

**901 LENORA ST PROJECT**  
**CITY OF SEATTLE**  
**REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW**  
**OUTREACH DOCUMENTATION**  
***\*With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3039969-EG

*Table of Contents*

---

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

**2. Detailed Checklist of Early Community Outreach for Design Review**

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

*Initial Planning and DON Communication*

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

*Printed Outreach: Direct Mail*

- *Project Poster*
- *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*

*Submitted by:*

Natalie Quick Consulting  
natalie@nataliequick.com | 206.779.0489

**AUGUST 2022**

## 901 Lenora St Project

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

---

<b>Project Address:</b>	901 Lenora St, Seattle WA 98121
<b>Brief Description:</b>	This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	TC Northwest Development Inc
<b>Contact Information:</b>	901LenoraStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-Use
<b>Neighborhood:</b>	Denny Triangle
<b>In Equity Area:</b>	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 in English, Chinese and Spanish with QR codes for survey and website were mailed to 1925 residences and businesses and shared with 10 neighborhood community groups and 25 ethnic media outlets provided by the Department of Neighborhoods (DON). Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* July 15, 2022

#### Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website in English, Chinese and Spanish established with public commenting function and text box included on landing page.
- *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:* July 15, 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 in English, Chinese and Spanish established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* July 15, 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, 57 percent of survey respondents said interesting and unique design; 55 percent said environmentally friendly features; 43 percent said relationship to neighborhood character; 38 percent said attractive materials; and 19 percent said parking. Respondents encouraged modern, inclusive design for the people with unique architecture that pays attention to details and has some variety when compared to other buildings recently completed. Other respondents encouraged nodding to the history of the area and fitting in to the overall look of the neighborhood with a design that pulls guests in and adds to the area appeal. One respondent encouraged considering social/civic benefits and profits to ensure long-term success.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 70 percent of survey respondents said landscaping; 67 percent said lighting and safety features; 33 percent said seating options and places to congregate; and 4 percent said bike parking. Respondents encouraged collaborating with nature, having lush landscaping including greenery, flowers and tree cover, and retaining mature trees on 9<sup>th</sup> Ave and the large honey locust tree on Lenora Ave. Others encouraged creating a good vibe with pedestrian-friendly spaces, walkability and cleanliness. One respondent noted the uneven sidewalk is a tripping hazard that needs to be fixed. Another encouraged reducing heat entrapment in urban areas. One encouraged having a garage level available for things like small basketball games, pickleball and other skate park elements.
- **Eco-Friendly.** Many respondents encouraged creating a zero-emission building with sustainable materials, green components, environmentally-friendly use of utilities and water-smart green spaces around the building.
- **Height & Scale.** Many respondents encouraged maintaining the scale and character of the surrounding neighborhood and building a structure that is kept at ten floors or lower to not block light, air and views from surrounding buildings.
- **Accessibility.** One respondent encouraged the building to be accessible.

### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 73 percent said new places for coffee or breakfast; 71 percent said new restaurants or bars; and 40 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 59 percent said great people and service; 55 percent said thoughtful design that is open and welcoming; 46 percent said a sense of openness or natural light; 43 percent said local businesses/small businesses; 32 percent said calm, restful places to reflect and relax; 29 percent said color and materials used in design; and 27 percent said bustling, exciting energy. Respondents encouraged small, local, approachable, dog-friendly businesses open on weekends/beyond lunch such as sidewalk cafes, bookstores, bars, restaurants, shops, pharmacy, grocery store, coffee shop, wine bar, art gallery, community spaces, spa or education/other spaces that interact with the theme of students and a nearby park frequented by children. Others encouraged catering to young professionals, young families, students, or folks with mental/physical disabilities. A few discouraged bars which can be loud at night.
- **Parking & Traffic.** Many respondents encouraged providing adequate, affordable/free parking while others discouraged parking as downtown Seattle doesn't need to be more car-friendly. Others encouraged factoring increased traffic into planning noting the alley is already tight/hard to use, and a building this size will have to make huge adjustments to accommodate good traffic flow after completion. One inquired where the parking entrance is, and another noted the area lacks electrical car charging lots.
- **Impacts.** Many respondents expressed concern that construction will be disruptive and encouraged building in harmony with the neighborhood, minimizing local resident impacts, being respectful, kind and mindful of residential buildings next door and nearby and minimizing construction disturbances. One expressed concern that Morningside Academy will be torn down.
- **Safety & Security.** Several respondents encouraged safety/security and avoiding inviting homeless populations/drug use.
- **Interior & Units.** A few respondent noted there is a need for more multi-family housing/options for families, not just studios or two-bedroom apartments. Others encouraged rentals not condos, providing A/C, and installing double-pane windows. One respondent noted that they live next door on the 12<sup>th</sup> floor and would like the rooftop amenities to be appealing.
- **Affordability.** Several respondents encouraged affordable housing options.
- **Community.** A few respondents noted that this is an existing community of people that know the majority of their neighbors and encouraged thoughtful community integration.
- **Diversity.** A couple of respondents encouraged appealing to a diverse group.
- **Density.** One respondent expressed support for density.

### Miscellaneous Comments

- **Oppose.** One respondent noted they do not think the project is a good idea.
- **Outreach.** One respondent thanked the project team for providing input.

## 901 Lenora 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	7/10/22	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	7/15/22	Poster in English, Chinese and Spanish with QR codes for survey and website mailed to 1925 residences and businesses and shared with 10 neighborhood community groups and 25 ethnic media outlets provided by DON. 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.	7/15/22	Project website in English, Chinese and Spanish established and publicized via poster including public commenting function with text box included on landing page. 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	7/15/22	Online survey established in English, Chinese and Spanish 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> </ul>	7/15/22	Copy of direct mailing poster included in Appendix A.

		<ul style="list-style-type: none"> <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>		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <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>	7/15/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	8/9/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	8/9/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1925 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	8/9/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

# 901 Lenora St 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*
- *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*

## Request DON Blog Post - 901 Lenora St



**DON\_DREarlyOutreach** <DREarlyOutreach@seattle.gov>



To: 901 Lenore St Project; DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Wed 7/13/2022 1:08 PM

Hello,

Your project has been posted to the blog: <https://designreviewoutreach.seattle.gov/>

As a reminder, all printed & digital media (survey, website, emails) should contain:

- Summary of proposal
- Address of project
- Contact person
- Email address, phone number
- SCDI 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)

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.

Thank you,

**Nelson Pesigan**

**Strategic Advisor**

**Community Assets Division**

Office: 206.684.0209

Cell: 206.276.3613

Fax: 206.233.5142

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

# City of Seattle Design Review Required Outreach

## Outreach Plan | June 10th, 2022

---

<b>Project Address:</b>	901 Lenora St, Seattle WA 98121
<b>Brief Description:</b>	This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	TC Northwest Development Inc
<b>Contact Information:</b>	901LenoraStProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-Use
<b>Neighborhood:</b>	Denny Triangle
<b>In Equity Area</b>	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: Chinese and Spanish
- **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.

  - Include QR links to both website and survey on printed materials, in all languages outlined above.
  - A direct mailer will be sent to all community groups and organizations in the Denny Triangle neighborhood snapshot.
  - A direct mailer will be sent to apartments and other multi-family buildings in the 500-ft radius of proposed site.
  - Send a digital copy of your flyer with a cover email to the following lists, businesses, and organizations.
    - Denny Triangle
      - Bell Tower Resident Council
      - Downtown Seattle Association
      - Friends of Historic Belltown
      - Bell Weather Housing
      - Cascade Neighborhood Council
      - Compass Housing Alliance
      - Discover South Lake Union
      - Low Income Housing Institute
      - South Lake Union Community Council
      - Seattle Advisory Council
    - Ethnic Media Outlet List:
      - Actitud Latina
      - Conexion Contigo
      - Eco Logica Magazine
      - El Mundo
      - El Rey KKMO 1360Am



- Community Radio KBCS 91.3FM
- KVRU-LP, KVRU 15.7FM
- Multicultural Radio Broadcasting KXPA 1540AM
- Rainier Avenue Radio
- The Voice
- Converge Media
- The Facts
- The Seattle Medium
- The Skanner
- Z-Twins Radio KRIZ 1420M, KYIZ 1620AM, KBMS 1480AM
- Crossings TV
- International Examiner
- Northwest Asian Weekly
- China Daily
- Chinese Radio KKNW 1150AM
- Epoch Times
- Seattle Chinese News Media Group
- Seattle Chinese Post
- Seattle Chinese Times
- US Chinese Radio KXPA 1540AM

- **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.

- The “intractive” website will include commenting function such as a text box for comments on the main landing page.
- Links to survey translation will be in language and easy to find at top of page and navigate.

- **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.

- All basic information required on the printed matter will also be included on both the website and near the top of the survey stie.
- Links to the survey translations are in language will be easy to find at top of survey page.

# 901 Lenora St 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*

# Opportunity to Provide Online Input on the 901 Lenora St Project

## ABOUT THE PROJECT

This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.

**What:** Let us know what you think! Visit our website at [www.901LenoraStProject.com](http://www.901LenoraStProject.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 [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)



SCAN CODE TO VIEW WEBSITE

SCAN CODE TO TAKE SURVEY



## ADDITIONAL PROJECT DETAILS

**Project Address:**  
901 Lenora St, Seattle, WA 98121

**Contact:**  
Natalie Quick

**Applicant:**  
TC Northwest Development Inc

**Additional Project Information on Seattle Services Portal via the Project Address:**  
901 Lenora St

**Project Email:**  
[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@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.

# 在网上提供有关901 Lenora St项目意见的机会

## 关于本项目

本项目建议建造一座有十层或十一层约190,000平方英尺的建筑。从 Lenora Street 和 9th Avenue 均可进入地面的零售和便利设施。地下停车场将从小巷进入。

**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.901LenoraStProject.com](http://www.901LenoraStProject.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 [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com) 以提供更多意见



扫码查看网站



扫码参与调查



项目地点

西雅图市需要901 LENORA ST项目进行推广

## 项目的其他详细信息

**项目地址:**  
901 Lenora St, Seattle, WA 98121

**联系人:**  
Natalie Quick

**申请人:**  
TC Northwest Development Inc

通过项目地址在西雅图服务网站上有更多关于该项目的资料: 901 Lenora St

**项目电子邮件地址:**  
[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@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, 这项工作西雅图市要求的推广流程的一部分。

# Oportunidad para proporcionar información en línea sobre el Proyecto 901 Lenora St

## **SOBRE EL PROYECTO**

Este Proyecto propone la construcción de un edificio de diez u once pisos de aproximadamente 190,000 pies cuadrados. Los usos de la planta baja serán para minoristas y servicios y se ubicarán frente a la calle Lenora y la 9ª Avenida y habrá acceso al estacionamiento de abajo desde el callejón.

**Qué:** ¡Déjenos saber lo que piensa! Visite nuestra página Web [www.901LenoraStProject.com](http://www.901LenoraStProject.com) para obtener más información sobre este nuevo proyecto que incluye la visión y el enfoque propuestos por el equipo.

**Encuesta:** Complete nuestra encuesta en línea y comparta sus ideas sobre el lugar del proyecto y sus componentes. (La encuesta la encuentra en la página Web del proyecto).

**Comentarios:** Proporcione comentarios adicionales a través de nuestro formulario de comentarios o por el correo electrónico [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)



ESCANEE EL  
CÓDIGO PARA VER  
LA PÁGINA WEB



ESCANEE EL CÓDIGO  
PARA HACER LA  
ENCUESTA



**DIVULGACIÓN DEL PROYECTO 901 LENORA ST REQUERIDO POR LA CIUDAD DE SEATTLE.**

## **DETALLES ADICIONALES DEL PROYECTO**

**Dirección del Proyecto:**  
901 Lenora St, Seattle, WA 98121

**Contacto:**  
Natalie Quick

**Solicitante:**  
TC Northwest Development Inc

Podrá encontrar Información adicional sobre el proyecto en el **Portal de Servicios de Seattle (Seattle Services Portal)** bajo la dirección del proyecto: 901 Lenora St

**Correo electrónico del Proyecto:**  
[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)

Tenga en cuenta que los correos electrónicos son respondidos dentro de los siguientes 2/3 días hábiles y están sujetos a las leyes de divulgación pública de la Ciudad de Seattle.

Este esfuerzo es parte del proceso del requisito de divulgación antes de la revisión del diseño.

# Direct Mailing: 901 Lenora St Project

Poster Mailing Details

DISTRIBUTION DATE: July 15, 2022

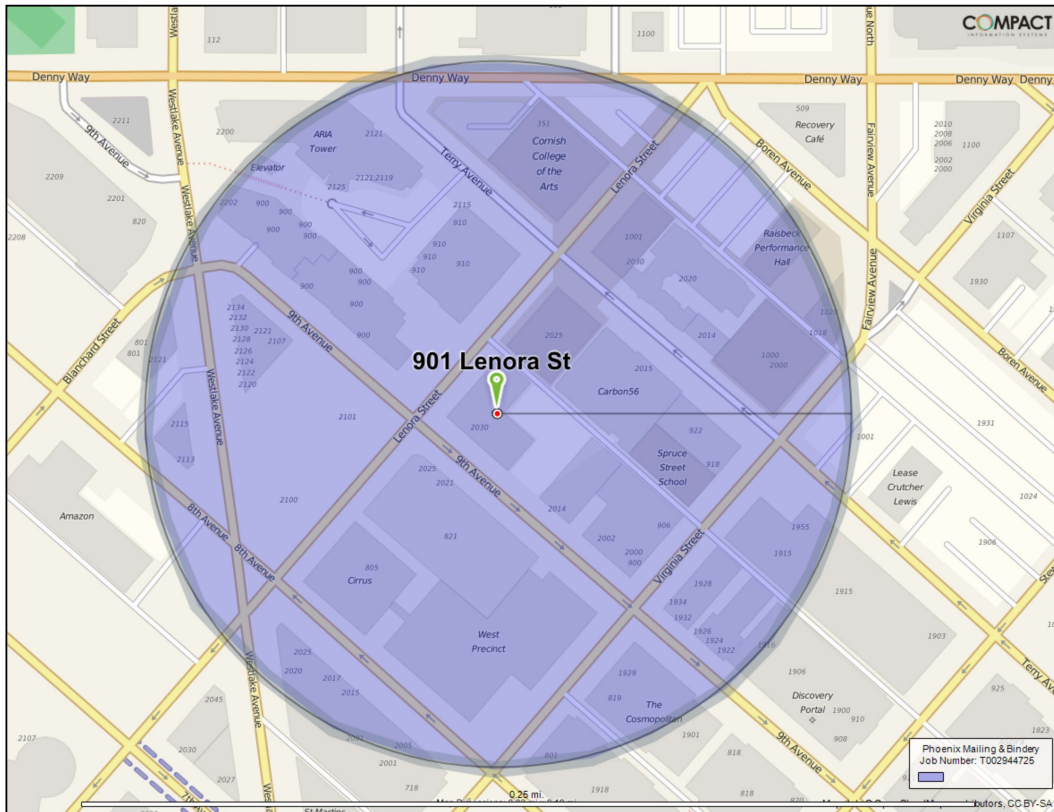
---

<b>Project Address:</b>	901 Lenora St, Seattle WA 98121
<b>Brief Description:</b>	This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	TC Northwest Development Inc
<b>Contact Information:</b>	901LenoraStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-Use
<b>Neighborhood:</b>	Denny Triangle
<b>In Equity Area:</b>	Yes

---

The project flyer was shared with **1925 businesses and residents** within a **500-foot radius** of the project addresses of 901 Lenora St. A map detailing the mailing radius and invoice confirming delivery follows.

## MAILING MAP



## MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

---

### Quote: (1925 count - 901 Lenora St)

1 message

---

**Mike Moazez** <Mikem@mmpunions.com>

Mon, Jul 11, 2022 at 1:32 PM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>

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

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer **3-pages**

Paper: 20# Bond

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:** 1925=~~\$3290.75~~ + Tax + postage = **\$4739.62**

**Postage:** 1925=\$1116.50

*Please allow 4-6 business days to produce*


Thank you,

Mike Moazez

**MMPUNION.COM**

2960 4TH AVE S STE 112  
SEATTLE WA 98134-1203

**MAILING CONFIRMATION**

 **RE: Print & Mail Request (1925 count - 901 Lenora St)**



**Mike Moazez** <Mikem@mmpunion.com>

Friday, July 15, 2022 at 9:15 AM

To:  Lisa Kidwell;  Minuteman Press Seattle; Cc:  Natalie Quick; [+2 more](#) ✓

The project located at **901 Lenora St** was mailed out today 07/15/22.

Thank you,

Mike Moazez

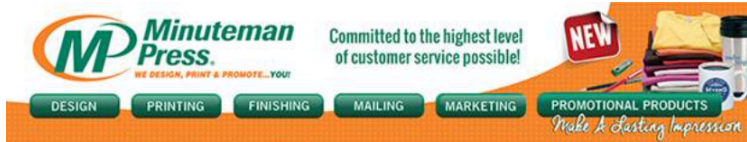
**MMPUNION.COM**

2960 4TH AVE S STE 112

SEATTLE WA 98134-1203

T. 206.464.0100

[www.mmpunion.com](http://www.mmpunion.com)





# Community Group Notification: 901 Lenora St Project

Poster E-Mailing Details  
E-MAILING DATE: July 11<sup>th</sup>, 2022

---

## COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 901 Lenora St project was sent along with a copy of the project flyer to 10 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" and 25 media outlets provided by the Department of Neighborhoods on July 11<sup>th</sup>, 2022, including:

### Denny Triangle Neighborhood Snapshot

- Bell Tower Resident Council
- Downtown Seattle Association
- Friends of Historic Belltown
- Bell Weather Housing
- Cascade Neighborhood Council
- Compass Housing Alliance
- Discover South Lake Union
- Low Income Housing Institute
- South Lake Union Community Council
- Seattle Advisory Council

### Ethnic Media Outlet List

- Actitud Latina
- Conexion Contigo
- Eco Logica Magazine
- El Mundo
- El Rey KKMO 1360Am
- Community Radio KBCS 91.3FM
- KVRU-LP, KVRU 15.7FM
- Multicultural Radio Broadcasting KXPA 1540AM
- Rainier Avenue Radio
- The Voice
- Converge Media
- The Facts
- The Seattle Medium
- The Skanner
- Z-Twins Radio KRIZ 1420M, KYIZ 1620AM, KBMS 1480AM
- Crossings TV
- International Examiner
- Northwest Asian Weekly
- China Daily
- Chinese Radio KKNW 1150AM
- Epoch Times
- Seattle Chinese News Media Group
- Seattle Chinese Post
- Seattle Chinese Times
- US Chinese Radio KXPA 1540AM

## COMMUNITY GROUP NOTIFICATION EMAIL

New project in your neighborhood - 901 Lenora St Project

3

9

901 Lenora St Project

Bcc: karina@oyepro.com; zamora@lupitaconsulting.com; martha@elmundous.com; gustavo@elmundous.com **+40 others**

👍 ↶ ↷ ⋮

Tue 7/12/2022 8:22 AM



3 attachments (4 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 [www.901LenoraStProject.com](http://www.901LenoraStProject.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 901 Lenora St Project Team

# 901 Lenora St 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: 901 Lenora St Project | WEBSITE TEXT

## Website: [www.901LenoraStProject.com](http://www.901LenoraStProject.com)

---

<b>Project Address:</b>	901 Lenora St, Seattle WA 98121
<b>Brief Description:</b>	This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	TC Northwest Development Inc
<b>Contact Information:</b>	<a href="mailto:901LenoraStProject@earlyDRoutreach.com">901LenoraStProject@earlyDRoutreach.com</a>
<b>Type of building:</b>	Mixed-Use
<b>Neighborhood:</b>	Denny Triangle
<b>In Equity Area:</b>	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](#)  
Spanish Translation Traducción Española

This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.

**IMAGES:** Project Site

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

**LINK:** Survey- [901 Lenora St Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 901 Lenora 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.

[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)

**FORM:**

Name \*

<input type="text"/>	<input type="text"/>
----------------------	----------------------

First Name Last Name

Email \*

Message \*

**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.

[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)

**LINKS:** Email- 901LenoraStProject@earlyDRoutreach.com

**BUTTON:** [LEARN MORE](#)

**TEXT:** 901 Lenora St Project

Project Team  
TC Northwest Development Inc  
Perkins & Will

Project Vision  
This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.

Zoning

Site Plan

**IMAGES:** Zoning  
Site Plan

**LINK:** none

**PAGE URL:** [www.901LenoraStProject.com/project-overview](http://www.901LenoraStProject.com/project-overview)

# 901 Lenora 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.

[点击这里查看翻译成中文的信息](#)

[Traducción Española](#)

## 901 Lenora St, Seattle

This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet.

Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.

[Project Overview](#)



# Survey.

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

[901 Lenora St Survey Click Here](#)

## Provide comments here.

Hello and thank you for visiting our 901 Lenora 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.

[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)

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 901 Lenora St Project

## ABOUT THE PROJECT

This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.

**What:** Let us know what you think! Visit our website at [www.901LenoraStProject.com](http://www.901LenoraStProject.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 [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)



SCAN CODE TO VIEW WEBSITE



SCAN CODE TO TAKE SURVEY



## ADDITIONAL PROJECT DETAILS

**Project Address:**  
901 Lenora St, Seattle, WA 98121

**Contact:**  
Natalie Quick

**Applicant:**  
TC Northwest Development Inc

**Additional Project Information on Seattle Services Portal via the Project Address:**  
901 Lenora St

**Project Email:**  
[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@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.

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.

[901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)

901 Lenora St, Seattle WA 98102

901 Lenora St Project

# WEBSITE ANALYTICS

Traffic

Custom

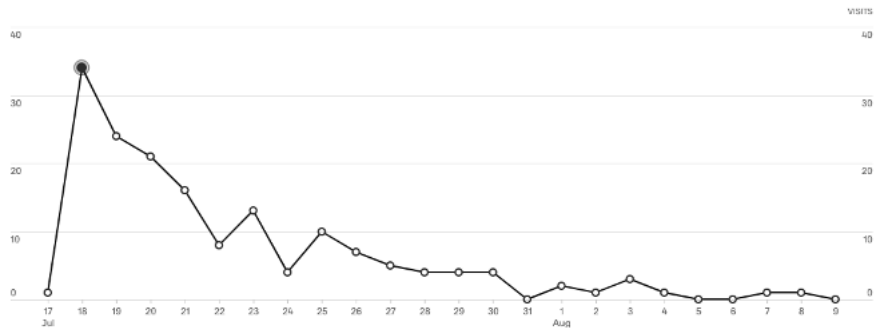
\$ USD

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGEVIEWS
164	50.32%	155	270
+1,162% mo/mo	-50% mo/mo	+1,092% mo/mo	+2,150% mo/mo

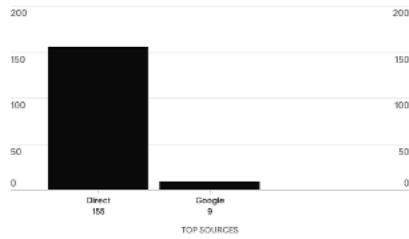
Visits

Jul 17-Aug 9, 2022 • 164 Total +1,162% mo/mo

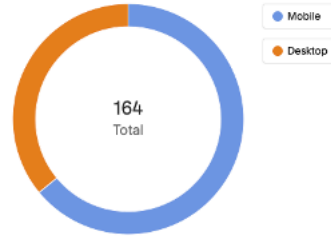
Daily



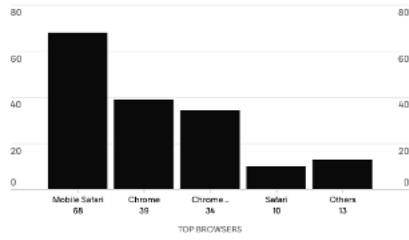
Top Sources by Visits



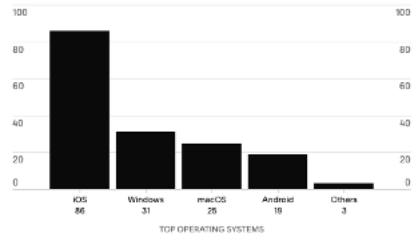
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



# 901 Lenora St 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*
- *Website Traffic*

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

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

# Community Outreach: 901 Lenora St Project

## Comment Summary

---

<b>Project Address:</b>	901 Lenora St, Seattle WA 98121
<b>Brief Description:</b>	This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	TC Northwest Development Inc
<b>Contact Information:</b>	901LenoraStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-Use
<b>Neighborhood:</b>	Denny Triangle
<b>In Equity Area:</b>	Yes

---

### Comment Total:

- From Website: **2**
- From Email: **1**
- From Survey: **59**

### Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 57 percent of survey respondents said interesting and unique design; 55 percent said environmentally friendly features; 43 percent said relationship to neighborhood character; 38 percent said attractive materials; and 19 percent said parking. Respondents encouraged modern, inclusive design for the people with unique architecture that pays attention to details and has some variety when compared to other buildings recently completed. Other respondents encouraged nodding to the history of the area and fitting in to the overall look of the neighborhood with a design that pulls guests in and adds to the area appeal. One respondent encouraged considering social/civic benefits and profits to ensure long-term success.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 70 percent of survey respondents said landscaping; 67 percent said lighting and safety features; 33 percent said seating options and places to congregate; and 4 percent said bike parking. Respondents encouraged collaborating with nature, having lush landscaping including greenery, flowers and tree cover, and retaining mature trees on 9<sup>th</sup> Ave and the large honey locust tree on Lenora Ave. Others encouraged creating a good vibe with pedestrian-friendly spaces, walkability and cleanliness. One respondent noted the uneven sidewalk is a tripping hazard that needs to be fixed. Another encouraged reducing heat entrapment in urban areas. One encouraged having a garage level available for things like small basketball games, pickleball and other skate park elements.
- **Eco-Friendly.** Many respondents encouraged creating a zero-emission building with sustainable materials, green components, environmentally-friendly use of utilities and water-smart green spaces around the building.
- **Height & Scale.** Many respondents encouraged maintaining the scale and character of the surrounding neighborhood and building a structure that is kept at ten floors or lower to not block light, air and views from surrounding buildings.
- **Accessibility.** One respondent encouraged the building to be accessible.

### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 73 percent said new places for coffee or breakfast; 71 percent said new restaurants or bars; and 40 percent said new

stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 59 percent said great people and service; 55 percent said thoughtful design that is open and welcoming; 46 percent said a sense of openness or natural light; 43 percent said local businesses/small businesses; 32 percent said calm, restful places to reflect and relax; 29 percent said color and materials used in design; and 27 percent said bustling, exciting energy. Respondents encouraged small, local, approachable, dog-friendly businesses open on weekends/beyond lunch such as sidewalk cafes, bookstores, bars, restaurants, shops, pharmacy, grocery store, coffee shop, wine bar, art gallery, community spaces, spa or education/other spaces that interact with the theme of students and a nearby park frequented by children. Others encouraged catering to young professionals, young families, students, or folks with mental/physical disabilities. A few discouraged bars which can be loud at night.

- **Parking & Traffic.** Many respondents encouraged providing adequate, affordable/free parking while others discouraged parking as downtown Seattle doesn't need to be more car-friendly. Others encouraged factoring increased traffic into planning noting the alley is already tight/hard to use, and a building this size will have to make huge adjustments to accommodate good traffic flow after completion. One inquired where the parking entrance is and another noted the area lacks electrical car charging lots.
- **Impacts.** Many respondents expressed concern that construction will be disruptive and encouraged building in harmony with the neighborhood, minimizing local resident impacts, being respectful, kind and mindful of residential buildings next door and nearby and minimizing construction disturbances. One expressed concern that Morningside Academy will be torn down.
- **Safety & Security.** Several respondents encouraged safety/security and avoiding inviting homeless populations/drug use.
- **Interior & Units.** A few respondent noted there is a need for more multi-family housing/options for families, not just studios or two-bedroom apartments. Others encouraged rentals not condos, providing A/C, and installing double-pane windows. One respondent noted that they live next door on the 12<sup>th</sup> floor and would like the rooftop amenities to be appealing.
- **Affordability.** Several respondents encouraged affordable housing options.
- **Community.** A few respondents noted that this is an existing community of people that know the majority of their neighbors and encouraged thoughtful community integration.
- **Diversity.** A couple of respondents encouraged appealing to a diverse group.
- **Density.** One respondent expressed support for density.

# 901 Lenora St Project Survey

---

Thank you for taking the time to complete our survey for the 901 Lenora St project! This project proposes construction of a ten or eleven-story building of approximately 190,000 square feet. Ground-floor retail and amenities uses will front both Lenora Street and 9th Avenue and below-grade parking will be provided with access from the alley. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from July 18, 2022 to August 8, 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
- \_\_\_ 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 (901 Lenora 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 [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com).

# Encuesta del Proyecto 901 Lenora St

---

¡Gracias por tomarse el tiempo para completar nuestra encuesta para el proyecto 901 Lenora St! Este Proyecto propone la construcción de un edificio de diez u once pisos de aproximadamente 190,000 pies cuadrados. Los usos de la planta baja serán para minoristas y servicios y se ubicarán frente a la calle Lenora y la 9ª Avenida y habrá acceso al estacionamiento de abajo desde el callejón.

Esta encuesta estará abierta desde el 18 de julio de 2022 al 8 de agosto de 2022, después de lo cual comenzaremos a prepararnos para el proceso de revisión del diseño y los otros pasos de los permisos. **TENGA EN CUENTA QUE**, como parte del proceso de divulgación requerido por la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados dentro de esta encuesta se considerarán 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 el desarrollo de este proyecto?**

- Yo vivo muy cerca del proyecto
- Yo vivo en el área general
- Yo tengo un negocio cercano
- Yo visito la zona a menudo por trabajo o por placer
- No tengo conexión directa, pero me preocupo por el crecimiento y el desarrollo de Seattle.
- Otro \_\_\_\_\_

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

- Materiales atractivos
- Diseño interesante y únicos
- Características respetuosas y armónicas con el 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. ¿En qué componentes minoristas estaría usted más interesado para este lugar?**

- Nuevas tiendas para ir de compras

- \_\_\_ Nuevos lugares para ir a tomar el café o para desayunar
- \_\_\_ Nuevos restaurantes o bares
- \_\_\_ Otros \_\_\_\_\_

**5. Cuando usted visita un edificio, una oficina, un restaurante o una tienda minorista, ¿qué es lo que más le atrae para volver?**

- \_\_\_ La amabilidad de la gente y el servicio
- \_\_\_ Negocios locales / Negocios pequeños
- \_\_\_ Diseño considerando espacios abiertos y acogedores
- \_\_\_ Energía bulliciosa y emocionante
- \_\_\_ Lugares calmados y de descanso para reflexionar y relajarse
- \_\_\_ Sensación de apertura y luz natural
- \_\_\_ Color y materiales usados en el diseño
- \_\_\_ Otros \_\_\_\_\_

**6. ¿Qué es lo que usted valora más mientras se construyen nuevos desarrollos en su vecindario?**

---

**7. ¿Hay algo en específico acerca de su vecindario o propiedad que usted cree importante que sepamos?**

---

**8. ¿Cuáles serían las consideraciones de mayor importancia para que este edificio sea exitoso?**

---

**9. ¿Hay algo más que quiera agregar?**

---

#### **PÁGINA DEL FORMULARIO ENVIADO**

¡Gracias por compartir sus ideas! Sus comentarios son muy útiles a medida que planificamos nuestro proyecto propuesto. Para realizar un seguimiento de nuestro progreso a través del proceso de revisión de diseño y permisos, busque la dirección del proyecto (901 Lenora St) 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 al [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)



# 901 Lenora St 项目调查

---

感谢您抽出宝贵的时间完成对 901 Lenora St 项目的调查！本项目建议建造一座有十层或十一层约 190,000 平方英尺的建筑。从 Lenora Street 和 9<sup>th</sup> Avenue 均可进入地面的零售和便利设施。地下停车场将从小巷进入。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 7 月 18 日至 2022 年 8 月 8 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
- \_\_\_ 设计中使用的颜色和材料
- \_\_\_ 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？

---

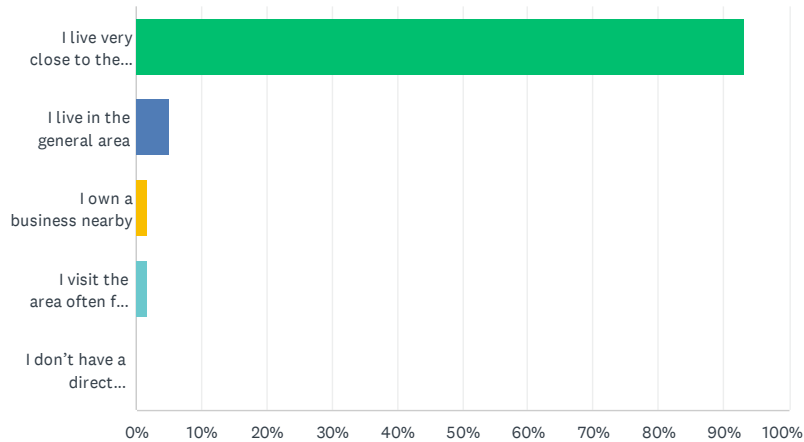
### 表格提交页面

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(901 Lenora St)。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 [901LenoraStProject@earlyDRoutreach.com](mailto:901LenoraStProject@earlyDRoutreach.com)。

901 Lenora St Project Survey

Q1 What is your connection to this development project?

Answered: 58 Skipped: 1



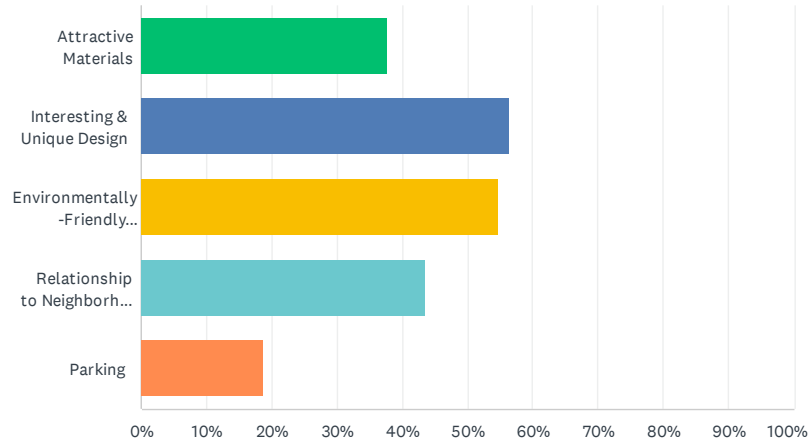
ANSWER CHOICES	RESPONSES	
I live very close to the project	93.10%	54
I live in the general area	5.17%	3
I own a business nearby	1.72%	1
I visit the area often for work or leisure	1.72%	1
I don't have a direct connection, but I care about growth and development in Seattle	0.00%	0
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	910 Lenora St. South Tower	7/28/2022 1:46 PM

901 Lenora St Project Survey

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

Answered: 53 Skipped: 6



ANSWER CHOICES	RESPONSES
Attractive Materials	37.74% 20
Interesting & Unique Design	56.60% 30
Environmentally-Friendly Features	54.72% 29
Relationship to Neighborhood Character	43.40% 23
Parking	18.87% 10
Total Respondents: 53	

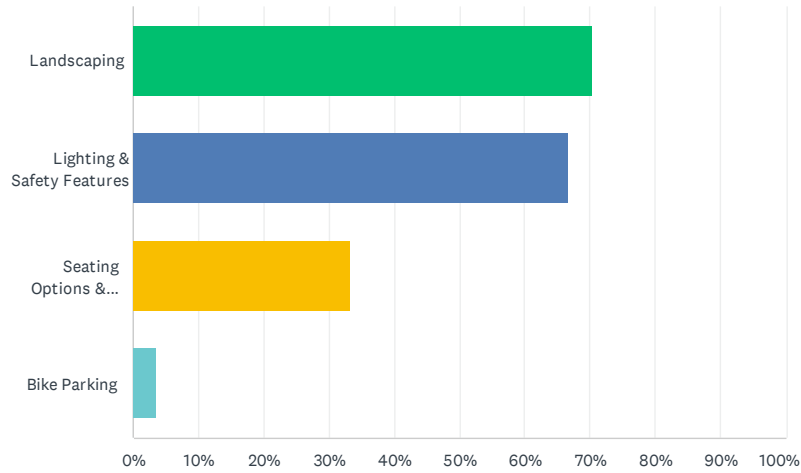
#	OTHER (PLEASE SPECIFY)	DATE
1	Appealing retail businesses	7/28/2022 1:46 PM
2	Building is not too tall to block views from surrounding buoldings	7/27/2022 4:36 PM
3	That is doesn't ruin all of my sun	7/23/2022 8:02 AM
4	Building set-back and height	7/21/2022 11:59 AM
5	Restaurant/retail space	7/20/2022 10:49 AM
6	Not another generic-looking building. Details are important	7/19/2022 11:35 PM
7	Use of the building	7/18/2022 8:21 PM



901 Lenora St Project Survey

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

Answered: 54 Skipped: 5



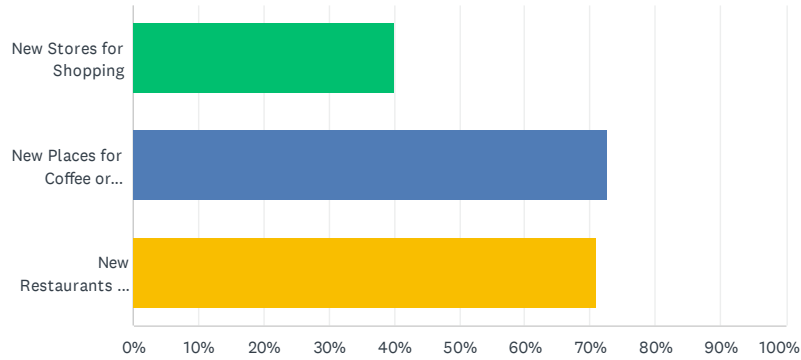
ANSWER CHOICES	RESPONSES
Landscaping	70.37% 38
Lighting & Safety Features	66.67% 36
Seating Options & Places to Congregate	33.33% 18
Bike Parking	3.70% 2
Total Respondents: 54	

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not offer places to congregate- the homeless will take over everything	7/23/2022 8:02 AM
2	building set-back from street	7/21/2022 11:59 AM
3	Keeping homeless people away	7/20/2022 10:49 AM
4	Something attractive that offers an amenity to the neighborhood but avoids inviting homeless populations and drug use.	7/19/2022 11:00 AM
5	How the space is used	7/18/2022 8:21 PM

901 Lenora St Project Survey

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

Answered: 55 Skipped: 4



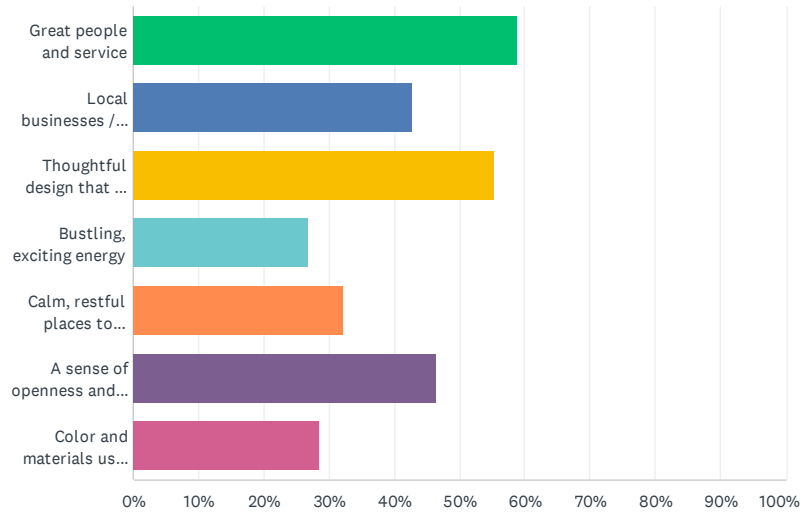
ANSWER CHOICES	RESPONSES
New Stores for Shopping	40.00% 22
New Places for Coffee or Breakfast	72.73% 40
New Restaurants or Bars	70.91% 39
Total Respondents: 55	

#	OTHER (PLEASE SPECIFY)	DATE
1	Grocery Store	7/25/2022 8:26 PM
2	Existing retail in this neighborhood is already struggling. Don't need more vacant retail space.	7/25/2022 2:42 PM
3	Community spaces, Art Galleries	7/23/2022 8:12 AM
4	No bars please- very loud at night	7/23/2022 8:02 AM
5	Spa	7/20/2022 7:25 PM
6	The area doesn't have many options for cafés / coffeeshops with seating, or for small independent stores. A library would be great too	7/19/2022 11:35 PM
7	A dedicated ice cream place is missing from this neighborhood	7/18/2022 5:16 PM
8	Pharmacy	7/18/2022 4:55 PM

901 Lenora St Project Survey

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

Answered: 56 Skipped: 3



ANSWER CHOICES	RESPONSES
Great people and service	58.93% 33
Local businesses / small businesses	42.86% 24
Thoughtful design that is open and welcoming	55.36% 31
Bustling, exciting energy	26.79% 15
Calm, restful places to reflect and relax	32.14% 18
A sense of openness and natural light	46.43% 26
Color and materials used in design	28.57% 16
Total Respondents: 56	

#	OTHER (PLEASE SPECIFY)	DATE
1	clean restrooms	7/26/2022 3:37 PM
2	Collaboration with Nature	7/23/2022 8:12 AM
3	Depends on the use of the building. These questions are hard to answer without knowing the intended use of the building.	7/18/2022 8:21 PM

901 Lenora St Project Survey

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

Answered: 46 Skipped: 13

#	RESPONSES	DATE
1	Elements that are probably currently absent	8/3/2022 7:31 PM
2	Affordability, multi-family housing options	8/1/2022 2:48 PM
3	Speed to complete; Good traffic flow after build is done; Add to neighborhood appeal	7/30/2022 7:08 PM
4	Inclusive design	7/30/2022 1:31 PM
5	safety, cleanliness, business that can appeal to many	7/30/2022 10:07 AM
6	Construction impact mitigation	7/29/2022 9:06 AM
7	That construction disturbances (such as noise) are minimized	7/28/2022 1:59 PM
8	Not too tall	7/27/2022 4:36 PM
9	Sustainability and sufficient parking. Don't overwhelm the neighborhood with another tall boring tower that blocks the light and insufficient parking that causes additional street congestion	7/27/2022 10:51 AM
10	Parking. Impact to the micro-environmental area. Need to include more green vegetation into the buildings to reduce urban heat entrapment.	7/26/2022 4:01 PM
11	adequate parking for occupants of building,	7/26/2022 8:31 AM
12	Maintaining the scale and character of the surrounding neighborhoods. New buildings dwarfing everything around don't do this well.	7/25/2022 8:26 PM
13	Stop building new parking. Downtown Seattle does not need to be more car friendly.	7/25/2022 5:13 PM
14	Architectural and use diversity	7/25/2022 2:42 PM
15	Local shops and interesting local restaurants would be a huge plus. Lots of large big name places, but nothing really interesting or mom and pop that is worth hanging out at.	7/24/2022 5:30 PM
16	hours of operation more than just lunch	7/24/2022 12:25 AM
17	Consideration for the people who already live and work here. 901 Lenora is/was (?) Morningside Academy for as long as I can remember, and I'm sad to think that a school is being torn down to make room for what is potentially luxury apartments, overpriced food establishments, and materialistic retail. I value developments that keep in mind what's being lost and do their best to compensate, be it with a community space for gathering, an educational opportunity (like a gallery), or inviting small/local businesses to operate rather than corporate/non-local ones.	7/23/2022 8:12 AM
18	That they don't kill the neighborhood by bringing in loud people and homeless people.	7/23/2022 8:02 AM
19	Activity and energy in the public realm. Street activation. Something that is not closed on weekends; strengthens and enhances neighborhood character.	7/22/2022 8:00 PM
20	Safety, small business, restaurants/bars	7/22/2022 11:44 AM
21	Modern buildings and unique design	7/22/2022 1:50 AM
22	Environmentally friendly. Lush landscaping. Original architecture.	7/21/2022 12:35 PM
23	A project that doesn't deter from my property values. I dislike having a building that's too close. Please respect the set-back.	7/21/2022 11:59 AM
24	Trees	7/21/2022 9:41 AM
25	Safe neighborhood for kids. Noise level.	7/21/2022 9:17 AM

### 901 Lenora St Project Survey

26	Maintain trees and creating pedestrian friendly spaces.	7/21/2022 8:08 AM
27	To be mindful of residential buildings next door/nearby. Think about how residents will see and experience your building when they are home.	7/20/2022 7:25 PM
28	Clean, well kept public gathering areas. Lots of greenery and flowers.	7/20/2022 4:42 PM
29	Well-thought designs that provide a need to the immediate vicinity and blends in with local architecture and design practices. Additionally low impact to surrounding areas during and after construction	7/20/2022 1:54 PM
30	Keeping homeless people from camping in the neighborhood, safety for my wife to walk around by herself	7/20/2022 10:49 AM
31	A unique architecture with attention paid to details. By always wanting to please everyone's taste we end up designing cities that lack character and are completely interchangeable. A wider variety of small independent businesses. We have enough dining options around already. Small cafés to sit down, bookstores, local stores etc... Would be great.	7/19/2022 11:35 PM
32	New places to eat and hang out with locals	7/19/2022 11:20 PM
33	safety	7/19/2022 9:41 PM
34	Zero-emission buildings	7/19/2022 7:41 PM
35	How the development will shape the livability of the neighborhood. Will it bring more food and entertainment options. Will people be out and enjoying the neighborhood more	7/19/2022 3:02 PM
36	Spaces that are open to the public, interact with the street well	7/19/2022 1:12 PM
37	Offerings such as amenities, retail, and foodservices that appeal to residents in the neighborhood. Also care to design in such a way that discourages congregations of homeless populations.	7/19/2022 11:00 AM
38	Consideration to the environment and community. Eco design.	7/19/2022 2:20 AM
39	Minimizing impact to local residents throughout construction	7/18/2022 9:02 PM
40	I value knowing what the intended use of the development is. I don't know how to answer questions like those in this survey without that information.	7/18/2022 8:21 PM
41	Walkability and cleanliness	7/18/2022 8:15 PM
42	Not too high please!!!!	7/18/2022 7:22 PM
43	Expect a good vibe on the street for people to enjoy	7/18/2022 5:52 PM
44	That they fit into the overall look and feel of the neighborhood, and fill the gaps in retail/services	7/18/2022 5:16 PM
45	Projects that are completed on time and don't have vacancies where retail was promised	7/18/2022 4:55 PM
46	New retail space and restaurants	7/18/2022 3:44 PM

901 Lenora St Project Survey

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

Answered: 37 Skipped: 22

#	RESPONSES	DATE
1	The roads could be busy at times already now , please factor in the further increased traffic in the planning ; also , too much unattended space may attract unintentional use of space including camping .	8/3/2022 7:31 PM
2	We need more housing options for families. Not just studios or 2-bedroom luxury apartments.	8/1/2022 2:48 PM
3	We live next door on the 12th floor and want the rooftop amenities in this new community to be appealing.	7/30/2022 7:08 PM
4	Keep it at 10 floors (or lower). I live across the street on the 12th floor. ☺	7/30/2022 5:44 PM
5	SLU/Denny Triangle has changed dramatically. How about trying to nod to the history of the area when working with business and designing exterior/public spaces?	7/30/2022 1:31 PM
6	N/a	7/30/2022 10:07 AM
7	None	7/27/2022 4:36 PM
8	No	7/27/2022 10:51 AM
9	Parking is scarce and expensive.	7/26/2022 4:01 PM
10	We are sick and tired of the construction noise and dust disturbing our lives and sleep. If this building was going to be affordable housing (no CHA failures), or refugee housing, I would support it. Seattle does NOT need any more overpriced apartments. I would welcome working low income people and refugees from Ukraine, Middle East, Haiti, and Central America. and	7/26/2022 3:37 PM
11	The alley is already tight and hard to use. A building of this size will have to make huge adjustments to accommodate the traffic flow.	7/25/2022 8:26 PM
12	The last two users(tenants?) of the space were a Social Security office and a school. Both brought people into the neighborhood on a regular, but off peak traffic fashion. It would be great to have those types of tenants in the new building.	7/25/2022 2:42 PM
13	Greenery and tree cover is critical in this neighborhood. Both a green building and water smart green spaces around the building.	7/24/2022 5:30 PM
14	Pretty quiet area of town	7/24/2022 12:25 AM
15	There are a lot of young people from Cornish College of the Arts and Morningside Academy, and a lot of older folks with mental/physical disabilities who reside at the Graham Terry. These people need access to affordable, easily accessible opportunities that they too can enjoy. We have also dealt with SO MUCH construction over the last 2 years on Terry/Lenora/Boren/Virginia, and we're over it. Consider a construction schedule that doesn't overwhelm the residents here.	7/23/2022 8:12 AM
16	What is happening to the school that you are displacing? What is a happening to the historic signage? Where is the parking entrance? How much light will be ruined by the height.	7/23/2022 8:02 AM
17	Buildings at this intersection, for the most part, are built right up to the property line. More building relief at the street would be of benefit to the street front, pedestrian and public.	7/22/2022 8:00 PM
18	No	7/22/2022 11:44 AM
19	No	7/22/2022 1:50 AM
20	Keep the large honey locust tree on Lenora Ave.!	7/21/2022 12:35 PM
21	We've owned our condo for 15 years and have become a part of the neighborhood. Please	7/21/2022 11:59 AM

### 901 Lenora St Project Survey

know this is an existing community of people that know the majority of their neighbors, usually on a first name basis.

22	This building will block The view and the natural light to carbon 56 condos which are right behind it. Using trees and gardens will help not seem like we live in a concrete jungle	7/21/2022 9:41 AM
23	The uneven sidewalk needs to be fixed now. It's a serious tripping hazard and shameful to have across from a library that serves the visually impaired	7/21/2022 8:08 AM
24	Would prefer if camping sites were not allowed in newer areas	7/20/2022 4:42 PM
25	Please put a bar/restaurant as your retail. Shopping would also be nice.	7/20/2022 1:54 PM
26	No	7/19/2022 11:20 PM
27	no	7/19/2022 9:41 PM
28	The area lacks parking lots for charging EVs.	7/19/2022 7:41 PM
29	Needs more casual dining options that don't keep corp business hours. Many cafes a block or two closer to downtown aren't open in the evenings or weekends	7/19/2022 3:02 PM
30	You have residential communities in the immediate vicinity who care about what's built here.	7/19/2022 11:00 AM
31	Needs more community building and approachable bars and restaurants for gathering. Let's keep it green.	7/19/2022 2:20 AM
32	This is a relatively quiet corner compared to neighboring intersections. It would be upsetting to see that interrupted by a bar on the main level bringing added noise to the surrounding residential buildings on either side.	7/18/2022 9:02 PM
33	This is a neighborhood containing apartments like Cirrus, a park frequented by children, and a student environment. The use of the building needs to fit with that theme.	7/18/2022 8:21 PM
34	No	7/18/2022 8:15 PM
35	Lots of construction recently so please be mindful of traffic in that area during construction and also impacts on other buildings	7/18/2022 7:22 PM
36	There is a police station and library for the deaf nearby.	7/18/2022 5:52 PM
37	Cater to young professionals and young families, dog friendly	7/18/2022 5:16 PM

901 Lenora St Project Survey

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

Answered: 36 Skipped: 23

#	RESPONSES	DATE
1	Harmony with the neighbourhood	8/3/2022 7:31 PM
2	Sustainable materials, housing for families, affordable housing options	8/1/2022 2:48 PM
3	Traffic flow congestion; Rentals not condo's; Retail spaces and improved security.	7/30/2022 7:08 PM
4	Consider modern development standards, Consider social/civic benefits, And of course, consider profits to ensure long-term success	7/30/2022 1:31 PM
5	How to appeal to a diverse group, must have AC, creating an inviting space that does not close early	7/30/2022 10:07 AM
6	Lenora is a distinctive tree lined street with a residential feel in SLU	7/29/2022 9:06 AM
7	Don't know	7/27/2022 4:36 PM
8	Community input. The construction will be very disruptive	7/27/2022 10:51 AM
9	Reduce heat entrapment in urban areas, environmentally friendly use of utilities.	7/26/2022 4:01 PM
10	Affordable housing.	7/26/2022 3:37 PM
11	Attractive interior space filled by a diverse list of tenants, preferably from industries other than rech.	7/25/2022 2:42 PM
12	Green spaces and local establishments.	7/24/2022 5:30 PM
13	Design to pull guests in	7/24/2022 12:25 AM
14	Make it a place for ALL PEOPLE, and make it affordable and accessible. Incorporate nature. Invite small/local business to be a part of the community you're building.	7/23/2022 8:12 AM
15	Green space. Keeping it quiet. No bars. Letting in lots of light to the back.	7/23/2022 8:02 AM
16	Activated ground plane encouraging energy and activity. Retail / restaurant use, etc.	7/22/2022 8:00 PM
17	Dining, places for people to congregate	7/22/2022 11:44 AM
18	Good retail tenants, interesting modern design, safe access	7/22/2022 1:50 AM
19	Create more spaces and reasons for people in the neighborhood to be around.	7/21/2022 12:35 PM
20	Please block as little light & air as possible.	7/21/2022 11:59 AM
21	Innovative Coffee shop, wine bar, restaurant built in for community space	7/21/2022 9:41 AM
22	Dunno	7/21/2022 8:08 AM
23	Plants. Shit ton of plants.	7/20/2022 7:25 PM
24	Including new restaurants and shops (maybe something vegan/vegetarian)	7/20/2022 4:42 PM
25	Great business plan and both good design and good retail spaces that attracts foot traffic beyond those inside your building.	7/20/2022 1:54 PM
26	Parking space	7/19/2022 9:41 PM
27	Affordable apartments.	7/19/2022 7:41 PM
28	Maybe some variety when compared the other buildings recently built in the immediate area. Materials/colors/form	7/19/2022 3:02 PM



### 901 Lenora St Project Survey

29	Sidewalk businesses (café, bar, restaurant) NOT A CHAIN	7/19/2022 12:24 PM
30	Appealing amenities/retail/restaurant and attractive, unique design.	7/19/2022 11:00 AM
31	A thoughtful community integration. Usage of green components.	7/19/2022 2:20 AM
32	Non disruptive construction	7/18/2022 9:02 PM
33	How can I possibly answer this question without knowing the intended use of the building?	7/18/2022 8:21 PM
34	Building it as fast as possible	7/18/2022 8:15 PM
35	Good retail - coffee shops and food	7/18/2022 7:22 PM
36	I don't know	7/18/2022 5:52 PM

901 Lenora St Project Survey

## Q9 Anything else you'd like to add?

Answered: 23 Skipped: 36

#	RESPONSES	DATE
1	Density is good. Design for people. Cars shouldn't be a priority.	8/1/2022 2:48 PM
2	Consider impact of sun glare if using glass exterior. Police station sirens are loud and frequent. Consider installing double pane windows to increase resident livability experience.	7/30/2022 7:08 PM
3	Thank you for the opportunity to provide input	7/30/2022 1:31 PM
4	None	7/27/2022 4:36 PM
5	Ensure public parking is available.	7/26/2022 4:01 PM
6	We really hope there are ways to have the building fill space needs for education. Keeping the current school or one like it would be great. Perhaps Cornish would see it for administrative offices.	7/25/2022 2:42 PM
7	It would be amazing if there was a garage level that was available for small basket ball games, pickle ball, skate park, stuff like that. The one basketball court we have near by is going to be replaced by a high rise soon.	7/24/2022 5:30 PM
8	Please be mindful of how the construction affects the lives of everyone living nearby. Be respectful and kind.	7/23/2022 8:12 AM
9	We need to know where parking and trash will be outletted. We need to know what's going to be on the roof.	7/23/2022 8:02 AM
10	Retaining the mature street trees along the 9th Ave frontage would be greatly appreciated.	7/22/2022 8:00 PM
11	No	7/22/2022 11:44 AM
12	No	7/22/2022 1:50 AM
13	We'd like to know what the rest of the project entails. Besides ground-floor retail, what will the building offer?	7/21/2022 11:59 AM
14	No	7/21/2022 8:08 AM
15	affordable parking/ free parking	7/20/2022 4:42 PM
16	Please, consider an environmentally friendly building.	7/19/2022 7:41 PM
17	If it is residential it should be fast tracked. Housing costs are still fairly absurd	7/19/2022 3:02 PM
18	Not at this time.	7/19/2022 2:20 AM
19	Downtown condos are depreciating in value. Downtown Seattle is still a shell of what it once was. Property crime in the area is high, despite being next to a police station. Occasional protests and blocked roads at the police station. I don't think this is a good idea.	7/19/2022 12:35 AM
20	I don't understand how this survey can be answered without knowing the intended use of the building.	7/18/2022 8:21 PM
21	No	7/18/2022 8:15 PM
22	No	7/18/2022 7:22 PM
23	no	7/18/2022 5:52 PM

## PROJECT EMAILS/COMMENTS



Squarespace <form-submission@squarespace.info>

To: 901 Lenore St Project



Wed 7/20/2022 4:55 PM

Sent via form submission from [901 Lenora St Project](#)

**Name:** warren trout

**Email:** warrentrout@gmail.com

**Message:** Please no more homeless shelters. Our neighborhood is full with service for bums. Let them go somewhere else. Like where the city council lives.



Squarespace <form-submission@squarespace.info>

To: 901 Lenore St Project



Fri 7/22/2022 11:56 AM

Sent via form submission from [901 Lenora St Project](#)

**Name:** Daniel Lien

**Email:** dlien001@gmail.com

**Message:** Build more housing! Hi, I'm all for anything that adds more housing, shops, and restaurants to the neighborhood. Build it!



Anthony Esposito <anthonyesposito@gmail.com>

To: 901 Lenore St Project



Sat 7/23/2022 7:17 AM

Hi,

Wanted to say thank you for the heads up letter I received in the mail. I knew that something would eventually happen there. I'm the President of the Board for the condo and happy to stay connected with you over the next few years.

I did fill out the survey but am following up with some notes:

- It would be nice if we can be a part of the process for determining where the parking garage entrance will be if you could be so kind.
- We have told other projects this before, but the less outside space for homeless people, the better.
- Do you have an anticipated construction start date?
- Is it going to be office or residential?
- Is there a proposed use for the roof?
- How are you protecting the historic signage on the Cornish building next to you?
- Are you able to indicate where the retail will be? It's important to us to minimize noise and we have asked projects before to not allow bars if possible.
- Will you have 24 hour security?
- Are you going to conduct a study about how much light reduction our building will suffer from the building of this structure?

Thanks- look forward to hearing from you.

Anthony

--

Anthony Esposito

AE Investments, LLC  
Baruch College, CUNY, Zicklin School of Business (MBA '12)  
The George Washington University- School of Business ('04)