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166 Capitol Hill units take final form

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Continental Properties and frequent partner Low Tide Properties own a large Capitol Hill development site at [1661 E. Olive Way](#). The next and possibly final design review should come this summer. Architect MG2 has the 166-unit apartment plan well advanced.

On a sloping site, the seven- and eight-story building is also to have 104 underground parking stalls, various tenant amenities and around 2,646 square feet of retail/commercial space on the north (Olive) end of the building.



Rendering by MG2 [\[enlarge\]](#)

Changes since the last review, in December, includes various bends and folds to the two long facades along Boylston and Belmont avenues East.

Setbacks and awnings are more emphasized for the ground-floor apartments, with their private entries. Terraces and “gaskets,” between facade planes, gain more emphasis.

Looking roughly south, Belmont is at right. The small office building there now looks to be increasingly vacant.

Also, the prominent corner commercial spaces are more glassy and transparent. One or both of those prominent bays may end up as cafes or bars. The lobby has been shifted farther south on Belmont. And south of that will be the garage entry to the two levels below.

A west-facing roof deck, overlooking Belmont, would have about 3,072 square feet. Views should be preserved so long as the Stumbling Monk triangle isn't developed. (South of that, Capitol Hill Goodwill will eventually be sold and redeveloped.)

Total project size is estimated at around 191,000 square feet, with the Mandatory Housing Affordability fee not yet calculated.

No contractor is indicated yet for a team that also includes Davido Consulting Group, civil engineer; Karen Kiest Landscape Architects; Yu & Trochalakis, structural engineer; and Terracon, geotechnical engineer.

Continental recently finished the 143-unit Artix in Lower Queen Anne, where it's now building a 167-unit project. And its 141-unit Vela is now leasing in downtown Kirkland.

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