

508 DENNY WAY PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

OUTREACH DOCUMENTATION

****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3041329-EG

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

Submitted by:

Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489
NOVEMBER 2023

508 Denny Way Project

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

Project Address:	508 Denny Way, Seattle, WA 98109
Brief Description:	This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5 th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.
Contact:	Natalie Quick
Applicant:	DA LI Properties LLC
Contact Information:	508DennyWayProject@earlyDOutreach.com
Type of Building:	High Rise – Commercial
Neighborhood:	Uptown
In Equity Area:	No

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 1,192 residences and businesses and shared with one neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* October 30, 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. 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:* October 30, 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 and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* October 30, 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 & Character.** When asked what is most important about the design of a new building on this property, 82 percent of survey respondents said relationship to neighborhood character; 29 percent said environmentally friendly features; 18 percent said interesting and unique design; and 18 percent said parking. Respondents encouraged using quality materials, making the project standout from all the concrete in the area, and blending-in / assimilating into the current neighborhood.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 57 percent said lighting and safety features; 43 said landscaping; 38 percent said seating options and places to congregate; and 5 percent said bike parking. One respondent encouraged having native trees, bioswales and rain gardens as there isn't enough nature in the area. Another respondent encouraged having open space for people to come together and connect with one another and the environment.
- **Height & Scale.** Several respondents expressed concern that a light is lost with tall buildings and encouraged having natural light at street level; others expressed concerns about not blocking views of the Space Needle and encouraged making the building smaller in height.
- **Safety & Security.** Many respondents encouraged prioritizing good security and safety including having good lighting, cameras and even security guard(s).
- **Accessibility.** A couple of respondents encouraged having ADA-approved surroundings and space that is actually accessible, not just the bare minimum.
- **Sustainable.** A couple of respondents encouraged an eco-friendly, eco-conscious building.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 86 percent said new places for coffee and breakfast; 52 percent said new restaurants or bars; and 38 percent said new stores for shopping. When asked what inspires respondents to return when visiting a building, office, restaurant or retailer, 65 percent said local businesses/small businesses; 44 percent said a sense of openness and natural light; 35 percent said great people and service; 30 percent said thoughtful design that is open and welcoming; 22 percent said calm, restful places to reflect and relax; and 17 percent said bustling, exciting energy. Respondents expressed support for having a new supermarket/grocery store, affordable restaurants/cafes, and supporting locally-owned and local minority-owned businesses.
- **Impacts.** Many respondents encouraged causing the least amount of disruption to the neighborhood during construction through noise, truck traffic, dust and dirt; being considerate to the pedestrian and commuter experiences; and preserving pedestrian access to the Seattle Center.
- **Usage.** Several respondents encouraged building apartments and permanent housing as that is needed instead of a hotel.
- **Affordable.** A couple of respondents encouraged providing affordable housing and one respondent encouraged pricing a bit higher because it is a quiet part of town.
- **Parking.** A couple of respondents encouraged providing parking because life is more difficult for residents without it. One respondent noted that lack of parking gently encourages folks to use nearby transportation options.
- **Location.** A couple of respondents expressed concern about the location as many pedestrians illegally cross Denny Way, being close to the monorail is a hazard and someone recently died at this location.

Miscellaneous Comments

- **Oppose.** Several respondents expressed concern that the building will devalue their property and block views, and encouraged that the project be built elsewhere.
- **Support.** One respondent noted they are excited to see this specific property get a new face.

Outreach. One respondent thanked the project team for asking for input.

508 Denny Way 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	10/27/23	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	10/30/23	Poster mailed to 1,192 residences and businesses and shared with one neighborhood community groups. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Interactive project website with public commenting function.	10/30/23	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach Outreach Methods for the Plan	CHOICE: High Impact Online survey	10/30/23	Online survey established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and the SDCI number if available • Identify a project contact person • Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant • Include where any additional project information can be found (such as the Seattle Services Portal) • Include a statement informing the public that any information collected may be made public 	10/30/23	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	10/30/23	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	11/20/23	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	11/2023	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1,192 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	11/20/23	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

508 Denny Way Project

Appendix A: Materials Demonstrating that Each Outreach Method Was Conducted

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Initial Planning and DON Communication

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Electronic/Digital Outreach: Project Website

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- *Website Traffic*

Electronic/Digital Outreach: Project Survey

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508 Denny Way Project

To: DREarlyOutreach@Seattle.gov <DREarlyOutreach@seattle.gov>

Bcc: 508 Denny Way Project

😊 ⏪ ⏴ ⏵ ⏹ ⏹ ⏹

Fri 10/27/2023 1:09 PM

Hello,

Below is our project for DON Blog.

Project Address: 508 Denny Way, Seattle, WA 98109

Brief Description:
This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

Contact: Natalie Quick

Applicant: DA LI Properties LLC

Contact Information: 508DennyWayProject@earlyDOutreach.com

Type of Building: High Rise / Commercial

Neighborhood: Uptown

In Equity Area: No

Thank you,

Lisa-Sakura Kidwell

(on behalf of Natalie Quick Consulting)

City of Seattle Design Review Required Outreach

Outreach Plan | October 27, 2023

Project Address:	508 Denny Way, Seattle WA 98109
Brief Description:	This project proposes a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking, but will offer a porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.
Contact:	Natalie Quick
Applicant:	DA LI Properties LLC
Contact Information:	508DennyWayProject@earlyDRoutreach.com
Type of Building:	Hotel with retail
Neighborhood:	Uptown
In Equity Area	No

OUTREACH PLAN

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

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

508 Denny Way Project

Appendix A: Materials Demonstrating that Each Outreach Method Was Conducted

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Electronic/Digital Outreach: Project Survey

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- *Online Survey Text*
- *Online Survey Results*
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Opportunity to Provide Online Input on the 508 Denny Way Project

ABOUT THE PROJECT

This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

What: Let us know what you think! Visit our website at www.508DennyWayProject.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 508DennyWayProject@earlyDOutreach.com



ADDITIONAL PROJECT DETAILS

Project Address:
508 Denny Way, Seattle, WA 98109

Contact: Natalie Quick

Applicant: DA LI Properties LLC

Additional Project Information on Seattle Services Portal via the Project Number: 304 1329-EG

Project Email:
508DennyWayProject@earlyDOutreach.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: 508 Denny Way Project

Poster Mailing Details

DISTRIBUTION DATE: October 30, 2023

Project Address: 508 Denny Way, Seattle, WA 98109

Brief Description: This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

Contact: Natalie Quick

Applicant: DA LI Properties LLC

Contact Information: 508DennyWayProject@earlyDOutreach.com

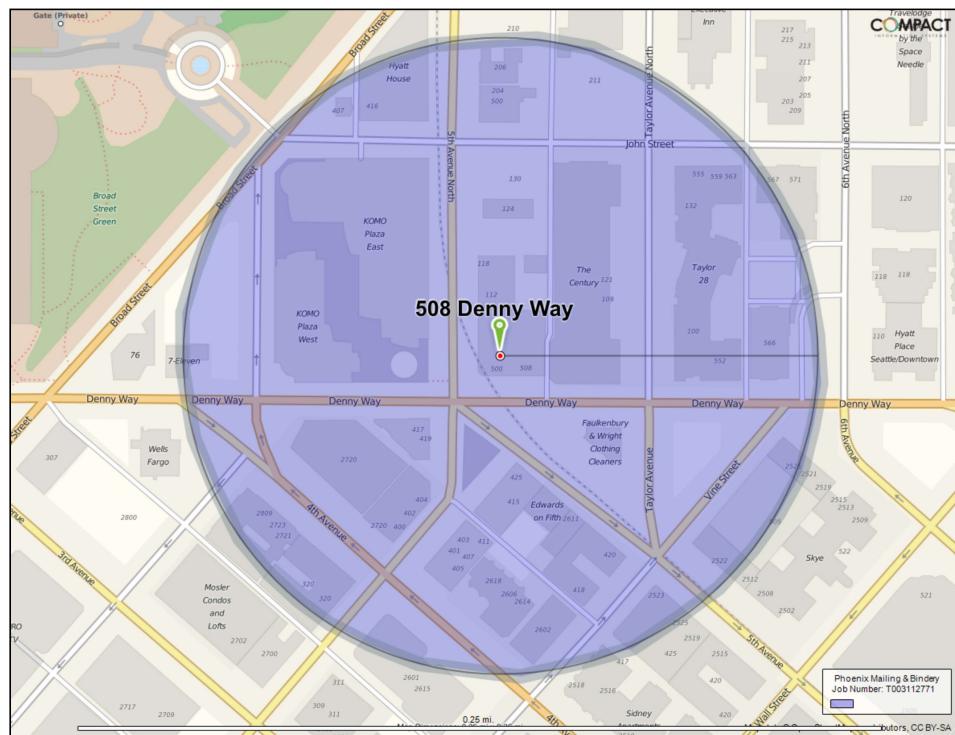
Type of Building: High Rise – Commercial

Neighborhood: Uptown

In Equity Area: No

The project flyer was shared with **1,192 businesses and residents** within a **500-foot radius** of the project address of 508 Denny Way. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa-Sakura Kidwell <sakurakidwell@preciselywrite.biz>

Quote (1192 count - 508 Denny Way)

Mike Moazez <Mikem@mmpunion.com> Thu, Oct 26, 2023 at 4:36 PM
To: Lisa-Sakura Kidwell <sakurakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunion.com>
Cc: Traci Paulk <traci@paulkcreative.com>

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: 1192=\$1557.26 + Tax + postage = \$2501.26
Postage: 1192=\$786.72 @ \$0.66

Thank you,

Mike Moazez

MMPUNION.COM

MAILING CONFIRMATION



Lisa-Sakura Kidwell <sakurakidwell@preciselywrite.biz>

Confirmation: (1,192 count - 508 Denny Way Project)

Mike Moavez <Mikem@mmpunion.com>

Mon, Oct 30, 2023 at 5:00 PM

To: Lisa-Sakura Kidwell <sakurakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunion.com>

Cc: Traci Pauk <traci@paulkcreative.com>

The mailer for **508 Denny Way project**, was dropped (mailed out) to USPS today.

Thank you,

Mike Moavez

MMPUNION.COM

2960 4TH AVE S STE 112
SEATTLE WA 98134-1203

T. 206.464.0100

www.mmpunion.com

Community Group Notification: 508 Denny Way Project

Poster E-Mailing Details
E-MAILING DATE: October 30, 2023

COMMUNITY GROUP WHO RECEIVED PROJECT NOTIFICATION

Notification of the 508 Denny Way project was sent along with a copy of the project flyer to one community group listed on the Department of Neighborhoods “Neighborhood Snapshot” on 10/30/23, including:

- Uptown Alliance

508 Denny Way Project

Appendix A: Materials Demonstrating that Each Outreach Method Was Conducted

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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*

Project Website: 508 Denny Way Project | WEBSITE TEXT

Website: www.508DennyWayProject.com

Project Address:	508 Denny Way, Seattle, WA 98109
Brief Description:	This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5 th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.
Contact:	Natalie Quick
Applicant:	DA LI Properties LLC
Contact Information:	508DennyWayProject@earlyDRoutreach.com
Type of Building:	High Rise – Commercial
Neighborhood:	Uptown
In Equity Area	No

HOME PAGE

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

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

This proposal is for a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service on the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

IMAGES: Project Site

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

LINK: Survey- 508 Denny Way Project Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 508 Denny Way 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.

508DennyWayProject@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.

508DennyWayProject@earlyDRoutreach.com

LINKS: Email- 508DennyWayProject@earlyDOutreach.com

BUTTON: [LEARN MORE](#)

TEXT: 508 Denny Way Project
Project #: 3041329-EG
This outreach is part of the City of Seattle's required outreach for design review. October 2023

Project Team

Developer: Da Li

Architect: Weber Thompson

Project Vision

This project proposes a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service at the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer a porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

Estimated Project Timeline:

Permitting: 2024-2025

Construction Starting: Mid-2025

Construction Completion: 2027

Zoning

Site Plan

IMAGES: Zoning
Site Plan

LINK: none

PAGE URL: www.508DennyWayProject.com/project-overview

WEBSITE IMAGES

Home Page

608 DENNY WAY PROJECT

Welcome to our Project Website, which is part of the City of Seattle's Required Outreach in advance of Design Review. This page is a starting point for the site will give you a sense of the project vision, our outreach plan and what we're approaching.

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

508 Denny Way, Seattle

This proposal is for a 15-story structure with ground floor use measuring 160 feet in height. The building will feature a ground floor, and a full-service restaurant at level 1B, with a rooftop bar. There will be approximately 175 residential units. The project proposes no on-site parking but will offer a porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as spots for remote parking options.

[Learn More](#)

Survey.

Take our online survey to share your thoughts about the project's size and components.

[608 Denny Way Project Survey](#) [Click Here](#)

Provide comments here.

Help us know what you're thinking on 608 Denny Way 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 that process and are considered public comments.

608DennyWayProject@seattle.gov

608 Denny Way, Seattle, WA 98109

Name (required)
First Name **Last Name**
Email (required)
Message (required)
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 608 Denny Way Project

ABOUT THE PROJECT

This proposal is for a 15-story structure with ground floor use measuring 160 feet in height. The building will feature a ground floor, and a full-service restaurant at level 1B, with a rooftop bar. There will be approximately 175 residential units. The project proposes no on-site parking but will offer a porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as spots for remote parking options.

WHAT: Let us know what you think! Visit our website at [608DennyWayProject.seattle.gov](#) to learn more about the new project, including the team's proposed vision and approach. You can also take our online survey to share your thoughts about the project's size and components. (Survey results will be part of the project's public record.)

Comments: Provide additional comments via our comment form or email to 608DennyWayProject@seattle.gov.

SCAN CODE TO VIEW WEBSITE

CITY OF SEATTLE REQUIRED OUTREACH FOR 608 DENNY WAY PROJECT

ADDITIONAL PROJECT DETAILS

Project Address: 608 Denny Way, Seattle, WA 98109
Project Name: 608 Denny Way Project
Email: 608DennyWayProject@seattle.gov
Comments: [Leave a Comment](#)

Project Staff: [Project Manager](#) [Project Manager](#)

Comments: [Leave a Comment](#)

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 not used for outreach, and that emails and comments are subject to City of Seattle public disclosure.

608DennyWayProject@seattle.gov

608 Denny Way, Seattle, WA 98109

[Learn More](#)



PROJECT TEAM

Developer:



Architect: WEBER THOMPSON

PROJECT VISION

This project proposes a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses on-grade, restaurant service at the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking but will offer a porte cochère access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

PROJECT TIMELINE

Permitting: 2024-2025

Construction Starting: Mid-2025

Construction Completion: 2027

ZONING



SITE CONTEXT

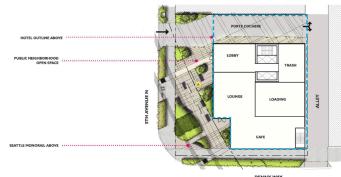


Learn More—cont'd

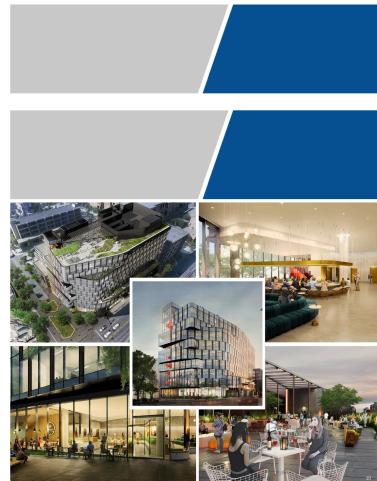
GATEWAY CORNER



SITE PLAN



PAST PROJECTS



Questions?

508DennyWayProject@earlyDReoutreach.com

WEBSITE ANALYTICS

Traffic

Traffic Traffic Sources Search Keywords Geography

Custom

\$ USD

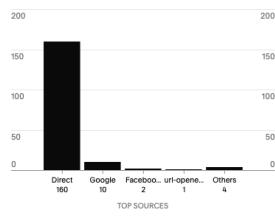


Visits
Oct 30–Nov 20, 2023 • 176 Total +100% mo/mo

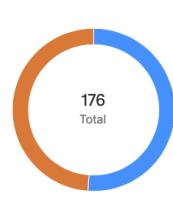
Weekly ▾



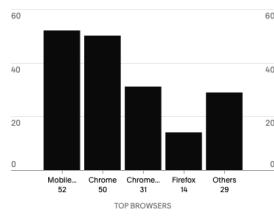
Top Sources by Visits [VIEW SOURCES](#)



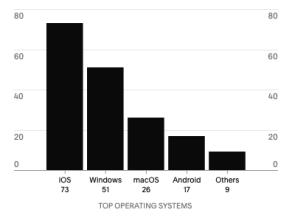
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



508 Denny Way Project

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Community Outreach: 508 Denny Way Project

Comment Summary

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Contact:	Natalie Quick
Applicant:	DA LI Properties LLC
Contact Information:	508DennyWayProject@earlyDOutreach.com
Type of Building:	High Rise – Commercial
Neighborhood:	Uptown
In Equity Area:	No

Comment Total:

- From Survey: 24
- From Website: 9
- From Email: 2

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 82 percent of survey respondents said relationship to neighborhood character; 29 percent said environmentally friendly features; 18 percent said interesting and unique design; and 18 percent said parking. Respondents encouraged using quality materials, making the project standout from all the concrete in the area, and blending-in / assimilating into the current neighborhood.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 57 percent said lighting and safety features; 43 said landscaping; 38 percent said seating options and places to congregate; and 5 percent said bike parking. One respondent encouraged having native trees, bioswales and rain gardens as there isn't enough nature in the area. Another respondent encouraged having open space for people to come together and connect with one another and the environment.
- **Height & Scale.** Several respondents expressed concern that a light is lost with tall buildings and encouraged having natural light at street level; others expressed concerns about not blocking views of the Space Needle and encouraged making the building smaller in height.
- **Safety & Security.** Many respondents encouraged prioritizing good security and safety including having good lighting, cameras and even security guard(s).
- **Accessibility.** A couple of respondents encouraged having ADA-approved surroundings and space that is actually accessible, not just the bare minimum.
- **Sustainable.** A couple of respondents encouraged an eco-friendly, eco-conscious building.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 86 percent said new places for coffee and breakfast; 52 percent said new restaurants or bars; and 38 percent said new stores for shopping. When asked what inspires respondents to return when visiting a building, office, restaurant or retailer, 65 percent said local businesses/small businesses; 44 percent said a sense of openness and natural light; 35 percent said great people and service; 30 percent said thoughtful design that is open and welcoming; 22 percent said calm, restful places to reflect and relax; and 17 percent said bustling, exciting

energy. Respondents expressed support for having a new supermarket/grocery store, affordable restaurants/cafes, and supporting locally-owned and local minority-owned businesses.

- **Impacts.** Many respondents encouraged causing the least amount of disruption to the neighborhood during construction through noise, truck traffic, dust and dirt; being considerate to the pedestrian and commuter experiences; and preserving pedestrian access to the Seattle Center.
- **Usage.** Several respondents encouraged building apartments and permanent housing as that is needed instead of a hotel.
- **Affordable.** A couple of respondents encouraged providing affordable housing and one respondent encouraged pricing a bit higher because it is a quiet part of town.
- **Parking.** A couple of respondents encouraged providing parking because life is more difficult for residents without it. One respondent noted that lack of parking gently encourages folks to use nearby transportation options.
- **Location.** A couple of respondents expressed concern about the location as many pedestrians illegally cross Denny Way, being close to the monorail is a hazard and someone recently died at this location.

Miscellaneous Comments

- **Oppose.** Several respondents expressed concern that the building will devalue their property and block views, and encouraged that the project be built elsewhere.
- **Support.** One respondent noted they are excited to see this specific property get a new face.
- **Outreach.** One respondent thanked the project team for asking for input.

508 Denny Way Project Survey

Thank you for taking the time to complete our survey for the **508 Denny Way** project! This project proposes a 15-story structure with primarily hotel use measuring 160 feet in height. There will be café / bar uses at-grade, restaurant service at the ground floor, and a full-service restaurant at level 15 with a rooftop bar. There will be approximately 175-180 hotel keys. The project proposes no onsite parking, but will offer a porte cochere access from 5th Ave N for taxi and car service drop-off and pick-up as well as valet for remote parking options.

This survey will be open from October 30, 2023 to November 20, 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 a new building on 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?

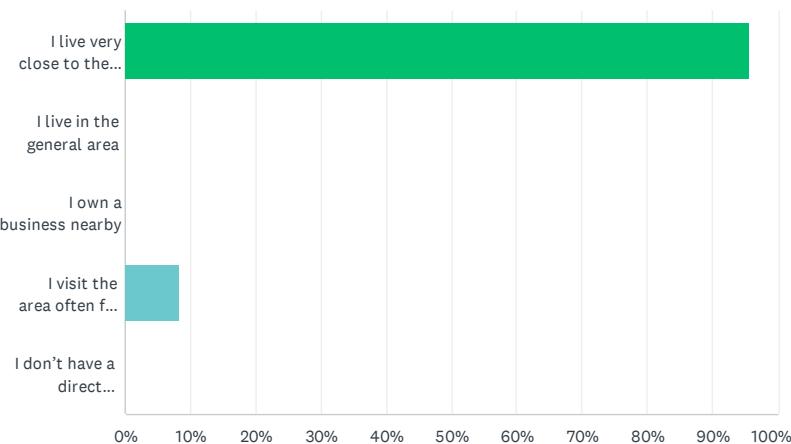
FORM SUBMITTED PAGE

Thank you for sharing your 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 (508 Denny Way) 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 508DennyWayProject@earlyDRoutreach.com.

Q1 What is your connection to this development project?

Answered: 24 Skipped: 0

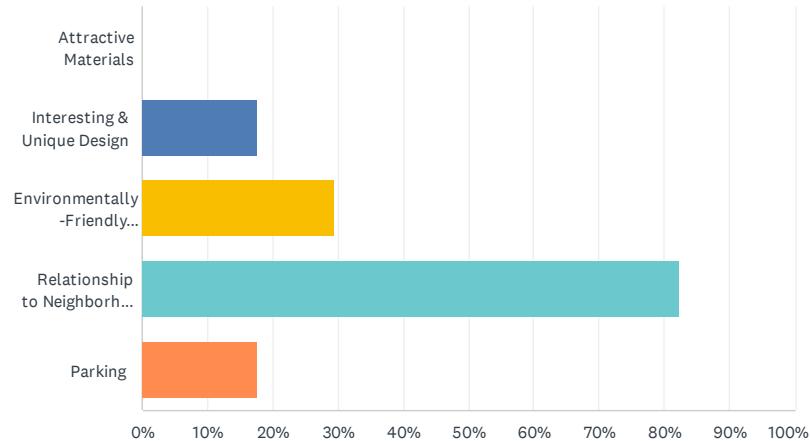


ANSWER CHOICES	RESPONSES	
I live very close to the project	95.83%	23
I live in the general area	0.00%	0
I own a business nearby	0.00%	0
I visit the area often for work or leisure	8.33%	2
I don't have a direct connection, but I care about growth and development in Seattle	0.00%	0
Total Respondents: 24		

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

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

Answered: 17 Skipped: 7

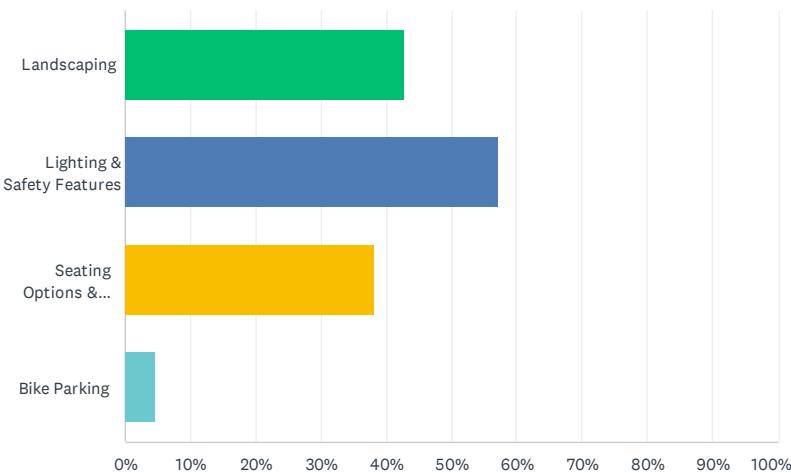


ANSWER CHOICES	RESPONSES
Attractive Materials	0.00%
Interesting & Unique Design	17.65%
Environmentally-Friendly Features	29.41%
Relationship to Neighborhood Character	82.35%
Parking	17.65%
Total Respondents: 17	

#	OTHER (PLEASE SPECIFY)	DATE
1	Building more permanent housing.	11/14/2023 8:01 PM
2	Not getting built. It is in a dangerous location that is a public nuisance.	11/10/2023 2:30 PM
3	Devaluation of my current property and block of the Space Needle view	11/8/2023 5:58 PM
4	Does not block view of space needle	11/7/2023 7:58 AM
5	No parking is miserable. It's already so hard for people to visit me, or to find street parking around even in non event days. Put in a couple garage levels and charge through the nose but no parking just makes life so much more difficult for residents. Also, what about disabled access? It's so much easier to park on site than deal with expensive workarounds. Will disabled individuals only be able to use the valet?	11/5/2023 6:23 PM
6	Better quality materials. Not crappy wood and drywall.	11/2/2023 7:10 PM
7	Disruption to the neighborhood and the general need for the proposed construction	11/2/2023 8:29 AM
8	the food options, but it's in a hotel so it'll be pointlessly expensive	11/1/2023 5:23 PM

Q3 What is most important consideration for designing the exterior space?

Answered: 21 Skipped: 3

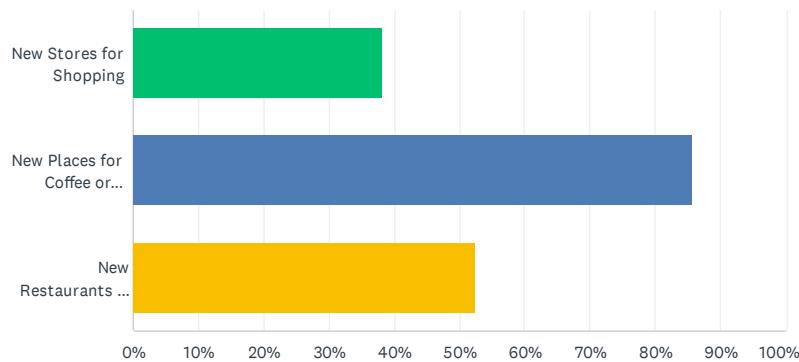


ANSWER CHOICES	RESPONSES
Landscaping	42.86%
Lighting & Safety Features	57.14%
Seating Options & Places to Congregate	38.10%
Bike Parking	4.76%
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	11/10/2023 2:30 PM
2	None	11/8/2023 5:58 PM
3	Trees!	11/3/2023 3:48 PM
4	To what degree it is blocking space needle	11/3/2023 10:49 AM
5	ADA approved surroundings	11/2/2023 8:29 AM

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

Answered: 21 Skipped: 3

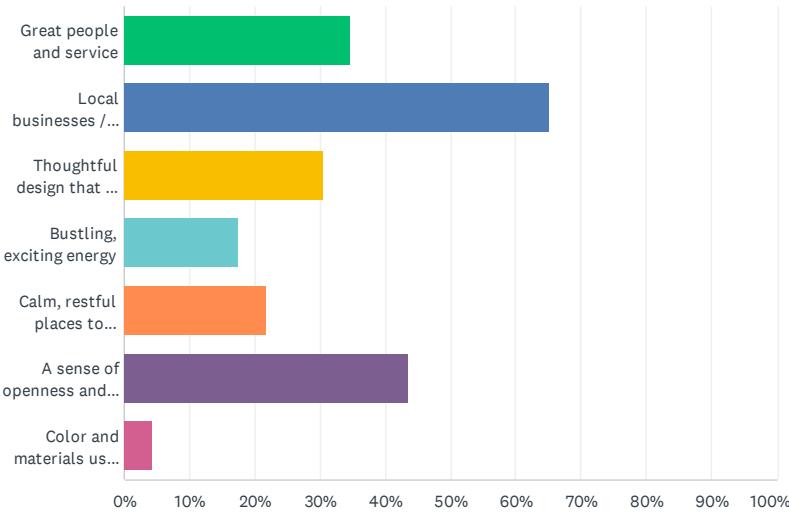


ANSWER CHOICES	RESPONSES
New Stores for Shopping	38.10%
New Places for Coffee or Breakfast	85.71%
New Restaurants or Bars	52.38%
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	11/10/2023 2:30 PM
2	None	11/8/2023 5:58 PM
3	More lively atmosphere	11/3/2023 3:49 PM
4	Unless of course it's just more bougie tourist bullshit that locals can't afford	11/2/2023 8:29 AM
5	I love food, so it would be great to have a supermarket / grocery store in this building. Cheap affordable food stores, food variety like different ethnicities and cuisines	11/1/2023 5:23 PM

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

Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES
Great people and service	34.78% 8
Local businesses / small businesses	65.22% 15
Thoughtful design that is open and welcoming	30.43% 7
Bustling, exciting energy	17.39% 4
Calm, restful places to reflect and relax	21.74% 5
A sense of openness and natural light	43.48% 10
Color and materials used in design	4.35% 1
Total Respondents: 23	

#	OTHER (PLEASE SPECIFY)	DATE
1	I use a wheelchair. If the space is *actually* accessible, not just the bare minimum to not get sued.	11/5/2023 6:23 PM
2	Not a ripoff	11/2/2023 7:10 PM
3	affordability	11/2/2023 8:29 AM
4	food	11/1/2023 5:23 PM

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

Answered: 24 Skipped: 0

#	RESPONSES	DATE
1	Housing! We don't need hotels which only foster short term stays. I want to see housing built at this location instead of a hotel	11/18/2023 7:24 PM
2	The potential effect on the national housing crisis.	11/14/2023 8:01 PM
3	Projects that blend in with the neighborhood, which honestly, your planned development does not.	11/14/2023 2:47 PM
4	Being built in a safe location and with sustainable design	11/10/2023 2:30 PM
5	Ability to assimilate to current neighborhood and not stick out like a sore thumb	11/10/2023 1:12 AM
6	Eco-conscious, neighbor-conscious.	11/9/2023 8:52 PM
7	If it affects the value of my current property	11/8/2023 5:58 PM
8	Natural light at street level, preservation of views	11/7/2023 12:35 PM
9	Supporting local minority owned businesses	11/7/2023 7:58 AM
10	More foot traffic, and parking options	11/5/2023 6:23 PM
11	fast development, similar to the area character	11/4/2023 10:00 AM
12	I value community spaces. I love how the five point cafe across the street is in the beautiful little courtyard and that it's always busy with new people! I think this area could use more open space for people to come together and connect with one another and the environment.	11/3/2023 3:49 PM
13	Environmental design - native trees, bioswales/rain gardens, etc. There's not enough nature over here.	11/3/2023 3:48 PM
14	Whether it is blocking the space needle	11/3/2023 10:49 AM
15	Light. When there are high rises a lot of light is lost and this proposal will do just that.	11/2/2023 10:16 PM
16	More normal, tax paying citizens around. Also, more decent options for tourists to eat past 6pm.	11/2/2023 7:10 PM
17	No increase in homelessness	11/2/2023 6:16 PM
18	Disruptions to local foot traffic. Many construction is not considerate to the pedestrian or commuter experience.	11/2/2023 8:29 AM
19	To help the neighbourhood prosper and safety	11/2/2023 12:00 AM
20	That it doesn't eat up the area like what you're planning to do, currently. It's going to stick out like a sore thumb. It's a dumb place for a hotel, on a busy road that has enough traffic, to serve a market that doesn't exist. But to hell with residents in the nearby apartments or folks that live there, right? CAPITALISM, BABY!	11/1/2023 9:00 PM
21	least amount of disruption / noise / truck traffic during construction	11/1/2023 7:04 PM
22	Consideration of noise and traffic within area during build and after	11/1/2023 6:47 PM
23	places to shop for groceries, affordable restaurants / cafes, places to go, relax, and meet people	11/1/2023 5:23 PM
24	People-friendly design that does not increase car traffic	11/1/2023 4:12 PM

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

Answered: 21 Skipped: 3

#	RESPONSES	DATE
1	Competition for apartments and rent are both high. Land here would be better served as housing.	11/14/2023 8:01 PM
2	We have construction fatigue. New projects should focus on affordable housing.	11/14/2023 2:47 PM
3	This location is a death trap. It will encourage pedestrians to illegally cross Denny Way on the east side of the 5th avenue intersection, which is incredibly dangerous. It is also far too close to the monorail and may pose a safety hazard; someone has already died at this location from the monorail, letting tourists get that close is a recipe for disaster.	11/10/2023 2:30 PM
4	be mindful of neighbors in the area and not blocking their view	11/10/2023 1:12 AM
5	Yes. If it's effecting my current property value it is hurting my investment directly	11/8/2023 5:58 PM
6	Preservation of pedestrian access to seattle center	11/7/2023 12:35 PM
7	Do not block views of the space needle	11/7/2023 7:58 AM
8	It's one of the few quiet parts of downtown. Price the bar high enough to keep out the college kids lol	11/5/2023 6:23 PM
9	lots of apartment buildings, it is a living area. the hotel wouldn't fit.	11/4/2023 10:00 AM
10	The property it's at had a death via the monorail recently and it was very tragic to hear about after seeing the police cars and ambulances. I think this area could use a new space there regardless of the business to reconnect the community and make it safer as well.	11/3/2023 3:49 PM
11	People will definitely hang out where it's safe and comfortable. See 5 Point Cafe plaza across the street	11/3/2023 3:48 PM
12	Please don't block space needle...	11/3/2023 10:49 AM
13	To reduce the footage and make it smaller in height.	11/2/2023 10:16 PM
14	Loooots of tourist foot traffic, but dead after dark. Good lighting, cameras and even a guard or two a must.	11/2/2023 7:10 PM
15	NA	11/2/2023 6:16 PM
16	If you can't handle junkies ruining the look of your business, don't bother.	11/2/2023 8:29 AM
17	This property shouldn't be taller than 10 floors as it will block the buildings behind and affect their view.	11/2/2023 12:00 AM
18	This is dumb. But you don't care. You signed those deeds, this survey is purely a check on a box for some permit to be signed off.	11/1/2023 9:00 PM
19	a young man was hit and killed by the monorail this year on this site. he was painting graffiti, unaware of the oncoming train.	11/1/2023 7:04 PM
20	Ugly buildings on same block as build	11/1/2023 6:47 PM
21	denny way traffic in the direction of wholefoods on weekdays is horrendous. Residential areas should be high up to avoid smog from traffic and / loud noises from once in a blue moon speeding vehicles	11/1/2023 5:23 PM

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

Answered: 18 Skipped: 6

#	RESPONSES	DATE
1	Apartments.	11/14/2023 8:01 PM
2	Not building it	11/10/2023 2:30 PM
3	constructing a building height and style that makes sense	11/10/2023 1:12 AM
4	Do not build it	11/8/2023 5:58 PM
5	Integration into the neighborhood. Preserving views of space needle and the center.	11/7/2023 12:35 PM
6	Safety, parking, comparable noise levels	11/5/2023 6:23 PM
7	it is not going to be successful	11/4/2023 10:00 AM
8	More local businesses the better. McDonald's is already moving in at the Komo station and I don't want it to use it's local business charm. Whoever the hotel is is chill but I would love a clause that they can only rent to WA or Seattle owned buisnesses.	11/3/2023 3:49 PM
9	Making it stand out from all the concrete.	11/3/2023 3:48 PM
10	Not to block the space needle	11/3/2023 10:49 AM
11	Eco friendly building, landscaping, and in keeping with the neighborhood character.	11/2/2023 10:16 PM
12	Safety.	11/2/2023 7:10 PM
13	Good security	11/2/2023 6:16 PM
14	Consideration that this is a business hub and not just a tourist hub. Consideration that construction here would absolutely disrupt all traffic, vehicle and foot traffic. Consideration that maybe we need less temporary housing and more affordable housing.	11/2/2023 8:29 AM
15	Good management team	11/2/2023 12:00 AM
16	Put it someplace else.	11/1/2023 9:00 PM
17	again, least amount of disruption to the neighborhood during construction....this includes noise, truck traffic, dust and dirt from construction as well as trucks carrying dirt from the area.	11/1/2023 7:04 PM
18	be an affordable place where people can shop for groceries and food. people also seem interested in recreational activities	11/1/2023 5:23 PM

Q9 Anything else you'd like to add?

Answered: 14 Skipped: 10

#	RESPONSES	DATE
1	please don't build a hotel. build housing	11/18/2023 7:24 PM
2	There are already two hotels within a couple of blocks. :/	11/14/2023 8:01 PM
3	You should not build this building. It is a public safety hazard	11/10/2023 2:30 PM
4	How are you planning to compensate all the people that are negatively affected by your project?	11/8/2023 5:58 PM
5	Build it somewhere else.	11/7/2023 12:35 PM
6	Please for the love of god add parking	11/5/2023 6:23 PM
7	Thanks for asking for our input, excited to see that specific property get a new face!	11/3/2023 3:49 PM
8	I'm happy to see a new hotel! The lack of parking also gently encourages folks to use our numerous nearby transportation options - the Monorail, buses, electric bikes and scooters + bike lanes, etc.	11/3/2023 3:48 PM
9	Drugs are bad	11/2/2023 7:10 PM
10	NA	11/2/2023 6:16 PM
11	We don't need more hotels, we need a city people can afford to live in. We need affordable housing, affordable food, reliable transportation. This is going to make the 8 Route even more of a nightmare.	11/2/2023 8:29 AM
12	Do consider the traffic flow as it'll be right next to the T junction.	11/2/2023 12:00 AM
13	This is a dumb project.	11/1/2023 9:00 PM
14	I would rather the area was made into a small park or p-patch.	11/1/2023 7:04 PM

PROJECT EMAILS/COMMENTS

S

Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

😊 ⏪ ⏴ ⏵ ⏹ ⏷

Thu 11/2/2023 8:32 AM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Brianna Ogas

Email: brianna.ogas@gmail.com

Message: This will impact the community in negative ways all for a for profit hotel. Nothing about this project is a bonus to the area. The Hotel is just for tourists, the restaurants will be priced for tourists, the construction will absolutely abolish the already abysmal service of the 8 Metro Route. Nothing about this building benefits locals, except the person who owns the hotel who probably isn't barely scraping by in this city. It'll just be another huge ass construction zone, interrupting local traffic for years.

S

Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

😊 ⏪ ⏴ ⏵ ⏹ ⏷

Mon 11/6/2023 1:28 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Tyler Charlantini

Email: tcharlant1@gmail.com

Message: Hello,

I believe one of the main representations of Seattle is the Space Needle. So far the city has done an excellent job keeping structure heights to a minimum in the vicinity of the needle. However, a 15 story hotel at this location would significantly detract from the beauty of the lone-standing tower. The proximity would most assuredly block the view from a large portion of the city. People come from all over the world to see the Space Needle. Let's not let the area get polluted with random buildings.

Thanks,
Tyler

S

Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

😊 ⏪ ⏴ ⏵ ⏹ ⏷

Mon 11/6/2023 1:29 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Ryan Ishima

Email: rkishima@hotmail.com

Message: I am concerned about the height of the building blocking the view of the space needle from my condo unit just south of this proposed building.

S

Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

😊 ⏪ ⏴ ⏵ ⏹ ⏷

Mon 11/6/2023 1:40 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Patrick Hyde

Email: patwhyde@gmail.com

Message: I have been a property owner and resident of this neighborhood since 2009. Adding a building of this size in such close proximity to the Space Needle will tarnish the views of Seattle's signature landmark from a large portion of the city. It is 1/4 the height of the needle! I am surprised this made it through the permitting process, given the height restrictions in the area.

Seattle is desperately in need of construction to revitalize the Seattle Center/Belltown/Denny Triangle area, but not at the expense of the one thing that area has going for it. The developers responsible here clearly don't spend any time in downtown Seattle.

S Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

Mon 11/6/2023 2:33 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Mitchell Trace

Email: tracemitch@gmail.com

Message: It looks like it will block our 425 street buliding its view of the needle which will devalue the entire property while giving this project a view likely without compensation.

S Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

Mon 11/6/2023 4:49 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Janet Krupin

Email: janetkrupin@gmail.com

Message: This would create negative effects on my apartment building and seriously impede our beloved view of the space needle.

TB Татьяна Буняк <bunyak.tanya@gmail.com>
To: 508 Denny Way Project

Wed 11/8/2023 5:51 PM

To Whom It May Concern,

I hope this email finds you well. I am writing to express my deep concerns regarding the proposed construction of a building in front of our condominium complex. As a resident and homeowner in the community, I feel compelled to bring to your attention the significant impact this construction project would have on my investment and quality of life. Over a year ago, I made the substantial investment in a two-story condo, primarily because of its unique feature: a rooftop that offers a breathtaking view of the Space Needle. This remarkable view was a pivotal factor in my decision to purchase this property, and I have invested a significant amount of money into it. The proposed building construction directly threatens this invaluable asset and my investment. If this project moves forward, it will undoubtedly obstruct the beautiful view of the Space Needle that I have come to cherish. This, in turn, would negatively affect the overall value and appeal of my property. I understand that urban development is a natural part of a growing city, and progress is important. However, I am willing to support this project under one condition – that I am provided with an alternative solution to maintain the scenic view that initially attracted me to this property. Specifically, I request that you consider offering me a unit on the top floor of the newly proposed building with an unobstructed view of the Space Needle.

This compromise would not only protect my investment but also ensure that I can continue to enjoy the stunning view that has been such an essential part of my living experience here. I believe this arrangement would be fair and reasonable for all parties involved and would alleviate my concerns regarding the project.

I am open to discussing this further and finding a solution that benefits both the community and myself. Please let me know if this is a proposal you are willing to consider, and I would be happy to engage in a constructive conversation regarding this matter.

Thank you for your time and attention to my concerns. I look forward to hearing from you soon.
Sincerely,

Tetiana Buniak
Condo unit # 722
Please contact me by email only

S Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

Thu 11/9/2023 1:43 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Cathy Sengpraseuth

Email: csengpra@gmail.com

Message: This project sounds ridiculous. There are already plenty of hotel options in this area. You're going to clog my neighborhood with even more construction and disrupt the lives of everyone who lives here for....? Another hotel when there are 6 hotels in less than a three block from the proposed site?

And there's NO parking?? Parking in this area is tough enough for residents and their guests. Now it's just going to get even worse and we'll be bombarded with people who aren't used to driving in this very strange area.

This is a stupid proposal and I hate it.

Thanks,
Cathy

S Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

Fri 11/10/2023 2:33 PM

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Shelby Allhouse

Email: slallhouse@gmail.com

Message: The city should not approve this project. It is incredibly unsafe. It will encourage pedestrians to illegally cross Denny Way on the east side of the 5th avenue intersection, which is incredibly dangerous. It is also far too close to the monorail and may pose a safety hazard; someone has already died at this location from the monorail, letting tourists get that close is a recipe for disaster.

JM J MacDonald <jmacbeltown@gmail.com>
To: 508 Denny Way Project

Thu 11/16/2023 5:09 PM
...

Hello Natalie Quick,

I received your letter in regard to the 508 Denny Way Project development. I reside in the Montreux Condominiums at 425 Vine Street. My unit faces Vine Street and is located approximately in the middle of the building on the top floor. I have an unobstructed view of the Space Needle. Can you please tell me if my view will be obstructed by this project? I know from other residences that their view will disappear with the development of this hotel.

This hotel must be a select service property if it is not offering parking. Can you tell me if the hotel management company has been assigned and if so, who the management company will be?

Thank you for your attention to this inquiry,

Sincerely,

Janet MacDonald
206.817.0002

S Squarespace <form-submission@squarespace.info>
To: 508 Denny Way Project

Sat 11/18/2023 7:25 PM
...

Sent via form submission from [508 DENNY WAY PROJECT](#)

Name: Isabel Oraha

Email: isazzz.oraha@gmail.com

Message: I live across the street from the proposed hotel. Please don't build a hotel. This area needs housing, not hotels.