

www.darchllc.com



## 1. Project Description:

Project Address: 4131 Brooklyn Ave NE  
Seattle, WA 98112

Description: New construction of a mixed-use multifamily building with 24 stories.  
Existing structures to be demolished.

Applicant: d/Arch LLC

Contact Person: Corey Higbee or Matt Driscoll

Contact Information: [CoreyH@darchllc.com](mailto:CoreyH@darchllc.com) or [Mattd@darchllc.com](mailto:Mattd@darchllc.com)

Type of building: Mixed-Use

Neighborhood: University District

In Equity Area: Yes

## 2. Outreach Plans:

### - Printed Outreach:

#### **High-Impact Method**

- b. Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

10 posters were hung at The Grand Illusion Cinema (4), The Varsity Theatre (4) and Husky Union Building (2) on June 22nd. All but 1 poster was hung outside.

### - Electronic/Digital Outreach

#### **Multi-Pronged Methods**

- a. Basic Project Webpage

The basic webpage was published June 21st.

<https://newconstdarch.wixsite.com/4135brooklynavene>

- b. Email to distribution list that includes community organizations identified by DON. Emails were sent June 21st, and include:

- North of 45 Committee [cssc@u.washington.edu](mailto:cssc@u.washington.edu)
- North Seattle Health and Human Services Co-op – Through Website
- Northeast District Council – Through Website
- Northeast Seattle – Through Website
- Seattle Northeast Rotary [jimyragui@gmail.com](mailto:jimyragui@gmail.com)
- U District Community Council [udistrictcouncil@hotmail.com](mailto:udistrictcouncil@hotmail.com)
- University District Food Bank [joe@udistrictfoodbank.org](mailto:joe@udistrictfoodbank.org)
- University District Service Providers Alliance [udsp.spt@gmail.com](mailto:udsp.spt@gmail.com)
- University House Resident Council [andy.chan@seattlehousing.org](mailto:andy.chan@seattlehousing.org)
- University of Washington City University Community Advisory Committee [maureen.sheehan@seattle.gov](mailto:maureen.sheehan@seattle.gov)

- University Park Community Club
- University District Business Improvement Area
- University District Farmers Market
- University District Partnership
- University Village Merchants Association
- University District Greenways
- North Precinct Advisory Committee
- Emergency Hubs & Block Watches

[risler@u.washington.edu](mailto:risler@u.washington.edu)  
[phillip.sit@seattle.gov](mailto:phillip.sit@seattle.gov)  
 - Through Website  
 - Through Website  
[info@uvillage.com](mailto:info@uvillage.com)  
[info@seattlegreenways.org](mailto:info@seattlegreenways.org)  
[spd.npac@gmail.com](mailto:spd.npac@gmail.com)  
[CindiLBarker@gmail.com](mailto:CindiLBarker@gmail.com)

### **- In-Person Outreach**

#### **High-Impact Method**

##### **b. Guided tour or site walk**

A 1-hour community site walk was held July 6th from 2:00 - 3:00 p.m. The site walk was advertised on DON's Early Outreach for Design Review Calendar on June 21st. There was an interpreter on site - a Chinese member of our design team with firsthand knowledge of the project.

### **3. Community Feedback:**

- The only feedback received from the community during the Early Community Outreach came from the site walk. See the site walk documentation (page 9 & 10).

**NOTE:** Any comments or questions received after this report will be summarized in the SDR Packet.



# 1. PRINTED OUTREACH:

## PROPOSED NEW CONSTRUCTION



Please note that any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

**SATURDAY  
JULY  
06  
2:00-3:00 pm**

### PUBLIC SITE TOUR EVENT

Join us on site for a public site tour with the project team to learn more. No RSVP needed.

### 現場參觀活動:

請加入我們的現場導覽活動來了解更多。  
無需立即答覆。



**Address:** 4131 Brooklyn Ave. NE  
Seattle, WA 98105  
**Architect:** d/Arch LLC  
**Contact Person:** Matt Driscoll  
**Email:** Matt@darchllc.com

**Summary:**  
New construction of a mixed-use multifamily building within 24 stories. Existing structures to be demolished.

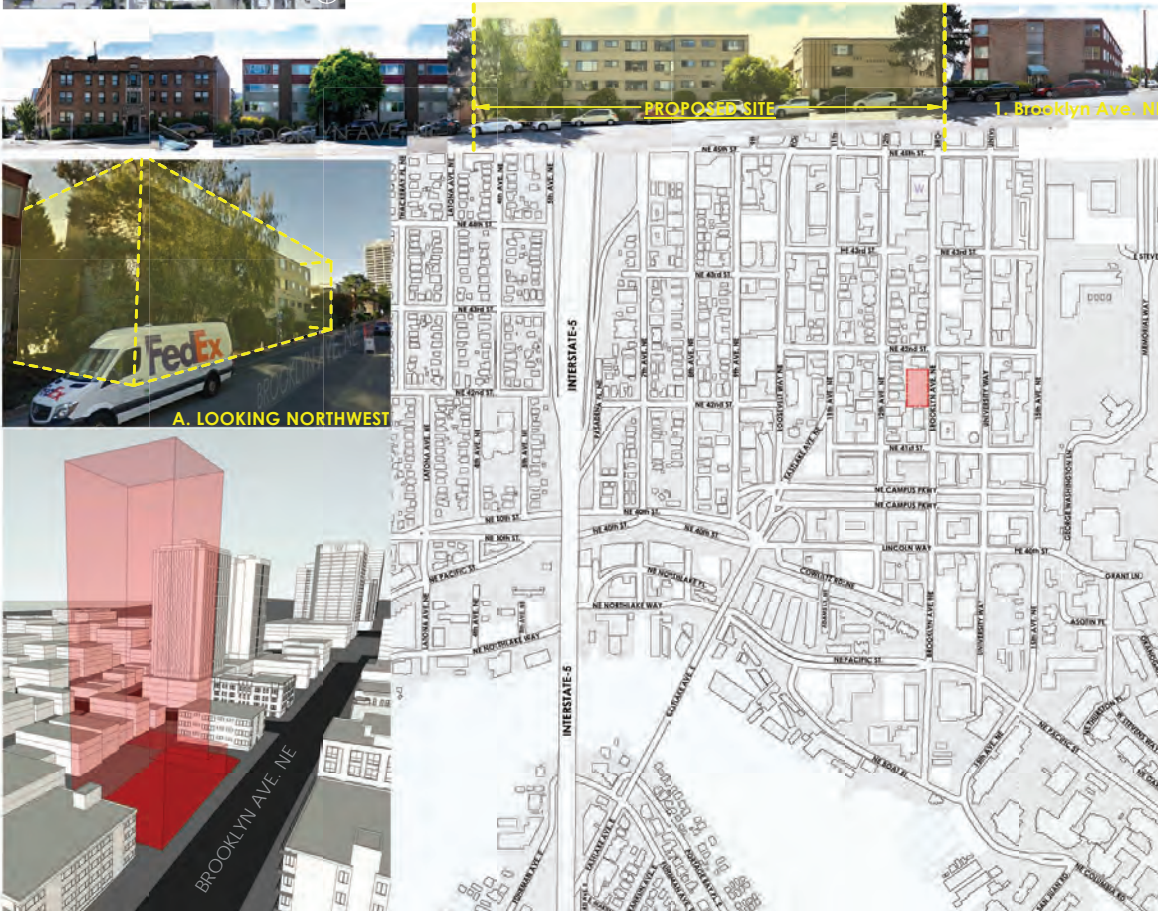
**For additional information see:**  
[NewConstArch.wixsite.com/4135BrooklynAveNE](http://NewConstArch.wixsite.com/4135BrooklynAveNE)  
Seattle Services Portal via Project Address

**項目地址** 4131 Brooklyn Ave. NE  
Seattle, WA 98105  
**申請公司:** d/Arch LLC  
**聯繫人:** Matt Driscoll  
**電郵:** Matt@darchllc.com

**簡要:**  
新建項目有24層的商業公寓。  
現有建築將被拆除。

更多信息請到  
[NewConstArch.wixsite.com/4135BrooklynAveNE](http://NewConstArch.wixsite.com/4135BrooklynAveNE)  
在西雅圖服務網站輸入項目地址

**POSTER  
LOCATIONS  
AND PHOTOS  
ON THE NEXT  
PAGE.**





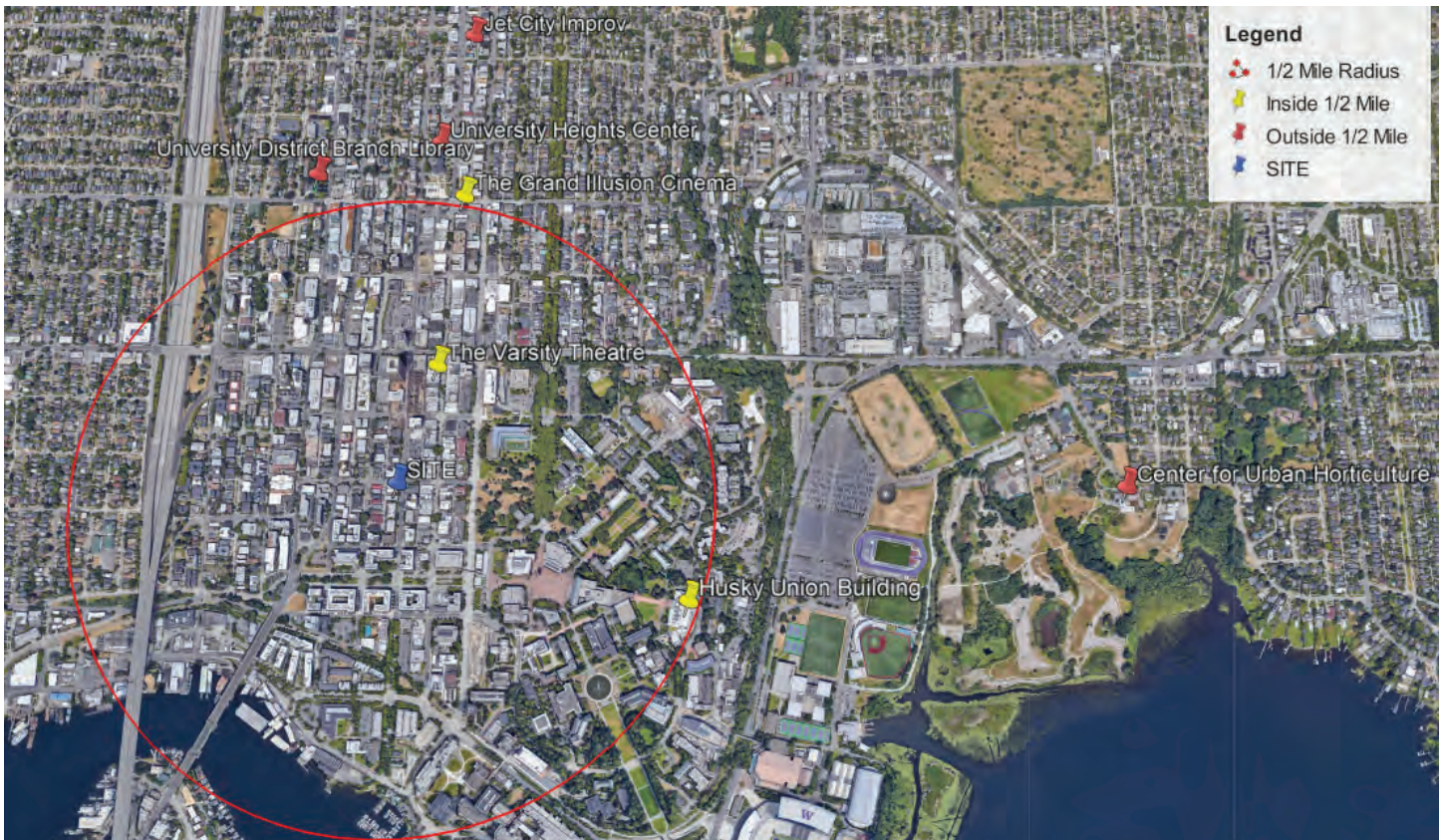
# 1. PRINTED OUTREACH CONT.:



▲▲ THE GRAND ILLUSION CINEMA ▲▲

▲ HUSKY UNION

▼ POSTER LOCATIONS ▼



HUSKY UNION ▼

▼▼ THE VARSITY THEATRE ▼▼





## 2. ELECTRONIC/DIGITAL OUTREACH:

▼ COMPILATION OF SNAPSHOTS OF THE WEBSITE ▼

<https://newconstdarch.wixsite.com/4135brooklynave>



HOME

ARCHITECT/建築設計方: **d/Arch LLC** ADDRESS/項目地址: **4131 Brooklyn Ave. NE  
Seattle, WA 98105**

ABOUT THE PROJECT/關於此項目

**New construction of a mixed-use  
multifamily building with 24 stories.  
Existing structures to be  
demolished.**

**新設計項目有24層的商業公寓。  
現有建築將被拆除。**

CONTACT INFORMATION/聯繫信息

**Matt Driscoll | matt@darchllc.com | 206.547.1761**

Please note that any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

請注意，根據華盛頓公共法案，在職業參與活動過程中收集的任何信息可能會提交給西雅圖市並公佈於眾。

**SATURDAY  
JULY  
6  
2:00-3:00 pm** **PUBLIC SITE TOUR EVENT  
現場參觀活動**

Join us on site for a public site tour with the project team to learn more. No RSVP needed.

請加入我們的現場參觀活動來了解更多。  
無需立時寄信。

A map of Seattle, Washington, showing the project location in the University District. The map is a grayscale satellite-style image with street names and neighborhood labels. A red pin is placed on the map near the University of Washington, with a label 'SCALE IT UP' and 'University of Washington' nearby. The map includes labels for various neighborhoods like Old Ballard, West Woodland, Fremont, Wallingford, University District, Laurelhurst, and Windermere. A scale bar at the bottom indicates 500 meters.

## 2. ELECTRONIC/DIGITAL OUTREACH CONT.:

### ▼EMAIL▼

**Corey Higbee**

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**From:** Corey Higbee  
**Sent:** Friday, June 21, 2019 2:12 PM  
**To:** cssc@u.washington.edu; jimyragui@gmail.com; udistrictcouncil@hotmail.com; joe@udistrictfoodbank.org; udsp.spt@gmail.com; andy.chan@seattlehousing.org; maureen.sheehan@seattle.gov; risler@u.washington.edu; phillip.sit@seattle.gov; info@uvillage.com; spd.npac@gmail.com; CindiLBarker@gmail.com; spd.npac@gmail.com; CindiLBarker@gmail.com  
**Subject:** New Proposed Construction - 4134 Brooklyn Ave. NE - Early Community Outreach

Hello,

We are from d/Arch llc, a local architecture firm, and we are proposing a new construction of a mixed-use multifamily building with 24 stories at 4131 Brooklyn Ave. NE. As a part of the community, we would love to hear feedback or suggestions from you on the design of the building or concerns you may have regarding the building.

The following are the major details of the project:

- Project Address: 4131 Brooklyn Ave. NE, Seattle, WA 98105
- Description: New construction of a mixed-use multifamily building with 24 stories. Existing structures to be demolished.
- Project Website: <https://newconstdarch.wixsite.com/4135brooklynave>

Additional information can be found on the Seattle Service Portal via the project address: 4131 Brooklyn Ave. NE

You may also contact us by emailing either [Mattd@darchllc.com](mailto:Mattd@darchllc.com) or [CoreyH@darchllc.com](mailto:CoreyH@darchllc.com) or calling 206.547.1761.

We are also hosting a public site walk event on July 6<sup>th</sup> from 2:00 p.m. to 3:00 p.m. Please help us spread the word and come join us to learn more about this project.

Please note any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

Thank you,

Corey Higbee



## 2. ELECTRONIC/DIGITAL OUTREACH CONT.:

### ▼ NORTHEAST DISTRICT COUNCIL CONTACT ▼

Contact

The co-chairs of NEDC, for the 2018 year, are Nancy Bolln and Chase Landrey.

You can contact NEDC through the Contact Form below. We do respond.

**Name (required)**  
Corey Higbee

**Email (required)**  
CoreyH@darchllc.com

**What neighborhood do you live in?**  
University District

**Comment (required)**  
Hello,  
  
We are from d/Arch LLC, a local architecture firm, and we are proposing a new construction of a mixed-use multifamily building with 24 stories at 4131 Brooklyn Ave. NE. As a part of the community, we would love to hear feedback or suggestions from you on the design of the building or concerns you may have regarding the building.  
  
The following are the major details of the project:  
• Project Address: 4131 Brooklyn Ave. NE, Seattle, WA 98105  
• Description: New construction of a mixed-use multifamily building with 24 stories.

Submit

Share this:  
Twitter Facebook  
Like  
Be the first to like this.

te, you agree to their use.  
SY

### ▼ NORTHEAST SEATTLE CONTACT ▼

About Northeast Seattle Live in Northeast Seattle Northeast Seattle Businesses

**Contact Us**

Please feel free to contact us by filling out the form below. Have you heard some buzz around the Northeast Seattle neighborhoods? Want to write a guest blog about the goings on in Wedgewood, Maple Leaf, Northgate, Ravenna, or Windermere? Do you have a sale coming up at your Northeast Seattle business and want to announce it to the neighborhood? Do you wonder what the story is on something happening in the neighborhood? Then send us an email below or reach out to us on Facebook! We may not post everything, but we will post what we can.

Also, [follow us on Facebook](#) or [@InNESeattle](#) on Twitter to keep up-to-date with what's going on in the Northeast Seattle neighborhoods.

**Name \***  
Corey Higbee  
First Last

**Email \***  
CoreyH@darchllc.com

**Message \***  
Hello,  
  
We are from d/Arch LLC, a local architecture firm, and we are proposing a new construction of a mixed-use multifamily building with 24 stories at 4131 Brooklyn Ave. NE. As a part of the community, we would love to hear feedback or suggestions from you on the design of the building or concerns you may have regarding the building.  
  
The following are the major details of the project:

Submit

**Leave a Comment**

Your email address will not be published. Required fields are marked \*

### ▼ UNIVERSITY DISTRICT FARMERS MARKET CONTACT ▼

Markets What's Fresh Programs & Events Vendors Help Us Grow About

**Contact form**

**Mailing address:**  
Neighborhood Farmers Market Alliance  
3919 Latona Ave NE, Suite C-1  
Seattle, WA 98105

**Phone:**  
206-547-2278 for general information, or 206-632-5234 to reach our office.  
If you are a vendor who needs to contact your market manager on market day, please [click here](#) for a list of our market manager cell numbers for vendors only.

Fill in this form to contact the site owners.

**Name**  
Please enter your full name  
Corey Higbee

**E-Mail**  
Please enter your e-mail address  
CoreyH@darchllc.com

**Subject**  
Proposed New Construction 4131 Brooklyn A

**Message**  
Please enter the message you want to send.  
spread the word and come join us to learn more about this project.  
  
Please note any information collected during the community outreach process may be submitted to the

Send

### ▼ UNIVERSITY DISTRICT PARTNERSHIP CONTACT ▼

**Contact Us**

The U District Partnership is open Monday to Friday, 9 a.m. to 5 p.m.

**Name \***  
Corey Higbee  
First Name Last Name

**Email Address \***  
CoreyH@uarc.org

**Subject \***  
New Construction - 4131 Brooklyn Ave. NE

**Message \***  
Hello,  
  
We are from d/Arch LLC, a local architecture firm, and we are proposing a new construction of a mixed-use multifamily building with 24 stories at 4131 Brooklyn Ave. NE. As a part of the community, we would love to hear feedback or suggestions from you on the design of the building or concerns you may have regarding the building.  
  
The following are the major details of the project:

Submit



### 3. IN-PERSON OUTREACH:

## ▼ DESIGN REVIEW CALENDAR ▼

## Early Community Outreach for Design Review Calendar

Members of the public submit the information shown on this calendar and they are responsible for the content.

<>
Subscribe

All    Add to My Calendar    Email Reminder    More Event Actions ▾

**JULY 2019**

EVENT	DATE	LOCATION
<b>4131 Brooklyn Ave NE- Early Community Outreach Site Tour</b>	Jul 6 2pm	4131 Brooklyn Ave. NE 4131 Brooklyn Ave NE Seattle, WA 98105
<b>427 Blemont Community Outreach</b>	Jul 10 6pm	The Summit 420 E Pike St Seattle, WA 98122

All    Add to My Calendar    Email Reminder    More Event Actions ▾

Events calendar powered by Trumba

**July 2019**

<
>

S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

**Neighborhoods**

## Want to Add an Event?

Do you have a Early Community Outreach for Design Review event to add to the calendar?

[Submit an Event](#)

▼PUBLIC SITE WALK SIGN-IN SHEET▼

## Site Walk Tour

d/Arch Ilc

Address of Development Project: 4131 Brooklyn Ave. NE

Meeting Location: 4131 Brooklyn Ave. NE

Meeting Date: 07.06.2019

[illegible]

**NOTE:** This information is being collected by d/Arch LLC, but will be submitted to the City of Seattle. Therefore, personal information entered on this form may be subjected to disclosure to a third-party requestor pursuant to the Washington Public Record Act.

### 3. IN-PERSON OUTREACH CONT.:

#### Community Outreach Comments Summary

Public comments are summarized the following which were received during the site tour:

- 1) One attendee expressed appreciation of the project will provide different unit types mix, and discussed the changing age graphics in U district. With the new light rail station to be constructed, there will be more family and young professionals living in the U district, not just student housing is demanded in this area for the future.
- 2) One attendee expressed appreciation of the large family units and amenity space with those units, and asked the project team if there is possible to provide day care space at the ground level and let them have access to the open space and family amenity space, which could provide play equipment for kids, and also mentioned the U district will lose a couple of day care facilities due to new construction and demolition.
- 3) One attended mentioned the North part of the U District will become new business center, and it would be beneficial for the proposed project provide more commercial retail space.
- 4) One attendee discussed the current design options with the project team, and pointed out as there are more and more projects being designed or constructed in U district, the context and characters are constantly changing and moving on, the design should take into consideration of the current context, but also have its own characters and language.
- 5) One attendee expressed appreciation of the large open space in the proposal, but also expressed safety concerns adjacent to the Alley side. One attendee expressed his opinion that the proposed project should provide eyes to the street, to the open space, and the open space should be used by the building residences or commercial space, to ensure it to be occupied and activated by people for most of the time.
- 6) One attendee mentioned the design team could take into consideration of the further views to the proposed site, for example, views from the I-5 university bridge.
- 7) One attendee pointed out the existing historical building at the corner of Brooklyn and 42nd, across the street would be ideal for community group place.
- 8) One attendee discussed the retail space sizes with project team and recommended smaller scale in general; and bigger scale recommended if the space is directly adjacent to the open space, with could active the space; or if the proposed project would provide some art space within the site.

**NOTE:** No comments were received via the project email.