

September 1, 2020

Early Community Outreach Documentation

Address: 11714 Pinehurst Way NE, 11710 15th Ave NE

SDCI Record #: 3036800-EG

Summary of Outreach Plan:

1. Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site, 11710 15th Ave NE & 11714 Pinehurst Way NE, Seattle, WA 98126. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Fliers were mailed 08/06/2020

Materials attached: Flier and Mailing List

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

Survey link: <https://www.surveymonkey.com/r/BCYJCY8>

Public informed by: Printed Outreach Flier

Date: Survey launched 07/29/2020

Survey closed 08/31/2020

Materials Attached: Screenshot of Survey Monkey survey

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

Website address: <https://www.cone-outreach.com/pinehurst>

Date: Website launched 07/29/2020

Website closed 08/31/2020

Materials attached: Screenshot of project website

Summary of Community Responses:

1. Electronic/Digital Outreach: Cone Architecture received 9 responses to the survey that was created through Survey Monkey. The responses received are as follows:
 - What is your connection to this project?
 - 89% I live very close to the project.
 - 22% I live in the general area.
 - 0% I own a business nearby
 - 11% I visit the area often for work or leisure.
 - 0% Other

- What is most important to you about a new building on this property?
 - 44% That it is nice looking.
 - 11% That it looks unique and interesting.
 - 89% That it is affordable for residents and/or businesses.
 - 56% That it is designed with environmental sustainability in mind.
 - 11% Other:
 - Quality of construction

 - What concerns do you have about this project?
 - 67% Construction noise/impacts
 - 33% That I will not like the way it looks
 - 78% That it will not be affordable
 - 56% That it may feel out of scale with other buildings nearby
 - 78% That it will make driving and parking in the neighborhood more difficult
 - 0% Other:

 - Is there anything specific about this property or neighborhood that would be important for us to know?
 - How many live /work properties end up giving life to the street? This is right in the center of Pinehurst and has the opportunity to contribute to a lively walkable area. It feels unfortunate that there's no ground floor retail. If that's not possible, it would be great if the design placed a lot of consideration on making the sidewalk / street feel like a walkable, bike friendly, and inviting place.
 - Do they really want to live by a laundromat & car repair place?
2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.

COMMUNITY OUTREACH

EARLY OUTREACH FOR
DESIGN REVIEW

SIX LIVE-WORK UNITS
SIX TOWNHOUSES UNITS

NE 117TH ST

PINEHURST WAY NE

17TH AVE NE

15TH AVE NE

PINEHURST
LIVE-WORK &
TOWNHOUSES

SITE MAP 

PROJECT WEBSITE:

CONNECT
ONLINE



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

WEBSITE: www.cone-outreach.com/Pinehurst

ONLINE SURVEY:



Use this online survey to answer questions and provide feedback. This survey link will be Available until August 31, 2020.

<https://www.surveymonkey.com/r/6CPNLLV>

ABOUT THE PROJECT

Pinehurst Apartments LLC and Cone Architecture are partnering on the development of 11714 Pinehurst Way NE & 11710 15th Ave NE. The new development will be 6 Live Work units and 6 townhouses with 1 parking stall to be provided for each unit. Planning has just begun, and construction could start as early as Fall 2022.

SHARE YOUR THOUGHTS

We want to hear from the community about the Pinehurst Live-Work & Townhouses. Please share your concerns and priorities for this new building and for the neighborhood overall on our project website or by taking the online survey.

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

ADDITIONAL INFORMATION

You can track our progress through the permitting process. Search the project address "11714 Pinehurst Way NE" or project number "3036800-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:

**11714 Pinehurst Way NE &
11710 15th Ave NE
SEATTLE, WA**

SDCI RECORD NUMBER:

3036800-EG

APPLICANT:

CONE ARCHITECTURE

CONTACT:

**Jamie Yengel
pinehurst@cone-arch.com
206-693-3133**



Name	Address	APT/UNIT	City	State	Zip code
CURRENT RESIDENT	11532 15TH AVE NE	UNIT C-101	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT C-102	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 201	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 202	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 203	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 204	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 205	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 206	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 207	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 301	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 302	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 303	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 304	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 305	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 306	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 307	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 401	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 402	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 403	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 404	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 405	SEATTLE	WA	98125
CURRENT RESIDENT	11532 15TH AVE NE	UNIT 406	SEATTLE	WA	98125
CURRENT RESIDENT	12005 PINEHURST WAY NE		SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 101	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 201	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 202	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 203	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 204	SEATTLE	WA	98125
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CURRENT RESIDENT	12000 15TH AVE NE	APT 211	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 212	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 301	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 302	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 303	SEATTLE	WA	98125
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CURRENT RESIDENT	12000 15TH AVE NE	APT 306	SEATTLE	WA	98125
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CURRENT RESIDENT	12000 15TH AVE NE	APT 308	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 309	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 310	SEATTLE	WA	98125

CURRENT RESIDENT	12000 15TH AVE NE	APT 311	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 312	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 401	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 402	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	APT 403	SEATTLE	WA	98125
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CURRENT RESIDENT	12000 15TH AVE NE	APT 412	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	SUITE A	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	SUITE B	SEATTLE	WA	98125
CURRENT RESIDENT	12000 15TH AVE NE	SUITE C	SEATTLE	WA	98125
CURRENT RESIDENT	11730 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11736 PINEHURST WAY NE	APT 101	SEATTLE	WA	98125
CURRENT RESIDENT	11736 PINEHURST WAY NE	APT 102	SEATTLE	WA	98125
CURRENT RESIDENT	11736 PINEHURST WAY NE	APT 103	SEATTLE	WA	98125
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CURRENT RESIDENT	11736 PINEHURST WAY NE	APT 315	SEATTLE	WA	98125
CURRENT RESIDENT	11736 PINEHURST WAY NE	APT 316	SEATTLE	WA	98125
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CURRENT RESIDENT	11722 PINEHURST WAY NE	APT A	SEATTLE	WA	98125
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CURRENT RESIDENT	11722 PINEHURST WAY NE	APT E	SEATTLE	WA	98125
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CURRENT RESIDENT	11722 PINEHURST WAY NE	APT H	SEATTLE	WA	98125
CURRENT RESIDENT	11714 PINEHURST WAY NE		SEATTLE	WA	98125
CURRENT RESIDENT	11710 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	1504 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11552 15TH AVE NE		SEATTLE	WA	98125

CURRENT RESIDENT	11540 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11524 15TH AVE NE	STE A	SEATTLE	WA	98125
CURRENT RESIDENT	11524 15TH AVE NE	STE B	SEATTLE	WA	98125
CURRENT RESIDENT	11524 15TH AVE NE	STE C	SEATTLE	WA	98125
CURRENT RESIDENT	11524 15TH AVE NE	STE D	SEATTLE	WA	98125
CURRENT RESIDENT	11527 16TH AVE NE		SEATTLE	WA	98125
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CURRENT RESIDENT	1526 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT A	SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT B	SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT C	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 101	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 102	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 201	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 202	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 203	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 204	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 301	SEATTLE	WA	98125
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CURRENT RESIDENT	1518 NE 117TH ST	APT 303	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 304	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 401	SEATTLE	WA	98125
CURRENT RESIDENT	1518 NE 117TH ST	APT 402	SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT A	SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT B	SEATTLE	WA	98125
CURRENT RESIDENT	11717 16TH AVE NE	APT C	SEATTLE	WA	98125
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CURRENT RESIDENT	11715 16TH AVE NE	APT B	SEATTLE	WA	98125
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CURRENT RESIDENT	11729 16TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11731 16TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11725 16TH AVE NE	APT A	SEATTLE	WA	98125
CURRENT RESIDENT	11725 16TH AVE NE	APT B	SEATTLE	WA	98125
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CURRENT RESIDENT	11723 16TH AVE NE	APT A	SEATTLE	WA	98125
CURRENT RESIDENT	11723 16TH AVE NE	APT B	SEATTLE	WA	98125

CURRENT RESIDENT	11743 16TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11753 16TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11756 16TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11748 16TH AVE NE		SEATTLE	WA	98125
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CURRENT RESIDENT	11704 16TH AVE NE		SEATTLE	WA	98125
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CURRENT RESIDENT	1609 NE 117TH ST		SEATTLE	WA	98125
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CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 203	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 204	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 205	SEATTLE	WA	98125

CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 206	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 207	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 208	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 209	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 210	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 211	SEATTLE	WA	98125
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CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 302	SEATTLE	WA	98125
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CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 409	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 410	SEATTLE	WA	98125
CURRENT RESIDENT	11540 PINEHURST WAY NE	APT 411	SEATTLE	WA	98125
CURRENT RESIDENT	11535 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11548 PINEHURST WAY NE		SEATTLE	WA	98125
CURRENT RESIDENT	11545 15TH AVE NE	APT 105	SEATTLE	WA	98125
CURRENT RESIDENT	11545 15TH AVE NE	APT 205	SEATTLE	WA	98125
CURRENT RESIDENT	1439 NE 120TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11749 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11753 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	1449 NE 120TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1417 NE 120TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1411 NE 120TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11740 14TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11739 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT A1	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT A2	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT 101	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT 102	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT 103	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT 104	SEATTLE	WA	98125
CURRENT RESIDENT	11745 15TH AVE NE	APT 105	SEATTLE	WA	98125

CURRENT RESIDENT	11725 15TH AVE NE	APT 404	SEATTLE	WA	98125
CURRENT RESIDENT	11725 15TH AVE NE	APT 405	SEATTLE	WA	98125
CURRENT RESIDENT	11725 15TH AVE NE	APT 406	SEATTLE	WA	98125
CURRENT RESIDENT	11725 15TH AVE NE	APT 407	SEATTLE	WA	98125
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CURRENT RESIDENT	11725 15TH AVE NE	APT 410	SEATTLE	WA	98125
CURRENT RESIDENT	1240 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1238 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1236 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1234 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11721 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11715 15TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	1232 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1228 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1230 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1224 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	1218 NE 117TH ST		SEATTLE	WA	98125
CURRENT RESIDENT	11718 12TH AVE NE		SEATTLE	WA	98125
CURRENT RESIDENT	11727 14TH AVE NE		SEATTLE	WA	98125
JAMIE YENGEL	4512 FREMONT AVE N	APT 4	SEATTLE	WA	98103



Pinehurst Live-Work & Townhouses Outreach Survey

Project Address: 11714 Pinehurst Way NE & 11710 15TH Ave NE
SDCI Record Number: 3036800-EG

About the Project:

Cone Architecture is designing a new development at 11714 Pinehurst Way NE & 11710 15th Ave NE. The new development will consist of approximately 6 Live-Work Units and 6 Townhouse Units with 1 parking stall to be provided for each unit. Planning has just begun, and construction could start as early as Fall 2022.

Share your Thoughts:

We want to hear from the community about the Pinehurst Live-Work & Townhouses. Please share your concerns and priorities for this new building, and for the neighborhood overall, on our project website or by taking this online survey.

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

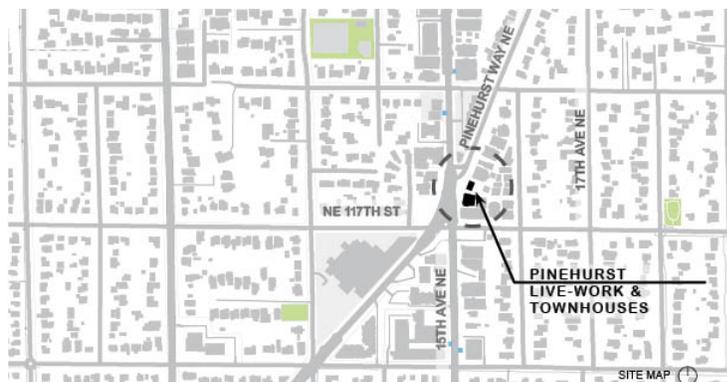
This survey link will be available through 08/31/2020.

Additional Information:

Please visit us at <https://www.cone-outreach.com/pinehurst> to learn more about the proposal, ask questions, and provide additional feedback.

You can track our progress throughout the permitting process. Search the project address "11714 Pinehurst Way NE" or project number "3036800-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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



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

- I live very close to the project
- I live in the general area
- I own a business nearby
- Other (please specify)
- 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

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

- That it is nice looking
- That it looks unique and interesting
- That it is affordable for residents and/or businesses
- Other (please specify)
- That it is designed to be family-friendly
- That it is designed with environmental sustainability in mind

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

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

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

To stay informed of the project status as it moves through Design Review and Master Use Permitting contact the Seattle Department of Construction and Inspections at prc@seattle.gov and request to become a party of record for 3036800-EG.

Do you have any additional project-related thoughts or ideas to share?
Contact Jamie Yengel at Cone Architecture at pinehurst@cone-arch.com or at (206) 693-3133.

Powered by
 SurveyMonkey
See how easy it is to [create a survey](#).

[Privacy & Cookie Policy](#)

Pinehurst Live/Work

11714 Pinehurst Way NE & 11710 15th Ave NE SEATTLE, WA
Early Outreach for Design Review

About the project

Pinehurst Apartments LLC and Cone Architecture are partnering on the development of 11714 Pinehurst Way NE & 11710 15th Ave NE. The new development will be 6 Live Work units and 6 townhouses with 1 parking stall to be provided for each unit. Planning has just begun, and construction could start as early as Fall 2022.

ADDRESS: 11714 Pinehurst Way NE
SDCI RECORD NUMBER: 3036800-EG
APPLICANT: CONE ARCHITECTURE
CONTACT: Jamie Yengel,
pinehurst@cone-arch.com, 206-693-3133



Take our survey

Use this online survey to provide feedback.

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

This survey link will be available through 08/31/20.

[Take Survey](#)

Additional information

You can track our progress through the permitting process. Search the project address "11714 Pinehurst Way NE" or project number "3036800-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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

Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

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

Submit

CONE ARCHITECTURE

