

COMMUNITY OUTREACH REPORT

TAXUS HOUSE - 102 21ST AVE E, SEATTLE WA 98112

SDCI RECORD NUMBER: 3036778-EG

Project Description:

Proposed project to construct a new 4-story multifamily residential building with basement containing a mix of 47 residential dwelling units. Existing structure on site to be demolished. No parking proposed.

Project Team:

HyBrid Architecture, 1205 E. Pike Street - Suite 2D, Seattle, WA 98122, permit@hybridarc.com

Project Owner:

Great Expectations, LLC, 1112 Federal Avenue E, Seattle, WA 98102, ben@grtexp.co

Approved Method of Outreach Per DON Approval:

- Direct mailing flyers to all residences within 500ft (Printed, High Impact)
- Basic project web page (Electronic, 1 of 2 Multi-Pronged Electronic Outreach)
- Email Announcement to local community organizations (Electronic outreach, 2 of 2 Multi-Pronged Method)
- Online survey (Electronic, High-Impact)

Project Website Page:

<https://grtexp.co/taxus-house/>

Link to Online Survey:

<https://grtexp.co/taxus-house-survey/>

The project is located in the [Capitol Hill Neighborhood](#). Community Groups emailed include:

<u>Capitol Hill Community Organizations</u>	
• Cal Anderson Park Alliance	info@calandersonpark.org
• Capitol Hill Champion	caphilltod@gmail.com

• Capitol Hill Community Council	council@chnc-slc.org
• Capitol Hill EcoDistrict	dmoodie@capitolhillhousing.org
• Capitol Hill Historical Society	capitolhillpast@gmail.com
• Capitol Hill Community Roots Housing	info@communityrootshousing.org
• Capitol Hill Renters Initiative	abrennan@capitolhillhousing.org
• N Capitol Hill Neighborhood Assoc	info@nchna.com
• Pike-Pine Urban Neighborhood Council	Facebook @PPUNC
• Seattle Central College	(reference Standing Advisory Committee) Info.Center@seattlecolleges.edu
• Sustainable Capitol Hill	Facebook @SustainableCapitolHill
• Volunteer Park Conservatory	foc@volunteerparkconservatory.org

Outreach Planned approved by:

Cliff Duggan (he/his)
Administrative Specialist
Seattle Department of Neighborhoods
DON_DREarlyOutreach@seattle.gov
seattle.gov/neighborhoods

SUMMARY OF PUBLIC COMMENT

Response to Mailed Flyers

No response was received from the mailed flyers directly.

- Flyers were sent out to addresses within 500' on August 20th, 2020
- The receipt from the mailed flyers and the addresses are attached to this report for reference per job# 8191230
- The sample flyer is also attached to this report for reference.

Response from Basic Project Web Page

No response was received from the webpage directly.

- Basic Project Web Page: <https://grtexp.co/taxus-house/>

Response from Community Group Emails

All sent community group emails have been PDF'd and attached to this report for reference.

No direct responses were received from the community group announcements. The email announcement read:

"Good Afternoon-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

Taxus House is a mid-size development at the corner of 21st and Denny, near the intersection of Madison. It is in the Madison-Miller Urban Village and is steps from many amenities including the new Safeway, multiple gyms and restaurants, and a forthcoming Rapid Ride bus line.

It will contain 47 units, designed for maximum livability and affordability. The primary unit type will be an efficient one bedroom layout, with half the floors having spacious lofts. The building design will feature an elegant interior courtyard, and a prominent "front porch" to promote engagement with the community. Interior hallways and stairwells will be minimized for resident convenience and community safety in the era of COVID.

As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site.

Please note, that all information and comments submitted may become part of the public record. This survey will be open from August 15th, 2020 through September 30th, 2020. After that, we'll get started on the Design Review Process and other permitting steps.

For more information regarding the project, please see the following project website and the link to the project survey where you have an opportunity to provide our team with valuable insight regarding the project proposal. We look forward to hearing back from you.

Here's the website: <https://grtexp.co/taxus-house/>

And here's the survey: <https://grtexp.co/taxus-house-survey/>

Should you have additional questions or comments, please email me directly as I am the project contact for this project. Thank you kindly and have a wonderful day!

Best,

Scott Goodner | Design Project Manager

HYBRID architecture & assembly | 1205 east pike street, suite 2d | seattle, wa 98122 | [206-267-9277](tel:2062679277)

**Due to Covid-19, Hybrid offices will be open by appointment only; all office staff will be teleworking. Please utilize email as the first line of communication as desk phones will not be answered and voicemails intermittently checked."*

<end of email announcement>

Response from Online Survey

All collected responses have been recorded and attached to this report for reference.

- <https://grtexp.co/taxus-house-survey/>
- Questions on the Survey included:
 - What is your connection to this development project?
 - What is most important to you about a new building on this property?
 - We will be improving the sidewalks and landscaping at street-level. Which are most important for designing the public areas?
 - What are your biggest concerns about the project?
 - Is there anything specific or unique about this property or neighborhood that would be important for us to know?

Below is a summary of comments received from the public:

- 7 people total responded to the survey (5 of whom live very close to the project and 2 others who live in the general area)
- Characteristics that are important in the new building to everyone seemed to be that the building is designed with sustainability in mind and that there are thoughtful approaches to landscape and open space
- Two comments were received that the building should be family friendly
- Comments received from the public regarding improvements at sidewalk and street level / public area include:
 - The project should be design good for pedestrians including enough space to walk, lighting and safety considerations and landscape buffer between units and sidewalk
 - Lots of plants and landscape are encouraged through public comment
 - Attractive building materials at street level should be used
 - Eyes on the street and public safety should be addressed
- Concerns expressed by public comment include:
 - Construction noise and impacts
 - That the project may feel out of scale with other buildings nearby
 - That the project will make driving and parking in the neighborhood more challenging
 - That the project will contribute to gentrification and displacement
 - That the existing structure is being demolished
 - More two bedroom units are supported
 - Minimize impact to north adjacent property
- Specific and Unique Items about the existing property and neighborhood include:
 - Parking challenges
 - Project site has been vacant for years and overgrown.
- Support for project:
 - Support for added density was seen in two public comments
 - Public support for rear setback departure

Public Responses and Contact Info:

Timestamp	Email Address	First and last name	Phone number	What is your connection to this development project? (Select all that apply)
8/31/2020 19:40:28	julie@juliewilchins.com	Julie Wilchins	2063712586	I live very close to the project
9/1/2020 20:05:08	simon@ergotech.com	Simon Redman	5056104417	I live in the general area

9/2/2020 8:26:32	anfisa.rovinsky@gmail.com	anfisa rovinsky	4257613294	I live very close to the project
9/4/2020 21:48:10	caliciajo@gmail.com	Calicia Carson	1206565601 2	I live very close to the project
9/18/2020 7:42:45	chetn.mehta@gmail.com	Chetan Mehta	2137060194	I live in the general area
9/27/2020 19:53:20	heidioien@yahoo.com	Heidi Oien	2063938359	I live very close to the project
10/6/2020 17:22:22	jonagill@gmail.com	Jon Gill	1408386079 0	I live very close to the project

NOTICE OF COMMUNITY OUTREACH

TAXUS HOUSE - 102 21ST AVE E, SEATTLE, WA 98112

FLYER

Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project located at 102 21st Ave E. The project proposes a new residential structure containing 47 apartments, most of which are 1 bedroom units. Parking is not required in this zone per the Seattle Municipal Code, nor will it be provided.

The project team is just getting started on the planning now but construction could take place as early as Fall 2021. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. This survey will be open from August 31, 2020 through Sept 30th, 2020. After that, we'll get starting on the Design Review Process and other permitting steps. SDCI project number is 3036778-EG.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE

<https://grtexp.co/taxus-house/>

PROJECT SURVEY

<https://grtexp.co/taxus-house-survey/>

PROJECT CONTACT

permit@hybridarc.com

Units	47 units
Parking	No parking
Architect	Hybrid Architecture
Developer	Great Expectations LLC
Timeline	TBD, construction expected in late 2021, completion in late 2022
SDCI Project Number	3036778-EG



NOTICE OF COMMUNITY OUTREACH

TAXUS HOUSE - 102 21ST AVE E, SEATTLE, WA 98112



Project Developer
Great Expectations, LLC

HYBRID

Project Architect
HyBrid Architecture

MAILED FLYER TO: ADDRESSES

Parcel num	Major	Minor	Address	City	Zip code	Lot area (sq	Appraised	Appraised i
9.83E+09	982870	2840	1810 C 23R	SEATTLE	98122	1377	\$157,000	\$698,000
9.83E+09	982870	2765	2313 E DEN	SEATTLE	98122	3720	\$414,000	\$258,000
9.5E+09	949770	140	102 21ST A	SEATTLE	98112	7881	#####	\$1,000
9.5E+09	949770	136	108 B 21ST	SEATTLE	98112	1237	\$204,000	\$448,000
9.5E+09	949770	135	108 A 21ST	SEATTLE	98112	1225	\$204,000	\$448,000
9.5E+09	949770	134	106 21ST A	SEATTLE	98112	1551	\$204,000	\$488,000
9.5E+09	949770	131	120 B 21ST	SEATTLE	98112	984	\$172,000	\$432,000
9.5E+09	949770	130	110 21ST A	SEATTLE	98112	4000	\$900,000	\$252,000
9.5E+09	949770	129	120 A 21ST	SEATTLE	98112	995	\$172,000	\$432,000
9.5E+09	949770	128	116 B 21ST	SEATTLE	98112	991	\$172,000	\$432,000
9.5E+09	949770	127	116 A 21ST	SEATTLE	98112	974	\$172,000	\$432,000
9.5E+09	949770	126	114 A 21ST	SEATTLE	98112	1235	\$172,000	\$432,000
9.5E+09	949770	125	114 B 21ST	SEATTLE	98112	1388	\$172,000	\$432,000
9.5E+09	949770	121	118 A 21ST	SEATTLE	98112	1020	\$172,000	\$432,000
9.5E+09	949770	120	118 B 21ST	SEATTLE	98112	1230	\$172,000	\$432,000
9.5E+09	949770	118	127 D 21ST	SEATTLE	98112	929	\$140,000	\$446,000
9.5E+09	949770	117	127 C 22ND	SEATTLE	98112	780	\$140,000	\$425,000
9.5E+09	949770	116	127 A 22ND	SEATTLE	98112	780	\$140,000	\$425,000
9.5E+09	949770	115	127 B 22ND	SEATTLE	98112	1114	\$172,000	\$416,000
9.5E+09	949770	110	119 22ND	SEATTLE	98112	4000	\$662,000	\$0
9.5E+09	949770	105		SEATTLE		4000	\$662,000	\$0
9.5E+09	949770	103	109D 22ND	SEATTLE	98112		\$100,700	\$0
9.5E+09	949770	102	109C 22ND	SEATTLE	98112		\$101,100	\$0
9.5E+09	949770	101	109B 22ND	SEATTLE	98112		\$122,600	\$0
9.5E+09	949770	100	109E 22ND	SEATTLE	98112	4000	\$122,600	\$477,000
9.5E+09	949770	99	109F 22ND	SEATTLE	98112		\$107,700	\$0
9.5E+09	949770	98	109A 22ND	SEATTLE	98112		\$107,300	\$0
9.5E+09	949770	95	107 22ND	SEATTLE	98112	3250	\$476,000	\$247,000
9.5E+09	949770	90	105 22ND	SEATTLE	98112	3980	\$532,000	\$72,000
9.5E+09	949770	85	2110 E MA	SEATTLE	98112	3638	#####	\$1,000
9.5E+09	949770	75	2112 E DEN	SEATTLE	98122	8800	#####	#####
9.5E+09	949770	73	121 C 21ST	SEATTLE	98112	1242	\$204,000	\$589,000
9.5E+09	949770	72	121 D 21ST	SEATTLE	98112	1225	\$204,000	\$589,000
9.5E+09	949770	71	121 A 21ST	SEATTLE	98112	1475	\$204,000	\$589,000
9.5E+09	949770	70	121 B 21ST	SEATTLE	98112	1462	\$204,000	\$589,000
9.5E+09	949770	65	115 21ST A	SEATTLE	98112	4776	#####	\$0
9.5E+09	949770	60	111 21ST A	SEATTLE	98112	4374	#####	#####
9.5E+09	949770	55	107 D 21ST	SEATTLE	98112	2020	\$334,000	\$535,000
9.5E+09	949770	54	107 C 21ST	SEATTLE	98112	661	\$172,000	\$384,000
9.5E+09	949770	53	107 A 21ST	SEATTLE	98112	587	\$172,000	\$393,000
9.5E+09	949770	51	2020 E DEN	SEATTLE	98122	3200	\$736,000	#####
9.5E+09	949770	50	2014 E DEN	SEATTLE	98122	3209	\$738,000	\$951,000
9.5E+09	949770	46		SEATTLE		1533	\$482,800	\$0
9.5E+09	949770	45		SEATTLE		2736	\$861,800	\$0
9.5E+09	949770	40		SEATTLE		3539	#####	\$0
9.5E+09	949770	35		SEATTLE		3599	#####	\$0

9.5E+09	949770	30	SEATTLE		4800	\$1,000	\$0
9.5E+09	949770	20	SEATTLE		8800	\$1,000	\$0
9.5E+09	949770	11	2026 E MA SEATTLE	98122	7700	#####	\$0
9.5E+09	949770	10	2020 E MA SEATTLE	98122	4512	\$0	#####
8.73E+09	872760	0	148 22ND / SEATTLE	98112	4180	\$162,100	\$286,900
8.08E+09	808093	0	2201 E MA SEATTLE	98112	93407	#####	#####
7.38E+09	738400	0	133 22ND / SEATTLE	98112	4200	\$315,000	\$366,000
7.23E+09	722850	1825	1653 21ST SEATTLE	98122	10956	#####	#####
7.23E+09	722850	875	1658 21ST SEATTLE	98122	8722	#####	\$1,000
7.23E+09	722850	720	2113 E OLI' SEATTLE	98122	15138	#####	\$1,000
7.23E+09	722850	605	2203 E OLI' SEATTLE	98122	1989	\$185,000	\$622,000
6.71E+09	670550	0	2111 E JOH SEATTLE	98112	12600	\$246,100	\$128,900
6.39E+09	639150	0	110 19TH / SEATTLE	98112	6436	\$207,700	\$340,300
6.09E+09	609425	0	1804 19TH SEATTLE	98122	19201	\$133,900	\$425,100
3.67E+09	366750	150	2011 E JAN SEATTLE	98112	2232	\$334,000	\$265,000
3.67E+09	366750	149	2005 E JAN SEATTLE	98112	905	\$172,000	\$390,000
3.67E+09	366750	148	2003 E JAN SEATTLE	98112	591	\$172,000	\$390,000
3.67E+09	366750	147	2001 E JAN SEATTLE	98112	1073	\$172,000	\$390,000
3.67E+09	366750	145	128 20TH / SEATTLE	98112	4800	\$792,000	\$724,000
3.67E+09	366750	140	126 20TH / SEATTLE	98112	4800	#####	\$601,000
3.67E+09	366750	135	122 20TH / SEATTLE	98112	4800	#####	\$601,000
3.67E+09	366750	133	116 C 20TH SEATTLE	98112	1357	\$172,000	\$396,000
3.67E+09	366750	132	116 B 20TH SEATTLE	98112	494	\$172,000	\$393,000
3.67E+09	366750	131	116 A 20TH SEATTLE	98112	1145	\$172,000	\$396,000
3.67E+09	366750	130	118 20TH / SEATTLE	98112	1564	\$204,000	\$745,000
3.67E+09	366750	115	2000 E JAN SEATTLE	98112	1018	\$234,100	\$0
3.67E+09	366750	109	152B 20TH SEATTLE	98112	845	\$172,000	\$638,000
3.67E+09	366750	108	154B 20TH SEATTLE	98112	786	\$172,000	\$638,000
3.67E+09	366750	107	152A 20TH SEATTLE	98112	1155	\$172,000	\$638,000
3.67E+09	366750	106	154A 20TH SEATTLE	98112	814	\$172,000	\$638,000
3.67E+09	366750	105	2010 E JAN SEATTLE	98112	3600	\$532,000	\$640,000
3.67E+09	366750	100	1920 E JOH SEATTLE	98112	1207	\$204,000	\$678,000
3.67E+09	366750	97	201 20TH / SEATTLE	98112	1259	\$204,000	\$712,000
3.67E+09	366750	70	117 20TH / SEATTLE	98112	12614	#####	#####
3.67E+09	366750	58	127 D 20TH SEATTLE	98112	1146	\$172,000	\$436,000
3.67E+09	366750	57	127 C 20TH SEATTLE	98112	1156	\$172,000	\$436,000
3.67E+09	366750	56	125 B 20TH SEATTLE	98112	1262	\$204,000	\$424,000
3.67E+09	366750	55	125 A 20TH SEATTLE	98112	1246	\$204,000	\$418,000
3.67E+09	366750	50	1919 E JOH SEATTLE	98112	3098	\$397,000	\$539,000
3.67E+09	366750	45	133 20TH / SEATTLE	98112	3942	\$532,000	\$468,000
3.67E+09	366750	35	1915 E JOH SEATTLE	98112	2560	\$397,000	\$546,000
3.67E+09	366750	17	120 B 19TH SEATTLE	98112	1300	\$204,000	\$580,000
3.67E+09	366750	5	116 19TH / SEATTLE	98112	7800	\$842,000	\$10,000
3.33E+09	332504	9072	1754 23RD SEATTLE	98122	1383	\$140,000	\$587,000
3.33E+09	332504	9071	1750 23RD SEATTLE	98122	1320	\$125,000	\$514,000
3.33E+09	332504	9070	1752 23RD SEATTLE	98122	1317	\$125,000	\$514,000
3.33E+09	332504	9066	1740 23RD SEATTLE	98122	1506	\$125,000	\$527,000

3.33E+09	332504	9053 1711 20TH SEATTLE	98122	6871 #####	\$344,000
3.33E+09	332504	9052 1713 22ND SEATTLE	98122	4746 #####	\$0
3.33E+09	332504	9051 1715 22ND SEATTLE	98122	4746 #####	\$0
3.33E+09	332504	9045 2118 E OLI' SEATTLE	98122	6764 #####	\$1,000
3.33E+09	332504	9042 2001 E MA SEATTLE	98122	44188 #####	#####
3.33E+09	332504	9040 1719 22ND SEATTLE	98122	6102 #####	\$0
3.33E+09	332504	9032 1756 23RD SEATTLE	98122	1386 \$140,000	\$587,000
3.33E+09	332504	9030 1742 23RD SEATTLE	98122	2031 \$125,000	\$527,000
3.33E+09	332504	9029 1732 23RD SEATTLE	98122	1258 \$125,000	\$499,000
3.33E+09	332504	9028 1701 23RD SEATTLE	98122	4800 #####	\$1,000
3.33E+09	332504	9027 2210 E OLI' SEATTLE	98122	2400 \$316,000	\$215,000
3.33E+09	332504	9026 1709 23RD SEATTLE	98122	4560 #####	\$1,000
3.33E+09	332504	9019 2202 E OLI' SEATTLE	98122	5110 #####	#####
3.33E+09	332504	9014 SEATTLE		6797 #####	\$0
3.33E+09	332504	9012 2014 E MA SEATTLE	98122	6159 #####	#####
3.33E+09	332504	9008 1715 20TH SEATTLE	98122	6208 #####	\$364,000
3.33E+09	332504	9007 1700 20TH SEATTLE	98122	3309 #####	\$264,500
3.33E+09	332504	9002 1916 E MA SEATTLE	98122	20488 \$472,800	#####
3.04E+09	304320	192 1801A 20TH SEATTLE	98122	\$201,400	\$0
3.04E+09	304320	191 1801B 20TH SEATTLE	98122	\$158,800	\$0
3.04E+09	304320	190 1801C 20TH SEATTLE	98122	\$158,800	\$0
3.04E+09	304320	189 1801D 20TH SEATTLE	98122	\$196,000	\$0
3.04E+09	304320	188 1801E 20TH SEATTLE	98122	\$196,000	\$0
3.04E+09	304320	187 1801F 20TH SEATTLE	98122	\$158,800	\$0
3.04E+09	304320	186 1801G 20TH SEATTLE	98122	\$158,900	\$0
3.04E+09	304320	185 1801H 20TH SEATTLE	98122	4800 \$259,300	\$1,000
3.04E+09	304320	180 1803 20TH SEATTLE	98122	4800 \$792,000	\$10,000
3.04E+09	304320	175 1811 20TH SEATTLE	98122	4800 #####	#####
3.04E+09	304320	173 1815 A 20TH SEATTLE	98122	1208 \$189,000	\$376,000
3.04E+09	304320	172 1815 B 20TH SEATTLE	98122	646 \$189,000	\$302,000
3.04E+09	304320	171 1817 A 20TH SEATTLE	98122	739 \$189,000	\$302,000
3.04E+09	304320	169 1817 B 20TH SEATTLE	98122	1319 \$189,000	\$302,000
3.04E+09	304320	168 1819 A 20TH SEATTLE	98122	3134 \$189,000	\$376,000
3.04E+09	304320	167 1819 B 20TH SEATTLE	98122	651 \$189,000	\$302,000
3.04E+09	304320	166 1821 A 20TH SEATTLE	98122	750 \$189,000	\$302,000
3.04E+09	304320	165 1821 B 20TH SEATTLE	98122	1152 \$189,000	\$302,000
3.04E+09	304320	164 1823 20TH SEATTLE	98122	669 \$140,000	\$767,000
3.04E+09	304320	163 1825 20TH SEATTLE	98122	608 \$140,000	\$758,000
3.04E+09	304320	162 1923 E DEN SEATTLE	98122	639 \$140,000	\$677,000
3.04E+09	304320	161 1921 E DEN SEATTLE	98122	654 \$140,000	\$772,000
3.04E+09	304320	160 1919 E DEN SEATTLE	98122	738 \$140,000	\$792,000
3.04E+09	304320	159 1917 E DEN SEATTLE	98122	1492 \$140,000	\$794,000
3.04E+09	304320	145 1909 E DEN SEATTLE	98122	4800 #####	\$343,000
3.04E+09	304320	108 2011 D E D SEATTLE	98122	911 \$172,000	\$701,000
3.04E+09	304320	107 2011 C E D SEATTLE	98122	847 \$172,000	\$729,000
3.04E+09	304320	106 2011 B E D SEATTLE	98122	808 \$172,000	\$723,000
3.04E+09	304320	105 2005 C E D SEATTLE	98122	849 \$172,000	\$729,000

3.04E+09	304320	104 2005 D E D SEATTLE	98122	895	\$172,000	\$701,000
3.04E+09	304320	103 2005 B E D SEATTLE	98122	804	\$172,000	\$723,000
3.04E+09	304320	102 2011 A E D SEATTLE	98122	1652	\$172,000	\$739,000
3.04E+09	304320	101 2005 A E D SEATTLE	98122	1392	\$172,000	\$750,000
3.04E+09	304320	100 1818 20TH SEATTLE	98122	8624	#####	#####
3.04E+09	304320	95 1806 20TH SEATTLE	98122	6600	#####	\$195,000
3.04E+09	304320	90 1802 20TH SEATTLE	98122	5400	#####	#####
3.04E+09	304320	65 107 B 21ST SEATTLE	98112	1510	\$172,000	\$384,000
3.04E+09	304320	45 100 20TH A SEATTLE	98112	19282	#####	#####
3.04E+09	304320	40 1924 E DEN SEATTLE	98122	1015	\$233,400	\$344,600
3.04E+09	304320	39 1922 E DEN SEATTLE	98122	599	\$137,700	\$475,300
3.04E+09	304320	38 1920 E DEN SEATTLE	98122	599	\$137,700	\$475,300
3.04E+09	304320	37 1918 E DEN SEATTLE	98122	599	\$137,700	\$475,300
3.04E+09	304320	36 1916 E DEN SEATTLE	98122	599	\$137,700	\$475,300
3.04E+09	304320	35 107B 20TH SEATTLE	98112	946	\$172,000	\$770,000
3.04E+09	304320	34 1914 E DEN SEATTLE	98122	1387	\$319,000	\$302,000
3.04E+09	304320	33 105B 20TH SEATTLE	98112	957	\$172,000	\$737,000
3.04E+09	304320	32 105A 20TH SEATTLE	98112	1481	\$172,000	\$737,000
3.04E+09	304320	31 107A 20TH SEATTLE	98112	1056	\$172,000	\$771,000
3.04E+09	304320	28 109 C 20TH SEATTLE	98112	1385	\$204,000	\$779,000
3.04E+09	304320	27 109 B 20TH SEATTLE	98112	1047	\$172,000	\$777,000
3.04E+09	304320	26 109 A 20TH SEATTLE	98112	1424	\$204,000	\$779,000
3.04E+09	304320	25 111 A 20TH SEATTLE	98112	1077	\$172,000	\$777,000
3.04E+09	304320	24 111 B 20TH SEATTLE	98112	795	\$140,000	\$771,000
3.04E+09	304320	23 111 C 20TH SEATTLE	98112	1058	\$172,000	\$777,000
3.04E+09	304320	12 104A 19TH SEATTLE	98112	1261	\$204,000	\$870,000
3.04E+09	304320	11 104B 19TH SEATTLE	98112	1264	\$204,000	\$868,000
3.04E+09	304320	5 1908 E DEN SEATTLE	98122	2480	\$397,000	\$498,000
3.04E+09	304320	1 SEATTLE		651	\$1,000	\$0
2.83E+09	282504	9005 2200 E MA SEATTLE	98112	25337	#####	#####
1.81E+09	181380	35 2312 E DEN SEATTLE	98122	4287	\$793,000	#####
1.41E+09	140730	140 2037 E MA SEATTLE	98122	2407	\$842,400	\$1,000
1.41E+09	140730	135 1721 22ND SEATTLE	98122	6615	\$0	#####
1.41E+09	140730	111 2239 E MA SEATTLE	98112	7948	#####	\$1,000
1.41E+09	140730	106 2227 E MA SEATTLE	98112	6813	#####	\$1,000
1.41E+09	140730	104 SEATTLE		2800	\$952,000	\$0
1.41E+09	140730	70 2301 E MA SEATTLE	98112	10088	#####	#####
1.41E+09	140730	55 2301 E DEN SEATTLE	98122	3200	\$330,000	\$454,000
1.41E+09	140730	50 2303 E DEN SEATTLE	98122	3200	\$373,000	\$441,000
1.41E+09	140730	49 2307 E DEN SEATTLE	98122	3200	\$414,000	\$583,000
1.41E+09	140730	45 1828 23RD SEATTLE	98122	4800	#####	\$164,000
1.41E+09	140730	36 1822 B 23R SEATTLE	98122	2158	\$157,000	\$589,000
1.41E+09	140730	35 1822 A 23F SEATTLE	98122	1395	\$157,000	\$589,000
1.41E+09	140730	34 1820 B 23R SEATTLE	98122	1370	\$157,000	\$589,000
1.41E+09	140730	33 1820 A 23F SEATTLE	98122	1593	\$125,000	\$526,000
1.41E+09	140730	32 1826 B 23R SEATTLE	98122	1584	\$125,000	\$526,000
1.41E+09	140730	31 1826 A 23F SEATTLE	98122	1380	\$157,000	\$515,000

1.41E+09	140730	30 1824 B 23R SEATTLE	98122	1386	\$157,000	\$589,000
1.41E+09	140730	29 1824 A 23F SEATTLE	98122	1752	\$157,000	\$589,000
1.41E+09	140730	27 1814 B 23R SEATTLE	98122	956	\$130,000	\$517,000
1.41E+09	140730	26 1814 A 23F SEATTLE	98122	1563	\$130,000	\$523,000
1.41E+09	140730	25 1816 C 23R SEATTLE	98122	1038	\$130,000	\$486,000
1.41E+09	140730	24 1816 B 23R SEATTLE	98122	867	\$130,000	\$501,000
1.41E+09	140730	23 1816 A 23F SEATTLE	98122	1108	\$130,000	\$471,000
1.41E+09	140730	22 1818 C 23R SEATTLE	98122	1240	\$125,000	\$431,000
1.41E+09	140730	21 1818 B 23R SEATTLE	98122	913	\$125,000	\$444,000
1.41E+09	140730	20 1818 A 23F SEATTLE	98122	1167	\$125,000	\$431,000
1.41E+09	140730	14 1812 A 23F SEATTLE	98122	2278	\$157,000	\$476,000
1.41E+09	140730	13 1812 B 23R SEATTLE	98122	841	\$140,000	\$478,000
1.41E+09	140730	12 1812 C 23R SEATTLE	98122	1173	\$125,000	\$427,000
1.41E+09	140730	10 1806 23RD SEATTLE	98122	8400	#####	\$0
1.41E+09	140730	5 1800 23RD SEATTLE	98122	4800	\$492,000	\$632,000
1.3E+09	130330	300 156 20TH / SEATTLE	98112	3639	\$532,000	\$10,000
1.3E+09	130330	295 2009 E JOH SEATTLE	98112	3923	\$532,000	\$331,000
1.3E+09	130330	290 2013 E JOH SEATTLE	98112	3785	\$532,000	\$146,000
9.55E+08	95500	600 120 23RD / SEATTLE	98112	6740	#####	#####
9.55E+08	95500	552 2215 E JOH SEATTLE	98112	2111	\$154,000	\$533,000
9.55E+08	95500	551 SEATTLE		29	\$6,500	\$0
9.55E+08	95500	550 SEATTLE		3174	\$714,100	\$0
9.55E+08	95500	530 136 22ND / SEATTLE	98112	4200	\$945,000	#####
9.55E+08	95500	525 130 22ND / SEATTLE	98112	4200	\$662,000	\$177,000
9.55E+08	95500	515 126 22ND / SEATTLE	98112	5016	#####	\$842,400
9.55E+08	95500	480 109 23RD / SEATTLE	98112	35360	#####	#####
9.55E+08	95500	476 2217 E JOH SEATTLE	98112	952	\$154,000	\$505,000
9.55E+08	95500	475 135 23RD / SEATTLE	98112	2186	\$264,000	\$622,000
9.55E+08	95500	470 137 23RD / SEATTLE	98112	4200	\$561,000	\$444,000
9.55E+08	95500	465 154 21ST A SEATTLE	98112	4200	\$528,000	\$97,000
9.55E+08	95500	460 152 21ST A SEATTLE	98112	4200	\$662,000	\$145,000
9.55E+08	95500	455 148 21ST A SEATTLE	98112	1800	\$204,000	\$490,000
9.55E+08	95500	454 146 A 21ST SEATTLE	98112	1287	\$204,000	\$523,000
9.55E+08	95500	453 146 B 21ST SEATTLE	98112	1114	\$204,000	\$462,000
9.55E+08	95500	450 142 21ST A SEATTLE	98112	4200	\$662,000	\$675,000
9.55E+08	95500	448 140 B 21ST SEATTLE	98112	1059	\$172,000	\$469,000
9.55E+08	95500	447 140 A 21ST SEATTLE	98112	1056	\$172,000	\$469,000
9.55E+08	95500	446 138 B 21ST SEATTLE	98112	1044	\$172,000	\$391,000
9.55E+08	95500	445 138 A 21ST SEATTLE	98112	1044	\$172,000	\$475,000
9.55E+08	95500	442 132D 21ST SEATTLE	98112	856	\$172,000	\$671,000
9.55E+08	95500	441 132C 21ST SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	440 132B 21ST SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	439 132A 21ST SEATTLE	98112	944	\$172,000	\$671,000
9.55E+08	95500	438 130D 21ST SEATTLE	98112	864	\$172,000	\$671,000
9.55E+08	95500	437 130C 21ST SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	436 130B 21ST SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	435 130A 21ST SEATTLE	98112	936	\$172,000	\$671,000

9.55E+08	95500	431 128 21ST A SEATTLE	98112	1444	\$204,000	\$701,000
9.55E+08	95500	430 126 21ST A SEATTLE	98112	1569	\$204,000	\$498,000
9.55E+08	95500	426 131G 22NC SEATTLE	98112	1004	\$140,000	\$507,000
9.55E+08	95500	425 124 21ST A SEATTLE	98112	3014	\$397,000	\$301,000
9.55E+08	95500	424 131F 22ND SEATTLE	98112	692	\$140,000	\$507,000
9.55E+08	95500	423 131E 22ND SEATTLE	98112	696	\$140,000	\$531,000
9.55E+08	95500	422 131D 22NC SEATTLE	98112	696	\$140,000	\$531,000
9.55E+08	95500	421 131C 22ND SEATTLE	98112	701	\$140,000	\$531,000
9.55E+08	95500	420 131B 22ND SEATTLE	98112	687	\$140,000	\$507,000
9.55E+08	95500	419 131A 22NC SEATTLE	98112	1147	\$140,000	\$507,000
9.55E+08	95500	412 139D 22NC SEATTLE	98112	856	\$172,000	\$671,000
9.55E+08	95500	411 139C 22ND SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	410 139B 22ND SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	409 139A 22NC SEATTLE	98112	944	\$172,000	\$671,000
9.55E+08	95500	407 141D 22NC SEATTLE	98112	864	\$172,000	\$671,000
9.55E+08	95500	406 141C 22ND SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	405 141B 22ND SEATTLE	98112	1200	\$172,000	\$670,000
9.55E+08	95500	404 141A 22NC SEATTLE	98112	936	\$172,000	\$671,000
9.55E+08	95500	403 SEATTLE			\$84,600	\$0
9.55E+08	95500	402 SEATTLE			\$84,600	\$0
9.55E+08	95500	401 SEATTLE			\$84,600	\$0
9.55E+08	95500	400 143 22ND / SEATTLE	98112	4200	\$84,500	\$10,000
9.55E+08	95500	399 SEATTLE			\$200,700	\$0
9.55E+08	95500	398 147 22ND / SEATTLE	98112		\$123,000	\$0
9.55E+08	95500	379 123 A 21ST SEATTLE	98112	1362	\$204,000	\$484,000
9.55E+08	95500	378 123 B 21ST SEATTLE	98112	1057	\$204,000	\$484,000
9.55E+08	95500	377 123 C 21ST SEATTLE	98112	1372	\$204,000	\$486,000
9.55E+08	95500	376 125 A 21ST SEATTLE	98112	1325	\$204,000	\$484,000
9.55E+08	95500	375 125 B 21ST SEATTLE	98112	1033	\$204,000	\$484,000
9.55E+08	95500	374 125 C 21ST SEATTLE	98112	1345	\$204,000	\$486,000
9.55E+08	95500	370 129 21ST A SEATTLE	98112	4755	#####	\$1,000
9.55E+08	95500	365 133 21ST A SEATTLE	98112	5128	\$792,000	\$322,000
9.55E+08	95500	341 2017 E JOH SEATTLE	98112	4000	\$662,000	\$361,000
9.55E+08	95500	340 2021 E JOH SEATTLE	98112	17496	#####	#####
9.55E+08	95500	225 2108 E JOH SEATTLE	98112	4160	\$382,000	\$476,000
9.55E+08	95500	220 2100 E JOH SEATTLE	98112	4200	\$382,000	\$510,000
9.55E+08	95500	215 201 22ND / SEATTLE	98112	4200	\$382,000	\$504,000

HYBRID

RECEIPT OF MAILED FLYERS

Scott Goodner <scott@hybridarc.com>

Fwd: Click2Mail.com: JOB # 8191230 has been mailed

1 message

Benjamin Maritz <ben.maritz@gmail.com>

Fri, Aug 21, 2020 at 11:45 AM

To: Scott Goodner <scott@hybridarc.com>

Benjamin Maritz
+1 206 565 6455

Begin forwarded message:

From: Click2Mail Support <support@click2mail.com>
Date: August 21, 2020 at 11:41:39 AM PDT
To: "ben.maritz" <ben.maritz@gmail.com>
Subject: Click2Mail.com: JOB # 8191230 has been mailed

**Dear ben.maritz,**

Your JOB # 8191230 has been mailed. Job # 8191230 is from Invoice # 108494257.

You can check the status of your JOB by [logging into your account](#).If you have any questions about your account or any other matter, please feel free to contact us at support@click2mail.com or by phone at (866) 665-2787. Click2Mail Customer Support is available Monday – Friday from 9am – 8pm EST.

Thanks again!

Click2Mail Customer Support



Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: info@calandersonpark.org

Wed, Aug 19, 2020 at 4:34 PM

Good Afternoon-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

Taxus House is a mid-size development at the corner of 21st and Denny, near the intersection of Madison. It is in the Madison-Miller Urban Village and is steps from many amenities including the new Safeway, multiple gyms and restaurants, and a forthcoming Rapid Ride bus line.

It will contain 47 units, designed for maximum livability and affordability. The primary unit type will be an efficient one bedroom layout, with half the floors having spacious lofts. The building design will feature an elegant interior courtyard, and a prominent "front porch" to promote engagement with the community. Interior hallways and stairwells will be minimized for resident convenience and community safety in the era of COVID.

As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. This survey will be open from **August 15th, 2020 through September 30th, 2020**. After that, we'll get started on the Design Review Process and other permitting steps.

For more information regarding the project, please see the following project website and the link to the project survey where you have an opportunity to provide our team with valuable insight regarding the project proposal. We look forward to hearing back from you.

Here's the website: <https://grtexp.co/taxus-house/>

And here's the survey: <https://grtexp.co/taxus-house-survey/>

Should you have additional questions or comments, please email me directly as I am the project contact for this project. Thank you kindly and have a wonderful day!

Best,

Scott Goodner | Design Project Manager

HYBRID architecture & assembly1205 east pike street, suite 2d | seattle, wa 98122 | [206-267-9277](tel:206-267-9277)

**Due to Covid-19, Hybrid offices will be open by appointment only; all office staff will be teleworking. Please utilize email as the first line of communication as desk phones will not be answered and voicemails intermittently checked.*



Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: capitolhillpast@gmail.com

Wed, Aug 19, 2020 at 4:36 PM

Good Afternoon-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

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Best,

Scott Goodner | Design Project Manager

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>

Wed, Aug 19, 2020 at 4:38 PM

To: Alex Brennan <abrennan@capitolhillhousing.org>

Good Afternoon-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: council@chnc-slc.org

Wed, Aug 19, 2020 at 4:35 PM

Good Afternoon-

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: caphilltod@gmail.com

Wed, Aug 19, 2020 at 4:34 PM

Good Afternoon-

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: info@communityrootshousing.org

Wed, Aug 19, 2020 at 4:37 PM

Good Afternoon-

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Here's the website: <https://grtexp.co/taxus-house/>

And here's the survey: <https://grtexp.co/taxus-house-survey/>

Should you have additional questions or comments, please email me directly as I am the project contact for this project. Thank you kindly and have a wonderful day!

Best,

Scott Goodner | Design Project Manager

HYBRID architecture & assembly1205 east pike street, suite 2d | seattle, wa 98122 | [206-267-9277](tel:206-267-9277)

**Due to Covid-19, Hybrid offices will be open by appointment only; all office staff will be teleworking. Please utilize email as the first line of communication as desk phones will not be answered and voicemails intermittently checked.*



Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: info@nchna.com

Wed, Aug 19, 2020 at 4:38 PM

Good Afternoon-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

Taxus House is a mid-size development at the corner of 21st and Denny, near the intersection of Madison. It is in the Madison-Miller Urban Village and is steps from many amenities including the new Safeway, multiple gyms and restaurants, and a forthcoming Rapid Ride bus line.

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: PPUNC Admin <ppuncmail@gmail.com>

Wed, Aug 19, 2020 at 4:41 PM

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: Info.Center@seattlecolleges.edu

Wed, Aug 19, 2020 at 4:39 PM

Good Afternoon and to whom it may concern as part of the Standing Advisory Committee-

I am writing to inform you that Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project in the heart of Miller Park/Capitol Hill, located at 102 21st Avenue E. The project will be called the Taxus House and the SDCI (Seattle Department of Construction and Inspections) record number for this project is: (3036778-EG).

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HYBRID architecture & assembly

1205 east pike street, suite 2d | seattle, wa 98122 | [206-267-9277](tel:206-267-9277)

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Scott Goodner <scott@hybridarc.com>

COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

Scott Goodner <scott@hybridarc.com>
To: info@sustainablecapitolhill.org

Wed, Aug 19, 2020 at 4:41 PM

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COMMUNITY OUTREACH: NOTICE OF DEVELOPMENT

1 message

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To: foc@volunteerparkconservatory.org

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Your message to Info.Center@seattlecolleges.edu couldn't...



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4:38 PM

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Your message to abrennan@capitolhillhousing.org couldn't...



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4:34 PM

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