.2 mile	Yes	Flyer placed on pole.
2/15/20	LIGHT/TELEPHONE POLE #10	SW Avalon Way & 36th Ave SW	0.4 mile	Yes	Flyer placed on pole.
2/12/20	LIGHT/TELEPHONE POLE #11	Fauntleroy Way SW & 37th Ave SW	0.5 mile	Yes	Flyer placed on pole.

Poster Distribution: 3010 & 3014 SW Avalon Way

Images + Site Details

DISTRIBUTION DATE: February 15, 2020

Total # of images: 17

Project Address: 3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description: This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
Contact: Natalie Quick
Applicant: Terry Yoshikawa
Contact Information: AvalonWayProject@earlyDRoutreach.com
Type of building: Apartments
Neighborhood: West Seattle
In Equity Area: No

LOCATION: LUNA PARK CAFÉ
Address: 2918 SW Avalon Way
Distance from Site: 0.2 mile
Placement: Flyer placed in front window, facing out.
Visible from Street: Yes



LOCATION: THE HABIT BURGER GRILL
Address: 3501 SW Avalon Way
Distance from Site: 0.4 mile
Placement: Flyer left with shift supervisor, Sam, who will check with general manager to see if they can post it. Flyer also placed on pole outside restaurant.
Visible from Street: Yes



LOCATION: WEST SEATTLE BREWING COMPANY
Address: 4415 Fautleroy Way SW
Distance from Site: 0.5 mile
Placement: Flyer placed on community bulletin board.
Visible from Street: No



LOCATION: WEST SEATTLE FAMILY YMCA
Address: 3622 SW Snoqualmie St
Distance from Site: 0.5 mile
Placement: Flyer left with Nabil at front desk who is leaving for person in charge of their community bulletin board. Flyer also placed on pole outside building.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #1
Address: 3010 SW Avalon Way
Distance from Site: Approximately 15 feet
Placement: Flyer placed on pole nearest project site.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #2
Address: 3014 SW Avalon Way
Distance from Site: Approximately 20 feet
Placement: Flyer placed on pole nearest project site.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #3
Address: SW Avalon Way & SW Yancy St
Distance from Site: 151 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #4
Address: SW Avalon St & SW Andover St
Distance from Site: 151 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #5
Address: SW Avalon Way & SW Bradford St
Distance from Site: 0.1 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #6
Address: SW Yancy St & 28th Ave SW
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #7
Address: SW Avalon Way & SW Charlestown St
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #8**
Address: SW Avalon Way & SW Genesse St
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #9**
Address: SW Genesse St & 37th Ave SW
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #10
Address: SW Avalon Way & 36th Ave SW
Distance from Site: 0.4 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #11
Address: Fautleroy Way SW & 37th Ave SW
Distance from Site: 0.5 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



3010 & 3014 SW Avalon Way Project

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

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Project Hotline: 3010 & 3014 SW Avalon Way | VOICEMAIL SCRIPT
Hotline phone number: 206-322-1167

Project Address: 3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description: This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
Contact: Natalie Quick
Applicant: Terry Yoshikawa
Contact Information: AvalonWayProject@earlyDRoutreach.com
Type of building: Apartments
Neighborhood: West Seattle
In Equity Area: No

Hello! Thank you for calling our 3010 and 3014 Southwest Avalon Way project design review hotline. To bypass this message, please press 1. Located at 3010 and 3014 Southwest Avalon Way, the project proposes construction of an eight-story, 87-unit apartment building. 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 AvalonWayProject@earlyDRoutreach.com. Additionally, you are invited to join us for a community meeting for the project on Saturday, February 29 from 11am to 12pm at the Delridge Community Center located at 4501 Delridge Way South. 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.

3010 & 3014 SW Avalon Way Project

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

Subject: New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 3010 & 3014 SW Avalon Way Project

From: "City of Seattle" <calendar.1410843@trumba.com>

Date: Sat, Feb 15, 2020 9:03 am

To: "Natalie Quick" <AvalonWayProject@earlyDRoutreach.com>

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

Community Meeting: 3010 & 3014 SW Avalon Way Project

DATE Saturday, February 29, 2020

TIME 11:00 am – 12:00 pm PST

WHERE [Delridge Community Center](#)
[4501 Delridge Way SW](#)
[Seattle, WA 98106](#)

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 an eight-story, 87-unit apartment building. The existing structures will be demolished.

NEIGHBORHOODS Delridge/North Delridge, West Seattle Junction/Genesee Hill

DON PROGRAMS Outreach and Engagement

EVENT TYPES Community, Neighborhood Meetings

AUDIENCE All

CONTACT Natalie Quick

CONTACT PHONE 2063221167

CONTACT EMAIL AvalonWayProject@earlydroureach.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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Community Meeting: 3010 & 3014 SW Avalon Way Project

Comment Summary

EVENT DATE: Saturday, February 29, 2020

EVENT LOCATION: Delridge Community Center

Project Address:	3010 & 3014 SW Avalon Way, Seattle WA 98126
Brief Description:	This project proposes construction of an eight-story, 87-unit apartment building. The existing structures will be demolished.
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Applicant:	Terry Yoshikawa
Contact Information:	AvalonWayProject@earlyDRoutreach.com
Type of building:	Apartments
Neighborhood:	West Seattle
In Equity Area:	No

Design-Related Comments

- **Design:** One attendee noted that while he is excited to see designs for the new project he would like the project team to avoid a “super-boxy” structure and be very considerate of how it blends into the neighborhood fabric.

Non-Design-Related Comments

- **Construction Impacts:** One attendee inquired whether there would be any disruptions from the project on Andover Street.
- **Context.** One attendee acknowledged that the site context has changed with the recent up-zone and the light rail and associated park and ride that will be coming to the neighborhood soon.
- **Height:** One attendee expressed surprise that height limits are now eighty-feet, and asked the project team to consider designing less stories for the project.
- **Retail:** One attendee inquired whether there would be any retail on the first floor of the project.
- **Parking:** One attendee noted that parking in the neighborhood is getting bad, and acknowledged that once this project is completed it will likely be worse.

Miscellaneous Comments

- **Neighborhood.** One attendee expressed support for the beautification and improvements to the neighborhood through new projects and mentioned that new townhomes are also going up in the neighborhood.
- **Community:** One attendee advised that he will share details about the community meeting with members of the Neighbors Encouraging Reasonable Development, and noted neighbors are pretty passionate about it the neighborhood.

Community Meeting: 3010 & 3014 SW Avalon Way Project

Photos

Event Date: Saturday, February 29, 2020 11am

Event Location: Delridge Community Center, 4501 Delridge Way S

Project Address:	3010 & 3014 SW Avalon Way, Seattle WA 98126
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Contact:	Natalie Quick
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Type of building:	Apartments
Neighborhood:	West Seattle
In Equity Area:	No





3010 & 3014 SW Avalon Way Project Community Meeting



11AM SATURDAY
FEBRUARY 29, 2020

*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 #: 006166-19PA

Project Team

Developer:

Terry Yoshikawa

Architect:

Studio 19 Architects



studio19 architects

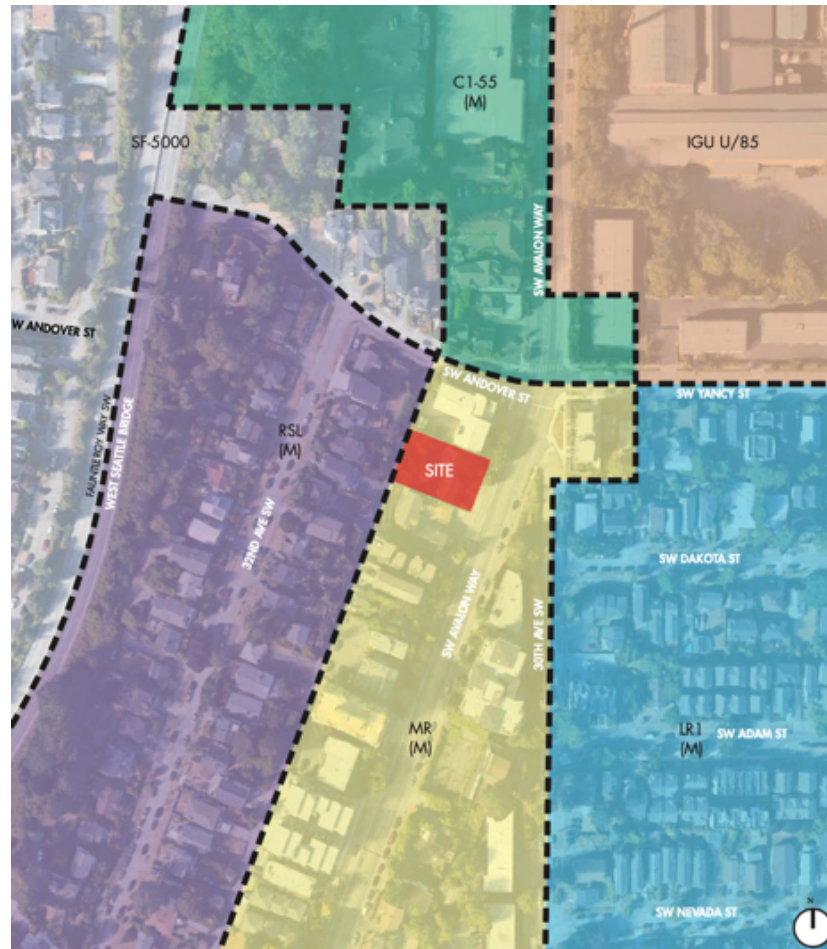
Project Vision

This project proposes construction of an eight-story, 87-unit apartment building. The existing structure will be demolished. The project is zoned high-density multi-family.

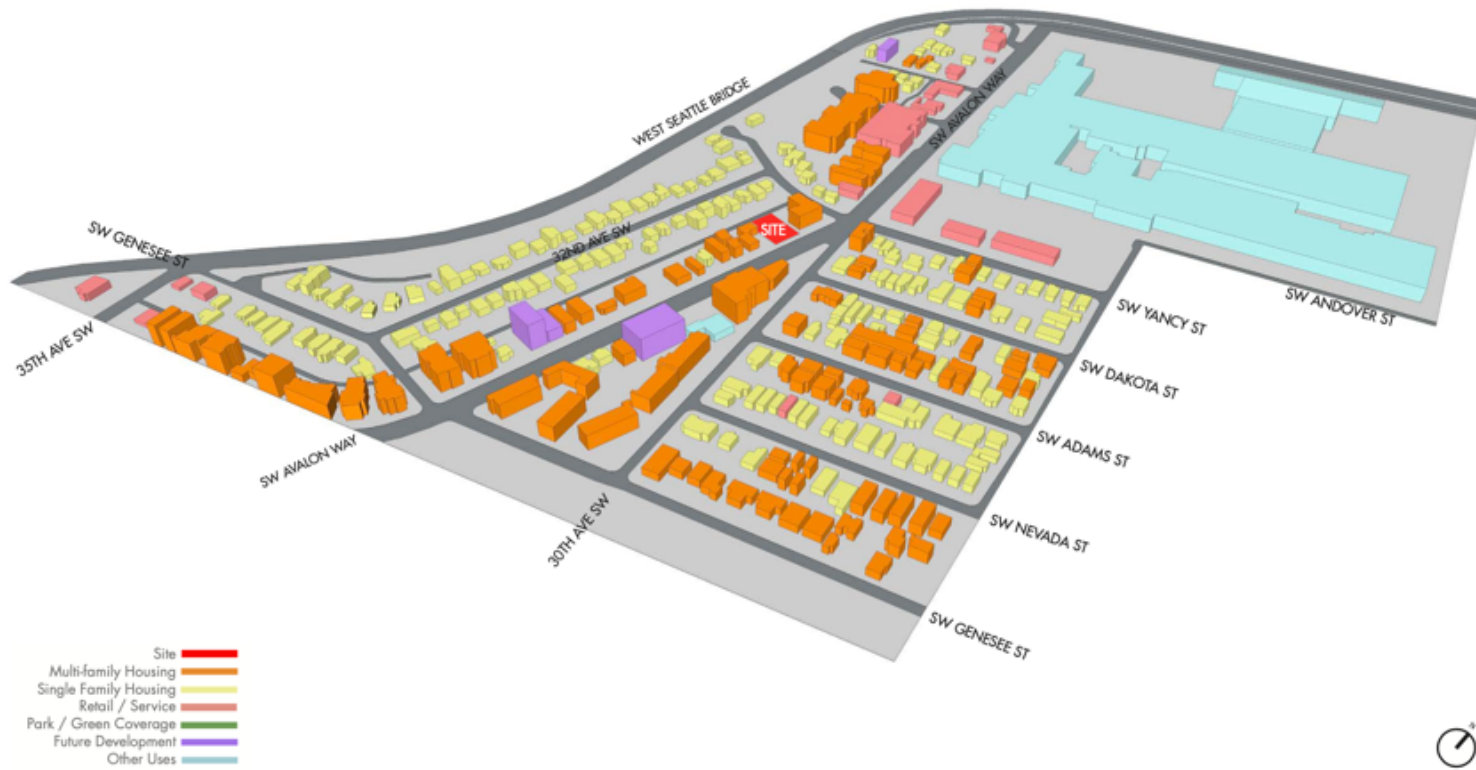
Project Timeline

- Permitting: Now - 2021
- Construction Starting: 2022
- Completion: 2023

Zoning



Site Analysis



Site Analysis



TREES LEGEND
■ Site
● Trees



VIEWS LEGEND
■ Site
■ Neighborhoods and Structures
■ Natural Surroundings



ACCESS/CIRCULATION LAYER
■ Site
→ Direction of Traffic
— Arterial Streets
- - - - - Bike Routes
 Bus Stops



SOLAR/WINDS LEGEND
■ Site
→ Summer Sun and Winds
→ Winter Sun and Winds



Past Projects



Mysa Apartments



The Hub U-District



The Hub U-District



N23 Apartments



Roosevelt Apartments

Thank You

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