

**2315 NE 65<sup>th</sup> ST PROJECT**  
**CITY OF SEATTLE**  
**REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW**  
**OUTREACH DOCUMENTATION**  
***\*With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3038526-LU

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*Submitted by:*  
Natalie Quick Consulting  
natalie@nataliequick.com | 206.779.0489  
**MAY 2022**

## 2315 NE 65<sup>th</sup> St Project

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

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<b>Project Address:</b>	2315 NE 65 <sup>th</sup> St, Seattle WA 98115
<b>Brief Description:</b>	This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Ida Culver House Ravenna, LLC
<b>Contact Information:</b>	2315NE65thStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, Midrise Multi-family
<b>Neighborhood:</b>	Ravenna
<b>In Equity Area:</b>	No

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### 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 419 residences and businesses and shared with 10 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* April 27, 2022

#### 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:* April 27, 2022

#### 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:* April 27, 2022

# 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, 63 percent of survey respondents said relationship to neighborhood character, 57 percent said environmentally-friendly features, 37 percent said parking, 27 percent said attractive materials and 17 percent said interesting and unique design. Many respondents encouraged creating an aesthetically-pleasing building that is classic/not modern, blends in without creating an eyesore, respects the local ambience, maintains the neighborhood character which is still reflective of 'old' Seattle charm, matches the historical style of surrounding homes, and keeps the design 'quiet' so it does not scream out 'look at me!'. Others encouraged connecting better with the neighborhood and keeping the original façade/not demolishing the historic building. One respondent noted that setbacks are a good method of providing a transition to the scale of the neighborhood, so the building does not dominate the streetscape and others encouraged the project team not to replicate ugly designs of many current Seattle projects. One respondent encouraged respecting/supporting the history and environmental elements of the community while also supporting diversity and including interpretive features that can provide context.
- **Exterior.** When asked what the most important consideration for the exterior space on the property is, 57 percent of survey respondents said landscaping, 50 percent said great exterior design and use of materials, 39 percent said bike lane improvements and 32 percent said lighting/safety features. Several respondents encouraged creating an aesthetic landscape including keeping the street/sidewalk edges safe and attractive to all, adding to Seattle's tree canopy, incorporating pockets of green space into the exterior on the street side, and having a good pedestrian environment in front with a wide, shared-use pathway for walking and biking. One respondent noted that Ida Culver Ravenna House has always been attractive with great flower and bush landscaping in the front and encouraged the project team to keep that. Another encouraged having a loading zone for moving in/out and handling emergency vehicles that does not block vehicle or bike traffic. One respondent noted the back gate should remain locked with no access to commercial, emergency or personal vehicles in order to maintain a good relationship with neighbors. Other respondents encouraged having a drop-off/pick-up area that doesn't block traffic on 65<sup>th</sup>.
- **Height & Scale.** Several respondents expressed concern that the building is too large and its height will create a canyon/corridor of tall walls along 65<sup>th</sup> that will block natural light and damage views. Others encouraged minimizing the scale/making the height smaller and in keeping with the residential nature of the neighborhood and existing buildings.
- **Sustainability.** Several respondents encouraged long-term environmental planning/making the project as green/sustainable as it can be by going beyond the status-quo with energy code requirements and creating a passive-house level environment.
- **Accessibility.** One respondent encouraged providing ADA access for residents.

### Non-Design-Related Comments

- **Traffic & Parking.** Many respondents encouraged offering adequate parking for employees/residents under the building as neighboring streets are overcrowded. Others expressed hope that the increased density does not impede traffic flow/safety for longtime neighborhood residents as the area is already congested and parking limited. One respondent noted that since the project is less than a mile from a light rail station, parking should not be needed and offering it impacts climate change.
- **Impacts.** Many respondents inquired what steps will be taken to mitigate impacts on neighbors and encouraged building sound barriers during construction and prohibiting construction vehicle access via 24<sup>th</sup> Ave NE as the roads are used for playing, walking, local deliveries and as a thoroughfare for resident bikes/cars. One respondent expressed concern construction noise will drive away clients/cause them not to be able to pay rent. Others expressed concern about air pollution released when tearing old buildings down including hazardous materials like asbestos/lead. Others expressed concern for the traffic, people and parking demands commercial space will bring so close to a community center that children/families peacefully enjoy.
- **Commercial.** A few respondents expressed excitement/support for street-level commercial and encouraged coffee shops, restaurants, drug stores or a daycare, community meeting areas/rooms or play areas for children and not just senior housing food.
- **Ravine.** Numerous respondents encouraged the project team to restore the ecology of the ravine next to Ravenna Park as part of the project and others expressed concern about the ravine's ecology/stability with a massive structure on top of it.
- **Affordability.** A few respondents encouraged keeping housing on the site and offering affordable housing.

### Miscellaneous Comments

- **Oppose.** Several respondents noted they do not want this project as the area has enough new developments, it cannot handle the increase it's already getting from the 25<sup>th</sup> U-Village area, it will change the dynamic of the neighborhood and make it less safe/viable, and they want this part of the city to remain peaceful and quiet.
- **Support.** A few respondents noted that they are excited for the increased density and retail, and they value having Era Living as part of the community.
- **Outreach.** A few respondents thanked the project team for keeping residents well-informed and encouraged open communication and timely notice of phases of development for the neighbors who live close by, as well as respecting the wishes of the neighbors during the construction phase and working with them.
- **Miscellaneous.** One respondent encouraged buying-up properties around the building at a fair market rate.

## 2315 NE 65<sup>th</sup> St 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	4/25/22	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	<b>CHOICE: High Impact</b> Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site  Posters include all requirements in III.A	4/27/22	Poster mailed to 419 residences and businesses and shared with 1 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	<b>CHOICE: High Impact</b> Interactive project website with public commenting function.	4/27/22	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	<b>CHOICE: High Impact</b> Online survey	4/27/22	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"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and the SDCI number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>	4/27/22	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	4/27/22	Survey and project website established. Checked for comments

		<ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and SDCI project number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Be publicized on at least one printed outreach method</li> <li>• Be publicly available for a minimum of 21 days</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>		daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	5/24/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	5/24/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 419 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	5/24/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

# 2315 NE 65<sup>th</sup> St Project

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

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- *Website Traffic*

#### *Electronic/Digital Outreach: Project Survey*

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DON\_DREarlyOutreach <DREarlyOutreach@Seattle.gov>



To: 2315 NE 65th St Project; DON\_DREarlyOutreach <DREarlyOutreach@Seattle.gov>

Fri 4/29/2022 10:15 AM

Hello,

Thank you for your patience. Your project has been posted to the blog: <https://designreviewoutreach.seattle.gov/2022/04/2315-ne-65th-st/>

Since your project is not located in an equity area, you do not need to have your outreach plan pre-approved by the Department of Neighborhoods.

Be sure to document all your outreach as outlined in the Director's rule. When complete, please send me all the documentation in one PDF file for review.

Let me know if you have any questions.

Thank you,

**Nelson Pesigan**

**Strategic Advisor**

**Major Institutions & Schools Program**

Office: 206.684.0209

Fax: 206.233.5142

[seattle.gov/neighborhoods](https://seattle.gov/neighborhoods)

## City of Seattle Design Review Required Outreach

### *Outreach Plan / March 29th, 2022*

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<b>Project Address:</b>	2315 NE 65 <sup>th</sup> St, Seattle WA 98115
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<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Ida Culver House Ravenna, LLC
<b>Contact Information:</b>	2315NE65thStProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-use, Midrise Multi-family
<b>Neighborhood:</b>	Ravenna
<b>In Equity Area</b>	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 flyer and mail to residents and businesses within a 500-foot radius of the project. Flyers 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.



# 2315 NE 65<sup>th</sup> St Project

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# Opportunity to Provide Online Input on the 2315 NE 65th St Project

## ABOUT THE PROJECT

This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.



SCAN ME

**What:** Let us know what you think! Visit our website at [www.2315NE65thStProject.com](http://www.2315NE65thStProject.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 [2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com)



CITY OF SEATTLE REQUIRED OUTREACH FOR 2315 NE 65TH ST PROJECT

## ADDITIONAL PROJECT DETAILS

**Project Address:**  
2315 NE 65th St, Seattle, WA 98115

**Contact:**  
Natalie Quick

**Applicant:**  
Ida Culver House Ravenna, LLC

**Additional Project Information on Seattle Services Portal via the Project Number:**  
3038526-LU

**Project Email:**  
[2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@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: 2315 NE 65<sup>th</sup> St Project

Poster Mailing Details

DISTRIBUTION DATE: April 27, 2022

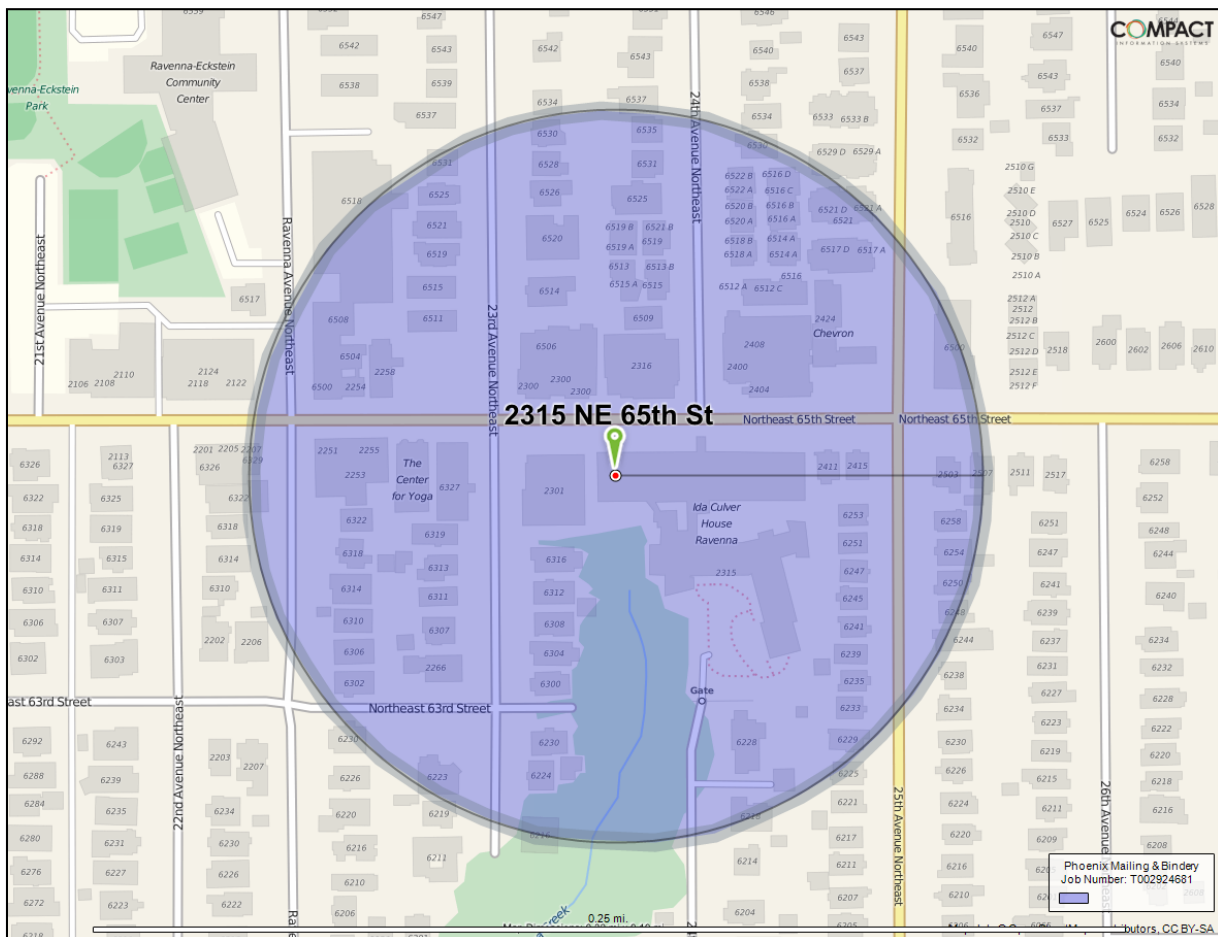
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<b>Brief Description:</b>	This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.
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<b>Applicant:</b>	Ida Culver House Ravenna, LLC
<b>Contact Information:</b>	2315NE65thStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, Midrise Multi-family
<b>Neighborhood:</b>	Ravenna
<b>In Equity Area:</b>	No

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The project flyer was shared with **419 businesses and residents** within a **500-foot radius** of the project addresses of 2315 NE 65<sup>th</sup> St. A map detailing the mailing radius and invoice confirming delivery follows.

## MAILING MAP



## MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

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### Quote: (419 count - 2315 NE 65th St Project)

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Mike Moazez <Mikem@mmpunions.com>

Tue, Apr 12, 2022 at 10:54 AM

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

Cc: Traci Paulk <traci@paulkcreative.com>, Melissa Bush <melissaabush@icloud.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, apply postage, Mail

Price: 419=\$407.81 + Tax + postage = \$692.03

Postage: 419=\$243.02

*Please allow 2-4 business days to produce*

Thank you,

Mike Moazez

**MMPUNION.COM**

**MAILING CONFIRMATION**



**RE: Flyers ready for printing & mailing (419 ct - 2315 NE 65th St Project)**



o Customer Service <CSR@mmpunion.com>

Wednesday, April 27, 2022 at 4:39 PM

To: o Natalie Quick; o Lisa Kidwell; Cc: o Traci Paulk; o Melissa Bush; o Minuteman Press Seattle v

Hi,

The mailer for the project located at 2315 NE 65<sup>th</sup> street has mailed out today, 4/27.

Thank you,

*~Ron*

*Please reply all.*

**[MMPUNION.COM](http://MMPUNION.COM)**

2960 4<sup>th</sup> Ave S Suite 112

Seattle WA 98134-1203

Open: M—F 9am—5pm

# Community Group Notification: 2315 NE 65<sup>th</sup> St Project

Poster E-Mailing Details  
E-MAILING DATE: May 1, 2022

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## **COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION**

Notification of the 2315 NE 65<sup>th</sup> St project was sent along with a copy of the project flyer to ten community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" on 5/1/22, including:

- Northeast District Council
- Ravenna Bryant Community Council
- Roosevelt Neighbors Alliance
- Roosevelt Neighborhood Association
- Friends of Cowen Park
- Friends of Ravenna Park
- North Seattle Health and Human Services Co-op
- North East Seattle Together (NEST)
- Roosevelt Neighborhood Land Use Committee email
- Seattle Northeast Rotary

## COMMUNITY GROUP NOTIFICATION EMAIL

2

2315 NE 65th St Project

Bcc: landuse@rooseveltseattle.org; rna@roosevelt.org; info@friendsofravennacowen.org; friends@seattleolmsted.org +2 others

👍 ↻ ⏮ ➡ ...

Sun 5/1/2022 12:43 PM



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.2315NE65thStProject.com](http://www.2315NE65thStProject.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 2315 NE 65<sup>th</sup> St Project Team

# 2315 NE 65<sup>th</sup> St Project

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

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## Project Website: 2315 NE 65<sup>th</sup> St Project | WEBSITE TEXT

### Website: [www.2315NE65thStProject.com](http://www.2315NE65thStProject.com)

---

<b>Project Address:</b>	2315 NE 65 <sup>th</sup> St, Seattle WA 98115
<b>Brief Description:</b>	This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Ida Culver House Ravenna, LLC
<b>Contact Information:</b>	2315NE65thStProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-use, Midrise Multi-family
<b>Neighborhood:</b>	Ravenna
<b>In Equity Area</b>	No

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#### HOME PAGE

**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 replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.

**IMAGES:** Project Site

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

**LINK:** Survey- 2315 NE 65<sup>th</sup> St Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 2315 NE 65<sup>th</sup> St Required Project 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.

[2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com)

**FORM:**

Name \*

--	--

First Name Last Name

Email \*

--

Message \*

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Send

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

**IMAGES:** Flyer Image

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 returned within 2-3 business days and are subject to City of Seattle public disclosure.

[2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com)

**LINKS:** Email- [2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com)

**BUTTON:** **LEARN MORE**

**TEXT:** 2315 NE 65th St Project  
PROJECT #'s: 3038526-LU  
This outreach is part of the city of Seattle's required outreach for design review. April 2022

Project Team

Developer: Era Living

Architect: Weber Thompson

Project Vision

After 72 years of use, the existing building is ready to be replaced by a modern facility. The new facility will include approximately 135 dwelling units, 130 underground parking stalls, and 203,000 square feet of gross floor area (including 6,000 square feet of commercial area) and will allow Era Living to provide amenities to senior residents as well as to the larger community. Nearly twice as many seniors will be served by the new facility, and new street-level, street-facing commercial spaces will serve the neighborhood as a whole.

Estimated Project Timeline

Permitting/Entitlements: Now – 2023

Construction Starting: Fall/Winter 2023

Construction Completion: 2025

Zoning

Site Context

Site Plan

Past Projects

**IMAGES:**      Zoning  
                     Site Context  
                     Site Plan  
                     Past Projects

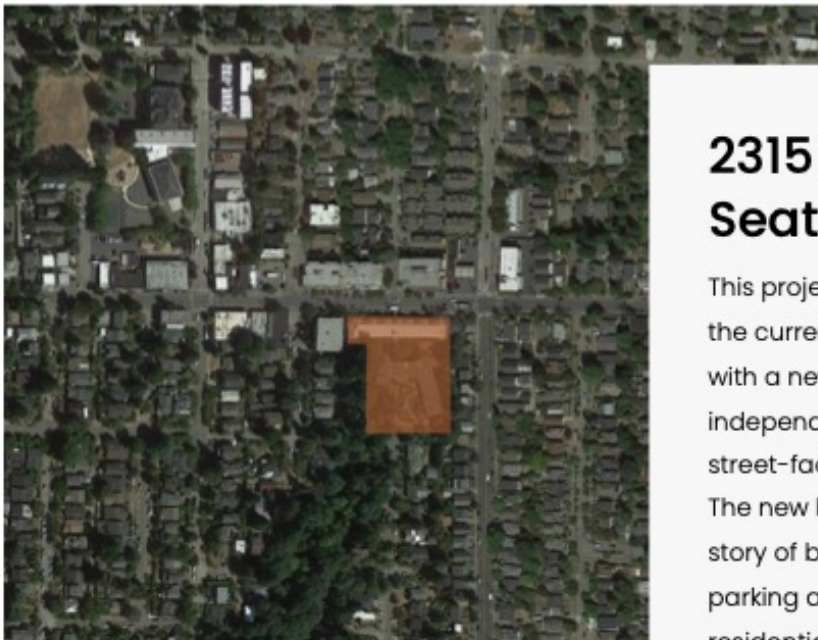
**LINK:**            none

**PAGE URL:**    [www.2315NE65thstproject.com/project-overview](http://www.2315NE65thstproject.com/project-overview)

## 2315 NE 65th St Project

**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.



### **2315 NE 65th St, Seattle**

This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.

[Learn More](#)

## Survey.

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

[2315 NE 65th St Project Survey Click Here](#)

## Provide comments here.

Hello and thank you for visiting our 2315 NE 65th St 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 comments.

[2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com)

2315 NE 65th St, Seattle, WA 98115

Name \*

First Name

Last Name

Email \*

Message \*

Send

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

## Opportunity to Provide Online Input on the 2315 NE 65th St Project

### ABOUT THE PROJECT

This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.

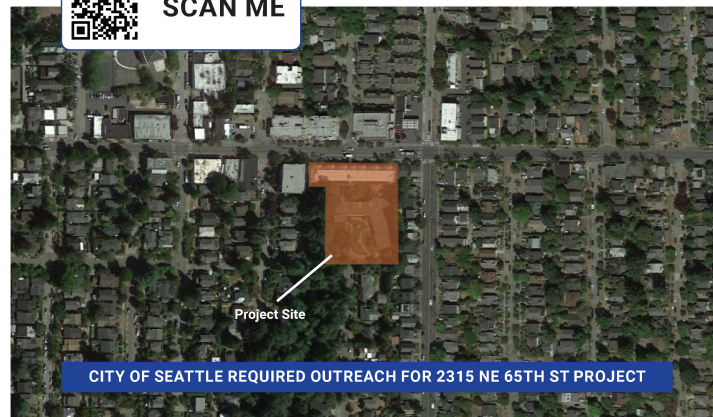


SCAN ME

**What:** Let us know what you think! Visit our website at [www.2315NE65thStProject.com](http://www.2315NE65thStProject.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.)

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CITY OF SEATTLE REQUIRED OUTREACH FOR 2315 NE 65TH ST PROJECT

### ADDITIONAL PROJECT DETAILS

**Project Address:**  
2315 NE 65th St, Seattle, WA 98115

**Contact:**  
Natalie Quick

**Applicant:**  
Ida Culver House Ravenna, LLC

**Additional Project Information on Seattle  
Services Portal via the Project Number:**  
3038526-LU

**Project Email:**  
[2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@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.

## Contact us.

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2315 NE 65th St, Seattle, WA 98115

2315 NE 65th St Project

## WEBSITE ANALYTICS

### Traffic

Custom

\$ USD

VISITS

259

+8,533% mo/mo

BOUNCE RATE

49.61%

-50% mo/mo

UNIQUE VISITORS

241

+7,933% mo/mo

PAGEVIEWS

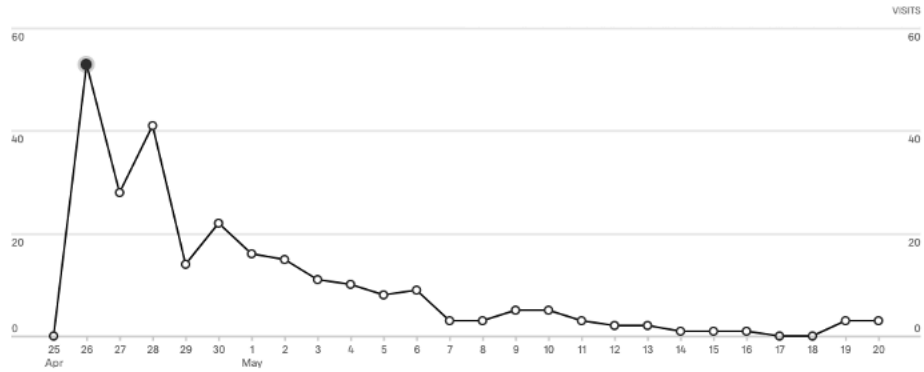
421

+13,933% mo/mo

### Visits

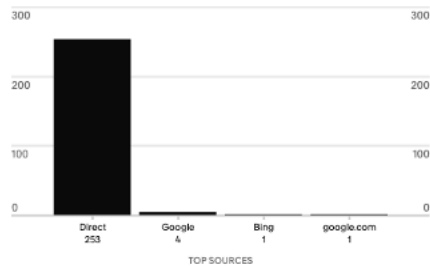
Apr 25-May 20, 2022 • 259 Total +8,533% mo/mo

Daily

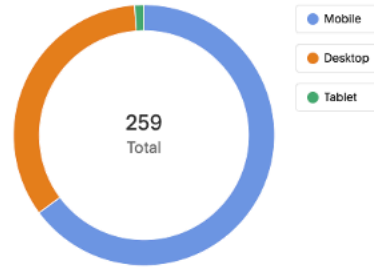


### Top Sources by Visits

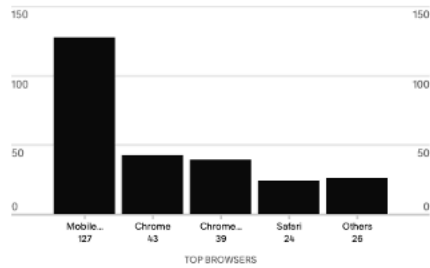
VIEW SOURCES



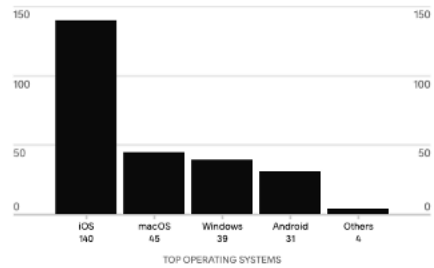
### Top Devices by Visits



### Top Browsers by Visits



### Top Operating Systems by Visits





# 2315 NE 65<sup>th</sup> St Project

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

### *Table of Contents*

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#### *Initial Planning and DON Communication*

- *Listing on DON Blog*
- *Outreach Plan*

#### *Printed Outreach: Project Poster*

- *Project Poster*
- *Mailing Area Map*
- *Mailing Area Details*
- *Direct Mailing Distribution List*
- *List of Community Groups who Received Poster via Email*

#### *Electronic/Digital Outreach: Project Website*

- *Website Content*
- *Website Traffic*

#### *Electronic/Digital Outreach: Project Survey*

- *Community Feedback Summary*
- *Online Survey Text*
- *Online Survey Results*
- *Additional Emails/Comments Received*

## Community Outreach: 2315 NE 65<sup>th</sup> St Project

### Comment Summary

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<b>Project Address:</b>	2315 NE 65 <sup>th</sup> St, Seattle WA 98115
<b>Brief Description:</b>	This project proposes replacing the current senior housing facility with a new mixed-use building for independent senior housing and street-facing commercial use. The new building will include one story of below-grade covered parking and five stories of residential units and amenity spaces.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Ida Culver House Ravenna, LLC
<b>Contact Information:</b>	2315NE65thStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use, Midrise Multi-family
<b>Neighborhood:</b>	Ravenna
<b>In Equity Area:</b>	No

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#### **Comment Total:**

- From Website: 6
- From Email: 2
- From Survey: 34

#### **Design Comments**

- **Design & Character.** When asked what is most important about the design of a new building on this property, 63 percent of survey respondents said relationship to neighborhood character, 57 percent said environmentally-friendly features, 37 percent said parking, 27 percent said attractive materials and 17 percent said interesting and unique design. Many respondents encouraged creating an aesthetically-pleasing building that is classic/not modern, blends in without creating an eyesore, respects the local ambiance, maintains the neighborhood character which is still reflective of 'old' Seattle charm, matches the historical style of surrounding homes, and keeps the design 'quiet' so it does not scream out 'look at me!'. Others encouraged connecting better with the neighborhood and keeping the original façade/not demolishing the historic building. One respondent noted that setbacks are a good method of providing a transition to the scale of the neighborhood, so the building does not dominate the streetscape and others encouraged the project team not to replicate ugly designs of many current Seattle projects. One respondent encouraged respecting/supporting the history and environmental elements of the community while also supporting diversity and including interpretive features that can provide context.
- **Exterior.** When asked what the most important consideration for the exterior space on the property is, 57 percent of survey respondents said landscaping, 50 percent said great exterior design and use of materials, 39 percent said bike lane improvements and 32 percent said lighting/safety features. Several respondents encouraged creating an aesthetic landscape including keeping the street/sidewalk edges safe and attractive to all, adding to Seattle's tree canopy, incorporating pockets of green space into the exterior on the street side, and having a good pedestrian environment in front with a wide, shared-use pathway for walking and biking. One respondent noted that Ida Culver Ravenna House has always been attractive with great flower and bush landscaping in the front and encouraged the project team to keep that. Another encouraged having a loading zone for moving in/out and handling emergency vehicles that does not block vehicle or bike traffic. One respondent noted the back gate should remain locked with no access to commercial, emergency or personal vehicles in order to maintain a good relationship with neighbors. Other respondents encouraged having a drop-off/pick-up area that doesn't block traffic on 65<sup>th</sup>.
- **Height & Scale.** Several respondents expressed concern that the building is too large, and its height will create a canyon/corridor of tall walls along 65<sup>th</sup> that will block natural light and damage views. Others encouraged

minimizing the scale/making the height smaller and in keeping with the residential nature of the neighborhood and existing buildings.

- **Sustainability.** Several respondents encouraged long-term environmental planning/making the project as green/sustainable as it can be by going beyond the status-quo with energy code requirements and creating a passive-house level environment.
- **Accessibility.** One respondent encouraged providing ADA access for residents.

#### **Non-Design-Related Comments**

- **Traffic & Parking.** Many respondents encouraged offering adequate parking for employees/residents under the building as neighboring streets are overcrowded. Others expressed hope that the increased density does not impede traffic flow/safety for longtime neighborhood residents as the area is already congested and parking limited. One respondent noted that since the project is less than a mile from a light rail station, parking should not be needed and offering it impacts climate change.
- **Impacts.** Many respondents inquired what steps will be taken to mitigate impacts on neighbors and encouraged building sound barriers during construction and prohibiting construction vehicle access via 24<sup>th</sup> Ave NE as the roads are used for playing, walking, local deliveries and as a thoroughfare for resident bikes/cars. One respondent expressed concern construction noise will drive away clients/cause them not to be able to pay rent. Others expressed concern about air pollution released when tearing old buildings down including hazardous materials like asbestos/lead. Others expressed concern for the traffic, people and parking demands commercial space will bring so close to a community center that children/families peacefully enjoy.
- **Commercial.** A few respondents expressed excitement/support for street-level commercial and encouraged coffee shops, restaurants, drug stores or a daycare, community meeting areas/rooms or play areas for children and not just senior housing food.
- **Ravine.** Numerous respondents encouraged the project team to restore the ecology of the ravine next to Ravenna Park as part of the project and others expressed concern about the ravine's ecology/stability with a massive structure on top of it.
- **Affordability.** A few respondents encouraged keeping housing on the site and offering affordable housing.

#### **Miscellaneous Comments**

- **Oppose.** Several respondents noted they do not want this project as the area has enough new developments, it cannot handle the increase it's already getting from the 25<sup>th</sup> U-Village area, it will change the dynamic of the neighborhood and make it less safe/viable, and they want this part of the city to remain peaceful and quiet.
- **Support.** A few respondents noted that they are excited for the increased density and retail, and they value having Era Living as part of the community.
- **Outreach.** A few respondents thanked the project team for keeping residents well-informed and encouraged open communication and timely notice of phases of development for the neighbors who live close by, as well as respecting the wishes of the neighbors during the construction phase and working with them.
- **Miscellaneous.** One respondent encouraged buying-up properties around the building at a fair market rate.

# 2315 NE 65th St Project Survey

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Thank you for taking the time to complete our survey for the 2315 NE 65<sup>th</sup> St project! This project proposes construction of a new mixed-use building for independent senior housing and street-facing commercial use. The building will include one story of below-grade covered parking and five stories of residential units and amenity spaces. As a family-owned company that has served the local Ravenna community for almost 35 years now, we are committed to creating something that meaningfully contributes to the neighborhood. We welcome your thoughts, as they will help shape our vision and approach for this project.

This survey will be open from April 29, 2022 to May 20, 2022, after which time we will 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 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

- \_\_\_ Great exterior design and use of materials
- \_\_\_ Bike lane improvements
- \_\_\_ Other \_\_\_\_\_

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

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

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

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7. Anything else you'd like to add?

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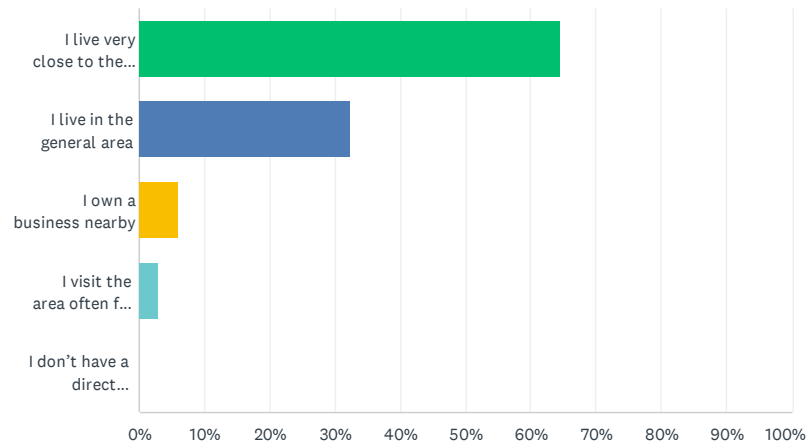
#### FORM SUBMITTED PAGE

Thank you for sharing your 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 (2315 NE 65<sup>th</sup> St) 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 [2315NE65thStProject@earlyDRoutreach.com](mailto:2315NE65thStProject@earlyDRoutreach.com).

2315 NE 65th St Project Survey

Q1 What is your connection to this development project?

Answered: 34 Skipped: 0



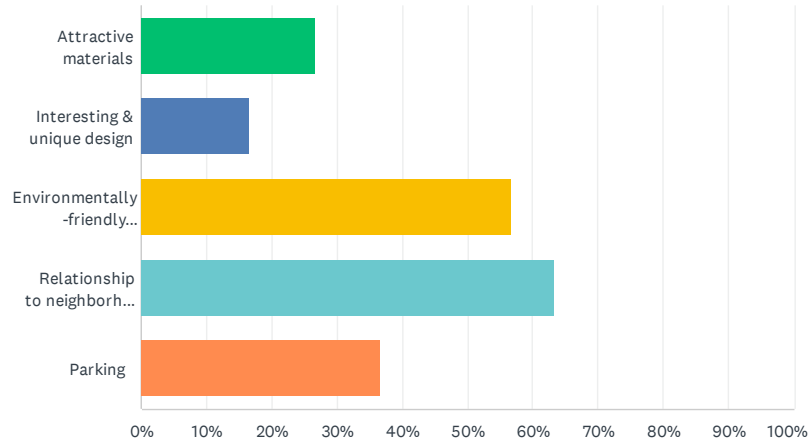
ANSWER CHOICES		RESPONSES	
I live very close to the project		64.71%	22
I live in the general area		32.35%	11
I own a business nearby		5.88%	2
I visit the area often for work or leisure		2.94%	1
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 34			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

2315 NE 65th St Project Survey

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

Answered: 30 Skipped: 4



ANSWER CHOICES	RESPONSES
Attractive materials	26.67% 8
Interesting & unique design	16.67% 5
Environmentally-friendly features	56.67% 17
Relationship to neighborhood character	63.33% 19
Parking	36.67% 11
Total Respondents: 30	

#	OTHER (PLEASE SPECIFY)	DATE
1	Safe access. Parking safely. Not adding to congestion	5/16/2022 9:44 AM
2	2 year construction disruption and lack of afternoon sun on my property	5/6/2022 11:12 AM
3	Please do not replicate the extremely ugly designs of so many current projects in Seattle. Further, please consider the impact on neighboring buildings. It seems the new project will eliminate the views and light that current neighbors now have.	5/4/2022 11:12 AM
4	Not helping to create a corridor of tall walls along 65th.	5/3/2022 8:00 AM
5	Needs to be a pull out area for emergency vehicles in delivery vehicles as well as parking for residents and employees	4/30/2022 4:02 PM
6	We do not want this project to be because of all the construction, noise, potential hazard dust and pollutants to the people living very close to it. Old buildings have hazardous materials like asbestos and lead, which can contaminate the environment and the people around who will be constantly breathing this air. The building is beautiful and historic and it doesn't need to be demolished.	4/29/2022 1:38 PM

### 2315 NE 65th St Project Survey

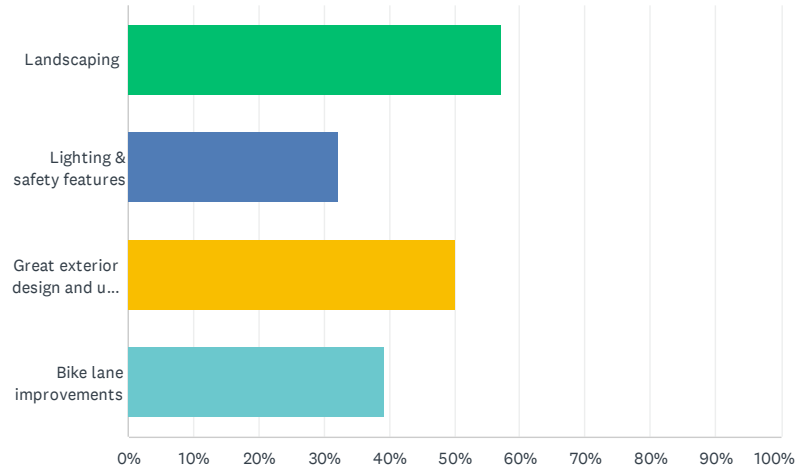
7	Set-back and garden in front, as now.	4/28/2022 10:08 AM
8	keeping housing there for those living in seattle housing	4/27/2022 4:05 PM
9	Traffic generated through the neighborhood behind the building - both during construction and after construction	4/26/2022 3:07 PM



2315 NE 65th St Project Survey

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

Answered: 28 Skipped: 6



ANSWER CHOICES	RESPONSES	
Landscaping	57.14%	16
Lighting & safety features	32.14%	9
Great exterior design and use of materials	50.00%	14
Bike lane improvements	39.29%	11
Total Respondents: 28		

#	OTHER (PLEASE SPECIFY)	DATE
1	Bike lane is not safe as it stands in this traffic	5/16/2022 9:44 AM
2	Height and off street pull in	5/6/2022 11:12 AM
3	While high rise/taller buildings speak to urban density, this tendency is creating canyons throughout Seattle. It would be great to keep the building height in line with neighboring properties.	5/4/2022 11:12 AM
4	Needs to be adequate parking for employees and residents under the building. Neighboring streets are already overcrowded with parked vehicles	4/30/2022 4:02 PM
5	None of the above for this project.	4/29/2022 8:14 PM
6	Adding commercial space to this project will be a real concern as it will bring more traffic and people in an area so close to a community center where children and family peacefully enjoy. Children walk by this building to get to the community center and the amount of cars and people around can present a real danger	4/29/2022 1:38 PM
7	No preference	4/28/2022 1:43 PM

### 2315 NE 65th St Project Survey

8	ADA access for current residents	4/27/2022 4:05 PM
9	Restoring the ecology of the ravine area next to Ravenna Park	4/27/2022 12:15 PM
10	Drop off and pick up area that doesn't block 65th	4/27/2022 8:31 AM

2315 NE 65th St Project Survey

## Q4 What do you value most as new developments are built in your neighborhood?

Answered: 33 Skipped: 1

#	RESPONSES	DATE
1	We have enough new developments and we don't need anymore. They do not help the neighbors to be more connected but just the opposite bring in disconnect. These projects are casting such a shadow that they block the sun in some places. We have enough new development on 65th and 25th please stop building because you can. You are ruining neighborhoods.	5/16/2022 9:44 AM
2	Minimizing the scale; keeping the neighborhood as quiet and clean as possible	5/10/2022 4:26 PM
3	That the increased density does not impede further on parking, traffic flow and safety for those of us who have lived in this neighborhood for a long time.	5/9/2022 4:43 PM
4	Density and mixed use. I'm excited for new ground-floor retail and that more people will be living on the same chunk of land.	5/9/2022 9:34 AM
5	Really that's a question? When has anyone who has to live through a 2 year build thought there was value in that and at the end have the outcome effect their property for ever?	5/6/2022 11:12 AM
6	That they respect and support the environmental and historical elements of our community while also supporting diversity.	5/4/2022 12:50 PM
7	Affordability, design character, external beauty	5/4/2022 11:12 AM
8	Lessening the impact on neighbors and the environmental impact on the ravine.	5/3/2022 8:24 PM
9	Strong pedestrian character; a mix of active commercial spaces, landscaping, and tactile materials at street level (building frontage & sidewalk features).	5/3/2022 9:43 AM
10	That they not turn a quiet residential area, with a lot of air and light into a wind tunnel of soulless high walls facing the street. Having gardens hidden in the back is of little value to the neighborhood if buildings present only flat, tall walls to the street.	5/3/2022 8:00 AM
11	Businesses on street floor for public use and facilitate community for upstairs residents. Coffee shop, meeting room, play area for children, (daycare). Restaurant, drugstore?	5/2/2022 7:20 PM
12	What I value most is that the buildings blend in with the neighborhood, that the height is consistent with the height of existing neighborhood buildings, and that there are pockets of green space incorporated into the exterior of the building on the street side.	5/2/2022 3:14 PM
13	That traffic isn't disrupted during the construction process	5/1/2022 4:00 PM
14	Maintaining the walkability and character of the neighborhood. I believe in density, and value having ERA Living as part of the community. I appreciate the street level commercial as part of the design.	4/30/2022 4:33 PM
15	Commercial space must truly be commercial space. Not some scheme for you to put your restaurant up by the sidewalk. Nobody wants to eat senior housing food.	4/30/2022 4:02 PM
16	Don't create more traffic; keep primarily residential feel of neighborhood.	4/30/2022 2:57 PM
17	Wide shared use pathway in front of building for people walking and biking. And, aesthetic landscape.	4/30/2022 8:22 AM
18	The project has to be small scale, in keeping with the residential nature of the neighborhood. This project is way too large.	4/29/2022 8:14 PM
19	We do not value new developments around our neighborhood it disrupts the peace of our livelihood. It is loud, environmentally not friendly as a lot of air pollution is released into the air when tearing down old historic buildings.	4/29/2022 1:38 PM

### 2315 NE 65th St Project Survey

20	That you build sound barriers during construction so the construction sounds will not negatively impact my music business.	4/28/2022 11:15 PM
21	Sustainability!	4/28/2022 1:43 PM
22	ample off street parking so as to avoid illegal parking on neighborhood streets	4/28/2022 12:12 PM
23	Landscaping and fitting in the neighborhood. Not dominating the streetscape.	4/28/2022 10:08 AM
24	Bringing more shops and services	4/27/2022 5:09 PM
25	that people of all ages are in the community - and there is a space for elderly people - affordable housing - a building that is classic in style - not MOD	4/27/2022 4:05 PM
26	match the historical style of surrounding homes	4/27/2022 12:23 PM
27	I value restoring existing buildings, not destroy and start again. I also put priority on preserving existing large trees.	4/27/2022 12:15 PM
28	Fitting into the neighborhood, not just cement buildings with store fronts	4/27/2022 8:31 AM
29	They consider impacts the built environment has on climate change. Building parking encourages driving.	4/26/2022 4:32 PM
30	Keeping the quiet environment of a neighborhood	4/26/2022 3:07 PM
31	Enough parking and great architecture to fit into the Ravenna community	4/26/2022 11:14 AM
32	Owner responsibility to provide offsite (not street) parking & aesthetics of the building	4/26/2022 11:04 AM
33	Mixed character rather than single use, reduced emphasis on automobiles.	4/26/2022 10:23 AM

2315 NE 65th St Project Survey

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

Answered: 28 Skipped: 6

#	RESPONSES	DATE
1	25th and 65th are already extremely impacted. Building more will only make it worse and I can't even imagine what that will look like. This property has only 65th access . A beautiful park and neigh hood sits behind it that is a dead end but people constantly come into it trying to get to 65th especially when traffic is not moving which is several times a day. Please don't build anymore. It simply can not handle the increase that it is already getting from 25th u village area.	5/16/2022 9:44 AM
2	This area is already congested and parking is limited, and this new building will make that worse. Adding a building of this size would make this area less livable for those of us in other buildings. Two years of construction would be noisy and dirty, and a taller building will mean less light on other buildings and on the streets, another important piece of livability.	5/10/2022 4:26 PM
3	This is a family neighborhood with multiple large public schools in the vicinity (so lots of kids). Please do not further impede traffic flow, and don't bring undesirable elements into the neighborhood. We want this part of the city to remain peaceful and quiet.	5/9/2022 4:43 PM
4	I am concerned about the ecology and stability of the ravine. I think it would be really great if the project could include a lot of restoration work on the rest of the ravine as well. Maybe the city can require that as part of the permitting process? Certainly there will be more access to the ravine through the construction site than there normally is. Also, I know some of our neighbors are pretty upset about the project, so this may help gain their support. The tree in the ravine seem very unhealthy, many are either dead or being overtaken by invasive ivy/black berries. Restoring the part of the ravine (like was done in Ravenna Park) would be awesome.	5/9/2022 9:34 AM
5	Ravenna park/ravine area is a fragile environmental resource that supports wildlife and is an area that enjoyed by many people. Protection of this resource is important.	5/4/2022 12:50 PM
6	The neighborhood currently works for a wide demographic: young people, families with young children, active retirees, and not-so-active retirees. The location is not pretentious but has many amenities: access to shopping(U Village), a variety of restaurants, walking and biking trails, access to major arterials and the freeway. Please respect the ambiance of the neighborhood, which is still reflective of "old Seattle" charm.	5/4/2022 11:12 AM
7	This property borders on the ravine, which adds to the neighborhood's character and desirability. I'm concerned about the impact of building such a massive structure right on top of the ravine.	5/3/2022 8:24 PM
8	nothing that you have not studied	5/3/2022 9:43 AM
9	Although 65th St. was "upzoned," the neighborhood character is one of the oldest, most historic and architecturally distinguished in the city. It is open and airy and when you walk down the street you see sky and gardens.	5/3/2022 8:00 AM
10	Daycare integrated into senior housing .	5/2/2022 7:20 PM
11	Yes, there is a restriction on vehicular access to the Ida Culver property as you approach from the south on 24 Ave NE. Many years ago a restriction was established that prevents any vehicles, except emergency vehicles, from accessing the back of Ida Culver through the fenced area on its south perimeter. This restriction is recorded at the King County Recorder's Office. This means construction vehicles are prohibited from using NE60th street to access the property from 24th Ave NE. The neighborhood to the south of Ida Culver House on 2315 NE 65th Street consists of approximately 70 single family dwelling residences. It is congested with pedestrian and vehicular traffic. Today the age range of residents runs from one month to 102 years old. The roads here are used for playing in, walking, delivery vans making frequent deliveries, and as a thoroughfare for bicycles and cars of residents. People who live in the	5/2/2022 3:14 PM

## 2315 NE 65th St Project Survey

neighborhood and residents of 25th Ave NE use NE 60th Street and 24th Ave NE for night time and daytime parking.

12	No	5/1/2022 4:00 PM
13	What mitigation will be required and made to the adjacent ravine/ECA? I have some concern that the additional impermeable surface area and loss of the outdoor garden area will create more runoff. What if any mitigation will occur to offset that and prevent further erosion of the steep slopes?	4/30/2022 4:33 PM
14	It would be good if it could be accessed from behind (off 24th) for some of construction vehicles so doesn't create a logjam on 65th. Think there is a city-owned patch of land right behind the property.	4/30/2022 2:57 PM
15	No	4/30/2022 8:22 AM
16	It needs to be scaled way down - made much smaller.	4/29/2022 8:14 PM
17	This neighborhood has a very large amounts of families and young little children. A project this big can pose a real danger for the families living around and the families who go to the community center for recreation. We opposed this project. Also a project of five stories will block the sun and privacy of the houses around and it will make this beautiful neighborhood area into a commercial one.	4/29/2022 1:38 PM
18	In building to five stories it will block most of the natural light that comes into my offices. But I am most concerned that two years of major construction noise will drive away all of my clients and I will not be able to pay my rent.	4/28/2022 11:15 PM
19	NA	4/28/2022 1:43 PM
20	This is already a high-traffic, low parking neighborhood. I don't feel that additional commercial space is needed or wanted as it will only increase traffic and parking demands.	4/28/2022 12:12 PM
21	We've lived here for 40 years and Ida Culver has always been attractive with great flower/bush landscaping in the front. Maintain that!	4/28/2022 10:08 AM
22	Keep the garden	4/27/2022 5:09 PM
23	yes, it has housed people who enrich the community	4/27/2022 4:05 PM
24	The property adjoins neglected city parks property in a ravine	4/27/2022 12:15 PM
25	It's less than a mile from a 500 million dollar light rail station. More parking is not needed	4/26/2022 4:32 PM
26	The area directly behind the current building is a quiet single family home neighborhood. It is a nook of dead end streets. The noise from this construction will be extremely disruptive and ongoing as the project is anticipated to take up to two years to build. If construction trucks are allowed to access the property via 24th NE the disruption will be even worse. Aside from tearing up the streets and the pollution such trucks would bring, we are only able to leave our neighborhood via NE 60th Street. Our streets in this small neighborhood enclave can only handle one car at a time. If construction vehicles are allowed to access the property via 24th NE it will could seriously impact the ability of individuals living in the adjacent neighborhood to come and go. In addition, construction vehicles could pose a safety hazard if they were present and prevented emergency vehicles from accessing the neighborhood	4/26/2022 3:07 PM
27	Too many people live in this area to be supported by the current infrastructure	4/26/2022 11:04 AM
28	Property needs a loading zone for moving in and out and handling emergency vehicles that does not block vehicle or bike traffic.	4/26/2022 10:23 AM

2315 NE 65th St Project Survey

## Q6 What do you think are the top considerations for making this building successful?

Answered: 28 Skipped: 6

#	RESPONSES	DATE
1	Not to build this type of project. It needs a different space with more property and not on a already highly congested area . And then you are going to put elderly there to fend for themselves! Horrible idea. And then developers walk away they don't live there.	5/16/2022 9:44 AM
2	Consideration of what we want our neighborhoods to look and feel like and the impact of one building on others.	5/10/2022 4:26 PM
3	Long-term, environmental planning. Let's make the whole project as green as we can (including the building, landscaping, facility operations, etc) for now and for the future. I'm also excited for the increased density and retail.	5/9/2022 9:34 AM
4	buying up properties around the building at a fare market rate.	5/6/2022 11:12 AM
5	Keeping the design "quiet" and blending in well with the ravine environment on its edges. The proposed density is not an issue to me, but please don't add a building whose design screams out "look at me!" Also, please keep the street/sidewalk edges safe and attractive for all. Please help add to Seattle's tree canopy in landscaping plans too; shade is valuable in our city. Respect the history of the neighborhood; these connections can create a more interesting environment and interpretive features can be added to provide context.	5/4/2022 12:50 PM
6	Affordability for seniors	5/4/2022 11:12 AM
7	Minimizing the impact on its nearest neighbors who will be essentially living in a massive construction site.	5/3/2022 8:24 PM
8	Going beyond the status-quo energy code requirements, making this a truly long-term sustainable project. Creating a passive-house level environment will make it that much more comfortable for seniors to thrive.	5/3/2022 9:43 AM
9	Integration of services. Community meeting areas and rooms	5/2/2022 7:20 PM
10	The top considerations for making this building successful includes open communication and timely notice of phases of development for the neighbors who live close by. It is important to respect the wishes of the neighbors during the construction phase and work with them.	5/2/2022 3:14 PM
11	Integrating the design into the neighborhood.	4/30/2022 4:33 PM
12	Adequate underground parking, doesn't create eyesore for near neighbors	4/30/2022 2:57 PM
13	Multi-use pathway in front. Aesthetic landscape. Interesting architecture.	4/30/2022 8:22 AM
14	Make it smaller.	4/29/2022 8:14 PM
15	Keeping the original facade do not make this building taller than what it currently is and do not demolish this building. it is historic.	4/29/2022 1:38 PM
16	Sound proofing and providing enough parking.	4/28/2022 11:15 PM
17	NA	4/28/2022 1:43 PM
18	Don't attract more people to the neighborhood. Make improvements to crosswalks and bicycle lanes near the site. Provide ample off-street parking.	4/28/2022 12:12 PM
19	Attractive to the neighborhood and appealing and practical for the residents.	4/28/2022 10:08 AM
20	Make it pretty and have good local stores	4/27/2022 5:09 PM
21	that housing is provided to all who currently live in the building and that the building is beautiful	4/27/2022 4:05 PM

### 2315 NE 65th St Project Survey

22	high quality construction for the seniors, earthquake safety, ventilation	4/27/2022 12:23 PM
23	Depends on how you define success, as profit or environmental sustainability. The latter is much more important	4/27/2022 12:15 PM
24	Good pedestrian environment on the frontage.	4/26/2022 4:32 PM
25	Please honor the promise that the Ida Culver House had with the neighborhood adjacent to the rear of the building - namely, that the back gate remains locked. There is no access allowed to the back area of the Ida Culver House - not commercial vehicles, emergency vehicles or personal vehicles. This is how we have maintained a good relationship with the Ida Culver House	4/26/2022 3:07 PM
26	Upscale architecture/landscaping, ample parking for residents, guests and retail so cars are not on the street.	4/26/2022 11:14 AM
27	Again aesthetically pleasing that fits with the neighborhood	4/26/2022 11:04 AM
28	Connect better with the neighborhood.	4/26/2022 10:23 AM



## 2315 NE 65th St Project Survey

### Q7 Anything else you'd like to add?

Answered: 19 Skipped: 15

#	RESPONSES	DATE
1	Consider a different sight for all of your retail spaces. We don't need any more retail and we don't need high buildings blocking the sun	5/16/2022 9:44 AM
2	Please restore the ravine!	5/9/2022 9:34 AM
3	What are the steps being taken to mitigate neighbors directly impacted by your project?	5/6/2022 11:12 AM
4	Again, we are a bit heartsick that the new building will damage the views and light we enjoy in our current space.	5/4/2022 11:12 AM
5	I'm not excited about this project. I'm work from home quite a bit and I will essentially be living in a construction site. The noise is a major concern for me.	5/3/2022 8:24 PM
6	As urban planners have known since the dawn of tall buildings in urban areas, setbacks are a good method of providing a transition to the scale of a neighborhood. These should be required of any structure facing the street in this residential neighborhood. Don't destroy Ravenna.	5/3/2022 8:00 AM
7	No	5/2/2022 7:20 PM
8	Thanks for keeping us well-informed.	4/30/2022 4:33 PM
9	No	4/30/2022 8:22 AM
10	This project is huge - way too big.	4/29/2022 8:14 PM
11	We live right behind this building and we opposed this project. This project will not only completely change the dynamic of our neighborhood it will make it less safe, and less livable. This project will pose a high health risk to the health of the neighbors and the safety of the large number of young children living around this beautiful historic building. We do not want this project in our backyards.	4/29/2022 1:38 PM
12	Build construction sound proofing!!! Or limit construction hours to 9-3pm.	4/28/2022 11:15 PM
13	NA	4/28/2022 1:43 PM
14	no.	4/28/2022 12:12 PM
15	No	4/28/2022 10:08 AM
16	Keep the garden	4/27/2022 5:09 PM
17	Build bigger with less parking.	4/26/2022 4:32 PM
18	It is very distressing to know that we will be exposed to lengthy construction noise. To add construction vehicles to our neighborhood would cause a lot of anger. Please consider minimizing the impact on a neighborhood that has existed prior to your plans for this property	4/26/2022 3:07 PM
19	N/A	4/26/2022 11:04 AM

## PROJECT EMAILS/COMMENTS



Squarespace <form-submission@squarespace.info>

To: 2315 NE 65th St Project



Tue 4/26/2022 4:27 PM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Pat Dunn

**Email:** meestertweester@hotmail.com

**Message:** This project is an opportunity to open up the north arm of Ravenna Park to the community. Compare this project to the Maple Leaf Reservoir lidding project, where access to the resultant park was made via an easement through new residential construction at NE 88th and 12th Ave NE.

Today 24th Ave NE dead-ends at a gate at Ida Culver House nor is there any apparent access to 65th through the park. Creating a pedestrian path that connects NE 65th Ave to 24th Ave NE while simultaneously opening access to the ravine trail would enhance walkability and a connection to the neighborhood.

While not fully integrating two green areas, this improvement would help connect Ravenna Park with Ravenna Eckstein Park two blocks west of this access point. Ida Culver House residents would certainly enjoy watching families with kids and dogs walking through this new gateway to the park as well.



jebendich@comcast.net

To: 2315 NE 65th St Project



Mon 5/2/2022 10:38 AM

Dear person (whoever you are),

Have you checked the King County Recorder's Office re 24<sup>th</sup> Ave. NE re the Ida Culver property? My question is whether you contemplate construction access via 24<sup>th</sup> Ave. NE, or will all vehicles be using NE 65<sup>th</sup> St.? Please let me know about that as soon as possible. Thank you.

Judith E. Bendich  
1754 NE 62<sup>nd</sup> St.  
Seattle, WA 98115  
(206) 525-5914



Squarespace <form-submission@squarespace.info>

To: 2315 NE 65th St Project



Tue 5/3/2022 7:58 PM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Orla Concannon

**Email:** orla@eldergrow.org

**Message:** Interested in the development; my mom is also interested in moving in upon completion. Thank you.

when will the first Design Review meeting take place?



Glenn Evans <k7gle@q.com>

To: 2315 NE 65th St Project



Thu 5/5/2022 4:18 PM

## Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 2315 NE 65th St Project



Sat 5/7/2022 11:08 AM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Patricia Novotny

**Email:** patricianovotny@mac.com

**Message:** Hi. My parents were at Ida Culver from 2004 through 2008. I spent a lot of time at the facility. I appreciate the need for an upgrade. In particular, I recall the air conditioning problem experienced during the summer. Awful! Built for the old, cooler Seattle summers. Also understand the need for greater capacity.

I have some concerns about the height because of difficulty evacuating during, for example, power failure. But I suppose the height is necessary to accommodate larger population while preserving some outdoor space.

That brings me to my most pressing concern: minimizing the building's footprint in order to maximize outdoor spaces. I remember so clearly how much the residents, including my parents, enjoyed the outdoor space — picking blueberries, relaxing on the benches, alone or with friends, birdwatching, enjoying the seasonal changes, barbecuing and other gatherings, and in some cases, smoking. (Hard to quit after many, many years, though fortunately, not on my parents' list of problems. I could go on with examples of how crucial to quality of life was the ability to spend time in that courtyard. I had one of the most precious conversations with my mother near the end of her life sitting on a bench. The privacy combined with the spaciousness without question made that conversation possible.

I know you have a finite space, but, again, I hope you will do everything possible to offer this feature. Even with a relatively small space, there are configurations that can create a sense of greater spaciousness (e.g., the zoo). It would also be nice to muffle the sounds of traffic, worse than ever and specifically affecting an elderly population.

Okay, that's my two cents (or ten). I made a lot of friends at Ida Culver and continued to visit after my parents died. I'm very glad it will stay in the neighborhood.

Hope you read this.

PN

## Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 2315 NE 65th St Project



Tue 5/10/2022 4:33 PM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Bridget DeMouy

**Email:** wondertwin13@gmail.com

**Message:** Thank you for giving us advance notice about these plans. I am very concerned about the impact on my quality of life here. This area is already congested, and parking is often limited. This new building will likely make that worse, even with its parking lot, and will mean two years of noise and dirt from the construction for those of us who live in nearby apartments (in my case, directly across the street). I also have concerns about increasing the number of floors in that building, and the effect it will have on light on the streets and the feel of the area in general. I love my apartment and don't want to move, but this has got me thinking I might have to move to get away from all of these negative impacts, which is an awful thing to do to people. Please consider all of this as you make your plans. Thank you.

## Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 2315 NE 65th St Project



Mon 5/16/2022 9:16 AM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Mary Slatt

**Email:** mjslatt@comcad.net

**Message:** I believe we have enough urban impact on our community. We are struggling with congestion, traffic and parking. There are already too many retail empty spaces on 65th. People already crossing dangerously to get to these retailers because there is not enough parking! This is not a good spot to add anymore. We have enough between the u village to further down west on 65th to deal with. All this renewal is making it very difficult to even go to the store. I believe that the only one who benefit from all these projects are the developers and I bet they don't live anywhere near 65th. Please don't build bigger. It is so crazy there between pedestrians, bikers, distracted drivers, and road rage because you are always in a line waiting and hoping no one walks out in front of you. I believe there are too many problems with this sight to go bigger.

## Form Submission - New Form

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Squarespace <[form-submission@squarespace.info](mailto:form-submission@squarespace.info)>

To: 2315 NE 65th St Project



Sun 5/22/2022 9:56 AM

Sent via form submission from [2315 NE 65th St Project](#)

**Name:** Kathy Schmidtke

**Email:** [kathyesh@att.net](mailto:kathyesh@att.net)

**Message:** Please think through fire truck access and emergency vehicle parking. Potential Curb cut into side walk to accommodate FD engine width, and not block traffic on 65th.

Fire trucks, city buses and garbage trucks and school traffic to ASB and Roosevelt HS all use this one road.