

4302, 4312, 4318 STONE WAY N PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

OUTREACH DOCUMENTATION

****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3038334-EG

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Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

NOVEMBER 2021

4302, 4312, 4318 Stone Way N Project

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

Project Address:	4302, 4312, 4318 Stone Way N, Seattle, WA 98103
Brief Description:	This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.
Contact:	Natalie Quick
Applicant:	Stone 43 LLC
Contact Information:	StoneWayNProject@earlyDRoutreach.com
Type of building:	Multi-family
Neighborhood:	Wallingford
In Equity Area:	No

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 483 residences and businesses and shared with 7 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* October 28, 2021

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website with public commenting function.
- *What we did:* Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- *Date completed:* October 30, 2021

Electronic/Digital Outreach

- *Choice:* SURVEY, HIGH IMPACT
- *Requirement:* Create an online survey to allow for feedback on the proposed project.
- *What we did:* Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* October 30, 2021

What We Heard From the Community

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

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 54 percent of survey respondents said relationship to neighborhood character; 46 percent said parking; 42 percent said environmentally friendly features; 19 percent said attractive materials; and 19 percent said interesting and unique design. Several respondents suggested weaving the project design in with the historic 19th century craftsman architecture fabric of Wallingford through thoughtful, timeless design that is unique, tasteful, inspiring and brings value to Stone Way. Some respondents encouraged using neutral colors and siding that is not chintzy, trendy or cheap while others encouraged making the project interesting with shapes, lines, and colors with pizzaz. Respondents encouraged making sure the project does not add too much bulk, is set back so the building is not imposing on the neighborhood and offers ground-level openness, and breaking-up the space so texture is brought to the street. One respondent encouraged designing the building so nearby seniors will be happy the property was developed.
- **Exterior.** When asked what is the most important consideration for the exterior space on this property, 67 percent of survey respondents said landscaping; 54 percent said lighting and safety features; 33 percent said seating options and places to congregate; and 8 percent said bike parking. One respondent encouraged having attractive landscaping with new green spaces.
- **Height & Scale.** Numerous respondents expressed concern about the building's height and scale and that it will block city views and sunlight from the U House retirement home garden and its residents. Others encouraged not making a monolith, not creating more canyons that overwhelm the neighborhood already, and not simply maxing out what can be designed according to City rules.
- **Eco-Friendly.** A few respondents encouraged utilizing environmentally-sustainable, U.S. Green Building Council LEED-certified construction as residents should think about climate change in everything we do.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 53 percent of survey respondents said new stores for shopping; 53 percent said new places for coffee and breakfast; and 53 percent said new restaurants or bars. When visiting a building, office, restaurant or retailer, 62 percent of survey respondents said local businesses / small businesses inspire them most to return; 46 percent said great people and service; 42 percent said a sense of openness and light; 42 percent said thoughtful design that is open and welcoming; 27 percent said calm, restful places to rest and relax; 15 percent said color and materials used in design; and 4 percent said bustling, exciting energy. Numerous residents suggested having a careful selection of stores that fit the community including local spots to eat, drink and visit. Others encouraged having commercial rents that are low enough for local owners to succeed, not having big chain stores, and providing fun places to congregate during daylight hours. Many respondents expressed support for Stoneway Hardware as a beloved and well-visited neighborhood shop that would be a complete and total loss to the community if replaced and suggested that it be kept or brought back. A couple of respondents suggested a small convenience store like Amazon Go or 7-11.
- **Parking.** Numerous respondents noted that street parking is unbelievably tight and extremely strained in the area as it is, that Stone Way N is somewhat "sketchy" especially at night, and that 43rd St is horrible with students back at Lincoln High School, and encouraged the project team to provide adequate parking with the project.
- **Impacts.** Many respondents encouraged having a considerate project team / contractors who have good communication, treat neighbors like they live there, create minimal disruptions to routine/noise, complete the project in a timely manner and are respectful of students, dogs in the neighborhood, and the elderly residents who live in the nearby assisted living home. Others requested that the projects owners be a good neighbor both during and after construction.
- **Units.** Several respondents encouraged offering affordable units and prioritizing apartments for families that rent with multi-bedroom units instead of just studios and one-bedrooms. Others encouraged targeting young post-graduates and couples as residents. One respondent encouraged the project to be pet-friendly.
- **Traffic.** Several respondents noted that traffic is heavy in the area because of Stone Way and Lincoln School, and requested that the side streets of 43rd, 44th and Interlake be off-limits for any construction vehicles. Others noted that the project is located at a very busy intersection.

Miscellaneous Comments

- **Oppose.** A couple of respondents noted that they are disappointed to see this project in the neighborhood, don't like the idea of it and are not in support.
- **Outreach.** One respondent noted that they hope the project team will publish results of the survey including individual statements shared.

4302, 4312, 4318 Stone Way N Project

Checklist: Early Community Outreach for Design Review

DON Rule	Category	Description	Date Completed	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	10/14/21	Provided project information via email to DON staff; DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site Posters include all requirements in III.A	10/28/21	Poster mailed to 483 residences and businesses and shared with 7 neighborhood community groups. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Interactive project website with public commenting function.	10/30/21	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Online survey	10/30/21	Online survey established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and the SDCJ number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Include a statement informing the public that any information collected may be made public 	10/30/21	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	10/30/21	Survey and project website established. Checked for comments

		<ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDCK project number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Be publicized on at least one printed outreach method • Be publicly available for a minimum of 21 days • Include a statement informing the public that any information collected may be made public 		daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	11/22/21	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	11/22/21	See notation above for Print Outreach. Copies of poster and mailer distribution map to 483 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	11/22/21	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

4302, 4312, 4318 Stone Way N Project

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

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DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>



Thu 10/14/2021 10:33 AM

To: Kate Nolan <katenolan1000@gmail.com> **+2 others**

Kate,

Your project has been posted to the blog and can be viewed by clicking on the link below.

[4302, 4312, 4318 Stone Way N \(seattle.gov\)](#)

Thanks.

Tom

Tom Van Bronkhorst

Strategic Advisor

Cell: 206.475.4247

seattle.gov/neighborhoods



COVID Resources



Get Vaccinated



**Seattle
Neighborhoods**
OUTREACH & ENGAGEMENT

[Blog](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

City of Seattle Design Review Required Outreach

Outreach Plan / August 27th, 2021

Project Address:	4302, 4312, 4318 Stone Way N, Seattle, WA 98103
Brief Description:	This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.
Contact:	Natalie Quick
Applicant:	Stone 43 LLC
Contact Information:	StoneWayNProject@earlyDRoutreach.com
Type of Building:	Multi-family
Neighborhood:	Wallingford
In Equity Area	No

OUTREACH PLAN

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

- **Printed Outreach: Direct Mail**

We will develop a full-color project poster and mail to residents and businesses within a 500-foot radius of the project. We will keep an address log of each location where the poster is sent. Posters will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website and project survey.

the project. We will keep an address log of each location where the poster is sent. Posters will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website and project survey.

- **Electronic / Digital Method #1: Website**

We will create a project website that includes a description of the project, details about the project team, details surrounding zoning, context and site map and relevant past projects completed by the project team. We will also include a link to the Seattle Services Portal, project email address and details about the overall timeline. A link to provide comments will be included on the site, along with a link to a project survey.

- **Electronic / Digital Method #2: Online Survey**

We will create a brief project survey that is tailored to the project and includes opportunity to provide specific feedback about notable project and site components.

4302, 4312, 4318 Stone Way N Project

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Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
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- *Online Survey Results*
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Opportunity to Provide Online Input on the 4302, 4312 & 4318 Stone Way N Project

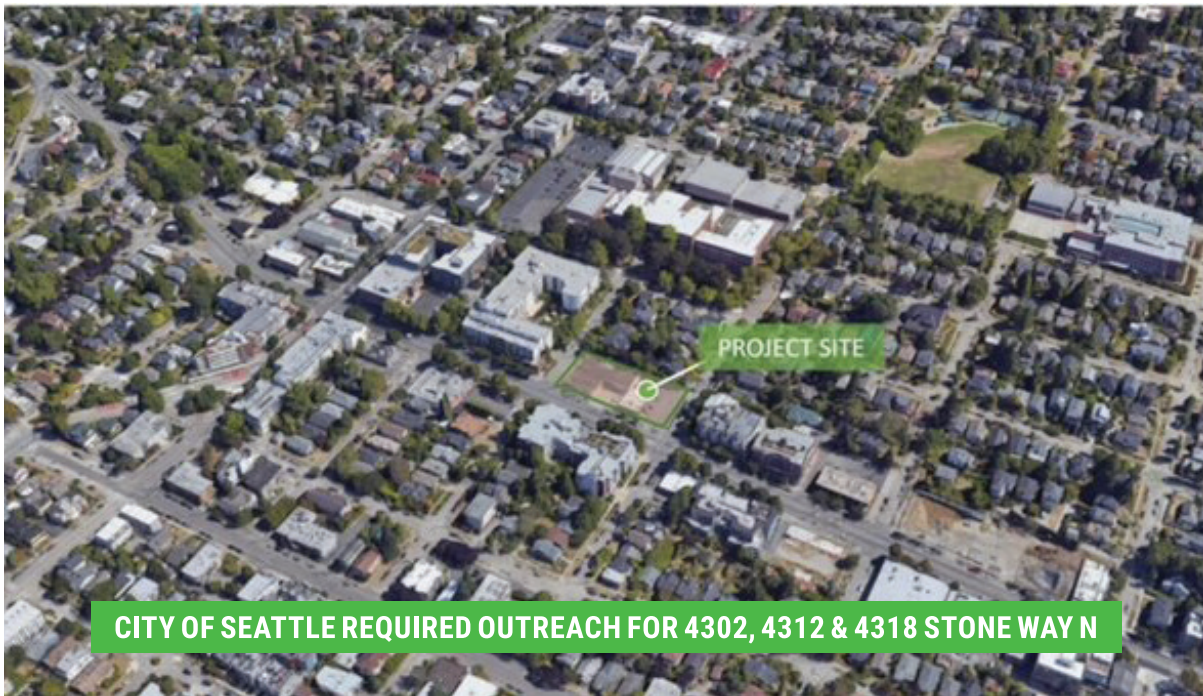
ABOUT THE PROJECT

This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.

What: Let us know what you think! Visit our website at www.StoneWayNProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at StoneWayNProject@earlyDRoutreach.com



ADDITIONAL PROJECT DETAILS

Project Addresses: 4302, 4312 & 4318

Stone Way N, Seattle, WA 98103

Contact: Natalie Quick

Applicant: Stone 43 LLC

Additional Project Information on Seattle

Services Portal via the Project Number:

3038334-EG

Project Email:

StoneWayNProject@earlyDRoutreach.com

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

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

Direct Mailing: 4302, 4312, 4318 Stone Way N Project

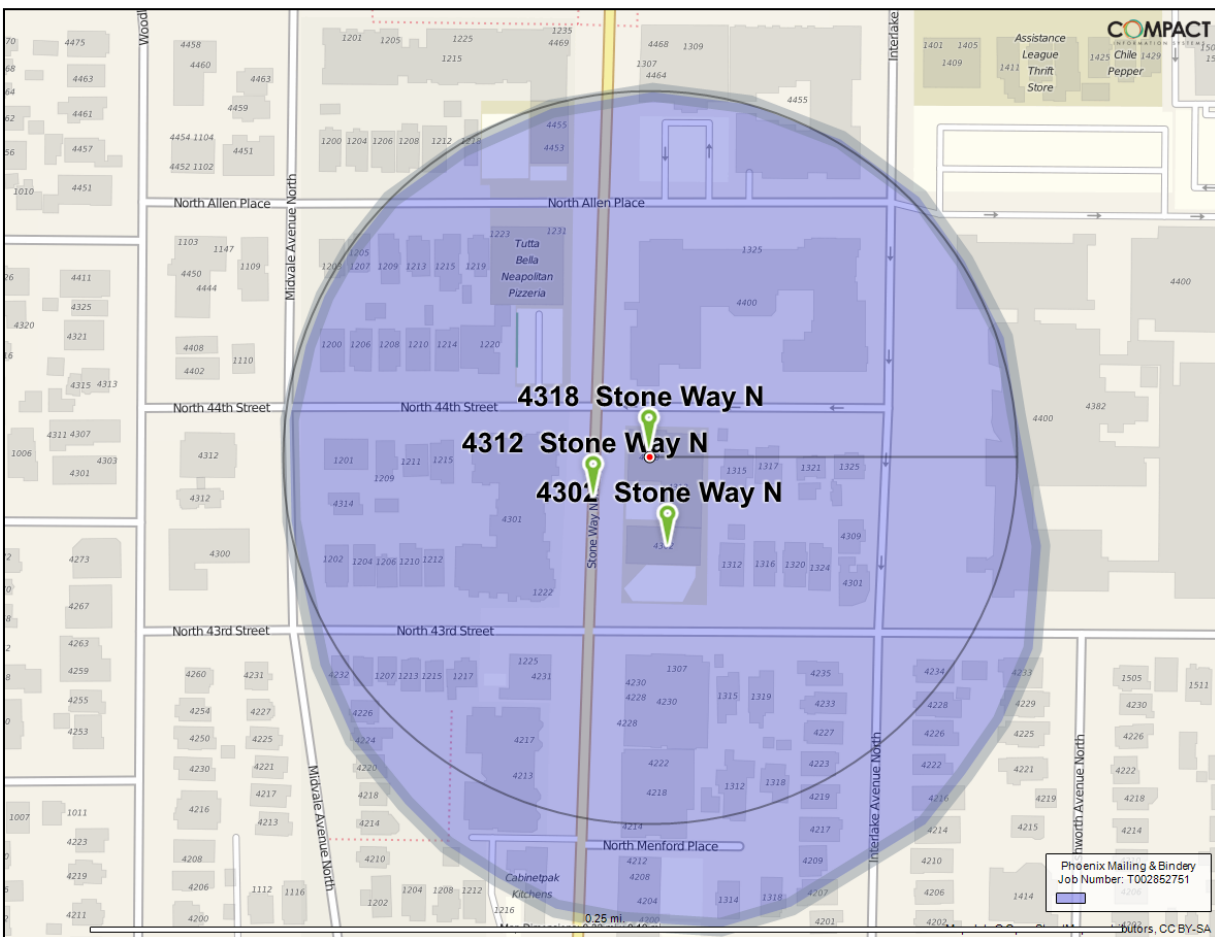
Poster Mailing Details

DISTRIBUTION DATE: October 28, 2021

Project Address:	4302, 4312, 4318 Stone Way N, Seattle, WA 98103
Brief Description:	This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.
Contact:	Natalie Quick
Applicant:	Stone 43 LLC
Contact Information:	StoneWayNProject@earlyDRoutreach.com
Type of building:	Multi-family
Neighborhood:	Wallingford
In Equity Area:	No

The project flyer was shared with **483 businesses and residents** within a **500-foot radius** of the project addresses of 4302, 4312, 4318 Stone Way N. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

Quote: (483 count) 4302, 4312 & 4318 Stone Way N Project

1 message

Mike Moazez <Mikem@mmpunions.com>

Wed, Sep 8, 2021 at 8:45 AM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunions.com>

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

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer
Paper: 28# Laser Text
Versions: 1
Inks - Colors: 4cp / 0
Flat Size: 8.5 x 11.0
Bindery: Z" fold
Finished Size: 8.5 x 3.75

Item: Envelopes
Paper: #10 Regular - White
Inks - Colors: K / 0 addressing

Mailing Services: Stuff, Seal, Stamp, Mail

Price: 1118=\$461.49 + Tax + postage = \$788.24

Postage: 1118=\$280.14 *new postage rates*

Unless noted, all prices are based on
customer-supplied print ready digital artwork.

Thank you,

MAILING CONFIRMATION



Lisa Kidwell <lisakidwell@preciselywrite.biz>

Mailing Confirmation for 4302, 4312 & 4318 Stone Way N Project

2 messages

Lisa Kidwell <lisakidwell@preciselywrite.biz>

Thu, Oct 28, 2021 at 6:13 PM

To: Mike Moazez <mikem@mmpunions.com>, General Email <info@mmpunions.com>

Cc: Natalie Quick <natalie@nataliequickconsulting.com>, Traci Paulk <traci@paulkcreative.com>, Melissa Bush <melissaabush@icloud.com>

Bcc: Lisa Kidwell <lisakidwell@preciselywrite.biz>

Hi Ron,

Can you please confirm if the flyers for the project located at 4302, 4312 & 4318 Stone Way N were mailed out on 10/28/21 as planned?

Thank you for your help!

Respectfully,

Lisa Kidwell

Cell (253) 202-6734

lisakidwell@preciselywrite.biz

Customer Service <CSR@mmpunions.com>

Fri, Oct 29, 2021 at 8:58 AM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>

Cc: Natalie Quick <natalie@nataliequickconsulting.com>, Traci Paulk <traci@paulkcreative.com>, Melissa Bush <melissaabush@icloud.com>, Minuteman Press Seattle <info@mmpunions.com>

Hi Lisa,

Yes, the flyers for the project located at [4302, 4312 & 4318 Stone Way N](#) were mailed out on 10/28/21.

Thank you,

-Ron

Please reply all.

MMPUNION.COM

[2960 4TH AVE S, STE 112](#)

[SEATTLE, WA 98134-1203](#)

M—F 9am—5pm

T. 206.464.0100

[Quoted text hidden]

Community Group Notification: 4302, 4312, 4318 Stone Way N Project

Poster E-Mailing Details
E-MAILING DATE: November 12, 2021

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 4302, 4312, 4318 Stone Way N project was sent along with a copy of the project flyer to 7 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" on 11/12/21, including:

- Historic Wallingford
- Seattle Northeast Rotary
- Solid Ground
- Wallingford Community Senior Center
- Welcoming Wallingford
- Northeast District Council
- Wallingford Community Council

COMMUNITY GROUP NOTIFICATION EMAIL

New Project in Your Neighborhood

Stone Way N Project <stonewaynproject@earlydroutreach.com>

Fri 11/12/2021 1:24 PM

To: Stone Way N Project <stonewaynproject@earlydroutreach.com>

 1 attachments (999 KB)

4302,4312,4318 Stone Way N Project.pdf;

Hello-

We are writing to share the attached flyer with more information regarding a proposed development project in your neighborhood.

For more information you can visit our project website or take our project survey at www.stonewaynproject.com.

This effort is a part of the City of Seattle's Early Design Review required outreach process.

Please feel free to reach out to us at this email with any questions.

Thank you!

-The Stone Way N Project Team

4302, 4312, 4318 Stone Way N Project

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Electronic/Digital Outreach: Project Survey

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Project Website: 4302, 4312, 4318 Stone Way N Project | WEBSITE TEXT

Website: www.StoneWayNProject.com

Project Address:	4302, 4312, 4318 Stone Way N, Seattle, WA 98103
Brief Description:	This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.
Contact:	Natalie Quick
Applicant:	Stone 43 LLC
Contact Information:	StoneWayNProject@earlyDRoutreach.com
Type of Building:	Multi-family
Neighborhood:	Wallingford
In Equity Area	No

HOME PAGE

IMAGES: Project Site

TEXT: Welcome to our Project Website, which is part of the City of Seattle's Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we're approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment.

This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 120 new residential units. Parking for 50-65 vehicles will be provided on site.

Contact us. This outreach is part of the City of Seattle's required outreach process, in advance of Design Review. Note that all calls and emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure.

Stone Way N Project
4302, 4312, 4318 Stone Way N Seattle, WA 98103

LINKS: Email- StoneWayNProject@earlyDRoutreach.com

TAB: PROJECT OVERVIEW

TEXT: 4302, 4312 & 4318 Stone Way Project
Project #: 3038334-EG
This outreach is part of the City of Seattle's required outreach for design review, October 2021.

Project Team:
Developer: Stone 43, LLC

Project Vision:
This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 120 new residential units. Parking for 50-65 vehicles will be provided on site.

Project Timeline:

Permitting:	Now - 2023
Construction Starting:	2024
Construction Completion:	2025

- [Zoning](#)
- [Site Context](#)
- [Existing Survey](#)
- [Past Projects](#)

IMAGES: Zoning
 Site Context
 Existing Survey
 Past Projects

LINK: none

PAGE URL: www.StoneWayNProject.com/project-overview

TAB: FLYER

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

IMAGES: Flyer Image

LINK: none

PAGE URL: www.StoneWayNProject.com/flyer

TAB: SURVEY

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

LINK: [Stone Way N Survey Click Here](#)

PAGE URL: www.StoneWayNProject.com/survey

TAB: COMMENTS

TEXT: **Provide comments here.**

Hello and thank you for visiting our Stone Way N Project Required Outreach page. Please feel free to leave your comments here. All comments will be documented and submitted to the City as part of this process and are considered public comment.

Name *

First Name

Last Name

Email *

Message *

Send

LINKS: [Email- StoneWayNProject@earlyDRoutreach.com](mailto:StoneWayNProject@earlyDRoutreach.com)

PAGE URL: www.StoneWayNProject.com/comments

WEBSITE IMAGES

4302, 4312, 4318 Stone Way N Project



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[Learn More](#)

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4302, 4312, 4318 Stone Way N Seattle, WA 98103

Stone Way N Project

WEBSITE ANALYTICS



4302, 4312, 4318 Stone Way N Project

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Comment Summary

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Type of building:	Multi-family
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In Equity Area:	No

Comment Total:

- From Website: 2
- From Email: 4
- From Survey: 26

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 54 percent of survey respondents said relationship to neighborhood character; 46 percent said parking; 42 percent said environmentally friendly features; 19 percent said attractive materials; and 19 percent said interesting and unique design. Several respondents suggested weaving the project design in with the historic 19th century craftsman architecture fabric of Wallingford through thoughtful, timeless design that is unique, tasteful, inspiring and brings value to Stone Way. Some respondents encouraged using neutral colors and siding that is not chintzy, trendy or cheap while others encouraged making the project interesting with shapes, lines, and colors with pizzaz. Respondents encouraged making sure the project does not add too much bulk, is set back so the building is not imposing on the neighborhood and offers ground-level openness, and breaking-up the space so texture is brought to the street. One respondent encouraged designing the building so nearby seniors will be happy the property was developed.
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- **Impacts.** Many respondents encouraged having a considerate project team / contractors who have good communication, treat neighbors like they live there, create minimal disruptions to routine/noise, complete the project in a timely manner and are respectful of students, dogs in the neighborhood, and the elderly residents who live in the nearby assisted living home. Others requested that the projects owners be a good neighbor both during and after construction.
- **Units.** Several respondents encouraged offering affordable units and prioritizing apartments for families that rent with multi-bedroom units instead of just studios and one-bedrooms. Others encouraged targeting young post-graduates and couples as residents. One respondent encouraged the project to be pet-friendly.
- **Traffic.** Several respondents noted that traffic is heavy in the area because of Stone Way and Lincoln School, and requested that the side streets of 43rd, 44th and Interlake be off-limits for any construction vehicles. Others noted that the project is located at a very busy intersection.

Miscellaneous Comments

- **Oppose.** A couple of respondents noted that they are disappointed to see this project in the neighborhood, don’t like the idea of it and are not in support.
- **Outreach.** One respondent noted that they hope the project team will publish results of the survey including individual statements shared.

4302, 4312, 4318 Stone Way N Project Survey

Thank you for taking the time to complete our survey for the **4302, 4312, 4318 Stone Way N** project! This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from October 30 to November 20, 2021, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the [Public Records Act](#). Please do not share any sensitive or personal information within your responses.

1. What is your connection to this development project?

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☐ Other

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

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

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

- ☐ Landscaping
- ☐ Lighting & Safety Features
- ☐ Seating Options & Places to Congregate
- ☐ Bike Parking
- ☐ Other _____

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

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

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

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

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

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

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

9. Anything else you'd like to add?

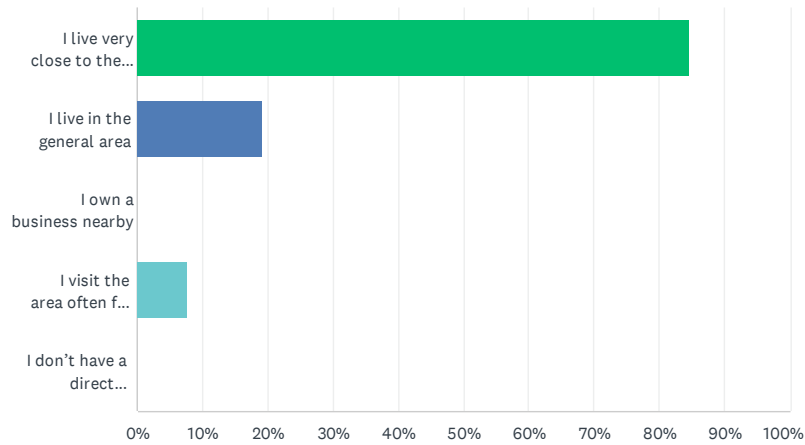
FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up the project address (4302, 4312, 4318 Stone Way N) in the [Seattle Services Portal](#). To learn more about the early outreach for design review process, visit the [Department of Neighborhoods webpage](#). You may also send us an email at StoneWayNProject@earlyDRoutreach.com.

4302, 4312, 4318 Stone Way N Project Survey

Q1 What is your connection to this development project?

Answered: 26 Skipped: 0



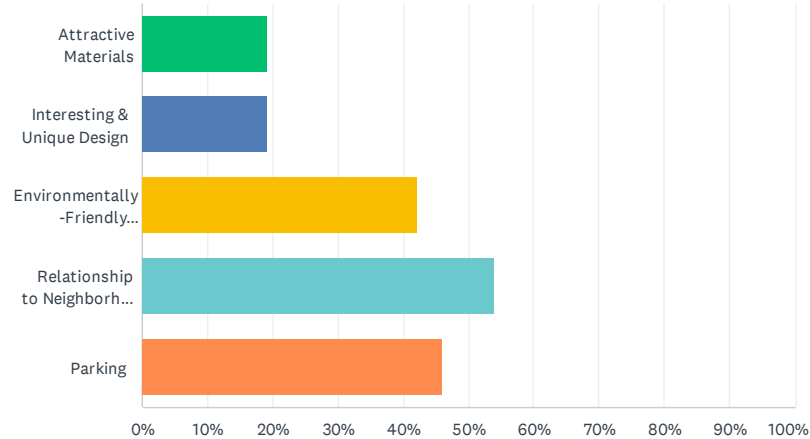
ANSWER CHOICES		RESPONSES	
I live very close to the project		84.62%	22
I live in the general area		19.23%	5
I own a business nearby		0.00%	0
I visit the area often for work or leisure		7.69%	2
I don't have a direct connection, but I follow growth and development in Seattle		0.00%	0
Total Respondents: 26			

#	OTHER (PLEASE SPECIFY)	DATE
1	I shop at Stoneway Hardware often. Can room be made for them to continue?	11/14/2021 11:24 AM

4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES
Attractive Materials	19.23% 5
Interesting & Unique Design	19.23% 5
Environmentally-Friendly Features	42.31% 11
Relationship to Neighborhood Character	53.85% 14
Parking	46.15% 12
Total Respondents: 26	

#	OTHER (PLEASE SPECIFY)	DATE
1	NOT TOO bulky-break up the front of the building so Stone Way. N. isn't a canyon.	11/14/2021 6:39 PM
2	This is an historic neighborhood. Please design this to fit in with the landmark, Lincoln High School and many early 19th century homes found near by. Utilize materials that will fit in--not brightly colored hardy board.	11/14/2021 11:24 AM
3	all of the above, and any project not overwhelming the neighborhood. preserving the hardware store	11/13/2021 8:20 PM
4	Blocking sun & city view from retirement home	11/8/2021 1:26 PM
5	views, 6 stories would ruin views looking north	11/5/2021 12:23 PM
6	Needs at least one indoor space/residence -- street parking is already jammed	11/4/2021 9:15 PM
7	careful selection of stores that fit the community	11/4/2021 6:59 AM
8	what businesses will be in the ground floor retail. We like the hardware store, and it should continue to be a hardware store	11/2/2021 8:50 PM

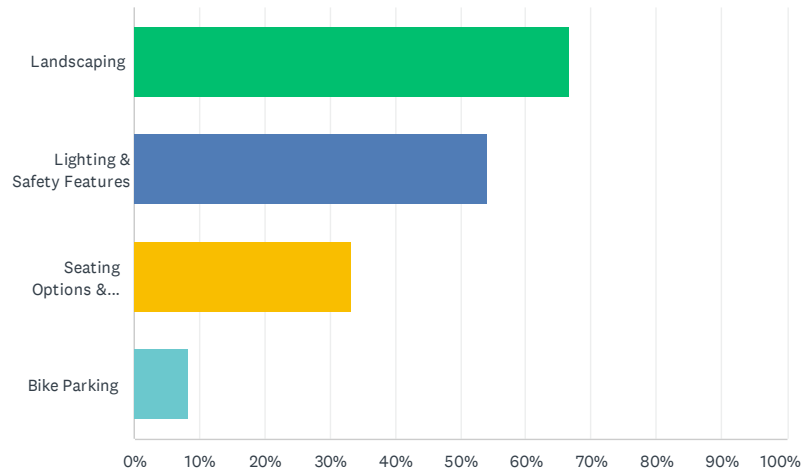
4302, 4312, 4318 Stone Way N Project Survey

9	That the residents would not take all of our nearby street parking	11/2/2021 8:20 PM
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4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 24 Skipped: 2



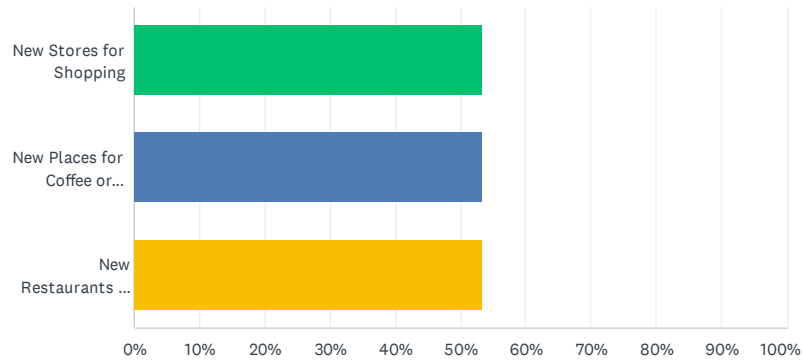
ANSWER CHOICES	RESPONSES	
Landscaping	66.67%	16
Lighting & Safety Features	54.17%	13
Seating Options & Places to Congregate	33.33%	8
Bike Parking	8.33%	2
Total Respondents: 24		

#	OTHER (PLEASE SPECIFY)	DATE
1	Weave it in to the neighborhood. Don't make it a monolith.	11/14/2021 6:39 PM
2	all of the above and set back from the sidewalk	11/13/2021 8:20 PM
3	Color, exterior with pizzazz, not urban industrial please	11/2/2021 8:54 PM

4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 15 Skipped: 11



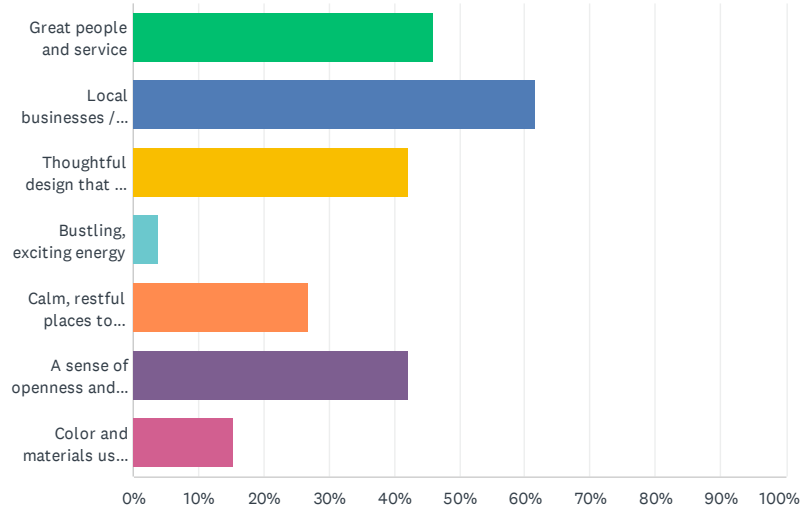
ANSWER CHOICES	RESPONSES	
New Stores for Shopping	53.33%	8
New Places for Coffee or Breakfast	53.33%	8
New Restaurants or Bars	53.33%	8
Total Respondents: 15		

#	OTHER (PLEASE SPECIFY)	DATE
1	Bring back Stone Way hardware; other individually-owned retail; NOT BIG CHAIN STORES	11/14/2021 6:39 PM
2	none; neighborhood has enough	11/14/2021 5:23 PM
3	Your project is removing an important business for Wallingford. Make room for Stoneway Hardware.	11/14/2021 11:24 AM
4	Preservation of stoneway hardware which is an essential part of neighborhood	11/13/2021 8:20 PM
5	hardware store (StoneWay Hardware)	11/11/2021 10:08 AM
6	minimarket, convenience (7-eleven for example)	11/9/2021 12:42 PM
7	low rise buildings with their own parking on site	11/8/2021 1:26 PM
8	Stone Way Hardware-> They are needed in this hood	11/5/2021 12:23 PM
9	Try to keep the wonderful hardware store already on the site	11/4/2021 9:15 PM
10	HARDWARE STORE	11/3/2021 4:56 PM
11	Hardware store	11/2/2021 8:54 PM
12	maintain stoneway hardware or other practical useful business (we DONT need high end shops, bars, or restaurants)	11/2/2021 8:50 PM

4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Great people and service	46.15%	12
Local businesses / small businesses	61.54%	16
Thoughtful design that is open and welcoming	42.31%	11
Bustling, exciting energy	3.85%	1
Calm, restful places to reflect and relax	26.92%	7
A sense of openness and natural light	42.31%	11
Color and materials used in design	15.38%	4
Total Respondents: 26		

#	OTHER (PLEASE SPECIFY)	DATE
1	Please make this an attractive place. Spend the \$ to make it appealing.	11/14/2021 6:39 PM
2	hard to give one answer for all for types (building, office, etc.)	11/14/2021 5:23 PM
3	Comfortable	11/14/2021 11:24 AM
4	and setback so the building is not imposing on the neighborhood	11/13/2021 8:20 PM
5	Art outside and in	11/2/2021 8:54 PM

4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 24 Skipped: 2

#	RESPONSES	DATE
1	Street parking is unbelievably tight as it is. I cannot imagine what it is going to be like after this building is erected.	11/17/2021 2:58 PM
2	NOT too much bulk. Break up the space so that the building brings texture to the street. As other residential buildings are added, Stone Way become a boring, noisy, monumental canyon. BREAK UP THE SPACE.	11/14/2021 6:39 PM
3	parking; design that fits into existing neighborhood for height and appearance	11/14/2021 5:23 PM
4	That they fit in with the historic fabric of Wallingford.	11/14/2021 11:24 AM
5	preservation of the feel of the neighborhood. Not creating "canyons", not overwhelming the already EXTREMELY strained parking situation. YOU NEED MORE PARKING IF YOU ARE BUILDING 110-120 UNITS!!!!	11/13/2021 8:20 PM
6	Not so tall that they are overwhelming human scale. Six stories is too tall.	11/12/2021 1:55 PM
7	Size, parking, Ease of traffic congestion	11/11/2021 10:08 AM
8	Unique and inspiring architecture, with lasting design	11/9/2021 12:42 PM
9	No truck traffic except on Stone Way	11/8/2021 10:40 AM
10	Local shops/restaurants	11/8/2021 8:06 AM
11	Good communication w/residents and minimal disruption to routine/noise	11/7/2021 3:59 PM
12	No eye sores, not too tall. dont take away from the neighborhood.	11/5/2021 12:23 PM
13	Retention of some "normal" one-family houses.	11/4/2021 9:20 PM
14	Impact on traffic. Increase in sound.	11/4/2021 9:15 PM
15	quality construction, low profile (not 6 stories) good retail, parking available, on time completion	11/4/2021 6:59 AM
16	that buildings get built in a timely manner! people want to live in our neighborhood so let's get the building built asap	11/3/2021 9:15 PM
17	Fitting with neighborhood architecture	11/3/2021 4:56 PM
18	Exterior design has not gotten much attention so the buildings are boring. Neutral colors and siding - not memorable or exciting.	11/2/2021 8:54 PM
19	that existing businesses that provide real services to everyone in the neighborhood regardless of income are not priced out and have priority to come back to the space	11/2/2021 8:50 PM
20	New green spaces, pet friendly	11/2/2021 8:45 PM
21	Good sound proofing	11/2/2021 8:20 PM
22	Local spots to eat/drink/visit	11/1/2021 10:05 PM
23	Thoughtful and timeless design/architecture	10/30/2021 7:12 PM
24	Considerate contractors who treat the neighbors like they live here. Considerate building times and noise levels. Dedication to actually filling retail space and setting up small businesses for success so new spaces don't sit empty such as long Stone Way N between 41st and 34th	10/30/2021 6:39 PM

4302, 4312, 4318 Stone Way N Project Survey

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

Answered: 24 Skipped: 2

#	RESPONSES	DATE
1	The street parking on 43rd Street is horrible already with the students back at Lincoln High School.	11/17/2021 2:58 PM
2	I like Stone Way hardware now in this block. Keep it or bring it back. There is senior housing in the block adjacent. Design and construct this building so that the seniors will be happy that this property was redeveloped. Don't make them wish they lived elsewhere.	11/14/2021 6:39 PM
3	parking is already difficult; Stone Way is somewhat "sketchy"especially at night	11/14/2021 5:23 PM
4	Stoneway Hardware is important to the people of Wallingford.	11/14/2021 11:24 AM
5	CURRENT LACK OF PARKING. Traditional style housing, many families in the neighborhood. the small businesses that are here RIGHT NOW are valued. Don't force them out.	11/13/2021 8:20 PM
6	The commercial rents need to be low enough that local owners can succeed. Too many new developments result in rents so high only health care and similar high revenue renters can locate.	11/12/2021 1:55 PM
7	Reduced traffic diet on Stone Way = congestion	11/11/2021 10:08 AM
8	Neighborhood is attracting more educated, higher income workers. The design of this building cannot be chintzy, trendy or cheap.	11/9/2021 12:42 PM
9	50 parking spaces for occupants of 120 units + ? commercial businesses, it totally inadequate!	11/8/2021 1:26 PM
10	Children and older people present, so safety and noise control are very important	11/8/2021 10:40 AM
11	The neighborhood is calm, quiet, and residential; any development should preserve this by minimizing overcrowding & noise and providing fun, local places to congregate during daylight hours (i.e. breakfast and/or coffee places)	11/7/2021 3:59 PM
12	Very busy intersection.. no parking. Must have parking for each unit you plan on renting too.	11/5/2021 12:23 PM
13	By building it six floors, you effectively cut out U House residents' views south.	11/4/2021 9:20 PM
14	As noted, on-street parking is very limited. At least one indoor space for each residence makes a great deal of sense, particularly for couples and families.	11/4/2021 9:15 PM
15	Yes! Traffic is heavy here because of StoneWay and Lincoln school. My plea is for the side streets, 43rd and 44th and Interlake to be off limits for any construction vehicles.	11/4/2021 6:59 AM
16	I'm very sad to lose Stone Way Hardware. I'd love to see another local, retail business that caters to the needs of the practical needs of the community - like corner store.	11/3/2021 9:15 PM
17	Get commercial space leased prior to construction	11/3/2021 4:56 PM
18	You're going to use the whole block. Make it interesting - shapes, lines and colors.	11/2/2021 8:54 PM
19	we need multibedroom apartments, not more studios and 1beds. Please prioritize apartments that families that rent, not only apartments for young single people, even if it doesn't make as much money for the developer	11/2/2021 8:50 PM
20	Lots of elderly live nearby in assisted living home. Building should be respectful of that. Lots of dogs and student in neighborhood.	11/2/2021 8:45 PM
21	I am worried about the construction noise	11/2/2021 8:20 PM
22	Safety being on Stone Way	11/1/2021 10:05 PM
23	Would be nice to have a small convenience store such as Amazon Go	10/30/2021 7:12 PM

4302, 4312, 4318 Stone Way N Project Survey

24	It looks like this build is going to replace long time neighborhood small business Stone Way Hardware. This is a beloved and well-visited shop that will be a complete and total loss to the community.	10/30/2021 6:39 PM
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PROJECT EMAILS/COMMENTS

Comment on 4302,4312&4318 StoneWayNProject



Rudy Massman <massmanrudy7@gmail.com>

Tue 11/2/2021 2:03 PM

To: Stone Way N Project



If Seattle Zoning Laws include being able to condition heights of new buildings to protect views this building should be required to keep the proposed building from cutting off the views of the City Downtown from the Building at 4400 Stone Way N. They require checking the line of sight from various floors in the building at 4400 Stone Way N. and limiting the building height to maintain the view of downtown the existing building has had since the late 1900's. Having to view another building would be a shame and a disservice to existing properties.

If the City does not have view protection laws now, the zoning ordinance should be amended to provide for such restriction.
R J Massman

Form Submission - New Form



Squarespace <form-submission@squarespace.info>

Tue 11/2/2021 8:23 PM

To: Stone Way N Project



Sent via form submission from [4302, 4312, 4318 Stone Way N Project](#)

Name: Samantha Schafrank

Email: Samanthaschafrank@gmail.com

Message: What will happen to Stoneway hardware? It's a great local store that I would hate to lose to apartments.

Project: 4302,4312,4318



Donna Lee <dvonfalk@comcast.net>

Wed 11/3/2021 1:11 PM

To: Stone Way N Project



Form Submission - New Form



Squarespace <form-submission@squarespace.info>

Sat 11/6/2021 6:45 PM

To: Stone Way N Project



Sent via form submission from [4302, 4312, 4318 Stone Way N Project](#)

Name: B. Drost

Email: drostbarry@gmail.com

Message: NOT GOOD

Loss of beloved hardware store.

Parking problem.....too many cars.

Building too tall for neighborhood.

Do you have a drawing of your proposed project?



Carol Hepburn <carolhepburn@icloud.com>

Sat 11/13/2021 8:28 PM

To: Stone Way N Project



Thank you

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she/her
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Comments and questions on project



Joy Cordell <joy.cordell@gmail.com>

Sun 11/14/2021 9:35 PM

To: Stone Way N Project



Hi, I'm not sure what my expectations should be on the early outreach, but the scan of the building plans is so poor that it's unreadable when you try to expand it on a screen.

Is this the intent? Why isn't there more detail about the building?

Also, regarding images of former projects, they look very U-District and we would hope to see designs that reflect the Wall neighborhood.

Also, I'm curious about the City's plans to balance the kind of units being built with the ones that will be needed in the future. Almost all units in development (and recently) are studio and one-bedroom. Is the City thinking that Wallingford will be a neighborhood for singles and couples, but not families, or that apartments aren't for families? This project will be one block school. Will it be appropriate for families with children? What is the proposed apartment size mix?

Would be great to get a response, thank you.