

3421 Woodland Park - EARLY COMMUNITY OUTREACH

PROJECT #: 3032609-EG
SITE: 3241 Woodland Park, Ave, Seattle, WA
PROJECT CONTACTS: Robert Humble / Gina Gage
TAX LOT: 1825049059 & 1825049060
DATE: 09/13/2018
TYPE OF BUILDING: Mixed Use
NEIGHBORHOOD: Fremont
IN EQUITY AREA: no

PROJECT DESCRIPTION: Proposal to develop an apartment building with approx 120 apartment units and live work along Woodland Park Ave N. Parking underground.

RE: Documentation Submittal for Seattle Department of Neighborhoods Approval

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

08/13 **Outreach Plan Approved**

Printed Outreach: High Impact

- Door to door fact-sheet (delivered to homes and businesses within 500ft radius at least seven days in advance of both in-person events, promotes the webpage and in-person event)

Digital Outreach: Multi-Pronged Methods

- Basic project webpage
- Post on a local, online news outlet (Fremont Blog)
- Project emailed to DON staff to be posted on Early Outreach Blog before all other outreach begins.
- Guided site walk event added to DON's "Early Outreach for Design Review" calendar

In Person: High Impact Method

- Guided community site walk (open to the general public)

TIMELINE

8/13 Digital Outreach: Project webpage created
8/15 Digital Outreach: Event submitted to Fremont Universe
 Digital Outreach: Event submitted to DON calendar
 Printed Outreach: Flyers distributed to 500ft radius
8/30 In Person Outreach: Guided site walk open to general public.

1. PRINTED OUTREACH MATERIAL

1. A door-to-door flyer fact sheet was distributed on 8/15/2018 (15 days prior to site walk) to approximately 500' radius around project location and included a brief summary of the proposal, address, project contact, website, SDCI design review project number, date of public guided site visit and public information disclaimer. No direct response was received from the flyers, however (4) community members who attended the site walk were notified by flyer.

Flyer Distribution Area: 500ft radius around project site.



Copy of Flyer Distributed:

3421 Woodland Park Ave N

HYBRID

Notice of Development: Proposal to develop an apartment building with approx 120 apartment units and live work along Woodland Park Ave N.

Guided Site Tour Available: Join the architects for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions, and address project concerns.

**Thursday August 30th
3421 Woodland Park Ave N
6:30pm**

Project Contact:
gina@hybridarc.com
206.267.9277
www.hybridarc.com/portfolio/woodlandpark

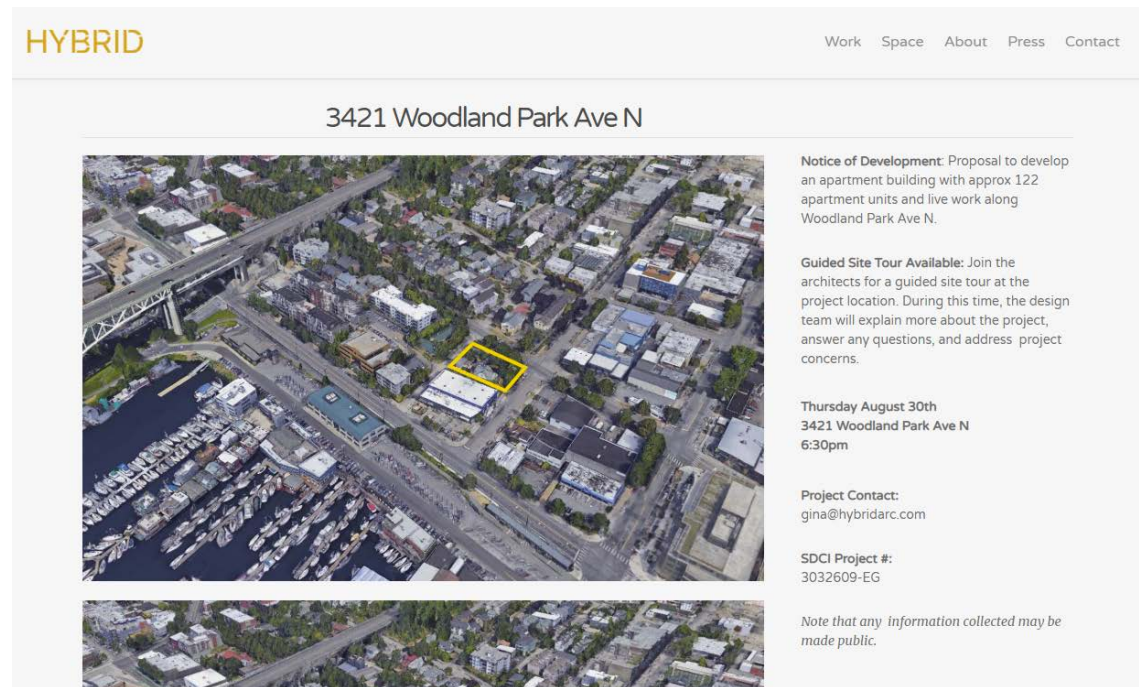
SDCI Project #: 3032609-EG

Note that any information collected may be made public.



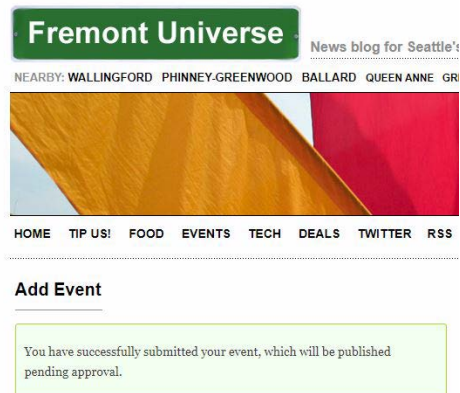
2. ELECTRONIC AND DIGITAL OUTREACH

A. Basic project webpage was posted on 8/10/2018. Image below:



B. Project site walk event submitted to local blog (Fremont Universe) on 8/13 at 11am.

Digital confirmation of Fremont Universe submission:



B. Guided site walk event added to DON's "Early Outreach for Design Review" calendar on 8/13 at 11am. Event submission and email confirmation of event submission below.

Digital confirmation of DON event submission:

1205 East Pike St – 2D
Seattle, WA 98122

P 206.267.9277
F 206.629.9477

hybridarc.com



Submit an Event

Done. The following event has been successfully submitted.

3421 Woodland Park Ave N Site Walk
WHEN Thursday, August 30, 2018, 6:30 – 7:30pm PDT
LOCATION Project Site [Map](#)
3421 Woodland Park Ave N
Seattle, WA 98103
EVENT DESCRIPTION Join the architects for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions, and address project concerns.
NEIGHBORHOODS Fremont
PRE-REGISTER No
COST Free

The calendar owner has been notified of your submission.

Thank you for your submission. We will review your submission, and, if it meets [City of Seattle Calendar Policy Guidelines](#), publish it to the DON calendar within 3 business days. Weekend submissions will be published during the following business week.

A confirmation email has been sent to gina@hybridarc.com.

[Submit Another Event](#)

Map link created using Microsoft Bing Maps Technology
[Bing Maps Terms of Use](#)

Email confirmation of DON event submission:

HYBRID

Gina Gage <gina@hybridarc.com>

New event for Neighborhoods » Public : 3421 Woodland Park Ave N Site Walk

1 message

City of Seattle <calendar.400834@trumba.com>
To: Gina Gage <gina@hybridarc.com>

Mon, Aug 13, 2018 at 10:58 AM

Thank you for submitting the following event to the Neighborhoods » Public calendar.

3421 Woodland Park Ave N Site Walk
DATE Thursday, August 30, 2018
TIME 6:30 pm – 7:30 pm PDT
WHERE Project Site
3421 Woodland Park Ave N
Seattle, WA 98103
EVENT DESCRIPTION Join the architects for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions, and address project concerns.
NEIGHBORHOODS Fremont
PRE-REGISTER No
COST Free

[Withdraw event submission](#)

Replies to this email will be forwarded to the calendar publisher.

3. GUIDED SITE TOUR - IN PERSON OUTREACH

On Thursday evening, August 30th, from 6:30pm - 7:30pm a guided site tour took place on the development site located at 162 22nd Avenue. The guided site tour took place 14 days after the digital and printed outreach methods. During the site visit, four neighbors showed up to discuss the project. Three members from the design team were also present to address questions and concerns. A sign-in sheet was utilized (attached below) and a summary of comments was also gathered. Design Principal of Hybrid Architecture gave a project overview and discussed the plans for development. Time was spent during the discussion to address project setbacks, massing and guiding principles.

Concerns and questions included:

- Community members wanted to know more about the project schedule, specifically when demolition would begin.

Concerns related to parking:

- Community members were concerned about access to parking for customers of the Nursery to the North, especially on days when events at the Fremont Brewery hosts an event.
- Nursery owners interested in partnering with building owner to access parking places for their customers.
- Neighbor concerned about the increased traffic on Albion way due to parking entrance off Albion. Alley access for block to West is connected to Albion.
- Suggested parking entrance for building off Woodland Park to reduce impact on Albion Way.

Concerns related to mass and landscaping:

- Neighbors on the North, where a plant nursery is currently located, were concerned about access to light with such a large building. They suggested studies on light access throughout the year to minimize impact on nursery – especially in April-June.
- Neighbors, particularly at the nursery, wanted the removal of overgrown shrubs at the North property line. Nursery would prefer fewer large plants at the North side of the building that might increase shading to nursery.
- Neighbors suggested using the nursery to supply the plants for the project.

Copy of Sign In Sheet for Site Tour:

HYBRID

Guided Site Tour

Address of Development Project: 3421 Woodland Park

Meeting Location: On Site

Meeting Date:

August, 30th 2018 – 6:30pm

PLEASE PRINT LEGIBLY

| First Name | Last Initial | Zip Code | Email Address (if you would like to be on our mailing list for this project) | How did you hear about this meeting? |
|-------------|--------------|----------|---|--------------------------------------|
| KRISTIN | S | 98133 | kristin@urbanarchitecture.com | Flyer |
| Sarah | G | 98107 | sarah@urbancoreknowledge.com | Flyer |
| Natasha | K | 98119 | #natashakurbanarchmng.com | flier |
| Jennifer D. | D | 98105 | jenn.fred@urbanarch.com | flier |
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Note: This information is being collected by Hybrid Architecture and Development, but may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Sample sign-in sheet provided by the Seattle Department of Neighborhoods. Please remove this statement and place your group's logo before use.