

# 1800 E Olive Way

3039794-EG

September 28, 2022

Early Design Guidance | East Design Review Board



# Development Objectives

## Proposal

1800 E Olive Way is a 7,200 sf site (.17 acres) located in the Capitol Hill Urban Center and zoned NC3P-75 (M). The site abuts E Olive Way, a neighborhood arterial, and Harvard Ave E, a prominent neighborhood street. The site is a half-block from the Capitol Hill Link Light Rail station, and the area is heavily trafficked by pedestrians traveling within Capitol Hill and across the city. The site is abutted to the north by a turn-of-the-century 4-story multi-family building located within a MR RC(M) zone, and across an alley to the east by a commercial strip building facing Broadway, currently occupied by Rite-Aid and zoned NC3P-75 (M).

The proposed development is an 8-story, mixed-use building with 73 residential units and approximately 3,600 sf of commercial area. The proposal intends to be built with Mass Timber, a low-carbon material with unique biophilic advantages and structural constraints. Residential amenity spaces include a level 2 terrace with a dog walk and relief area, and an intimate roof deck with views to the city. The building includes waste access off the alley, residential lobby, and a large bike room with biker-friendly amenities. The residential units are a mix of SEDU, 1-bedroom, 2-bedroom and, perhaps 3-bedroom, apartments.

Legal Description: APN 600350-1150 , NAGLES 2ND ADDITION, LESS ALLEY, PLAT BLOCK 50, PLAT LOT 1

## Primary Design Considerations

Provide abundant housing near the light rail station by achieving the intended zoning capacity and creating a strong, responsive urban form.

Construct a low-carbon building using healthy materials that promotes sustainability and environmentalism across the entirety of the project and within the Capitol Hill Ecodistrict.

Contribute to the future character of the mid-rise neighborhood by focusing on a high-quality, empathetic design with elegant building features.

Foster a world-class pedestrian experience through well-considered ROW improvements, street-activating commercial uses, and a vibrant ground floor area that connects inside and out.



**JOIN US**

**PROJECT SITE** >>>

**PUBLIC EVENT**

**come talk about the future of capitol hill, your city, our city, and your new neighbor**

**PROJECT SUMMARY**  
We're proposing the demolition of the existing structure, and the construction of a new mixed-use building. The new structure would be about 8 stories tall, and contain approximately 70-80 homes / dwelling units. The ground floor could have about 3,300 square feet of commercial space -- we're looking for a bar/ cafe as an anchor tenant, but it's really too early to say. The building will likely be made of mass timber, a beautiful and low-carbon (some say no-carbon) building material. As demand increases, we're particularly excited to be building near the light rail station, and our homes.

**PROJECT ADDRESS**  
1800 E Olive Way

**DEVELOPER & ARCHITECT**  
DEVELOPMENT RESEARCH STUDIO, LLC  
TSUGA STUDIO, LLC

**CONTACT**  
Hans or David info@drs.studio

**WE'D LOVE TO HEAR FROM YOU!**

For additional information about the project, please visit the Seattle Services Portal and search for "001515-2279". As the project progresses you'll find more info on the "Related Records" tab, where new project numbers will be created for things like Early Design Guidance (EDG) and Design Review (DR).

The City of Seattle wants us to let you know that any information we collect during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

**IN-PERSON SITE WALK & INFORMATION SESSION**  
MARCH 31, 5pm - 6pm  
N.E. CORNER OF OLIVE & HARVARD  
(@ the project site)

**BRING YOUR QUESTIONS, COMMENTS, CONCERNS, IDEAS, AND/OR GOOD JUJU**

Can't make the meeting? Take our survey!  
**SCAN THE QR CODE**  
or email us for a link

example flier

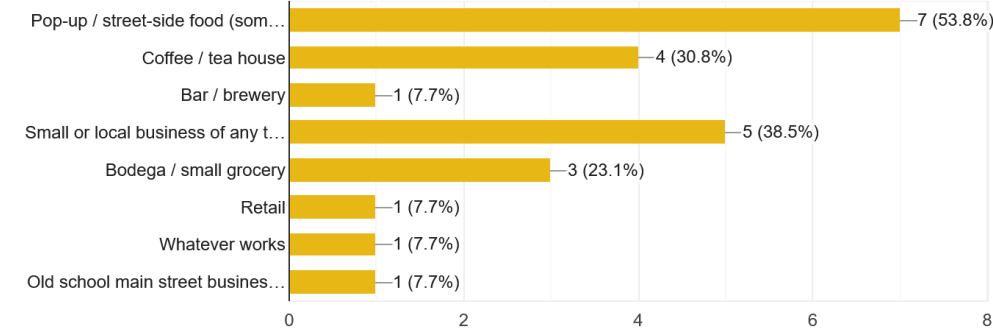


fliers posted throughout neighborhood

We will be providing retail space at the street-level. What types of businesses would you like to see? (select up to two)

Copy

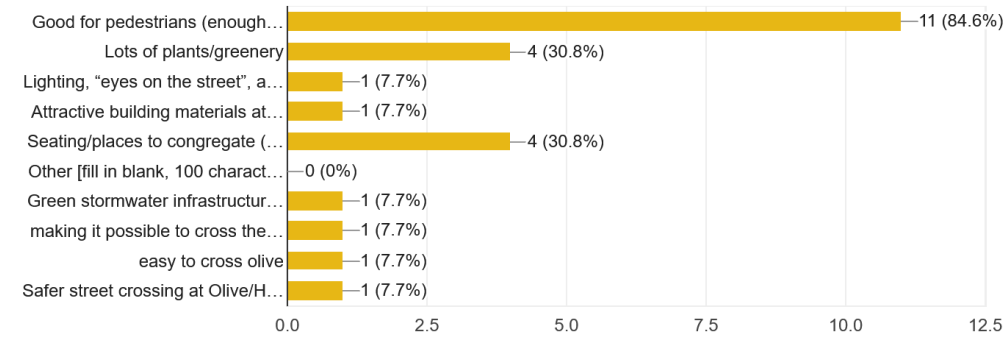
13 responses



We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? (select up to two)

Copy

13 responses



The project received a lot of important feedback during public outreach including a site walk and an online survey. The community wanted to see a project that considered sustainability, pedestrian comfort & safety, and ground floor retail. Multiple comments asked the project to consider it's relationship to the pedestrian crossings across Olive, Harvard, and the alley, and to minimize the quantity of cars the project brings to the neighborhood.

additional public engagement after approved Community Outreach:

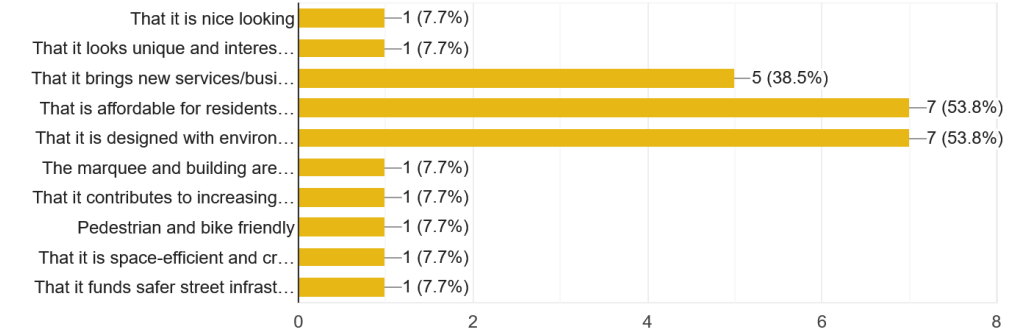
7/21/22 - meeting with neighbors to north (206 Harvard Ave E)

7/27/22 - meeting with PPUNC

What is most important to you about a new building on this property? (select up to two)

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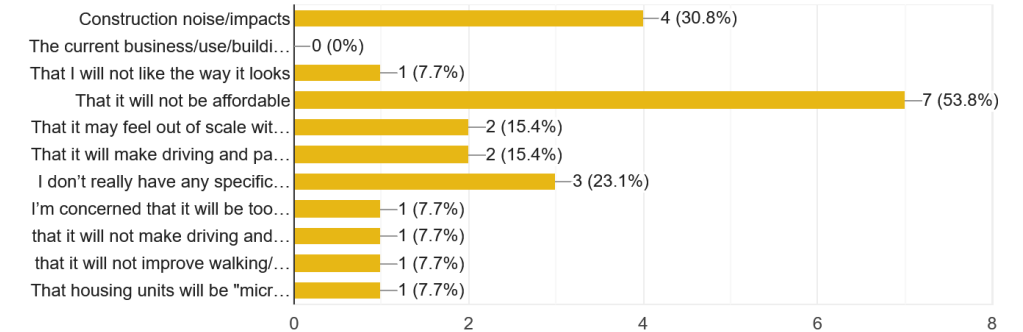
13 responses



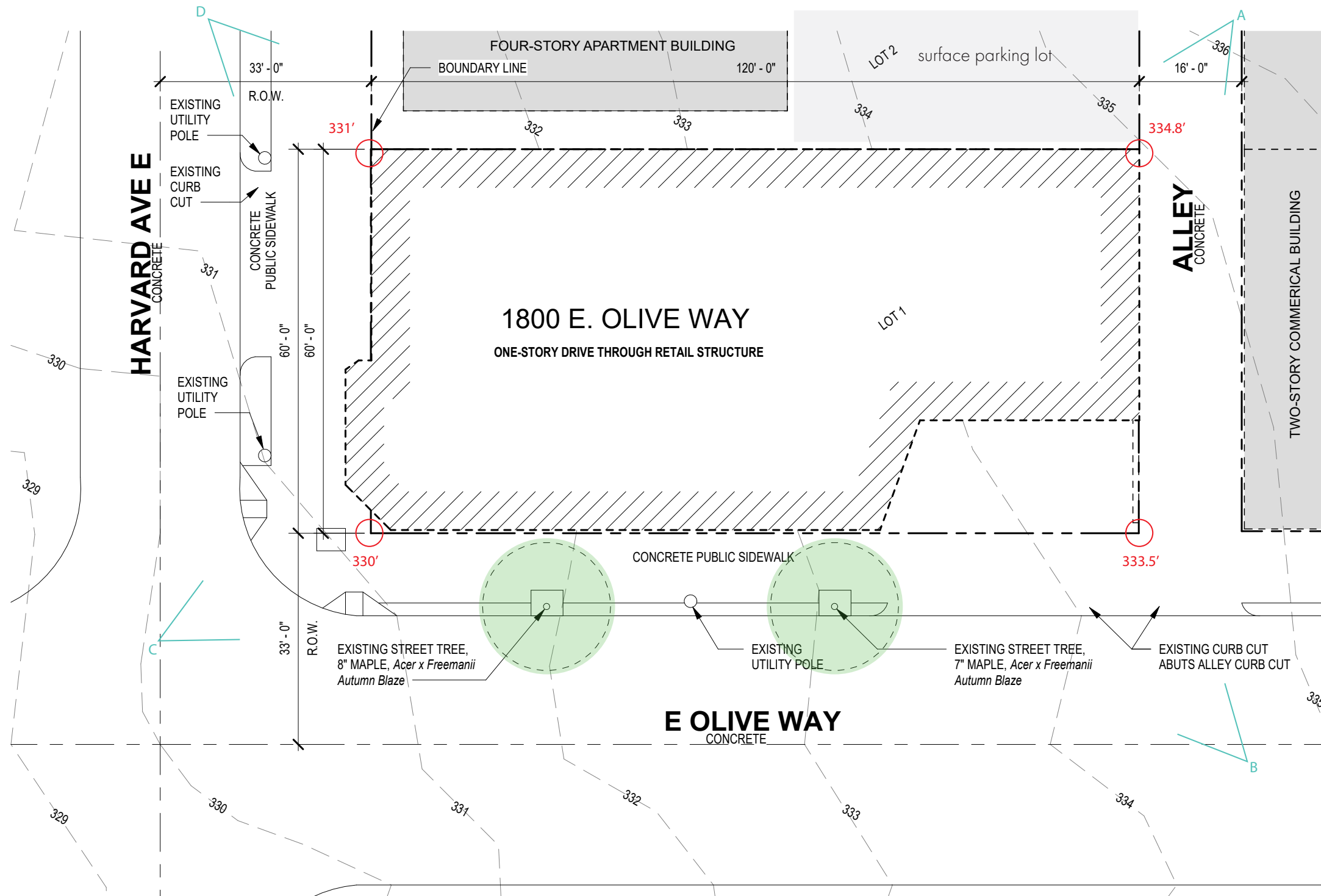
What concerns do you have about the project? (select any/all that apply)

Copy

13 responses



# Project Site & Zoning Data



## LEGAL DESCRIPTION

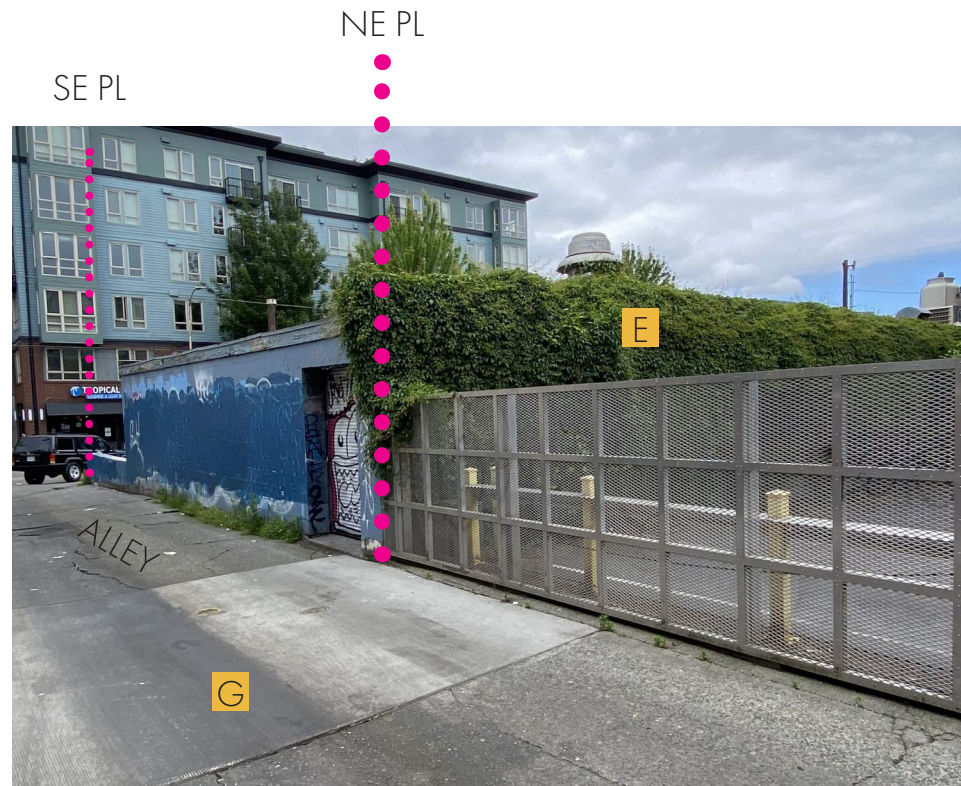
APN 600350-1150, NAGLES 2ND ADDITION, LESS ALLEY, PLAT BLOCK 50, PLAT LOT 1

## ZONING DATA

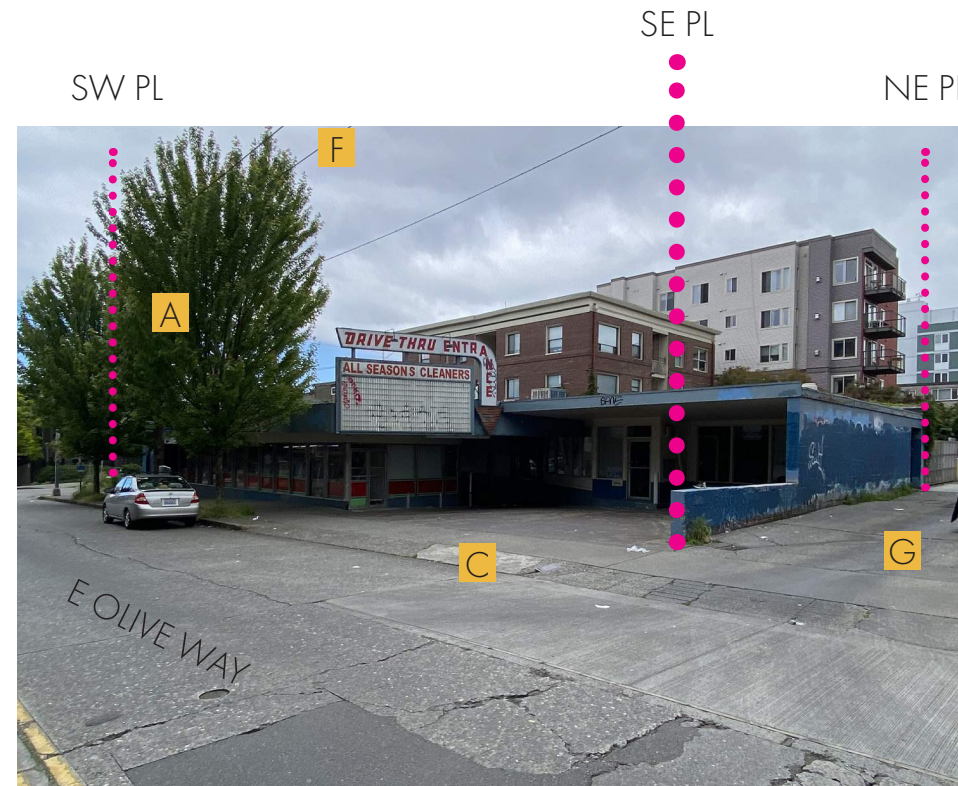
Lot Area	7,200 sf
Zone	NC3P-75
Overlays	Capitol Hill Urban Center Capitol Hill Station Overlay District
FAR	6.0
GFA	43,200 sf
Amenity Area	5% of GFA in residential use 1,569 sf
Height Limit	75 feet +4 feet for parapets & guard rails +15 feet for stair and elevator penthouses
Setbacks	Typical - 0 feet 8' upper level setback above 65' along street frontages 10' residential setback, above 13', + 1' for every 10' above 65' 15x15 "Triangle" setback at property boundary shared with residential zones
Vehicle Parking	None Required
Bicycle Parking	73 long term (1 per unit) 4 short term



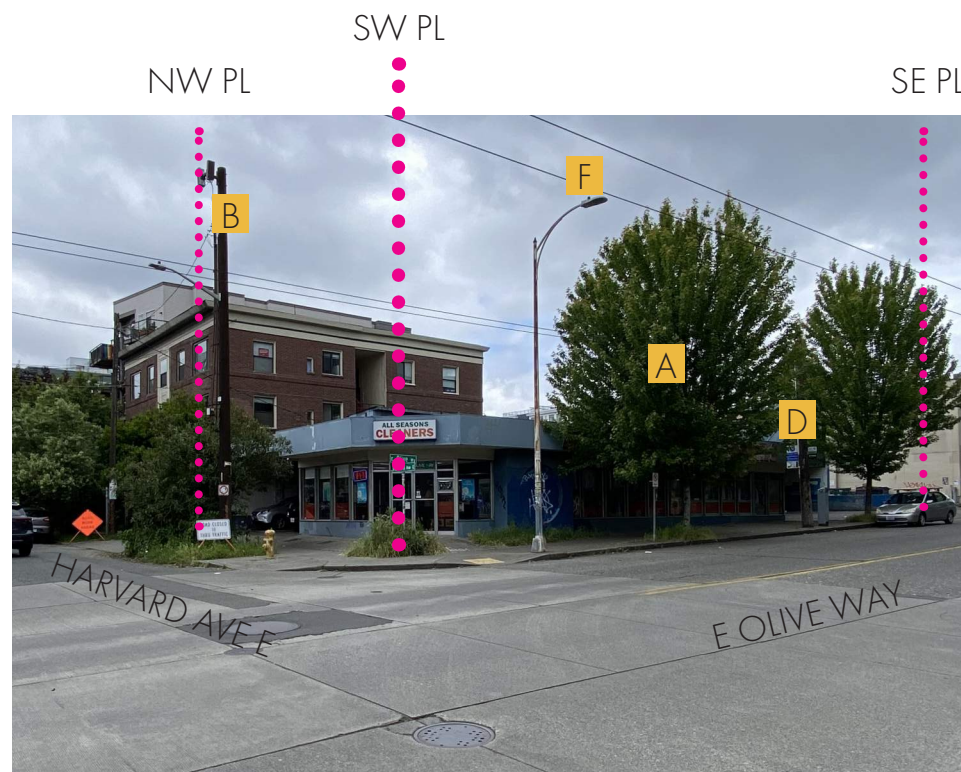
# Immediate Context



A) view from northeast



B) view from southeast



C) view from southwest



D) view from northwest

## NOTABLE EXISTING SITE FEATURES:

- A - (2) large street trees
- B - SCL Pole with Verizon Communication Equipment
- C - Existing Curb Cut
- D - Trolley Line Guy Wire Pole
- E - Zero-Lot-Line Party Wall
- F - Overhead Trolley Lines
- G - Alley



# Urban Analysis



3D aerial view looking southwest

## SITED AT THE NEXUS OF THE CITY LARGER URBAN CONTEXT

This parcel is located at the nexus of Capitol Hill, Downtown and the surrounding neighborhoods. Its proximity to the light rail station, bus and streetcar routes, and bike lanes exhibit the site's multi-modal urban context and connection to the entirety of the city. Just outside the door are major cultural and commercial centers accessible on foot -- Broadway Ave, Pike & Pine, Olive itself, and Cal Anderson Park. Minutes away via light rail from Downtown, SLU, the U District, residents of the project will have access to world-class employers and services across the city.

- PIKE - major commercial strip
- PINE - major commercial strip
- DENNY - neighborhood connector
- INTERSTATE 5
- E OLIVE WAY - major commercial strip & mobility corridor
- PROJECT SITE
- HARVARD AVE - informal commercial & pedestrian street
- BROADWAY AVE E - major commercial strip & mobility corridor

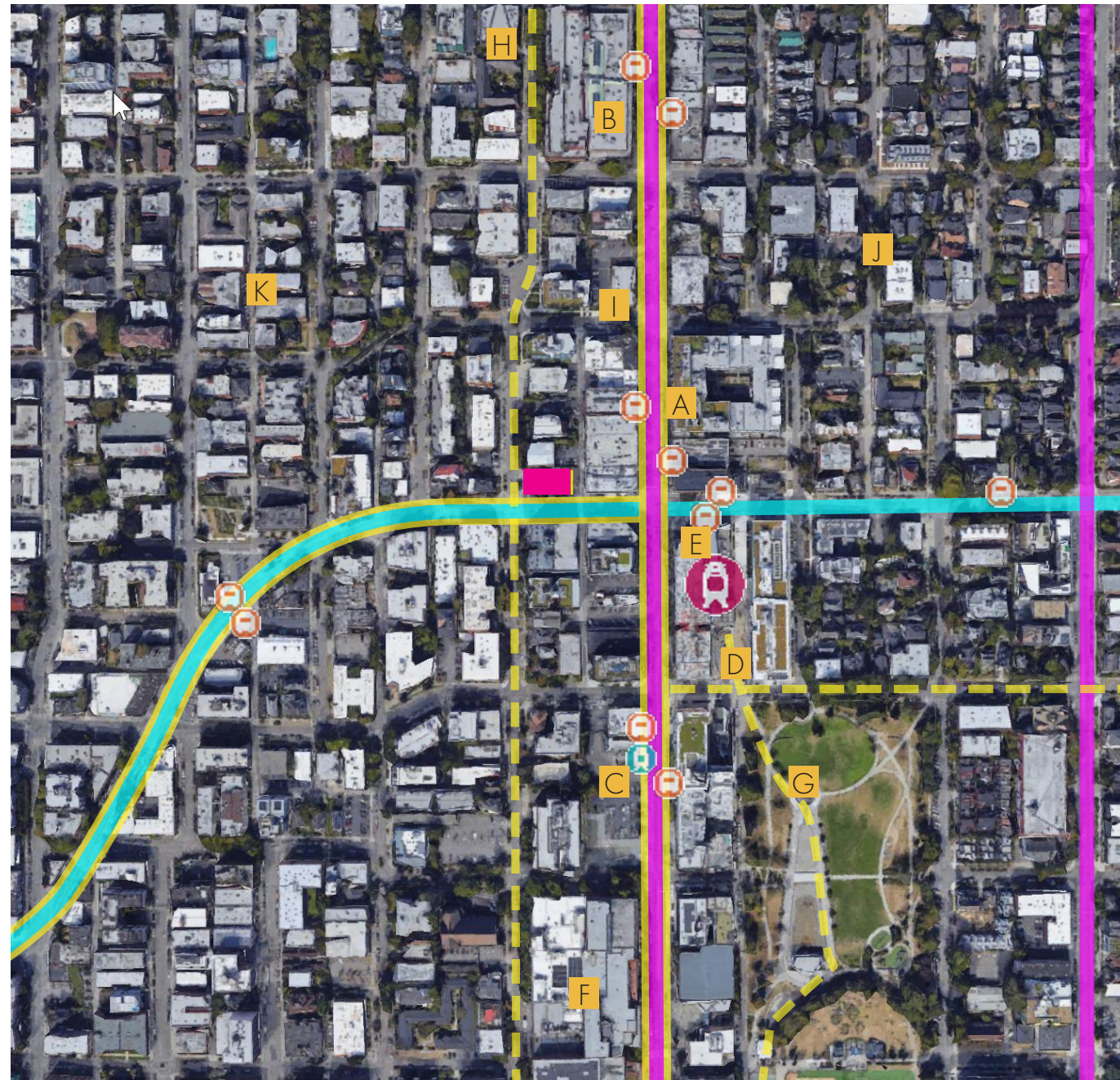


## A DENSE AND COMPLEX URBAN ENVIRONMENT ZOOMING IN ON THE SITE

The project site is located at a prominent and critical location at the crossroads of many navigation paths. Substantial amenities lie within a few minutes walk, within a "15-minute neighborhood", including grocery stores, restaurants, Capitol Hill Library, public parks, the farmers market, the post office, shipping and office centers, work-share spaces and local colleges. Just up the hill is the Kaiser Permanente hospital.

### KEY

- A - Post Office
- B - Grocery Store
- C - Streetcar Stop
- D - Farmers Market
- E - Light Rail Stop
- F - Seattle Central College
- G - Cal Anderson Park
- H - Capitol Hill Library
- I - Broadway Retail Strip
- J - Mixed-Use Neighborhood
- K - Mixed-Use Neighborhood



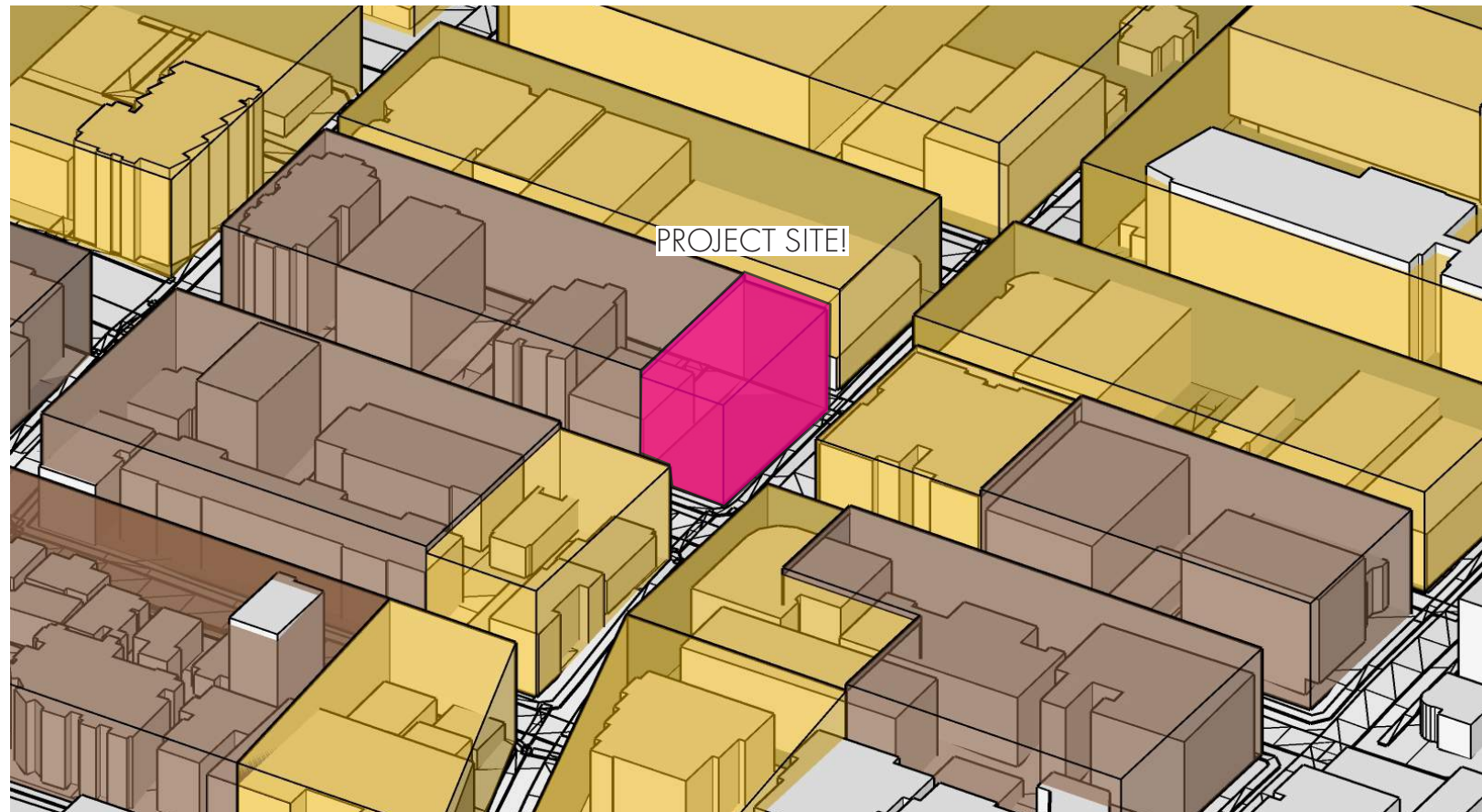
immediate urban context



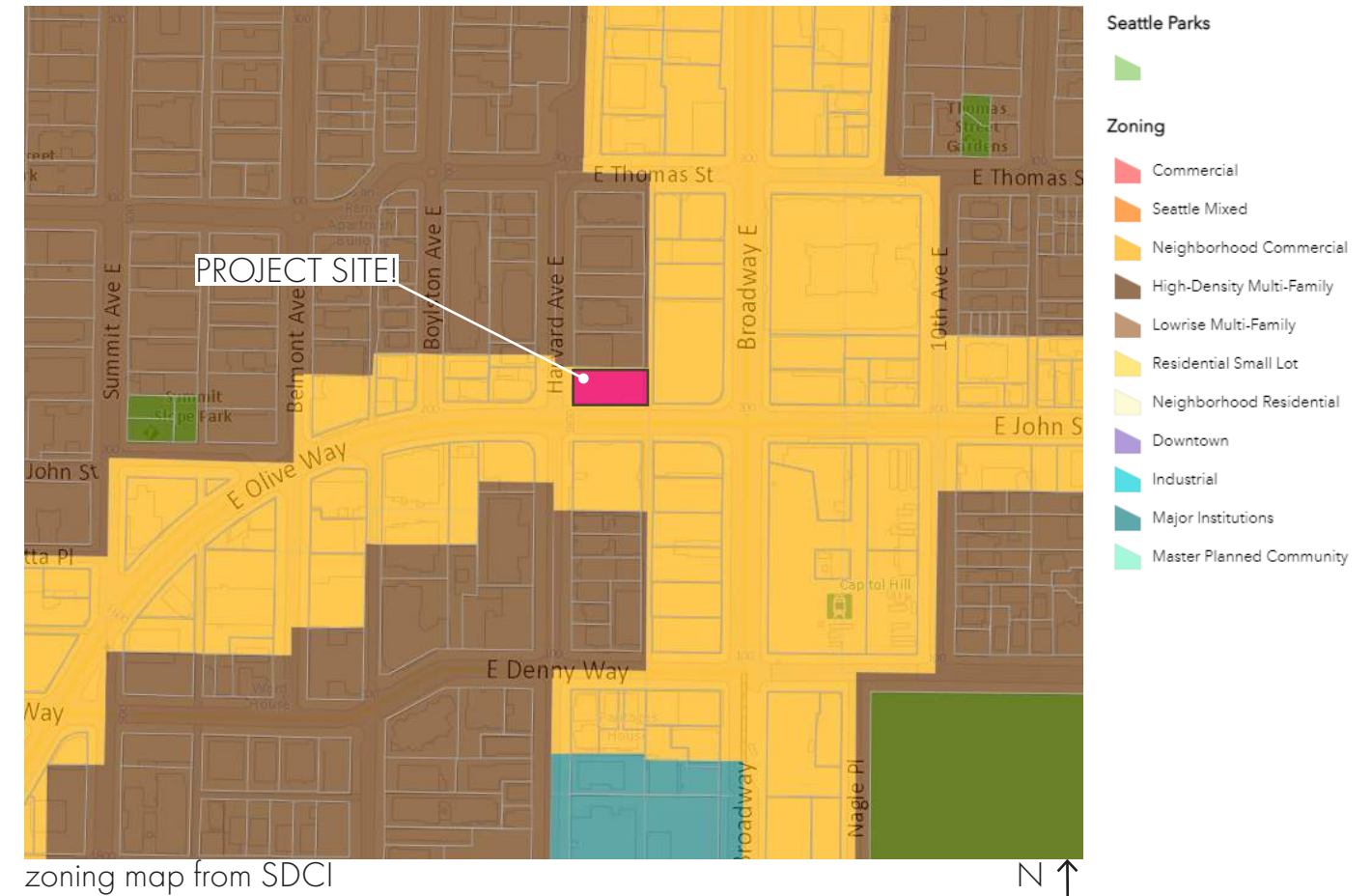
# Uses & Zoning - Neighborhood Analysis

## A MIDRISE FUTURE IS COMING

Olive Way, and the neighborhood at large, is underdeveloped relative to City planning goals. Recently completing, under construction, and proposed projects in the immediate vicinity exhibit the neighborhood's future scale



3D aerial view of zoning context



zoning map from SDCI

The parcel is zoned NC3P-75 and is surrounded by a mix of neighborhood commercial and high-density multi-family and mixed-use zones with 75' - 80' height limits

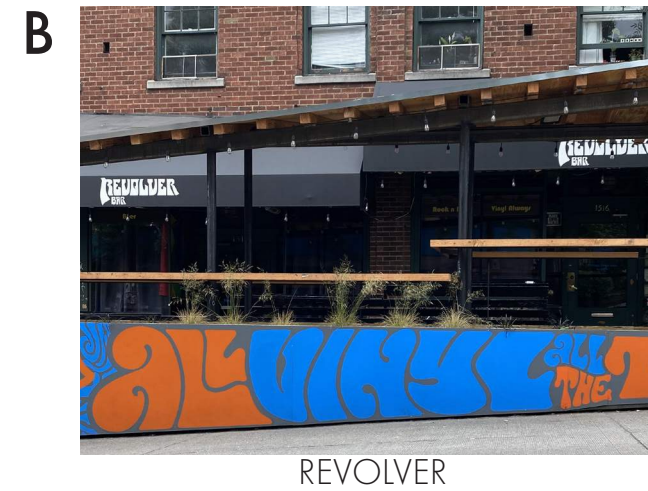


# Local Places of Interest

A true 15-minute neighborhood with walkable access to some of Seattle's premier cultural locations



CAPITOL HILL PUBLIC LIBRARY



REVOLVER



ARCADE PLAZA



SEATTLE CENTRAL COLLEGE



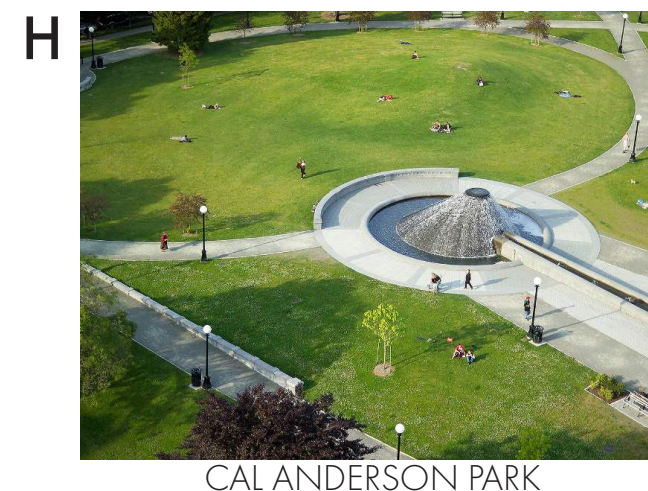
GLO'S COFFEE SHOP



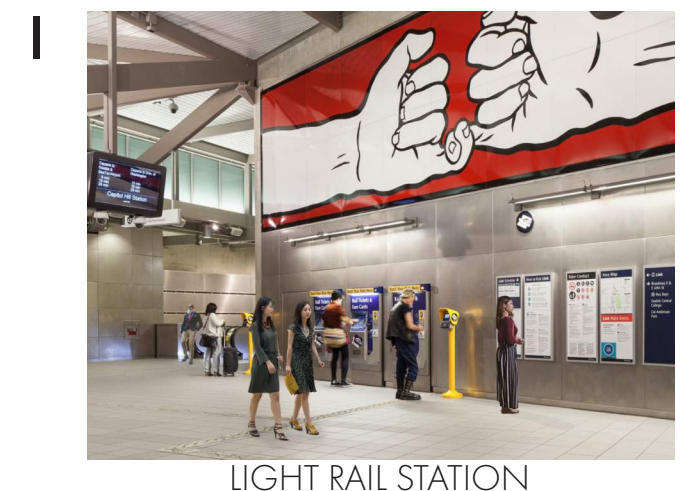
DICK'S



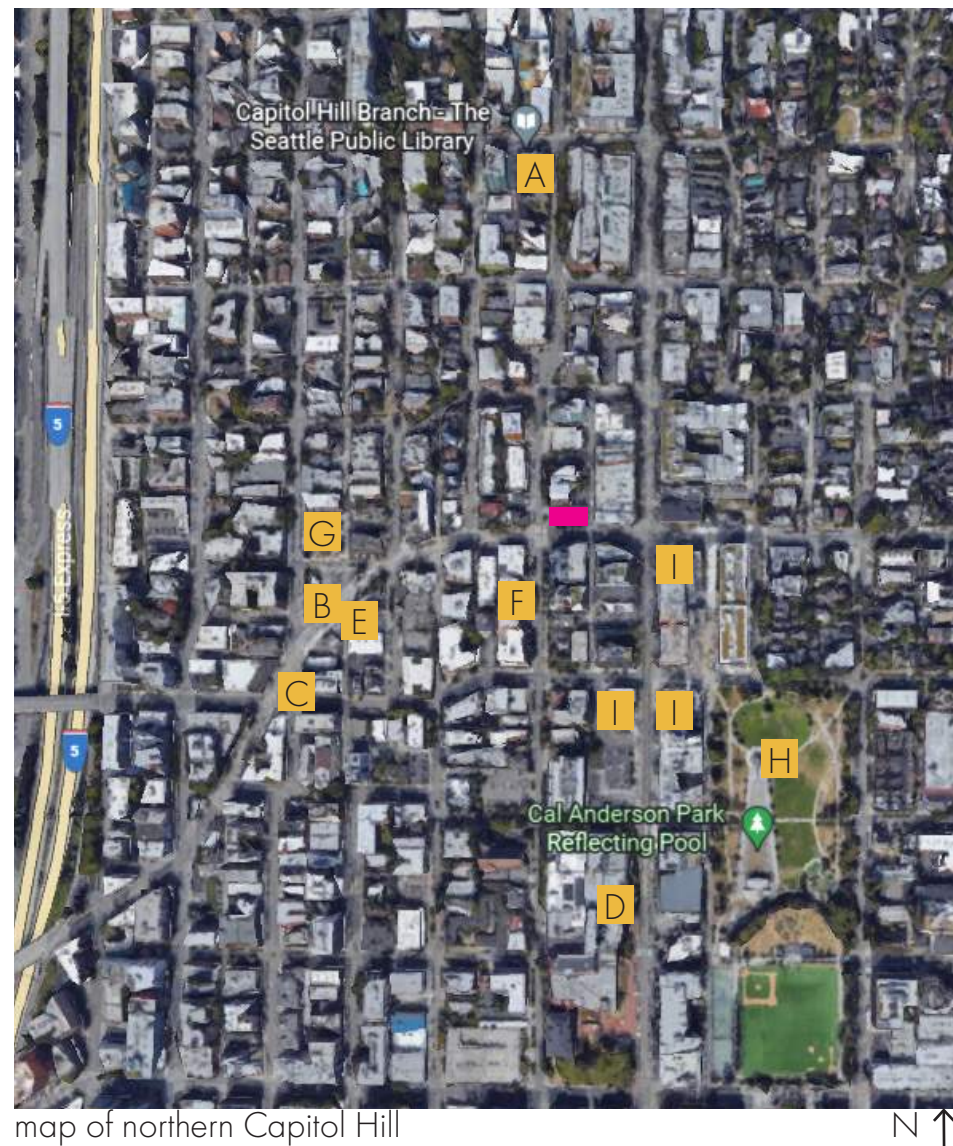
SUMMIT SLOPE PARK



CAL ANDERSON PARK



LIGHT RAIL STATION



map of northern Capitol Hill



# Streetscape - E Olive Way (LOOKING SOUTH)

BROADWAY AVE E



MIXED-USE, BANK



135 Broadway E

DIRECTLY ACROSS FROM PROJECT SITE, MIXED-USE



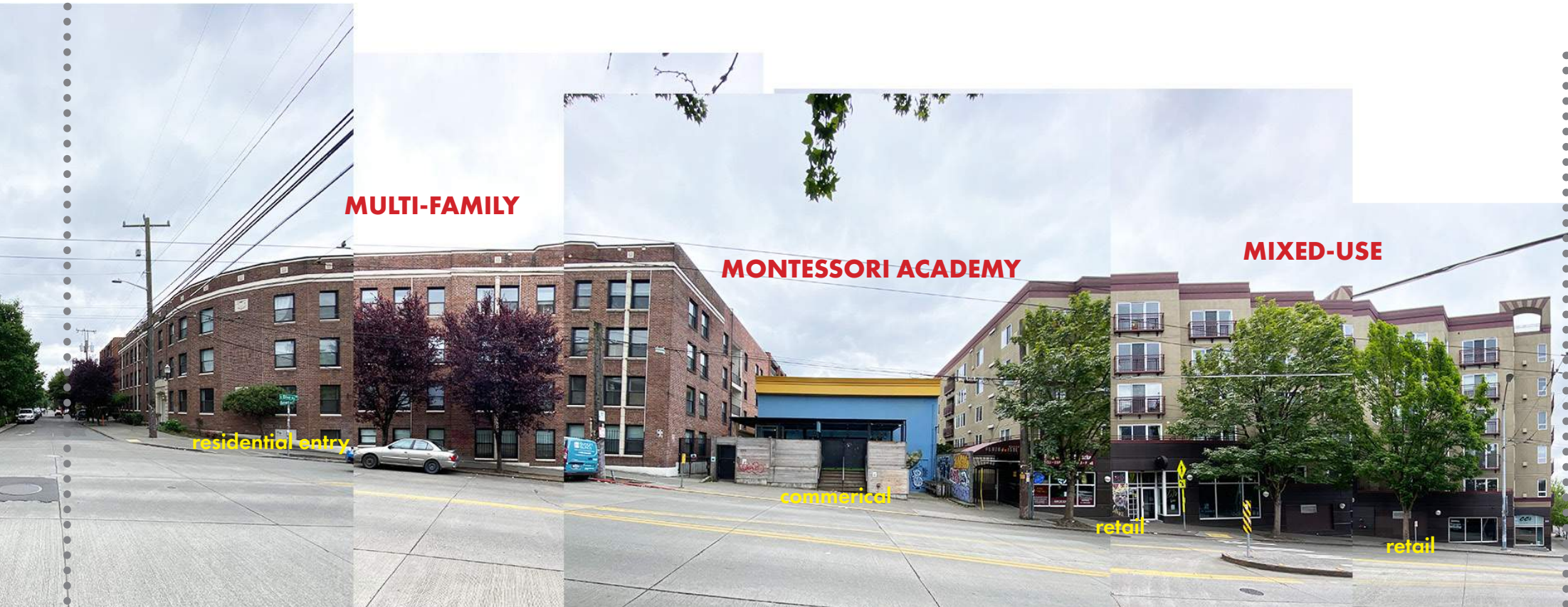
130 Harvard Ave E

CAPITOL HILL LIGHT RAIL STATION  
north entrance



# Streetscape - E Olive Way (LOOKING SOUTH)

HARVARD AVE E



**MULTI-FAMILY**

**MONTESSORI ACADEMY**

**MIXED-USE**

residential entry

commerical

retail

retail

135 Harvard Ave E

1715 E Olive Way

1715 E Olive Way

**FUTURE FULL-BLOCK DEVELOPMENT**

1661 E Olive Way

Across from the project site, and along Olive Way, there is a wide range of project types - height, material, scale and mix all differ along the street. On commonality along this street frontage is a strong urban wall.

This view also contains the significant intersection of Broadway and Olive, and the north entrance to the Light Rail Station



# Streetscape - E Olive Way (LOOKING NORTH)

On the north side of E Olive Way, the same side as the Project Site, there is a wide-range of building types and scales. The north side of the street is under-built and in great need of new building to help flesh out the urban corridor that is Olive Way. A notable example is the blank-walled and under-sized Rite-Aid site is at the intersection with Broadway.

As a major vehicular corridor, the apparent visual width of the roadway creates a race-track wherein motorists speed up and down the hill. Vehicular speed opposes pedestrian safety. The lack of buildings, trees, and ROW features which minimize the apparent roadway width create an unsafe pedestrian environment.





# Streetscape - E Olive Way (LOOKING NORTH)



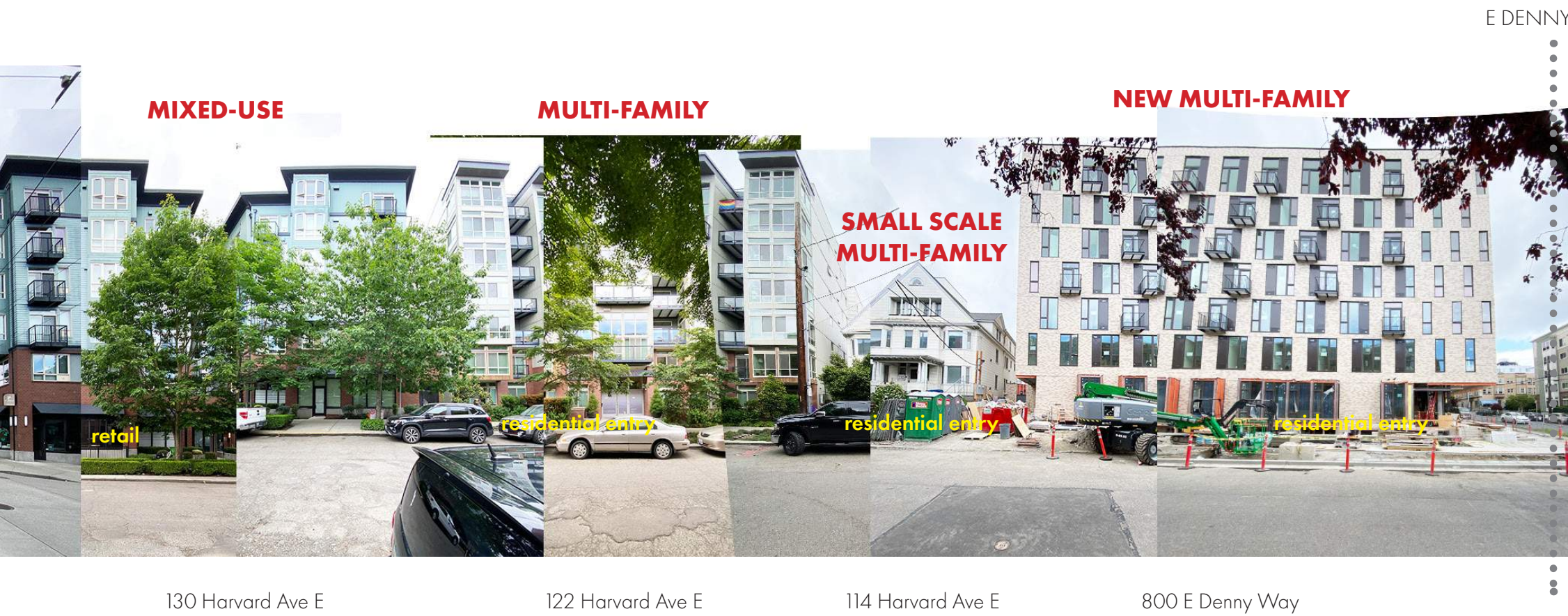


# Streetscape - Harvard Ave E (LOOKING EAST)





# Streetscape - Harvard Ave E (LOOKING EAST)



On the East side of Harvard Ave E, the buildings are consistently large multi-family and mixed-use structures. This street is punctuated by the new 800 E Denny Way to the south, a beautiful project by Workshop AD coming online currently, and relatively new projects to the north, at the intersection with Thomas.

Harvard Ave E features frequent but inconsistent small commercial uses, beginning many blocks to the north at the intersection with E Roy St, continuing south all the way to Seattle Central College and beyond to the Pike Pine Corridor.



# Streetscape - Harvard Ave E (LOOKING WEST)

The West side of Harvard Ave E features primarily multi-family uses. The notable exceptions to this are the City Cat Vet Clinic and Harvard Ave School, directly opposite to the site.

Buildings on this frontage greatly vary in age and style, with some early 20th century structures, mid-century, and contemporary styles.

E DENNY WAY



105 Harvard Ave E

119 Harvard Ave E



Streetscape - Harvard Ave E (LOOKING WEST)

DIRECTLY ACROSS FROM  
PROJECT SITE, HARVARD  
SCHOOL

E OLIVE WAY

E THOMAS ST



135 Harvard Ave E

1720 E Olive Way

219 Harvard Ave E

231 Harvard Ave E



# Recent & Future Projects in the Neighborhood



225 HARVARD AVE E  
COMPLETE



301 BELMONT  
IN PROGRESS



1818 HARVARD AVE E  
IN PROGRESS



1722 BELLEVUE AVE  
IN PROGRESS



800 E DENNY WAY  
COMPLETE



118 BROADWAY  
COMPLETE



124 10th Ave E  
COMPLETE



140 BROADWAY  
COMPLETE



1833 BROADWAY  
IN PROGRESS

Capitol Hill is a long-standing cultural heart of Seattle, continuing to change and adapt, just as it has over the past decade.

Many new projects in close proximity to the project site have been recently completed or are under construction. This includes the light rail station development, consisting of large, architecturally cohesive, 7- and 8-story mixed-use buildings that bring much needed housing, density and visual consistency to the area.

Other projects, such as the 1722 Bellevue "City Market" building, will also be a mass timber super structure - creating a cluster of such projects in the area, and consistent with the Ecodistrict designation.

The 1800 E Olive project aims to continue the development trend of visually consistent, dense, sustainable mid-rise buildings near the transportation hub and neighborhood core.



Careful study of the neighborhood revealed patterns the proposal aims to aid, abet, and reproduce.

*life on the sidewalk with STREETFOOD*

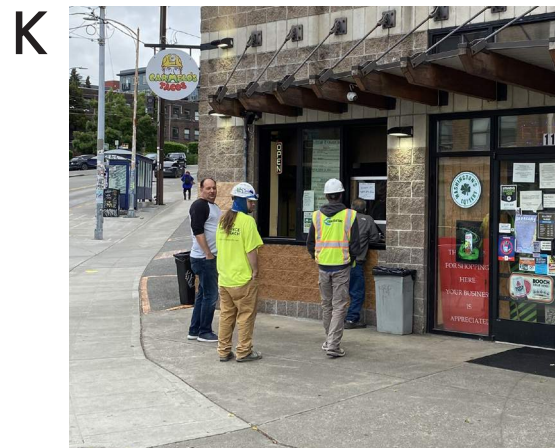


YALLA on OLIVE

*mass timber in the ECODISTRICT*



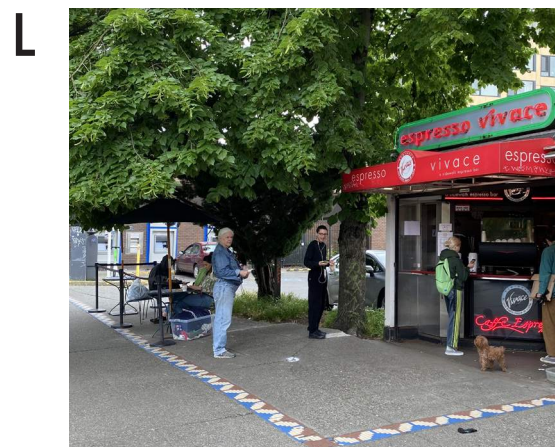
BULLITT CENTER



CARMELOS on OLIVE



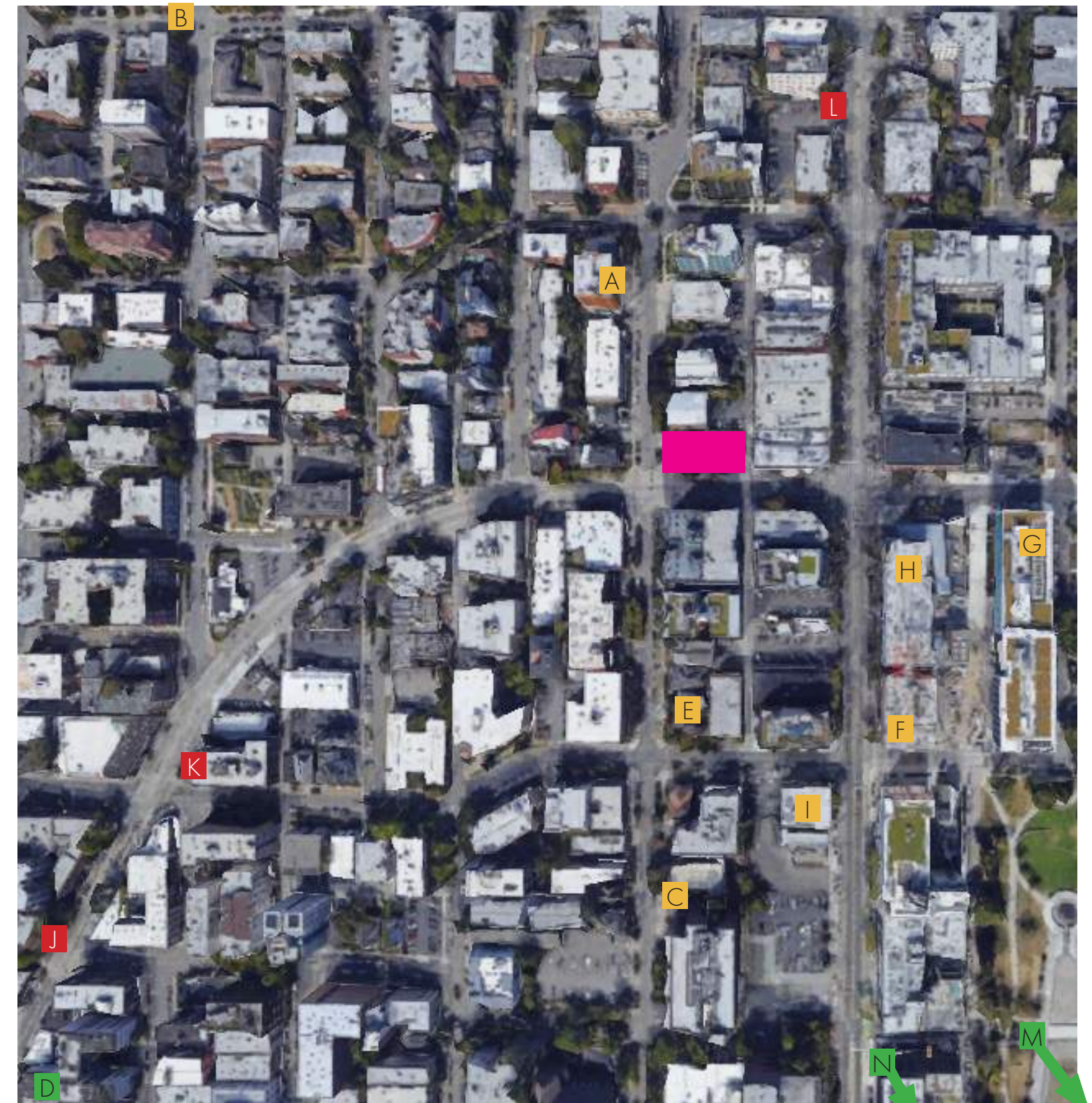
HEARTWOOD



VIVACE on BROADWAY



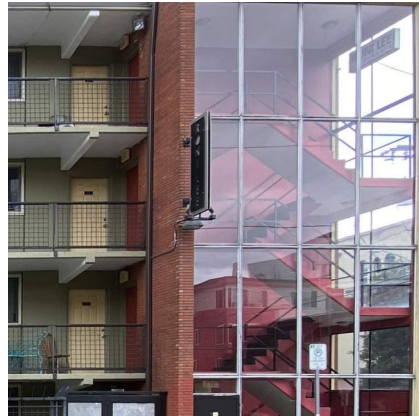
JUNO



aerial map of neighborhood

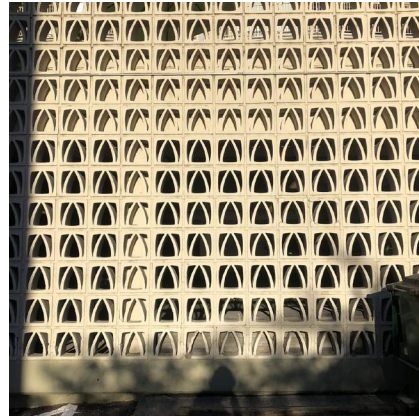
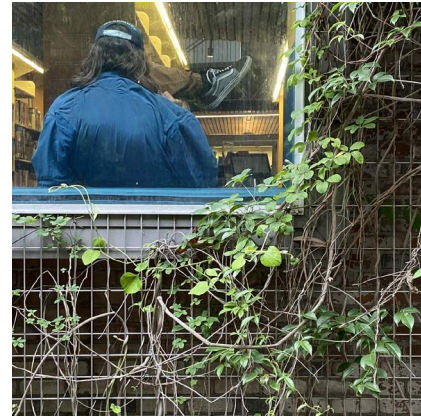


# Neighborhood Features and Materials



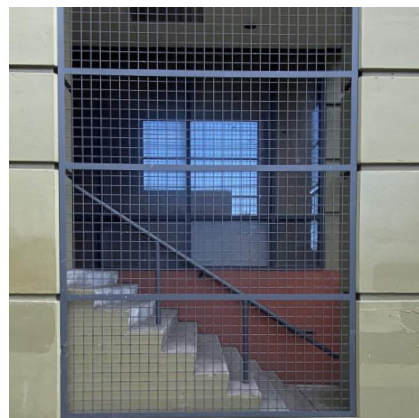
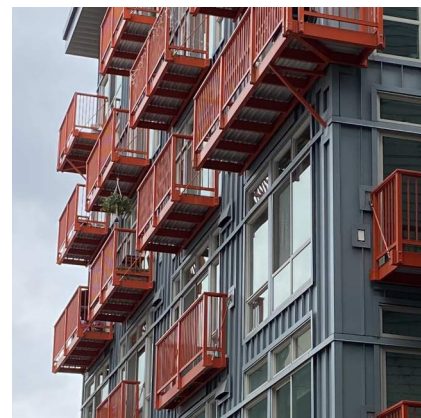
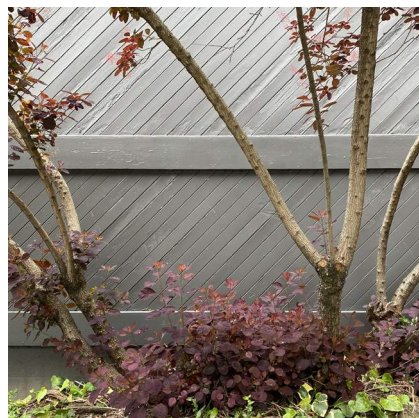
## Capitol Hill: Eclectic, Lush, and Textured

The history of Capitol Hill can be described in much the same way the neighborhood features and design cues can be: eclectic, rich, lush, textured, layered and historic.



We have included these images of Capitol Hill as a reference point for design decisions moving forward. In particular, we love the use of color and are drawn to the lush plantings that surround many of the buildings in our neighborhood.

- Wood
- Exterior Circulation
- Plants
- Grids
- Tall base proportions
- Articulated Architectural Features
- Large Windows
- Color and Tones







The Carbon 12 Building by Kaiser+Path in Portland, Oregon

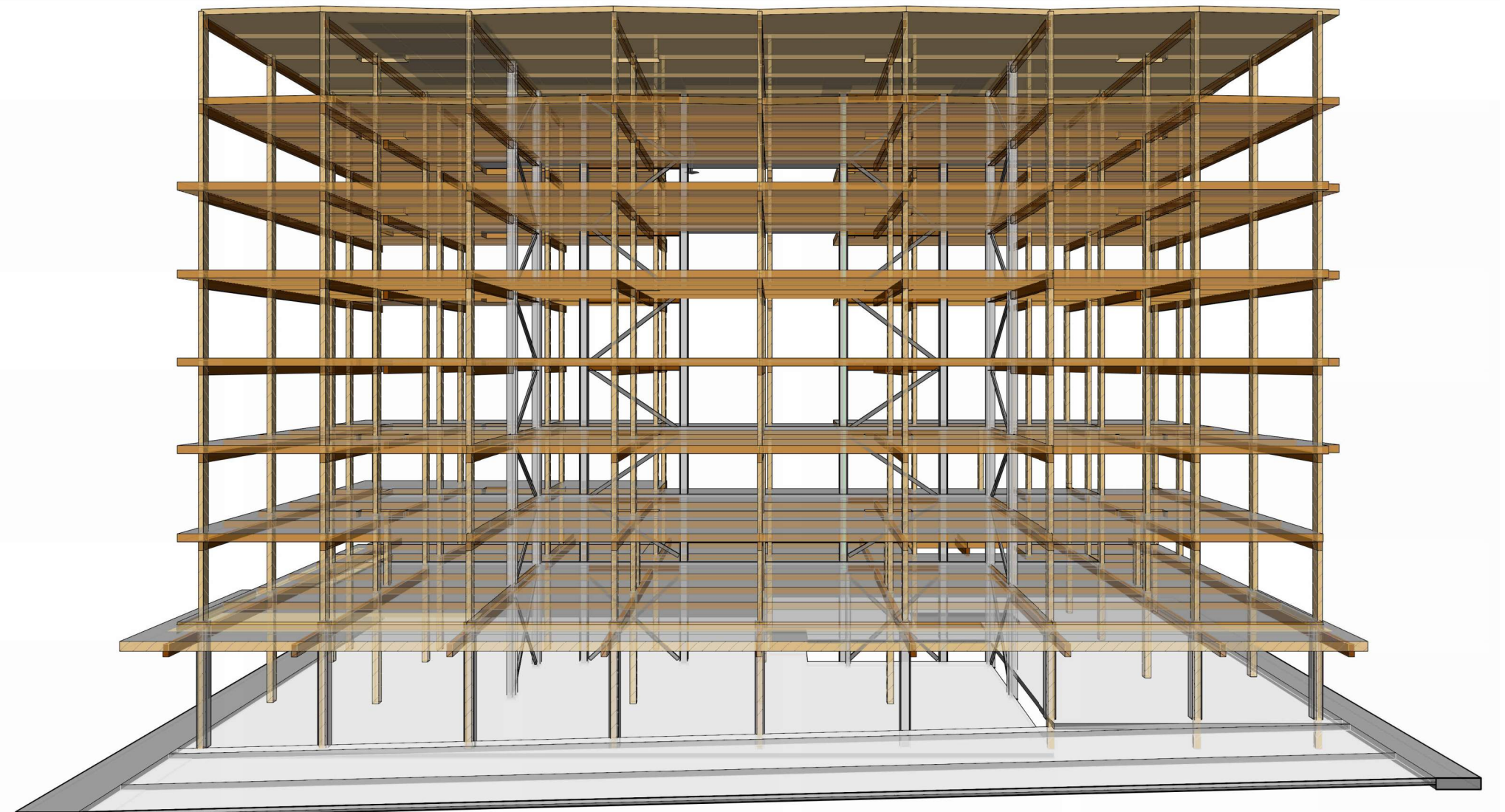


Pacific Northwest Forests are Carbon Sinks

## Mass Timber

### A way forward for sustainable, dense development

Mass Timber is a low-carbon alternative to steel and concrete. Designing an economically viable mass timber structure is a new challenge with new constraints and opportunities. For example, using cross-laminated timber (CLT) panels as the structural floor requires manufacturing 40' x 10' panels off-site and craning them in to place. Harvesting, gluing, milling, transporting, and craning these materials requires careful planning and design considerations. One way to properly support these panels with the minimal tolerances required is with a post and beam structure, which limits the ability to cantilever and transfer forces. Additionally, the unique properties of the material allow exposure of the wood as a beautiful finished ceiling. The result is a building which must closely express the true nature of the way it has been constructed.



1800 E Olive Way - Super Structure for Preferred Option



## Connected to the City

*The building should actively participate in urban life.*

The building will go beyond responding to and connecting with the city; it will enhance that very context within which it is sited. Connections to local street conditions meld the building into the block, while activating the commercial frontages. The building will encourage multi-modal movement as a means of reaching all corners of the city. Finally, the scale and texture of the building will reflect the intended vision of a dense, high-energy neighborhood.

CS1-3a - Respond to Local Topography, CS2-2 - Respond to Different Streets, PL1-2a - Maintain a Continuous Street Wall, PL2-1 - Universal Access, PL2-2 - Inclusive Neighborhood, PL4-1 - Connection to All Modes, PL4-2a,b - Bicycle Use, DC2-4 - Scale and Texture  
(CITY) PL4-A1,2, PL4-B, PL4-C, DC2-C3, DC4-A1



walk times from project site

## World Class Pedestrian Experience

*Pedestrians come first at 1800 E Olive Way.*  
We are leveraging the location of the building on distinctive streets, with key features that make this ground floor a bustling and active landmark for all Capitol Hill residents. Amenities for pedestrians and cyclists, such as benches and public bike racks, combine with weather protection and permeable storefronts to connect between the inside and outside all along Olive Way and Harvard. Landscaping, trees, and pedestrian-oriented street improvements round out the experience.

CS2-1a,d - Distinctive Streets, CS3-2c - Placemaking, PL1-1b2 - Prioritize Pedestrian Circulation, PL1-3b,c2 - Pedestrian Amenities, PL2-3a,b - Weather Protection, PL3-4a,b - Permeable Storefronts, DC4-3a,b - Signage  
(CITY) PL1-A2, PL1-B1,2,3, PL1-C3, PL2-A1,2, PL2-B1,3, PL2-C, PL3-A, PL3-C1,2, DC2-D1, DC4-B1,2



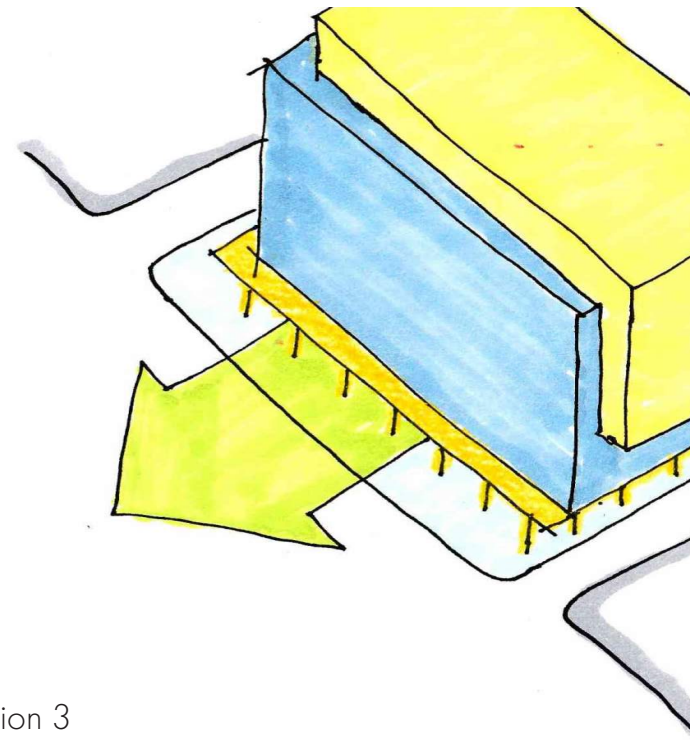
Old Stove at PPM



## Strong Architectural Concept

The building design is based on a solid and cohesive architectural concept. The architectural concept expresses the structural material: it's capacities & limitations. The post-and-beam timber frame and CLT milling language is to be "read" on the facade of the building, and will be articulated with subtle touches to add visual interest. The concept also references the future neighborhood scale at large, helping it to break into new ground. An emphasis will be made on durable materials to help this building stand the wear and tear of its frenetic location.

CS3-1b - New Architectural Concepts, PL3-1a,b - Entries, Architectural Focal Points, DC1-1a - Flexibility, DC2-1 - Wrap the Corner, DC2-3a - Visual Depth and Interest, DC4-1a,b,c - Exterior Finish Materials  
 (CITY) CS2-A1,2, CS2-B1,2, CS2-C1, CS2-D1,5, CS3-A2, DC1-A, DC1-C2,4, DC2-A, DC2-B1,2,



preferred option 3

## Natural Infrastructure

This building promotes natural life and systems. There is an emphasis on natural materials throughout the project. From the planting beds along Olive Way to the material of the structure itself, this building is learning from the forest. Carbon sequestering choices reinforce sustainability. Beneficial plants in the open spaces on the roofs provide pollinator habitat and stop-over points for migratory birds. Other strategies, such as natural ventilation and efficient envelope design make this building a piece of green infrastructure for the city.

CS1-2a - Sunlight, Shade and Natural Ventilation, CS1-4a,c,d,e - Plants and Habitat, CS1-5a,b (subpoint 2 and 3) - Sustainable Water Use, DC3-1b,c - Healthy Open Space, DC4-2b,c,d - Sustainable Materials, DC4-4a,b - Beneficial Plants  
 (CITY) CS1-A1, CS1-B1,2, CS1-D1, DC4-A2, DC4-D



mass timber structure



# Ground Floor Experience



ZEEKS PIZZA @ THE SHEA  
on the corner of 19th and Mercer

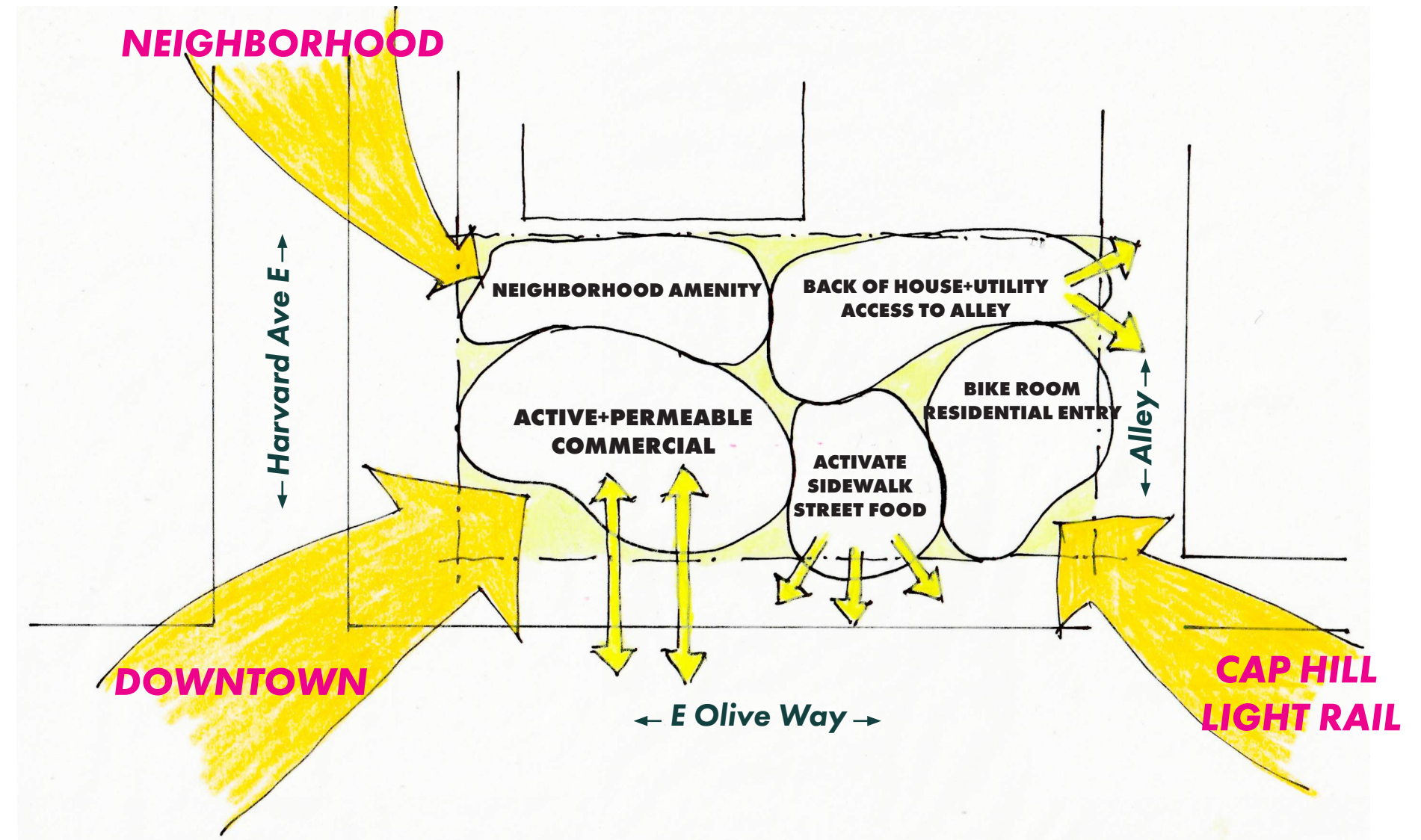
This building was designed with the ground floor as a primary priority.

The building's location on a highly active corner of an energetic neighborhood demand significant design attention be paid to the ground floor, which will engage all modes of residents and passers-by. Learning from local, vibrant spots around town, and combining them with a Mass Timber post and beam frame, we have designed a ground floor concept that reaches out and engages with the city, creating a seamless & immersive urban experience.

The forces highlighted below directly translate into the design of the ground floor



OLD STOVE @ PIKE PLACE MARKET  
on the edge of the public realm, with views to the sound



contextual forces diagram



## PEDESTRIAN SAFETY

Our proposed Street Improvements (via SDOT) are designed to enhance the pedestrian experience, increasing comfort and safety. This includes a proposed curb bulb to shorten the crossing at Olive Way and create a miniature plaza near the commercial corner. Benches and lush plantings along the sidewalk will add life and amenities to the public realm

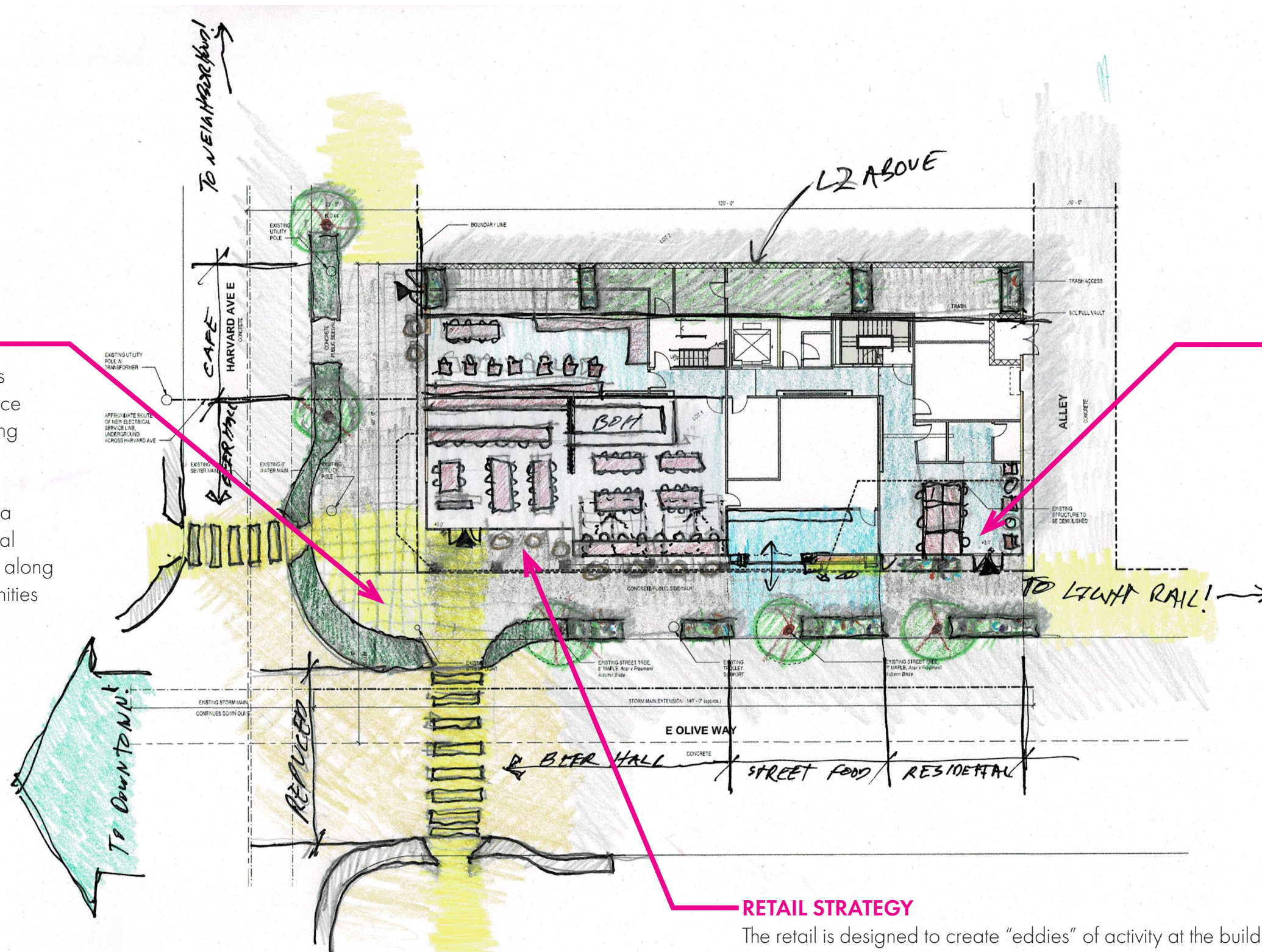
## ENTRIES STRATEGY

This is a TOD project. There is no vehicular parking. Pedestrian proximity to the Light Rail is important. Secure bike parking off the alley is important. Proximity of residential pedestrian and bike entries is a logical and intuitive pairing.

Additionally, the topography of the site suggests that uses wanting a higher floor-to-floor (commercial, by desire & code) be located more easterly. This entry strategy is conducive to a more accessible development.

## RETAIL STRATEGY

The retail is designed to create "eddies" of activity at the building edge, while spatially and visually delineating various uses and components. Care has been taken to provide eddies which maintain porosity and visibility, to increase retail activity and pedestrian safety.



conceptual ground floor TOD diagram



# Design Alternatives - Summary



**OPTION A - WEDDING CAKE**

housing units - 67  
 gross floor area - 38,007sf (5,193 sf under max)  
 commercial area - 2,485sf  
 live work units - 2

**Advantages**

- Simple ground floor & mid-level forms creates seamless urban edge
- Gracious upper level setbacks create a receding presence, L2 setback allows for large dog run area
- Residential entry near Light Rail with single large retail unit facing Olive Way
- Code Conforming (does not require departures)

**Concerns**

- Provides fewest dwelling units, does not meet city housing goals & needs
- Flat facade without balconies required to maximize SF within allowable envelope
- Form of building derived via zoning forces only
- Lacks contextual responses to existing & future neighborhood
- Inability to voluntarily set back at ground floor prevents colonnade and other activating elements



**OPTION B - ICONIC FORM**

housing units - 77  
 gross floor area - 43,070 sf  
 commercial area - 2,980 sf  
 live work units - 1

**Advantages**

- Iconic form expresses the construction methods while providing mid-century flair and a dynamic urban experience
- Provides most dwelling units, meets city housing goals & needs
- Articulated ground floor provides good activation and contextual response, provides 2 retail units
- Folded facade allows for large mass to feel more dynamic, balconies and other features help modulate
- Most unified architectural expression

**Concerns**

- Requires (3) setback departures
- Minimum upper level differentiation



**OPTION C - CROWN JEWEL (preferred)**

housing units - 77  
 gross floor area - 43,150 sf  
 commercial area - 3,501 sf  
 live work units - 0

**Advantages**

- Blending the articulated facade of Option B with simple L2-L6 massing meets the spirit of zoning code via reduced upper level setback
- Nuanced contextual response informs building massing at all levels
- Refined architectural concept makes for highest quality addition to the urban fabric
- Provides high number of dwelling units, meets city housing goals & needs
- Ground floor & pedestrian activation at all corners of the building, 3 retail units
- Meets the highest number of Capitol Hill Neighborhood design guidelines

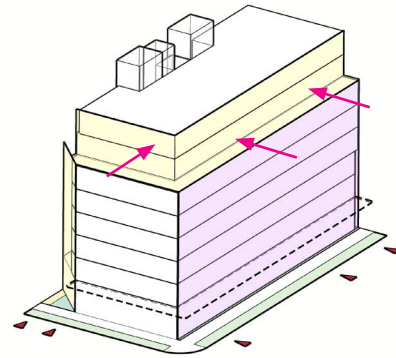
**Concerns**

- Requires (3) setback departures

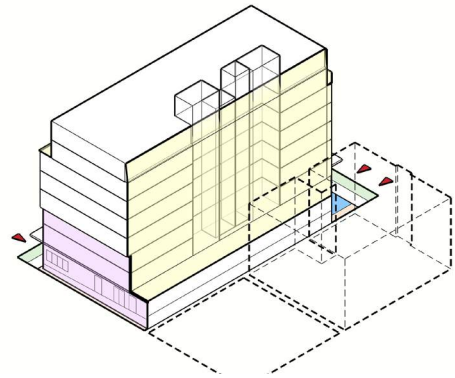


# OPTION A

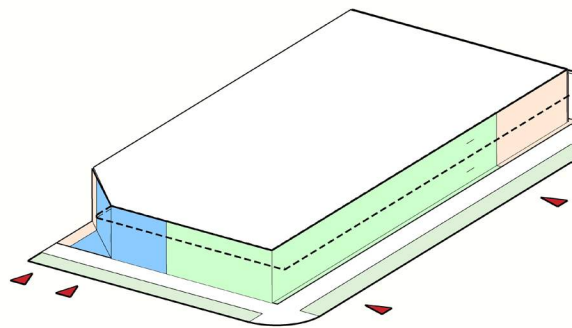
WEDDING CAKE - Code Conforming



massing modulation based on zoning requirements creates stepping, wedding cake articulation



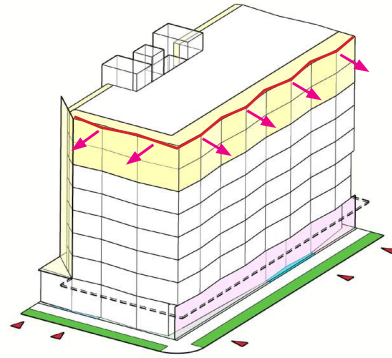
no contextual response to neighbor adjacent multifamily building to the north



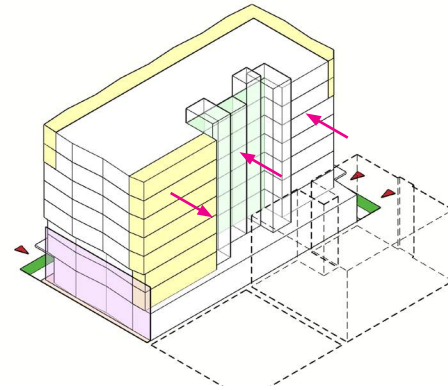
residential entry near the light rail  
live work units blend into neighborhood along Harvard Ave  
ground floor creates a flat urban edge, code required  
overhead weather protection enhances pedestrian experience as the pass by the building

# OPTION B

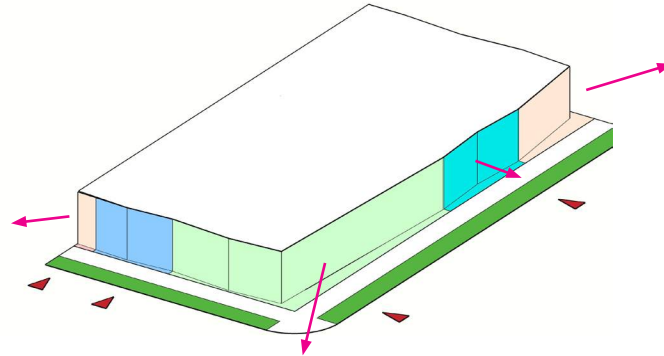
ICONIC FORM - Requires Departures



dynamic folding modulation creates iconic presence within the maximum envelope, tells story of structural design



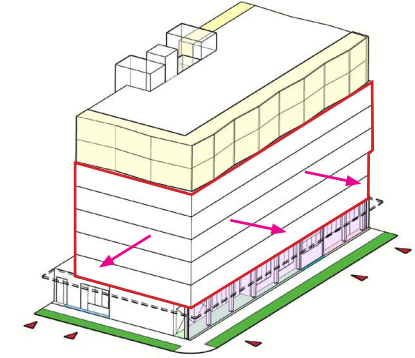
build into northern setback: tune intrusion to optimize for privacy of existing neighbor & residents of proposed project



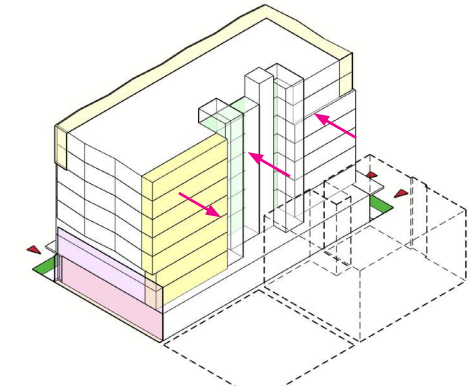
residential entry near the light rail  
live work units blend into neighborhood along Harvard Ave  
ground floor creates a unique folded urban wall that begins to respond to the surrounding forces

# OPTION C - PREFERRED

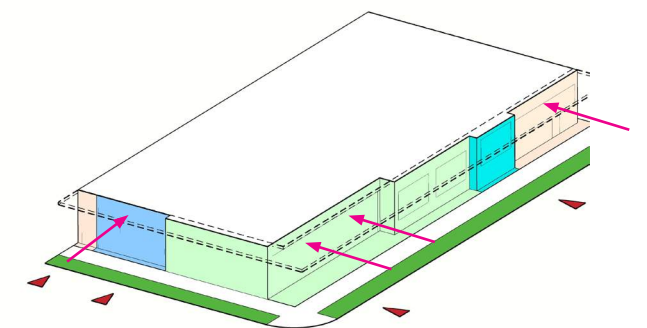
CROWN JEWEL - Requires Departures



the iconic upper level "crown" steps back, meeting the spirit of the code and creating a nuanced architectural expression



build into northern setback: tune intrusion to optimize for privacy of existing neighbor & residents of proposed project



residential entry near the light rail  
replace live work units with true ground floor activating uses  
stepped and permeable ground floor scheme provides the urban pedestrian with family of seamless indoor/outdoor spaces



# Option A - WEDDING CAKE



view from SW

This code compliant option is a building that puts the codified zoning envelope on display. The geometry of the site combined with the zone prohibit the building from achieving the prescribed maximum Gross Floor Area and therefore is unable to provide as many dwelling units as would be desired in this location, steps away from a premier light rail station in Seattle.

housing units - 67  
 gross floor area - 38,007 sf (5,193 sf under max)  
 commercial area - 2,485 sf

code compliant

## Design Considerations

### Housing provision, Density

Option A strictly conforms to the default zoning code. Option A does not achieve the codified maximum Gross Floor Area due to unique site geometry, including double frontages, and a long boundary along neighboring "residential" zoning. The city and region go to great lengths to plan, zone, allocate Gross Floor Area, and install transit. Not achieving the codified Gross Floor Area is a substantial loss to the public good, and squanders an opportunity to leverage public investments in the light rail station. Additionally, while the neighboring zone is technically residential, it's designated as "High Density Residential" and "Residential Commercial" suggest a more complex relationship than merely Commercial vs Residential.

### Environment

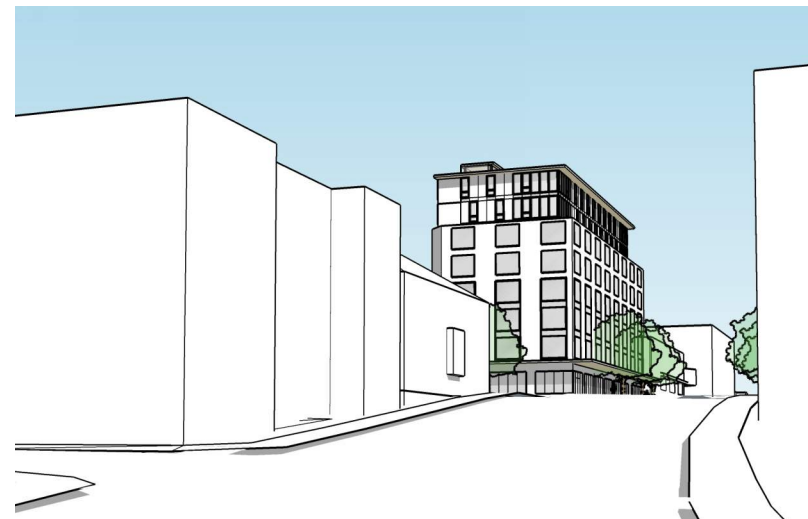
Option A contributes modestly to the ecodistrict with a low carbon structural material, expressed throughout the project. The codified upper level setbacks create excess structural requirements and increase the quantity of material used.

### Architectural Character, Form

Option A provides a common building form to the neighborhood, contributing to the prevailing mid-rise development pattern without distinguishing itself as a iconic building located on what is perhaps the most important intersection in Seattle.

### Pedestrian Experience

Option A provides a simple, uniform urban edge, activating the pedestrian domain with a spacious corner tenant, while breaking down to the Residential/Commercial use corridor along Harvard with Live-Work units. A residential entry at the SE provides convenient pedestrian access to the Light Rail.

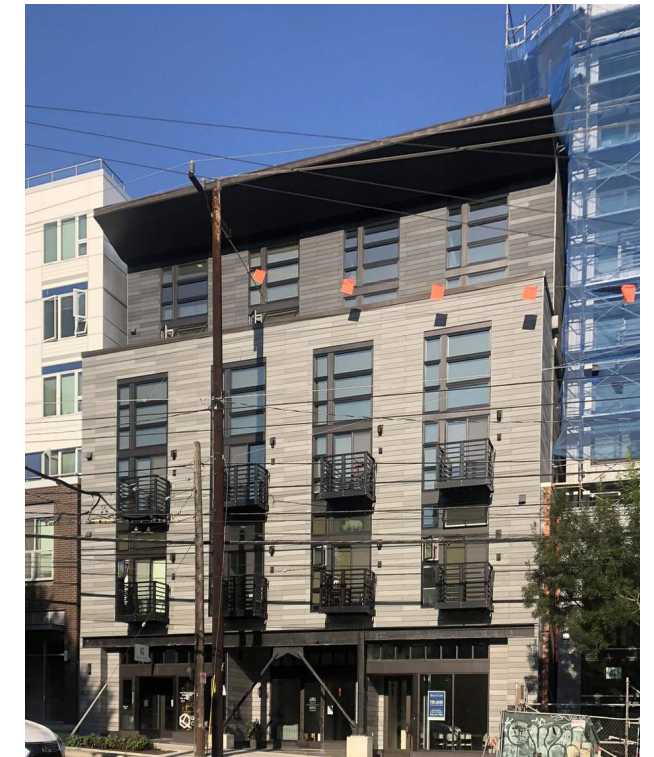
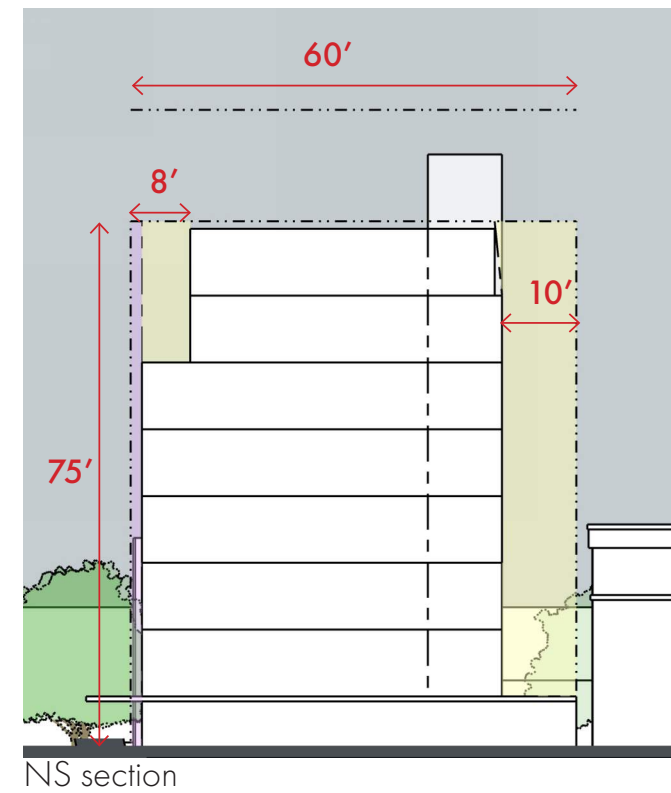
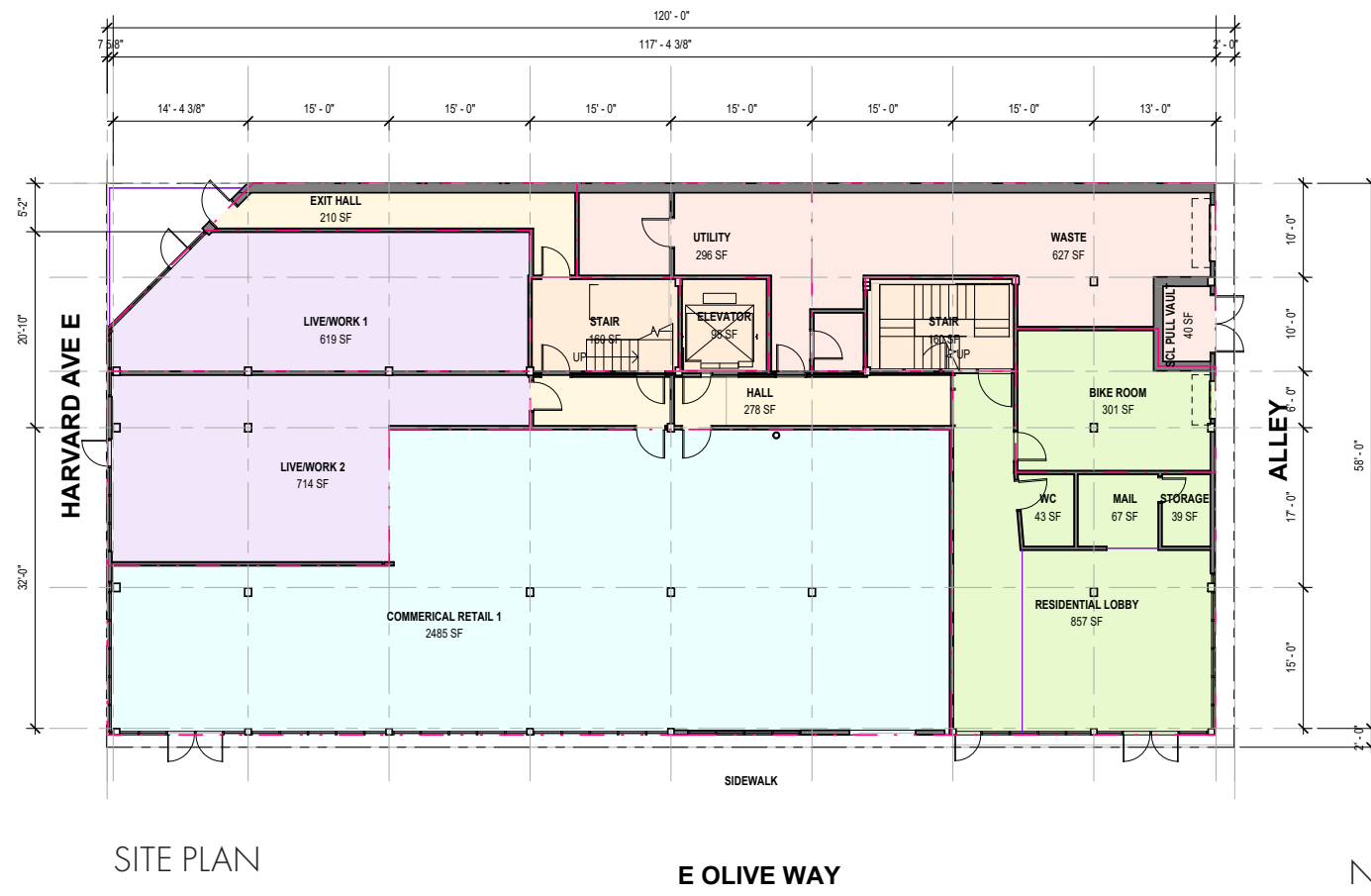


western approach along Olive, heading up the hill



view from Light Rail entry from southeast, at intersection of Broadway and Olive





512 Broadway by Neiman Taber exhibits a simple upper level setback with an overhang



view from northwest, near neighborhood commercial along Harvard



view of corner commercial near intersection of Olive and Harvard



view of residential entry along Olive near alley



# Option A - Cont'd



Maritime Building in Seattle by NBBJ

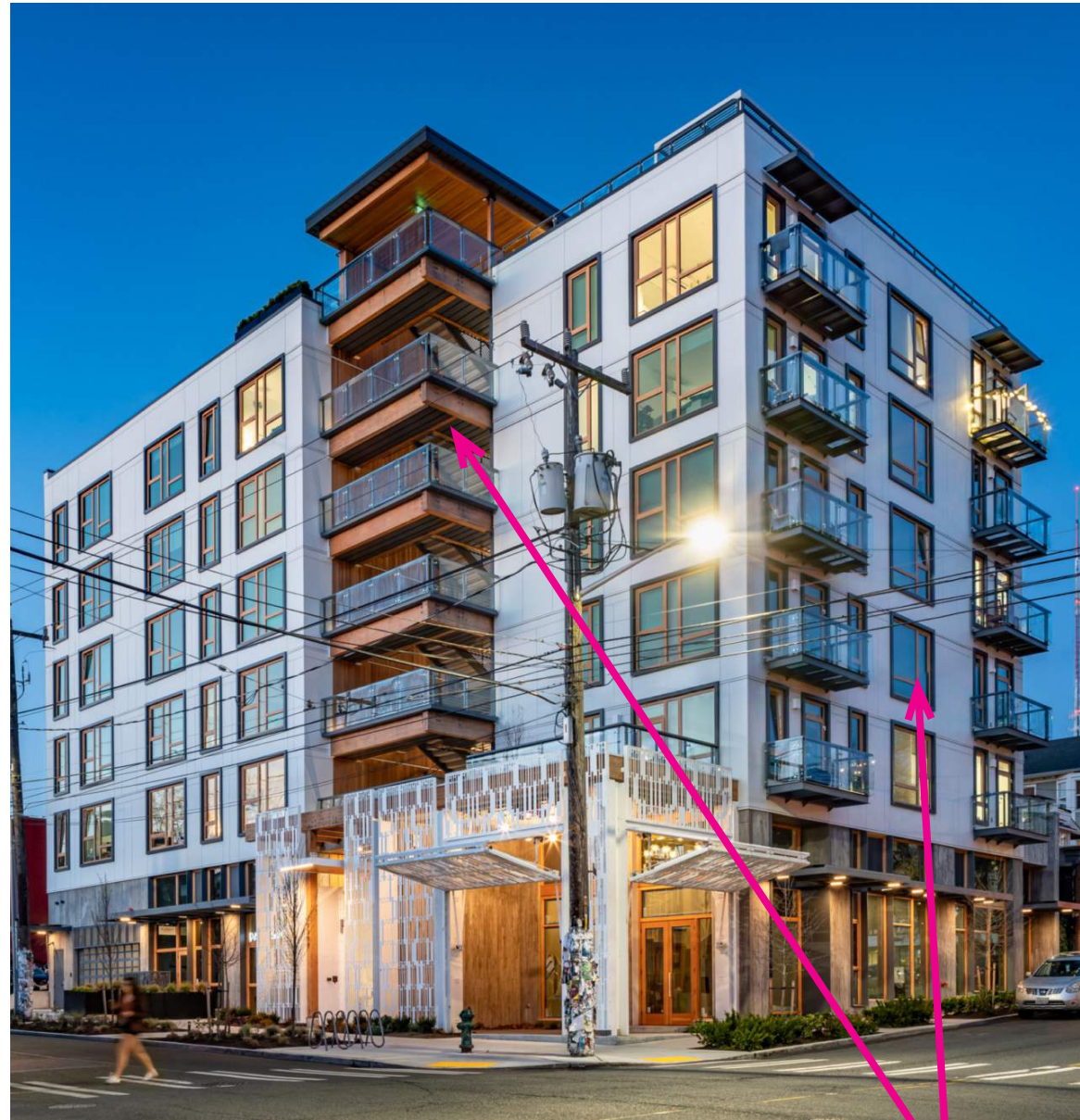
formal facade with upper level setback that incorporates overhanging element



view from SW

showing similar treatment to the upper level setback





Solis in Capitol Hill by Weber Thompson

a regularized facade and simple massing broken by prominent and expressive exterior stairs



view from NW

showing the proposed exterior circulation on the north, exterior stairs provide greater visual depth and interest than enclosed stair towers



# Option B - ICONIC FORM



view from SW

This option proposes a cohesive and iconic building. While it asks for setback departures at the upper-level and to the north, in return it delivers an iconic building that is worthy of its place along Olive Way, at the heart of Capitol Hill. The ground floor folds and articulates based on urban forces. This option provides the most housing units on a site that is just a half-block from the light rail station.

housing units - 77  
 gross floor area - 43,070 sf  
 commercial area - 2,980 sf  
 requires (3) setback departures

## Design Considerations

### **Housing provision, Density**

Option B provides the maximum amount of housing allowed by the code, leveraging the public investments in the Light Rail, and providing much needed housing in a lively, dense neighborhood.

### **Environment**

Option B contributes to the ecodistrict with a low carbon structural material, expressed throughout the project. The structural and manufacturing techniques specific to Mass Timber generate a unique and environmentally friendly building.

### **Architectural Character, Form**

Option B leverages the construction techniques unique to Mass Timber to create an iconic form of folded planes. This concept creates a public focal point from major viewing corridors such as on the uphill approach heading east on Olive or exiting the northern Light Rail access terminal. The cohesive form is instantly recognizable and will create a new landmark in Seattle.

### **Pedestrian Experience**

Option B carries the spirit of folded planes down to the pedestrian level, create a subtle articulation within the pedestrian experience that responds to the happenings at the ground plane. The facade articulates along with the changes in uses, adding definition & delineation to public sphere.



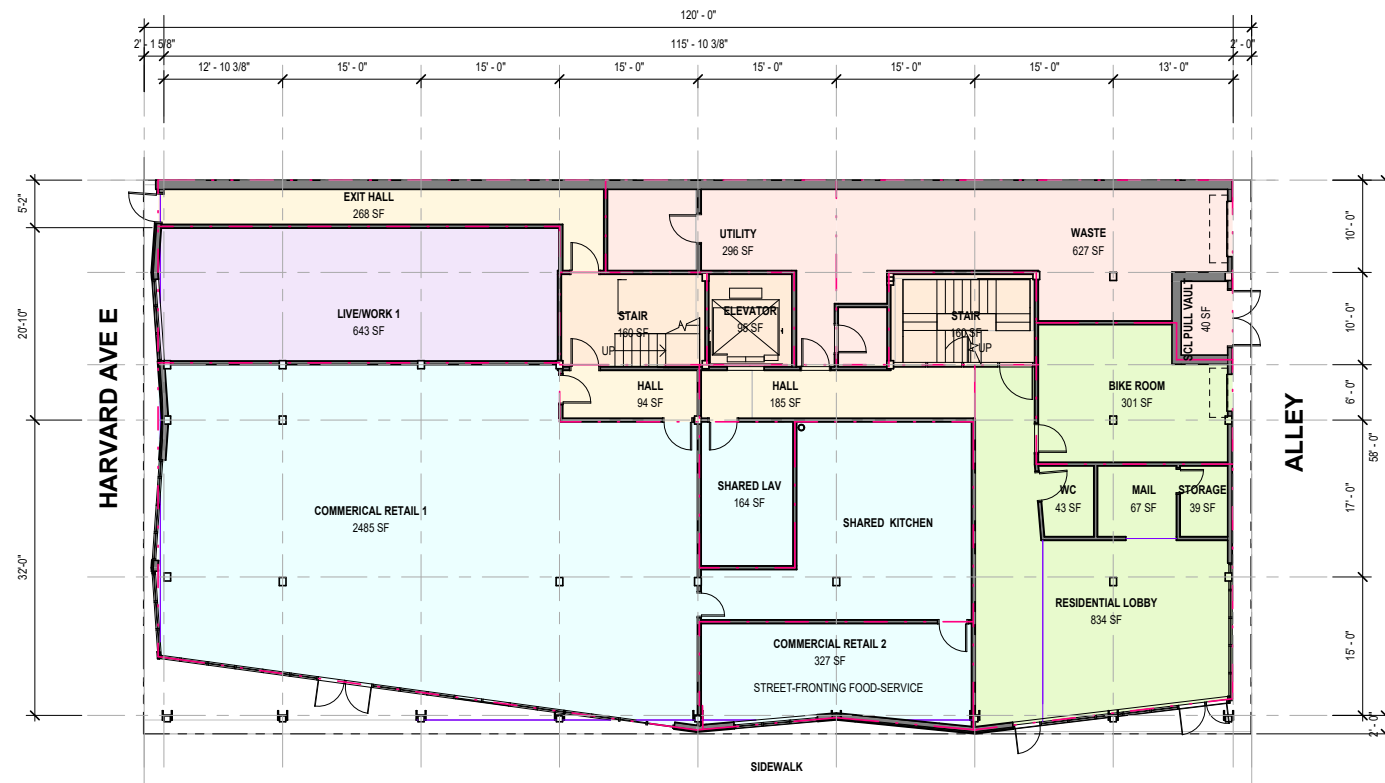
western approach along Olive, heading up the hill



view from Light Rail entry from southeast, at intersection of Broadway and Olive

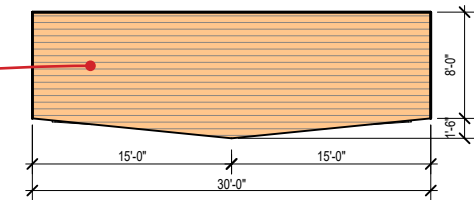
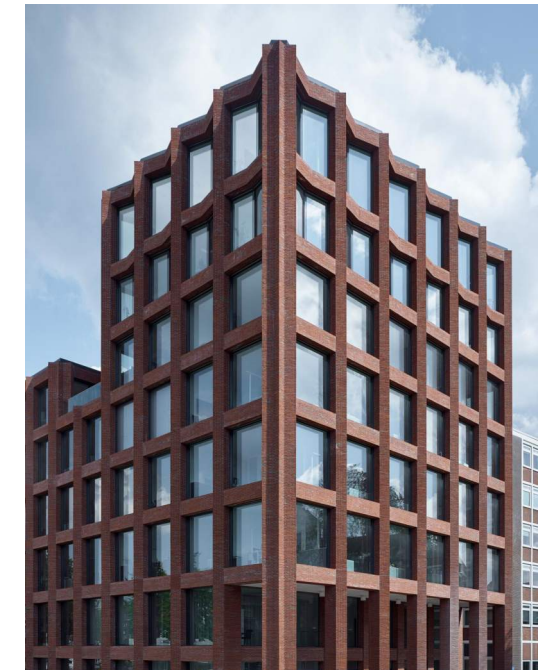
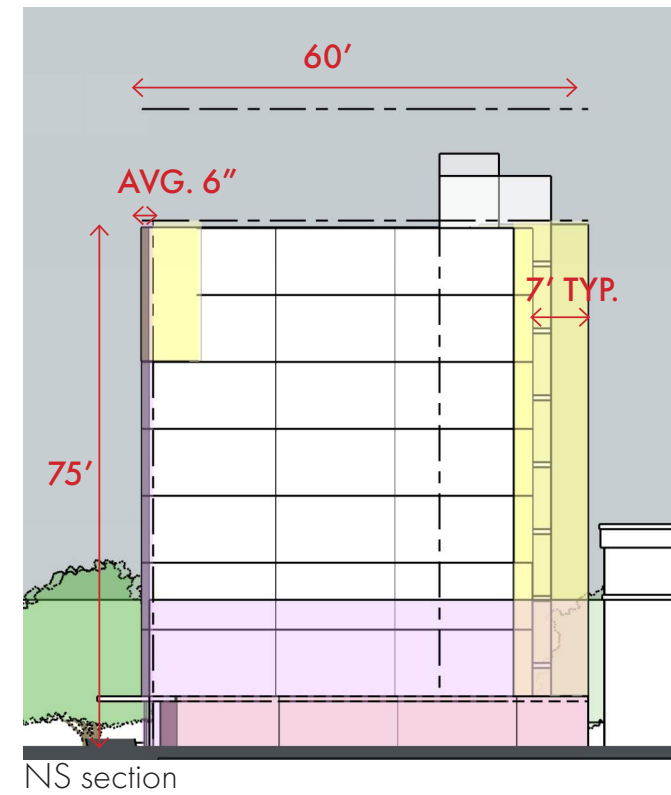


# Option B - Cont'd



SITE PLAN

E OLIVE WAY



the CLT panels are fabricated to create a direct relationship between the construction methodology and the exterior expression



view from northwest, near neighborhood commercial along Harvard



view of corner commercial near intersection of Olive and Harvard



view of residential entry along Olive near alley

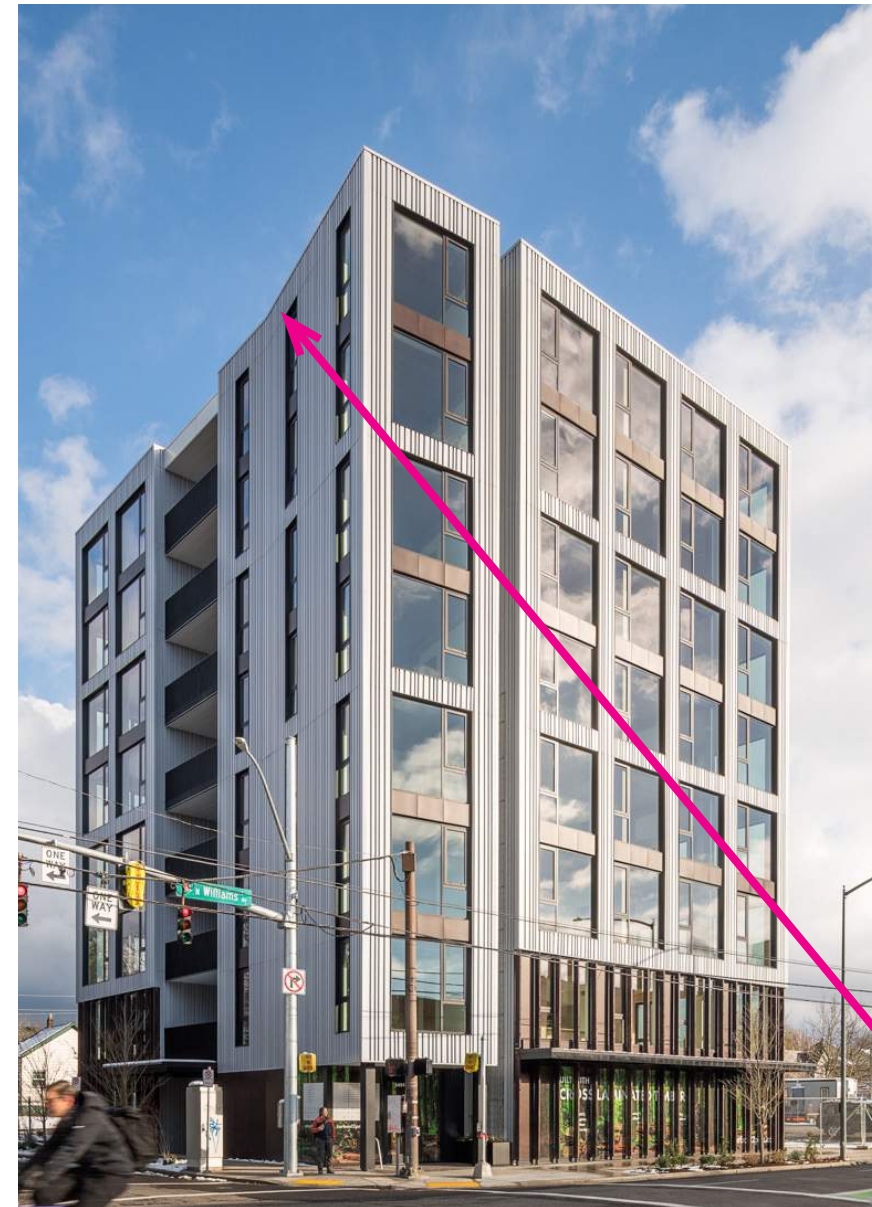


## Option B - Cont'd



TwentyTwenty Building in Portland, OR by Hacker

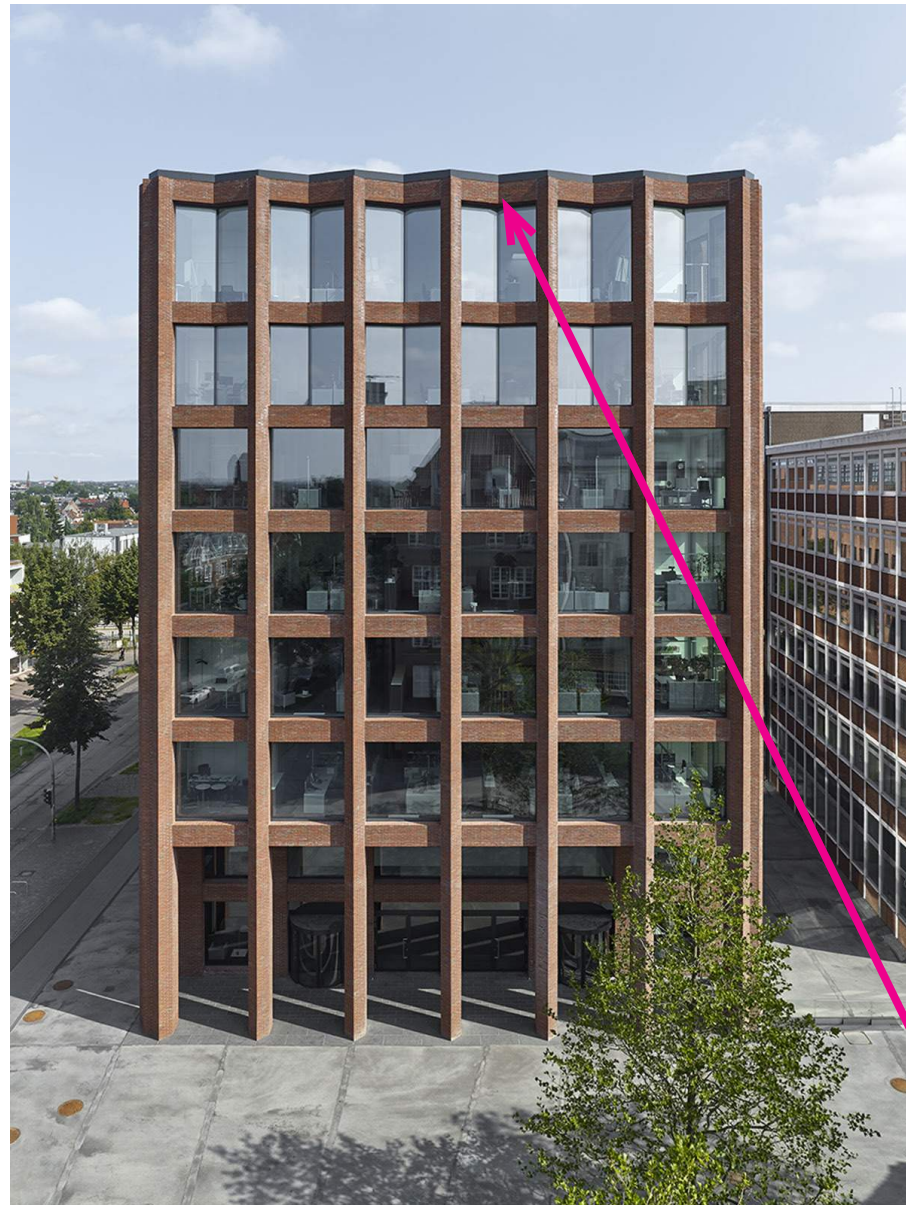
a tall base supports a 5-story mass with a strong fenestration grid, creating dynamic and coherent massing



Carbon 12 in Portland, OR by Kaiser+Path

an 8-story mass timber building with a subtly angled facade and a simple material palette





Drägerwerk House by Max Dudler

shows the dynamic shadowing that subtle angling provides a singular massing move



View from SW

highlights the massing split at L3 as well as shows the subtle folding and angles of the facade



# Option C - CROWN JEWEL - Preferred



view from SW

This preferred alternative is a stunning architectural concept that marries the spirit of the zoning code with an iconic and dynamic form - responding masterfully to the surrounding context and respecting the existing buildings. This option is preferred for many reasons, not least because it provides the widest range of housing options, adding relief to the historic housing crisis facing the city.

housing units - 77  
gross floor area - 43,151 sf  
commercial area - 3,501 sf  
requires (3) setback departures

## Design Considerations

### **Housing provision, Density**

Option C provides the greatest range of unit types within a building envelope that maximizes the potential of the site while still meeting the spirit of the zoning codes. This building is a much needed asset, providing a wide range of housing options in a lively and dense neighborhood.

### **Environment**

Option C contributes to the ecodistrict with a low carbon structural material, expressed throughout the project. The structural and manufacturing techniques specific to Mass Timber generate a unique and environmentally friendly building.

### **Architectural Character, Form**

Option C has a subtle and refined architectural concept that sees the iconic folded plates moved solely to the upper two levels, creating a dissolving crown that steps back. This architectural move plays with the zoning code to emphasize the mass below, while still maximizing the size of the building. This option is sensitive to the surrounding context while still providing the city with a premier piece of architecture. Traditional elements of Base, Middle and Top clarify the expression.

### **Pedestrian Experience**

Nuanced design moves like a stepped envelope that shifts in response to the forces of the immediate surroundings nurture the pedestrian experience. Permeable openings allow retail occupants to maintain a real connection to the street. Olive Way is enhanced, drawing pedestrians from the light rail to the building and encouraging them to circulate towards the building and down Olive Way. A retail space on Harvard bookends the residential-commercial street.

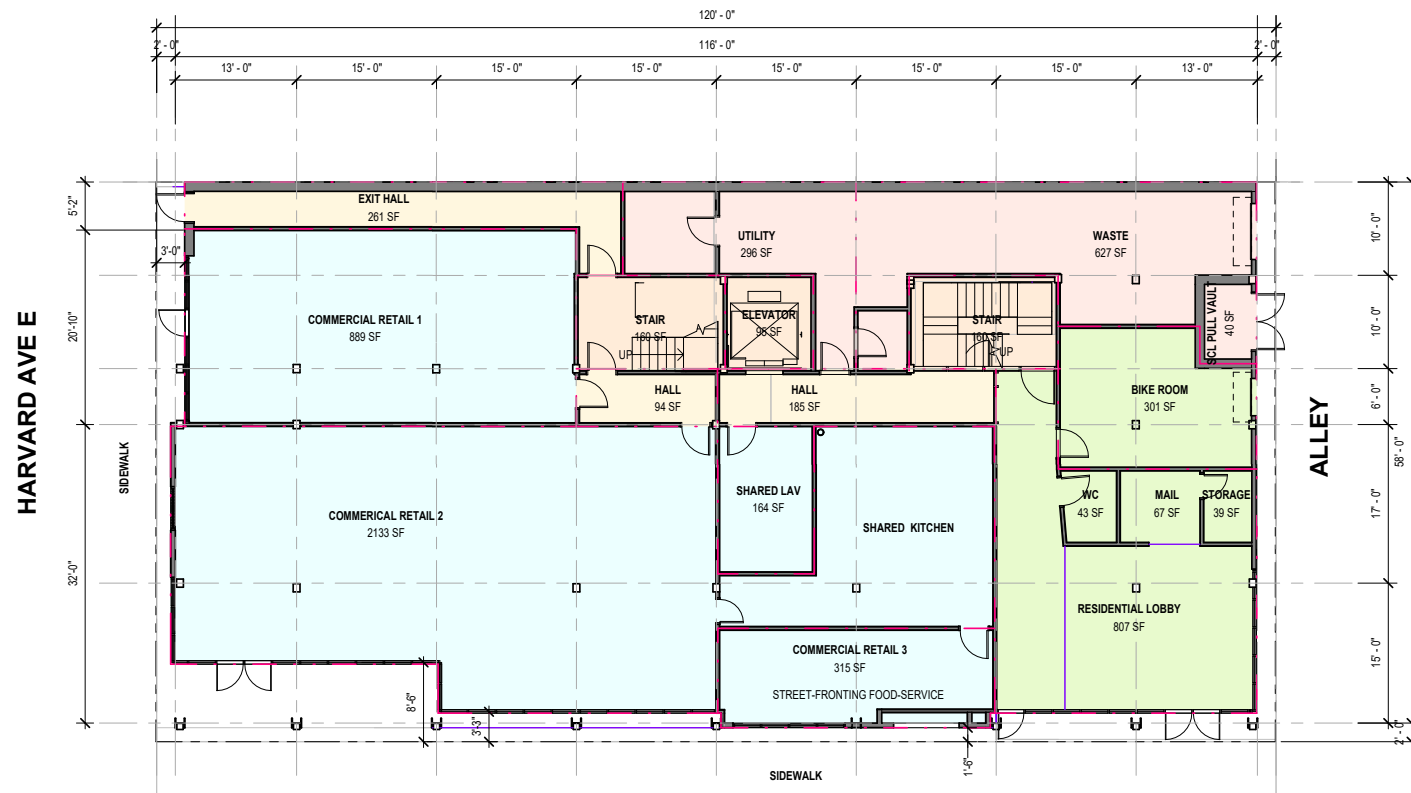


western approach  
along Olive, heading up the hill



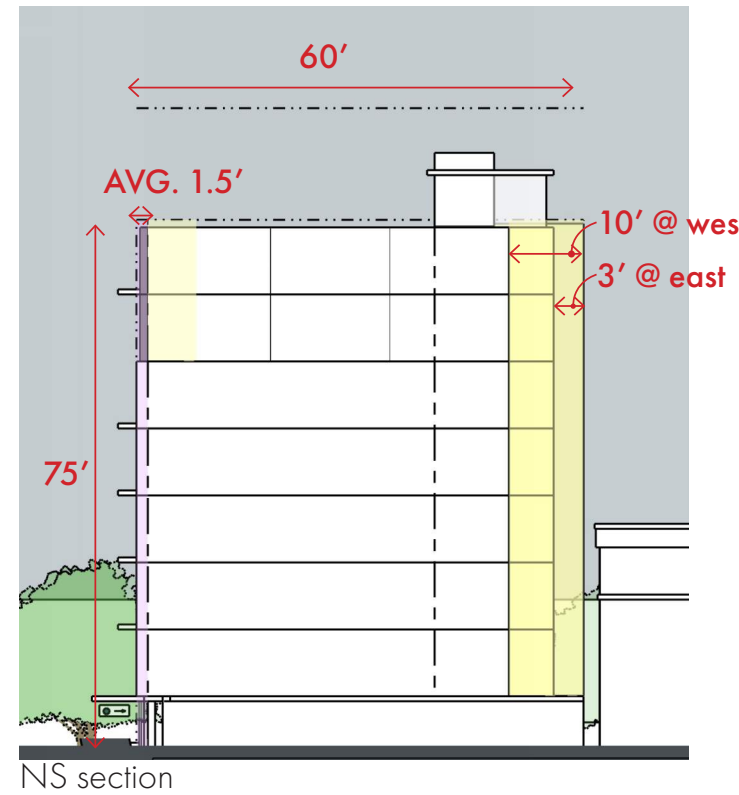
view from Light Rail entry  
from southeast, at intersection of Broadway and Olive



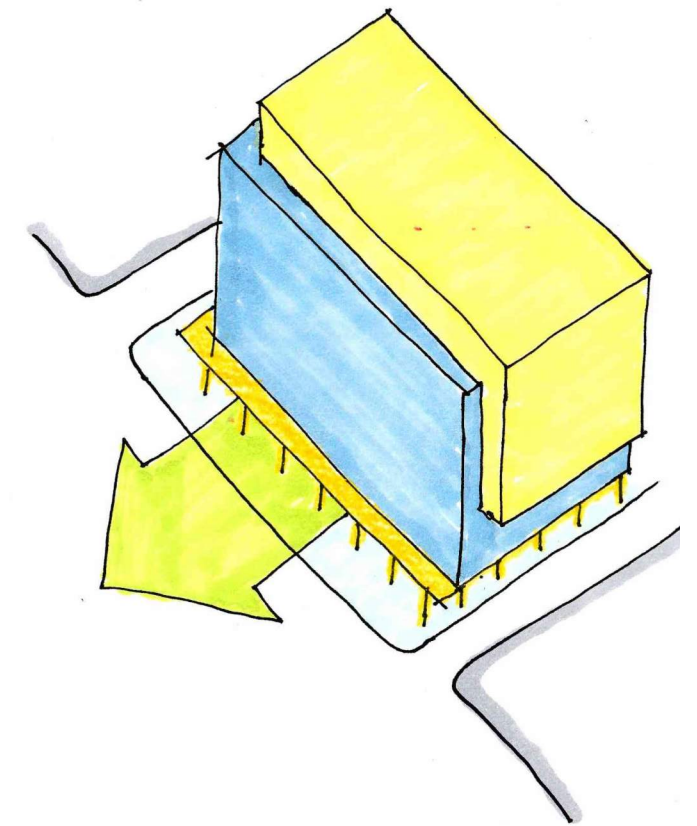


SITE PLAN

E OLIVE WAY



NS section



clear architectural parti - translates a cohesive architectural expression with zoning requirements



view from northwest, near neighborhood commercial along Harvard



view of corner commercial near intersection of Olive and Harvard



view of residential entry along Olive near alley

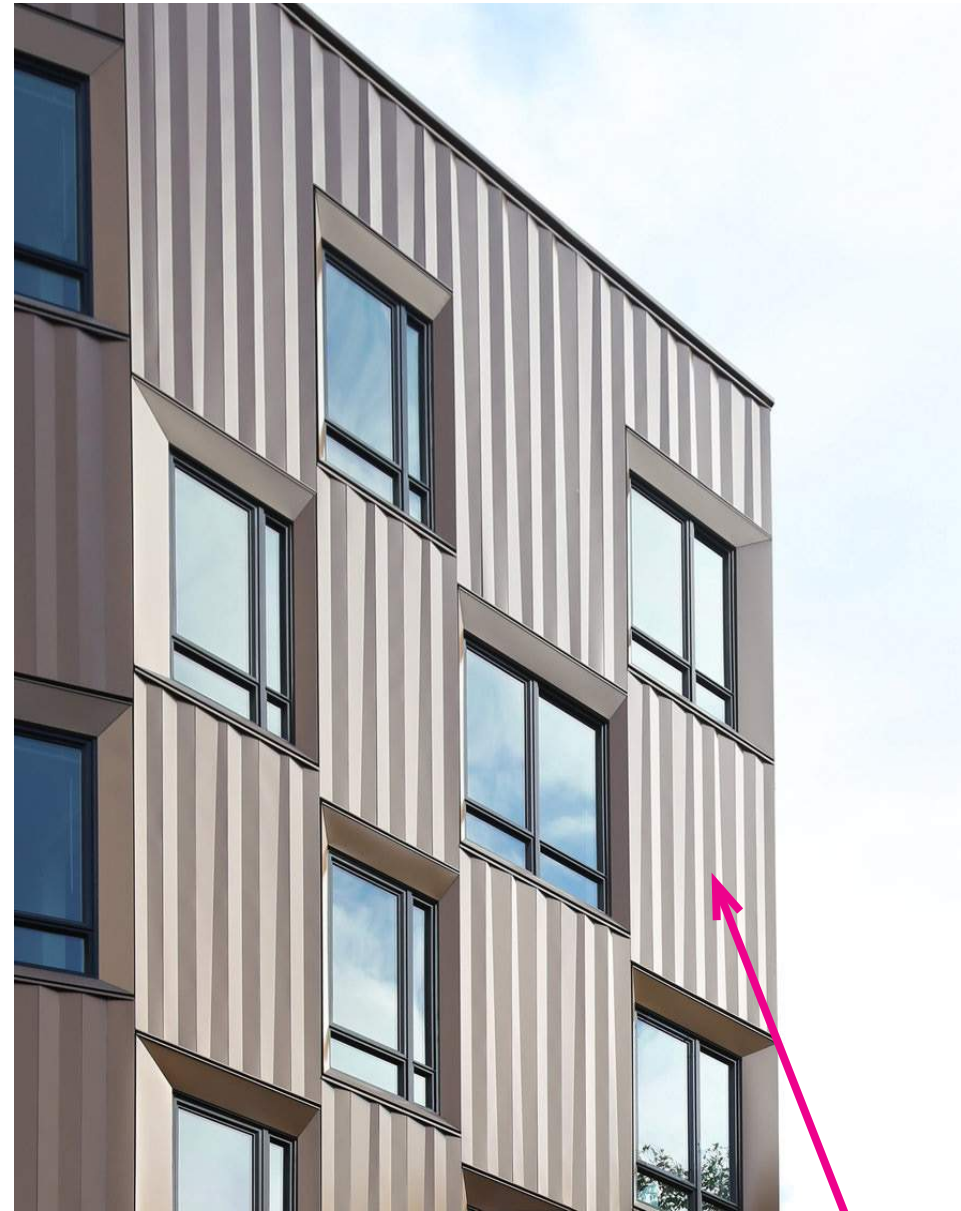


# Option C - cont'd



The Shea in Capitol Hill by Public47

a checkerboard facade over a dynamic ground level



Treehouse in Portland, OR by Lever

checkerboard facade with subtly-textured material





Thomas Street Lofts in Capitol Hill by Hybrid

a vertically-proportioned facade grid facade creates a clear and specific expression



View from SW

highlights the checkerboard facade over the dynamic ground level and displays the crown's vertical expression



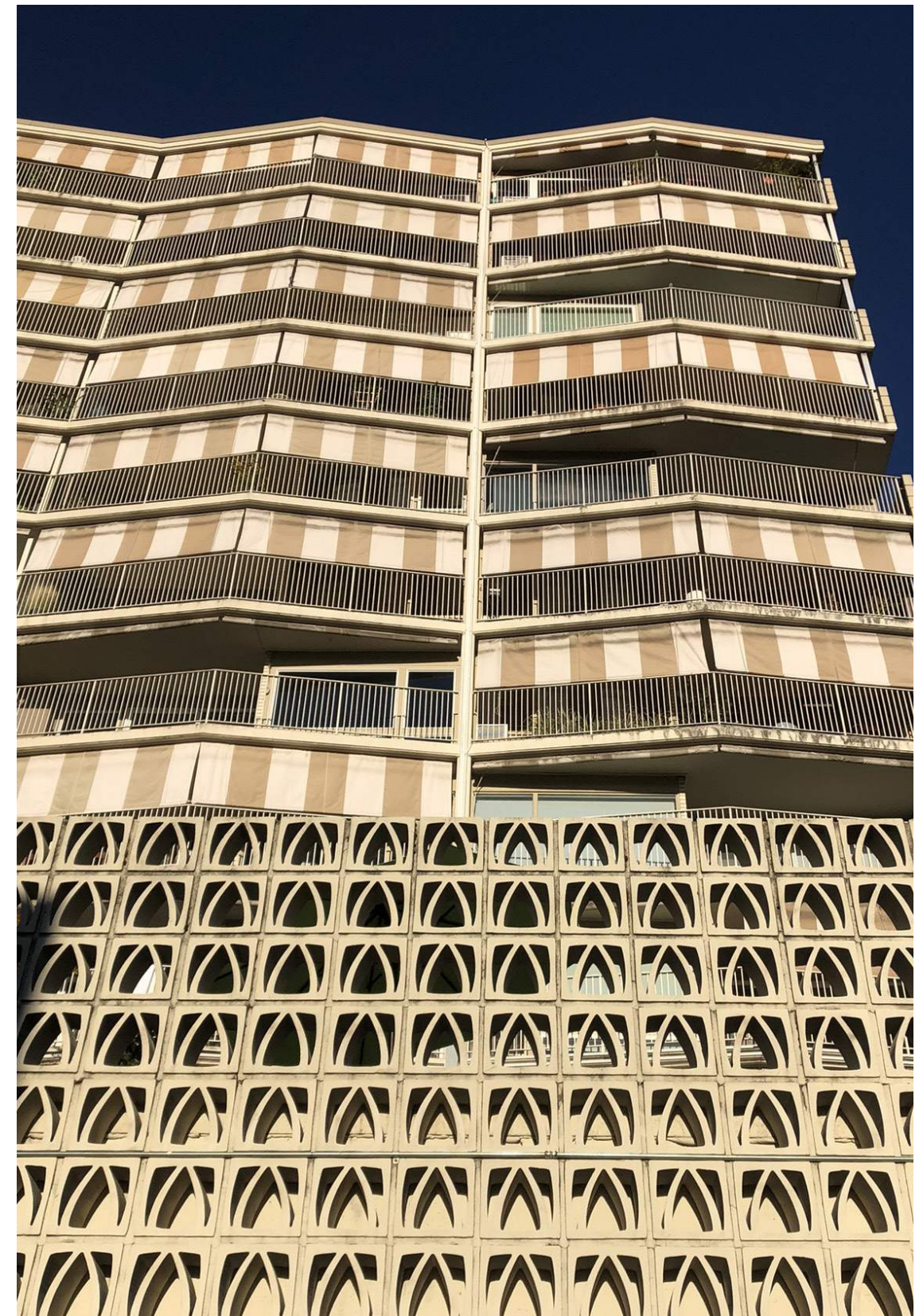
## Option B & C - facade detailing



option B - detail view of folding facade



option B - detail view of folding facade



The Highlander condominiums, 525 Belmont Ave E



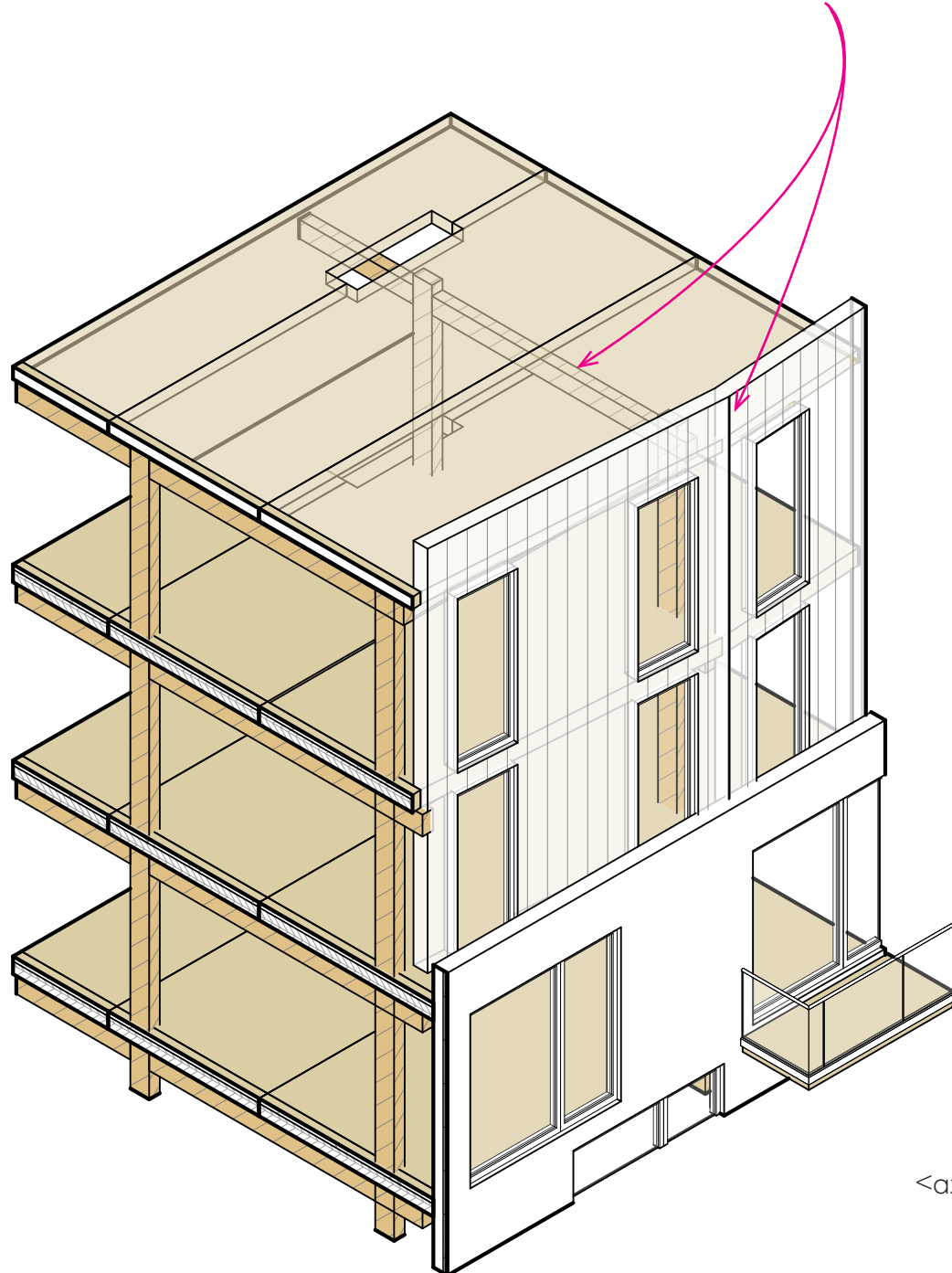
# Option B + C - mass timber design expression

## MASS TIMBER

a robust, efficient and sustainable construction system that opens up design possibilities, while creating unique constraints on massing articulation.

the folded facade of options B and C directly reflects the structural and fabrication techniques unique to this material

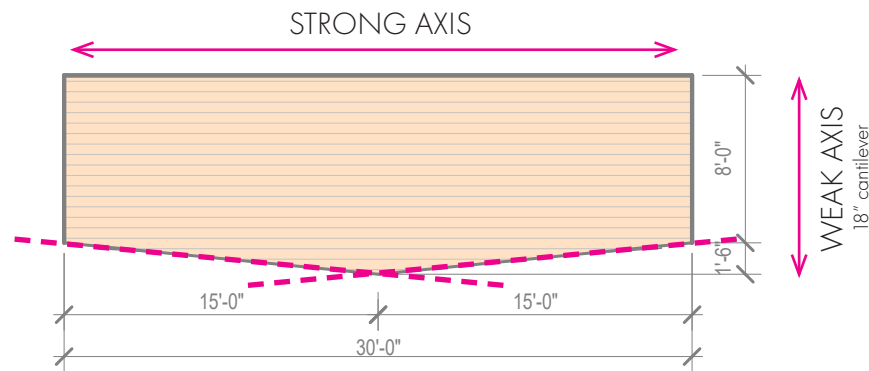
folding the facade at the beam-lines further expresses the building's structure



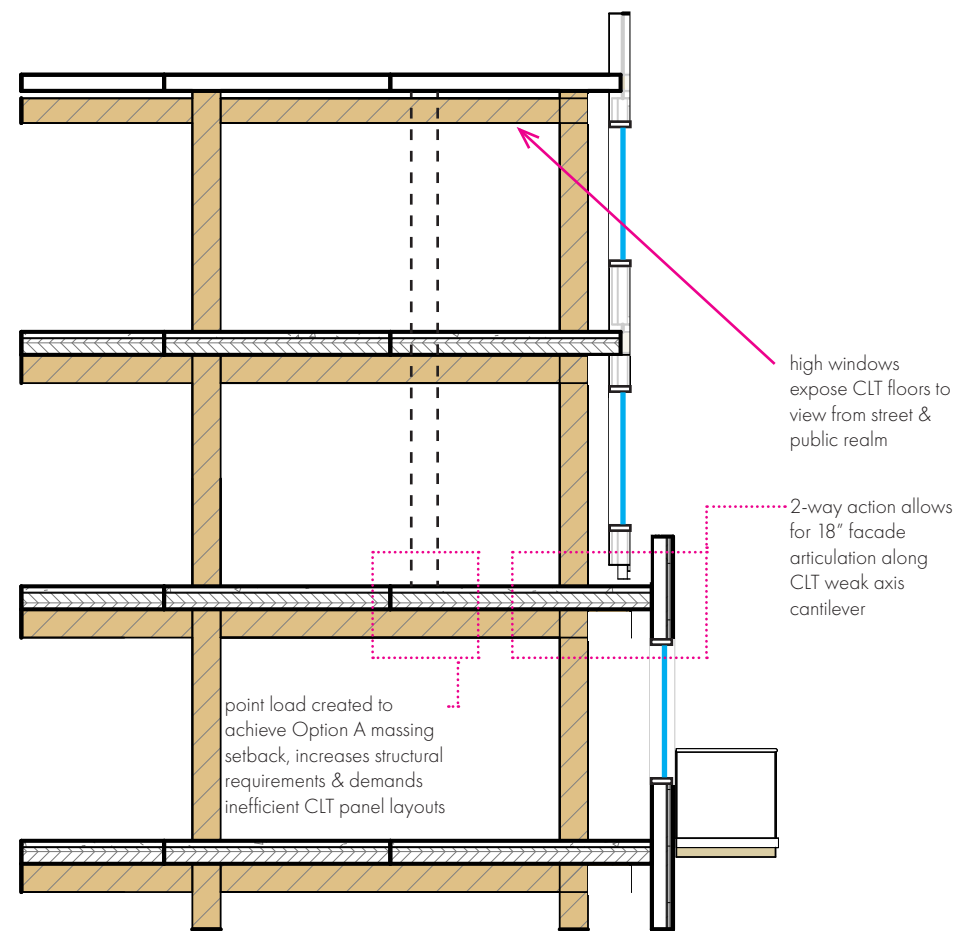
<axon and section of Option C

## 2-WAY STRUCTURAL SYSTEM - CANTILEVERS

all CLT panels begin as rough rectangles and are precision cut to size. This precision cutting also enables the unique geometry of our floor plates.



columns must stack vertically in-line. CLT floor slabs can cantilever up to 18" in their weak-axis beyond the column, providing opportunity for dynamic facade movement



detail view of folded facade - rendering



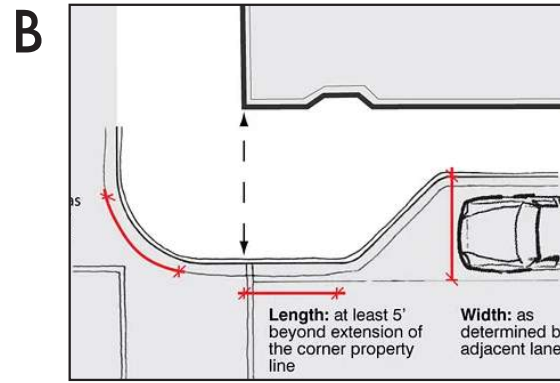
option C - detail view of "crown"



# Landscape Concept



LAVENDER AND BOXWOODS



STREET CROSSING BULB



PAVERS



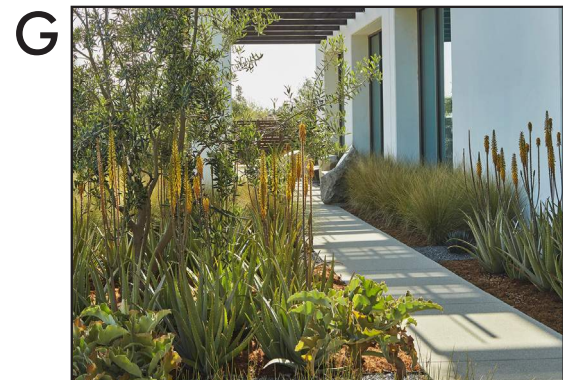
SET BACK ENTRY WITH LUSH PLANTING STRIP



BIKE RACKS



LUSH GRASSES



BENEFICIAL PLANTING



STREET BENCHES



STREET TREES

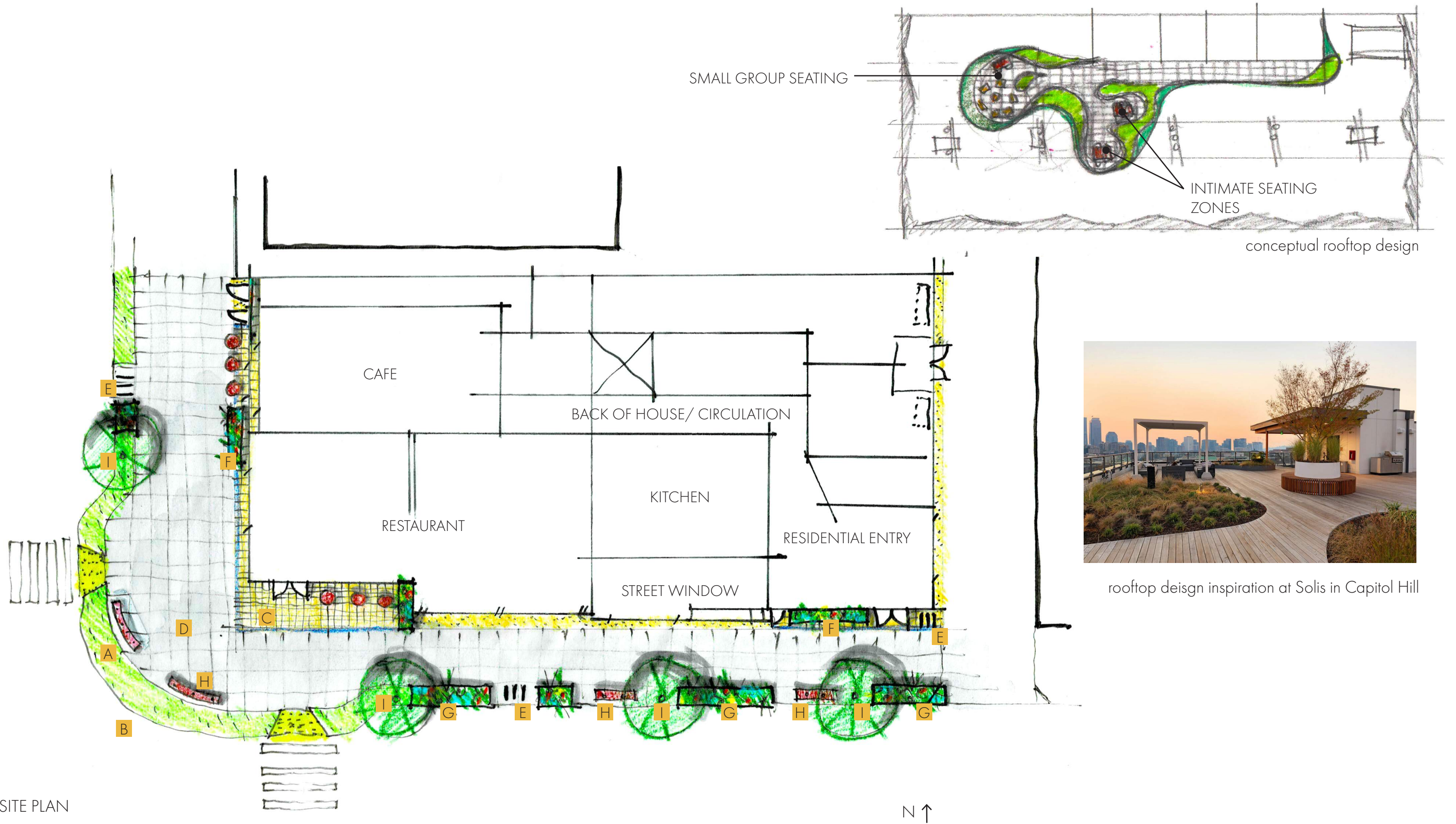
Landscape design favors beneficial native plants - pollinators, macro-invertebrates and migratory birds benefit along with the community.

This landscape design features many elements that contribute positively to the public realm and support health pedestrians, residents, flora, and fauna. Examples include street benches that can play host to impromptu conversations and meals or a lush bed of pollinator friendly planting on the level two deck. Features like the bike racks and street crossing bulb add safety and security for the entire neighborhood.

The building has landscaping on L1 ground plane, the L2 terrace and the roof deck.



# Landscape Concept



rooftop design inspiration at Solis in Capitol Hill

SITE PLAN

conceptual landscape design - preferred scheme



# Departures - Upper Level Setbacks

## Strong and sensitive urbanism

CODE REQUIREMENT: 8' setback above 65' on street facing facades (SMC 23.47A.014 C1)

### PROPOSED DEPARTURES:

- Option B: Above 65' - 0' minimum setback, 6" average
- Option C (Preferred): Above 65' - 6" minimum setback, 18" average

### RATIONALE

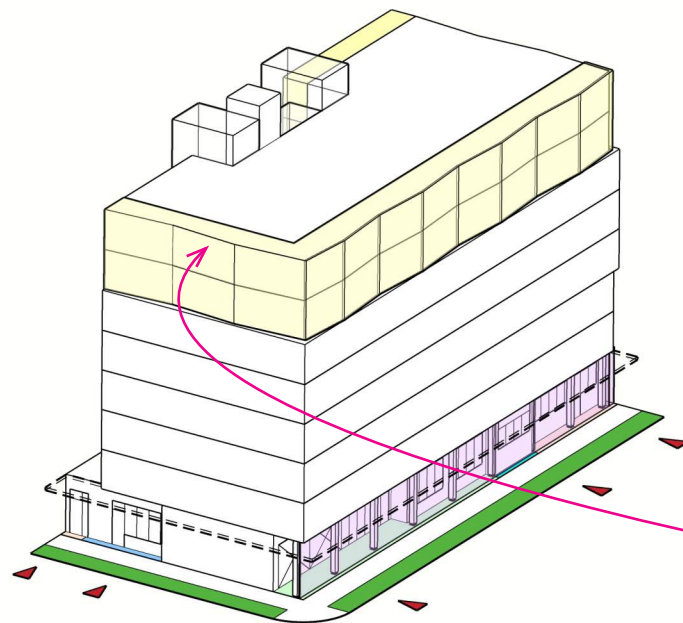
The proposed massing creates unique, visually striking modulation with human-scale massing breaks to create comfort for city residents traversing this important corridor.

Option B provides a highly articulated facade at all levels —not just the upper levels— creating a detailed, identifiable, and iconic form.

Option C works within long established architectural composition rules of creating a base, middle and top expression for the building - clearly reducing the perceived bulk of the building.

The applicant team understands the value of differentiated massing and modulation that feels comfortable and visually striking for city residents that traverse this important corridor. The code intends to reduce perceived bulk. However, recent developments along E Olive Way and Broadway E, including the nearby light rail station projects, have not adhered to this requirement. Nevertheless, such recent developments provide a cohesive and visually compelling backdrop to this highly urban area.

This departure supports the design in general and economizes the project by reducing structural irregularity and increasing capacity for voluntary contributions in line with many design guidelines benefiting the public realm, including voluntary ground floor setbacks and street improvements, unit balconies, and finish material choices throughout the project.



OPTION C - Preferred - Concept rendering

## Design Guidelines

supporting this departure:

- CS2 & CS2.1.d (CH) Urban Pattern and Form - Proposed massing strengthens the most desirable cohesive, & consistent architectural language, and reinforces Olive Way's role as a neighborhood gateway
- CS2.a.2. (Sea) Architectural Presence. This site lends itself to high-profile design with significant presence and individual identity. Proposed departures promote presence and identity
- CS2.c.1. (Sea) Corner Sites. Corner site serves as gateway and focal point, proposed massing supports a dynamic ground floor with a strong, consistent urban edge above
- CS2.d.1. (Sea). Proposed departures promote relationship to and anticipation of height bulk and scale of recent and future neighborhood

DC2.1. (CH) - Facades at Setbacks and Corners - Proposed massing supports coherent architectural expressions & material wrapping

DC2.3.a (CH) - Visual Depth and Interest  
Proposed massing provides modulation and interest generated by structural and architectural concept

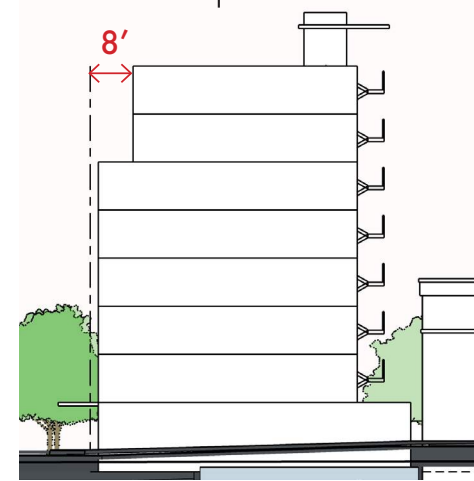
DC2.4. (CH) Scale and Texture  
Proposed massing provides texture at a variety of scales – at pedestrian level, in overall building form, and in relation to key contextual forces

option B - detail view of folding facade, option C would exhibit similar folding, but only at the upper 2 levels



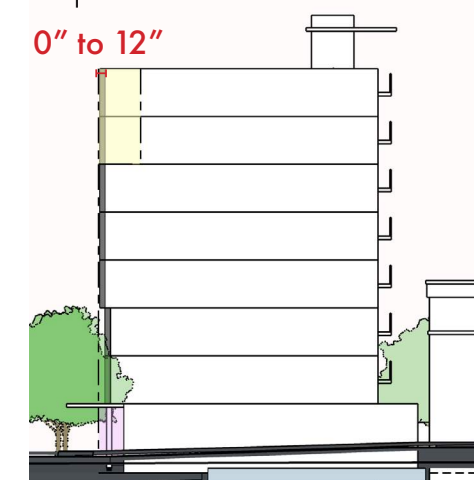
upper level "crown" meets the spirit of the code by breaking down the massing of the building while providing the necessary building area to maximize the number of homes this project can provide

## Code Requirement



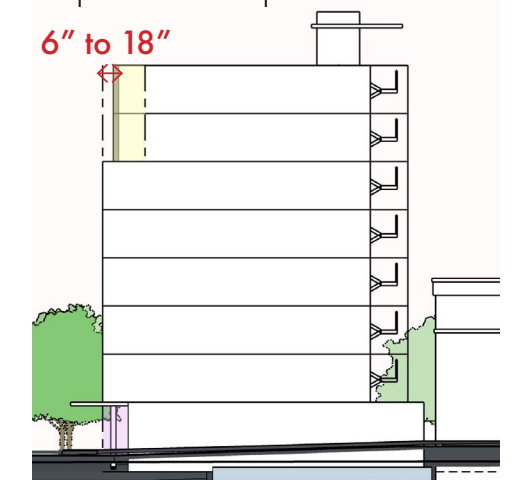
code requirement not suited to existing and future neighborhood scale

## Option B



facade articulation adds visual interest at all levels, rather than only the upper level

## Option C - preferred



reduced upper level setback distinguishes massing and articulates to add visual interest

## Departure Request Table

	Location	Setback Required / Proposed	Setback Area Required / Proposed	% Departure requested
Code Requirement	West	8' min	960 sf	
Code Requirement	South	8' min	960 sf	
Option B	West	0.5' avg	60 sf	94%
Option B	South	0.5' avg	60 sf	94%
Option C	West	1.0' avg	120 sf	88%
Option C	South	1.0' avg	120 sf	88%

Nearby projects of similar scale typically exhibit consistent massing and do not provide upper level setbacks



800 E Denny Way, 1 block away, by Workshop A+D



## Pedestrian safety - beyond the code

CODE REQUIREMENT: setback forming a right triangle with 15' legs at boundaries shared with "residential zones" (SMC 23.47A.014 B1)

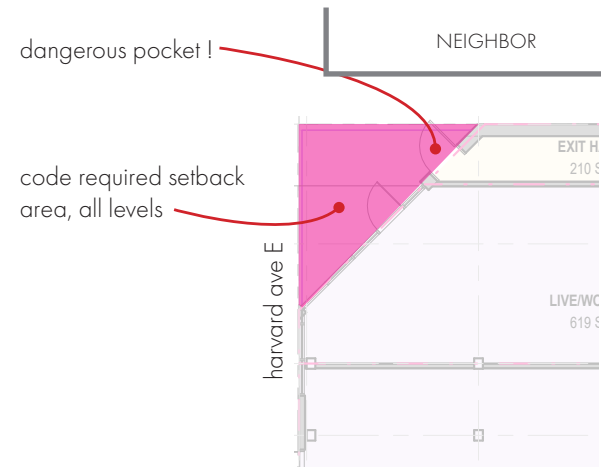
PROPOSED DEPARTURES: provide 3' deep x 25' long setback at ground level, 10' minimum above 13' for a depth of 30'

### RATIONALE

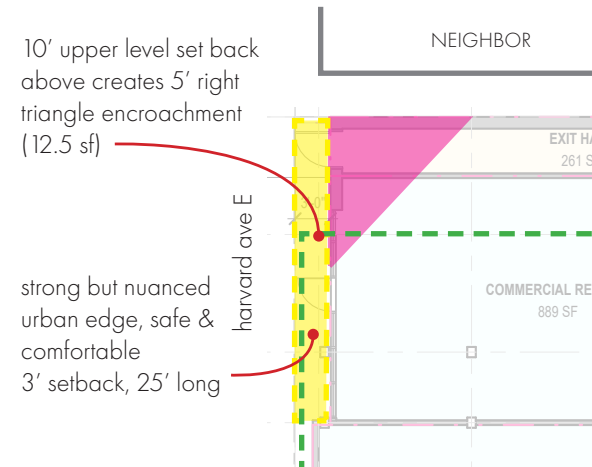
The adjacent property is zoned Midrise Residential Commercial (MR RC) and is technically classified as a multifamily "Residential" zone, requiring a 15'x15' "triangle" setback. Despite the "Residential Commercial" overlay, and the permitted ground floor commercial uses in our neighboring zone, this setback is still required by the code.

This requirement creates a dangerous pocket on the ground level with poor sightlines and an inferior commercial entrance. The proposed departure prioritizes public safety with a minimal, flat setback that maintains the urban edge, emphasizes the retail entry, and creates a minor neighborhood amenity and transition along the softer Harvard street. A 10' upper level setback provides light and air consistent with prevailing neighborhood character. The proposed departures provide a design that better relates to and supports the neighborhood present and future.

## Code Requirement



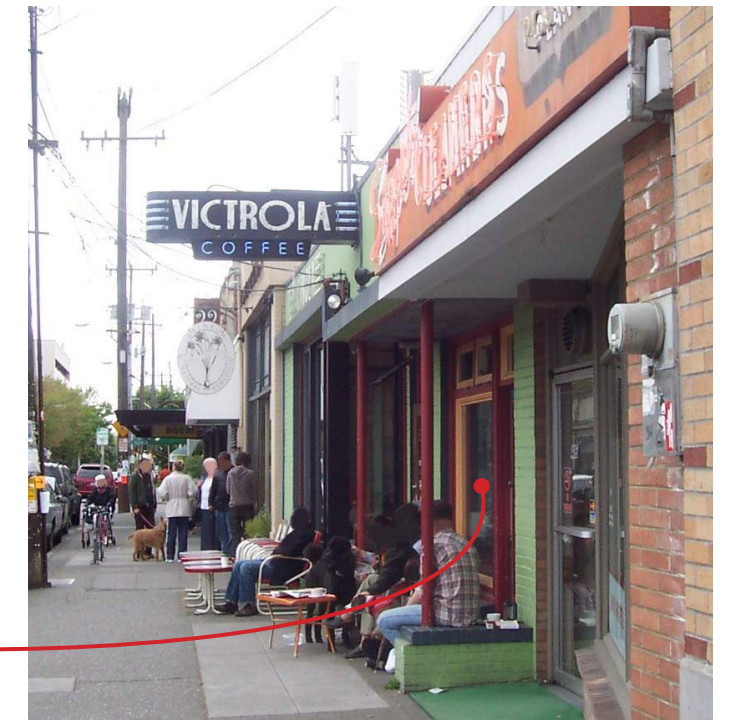
## Proposed Departure



## Departure Request Table

	Setback Required / Proposed	Setback Area Required / Proposed	% Departure requested
Code Requirement	15' x 15' Triangle	113 sf	
Proposed Departure			
Ground Level	3' x 25'	41 sf	64%
Upper Levels	10' minimum	100 sf	11%

Note: Setback Areas Proposed are calculated from the unique trapezoids created when comparing proposed departure to code requirement



small setback along a cafe frontage creates an "eddy" for the public realm, transitions between adjacent lots, and is a safe space with better visibility

15th Ave E

## Design Guidelines

supporting this departure:

CS2.b.2. (Sea) Connection to the Street. Proposed departure carefully considers and connects to the street with appropriate setbacks

PL1.b (CH) Right-of-way - Departure strengthens urban edge & promotes retail success

PL2a a. (CH) Adding to Public Life - Proposal maintains street wall with minor variations that contribute to the pedestrian scale.

PL2.B.1 (Sea) - Eyes on the Street - Departure promotes safety. Triangle setback would create pocket with poor sightlines and diminish safety.

PL3.1.a.b. (CH) - Entries - Distinct architectural languages and articulations distinguish commercial and residential entries and provide visual hierarchy

PL3.4.a.b. (CH) - Retail Edges - Permeable storefronts facing the street with highly-individualized frontages create a dynamic pedestrian experience.

DC2.1. (CH) - Facades at Setbacks and Corners - Proposed massing supports coherent architectural expressions & material wrapping

## Option A - code requirement



## Option B - departure



## Option C - departure





# Departures - North Setback

Sensitive to neighbors with an eye to future midrise development

CODE REQUIREMENT: For boundaries adjacent to Residential zones - 10' Setback above 13', plus 1' for every 10' above 55' (SMC 23.47A.014 B2A,B)

PROPOSED DEPARTURES: (Options B & C): 3' minimum setback, 6.7' average setback above 13'

## RATIONALE:

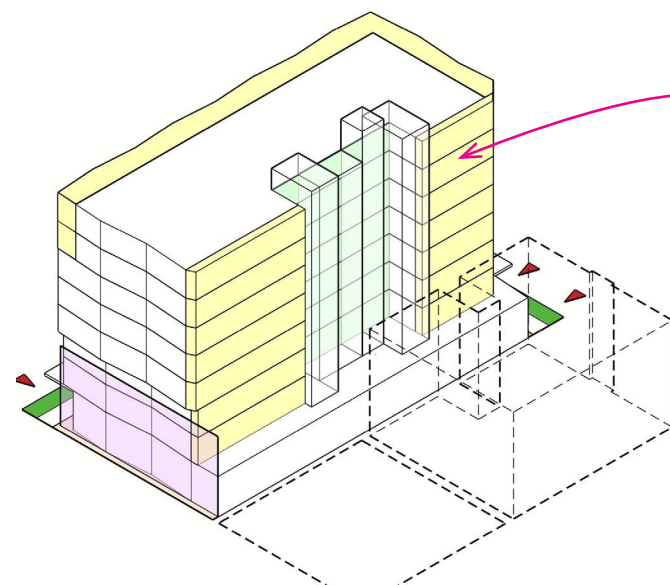
At boundaries between commercial and residential zones, the code intends to provide light, air, and sightlines for neighboring residential uses. The zoning to the north, Midrise Residential Commercial (MR RC), is technically a multifamily "Residential" zone, as opposed to a "Commercial" zone. MR RC zoning allows ground floor commercial uses with residential uses above, to a maximum height of 80'. Despite their different names and minor technical differences, MR RC allows virtually the same zoning + use mixture as the proposed 1800 E Olive redevelopment, though MR RC also allows building 5' taller than the proposal.

The existing northern neighbor is a 15-unit apartment on the front half of the parcel, and a surface parking lot on the rear half. The existing building is approximately 11,500 sf and 35' in height, while current zoning supports a substantially larger building of at least 32,500 sf and 80' in height. The proposed departure responds to the existing neighbor, while forecasting the future neighborhood.

Exterior stairs and halls on the northern facade add relief and architectural character, diminishing the perceived scale of the building and adding fine-grain detailed elements. Typically, halls and stairs create blank facades, and their location in the floor plan would result in a "back of building" that is underwhelming. This design decision supports the departures by creating a perceptual setback area, inclusive of the open-air circulation, that is greater than the code requirement on an average basis.

Due to the length of the northern property line relative to the shape of the lot, the default setback requirement would prevent a proposal of the size allowed by the code. The maximum Floor Area Ratio for this proposal is 6.0, inclusive of incentives for larger buildings the Station Area Overlay district. This departure supports the City's intent to promote larger, denser development near key transit nodes.

This departure supports the project by increasing capacity for voluntary contributions in line with a myriad of design guidelines which benefit the public realm, including voluntary ground floor setbacks and street improvements, unit balconies, and finish material choices throughout the project.

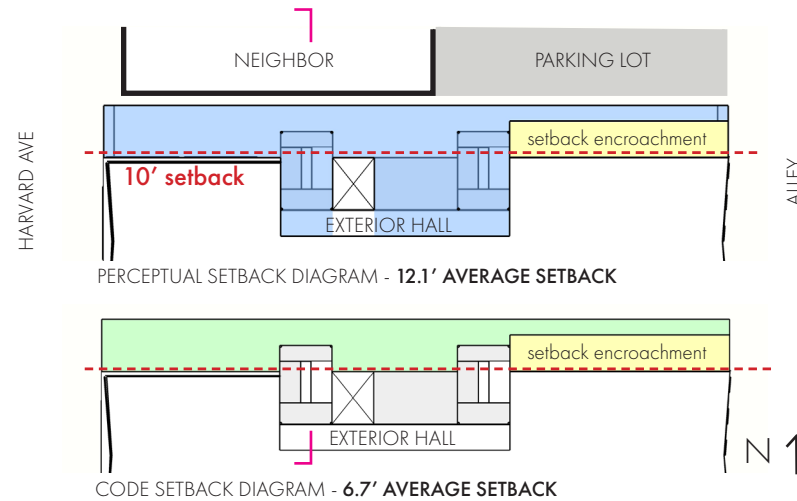


We also explored an alternative departure: a uniform 3' encroachment across the entire North building face.

The northern neighbors and community members in general strongly preferred concentrating encroachments to the parking lot, so that is what we are proposing.

## Departure Request Table

Code Requirement	Setback Required / Proposed	Setback Area Required / Proposed	% Departure requested
Code Requirement	10' min	1200 sf	
Proposed Departure (Options B & C)	6.7' avg, 3' min	806 sf	33%
+1' above 65' - provided at Northwest wing (near Harvard)			73%
Proposal including Exterior Hall & Stair	12.1' avg	1446 sf	-21%



## Design Guidelines

supporting this departure:

CS2 (CH) Urban Pattern and Form - Proposed massing strengthens the most desirable forms, characteristics and patterns of recent neighborhood developments with clean, cohesive, & consistent architectural language

CS2.a.2. (Sea) Architectural Presence. This site lends itself to high-profile design with significant presence and individual identity. Proposed departures promote presence and identity

CS2.b.2. (Sea) Connection to the Street. Proposed departures allow building to more carefully consider and connect to the street with voluntary ground-level setbacks

CS2.d.1. (Sea). Existing Development and Zoning. Proposed departures promote relationship to and anticipation of height bulk and scale of recent and future neighborhood

PL1.b (CH) Right-of-way - Proposed departures enhance open space connections by allowing response to urban forces

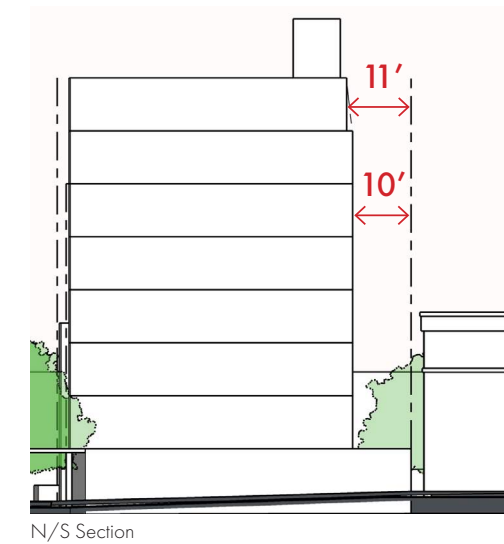
PL2a a. (CH) Adding to Public Life - Proposal maintains street wall with minor variations that contribute to the pedestrian scale

PL4 (CH) Active Transportation - Proposal promotes additional housing where walking, bicycling and transit use are exceptionally viable.  
DC2.1. (CH) - Facades at Setbacks and Corners - Proposed massing supports coherent architectural expressions & material wrapping

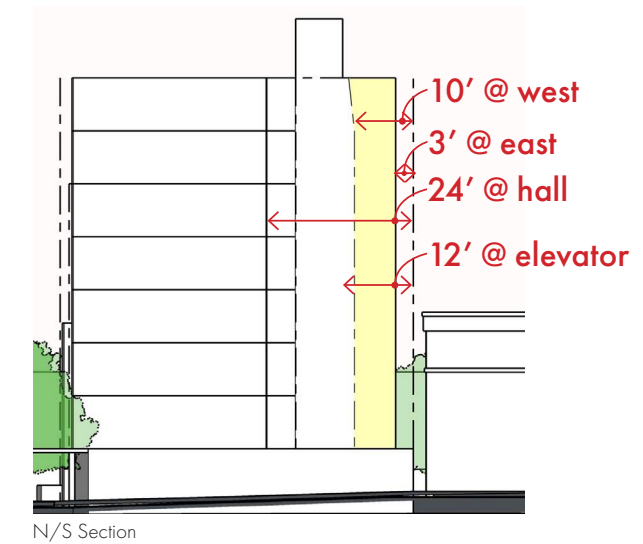
DC2.3.a (CH) - Visual Depth and Interest Proposed massing provides depth, interest, and modulation generated by structural and architectural concept

DC2.4. (CH) Scale and Texture Proposed massing provides texture at a variety of scales - at pedestrian level, in overall building form, and in relation to key contextual forces

## Code Requirement



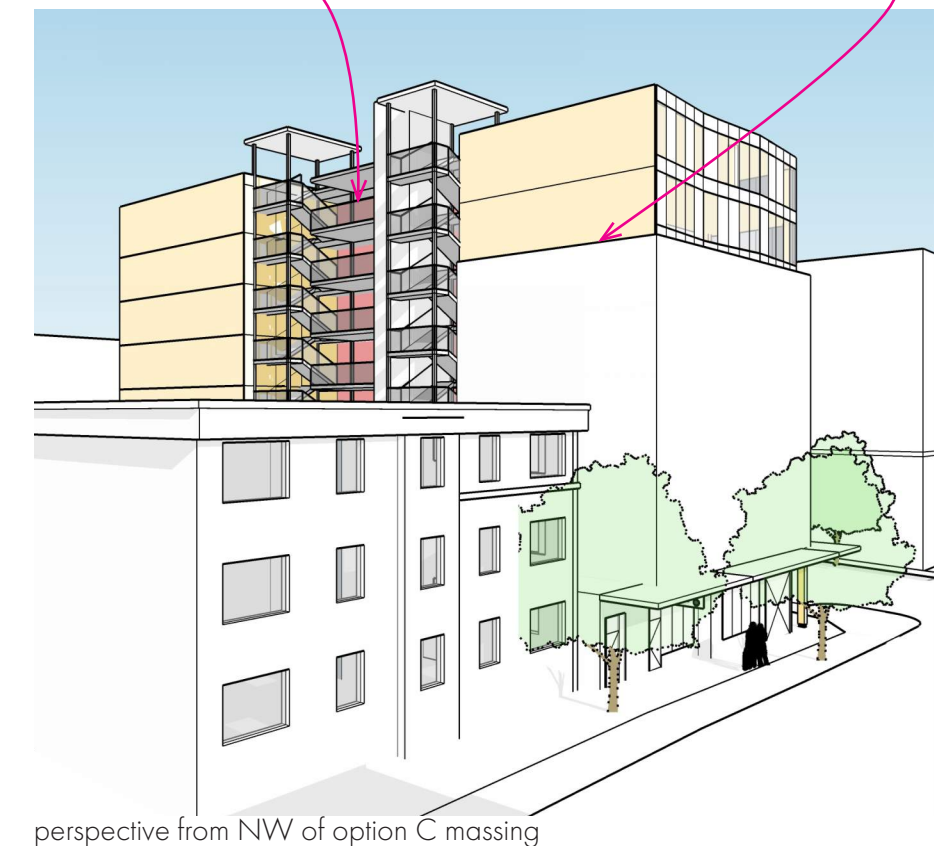
## Proposed Departure



## exterior circulation:

- provides natural ventilation, reducing heating, cooling, and energy loads
- breaks down massing
- adds visual interest & detail, visible from Harvard & north

1' upper level setback for Option C creates clean massing break between upper and middle volumes



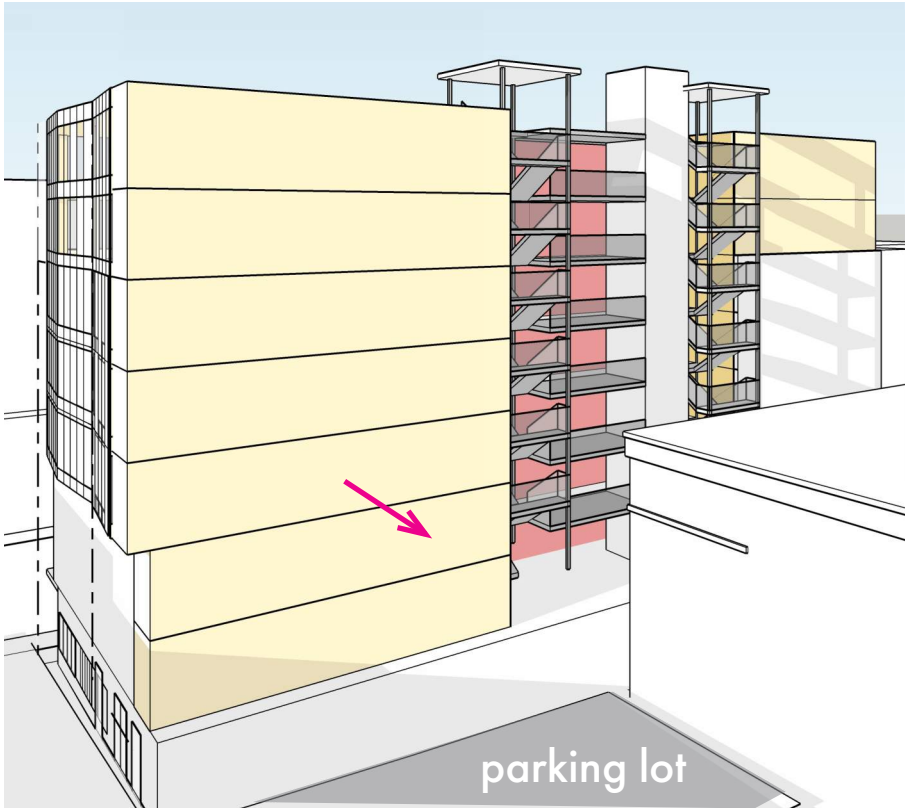
perspective from NW of option C massing





facade adjacency diagram, studying relationship to existing neighbor

concentrating encroachments toward the parking lot maximizes light & air for all residents - existing and future



perspective from NE of option C massing



perspective from NW of option C



# shadow study - option A

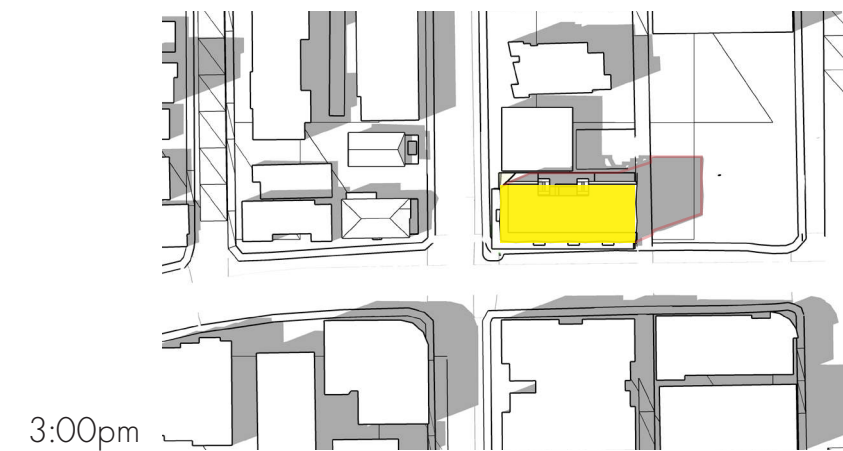
## EQUINOX



## WINTER SOLSTICE



## SUMMER SOLSTICE





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