

2501 NW MARKET ST PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: # 3036772-LU

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Submitted by:
Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489
FEBRUARY 2021

2501 NW MARKET ST Project

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

| | |
|-----------------------------|---|
| Project Address: | 2501 NW Market St, Seattle, WA 98107 |
| Brief Description: | The project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail. |
| Contact: | Natalie Quick |
| Applicant: | J. Selig Real Estate LLC |
| Contact Information: | 2501NWMarketSTProject@earlyDRoutreach.com |
| Type of building: | Multi-Family |
| Neighborhood: | Ballard |
| 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 592 residences and businesses and shared with 3 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* January 13, 2021

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:* January 15, 2021

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:* January 15, 2021

What We Heard From the Community

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

Design-Related Comments

- **Design.** 50 percent of survey respondents said environmentally-friendly features are most important to them in a new building on this property; 25 percent said attractive materials; 25 percent said interesting and unique design; 25 percent said parking; and 13 said relationship to neighborhood character. Several respondents encouraged attractive, quality, classy and mindful design that gives unique personality to the structure, furthering character that lends itself to 300, 30 and 3 feet away, drawing inspiration from the history and present day of the area, and using good quality construction and building materials.
- **Exterior & Landscaping.** 56 percent of survey respondents said lighting and safety features are the most important consideration for the exterior space on this property; 44 percent said landscaping; 22 percent said seating options and places to congregate; and 11 percent said bike parking. A couple of respondents encouraged creating a welcoming streetscape, planting trees, landscaping in ways that support wildlife and clean air, and facilitating bike-ways.
- **Security.** A few respondents encouraged having a good plan for security in and around the building and making the surrounding area feel safe because the City does not enforce laws in Ballard.
- **Height/Views.** A few respondents expressed concern that lost views of the ship canal, cityscape and Mt. Rainier will have a major impact on neighbors, and encouraged the project team to create spaces for neighbors to access the south side of the building so they can continue to see the canal and working vessels.
- **Impacts.** A few respondents encouraged the project team to have respect for the neighborhood including doing their best to be good neighbors to people already living there and considering short-term noise, disruption and aesthetics.
- **Density.** One respondent encouraged intelligent density planning of 500+ units that allows for open space and doesn't attract congestion or clog up the streets with more cars.

Non-Design-Related Comments

- **Retail.** 80 percent of survey respondents said new places for coffee or breakfast are the retail components they're most interested in for this location; 30 percent said new restaurants or bars; 20 percent said new stores for shopping; and 10 percent said spaces for the community. Additionally, 60 percent of survey respondents said thoughtful design that is open and welcoming is what inspires them to return to a building, office, restaurant or retailer; 60 percent said a sense of openness and natural light; 50 percent said local businesses / small businesses; 40 percent said great people and service; 20 percent said calm, restful places to reflect and relax; and 10 percent said color and materials used in design. One respondent encouraged providing shops, restaurants and establishments to support the population increase. Another discouraged having bars/nightclubs, because this is a quieter and more residential section than east of 24th St, and would be inappropriate. One respondent encouraged having a bike café with green landscaping. One respondent noted that 54th St has a lot of junk laying around and another noted this building will have to make a compelling case for the future revitalization of 54th and may have carte blanche in defining the character of 26th St.
- **Parking & Traffic.** A few respondents encouraged the project team to take into consideration how much traffic will increase and make sure there is adequate parking. Another respondent expressed support for underground parking as streets are narrow and parking is at a premium.
- **Affordability/Equity.** One respondent encouraged the project team to support low-income residents as gentrification has forced a lot of people out of their homes and high-density residential buildings should give back to and serve their communities. Another respondent encouraged equitable access for all community members.
- **Maintenance.** One respondent encouraged the building be well-maintained.
- **Connectivity.** One respondent expressed concern that tall buildings block signals for cell phone, internet and TV.

Miscellaneous Comments

- **Support.** One respondent noted that they love the location of this site, its proximity to the Ballard Locks, the Nordic Museum and historic Ballard Avenue; that it clearly has a lot of untapped potential and they look forward to seeing what comes of it. Another respondent noted that they think Mithun is a great firm for building in Ballard and they're excited to see what comes about. One respondent noted that development of this site is long overdue and that they look forward to the developer bring more housing to this part of Ballard.

2501 NW Market 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 | 01/12/21 | 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 | 01/13/21 | Poster mailed to 592 residences and businesses and shared with 3 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. | 01/15/21 | 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 | 01/15/21 | 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 SDCJ 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 | 01/13/21 | Copy of direct mailing poster included in Appendix A. |
| III.B. | Electronic, Digital | All electronic/digital outreach material shall: | 01/15/21-02/05/21 | 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 SDCK 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 | 02/08/21 | Outreach Plan copy included in Appendix A. |
| VI.A.2. | Outreach Documentation | Printed Material Documentation | 02/08/21 | See notation above for Print Outreach. Copies of poster and mailer distribution map to 592 residents and businesses included in Appendix A. |
| VI.A.3. | Outreach Documentation | Digital Documentation | 02/08/21 | See notation above for Digital Outreach. Website content and survey results included in Appendix A. |

2501 NW Market Street 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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Electronic/Digital Outreach: Project Survey

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Re: New Project for the DON Blog

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Tue 1/12/2021 10:26 AM

To: 2501 NW Market St Project <2501nwmarketstproject@earlydroureach.com>

Hello,

Your project information has been posted on the [Early Outreach for Design Review Projects Blog](#).

The elements of the outreach plan you mention meet the requirements for a Community Outreach Plan.

Please refer to Pages 3-6 of the [Director's Rule](#); the [Early Community Outreach for Design Review](#) webpage may provide additional information.

Please let us know if you have any questions.

Thank you,

Dominique Williams
Administrative Staff Assistant
External Relations Division
Office: 206.256.6188
Fax: 206.233.5142
seattle.gov/neighborhoods

[Blog](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Public Disclosure/Disclaimer Statement: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

From: 2501 NW Market St Project <2501nwmarketstproject@earlydroureach.com>**Sent:** Monday, January 11, 2021 6:12 PM**To:** DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>**Subject:** New Project for the DON Blog

CAUTION: External Email

Hi-

Please see below for information for a new project for the DON Blog. Thank you!

Kate

Project Address:

2501 NW Market St, Seattle, WA 98107

Brief Description:

This project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail.

Contact:

Natalie Quick

Applicant:

J. Selig Real Estate LLC

Contact Information:

2501NWMarketSTProject@earlyDRoutreach.com

City of Seattle Design Review Required Outreach

Outreach Plan / January 4, 2021

| | |
|-----------------------------|---|
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| Contact: | Natalie Quick |
| Applicant: | J. Selig Real Estate LLC |
| Contact Information: | 2501NWMarketSTProject@earlyDRoutreach.com |
| Type of building: | Multi-Family |
| Neighborhood: | Ballard |
| 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 poster and mail to residents and businesses within a 500-foot radius of the project. We will keep an address log of each location where the poster is sent. Posters 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.

###

2501 NW Market St Project

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Opportunity to Provide Online Input on the 2501 NW Market St Project

ABOUT THE PROJECT

The project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail.

What: Let us know what you think! Visit our website at www.2501NWMarketStProject.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 2501NWMarketStProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
2501 NW Market St, Seattle, WA 98107
Contact: Natalie Quick
Applicant: J. Selig Real Estate LLC

**Additional Project Information on Seattle
Services Portal via the Project Number:**
3036772-LU

Project Email:
2501NWMarketStProject@earlyDRoutreach.com
Note that emails are generally returned within
2-3 business days, and are subject to City of
Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

Direct Mailing: 2501 NW Market St

Poster Mailing Details

DISTRIBUTION DATE: January 13, 2021

| | |
|-----------------------------|---|
| Project Address: | 2501 NW Market St, Seattle, WA 98107 |
| Brief Description: | The project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail. |
| Contact: | Natalie Quick |
| Applicant: | J. Selig Real Estate LLC |
| Contact Information: | 2501NWMarketSTProject@earlyDRoutreach.com |
| Type of building: | Multi-Family |
| Neighborhood: | Ballard |
| In Equity Area: | No |

The project flyer was shared with **592 businesses and residents** within a **500-foot radius** of the project addresses of 300-304 11th Ave E. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



9126 E Marginal Way S
Seattle WA 98108

Invoice

| Date | Invoice # |
|------------|-----------|
| 12/28/2020 | 1348-20 |

Phone: 206.448.0411
Email: data@ziplus4.com
Web: www.publishersmailingservice.com

BILL TO:

Traci Paulk
traci@paulkcreative.com
PO Box 17037
Seattle, WA 98127

| P.O. No. | Terms | Due Date |
|----------------|--------|------------|
| 2501NWMARKE... | C.O.D. | 12/28/2020 |

| QUANTITY | DESCRIPTION | RATE | AMOUNT |
|----------|----------------------------------|--------|---------|
| | 2501 NW MARKET STREET - QTY 592 | | |
| | PURCHASE LIST DATA MINIMUM | 150.00 | 150.00T |
| | DATA IMPORT | 36.00 | 36.00 |
| | MACHINE FOLD - 1 | 9.00 | 9.00T |
| 592 | ENVELOPES PROVIDED BY PUBLISHERS | 0.05 | 29.60T |
| | UPLOAD ADDRESSES | 12.00 | 12.00 |
| | INKJET ADDRESSES-LTR MIN | 35.00 | 35.00T |
| | INKJET PERMIT | 16.00 | 16.00T |
| | SORT & TRAY: LETTER OR P/C | 12.00 | 12.00T |
| | PROCESSING FEE | 13.50 | 13.50T |
| | DELIVERY TO SEATTLE POST OFFICE | 12.00 | 12.00T |
| | SUB TOTAL | | 325.10 |
| | PERMIT 5544 POSTAGE | 228.18 | 228.18 |

We appreciate your business!

We are unable to accept credit cards at this time, checks only please.

Onsite Mail, Inc. dba Publisher's Mailing Service

Sales Tax **\$27.99**

Total **\$581.27**

Balance Due **\$581.27**

MAILING CONFIRMATION

1/14/2021

Gmail - Were flyers mailed 01/13/2021? 2501 NW Market St Project



Lisa Kidwell <preciselywritelisa@gmail.com>

Were flyers mailed 01/13/2021? 2501 NW Market St Project

2 messages

Lisa Kidwell <preciselywritelisa@gmail.com>

Thu, Jan 14, 2021 at 8:58 AM

To: Barbara Belk <barbara@zplus4.com>

Cc: Natalie Quick <natalie@nataliequickconsulting.com>, Traci Paulk <traci@paulkcreative.com>, Kate Nolan <katenolan1000@gmail.com>

Bcc: Lisa Kidwell <preciselywritelisa@gmail.com>

Good morning, Barbara.

Can you please let me know if the flyers were mailed yesterday (01/13) for the project located at 2501 NW Market St or if they will be mailed out today (01/14)?

Thank you.

Have a great day.

Warm regards,
Lisa Kidwell on behalf of Natalie Quick Consulting

Respectfully,
Lisa Kidwell
Cell (253) 202-6734
PreciselyWriteLisa@gmail.com

Barbara Belk <barbara@zplus4.com>

Thu, Jan 14, 2021 at 12:33 PM

To: Lisa Kidwell <preciselywritelisa@gmail.com>

Those mailed yesterday, 1/13.

Barbara Belk

Publisher's Mailing Service

[9126 E Marginal Way S](#)

[Tukwila, WA 98108](#)

206-448-0411

Community Group Notification: 2501 NW Market St Project

Poster E-Mailing Details
E-MAILING DATE: January 12th, 2021

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 2501 NW Market St project was sent along with a copy of the project flyer to 3 community groups listed on the Department of Neighborhoods “Neighborhood Snapshot” for Ballard on 01/12/21, including:

- Ballard District Council
- East Ballard Community Association
- Ballard Alliance

COMMUNITY GROUP NOTIFICATION EMAIL

2/7/2021

Mail - 2501 NW Market St Project - Outlook

New Project in Your Neighborhood!

2501 NW Market St Project <2501nwmarketstproject@earlydroutreach.com>

Tue 1/12/2021 9:49 AM

To: 2501 NW Market St Project <2501nwmarketstproject@earlydroutreach.com>

 1 attachments (2 MB)

Quick_Flyer-2501 NW Market-123120 (1).pdf;

Hello-

Please find attached a flyer for an upcoming construction project in your neighborhood. Visit our project website for more information and to take the project survey at www.2501nwmarketstproject.com.

This is a part of the City of Seattle's Early Design Review required outreach process.

Please feel free to reach out to this email with any questions.

Thank you!

-The Project Team

2501 NW Market St Project

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- *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*

Project Website: 2501 NW Market St Project | WEBSITE TEXT

Website: www.2501NWMarketStProject.com

| | |
|-----------------------------|---|
| Project Address: | 2501 NW Market St, Seattle, WA 98107 |
| Brief Description: | The project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail. |
| Contact: | Natalie Quick |
| Applicant: | J. Selig Real Estate LLC |
| Contact Information: | 2501NWMarketSTProject@earlyDRoutreach.com |
| Type of building: | Multi-Family |
| Neighborhood: | Ballard |
| In Equity Area: | No |

HOME PAGE

IMAGES: Project Site

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.

The project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail.

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 generally returned within 2-3 business days, and are subject to City of Seattle public disclosure.

2501 NW Market St Project
2501 NW Market St, Seattle, WA 98107

LINKS: Email- 2501NWMarketSTProject@earlyDRoutreach.com

TAB: PROJECT OVERVIEW

TEXT: 2501 NW Market St Project

Project #: 3036772-LU

Project Team

Developer: J. Selig Real Estate LLC

Architect: Mithun

Project Vision

This project proposes a new multi-family building in the heart of Ballard, within walking distance of the Ballard Historic District, a stone's throw from the acclaimed Nordic Museum, and conveniently-located close to future light rail access to downtown Seattle.

The building will feature approximately 148 residential units—including a mix of studios, one-bedroom and two-bedroom apartments.

The ground floor will include retail space along NW Market Street, residential amenities and street-level units that step out onto NW 54th Street.

One level of underground parking will be provided for residents. The project site is located within the Ballard Urban Village and features views of the ship canal to the south.

This development will create contemporary, thoughtfully-designed, high-quality homes and contribute to the vibrant Ballard Urban Village, with an aesthetic inspired by modern Nordic design.

Project Timeline

- Entitlement & Permitting: Winter 2021
- Construction Start: Spring 2022
- Construction Completion: Summer 2024

Zoning

Zoning Height Restrictions

Site Plan (Example Ground Floor Plan)

Site Plan (Example Upper Floor Plan)

IMAGES:

Zoning
Zoning Height Plan
Site Plan (Example Ground Floor Plan)
Site Plan (Example Upper Floor Plan)

LINK:

none

PAGE URL: www.2501NWMarketStProject.com/project-overview

TAB: FLYER

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

IMAGES: Flyer Image

LINK: none

PAGE URL: www.2501NWMarketStProject.com/flyer

TAB: SURVEY

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

LINK: Survey- 2501 NW Market St Survey Click Here

PAGE URL: www.2501NWMarketStProject.com/survey

TAB: COMMENTS

TEXT: Hello and thank you for visiting our 2501 NW Market 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 comment.

2501NWMarketSTProject@earlyDRoutreach.com
2501 NW Market St, Seattle, WA 98107

LINKS: Email- 2501NWMarketSTProject@earlyDRoutreach.com

FORM:

Name *

| | |
|--|--|
| | |
|--|--|

First Name Last Name

Email *

| |
|--|
| |
|--|

Message *

| |
|--|
| |
|--|

Send

LINKS: Email- 2501NWMarketSTProject@earlyDRoutreach.com

PAGE URL: www.2501NWMarketStPoject.com/comments

WEBSITE IMAGES

2501 NW Market St Project

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

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



2501 NW Market St, Seattle

This project proposes construction of a new multi-family apartment building with approximately 148 units (mix of studios, one- and two-bedroom homes), as well as ground-level retail.

[Learn More](#)

WEBSITE ANALYTICS

2501 NW Market St Project

Website Analytics

Traffic

Custom

\$ USD

VISITS

41

+1,950% mo/mo

UNIQUE VISITORS

40

+1,900% mo/mo

PAGEVIEWS

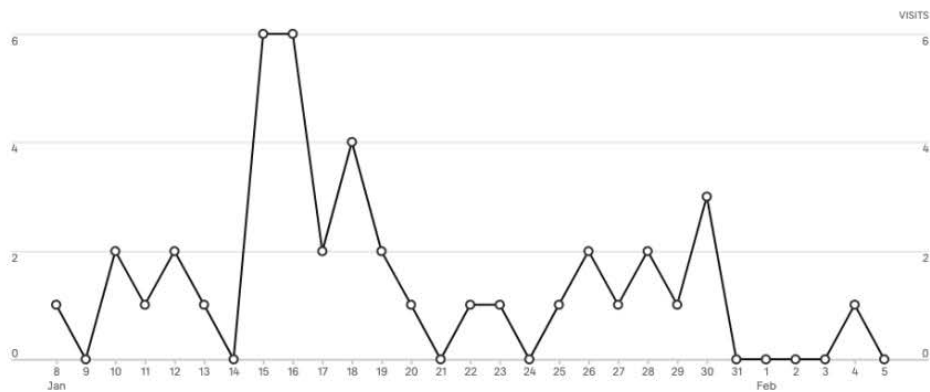
138

+886% mo/mo

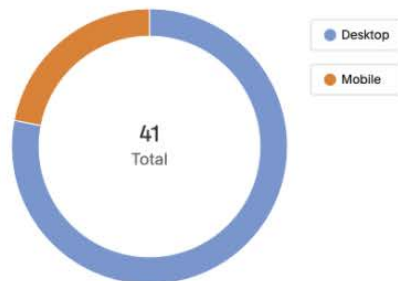
Visits

Jan 8-Feb 5, 2021 • 41 Total +1,950% mo/mo

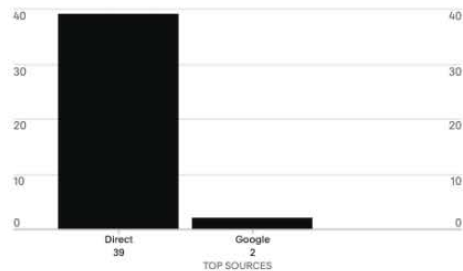
Daily



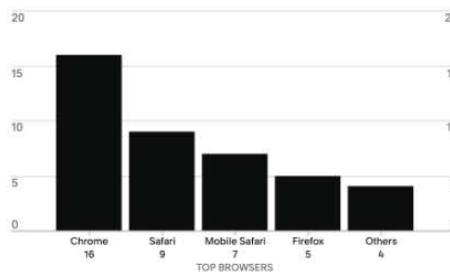
Top Devices by Visits



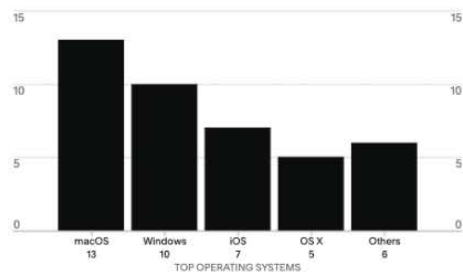
Top Sources by Visits



Top Browsers by Visits



Top Operating Systems by Visits



2501 NW Market St Project

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Community Outreach: 2501 NW Market St Project

Comment Summary

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| Neighborhood: | Ballard |
| In Equity Area: | No |

Comment Total:

- From Website: 0
- From Email: 1
- From Survey: 10

Design-Related Comments

- **Design.** 50 percent of survey respondents said environmentally-friendly features are most important to them in a new building on this property; 25 percent said attractive materials; 25 percent said interesting and unique design; 25 percent said parking; and 13 said relationship to neighborhood character. Several respondents encouraged attractive, quality, classy and mindful design that gives unique personality to the structure, furthering character that lends itself to 300, 30 and 3 feet away, drawing inspiration from the history and present day of the area, and using good quality construction and building materials.
- **Exterior & Landscaping.** 56 percent of survey respondents said lighting and safety features are the most important consideration for the exterior space on this property; 44 percent said landscaping; 22 percent said seating options and places to congregate; and 11 percent said bike parking. A couple of respondents encouraged creating a welcoming streetscape, planting trees, landscaping in ways that support wildlife and clean air, and facilitating bike-ways.
- **Security.** A few respondents encouraged having a good plan for security in and around the building and making the surrounding area feel safe because the City does not enforce laws in Ballard.
- **Height/Views.** A few respondents expressed concern that lost views of the ship canal, cityscape and Mt. Rainier will have a major impact on neighbors, and encouraged the project team to create spaces for neighbors to access the south side of the building so they can continue to see the canal and working vessels.
- **Impacts.** A few respondents encouraged the project team to have respect for the neighborhood including doing their best to be good neighbors to people already living there and considering short-term noise, disruption and aesthetics.
- **Density.** One respondent encouraged intelligent density planning of 500+ units that allows for open space and doesn't attract congestion or clog up the streets with more cars.

Non-Design-Related Comments

- **Retail.** 80 percent of survey respondents said new places for coffee or breakfast are the retail components they're most interested in for this location; 30 percent said new restaurants or bars; 20 percent said new stores for shopping; and 10 percent said spaces for the community. Additionally, 60 percent of survey respondents said thoughtful design that is open and welcoming is what inspires them to return to a building, office, restaurant or retailer; 60 percent said a sense of openness and natural light; 50 percent said local businesses / small businesses; 40 percent said great people and service; 20 percent said calm, restful places to

reflect and relax; and 10 percent said color and materials used in design. One respondent encouraged providing shops, restaurants and establishments to support the population increase. Another discouraged having bars/nightclubs, because this is a quieter and more residential section than east of 24th St, and would be inappropriate. One respondent encouraged having a bike café with green landscaping. One respondent noted that 54th St has a lot of junk laying around and another noted this building will have to make a compelling case for the future revitalization of 54th and may have carte blanche in defining the character of 26th St.

- **Parking & Traffic.** A few respondents encouraged the project team to take into consideration how much traffic will increase and make sure there is adequate parking. Another respondent expressed support for underground parking as streets are narrow and parking is at a premium.
- **Affordability/Equity.** One respondent encouraged the project team to support low-income residents as gentrification has forced a lot of people out of their homes and high-density residential buildings should give back to and serve their communities. Another respondent encouraged equitable access for all community members.
- **Maintenance.** One respondent encouraged the building be well-maintained.
- **Connectivity.** One respondent expressed concern that tall buildings block signals for cell phone, internet and TV.

Miscellaneous Comments

- **Support.** One respondent noted that they love the location of this site, its proximity to the Ballard Locks, the Nordic Museum and historic Ballard Avenue; that it clearly has a lot of untapped potential and they look forward to seeing what comes of it. Another respondent noted that they think Mithun is a great firm for building in Ballard and they're excited to see what comes about. One respondent noted that development of this site is long overdue and that they look forward to the developer bring more housing to this part of Ballard.

2501 NW Market St Project Survey

Thank you for taking the time to complete our survey for the **2501 NW Market St** project! This project proposes demolition of the existing structures on-site, construction of a new building with approximately 148 residential units (including a mix of studios, one- and two-bedrooms) and commercial real estate at street level. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from January 15, 2021 to February 5, 2021, 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 you visit 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?

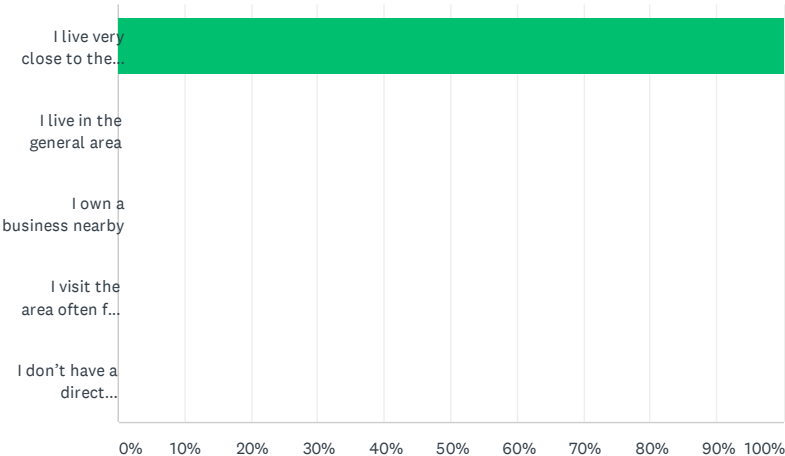
FORM SUBMITTED PAGE

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 Project #3036772-LU (2501 NW Market St) 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 2501NWMarketStProject@earlyDRoutreach.com.

2501 NW Market St Project Survey

Q1 What is your connection to this development project?

Answered: 10 Skipped: 0

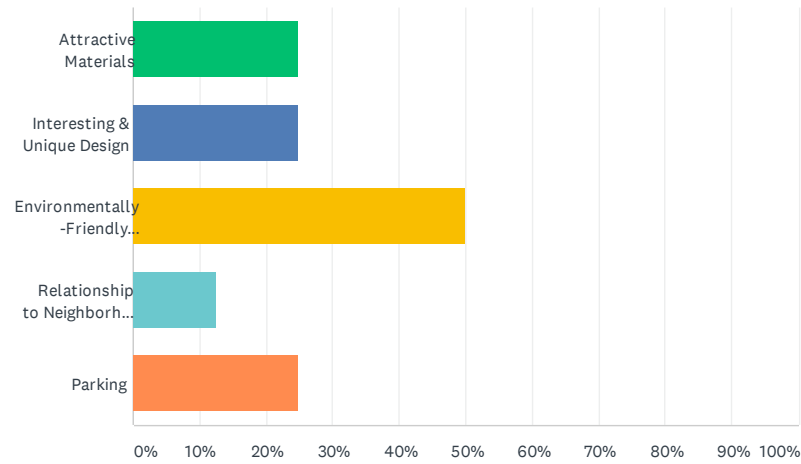


| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| I live very close to the project | 100.00% | 10 |
| I live in the general area | 0.00% | 0 |
| I own a business nearby | 0.00% | 0 |
| I visit the area often for work or leisure | 0.00% | 0 |
| I don't have a direct connection, but I care about growth and development in Seattle | 0.00% | 0 |
| Total Respondents: 10 | | |

2501 NW Market St Project Survey

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

Answered: 8 Skipped: 2

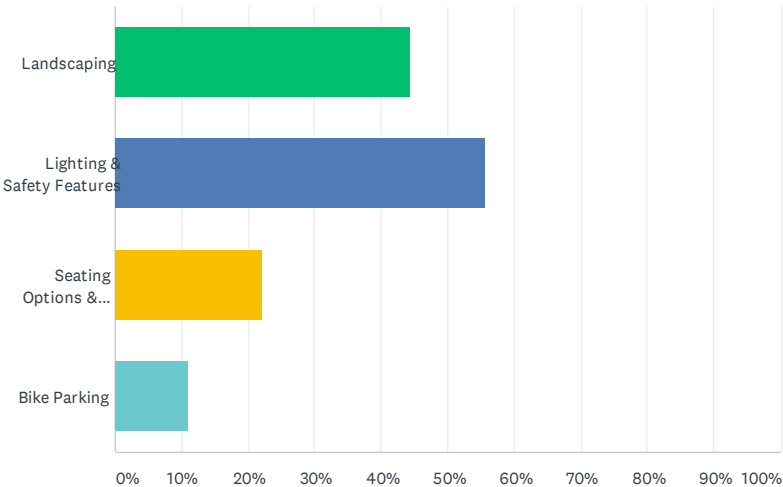


| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Attractive Materials | 25.00% | 2 |
| Interesting & Unique Design | 25.00% | 2 |
| Environmentally-Friendly Features | 50.00% | 4 |
| Relationship to Neighborhood Character | 12.50% | 1 |
| Parking | 25.00% | 2 |
| Total Respondents: 8 | | |

2501 NW Market St Project Survey

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

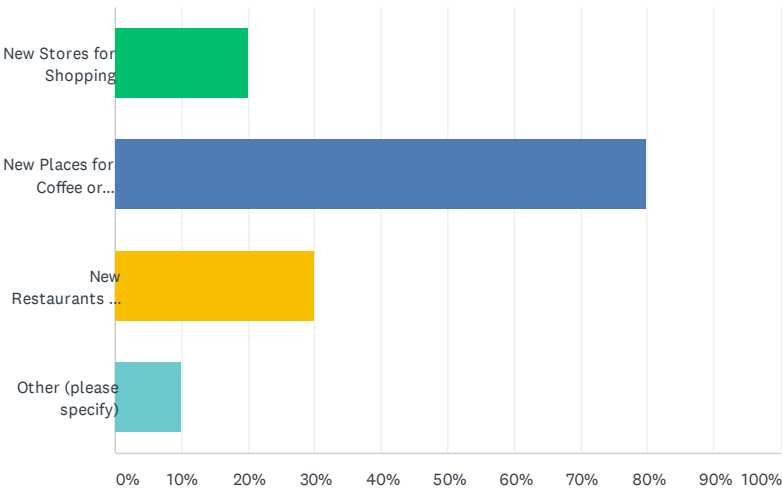
Answered: 9 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Landscaping | 44.44% | 4 |
| Lighting & Safety Features | 55.56% | 5 |
| Seating Options & Places to Congregate | 22.22% | 2 |
| Bike Parking | 11.11% | 1 |
| Total Respondents: 9 | | |

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

Answered: 10 Skipped: 0

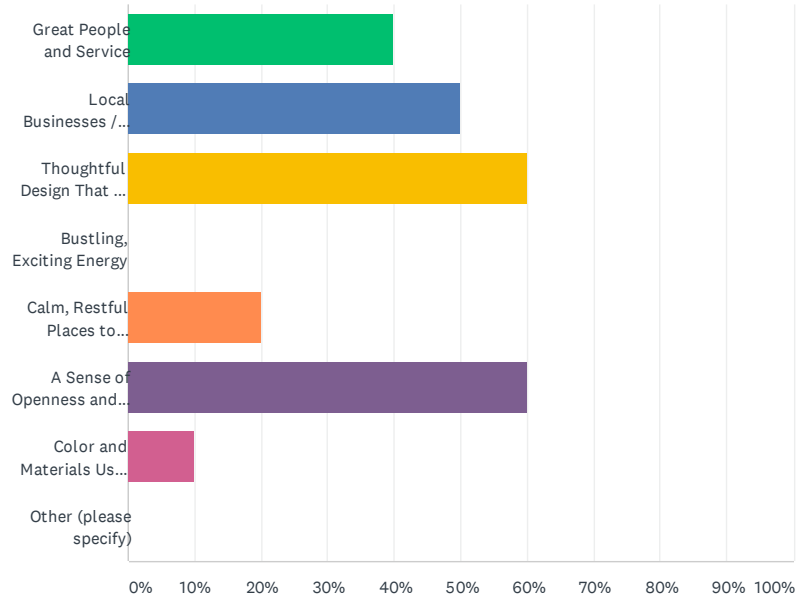


| ANSWER CHOICES | RESPONSES | |
|------------------------------------|-----------|---|
| New Stores for Shopping | 20.00% | 2 |
| New Places for Coffee or Breakfast | 80.00% | 8 |
| New Restaurants or Bars | 30.00% | 3 |
| Other (please specify) | 10.00% | 1 |
| Total Respondents: 10 | | |

2501 NW Market St Project Survey

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

Answered: 10 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Great People and Service | 40.00% | 4 |
| Local Businesses / Small Businesses | 50.00% | 5 |
| Thoughtful Design That is Open and Welcoming | 60.00% | 6 |
| Bustling, Exciting Energy | 0.00% | 0 |
| Calm, Restful Places to Reflect and Relax | 20.00% | 2 |
| A Sense of Openness and Natural Light | 60.00% | 6 |
| Color and Materials Used in Design | 10.00% | 1 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 10 | | |

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

Answered: 8 Skipped: 2

2501 NW Market St Project Survey

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

Answered: 7 Skipped: 3

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

Answered: 8 Skipped: 2

2501 NW Market St Project Survey

Q9 Anything else you'd like to add?

Answered: 7 Skipped: 3

PROJECT EMAILS/COMMENTS

The screenshot shows the Microsoft Outlook interface. On the left is the navigation pane with folders like Favorites, Inbox, Sent Items, Drafts, and Deleted Items. The main pane displays an email thread. The selected email is from 'waprog2@gmail.com' with the subject 'comments on building @2501 NW Market St.' and a timestamp of 'Mon 1/18/2021 12:49 PM'. The body of the email contains concerns about the project's location and parking. Below the email list, the taskbar shows several PDF files, including '2501 NW Market....pdf' and 'T002759053_25....pdf'.

Outlook Search

Navigation Pane:

- New message
- Delete
- Archive
- Junk
- Favorites
- Inbox
- Sent Items
- Drafts
- Add favorite
- Folders
- Inbox
- Drafts
- Sent Items
- Deleted Items
- Junk Email
- Archive
- Notes
- Conversation Hist...
- New folder
- Groups

Email Thread:

- Focused** Other
- Amelia Watson
BIM Modeling Services !!!
Hello, Hope you are doing well. Our c...
Last month
- waprog2@gmail.com
> comments on building @...
I live within 2 blocks of your proposed
- DON_DREarlyOutreach
> New Project for the DON ...
Hello, Your project information has be
- 2501 NW Market St Project
> New Project in Your Neig...
Hello~ Please find attached a flyer for ...
Quick_Flyer-250...
- 2020
- GoDaddy
Welcome to Office 365. Let's... 12
GoDaddy Customer, thanks for choosi
- GoDaddy
Add your new email to your ... 12
Let's set it up on your desktop compu

Selected Email:

comments on building @2501 NW Market St.

waprog2@gmail.com <waprog2@gmail.com>
Mon 1/18/2021 12:49 PM

To: 2501 NW Market St Project <2501nwmaketproject@earlydroureach.com>

I live within 2 blocks of your proposed project. So, concern #1. The streets are very narrow, and parking is at a premium now. You must include underground parking for your tenants and visitors, that allows traffic flow for other residents. Concern #2. The very tall buildings already placed between my residence at 2445 NW 57th st block signals for cell phone, internet and TV use. It cannot be made any worse--please.

Linde Knighton

Sent from Mail for Windows 10

Taskbar:

- 2501 NW Market....pdf
- T002759053_25....pdf
- 2501 NW Market....pdf
- Show All