

March 21, 2022

402 S Lucile Street Affordable Housing

Director

Department of Neighborhoods
600 4th Ave, 4th Floor
Seattle, WA 98104

Re: SDCI 3039305-EG

402 S Lucile St.
Seattle, WA
JMA Project #21148.00

Dear Greg:

Jackson|Main Architecture (the “Architect”) is pleased to provide Seattle Department of Neighborhoods (DON) this documentation of Community Outreach done for the above referenced project.

OUTREACH BRIEF

JMA undertook a series of high-impact outreach methods to receive a wide range of responses both in digital surveying and in-person outreach event hosted by the Georgetown Community Development Authority (GCDA). First, the project staff sent outreach notification letters to all addresses within 500 feet of the property on February 14, following the Director’s Rule Template. The notification letter included a QR code that linked to an online survey which was available for more than 21 days from February 14 to March 11.

Then, the JMA staff provided information and publicized our outreach meeting to various local groups and news organizations. The GCDA published information on its social media pages and sent invitations to artist and businesses associated with its organization and within the Georgetown neighborhood. JMA and the GCDA also published the meeting time as well as survey link with The Urbanist, a news organization and non-profit Seattle entity.

Finally, on February 27 the JMA staff attended a community event hosted by the GCDA and were available for over 3 hours to answer questions and gather feedback about the proposed new building. Georgetown Idea Fest 2022 contained many outreach posters and interactive exhibits gauging the community on their needs and the needs of the project team. JMA’s project table had printed handouts with QR codes linking to the online survey, as well as printed copies of the notification letter for all those interested.

OUTREACH TYPES

1. Printed Outreach
 - a. Direct Mailings to Residents and Businesses within appx. 500 ft radius of the proposed site.
2. Electronic Outreach
 - a. Online Survey ([hyperlink](#))
 - b. Post on local blog (The Urbanist) that includes information on how to submit comments directly to the project applicant ([hyperlink](#))

- 3. In-Person Outreach
 - a. Co-hosting (With Georgetown Community Development Authority) a community meeting

OUTREACH CONCLUSIONS

During the community outreach, the design team received feedback mainly from survey respondents and in-person feedback from the community event. The response highlights are described below.

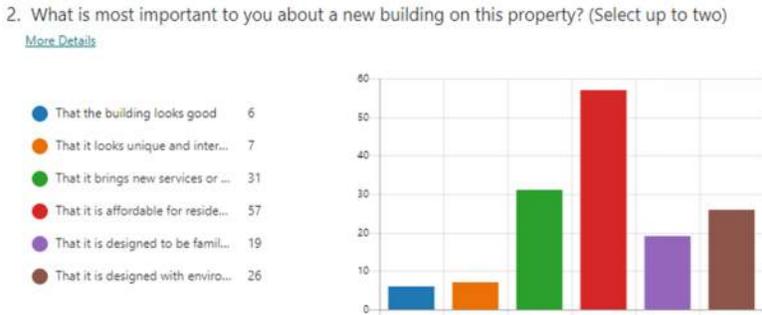
Survey

The outreach survey received 66 responses from a wide audience that included neighbors, business owners, and individuals that were merely interested in the ongoing development of the site. The survey was distributed via the mailed notification letter, the urbanist online article, and the in-person outreach (via notification letter and scannable QR code). The responses ranged from praise for bringing in affordable housing to the neighborhood, to less ambiguous concerns over the current state of the area, as well as tips to the development about security, parking, and ambiguity over current infrastructure or business needs.

The individuals who indicated their connection to the development told us that 64% (42 individuals) lived in Georgetown, while 29% (19 individuals) indicated they lived very close or adjacent to the site. Visitors to the area accounted for 24% of respondents, and 12% indicated that they owned a business in the neighborhood.



A majority of respondents, 86% (57 individuals) thought that affordable housing was the most important aspect of the development, while about 46% of respondents ranked new services (i.e. grocery store) and 39% environmental justice/sustainability as priorities. Up to two priorities could be selected out of six choices.



When asked specifically about the types of business retail the project incorporate, respondents overwhelmingly ranked grocer or other food sales highest in their preferences at 91% of top-three choices. Small or local businesses of any type were second choice at 59%, and coffee shops or pubs were third most popular at 50%. Convenience stores and pharmacies, personal services, and other unlisted options generally ranked lowest in priority.

	Small Grocer, Deli, Other Food Sales	Small or local businesses of any type	Coffee Shop, Restaurant, Pub, Etc.	Other Shopping (Convenience, pharmacy, etc.)	Personal Services (Hair, Nails, Laundry, Etc.)	Not Listed
1st Choice	40	11	4	5	2	4
2nd	17	14	11	14	10	1
3rd	3	14	18	10	14	7
4th	5	11	13	18	8	11
5th	1	9	11	15	23	6
6th	0	7	9	4	9	37
Top 3	91%	59%	50%	44%	39%	18%

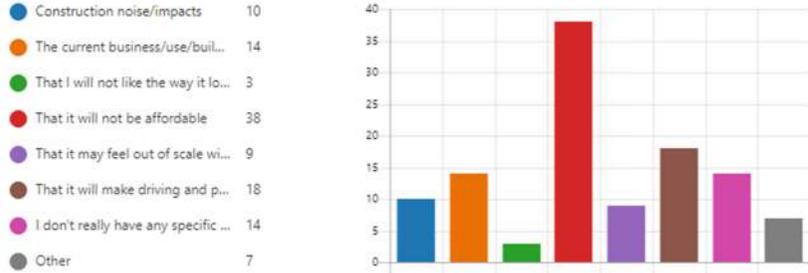
Environment in and around the site also ranked priorities, with a majority 74% of respondents listing pedestrian priority in their top-three choice. 59% ranked lighting, security and “eyes on the street” highly, and a majority 52% listed plants and greenery as needed or prioritized. Other features that were highly desired included public art 42%, seating and congregate areas 41%. Low priorities were material choices and bike parking.

	Good for Pedestrians (Space to Walk, Etc.)	Lighting, "Eyes on the Street", Safety	Lots of Plants, Greenery	Neighborhood Artist Work, Sculpture, Murals	Seating, Places to Congregate (Sidewalk Cafes, Benches, Etc.)	Attractive Materials	Bike Parking	Other
1st Choice	34	16	9	2	4			1
2nd	9	13	10	14	11		1	8
3rd	6	10	15	12	12		4	6
4th	4	8	14	11	10		12	6
5th	8	8	9	8	13		11	6
6th	3	2	4	11	8		20	14
7th		9	4	6	4		14	22
8th	2		1	2	4		4	49
Top 3	74%	59%	52%	42%	41%	8%	21%	3%

When listing additional feedback for the design team regarding the property, a majority were concerned that it would not ultimately be affordable (the survey notes that it will be 100% affordable, with a maximum value at 40%, 50%, and 60% AMI.)

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

[More Details](#)



Several specifically mentioned pedestrian safety and street crossings needing improvement. Other comments questioned the logic of building as many units without parking, while many pointed out that providing a grocer or other food options should be considered. Affordability and general unit availability were concerns for individuals who wanted to be considered as future renters, while many others supported the affordable housing components.

18	anonymous	That it will not be housing for formerly homeless. Low income subsidized housing by SHA (seattle housing authority) That would give me great concern for safety of residents in the area
19	anonymous	I would love for there to be affordable family friendly housing in the area and we desperately need a grocery store.
20	anonymous	It's a very busy intersection. Any pedestrian infrastructure needs to be carefully thought out because it's dangerous to cross in that area.

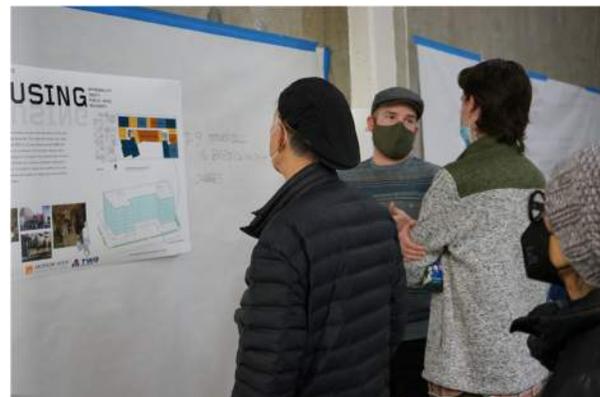
Requests for comment on how to make the development successful for years to come resulted in many requests to work with the Georgetown community and engage further with the neighborhood. Other commentors wished for the team to design in sustainable features such as material choices and landscaping. And comments were also made looking at how to integrate new residents into the neighborhood and to make them feel welcome.

23	anonymous	Responsive building management that understands its role and responsibility in community interaction
24	anonymous	Good materials. solar
25	anonymous	Mixed-use building providing essential services to the community would be fantastic
26	anonymous	Ensuring the building is walking/accessible to other Georgetown residential areas and access to green spaces to promote walking/exercise and relationship building between neighbors
27	anonymous	I am, and feel many of my neighbors would be, in support of this. Please consider how this new development works in solidarity with the existing community that has spent years fighting to be here.

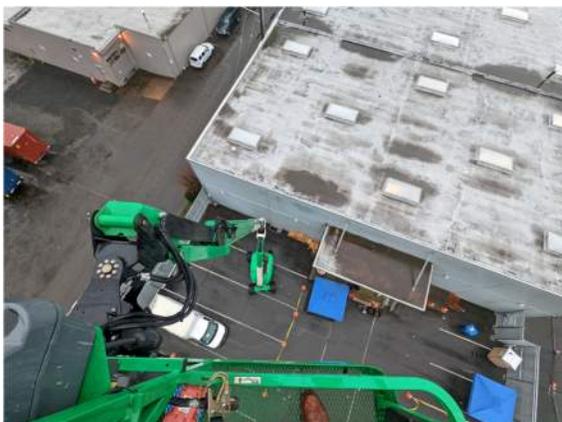
Over 30 respondents requested to be contacted in the future regarding updates on the design, public comment periods, and outreach.

In-Person Outreach

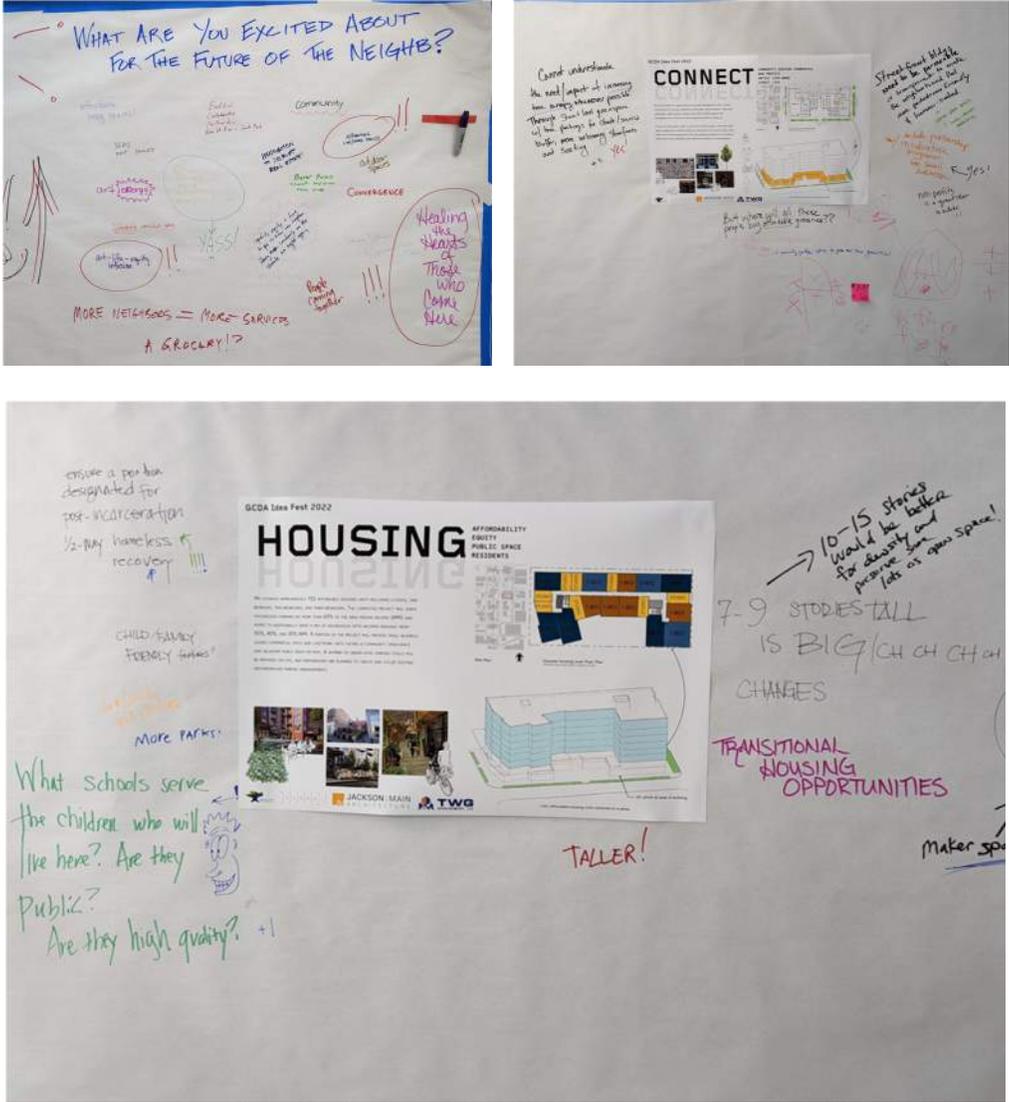
The Georgetown Community Development Authority (GCDA) hosted an in-person outreach event, Georgetown Idea Fest 2022 on Sunday, February 27th from 2:00-5:00pm. The event was family friendly and included numerous activities encouraging feedback on both the development of 402 S Lucile Street as affordable housing and gathered information on how neighbors would improve Georgetown with new amenities, transportation options, and additional housing. The walls of the venue were lined with paper and prompts to the neighborhood were written requesting their honest feedback. Questions of support, the future of Georgetown, and the development of affordable housing were included.



Participants were also given the opportunity to view the development site from the perspective of a renter in the new building, with the GCDA providing free 'rides' to the full 75 ft development height (complementary PPE harnesses and gear were provided).



All writing prompts were unsupervised to allow for honest feedback and discussion points, allowing for the design team and the GCDA to receive feedback that would provide the sharpest insights into the needs and desires of Georgetown.



Hundreds of individual comments were received across all platforms during this event, including many written thoughts on the scale, style, and availability of housing in the neighborhood.

Conclusion

Thank you for your responses in advance and we look forward to discussing further if any clarifying information or response to queries is merited.

Best,

Steven Schmitz, AIA, NCARB
Architect, Jackson | Main Architecture, P.S.

cc: Matt Laase, Jackson | Main Architecture

attachments: Community Outreach Notification, Address List, Survey Questions, Idea Fest 2022
Poster, Idea Fest 2022 Comments Logged

EXHIBIT A - ADDRESS LIST

Parcel number	Taxpayer name	Parcel address	Jurisdiction	Zip code	Appraised value	Assessor's report
1722800005	BRANDON PARTNERS L L C	503 S BRANDON ST	SEATTLE	98108	510000	Report
1722800010	LANGE FAMILY TRUST	507 S BRANDON ST	SEATTLE	98108	251000	Report
1722800025	JOSTOL RONALD	521 S BRANDON ST	SEATTLE	98108	1801300	Report
1722800030	JOSTOL RONALD E	529 S BRANDON ST	SEATTLE	98108	250000	Report
1722800035	JAREBA LLC C/O SPERRY SHANN	502 S LUCILE ST	SEATTLE	98108	3458100	Report
1722800065	HARVEY EDWARD J	605 S BRANDON ST	SEATTLE	98108	268700	Report
1722800070	HARVEY JAMES	601 S BRANDON ST	SEATTLE	98108	368000	Report
1722800073	BECK BRIAN A+DAWNA J HOLLOW	609 S BRANDON ST	SEATTLE	98108	1056100	Report
1722800140	5412 6TH AVENUE SOUTH LLC	5412 6TH AVE S	SEATTLE	98108	1349100	Report
1722800285	SEATTLE HATHAWAY 75 LLC	5506 6TH AVE S	SEATTLE	98108	9126600	Report
1722800335	BLM ENTERPRISES LLC	5512 6TH AVE S	SEATTLE	98108	570600	Report
1722800340	MICHIGAN ISLAND PROPERTIES	5501 6TH AVE S	SEATTLE	98108	2968100	Report
1722800350	FITH & LUCILE LLC	501 S LUCILE ST	SEATTLE	98108	3567400	Report
1722801290	SDC CREATIVE LLC	#Error	SEATTLE		780700	Report
1722801300	SDC CREATIVE LLC	#Error	SEATTLE		780700	Report
1722801310	SDC CREATIVE LLC	#Error	SEATTLE		780700	Report
1722801320	SDC CREATIV LLC	418 S ORCAS ST	SEATTLE	98108	780700	Report
1722801335	HYT INVESTMENTS LLC	5610 4TH AVE S	SEATTLE	98108	3380000	Report
1722801375	PARGUN LLC	308 S ORCAS ST	SEATTLE	98108	1916300	Report
1722801395	PAR-GUN LLC	316 S ORCAS ST	SEATTLE	98108	227000	Report
1722801405	FARRAZAINO SAMUEL+KNOWLES M	318 S ORCAS ST	SEATTLE	98108	507000	Report
1722801415	CRIMSON PROPERTIES LLC	5613 4TH AVE S	SEATTLE	98108	770100	Report
1722801430	PRYDE NATALIE A & MARC H	5609 4TH AVE S	SEATTLE	98108	382100	Report
1722801435	GEORGETOWN COMMUNITY DEVELO	5607 4TH AVE S	SEATTLE	98108	368000	Report
1722801440	SUBWAY #1877	5603 4TH AVE S	SEATTLE	98108	337500	Report
1722801445	SEATTLE EDUCATION ASSOCIATI	317 S FINDLAY ST	SEATTLE	98108	780000	Report
1722801465	NIMS JUDITH E	313 S FINDLAY ST	SEATTLE	98108	2946200	Report
2738100010	SDC CREATIV LLC	5601 6TH AVE S	SEATTLE	98108	62627000	Report
5084400005	CHSV NWCP SEATTLE LLC	549 S DAWSON ST	SEATTLE	98108	15435900	Report
5084400170	CHSV NWCP SEATTLE LLC	600 S BRANDON ST	SEATTLE	98108	6596200	Report
5263300025	NW HAPPY PALACE INC	5216 4TH AVE S	SEATTLE	98108	867500	Report
5263300050	BOTTLEWORKS LLC	5215 5TH AVE S	SEATTLE	98108	930600	Report
5263300055	NW HAPPY PALACE INC	411 S BENNETT ST	SEATTLE	98108	1301000	Report
5263300065	SEAVARIA INVESTMENTS LLC	5300 4TH AVE S	SEATTLE	98108	1691700	Report

EXHIBIT A - ADDRESS LIST

5263300075	SEAVARIA INVESTMENTS LLC	5312 4TH AVE S	SEATTLE	98108	651000	Report
5263300080	EDIMIR LLC	404 S BRANDON ST	SEATTLE	98108	2023100	Report
5263300105	MJWKING LLC	401 S BRANDON ST	SEATTLE	98108	2764300	Report
5263300115	GEORGETOWN COMMUNITY DEVELO	402 S LUCILE ST	SEATTLE	98108	687600	Report
5263300120	GEORGETOWN COMMUNITY DEVELO	406 S LUCILE ST	SEATTLE	98108	468000	Report
5263300125	GEORGETOWN COMMUNITY DEVELO	412 S LUCILE ST	SEATTLE	98108	479000	Report
5263300130	GEORGETOWN COMMUNITY DEVELO	416 S LUCILE ST	SEATTLE	98108	457000	Report
5263300140	JREA REAL ESTATE LLC	5500 4TH AVE S	SEATTLE	98108	3603400	Report
5263300155	EQUINOX STUDIOS COG	5516 4TH AVE S	SEATTLE	98108	3265200	Report
5263300185	SEATTLE EDUCATION ASSOCIATI	5501 4TH AVE S	SEATTLE	98108	1838000	Report
5263300195	TODD MIKE	305 S LUCIL	SEATTLE	E ST	4298100	Report
5263300240	ALLSTROM CARMEN ROSE	5516 3RD AVE S	SEATTLE	98108	3214700	Report
5263300250	YOSHIKAWA TERRANCE	5515 4TH AVE S	SEATTLE	98108	781000	Report
5263300270	WILTON FAMILY PARTNERSHIP	5401 4TH AVE S	SEATTLE	98108	1535000	Report
5263300280	DCL SEATTLE LLC	311 S BRANDON ST	SEATTLE	98108	1118800	Report
5263300290	LA JIRAFRA LLC	300 S LUCILE ST	SEATTLE	98108	1214500	Report
5263300293	T&J PROSPECT LLC	312 S LUCILE ST	SEATTLE	98108	647200	Report
5263300315	CHI MING H+YING-CHIN	5415 4TH AVE S	SEATTLE	98108	1358500	Report
5263300325	ZUVELA-BEFFA CHRISTINA	5307 4TH AVE S	SEATTLE	98108	196000	Report
5263300330	BMG INVESTMENTS INC	317 S BENNETT ST	SEATTLE	98108	1951000	Report
5263300350	DRP GROUP LLC	5304 3RD AVE S	SEATTLE	98108	1484500	Report
5263300355	THEIN STEPHEN A	302 S BRANDON ST	SEATTLE	98108	251000	Report
5263300364	DRP GROUP LLC	306 S BRANDON ST	SEATTLE	98108	559000	Report
5263300370	RADHESHWAR PREM+LAURIE	#Error	SEATTLE		520000	Report
5263300375	MHJH L L C	5315 4TH AVE S	SEATTLE	98108	1041000	Report
5263300440	MAI BROTHERS PROPERTIES LLC	5219 4TH AVE S	SEATTLE	98108	1431000	Report
5263300575	HOYT JOHN B	206 S BRANDON ST	SEATTLE	98108	2677400	Report
5263300590	ROBINS ROBINS & STEMEN L L	220 S BRANDON ST	SEATTLE	98108	200000	Report
5263300600	WILLIAMS DONALD R & JANET L	227 S BRANDON ST	SEATTLE	98108	750000	Report
5263300650	BBJ INVESTMENT LLC	222 S LUCILE ST	SEATTLE	98108	1162100	Report
5263300660	SIEMENS CORPORATION	225 S LUCILE ST	SEATTLE	98108	3107100	Report
5263300710	MAD JO REAL ESTATE LLC	220 S FINDLAY ST	SEATTLE	98108	772000	Report

Neighborhood Notification

Regarding parcels on S Lucile Street between 4th and 5th Avenue S

- An affordable housing development is proposed to be developed using WA State Housing Finance Commission 4% LIHTC-bonds
- Community outreach will occur on Sunday, February 27th from 2-5pm at 555 5th Ave. S, in Georgetown. Participation and feedback are encouraged, with local food, artists, and engagement.
- The development’s Seattle Department of Construction and Inspections (SDCI) number is 005969-21PA



The development estimates approximately 152 affordable housing units including studios, one-bedroom, two-bedrooms, and three-bedrooms. The completed project will serve households earning no more than 60% of the area median income (AMI) and additionally will serve a mix of households with incomes ranging from 50%, 40%, and 30% AMI. A portion of the project will provide small business leased commercial space and live/work units facing a community open-space and adjacent public right-of-way. A number of grade-level parking stalls will be provided on-site, and partnerships are planned to create and utilize existing neighborhood parking arrangements.



EXHIBIT B - NOTIFICATION LETTER

Georgetown Community Development Authority (GCDA), a non-profit organization based in the neighborhood is partnering with TWG Development, whom employ long-term local staff agents leading the technical development process. GCDA's mission is to create homes and workspaces for artists, artisans, local workers and strengthen existing community bonds. TWG has 100 housing communities across the United States, most of which are affordable partnered with local non-profit agencies.

Survey Information

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

To find out more about this project and track our progress through the permitting process, search the project address/number "402 S. Lucile St" in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit DON's webpage.



For additional information and/or to provide comments*, contact us at:
Para obtener information traducida en espanol teniendo que ver con Proyecto por favor contacte:
206-395-4656 | info@georgetowncda.org
6555 5th Avenue South, Seattle WA 98108

EXHIBIT C - IN-PERSON OUTREACH INVITATIONS

Georgetown Idea Fest 2022

Let's Eat Drink and Dream the **FUTURE** together

Bring your curiosity and ideas to join your neighbors in cultivating the future of our neighborhood.

Come celebrate the goodness of Georgetown with local food, drink, neighbors and fun!

It's an open house interactive art block party food fair creative blast bonfire immersive design smash fest mural making madness and maybe industrial egg hunt!

Sunday February 27th 2pm-5pm
5555 5th Ave S, Georgetown, 98108



GEORGETOWN
COMMUNITY
DEVELOPMENT AUTHORITY

EQUINOX
STUDIOS

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

Georgetown IdeaFest 2022 – Meeting Notes
February 27, 2022

District Map

- *4th is a pedestrian Hellscape. More housing/resources MUST come w/ ped/bike improvements. +100 to this! (additional comment).*
- Green dotted lines pointing west labeled “Green Streets!” on Brandon Street and Orcas Street that run across 3rd, 4th, and 5th avenues. The green line also runs along 5th Ave. S.
- (Comment below Green Streets) *Like this idea!!* Then +1 next to it.
- A red asterisk labeled “Gateway” at the end of the district map on the north side of 4th Avenue.
- *Gosh those buildings are tall! People gonna freak out.*
- *Who are those cats (pointing to SRM and TWG)*
- *African Community Housing & Development*

Duwamish

- *Pay real rent. Realrentduwamish.org*

Welcome. Please Write your Name

- *Carolyn Presnell - Weld Seattle*
- *Joshva Gurnee*
- *Jackson - GCDA intern*
- *Kree Arvanitas. Goat House. Rebel Dog Studios*
-

Georgetown

- *More freight routes than transit routes*
- *Bike routes to SODO are SKETCHY with all the cars & trucks*

Opportunity

- *Abolish billionaire class*
- *Post-incarceration skills/education/jobs guaranteed*
- *P-patches please! (In sunny/non-shadowed spots.)*
- *Yes, green spaces and pathways*

Art

- *All ages*
- *Every kind, everywhere, Yes!*
- *More of what the good people in Georgetown have been creating*
- *Interactive art projects w/ local folks*
- *More art classes for community, free or cheap*
- *Themed sections dedicated to specific types of art*
- *Indoor black box theater*
- *Art integrated with green spaces*
- *Soundscapes, too? Thinking of Maya Lin's Ghost Forest, for example*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

- *Venue/community space*
- *Big rehearsal & performance spaces*
- *Skating & theater*
- *Music/sound installations*
- *Kinetic art & interactive art events*
- *Bike tours*
- *Art saves lives*
- *Everywhere*
- *Community Murals! (I love murals; +1, +1)*
- *Mosaics*
- *Science + art spaces - exploring the interconnection*
Yeah, like incorporating historical imagery of the Duwamish, for example. Remote imagery + up close?
- *Engaging public greenspace development*
- *Tool library (Yes!)*
 - Place to share connections*
 - Where do you buy scrap metal?*
 - How can I get my pottery fired?*
 - Who needs help learning a skill*
- *Cool idea of a gateway! +1*

Industry

- *How can all these businesses work to reduce their air pollution burden on the community?*
- *Need a good grocery store. (Check mark, +1, +1,000,000)*
- *Incubators for small manufacturers & artisans*
- *Help w/ finding customers & networking*
- *Response to, "What do you think about light industrial...?"*
Yes, please! It will help keep these industries from buying out of their environmental responsibilities
 - *Safer for all*
 - *Clean air for living & working & the future*
- *Ground level grocery/deli w/ street active seating*
- *Jobs that match residents professions (+1)*
- *Marijuana industry*
- *Bars R GUD*
- *PCC - Better yet, direct to public farmer's market*
- *More grocery stores/farmer's markets*
- *Grocery stores/farmer's markets*
- *Food security*
- *Winco - worker owned grocery that serves a mixture of incomes & cultures*
- *Wine shop (+1)*
- *Recycling & reuse businesses*
- *Weld Seattle*
- *Weed shop & drugstore/pharmacy (beer doesn't solve everything!)*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

Activities

- *Monthly street parties*
- *Wide sidewalks*
- *Wellness Alternative Healing Practitioners*
- *The Quiet Frame*
- *A place to disconnect from it all*
- *Noise & air pollution reducing measures would make me want to walk around more*
- *Walls on highway, freight routes moved*
- *More trees & green everywhere*
- *Recreation*
- *Safe space*
- *Yoga/movement*
- *Block parties*
- *Creative studios*
- *Farmer's market*
- *Run/walk path*
- *Flea market & small biz/artisan vendors*
- *Glass blowing w/ tutorials*
- *Public Park Exercise/Activity Space*
- *Health clinic to include homeless and crisis intervention*
- *Pea patch*
- *All ages/Sober Art Events*
- *Contemplative spaces*
- *Seattle Punk Rock Aerobics*
- *Skate Park*
- *Bike path*
- *BMX park*
- *DJ Plaza*

Circulation

- *Litter patrol*
- *Lane marking = road safety*
- *Update striping*
- *Crosswalk visibility*
- *Road/path reflectors*
- *Prioritize mobility access curbs etc.*
- *Path from Corson to River Street between WSDOT & SSCC*
- *More crosswalks w/ Walk signals*
- *Crosswalk at Warsaw across Ellis and across Corson*
- *More parks & greenspace!!*
- *Shared community spaces*
- *Bike friendly - protected (from cars)*
- *Bike lanes - people drive crazy on 4th...*
- *Bike friendly streets (3 stars) - Yes*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

- *Good lighting*
- *Ped-x bridges*
- *Electric vehicle charging stations*

Street

- *Engaging storefronts*
- *Sidewalk seating*
- *Noise buffers/plantings*
- *More green stormwater infrastructure*
- *Monthly street closures for shopping/vending (2 check marks)*
- *Public trash can to throw away my dog's poop! (2 additional exclamation points)*
- *Places to sit and connect*
- *More green canopy*
- *Rainwater recycling*
- *Solar energy*
- *Semi-parking solved*
- *Purposely plant large trees to fill in the green edge*
- *Native plants*
- *(Drawing of a tree) More*
- *Pedestrian safety barriers*
- *What is a woonerf?*
- *Pea patch*
- *Woonerf = Living Street*
 - slow traffic
 - pedestrians first
 - no curb
 - wide walkway
 - markets & storefront
 - green spaces
- *I (heart) woonerfs! Yes!*
- *Below the 4th Avenue Crossing? map:*
 - Yes!
 - Improved lighting*
- *Close a few of the E/W blocks for walking, biking, and gardens. (Like Vine St.)*

Connect

- *But where will all these people buy affordable groceries??*
- *Grow food in Georgetown*
- *Hire local farmers*
- *A community garden space to grow our own groceries*
- *Cannot underestimate the need/impact of increasing tree canopy whenever possible.*
- *Through street level greenspace w/ tree plantings for shade/sound buffer, more welcoming storefronts and seating. (+11) (Yes)*
- *Include partnership incubator programs for small businesses. (Yes!)*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

- *Non-profit's a great idea to include. (+1)*
- *Street front bldgs need to be permeable or transparent to make the neighborhood feel more pedestrian friendly & human-scaled.*
- *Native plant species & locally-derived materiality*

Housing

- *Ensure a portion designated for post-incarceration ½ way homeless recovery (!!!!)*
- *Child/family friendly features?*
- *Live/work art studios*
- *More parks!*
- *What schools serve the children who will live here? Are they public? Are they high quality? (+1)*
- *Taller! (comment under the rendering of the building)*
- *10-15 stories would be better for density and preserve some lots as open space!*
- *7-9 stories tall is BIG/ ch ch ch ch changes*
- *Transitional housing opportunities*
- *Affordable live work space for artists*
- *Maker spaces ok to live in!*

How Do We Increase Access to Healthy Foods?

- *Food boxes (CSAs) to try new foods*
- *Community gardens*
- *Farmer's market*
- *Locally owned grocery store!*
- *PCC*
- *Ditch diet culture*
- *Structural social reform*
 - All ages care Infant-Elder
 - Free medical care
 - Free quality mental health resources (Please) (Yes)
- *How do we increase food security in South Seattle?*
- *Increase affordable access to whole foods. Expand the farmer's market*
- *Tax the rich*
- *Eat healthy food like...apple or green apple or the healthier food or green juice. Just use green fruits and veggies; some ginger or lemon; green apple cucumber celery ginger lemon kale*
- *End disparity & marginalization of "other" bodies*
 - Black fat disabled trans etc.*
- *Smash white supremacist (sp) patriarchy*

If you didn't have to worry about groceries, what would you do with that money?

- *End industrial agricultbusiness complex! Defund FDA!*
- *How many days, months, or years has it been since you had nothing to eat?*
- *What if you went grocery shopping and told what you could have?*
- *Have you ever gone hungry?*
- *Save up for Trader Joe's*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

- *Public gardens! Yes please!*
- *Fruit trees*
- *Buy clothes & art*
- *Rent a nicer apartment*
- *Donate to food banks & shelters*

Favorite food you cannot find in Seattle

- *Good spices from other places in the world :((Try Brother Joe!)*
- *Chilean empanadas*

What is the environment, anyway?

- *The city we live in and the ecosystems that were/are there before and after urban development.*
- *City & nature*
- *Something that we are connected to whether we like it or not, and it's connected to us.*
- *Where we live, what surrounds us on a macro scale.*
- *People, non-humans, lands, water, social forces, imagination. (+1)*
- *See everything as connected*
- *Fair and equitable distribution of benefits & burdens*
- *Connection surroundings setting vibe resources*

What can we do to make our air & water cleaner?

- *Biophilic design; designing with nature*
- *Commute w/ ppl...*
- *Ride the light rail, carpool, bike...*
- *Add more trees to our land (!!!) (+1)*
- *Wetlands!*
- *Greener urban spaces*
- *Safer/healthier products*
- *More sustainable farming! Plan/eat more fruits & vegetables*
- *Vote!*
- *Minimize/eliminate polluting byproducts - CO2, oil, all the junk stormwater carries rivers/sounds/streams*
- *Eat more veggies*
- *Be more mindful*
- *Make art*
- *The future is plantbased!*
- *Go veggie!*

What can I do to help my local environment?

- *Ride a bike to school/work/both once in a while or more!*
- *Value it!*
- *Wash my car & garden w/ earth friendly products*
- *Walk*
- *Pay attention to it all*

EXHIBIT D - IN-PERSON OUTREACH MEETING NOTES

- *Pick up trash*
- *Community clean once or twice a week*
- *More sustainable farming! Plant/eat more fruits & veggies*

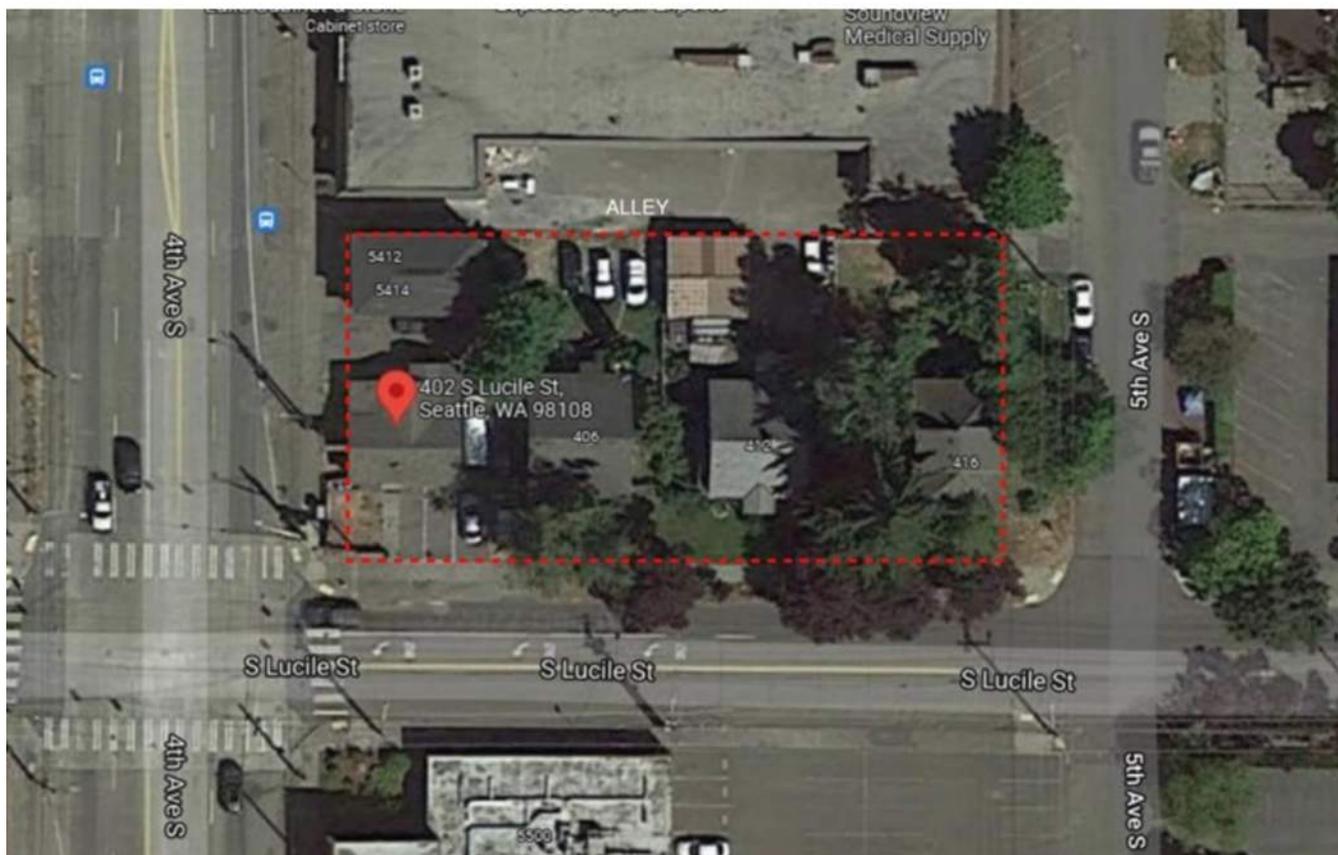
What is your favorite thing about the neighborhood now?

- *That it is a literal nexus of positivity*
- *I like the energy of the neighborhood*
- *Sculptures*
- *Diversity*
- *Yummy foods & drinks!!*
- *Rich Seattle history*
- *The sense of strong community*
- *The baseball field*
- *Sidewalks*
- *Liveliness*
- *Surprises*
- *Practical*
- *Vision*
- *Grit and self-determined nature*
- *Potential of its creativity and civic energy*
- *People care about their impact on the community*
- *Character & charm*
- *Cake*
- *Making art at Equinox Studios*
- *Potential*
- *Soul*
- *To be part of it (heart)*
- *Fewer "rules"*
- *The mix*
- *The People*
- *The creative energy*

Georgetown Early Outreach - 402 South Lucile Street

Early Community Outreach

TWG Development, the **Georgetown Community Development Authority**, and **Jackson Main Architecture** are partnering on the redevelopment of 402 S Lucile Street. When it's complete, the new building will be about 8 stories of 150 units of **100% affordable housing**, with approximately 5,000 square feet of retail space and artist live/work units. We're just getting started planning now - construction could start in Spring 2023, and the building could be open as early as Fall 2024.



Early Community Outreach (Continued)

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 and neighborhood overall.

This survey will be open from February 21 to March 11, 2022. After that, we'll start preparing for the City's Design Review process and other permitting steps.

More information about TWG Development, see the following link: <https://twgdev.com/>
(<https://twgdev.com/>)

Additional information about GCDA: <https://www.georgetowncda.org/>
(<https://www.georgetowncda.org/>)

Additional information about JMA: <https://www.jacksonmain.com/> (<https://www.jacksonmain.com/>)



Privacy Statement

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

To find out more about this project and track our progress through the permitting process, search the project address/number "402 S. Lucile St" in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit DON's webpage.

Project Questions

1

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

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

2

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

- That the building looks good
- That it looks unique and interesting
- That it brings new services or amenities to the area (businesses, open space, services, etc.)
- That it is affordable for residents and/or businesses
- That it is designed to be family-friendly
- That it is designed with environmental sustainability and features (solar, vehicle charging, low carbon footprint, etc.)

EXHIBIT E - SURVEY SCREENSHOTS

3

We will be providing retail space at the street-level. What types of retail businesses would you prefer to see? (Rank your choices in order of preference)

Small grocer, deli, or other food sales

Other shopping (convenience store, pharmacy, gift shop, etc.)

Coffee shop, restaurant, pub, etc.

An option not listed, but missing in this neighborhood

Small or local businesses of any type

Personal services (hair/nails, gym, laundry, etc.)

EXHIBIT E - SURVEY SCREENSHOTS

4

We will be improving the sidewalks and landscaping at the street-level. Rank which are the most important improvements for the new public spaces to be provided.
(Rank in order of preference)

Lots of plants/greenery

Neighborhood artist work, sculptures, murals installation

Seating/places to congregate (sidewalk cafes, benches, etc.)

Attractive building materials at street-level (siding, windows, doors, signs, etc.)

Good for pedestrians (enough space to walk, etc.)

Lighting, "eyes on the street", and other designs for safety

Other

Bike parking

EXHIBIT E - SURVEY SCREENSHOTS

5

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

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

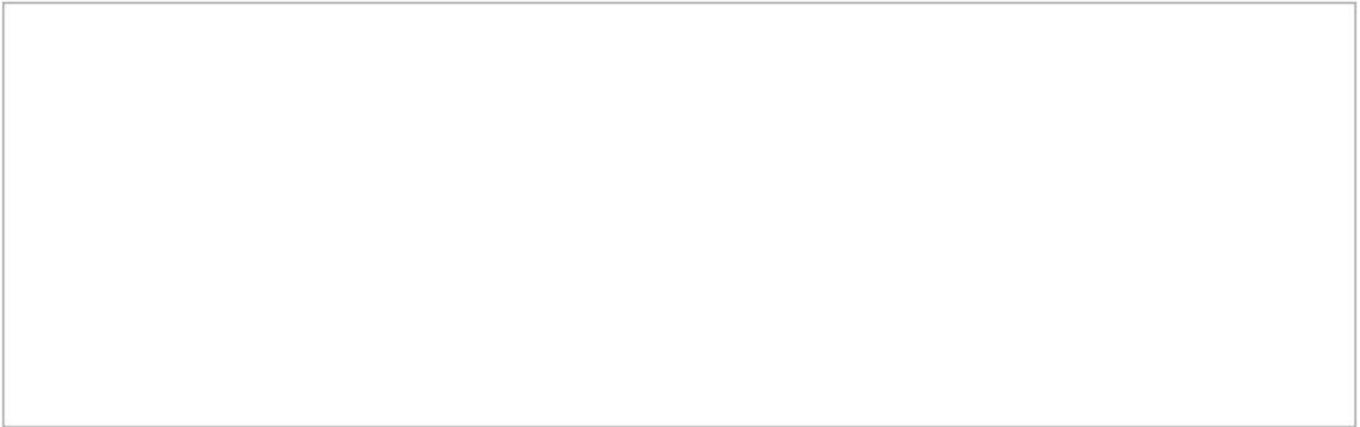
6

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

EXHIBIT E - SURVEY SCREENSHOTS

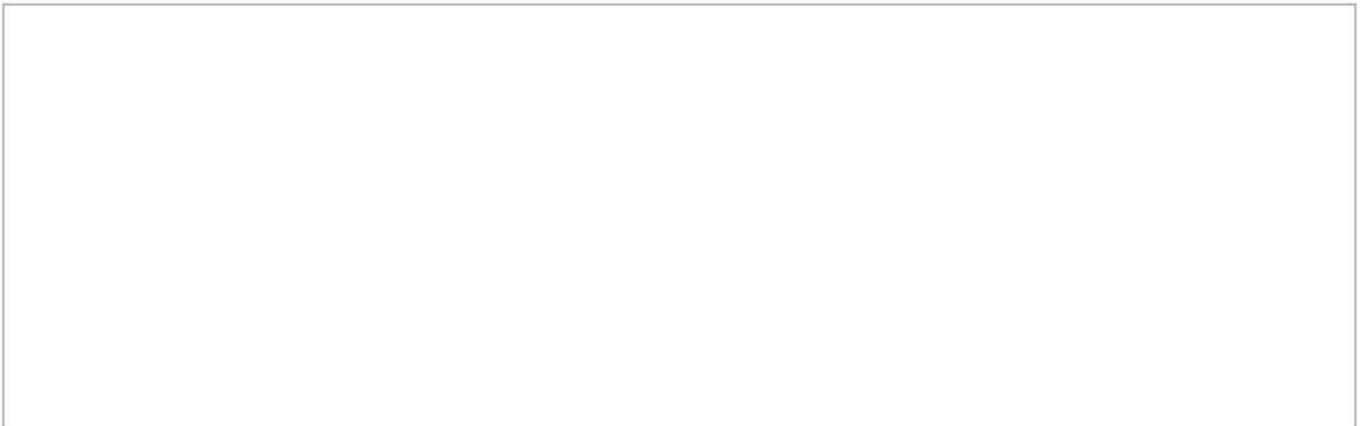
7

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



8

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



Outreach Opportunities

Want to hear more about this project? **Georgetown Idea Fest 2022** hosted by the Georgetown Community Development Authority and Equinox Studios will take place on **Sunday, February 27th from 2:00-5:00pm**. This family-friendly event will be open to all neighbors, residents, industry and businesses, and will help our community imagine and co-create the future of our neighborhood together. Find out more about the Georgetown CDA at this link www.georgetowncda.org. (<http://www.georgetowncda.org>), and Equinox Studios at www.equinoxstudios.org. (<http://www.equinoxstudios.org>).

The Georgetown Idea Fest 2022 will be held at **5555 5th Ave S, Seattle WA 98108**. There is plenty of car parking on the surrounding streets and bike parking in the lot. Public transit is available using the 131/132 metro bus line.

Doors open at 2:00pm. Free food and drinks from local businesses. Interactive Idea Stations and conversations with our neighbors, our organization and our partners. We will be looking for your values, ideas, dreams, aspirations and fears to guide our work and include in our Early Design Guidance process with Seattle Department of Construction and Inspections and Seattle Department of Neighborhoods.

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building. To find out more about this project and track our progress through the design review and permitting process, search the project address/number "402 S Lucile St" in the Design Review Calendar and the Seattle Services Portal. Have any other project-related thoughts or ideas to share? Contact the design team at jackson.main@jacksonmain.com. (<mailto:jackson.main@jacksonmain.com>).

We hope to see you there!



Georgetown Idea Fest 2022

Let's Eat Drink and Dream the FUTURE together

Bring your curiosity and ideas to join your neighbors in cultivating the future of our neighborhood.

Come celebrate the goodness of Georgetown with local food, drink, neighbors and fun!

**It's an open house interactive art block party
food fair creative blast bonfire immersive
design smash fest mural making madness and
maybe industrial egg hunt!**

Sunday February 27th 2pm-5pm
5555 5th Ave S, Georgetown, 98108



EXHIBIT E - SURVEY SCREENSHOTS

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 Microsoft Forms