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September 8, 2022

Early Community Outreach Documentation  
**222 10th Ave E Townhomes**

*Project Address:* 222 10th Ave E, Seattle, WA 98102  
*SDCI Record Number:* 3039935-EG

**Summary of Outreach Plan:**

**1. Printed Outreach**

Date Flyers Mailed via USPS: 07/28/2022  
# of Flyers Mailed: 734  
# of Flyers Returned as Undeliverable: 132 (18% Undeliverable)  
Materials Attached: PDF of Flyer Mailed (Exhibit 1), PDF of addresses flyer was mailed to (red highlighted cells are the undeliverable addresses) (Exhibit 2)

H+dIT administered direct mailings to residents within an approximate 500' radius of the proposed project site at 222 10th Ave E. The flyer mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, and a site location map. Both an online link and a QR code were provided for the above items.

**2. Electronic/ Digital Methods**

**Basic Project Webpage**

Published: 07/25/2022

Link: <https://www.hdltcollaborative.com/community-outreach/222-10th-avenue-e>

Materials Attached: Screenshot of Project Webpage (Exhibit 3)

H+dIT created a project webpage and provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, a link to the Survey Monkey survey, a basic site plan, and a site location map.

**Online Survey**

Published: 07/25/2022

Materials Attached: Screenshot of Survey Monkey survey and individual question results (Exhibit 4)

H+dIT created an online survey via Survey Monkey that provided a link to the project webpage, an email address to provide feedback, and six questions.

July 29, 2022

**222 10TH AVE E. TOWNHOMES**

Early Community Outreach Documentation  
 222 10th Ave Townhomes Community Outreach - Mailed Flyer

**H+dIT**

**collaborative, llc**  
 architecture+planning+design  
 residential+commercial+multifamily  
 www.hditcollaborative.com

Dear Resident,

This flyer is to include you in a project under design review in your area. Below is the project information:

**PROJECT NAME:** 222 10th Ave E Townhomes  
**PROJECT ADDRESS:** 222 10th Ave E, Seattle, WA 98102  
**SDCI RECORD NUMBER:** 3039935-EG  
**ZONING:** MR (M1)  
**IN EQUITY AREA:** No

**PROJECT CONTACT:** Nathalie Doyle  
**EMAIL:** eco@hditcollaborative.com

**ABOUT THE PROJECT**

H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

**SHARE YOUR THOUGHTS**

We want to hear from the community about this proposed project. Please share your feedback for this proposed project at the interactive website or by participating in the online survey. Information you share could be made public.

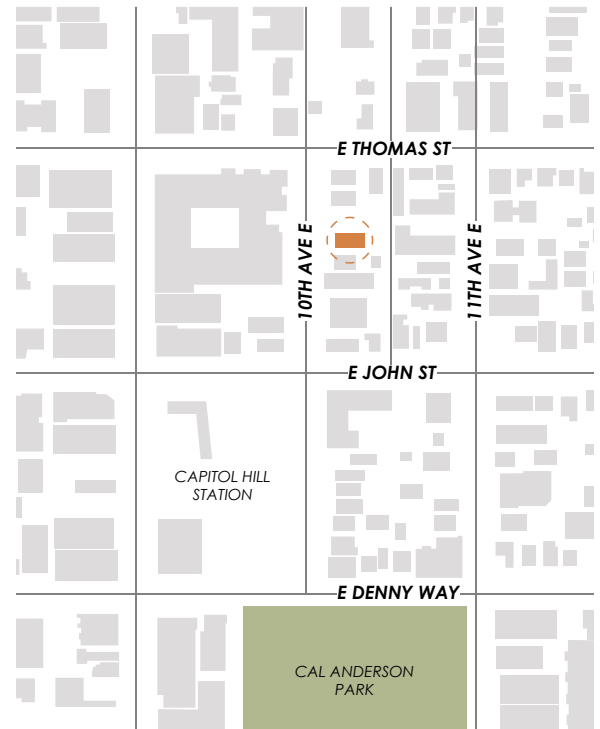
**ONLINE SURVEY**

<https://www.surveymonkey.com/r/2J9TFDK>  
 Go to link or scan code.  
 Available from July 29 - August 22, 2022.

Please visit our interactive project website to learn more about the proposal. The website features a preliminary site plan and general parameters for the upcoming proposed project. All are welcome to explore, ask questions, and provide feedback.

**PROJECT WEBSITE**

<http://www.hditcollaborative.com/222-10th-ave-e>  
 Go to link or scan code.

**ADDITIONAL INFORMATION**

To find out more about this project and track the progress through the design review and permitting process, search the project address or SDCI project number in the Design Review Calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle Services Portal (<https://web6.seattle.gov/dpd/edms/>).

**EXHIBIT 2**

Name	Address	Unit City	State	Zip code
To Our Neighbors at:	322 10TH AVE E	A1 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	A2 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	A3 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	A4 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	A5 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	B1 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	B2 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	B3 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	B4 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	B5 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	C1 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	C2 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	C3 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	C4 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	C5 SEATTLE	WA	98102
To Our Neighbors at:	322 10TH AVE E	D1 SEATTLE	WA	98102
To Our Neighbors at:	316 FEDERAL AVE E	SEATTLE	WA	98102
To Our Neighbors at:	912 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	300 BROADWAY E	SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	A SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	B SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	C SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	D SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	E SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	F SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	G SEATTLE	WA	98102
To Our Neighbors at:	302 10TH AVE E	H SEATTLE	WA	98102
To Our Neighbors at:	300 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	223 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1115 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	228 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	212 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	243 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	916 E JOHN ST	SEATTLE	WA	98102
To Our Neighbors at:	821 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	124 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	311 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1018 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	1 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	2 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	3 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	4 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	5 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	6 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	7 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	8 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	9 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	10 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	11 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	12 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	13 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	14 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	15 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	16 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	17 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	18 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	19 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	20 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	21 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	22 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	23 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	24 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	25 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	26 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	27 SEATTLE	WA	98102
To Our Neighbors at:	1052 E THOMAS ST	28 SEATTLE	WA	98102
To Our Neighbors at:	1114 E JOHN ST	SEATTLE	WA	98102
To Our Neighbors at:	1113 E THOMAS ST	SEATTLE	WA	98102



















**EXHIBIT 2**

To Our Neighbors at:	116 11TH AVE E	201 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	202 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	203 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	204 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	205 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	301 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	302 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	303 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	304 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	305 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	401 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	402 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	403 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	404 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	405 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	501 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	502 SEATTLE	WA	98102
To Our Neighbors at:	116 11TH AVE E	503 SEATTLE	WA	98102
To Our Neighbors at:	1017 E HARRISON ST	SEATTLE	WA	98102
To Our Neighbors at:	320 FEDERAL AVE E	SEATTLE	WA	98102
To Our Neighbors at:	217B 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	217A 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	219B 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1111 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	1014 E JOHN ST	SEATTLE	WA	98102
To Our Neighbors at:	241 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	251 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	218 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	216F 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	200 BROADWAY E	SEATTLE	WA	98102
To Our Neighbors at:	123 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	127 BROADWAY E	SEATTLE	WA	98102
To Our Neighbors at:	130 HARVARD AVE E	SEATTLE	WA	98102
To Our Neighbors at:	140 BROADWAY E	SEATTLE	WA	98102
To Our Neighbors at:	312 FEDERAL AVE E	SEATTLE	WA	98102
To Our Neighbors at:	309 FEDERAL AVE E	SEATTLE	WA	98102
To Our Neighbors at:	207 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	209 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	219 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	101 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	102 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	103 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	201 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	202 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	203 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	301 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	302 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	303 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	401 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	402 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	403 SEATTLE	WA	98102
To Our Neighbors at:	210 10TH AVE E	404 SEATTLE	WA	98102
To Our Neighbors at:	200 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	225 BROADWAY E	SEATTLE	WA	98102
To Our Neighbors at:	121 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	120 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1008 E DENNY WAY	SEATTLE	WA	98122
To Our Neighbors at:	1057 E HARRISON ST	SEATTLE	WA	98102
To Our Neighbors at:	1053 E HARRISON ST	SEATTLE	WA	98102
To Our Neighbors at:	1063 E HARRISON ST	SEATTLE	WA	98102
To Our Neighbors at:	316 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	309 10TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1006 E THOMAS ST	SEATTLE	WA	98102
To Our Neighbors at:	215B 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	213A 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	213B 12TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1110 E JOHN ST	SEATTLE	WA	98102
To Our Neighbors at:	229 11TH AVE E	SEATTLE	WA	98102
To Our Neighbors at:	1009 E THOMAS ST	SEATTLE	WA	98102







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Projects Our Team Community Outreach About Contact Us

## 222 10th Avenue E

H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

**Address:** 222 10th Ave. E.

**SDCI #:** 3039935-EG

**Zoning:** MR (M1)

**Project Contact:** Nathalie Doyle / H+dIT

**Email:** [eco@hdtcollaborative.com](mailto:eco@hdtcollaborative.com)

**In Equity Area:** No

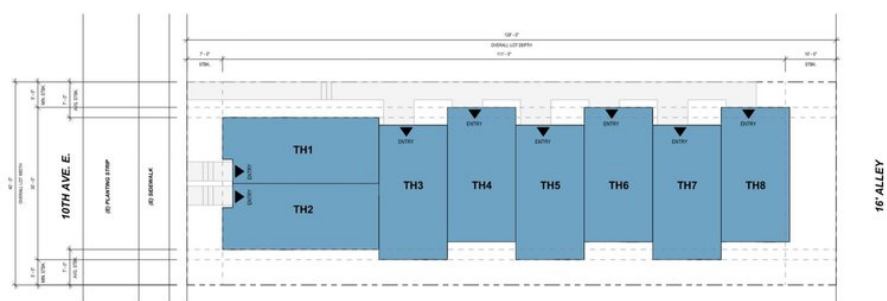
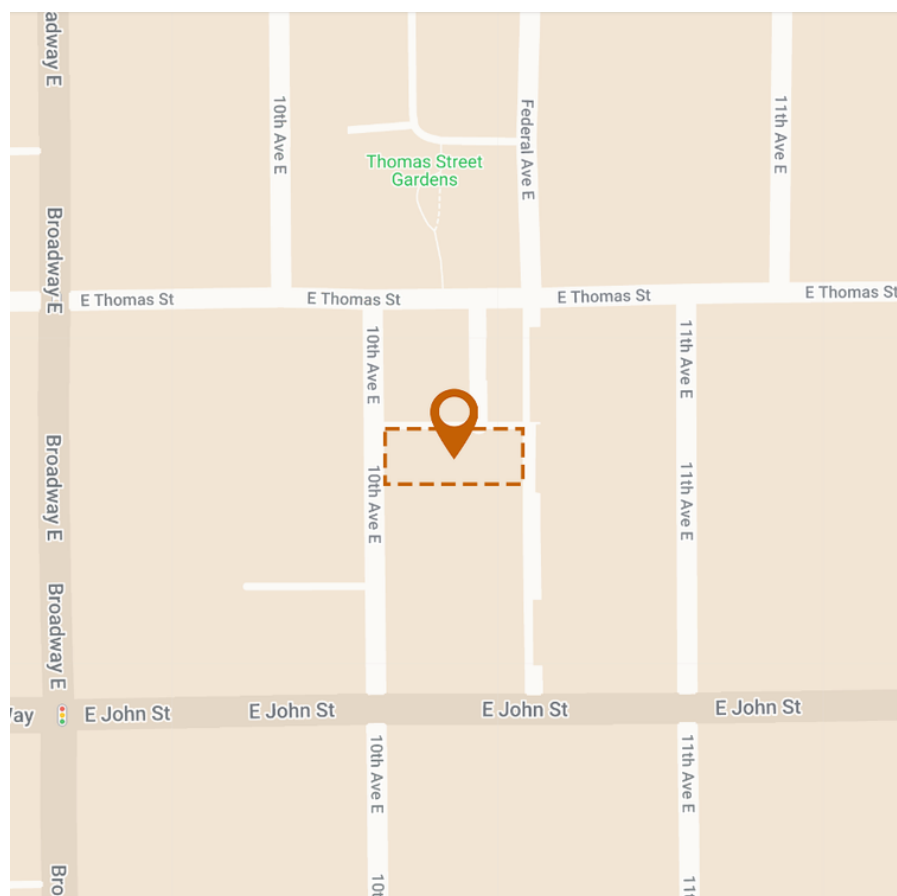
**We welcome your comments and feedback! Click here:**

Early Community Outreach - 222 10th Ave. E.  
Townhomes (SDCI #3039935-EG) Survey  
([surveymonkey.com](https://www.surveymonkey.com))



You can also enter the project address or SDCI project number in the design review calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle services portal (<https://cosaccela.seattle.gov/portal/>).

You can learn more about Early Community Outreach for Design Review on the Seattle Department of Neighborhoods website: (<https://www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach>).

\*Please note that information collected in this outreach may be made public.



Q1

 [Customize](#) [Save as](#) 

What is your connection to this development project? (Select all that apply)

Answered: 16 Skipped: 0

ANSWER CHOICES	RESPONSES	
<input type="checkbox"/> I live very close to the project	81.25%	13
<input type="checkbox"/> I live in the general area	12.50%	2
<input type="checkbox"/> I own a business nearby	6.25%	1
<input type="checkbox"/> I used to live in this neighborhood and would like to move back	0.00%	0
<input type="checkbox"/> I visit the area often for work or leisure	12.50%	2
<input type="checkbox"/> I don't have a direct connection, but I do care about growth and development in Seattle	0.00%	0
<b>Total Respondents: 16</b>		

Comments (0)



Q2



Customize

Save as ▾

What is most important to you about a new development at this property?  
(Select up to two)

Answered: 14 Skipped: 2

ANSWER CHOICES	RESPONSES	
▼ That it is nice looking	0.00%	0
▼ That it looks unique and interesting	21.43%	3
▼ That it is affordable for residents	71.43%	10
▼ That it is designed to be family-friendly	21.43%	3
▼ That it is designed with environmental sustainability in mind	78.57%	11
<b>Total Respondents: 14</b>		

Comments (3)

**RESPONSES (3)** WORD CLOUD TAGS (0)

Sentiments: OFF

Add tags ▾ Filter by tag ▾

Search responses

Showing 3 responses

- That there is parking provided for each of the tenants and that it doesn't worsen the current parking situation.**  
 8/1/2022 7:09 AM [View respondent's answers](#) [Add tags ▾](#)

---

- That it increases the housing density of my neighborhood**  
 7/31/2022 2:28 PM [View respondent's answers](#) [Add tags ▾](#)

---

- That it isn't built too close to the property lines of its neighbors**  
 7/30/2022 6:06 PM [View respondent's answers](#) [Add tags ▾](#)

Q3



Customize

Save as ▾

What concerns do you have about the project? (Select any/all that apply)

Answered: 15 Skipped: 1

ANSWER CHOICES	RESPONSES
Construction noise/impacts	20.00% 3
The current use (single family residence) going away	6.67% 1
That I will not like the way it looks	13.33% 2
That it will not be affordable	46.67% 7
That it may feel out of scale with other homes nearby	20.00% 3
That it will make driving and parking in the neighborhood more difficult	53.33% 8
I don't really have specific concerns	13.33% 2

Total Respondents: 15

[Comments \(2\)](#)

**RESPONSES (2)** WORD CLOUD TAGS (0)

Sentiments: OFF

Add tags ▾ Filter by tag ▾

Search responses

Showing 2 responses

Too car oriented. Too small

7/31/2022 11:07 AM

[View respondent's answers](#)

[Add tags ▾](#)

Privacy of neighbors should be maintained

7/30/2022 6:06 PM

[View respondent's answers](#)

[Add tags ▾](#)

Q4



Customize

Save as

What opportunities or benefits might be achieved by this project? (Select any/all that apply)

Answered: 11 Skipped: 5

ANSWER CHOICES	RESPONSES	
Increasing the number of homes available in the neighborhood	90.91%	10
Creating opportunities for home ownership	36.36%	4
Strengthening the community	36.36%	4
Other (please specify) <a href="#">Responses</a>	18.18%	2

RESPONSES (2) WORD CLOUD TAGS (0)

Sentiments: OFF

Add tags  Filter by tag


Search responses

Showing 2 responses

I don't see any  
8/1/2022 7:09 AM [View respondent's answers](#) [Add tags](#)

Making the neighborhood more sustainable  
7/31/2022 11:07 AM [View respondent's answers](#) [Add tags](#)





Q5

 Save as ▾

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

Answered: 6 Skipped: 10

**RESPONSES (6)** WORD CLOUD TAGS (0) Sentiments: OFF

  Filter: by tag ▾   

Showing 6 responses

Would love to see these homes be affordable to people other than Tech workers while not compromising sustainability/environmental practices in the build.  
8/4/2022 1:34 PM [View respondent's answers](#) [Add tags ▾](#)

Don't steal my sunshine.  
8/3/2022 4:51 PM [View respondent's answers](#) [Add tags ▾](#)

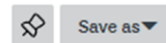
I doubt you will make this housing affordable for the average person. Gentrification worsens the housing crisis  
8/1/2022 5:27 PM [View respondent's answers](#) [Add tags ▾](#)

Very near transit and groceries. Good candidate for 0 parking.  
8/1/2022 3:13 PM [View respondent's answers](#) [Add tags ▾](#)

We need affordable and accessible housing  
7/31/2022 2:06 PM [View respondent's answers](#) [Add tags ▾](#)

There is already extremely limited parking in the area  
7/30/2022 11:08 PM [View respondent's answers](#) [Add tags ▾](#)

Q6



## What else would make the project successful for decades to come?

Answered: 9 Skipped: 7

[RESPONSES \(9\)](#)
[WORD CLOUD](#)
[TAGS \(0\)](#)
Sentiments: OFF

Filter: by tag ▼
Search responses

Showing 9 responses

<input type="checkbox"/>	No parking!	8/3/2022 4:51 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	This part of the road is already somewhat busy and can get pretty congested between street parking and through traffic. Not sure how much you all can do to minimize negative impact there, but something to think about.	8/1/2022 8:29 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	Give the property a parking lot	8/1/2022 5:27 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	Maximize number of units. Minimize parking. Make sure it has bike storage.	8/1/2022 3:13 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	Additional parking	8/1/2022 7:09 AM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	All the other stuff you mentioned, like sustainability	7/31/2022 2:28 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	being affordable and comfortable	7/31/2022 2:06 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	Make it bigger	7/31/2022 11:07 AM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>
<input type="checkbox"/>	Include ample parking	7/30/2022 11:08 PM	<a href="#">View respondent's answers</a>	<a href="#">Add tags ▼</a>