

Early Community Outreach Plan for Design Review

Project Address:	530 Dexter Ave N, Seattle, WA 98109	
Contact Person:	Karinda Harris, Senior Community Relations Manager - Vulcan Inc.	
Contact Information:	karindah@vulcan.com 206.471.1932	
Within Equity Area:	No	
Plan Submittal Date:	2/1/2022	
Project Description:	This project proposes a new 10-story above-grade building north of existing Phase 3.1 and Phase 3.2 buildings, with 3 levels of below-grade structure. Approximately 241,000 sf of shell and core construction for speculative office and/or laboratory and around 93,000 sf of underground parking and services.	
PROPOSED OUTREACH METHODS <i>Each outreach plan shall contain at least one of each of the (3) different types of outreach methods: printed, digital, and in-person.</i> <i>Per Council Bill 119769 electronic or digital methods shall satisfy the requirement for in-person outreach methods.</i>		DESCRIPTION & DOCUMENTATION OF CONDUCTED OUTREACH
1. Printed Outreach	HIGH-IMPACT METHOD: <ul style="list-style-type: none"> Direct mailings to residences and businesses within approximately 500ft radius of proposed site. ALSO: <ul style="list-style-type: none"> Mailers will include web address and QR codes to the online survey. Mailers will also be sent to community groups and organizations included in the South Lake Union Neighborhood Snapshot. 	DESCRIPTION: Using the King County iMap, we gathered addresses within 500 ft of the site, and sent direct mailings (fliers) to each. Fliers were mailed on February 21. DOCUMENTATION: Please see attachments.
2. Digital Outreach	HIGH-IMPACT METHOD: <ul style="list-style-type: none"> Online survey that will include early basic background information on the project and ask 8 questions to solicit 	DESCRIPTION: An online survey, that met all the requirements of the outreach plan, was created and made available to the SLU neighborhood and community

	<p>stakeholder input, priorities, and concerns. The survey will be live before the printed outreach is mailed and the links emailed to community groups and will be open for at least 21 days.</p> <p>ALSO:</p> <ul style="list-style-type: none"> • Survey will include a site plan with context for viewers, and the ability for public comment • Survey link and QR code will be included on printed mailers to residences and businesses within approximately 500 ft radius of the proposed site. • Electronic link to the survey will also be emailed to Immanuel Community Services, South Lake Community Council, SLU Chamber, MOHAI, Center for Wooden Boats, and community groups and organizations included in the South Lake Union Neighborhood Snapshot. 	<p>stakeholders, beginning February 21 until March 20.</p> <p>DOCUMENTATION: Please see attachments.</p>
3. Digital Outreach in lieu of In-Person Outreach	<p>HIGH-IMPACT METHOD:</p> <ul style="list-style-type: none"> • Website will be set up and accessible for at least 21 days to accept public comment on the proposed project. <p>ALSO:</p> <ul style="list-style-type: none"> • Website address will be included on printed mailers. • Electronic link to the website will also be emailed to 	<p>DESCRIPTION: A website, that met all the requirements of the outreach plan, was created and made available to SLU neighborhood and community stakeholders, beginning February 21 until March 20.</p> <p>DOCUMENTATION: Please see attachments.</p>

	Immanuel Community Services, South Lake Union Community Council, MOHAI, and Center for Wooden Boats, and community groups and organizations included in the South Lake Union Neighborhood Snapshot.	
--	---	--

Summary of Early Outreach Feedback

Feedback from Survey:

- Received three responses.
- Survey was available from February 21 – March 20.
- On average, respondents prioritized the following areas from most to least important: Landscaping (sidewalk, plantings, etc.), Security (adequate lightning, line of sight, etc.), Public Art, Look & Feel (complementary to other buildings nearby), then Sustainability.
- In open comments, respondents mentioned the following:
 - o “Concerned that nearby homeless campers could harass transit riders. Need good lighting and trash receptacles plus a welcoming feel to everyone.”
 - o “Neighborhood security and pedestrian safety is a top concern for those of us living and working in the community.”
 - o “First floor retail such as coffee shop.”

Feedback from Website:

- Received no comments on the website.
- Website was available from February 21 – March 20.

Documentation

Direct Mailer (mailed on February 21):

BLOCK 55

EARLY COMMUNITY OUTREACH ON NEW DEVELOPMENT



Vulcan Real Estate aims to collect early community input for construction of an office building at 530 Dexter Ave N in Seattle, WA.

Proposal Summary

This project proposes a new 10-story office and/or laboratory building with three levels of below-grade parking and services.

To provide input, visit our project website or take our online survey through March 20, 2022

www.vulcanrealestate.com/530Dexter.aspx
www.surveymonkey.com/r/Block55




Project Information

530 Dexter Ave N
Seattle, WA 98109

Contact Person

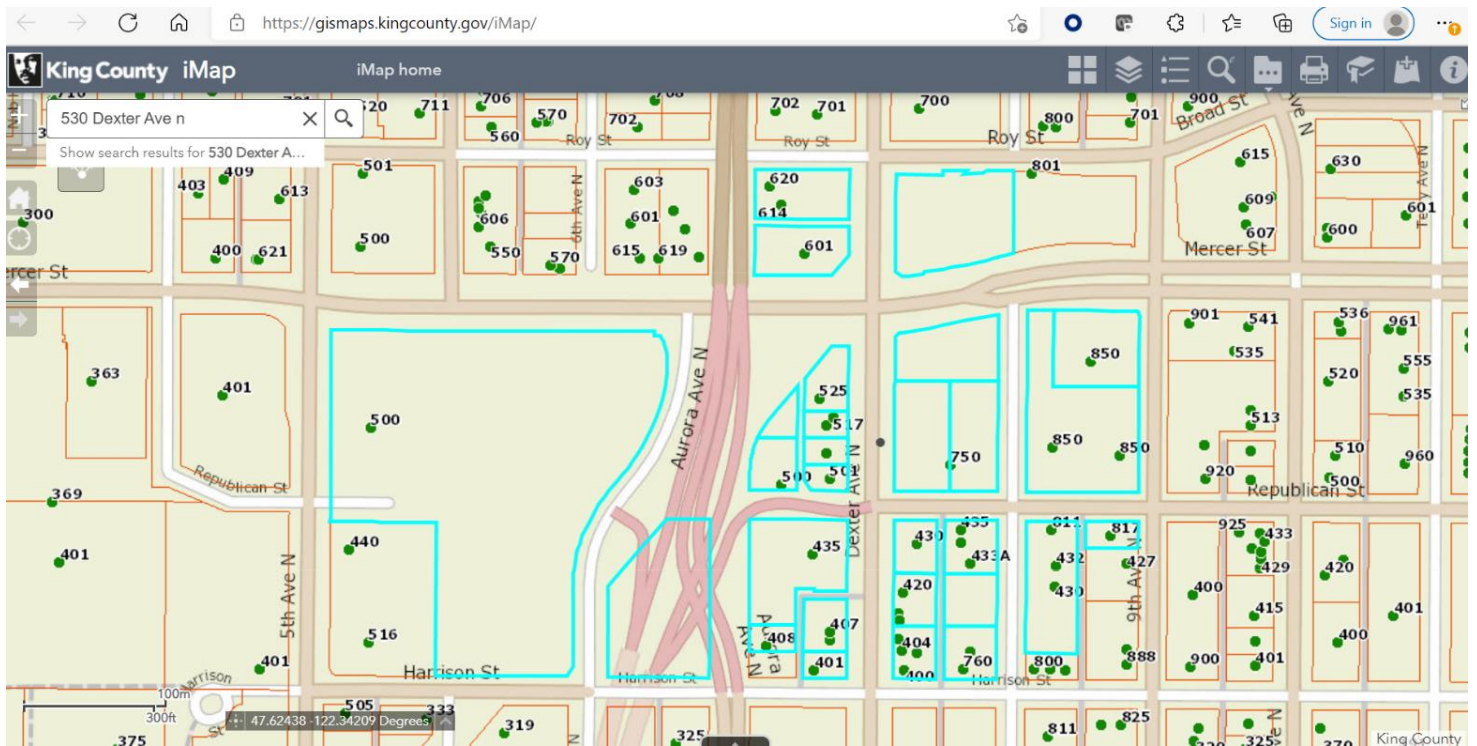
Karinda Harris
Vulcan Real Estate
ProjectInput@vulcan.com

Any information collected may be made public through the City of Seattle



Please post this flyer where residents and stakeholders can review it and learn how to provide their input on this new proposed project. Thank you!

King County iMap results (parcels within 500ft of proposed development site):



Mailing List:

Property Name	Taxpayer Name	Parcel number	Address	City	Zip code
8TH + REPUBLICAN	8TH & REPUBLICAN LLC	1988201605	430 8TH AVE N	SEATTLE	98109
Tellus on Dexter Apartments	WC SEATTLE III SPE2 LLC	1988201305	403 DEXTER AVE N	SEATTLE	98109
Modera SLU	MCREF 435 DEXTER DEVELOPMENT	1988201285	435 DEXTER AVE N	SEATTLE	98109
UW BROTMAN BUILDING	HINES PROPERTY MANAGEMENT	1988201480	850 REPUBLICAN ST	SEATTLE	98109
UW Medicine Lake Union Research Campus - Phase 3.1	HINES PROPERTY MANAGEMENT	1988201435	750 REPUBLICAN ST	SEATTLE	98109
ATHLETIC AWARDS CO	Loren M Holmes	1988201550	817 REPUBLICAN ST	SEATTLE	98109
Juno Therapeutics	ARE SEATTLE NO 45 OWNER LLC	1988201380	400 DEXTER AVE N	SEATTLE	98109
UW Medicine South Lake Union Research Campus - Phase II: A, B, & C	HINES PROPERTY MANAGEMENT	1988201485	850 REPUBLICAN ST	SEATTLE	98109
Clark Apartments	408 AURORA LLC	1988201325	408 AURORA AVE N	SEATTLE	98109
SCHOOL OF VISUAL CONCEPTS	City Investors	1988201250	500 AURORA AVE N	SEATTLE	98109
GLAZER'S CAMERA SUPPLY	VJA2 L L C	1988201235	513 DEXTER AVE N	SEATTLE	98109
CURRENT RESIDENT	ARE SEATTLE NO 45 OWNER LLC	1988201390	410 DEXTER AVE N	SEATTLE	98109
SEATTLE STRENGTH & PERFORMANCE	City Investors	1988201215	525 DEXTER AVE N	SEATTLE	98109
UW Medicine Lake Union Research Campus - Phase 3.2	HINES PROPERTY MANAGEMENT	1988201450	750 REPUBLICAN ST	SEATTLE	98109
Pilates Seattle	City Investors	1988201245	501 DEXTER AVE N	SEATTLE	98109
City Catering	CITY CATERING COMPANY INC	1988201240	509 DEXTER AVE N	SEATTLE	98109
COPIERS NORTHWEST	ARE-SEATTLE NO 32 HOLDING L	2249000100	601 DEXTER AVE N	SEATTLE	98109
CURRENT RESIDENT	ARE SEATTLE NO 45 OWNER LLC	1988201400	430 DEXTER AVE N	SEATTLE	98109
PRINTWORKS	KILROY REALTY LP C/O HEIDI	1988201310	401 DEXTER AVE N	SEATTLE	98109
BILL & MELINDA GATES FOUNDATION	IRIS HOLDINGS LLC	1988201155	500 5TH AVE N	SEATTLE	98109
Construction staging site	HINES PROPERTY MANAGEMENT	1988201410	-	SEATTLE	98109
Vacant Land	City of Seattle	2249000120	614 AURORA AVE N	SEATTLE	98109
Vacant Land	City of Seattle	2249000055	-	SEATTLE	98109
Vacant Land	City of Seattle	1988201090	-	SEATTLE	98109
	City Investors	1988201350	433A 8TH AVE N	SEATTLE	98109
	City Investors	1988201370	401 8TH AVE N	SEATTLE	98109
	City Investors	1988201260		SEATTLE	98109
	City Investors	1988201360		SEATTLE	98109

*Blue highlight indicates properties that received mailers; the lighter highlight indicates a construction staging site, vacant land, or Vulcan owned property – mailers were not sent to those.

Email to SLU community/neighborhood organizations – includes mailer and links to survey and website:

Early Outreach - Development in South Lake Union



Karinda Harris

To ● Karinda Harris

Bcc ○ Shawna McMahon; ○ bellwether@bellwetherhousing.org; ○ CNCouncil@yahoo.com; ○ info@compasshousingalliance.org; ○ handerson.seattle@gmail.com; ○ svillanueva@cliseproperties.com; ○ Sharon Lee; ○ info@slucommunitycouncil.org; ○ info@sluchamber.org; ○ dan@thesanctuaryatdennypark.org; +7 others

Reply Reply All Forward ...

Mon 2/21/2022 10:58 AM



Hello South Lake Union Neighbors,

I hope all is well. Reaching out to let you know that Vulcan Real Estate is starting early outreach for our development in South Lake Union at 530 Dexter Ave N.

Per the City's Early Community Outreach for Design Review rules, we will host an online survey to receive input, a website with project information and ability to collect comment, and mail informational fliers to immediate neighbors. Both the survey and website will be available through March 20, 2022. Please feel free to share this information with your residents, colleagues, members, or neighbors who might be interested in this proposed development.

Project description: This project proposes a new 10-story office and/or laboratory building with three levels of below-grade parking and services.

Survey: <https://www.surveymonkey.com/r/Block55>

Website: <https://vulcanrealestate.com/530Dexter.aspx>

Thank you in advance for your input! In the meantime, feel free to send any questions my way.

Karinda

Survey:

<https://www.surveymonkey.com/r/Block55> (now inactive)

Questions:

1. Do you live and/or work within .5 mile of South Lake Union neighborhood? Check all that apply.
2. If you replied "yes" in Question 1, how long have you lived and/or work within .5 miles of South Lake Union?
3. How many people are in your household?
4. How do you typically commute to work or school?
5. As a neighbor, how might you interact with this new building? Check all that apply.
6. Given your likely interaction with the proposed building, what considerations are most important to you? Rank from 5 (the most) to 1 (the least) important.
7. Please elaborate on your highest ranked considerations in Question 6.
8. How else can the proposed building contribute to the neighborhood?



Development Outreach Survey: 530 Dexter Avenue North

Vulcan Real Estate aims to collect early community input for construction of an office building at 530 Dexter Ave N in Seattle, WA. To provide input, visit our project website - <https://vulcanrealestate.com/530Dexter.aspx> - or take our online survey through March 20, 2022.

This project is located in South Lake Union on the corner of Dexter Ave N and Mercer St, and proposes construction of a new ten-story office and/or laboratory building with underground parking and services. Vulcan has been working collaboratively with the South Lake Union community for many years and engaged in ongoing outreach with neighborhood stakeholders.

For other questions related to this proposed development, please contact Karinda Harris at projectinput@vulcan.com.

Note: Any information collected on this survey may be made public through the City of Seattle.

<https://vulcanrealestate.com/530Dexter.aspx> (now inactive)

[vulcanrealestate.com/530Dexter.aspx](#)

Managed bookmarks > VV VRE SP Websites Design Personal Seattle Seahawks A... Reading list

Block 55

VULCAN Real Estate

MENU NEWS CONTACT

Early Community Outreach on New Development

Vulcan Real Estate aims to collect early community input for construction of an office building at 530 Dexter Ave N in Seattle, WA.

Proposal Summary

This project proposes a new 10-story office and/or laboratory building with three levels of below-grade parking and services.

Contact Person

Karinda Harris
projectinput@vulcan.com

Provide Input

To provide input, leave a comment below or take our [online survey](#) through March 20, 2022.

Add a comment

or, markdown COMMENT ANONYMOUSLY ADD COMMENT

Powered by Comments

