215 BOYLSTON AVENUE E

EARLY DESIGN GUIDANCE
DPD #3018227

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nk
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT INTRODUCTION

ADDRESS:	215 Boylston Avenue E
DPD PROJECT #:	3018227
OWNER:	James Snelling 7638 SE 76th St. #136 Mercer Island, WA 98040
APPLICANT:	Nicholson Kovalchick Architects
CONTACT:	Alyssa Mehl

DEVELOPMENT OBJECTIVES

Located in Capitol Hill's West Slope District, this project is sited on a narrow lot that is typical for the neighborhood. The district's typical MR zoning means that many of these narrow lots are being assembled into large parcels for redevelopment as multifamily buildings, in order to use the full height allowance of the zone. This process of replacing the existing short and narrow building stock with larger multifamily buildings is changing the character of the neighborhood.

This project proposes development that instead works within the existing narrow platting pattern. At 6 stories and approximately 25 residential units it provides the density supported by the MR zone, while remaining compatible with the scale and grain of the existing neighborhood. The existing pedestrian scale of the neighborhood will be reinforced through the appropriately scaled residential entry from Boylston Avenue East. Modulation and detail of the units above this entry encourage full-height windows with small outdoor planting beds. Located within close proximity to multiple modes of transit, the proposal does not include parking.

Number of Residential Units:	Approximately 25
Number of Parking Stalls:	0
Area of Residential Levels:	Approximately 9,200 sf
Area of Amenity:	Approximately 700 sf
Total Area:	Approximately 11,000 sf

EXISTING SITE

The project site consists of one 40'-0" x 67'-6"parcel at 215 Boylston Avenue East, with a total area of 2,711 sf. The rear of the site, along the west side of the parcel, has alley access. The front of the parcel faces Boylston Avenue East. The site has a small uphill slope at the Boylston Avenue lot line, then slopes gradually downhill from east to west. A 1990s-era wood frame fourplex is currently on the site, which will be demolished to allow construction of the proposed project.

ZONING AND OVERLAY DESIGNATION

The parcel is located within the Capitol Hill Urban Center Village. It is is zoned MR; the same zoning extends to the north and east through most of the West Slope District. The site is the second parcel north of a band of NC3P-65 zoning that extends along Olive Way to the south. The same zone lines Broadway Avenue to the east of the site. The site is located within a Frequent Transit Corridor.

NEIGHBORING DEVELOPMENT

The area immediately adjacent to the site reflects the MR zone, with an eclectic mix of single family homes, apartment buildings and condominiums. Larger projects in the immediate vicinity include a 5.5 story micro-housing building to the north and a seven story apartment complex to the south. The neighborhood is very pedestrian friendly, and offers transit connections to downtown, the University District and First Hill, with Light Rail opening in 2016. There are multiple shops, restaurants, cafés and grocery stores all within walking distance of the site.

SITE ANALYSIS

STREETSCAPES

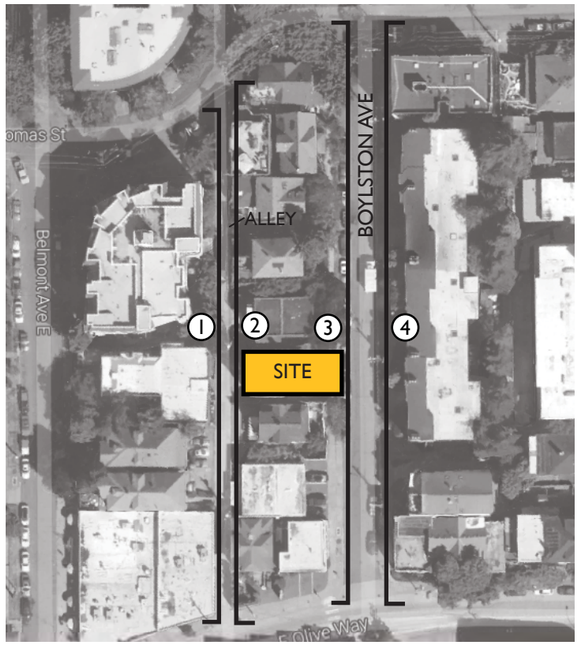
URBAN CONTEXT

EXISTING SITE PLAN

ZONING SUMMARY

SITE ANALYSIS

STREETSCAPES



1 ALLEY LOOKING WEST

PROJECT SITE

2 ALLEY LOOKING EAST

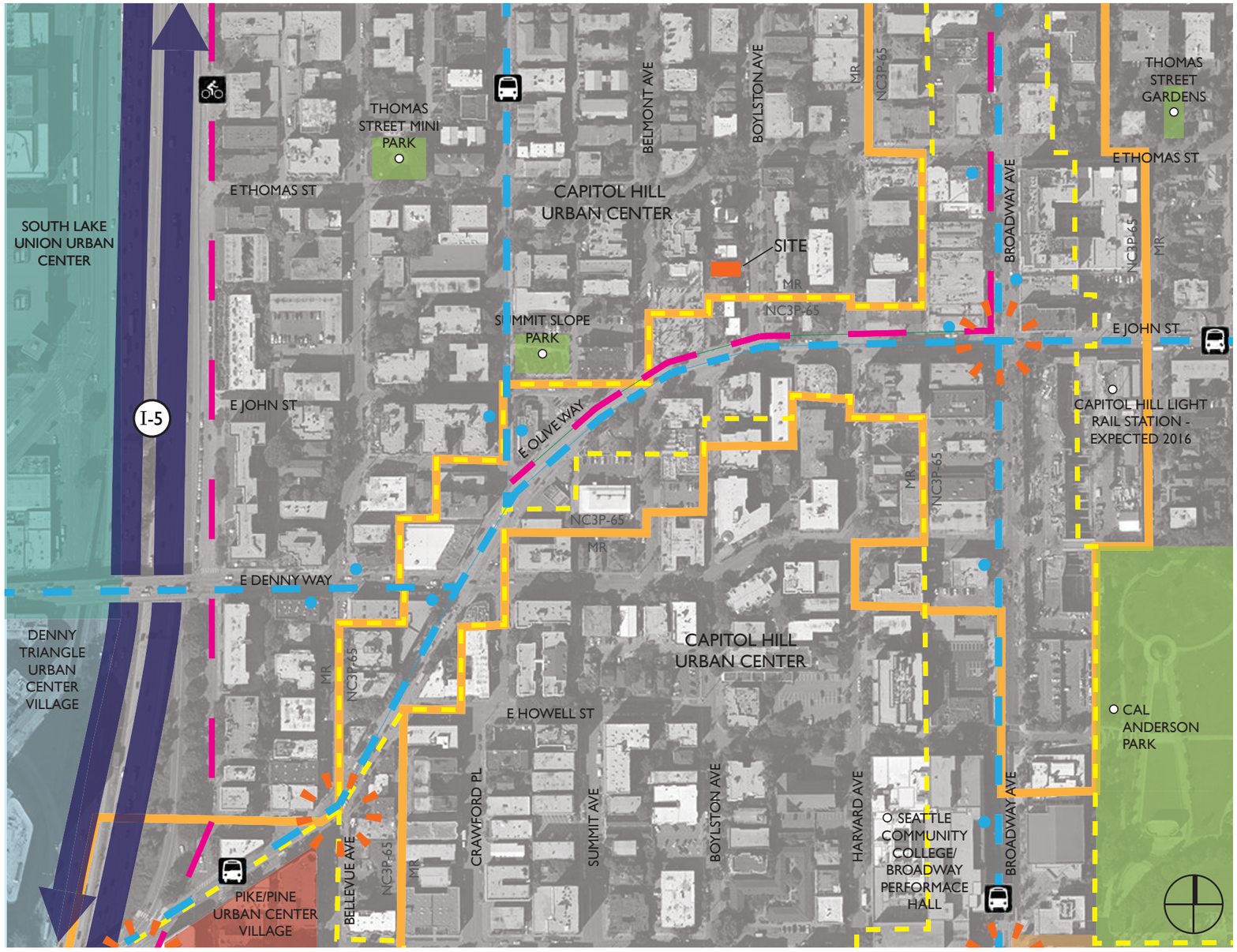
PROJECT SITE

3 BOYLSTON AVENUE LOOKING WEST

4 BOYLSTON AVENUE LOOKING EAST

SITE ANALYSIS

PROJECT OPPORTUNITIES AND CONSTRAINTS



URBAN CONTEXT

Given the nearby mix of businesses, cultural offerings and transit connections Capitol Hill is an exciting and desirable neighborhood for many Seattleites to call home. The immediate context and surrounding neighborhood make this site an ideal location for rental housing; residents will be attracted by the numerous nearby amenities, and their residency in the neighborhood will support the businesses and cultural venues that make Capitol Hill unique.

MR ZONE SETBACK REQUIREMENTS

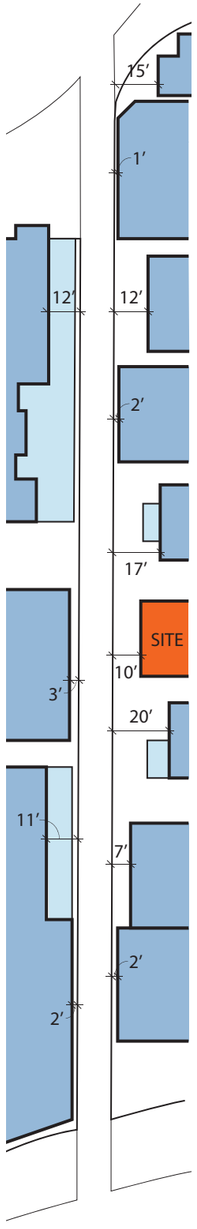
The development possibilities of the narrow MR-zoned lots found in this neighborhood are heavily limited by the zone's setback requirements. Assuming a single parcel, these setback requirements dictate a building footprint that is infeasible as anything taller than a 2-4 story walkup. Additionally, the increased side setbacks above 42 feet encourage building massing that steps at an arbitrary datum, with little relationship with the surrounding context. These setback constraints reduce the opportunity to create new development with both the capacity of the MR zone and the character of the existing fabric of single family homes.

KEY

- SITE
- PARK
- NODE
- LANDMARK
- ZONING BOUNDARY
- BUS ROUTE
- BUS STOP
- BIKE PATH
- INTERSTATE
- PEDESTRIAN AREA BOUNDARY

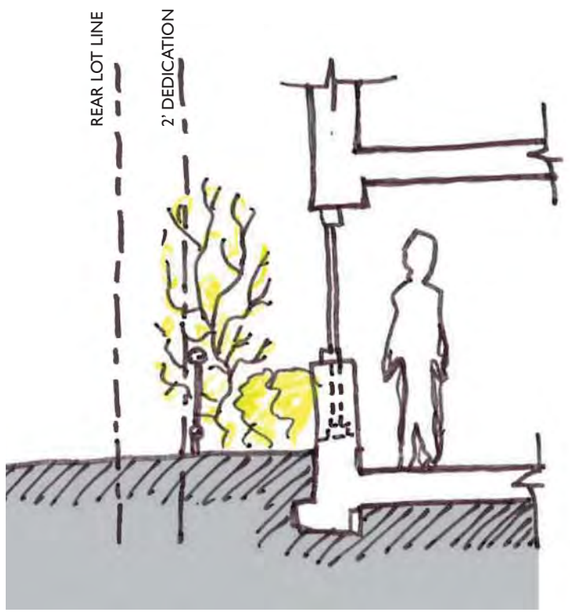
SITE ANALYSIS

PROJECT OPPORTUNITIES AND CONSTRAINTS

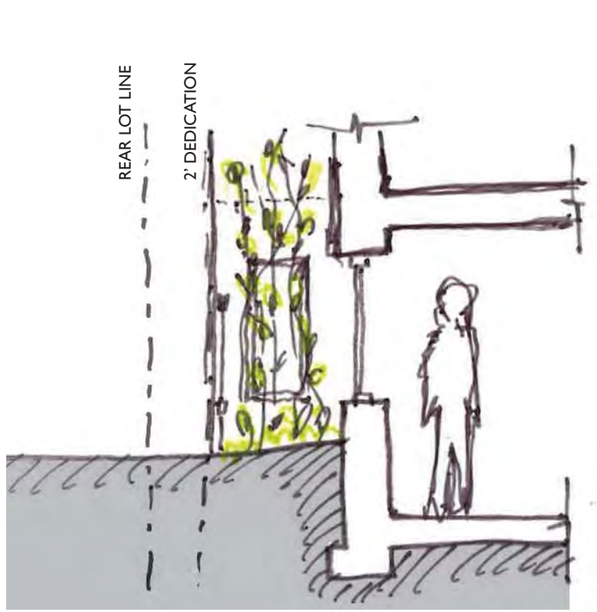


ALLEY SETBACK STUDY

REAR ALLEY LOOKING SOUTH



REAR APARTMENT GRADE
W/ MAX RAMP LENGTH



REAR APARTMENT GRADE W/
MIN RAMP LENGTH (OPTION 3)

ALLEY CONTEXT

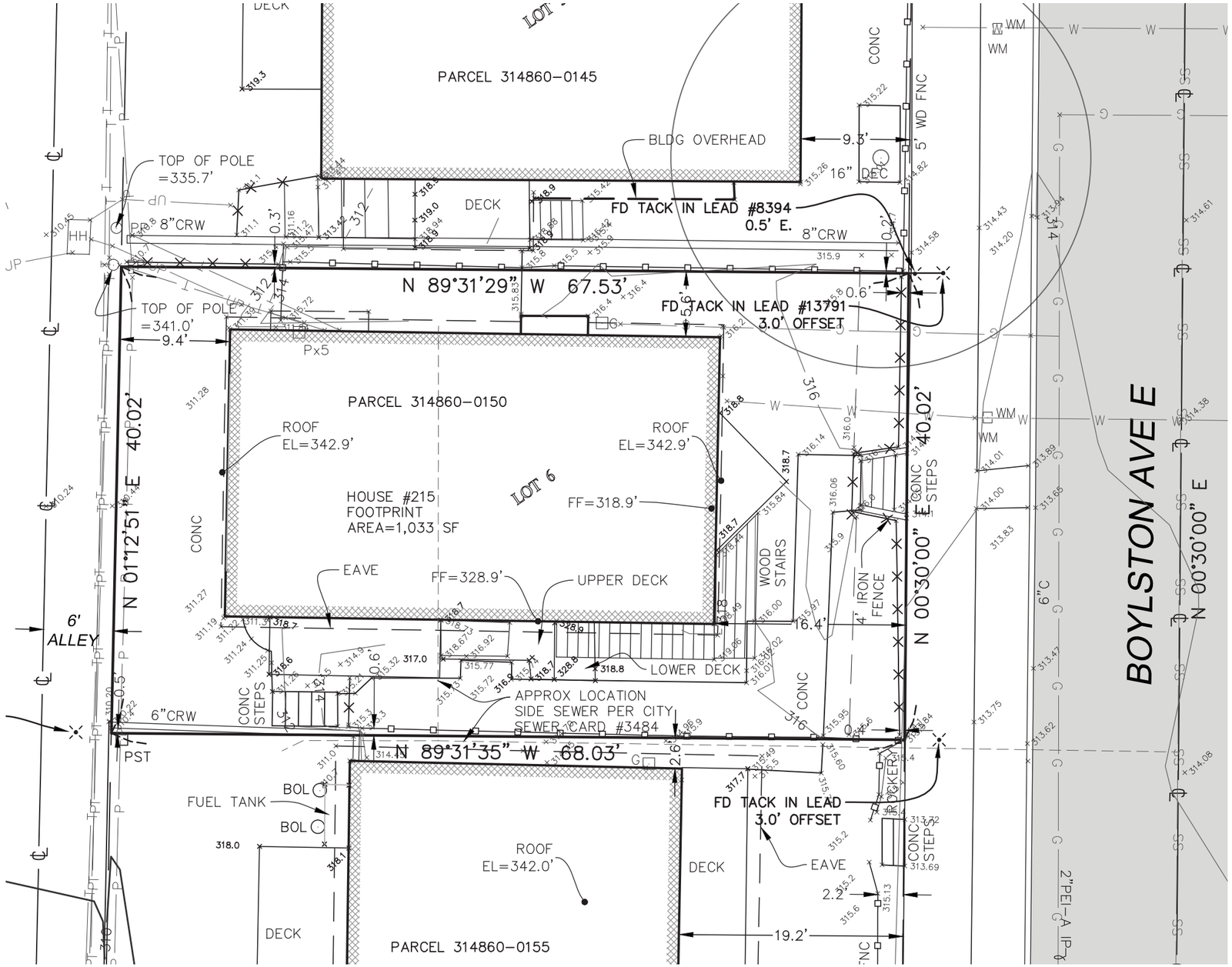
The surrounding development pattern at the site's rear alley is thoroughly urban, with numerous structures built directly to the alley edge. This creates an appealing "wall" for the alley, and suggests that the standard MR rear setback is inappropriate for the context, tailored instead for alley conditions that are more auto and parking-oriented. Two of the three massing options propose reducing or eliminating this rear setback, creating space for residential density appropriate to the MR zone while also reinforcing the existing alley development pattern.

SITE TOPOGRAPHY

The site's chief topographic feature, its approximate 4-foot slope from the Boylston lot line down to the alley, provides an opportunity for appealing daylight and visual connection with the alley from the rear basement units. The relationship with the alley must be counterbalanced by the building's connection with Boylston, however—setting the rear unit as close to grade as possible requires a bulky and disruptive ramp at the front of the building. The preferred massing option proposes an entry ramp that is as short as possible while still providing egress from the rear basement windows, thus privileging a direct relationship to Boylston over alley access.

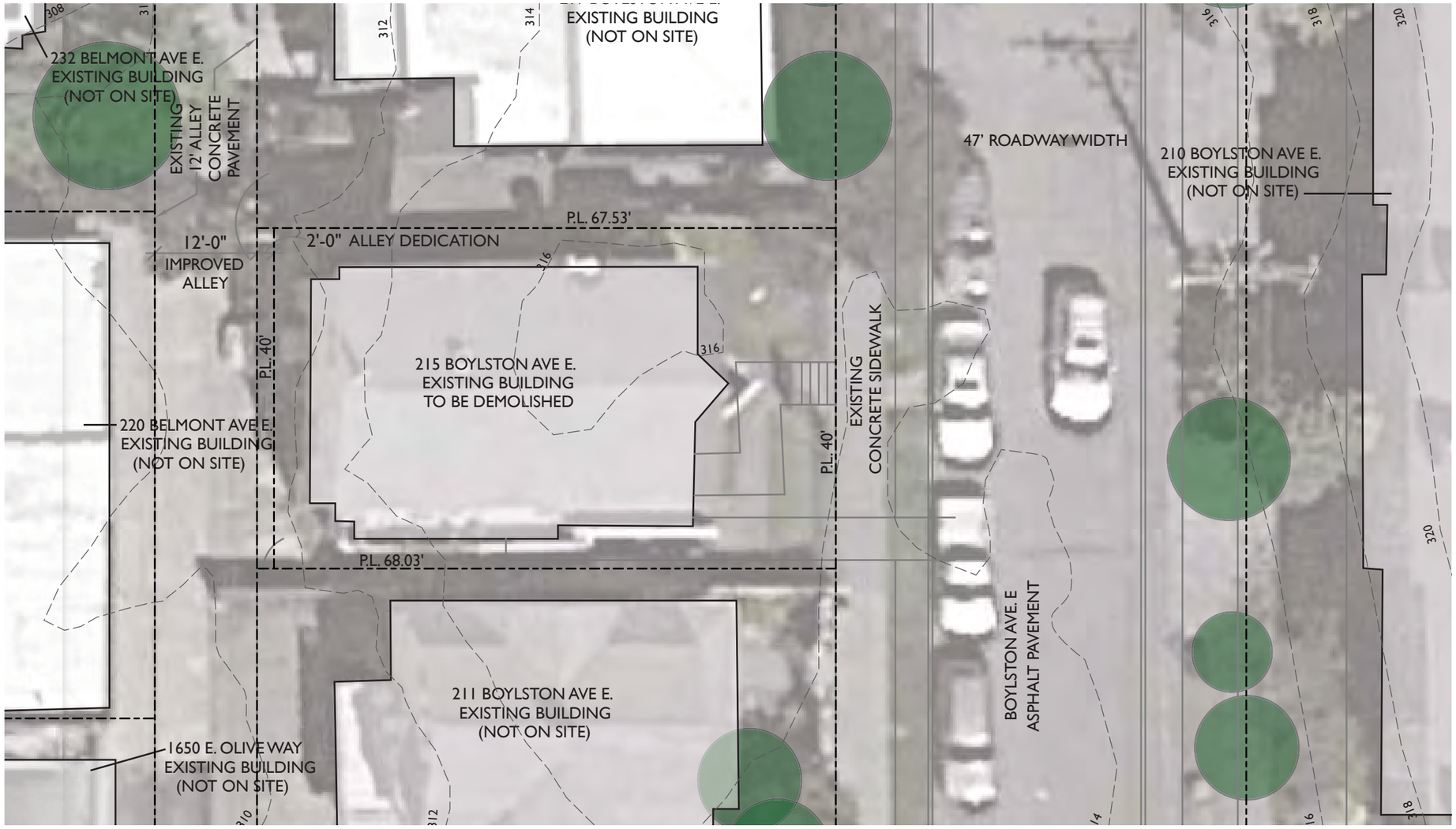
SITE ANALYSIS

SITE SURVEY



SITE ANALYSIS

EXISTING SITE PLAN



SITE ANALYSIS

ZONING SUMMARY

PARCEL #: 3148600150
ZONING: MR
OVERLAYS: Capitol Hill Urban Center Village
LOT AREA: 2,711 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 3.2
Maximum FAR: 4.25
Maximum FAR per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 60'-0"
- Maximum bonus height per incentives: 75'-0"
- 4' additional allowed for parapets: 79'-0"
- 15' additional allowed for stair penthouse: 90'-0"
- 16' additional allowed for elevator penthouse: 91'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.45.518 SETBACK REQUIREMENTS

Front setback:

- 7' average, 5' minimum
- No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater, and minimum 20' deep measured from street

Rear setback:

- 10' if abutting an alley

Side setback from interior lot line:

- For portions 42' high or less, 7' average setback and 5' minimum setback
- For portions higher than 42', 10' average setback and 7' minimum setback

Additional setbacks:

- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use
Option 1: 5% X 41,360 sf = 2,068 sf required
Option 2: 5% X 41,140 sf = 2,057 sf required
Option 3: 5% X 41,870 sf = 2,094 sf required

General requirements:

- All units shall have access to private or common amenity area
- No more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area
- No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines

Requirements for apartments, rowhouses, and townhouses:

- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Min. 50% of common amenity area at ground level shall be landscaped
- Seating, lighting, outdoor protection, art, et al. shall be provided
- Common amenity area req'd at ground level will be accessible to all units

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

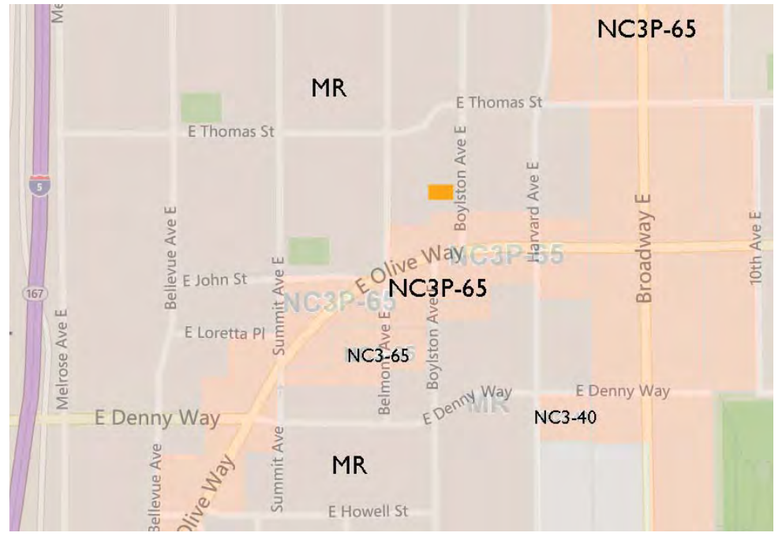
23.54.015 REQUIRED PARKING

No parking is required for uses in multi-family zones located in urban centers
Bicycle long-term parking: 1 per 4 units.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

More than 100 units:

- 575 SF, plus 4 SF for each additional unit above 100
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'



DPD ZONING MAP

DESIGN CONCEPTS

DESIGN OPTION 1
DESIGN OPTION 2
PREFERRED OPTION 3
CONCEPT SKETCH
LANDSCAPE DESIGN STUDIES
DESIGN GUIDELINES
DEPARTURE MATRIX

DESIGN OPTION 1

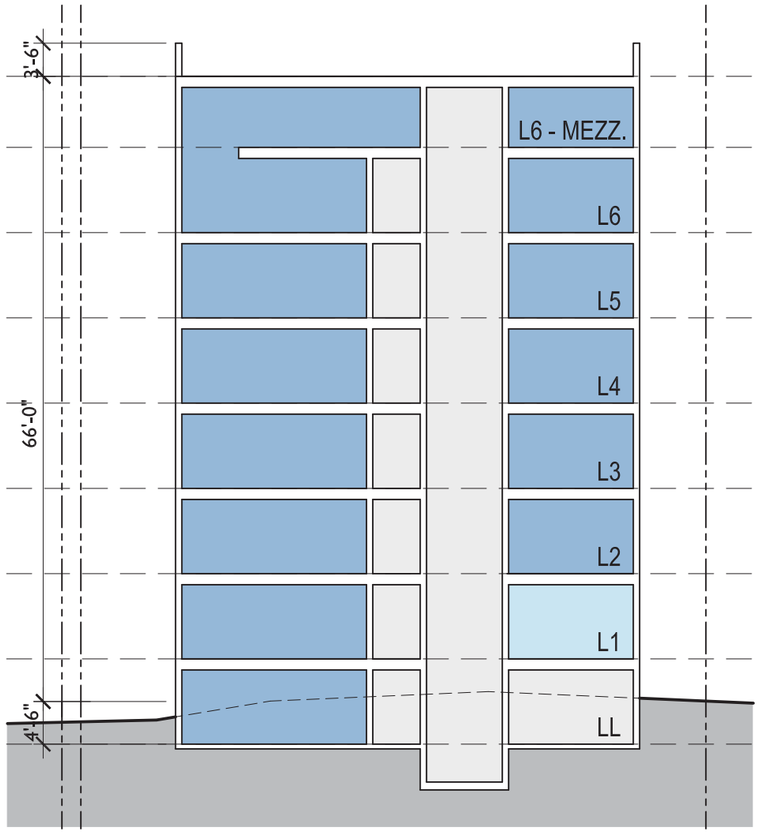
FLOOR PLANS

UNITS

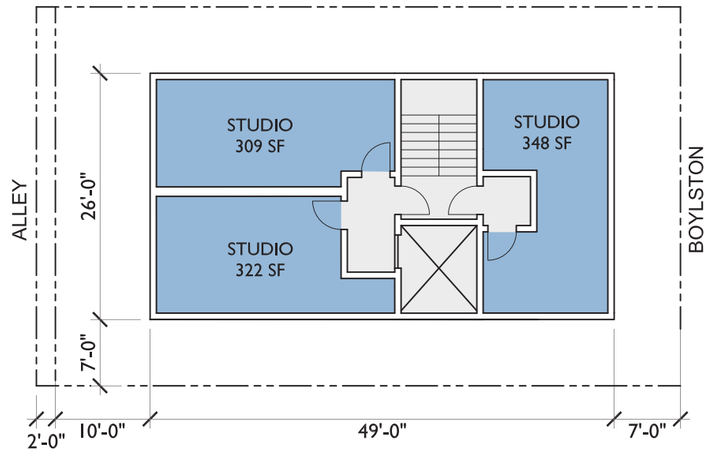
COMMON AREA

UTILITY / CORE

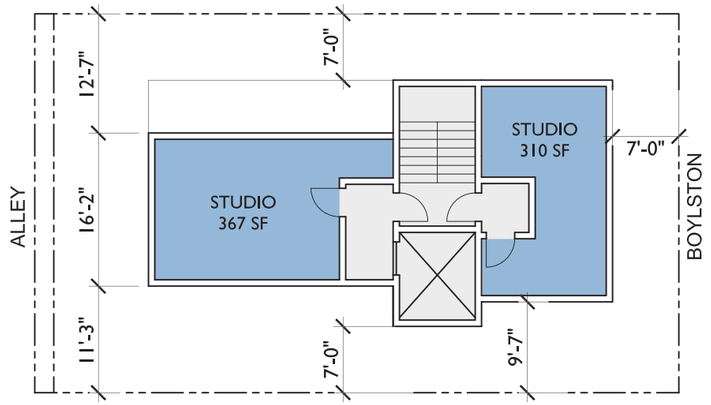
PATIOS / COURTYARD



BUILDING SECTION



LEVELS 2-4



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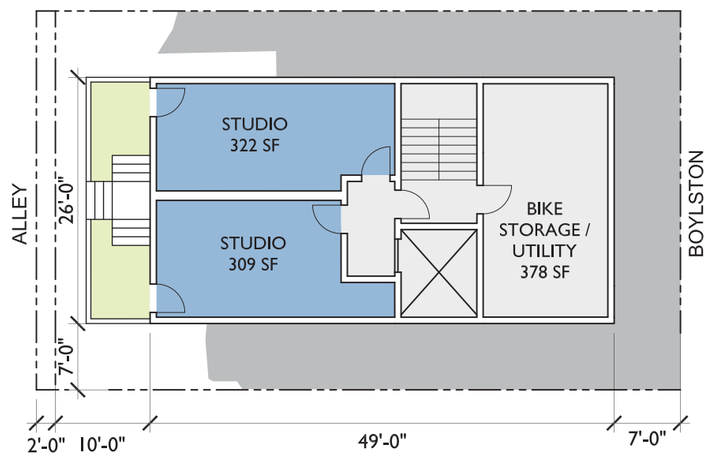
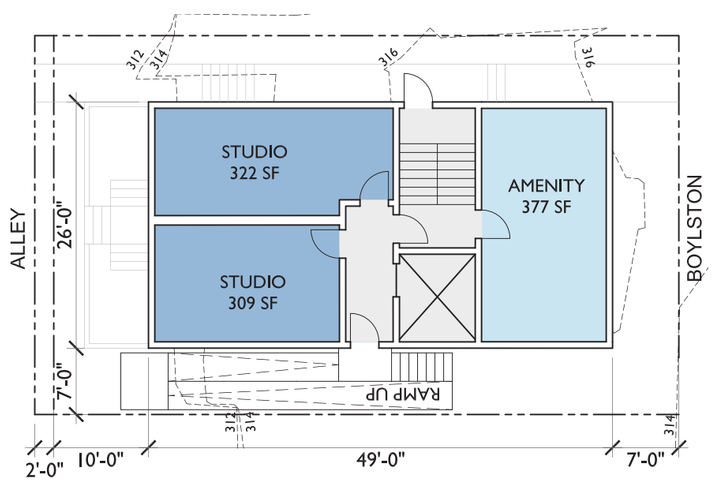


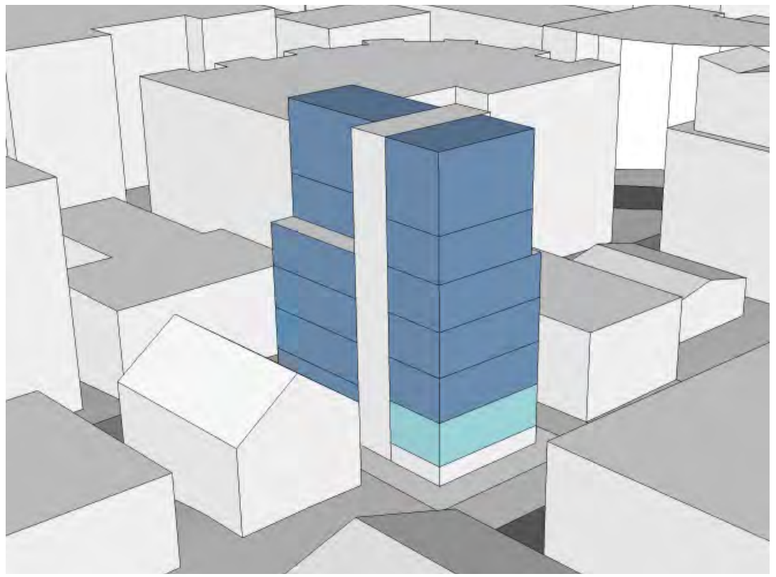
LOWER LEVEL



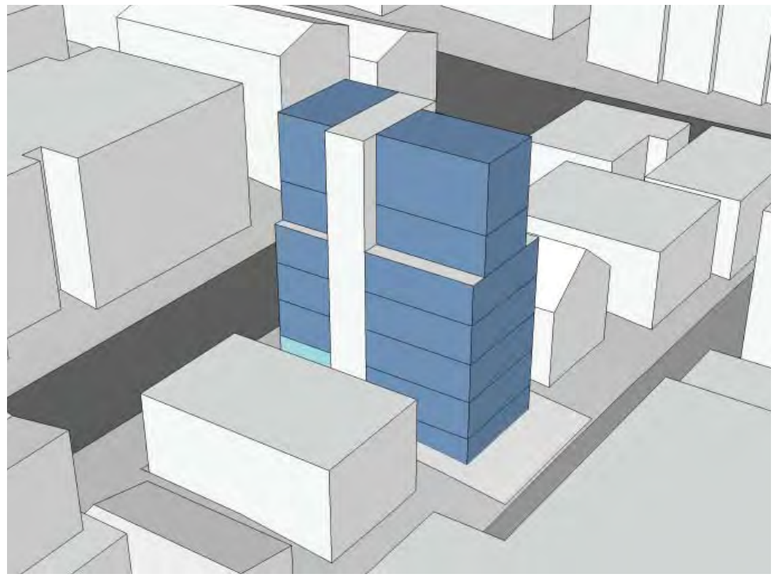
LEVEL 1

DESIGN OPTION 1

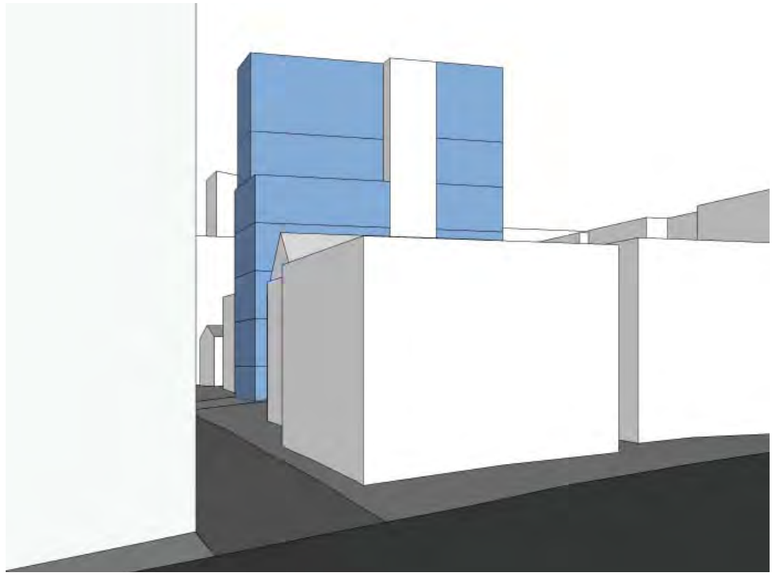
PERSPECTIVES



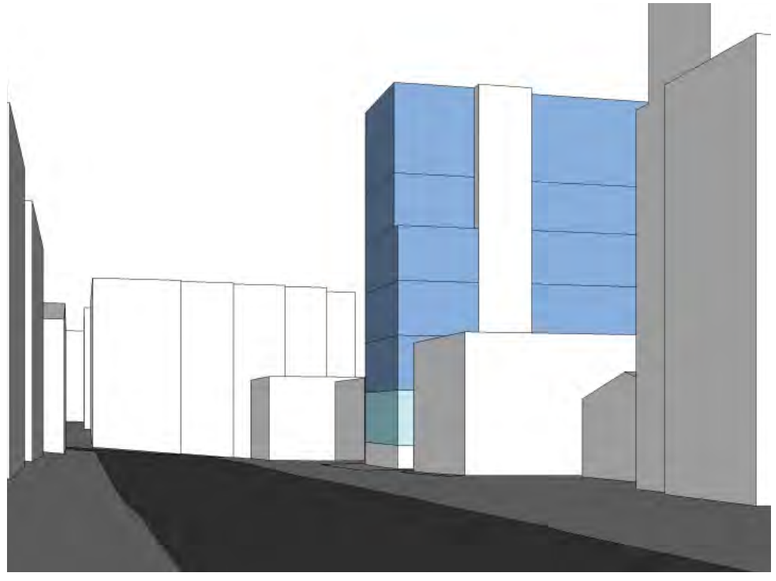
AERIAL VIEW: VIEW FROM SOUTHEAST



AERIAL VIEW: VIEW FROM NORTHWEST



VIEW LOOKING NORTH FROM OLIVE WAY



VIEW LOOKING SOUTH ON BOYLSTON AVENUE

DISTINGUISHING FEATURES

The first massing concept is code-compliant, with required setbacks on all four sides. This option offers the basic benefits provided by the project site. However, there is little room for modulation and response to context, due to the small floor plate that is dictated by required setbacks. This option provides 17 studio units.

OPPORTUNITIES

Several inherent site attributes allow for this massing concept to contribute to the neighborhood character. With a parcel width of only 40 feet, any massing option results in a narrow street frontage. As many historic districts illustrate, the variation and texture of narrow buildings create an engaging and interesting pedestrian experience. In this regard, the proposed building width is inherently scaled to the pedestrian, unlike many block-sized contemporary buildings.

With its desirable location and alley access, this scheme will also make very little impact on the sidewalk and streetscape. Located near multiple modes of transit, tenant parking will not be provided, eliminating the impacts of curb cuts and blank garage facades. The alley will also allow for waste storage and pickup from the rear of the building.

CONSTRAINTS

The primary constraint of this option is the prescriptive nature of the setback requirements within the MR zone. With over 1/3 of the site width and 1/4 of the site depth dedicated to setbacks, there is little room remaining for a functional multifamily building layout. This first option proposes a very compact circulation core to maximize the efficiency of the site. However, the large percentage of the site that is required for setbacks leaves little opportunity for unique modulation and massing shifts that respond directly to neighborhood context.

The code-required setbacks do not harmonize with the surrounding development pattern and site topography. The adjacent alley is hemmed in tightly by many nearby buildings, yet the code requires a residential-scaled 10-foot setback for this option. With a moderate bank at the back of the site, this setback also buries much more of the lower level rear elevation than a smaller setback would. Finally, with the prescribed front setback of only 7 feet average, little space is available to enhance the streetscape with a coherent transition between the building and the street.

POTENTIAL DEPARTURES

None.

DESIGN OPTION 2

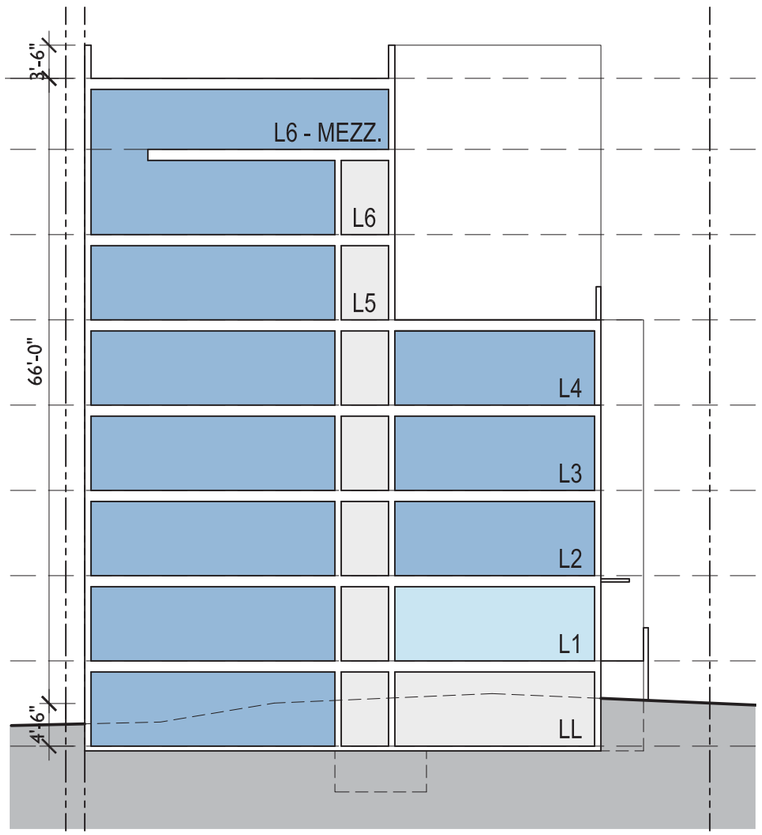
FLOOR PLANS

UNITS

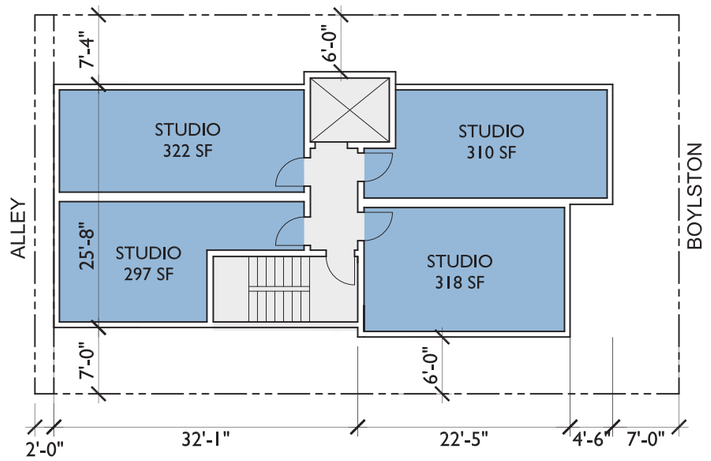
COMMON AREA

UTILITY / CORE

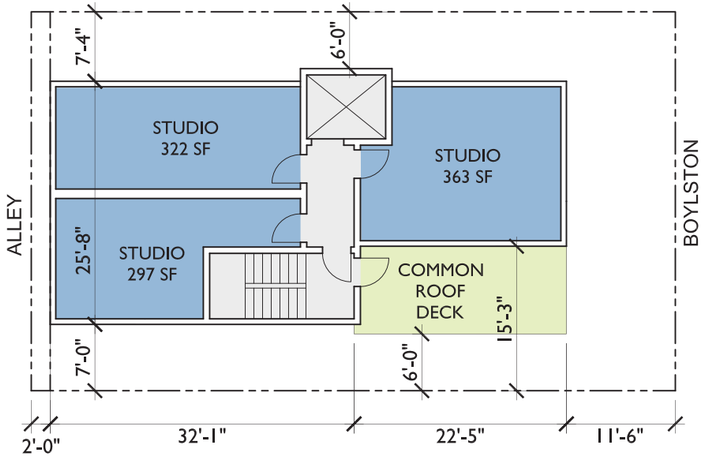
PATIOS / COURTYARD



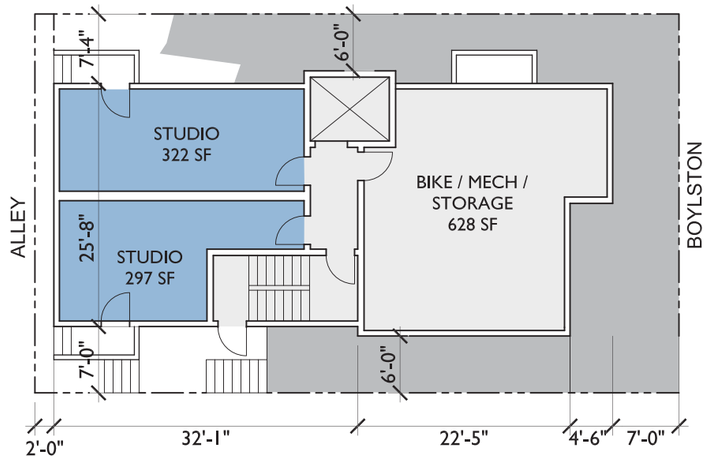
BUILDING SECTION



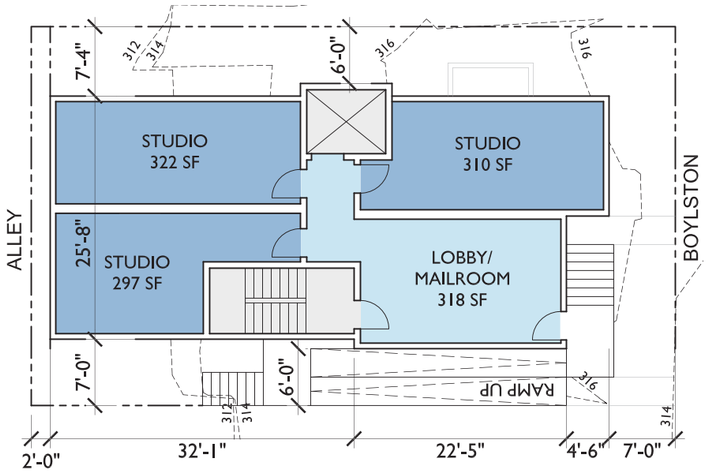
LEVELS 2-4



LEVELS 5 & 6



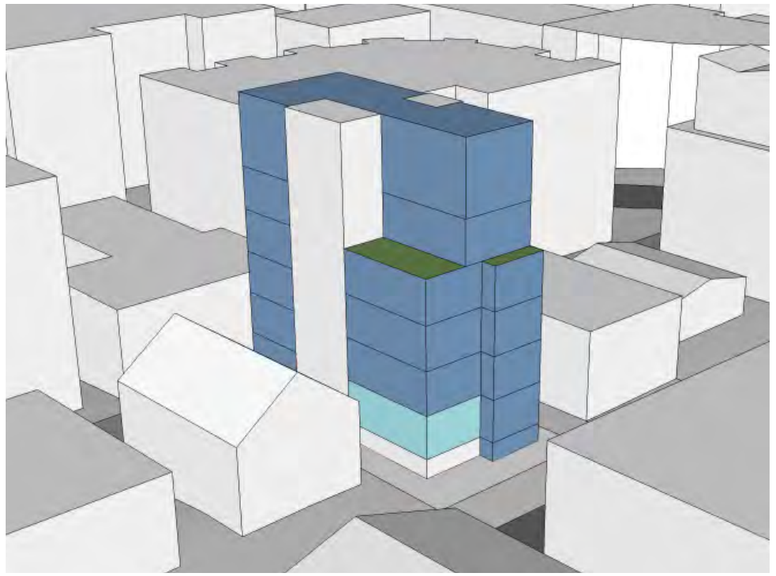
LOWER LEVEL



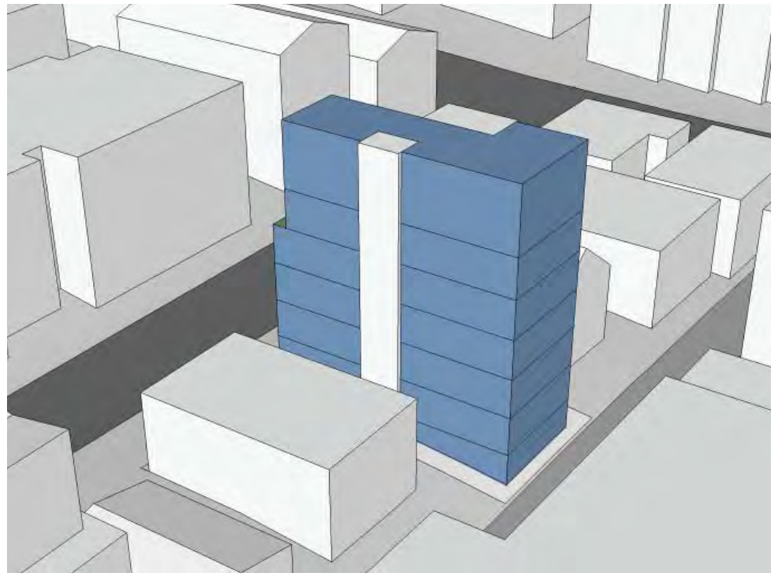
LEVEL 1

DESIGN OPTION 2

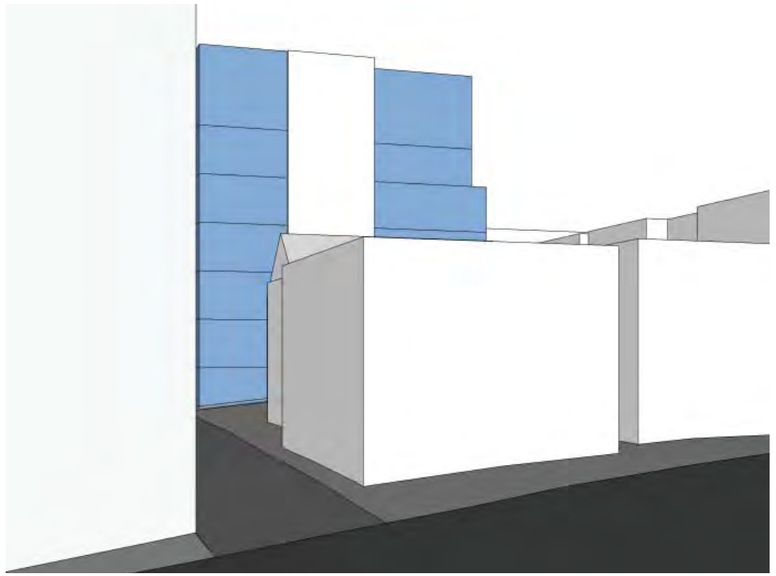
PERSPECTIVES



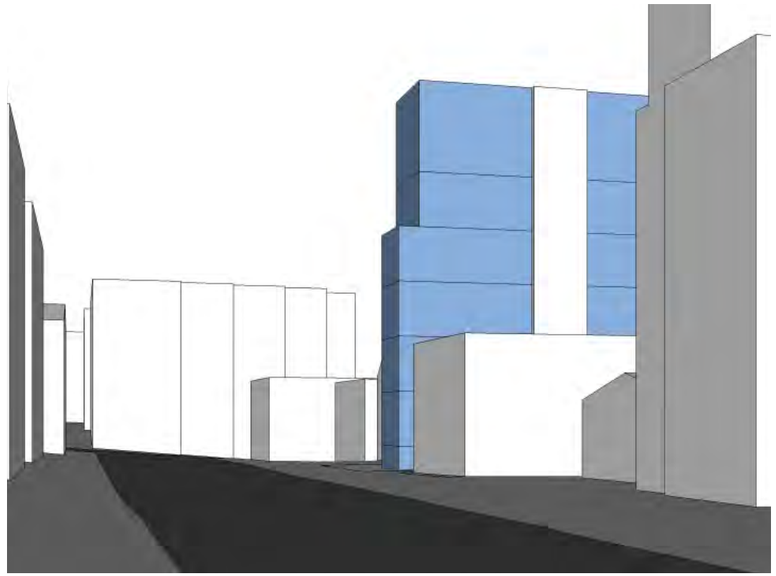
AERIAL VIEW: VIEW FROM SOUTHEAST



AERIAL VIEW: VIEW FROM NORTHWEST



VIEW LOOKING NORTH FROM OLIVE WAY



VIEW LOOKING SOUTH ON BOYLSTON AVENUE

DISTINGUISHING FEATURES

The second massing concept uses a pair of building setbacks to enhance the building entry and reduce the perception of building bulk from the street. This additional building modulation is made possible by moving the building back on the site, better matching the existing rear yard condition found at many nearby buildings. This option provides 23 studio units.

OPPORTUNITIES

Option 2 explores how the building mass might better address the Boylston Avenue frontage within the tight constraints posed by this small site. This option offers the same streetscape benefits of option 1 (narrow building, no curb cuts). By stepping back the southeast corner of the building at ground level this option adds the benefit of a street-facing residential entry, set back from the street enough that some plantings can be introduced to this sunny southeast corner of the site. This added space will allow for additional street presence to the building and added landscaping that will enhance pedestrian interest.

Additionally, with this scheme the required additional setbacks at 42' can be used to reduce building bulk and create a positive residential amenity. The setback is concentrated at the southeast corner of the building, creating a shared residential roof deck. This setback allows the building massing to better mediate between the existing 2-3 story residential scale of some existing buildings nearby, and the 7-story development that is increasingly prevalent in the area.

CONSTRAINTS

This option explores a more generous circulation layout. However, when combined with the narrow site and an attempt to respect the side setback requirements, this circulation means that this massing option has relatively uniform and unvaried side elevations. While focusing on the front and rear of the building, this option does little to relieve the side elevations.

Additionally, almost all of the massing modulation occurs at the 5th level, which is related to the MR zoning requirement for additional side setbacks above 42'. While this step does create reduction in the overall appearance of building mass, the 42' required datum does not respond to the average datum points within the surrounding historical neighborhood context.

POTENTIAL DEPARTURES

SMC 23.45.518:

- Rear yard setback
- Side yard setback

PREFERRED OPTION 3

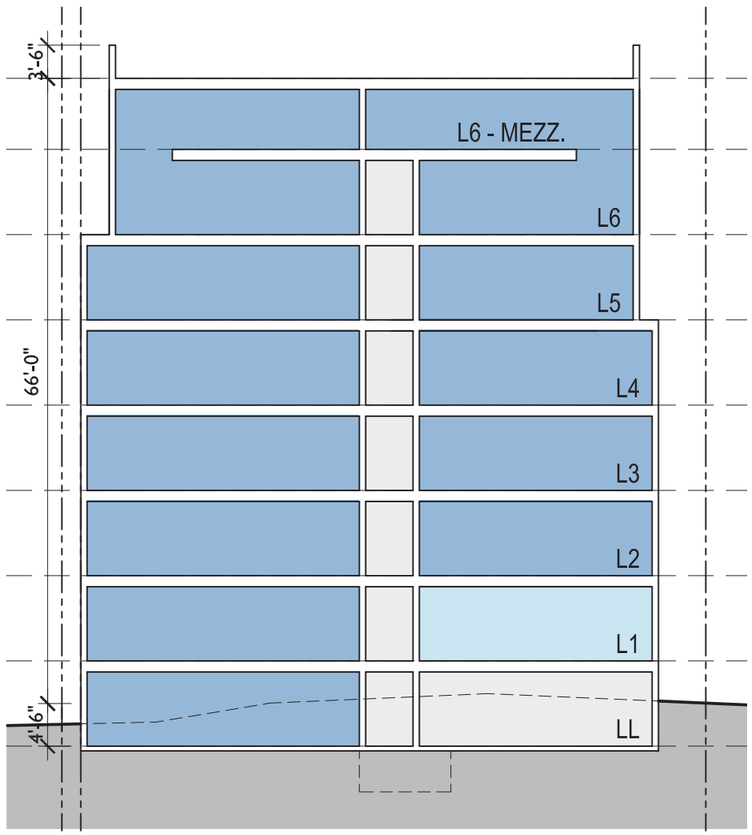
FLOOR PLANS

UNITS

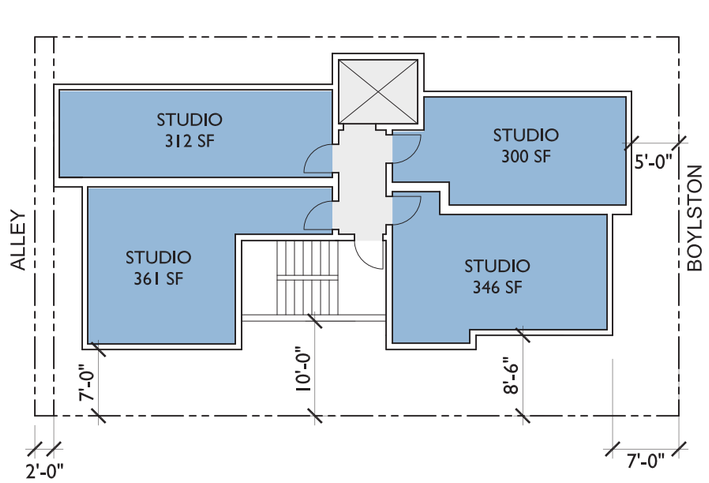
COMMON AREA

UTILITY / CORE

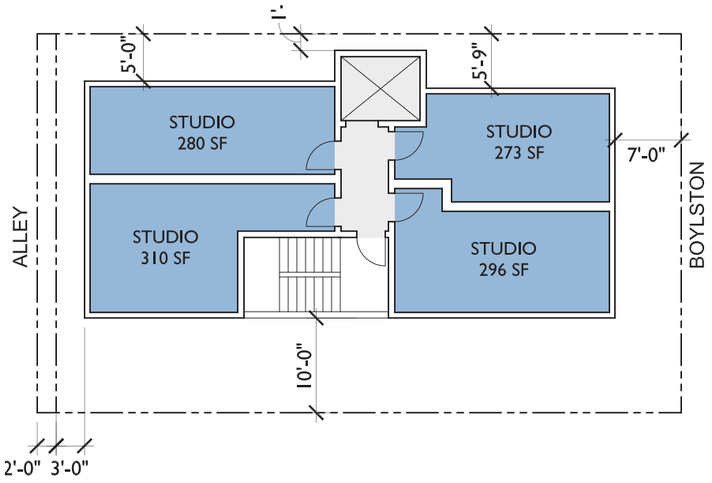
PATIOS / COURTYARD



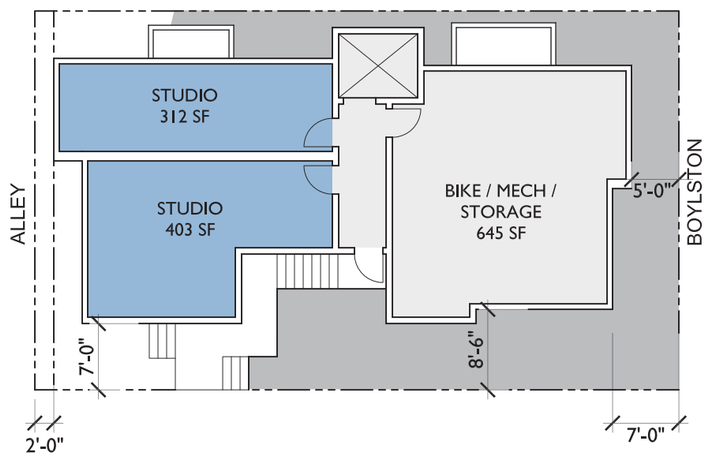
BUILDING SECTION



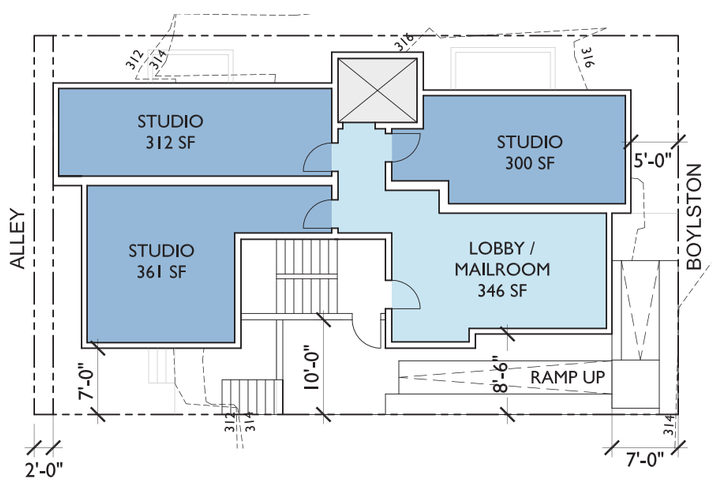
LEVELS 2-4



LEVELS 5 & 6



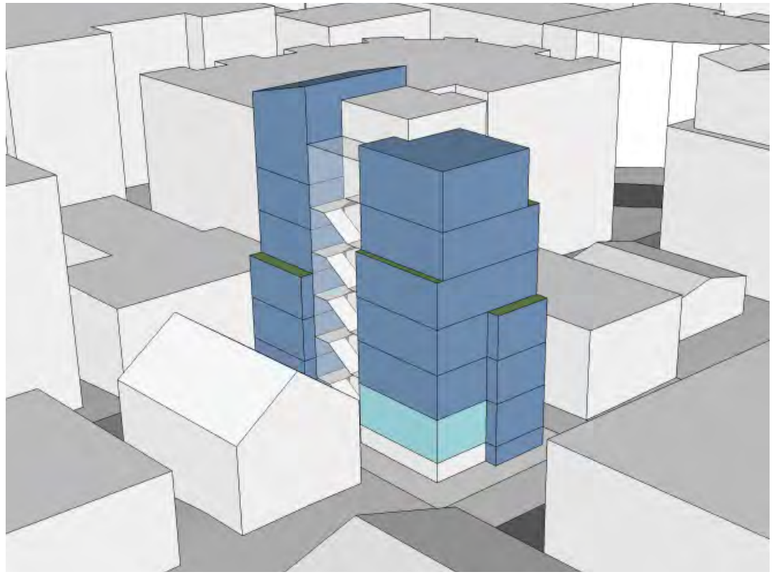
LOWER LEVEL



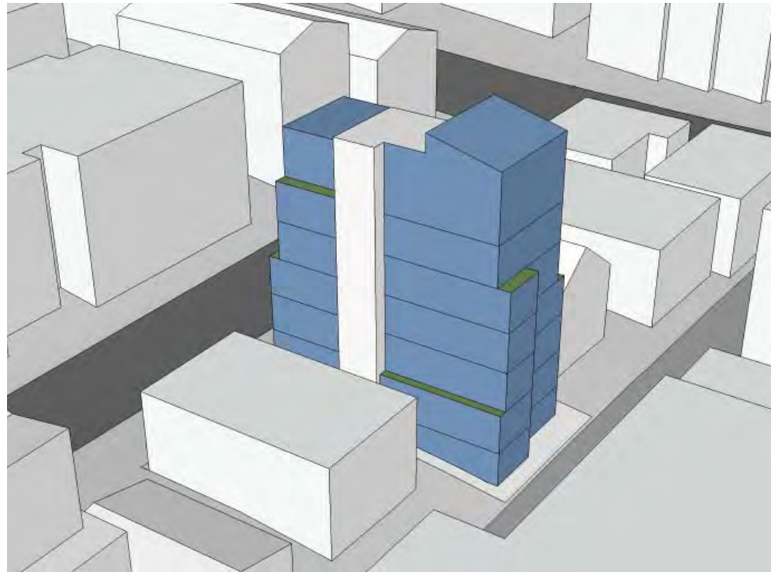
LEVEL 1

PREFERRED OPTION 3

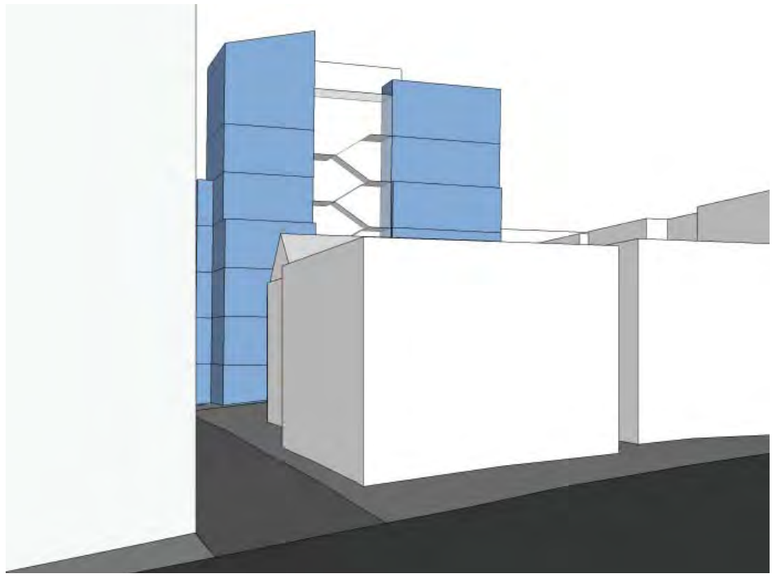
PERSPECTIVES



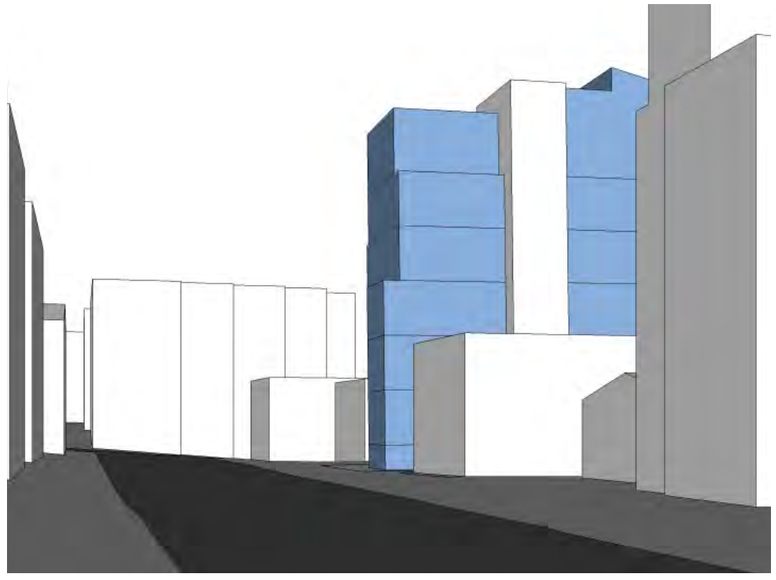
AERIAL VIEW: VIEW FROM SOUTHEAST



AERIAL VIEW: VIEW FROM NORTHWEST



VIEW LOOKING NORTH FROM OLIVE WAY



VIEW LOOKING SOUTH ON BOYLSTON AVENUE

DISTINGUISHING FEATURES

The third massing concept uses numerous setbacks and an open stair to provide relief from building mass on all building elevations. This option proposes at least one setback at every face of the building. These setbacks provide an opportunity for planters or other landscape elements to be located at the exterior of various levels of the apartment units. This option provides 25 studio units.

OPPORTUNITIES

The massing for option 3 begins with moving the structure far enough to the north to allow for an open circulation stair to be provided at the south facade of the building. This stair adds scale and visible circulation to the building mass as seen from Olive Way, which will be the most visible elevation of the building until the properties to the south are redeveloped.

This option then takes the concept of eroding the building mass and extends it to the 6 other main planes of the building. These all receive setbacks, which vary in height and depth from elevation to elevation. The final result is a massing concept that provides a gradual transition in scale between the lower surrounding existing structures and the full height permitted within the MR zone.

CONSTRAINTS

The building code requires a 10'-0" distance between an exterior stair and a property line. To meet this, and still provide a functional internal corridor, this massing option moves further north, closer to the property line. These north setbacks are modulated as much as possible to provide relief, but relief is seen more on the south elevation that faces the commercial area along Olive Way.

Additionally, by providing massing setbacks at all building elevations, the opportunity for a few substantial setbacks is lost. As a result, the street-facing entry that is shown in option 2 is not feasible in option 3. This may be mitigated by further development of the level 1 common lobby.

POTENTIAL DEPARTURES

SMC 23.45.518:

- Rear yard setback
- Side yard setback
- Front yard setback

PREFERRED OPTION 3

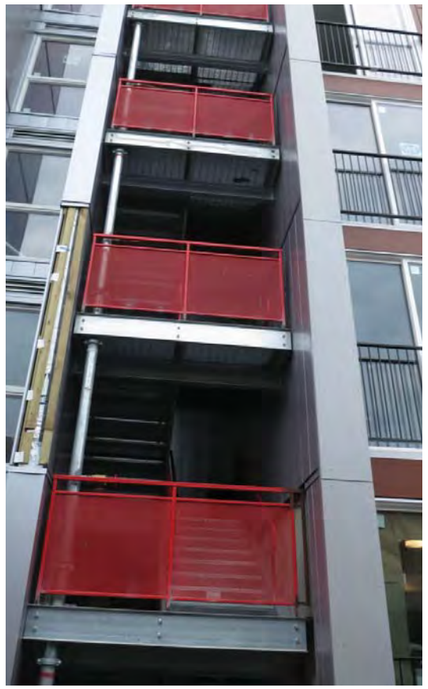
ENTRY SKETCH AND DESIGN INSPIRATION

CORNER ENTRY

MODULATION

INFILL

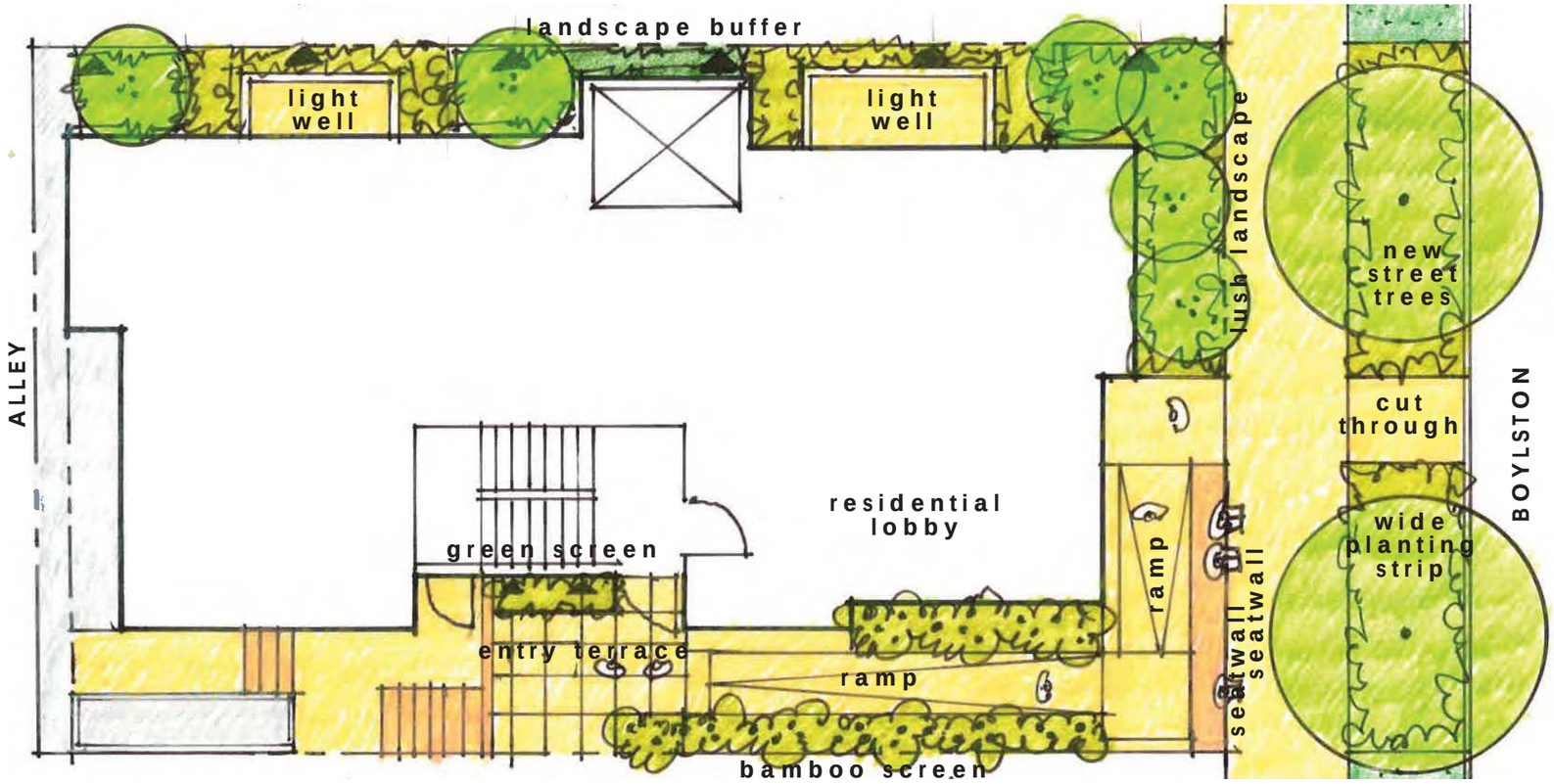
EXTERIOR STAIR



EXTERIOR STAIR

PREFERRED OPTION 3

LANDSCAPE DESIGN STUDIES



lush streetscape

green screen

bamboo screen

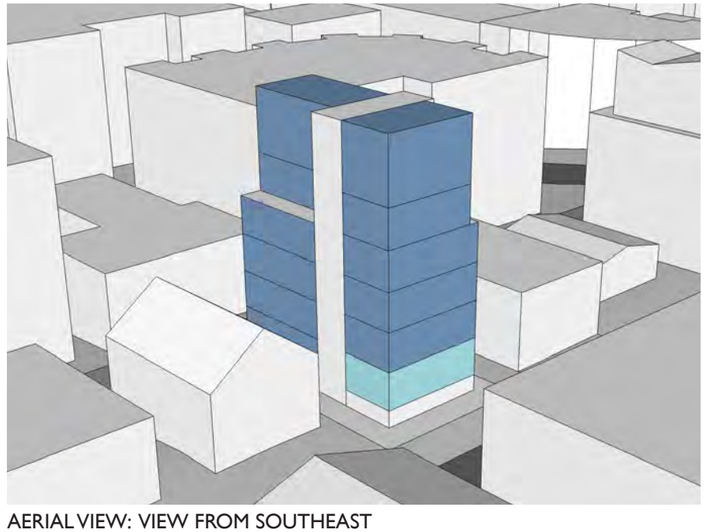
entry terrace

nice entry ramp

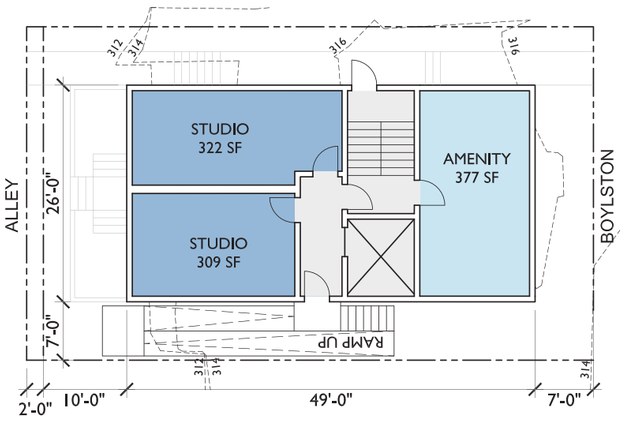
nice entry ramp and seatwall

DESIGN OPTIONS SUMMARY

DESIGN OPTION 1

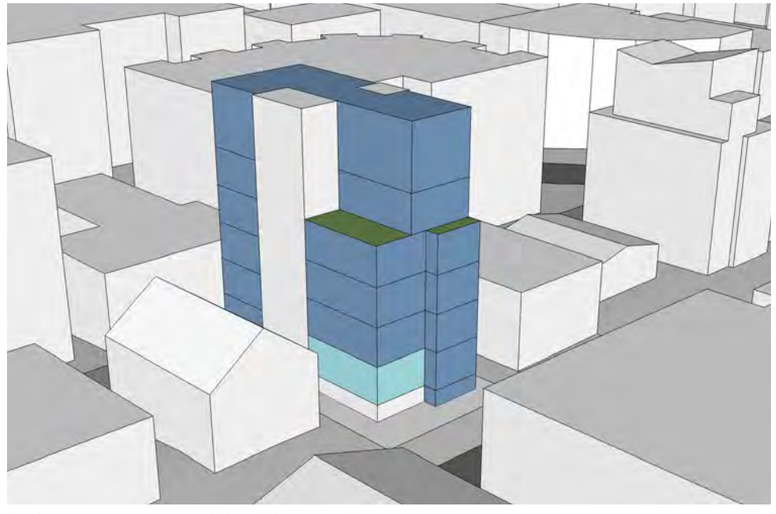


AERIAL VIEW: VIEW FROM SOUTHEAST

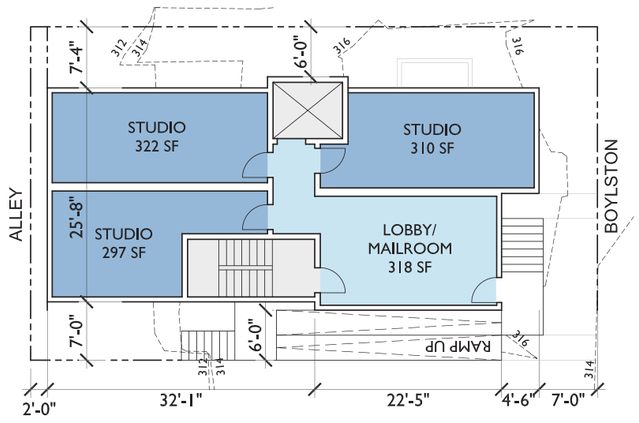


SITE PLAN

DESIGN OPTION 2

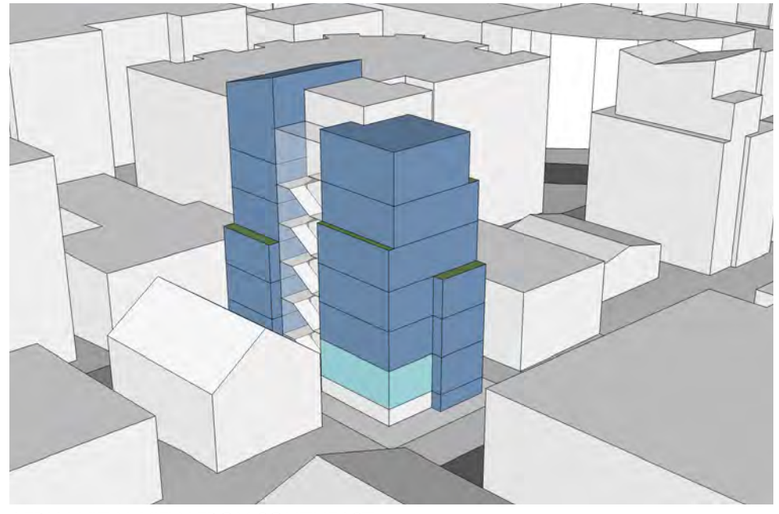


AERIAL VIEW: VIEW FROM SOUTHEAST

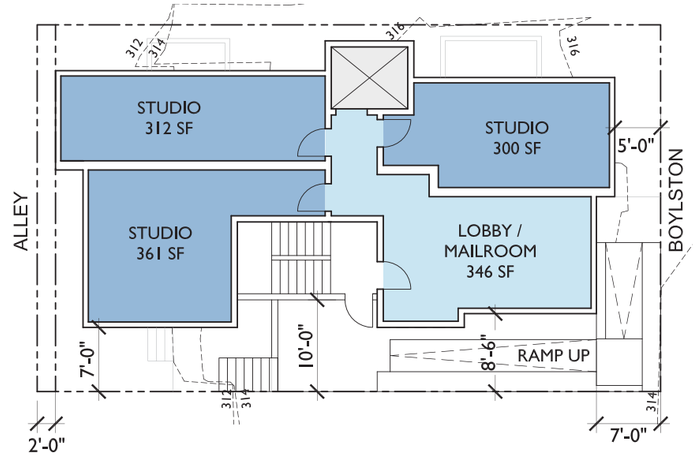


SITE PLAN

PREFERRED OPTION 3



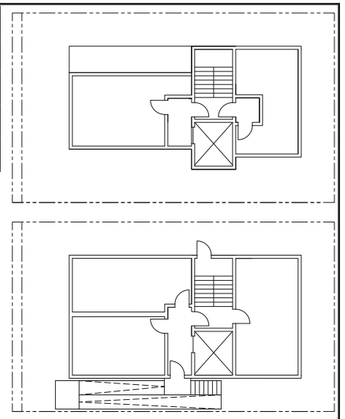
AERIAL VIEW: VIEW FROM SOUTHEAST



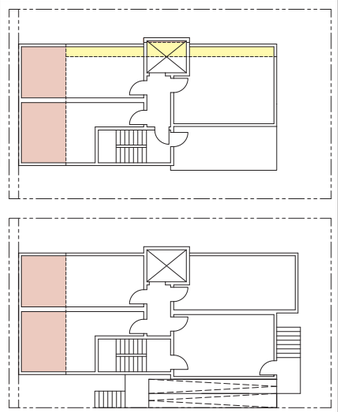
SITE PLAN

DEPARTURE MATRIX

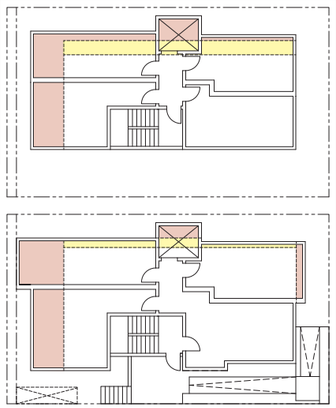
ZONING DEPARTURES	OPTION 1
REAR SETBACK	
SIDE SETBACK: ABOVE 42'-0"	
SIDE SETBACK: BELOW 42'-0"	
FRONT SETBACK	



ZONING DEPARTURES	OPTION 2
REAR SETBACK	X
SIDE SETBACK: ABOVE 42'-0"	X
SIDE SETBACK: BELOW 42'-0"	
FRONT SETBACK	



ZONING DEPARTURES	OPTION 3
REAR SETBACK	X
SIDE SETBACK: ABOVE 42'-0"	X
SIDE SETBACK: BELOW 42'-0"	X
FRONT SETBACK	X



< MIN REQ'D SETBACK

< AVG REQ'D SETBACK

MR ZONING CODE	REQUIREMENT	REASON FOR DEPARTURE \ IMPROVEMENT TO DESIGN GUIDELINES	PROPOSED	DESIGN REVIEW GUIDELINES
REAR SETBACK	10'-0" for a rear lot line that does abut an alley.	The existing historic development context along the alley extends into the rear yard and is closer to the alley than the current zoning code allows. By pulling the massing into the rear yard, the project is able to better match the historic context of the alley, allowing the front yard to be more open to further enhance the pedestrian entry that is accessed from the Boylston sidewalk.	Opt. 2: 0'-0" Opt. 3: 0'-0"	CS2; DC3
SIDE SETBACK FROM INTERIOR LOT LINE	For portions of a structure 42'-0" or less in height: • 7'-0" average setback • 5'-0" minimum setback For portions of a structure: Above 42'-0" in height: • 10'-0" average setback • 7'-0" minimum setback	The current zoning code setback requirements do not match the context of the historic fabric of the neighborhood. Modulation that exceeds the constraints of these side setback requirements will allow the project to connect with the surrounding context in a more natural way that also allows for the units within the project to be full studio units, with kitchens, rather than "micro-units" with shared kitchens.	Opt. 3 - North side: • 1'-9" min. • 3'-9" avg. Opt. 2 - North side: • 6'-0" min. • 7'-0" avg. Opt. 3 - North side: • 1'-9" min. • 4'-9" avg.	PL3; DC3
FRONT SETBACK	• 7'-0" average setback • 5'-0" minimum setback	The building is pushed to the north and encroaches into the front setback on the north side in order to open the southeast entry sequence.	Opt. 3: • 3'-0" min.	CS2; PL2; PL3

DESIGN GUIDELINES

RELEVANT CAPITOL HILL DESIGN GUIDELINE PRIORITIES

CS2 - URBAN PATTERN AND FORM

- Streetscape Compatibility
Contribute to the character and proportion of surrounding open spaces.

Neighborhood Priority:
The siting of buildings should reinforce the existing desirable spatial characteristics of the right-of-way.

Relevant Capitol Hill-specific supplemental guidance:
- Retain or increase the width of sidewalks
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.

All options maintain the original sidewalk width along Boylston Ave E. When possible the pedestrian entry is oriented to the street. All options enhance the pedestrian entry with small trees, planters, and appropriate plantings.

- Height, Bulk, and Scale Compatibility
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.

Neighborhood Priority:
Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Relevant Capitol Hill-specific supplemental guidance:
- Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

The building massing for Option 3 of the proposed project is uniquely carved out at most levels to break down the scale of the building. The exterior stairs in option 3 break down the scale further to show direct human interaction with the building. The building is set back in the front yard to allow for more space along the adjacent sidewalks. Different scales of facade treatments will be used to create a pedestrian scale within the existing neighborhood fabric.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

- Architectural Concept and Consistency
Create compatibility between new projects and existing architectural context. In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the style and siting patterns of neighborhood buildings.

Relevant Capitol Hill-specific supplemental guidance:
- *Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.*

Each design option for the proposed project offers different levels of modulation. Option 3 creates the most modulation through the use of the exterior stairs, which also offer a sense of movement.

PL2 - WALKABILITY

- Human Scale
Create an artful and people-friendly space by using human-scale architectural elements.

Relevant Capitol Hill-specific supplemental guidance:
- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- Improve and support pedestrian-orientation by using components such as: pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

The proposed project enhances the pedestrian entrance in all design options through its connection of the sidewalk with the main building entry. The entry has ramp and stair access that is connected to the sidewalk. A canopy will be considered to further enhance this entry.

- Pedestrian Open Spaces and Entrances

Relevant Capitol Hill-specific supplemental guidance:
- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

All design options for the project propose that the walkways to the entry stair and ramp are accessed via the main sidewalk on Boylston. A small open space for planters and landscape elements is created at the entry to enhance the open space at the sidewalk and its connection to the pedestrian entry. The project does not propose parking; therefore, the main entry is for pedestrians only.

- Personal Safety and Security
Provide lighting at sufficient intensities and scale.

Relevant Capitol Hill-specific supplemental guidance:
- Consider pedestrian-scale lighting, but prevent light spillover onto adjacent properties.

The proposed project will incorporate appropriate lighting design to enhance the security and entry of the building.

PL3 - STREET-LEVEL INTERACTION

- Human Activity
Encourage human interaction and activity at the street level.

Neighborhood Priority:
Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

In all design options, the pedestrian entry is accessed from the sidewalk and the pedestrian experience is enhanced through plantings, decorative pervious pavers, stairs, and a ramp.

DC1 - PROJECT USES AND ACTIVITIES

- Parking and Vehicle Access
Choose locations for vehicular access that minimizes conflict between vehicles and non-motorists.

Relevant Capitol Hill-specific supplemental guidance:
- Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.

- Screening of Dumpsters, Utilities, and Service Areas
New developments should locate service elements like trash dumpsters away from the street.

Relevant Capitol Hill-specific supplemental guidance:
- Consolidate and screen dumpsters to preserve the pedestrian environment.

All trash, recycling, and compost dumpsters will be located in the rear yard with access to the alley. They will be screened with appropriate fencing materials.

DC3 - OPEN SPACE CONCEPT

- Residential Open Space
Design open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Neighborhood Priority
Redevelopment should retain and enhance open space and landscaping.

Relevant Capitol Hill-specific supplemental guidance:
- *Set back development where appropriate to preserve the view corridor.*
- *Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.*
- *Use sustainable landscape materials that require minimal irrigation or fertilizer.*
- *Use porous paving materials to minimize stormwater run-off.*

The proposed project is located on a tight site, so it is difficult to achieve large areas of open space; however, the erosion of the massing on the southeast corner of the project creates an entry that is enhanced by pervious paving, plantings, stairs, and a ramp. The upper levels of the proposed project are set back to preserve views and offer ledges for resident exterior planter boxes. The project proposes private exterior roof decks for the top floor units. All landscape design will integrate sustainable practices.

- Landscaping
Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns.

Relevant Capitol Hill-specific supplemental guidance:
- *Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.*

The proposed landscape design will be further developed to further reinforce the pedestrian entry along Boylston through plantings and trees that connect to the sidewalk.

DC4 - EXTERIOR ELEMENTS AND FINISHES

- Exterior Finish Materials
Building exteriors should be constructed of durable and maintainable materials that are attractive. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

Relevant Capitol Hill-specific supplemental guidance:
- *Use wood shingles or board and batten siding.*
- *Provide operable windows.*
- *Use materials that are consistent with the existing or intended neighborhood character.*
- *Consider each building as a high-quality, long-term addition to the neighborhood.*

High-quality durable materials that will not be required to be replaced quickly will be used. The project proposes large sliding windows at the units. Furthermore, warm accent materials like cedar will be used to add texture and character to the building facade.

NEIGHBORHOOD CONTEXT

SHADING STUDIES

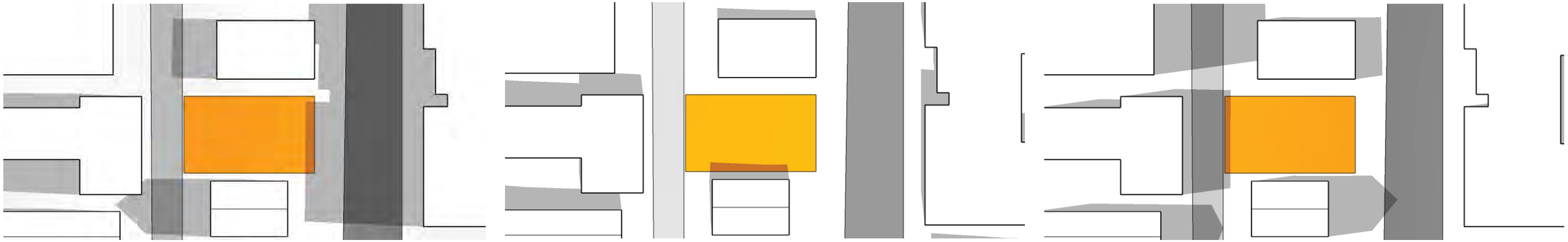
IMMEDIATE SURROUNDINGS

NEIGHBORHOOD CONTEXT

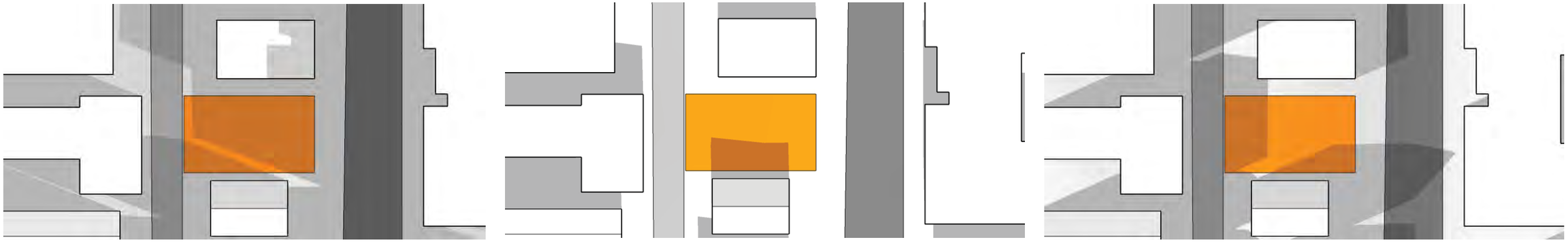
SHADING STUDIES

8:00 AM | NOON | 4:00 PM

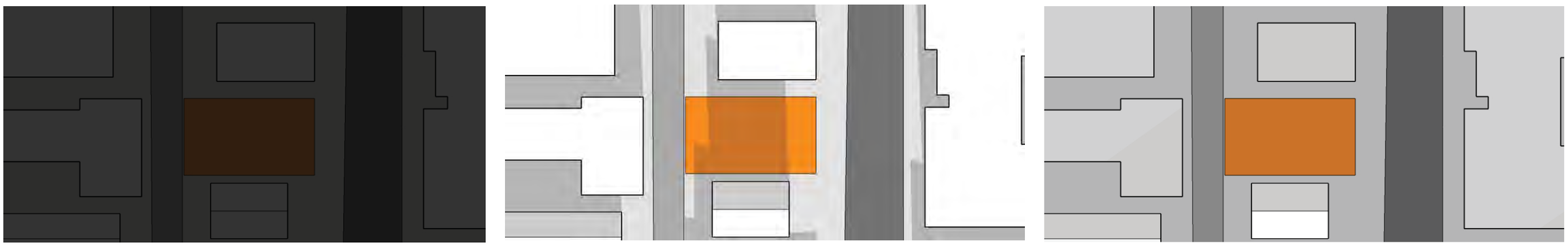
JUNE



MARCH/SEPTEMBER

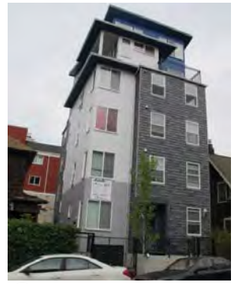


DECEMBER



NEIGHBORHOOD CONTEXT

IMMEDIATE SURROUNDINGS



1 APODMENTS

2 MULTI-FAMILY

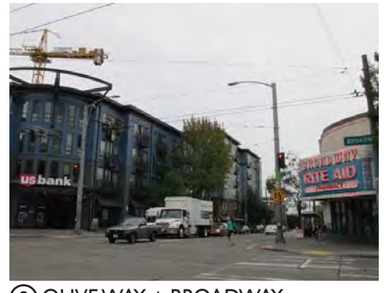
3 LANCASTER APARTMENTS

4 THE ZEPHYR - MULTI-FAMILY

5 BELMONT EAST - MULTI-FAMILY

6 NEW MULTI-FAMILY

7 THE LYRIC - MULTI-FAMILY

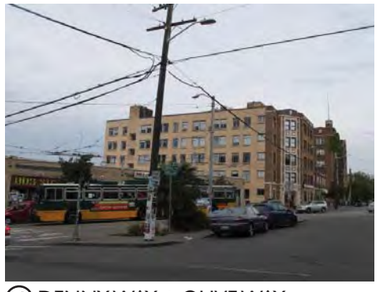


8 OLIVE WAY + BROADWAY INTERSECTION

9 CAPITAL HILL LIGHTRAIL STATION - EXPECTED SPRING 2016

10 DICK'S DRIVE-IN

11 CAL ANDERSON PARK



12 DENNY WAY + OLIVE WAY

RECENT NK PROJECTS

THE ZEPHYR

DAKOTA

CHELAN RESORT SUITES

CAMPUS AQUISITIONS 12TH AVE PROJECT

ARTHOUSE

H2O APARTMENTS - LEED-H GOLD

KOI - LEED-NC

STREAM UPTOWN APARTMENTS - LEED NC CERTIFIED

APERTURE - BUILT GREEN 3-STAR