

February 13, 2023

Early Community Outreach Documentation
Parkview Green Community Outreach

SDCI Record Number: 3040345-EG
Project Address: 6102 14th Ave NW, Seattle, WA 98107

Summary of Outreach Plan:

1. Printed Outreach: Poster, high impact

- *Requirement:* Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- *What we did:* Posters were hung in 11 locations according to requirements. Poster, map with locations, and photos included in this document.

Date: Posters were hung 1/19/2023

Materials attached: Poster, mapped locations, and photos.

2. Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the date/time/location of community meeting, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Survey links: www.surveymonkey.com/r/Y5C6M9H

Public informed by: Printed Outreach Poster
Date: Survey launched 1/19/2023
Survey closed 2/10/2023

Materials Attached: Screenshot of all Survey Monkey surveys and results

3. Electronic/Digital Outreach: Interactive Project Website, high impact

Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Website address: cone-outreach.com/parkviewgreen

Date: Website launched 1/19/2023

Materials attached: Screenshot of project website

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Summary of Community Responses:

1. Electronic/Digital Outreach: Cone Architecture received **18 responses** to the survey that was created through Survey Monkey. The responses received are as follows:

- What is your connection to this project?

(15) respondents	I live very close to the project.
(2) respondents	I live in the general area.
(1) respondents	I don't have a direct connection, but I care about growth and development in Seattle.

- What is most important to you about a new building on this property?

(6) respondents	That it is nice looking.
(2) respondents	That it is unique and interesting.
(11) respondents	That it is affordable for residents and/or businesses.
(7) respondents	That it is designed to be family friendly.
(10) respondents	That it is designed with environmental sustainability in mind.
(6) respondents	Other (please specify)

"Nice looking" as in decently detailed and please no Hardie board"

"That it recognize that on street parking is already problematic in the area."

"Parking!"

"That is provides parking"

"Do not build here without providing your future residents parking on your lot."

"That it has parking."

- What concerns do you have about this project?

(10) respondents	Concerns for construction noise/impacts.
(3) respondents	That I will not like the way it looks.
(9) respondents	Concerns it will not be affordable.
(3) respondents	Concerns that it may feel out of scale with other buildings nearby.
(12) respondents	That it will make driving and parking in the neighborhood more difficult
(2) respondents	Other (please specify)

"That it will have a small strip of planting that becomes a mud pit in Seattle rain."

"Safety. A lot of the contractors that I see working in this neighborhood are working on safely. It is quite a cause for concern."

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• Is there anything specific about this property or neighborhood that would be important for us to know?
(15 responses)

"It's at a crucial crossroads for drainage in the area and the rain garden currently built there helps the streets tremendously in the heavy rain months, helping to keep them clear of mud and debris. Anything built there should keep drainage in mind, as this is an ever-present concern in this area."

"Please add parking"

"Another concern that comes to mind is public safety after hours the work is completed. The sidewalks must be kept clear, accessible for all pedestrians. As well as jobsite security these typical projects bring in transient people to the neighborhood, in turn causing a lot of theft."

"14th Ave NW is routinely used as an alternate route for people trying to avoid traffic on 15th Ave NW. Some traffic calming measures (speed bumps, chicanes) on 14th would be great -but I know this is likely not in scope."

"Parking should be provided but not at the expense of walkers in the area"

"The new park removed at least 60 on street parking spaces in a neighborhood filled with apartment houses. To build an 18 unit project with no off street parking will only exacerbate what is already a problem. This cannot help but degrade the quality of life in the neighborhood."

"You need to add parking to be family friendly and accessible. People will bring their cars and end up parking blocks away - this is lousy for everyone. I'm also concerned the building will be cheaply made and expensive to maintain like so many of the new townhomes in the area."

"Limited parking in the neighborhood already"

"There is already no parking in this neighborhood it is very shortsighted and disrespectful of the neighborhood to offer zero parking for your residents. It will definitely negatively impact the situation for everyone."

"Don't wreck the neighborhood"

"Parking is already stressed and for a builder to come and build without considering parking is a bit annoying. It's not required, but will have an impact and I would fight the project."

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

"We have lived on the same block as your project for 5 years and have seen the neighborhood change in a rapid and exciting way! Currently, we have two construction projects next door to us and the noise is inherently disruptive as we work from home. Street parking is already saturated - we and our neighbors are prepared to protest outside your development if you do not include parking for your future residents on the lot. We appreciate you offering this survey and hope that it is backed by authentic consideration and action. Please consider the entire community when it comes to your profits. Thank you."

"Provide parking. There is already an issue with lack of parking. Not providing parking will only exacerbate the problem."

"Please make the building pet friendly and offer up larger units for families"

2. High-Impact Outreach: The comment box provided on the project website received **1** comment.

"I cannot imagine that anyone other than a thoughtless developer and/or the city's zoning czars would champion 18 additional housing units without off street parking in a neighborhood that recently lost 60 on street parking spaces. Density is fine but not at the expense of quality of life. Where are these apartment dwellers supposed to park? And don't tell me they'll be taking transit; that's a fool's dream."

Community Outreach Poster



This flyer is to inform you of a
PROJECT UNDER DESIGN REVIEW in your area.

Project Name
Parkview Green Apartments

Project address
6102 14th Ave NW, Seattle, WA 98107

SDCI record number
3040345-EG

Project Contact
Emily Terzic at CONE Architecture,
parkviewgreen@cone-arch.com
(206) 693-3133

About the project

SP Family Investments LLC and Cone Architecture are partnering on a development at the corner of 6102 14th Ave NW, Seattle, WA. The new development will be a four-story apartment project with around sixteen residential units. No parking is provided. Planning has just begun, and construction could start as early as Spring 2024.

Share your thoughts

We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY
www.surveymonkey.com/r/Y5C6M9H
Go to link or scan code. Available from
January 20th - February 10th, 2023
PROJECT WEBSITE
www.cone-outreach.com/parkviewgreen

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

Additional Information

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

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Community Outreach Poster Distribution:



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SDCI Record Number: 3040345-EG
Project Address: 6102 14th Ave NW, Seattle, WA 98107

Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 1	NW 58TH ST & 14TH AVE NW	0.16 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 2	NW 59TH ST & 14TH AVE NW	0.10 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 3	NW 61ST ST & 14TH AVE NW	0.01 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 4	NW 62ND ST & 14TH AVE NW	0.09 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 5	NW 63RD ST & 14TH AVE NW	0.04 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 6	NW 62ND ST & 15TH AVE NW	0.14 Miles	YES



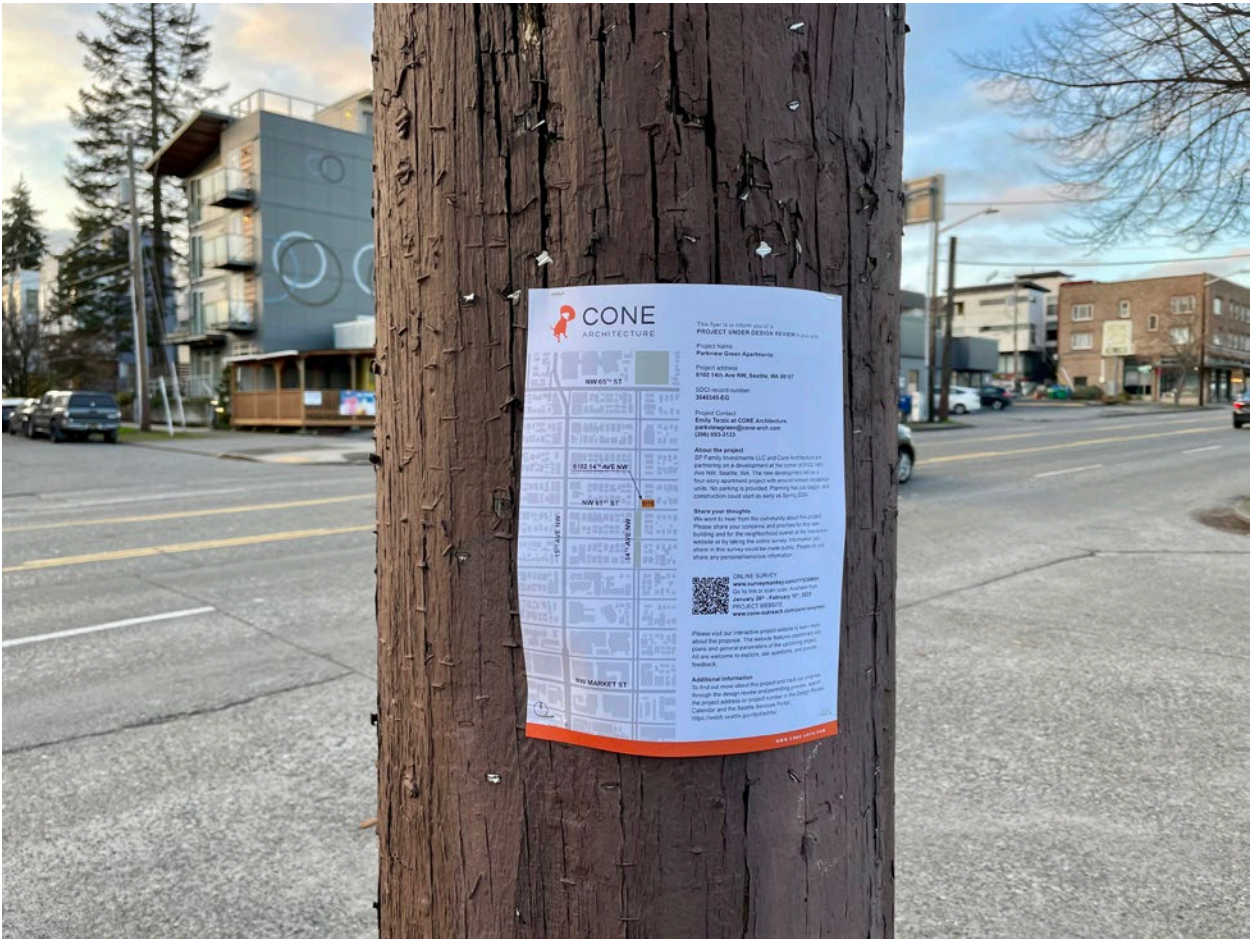
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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 7	NW 61ST ST & 14TH AVE NW	0.13 Miles	YES



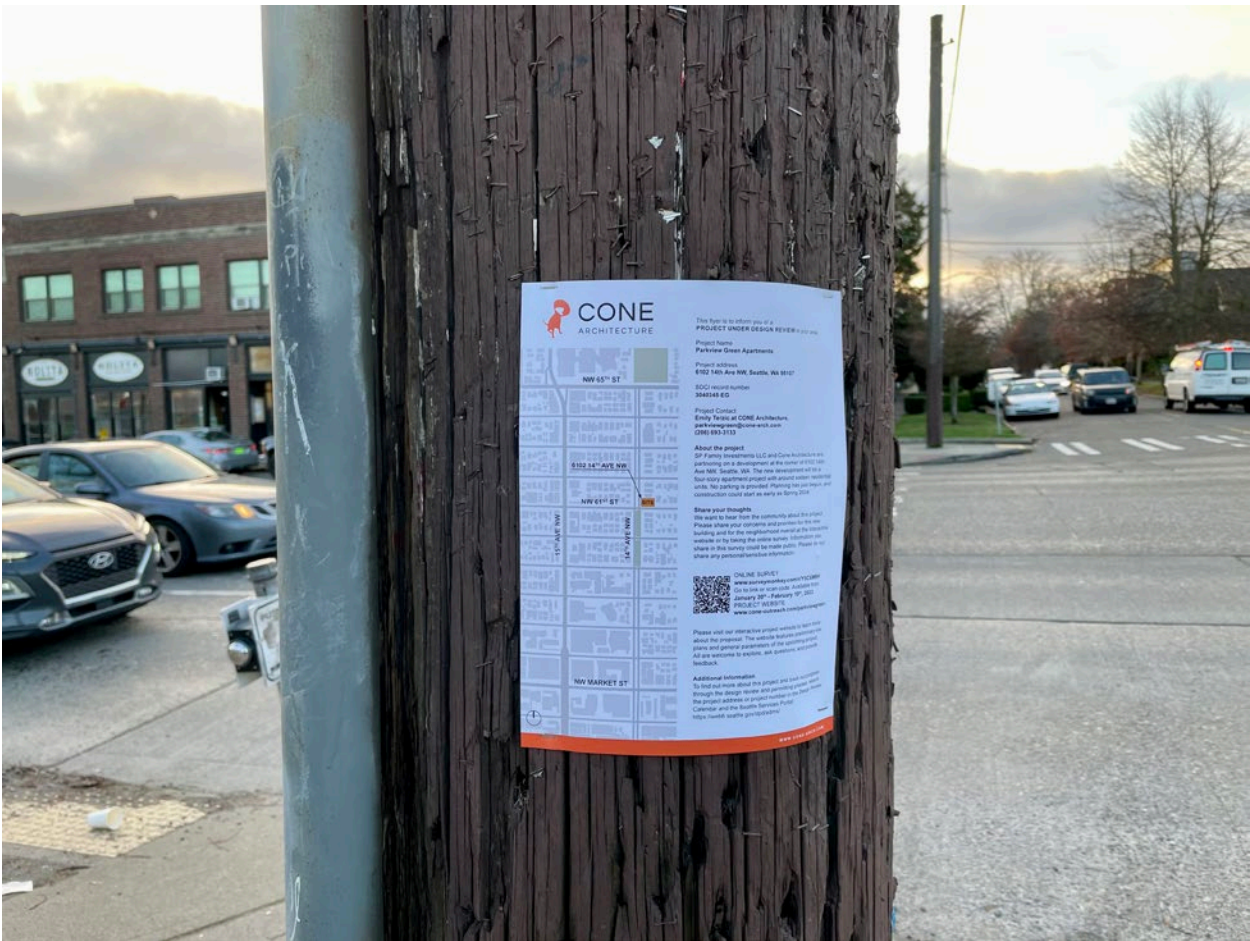
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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 8	NW 60TH ST & 15TH AVE NW	0.14 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 9	NW 60TH ST & 11TH AVE NW	0.11 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 10	NW 61ST ST & 11TH AVE NW	0.09 Miles	YES



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Community Outreach Poster Distribution:

DATE	LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
1/19/23	Light / Telephone Pole 11	NW 61ST ST & 9TH AVE NW	0.21 Miles	YES



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Early Community Outreach Documentation
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SDCI Record Number: 3040345-EG
Project Address: 6102 14th Ave NW, Seattle, WA 98107

Online Survey



Parkview Green Apartments

Project Address: 6102 14th Ave NW, Seattle, WA 98107

About the Project:

SP Family Investments and Cone Architecture are partnering on a development at 6102 14th Ave NW, Seattle, WA in the Ballard neighborhood. The new development will be a 4-story apartment project with 16 units ranging in size. The site falls within the Ballard Urban Village allowing no parking to be required.

Share your Thoughts:

We want to hear from the community about the 14th Ave NW Apartment project. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the online survey or by visiting the website:

www.cone-outreach.com/parkviewgreen

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Additional Information:

You can track our progress through the permitting process. Search the project address "6102 14th Ave NW" or project number "3040345-EG" in the Design Review Calendar and the Seattle Services Portal:
<https://web6.seattle.gov/dpd/edms/>

Take an Online Survey:

Use this online survey to provide feedback. This survey will be available through 02/10/2023.

Parkview Green Apartment Map



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Early Community Outreach Documentation
Parkview Green Community Outreach

SDCI Record Number: 3040345-EG
Project Address: 6102 14th Ave NW, Seattle, WA 98107

Online Survey

① What is your connection to this project (Select all that apply)

- | | |
|---|---|
| <input type="checkbox"/> I live very close to the project | <input type="checkbox"/> I visit the area often for work or leisure |
| <input type="checkbox"/> I live in the general area | <input type="checkbox"/> I don't have a direct connection, but I care about growth and development in Seattle |
| <input type="checkbox"/> I own a business nearby | |
| <input type="checkbox"/> Other (please specify) | |

② What is most important to you about a new building on this property? (Select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> That it is nice looking | <input type="checkbox"/> That it is designed to be family-friendly |
| <input type="checkbox"/> That it looks unique and interesting | <input type="checkbox"/> That it is designed with environmental sustainability in mind |
| <input type="checkbox"/> That it is affordable for residents and/or businesses | |
| <input type="checkbox"/> Other (please specify) | |

③ What concerns do you have about this project? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Construction noise/impacts | <input type="checkbox"/> That it may feel out of scale with other buildings nearby |
| <input type="checkbox"/> That I will not like the way it looks | <input type="checkbox"/> That it will make driving and parking in the neighborhood more difficult |
| <input type="checkbox"/> That it will not be affordable | <input type="checkbox"/> I don't have any specific concerns |
| <input type="checkbox"/> Other (please specify) | |

④ Is there anything specific about this property or neighborhood that would be important for us to know?

Do you have any additional project-related thoughts or ideas to share?

Contact:
Emily Terzic
parkviewgreen@cone-arch.com
206-693-3133

Submit ▶

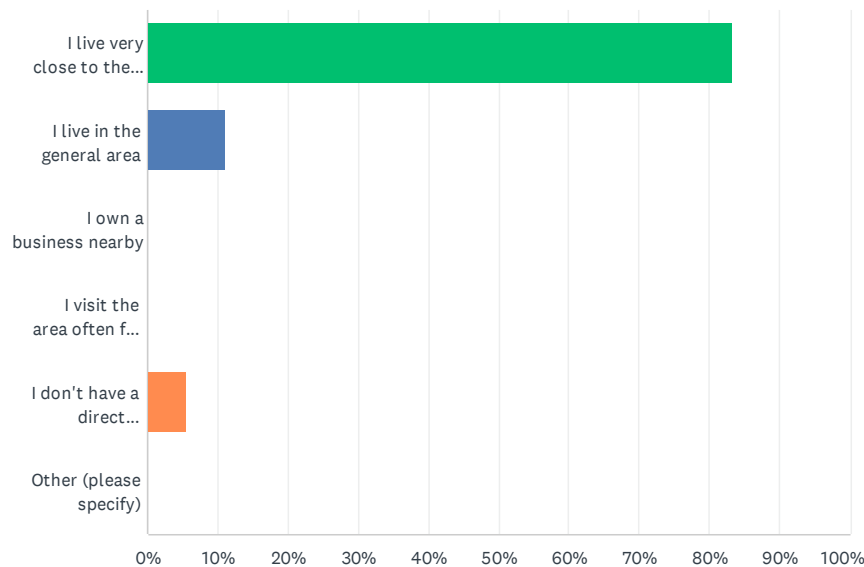
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Q1 What is your connection to this project (Select all that apply)

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live very close to the project	83.33%	15
I live in the general area	11.11%	2
I own a business nearby	0.00%	0
I visit the area often for work or leisure	0.00%	0
I don't have a direct connection, but I care about growth and development in Seattle	5.56%	1
Other (please specify)	0.00%	0
Total Respondents: 18		

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

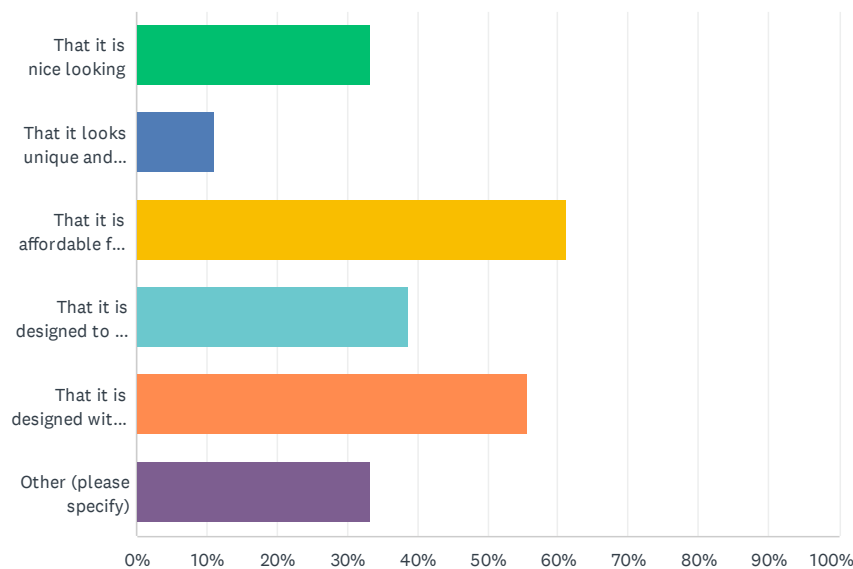
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Q2 What is most important to you about a new building on this property?
 (Select all that apply)

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
That it is nice looking	33.33%	6
That it looks unique and interesting	11.11%	2
That it is affordable for residents and/or businesses	61.11%	11
That it is designed to be family-friendly	38.89%	7
That it is designed with environmental sustainability in mind	55.56%	10
Other (please specify)	33.33%	6
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	"Nice looking" as in decently detailed and please no Hardie board	1/28/2023 3:07 PM
2	That it recognize that on street parking is already problematic in the area.	1/25/2023 7:14 PM
3	Parking!	1/22/2023 7:59 PM
4	That is provides parking	1/22/2023 3:15 PM
5	Do not build here without providing your future residents parking on your lot.	1/20/2023 6:46 PM
6	That it has parking.	1/20/2023 1:25 AM

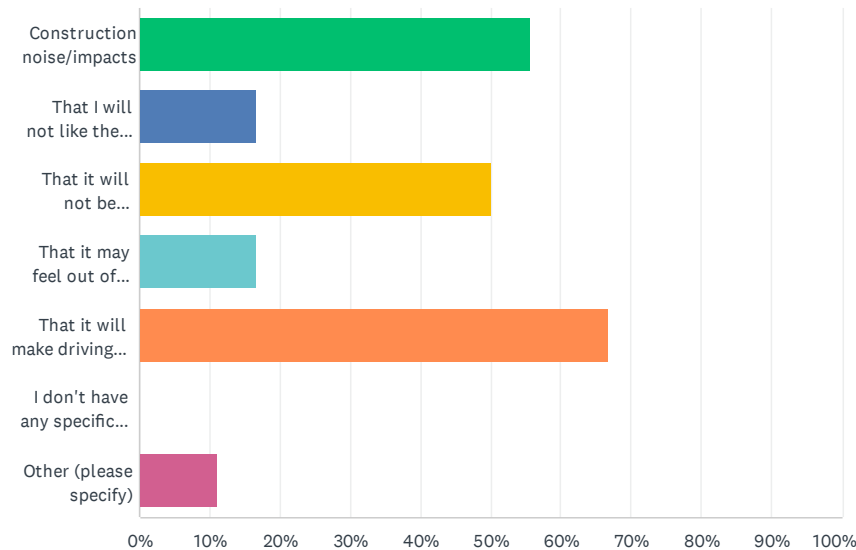
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Project Address: 6102 14th Ave NW, Seattle, WA 98107

Q3 What concerns do you have about this project? (Select all that apply)

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
Construction noise/impacts	55.56%	10
That I will not like the way it looks	16.67%	3
That it will not be affordable	50.00%	9
That it may feel out of scale with other buildings nearby	16.67%	3
That it will make driving and parking in the neighborhood more difficult	66.67%	12
I don't have any specific concerns	0.00%	0
Other (please specify)	11.11%	2
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	That it will have a small strip of planting that becomes a mud pit in Seattle rain.	2/5/2023 8:33 PM
2	Safety. A lot of the contractors that I see working in this neighborhood are working on safely. It is quite a cause for concern. I haven't notified labor and industries for any safety and health violations to date but if unsafe work continues, for example, workers not wearing fall protection, and impalement protection, not guarded. Notifications will be going to the state.	1/31/2023 6:32 PM

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Q4 Is there anything specific about this property or neighborhood that would be important for us to know?

Answered: 15 Skipped: 3

#	RESPONSES	DATE
1	It's at a crucial crossroads for drainage in the area and the rain garden currently built there helps the streets tremendously in the heavy rain months, helping to keep them clear of mud and debris. Anything built there should keep drainage in mind, as this is an ever-present concern in this area.	2/5/2023 8:33 PM
2	Please add parking	2/2/2023 6:34 PM
3	Another concern that comes to mind is public safety after hours the work is completed. The sidewalks must be kept clear, accessible for all pedestrians. As well as jobsite security these typical projects bring in transient people to the neighborhood, in turn causing a lot of theft.	1/31/2023 6:32 PM
4	14th Ave NW is routinely used as an alternate route for people trying to avoid traffic on 15th Ave NW. Some traffic calming measures (speed bumps, chicanes) on 14th would be great - but I know this is likely not in scope.	1/28/2023 3:07 PM
5	Parking should be provided but not at the expense of walkers in the area	1/26/2023 5:17 PM
6	The new park removed at least 60 on street parking spaces in a neighborhood filled with apartment houses. To build an 18 unit project with no off street parking will only exacerbate what is already a problem. This cannot help but degrade the quality of life in the neighborhood.	1/25/2023 7:14 PM
7	You need to add parking to be family friendly and accessible. People will bring their cars and end up parking blocks away - this is lousy for everyone. I'm also concerned the building will be cheaply made and expensive to maintain like so many of the new townhomes in the area.	1/24/2023 11:18 PM
8	Limited parking in the neighborhood already	1/22/2023 7:59 PM
9	There is already no parking in this neighborhood it is very shortsighted and disrespectful of the neighborhood to offer zero parking for your residents. It will definitely negatively impact the situation for everyone.	1/22/2023 5:08 PM
10	Don't wreck the neighborhood	1/22/2023 3:15 PM
11	The lack of parking is of significant concern. This seems shortsighted and detrimental to the residents already living in the neighborhood.	1/21/2023 7:40 PM
12	Parking is already stressed and for a builder to come and build without considering parking is a bit annoying. It's not required, but will have an impact and I would fight the project.	1/20/2023 6:53 PM
13	We have lived on the same block as your project for 5 years and have seen the neighborhood change in a rapid and exciting way! Currently, we have two construction projects next door to us and the noise is inherently disruptive as we work from home. Street parking is already saturated - we and our neighbors are prepared to protest outside your development if you do not include parking for your future residents on the lot. We appreciate you offering this survey and hope that it is backed by authentic consideration and action. Please consider the entire community when it comes to your profits. Thank you.	1/20/2023 6:46 PM
14	Provide parking. There is already an issue with lack of parking. Not providing parking will only exacerbate the problem.	1/20/2023 1:25 AM
15	Please make the building pet friendly and offer up larger units for families	1/19/2023 8:25 PM

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Community Outreach Website

CONE

ARCHITECTURE

Parkview Green Apartments
6102 NW 14th Ave
Seattle, WA 98107

Early Outreach for Design Review

About the project

SP Family Investments LLC and Cone Architecture are partnering on a development at the corner of 6102 14th Ave NW, Seattle, WA. The new development will be a four-story apartment project with around sixteen residential units. No parking is provided. Planning has just begun, and construction could start as early as Spring 2024.

ADDRESS: 6102 14th Ave NW
SDCI RECORD NUMBER: 3040345-EG
APPLICANT: **CONE Architecture**
CONTACT: **Emily Terzic**
parkviewgreen@cone-arch.com
(206) 693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public.
Please do not share any personal/sensitive information.

This survey link will be available through 02/10/23.

Take Survey

Additional information

You can track our progress through the permitting process.
Search the project address "6102 14th Ave NW" or project number "3040345-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's web page](#).

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

Email or phone

Tell us more

Submit

CONE ARCHITECTURE