

**3020 NE 45<sup>th</sup> ST PROJECT**  
**CITY OF SEATTLE**  
**REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW**  
**OUTREACH DOCUMENTATION**  
***\*With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3039209-EG

*Table of Contents*

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- 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*
  - Printed Outreach: Direct Mail*
    - *Project Poster*
    - *Direct Mailing Distribution List*
  - 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**

## 3020 NE 45<sup>th</sup> St Project

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

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<b>Project Address:</b>	3020 NE 45 <sup>th</sup> St, Seattle, WA 98105
<b>Brief Description:</b>	This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Lennar Multifamily Communities
<b>Contact Information:</b>	3020NE45thStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use building with retail space at street level and residential
<b>Neighborhood:</b>	University District Urban Center
<b>In Equity Area:</b>	No

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### Brief Summary of Outreach Methods

#### Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 126 residences and businesses. Poster and details on distribution are in Appendix A.
- *Date completed:* July 29, 2022

#### Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website with public commenting function.
- *What we did:* Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- *Date completed:* July 29, 2022

#### Electronic/Digital Outreach

- *Choice:* SURVEY, HIGH IMPACT
- *Requirement:* Create an online survey to allow for feedback on the proposed project.
- *What we did:* Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* July 29, 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 according from highest to lowest priority, survey respondents suggested environmentally friendly features, parking, attractive materials, interesting and unique design, and relationship to neighborhood character. Respondents encouraged integrating and aligning design into the character and history of the neighborhood.
- **Exterior.** When asked what the most important consideration for the exterior space on this property is, 80 percent of survey respondents said landscaping; 60 percent said light and safety features; and 20 percent said seating options and places to congregate.
- **Height & Scale.** A few respondents expressed concern about the building height negatively impacting the existing neighborhood character, based on a belief that the proposed community will be significantly taller than surrounding buildings, and encouraged reducing the size, scope and height to six stories to match the rest of the neighborhood.

### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 83 percent said new places for coffee or breakfast; 33 percent said new restaurants or bars; and 17 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 67 percent said thoughtful design that is open and welcoming; 50 percent said a sense of openness and natural light; 50 percent said calm, restful places to reflect and relax; 33 percent said great people and service; 17 percent said local businesses/small businesses; and 17 percent said color and materials used in design. One respondent encouraged not getting rid of Burgermaster.
- **Units.** One respondent noted that new construction in the area has introduced a massive number of one- and two-bedroom units and suggested that three-bed options would serve the community well.
- **Impacts.** One respondent encouraged considering project impacts on traffic, noise and light pollution.
- **Parking.** One respondent shared an opinion that massive apartments with hard-to-access parking do not make life better or easier for the existing neighborhood.

### Miscellaneous Comments

- **Oppose.** One respondent encouraged not building the project.

## 3020 NE 45<sup>th</sup> St Project

### Checklist: Early Community Outreach for Design Review

DON Rule	Category	Description	Date Completed	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	8/16/22	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	7/29/22	Poster mailed to 126 residences and businesses. 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.	7/29/22	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Online survey	7/29/22	Online survey established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and the SDCI number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>	7/29/22	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> </ul>	7/29/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.

		<ul style="list-style-type: none"> <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>		
VI.A.1.	Outreach Documentation	Summary	8/23/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	8/23/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 126 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	8/23/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

# 3020 NE 45<sup>th</sup> St Project

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

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#### *Initial Planning and DON Communication*

- *Listing on DON Blog*
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#### *Electronic/Digital Outreach: Project Website*

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- *Website Traffic*

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- *Community Feedback Summary*
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## DON Blog Update - 3020 NE 45th St Project



DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

To: 3020 NE 45th St Project; DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>



Wed 8/17/2022 12:53 PM

Hello,

Thank you for your patience.

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

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

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**

## City of Seattle Design Review Required Outreach

### *Outreach Plan July 25th, 2022*

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<b>Project Address:</b>	3020 NE 45 <sup>th</sup> St, Seattle, WA 98105
<b>Brief Description:</b>	This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Lennar Multifamily Communities
<b>Contact Information:</b>	3020NE45thStProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-use building with retail space at street level and residential
<b>Neighborhood:</b>	University District Urban Center
<b>In Equity Area</b>	No

#### **OUTREACH PLAN**

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

- **Printed Outreach: Direct Mail**  
We will develop a full-color project flyer and mail to residents and businesses within a 500-foot radius of the project. Flyers will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website and project survey.
- **Electronic / Digital Method #1: Website**  
We will create a project website that includes a description of the project, details about the project team, details surrounding zoning, context and site map and relevant past projects completed by the project team. We will also include a link to the Seattle Services Portal, project email address and details about the overall timeline. A link to provide comments will be included on the site, along with a link to a project survey.
- **Electronic / Digital Method #2: Online Survey**  
We will create a brief project survey that is tailored to the project and includes opportunity to provide specific feedback about notable project and site components.



# 3020 NE 45<sup>th</sup> St Project

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# Opportunity to Provide Online Input on the 3020 NE 45th St Project

## ABOUT THE PROJECT

This project proposes construction of new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.



SCAN ME

**What:** Let us know what you think! Visit our website at [www.3020NE45thStProject.com](http://www.3020NE45thStProject.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 [3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)



## ADDITIONAL PROJECT DETAILS

**Project Address:**  
3020 NE 45th St, Seattle, WA 98105

**Contact:**  
Natalie Quick

**Applicant:**  
Lennar Multifamily Communities

**Additional Project Information on Seattle Services Portal via the Project Number:**  
3039209-EG

**Project Email:**  
[3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)

Note that emails are generally returned within 2-3 business days and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

# Direct Mailing: 3020 NE 45<sup>th</sup> St Project

Poster Mailing Details

DISTRIBUTION DATE: July 29, 2022

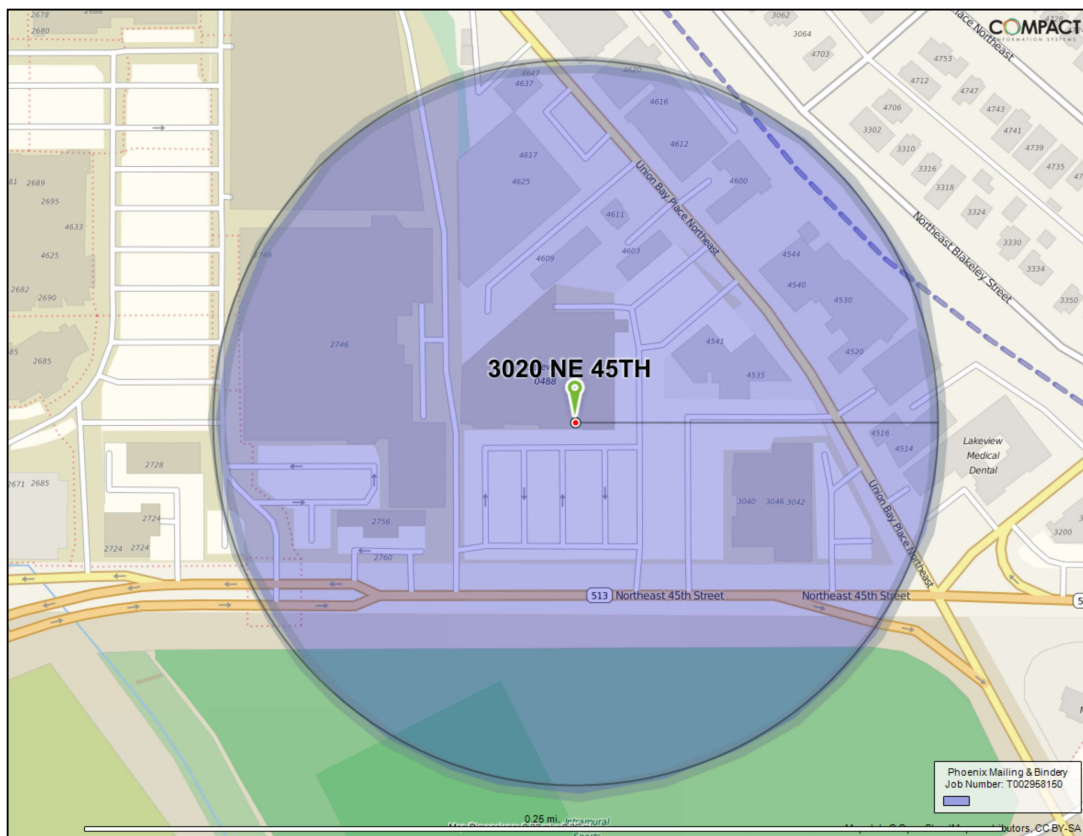
---

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<b>Applicant:</b>	Lennar Multifamily Communities
<b>Contact Information:</b>	3020NE45thStProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use building with retail space at street level and residential
<b>Neighborhood:</b>	University District Urban Center
<b>In Equity Area:</b>	No

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The project flyer was shared with **126 businesses and residences** within a **500-foot radius** of the project addresses of 3020 NE 45<sup>th</sup> St. A map detailing the mailing radius and invoice confirming delivery follows.

## MAILING MAP



## MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

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### Quote: (126 count - 3020 NE 45th St - July Outreach)

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Mike Moazez <Mikem@mmpunio.com>

Mon, Jul 25, 2022 at 11:43 AM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunio.com>  
Cc: Melissa Bush <melissaabush@icloud.com>, Traci Paulk <traci@paulkcreative.com>

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer  
Paper: 28# Laser Text  
Versions: 1  
Inks - Colors: 4cp / 0  
Flat Size: 8.5 x 11.0  
Bindery: "Z" Fold,  
Finished Size: 8.5 x 3.75

Item: Envelopes  
Paper: #10 Regular - White  
Inks - Colors: K / 0 addressing

Mailing Services: Stuff, Seal, apply postage, Mail

Price: 126=\$265.79 + Tax + postage = \$368.23

Postage: 126=\$75.60

*Please allow 2-4 business days to produce*

Thank you,

Mike Moazez

**MMPUNION.COM**

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

T. 206.464.0100

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

## **MAILING CONFIRMATION**

----- Forwarded message -----

From: **Mike Moazez** <[Mikem@mmpunion.com](mailto:Mikem@mmpunion.com)>

Date: Fri, Jul 29, 2022 at 3:50 PM

Subject: Confirmation: 3020 NE 45th St

To: Lisa Kidwell <[liskidwell@preciselywrite.biz](mailto:liskidwell@preciselywrite.biz)>

Cc: Natalie Quick <[natalie@nataliequick.com](mailto:natalie@nataliequick.com)>, Melissa Bush <[melissaabush@icloud.com](mailto:melissaabush@icloud.com)>

the project located at **3020 NE 45th St** was mailed out on 07/29/22.

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)

# 3020 NE 45<sup>th</sup> St Project

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---

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## Project Website: 3020 NE 45<sup>th</sup> St Project | WEBSITE TEXT

### Website: [www.3020NE45thStProject.com](http://www.3020NE45thStProject.com)

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<b>Project Address:</b>	3020 NE 45 <sup>th</sup> St, Seattle, WA 98105
<b>Brief Description:</b>	This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Lennar Multifamily Communities
<b>Contact Information:</b>	<a href="mailto:3020NE45thStProject@earlyDRoutreach.com">3020NE45thStProject@earlyDRoutreach.com</a>
<b>Type of Building:</b>	Mixed-use building with retail space at street level and residential
<b>Neighborhood:</b>	University District Urban Center
<b>In Equity Area</b>	No

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#### HOME PAGE

**TEXT:** Welcome to our Project Website, which is part of the City of Seattle's Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we're approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment

This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.

**IMAGES:** Project Site

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

**LINK:** Survey- 3020 NE 45<sup>th</sup> St Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 3020 NE 45<sup>th</sup> St Required Project Outreach page. Please feel free to leave your comments here. All comments will be documented and submitted to the City as part of this process and are considered public comment.

[3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@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.

[3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)

**LINKS:** Email- [3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)

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

**TEXT:** 3020 NE 45<sup>th</sup> St Project  
PROJECT #'s: 3039209-EG  
This outreach is part of the city of Seattle's required outreach for design review. July 2022

Project Team  
Developer: Lennar Multifamily Communities  
Architect: Encore Architects

Project Vision



This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.

Estimated Project Timeline

Permitting/Entitlements: Now – 2023

Construction Starting: 2024

Construction Completion: 2027

Zoning

Site Context

Preliminary Site Plan

Past Projects

<b>IMAGES:</b>	Zoning
	Site Context
	Preliminary Site Plan
	Past Projects
<b>LINK:</b>	none
<b>PAGE URL:</b>	<a href="http://www.3020NE45thstproject.com/project-overview">www.3020NE45thstproject.com/project-overview</a>

## 3020 NE 45th 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.

### 3020 NE 45th St, Seattle

This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.



[Learn More](#)

## Survey.

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

[3020 NE 45th St Survey Click Here](#)

## Provide comments here.

Hello and thank you for visiting our 3020 NE 45th 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.

[3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)

3020 NE 45th St, Seattle, WA 98105

Name \*

First Name

Last Name

Email \*

Message \*

**Send**

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

## Opportunity to Provide Online Input on the 3020 NE 45th St Project

### ABOUT THE PROJECT

This project proposes construction of new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.



SCAN ME

**What:** Let us know what you think! Visit our website at [www.3020NE45thStProject.com](http://www.3020NE45thStProject.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 [3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)



### ADDITIONAL PROJECT DETAILS

**Project Address:**  
3020 NE 45th St, Seattle, WA 98105

**Contact:**  
Natalie Quick

**Applicant:**  
Lennar Multifamily Communities

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**Project Email:**  
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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.

[3020NE45thStProject@earlyDRoutreach.com](mailto:3020NE45thStProject@earlyDRoutreach.com)

3020 NE 45th St, Seattle, WA 98102

3020 NE 45th St Project

## WEBSITE ANALYTICS

### Traffic

Last 30 Days

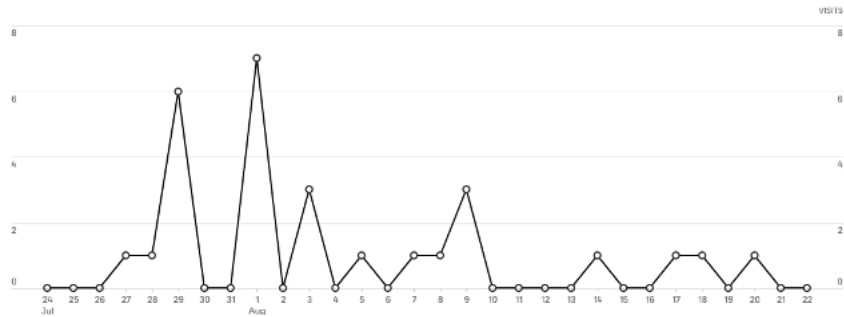
\$ USD

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGE VIEWS
28	85.19%	24	34
+100% mo/mo	+100% mo/mo	+100% mo/mo	+100% mo/mo

### Visits

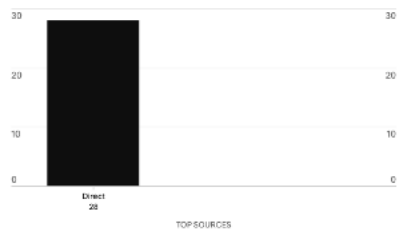
Jul 24-Aug 22, 2022 = 28 Total +100% mo/mo

Daily

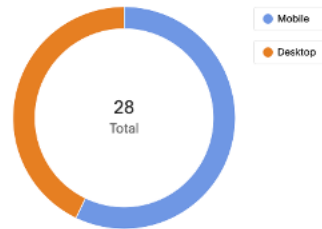


### Top Sources by Visits

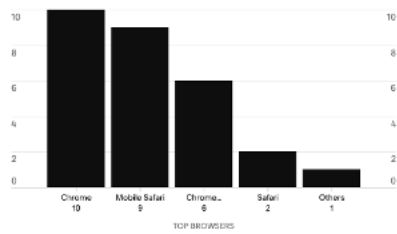
view sources



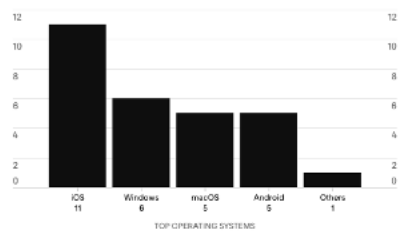
### Top Devices by Visits



### Top Browsers by Visits



### Top Operating Systems by Visits



# 3020 NE 45<sup>th</sup> St Project

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## Community Outreach: 3020 NE 45<sup>th</sup> St Project

### Comment Summary

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<b>Type of building:</b>	Mixed-use building with retail space at street level and residential
<b>Neighborhood:</b>	University District Urban Center
<b>In Equity Area:</b>	No

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#### Comment Total:

- From Survey: 6
- From Website: 1
- From Email: 0

#### Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property according from highest to lowest priority, survey respondents suggested environmentally friendly features, parking, attractive materials, interesting and unique design, and relationship to neighborhood character. Respondents encouraged integrating and aligning design into the character and history of the neighborhood.
- **Exterior.** When asked what the most important consideration for the exterior space on this property is, 80 percent of survey respondents said landscaping; 60 percent said light and safety features; and 20 percent said seating options and places to congregate.
- **Height & Scale.** A few respondents expressed concern about the building height negatively impacting the existing neighborhood character, based on a belief that the proposed community will be significantly taller than surrounding buildings, and encouraged reducing the size, scope and height to six stories to match the rest of the neighborhood.

#### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 83 percent said new places for coffee or breakfast; 33 percent said new restaurants or bars; and 17 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 67 percent said thoughtful design that is open and welcoming; 50 percent said a sense of openness and natural light; 50 percent said calm, restful places to reflect and relax; 33 percent said great people and service; 17 percent said local businesses/small businesses; and 17 percent said color and materials used in design. One respondent encouraged not getting rid of Burgermaster.
- **Units.** One respondent noted that new construction in the area has introduced a massive number of one- and two-bedroom units and suggested that three-bed options would serve the community well.
- **Impacts.** One respondent encouraged considering project impacts on traffic, noise and light pollution.
- **Parking.** One respondent shared an opinion that massive apartments with hard-to-access parking do not make life better or easier for the existing neighborhood.

#### Miscellaneous Comments

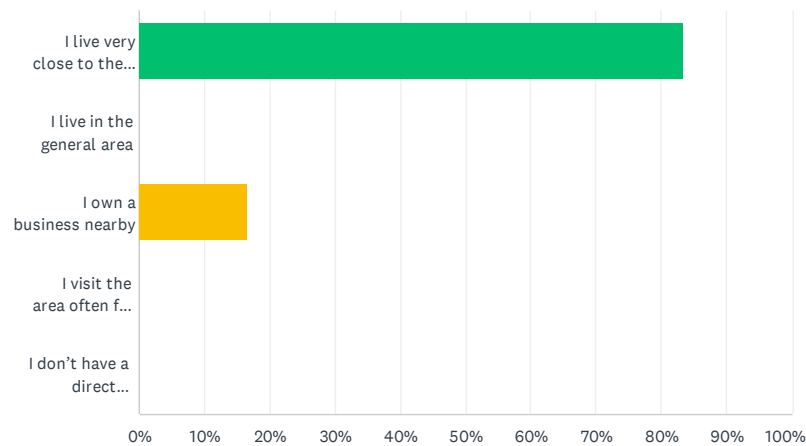


- **Oppose.** One respondent encouraged not building the project.

3020 NE 45th St Project Survey

Q1 What is your connection to this development project?

Answered: 6 Skipped: 0



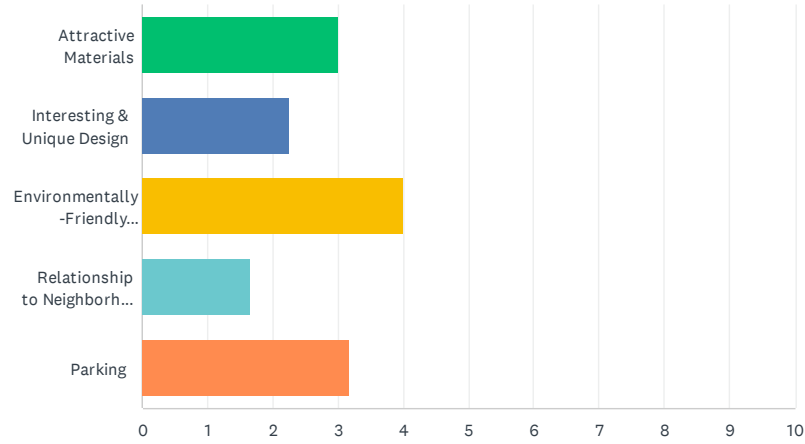
ANSWER CHOICES		RESPONSES	
I live very close to the project		83.33%	5
I live in the general area		0.00%	0
I own a business nearby		16.67%	1
I visit the area often for work or leisure		0.00%	0
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 6			

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

3020 NE 45th St Project Survey

Q2 What is most important to you about the design of a new building on this property? Please rank in order of priority.

Answered: 6 Skipped: 0

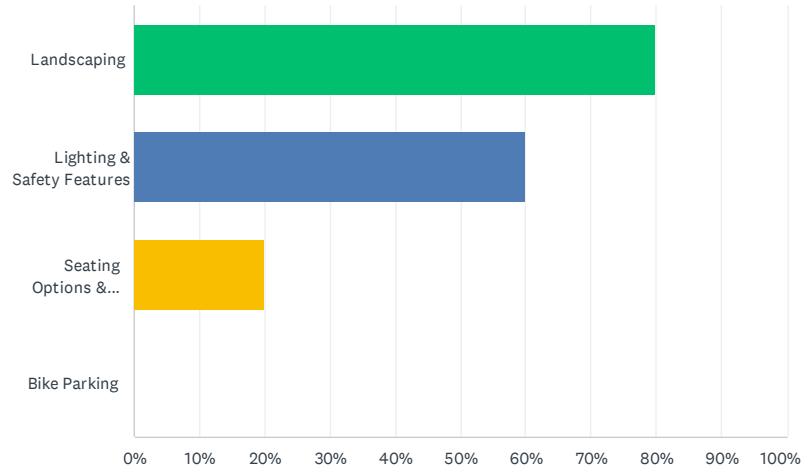


	1	2	3	4	5	TOTAL	SCORE
Attractive Materials	16.67% 1	16.67% 1	16.67% 1	50.00% 3	0.00% 0	6	3.00
Interesting & Unique Design	0.00% 0	0.00% 0	25.00% 1	75.00% 3	0.00% 0	4	2.25
Environmentally-Friendly Features	20.00% 1	60.00% 3	20.00% 1	0.00% 0	0.00% 0	5	4.00
Relationship to Neighborhood Character	16.67% 1	0.00% 0	0.00% 0	0.00% 0	83.33% 5	6	1.67
Parking	16.67% 1	16.67% 1	50.00% 3	0.00% 0	16.67% 1	6	3.17

3020 NE 45th St Project Survey

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

Answered: 5 Skipped: 1



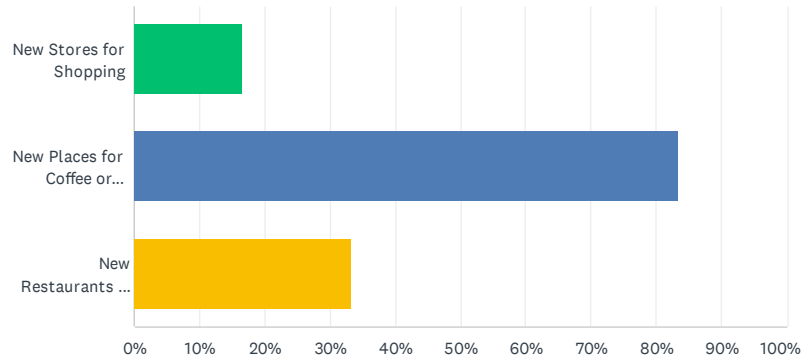
ANSWER CHOICES		RESPONSES	
Landscaping		80.00%	4
Lighting & Safety Features		60.00%	3
Seating Options & Places to Congregate		20.00%	1
Bike Parking		0.00%	0
Total Respondents: 5			

#	OTHER (PLEASE SPECIFY)	DATE
1	That it aligns with the character of the neighborhood	8/9/2022 8:19 AM

3020 NE 45th St Project Survey

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

Answered: 6 Skipped: 0



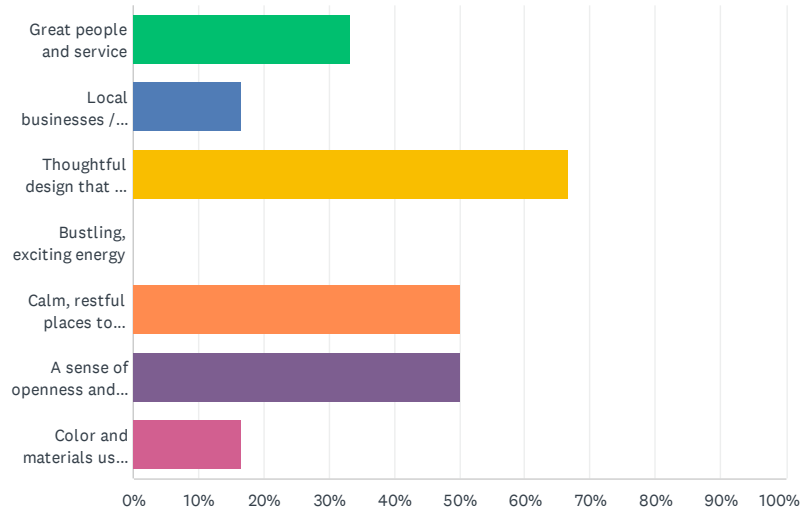
ANSWER CHOICES		RESPONSES	
New Stores for Shopping		16.67%	1
New Places for Coffee or Breakfast		83.33%	5
New Restaurants or Bars		33.33%	2
Total Respondents: 6			

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

3020 NE 45th St Project Survey

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

Answered: 6 Skipped: 0



ANSWER CHOICES		RESPONSES	
Great people and service		33.33%	2
Local businesses / small businesses		16.67%	1
Thoughtful design that is open and welcoming		66.67%	4
Bustling, exciting energy		0.00%	0
Calm, restful places to reflect and relax		50.00%	3
A sense of openness and natural light		50.00%	3
Color and materials used in design		16.67%	1
Total Respondents: 6			

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

3020 NE 45th St Project Survey

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

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	Integration into the neighborhood	8/9/2022 8:23 AM
2	That the design of the structure doesn't conflict or alter the neighborhood character	8/9/2022 8:19 AM
3	Not higher than 6 stories	8/9/2022 7:56 AM
4	That it integrates a sense of history of the neighborhood	8/3/2022 1:57 PM
5	Consideration for impact on traffic, noise, and light pollution	8/1/2022 2:25 PM

3020 NE 45th St Project Survey

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

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	As proposed, the height of the buildings is by far higher than any surrounding structures and will be jarring	8/9/2022 8:23 AM
2	This structure as proposed is significantly taller than surrounding buildings and would negatively impact what is now essentially a commercial to residential transition zone. The builder maximizes profit by building as many units as possible in as large a structure as possible, but the public good is negatively impacted. Lennar's profit motive needs to balance against this public good by scaling down the structure, reducing it's height and ensuring it continues to be a transition zone into the residential neighborhood above. Also, new construction in this area has introduced a massive number of 1- and 2-bedroom units, some 3-bed options would serve the community well.	8/9/2022 8:19 AM
3	It is WAY too high for the neighborhood	8/9/2022 7:56 AM
4	Don't get rid of Burgermaster	8/3/2022 1:57 PM
5	Na	8/1/2022 2:25 PM



3020 NE 45th St Project Survey

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

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	Reduce the planned height to match neighborhood	8/9/2022 8:23 AM
2	Reduce height and massing to retain commercial to residential transitional character	8/9/2022 8:19 AM
3	Lower number of stories to 6	8/9/2022 7:56 AM
4	Size and scope fit with the rest of the neighborhood	8/3/2022 1:57 PM
5	Don't build it	8/1/2022 2:25 PM

3020 NE 45th St Project Survey

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

Answered: 4   Skipped: 2

#	RESPONSES	DATE
1	This area has continued to improve and become more pedestrian and neighborhood friendly, where before it was a location to drive too. This size of building would be detrimental to those gains	8/9/2022 8:23 AM
2	It's height is absurd for the location	8/9/2022 7:56 AM
3	Massive apts with parking tgat is hard to access, does not make life better or easier for the existing neighborhood	8/3/2022 1:57 PM
4	No	8/1/2022 2:25 PM

## PROJECT EMAILS/COMMENTS



Squarespace <form-submission@squarespace.info>

To: 3020 NE 45th St Project



Tue 8/9/2022 8:01 AM

Sent via form submission from [3020 NE 45th St Project](#)

**Name:** Carolina Collison

**Email:** carolinacollison@gmail.com

**Message:** While the increased housing is welcome, the plan for 8 or 9 stories is 2-3 stories higher than anything else east of the UW in NE. There are a significant number of apt buildings in the area and an assisted living that are max 6 stories and blend into the area. The planned height is WAY too high