

2700 1st AVE PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #003679-22PA

Table of Contents

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

2. Detailed Checklist of Early Community Outreach for Design Review

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

Initial Planning and DON Communication

- *Listing on DON Blog*
- *Outreach Plan*

Printed Outreach: Direct Mail

- *Project Poster*
- *Direct Mailing Distribution List*
- *List of Community Groups who Received Poster via Email*

Electronic/Digital Outreach: Project Website

- *Website Content*
- *Website Traffic*

Electronic/Digital Outreach: Project Survey

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

Submitted by:

Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489

JULY 2022

2700 1st Ave Project

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

Project Address:	2700 1 st Ave, Seattle, WA 98121
Brief Description:	This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	Belltown on First LP
Contact Information:	27001stAveProject@earlyDRoutreach.com
Type of building:	Mixed-Use
Neighborhood:	North Belltown
In Equity Area:	No

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 1,308 residences and businesses and shared with 6 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* June 13, 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:* June 13, 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:* June 13, 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, 65 percent of survey respondents said relationship to neighborhood character; 38 percent said environmentally friendly features; 32 percent said interesting/unique design; 32 percent said attractive materials; and 26 percent said parking. Numerous respondents encouraged staying true/adding to neighborhood character as a bohemian enclave and provider of workforce housing; blending into the neighborhood; being conscientious of surrounding buildings; doing something that imparts respect for the labor temple design next door; thoughtful placement of the tower; and interesting design worthy of Seattle and the Belltown community.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 64 percent of survey respondents said landscaping; 63 percent said lighting/safety features; 24 percent said seating options/places to congregate; and 7 percent said bike parking. Numerous respondents encouraged creating an active pedestrian experience with green spaces/landscaping/focus on nature; creating great public spaces and a high-quality pedestrian experience; having a pet-friendly area; having a well-lighted/secure exterior with large set-back; and a creating a feeling of space around the building.
- **Height & Scale.** Many respondents expressed concern that the building is much taller than nearby buildings, will obstruct sunlight/water/Space Needle views, will create urban canyons, and does not have the same aesthetic feel as the rest of the block.
- **Sustainability.** A few respondents encouraged creating an environmentally friendly, carbon neutral building and planning for electric car charging infrastructure for all underground parking.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 64 percent said new restaurants/bars; 63 percent said new places for coffee/breakfast; and 34 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 51 percent said great people/service; 49 percent said thoughtful design that is open/welcoming; 49 percent said a sense of openness/natural light; 44 percent said local businesses/small businesses; 31 percent said calm, restful places to reflect/relax; 17 percent said color/materials used in design; and 11 percent said bustling, exciting energy. Respondents encouraged quality retailers such as a grocery store; a hardware or dry goods retailer; a place selling produce or meats; an ice cream shop; a coffee shop; a ground-level brewery; service-related businesses; a historic business; co-working or co-creation space; a community space; affordable dining options; and businesses that have a lot of comings/goings. Others encouraged taking note of the immediate surroundings and discouraged bars/noisy stores. One respondent noted the area is lacking options while another noted the north edge is a quiet neighborhood with close proximity to restaurants/nightlife, which is the attraction.
- **Impacts.** Several respondents expressed concern about noise/disruption during construction and encouraged completing on- or before-schedule; respecting quiet hours; and limiting noise, traffic and road closure disruptions. Others noted a new building should not negatively impact the 30+ year old buildings. One encouraged limiting light pollution as bright/beaming lights are bad.
- **Safety & Security.** Several respondents noted neighborhood safety is a concern and encouraged 24-hour security as it has gotten very dangerous in the last five years. One respondent noted seating options/places to congregate are a bad idea.
- **Units & Tenants.** Respondents encouraged having a roof-top facility accessible by residents, limiting occupancy, offering condominiums, having reasonable amenities, creating a building that can support a model of remote work spaces, having a concierge at a front desk, offering a/c in units, being pet-friendly, having balconies and natural light/large windows. One encouraged bringing fiber optic cable in early to get highest speeds for internet and leaving multiple pathways for different rooftop options. One encouraged creating a space that will invite tenants who are responsible and respectful of neighbors. Another encouraged instituting a renter's board of directors, so people develop a sense of community. A couple of respondents encouraged the project team to make sure the new building, and its residents, are part of the broader community and its shared interactions. Another encouraged engaging in "First Friday"-style events that celebrate community/promote businesses in the area.
- **Usage.** Several respondents encouraged building a park, dog area or parking lot on the site that serves a purpose in the neighborhood rather than impacting Belltown's serenity.
- **Parking & Traffic.** Some respondents encouraged providing adequate parking for businesses and more parking for residents.
- **Affordability.** One respondent encouraged including real affordable housing; another encouraged affordable condos.

Miscellaneous Comments

- **Oppose.** Several respondents noted they are opposed to this project as the area does not need more residential buildings, they frown-on huge developments and it may block views.
- **Support.** Several respondents noted they support more people in this area overall, have confidence Perkins+Will will do a great job on the tower design, and are looking forward to seeing what happens.
- **Outreach.** Respondents noted every development is an opportunity for impacting lives, encouraged continuing a dialogue with surrounding condominium owners and being open to input from neighbors during design review, and thanked the team for welcoming feedback.

2700 1st Ave 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	6/8/22	Provided project information via email to DON staff; DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site Posters include all requirements in III.A	6/13/22	Poster mailed to 1,308 residences and businesses and shared with 6 neighborhood community groups. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Interactive project website with public commenting function.	6/13/22	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	CHOICE: High Impact Online survey	6/13/22	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"> • Include a brief summary of the proposal • Include the address of the project/property and the SDCI number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Include a statement informing the public that any information collected may be made public 	6/13/22	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"> • Include a brief summary of the proposal 	6/13/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.

		<ul style="list-style-type: none"> • Include the address of the project/property and SDCI project number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Be publicized on at least one printed outreach method • Be publicly available for a minimum of 21 days • Include a statement informing the public that any information collected may be made public 		
VI.A.1.	Outreach Documentation	Summary	7/7/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	7/7/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1,308 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	7/7/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

2700 1st Ave 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*

Printed Outreach: Project Poster

- *Project Poster*
- *Poster Distribution Details*
- *List of Community Groups who Received Poster via Email*

Electronic/Digital Outreach: Project Website

- *Website Content*
- *Website Traffic*

Electronic/Digital Outreach: Project Survey

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



Early Outreach for Design Review Projects Blog

Department of Neighborhoods

2700 1st Ave

June 8, 2022 by [drearlyoutreach](#)

Project Address: 2700 1st Ave, Seattle, WA 98121

Brief Description: This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.

Contact: Natalie Quick

Applicant: Belltown on First LP

Contact Information: 27001stAveProject@earlyDRoutreach.com

Type of Building: Mixed-use

Neighborhood: North Belltown

In Equity Area: No

Filed Under: [Mixed-Use](#) Tagged With: [Belltown](#), [Mixed-use](#)

CATEGORIES

Select Category



ARCHIVES

Select Month



City of Seattle Design Review Required Outreach Outreach Plan | February 17th, 2022

Project Address:	2700 1 st Ave, Seattle, WA 98121
Brief Description:	This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	Belltown on First LP
Contact Information:	27001stAveProject@earlyDRoutreach.com
Type of Building:	Mixed-use
Neighborhood:	North Belltown
In Equity Area	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.

2700 1st Ave 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*

Printed Outreach: Direct Mail

- *Project Poster*
- *Poster Distribution Details*
- *List of Community Groups who Received Poster via Email*

Electronic/Digital Outreach: Project Website

- *Website Content*
- *Website Traffic*

Electronic/Digital Outreach: Project Survey

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

Opportunity to Provide Online Input on the 2700 1st Ave Project

ABOUT THE PROJECT

This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail and three levels of below-grade parking.

What: Let us know what you think! Visit our website at www.27001stAveProject.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 27001stAveProject@earlyDRoutreach.com.



SCAN ME



ADDITIONAL PROJECT DETAILS

Project Address:
2700 1st Ave, Seattle, WA 98121

Contact: Natalie Quick

Applicant:
Belltown on First Limited Partnership

Additional Project Information on Seattle Services Portal via the Project Address:
2700 1st Ave

Project Email:
27001stAveProject@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: 2700 1st Ave Project

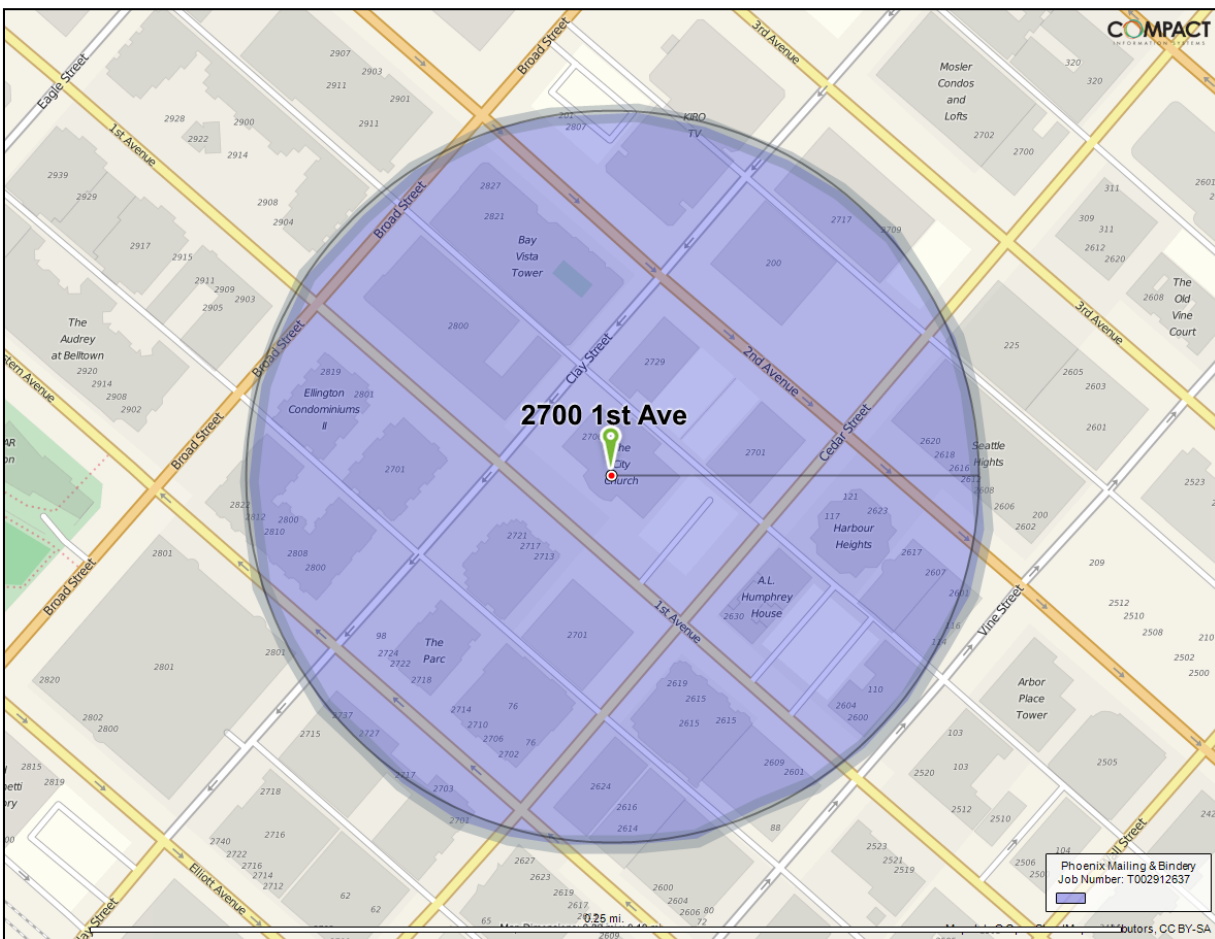
Poster Mailing Details

DISTRIBUTION DATE: June 13, 2022

Project Address:	2700 1 st Ave, Seattle, WA 98121
Brief Description:	This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	Belltown on First LP
Contact Information:	27001stAveProject@earlyDRoutreach.com
Type of building:	Mixed-Use
Neighborhood:	North Belltown
In Equity Area:	No

The project flyer was shared with **1,308 businesses and residents** within a **500-foot radius** of the project addresses of 2700 1st Ave. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Minuteman Press Seattle
2960 4th Ave S, Ste 112
Seattle, WA 98134
Phone: 206.464.0100
Web: www.mmpunion.com
E-mail: info@mmpunion.com

Invoice

Invoice Number 73695
Invoice Date 6/13/2022

Bill to: Natalie Quick Consulting
Natalie Quick
3847 76th Ave SE
Mercer Island, WA 98040

Phone: 206-779-0489
Email: natalie@nataliequickconsulting.com

Ship to: Natalie Quick Consulting
3847 76th Ave SE
Mercer Island, WA 98040

Phone: 206-779-0489
Email: natalie@nataliequickconsulting.com

We are Seattle's #1 Full Service Printer!
Check Us Out On-Line At www.mmpunion.com

1,308 Mailer - (2700 1st Ave Project) (Job 114423) \$1,929.73

Invoice Subtotal:	\$1,929.73
Washington Sales Tax 10.1:	\$118.28
Invoice Total:	\$2,048.01
Balance Due:	\$2,048.01

Salesperson: MikeM
Terms: 50% Deposit, COD
Customer signature indicates receipt and acceptance of job.
Thank you for choosing MINUTEMAN PRESS ON UNION.

2.0000% interest per month on past-due invoices.

MAILING CONFIRMATION

Invoice: (1308 count - 2700 1st Ave Project)



Mike Moazed <Mikem@mmpunions.com>

Monday, June 13, 2022 at 12:56 PM

To: Lisa Kidwell; Minuteman Press Seattle; Cc: Natalie Quick; Melissa Bush; Traci Paulk
mailto:Mikem@mmpunions.com



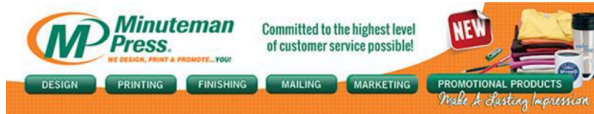
[Download All](#) · [Preview All](#)

Hi Lisa,

The project located at 2700 1st Ave, was dropped to USPS this morning.
Attached is copy of your invoice.

Thank you,

Mike Moazed
MMPUNION.COM
2960 4TH AVE S STE 112
SEATTLE WA 98134-1203
T. 206.464.0100
www.mmpunions.com



Community Group Notification: 2700 1st Ave Project

Poster E-Mailing Details
E-MAILING DATE: June 10, 2022

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of 2700 1st Ave project was sent along with a copy of the project flyer to six community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" on 6/10/22, including:

- Bell Tower Residential Council
- Downtown Seattle Association
- Friends of Historic Belltown
- Bell Weather Housing
- Cascade Neighborhood Council
- Seattle Advisory Council

COMMUNITY GROUP NOTIFICATION EMAIL

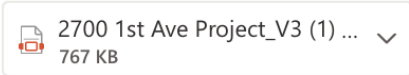


2700 1st Ave Project

Bcc: chris.francke@seattlehousing.org; info@downtownseattle.org +4 others



Sat 6/11/2022 12:09 PM



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.27001stAveProject.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 2700 1st Ave Project Team

2700 1st Ave 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*

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: 2700 1st Ave Project | WEBSITE TEXT
Website: www.27001stAveProject.com

Project Address: 2700 1st Ave, Seattle, WA 98121
Brief Description: This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.
Contact: Natalie Quick
Applicant: Belltown on First LP
Contact Information: 27001stAveProject@earlyDRoutreach.com
Type of Building: Mixed-use
Neighborhood: North Belltown
In Equity Area No

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 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.

IMAGES: Project Site

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

LINK: Survey- 2700 1st Ave Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 2700 1st Ave 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.

27001stAveProject@earlyDRoutreach.com

FORM:

Name *

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

First Name Last Name

Email *

Message *

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

IMAGES: Flyer Image

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

27001stAveProject@earlyDRoutreach.com

LINKS: Email- 27001stAveProject@earlyDRoutreach.com

BUTTON: [LEARN MORE](#)

TEXT: 2700 1st Ave Project
This outreach is part of the City of Seattle’s required outreach for design review.
June 2022

Project Team

Developer: Belltown on First Limited Partnership
Architect: Perkins & Will

Project Vision

This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.

Inspirational Photos – Active Retail

An active ground plane, a social hub, that reignites the North Belltown neighborhood

Inspirational Photos – Architectural Character

Authentic materials that respect the historical nature of Belltown, with a modern twist

Inspirational Photos – Architectural Character
Contemporary use of traditional materials

Inspirational Photos – Amenities
Balance between indoor and outdoor

Inspirational Photos – Amenities
Welcoming spaces to interact, socialize, relax, and build a community of friendship

Inspirational Photos – Mood
Authentically Seattle

Project Timing
Permitting & Entitlements: 2022 - 2023
Construction Starting: 2024
Construction Completion: 2026

Zoning

Site Context

Site Plan

Past Projects

IMAGES: Zoning
Site Context
Site Plan
Past Projects

LINK: none

PAGE URL: www.27001stAveProject.com/project-overview

2700 1st Ave 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.



2700 1st Ave, Seattle

This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.

[Learn More](#)

Survey.

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

[2700 1st Ave Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 2700 1st Ave 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.

27001stAveProject@earlyDRoutreach.com

2700 1st Ave, Seattle WA 98121

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 2700 1st Ave Project

ABOUT THE PROJECT

This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail and three levels of below-grade parking.

What: Let us know what you think! Visit our website at www.27001stAveProject.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 27001stAveProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
2700 1st Ave, Seattle, WA 98121

Contact: Natalie Quick

Applicant:
Belltown on First Limited Partnership

Additional Project Information on Seattle Services Portal via the Project Address:
2700 1st Ave

Project Email:
27001stAveProject@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.

27001stAveProject@earlyDRoutreach.com

2700 1st Ave, Seattle WA 98121

2700 1st Ave Project

WEBSITE ANALYTICS

Traffic

Last 30 Days

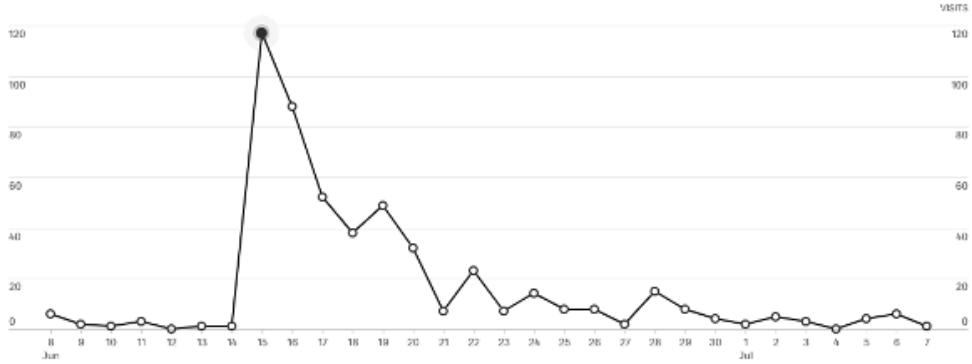
\$ USD

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGEVIEWS
507	60.66%	460	750
+6,238% mo/mo	-19% mo/mo	+6,471% mo/mo	+6,718% mo/mo

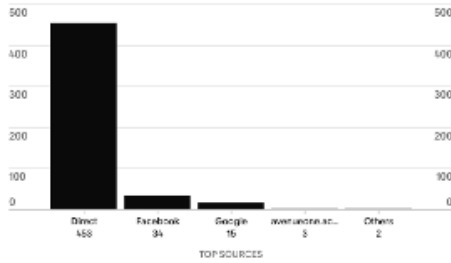
Visits

Jun 8-Jul 7, 2022 + 507 Total +6,238% mo/mo

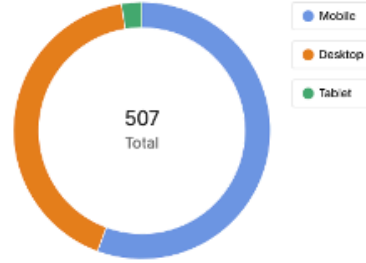
Daily



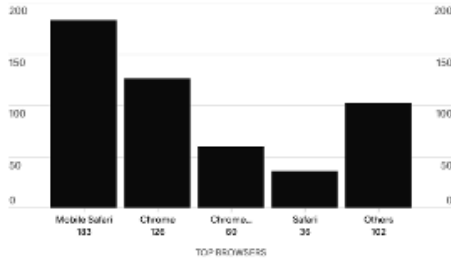
Top Sources by Visits



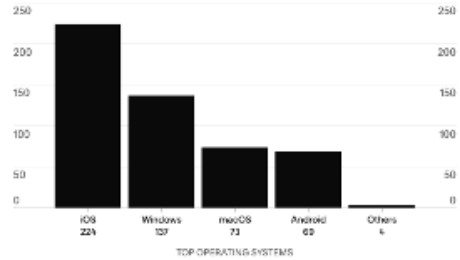
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



2700 1st Ave 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*

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: 2700 1st Ave Project

Comment Summary

Project Address:	2700 1 st Ave, Seattle, WA 98121
Brief Description:	This project proposes construction of a 15-story apartment building with approximately 240 residential units, ground-level retail, and three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	Belltown on First LP
Contact Information:	27001stAveProject@earlyDRoutreach.com
Type of building:	Mixed-Use
Neighborhood:	North Belltown
In Equity Area:	No

Comment Total:

- From Survey: 76
- From Website: 9
- From Email: 2

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 65 percent of survey respondents said relationship to neighborhood character; 38 percent said environmentally friendly features; 32 percent said interesting/unique design; 32 percent said attractive materials; and 26 percent said parking. Numerous respondents encouraged staying true/adding to neighborhood character as a bohemian enclave and provider of workforce housing; blending into the neighborhood; being conscientious of surrounding buildings; doing something that imparts respect for the labor temple design next door; thoughtful placement of the tower; and interesting design worthy of Seattle and the Belltown community.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 64 percent of survey respondents said landscaping; 63 percent said lighting/safety features; 24 percent said seating options/places to congregate; and 7 percent said bike parking. Numerous respondents encouraged creating an active pedestrian experience with green spaces/landscaping/focus on nature; creating great public spaces and a high-quality pedestrian experience; having a pet-friendly area; having a well-lighted/secure exterior with large set-back; and a creating a feeling of space around the building.
- **Height & Scale.** Many respondents expressed concern that the building is much taller than nearby buildings, will obstruct sunlight/water/Space Needle views, will create urban canyons, and does not have the same aesthetic feel as the rest of the block.
- **Sustainability.** A few respondents encouraged creating an environmentally friendly, carbon neutral building and planning for electric car charging infrastructure for all underground parking.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents are most interested in for this location, 64 percent said new restaurants/bars; 63 percent said new places for coffee/breakfast; and 34 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 51 percent said great people/service; 49 percent said thoughtful design that is open/welcoming; 49 percent said a sense of openness/natural light; 44 percent said local businesses/small businesses; 31 percent said calm, restful places to reflect/relax; 17 percent said color/materials used in design; and 11 percent said bustling, exciting energy. Respondents encouraged quality retailers such as a grocery store; a hardware or dry goods retailer; a place selling produce or meats; an ice cream shop; a coffee shop; a ground-level brewery;

service-related businesses; a historic business; co-working or co-creation space; a community space; affordable dining options; and businesses that have a lot of comings/goings. Others encouraged taking note of the immediate surroundings and discouraged bars/noisy stores. One respondent noted the area is lacking options while another noted the north edge is a quiet neighborhood with close proximity to restaurants/nightlife, which is the attraction.

- **Impacts.** Several respondents expressed concern about noise/disruption during construction and encouraged completing on- or before-schedule; respecting quiet hours; and limiting noise, traffic and road closure disruptions. Others noted a new building should not negatively impact the 30+ year old buildings. One encouraged limiting light pollution as bright/beaming lights are bad.
- **Safety & Security.** Several respondents noted neighborhood safety is a concern and encouraged 24-hour security as it has gotten very dangerous in the last five years. One respondent noted seating options/places to congregate are a bad idea.
- **Units & Tenants.** Respondents encouraged having a roof-top facility accessible by residents, limiting occupancy, offering condominiums, having reasonable amenities, creating a building that can support a model of remote work spaces, having a concierge at a front desk, offering a/c in units, being pet-friendly, having balconies and natural light/large windows. One encouraged bringing fiber optic cable in early to get highest speeds for internet and leaving multiple pathways for different rooftop options. One encouraged creating a space that will invite tenants who are responsible and respectful of neighbors. Another encouraged instituting a renter's board of directors, so people develop a sense of community. A couple of respondents encouraged the project team to make sure the new building, and its residents, are part of the broader community and its shared interactions. Another encouraged engaging in "First Friday"-style events that celebrate community/promote businesses in the area.
- **Usage.** Several respondents encouraged building a park, dog area or parking lot on the site that serves a purpose in the neighborhood rather than impacting Belltown's serenity.
- **Parking & Traffic.** Some respondents encouraged providing adequate parking for businesses and more parking for residents.
- **Affordability.** One respondent encouraged including real affordable housing; another encouraged affordable condos.

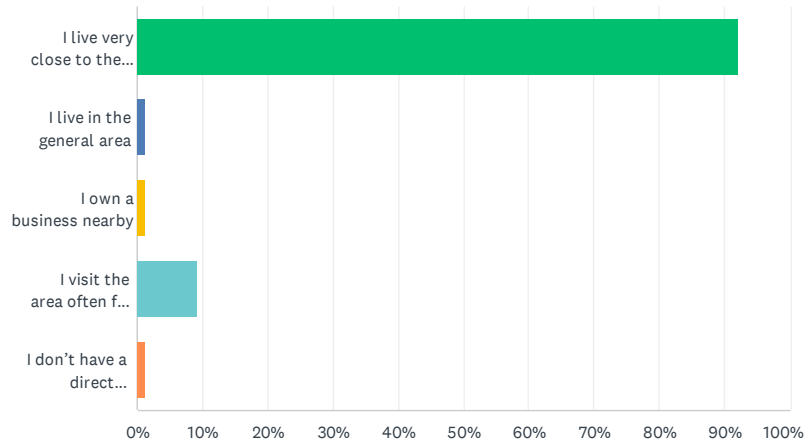
Miscellaneous Comments

- **Oppose.** Several respondents noted they are opposed to this project as the area does not need more residential buildings, they frown-on huge developments and it may block views.
- **Support.** Several respondents noted they support more people in this area overall, have confidence Perkins+Will will do a great job on the tower design, and are looking forward to seeing what happens.
- **Outreach.** Respondents noted every development is an opportunity for impacting lives, encouraged continuing a dialogue with surrounding condominium owners and being open to input from neighbors during design review, and thanked the team for welcoming feedback.

2700 1st Ave Project Survey

Q1 What is your connection to this development project?

Answered: 76 Skipped: 0



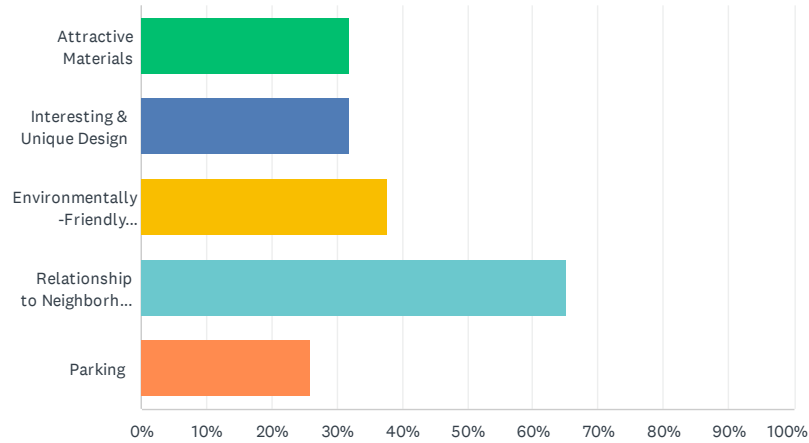
ANSWER CHOICES	RESPONSES
I live very close to the project	92.11% 70
I live in the general area	1.32% 1
I own a business nearby	1.32% 1
I visit the area often for work or leisure	9.21% 7
I don't have a direct connection, but I follow growth and development in Seattle	1.32% 1
Total Respondents: 76	

#	OTHER (PLEASE SPECIFY)	DATE
1	my patio/apartment is directly across alley from proposed construction site	6/20/2022 5:04 PM
2	My view will be impacted and I thought the city of Seattle has a height restriction on First and Clay.	6/15/2022 5:26 PM

2700 1st Ave Project Survey

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

Answered: 69 Skipped: 7



ANSWER CHOICES	RESPONSES
Attractive Materials	31.88% 22
Interesting & Unique Design	31.88% 22
Environmentally-Friendly Features	37.68% 26
Relationship to Neighborhood Character	65.22% 45
Parking	26.09% 18
Total Respondents: 69	

#	OTHER (PLEASE SPECIFY)	DATE
1	Doesn't cause traffic issues	7/2/2022 3:26 AM
2	Height conformity to buildings along 1st Ave	6/28/2022 7:18 AM
3	Height	6/20/2022 11:52 AM
4	It's honestly a decimated lot right now. It should be something for people, that's it.	6/19/2022 11:37 AM
5	This neighborhood does not need more residential buildings.	6/18/2022 11:49 AM
6	We have enough apartments already in the neighborhood	6/18/2022 11:30 AM
7	Not blocking my view	6/17/2022 9:10 PM
8	We don't need more commercial or residential properties	6/17/2022 10:18 AM
9	For it to not obstruct the water view for me and so many others	6/17/2022 6:57 AM
10	Support for electric car charging infrastructure for all underground parking	6/16/2022 11:22 AM

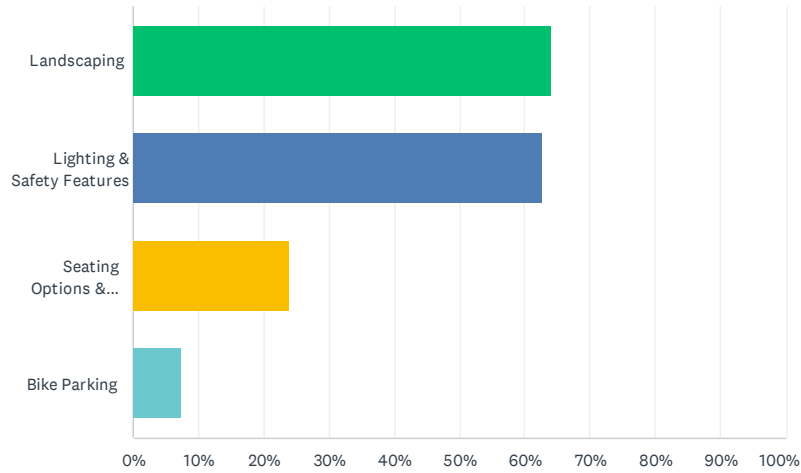
2700 1st Ave Project Survey

11	Not blocking the view of the space needle. Building a 15 story building will block of the neighborhoods iconic view of the space needle.	6/15/2022 7:41 PM
12	3 levels of parking may not be enough for 240 units plus commercial. I do not want to see more street parking.	6/15/2022 5:26 PM
13	for the love of god, please provide parking for the business. city streets can't handle this zero parking option that the last mayor approved.	6/15/2022 2:14 PM

2700 1st Ave Project Survey

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

Answered: 67 Skipped: 9



ANSWER CHOICES	RESPONSES
Landscaping	64.18% 43
Lighting & Safety Features	62.69% 42
Seating Options & Places to Congregate	23.88% 16
Bike Parking	7.46% 5
Total Respondents: 67	

#	OTHER (PLEASE SPECIFY)	DATE
1	Height must adhere to existing limits, so as not to ruin views for other Seattlites	7/2/2022 3:26 AM
2	The neighbors at Humphrey House will congregate on any open space/seating you provide. Just look at what they do at Harbour Heights and Grange Insurance.	6/28/2022 7:18 AM
3	The height of this building should be no higher than 5 floors.	6/22/2022 6:42 PM
4	pet friendly - walking area	6/20/2022 5:04 PM
5	High quality pedestrian experience	6/20/2022 11:38 AM
6	Adding more residents to the neighborhood will cause noise and congestion	6/19/2022 8:12 PM
7	Seating and places to congregate is a bad idea in this area	6/19/2022 4:11 PM
8	Not being accessible	6/19/2022 11:37 AM
9	Want more green space in the neighborhood	6/18/2022 11:30 AM
10	Not 15 stories	6/17/2022 9:10 PM

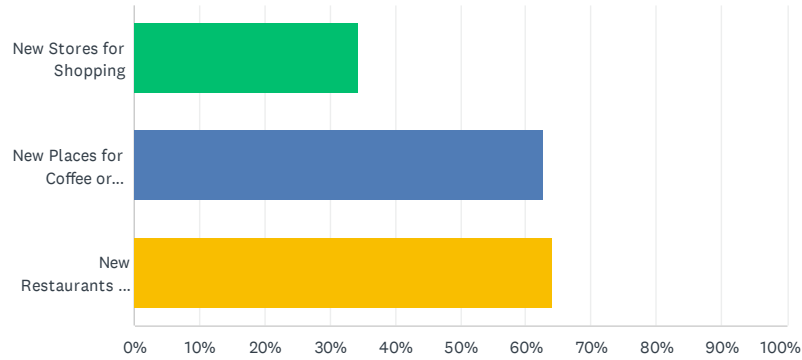
2700 1st Ave Project Survey

11	Please do not put 24 hour lighting on the roof! Please use motion detectors or timers.	6/17/2022 4:37 PM
12	For it to not obstruct the water view for me from my condo or foot so many other people. That would not be right.	6/17/2022 6:57 AM
13	Height- not expanding the limit of the neighboring buildings.	6/16/2022 11:44 AM
14	1) Please consider supporting dog/pet owners with a roof top facility; extra points for a community street level environment for pets too. 2) allow for resident access to the roof too	6/16/2022 11:22 AM
15	Bird safe windows	6/15/2022 9:36 PM
16	Not blocking the view of the space needle from the neighborhood.	6/15/2022 7:41 PM
17	also important to have that retail, public use component	6/15/2022 3:30 PM

2700 1st Ave Project Survey

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

Answered: 67 Skipped: 9



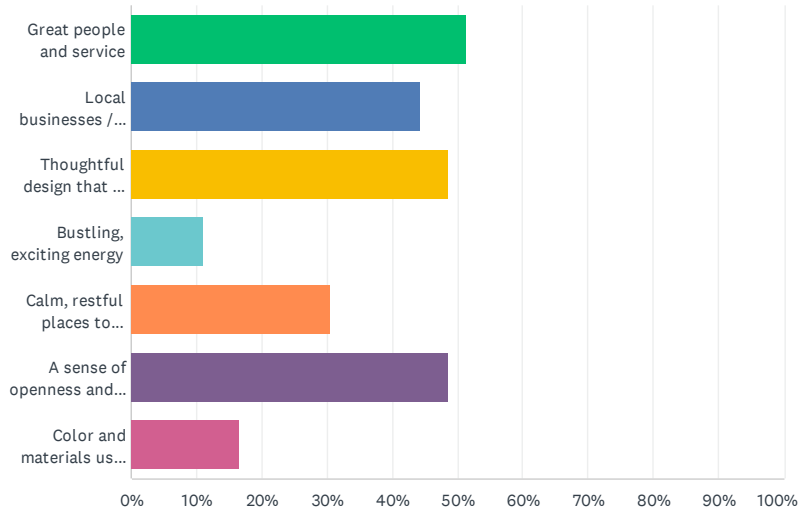
ANSWER CHOICES	RESPONSES
New Stores for Shopping	34.33% 23
New Places for Coffee or Breakfast	62.69% 42
New Restaurants or Bars	64.18% 43
Total Respondents: 67	

#	OTHER (PLEASE SPECIFY)	DATE
1	I would hope not a loud bar or restaurant	6/20/2022 11:52 AM
2	Mid to large Grocery store!	6/20/2022 11:38 AM
3	small grocery like trader joes or aldis	6/18/2022 10:44 PM
4	Grocery store	6/18/2022 11:49 AM
5	Grocery Store	6/18/2022 11:13 AM
6	None was supposed to be green space	6/17/2022 9:10 PM
7	We don't need any of these , there are too many vacant places now	6/17/2022 10:18 AM
8	For it to not obstruct my water view. Don't build higher than 10 floors.	6/17/2022 6:57 AM
9	Ice cream	6/17/2022 1:43 AM
10	Co-work and co-creation space	6/16/2022 9:29 PM
11	NONE this building plan has destroyed a protected building for a lie- the protected building was to be replaced with a parking lot.	6/16/2022 11:44 AM
12	A replacement option for CJs restaurant that recently closed	6/16/2022 11:22 AM
13	Hardware or Dry Goods retailer	6/15/2022 7:37 PM

2700 1st Ave Project Survey

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

Answered: 72 Skipped: 4



ANSWER CHOICES	RESPONSES
Great people and service	51.39% 37
Local businesses / small businesses	44.44% 32
Thoughtful design that is open and welcoming	48.61% 35
Bustling, exciting energy	11.11% 8
Calm, restful places to reflect and relax	30.56% 22
A sense of openness and natural light	48.61% 35
Color and materials used in design	16.67% 12
Total Respondents: 72	

#	OTHER (PLEASE SPECIFY)	DATE
1	Green spaces	6/17/2022 9:10 PM
2	That it service a purpose in our neighborhood	6/17/2022 10:18 AM
3	For it to not make me sad or angry because it took away the train we bought out condo...to be able to see the water view. Why do you want to take that away from people?	6/17/2022 6:57 AM
4	If they don't block the view of the city's most iconic building, the space needle.	6/15/2022 7:41 PM

2700 1st Ave Project Survey

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

Answered: 65 Skipped: 11

#	RESPONSES	DATE
1	pushing the design (materials, aesthetics, usage, etc) into being innovative and new.	7/3/2022 3:30 PM
2	Add to the neighborhood character	7/2/2022 3:26 AM
3	I don't want the construction noise and process to disturb the neighborhood.	7/1/2022 12:20 AM
4	Good places to eat or drink	6/28/2022 9:23 PM
5	That loud construction does not occur in the morning (before 9am at least, 10am ideally)	6/28/2022 6:33 PM
6	I don't want them to build huge new developments that really don't fit with the neighborhood. Needs to be worth it for the community.	6/28/2022 5:46 PM
7	Adhering to the Belltown development plan that was put in place many years ago. Love seeing new buildings that try to fit into the design and line of sightput forth in that plan.	6/28/2022 7:18 AM
8	Noises	6/26/2022 8:33 PM
9	How will they effect the vibe of the neighborhood. Does it add any value to myself if I don't work or live in the new development.	6/26/2022 10:38 AM
10	That they do not detract from the look and feel of the neighborhood, that they are environmentally friendly, and that they do not block the views of existing residential buildings.	6/24/2022 2:39 PM
11	That they do not obstruct views from buildings nearby	6/24/2022 8:12 AM
12	That it blends into the existing neighborhood architecture and is not taller than surrounding buildings.	6/23/2022 9:53 AM
13	Contributing to the existing feel of the neighborhood. a building that is 15 stories is much higher than current buildings on the block and would detract from the older, neighborly feel of the block. the labor temple kept the exterior and the new business integrated into the neighborhood without changing the feel. I strongly disagree with the 15 story concept	6/22/2022 9:15 PM
14	The ability of such developments to integrate seamlessly with the character of the neighborhood, and improve it for all of them.	6/22/2022 6:42 PM
15	social environment and bringing more retail to the neighborhood	6/21/2022 3:17 PM
16	positive rather than negative impacts on already existing buildings and residents	6/21/2022 1:28 PM
17	Open and inviting	6/20/2022 10:52 PM
18	advanced notification of impacts weeks in advance, safety, minimization of impact to residents while constructing, local business	6/20/2022 5:04 PM
19	That these incorporate 'active' commercial uses (not with dark glass) and are a range of small spaces and/or for a good-size grocery which is sorely needed in Belltown.	6/20/2022 11:38 AM
20	I hope new developments bring some quality of and pride back to Belltown. 1st and 2nd street look horrible. There are large stretches of vacant buildings, graffiti, and beggars.	6/19/2022 11:09 PM
21	Adequate space and parking, calm peaceful atmosphere.	6/19/2022 8:12 PM
22	Respect and adaptation to the community	6/19/2022 4:11 PM
23	Neighborhood, friendly, character, warm	6/19/2022 1:54 PM
24	Being able to maintain a healthy amount of people and drive interaction.	6/19/2022 11:37 AM

2700 1st Ave Project Survey

25	I want the new development to take into account the neighborhood character. There should be some open green space and have the development be environmentally friendly.	6/19/2022 11:34 AM
26	That they don't create urban canyons, blocking light to the street and having people looking into each others windows from close proximity. Also that they don't significantly obstruct existing views.	6/19/2022 11:04 AM
27	Committed to neighborhood safety. Prevention of encampments forming.	6/18/2022 10:44 PM
28	Environmentally friendly, carbon neutral, a lot of outdoor park space	6/18/2022 11:49 AM
29	Make sure it has lots of green space	6/18/2022 11:30 AM
30	Will I go to that location frequently	6/18/2022 11:13 AM
31	Designs that are conscientious of the surrounding buildings and support local businesses	6/18/2022 7:18 AM
32	Not obnoxiously tall. Something that fits in well. A building that doesn't transmit too much external light similar to current buildings in the area.	6/18/2022 12:06 AM
33	Less congestion	6/17/2022 9:10 PM
34	Security, affordable prices, condominiums, green areas	6/17/2022 7:12 PM
35	Unobtrusive and minimal impact on neighborhood in terms of height and blocking existing sight lines of existing buildings, and overall footprint of the building.	6/17/2022 6:01 PM
36	Attractive design without adding unnecessary height. Not blocking views of others.	6/17/2022 4:37 PM
37	View perseveration. DO NOT BLOCK VIEWS!	6/17/2022 12:13 PM
38	Lack of congestion and stopping urban blight, use of existing structures first	6/17/2022 10:18 AM
39	Please please do not build tall. That would obstruct the water view for us and so many other people. We just bought this condo and it is very upsetting for everyone in this building and surrounding buildings that we may lose our water view.	6/17/2022 6:57 AM
40	Fits neighborhood character; not overwhelming	6/17/2022 1:43 AM
41	Willingness to engage in First Friday style events that celebrate community and promote the businesses and talent in the area	6/16/2022 9:29 PM
42	.	6/16/2022 7:52 PM
43	Low impact construction	6/16/2022 2:54 PM
44	low construction noise. quick construction job.	6/16/2022 2:25 PM
45	The respect of the neighbors- not blocking views that were suppose to be protected.	6/16/2022 11:44 AM
46	Plan for electric charging options for every parking spot. Make it so people can either have independent metering - OR - communal metering for sharing electric charging costs that is similar to sharing water in the building. Only those who use the electrical charging system split the monthly electric bill. But incorporate the charging infrastructure into the building design and build from the very beginning.	6/16/2022 11:22 AM
47	For developments to be small and focused on nature.	6/15/2022 10:15 PM
48	Adequate parking, interesting architecture, a feeling of space around the building.	6/15/2022 9:42 PM
49	Minimize gentrification	6/15/2022 9:36 PM
50	Adequate parking, interesting architecture, a feeling of space around the building.	6/15/2022 9:13 PM
51	Safety and urbanization	6/15/2022 9:02 PM
52	Not blocking people's view of the most iconic building in Seattle, the space needle.	6/15/2022 7:41 PM
53	Business that has a lot of coming and going — an Apple Store!	6/15/2022 7:37 PM
54	Any new building should stay true to Belltown's character as a bomenian enclave and provider of workforce housing.	6/15/2022 7:36 PM
55	Great public spaces and good street design, including landscaping	6/15/2022 5:40 PM

2700 1st Ave Project Survey

56	Parking.	6/15/2022 5:32 PM
57	Keeping the building heights low and less dense population in apartments with inadequate parking for every unit and commercial shops.	6/15/2022 5:26 PM
58	needs more parking for residents. street parking is already tapped out. Need a grocery store in this area like a Trader Joes	6/15/2022 3:35 PM
59	Keep character of the neighborhood. Integrate living spaces with retail and small shops/restaurants. Keep exterior free from trash and uncomfortable congregating.	6/15/2022 3:30 PM
60	Great design and thoughtful placement of the tower.	6/15/2022 2:36 PM
61	we are so close to Seattle Center, and there is a severe lack of welcoming (not fancy) restaurants and bars in our area, especially after all of the local bars along 2nd closed. It would be great to have a place for locals to frequent for happy hours and lunches.	6/15/2022 2:14 PM
62	Affordable dining options.	6/15/2022 2:09 PM
63	An eye towards how the space and surrounding areas will be affected for future generation's enjoyment.	6/15/2022 1:55 PM
64	Plenty of parking for the people who live in them and visit.	6/15/2022 1:39 PM
65	That they do not utilize hostile architecture intended to punish homeless people.	6/15/2022 12:31 PM

2700 1st Ave Project Survey

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

Answered: 54 Skipped: 22

#	RESPONSES	DATE
1	it will be interesting to see how the building/property plans to address the ongoing homeless situation that is making its way from downtown north into Belltown	7/3/2022 3:30 PM
2	It's a residential neighborhood, relatively quiet and peaceful.	7/2/2022 3:26 AM
3	No	7/1/2022 12:20 AM
4	no	6/28/2022 6:33 PM
5	This neighborhood is quiet yet active! Love our yoga, walks in the park, bars, and coffee. We also want to feel safe and we frown on huge developments.	6/28/2022 5:46 PM
6	Proximity to Humphrey House and the challenges their tenants present. Lots of garbage and mess is generated, even after our building speaks to them (regularly). Loitering, drug use and drug deals happen regularly with the tenants and their friends. So this new building should plan to work with others in the area to help communicate the challenges to Plymouth Housing and their residents.	6/28/2022 7:18 AM
7	The height of the building can be tall and lots of people might affect the traffic	6/26/2022 8:33 PM
8	I am opposed to this project because of the views from adjacent residential buildings that would be blocked	6/24/2022 2:39 PM
9	I feel like they are building it too high for this area	6/24/2022 8:12 AM
10	This part of belltown being on the north edge is a quiet neighborhood with close proximity to restaurants and nightlife. This is the attraction to this property's location.	6/23/2022 9:53 AM
11	see above. 15 stories and a shiny, glass apt building will not fit into our block. all of the existing buildings are brick or concrete and are verbally the same height. why build a giant tower that sticks out above other structures and blocks views?	6/22/2022 9:15 PM
12	very residential neighborhood and would love to have more bars/coffee/shopping	6/21/2022 3:17 PM
13	negative impacts in the alleys, streets and sidewalks largely due to the Humphry House across the street from the site	6/21/2022 1:28 PM
14	The height of the building is concerning since it will block the view of the Space Needle from our building	6/20/2022 10:52 PM
15	IMPACT TO CURRENT RESIDENTS / PETS LIVING IN CLOSE PROXIMITY TO PROPERTY	6/20/2022 5:04 PM
16	you are creating more density to the most density rich area of Seattle. 16 stories? minimum 480 residents and their cars. will make me leave sooner,plus losing views. Great Gordon Gecko,greed is good.	6/20/2022 2:45 PM
17	that there are already too many drab-gray buildings, so wanting something more interesting.	6/20/2022 11:38 AM
18	The Churchome that was there before was a large business for the breakfast place CJ's which as also closed. It would be nice to bring a new nice breakfast place to replace the demand for CJ's	6/19/2022 11:09 PM
19	Just stop	6/19/2022 8:12 PM
20	Maintaining the culture and landscape that already exists, fitting in with what is already here	6/19/2022 4:11 PM
21	Several nearby buildings' sunlight and view will be significantly blocked by the new building. Would be better if the new building can be shorter and keep as much distance as possible from the existing buildings.	6/19/2022 12:44 PM

2700 1st Ave Project Survey

22	Belltown is sorta in the middle. It is not nearly as bustling as Cap hill, but still has some small things going on. It's a place to live which is great proximity to many other things without being directly present there. Close to Fremont, close to Ballard, close to SoDo clubs, close to Pikes place, close to pioneer square, close to cap hill. But apart too. It could use something which the area is lacking options for, but is also pretty fine being chill since it so close to more explosive areas.	6/19/2022 11:37 AM
23	There are a number of resident properties nearby. It is important to work with the neighbors to have a design and plan that will be agreeable with green space and gardens.	6/19/2022 11:34 AM
24	The proposed height of this building is significantly higher than its neighbors and is being built on a corner having two other high-rise towers. At the very least, it should not exceed current height zoning of approximately 13 stories above Western Ave grade.	6/19/2022 11:04 AM
25	There are already too many apartment buildings in this area. This place would provide the benefit as a park	6/18/2022 11:49 AM
26	No	6/18/2022 11:30 AM
27	Help keep Western a quiet neighborhood. Larger than recommended set backs will help limit light pollution between buildings	6/18/2022 12:06 AM
28	Limited occupancy	6/17/2022 9:10 PM
29	Good lightning is always appreciated and people around the front desk	6/17/2022 7:12 PM
30	Neighborhood and some of its buildings have been here for 30 + years. A new building should not have a negative impact on those buildings. They should not impact the reasons why people bought their condos like their views.	6/17/2022 6:01 PM
31	With an abundance of apartments available, with the economy in the toilet, with eatery closing in the surrounding area WHY on earth are you building a new structure? A parking lot would be more valuable than a new building! Parking in this area is terrible!	6/17/2022 12:13 PM
32	We do not need more residential space or commercial space, too much sitting empty now	6/17/2022 10:18 AM
33	Do not build tall. Do not obstruct the water view. Please. Thank you.	6/17/2022 6:57 AM
34	Many condos with long-term residents/owners.	6/17/2022 1:43 AM
35	Every development is an opportunity to impact lives. Thank you for welcoming feedback.	6/16/2022 9:29 PM
36	Historic property/business (IBEW labor hall).	6/16/2022 7:52 PM
37	Respect quiet hours. No trucks, noise before 8am. No work on weekends. etc.	6/16/2022 2:25 PM
38	This property is being built in a site which the neighbors were told would be a parking lot. 15 stories will destroy neighborhood views of the iconic space needle landmark.	6/16/2022 11:44 AM
39	Do something with the design that imparts respect for the labor temple building design next door — and the graceful feel of the temple-inspired church that has been torn down to give you access to the land. Make the design worthy of Seattle and the beautiful Belltown community. Welcome to our neighborhood!	6/16/2022 11:22 AM
40	To not build a large building.	6/15/2022 10:15 PM
41	This is the quiet end of Belltown. Saying that we want space that will invite tenants who are responsible and respectful of their neighbors.	6/15/2022 9:42 PM
42	Would be great to have a community space	6/15/2022 9:36 PM
43	This is the quiet end of Belltown. Saying that we want space that will invite tenants who are responsible and respectful of their neighbors.	6/15/2022 9:13 PM
44	Security and not allowing vagrants onto property	6/15/2022 9:02 PM
45	Don't build a tall building to block everyone's view of the space needle.	6/15/2022 7:41 PM
46	It's the old cutter & buck offices. (Elaine?) Choi ran her campaign out of one the offices. With at least 10 facilities within 10 blocks of this location dedicated to serving at-risk populations, we can't afford another magnet in this neighborhood for crime.	6/15/2022 7:37 PM

2700 1st Ave Project Survey

47	The new project should not impede sight lines of the Space Needle, must include affordable housing, and retail should be limited to local businesses. The spirit of the building and street should be artistic and just a little bit punk rock.	6/15/2022 7:36 PM
48	Respecting the height of the building impacting surrounding buildings. This proposed building is too high!	6/15/2022 5:26 PM
49	These buildings all need better 24 hr security. neighborhood has gotten very dangerous in the last 5 years. Belltown is no longer an attractive place for tourists/visitors, nor younger tech workers due to the crime.	6/15/2022 3:35 PM
50	This is a prime piece of property on First Avenue. I have confidence that Will+Perkins will do a great job on the design of the tower.	6/15/2022 2:36 PM
51	many homeless people, It would be wonderful for the building to try to find accommodations for the people who have been unhoused on the property for decades.	6/15/2022 2:14 PM
52	The crime that was centered down on Pike/Pine seems to have moved north.	6/15/2022 2:09 PM
53	It's across the street from a building that has 911 calls on a daily basis.	6/15/2022 1:39 PM
54	Ghosts.	6/15/2022 12:31 PM

2700 1st Ave Project Survey

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

Answered: 57 Skipped: 19

#	RESPONSES	DATE
1	an active site for residents and visitors to enjoy walking by and using	7/3/2022 3:30 PM
2	Fits with neighborhood character	7/2/2022 3:26 AM
3	None	7/1/2022 12:20 AM
4	If it has restaurants, that they aren't too expensive.	6/28/2022 6:33 PM
5	If possible if the building could not be as tall. And that really great coffee shops or restaurants need to be included.	6/28/2022 5:46 PM
6	Fitting into the neighborhood. As you likely know, most of the loud bar/club activity happens further south on 1st Avenue. Having quieter businesses in this primarily residential area would be good.	6/28/2022 7:18 AM
7	Considering the neighborhood vibe and not having bars or noisy stores there	6/26/2022 8:33 PM
8	The retail occupants that are selected and the curb appeal of the building. Also, ensuring an acceptable environmental footprint.	6/24/2022 2:39 PM
9	Keep in line with the neighborhood	6/24/2022 8:12 AM
10	Change is inevitable, but doing it in a way that doesn't disrupt the existing atmosphere, characteristics, and visual appearance is important.	6/23/2022 9:53 AM
11	don't build 15 stories, needs to have same aesthetic feel of the block	6/22/2022 9:15 PM
12	quality of the design and construction	6/21/2022 1:28 PM
13	Be thoughtful about how this building will block the view from the city - neighboring homes will not be happy with major view blocking.	6/20/2022 10:52 PM
14	natural light, large windows, right mix of businesses, balconies, pet friendly, air conditioning in units	6/20/2022 5:04 PM
15	How about a smaller footprint? I had read initially it was going to be 4 stories- too much building for this area at 16 stories.	6/20/2022 2:45 PM
16	creating an active pedestrian experience with landscaping, places to congregate, and a mix of commercial uses.	6/20/2022 11:38 AM
17	Improving the areas around/behind 2700 so it doesn't detract from the image and perception of the new building.	6/19/2022 11:09 PM
18	Adequate parking	6/19/2022 8:12 PM
19	Same as above	6/19/2022 4:11 PM
20	Character, not another boring condo building	6/19/2022 1:54 PM
21	I live a block closer to the water, so I am downhill, in a 5 story building. Take note of the immediate surroundings. There is the Taqueria, a tasty Mexican place right next to this land. There is a bank already directly across the street. One coffee shop which gets a lot of business, maybe too much business. People who live here are used to walking 5-15 mins down 1st to get to downtown and more food options. Or walk up a block and down 2nd for the same reasons. The entire block you are building on, which this apartment considered would take up half of the space of, is a literal dead area for locals and has been for years. Nothing is there. Honestly, a place selling produce or meats would probably be appreciated, this is convenience store land. One more thing, the bus stops in the area especially around 3rd could	6/19/2022 11:37 AM

2700 1st Ave Project Survey

bring much foot traffic one way or the other. Overall, I think everyone is glad to see something being built. Obviously more housing is extremely helpful in Seattle.

22	Top considerations are neighborhood advocacy, building structure / height, and architecture.	6/19/2022 11:34 AM
23	Improving the values of homes and businesses in the neighborhood.	6/19/2022 11:04 AM
24	Outdoor space that is environmental	6/18/2022 11:49 AM
25	Not to put it up at all or make in less stories	6/18/2022 11:30 AM
26	Not duplicating locations that are already nearby	6/18/2022 11:13 AM
27	Height, appearance in relation to the Space Needle	6/18/2022 7:18 AM
28	Large set back. Lower height than proposed. Ground level brewery.	6/18/2022 12:06 AM
29	To not build it	6/17/2022 9:10 PM
30	Making it accessible for the community, offer condominiums, offer areas for pets and green areas as well	6/17/2022 7:12 PM
31	Small footprint. 15 stories is too high. It should be no more than 10.	6/17/2022 6:01 PM
32	Well not building it is my top consideration to begin with. Doing an environmental impact study has to be a top consideration, and what will be the impact to the surrounding neighbors. Some of us will see our property value plummet by congestion, over population, loss of view, not to mention the community services being over taxed. I just don't see the value of this new building being an asset to our quite little section of Seattle.	6/17/2022 12:13 PM
33	Don't build more under utilized space	6/17/2022 10:18 AM
34	Do not build too tall. Do not obstruct our view.	6/17/2022 6:57 AM
35	Adequate parking; attractive design; open space feeling	6/17/2022 1:43 AM
36	With all the shifts to remote work spaces post-pandemic, be curious about how this build can be shaped to support a new model.	6/16/2022 9:29 PM
37	Blending into neighborhood, not becoming one off oddity.	6/16/2022 7:52 PM
38	Completed on schedule or before Don't change character of belltown. Don't make an eye sore. Don't make a place for drug use or homeless to sleep.	6/16/2022 2:25 PM
39	Not blocking the neighborhood views.	6/16/2022 11:44 AM
40	Better to have affordable condos instead of affordable apartments — but if you build apartments then consider a future where they can more easily transition to condo ownership. Regardless, even as apartments, institute a kind of renters board of directors so people develop a sense of community in the building and not just considering themselves in isolation. Be sure to bring fiber optic cable in early so you get the highest speeds for internet. Leave multiple pathways for different rooftop penetration options into building communication closets. Look at what we did at the Ellington Condo building across the street. Ask for John Spady in #401 and talk to the Concierge Michael Nock.	6/16/2022 11:22 AM
41	Don't build a large building.	6/15/2022 10:15 PM
42	Nice design, fitting the neighborhood, reasonable amenities. The location is great—easy bus access, high walking score, great neighbors.	6/15/2022 9:42 PM
43	Community space	6/15/2022 9:36 PM
44	Nice design, fitting the neighborhood, reasonable amenities. The location is great—easy bus access, high walking score, great neighbors.	6/15/2022 9:13 PM
45	Limiting disruption to neighborhood (noise, traffic, road closure, and weekend/off hours work)	6/15/2022 9:02 PM
46	Not building it too tall, and blocking everyone's view.	6/15/2022 7:41 PM
47	Lighted & secured exterior, service-related businesses & retail occupants and a concierge for the building's tenants.	6/15/2022 7:37 PM
48	I don't think you will have many fans in Belltown of a new high rise, unless you include	6/15/2022 7:36 PM

2700 1st Ave Project Survey

	affordable housing, real affordable housing.	
49	Parking, shops and restaurant and/or bar.	6/15/2022 5:32 PM
50	Dialogue with surrounding Condominium owners.	6/15/2022 5:26 PM
51	architecture, attractive flagship retail like a trader joes, more parking more security	6/15/2022 3:35 PM
52	Visual appeal; quality retail and food service vendors. Greenery	6/15/2022 3:30 PM
53	Design.	6/15/2022 2:36 PM
54	don't be bougie. Try to fit the kind of gritty belltown scene, not the "too-expensive-for-actual-locals" ideal that they're trying to inflict on us.	6/15/2022 2:14 PM
55	Accessibility	6/15/2022 2:09 PM
56	More police patrols in the area so that people feel safe to live and visit.	6/15/2022 1:39 PM
57	If you sucked my dick.	6/15/2022 12:31 PM

2700 1st Ave Project Survey

Q9 Anything else you'd like to add?

Answered: 41 Skipped: 35

#	RESPONSES	DATE
1	looking forward to seeing what happens	7/3/2022 3:30 PM
2	Make sure to keep the construction noise to a minimal and don't block roads and cause traffic.	7/1/2022 12:20 AM
3	Can we stop demolishing the old building at 8 am? Just shift the schedule forward an hour or two.	6/28/2022 6:33 PM
4	Needs to be earthquake safe	6/28/2022 5:46 PM
5	I would support this project if it did not block the views of adjacent residential buildings.	6/24/2022 2:39 PM
6	Don't allow them to build with 15 stories	6/24/2022 8:12 AM
7	During design review window, I hope you can be open to input from neighbors to have a building design that doesn't disrupt the current benefits and atmosphere of this block. Thank you	6/23/2022 9:53 AM
8	retail/ community space via restaurants is important 0	6/22/2022 9:15 PM
9	Avoid building beyond 5-6 floors.	6/22/2022 6:42 PM
10	As a resident across the street and directly next to the construction site, I am most concerned about the noise and disruption during construction.	6/21/2022 3:17 PM
11	numerous existing residential towers around the site will look over the new property. Please limit excessive broadcast light on the roof and the exterior	6/21/2022 1:28 PM
12	Just stop all the building that doesn't include adequate parking.	6/19/2022 8:12 PM
13	The area can use developing that lot, and also can 100% support more people in this area overall. Some housing might be best.	6/19/2022 11:37 AM
14	I would like to see better offsets in spacing of high-rise towers and consistency in applying zoning laws.	6/19/2022 11:04 AM
15	This space should be a park not a building	6/18/2022 11:49 AM
16	No	6/18/2022 11:30 AM
17	It would be great to have a small grocery chain, such as a trader joes or amazon fresh take residence here. Alternatively, a couple of local restaurants or tea shops.	6/18/2022 11:13 AM
18	Against further development in already high density are	6/17/2022 9:10 PM
19	If a condo building is added that negatively impacts the property values of the existing properties, it ultimately detracts from the overall value of the neighborhood. I bet the people who are reading this as input don't want a new house/building being built next to them for the same reasons. It's hypocritical to change zoning laws for neighborhood that you wouldn't want to apply in your neighborhood.	6/17/2022 6:01 PM
20	I think that 15 stories is too high.	6/17/2022 4:37 PM
21	Yes, build a park, or dog area or parking lot, not a new structure that impact the serenity of our Belltown.	6/17/2022 12:13 PM
22	Build a parking lot, park or other public space which will provide current residents access to a useful amenity	6/17/2022 10:18 AM
23	Please do not obstruct our view	6/17/2022 6:57 AM
24	Concerned that this will be much taller than other nearby buildings.	6/17/2022 1:43 AM

2700 1st Ave Project Survey

25	Allow for community service events as the project progresses.	6/16/2022 9:29 PM
26	.	6/16/2022 7:52 PM
27	Figure out how to keep homeless out Figure out how to keep drugs away Figure out how to keep noise down Figure out how to make peace in the neighborhood.	6/16/2022 2:25 PM
28	This development was sold to the city and neighborhood as a parking lot to replace the historic building. The least you could do is not increase the size pst the limit of stories neighboring building have. Outrageous- another mega building for rich people without character. Gross!	6/16/2022 11:44 AM
29	The different buildings in Belltown participate together in community issues. Be sure your new building, and it's residents, are part of our broader community and it's shared interactions.	6/16/2022 11:22 AM
30	I also hope this is a building with live in management or full time concierge service to contribute to the safety of the neighborhood.	6/15/2022 9:42 PM
31	Emphasis on environment, small business space, or community space	6/15/2022 9:36 PM
32	I also hope this is a building with live in management or full time concierge service to contribute to the safety of the neighborhood.	6/15/2022 9:13 PM
33	Build to fit into the neighborhood (avg height of buildings in Belltown is lower 8-12 stories)	6/15/2022 9:02 PM
34	15 stories is ludicrous, you're just being greedy. An 8 story building can be just as profitable and attractive.	6/15/2022 7:36 PM
35	Noise. Minimize. Light pollution. Bright or beaming lights to other buildings is bad. Construction noise. I have had issues with starting before 7am. I have had to complain so they would stop. Should not have too.	6/15/2022 6:53 PM
36	The impact of 240 units is too many for the immediate neighborhood.	6/15/2022 5:26 PM
37	Thank you Bosa Properties.	6/15/2022 2:36 PM
38	Please consider the locals who have been here for decades when selecting bars or restaurants.	6/15/2022 2:14 PM
39	Nope	6/15/2022 2:09 PM
40	Design looks cool	6/15/2022 1:39 PM
41	Fuck you.	6/15/2022 12:31 PM

PROJECT EMAILS/COMMENTS

please include me in outreach for this



postedit@comcast.net
To: 2700 1st Ave Project



Wed 6/8/2022 4:37 PM

Thanks,

Matt Hays, Consultant
A/E/C/RE Market Researcher and Writer
206.552.4477
www.matthaysconsultant.com

2700 First Avenue Project



Mike Jonson <Mike@Jonson-Jonson.com>
To: 2700 1st Ave Project



Fri 6/10/2022 11:14 AM

Please put me on the email list for the project just announced for the address 2700 First Avenue. I am one of the owners of the First and Cedar Building which is across First Avenue and to the west of the project.

Thanks.

Mike

Michael A. Jonson
2701 First Avenue, LLC
2701 First Avenue, Suite 350
Seattle, WA 98121
206-626-0339 direct
206-626-0349 fax
mike@jonson-jonson.com

2700 1st Ave Design Team Feedback



Candace Lydston <c.rivergate@gmail.com>
To: 2700 1st Ave Project
Cc: Dennis Lydston <d.rivergate@gmail.com>



Wed 6/15/2022 2:19 PM

Dear Project leaders,

I would like to convey our sentiments regarding what we believe to be excessive use of this small lot.

First a 15 story building will severely impact our view from the 8th floor of the BayVista Residential Tower.
Secondly, the last thing Belltown needs is yet another high-rise residential or commercial building—there are many unused now
Thirdly the population and vehicle growth in this area will impact our neighborhood negatively, we are already quite congested
Fourthly city services ie: fire and police are constantly in use now—can they support more?
Fifthly Who wants to use public transport here—the busses pretty much run empty as it is

I believe we need to move commercial property to the nearly empty city downtown area and we do not need more vacant housing units. Stop urban blight now.

Candace Lydston
2821 2nd Ave
98121



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Thu 6/16/2022 11:23 AM

Sent via form submission from [2700 1st Ave Project](#)

Name: John Spady

Email: jspady@mac.com

Message: I took your survey. Please add my email to your community outreach announcements.

location of structure on lot?



steve@duncanlabs.com
To: 2700 1st Ave Project

Fri 6/17/2022 8:07 AM

Can you please tell me where the structure will be located on lots 1, 2, 3, 4.

In viewing the proposed site plan I could not determine where the 15 story building will be situated.

Thank you,

Steve



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Fri 6/17/2022 12:15 PM

Sent via form submission from [2700 1st Ave Project](#)

Name: Dennis Lydston

Email: d.rivergate@gmail.com

Message: Don't build another huge building that is not a value added structure to Belltown.



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Fri 6/17/2022 4:10 PM

Sent via form submission from [2700 1st Ave Project](#)

Name: Larry Smith

Email: lsmith@bayvista.com

Message: Welcome to the neighborhood! Two design concerns: - I hope your design preserves the open airspace between the buildings north of Clay St and your tower by locating your tower at the south end of your property; - and please design your rooftops with the understanding that many surrounding dwellings will look at your roof. Hope you will build something beautiful. 😊

Form Submission - New Form



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Sat 6/18/2022 11:40 AM


Sent via form submission from [2700 1st Ave Project](#)

Name: Nicole Schultz

Email: hangs_reboots.0w@icloud.com

Message: This neighborhood block has too many residential buildings already. This space should be turned into a park. A park would provide the most benefit to the community and neighborhood

Form Submission - New Form

 Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

    
Sat 6/18/2022 4:13 PM


Sent via form submission from [2700 1st Ave Project](#)






Name: Gaurav Audil

Email: gaurav.audil81@gmail.com

Message: Hi, I would like to know final total height of the building and if its going to block my view of the puget. I live on the 16th floor of concord condominiums.

Form Submission - New Form

 Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project


    
Sun 6/19/2022 11:06 AM


Sent via form submission from [2700 1st Ave Project](#)

Name: Mike Panzitta

Email: mpanzitta@gmail.com

Message: I disagree with allowing this building to have a height of at least two floors greater than neighboring buildings, circumventing zoning laws to which other buildings comply. I am disappointed that the City is not taking a greater role in ensuring consistency in applying these laws and in retaining the character of the neighborhood by preventing the creation of urban canyons in favor of developer profits.

 Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project


    
Sun 6/19/2022 4:11 PM

Sent via form submission from [2700 1st Ave Project](#)

Name: Lee Gervais

Email: ljg1@comcast.net

Message: I am not in favor yet another high rise apartment building going up within a block of Avenue One Condominiums. This type of building will have a negative impact on our property values by blocking views for 50% of our residents on our east and south facing units. Please reconsider. Lee Gervais [2721 1st Ave Unit 903 Seattle WA 98121](#)

 Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

    
Mon 6/20/2022 11:50 AM

Sent via form submission from [2700 1st Ave Project](#)

Name: Amy Hartman

Email: amyleonard@aol.com

Message: I didn't think you could build on top of where a church was before. I assumed being a church that there would never be a tall building in that location.



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Wed 6/29/2022 11:43 AM

Sent via form submission from [2700 1st Ave Project](#)

Name: michael jonson

Email: mike@jonson-jonson.com

Message: I am one of the owner's of the First and Cedar Building across the street from this project. It is good to see the new investment in Belltown. The only comment I have at this time is to make the new buildings as slender as possible to preserve light and air in the neighborhood.



Squarespace <form-submission@squarespace.info>
To: 2700 1st Ave Project

Fri 7/1/2022 5:08 PM

Sent via form submission from [2700 1st Ave Project](#)

Name: Candace Lydston

Email: c.rivergate@gmail.com

Message: There are many empty apartments, condos and commercial spaces in Belltown, in fact Downtown also. We don't need more!. The congestion caused by this unnecessary apartment building would be enormous. Up to 500 hundred new residents and their 1000 cars. Not good city planning or foresight.

2700 1st Ave



Lin Shih <linshih@cbbain.com>
To: 2700 1st Ave Project

Tue 7/5/2022 2:54 PM

Dear Project Manager or staff:

I'm a real estate agent specializing in downtown/Belltown and I'd like to know when you plan to have this project completed?

I hope to hear from you ASAP as I'll be listing a condo across the street and prospective buyers will want to know.

Please let me know at (206) 954-0963. Thank you!

Sincerely,

Lin S. Shih
Broker, Realtor
Coldwell Banker Bain
1200 Westlake Avenue North, Suite 406
Seattle, WA 98109
Cell: (206) 954-0963
Email: lin@linshih.com
Website: www.linshih.com