

1650 E Olive Way

PROPOSED MIXED-USE DEVELOPMENT
Seattle, Washington

Early Design Guidance
DPD # 3002133

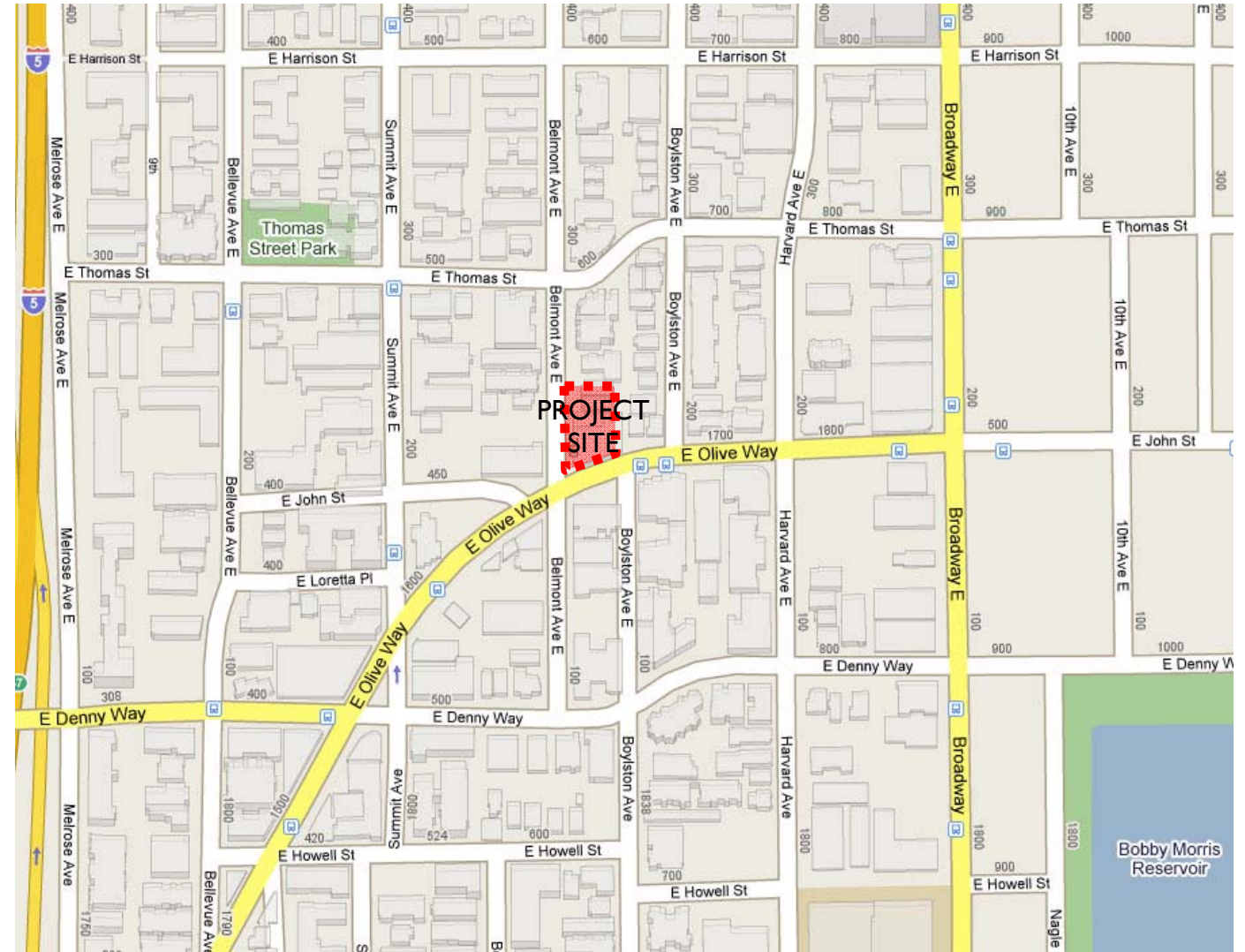


NICHOLSON KOVALCHICK ARCHITECTS

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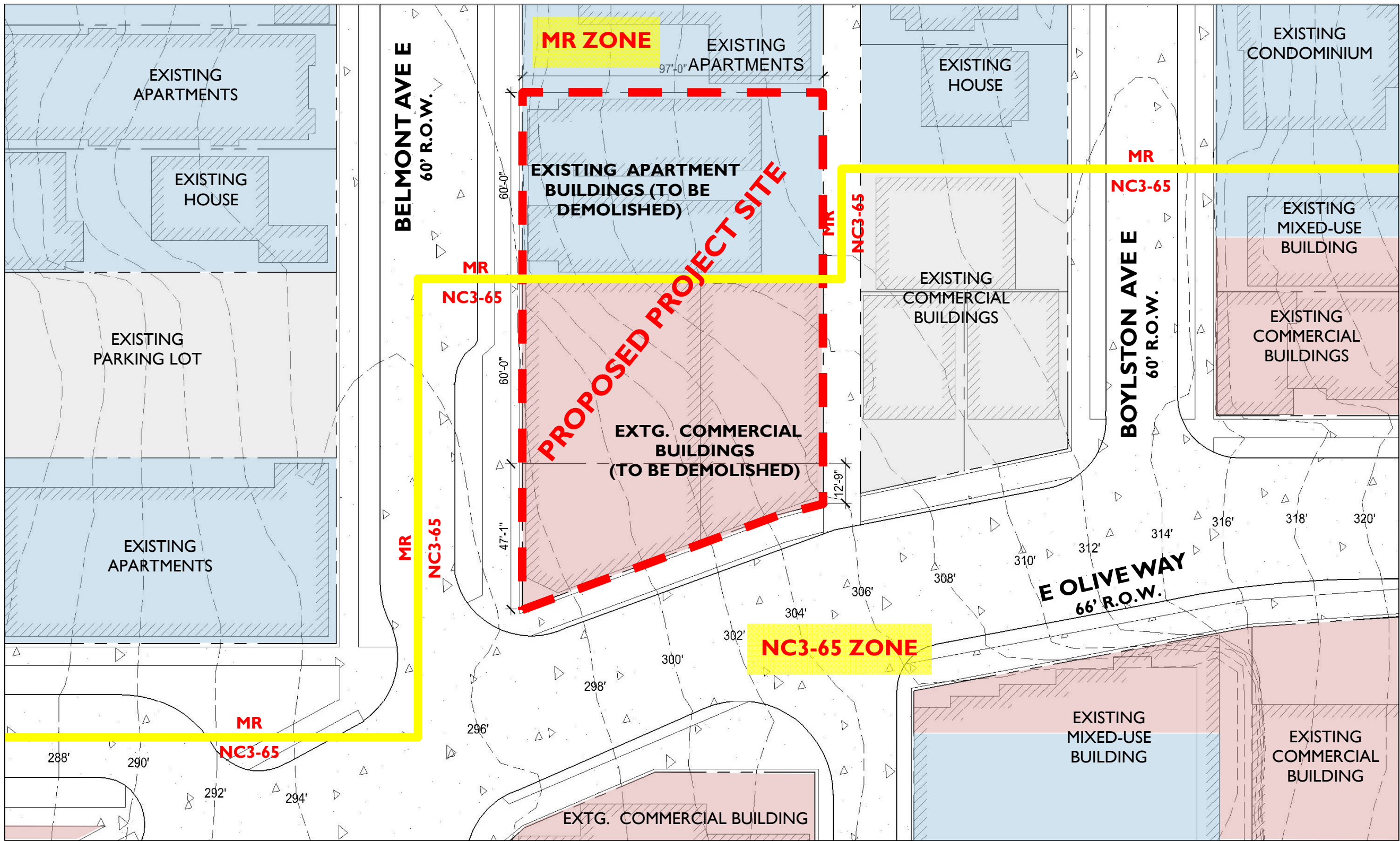


NORTH

VICINITY MAP: NTS



SITE CONTEXT: EXISTING SITE PLAN & VICINITY MAP

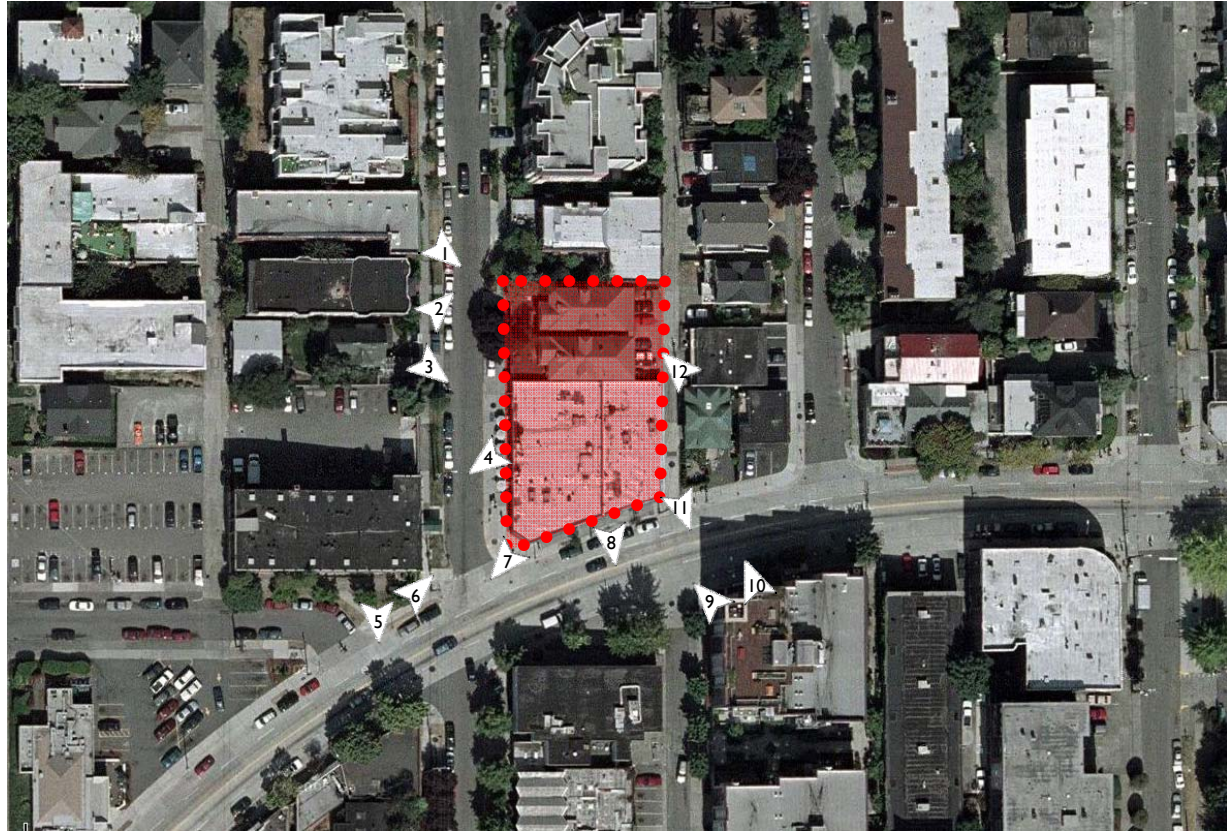


- CURRENT LAND USES:**
- RESIDENTIAL
 - RETAIL/ COMMERCIAL/ MIXED-USE
 - PARKING
- ZONING OVERLAYS**
- FIRST HILL/CAPITOL HILL URBAN CENTER
 - CAPITOL HILL TRANSIT OVERLAY DISTRICT
 - PEDESTRIAN CLASS I STREET (ALONG E OLIVE WAY)

EXISTING SITE PLAN: NTS



SITE CONTEXT



1. Northwest corner of site, across Belmont Ave E
2. Existing buildings to north of project site
3. West façade, from across Belmont Ave E
4. Sealth Vista Apartments across Belmont Ave E
5. Looking south from site across E Olive Way
6. Southwest corner of site (Looking across Belmont Ave E)
7. Looking southwest along E Olive Way, toward downtown
8. Coldwell Banker Office
9. Southeast corner of site (Looking across E Olive Way)
10. Buildings east of site along E Olive Way
11. Villa Marjorie Condominiums
12. Alley behind site, looking north



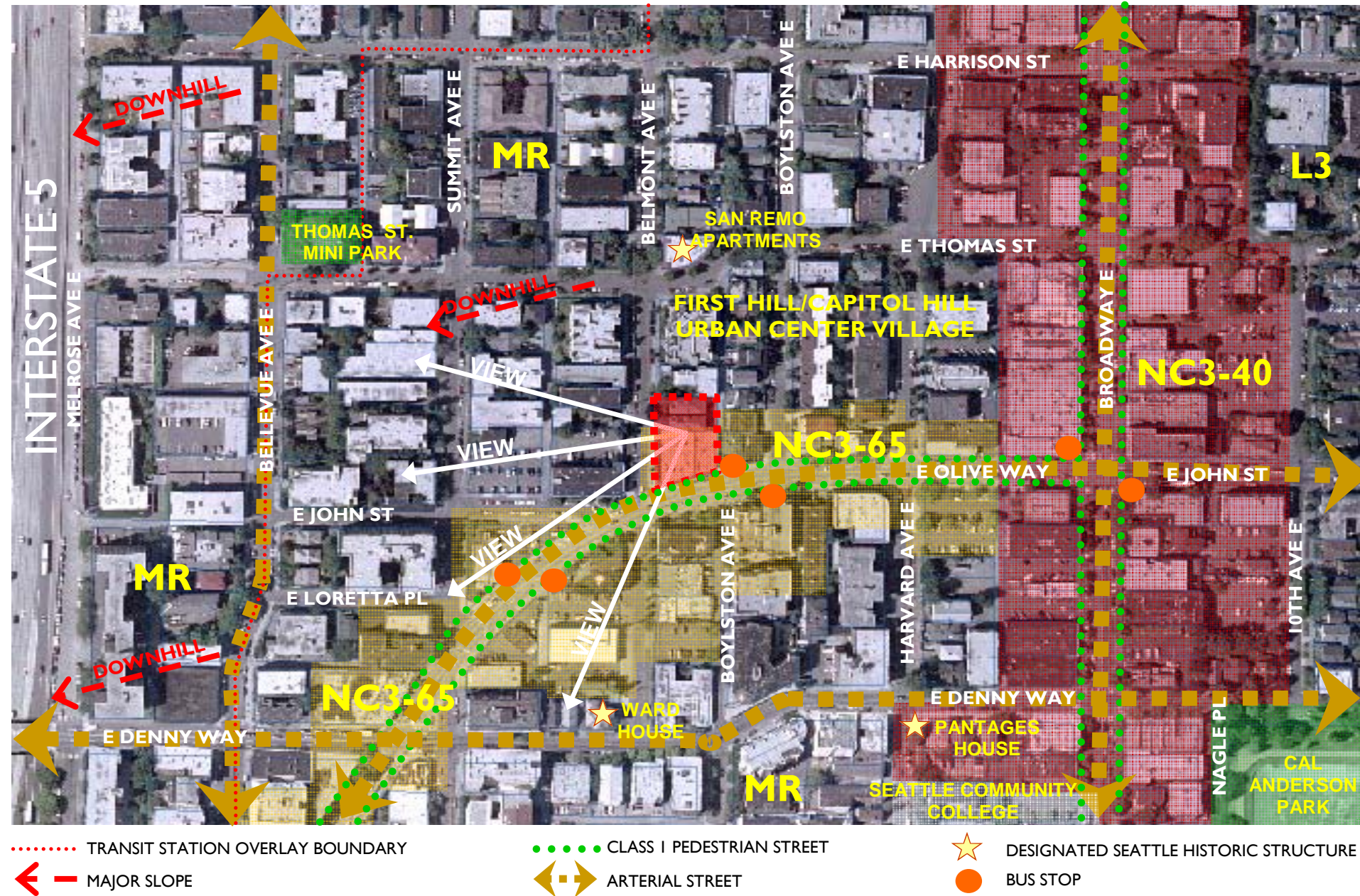
ZONING MAP (NTS)



SITE ANALYSIS

Priority guidelines identified at previous Early Design Guidance meeting on April 19, 2006:

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-4 Human Activity
- A-5 Respect for Adjacent Sites.
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- A-10 Corner Lots
- B-1 Height, Bulk and Scale Compatibility
- C-1 Architectural Context.
- C-3 Human Scale
- C-4 Exterior Finish Material
- C-5 Structured Parking Entrances
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-6 Screening of Dumpsters, Utilities and Service Areas
- D-7 Personal Safety and Security
- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2 Landscaping to Enhance Building and/or Site



Immediate Neighborhood Context

- Mix of multi-family buildings, and commercial, retail and office buildings
- Olive Way is a busy arterial; Belmont Ave relatively quiet
- Small shops located on Olive Way, and large retail stores 2 blocks east on Broadway
- Inconsistent landscaping in right-of-way
- Close to Broadway commercial district
- Not currently strong for retail, but changing
- Buildings vary widely in style and age

East Olive Way

- Across the street from a 3 story office building, a 6-story mixed use building, and a 1-story commercial building
- Busy with vehicular and pedestrian traffic
- Street parking on both sides
- Slopes down to the west and begins turning south at the project site
- Street trees are sporadically placed
- Mixed building scales (Street-level parking to 6 stories)

Belmont Avenue East

- Predominantly residential
- Narrow, quiet street
- Mostly 3 to 6-story apartment buildings
- Pedestrian-friendly streetscape
- Relatively flat

Garage Access & Alley

- Currently two curb cuts on Belmont Avenue
- Alley is only 12' wide
- In most buildings, access to garage is from Belmont Ave E.
- Some buildings also utilize the alley for parking access

Amenities & Views

- Views from the site are primarily to the southwest
- Retail space has high visibility from Olive Way

SITE PHOTOS



BELMONT AVENUE E LOOKING EAST



BELMONT AVENUE E LOOKING WEST



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01.21.2009

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Proposed Mixed-Use Development: 1650 E Olive Way

DPD # 3002133



E OLIVE WAY LOOKING NORTH



E OLIVE WAY LOOKING SOUTH

ZONING CODE SUMMARIES

NORTH LOT (MR ZONE)

Property Address: 212 Belmont Ave. E; Seattle 98102
 PIN: 6848200730
 Zone: MR: Midrise
 Overlays: First Hill/Capitol Hill Urban Center & Capitol Hill Transit Overlay District
 Mapped ECA: None
 Lot Area: 5,831 SF (approx 60'-0" x 97'-2")

Structure Height (23.45.050):

Maximum Height (Base Height Limit): 60'
 sloped lot bonus 2'-0½" (1' increase at low end of site for each 6% of slope)
 Roofs w/ 3:12 min. pitch may extend 5' above 60' limit 65' (shed roofs are NOT pitched roofs)

Structure Width & Depth Requirements (23.45.052):

Maximum Width:
 No modulation 40'
 With modulation 150'
 Maximum Depth:
 Apartments 65% of lot depth (65% x 97'-2" = 63'-2")
 Depth may exceed 65% when total lot coverage is not increased & structure is modulated along side setbacks

Minimum Modulation Requirements (23.45.054):

Required for front facades longer than 40' and side facades of structures deeper than 65% of lot depth
 Minimum depth of modulation: 8'
 Minimum width of modulation: 10'
 Maximum width of modulation: 40'

Setback Requirements for (23.45.056):

Front Setback (23.45.056.A): Average of setbacks of first principal structures on either side, not less than 5' and shall not be required to be greater than 15'.
 Rear Setback (23.45.056.B) With modulation: 10'
 Without modulation: Average of 15', with no part less than 10'
 Side Setback (23.45.056.C): Between 8' and 10' per table 23.45.056 A, depending on total structure depth

Open Space Requirements for Apartments (23.45.058):

Minimum useable open space at ground level: 25% of lot area
 25% x 5,831 = 1,458 SF open space
 Up to 1/3 required open space may be above ground level if total open space is increased to 30% of lot area.
 30% x 5,831 = 1,749 SF open space

- Minimum horizontal dimension of ground level open space is 10'.
- In order to qualify as above-ground level open space, balconies or decks shall all have a minimum horizontal dimension of 6', and a total area of at least 60 square feet.

SOUTH LOT (NC3-65 ZONE)

Property Address: 1650 E Olive WA; Seattle 98102
 PIN: 6848200735
 Zone: NC3-65: Neighborhood commercial 3-65'
 Overlays: First Hill/Capitol Hill Urban Center & Capitol Hill Transit Overlay District
 Pedestrian Class I street along E Olive Way
 Mapped ECA: None
 Lot Area: 8,800 SF (approx 90'-7" x 97'-2")

Permitted Uses (23.47.004):

Uses permitted outright include General retail sales and service, Restaurants, Drinking establishment, Customer service office, Administrative office, Live-work units and Residential uses in mixed-use developments

Mixed Use Development (23.47.008):

Min. Street front façade in non-resid. use along E Olive Way: 80% (23.47.008 A4)
 Minimum street level floor-to floor height: 13'
 [Lot Coverage limits do not apply within the Transit Overlay District]

Structure Height (23.47.0012):

Maximum Height (Base Height Limit): 65'
 Sloped lot bonus 1'-5" (1' increase at low end of site for each 6% of slope)
 Floor Area Ratio (23.47A.013)
 Maximum FAR for structures containing both residential and non-residential uses: 4.75

Setback Requirements (23.47.014):

At front of lot abutting residential zoned lot: 15' x 15' triangle
 Side property line abutting residential zoned lot: 0' up to 13',
 10' above 13'

Residential Amenity Area Requirements for Apartments (23.47A.024):

Minimum residential amenity area: 5% of gross floor area in residential use

- Common recreational areas shall all have a minimum horizontal dimension of 10', and a total area of at least 250 square feet.
- Above ground balconies or decks counted as open space shall all have a minimum horizontal dimension of 6', and a total area of at least 60 square feet.

Landscaping Requirements (23.47A.016):

Minimum green factor: 0.30

Uses in Pedestrian Designated Zones (23.47.042):

Street level uses prohibited: Live-work units
 Street level uses required along E Olive Way (min. 80%): Personal and household sales and service, eating and drinking establishments, customer service offices, entertainment uses

Blank Facades in Pedestrian Designated Zones (23.47.050):

Maximum length, per segment: 30'
 Maximum length, all segments: 40% of facade



**Development Objectives
Early Design Guidance
1650 E. Olive Way
DPD Project # 3002133**

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is composed of two properties located at the corner of E Olive Way and Belmont Avenue E. The north parcel is rectangular, and fronts on Belmont Ave. E; it measures approximately 60' wide by 97' deep. The south parcel is trapezoidal, and sits at the corner of E Olive Way and Belmont Ave. E. The south parcel measures approximately 105' wide by 97' deep.

The south parcel currently contains a 1924 single-story wood-framed commercial structure which contains A Far West Clothing Company, Patrick Bear Salon, one empty retail space and the former home of B&O Espresso and the B&O Lounge. The north parcel contains two 1904 wood-framed fourplexes.

The site slopes approximately 13' from the northeast corner of the site to the southwest corner. The site slopes most predominantly in the East-West direction, with a slight slope down from North to South.

2. Please indicate the site's zoning and any other overlay designations.

The South parcel is zoned NC3-65, North Parcel is zoned MR. The project site is entirely within the First Hill/Capitol Hill Urban Center Village and the Capitol Hill Transit Overlay District. The south edge of the site along E. Olive Way is designated as Pedestrian I street frontage.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The adjacent properties to the North and Northeast and directly across the Belmont Avenue E to the West are all zoned MR. Most of adjacent properties to the East and across Olive Way E to the South are zoned NC3-65.

Directly to the north of the project site is a two-story 12-unit apartment building. It is clad in brick and brick-patterned asphalt siding and is approximately 100 years old.

To the west, across Belmont Ave. E are four structures. The north most is a three-story 17-unit brick- and wood-sided apartment building, built in 1910. To the south of that building are two wood-clad houses on a single lot, they were built in 1906 and 1911. To the south of the houses is a surface parking lot. South of the parking lot, at the corner of corner of E Olive Way and Belmont Avenue E is a three-story, 40-unit brick clad apartment building, the Sealth Vista Apartments. The Sealth Vista Apartments were built in 1923.

To the south of the project site, across E Olive Way, is a three-story 1966 glass, steel and concrete commercial building.

The neighborhood is a dense and busy commercial and residential district, just downhill from Capitol Hill's main commercial strip on Broadway. Olive Way is a major vehicular and transit route that

connects Capitol Hill and downtown. Away from E Olive way, the primary use along the side streets in this part of Capitol Hill is multi-family residential, with apartment and condominium buildings of varying ages and scales, and generally good quality stretching up and down the north-south avenues.

Nearby city landmarks include the San Remo Apartments, The Pantages House, and The Ward house. The notable views from street level are the downtown skyscrapers, which can be seen from ground level along many of the major and side streets, including E Olive Way. From upper levels, more distant views include the Space Needle, Queen Anne Hill and the Olympic Mountains.

4. Please describe the proponent's development objectives for this site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure from development standard.

The property owner's objective, as illustrated in the preferred alternative, is to construct a new 7-story, 83-unit apartment building with 4,000 SF of ground level retail space and below grade parking garage accessed from Belmont Avenue. The retail space will be designed to accommodate a café and coffee shop, with opportunities for outdoor seating and a walk-up window.

Primary pedestrian entry to the residential portions of the building would be off Belmont Avenue E. Primary pedestrian entry for the retail spaces would be along E Olive Way and at the corner of Belmont Avenue E and E Olive Way.

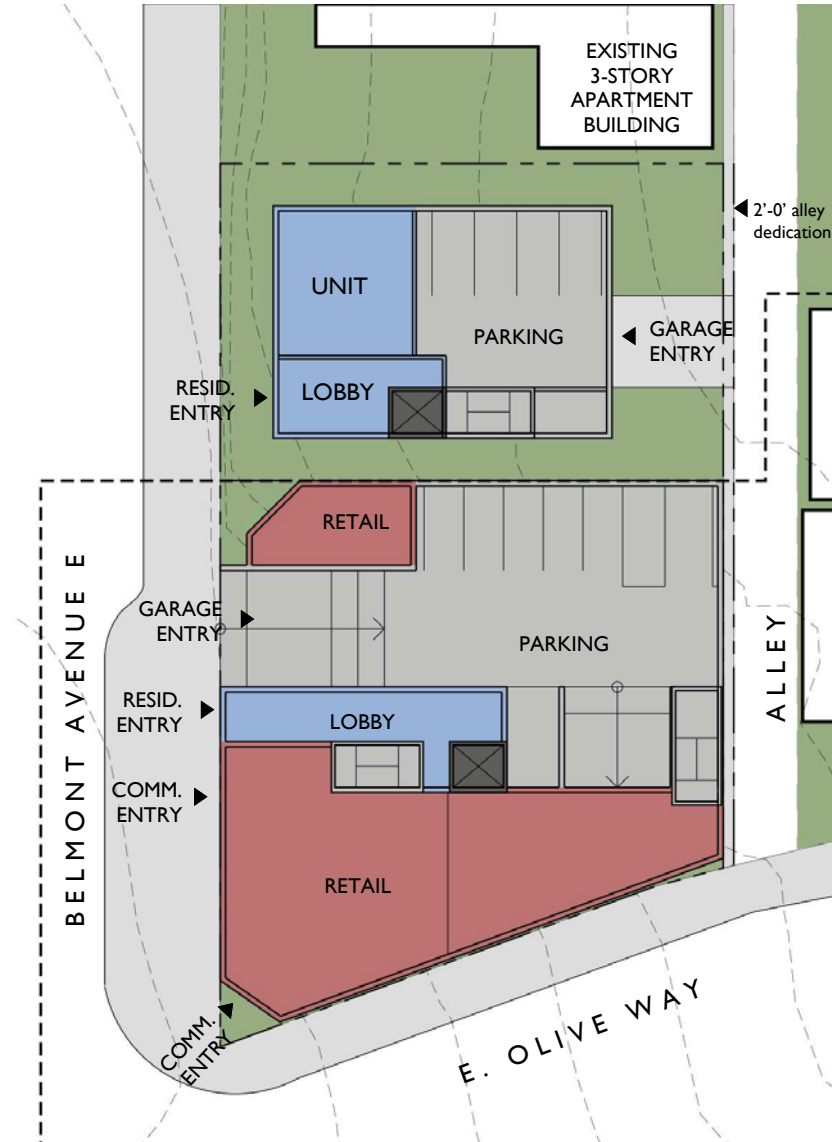
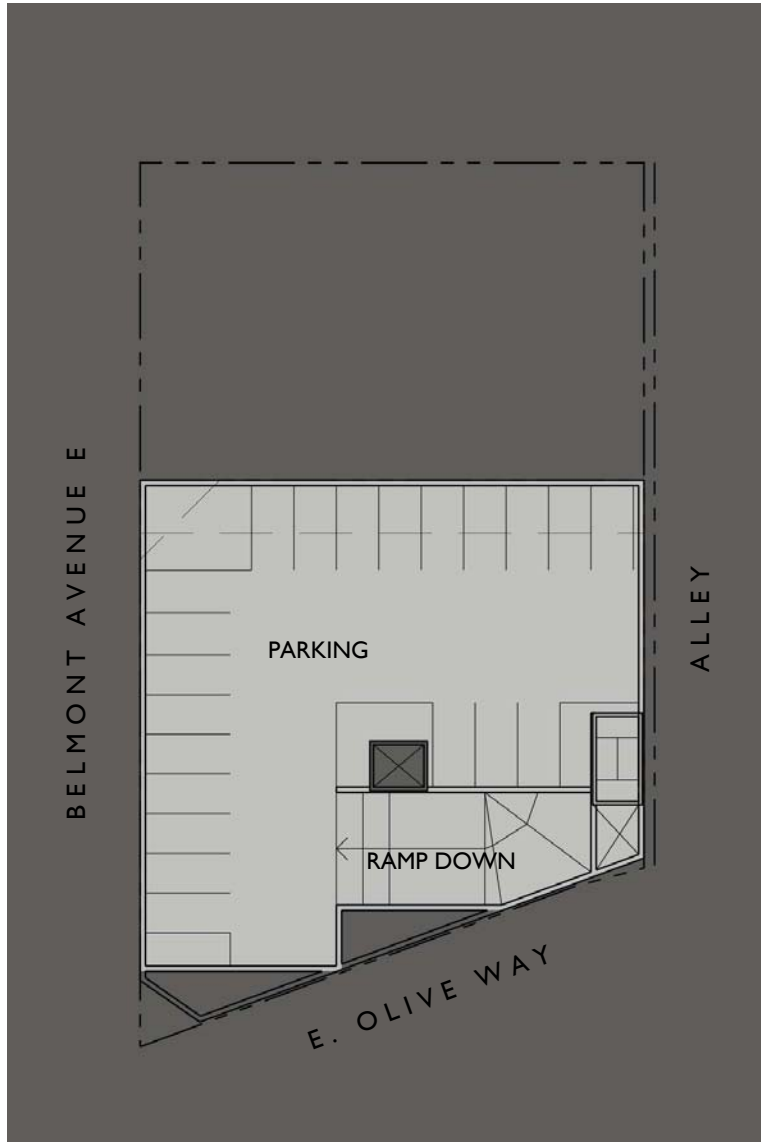
Along Belmont Avenue E, there would be three ground level live/work units in the MR zone. Each of the upper residential floors would have 16 units, averaging approximately 665 SF. Open space will be provided in the form of a shared terrace along the alley on top of the parking structure, private decks, a shared roof deck, and a small entry plaza.

At this point we expect to seek a series of departures to deal with meshing the NC and MR zones. They will most likely deal with setbacks, structure width and depth, location of nonresidential use, and open space

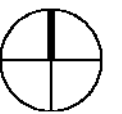
PROPOSED DEPARTURES:

DEPARTURE	OPT. 1		OPT. 2		OPT. 3		OPT. 4		OPT. 5	
	MR	NC-3 65	MR	NC-3 65	MR	NC-3 65	MR	NC-3 65	MR	NC-3 65
Structure width and/or depth	-	-	X	-	-	-	-	-	X	-
Setback requirements	-	-	X	-	X	-	X	-	X	-
Minimum modulation	-	-	X	-	-	-	X	-	X	-
Open space requirements	-	-	X	-	X	-	X	-	X	-
Location and design of nonresidential uses in mixed-use building	-	-	X	-	X	-	X	-	X	-
Parking location and access	-	-	X	-	X	-	X	-	X	-

OPTION 1: TWO BUILDINGS



- RESIDENTIAL
- RETAIL
- LIVE-WORK
- PARKING
- OPEN SPACE
- OFFICE



NORTH



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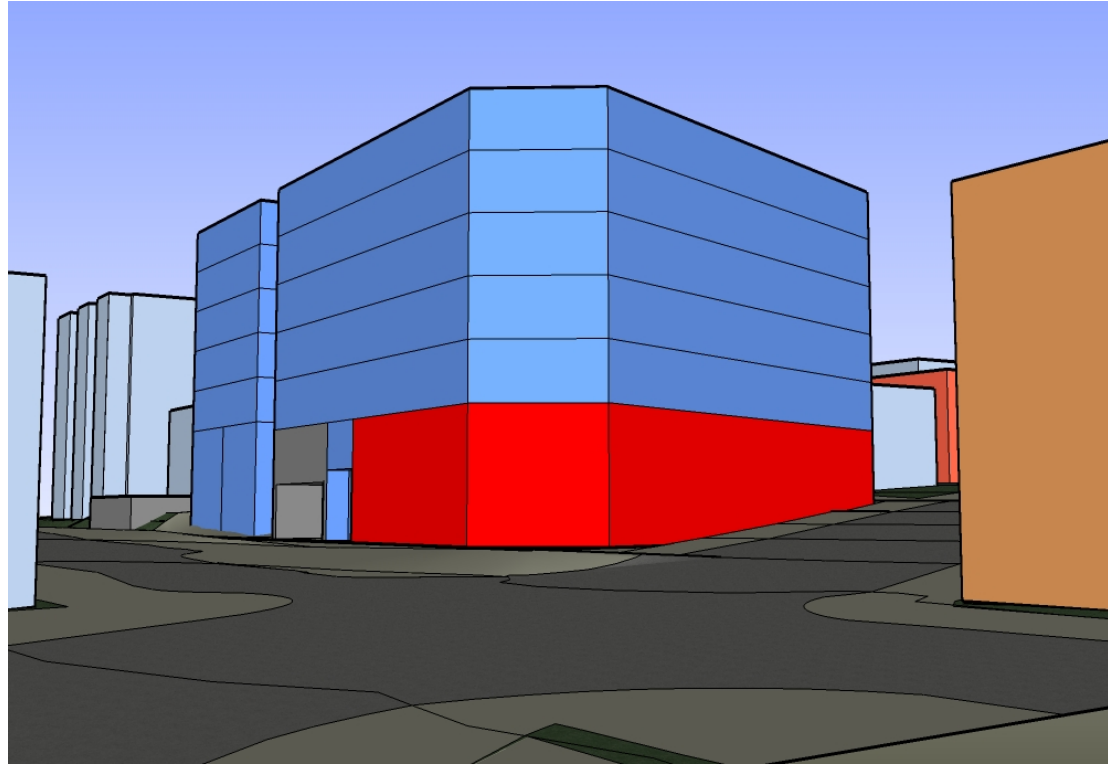
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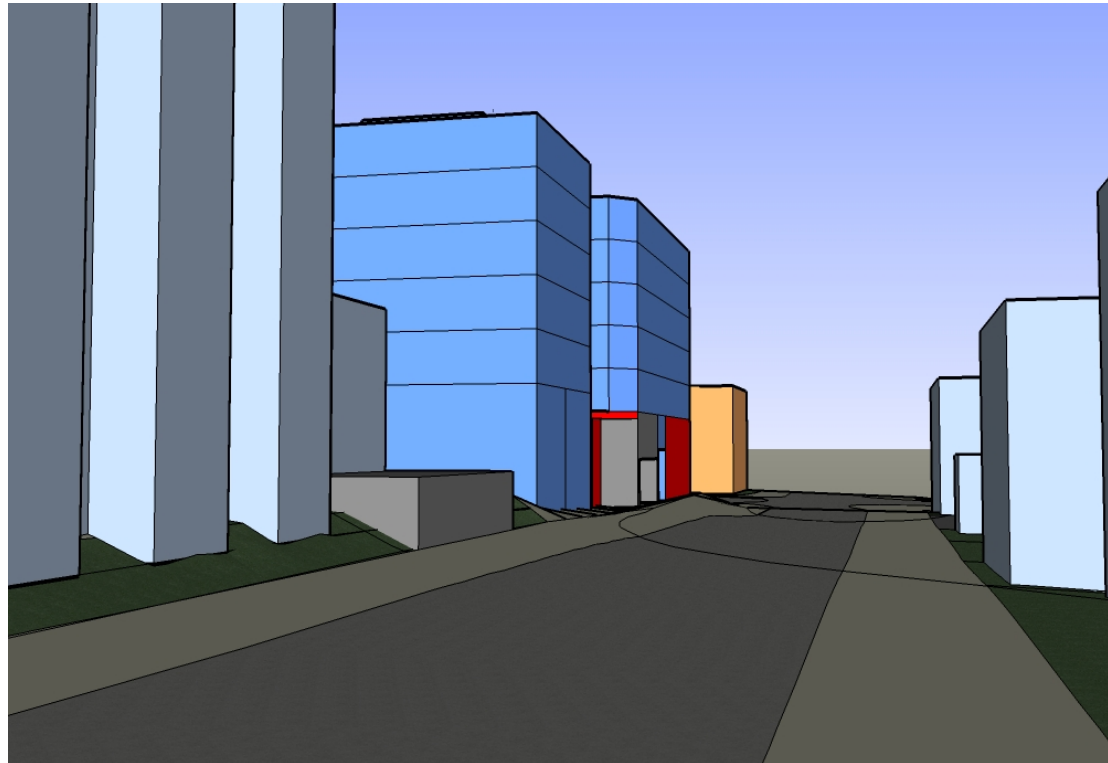
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Proposed Mixed-Use Development: 1650 E Olive Way

DPD # 3002133



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



AERIAL VIEW

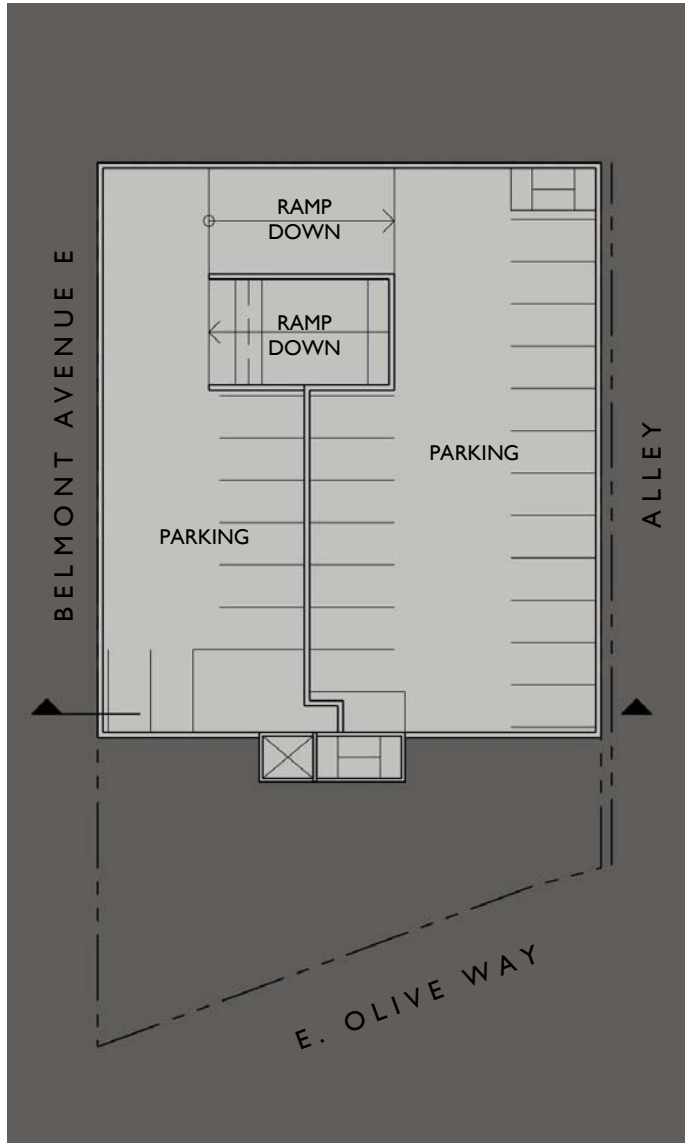
Pros

- Provides ground level open space in MR zone
- Slender mass in MR zone
- Two small commercial spaces

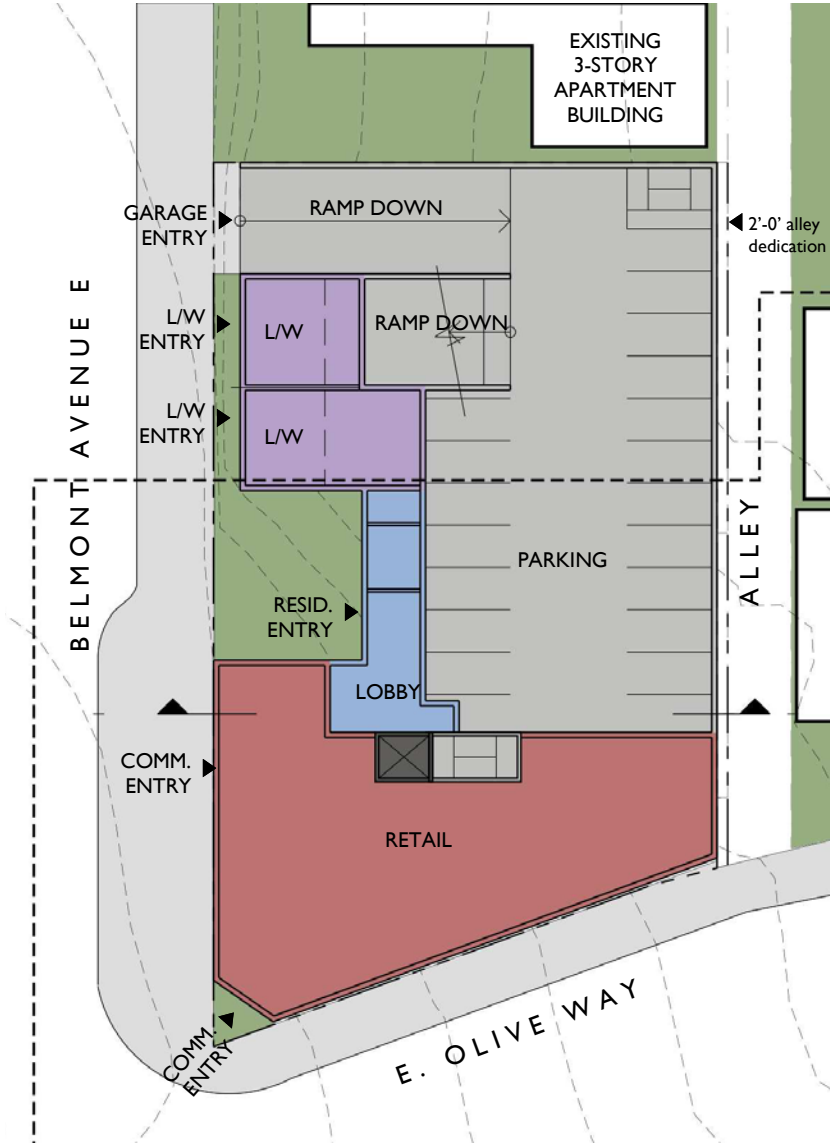
Cons

- Small residential amenity spaces
- Bulky appearance from ground level despite broken massing
- Parking garages are a large part of short facades
- Only one ground level unit, only in MR zone
- Commercial space too small for many types of uses
- No live/work loft units
- No ground level public open spaces

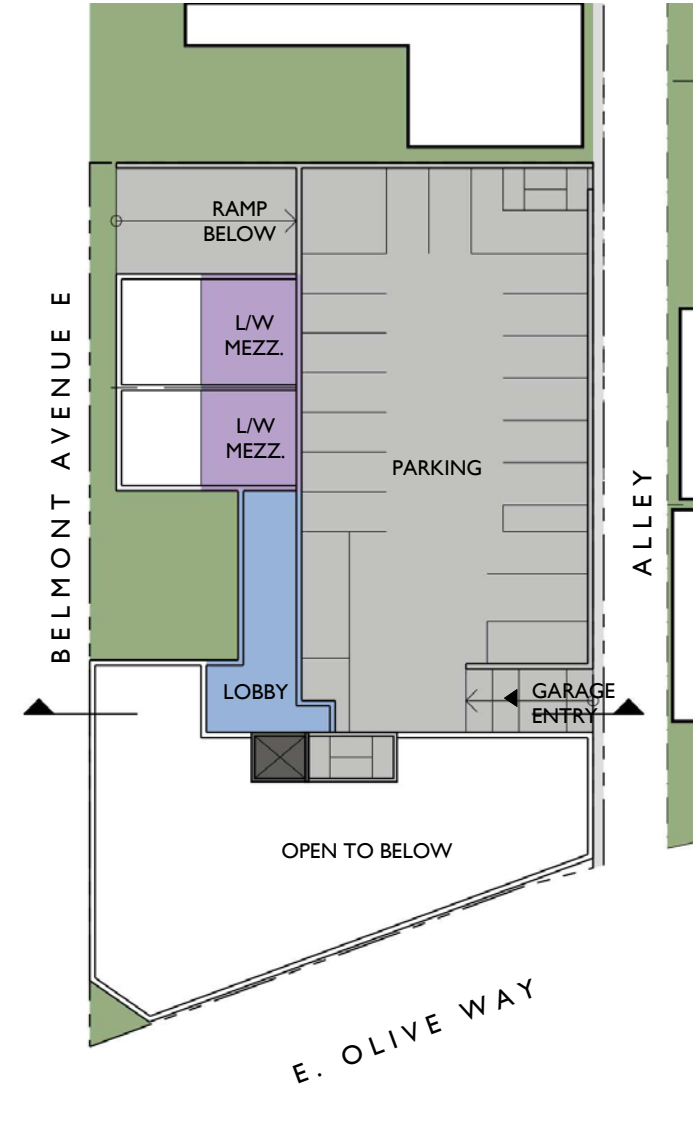
OPTION 2: "C" SHAPED BUILDING



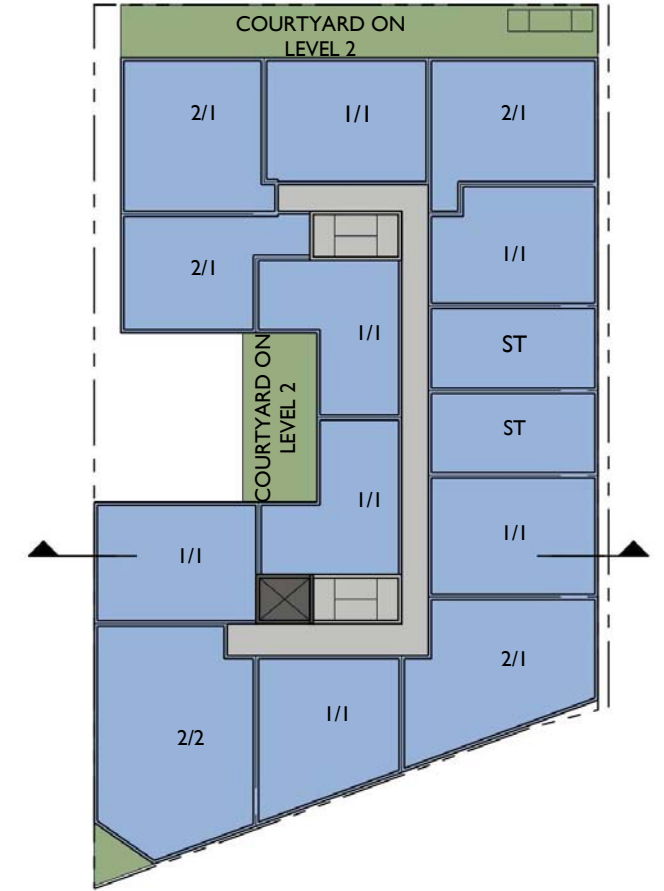
LEVEL P2



LEVEL P1

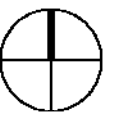


LEVEL I



LEVEL 2-6 PLAN

- RESIDENTIAL
- RETAIL
- LIVE-WORK
- PARKING
- OPEN SPACE
- OFFICE



NORTH



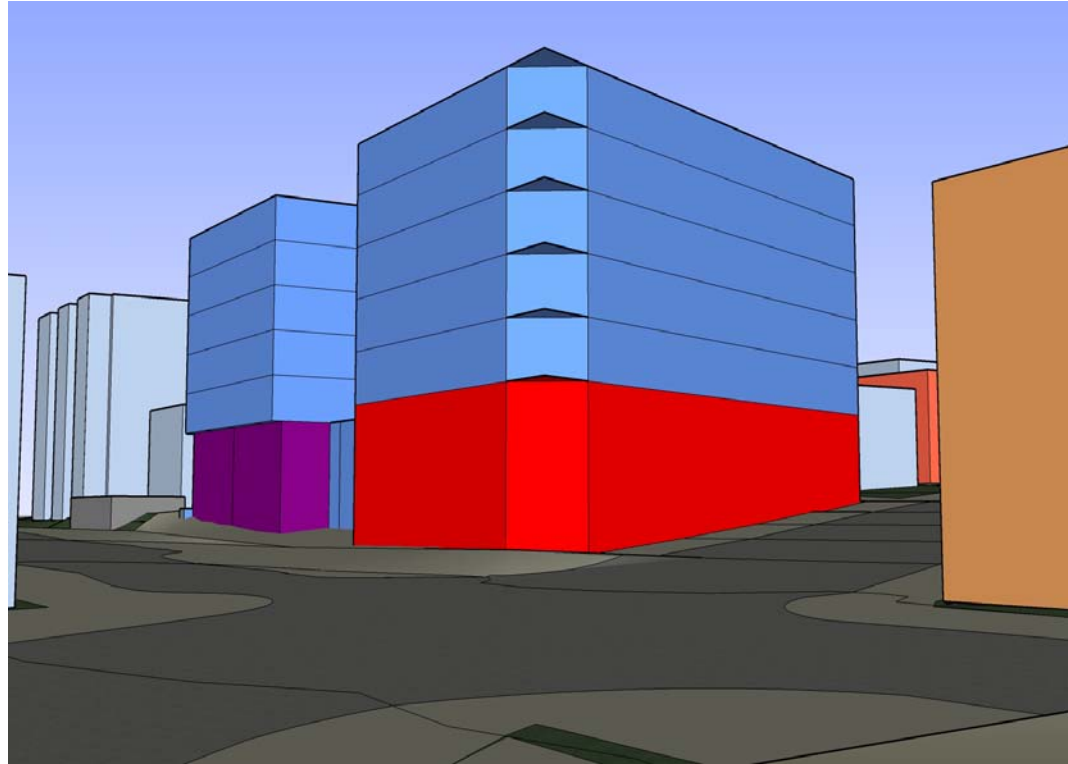
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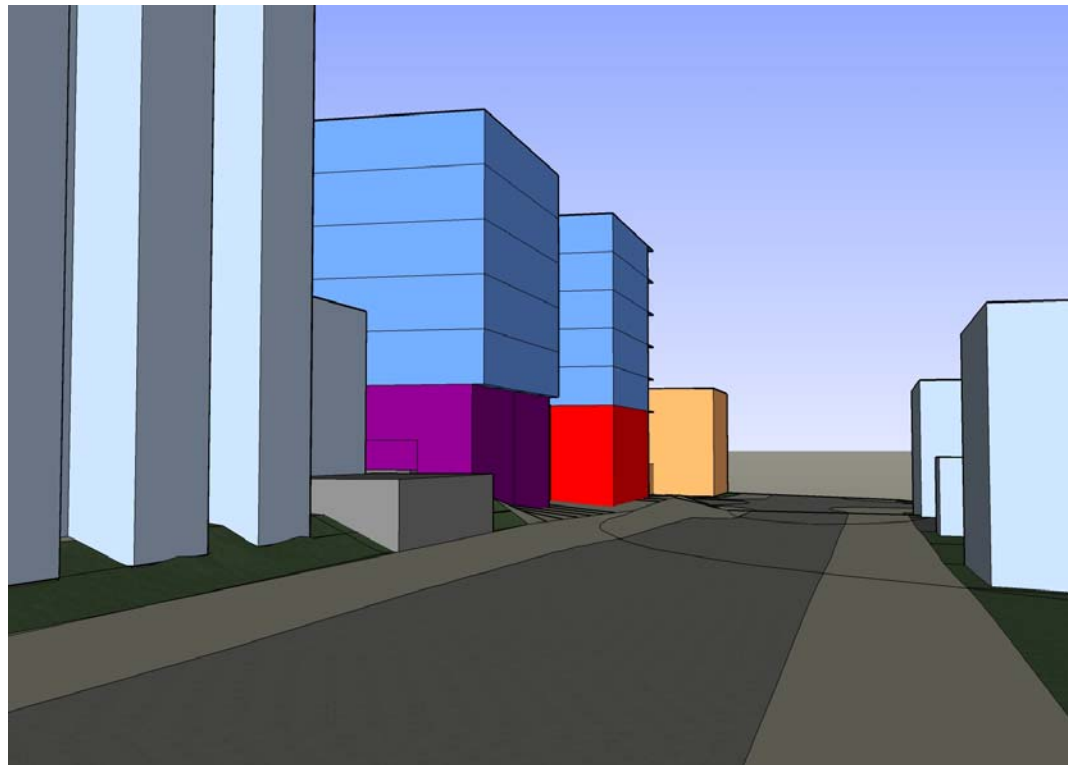
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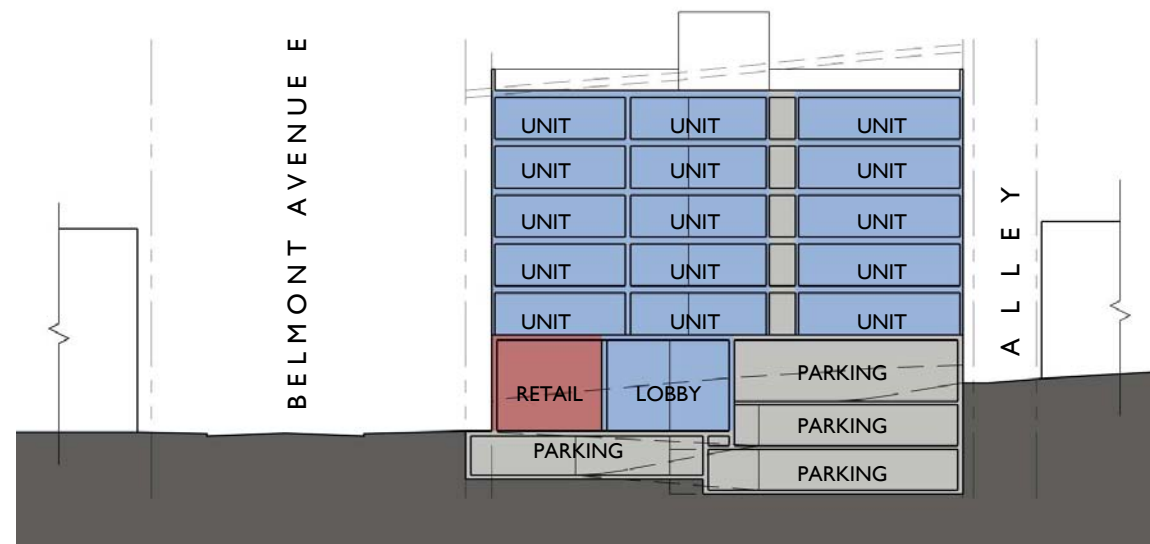
VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



EXTERIOR STUDY



SECTION

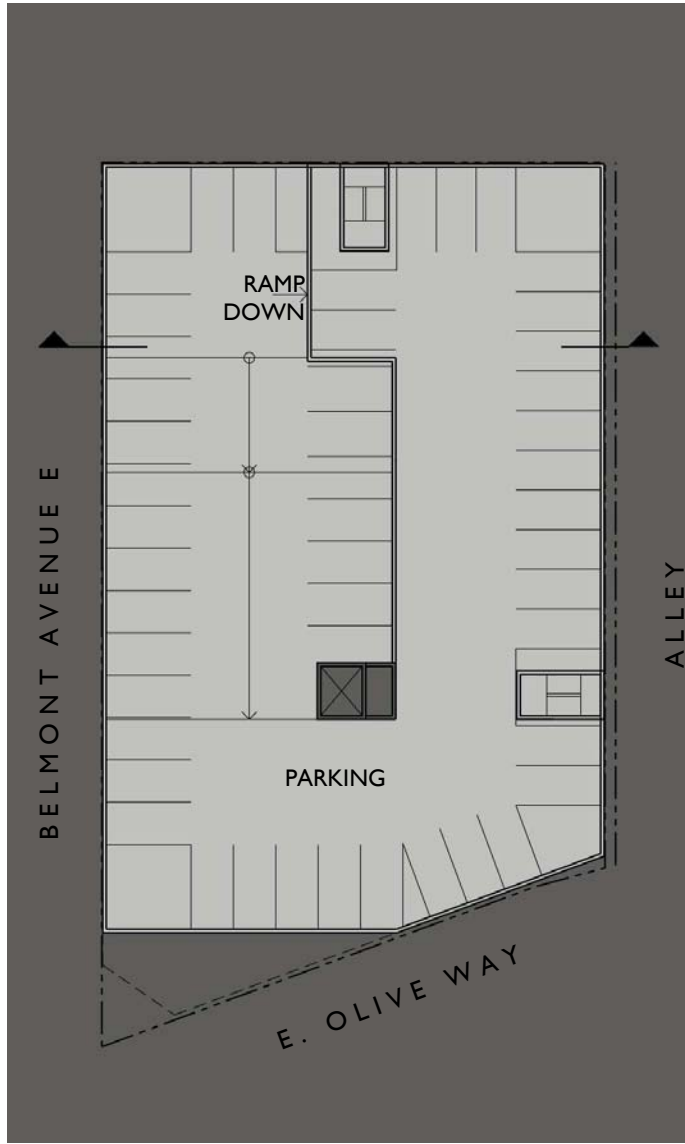
Pros

- Parking accessed from alley and Belmont
- Residential entry on Belmont in ground level entry plaza
- Main commercial face on Olive, with a smaller scale along Belmont
- 2nd-level terrace overlooks courtyard

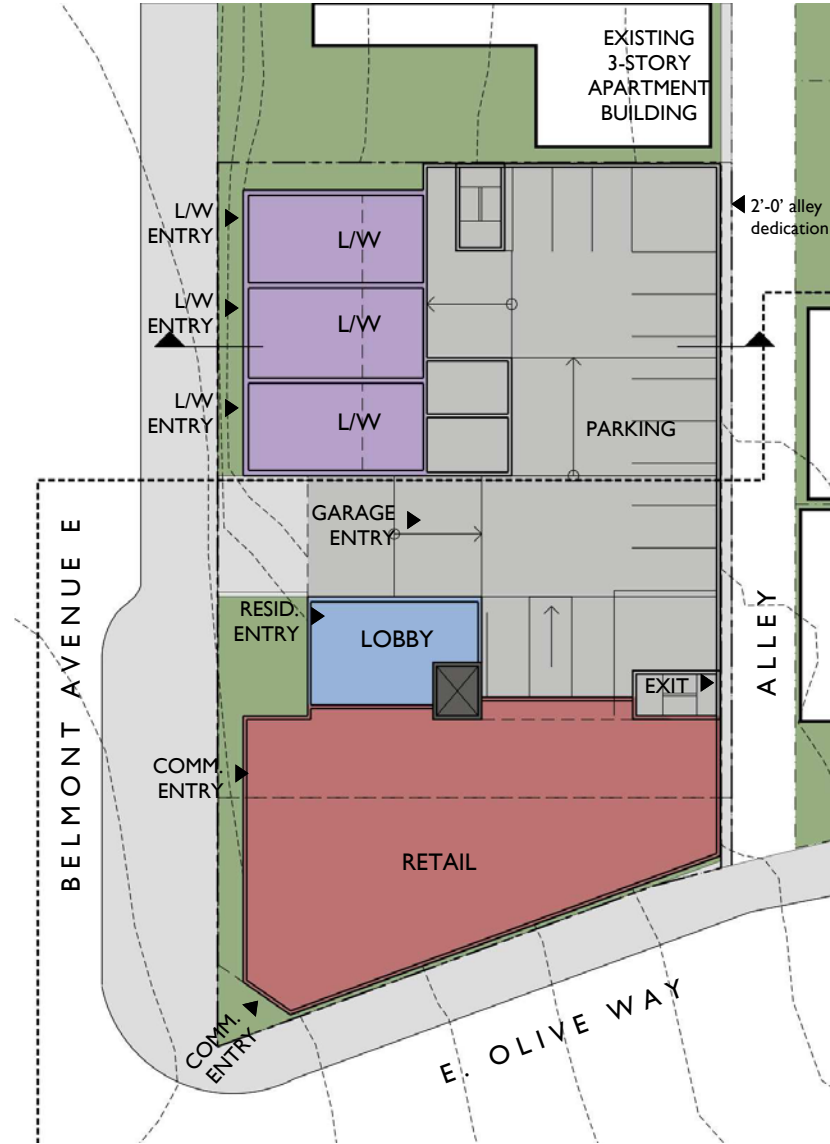
Cons

- Alley-access parking results in blank alley walls
- Minimal upper level residential setback in MR lot
- Garage on Belmont creates blank wall facing neighbor

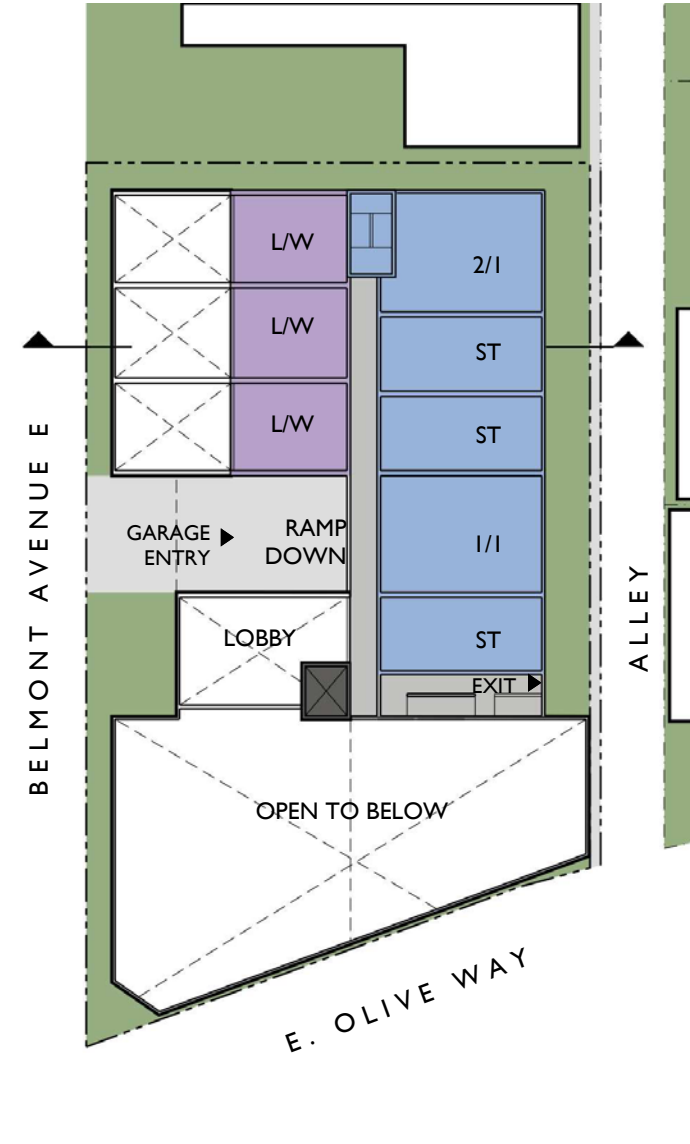
OPTION 3: "T" SHAPED BUILDING



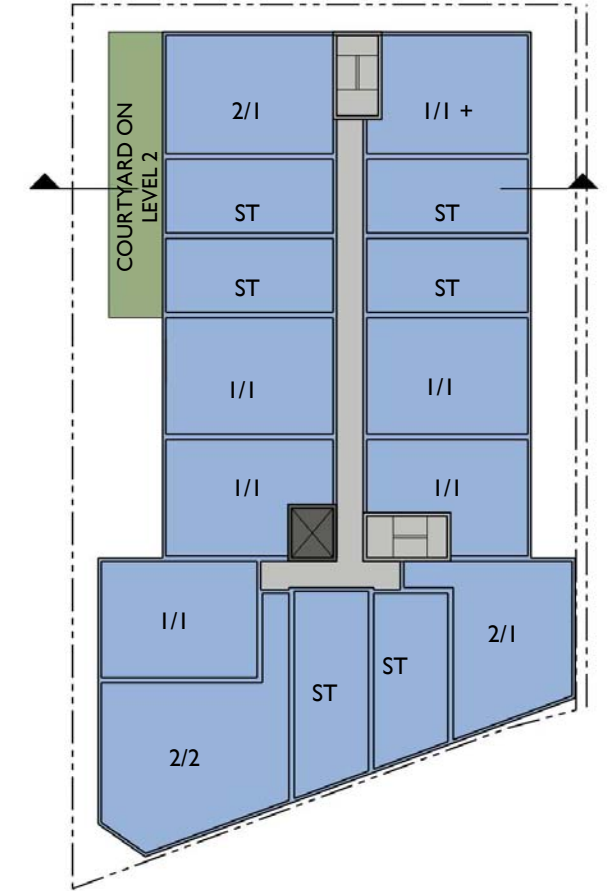
LEVEL P2



LEVEL CI / PI

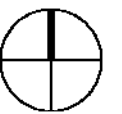


LEVEL I



LEVELS 2-6

- RESIDENTIAL
- RETAIL
- LIVE-WORK
- PARKING
- OPEN SPACE
- OFFICE



NORTH



EARLY DESIGN GUIDANCE

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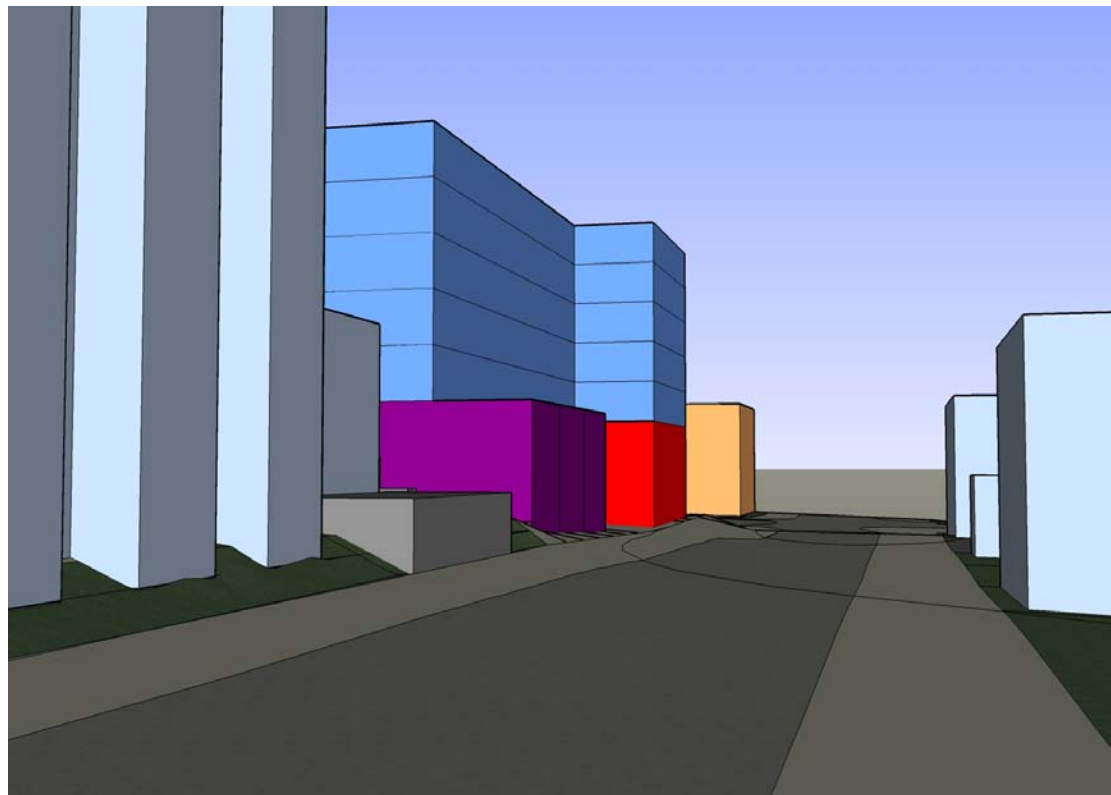
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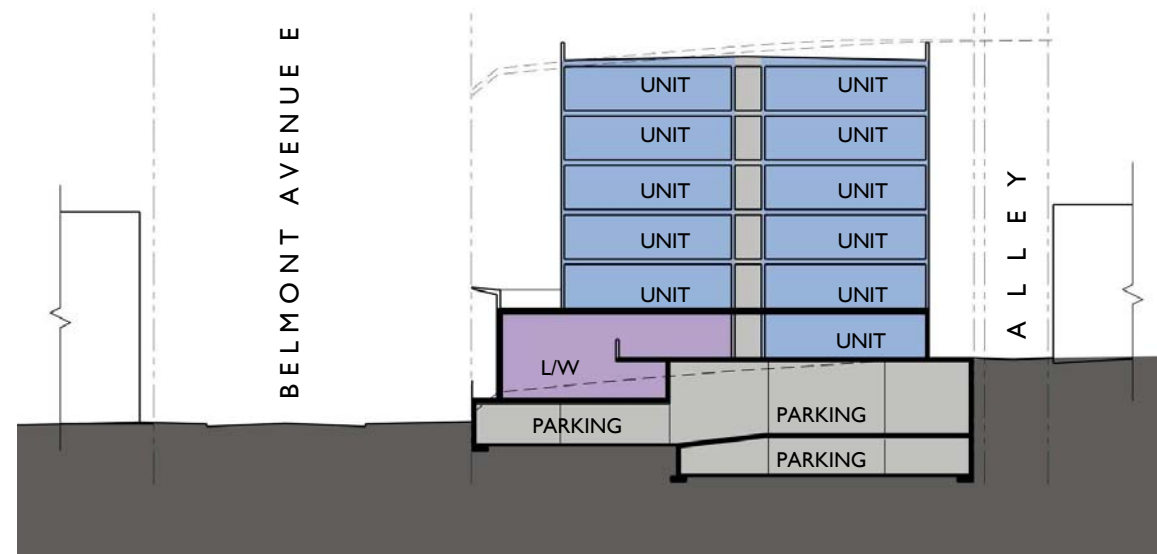
VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



EXTERIOR STUDY



SECTION

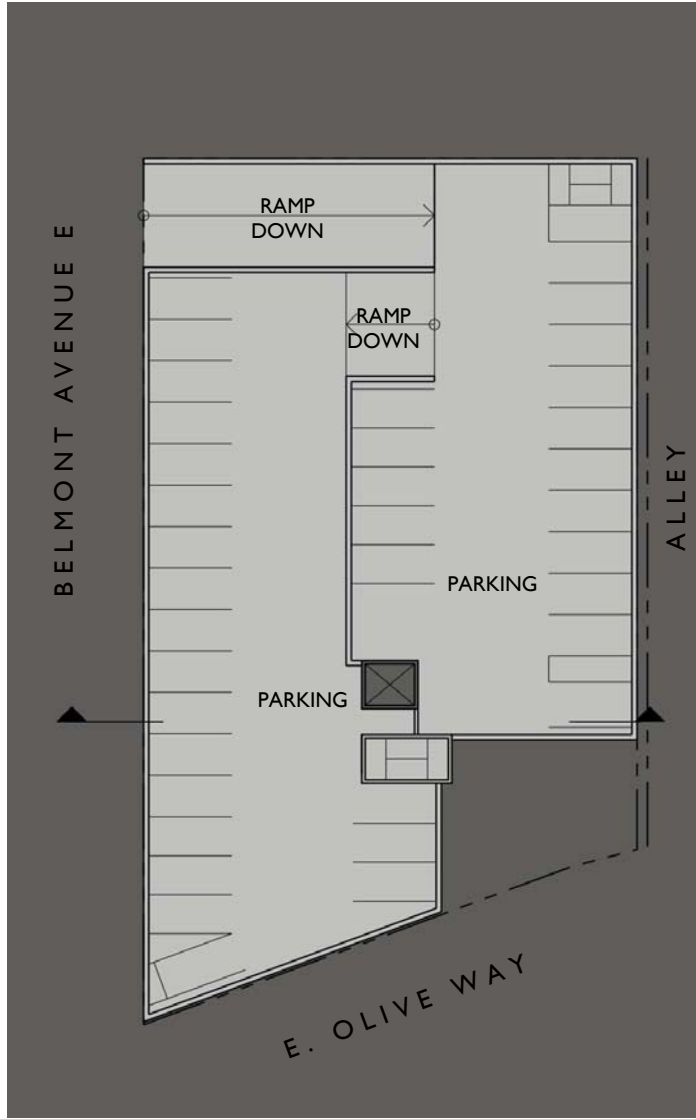
Pros

- Main commercial face on Olive, with a smaller scale along Belmont
- Residential levels set back from alley
- Residential entry on Belmont in ground level entry plaza
- 2nd-level terrace overlooking Belmont
- Building mass setback from street and alley in MR zone
- Ground floor units with private patios on alley
- Highest residential density
- Largest commercial space

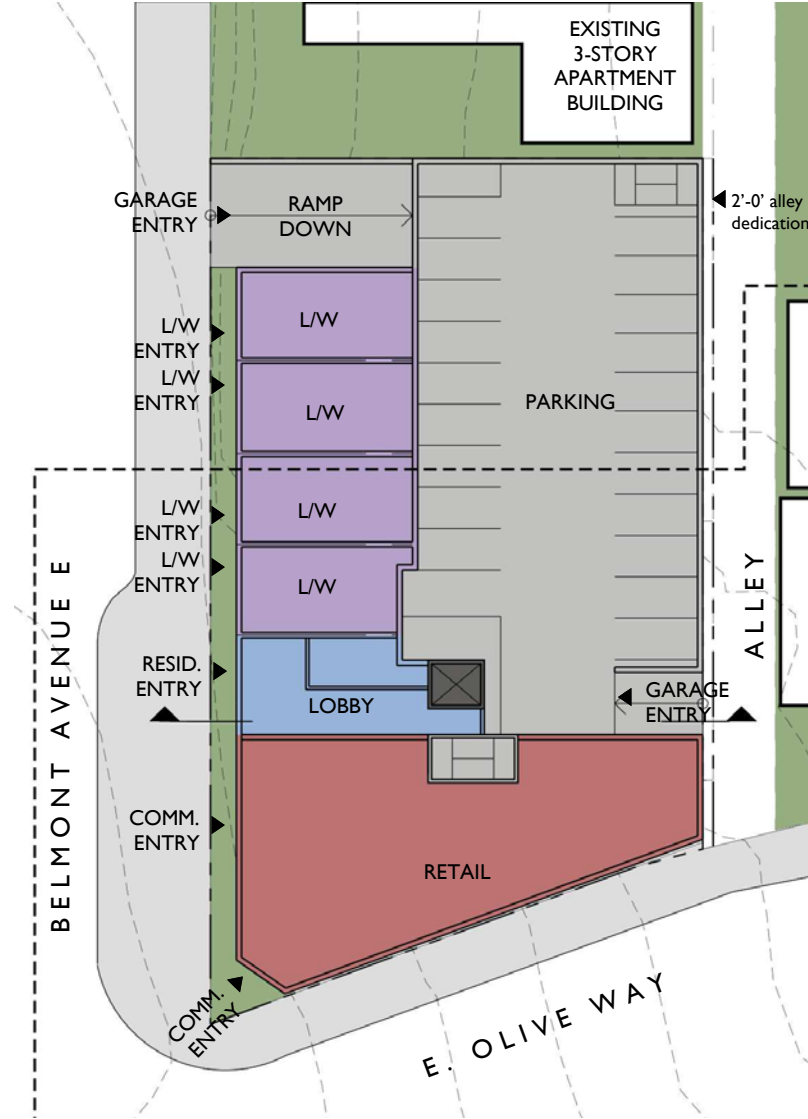
Cons

- Parking entry on Belmont
- Small ground level open space in MR

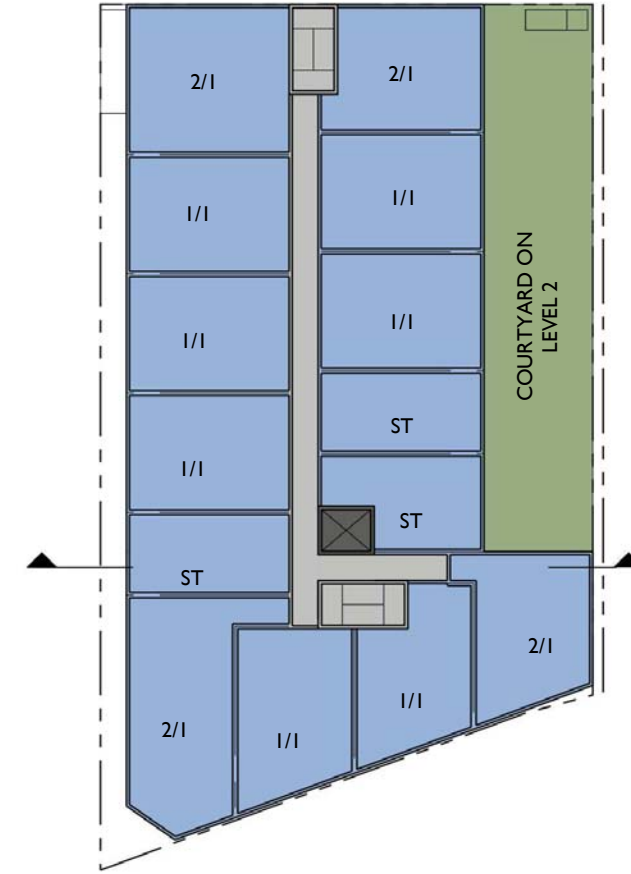
OPTION 4: "L" SHAPED BUILDING



LEVEL P2

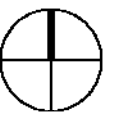


LEVEL I / P1



LEVELS 2-6

- RESIDENTIAL
- RETAIL
- LIVE-WORK
- PARKING
- OPEN SPACE
- OFFICE



NORTH



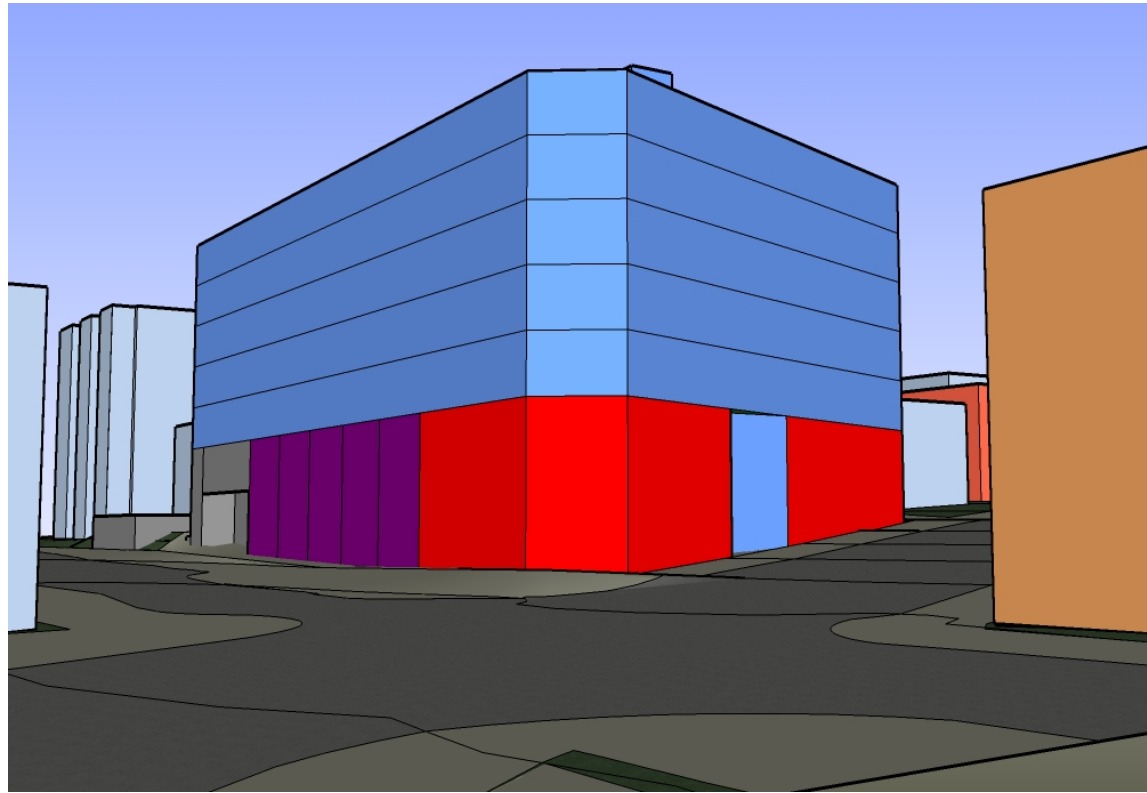
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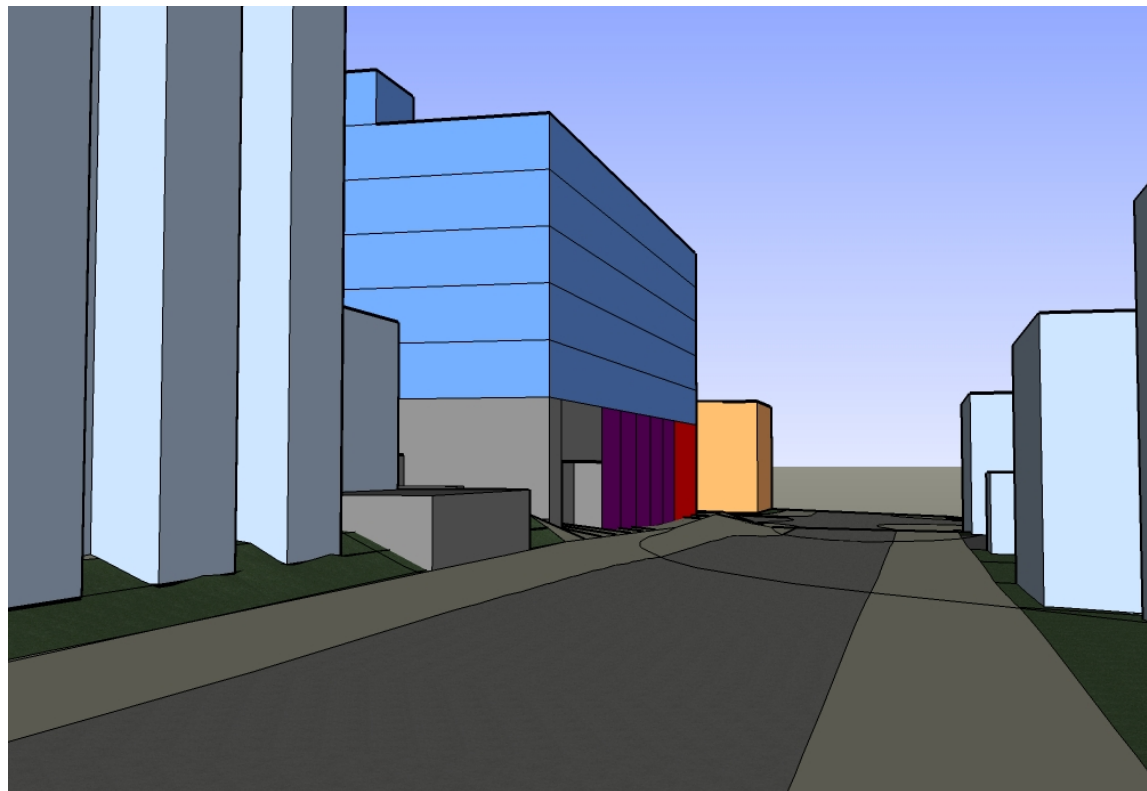
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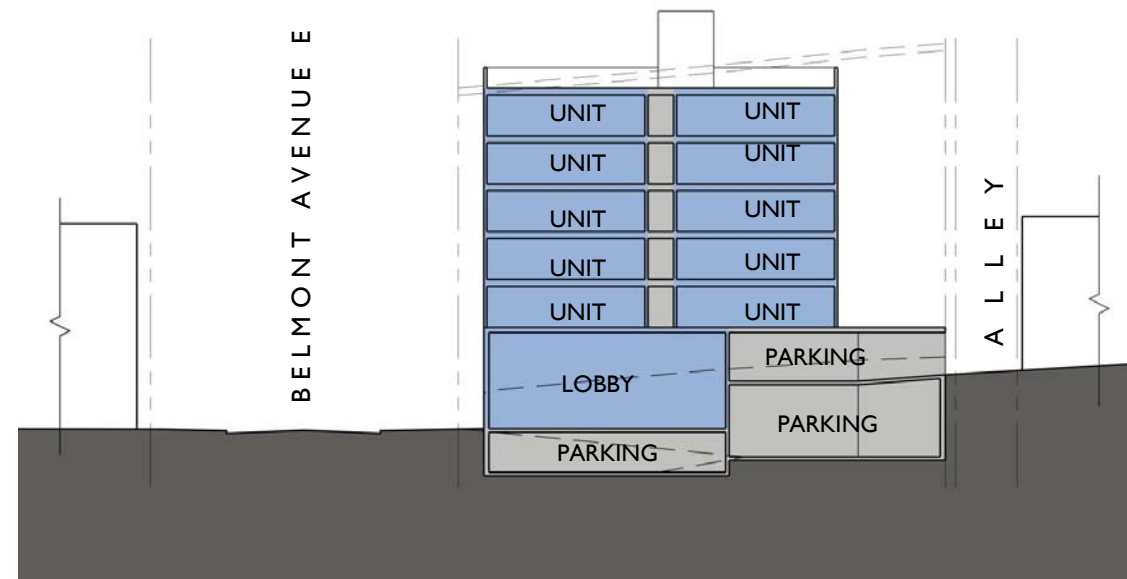
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



EXTERIOR STUDY



SECTION

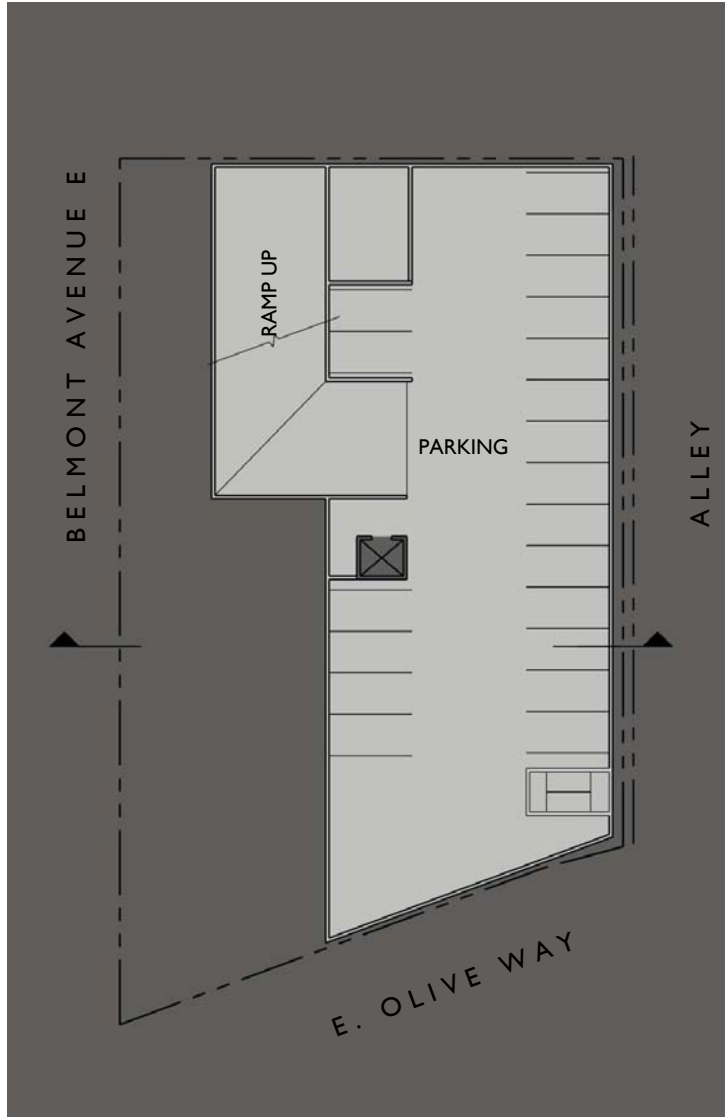
Pros

- Minimal internal parking ramping
- Partial upper level residential setback along alley
- Four ground level units
- Retail parking is easily separated from residential parking

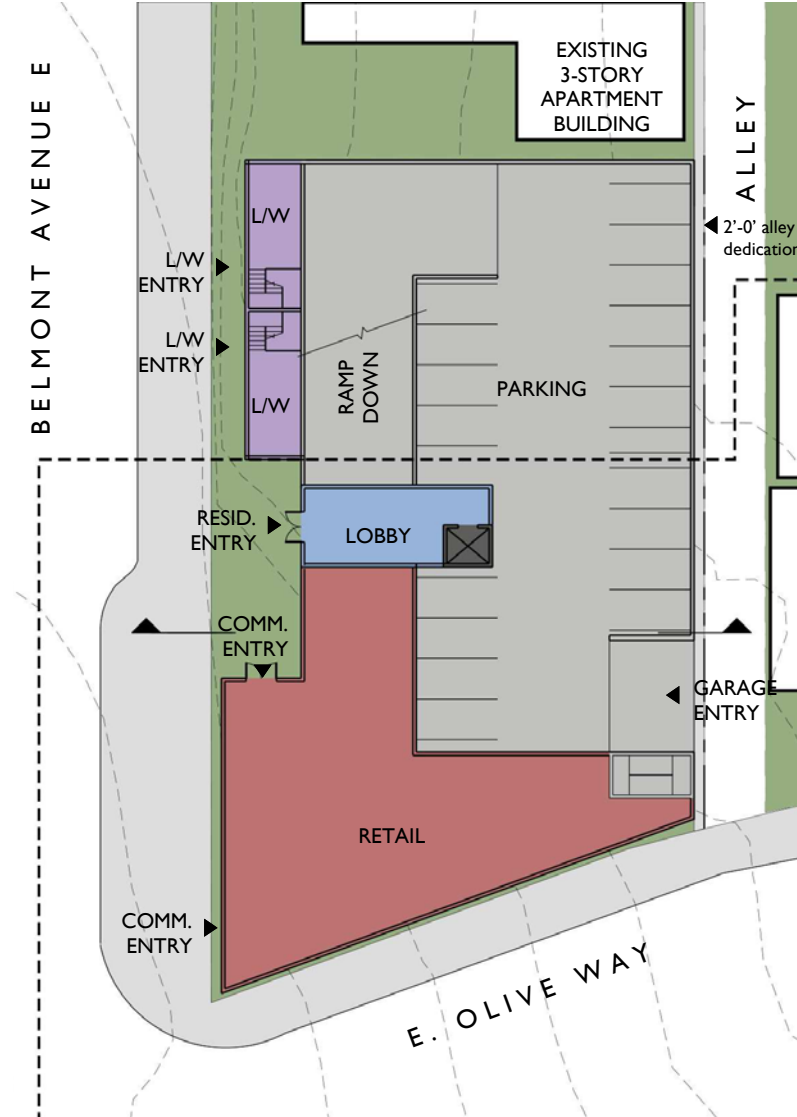
Cons

- Parking entry on Belmont, and alley
- Small ground level open space in MR
- No plaza area on Belmont
- Mass all at street on both facades
- Garage entry on Belmont creates blank wall facing neighbor

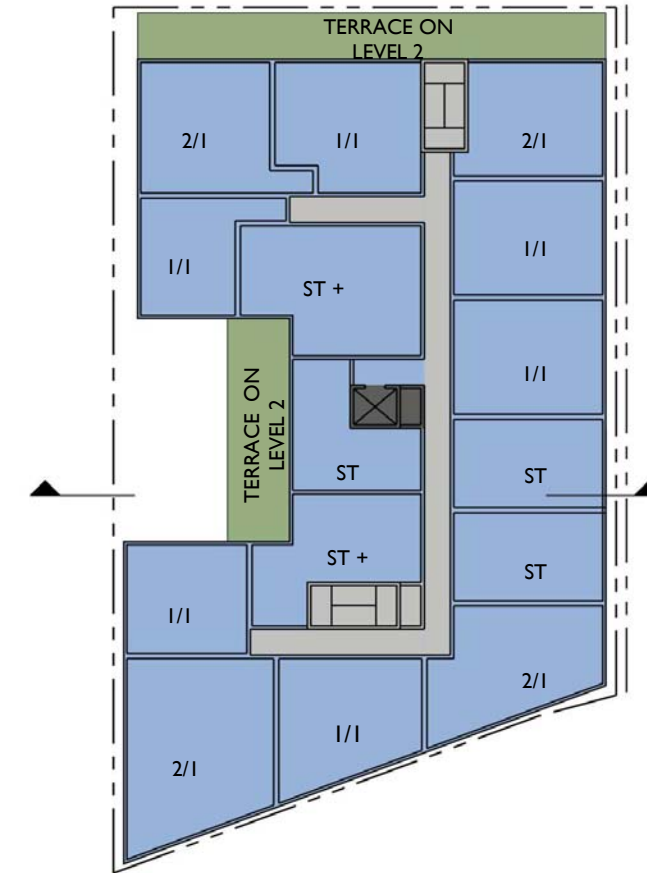
OPTION 5: C-SHAPED BUILDING WITH ALLEY ACCESS TO GARAGE



LEVEL P2

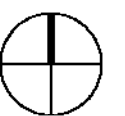


LEVEL 1 / PI



LEVEL 2-6

- RESIDENTIAL
- RETAIL
- LIVE-WORK
- PARKING
- OPEN SPACE
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NORTH



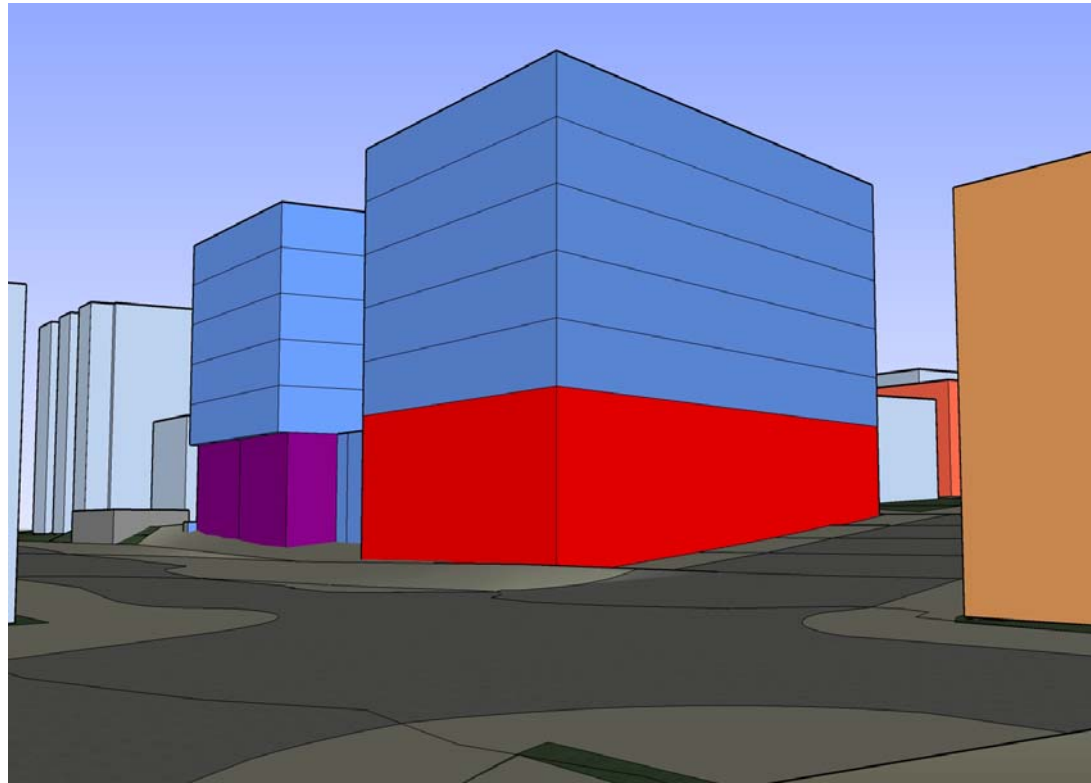
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SEATTLE WA 98116
206.933.1150

EARLY DESIGN GUIDANCE

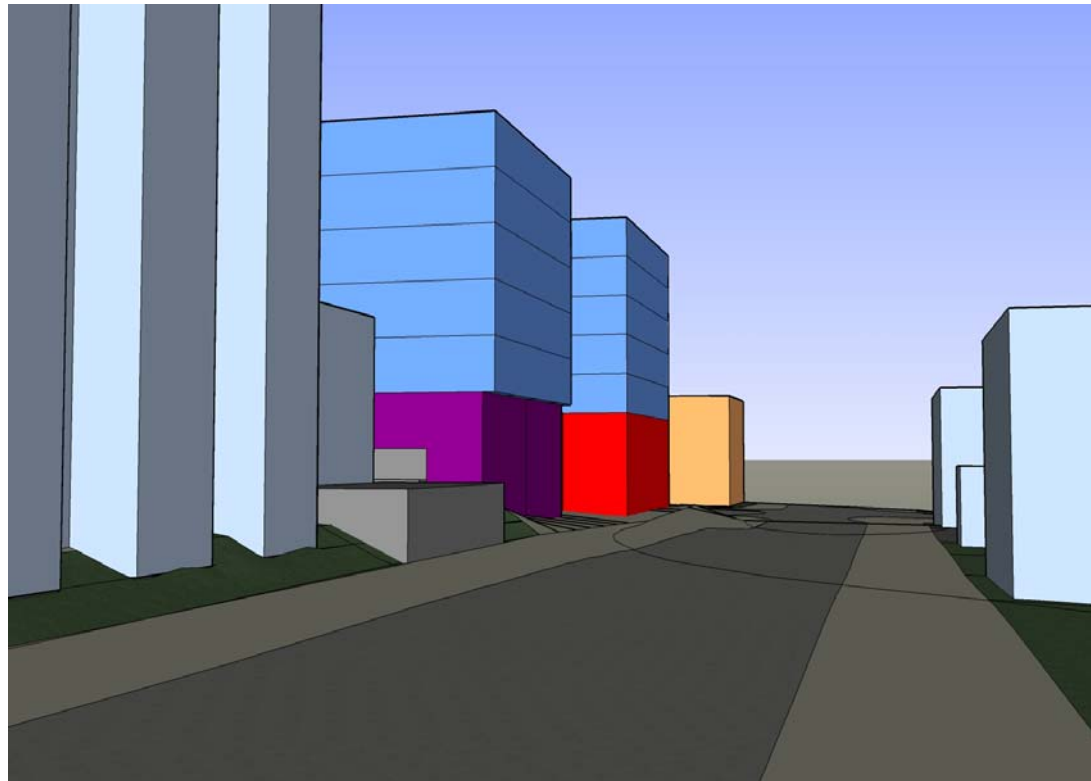
01.21.2009
18

Proposed Mixed-Use Development: 1650 E Olive Way

DPD # 3002133



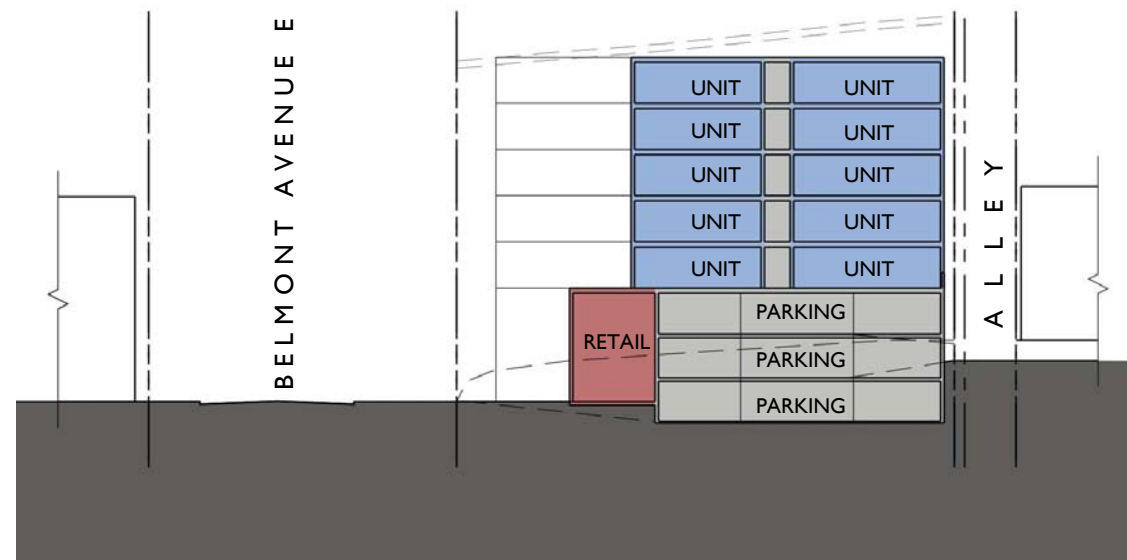
VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



AERIAL VIEW



SECTION

Pros

- Retail space forms inside corner of plaza
- Lobby entrance from plaza on Belmont Ave.
- 2nd-level terrace overlooking courtyard
- Strong corner on Olive Way
- Parking entry from alley only

Cons

- Less amenity space on Levels 1 and 2
- Bulky massing
- Three levels of parking
- Little ground-level open space
- Small setback from neighbor in MR zone
- Blank façade along entire alley

PRIOR PROJECTS



6TH AVENUE MIXED-USE

In Construction Documents



MARKET STREET APARTMENTS

Under Construction



CHELAN RESORT SUITES

Completed 2007



QUEEN ANNE MIXED-USE

Under Construction



WESTLAKE VILLAGE

Completed 2008



H2O APARTMENTS

In Building Permit Review



THE DAKOTA CONDOMINIUMS

Completed 2009



NICHOLSON KOVALCHICK ARCHITECTS
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