

Outreach Documentation: 1001-1116 Alki Ave

SUMMARY OF OUTREACH

Cascadia Consulting Group conducted the following outreach activities on behalf of MZA Architecture as part of the Department of Neighborhood's (DON) Early Design Guidance process. Cascadia's approved outreach plan is included as an appendix to this document.

- 1. Project Webpage (Multi-Prong Method)**

The project website launched on April 12, 2021. The website included a project overview, design approach, hotline information, and the feedback survey. The project website had 219 unique visitors who viewed the site a total of 278 times.

- 2. Project Hotline (High-Impact Method)**

The project hotline phone number launched on April 12, 2021 and appeared on web and print materials. We received two voicemails during the project inquiring about the survey. The project email address was also on web and print materials. We used the same address to send emails to community organizations. We received one email from a community organization and one email from a resident in the area requesting technical assistance for the online survey. The voicemails received were from the same community organization and resident that sent emails.

- 3. Online Survey (High-Impact Method)**

The online survey was embedded into the project webpage. It consisted of seven questions with a combination of multiple-choice and open-ended response formats. The survey was open from April 12 to May 4, 2021. We received 70 responses.

- 4. Email to Community Organizations (Multi-Prong Method)**

On April 12, we sent an email to twelve community organizations inviting them to provide feedback on the project. The email included a PDF of the direct-mail flyer.

- 5. Direct Mailing (High-Impact Method)**

We promoted the project website and the online survey through a direct-mail flyer sent to households within a 500-ft radius of the project site. We sent the mailing to recipients on April 12, 2021.

SUMMARY OF COMMUNITY FEEDBACK

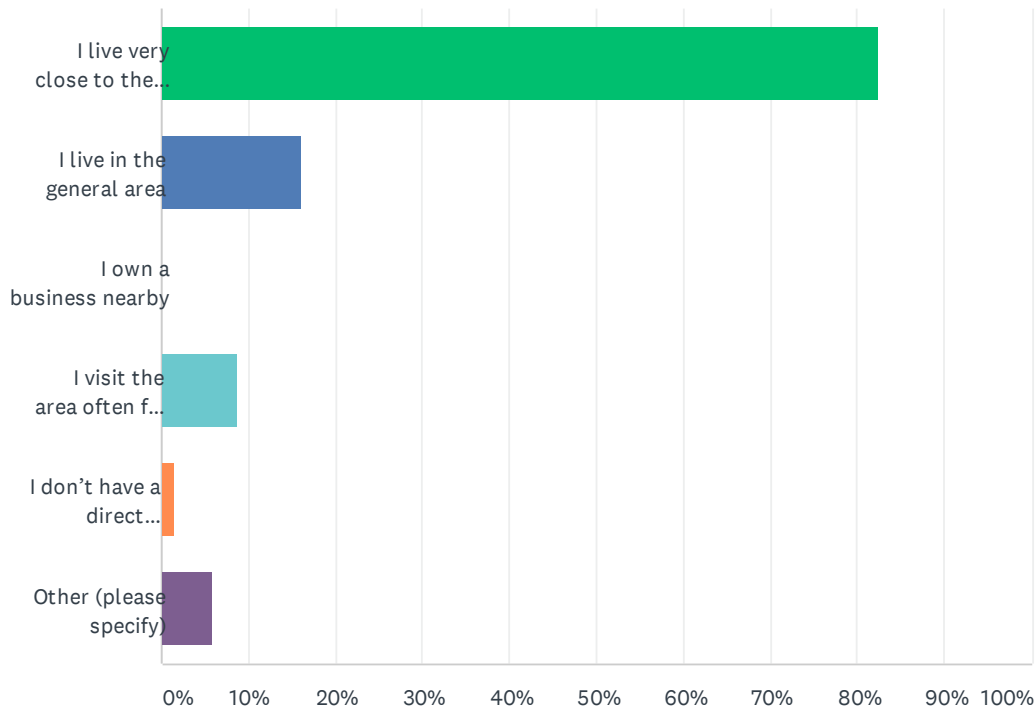
All project feedback was captured through the online survey (see appendices for a detailed response summary and individual responses). Most of the individuals who responded live very close to the proposed project site. The majority of respondents heard about the project through email or "other", which mostly included sources such as West Seattle Blog and HOA meetings. Some of the key themes from the feedback include:

- **Interest in sustainability and aesthetic.** When asked, "What is most important to you about a new building?" one third of respondents (20 out of 58) hoped the property design will consider environmental sustainability and nearly another third of respondents (17 out of 58) hope that it is nice looking. Many respondents noted the importance of adopting the existing Alki aesthetic into the design.

- **Concerns about parking and congestion.** Nearly all respondents noted concern that the building will make driving and parking in the neighborhood more difficult (48 out of 58). Some respondents commented that ample off-street parking should be provided for tenants and others specifically suggested providing two parking spaces per unit. Nearly two thirds of respondents (36 out of 59) noted concern about construction impacts. Respondents pointed out that traffic is already an issue and expressed concern that this development will add to the problem. Several respondents suggested off-street parking or a shuttle for construction crews to minimize impacts to parking and congestion.
- **Concerns of scale and design.** Approximately two thirds (41 of 58) of respondents are concerned that the building may feel out of scale with other buildings nearby and one third (17 of 58) are concerned they will not like the way it looks. Several respondents expressed that will be too high-density for the area and worry that the design will not fit with the neighborhood character by “overwhelming” the current look and feel. Another respondent worried a high-density building will contribute further to parking congestion and noise. Some respondents recommended reducing the total number of units and designing a medium-density building.
- **Preference for tenant-owned units.** When asked about priorities, preferences, and/or concerns about the development, some respondents hope that the units be tenant-owned condominiums, rather than apartment rentals. Several respondents noted that condos would be more fitting with existing neighboring buildings and surrounding community.
- **A focus on green space.** Some respondents mentioned that they would like to see more green space, such as a buffer of trees and lawn between the building and sidewalk. Respondents see Alki Avenue as a beautiful and special area for the community and hope to maintain the natural views and open space. A few respondents mentioned concern for potential landslides behind the building and one respondent suggested leaving as many trees in place as possible to reduce that risk.
- **Interest in including retail and/or amenities space.** Nearly one quarter (13 out of 58) of respondents feel it is important that the development bring new services or amenities to the area. One respondent said the area would greatly benefit from a high-end café and other pointed out that the proximity to Luna Park offers business opportunity associated with the water taxi and boat launch.

Q1 What is your connection to this development project? (select all that apply)

Answered: 68 Skipped: 2

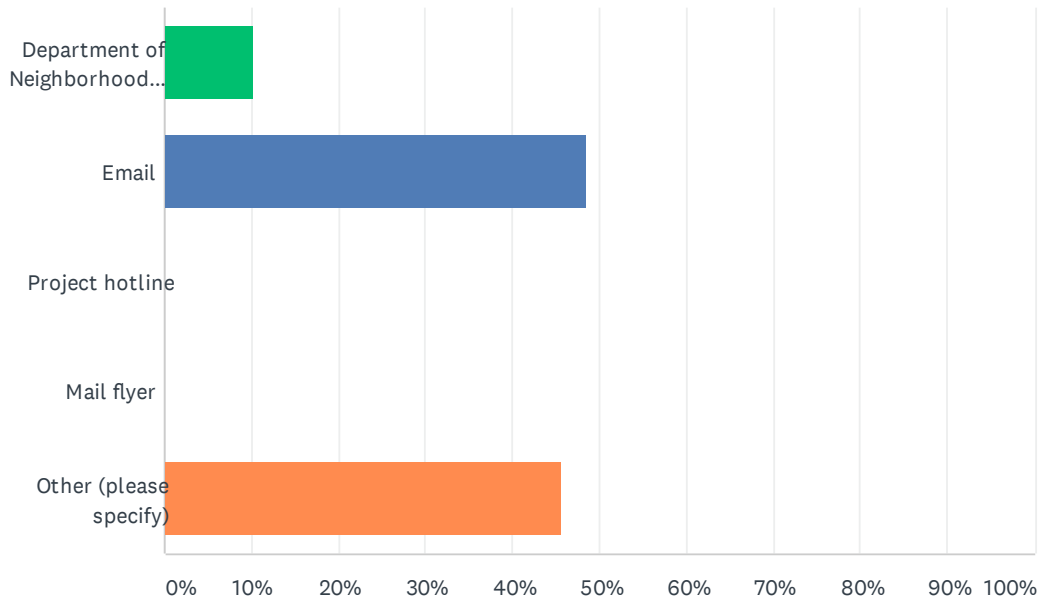


ANSWER CHOICES		RESPONSES	
I live very close to the project		82.35%	56
I live in the general area		16.18%	11
I own a business nearby		0.00%	0
I visit the area often for work or leisure		8.82%	6
I don't have a direct connection, but I care about growth and development in Seattle		1.47%	1
Other (please specify)		5.88%	4
Total Respondents: 68			

#	OTHER (PLEASE SPECIFY)	DATE
1	Will be directly effected by noise and parking problems	4/28/2021 6:13 AM
2	Live in Point Nautica Condominium next door.	4/23/2021 9:35 PM
3	Live in Point Nautical Next Door.	4/23/2021 9:31 PM
4	I used to live in one of the houses.	4/19/2021 2:24 PM

Q2 How did you hear about this project? (select all that apply)

Answered: 68 Skipped: 2



ANSWER CHOICES	RESPONSES	
Department of Neighborhoods website	10.29%	7
Email	48.53%	33
Project hotline	0.00%	0
Mail flyer	0.00%	0
Other (please specify)	45.59%	31
Total Respondents: 68		

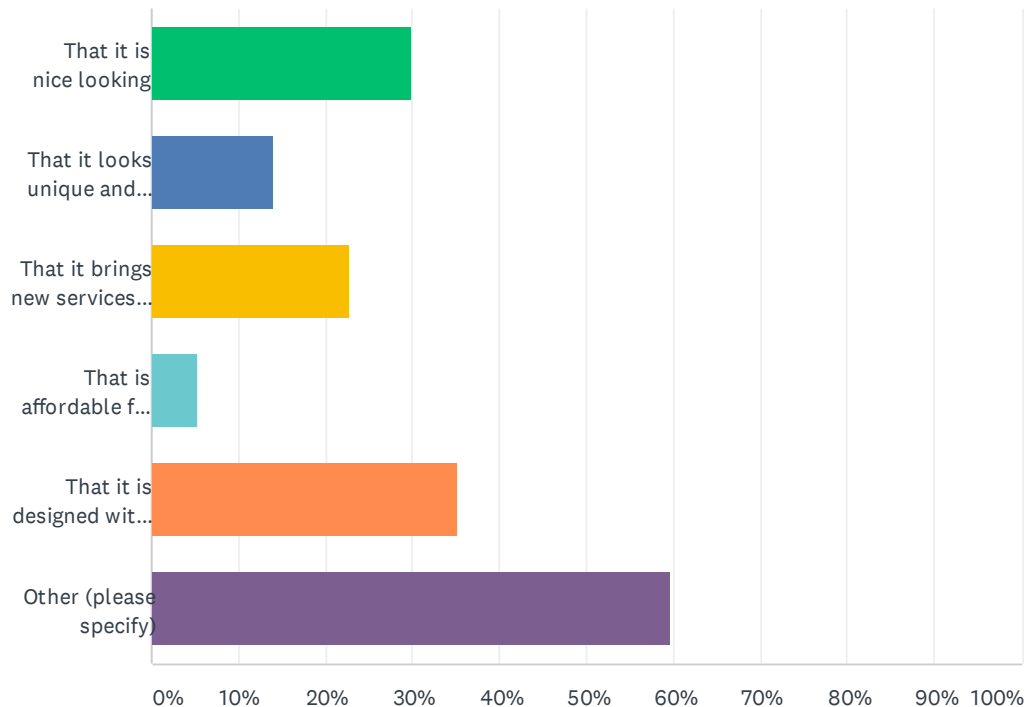
#	OTHER (PLEASE SPECIFY)	DATE
1	from my building's homeowner's assoc.	5/3/2021 10:32 AM
2	from a relative/neighbor	5/2/2021 8:45 PM
3	Resident who lives in nearby area	5/1/2021 4:57 PM
4	west seattle blog	5/1/2021 9:25 AM
5	email from neighbor	4/30/2021 7:20 PM
6	West Seattle Blog	4/30/2021 12:08 PM
7	west seattle blog	4/28/2021 11:51 AM
8	Live immediately next door and neighbors have alerted me.	4/28/2021 10:13 AM
9	Neighbors, and realtor shared concerns for such a large project.	4/28/2021 6:13 AM
10	friend	4/27/2021 5:30 PM
11	HOA meeting	4/23/2021 9:35 PM
12	Home owners association	4/23/2021 9:35 PM

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13	HOA Home Owners Association	4/23/2021 9:31 PM
14	From other nearby owners	4/23/2021 2:57 PM
15	West Settle Blog	4/21/2021 2:07 PM
16	West Seattle blog	4/20/2021 4:18 PM
17	WSB	4/19/2021 11:20 PM
18	West Seattle Blog	4/19/2021 2:24 PM
19	West Seattle Blog	4/19/2021 12:35 PM
20	West Seattle Blog	4/19/2021 11:48 AM
21	westseattleblog.com	4/19/2021 11:38 AM
22	West Seattle Blog	4/19/2021 11:03 AM
23	West Seattle Blog	4/18/2021 10:19 PM
24	West Seattle Blog	4/18/2021 5:55 PM
25	West Seattle blog	4/18/2021 5:32 PM
26	West Seattle Blog	4/18/2021 4:19 PM
27	West Seattle blog	4/18/2021 4:07 PM
28	WSB	4/18/2021 3:26 PM
29	Alki Blog	4/18/2021 3:08 PM
30	West Seattle Blog	4/18/2021 2:55 PM
31	West Seattle Blog	4/18/2021 1:23 PM

Q3 What is most important to you about a new building on this property? (select up to two)

Answered: 57 Skipped: 13



ANSWER CHOICES	RESPONSES	
That it is nice looking	29.82%	17
That it looks unique and interesting	14.04%	8
That it brings new services or amenities to the area (businesses, open space, etc.)	22.81%	13
That is affordable for residents and/or businesses	5.26%	3
That it is designed with environmental sustainability in mind	35.09%	20
Other (please specify)	59.65%	34
Total Respondents: 57		

#	OTHER (PLEASE SPECIFY)	DATE
1	that it is self-contained so as not to disrupt the neighborhood (e.g. sufficient parking, no obstruction of neighbor's views.	5/3/2021 10:34 AM
2	It is not Rental	5/3/2021 10:18 AM
3	That it doesn't impact the area in a negative way	5/2/2021 8:47 PM
4	That it fits in with the neighborhood, medium density, ownership and longer term residents.	5/2/2021 10:50 AM
5	Sufficient parking provided	5/2/2021 7:13 AM
6	That it fits in with the Alki neighborhood, which is mostly residential condos	5/1/2021 5:03 PM
7	Consistent with density and scale of neighborhood; off-street parking	5/1/2021 1:09 PM

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8	That they are condos, not apartments and that the number of units is in keeping with the size of other buildings in the area.	5/1/2021 12:13 PM
9	that it is scaled to the lot, and not too big	5/1/2021 9:26 AM
10	That it be owned homes, not apts.	4/30/2021 7:27 PM
11	1. That it does NOTHING to contribute to the PARKING problems either during construction or when occupied. Therefore it must have at least 2.00 spaces per unit, or more depending on the size and purpose of the units. That it must have its own parking provided for services, workers etc. who will be called to maintain or work for the new residents. 2. That it have respectable condos and not a rabbit warren of rental apartments, in keeping with the current culture of Alki. 3. That it be designed in keeping with the prevailing aesthetic of Alki. 4. That it be designed with sympathy and empathy and thoughtfulness for the community that already exists along Alki and has its traditions and expectations. aligned to	4/30/2021 7:27 PM
12	That it be owned homes, not apts.	4/30/2021 7:26 PM
13	Parking	4/30/2021 5:17 PM
14	Fits within the community similar to the Infinity Project in development	4/30/2021 5:11 PM
15	That the building fits well with the adjacent neighboring community - that building sets back from the sidewalk so not to obstruct views, and able to accommodate lawn and planting of shrubs & trees	4/30/2021 12:57 PM
16	Adequate parking	4/28/2021 4:59 PM
17	I would like to see lots of green space, a set-back from the road and a structure that is not massively larger than all other buildings on Alki. Do not want West Seattle's Alki point to become a concrete facade, but rather architectural interesting and modest in size with many plantings and green areas.	4/28/2021 10:22 AM
18	View restrictions, compatibility with the neighboring condominiums,	4/28/2021 6:21 AM
19	that there is enough parking because parking is bad here.	4/27/2021 7:25 PM
20	That it has enough parking for ALL of it's residents. Parking is difficult here already.	4/27/2021 5:32 PM
21	That it's appropriate to the neighborhood.	4/27/2021 5:12 PM
22	That its design and size fit with the existing neighborhood	4/26/2021 8:23 AM
23	That it is set back from the side walk to allow a buffer to the street of lawn/ trees.	4/23/2021 9:47 PM
24	That it does not cause parking issues during construction or opening.	4/23/2021 9:39 PM
25	It is cognizant of the landslide issue and thus keeps as many of the current trees as possible to reduce any chance of calamity for that building or others nearby.	4/23/2021 3:00 PM
26	That the building fits the character of the area and it's mass is not overwhelming	4/21/2021 2:09 PM
27	That it not overwhelm local resources and parking, and be respectful of the existing use of the surrounding area and how nearby residents and community members use those surrounding areas.	4/21/2021 5:24 AM
28	Off street parking	4/19/2021 11:21 PM
29	That it not be built.	4/19/2021 2:25 PM
30	Consider what it will add to the community! Would love to see more retail added to the other side of the peninsula.	4/19/2021 11:39 AM
31	Size and design are compatible with neighboring properties. Must be condominiums, not apartments. Parking should be sufficient and not separately priced that would encourage on-street parking.	4/19/2021 11:06 AM
32	That it "gives back" to the community. Fits the unique context of Alki rather than a generic building that could be anywhere. Designed to create & maintain a safe street with spaces connected to the street allowing for "eyes on the street." Massing that relates to human scale.	4/18/2021 5:59 PM

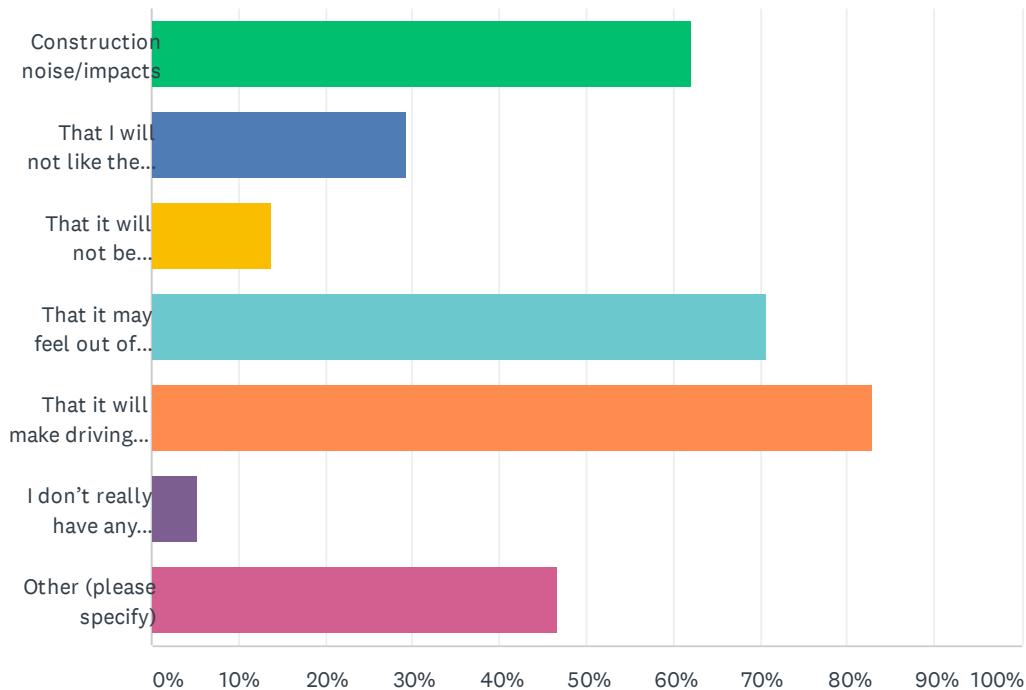
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Quality design and construction. NW landscaping that provides softer edge and transition from mass to sidewalk.

33	the project as planed has too many residences for this location	4/18/2021 4:23 PM
34	That is has enough built-in parking	4/18/2021 2:56 PM

Q4 What concerns do you have about the project? (select any/all that apply)

Answered: 58 Skipped: 12



ANSWER CHOICES	RESPONSES	
Construction noise/impacts	62.07%	36
That I will not like the way it looks	29.31%	17
That it will not be affordable	13.79%	8
That it may feel out of scale with other buildings nearby	70.69%	41
That it will make driving and parking in the neighborhood more difficult	82.76%	48
I don't really have any specific concerns	5.17%	3
Other (please specify)	46.55%	27
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	blocking view of neighboring building, having noise from occupants once built	5/2/2021 8:47 PM
2	Overload of city services - already sewer overflows occur and electricity has occasionally been stressed	5/2/2021 10:50 AM
3	Primary concern is that the developer plans a high-density building, which may be primarily rental properties, including investor rental (e.g., AirBNB). That does not fit in with the Alki neighborhood of mostly condominiums. Additionally, the resident density is too high compared to other buildings in the area. This will contribute to noise and parking issues in the immediate vicinity of the building.	5/1/2021 5:03 PM
4	That it will be rentals rather than owned like all the other condos in the neighborhood and that it	5/1/2021 12:13 PM

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will have more units than other buildings in the area.

5	The area is already encountering issues with too much density and limited police coverage. Another large building like this will make it worse. If it is an apartment building it will negatively impact the character of the neighborhood. I believe it should have fewer units and more parking.	4/30/2021 8:10 PM
6	That it will not provide ample parking, will add too much to traffic congestion on Alki	4/30/2021 7:31 PM
7	Construction workers should park farther down Alki and be shuttled	4/30/2021 7:27 PM
8	That it will be an embarrassing eyesore that tries to crowd more resident in than is reasonable.	4/30/2021 7:27 PM
9	Construction workers should park elsewhere and be shuttled.	4/30/2021 7:26 PM
10	Density of project is a major concern as well as traffic impact	4/30/2021 5:11 PM
11	Strain on neighboring community properties and infrastructure inflicted by a high density, multi-story residential building construction unsuited to the space presently filled by four older single family dwellings	4/30/2021 12:57 PM
12	High density that overpowers the 'neighborhood' and adequate 'off-street' parking for at least 2 spaces for each unit so street parking is not overwhelmed. Also, strongly oppose rental apartments as all the adjoining buildings are condominiums with stable residents.	4/28/2021 10:22 AM
13	Please consider remote parking in a shuttle for the workers. Traffic & parking are already a problem. I'm also very sensitive to large noises which we all know that a building of that magnitude will create.	4/28/2021 6:21 AM
14	Interfering with driving down from Alki has been a drag due to construction in various places	4/27/2021 5:32 PM
15	That it will offer rentals rather than owned condominiums	4/26/2021 8:23 AM
16	That during construction, workers will be parking nearby, debilitating our view exiting from the parking garages at Point Nautica; that there won't be a green buffer between the sidewalk and the street; that the view would be significantly diminished; that the power poles be moved. That it'll be apartments vs Condominiums which draws a different crowd; sincerely believe that the project could be an asset to West Seattle, versus a money maker'.	4/23/2021 9:47 PM
17	If it not condos, but apartments it will significantly degrade the value of the neighborhood.	4/23/2021 9:39 PM
18	Environmental concerns over the landslide issues at the back of the property.	4/23/2021 3:00 PM
19	The density of this development seems out of scale with the surrounding developments and will create disproportionate impacts that will harm local residents and community members. That the design will not be consistent with the design theme of the area	4/21/2021 5:24 AM
20	Are the units apartments or condominiums? Parking off site during construction	4/20/2021 4:21 PM
21	Gentrification and loss of what used to be a neighborhood.	4/19/2021 2:25 PM
22	That it won't attract anything for those not living there	4/19/2021 11:49 AM
23	It won't provide anything to the community adding on to the already crowded small beach.	4/19/2021 11:39 AM
24	Must be condominiums, not apartment rentals. There should not be a roof top party area.	4/19/2021 11:06 AM
25	That it will be so removed from the sidewalk and human/pedestrian scale resulting in an unsafe, dead area. That the design and materials will have no relation to the context of the natural & historic surroundings. Less concerned about it relating to the other buildings, because most of them are new & don't have any contextual relation to Alki - other than capitalizing on views and isolating residents from the street	4/18/2021 5:59 PM
26	As designed, far too many units planned and too little parking	4/18/2021 4:23 PM
27	Should pay homage to Luna Park in its design as it's the nearest project to the old site at this scale	4/18/2021 3:27 PM

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

Answered: 39 Skipped: 31

#	RESPONSES	DATE
1	not only is the area residential, but frontage road is an arterial for sightseers to view water and mountains for	5/3/2021 11:00 AM
2	it seems too high-density for the area	5/3/2021 10:35 AM
3	Street parking is very limited, the building should have enough on site parking to support the number of units.	5/3/2021 10:21 AM
4	Other buildings in the area have fewer units, and provide 2 parking spaces per unit.	5/2/2021 8:50 PM
5	Medium term density only.	5/2/2021 10:51 AM
6	Please provide parking for construction workers other than in front of other buildings along Alki Ave.	5/2/2021 7:18 AM
7	The Alki area is a unique part of Seattle, and West Seattle in particular. It already struggles with overcrowding, especially during the summer months when there are lots of visitors enjoying the unique environment. The residents of the area already are forced to tolerate a lot of noise and parking issues.	5/1/2021 5:08 PM
8	Slide potential of back bank, amount of traffic already in the area and difficulty to get in/out of area as it is. Whatever you build, if it is more than two stories will likely block view of other existing homes nearby.	5/1/2021 12:16 PM
9	It is too massive for Alki. We already have traffic and parking problems	5/1/2021 10:11 AM
10	traffic is already bad in that area. Construction will make it much worse with lane closures.	5/1/2021 9:27 AM
11	This area is primarily owner occupied residences. Inserting a large rental building would be very out of place and detrimental to the neighborhood.	4/30/2021 8:15 PM
12	That the city has a grand opportunity to permit a building next to our beautiful greenbelt that will be an asset to Alki and West Seattle to be proud of and which would act as a model for future building permits in Seattle.	4/30/2021 7:36 PM
13	This is the most beautiful part of Seattle. You cannot do anything to defile it! Alki is already a community, so take the pulse of our community. Alki is shared by many visitors, especially those who love to promenade along the water's edge. But there are really quiet times when there are few people and birds, otters, eagles, peace and birdsong. Do not introduces hordes of noisy people. Make sure what you build and offer in itself suggests a way of life that is not party going but appreciative of the fact that we humans get to share nature in this amazing place.	4/30/2021 7:34 PM
14	It will bring too many cars to Alki as it is too densely populated.	4/30/2021 6:25 PM
15	Not enough parking	4/30/2021 5:18 PM
16	Alki Avenue is very special to the whole city and an important historical significance as well a the walking and bike path to enjoy and preserve the views for future generations.	4/30/2021 5:14 PM
17	Ownership not rental	4/30/2021 5:13 PM
18	Steep sloping hill in the back known to be prone to mudslides	4/30/2021 12:57 PM
19	Heavy equipment impact to nearby homes, structures building envelope and the sea wall.	4/28/2021 5:01 PM
20	This area cannot handle high density. Very limited on street parking.	4/28/2021 11:57 AM
21	Street parking is already at a premium and limited	4/28/2021 10:49 AM

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22	Concerned about construction traffic congestion, noise and length of time for this disruption. Ensure the density of this new structure does not overwhelm the existing 'look & feel' of the neighborhood. Ensure a sufficient set-back such that the two adjoining residential structures to the immediate left and right do not lose value because of blocked views from their side windows.	4/28/2021 10:35 AM
23	I think it's sad you are building a behemoth in this neighborhood. It will mess up property values and create driving problems. We've had too much construction on this street. They interfere with traffic flow. And afterward you're going to put some 130+ people in the neighborhood. Around here there are only 6 town buildings.	4/27/2021 7:28 PM
24	That most of us don't want a huge building here.	4/27/2021 5:33 PM
25	This is a very highly congested area of ALKI. It's a major attraction area with best views in Seattle. A large overwhelming construction project which will go on for years will significantly impact our neighborhood	4/27/2021 3:20 PM
26	There is nothing currently built here with the density of your proposal. It is impossible to find street parking for guests and repair people with the current construction at 1250 Alki.	4/26/2021 8:26 AM
27	Make it condominiums vs apartments. Reduce the number of units and allow each unit have two parking spaces, which will significantly improve the street parking issues we currently have.	4/23/2021 9:53 PM
28	This neighborhood is known for its high end condos with the best views in Seattle.	4/23/2021 9:43 PM
29	Current construction crews for another bldg take up most of the current available parking in the neighborhood. Important to insure that residents and visitors have a place to park. Also, the current density proposed in the new bldg is far greater than any other location in the area. Most bldgs are owner occupied and the result is a well maintained and cared for, along with courtesy towards other residents. If this is apt based, the same will likely not be true of this bldg. The bldg is also going into a place where there has been significant green space, and it will be important to preserve as much green space as possible.	4/23/2021 3:06 PM
30	Your geo engineers will tell you the hillside is very prone to landslide.	4/21/2021 2:11 PM
31	How it will impact local resources, including on-street parking, environmental impacts and design consistency with the surrounding neighborhood.	4/21/2021 5:26 AM
32	Alki is a fun space to visit occasionally but right now doesn't hold anything special to encourage visits more.	4/19/2021 11:51 AM
33	Below retail please! This location has no retail besides what is on Alki. However there is an extreme amount of people on this side just hanging out. This area would greatly benefit from a high end cafe or restaurant!	4/19/2021 11:45 AM
34	Traffic is heavy and demand already outstrips available parking.	4/19/2021 11:10 AM
35	It's a very special place and a historic beach community, part of which is being destroyed to accommodate this project. Concerned that you're designing this from afar. Step away from your screen, get out of your car and spend time walking the neighborhood so you experience it as a pedestrian. Show drawing that are from a human view at street level rather than the marketing "God's view" from above, that no one will experience.	4/18/2021 6:15 PM
36	TRAFFIC IS ALREADY EXCESSIVE	4/18/2021 4:25 PM
37	It's proximity to Luna park, and it could provide retail space for business opportunities associated with water taxi traffic, the boat launch.	4/18/2021 3:31 PM
38	Limited parking high traffic need of green spaces building too large for neighborhood and neighbors have not been notified	4/18/2021 3:18 PM
39	TEST	4/12/2021 12:40 PM

Q6 What else would help make the new building a successful part of the neighborhood?

Answered: 47 Skipped: 23

#	RESPONSES	DATE
1	ample off street parking	5/3/2021 11:00 AM
2	that it be smaller, that it be required to have sufficient parking for its residents	5/3/2021 10:35 AM
3	It has enough of a set back from the street to not obstruct the view from neighboring buildings.	5/3/2021 10:21 AM
4	Having green space in front of the building so it is not built right up to the sidewalk. Fit in with the density of the other buildings. Provide enough parking so that the already crowded streets aren't made even worse with additional cars. Prohibit short term rentals (Air BNB).	5/2/2021 8:50 PM
5	Offset from street, green space, adequate parking during building and afterwards.	5/2/2021 10:51 AM
6	Sufficient parking to number of units.	5/2/2021 7:18 AM
7	The building should be consistent with other nearby properties, that is, lower density and non-rental units. At a minimum, there should be a prohibition on commercial rental units (AirBNB).	5/1/2021 5:08 PM
8	Setbacks, parking on site, condos (not apartments), environmentally sound and greenscape	5/1/2021 1:11 PM
9	Owned, not rental, offset from the street with green space in front like many buildings in the area, collaborating with neighbors and modify plans based on input as was done with 1250 Alki.	5/1/2021 12:16 PM
10	Make it smaller. More in scale with the rest of the neighborhood	5/1/2021 10:11 AM
11	Scale it smaller. Too large for the site.	5/1/2021 9:27 AM
12	Make it fit into the look and feel of the other condo buildings in the area.	4/30/2021 8:15 PM
13	A building that would not only be physically appealing, be a condo not an apartment and would provide green space for the home owners and those passing by.	4/30/2021 7:36 PM
14	As few people as possible. Extra PARKING offered within your building. A sense that your building is INTIMATE, NOT hugely URBAN and CROWDED. Important to have a set back that allows signs of nature...water, plants, greenery, for the many birds and creatures.	4/30/2021 7:34 PM
15	Adequate parking, sits back from road to permit views.	4/30/2021 7:28 PM
16	Reduce size and capacity.	4/30/2021 6:25 PM
17	Parking Open space between building and street	4/30/2021 6:00 PM
18	Parking Open space, especially between building and the street.	4/30/2021 5:57 PM
19	Not to build	4/30/2021 5:18 PM
20	To fit into area with the same care and attention to surroundings as the rest of the Alki neighborhood.	4/30/2021 5:14 PM
21	Less units, more parking	4/30/2021 5:13 PM
22	That residential units be owned rather than rented. Fear of the property becoming "party central"; investor developers offering short term rentals - e.g., Airbnb	4/30/2021 12:57 PM
23	Affordable housing for the middle class.	4/28/2021 5:01 PM
24	Set up a shuttle bus for construction workers. Limit noise during daylight hours.	4/28/2021 11:57 AM
25	An architectural interesting structure with environmental mindfulness, set back from the sidewalk and lots of green space. Also a condo vs. apartments for rent such that it will blend	4/28/2021 10:35 AM

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into the current home owner environment.

26	The size of this project is 10 times the size of the Adjacent condominiums and current use of space. This will stress the neighborhood	4/28/2021 6:26 AM
27	It's just too large. Even with the 100+ parking spaces, the other owners will end up parking on the street. Many couples have two cars--not one. And the extra likely won't cover it.	4/27/2021 7:28 PM
28	All Condos only	4/27/2021 6:01 PM
29	It never will be. It's way too large, and unfair to the rests of us.	4/27/2021 5:33 PM
30	Minimum parking 2 spaces per unit to mitigate parking/street congestion	4/27/2021 5:13 PM
31	Smaller footprint with a minimum of 2 .5 parking spaces per unit.	4/27/2021 3:20 PM
32	Condominium ownership, small scale of building, ample parking in the building (2 spaces per unit), green spaces in front, set back from street maintaining views for residents of adjacent buildings.	4/26/2021 8:26 AM
33	Ensure that it is environmentally suitable, aesthetic to the West Seattle neighborhood, and realize that this particular area is a significant 'sight seeing' and popular tourism spot for pictures. This neighborhood is close to the water taxi which is allowing tourists from Downtown Seattle to view the Space Needle and the city and the stadiums. A perfect picture os all the Seattle enjoys.	4/23/2021 9:53 PM
34	Lowering the number of units and addressing any environmental issues. Putting the power lines underground.	4/23/2021 9:43 PM
35	Architecture of the bldg should fit well with other buildings along Alki. The area will lose its feel if the bldg does not have sufficient setbacks from the sidewalks and adjacent buildings.	4/23/2021 3:06 PM
36	That it fits in with other surrounding buildings and is well constructed.	4/23/2021 11:52 AM
37	Understanding how it will benefit the community and be consistent with the character and design of the local area.	4/21/2021 5:26 AM
38	Its non-existence.	4/19/2021 2:25 PM
39	Bike / Kayak Storage for residents -- unique feature of the location!	4/19/2021 12:36 PM
40	Adding retail space to encourage people to visit, boost the economy, and attract people to live there being within walking distance of shops.	4/19/2021 11:51 AM
41	Consider making a gorgeous build that would make West Seattle stand out and a think about providing feature the community can use like a cafe or nice restaurant. Even opening up extra space for paid parking would rock as Alki does not have paid parking for when it is extremely busy!	4/19/2021 11:45 AM
42	Cut down the footprint, decrease the number of units, all units to be purchased as condominiums, create sufficient setbacks so as to not restrict our sightlines to the Northwest and West.	4/19/2021 11:10 AM
43	It needs to offer some affordable housing. People such as myself are being priced out of the neighborhood. I much prefer that houses be preserved, but if you must tear them down, please make the replacement affordable.	4/18/2021 10:21 PM
44	Giving back to the street and the neighborhood with quality contextual design, human scale, softened edges, visual interest. See comments above.	4/18/2021 6:15 PM
45	SMALLER SCALE AND MORE GREEN SPACE	4/18/2021 4:25 PM
46	Locals all walk dogs and run along the boardwalk in the mornings, and during summers outside visitors generally come in the afternoons. Any retail should cater to both, but mostly the locals.	4/18/2021 3:31 PM
47	Limiting the numer of occupants adding green space and more parking and allowing only 5 stories as other buildings have and having opening meetings with neighbors. Are your units condos or appartments? more info.	4/18/2021 3:18 PM

Q7 Would you like to be contacted about this project in the future? If so, please provide your email address.

Answered: 28 Skipped: 42

#	RESPONSES	DATE
1	LONNYBOENDER@HOTMAIL.COM	5/3/2021 11:00 AM
2	sarah_mosley@comcast.net	5/2/2021 8:51 PM
3	dean_shuey@hotmail.com	5/2/2021 10:52 AM
4	ginnytreshewey@gmail.com	5/1/2021 1:11 PM
5	kallen@allen-marketing.com	5/1/2021 12:17 PM
6	carlile53@comcast.net	4/30/2021 8:15 PM
7	vicky.bruck@comcast.net	4/30/2021 7:36 PM
8	naadams99@yahoo.com	4/30/2021 6:26 PM
9	T.bridgman@comcast.net	4/30/2021 5:58 PM
10	bill4sun@gmail.com	4/30/2021 5:18 PM
11	Shariburns@comcast.net	4/30/2021 5:15 PM
12	BBooch@comcast.net	4/30/2021 12:57 PM
13	maybe, I will take it under consideraton	4/28/2021 5:01 PM
14	smoothwater2000@comcast.net	4/28/2021 11:57 AM
15	susan.numbers@hotmail.com	4/28/2021 10:49 AM
16	mount21@hotmail.com	4/28/2021 10:35 AM
17	Nsaistev2002@yahoo.com	4/27/2021 6:01 PM
18	alexnwriting@gmail.com	4/27/2021 5:33 PM
19	DeanCoons@msn.com	4/27/2021 3:21 PM
20	adamsat@comcast.net	4/26/2021 8:26 AM
21	lindaltgaines@gmail.com	4/23/2021 9:54 PM
22	Yes, please do send me updates at lindberg.shirley@gmail.com	4/23/2021 3:06 PM
23	tad_shipman@comcast.net	4/23/2021 11:53 AM
24	rdheyl@gmail.com	4/21/2021 2:11 PM
25	sethk528@gmail.com	4/21/2021 5:26 AM
26	frankjalejo@icloud.com	4/19/2021 11:45 AM
27	scpumphrey@comcast.net	4/19/2021 11:10 AM
28	patrick.dellerba@gmail.com	4/18/2021 3:32 PM

Early Design Outreach Plan

1001-1116 Alki Ave SW, Seattle, WA 98116

Overview

1001-1116 Alki Ave SW (Alki Beach 1116) is in early design for a new 6-story mid-rise building with 65 residential units and 102 parking stalls. The project is located in the Alki neighborhood of west Seattle, at the western side of Duwamish Head. The subject site is comprised of six parcels and totals approximately 22,200 square feet in size. The building has five levels of residences over a ground floor of lobby space, utility areas, parking, and additional residences. A rooftop outdoor sanctuary encourages outdoor activities and interactions among residents. Other notable features include generous amenity spaces for residents, landscaped entries, a future solar panel array on the rooftop, and ample bike and recreation equipment storage for residents. The building's orientation is intended to maximize views of the water and beyond.



The developer for the project is N&M management LLC, with outreach activities carried out by Cascadia Consulting Group. Early design outreach is anticipated to begin in mid-March and last approximately 6 weeks. Note that this development is not located within an Equity Area.

Electronic/Digital Outreach

1. Basic Project Webpage (Multi-Prong Method)

2. Project Hotline (High-Impact Method)
3. Online survey (High-Impact Method)
4. Email to Community Organizations (Multi-Prong Method)

Printed Outreach

1. Direct Mailing (High-Impact Method)

Electronic/Digital Engagement

1. Basic Project Webpage (Multi-Prong Method)

The project webpage will have information about the project and its design considerations, as well as an opportunity for community members to share feedback via an embedded online survey. The webpage will be available for 4 weeks.

2. Project Hotline (High-Impact Method)

The project hotline will include recorded, current information about project, how to find the webpage, info on the online survey, and the option to leave a voicemail. Outreach team members will return calls. The hotline will be available for 4 weeks.

3. Online Survey (High-Impact Method)

The online survey will include basic background information on the project and ask questions intended to solicit priorities and concerns from community members. The survey will be available for 3 weeks (21 days).

4. Email to Community Organizations (Multi-Prong Method)

Email will be sent to distribution list that includes community organizations identified by DON. The email will introduce the project, information about the webpage, hotline, and online survey, and an attached project factsheet. An organization list is included in [Appendix A](#). The email will be sent 21 days before the survey closes.

In alignment with the [Director's Rule](#), all electronic/digital outreach materials will:

1. Include a brief summary of the proposal;
2. Include the address of the project/property and the SDCI project number, if available;
3. Identify a contact person for the project;
4. Provide an email address, survey link, phone number, or alternate way of providing feedback on the project directly to the applicant;
5. Include where any additional information about the project can be found (such as the Seattle Services Portal);
6. Be publicized using at least one printed outreach method (except that emails to distribution lists do not need to be publicized);
7. Be publicly available for a minimum of 21 days; and
8. Include a statement informing the public that any information collected may be made public.

Printed Outreach

1. Direct Mailing (High-Impact Method)

An 8.5 x 11 folded mailer will be sent to residences and businesses within an approximately 500 ft radius of the proposed site, including apartments and other multi-family buildings. A mailing list is included in [Appendix B](#).

The mailer will include information about the project and associated webpage, hotline, and online survey. The mailer will be sent 21 days before the survey closes.

In alignment with [Director's Rule](#), all printed outreach materials will:

1. Include a brief summary of the proposal;
2. Include the address of the project/property and the SDCI project number, if available;
3. Identify a contact person for the project;
4. Provide an email address, survey link, phone number, or alternate way of providing feedback on the project directly to the applicant;
5. Include where any additional information about the project can be found (such as the Seattle Services Portal); and
6. Include a statement informing the public that any information collected may be made public.

Outreach Timeline

Date	Outreach Activity
3/25	Launch Project Webpage & Hotline
3/25	Launch Online Survey
3/25	Send Project Mailer
3/25	Send Email to Community Organizations
Ongoing	Monitor project email and hotline
4/15	Close online survey
4/22	Close project webpage and hotline
4/22	Provide outreach summary to DON

Appendix A - Neighborhood Organizations

Neighborhood/Community Based Organizations

- Admiral Neighborhood Association
- Alki Community Council
- Island View Resident Council
- Senior Center of West Seattle
- Southwest District Council
- Southwest Seattle Historical Society
- Welcoming West Seattle
- Westside Neighbors Network

Business

- West Seattle Chamber of Commerce
- West Seattle Farmers Market

Transportation/Environment

- Sustainable West Seattle
- West Seattle Bike Connections
- West Seattle Transportation Coalition

Public Safety

- Southwest Precinct Advisory Council
- West Seattle Block Watch Captains Network
- West Seattle Crime Prevention Council
- Emergency Hubs & Block Watches

Appendix B – Mailing List

Address	Zip code
1107 SUNSET AVE SW	98116
1156 ALKI AVE SW	98116
1025 CALIFORNIA LN SW	98116
1019 CALIFORNIA LN SW	98116
1216 ALKI AVE SW	98116
1210 ALKI AVE SW	98116
1001 HARBOR AVE SW	98116
1218 ALKI AVE SW	98116
1055 HARBOR AVE SW	98116
1116 CALIFORNIA WAY SW	98116
1200 ALKI AVE SW	98116
1100 ALKI AVE SW	98116
1104 ALKI AVE SW	98116
1116 ALKI AVE SW	98116
1005 HARBOR AVE SW	98116
1027 HARBOR AVE SW	98116
1150 ALKI AVE SW	98116
1109 ELM PL SW	98116
1107 ELM PL SW	98116
1108 ALKI AVE SW	98116
1110 ALKI AVE SW	98116
1140 ALKI AVE SW	98116
1111 SUNSET AVE SW	98116
1118 ALKI AVE SW	98116
1170 ALKI AVE SW	98116
1111 HARBOR AVE SW	98116
1141 ALKI AVE SW	98116
1101 HARBOR AVE SW	98116

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1001 – 1116 Alki Ave SW Project

Welcome to the Alki Ave Project webpage!

This webpage and accompanying survey are 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, timeline, and how we're approaching design as well as an opportunity for you to share your vision for the property.

[Let's Get Started!](#)

[Contact Us](#)

Email: AlkiAve@cascadiaconsulting.com | | Project Hotline: (206) 737-0544

To learn more about the early outreach for design review process, please visit the Seattle Department of Neighborhood's [webpage](#)

City of Seattle [Privacy Policy](#)



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City of Seattle [Privacy Policy](#)

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Project Overview

Project Team

Developer: N&M Management, LLC

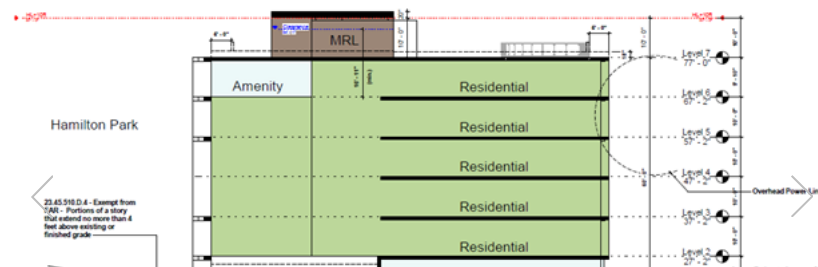
Architect: [MZA Architecture](#)

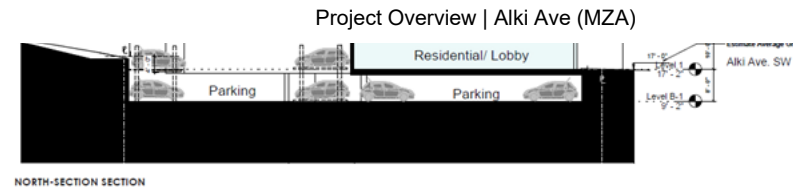
Early Design Outreach: [Cascadia Consulting Group](#)

Project Vision

N&M management LLC and MZA Architecture are partnering on the redevelopment of 1001 – 1116 Alki Ave SW. The proposed 6-story residential building will include:

- 65 residential units
- 102 parking stalls
- bike parking
- a rooftop patio





Project Timeline

The project team is in the early stages of design. At this time, we want to hear from the community about your vision for the property. The community survey will be available from 4/12/2021 - 5/3/2021, after which we'll start preparing for the [City's Design review process](#) and other permitting steps.

Anticipated construction date is TBD.

Design Approach

Contact Us

Email: AlkiAve@cascadiaconsulting.com || Project Hotline: (206) 737-0544

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Design Approach

Design Approach

The project team will consider many factors when designing the property, including site analysis, neighborhood character and surrounding developments, and the feedback we hear from community members like yourself!

Site Analysis

The project is located in the Alki neighborhood of west Seattle, at the western side of Duwamish Head.



Current view from Alki Drive SW

Neighborhood Architectural Character

The project site is located in the [Alki neighborhood](#) of West Seattle, at the western side of Duwamish Head. One mile to Southwest of the project site is Alki Beach and three miles to the east is the west Seattle bridge. Behind the site rises a steep hillside with residential neighborhoods above.

1005 Harbor Ave SW (Condos)



artments

Share Your Feedback

Contact Us

Email: AlkiAve@cascadiaconsulting.com | Project Hotline: (206) 737-0544

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Share Your Feedback

We Want to Hear From You!

We want to hear from the community about what you want to see at this property! Please share your ideas about designs and activities for the new building and any other thoughts that would help us understand your concerns and priorities for this property via the survey below.

[This survey was available through 5/3/2021. This survey is now closed.](#)

Next Steps

Contact Us

Email: AlkiAve@cascadiaconsulting.com | | Project Hotline: (206) 737-0544

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Next Steps

The Early Design Outreach Survey closed on 5/3/2021. After reviewing your feedback we'll start preparing for the City's [Design review process](#) and other permitting steps.

To find out more about this project and track our progress through the permitting process, search the project address (1001 – 1116 Alki Ave SW) in the [Design Review Calendar](#) and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood's webpage](#).

[Return to Home](#)

Contact Us

Email: AlkiAve@cascadiaconsulting.com | Project Hotline: (206) 737-0544

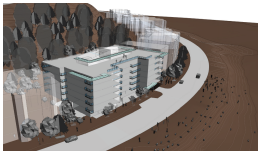
To learn more about the early outreach for design review process, please visit the Seattle Department of Neighborhood's [webpage](#)

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New development is coming near you...
We want to hear from you!



1001-1116
Alki Ave SW



Visit the project webpage to learn
more and take the early design survey:

www.AlkiAveEarlyDesign.com

Contact us: Emily Terrill
AlkiAve@cascadiaconsulting.com

Project Hotline: 206.737.0544
www.AlkiAveEarlyDesign.com

M Z A





N&M management LLC and MZA Architecture are partnering on the redevelopment of **1001-1116 Alki Ave SW**. The proposed 6-story residential building is located in the Alki neighborhood of West Seattle at the western side of Duwamish Head. The building design includes 65 residential units, 102 parking stalls, a rooftop outdoor sanctuary, and storage for bikes and recreational equipment.



1179 Andover Park W
Seattle, WA 98188-3910
Tel: 206.343.5719
Fax: 206.238.9249
www.lacypar.com



Invoice

No.: 78998

Date: 04/21/21

Attn: Accounts Payable
CASCADIA CONSULTING GROUP
1109 1st Ave #400
Seattle WA 98101

Project Quote:
Invoice Date: 04/21/21
Date of Service: 04/13/21
Terms: Cash
PO#:

Job Description MZA Print/Mail 4.50x6.25 Color postcards - Emily Terrill

Description	Qty	Unit Price	Ext Price
Data Processing			
Import/Upload Data File - 1 to 3 Files	1	39.00000	\$39.00
SubTotal:			\$39.00
Mailing Services			
Metering - Letter	28	0.02100	\$0.59
Deliver to Post Office -	1	36.00000	\$36.00
SubTotal:			\$36.59
Printing Services			
Merge Printing 4/4, non-bleed, 4.40x6.25 on 100#C Satin Cover, trim, qty. 28 -	1	75.00000	\$75.00
SubTotal:			\$75.00
Postage			
L & P #1726	28	0.51	\$14.28
Postage Paid:			\$0.00
Postage Used:			\$14.28
Postage Subtotal:			\$14.28
Comments:			
Sub Total Services:			\$150.59
Tax:			\$11.58
Credit:			\$0.00
Services Total:			\$162.17
Thank you for your order.			Total Balance Due:
			\$176.45

Organization	Contact name	Contact email	Contact phone	Website	Notes	Email Sent
• Admiral Neighborhood Association		info@admiralneighborhood.org		http://www.admiralneighborhood.org/		Yes
• Alki Community Council	Tony (President)	tfragada@yahoo.com		https://alkinews.wordpress.com/		Yes
• Island View Resident Council				https://www.seattlehousing.org/properties/island-view	No direct email address found	
• Senior Center of West Seattle		info.SCWS@soundgenerations.org		https://sc-ws.org/		Yes
• Southwest District Council					Disbanded	
• Southwest Seattle Historical Society		museum@loghousemuseum.org		https://www.loghousemuseum.org/		Yes
• Welcoming West Seattle				https://www.facebook.com/welcomingwestseattle/	contact via Facebook messenger	Yes
• Westside Neighbors Network		westsideneighborsnetwork@gmail.com		https://www.westsideneighborsnetwork.org/Villages		Yes
• West Seattle Chamber of Commerce		info@wschamber.com		https://www.wschamber.com/		Yes
• West Seattle Farmers Market				https://seattlefarmersmarkets.org/wsfm	Contact via webform	Yes
• Sustainable West Seattle				https://sustainablewestseattle.org/	Email link is broken	
• West Seattle Bike Connections				https://westseattlebikeconnections.org/	No contact info	
• West Seattle Transportation Coalition		info@westseattletc.org		http://www.westseattletc.org/		Yes
• Southwest Precinct Advisory Council			(206) 733-9800	https://www.seattle.gov/police/about-us/police-locations/southwest-precinct	No email found	
• West Seattle Block Watch Captains Network		wsblockwatchnet@gmail.com		https://wsblockwatchnet.wordpress.com/		Yes
• West Seattle Crime Prevention Council		westseattlecpc@gmail.com		http://wscpc.blogspot.com/		Yes
• Emergency Hubs & Block Watches		info@seattleemergencyhubs.org		http://seattleemergencyhubs.org/		Yes

Emily Terrill

From: NW36th <nw36th@cascadiaconsulting.com>
Sent: Friday, October 16, 2020 8:49 AM
To: info@seattlegreenways.org
Subject: New Development in Fremont
Attachments: Postcard_NW36THearlydesign.pdf

Hello,

I am reaching out to let you know about plans for a new development in your area. A proposed 6 story mixed use apartment building at 106 NE 36th St is in the early stages of design. The building will include:

- Ground floor commercial space
- 69 residential units
- A fitness room
- Bike parking
- A rooftop patio

We want your feedback!

Visit the [project website](#) to learn more and [take the early design survey](#) to provide your input. The survey closes on 11/02/2020. Any information collected may be made public.

Feel free to contact us with any questions or comments! Send an [email](#) or call the project hotline ([206-337-7374](#)) to leave a voicemail.

Best,

Emily Terrill

Emily Terrill, Outreach Coordinator

NW36th@cascadiaconsulting.com | 206-337-7374