

118 W MERCER STREET PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: # 3036517-LU

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

118 W Mercer Street Project

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

Project Address:	118 W Mercer St
Brief Description:	This project proposes construction of a new building with 7 levels of residential apartments and underground parking.
Contact:	Natalie Quick
Applicant:	SRM Development
Contact Information:	118WMercerSt@earlyDRoutreach.com
Type of building:	Residential Apartments
Neighborhood:	Queen Anne
In Equity Area:	No

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 926 residences and businesses and shared with one neighborhood community group. Poster, details on distribution and the community group who received the poster via email are in Appendix A.
- *Date completed:* June 12, 2020

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website with public commenting function.
- *What we did:* Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- *Date Completed:* June 15, 2020

Electronic/Digital Outreach

- *Choice:* SURVEY, HIGH IMPACT
- *Requirement:* Create an online survey to allow for feedback on the proposed project.
- *What we did:* Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date Completed:* June 15, 2020

What We Heard From the Community

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-Related Comments

- **Design.** Several respondents noted that lower Queen Anne has many historical buildings and encouraged the project team to match the design to the surrounding area by utilizing a brick exterior that maintains the local character and vibe. One respondent encouraged a modern design with street appeal. 33% of survey respondents said that how the building design reflects the character of the street and surrounding area is most important about a building on this property; 23% said environmentally-friendly features and 17% said parking; others focused on lighting and art, design on all sides of the project, active and interesting pedestrian lobby and modulation, recesses and other features.
- **Height & Scale.** Several respondents expressed concern that the building height will obstruct existing views and encouraged the project to utilize a lower height to match the surrounding four-story buildings.
- **Eco-Friendly.** A few respondents encouraged an eco-friendly building with green energy and green spaces.
- **Landscaping/Exterior Space.** A couple of respondents encouraged utilizing native plants and landscape that incorporates Lower Queen Anne's existing style; another respondent encouraged cleaned-up, landscaped pedestrian areas. 32% of survey respondents noted that a generous, vibrant pedestrian environment was the most important consideration for the exterior space, 18% noted lighting and safety features; 13% noted connection and relationships of the sidewalk to residential at-grade units and 5% stated canopies and other features.
- **Garage.** One respondent encouraged the garage entrance to be pushed closer to Mercer St as the current location will create noise and pollution that will drift into nearby residential units.
- **Public Space.** One respondent noted that it's a highly walkable, dog-friendly neighborhood with strollers and wheelchairs and that sidewalk space should not be blocked by benches, garbage cans, bicycle or scooter parking.
- **Noise.** Several respondents expressed concern that the buildings adjacent to the project are old and have poor sound insulation, requesting that a space not be created that will add more noise to this residential area of the neighborhood and noting that a rooftop deck should be discouraged as that noise travel to the neighbors.

Non-Design-Related Comments

- **Existing Tenants.** Many respondents noted that Tup Tim Thai is a Seattle treasure/ landmark, and expressed serious concern the project will tear down beloved historic buildings and businesses and displace existing residential tenants.
- **Affordability.** Several respondents encouraged the project to provide affordable retail space and affordable housing or a mix between high, mid and low-income rents.
- **Retail.** Several respondents expressed support for retail space on the building's lower levels and more restaurant and food shops in the area, and noted that retail would be useful for traffic movement and safety.
- **Parking.** A few respondents encouraged the project to include parking.
- **Units.** One person encouraged having balconies people can put a table and chairs at, since "watchers" lead to a safer, more engaged neighborhood and less outside loitering.

Miscellaneous Comments

- **Opposition.** Many respondents expressed opposition toward the project, noting that the neighborhood does not need more expensive housing, that the area is cherished and that it is a time of economic uncertainty, and expressing concerns that a giant building will ruin the neighborhood.
- **Support.** A few respondents expressed support for the project, noting they are happy to see dilapidated buildings torn down and expressing support for improving the overall appeal of the neighborhood.
- **Inclusivity.** A few respondents encouraged the project team to create a building signaling more inclusivity and encouraged having young designers or BIPOC members on the building design team, and inquired how the design team will ensure black and indigenous people have space for housing in this development.
- **Homelessness.** One respondent noted that addressing homelessness is a top consideration for making this building successful, because neighborhoods are becoming public health hazards.
- **Miscellaneous.** One respondent encouraged the development of an RPZ zone from 2nd Ave West to 6th Ave West.

118 W Mercer Street 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	06/02/20	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 Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site Posters include all requirements in III.A	06/12/20	Poster mailed to 926 residences and businesses and shared with 1 neighborhood community group. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Interactive project website with public commenting function.	06/15/20	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Online survey	06/15/20	Online survey established and publicized via poster with link to survey featured on the project website.
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 	06/12/20	Copy of direct mailing poster included in Appendix A.

III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDC 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 	06/15/20 – 07/06/20	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	07/07/20	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	07/07/20	See notation above for Print Outreach. Copies of poster and mailer distribution map to 926 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	07/07/20	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

118 W Mercer Street Project

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

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Initial Planning and DON Communication

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Electronic/Digital Outreach: Project Survey

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

Subject: RE: New Project for DON Blog

From: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Date: Tue, Jun 02, 2020 11:49 am

To: "118wmercerst@earlydroutreach.com" <118wmercerst@earlydroutreach.com>, DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Attach: image001.png

Your project has been posted to the blog.

Maureen Sheehan

Major Institutions and Schools Coordinator

Office: 206.684.0302

seattle.gov/neighborhoods



Seattle
Neighborhoods

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

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From: 118wmercerst@earlydroutreach.com <118wmercerst@earlydroutreach.com>

Sent: Tuesday, June 02, 2020 11:18 AM

To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Subject: New Project for DON Blog

CAUTION: External Email

Hi!

Please see below for information for a new project for the DON Blog. Thank you!

Kate

Project Address:	118 W Mercer St
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Contact:	Natalie Quick
Applicant:	SRM Development
Contact Information:	118WMercerSt@earlyDRoutreach.com
Type of building:	Residential Apartments
Neighborhood:	Queen Anne
In Equity Area:	No

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City of Seattle Design Review Required Outreach

Outreach Plan / May 14, 2020

Project Address:	118 W Mercer St
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Contact:	Natalie Quick
Applicant:	SRM Development
Contact Information:	118WMercerSt@earlyDRoutreach.com
Type of building:	Residential Apartments
Neighborhood:	Queen Anne
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.

- **Printed Outreach: Direct Mail**

We will develop a full-color project poster and mail to residents and businesses within a 500-foot radius of the project. We will keep an address log of each location where the poster is sent. Posters will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website and project survey.

- **Electronic / Digital Method #1: Website**

We will create a project website that includes a description of the project, details about the project team, details surrounding zoning, context and site map and relevant past projects completed by the project team. We will also include a link to the Seattle Services Portal, project email address and details about the overall timeline. A link to provide comments will be included on the site, along with a link to a project survey.

- **Electronic / Digital Method #2: Online Survey**

We will create a brief project survey that is tailored to the project and includes opportunity to provide specific feedback about notable project and site components.

###

118 W Mercer Street Project

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Opportunity to Provide Online Input on the 118 W Mercer St Project

ABOUT THE PROJECT

This project proposes construction of a new building with 7 levels of residential apartments and underground parking.

What: Let us know what you think! Visit our website at www.118WMercerStProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website)

Comments: Provide additional comments via our comment form or by email at 118WMercerSt@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
118 W Mercer St, Seattle, WA 98119
Contact: Natalie Quick
Applicant: SRM Development

**Additional Project Information on Seattle
Services Portal via the Project Number:**
3036517-LU

Project Email:
118WMercerSt@earlyDRoutreach.com
Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

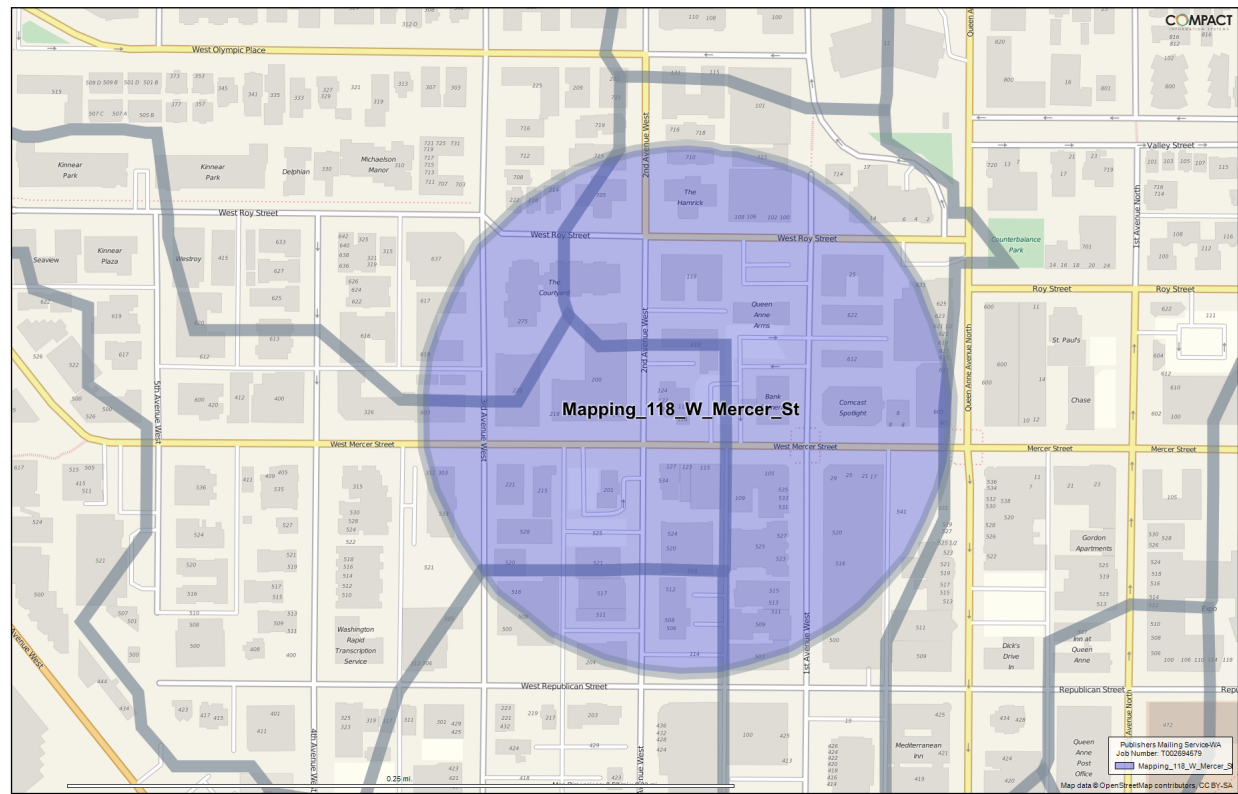
Direct Mailing: 118 W Mercer Street Project

Poster Mailing Details
DISTRIBUTION DATE: June 12, 2020

Project Address:	118 W Mercer St
Brief Description:	This project proposes construction of a new building with 7 levels of residential apartments and underground parking.
Contact:	Natalie Quick
Applicant:	SRM Development
Contact Information:	118WMercerSt@earlyDRoutreach.com
Type of building:	Residential Apartments
Neighborhood:	Queen Anne
In Equity Area:	No

The project flyer was shared with **926 businesses and residents** within a **500-foot radius** of the project addresses of 118 W Mercer Street. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



9126 E Marginal Way S
Seattle WA 98108

Invoice

Date	Invoice #
5/20/2020	0520-20

Phone: 206.448.0411
Email: data@ziplus4.com
Web: www.publishersmailingservice.com

BILL TO:

Traci Paulk
traci@paulkcreative.com
PO Box 17037
Seattle, WA 98127

P.O. No.	Terms	Due Date
	C.O.D.	5/20/2020

QUANTITY	DESCRIPTION	RATE	AMOUNT
	118 W MERCER MAILING - QTY 926		
	PURCHASE LIST DATA MINIMUM	150.00	150.00T
	DATA IMPORT	36.00	36.00
	MACHINE FOLD - 1	9.00	9.00T
	MACHINE ENCLOSE SETUP	16.00	16.00T
	MACHINE ENCLOSE - 1	20.50	20.50
926	ENVELOPES PROVIDED BY PUBLISHERS	0.05	46.30T
	UPLOAD ADDRESSES	12.00	12.00
	INKJET ADDRESSES-LTR MIN	35.00	35.00T
	INKJET PERMIT	16.00	16.00T
	SORT & TRAY: LETTER OR P/C	12.00	12.00T
	PROCESSING FEE	13.50	13.50T
	DELIVERY TO SEATTLE POST OFFICE	12.00	12.00T
	SUB TOTAL		378.30
	POSTAGE	358.03	358.03

We appreciate your business!

We are unable to accept credit cards at this time, checks only please.

Onsite Mail, Inc. dba Publisher's Mailing Service

Sales Tax **\$31.29**

Total **\$767.62**

Balance Due **\$767.62**

MAILING CONFIRMATION

From: Lisa Kidwell [mailto:preciselywritelisa@gmail.com]
Sent: Thursday, June 11, 2020 10:13 AM
To: Barbara Belk
Cc: Natalie Quick; Kate Nolan
Subject: Availability for courier service delivery today?

Hi Barbara!

Will someone be available for courier service delivery today?

We are arranging to have the flyers for the project for 118 W Mercer St picked up from our printer and delivered to Publisher's Mailing Services today and just want to confirm that someone will be there to accept the delivery.

Additionally, I have requested the printer to release and the courier to pick up only the project located at 118 W Mercer St at this time. If, by chance, any other project flyers are delivered, will you be able to make sure that they don't get mailed out until we give the green light? Are you working from home today or are you there?

We will be able to give an approximate time for delivery soon.

Thank you.

Warm regards,
Lisa Kidwell on behalf of Natalie Quick Consulting

Respectfully,
Lisa Kidwell
Cell (253) 202-6734
PreciselyWriteLisa@gmail.com



Barbara Belk <barbara@zplus4.com>

Fri, Jun 12,
10:46 AM

to me

We are mailing "118 W Mercer" today.

Thank you
Jeff

Barbara Belk
Publisher's Mailing Service
9126 E Marginal Way S
Tukwila, WA 98108
206-448-0411

Community Group Notification: 118 W Mercer Street Project

Poster E-Mailing Details
E-MAILING DATE: June 12, 2020

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 118 W Mercer Street project was sent along with a copy of the project flyer to 1 community group listed on the Department of Neighborhoods "Neighborhood Snapshot" for Queen Anne on 06/12/20, including:

- **Uptown Alliance**

COMMUNITY GROUP NOTIFICATION EMAIL

GoDaddy

WORKSPACE

Logged in as: 118wmercerat@earlydroureach.com

Log Out

Homepage

Email

Calendar

Files

Check Email

Compose

Address Book

Settings

Tools

Help

Zoom

Compose Email

Search Sent Items...

Go

Adv Search

Folders

Saved Search

Unlimited

Usage: 2MB

New Folder

Inbox

Bulk Mail

Drafts

Templates

Sent Items

Trash

Route

Send Later

Reply

Reply to All

Forward

Delete

Purge

Edit and Resend

Move to Folder

Move

More Actions

Apply

Sent Items > Message Detail

Print

Previous

Next

Subject: New Project in Your Neighborhood

From: <118wmercerst@earlydroureach.com> (Add as Preferred Sender)

Date: Fri, Jun 12, 2020 5:27 pm

To: "118wmercerst@earlydroureach.com" <118wmercerst@earlydroureach.com>

Bcc: "djohnconey@aol.com" <djohnconey@aol.com>

Hello-

Please find attached a flyer for an upcoming construction project in your neighborhood. Visit our project website for more information and to take the project survey at <https://www.118wmercerstproject.com/>.

This is a part of the City of Seattle's Early Design Review required outreach process.

Please feel free to reach out to this email with any questions.

Thank you!
-The Project Team

Download

Attachments	Size	Action(s)	Send To
<input type="checkbox"/> Quick_Flyer-118 W Mercer-052020 - updated.jpg	0.8 m	Download	

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118 W Mercer Street Project

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

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Electronic/Digital Outreach: Project Website

- **Website Content**
- **Website Traffic**

Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
- *Online Survey Text*
- *Online Survey Results*
- *Additional Emails/Comments Received*

Project Website: 118 W Mercer St | WEBSITE TEXT

Website: www.118WMercerStProject.com

Project Address:	118 W Mercer St
Brief Description:	This project proposes construction of a new building with 7 levels of residential apartments and underground parking.
Contact:	Natalie Quick
Applicant:	SRM Development
Contact Information:	118WMercerSt@earlyDRoutreach.com
Type of building:	Residential Apartments
Neighborhood:	Queen Anne
In Equity Area:	No

HOME PAGE

IMAGES: Project Site

TEXT: Welcome to our Project Website, which is part of the City of Seattle's Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we're approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment

This project proposes construction of a new building with 7 levels of residential apartments and underground parking.

Contact us. This outreach is part of the City of Seattle's required outreach process, in advance of Design Review. Note that all calls and emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure.

118WMercerSt@earlyDRoutreach.com

118 W Mercer Street, Seattle, WA 98119

LINKS: Email- 118WMercerSt@earlyDRoutreach.com

TAB: PROJECT OVERVIEW

TEXT: 118 W Mercer St Project
Community Outreach
Project #: 3036517-LU

PROPOSAL:

This project proposes a mixed-use apartment building providing housing in Uptown District of Queen Anne. The street frontages will provide an improved pedestrian-friendly experience with widened sidewalks, landscaping, art, ground related housing with individual porch stoop, and active lobby space.

The proposed development will provide needed housing to this increasingly dense neighborhood. Importantly, the design will seek to foster the Uptown district unique expressive character and sense of authenticity. The project will closely adhere to the established Uptown District Guidelines relative to this specific node and adjacencies.

- 7-story apartment building
- approximately 113 units
- parking for approximately 74 vehicles

PROJECT TIMELINE:

Start of Entitlement & Permitting: Q2 2020

Start of Construction: Q2 2021

End of Construction: Q2 2012

Site Overview

Zoning

Site Plan

Past Projects

IMAGES:

Project Site
Site Overview
Site Map
Zoning Map
Past Projects

LINK: none

PAGE URL: www.118WMercerStProject.com/project-overview

TAB: FLYER

TEXT: The flyer below was mailed to all households and businesses within a 500 foot radius of the project site.

IMAGES: Flyer Image

LINK: none

PAGE URL: www.118WMercerStProject.com/flyer

TAB: SURVEY

TEXT: Survey. Take our online survey to share your thoughts about the project site and components.

LINK: 118 W Mercer St Survey Click Here

PAGE URL: www.118WMercerStProject.com/survey

TAB: COMMENTS

TEXT: Hello and thank you for visiting 118 W Mercer Street Required Project Outreach page. Please feel free to leave your comments here.

All comments will be documented and submitted to the City as part of this process and are considered public comment.

118WMercerSt@earlyDRoutreach.com

118 W Mercer Street, Seattle, WA 98119

FORM:

Name *

First Name

Last Name

Email *

Message *

Send

LINK: Email- 118WMercerSt@earlyDRoutreach.com

PAGE URL: www.118WMercerStProject.com/comments

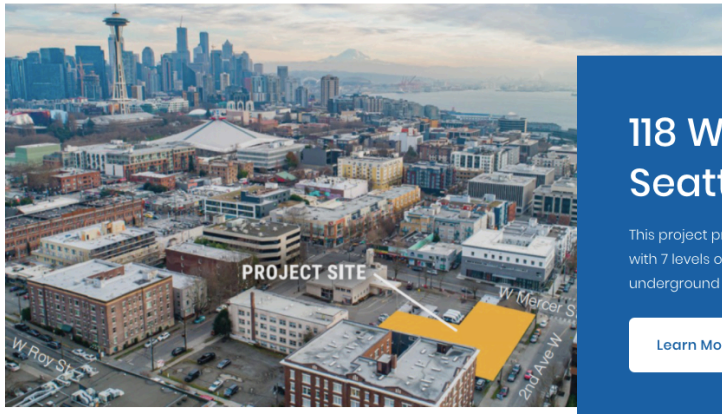
WEBSITE IMAGES

118 W Mercer St Project

[Project Overview](#)[Flyer](#)[Survey](#)[Comments](#)

Welcome to our Project Website, which is part of the City of Seattle's Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we're approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment.



118 W Mercer St. Seattle

This project proposes construction of a new building with 7 levels of residential apartments and underground parking.

[Learn More](#)

Contact us.

This outreach is part of the City of Seattle's required outreach process, in advance of Design Review. Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure.

118WMercerSt@earlyDRoutreach.com

118 W Mercer St, Seattle, WA 98119

118 W Mercer St Project

<mailto:118WMercerSt@earlyDRoutreach.com>

WEBSITE ANALYTICS

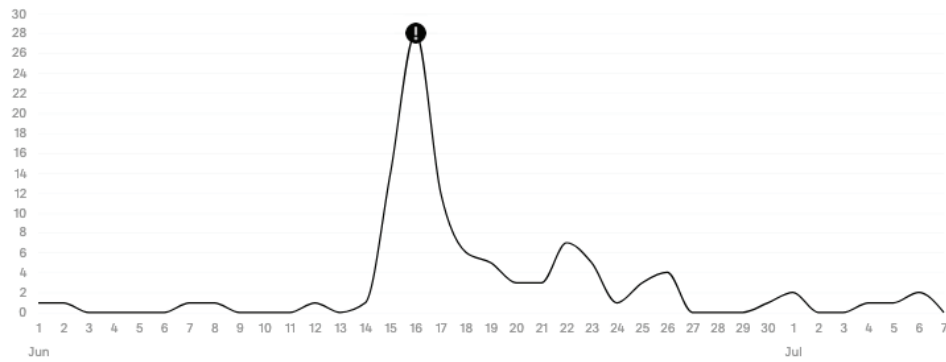
118 W Mercer St Project

Website Analytics

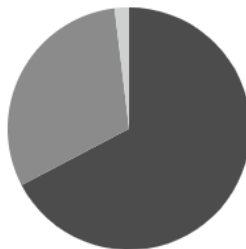
Traffic

Mon, Jun 1 – Tue, Jul 7, 2020

Custom

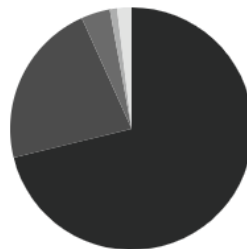


Visits by Device Type



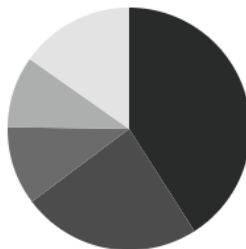
- Desktop
70 (67%)
- Mobile
32 (31%)
- Tablet
2 (2%)

Visits by Source



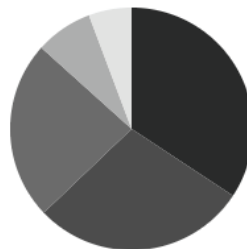
- Direct
74 (71%)
- Google
23 (22%)
- l.workplace.com
4 (4%)
- baidu.com
1 (1%)
- Others
2 (2%)

Visits by Browser



- Chrome
43 (41%)
- Mobile Safari
25 (24%)
- IE
11 (10%)
- Safari
10 (10%)
- Others
16 (15%)

Visits by Operating System



- Windows
36 (34%)
- macOS
30 (29%)
- iOS
25 (24%)
- Android
8 (8%)
- Others
6 (5%)

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Community Outreach: 118 W Mercer St Project

Email, Website and Survey Feedback Report

COMMENT PERIOD: June 15 – July 6, 2020

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Brief Description:	This project proposes construction of a new building with 7 levels of residential apartments and underground parking.
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Applicant:	SRM Development
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Neighborhood:	Queen Anne
In Equity Area:	No

Comment Total:

- From Website: 5
- From Email: 1
- From Survey: 56

Design-Related Comments

- **Design.** Several respondents noted that lower Queen Anne has many historical buildings and encouraged the project team to match the design to the surrounding area by utilizing a brick exterior that maintains the local character and vibe. One respondent encouraged a modern design with street appeal. 33% of survey respondents said that how the building design reflects the character of the street and surrounding area is most important about a building on this property; 23% said environmentally-friendly features and 17% said parking; others focused on lighting and art, design on all sides of the project, active and interesting pedestrian lobby and modulation, recesses and other features.
- **Height & Scale.** Several respondents expressed concern that the building height will obstruct existing views and encouraged the project to utilize a lower height to match the surrounding four-story buildings.
- **Eco-Friendly.** A few respondents encouraged an eco-friendly building with green energy and green spaces.
- **Landscaping/Exterior Space.** A couple of respondents encouraged utilizing native plants and landscape that incorporates Lower Queen Anne's existing style; another respondent encouraged cleaned-up, landscaped pedestrian areas. 32% of survey respondents noted that a generous, vibrant pedestrian environment was the most important consideration for the exterior space, 18% noted lighting and safety features; 13% noted connection and relationships of the sidewalk to residential at-grade units and 5% stated canopies and other features.
- **Garage.** One respondent encouraged the garage entrance to be pushed closer to Mercer St as the current location will create noise and pollution that will drift into nearby residential units.
- **Public Space.** One respondent noted that it's a highly walkable, dog-friendly neighborhood with strollers and wheelchairs and that sidewalk space should not be blocked by benches, garbage cans, bicycle or scooter parking.
- **Noise.** Several respondents expressed concern that the buildings adjacent to the project are old and have poor sound insulation, requesting that a space not be created that will add more noise to this residential area of the neighborhood and noting that a rooftop deck should be discouraged as that noise travel to the neighbors.

Non-Design-Related Comments

- **Existing Tenants.** Many respondents noted that Tup Tim Thai is a Seattle treasure/ landmark, and expressed serious concern the project will tear down beloved historic buildings and businesses and displace existing residential tenants.
- **Affordability.** Several respondents encouraged the project to provide affordable retail space and affordable housing or a mix between high, mid and low-income rents.
- **Retail.** Several respondents expressed support for retail space on the building's lower levels and more restaurant and food shops in the area, and noted that retail would be useful for traffic movement and safety.

- **Parking.** A few respondents encouraged the project to include parking.
- **Units.** One person encouraged having balconies people can put a table and chairs at, since “watchers” lead to a safer, more engaged neighborhood and less outside loitering.

Miscellaneous Comments

- **Opposition.** Many respondents expressed opposition toward the project, noting that the neighborhood does not need more expensive housing, that the area is cherished and that it is a time of economic uncertainty, and expressing concerns that a giant building will ruin the neighborhood.
- **Support.** A few respondents expressed support for the project, noting they are happy to see dilapidated buildings torn down and expressing support for improving the overall appeal of the neighborhood.
- **Inclusivity.** A few respondents encouraged the project team to create a building signaling more inclusivity and encouraged having young designers or BIPOC members on the building design team, and inquired how the design team will ensure black and indigenous people have space for housing in this development.
- **Homelessness.** One respondent noted that addressing homelessness is a top consideration for making this building successful, because neighborhoods are becoming public health hazards.
- **Miscellaneous.** One respondent encouraged the development of an RPZ zone from 2nd Ave West to 6th Ave West.

118 W Mercer St Project Survey

Thank you for taking the time to complete our survey for the **118 W Mercer St** project! This project proposes construction of a new, seven-level residential apartment with underground parking. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from June 15 to July 6, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the Public Records Act. Please do not share any sensitive or personal information within your responses.

1. What is your connection to this development project?

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I follow growth and development in Seattle
- ☐ Other

2. What is most important to you about a new building on this property?

- ☐ How the building design reflects the character of the street and surrounding buildings
- ☐ An active and interesting residential lobby that enlivens the corner of the block
- ☐ Features such as lighting and art that reflect the Uptown Arts & Cultural District and neighborhood identity
- ☐ Design that addresses all sides of the project
- ☐ Attractive, cohesive and complimentary materials that unify the building
- ☐ Modulation, recesses and other features that reduce the scale of the building
- ☐ Environmentally-Friendly Features
- ☐ Parking
- ☐ Other _____

3. What is the most important consideration for designing the exterior open space?

- ☐ A generous, vibrant pedestrian environment that includes wider sidewalks and additional at-grade open space with landscaping
- ☐ Connection and relationship of the pedestrian sidewalk to residential at-grade units through landscape screening and setbacks
- ☐ Canopies and other features that create a human scale, especially at-grade
- ☐ Lighting & Safety Features
- ☐ Other _____

4. Do you have any additional thoughts to share about the building design?

—

5. Is there anything specific about this neighborhood or property that would be important for us to know?

—

6. What do you think are the top considerations for making this building successful?

—

7. Anything else you'd like to add?

—

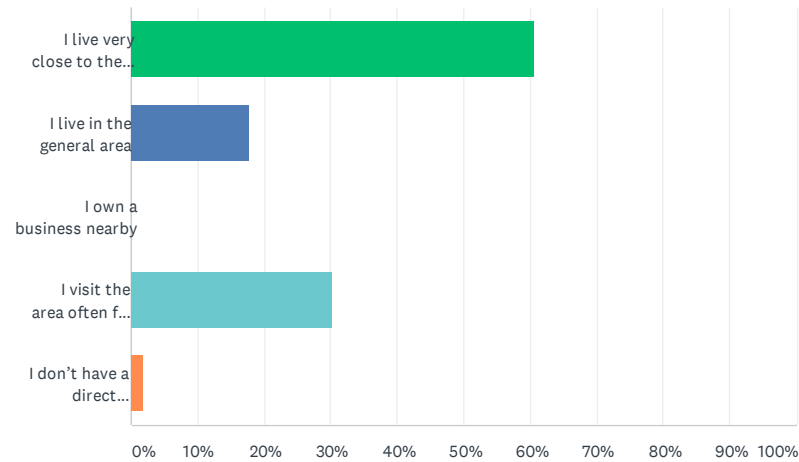
FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up Project #3036517-LU (118 W Mercer St) in the [Seattle Services Portal](#). To learn more about the early outreach for design review process, visit the [Department of Neighborhoods webpage](#). You may also send us an email at 118WMercerSt@earlyDRoutreach.com.

118 W Mercer Street Project Survey

Q1 What is your connection to this development project?

Answered: 56 Skipped: 0



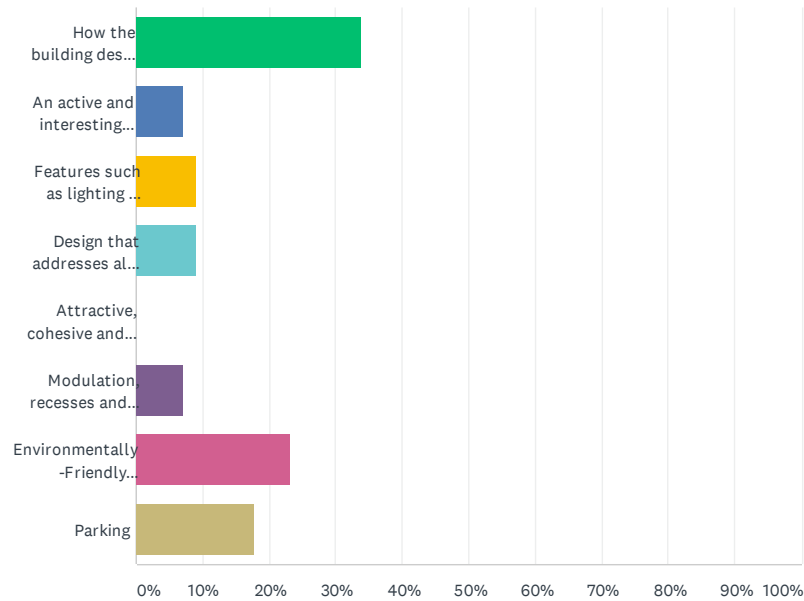
ANSWER CHOICES	RESPONSES	
I live very close to the project	60.71%	34
I live in the general area	17.86%	10
I own a business nearby	0.00%	0
I visit the area often for work or leisure	30.36%	17
I don't have a direct connection, but I follow growth and development in Seattle	1.79%	1
Total Respondents: 56		

#	OTHER (PLEASE SPECIFY)	DATE
1	I frequent the restaurant Tup Tim Thai and banking	6/25/2020 5:56 PM
2	I live at property to be replaced by your project	6/22/2020 10:26 PM
3	I will have to relocate because of the project.	6/16/2020 4:10 PM
4	I live in the to-be demolished apartment building "Uptown Apartments".	6/16/2020 2:29 PM

118 W Mercer Street Project Survey

Q2 What is most important to you about a new building on this property?

Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
How the building design reflects the character of the street and surrounding buildings	33.93%	19
An active and interesting residential lobby that enlivens the corner of the block	7.14%	4
Features such as lighting and art that reflect the Uptown Arts & Cultural District and neighborhood identity	8.93%	5
Design that addresses all sides of the project	8.93%	5
Attractive, cohesive and complimentary materials that unify the building	0.00%	0
Modulation, recesses and other features that reduce the scale of the building	7.14%	4
Environmentally-Friendly Features	23.21%	13
Parking	17.86%	10
Total Respondents: 56		

118 W Mercer Street Project Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	That this new building provides low-income housing for those around this city that are being displaced by new luxury high rise construction	6/30/2020 10:03 PM
2	Affordable housing. This neighborhood does not need more expensive housing.	6/25/2020 11:12 PM
3	that it has retail space affordable for the restaurant and others to do business	6/25/2020 5:56 PM
4	That it does not take away TUP TIM THAI. Please keep this restaurant open.	6/23/2020 4:49 PM
5	It's disgraceful	6/23/2020 1:31 PM
6	This is forcing residents to move without support	6/22/2020 10:26 PM
7	Brick exterior	6/22/2020 6:54 PM
8	That it is not any type of apartments. Queen Anne is losing the fibers of its unique tapestry to apartment buildings that are not necessary.	6/18/2020 3:46 PM
9	That is doesn't exist.	6/18/2020 8:10 AM
10	Block out views, noise of construction, and ruin the vibe of the community. We don't need anymore expensive apartment buildings in this city.	6/17/2020 11:29 PM
11	It will completely obliterate the view from my apartment	6/17/2020 5:44 PM
12	NO BUILDING	6/17/2020 9:00 AM
13	The loss of Seattle institution Tup Tim Thai	6/17/2020 5:58 AM
14	Maintain Tup Tim Thai	6/17/2020 12:28 AM
15	We don't need another fucking luxury apartment complex!	6/16/2020 11:36 PM
16	Most important to me is that there is not a new building. Tup Tim Thai is too valuable of a landmark.	6/16/2020 11:26 PM
17	Not tearing down beloved historic buildings and beloved restaurants!	6/16/2020 10:25 PM
18	SAVE TUP TIM THAI	6/16/2020 9:58 PM
19	This plot is zoned for mixed use - a retail spot would be useful for traffic movement and safety	6/16/2020 6:14 PM
20	So long as it doesn't affect from Tup Tim Thai restaurant staying open, then I don't really care.	6/16/2020 4:17 PM
21	That the restaurant operating there remain there	6/16/2020 3:56 PM
22	The safekeeping of the restaurant Tim Tup Thai which is in the project zone.	6/16/2020 2:29 PM
23	The loss of neighborhood establishments	6/16/2020 12:16 PM
24	None of these things interest me. The street and restaurants are just fine. We don't need more expensive housing	6/16/2020 2:19 AM
25	That it not be built. We don't need another apartment building on lower QA	6/15/2020 11:36 PM
26	How will you address income inequality and neighborhood needs with this housing. How will you ensure specifically black and indigenous people have space for housing in this development?	6/15/2020 11:13 PM
27	Affordable housing for current residence of the project site and other residence of Lower Queen Anne	6/15/2020 10:44 PM
28	I'm sad to see one more favorite place on lower Queen Anne forced out.	6/15/2020 9:50 PM
29	That it would have a bodega or restaurant at street level. Thai anyone?	6/15/2020 8:55 PM
30	Keeping the current building and businesses.	6/15/2020 8:35 PM
31	Keep TTT	6/15/2020 7:32 PM
32	Most importantly tup tim thai	6/15/2020 6:41 PM

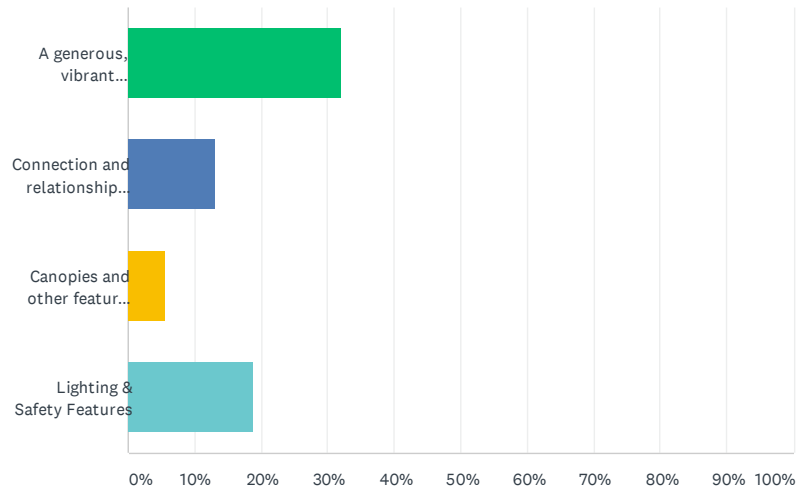
118 W Mercer Street Project Survey

33	That it not exist. I like it as it is.	6/15/2020 6:34 PM
34	More people and cars in an already crowded neighborhood	6/15/2020 6:10 PM

118 W Mercer Street Project Survey

Q3 What do you feel is the most important consideration for designing the exterior open space?

Answered: 53 Skipped: 3



ANSWER CHOICES	RESPONSES	
A generous, vibrant pedestrian environment that includes wider sidewalks and additional at-grade open space with landscaping	32.08%	17
Connection and relationship of the pedestrian sidewalk to residential at-grade units through landscape screening and setbacks	13.21%	7
Canopies and other features that create a human scale, especially at-grade	5.66%	3
Lighting & Safety Features	18.87%	10
Total Respondents: 53		

118 W Mercer Street Project Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Fitting into the neighborhood with maximum 5 levels like the rest of the neighborhood	7/1/2020 6:27 AM
2	We want the existing restaurant to STAY	6/23/2020 4:49 PM
3	Not cool	6/23/2020 1:31 PM
4	Using native plants and landscape design that incorporates QA style.	6/22/2020 10:38 PM
5	That it not be built.	6/18/2020 3:46 PM
6	everything sustainable, with natural vegetation	6/18/2020 11:45 AM
7	Not tearing down a small business that's been there for years.	6/18/2020 8:10 AM
8	Nothing, keep it as is.	6/17/2020 11:29 PM
9	Please don't make it so high!	6/17/2020 5:44 PM
10	NONE	6/17/2020 9:00 AM
11	Maintain Tup Tim Thai	6/17/2020 12:28 AM
12	DONT fucking need it!	6/16/2020 11:36 PM
13	None. I do not agree with this project.	6/16/2020 11:26 PM
14	Pleasant gardens. Low height. Don't create dark corridor. Keep sunshine.	6/16/2020 10:25 PM
15	SAVE TUP TIM THAI	6/16/2020 9:58 PM
16	Keep Tup Tim Thai open!	6/16/2020 4:17 PM
17	No one wants this. Keep Tup Tim Thai	6/16/2020 3:56 PM
18	That it doesn't hamper an already dense area	6/16/2020 12:16 PM
19	to keep the existing businesses there	6/16/2020 7:47 AM
20	None of these are needed	6/16/2020 2:19 AM
21	See #2 above	6/15/2020 11:36 PM
22	Making it open and available for the neighborhood, how does this improve the neighborhood besides being a home for more high income residents?	6/15/2020 11:13 PM
23	Don't create this building. Tup Tim Thai has been there forever and is a neighborhood staple. Don't ruin our neighborhood!!	6/15/2020 10:47 PM
24	Providing affordable options for those who currently Live and wish to remain in the neighborhood.	6/15/2020 10:44 PM
25	keep the current building - coming from an ARCHITECT	6/15/2020 8:35 PM
26	Not pushing out the current occupant.	6/15/2020 6:44 PM
27	Tup tim thai	6/15/2020 6:41 PM
28	That it not exist. I like it as it is.	6/15/2020 6:34 PM
29	You're eliminating a beloved restaurant, Tup Tim Thai	6/15/2020 6:10 PM

118 W Mercer Street Project Survey

Q4 Do you have any additional thoughts to share about the building design?

Answered: 47 Skipped: 9

118 W Mercer Street Project Survey

#	RESPONSES	DATE
1	This building does not reflect the rest of this neighborhood. You are adding 7 levels of residents and only 70+ parking spaces. You building will further reduce street parking which is already at a premium	7/1/2020 6:27 AM
2	Almost all surrounding buildings max out at 4 stories. Between this build and the one happening on the parking lot site on the same block, might as well say goodbye to the sunlight and character of LQA.	6/26/2020 12:35 PM
3	It would be nice to have BIPOC members on the building design team as part of the city's ongoing commitment to the community.	6/25/2020 11:12 PM
4	I think it looks big, boxy and the building of this one just continues to squeeze the area of it's light, uniqueness and open-ness	6/25/2020 5:56 PM
5	Yes, please do not add another really expensive apartment complex in lower Queen Anne that will remove our beloved local family owned restaurants.	6/23/2020 4:49 PM
6	This is disappointing, I will be moving just because of this, looks awful... building up higher in front of other buildings that are close, plus ruining this whole unique part of Queen Anne, thanks for driving out Seattle lovers that lived in this peaceful this area.... these new designs are seriously gross and have zero character to its surroundings.	6/23/2020 1:31 PM
7	Have you considered the residents living in the buildings you propose to eliminate? Will you offer those residents assistance to find other housing opportunities?	6/22/2020 10:26 PM
8	Lower Queen Anne has a lot of historical brick buildings and I believe this building will be an eyesore in a neighborhood full of classic architecture.	6/22/2020 6:54 PM
9	That it remains Tup Tim Thai and not become another luxury apartment building that people that work in the area can not afford to live in.	6/18/2020 3:46 PM
10	SUSTAINABILITY	6/18/2020 11:45 AM
11	Don't do it? Stop ruining our neighborhoods.	6/18/2020 8:10 AM
12	Stop building ridiculously expensive residential apartment buildings no one can afford. It ruins the community and the culture of the area.	6/17/2020 11:29 PM
13	I know this will make no difference whatsoever but I just had to register my opposition to this project however futile.	6/17/2020 5:44 PM
14	None	6/17/2020 3:46 PM
15	seriously, work something out for Tup Tim Thai - they're a landmark for the whole city, not just the neighborhood	6/17/2020 5:58 AM
16	Maintain Tup Tim Thai	6/17/2020 12:28 AM
17	We don't need another apartment building! I would much rather support the local businesses in the spot!	6/16/2020 11:36 PM
18	Please do not build here. Tup Tim Thai is a valuable part of this area. Too many businesses have been lost to new and "improved" buildings going up.	6/16/2020 11:26 PM
19	Don't tear down a family business that is an integral part of the local community. If you have to, build something that matters.	6/16/2020 10:59 PM
20	I don't want you to tear down historic, important buildings and businesses. If you are doing it anyway, then build something with classic architecture, No boxes. Don't darken the street by building too close to sidewalk/tall height. Absolutely needs significant parking.	6/16/2020 10:25 PM
21	Save tup tim thai	6/16/2020 9:58 PM
22	Actual balconies people can put a table and chairs at. Folks with a little bit of outside area creates more "watchers" and watchers lead to a safer more engaged neighborhood and less outside loitering. A second verbal vote for retail space(s).	6/16/2020 6:14 PM
23	Street Level Retail	6/16/2020 6:07 PM
24	Please ensure that the building design doesnt affect Tup Tim Thai restaurant from staying open	6/16/2020 4:17 PM

118 W Mercer Street Project Survey

25	I would prefer it if you didn't build because I live here.	6/16/2020 4:10 PM
26	I have lived in this neighborhood for many years and the last thing it needs is another apartment complex. There are 5 other brand new ones already. Tup Tim Thai is a Seattle staple and must remain.	6/16/2020 3:56 PM
27	I think to be fair to the neighborhood and to keep Seattle true, I feel offering retail space on the lower levels would be best, as Tim Tup Thai is literally one of the last genuine restaurants that give this area its personality. Walk in and see all the plaques and signed photos on his walls. I live in the apartments that will be torn down and that's fine, they are so old that Elvis stayed here when visiting for the worlds fair (true story). -they were brand new at the time. Please don't push Tup Tim out of the area!	6/16/2020 2:29 PM
28	The design is 7 stories. Apt buildings surrounding are 4. You will be stealing the views from many residents, making their homes extremely less welcoming. Consider staying in line with the other buildings. As well, the other buildings constructed by this company are NOT in line with the character and charm of Queen Anne, rather designed by architects with limited funds and want to make a lot of money. (Easy and fast to build)	6/16/2020 12:54 PM
29	to keep the businesses there and restaurants, that have been there for almost 30 years and still feed the community.	6/16/2020 7:47 AM
30	No more high rise buildings destroying the neighborhood	6/16/2020 6:45 AM
31	We don't need a new building design. Leave Tum tip Thai alone. We don't need more expensive housing or changes to the character of lower Queen anne	6/16/2020 2:19 AM
32	No	6/16/2020 1:08 AM
33	we don't want your shitty project here	6/16/2020 12:00 AM
34	No.	6/15/2020 11:36 PM
35	I'm concerned that this may involve tearing down Tup Tim Thai, a neighborhood institution that has been present since the 1980s. How does this project grow and provide for the neighborhood especially its current residents and workers?	6/15/2020 11:13 PM
36	Don't ruin our neighborhood with another giant building!	6/15/2020 10:47 PM
37	There wasn't any showing of a proposed design for the site.	6/15/2020 10:44 PM
38	The garage entrance needs to be pushed closer to Mercer St. The current location will create noise and pollution that will drift into nearby residential units. Further south will create distance between residential units the commerical spaces on Mercer St.	6/15/2020 10:36 PM
39	Don't do it. Tup Tim Thai is a city icon and should not be forced out for another overpriced apartment building...	6/15/2020 10:02 PM
40	It's a shame to see one more older section of lower Queen Anne being torn down. I used to work in the neighborhood and occasionally still visit. I barely recognize it with all the taller buildings these days. It's lost a lot of the charm of the neighborhood. Now it feels much like any other city anywhere else in the US. There isn't the same character.	6/15/2020 9:50 PM
41	More restaurant/food shops. The neighborhood can not afford to lose them.	6/15/2020 8:55 PM
42	GET THE FUCK OFF THIS PROPERTY. thank you.	6/15/2020 8:35 PM
43	Tup Tim Thai must stay	6/15/2020 7:32 PM
44	Why does LQA need another 7 story building along a very busy street?!?! Stop the madness!!!	6/15/2020 7:24 PM
45	Sad to see a corporate giant stomp out another family owned business! I've lived here all my life & Seattle continues to go downhill. Sad.	6/15/2020 6:44 PM
46	It's ugly and doesn't belong there.	6/15/2020 6:34 PM
47	We don't need another "luxury" apartment building on Lower Queen Anne. We will fight this.	6/15/2020 6:10 PM

118 W Mercer Street Project Survey

Q5 Is there anything specific about this neighborhood or property that would be important for us to know?

Answered: 49 Skipped: 7

118 W Mercer Street Project Survey

#	RESPONSES	DATE
1	See #4	7/1/2020 6:27 AM
2	You will be displacing Tup Tim Thai, which has been in this location for a considerable time	6/30/2020 10:03 PM
3	No	6/25/2020 11:12 PM
4	The restaurant has been a staple there for so many years. It is part of Queen Anne's history. I have been going there, enjoying the food and people since 1989. It would be a shame to lose a beloved restaurant to "progress", and "housing" needs.	6/25/2020 5:56 PM
5	Yes, please do not add another really expensive apartment complex in lower Queen Anne that will remove our beloved local family owned restaurants.	6/23/2020 4:49 PM
6	Yes, people will move... not only home owners but tenants that live very close, it will drive in chaos and disrupt peacefulness of this area. Pretty shameful to me, this just makes my decision easier to no longer be apart of wanting to live here with these Real estate overloads that can do whatever they want with others money, to build ugly buildings with zero character.	6/23/2020 1:31 PM
7	The buildings just adjacent to the project site are old and have very poor sound insulation, please don't create a space that will add more noise to this residential area of the neighborhood.	6/22/2020 10:38 PM
8	I think a 7 story building will obstruct views from existing buildings and residents. All the buildings in the surrounding blocks are no more than 4-5 stories. I believe this project will stand out and detract from the brick apartment buildings. Lower queen Anne is one of the few places in Seattle that has retained a neighborhood feel and has kept old buildings. This new building will tear down some of those beloved old buildings and force out local businesses and residents. This new building will bring in hundreds of new residents which will make parking impossible and drive up the rent in the area.	6/22/2020 6:54 PM
9	We do not need any more apartments. Leave Tup Tim Thai and Queen Anne alone!	6/18/2020 3:46 PM
10	mostly for our neighborhood we need to work on homelessness and affordable housing and social services to get people off the streets!!	6/18/2020 11:45 AM
11	That Tup Tim Thai is an institution and your disgusting people storage cereal box nightmare apartments are not wanted here.	6/18/2020 8:10 AM
12	Concern about the noise of construction and blocking views.	6/17/2020 11:29 PM
13	Happy to see the dilapidated buildings being torn down.	6/17/2020 3:46 PM
14	There are established local businesses on site you'd be putting out of business. Now is not the time to be taking business owners' livelihoods away. Also, you'd be creating more traffic and disruption to the already precarious, ongoing mess on Mercer. Queen Anne residents have been dealing with this for years already. you'd be making that intersection impossible to get around. Please stop this project.	6/17/2020 9:00 AM
15	Don't need another high rise building.	6/17/2020 7:52 AM
16	Tup Tim Thai is a restaurant that I frequently weekly and would hate to see this project impact them as a business	6/17/2020 12:28 AM
17	Yeah, DONT fucking build here!	6/16/2020 11:36 PM
18	Keep Tup Tim Thai!	6/16/2020 11:26 PM
19	Keep it within the community. Support the local people. Match the surrounding buildings isn't of creating something that doesn't belong	6/16/2020 10:59 PM
20	The old architecture is important to keep. Please don't tear down everything! Why does a quiet consulate have to take over a popular bar area? Don't ruin area and views of Space Needle. I don't want you to tear down historic, important buildings and businesses. If you are doing it anyway, then build something with classic architecture, No boxes. Don't darken the street by building too close to sidewalk/tall height. Absolutely , absolutely, absolutely needs significant parking.	6/16/2020 10:25 PM
21	SAVE TUP TIM THAI	6/16/2020 9:58 PM

118 W Mercer Street Project Survey

22	A bus line passes by often on its way to its restart area.	6/16/2020 6:14 PM
23	Tup Tim Thai is a Seattle institution! PLEASE PLEASE PLEASE consider a solution that allows them to remain!	6/16/2020 6:07 PM
24	Tup Tim Thai needs to stay open!!!	6/16/2020 4:17 PM
25	I live here.	6/16/2020 4:10 PM
26	Stay away from it. No one wants you here	6/16/2020 3:56 PM
27	If you guys could buy out that damn open-air parking lot too that's right next door, it would be perfect!	6/16/2020 2:29 PM
28	There is significant bad juju on that property.	6/16/2020 12:54 PM
29	pushing more density into a neighborhood and getting rid of services without sufficient infrastructure is poor planning	6/16/2020 12:16 PM
30	Consider the businesses	6/16/2020 7:47 AM
31	The Thai restaurant there is a local treasure., Saved the neighborhood feel.	6/16/2020 6:45 AM
32	Leave the property alone	6/16/2020 2:19 AM
33	Tup Tim Thai is a fundamental business in the area and it would be terrible to lose it.	6/16/2020 1:08 AM
34	yes please fuck off	6/16/2020 12:00 AM
35	To leave it the way it is now.	6/15/2020 11:36 PM
36	Very concerned about Tup Tim Thai and its status moving forward.	6/15/2020 11:13 PM
37	Tup Tim Thai has been an n this since for years! It is a staple of the LQA neighborhood. DO NOT make them go out of business!! Our neighbor has fought for them before and we will do it again.	6/15/2020 10:47 PM
38	Much of Lower Queen Anne is home to many low and middle income families and I would like for the project to incorporate the financial needs of those who currently live in the neighborhood. Especially given how the proposed project site is currently low/mid income residence.	6/15/2020 10:44 PM
39	This is a highly walkable neighborhood, dog friendly. Strollers and wheelchairs must pass along this avenue so sidewalk space is at a premium and should not be blocked by benches, garbage cans and/or bicycle/scooter parking. There are 2 retirement homes within 3 blocks. Noise transmission should be reduced to maintain the residential feel of this part of Uptown. I would discourage the rooftop deck as the noise from rooftop decks travel to the neighbors. Parking can also be difficult so limited parking is an issue. I would encourage the development of a RPZ zone. from 2nd Ave west to 6th Ave west.	6/15/2020 10:36 PM
40	Tup Tim Thai is a staple of this city. The house on the corner is an eye sore and should rightfully be renovated/remodeled/removed but don't force out the restaurant.	6/15/2020 10:02 PM
41	Lower Queen Anne used to have more character and charm all its own. There was a good mix of apartments and businesses. The buildings didn't all look so much the same. There was a good mix of restaurants and bars for lunches or after work get togethers. Tup Tim Thai has been a favorite place for almost 30 years. Don't tear them down.	6/15/2020 9:50 PM
42	Queen Anne Rocks!	6/15/2020 8:55 PM
43	There are businesses that have been here for decades, over 30 years even. Developers are ruining Seattle. The Seattle my family has loved for 80 years. There is absolutely no need for a new building and certainly not new apartments. These businesses are essential to Seattle and have dedicated customers. Tearing down the building is killing their business, family, customers, and Seattle.	6/15/2020 8:35 PM
44	We love the restaurant there! Please don't destroy them!!	6/15/2020 8:09 PM
45	LQA does NOT need another 7 story building along Mercer! Since the viaduct closed, traffic has doubled!!!!	6/15/2020 7:24 PM
46	Leave family owned businesses alone!	6/15/2020 6:44 PM

118 W Mercer Street Project Survey

47	Tup tim thai continues	6/15/2020 6:41 PM
48	You should leave it alone.	6/15/2020 6:34 PM
49	Lower QA is already overbuilt. With the pandemic and economy, do you really think you can fill yet another building in the area?	6/15/2020 6:10 PM

118 W Mercer Street Project Survey

Q6 What do you think are the top considerations for making this building successful?

Answered: 47 Skipped: 9

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#	RESPONSES	DATE
1	Reduce the number of floors and add parking spaces so that the off street parking in the neighborhood is not negatively impacted	7/1/2020 6:27 AM
2	Low income housing, commercial spaces provided for BIPOC businesses	6/30/2020 10:03 PM
3	Having affordable units in the building.	6/25/2020 11:12 PM
4	again, reasonable rent for any restaurants or stores that may be able to share the space. Keeping the feel and character of the area. Having it not look like huge structure that is impeding on the area. It really feels like all the buildings are starting to squish out the life and feel of lower Queen Anne.	6/25/2020 5:56 PM
5	Yes, please do not add another really expensive apartment complex in lower Queen Anne that will remove our beloved local family owned restaurants.	6/23/2020 4:49 PM
6	Build lower and make it unique compared to every older building around here... I highly doubt that will happen though and you will do whatever you want, this city is going down hill and I wouldn't be surprised if it all implodes in the upcoming years.	6/23/2020 1:31 PM
7	Incorporating the outside design into the neighborhood (matching the older brick or QA style homes in the neighborhood not the modern buildings)	6/22/2020 10:38 PM
8	I think if you must build this building, please make it no taller than 4 stories. Make the exterior brick. Please include extra parking. Lower Queen Anne is already a difficult place to park and building more buildings like this will exacerbate the problem.	6/22/2020 6:54 PM
9	It being built somewhere not in Queen Anne.	6/18/2020 3:46 PM
10	Addressing homelessness, because all neighborhoods are becoming public health hazards, so work on this first and foremost!!!	6/18/2020 11:45 AM
11	Not building it.	6/18/2020 8:10 AM
12	If they decided to not go through with it. WE DON'T NEED ANYMORE EXPENSIVE APARTMENT BUILDINGS IN THIS CITY.	6/17/2020 11:29 PM
13	Modern, street appeal, cleaned up and landscaped pedestrian areas.	6/17/2020 3:46 PM
14	No building. In this time of economic uncertainty, please reconsider. We do not need more apartment buildings. People can barely afford rent as is.	6/17/2020 9:00 AM
15	Keeping Tup Tim Thai.	6/17/2020 7:52 AM
16	Ensuring that Tup Tim Thai is unaffected	6/17/2020 12:28 AM
17	NOT being built!	6/16/2020 11:36 PM
18	Listen to the people in the area! We don't want a new building. We want Tup Tim Thai to stay.	6/16/2020 11:26 PM
19	COMMUNITY	6/16/2020 10:59 PM
20	Not building it! But parking, prettiness, and a low profile go a long way. Nothing like pretending (or insisting) everyone doesn't have car, building no parking and ruining it for the current residents and people who are long time visitors.	6/16/2020 10:25 PM
21	Save TUP Tim thai	6/16/2020 9:58 PM
22	Environmentally friendly, turn to finish, mixed use, 1 bedrooms, non-carpeted floors, rooftop leisure.	6/16/2020 6:14 PM
23	Minimizing impact to neighborhood, including the forced closure of TTT.	6/16/2020 6:07 PM
24	Keep Tup Tim Thai open	6/16/2020 4:17 PM
25	Environmentally friendly building practices and green spaces.	6/16/2020 4:10 PM
26	Your profits. That is the ONLY thing you care about and don't pretend different	6/16/2020 3:56 PM
27	I wouldn't know the technicalities, but from a residents point of view, my biggest concern was keeping the local vibe. Some of the newer apartments are so closed off, I think you're design of having open patios like the properties just next to the Seattle Center would be perfect in flowing	6/16/2020 2:29 PM

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w the area and taking in the surrounding neighborhood all behind and up the hill of Mercer St. The neighborhood is amazing and safe and quiet and there's tons of trees, -(it's the reason we moved here!)

28	Keeping the height in consideration of surrounding buildings. Being more thoughtful, artistically, to the architecture, rather than making it quick.	6/16/2020 12:54 PM
29	incorporate a section for the existing business, so they do have to close or move out of their community location.	6/16/2020 7:47 AM
30	Keep the local character.	6/16/2020 6:45 AM
31	Leave it alone so the neighborhood can keep its character	6/16/2020 2:19 AM
32	Building it somewhere else.	6/16/2020 1:08 AM
33	for you to fuck off	6/16/2020 12:00 AM
34	Incorporating Tup Tim Thai into it.	6/15/2020 11:36 PM
35	Providing part of the housing for low income residents, maintaining neighborhood character, assessing rampant inequalities in downtown Seattle without making this a developer cash grab in an already saturated luxury apartment market.	6/15/2020 11:13 PM
36	Not building it	6/15/2020 10:47 PM
37	Providing a mix between high/mid/and low income families.	6/15/2020 10:44 PM
38	Given that the Astro, Expo, and other properties have still not filled commercial spaces I question the need for more unfilled commercial space in this neighborhood.	6/15/2020 10:36 PM
39	Affordable, rent controlled apartments	6/15/2020 10:02 PM
40	Ease of access for tenants, too notch environmental protection and green energy.	6/15/2020 8:55 PM
41	Throwing it in the trash where it belongs. Keep the current building and leave the community alone.	6/15/2020 8:35 PM
42	Help find The Thai restaurant a home in Queen Anne!	6/15/2020 8:09 PM
43	Don't do it!!!! Read my other comments!!!	6/15/2020 7:24 PM
44	Build somewhere else!	6/15/2020 6:44 PM
45	Tup tim thai	6/15/2020 6:41 PM
46	That you not build it.	6/15/2020 6:34 PM
47	If you have to build it, provide parking - which is already at a premium.	6/15/2020 6:10 PM

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Q7 Anything else you'd like to add?

Answered: 37 Skipped: 19

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#	RESPONSES	DATE
1	No	6/25/2020 11:12 PM
2	Please consider what unique lower Queen Anne already has to offer. add to it. don't take it away.	6/25/2020 5:56 PM
3	No, just take this idea away.	6/23/2020 4:49 PM
4	Nope!	6/23/2020 1:31 PM
5	In light of recent events and the fact that QA is a very homogenous neighborhood it would be great to get designers that are POC to help create a building that signals more inclusivity.	6/22/2020 10:38 PM
6	I sincerely hope you reconsidering demolishing the beloved Tup Tim Thai and be considerate of the Lower Queen Anne neighborhood. Seattle is already becoming such a modular cheap high rise city and this neighborhood is one of the last to preserve a fraction of the original history and buildings. I am sure no one will read this survey anyway and it doesn't matter what I type into this box because I am sure you will just build it cheaply and quickly and with nearly 0 parking to turn a profit. But if for some reason someone actually reads this and actually cares what one resident in the neighbor thinks; please be considerate and thoughtful with your building. I am sure it will be around for a long time and make a huge impact on the neighborhood. We don't want more "modern buildings". We don't want high rises blocking our views. We already struggle to find parking. Please build something that compliments the historic brick buildings and please be thoughtful with your choices.	6/22/2020 6:54 PM
7	Do not build in our neighborhood.	6/18/2020 3:46 PM
8	A middle finger.	6/18/2020 8:10 AM
9	DON'T BUILD! YOU ARE RUINING THE CITY.	6/17/2020 11:29 PM
10	Will there be any affordable units in this building?	6/17/2020 5:44 PM
11	I'm happy to see new construction and the tearing down of old dilapidated buildings. This improves the overall appeal of the neighborhood. Thank you!	6/17/2020 3:46 PM
12	We want our peaceful QA neighborhood to remain that way. No more noise, construction or stupid high rent apartments. This won't make you money in the long run. Please don't kick the Thai restaurant owners out of their long running business.	6/17/2020 9:00 AM
13	Do not affect Tup Tim Thai. This is a very important restaurant to me and would hate to see it impacted by this building.	6/17/2020 12:28 AM
14	Don't build your apartment complex just for a bunch of amazon techies to move in and take over.	6/16/2020 11:36 PM
15	Please don't build here and push out Tup Tim Thai.	6/16/2020 11:26 PM
16	DO NOT DEMOLISH LOCAL BUSINESS	6/16/2020 10:59 PM
17	Please don't let development take over everything! That inner block in particular is cherished (Pagliacci's, Mecca, Racha, bookstore etc... If this block is built up you will have permanently ruined the view of the Space Needle for neighborhood. It will change the entire feel and lighting. At least preserve that!!!!	6/16/2020 10:25 PM
18	No	6/16/2020 9:58 PM
19	Parking for tenants so they dont take all street parking from existing building without built in parking. Again - mixed use and balconies.	6/16/2020 6:14 PM
20	If you haven't gathered yet, I'm a very loyal Tup Tim Thai patron. It's crucial that big projects like this doesn't impact small businesses. Please make this a big consideration in your design.	6/16/2020 4:17 PM
21	I live here and just got a flyer that my building will be gone within a year. You site a need for housing but there are empty units here and close nearby.	6/16/2020 4:10 PM
22	Leave Tup Tim Thai alone. Find another plot to ruin somewhere else	6/16/2020 3:56 PM
23	I hope you guys get approved! Please adjust you're design to include like 2 small retail spaces!	6/16/2020 2:29 PM
24	save Tup Tim Thai	6/16/2020 7:47 AM

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25	yes. fuck off.	6/16/2020 12:00 AM
26	Again, don't need any additional apartments	6/15/2020 11:36 PM
27	N/A	6/15/2020 11:13 PM
28	Don't ruin our neighborhood with another big building.	6/15/2020 10:47 PM
29	That's about it.	6/15/2020 10:44 PM
30	I understand we have increased the height of zoning but I feel the further you get away from the center of Uptown that the height should be reduced. 7 Stories is too tall. This building should be 5 stories.	6/15/2020 10:36 PM
31	Time to move. 2 projects on the same block with another one block east will be too much noise and activity for this quiet neighborhood. While inevitable, I was hoping the LQA expensive apartment churn could be overcome. Just a shame to the neighborhood.	6/15/2020 10:02 PM
32	Fuck developers who tear down buildings to put up apartments or whatever crap. Buy a field from a dairy farmer. Meat and dairy farmers take up more land than anything, is the #1 polluter of water, and highest contributor to green house gasses. Mind as well do some good if you're going to build.	6/15/2020 8:35 PM
33	LQA does not need another 7 story building!!!	6/15/2020 7:24 PM
34	Bully	6/15/2020 6:44 PM
35	please hel tum tim thai. Its a Seattle landmark	6/15/2020 6:41 PM
36	Don't do it.	6/15/2020 6:34 PM
37	This is a bad idea. We hope you fail.	6/15/2020 6:10 PM

PROJECT EMAILS/COMMENTS

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Subject: Form Submission - New Form

From: Squarespace <no-reply@squarespace.info> (Add as Preferred Sender)

Date: Mon, Jun 15, 2020 12:40 pm

To: 118wmercst@earlyDRoutreach.com

Name: Mike Kovarik

Email: mkek7481@gmail.com

Message: No thanks, gross, not a huge fan of being homeless. Pretty sure I have no say in any of this, yet I am highly opposed. If I do have a say, then it is an unequivocal No!

(Sent via [118 W Mercer St Project](#))

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Subject: Project Concern

From: Skyler Hardy <skyleralisehardy@gmail.com> (Add as Preferred Sender)

Date: Tue, Jun 16, 2020 11:30 pm

To: 118wmercst@earlydroutreach.com

Hello -

As a Seattleite who resides very close to this project, I am highly concerned about how your proposed project will impact Tup Tim Thai as a business. They have been around for over 20 years in this location with many loyal patrons. Disrupting this business will not bode well for the community. How do you plan on ensuring they aren't just another business that gets pushed out by greed and wealth?

Skyler Hardy

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Subject: Project Concern

From: Skyler Hardy <skyleralisehardy@gmail.com> (Add as Preferred Sender)

Date: Tue, Jun 16, 2020 11:30 pm

To: 118wmercst@earlydroutreach.com

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Skyler Hardy

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Subject:

Form Submission - New Form

From:

Squarespace <no-reply@squarespace.info>

Date:

Fri, Jun 19, 2020 12:03 pm

To:

118WMercerSt@earlyDRoutreach.com

Name:

Michael Lee

Email:

mike@myk-ll.com

Message:

Hello,

I'm an Interior Architect, born and raised in Seattle, who moved away to study, travel, and learn, spending 15+ years away, 8 of which were in New York City. I've recently come back only to find that the architecture and design community in Seattle is incredibly disappointing. I do not want to see another watered down modernist building with no soul be erected in my neighborhood, let alone the my city.

I highly encourage SRM Development to reconsider their collaboration on this project and choose a younger up-and-coming designer. Or at least hire someone to consult to make sure something is erected that will add beauty and value to the city, and not another eye sore.

I recommend ATMO Architecture and Studio Mykll who can collaborate and deliver something Seattle needs. ATMO Architecture is an Architecture firm in Tacoma owned by Anne Baker and Studio Mykll is an Interior Architecture studio in Seattle owned by Mike Lee. I would be more than happy to discuss further.

All the best,

mike

(Sent via 118 W Mercer St Project)

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Subject:

Form Submission - New Form

From:

Squarespace <no-reply@squarespace.info>

Date:

Tue, Jun 23, 2020 1:07 pm

To:

118WMercerSt@earlyDRoutreach.com

Name:

Mary Noe

Email:

marynoegm@gmail.com

Message:

I live in a unit at The Courtyard at Queen Anne Square. I am a 50 year resident of Queen Anne and have lived in The Courtyard at Queen Anne Square for 20 years. I have seen many changes over the years - some good, and some not so good, but all in all a great community to live in. My unit will be directly impacted by your project as I will lose my view of the Space Needle. Losing my view is not the important reason I'm writing even though that will be disappointing. The previous height restriction for our neighborhood was 4 stories and I'm aware that has been changed to 7 stories. Just because 7 stories can be built, it doesn't mean it SHOULD be built. There are many apartment buildings being built in Uptown and many of these buildings have vacancies. I feel a good compromise would be a 5 story building. I'm not against the project, I just feel 7 stories is excessive. Please re-consider.

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Subject: [v] [v] Form Submission - New Form

From: Squarespace <no-reply@squarespace.info> (Add as Preferred Sender)

Date: Fri, Jun 26, 2020 12:54 pm

To: 118WMercerSt@earlyDRoutreach.com

Name: Natalie Hodson

Email: natalie.hodson@gmail.com

Message: Hello,

I hope this finds you well. I am writing in response to your outreach letter about Project # 3036517-LU. I live in the Hamrick apartments down the street, and this is the second proposed construction project I've gotten a letter about on that very same block.

I am aware that these letters likely do very little. I am aware that Seattle wants to upzone the shit out of all their downtown-adjacent neighborhoods until they're all indiscernible, so this letter will be pretty useless. But I looked at your informational website and just want to say - this neighborhood is already incredibly dense and expensive. Providing "much needed density" is one thing for, say, Magnolia. But Lower Queen Anne is almost entirely apartment buildings of one kind or another. The project you're proposing will add probably 90ish apartments by 2022, but in the meantime will demolish several dozen and make this particular corner of LQA almost unlivable with all of the demo and construction happening (two projects on the same block). There are also more vacancies in this area than I've ever seen before, since people are moving out because they can't afford their rent during Covid. Does your project address affordable housing, the real issue in my neighborhood?

I'm sure this project will continue regardless of my opinions, but the most important thing some monstrously tall over-priced apartment can do for this neighborhood is giving people balconies and rooftop outdoor access so they reduce strain on the neighborhood's parks. Living here during the pandemic has shown how important outdoor access is, and if you actually want to do something for the neighborhood, it would be providing spaces like that so the rest of the neighborhood can enjoy less crowded parks.

One thing that has changed living here in the past few months is the noise. There is a new construction project down the street that makes it horribly loud starting at about 7 AM. Between that and the regular traffic and all of the proposed new builds, I'm not sure how happy any of us are living here.

But again...whatever. It's a city, and the plan is to stack us up as high as we can go. But please keep in mind finding ways to make your building actually affordable, and having dedicated green spaces for the building, as that is the one thing I think everyone is crying out for these days, far more than an "active lobby space."

Thanks for taking the time to read and listen. I hope you are staying safe and healthy.

Best,

Natalie

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Subject: [v] [v] Form Submission - New Form

From: Squarespace <no-reply@squarespace.info> (Add as Preferred Sender)

Date: Fri, Jun 26, 2020 5:50 pm

To: 118WMercerSt@earlyDRoutreach.com

Name: William Hancock

Email: Hancockw95@gmail.com

Message: To whom it may concern,

As a loyal patron of Tup Tim Thai for the past 6 months, I have grown fond of not only the food but also the owners. Tup Tim has been a staple in the Queen Anne community for years, and should not be torn down for another stupid ass- overpriced apartment building with no fucking parking. Small businesses, in general, have been the cornerstone of not only the local economy but also the national economy. They help provide local jobs, community resources, and reinvestment into other community resources. Your company, as well as the Seattle City Council should be ashamed of this proposal, and ashamed of potentially putting another small, local, and MINORITY OWNED busses in danger.

So, in summary, fuck you, fuck this proposal, fuck your company. Now, I'm gonna go support this business so fucks like you can't close it down.

(Sent via [118 W Mercer St Project](#))

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