

3211 MARTIN LUTHER KING JR WAY S PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

OUTREACH DOCUMENTATION

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

PROJECT NUMBER: 007306-21PA

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Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

JUNE 2022

3211 Martin Luther King Jr Way S Project

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

Project Address:	3211 Martin Luther King Jr Way S, Seattle WA 98144
Brief Description:	This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.
Contact:	Natalie Quick
Applicant:	Blunial Holdings, LLC
Contact Information:	3211MLKJrWaySProject@earlyDRoutreach.com
Type of building:	Multi-Use
Neighborhood:	Mount Baker
In Equity Area:	Yes

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 featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic with QR code directing recipients to project website were mailed to 218 residences and businesses and shared with 12 neighborhood community groups and 54 media outlets in list provided by Department of Neighborhoods. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* May 10, 2022

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website with public commenting function.
- *What we did:* Project website featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic as well as comment function with text box on landing page 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:* May 10, 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 featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* May 10, 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.** When asked what is most important about the design of a new building on this property, 80 percent of survey respondents said relationship to neighborhood character; 60 percent said environmentally-friendly features; 40 percent said interesting and unique design; and 20 percent said parking. Several respondents encouraged accessibility. Others encouraged creating an attractive, non-rectangular building that is well-designed for everyone, allows natural sunlight, and has open space for residents and the community.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 71 percent of survey respondents said landscaping; 43 percent said lighting and safety features; 43 percent said seating options and places to congregate; and 14 percent said bike parking. Respondents expressed support for a building that includes public art and encouraged retaining the existing trees on the west and south sides of the property as they provide habitat for quite a number of wildlife. One respondent inquired whether the freight/loading dock location has been determined so vehicles can make adequate turns.
- **Sustainability.** Respondents encouraged using renewable or green infrastructure for the project, having electric vehicle charging stations and inquired how stormwater will be evaluated and captured.
- **Height & Scale.** One respondent encouraged the building not to block the sun for nearby neighbors.

Non-Design-Related Comments

- **Retail.** When asked what retail components community members were most interested in for this location, 83 percent of survey respondents said new places for coffee or breakfast; 83 percent said new restaurants or bars; 33 percent said new stores for shopping; and 33 percent said new daycare. When visiting a building, office, restaurant or retailer, 86 percent of respondents said local or small businesses inspire them to return; 43 percent said thoughtful design that is open and welcoming; 29 percent said calm, restful places to reflect and relax; 29 percent said a sense of openness and natural light; 29 percent said color and materials used in design; 14 percent said bustling, exciting energy; and 14 percent said great people and service. Respondents expressed support for retail and suggested thoughtful planning for retail spaces; encouraged having rents that local restaurants, bars or stores can afford versus corporations or chains; and encouraged retail that doesn't stand empty or is underutilized like similar projects. Others encouraged having restaurants or other businesses that people use on a daily basis. One respondent suggested having a convenience store.
- **Community Spaces.** A few respondents noted there is a lack of indoor gathering spaces and community development initiatives in the area and encouraged providing spaces that build more community/connections between area residents such as shared working art studios, community event spaces, pop-up maker markets, life skill development, arts and crafts, homework/academic help and community activities/enrichment rather than retail or restaurants/bars.
- **Affordability.** Numerous respondents encouraged affordability and noted that there are a lot of empty spaces, both residential and retail, throughout the neighborhood because prices are too high.
- **Parking, Traffic & Street.** A few respondents inquired why there is so much car parking as the property is next to some of the best transit in the city and encouraged having less. Others noted that the parking situation in the neighborhood is concerning and this building will make it more difficult. One respondent noted that the nearby crosswalk needs recalibration as there's not enough time for an average person to cross, let alone someone with mobility issues. Another inquired what street improvements/street lighting will be proposed.
- **Impacts.** One respondent expressed concern as they live right behind the proposed development and are worried about it coming right to the property line; others encouraged the space to be quiet. One respondent expressed concern about accessibility to nearby buildings during and after construction and another encouraged a well-marked ADA route for potential sidewalk closures/pedestrian detours. One respondent encouraged a geotechnical exploration as diversions of water in the neighborhood have led to homes experiencing sinking conditions within their foundations.
- **Safety.** One respondent noted that they value safety the most as new developments are built in the neighborhood; another noted there have been a lot of problems with drug use and a large transient population that leaves trash in the area, so they would love to see the development have a plan for keeping spaces clean and usable.
- **Diversity.** One respondent noted that diversity is a top consideration for making this building successful.
- **Units.** One respondent encouraged the project team not to make another building full of micro-apartments that don't serve anyone except technology industry transplants. Another inquired whether the building will have balconies and what types of units will be available.
- **Project Name.** One respondent encouraged seeking thoughts on the project name from the community so they can feel a sense of input.
- **Utilities.** One respondent inquired whether the development will be required to pay into the King County Sewer Capacity Charge.
- **Existing Tenants.** One respondent inquired whether there will be any compensation for the relocation of the current tenants on this property such as the Solar Company or the Ethiopian Restaurant Cafe Ibex.

Non-Design-Related Comments

- **Outreach.** One respondent encouraged having a location for public meetings with ADA accessibility once the project has gone to design review, and encouraged the project website and future websites to be ADA accessible to those with visual impairments. One respondents suggested expanding the project notice to more than 500 feet, and encouraged reaching out to the Mt. Baker Hub Alliance.
- **Project Team.** One respondent noted that the project would be a great opportunity to provide for a DBE (Disadvantaged Businesses Enterprise) team member for this project.

3211 Martin Luther King Jr Way S 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	5/8/22	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	CHOICE: High Impact Direct mailing to all residences and businesses within approximately 1000-ft radius of the proposed site Posters include all requirements in III.A	5/10/22	Poster (featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic) with QR code directing recipients to project website mailed to 218 residences and businesses and shared with 12 neighborhood community groups and 54 media outlets featured in list provided by Department of Neighborhoods. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Interactive project website with public commenting function.	5/10/22	Project website featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic as well as comment function with text box on landing page established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Online survey	5/10/22	Online survey featuring translations in Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya and Amharic established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and the SDCI number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative 	5/10/22	Copy of direct mailing poster included in Appendix A.

		<p>way of providing feedback on the project directly to the applicant</p> <ul style="list-style-type: none"> • Include where any additional project information can be found (such as the Seattle Services Portal) • Include a statement informing the public that any information collected may be made public 		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDCI project number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Be publicized on at least one printed outreach method • Be publicly available for a minimum of 21 days • Include a statement informing the public that any information collected may be made public 	5/10/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	6/6/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	6/6/22	See notation above for Printed Outreach. Copies of poster and mailer distribution map to 218 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	6/6/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

3211 Martin Luther King Jr Way S Project

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

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Project 3211 Martin Luther King Jr Way S ready for DON Blog Post



DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>



To: 3211 MLK Jr Way S Project; DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Wed 5/11/2022 10:16 AM

Hello,

Thank you for your patience.

Your project has been posted to the blog: <https://designreviewoutreach.seattle.gov/2022/05/3211-mlk-jr-way-s/>

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 / Early Outreach Design Review Program

Office: 206.684.0209

Fax: 206.233.5142

seattle.gov/neighborhoods

City of Seattle Design Review Required Outreach w/ Equity Requirements

Outreach Plan / March 8th, 2022

Project Address:	3211 Martin Luther King Jr Way S, Seattle WA 98144
Brief Description:	This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.
Contact:	Natalie Quick
Applicant:	Blunial Holdings, LLC
Contact Information:	3211MLKJrWaySProject@earlyDRoutreach.com
Type of Building:	Multi-Use
Neighborhood:	Mount Baker
In Equity Area	Yes

OUTREACH PLAN

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

- Translate all printed and digital copy into the following languages: Spanish, Traditional Chinese, Vietnamese, Somali, Tigrinya, and Amharic.
- All printed & digital media (flyer, survey & website) will contain;
 - Summary of proposal
 - Address of project
 - Contact person
 - Email address, phone number
 - SDCI number, if available
 - Where to find more info, such as the Seattle Services Portal
 - Includes digital outreach - links/QR codes to website/survey
 - Asks for feedback
 - Privacy statement
 - Be publicly available for a minimum of 21 days (digital materials)
- **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.

 - Translate all written copy for the flyer, survey and websites.
 - Produce full-size flyers and web pages in each language.
 - Provide a contact NAME and email or phone number on all printed and digital outreach.
 - Include QR codes along with text links to websites, surveys and translated pages so people can easily connect to each.
 - Digital mailing, including links to website and survey will be sent to community groups and organizations listed in the North Rainer/Mount Baker Neighborhood Snapshot, listed at end of document.
 - Digital mailing, including links to website and survey will be sent to media outlets listed at end of document.
- **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.

- In main website links to translations will be in-language, displayed prominently and easy to navigate.
 - Each page will be translated to requested languages noted above.
 - Invite people to leave or submit comments.
 - The website will include a text box for comments on the main landing page.
 - The website will provide a contact NAME and email or phone number on all printed and digital outreach.
- **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.
 - In main survey page links to translations will be in-language, displayed prominently and easy to navigate.
 - Each survey page will include all information required under the Director's Rule (same information required on posters/mailers).
 - Each page will be translated to requested languages noted above.
 - Invite people to leave or submit comments.

North Rainier/Mt Baker Snapshot Contact List

2100 Building Non-Profit Organizations	info@2100building.com	(206) 407-2100
Asian Counseling and Referral Service (ACRS)	info@acrs.org	(206) 695-7606
Center Park Resident Council	sahlbergjulie(a)gmail.com	(206) 323-9322
Friends of Mount Baker Town Center	towncenterfriends@gmail.com	(206) 328-7787
Mount Baker Community Club	info@mountbaker.org	(206) 722-7209
Lighthouse for the Blind Action Team	mwimmenauer@LHBlind.org	(206) 322-4200
Mt. Baker Housing Association	info@mtbakerhousing.org	(206) 725-4152
Northwest African American Museum	info@naamnw.org	(206) 518-6000
Wellspring Family Services	info@wellspringsfs.org	(206) 826-3050
Mount Baker Hub Business Association	info@mtbakerhub.org	(206) 771-0260
Rainier Valley Greenways	info@seattlegreenways.org	
South Seattle Crime Prevention Council	sspcpc@southcpc.org	(206) 478-9038
Emergency Hubs & Block Watches	email contact form on website	(206) 933-6968

Ethnic Media

Name (Yellow indicates they publish in English solely or in addition to)	Editor/Publisher/Reporter Name/Office	Editor/Publisher/Reporter Email
AFRICAN AMERICAN		
Converge Media	Omari Salisbury	omari@whereweconverge.com
The Facts	Elizabeth Beaver "LaVonne" (Editor)	alzene@yahoo.com
	Marla Beaver	seattlefacts@yahoo.com

The Seattle Medium	Chris B. Bennett	chrisb@mediumnews.net
	Frank P. Barrow	pierce126@aol.com
The Skanner	Bernie Foster (Co-founder and Publisher)	bernie@theskanner.com
	Monica Foster (Seattle Office)	monica@theskanner.com
	Susan Fried (Seattle Photographer)	
	Office	info@theskanner.com
Z-Twins Radio KRIZ 1420AM Seattle KYIZ 1620AM Seattle KBMS 1480AM Vancouver	Chris B. Bennett	chrisb@mediumnews.net
ASIAN/PACIFIC ISLANDER		
Crossings TV	Daniel Sakaya	daniel.sakaya@crossingstv.com
	Office	info@crossingstv.com
ASIAN/PACIFIC ISLANDER - ENGLISH		
International Examiner	Jill Wasberg (editor-in-chief)	editor@iexaminer.org
	Chetanya Robinson (managing editor)	chetanya@iexaminer.org
	Office	iexaminer@iexaminer.org
Northwest Asian Weekly	Assunta Ng (Publisher)	assunta@nwasianweekly.com
	Ruth Bayag (Editor)	editor@nwasianweekly.com
	James Tabafunda (Reporter)	newstabafunda@yahoo.com
CHINESE		
AAT TV (Asian American TV)	David Cho (Advisor)	dcho@aattv.com
	Office	news@aattv.com
China Daily	Editor	editor@chinadailyusa.com
Chinese Radio Seattle on KKNW 1150 AM Alternative Talk	Xiaoyuan Su (CEO)	crsradio@gmail.com
Epoch Times	Ernie Li (Director)	ernie.li@epochtimes.com;
	Frank Chang (Editor)	frankzhang@epochtimes.com
	Echo Liu (Reporter)	echo.liu@epochtimes.com
Seattle Chinese News Media Group (Seattle Chinese News, Washington Chinese Post, and Seattle Chinese Journal)	Tony Chu (CEO)	seattlechinesenews@gmail.com;

	Shiaoshia Chu (General Manager)	chineseseattlenews@yahoo.com
Seattle Chinese Post	Assunta Ng (Publisher)	assunta@nwasianweekly.com
Seattle Chinese Times	Garry Chan (Publisher)	garry@seattlechinesetimes.com
	Joelle Gong	joelle@seattlechinesetimes.com
	Office	info@seattlechinesetimes.com
	Qin Hu (Intern)	huq2@seattleu.edu
	Jian Liu (Intern)	liuj18@seattleu.edu
U.S. Chinese Radio on KXPA 1540 AM	Shiqiao Peng (Producer)	shiqiaopeng@gmail.com
	Tony Liu (Host)	-
EAST AFRICAN		
Washington African Media Association (WAMA)	Office	wamaafrica@gmail.com
ETHIOPIAN		
Andenet TV	Waynigus Debeb	mululife1@yahoo.com
Ethio Youth Media TV / Multimedia Resources and Training Institute (MMRTI)	Assaye Abunie	assaya@msn.com
Ethiopian Community Media Association	Ethiopia/Mulumbet Rette	ethiopy2000@hotmail.com
	Office	info@ecseattle.org;
Ethiopian Observer	Abel Gir	aghirmai@gmail.com
	Office	ethiopians@ethioobserver.net
Tringo TV	Dawit Habte	dawitha@gmail.com;
LATINO		
Actitud Latina	Karina Gasperin	karina@oyepro.com
Conexion Contigo	Lupita Zamora	zamora@lupitaconsulting.com
Eco Lógica Magazine	Stuart Vázquez (Director & Editor)	
El Mundo	Martha Montoya	martha@elmundous.com
	Gustavo Montoya	gustavo@elmundous.com
	Office	editorial@elmundous.com
El Rey KKMO 1360 AM	Jorge Madrazo (Program Director)	jorgemadrazo@seamarchc.org
	Mercedes Garcia (Deejay, Sales & Promotions)	mercedesgarciaelrey1360@gmail.com
	Office	production@elrey1360seattle.com
El Show de Rafael Anariba on Radio Amor	Rafael Anariba	metaforicart@gmail.com
La Grand KDDS 99.3 FM	Edgar Solares (Senior Account Executive)	esolares@bustosmedia.com
	Stephanie "La Traviesa" Lopez (morning co-host)	latraviesafm@yahoo.com ; slopez@bustosmedia.com

La Patrona KNTS 1680 AM	Chuck Olmstead (Director of Local Minsitries)	chucko@salemmediaseattle.com
	Joshua Main (Operations Manager)	joshuam@salemmediaseattle.com
La Pera Radio TV	Rafael Aguilar (Reporter)	laperaradiotv@gmail.com;
La Raza del Noroeste	Pilar Gonzalez Linares (Director)	plinares@soundpublishing.com;
La Super Deportiva on KXPA 1540 AM	Raul Sandoval (Producer)	rulasfutbol@gmail.com
Latino Communications Northwest	Mario Zavaleta	mzavaleta@latinonorthwest.com;
	Office	info@latinonorthwest.com
M Radio Live	Sandra Virginia Maqueda Ramos (Founder)	sandramaquedaradio@gmail.com ;
		sandra.virginia.maqueda@gmail.com
MediaLuna Magazine	Diana Leal Kuntz	Diana.L@medialunamagazine.com;
Menos Grilla Mas Politica	Rafael Granados	rafael9010@gmail.com;
Noticias Univision on KUNS Univision	Pablo Gaviria (Reporter)	pgaviria@kunstv.com
Plataforma Latina TV	Francisco Diaz (Owner)	pacodiazenlared@gmail.com;
	Office	info@plataformalatina.com;
Siete Dias	Raul Perez-Calleja	raulperez@elsietedias.com
Tu Decides/You Decide	Albert Torres	albert@tudecidesmedia.com
Univision (KUNS)	Jose Luis Gonzalez (News Director)	jlgonzalez@kunstv.com
MULTIETHNIC		
Community Radio KBCS 91.3 FM	Yuko Kodama (News and Public Affairs Director)	yuko@kbcs.fm
KVRU-LP KVRU 105.7 FM	PSA Manager	psa@kvru.org
Multicultural Radio Broadcasting KXPA 1540 AM	Andrea Yamazaki (Program Director)	andreay@mrbi.net
Rainier Avenue Radio (RainierAvenueRadio.world)	Tony Benton (Station Manager)	tonyb814@gmail.com
The Voice	Brittney Nitta-Lee	brittney.nitta-lee@seattlehousing.org;
VIETNAMESE		
Northwest Vietnamese News / Người Việt Tây Bắc	Hoa Nguyen (Editor)	news@nvnorthwest.com;
	Dong Phuong Le (Assistant Editor)	NVTB1986@yahoo.com ;
Phuong Dong Times	Mr. Đông Thanh Võ	phuongdong91@yahoo.com ;
Saigon Bao	Office	saigonbaocom@gmail.com ;
SBTN - Saigon Broadcasting Television Network	Office	nvtbraovat@aol.com ;
Seattle Viet Times	Ms. Hanah Ngo	seattleviettimes@gmail.com ;
Viet Bao Mien Nam	Binh Huynh (Seattle & Oregon Office)	binhthuynh2000@yahoo.com;
Vietnamese Today Weekly News / Người Việt Ngày Nay	Mr. Tri Pham	nguoivietngaynay@gmail.com;

3211 Martin Luther King Jr Way S Project

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

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Opportunity to Provide Online Input on the 3211 Martin Luther King Jr Way S Project

ABOUT THE PROJECT

This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls and 17,000 square feet of ground-floor retail.

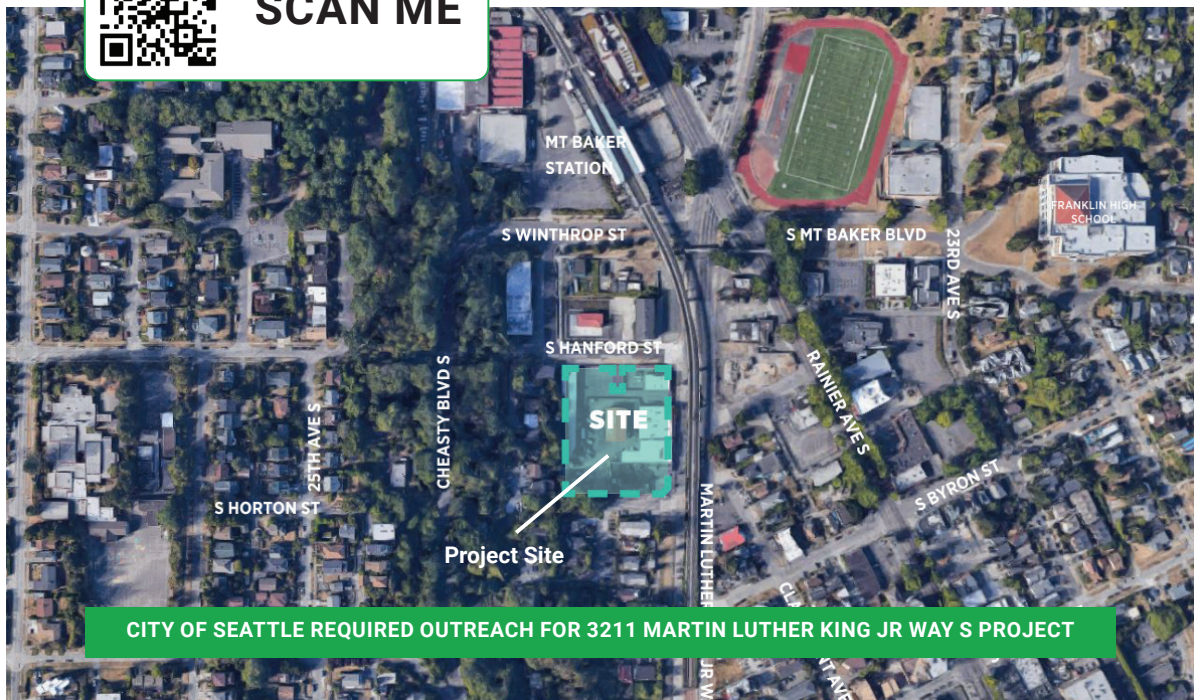


SCAN ME

What: Let us know what you think! Visit our website at www.3211MLKJrWaySProject.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 3211MLKJrWaySProject@earlyDRoutreach.com



ADDITIONAL PROJECT DETAILS

Project Address:
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

Contact:
Natalie Quick

Applicant:
Blunial Holdings LLC

**Additional Project Information on Seattle
Services Portal via the Project Number:**
007306-21PA

Project Email:
3211MLKJrWaySProject@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.

Oportunidad para proveer información en línea sobre el Proyecto 3211 Martin Luther King Jr Way S

SOBRE EL PROYECTO

Este proyecto propone la construcción de un edificio de uso mixto de cinco pisos con aproximadamente 410 unidades de apartamentos, 195 puestos de estacionamiento y 17,000 pies cuadrados de tiendas minoristas en la planta baja.



ESCANEE EL CÓDIGO

Qué: ¡Háganos saber lo que piensa! Visite nuestro sitio web en www.3211MLKJrWaySProject.com para obtener más información sobre este nuevo proyecto, incluida la visión y el enfoque propuestos por el equipo.

Encuesta: Realice nuestra encuesta en línea y comparta sus opiniones sobre el sitio y los componentes del proyecto. (Encuesta ubicada en el sitio web del proyecto).

Comentarios: Provea comentarios adicionales a través de nuestro formulario de comentarios o por correo electrónico al 3211MLKJrWaySProject@earlyDRoutreach.com



REQUISITO DE LA CIUDAD DE SEATTLE DE DIVULGAR EL PROYECTO 3211 MARTIN LUTHER KING JR WAY S

DETALLES ADICIONALES SOBRE EL PROYECTO

Dirección del proyecto:
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

Contacto:
Natalie Quick

Solicitante:
Blunial Holdings LLC

Información adicional del proyecto en el Portal de Servicios de Seattle a través del número de proyecto:
007306-21PA

Correo electrónico de Proyecto:
3211MLKJrWaySProject@earlyDRoutreach.com

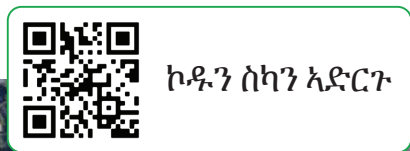
Tenga en cuenta que los correos electrónicos generalmente se contestan dentro de 2-3 días hábiles y están sujetos a las leyes de divulgación pública de la Ciudad de Seattle.

Este esfuerzo es parte del requisito del proceso de divulgación en antelación a la revisión del diseño por parte de la Ciudad de Seattle

በ3211 Martin Luther King Jr Way S ፕሮጀክቱ በአንላይን አስተያየት የመስጠት ዕድል

ስለ ፕሮጀክቱ

ይህ ፕሮጀክት በግምት 410 ኢንሮት-መንጥቶች፣ 195 የመኪና ፓርኪንግ ቦታዎችና፣ 17,000 ስኬር ጫማ የንግድ ቦታ ያለው መጀመርያ ደረጃና ባለ አምስት ፎቶች ሕንፃ ለመገንባት አሳብ አቅርቧል።



ኮዱን ስካን አድርጉ

ምን፡ አሳባቹህ ምን እንደሆነ አካፍሉን! ስለዚህ አዲስ ፕሮጀክት በደብዳቤ ለማወቅና፣ ቡድኑ ያቀደውን ራዕይና አቀራረብ ለማወቅ፣ ድሕረ ገፃችንን በ www.3211MLKJrWaySProject.com ይጎብኙ።

የዳሰሳ ጥናት፡ ስለ ፕሮጀክቱ ቦታና ይዘቱ አሳባችሁን ለማካፈል፣ የአንላይን የዳሰሳ ጥናት ውሰዱ። (የዳሰሳ ጥናቱ የፕሮጀክቱ ድሕረ ገፅ ላይ ይገኛል)

አስተያየቶች፡ ተጨማሪ አስተያየቶች ለመስጠት፣ በአስተያየት ቅጻችን ወይም በኢሜል 3211MLKJrWaySProject@earlyDRoutreach.com ይጎብኙ።



ስለ3211 MARTIN LUTHER KING JR WAY S PROJECT የሲያትል ከተማ አስፈላጊ ማስተዋወቂያ

የፕሮጀክቱ ተጨማሪ ዝርዝር

የፕሮጀክቱ አድራሻ፡
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

የምትገናኙት ሰው፡
ናታሊ ኩኒክ (Natalie Quick)

አመልካች፡
Blunial Holdings LLC

ተጨማሪ መረጃ በሲያትል አገልግሎት ማህደር
የፕሮጀክቱ ቁጥር በኩል፡ 007306-21PA

የፕሮጀክቱ ኢሜል፡
3211MLKJrWaySProject@earlyDRoutreach.com

አብዛኛውን ጊዜ ኢሜሎች ለመመለስ ከ2 እስከ3 ቀናት
እንደሚወስዱና፣ በሲያትል ከተማ ለሕዝብ ይፋ የማድረግ ሕጎች
ተገዥ እንደሆኑ ግምት ውስጥ አስገቡ።

ይህ ጥረት ከንድፍ ግምገማ በፊት፣ የሲያትል ከተማ አስፈላጊ ማስተዋወቂያ ሂደት ነው።

Fursad Lagu Bixiyo Ra'yi-bixin Khadka ah ee Mashruuca 3211 Martin Luther King Jr Way S

KU SAABSAN MASHRUUCA

Mashruucaan wuxuu soo jeediyaa dhisidda dhismo shan dabaq ah oo isticmaal isku dhexjira ah oo ka kooban qiyaastii 410 guri dabaq (apartments), 195 boos oo gaari-dhigasho, iyo dabaqa dhulka oo 17,000 oo fiid oo afar-gees ah oo ganacsi loogu talagalay.

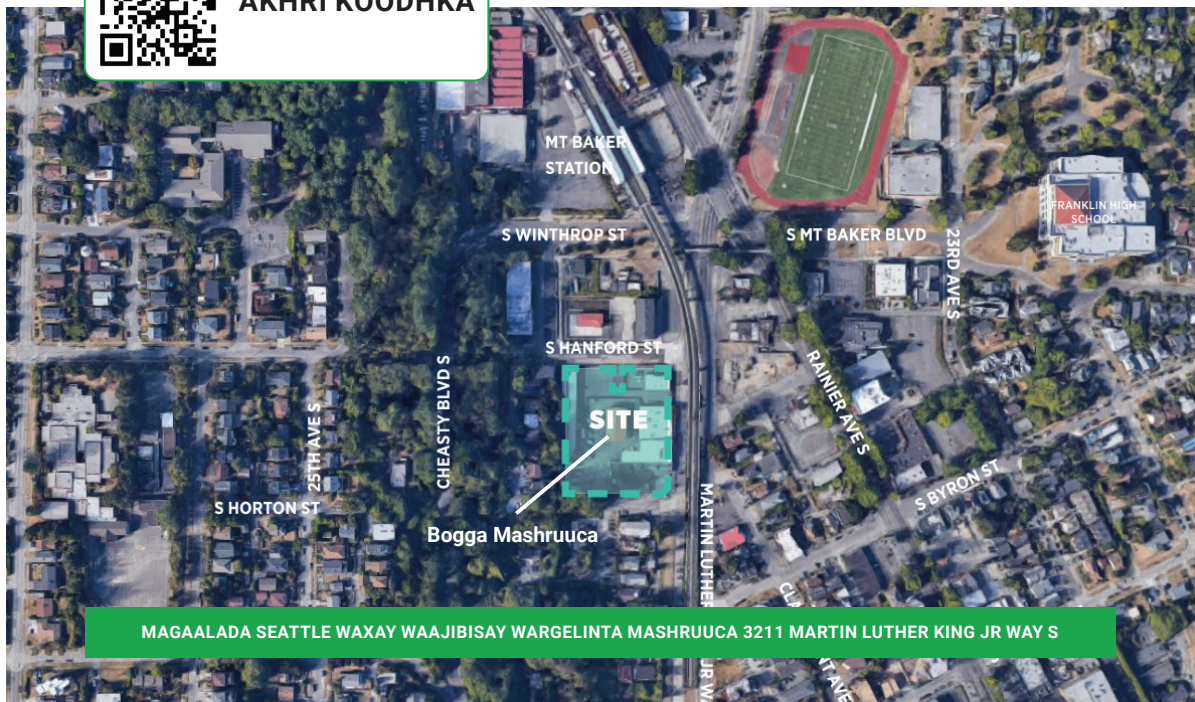


AKHRI KOODHKA

Waxa: Noo soo sheeg waxa aad ku fakareysid! Booqo boggeena khadka www.3211MLKJrWaySProject.com si aad wax badan uga ogaatid mashruucaan cusub, oy ku jiraan hiigsiga iyo qaabilidda kooxdu soo jeedisay.

Ra'yi-aruurin: Qaado ra'yi-aruurinteenaa khadka ku jirta si aad u wadaagtid fikradahaaga ku saabsan goobta mashruuca iyo qeybaha. (Ra'yi-aruurinta waxay ku jirtaa bogga khadka mashruuca).

Faallooyinka: Ku soo gudbi faallooyin dheeri ah foomkeena faallooyinka ama iimeelka 3211MLKJrWaySProject@earlyDRoutreach.com



FAAHFAAHINNO DHEERAAD AH EE MASHRUUCA

Cinwaanka Mashruuca:
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

Xiriiriso:
Natalie Quick

Arjile:
Blunial Holdings LLC

Macluumaad Dheeraad ah ee Mashruuca oo ku jira Bogga Adeegyada Seattle oo lagu heli karo Lambarka Mashruuca:
007306-21PA

Iimeelka Mashruuca:
3211MLKJrWaySProject@earlyDRoutreach.com

Ogow iimeellada waxaa caadi ahaan laga soo jawaabaa 2-3 maalmood gudahood oo ganacsi waxayna ku shardanyihiin sharciyada shaacinta dadweynaha ee Magaalada Seattle.

Dadaalkaan wuxuu qeyb ka yahay hannaanka wargelinta waajibkaa ee Magaalada Seattle, kahor Fiirinta Naqshadda.

在网上提供有关3211 Martin Luther King Jr Way S项目意见的机会

关于本项目

本项目建议建造一座有五层的混合用途建筑物，有约410个公寓单元、195个停车位和17,000平方英尺的地面零售空间。



扫码

关于: 让我们知道您的想法！要了解更多关于此新项目的资料，包括团队提出的展望和发展，请浏览我们的网站 www.3211MLKJrWaySProject.com。

调查: 参与我们的网上调查，以分享您对本项目地点和组件的想法。(调查位于本项目网站上。)

意见: 通过我们的意见表或发送电子邮件到 3211MLKJrWaySProject@earlyDRoutreach.com 以提供更多意见



项目的其他详细信息

项目地址:
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

联系人:
Natalie Quick

申请人:
Blunial Holdings LLC

通过项目编号在西雅图服务网站上有更多关于
该项目的资料:
007306-21PA

项目电子邮件地址:
3211MLKJrWaySProject@earlyDRoutreach.com

请注意，电子邮件通常会在2-3个工作日内回复，
并受西雅图市公共披露法律的约束。

在“设计审查”之前，这项工作是西雅图市要求的推广流程的一部分

Cơ hội góp ý kiến trực tuyến cho Dự án 3211 Martin Luther King Jr Way S

VỀ DỰ ÁN

Dự án này đề nghị xây dựng một tòa nhà phức hợp 5 tầng có khoảng 410 căn chung cư, 195 chỗ đậu xe và 17,000 thước vuông tầng trệt dành cho cửa hàng bán lẻ.



QUÉT MÃ NÀY ĐỂ TRUY CẬP

Điều gì: Hãy cho chúng tôi biết suy nghĩ của bạn! Hãy vào trang web của chúng tôi tại www.3211MLKJrWaySProject.com để tìm hiểu thêm về dự án mới này, bao gồm cả tầm nhìn và cách tiếp cận của nhóm đề xuất.

Khảo sát: Tham gia khảo sát trực tuyến của chúng tôi để chia sẻ suy nghĩ của bạn về địa điểm và các thành phần của dự án. (Bản Khảo sát có trên trang web của dự án).

Nhận xét: Cung cấp nhận xét bổ sung qua biểu mẫu nhận xét của chúng tôi hoặc qua email theo địa chỉ 3211MLKJrWaySProject@earlyDRoutreach.com



CÁC CHI TIẾT BỔ SUNG CỦA DỰ ÁN

Địa chỉ dự án:
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

Liên lạc với:
Natalie Quick

Người đăng ký:
Blunial Holdings LLC

**Thông tin thêm về Dự án có trên Cổng Dịch vụ
Seattle theo số Dự án:**
007306-21PA

Email của Dự án:
3211MLKJrWaySProject@earlyDRoutreach.com

Xin lưu ý : email sẽ được hồi đáp trong vòng 2-3 ngày làm việc và tuân theo luật cho phép tiết lộ công khai của Thành phố Seattle.

Nỗ lực này là một phần của quy trình tiếp cận cần thiết của Thành phố Seattle, trước khi Duyệt xét Thiết kế.

ኣብ ናይ 3211 Martin Luther King Jr Way S ፕሮጀክት ብኣን ላይን ርኢቶ ናይ ምሃብ ዕድል

ብዛዕባ እዚ ፕሮጀክት

ናይዚ ፕሮጀክት ኣቕርቦት፡ ንዝተፈላለዩ ጥቕሚ ዝውዕል ናይ ሓሙሽተ ደርቢ ህንጻ፡ 410 ኣፓርትመንታትን፡ 195 ናይ ማኪና ፓርኪንግን፡ 17,000 ስኩር ፊት ዝሰፍሓቱ ታሕታዋይ ደርቢ ንንግዳዊ ትካላት፡ ዘጠቓልል እዩ።



ነቲ ኮድ ስካን ግበሩ

እንታይ እዩ፡ ሓሳባትኩም ኣፍልጡና! ብዛዕባ እዚ ሓዲሽ ፕሮጀክት ዚይዳ ንምፍላጥን፡ ብተወሳኺ ናይቲ ፕሮጀክት ራኢቶ ኣብ ናይ ኮምፒውተር ድሕረ ባይታና www.3211MLKJrWaySProject.com ተወከሱ።

መጽናዕቲ ዳህሳስ፡ ብዛዕባ ቦታዚ ፕሮጀክትን ትሕዝቶኡን ዘለኩም ሓሳባት ንክተካፍሉና፡ ኣብ ናይ መጽናዕቲ ዳህሳስና ተሳተፉ። (መጽናዕቲ ዳህሳስ ኣብ ድሕረገጽ ናይ ፕሮጀክት ዳህሳስና ይርከብ)

ርእይታትን፡ ተወሳኺ ሓበሬታ ኣብ ቅጥጲ ርኢቶታትና ወይ ድማ ኣብ 3211MLKJrWaySProject@earlyDRoutreach.com ኣቕርቡ።



ብዛዕባ 3211 MARTIN LUTHER KING JR WAY S ፕሮጀክት ናይ ከተማ ሲያትል ኣድላዩ መፋለጢ

ተወሳኺ ዝርዝር ፕሮጀክት፡

ኣድራሻ ፕሮጀክት፡
3211 Martin Luther King Jr Way S,
Seattle, WA 98144

ትራክብዎ ውልቀ ሰብ፡
ናታሊ ኩዊክ (Natalie Quick)

ኣመልካቲ/ት፡
Blunial Holdings LLC

ተወሳኺ ሓበሬታ ኣብ ናይ ሲያትል ኣገልግሎት
ስርዒት(ፖርታል) ብናይ ቁጽራ ፕሮጀክይ፡
007306-21PA

ናይ ፕሮጀክት ኢሜይል፡
3211MLKJrWaySProject@earlyDRoutreach.com

ንትልእኹም ኢሜይል ብሓፈሻ ኣብ ውሽጢ 2 ከሳብ 3 መዓልታት
መልሲ ከም እትረኽቡን፡ ብናይ ከተማ ሲያትል ናይ ምግለጽ ሕጊ
ዝምልከብ ምዃን ኣብ ግምት ኣእትውዎ።

እዚ ጸዕሪ፡ ቅድሚ ናይ ናይ ንድፊ ዳግመ ርኢቶ፡ ብናይ ከተማ ሲያትል ናይ መፋለጢ ኣካይዳ ዝግበር እዩ።

Direct Mailing: 3211 Martin Luther King Jr Way

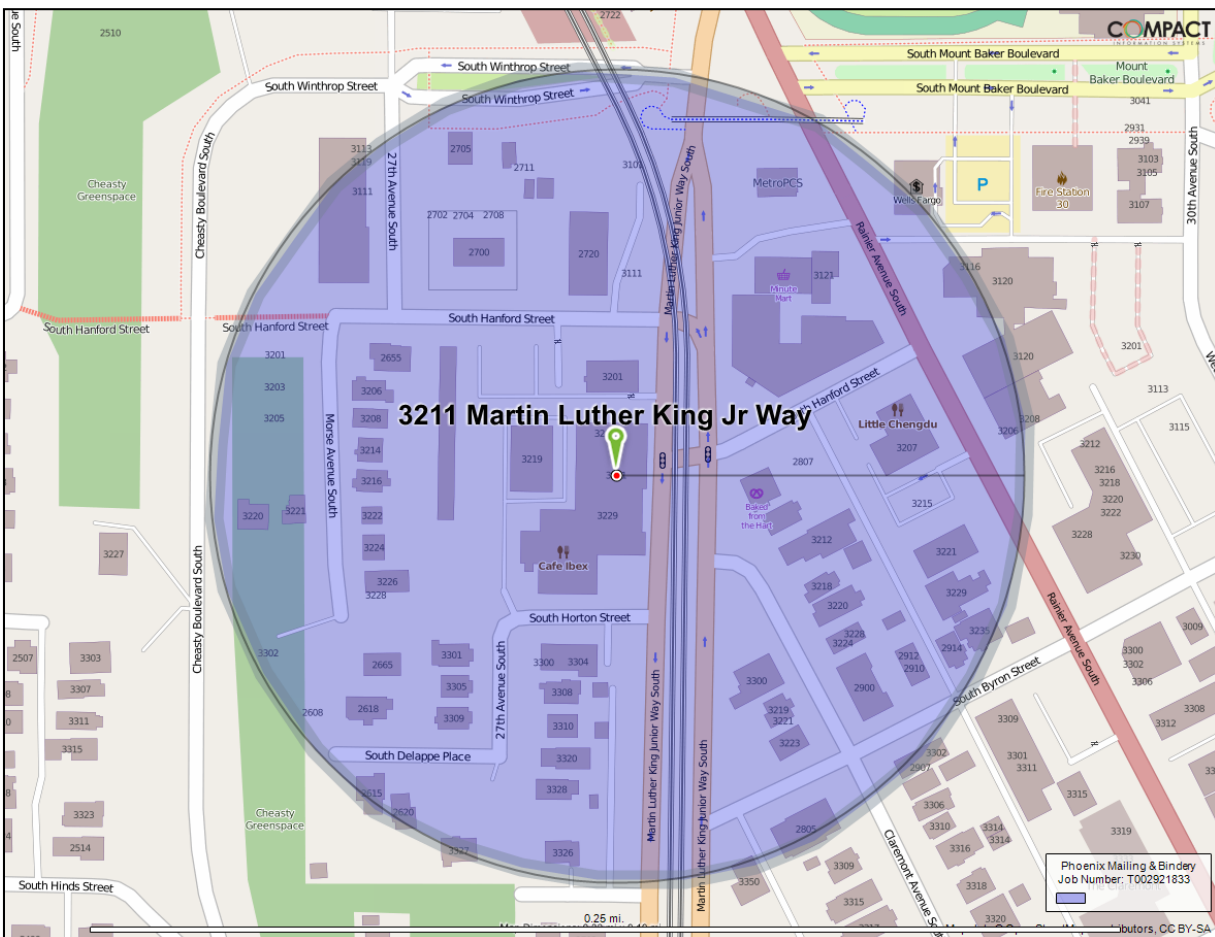
Poster Mailing Details

DISTRIBUTION DATE: May 10, 2022

Project Address:	3211 Martin Luther King Jr Way S, Seattle WA 98144
Brief Description:	This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.
Contact:	Natalie Quick
Applicant:	Blunial Holdings, LLC
Contact Information:	3211MLKJrWaySProject@earlyDRoutreach.com
Type of building:	Multi-Use
Neighborhood:	Mount Baker
In Equity Area:	Yes

The project flyer was shared with **218 businesses and residents** within a **500-foot radius** of the project addresses of 3211 Martin Luther King Jr Way. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

Quote: (218 ct - 3211 Martin Luther King Jr Way S Project)

Mike Moazez <Mikem@mmpunions.com>

Wed, Mar 30, 2022 at 4:33 PM

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

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

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer **7-pages**
Paper: 28# Laser Text
Versions: 1
Inks - Colors: 4cp / 4cp
Flat Size: 8.5 x 11.0
Bindery: "Z" Fold, **nested**
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: 218=~~\$721.17~~ + Tax + postage = \$964.05

Postage: 218=\$170.04 ~~.(218 x \$0.78)~~

Please allow 2-4 business days to produce

Thank you,

Mike Moazez

MMPUNION.COM

MAILING CONFIRMATION



RE: Ready to have flyers printed & mailed (218 count - 3211 Martin Luther King Jr Way S)



Customer Service <CSR@mmpunion.com>

Wednesday, May 11, 2022 at 9:29 AM

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

Hi Lisa,

The mailer for the project located at 3211 Martin Luther King Jr Way S was mailed out yesterday, 5/10/22.

Thank you,

~Ron

Please reply all.

MMPUNION.COM

2960 4th Ave S Suite 112

Seattle WA 98134-1203

Open: M—F 9am—5pm

Community Group Notification: 3211 Martin Luther King Jr Way S Project

Poster E-Mailing Details
E-MAILING DATE: May 8, 2022

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of 3211 Martin Luther King Jr Way S project was sent along with a copy of the project flyer to 12 neighborhood community groups listed on the Department of Neighborhoods (DON) "Neighborhood Snapshot" and 54 media outlets provided by the DON on May 8, 2022, including:

Community Groups

- 2100 Building Non-Profit Organizations
- Asian Counseling and Referral Service (ACRS)
- Center Park Residential Council
- Friends of Mount Baker Town Center
- Central Area Senior Center
- Lighthouse for the Blind Action Tam
- Mt. Baker Housing Association
- Northwest African American Museum
- Wellspring Family Services
- Rainer Valley Greenways
- South Seattle Crime Prevention Council
- Emergency Hubs & Block Watches

Media Outlets

- *Converge Media*
- *The Facts*
- *The Seattle Mediums*
- *The Skanner*
- *Z-Twins Radio KRIZ 1420AM, KYIZ 1620AM, KBMS 1480AM*
- *Crossings TV*
- *International Examiner*
- *Northwest Asian Weekly*
- *AAT TV (Asian American TV)*
- *China Daily*
- *Chinese Radio Seattle KKNW 1150AM*
- *Alternative Talk*
- *Epoch Times*
- *Seattle Chinese News Media group*
- *Seattle Chinese Post*
- *Seattle Chinese Times*
- *U.S. Chinese Radio on KXPA 1540AM*
- *Washington African Media Association (WAMA)*
- *Andenet TV*
- *Ethio Youth Media TV/Multimedia Resources and Training Institute (MMRTI)*

- *Ethiopian Community Media Association*
- *Ethiopian Observer*
- *Tringo TV*
- *Actitud Latina*
- *Conexion Contigo*
- *Eco Logica Magazine*
- *El Mundo*
- *El Rey KKMO 1360AM*
- *El Show De Rafael Anariba on Radio Amor*
- *L Grand KDDS 99.3FM*
- *La Patrona KNTS 1680AM*
- *L Pera Radio TV*
- *La Raza del Noroeste*
- *La Super Deportiva on KXPA 1540AM*
- *Latino Communications Northwest*
- *M Radio Live*
- *MediaLuna Magazine*
- *Menos Grilla Mas Politica*
- *Noticias Univision on KUNS Univision*
- *Plataforma Latina TV*
- *Sieta Dias*
- *Tu Decides/You Decide*
- *Univision (KUNS)*
- *Community Radio KBCS 91.3FM*
- *KVRU-LP, KVRU 15.7FM*
- *Multicultural Radio Broadcasting KXPA 1540AM*
- *Rainier Avenue Radio*
- *The Voice*
- *Northwest Vietnamese News*
- *Phuong Dong Times*
- *Saigon Bao*
- *SBTN – Siagon Broadcasting Television Network*
- *Seattle Viet Times*
- *Viet Bao Mien Nam*
- *Vietnamese Today Weekly News*

COMMUNITY GROUP NOTIFICATION EMAIL

New project in your neighborhood at 3211 Martin Luther King Jr Way S

7  

3

3211 MLK Jr Way S Project

Bcc: info@2100building.com; info@acrs.org; towncenterfriends@gmail.com; info@mountbaker.org **+88 others**

Sun 5/8/2022 2:02 PM



 Show all 7 attachments (8 MB)  Download all

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 <https://www.3211mlkjrwaysproject.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 3211 Martin Luther King Jr Way S Project Team

3211 Martin Luther King Jr Way S Project

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

Table of Contents

Initial Planning and DON Communication

- *Listing on DON Blog*
- *Outreach Plan w/Equity REquirements*

Printed Outreach: Direct Mail

- *Project Poster*
- *Poster Distribution Details*
- *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*

Project Website: 3211 Martin Luther King Jr Way S Project | WEBSITE TEXT

website: www.3211MLKJrWaySProject.com

Project Address:	3211 Martin Luther King Jr Way S, Seattle WA 98144
Brief Description:	This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.
Contact:	Natalie Quick
Applicant:	Blunial Holdings, LLC
Contact Information:	3211MLKJrWaySProject@earlyDRoutreach.com
Type of Building:	Multi-Use
Neighborhood:	Mount Baker
In Equity Area	Yes

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

BUTTONS: Chinese Translation [点击这里查看翻译成中文的信息](#)
Vietnamese Translation [Bản dịch tiếng Việt](#)
Spanish Translation [Traducción Española](#)
Somali Translation [Turjuman oo Soomaali ah](#)
Tigrinya Translation [ጉዳዩ ትርጉም \(ብትግርኛ\)](#)
Amharic Translation [ለል ትርጉም መረጃ ለማግኘት \(አማርኛ\)](#)

This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.

IMAGES: Project Site

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

LINK: Survey- 3211 MLK Jr Way S Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 3211 MLK Jr Way S 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.

3211MLKJrWaySProject@earlyDRoutreach.com

FORM:

Name *

--	--

First Name Last Name

Email *

--

Message *

--

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.

3211MLKJrWaySProject@earlyDRoutreach.com

LINKS: Email- 3211MLKJrWaySProject@earlyDRoutreach.com

BUTTON: **LEARN MORE**

TEXT: 3211 Martin Luther King Jr Way S Project
PROJECT #: 007306-21PA

Project Team
Blunial Holdings

Project Vision
This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.

Zoning

Site Plan

IMAGES: Zoning
Site Plan

LINK: none

PAGE URL: www.3211MLKJrWaySProject.com/project-overview

WEBSITE IMAGES

3211 Martin Luther King Way Jr S 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.

[点击这里查看翻译成中文的信息](#)

Bản dịch tiếng Việt

Traducción
Española

Turjuman oo
Soomaali ah

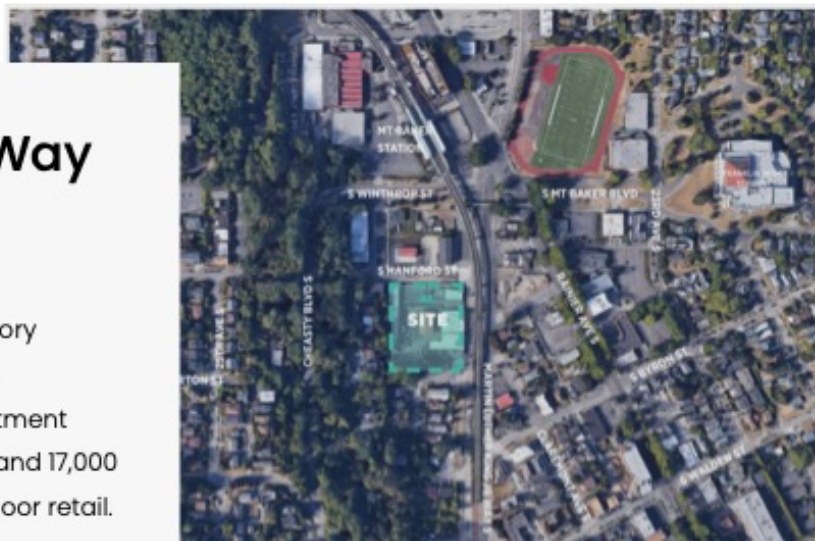
ንሓበሬታ ትርጉም
(ብትግርኛ)

ስለ ትርጉም መረጃ
ለማግኘት (አማርኛ)

3211 MLK Jr Way
S, Seattle

This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.

Project Overview





Survey.

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

[3211 MLK Jr Way S Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 3211 MLK Jr Way S 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.

3211MLKJrWaySProject@earlyDRoutrech.com

Name *

First Name

Last Name

Email *

Message *

Send



Contact us.

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

3211MLKJrWaySProject@earlyDRoutreach.com

3211 MLK Jr Way S, Seattle, WA 98144

3211 MLK Jr Way S Project

WEBSITE ANALYTICS

Traffic

Custom

\$ USD

VISITS

103

+140% mo/mo

BOUNCE RATE

74.51%

-11% mo/mo

UNIQUE VISITORS

95

+132% mo/mo

PAGEVIEWS

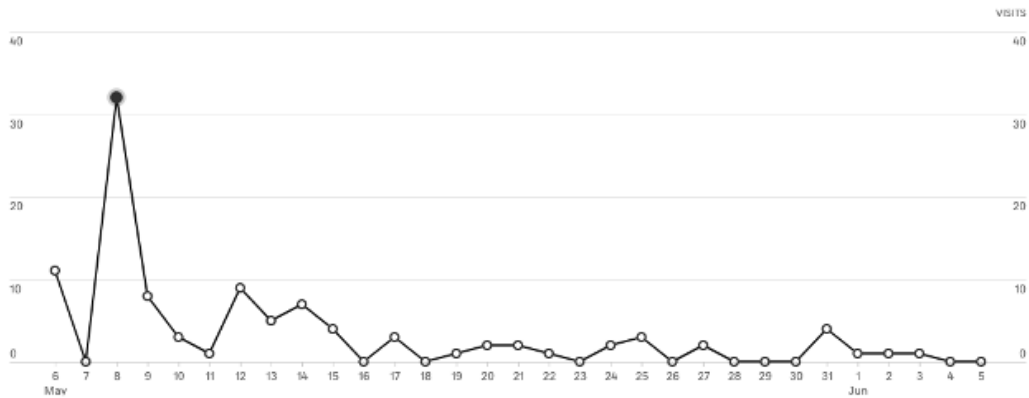
182

+194% mo/mo

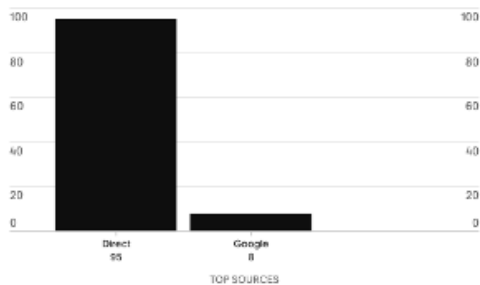
Visits

May 6~Jun 5, 2022 • 103 Total +140% mo/mo

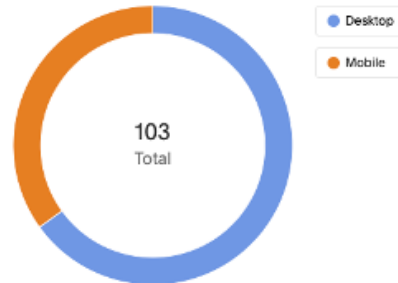
Daily



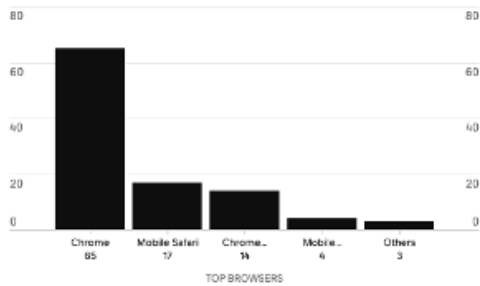
Top Sources by Visits



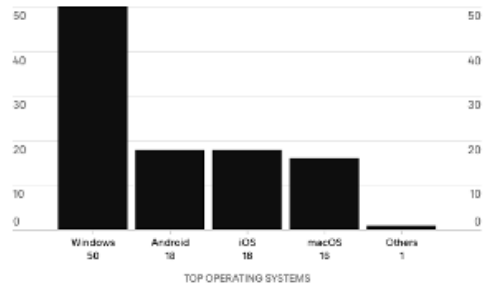
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



3211 Martin Luther King Jr Way S Project

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

Table of Contents

Initial Planning and DON Communication

- *Listing on DON Blog*
- *Outreach Plan w/Equity Requirements*

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*
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Electronic/Digital Outreach: Project Survey

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

Community Outreach: 3211 Martin Luther King Jr Way S Project

Comment Summary

Project Address:	3211 Martin Luther King Jr Way S, Seattle WA 98144
Brief Description:	This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail.
Contact:	Natalie Quick
Applicant:	Blunial Holdings, LLC
Contact Information:	3211MLKJrWaySProject@earlyDRoutreach.com
Type of building:	Multi-Use
Neighborhood:	Mount Baker
In Equity Area:	Yes

Comment Total:

- From Website: 3
- From Email: 0
- From Survey: 7

Design-Related Comments

- **Design.** When asked what is most important about the design of a new building on this property, 80 percent of survey respondents said relationship to neighborhood character; 60 percent said environmentally-friendly features; 40 percent said interesting and unique design; and 20 percent said parking. Several respondents encouraged accessibility. Others encouraged creating an attractive, non-rectangular building that is well-designed for everyone, allows natural sunlight, and has open space for residents and the community.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 71 percent of survey respondents said landscaping; 43 percent said lighting and safety features; 43 percent said seating options and places to congregate; and 14 percent said bike parking. Respondents expressed support for a building that includes public art and encouraged retaining the existing trees on the west and south sides of the property as they provide habitat for quite a number of wildlife. One respondent inquired whether the freight/loading dock location has been determined so vehicles can make adequate turns.
- **Sustainability.** Respondents encouraged using renewable or green infrastructure for the project, having electric vehicle charging stations and inquired how stormwater will be evaluated and captured.
- **Height & Scale.** One respondent encouraged the building not to block the sun for nearby neighbors.

Non-Design-Related Comments

- **Retail.** When asked what retail components community members were most interested in for this location, 83 percent of survey respondents said new places for coffee or breakfast; 83 percent said new restaurants or bars; 33 percent said new stores for shopping; and 33 percent said new daycare. When visiting a building, office, restaurant or retailer, 86 percent of respondents said local or small businesses inspire them to return; 43 percent said thoughtful design that is open and welcoming; 29 percent said calm, restful places to reflect and relax; 29 percent said a sense of openness and natural light; 29 percent said color and materials used in design; 14 percent said bustling, exciting energy; and 14 percent said great people and service. Respondents expressed support for retail and suggested thoughtful planning for retail spaces; encouraged having rents that local restaurants, bars or stores can afford versus corporations or chains; and encouraged retail that doesn't stand empty or is underutilized like similar projects. Others encouraged having restaurants or other businesses that people use on a daily basis. One respondent suggested having a convenience store.
- **Community Spaces.** A few respondents noted there is a lack of indoor gathering spaces and community development initiatives in the area and encouraged providing spaces that build more community/connections

between area residents such as shared working art studios, community event spaces, pop-up maker markets, life skill development, arts and crafts, homework/academic help and community activities/enrichment rather than retail or restaurants/bars.

- **Affordability.** Numerous respondents encouraged affordability and noted that there are a lot of empty spaces, both residential and retail, throughout the neighborhood because prices are too high.
- **Parking, Traffic & Street.** A few respondents inquired why there is so much car parking as the property is next to some of the best transit in the city and encouraged having less. Others noted that the parking situation in the neighborhood is concerning and this building will make it more difficult. One respondent noted that the nearby crosswalk needs recalibration as there's not enough time for an average person to cross, let alone someone with mobility issues. Another inquired what street improvements/street lighting will be proposed.
- **Impacts.** One respondent expressed concern as they live right behind the proposed development and are worried about it coming right to the property line; others encouraged the space to be quiet. One respondent expressed concern about accessibility to nearby buildings during and after construction and another encouraged a well-marked ADA route for potential sidewalk closures/pedestrian detours. One respondent encouraged a geotechnical exploration as diversions of water in the neighborhood have led to homes experiencing sinking conditions within their foundations.
- **Safety.** One respondent noted that they value safety the most as new developments are built in the neighborhood; another noted there have been a lot of problems with drug use and a large transient population that leaves trash in the area, so they would love to see the development have a plan for keeping spaces clean and usable.
- **Diversity.** One respondent noted that diversity is a top consideration for making this building successful.
- **Units.** One respondent encouraged the project team not to make another building full of micro-apartments that don't serve anyone except technology industry transplants. Another inquired whether the building will have balconies and what types of units will be available.
- **Project Name.** One respondent encouraged seeking thoughts on the project name from the community so they can feel a sense of input.
- **Utilities.** One respondent inquired whether the development will be required to pay into the King County Sewer Capacity Charge.
- **Existing Tenants.** One respondent inquired whether there will be any compensation for the relocation of the current tenants on this property such as the Solar Company or the Ethiopian Restaurant Cafe Ibex.

Non-Design-Related Comments

- **Outreach.** One respondent encouraged having a location for public meetings with ADA accessibility once the project has gone to design review, and encouraged the project website and future websites to be ADA accessible to those with visual impairments. One respondents suggested expanding the project notice to more than 500 feet, and encouraged reaching out to the Mt. Baker Hub Alliance.
- **Project Team.** One respondent noted that the project would be a great opportunity to provide for a DBE (Disadvantaged Businesses Enterprise) team member for this project.

3211 Martin Luther King Jr Way S Project Survey

Thank you for taking the time to complete our survey for the 3211 Martin Luther King Jr Way S project! This project proposes construction of a five-story mixed-use building with approximately 410 apartment units, 195 parking stalls, and 17,000 square feet of ground-floor retail. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from May 12, 2022 to June 2, 2022, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the [Public Records Act](#). Please do not share any sensitive or personal information within your responses.

1. What is your connection to this development project?

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

2. What is most important to you about the design of this property?

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

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

- ☐ Landscaping

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

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

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

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

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

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

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

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

9. Anything else you'd like to add?

FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up the project address (3211 Martin Luther King Jr Way S) 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 3211MLKJrWayS@earlyDRoutreach.com.

Encuesta del Proyecto 3211 Martin Luther King Jr Way S

¡Gracias por tomarse el tiempo para completar nuestra encuesta sobre el proyecto 3211 Martin Luther King Jr Way S! Este proyecto propone la construcción de un edificio de uso mixto de cinco pisos con aproximadamente 410 unidades de apartamentos, 195 puestos de estacionamiento y 17,000 pies cuadrados de tiendas minoristas en la planta baja. Nos gustaría escuchar sus opiniones sobre nuestra visión y enfoque de este proyecto.

Esta encuesta estará abierta de 12 de mayo de 2022 al 2 de junio de 2022, después de lo cual comenzaremos a prepararnos para el proceso de revisión del diseño y otros pasos de permisos. **TENGA EN CUENTA:** como parte del alcance divulgativo requerido por la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados dentro de esta encuesta se consideran información pública de acuerdo con la Ley de Registros Públicos. Por favor, no comparta ninguna información confidencial o personal dentro de sus respuestas.

1. ¿Cuál es su conexión con este proyecto de desarrollo?

- ☐ Vivo muy cerca del proyecto
- ☐ Vivo en el área general
- ☐ Soy dueño de un negocio cercano
- ☐ Visito la zona a menudo por trabajo o por placer
- ☐ No tengo una conexión directa, pero me preocupo por el crecimiento y el desarrollo en Seattle
- ☐ Otros

2. ¿Qué es lo más importante para usted sobre el diseño de esta propiedad?

- ☐ Materiales atractivos
- ☐ Diseño interesante y único
- ☐ Características respetuosas del medio ambiente
- ☐ Relación con el carácter del vecindario
- ☐ Estacionamiento
- ☐ Otros _____

3. ¿Cuál es la consideración más importante para el espacio exterior en esta propiedad?

- ___ Paisajismo
- ___ Características de iluminación y seguridad
- ___ Opciones de asientos y lugares para congregarse
- ___ Estacionamiento de bicicletas
- ___ Otros _____

4. ¿Qué componentes minoristas le interesan más para esta ubicación?

- ___ Nuevas tiendas para ir de compras
- ___ Nuevos lugares para café o desayunos
- ___ Nuevos restaurantes o bares
- ___ Nueva guardería
- ___ Otros _____

5. Al visitar un edificio, oficina, restaurante o minorista, ¿qué es lo que más le inspira a volver?

- ___ Personas agradables y servicio
- ___ Empresas locales / Pequeñas empresas
- ___ Diseño detallista abierto y acogedor
- ___ Energía animada y emocionante
- ___ Lugares tranquilos y relajantes para reflexionar y relajarse
- ___ Una sensación de apertura y luz natural
- ___ Color y materiales utilizados en el diseño
- ___ Otros _____

6. ¿Qué es lo que más valora a medida que se construyen nuevos desarrollos en tu vecindario?

7. ¿Hay algo específico sobre este vecindario o propiedad que sería importante que sepamos?

8. ¿Cuáles cree que son las principales consideraciones para que este edificio tenga éxito?

9. ¿Algo más que quiera añadir?

PÁGINA DEL FORMULARIO ENVIADO

¡Gracias por compartir sus ideas! Sus comentarios son muy útiles a medida que planificamos nuestro propuesto proyecto. Para realizar el seguimiento de nuestro progreso a través del proceso de revisión de diseño y permisos, busque la dirección del proyecto (3211 Martin Luther King Jr Way S) en el Portal de Servicios de Seattle. Para obtener más información sobre el alcance temprano para el proceso de revisión del diseño, visite la página web del Departamento de Vecindarios. También puede enviarnos un correo electrónico a 3211MLKJrWayS@earlyDRoutreach.com.

የ3211 Martin Luther King Jr Way S ፕሮጀክት ዳሰሳ ጥናት

የ3211 Martin Luther King Jr Way Sን ፕሮጀክት የዳሰሳ ጥናት በመመላታችሁ እናመሰግናለን! ይህ ፕሮጀክት በግምት 410 አፓርትመንቶች፣ 195 የመኪና ፓርኪንግ ቦታዎችና፣ 17,000 ስኬር ጫማ የንግድ ቦታ ያለው መጀመርያ ደረጃና ባለ አምስት ፎቆች ሕንፃ ለመገንባት አሳብ አቅርቧል። ስለዚህ ፕሮጀክት ራዕያችንና አቀራረባችን፣ የናንተን አስተያየት ለማወቅ እንፈልጋለን።

ይህ የዳሰሳ ጥናት ከግንቦት 12፣ 2022 እስከ ሰኔ 2፣ 2022 ድረስ ክፍት ይሆንና፣ ከዝያ በኋላ ለንድፉ ምርመራና ሌላ አስፈላጊ እርምጃዎችን ለመውሰድ ዝግጅት እናደርጋለን። እንደ የሲያትል ከተማ አስተዳደር ስለ ንድፉ ግምገማ አስፈላጊ የማስተዋወቅያ ሂደት፣ የዚህ ዳሰሳ ጥናት መረጃዎች በሙሉ፣ በህዝባዊ መዝገቦች ህግ መሰረት (Public Records Act) እንደ ህዝብ መዝገብ እንደሚቆጠሩ አስታውሱ። ከምላሻቹህ ጋር እባካቸው በሚስጥር መያዝ ያለበትና፣ የግል መረጃችሁን አታካፍሉ።

1. ከዚህ የልማት ፕሮጀክት ጋር ግንኙነትዎ ምንድን ነው?

- _____ የምኖረው ከፕሮጀክቱ አጠገብ ነው
- _____ በአጠቃላይ አካባቢው ነው የምኖረው
- _____ ባቅራቢያው ንግድ አለኝ
- _____ አካባቢውን ለስራና ለመዝናናት እንጎኝዋለሁ
- _____ ቀጥተኛ የሆነ ግንኙነት የለኝም፣ ነገር ግን በሲያትል አካባቢ ለሚደረግ እድገት እና ብልጽግና ግድ ይሰጠኛል
- _____ ሌላ ምክኒያት _____

2. የዚህን ንብረት ንድፍ በተመለከተ ለእርስዎ በጣም አስፈላጊነቱ ምንድን ነው?

- _____ ማራኪ ቁሳቁሶች
- _____ አስደሳችና ልዩ ንድፍ
- _____ የአካባቢ ተስማሚ ባህሪያት
- _____ የጎረቤትነት ባህርይ ያለው ግንኙነት
- _____ የመኪና ፓርኪንግ
- _____ ሌላ ምክኒያት _____

3. ስለዚህ ንብረት ውጫዊ ገጽታ ግምት ውስጥ መግባት ያለበት ምንድን ነው?

- _____ የመሬቱ አቀማመጥ
- _____ የመብራት (ለብራሃን) እና የየደህንነት ባህሪያት
- _____ የመቀመጫ ምርጫዎችና፣ የመሰብሰቢያ ቦታዎች
- _____ የብስክሌት ፓርኪንግ

_____ ሌላ ምክኒያት _____

4. ለዚህ ቦታ ምን ዓይነት የንግድ ድርጅቶች እንዲኖሩ ነው የምትፈልጉት?

- _____ አዲስ መደብሮች ለንግድ (ቸርቻሮ)
- _____ ቡና ለመጠጫ ወይ ለቁርስ ቤት አዳዲስ የንግድ ቤቶች
- _____ አዳዲስ ፊትቴራንቶች ወይም መጠጥ ቤቶች
- _____ አዳስ መዋላል ህጻናት
- _____ ሌላ ምክኒያት _____

5. ህንጻ፣ ጽፈት ቤት(ቢሮ)፣ ፊትቴራንት ወይም የንግድ ድርጅቶች በሚጎበኙበት ጊዜ፣ እንድትመለሱ የሚገፋፍዎት ምንድን ነው?

- _____ ጨዋ(ታላቅ) ሰዎችና፣ ጥሩ አገልግሎት
- _____ በአካባቢው ሰዎች ዋናናነት የሚካሄድ ንግድ ቤት/ አነስተኛ ንግድ ቤቶች
- _____ ታስቦበት የታቀደ፣ ክፍት የሆነና ማራኪ ንድፍ
- _____ ሞቅ ሞቅ ያለና አስደሳች(አስደናቂ)
- _____ የተረጋገጠና ለመዝናናት ምቹ የሆኑ ቦታዎች
- _____ ግልጽነትና የተፈጥሮ ብርሃን ያለው ስሜት
- _____ ቀለምና ለንድፍ ጠቀሜታ የሚውሉ ቁስቅሶች
- _____ ሌላ ምክኒያት _____

6. በአካባቢያቸው አዳዲስ ህንጻዎች በሚገነቡበት ጊዜ በጣም ጠቀሜታ አለው ብለው የሚሉት ምንድን ነው ?

7. ስለዚህ አካባቢና ግንባታው እኛ ልናውቀው የሚገባ ሊቆ ነገ አለ?

8. ይህ የህንጻ ግንባታ ስኬታማ እንዲሆን ግምት ውስጥ የሚገባቸው አበይት ነገሮች ምን ይመስልዎታል ?

9. የሆነ ሌላ መጨመር የሚፈልጉት አስተያየት አለ ?

ሀሳባችሁን ስላካፈላችሁን እናመሰግናለን! የቀረበውን ፕሮጀክት ስናቅድ፣ የርስዎ አስተያየት በጣም አጋዥ ነው። ስለ ንድፉ ግምገማና የፍቃድ ሂደት፣ የት አንደደረሰ ለማወቅ [በሲያትል አገልግሎት ገጽ \(Seattle Services Portal\)](#) በዚህ (3211 Martin Luther King Jr Way S) አድራሻ መከታተል ይቻላል። ቀድሞ ስለነበረው የንድፍ ማስተዋወቅያ ሂደት ለማወቅ፣ [የአካባቢያችን አስተዳደር ድህረ ገጻችንን \(Department of Neighborhoods webpage.\)](#) ጎብኙ። በተጨማሪም በ3211MLKJrWayS@earlyDRoutreach.com. ኢሜል ላኩልን።

የይ3211 Martin Luther King Jr Way S መጽናዕቲ ዳህሳስ

ንዓይ 3211 Martin Luther King Jr Way S ፕሮጀክት መጽናዕቲ ዳህሳስ ብምምላእኹም ነመስግነኩም! ናይዚ ፕሮጀክት ኣቕርቦት፡ ሓሙሽተ ደርቢ ህንጻ፡ 410 ኣፓርትመንታትን፡ 195 ናይ ማኪና ፓርኪንግን፡ 17,000 ስኬር ፊት ዝስፍሉቱ ታሕታዊ ደርቢ ንዝተፈላለዩ ንግዳዊ ትካላት ዝውዕል፡ ዘጠቓልል ኢዩ። ብዛዕባ ራእይን፡ ኣቀራርባን ካብኻትኩም ክንሰምዕ ንደልይ ኢና።

እዚ ዳህሳስ መጽናዕቲ፡ ካብ ካብ 12 ግንቦት 2022 ክሳብ 2 ሰኔ 2022 ክፋት ክኸውን ኢዩ፡ ካብኡ ንድሓር ንዓይ ንድፊ ዳግመ ርኢቶ ካልእ ኢድላዩ ስጉምቲ ንምውሳድ ምቕርራብ ክንገብር ኢና። ከም ናይ ምምሕዳር ከተማ ሲያትል ናይምፍላጥ ኣካይዳ፡ ናይ'ዚ ዳህሳስ መጽናዕቲ ጸብጻባት፡ ብመሰረት ሕጊ ህዝባዊ መዝገብ (Public Records Act) ከም ህዝባዊ መዝገብ ከም ዝቐጽሩ ኣብ ግምት ኣእትዉዎ። ምስመልስታትኩም በጃኹም ተኣፋፊን ውልቃዊ ሓበሬታትኩም ኣይተካፍሉ።

1. ምስ'ዚ ናይ ልምዓት ፕሮጀክት ርክብኩም እንታይ ኢዩ?

- ___ ቀረባ ካብቲ ፕሮጀክት ኢዩ ዝነበር
- ___ ኣብ'ቲ ሓፈሻዊ ከባቢ ኢዩ ዝነበር
- ___ ቀረባ ካብቲ ፕሮጀክት፡ ትካል እውንን ኢዩ
- ___ መብዛሕቲኡ ግዜ ናብቲ ኸባቢ ንስራሕን ንምዝንግጋዕን ይኸይድ ኢዩ
- ___ ምስቲ ኸባቢ ቀጥታዊ ርክብ የብለይን፡ ነገር ግን ብዛዕባ ምዕባሌን ዕብየትን ሲያትል እግደስ ኢየ
- ___ ካልእ ምክኒያት

2. ብዛዕባ ንድፊ ናይዚ ንብረት ንዓኹም ዝስሕበኩም እንታይ ኢዩ?

- ___ ዝስሕቡ ናውቲታት
- ___ መሳጢን ፍሉይን ንድፊ
- ___ ናይ ኣካባብያዊ ምቕሉል መዳያት
- ___ ናይ ጉርብትና ባህርይ ዘለዎ ርክብ
- ___ ናይ ማኪና ፓርኪንግ
- ___ ካልእ ምክኒያት _____

3. ንዓይ ግዳማዊ ኣቀማምጣ ናይ'ዚ ንብረት ኣብ ግምት ክእትው ዘለዎ እንታይ ኢዩ?

- ___ ኣቀማምጣ ገጸ ምድሪ
- ___ ናይ መብራህቲን ድህንነትን ባህሪያት
- ___ ናይ ኮፍ መበሊ ምርጫታትን፡ ናይ መከቢ ቦታታትን
- ___ ናይ ብሽክሌታ ፓርኪንግ
- ___ ካልእ ምክኒያት _____

4. ነዚ ነቐጣ'ዚ እንታይ ዓይነት ናይ ዕዳጋ ተውጽኦታት ኢዩ ባህ ዝበለኩም ?

- _____ ንዕዳጋ ምቹእ ዝኾነ ሓደሽቲ ነግዳዊ ትካላት
- _____ ሓደሽቲ እንዳ ቡን ወይ ቤት ቁርሲን
- _____ ሓደሽቲ ፊስቲፊንታት ወይ ባራት
- _____ ሓደሽቲ መዋእለ ሕጻናት
- _____ ካልእ ምኽኒያት _____

5. ህንጻታት፡ ቤትጽሕፈታት፡ፊስቲፊንታት፡ ወይ ድማ ንግዳዊ ትካላት ከትበጽሑ ከለኹም፡ ካብ ኩሉ ንላዕሊ ንኽትምለሱ ዝድርኽኩም እንታይ ኢዩ ?

- _____ ባህ ዘብሉ ጥዑማት ውልቀ ሰባትን፡ ጽቡቕ ኣገልግሎትን
- _____ ብኸባቢ'ቲ ህዝቢ ዝውኅኑ ትካላት/ ናእሽቱ ትካላት
- _____ ሓሊዮት ዝመልኦ ክፋትን፡ ሓንጎፋይ ኢሉ ዝቐበልን
- _____ ዋዕዋዕ ዝመልኦን ዘሓጉስን ሓይሊ
- _____ ርጉእ፡ ከተስተንትነሉን ከተዕርፈሉን ትኽእለሉ ቦታ
- _____ ቅሉዕነትን ብርሃን ዝመልኦም ቦታታት
- _____ ንንድፊ ህንጻ ዝተጠቀሙሉ ሕብሪን ናውቲን
- _____ ካልእ ምኽኒያት _____

6. ሓደሽቲ ሕንጻታት ኣብ ከባቢኹም ክህነጹ ከለው ብጣዕሚ ባህ ዘበለኩም እንታይ ኢዩ?

7. ብዛዕባ'ዚ ኸባቢ ወይ ድማ ንበረት'ዚ ኣገዳሲ ዝኾነ ክንፈልጦ ዝግብኣና ነገር ኣሎ?

8. ነዚ ህንጻ ንምህናጽ ዕወት ከኸውን ኣብ ግምት ክኣትዉ ዝግብኣም ዓቢይቲ ነገራት እንታይ ይመስለኩም?

9. ካልእ ክትውስኽዎ ትደልዩ ሓሰባት ኣሎ?

ተመሊኡ ዝተመልሰ ቅጥዒ

ሐሳባትኩም ስለዘካፈልኩምና ይቻላልና! ንዝቐረበ ፕሮጀክት ከንውጥን ከለና፡ ትህብዎ ርኢቶ ብጣዕሚ ሓጋዚ ኢዩ። ብዛዕባ ናይ ንድፊ ዳግመ ርኢቶን፡ ኣካይዳ ፍቓድን፡ኣብይ ከምዝበጽሐ ንምፍላጥ፡ኣብ ናይ ሲያትል ኣገልግሎት ግጽ (Seattle Services Portal) ብኣድራሻ (3211 Martin Luther King Jr Way S) ከትከታተሉ ትኽእሉ ኢኹም። ኣቐዲሙ ብዛዕባ ዝነበረ ናይናይ ንድፊ መፋለጢ ኣካይዳ ንናይ ከባቢና ምምሕዳር ድሕረ ገጽ (Department of Neighborhoodswebpage) ተወከሱ። ብተወሳኺ ኣብ 3211MLKJrWayS@earlyDRoutreach.com ኢሜይል ልኣኹልና።

Ra'yi-aruurinta Mashruuca 3211 Martin Luther King Jr Way S

Waa ku mahadsantahay inaad waqti u qaadato buuxinta ra'yi-aruurinteenaa mashruuca 3211 Martin Luther King Jr Way S! Mashruucaan wuxuu soo jeediyaa dhisidda dhismo shan dabaq ah oo isticmaal isku dhexjira ah oo ka kooban qiyaastii 410 guri dabaq (apartments), 195 boos oo gaari-dhigasho ah, iyo dabaqa dhulka oo 17,000 oo fiid oo afar-gees ah oo ganacsi loogu talagalay. Waxaan jecelnahay in aan maqalno fikradahaaga ku aadan hiigsigeena iyo qaabilidda mashruucaan.

Ra'yi-aruurintaan waxay furnaan doontaa laga bilaabo 12 tháng 5 năm 2022 đến 2 tháng 6 năm 2022, waqtigaas kadib waxaan bilaabi doonaa u-diyaargarowga hannaanka fiirinta naqshada iyo tillaabooyinka kale ee oggolaanshaha. FADLAN OGOW: sida qeyb ay uga tahay Magaalada Seattle wargelinteeda waajibkaa ee fiirinta naqshadda, dhammaan xogta lagu aruuriyo ra'yi-aruurintaan waxaa laga soo qaadaa macluumaad dadweyne sida uu qabo SHARCIGA DIIWAANNADA DADWEYNAHA. Fadlan ha wadaagin wax macluumaad ah oo xaasaasi ah ama shaqsiyeed oo ku jira jawaabahaaga.

1. Waa maxay xiriirka aad la leedahay mashruuca dhismahaan?

- ☐ Meel u dhaw mashruuca baan deganahay
- ☐ Waxaan deganahay aagga guud
- ☐ Waxaan leeyahay ganacsi u dhaw
- ☐ Waxaan in badan aagga u booqdaa shaqo ama raaxo
- ☐ Lama lihi xiriir toos ah, laakiin waxaan daneeyaa koritaanka iyo horumarka Seattle
- ☐ Waxkale

2. Waa maxay waxa kuugu muhiimsan ee ku saabsaan naqshadda dhismahaan/goobtaan?

- ☐ Waxyaalo Soo-jiidasho leh
- ☐ Naqshad Xiiso leh oo Cajiib ah
- ☐ Waxyaalo Bey'adda U Roon
- ☐ Xiriirka Dabeecadda Xaafadda
- ☐ Gaari-dhigasho

___ Waxkale _____

3. Waa maxay tixgelinta ugu muhiimsan ee bannaanka dhismahaan?

- ___ Dhireynta/qurxinta
- ___ Waxyaalaha Iftiiminta & Nabadgelyada
- ___ Doorashooyin Fariisasho & Meelo lagu Kulmo
- ___ Meelo Baaskiilada la Dhigto
- ___ Waxkale _____

4. Waa maxay qeybaha ganacsi ee aad inta badan u xiiseyneysid dhismahaan?

- ___ Dukaamo Cusub oo Dukaameysi
- ___ Meelo Cusub oo Qaxwe ama Quraac
- ___ Makhaayado Cusub ama Baarar
- ___ Xannaano Ilmo oo Cusub
- ___ Waxkale _____

5. Markii la booqanayo dhismo, xaafiis, makhaayad ama meel tafaariiq, maxaa kugu dhiirigeliya inta badan inaad ku soo noqoto?

- ___ Dad iyo adeeg wanaagsan
- ___ Ganacsiyo maxaliya / ganacsiyo yaryar
- ___ Naqshad maskax badan oo furan oo soo dhaweyn leh
- ___ Enarji firfircoon oo xiiso-gelin leh
- ___ Meelo degen oo nasasho badan oo maskaxda lagu dejiyo laguna nasto
- ___ Jawi furnaan iyo iftiin dabeeciya
- ___ Midab iyo waxyaalo lagu isticmaalay naqshadda
- ___ Waxkale _____

6. Maxaa inta ugu badan qiimeysaa markii dhismooyin cusub laga dhiso xaafaddaada?

7. Ma jiraan wax gooni ah oo ku saabsan xaafaddaan ama goobtaan oo muhiim noo ah in aan ogaano?

8. Maxaa u aragtaa tixgelimada ugu sarreeya ee ka dhigaya dhismahaan mid guuleysta?

9. Waxkale oo aad jeceshahay inaad ku darto?

BOGGA FOOMKA LA DIRAY

Waa ku mahadsantahay fikradahaaga! Ra'yi-bixintaada aad bey ugu waxtar badan tahay sidaan u sii qorsheyno mashruuceena la soo jeediyay. Si aad ula socotid hormarkeena fiirinta naqshadda iyo hannaanka oggolaanshaha, uga raadi cinwaanka mashruuca (3211 Martin Luther King Jr Way S) Bogga Adeegyada Seattle. Wax badan si aad uga ogaatid wargelinta hore ee hannaanka fiirinta naqshadda, booqo bogga khadka ee Waaxda Xaafadaha. Sidookale waxaad iimeel noogu soo diri kartaa: 3211MLKJrWayS@earlyDRoutreach.com.

3211 Martin Luther King Jr Way S 项目调查

感谢您抽出宝贵的时间完成对 3211 Martin Luther King Jr Way S 项目的调查！本项目建议建造一座有五层的混合用途建筑物，有约 410 个公寓单元、195 个停车位和 17,000 平方英尺的地面零售空间。我们希望听到您对我们对本项目的展望和发展的想法。

这调查将于 2022 年 5 月 12 日至 2022 年 6 月 2 日 期间开放。期间过后，我们将开始准备设计审核过程和相关许可证申请步骤。请注意，作为西雅图市要求的设计审核推广的一部分，根据《公共记录法》，本调查收集的所有数据均被视为公共信息。因此，请不要在您的回应中分享任何个人或敏感资料。

1. 您与此开发项目有什么联系？

- ☐ 我住在这个项目附近
- ☐ 我住在该地区
- ☐ 我在附近拥有业务
- ☐ 我经常去该地区工作或休闲
- ☐ 我没有直接的联系，但我在乎西雅图的发展
- ☐ 其他

2. 对您而言，在此物业上设计新建筑物最重要的是什么？

- ☐ 有吸引力的材料
- ☐ 有意思和独特的设计
- ☐ 有环保功能
- ☐ 与邻近特色的关系
- ☐ 停车处
- ☐ 其他 _____

3. 在此物业上的外部空间最重要的考虑因素是什么？

- ☐ 美化环境
- ☐ 照明与安全功能
- ☐ 座位选择和聚会场所
- ☐ 自行车停放处
- ☐ 其他 _____

4. 您对这个位置的哪些零售商店最感兴趣？

- ___ 新的购物商店
- ___ 有咖啡或早餐的新地方
- ___ 新餐厅或酒吧
- ___ 其他 _____

5. 当您进入建筑物、办公室、餐厅或零售商店时，最能吸引您回来的是什么？

- ___ 很棒的人和服务
- ___ 本地企业 / 小型企业
- ___ 开放和欢迎式的细心设计
- ___ 繁华，令人兴奋的能量
- ___ 可以让人反思和放松的平静、宁静的地方
- ___ 开放感和自然光
- ___ 设计中使用的颜色 and 材料
- ___ 其他 _____

6. 在您的社区新建房屋时，您最看重什么？

7. 有什么关于这个社区或物业的重要信息要我们知道吗？

8. 您认为使这座建筑物成功的首要考虑因素是什么？

9. 您还有其他意见吗？

[表格提交页面](#)

感谢您分享您的想法！在我们计划建议项目时，您的意见是非常有帮助的。要跟进我们设计审核和相关许可证的申请进度，请在[西雅图服务网站](#)上搜索项目地址(3211 Martin

Luther King Jr Way S)。要了解更多有关早期推广设计审查过程，请游览[社区部门的网页](#)。您也可以发送电子邮件到 3211MLKJrWayS@earlyDRoutreach.com。

Khảo sát Dự án 3211 Martin Luther King Jr Way S

Cảm ơn bạn đã dành thời gian hoàn thành bản khảo sát của chúng tôi về dự án 3211 Martin Luther King Jr Way S! Dự án này đề nghị xây dựng một tòa nhà phức hợp 5 tầng có khoảng 410 căn hộ, 195 chỗ đậu xe và 17,000 thước vuông ở tầng trệt dành cho các cửa hàng bán lẻ. Chúng tôi muốn lắng nghe suy nghĩ của bạn về tầm nhìn và cách tiếp cận của chúng tôi về dự án này.

Cuộc khảo sát này sẽ bắt đầu từ ngày May 12, 2022 ilaa Juun 2, 2022, sau thời gian đó, chúng tôi sẽ bắt đầu chuẩn bị cho quá trình duyệt xét thiết kế và các bước cấp phép khác. XIN LƯU Ý: theo qui định về hoạt động tiếp cận cần thiết của Thành phố Seattle để xem xét thiết kế, tất cả dữ liệu được thu thập trong cuộc khảo sát này được coi là thông tin công khai chiếu theo Đạo luật Hồ sơ Công cộng. Vui lòng không chia sẻ bất kỳ thông tin nhạy cảm hoặc thông tin cá nhân nào trong các câu trả lời của bạn.

1. Mối liên hệ của bạn với dự án phát triển này là gì?

- ☐ Tôi sống rất gần dự án
- ☐ Tôi sống trong khu vực .
- ☐ Tôi có một doanh nghiệp gần đây
- ☐ Tôi thường đến khu vực này để làm việc hoặc giải trí
- ☐ Tôi không có mối liên hệ trực tiếp, nhưng tôi quan tâm đến sự tang trưởng và phát triển của Seattle
- ☐ Khác

2. Điều gì quan trọng nhất đối với bạn về việc thiết kế một tòa nhà mới trên khu đất này?

- ☐ Vật liệu hấp dẫn
- ☐ Thiết kế thú vị và độc đáo
- ☐ Tính năng thân thiện với môi trường
- ☐ Mối liên hệ với đặc điểm của khu vực chung quanh
- ☐ Bãi đậu xe
- ☐ Khác _____

3. Điều gì là quan trọng nhất đối với không gian bên ngoài của bất động sản này?

- ☐ Cảnh quan
- ☐ Tính năng chiếu sáng & biện pháp an toàn
- ☐ Có chỗ ngồi & có địa điểm tụ tập
- ☐ Bãi đậu xe đạp

___ Khác _____

4. Bạn quan tâm đến loại cửa hàng bán lẻ nào nhất cho vị trí này?

- ___ Cửa hàng mới để mua sắm
- ___ Địa điểm mới để uống cà phê hoặc ăn sáng
- ___ Nhà hàng hoặc quán bar mới
- ___ Nhà trẻ mới
- ___ Khác _____

5. Khi đến thăm một tòa nhà, văn phòng, nhà hàng hoặc cửa hàng bán lẻ, điều gì thôi thúc bạn quay trở lại nhất?

- ___ Con người và dịch vụ tuyệt vời
- ___ Doanh nghiệp địa phương / Doanh nghiệp nhỏ
- ___ Thiết kế chu đáo, cởi mở và mời chào
- ___ Nhộn nhịp, thú vị đầy năng lượng
- ___ Nơi yên bình, tĩnh lặng để suy ngẫm và thư giãn
- ___ Cảm giác rộng mở và ánh sáng tự nhiên
- ___ Màu sắc và chất liệu được sử dụng trong thiết kế
- ___ Khác _____

6. Bạn quý trọng điều gì nhất khi có các công trình xây dựng mới trong khu phố của bạn?

5. Có đặc điểm gì về khu phố hoặc về tòa nhà này mà chúng tôi cần biết không?

6. Bạn nghĩ đâu là những cân nhắc hàng đầu để làm nên thành công của tòa nhà này?

7. Bạn muốn thêm gì nữa không?

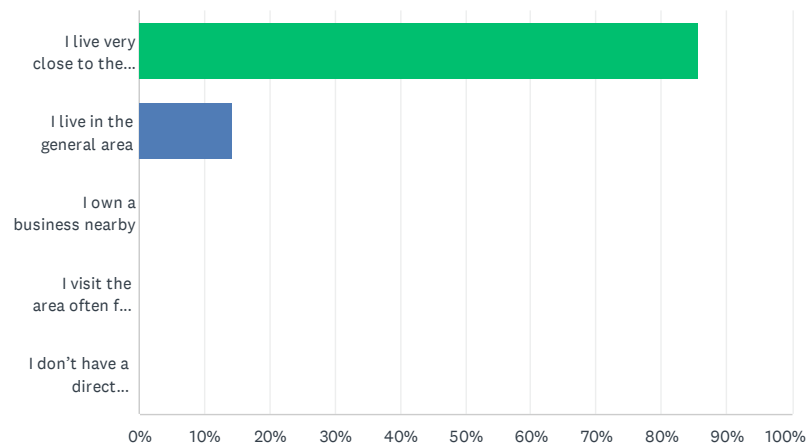
BIỂU MẪU ĐÃ ĐƯỢC DUYỆT

Cảm ơn bạn đã chia sẻ suy nghĩ! Phản hồi của bạn rất hữu ích khi chúng tôi lập kế hoạch cho dự án đề xuất của mình. Để theo dõi tiến độ của chúng tôi thông qua quá trình đánh giá và cấp phép thiết kế, hãy tra cứu Dự án theo địa chỉ (**3211 Martin Luther King Jr Way S**) trên Seattle Services Portal. Để tìm hiểu thêm về yêu cầu tiếp cận sớm cho qui trình duyệt xét thiết kế, hãy

truy cập trang web của Department of Neighborhood. Bạn cũng có thể gửi email cho chúng tôi theo địa chỉ 3211MLKJrWayS@earlyDRoutreach.com

Q1 What is your connection to this development project?

Answered: 7 Skipped: 0



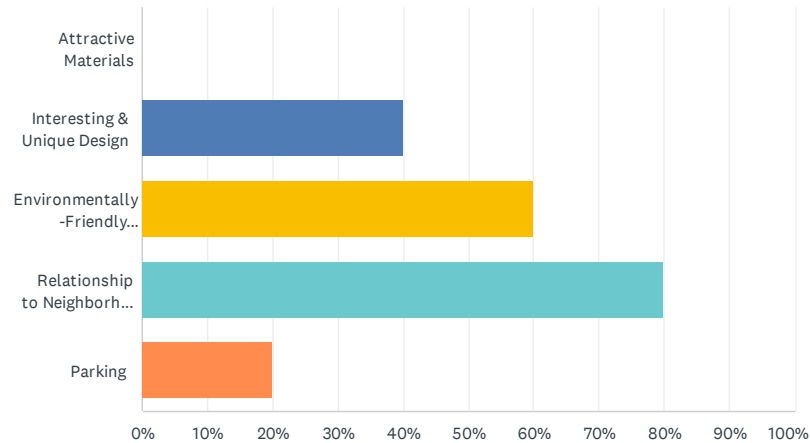
ANSWER CHOICES		RESPONSES	
I live very close to the project		85.71%	6
I live in the general area		14.29%	1
I own a business nearby		0.00%	0
I visit the area often for work or leisure		0.00%	0
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 7			

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

3211 Martin Luther King Jr Way S Project Survey

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

Answered: 5 Skipped: 2



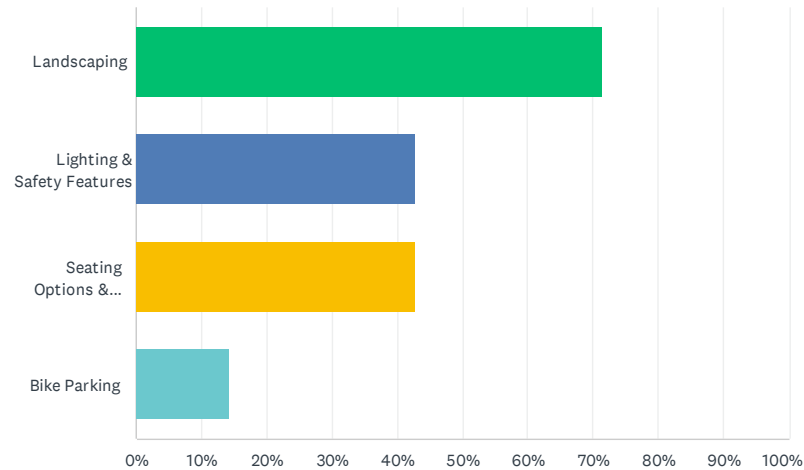
ANSWER CHOICES	RESPONSES
Attractive Materials	0.00% 0
Interesting & Unique Design	40.00% 2
Environmentally-Friendly Features	60.00% 3
Relationship to Neighborhood Character	80.00% 4
Parking	20.00% 1
Total Respondents: 5	

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordability!!	5/25/2022 2:41 PM
2	Affordable housing in the lowest 10th percentile of local rental rates	5/17/2022 12:21 PM
3	Retail space that doesn't stand empty or is underutilized like so many other similar projects.	5/15/2022 10:16 AM
4	Access and affordability	5/10/2022 8:26 PM

3211 Martin Luther King Jr Way S Project Survey

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

Answered: 7 Skipped: 0

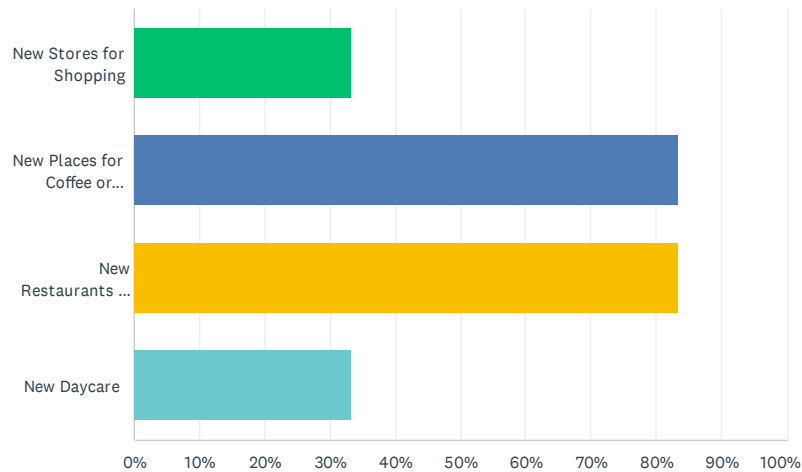


ANSWER CHOICES		RESPONSES	
Landscaping		71.43%	5
Lighting & Safety Features		42.86%	3
Seating Options & Places to Congregate		42.86%	3
Bike Parking		14.29%	1
Total Respondents: 7			

#	OTHER (PLEASE SPECIFY)	DATE
1	Accessibility!!	5/25/2022 2:41 PM

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

Answered: 6 Skipped: 1



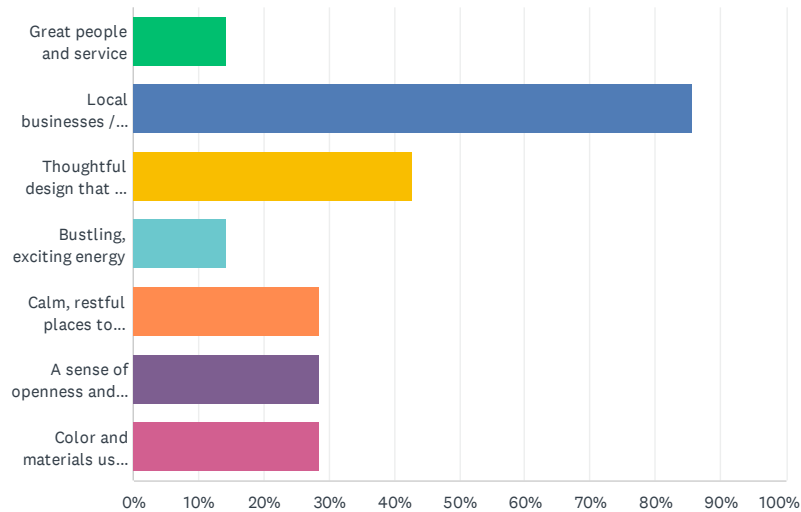
ANSWER CHOICES	RESPONSES
New Stores for Shopping	33.33% 2
New Places for Coffee or Breakfast	83.33% 5
New Restaurants or Bars	83.33% 5
New Daycare	33.33% 2
Total Respondents: 6	

#	OTHER (PLEASE SPECIFY)	DATE
1	Convenience store!	5/25/2022 2:41 PM
2	Shared working art studios, community event space, learning centers for academics, life skills, and art/crafts	5/17/2022 12:21 PM

3211 Martin Luther King Jr Way S Project Survey

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

Answered: 7 Skipped: 0



ANSWER CHOICES		RESPONSES
Great people and service		14.29% 1
Local businesses / small businesses		85.71% 6
Thoughtful design that is open and welcoming		42.86% 3
Bustling, exciting energy		14.29% 1
Calm, restful places to reflect and relax		28.57% 2
A sense of openness and natural light		28.57% 2
Color and materials used in design		28.57% 2
Total Respondents: 7		

#	OTHER (PLEASE SPECIFY)	DATE
1	Accessibility!	5/25/2022 2:41 PM

3211 Martin Luther King Jr Way S Project Survey

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

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	Affordability. Accessibility.	5/25/2022 2:41 PM
2	That they build more community and connections between area residents	5/17/2022 12:21 PM
3	Quiet, safety, attractiveness	5/15/2022 7:37 PM
4	Restaurants and other businesses that people use on a daily basis.	5/15/2022 10:16 AM
5	?	5/14/2022 7:48 PM
6	Accessible and well designed for everyone.	5/12/2022 9:02 PM
7	Affordability	5/10/2022 8:26 PM

3211 Martin Luther King Jr Way S Project Survey

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

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	The crosswalk right there needs recalibration. Theres barely enough time for the average person to cross all the way, much less someone with mobility issues.	5/25/2022 2:41 PM
2	We have a lack of indoor gathering spaces and community development initiatives in this area (for pop-up makers markets, skill development, homework help (for Franklin students), community activities/enrichment, etc)	5/17/2022 12:21 PM
3	We would love for the space to be quiet	5/15/2022 7:37 PM
4	There have been a lot of problems with drug use and a large transient population that leaves trash. Would love to see developments that have a plan to keepings spaces clean and usable.	5/15/2022 10:16 AM
5	Na	5/14/2022 7:48 PM
6	Please try to retain the existing trees on the west side of the property and on the south side.	5/12/2022 9:02 PM
7	This property is IMMEDIATELY next door to some of the best transit in the city holy shit why is there so much car parking?	5/10/2022 8:26 PM

3211 Martin Luther King Jr Way S Project Survey

Q8 What do you think are the top considerations for making this building successful?

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	Affordability. Theres a lot of empty spaces, both residential and retail, all through the neighborhood because prices are too damn high.	5/25/2022 2:41 PM
2	Providing indoor gathering spaces and community development initiatives in this area (for pop-up makers markets, skill development, homework/academic help, community activities/enrichment, etc)	5/17/2022 12:21 PM
3	Diversity, includes art	5/15/2022 7:37 PM
4	Thoughtful planning for retail spaces that local restaurants/bars/stores can actually afford. I don't want only corporations or chains to afford the rents	5/15/2022 10:16 AM
5	Na	5/14/2022 7:48 PM
6	A building design that is not rectangular but is well designed to allow for natural sunlight as well as have open space for residents and the community.	5/12/2022 9:02 PM
7	Less car parking, more retail and public community space, more affordable housing	5/10/2022 8:26 PM

3211 Martin Luther King Jr Way S Project Survey

Q9 Anything else you'd like to add?

Answered: 5 Skipped: 2

#	RESPONSES	DATE
1	Please dont make another building full of microapartments that dont serve anyone except tech transplants.	5/25/2022 2:41 PM
2	Community building is more important than retail and restaurants/bars.	5/17/2022 12:21 PM
3	We live right behind the proposed development so worried about it coming right to the property line. Don't want something that blocks all the sun!	5/15/2022 10:16 AM
4	Na	5/14/2022 7:48 PM
5	Less car parking, more space for people	5/10/2022 8:26 PM

PROJECT EMAILS/COMMENTS



Squarespace <form-submission@squarespace.info>

To: 3211 MLK Jr Way S Project



Thu 5/12/2022 4:54 PM

Sent via form submission from [3211 Martin Luther King Way Jr S Project](#)

Name: Hannah Knowles

Email: hknowles0907@gmail.com

Message: The parking situation in this neighborhood is very concerning, and because parking will likely cost extra at this future apartment building, this is a serious concern. The apartments across MLK come into our neighborhood to park and this building is going to make it much more difficult. I'm super disappointed and feel like this comment submission is performative. I do not think mind and my neighbors feedback will matter.



Squarespace <form-submission@squarespace.info>

To: 3211 MLK Jr Way S Project



Thu 5/12/2022 4:30 PM

Sent via form submission from [3211 Martin Luther King Way Jr S Project](#)

Name: William Buck

Email: bill@buckandbuck.com

Message: I own the building at 3111 27th Ave. S. and run my business out of it. I have owned the building for over 30 years, so I am wanting to be notified of all project updates as soon they are released. What with the other housing project being proposed for the area located on the north side of S. Winthrop St., we will be sandwiched between two huge projects. My main concerns are access to my building by delivery trucks and my employees both during and after construction.

410 units is a huge number. I will want to see renderings of the project as soon as they are available. With only 195 parking stalls, this represents less than one half parking space for each unit. My property includes 20 parking spaces directly accessible from 27th Ave. S. Be advised that any illegally parked vehicles on my property will be towed immediately upon their discovery. This is also applicable to any construction related vehicles using my property as a staging area, however short a time they would need.

Please call me in order to set up a meeting with City officials regarding this project. I can be reached at 206-403-8586.

Thank you,
Bill Buck



Squarespace <form-submission@squarespace.info>

To: 3211 MLK Jr Way S Project



Thu 5/12/2022 8:46 PM

Sent via form submission from [3211 Martin Luther King Way Jr S Project](#)

Name: Tuan Nguyen

Email: tnguyenx1@hotmail.com

Message: Good Afternoon,

Thank you for providing outreach. Below are my comments on this proposed project:

- 1) What ,if any, amount of the apartment units will be dedicated to affordable housing?
- 2) Have alternate designs for the architectural building foot print been evaluated? I.e the shape of the building (rectangular vs other shapes including cut outs etc.)
- 3) What will the access in and out of the proposed apartment building be like? Will the access be directly off of Martin Luther King Jr Way S or will it be off of the side streets of Hanford and Horton?
- 4) Has existing trees been evaluated to be retained and protected? There is quite a number of trees on the west side of the property as well as a very mature tree on the south side of the property that provide habitat for quite a number of wildlife including small birds, racoons, squirrels etc. Cheasty Boulevard is part of the Seattle Parks System created by the Olmstead Brothers and preserving all the trees near this boulevard should be of the utmost importance. ECA9 from SDCI Online Map show the wildlife habitat to the west along Cheasty and Morse Ave S but quite a number of birds live in the large tree at the end of S Horton Street on the south side of the project.

5) Has a geotechnical exploration occurred on the site? Cheasty Boulevard and the surrounding properties to the west are on a slope and with notable history of partial landslides and poor soil conditions. This can be seen on the SDCI Online ECA map and the SDCI mapping shows this project within a liquefaction zone for ECA 5. What is the type of foundation is proposed? Will there be dewatering? From the Old Safeway project up in Greenwood, diversion of ground water led to number of homes to experience sinking conditions within their foundations etc. See the old Seattle news articles in regards to this. If any lesson was learned from this a good plan for this should be developed.

6) What kind of street improvements will be proposed on Martin Luther King Jr Way S. Quite a number of pedestrians currently jay walk across at the NE corner with Hanford and MLK Jr Way S and do not use the traffic signal just to the south nor the pedestrian overpass bridge to the north. There have been quite a number of close calls and with the increase in traffic due to this proposed development the concern for pedestrians is now elevated.

7) How will construction noise be handled. Current tenants ignore the Seattle noise ordinance and leaf blow at early hours in the morning (i.e. 6am). Will there be a phone number or email address for residents within the project area to contact to make their concerns noted?

8) Will there be any compensation for the relocation of the current tenants on this property such as the Solar Company or the Ethiopian Restaurant Cafe Ibex? These are small businesses that will end up having to relocate and find new places to rent which in this market is quite difficult. Especially for the BIPOC community where restaurants and stores like this serve as a community gathering spot.

9) Thank you for providing off street parking. Has a parking study been conducted to determine this number of stalls? The project is within the Mt Baker Hub for frequent transit but providing parking for residents and or retail tenants is a great solution as the surrounding side streets have 2 hour parking signs but these are ignored all the time and vehicles are frequently abandoned. See Hanford St and 27th Ave S.

10) Will there be any kind of renewable or green infrastructure proposed for this project? I.e. solar or rain water harvesting. Development just to the north at McClellan appear to install solar.

11) How will stormwater be evaluated and captured? Currently, Hanford Street receives a lot of runoff from up the hill on Morse Ave S and 27th Ave. Water during heavy rainfall is seen running down Morse Ave and around the corner on Hanford Street in front of the King County property.

12) Has the 17,000 ft ground floor retail been ultimately decided? Or is there other opportunity for a reduced size in the main retail and provide additional smaller retail spaces for local businesses? This seems like a better use of the space.

13) For the ground floor retail, has the freight and loading dock location been determined? Assuming a 17,000 foot ground floor retail this means that large 18 wheelers and single unit trucks will be providing deliveries to this location. Turning movements should be conducted to ensure the design vehicle can adequately make the turns to the access points.

14) Will a model be created to see the impacts of the architectural building on the surrounding properties with the angle of the sun during different periods of the year? Potential concerns for buildings that have sunlight now that may receive less due to the height of the building.

15) The recent development to the northeast (Allen Family Center) incorporated a beautiful artwork on the facade of the north side of the building. Has public artwork been considered for this project? If not, this should be considered similar to the Allen Family Center development.

15) What kind of improvements will be made for left turning traffic from northbound MLK Jr Way S to Hanford assuming one access point may be located on this project side? The current NB left turn pocket from MLK Jr Way S to Hanford consists of a very small turn pocket with a stop sign and only queuing for possibly two or three cars. With retail and apartments coming in, the volumes for this movement may increase and the storage capacity for this turn pocket would not be adequate potentially. A traffic analysis should be evaluated for this concern since queuing for this could spill back into NB MLK Jr Way S and with the close proximity to the traffic signal to the South only a hundred feet or so away.

16) Is this proposed development required to pay into the King County Sewer Capacity Charge as do all new residential and multi family developments? Funding for our future sewer infrastructure is important with the increase in population to this region and being able to provide a system that is functional and can keep up with the demand.

17) Will there be electric vehicle charging infrastructure proposed? Given the nature of EVs and the ownership increasing, parking spots to charge should be considered.

18) Has a name for the development been decided upon? It would be a great opportunity to reach out to the local community to seek input on their ideas for a name for the development. That way the local community can feel a sense of input on this project.

19) Will the building have balconies for residents or will there be more a communal space such as a roof top deck etc? It seems like the more common design nowadays is to include a rooftop deck.

20) What will be the division of the type of apartments proposed? Studios vs 1bd, 2bd, etc.

21) Will street lighting be proposed along the side streets of Hanford and Horton St? If not they should be considered especially given if there will be access points located along here. Street lighting along the frontage if it can be retained during construction should also be evaluated.

22) Has the full project team been identified? It would be a great opportunity to provide for a DBE (Disadvantaged Businesses Enterprise) for this project.

23) Once the project has gone to design review, a location for public meetings should be considered within the project area to allow for the community to come. ADA accessibility for this location should be considered as well.

24) Please review the project website and future websites to ensure it is ADA accessible to those with visual impairment for example.

25) Please consider expanding the parameters for future notices on this project from 500 feet to more in order to gather more input and/or perspective that would have an impact from.

26) Please reach out to the Mt Baker Hub Alliance to give them notification so they can alert through their newsletter about this project. Website is located here: <https://www.mtbakerhub.org/>

27) It appears the existing traffic signal at MLK Jr Way S and S Hanford St will need to be brought in ADA compliance with new APS pushbuttons per the SDOT Accessible Route Planner. Please verify whether or not this signalized intersection will need to be brought into compliance.

28) Please ensure that if any future sidewalk closures and pedestrian detours for temporary traffic control provide an ADA route that is well marked and signed as the nearest signalized crosswalk to the south at Walden St is nearly 900 feet away.

Thank you for taking the time to read this and please feel free to reach out to me if you have any further questions. I am happy to discuss and want to ensure a project like this is fully thought through by the community.

Regards,

Tuan Nguyen