#3017075

1404 BOYLSTON AVE **RECOMMENDATION MEETING**

JOHNSON & CARR, LLC S+HWorks

DESIGN REVIEW 09.09.2015

INDEX

PROJECT DETAILS

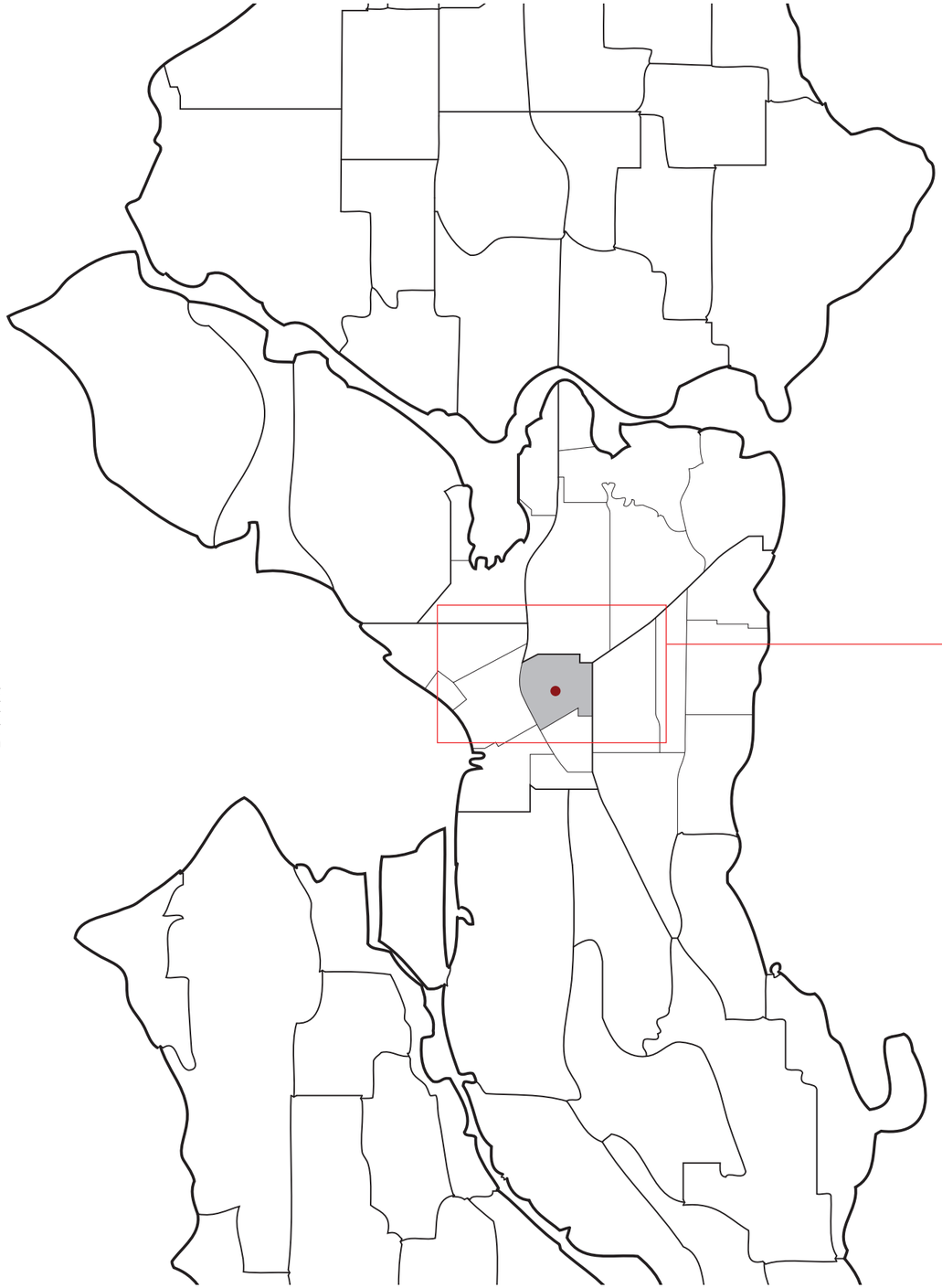
ADDRESS	1404 BOYLSTON AVE
APN	7502500035, 7502500042
DPD#	3017075
LOT SIZE	11,124 SF
APPLICANT	HUGH SCHAEFFER S+H WORKS LLC 1101 E PIKE ST STE 200 SEATTLE, WA 98122 P 206 329 1802 E HUGH@S-HW.COM
OWNER	JOHNSON & CARR, LLC
ARCHITECT	S+H WORKS, LLC
SURVEYOR	CHADWICK & WINTERS
LANDSCAPE	ROOT OF DESIGN
STRUCTURAL	SWENSON SAY FAGET
CIVIL	BLUELINE GROUP

PROJECT PROPOSAL

THE CONSTRUCTION OF A 7 STORY + BASEMENT STRUCTURE WITH 106 UNITS. THIS PROJECT WILL MEET AFFORDABLE HOUSING AND BUILT GREEN STANDARDS. ALL EXISTING STRUCTURES AND LANDSCAPING TO BE REMOVED.

ZONING

MID-RISE, PIKE/PINE UCV, FREQUENT TRANSIT



PIKE / PINE

The proposed development is located within the Pike/Pine Urban Center Village, and on the north edge of the First Hill neighborhood. There is an abundance of mixed-use development with a wide variety of restaurants, retail and nightlife located within blocks of the site. The greater Pike/Pine area has been going through a period of steady growth as well as major public transit infrastructure improvements.

DEVELOPMENT GOALS

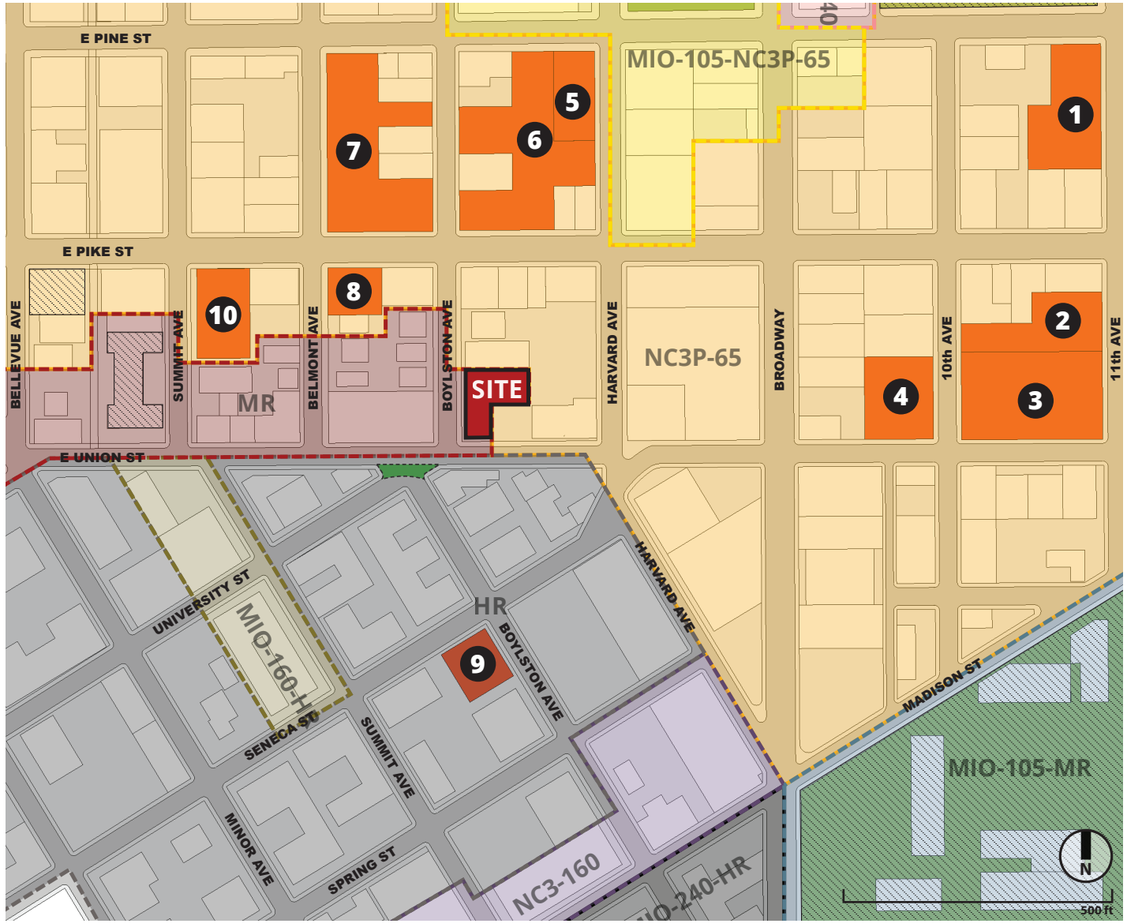
The goals of this project are to create infill housing that positively transitions between the Pike/Pine and First Hill neighborhoods, both very dense neighborhoods in Seattle. The transition will embrace the architectural character of both neighborhoods, while responding to site specific topography, and the greater transit and bicycle networks. The relationship of the project to the street will complement both resident and pedestrian experiences, while allowing for future changes in the public realm.

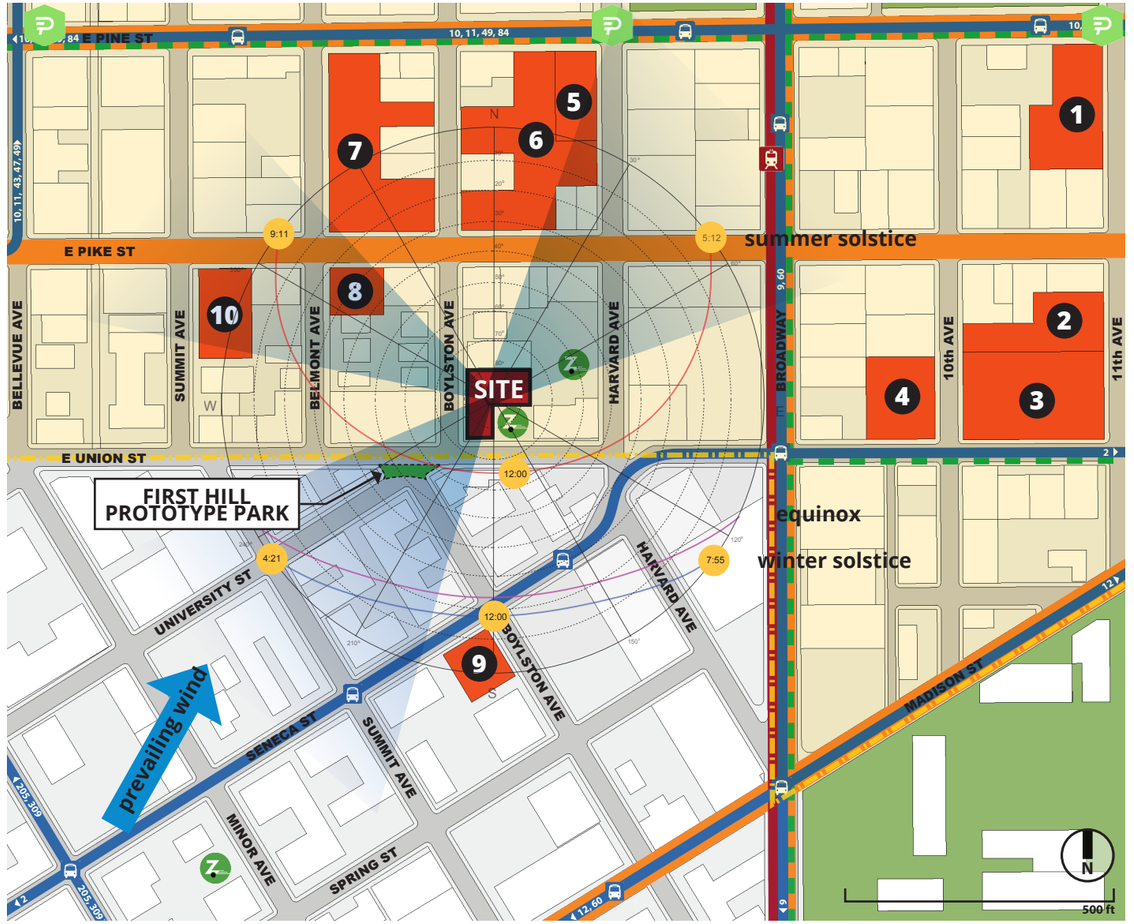
Pike / Pine Urban Center Village (UCV)

Capitol Hill Neighborhood

First Hill Neighborhood (Downtown)

Site





ZONING

The site is zoned Mid-Rise (MR), Urban Center Village (Pike/Pine) and has Frequent Transit. The site is not within the Pike/Pine Conservation Overlay district. To the north, east and partially to the south the abutting zoning is NC3P-65. To the west the zoning continues as Mid-rise. To the south where the site meets E. Union, the zoning is High Rise.

- Site
- New Development
- Public Park / School
- NC3P-40
- NC3P-65 + Pike/Pine Conservation Overlay District
- MIO-105-NC3P-65
- MR
- MIO-105-MR
- MIO-160-HR
- NC3-160
- HR
- MIO-240-HR

ENVIRONMENT & CIRCULATION

The site will have views west to downtown, as well as territorial views to the north, east and south. The area is well served by mass transit, including buses, light rail and streetcar. The site is immediately adjacent to the First Hill Public Realm Action Plan, including a potential Green Street & Prototype Park.

FIRST HILL PROTOTYPE PARK PLAN

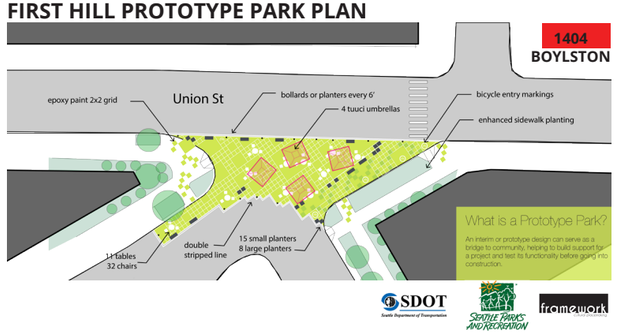


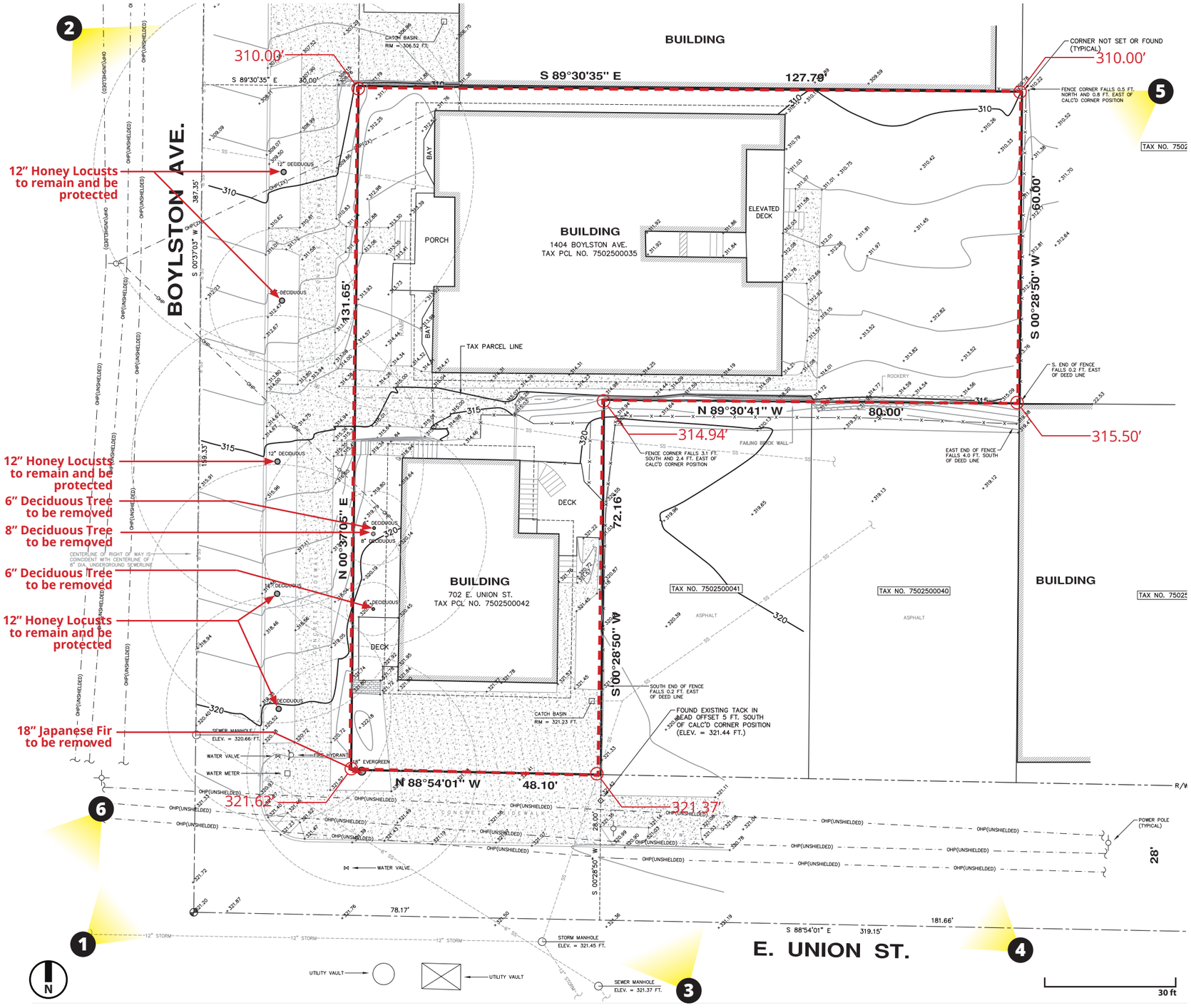
image courtesy of SDOT, Susan McLaughlin

- Site
- New Development
- Pike / Pine Urban Center Village (UCV)
- Transit Route
- First Hill Streetcar Route
- Dedicated Bicycle Lane
- Major Arterial
- View Opportunity
- Designated Bus Stop
- First Hill Streetcar Stop
- Zipcar Location
- Pronto Bike Share Station

INTENTIONALLY BLANK

EXISTING CONDITIONS

Two existing wood framed apartment buildings will be removed from the site, as well as any associated retaining walls and fences. The City of Seattle Department of Neighborhoods staff determined on October 28th, 2014 that it is unlikely that either of the subject buildings would meet the standards for landmark designation. The site is steeply sloped, dropping about 13' from East Union down to the northwest corner. The slope is relatively uniform across the site. The project will be designed to meet sidewalk grade at entry points, both at level 1 and level 2. A planting strip along Boylston features 5 existing street trees that will be maintained. The curb cut along East Union will be closed, and a planting strip provided. Overhead power lines run along East Union Street, the building setbacks are adjusted for the required clearances.



LEGAL DESCRIPTION

TAX PARCEL NO. 7502500035

LOT 4, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 7502500042

LOT 5, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 80 FT. THEREOF.

SURVEY:

Surveyor: Chadwick & Winters Date: 04/23/2014

1


3


2


4


5


6

SITE CONDITIONS

The immediate area is predominantly multi-family residential. To the north, the building is mixed-use with a small commercial space currently occupied by a salon. To the east are surface parking lots. Beyond the parking lot directly to the east is the Knights of Columbus Hall, which contains offices and hosts events in its meeting hall. Within the greater Pike/Pine area, as well as First Hill neighborhood there is an abundance of mid & high-rise multifamily structures. The site abuts the First Hill Public Realm Action Plan area, which has identified a Prototype Park adjacent to the site, and a Green Street along Union and University.

BOARD GUIDANCE

BOARD COMMENTS	RESPONSE
MASSING, HEIGHT & MODULATION Preferred the scheme with stepped height at the southern portion of the building. Use a simple, clean treatment (without recess) at the top of the structure. Consider the materiality of the design and the perception of massing. Locate the building projections along Boylston Ave to step up with the roof line.	*The southern portion of the building steps up 4' with the natural slope of the site to provide additional building height at the southwest Union corner.* *The upper story of the building is one continuous plane. The window and material palette define the top of the building.* *Additive white masses step up with the natural slope of site. Building modulation at the corner of Boylston and Union was lifted to provide greater relief to corner amenity area at grade and provide balance to the building composition.* *The break in massing has remained consistent throughout the development of the design, reflecting the underlying development pattern of the neighborhood.*
ENTRIES & CORNER TREATMENT Design a substantial building entry that will not visually impact the driveway to the north. Consider locating building projections so they do not hover over the building corners. Provide design consistency to the three visible corners and simplify the massing and design at the Southwest corner. Locate solid waste storage area away from the entry corner.	*The entry is designed to be substantial, with large storefront windows and a well defined overhead canopy. Planters and building addressing will further emphasize the entry and sidewalk connection. The neighbor to the north has a recessed driveway and dedicated sight triangles providing adequate visibility. The landscaping at the northwest corner is limited in height to mitigate this transition for both vehicles and pedestrians.* *The location of the additive masses have been adjusted to be higher above the street. Canopies are provided at both corners to define the entries, break the building scale down at the street and provide a protected transition from the sidewalk.* *The overall material palette has been simplified, allowing the primary cladding to wrap each corner - creating a clear expression of the massing. Corner window elements wrap each corner - these elements feature matching infill panels and trim to unify the building corners. The primary southern mass has been simplified to unify the massing and create a presence consistent with the neighboring structures.* *The solid waste area has been located along the north facade at grade. Access to the trash room from the exterior is through an accent gate and landscape screening, which eliminates visibility from the primary site entry.*
MATERIALS The Board encourages the use of brick and high quality materials to compliment the neighboring structures. Use high quality materials at lower levels. Consider the use of a different material at the corner then the 'gray' corrugated metal as presented. Use a palette of materials to help mitigate the building scale.	*Charcoal brick has been incorporated at the higher primary southern mass to compliment the neighboring buildings of First Hill. The brick covers a significant portion of the massing along Boylston Ave, providing fine-grained texture that balances the scale of the overall building.* *The materials chosen are of high quality and are durable. The materials express the massing which extends beyond the lower levels, therefore high quality material are provided at all levels.* *Brick was chosen to replace the 'gray' corrugated metal as presented in the second EDG. It was chosen for this area to better respond to the neighboring structures to the southwest and southeast.* *The use of brick, and horizontal fiber cement panel banding reduces the perceived scale of the building.*
SECURITY Design the outside corner lounge/ patio with a focus on security for the users and pedestrians passing by. Provide security around the building light wells.	*The north entry courtyard has a reduced footprint, yet allows for a transition from the sidewalk to the building. The courtyard is well defined with a low retaining wall and planters, and a fence/gate will restrict access to the north yard. The south patio has been slightly lowered to establish a step at the perimeter. The grade change, along with a 4' R.O.W. planting buffer helps define the boundary between public and private space. The lounge offers large storefront windows with interior spaces that allow for use at anytime of day or night, therefore interior lighting will accompany low level exterior lighting to provide security at the patio.* *The west window wells are separated from the sidewalk by a wide planting area. Dense plantings will provide security, but still allow for natural light and visibility. A small light will further enhance security at the wells and enhance the pedestrian experience. Other window wells on site are within secured fences.*
NEIGHBORHOOD OUTREACH Investigate and work with the neighborhood community groups.	*PPUNC presentation given on 7/23/2015* *First Hill improvement Association informal meeting on XXXXXX. Discussed the timeline for the Prototype Park at University, Union and Boylston and the projects potential impact on the corner.*

AERIAL VIEW FROM SOUTHWEST

AERIAL VIEW FROM SOUTHEAST

AERIAL VIEW FROM NORTHWEST

AERIAL VIEW FROM NORTHEAST

PRIORITY GUIDELINES

GUIDELINES + RESPONSE

CS1 NATURAL SYSTEMS & SITE FEATURES
CS1-B / Sunlight & Natural Ventilation: **Daylight & Shading**
CS1-C / Topography: **Elevation Changes**
CS1-D / Plants & Habitat: **Off-Site Features**

- Topography on site allows for multiple entry points that meet the building directly at grade.
- Building massing follows natural slope of site along Boylston Ave.
- Proposal relates directly to the prototype park at University, Union and Boylston.

CS2 URBAN PATTERN & FORM
CS2-A / Location in the City: -**Sense of Place** -**Architectural Presence**
CS2-B / Adjacent Sites, Streets & Open Spaces: **Site Characteristics**
CS2-C / Relationship to the Block: **Corner Sites**
CS2-D / Height, Bulk & Scale:
-**Existing Dev. & Zoning** -**Existing Site Features**
-**Zone Transitions** -**Respect for Adjacent Sites**
Pike/Pine CS2-III/Height, Bulk & Scale Compatibility: **Upper Story Bulk**

- Responds to both neighborhoods w/ strong, active corners, responding to Capitol Hill & First Hill existing & pending development.
- Reflects the underlying fabric of development pattern transitioning between neighborhoods, zones & adjacent sites.
- The 'cafe' feel provided at the SW building corner addresses the transition to NC zones at the block though no commercial uses are allowed.

CS3 ARCHITECTURAL CONTEXT & CHARACTER
CS3-A / Emphasizing Positive Neighborhood Attributes:
-**Fitting Old & New Together** -**Contemporary Design**
-**Evolving Neighborhoods**
CS3-B / Local History & Culture: **Placemaking**
Pike/Pine CS3-IV / Architectural Context: **Scale & Modulation**

- The use of brick at the southernly mass respectfully connects with the materiality of neighboring First Hill.
- The window & material palette at the northwest mass relates to commercial and mixed use nature of Pike Street, while reflecting the residential nature of the building.

PL1 CONNECTIVITY
PL1-A / Network of Open Spaces:
-**Enhancing Open Space** -**Adding to Public Life**

- Integrated and well assembled courtyard or patio at both building corners, providing a 'borrowed view' for pedestrians.
- Lobby or lounge at both building corners, activating the street instead of providing residential units.
- The patio at the SW corner has a direct visual connection to the Prototype Park & street corner.

PL2 WALKABILITY
PL2-B / Safety and Security:
-**Eyes on the Street** -**Lighting for Safety**
-**Street-Level Transparency**
Pike/Pine PL2-I / Personal Safety and Security: Lighting

- Residential lobbies, amenity and units are all directed towards the street.
- Lighting is integrated throughout for safety and aesthetics. Special attention is paid to security at building entries and outdoor amenity areas. In areas with large storefront windows, interior lighting will play a role in outdoor security.

PL3 STREET LEVEL INTERACTION
PL3-A / Entries:
-**Design Objectives** -**Common Entries**
-**Ensemble of Elements**
PL3-B / Residential Edges:
-**Security & Privacy** -**Ground-level Residential**
Pike/Pine PL3-I /Transition between Residence & Street: **Res. Entryways**
Pike/Pine PL3-III / Human Scale: **Ground-floor Design**

- Double height lobby and corner lounge are very transparent, using glazing and a canopy to establish their entry point. Both corners use massing and materials to emphasize its visibility.
- The courtyard for the north lobby creates a semi-private transition from the sidewalk to building. Similarly, the patio for the south lounge creates a semi-private relationship between the street & building amenity.
- The units along the street will be buffered with dense landscaping.

DC1 PROJECT USES AND ACTIVITIES
DC1-A / Arrangement of Interior Uses: -**Visibility**
-**Gathering Spaces**
DC1-C / Parking and Service Uses: **Service Uses**

- Lobby and lounge on the building corners, providing proximity to Pike Street and First Hill.
- Ample bike storage is integrated into the design and highly visible at the low and high ends of site.
- Trash is located away from the street to be convenient, but less visible.

DC3 OPEN SPACE CONCEPT
DC3-A / Building-Open Space Relationship: **Interior/Exterior Fit**
DC3-B / Open Space Uses and Activities:
-**Meeting User Needs** -**Connections to other Open Spaces**
DC3-C / Design: -**Reinforce Existing Open Space-Amenities/Features**
Pike/Pine DC3-I / Residential Open Space: **Open Space Location**
Pike/Pine DC3-II / Landscaping to Enhance the Building and/or Site:
-**Public Space Enhancement**

- Indoor uses complement outdoor spaces at each corner. The north lobby courtyard will be treated as a waiting area, while the south patio will be a social gathering space.
- SW patio will enhance the street experience, and relate to the Prototype Park across the street.

DC2 ARCHITECTURAL CONCEPT
DC2-A / Massing:
-**Site Characteristics & Uses** -**Reducing Perceived Mass**
DC2-B / Architectural and Facade Composition:
-**Facade Composition** -**Blank Walls**
DC2-C / Secondary Architectural Features: **Visual Depth and Interest**

- Upper stories use the texture or color of the materials along with the window pattern to provide a simple, well-balanced composition.
- Window & material palette further reduce bulk, create rhythm and interest for the facade.
- Mitigate blank walls with a variety of window and material concepts along the street and visible facades.

DC4 EXTERIOR ELEMENTS AND FINISHES
DC4-A / Exterior Elements and Finishes:
-**Exterior Finish Materials** -**Climate Appropriateness**
DC4-C / Lighting: **Avoiding Glare**
Pike/Pine DC4-I / Exterior Finish Materials: **Preferred Materials**

- Brick (preferred material by the Board) is provided at primary southern mass to compliment neighboring structures.
- Wide variety of materials and fabricated elements provide visual interest and break down the building mass.
- Materials with metallic finish are used sparingly and at masses where there will be the least amount of glare.

EDG PREFERRED SCHEME: COMPOSITE SITE PLAN

RECOMMENDATION MEETING:

COMPOSITE SITE / STREET LEVEL PLAN

PRIORITY GUIDELINES:

- CS2-1: SENSE OF PLACE
- DC1-A: ARRANGEMENT OF INTERIOR USES
- DC3-A: BUILDING-OPEN SPACE RELATIONSHIP

SUMMARY:

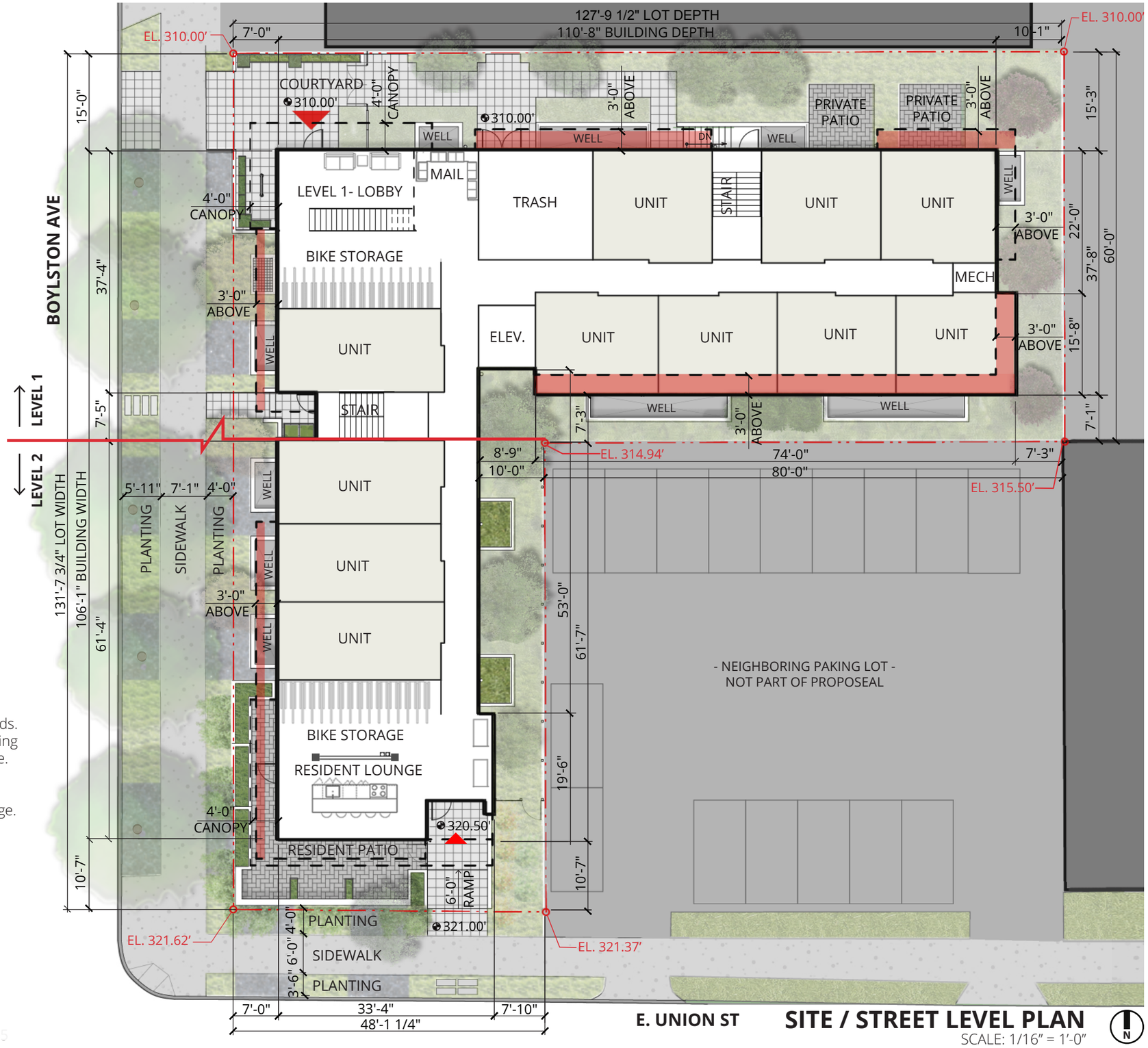
- Site is located in transition between Capitol Hill & First Hill neighborhoods. -Indoor & outdoor amenities are located at each corner, providing convenient access for residents and an enhanced pedestrian experience.

DESIGN DEVELOPMENT:

- Developed interior/exterior relationship at north lobby and south lounge.
- Developed landscaping around site, especially along the sidewalks.
- Replaced common patio at north yard with private patios.

BUILDING ENTRANCE

DEPARTURE REQUEST AREA AT UPPER LEVELS
*SEE PAGE 39 FOR DEPARTURE MATRIX



SITE / STREET LEVEL PLAN
SCALE: 1/16" = 1'-0"

EDG PREFERRED SCHEME: WEST ELEVATION

WEST ELEVATION

PRIORITY GUIDELINES:

- CS2-B-1: SITE CHARACTERISTICS INFORM DESIGN
- DC2-A-2: REDUCE PERCEIVED MASS
- DC4-A-1: EXTERIOR FINISH MATERIALS

SUMMARY:

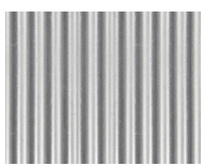
- Employ break in massing to reflect underlying fabric of development.
- Increase height as building climbs up Boylston
- Utilize additive massing elements to reinforce the stepping of the site.

DESIGN DEVELOPMENT:

- Increased building height at south portion.
- Reversed location of additive masses to step up the hill.
- Provided a simple termination of the building.
- Developed the material palette to include high quality materials, and materials to reduce the scale of the building.

RECOMMENDATION MEETING: WEST ELEVATION


CHARCOAL BRICK


CORRUGATED METAL, METALLIC SILVER


EXPOSED CONCRETE


PAINTED FIBER CEMENT PANELS, KENDALL CHARCOAL


PAINTED FIBER CEMENT PANELS, COVENTRY GRAY

PAINTED FIBER CEMENT PANELS, CHANTILLY LACE

NORTHWEST PERSPECTIVE

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

NORTHEAST PERSPECTIVE

NORTHWEST LOBBY

PL1-A / DC3-A-1
SUBSTANTIAL ENTRY

PL3-II-II/ DC1-A-1/ DC2-E / PL2-B-1
ALUMINUM STOREFRONT WINDOWS PRO-VIDES INCREASED VISIBILITY

PL3-A-2
CANOPY TO DEFINE ENTRY AND ENHANCE EXPERIENTIAL SCALE

PL3-B-1
DENSE PLANTINGS AT WINDOW WELLS FOR PRIVACY

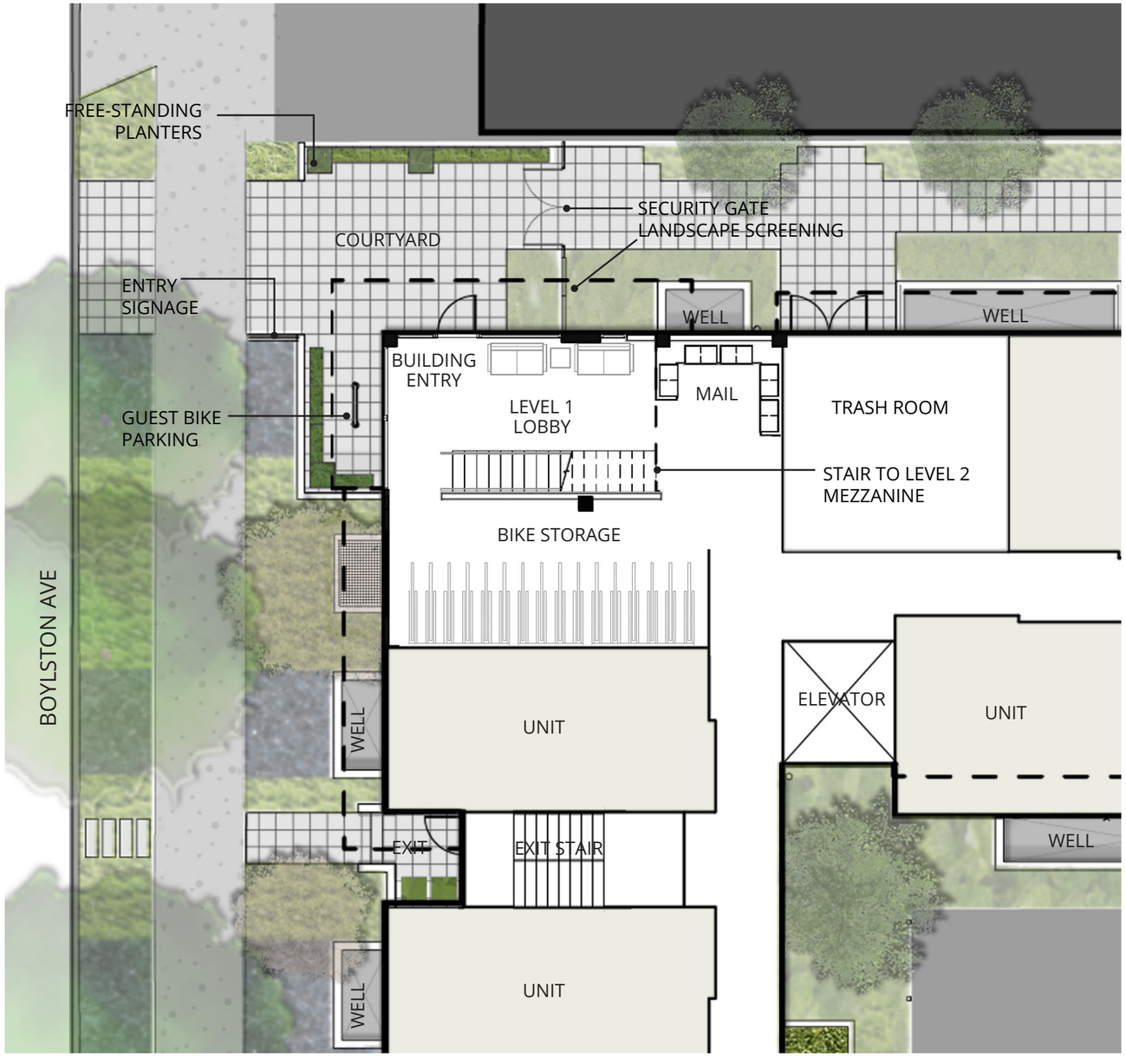
DC2-D-1
FREE STANDING PLANTERS

DC2-C-2 / DC2-E
BUILDING NUMBERS AS ENTRY ACCENT FEATURE

PIKE-PINE PL3-II-II / DC3-II
STRONG RHYTHM OF R.O.W. PLANTING TO ENHANCE PASSERBY EXPERIENCE.

DCI-C-4 / PL2-B
SCREENING FOR SITE SECURITY AND TRASH ACCESS

PL3-A-1 / DC2-C-3
NO IMPACT TO NORTH NEIGHBOR VISIBILITY



PARTIAL SITE / STREET LEVEL PLAN
*NOT TO SCALE

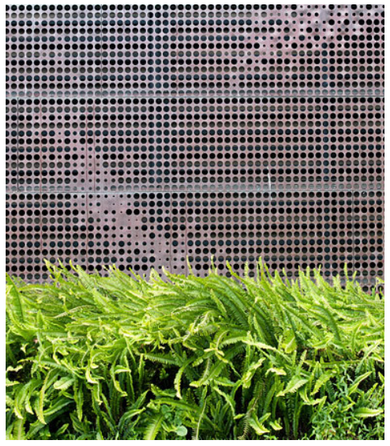
NORTHWEST LOBBY ENTRANCE

ELEMENTS:
- PRIMARY RESIDENTIAL ENTRANCE
- ORIENTED TOWARDS PEDESTRIAN TRAFFIC FROM E. PIKE STREET
- GATE AND LANDSCAPE SCREENING
- ENTRY SIGNAGE
- ACCENT PLANTING AT COURTYARD
- DOUBLE HEIGHT LOBBY WITH LOUNGE ABOVE
- DIRECT ACCESS TO BIKE STORAGE
- MAIL CENTER

PRIORITY GUIDELINES:
- CS2-B-2: CONNECTION TO THE STREET
- PL3-1-C: ENTRIES
- PL3-2: ENSEMBLE OF ELEMENTS

DOUBLE HEIGHT LOBBY

GATE + SCREENING



BIKE STORAGE

SOUTHWEST PATIO & LOUNGE

PL1-A / CS2-C
CANOPY DEFINES THE CORNER AND PROVIDES WEATHER PROTECTION

PL3-A / DC3-1
CANOPY BRACING ESTABLISHES ENTRY POINT

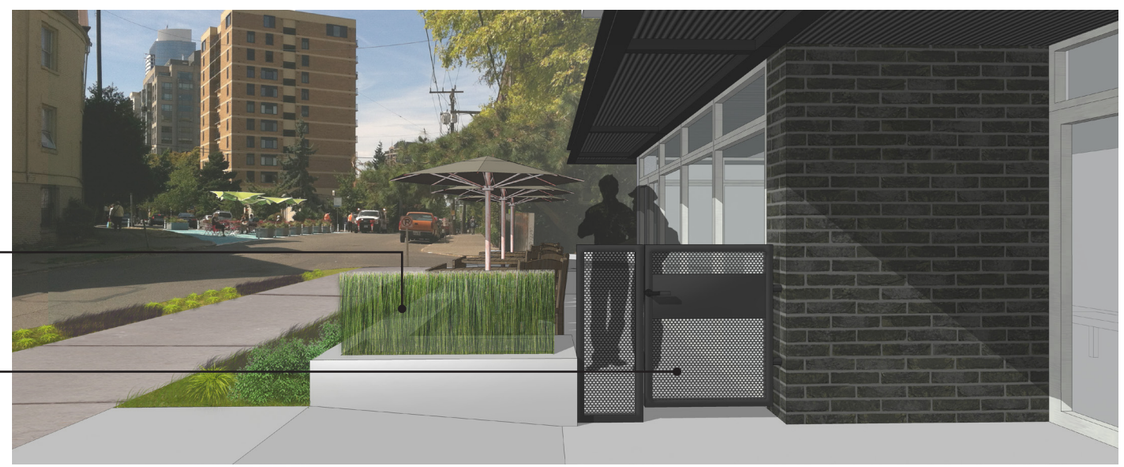
DC3-A / PL2-B-3
STOREFRONT WINDOW SYSTEM MAXIMIZES VISIBILITY AND INTERIOR/EXTERIOR CONNECTION

PL3-B / DC3-C-2
INTEGRATED SEATING DEFINES EDGE OF PATIO

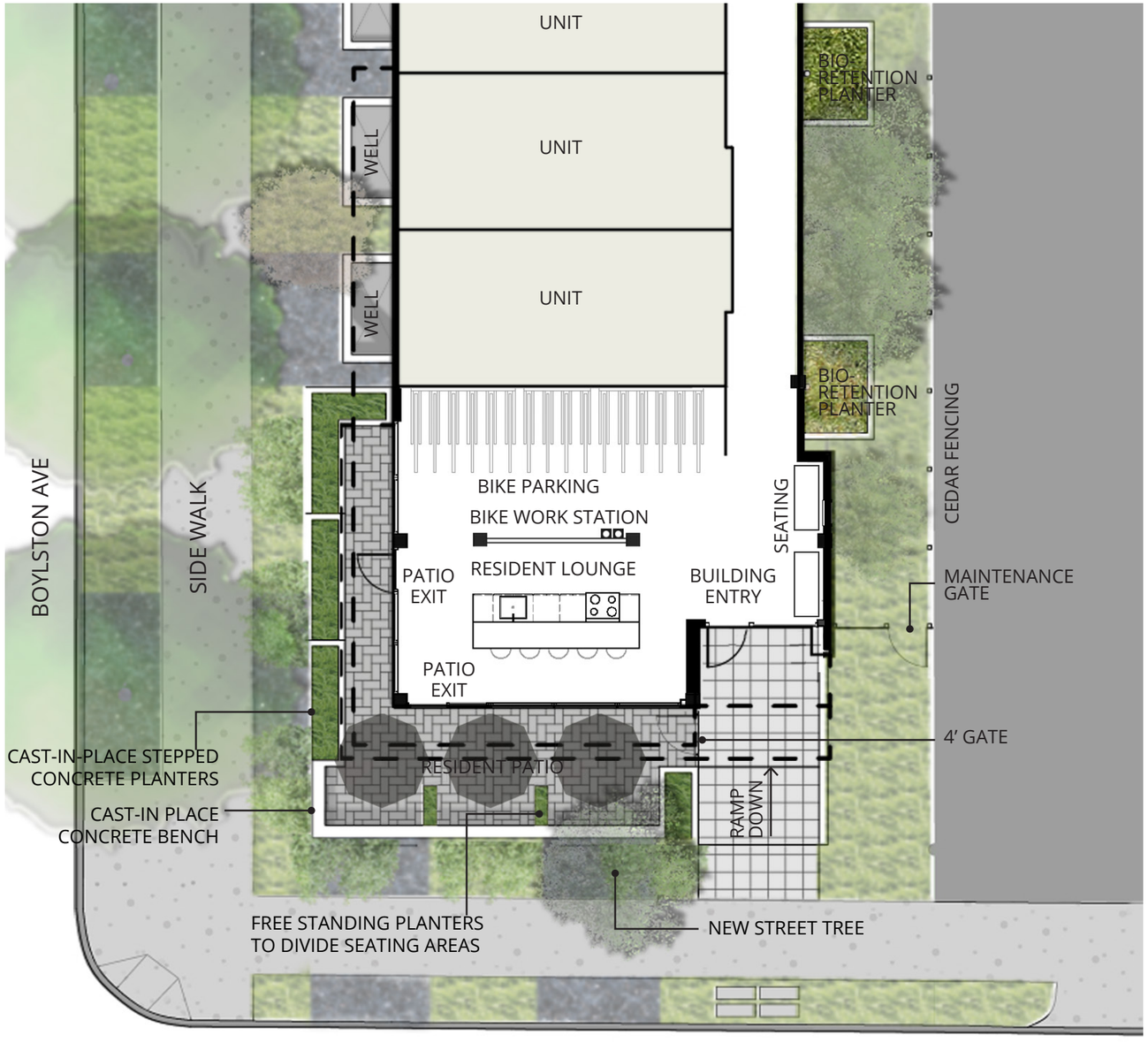
PIKE-PINE DC3-I / DC3-II
DENSE PLANTING ALONG PATIO TO REINFORCE PRIVATE EDGE

PL1-A / PIKE-PINE DC3-II
WIDE PLANTERS WITH HORSETAIL PROVIDE STRONG EDGE THAT IS TRANSPARENT

PL3-B / PIKE-PINE PL3-II
LOW GATE PROVIDES CLEAR BOUNDARY OF PUBLIC & PRIVATE SPACES



SOUTHEAST BUILDING ENTRY



PARTIAL SITE / STREET LEVEL PLAN

*NOT TO SCALE

SOUTHWEST LOUNGE

ELEMENTS:

- SECONDARY RESIDENTIAL ENTRANCE
- ORIENTED TOWARDS PEDESTRIAN TRAFFIC FROM FIRST HILL
- AT GRADE PATIO COMPLEMENTS FIRST HILL PROTOTYPE PARK ACROSS THE STREET
- LOW-LEVEL PLANTING BUFFER AT R.O.W.
- DIRECT ACCESS TO BIKE STORAGE
- ACTIVATES THE CORNER

PRIORITY GUIDELINES:

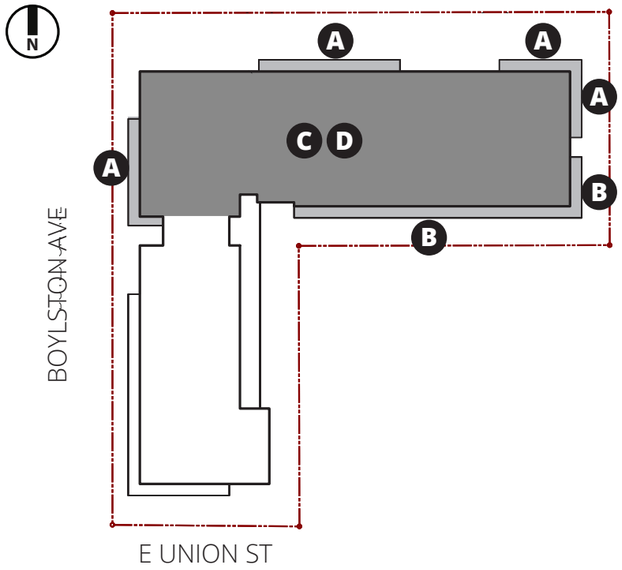
- CS2-B-2: CONNECTION TO THE STREET
- CS2-C: CORNER SITES
- CS2-D-3-B/D: ZONE TRANSITIONS
- PIKE-PINE PL3-II: HUMAN SCALE
- PIKE-PINE DC3-I: RESIDENTIAL OPEN SPACE

STOREFRONT WINDOWS

DEFINED PATIO

HORSETAIL PLANTERS

WINDOW CONCEPT: NORTH



WINDOW PALETTE

A RATIONAL AND CLEARLY DEFINED WINDOW PALETTE WAS NEEDED TO EMPHASIZE THE BUILDING MASSING, REINFORCE THE MATERIAL PALETTE, AND REDUCE THE OVERALL SCALE OF THE BUILDING.

PRIORITY GUIDELINES:

- DC2-A-1: FACADE COMPOSITION
- DC2-C-3: FIT WITH NEIGHBORING BUILDINGS
- PIKE-PINE CS3-IV-C: FENESTRATION PATTERNS THAT ECHO NEIGHBORING BUILDINGS

A **COMMON: WHITE ADDITIVE MASSES**
VARIETY OF SIZE AND MULLION PATTERN CREATES IRREGULAR RHYTHM FOR ACCENT MASSES

B **COMMON: INSIDE CORNER**
REGULAR WINDOW CONFIGURATION WITH IRREGULAR PLACEMENT

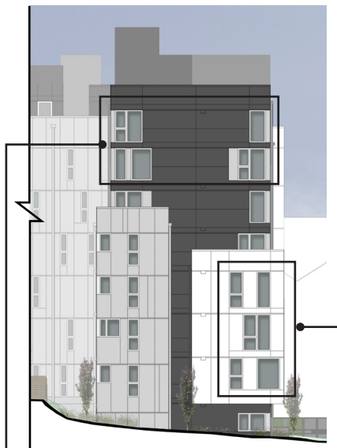
C **NORTH: FIELD**
ASYMMETRICAL MULLION PATTERN WITH RIGOROUS PLACEMENT

E **SOUTH: FIELD**
SYMMETRICAL MULLIONS WITH SMALLER LITES TO EMPHASIZE REGULAR, PUNCHED OPENINGS

D **NORTH: CORNERS**
ERODES PROMINENT CORNERS WITH A VARIETY OF SIZES, MULLION PATTERNS AND INFILL PANELS

F **SOUTH: CORNERS**
INTEGRATE MULLION PATTERN WITH STRUCTURAL ELEMENTS TO BREAK DOWN CORNER

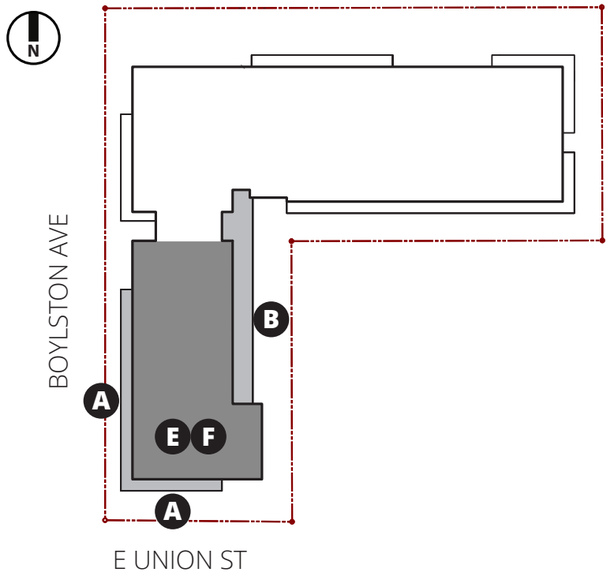
SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



WINDOW CONTRAST

THE CONTRAST BETWEEN THE NORTH & SOUTH PALETTES HELPS DIFFERENTIATE THE BUILDING AND THE TRANSITION UPHILL ALONG BOYLSTON. HOWEVER, COMMON ELEMENTS UNIFY THE OVERALL DESIGN.

PRIORITY GUIDELINES:

- DC2-A-1: FACADE COMPOSITION
- DC2-C-3: FIT WITH NEIGHBORING BUILDINGS
- PIKE-PINE CS3-IV-C: FENESTRATION PATTERNS THAT ECHO NEIGHBORING BUILDINGS

A **COMMON: WHITE ADDITIVE MASSES**
VARIETY OF SIZE AND MULLION PATTERN CREATES IRREGULAR RHYTHM FOR ACCENT MASSES

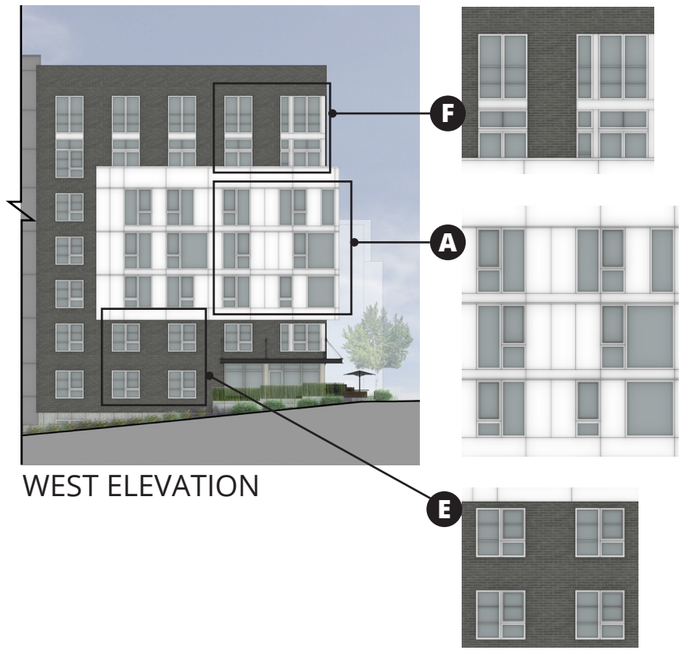
B **COMMON: INSIDE CORNER**
REGULAR WINDOW CONFIGURATION WITH IRREGULAR PLACEMENT

C **NORTH: FIELD**
ASYMMETRICAL MULLION PATTERN WITH RIGOROUS PLACEMENT

E **SOUTH: FIELD**
SYMMETRICAL MULLIONS WITH SMALLER LITES TO EMPHASIZE REGULAR, PUNCHED OPENINGS

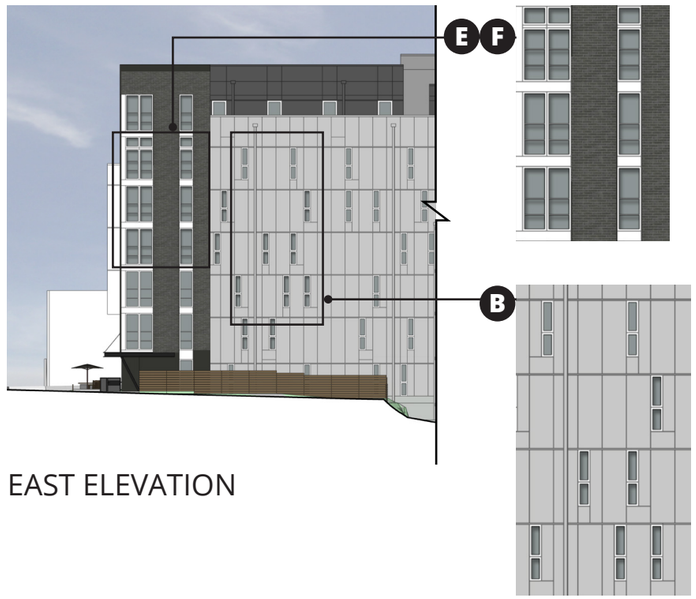
D **NORTH: CORNERS**
ERODES PROMINENT CORNERS WITH A VARIETY OF SIZES, MULLION PATTERNS AND INFILL PANELS

F **SOUTH: CORNERS**
INTEGRATE MULLION PATTERN WITH STRUCTURAL ELEMENTS TO BREAK DOWN CORNER



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

CORNER CONDITIONS

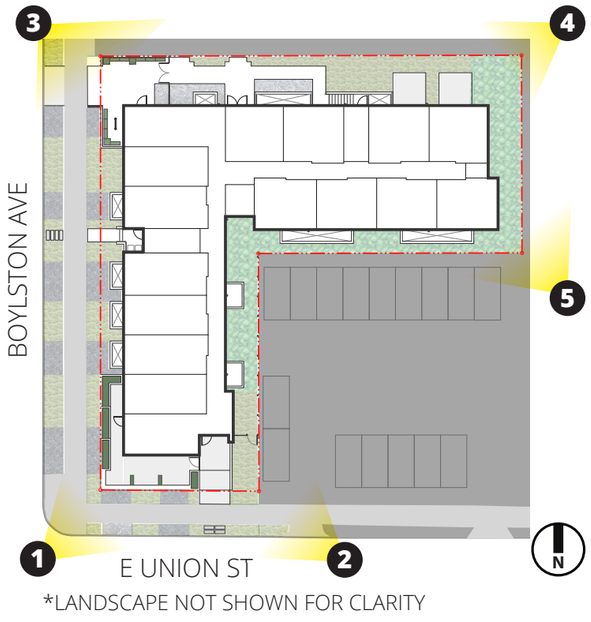
CORNER STRATEGY

THE BUILDING CORNERS UNIFY THE BUILDING MASSING, MATERIALS, AND WINDOWS INTO COMPOSITIONS THAT ADDRESS THE IMMEDIATE NEIGHBORHOOD.

BY FORMALIZING THE MATERIAL AND WINDOW PALETTES, THE TREATMENT OF THE CORNERS BECOMES MORE CONCEPTUALLY CONSISTENT.

PRIORITY GUIDELINES:

- DC2-B-1: FACADE COMPOSITION
- DC2-B-2: AVOID BLANK WALLS
- DC2-C-1: SECONDARY ARCHITECTURAL ELEMENTS
- DC2-D: SCALE AND TEXTURE (DC2.D)
- DC4-A.1+DC4.I.I: EXTERIOR ELEMENTS & FINISHES



*LANDSCAPE NOT SHOWN FOR CLARITY

1 OUTSIDE SOUTHWEST CORNER

- VISUALLY PROMINENT FROM FIRST HILL & PROTOTYPE PARK
- STRONG CORNER MASSING AND WINDOW ELEMENTS
- INDOOR/OUTDOOR AMENITY EMPHASIZED THROUGH CANOPY & WINDOWS

2 INSIDE SOUTHWEST CORNER

- ESTABLISHES GROUND TO SKY CONNECTION OF MASSING
- LARGE CORNER WINDOWS PROVIDE CONTRAST TO BRICK FIELD
- ACCENT MASSING LEADS THE EYE AROUND THE BUILDING CORNER

3 NORTHWEST CORNER

- VISUALLY PROMINENT FROM EAST PIKE STREET.
- CORNER WINDOWS AND INFILL PANELS ERODE THE CORNER, BUT DO NOT COMPETE WITH ACCENT MASSING.
- CANOPY & WINDOW ELEMENT REINFORCES PRIMARY ENTRY.

4 OUTSIDE NORTHEAST CORNER

- SECONDARY FACADE VISIBLE FROM HARVARD AVENUE
- ACCENT MASSING BREAKS DOWN OVERALL SCALE OF FACADE
- CORNER WINDOW TREATMENT CREATES VARIETY AT UPPER STORIES

5 INSIDE NORTHEAST CORNER

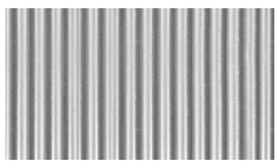
- SECONDARY FACADE VISIBLE ACROSS PARKING LOT FROM UNION ST.
- MOST UNIQUE CORNER BECAUSE OF COMBINATION OF MASSING AND WINDOW PALETTE
- USE OF MATERIALS & WINDOWS TO PROVIDE SIMPLE YET INTERESTING CORNER

WEST ELEVATION

PAINTED FIBER CEMENT PANELS, KENDALL CHARCOAL

PAINTED FIBER CEMENT PANELS, COVENTRY GRAY

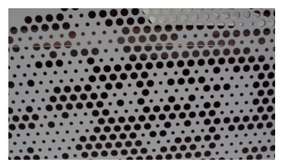
PAINTED FIBER CEMENT PANELS, CHANTILLY LACE



CORRUGATED METAL METALLIC SILVER

CHARCOAL BRICK

EXPOSED CONCRETE



PERFORATED METAL

SOUTH ELEVATION


CHARCOAL BRICK


EXPOSED CONCRETE


STAINED CEDAR

PAINTED FIBER CEMENT PANELS, CHANTILLY LACE


PAINTED FIBER CEMENT PANELS, BLACK PANTHER


PAINTED FIBER CEMENT PANELS, KENDALL CHARCOAL


PAINTED FIBER CEMENT PANELS, COVENTRY GRAY

EAST ELEVATION

CHARCOAL BRICK

PAINTED FIBER CEMENT PANELS, COVENTRY GRAY

PAINTED FIBER CEMENT PANELS, KENDALL CHARCOAL

PAINTED FIBER CEMENT PANELS, CHANTILLY LACE

STAINED CEDAR

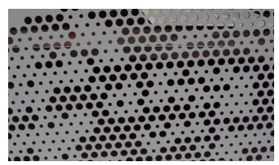
NORTH ELEVATION

EXPOSED CONCRETE

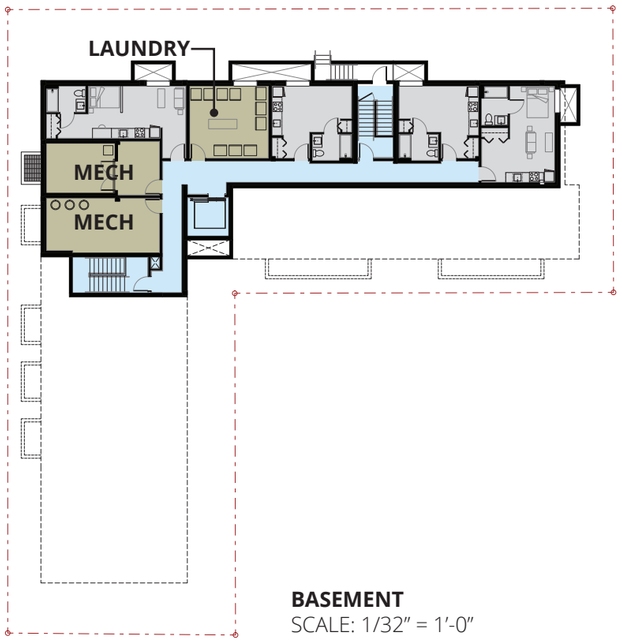
PAINTED FIBER CEMENT PANELS, CHANTILLY LACE

PAINTED FIBER CEMENT PANELS, COVENTRY GRAY

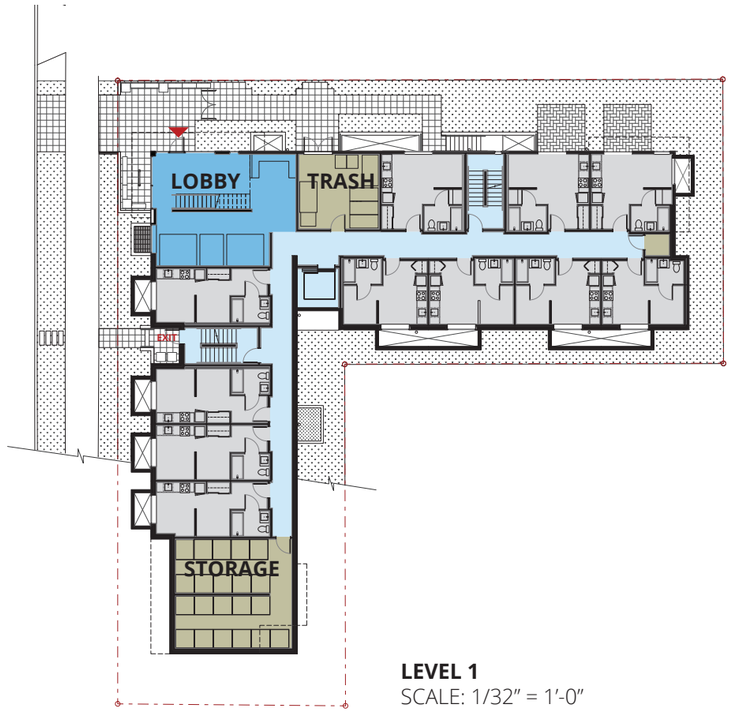
PAINTED FIBER CEMENT PANELS, KENDALL CHARCOAL



PERFORATED METAL



BASEMENT
SCALE: 1/32″ = 1′-0″



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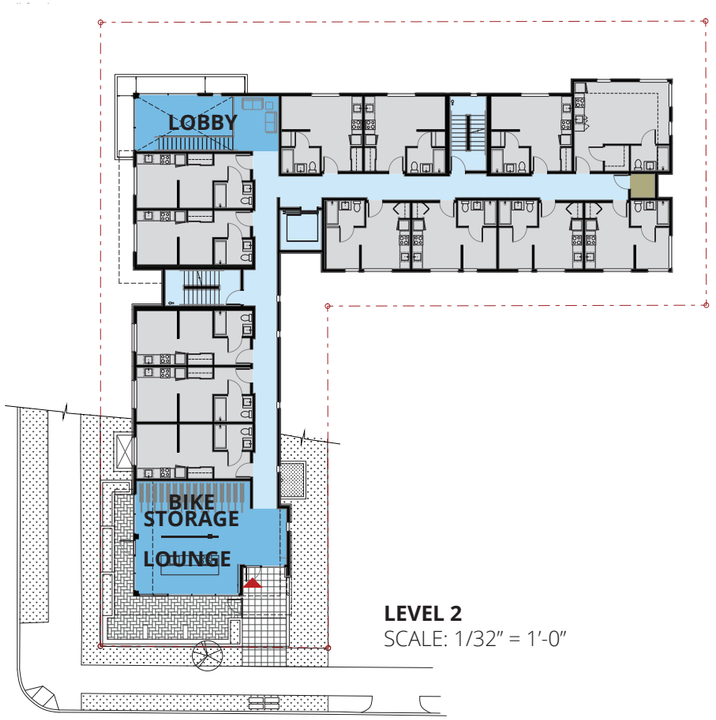

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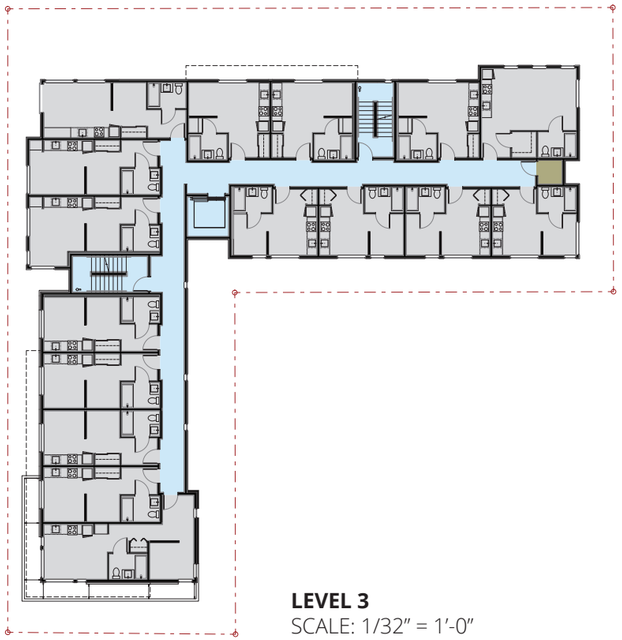

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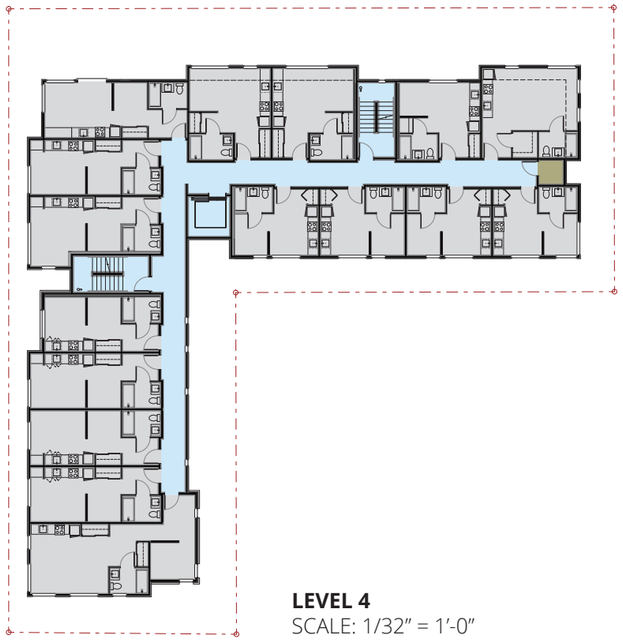

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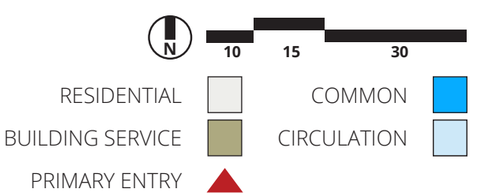
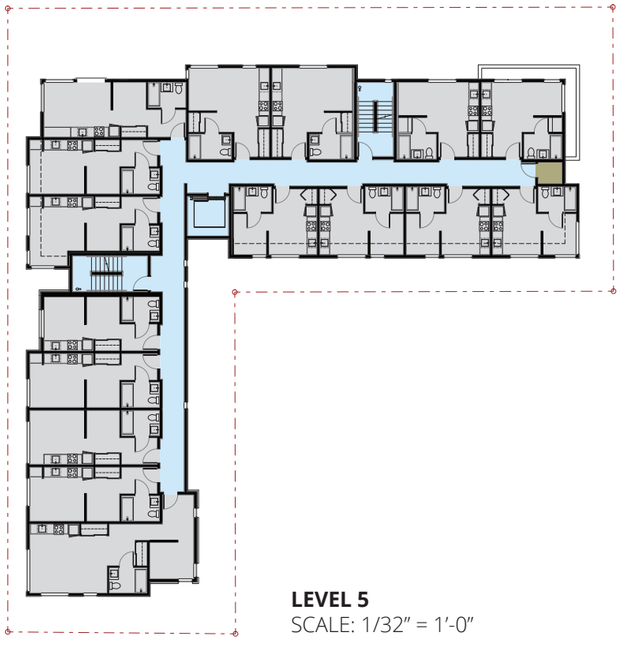
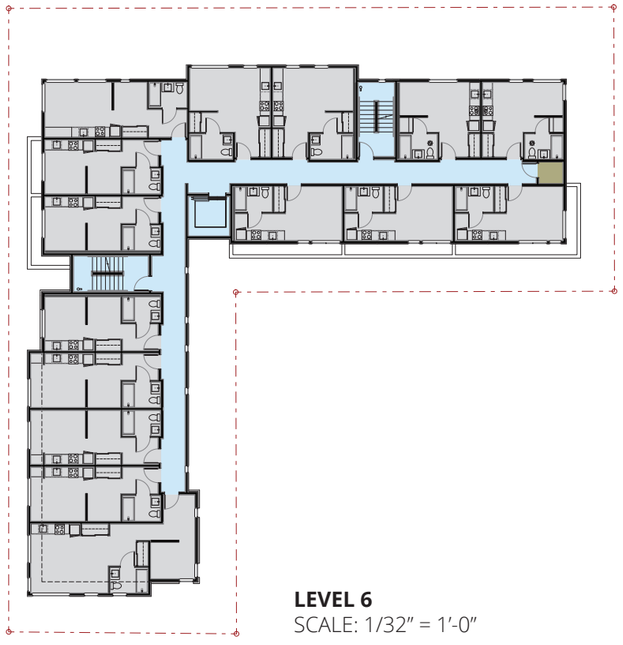
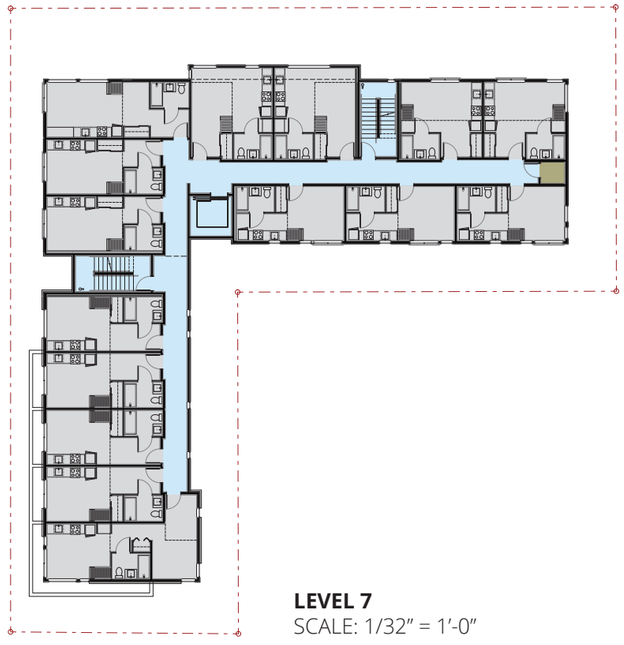




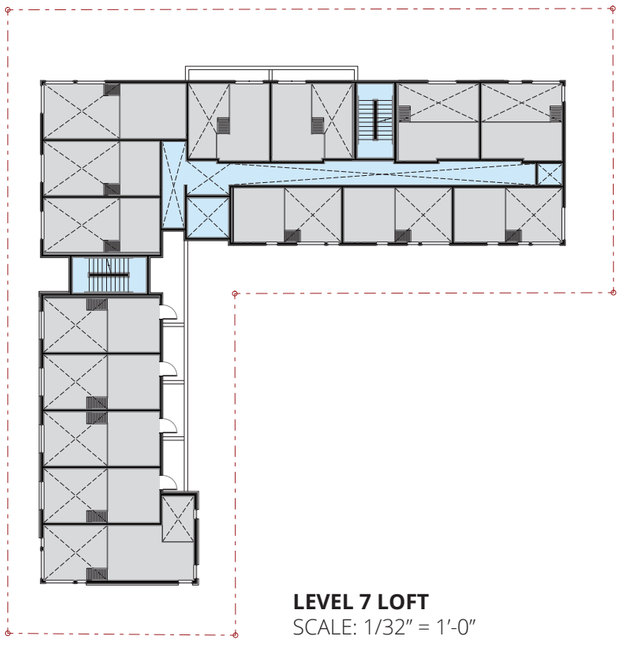
LEVEL 5
SCALE: 1/32″ = 1′-0″



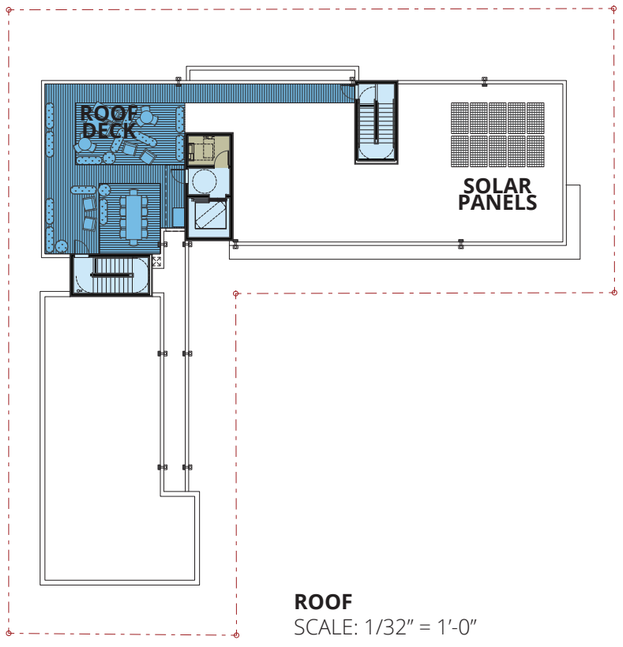
LEVEL 6
SCALE: 1/32″ = 1′-0″



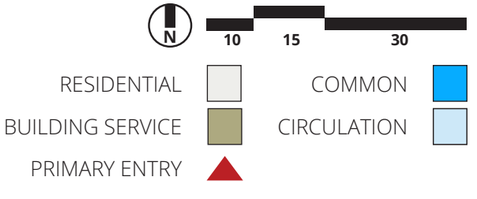
LEVEL 7
SCALE: 1/32″ = 1′-0″

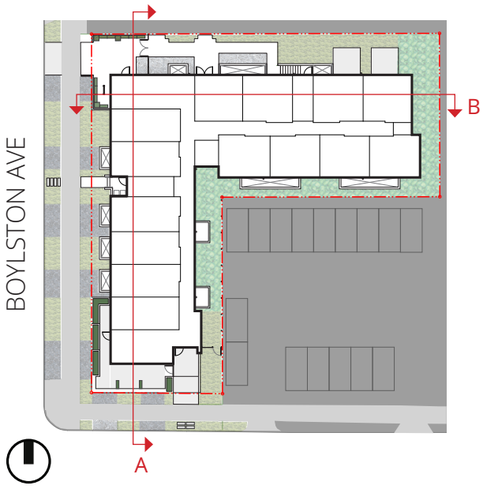


LEVEL 7 LOFT
SCALE: 1/32″ = 1′-0″



ROOF
SCALE: 1/32″ = 1′-0″

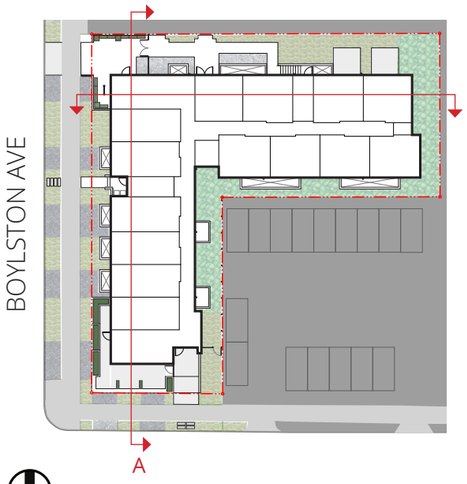


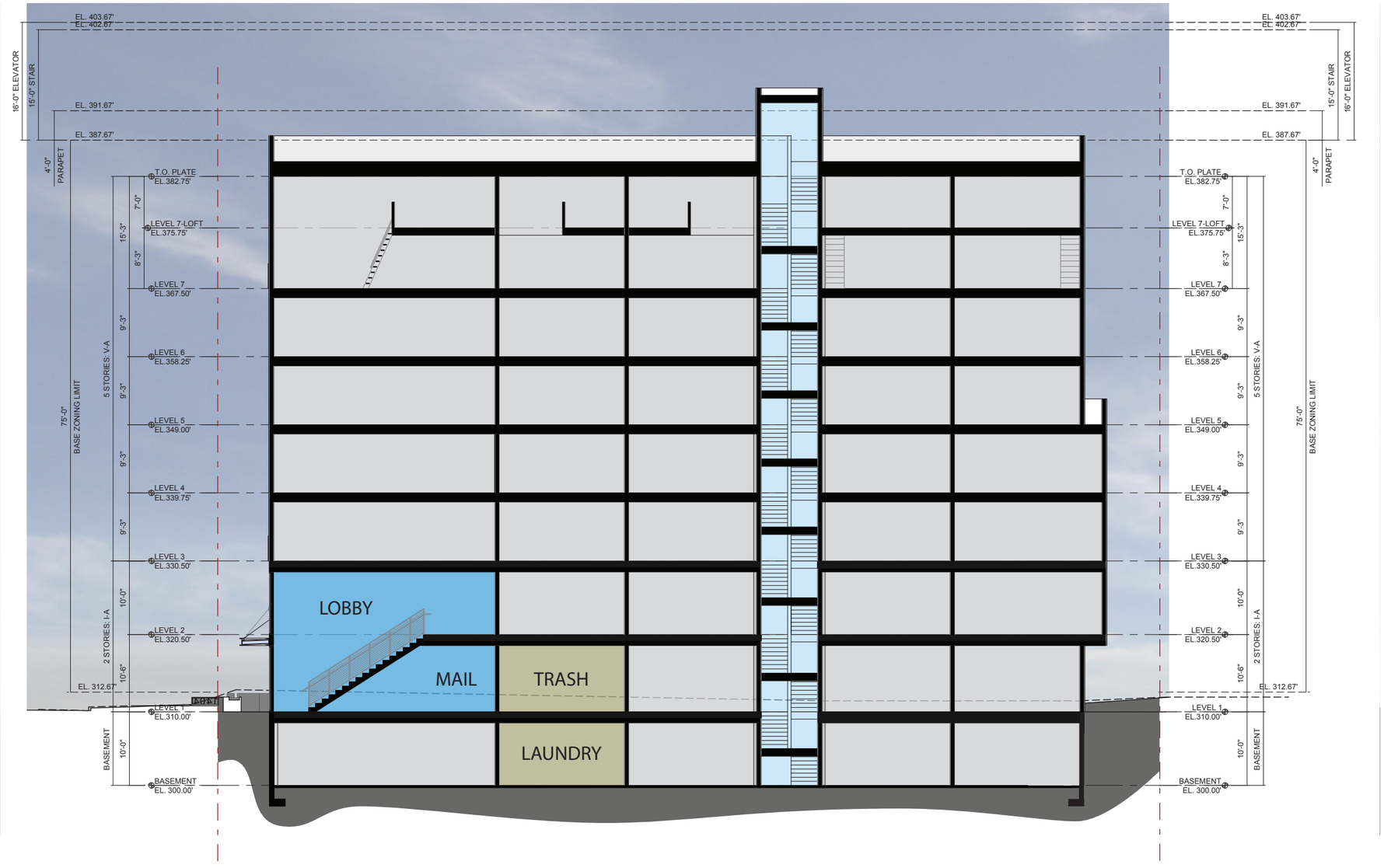


SECTION A

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

- RESIDENTIAL
- COMMON
- CIRCULATION
- BUILDING SERVICE

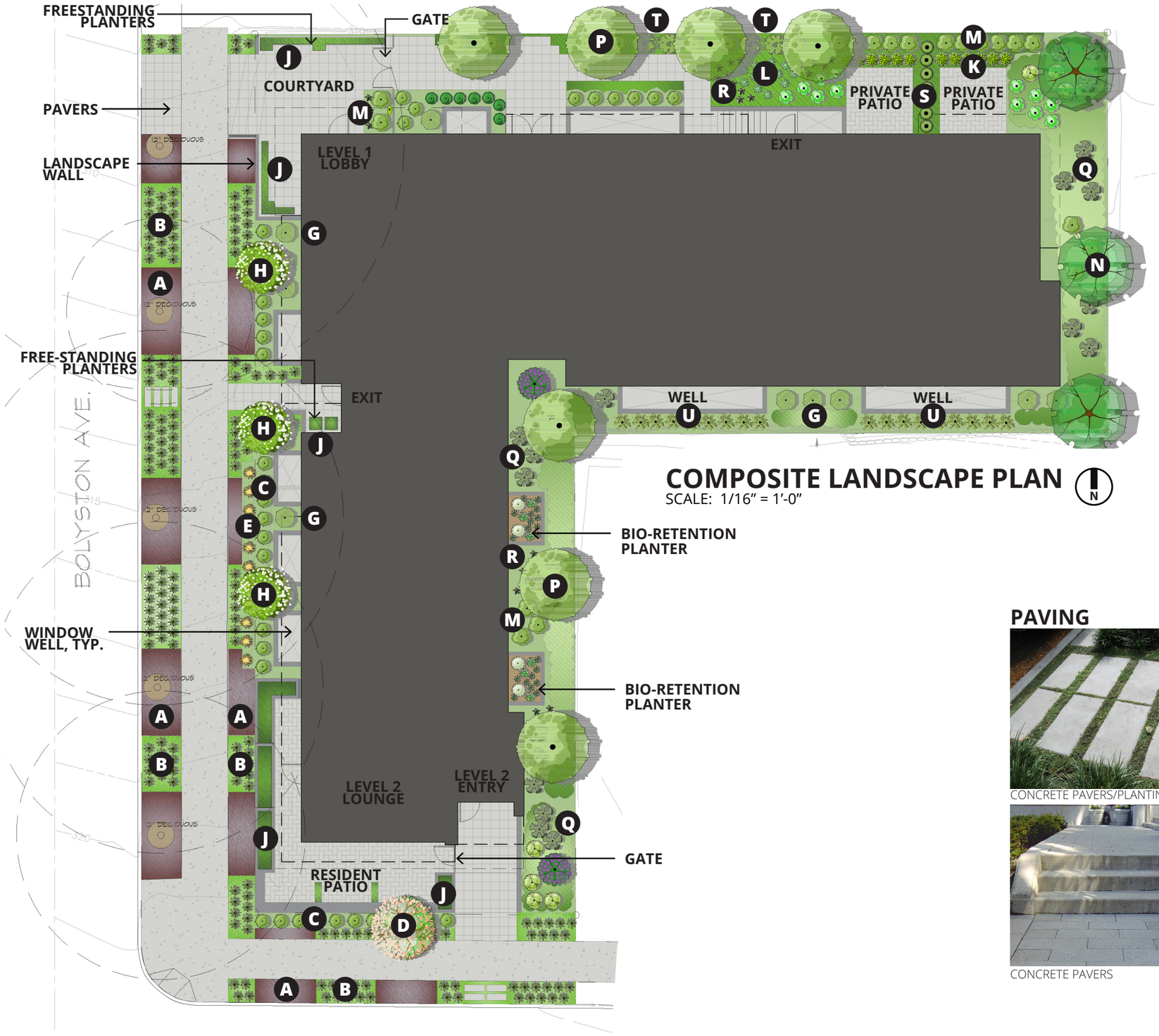




SECTION B

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

- RESIDENTIAL
- COMMON
- CIRCULATION
- BUILDING SERVICE



COMPOSITE LANDSCAPE PLAN

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

PLANTING PALETTE

STREET EDGE PLANTINGS

A BLACK MONDO GRASS

E HAMELN FOUNTAIN GRASS

B ICE DANCE CAREX/BRASS BUTTONS

G OAKLEAF HYDRANGEA

C FRAGRANT SARCOCOCCA

H BUTTERFLY JAPANESE MAPLE

PAVING

CONCRETE PAVERS/PLANTING STRIP

CONCRETE PAVERS

STREET TREE

D DE GROOT LINDEN STREET TREE

PLANTERS

FREESTANDING PLANTERS IN MULTIPLE SIZES AND HEIGHTS

J HORSETAIL IN PLANTERS

Root of Design

PLANTING PALETTE

SIDE YARD PLANTINGS

JAPANESE FOREST GRASS

OSTRICH FERN

CHINESE ASTILBE

DEER FERN

BRANDYWINE HELLEBORE

HM EDDIE YEW

DAWYCK BEECH

PYRAMIDAL HORNBEAM

JAPANESE FATSIA

FOUNTAIN BAMBOO

ROOF DECK PLANTINGS

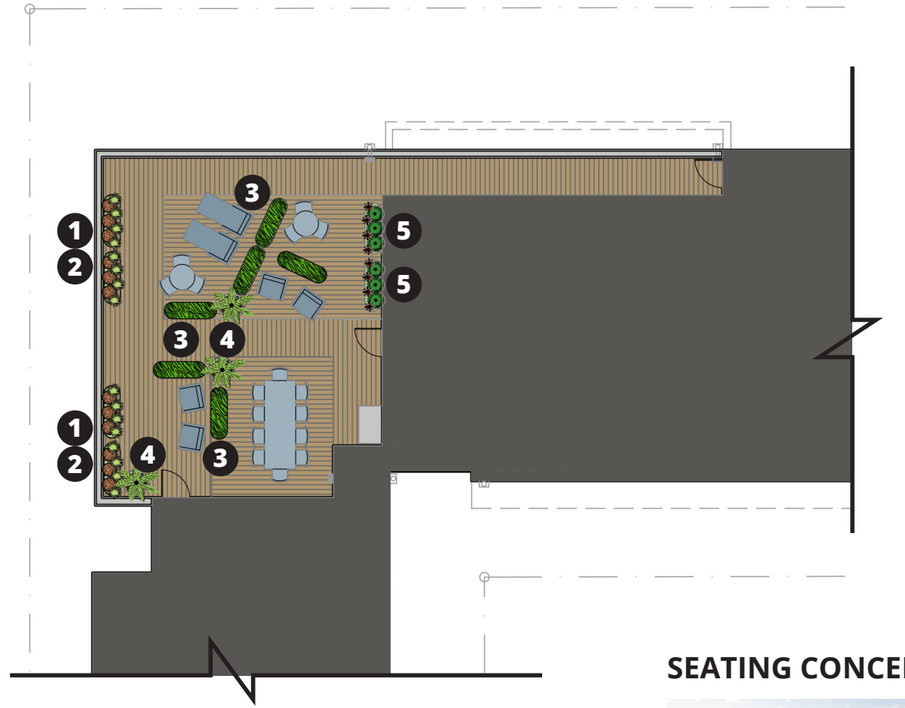
ORANGE SEDGE

ORANGE ROCKET BARBERRY

HORSETAIL IN PLANTER

UMBRELLA BAMBOO

IRISH YEW



ROOF DECK PLAN

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

N

DECKING


BAMBOO COMPOSITE DECKING IN CONTRASTING COLORS

PLANTERS


78 Gallon

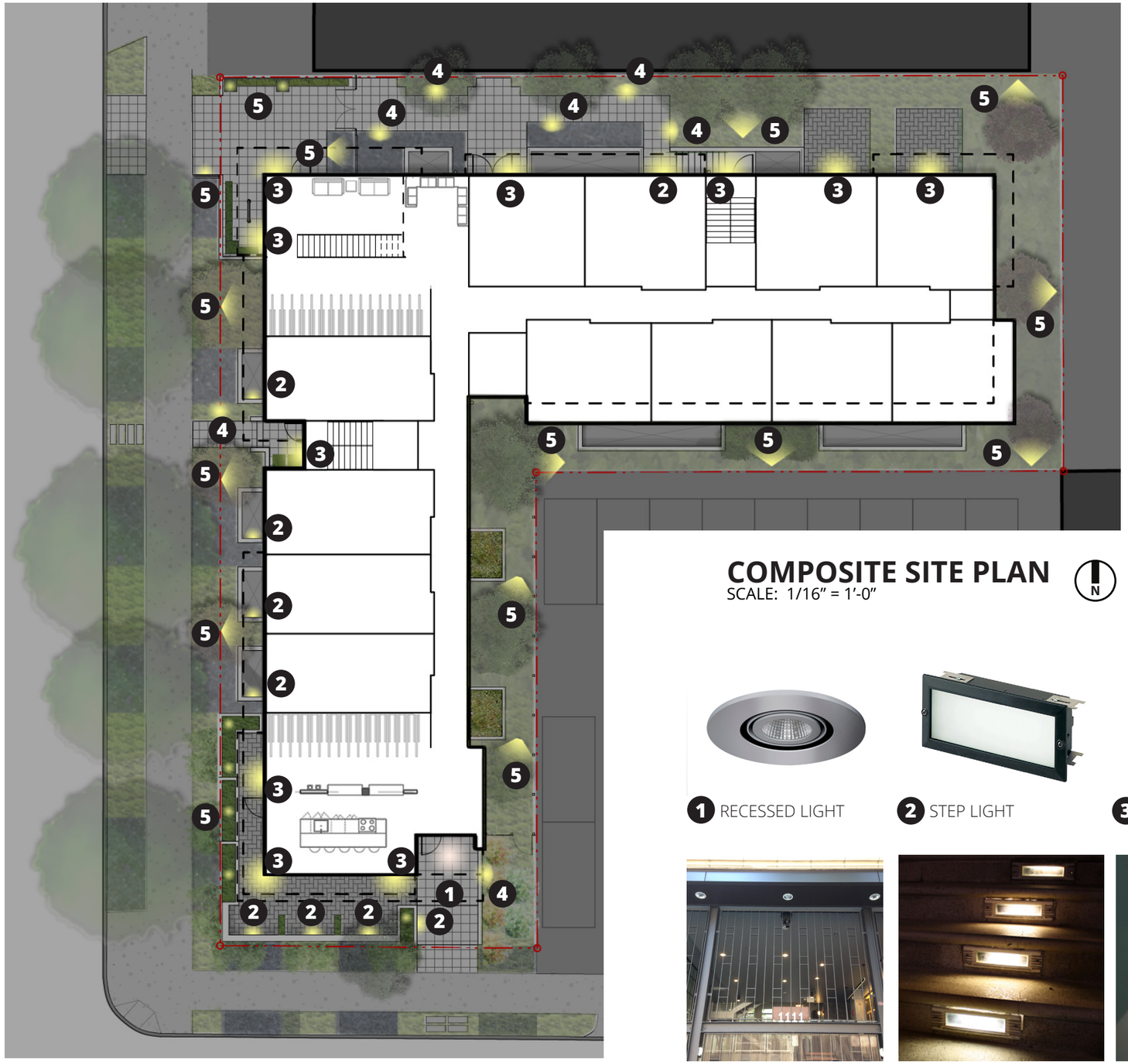

123 Gallon

Horse-trough Planters

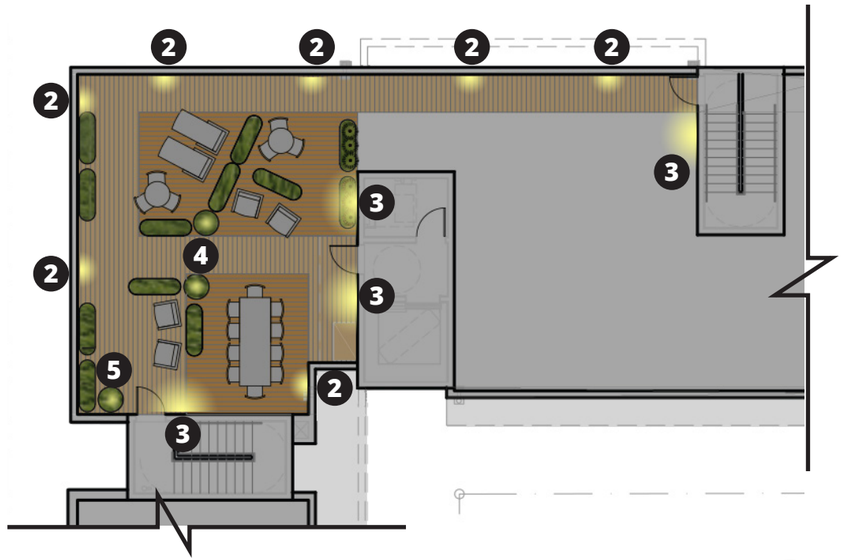
SEATING CONCEPTS

Root of Design

SITE LIGHTING



COMPOSITE SITE PLAN
SCALE: 1/16" = 1'-0"



ROOF DECK PLAN
SCALE: 1/16" = 1'-0"

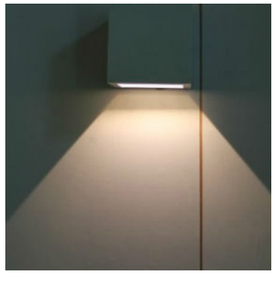
1 RECESSED LIGHT

2 STEP LIGHT

3 WALL LIGHT

4 PATHWAY & PLANTER LIGHTING

5 LANDSCAPE LIGHT



INTENTIONALLY BLANK

STREET LEVEL EXPERIENCE

SOUTHWEST RESIDENT PATIO & LOUNGE AT NIGHT

UPHILL APPROACH AT BOYLSTON AVE

SOUTH PATIO

ELEMENTS:

- PLANTERS & BENCHES CREATE IMPLIED BOUNDARY BETWEEN PUBLIC & PRIVATE
- EYES ON THE STREET
- WELL-LIT AMENITY PROVIDES SECURITY 24HRS
- LOW-LEVEL PLANTING BUFFER AT R.O.W. REINFORCES EDGE WHILE MAINTAINING VISUAL CONNECTION

PRIORITY GUIDELINES:

- PL2-B: RESIDENTIAL EDGES
- PIKE-PINE PL3-I: RESIDENCE & STREET TRANSITION
- PIKE-PINE DC3-II: LANDSCAPING TO ENHANCE SITE

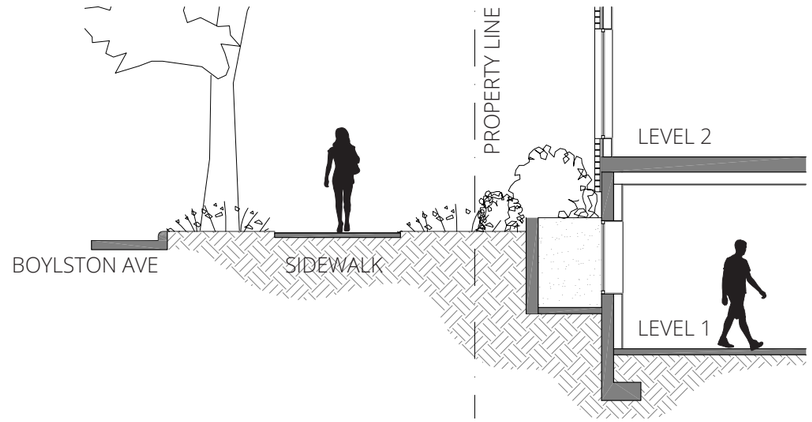
WEST WINDOW WELLS

ELEMENTS:

- WIDE PLANTING STRIP PROVIDES PRIVACY BUFFER
- LANDSCAPING IS DENSE, BUT NOT VISUALLY HEAVY
- SMALL ACCENT LIGHTING CREATES EXTRA LAYER OF SECURITY

PRIORITY GUIDELINES:

- PL3-B-1: SECURITY AND PRIVACY



WEST WINDOW WELLS: SECTION

WEST WINDOW WELLS: LANDSCAPING

THREE-TIERED PLANTINGS CASCADE FROM WELL EDGE TO SIDEWALK EDGE

WEST WINDOW WELLS: LIGHTING

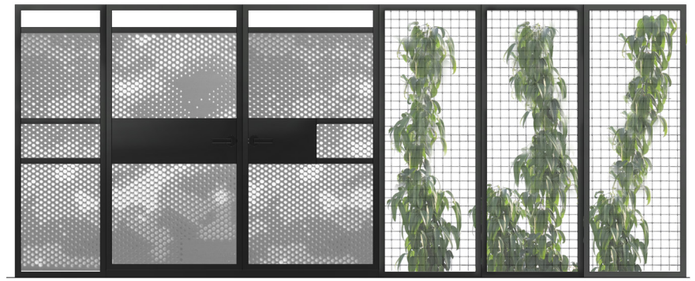
STEP LIGHT AT EACH WELL TO ILLUMINATE AT NIGHT

FABRICATIONS & SIGNAGE

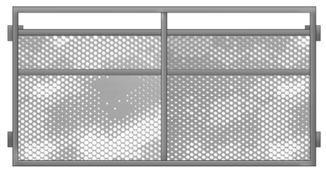
1 BUILDING NUMBERS
BLACK POWDER COATED ALUMINUM FRAME & NUMBERS WITH PERFORATED METAL INFILL PANELS

2 6' GATE @ NORTH YARD
BLACK POWDER COATED ALUMINUM FRAME WITH PATTERNED PERFORATED METAL INFILL PANELS

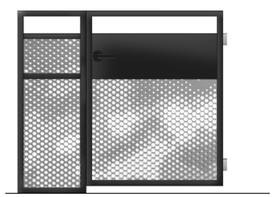
6' LANDSCAPE SCREENING
BLACK POWDER COATED ALUMINUM FRAME WITH WIRE MESH INFILL



3 JULIET BALCONY GUARDRAIL
LIGHT GRAY POWDER COATED ALUMINUM FRAME WITH PATTERNED PERFORATED METAL INFILL PANELS.



4 4' GATE @ SOUTH PATIO
BLACK POWDER COATED ALUMINUM FRAME WITH PATTERNED PERFORATED METAL INFILL PANELS.

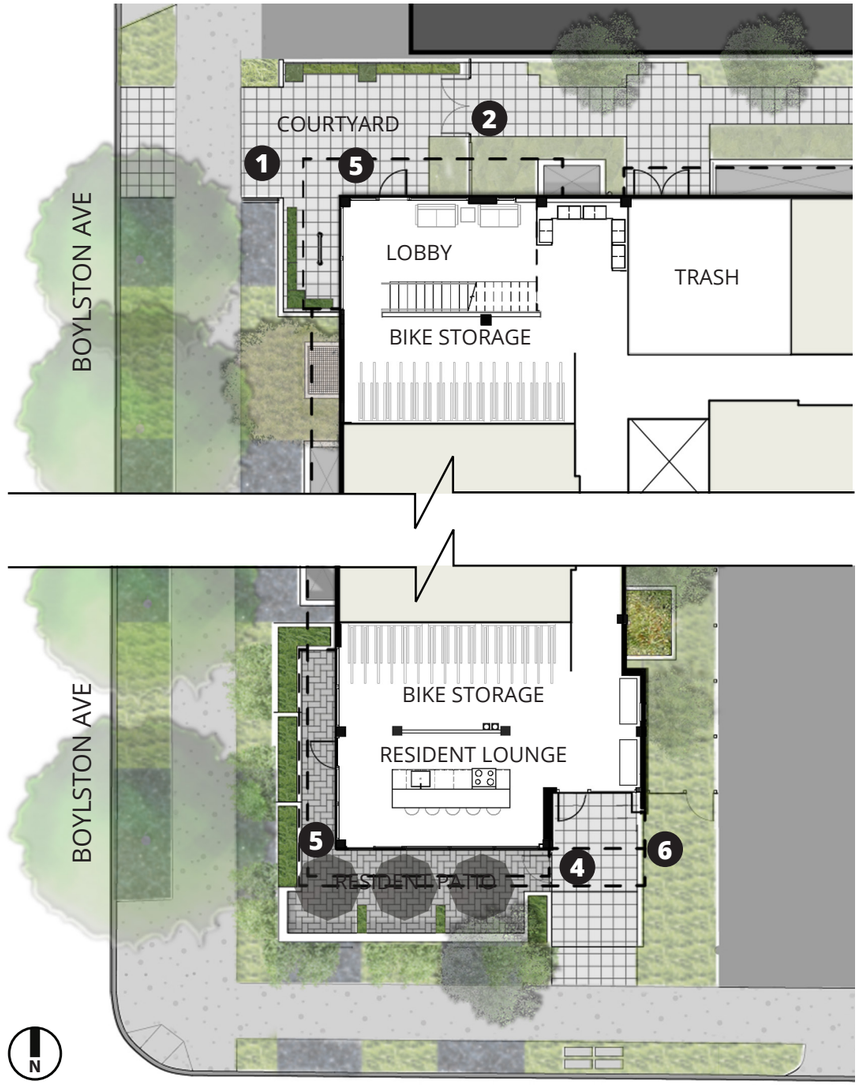


5 CANOPY
STEEL CHANNEL FRAME
- LOBBY: LIGHT GRAY POWDER COAT
- LOUNGE: BLACK POWDER COAT
GALVANIZED CORRUGATED METAL PAN DECK.

6 ANGLED STEEL COLUMN
PAINTED BLACK

COURTYARD PERSPECTIVE

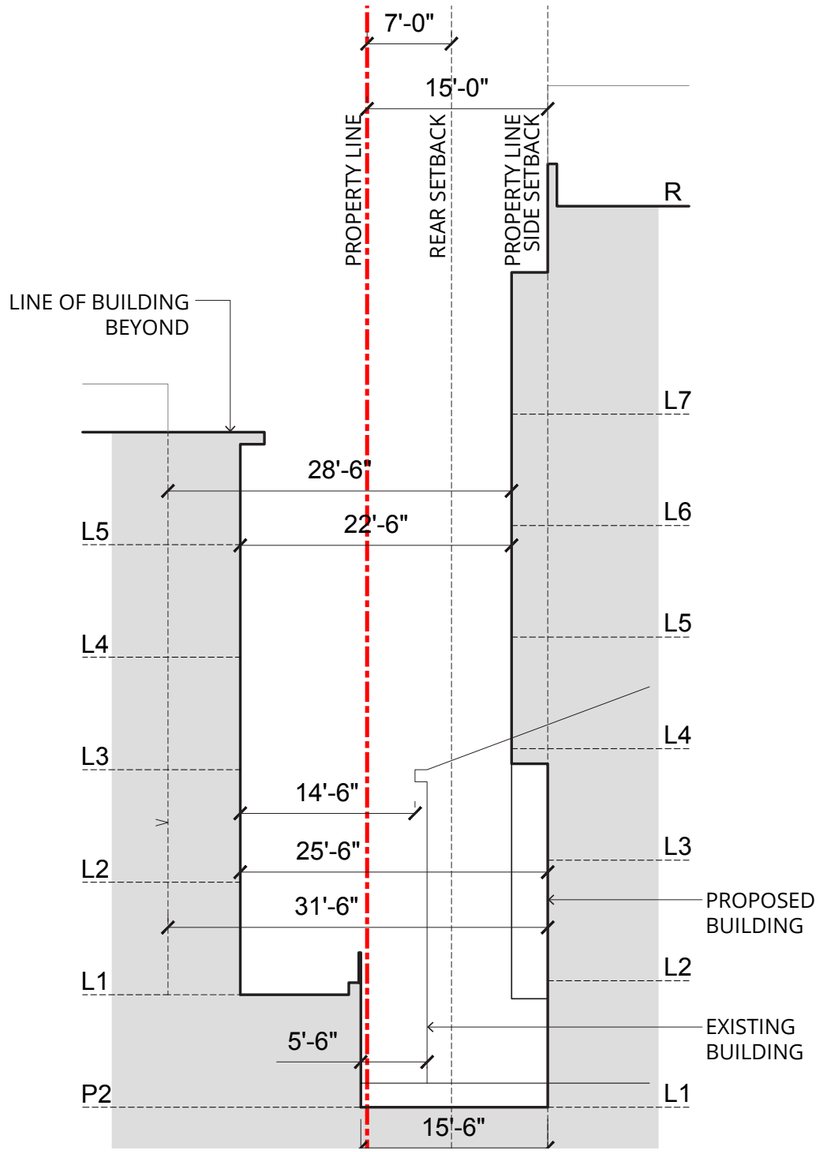
RESIDENT PATIO PERSPECTIVE



*NOT TO SCALE

PRIVACY DIAGRAM

THE PROPOSED REAR SETBACK ACTS AS A SIDE YARD BETWEEN BUILDINGS. THE STANDARD MID-RISE SIDE YARD SETBACK IS 7’ AVERAGE (10’ AT UPPER LEVELS) - THIS WOULD BE THE TYPICAL DEVELOPMENT PATTERN FOR THIS CONDITION. BECAUSE OF THE LOT ORIENTATION, A LARGER YARD IS ESTABLISHED BETWEEN THE BUILDINGS, PROVIDING GREATER PRIVACY SEPARATION. THE EFFECTIVE SPACE BETWEEN THE BUILDINGS IS 22’ AVERAGED WITH LARGE PORTIONS EXCEEDING 28’. EXPERIENTIALLY, THIS IS EQUIVALENT TO AN ALLEY BETWEEN THE BUILDINGS TO OFFSET ANY WINDOW OVERLAP THAT MAY OCCUR.



BUILDING SEPARATION DIAGRAM

SHADOWS DIAGRAM

SPRING / FALL EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE

10:00 A.M.

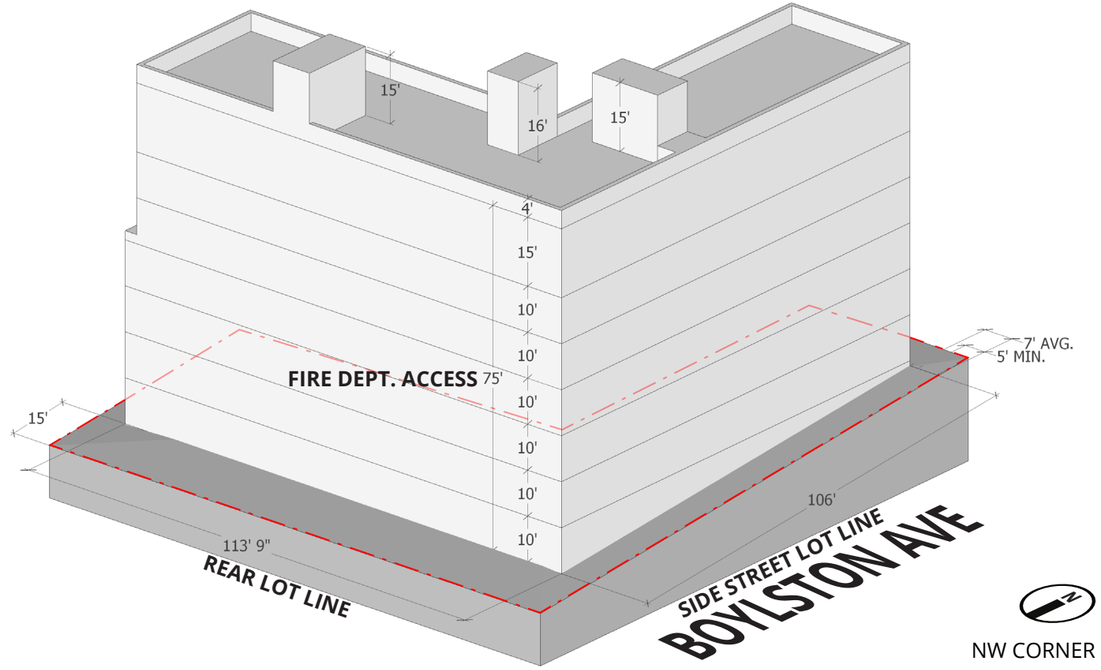
12:00 P.M.

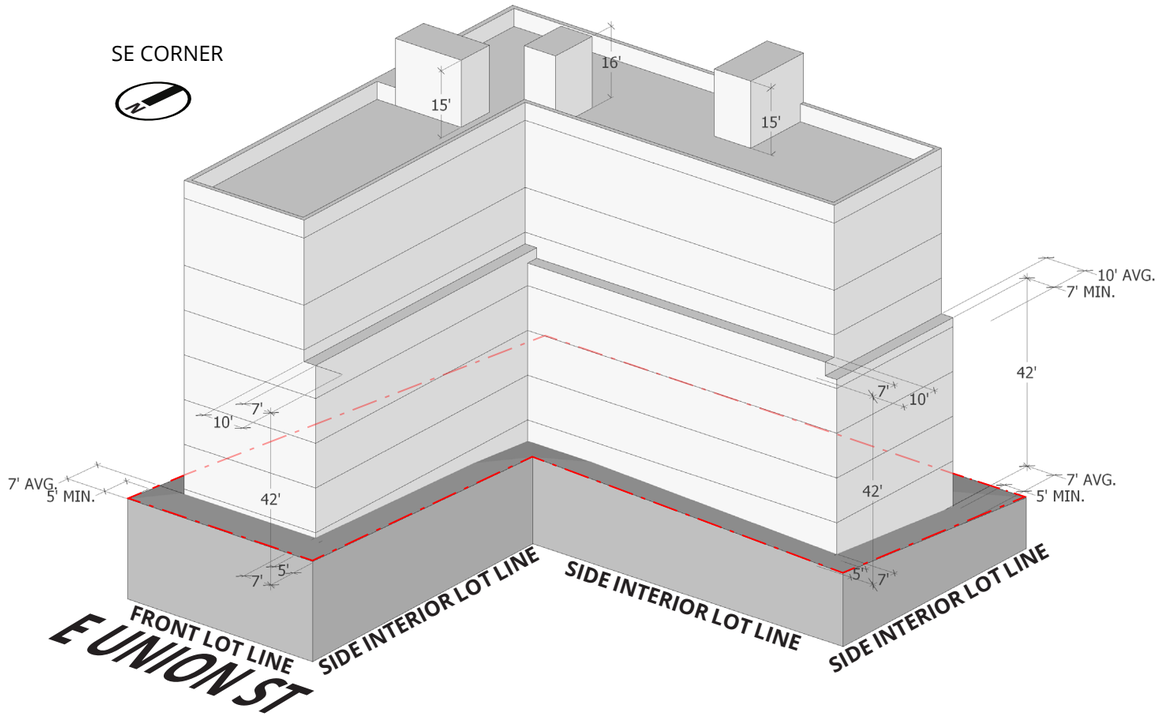
2:00 P.M.

ZONING: MR
OVERLAYS: PIKE/PINE UCV, FREQUENT TRANSIT

SMC CODE	DEFINITION
SMC 23.45.504	**PERMITTED USES** Uses permitted outright: residential, institutional, educational, care centers, medical, ground floor commercial, parks and playgrounds.
SMC 23.45.510	**FLOOR AREA RATIO** - Base 3.2 FAR * 4.25 FAR allowed, with affordable housing and Built Green 4 Star certification.
SMC 23.45.514	**HEIGHT** - Base height limit of 60’ above average grade. * Additional 15’ of height with affordable housing and Built Green 4 Star certification. - Parapets, railings etc. may extend 4’ above the allowed height limit. - Elevator penthouses may extend 16’ above the allowed height limit. - Stair penthouse may extend 15’ above the allowed height limit.
SMC 23.45.518	**SETBACKS** - Front and Side Street lot line - 7’ average, 5’ min. - Rear - 15’ from lot line that does not abut an alley - Side Interior lot line - Below 42’: 7’ average, 5’ min; Above 42’: 10’ average, 7’ min
SMC 23.45.522	**AMENITY AREA** - 5% of total floor area in residential use shall be provided as amenity area. - All units shall have access to a common or private amenity area. - No more than 50% of the amenity area may be enclosed, enclosed area shall be provided as common amenity - Common Amenity: minimum 250 sf, 10’ min. dimension. At least 50% of common amenity at ground level shall be landscaped. - Private decks & balconies shall be 60 sf min., 6’ min. dimension.
SMC 23.45.524	**LANDSCAPING** - 0.50 Green Factor Required - Street trees required
SMC 23.45.528	**STRUCTURE WIDTH/DEPTH** - Width of principal structures shall not exceed 150’ - Depth of principal structures shall not exceed 75% of lot depth.
SMC 23.86.016	**STRUCTURE AND LOT DEPTH MEASUREMENT** - Irregular lot. Lot depth is the lot area divided by the length of the front lot line, provided that the result is not greater than the distance from front lot line to furthest point on the perimeter.
SMC 23.45.534	**LIGHTING AND GLARE** - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.54.015	**REQUIRED PARKING** - No vehicular parking required (Urban Center Village + Frequent Transit) - Bicycle Parking - Residential, Long Term: 1 space per 4 units
SMC 23.54.040	**SOLID WASTE & RECYCLING** - Residential (more than 100 units): 575sf + 4sf per unit above 100 units - 12’ minimum horizontal dimension * Required area may be reduced by 15% if 20’ min. horizontal dimension is met.

BUILDABLE AREA ENVELOPE
BUILDING MASS AT MAXIMUM ALLOWABLE ZONING AND BUILDING CODE ENVELOPE





DEPARTURE MATRIX

1 SMC 23.45.518.B — WEST: SIDE SETBACK FROM STREET LOT LINE

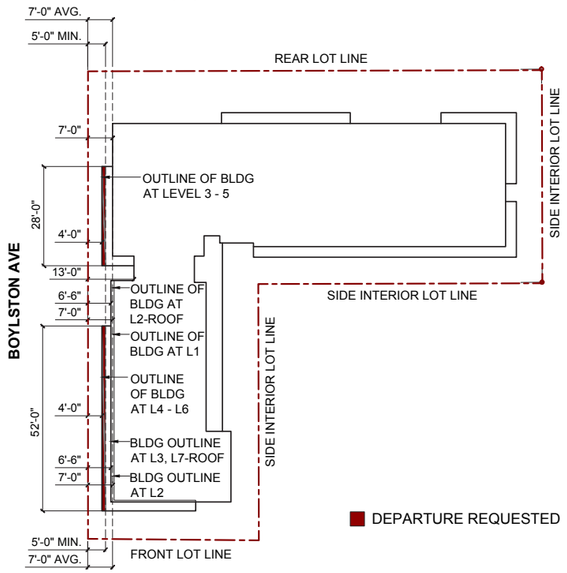
REQUIRED: 7’ AVERAGE, 5’ MINIMUM

PROPOSED: 6.25’ AVERAGE, 4’ MINIMUM
32% OF FACADE REQUIRES SETBACK REDUCTION

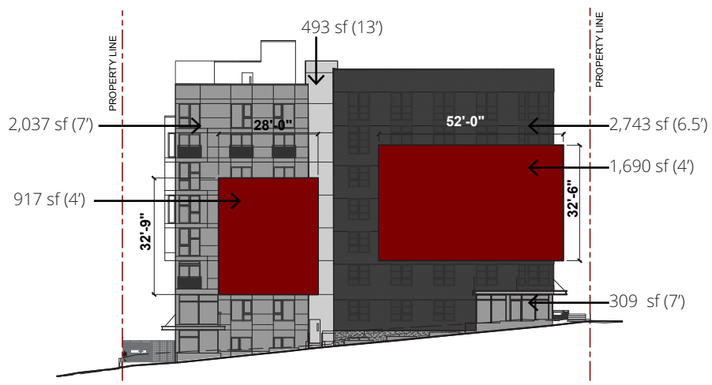
GUIDELINES & JUSTIFICATION:

- CS2-D/ZONE TRANSITIONS: MATCHES SETBACK OF ADJACENT PROPERTY.
- PIKE/PINE CS3-IV/SCALE & MODULATION & DC2-A/ REDUCING PERCEIVED MASS: MODULATION BREAKS DOWN SCALE OF BUILDING.
- DC2-B/FACADE COMPOSITION: CREATES A BALANCED FACADE COMPOSITION.

DEPARTURE DIAGRAMS: SITE PLAN



WEST ELEVATION



2 SMC 23.45.518.B — NORTH: REAR SETBACK

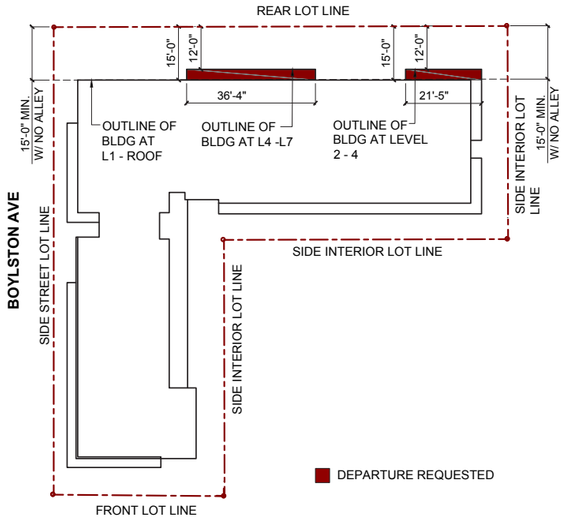
REQUIRED: 15’ MINIMUM

PROPOSED: 12’ MINIMUM, 14.19’ AVERAGE
27% OF FACADE REQUIRES SETBACK REDUCTION

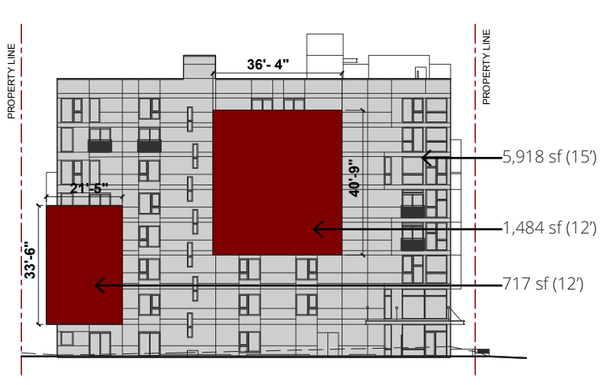
GUIDELINES & JUSTIFICATION:

- CS2-D/ZONE TRANSITIONS & RESPECT FOR ADJACENT SITES: DEPARTURE ALLOWS FOR MODULATION IN OVERLY WIDE NORTH YARD, TRANSITIONING TO ADJACENT RESIDENTIAL BUILDING.
- DC2-A/REDUCING PERCEIVED MASS: BREAKS DOWN LONG FACADE THAT IS VERY VISIBLE.
- DC2-B/FACADE COMPOSITION: ENABLES AN INTENTIONAL FACADE COMPOSITION TO BE CREATED.

DEPARTURE DIAGRAMS: SITE PLAN



NORTH ELEVATION



3 SMC 23.45.518.B — SOUTH + EAST: SIDE SETBACK FROM INTERIOR LOT LINE

REQUIRED: 7’ AVERAGE, 5’ MINIMUM, <42’ ABOVE GRADE
10’ AVERAGE, 7’ MINIMUM, >42’ ABOVE GRADE

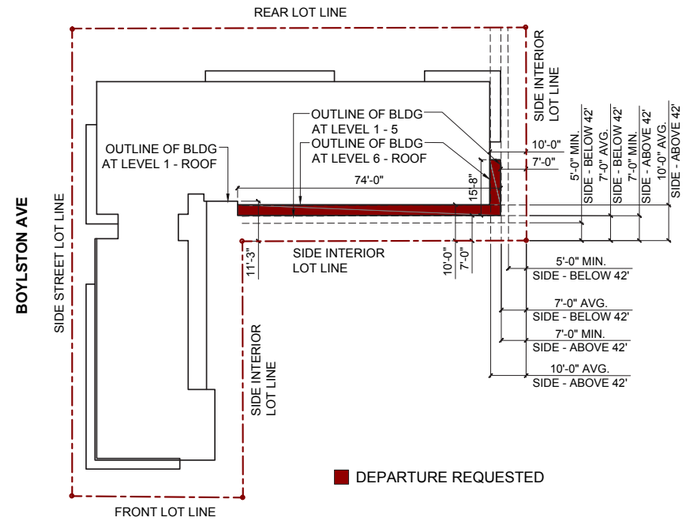
PROPOSED SOUTH: 7’ AVERAGE, 5’ MINIMUM, <42’ ABOVE GRADE
9.45’ AVERAGE, 7’ MINIMUM, >42’ ABOVE GRADE

PROPOSED EAST: 7’ AVERAGE, 5’ MINIMUM, <42’ ABOVE GRADE
9.73’ AVERAGE, 7’ MINIMUM, >42’ ABOVE GRADE

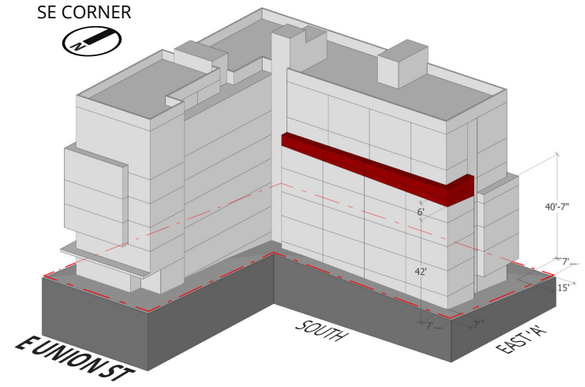
GUIDELINES & JUSTIFICATION:

- CS2-D/ ZONE TRANSITIONS & RESPECT FOR ADJACENT SITES: ESTABLISHES PERCEIVED 42’ TRANSITION FROM UNION STREET.
- DC2-B/ FACADE COMPOSITION: BRINGS UPPER & LOWER MASSES IN MORE BALANCED PROPORTION.

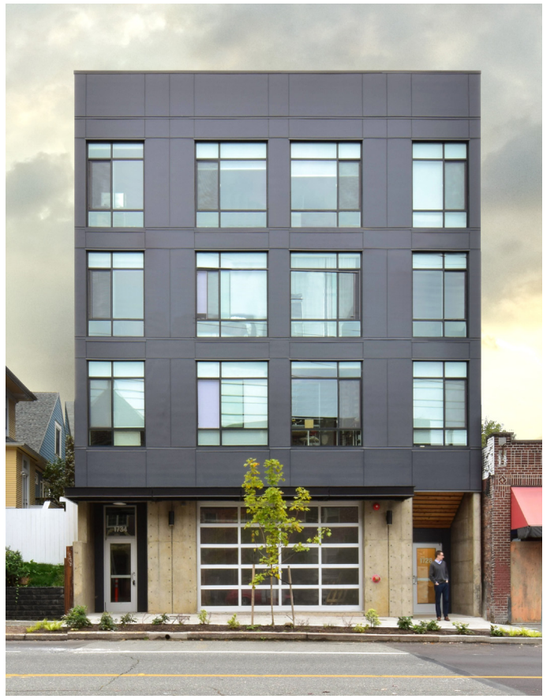
DEPARTURE DIAGRAMS: SITE PLAN



SE CORNER



DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION
AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE

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