

GC Square (USA), Inc.  
11201 SE 8th Street, Suite  
170, Bellevue, WA 98004  
(425) 516-7541



## Community Outreach Report | Design Review: #6787437-CN

<b>Project Address:</b>	327 N 105th St. Seattle, WA 98133
<b>Brief Description:</b>	This project demolishes existing single family and have the construction of a proposed development, which is a 5-stories mixed-use apartment with 16 residential units and commercial on level 1 (street level).
<b>Zoning:</b>	C1-55(M)
<b>Contact:</b>	Peik Li, Pang
<b>Applicant:</b>	GC Square (USA) Inc.
<b>Contact Information:</b>	ppang@gc2seattle.com
<b>Phone:</b>	425-516-7541
<b>Type of building:</b>	Mixed use
<b>Neighborhood:</b>	Greenwood
<b>In Equity area:</b>	No

### Summary of Outreach

Complete three following high impact activities within each outreach type prior to submitting for SDR.

#### 1. Printed Outreach (high-impact)

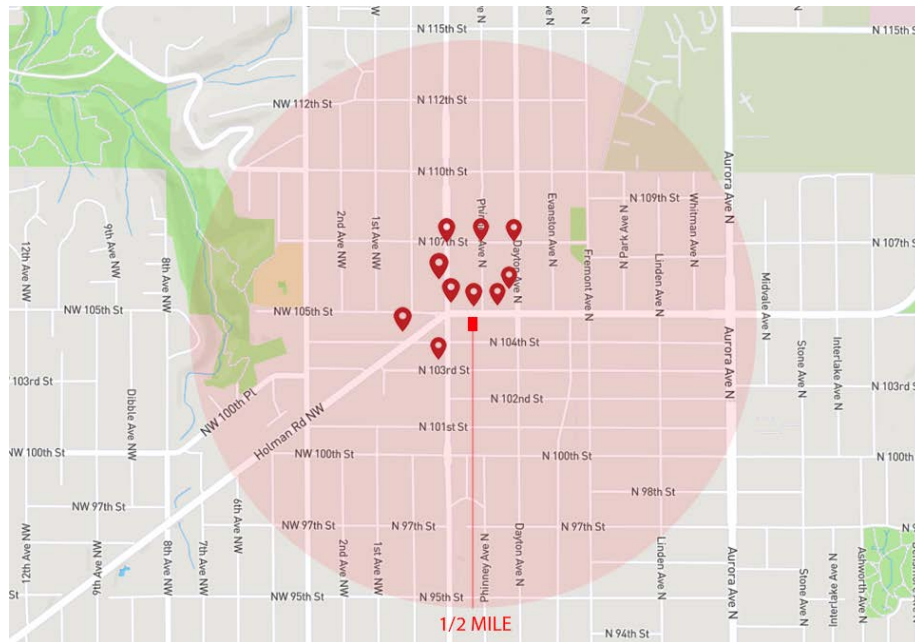
Method:

b. Posters need to be hung within approximately 1/2 mile from the project location. The minimum requirement is 10 posters to be hung at a local community, telephone poles (is good for street and sidewalk views), coffee shop, community board and publicly accessible venues. At least half of the posters must be visible from the sidewalk.

Action:

All 10 locations we selected were within half mile of the site (as shown on the map below), and more than half posters were displayed on poles visible from the sidewalk. Posters were hung on November 11. Due to the COVID-19 pandemic, most of the shops and centers were closed or refused to hang the poster. However, we hung the posters on poles near the local shops where there's high traffic and publicly accessible. Meanwhile, we encouraged neighbors to share their thought and comments by emailing the poster to local community group: Greenwood community, and asked them to share with the neighborhood.

## Poster Distribution



## 327 N 105th St. Seattle - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/11/2020	JB GARDEN	10410A Greenwood Ave N	200 ft	Yes	Flyer placed on exterior wall at entrance.
11/11/2020	MANNA SMOKED BAR BQ	10410 Holman Rd N	0.1 mile	No	Flyer placed on interior bulletin wall.
11/11/2020	SEATTLE FOURSQUARE CHURCH	400 N 105th St	224 ft	No	Flyer placed on office bulletin board.
11/11/2020	LIGHT/TELEPHONE POLE # 1	N 104th St & Dayton Ave N	372 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 2	N 104th St & Greenwood Ave N	330 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 3	Dayton Ave N	356 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 4	N 107th St & Dayton Ave N	0.15 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 5	N 107th St & Phinney Ave N	0.13 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 6	N 107th St & Greenwood Ave N	0.15 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 7	Greenwood Ave N	0.1 mile	Yes	Flyer placed on pole.

**LOCATION: JB GARDEN**

Address: 10410A Greenwood Ave N

Distance from Site: 200 ft

Placement: Flyer placed on exterior wall at entrance.

Visible from Street: Yes



**LOCATION: MANNA SMOKED BAR BQ**

Address: 10410 Holman Rd N

Distance from Site: 0.1 mile

Placement: Flyer placed on interior bulletin wall.

Visible from Street: No



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**LOCATION: SEATTLE FOURSQUARE CHURCH**

Address: 400 N 105th St

Distance from Site: 224 ft

Placement: Flyer placed on office bulletin board.

Visible from Street: No



**LOCATION: LIGHT/TELEPHONE POLE**

Address: N 104th St & Dayton Ave N

Distance from Site: 372 ft

Placement: Flyer placed on pole.

Visible from Street: Yes





327 N 105th St. Seattle, WA 98133

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**LOCATION: LIGHT/TELEPHONE POLE**

Address: N 104th St & Greenwood Ave N

Distance from Site: 330 ft

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION: LIGHT/TELEPHONE POLE**

Address: Dayton Ave N

Distance from Site: 356 ft

Placement: Flyer placed on pole.

Visible from Street: Yes



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**LOCATION: LIGHT/TELEPHONE POLE**

Address: N 107<sup>th</sup> St & Dayton Ave N

Distance from Site: 0.15 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION: LIGHT/TELEPHONE POLE**

Address: N 107<sup>th</sup> St & Phinney Ave N

Distance from Site: 0.13 mile

Placement: Flyer placed on pole.

Visible from Street: Yes





327 N 105th St. Seattle, WA 98133

Community Outreach Report | #6787437-CN

**LOCATION: LIGHT/TELEPHONE POLE**

Address: N 107th St & Greenwood Ave N

Distance from Site: 0.15 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION: LIGHT/TELEPHONE POLE**

Address: Greenwood Ave N

Distance from Site: 0.1 mile

Placement: Flyer placed on pole.

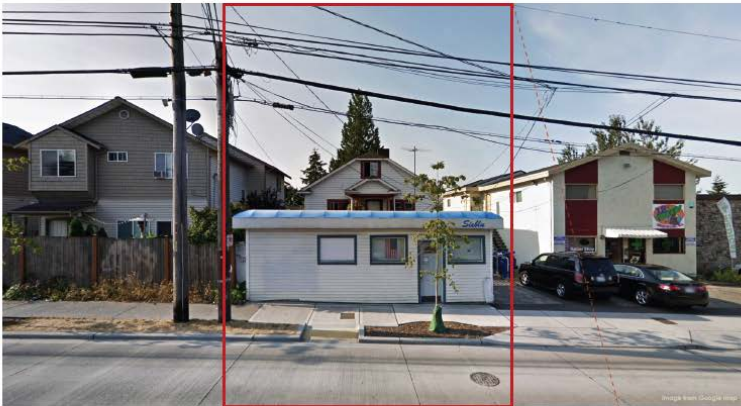
Visible from Street: Yes



## Poster

Our printed materials are posters of 11"x17" in size, the poster 1) Included a brief summary of proposal 2) Included the address of the project/property and the SDCI project number, 3) Identified a contact person for the project, 4) Provided links for the online survey, project website and contact info (email, phone number) for neighbors to provide feedbacks 5) Included where any additional information about the project can be found (the Seattle Services Portal) 6) Added the wording "share your thoughts" to encourage community provide their comments. 7) Included a statement informing the public that any information collected may be made public.

### 327 MIXED-USE DEVELOPMENT



#### Public Outreach

#### 327 N 105th St. Seattle, WA 98133

The proposed development is a 5-stories mixed-use apartment with 16 residential units and commercial on level 1 (street level).



#### SDCI Project Number

6787437-CN

#### Additional Project Information

Additional information is available on the Seattle Service Portal via the project address:  
327 N 105th St  
Please also visit <https://www.gc2seattle.com/>

#### Drop-in

In-Person meetings have been suspended due to COVID-19

#### Project contact

Peik Li, Pang  
GC Square (USA) Inc.  
11201 SE 8th St. Suite 170, Bellevue, WA  
98004  
[ppang@gc2seattle.com](mailto:ppang@gc2seattle.com)  
425-516-7541

#### Join us to share your thoughts through 11/11/2020 - 12/2/2020

Online Survey: <https://www.gc2seattle.com/327-mixeduse-survey>  
Project Website: <https://lievelyn9963.wixsite.com/327-105th>

\*All information and feedback we collected may be made public record.  
(All information is being collected by GC Square, but may be submitted to the City of Seattle.  
Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.)





## Email to community group

### Public Outreach - 327 N 105th Street



sxuan@gc2seattle.com

To info@greenwoodcommunitycouncil.org

Cc 'Peik Li Pang'; plam@gc2seattle.com



Reply



Reply All



Forward



Fri 11/13/2020 3:55 PM



327 Mixed Use outreach poster.pdf  
1020 KB

Hello Greenwood neighbors,

We are undergoing Public Outreach process for our project at 327 N 105th Street Seattle, WA 98133. The new construction will be mixed use that commercial on the ground level and apartment units above. We are sending the poster and like to spread out the news so our neighbors can share their thought and comments. We appreciate any types of advertisement such as posting on community blog or newsletter. We hope we can bring good designs into the community!

Thank you,

**Shihua Xuan**

Architectural Designer

**GC Square (USA) Inc.**

11201 SE 8th St, Suite 170

Bellevue, WA 98004

Office: 425-516-7541

[www.gc2seattle.com](http://www.gc2seattle.com)


## 2. Electronic/Digital Outreach (high-impact)

Method:

a. Online Survey

Action:

We created the survey link: <https://www.gc2seattle.com/327-mixeduse-survey> which contained questions suggested by the DON. The online survey 1) Included a brief summary of the proposal, 2) Included the address of the project 3) Identify a contact persons for the project, 4) Was publicized using at least one printed outreach method (Poster) 5) Was publicly available for a minimum of 21 days, 6) Collected public suggestions and opinions, 7) Included a statement informing the public that any information collected may be made public.



SEARCH

ABOUTPROJECTSERVICESPEOPLECONTACT USCAREER

### 327 Mixed-Use Apartment

The proposed development is a 5-stories mixed-use apartment with 16 residential units and commercial on level 1 (street level).

Public outreach survey | Gather community feedbacks

1. What is your connection to this development project? \*

(select all that apply)

- ☐ 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

Other

[fill in blank, 100 character maximum]

---

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

(select up to two)

- ☐ That it is nice looking
- ☐ That it looks unique and interesting
- ☐ That it brings new services or amenities to the area (businesses, open space, etc.)
- ☐ That is affordable for residents and/or businesses
- ☐ That it is designed to be family-friendly
- ☐ That it is designed with environmental sustainability in mind
- ☐ Other

Other

[fill in blank, 100 character maximum]

---

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? \*

(select up to two)

- ☐ Good for pedestrians (enough space to walk, etc.)
- ☐ Lots of plants/greenery
- ☐ Lighting, "eyes on the street", and other designs for safety
- ☐ Attractive building materials at street-level (siding, windows, doors, signs, etc.)
- ☐ Seating/places to congregate (sidewalk cafes, benches, etc.)
- ☐ Other

Other

[fill in blank, 100 character maximum]

4. What concerns do you have about the project? \*

(select any/all that apply)

- ☐ Construction noise/impacts
- ☐ The current business/use/building is going away
- ☐ That I will not like the way it looks
- ☐ o That it will not be affordable
- ☐ That it may feel out of scale with other buildings nearby
- ☐ That it will make driving and parking in the neighborhood more difficult
- ☐ I don't really have any specific concerns
- ☐ Other

Other

[fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? If yes, please provide your suggestions

[fill in blank, 300 character maximum]


6. What else would help make the new building successful for decades to come?

[fill in blank, 300 character maximum]

7. Would you like to be contacted about this project in the future? If so, please provide your email address.

[fill in blank, 100 character maximum]

**SUBMIT**



**ADDRESS**

SEATTLE | GC SQUARE (USA), INC.

11201 SE 8th ST, SUITE 170

BELLEVUE, WA 98004

BEIJING | GC PROJECT DECORATION DESIGN CO., LTD.

**CONTACT US**

EMAIL: [CONTACT@GC2SEATTLE.COM](mailto:CONTACT@GC2SEATTLE.COM)

PHONE: (425) 516 7541

The online survey was conducted from November 11<sup>th</sup>, 2020 to December 2<sup>nd</sup>, 2020 (21 days). The link of the survey can be found on the posters, project webpage and our company website.



### Survey Questions:

1. What is your connection to this development project? (select all that apply)

- ☐ 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 [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)

- ☐ That it is nice looking
- ☐ That it looks unique and interesting
- ☐ That it brings new services or amenities to the area (businesses, open space, etc.)
- ☐ That is affordable for residents and/or businesses
- ☐ That it is designed to be family-friendly
- ☐ That it is designed with environmental sustainability in mind
- ☐ Other [fill in blank, 100 character maximum]

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? (select up to two)

- ☐ Good for pedestrians (enough space to walk, etc.)
- ☐ Lots of plants/greenery
- ☐ Lighting, "eyes on the street", and other designs for safety
- ☐ Attractive building materials at street-level (siding, windows, doors, signs, etc.)
- ☐ Seating/places to congregate (sidewalk cafes, benches, etc)
- ☐ Other [fill in blank, 100 character maximum]

4. What concerns do you have about the project? (select any/all that apply)

- ☐ Construction noise/impacts
- ☐ The current business/use/building is going away
- ☐ That I will not like the way it looks
- ☐ That it will not be affordable
- ☐ That it may feel out of scale with other buildings nearby
- ☐ That it will make driving and parking in the neighborhood more difficult
- ☐ I don't really have any specific concerns
- ☐ Other [fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? If yes, please provide your suggestions [fill in blank, 300 character maximum]

6. What else would help make the new building successful for decades to come?

[fill in blank, 300 character maximum]

7. Would you like to be contacted about this project in the future? If so, please provide your email address.

[fill in blank, 100 character maximum]

## Survey Results:

### Response 1:

#### Form Submission - 327 Mixed-Use Apartment



Squarespace <form-submission@squarespace.info>  
To: sxuan@gc2seattle.com

Reply Reply All Forward ...

Tue 12/1/2020 5:14 PM

Sent via form submission from [GC Square Design + Planning](#)

1. What is your connection to this development project? : I live in the general area

Other:

2. What is most important to you about a new building on this property? : That it brings new services or amenities to the area (businesses, open space, etc.), That is affordable for residents and/or businesses

Other:

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas?:  
Good for pedestrians (enough space to walk, etc.), Lighting, "eyes on the street", and other designs for safety

Other:

4. What concerns do you have about the project?: o That it will not be affordable, That it will make driving and parking in the neighborhood more difficult

Other:

5. Is there anything specific about this property or neighborhood that would be important for us to know? If yes, please provide your suggestions:

6. What else would help make the new building successful for decades to come?:

7. Would you like to be contacted about this project in the future? If so, please provide your email address.:

### Response 2:

#### Form Submission - 327 Mixed-Use Apartment



Squarespace <form-submission@squarespace.info>  
To: sxuan@gc2seattle.com

Reply Reply All Forward ...

Tue 12/1/2020 5:01 PM

Sent via form submission from [GC Square Design + Planning](#)

1. What is your connection to this development project? : I live very close to the project

Other:

2. What is most important to you about a new building on this property? : That it is nice looking

Other:

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas?:  
Good for pedestrians (enough space to walk, etc.), Lots of plants/greenery, Lighting, "eyes on the street", and other designs for safety

Other:

4. What concerns do you have about the project?: Construction noise/impacts, That I will not like the way it looks

Other:

5. Is there anything specific about this property or neighborhood that would be important for us to know? If yes, please provide your suggestions:

6. What else would help make the new building successful for decades to come?:

7. Would you like to be contacted about this project in the future? If so, please provide your email address.:

## 1. What is your connection to this development project?

I live very close to the project	1
I live in the general area	1
I own a business nearby	0
I visit the area often for work or leisure	0
I don't have a direct connection, but I care about growth and development in Seattle	0
Other [fill in blank, 100 character maximum]	0

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

That it is nice looking	1
That it looks unique and interesting	0
That it brings new services or amenities to the area (businesses, open space, etc.)	1
That is affordable for residents and/or businesses	0
That it is designed to be family-friendly	0
That it is designed with environmental sustainability in mind	0
Other [fill in blank, 100 character maximum]	0

## 3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas?

Good for pedestrians (enough space to walk, etc.)	2
Lots of plants/greenery	0
Lighting, "eyes on the street", and other designs for safety	0
Attractive building materials at street-level (siding, windows, doors, signs, etc.)	0
Seating/places to congregate (sidewalk cafes, benches, etc)	0
Other [fill in blank, 100 character maximum]	0

## 4. What concerns do you have about the project?

Construction noise/impacts	1
The current business/use/building is going away	0
That I will not like the way it looks	0
That it will not be affordable	1
That it may feel out of scale with other buildings nearby	0
That it will make driving and parking in the neighborhood more difficult	0
I don't really have any specific concerns	0
Other [fill in blank, 100 character maximum]	0



5. Is there anything specific about this property or neighborhood that would be important for us to know? If yes, please provide your suggestions.

No Response

6. What else would help make the new building successful for decades to come?

No Response

7. Would you like to be contacted about this project in the future? If so, please provide your email address.

No Response

### 3. Electronic/Digital Outreach (high-impact)

(Additional method in lieu of in-person outreach)

Method:

c. Interactive project website (with public commenting function)

Action:

Project Web-Page – A Web page was established on November 11, 2020 that included all required information: 1) Included a brief summary of the proposal, 2) Included the address of the project 3) Identify a contact persons for the project, 4) Was publicized using at least one printed outreach method (Poster) 5) Was publicly available for a minimum of 21 days, 6) The ability to submit comments 7) Included a statement informing the public that any information collected may be made public.



## Development Project

SDCI Project Number  
6787437-CN

Project Address  
327 N 105th St. Seattle, WA 98133


### About the project

This project is located on the N 105th Street, 0.3 miles from Viewlands Elementary School and Natural Pipers Creek. At its completion, the new mixed-use apartment will include 4-stories of 16 dwelling units with commercial on the 1st floor. Currently, we are at the design planning stage. Construction could start at the end of 2021, and the building could be open as early as Summer 2023.

### Additional Project Information

Additional information is available on the Seattle Service Portal via the project address:  
327 N 105th St  
Please also visit <https://www.gc2seattle.com/> to view more information.

Join us to share your thoughts through 11/11/2020-12/2/2020  
<https://www.gc2seattle.com/327-mixeduse-survey>



### Contact Information

**Peik Li, Pang**  
GC Square (USA) Inc.  
11201 SE 8th St. Suite 170, Bellevue, WA 98004  
ppang@gc2seattle.com  
425-516-7541

Drop-in hours  
In-Person meetings have been suspended due to COVID-19.

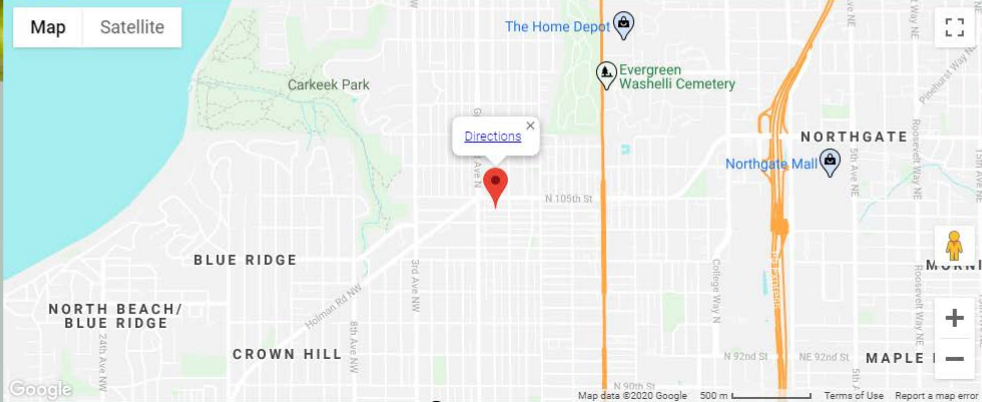
All information and feedback we collected may be made public record.  
(All information is being collected by GC Square, but may be submitted to the City of Seattle.  
Therefore, personal information entered may be subject to disclosure to a third-party requestor  
pursuant to the Washington Public Records Act.)

### Let Us Know Your Thoughts!

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	

Submit

MapSatellite



Map data ©2020 Google 500 m Terms of Use Report a map error

## Comments from Webpage

No Comment from webpage



## Comment Summary

We received 2 survey responses. We have attached the raw data above while here is summary of the comments:

### Response 1:

Neighbor 1 expresses the wish for a nice looking, family-friendly designed building. Good pedestrians' path and enough space to walk on and well landscaped design with lot of plants and greenery is also the wish.

This neighbor also concerns about the construction noise and impact during construction and express that construction site is not what he/she likes to look at.

### Response 2:

Neighbor 2 expresses the need for good pedestrians' space, for example enough space for walkway. This neighbor also expresses the wish to have onsite parking spaces. If there is no parking spaces provided, the neighbor wish that Zone parking will be provided and not providing passes to these tenants.

This neighbor also concerns about the construction noise and impact during construction. He/she concerns the current business/use/building is going away. He/She does not like the way it will look and the new development may feel out of scale with other buildings nearby. Driving and parking in the neighborhood will become more difficult.

This neighbor expresses that the recent buildings in Seattle have been large rectangular boxes with no visual appeal. He/She would appreciate improved artistic design with greater modulations along levels and express that construction site is not what he/she likes to look at.

This neighbor expresses that the wish to see the numbers of large and historical trees to continue growing to provide more greenery

Lastly this neighbor emphasize again on the artistic design mentioned above and stresses again the important of parking spaces because people with families need cars.