

500 OLIVE WAY, 600 OLIVE WAY, 601 STEWART ST AND 1825 7TH AVENUE PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW OUTREACH DOCUMENTATION

PROJECT NUMBERS: #000551-20PA #000554-20PA,
#000556-20PA, #000551-20PA

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- *Confirmation that event is on DON calendar*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

March 2020

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

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

Project Address:	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
Brief Description:	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
Contact:	Natalie Quick
Applicant:	KR Manager, LLC
Contact Information:	KRmanager@earlyDROutreach.com
Type of building:	Office/Mixed Use + Residential
Neighborhood:	Downtown
In Equity Area:	Yes

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* POSTERS, HIGH IMPACT
- *Requirement:* Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- *What we did:* Posters were hung in 13 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Appendix A.
- *Date completed:* February 20, 2020

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website (with public commenting function)
- *What we did:* Project website established. Publicized website via poster. Checked daily for comments from website. Website included in Appendix A.
- *Additional Equity Requirement:* An intercept survey was also included online.
- *Date completed:* February 20, 2020

In-Person Outreach

- *Choice:* COMMUNITY MEETING, HIGH IMPACT
- *Requirement:* Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- *What we did:* Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Appendix A.
- *Additional Equity Requirement:* We also held a pop-up event on the street near the project site.
- *Dates completed:* March 5-6, 2020

What We Heard From the Community

Summary of Comments/Questions Heard at the Pop-up Event on March 6, 2020:

Design-Related Comments

- **Lloyd Building.** One attendee inquired whether the Lloyd Building is historic, whether the project team will leave the Lloyd Building as it is and whether it will be retrofitted. Another attendee inquired whether the new project will attach to the Lloyd Building's facade.
- **Site Plan.** Several attendees inquired what the plan is for the site and what will be built there.
- **Project.** One attendee said the project is cool and another said that it looks awesome. One attendee noted they knew it would be coming eventually.

Non-Design-Related Comments

- **Architect.** Several attendees inquired whether the project team has selected an architect for the project yet.
- **Existing Tenants.** One attendee inquired what will happen to tenants of the Lloyd Building, and what the timeframe for construction would be.
- **Experience.** One attendee inquired whether the project team has completed similar projects in Seattle.
- **Height.** One attendee inquired how tall with the building located on 7th and Stewart will be.
- **Light Rail.** One attendee noted that the new light rail extension will eventually be coming through the area.
- **Nearby Buildings.** A few attendees inquired whether the project team is redeveloping any other nearby buildings and whether the nearby Tower Building has been acquired.
- **Retail.** One attendee inquired whether the project will have retail.

Additional Comments Were Received Via the Project Survey:

Survey recipients shared feedback on a number of items, including:

- **Project Components**
 - 80% of survey respondents would like new bars/restaurants for happy hour
 - 60% of survey respondents would like new places for coffee or breakfast
 - 60% of survey respondents would like new restaurants for dinner
 - 40% of survey respondents would like new stores for shopping
 - 20% of survey respondents would like new places to live (apartments)
- **Inspiring Elements When Visiting Building, Office Restaurant or Retailer**
 - 100% of survey respondents are inspired to return because of thoughtful design that is open and welcoming
 - 80% of survey respondents are inspired to return because of local businesses / small businesses
 - 60% of survey respondents are inspired to return because of great people and service
 - 60% of survey respondents are inspired to return because of a sense of openness and natural light
 - 40% of survey respondents are inspired to return because of calm, restful places to reflect and relax
 - 20% of survey respondents are inspired to return because of bustling, exciting energy
 - 20% of survey respondents are inspired to return because of color and materials used in design
- **Commute**
 - 40% of survey respondents commute by car
 - 40% of survey respondents commute by foot (walking)
 - 20% of survey respondents commute by bus
- **Westlake Park**
 - 60% of survey respondents frequent Westlake Park

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue 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	2/18/20	Provided project information via email to DON staff, DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk. Posters include all requirements in III.A	2/20/20	Posters hung in 13 locations. Spreadsheet with locations and photos included in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Project website (information and comment form) Include all requirements in III.B	2/20/20	Project website established. Checked for comments daily. Website featured in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Community meeting and additional pop-up meeting	2/17/20 2/20/20 3/5/20 3/6/20	Community meeting added to DON calendar. Email confirmation included in Appendix A. Posters hung with event information in list of locations included in Appendix A. Community meeting held on March 5, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A. Pop-up community event held on March 6, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.
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) 	2/20/20	Copy of poster included in Appendix A.

		<ul style="list-style-type: none"> • Include a statement informing the public that any information collected may be made public 		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and 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 	2/20/20	Project website established. Checked for comments daily. Website featured in Appendix A.
III.C.	In-person	<p>All in-person outreach events shall:</p> <ul style="list-style-type: none"> • Be open to the general public and publicized by the applicant using at least one electronic / digital method and one printed outreach method listed in Section II and submitted to DON's Early Outreach for Design Review Calendar at least 14 days in advance for high impact method 	<p>2/17/20</p> <p>2/20/20</p> <p>3/5/20</p> <p>3/6/20</p>	<p>Community meeting added to DON calendar. Email confirmation included in Appendix A.</p> <p>Posters hung with event information in list of locations included in Appendix A.</p> <p>Community meeting held on March 5, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.</p> <p>Pop-up community event held on March 6, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.</p>
VI.A.1.	Outreach Documentation	Summary		Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation		See notation above for Printed Outreach. Copies of poster, distribution list and photos of posters in 13 locations included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation		See notation above for Digital Outreach. Copy of website and survey included in Appendix A.
VI.A.4.	Outreach Documentation	In-person Documentation		See notation above for In-person Outreach. Event photos, sign-in sheets, community feedback / comments included in Appendix A.

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

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

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[Print](#) | [Close Window](#)

Subject: RE: Projects for DON blog - 500 Olive, 600 Olive, 601 Stewart & 1825 7th
From: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Date: Tue, Feb 18, 2020 12:46 pm
To: "krmanager@earlydroutreach.com" <krmanager@earlydroutreach.com>
Attach: image001.png

Thanks. They have been posted.

Danielle Friedman
Strategic Initiatives Advisor
Pronouns: She/her/hers
Office: 206-256-5973
seattle.gov/neighborhoods



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-

From: krmanager@earlydroutreach.com <krmanager@earlydroutreach.com>
Sent: Monday, February 17, 2020 9:08 AM
To: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Subject: Projects for DON blog - 500 Olive, 600 Olive, 601 Stewart & 1825 7th

CAUTION: External Email

Hello,

Can you please add the following projects to the DON blog? Thank you for your help! Joy (for Natalie Quick)

Project Address: 500 Olive Way, Seattle, WA, 98101

Brief Project Description: This project proposes a new 500' mixed-use commercial office building with ground floor retail and underground parking. The existing structure will be demolished. The site will be jointly developed.

Contact: Natalie Quick

Applicant: KR Manager, LLC

Contact Information: KRmanager@earlyDROutreach.com

Type of building: Office/Mixed Use + Residential

Neighborhood: Downtown

In Equity Area: Yes

City of Seattle Design Review Required Outreach

Outreach Plan / February 12th, 2020

Project Address: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

Brief Description: These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

Contact: Natalie Quick

Applicant: KR Manager, LLC

Contact Information: KRmanager@earlyDROutreach.com

Type of building: Office/Mixed Use + Residential

Neighborhood: Downtown

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. **Equity outreach components highlighted in red, per City feedback.**

- **Electronic / Digital Methods: Website**
We will create a basic project website that includes a brief description of the project, a link to the Seattle Services Portal, information about the upcoming community meetings, the project email address and details about the overall timeline. The intercept survey will also be available online.
- **In-Person Outreach: Community Meeting**
We will host two community meetings at or near the project site for any community member interested in attending. We will publicize the community meetings on the project poster (see below) and with 14-days' notice on the DON online blog and calendar. Participants will be given a project fact sheet that includes information on the poster, as well as the project team's vision for the site and a feedback form by which they can take notes and share comments after the community meetings. We will document the community meetings with copies of the sign-in sheet, photos of the event, any written feedback forms shared and the fact sheet.
 - **We will hold a pop-up event outside during lunchtime onsite. The pop-up event will include a large tent for inclement weather, the PPT handout, intercept survey and coffee/cookies.**
- **Printed Outreach: Project Poster**
We will develop an 11 x 17-inch full-color project poster and hang 10-15 posters in local businesses, community centers or other publicly-accessible venues. We keep an address log of each location and take photos of each hung poster. Posters will include basic project information, the time / date of the community meetings, SDCI project number, address, website and email address, as well as

basic project information that directs interested parties to the website. The poster will be available for a minimum of 14 days.

###

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

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

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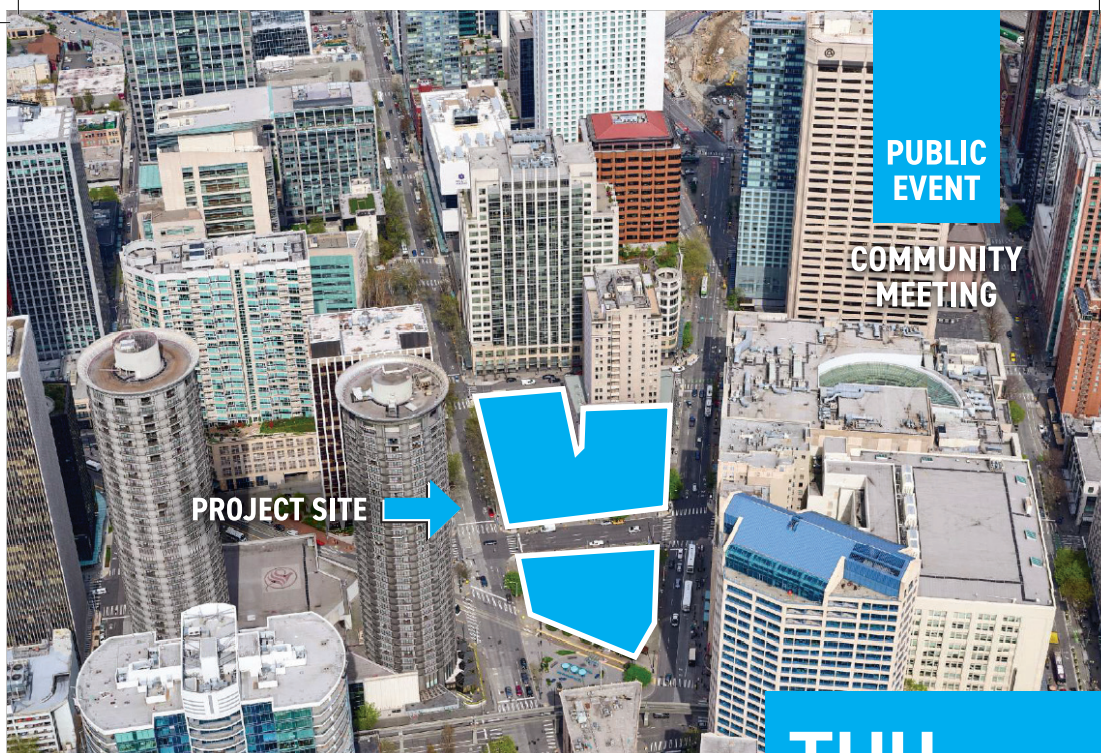
- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

Electronic/Digital Outreach: Project Website

- *Project Website*
- *Intercept Survey*

In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
- *Community Meeting sign in sheets*
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JOIN US

Join Us for a Community Meeting to Provide Input on Projects Located at
**500 Olive Way, 600 Olive Way,
 601 Stewart St and 1825 7th Ave.**

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed. The project sites are zoned downtown.

What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Date: Thursday, March 5, 2020

Time: Event begins promptly at 6pm and will end around 7pm

Where: 603 Stewart St, Suite 420, Seattle, WA 98101

Date: Friday, March 6, 2020

Time: Lunchtime pop-up from 12pm to 1pm

Where: Tower Building Surface Parking Lot, 7th & Stewart, Seattle, WA 98101

**THU
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&
FRI
MAR 6**

Project Address:

500 Olive Way,
 600 Olive Way,
 601 Stewart St and
 1825 7th Ave,
 Seattle, WA, 98101

Contact: Natalie Quick

Applicant: KR Manager, LLC

**Additional Project Information on Seattle
 Services Portal via the Project Address:**

500 Olive Way, 600 Olive Way,
 601 Stewart St and 1825 7th Ave

Project Email & Website:

KRmanager@earlyDROutreach.com
www.RequiredOutreach-KilroyProjects.com

Note: Emails are returned within 1-2 business days. Emails are subject to City of Seattle public disclosure laws.

www.RequiredOutreach-KilroyProjects.com

Kilroy Projects - Poster Distribution
500 Olive Way, 600 Olive Way, 601 Stewart St & 1825 7th Ave

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
2/20/20	Starbucks	1700 7th Ave	0.1 mile	No	Flyer placed on community bulletin board.
2/20/20	Top Pot Doughnuts	2124 5th Ave	0.3 mile	No	Flyer placed on wall that is used as a community bulletin board.
2/20/20	Caffe Ladro	801 Pine St	0.3 mile	No	Flyer placed on community bulletin board.
2/20/20	LIGHT/TELEPHONE POLE #1	500 Olive Way	0 feet	Yes	Flyer placed on pole in front of project site.
2/20/20	LIGHT/TELEPHONE POLE #2	601 Stewart St	0 feet	Yes	Flyer placed on pole in front of project site.
2/20/20	LIGHT/TELEPHONE POLE #3	6th Ave & Stewart St	180 feet	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #4	5th Ave & Olive Way	184 feet	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #5	7th Ave & Stewart St	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #6	7th Ave & Olive Way	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #7	6th Ave & Pine St	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #8	8th Ave & Olive Way	0.2 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #9	5th Ave & Virginia St	0.2 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #10	7th Ave & Pine St	0.2 mile	Yes	Flyer placed on pole.

Poster Distribution: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

Images + Site Details

DISTRIBUTION DATE: February 20, 2020

Total # of images: 13

Project Address: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

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Contact: Natalie Quick

Applicant: KR Manager, LLC

Contact Information: KRmanager@earlyDROutreach.com

Type of building: Office/Mixed Use + Residential

Neighborhood: Downtown

In Equity Area: Yes

LOCATION: STARBUCKS

Address: 1700 7th Ave

Distance from Site: 0.1 mile

Placement: Flyer placed on community bulletin board.

Visible from Street: No



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

TOP POT DOUGHNUTS2124 5th Ave

0.3 mile

Flyer placed on wall that is used as a community bulletin board.

No

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

CAFFE LADRO

801 Pine St

0.3 mile

Flyer placed on community bulletin board.

No



LOCATION:

Address:
Distance from Site:
Placement:
Visible from Street:

LIGHT/TELEPHONE POLE #1

500 Olive Way
0 feet
Flyer placed on pole in front of project site.
Yes

**LOCATION:**

Address:
Distance from Site:
Placement:
Visible from Street:

LIGHT/TELEPHONE POLE #2

601 Stewart St
0 feet
Flyer placed on pole in front of project site.
Yes



LOCATION: LIGHT/TELEPHONE POLE #3

Address: 6th Ave & Stewart St
Distance from Site: 180 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: LIGHT/TELEPHONE POLE #4

Address: 5th Ave & Olive Way
Distance from Site: 184 feet
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #5**

Address: 7th Ave & Stewart St

Distance from Site: 0.1 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #6**

Address: 7th Ave & Olive Way

Distance from Site: 0.1 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



LOCATION:

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #7

6th Ave & Pine St

0.1 mile

Flyer placed on pole.

Yes

**LOCATION:**

Address:

Distance from Site:

Placement:

Visible from Street:

LIGHT/TELEPHONE POLE #88th Ave & Olive Way

0.2 mile

Flyer placed on pole.

Yes



LOCATION: **LIGHT/TELEPHONE POLE #9**

Address: 5th Ave & Virginia St
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



LOCATION: **LIGHT/TELEPHONE POLE #10**

Address: 7th Ave & Pine St
Distance from Site: 0.2 mile
Placement: Flyer placed on pole.
Visible from Street: Yes



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**Project Website: 500 Olive Way, 600 Olive Way, 601 Stewart St
and 1825 7th | WEBSITE TEXT**

Website: www.requiredoutreach-kilroyprojects.com

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Applicant:	KR Manager, LLC
Contact Information:	KRmanager@earlyDROutreach.com
Type of building:	Office/Mixed Use + Residential
Neighborhood:	Downtown
In Equity Area:	Yes

HOME PAGE

IMAGES: Project Poster
Kilroy Logo

TEXT: Join Us for a Community Meeting to Provide Input on Projects Located at 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave

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Project Addresses: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

Contact: Natalie Quick

Applicant: KR Manager, LLC

Additional Project Information on Seattle Services Portal via the Project Addresses: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave

Project Website & Email: www.RequiredOutreach-KilroyProjects.com |

KRmanager@earlyDROutreach.com. Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

For More Information

EDG PROJECT NUMBERS || 500 Olive: 000551-20PA || 600 Olive: 000554-20PA || 601 Stewart: 000555-20PA || 1825 7th Ave: 000556-20PA

LINKS: City of Seattle – Seattle Services Portal
City of Seattle – Department of Neighborhoods

PRIVACY POLICY: We only collect the information you choose to give us, and we process it with your consent; we only require the minimum amount of personal information that is necessary to fulfill the purpose of your interaction with us; we don't sell it to third parties; and we only use it as this Privacy Statement described.

TAB: PROJECT OVERVIEW

TEXT: Project Team
Developer: Kilroy Realty
Architect: Miller Hull

Project Vision

Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.

Project Timeline

Permitting: May 2022
Construction Starting: June 2022
Completion: July 2024

IMAGES: Zoning
 Context
 Site Map

TAB: COMMENTS

TEXT: Let Us Know What You Think!
 First Name _____
 Last Name _____
 Email _____
 Comments _____

TAB: SURVEY

TEXT: Want to Share More? Click Here to Take Our Survey!

LINK: Survey Monkey Survey

Intercept Survey: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

Survey

Distribution: Website + Community Meeting + Pop-Up Meeting

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In Equity Area:	Yes

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

Thank you for taking the time to complete our survey for Kilroy's projects downtown at 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave. This survey is part of the City of Seattle's required outreach for design review. All information shared is public information.

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

1. Do you live or work downtown?

- ☐ Live
- ☐ Work
- ☐ Both
- ☐ Share Address: _____

2. What is your age?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

3. What project components are you most interested in for this part of downtown?

- ☐ New stores for shopping
- ☐ New places to live (apartments)
- ☐ New restaurants for dinner
- ☐ New places for coffee or breakfast
- ☐ New bars/restaurants for happy hour

4. 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

5. How do you Commute into downtown?

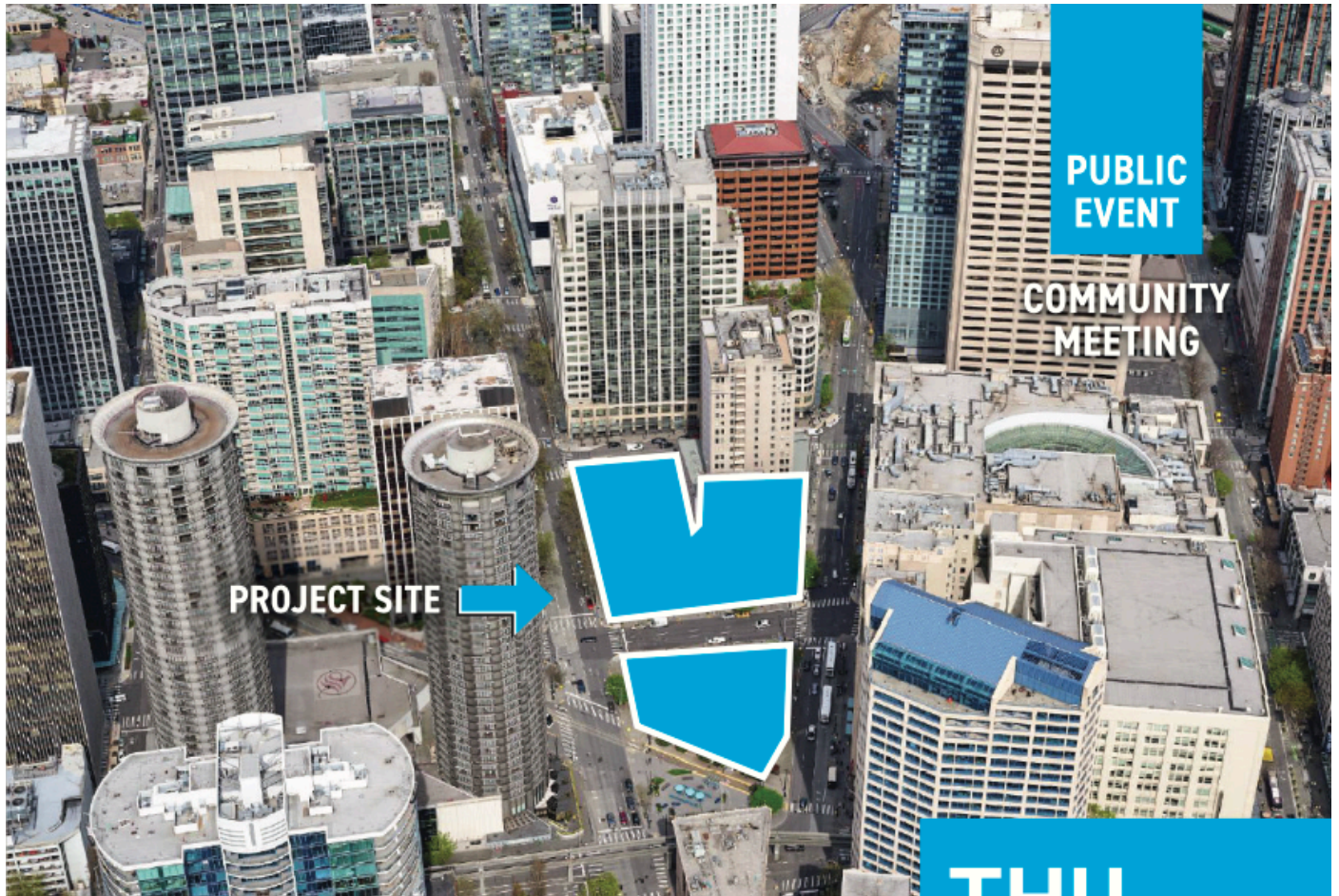
6. Do you frequent and use Westlake Park?

7. Anything else you'd like to add?

K I L R O Y

500 Olive Way, 600 Olive Way, 601 Stewart St
and 1825 7th Ave Projects

[Project Overview](#) [Comments](#) [Survey](#)



JOIN US

Join Us for a Community Meeting to
Provide Input on Projects Located at
**500 Olive Way, 600 Olive Way,
601 Stewart St and 1825 7th Ave.**

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office building at 601 Stewart St, and a new 18-story commercial office building at 1825 7th Ave.

**THU
MAR 5
&
FRI
MAR 6**

Project Address:
500 Olive Way,
600 Olive Way,
601 Stewart St and
1825 7th Ave,
Seattle, WA 98101

underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed. The project sites are zoned downtown.

What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Date: Thursday, March 5, 2020

Time: Event begins promptly at 6pm and will end around 7pm

Where: 603 Stewart St, Suite 420, Seattle, WA 98101

Date: Friday, March 6, 2020

Time: Lunchtime pop-up from 12pm to 1pm

Where: Tower Building Surface Parking Lot,
7th & Stewart, Seattle, WA 98101

Seattle, WA, 98101

Contact: Natalie Quick

Applicant: KR Manager, LLC

Additional Project Information on Seattle Services Portal via the Project Address:

500 Olive Way, 600 Olive Way,
601 Stewart St and 1825 7th Ave

Project Email & Website:

KRmanager@earlyDROutreach.com
www.RequiredOutreach-KilroyProjects.com

Note: Emails are returned within 1-2 business days. Emails are subject to City of Seattle public disclosure laws.

www.RequiredOutreach-KilroyProjects.com

FOR MORE INFORMATION

EDG PROJECT NUMBERS || 500 Olive: 000551-20PA || 600 Olive: 000554-20PA || 601 Stewart: 000555-20PA || 1825 7th Ave: 000556-20PA

City of Seattle | Seattle Services Portal | City of Seattle | Department of Neighborhoods

Privacy Policy: We only collect the information you choose to give us, and we process it with your consent; we only require the minimum amount of personal information that is necessary to fulfill the purpose of your interaction with us; we don't sell it to third parties; and we only use it as this Privacy Statement described.



500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

Project Overview Comments Survey

Project Team

Developer:
Kilroy Realty

Architect:
Miller Hull



Project Vision

Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.



Project Timeline

- Permitting: May 2022
- Construction Starting: June 2022
- Completion: July 2024

Zoning



Context



Site Map





500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

[Project Overview](#) [Comments](#) [Survey](#)

Let us know what you think!

Name *

First Name

Last Name

Email *

Comments

Send



500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

[Project Overview](#) [Comments](#) [Survey](#)

Want to Share More?

Click [HERE](#) to Take Our Survey!



500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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- ☐ Live
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- ☐ Under 18
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- ☐ 25-34
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- ☐ 55-64
- ☐ 65+

3. What project components are you most interested in for this part of downtown?

- ☐ New stores for shopping
- ☐ New places to live (apartments)
- ☐ New restaurants for dinner
- ☐ New places for coffee or breakfast
- ☐ New bars/restaurants for happy hour

4. When you think about downtown, what do you think is missing in this location that could improve these underdeveloped blocks?

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



500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

[Project Overview](#) [Comments](#) [Survey](#)

Want to Share More?

Click [HERE](#) to Take Our Survey!

2. What is your age?

- ☐ Under 18
- ☐ 18-24
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5. How do you Commute into downtown?

6. Do you frequent and use Westlake Park?

7. Anything else you'd like to add?

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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- ☒ Color and materials used in design

5. How do you Commute into downtown?

Walk

6. Do you frequent and use Westlake Park?

7. Anything else you'd like to add?

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- ☐ Color and materials used in design

5. How do you Commute into downtown?

CAR, T-S

6. Do you frequent and use Westlake Park?

Yes

7. Anything else you'd like to add?

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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- ☐ Color and materials used in design

5. How do you Commute into downtown?

Walk from Capitol Hill

6. Do you frequent and use Westlake Park?

yes

7. Anything else you'd like to add?

3. What project components are you most interested in for this part of downtown?

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- ☐ Color and materials used in design

5. How do you Commute into downtown?

Drive

6. Do you frequent and use Westlake Park?

No

7. Anything else you'd like to add?

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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1. Do you live or work downtown?

- ☒ Live
- ☐ Work
- ☐ Both
- ☐ Share Address:

1809 7th Ave

2. What is your age?

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5. How do you Commute into downtown?

Bus

6. Do you frequent and use Westlake Park?

YES

7. Anything else you'd like to add?

500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue 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*
- *Poster distribution list*
- *Poster documentation with photos / locations*

Electronic/Digital Outreach: Project Website

- *Project Website*
- *Intercept Survey*

In-person Outreach: Community Meeting

- *Confirmation that event is on DON calendar*
- *Community meeting sign in sheets – NONE (no attendees)*
- *Pop-up event sign in*
- *Community meeting comment summary*
- *Pop-up comment summary*
- *Community meeting photos*
- *Pop-up meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

[Print](#) | [Close Window](#)

Subject: New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects
From: "City of Seattle" <calendar.1410843@trumba.com>
Date: Mon, Feb 17, 2020 3:52 pm
To: "Natalie Quick" <KRmanager@earlyDROutreach.com>

Thank you for submitting the following event to the Early Outreach for Design Review Projects » Submitted calendar.

Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

DATE Thursday, March 5, 2020

TIME 6:00 pm – 7:00 pm PST

WHERE [Lloyd Building](#)
[603 Stewart St](#)
[Seattle, WA 98101](#)

**BUILDING NAME /
ROOM NUMBER /
SITE** Suite 420

**EVENT
DESCRIPTION** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

NEIGHBORHOODS Downtown Commercial Core

DON PROGRAMS Outreach and Engagement

EVENT TYPES Community

AUDIENCE All

CONTACT Natalie Quick

CONTACT PHONE 2067790489

CONTACT EMAIL KRmanager@earlydroureach.com

PRE-REGISTER No

COST Free

DESCRIPTION Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

MORE www.RequiredOutreach-KilroyProjects.com

[Withdraw event submission](#)

Replies to this email will be forwarded to **the calendar publisher**.

Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

Comment Summary

EVENT DATE: Thursday, March 5, 2020

LOCATION: 603 Stewart St

Project Address:	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
Brief Description:	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
Contact:	Natalie Quick
Applicant:	KR Manager, LLC
Contact Information:	KRmanager@earlyDROutreach.com
Type of building:	Office/Mixed Use + Residential
Neighborhood:	Downtown
In Equity Area:	Yes

Design-Related Comments

- N/A

Non-Design-Related Comments

- N/A

Miscellaneous Comments

- N/A

Pop-up Event: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

Comment Summary

EVENT DATE: Thursday, March 5, 2020

LOCATION: Tower Building Surface Parking Lot, 7th & Stewart

Project Address:	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
Brief Description:	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
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Contact Information:	KRmanager@earlyDROutreach.com
Type of building:	Office/Mixed Use + Residential
Neighborhood:	Downtown
In Equity Area:	Yes

Design-Related Comments

- **Lloyd Building.** One attendee inquired whether the Lloyd Building is historic, whether the project team will leave the Lloyd Building as it is and whether it will be retrofitted. Another attendee inquired whether the new project will attach to the Lloyd Building's facade.
- **Site Plan.** Several attendees inquired what the plan is for the site and what will be built there.
- **Project.** One attendee said the project is cool and another said that it looks awesome. One attendee noted they knew it would be coming eventually.

Non-Design-Related Comments

- **Architect.** Several attendees inquired whether the project team has selected an architect for the project yet.
- **Existing Tenants.** One attendee inquired what will happen to tenants of the Lloyd Building, and what the timeframe for construction would be.
- **Experience.** One attendee inquired whether the project team has completed similar projects in Seattle.
- **Height.** One attendee inquired how tall with the building located on 7th and Stewart will be.
- **Light Rail.** One attendee noted that the new light rail extension will eventually be coming through the area.
- **Nearby Buildings.** A few attendees inquired whether the project team is redeveloping any other nearby buildings and whether the nearby Tower Building has been acquired.
- **Retail.** One attendee inquired whether the project will have retail.

Community Meeting Event: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Avenue Project

Photos

Event Date: Thursday, March 5, 2020

Event Location: The Logan Building





Community Pop-up Event: 500 & 600 Olive, 601 Stewart St Project

Photos

Event Date: Friday, March 6, 2020

Event Location: Parking Lot outside Logan Building





500 Olive Way, 600 Olive Way
601 Stewart & 1825 7th Ave Project

Community Meeting

6:00PM

Thursday, March 6, 2020

12:00PM

Friday, March 7, 2020

*This event is part of the City of Seattle's
required Design Review outreach
program. All comments and information
obtained may be subject to public
disclosure laws.*

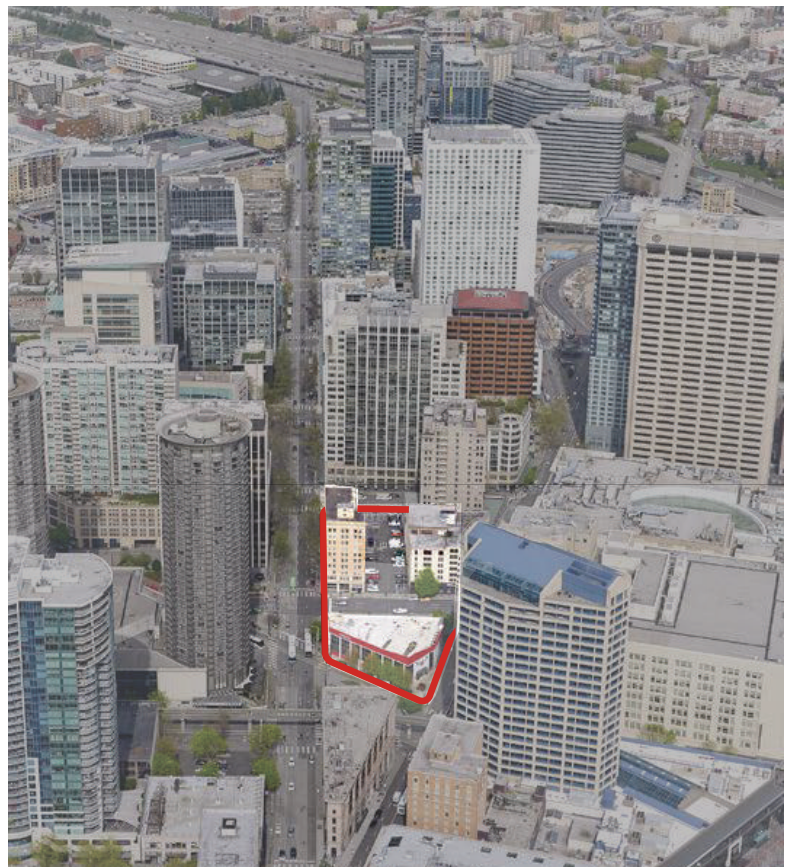
EDG Project Number:

#000551-20PA, #000554-20PA

#000556-20PA, #000551-20PA

KILROY

MILLER HULL



PROJECT VISION

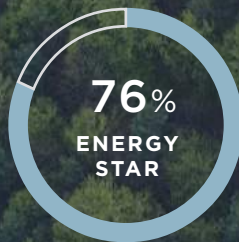
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SUSTAINABILITY

Commitment to Our Environment



Over half of our entire portfolio is LEED Certified



Most of our portfolio is Energy Star Certified



All development is designed to be LEED Gold or Platinum

GRESB

#1 Publicly Traded Company in the World, 2018

#1 in North America across all asset classes 2014-2016, 2018-2019

ENERGY STAR

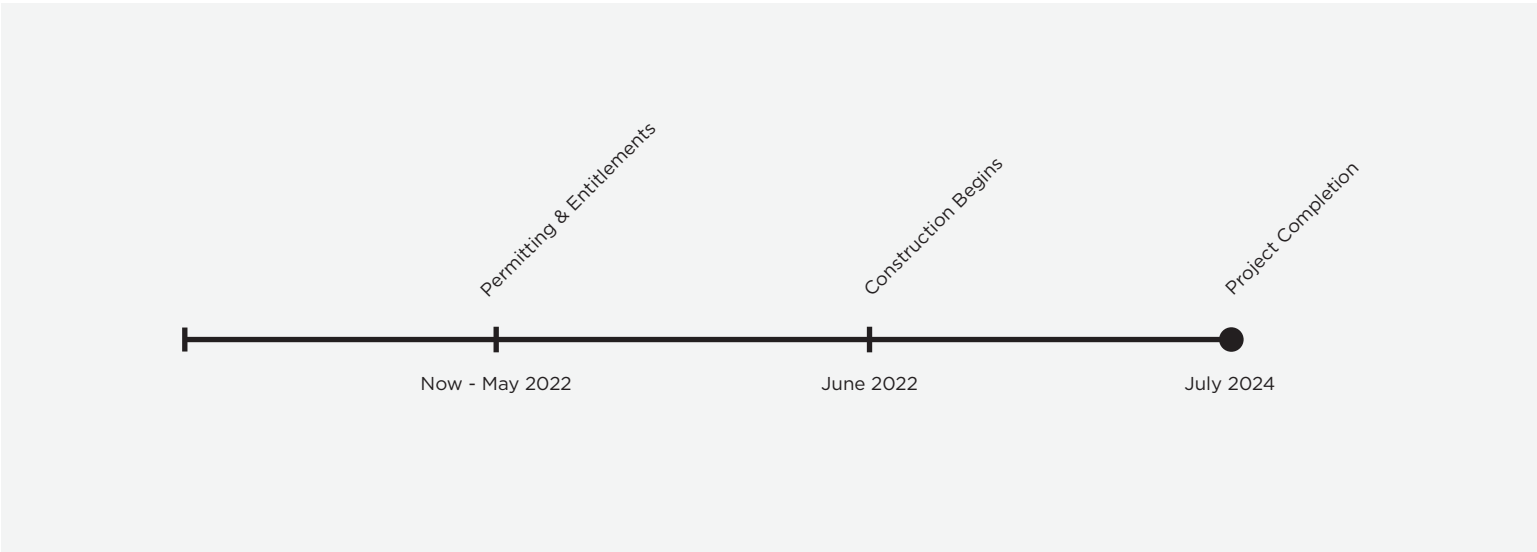
"Sustained Excellence" 2016-2019

"Partner of the Year" 2014-2019

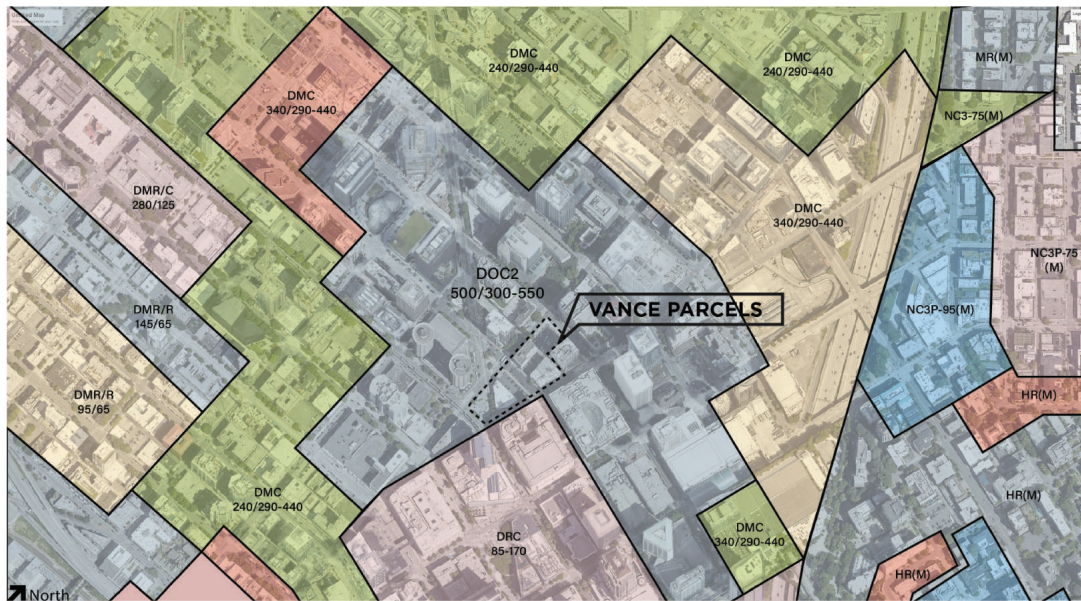
DOW JONES SUSTAINABILITY INDEX

World Index Member 2017-2019

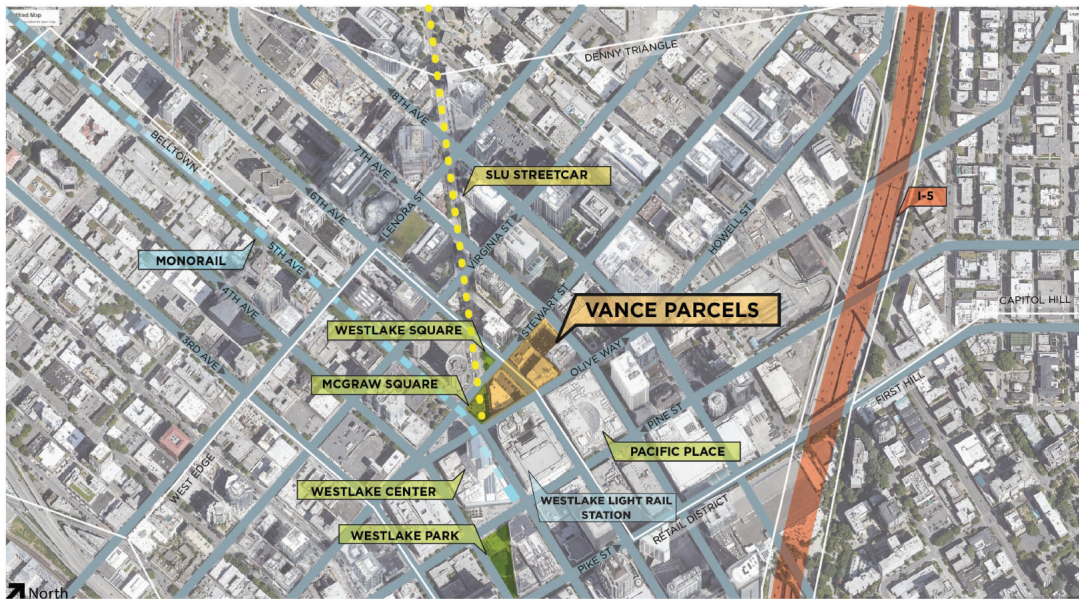
PROJECT TIMELINE



ZONING MAP



CONTEXT MAP



SITE MAP



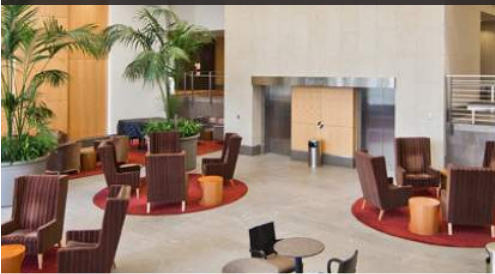
333 DEXTER
SEATTLE, WA



PACIFIC NORTHWEST PROJECTS

LOBBY REPOSITIONING

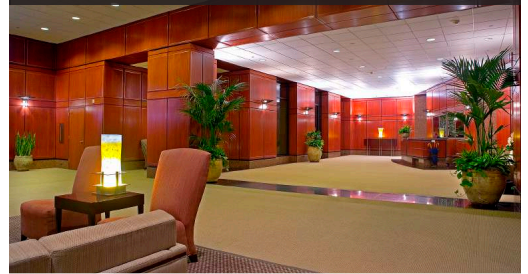
KEY CENTER (BEFORE) // BELLEVUE, WA



KEY CENTER (BEFORE) // BELLEVUE, WA



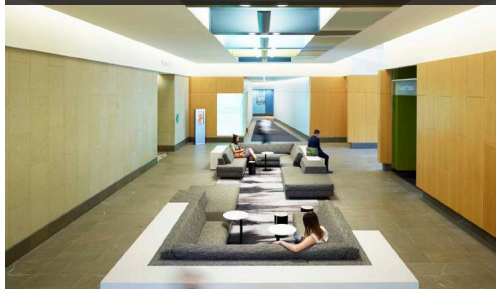
SKYLINE TOWER (BEFORE) // BELLEVUE, WA



KEY CENTER (AFTER) // BELLEVUE, WA



KEY CENTER (AFTER) // BELLEVUE, WA



SKYLINE TOWER (AFTER) // BELLEVUE, WA



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COLUMBIA SQUARE - HISTORIC RENOVATION

LOS ANGELES, CA

BEFORE



AFTER



—
QUESTIONS

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