

Early Design Guidelines

Sent to SDCI: July 1st, 2019

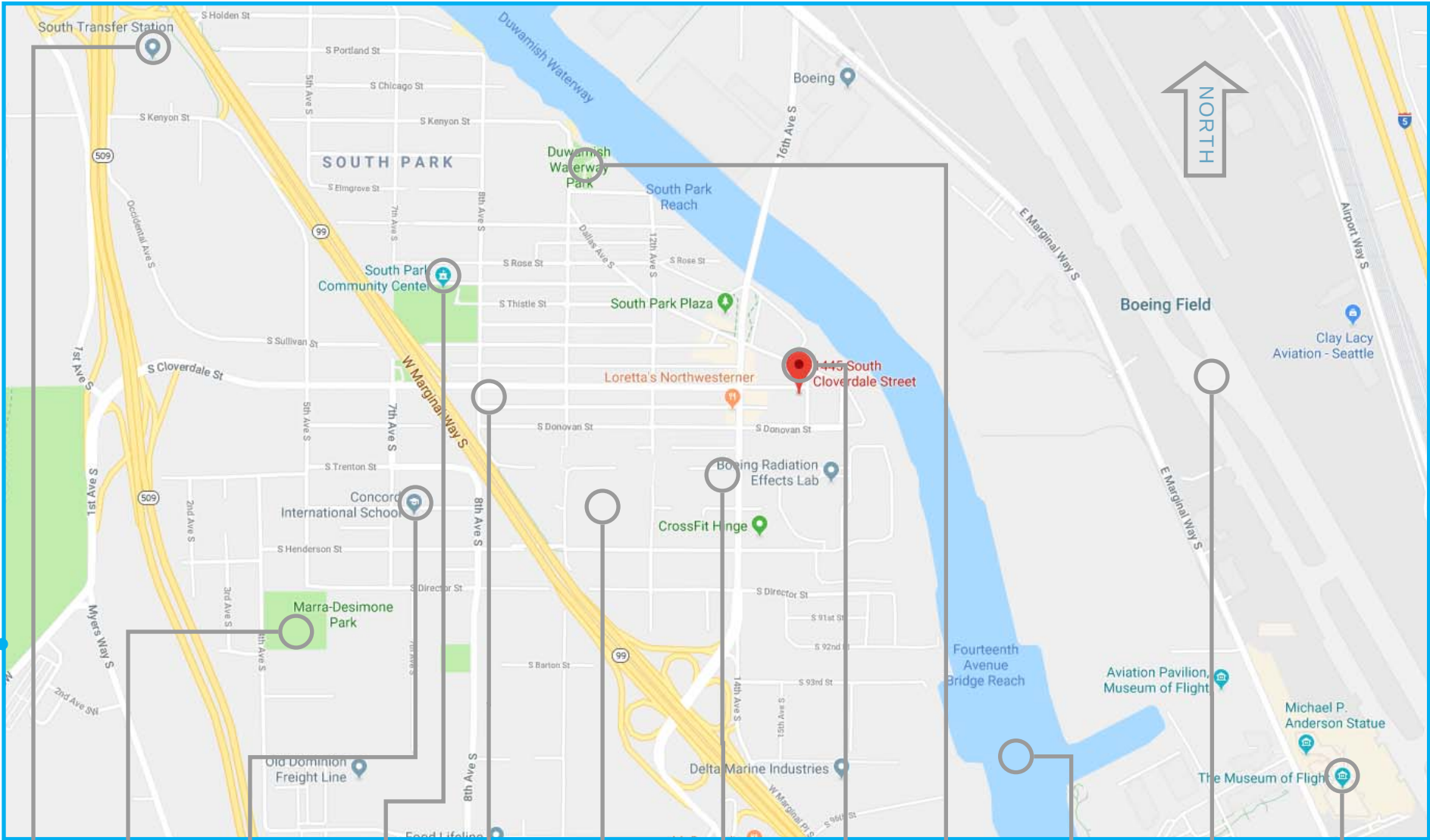
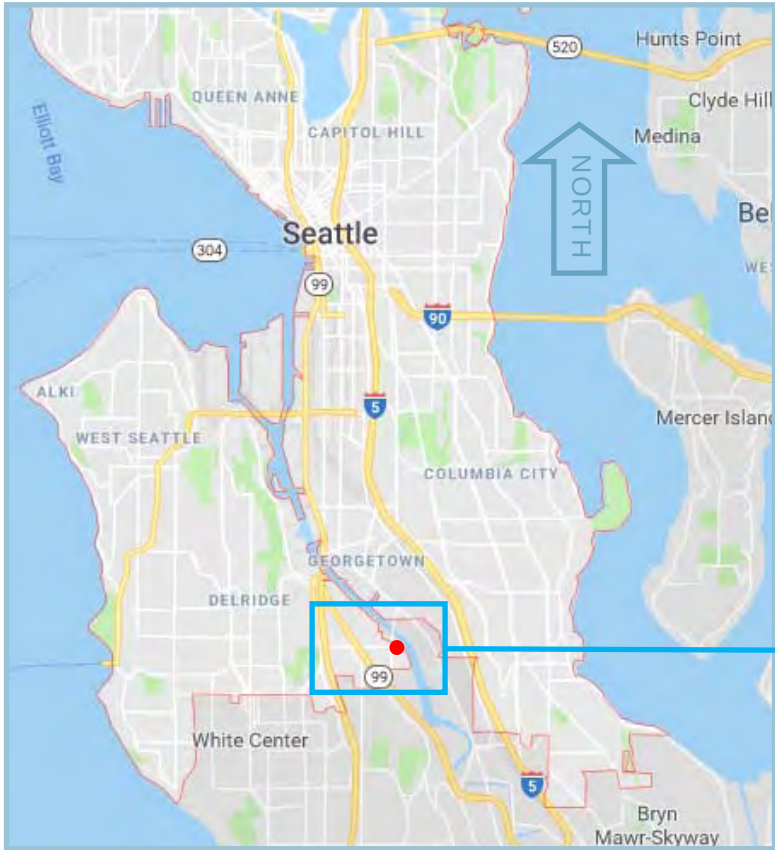
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Project Information

PROJECT #:	3033520
ADDRESS:	1445 South Cloverdale Street Seattle, WA 98108
TAX ID NUMBER:	7884100580
LOT SIZE:	6469 SF
ZONE:	C1-40
OWNER/APPLICANT:	Cloverdale8, LLC 1429 South Cloverdale Street Seattle, WA 98108
ARCHITECT:	GM Design 4511 Somerset Drive SE Bellevue, WA 98006

Vicinity Analysis



- South Transfer Station
- Marra Desimone Park
- Concord International School
- South Park Community Center
- Seattle Public Library
- Sea Mar Community Care Center
- Sea Mar Community Health Center
- Project Site
- Duwamish Waterway Park
- Duwamish Waterway
- Boeing Field
- The Museum of Flight

Zoning Analysis

- PROJECT SITE:

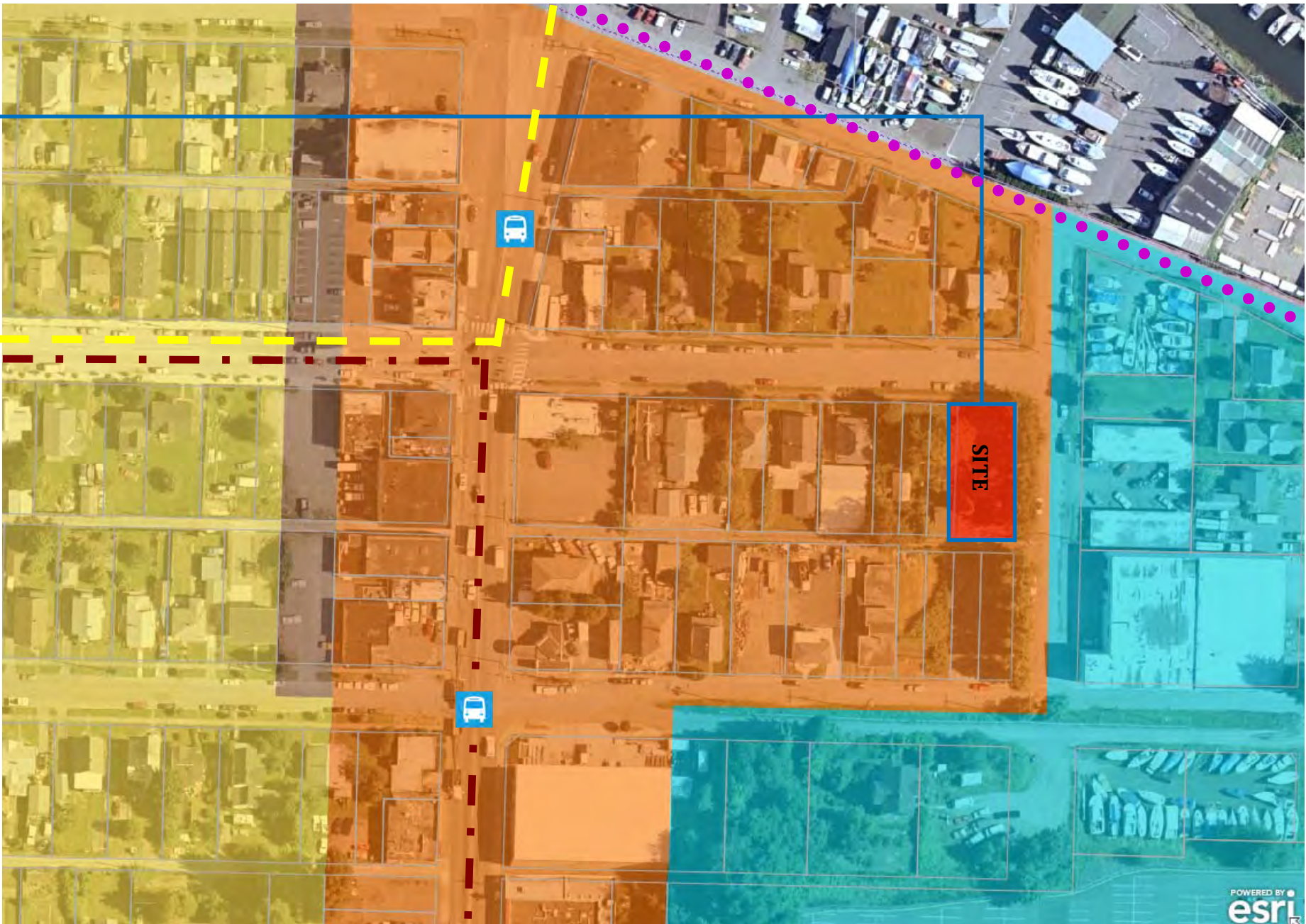
1445 South Cloverdale Street
- ZONE:

C1-40
- ADJACENT ZONES:

Commercial/Mixed Use
- Multi-Family
- Single Family
- Manufacturing/Industrial
- BUS ROUTES:

Route 60
- Route 132
- CITY LIMIT:

Seattle/Tukwila Border



Site Analysis

PROPOSAL

1445 South Cloverdale Street is currently (1) lot single family. The applicant proposes to remove the existing single family and develop (8) rowhomes with carport parking for all units.

KEY METRICS:

Zone:	C1-40
Lot Size:	6,469 SF
FAR:	6,469 x 3.0 = 19,407 SF
Structural Height:	40' + 4' parapet allowance & 10' penthouse
Units:	8 units rowhome

ANALYSIS OF CONTEXT

The project is located in the neighborhood of South Park in the South Seattle area. The site is located on the west side of 16th Avenue South and South of South Cloverdale Street. There is potential for views of Mountain Rainier and Duwamish River along the east side of the property. To the west side of the property, there is an empty family lot. To the west side of the property, there is an industrial lot belonging to the South Park Yacht Club with multifamily units. To the north side of the property, there is a single 1-story family home. To the south side of the property, there is an alley and several single 2-story family homes.

EXISTING SITE CONDITION

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN

A preliminary site plan including proposed structures and open spaces can be found on page 11 & 12.

ARCHITECTURAL CONCEPT

See page 8 for concept statement, and conceptual 3D frontage and 3D rear.

DESIGN GUIDELINES

See pages 9 & 10 for Design Guideline Responses.



Arial View Looking North



Arial View Looking West

Street Level

Across From Site



S. Cloverdale Street

S. Donovan Street

Along 16th Avenue South Looking East



S. Donovan Street

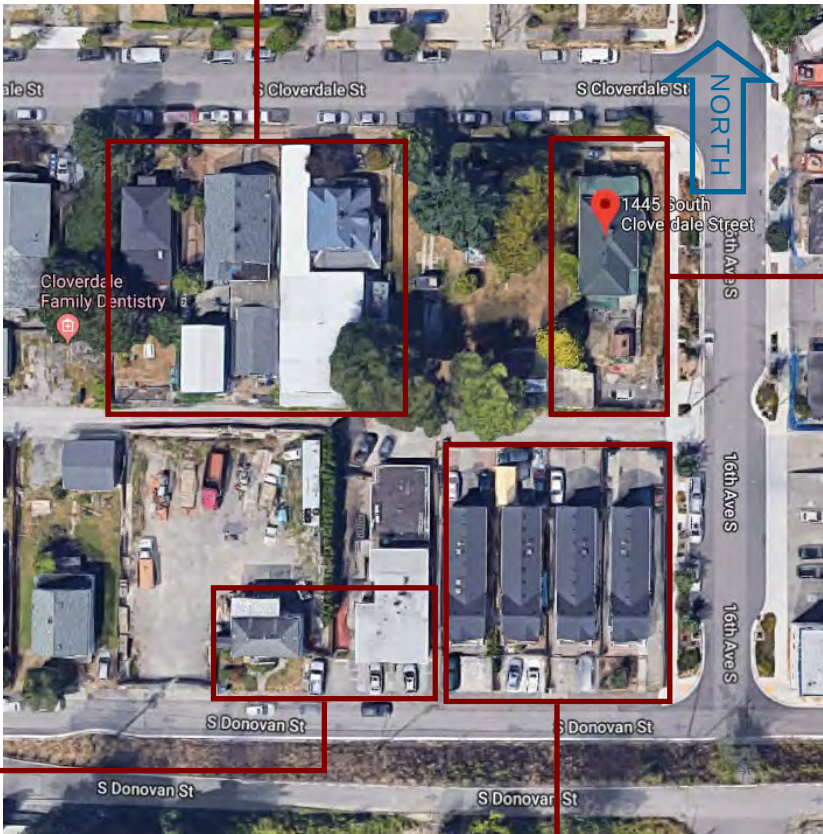
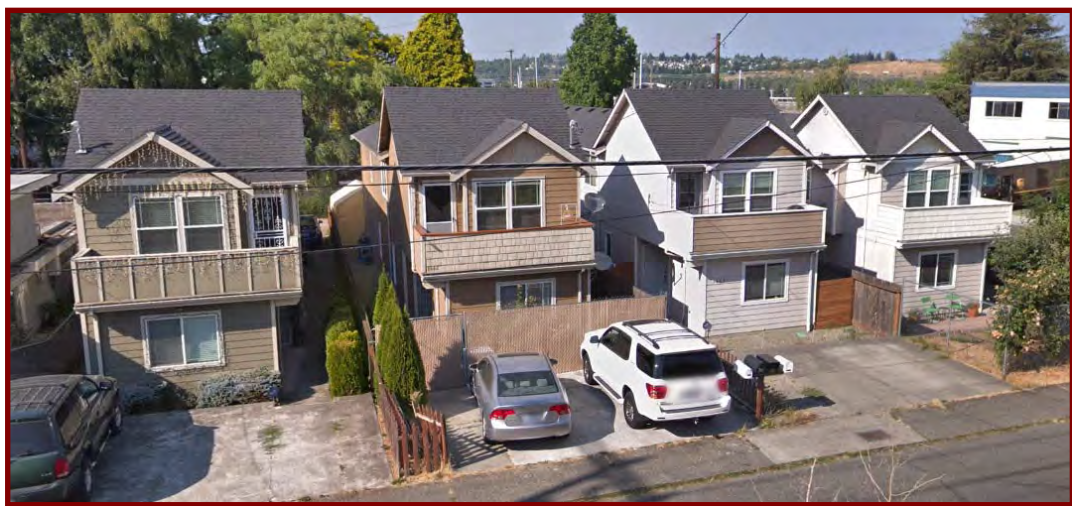
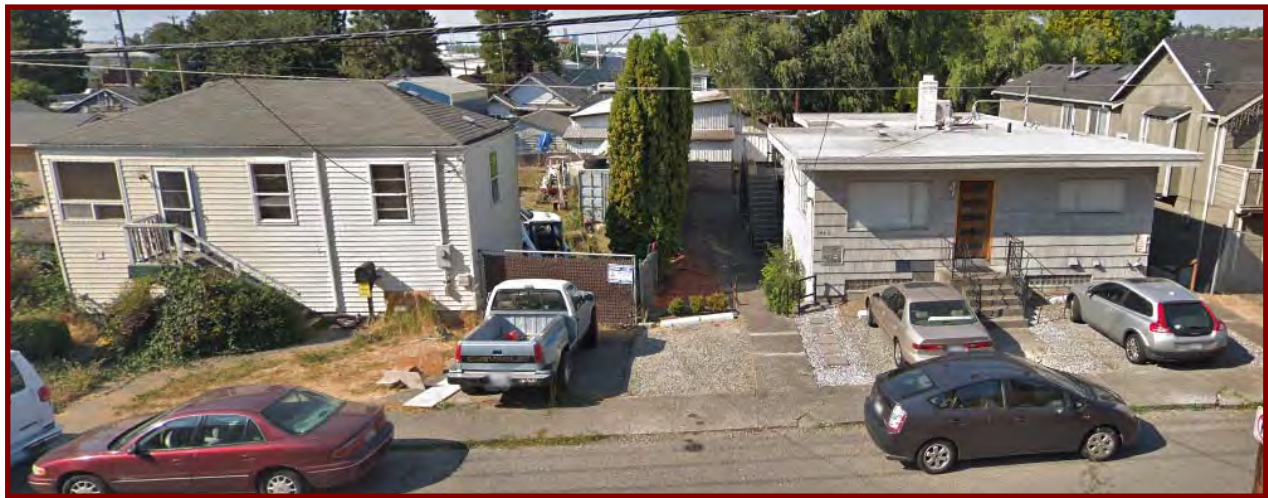
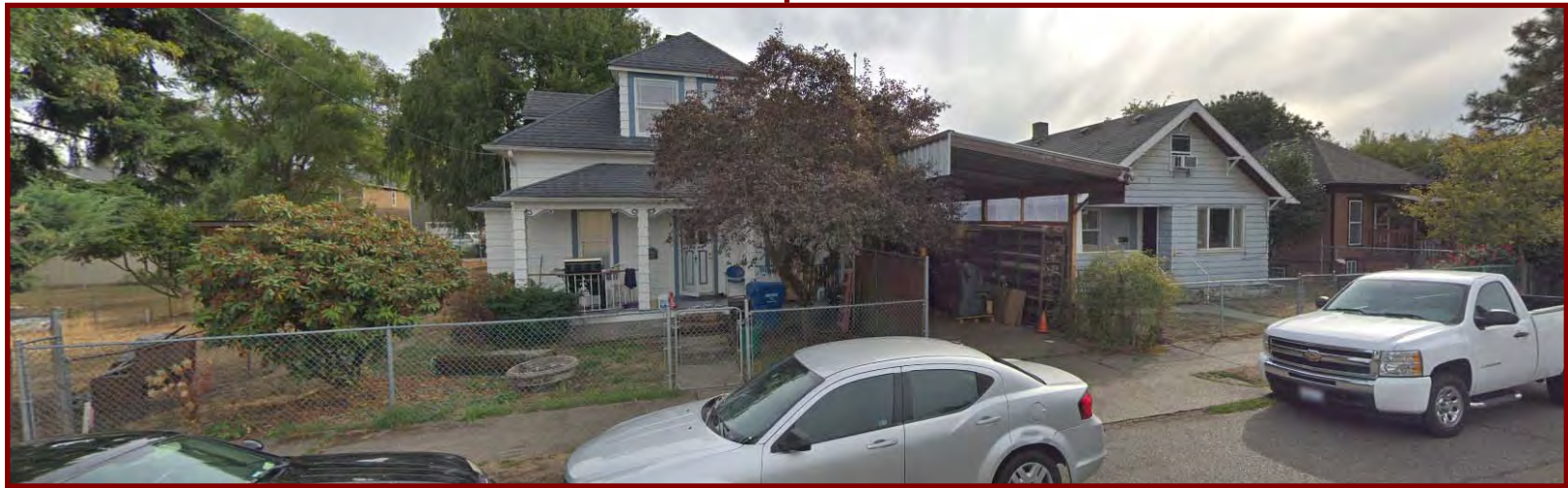
S. Cloverdale Street

Project Site



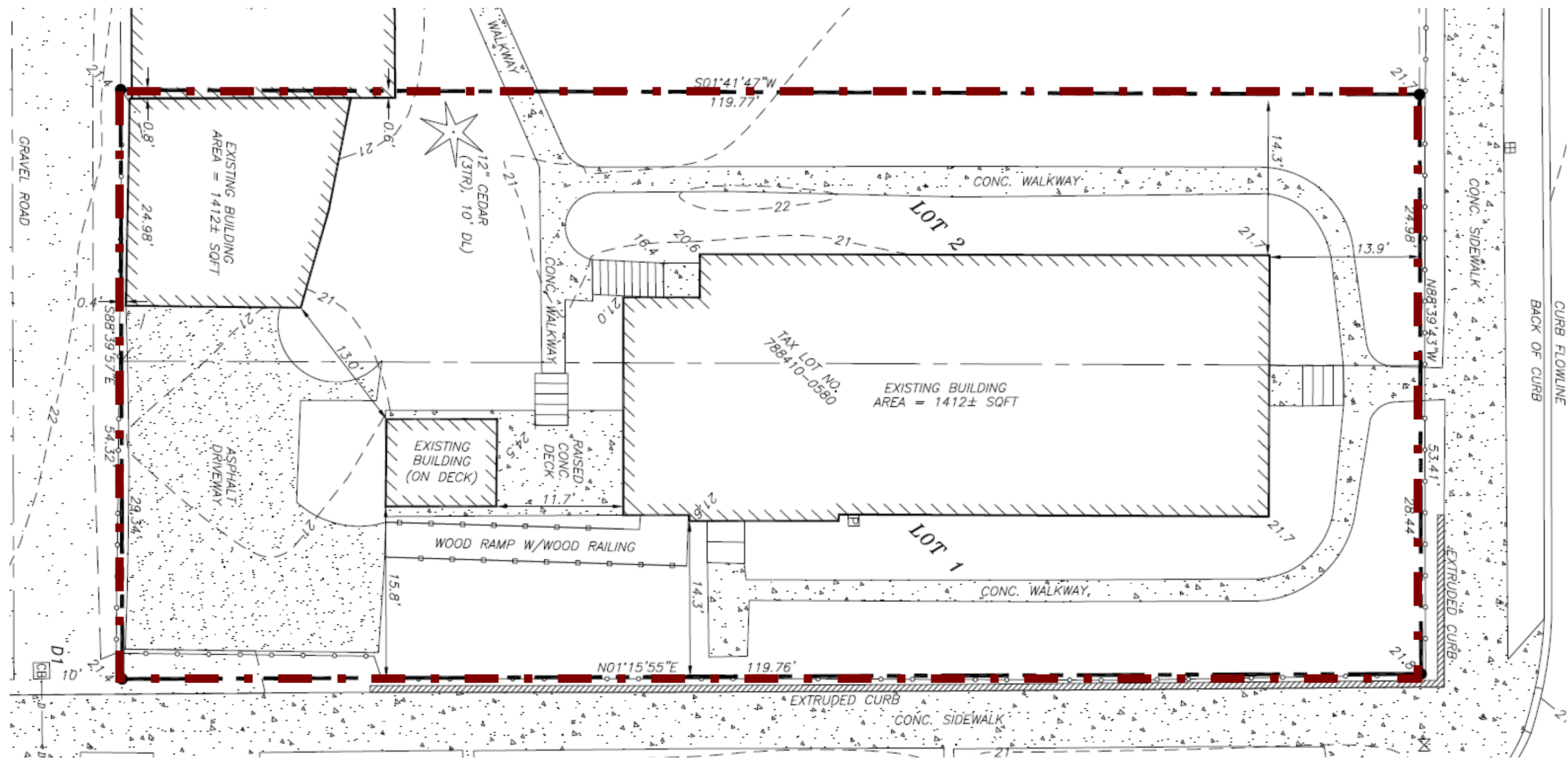
Along 16th Avenue South Looking West

Context Study



Project Site

Survey



LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 7, SOUTH PARK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORD IN VOLUME 8 OF PLATS, PAGE 52, IN KING COUNTY, WASHINGTON.



Concept



CONCEPTUAL 3D FRONTAGE



CONCEPTUAL 3D BACK

This project is one of the first sites to be redeveloped on the block. The site is surrounded mostly by residential homes and a few industrial buildings across the 16th Avenue South. The design approach is driven by the surrounding residential context. After meeting with local residents, we recognized the strong desire to maintain the residential character of South Cloverdale Street. Parking was also of concern as all of the homes in the neighborhood do not have parking garages.

In response to what we heard and observed, the design team worked to create a series of rowhomes that would fit into the residential feel of the neighborhood. Each rowhome is roughly the same footprint and height. Starting with simple massing, we gave each of the rowhomes a parking garage to control parking problem and a flat roof deck to control building height.

The project property is located at the border of industrial and commercial zone but mostly residential used. We face the building façade along 16th Avenue to blend in the industrial side but has residential feel. This ties in well with the neighboring single family homes along South Cloverdale Street and industrial building along 16th Avenue South.

One other concern is using the gravel alley to access the new 8-unit residents, traffic may cause dust and air pollution to the adjacent properties. We propose the alley to be paved to control dust and air pollution.

Next, we turned to the Central Area Design Guidelines to provide further insight as to how this project can be a successful multi-family residential lot in South Park neighborhood.

Design Guidelines

SEATTLE DESIGN GUIDELINES

Context and Site:

CS1 Natural Systems and Site Features

A. Energy Use

CS2 Urban Pattern and Form

D. Height, Bulk and Scale

Public Life:

PL2 Walkability

B. Safety and Security

D. Wayfinding

PL4 Active Transit

C. Planning Ahead for Bicyclists

Design Concept:

DC1 Project Uses and Activities

B. Vehicle Access and Circulation

DC2 Architectural Concept

A. Massing

B. Architectural and Façade Composition

DESIGN RESPONSES

The project is pursuing Built Green Certification.

Most of the block has single residential homes, some industrial warehouses, with no new developments within the last 5 years. The multifamily scale of this project will fit in well with the block as a whole, a good transition from industrial to residential zone. The project is designed in a contemporary style with cues to the urban residential livings. These 8 units are divided into 4 groups of 2, with an offset to reveal pattern and form. The building height with flat roof mimics the bulk and scale of the adjacent industrial building along 16th Avenue South.

This is a corner lot, both Cloverdale Street and 16th Avenue have sidewalks that have recently been improved. We will add building and landscape lightings to improve public safety for night walk.

Existing improved sidewalks plus our new building and landscape lightings will facilitate or guiding the public when walking around the block.

Bicycle rack will be installed in each of the unit’s carport and share bicycle parking will be installed in the share driveway.

To reduce conflict between pedestrians and motorists, all vehicles will access the units via the alley in the south end of the building, to driveway, and into the unit’s carport. Vehicle back in and out distance of 22 feet will be provided for vehicle circulation.

The 8 units are divided into 4 groups of 2, entries are recognizable by their recessed massing as well as material and color changes. Building front setback will be 7’-6” to clear the power line along the 16th Avenue, this will help create openness when walking along the sidewalk.

All facades of the two sub group of the buildings related to one another. Similar material treatments and window strategies help give a cohesive read to the project. Windows were carefully placed to reflect the program but also consider privacy. Entries are easily recognizable by the location of the awnings as well as a change in building color and material. Secondary elements such as address signage, awnings, downspouts, and roof flashing have an aluminum finish giving the project a clean and considered overall detailed appearance.

Design Guidelines

SEATTLE DESIGN GUIDELINES

Design Concept:

DC2 Architectural Concept

D. Scale and Texture

DESIGN RESPONSES

Entries are highlighted by horizontal wood siding that bring a pedestrian scale to the doorways. The canopy also bring a sense of human scale to units. Landscaping and bioretention planters are essential to maintain this scale throughout the site. Building materials were chosen with human interaction in mind. Wood and lap siding respond to the residential character of the existing building on site and the neighborhood.

DC4 Exterior Elements and Materials

A. Exterior Elements and Finishes

This project will set precedence on the block for new development. The building exterior elements and finishes were chosen with human interaction in mind. Wood and lap siding respond to the residential character of the existing building on site and the neighborhood.

D. Trees, Landscape and Hardscape Materials

In the public right-of-way, there are existing trees to remain with the protection during construction as required per SDOT’s standards and requirements. Along the sidewalk, landscaping and bioretention planters will be provided to enhance the public right-of-way and private property transition.

Site Plan

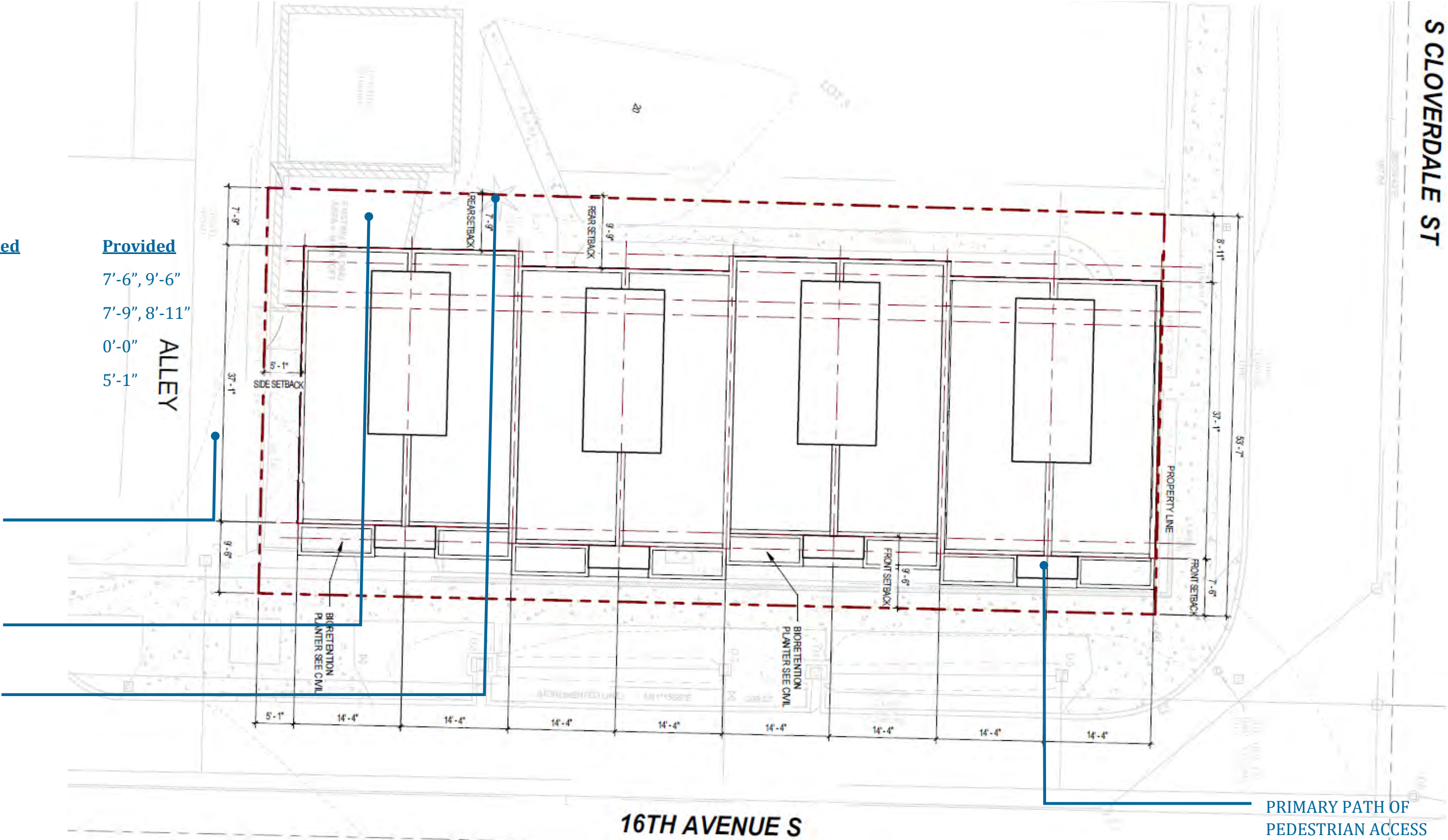
BUILDING SETBACKS

Setbacks	Required	Provided
Front (E):	0'-0"	7'-6", 9'-6"
Rear (W):	0'-0"	7'-9", 8'-11"
Side (N):	0'-0"	0'-0"
Side (S):	0'-0"	5'-1"

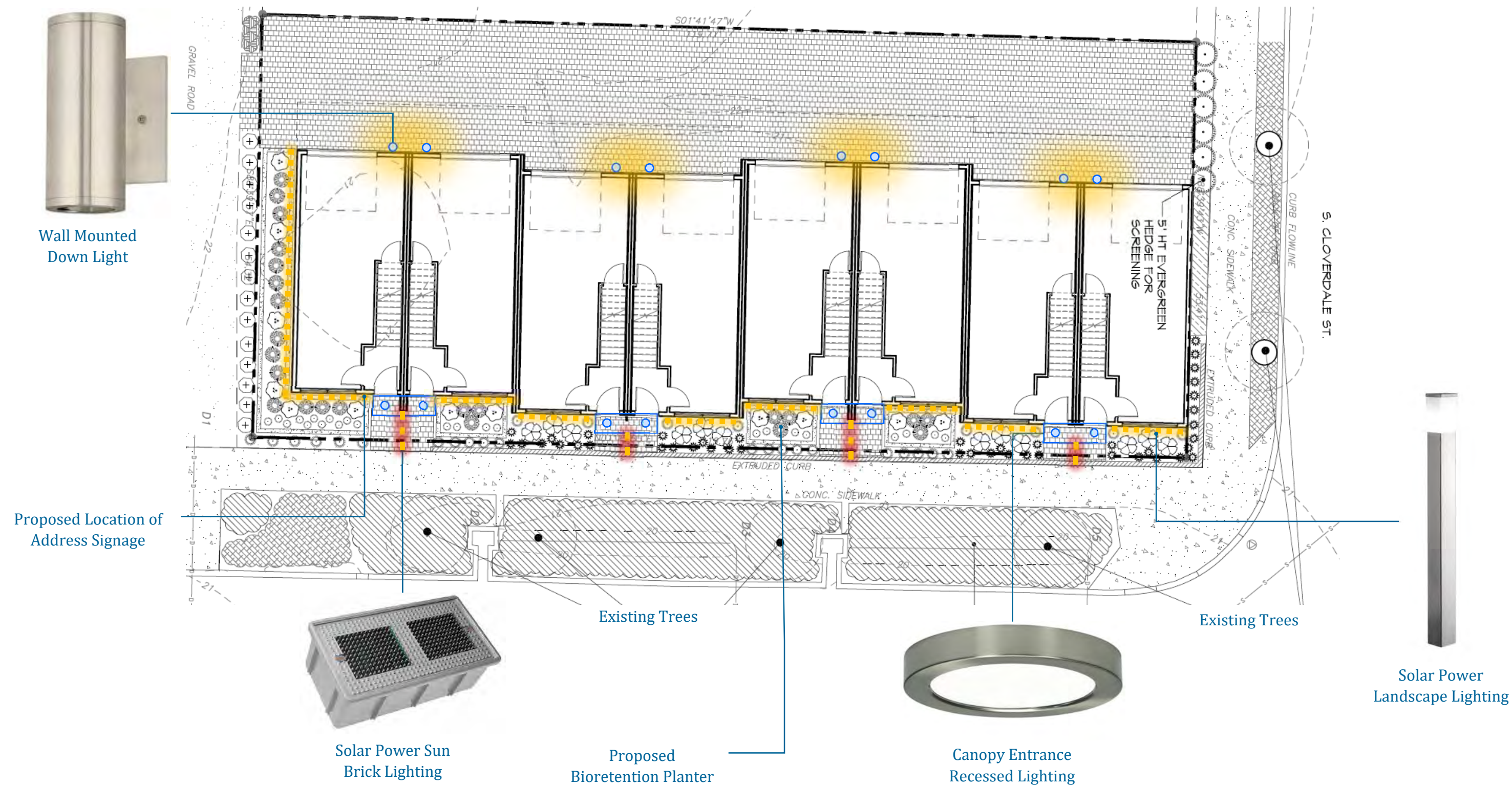
ALLEY TO BE PAVED

DRIVEWAY TO CARPORTS

EXISTING TREE TO BE REMOVED



Landscape and Lighting Plan



Landscape Planting

SHRUBS:



Carex Testacea/
Orange Sedge



Gaultheria Shallon/
Salal



Helictotrichon Sempervirens/
Blue Oat Grass



Leucothoe Fontaneslana/
Rainbow Leucothoe



Thuja Occidentalis 'Smaragd'/
Emerald Green Arborvitae

BIORETENTION:



Carex Obnupta/
Slough Sedge



Cornus Sericea/
Arctic Fire Dogwood



Juncus Effusus/
Quartz Creek Rush

GROUND COVERS:



Ajuga Reptans/
Bugleweed



Arctostaphylos uva-ursi 'Vancouver
Jade'/ Kinnikinnick



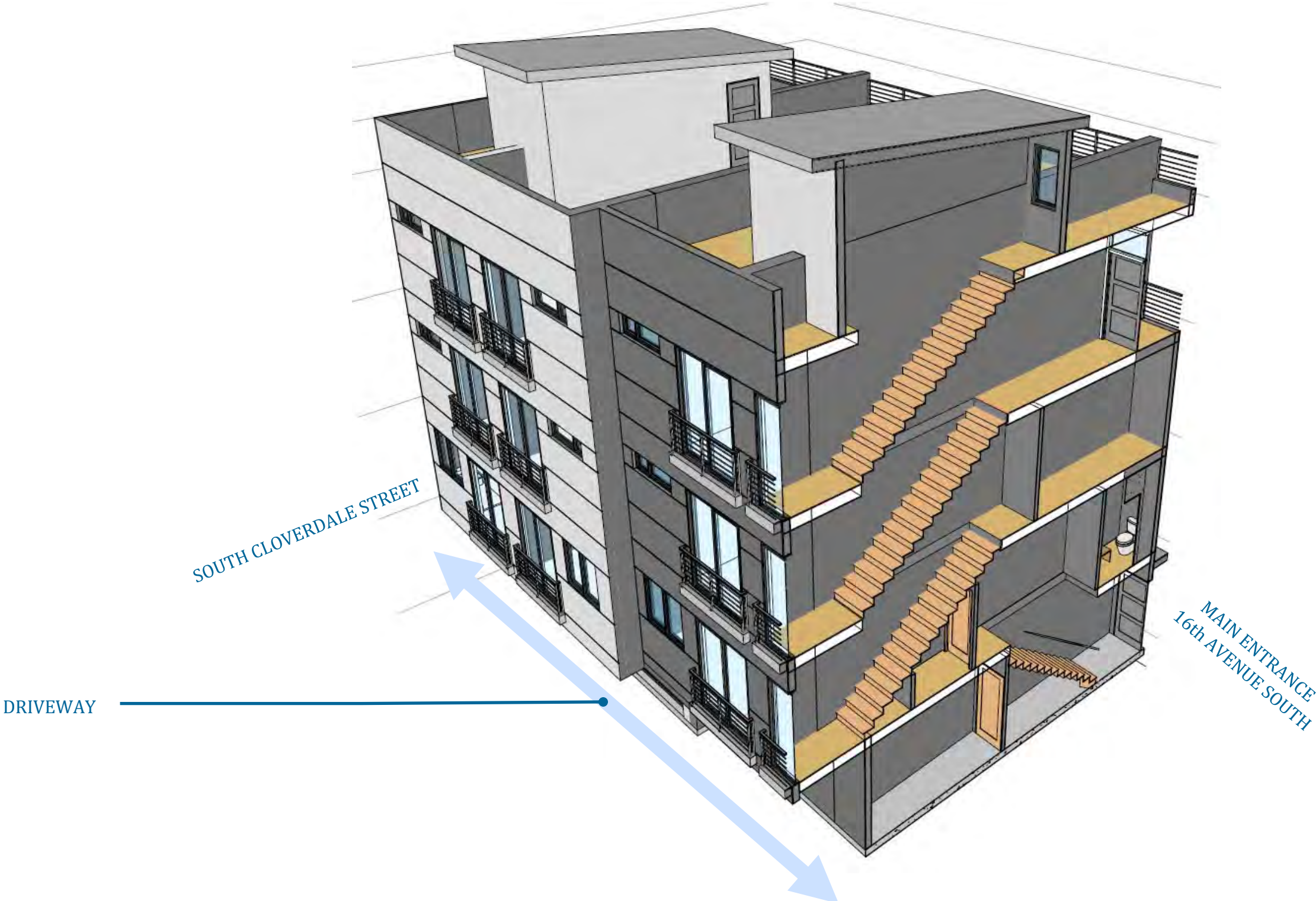
Epimedium Grandiflorum 'Lilafee'/
Longspur Barrenwort

SCREENING:

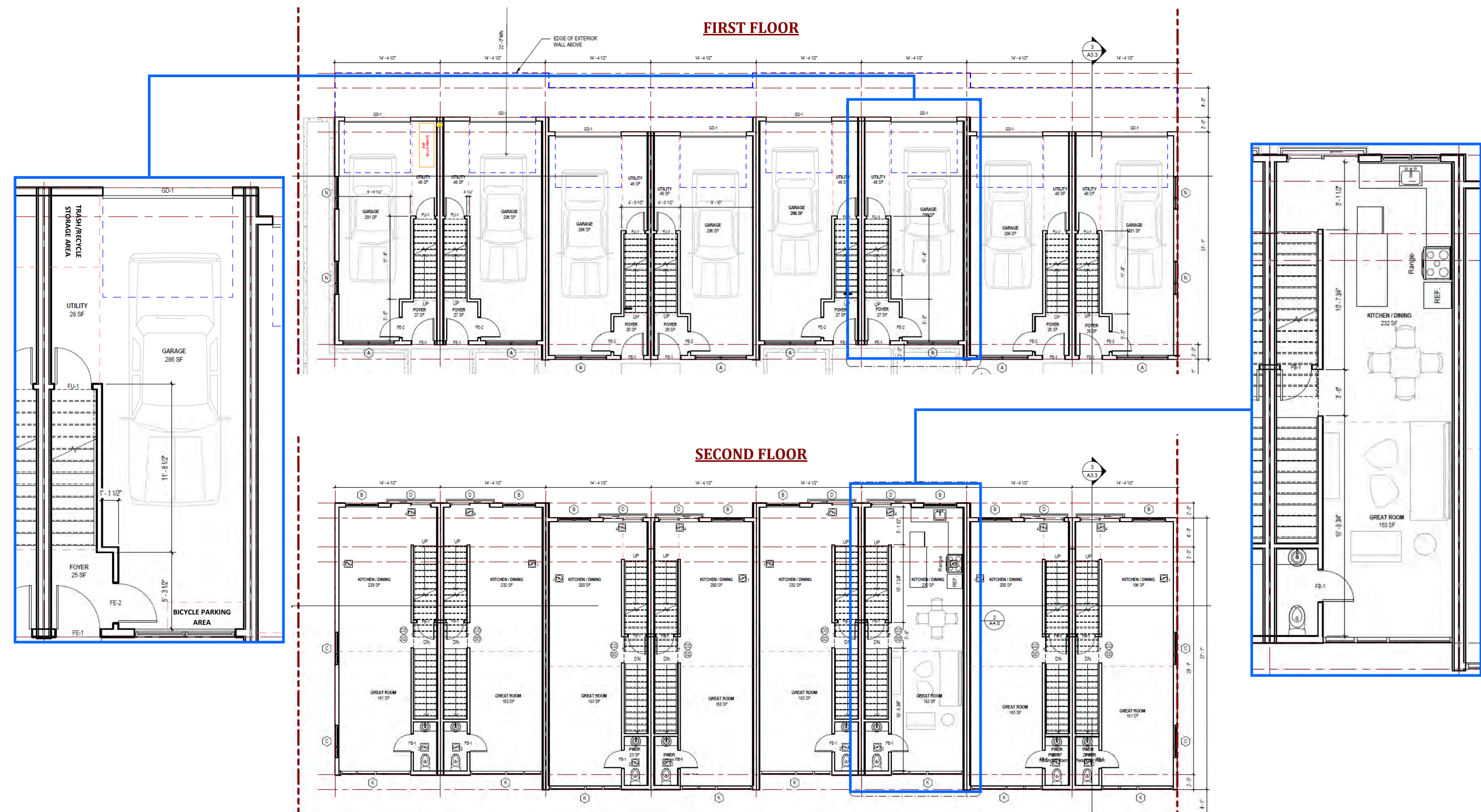


5' Height Evergreen Hedge

Building Section

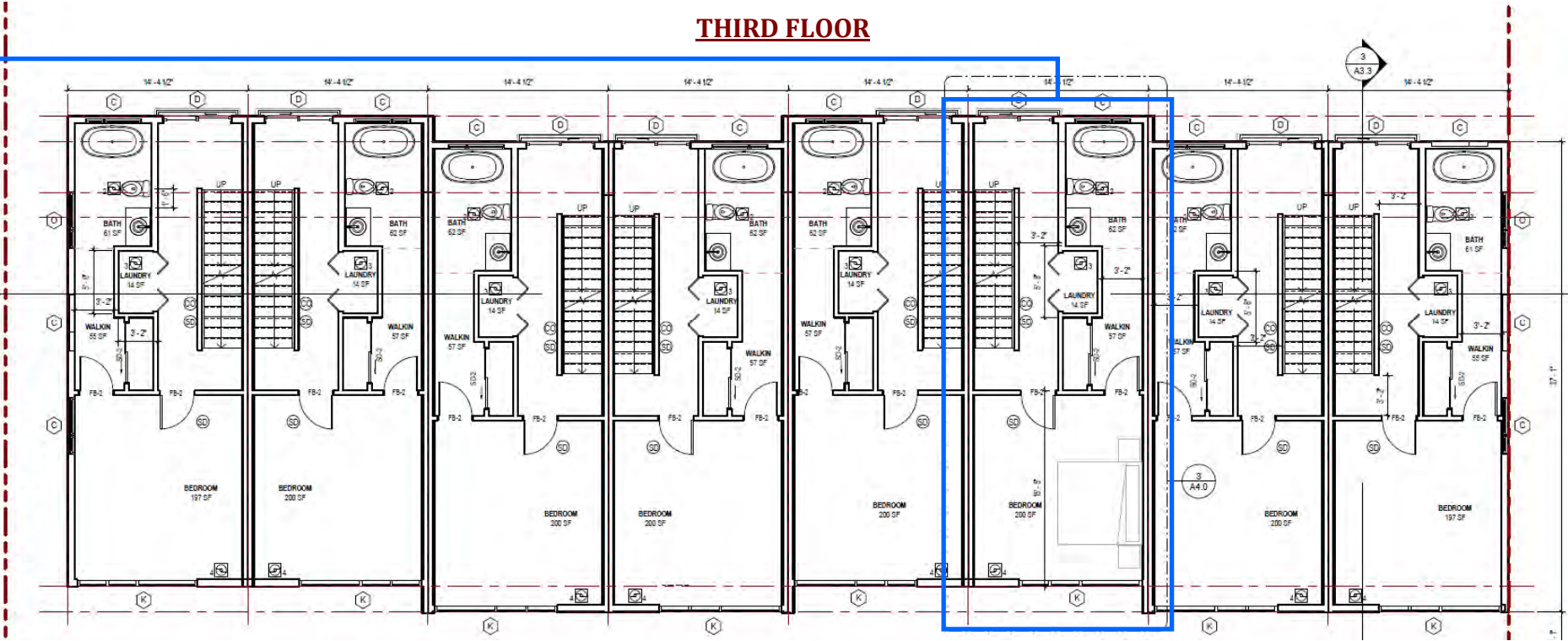


Floor Plans

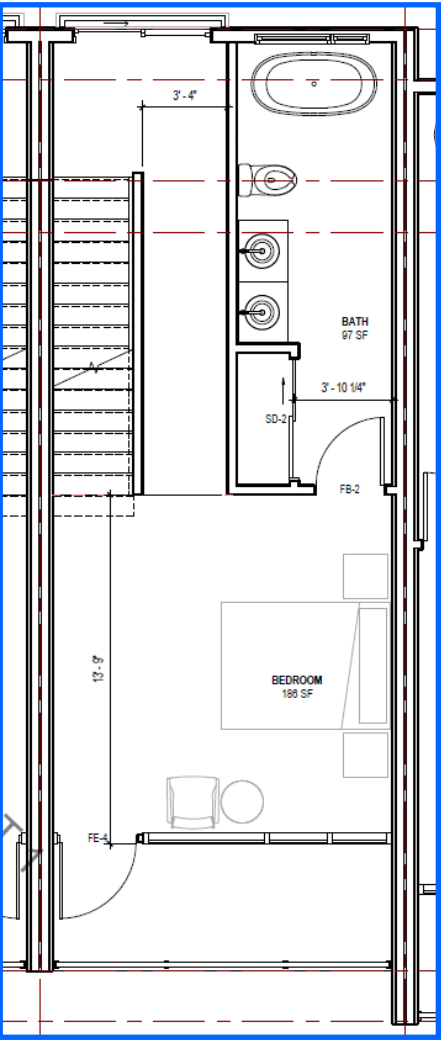
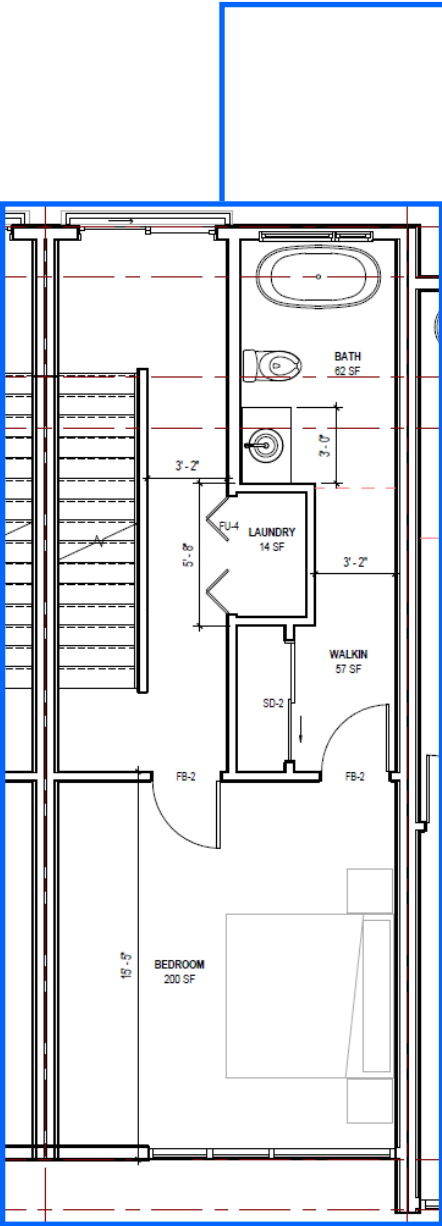
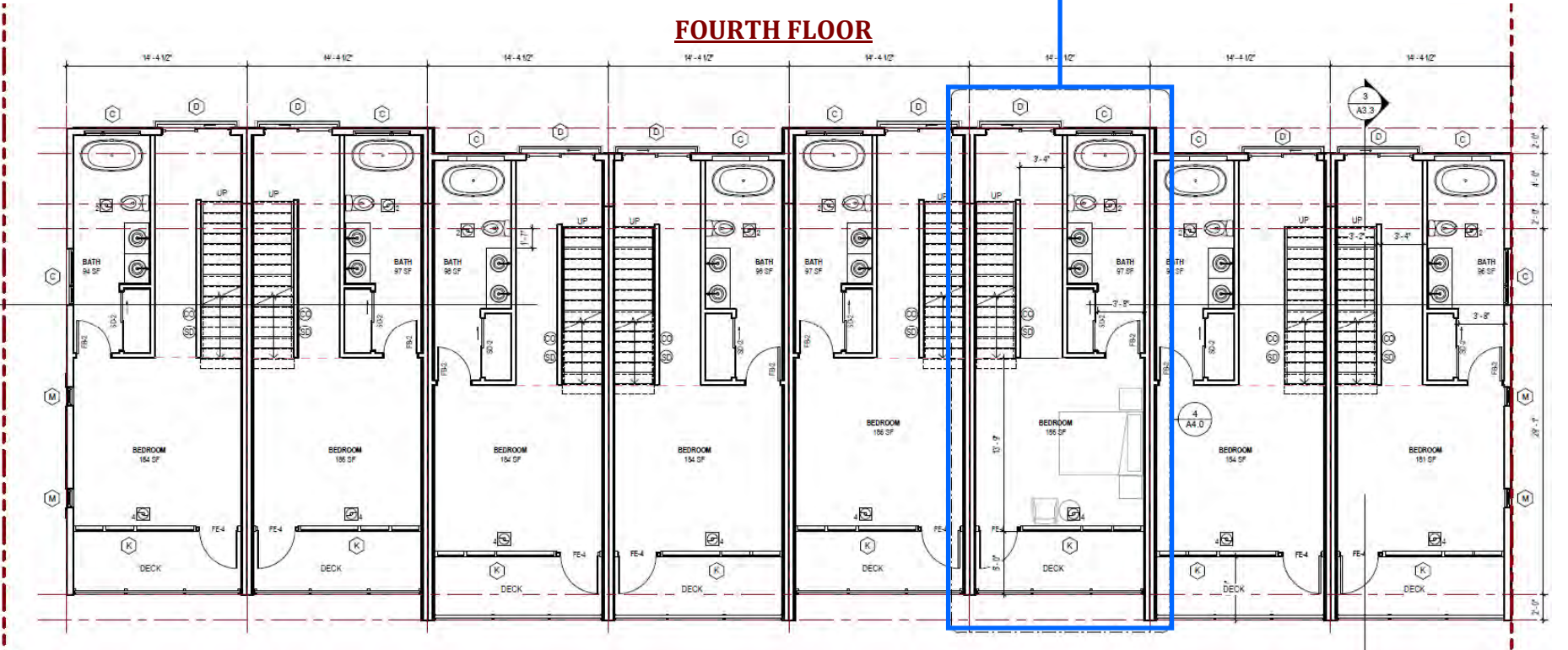


Floor Plans

THIRD FLOOR



FOURTH FLOOR



Building Material

The South Park neighborhood has a range of muted, neutral color palettes to bright colors. On 16th Avenue, across from the site, there are two different buildings with a vibrant white and a brick exterior wall. And on Cloverdale Street, across from the site, a single family with light blue. To balance out, we propose neutral color to match existing structure, and a subtle palette with high quality and durable material similar to the existing structure in the vicinity, that are suitable to Seattle’s climate.



Existing Structure



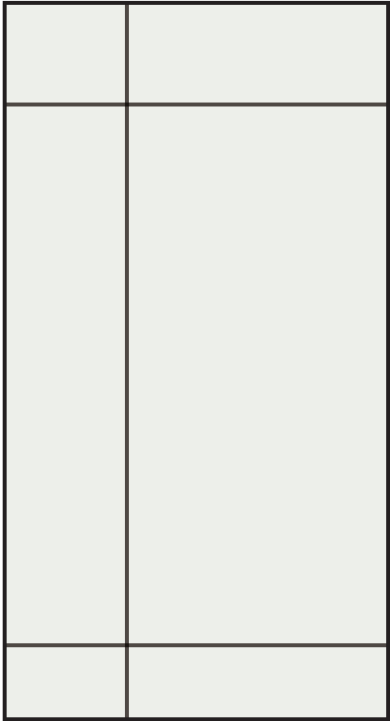
CEMENTITIOUS LAP
SIDING



Sherwin Williams
#7003 Toque White



Sherwin Williams
#7075 Web Gray



CEMENTITIOUS PANEL
SIDING



Sherwin Williams
#7003 Toque White

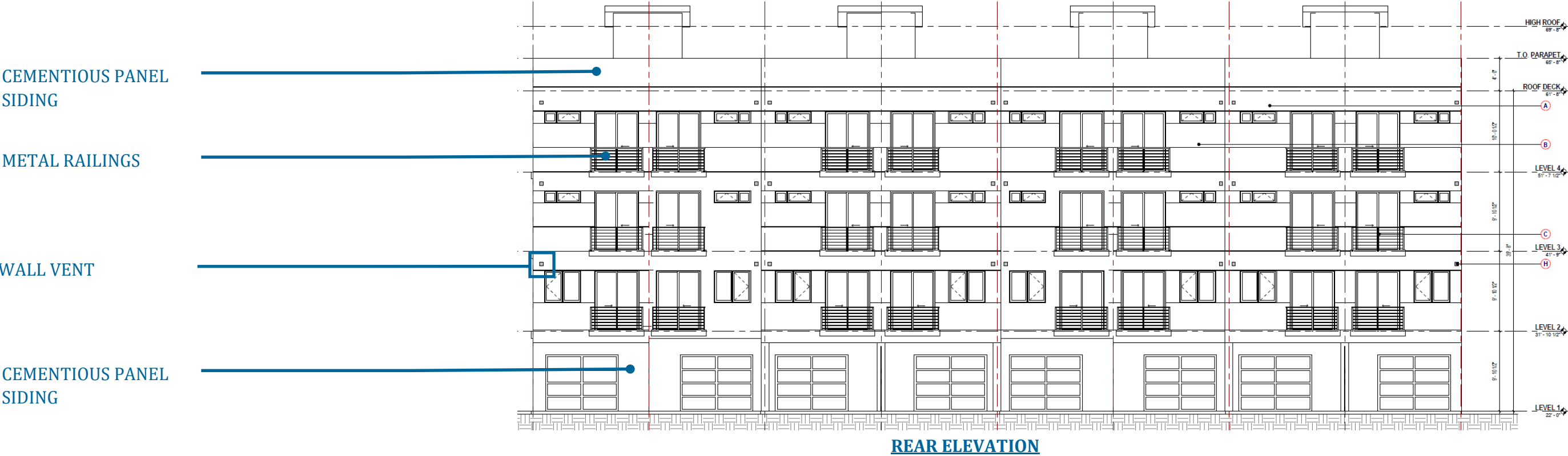
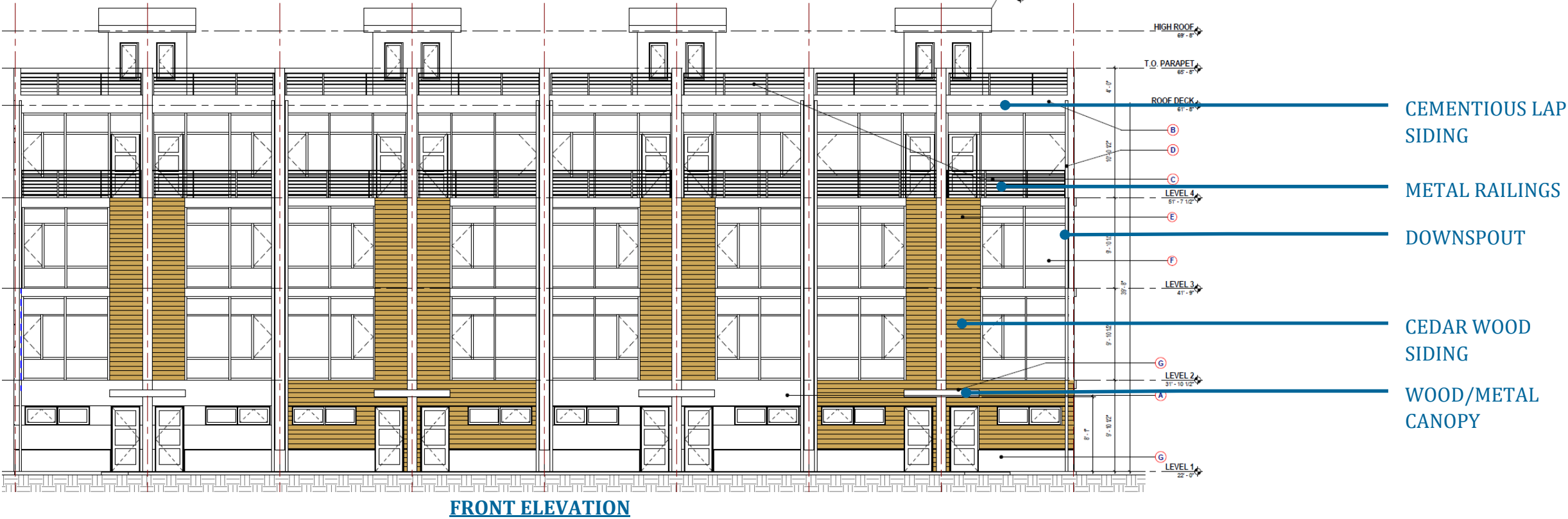


Sherwin Williams
#7075 Web Gray

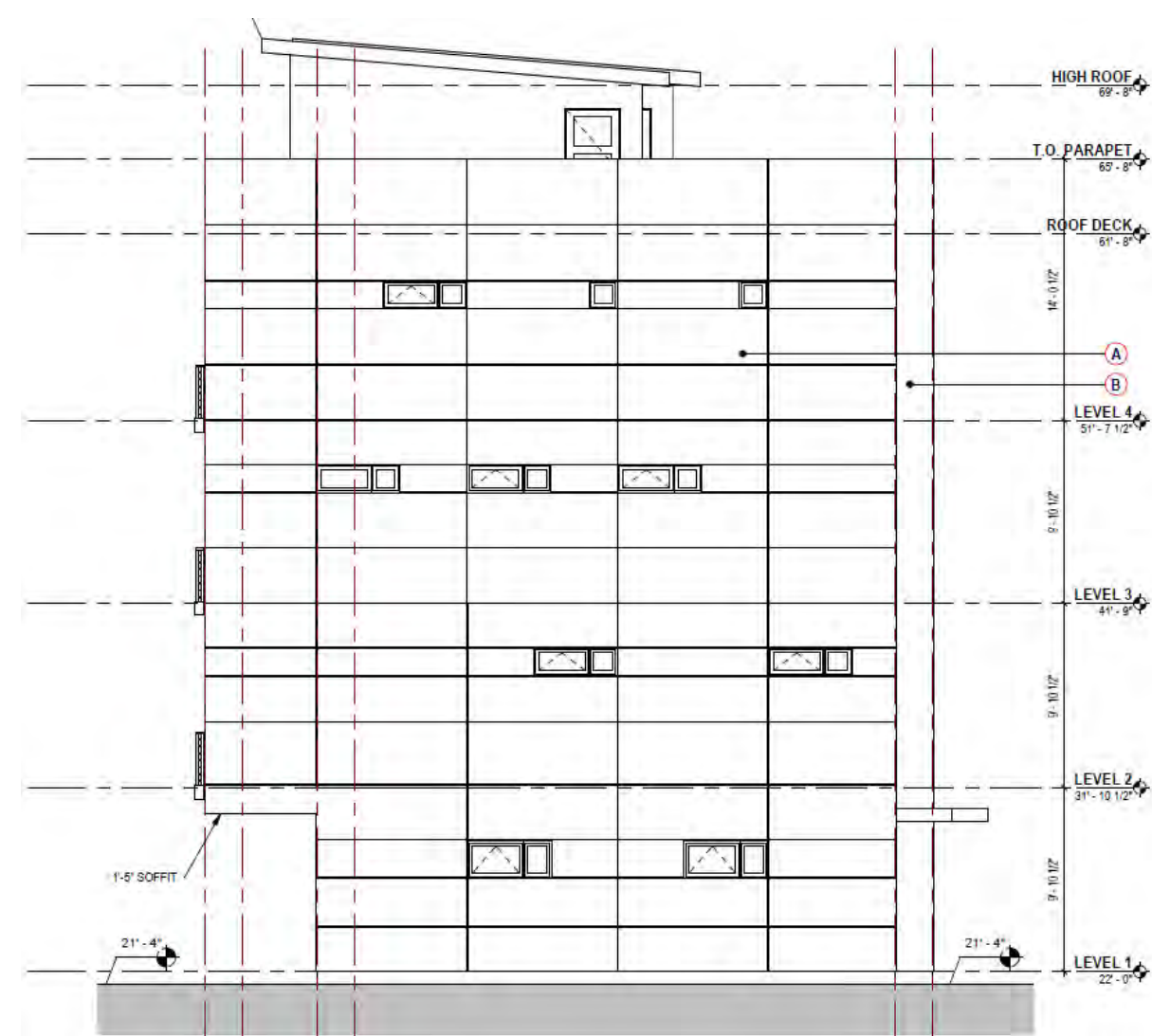


CEMENTITIOUS CEDAR
WOOD SIDING

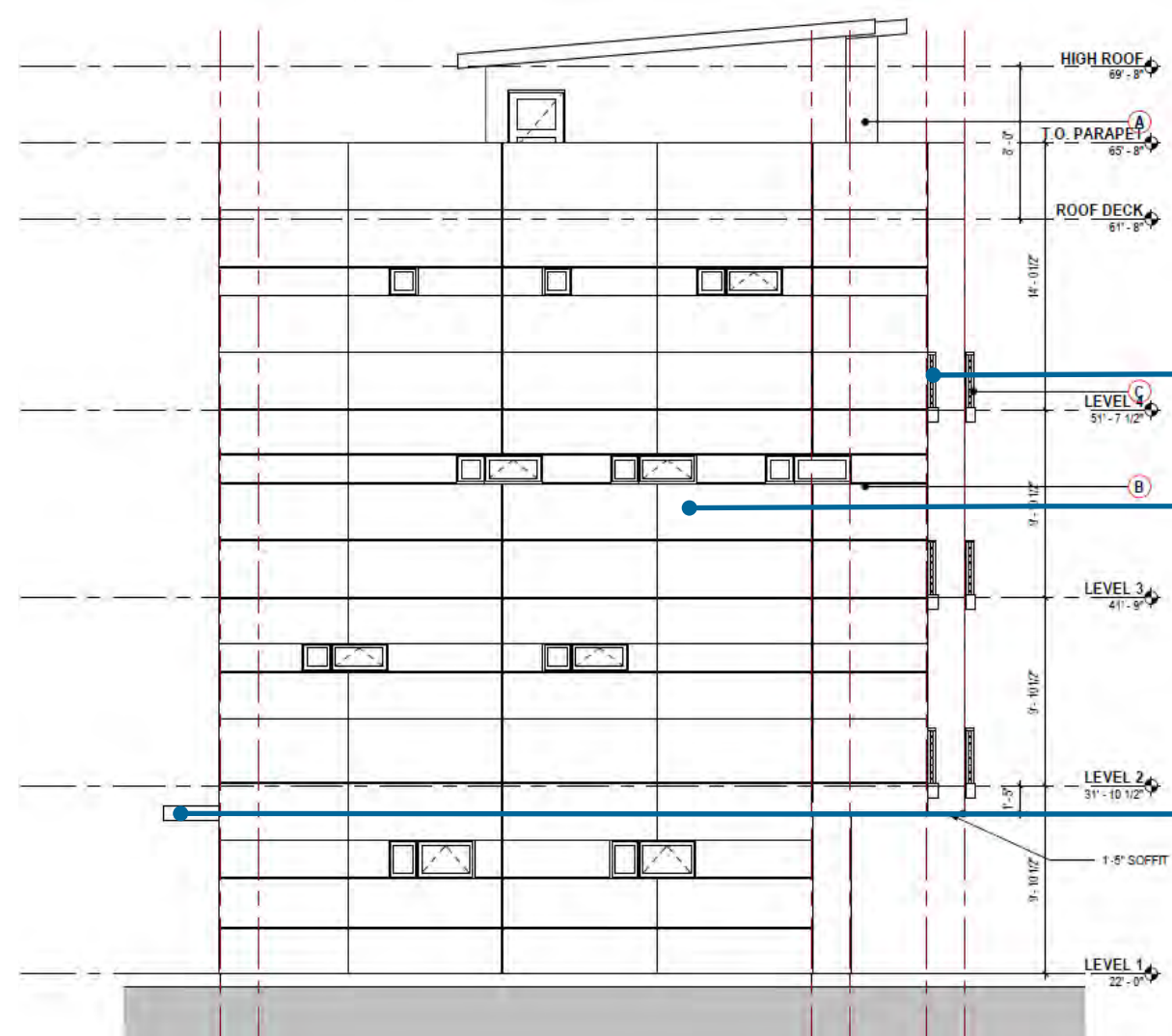
Building Elevations and Material



Building Elevations and Material



SOUTH ELEVATION



NORTH ELEVATION

METAL RAILINGS

CEMENTIOUS
PANEL SIDING

WOOD/METAL
CANOPY

Window Study



SOUTH ELEVATION



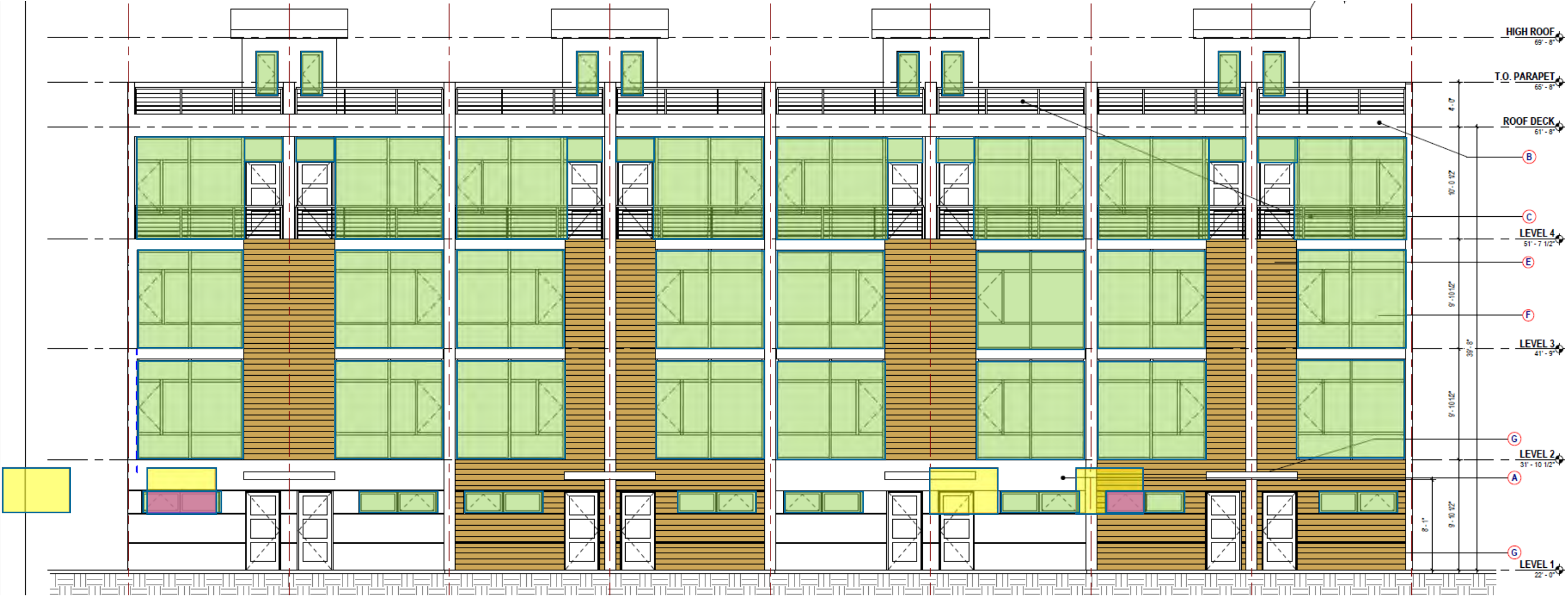
NORTH ELEVATION

Glazing at 1445 S. Cloverdale Street / Project Site

Glazing at Neighborhood Across the Street

Glazing Overlap

Window Study



EAST ELEVATION

Glazing at 1445 S. Cloverdale Street / Project Site

Glazing at Neighborhood Across the Street

Glazing Overlap

Building 3D Rendering



BUILDING FRONT 3D RENDERING



BUILDING REAR 3D RENDERING

Early Community Outreach

Sent to Department of Neighborhoods: May 15th, 2019

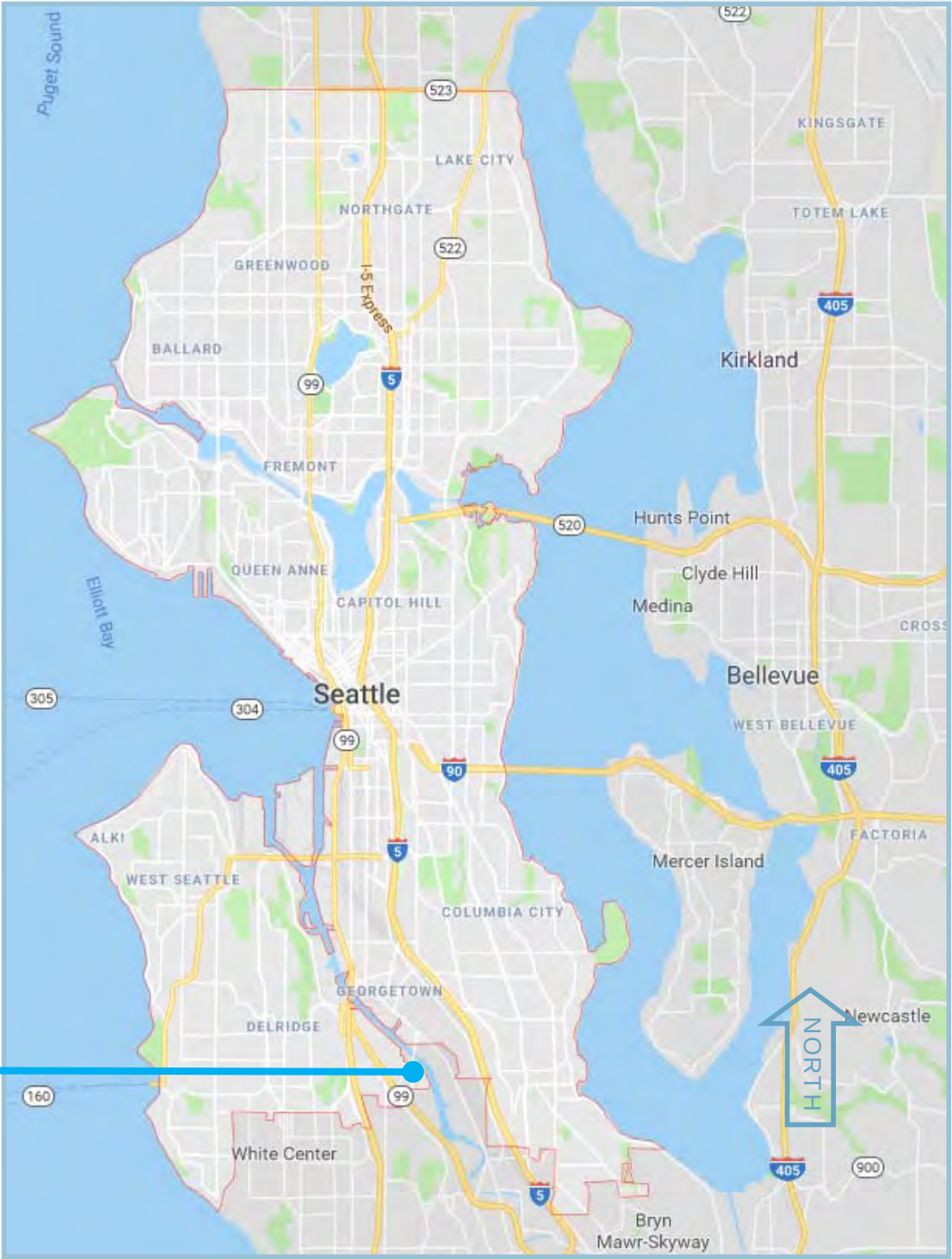
Project #: 3033520

Address: 1445 South Cloverdale Street
Seattle, WA 98108



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Outreach Plan

Early Community Outreach Plan:
1445 South Cloverdale Street , Seattle, WA 98108

Neighborhood: South Park

Project Description: This proposal is for a 4 story multi-family, 8 townhome building of Type VA construction with 8 garages. The site is in a Frequent Transit and Urban Village area and is between the intersections of South Cloverdale Street and 16th Avenue South in the South Park neighborhood.

Printed

Outreach: Door-to-door flyer distributed to residences and businesses within approximately 500 feet radius of the proposed site.

Additional: Translation in Spanish.

Documentation: Presentation of flyer to DON, map of distribution/number of locations/building typology, photo documentation.

Digital/Electronic

Outreach: Basic project website with online survey and public commenting function.

Additional: Translation optional.

Documentation: Link to website, web page screenshots, survey questions, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative).

In-Person

Outreach: Drop-in hours at project site and guided community site walk. Open to the public.

Additional: Not to fall on cultural holiday or event. Event location to be accessible. Family and pet inclusive.

Documentation: Sign in sheet, concept design drawings (building elevations), coded data from event (qualitative and quantitative), photo documentation.

Overall Summary:

In summary, the project team was able to reach multiple people through this outreach. First, the email was sent out on April 9th to South Park neighborhood organizations to announce a new townhouse development in the neighborhood, inviting everyone to join in-person to talk about project ideas and how to make this a successful development, asking everyone to pass the word around, and encouraging everyone to visit project website for more information.

And on Friday, April 12th, we handed out flyers door-to-door in a 500 foot radius from the site. The flyer notified people of the in-person event which was held on Saturday, April 20th. The flyer also provided links to the online survey.

The website along with the survey was created on April 8th and ran until May 3rd. The website for the project will permanently stay online to document our outreach work while the survey was kept online for at least 3 weeks.

In addition, the project event was posted on the DON calendar and blog. As a result of these types of out-reach, we were able to gather information from the public about what they value in a future townhouse building and, popular, iconic and dangerous/needing-improvement buildings and spaces were located in the area. There were also comments which touched on broader city concerns, like crime, traffic, and parking.

Overall, this design review outreach created an opportunity for us to gather information about the neighborhood and allowed us to provide information on the proposed site and the design process.

RE: Community Outreach

 **Ninfa Quiroz** <NinfaQuiroz@seamarchc.org>
4/9/2019 4:23 PM

To: Gary Mo

Thank you, and congratulations.

Ninfa Quiroz | Community Relations Director
Sea Mar Community Health Centers
8915 14th Ave. South | Seattle, WA | 98108
P 206.764.4700 | Ext 40704 | C | F 206.764.0494

The information contained in this email, including any attachments, may be confidential and/or legally protected. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. Thank you.

From: Gary Mo [mailto:outreach@cloverdale8.com]
Sent: Tuesday, April 09, 2019 3:58 PM
To: Gary Mo
Subject: Community Outreach

Hello All,

A new redevelopment at 1445 South Cloverdale Street, this new residences will be 4 stories tall and will include 8 townhomes with 8 parking stalls in attached garages. We're just getting started planning now – construction could start in Winter 2019 and the building could be open as early as Fall 2020.

Please join us in-person to talk about project ideas and how to make this a successful development in the South Park neighborhood. Also, please spread the word around and visit our website for more information, <https://cloverdale8.com/>.

Saturday, April 20, 2019
11:00 am - 1:00 pm
On site: 1445 South Cloverdale Street, Seattle

We look forward to seeing you there.

Best,
Project Management

To protect privacy, the email was sent out as self-email but BCC to community groups/organizations. See email distribution list below.

Community groups/organizations:

Name	Email
Concord Elementary	plrobinson@seattleschools.org
Consejo	consejoseattle@gmail.com
Duwamish Valley Youth Corps	Carmen@duwamishcleanup.org
Marra Farm Coalition Ppatch	p-patch.don@seattle.gov
Sea Mar Community Health Center	NinfaQuiroz@seamarchc.org
South Park Area Redevelopment Committee (SPARC)	SPNAseattle@gmail.com
South Park Arts Council	hello@southparkarts.org
South Park Housing Coalition	billtherat@earthlink.net
South Park Information and Resource Center (SPIARC)	gladis@southparkinfocenter.org
South Park Neighborhood Association	SPNAseattle@gmail.com
South Park Senior Center	info@spseniors.org
South Park Social Service Providers Network	
South Park Business Association	becky@rlcook.com
South Park Merchants Association	triar10@yahoo.com
Environmental Coalition of South Seattle (ECOSS)	info@ecoss.org
Duwamish River Clean Up Coalition	contact@duwamishcleanup.org
Duwamish Valley Safe Streets	info@seattlegreenways.org
Our Green/Duwamish	info@openspacepugetsound.org

High Impact Method:

Door-to-door fact sheet or flyer distributed to residences and businesses within approximately 500 feet radius of the proposed site. All information was distributed in English as well as Spanish, a key language for the area, identified by the Department of Neighborhoods.



- COMMERCIAL**
- 8506 - Office Building
 - 8510 - South Park Tire Factory
 - 8604 - South Park Marina
 - 8526 - Left Bank, Southpark SUDS Laundromat, Seattle Lite Brewery Company, Red Sun Moto
 - 1424 - Au Fait Moto
 - 8600 - Via Vadi Caffé, Napoli Pizzeria Ristorante
 - 1415 - Cloverdale Family Dentistry
 - 8620 - Pros Tires
 - 8620 - Caffè Umbria Supply Warehouse Inc.
- Total Flyers = 13**

- SFR**
- 1-28 - Residents
- Total Flyers = 28**
- COMMERCIAL + SFR = 41 Flyers**

Printed Outreach

Flyer in English:

FRONT

Dear resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 1445 South Cloverdale Street

Cloverdale8 LLC and GM Design are collaborating to design the redevelopment of 1445 South Cloverdale Street.

Project information:
This project will be located on the west side of 14th Avenue South and South of South Cloverdale Street. When it's complete, the new residences will be 4 stories tall and will include 8 townhomes with 8 parking stalls in attached garages. We're just getting started planning now - construction could start in Winter 2019 and the building could be open as early as Fall 2020.

Project Contact:
Gary Mo, Project Manager, GM Design
outreach@Cloverdale8.com

ONLINE SURVEY
April 5 - May 3, 2019
Link to survey:
www.Cloverdale8.com

DROP-IN HOURS
Saturday, April 20, 2019
11:00 am - 1:00 pm
On site: 1445 South Cloverdale Street, Seattle

*additional info on back of flyer

BACK

Please join us in-person to talk about project ideas and how to make this a successful development in the South Park neighborhood.

DROP-IN HOURS
Saturday, April 20, 2019
11:00 am - 1:00 pm
On site: 1445 South Cloverdale Street, Seattle

By transit:
Off 14th Ave S - Bus 60
Off S Cloverdale St - Buses 60 and 132

To find out more about this project and share your thoughts on the future of the project, please visit www.Cloverdale8.com and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

All information is being collected by GM Design, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requester pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

Flyer in Spanish:

FRONT

Estimado residente, le invitamos a participar en una

REVISIÓN DE DISEÑO DE PROYECTO

en el 1445 South Cloverdale Street

Cloverdale8 LLC y GM Design están colaborando en el diseño del nuevo proyecto de construcción en el 1445 South Cloverdale Street.

Información del proyecto:
El proyecto se ubicará en la mitad de la cuadra por el lado oeste de la 14th Avenue South y South de South Cloverdale Street. Cuando se complete, el proyecto contará con ocho casas adosadas de cuatro plantas, con ocho plazas de estacionamiento en garajes adosados. La planificación está en sus primeras fases ahora. La construcción podría comenzar en el invierno de 2019, y el edificio podría estar abierto para el año de 2020.

Contacto del proyecto:
Gary Mo, Project Manager, GM Design
outreach@Cloverdale8.com

ENCUESTA EN LÍNEA
5 de abril - 3 de mayo de 2019
Enlace a la encuesta:
www.Cloverdale8.com

HORARIO PARA VISITAS EN PERSONA
Sábado 20 de abril de 2019
11:00 am - 1:00 pm
En el sitio del proyecto: 1445 S. Cloverdale St.

*información adicional en la parte posterior

BACK

Le invitamos a conversar con nosotros en persona sus ideas para el proyecto y de cómo asegura que sea un aporte positivo al vecindario de South Park.

HORARIO PARA VISITAS EN PERSONA
Sábado 20 de abril de 2019
11:00 am - 1:00 pm
En el sitio del proyecto: 1445 S. Cloverdale Street

Como llegar en autobús:
Por la 14th Ave S - Bus 60
Por la S Cloverdale St - Buses 60 and 132

Para más información sobre el proyecto o para compartir sus comentarios, vea el sitio web de www.Cloverdale8.com y visítenos durante la recepción mencionada arriba.

Para más información sobre la divulgación temprana de revisión de diseño, puede visitar el sitio web del Departamento de Vecindarios de Seattle (<http://www.seattle.gov/neighborhoods>).

Toda la información está siendo recopilada por GM Design, pero puede enviarse a la Ciudad de Seattle. Por lo tanto, la información personal ingresada puede estar sujeta a divulgación a un tercero solicitante de conformidad con la ley de Registros Público de Washington.

La revisión de diseño servirá para reunir comentarios sobre los siguientes temas:

- Las características y lugares únicos del vecindario
- Diseño arquitectónico
- Formas y materiales de construcción
- Comodidad en la banqueta
- Medidas de privacidad

Printed Outreach

We distributed flyers in a 500 foot radius from the site. Some flyers were placed in doors or on the entry threshold. For business, we spoke with the owners or managers for permission to place the flyers in the storefronts or on their community bulletin boards.

Dear resident, this flyer is to include you in a

Flyer Date
April 5th, 2019

PROJECT UNDER DESIGN REVIEW

at 1445 South Cloverdale Street

Cloverdale8 LLC and GM Design are collaborating to design the redevelopment of 1445 South Cloverdale Street.

1445 South Cloverdale St





Project information:

This project will be located on the west side of 16th Avenue South and South of South Cloverdale Street. When it's complete, the new residences will be 4 stories tall and will include 8 townhomes with 8 parking stalls in attached garages. We're just getting started planning now – construction could start in Winter 2019 and the building could be open as early as Fall 2020.

Contact Information

Project Contact:
Gary Mo, Project Manager, GM Design
outreach@Cloverdale8.com

Details about In-Person Event

ONLINE SURVEY
April 5 – May 3, 2019
Link to survey:
www.Cloverdale8.com

DROP-IN HOURS
Saturday, April 20, 2019
11:00 am – 1:00 pm
On site: 1445 South Cloverdale Street, Seattle

Link to project website and survey

www.Cloverdale8.com

*additional info on back of flyer

Front page flyer



Many flyers were left next to the mailbox or at door if property owners were not home.

Table set-up for In-Person Event on April 20th, 2019

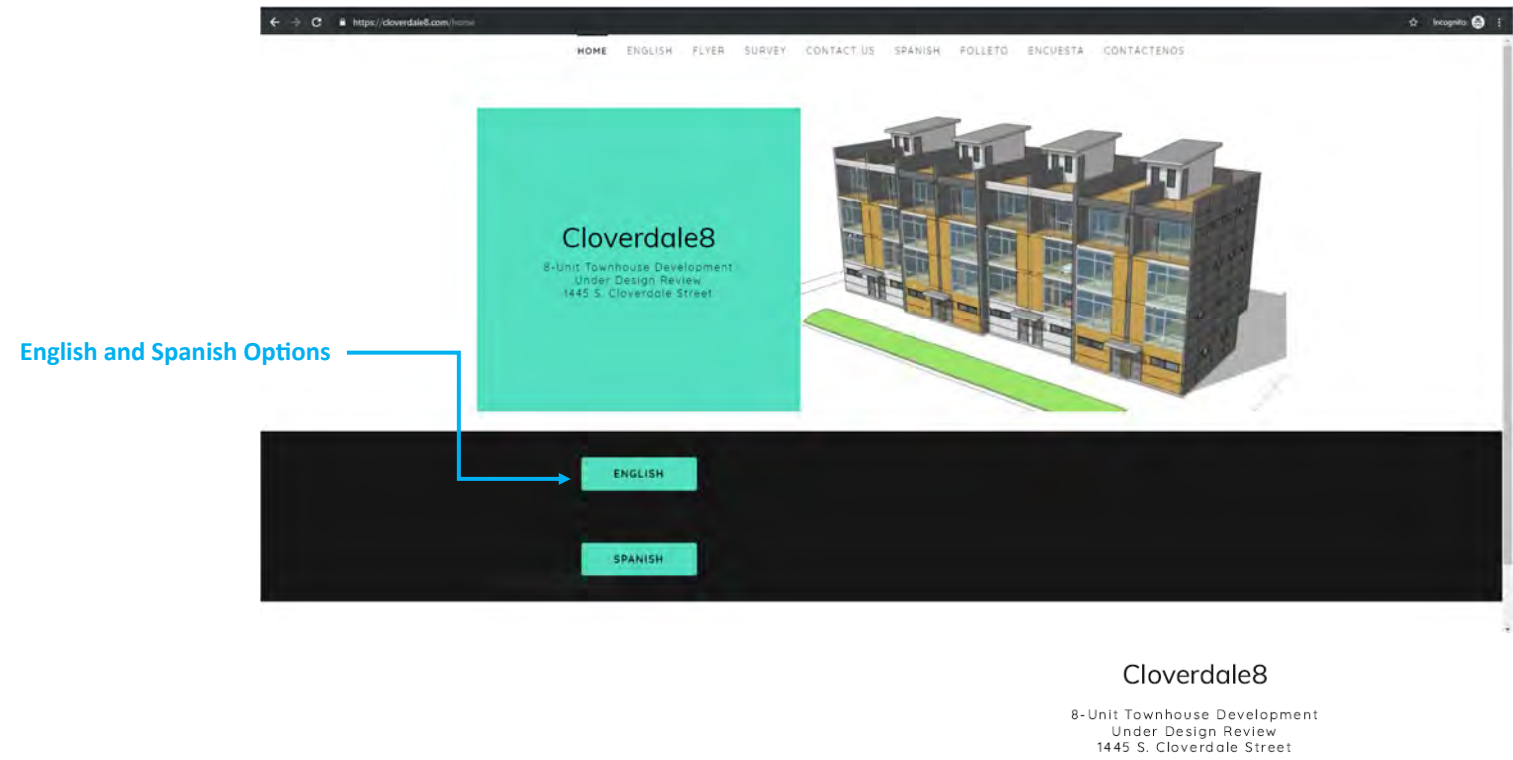


Gary Mo is getting ready to greet local community at In-Person Event on April 20th, 2019

Digital/Electronic Outreach

MAIN WEB PAGE:

The main web page has been designed with both languages, English and Spanish. Once click on desire language, the web page will lead to project information, flyer, survey, and contact us information.



English and Spanish Options

Project Information

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Cloverdale8 LLC and GM Design are collaborating to design the redevelopment of 1445 South Cloverdale Street.

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More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>)

Design Tab to Find Out More

FIND OUT MORE

Project Contact

Gary Mo, Project Manager, GM Design
outreach@Cloverdale8.com

Design Tab to Contact Us

CONTACT US

Survey and Comments

Please take a minute to fill out our survey for the project.

Design Tab to Survey

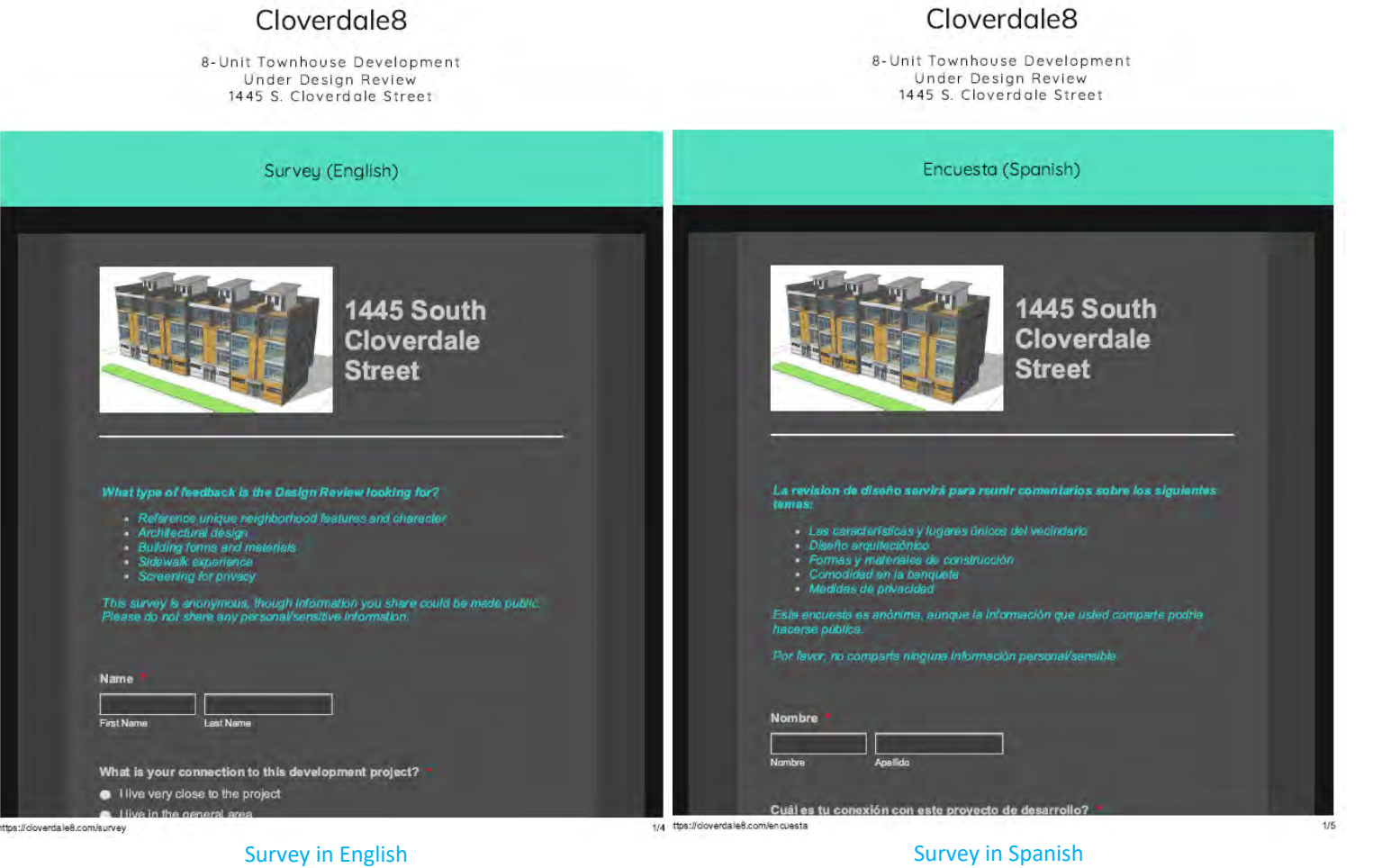
SURVEY

All information is being collected by GM Design, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

ONLINE SURVEY:

An online survey with write-in function, as well as a project website, were added to the Survey tab on the website. Additionally, the website has been made secure at the bottom of each web page.

Though the survey will no longer be available after 3 weeks, you can find the Survey page here:
<https://www.jotform.com/build/90965906564167>



Survey in English

Survey in Spanish

Design Review Outreach Survey

Cloverdale8 LLC and GM Design are collaborating to design the redevelopment of 1445 South Cloverdale Street. This project will be located on the west side of 16th Avenue South and South of South Cloverdale Street. When it's complete, the new residences will be 4 stories tall and will include 8 townhomes with 8 parking stalls in attached garages. We're just getting started planning now – construction could start in Winter 2019 and the building could be open as early as Fall 2020.

This Survey will be open from April 5th to Mary 3rd of 2019. After that, we'll start preparing for the City's Design Review process and other per-mitting steps.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information.

Questions:

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 a new building on this property? (Select up to two)
 - That it fits into neighborhood look
 - That it stands out as a unique and landmark building
 - That it brings new services or amenities to the area (business, open space, etc.
 - That is affordable for residents and/or businesses
 - That it is designed to be family-friendly
 - That it is designed with environment sustainability in mind
 - Other
3. We will be improving the sidewalks and landscaping at the street-level? What design features do you prefer? (Select up to two)
 - Lots of plants/greenery
 - Additional designs for safety (street lighting, gates, fences, etc)
 - Quality building materials at street-level (brick, large windows, etc.)
 - Seating/places to congregate (Sidewalk cafes, benches, etc.)
 - Pet friendly areas
 - Off-street bicycle parking
 - Other
4. What concerns do you have about the project? (Check any/all that apply)
 - Construction noise/impacts
 - The existing residence is going away
 - That I will not like the way it looks
 - That it will not be affordable
 - That it may feel out of scale with other buildings nearby
 - I don't really have any specific concerns
 - Other
5. Is there anything about this property or neighborhood that would be important for us to know?
[fill in blank, 300 character maximum]
6. What are some landmarks/spaces that help to identify your neighborhood?
[fill in blank, 300 character maximum]
7. What do you like most about living or working in your neighborhood?
[fill in blank, 300 character maximum]
8. What do you like least about living/working in your neighborhood?
[fill in blank, 300 character maximum]

9. Additional questions to help us analyze the survey results:
What is your age?
 - Under 12 years old
 - 12-17 years old
 - 18-24 years old
 - 25-34 years old
 - 35-44 years old
 - 45-54 years old
 - 45-64 years old
 - 64 plus years old
10. What are the languages spoken in your home? (select any/all that apply)
 - English
 - Spanish
 - Vietnamese
 - Chinese
 - Filipino
11. How long have you lived in this neighborhood?
 - Less than a year
 - 1-2 years
 - 3-5 years
 - 5-10 years
 - 10-15 years
 - More than 15 years
 - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about the project and track our progress through the design review and permitting process, search the project address (1445 S Cloverdale Street) or project number (3033520) in the Design Review Calendar and the Seattle Ser-vices Portal.

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project related thoughts or ideas to share, the contact person for the project is Gary Mo at outreach@Cloverdale8.com

Survey Results

We received 21 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Data is based on the information completed. Not all surveys had all questions answered.

Question 1:
12-participants live close to the project
6-participants live in the general area
2-participants visit the area often for work or leisure
1-participant don't have a direct connection, but I care about growth and development in Seattle

Question 2:
4-participants want it fits into neighborhood look
2-participants want it stands out as a unique and landmark building
5-participants want it brings new services or amenities to the area (business, open space, etc.
12-participants want is affordable for residents and/or businesses
9-participants want it is designed to be family-friendly
8-participants want it is designed with environment sustainability in mind

Question 3:
12-participants want lots of plants/greenery
11-participants want additional designs for safety (street lighting, gates, fences, etc)
6-participants want quality building materials at street-level (brick, large windows, etc.)
4-participants want seating/places to congregate (Sidewalk cafes, benches, etc.)
4-participants want Pet friendly areas
2-participants want off-street bicycle parking
1-participant want other

Question 4:
2-participants concern construction noise/impacts
0-participants concern existing residence is going away
0-participants concern that I will not like the way it looks
7-participants concern that it will not be affordable
3-participants concern that it may feel out of scale with other buildings nearby
10-participants don't really have any specific concerns
5-participants concern other

Question 5:
For years south park has been a bit run down, I think that putting some new affordable homes in the area will help to clean the area up.

Question 6:
South park boat yard

Question 7:
I like that it is a small neighborhood and friendly people

Question 8:
No major grocery store here in my neighborhood

Question 9:
4-participants are 25-34 years old
8-participants are 35-44 years old
3-participants are 45-54 years old
4-participants are 45-64 years old
2-participants are 64 plus years old

Question 10:
20-participants speak English
4-participants speak Spanish
1-participant speaks Chinese

Question 11:
3-participants are 1-2 years
4-participants are 3-5 years
5-participants are 5-10 years
5-participants are 10-15 years
2-participants are more than 15 years
2-participants I do not live in this neighborhood

High Impact Method:

IN-PERSON OUTREACH:

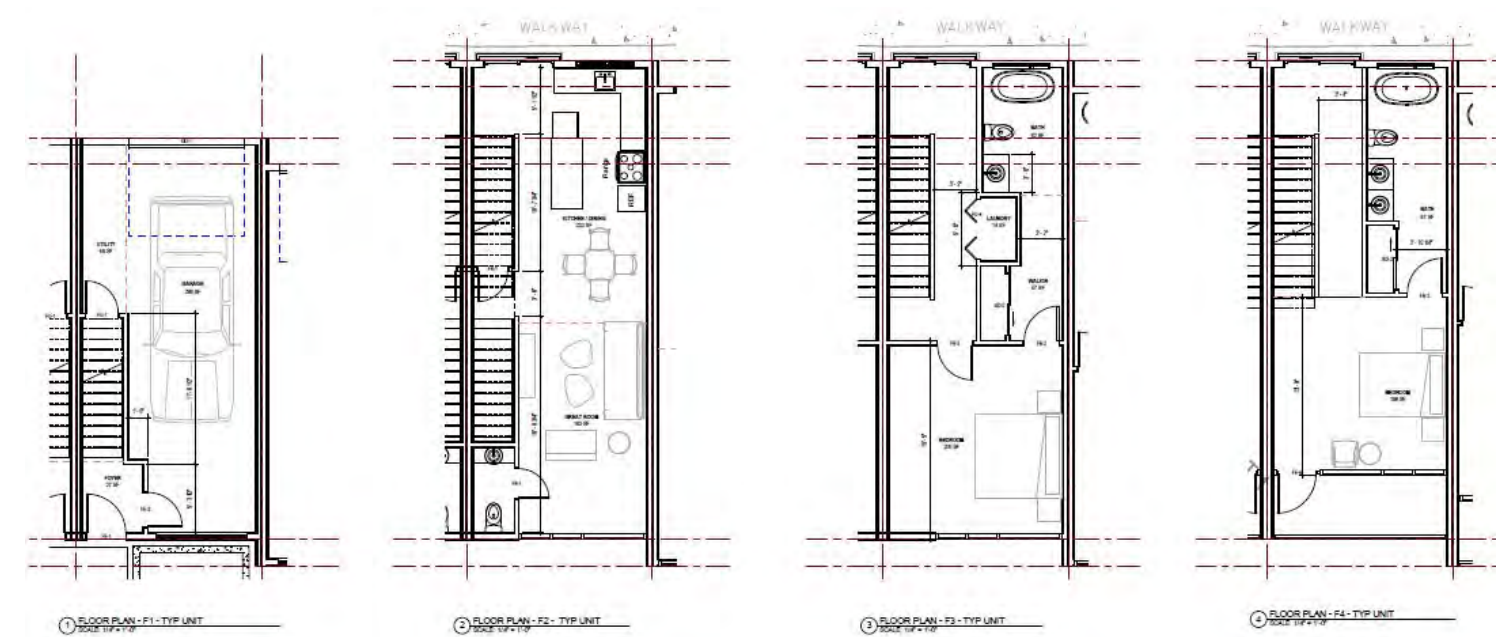
For in-person outreach, we opted for the guided site walk, and staffed “pop-up” event on site. With permission from the applicant and current resident, we held drop-in hours where residents could stop by, ask questions, learn about the project and provide insight about the neighborhood. We provided concept design of the town-house, showing front and back of building elevations, floor plans, and take away flyers.

We reached out to Napoli Pizzeria Ristorante customers, and discovered that the local residents consider it as a historic restaurant in the South Park neighborhood.

We also visited and had coffee at Via Vadi Café, a small shop. While we were there, we chatted with the business owner and the local residents to get feedback on the project.



Hosting the event on site helped give context to concerns.



Floor Plans



Front Elevation



Rear Elevation

Showing building elevations helped residents see an overall view or the scale of the project, as well as the design aspects that will be introduced to the neighborhood.

In-Person Outreach

Sign In / Sign Out

Event: outreach Date: 4/20/2019

Print Name	Comments	TIME-IN	TIME-OUT
1. Chris Kent	interested in Purchase	11:05	
2. Kristen Taylor		11:05	
3. Pat mason	Needed	11:25	11:30
4. Rob Orcutt		11:28	11:30
5. Kat Latet	neighbor, concerned about height and affordability	12:05	
6. Janet Whitlock		12:20	12:30
7. Robert Stelmog		12:20	12:30
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Sign-In Sheet

Dear resident,

Takeaway Flyer Date
April 20th, 2019

THANK YOU!

for stopping by our outreach event

We value your time and feedback as we work on the project proposed at 1445 South Cloverdale Street.

To learn more about the this project please visit our website www.cloverdale8.com.

To share your thoughts please fill out a survey here: www.cloverdale8.com/survey. You can also reach Gary Mo at this email address: outreach@cloverdale8.com.

To track the progress of this project through the design review and permitting process, search the project address (1445 S. Cloverdale St) or project number (3033520) in the Design Review Calendar and the Seattle Services Portal. Links are provided below:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

<https://cosaccela.seattle.gov/portal/welcome.aspx>

Takeaway Flyer

IN-PERSON EVENT:

We provided a sign-in sheet which was signed by 7 visitors. After visiting with each person, we offered a take-away information flyer as a way to say thank you and to give them more ways to learn more about the project.

SUMMARY:

In summary, there were 7 people who stopped by the in-person event. All visitors spoke English. Hosting the event on the project site, helped us reach those who were closest and most interested in the project. Most everyone who stopped by were within 2 blocks from the site.

The drawing depicting building elevations was a useful tool to help the public see the design aspects that will be introduced to their neighborhood. A few residents raised concerns about building height/scale as well as box forms and roof decks when looking at the drawing.

One resident wanted us to be aware of gravel driveway in the back/south of the project, with new 8 residents, traffic may cause dust and air pollution to their property. Another resident was concern about roof runoff and how the rain water is being discharged/collected. A couple neighbors wanted to ensure that the hazardous materials from demolition would be handled safely and healthfully. Consideration for design that fosters community was a common subject.

Overall, we were glad for the opportunity to connect with the community and gather helpful information about the neighborhood to help better inform our design