

Boylston II Townhouses

728 / 732 Boylston Ave Design Review Board Meeting #2 October 17, 2007

D E M E T R I O U
A r c h i t e c t s P C

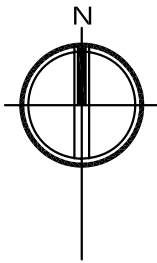
Drawn : bha
Issue date : 11/16/06
Purpose : EDG Application
Revisions : 06/11/07
DRB meeting

Boylston II
728 / 732 Boylston Ave
Seattle, Washington

Project No. :
392.05

A0.0

index to sheets in this set: (revised / added to original EDG package submitted on 11/16/06)				
EDG submittal (11/16/06)	A0.0	cover sheet (this sheet)	A7.0	proposed perspective
	A1.0	vicinity maps	L1.0	landscape colored site plan
	A2.0	zoning map	A7.2.0	proposed parking plan
	A2.1	Capitol Hill – site location map	A7.2.1	proposed court level plan
	A2.2	neighborhood aerial map	L2.0	landscape colored roof plan
	A2.3	9 block area – massing plan & legend	A7.3.0	partial street elevation w/ proposed building
	A2.4	context photos (Boylston Ave E)	A7.3.1	proposed elevation
	A2.5	context photos (Harvard Ave E)	A7.3.2	proposed elevation
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	A3.0	Harvard Belmont Landmark District Map & Photos	A7.3.6	proposed elevation
	A3.1	Harvard Belmont Landmark District Photos	A7.3.7	proposed elevation
	A4.0	existing site analysis & design constraints	A7.3.8	proposed elevation
	A4.1	existing site section & photos	L3.0	landscape colored elevations & space plan
	A5.0	concept 1	A7.4.1	proposed section
	A5.1	concept 2	A7.4.2	section detail @ drive / garage door
	A5.2	concept 3 (desired)	A7.5.1	proposed window detail
A6.0	zoning and project data	A7.5.2	proposed railing detail	
DRB submittal #2 (10/07/07)		A7.6.0	LEED information & goals	
		L4.0	landscape materials & plants	
		L5.0	landscape sun studies	



vicinity map



enlarged area of vicinity map

Project Data:

Project Address: 728 / 732 Boylston Ave E
Seattle, WA 98102

Owner: Prescott Homes
10613 NE 38th Place #17
Kirkland, WA 98033

Tax Parcel Number: 983120-0180
983120-0175

Zone: L3 - Lowrise 3 (Multifamily Residential)

Gross Site Area: 11,504 Sq. Ft. (combined lots 7 & 8)

site address:
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Boylston Ave E

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(C) 2005 King County

Interstate 5

Bellevue Place
Condos

Bellevue Place E

Capitol Hill
(Urban Center Village)

L-3

Bellevue Ave E

Summit Ave E

E Mercer St

MR

Belmont Ave E

Belmont Pl E

E Roy St

Belmont Ave E

Boylston Ave E

Boylston Ave E

Boylston Ave E

SF 5000

E Aloha St

Harvard Ave E

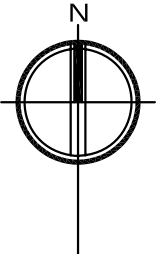
Merrill Court

Site:
728 / 732
Boylston Ave E
zone L3

The Harvard
Estate Condos

The Belmont
Place Condos

Shanon
Condos



zoning map

Zoning Legend:

 **L3 - Lowrise 3
Multifamily Residential**

 **MR - Midrise
Multifamily Residential**

 **NC1-40
Neighborhood
Commercial**

 **SF 5000
Single Residential**

 **Overlay District
HB - Harvard Belmont
Landmark District**

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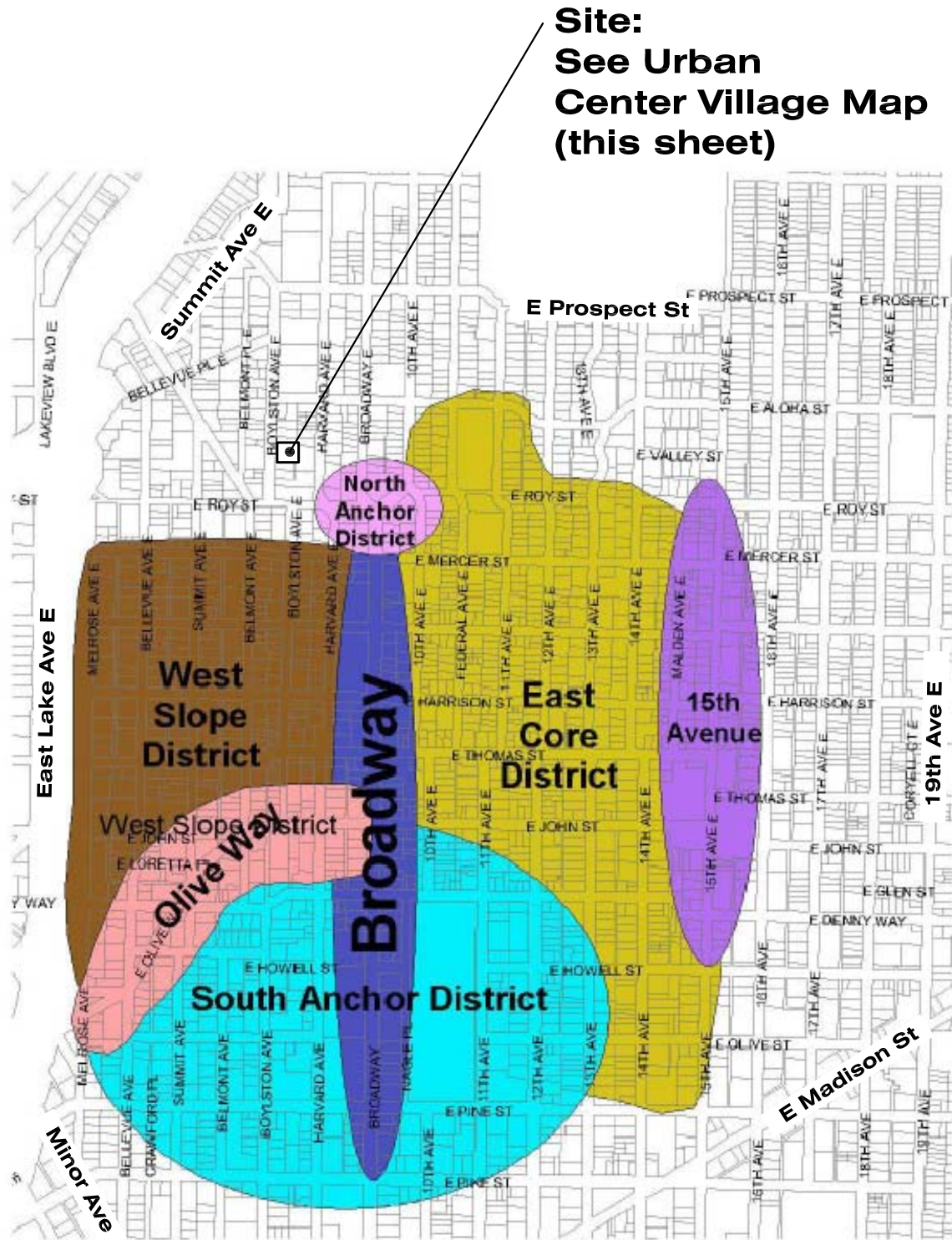
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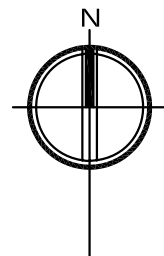
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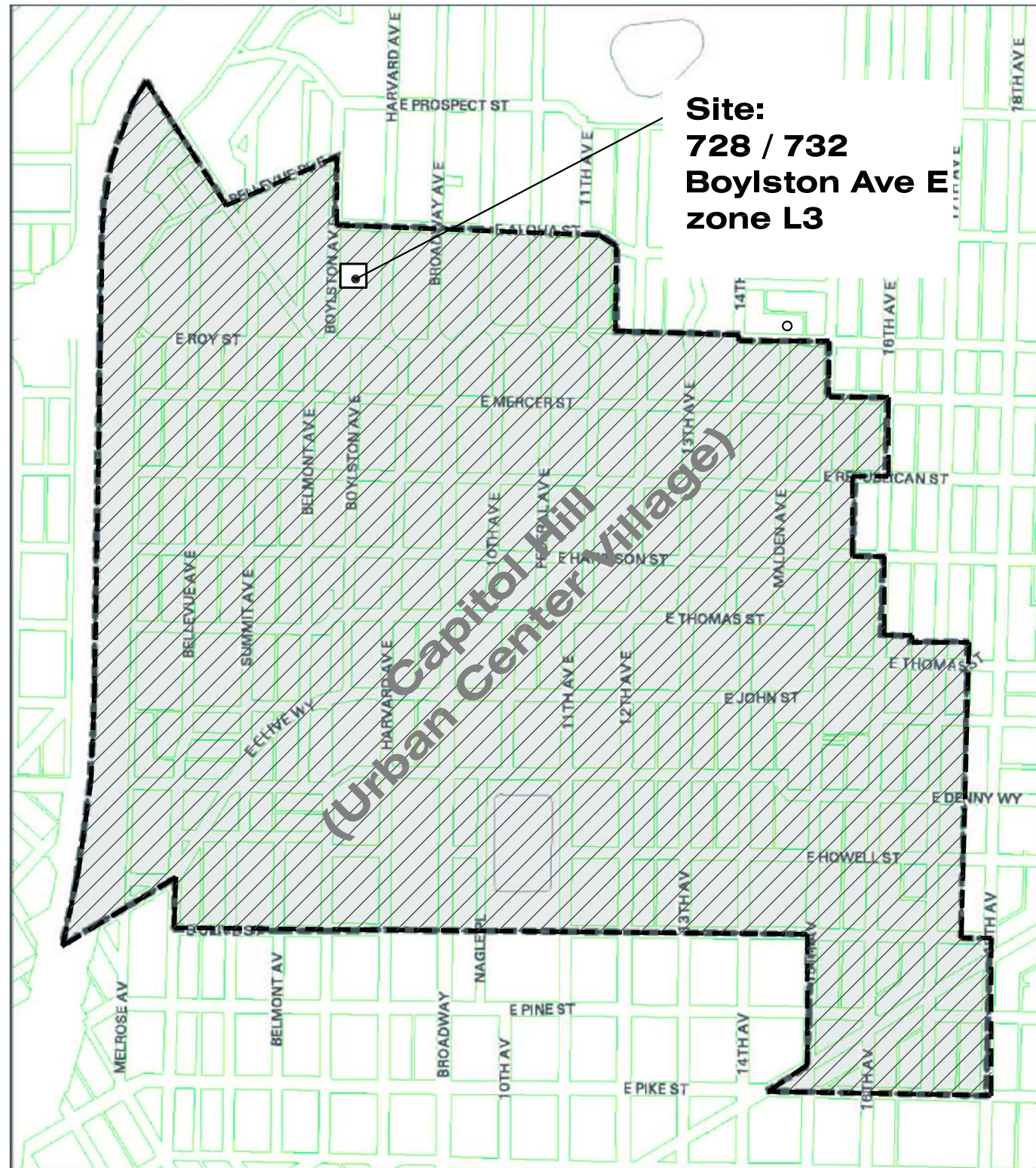
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Capitol Hill - Subareas



Capitol Hill Urban Village Center Map



It is within the Urban Center Village boundaries that the Capitol Hill Neighborhood Design Guidelines are applied.

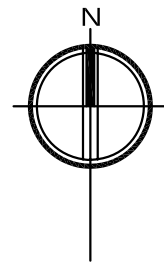
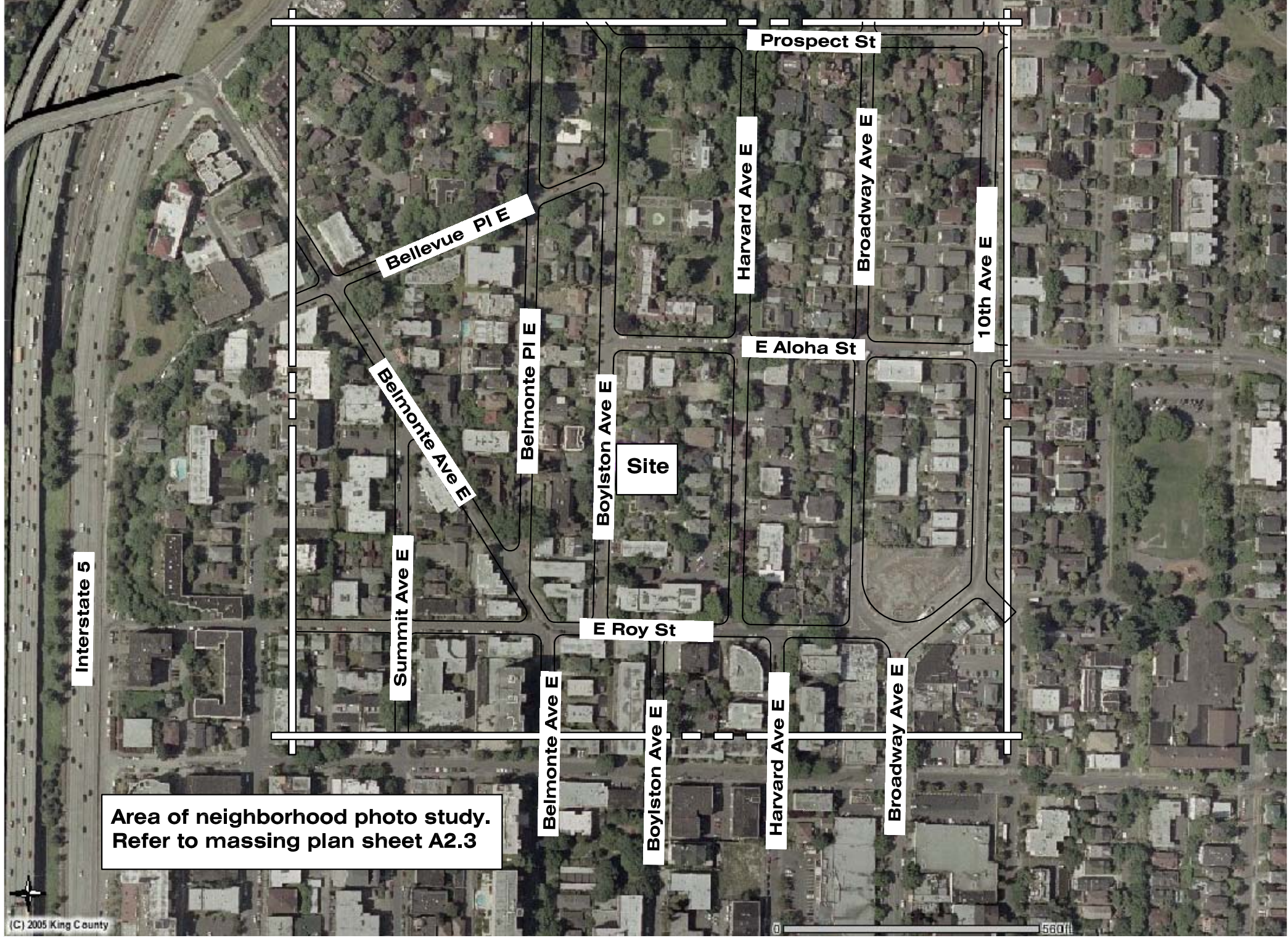
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neighborhood aerial map

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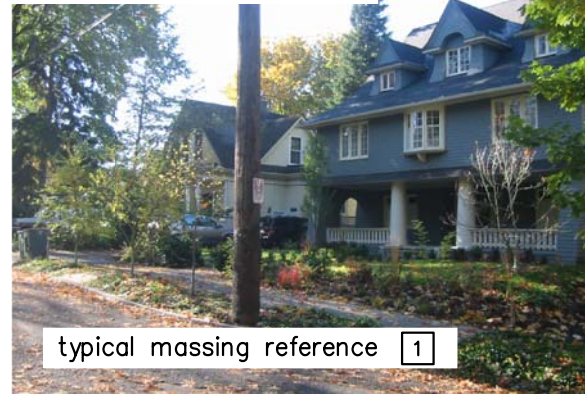
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9 block area - massing plan & legend

- 1 Character of single family
 - one detached house
 - 2 stories or 25'



- 2 Character of Multifamily - Lowrise 1
 - Townhouse or cottage housing
 - 2 to 3 stories (25' to 35')

- 3 Character of Multifamily - Lowrise 2
 - lowrise apartment
 - 2 to 3 stories (25' to 35')

- 4 Character of Multifamily - Lowrise 3
 - lowrise apartment or townhouse
 - 3 stories (30' to 35')



- 5 Character of Multifamily - Lowrise 4
 - lowrise apartment or townhouse
 - 4 stories (35' to 42')

- 6 Character of Multifamily - Midrise
 - midrise apartment building
 - 5 to 6 stories (40' to 60')

- 7 Character of Multifamily - Highrise
 - highrise apartment building (steps back)
 - 6 to 20 stories (60' to 200')



- 8 Character of neighborhood commercial
 - adjacent to residential
 - 2 to 3 stories or 25' to 30'

- 9 Character of commercial
 - adjacent to residential
 - 1 to 2 stories or upto 25'

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Harvard Estate Condos
-south of site
-brick, stone & steel
-3 stories @ Boylston

Cornish College
for the Arts -
Kerry Hall
4 story



A Context photo: NE view from corner of Boylston and Roy

low rise condos
on Boylston
3 story



B Context photo: NW view from corner of Boylston and Roy

low rise condos
on Boylston,
adjacent property
to the north
3 story

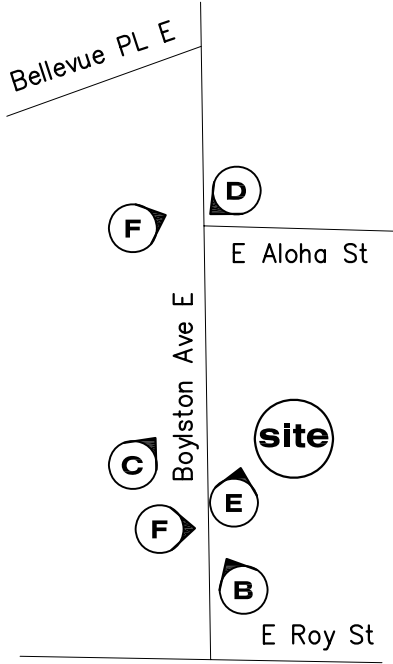


C Context photo: view of adjacent condos to the north of site.

typical housing
2 story



D Context photo: SW view from corner of Boylston and Roy



A

context photos

street diagram

Harvard Estate
- brick & stone
- 3 story condos



E Context photo: View of Harvard Estate. South property adjacent to our site.



F Context photo: View of Harvard Estate. South property adjacent to our site.

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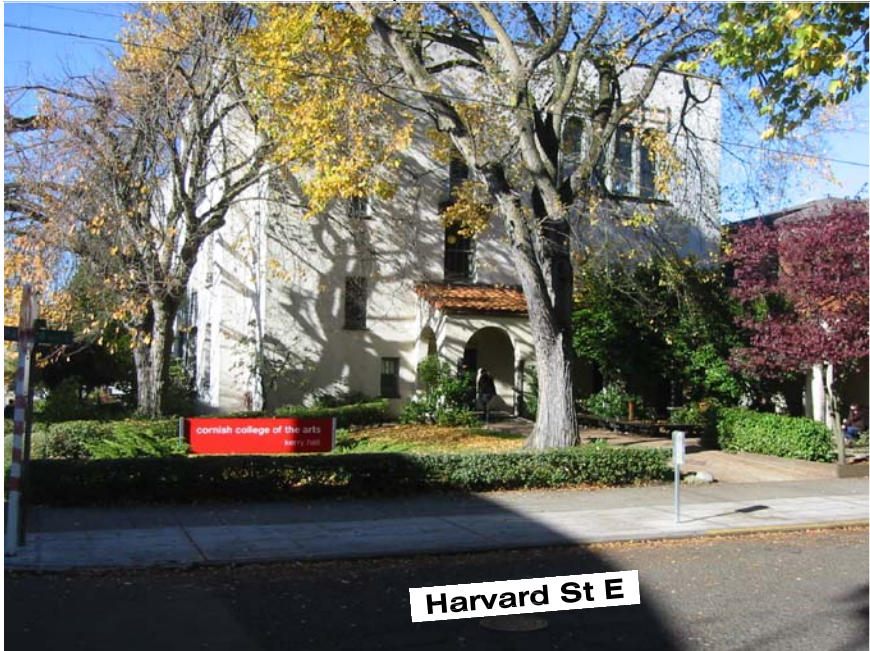
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Cornish College for the Arts – Kerry Hall entrance from Harvard Street



G Context photo: NW view from corner of Roy and Harvard.

Harvard Estate Condos – east of site – brick, stone & steel – 3 stories



H Context photo: SW view from Harvard Street.

These end units are adjacent to SE corner of our site.

Low Rise Condos – adjacent to E side of our site – 3 stories



I Context photo: SW view from Harvard Street.

context photos

typical streetscape along Harvard



J Context photo: SE view from Harvard Street.

typical housing along Harvard

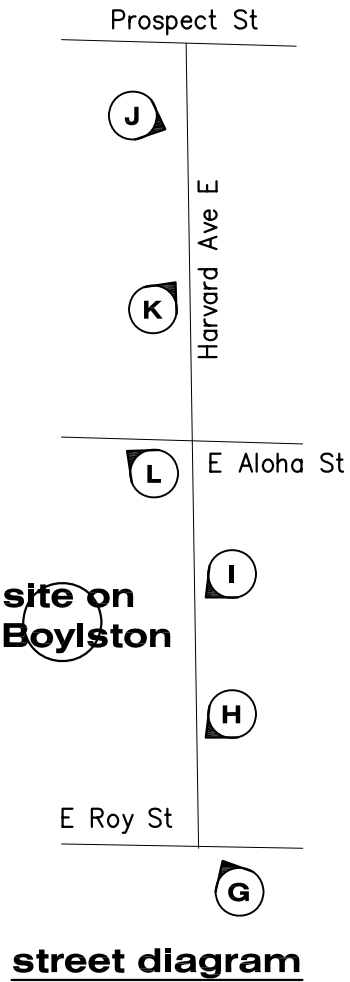


K Context photo: NE view from Harvard Street.

Merrill Court – brick & stone – 3 story condos



L Context photo: NW view from corner of Harvard and Aloha.



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A2.5



(M) Context photo: SW view from corner of Prospect and Belmont Pl.

Typical streetscape at north end of Belmont Pl.

Sir Lancelot Apartments
-brick and stone
-3 story



(N) Context photo: SW view from Belmont Pl.



(P) Context photo: SW view from corner of Belmont Pl and Bellevue Pl.

Typical streetscape

Streetscape detail showing garage on street.



(Q) Context photo: NE view from corner of Belmont Pl and Bellevue Pl.



(R) Context photo: NE view from Belmont Pl.

Belmont Pl. Condo
-brick and wood
-3 story

Typical low rise condos along Belmont Pl.
-various styles and materials
-2/3 story



(S) Context photo: SW view from Belmont Pl.

typical housing in Land Mark District
- 2/3 story typical

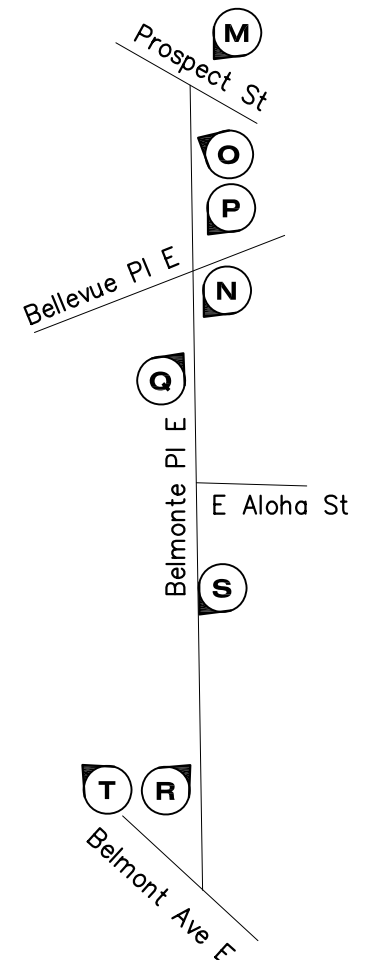


(O) Context photo: NW view from Belmont Pl.



(T) Context photo: NW view from corner of Belmont Ave. E and Belmont Pl. E

midrise condos along Belmont Ave, Lake Union beyond



context photos

street diagram

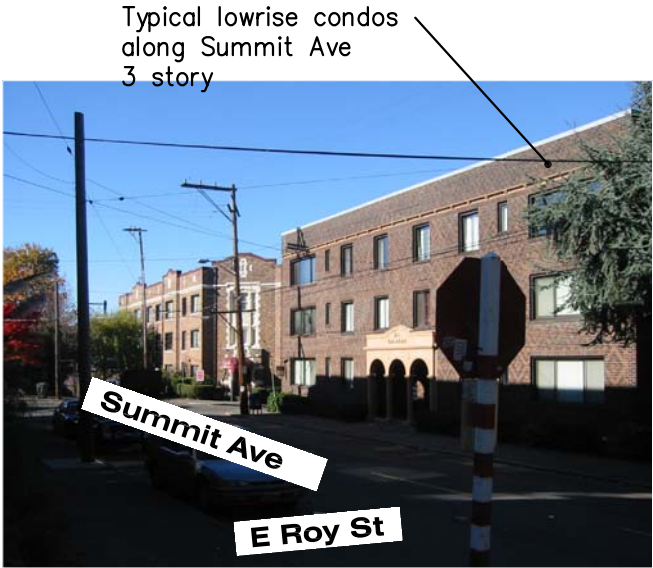
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U Context photo: SW view from corner of Roy St. and Summit Ave.



V Context photo: View of typical housing scattered throughout neighborhood.



W Context photo: NE view from corner of Prospect and 10th Ave



X Context photo: NE view from corner of Roy St. Broadway and 10th St.

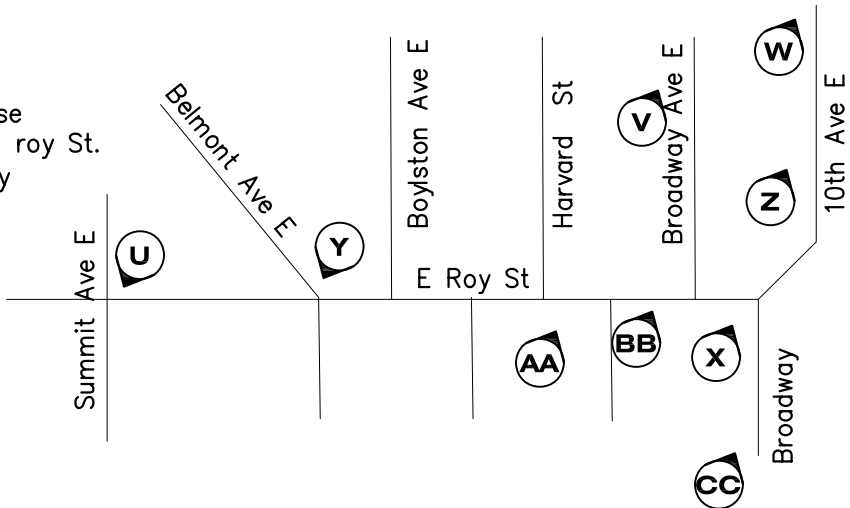


Y Context photo: SW view from corner of Roy St and Belmont Ave.



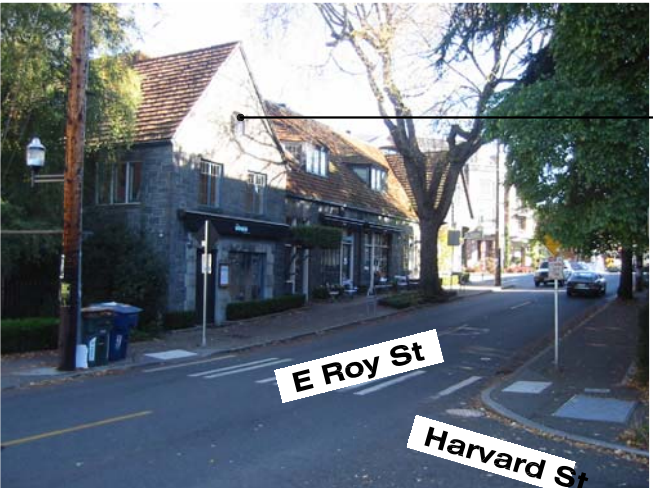
AA Context photo: NE view from corner of Roy and Boylston.

Typical ow rise
condos along roy St.
-2 / 3 story



context photos

street diagram



BB Context photo: NE view from E Roy St.

Typical commercial
along 10th Ave E
and Broadway
(south of Roy).



Z Context photo: E view from end of Roy St.



CC Context photo: SW view from corner of Prospect and Pelmont Pl.

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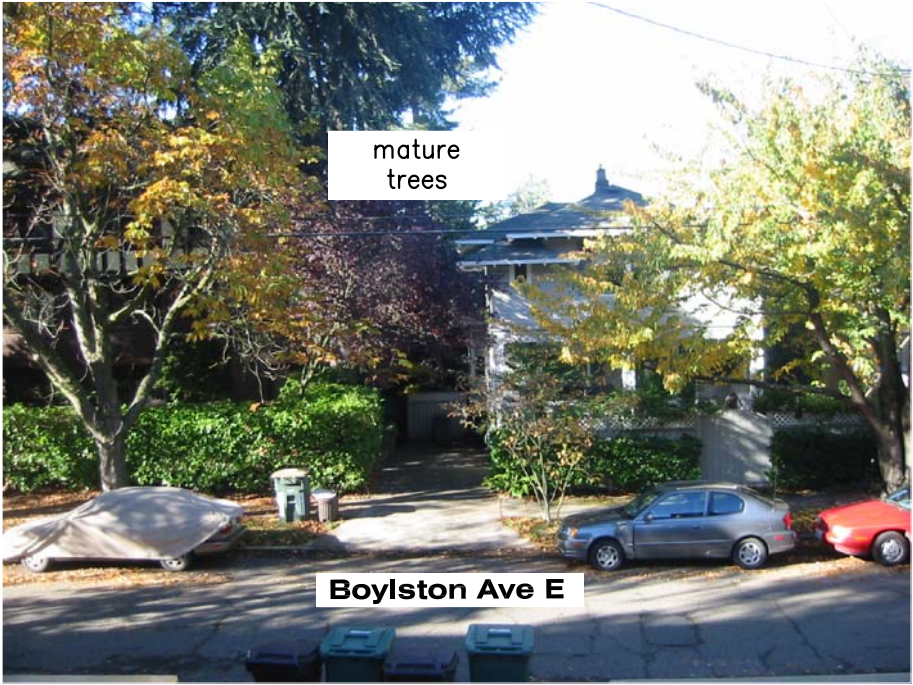
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A View from site looking SE across Boylston Ave E.



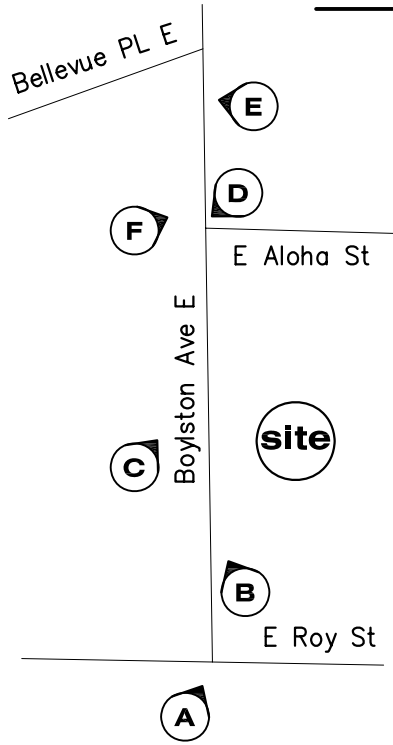
B View from site east across Boylston Ave E.



C View from site looking south down sidewalk towards Roy St.



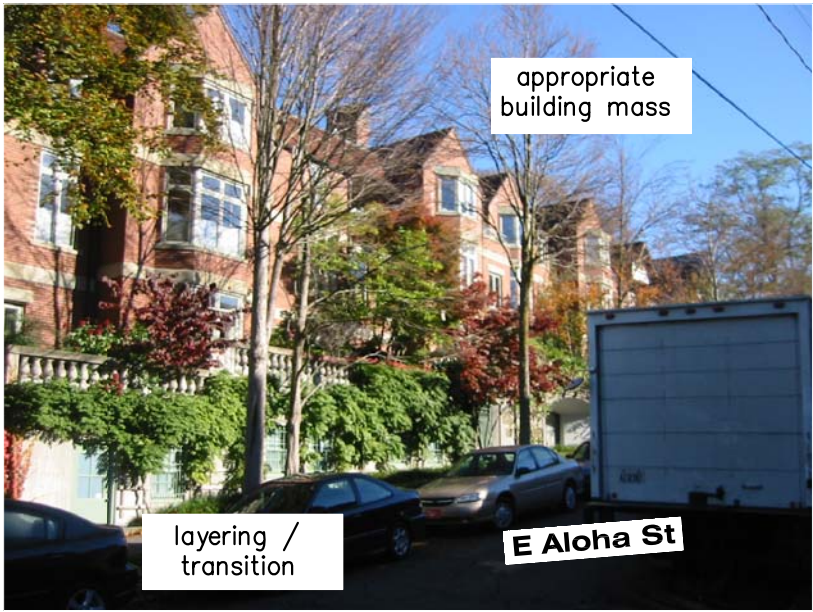
E View of typical yard on Boylston Ave E.



street diagram

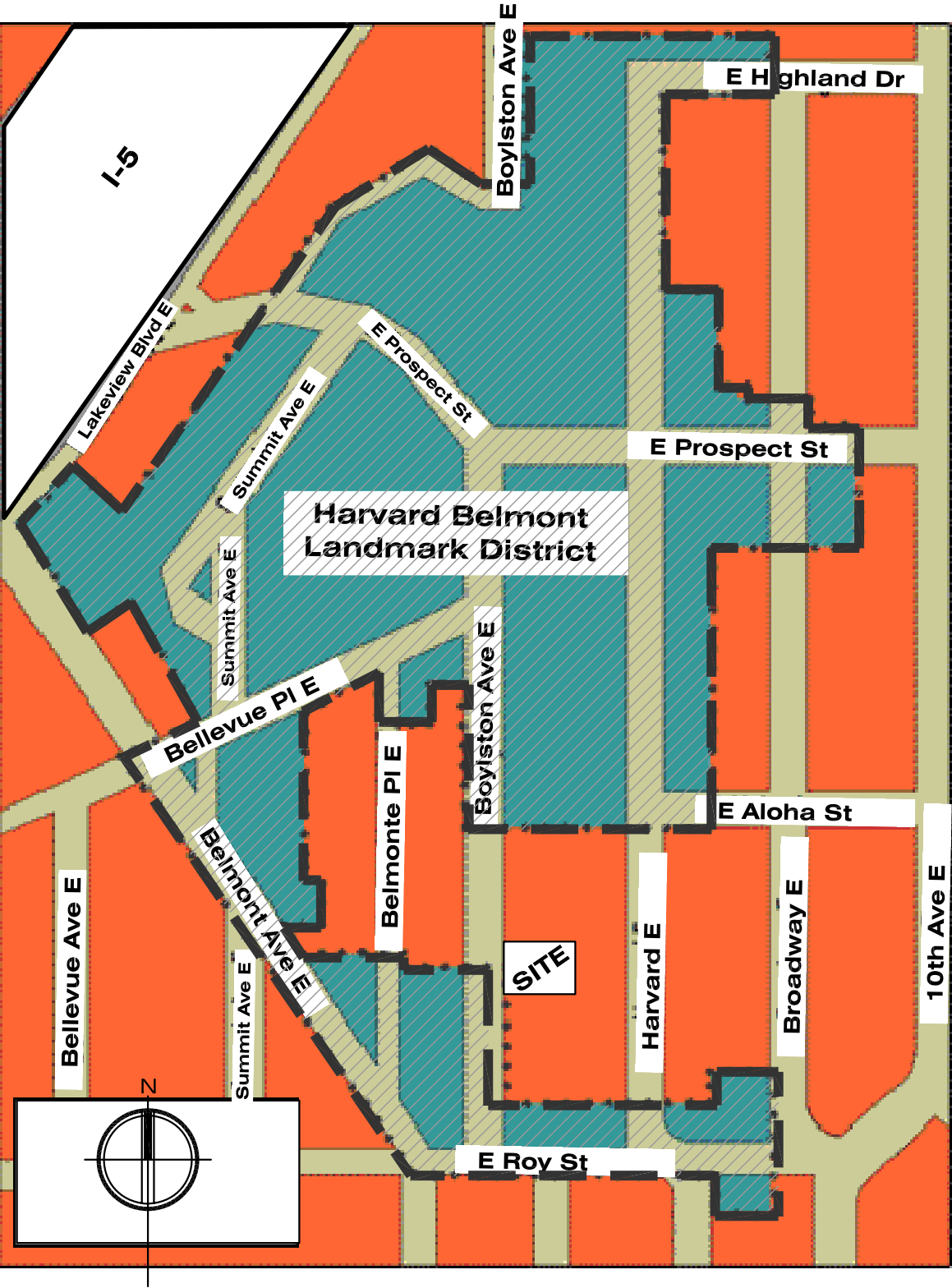


D View from Roy St looking north down sidewalk towards site.



F View looking at Merrill Court, NE from corner of Boylston and Aloha.

streetscape photos



Cornish College of the Arts – Kerry Hall



Private residence on Boylston.



Merrill Court Condos – 3 story brick & stone

Harvard Belmont Landmark District

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View of private residence and streetscape in SF 5000 zone.



View of multifamily in L3 zone along E Roy Street.



View of streetscape at intersection Boylston Ave E and E Prospect Street.



View of neighborhood commercial along E Roy Street.



View of The Belmont Place Condos in L3 zone.



View of streetscape at irregular intersection at the corner of E Prospect Street and Summit Ave E.



View of private entry gate and landscape at end of Boylston Ave E and Prospect Street.

Harvard Belmont Landmark District

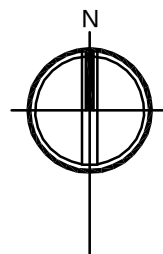
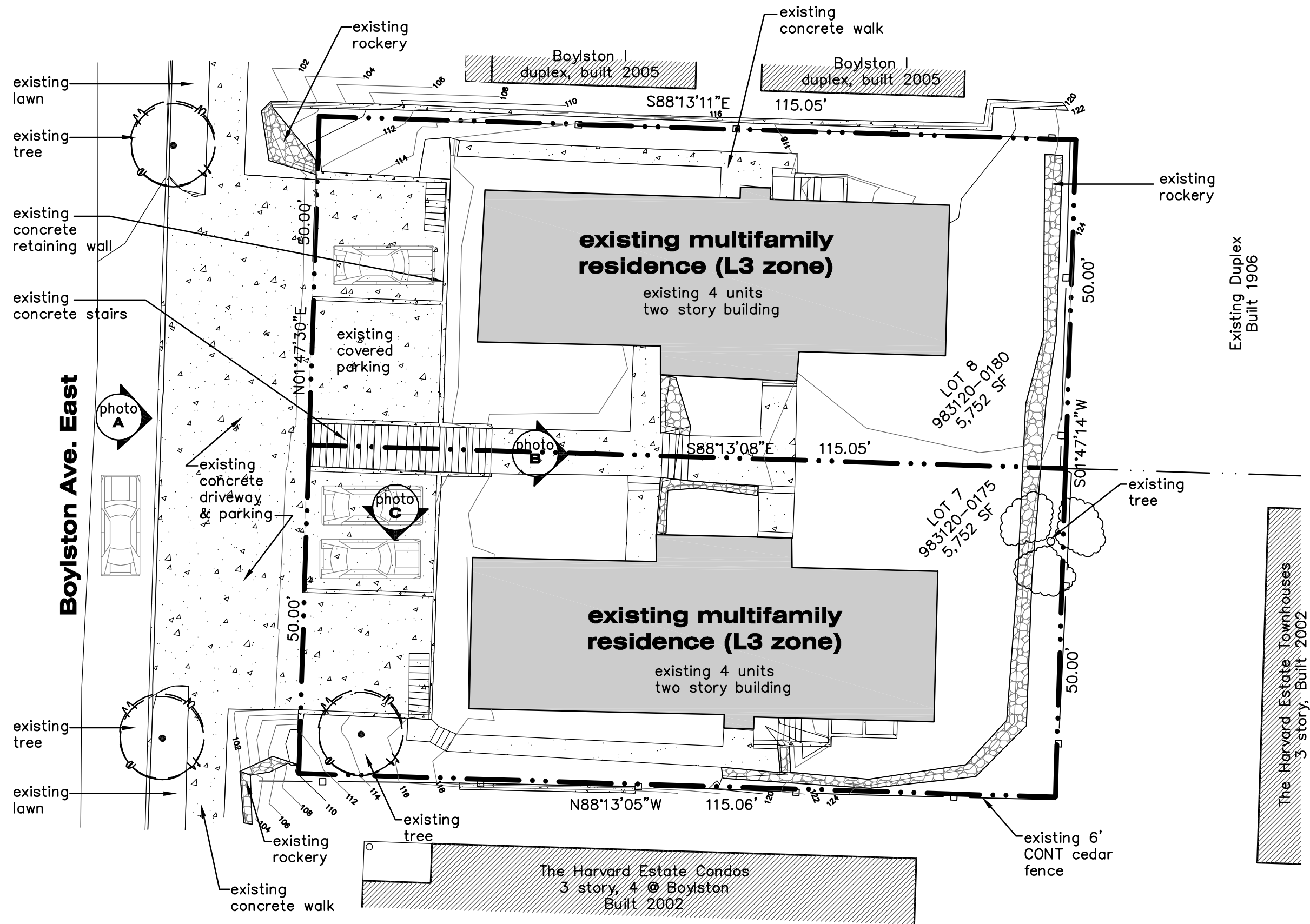
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site analysis

Scale: 1/16" = 1'-0"

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- existing multi-family buildings
- existing concrete covered parking
- existing concrete central stair
- existing ROW concrete

A Existing property: view east from Boylston Ave east showing existing property.



existing courtyard & central stair

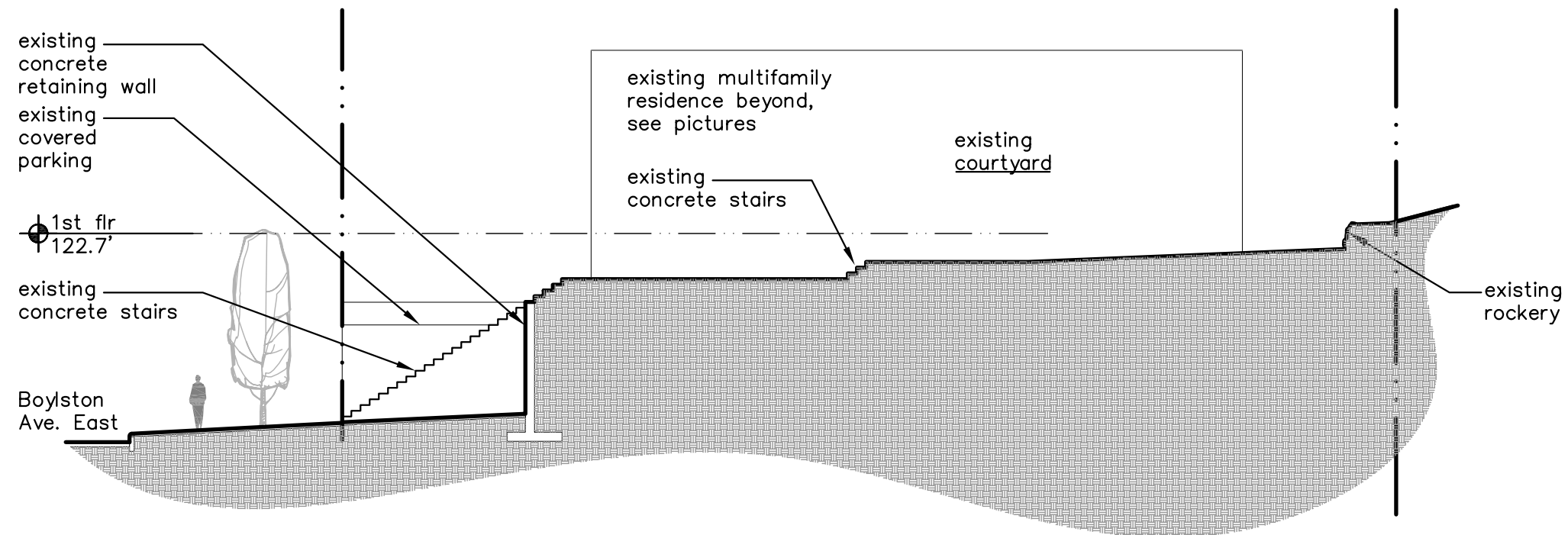
B Existing property: view east from courtyard showing existing property.



- Harvard Estate Condos
- existing cedar fence
- existing egress stairs
- existing roof over covered parking

C Existing property: view south from existing covered parking roof showing existing property.

existing site photos



existing site section

Scale: 1/16" = 1'-0"

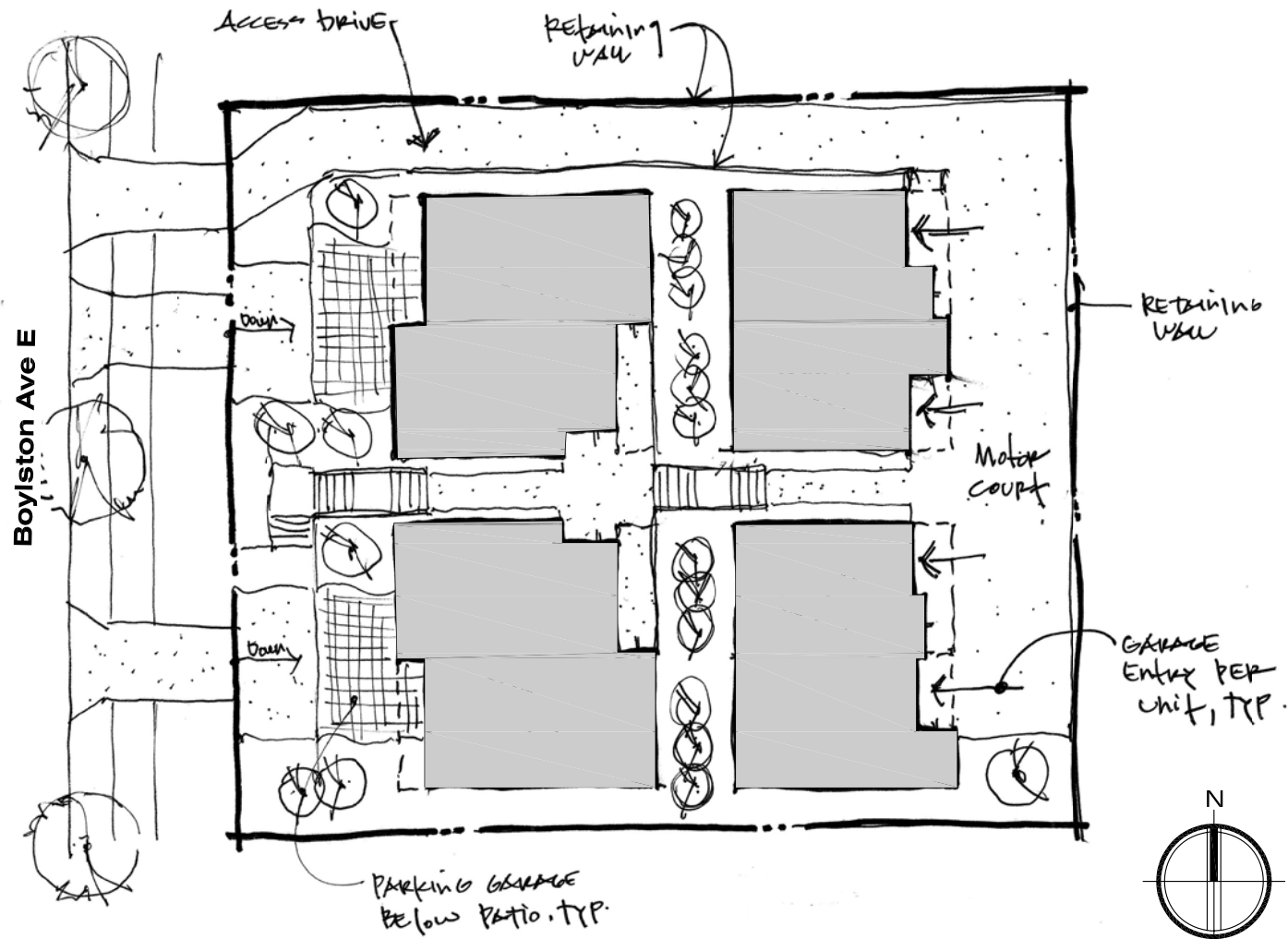
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Advantages

1. Each unit has private attached garages.
2. Total of 8 units would allow for larger units.
3. Massing is compatible with surrounding adjacent properties.

Disadvantages

1. Multiple vehicle entrances to each unit dominate Boylston Ave. Would require multiple curb cuts.
2. Location of driveway and motorcourt requires shoring and retaining walls along north and east property lines. This isolate site from adjacent properties.
3. Vast areas dedicated to vehicular ingress / egress emphasizes vehicles and not pedestrians or residents.
4. East and west townhouse are isolated from each other by retaining wall.
5. Views from the front facade of the east buildings are towards the rear facade of the west buildings, having constraints on privacy and a community space.

Potential Departures

This scheme, may require latitude in the building height along Boylston Avenue and from the Capitol Hill design guidelines in the following areas:

- multiple curb cuts / vehicle entrance dominates streetscape
- buildings scale relationship to pedestrian (street scale)
- compatibility with existing single family structures to the west

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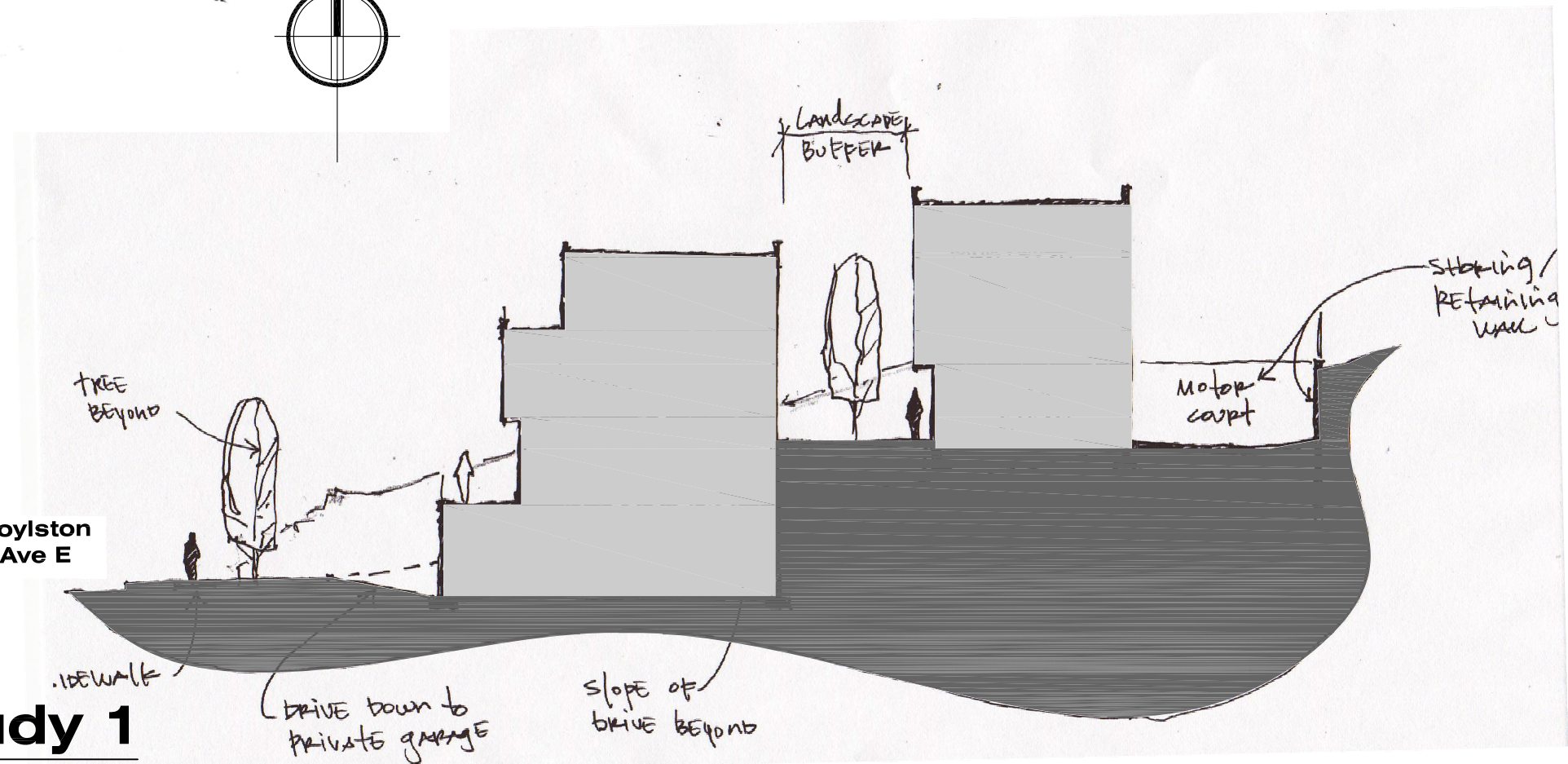
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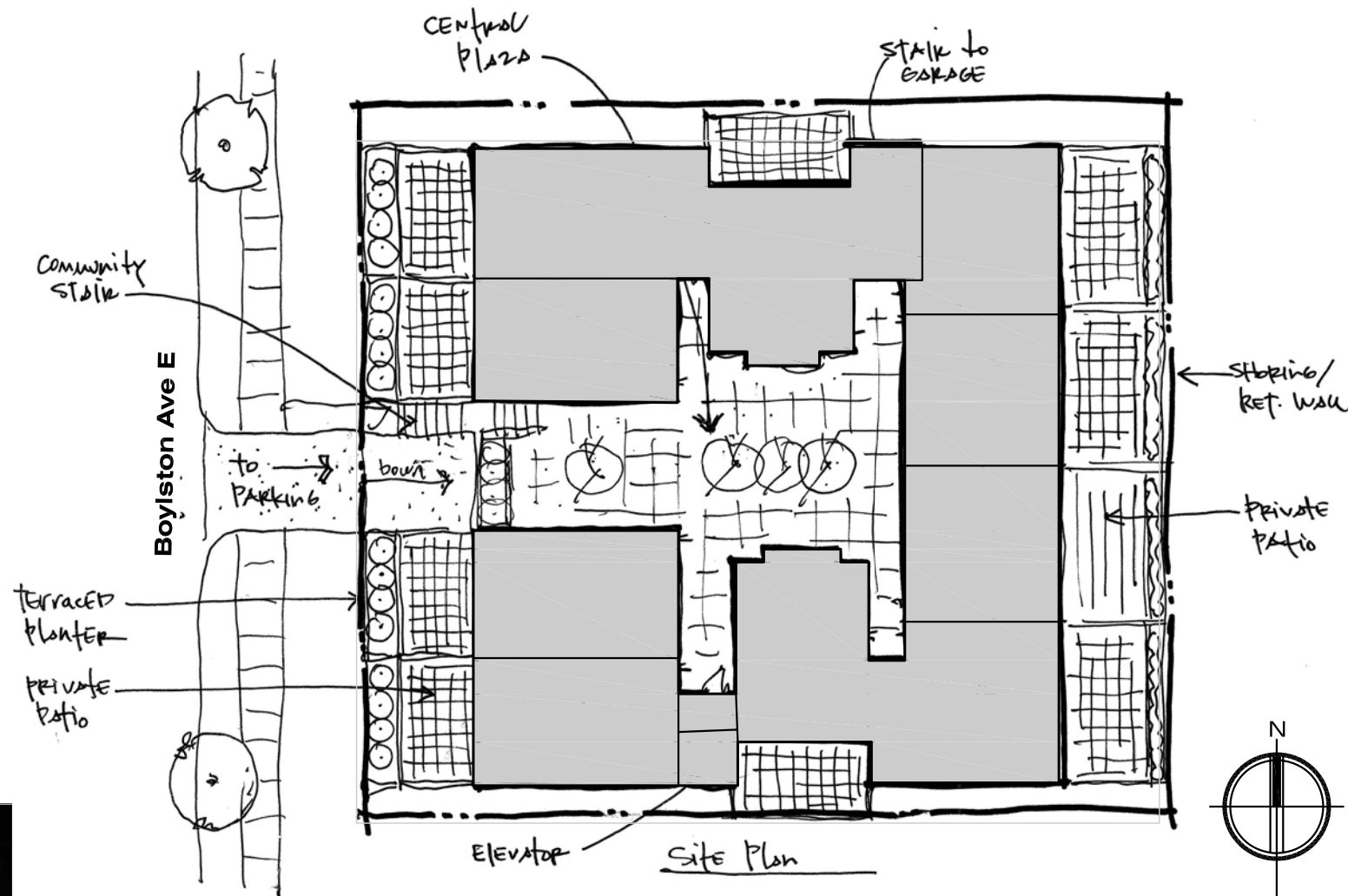
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schematic
massing model

previous feasibility study 1





Advantages

1. Vehicle entrances to buildings does not dominate the streetscape. Parking is below grade. Single garage entry and curb cut.
2. Townhomes situated around an private courtyard with a connection to the street.
3. Main floors and central plaza are all at the same level.
4. Courtyard would provide the opportunity to create an intimate / landscape outdoor common space for residents. This would also provide visual character for pedestrians.

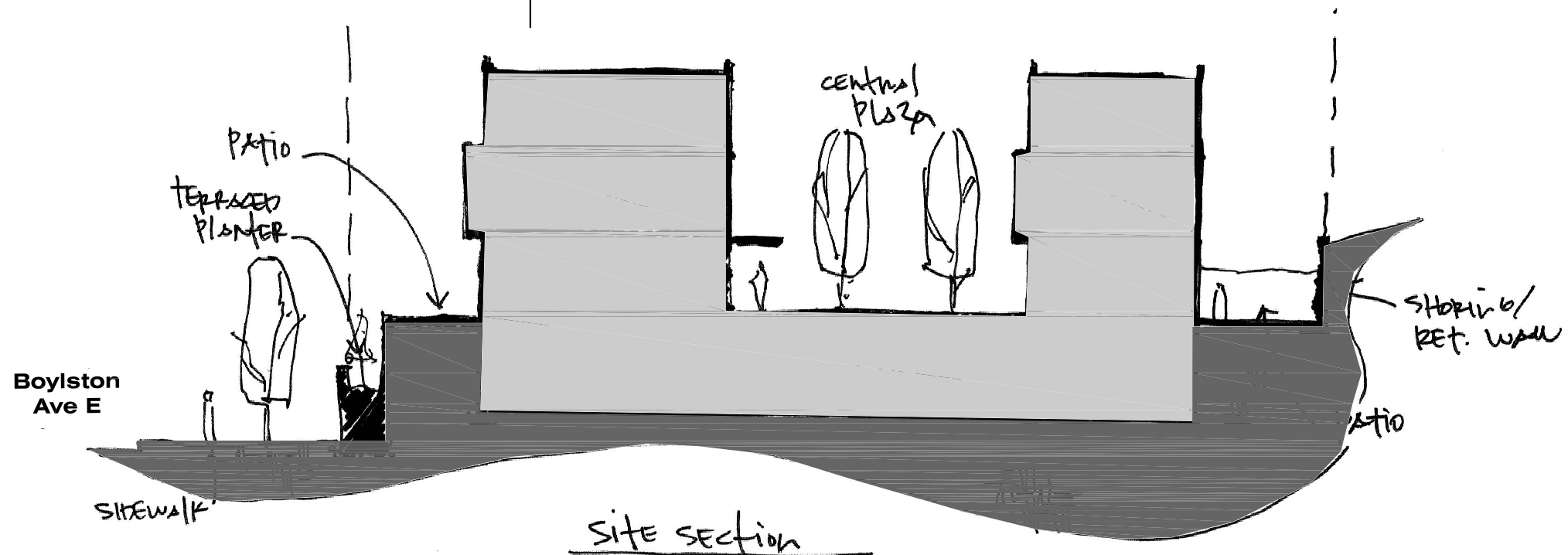
Disadvantages

1. Elevates townhouses about 12 to 14' above Boylston Ave. E. Creates a separation between the the site and the street.
2. Private patios to the east would be recessed about 10 to 12 feet below grade requiring added shoring.
3. The elevated building mass would over power the pedestrian scale along Boylston and does not respect the lower massing to the east of Boylston.

Potential Departures

This scheme, would require latitude from the Capitol Hill design guidelines in the following areas:

- buildings scale relationship to pedestrian (street scale)
- compatibility with existing single family structures to the west



schematic
massing model

previous feasibility study 2

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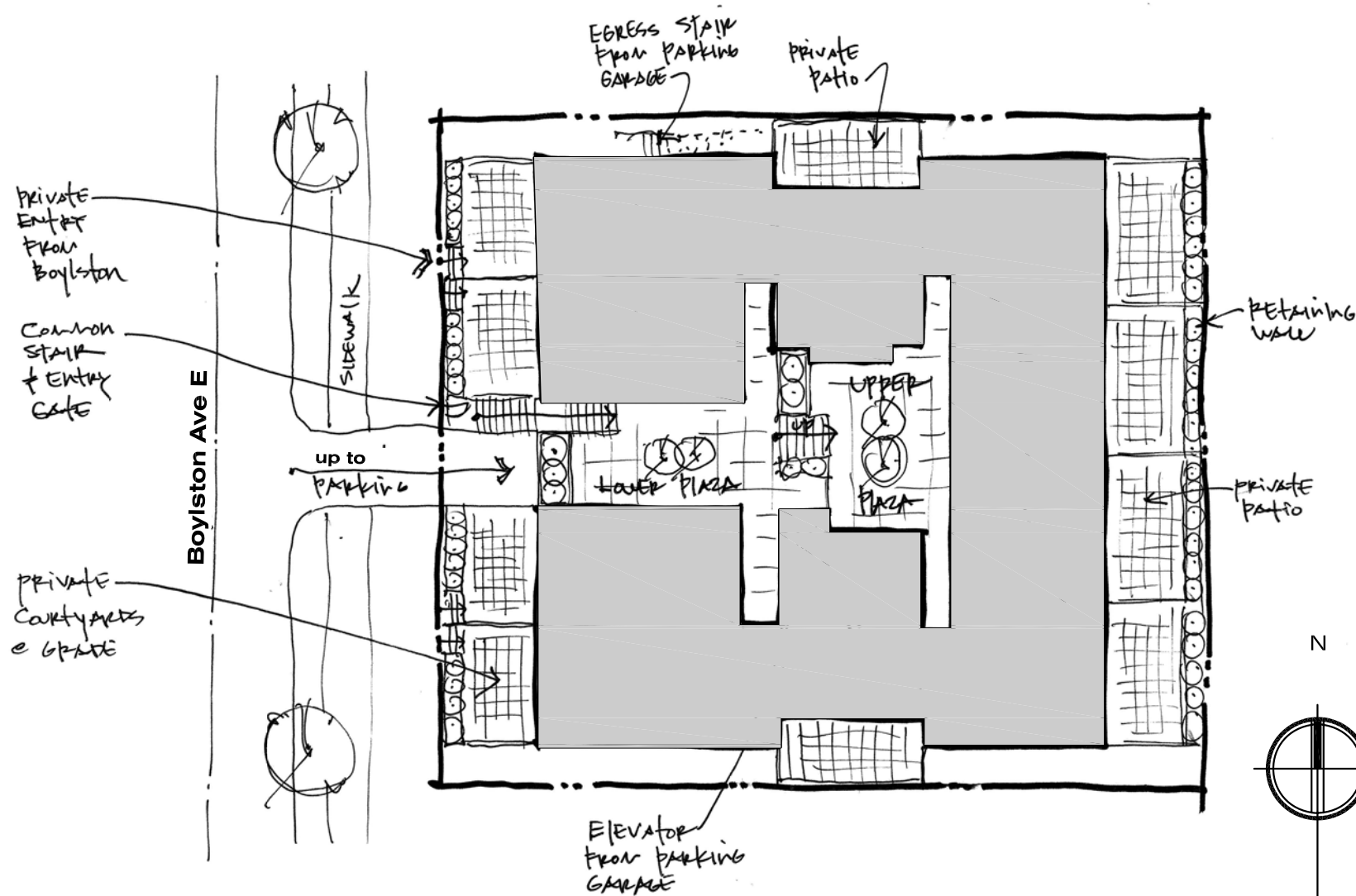
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Advantages

1. Townhomes along Boylston are oriented and lowered to provide resident access from the street, enhancing the streetscape for pedestrians.
2. Emphasizes pedestrian ingress and egress as opposed to accommodating vehicles. Single garage entry and curb cut to below grade parking.
3. Courtyard would provide the opportunity to create an intimate / landscape outdoor common space for residents. This would also provide visual character for pedestrians. Courtyard would connect to street.
4. Building mass and scale respects the lower massing to the west of Boylston and also lowrise multifamily to the north, south and east.

Disadvantages

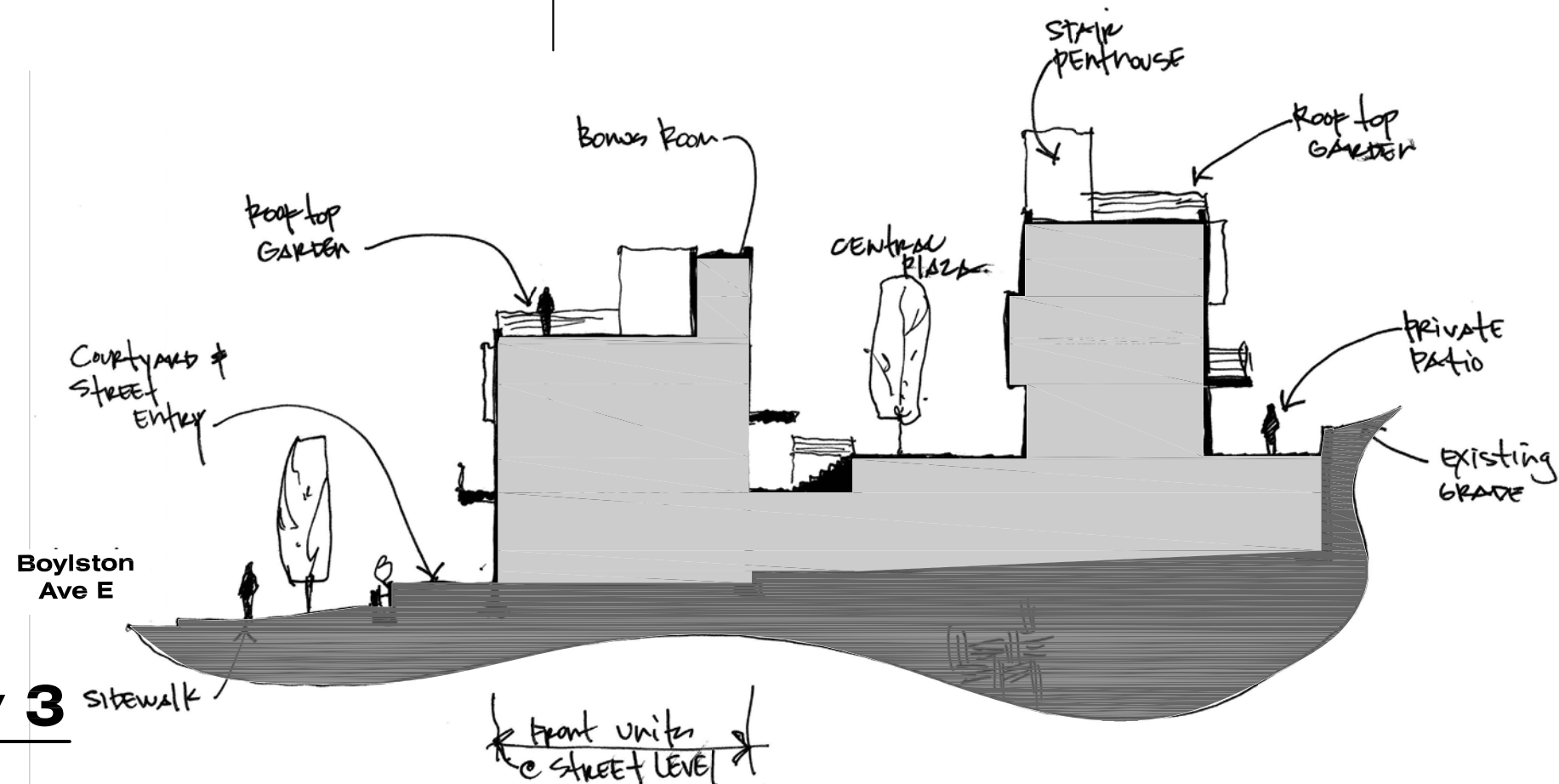
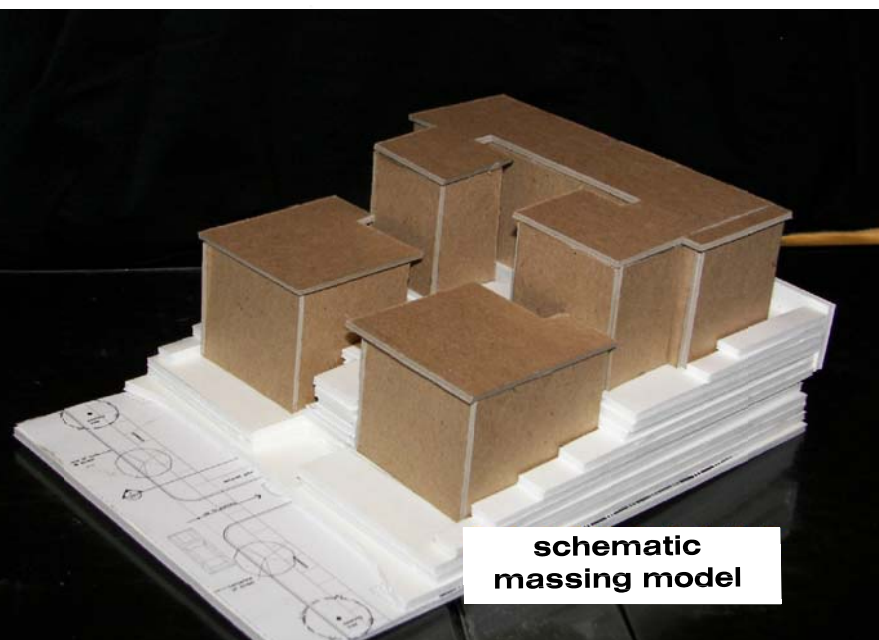
1. Courtyard would be split to two levels. This adds some complexity to the accessibility but would provide many opportunities to create a dramatic and intimate courtyard.

Potential Departures

Requested design departures is needed for structure depth.

Depth Allowed:

65% of lot depth (115.06'x65%) = 74.79'
 proposed front units (57') + back units (21'-9")
 = 78.75'



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zoning and project data

Density 23.45.008

Lowrise 3 allows 1 unit per 800 SF of lot area.
Lot area = 11,504 / 800 = 14 units allowed
10 units proposed

Lot Coverage 23.45.010

Lowrise 3 allows a maximum of 45% for apartments and 50% for townhouses.
Lot area = 11,504 (.5) = **5,752 GSF allowed**

Structure Height 23.45.009

A. Lowrise 3 allows a maximum height of 30' measured from existing grade or finished grade, whichever is lower.

D. Rooftop features such as stair and elevator penthouses, mechanical equipment, chimneys may extend a maximum of 10' above the maximum height limit. The total coverage of all features may not exceed 15% of the roof area.

E. Sloped lots allow an additional height of 1' for every 6% of slope up to a maximum of 5' on the downhill side.

Structure Width & Depth 23.45.011

Lowrise 3 allows a maximum structure width of 30' or 40' with a principal entrance facing the street. Maximum building depth is limited to 65% of the lot depth. See modulation requirements if these values are exceeded.

Modulation Requirements 23.45.012

Lowrise 3 requires a 4' modulation depth when the width exceeds the maximum structure width above. The modulation is required on the strret facade.

Setback Requirements 23.45.014

Front – In no case less than 5' and shall not be required to exceed 15'. The front setback shall be the average of the principal structures on either side. = **14'**

Rear – 15% of lot depth with a maximum of 25'. Lot depth = 115' (.15) = **17.25'**

Side – See table 23.45.014 A With structure depth of 65' or less and height of the facade between 26' to 30' the **average side setback is 6 w/ a MIN. of 5'.**

Interior Setback – Minimum setback between facing facades is 10'

Setback projections – The Land Use Code does allow for various projections into required setbacks. These projections include items such as special features of a structure, unenclosed decks and balconies, and unenclosed porches. Refer to section 23.45.014 E for specific requirements.

Open Space Requirements 23.45.016

A.3.a – Ground related housing in Lowrise 3 requires the following:
Average 300 SF per unit of common open space.
Each unit requires minimum of 200 SF of private open space.

Environmental Critical Areas CAM 327

As a result of a recorded man–made steep slope, the site is classified as an environmental critical area (ECA). Steep slope exemption will be applied for and is anticipated to be granted. Once granted the exemption, the site will not be held to any of the steep slope requirements.

Parking Requirements 23.54.015

Chart A requires 1 space per unit for multifamily when within the Capitol Hill Urban Center Village.

Design Departure Note:

Previous requested departures have been eliminated in the redesign.
No design departures are being requested.

D E M E T R I O U
A r c h i t e c t s

Drawn : bha
Issue date : 11/16/06
Purpose : EDG Application
Revisions : 10/07/07
DRB meeting #2

Boylston II
728 / 732 Boylston Ave
Seattle, Washington

Project No. :
392.05

A6.0



proposed perspective

NTS

Boylston II
728 / 732 Boylston Ave
Seattle, Washington

Project No. :

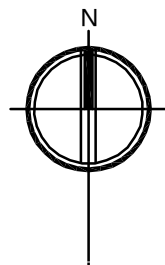
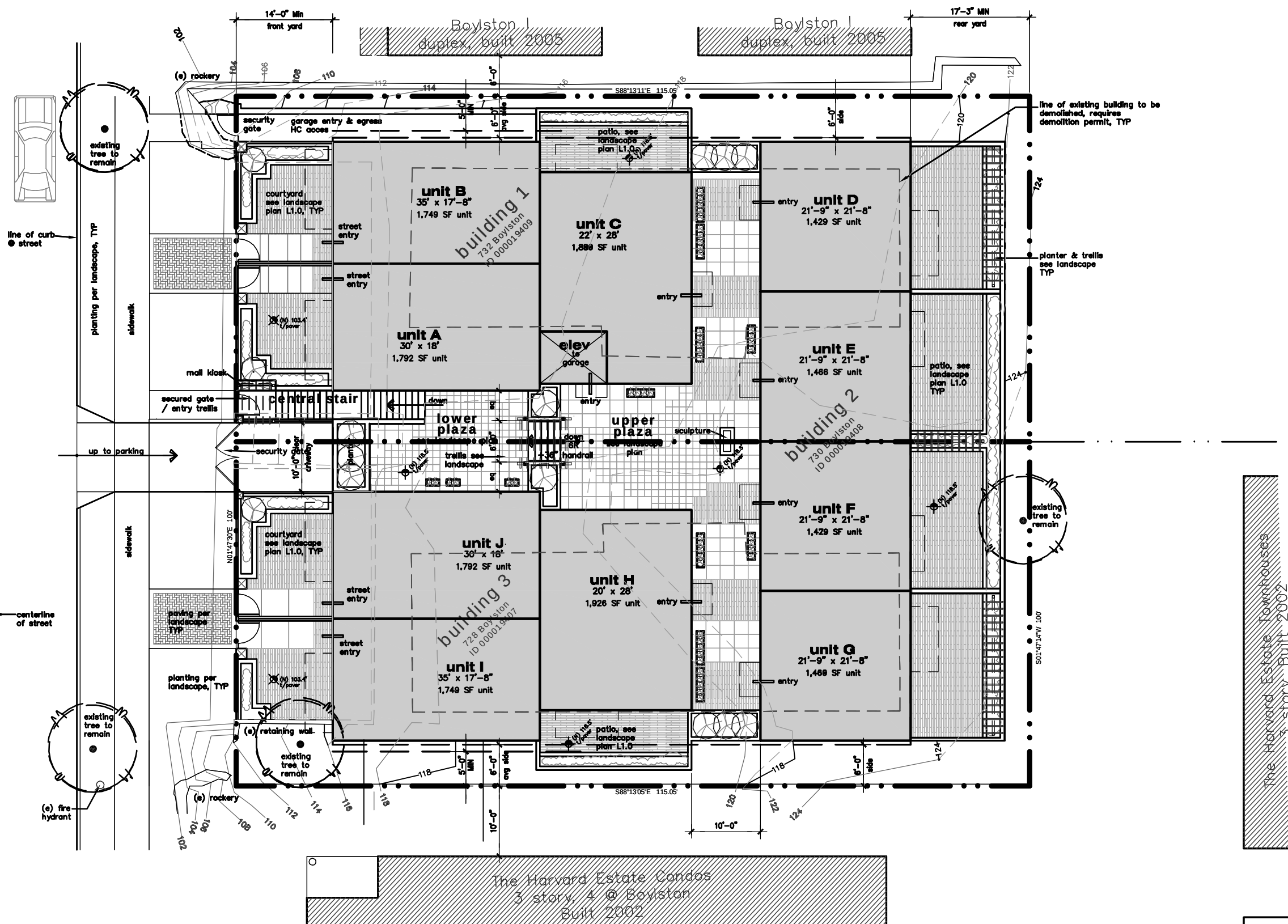
392.05

A7.0

Drawn : bha
Issue date :
06/11/07
Purpose :
DRB meeting
Revisions :
10/07/07
DRB meeting #2

D E M E T R I O U
A r c h i t e c t s P A C

Boylston Ave. East



proposed site plan

Scale: 1/16" = 1'-0"

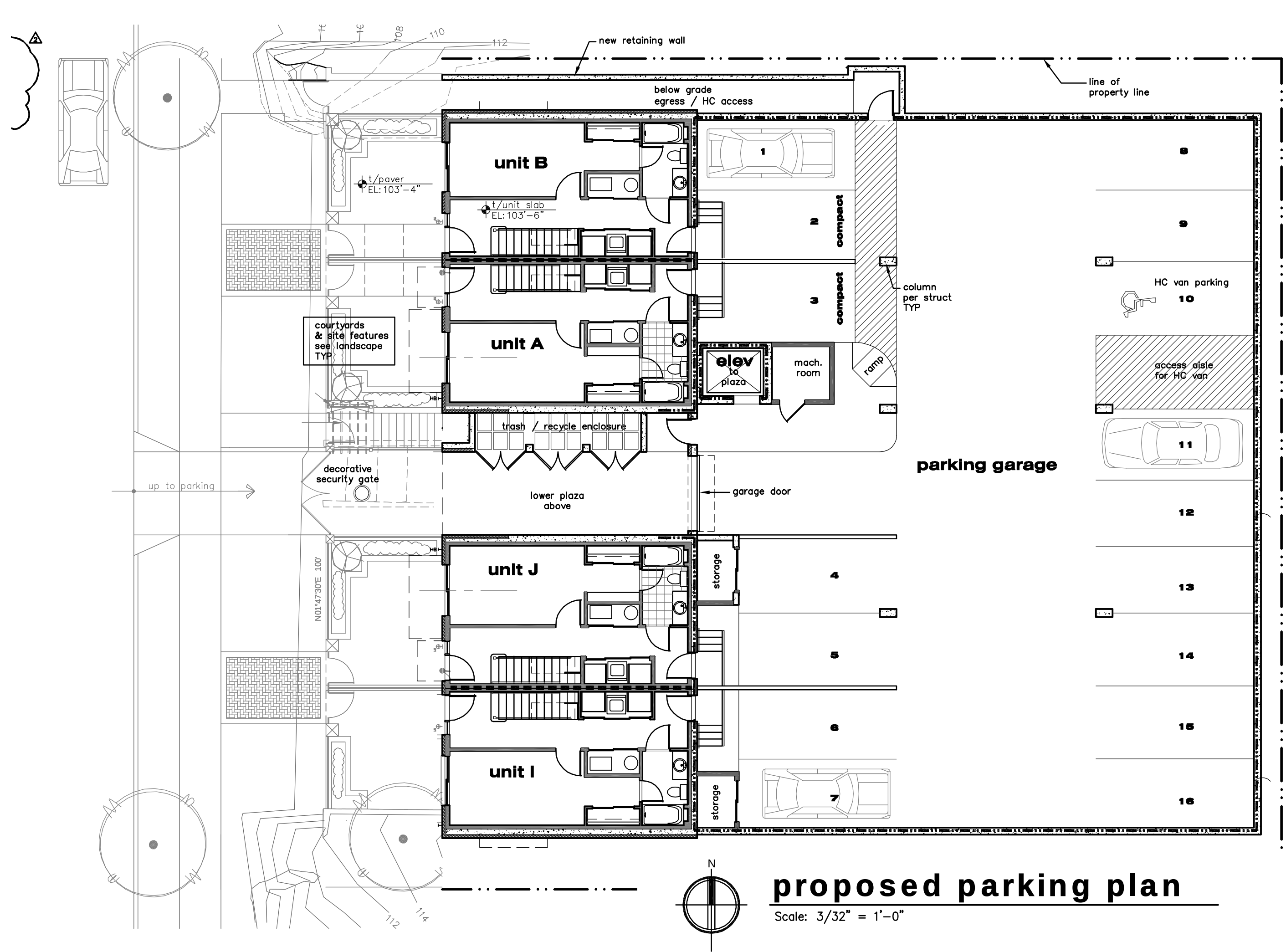
Boylston II
728 / 732 Boylston Ave
Seattle, Washington

Project No. :
392.05

A7.1

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

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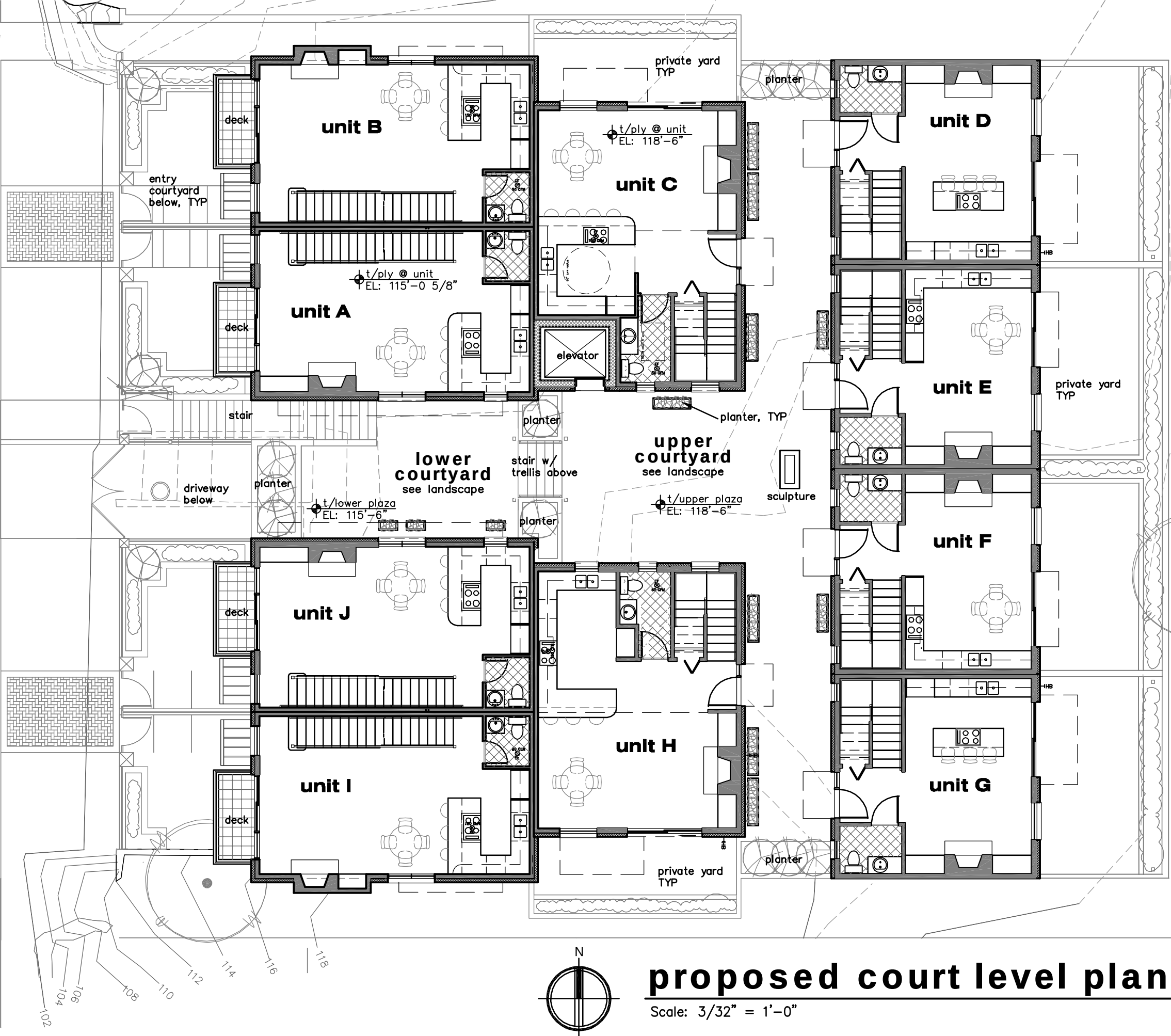
D E M E T R I O U
A r c h i t e c t s P A C

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Boylston II
728 / 732 Boylston Ave
Seattle, Washington

Project No. :
392.05

A7.2.0

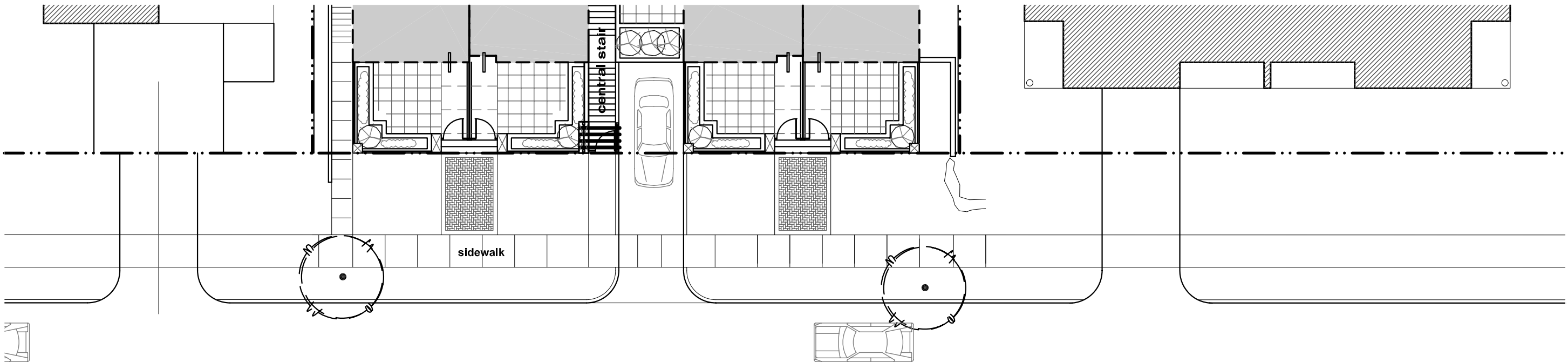


Boylston II 728 / 732 Boylston Ave Seattle, Washington	Project No. : 392.05 A7.2.1	Drawn : bha Issue date : 06/11/07 Purpose : DRB meeting Revisions : 10/07/07 DRB meeting #2
		D E M E T R I O U <i>A r c h i t e c t s</i> P.L.C.

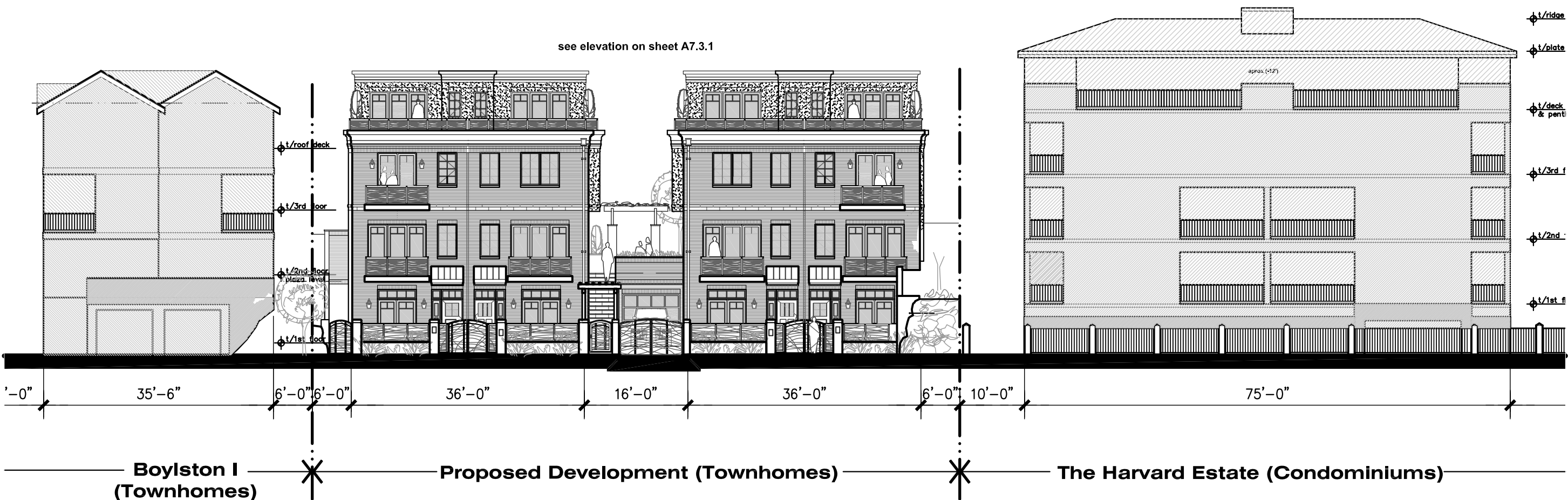
Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Project No. :
392.05

A7.2.1



BOYLSTON AVENUE EAST



partial street elevation

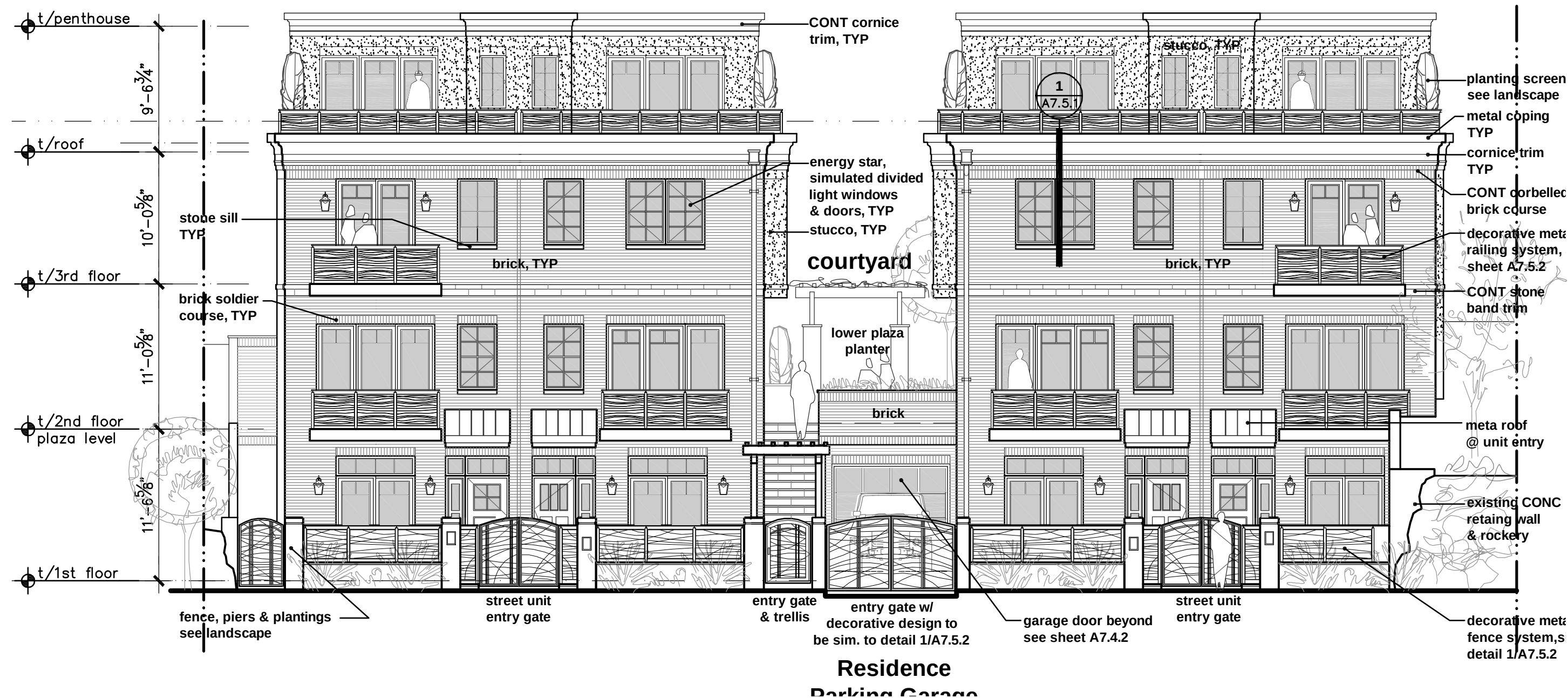
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Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Boylston II
728 / 732 Boylston Ave
Seattle, Washington

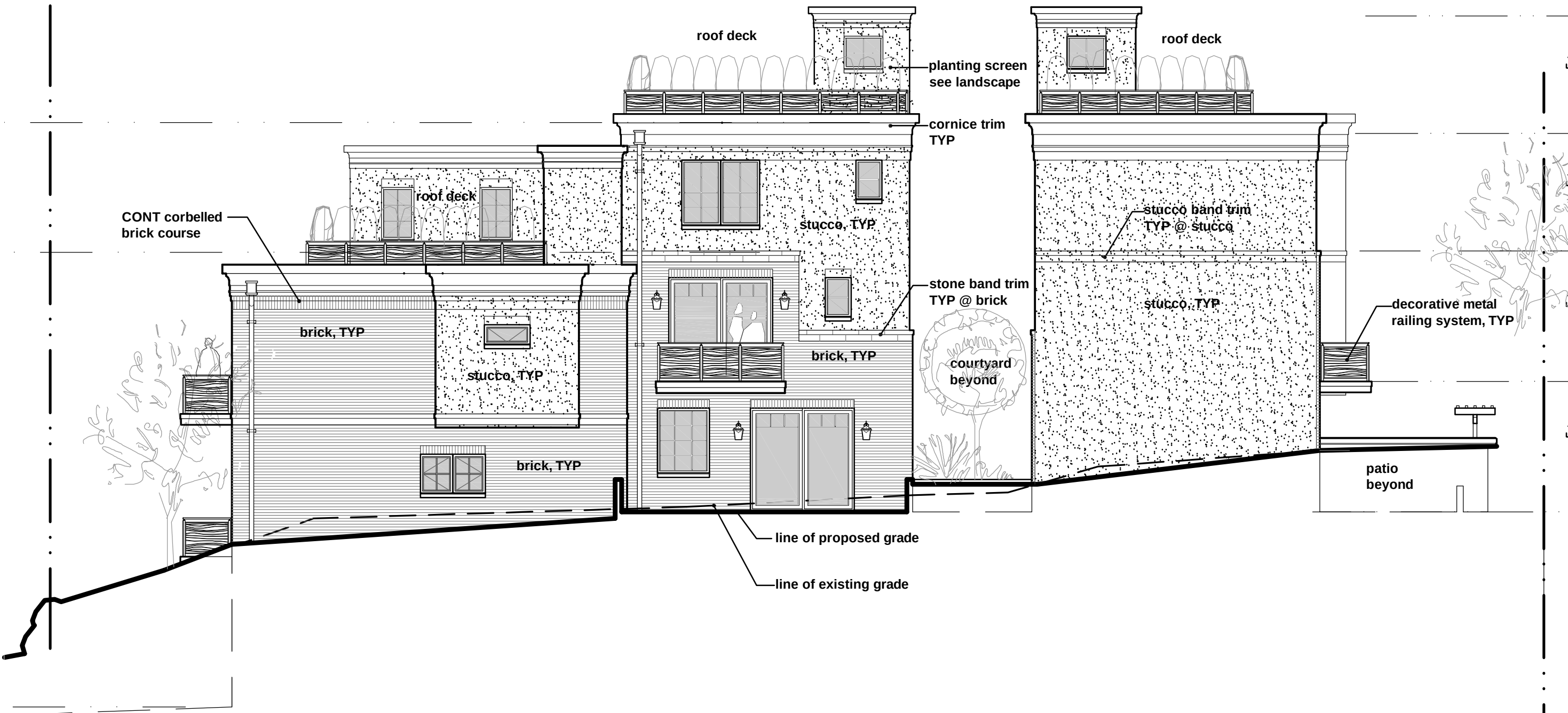
Project No. :
392.05

A7.3.0



proposed street unit elevation (west)

Scale: 1/8" = 1'-0"



proposed south elevation

Scale: 1/8" = 1'-0"

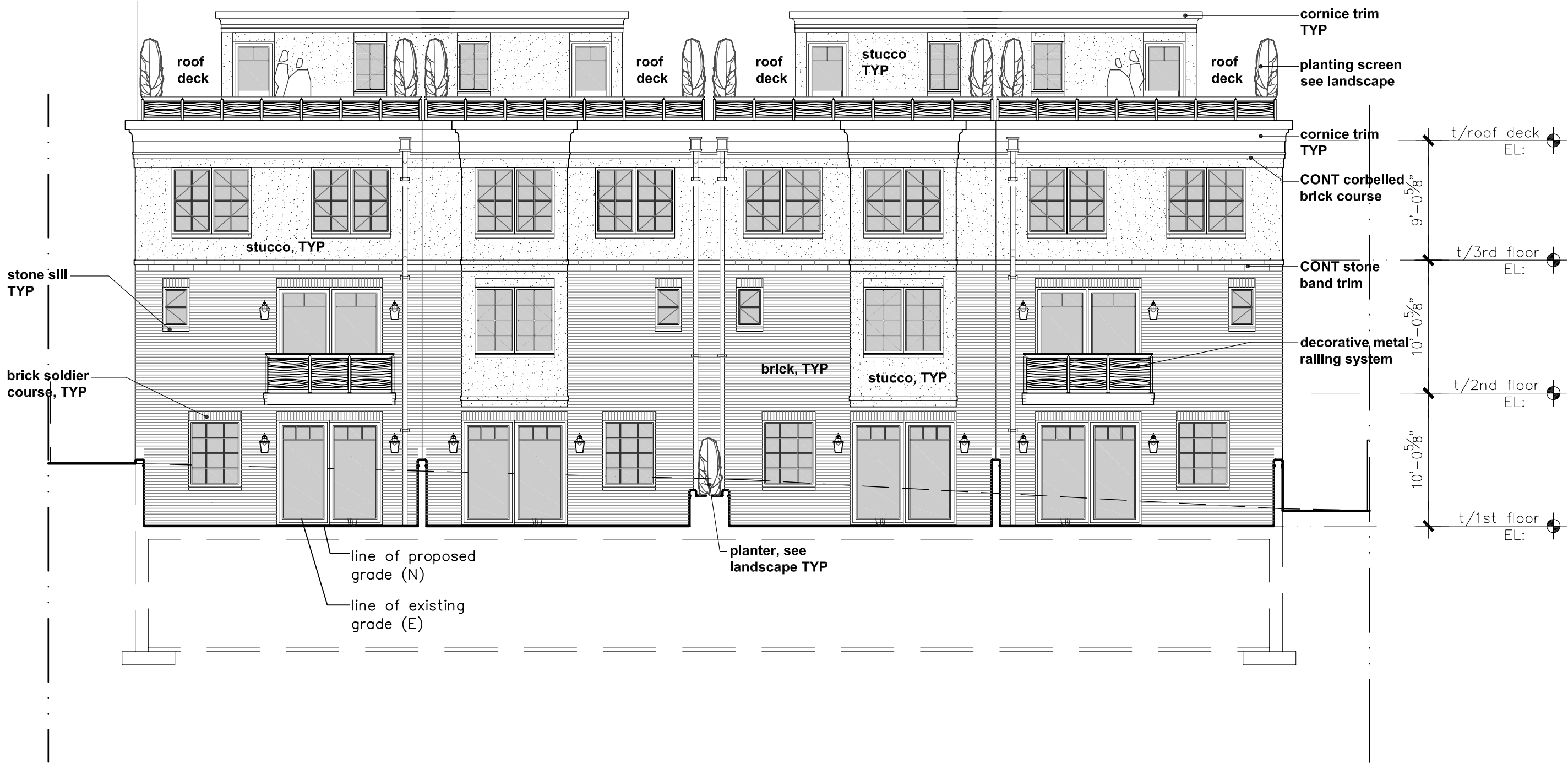
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A r c h i t e c t s P A C

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Boylston II
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Seattle, Washington

Project No. :
392.05

A7.3.2



proposed east elevation

Scale: 1/8" = 1'-0"

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Seattle, Washington

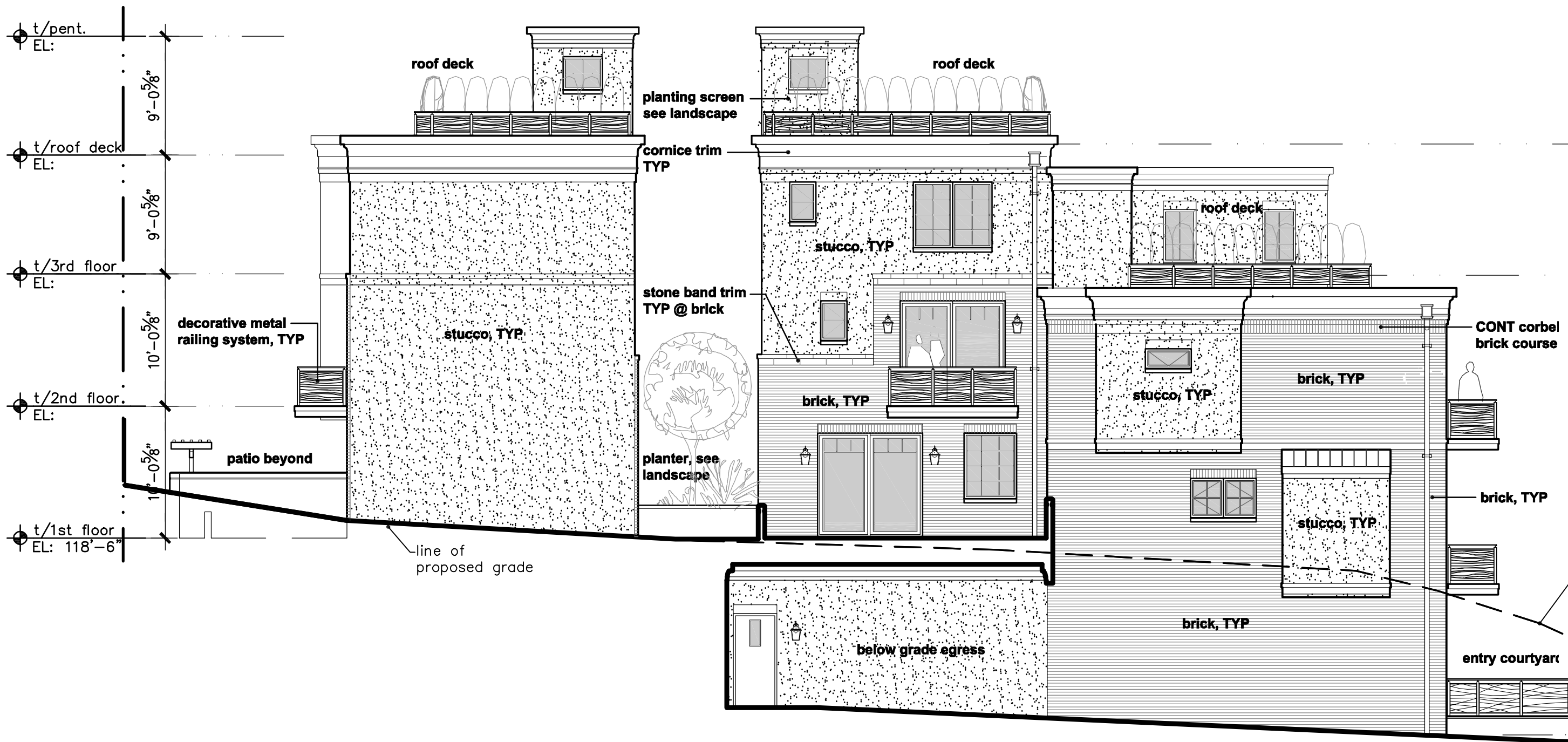
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392.05

A7.3.3

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

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proposed north elevation

Scale: 1/8" = 1'-0"

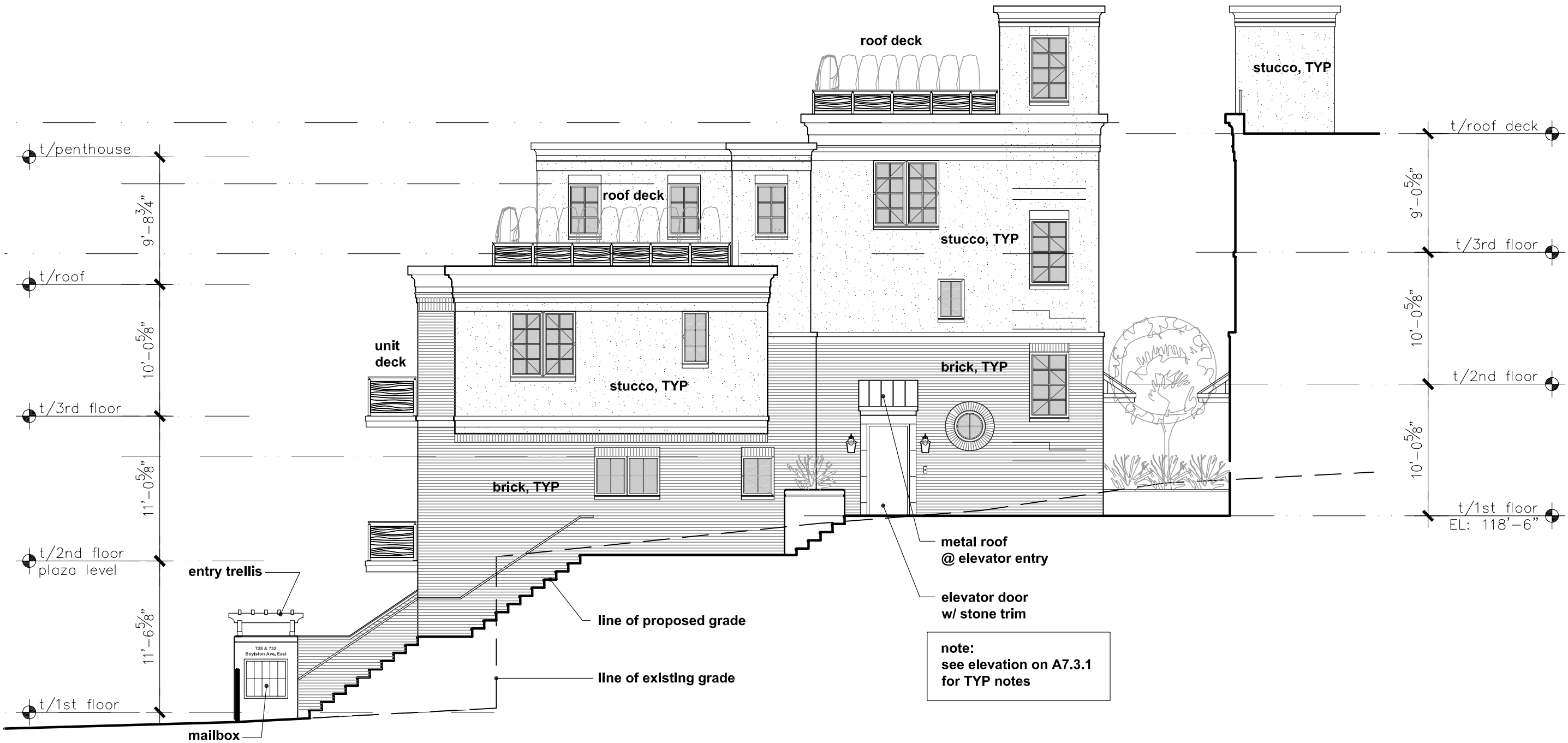
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Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Boylston II
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Seattle, Washington

Project No. :
392.05

A7.3.4



proposed courtyard south elevation

Scale: 1/8" = 1'-0"

Boylston II
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Seattle, Washington

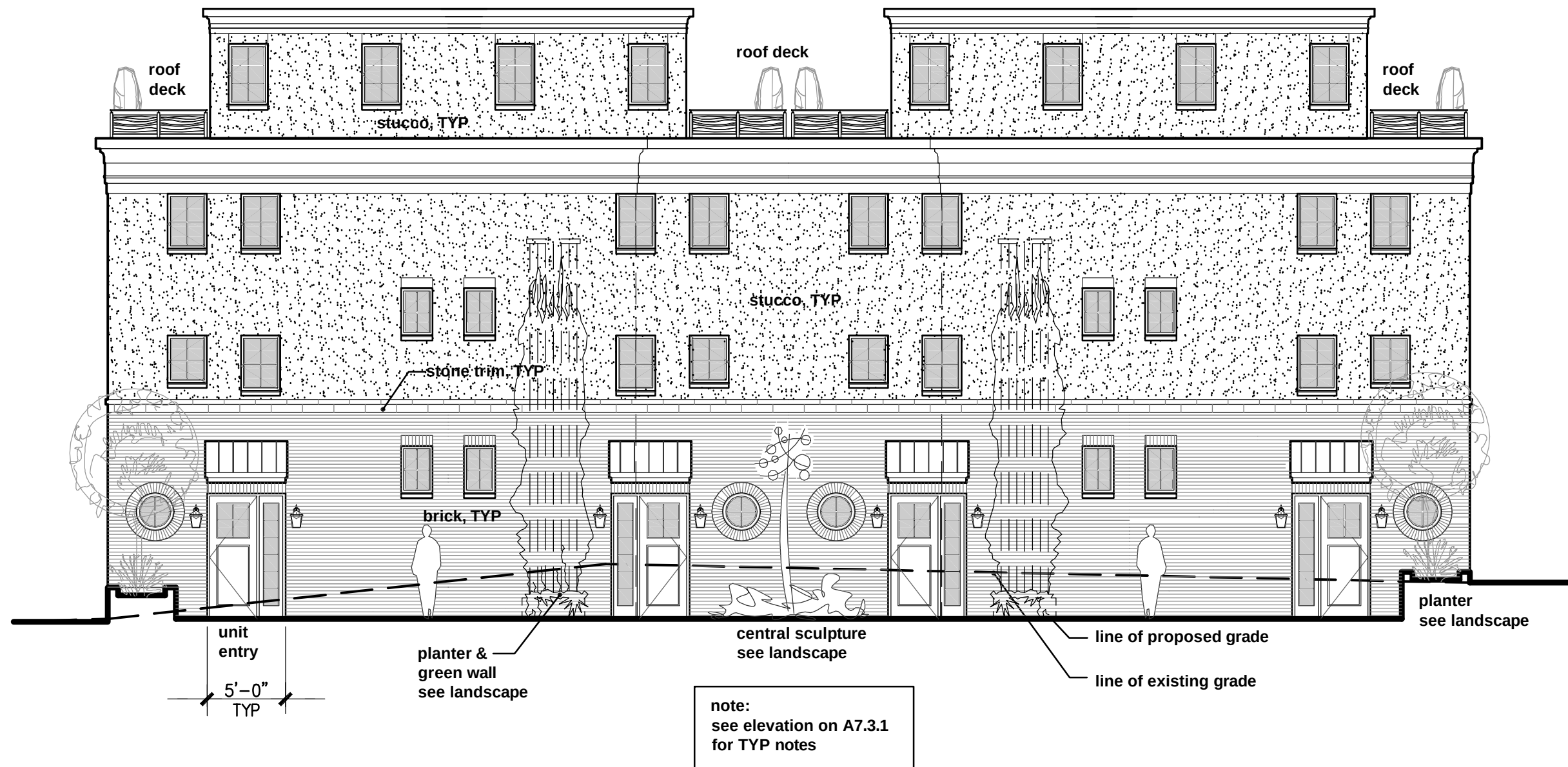
Project No. :
392.05

A7.3.5

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
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proposed courtyard west elevation

Scale: 1/8" = 1'-0"

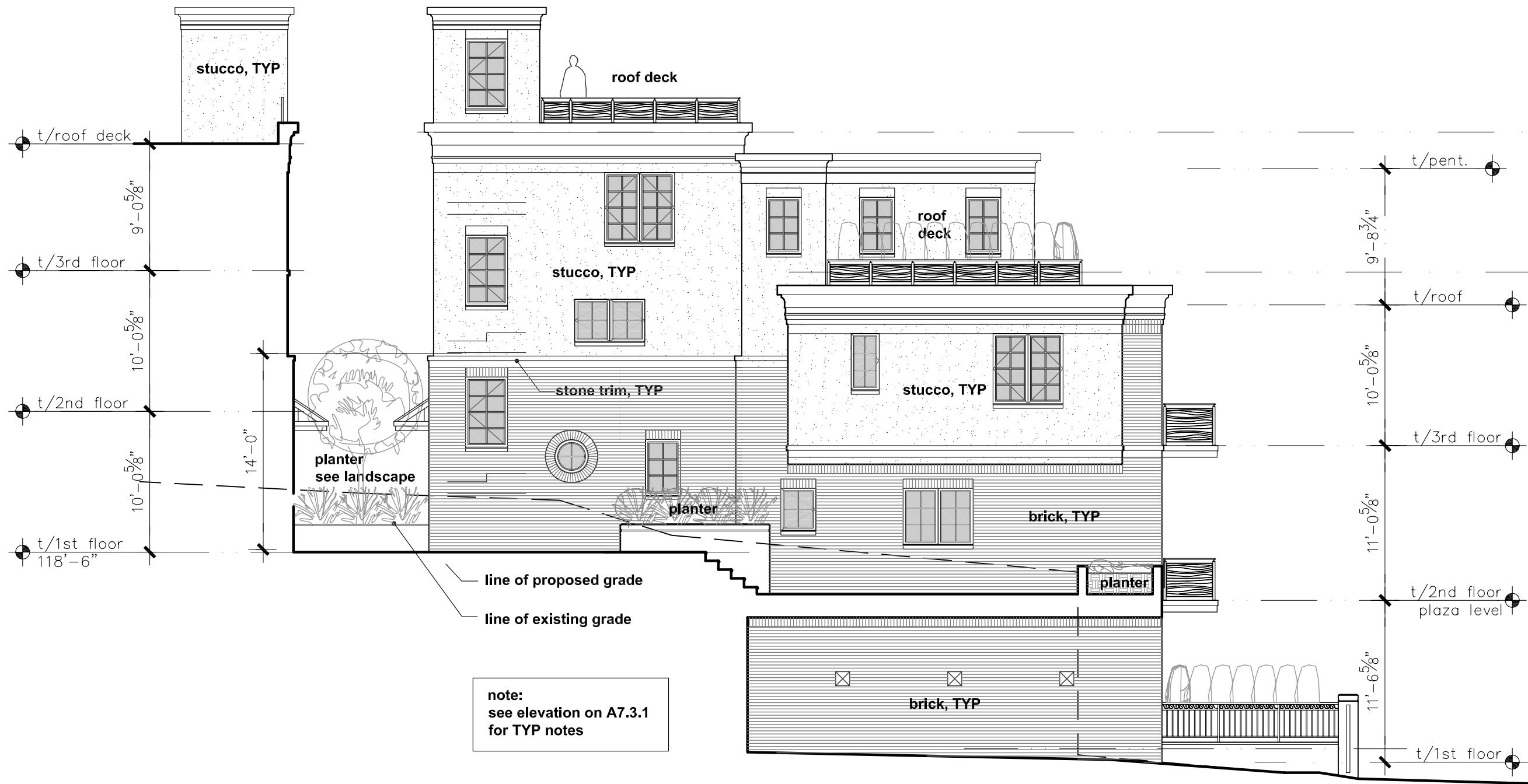
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Architects LLC

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

Boylston II
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Seattle, Washington

Project No. :
392.05

A7.3.6



proposed courtyard north elevation

Scale: 1/8" = 1'-0"

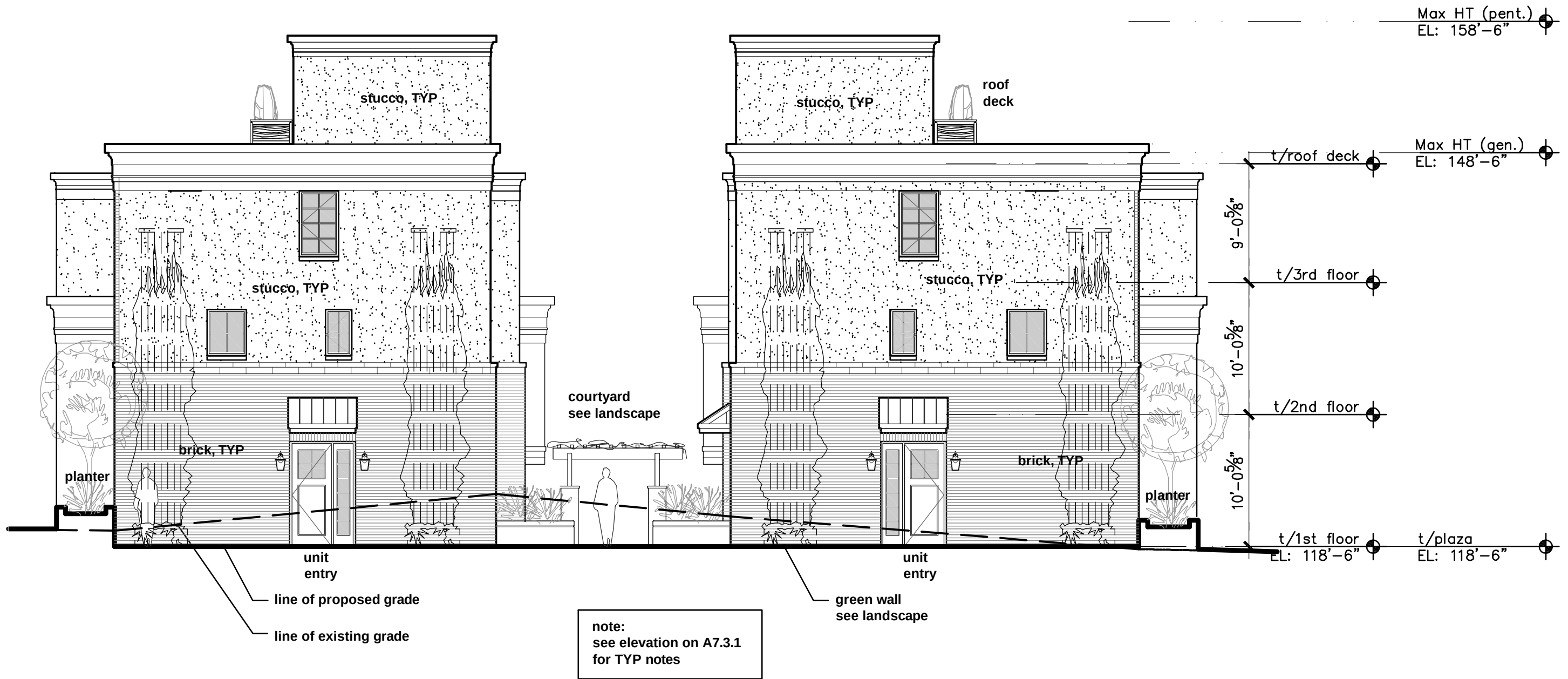
Boylston II
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Seattle, Washington

Project No. :
392.05

A7.3.7

Drawn : bha
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Purpose : DRB meeting
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proposed courtyard east elevation

Scale: 1/8" = 1'-0"

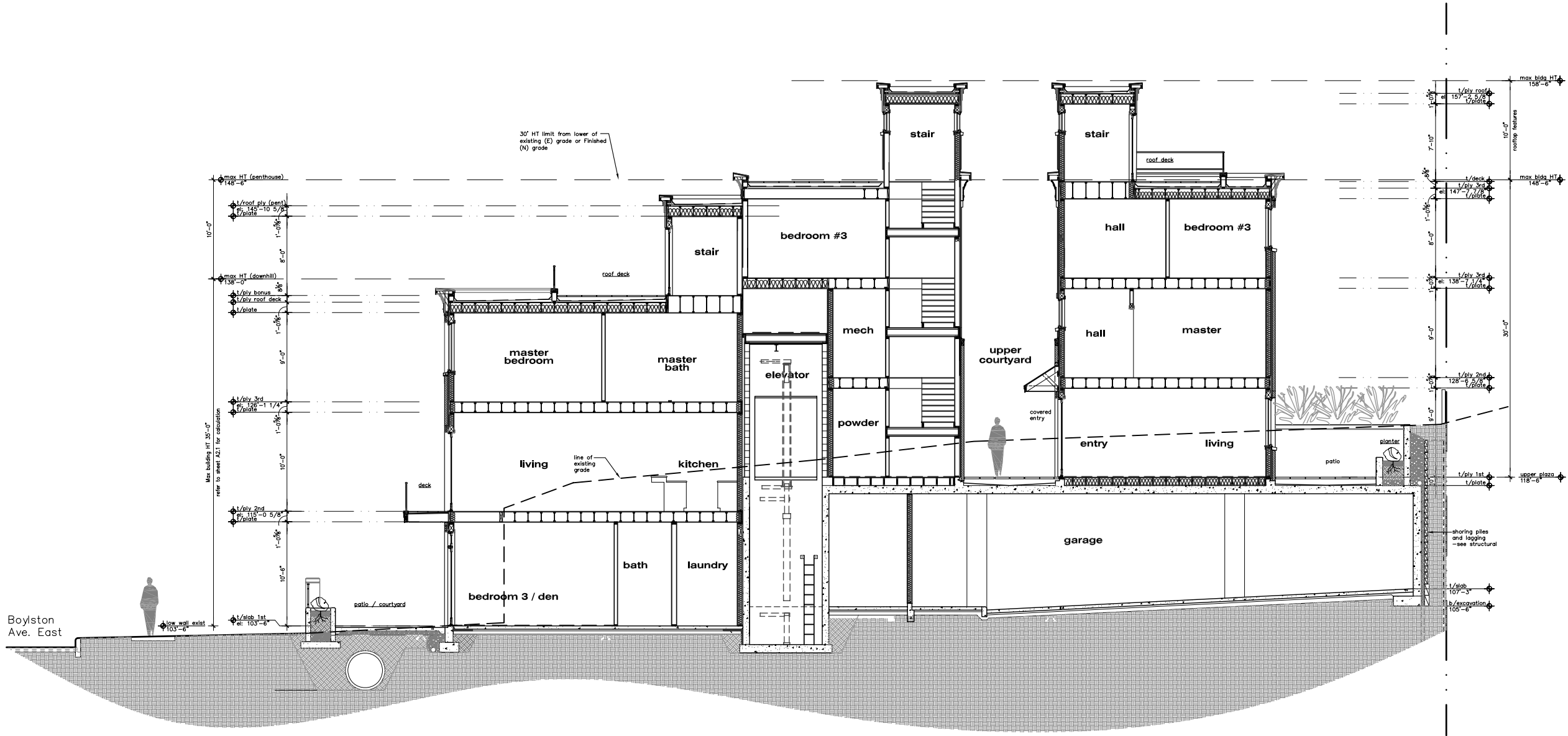
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Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
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Project No. :
392.05

A7.3.8



proposed site section

Scale: 3/32" = 1'-0"

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Project No. :

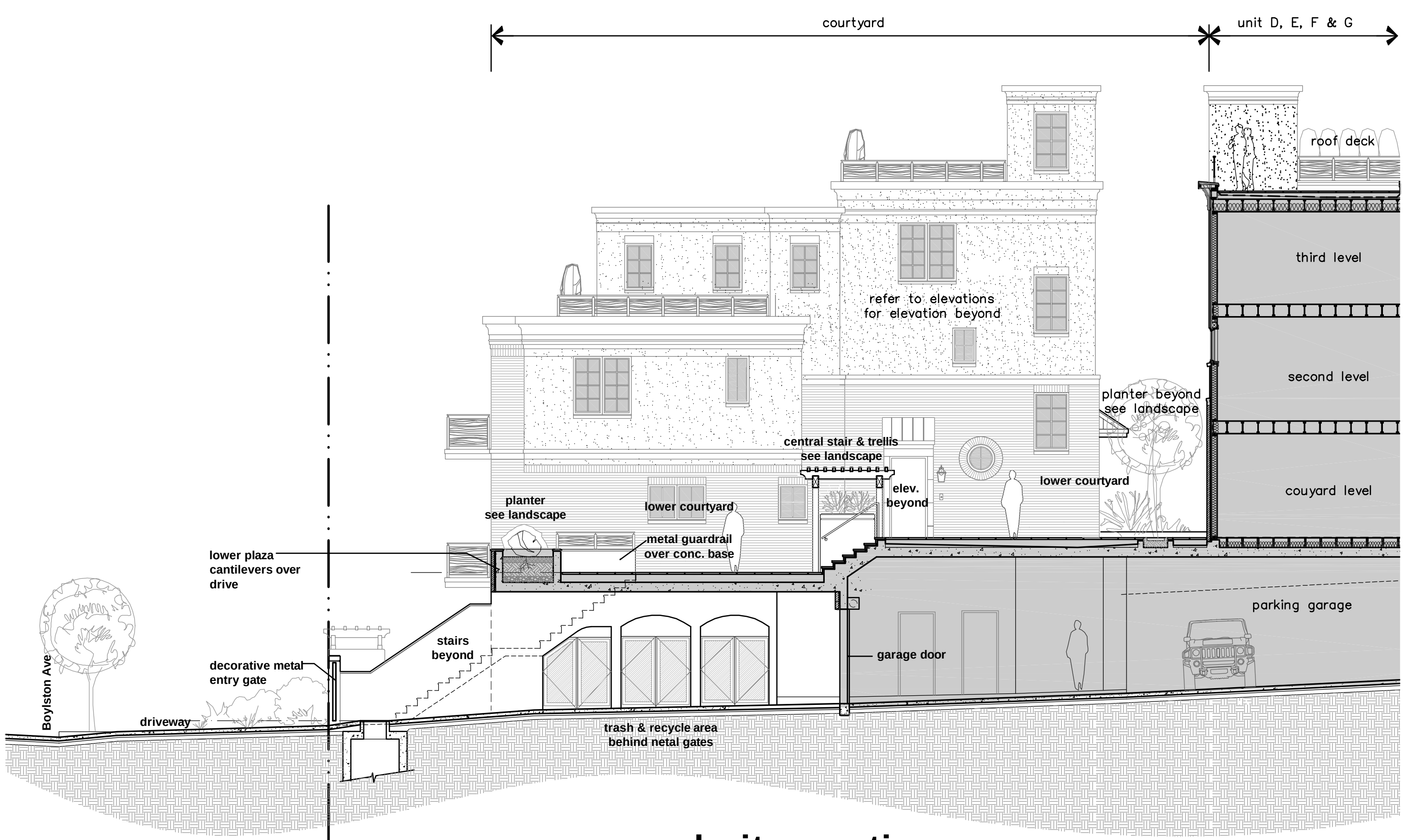
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A7.4.1

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
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proposed site section @ recessed garge door / drive

Scale: 1/8" = 1'-0"

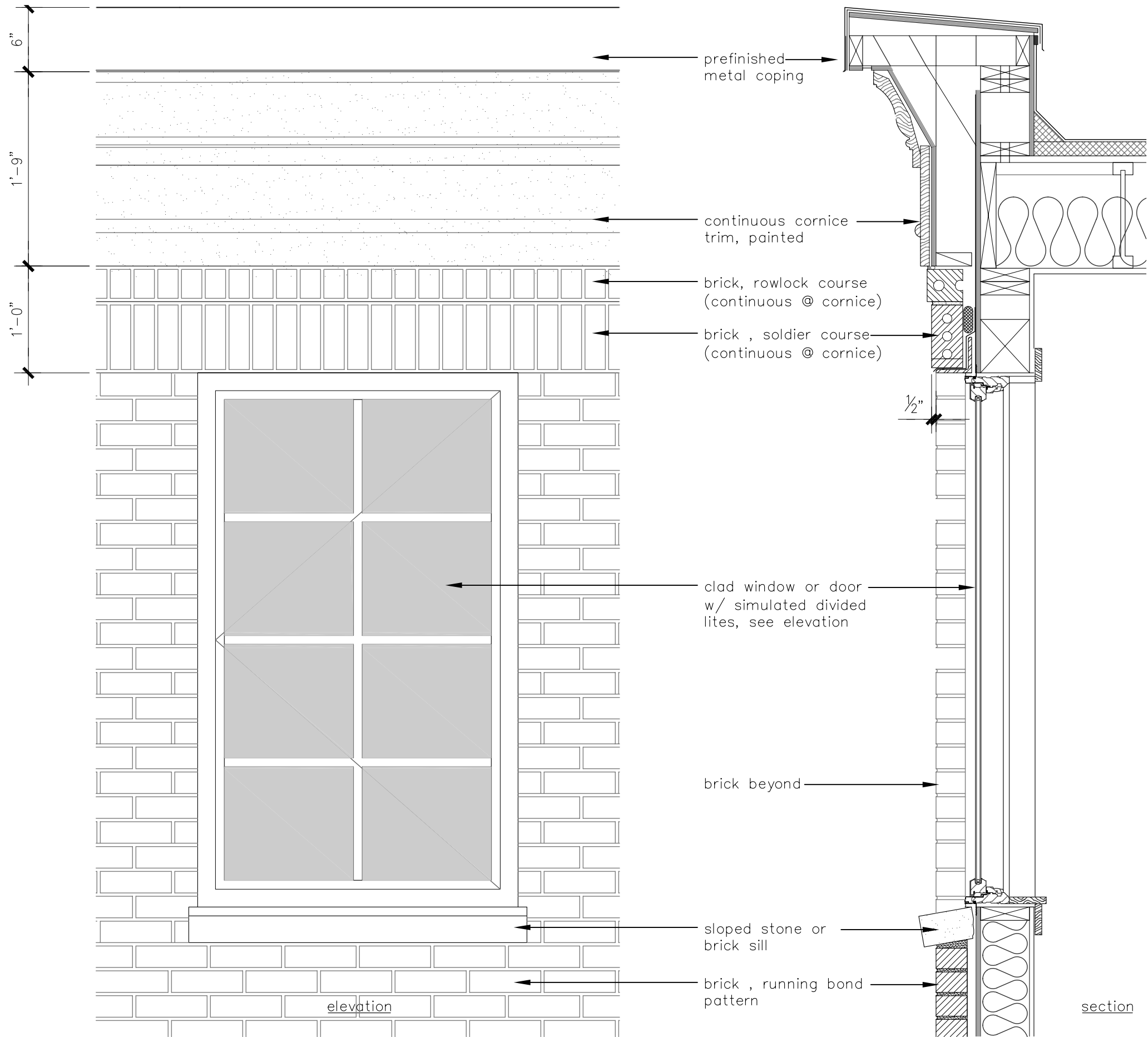
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A r c h i t e c t s P C

Drawn : bha
Issue date : 06/11/07
Purpose : DRB meeting
Revisions : 10/07/07
DRB meeting #2

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Seattle, Washington

Project No. :
392.05

A7.4.2



proposed window detail @ brick

Scale: 1" = 1'-0"

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Project No. :
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A7.5.1

Drawn : bha
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Railing system:
MFR: Riveting Metalworks, LLC
Series: Bainbridge



1"x2" steel cap

pair of 3/8" steel
rails, option 2"x2"
steel post

3/8" steel rod

steel frame

steel foot / plate

typical steel finish note:
powder coated finish in dark bronze

proposed railing design

Scale: NTS



Overview of O’Brien & Company (owners LEED Consultants):

We believe our job is to teach, inspire, and motivate others towards sustainability. In our work each day, we draw on the depth and variety of staff experience to bring to our clients the information and tools they need to achieve a more sustainable world.

Our staff brings experience in engineering, urban planning, environmental management, corporate sustainability, technical writing and education. In addition, our staff include a mix of LEED® Accredited Professionals, Certified Sustainable Building Advisors, Energy Star Verifiers, BuiltGreen Verifiers, and more. We look forward to serving you.

Refer to implementation plan attached to this sheet for strategy plan to obtain Certified or Silver LEED certification for the Boylston II Townhomes.

LEED information

Scale: NTS

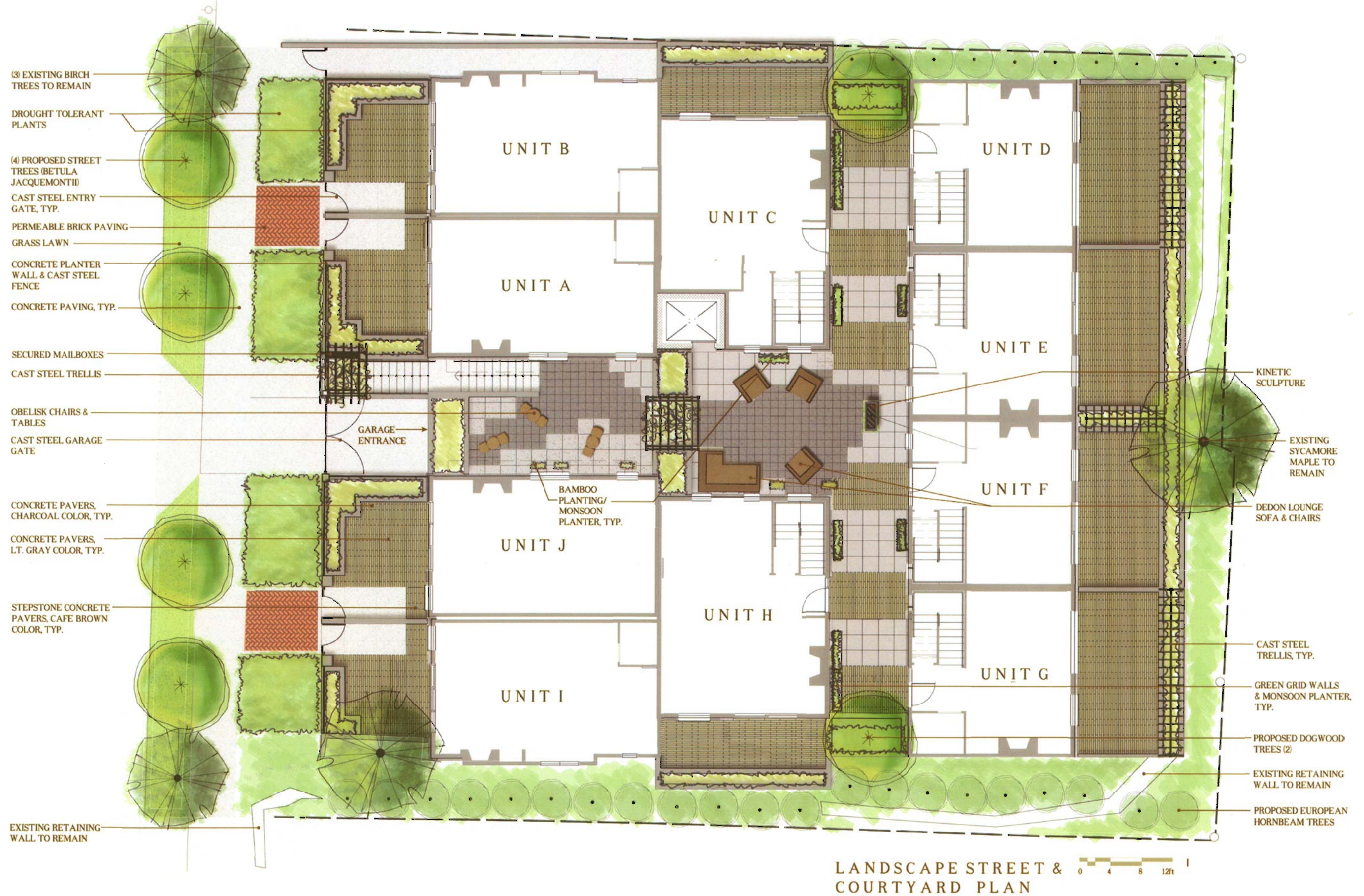
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Drawn : bha
Issue date : 06/11/07
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A7.6.0



BOYLSTON II TOWNHOUSES

AUGUST 2007



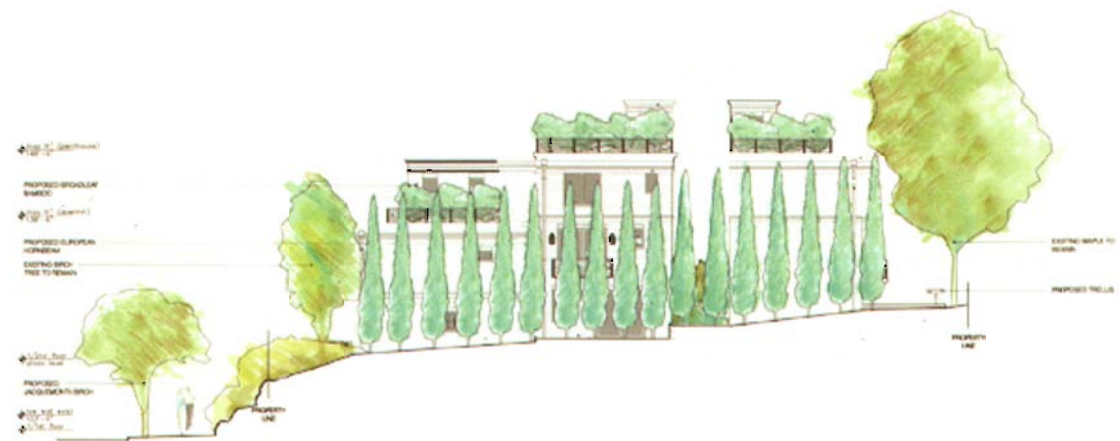


BOYLSTON II TOWNHOUSES

AUGUST 2007



L2.0



NORTH ELEVATION



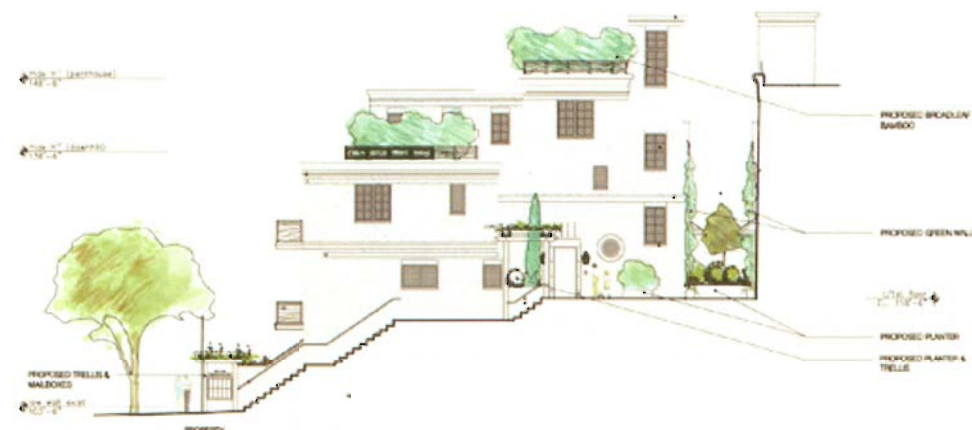
N/S COURTYARD ELEVATION



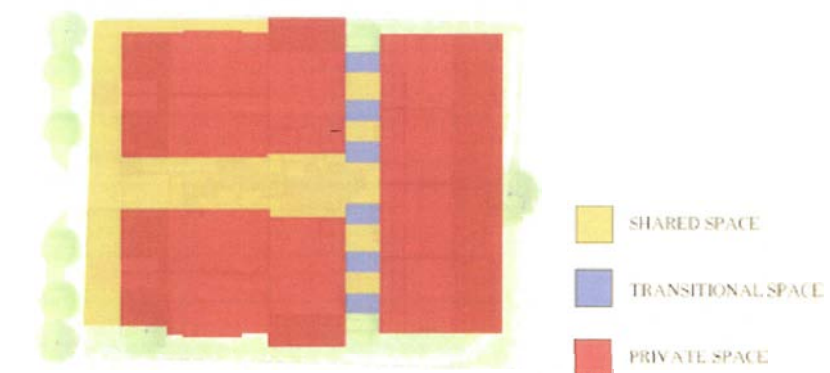
SOUTH ELEVATION



N/S STREET ELEVATION



E/W COURTYARD ELEVATION



SPACE PLAN

LANDSCAPE ELEVATIONS & SPACE PLAN

BOYLSTON II TOWNHOUSES

AUGUST 2007



13.0



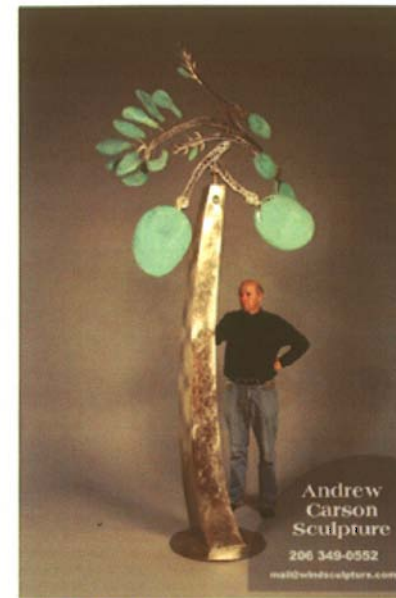
MONSOON COMPOSITE
PLANTER



STEPSTONE CONCRETE
PAVER



GREEN WALLS & ROOF



KINETIC SCULPTURE



DEDON - OBELISK



DEDON - LOUNGE



BOYLSTONII TOWNHOUSES

AUGUST 2007

LANDSCAPE
MATERIALS
& PLANTS



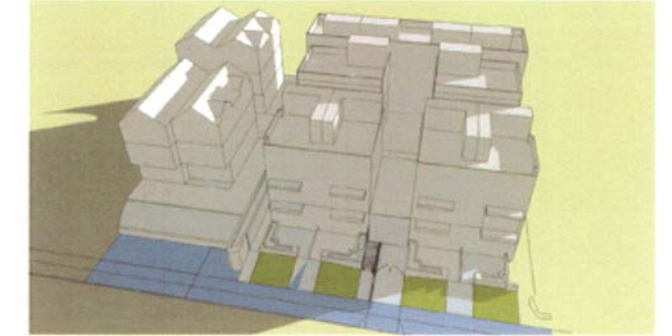
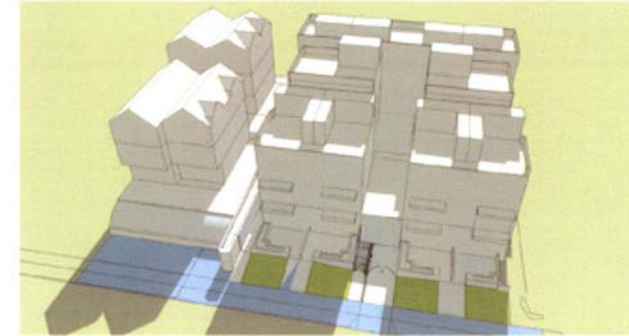
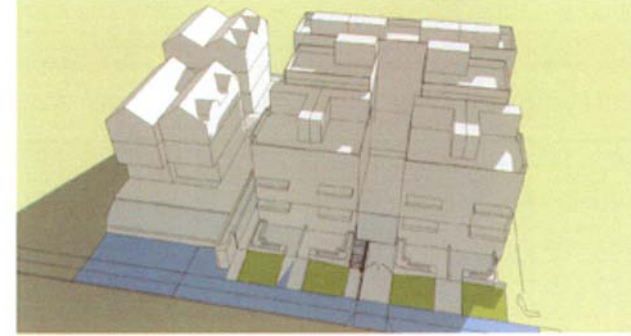
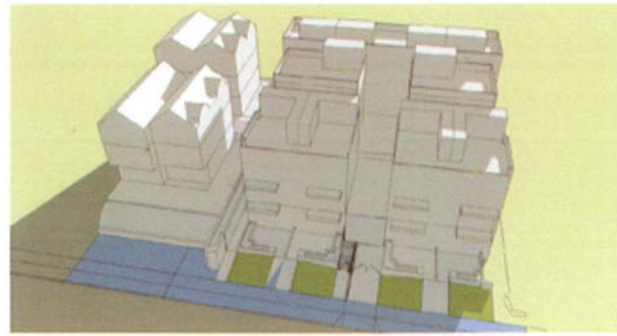
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MARCH

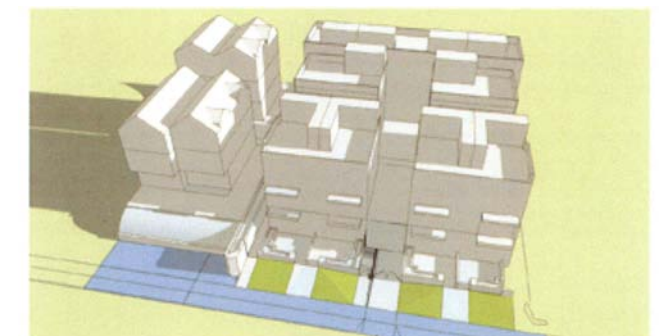
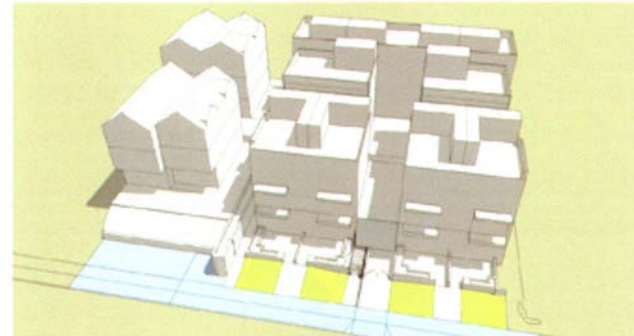
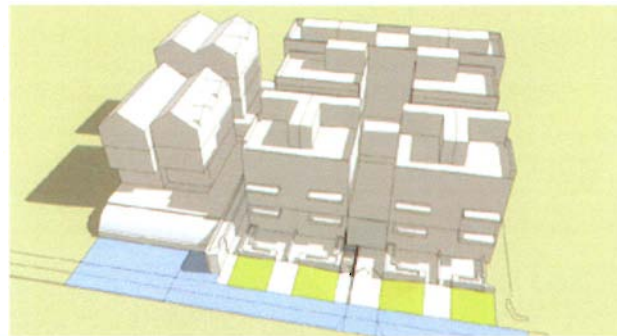
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SEPTEMBER

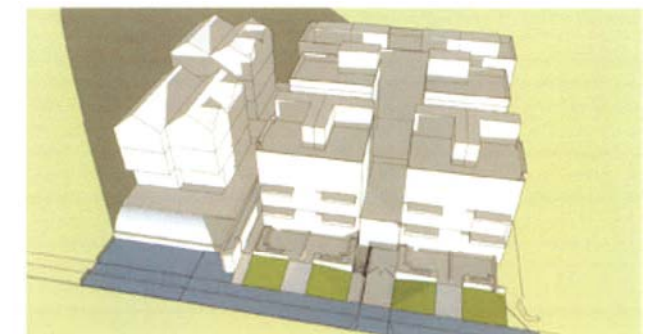
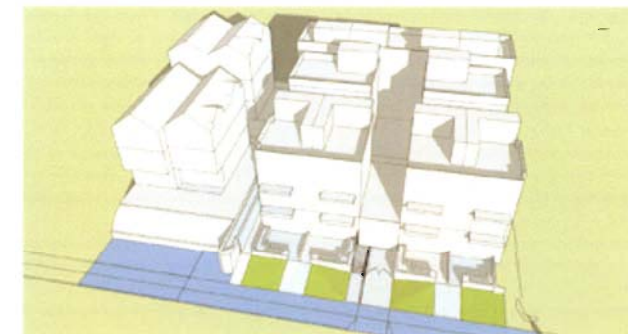
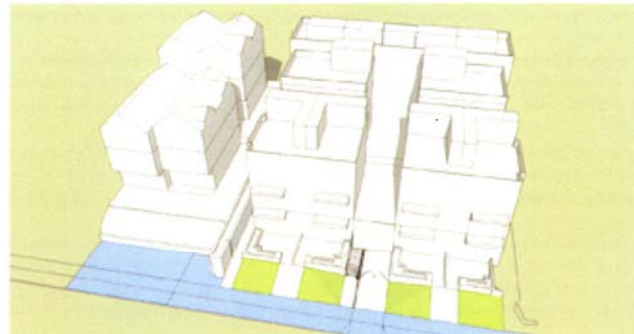
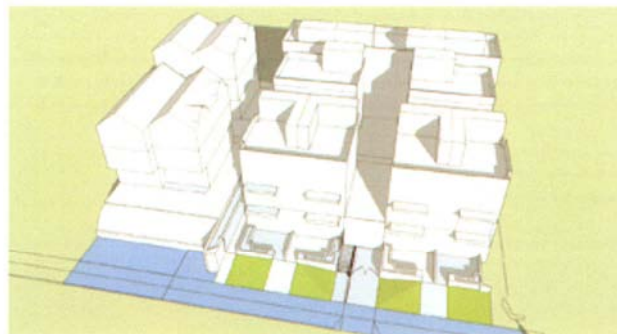
DECEMBER



8:00 AM



12:00 PM



4:00 PM

LANDSCAPE SUN STUDIES

BOYLSTON II TOWNHOUSES

AUGUST 2007



L5.0