

1906 20th AVE S PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #000618-21PA

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

Submitted by:

Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489

MARCH 2021

1906 20th Ave Project

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

Project Address:	1906 20 th Ave S., Seattle, WA 98144
Brief Description:	This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.
Contact:	Natalie Quick
Applicant:	West Judkins, LLC
Contact Information:	20thAveSProject@earlyDRoutreach.com
Type of building:	Apartments, Retail
Neighborhood:	North Beacon Hill
In Equity Area:	Yes

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 307 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:* February 25th, 2021

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:* February 27th, 2021

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:* February 27th, 2021

What We Heard From the Community

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

Design-Related Comments

- **Design.** 60 percent of survey respondents noted parking is most important about the design of a new building on this property; 40 percent said environmentally-friendly features; 40 percent said relationship to neighborhood character; 10 percent said attractive materials; and 10 percent said interesting and unique design. A few respondents encouraged the design to fit in with the neighborhood and have minimal impacts on existing structures and residents; one respondent encouraged the design team to reduce light pollution, which is a problem in the neighborhood. One respondent encouraged making the entrance/exit for cars/parking on Plum Street because it's the only wide street.
- **Exterior.** 57 percent of survey respondents said lighting and safety features were the most important consideration for the exterior space of the property; 56 percent said landscaping; 56 percent said seating options and places to congregate; and 34 percent said bike parking. A few respondents encouraged offering kid-friendly activities and play spaces. Several encouraged saving the site's big trees and preserving existing natural features which are home to numerous local bird populations, including bald eagles. One respondent encouraged creating a landmark that pays homage to the neighborhood's historically Asian-American heritage. Another respondent noted the project team should be aware that there is a natural aquifer kitty-corner from 20th and Holgate with water running downhill 24/7/365.
- **Height & Scale.** A few respondents encouraged the building to be an appropriate scale and expressed concern that it will block views and sunlight. One respondent expressed concern that the building height does not fit into the neighborhood and will be an eye-sore at eight-stories since nothing is more than three-stories right now and encouraged decreasing the size to six stories.
- **Accessibility.** A few respondents encouraged the building to be fully-accessible.

Non-Design-Related Comments

- **Retail.** 100 percent of survey respondents said new places for coffee or breakfast are the retail components they are most interested in for this location; 58 percent said new restaurants or bars; and 43 percent said new stores for shopping. 100 percent of survey respondents said local and small businesses most inspire them to return when visiting a new building, office, restaurant, or retailer; 50 percent said great people and service; 30 percent said thoughtful design that is open and welcoming; 20 percent said bustling, exciting energy; 20 percent said calm, restful places to reflect and relax; and 20 percent said a sense of openness and natural light. Several respondents encouraged having non-chain, neighborhood businesses such as coffee, breakfast or grocery stores that are locally-owned by people who live in the community and make a positive impact—and encouraged the project team to also consider how they can include locals through employment/other economic opportunities. One respondent encouraged the project team to gain further input from the community around what they want for retail. One respondent expressed support for the shops and businesses the building will bring, and noted the project team's prior buildings are quite beautiful.
- **Parking & Traffic.** Several respondents expressed concern about lack of parking, noting that 80 parking spots is too little for 200 units and encouraged the project team to make the project easy to park in, provide enough off-street parking spaces for people to use the facilities conveniently, and not override existing parking. Another respondent noted that there are significant traffic backups already from the Hamlin Robinson School. One respondent expressed concern that two hundred units and retail is going to be tough on tiny-side roads.
- **Affordability.** Several respondents supported affordable housing and encouraged the project team to add more affordable units and provide below market-rate housing.
- **Tenants.** One respondent expressed concern that gentrification is a huge problem in the neighborhood, especially on this corner with many families who've lived here for decades being pushed out, and encouraged the project team to intentionally-build for diverse, local, permanent residents, and find ways to house people who are already in the neighborhood (or want to live there long-term) rather than transient, entry-level tech workers who disrupt the housing market without contributing to the neighborhood community or economy.
- **Safety.** One respondent noted that there is a very entrenched homeless community around the building site and there have been many arsons and shootings in the area.
- **Values.** One respondent noted that nearby El Centro de La Raza is a good example of what they value most as new developments come to the area—it is an incubation space for local businesses; houses people being pushed out of the neighborhood by gentrification; provides a great playground/community garden; has a courtyard space often used for community festivals/gatherings; increases density needed to keep the neighborhood affordable; and incorporates art by and about Latinx people. Another respondent noted they value bringing more people/energy to the Rainier Avenue area.

1906 20th Ave S 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	01/26/21	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	02/25/21	Poster mailed to 307 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.	02/27/21	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	02/27/21	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 	02/25/21	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	02/27/21-03/20/21	Survey and project website established. Checked for comments

		<ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDCK project number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Be publicized on at least one printed outreach method • Be publicly available for a minimum of 21 days • Include a statement informing the public that any information collected may be made public 		daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	03/22/21	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	03/22/21	See notation above for Print Outreach. Copies of poster and mailer distribution map to 307 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	03/22/21	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

1906 20th Ave S Project

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

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Initial Planning and DON Communication

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- *Outreach Plan*

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3/22/2021

Mail - 1906 20th Ave S Project - Outlook

Re: New Project for the DON Blog

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Tue 1/26/2021 11:02 PM

To: 1906 20th Ave S Project <20thavesproject@earlydroutreach.com>

Hello Kate,

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,

Dominique Williams

Administrative Staff Assistant

External Relations Division

Office: [206.256.6188](tel:206.256.6188)

Fax: [206.233.5142](tel:206.233.5142)

seattle.gov/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: 1906 20th Ave S Project <20thavesproject@earlydroutreach.com>

Sent: Tuesday, January 26, 2021 8:29 PM

To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Subject: New Project for the DON Blog

CAUTION: External Email

Hi-

Please find below information for a new project for the DON blog. This project is in an equity area.

Thank you,

Kate

Project Address: 1906 20th Ave S., Seattle, WA 98144

Brief Description: This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 5,000 square feet of retail space, and 80 parking stalls.

City of Seattle Design Review Required Outreach

Outreach Plan / January 26th, 2021

Project Address: 1906 20th Ave S., Seattle, WA 98144
Brief Description: This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.
Contact: Natalie Quick
Applicant: West Judkins, LLC
Contact Information: 20thAveSProject@earlyDRoutreach.com
Type of building: Apartments, Retail
Neighborhood: North Beacon Hill
In Equity Area: Yes

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.
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.

- Equity Requirements: We will translate the flyer into Spanish.

- **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.

- Equity Requirements: We will translate the website into Spanish.

- **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.

- Equity Requirements: We will translate the survey into Spanish.

###

1906 20th Ave S 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 1906 20th Ave S Project

ABOUT THE PROJECT

This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.

What: Let us know what you think! Visit our website at www.20thAveSProject.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 20thAveSProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1906 20th Ave S, Seattle WA 98144
Contact: Natalie Quick
Applicant: West Judkins LLC

**Additional Project Information on Seattle
Services Portal via the Project Number:**
000618-21PA

Project Email:
20thAveSProject@earlyDRoutreach.com
Note that emails are generally 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.

Oportunidad de proveer opiniones en línea para el proyecto 1906 20th Ave S

INFORMACIÓN DEL PROYECTO

Este proyecto propone la construcción de un edificio de uso multifamiliar de ocho pisos con aproximadamente 200 unidades residenciales, aproximadamente 2,500 pies cuadrados de uso comercial y 80 puestos de estacionamiento.

Detalles: ¡Díganos lo que opina! Visite nuestra página web: www.20thAveSProject.com para aprender más de este proyecto, incluyendo la visión y enfoque de nuestro equipo.

Encuesta: Tome nuestra encuesta en línea para compartir su opinión acerca de la zona del proyecto y otros componentes del proyecto. (Puede localizar la encuesta en nuestra página web).

Comentarios: Puede proveer comentarios adicionales vía el formulario de comentarios o con mensajes por correo electrónico a 20thAveSProject@earlyDRoutreach.com.



DETALLES ADICIONALES DEL PROYECTO

Dirección del Proyecto:
1906 20th Ave S, Seattle WA 98144
Contacto Principal: Natalie Quick
Aplicante: West Judkins LLC

Información Adicional proveída en el Portal de Servicios de Seattle vía el número del proyecto: 000618-21PA

Correo Electrónico:
20thAveSProject@earlyDRoutreach.com
Tome en cuenta que los correos electrónicos se responden dentro de 2-3 días y están sujetos a las leyes de divulgación pública de la Ciudad de Seattle.

Este esfuerzo es parte del proceso de divulgación requerido por la Ciudad de Seattle antes de la Revisión del Diseño.

Direct Mailing: 1906 20th Ave S Project

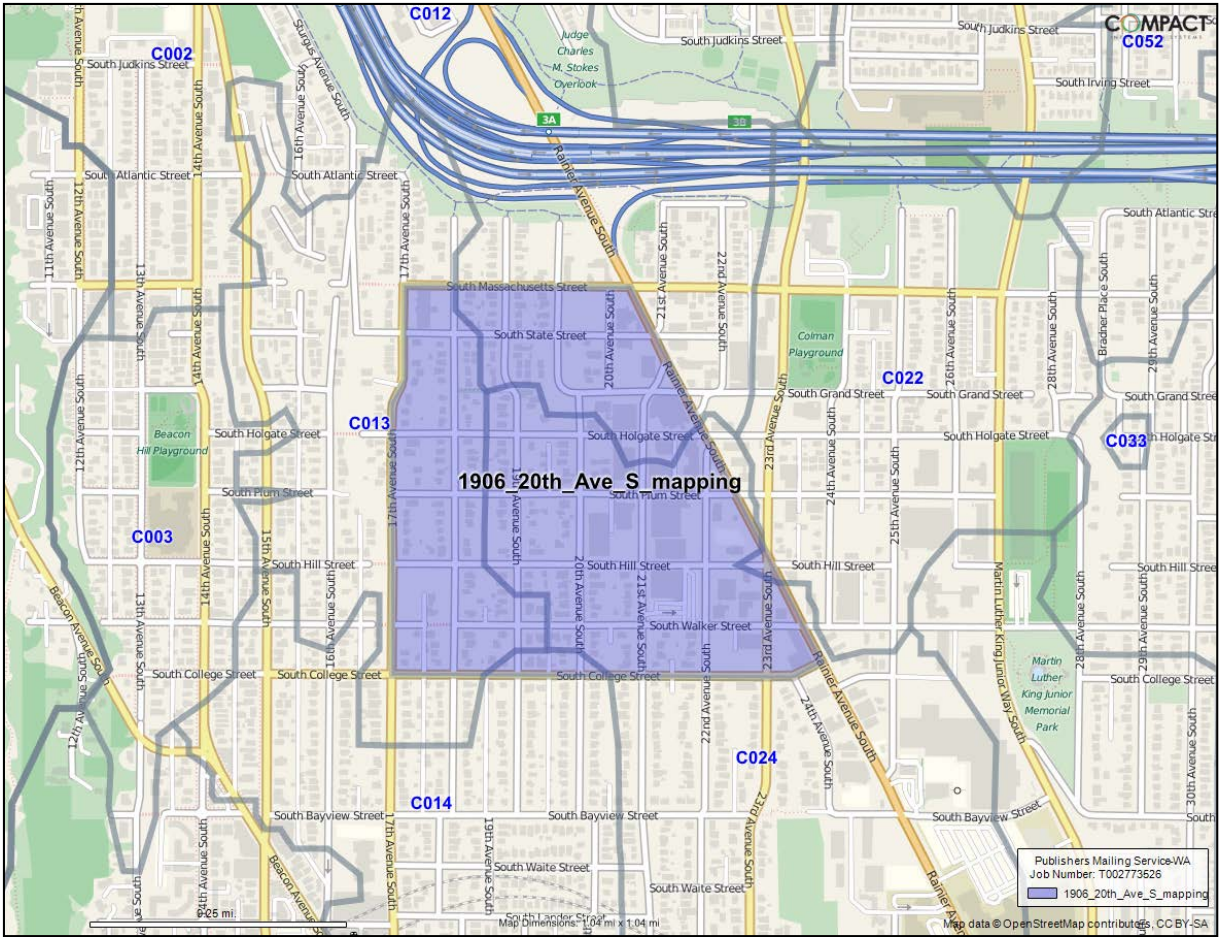
Poster Mailing Details

DISTRIBUTION DATE: February 25, 2021

Project Address:	1906 20 th Ave S., Seattle, WA 98144
Brief Description:	This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.
Contact:	Natalie Quick
Applicant:	West Judkins, LLC
Contact Information:	20thAveSProject@earlyDRoutreach.com
Type of building:	Apartments, Retail
Neighborhood:	North Beacon Hill
In Equity Area:	Yes

The project flyer was shared with **307 businesses and residents** within a **500-foot radius** of the project addresses of 1906 20th Ave S. 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 #
2/5/2021	0083-21

Phone: 206.448.0411

Email: data@zplus4.com

Web: www.publishersmailingservice.com

BILL TO:

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

P.O. No.	Terms	Due Date
20THAVESPRO...		2/5/2021

QUANTITY	DESCRIPTION	RATE	AMOUNT
	1906 20th AVE S - QTY 307		
	PURCHASE LIST DATA	225.00	225.00T
	DATA IMPORT	36.00	36.00
	MACHINE FOLD - 1	9.00	9.00T
	MACHINE ENCLOSE SETUP	16.00	16.00T
	MACHINE ENCLOSE - 1	20.50	20.50
	UPLOAD ADDRESSES	12.00	12.00
	INKJET ADDRESSES-LTR MIN	35.00	35.00T
	INKJET PERMIT	16.00	16.00T
	SORT & TRAY: LETTER OR P/C	12.00	12.00T
	PROCESSING FEE	13.50	13.50T
	DELIVERY TO SEATTLE POST OFFICE	12.00	12.00T
	SUB TOTAL		407.00
307	POSTAGE	0.50	153.50

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 \$34.19

Total \$594.69

Balance Due \$594.69

MAILING CONFIRMATION



Lisa Kidwell <preciselywritelisa@gmail.com>

mailing confirmation - 1906 20th Ave S Project

2 messages

Lisa Kidwell <preciselywritelisa@gmail.com>

Fri, Feb 26, 2021 at 8:07 AM

To: data@ziplus4.com, Barbara Belk <barbara@ziplus4.com>

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

Bcc: Lisa Kidwell <preciselywritelisa@gmail.com>

Good morning,

Can you please confirm that the flyers for the project located at 1906 20th Ave S were mailed out yesterday (02/25) so that we have the confirmation in writing for our documentation?

Thank you.

Warm regards,
Lisa Kidwell on behalf of Natalie Quick Consulting

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

Barbara Belk <barbara@ziplus4.com>

Fri, Feb 26, 2021 at 9:11 AM

To: Lisa Kidwell <preciselywritelisa@gmail.com>, data <data@ziplus4.com>

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

Hi Lisa,

Yes, those did mail yesterday, 2/25.

Community Group Notification: 1906 20th Ave S Project

Poster E-Mailing Details

E-MAILING DATE: February 25, 2021

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 1906 20th Ave S project was sent along with a copy of the project flyer to 3 community groups listed on the Department of Neighborhoods “Neighborhood Snapshot” for Beacon Hill on 02/25/21, including:

- Beacon Business Alliance
- El Centro de la Raza
- CIDBIA

COMMUNITY GROUP NOTIFICATION EMAIL

3/22/2021

Mail - 1906 20th Ave S Project - Outlook

New Project in Your Neighborhood!

1906 20th Ave S Project <20thavesproject@earlydroutreach.com>

Wed 2/17/2021 6:38 PM

To: 1906 20th Ave S Project <20thavesproject@earlydroutreach.com>

 2 attachments (2 MB)

Quick_Flyer-1906 20th Ave S-020921_SPANISH.pdf; Quick_Flyer-1906 20th Ave S-020921.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 20thAveSProject.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

1906 20th Ave S 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: 1906 20th Ave S | WEBSITE TEXT

Website: www.20thAveSProject.com

Project Address:	1906 20 th Ave S., Seattle, WA 98144
Brief Description:	This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.
Contact:	Natalie Quick
Applicant:	West Judkins, LLC
Contact Information:	20thAveSProject@earlyDRoutreach.com
Type of building:	Apartments, Retail
Neighborhood:	North Beacon Hill
In Equity Area:	Yes

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.

Bienvenido a la página web de nuestro Proyecto, la cual es parte de la investigación requerida por la ciudad de Seattle para continuar a la Revisión del Diseño. Mientras el proyecto está en sus primeras etapas, la información en esta página le dará un sentido de la visión general del proyecto, los plazos y cómo avanzamos con el diseño

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.

Por favor siéntase libre de tomar la Encuesta del Proyecto y/o dejar comentarios. Tenga en cuenta que toda la información obtenida será parte de la documentación de este esfuerzo y es considerada como comentario público.

This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.

Este proyecto propone la construcción de un edificio de uso multifamiliar de ocho pisos con aproximadamente 200 unidades residenciales, aproximadamente 2,500 pies cuadrados de uso comercial y 80 puestos de estacionamiento.

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

Este esfuerzo es parte del proceso de divulgación requerido por la Ciudad de Seattle, antes de la Revisión del Diseño. Tenga en cuenta que los correos electrónicos se responden dentro de 2-3 días, y se consideran información pública de acuerdo con la Ley de Registros Públicos

1906 20th Ave S Project
1906 20th Ave S, Seattle WA 98144

LINKS: Email- 20thAveSProject@earlyDRoutreach.com

TAB: PROJECT OVERVIEW/Visión General del Proyecto

TEXT: 1906 20th Ave S Project
Project #:000618-20PA

Project Team:

Developer: Kamiak
Architect: Public47 Architects

Project Vision:

Kamiak Real Estate is transforming the site at the intersection of South Holgate and 20th Avenue South in North Beacon Hill Neighborhood.

Conveniently located a short walking distance from the future Judkins Park Light Rail Station, which is scheduled to open in 2023, we are proposing a mixed-use building with 200 residential units and 80 garage parking spaces.

The project will incorporate affordable housing as part of Kamiak’s goal to help address workforce housing needs in Seattle.

In addition, the first floor of the building will include two commercial/retail spaces totaling approximately 2,500 square feet.

Project Timeline:

- Entitlement & Permitting: Now - Winter 2023
- Construction Start: Spring 2023
- Construction Completion: Winter 2024

Zoning

Site Context

Existing Survey

Site Plan

Priority Design Guidelines

Past Projects

IMAGES: Zoning
 Site Context
 Existing Survey
 Site Plan
 Priority Design Guidelines
 Past Projects

LINK: none

PAGE URL: www.20thAveStProject.com/project-overview

TAB: FLYER/Aviso

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

Este aviso se envió por correo a todos los hogares y negocios dentro de un radio de 500 pies de la zona del proyecto

IMAGES: Flyer Image

LINK: none

PAGE URL: www.20thAveStProject.com/flyer

TAB: SURVEY/Encuesta

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

Encuesta.

Tome nuestra encuesta en línea para compartir sus pensamientos sobre la zona del proyecto y otros componentes del proyecto

Haga clic aquí - Encuesta del Proyecto 1906 20th Ave S

LINK: 1906 20th Ave S Survey Click Here

PAGE URL: www.20thAveStProject.com/survey

TAB: COMMENTS/Comentarios

TEXT: **Provide comments here.**

Hello and thank you for visiting our 1906 20th Ave S Project Required 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.

Proporcione sus comentarios aquí.

Hola y gracias por visitar nuestra página web de investigación requerida para el proyecto 1906 20th Ave S. Por favor siéntase libre de dejar sus comentarios aquí.

Todos los comentarios serán documentados y presentados a la Ciudad como parte de este proceso y son considerados comentarios públicos.

Name / Nombre *

First Name

Last Name

Email/Correo Electrónico *

Message/Mensaje *

Send / Enviar

LINKS: Email- 20thAveSProject@earlyDRoutreach.com

PAGE URL: www.20thAveStProject.com/comments

WEBSITE IMAGES

1906 20th Ave S Project

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.

Bienvenido a la página web de nuestro Proyecto, la cual es parte de la investigación requerida por la ciudad de Seattle para continuar a la Revisión del Diseño. Mientras el proyecto está en sus primeras etapas, la información en esta página le dará un sentido de la visión general del proyecto, los plazos y cómo avanzamos con el diseño

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.

Por favor siéntase libre de tomar la Encuesta del Proyecto y/o dejar comentarios. Tenga en cuenta que toda la información obtenida será parte de la documentación de este esfuerzo y es considerada como comentario público.



1906 20th Ave S, Seattle

This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500

WEBSITE ANALYTICS

1906 20th Ave S Project

Website Analytics

Traffic

Last 30 Days

\$ USD

VISITS

65

+2,067% mo/mo

UNIQUE VISITORS

59

+1,867% mo/mo

PAGEVIEWS

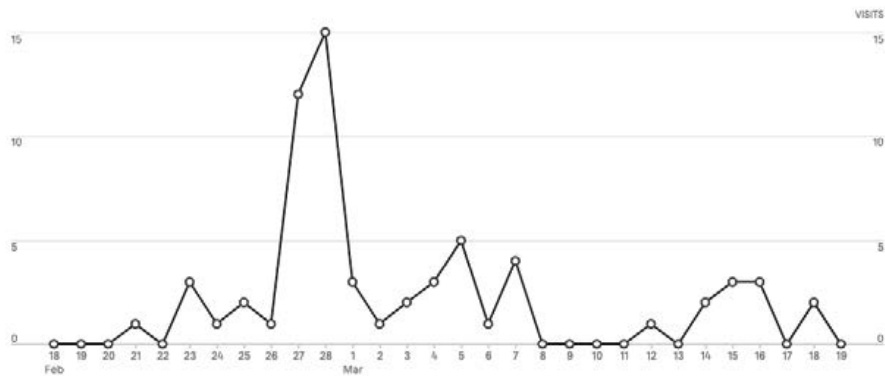
132

+633% mo/mo

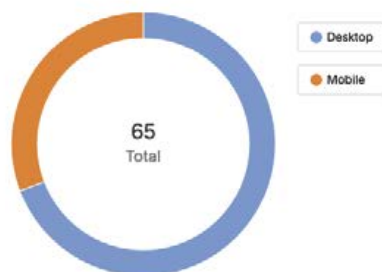
Visits

Feb 18-Mar 19, 2021 • 65 Total +2,067% mo/mo

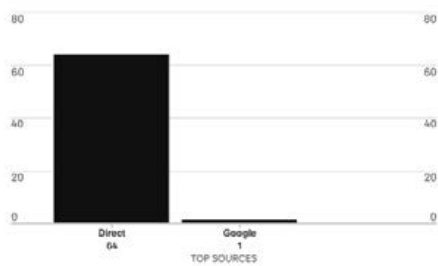
Daily



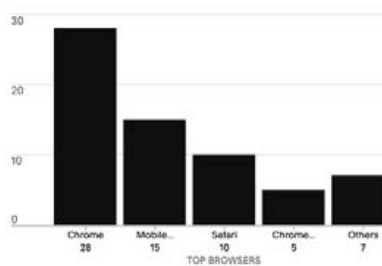
Top Devices by Visits



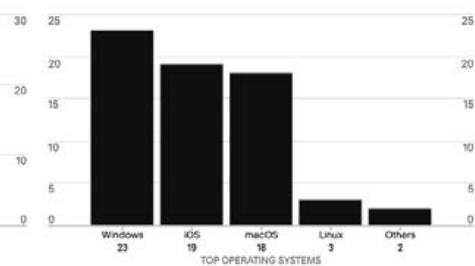
Top Sources by Visits



Top Browsers by Visits



Top Operating Systems by Visits



1906 20th Ave S Project

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

Table of Contents

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: 1906 20th Ave S Project

Comment Summary

Project Address:	1906 20 th Ave S., Seattle, WA 98144
Brief Description:	This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.
Contact:	Natalie Quick
Applicant:	West Judkins, LLC
Contact Information:	20thAveSProject@earlyDRoutreach.com
Type of building:	Apartments, Retail
Neighborhood:	North Beacon Hill
In Equity Area:	Yes

Comment Total:

- From Website: 0
- From Email: 2
- From Survey: 10

Design-Related Comments

- **Design.** 60 percent of survey respondents noted parking is most important about the design of a new building on this property; 40 percent said environmentally-friendly features; 40 percent said relationship to neighborhood character; 10 percent said attractive materials; and 10 percent said interesting and unique design. A few respondents encouraged the design to fit in with the neighborhood and have minimal impacts on existing structures and residents; one respondent encouraged the design team to reduce light pollution, which is a problem in the neighborhood. One respondent encouraged making the entrance/exit for cars/parking on Plum Street because it's the only wide street.
- **Exterior.** 57 percent of survey respondents said lighting and safety features were the most important consideration for the exterior space of the property; 56 percent said landscaping; 56 percent said seating options and places to congregate; and 34 percent said bike parking. A few respondents encouraged offering kid-friendly activities and play spaces. Several encouraged saving the site's big trees and preserving existing natural features which are home to numerous local bird populations, including bald eagles. One respondent encouraged creating a landmark that pays homage to the neighborhood's historically Asian-American heritage. Another respondent noted the project team should be aware that there is a natural aquifer kitty-corner from 20th and Holgate with water running downhill 24/7/365.
- **Height & Scale.** A few respondents encouraged the building to be an appropriate scale and expressed concern that it will block views and sunlight. One respondent expressed concern that the building height does not fit into the neighborhood and will be an eye-sore at eight-stories since nothing is more than three-stories right now and encouraged decreasing the size to six stories.
- **Accessibility.** A few respondents encouraged the building to be fully-accessible.

Non-Design-Related Comments

- **Retail.** 100 percent of survey respondents said new places for coffee or breakfast are the retail components they are most interested in for this location; 58 percent said new restaurants or bars; and 43 percent said new stores for shopping. 100 percent of survey respondents said local and small businesses most inspire them to return when visiting a new building, office, restaurant, or retailer; 50 percent said great people and service; 30 percent said thoughtful design that is open and welcoming; 20 percent said bustling, exciting energy; 20 percent said calm, restful places to reflect and relax; and 20 percent said a sense of openness and natural light. Several respondents encouraged having non-chain, neighborhood businesses such as coffee, breakfast or

grocery stores that are locally-owned by people who live in the community and make a positive impact—and encouraged the project team to also consider how they can include locals through employment/other economic opportunities. One respondent encouraged the project team to gain further input from the community around what they want for retail. One respondent expressed support for the shops and businesses the building will bring, and noted the project team's prior buildings are quite beautiful.

- **Parking & Traffic.** Several respondents expressed concern about lack of parking, noting that 80 parking spots is too little for 200 units and encouraged the project team to make the project easy to park in, provide enough off-street parking spaces for people to use the facilities conveniently, and not override existing parking. Another respondent noted that there are significant traffic backups already from the Hamlin Robinson School. One respondent expressed concern that two hundred units and retail is going to be tough on tiny-side roads.
- **Affordability.** Several respondents supported affordable housing and encouraged the project team to add more affordable units and provide below market-rate housing.
- **Tenants.** One respondent expressed concern that gentrification is a huge problem in the neighborhood, especially on this corner with many families who've lived here for decades being pushed out, and encouraged the project team to intentionally-build for diverse, local, permanent residents, and find ways to house people who are already in the neighborhood (or want to live there long-term) rather than transient, entry-level tech workers who disrupt the housing market without contributing to the neighborhood community or economy.
- **Safety.** One respondent noted that there is a very entrenched homeless community around the building site and there have been many arsons and shootings in the area.
- **Values.** One respondent noted that nearby El Centro de La Raza is a good example of what they value most as new developments come to the area—it is an incubation space for local businesses; houses people being pushed out of the neighborhood by gentrification; provides a great playground/community garden; has a courtyard space often used for community festivals/gatherings; increases density needed to keep the neighborhood affordable; and incorporates art by and about Latinx people. Another respondent noted they value bringing more people/energy to the Rainier Avenue area.

1906 20th Ave S Project Survey

Thank you for taking the time to complete our survey for the **1906 20th Ave S** project! This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from February 27, 2021 to March 20, 2021, 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 #000618-21PA (1906 20th Ave S) 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 20thAveSProject@earlyDRoutreach.com.

Encuesta Para el Proyecto 1906 20th Ave S

Gracias por tomar el tiempo de completar nuestra encuesta sobre el proyecto 1906 20th Ave S! Este proyecto propone la construcción de un edificio de uso multifamiliar de ocho pisos con aproximadamente 200 unidades residenciales, aproximadamente 2,500 pies cuadrados de uso comercial y 80 puestos de estacionamiento. Nos gustaría escuchar su opinión sobre nuestra visión y enfoque para este proyecto.

Esta encuesta estará disponible desde 27 de febrero hasta 20 de marzo, después de ese tiempo, comenzaremos a prepararnos para el proceso de revisión del diseño y otros pasos necesarios para obtener permisos de construcción. POR FAVOR TENGA EN CUENTA: Como parte del proceso de investigación requerido por la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados en esta encuesta se consideran información pública de acuerdo con la Ley de Registros Públicos. Por favor no comparta información confidencial o personal en sus respuestas.

1. ¿Cuál es su conexión a este proyecto de desarrollo?
 - a. Yo vivo muy cerca a la zona del proyecto
 - b. Yo vivo en el área alrededor de la zona del proyecto
 - c. Yo tengo un negocio cerca de esta zona
 - d. Yo visito esta área regularmente por trabajo o durante mi tiempo libre
 - e. No tengo una conexión directa, pero estoy atento al crecimiento y desarrollo en Seattle
 - f. Otro
2. ¿Qué es lo más importante para usted sobre el diseño de un nuevo edificio en esta propiedad?
 - a. Uso de materiales atractivos
 - b. Un diseño único e interesante
 - c. Características ecológicas
 - d. Cómo encaja con la imagen del vecindario
 - e. Estacionamiento
 - f. Otro
3. ¿Cuál es la consideración más importante al crear los espacios exteriores?
 - a. El diseño del paisaje

- b. Características de iluminación y seguridad
 - c. Áreas de descanso y lugares para congregarse
 - d. Estacionamiento de bicicletas
 - e. Otro
4. ¿Qué componentes comerciales le interesan más para esta ubicación?
- a. Nuevas tiendas para comprar
 - b. Nuevos lugares para tomar café o desayunar
 - c. Nuevos restaurantes o bares
 - d. Otro
5. Cuando visita un edificio, oficina, restaurante o tienda, ¿qué es lo que más lo inspira a regresar?
- a. Personal amigable y buen servicio
 - b. Negocios locales / Pequeños negocios
 - c. Diseño atento, abierto y acogedor.
 - d. Un ambiente animado y emocionante
 - e. Lugares de descanso tranquilos para reflexionar y relajarse
 - f. Un ambiente abierto y luz natural
 - g. Los colores y materiales utilizados en el diseño
 - h. Otro
6. ¿Qué es lo que más valora a medida que se construyen nuevos desarrollos en su vecindario?
7. ¿Hay algo específico acerca de este vecindario o propiedad que es importante y deberíamos saber?
8. ¿Cuáles son las consideraciones más importantes que tenemos que tomar para que este proyecto y edificio sean un éxito?
9. ¿Tiene algo más que le gustaría añadir?

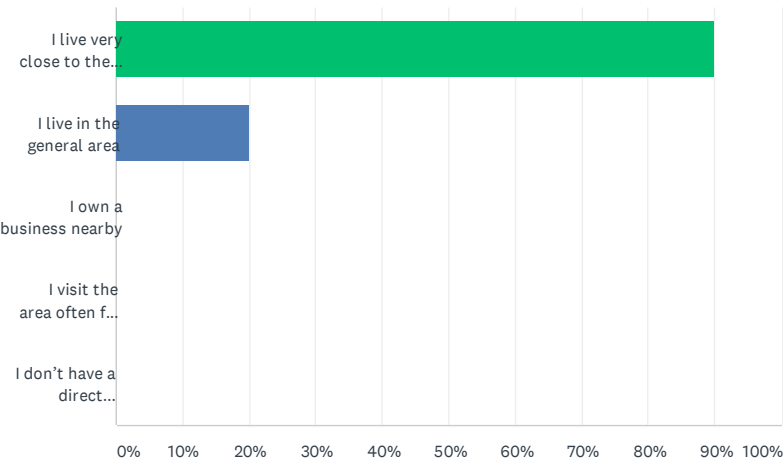
FORM SUBMITTED PAGE:

¡Muchas gracias por compartir sus opiniones! La información proveída será muy útil para planificar la propuesta de este proyecto. Para seguir nuestro progreso, desde revisión del diseño hasta los procesos de permiso, ingrese: "#000618-21PA (1906 20th Ave S)" en el [Portal de Servicios de Seattle](#). Para averiguar más acerca de nuestras investigaciones iniciales para la revisión del diseño, visite la página web del [Departamento de Vecindarios](#). También nos puede mandar un mensaje vía correo electrónico a 20thAveSProject@earlyDRoutreach.com.

1906 20th Ave S Project Survey

Q1 What is your connection to this development project?

Answered: 10 Skipped: 0



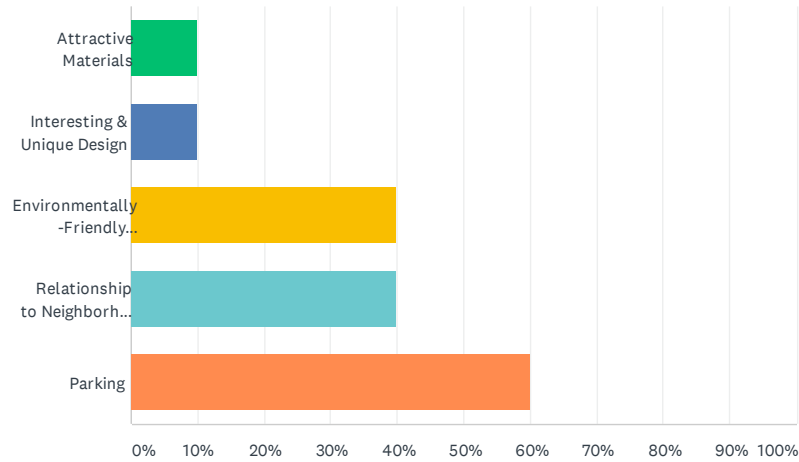
ANSWER CHOICES		RESPONSES	
I live very close to the project		90.00%	9
I live in the general area		20.00%	2
I own a business nearby		0.00%	0
I visit the area often for work or leisure		0.00%	0
I don't have a direct connection, but I follow growth and development in Seattle		0.00%	0
Total Respondents: 10			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1906 20th Ave S Project Survey

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

Answered: 10 Skipped: 0



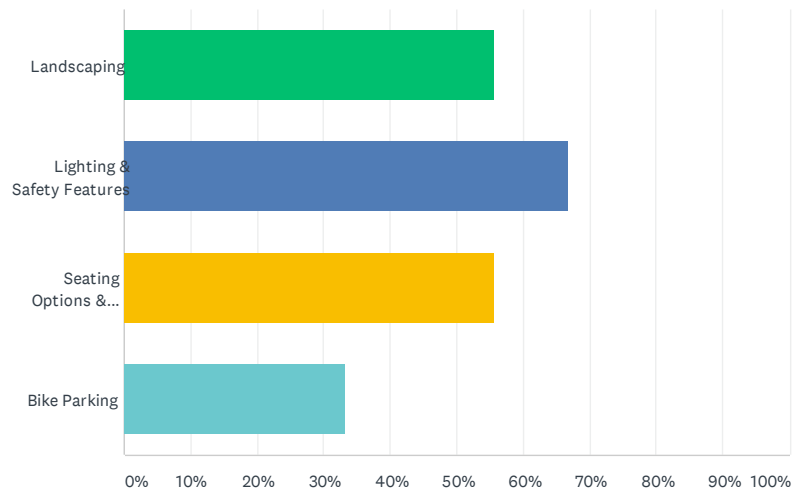
ANSWER CHOICES	RESPONSES
Attractive Materials	10.00% 1
Interesting & Unique Design	10.00% 1
Environmentally-Friendly Features	40.00% 4
Relationship to Neighborhood Character	40.00% 4
Parking	60.00% 6
Total Respondents: 10	

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable housing and nee retail space	3/5/2021 2:07 PM
2	Sufficient affordable housing	2/27/2021 9:35 PM
3	That is provides below market-rate housing and is fully accessible.	2/27/2021 3:57 PM
4	80parking spots are too little for 200units	2/27/2021 2:37 PM

1906 20th Ave S Project Survey

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

Answered: 9 Skipped: 1



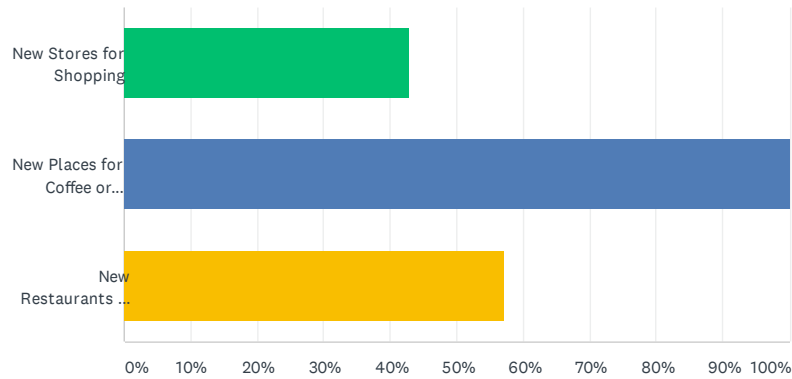
ANSWER CHOICES	RESPONSES
Landscaping	55.56% 5
Lighting & Safety Features	66.67% 6
Seating Options & Places to Congregate	55.56% 5
Bike Parking	33.33% 3
Total Respondents: 9	

#	OTHER (PLEASE SPECIFY)	DATE
1	Child friendly play spaces	3/5/2021 2:07 PM
2	Please try to reduce light pollution! This is a problem our neighborhood has been actively working on.	2/27/2021 3:57 PM
3	Save the big trees!	2/27/2021 3:55 PM

1906 20th Ave S Project Survey

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

Answered: 7 Skipped: 3



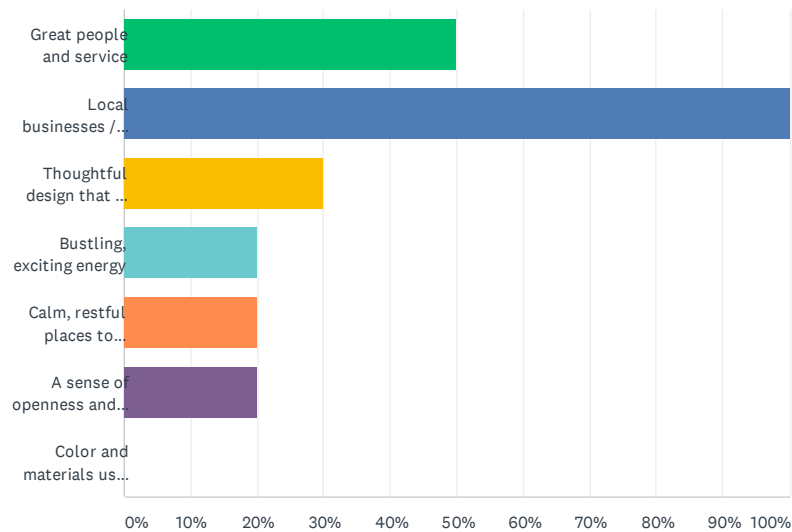
ANSWER CHOICES	RESPONSES
New Stores for Shopping	42.86% 3
New Places for Coffee or Breakfast	100.00% 7
New Restaurants or Bars	57.14% 4
Total Respondents: 7	

#	OTHER (PLEASE SPECIFY)	DATE
1	locally owned for coffee and breakfast, grocery store	3/14/2021 6:36 PM
2	Kid friendly activities	3/5/2021 2:07 PM
3	Places for neighborhood businesses (owned by people in the neighborhood) to grow and thrive.	2/27/2021 3:57 PM
4	Anything local. Non-chains!	2/27/2021 3:55 PM

1906 20th Ave S Project Survey

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

Answered: 10 Skipped: 0



ANSWER CHOICES		RESPONSES	
Great people and service		50.00%	5
Local businesses / small businesses		100.00%	10
Thoughtful design that is open and welcoming		30.00%	3
Bustling, exciting energy		20.00%	2
Calm, restful places to reflect and relax		20.00%	2
A sense of openness and natural light		20.00%	2
Color and materials used in design		0.00%	0
Total Respondents: 10			

#	OTHER (PLEASE SPECIFY)	DATE
1	easy to park/not crowded	2/27/2021 3:59 PM
2	If the businesses are making a positive impact on the community.	2/27/2021 3:57 PM

1906 20th Ave S Project Survey

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

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	Preserving existing natural features - for example, the two tall trees on either side of the site are home to local bird populations, including a pair of bald eagles.	3/16/2021 7:02 AM
2	Involve the community, community input, local business, ask the community what they want	3/14/2021 6:36 PM
3	Adding more affordable units. Bringing more people and energy into the Rainier ave area.	3/5/2021 2:07 PM
4	Minimal negative impact on existing structures/residents	2/28/2021 5:34 PM
5	consideration for off-street parking, appropriate scale, exterior space/landscape.	2/28/2021 1:00 PM
6	How they can include locals through employment and other economic opportunities	2/27/2021 9:35 PM
7	Do not block view, and do not override parking, and fits in with neighborhood.	2/27/2021 3:59 PM
8	I love the El Centro de La Raza development! It provides incubation space for local businesses, housing for people who were being pushed out of the neighborhood by gentrification, a great playground and community garden, and it has a courtyard space that is often used for community festivals and gatherings. It increases density, which is something we need to keep the neighborhood affordable. I also like that they incorporated art by and about latinx people. I am not latinx, but I feel welcome there because it is a place with a strong sense of what it is, part of which is being welcoming!	2/27/2021 3:57 PM
9	LOCAL businesses.	2/27/2021 3:55 PM
10	Access to facilities and enough parking spaces for people to use the facilities conveniently	2/27/2021 2:37 PM

1906 20th Ave S Project Survey

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

Answered: 7 Skipped: 3

#	RESPONSES	DATE
1	This is gonna kill my view of the sunrise	3/16/2021 7:02 AM
2	There's obviously a very entrenched homeless community around the building site. There have been many arsons and shootings in the area.	3/5/2021 2:07 PM
3	Concerns about lack of parking & also significant traffic backups already from the Hamlin Robinson School.	2/28/2021 5:34 PM
4	There are hummingbirds, Northern flickers, white crowned sparrows, house sparrows, robins, house finches, black capped chickadees, scrub jays, dark eyed juncos, black headed grosbeak, song sparrow and European starlings that all live close by.	2/27/2021 3:59 PM
5	Gentrification is a huge problem in our neighborhood, especially this corner of the neighborhood. (I live about 3 blocks from the site.) Lots of families who have lived here for decades are being pushed out. If you can find ways to house people who are already in the neighborhood, or who want to live here for a long time, you could really do a good thing for this community. If your plan is "neutral" to who it houses, I worry that it will attract transient entry-level tech workers (and the like) who come in and disrupt the housing market without contributing to the neighborhood community or economy. Please intentionally build for diverse, local, permanent residents.	2/27/2021 3:57 PM
6	Lots of single family homes. I'm concerned that 200 units and retail on tiny side roads is going to be tough. Also: EIGHT (!?!?!?) stories! Dear God! Nothing right now is more than 3. This is going to be quite the eye-soar!	2/27/2021 3:55 PM
7	Historically Asian american neighborhood. Landmarks to pay homage to the heritage would be great	2/27/2021 2:37 PM

1906 20th Ave S Project Survey

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

Answered: 9 Skipped: 1

#	RESPONSES	DATE
1	Actual affordable housing	3/16/2021 7:02 AM
2	Ask the community	3/14/2021 6:36 PM
3	Affordability. Strong retail and overall design to make this an anchor. More will fill in if this is done well.	3/5/2021 2:07 PM
4	Given the large # of units and the addition of other larger multi-family buildings in the area, should additional traffic lights be added at major cross-streets?	2/28/2021 5:34 PM
5	Openness and creating a naturally Seattle feel	2/27/2021 9:35 PM
6	Fit in with the neighborhood, be considerate of the school nearby, and have enough parking stalls.	2/27/2021 3:59 PM
7	Making it a good place to live that has a positive impact on the neighborhood.	2/27/2021 3:57 PM
8	Fits into the single-family residential neighborhood. I'm afraid this will be a traffic nightmare. Please ensure there's parking for Retail AND residents	2/27/2021 3:55 PM
9	Partnerships with local community organization to understand neighborhood's needs	2/27/2021 2:37 PM

1906 20th Ave S Project Survey

Q9 Anything else you'd like to add?

Answered: 6 Skipped: 4

#	RESPONSES	DATE
1	This community is going to change bc of this building. I agree with the affordable housing. However please do the exact same thing in Ravenna, District, Magnolia, Greenwood, all the places up north too. It is not equitable that some people get a house with a yard and then others are afforded apartment complexes. In order for everyone to be part of city if seattle affordable housing needs to be done all around Seattle not just south Seattle.	3/14/2021 6:36 PM
2	Looks like a great project! I live 3 blocks away and think this will be an excellent addition to the neighborhood.	3/5/2021 2:07 PM
3	Nope	2/27/2021 9:35 PM
4	Fit in with the neighborhood, be considerate of the school nearby, and have enough parking stalls.	2/27/2021 3:59 PM
5	On the site map on your website, 19th Ave S is labeled "20th Ave S", also the dates this survey are open are "XX to XX". More importantly, the website it says it will be a seven-story building with 5,000 square feet of retail space, but the flier says an eight-story building with 2,500 square feet of retail space. The lack of clarity on the website, and the significant differences in the descriptions of the project, make it harder to understand what the impact on the neighborhood will be. Another question I have is how many of the 80 parking stalls will be reserved for residents and how many will be available for the patrons of the retail space. I would also like to know if this would necessitate any changes to traffic - stop signs or lights? Crosswalks?	2/27/2021 3:57 PM
6	Talk to the neighbors across the street. Looooord! Single family homes staring at a 8-story building!	2/27/2021 3:55 PM

PROJECT EMAILS/COMMENTS

3/22/2021

Mail - 1906 20th Ave S Project - Outlook

feedback

Leslie Schear <leslieshear@gmail.com>

Sat 2/27/2021 7:13 PM

To: 1906 20th Ave S Project <20thavesproject@earlydroutreach.com>

Nothing is mentioned about any of this project being low-income housing which is desperately needed throughout the city. It is needed far more than housing for the rich or middle class, and certainly more than retail space.

Leslie Schear

1906 20th Ave S Project

Chuck Middendorf <chuck.middendorf@gmail.com>

Sat 3/6/2021 4:49 PM

To: 1906 20th Ave S Project <20thavesproject@earlydroureach.com>

Hi there,

Thanks for sending the flyer to my home. I would be 2 blocks north of this development. While I did the survey online, it really asked terrible self-serving multiple choice questions, and not open-ended questions that would allow you to hear from neighbors. Thus I thought I'd take the time to send an email.

Looking online, I'm really quite excited about this project. It's almost all good, but I do have some concerns about how it will fit into the neighborhood, and I think with careful planning, I think that will be mitigated. I'll try to try to organize my thoughts around 3 topics.

1. Trees and landscape: I am happy to see you're saving one tree. I'd also suggest you save both tall trees. Quite a few bald eagles make their home in the other one.

And while it's not your land, you should be aware that kitty-corner from 20th and Holgate is a natural aquifer, and that there is water running down the hill 24/7, even during very dry seasons in Seattle. You'll want to make sure your property is ready for the corner of 20th and Holgate to be a wet sloppy mess 24/7/365.

2. Roads/entrance: I hope you plan on making the main entrance to housing and most businesses on Plum Street. It's the only wide street. It's the only street that can handle the traffic this building will bring. Holgate is a tiny alley-like road and 2 cars can barely pass (unless the city has a plan to widen Holgate all the way to Rainier). 20th Avenue is only a tiny bit better than Holgate, and is the dividing line between the urban village being built and single-family single-story homes. Summary: make sure Plum Street is the focus -- despite this project being called "20th Ave S Project." Or least make sure the entrance and exit for all cars and parking is on Plum Street.

3. Height: I know this is more of an issue for the city's zoning, but I'll raise it here anyway, as I'm concerned that the proposed 8 stories will not fit into the neighborhood. Everything being built along Rainier is exactly 6 stories. Yet, here's the last building on the last block before single-story single-family homes that would be 8 stories tall. I feel bad for the families across a very narrow 20th Avenue that will go from seeing a sunrise over the Mount Baker Ridge, to seeing an 8-story building in front of them, never seeing the sun again. I feel bad for the traffic that it will bring. I would suggest that 6-stories would match what's already being built in the neighborhood.

With all that said, which is negative, I do look forward to the shops and businesses this will bring! I'm eager to walk to new shops and restaurants. I thought the other buildings your company has built are quite beautiful, and I'm eager to see something similar appear in my neighborhood. I think with careful attention to nature, the roads (Holgate/20th vs Plum), and reconsideration of the total height, this will be a wonderful addition to North Beacon Hill/Judkins Park.

Thanks,
Chuck Middendorf
1770 Valentine Pl S
Seattle, WA 98144