

901 LENORA ST PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #TBD

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Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

FEBRUARY 2023

901 Lenora St Project

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

Project Address:	901 Lenora St, Seattle WA 98121
Brief Description:	This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.
Contact:	Natalie Quick
Applicant:	TC Northwest Development Inc
Contact Information:	901LenoraStProject@earlyDRoutreach.com
Type of Building:	Mixed-Use Residential
Neighborhood:	Denny Triangle
Equity Area:	Yes

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 including QR links to website and survey were translated into Chinese and Spanish were mailed to 1,927 residences and businesses and shared with 10 neighborhood community groups and 25 ethnic media outlets. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* January 10, 2023

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 with translations into Chinese and Spanish and commenting function included on the main landing page. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- *Date completed:* January 10, 2023

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 with translations into Chinese and Spanish and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* January 10, 2023

What We Heard From the Community

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-Related Comments

- **Design.** When asked what is most important about the design of a new building on the property, 53 percent of respondents said interesting/unique design; 53 percent said environmentally friendly features; 42 percent said attractive materials; 42 percent said relationship to neighborhood character; and 37 percent said parking. Respondents encouraged attractive, functional, beautiful, thoughtful design that suits the neighborhood character, blends-in/adds to the community and is appealing to retailers/restaurants.
- **Exterior.** When asked about the most important consideration for the exterior space on the property, 70 percent of respondents said lighting/safety features; 53 percent said landscaping; 20 percent said seating options/places to congregate; and 5 percent said bike parking. Several respondents encouraged keeping the neighborhood pedestrian-friendly and activating the public realm through garden benches/places for people to sit/congregate, a small park, landscaping, green space and amenities.
- **Height & Scale.** Several respondents encouraged limiting the building height to 10-11 stories as the project description has changed since the initial outreach. Others encouraged having open spaces to preserve natural light, air and views for established residential communities; and honoring set-backs from the street to have the sky for everyone and keep it from feeling claustrophobic. One respondent inquired whether there are impacts to air rights over Lenora.
- **Sustainability.** A few respondents encouraged sustainable design and environmentally friendly building methods.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 78 percent said new places for coffee/breakfast; 73 percent said restaurants/bars; and 23 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 63 percent said thoughtful design that is open/welcoming; 55 percent said great people/service; 43 percent said local businesses/small businesses; 43 percent said a sense of openness/natural light; 35 percent said calm, restful places to reflect/relax; 30 percent said bustling, exciting energy; and 15 percent said color/material used in design. Numerous respondents encouraged good quality retail such as grocery stores, coffee shops, restaurants, bars, shopping or deli/comfort food. Additional respondents encouraged infrastructure to support an increase in population and noted there is a need for more foot traffic/economic diversity in the area to create more community. Respondents expressed support for retail working to blend into the community, energizing/activating the public realm, and adding to the community fabric with more thoughtful, active businesses at the street level. One respondent noted there is enough empty retail in the area and suggested doing something else with the ground floor.
- **Parking & Traffic.** Several respondents encouraged providing adequate parking spaces for tenants/visitors while others encouraged having as little parking as possible and prioritizing people over cars. Some expressed concern about mitigating vehicle congestion/not adding to traffic problems. One inquired how the team will address curbside parking for package delivery vendors.
- **Impacts.** Several respondents expressed concern about construction noise/road closures and encouraged the project team to honor City of Seattle rules/noise limits/hours of operation and communicate with established neighbors on impacts. A few encouraged being a good neighbor/improving the neighborhood, not being disruptive to current residents and being respectful of those living in the area. One respondent suggested newcomers should be burdened with improving the area and another suggested the developer should compensate anyone living within one block of the development.
- **Safety & Security.** Several respondents encouraged keeping 'eyes on the street,' focusing on improved safety/security, and not creating places that are friendly to encampments.
- **Affordability.** Several respondents encouraged providing affordable units for people to rent or buy.
- **Location & Demand.** One respondent encouraged keeping the South Lake Union/Denny Triangle community growing in a positive, clean, vibrant, colorful and safe direction and others encouraged preserving open spaces, parks and a sense of community as it is a close-knit community with many having lived there more than a decade. One respondent noted the location is right next to a college/elementary school, and another suggested they'd like to see new buildings bringing life/energy back after the pandemic. One respondent expressed concern that a non-profit school helping struggling children in the neighborhood will be removed, and suggested it's needed more. One respondent suggested that there are too many new buildings going up within a few blocks.
- **Interior.** A few respondents encouraged offering diverse amenities with larger units.
- **Team.** One respondent encouraged having a reputable contractor and build team.
- **Tenants.** One respondent encouraged having good quality tenants.

Miscellaneous Comments

- **Oppose.** A few respondents noted that they do not want the building to be constructed.
- **Support.** A few respondents noted that they are excited for more housing and encouraged the project team to build. One respondent expressed support for high housing density making the neighborhood healthier for residents/planet.

901 Lenora St 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	1/7/23	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	1/10/23	Poster translated into Chinese and Spanish, with QR links to website and survey, and mailed to 1,927 residences and businesses and shared with 10 neighborhood community groups and 25 ethnic media outlets. 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.	1/10/23	Project website established and publicized via poster with translations into Chinese and Spanish and commenting function on the main landing page. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Online survey	1/10/23	Online survey established with translations into Chinese and Spanish 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 	1/10/23	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	1/10/23	Survey and project website established. Checked for comments

		<ul style="list-style-type: none"> • Include a brief summary of the proposal • 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 		daily. Website content and survey results featured in Appendix A.
VI.A.1.	Outreach Documentation	Summary	2/6/23	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	2/6/23	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1,927 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	2/6/23	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

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

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DON Blog Post Request - 901 Lenora St Project Updated



DON_DREarlyOutreach
<DREarlyOutreach@seattle.gov>



To: 901 Lenore St Project +1 other

Mon 1/9/2023 3:28 PM

Hello,

The project has been updated and posted on the [Early Outreach for Design Review Projects Blog](#).

Thank you,

Nelson Pesigan

Strategic Advisor

Community Assets Division

Office: 206.684.0209

Cell: 206.276.3613

Fax: 206.233.5142

seattle.gov/neighborhoods



Seattle
Neighborhoods

City of Seattle Design Review Required Outreach Outreach Plan | November 29, 2022

Project Address:	901 Lenora St, Seattle WA 98121
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Contact:	Natalie Quick
Applicant:	TC Northwest Development Inc
Contact Information:	901LenoraStProject@earlyDRoutreach.com
Type of Building:	Mixed-Use Residential
Neighborhood:	Denny Triangle
In Equity Area	Yes

OUTREACH PLAN

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

- Translate all printed and digital copy into the following languages: Chinese and Spanish
- **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.

 - Include QR links to both website and survey on printed materials, in all languages outlined above.
 - A direct mailer will be sent to all community groups and organizations in the Denny Triangle neighborhood snapshot.
 - A direct mailer will be sent to apartments and other multi-family buildings in the 500-ft radius of proposed site.
 - Send a digital copy of your flyer with a cover email to the following lists, businesses, and organizations.
 - Denny Triangle
 - Bell Tower Resident Council
 - Downtown Seattle Association
 - Friends of Historic Belltown
 - Bell Weather Housing
 - Cascade Neighborhood Council
 - Compass Housing Alliance
 - Discover South Lake Union
 - Low Income Housing Institute
 - South Lake Union Community Council
 - Seattle Advisory Council
 - Ethnic Media Outlet List:
 - *Actitud Latina*
 - *Conexion Contigo*
 - *Eco Logica Magazine*
 - *El Mundo*
 - *El Rey KKMO 1360Am*
 - *Community Radio KBCS 91.3FM*
 - *KVRU-LP, KVRU 15.7FM*

- *Multicultural Radio Broadcasting KXPA 1540AM*
- *Rainier Avenue Radio*
- *The Voice*
- *Converge Media*
- *The Facts*
- *The Seattle Medium*
- *The Skanner*
- *Z-Twins Radio KRIZ 1420M, KYIZ 1620AM, KBMS 1480AM*
- *Crossings TV*
- *International Examiner*
- *Northwest Asian Weekly*
- *China Daily*
- *Chinese Radio KKNW 1150AM*
- *Epoch Times*
- *Seattle Chinese News Media Group*
- *Seattle Chinese Post*
- *Seattle Chinese Times*
- *US Chinese Radio KXPA 1540AM*

- **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.

- The “interactive” website will include commenting function such as a text box for comments on the main landing page.
- Links to survey translation will be in language and easy to find at top of page and navigate.

- **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.

- All basic information required on the printed matter will also be included on both the website and near the top of the survey stie.
- Links to the survey translations are in language will be easy to find at top of survey page.

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Opportunity to Provide Online Input on the 901 Lenora St Project

ABOUT THE PROJECT

This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.

What: Let us know what you think! Visit our website at www.901LenoraStProject.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 901LenoraStProject@earlyDRoutreach.com



SCAN CODE TO
VIEW WEBSITE



SCAN CODE TO
TAKE SURVEY



ADDITIONAL PROJECT DETAILS

Project Address:
901 Lenora St, Seattle, WA 98121

Contact:
Natalie Quick

Applicant:
TC Northwest Development, Inc.

Additional Project Information on Seattle Services Portal via the Project Address:
901 Lenora St

Project Email:
901LenoraStProject@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.

在网上提供有关 901 Lenora St 项目意见的机会

关于本项目

本项目建议新建一座有16层和约230个单元的多户住宅楼。地面商业和便利设施空间将面向Lenora Street。将提供地下停车场。

关于: 让我们知道您的想法! 要了解更多关于此新项目的资料, 包括团队提出的展望和发展, 请浏览我们的网站 www.901LenoraStProject.com。

调查: 参与我们的网上调查, 以分享您对本项目地点和组件的想法。(调查位于本项目网站上。)

意见: 通过我们的意见表或发送电子邮件到 901LenoraStProject@earlyDRoutreach.com 以提供更多意见。



扫描这里查看网站



扫描这里参与调查



西雅图市需要 901 LENORA ST 项目进行推广

项目的其他详细信息

项目地址:
901 Lenora St, Seattle, WA 98121

联系人:
Natalie Quick

申请人:
TC Northwest Development, Inc.

通过项目地址在西雅图服务网站上有更多关于该项目的资料:
901 Lenora St

项目电子邮件地址:
901LenoraStProject@earlyDRoutreach.com

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

在“设计审查”之前, 这项工作西雅图市要求的推广流程的一部分。

Oportunidad para aportar información en línea sobre el Proyecto 901 Lenora St

SOBRE EL PROYECTO

Este proyecto propone una nueva construcción de un edificio multifamiliar de 16 pisos, con aproximadamente 230 unidades, con espacios comerciales y de servicios a nivel de planta baja que estarán frente a la Lenora Street. Se proporcionará estacionamiento subterráneo.

Qué: Déjenos saber lo que piensa. Visite nuestra página Web www.901LenoraStProject.com para informarse más sobre este nuevo proyecto, incluyendo el enfoque y la visión propuestos por el equipo.

Encuesta: Complete nuestra encuesta en línea y comparta sus opiniones sobre el lugar del proyecto y sus componentes (La encuesta se encuentra en la página Web del proyecto)

Comentarios: Provea comentarios adicionales a través del formulario de comentarios o por email al 901LenoraStProject@earlyDRoutreach.com.



ESCANEE EL
CÓDIGO PARA VER
LA PÁGINA WEB



ESCANEE EL CÓDIGO
PARA COMPLETAR
LA ENCUESTA



DETALLES ADICIONALES DEL PROYECTO

Dirección de Proyecto:
901 Lenora St, Seattle, WA 98121

Contacto:
Natalie Quick

Solicitante:
TC Northwest Development, Inc.

Información adicional sobre el Proyecto en el Portal de los Servicios de Seattle bajo la dirección del proyecto:
901 Lenora St

Correo electrónico del Proyecto:
901LenoraStProject@earlyDRoutreach.com

Note que los correos electrónicos son contestados en los siguientes 2-3 días laborales y conformes a las leyes de divulgación pública de la Ciudad de Seattle.

Este esfuerzo es parte de los requisitos del proceso de divulgación de la Ciudad de Seattle como anticipo de la Revisión del Diseño.

Direct Mailing: 901 Lenora St Project

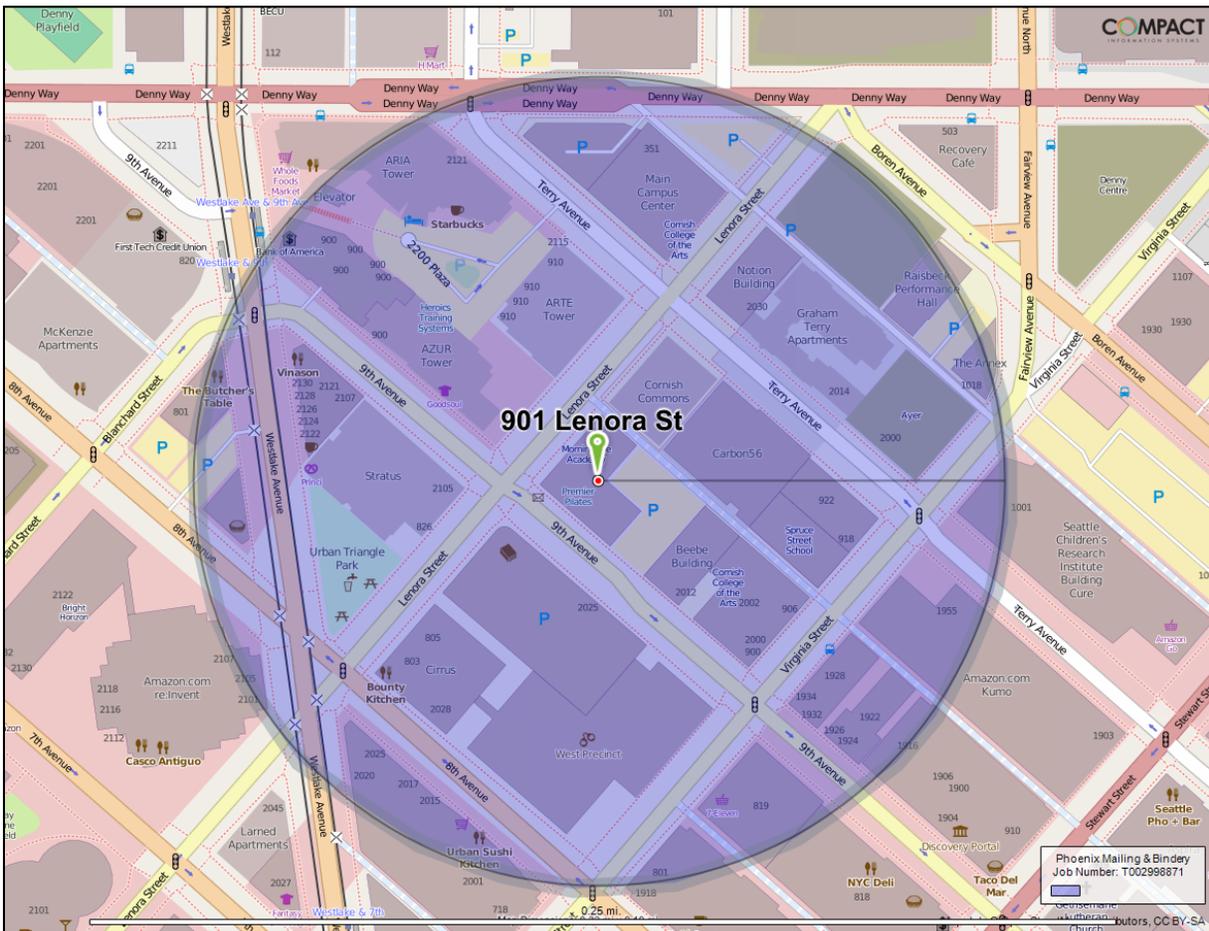
Poster Mailing Details

DISTRIBUTION DATE: January 10, 2023

Project Address: 901 Lenora St, Seattle WA 98121
Brief Description: This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.
Contact: Natalie Quick
Applicant: TC Northwest Development Inc
Contact Information: 901LenoraStProject@earlyDRoutreach.com
Type of Building: Mixed-Use Residential
Neighborhood: Denny Triangle
Equity Area: Yes

The project flyer was shared with **1,927 businesses and residents** within a **500-foot radius** of the project addresses of 901 Lenora St. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa Sakura Kidwell <lisakidwell@preciselywrite.biz>

Quote: (1927 count - 901 Lenora St-2 Project)

Mike Moazez <Mikem@mmpunions.com>

Tue, Dec 13, 2022 at 9:29 AM

To: Lisa Sakura Kidwell <lisakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunions.com>

Cc: Melissa Bush <melissaabush@icloud.com>, Traci Paulk <traci@paulkcreative.com>

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer **3-pages**
Paper: 28# Laser Text
Versions: 1
Inks - Colors: 4cp / 4cp
Flat Size: 8.5 x 11.0
Bindery: "Z" Fold, **nested**
Finished Size: 8.5 x 3.75

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

Mailing Services: Stuff, Seal, apply postage, Mail

Price: 1927=~~\$3698.75~~ + Tax + postage = **\$5228.52**

Postage: 1927=\$1156.20

Please allow 2-4 business days to produce

Thank you,

Mike Moazez

MAILING CONFIRMATION

Confirmation (1,927 count - 901 Lenora St Project) Flyers



o Mike Moarez <Mikem@mmpunio...>

Tuesday, January 10, 2023 at 4:48 PM

To: o Lisa-Sakura Kidwell; o Minuteman Press Seattle; +3 more v

The mailer for **901 Lenora St Project**, was dropped (mailed out) to USPS today.

Thank you,

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

Community Group Notification: 901 Lenora St Project

Poster E-Mailing Details
E-MAILING DATE: January 7th, 2022

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 901 Lenora St project was sent along with a copy of the project flyer to 10 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" and 25 ethnic media outlets on 1/7/23, including:

- Denny Triangle
 - Bell Tower Resident Council
 - Downtown Seattle Association
 - Friends of Historic Belltown
 - Bell Weather Housing
 - Cascade Neighborhood Council
 - Compass Housing Alliance
 - Discover South Lake Union
 - Low Income Housing Institute
 - South Lake Union Community Council
 - Seattle Advisory Council
- Ethnic Media Outlet List:
 - *Actitud Latina*
 - *Conexion Contigo*
 - *Eco Logica Magazine*
 - *El Mundo*
 - *El Rey KKMO 1360Am*
 - *Community Radio KBCS 91.3FM*
 - *KVRU-LP, KVRU 15.7FM*
 - *Multicultural Radio Broadcasting KXPA 1540AM*
 - *Rainier Avenue Radio*
 - *The Voice*
 - *Converge Media*
 - *The Facts*
 - *The Seattle Medium*
 - *The Skanner*
 - *Z-Twins Radio KRIZ 1420M, KYIZ 1620AM, KBMS 1480AM*
 - *Crossings TV*
 - *International Examiner*
 - *Northwest Asian Weekly*
 - *China Daily*
 - *Chinese Radio KKNW 1150AM*
 - *Epoch Times*
 - *Seattle Chinese News Media Group*
 - *Seattle Chinese Post*
 - *Seattle Chinese Times*
 - *US Chinese Radio KXPA 1540AM*

COMMUNITY GROUP NOTIFICATION EMAIL



901 Lenore St Project

Bcc: karina@oyepro.com; amigosdeseattleradio@gmail.com; zamora@lupitaconsulting.com; martha@elmondous.com; gustavo@elmondous.com +53 others



Sat 1/7/2023 10:13 AM



3 attachments (3 MB) Download all

Hello-

We are writing to share the attached flyer with more information regarding a proposed development project in your neighborhood.

For more information you can visit our project website or take our project survey at www.901LenoraStProject.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 901 Lenora St Project Team

901 Lenora St Project

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Project Website: 901 Lenora St Project | WEBSITE TEXT

Website: www.901LenoraStProject.com

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Contact: Natalie Quick
Applicant: TC Northwest Development Inc
Contact Information: 901LenoraStProject@earlyDRoutreach.com
Type of Building: Mixed-Use Residential
Neighborhood: Denny Triangle
Equity Area: Yes

HOME PAGE

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

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

BUTTONS: Chinese Translation [点击这里查看翻译成中文的信息](#)
Spanish Translation Traducción Española

This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.

IMAGES: Project Site

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

LINK: Survey- [901 Lenora St Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 901 Lenora St 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.

901LenoraStProject@earlyDRoutreach.com

Name *

First Name Last Name
Email *

Message *

FORM:

TEXT: The flyer 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.

901LenoraStProject@earlyDRoutreach.com

LINKS: Email- 901LenoraStProject@earlyDRoutreach.com

BUTTON: LEARN MORE

TEXT: 901 Lenora St Project

[Project Team](#)
TC Northwest Development Inc

[Project Vision](#)
This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.

[Zoning](#)

[Site Plan](#)

IMAGES: Zoning
Site Plan

LINK: none

PAGE URL: www.901LenoraStProject.com/project-overview

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

[点击这里查看翻译成中文的信息](#)

[Traducción Española](#)

901 Lenora St, Seattle

This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.

[Project Overview](#)



Survey.

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

[901 Lenora St Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 901 Lenora St 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.

901LenoraStProject@earlyDRoutreach.com

Name *

First Name

Last Name

Email *

Message *

Send

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

Opportunity to Provide Online Input on the 901 Lenora St Project

ABOUT THE PROJECT

This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.

What: Let us know what you think! Visit our website at www.901LenoraStProject.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 901LenoraStProject@earlyDRoutreach.com



SCAN CODE TO VIEW WEBSITE



SCAN CODE TO TAKE SURVEY



ADDITIONAL PROJECT DETAILS

Project Address:
901 Lenora St, Seattle, WA 98121

Contact:
Natalie Quick

Applicant:
TC Northwest Development, Inc.

Additional Project Information on Seattle Services Portal via the Project Address:
901 Lenora St

Project Email:
901LenoraStProject@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.

901LenoraStProject@earlyDRoutreach.com

901 Lenora St, Seattle WA 98121

901 Lenora St Project

WEBSITE ANALYTICS

Traffic

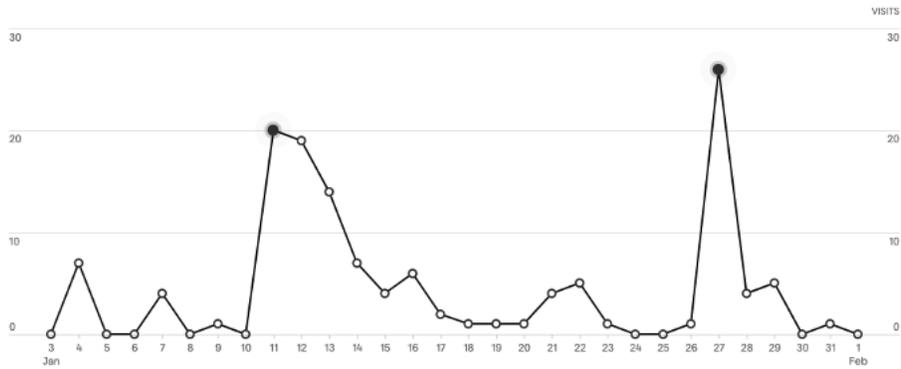
Last 30 Days ▼ \$ USD

VISITS 134 +1,814% mo/mo	BOUNCE RATE 56.35% -30% mo/mo	UNIQUE VISITORS 124 +1,967% mo/mo	PAGEVIEWS 198 +2,729% mo/mo
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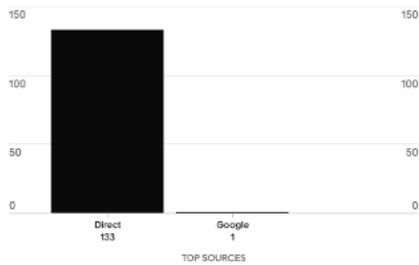
Visits

Jan 3-Feb 1, 2023 • 134 Total +1,814% mo/mo

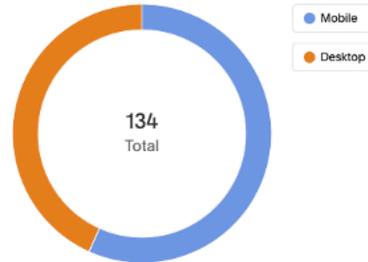
Daily ▼



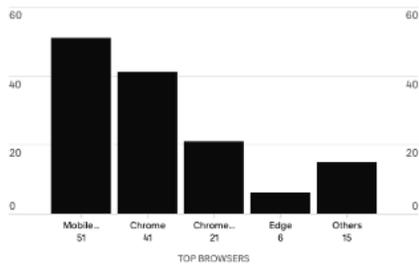
Top Sources by Visits



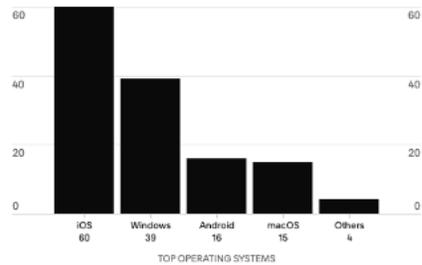
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



901 Lenora St 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: 901 Lenora St Project

Comment Summary

Project Address:	901 Lenora St, Seattle WA 98121
Brief Description:	This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided.
Contact:	Natalie Quick
Applicant:	TC Northwest Development Inc
Contact Information:	901LenoraStProject@earlyDRoutreach.com
Type of Building:	Mixed-Use Residential
Neighborhood:	Denny Triangle
Equity Area:	Yes

Comment Total:

- From Survey: 41
- From Email: 3
- From Website: 2

Design-Related Comments

- **Design.** When asked what is most important about the design of a new building on the property, 53 percent of respondents said interesting/unique design; 53 percent said environmentally friendly features; 42 percent said attractive materials; 42 percent said relationship to neighborhood character; and 37 percent said parking. Respondents encouraged attractive, functional, beautiful, thoughtful design that suits the neighborhood character, blends-in/adds to the community and is appealing to retailers/restaurants.
- **Exterior.** When asked about the most important consideration for the exterior space on the property, 70 percent of respondents said lighting/safety features; 53 percent said landscaping; 20 percent said seating options/places to congregate; and 5 percent said bike parking. Several respondents encouraged keeping the neighborhood pedestrian-friendly and activating the public realm through garden benches/places for people to sit/congregate, a small park, landscaping, green space and amenities.
- **Height & Scale.** Several respondents encouraged limiting the building height to 10-11 stories as the project description has changed since the initial outreach. Others encouraged having open spaces to preserve natural light, air and views for established residential communities; and honoring set-backs from the street to have the sky for everyone and keep it from feeling claustrophobic. One respondent inquired whether there are impacts to air rights over Lenora.
- **Sustainability.** A few respondents encouraged sustainable design and environmentally friendly building methods.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 78 percent said new places for coffee/breakfast; 73 percent said restaurants/bars; and 23 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 63 percent said thoughtful design that is open/welcoming; 55 percent said great people/service; 43 percent said local businesses/small businesses; 43 percent said a sense of openness/natural light; 35 percent said calm, restful places to reflect/relax; 30 percent said bustling, exciting energy; and 15 percent said color/material used in design. Numerous respondents encouraged good quality retail such as grocery stores, coffee shops, restaurants, bars, shopping or deli/comfort food. Additional respondents encouraged infrastructure to support an increase in population and noted there is a need for more foot traffic/economic diversity in the area to create more community. Respondents expressed support for retail working to blend

into the community, energizing/activating the public realm, and adding to the community fabric with more thoughtful, active businesses at the street level. One respondent noted there is enough empty retail in the area and suggested doing something else with the ground floor.

- **Parking & Traffic.** Several respondents encouraged providing adequate parking spaces for tenants/visitors while others encouraged having as little parking as possible and prioritizing people over cars. Some expressed concern about mitigating vehicle congestion/not adding to traffic problems. One inquired how the team will address curbside parking for package delivery vendors.
- **Impacts.** Several respondents expressed concern about construction noise/road closures and encouraged the project team to honor City of Seattle rules/noise limits/hours of operation and communicate with established neighbors on impacts. A few encouraged being a good neighbor/improving the neighborhood, not being disruptive to current residents and being respectful of those living in the area. One respondent suggested newcomers should be burdened with improving the area and another suggested the developer should compensate anyone living within one block of the development.
- **Safety & Security.** Several respondents encouraged keeping 'eyes on the street,' focusing on improved safety/security, and not creating places that are friendly to encampments.
- **Affordability.** Several respondents encouraged providing affordable units for people to rent or buy.
- **Location & Demand.** One respondent encouraged keeping the South Lake Union/Denny Triangle community growing in a positive, clean, vibrant, colorful and safe direction and others encouraged preserving open spaces, parks and a sense of community as it is a close-knit community with many having lived there more than a decade. One respondent noted the location is right next to a college/elementary school, and another suggested they'd like to see new buildings bringing life/energy back after the pandemic. One respondent expressed concern that a non-profit school helping struggling children in the neighborhood will be removed, and suggested it's needed more. One respondent suggested that there are too many new buildings going up within a few blocks.
- **Interior.** A few respondents encouraged offering diverse amenities with larger units.
- **Team.** One respondent encouraged having a reputable contractor and build team.
- **Tenants.** One respondent encouraged having good quality tenants.

Miscellaneous Comments

- **Oppose.** A few respondents noted that they do not want the building to be constructed.
- **Support.** A few respondents noted that they are excited for more housing and encouraged the project team to build. One respondent expressed support for high housing density making the neighborhood healthier for residents/planet.

901 Lenora St Project Survey

Thank you for taking the time to complete our survey for the 901 Lenora St project! This project proposes new construction of a 16-story multi-family building with approximately 230 units. Ground-level commercial and amenity spaces will front Lenora Street. Below-grade parking will be provided. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from January 12, 2023 to February 2, 2023, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the [Public Records Act](#). Please do not share any sensitive or personal information within your responses.

1. What is your connection to this development project?

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

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

- Attractive Materials
- Interesting & Unique Design
- Environmentally-Friendly Features
- Relationship to Neighborhood Character
- Parking
- Other _____

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

- Landscaping
- Lighting & Safety Features
- Seating Options & Places to Congregate
- Bike Parking

___ Other _____

4. **What retail components are you most interested in for this location?**

- ___ New Stores for Shopping
- ___ New Places for Coffee or Breakfast
- ___ New Restaurants or Bars
- ___ Other _____

5. **When visiting a building, office, restaurant or retailer, what most inspires you to return?**

- ___ Great people and service
- ___ Local businesses / Small businesses
- ___ Thoughtful design that is open and welcoming
- ___ Bustling, exciting energy
- ___ Calm, restful places to reflect and relax
- ___ A sense of openness and natural light
- ___ Color and materials used in design
- ___ Other _____

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

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

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

9. **Anything else you'd like to add?**

FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up the project address (901 Lenora Street) in the [Seattle Services Portal](#). To learn more about the early outreach for design review process, visit the [Department of Neighborhoods webpage](#).

901 Lenora St 项目调查

感谢您抽出宝贵的时间完成对 901 Lenora St 项目的调查！本项目建议新建一座有 16 层和约 230 个单元的多户住宅楼。地面商业和便利设施空间将面向 Lenora Street。将提供地下停车场。我们希望听到您对我们对本项目的展望和发展的想法。

这调查将于 2023 年 1 月 12 日至 2023 年 2 月 2 日期间开放。期间过后，我们将开始准备设计审核过程和相关许可证申请步骤。请注意，作为西雅图市要求的设计审核推广的一部分，根据《公共记录法》，本调查收集的所有数据均被视为公共信息。因此，请不要在您的回应中分享任何个人或敏感资料。

1. 您与此开发项目有什么联系？

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

2. 对您而言，在此物业上设计新建筑物最重要的是什么？

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

3. 在此物业上的外部空间最重要的考虑因素是什么？

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

4. 您对这个位置的哪些零售商店最感兴趣？

- 新的购物商店

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

5. 当进入建筑物、办公室、餐厅或零售商店时，最能吸引您回来的是什么？

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

6. 在您的社区新建房屋时，您最看重什么？

7. 有什么关于这个社区或物业的重要信息要我们知道吗？

8. 您认为使这座建筑物成功的首要考虑因素是什么？

9. 您还有其他意见吗？

表格提交页面

感谢您分享您的想法！在我们计划建议项目时，您的意见是非常有帮助的。要跟进我们设计审核和相关许可证的申请进度，请在[西雅图服务网站](#)上搜索项目地址(901 Lenora Street)。要了解更多有关早期推广设计审查过程，请游览[社区部门的网页](#)。

Encuesta sobre el Proyecto 901 Lenora St

¡Gracias por tomarse el tiempo para completar nuestra encuesta sobre el Proyecto 901 Lenora St. Este proyecto propone una nueva construcción de un edificio multifamiliar de 16 pisos, con aproximadamente 230 unidades, con espacios comerciales y de servicios a nivel de planta baja que estarán frente a la Lenora Street. Se proporcionará estacionamiento subterráneo. Nos gustaría saber sus ideas y comentarios sobre nuestra visión y enfoque de este Proyecto.

Esta encuesta estará abierta desde 12 de enero de 2023 al 2 de febrero de 2023, después de lo cual comenzaremos a prepararnos para el proceso de revisión del diseño y los otros pasos de permisos. **TENGA EN CUENTA:** como parte de los requisitos de divulgación de la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados dentro de esta encuesta se considerarán información pública de acuerdo con la Ley de Registros Públicos. Por favor, no comparta ninguna información confidencial o personal en sus respuestas.

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

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

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

- Materiales atractivos
- Diseño interesante y único
- Características respetuosas con el medio ambiente
- Relación con el carácter del vecindario
- Estacionamiento
- Otros _____

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

- Paisajismo
- Características de iluminación y seguridad
- Opciones de asientos y lugares para congregarse
- Estacionamiento de bicicletas
- Otros _____

4. ¿Qué unidades de ventas al por menor serían las que más le interesen en este vecindario?

- Nuevas tiendas para ir de compras

- Nuevos lugares para tomar el café o desayunos
- Nuevos restaurantes o bares
- Otros

5. Cuando usted visita un edificio, una oficina, un restaurant o una tienda al detal, ¿qué es lo que más le inspira para volver?

- La amabilidad de la gente y el servicio que se presta
- Tiendas locales/Negocios pequeños
- Un diseño bien pensado, abierto y acogedor
- Energía animada y excitante
- Lugares calmados y relajantes para reflexionar
- Una sensación de luz natural y apertura
- Colores y materiales usados en el diseño
- Otros

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

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

8. ¿Cuáles crees que son las principales consideraciones para que este edificio tenga éxito?

9. ¿Algo más que quiera añadir?

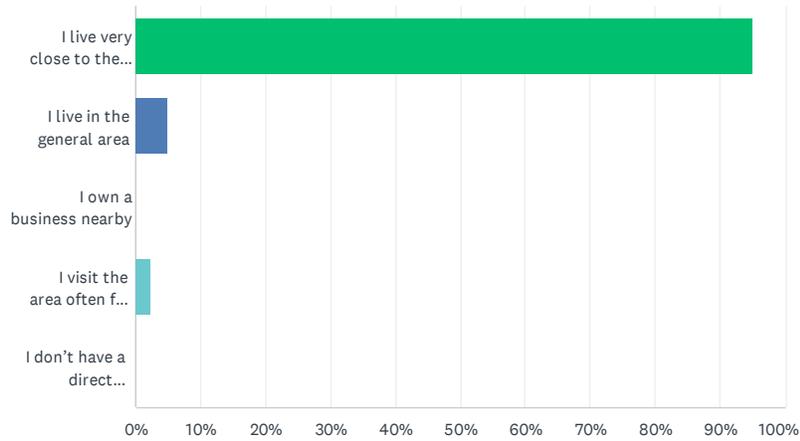
PÁGINA DEL FORMULARIO ENVIADO

¡Gracias por compartir sus ideas! Sus comentarios son muy útiles a medida que planificamos nuestro proyecto propuesto. Para realizar un seguimiento de nuestro progreso a través del proceso de revisión de diseño y permisos, busque la dirección del proyecto (901 Lenora St) en el Portal de Servicios de Seattle. Para obtener más información sobre el alcance temprano para el proceso de revisión del diseño, visite la página web del Departamento de Vecindarios.

901 Lenora St Project Survey

Q1 What is your connection to this development project?

Answered: 41 Skipped: 0



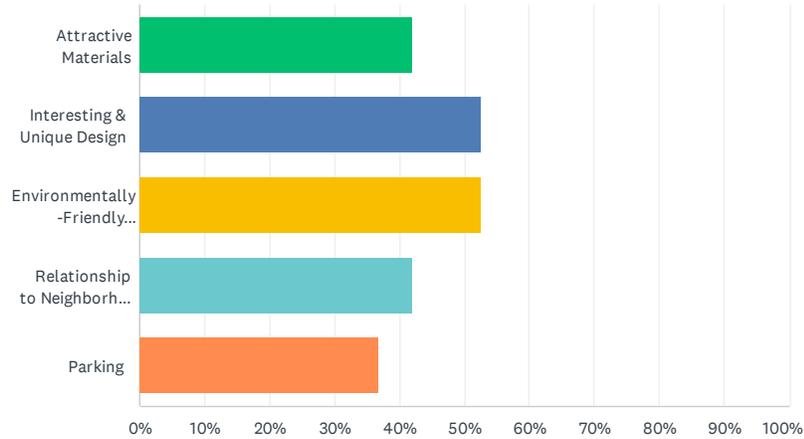
ANSWER CHOICES	RESPONSES	
I live very close to the project	95.12%	39
I live in the general area	4.88%	2
I own a business nearby	0.00%	0
I visit the area often for work or leisure	2.44%	1
I don't have a direct connection, but I care about growth and development in Seattle	0.00%	0
Total Respondents: 41		

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

901 Lenora St Project Survey

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

Answered: 38 Skipped: 3



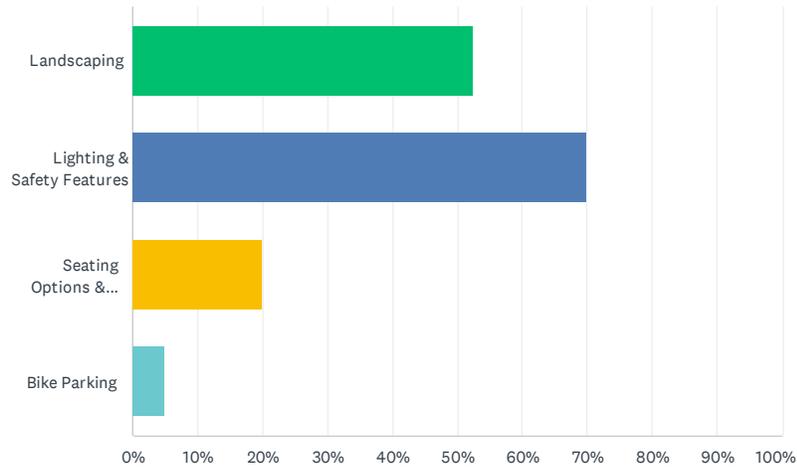
ANSWER CHOICES	RESPONSES
Attractive Materials	42.11% 16
Interesting & Unique Design	52.63% 20
Environmentally-Friendly Features	52.63% 20
Relationship to Neighborhood Character	42.11% 16
Parking	36.84% 14
Total Respondents: 38	

#	OTHER (PLEASE SPECIFY)	DATE
1	It shouldn't be too tall as otherwise it would block too much light.	1/30/2023 1:42 PM
2	Height consideration to minimize blockage of natural light into 2200 Westlake complex	1/29/2023 2:29 PM
3	Affordable units	1/27/2023 6:05 PM
4	Keep enough distance off street to allow light. Keep it under 10 stories as was originally promised.	1/27/2023 1:47 PM
5	Traffic flow	1/27/2023 9:28 AM
6	Preserving light & air (views)	1/20/2023 10:29 AM
7	High housing density, which makes this neighborhood healthier for its residents and the planet	1/14/2023 12:00 PM

901 Lenora St Project Survey

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

Answered: 40 Skipped: 1



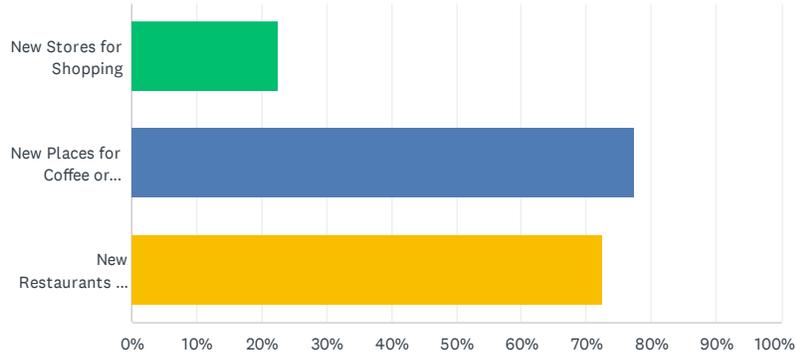
ANSWER CHOICES	RESPONSES
Landscaping	52.50% 21
Lighting & Safety Features	70.00% 28
Seating Options & Places to Congregate	20.00% 8
Bike Parking	5.00% 2
Total Respondents: 40	

#	OTHER (PLEASE SPECIFY)	DATE
1	I honestly don't even want this building to be built.	1/30/2023 1:42 PM
2	Setback from street to allow for landscaping, places to congregate, etc	1/27/2023 1:47 PM

901 Lenora St Project Survey

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

Answered: 40 Skipped: 1



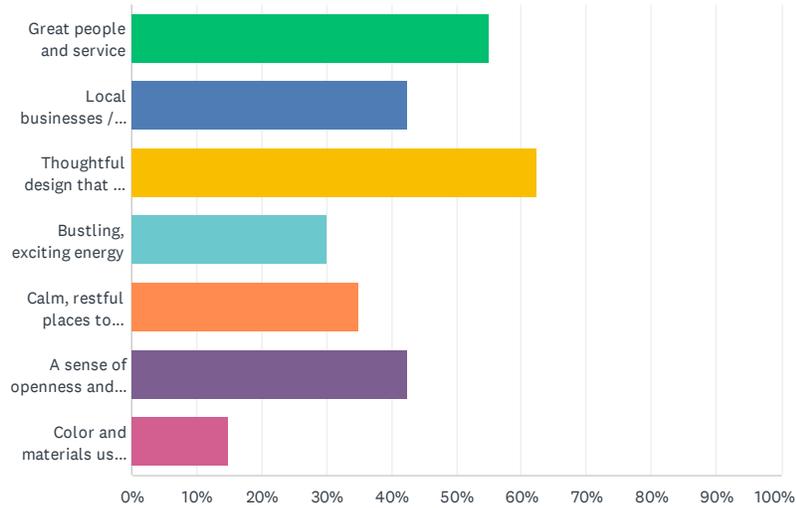
ANSWER CHOICES	RESPONSES
New Stores for Shopping	22.50% 9
New Places for Coffee or Breakfast	77.50% 31
New Restaurants or Bars	72.50% 29
Total Respondents: 40	

#	OTHER (PLEASE SPECIFY)	DATE
1	Consideration of evening noise is paramount with residential impact	1/29/2023 2:29 PM
2	There is enough empty retail. Do something else with the ground floor	1/14/2023 10:00 AM

901 Lenora St Project Survey

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

Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES
Great people and service	55.00% 22
Local businesses / small businesses	42.50% 17
Thoughtful design that is open and welcoming	62.50% 25
Bustling, exciting energy	30.00% 12
Calm, restful places to reflect and relax	35.00% 14
A sense of openness and natural light	42.50% 17
Color and materials used in design	15.00% 6
Total Respondents: 40	

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

901 Lenora St Project Survey

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

Answered: 32 Skipped: 9

#	RESPONSES	DATE
1	Preservation of open spaces and parks.	2/2/2023 9:58 AM
2	Car traffic	1/30/2023 11:21 PM
3	I don't want new developments built, as the construction noise will be very disturbing.	1/30/2023 1:42 PM
4	They should be limited to an 11 story building. Very upset the design is now 16 stories.	1/30/2023 10:28 AM
5	Sense of community	1/29/2023 7:17 PM
6	Exciting new design elements for Seattle, with consideration to open spaces allowing natural light filtering in to area's established residential (owner occupied) communities.	1/29/2023 2:29 PM
7	That they add to the character of the community and aren't just more housing or office. Design, amenities and retail all work together to blend into the community	1/28/2023 9:30 AM
8	Amenities that are diverse	1/27/2023 6:12 PM
9	That they provide affordable units for people to rent or buy	1/27/2023 6:05 PM
10	Mitigation of vehicle congestion	1/27/2023 3:31 PM
11	Please respect who was there first. Build low and set back from the street to keep the sky for everyone!	1/27/2023 1:47 PM
12	Good quality. Mixed Residential & Business. Communicative with neighbors on street closures. Honoring City Noise hours.	1/27/2023 9:28 AM
13	Safety, Retail	1/23/2023 9:23 PM
14	Environmental building methods.	1/21/2023 10:47 PM
15	Aesthetic and usefulness of shops if multiuse building	1/20/2023 3:11 PM
16	honoring the set-backs	1/20/2023 10:29 AM
17	Affordable multi-family housing	1/19/2023 12:59 PM
18	Retail shopping	1/16/2023 10:24 PM
19	Instead of it just being an apartment/office building, can the ground level have something for the public? Ideally like a place where people can sit or have a small park. Plus food/drink shops that will be super nice.	1/15/2023 11:09 PM
20	Sustainability	1/15/2023 2:00 PM
21	Energize and activate the public realm and add to the community fabric through strong retail activity and "eyes on the street".	1/14/2023 7:42 PM
22	Prioritizing people over cars	1/14/2023 12:00 PM
23	Beautiful buildings and attracting more people to the neighborhood	1/14/2023 10:03 AM
24	Updating derelict buildings	1/14/2023 10:00 AM
25	Mixed use with retail/coffee/restaurants on ground floor	1/13/2023 7:41 PM
26	That there are amenities for all of us to enjoy as well as some green space.	1/13/2023 5:24 PM
27	The infrastructure to support increase in population.	1/13/2023 3:59 PM

901 Lenora St Project Survey

28	Keeping neighborhood pedestrian friendly	1/13/2023 8:20 AM
29	Retail and restaurants	1/12/2023 11:35 PM
30	Enough parking spaces	1/12/2023 10:20 PM
31	quality restaurants. thoughtful design. safety.	1/12/2023 10:05 PM
32	Nothing	1/12/2023 7:01 PM

901 Lenora St Project Survey

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

Answered: 26 Skipped: 15

#	RESPONSES	DATE
1	Lack of grocery stores within a short walkable distance.	2/2/2023 9:58 AM
2	A lot of traffic	1/30/2023 11:21 PM
3	No	1/30/2023 1:42 PM
4	Limit the height of the building. Too may tall buildings without adequate parking for tenants and visitors.	1/30/2023 10:28 AM
5	More consideration toward protecting the lighting and traffic impacts on the area's established residential (owner occupied) communities.	1/29/2023 2:29 PM
6	We need more economic diversity in this area to create more of a community	1/27/2023 6:05 PM
7	The planning is greedy. Higher and bigger.	1/27/2023 1:47 PM
8	Why did the plans change from 11 stories to 16? This is not a desired change. Will the traffic flow on 9th between Lenora & Virginia stop being 1-way? How will you address curbside parking for package delivery vendors.	1/27/2023 9:28 AM
9	NA	1/23/2023 9:23 PM
10	I live next to this at carbon 56. Three months ago we were told this is going to be 12 story office building which is what the papers for the project say posted all over poles on our street. We know they need to put reinforcement under our building but apparently the project changed direction?	1/21/2023 10:47 PM
11	We are a close-knit community. Many of us have lived here for past a decade.	1/20/2023 10:29 AM
12	N/A	1/16/2023 10:24 PM
13	N/A	1/15/2023 11:09 PM
14	Safety	1/15/2023 2:00 PM
15	The intersection is dead, and needs active businesses at the street level. Recommend not creating places that are friendly to homeless encampments. Too much of this happens at the intersection of 9th and Lenora an 9th and Virginia. More thoughtful active development is desperately needed in the n.	1/14/2023 7:42 PM
16	n/a	1/14/2023 12:00 PM
17	It has suffered through Covid. Would like to see new buildings being life and energy back	1/14/2023 10:03 AM
18	Build baby, build!	1/14/2023 10:00 AM
19	No	1/13/2023 5:24 PM
20	Too many new buildings going up within a few blocks.	1/13/2023 3:59 PM
21	What will the setback be	1/13/2023 8:20 AM
22	It's right next to a college and an elementary school	1/12/2023 11:35 PM
23	Excited for more housing to be built	1/12/2023 10:20 PM
24	We need restaurants ... like a good deli or comfort food.	1/12/2023 10:05 PM
25	Try not to be disruptive to current residents	1/12/2023 7:01 PM
26	More restaurants or bars would be nice	1/12/2023 6:22 PM

901 Lenora St Project Survey

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

Answered: 25 Skipped: 16

#	RESPONSES	DATE
1	That it doesn't add to local traffic problems.	2/2/2023 9:58 AM
2	Good quality tenants	1/30/2023 11:21 PM
3	Limit the size.	1/30/2023 10:28 AM
4	Attractive and sustainable design	1/29/2023 7:17 PM
5	A considerate blending of developer's economic feasibility healthfully offset with consideration of the area's already established residential (owner occupied) communities. Any new development, as a late-comer to the community, should be commensurately burdened with the task to improve the area, rather than shoe-horn into the community for profit's sake.	1/29/2023 2:29 PM
6	That it provide affordable housing	1/27/2023 6:05 PM
7	Please respect who was there first. Build low and set back from the street to keep the sky for everyone!	1/27/2023 1:47 PM
8	Reputable contractor and build team. Be respectful of those living in the area by following rules and hours of operations.	1/27/2023 9:28 AM
9	Retail - need more foot traffic in the area	1/23/2023 9:23 PM
10	Having parking, bike racks, garden benches, coffee shop.	1/21/2023 10:47 PM
11	Honor the set-backs	1/20/2023 10:29 AM
12	Affordable multi-family housing	1/19/2023 12:59 PM
13	Security	1/16/2023 10:24 PM
14	N/A	1/15/2023 11:09 PM
15	Sustainability	1/15/2023 2:00 PM
16	Activate the public realm, improve safety, combat unwanted homeless congregation. Be a good neighbor and improve the neighborhood.	1/14/2023 7:42 PM
17	Less parking, more people. Every parking spot increases the overall cost of housing, which is a travesty during our ongoing housing crisis. Our streets are already clogged with cars and we don't need any more of them. If people want to move to the most dense area in the Pacific Northwest, they can move with their bodies, not their engines.	1/14/2023 12:00 PM
18	Amenity space with larger units	1/14/2023 10:03 AM
19	Don't make the units too small!	1/14/2023 10:00 AM
20	Design that suits neighborhood character, structure is appealing to retailers/restaurants.	1/13/2023 5:24 PM
21	Amazon continuing to thrive, not move it's headquarters.	1/13/2023 3:59 PM
22	Successful for who? This is a bad question	1/13/2023 8:20 AM
23	Enough parking	1/12/2023 10:20 PM
24	Great retail/food on street front.	1/12/2023 10:05 PM
25	Functionality when complete	1/12/2023 7:01 PM

901 Lenora St Project Survey

Q9 Anything else you'd like to add?

Answered: 15 Skipped: 26

#	RESPONSES	DATE
1	Tired of the constructions issues related to road closures. Developer should have to compensate anyone living within 1 block of development.	1/30/2023 10:28 AM
2	Let's keep the South Lake Union/Denny Triangle community growing in a very positive, clean, vibrant, colorful and safe direction!!	1/29/2023 2:29 PM
3	No	1/27/2023 6:05 PM
4	Please respect who was there first. Build low and set back from the street to keep the sky for everyone!	1/27/2023 1:47 PM
5	Are there impacts to air rights over Lenora?	1/27/2023 9:28 AM
6	Please honor the building set-backs to allow for light & air. We don't want to feel claustrophobic.	1/20/2023 10:29 AM
7	Ideally, include as little parking as possible. Too much car dependency in WA. We do not need cars in this dense urban area with so much public transit, and so much within walking distance.	1/19/2023 12:59 PM
8	Would prefer a new bar	1/16/2023 10:24 PM
9	None at the moment	1/14/2023 10:03 AM
10	Build baby build!	1/14/2023 10:00 AM
11	This was originally pitched as a 10-11 story life sciences building. Why is it going to 16 stories? This was disingenuous.	1/13/2023 7:51 PM
12	No	1/13/2023 5:24 PM
13	A wonderful non-profit school that helps struggling children is going to be removed from the neighborhood. We need this school more than we need more housing.	1/13/2023 3:59 PM
14	No	1/12/2023 10:20 PM
15	No	1/12/2023 7:01 PM

PROJECT EMAILS/COMMENTS

 Squarespace <form-submission@squarespace.info>
To: 901 Lenore St Project

    
Sun 1/29/2023 10:21 AM

Sent via form submission from [901 Lenora St Project](#)

Name: William Pearson

Email: pleipiom1969@gmail.com

Message: We have lived at 2200, 910 Lenora for 17 years. I have been on the Home Owners Board for the 259 condominiums for 10 years. We have seen just about everything: Vulcan Constructon,water leaks,homeless folks stealing bicycles,illegal parking,new construction(staring at 0500 hours,)fire alarms,driug busts, SWAT teams.....and the most that affects residents is noisy constuction at 0500!hrs. Lenora is a busy street. It used to be one way South,now it is the road to Denny to wait for 20 minutes to enter I-5 , single file as the city made a bus lane East . In closing 3,000 apartments on Denny creates a nightmare for pedestrians and vehicles.. This new construction will impact many tenants and cause more delays. Hopefully, the impact of parking, noise, and vehicles trying to enter our turnaround private property will enable us to enter our underground parking. Thank you for understanding the imbroglio of construction noise in the South Lake Union neighborhood.

 Squarespace <form-submission@squarespace.info>
To: 901 Lenore St Project

    
Fri 1/27/2023 1:42 PM

Sent via form submission from [901 Lenora St Project](#)

Name: Kuangyou Yao

Email: tinyLobster1113@gmail.com

Message: As a potential landlord that owns a property in 910 lenora st, I am worried that we don't have enough demands for apartments to justify adding more living complex. This could lead to loss of income of landlords as the rental prices continue to drop

I don't understand how is it necessary that we continue to build more apartment complexes around the area. We already have multiple >30 story apratment complexes in the vicinity. Does the city really have the needs for that many resident area?

The surrounding region has a lot of tech industry buildings(Meta, Amazon, MSFT). As far as I jnow, these companies are gradually moving to remote office settings and traffic in SLU is visibily getting less and less. Do we actually have solid data that the city need more living space around the region?

Request of additional information



Francisca González Cohens • Vuala Studio Santiago [View profile](#)



Francisca González Cohens <frangonzacoh@gmail.com>



To: 901 Lenore St Project

Sun 1/22/2023 7:43 PM

Dear TC Northwest Development Inc.,

I am one of the neighbors of the project, and I will want to know more about the project since it seems your web page is not complete yet.

I want to know the characteristics and types of apartments you'll have, square footage, projected prices, target population, and duration of construction.

Thank you very much in advance.

Bets regards,

Francisca González Cohens

comments



jstnkrwn@yahoo.com



To: 901 Lenore St Project

Fri 1/20/2023 3:44 PM

We do not need any more luxury apt blgs in Seattle. I and my neighbors are tired and sick of construction noise, dust and pollution. If this bldg were to house refugees or SLU area lower income workers, I would support it.

901 Lenora St question



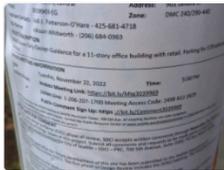
Michael Huffman <dijonmich@protonmail.com>



To: 901 Lenore St Project

Fri 1/13/2023 12:25 PM

Cc: Jeremy Cahill #37 Parking <donjuanjovi@outlook.com>



4 attachments (8 MB) Download all

Hello Natalie and/or Alison

I am on the board of directors for a condo at 2015 Terry avenue which is behind two projects 901 Lenora Street and apparently there is a new 900 Virginia Street project. Our board and lawyer met with the general contractor for the 901 Lenora Street project a few months ago and we were told that it was going to be an 11-story office building and gave our feedback. Yesterday in the mail I got the attached description of the project which now says it is a 16-story multi-family building with approximately 230 units.

Has the focus of the project changed?