

1107 NE 45TH STREET PROJECT

CITY OF SEATTLE

REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

OUTREACH DOCUMENTATION

**With Updated Requirements Via Ordinance #126072*

PROJECT NUMBER: # 3038409-EG

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- *Online Survey Text*
- *Online Survey Results*
- *Additional Emails/Comments Received*

Submitted by:

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

OCTOBER 2021

1107 NE 45th Street Project

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

Project Address:	1107 NE 45 th St, Seattle, 98105
Brief Description:	This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.
Contact:	Natalie Quick
Applicant:	Nicola Wealth Real Estate
Contact Information:	1107NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use; Residential & Retail
Neighborhood:	U District
In Equity Area:	Yes

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 190 residences and businesses and shared with 26 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* September 09, 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:* September 11, 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:* September 11, 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 & Character.** 100 percent of survey respondents noted that environmentally-friendly features are most important to them about the design of the property; 50 percent said relationship to neighborhood character. One respondent noted that they value developments that fulfill the needs of the neighborhood most.
- **Exterior.** 50 percent of survey respondents said landscaping is the most important consideration for the exterior of the property; 50 percent said lighting and safety features; and 50 percent said seating options and places to congregate.
- **Sustainability.** One respondent noted that good environmental design is the top consideration for making this building successful.

Non-Design-Related Comments

- **Retail.** 100 percent of survey respondents said they are most interested in new restaurants or bars for this location. When visiting an office, restaurant or retailer, 50 percent of survey respondents said great people and service inspire them most to return; 50 percent said thoughtful design that is open and welcoming; and 50 percent said local businesses / small businesses.
- **Affordability.** One respondent noted that they value affordable, social housing the most as new developments are built in their neighborhood.

Miscellaneous

- **N/A**

1107 NE 45th Street 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	08/24/21	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	09/09/21	Poster mailed to 190 residences and businesses and shared with 26 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.	09/11/21	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	09/11/21	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 	09/09/21	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall:	09/11/21-10/04/21	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	10/04/21	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	10/04/21	See notation above for Print Outreach. Copies of poster and mailer distribution map to 190 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	10/04/21	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

1107 NE 45th 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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8/24/2021

Gmail - New Project for the DON Blog



Kate Nolan <katenolan1000@gmail.com>

New Project for the DON Blog

DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Tue, Aug 24, 2021 at 3:30 PM

To: Kate Nolan <katenolan1000@gmail.com>

Cc: "1107NE45thStProject@earlydroureach.com" <1107NE45thStProject@earlydroureach.com>

Kate,

Your project has been posted to the blog and can be viewed using the link below.

[1107 NE 45th St. \(seattle.gov\)](#)

Tom

Tom Van Bronkhorst

Strategic Advisor

Office: 206.233.3954

Cell: 206.475.4247

seattle.gov/neighborhoods



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

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City of Seattle Design Review Required Outreach Outreach Plan | June 29, 2021

Project Address:	1107 NE 45 th St, Seattle, 98105
Brief Description:	This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.
Contact:	Natalie Quick
Applicant:	Nicola Wealth Real Estate
Contact Information:	1107NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use; Residential & Retail
Neighborhood:	U District
In Equity Area:	Yes

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. We will print and post flyers for 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.

- The flyer will be translated into Spanish
- The flyer will be translated in Chinese
- A QR code will be added to the flyer that directs to the project website
- In addition to community groups, we will email the flyer to a list of local community media contacts provided by DON.

- **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.

- The website will be translated into Spanish
- The website will be translated in Chinese

- **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.

- The survey will be translated into Spanish
- The survey will be translated in Chinese

###

1107 NE 45th Street Project

Appendix A: **Materials Demonstrating that Each Outreach Method Was Conducted**

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Opportunity to Provide Online Input on the 1107 NE 45th St Project



ABOUT THE PROJECT

This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.

What: Let us know what you think! Visit our website at www.1107NE45thStProject.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 1107NE45thStProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1107 NE 45th St, Seattle, WA 98105
Contact: Natalie Quick
Applicant: Nicola Wealth Real Estate

Additional Project Information on Seattle Services Portal via the Project Address:
1107 NE 45th St

Project Email:
1107NE45thStProject@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.

Oportunidad de proveer opiniones en línea para el proyecto 1107 NE 45th St

在网上提供有关1107 NE 45TH ST项目意见的机会

INFORMACIÓN DEL PROYECTO

Este proyecto propone la construcción de un nuevo 28 pisos edificio de uso mixto con estacionamiento en los niveles subterráneos, espacio comercial en el primer nivel y uso de alquiler residencial por encima. El edificio de "University District" que existe actualmente en este espacio (un edificio de cinco pisos de oficinas) será demolido.

Detalles: ¡Díganos lo que opina! Visite nuestra página web: www.1107NE45thStProject.com para aprender más de este proyecto, incluyendo la visión y enfoque de nuestro equipo.

Encuesta: Tome nuestra encuesta en línea para compartir su opinión acerca de la zona del proyecto y otros componentes del proyecto. (Puede localizar la encuesta en nuestra página web).

Comentarios: Puede proveer comentarios adicionales vía el formulario de comentarios o con mensajes por correo electrónico a 1107NE45thStProject@earlyDRoutreach.com.

DETALLES ADICIONALES DEL PROYECTO

Dirección del Proyecto:
1107 NE 45th St, Seattle, WA 98105

Contacto Principal: Natalie Quick

Aplicante: Nicola Wealth Real Estate

Información Adicional proveída en el Portal de Servicios de Seattle vía el dirección del proyecto: 1107 NE 45th St

Correo Electrónico:
1107NE45thStProject@earlyDRoutreach.com
Tome en cuenta que los correos electrónicos se responden dentro de 2-3 días y están sujetos a las leyes de divulgación pública de la Ciudad de Seattle.

关于本项目

本项目建议建造一座有 28 层新的混合用途建筑物,有地下停车场、地面零售和上面的市场出租住宅。现有的大学区大楼University District Building (五层办公楼) 将被拆除。

关于: 让我们知道您的想法!要了解更多关于此新项目的资料,包括团队提出的展望和发展,请浏览我们的网站 www.1107NE45thStProject.com。

调查: 参与我们的网上调查,以分享您对本项目地点和组件的想法。(调查位于本项目网站上。)

意见: 通过我们的意见表或发送电子邮件到 1107NE45thStProject@earlyDRoutreach.com 以提供更多意见。

项目的其他详细信息

项目地址:
1107 NE 45th St, Seattle, WA 98105

联系人: Natalie Quick

申请人: Nicola Wealth Real Estate

通过项目地址在西雅图服务网站上有更多关于该项目的资料:
1107 NE 45th St

项目电子邮件地址:
1107NE45thStProject@earlyDRoutreach.com
请注意,电子邮件通常会在2-3个工作日内回复,并受西雅图市公共披露法律的约束。

Investigaciones requeridas por la ciudad de Seattle para el proyecto 1107 NE 45th St
Este esfuerzo es parte del proceso de divulgación requerido por la Ciudad de Seattle antes de la Revisión del Diseño.

西雅图市需要1107 NE 45th St项目进行推广在“设计审查”之前,这项工作为西雅图市要求的推广流程的一部分。

Direct Mailing: 1107 NE 45th Street Project

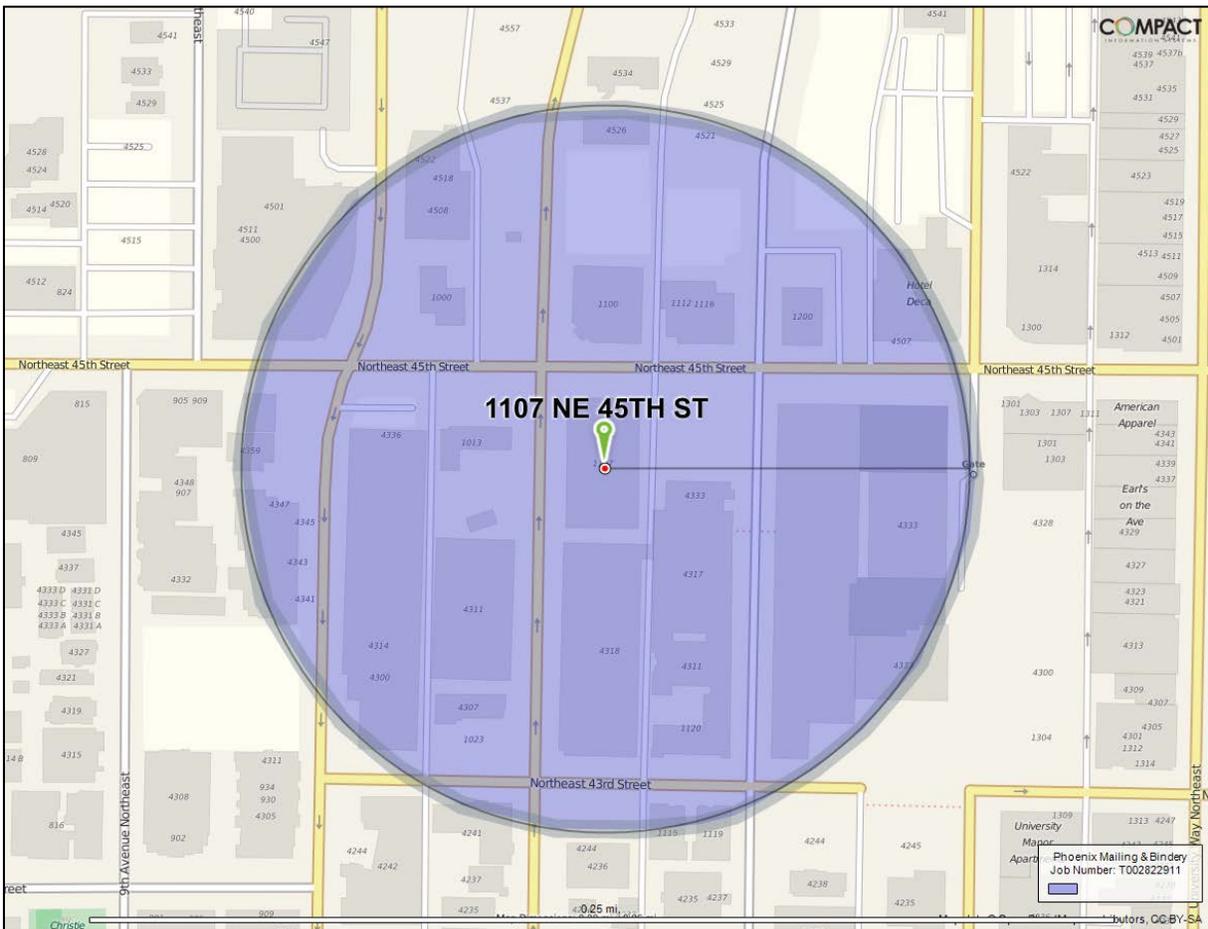
Poster Mailing Details

DISTRIBUTION DATE: September 09, 2021

Project Address:	1107 NE 45 th St, Seattle, 98105
Brief Description:	This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.
Contact:	Natalie Quick
Applicant:	Nicola Wealth Real Estate
Contact Information:	1107NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use; Residential & Retail
Neighborhood:	U District
In Equity Area:	Yes

The project flyer was shared with **190 businesses and residents** within a **500-foot radius** of the project addresses of 1107 NE 45th St. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

Quote: (191 count - 1107 NE 45th St Project)

Mike Moazed <Mikem@mmpunion.com>

Wed, Jul 7, 2021 at 10:49 AM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunion.com>

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

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer
Paper: 28# Laser Text
Versions: 1
Inks - Colors: 4cp / 4cp
Flat Size: 8.5 x 11.0
Bindery: Z" fold
Finished Size: 8.5 x 3.75

Item: Envelopes
Paper: #10 Regular - White
Inks - Colors: K / 0 addressing

Mailing Services: Stuff, Seal, Stamp, Mail

Price: **191+ Tax + postage = \$421.55**

Postage: 191=\$105.05

Unless noted, all prices are based on customer-supplied camera ready digital artwork.

Please call me with any questions.

MAILING CONFIRMATION



Lisa Kidwell <lisakidwell@preciselywrite.biz>

mailing confirmation 1107 NE 45th St Project

2 messages

Lisa Kidwell <lisakidwell@preciselywrite.biz>

Thu, Sep 9, 2021 at 5:25 PM

To: General Email <info@mmpunions.com>, Ron Minuteman Press <csr@mmpunions.com>

Cc: Kate Nolan <katenolan1000@gmail.com>

Bcc: Lisa Kidwell <lisakidwell@preciselywrite.biz>

Hi Ron,

Would you mind replying to this email that the flyers were mailed for the project located at 1107 NE 45th St on 9/9/21?

We need to have the address in the body of the email. I know that you had replied on the email chain on our order to print and mail the flyers but this will make it easier for the people who need to make sure our documentation is in order.

Thank you very much!

Respectfully,

Lisa Kidwell

Cell (253) 202-6734

lisakidwell@preciselywrite.biz

Customer Service <CSR@mmpunions.com>

Fri, Sep 10, 2021 at 8:06 AM

To: Lisa Kidwell <lisakidwell@preciselywrite.biz>, Minuteman Press Seattle <info@mmpunions.com>

Cc: Kate Nolan <katenolan1000@gmail.com>

Hi Lisa,

The flyers for the project located at [1107 NE 45th St](#) were mailed on 9/9/21.

Thank you,

-Ron

Please reply all.

MMPUNION.COM

2960 4TH AVE S, STE 112

SEATTLE, WA 98134-1203

M—F 9am—5pm

Community Group Notification: 1107 NE 45th Street Project

Poster E-Mailing Details
E-MAILING DATE: September 15, 2021

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 1107 NE 45th St project was sent along with a copy of the project flyer to 26 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" and local media contacts for University District on 09/15/20, including:

- Seattle Northeast Rotary
- U District Conversation on Homelessness
- University District Food Bank
- University District Service Providers Alliance
- University House Resident Council
- University of Washington City University Community Advisory Committee
- University Park Community Club
- University District Farmers Market
- University District Partnership
- University Village Merchants Association
- AAT TV (Asian American TV)
- Asia Today
- China Press Weekly (Seattle)
- Chinese Radio Seattle on KKNW 1150 AM Alternative Talk
- Northwest Vietnamese News / Người Việt Tây Bắc
- Phuong Dong Times
- Saigon Bao
- SBTN - Saigon Broadcasting Television Network
- Actitud Latina
- El Mundo
- El Rey KKMO 1360 AM
- Joy Seattle
- KBS World
- KO-AM Daily News
- KO-AM TV
- Korea Times (Hankook Ilbo)

COMMUNITY GROUP NOTIFICATION EMAIL

10/4/2021

Mail - 1107 NE 45th St Project - Outlook

New Project in Your Neighborhood!

1107 NE 45th St Project <1107ne45thstproject@earlydroureach.com>

Thu 9/16/2021 1:46 PM

To: 1107 NE 45th St Project <1107ne45thstproject@earlydroureach.com>

Bcc: katenolan1000@gmail.com <katenolan1000@gmail.com>; Seattle Northeast Rotary <jimyragai@gmail.com>; U District Conversation on Homelessness <encanta5@comcast.net>; University District Service Providers Alliance <udsp.spt@gmail.com>; University Park Community Club <upark.secretary@gmail.com>; University District Farmers Market <nfma@seattlefarmersmarkets.org>; University District Partnership <social@udistrictpartnership.org>; hello@theconfectionery.com <hello@theconfectionery.com>; info@uvillage.com <info@uvillage.com>; cboyce8@uw.edu <cboyce8@uw.edu>; ahoard@uw.edu <ahoard@uw.edu>; ellen.ziontz@seattlehousing.org <ellen.ziontz@seattlehousing.org>; chris.francke@seattlehousing.org <chris.francke@seattlehousing.org>; bill@udistrictfoodbank.org <bill@udistrictfoodbank.org>; paul@udistrictfoodbank.org <paul@udistrictfoodbank.org>; dcho@aattv.com <dcho@aattv.com>; news@aattv.com <news@aattv.com>; rhy.helena@gmail.com <rhy.helena@gmail.com>; shiqiaopeng@gmail.com <shiqiaopeng@gmail.com>; advsf@uschinapress.com <advsf@uschinapress.com>

 2 attachments (1 MB)

Quick_Flyer-1107 NE 45th St-090421_Page_1.jpg; Quick_Flyer-1107 NE 45th St-090421_Page_2.jpg;

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 1107NE45thStProject.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

1107 NE 45th Street Project

Appendix A: **Materials Demonstrating that Each Outreach Method Was Conducted**

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Electronic/Digital Outreach: Project Survey

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Project Website: 1107 NE 45th St Project | WEBSITE TEXT

Project Address:	1107 NE 45 th St, Seattle, 98105
Brief Description:	This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.
Contact:	Natalie Quick
Applicant:	Nicola Wealth Real Estate
Contact Information:	1107NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use; Residential & Retail
Neighborhood:	U District
In Equity Area:	Yes

HOME PAGE

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

This project proposes construction of a new 30-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (5-story office) will be demolished.

Learn more.

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

1107NE45thStProject@earlyDRoutreach.com
1107 NE 45th St, Seattle, WA 98105

1107 NE 45th St Project

PROJECT OVERVIEW

TEXT: 1107 NE 45th Ave Project

FLYER

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

SURVEY

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

1107 NE 45th St Project Survey [Click Here](#)

COMMENTS

TEXT: Hello and thank you for visiting our 1107 NE 45th St Required Project 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.

Form Text: Name, First Name, Last Name, Email, Message, Send

WEBSITE IMAGES

1107 NE 45th 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.

Bienvenido a la página web de nuestro Proyecto, la cual es parte de la investigación requerida por la ciudad de Seattle para continuar a la Revisión del Diseño. Mientras el proyecto está en sus primeras etapas, la información en esta página le dará un sentido de la visión general del proyecto, los plazos y cómo avanzamos con el diseño

欢迎使用我们的项目网站，本网站是西雅图市要求在设计评审之前的推广活动的一部分。虽然该项目尚处于初期阶段，但这网站上的信息将有助您了解该项目的展望，时间表和我们进行设计的方式

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.

Por favor siéntase libre de tomar la Encuesta del Proyecto y/o dejar comentarios. Tenga en cuenta que toda la información obtenida será parte de la documentación de este esfuerzo y es considerada como comentario público.

请随时参与项目调查和/或发表评论。请注意，所获得的所有信息都将作为此工作的文档一部分，并被视为公众意见。

**1107 NE 45th St,
Seattle**

WEBSITE ANALYTICS

1107 NE 45th St Project

Website Analytics

Traffic

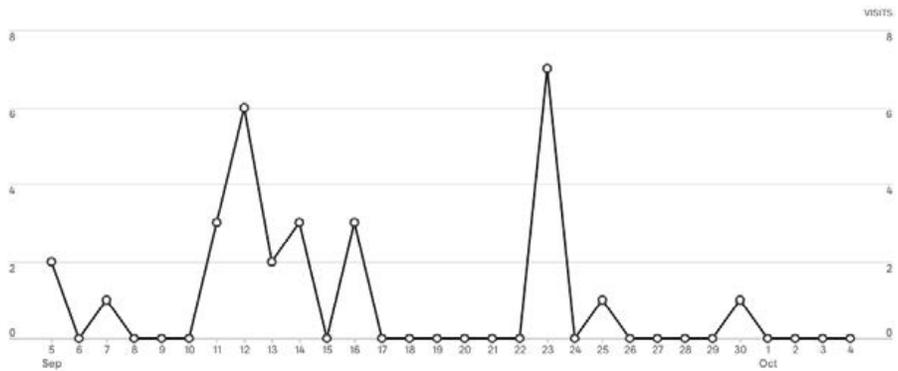
Last 30 Days ▼ \$ USD

VISITS 29 +53% mo/mo	BOUNCE RATE 62.07% -21% mo/mo	UNIQUE VISITORS 27 +50% mo/mo	PAGEVIEWS 47 +38% mo/mo
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Visits

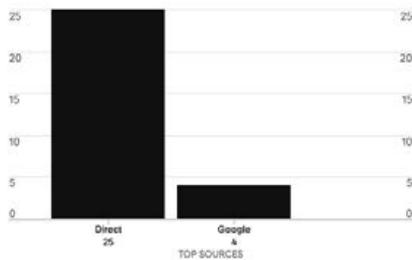
Sep 5–Oct 4, 2021 • 29 Total +53% mo/mo

Daily ▼



Top Sources by Visits

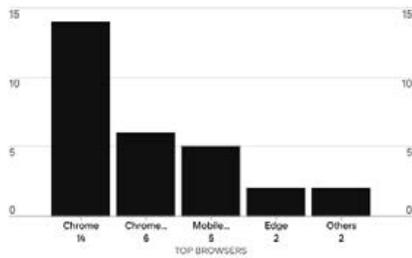
VIEW SOURCES



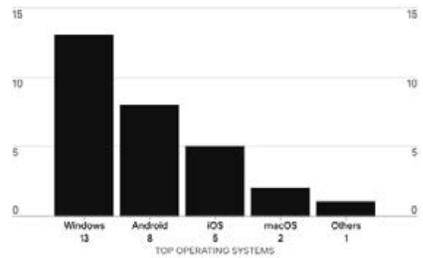
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



1107 NE 45th Street Project

Appendix A: **Materials Demonstrating that Each Outreach Method Was Conducted**

Table of Contents

Initial Planning and DON Communication

- *Listing on DON Blog*
- *Outreach Plan*

Printed Outreach: Project Poster

- *Project Poster*
- *Mailing Area Map*
- *Mailing Area Details*
- *Direct Mailing Distribution List*
- *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*

Community Outreach: 1107 NE 45th Street Project

Comment Summary

Project Address:	1107 NE 45 th St, Seattle, 98105
Brief Description:	This project proposes construction of a new 28-story mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished.
Contact:	Natalie Quick
Applicant:	Nicola Wealth Real Estate
Contact Information:	1107NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use; Residential & Retail
Neighborhood:	U District
In Equity Area:	Yes

Comment Total:

- From Website: 0
- From Email: 0
- From Survey: 2

Design-Related Comments

- **Design & Character.** 100 percent of survey respondents noted that environmentally-friendly features are most important to them about the design of the property; 50 percent said relationship to neighborhood character. One respondent noted that they value developments that fulfill the needs of the neighborhood most.
- **Exterior.** 50 percent of survey respondents said landscaping is the most important consideration for the exterior of the property; 50 percent said lighting and safety features; and 50 percent said seating options and places to congregate.
- **Sustainability.** One respondent noted that good environmental design is the top consideration for making this building successful.

Non-Design-Related Comments

- **Retail.** 100 percent of survey respondents said they are most interested in new restaurants or bars for this location. When visiting an office, restaurant or retailer, 50 percent of survey respondents said great people and service inspire them most to return; 50 percent said thoughtful design that is open and welcoming; and 50 percent said local businesses / small businesses.
- **Affordability.** One respondent noted that they value affordable, social housing the most as new developments are built in their neighborhood.

Miscellaneous

- N/A

1107 NE 45TH Ave Project Survey

Thank you for taking the time to complete our survey for the **1107 NE 45th Ave** project! This project proposes construction of a new mixed-use building with below-grade parking, retail at-grade, and market residential rental above. The existing University District Building (five-story office building) will be demolished. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from September 09, 2021 to October 04, 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 the project address (1107 NE 45th Ave) 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 1107NE45thStProject@earlyDRoutreach.com.

1107 NE 45TH St 项目调查

感谢您抽出宝贵的时间完成对 **1107 NE 45th St** 项目的调查！本项目建议建造一座新的混合用途建筑物，有地下停车场、地面零售和上面的市场出租住宅。现有的大学区大楼 **University District Building**（五层办公楼）将被拆除。我们希望听到您对我们对本项目的展望和发展的想法。

这调查将于 XX 至 XX 期间开放。期间过后，我们将开始准备设计审核过程和相关许可证申请步骤。请注意，作为西雅图市要求的设计审核推广的一部分，根据《公共记录法》，本调查收集的所有数据均被视为公共信息。因此，请不要在您的回应中分享任何个人或敏感资料。

1. 您与此开发项目有什么联系？

- 我住在这个项目附近
- 我住在该地区
- 我在附近拥有业务
- 我经常去该地区工作或休闲
- 我没有直接的联系，但我在乎西雅图的发展
- 其他

2. 对您而言，在此物业上设计新建筑物最重要的是什么？

- 有吸引力的材料
- 有意思和独特的设计
- 有环保功能
- 与邻近特色的关系

- 停车处
- 其他 _____

3. 在此物业上的外部空间最重要的考虑因素是什么？

- 美化环境
- 照明与安全功能
- 座位选择和聚会场所
- 自行车停放处
- 其他 _____

4. 您对这个位置的哪些零售商店最感兴趣？

- 新的购物商店
- 有咖啡或早餐的新地方
- 新餐厅或酒吧
- 其他 _____

5. 当您进入建筑物、办公室、餐厅或零售商店时，最能吸引您回来的是什么？

- 很棒的人和服务
- 本地企业 / 小型企业
- 开放和欢迎式的细心设计
- 繁华，令人兴奋的能量
- 可以让人反思和放松的平静、宁静的地方
- 开放感和自然光
- 设计中使用的颜色和材料
- 其他 _____

6. 在您的社区新建房屋时，您最看重什么？

—

7. 有什么关于这个社区或物业的重要信息要我们知道吗？

—

8. 您认为使这座建筑物成功的首要考虑因素是什么？

—

9. 您还有其他意见吗？

—

表格提交页面

感谢您分享您的想法！在我们计划建议项目时，您的意见是非常有帮助的。要跟进我们设计审核和相关许可证的申请进度，请在[西雅图服务网站](#)上搜索项目地址(1107 NE 45th Ave)。要了解更多有关早期推广设计审查过程，请游览[社区部门的网页](#)。您也可以发送电子邮件到 1107NE45thStProject@earlyDRoutreach.com。

Encuesta Para el Proyecto 1107 NE 45TH Ave

¡Gracias por tomar el tiempo de completar nuestra encuesta del proyecto 1107 NE 45th Ave! Este proyecto propone la construcción de un nuevo edificio de uso mixto con estacionamiento en los niveles subterráneos, espacio comercial en el primer nivel y uso de alquiler residencial por encima. El edificio de "University District" que existe actualmente en este espacio (un edificio de cinco pisos de oficinas) será demolido. Nos gustaría escuchar su opinión sobre nuestra visión y enfoque para este proyecto.

Esta encuesta estará disponible desde 9 de septiembre hasta el 5 de octubre, después de ese tiempo, comenzaremos a prepararnos para el proceso de revisión del diseño y otros pasos necesarios para obtener permisos de construcción. **POR FAVOR TENGA EN CUENTA:** Como parte del proceso de investigación requerido por la Ciudad de Seattle para la revisión del diseño, todos los datos recopilados en esta encuesta se consideran información pública de acuerdo con la [Ley de Registros Públicos](#). Por favor no comparta información confidencial o personal en sus respuestas.

1. ¿Cuál es su conexión con este proyecto de desarrollo?
 - Yo vivo muy cerca a la zona del proyecto
 - Yo vivo en el área alrededor de la zona del proyecto
 - Yo tengo un negocio cerca de esta zona
 - Yo visito esta área regularmente por trabajo o durante mi tiempo libre
 - No tengo una conexión directa, pero estoy atento al crecimiento y desarrollo en Seattle
 - Otro
2. ¿Qué es lo más importante para usted sobre el diseño de un nuevo edificio en esta propiedad?
 - Uso de materiales atractivos
 - Un diseño único e interesante
 - Características ecológicas
 - Cómo encaja con la imagen del vecindario
 - Estacionamiento
 - Otro
3. ¿Cuál es la consideración más importante al crear los espacios exteriores?

- El diseño del paisaje
- Características de iluminación y seguridad
- Áreas de descanso y lugares para congregarse
- Estacionamiento de bicicletas
- Otro

4. ¿Qué componentes comerciales le interesan más para esta ubicación?

- Tiendas nuevas para comprar
- Nuevos lugares para tomar café o desayunar
- Nuevos restaurantes o bares
- Otro

5. Cuando visita un edificio, oficina, restaurante o tienda, ¿qué es lo que más lo inspira a regresar?

- Personal amigable y buen servicio
- Negocios locales / Pequeños negocios
- Un diseño atento, abierto y acogedor.
- Un ambiente animado y emocionante
- Lugares de descanso que sean tranquilos para reflexionar y relajarse
- Un ambiente abierto con luz natural
- Los colores y materiales utilizados en el diseño
- Otro

6. ¿Qué es lo que más valora a medida que se construyen nuevos desarrollos en su vecindario?

7. ¿Hay algo específico acerca de este vecindario o propiedad que es importante y deberíamos saber?

8. ¿Cuáles son las consideraciones más importantes que tenemos que tomar para que este proyecto y edificio sean un éxito?

9. ¿Tiene algo más que le gustaría añadir?

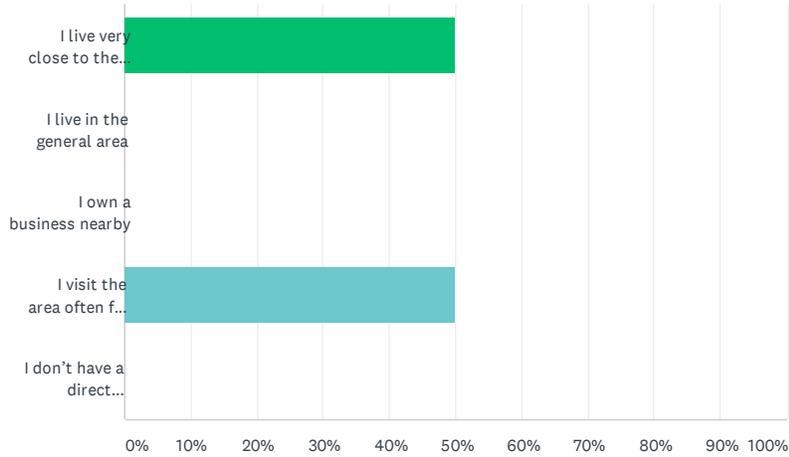
FORM SUBMITTED PAGE:

¡Muchas gracias por compartir sus opiniones! La información proveída será muy útil para planificar la propuesta de este proyecto. Para seguir nuestro progreso, desde revisión del diseño hasta los procesos de permiso, ingrese la dirección del proyecto: (1107 NE 45th Ave) en el [Portal de Servicios de Seattle](#). Para averiguar más acerca de nuestras investigaciones iniciales para la revisión del diseño, visite la página web del [Departamento de Vecindarios](#). También nos puede mandar un mensaje vía correo electrónico a 1107NE45thStProject@earlyDRoutreach.com.

1107 NE 45TH Ave Project Survey

Q1 What is your connection to this development project?

Answered: 2 Skipped: 0



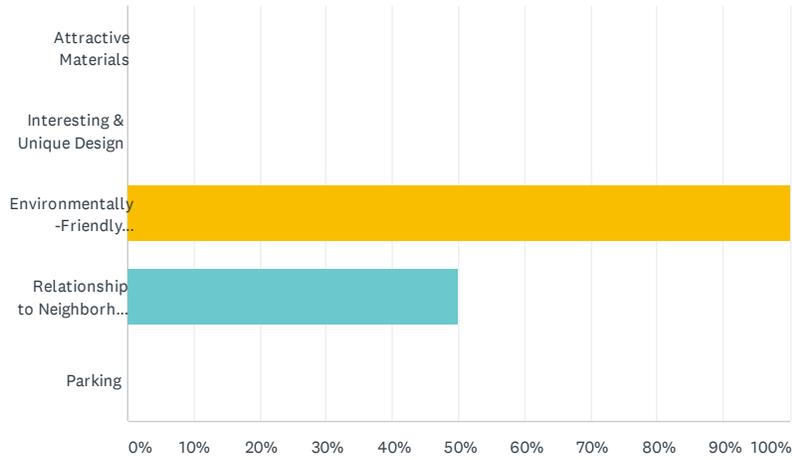
ANSWER CHOICES	RESPONSES
I live very close to the project	50.00% 1
I live in the general area	0.00% 0
I own a business nearby	0.00% 0
I visit the area often for work or leisure	50.00% 1
I don't have a direct connection, but I follow growth and development in Seattle	0.00% 0
Total Respondents: 2	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1107 NE 45TH Ave Project Survey

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

Answered: 2 Skipped: 0



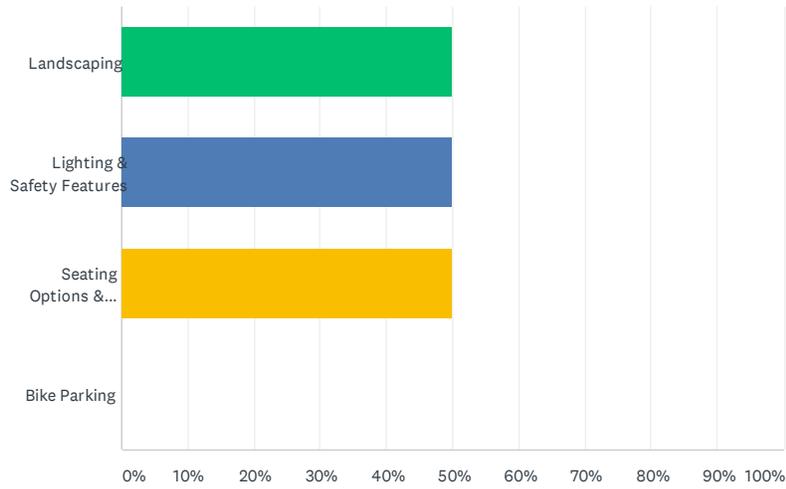
ANSWER CHOICES	RESPONSES
Attractive Materials	0.00% 0
Interesting & Unique Design	0.00% 0
Environmentally-Friendly Features	100.00% 2
Relationship to Neighborhood Character	50.00% 1
Parking	0.00% 0
Total Respondents: 2	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1107 NE 45TH Ave Project Survey

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

Answered: 2 Skipped: 0



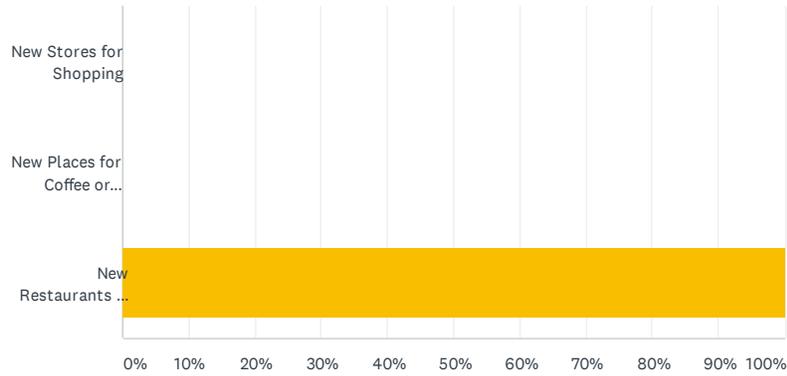
ANSWER CHOICES	RESPONSES
Landscaping	50.00% 1
Lighting & Safety Features	50.00% 1
Seating Options & Places to Congregate	50.00% 1
Bike Parking	0.00% 0
Total Respondents: 2	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1107 NE 45TH Ave Project Survey

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

Answered: 1 Skipped: 1



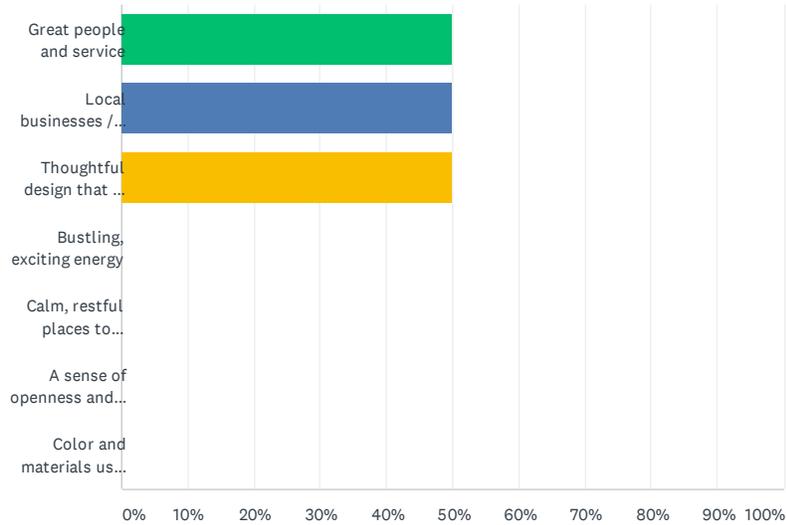
ANSWER CHOICES	RESPONSES
New Stores for Shopping	0.00% 0
New Places for Coffee or Breakfast	0.00% 0
New Restaurants or Bars	100.00% 1
Total Respondents: 1	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1107 NE 45TH Ave Project Survey

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

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES
Great people and service	50.00% 1
Local businesses / small businesses	50.00% 1
Thoughtful design that is open and welcoming	50.00% 1
Bustling, exciting energy	0.00% 0
Calm, restful places to reflect and relax	0.00% 0
A sense of openness and natural light	0.00% 0
Color and materials used in design	0.00% 0
Total Respondents: 2	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

1107 NE 45TH Ave Project Survey

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

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	Fulfilling needs of the neighborhood	9/23/2021 3:50 PM
2	Affordable social housing.	9/12/2021 10:29 PM

1107 NE 45TH Ave Project Survey

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

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	No	9/23/2021 3:50 PM

1107 NE 45TH Ave Project Survey

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

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	Good environmental design.	9/23/2021 3:50 PM

1107 NE 45TH Ave Project Survey

Q9 Anything else you'd like to add?

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	No	9/23/2021 3:50 PM

PROJECT EMAILS/COMMENTS

There were no additional emails or comments.