

1661 E OLIVE WAY PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW
OUTREACH DOCUMENTATION
****With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3039688-EG

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Submitted by:
Natalie Quick Consulting
natalie@nataliequick.com | 206.779.0489
JUNE 2022

1661 E Olive Way Project

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

Project Address:	1661 E Olive Way, Seattle, WA 98102
Brief Description:	This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.
Contact:	Natalie Quick
Applicant:	1661 Olive Way LP
Contact Information:	1661EOliveWayProject@earlyDRoutreach.com
Type of building:	Mixed-use, ground floor commercial w/ residential above
Neighborhood:	Capitol Hill
In Equity Area:	No

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 1,197 residences and businesses and shared with five neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- *Date completed:* June 3, 2022

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:* June 3, 2022

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:* June 3, 2022

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.** When asked what is most important about the design of a new building on this property, 67 percent of survey respondents said pedestrian-friendly streetscape; 47 percent said environmentally-friendly features; 30 percent said attractive materials; 30 percent said interesting/unique design; and 25 percent said parking. Respondents encouraged a beautiful exterior with brick cladding, high-quality materials/simple massing, integrating into the neighborhood, respecting its values, history, uniqueness/culture and considering LGBTQ design colors. One discouraged soulless concrete/corrugated metal slab design while others encouraged a modern look.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 61 percent said lighting/safety features; 50 percent said landscaping; 44 percent said seating options/places to congregate; and 11 percent said bike parking. Respondents encouraged pedestrian-friendly design, as much green space as possible, benches, seating and communal spaces, and loose stones for water drainage. Others encouraged skateable art, skate features and appropriate community space. One noted having a busy curb cut will endanger pedestrians on Belmont and a lack of entrances on E Olive Way seems odd and encouraged at least one entrance on the main street to help retail occupants and the feel of the street. Others noted Boylston is very narrow and encouraged service/loading entry on Belmont Ave E.
- **Height.** Several respondents expressed concerns about blocking views while one encouraged building as tall as possible.
- **Sustainability.** A few respondents encouraged eco-friendly water usage, no gas, solar and bike/car charging infrastructure.

Non-Design-Related Comments

- **Parking, Street & Traffic.** Numerous respondents encouraged offering parking options for tenants as current parking is awful and having good traffic design for entry/exit. Others noted how close the project is to light rail and encouraged fewer cars and more people spaces. Respondents encouraged creating a protected crosswalk across E Olive Way at Belmont Ave E and through-block connections. One respondent encouraged trying to minimize traffic on Boylston Ave E as it is very narrow/more of an alley and another noted the development is on a busy road that is not wide enough for additional usage.
- **Affordability.** Numerous respondents encouraged affordable, accessible housing for all socioeconomic backgrounds or low-income housing and affordable commercial spaces.
- **Impacts.** Numerous respondents encouraged considering neighbors including limiting project construction noise, planning reasonable construction hours, avoiding damage to adjacent building foundations/structures and finishing as quickly as possible. Others encouraged finding ways for workers to carpool, transit or shuttle in as neighborhood parking is limited. One suggested developers be responsible for partial rent reimbursement for affected tenants; another expressed concern for wild animals.
- **Retail.** When asked what retail components survey respondents were most interested in for this location; 68 percent said new places for coffee/breakfast; 58 percent said new restaurants/bars; and 28 percent said new stores for shopping. When asked what most inspires returning when visiting a building, office, restaurant or retailer, 56 percent of respondents said local businesses/small businesses, 52 percent said thoughtful design that is open/welcoming; 44 percent said a sense of openness/natural light; 31 percent said calm, restful places to reflect/relax; 28 percent said great people and service; 15 percent said color and materials used in design; and 15 percent said bustling, exciting energy. Respondents encouraged sustainable businesses/retailers like grocery stores, co-ops, gyms, yoga studios, art studios, arts-related establishments, thrift stores, non-profits or maker spaces. One respondent encouraged only building commercial instead of residential. Others encouraged small businesses that extend further down the building to make Olive Way more pedestrian-friendly. One respondent encouraged signing up retailers/commercial tenants before the project is complete to avoid empty retail spaces.
- **Units.** Respondents encouraged diversity of apartment sizes including more housing for families or larger households, avoiding open floor plans and allowing for multiple options as markets change. One encouraged fast occupancy to avoid vacancies. One noted that units should be lived-in, not held for AirBnB usage. One respondent encouraged that the units be high-end.
- **Safety & Security.** Respondents encouraged designing with security in-mind including lighting and safety features on doors to prevent break-ins as the area is a hotspot for activity.
- **Density.** Several respondents encouraged providing as much housing as possible and expressed support for more / denser housing.
- **Equity.** One respondent noted that equity is what they value most as new developments are built in the neighborhood.
- **Accessibility.** One respondent noted accessibility is one of the top considerations for making the project successful.

Miscellaneous Comments

- **Oppose.** A few respondents noted that they are not interested in a building here and do not want it.
- **Support.** A few respondents noted that this spot definitely needs development, they are excited to see a proposal for the property, they love the mixed-use plan for 160 units, and hope the project goes through without much hassle.
- **Outreach.** A few respondents encouraged keeping stakeholder needs in mind during development and listening to the input of residents next to the project. Another requested the site be updated with detailed construction timeline when plans completed.
- **Design Review.** One respondent encouraged expedited design review.

1661 E Olive Way 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	6/2/22	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	6/3/22	Poster mailed to 1,197 residences and businesses and shared with five 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.	6/3/22	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	6/3/22	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 SDCI 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 	6/27/22	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"> • Include a brief summary of the proposal • Include the address of the project/property and SDCI project number if available • Identify a project contact person 	6/27/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.

		<ul style="list-style-type: none"> • 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 		
VI.A.1.	Outreach Documentation	Summary	6/27/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	6/27/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 1,197 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	6/27/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.

1661 E Olive Way Project

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

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- *Website Traffic*

Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
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Project for DON Blog posting



DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

To: 1661 E Olive Way Project; DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>



Fri 6/3/2022 9:33 AM

Hello,

Thank you for your patience.

Your project has been posted to the blog: <https://designreviewoutreach.seattle.gov/2022/06/1661-e-olive-way/>

Since your project is not located in an equity area, you do not need to have your outreach plan pre-approved by the Department of Neighborhoods.

As a reminder, all printed & digital media (survey, website, emails) should contain:

- Summary of proposal
- Address of project
- Contact person
- Email address, phone number
- SCDI number, if available
- Where to find more info, such as the Seattle Services Portal
- Includes digital outreach - links/QR codes to website/survey
- Asks for feedback
- Privacy statement
- Be publicly available for a minimum of 21 days (digital materials)

Be sure to document all your outreach as outlined in the [Director's rule](#). When complete, please send me all the documentation in one PDF file for review.

Thank you,

Nelson Pesigan

Strategic Advisor

Office: 206.684.0209

Fax: 206.233.5142

seattle.gov/neighborhoods



Seattle
Neighborhoods

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City of Seattle Design Review Required Outreach

Outreach Plan March 15th, 2022

Project Address:	1661 E Olive Way, Seattle, WA 98102
Brief Description:	This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.
Contact:	Natalie Quick
Applicant:	1661 Olive Way LP
Contact Information:	1661EOliveWayProject@earlyDRoutreach.com
Type of Building:	Mixed-use, ground floor commercial w/ residential above
Neighborhood:	Capitol Hill
In Equity Area	No

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 flyer and mail to residents and businesses within a 500-foot radius of the project. Flyers 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.
- **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.
- **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.

1661 E Olive Way Project

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Electronic/Digital Outreach: Project Website

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Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
- *Online Survey Text*
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Opportunity to Provide Online Input on the 1661 E Olive Way Project

ABOUT THE PROJECT

This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom and two-bedroom homes. Project to include below-grade parking for 100-120 cars.



SCAN ME

What: Let us know what you think! Visit our website at www.1661EOliveWayProject.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 1661EOliveWayProject@earlyDRoutreach.com



CITY OF SEATTLE REQUIRED OUTREACH FOR 1661 E OLIVE WAY PROJECT

ADDITIONAL PROJECT DETAILS

Project Address:
1661 E Olive Way, Seattle, WA 98102

Contact:
Natalie Quick

Applicant:
1661 Olive Way LP

**Additional Project Information on Seattle
Services Portal via the Project Number:**
3039688-EG

Project Email:
1661EOliveWayProject@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.

Direct Mailing: 1661 E Olive Way Project

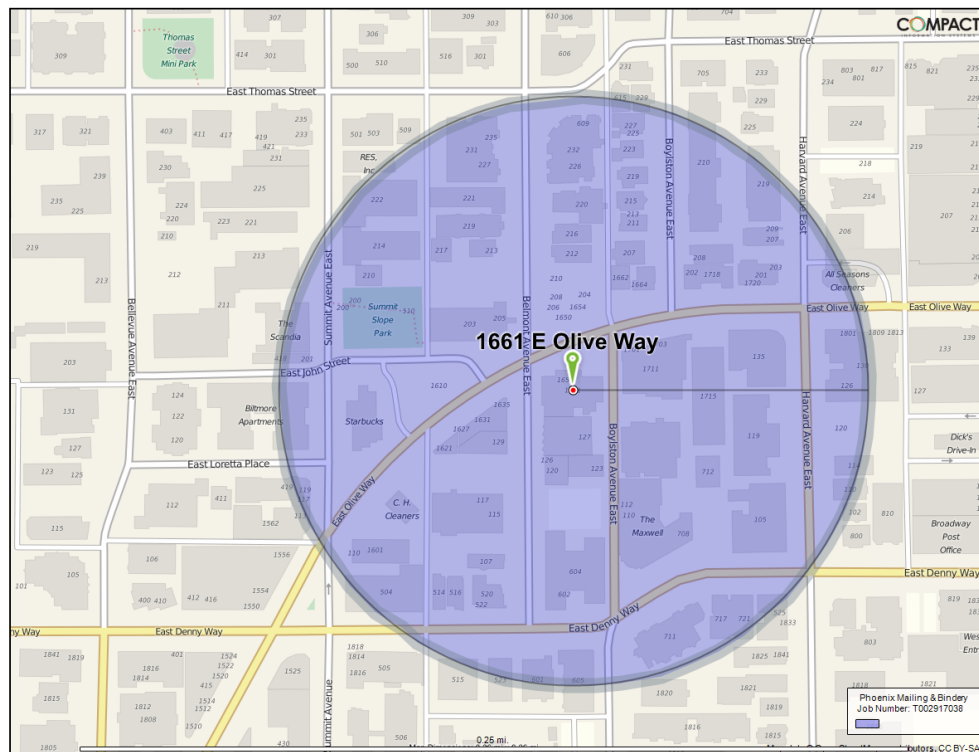
Poster Mailing Details

DISTRIBUTION DATE: June 3, 2022

Project Address:	1661 E Olive Way, Seattle, WA 98102
Brief Description:	This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.
Contact:	Natalie Quick
Applicant:	1661 Olive Way LP
Contact Information:	1661EOliveWayProject@earlyDRoutreach.com
Type of building:	Mixed-use, ground floor commercial w/ residential above
Neighborhood:	Capitol Hill
In Equity Area:	No

The project flyer was shared with **1,197 businesses and residents** within a **500-foot radius** of the project addresses of 1661 E Olive Way. A map detailing the mailing radius and invoice confirming delivery follows.

MAILING MAP



MAILING INVOICE



Lisa Kidwell <lisakidwell@preciselywrite.biz>

Quote: (1197 ct - 1661 E Olive Way Project)

1 message

Mike Moazez <Mikem@mmpunion.com>

Thu, Mar 17, 2022 at 12:28 PM

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

Cc: Traci Paulk <traci@paulkcreative.com>, Melissa Bush <melissaabush@icloud.com>

Hi Lisa,

Here are specifications and prices for your printing:

Item: Flyer
Paper: 28# Laser Text
Versions: 1
Inks - Colors: 4cp / 0
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: 1197=\$1074.85 + Tax + postage = \$1877.67

Postage: 1197=\$694.26

Please allow 3-4 business days to produce

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

Please call me with any questions.

MAILING CONFIRMATION



RE: Request for Printing & Mailing (1197 count - 1661 E Olive Way Project)



○ Mike Moazez <Mikem@mmpunion.com>

Friday, June 3, 2022 at 11:24 AM

To: ○ Lisa Kidwell; ○ Minuteman Press Seattle; **Cc:** ○ Natalie Quick; [+2 more](#) ✓



Invoice 73655 - 1197...
408.3 KB

[Download All](#) • [Preview All](#)

Hi Lisa,

The mailer for the project located at 1661 E Olive Ways was mailed out today, 06/03/22.
Attached is copy of your invoice.

Thank you,

Mike Moazez

MMPUNION.COM

2960 4TH AVE S STE 112

SEATTLE WA 98134-1203

T. 206.464.0100

www.mmpunion.com

Community Group Notification: 1661 E Olive Way Project

Poster E-Mailing Details
E-MAILING DATE: June 2, 2022

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 1661 E Olive Way project was sent along with a copy of the project flyer to 5 community groups listed on the Department of Neighborhoods "Neighborhood Snapshot" on 6/2/22, including:

- Capitol Hill Historic Society
- Capitol Hill Housing Improvement Program
- North Capitol Hill Neighborhood Association
- Sustainable Capitol Hill
- Capitol Hill Chamber of Commerce

COMMUNITY GROUP NOTIFICATION EMAIL

1

1661 E Olive Way Project

To: info@nchna.com



Thu 6/2/2022 8:36 AM



Hello-

We are writing to share the attached flyer with more information regarding a proposed development project in your neighborhood.

For more information, you can visit our project website or take our project survey at 1661EOliveWayProject.com

This effort is a part of the City of Seattle's Early Design Review required outreach process.

Please feel free to reach out to us at this email with any questions.

Thank you!

-The 1661 E Olive Way Project Team

1661 E Olive Way Project

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Electronic/Digital Outreach: Project Website

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Electronic/Digital Outreach: Project Survey

- *Community Feedback Summary*
- *Online Survey Text*
- *Online Survey Results*
- *Additional Emails/Comments Received*

Project Website: 1661 E Olive Way Project | WEBSITE TEXT

Website: www.1661EOliveWayProject.com

Project Address:	1661 E Olive Way, Seattle, WA 98102
Brief Description:	This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.
Contact:	Natalie Quick
Applicant:	1661 Olive Way LP
Contact Information:	1661EOliveWayProject@earlyDRoutreach.com
Type of building:	Mixed-use, ground floor commercial w/ residential above
Neighborhood:	Capitol Hill
In Equity Area:	No

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 mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.

IMAGES: Project Site

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

LINK: Survey- 1661 E Olive Way Survey [Click Here](#)

Provide comments here.

Hello and thank you for visiting our 1661 E Olive Way 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.

1661EOliveWayProject@earlyDRoutreach.com

FORM:

Name *

--	--

First Name Last Name

Email *

--

Message *

--

Send

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

IMAGES: Flyer Image

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.

1661EOliveWayProject@earlyDRoutreach.com

LINKS: Email- 1661EOliveWayProject@earlyDRoutreach.com

BUTTON: **LEARN MORE**

TEXT: 1661 E Olive Way Project
PROJECT #: 3039688-EG
This outreach is part of the City of Seattle's required outreach for design review.
May 2022

Project Team

Developer: 1661 Olive Way LP
Architect: MG2

Project Vision

This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom and two-bedroom homes. Project to include below-grade parking for 100-120 cars.

Due to the location of the site the project design will strive to respect the context of both old and new buildings in the immediate neighborhood. Using a modern aesthetic, the project will incorporate massing and materials that establish a connection with the existing surroundings. Within the central area of Capitol Hill, a wide diversity of experiences has been cultivated by the residents and businesses.

This project will strive to create its own experiences and in so doing, continue and foster the unique nature of this wonderful neighborhood.

Project Timing

Permitting & Entitlements: Now – October 2023

Construction Starting: Q4 2023

Construction Completion: Q1 2025

Zoning

Site Plan

Past Projects

IMAGES: Zoning
 Site Plan
 Past Projects

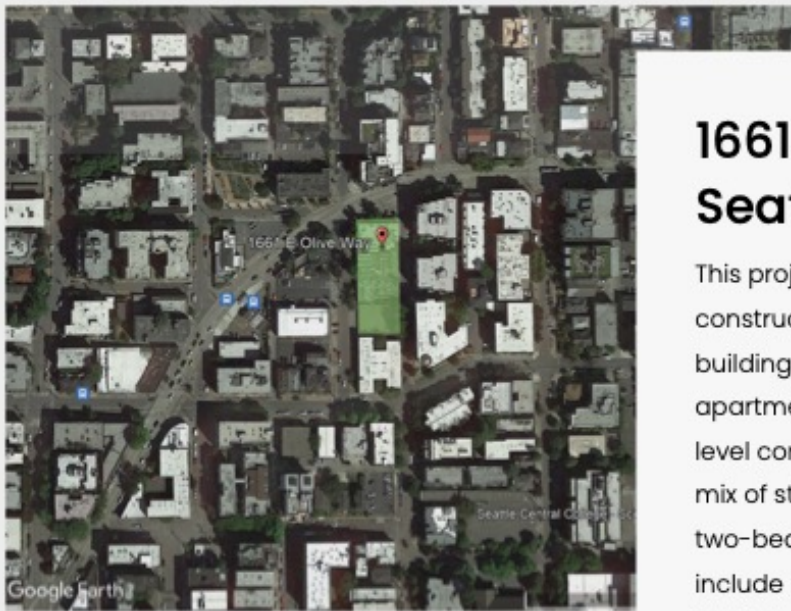
LINK: none

PAGE URL: www.1661EOliveWayProject.com/project-overview

1661 E Olive Way 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.

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1661 E Olive Way, Seattle

This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.

[Learn More](#)

Survey.

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

[1661 E Olive Way Survey Click Here](#)

Provide comments here.

Hello and thank you for visiting our 1661 E Olive Way Project Required 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 comments.

1661EOliveWayProject@earlyDRoutrech.com

1661 E Olive Way, Seattle, WA 98102

Name *

First Name

Last Name

Email *

Message *

Send

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

Opportunity to Provide Online Input on the 1661 E Olive Way Project

ABOUT THE PROJECT

This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom and two-bedroom homes. Project to include below-grade parking for 100-120 cars.

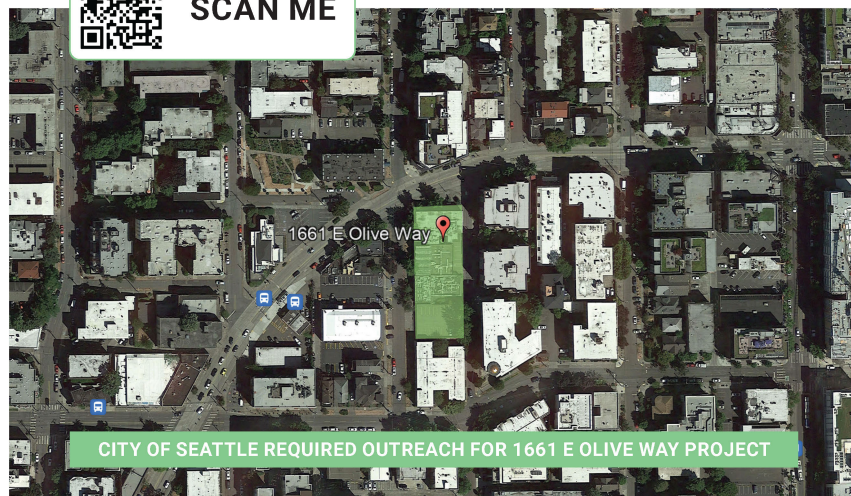
What: Let us know what you think! Visit our website at www.1661EOliveWayProject.com to learn more about this new project, including the team's proposed vision and approach.

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 1661EOliveWayProject@earlyDRoutreach.com



SCAN ME



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Contact:
Natalie Quick

Applicant:
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3039688-EG

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This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

Contact us.

This outreach is part of the City of Seattle's required outreach process, in advance of Design Review. Note that emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure.

1661EOliveWayProject@earlyDRoutreach.com

1661 E Olive Way, Seattle, WA 98102

1661 E Olive Way Project

WEBSITE ANALYTICS

Traffic

Custom

\$ USD

VISITS

268

+8,833% mo/mo

BOUNCE RATE

60.8%

-39% mo/mo

UNIQUE VISITORS

241

+11,950% mo/mo

PAGEVIEWS

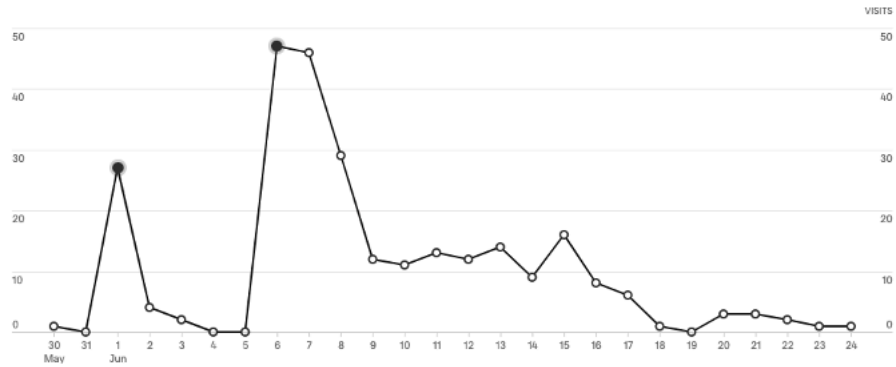
417

+13,800% mo/mo

Visits

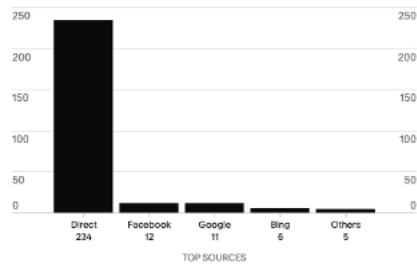
May 30-Jun 24, 2022 • 268 Total +8,833% mo/mo

Daily

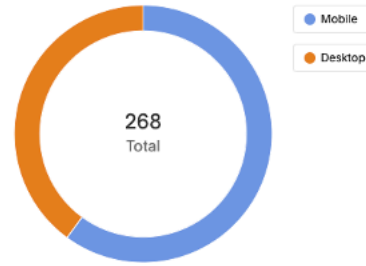


Top Sources by Visits

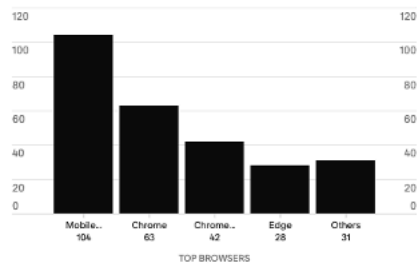
VIEW SOURCES



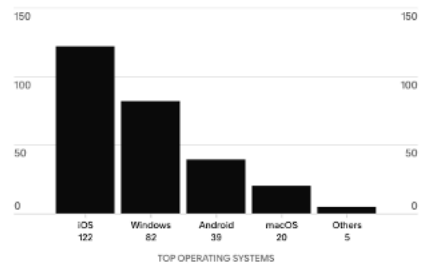
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



1661 E Olive Way Project

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

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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: 1661 E Olive Way Project

Comment Summary

Project Address:	1661 E Olive Way, Seattle, WA 98102
Brief Description:	This project proposes construction of a new mixed-use building with approximately 160 apartment units over ground-level commercial. Units will be a mix of studios, one-bedroom, and two-bedroom homes. Project to include below-grade parking for 100-120 cars.
Contact:	Natalie Quick
Applicant:	1661 Olive Way LP
Contact Information:	1661EOliveWayProject@earlyDRoutreach.com
Type of building:	Mixed-use, ground floor commercial w/ residential above
Neighborhood:	Capitol Hill
In Equity Area:	No

Comment Total:

- From Website: 7
- From Email: 3
- From Survey: 60

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property, 67 percent of survey respondents said pedestrian-friendly streetscape; 47 percent said environmentally-friendly features; 30 percent said attractive materials; 30 percent said interesting/unique design; and 25 percent said parking. Respondents encouraged a beautiful exterior with brick cladding, high-quality materials/simple massing, integrating into the neighborhood, respecting its values, history, uniqueness/culture and considering LGBTQ design colors. One discouraged soulless concrete/corrugated metal slab design while others encouraged a modern look.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 61 percent said lighting/safety features; 50 percent said landscaping; 44 percent said seating options/places to congregate; and 11 percent said bike parking. Respondents encouraged pedestrian-friendly design, as much green space as possible, benches, seating and communal spaces, and loose stones for water drainage. Others encouraged skateable art, skate features and appropriate community space. One noted having a busy curb cut will endanger pedestrians on Belmont and a lack of entrances on E Olive Way seems odd and encouraged at least one entrance on the main street to help retail occupants and the feel of the street. Others noted Boylston is very narrow and encouraged service/loading entry on Belmont Ave E.
- **Height.** Several respondents expressed concerns about blocking views while one encouraged building as tall as possible.
- **Sustainability.** A few respondents encouraged eco-friendly water usage, no gas, solar and bike/car charging infrastructure.

Non-Design-Related Comments

- **Parking, Street & Traffic.** Numerous respondents encouraged offering parking options for tenants as current parking is awful and having good traffic design for entry/exit. Others noted how close the project is to light rail and encouraged fewer cars and more people spaces. Respondents encouraged creating a protected crosswalk across E Olive Way at Belmont Ave E and through-block connections. One respondent encouraged trying to minimize traffic on Boylston Ave E as it is very narrow/more of an alley and another noted the development is on a busy road that is not wide enough for additional usage.

- **Affordability.** Numerous respondents encouraged affordable, accessible housing for all socioeconomic backgrounds or low-income housing and affordable commercial spaces.
- **Impacts.** Numerous respondents encouraged considering neighbors including limiting project construction noise, planning reasonable construction hours, avoiding damage to adjacent building foundations/structures and finishing as quickly as possible. Others encouraged finding ways for workers to carpool, transit or shuttle in as neighborhood parking is limited. One suggested developers be responsible for partial rent reimbursement for affected tenants; another expressed concern for wild animals.
- **Retail.** When asked what retail components survey respondents were most interested in for this location; 68 percent said new places for coffee/breakfast; 58 percent said new restaurants/bars; and 28 percent said new stores for shopping. When asked what most inspires returning when visiting a building, office, restaurant or retailer, 56 percent of respondents said local businesses/small businesses, 52 percent said thoughtful design that is open/welcoming; 44 percent said a sense of openness/natural light; 31 percent said calm, restful places to reflect/relax; 28 percent said great people and service; 15 percent said color and materials used in design; and 15 percent said bustling, exciting energy. Respondents encouraged sustainable businesses/retailers like grocery stores, co-ops, gyms, yoga studios, art studios, arts-related establishments, thrift stores, non-profits or maker spaces. One respondent encouraged only building commercial instead of residential. Others encouraged small businesses that extend further down the building to make Olive Way more pedestrian-friendly. One respondent encouraged signing up retailers/commercial tenants before the project is complete to avoid empty retail spaces.
- **Units.** Respondents encouraged diversity of apartment sizes including more housing for families or larger households, avoiding open floor plans and allowing for multiple options as markets change. One encouraged fast occupancy to avoid vacancies. One noted that units should be lived-in, not held for AirBnB usage. One respondent encouraged that the units be high-end.
- **Safety & Security.** Respondents encouraged designing with security in-mind including lighting and safety features on doors to prevent break-ins as the area is a hotspot for activity.
- **Density.** Several respondents encouraged providing as much housing as possible and expressed support for more / denser housing.
- **Equity.** One respondent noted that equity is what they value most as new developments are built in the neighborhood.
- **Accessibility.** One respondent noted accessibility is one of the top considerations for making the project successful.

Miscellaneous Comments

- **Oppose.** A few respondents noted that they are not interested in a building here and do not want it.
- **Support.** A few respondents noted that this spot definitely needs development, they are excited to see a proposal for the property, they love the mixed-use plan for 160 units, and hope the project goes through without much hassle.
- **Outreach.** A few respondents encouraged keeping stakeholder needs in mind during development and listening to the input of residents next to the project. Another requested the site be updated with detailed construction timeline when plans completed.
- **Design Review.** One respondent encouraged expedited design review.

1661 E Olive Way Project Survey

Thank you for taking the time to complete our survey for the 1661 E Olive Way project! This project proposes construction of a new mixed-use building with approximately 160 apartment units—including a mix of studios, one-bedroom and two-bedroom homes—over ground-level commercial and below-grade parking for 100-120 cars. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from June 5, 2022 to June 26, 2022, 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 this property?

- ☐ Attractive Materials
- ☐ Interesting & Unique Design
- ☐ Environmentally-Friendly Features
- ☐ Pedestrian-Friendly Streetscape
- ☐ 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 visiting 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

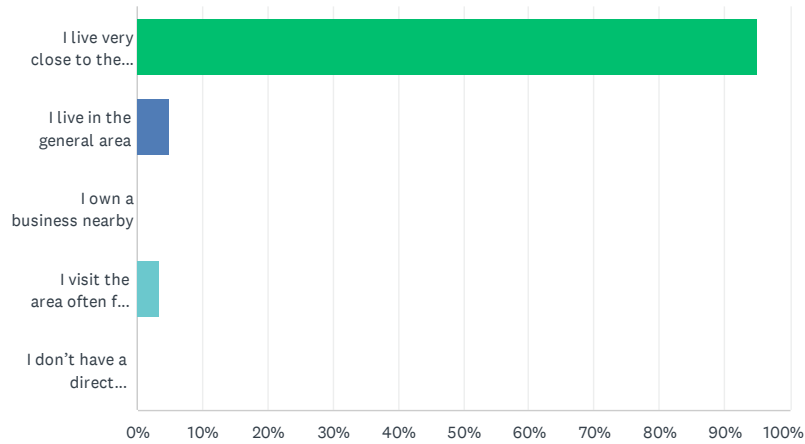
Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up the project

address (1661 E Olive Way) 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 1661EOliveWayProject @earlyDRoutreach.com.

1661 E Olive Way Project Survey

Q1 What is your connection to this development project?

Answered: 60 Skipped: 0



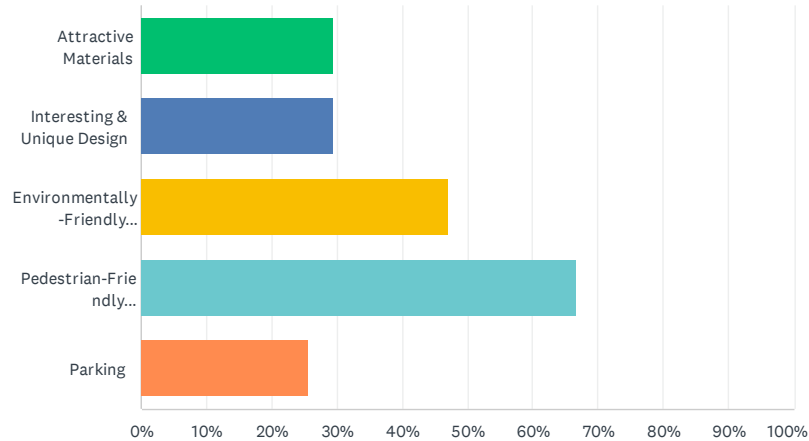
ANSWER CHOICES		RESPONSES	
I live very close to the project		95.00%	57
I live in the general area		5.00%	3
I own a business nearby		0.00%	0
I visit the area often for work or leisure		3.33%	2
I don't have a direct connection, but I follow growth and development in Seattle		0.00%	0
Total Respondents: 60			

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

1661 E Olive Way Project Survey

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

Answered: 51 Skipped: 9



ANSWER CHOICES	RESPONSES
Attractive Materials	29.41% 15
Interesting & Unique Design	29.41% 15
Environmentally-Friendly Features	47.06% 24
Pedestrian-Friendly Streetscape	66.67% 34
Parking	25.49% 13
Total Respondents: 51	

#	OTHER (PLEASE SPECIFY)	DATE
1	Inclusion of as many housing units as possible	6/24/2022 1:09 PM
2	Consideration for close Plaza del Sol neighbors	6/21/2022 3:59 PM
3	As many units of housing as possible	6/20/2022 6:53 PM
4	The height of the building	6/15/2022 11:24 AM
5	Skateable art / Skate Features	6/13/2022 4:26 PM
6	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
7	It not existing	6/11/2022 12:02 PM
8	More housing for families and larger households, no or very few efficiency units	6/9/2022 11:39 AM
9	Brick cladding is the only option.	6/8/2022 8:25 AM
10	Damage to adjacent buildings foundation and structure during construction and further	6/7/2022 11:07 PM

1661 E Olive Way Project Survey

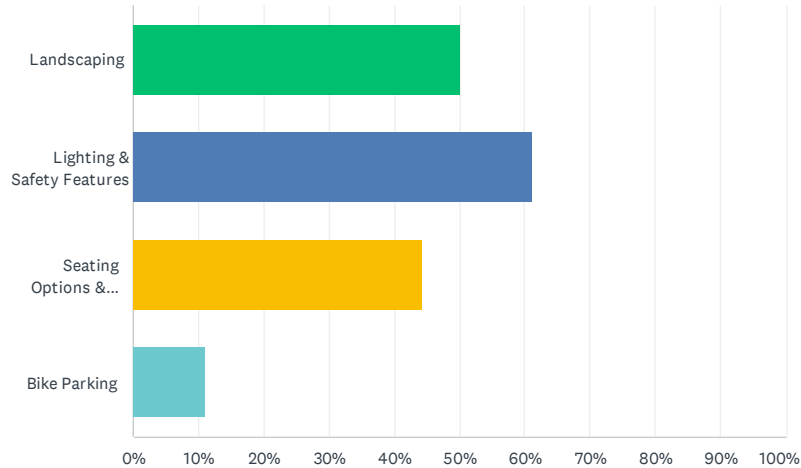
narrowing of boylston ave due to existing bottleneck. If construction were to block this single lane section of boylston, this road can never be obstructed as it severs the hundreds of residents only parking access to each of their respective garages. Agreements ensuring proper liability insurance with significant coverage in the chance and damage to adjacent buildings structure occurs.

11	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
12	Building height	6/7/2022 10:43 PM
13	Height of proposed building	6/7/2022 7:54 PM
14	Maximize the height available to provide as much housing as possible	6/7/2022 6:07 PM
15	Low income housing	6/7/2022 5:42 PM
16	Parking for cars should not be allowed.	6/6/2022 6:20 PM

1661 E Olive Way Project Survey

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

Answered: 54 Skipped: 6



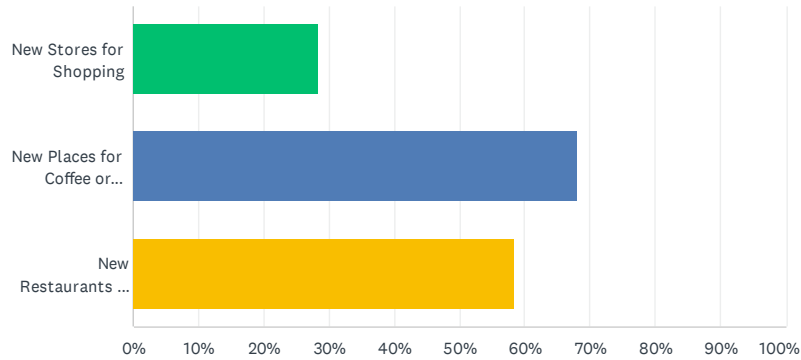
ANSWER CHOICES	RESPONSES	
Landscaping	50.00%	27
Lighting & Safety Features	61.11%	33
Seating Options & Places to Congregate	44.44%	24
Bike Parking	11.11%	6
Total Respondents: 54		

#	OTHER (PLEASE SPECIFY)	DATE
1	Skateable art / Features	6/13/2022 4:26 PM
2	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
3	I don't want this building	6/11/2022 12:02 PM
4	lots of plants, loose stones so water can drain instead of concrete	6/9/2022 11:39 AM
5	That it is in congruence with the neighborhood, and that the structures height be significantly curtailed as what is proposed is will completely obstruct all residents of boylston adjacent associations. Most of us have spent the last 20 years with the view of lake union and downtown., and having that be entirely and dramatically altered to a much taller building than the surrounding properties will be devastating to us emotionally and financially	6/7/2022 11:07 PM
6	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
7	Not blocking views	6/7/2022 10:43 PM
8	Not narrowing Boylston Ave as it is already to narrow.	6/7/2022 7:54 PM

1661 E Olive Way Project Survey

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

Answered: 53 Skipped: 7



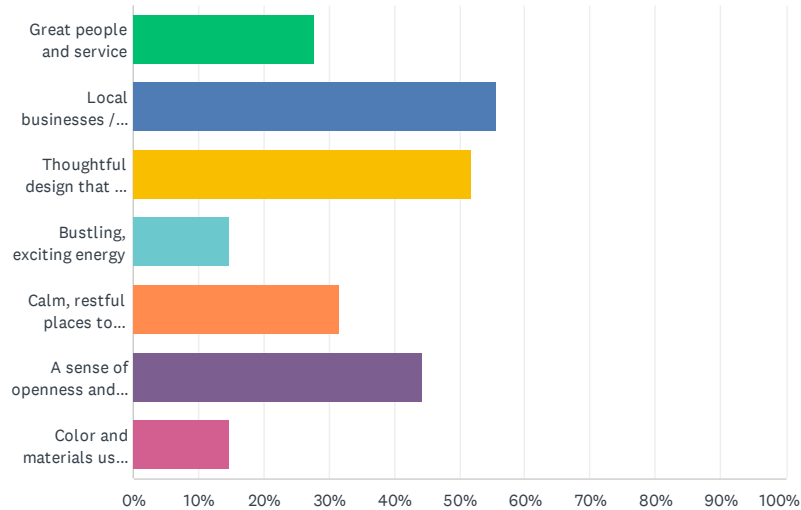
ANSWER CHOICES	RESPONSES
New Stores for Shopping	28.30% 15
New Places for Coffee or Breakfast	67.92% 36
New Restaurants or Bars	58.49% 31
Total Respondents: 53	

#	OTHER (PLEASE SPECIFY)	DATE
1	Grocery Store / COOP	6/13/2022 4:26 PM
2	We're good. There's plenty of coffee and bars	6/13/2022 12:32 PM
3	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
4	thrift stores	6/11/2022 4:16 PM
5	I'm not interested in a building here	6/11/2022 12:02 PM
6	sustainable businesses	6/10/2022 11:29 AM
7	gyms, yoga studios, art studios or maker spaces	6/9/2022 11:39 AM
8	Nonprofits and arts related establishments	6/7/2022 11:07 PM
9	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
10	Don't box yourself in, allow for multiple options as the markets change	6/7/2022 6:07 PM

1661 E Olive Way Project Survey

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

Answered: 54 Skipped: 6



ANSWER CHOICES	RESPONSES	
Great people and service	27.78%	15
Local businesses / small businesses	55.56%	30
Thoughtful design that is open and welcoming	51.85%	28
Bustling, exciting energy	14.81%	8
Calm, restful places to reflect and relax	31.48%	17
A sense of openness and natural light	44.44%	24
Color and materials used in design	14.81%	8
Total Respondents: 54		

#	OTHER (PLEASE SPECIFY)	DATE
1	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
2	Not interested in going in the first place	6/11/2022 12:02 PM
3	Whether or not I've been living there for 20 years	6/7/2022 11:07 PM
4	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM

1661 E Olive Way Project Survey

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

Answered: 51 Skipped: 9

#	RESPONSES	DATE
1	That they include housing for more of the people who live in our city	6/24/2022 1:09 PM
2	Environmentally friendly [water usage, no gas appliances, solar, electric vehicle charging]	6/22/2022 3:00 PM
3	Good use of the street front. It's better to have a few small businesses that open up to the busy road (in this case E Olive Way) and have them extend further back down the building, to make Olive Way more pedestrian friendly.	6/22/2022 2:54 PM
4	Character, responsible density, greenscapes	6/21/2022 3:59 PM
5	Given the critical shortage of housing in Seattle, it is important to me that new developments provide as much housing as possible.	6/20/2022 6:53 PM
6	Pedestrian-friendly design, open communal spaces	6/17/2022 7:09 PM
7	The water and mountain views	6/16/2022 6:44 PM
8	Respecting neighborhood values and creating space that improves the surrounding area as a whole.	6/15/2022 3:32 PM
9	Maintaining the wide view from the windows of my condo.	6/15/2022 11:24 AM
10	That new buildings don't dominate the area vertically, and the building style/architecture doesn't stand out. Try to keep the Capitol Hill history and culture intact, and don't build glass skyscrapers. We're not the same as downtown Seattle.	6/14/2022 6:25 PM
11	Affordable housing	6/13/2022 4:26 PM
12	The peace and quiet that comes when you don't have a bunch of large active construction sites on every block	6/13/2022 12:32 PM
13	Plenty of parking, including the ability for people who don't live in the building to purchase safe/covered parking.	6/13/2022 12:15 PM
14	Fuck off! Build elsewhere! Don't ruin our neighborhood with your money grab and shorty building.	6/12/2022 10:32 PM
15	Keeping the uniqueness of Capitol Hill while still providing affordable housing in the neighborhood	6/11/2022 10:01 PM
16	Consideration of neighbors during construction	6/11/2022 5:23 PM
17	safety	6/11/2022 4:16 PM
18	Not retracting from property value of adjacent buildings	6/11/2022 12:02 PM
19	Affordability. Trees.	6/10/2022 4:39 PM
20	Public amenities included as part of the project's development (green space/local flora, benches, seating, etc). Appropriate level of density to meet population demand with buildings that are locally inspired and add value/amenities for the community (restaurants, bars, coffee, shops, etc). Environmentally conscious development.	6/10/2022 10:59 AM
21	Fewer cars and more people spaces, this building doesn't need 100-120 parking spots. Let's encourage people to live car-free in one of the most transit friendly neighborhoods in the city. Skip the parking garage entirely and use the space for more units. Family friendly housing that's affordable. Not everyone can live in an efficiency or 1-bedroom. Please please please add as much low-income housing to this building as you can and make it apply to larger apartments. Green spaces! Don't fill in the street level sidewalk adjacent spaces with stones or	6/9/2022 11:39 AM

1661 E Olive Way Project Survey

concrete. Add trees, local plants, moss and/or other no-watering-needed ground cover options, add plants on the sides of the building, as much green as you can get. As summers get hotter, our neighborhood needs greenery to keep the heat down naturally. No airbnb rentals allowed in the building. We need housing, not hotel rooms.

22	Walkability, local stores, high density housing, encouraging public transit use	6/8/2022 11:05 PM
23	High quality materials, simple massing, good incorporation of street trees and other vegetation, small retail spaces that interesting businesses occupy, and having affordable housing mixed in on-site.	6/8/2022 10:49 PM
24	Affordability	6/8/2022 9:15 PM
25	Noise level and parking/traffic pattern considerations	6/8/2022 6:19 PM
26	Plenty of parking and good traffic design for entry exit that bring convenience to the blocks not problem	6/8/2022 5:32 PM
27	Maintaining my existing view.	6/8/2022 4:19 PM
28	The development helps improve the neighborhood	6/8/2022 10:29 AM
29	Don't take away street parking during construction.	6/8/2022 8:25 AM
30	Parking. Modern look to increase value of neighborhood	6/8/2022 2:02 AM
31	That newly constructed units are immediately occupied, and not sit vacant as mere financial assets for a remote investment portfolio.	6/7/2022 11:07 PM
32	Environmentally friendly	6/7/2022 10:58 PM
33	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
34	Not ruining views of surrounding buildings	6/7/2022 10:43 PM
35	Actually listening to the input of residents living next to it.	6/7/2022 7:54 PM
36	Still having parking options for guests.	6/7/2022 6:30 PM
37	Affordable housing	6/7/2022 6:07 PM
38	Equity	6/7/2022 5:42 PM
39	Any new development!	6/7/2022 5:01 PM
40	Accessible for people of all socioeconomic backgrounds	6/7/2022 1:17 PM
41	A mix of residential and commercial with smaller commercial suites for interesting small businesses. Bike an electric car charging infrastructure	6/7/2022 10:35 AM
42	Housing!!	6/6/2022 10:56 PM
43	More housing units in proximity to transit	6/6/2022 10:48 PM
44	Density and some effort towards low-income housing.	6/6/2022 10:28 PM
45	Low construction noises and keeping the building low so it doesn't block existing building's views	6/6/2022 9:05 PM
46	Affordable housing and pedestrian focused features	6/6/2022 8:06 PM
47	Not obstructing my view.	6/6/2022 7:02 PM
48	My top priorities: As much density as possible; as tall as possible; no cars.	6/6/2022 6:20 PM
49	Buildings are too high	6/6/2022 6:12 PM
50	Noise control	6/6/2022 5:29 PM
51	Anything that doesn't drop another soulless concrete/corrugated metal slab in the neighborhood. Featureless plain walls and right angles are not "contemporary"; they're depressingly boring and look like they were made by the lowest bidder.	6/6/2022 1:41 PM

1661 E Olive Way Project Survey

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

Answered: 43 Skipped: 17

#	RESPONSES	DATE
1	Olive way is a very fast street, it would be great to have better pedestrian crossings	6/24/2022 1:09 PM
2	no	6/22/2022 3:00 PM
3	Try to minimize traffic on Boylston Ave E because it is a very narrow road.	6/22/2022 2:54 PM
4	Concerns about close proximity to Plaza del Sol and condo development to the south. Boylston is more of an alley, so eager to understand how that will be treated.	6/21/2022 3:59 PM
5	N/A	6/17/2022 7:09 PM
6	This building is on a busy road that is not wide enough for additional usage	6/16/2022 6:44 PM
7	CC's (the gay bar on the corner) is an institution that should not be disrupted because of this new building.	6/15/2022 3:32 PM
8	Boylston Ave E is already very narrow. If the new building is too close to the road, it will further cause the road to feel narrower. Additionally, I see the proposed service/loading entry is on Boylston Ave E. Any vehicle larger than a personal vehicle driving on this road will block the entire road from traffic, so if truck service is anticipated then it might cause issues. Maybe the service/loading entry can be moved to Belmont Ave E which is a much larger road, or the building plan needs to make sure that no trucks will be waiting/backed up on Boylston Ave E.	6/14/2022 6:25 PM
9	Lot of history	6/13/2022 4:26 PM
10	We don't need this	6/13/2022 12:32 PM
11	There's a lot of homeless, drug addicted, loud people on the streets in this neighborhood.	6/13/2022 12:15 PM
12	Fuck off! Build elsewhere! We don't want you here in this area!	6/12/2022 10:32 PM
13	Area is already congested, blocking traffic and roads will be disastrous the the community of the flow is disrupted	6/11/2022 5:23 PM
14	this area is currently undertaken by many tents. it also feels unsafe to walk around at night.	6/11/2022 4:16 PM
15	There's a lot of residents around this property and this development would be really disruptive	6/11/2022 12:02 PM
16	Awful street parking. Just awful.	6/10/2022 4:39 PM
17	This is a residential neighborhood so try to plan construction noises during reasonable hours. (7 a.m. is not reasonable, 8 a.m. is getting closer to reasonable.) There's limited parking in this neighborhood so consider ways to have workers carpool, use transit, or shuttle them in during the construction phase to limit impacts to the neighborhood (and ease strain/stress for your workers who commute here).	6/9/2022 11:39 AM
18	A protected crosswalk across olive at belmont ave would be really useful	6/8/2022 11:05 PM
19	The existing public parking spaces are well utilized—would be good to try to plan for some public garage access.	6/8/2022 10:49 PM
20	There aren't as many Gyms open to public to use (with membership or day pass)	6/8/2022 6:19 PM
21	There are small streets and tight turns in the neighborhood, design your traffic well and please consider more parking spaces	6/8/2022 5:32 PM
22	The homeless camp that has appeared on Belmont in front of the site is a mess.	6/8/2022 4:19 PM
23	The spot definitely needs development	6/8/2022 10:29 AM

1661 E Olive Way Project Survey

24	This street is very queer friendly. There's a popular gay bar on Boylston right behind your development.	6/8/2022 9:10 AM
25	Those 4 lots might be the least important buildings in Capitol Hill.	6/8/2022 8:25 AM
26	It's a gay friendly area. It would be nice to have LGBTQ colors in the design	6/8/2022 2:02 AM
27	It's haunted	6/7/2022 11:07 PM
28	Cleanliness of exterior and walkways is important. Currently there is a tent encampment out front	6/7/2022 10:58 PM
29	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
30	Don't build high	6/7/2022 10:43 PM
31	Currently homeless population on west side of property.	6/7/2022 7:54 PM
32	Capitol Hill is a great neighborhood, people should be able to live here.	6/7/2022 6:07 PM
33	I'm more interested in learning more about who specifically is funding	6/7/2022 5:42 PM
34	Include safety features on doors to prevent break ins	6/7/2022 5:01 PM
35	I love the plan for 160 units!! Mixed use!!!	6/6/2022 10:56 PM
36	Nothing I'm aware of.	6/6/2022 10:28 PM
37	No	6/6/2022 9:05 PM
38	Neighborhood needs more/denser housing	6/6/2022 8:06 PM
39	A through block connection could be cool	6/6/2022 7:15 PM
40	This is a pedestrian-oriented neighborhood with extensive transit options and a desperate housing shortage. We need homes for people, not cars.	6/6/2022 6:20 PM
41	No	6/6/2022 6:12 PM
42	N/a	6/6/2022 5:29 PM
43	That area is a hotspot of homeless/junkie activity who often use the space as an encampment. Design with security in mind.	6/6/2022 1:41 PM

1661 E Olive Way Project Survey

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

Answered: 44 Skipped: 16

#	RESPONSES	DATE
1	Getting it done and built quickly	6/24/2022 1:09 PM
2	location	6/22/2022 3:00 PM
3	Integration into the surrounding existing neighborhood.	6/22/2022 2:54 PM
4	Please make housing AFFORDABLE.	6/17/2022 7:09 PM
5	Focusing on low income housing. Seattle has tons of half used buildings. We don't need any more.	6/16/2022 6:44 PM
6	New businesses that enhance the area, new homes that bring up the area.	6/15/2022 3:32 PM
7	After taking into account all the community feedback into the building design, when plans are finalized please make sure to keep this site updated (or let us know some other way) with the detailed construction timeline. Knowing the timeline is crucial for all those who live nearby and will be affected by the construction noise, so they can plan accordingly.	6/14/2022 6:25 PM
8	Acknowledge past, Accessibility, Stakeholder needs	6/13/2022 4:26 PM
9	The construction of these buildings drops the value of my apartment but that is not reflected in my rent. Developers should be responsible for partial rent reimbursement for people in the effected areas	6/13/2022 12:32 PM
10	Safe, secure parking and safe, secure entry.	6/13/2022 12:15 PM
11	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
12	Affordability	6/11/2022 10:01 PM
13	Money, money and money	6/11/2022 5:23 PM
14	Well successful at which phase? Planning and approval? Or rental and use? I think making it affordable for commercial and residential renters should be a top consideration. And parking impacts	6/10/2022 4:39 PM
15	- Connections to the local community by providing appropriate green space and community space - Signing up retailers and commercial tenants before the project is complete to avoid empty retail space that exists in similar buildings	6/10/2022 10:59 AM
16	Make the units affordable	6/9/2022 11:39 AM
17	Focus on how close to light rail it is	6/8/2022 11:05 PM
18	High quality materials, simple massing, good incorporation of street trees and other vegetation, small retail spaces that interesting businesses occupy, and having affordable housing mixed in on-site.	6/8/2022 10:49 PM
19	Units should be lived in, not held for AirBnB	6/8/2022 9:15 PM
20	Beautiful exterior. Lots of natural light. Inviting vibrant interior design. Parking options for visitors.	6/8/2022 6:19 PM
21	Lighting, safety, and noise control	6/8/2022 5:32 PM
22	Diversity of apartment sizes will encourage families and not just attract single people like most of the recent developments.	6/8/2022 4:19 PM
23	Safety	6/8/2022 10:29 AM

1661 E Olive Way Project Survey

24	Brick cladding.	6/8/2022 8:25 AM
25	Make it high end	6/8/2022 2:02 AM
26	Be less ambitious	6/7/2022 11:07 PM
27	LIMIT CONSTRUCTION NOISE	6/7/2022 10:58 PM
28	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
29	Open to bringing diversity into the spaces	6/7/2022 10:43 PM
30	Na	6/7/2022 7:54 PM
31	If families can afford raise their kids here, that would be a win.	6/7/2022 6:07 PM
32	Affordable retail space	6/7/2022 5:42 PM
33	Fast construction	6/7/2022 5:01 PM
34	Put electric car charging infrastructure in the parking garage and allow there to be more added later. I live in a newly constructed building nearby and there is no way to charge a car in the building which is infuriating for such a new development	6/7/2022 10:35 AM
35	Housing, mixed use development	6/6/2022 10:56 PM
36	Affordable rents	6/6/2022 10:48 PM
37	I have no idea.	6/6/2022 10:28 PM
38	Nice landscaping to add to the neighborhood appeal and getting involved with good causes like creating affordable housing	6/6/2022 9:05 PM
39	Expedited design review - we need more housing now, not 5 years from now after a sluggish review process	6/6/2022 8:06 PM
40	Enough parking for tenants	6/6/2022 7:02 PM
41	Eliminate dependence on cars, provide as much housing as possible.	6/6/2022 6:20 PM
42	Not sure	6/6/2022 6:12 PM
43	Not building too high	6/6/2022 5:29 PM
44	Capitol Hill has lots of vagrants that declare your property as their own and set up camp there. Nobody is going to want to pay for a space in that kind of environment. I think people would rather feel secure more than they would want an "open, welcoming" space.	6/6/2022 1:41 PM

1661 E Olive Way Project Survey

Q9 Anything else you'd like to add?

Answered: 28 Skipped: 32

#	RESPONSES	DATE
1	Hope this project goes through without too much hassle	6/24/2022 1:09 PM
2	nope	6/22/2022 3:00 PM
3	No	6/22/2022 2:54 PM
4	The lack of entrances on Olive in the proposed site plan seems odd, since Olive is the busiest adjacent street with multiple transit lines. Although the shape of the lot might limit frontage on Olive, having at least one entrance on the main street would probably help both the retail occupants and the feel of the street. Given that the site is a couple of blocks from Capitol Hill Station and right next to multiple frequent bus lines, the proposed amount of parking seems excessive. Having a busy curb cut will endanger pedestrians on Belmont.	6/20/2022 6:53 PM
5	N/A	6/17/2022 7:09 PM
6	This project should not be approved with out consideration of a vacancy tax being implimented city wide.	6/16/2022 6:44 PM
7	If the building is more than two stories high, it will significantly reduce the view from, and the value of my condo.	6/15/2022 11:24 AM
8	We don't want or need this here	6/13/2022 12:32 PM
9	Parking! :)	6/13/2022 12:15 PM
10	Fuck off! Build elsewhere!	6/12/2022 10:32 PM
11	I live across the street in a building off belmont. I am excited to see a proposal to redevelop this property.	6/10/2022 4:39 PM
12	I'm concerned about wild animals living around here. Also, why another apartment? There are too many apartments in this area already. Rent is theft. Can you just build shops or/and parking? Or affordable condos. Rich people become richer doesn't make sense. You should do something good for this community if you truly care.	6/10/2022 11:29 AM
13	Random aside: I can't be the only person sick of open floor plans with galley kitchens. I like my kitchen to be a separate space so kitchen noises are more confined to the kitchen. Maybe consider that as you design some of these units.	6/9/2022 11:39 AM
14	For-profit landlords are parasites :D	6/8/2022 9:15 PM
15	Nope :)	6/8/2022 10:29 AM
16	Nope. Thanks for reaching out ! My email is antoniomexico@gmail.com and I own a condo a block away	6/8/2022 2:02 AM
17	Not at this time	6/7/2022 11:07 PM
18	LIMIT CONSTRUCTION NOISE PLEASE. MANY PEOPLE NOW WORK FROM HOME (I'M DIRECTLY ACROSS THE STREET) SO NOISE DURING THE DAY IS STILL DISRUPTIVE	6/7/2022 10:58 PM
19	Don't block the view from 700 E Denny Way	6/7/2022 10:43 PM
20	Watch the noise when building	6/7/2022 10:43 PM
21	Seattle is a global city now, not just a sleepy fishing village that builds a few airplanes. Let's design and build our future to reflect that reality, not run from it.	6/7/2022 6:07 PM
22	None	6/7/2022 5:42 PM
23	This building will add 160 units but actively remove public parking. Currently there are 2	6/7/2022 12:13 PM

1661 E Olive Way Project Survey

parking areas that will be demolished for the building, and no public parking will be added to accommodate. Capitol Hill already has notoriously bad parking, and this massive building that adds residents, while likely charging debilitating rates for parking of residents. This will lead to even more cars in the streets looking for parking while also removing current parking options.

24		6/6/2022 10:56 PM
25	No	6/6/2022 9:05 PM
26	The intersections near this project lacks crosswalks -- the developer should be required to contribute toward nearby pedestrian improvements.	6/6/2022 6:20 PM
27	O	6/6/2022 6:12 PM
28	Pleeeaaaase control the noise or have a lot of loud stuff happen on designated days if possible? We're about to finish living through a two year construction project close by just to start another one. Thanks	6/6/2022 5:29 PM

PROJECT EMAILS/COMMENTS

Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 1661 E Olive Way Project



Mon 6/6/2022 5:22 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Matt Baume

Email: matt@mattbaume.com

Message: Hi, As a close neighbor to this building, I'm strongly opposed to the inclusion of any parking for cars -- that's completely incompatible with the city's climate and Vision Zero goals. There are already too many cars and too many parking spaces in this neighborhood, and it's inappropriate to add more, particularly so close to numerous transit options. If parking absolutely has to be included, it should be designed in a way that can be easily converted into other uses. Matt

Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 1661 E Olive Way Project



Mon 6/6/2022 5:54 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Jarrod Guthrie

Email: jarrodg@gmail.com

Message: Can you please tell me how tall this building will be? Also, how far will the building extend to Boylston and OLIVE. I am trying to determine how much of my view this new building will block.thank you.

Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 1661 E Olive Way Project



Mon 6/6/2022 5:54 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Scott Barcik

Email: scott.barcik@gmail.com

Message: As a brand new owner at 1711 E Olive Way, I am somewhat disappointed to know that the view that was just sold to us is going to be short lived. I know you can't stop progress, but it's unfortunate for those that progress blots out the sun. (and the Space Needle)

Form Submission - New Form

S

Squarespace <form-submission@squarespace.info>
To: 1661 E Olive Way Project

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Tue 6/7/2022 2:11 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Erin Fenner
Email: erinlorrainefenner@gmail.com

Message: Hello folks, As a Capitol Hill Renter since 2017 who presently lives at the intersection of Belmont Ave E and Olive Way: I love to see more apartments in the area -- and though construction can be loud and sometimes disruptive, it's absolutely worth it to build more housing for our community. I'm very excited to see more housing built in my neighborhood. My points of concern for the project would be in two areas: It's not clear that there's significant intention around building more affordable housing. Market rate is out of reach for many, and it's essential we're building housing that restaurant workers, elders on fixed incomes, single-parent households, and other people who fall well below the median income can afford without breaking their budget. Secondly, I see there's dedicated parking. Capitol Hill is one of the most transit-friendly neighborhoods in the city, with accessible options for people of all abilities, and I want our new construction to be oriented around that, rather than making space (even if it is below-grade) for cars. I would much rather that space be dedicated toward storage for renters, a gym, or other uses that didn't incentivize more cars into the community. The most dangerous part of my day is when I cross the street - even though there is a designated/partially protected crosswalk, so I am very concerned about incentivizing more vehicles on my block. Whatever we can do to support new residential construction that merges well with our existing infrastructure, and promotes long-term sustainable housing for renters below the median income, is something I would be whole-heartedly behind. Thanks for your consideration!

Form Submission - New Form

S

Squarespace <form-submission@squarespace.info>
To: 1661 E Olive Way Project

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Tue 6/7/2022 8:37 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Romain Jouhannet
Email: rjouhannet@gmail.com

Message: Hello, I live on the building next door 700 E Denny way. How high is going to be this new building? Thanks

Form Submission - New Form

S

Squarespace <form-submission@squarespace.info>
To: 1661 E Olive Way Project

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Mon 6/13/2022 3:18 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Cory Oneill
Email: cory.ONEILL@colorcreative.com

Message: Considering there are very skateboard parks or features in this area, it would be interesting to include some skateable art or features in the build

Question on 1661 project in cap hill

KB

Kayvon Behroozian <kayvon.behroozian@gmail.com>
To: 1661 E Olive Way Project


👍 ↶ ↷ ↲ ↳ ⋮

Wed 6/8/2022 5:38 PM

Hello, how many stories is the new construction planned to be and when is construction set to begin? Thank you!

Input on the 1661 E Olive Way Project

① Some content in this message has been blocked because the sender isn't in your Safe senders list. [I trust content from sam.vanderjagt@gmail.com.](#)
[Show blocked content](#)

 Sam van der Jagt <sam.vanderjagt@gmail.com>
To: 1661 E Olive Way Project

Tue 6/7/2022 11:11 PM

To whomever it may concern,

I'm writing to you in response to the flyer I received this week, inviting me to provide input on the 1661 E Olive Way Project. As a concerned and engaged citizen and resident of the Capitol Hill neighborhood, I felt obliged to provide such feedback, in which I object to two major aspects of the project, to you promptly,

Before I start, I do want to state that in principle, I am in favor of further developing the Capitol Hill neighborhood, and the 1661 E Olive Way Project site seems to be a reasonable location for the proposed development. However, as with any new development, I think it is crucial to place it in the bigger picture, and to understand its impacts on the Capitol Hill neighborhood and the beautiful City of Seattle.

First and foremost, one of the main problems the Capitol Hill neighborhood is facing is the availability of public parking spots. Currently, it is near impossible to find a parking spot, especially outside of regular business hours. This makes receiving any guests as a resident in this neighborhood rather challenging, not to mention that it makes local businesses less accessible to a significant set of customers.

With that context in mind, the proposed plan for the 1661 E Olive Way development to include "below-grade parking for 100-120 cars" for a 160-unit building appears inadequate - especially the lower bound of that range. The to-be-developed residential units, as well as the commercial units, will certainly result in more traffic, more visitors, and thus an increased need for parking capacity. Since included parking in the building will, at the proposed capacity, at best only support parking for building residents, this development will introduce further strain on the Capitol Hill public parking system.

This extra strain should be considered unacceptable to the City of Seattle, as it reduces the livability of the Capitol Hill neighborhood. New developments like the 1661 E Olive Way Project have the responsibility to reasonably provide additional parking capacity in line with the anticipated traffic and parking needs the new development introduces to the neighborhood.

In addition, there is another issue I would like to raise regarding the 1661 E Olive Way Project. There is a distinct lack of affordable housing in the Capitol Hill neighborhood, at a time where the need for affordable housing is only going up. From reading the project plan, it appears this new development does not include any affordable housing units, but is rather aimed at the higher segments of the renting market. I understand and appreciate that to be a financially sensible decision for a real estate company - the margins are obviously better.

However, I would like to pose that the 1661 E Olive Way Project introduces the opportunity to bring more designated affordable housing units to the Capitol Hill neighborhood. Even if it were just to be a handful of the 160 units in the building, I think neighborhood buy-in into the project would grow exponentially. Such forms of mixed development are not mandated by the City of Seattle, nor by any other law, but I would like to make the appeal here to consider turning a fraction of the development's units into affordable housing ones.

With this feedback, I hope to have informed you of my perspective sufficiently. I would be more than happy to elaborate on any of my comments or to engage in a constructive conversation. Together, we can improve the future of the marvelous Capitol Hill neighborhood.

I look forward to hearing from you.

Kind regards,

Sam van der Jagt

1661 E olive Way question

 Mark Kottke <markkottke@hotmail.com>
To: 1661 E Olive Way Project

Mon 6/13/2022 2:34 PM

Do you know approximately how high the building will be? I am across Boylston from the project in the Maxwell building. do you know how high the building will be on that side, either in feet or stories?

Thank you,

Mark Kottke

Form Submission - New Form



Squarespace <form-submission@squarespace.info>

To: 1661 E Olive Way Project



Tue 6/14/2022 11:28 PM

Sent via form submission from [1661 E Olive Way Project](#)

Name: Sandra Sajeev

Email: sandrasajeev@gmail.com

Message: The building of these apartments could increase traffic on roads that are already quite narrow. In addition, the construction of such apartments can create noise.