

# 12554 LAKE CITY WAY NE PROJECT

CITY OF SEATTLE

## REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

### OUTREACH DOCUMENTATION

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

PROJECT NUMBER: #3039896-EG

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

## 12554 Lake City Way NE Project

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

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<b>Project Address:</b>	12554 Lake City Way NE, Seattle WA 98125
<b>Brief Description:</b>	This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Jabooda Homes
<b>Contact Information:</b>	12554LakeCityWayNEProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-Use, Multi-Family
<b>Neighborhood:</b>	Lake City
<b>In Equity Area:</b>	Yes

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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 in English, Chinese, Vietnamese and Spanish featuring QR codes to website and survey were mailed to 506 residences and businesses and shared with 16 neighborhood community groups and 33 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 29, 2022

#### Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website in English, Chinese, Vietnamese and Spanish 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 and text box included on landing page. 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 surveys in English, Chinese, Vietnamese 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 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, 57 percent of survey respondents said relationship to neighborhood character; 43 percent said environmentally-friendly features; 43 percent said attractive materials; 21 percent said interesting and unique design; and 21 percent said parking. Respondents encouraged taking the whole neighborhood into account and using design that is not obtrusive and fits into the neighborhood, which is mixed-income with Seattle Housing Authority (SHA) housing. One respondent encouraged the structure to be 100 feet away from neighboring apartments. Another respondent encouraged having a parking entrance on Lake City Way as 33<sup>rd</sup> Ave is super backed-up and people park in a way that it briefly becomes a one-lane road.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 93 percent of survey respondents said lighting and safety features; 57 percent said landscaping; 29 percent said seating options and places to congregate; and 14 percent said bike parking. Respondents encouraged having trees lined-up to provide shade on the walking path/sidewalk, keeping some open space available and providing public access to the space. Respondents noted there is a lot of transient activity in the area and encouraged making the area safer/walkable and having doors and entrances that are secure.

### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 69 percent said new places for coffee or breakfast; 85 percent said new restaurants or bars; and 15 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 60 percent said local businesses/small businesses; 60 percent said great people and service; 47 percent said a sense of openness and natural light; 40 percent said calm, restful places to reflect and relax; 33 percent said thoughtful design that is open and welcoming; 13 percent said color and materials used in design; and 13 percent said bustling, exciting energy. Respondents encouraged offering small grocery and food retailers and allowing local businesses to open shop.
- **Parking & Traffic.** A couple of respondents encouraged offering enough parking and not closing 33<sup>rd</sup> access to Lake City Way. One respondent noted they would like new developments to not add traffic to the neighborhood.
- **Affordability.** Several respondents encouraged offering units that are affordable to tenants and not overpricing the building because it's new.
- **Units/Interior.** One respondent encouraged having solid amenities and another noted that maximizing the housing opportunities in this project is all it needs to be successful, as it is a fantastic location in proximity to everything someone would need. Another respondent noted there are already a ton of apartments here.
- **Location.** One respondent noted there is a dog park on 33<sup>rd</sup> Ave NE behind the area and dogs start barking before 8:00 a.m.
- **Impacts.** One respondent encouraged keeping the job site clean, so nothing spills into the street.

### Miscellaneous Comments

- **Support.** Several respondents wished the project team good luck, noted they are excited to see this finished, and encouraged the project team to build quickly as the empty lot is an eyesore. One respondent expressed support for a project that can bring the most new neighbors and maximize economic activity in the area, leading to better transit and jobs for all.
- **Oppose.** A couple of respondents suggested building the project somewhere else that is less congested.

## 12554 Lake City Way NE 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	7/14/22	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 in English, Chinese, Vietnamese and Spanish with QR codes for survey and website mailed to 506 residences and businesses and shared with 16 neighborhood community groups and 33 media outlets provided by the Department of Neighborhoods (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.	7/29/22	Project website in English, Chinese, Vietnamese 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	7/29/22	Online survey in English, Chinese, Vietnamese and Spanish 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> </ul>	7/29/22	Copy of direct mailing poster included in Appendix A.

		<ul style="list-style-type: none"> <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>	7/29/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	8/23/22	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 506 residences 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.

# 12554 Lake City Way NE Project

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

### *Table of Contents*

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#### *Initial Planning and DON Communication*

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

#### *Printed Outreach: Project Poster*

- *Project Poster*
- *Poster Distribution Details*
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- *Website Traffic*

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

- *Community Feedback Summary*
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DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

To: 12554 Lake City Way NE Project; DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

👍 ↩️ ⏪ ⏩ ⋮

Thu 7/14/2022 11:54 AM

Hello,

Thank you for your patience.

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

## City of Seattle Design Review Required Outreach

### *Outreach Plan / June 10th, 2022*

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<b>Project Address:</b>	12554 Lake City Way NE, Seattle WA 98125
<b>Brief Description:</b>	This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Jabooda Homes
<b>Contact Information:</b>	12554LakeCityWayNEProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-Use, Multi-Family
<b>Neighborhood:</b>	Lake City
<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.

- **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.



# 12554 Lake City Way NE Project

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

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# Opportunity to Provide Online Input on the 12554 Lake City Way NE Project

## ABOUT THE PROJECT

This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.

**What:** Let us know what you think! Visit our website at [www.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.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 [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)



SCAN CODE TO  
VIEW WEBSITE



SCAN CODE TO  
TAKE SURVEY



CITY OF SEATTLE REQUIRED OUTREACH FOR 12554 LAKE CITY WAY NE PROJECT

## ADDITIONAL PROJECT DETAILS

**Project Address:**  
12554 Lake City Way NE, Seattle, WA 98125

**Contact:**  
Natalie Quick

**Applicant:**  
Jabooda Homes

**Additional Project Information on Seattle  
Services Portal via the Project Number:**  
3039593-LU

**Project Email:**  
[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@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.

# Cơ hội góp ý kiến trực tuyến cho Dự án 12554 Lake City Way NE

## VỀ DỰ ÁN

Dự án này đề nghị xây mới hai tòa nhà đa năng gồm có khu chung cư 6-7 tầng nằm trên 2 tầng hầm làm chỗ đậu xe, và một khoảng sân/quảng trường giữa hai tòa nhà. Có khoảng 500+ căn hộ, chỗ đậu cho khoảng 250 xe, khu chứa xe đạp và khu thương mại dọc theo đường Lake City Way. Dự án này có thể được thực hiện qua hai giai đoạn, giai đoạn một là tòa nhà số 1 cùng với bộ cao ngang tầm khu để xe, giai đoạn hai là tòa nhà số 2.

**Điều gì:** LHãy cho chúng tôi biết suy nghĩ của bạn! Hãy vào trang web của chúng tôi tại [www.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.com) để tìm hiểu thêm về dự án mới này, bao gồm cả tầm nhìn và cách tiếp cận của nhóm đề xuất.

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

**Nhận xét:** Cung cấp nhận xét bổ sung qua biểu mẫu nhận xét của chúng tôi hoặc qua email theo địa chỉ [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)



QUÉT MÃ ĐỂ VÀO  
TRANG WEB



QUÉT MÃ ĐỂ ĐIỀN  
BẢN KHẢO SÁT



THÀNH PHỐ SEATTLE YÊU CẦU THU THẬP Ý KIẾN CHO DỰ ÁN 12554 LAKE CITY WAY NE

## CÁC CHI TIẾT BỔ SUNG CỦA DỰ ÁN

**Địa chỉ dự án:**  
12554 Lake City Way NE, Seattle, WA 98125

**Liên lạc với:**  
Natalie Quick

**Người đăng ký:**  
Jabooda Homes

**Thông tin thêm về Dự án có trên Cổng Dịch vụ Seattle theo số Dự án:**  
3039593-LU

**Email của Dự án:**  
[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)

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

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



# Oportunidad para proporcionar información en línea sobre el proyecto 12554 Lake City Way NE

## SOBRE EL PROYECTO

Este proyecto propone la construcción de dos edificios multifamiliares de uso mixto con 6-7 pisos sobre dos niveles de estacionamiento subterráneo y una plaza / patio entre las dos estructuras. Habrá 500+ unidades residenciales, estacionamiento para aproximadamente 250 automóviles, almacenamiento de bicicletas y espacio comercial a lo largo de Lake City Way. Este Proyecto tiene el potencial de ser desarrollado gradualmente con los niveles del podio del garaje y el edificio uno en la Primera Fase, y el edificio dos en la Segunda Fase.

**Qué:** ¡Déjenos saber lo que piensa! Visite nuestra página Web [www.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.com) e infórmese sobre este nuevo proyecto, incluyendo la visión y el enfoque propuesto por el equipo.

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

**Comentarios:** Provea comentarios adicionales en el formulario de comentarios o por el correo electrónico [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)



ESCANEE EL CÓDIGO  
PARA VER LA PÁGINA WEB



ESCANEE EL CÓDIGO  
PARA HACER LA ENCUESTA



DIVULGACIÓN DEL PROYECTO 12554 LAKE CITY WAY NE REQUERIDO POR LA CIUDAD DE SEATTLE

## DETALLES ADICIONALES DEL PROYECTO

**Dirección del Proyecto:**  
12554 Lake City Way NE, Seattle, WA 98125

**Contacto:**  
Natalie Quick

**Solicitante:**  
Jabooda Homes

**Información adicional del Proyecto en el Portal de Servicios de Seattle (Seattle Portal Services) bajo el Número del Proyecto:**  
3039593-LU

**Correo Electrónico del Proyecto:**  
[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@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 requerido de divulgación requerido por la Ciudad de Seattle antes de la revisión del diseño.

# 在网上提供有关 12554 Lake City Way NE 项目意见的机会

## 关于本项目

本项目建议在两层地下停车场上建造两座 6-7 层的混合用途多户住宅。两座结构之间有广场/庭院。沿 Lake City Way 将有大约 500+ 个住宅单元、大约停放 250 辆汽车的停车场、自行车存放处和商业空间。本项目可能会分阶段进行，第一阶段包括车库层的平台和第一座楼，第二阶段期包括第二座楼。

**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.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.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 [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com) 以提供更多意见



扫码查看网站



扫码参与调查



## 项目的其他详细信息

**项目地址:**  
12554 Lake City Way NE, Seattle, WA 98125

**联系人:**  
Natalie Quick

**申请人:**  
Jabooda Homes

通过项目编号在西雅图服务网站上有更多关于该项目的资料:  
3039593-LU

**项目电子邮件地址:**  
[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)

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

在“设计审查”之前, 这项工作是西雅图市要求的推广流程的一部分

# Direct Mailing: 12554 Lake City Way NE Project

Poster Mailing Details

DISTRIBUTION DATE: July 29, 2022

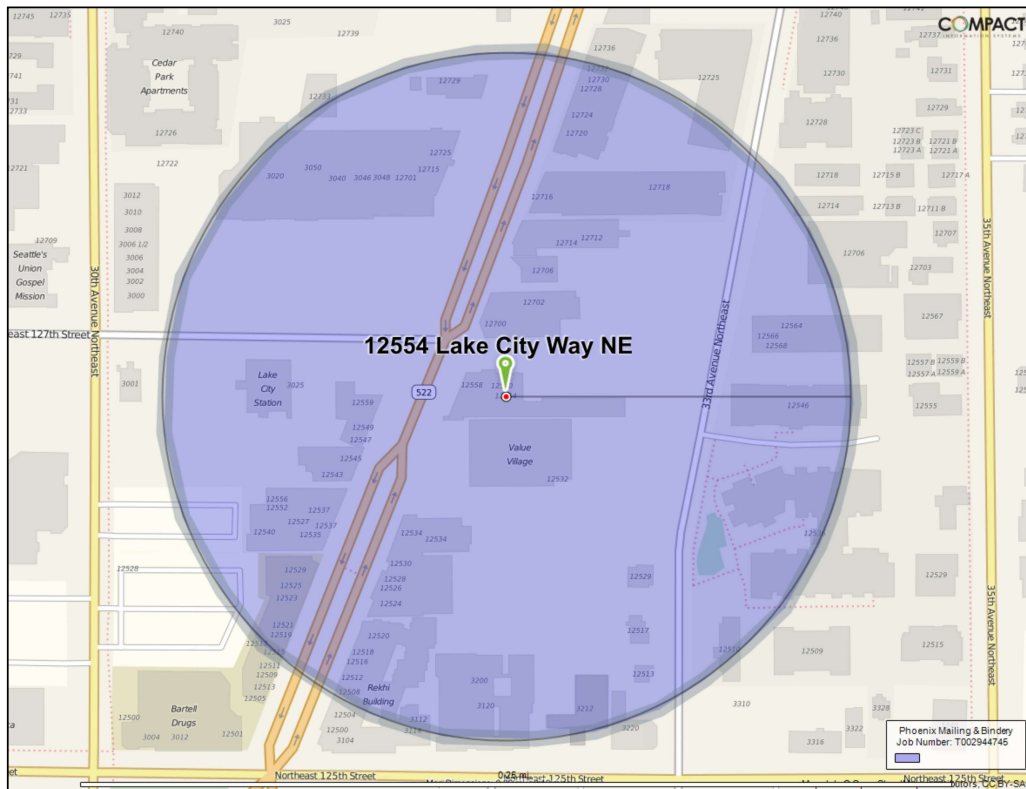
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<b>Project Address:</b>	12554 Lake City Way NE, Seattle WA 98125
<b>Brief Description:</b>	This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Jabooda Homes
<b>Contact Information:</b>	12554LakeCityWayNEProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-Use, Multi-Family
<b>Neighborhood:</b>	Lake City
<b>In Equity Area:</b>	Yes

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The project flyer was shared with **506 businesses and residences** within a **500-foot radius** of the project addresses of 12554 Lake City Way NE. 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: (506 count - 12554 Lake City Way NE Project)

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

Sun, Jun 26, 2022 at 10:27 AM

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer **5-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:** 506=\$1071.00 + Tax + postage = \$1472.65

**Postage:** 506=\$293.48

*Please allow 4-6 business days to produce*

## MAILING CONFIRMATION

### Confirmation: 12554 Lake City Way NE



o Mike Moazez <Mikem@mmpunion.com>

Friday, July 29, 2022 at 3:49 PM

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

the project located at 12554 Lake City Way NE 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)





# Community Group Notification: 12554 Lake City Way NE Project

Poster E-Mailing Details  
E-MAILING DATE: July 26, 2022

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## COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 12554 Lake City Way NE project was sent along with a copy of the project flyer to 16 community groups listed on the Department of Neighborhoods (DON) "Neighborhood Snapshot" and 33 media outlets provided by DON on 7/26/22, including:

### Community Groups

- D5 Community Network
- Families for Lake City
- Lake City Court
- Lake City Court P-Patch
- Lake City Emergency Comm HUB
- Lake City Future First
- Lake City House Resident Council
- Lake City Neighborhood Alliance
- Lake City Task Force on Homelessness
- Literacy Source
- Low Income Housing Institute
- North District Council
- North Helpline
- North Seattle Family Center
- Sustainable Housing for Ageless Generations (SHAG)
- Seattle Northeast Rotary

### Ethnic Media Outlets

- *Actitud Latina*
- *Conexion Contigo*
- *El Mundo*
- *El Rey KKMO 1360AM*
- *Community Radio KBCS 91.3FM*
- *KVRU-LP, KVRU 15.7FM*
- *Fil Am Chronicle*
- *Northwest Vietnamese News*
- *Phuong Dong Times*
- *Saigon Bao*
- *SBTN – Saigon Broadcasting Television Network*
- *Seattle Viet Times*
- *Viet Bao Mien Nam*
- *Vietnamese Today Weekly*
- *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*
- *AATV Asian American Television*
- *China Daily*
- *Chinese Radio KKNW 1150AM*
- *Epoch Times*
- *Seattle Chines News Media Group*
- *Seattle Chinese Post*
- *Seattle Chinese Times*
- *US Chinese Radio KXPA 1540AM*

## COMMUNITY GROUP NOTIFICATION EMAIL

New project in your neighborhood - 12554 Lake City Way NE

📎 4 🔍 📄

1

12554 Lake City Way NE Project

Bcc: yuko@kbcf.fm; psa@kvr.org; andreay@mrbi.net; editor@pnwfilamchronicle.com; news@nvnorthwest.com; NVTB1986@yahoo.com **+45 others** Wed 7/27/2022 7:45 AM

👍 ↩️ ↶ ↷ ⋮



4 attachments (5 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.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.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 12554 Lake City Way NE Project Team

# 12554 Lake City Way NE 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: 12554 Lake City Way NE Project | WEBSITE TEXT

### Website: [www.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.com)

---

<b>Project Address:</b>	12554 Lake City Way NE, Seattle WA 98125
<b>Brief Description:</b>	This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Jabooda Homes
<b>Contact Information:</b>	<a href="mailto:12554LakeCityWayNEProject@earlyDRoutreach.com">12554LakeCityWayNEProject@earlyDRoutreach.com</a>
<b>Type of Building:</b>	Mixed-Use, Multi-Family
<b>Neighborhood:</b>	Lake City
<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  
Vietnamese Translation Bản dịch tiếng Việt

This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way.

**IMAGES:** Project Site

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

**LINK:** Survey- [12554 Lake City Way NE Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 12554 Lake City Way NE 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.

[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@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.

[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)

**LINKS:** Email- 12554LakeCityWayNEProject@earlyDRoutreach.com

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

**TEXT:** 12554 Lake City Way NE Project  
Project #: 3039593-LU

Project Team  
Jabooda Homes  
Caron Architecture

Project Vision  
This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way.

Zoning

Site Plan

**IMAGES:**       Zoning  
                  Site Plan

**LINK:**           none

**PAGE URL:**     [www.12554LakeCityWayNEProject.com/project-overview](http://www.12554LakeCityWayNEProject.com/project-overview)

## WEBSITE IMAGES

# 12554 Lake City Way NE

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

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

[点击这里查看翻译成中文的信息](#)

[Bản dịch tiếng Việt](#)

[Traducción Española](#)

## 12554 Lake City Way NE, Seattle

This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be approximately 580 residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way.

[Project Overview](#)



# Survey.

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

[12554 Lake City Way NE Survey Click Here](#)

## Provide comments here.

Hello and thank you for visiting our 12554 Lake City Way NE 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.

[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@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 12554 Lake City Way NE Project

## ABOUT THE PROJECT

This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way.

**What:** Let us know what you think! Visit our website at [www.12554LakeCityWayNEProject.com](http://www.12554LakeCityWayNEProject.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 [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)



SCAN CODE TO VIEW WEBSITE



SCAN CODE TO TAKE SURVEY



## ADDITIONAL PROJECT DETAILS

**Project Address:**  
12554 Lake City Way NE, Seattle, WA 98125

**Contact:**  
Natalie Quick

**Applicant:**  
Jabooda Homes

**Additional Project Information on Seattle Services Portal via the Project Number:**  
3039593-LU

**Project Email:**  
[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@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.

[12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)

12554 Lake City Way NE, Seattle WA 98125

12554 Lake City Way NE Project

## WEBSITE ANALYTICS

### Traffic

Last 30 Days

\$ USD

VISITS

71

+7,000% mo/mo

BOUNCE RATE

67.19%

-33% mo/mo

UNIQUE VISITORS

69

+6,800% mo/mo

PAGEVIEWS

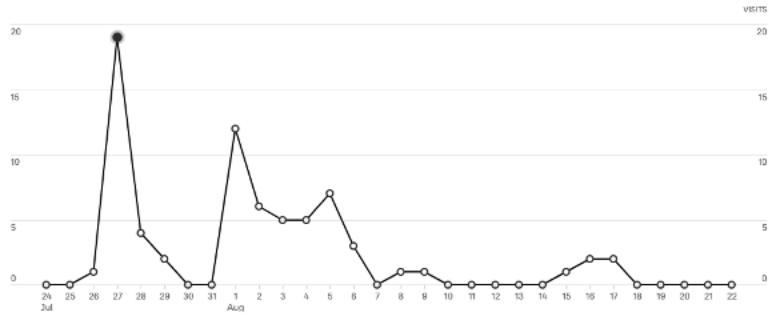
94

+9,300% mo/mo

### Visits

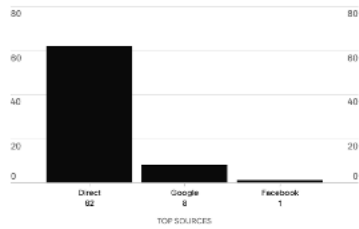
Jul 24-Aug 22, 2022 • 71 Total +7,000% mo/mo

Daily

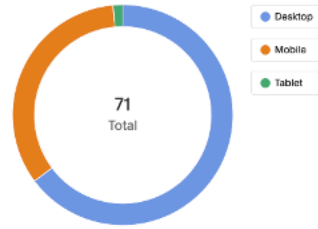


### Top Sources by Visits

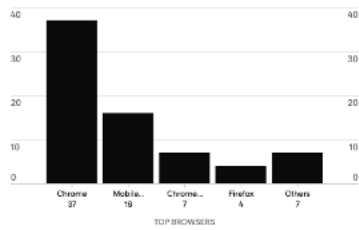
VIEW SOURCES



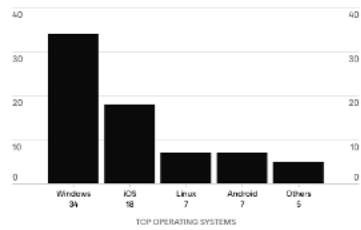
### Top Devices by Visits



### Top Browsers by Visits



### Top Operating Systems by Visits



# 12554 Lake City Way NE Project

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

### *Table of Contents*

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#### *Initial Planning and DON Communication*

- *Listing on DON Blog*
- *Outreach Plan 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: 12554 Lake City Way NE Project

### Comment Summary

---

**Project Address:** 12554 Lake City Way NE, Seattle WA 98125  
**Brief Description:** This project proposes construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. The project will potentially be phased with the garage-levels podium and building one in Phase I and building two in Phase II.  
**Contact:** Natalie Quick  
**Applicant:** Jabooda Homes  
**Contact Information:** 12554LakeCityWayNEProject@earlyDRoutreach.com  
**Type of building:** Mixed-Use, Multi-Family  
**Neighborhood:** Lake City  
**In Equity Area:** Yes

---

#### Comment Total:

- From Survey: 15
- 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, 57 percent of survey respondents said relationship to neighborhood character; 43 percent said environmentally-friendly features; 43 percent said attractive materials; 21 percent said interesting and unique design; and 21 percent said parking. Respondents encouraged taking the whole neighborhood into account and using design that is not obtrusive and fits into the neighborhood, which is mixed-income with Seattle Housing Authority (SHA) housing. One respondent encouraged the structure to be 100 feet away from neighboring apartments. Another respondent encouraged having a parking entrance on Lake City Way as 33<sup>rd</sup> Ave is super backed-up and people park in a way that it briefly becomes a one-lane road.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 93 percent of survey respondents said lighting and safety features; 57 percent said landscaping; 29 percent said seating options and places to congregate; and 14 percent said bike parking. Respondents encouraged having trees lined-up to provide shade on the walking path/sidewalk, keeping some open space available and providing public access to the space. Respondents noted there is a lot of transient activity in the area and encouraged making the area safer/walkable and having doors and entrances that are secure.

#### Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 69 percent said new places for coffee or breakfast; 85 percent said new restaurants or bars; and 15 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 60 percent said local businesses/small businesses; 60 percent said great people and service; 47 percent said a sense of openness and natural light; 40 percent said calm, restful places to reflect and relax; 33 percent said thoughtful design that is open and welcoming; 13 percent said color and materials used in design; and 13 percent said bustling, exciting energy. Respondents encouraged offering small grocery and food retailers and allowing local businesses to open shop.

- **Parking & Traffic.** A couple of respondents encouraged offering enough parking and not closing 33<sup>rd</sup> access to Lake City Way. One respondent noted they would like new developments to not add traffic to the neighborhood.
- **Affordability.** Several respondents encouraged offering units that are affordable to tenants and not overpricing the building because it's new.
- **Units/Interior.** One respondent encouraged having solid amenities and another noted that maximizing the housing opportunities in this project is all it needs to be successful, as it is a fantastic location in proximity to everything someone would need. Another respondent noted there are already a ton of apartments here.
- **Location.** One respondent noted there is a dog park on 33<sup>rd</sup> Ave NE behind the area and dogs start barking before 8:00 a.m.
- **Impacts.** One respondent encouraged keeping the job site clean, so nothing spills into the street.

#### Miscellaneous Comments

- **Support.** Several respondents wished the project team good luck, noted they are excited to see this finished, and encouraged the project team to build quickly as the empty lot is an eyesore. One respondent expressed support for a project that can bring the most new neighbors and maximize economic activity in the area, leading to better transit and jobs for all.
- **Oppose.** A couple of respondents suggested building the project somewhere else that is less congested.

# 12554 Lake City Way NE Project Survey

---

Thank you for taking the time to complete our survey for the 12554 Lake City Way NE project!

This project construction of two mixed-use, multi-family buildings with 6-7 stories over two levels of below-grade parking and a plaza/courtyard between the two structures. There will be approximately 500+ residential units, parking for approximately 250 cars, bicycle storage, and commercial space along Lake City Way. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from August 1 to August 22, 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 (12554 Lake City Way NE) 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 [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com).

# 12554 Lake City Way NE 项目调查

---

感谢您抽出宝贵的时间完成对 12554 Lake City Way NE 项目的调查！本项目建议在两层地下停车场上建造两座 6-7 层的混合用途多户住宅。两座结构之间有广场/庭院。沿 Lake City Way 将有大约 500+ 个住宅单元、大约停放 250 辆汽车的停车场、自行车存放处和商业空间。我们希望听到您对我们对本项目的展望和发展的想法。

这调查将于 2022 年 8 月 1 日至 8 月 22 日期间开放。期间过后，我们将开始准备设计审核过程和  
相关许可证申请步骤。请注意，作为西雅图市要求的设计审核推广的一部分，根据《公共记录法》，本调查收集的所有数据均被视为公共信息。因此，请不要在您的回应中分享任何个人或敏感资料。

---

## 1. 您与此开发项目有什么联系？

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

## 2. 对您而言，在此物业上设计新建筑物最重要的是什么？

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

## 3. 在此物业上的外部空间最重要的考虑因素是什么？

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

## 4. 您对这个位置的哪些零售商店最感兴趣？

- ☐ 新的购物商店

- \_\_\_ 有咖啡或早餐的新地方
- \_\_\_ 新餐厅或酒吧
- \_\_\_ 其他 \_\_\_\_\_

5. 当您进入建筑物、办公室、餐厅或零售商店时，最能吸引您回来的是什么？

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

6. 在您的社区新建房屋时，您最看重什么？

---

7. 有什么关于这个社区或物业的重要信息要我们知道吗？

---

8. 您认为使这座建筑物成功的首要考虑因素是什么？

---

9. 您还有其他意见吗？

---

#### 表格提交页面

感谢您分享您的想法！在我们计划建议项目时，您的意见是非常有帮助的。要跟进我们设计审核和相关许可证的申请进度，请在[西雅图服务网站](#)上搜索项目地址(12554 Lake City Way NE)。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12554LakeCityWayNEProject@earlyDRoutreach.com。](#)

## Khảo sát Dự án 12554 Lake City Way NE

---

Cảm ơn bạn đã dành thời gian hoàn thành bản khảo sát của chúng tôi về dự án **12554 Lake City Way NE**! Dự án này xây mới hai tòa nhà đa năng gồm có khu chung cư 6-7 tầng nằm trên 2 tầng hầm làm chỗ đậu xe, và một khoảng sân/quảng trường giữa hai tòa nhà. Có khoảng 500+ căn hộ, chỗ đậu cho khoảng 250 xe, khu chứa xe đạp và khu thương mại dọc theo đường Lake City Way. Chúng tôi muốn lắng nghe suy nghĩ của bạn về tầm nhìn và cách tiếp cận của chúng tôi về dự án này.

Cuộc khảo sát này sẽ bắt đầu từ ngày Ngày 1 tháng 8 đến ngày 22 tháng 8 năm 2022, sau thời gian đó, chúng tôi sẽ bắt đầu chuẩn bị cho quá trình duyệt xét thiết kế và các bước cấp phép khác. **XIN LƯU Ý:** theo qui định về hoạt động tiếp cận cần thiết của Thành phố Seattle để xem xét thiết kế, tất cả dữ liệu được thu thập trong cuộc khảo sát này được coi là thông tin công khai chiếu theo Đạo luật Hồ sơ Công cộng. Vui lòng không chia sẻ bất kỳ thông tin nhạy cảm hoặc thông tin cá nhân nào trong các câu trả lời của bạn.

---

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

- ☐ Tôi sống rất gần dự án
- ☐ Tôi sống ở khu vực chung quanh
- ☐ Tôi sở hữu một doanh nghiệp gần đây
- ☐ Tôi thường đến khu vực này để làm việc hoặc giải trí
- ☐ Tôi không có mối liên hệ trực tiếp, nhưng tôi quan tâm đến sự phát triển ở Seattle
- ☐ Khác

### 2. Điều gì quan trọng nhất đối với bạn về việc thiết kế tòa nhà này?

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

### 3. Điều gì là quan trọng nhất đối với không gian bên ngoài của tòa nhà này?

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

### 4. Bạn quan tâm nhiều nhất đến các cửa hàng bán lẻ nào tại địa điểm này?

- ☐ Cửa hàng mua sắm mới.
- ☐ Địa điểm mới cho quán cà phê, điểm tâm.
- ☐ Nhà hàng, quán bar mới.
- ☐ Cửa hàng nào khác nữa \_\_\_\_\_

**5. Khi bạn đến một tòa nhà, văn phòng hoặc nhà hàng, hay thương mại bán lẻ, điều gì chủ yếu nhất sẽ khiến bạn quay lại ?**

- \_\_\_ Con người tuyệt vời và cung cách phục vụ
- \_\_\_ Các doanh nghiệp địa phương, doanh nghiệp nhỏ
- \_\_\_ Thiết kế sáng tạo lôi cuốn
- \_\_\_ Đồng đức, đầy sức sống
- \_\_\_ Có những nơi yên tĩnh, thư giãn nghỉ ngơi và trầm ngâm.
- \_\_\_ Tạo cảm giác rộng mở và chiếu sáng tự nhiên
- \_\_\_ Vật liệu và màu sắc dùng trong thiết kế
- \_\_\_ Điều gì khác nữa \_\_\_\_\_

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

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**7. Đối với bạn có điều gì đặc biệt về khu phố này hoặc về bất động sản này mà bạn nghĩ rằng chúng tôi nên biết ?**

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

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**9. Bạn muốn thêm gì nữa không?**

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#### BIỂU MẪU ĐÃ ĐƯỢC DUYỆT

Cảm ơn bạn đã chia sẻ suy nghĩ! Phản hồi của bạn rất hữu ích khi chúng tôi lập kế hoạch cho dự án đề xuất của mình. Để theo dõi tiến độ của chúng tôi thông qua quá trình đánh giá và cấp phép thiết kế, hãy tra cứu Dự án theo địa chỉ (12554 Lake City Way NE) trên Cổng Thông tin Dịch vụ Seattle (Seattle Services Portal). Để tìm hiểu thêm về yêu cầu tiếp cận sớm cho qui trình duyệt xét thiết kế, hãy truy cập trang web của Department of Neighborhood. Bạn cũng có thể gửi email cho chúng tôi theo địa chỉ [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com).

## Encuesta del Proyecto 12554 Lake City Way NE

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¡Gracias por tomarse el tiempo para completar nuestra encuesta para el proyecto 12554 Lake City Way NE. Este proyecto propone la construcción de dos edificios multifamiliares de uso mixto con 6-7 pisos sobre dos niveles de estacionamiento subterráneo y una plaza / patio entre las dos estructuras. Habrá aproximadamente 500+ unidades residenciales, estacionamiento para aproximadamente 250 automóviles, almacenamiento de bicicletas y espacio comercial a lo largo de Lake City Way. Nos gustaría escuchar sus opiniones sobre nuestra visión y enfoque para este proyecto.

Esta encuesta estará abierta desde 1 de agosto al 22 de agosto de 2022, después de lo cual comenzaremos a prepararnos para el proceso de revisión del diseño y otros pasos de los permisos. **TENGA EN CUENTA:** como parte del alcance de divulgación requerido por la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados dentro de esta encuesta se consideran información pública de acuerdo con la [Ley de Registros Públicos](#). Por favor, no comparta ninguna información confidencial o personal en sus respuestas.

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

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

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

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

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

- ☐ Paisajismo
- ☐ Iluminación y seguridad
- ☐ Opciones para sentarse y lugares para congregarse
- ☐ Estacionamiento para bicicletas
- ☐ Otros \_\_\_\_\_

4. **¿Cuáles serían los intereses minoristas para esta ubicación en que los que usted estaría más interesado?**

\_\_\_ Nuevas tiendas para ir de compras  
\_\_\_ Nuevos lugares para tomar café o desayunar  
\_\_\_ Nuevos restaurantes o bares  
\_\_\_ Otros \_\_\_\_\_

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

\_\_\_ Personas amables y el servicio  
\_\_\_ Negocios locales / Pequeñas empresas  
\_\_\_ Diseño considerando espacios abiertos y acogedores  
\_\_\_ Energía bulliciosa y emocionante  
\_\_\_ Lugares tranquilos y de descanso para reflexionar y relajarse  
\_\_\_ Sensación de apertura y luz natural  
\_\_\_ Color y materiales utilizados en el diseño  
\_\_\_ Otros \_\_\_\_\_

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

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

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

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9. **¿Algo más que quiera añadir?**

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**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 (12554 Lake City Way NE) en el Portal de Servicios de Seattle. Para obtener más

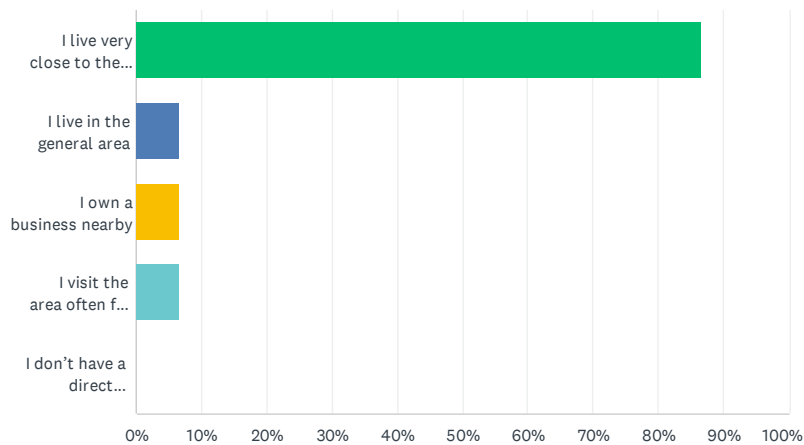
información sobre el alcance temprano para el proceso de revisión del diseño, visite la página web del Departamento de Vecindarios. También puede enviarnos un correo electrónico al [12554LakeCityWayNEProject@earlyDRoutreach.com](mailto:12554LakeCityWayNEProject@earlyDRoutreach.com)



12554 Lake City Way NE Project Survey

### Q1 What is your connection to this development project?

Answered: 15 Skipped: 0



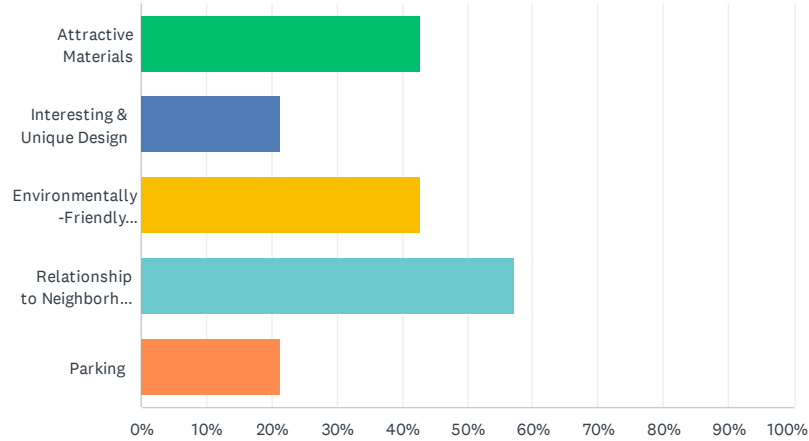
ANSWER CHOICES		RESPONSES	
I live very close to the project		86.67%	13
I live in the general area		6.67%	1
I own a business nearby		6.67%	1
I visit the area often for work or leisure		6.67%	1
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 15			

#	OTHER (PLEASE SPECIFY)	DATE
1	I am a director of a nonprofit nearby	7/27/2022 8:16 AM

12554 Lake City Way NE Project Survey

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

Answered: 14 Skipped: 1



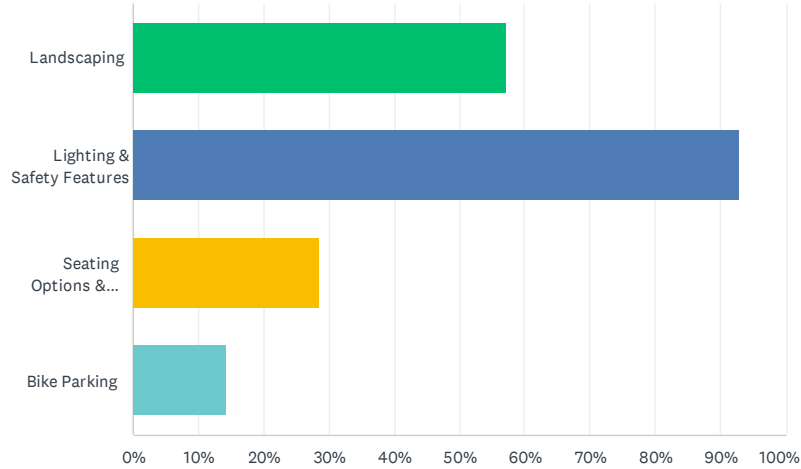
ANSWER CHOICES	RESPONSES	
Attractive Materials	42.86%	6
Interesting & Unique Design	21.43%	3
Environmentally-Friendly Features	42.86%	6
Relationship to Neighborhood Character	57.14%	8
Parking	21.43%	3
Total Respondents: 14		

#	OTHER (PLEASE SPECIFY)	DATE
1	That it is more than 100ft away from it's neighboring apartments	8/9/2022 6:02 PM
2	Security and homeless control	8/5/2022 11:57 AM
3	Keeping some open space available and access from 33rd to LCW	7/27/2022 8:16 AM

12554 Lake City Way NE Project Survey

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

Answered: 14 Skipped: 1



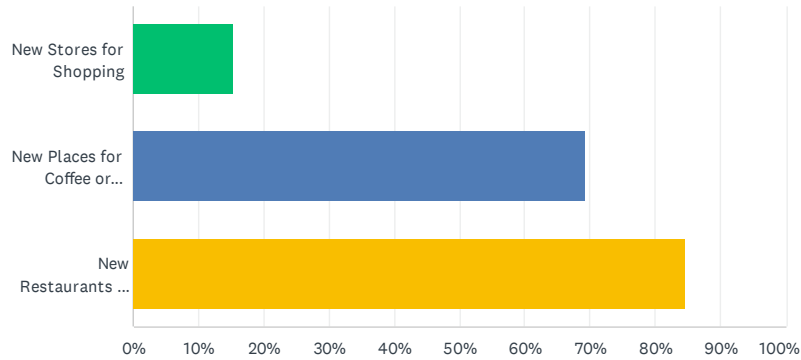
ANSWER CHOICES	RESPONSES	
Landscaping	57.14%	8
Lighting & Safety Features	92.86%	13
Seating Options & Places to Congregate	28.57%	4
Bike Parking	14.29%	2
Total Respondents: 14		

#	OTHER (PLEASE SPECIFY)	DATE
1	That it isn't obtrusive to it's neighbors	8/9/2022 6:02 PM
2	No homeless or transients	8/5/2022 11:57 AM

12554 Lake City Way NE Project Survey

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

Answered: 13 Skipped: 2



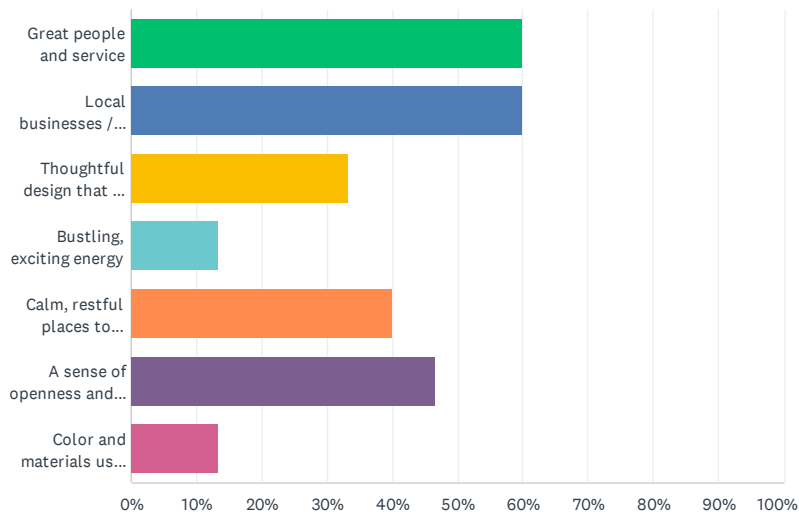
ANSWER CHOICES		RESPONSES	
New Stores for Shopping		15.38%	2
New Places for Coffee or Breakfast		69.23%	9
New Restaurants or Bars		84.62%	11
Total Respondents: 13			

#	OTHER (PLEASE SPECIFY)	DATE
1	small groceries	8/9/2022 6:02 PM

12554 Lake City Way NE Project Survey

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

Answered: 15 Skipped: 0



ANSWER CHOICES		RESPONSES	
Great people and service		60.00%	9
Local businesses / small businesses		60.00%	9
Thoughtful design that is open and welcoming		33.33%	5
Bustling, exciting energy		13.33%	2
Calm, restful places to reflect and relax		40.00%	6
A sense of openness and natural light		46.67%	7
Color and materials used in design		13.33%	2
Total Respondents: 15			

#	OTHER (PLEASE SPECIFY)	DATE
1	Clean and secure no homeless	8/5/2022 11:57 AM

12554 Lake City Way NE Project Survey

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

Answered: 15 Skipped: 0

#	RESPONSES	DATE
1	PARKING. It is so congested on 33rd Ave!	8/21/2022 3:20 PM
2	New housing that can support the neighborhood businesses.	8/15/2022 5:28 PM
3	Upgrade to surrounding areas	8/15/2022 4:59 PM
4	that they're affordable to tenants	8/9/2022 6:02 PM
5	That they fit in the neighborhood. It is a mixed income neighborhood, including SHA housing.	8/5/2022 6:33 PM
6	Safety & noise	8/5/2022 2:31 PM
7	The fact Seattle will look at homeless encampments more and kick them away or out the better secure an already Batman esc street	8/5/2022 11:57 AM
8	Safety, food	8/4/2022 8:55 AM
9	Safety, food	8/3/2022 8:41 PM
10	Keeping the job site clean, so nothing spills into the street to be run over. Also, allowing local businesses to open shop beneath the new building.	8/2/2022 1:49 PM
11	Making the area safer and walkable.	8/2/2022 12:30 PM
12	I would like new developments to not add traffic to my neighborhood.	8/1/2022 6:40 PM
13	Safety	8/1/2022 6:19 PM
14	What can bring the most new neighbors and maximize economic activity in the area, leading to better transit and jobs for all	8/1/2022 4:50 PM
15	When the whole neighborhood is taken into account including adjacent projects	7/27/2022 8:16 AM

12554 Lake City Way NE Project Survey

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

Answered: 13 Skipped: 2

#	RESPONSES	DATE
1	Again, 33rd Ave is always super backed up with drivers and people park in a way that it becomes a 1-lane road just briefly. A parking entrance on LCW would be great.	8/21/2022 3:20 PM
2	Public space on the property and adjacent to property needs to have trees lined up on to provide shade on the walking path/sidewalk	8/15/2022 4:59 PM
3	there's already a ton of apartments here	8/9/2022 6:02 PM
4	There is a dog park on 33 NE Ave right behind this area. The dogs start barking before 8 am.	8/5/2022 6:33 PM
5	Lots of foot traffic along 33rd, with some petty crime and vagrancy	8/5/2022 2:31 PM
6	There is a methadone clinic on 30th and a large very active homeless encampment on one side, and what is effectively a drug den of houses on the other end and no security or safe feeling on said street.	8/5/2022 11:57 AM
7	Food	8/4/2022 8:55 AM
8	Food	8/3/2022 8:41 PM
9	Side walk is usually trashed; various amounts of the homeless population wander about.	8/2/2022 1:49 PM
10	There is a lot of transient activity in the area and I generally don't feel safe walking where the new development will be built.	8/1/2022 6:40 PM
11	Lots of homeless, drunks, drug users, mentally ill people yelling at all hours, throwing trash, defecating on sidewalks and breaking and entering.	8/1/2022 6:19 PM
12	Great location	8/1/2022 4:50 PM
13	I think it is important not to close 33rd access to LCW	7/27/2022 8:16 AM

12554 Lake City Way NE Project Survey

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

Answered: 12 Skipped: 3

#	RESPONSES	DATE
1	Parking and safety.	8/21/2022 3:20 PM
2	Doors and entrances that are secure to prevent unwanted visitors in	8/15/2022 4:59 PM
3	building it somewhere less congested	8/9/2022 6:02 PM
4	Strong security, solid amenities	8/5/2022 2:31 PM
5	Affordable and secure	8/5/2022 11:57 AM
6	Food	8/4/2022 8:55 AM
7	Food	8/3/2022 8:41 PM
8	Having enough parking. 250 spaces for 500+ units, that is a substantial parking diet. Seems like there will be more cars parking on the streets, which could have impact on surrounding businesses.	8/2/2022 12:30 PM
9	Safety	8/1/2022 6:40 PM
10	Don't care, I'm leaving Seattle	8/1/2022 6:19 PM
11	I live in the apartment complex next to it and it is such a fantastic location in proximity to everything someone would need, I think maximizing the housing opportunities here is all it needs to be successful	8/1/2022 4:50 PM
12	design of walkways and public access to the space	7/27/2022 8:16 AM



12554 Lake City Way NE Project Survey

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

Answered: 8 Skipped: 7

#	RESPONSES	DATE
1	Please consider building this elsewhere	8/9/2022 6:02 PM
2	Please hurry and build, that empty lot is an eyesore	8/5/2022 2:31 PM
3	Please don't over price the building because it's new. Lake city is a trashy area and until Seattle starts to clean it up or enforce ANYTHING. The property value will not be rased because of a fancy complex. I do not feel safe walking out side of my current building and I live across the street from Fred myre. I exclusively drive across and have had my "secure" parking garage broken into and nothing was done or changed about it apart from a rent increase and parking increase	8/5/2022 11:57 AM
4	No	8/4/2022 8:55 AM
5	No	8/3/2022 8:41 PM
6	N/a	8/1/2022 6:40 PM
7	Good luck	8/1/2022 6:19 PM
8	Excited to see this finished	8/1/2022 4:50 PM

PROJECT EMAILS/COMMENTS

How do I participate in outreach for this project?



postedit@comcast.net

To: 12554 Lake City Way NE Project

Natalie, how do I learn and/or comment on 12554 Lake City? Thanks,

**Matt Hays, Consultant**  
A/E/C/RE Market Researcher and Writer  
206.552.4477  
[www.matthaysconsultant.com](http://www.matthaysconsultant.com)



Mon 7/18/2022 9:16 AM