

1722 BELLEVUE AVE E PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: # 3037200-LU

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

1722 Bellevue Ave Project

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

Project Address:	1722 Bellevue Ave, Seattle, WA 98122
Brief Description:	Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.
Contact:	Natalie Quick
Applicant:	Bridgewright Partners & Juno Development Group/Juno Residential
Contact Information:	1722BellevueAveProject@earlyDRoutreach.com
Type of building:	Mass Timber Mixed-Use Residential Building above Ground-Level Retail (Grocery)
Neighborhood:	Capitol Hill
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 1841 residences and businesses and shared with 3 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* October 27, 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:* October 29, 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:* October 29, 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 encouraged utilizing thoughtful, durable, timeless design that utilizes brick, is built to last, includes terracotta details, utilizes strong massing/materials, avoids trendy paint colors and puts quality-of-life for occupants/the neighborhood over profit—rather than a giant, boring, ultra-modern, prefab box that is soulless and made of cheap materials. A few respondents expressed support for the new design and excitement about a mass timber building. One respondent encouraged making pedestrians feel safer, as there are many accidents at this corner.
- **Character.** Many respondents encouraged the project team to integrate within the neighborhood, respect the existing character/residents, and attempt to resemble/blend-in with the historic area buildings. One respondent expressed concern that the Capitol Hill's old buildings are what makes it charming, and new construction cannot live up to that.
- **Height.** A few respondents expressed concern about views being obstructed, including from the historic mansion, and encouraged the height to be lower than four stories to maintain sun exposure for apartments behind the structure.
- **Exterior.** A couple of respondents noted that more green space would be beneficial and encouraged plant frequency; another noted neighborhood residents don't drive much and encouraged open walkable places.
- **Access.** One respondent encouraged creating an off-street porte-cochere for people waiting for ride shares.

Non-Design-Related Comments

- **Retail.** Many respondents supported keeping the current retailers including City Market and the existing laundromat on-site, and encouraged the project team to keep them open during construction as closing the grocer even temporarily would cause significant disruption to local residents as it is an important business that's vital to the neighborhood. Others supported ground-level, pedestrian oriented-retail that is local, affordably-priced, accessible for persons of all incomes and owned by BIPOC. Another respondent encouraged arts-driven business spaces as this is officially an "arts district" and spaces are dwindling, and others supported unique, non-corporate curated culture, stores that the whole community can use and avoiding franchisees/larger corporations that homogenize the neighborhood. Other respondents encouraged the project team to find ways to help neighbors stay in business during two years of disruption.
- **Affordability.** Several respondents encouraged the project team to create affordable housing for current/future residents, including low- and middle-income individuals and families, and targeted rents under \$1,600 per month, instead of making a Mandatory Housing Affordability (MHA) payment, because that's what Seattle needs.
- **Units.** Several respondents encouraged the project team to create multiple types of sustainable, functional unit layouts/designs—from micro-apartments to two- or three-bedroom units—and encouraged avoiding luxury spaces or undersized micro-units that negatively impact the local housing stock long-term. One respondent encouraged the project team to include balconies for better neighborhood connections; another encouraged creating ceilings because exposed concrete/plumbing is cheap; and another encouraged avoiding doors that make excessive noise. A couple of respondents encouraged this project to be as dense as possible within its zoning box given density's importance for the environment.
- **Impacts.** Several respondents encouraged the project team to be respectful/ensure minimal impacts on traffic, pedestrians, business and neighbors working from home during construction. A couple of respondents expressed concern about parking spots taken up during construction and impacts on persons with limited mobility.
- **Parking.** Several respondents noted the new project should have ample onsite parking as there is limited parking on Capitol Hill and so street parking is available for non-residents to frequent nearby bar/restaurants/businesses; others noted that this is a walkable/transit-friendly neighborhood and parking should be limited except for loading zones.
- **Security.** A couple of respondents noted safety and security are important, including well-lit streets and general support for the wellbeing of residents, as illegal activities take place in the alleyway on-site.
- **Tenants.** A couple of respondents encouraged the project to be welcoming to all people, including the unhoused community.
- **Demand.** One respondent expressed concern about demand as there are larger apartments downtown and in South Lake Union that are empty as tech workers leave the city.
- **Accessibility.** One respondent encouraged make the project accessible.

Miscellaneous Comments

- **Opposed.** Several respondents expressed opposition, noting that it is gentrifying, harming the neighborhood's character and vitality, and that the well-being of existing residents and businesses should be top consideration and these projects drive out small businesses and will increase traffic to an already hectic corner.
- **Outreach.** One respondent noted that securing public input is a top consideration to make this building successful, the website needs more information, and encouraged Zoom conferences to secure input from those who are not tech-savvy.
- **Support.** One respondent noted they are looking forward to welcoming new neighbors.

1722 Bellevue Ave 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	10/20/20	Provided project information via email to DON staff; 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	10/27/20	Poster mailed to 1841 residences and businesses and shared with 3 neighborhood community groups. 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.	10/29/20	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	10/29/20	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 	10/27/20	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 	10/29/20- 11/19/20	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	11/19/20	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	11/19/20	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1841 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	11/19/20	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

1722 Bellevue Ave Project

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

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Initial Planning and DON Communication

- *Listing on DON Blog*
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Electronic/Digital Outreach: Project Website

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- *Website Traffic*

Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
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RE: New Project for the DON Blog

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Thu 10/8/2020 8:59 AM

To: 1722bellevueaveproject earlydroureach.com <1722bellevueaveproject@earlydroureach.com>;
DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Hello,

Your project information has been posted on the [Early Outreach for Design Review Projects Blog](#).

The elements of the outreach plan you mention meet the requirements for a Community Outreach Plan.

Please refer to Pages 3-6 of the [Director's Rule](#); the [Early Community Outreach for Design Review](#) webpage may provide additional information.

Please let us know if you have any questions.

Thank you,

Nelson Pesigan**Administrative Staff Assistant****External Relations Division**

Office: 206.684.0209

Fax: 206.233.5142

seattle.gov/neighborhoods**Seattle
Neighborhoods**[Blog](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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

From: 1722bellevueaveproject@earlydroureach.com <1722bellevueaveproject@earlydroureach.com>**Sent:** Tuesday, October 06, 2020 6:13 PM**To:** DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>**Subject:** New Project for the DON Blog**CAUTION: External Email**

Hi-

Please find below the information for a new project for the DON blog. Please let me know if you have any questions.

Thank you!

- Kate

Project Address:

1722 Bellevue Ave, Seattle, WA 98122

Brief Description:

Through best-in-class design and construction and an unparalleled living experience, this project proposes an

City of Seattle Design Review Required Outreach

Outreach Plan / October 9th, 2020

Project Address:	1722 Bellevue Ave, Seattle, WA 98122
Brief Description:	Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.
Contact:	Natalie Quick
Applicant:	Bridgewater Partners & Juno Development Group/Juno Residential
Contact Information:	1722BellevueAveProject@earlyDRoutreach.com
Type of building:	Mass Timber Mixed-Use Residential Building above Ground-Level Retail (Grocery)
Neighborhood:	Capitol Hill
In Equity Area:	No

OUTREACH PLAN

We will complete the following outreach components as part of our outreach plan, consistent with Section II.A in the Director's Rule. All outreach methods will provide a disclaimer that information shared by the public may be made available to the general public.

- **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.

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1722 Bellevue Ave Project

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

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Electronic/Digital Outreach: Project Survey

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Opportunity to Provide Online Input on the 1722 Bellevue Ave Project

ABOUT THE PROJECT

Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.

What: Let us know what you think! Visit our website at www.1722BellevueAveProject.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 1722BellevueAveProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1722 Bellevue Ave, Seattle, WA 98122
Contact: Natalie Quick
Applicant: Bridgewright Partners

Additional Project Information on Seattle Services Portal via the Project Number:
3037200-LU

Project Email:
1722BellevueAveProject@earlyDRoutreach.com
Note that emails are returned within 2-3 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: 1722 Bellevue Ave Project

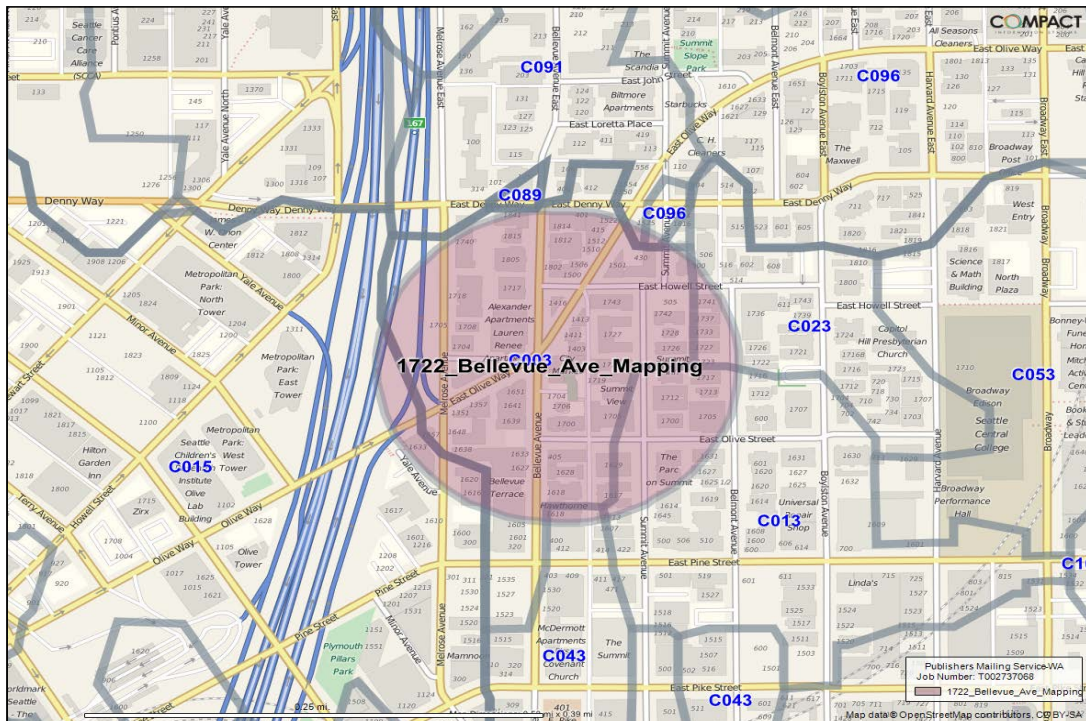
Poster Mailing Details

DISTRIBUTION DATE: October 27, 2020

Project Address:	1722 Bellevue Ave, Seattle, WA 98122
Brief Description:	Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.
Contact:	Natalie Quick
Applicant:	Bridgewright Partners & Juno Development Group/Juno Residential
Contact Information:	1722BellevueAveProject@earlyDRoutreach.com
Type of building:	Mass Timber Mixed-Use Residential Building above Ground-Level Retail (Grocery)
Neighborhood:	Capitol Hill
In Equity Area:	No

The project flyer was shared with **1841 businesses and residents** within a **500-foot radius** of the project addresses of 1722 Bellevue. 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 #
10/14/2020	1046-20

Phone: 206.448.0411

Email: data@zipplus4.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.	10/14/2020

QUANTITY	DESCRIPTION	RATE	AMOUNT
	1722 BELLEVUE AVE - QTY 1841		
	PURCHASE LIST DATA MINIMUM	150.00	150.00T
	DATA IMPORT	36.00	36.00
1.841	MACHINE FOLD - 1	9.00	16.57T
1.841	ENVELOPES PROVIDED BY PUBLISHERS	0.05	92.05T
1.841	UPLOAD ADDRESSES	12.00	22.09
	INKJET ADDRESSES-LTR MIN	35.00	35.00T
1.841	INKJET PERMIT	16.00	29.46T
1.841	SORT & TRAY: LETTER OR P/C	12.00	22.09T
	PROCESSING FEE	13.50	13.50T
	DELIVERY TO SEATTLE POST OFFICE	12.00	12.00T
	SUB TOTAL		428.76
	PERMIT 5544 POSTAGE	710.68	710.68

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 \$37.44

Total \$1,176.88

Balance Due \$1,176.88

MAILING CONFIRMATION

10/29/2020

Gmail - Status of 1722 Bellevue Ave Flyers



Lisa Kidwell <preciselywritelisa@gmail.com>

Status of 1722 Bellevue Ave Flyers

2 messages

Lisa Kidwell <preciselywritelisa@gmail.com>

Thu, Oct 29, 2020 at 10:16 AM

To: Barbara Belk <barbara@zplus4.com>

Cc: Traci Paulk <traci@paulkcreative.com>, Natalie Quick <natalie@nataliequickconsulting.com>, Kate Nolan <katenolan1000@gmail.com>

Bcc: Lisa Kidwell <preciselywritelisa@gmail.com>

Hi Barbara,

Do you know yet if the flyers for 1722 Bellevue Ave will be going out in the mail today (10/29/20) or did they happen to go out earlier than anticipated (yesterday, 10/28/20)?

Thank you for your help.

Have a great day!

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>

Thu, Oct 29, 2020 at 10:37 AM

To: Lisa Kidwell <preciselywritelisa@gmail.com>

Hi Lisa,

It looks like they actually got those out without my noticing at the end of the day on the 27th.

Barbara Belk

Publisher's Mailing Service

9126 E Marginal Way S

Tukwila, WA 98108

206-448-0411

Community Group Notification: 1722 Bellevue Ave Project

Poster E-Mailing Details
E-MAILING DATE: October 29, 2020

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 1722 Bellevue Ave project was sent along with a copy of the project flyer to 3 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" for Capitol Hill on 10/29/20, including:

- Pike/Pine Urban Neighborhood Council
- Capitol Hill Community Council
- Greater Seattle Business Association (Capitol Hill Business Association)

COMMUNITY GROUP NOTIFICATION EMAIL

11/19/2020

Mail - 1722bellevueaveproject earlydroutreach.com - Outlook

New Project in Your Neighborhood

1722bellevueaveproject earlydroutreach.com
<1722bellevueaveproject@earlydroutreach.com>

Fri 11/6/2020 12:43 PM

To: 1722bellevueaveproject earlydroutreach.com <1722bellevueaveproject@earlydroutreach.com>
Bcc: Capitol Hill Community Council <chcc.officers@gmail.com>; Pike-Pine Urban Neighborhood Council <ppuncmail@gmail.com>; Capitol Hill Business Alliance (GSBA/CHBA) <christinaa@thegsba.org>; katenolan1000@gmail.com <katenolan1000@gmail.com>

 1 attachments (4 MB)

Quick_Flyer-1722 Bellevue Ave-102220.pdf;

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 www.1722BellevueAveProject.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

1722 Bellevue Ave 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: 1722 Bellevue Ave Project | WEBSITE TEXT

Website: www.1722BellevueAveProject.com

Project Address:	1722 Bellevue Ave, Seattle, WA 98122
Brief Description:	Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.
Contact:	Natalie Quick
Applicant:	Bridgewright Partners & Juno Development Group/Juno Residential
Contact Information:	1722BellevueAveProject@earlyDRoutreach.com
Type of building:	Mass Timber Mixed-Use Residential Building above Ground-Level Retail (Grocery)
Neighborhood:	Capitol Hill
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.

Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.

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 2-3 business days, and are subject to City of Seattle public disclosure.

1722 Bellevue Ave Project

1722 Bellevue Ave, Seattle, WA 98122

LINKS: Email- 1722BellevueAveProject@earlyDRoutreach.com

TAB: PROJECT OVERVIEW

TEXT: 1722 Bellevue Ave Project
#: 3037200-LU

Project Team

Developer:

Bridgewright Partners

Juno Development Group

Architect:

Ennead

Juno Residential

Project Vision

This project proposes an approximately 100 unit mixed-use residential apartment building.

Designed to benefit the vibrant Capitol Hill community for decades to come, the proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents.

Project Timeline

- Entitlements & Permitting: Fall 2020 – Winter 2021
- Construction Starting: Spring 2021 – Spring 2023
- Completion: Summer 2023

Zoning Map

Site Context

Site Plan

Past Projects

IMAGES: Zoning Map
Site Context
Site Plan
Past Projects

LINK: none

PAGE URL: www.1722BellevueAveProject.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.1722BellevueAveProject.com/flyer

TAB: SURVEY

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

LINK: Survey- 1722 Bellevue Ave Survey Click Here

PAGE URL: www.1722BellevueAveProject.com/survey

TAB: COMMENTS

TEXT: Hello and thank you for visiting our 1722 Bellevue Ave 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.

1722BellevueAveProject@earlyDRoutreach.com
1722 Bellevue Ave, Seattle, WA 98122

LINKS: Email- 1722BellevueAveProject@earlyDRoutreach.com

FORM:

Name *

--	--

First Name Last Name

Email *

--

Message *

--

Send

LINKS: Email- 1722BellevueAveProject@earlyDRoutreach.com

PAGE URL: www.1722BellevueAveProject.com/comments

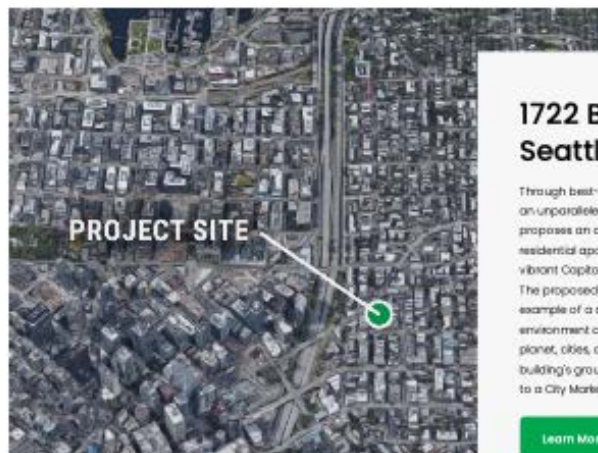
WEBSITE IMAGES

1722 Bellevue Ave 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.



1722 Bellevue Ave, Seattle

Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.

[Learn More](#)

WEBSITE ANALYTICS

1722 Bellevue Ave Project

Website Analytics

Traffic

Custom

VISITS

158

+100% mo/mo

UNIQUE VISITORS

139

+100% mo/mo

PAGEVIEWS

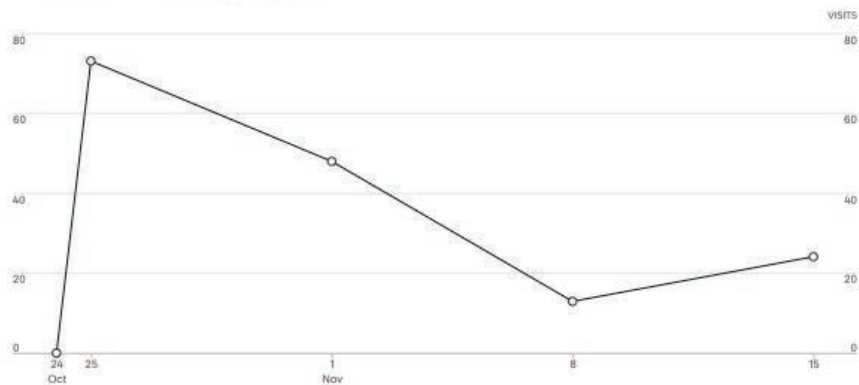
408

+100% mo/mo

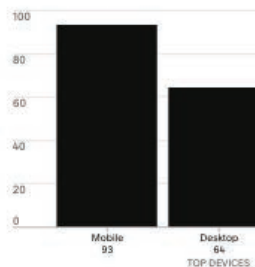
Visits

Oct 24–Nov 19, 2020 • 158 Total +100% mo/mo

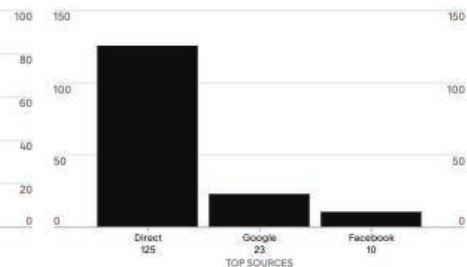
Weekly



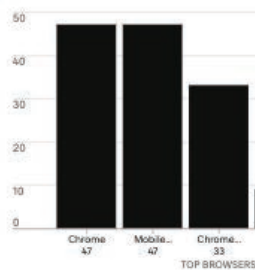
Top Devices by Visits



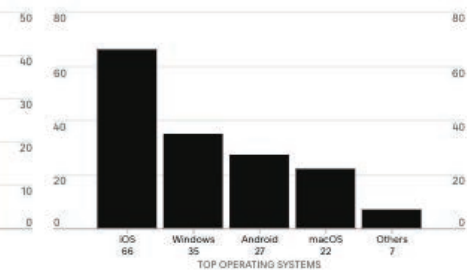
Top Sources by Visits



Top Browsers by Visits



Top Operating Systems by Visits



1722 Bellevue Ave Project

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

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Initial Planning and DON Communication

- *Listing on DON Blog*
- *Outreach Plan*

Printed Outreach: Project Poster

- *Project Poster*
- *Mailing Area Map*
- *Mailing Area Details*
- *Direct Mailing Distribution List*
- *List of Community Groups who Received Poster via Email*

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*

Community Outreach: 1722 Bellevue Ave Project

Comment Summary

Project Address:	1722 Bellevue Ave, Seattle, WA 98122
Brief Description:	Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.
Contact:	Natalie Quick
Applicant:	Bridgewright Partners & Juno Development Group/Juno Residential
Contact Information:	1722BellevueAveProject@earlyDRoutreach.com
Type of building:	Mass Timber Mixed-Use Residential Building above Ground-Level Retail (Grocery)
Neighborhood:	Capitol Hill
In Equity Area:	No

Comment Total:

- From Website: 1
- From Email: 4
- From Survey: 39

Design-Related Comments

- **Design.** Several respondents encouraged utilizing thoughtful, durable, timeless design that utilizes brick, is built to last, includes terracotta details, utilizes strong massing/materials, avoids trendy paint colors and puts quality-of-life for occupants/the neighborhood over profit—rather than a giant, boring, ultra-modern, prefab box that is soulless and made of cheap materials. A few respondents expressed support for the new design and excitement about a mass timber building. One respondent encouraged making pedestrians feel safer, as there are many accidents at this corner.
- **Character.** Many respondents encouraged the project team to integrate within the neighborhood, respect the existing character/residents, and attempt to resemble/blend-in with the historic area buildings. One respondent expressed concern that the Capitol Hill's old buildings are what makes it charming, and new construction cannot live up to that.
- **Height.** A few respondents expressed concern about views being obstructed, including from the historic mansion, and encouraged the height to be lower than four stories to maintain sun exposure for apartments behind the structure.
- **Exterior.** A couple of respondents noted that more green space would be beneficial and encouraged plant frequency; another noted neighborhood residents don't drive much and encouraged open walkable places.
- **Access.** One respondent encouraged creating an off-street porte-cochere for people waiting for ride shares.

Non-Design-Related Comments

- **Retail.** Many respondents supported keeping the current retailers including City Market and the Crystal Clean Laundry on-site, and encouraged the project team to keep them open during construction as closing the grocer even temporarily would cause significant disruption to local residents as it is an important business that's vital to the neighborhood. Others supported ground-level, pedestrian oriented-retail that is local, affordably-priced, accessible for persons of all incomes and owned by BIPOC. Another respondent encouraged arts-driven business spaces as this is officially an "arts district" and spaces are dwindling, and others supported unique, non-corporate curated culture, stores that the whole community can use and avoiding franchisees/larger corporations that homogenize the neighborhood. Other respondents encouraged the project team to find ways to help neighbors stay in business during two years of disruption.

- **Affordability.** Several respondents encouraged the project team to create affordable housing for current/future residents, including low- and middle-income individuals and families, and targeted rents under \$1,600 per month, instead of making a Mandatory Housing Affordability (MHA) payment, because that's what Seattle needs.
- **Units.** Several respondents encouraged the project team to create multiple types of sustainable, functional unit layouts/designs—from micro-apartments to two- or three-bedroom units—and encouraged avoiding luxury spaces or undersized micro-units that negatively impact the local housing stock long-term. One respondent encouraged the project team to include balconies for better neighborhood connections; another encouraged creating ceilings because exposed concrete/plumbing is cheap; and another encouraged avoiding doors that make excessive noise. A couple of respondents encouraged this project to be as dense as possible within its zoning box given density's importance for the environment.
- **Impacts.** Several respondents encouraged the project team to be respectful/ensure minimal impacts on traffic, pedestrians, business and neighbors working from home during construction. A couple of respondents expressed concern about parking spots taken up during construction and impacts on persons with limited mobility.
- **Parking.** Several respondents noted the new project should have ample onsite parking as there is limited parking on Capitol Hill and so street parking is available for non-residents to frequent nearby bar/restaurants/businesses; others noted that this is a walkable/transit-friendly neighborhood and parking should be limited except for loading zones.
- **Security.** A couple of respondents noted safety and security are important, including well-lit streets and general support for the wellbeing of residents, as illegal activities take place in the alleyway on-site.
- **Tenants.** A couple of respondents encouraged the project to be welcoming to all people, including the unhoused community.
- **Demand.** One respondent expressed concern about demand as there are larger apartments downtown and in South Lake Union that are empty as tech workers leave the city.
- **Accessibility.** One respondent encouraged make the project accessible.

Miscellaneous Comments

- **Opposed.** Several respondents expressed opposition, noting that it is gentrifying, harming the neighborhood's character and vitality, and that the well-being of existing residents and businesses should be top consideration and these projects drive out small businesses and will increase traffic to an already hectic corner.
- **Outreach.** One respondent noted that securing public input is a top consideration to make this building successful, the website needs more information, and encouraged Zoom conferences to secure input from those who are not tech-savvy.
- **Support.** One respondent noted they are looking forward to welcoming new neighbors.

1722 Bellevue Ave Project Survey

Thank you for taking the time to complete our survey for the **1722 Bellevue Ave** project! This project proposes an approximately 100-unit mixed-use residential apartment building. Designed to benefit the vibrant Capitol Hill community for decades to come, the proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from October 29, 2020 to November 19, 2020, 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 care about growth and development in Seattle
- ☐ Other

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

- ☐ Attractive Materials
- ☐ Interesting & Unique Design
- ☐ Environmentally-Friendly Features
- ☐ Relationship to Neighborhood Character
- ☐ Parking
- ☐ Other _____

3. What is most important consideration for the exterior space on this property?

- ☐ Landscaping
- ☐ Lighting & Safety Features
- ☐ Seating Options & Places to Congregate

- ☐ Bike Parking
- ☐ Other _____

4. What retail components are you most interested in for this location?

- ☐ New Stores for Shopping
- ☐ New Places for Coffee or Breakfast
- ☐ New Restaurants or Bars
- ☐ Other _____

5. When you visit a building, office, restaurant or retailer, what most inspires you to return?

- ☐ Great people and service
- ☐ Local businesses / small businesses
- ☐ Thoughtful design that is open and welcoming
- ☐ Bustling, exciting energy
- ☐ Calm, restful places to reflect and relax
- ☐ A sense of openness and natural light
- ☐ Color and materials used in design
- ☐ Other _____

6. What do you value most as new developments are built in your neighborhood?

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

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

9. Anything else you'd like to add?

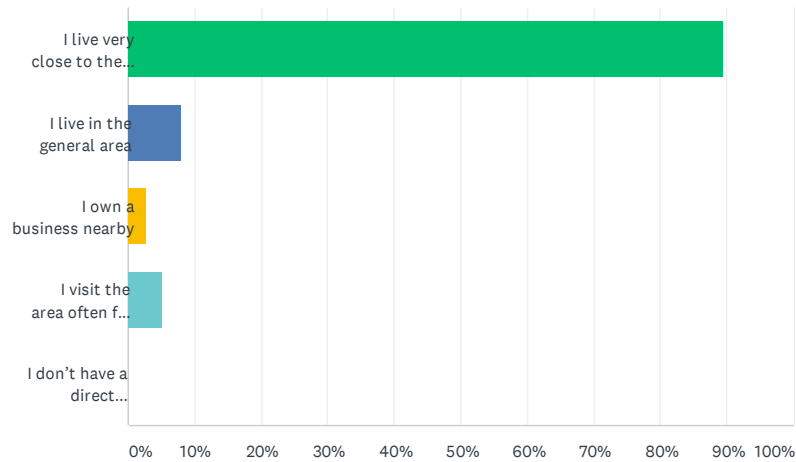
FORM SUBMITTED PAGE

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 #3037200-LU (1722 Bellevue Ave) 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 1722BellevueAveProject@earlyDRoutreach.com.

1722 Bellevue Ave Project Survey

Q1 What is your connection to this development project?

Answered: 38 Skipped: 0



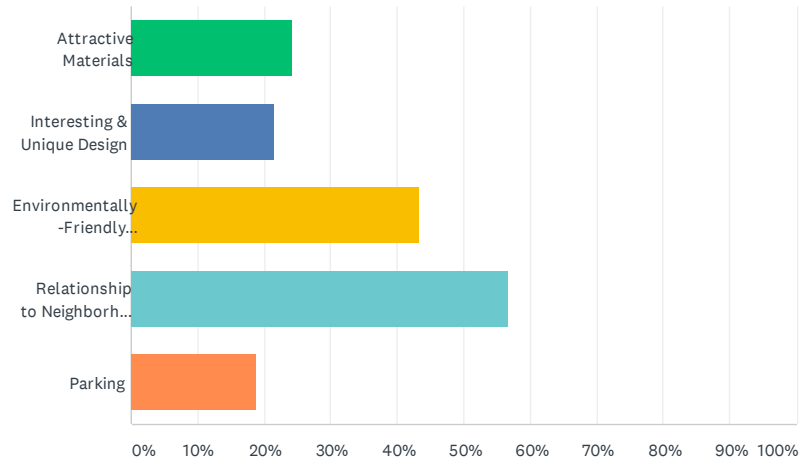
ANSWER CHOICES		RESPONSES	
I live very close to the project		89.47%	34
I live in the general area		7.89%	3
I own a business nearby		2.63%	1
I visit the area often for work or leisure		5.26%	2
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 38			

#	OTHER (PLEASE SPECIFY)	DATE
1	my spa is directly joined to the current parking lot	11/1/2020 10:34 AM

1722 Bellevue Ave Project Survey

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

Answered: 37 Skipped: 1



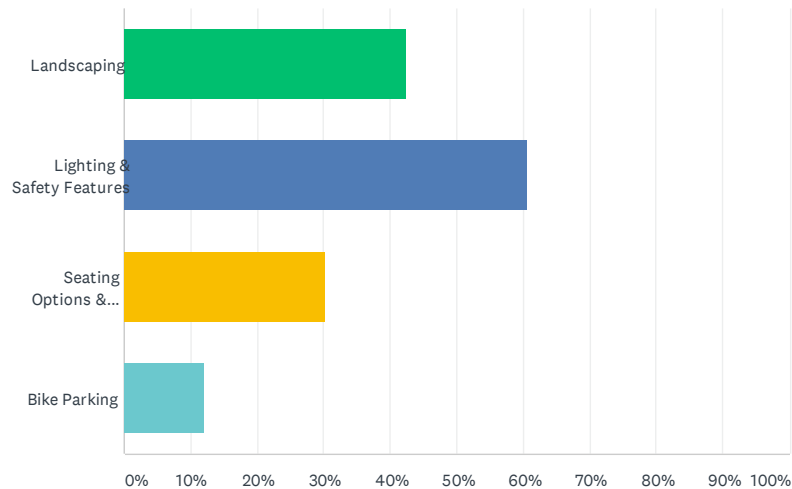
ANSWER CHOICES	RESPONSES	
Attractive Materials	24.32%	9
Interesting & Unique Design	21.62%	8
Environmentally-Friendly Features	43.24%	16
Relationship to Neighborhood Character	56.76%	21
Parking	18.92%	7
Total Respondents: 37		

#	OTHER (PLEASE SPECIFY)	DATE
1	Add some details that are in conversation with the terracotta in the neighborhood	11/19/2020 5:44 PM
2	sustainable, functional unit layouts and design	11/14/2020 4:52 PM
3	commitment to only grocer in walking distance	11/8/2020 6:39 PM
4	Density (the more the better)	11/7/2020 3:36 PM
5	The doors	10/30/2020 7:14 PM
6	I like Brick - especially laid-up on site - rather than panelized	10/29/2020 6:28 PM
7	Affordable housing or community building	10/29/2020 6:01 PM

1722 Bellevue Ave Project Survey

Q3 What is the most important consideration for the exterior space on this property?

Answered: 33 Skipped: 5



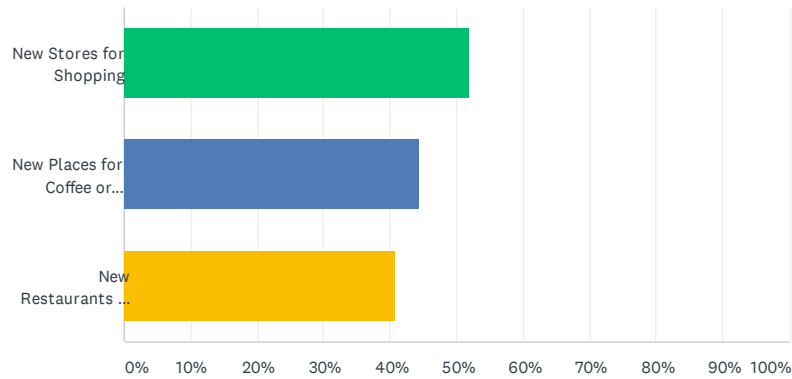
ANSWER CHOICES	RESPONSES	
Landscaping	42.42%	14
Lighting & Safety Features	60.61%	20
Seating Options & Places to Congregate	30.30%	10
Bike Parking	12.12%	4
Total Respondents: 33		

#	OTHER (PLEASE SPECIFY)	DATE
1	business housing - grocer / pubic access laundry	11/8/2020 6:39 PM
2	That it doesn't exist.	11/3/2020 12:37 PM
3	Minimal impact to traffic and businesses during construction	10/30/2020 6:36 PM
4	Not another prefab ugly box. We have history up here.	10/29/2020 7:00 PM

1722 Bellevue Ave Project Survey

Q4 What retail components are you most interested in for this location?

Answered: 27 Skipped: 11



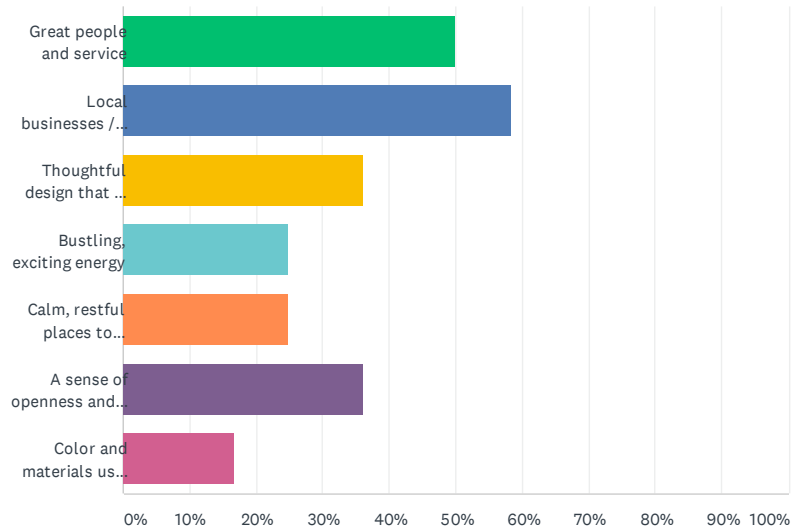
ANSWER CHOICES	RESPONSES	
New Stores for Shopping	51.85%	14
New Places for Coffee or Breakfast	44.44%	12
New Restaurants or Bars	40.74%	11
Total Respondents: 27		

#	OTHER (PLEASE SPECIFY)	DATE
1	grocer / laundry	11/8/2020 6:39 PM
2	Businesses owned by BIPOC	11/8/2020 6:05 PM
3	A replacement or expanded City Market would be great.	11/7/2020 3:36 PM
4	City Market	11/4/2020 8:44 AM
5	None. Please don't change anything.	11/3/2020 12:37 PM
6	the store that's already there is great, don't replace it.	10/30/2020 6:36 PM
7	Existing City Market grocery store	10/30/2020 6:32 PM
8	Please return the current retailers to the property.	10/30/2020 6:23 PM
9	Existing store to come back in location or something else that sells groceries	10/30/2020 2:25 PM
10	We don't need any new places. We have enough. We need this market open. It serves this area heavily. There is nowhere for many to do laundry. A year closed is a terrible idea.	10/29/2020 7:00 PM
11	I'm very concerned about City Market remaining in the space. It's vital to our neighborhood.	10/29/2020 6:43 PM
12	The Grocery & Laundromat that are presently there - and way to keep them going during construction.	10/29/2020 6:28 PM
13	Grocery	10/29/2020 6:01 PM

1722 Bellevue Ave Project Survey

Q5 When you visit a building, office, restaurant or retailer, what most inspires you to return?

Answered: 36 Skipped: 2



ANSWER CHOICES		RESPONSES	
Great people and service		50.00%	18
Local businesses / small businesses		58.33%	21
Thoughtful design that is open and welcoming		36.11%	13
Bustling, exciting energy		25.00%	9
Calm, restful places to reflect and relax		25.00%	9
A sense of openness and natural light		36.11%	13
Color and materials used in design		16.67%	6
Total Respondents: 36			

#	OTHER (PLEASE SPECIFY)	DATE
1	Not another tacky box. The market needs to be open for business.	10/29/2020 7:00 PM
2	Genuine character.	10/29/2020 6:31 PM
3	Unique - non-corporate curated culture. Organic Culture. "Characters" as employees.	10/29/2020 6:28 PM
4	Frequency of plants	10/29/2020 6:01 PM

Q6 What do you value most as new developments are built in your neighborhood?

Answered: 34 Skipped: 4

1722 Bellevue Ave Project Survey

#	RESPONSES	DATE
1	On-site affordability preferred over MHA payment. Please limit parking to the extent possible but provide loading zones.	11/19/2020 5:44 PM
2	Projects that are accessible price-wise and have functional layouts for long-term sustainability. Overpriced micro units are not sustainable.	11/14/2020 4:52 PM
3	Affordable housing. Everyone ONLY builds luxury spaces, and that is NOT what Seattle needs more of.	11/11/2020 8:28 PM
4	ability for persons of all incomes to access services	11/8/2020 6:39 PM
5	That these developments are welcome to ALL people, including those from the houseless community.	11/8/2020 6:05 PM
6	Density, affordability	11/7/2020 3:36 PM
7	blends into neighborhood	11/4/2020 3:51 PM
8	The construction should be respectful of noise and pedestrian access. The building should have ample parking - large buildings have been increasingly using all available space to maximize residency, skimping on parking space, and declaring this a "green" move rather than a cost-cut. Parking is really tough in Capitol Hill and this is right near a highway onramp (so many commuters live around here). Street parking should be for non-residents to frequent our vibrant bar/restaurants and businesses, not something developers push its residents to use to save money.	11/4/2020 11:23 AM
9	Design built to last, that puts quality of life for its occupants and the neighborhood over profit. Not just a giant box made of cheap materials meeting minimum requirements (and with ugly hardie board patchwork facades).	11/4/2020 8:44 AM
10	The purpose it serves	11/3/2020 4:44 PM
11	That they don't happen. I'm tired of seeing new buildings that all look the same. My favorite thing about Capitol Hill is the charm of the old buildings and no new construction will live up to that, no matter how hard you try to be innovative and different.	11/3/2020 12:37 PM
12	That they're are height restrictions and the housing is affordable	11/3/2020 12:15 PM
13	Silent hours	11/2/2020 9:19 AM
14	I value the builders not taking away parking	11/1/2020 10:34 AM
15	Stores that the whole community can use, like grocery such as City Market	11/1/2020 7:23 AM
16	Character	10/31/2020 12:27 AM
17	Do something about the doors in these places. There are 1000 doors, hall doors and entry doors ;make so much noise. At least where I live they have sliding bathroom doors etc. Make all doors like they had on the jetsons tv show back in the 80 s and 90s.	10/30/2020 7:14 PM
18	That you respect local residents and businesses. Shutting down a beloved store that people in the area use daily and affecting traffic in a major local intersection for months/years during construction to build new housing in a city where swaths of "modern luxury" apartments sit empty is NOT worth it to the community.	10/30/2020 6:36 PM
19	Respect of existing neighborhood residents and character	10/30/2020 6:32 PM
20	Keep the character of the neighborhood and help to keep the current retailers.	10/30/2020 6:23 PM
21	My friends are going to be nearby	10/30/2020 6:06 PM
22	That the businesses are local or small business	10/30/2020 2:25 PM
23	FUCKING LEAVE US ALONE YOU ARE SCUM. CAPITALIST SCUM.	10/30/2020 11:39 AM
24	I value new developments that don't gentrify or push out the existing small/local businesses in the area.	10/29/2020 11:18 PM
25	looks good	10/29/2020 10:46 PM

1722 Bellevue Ave Project Survey

26	Noise. Privacy. The amount of parking spots that are taken up during construction. Views being obstructed.	10/29/2020 8:44 PM
27	That they do not push out local businesses. No franchises!	10/29/2020 7:15 PM
28	Respect for the market and letting them continue to do business and not be closed a year. Respect for the neighborhood not construction another ugly mistake like uncle likes. No more prefab body cardboard souless overpriced apartments.	10/29/2020 7:00 PM
29	Too much parking - we are a dense, walkable/transit-friendly neighborhood and don't need more cars. I look forward to welcoming new neighbors :) much as I'll miss this corner spot.	10/29/2020 6:44 PM
30	That they resemble and blend with the historic buildings in the area.	10/29/2020 6:43 PM
31	To keep large corporations from homogenizing our neighborhood.	10/29/2020 6:31 PM
32	The view from the street - the first story - as seen from across the street.	10/29/2020 6:28 PM
33	Positive impacts on community and reduction of gentrification impacts	10/29/2020 6:01 PM
34	That it's affordable for current and future residents. Most people don't have income to suddenly handle gentrification of their neighborhoods	10/29/2020 3:40 PM

1722 Bellevue Ave Project Survey

Q7 Is there anything specific about this neighborhood or property that would be important for us to know?

Answered: 30 Skipped: 8

1722 Bellevue Ave Project Survey

#	RESPONSES	DATE
1	Don't try to be "cool" and "urban". I'm tired of designers trying to express themselves with bright colors and trendy junk. Make it thoughtful, durable, and timeless.	11/19/2020 5:44 PM
2	This is officially the "arts district", yet art spaces are dwindling and being pushed out by developers and corporations.	11/11/2020 8:28 PM
3	service interruption will impact poor people and persons with limited mobility	11/8/2020 6:39 PM
4	I think we need to get rid on Uncle Ike's which is close because his actions negatively impacted BIPOC individuals	11/8/2020 6:05 PM
5	Be mindful of the laundromat that is on this property. It probably does not make sense to have one in the new building, but finding a compromise for the people who depend on it is important.	11/7/2020 3:36 PM
6	no	11/4/2020 3:51 PM
7	Lots of Microsoft employees live near here to enjoy the vibrancy of the city, but easy i-5 access to get out of the city on the weekend. The bus stop and transit options are there, but folks here have and want a car.	11/4/2020 11:23 AM
8	City Market has a lived-in neighborhood quality. Love their hand-drawn signs. I doubt it will be possible to recreate the same character in a new space, but I'm glad to see that it will be coming back.	11/4/2020 8:44 AM
9	It doesn't need any new development. It's great the way it is. Not being able to shop at city market would be a massive blow.	11/3/2020 12:37 PM
10	Keep the height lower than 4 stories as to not disrupt the view of the historic mansion from view of the street as well as maintaining sun exposure for the apartments behind the new structure.	11/3/2020 12:15 PM
11	No	11/2/2020 9:19 AM
12	yes, I am deeply worried about this project. I have a spa next door and the noise and disruption is going to surely put my business in the grave. i couldn't imagine my clients wanting a facial with all the chaos going on next to my treatment room	11/1/2020 10:34 AM
13	The community would like to keep City Market	11/1/2020 7:23 AM
14	Keep city market	10/31/2020 12:27 AM
15	City Market is a well loved and important business in the area and closing it, even temporarily, would cause significant disruption to local residents. Construction impact on an already busy arterial intersection is also unwanted. Half the new build apartments downtown and in SLU are sitting empty, what's makes you think we need more?	10/30/2020 6:36 PM
16	If the existing City Market will be closed even temporarily that is a deep concern to me; we visit the store frequently especially during covid. I am concerned for the employees of the store if the store were to close. Capitol Hill does not need more large apartment complexes and in general I am very opposed to the construction of such a building here which will only serve to further drive out small business. Please find a different neighborhood.	10/30/2020 6:32 PM
17	Please consider Capitol Hill's building past and the overall character of the neighborhood.	10/30/2020 6:23 PM
18	I don't think there is a lot of parking. I don't drive but I live a block over and people drive round and round.	10/30/2020 6:06 PM
19	I wouldn't want to see a business that attracts illicit activity like a pay day loan store, McDonald's or 7-11	10/30/2020 2:25 PM
20	You are pieces of shit.	10/30/2020 11:39 AM
21	City Market is an important local market in this area. While there are two other small convenience stores nearby, City Market has a specific character and charm that makes it unique to Capitol Hill. Receiving this flyer deeply saddened me because it was yet another symbol of Capitol Hill, and Seattle as a whole, changing.	10/29/2020 11:18 PM
22	There are a ton of drug deals that happen in the Crawford alley right behind it and a lot of low income housing/halfway houses on summit. It's a pretty seedy area. There was a shooting a	10/29/2020 8:44 PM

1722 Bellevue Ave Project Survey

few months ago that happened right where the site would be.

23	It is local and friendly. We don't want our neighborhood charm replaced by corporate Montreal companies.	10/29/2020 7:15 PM
24	That market is integral to the neighborhood. Any period that it is closed will be devastating for people. There are no laundromats anywhere.	10/29/2020 7:00 PM
25	This area is full of great neighborhood bars, cafes and bakeries. Anything we can do to encourage and perpetuate local ownership of small local establishments - especially through and after construction - is a win.	10/29/2020 6:44 PM
26	CITY MARKET	10/29/2020 6:43 PM
27	City Market and the laundromat next door serve a great number of people from many different backgrounds. Losing them would be doing our area a disservice.	10/29/2020 6:31 PM
28	City Market is quirky. It has character. Hope that can remain - Bill's Off Broadway was given a second chance, but did not make it. People like Capitol Hill because of all the character - each new building seems to kill some of that character. If this keeps up, Capitol Hill will be as bland monoculture as Bellevue.	10/29/2020 6:28 PM
29	More green space would be beneficial	10/29/2020 6:01 PM
30	Parking is already incredibly limited. Whatever new property goes up needs to have some sort of parking available for new residents	10/29/2020 3:40 PM

Q8 What do you think are the top considerations for making this building successful?

Answered: 31 Skipped: 7

1722 Bellevue Ave Project Survey

#	RESPONSES	DATE
1	Make your design intent very clear. Don't try to "evoke nature" or whatever. This is an urban context that calls for strong massing and materials.	11/19/2020 5:44 PM
2	I would strongly urge against building undersized or micro units that are not functional and will have a negative impact on local housing stock long term	11/14/2020 4:52 PM
3	Don't make it an ugly, ultra modern, soulless, shiny box. Have local, arts-driven business spaces. Honor City Market's history.	11/11/2020 8:28 PM
4	grocer / laundry	11/8/2020 6:39 PM
5	Inclusivity, accessibility, housing for low and mid income individuals and family	11/8/2020 6:05 PM
6	Density Retail space that is priced affordably so a business will always be occupying it (this is not the case in many businesses in Seattle)	11/7/2020 3:36 PM
7	public input	11/4/2020 3:51 PM
8	City market is really nice to the residents of the neighborhood here. I really hope a neat business replaces it. Ideally not another bar (montana, hulu hula, hillside and revolver are all on the street already)	11/4/2020 11:23 AM
9	Responsive to building resident's quality of life, not just filling maximum zoning envelope. Especially daylighting and personal outdoor spaces.	11/4/2020 8:44 AM
10	Safety and security	11/3/2020 4:44 PM
11	Literally just don't do it. Please.	11/3/2020 12:37 PM
12	Affordable housing and conscience of a bodega	11/3/2020 12:15 PM
13	Helping your neighbors stay in business during two years of disruption	11/1/2020 10:34 AM
14	Keeping City Market open	11/1/2020 7:23 AM
15	Colors	10/31/2020 12:27 AM
16	Don't build it. You are tearing down a local institution and disrupting resident life.	10/30/2020 6:36 PM
17	It would be extremely difficult for me to consider a building such as this "successful" in this neighborhood, as construction of buildings such as this is actively harming our neighborhood. The well-being of existing residents and business should be the top considerations.	10/30/2020 6:32 PM
18	I'd like to see the building containing multiple types of units from micro apartments to 2 or 3 bedroom units. I feel the property should have onsite parking as well. Having balconies would be great to have more connection to the neighborhood.	10/30/2020 6:23 PM
19	Grocery, parking, I don't really know	10/30/2020 6:06 PM
20	Would love to see mailings with discounts or coupons targeted to residents near the building.	10/30/2020 2:25 PM
21	Not doing it. Fuck you.	10/30/2020 11:39 AM
22	Either not building it, or keeping City Market open in the meantime.	10/29/2020 11:18 PM
23	Please be respectful of the people who live directly next to this site. A lot of us are now working from home and if there is a ton of construction noise during business hours, we will likely have to move away since this is such a long project.	10/29/2020 8:44 PM
24	City Market remains as the key staple. Affordable homes.	10/29/2020 7:15 PM
25	Doing it without intruding on the market/laundromats business. Not putting more 1500\$ a month horrible apartments. Not bringing more tech bros who don't care about the area.	10/29/2020 7:00 PM
26	Ground-level pedestrian-oriented retail at this critical corner. I see car accidents here all the time and would welcome anything you can do to make peds feel safer on this corner.	10/29/2020 6:44 PM
27	To keep City Market	10/29/2020 6:43 PM
28	Remember the people.	10/29/2020 6:31 PM

1722 Bellevue Ave Project Survey

29	Depends upon definition of "successful" - Profitable? Needs a place - off street - for people waiting for ride shares . this is NOT a good location for ride shares to pick up people on the street - these waiting invariable choose a corner - and then they appear to be waiting to cross the street - but no, they are waiting for a ride. How about a Porte Cochere - they can wait out of the weather - and off the street.	10/29/2020 6:28 PM
30	Integrating with existing neighborhood	10/29/2020 6:01 PM
31	Affordable housing and accessible parking. Well lit streets and general support for the wellbeing of the residents is a must.	10/29/2020 3:40 PM

1722 Bellevue Ave Project Survey

Q9 Anything else you'd like to add?

Answered: 23 Skipped: 15

1722 Bellevue Ave Project Survey

#	RESPONSES	DATE
1	Please, no trendy paint colors. That is never a good long-term decision and many of us have seen new buildings make that mistake.	11/19/2020 5:44 PM
2	Don't create strictly luxury spaces. We don't need more of those. They are killing this neighborhood.	11/11/2020 8:28 PM
3	there is so little information on this sight it seems to be more of a check the box than actually seeking citizen input - the persons adversely impacted may not have tech savvy to respond - city should hold zoom conferences for input	11/8/2020 6:39 PM
4	I appreciate the environmental focus of the proposed design, but don't forget to consider how important density is for the environment as a whole. We can build incredibly environmentally friendly SFHs but that will cause more sprawl and environmental damage going forward. This project should seek to be as dense as possible for its zoning box.	11/7/2020 3:36 PM
5	no	11/4/2020 3:51 PM
6	If you declare this is a transit center so you're building micro-units with no parking, but you're saving the earth, I'll be pretty mad. Also please put in ceilings in your building. The cheap developers have been saving cost with raw concrete and exposed plumbing to increase the perceived ceiling height. It's not "modern" its cheap.	11/4/2020 11:23 AM
7	Super excited to see a mass timber building going up.	11/4/2020 8:44 AM
8	I understand that development needs to happen in big cities but I live right across the street from this location and I am extremely upset about this proposed project. I can't stress enough how much I do not want this block to change.	11/3/2020 12:37 PM
9	please have someone contact me to go over how this will most likely be the closure of my business in this location for the past 18 years. Naomi Lewis 206-226-2506	11/1/2020 10:34 AM
10	You still won't be able to see the space needle	10/31/2020 12:27 AM
11	I think I've made my stance clear, every building in cap hill does not need to be replaced with high rise apartments. There is character and vitality here that you are destroying.	10/30/2020 6:36 PM
12	Please find another location for this building. I live a block away from the proposed location and do not support this construction.	10/30/2020 6:32 PM
13	Please don't make a boring property.	10/30/2020 6:23 PM
14	Please don't mess this up. I have lived across the street from City Market for 20 years. It's super convenient when you need a small item right away and don't have a car. Places like Amazon Prime and Instacart have a minimum \$30 purchase for delivery, so it's more efficient to go to City Market when I need a one off item.	10/30/2020 2:25 PM
15	Fuck you.	10/30/2020 11:39 AM
16	Receiving this flyer deeply saddened me because City Market has always been a shiny light (metaphorically) for this part of Capitol Hill on rainy nights, fun-filled nights, and busy mornings. With it's humorous art outside it's door, to it's warm food on the inside, this store is a permanent part of Capitol Hill's character for me. I am saddened at the employees loss of jobs and this neighborhood's loss of an institution to build what, I'm sure will be, a gaudy corporate monstrosity that will engulf the surrounding buildings and will make the local restaurants/bars (Kedai, Hula Hula, Dacha, etc) seems small and outdated in comparison. It will also increase traffic to an already extremely hectic corner.	10/29/2020 11:18 PM
17	I am not in support of this project. It is gentrifying the neighborhood and there are already so many large apartment complexes being built within a block that will not be filled, and a lot of vacant units in the area as tech workers flee the city due to being encouraged to work from home. What this area needs is more of a communal space that is easier to social distance but shop, eat, interact during all types of weather.	10/29/2020 8:44 PM
18	Please keep it simple. People who live here don't drive much. We need our walkable places open. Not closed so some outside shareholders can get another vacation home.	10/29/2020 7:00 PM
19	Love the new design and glad City Market will stay, albeit in new form.	10/29/2020 6:44 PM

1722 Bellevue Ave Project Survey

20	Please don't build another ugly, boxy yellow building.	10/29/2020 6:43 PM
21	can you give us some sample photos of "proposed mass timber structure" How many stories are proposed?	10/29/2020 6:28 PM
22	N/A	10/29/2020 6:01 PM
23	Seriously try to keep rent under 1600 a month. Covid made studios affordable, we need to keep it that way.	10/29/2020 3:40 PM

PROJECT EMAILS/COMMENTS

Outlook

New message

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Emily Graham

> 1722 Bellevue Ave

Fri 11/6

Hello, Thank you for your reply. I appreciate...

CA

Christina Arrington; Karinda Harris; 1722t

> New Project in Your Neig...

Fri 11/6

Thank you for reaching out. I am currently o...

Quick_Flyer-172...

TH

Tom Heuser

> 1722 Bellevue Ave 30372...

Wed 11/4

Thank you for your reply. I look forward to s...

S

Squarespace

Form Submission - New Form

Sun 11/1

Name: Emily Graham Email: emilygraham17...

Last month

J

jamielambert99

> 1722 Bellevue Ave.

Fri 10/30

Hello, My name is Jamie and I live on Summ...

Reginald Wilson

> What about parking

Thu 10/29

What about parking? Hopefully a garage is ...

D

DON_DREarlyOutreach

> New Project for the DON ...

10/8/2020

Hello, Your project information has been po...

What about parking

1E

1722bellevueaveproject earlydroureach.com

Reginald, Thank you for your note and for taking the time to share your thoughts surrounding the 1722 Be...

Wed 11/4/2020 2:37 PM

RW

Reginald Wilson <reggiewilson6450@gmail.com>

Thu 10/29/2020 7:28 PM

To: 1722bellevueaveproject earlydroureach.com

What about parking? Hopefully a garage is being built to support the size of this project. Already street parking is a nightmare around here.

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1722 Bellevue Ave.

1E

1722bellevueaveproject earlydroureach.com

Jamie, Thank you for your note and for taking the time to share your thoughts surrounding the 1722 Bellev...

Thu 11/5/2020 1:53 PM

J

jamielambert99 <jamielambert99@gmail.com>

Fri 10/30/2020 10:30 PM

To: 1722bellevueaveproject earlydroureach.com

Hello,

My name is Jamie and I live on Summit ave. Although the building seems new and good for the environment, my concern is for the Crystal Clean Laundry. That building is the closest Laundromat to my apartment, and many others in this neighborhood. We don't need another high rise building with overpriced grocery stores on ground level. The neighborhood needs practical and useful spaces for all.

Please consider this.

Thank you,

Jamie Lambert

jamielambert99@gmail.com

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Form Submission - New Form

Squarespace <form-submission@squarespace.info>
Sun 11/1/2020 9:59 AM
To: 1722bellevueaveproject earlydroureach.com

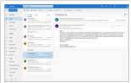
Sent via form submission from 1722 Bellevue Ave Project

Name: Emily Graham

Email: emilygraham1709@gmail.com

Message: Hi, I think this project must contain affordable housing units ONSITE, existing residents and businesses must be given comparable lease terms within the new structure and parking disruption must be subsidized to allow local driving residents to park in normally paid lots - this zone is already impossible to park in and we don't need more construction taking up spots

Reply Forward



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1722 Bellevue Ave 3037219-EG

HISTORICAL SOCIETY

...


Reply Forward

1722bellevueaveproject earlydroureach.com
Tom, Thank you for reaching out regarding the 1722 Bellevue Ave Project. We really appreciate you reachi... Wed 11/4/2020 2:36 PM

Tom Heuser <tomh@capitolhillpast.org>
Sat 10/17/2020 7:12 PM
To: 1722bellevueaveproject earlydroureach.com

Natalie,
Hello I see that EDG was recently initiated on this project. I checked Seattle Services Portal and couldn't find a pdf of the building plans. Will that be uploaded soon and will the public have an opportunity to review and comment on it? This is a very prominent site and it is very important that the building design fits in with its surroundings. Please let me know as soon as you can. Thank you!

Sincerely,
Tom Heuser
President, Capitol Hill Historical Society
capitolhillpast.org
(c) 206-375-8811



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Conversation Hist...

Email_Templates

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Focused

Other

Filter

1722 Bellevue Ave

1E

1722bellevueaveproject earlydroutreach.com

Emily, I apologize in advance if I had already emailed you this on Monday, we migrated to a new email sy...

Wed 11/11/2020 1:03 PM

EG

Emily Graham <emilygraham1709@gmail.com>

Fri 11/6/2020 1:58 PM

To: 1722bellevueaveproject earlydroutreach.com

Hello,

Thank you for your reply. I appreciate your commentary on the parking and future lease issues. I am glad you have taken steps to negotiate with tenants, that is so important. I am also glad to hear that sustainability efforts are being made and can happily suggest the use of fly ash concrete to reduce emissions from material production!

I would like to clarify on the affordable housing point that I made - I do not support and agree with making payments to the Office of Housing instead of allowing for affordable housing units onsite. It is an inefficient use of funds as city projects are typically more costly and take extra time, in addition to displacing our low-income communities to less convenient housing locations. I would like to make sure your report reflects that I would like to see the 1722 Bellevue project include equivalent units IN the new building, NOT a payment to avoid actually providing low-income housing directly.

Thank you,

Emily

On Thu, Nov 5, 2020 at 1:55 PM 1722bellevueaveproject earlydroutreach.com <1722bellevueaveproject@earlydroutreach.com> wrote:

Emily,

Thank you for your note and for taking the time to share your thoughts surrounding the 1722 Bellevue Ave project. Obtaining community feedback like yours is the focus of our Early Outreach for Design review process. I noticed you sent one email directly and one through the website and responding to both emails and your concerns here.

We can confirm that the existing tenant is returning at mutually agreed terms. Also, to your concern regarding parking, the project will not occupy any overnight street parking during construction and will add sidewalk right of way to the public space in front of the building as compared to what currently exists.

In regards to the MHA fee, we have chosen to make a payment to the City's Office of Housing, which will support the construction of new affordable housing in the City. We absolutely support the right to housing for our community members at all income levels and recognize that there are leaders in the development community who will put this payment to effective and efficient use in implementing solutions to the affordable housing crisis in our City.

We are also working closely with the City to bring a new sustainable design and construction to Seattle that will lead the way to

CA

Christina Arrington; Karinda Harris; 1722t

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