

**907 TERRY AVE PROJECT**  
**CITY OF SEATTLE**  
**REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW**  
**OUTREACH DOCUMENTATION**  
***\*With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3039687-EG

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

## 907 Terry Ave Project

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

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<b>Project Address:</b>	907 Terry Ave Seattle, WA 98104
<b>Brief Description:</b>	This project proposes construction of a 46-story residential apartment building with below-grade parking.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Westbank Projects PP (US) Corp
<b>Contact Information:</b>	907TerryAveProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use residential tower
<b>Neighborhood:</b>	First Hill
<b>In Equity Area:</b>	No

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### Brief Summary of Outreach Methods

#### Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 899 residences and businesses and shared with 13 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* September 14, 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:* September 14, 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:* September 14, 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, 63 percent of survey respondents said relationship to neighborhood character; 37 percent said environmentally friendly features; 27 percent said interesting/unique design; 27 percent said attractive materials; and 27 percent said parking. Several respondents encouraged preserving the neighborhood character and retaining the monumental architectural feel with design that complements nearby St. James church. Others encouraged using eco-friendly materials with particular thought to heat. One respondent expressed hope that the tower will be iconic at the top.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 60 percent of survey respondents said lighting and safety features; 30 percent said landscaping; 30 percent said façade composition; and 10 percent said bike parking. Many respondents encouraged an accessible exterior with wide sidewalks and improved, vibrant, quality, attractive green and verdant streetscape design with places for neighbors to enjoy and rest outside. One respondent encouraged pedestrian-friendly landscaping; another noted that the neighborhood has beautiful old street trees that define a lot of character, and it would be great to keep as many of these as possible.
- **Height & Scale.** A couple of respondents suggested that the project is out of scale with the neighborhood and noted that it will dwarf the nearby Chancery Place building; one respondent suggested building 20 stories instead of 40 stories, which is taller than existing buildings in the neighborhood.
- **Safety & Security.** A couple of residents expressed support for improving safety surrounding the new building.

### Non-Design-Related Comments

- **Affordable Housing.** Many respondents encouraged affordable housing as a priority. A few others encouraged considering the unhoused community and not forcing out existing shelters and low-income housing.
- **Impacts.** Several respondents encouraged the project team to have limited impact on existing residents as the neighborhood already has regular construction. One respondent noted that the property is to the south of the Bloodworks Northwest Seattle Central Donor Center building, that the shared easement is important to its business for blood deliveries to hospitals, and that the Bloodworks building transformers are located under the easement with operations sensitive to vibration.
- **Parking & Traffic.** Many respondents noted that parking is extremely scarce in the neighborhood and encouraged the project team to think about traffic flow as they are dreading having 46 floors worth of people trying to drive on streets like Marion which flow by stop signs only. Another respondent noted there are several non-profits in the neighborhood serving the public who need parking for employees/volunteers/ people they serve and if the project team can partner with that community to help ease the issue, which would be great.
- **Retail.** Several respondents noted that this block is currently dominated by blank facades that do nothing to activate the street and they would love to see street-activating retail spaces along as much of the frontage as possible to bring some life to this corner and make the neighborhood more safe/livable—such as a grocery store or cafes, bars and restaurants with seating options and uses between 5:00 p.m. – 2:00 a.m.
- **Density.** One respondent expressed support for increased density, and another noted they are happy to see higher-density housing in the neighborhood.
- **Residents.** One respondent noted that they are hoping for good neighbors.

### Miscellaneous Comments

- **Support.** One respondent encouraged the project team to move quickly as Seattle needs more housing units now. One respondent expressed hope that this project gets built and another respondent noted that, as a neighbor, they are excited to see such a great project underway.
- **Outreach.** One respondent expressed support for securing input from local residents.

## 907 Terry 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	09/18/22	Provided project information via email to DON staff; DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site  Posters include all requirements in III.A	09/14/22	Poster mailed to 899 residences and businesses and shared with 13 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	<b>CHOICE: High Impact</b> Interactive project website with public commenting function.	09/14/22	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Online survey	09/14/22	Online survey established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and the SDCI number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>	09/14/22	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	09/14/22	Survey and project website established. Checked for comments

		<ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and SDCI project number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Be publicized on at least one printed outreach method</li> <li>• Be publicly available for a minimum of 21 days</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>		daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	10/10/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	10/10/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 899 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	10/10/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

# 907 Terry Ave Project

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

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#### *Initial Planning and DON Communication*

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- *Project Poster*
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DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

To: 907 Terry Ave Project; DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Mon 9/19/2022 11:37 AM

Hello,

Thank you for your patience.

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

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

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

- Summary of proposal
- Address of project
- Contact person
- Email address, phone number
- SCDI number, if available
- Where to find more info, such as the Seattle Services Portal
- Includes digital outreach - links/QR codes to website/survey
- Asks for feedback
- Privacy statement
- Be publicly available for a minimum of 21 days (digital materials)

Be sure to document all your outreach as outlined in the [Director's rule](#). When complete, please send me all the documentation in one PDF file for review.

Thank you,

**Nelson Pesigan**

**Strategic Advisor**

**Community Assets Division**

Office: 206.684.0209

Cell: 206.276.3613

Fax: 206.233.5142

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

## City of Seattle Design Review Required Outreach

### *Outreach Plan / June 24th, 2022*

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<b>Project Address:</b>	907 Terry Ave Seattle, WA 98104
<b>Brief Description:</b>	This project proposes construction of a 46-story residential apartment building with below-grade parking.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Westbank Projects PP (US) Corp
<b>Contact Information:</b>	907TerryAveProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-use residential tower
<b>Neighborhood:</b>	First Hill
<b>In Equity Area</b>	No

#### **OUTREACH PLAN**

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

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

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# Opportunity to Provide Online Input on the 907 Terry Ave Project

## ABOUT THE PROJECT

This project proposes construction of a 46-story residential apartment building with below-grade parking.



SCAN ME

**What:** Let us know what you think! Visit our website at [www.907TerryAveProject.com](http://www.907TerryAveProject.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 [907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)



## ADDITIONAL PROJECT DETAILS

**Project Address:**  
907 Terry Ave, Seattle, WA 98104

**Contact:**  
Natalie Quick

**Applicant:**  
Westbank Projects PP (US) Corp

**Additional Project Information on Seattle  
Services Portal via the Project Number:**  
3039687-EG

**Project Email:**  
[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@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: 907 Terry Ave Project

## Poster Mailing Details

DISTRIBUTION DATE: September 14, 2022

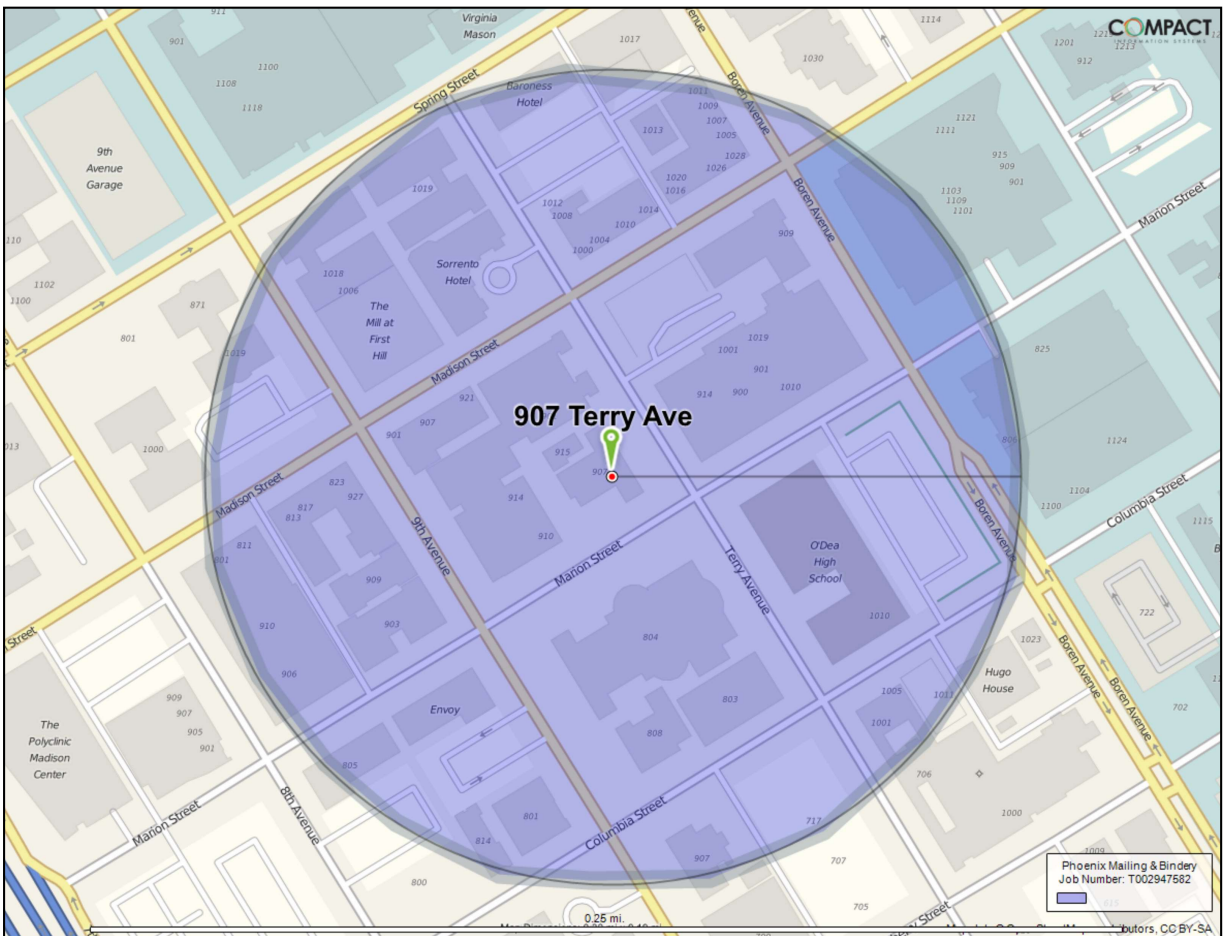
---

<b>Project Address:</b>	907 Terry Ave Seattle, WA 98104
<b>Brief Description:</b>	This project proposes construction of a 46-story residential apartment building with below-grade parking.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Westbank Projects PP (US) Corp
<b>Contact Information:</b>	907TerryAveProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use residential tower
<b>Neighborhood:</b>	First Hill
<b>In Equity Area:</b>	No

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The project flyer was shared with **899 businesses and residents** within a **500-foot radius** of the project addresses of 907 Terry Ave. A map detailing the mailing radius and invoice confirming delivery follows.

### MAILING MAP



## MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

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### New Request for Quote (899 count - 907 Terry Ave Project)

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

Fri, Jun 24, 2022 at 10:20 AM

Hi Lisa,

Here are specifications and prices for your printing:

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

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

Mailing Services: Stuff, Seal, apply postage, Mail

Price: 899=~~\$814.78~~ + Tax + postage = \$1418.49

Postage: 899=\$521.42

*Please allow 3-5 business days to produce*

MAILING CONFIRMATION

## Confirmation: (899 count - 907 Terry Ave Project)



Mike Moazez <Mikem@mmpuni...>

Wednesday, September 14, 2022 at 12:16 PM

To: Lisa Kidwell; Minuteman Press Seattle; Cc: Natalie Quick; +2 more

Hi,

The mailer for **907 Terry Ave Project**, was dropped (mailed out) to USPS today.

Thank you,

Mike Moazez

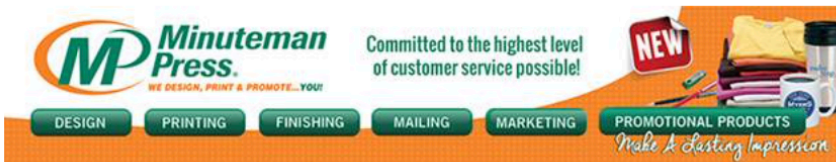
**MMPUNION.COM**

2960 4TH AVE S STE 112

SEATTLE WA 98134-1203

T. 206.464.0100

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



# Community Group Notification: 907 Terry Ave Project

Poster E-Mailing Details  
E-MAILING DATE: September 18<sup>th</sup>, 2022

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## **COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION**

Notification of the 907 Terry Ave project was sent along with a copy of the project flyer to 13 community groups listed on the Department of Neighborhoods “Neighborhood Snapshot” on 9/18/22, including:

- First Hill Improvement Association
- Historic Seattle
- Asian Pacific Directors Coalition (APDC)
- Chinese Information Services Center (CISC)
- Downtown Seattle Association
- Friends of Little Saigon
- Helping Link
- InterIM Community Development Association
- International Community Health Services (ICHS)
- International Special Review District
- Seattle Chinatown International District Preservation and Development Authority (SCIDPDA)
- Seattle Indian Health Board
- Wing Luke Museum

## COMMUNITY GROUP NOTIFICATION EMAIL

9

907 Terry Ave Project

Bcc: doug@firsthill.org; info@historicseattle.org; asianpacificdirectors@gmail.com; info@cisc-seattle.org +8 others Sun 9/18/2022 10:11 AM



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.907TerryAveProject.com](http://www.907TerryAveProject.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 907 Terry Ave Project Team

# 907 Terry Ave Project

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- *Website Content*
- *Website Traffic*

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

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

## Project Website: 907 Terry Ave Project | WEBSITE TEXT

### Website: [www.907TerryAveProject.com](http://www.907TerryAveProject.com)

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<b>Project Address:</b>	907 Terry Ave Seattle, WA 98104
<b>Brief Description:</b>	This project proposes construction of a 46-story residential apartment building with below-grade parking.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Westbank Projects PP (US) Corp
<b>Contact Information:</b>	907TerryAveProject@earlyDRoutreach.com
<b>Type of Building:</b>	Mixed-use residential tower
<b>Neighborhood:</b>	First Hill

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#### HOME PAGE

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

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

This project proposes construction of a 46-story residential apartment building with below-grade parking.

**IMAGES:** Project Site

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

**LINK:** Survey- 907 Terry Ave Survey Click Here

Provide comments here.

Hello and thank you for visiting our 907 Terry 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.

[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)

**FORM:**

Name \*

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.

[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)

**LINKS:** Email- 907TerryAveProject@earlyDRoutreach.com

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

**TEXT:** 907 Terry Avenue Project  
PROJECT #'s: 3039687-EG  
This outreach is part of the City of Seattle’s required outreach for design review.  
August 2022

Project Team

Developer: Westbank Projects PP (US) Corp  
Architect: Perkins & Will

Project Vision

907 Terry Avenue envisions an integrated residential community with emphasis on pedestrian scale, street-level activity, and strong architectural vision that shapes modern high-rise living. Partnering with Catholic Services, Westbank is advancing Seattle’s goals on equity and sustainability to make First Hill a destination community.  
The project proposes the construction of a 46-story residential apartment building with below-grade parking.

Project Timing

Permitting & Entitlements: Now – Q4 2024  
Construction Starting: Q3 2023

Construction Completion: Q2 2025

[Zoning](#)

[Site Plan](#)

[Site Context](#)

[Current Projects](#)

**IMAGES:**      Zoning  
                     Site Plan  
                     Site Context  
                     Past Projects

**LINK:**            none

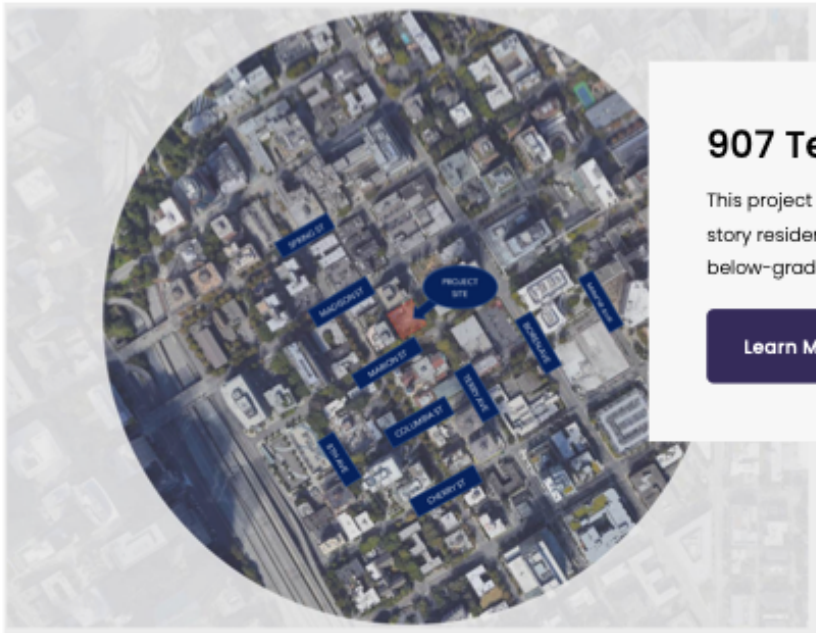
**PAGE URL:**    [www.907TerryAveProject.com/project-overview](http://www.907TerryAveProject.com/project-overview)

## WEBSITE IMAGES

### 907 Terry 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.



#### 907 Terry Ave, Seattle

This project proposes construction of a 46-story residential apartment building with below-grade parking.

[Learn More](#)

### Survey.

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

[907 Terry Ave Survey Click Here](#)

## Provide comments here.

Hello and thank you for visiting our 907 Terry 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.

[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)

907 Terry Ave, Seattle, WA 98104

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 907 Terry Ave Project

### ABOUT THE PROJECT

This project proposes construction of a 46-story residential apartment building with below-grade parking.



SCAN ME

**What:** Let us know what you think! Visit our website at [www.907TerryAveProject.com](http://www.907TerryAveProject.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 [907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)



### ADDITIONAL PROJECT DETAILS

**Project Address:**  
907 Terry Ave, Seattle, WA 98104

**Contact:**  
Natalie Quick

**Applicant:**  
Westbank Projects PP (US) Corp

**Additional Project Information on Seattle  
Service Portal via the Project Number:**  
3029687-EG

**Project Email:**  
[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@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.

[907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com)

907 Terry Ave, Seattle, WA 98104

907 Terry Ave Project

## WEBSITE ANALYTICS

### Traffic

Last 30 Days

\$ USD

VISITS

81

+100% mo/mo

BOUNCE RATE

62.34%

+100% mo/mo

UNIQUE VISITORS

78

+100% mo/mo

PAGEVIEWS

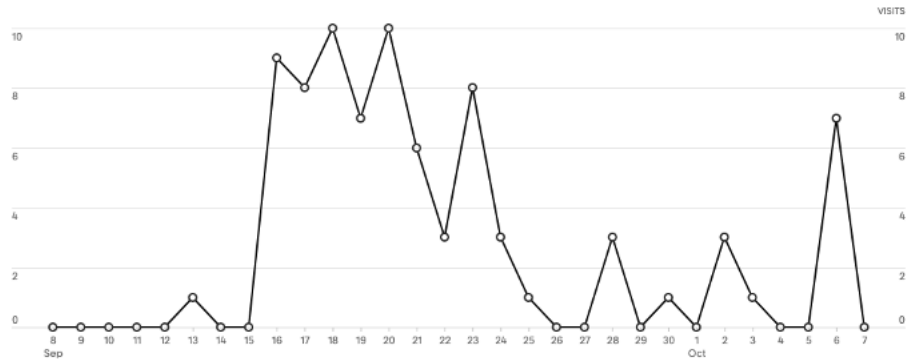
116

+100% mo/mo

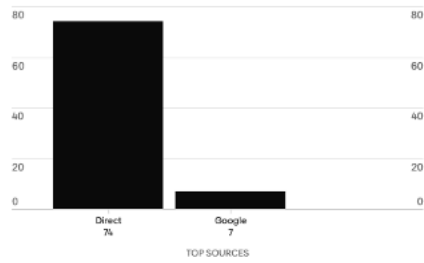
### Visits

Sep 8–Oct 7, 2022 • 81 Total +100% mo/mo

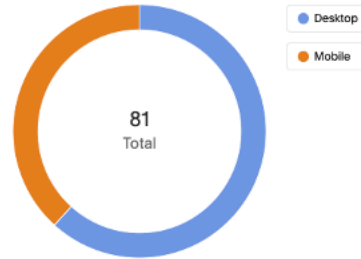
Daily



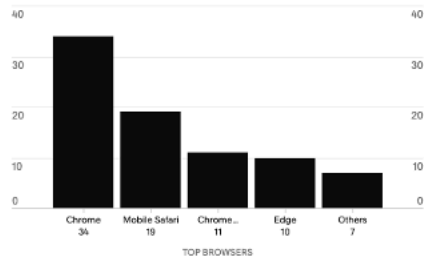
### Top Sources by Visits



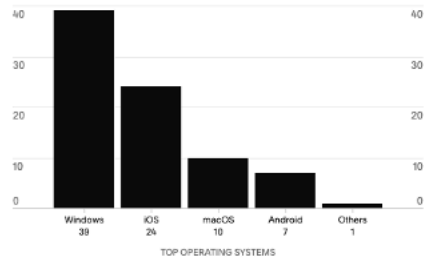
### Top Devices by Visits



### Top Browsers by Visits



### Top Operating Systems by Visits



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#### *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: 907 Terry Ave Project

### Comment Summary

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<b>Project Address:</b>	907 Terry Ave Seattle, WA 98104
<b>Brief Description:</b>	This project proposes construction of a 46-story residential apartment building with below-grade parking.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	Westbank Projects PP (US) Corp
<b>Contact Information:</b>	907TerryAveProject@earlyDRoutreach.com
<b>Type of building:</b>	Mixed-use residential tower
<b>Neighborhood:</b>	First Hill
<b>In Equity Area:</b>	No

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#### Comment Total:

- From Survey: 12
- From Website: 3
- From Email: 2

#### Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 63 percent of survey respondents said relationship to neighborhood character; 37 percent said environmentally friendly features; 27 percent said interesting/unique design; 27 percent said attractive materials; and 27 percent said parking. Several respondents encouraged preserving the neighborhood character and retaining the monumental architectural feel with design that complements nearby St. James church. Others encouraged using eco-friendly materials with particular thought to heat. One respondent expressed hope that the tower will be iconic at the top.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 60 percent of survey respondents said lighting and safety features; 30 percent said landscaping; 30 percent said façade composition; and 10 percent said bike parking. Many respondents encouraged an accessible exterior with wide sidewalks and improved, vibrant, quality, attractive green and verdant streetscape design with places for neighbors to enjoy and rest outside. One respondent encouraged pedestrian-friendly landscaping; another noted that the neighborhood has beautiful old street trees that define a lot of character, and it would be great to keep as many of these as possible.
- **Height & Scale.** A couple of respondents suggested that the project is out of scale with the neighborhood and noted that it will dwarf the nearby Chancery Place building; one respondent suggested building 20 stories instead of 40 stories, which is taller than existing buildings in the neighborhood.
- **Safety & Security.** A couple of residents expressed support for improving safety surrounding the new building.

#### Non-Design-Related Comments

- **Affordable Housing.** Many respondents encouraged affordable housing as a priority. A few others encouraged considering the unhoused community and not forcing out existing shelters and low-income housing.
- **Impacts.** Several respondents encouraged the project team to have limited impact on existing residents as the neighborhood already has regular construction. One respondent noted that the property is to the south of the Bloodworks Northwest Seattle Central Donor Center building, that the shared easement is important to its business for blood deliveries to hospitals, and that the Bloodworks building transformers are located under the easement with operations sensitive to vibration.
- **Parking & Traffic.** Many respondents noted that parking is extremely scarce in the neighborhood and encouraged the project team to think about traffic flow as they are dreading having 46 floors worth of people trying to drive on streets like Marion which flow by stop signs only. Another respondent noted there are several

non-profits in the neighborhood serving the public who need parking for employees/volunteers/ people they serve and if the project team can partner with that community to help ease the issue, which would be great.

- **Retail.** Several respondents noted that this block is currently dominated by blank facades that do nothing to activate the street and they would love to see street-activating retail spaces along as much of the frontage as possible to bring some life to this corner and make the neighborhood more safe/livable—such as a grocery store or cafes, bars and restaurants with seating options and uses between 5:00 p.m. – 2:00 a.m.
- **Density.** One respondent expressed support for increased density, and another noted they are happy to see higher-density housing in the neighborhood.
- **Residents.** One respondent noted that they are hoping for good neighbors.

#### Miscellaneous Comments

- **Support.** One respondent encouraged the project team to move quickly as Seattle needs more housing units now. One respondent expressed hope that this project gets built and another respondent noted that, as a neighbor, they are excited to see such a great project underway.
- **Outreach.** One respondent expressed support for securing input from local residents.

# 907 Terry Project Survey

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Thank you for taking the time to complete our survey for the 907 Terry project! This project proposes construction of a 46-story residential building with below-grade parking. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from September 16, 2022 to October 7, 2022, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the [Public Records Act](#). Please do not share any sensitive or personal information within your responses.

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## 1. What is your connection to this development project?

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☐ Other

## 2. What is most important to you about the design of this property?

- ☐ Attractive Materials
- ☐ Interesting & Unique Design
- ☐ Environmentally-Friendly Features
- ☐ Relationship to Neighborhood Character
- ☐ Community-Serving Retail
- ☐ Parking
- ☐ Other \_\_\_\_\_

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

- ☐ Landscaping
- ☐ Lighting & Safety Features
- ☐ Façade Composition
- ☐ Bike Parking
- ☐ Other \_\_\_\_\_

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

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

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

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7. Anything else you'd like to add?

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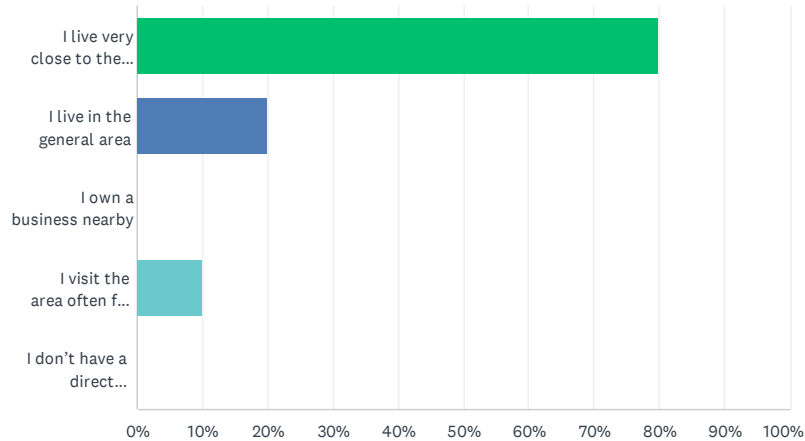
#### FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up the project address (907 Terry) in the [Seattle Services Portal](#). To learn more about the early outreach for design review process, visit the [Department of Neighborhoods webpage](#). You may also send us an email at [907TerryAveProject@earlyDRoutreach.com](mailto:907TerryAveProject@earlyDRoutreach.com).

# 907 Terry Project Survey

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

Answered: 10 Skipped: 2



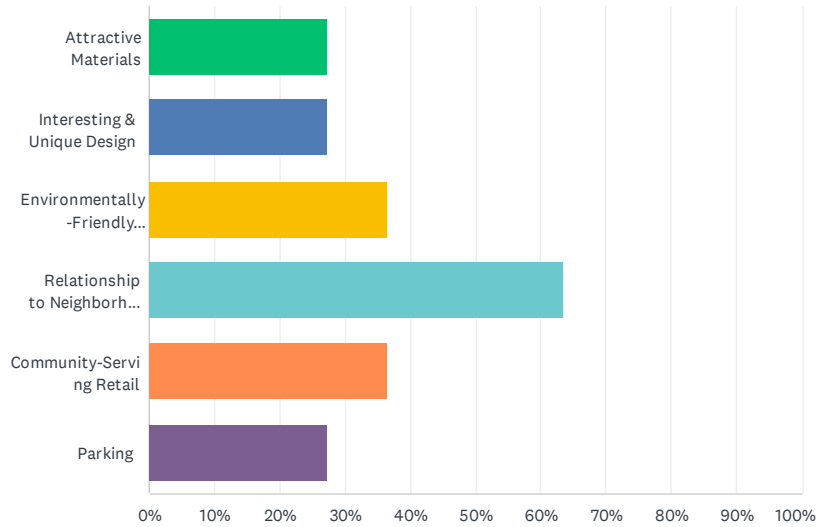
ANSWER CHOICES		RESPONSES	
I live very close to the project		80.00%	8
I live in the general area		20.00%	2
I own a business nearby		0.00%	0
I visit the area often for work or leisure		10.00%	1
I don't have a direct connection, but I care about growth and development in Seattle		0.00%	0
Total Respondents: 10			

#	OTHER (PLEASE SPECIFY)	DATE
1	I represent Bloodworks, a business next to the project	10/6/2022 11:51 AM
2	My office is nearby	9/19/2022 3:00 PM

907 Terry Project Survey

## Q2 What is most important to you about the design of this property?

Answered: 11 Skipped: 1



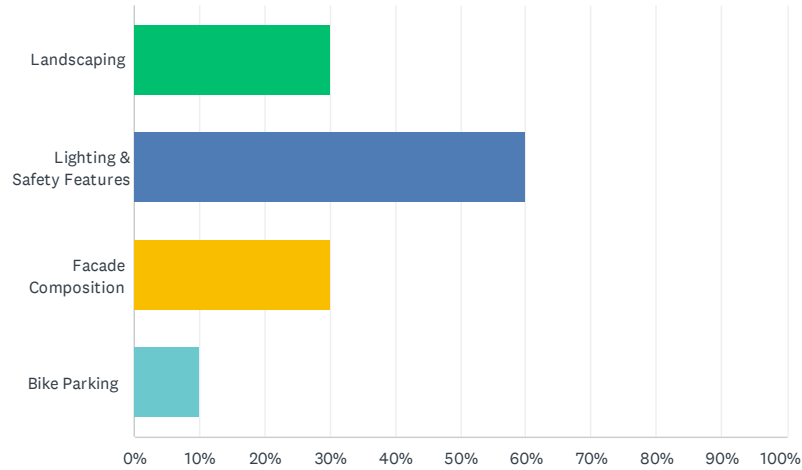
ANSWER CHOICES		RESPONSES	
Attractive Materials		27.27%	3
Interesting & Unique Design		27.27%	3
Environmentally-Friendly Features		36.36%	4
Relationship to Neighborhood Character		63.64%	7
Community-Serving Retail		36.36%	4
Parking		27.27%	3
Total Respondents: 11			

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable housing.	9/21/2022 1:01 PM
2	Continued affordability of the neighborhood and dedicated affordable housing in any new construction	9/17/2022 9:55 PM

907 Terry Project Survey

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

Answered: 10 Skipped: 2



ANSWER CHOICES	RESPONSES
Landscaping	30.00% 3
Lighting & Safety Features	60.00% 6
Facade Composition	30.00% 3
Bike Parking	10.00% 1
Total Respondents: 10	

#	OTHER (PLEASE SPECIFY)	DATE
1	Accessibility	9/21/2022 1:01 PM
2	Wide sidewalks and attractive streetscape design	9/17/2022 12:46 PM

907 Terry Project Survey

## Q4 What do you value most as new developments are built in your neighborhood?

Answered: 11 Skipped: 1

#	RESPONSES	DATE
1	Preserving the neighborhood character and bringing vitality to First Hill	10/6/2022 11:51 AM
2	Beauty! Monumental architecture! Plus, increased density and improved streetscape	9/25/2022 7:57 PM
3	The most valuable piece of a housing project moving forward in my community is making sure there is affordable housing offered. Time and time again we see these massive highrise apartment/condo buildings and no affordable housing is offered. Ensuring that there are affordable apartments in this project is incredibly valuable to the community.	9/21/2022 1:01 PM
4	N/A	9/19/2022 3:00 PM
5	Awareness of daily activity around site that needs to continue during construction	9/19/2022 2:14 PM
6	My primary concern is for the price point of the units that are being built. Will any of them be earmarked as permanently affordable/deeply affordable units? I also think it would be great if new building weren't 40 stories taller than existing buildings in the neighborhood! Maybe just 20 stories is enough.	9/17/2022 9:55 PM
7	Peace and quiet. This area is a continual construction zone.	9/17/2022 8:21 PM
8	Vibrant, active streetscapes and pedestrian-oriented retail spaces	9/17/2022 12:46 PM
9	Improving pedestrian accessibility and safety along with community spaces, and retaining the architectural feel of the neighborhood	9/16/2022 7:23 PM
10	Affordable housing. Limited impact on existing residents.	9/16/2022 6:46 PM
11	The least amount of noise impact, and affordable housing.	9/16/2022 6:35 PM

907 Terry Project Survey

## Q5 Is there anything specific about this neighborhood or property that would be important for us to know?

Answered: 9 Skipped: 3

#	RESPONSES	DATE
1	This property is to the south of the Bloodworks building. The shared easement is important to our business for blood deliveries to hospitals. Our building transformers are located under the easement. Our operations are sensitive to vibration.	10/6/2022 11:51 AM
2	The hospitals, church, and SU take up a lot of First Hill real estate but are mostly non-residential and thus don't significantly contribute to retail, dining, and nightlife in the neighborhood—all of which are needed to make the neighborhood safer and more livable. We need tall towers with a lot of people in them in all the blocks surrounding the hospitals. We need a real grocery store.	9/25/2022 7:57 PM
3	traffic on the side streets are very congested. I'm not sure where your underground parking entrance is going to be, but i'm already dreading having to now have 46 floors worth of people also trying to drive on streets like Marion which flow by stop signs only.	9/19/2022 3:00 PM
4	Parking is extremely scarce in this neighborhood	9/19/2022 2:14 PM
5	I live in the Chancery Place apartments. This project will dwarf the Chancery Place building and negatively impact quality of life.	9/17/2022 8:21 PM
6	This particular block is currently dominated by blank facades that do nothing to activate the street. I would love to see street-activating retail spaces along as much of the frontage as possible to bring some life to this corner. I like the nod in the project description to making First Hill a destination community. This area currently feels like a quiet bedroom community, with all the destinations located in nearby neighborhoods. I would love to see space for cafes, bars, or restaurants with streetfront seating options. Also, this neighborhood has beautiful old street trees that define a lot of the character of the streets. It would be great to keep as many of these as possible. I don't mind seeing trees on private property cut down to make way for greater density, but would love to see the street trees preserved here.	9/17/2022 12:46 PM
7	There are a lot of residential properties on this side of Boren, but not much public green space. There's also been constant construction along Terry for the past four or five years, so no matter how great the project will be for the neighborhood no one will be happy about yet more disruption from construction.	9/16/2022 7:23 PM
8	Noise impacts of construction in a neighborhood with regular construction already. Creation of affordable housing is a priority. More resources for unhoused folks who could be impacted by this project	9/16/2022 6:46 PM
9	Please provide affordable housing to all and provide spaces for our neighbors to rest outside.	9/16/2022 6:35 PM

907 Terry Project Survey

## Q6 What do you think are the top considerations for making this building successful?

Answered: 10 Skipped: 2

#	RESPONSES	DATE
1	We are hoping for good neighbors.	10/6/2022 11:51 AM
2	We need a thriving street environment: 1) we need a high-density residential tower with architecture that complements St James, and 2) an attractive, safe, verdant, clean street-level retail/restaurant space that is in highest use between 5 pm and 2 am. Hospital, school staff, students, and visitors leave each evening and the resulting empty streets are not safe streets. Folks leaving religious services at St James don't currently have so much as a cafe or grocery store to stop at before returning home.	9/25/2022 7:57 PM
3	Affordable housing!	9/21/2022 1:01 PM
4	Really, please just think about the traffic flow. For example, I work in the Cabrini Medical Tower. Every day after work, I turn left out of the parking garage on Marion St toward the light at Marion and Boren. Often times I have to sit and wait and wait for the light to turn green to allow for more cars to enter Marion/ drivers commute up Marion already to get towards Boren/Swedish Hospital and rarely allow cars to leave the parking garage. Very curious how this will impact traffic.	9/19/2022 3:00 PM
5	Safety & parking	9/19/2022 2:14 PM
6	Input from local residents.	9/17/2022 8:21 PM
7	I care most about the quality of streetscape design where the building meets the sidewalk, and would love to see design review attention focused on these components.	9/17/2022 12:46 PM
8	Working with existing service groups to actually improve the neighborhood - pedestrian friendly, landscaping and eco materials (with particular thought to heat), and not forcing out the existing shelters and low income housing	9/16/2022 7:23 PM
9	Affordable housing. Neighborhood considerations.	9/16/2022 6:46 PM
10	Low sound impact in the neighborhood	9/16/2022 6:35 PM

907 Terry Project Survey

## Q7 Anything else you'd like to add?

Answered: 7   Skipped: 5

#	RESPONSES	DATE
1	Move quickly! We need housing units now!	9/25/2022 7:57 PM
2	Please offer affordable housing!	9/21/2022 1:01 PM
3	N/A	9/19/2022 3:00 PM
4	There are several non-profits in the neighborhood who serve the public and need parking for employees, volunteers, and the people they serve. If you can partner with that community somehow to help ease that issue for them, that would be great.	9/19/2022 2:14 PM
5	Reconsider this project. It's out of scale with the neighborhood.	9/17/2022 8:21 PM
6	I'm happy to see higher housing density in the neighborhood.	9/17/2022 12:46 PM
7	Please consider the unhoused community in your decisions.	9/16/2022 6:35 PM

## PROJECT EMAILS/COMMENTS

### Form Submission - New Form



Squarespace <form-submission@squarespace.info>  
To: 907 Terry Ave Project

Wed 9/21/2022 8:10 AM

Sent via form submission from [907 Terry Ave Project](#)

**Name:** Marilyn Joycr

**Email:** marilynjoycemsgic@gmail.com

**Message:** Will there be a cafe or restaurant in front? Will there be tables outside where folks can eat?

### Form Submission - New Form



Squarespace <form-submission@squarespace.info>  
To: 907 Terry Ave Project

Fri 9/23/2022 12:15 PM

Sent via form submission from [907 Terry Ave Project](#)

**Name:** Larry Brouse

**Email:** lbrouse@stjames-cathedral.org

**Message:** As a neighbor, we are excited to see such a great project underway!

### Form Submission - New Form



Squarespace <form-submission@squarespace.info>  
To: 907 Terry Ave Project

Sun 10/2/2022 6:23 PM

Sent via form submission from [907 Terry Ave Project](#)

**Name:** Tyler Sipe

**Email:** tylersipe@gmail.com

**Message:** Hope this gets built! As a First Hill resident, I hope the tower is iconic at the top, and at street level, the building has a green and verdant space for pedestrians to enjoy. Welcome to the neighborhood!

## 907 Terry Project Comments from Bloodworks Northwest



Jim Douma [View profile](#)



Jim Douma <JimD@BloodWorksNW.org>



To: 907 Terry Ave Project

Thu 10/6/2022 12:16 PM

Hello,

I completed the Survey Monkey survey for the 907 Terry project. Bloodworks' main interests are ensuring continued use of the shared easement between the 907 Terry project and our building for predictable and timely deliveries of blood to local hospitals. Our building transformers are located near Terry Avenue under the shared easement. We have testing equipment in our labs that is vibration sensitive. As Facilities Director at Bloodworks I would like to be placed on the list to receive all project communications from the city at both my home and work addresses

Work:

Attn: Jim Douma  
Bloodworks NW  
921 Terry Avenue  
Seattle, WA 98104

Home:

Jim Douma  
327 Elm Street  
Edmonds, WA 98020

Thank you,

**Jim Douma** (dow-mah), O pos  
Director, Facilities  
He/him/his

**P** 206-689-6588 **C** 206-484-2107  
[jimd@bloodworksnw.org](mailto:jimd@bloodworksnw.org)

**Bloodworks Northwest**  
921 Terry Avenue, Seattle, WA 98104  
[BloodworksNW.org](http://BloodworksNW.org)

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To: carrus5471@gmail.com; 907 Terry Ave Project

Thu 9/22/2022 2:48 PM

[Puget Sound Business Journal](#)

This article was sent to you by **carrus5471@gmail.com**:

### Seattle pilot program to house the chronically homeless behind schedule

Published: February 2, 2022

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