

# #3031189-LU

420 BOYLSTON AVE E **RECOMMENDATION PACKET**

420 BOYLSTON AVE E, LLC | **SHW**



ADDRESS

420 BOYLSTON AVE E  
SDCI# 3031189-LU

PROJECT TEAM

OWNER	420 BOYLSTON AVE E, LLC
ARCHITECT	SHW
LANDSCAPE	ROOT OF DESIGN
SURVEYOR	CHADWICK & WINTERS
GEOTECH	GEOTECH CONSULTANTS, INC
CIVIL	THE BLUELINE GROUP
STRUCTURAL	SWENSON SAY FAGET

PROJECT INFO

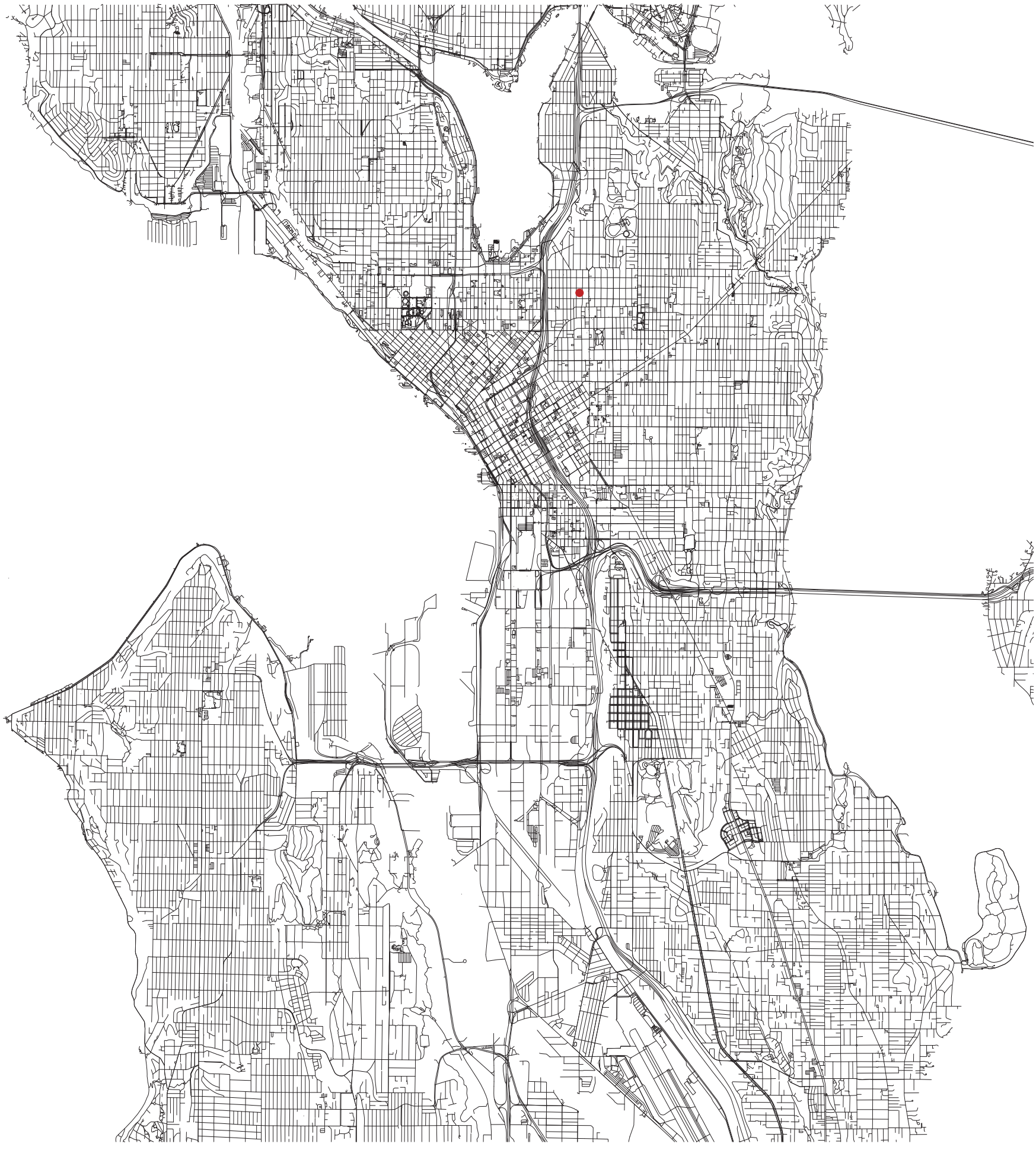
ZONING	MR
LOT SIZE	5,932 sf
FAR	4.25
ALLOWABLE FAR	25,211
PROPOSED FAR	3.80
PROPOSED UNITS	60
PARKING STALLS	n/a
BICYCLE PARKING	63

PROJECT DESCRIPTION

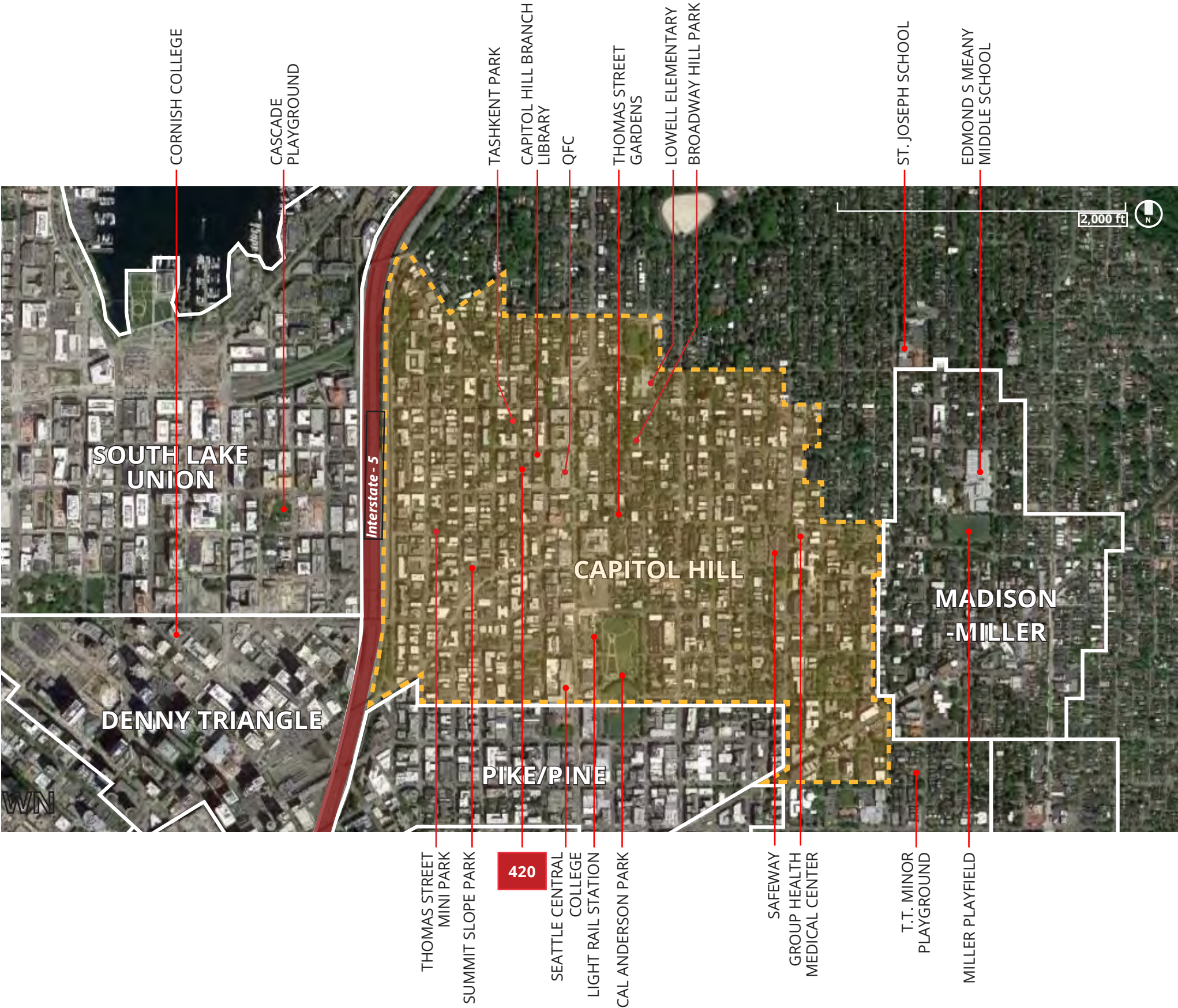
The proposed development is a 7-story building with basement with sixty (60) small efficiency dwelling units (SEDU). The project seeks zoning incentives based on inclusion of Affordable Housing. Existing structure has been demolished.

INDEX

<b>PROJECT INFO / PROPOSAL</b>	II
VICINITY & ZONING ANALYSIS	1-2
ADJACENCIES & CIRCULATION	3
SURVEY & EXISTING SITE CONDITIONS	4-5
<b>EDG SUMMARY</b>	6-7
<b>BOARD GUIDANCE &amp; RESPONSE</b>	8-9
<b>PROJECT RENDERING</b>	10
<b>PLANS</b>	11-12
<b>SECTIONS</b>	13
<b>ELEVATIONS</b>	14-17
<b>CONCEPT DEVELOPMENT</b>	
CONTEXT SUMMARY	18
MATERIALS STUDIES	19
MATERIALITY & COMPOSITION	20
<b>RESIDENTIAL EDGES</b>	
WEST & SOUTH	22
NORTH & EAST	23
<b>LANDSCAPE</b>	24-25
<b>LIGHTING PLAN</b>	26
<b>PRIVACY STUDY</b>	27
<b>DEPARTURES</b>	28
<b>RECENT WORK</b>	29







CAPITOL HILL

The Broadway area of Capitol Hill is one of the fastest growing neighborhoods of Seattle. It offers its community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for potential residents of all demographics.

The project site is located in the heart of the Capitol Hill Urban Center Village, two blocks west of the Broadway commercial district and in the same block as the Seattle Library Capitol Hill Branch. Several iconic parks are within walking distance, including Cal Anderson Park and Volunteer Park. The site's central location on Capitol Hill provides convenient access to various commercial areas.

DEVELOPMENT GOALS

- Design a project that respects the residential character of the surrounding area.
- Create an attractive project that is welcoming and pedestrian friendly.
- Create high quality living units to further serve the growing neighborhood of Capitol Hill.
- It is the proposal's intent to meet the applicable city wide and neighborhood design review guidelines.

LEGEND

- CAPITOL HILL URBAN CENTER VILLAGE (UCV)
- NEIGHBORHOOD BOUNDARY
- MAJOR ARTERIALS



ZONING

The project site is zoned Mid-Rise and is located within the Capitol Hill Urban Center Village and the Light Rail Station Overlay. The adjacent and surrounding sites are also zoned Mid-Rise, eliminating any required zone transitions. Additional Mid-Rise zoning provisions offer height and area incentives with the inclusion of dedicated affordable housing. A prominent commercial zone is located at Broadway to the east.

Mid-Rise zones are defined as: an area that provides concentrations of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

**ZONING**

**LIGHT RAIL STATION OVERLAY**

**25' ADDITIONAL HEIGHT PERMITTED**  
SMC 23.47.012.A2

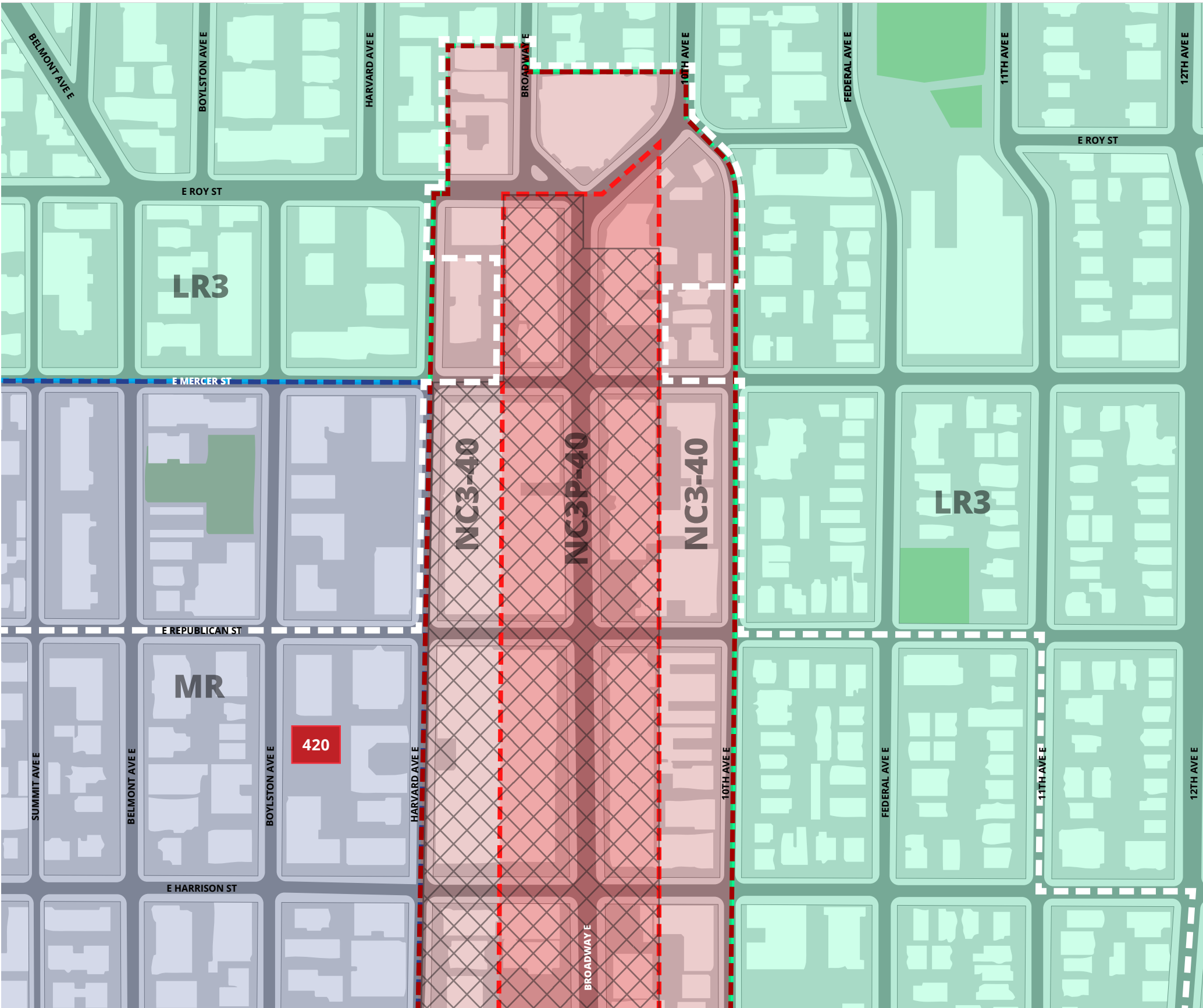
**SITE**

**MR**

**LR3**

**NC3-40**

**NC3P-40**



# ADJACENCIES & CIRCULATION

The site is situated mid-block on Boylston Ave E, between E Republican St and E Harrison St. The busy commercial area of Broadway Ave E is two blocks east of the project site, allowing ample access to mass transit and amenities. Boylston Ave E enjoys a low traffic volume and a pedestrian friendly atmosphere. The combination of existing and emerging transit adjacencies, along with recent biking infrastructure improvements, reduces or eliminates the need for residents to own cars.

## TPOLOGY

- PERMITTING/PERMITTED / UNDER CONSTRUCTION
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- SINGLE FAMILY
- RELIGIOUS
- PUBLIC PARK

## CIRCULATION

- MAJOR ARTERIAL
- BIKE LANE
- BIKE RACK
- BUS STOP
- ZIPCAR
- Walk Score 94
- Transit Score 84
- Bike Score 74



\* NOTE: ENTIRE MAP IS WITHIN 5 MINUTE WALKING DISTANCE



# EXISTING CONDITIONS: SITE

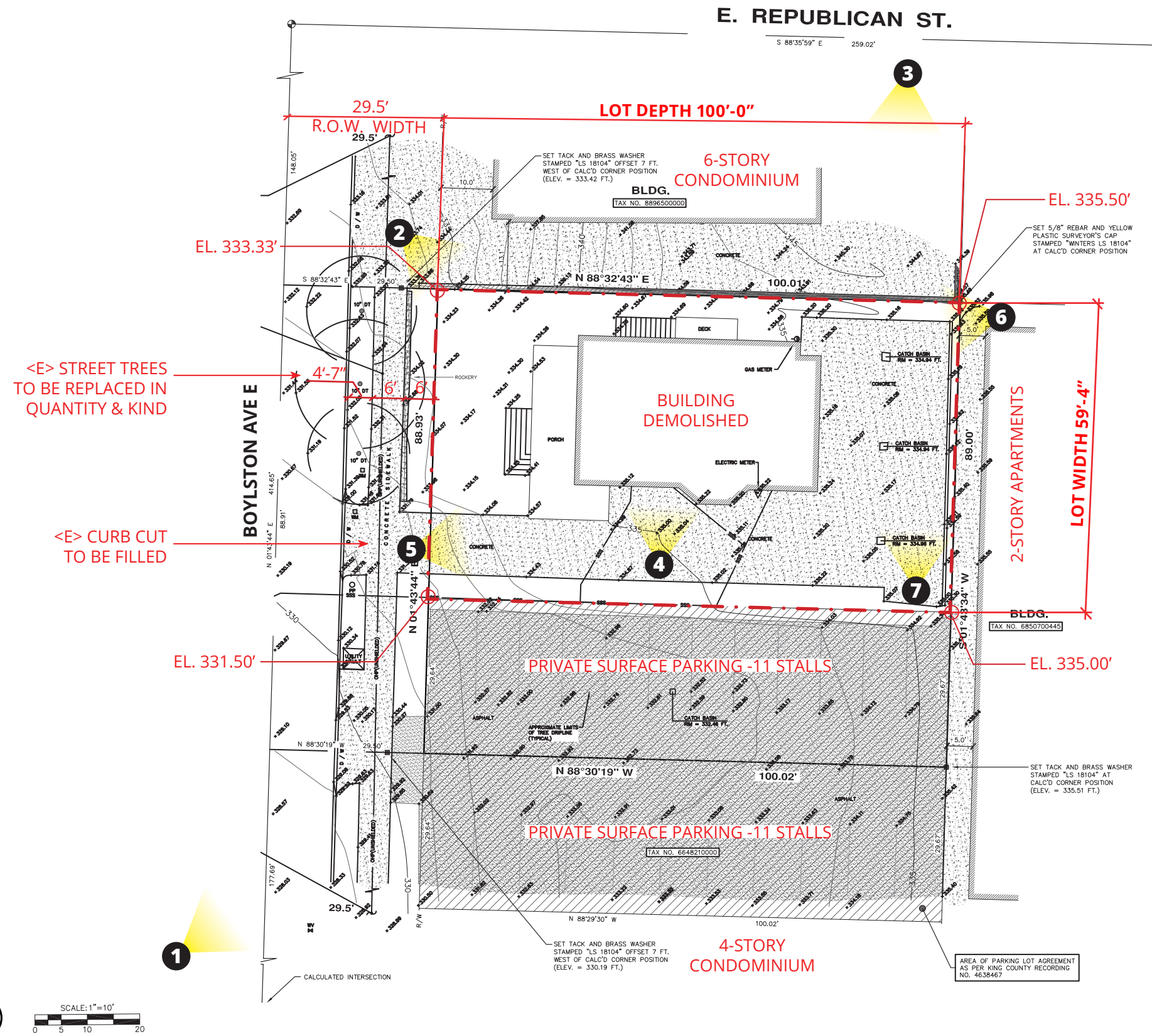
## EXISTING CONDITIONS

The site has approximately 60 ft of frontage along Boylston Ave E, 100 ft of depth and a lot area of 5,932 sf. The neighbors include a 6-story condominium to the north (side lot line), a 2-story Anhalt apartment building to the east (rear lot line) and a private surface parking lot to the south (side lot line). The existing building on the parcel, including accessory stairs and porches has been demolished. There is a modest amount of elevation change along the site maxing out at 4 ft from the southwest corner to the northeast corner. Three existing street trees will be replaced with a similar species appropriate for conditions under the present overhead power lines. Street tree determination made by SDOT Urban Forestry. The established sidewalk and planting strip configuration will remain and extended where the existing curb cut is filled.

## LEGAL DESCRIPTION

LOT 10, BLOCK 38 OF SUPPLEMENTAL PLAT OF A PONTIUS ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON.  
APN: 6850700480

--- PROPERTY LINE



Surveyor: CHADWICK & WINTERS Date: 09/28/2017



EXISTING CONDITIONS: SITE PHOTOS





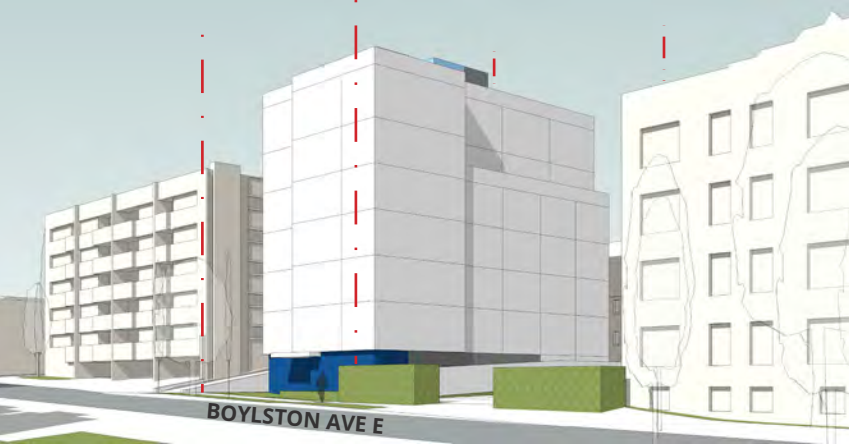
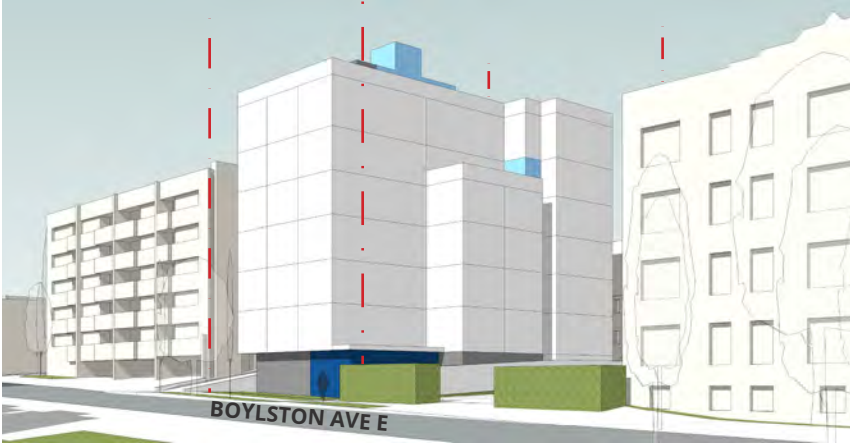
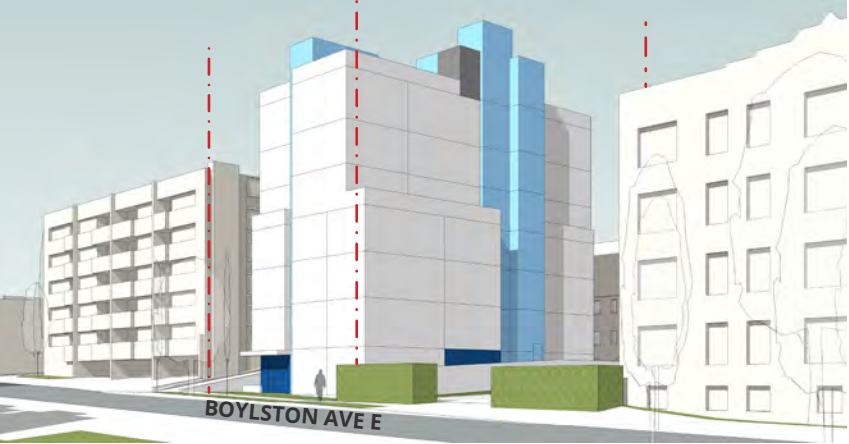
EDG SCHEME SUMMARY

SCHEME A: CODE COMPLIANT

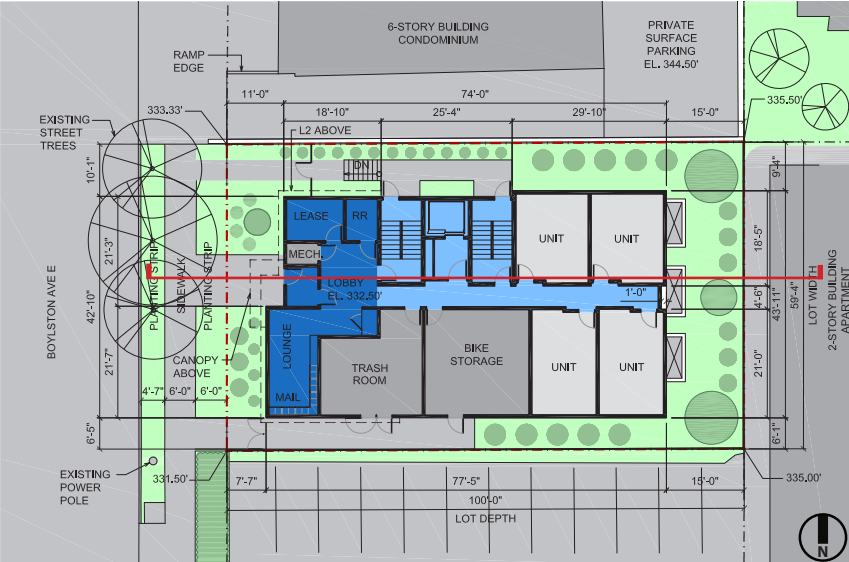
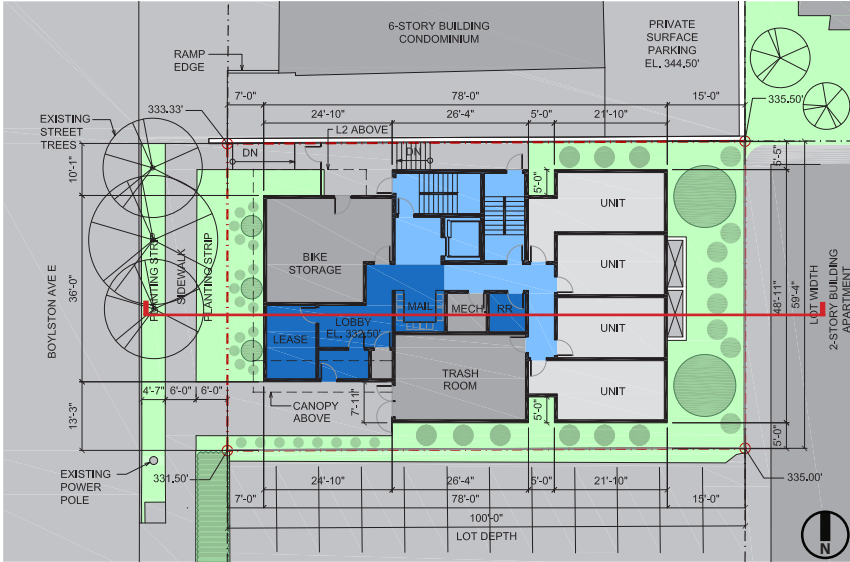
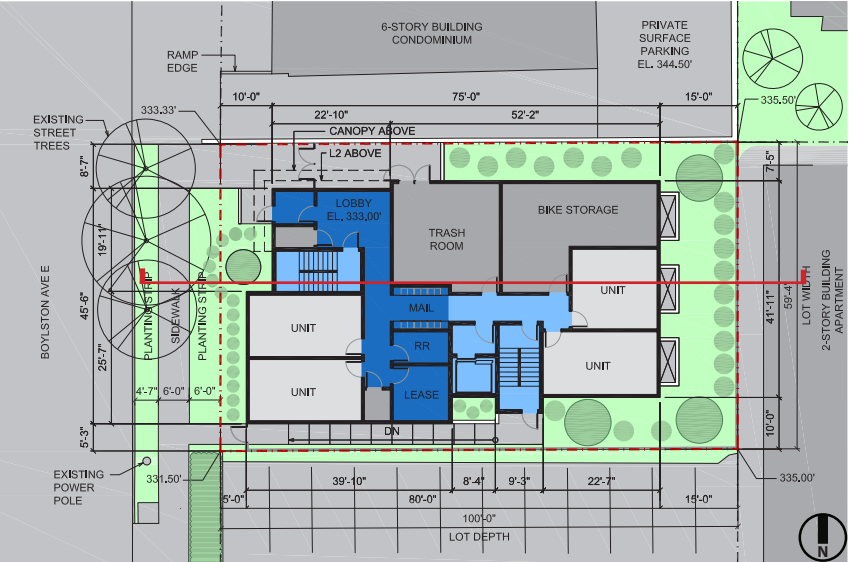
SCHEME B: ALTERNATE

SCHEME C: PREFERRED

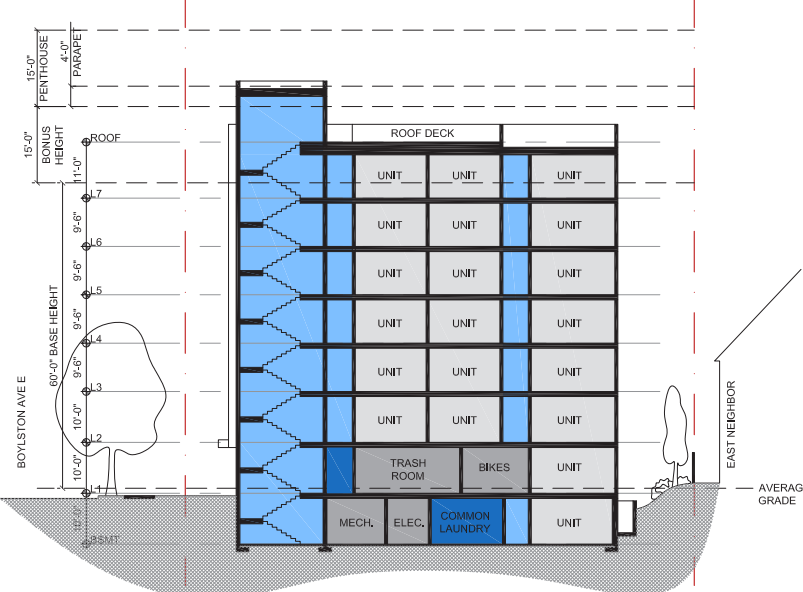
PERSPECTIVE



SITE PLAN



SECTION





EDG PERSPECTIVES: SCHEME C: PREFERRED

\* STREET TREES SCREENED FOR CLARITY



PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING NORTHEAST

BOARD COMMENTS OF SUPPORT:

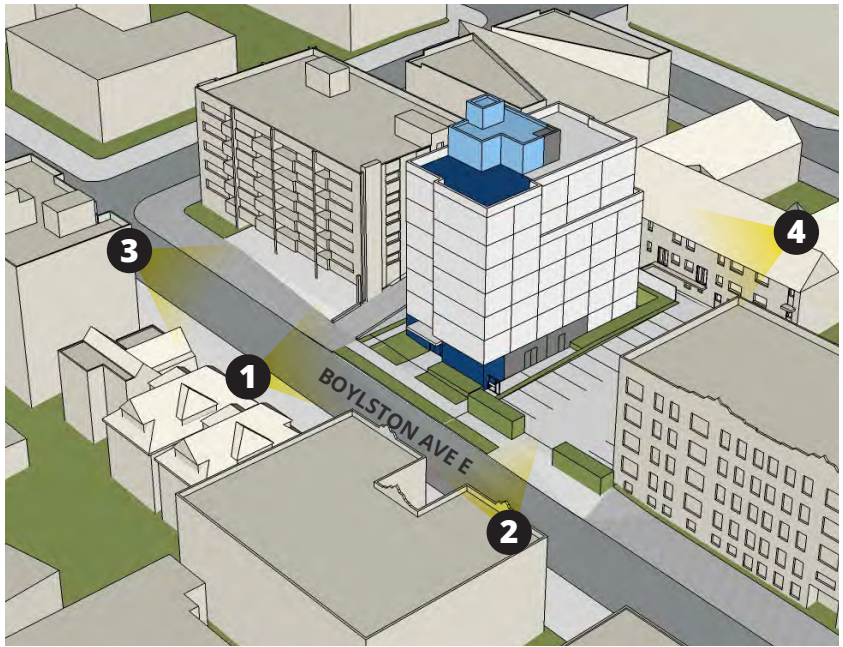
- THE BOARD VOICED UNANIMOUS SUPPORT FOR THE PREFERRED DESIGN, OPTION C.
- BOARD MEMBERS APPRECIATED THE CONCEPT MATERIALS AND INSPIRATION IMAGES AND NOTED THAT THESE MATERIALS AND CONCEPTS WORKED WITH THE MASSING OF THE PROPOSAL.
- THE BOARD APPRECIATED THAT THE VERTICAL CIRCULATION CORES ARE ON THE LEAST VISIBLE PART OF THE SITE.
- THE BOARD NOTED THAT THE REQUESTED DEPARTURES ASSISTED WITH THE DESIGN CONCEPT AND MITIGATED THE HEIGHT OF THE BUILDING.



PERSPECTIVE LOOKING SOUTH ON BOYLSTON AVE E



AERIAL PERSPECTIVE LOOKING NORTHWEST



AERIAL PERSPECTIVE LOOKING NORTHEAST

RESIDENTIAL COMMON CIRCULATION / CORE BUILDING SERVICES

BOARD FEEDBACK/GUIDANCE

1 HEIGHT, BULK, AND SCALE  
1A) HEIGHT, BULK, AND SCALE (CS2 and DC2)

The Board noted that the public shared a lot of concerns about the height of the project. They appreciated the studies provided by the applicant and noted that the proposal's step-backs and sunken disposition on the site did much to mitigate the height. They noted that the height should be further mitigated with textured detailing and quality materials that blend with the neighborhood.

1B) CONNECTION TO THE STREET (CS2, DS2 and DC4)

The Board felt that the visual presence from the street will be mitigated by the large Katsura trees in the planting strip in front of the site. These trees should be retained.

1C) SITE CHARACTERISTICS (CS2)

The Board appreciated that the vertical circulation cores are on the least visible part of the site. This should be retained.

2 ARCHITECTURAL CONCEPT AND DETAILS  
2A) SITE CHARACTERISTICS AND USES (DC2)

The Board noted that the requested departures assisted with the design concept and mitigated the height of the building. The Chair felt that the daylight hallway feature was critical to the organization of the design.

2B) LOCATIONS AND COVERAGE (DC2, PL2 and PL3)

Board members observed that the canopy expressed on the project felt tacked on and required further study or detailing to ensure this feature blended with the project concept.

2C) ARCHITECTURAL CONCEPT (CS2 and DC2)

Board members appreciated the concept materials and inspiration images provided by the applicant (on page 30 of the EDG packet) and noted that these materials and concepts worked with the massing of the proposal. They stated that the recommendation proposal should include features from these images including materials, grouped windows on the side elevations, masonry, metal, thoughtful use of colors and very little fiber cement panel. The Board requested studies explaining the logic behind the future choices relating to detailing and materiality. Recommendation packet should include an explanation of how the design integrates the Early Design Guidance, the design inspiration from the packet, and the context of the neighborhood. The Board specifically suggested masonry as a sufficient response to nearby context.

2D) FIT WITH NEIGHBORING BUILDINGS (CS2 and DC2)

Board members requested a fenestration concept description, as this feature will be key to stitching the proposed building into the existing context of the building, as well as mitigating its large height.

3 GROUND FLOOR  
3A+3B) INTERACTION (CS2, DC2, PL2, and PL3)

The Board agreed that scheme B had the weakest ground floor design. In discussing the merits of scheme A and C's ground floor, the Board concluded that the applicant must demonstrate exactly how the ground floor will be activated. Suggestions included making the assembly areas at the ground floor more connected to the outside, adding entries on the sides of the building, and including ground floor units to increase the building's porosity at the ground floor. Demonstrate all the active features of the proposed ground floor.

APPLICANT RESPONSE & PACKET ORIENTATION

1 HEIGHT, BULK, AND SCALE  
1A) HEIGHT, BULK, AND SCALE

The simple massing of the preferred scheme presented at EDG has been maintained. Considering the neighborhood and the immediate block, material choice, detailing and secondary architectural features were thoughtfully considered to further mitigate height, bulk and scale. **PAGE 10** for additional design response language. **PAGE 19** for material studies and conclusions. **PAGE 20** for materiality and composition.

1B) CONNECTION TO THE STREET

The three existing street trees will be replaced pending final SDOT review and considerations due to the presence of overhead power lines. See the following pages to better understand the proposed street-level experience. **PAGE 10** for project rendering. **PAGE 22** for street-level experience. **PAGE 24** for right-of-way landscaping.

1C) SITE CHARACTERISTICS

The vertical circulation and core components remain on the north side of the building. **PAGE 11** for detailed site plan. **PAGE 15** for north elevation.

2 ARCHITECTURAL CONCEPT AND DETAILS  
2A) SITE CHARACTERISTICS AND USES

The departure requests have stayed the same. The daylight hallway feature remains on the east side of the building and a common fenestration pattern was applied to all circulation areas expressed at the exterior. **PAGE 12** for floor plans. **PAGE 15-16** for north and east elevations. **PAGE 28** for departure diagrams.

2B) LOCATIONS AND COVERAGE

After further study the canopy has been removed. Building modulation culminates at the entry naturally creating an overhang therefore the canopy has been eliminated. **PAGE 22** for building entry development.

2C) ARCHITECTURAL CONCEPT

The proposed project is designed with specific materials tied to the massing and all concepts from the form and expression EDG page 30 have been incorporated. Materials were studied and carefully chosen to create a strong and consistent architectural concept. The project consists of brick, flat metal panel, and fiber cement panel. The interplay of the materials with the forms creates a dynamic composition that, while modern, is still in keeping with the building forms in the immediate vicinity. As requested by the Board, see **PAGE 18** for neighborhood context summary, **PAGE 19** for material studies, and **PAGE 20** for chosen materiality and detailing.

2D) FIT WITH NEIGHBORING BUILDINGS

The fenestration concept for the building is in keeping with fenestration patterns in the neighborhood. While large windows are a modern feature, the fenestration follows a formal and consistent pattern seen in many of the older buildings in the neighborhood. **PAGE 18** for context summary. **PAGE 20** for materiality and composition.

3 GROUND FLOOR  
3A+3B) INTERACTION

The ground floor is activated in numerous ways. A lounge at the southwest corner facing the street has large sliding glass storefront windows and door to a patio – this space is not required by code as an amenity but was studied as a means of activating grade by blending indoor and outdoor gathering spaces. North of the entry is now open and an extension of the lobby. This replaces the leasing office which can sit vacant in the evenings or when the building is at full capacity. All assembly areas are connected with large windows facing the street and available to residents in a variety of capacities. With limited frontage, it was determined that unit entries directly off of the street would detract from the primary building entry and eliminate space for the lounge to front Boylston Ave E. A common patio has potential to provide more activation at grade than private patios for one or two tenants. **PAGE 14** for west elevation. **PAGE 22** for street-level analysis. **PAGE 26** for lighting concepts.



BOARD FEEDBACK/GUIDANCE (CONT.)

- 3

GROUND FLOOR

3C) EYES ON THE STREET (PL2)

Board members noted that some access to units on the ground floor sides may be useful in preventing anti-social or illegal activities around the building.

3D) STREET-LEVEL TRANSPARENCY

Board members suggested less barrier-like ways of limiting access to the rear of the site.

3E) TREES, LANDSCAPE, AND HARDSCAPE MATERIALS (DC2, PL1 and DC4)

The Board requested that the design include more thought and exploration of the rear retaining wall, window wells, and landscaping. They stated that these features should be more integrated with the architecture of the building. Sections, planting plans, details of retaining walls and a section through the basement units and the building to the rear of the property should be provided to assist this effort.

4

LOCATION OF SERVICES

4A) SITE CHARACTERISTICS AND USES (PL2 and PL4)

Board members expressed that the direct, at-grade access to the bike storage on scheme C was key to both supporting active transit and providing “eyes on the street” and activity near the building.

4B) INTERACTION (CS2, DC2, PL2, and PL3)

The Board was fine with the amenity space located on the roof, provided the applicant demonstrates an active and dynamic ground floor.

5

LANDSCAPE PLAN

5A) ESTABLISHED NEIGHBORHOODS (CS3-A, DC4)

The Board agreed that the neighborhood is marked by richly textured landscapes with many shades of green at building frontages. The applicant should use these cues to inform their design proposal. The applicant should also be prepared to discuss how this context has been demonstrated within their design. The low grasses currently depicted are not sufficient to meet this request.

5B) TREES, LANDSCAPE, AND HARDSCAPE MATERIALS (DC2, PL1 and DC4)

The Board agreed that the terraced landscaping at the rear could provide visual relief to neighboring properties. This feature should carry forward to the next submission. Explore integrating trees in this area.

5C) EXTERIOR ELEMENTS AND FINISHES (PL2 and DC4)

Board members requested that the applicant work with the parking lot owner next door to create a landscape border that was less bulky than the hedge that exists currently. A green screen or other strategy was suggested.

APPLICANT RESPONSE & PACKET ORIENTATION (CONT.)

3

GROUND FLOOR

3C) EYES ON THE STREET

Direct access to units along the side setbacks was not realistic because of grading. The south edge is limited to approximately 5 feet and abuts a parking lot while the north side abuts a +/-10 foot high retaining wall. To make access work as private patios not entries they would have to be sunken. It was determined that a robust landscape buffer would be better suited at these edges and will provide year-round interest for the residents. The north side uses landscaping at a bio-retention facility to treat stormwater runoff from the roof. **PAGE 11** for site plan. **PAGE 15** for north elevation. **PAGE 17** for south elevation. **PAGE 23** for north yard development.

3D) STREET-LEVEL TRANSPARENCY

At the rear of the site a low barrier (four-foot wood fence) is provided at the east neighbor’s walkway to delineate property boundaries and secure the edge. Landscaping at the rear of the site is visible and can be enjoyed by both properties. The low fence wraps partially around the south lot line to prevent a blind corner. Along the remaining south setback, a six-foot opaque fence is required to screen ground-level units from headlights at the adjacent parking lot. Gates facing the street are designed to work with the overall design and are necessary considering the required and existing barriers present along the north and south edges. **PAGE 11** for site plan. **PAGE 22-23** for residential edges. **PAGE 27** for adjacencies study.

3E) TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

The terraced grade and landscape design at the rear of the site has evolved to take cues from the overall building design. The stepping of the walls gives a clear hierarchy to the planting beds and creates a large flat edge around the property adequate in size for trees. **PAGE 16** for east elevation. **PAGE 23** for rear yard analysis. **PAGE 24-25** for landscaping.

4

LOCATION OF SERVICES

4A) SITE CHARACTERISTICS AND USES

Direct, at grade access to the bike room has been maintained. Additional parking is provided in the basement. **PAGE 11** for site plan. **PAGE 17** for south elevation.

4B) INTERACTION (CS2, DC2, PL2, and PL3)

See response to 3A+B regarding the ground floor.

5

LANDSCAPE PLAN

5A) ESTABLISHED NEIGHBORHOODS

Formal shapes and textures in a modern palette have been incorporated to draw connection with neighborhood patterns. Tiered shades of green are provided throughout the landscape design with a focus at the frontage. Some low grasses are provided at planters adjacent to gathering spaces both at grade and at the roof to offer a soft edge and visibility to the street where adjacent to seating. **PAGE 18** for neighborhood landscaping patterns. **PAGE 22** for street presence renderings. **PAGE 24-25** for landscaping.

5B) TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

See response to 3D + 3E above.

5C) EXTERIOR ELEMENTS AND FINISHES

The hedge along the south property line will be removed. The proposal calls for a six-foot high wood privacy fence. The Applicant will work with the south property owner to return plantings to the two-foot buffer on the north edge of the parking lot. This southern stretch of landscape is not shown in the landscape plan because it is not within the property lines and outside of the permit. Conceptual screening at that edge can be seen on **PAGE 10**.

420 BOYLSTON AVE E

420 BOYLSTON AVE E, LLC | **SHW** |

RECOMMENDATION MEETING

SDCI# 3031189-LU

9



# PROJECT RENDERING

## DESIGN RESPONSE

### 1 HEIGHT, BULK, AND SCALE

- LARGE, SIMPLE MASSING MOVES. PREFERRED EDG MASSING CONCEPT HAS BEEN MAINTAINED.
- THE MODULATION BREAKS DOWN THE PERCEIVED MASS AND INFORMS THE FENESTRATION PATTERN AND MATERIAL PALETTE. (DC2.A1)
- STEPPED PARAPETS AT UPPER STORIES REDUCES BULK. GUARDRAIL DETAILING ADDS INTEREST AND CONTRAST TO THE CLEAN TERMINATION AT THE TOP OF THE BRICK MASSING. (DC2.B1)
- APPROPRIATE PROPORTION AND SCALE AT STREET-LEVEL MASSING, FOR THE NEIGHBORHOOD. (DC2.C3C)

### 2 ARCHITECTURAL CONCEPT, MATERIALS AND DETAILS

- MATERIAL TEXTURES AND DETAILING HAVE BEEN CONSIDERED TO RESPOND TO ARTICULATION.
- PRIMARY MATERIALS APPLIED BASED ON LEGIBILITY OF FINE-GRAINED SCALE OR TEXTURE. SECONDARY MATERIALS AND WINDOW GROUPINGS ARE COMPLIMENTARY AND ORGANIZE THE OVERALL COMPOSITION. (DC2.D, DC4.A1)
- SECONDARY ARCHITECTURAL DETAILS INCLUDING PANEL BREAKS, FLASHING, DOWNSPOUTS AND VENTING HAVE BEEN CAREFULLY CONSIDERED AND INTEGRATED INTO THE DESIGN. (DC2.A2, PL2.C2)

## EDG CONCEPT RENDERING

CONCEPTUAL SKETCH OF PROPOSED DEVELOPMENT



\*POWER POLE AND LINES NOT SHOWN FOR CLARITY

VIEW OF SOUTHWEST CORNER FROM BOYLSTON AVE E



DESIGN RESPONSE

3 GROUND FLOOR

- COMMON AMENITY SPACE FACING THE STREET WAS EXPANDED TO INCLUDE AN OUTDOOR PATIO. (PL1.B3, PL1.C1, DC3.A1)
- INDOOR PROGRAM NORTH OF THE ENTRY DOOR IS OPEN TO THE LOBBY AND INCLUDES ADDITIONAL SEATING AND VIEW TO THE STREET. (PL2.B3)
- LANDSCAPING ALONG THE SIDE AND REAR PROVIDE YEAR-ROUND INTEREST TO UNITS AT OR NEAR GRADE. BIO-RETENTION PLANTER TREATS ROOF RUNOFF AT THE NORTH EDGE. (CS1.E2)
- PERIMETER FENCING HEIGHT AND OPACITY RESPONDS TO ADJACENCIES. (CS2.B1, PL3.B1)

4 LOCATION OF SERVICES

- DIRECT AT-GRADE ACCESS TO THE BIKE ROOM AT THE SOUTH SIDE OF THE SITE HAS BEEN MAINTAINED. (PL4.B2)
- TRASH BINS ARE KEPT IN THE BUILDING AND THE DOORS ARE SCREENED TO THE SOUTH BY A 6 FT WOOD FENCE AND FROM THE STREET BY AN EXISTING HEDGE ON THE NEIGHBORING PROPERTY. (DC1.C4)
- THE TRASH ROOM IS CONVENIENTLY LOCATED TO PROVIDE DIRECT ACCESS TO THE STREET FOR PICKUP WITH MINIMAL DISRUPTION AT THE RIGHT-OF-WAY THEREFORE MORE ROOM FOR A CONTINUOUS PLANTING STRIP. (PL3.A1C)



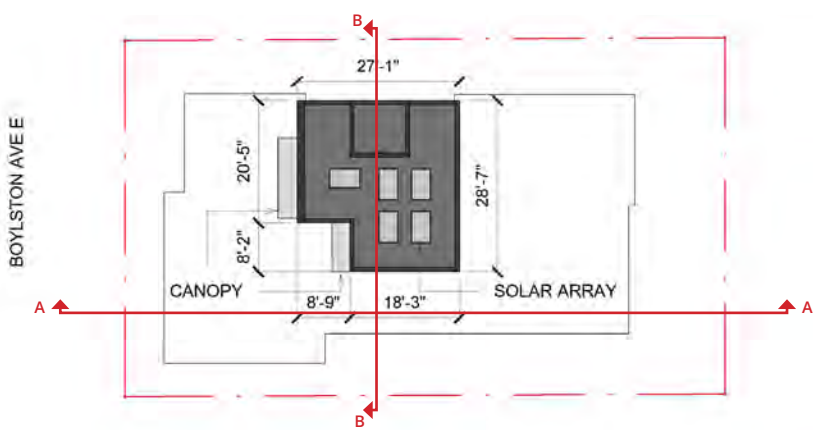
PRIMARY RESIDENTIAL ENTRANCE



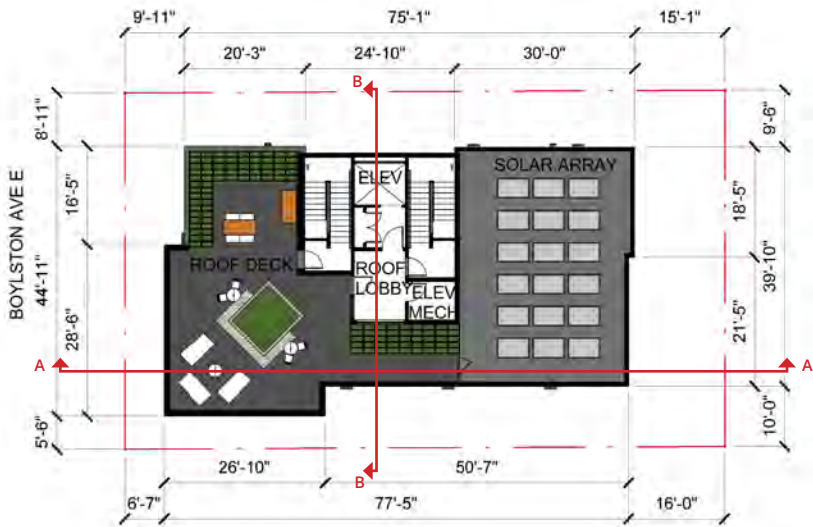


BUILDING PLANS

SCALE: 1/32" = 1'-0"



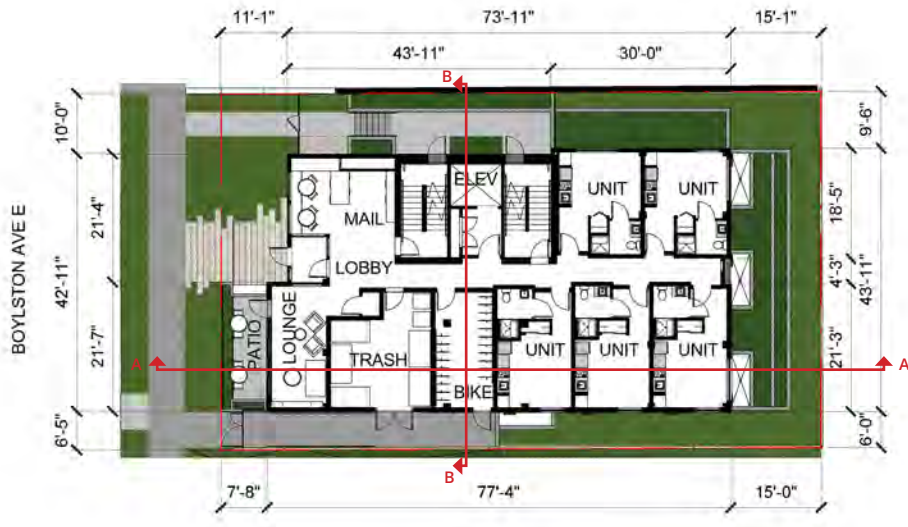
ROOF PENTHOUSE



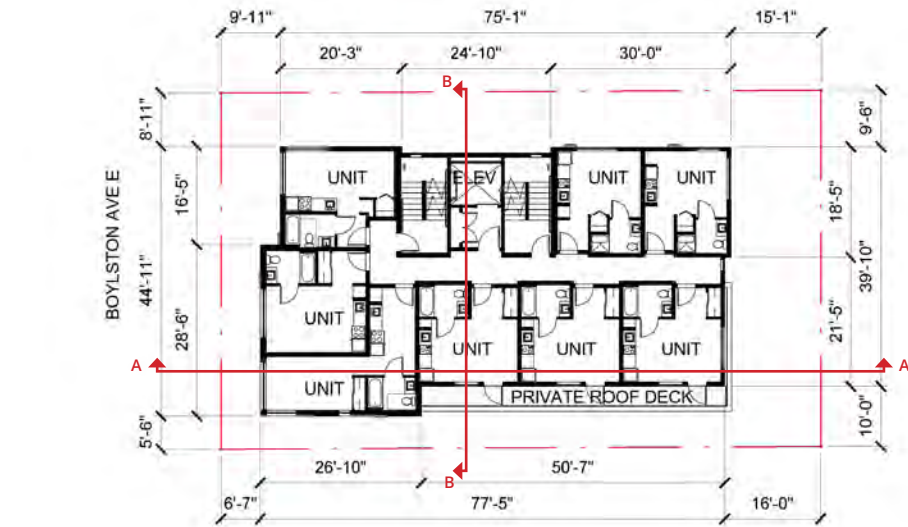
ROOF



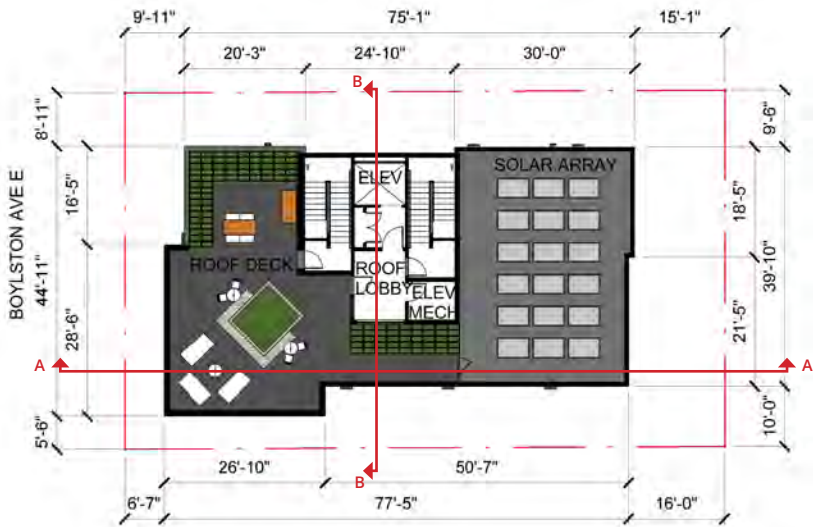
LEVEL 2



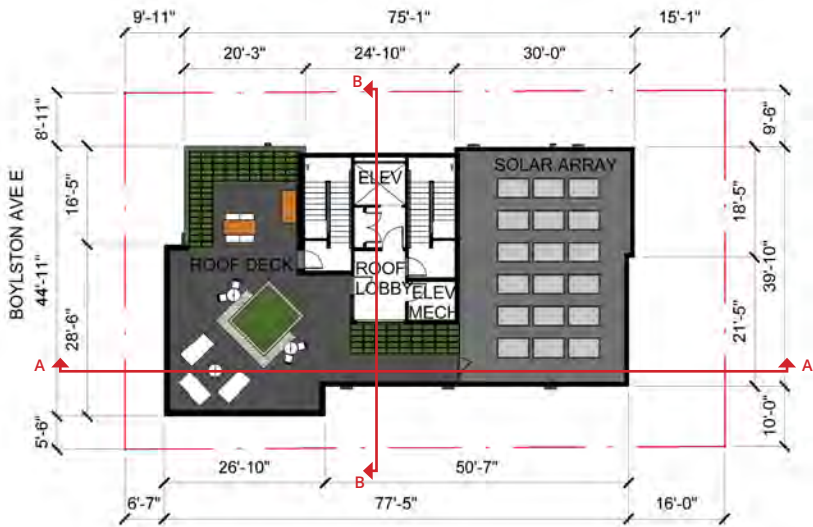
LEVEL 1



LEVEL 6 (7 SIM.)



LEVEL 3 (4-5 SIM.)

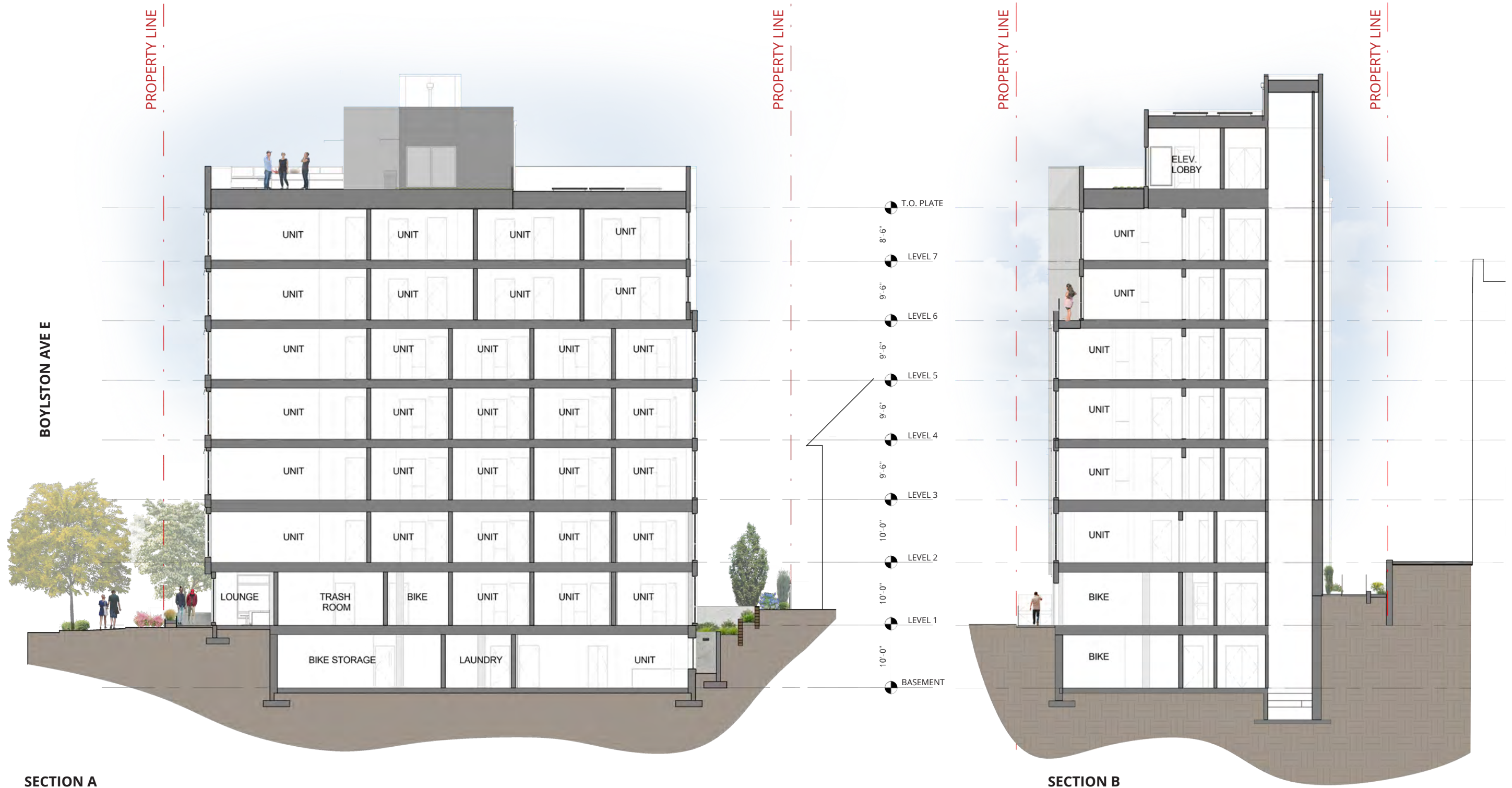


BASEMENT



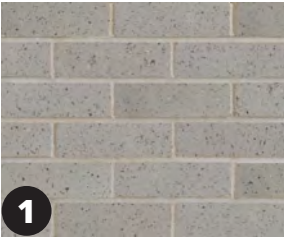
# BUILDING SECTIONS

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

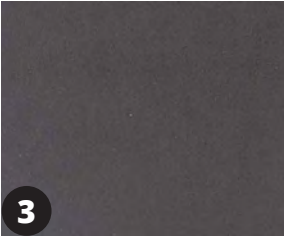


WEST ELEVATION

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



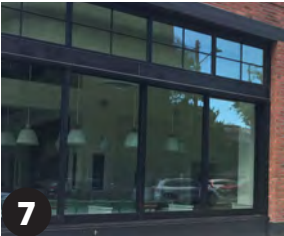
1  
STRETCHER BRICK,  
RUNNING BOND, PEWTER  
GROUT, WARM WHITE



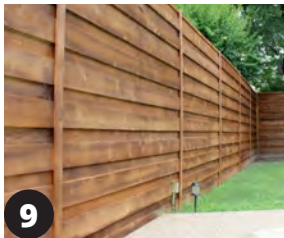
3  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED  
CHARCOAL



5  
GUARDRAIL, METAL  
FRAME WITH MESH INFILL,  
BLACK



7  
ALUMINUM STOREFRONT  
SYSTEM, BLACK



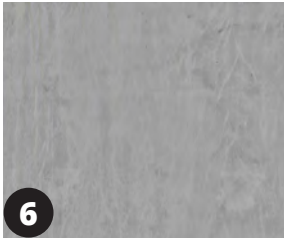
9  
CEDAR PRIVACY  
FENCE



2  
12" FLAT METAL PANEL,  
VERTICAL ORIENTATION,  
DARK GRAY



4  
VINYL WINDOW, BLACK



6  
CAST IN PLACE  
CONCRETE, ANTI-GRAFFITI  
COATING



8  
CONCRETE & STEEL PLATE  
PLANTER



10  
SECURITY GATE, METAL  
FRAME WITH MESH INFILL,  
BLACK

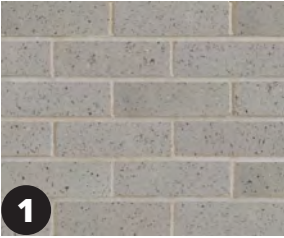






NORTH ELEVATION

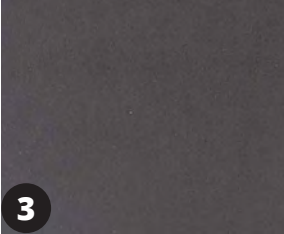
SCALE: 3/32" = 1'-0"



1  
STRETCHER BRICK,  
RUNNING BOND, PEWTER  
GROUT, WARM WHITE



2  
12" FLAT METAL PANEL,  
VERTICAL ORIENTATION,  
DARK GRAY



3  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED  
CHARCOAL



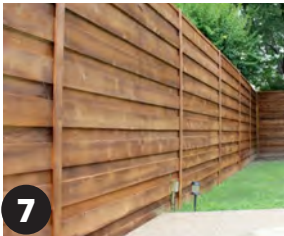
4  
VINYL WINDOW, BLACK



5  
GUARDRAIL, METAL  
FRAME WITH MESH INFILL,  
BLACK



6  
CAST IN PLACE  
CONCRETE, ANTI-GRAFFITI  
COATING



7  
CEDAR PRIVACY  
FENCE

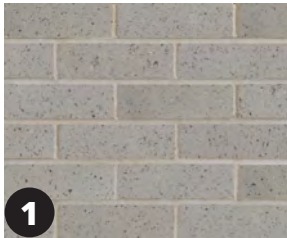


8  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED LIGHT  
GRAY



EAST ELEVATION

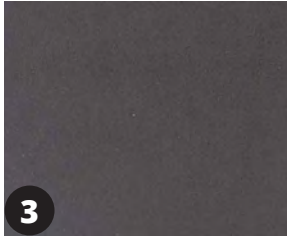
SCALE: 3/32" = 1'-0"



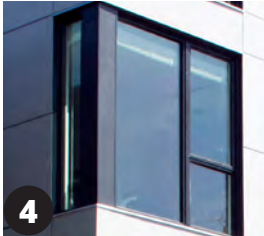
1  
STRETCHER BRICK,  
RUNNING BOND, PEWTER  
GROUT, WARM WHITE



2  
12" FLAT METAL PANEL,  
VERTICAL ORIENTATION,  
DARK GRAY



3  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED  
CHARCOAL



4  
VINYL WINDOW, BLACK



5  
GUARDRAIL, METAL  
FRAME WITH MESH INFILL,  
BLACK



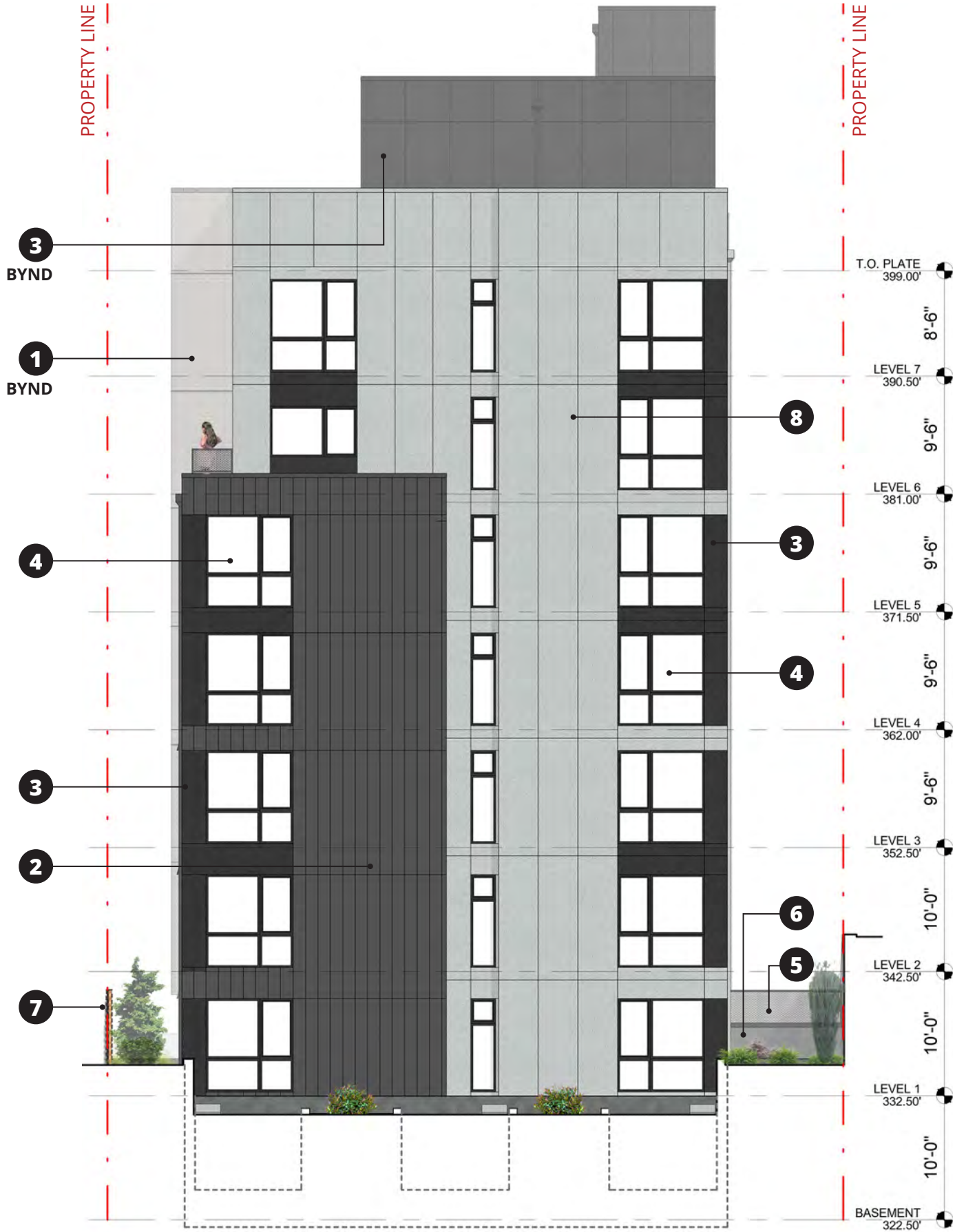
6  
CAST IN PLACE  
CONCRETE, ANTI-GRAFFITI  
COATING



7  
CEDAR PRIVACY  
FENCE

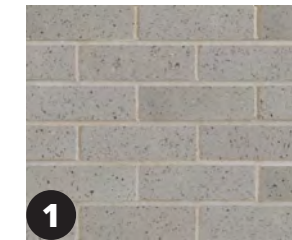


8  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED LIGHT  
GRAY

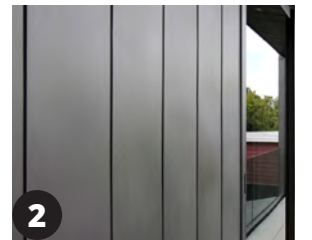


# SOUTH ELEVATION

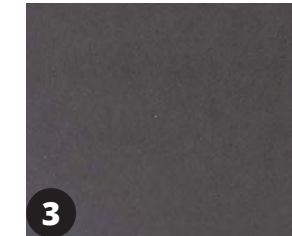
SCALE: 3/32" = 1'-0"



1  
STRETCHER BRICK,  
RUNNING BOND, PEWTER  
GROUT, WARM WHITE



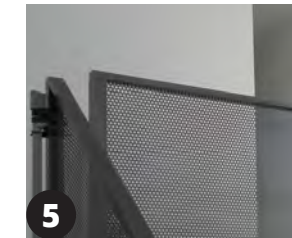
2  
12" FLAT METAL PANEL,  
VERTICAL ORIENTATION,  
DARK GRAY



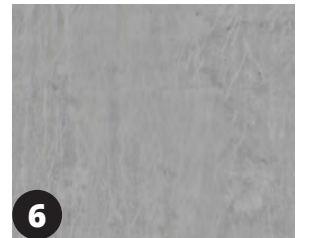
3  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED  
CHARCOAL



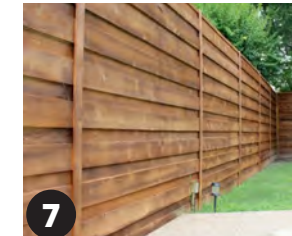
4  
VINYL WINDOW, BLACK



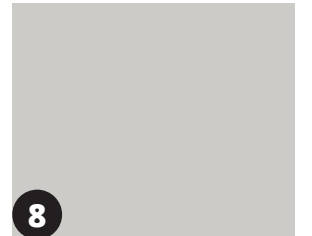
5  
GUARDRAIL, METAL  
FRAME WITH MESH INFILL,  
BLACK



6  
CAST IN PLACE  
CONCRETE, ANTI-GRAFFITI  
COATING



7  
CEDAR PRIVACY  
FENCE



8  
FIBER CEMENT PANEL;  
SMOOTH, PAINTED LIGHT  
GRAY



CONCEPT DEVELOPMENT: CONTEXT ANALYSIS

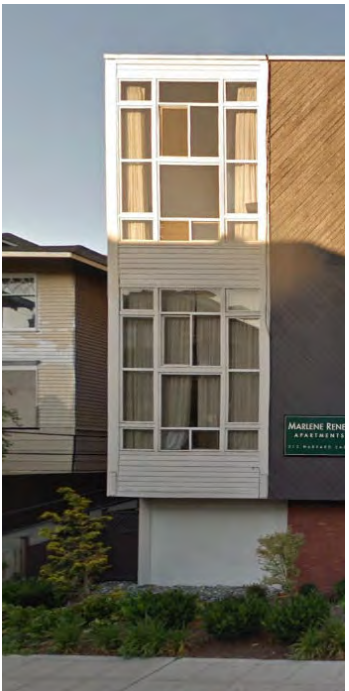


The Board encouraged consideration of the context as it relates to the building composition and site experience. A variety of precedents are in the neighborhood, illustrating that there is no dominant elements to incorporate. However, a rich palette of context cues are available to inform the design.

2 NEIGHBORHOOD PATTERNS: MASSING & WINDOWS



- MONOLITHIC MASSING WITHOUT CORNER TREATMENTS
- OCCUPIES SITE FRONTAGE
- PUNCHED OPENINGS IN RIGOROUS PATTERN



- GEOMETRIC MASSING, RESTRAINED MODULATION
- LARGE OPENINGS IN A VARIETY OF PATTERNS
- VERTICAL EMPHASIS



- MASSING EXPRESSED WITH INFILL AT WINDOW GROUPINGS
- RIBBON WINDOW PATTERN
- HORIZONTAL EMPHASIS

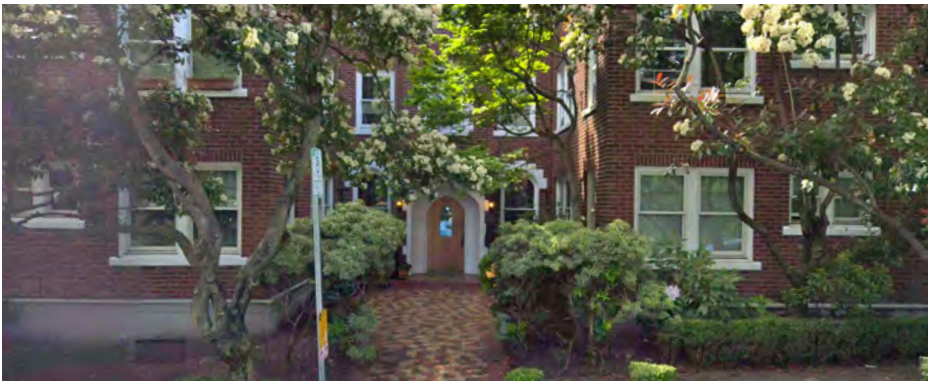
5 NEIGHBORHOOD PATTERNS: STREET PRESENCE & LANDSCAPING



- ENTRY IS IDENTIFIABLE AND INTEGRATED INTO THE DESIGN
- MAXIMIZED LANDSCAPING AT RIGHT-OF-WAY, MONOCHROMATIC PLANTINGS IN A MODERN PALETTE



- ENTRY IS MARKED BY A BUILDING FEATURE AND A BREAK IN LANDSCAPING
- MATURE LANDSCAPING OCCUPIES BUILDING FRONTAGE IN MULTI-COLOR, FORMAL ARRANGEMENT



- ENTRY DEFINED BY BUILDING MASSING AND RECESSED YET CLEARLY IDENTIFIED FROM THE STREET
- FORMAL LANDSCAPING IN A MUTED PALETTE FRAMES THE RESIDENTIAL ENTRY AND PROVIDES A LIGHT BUFFER TO THE BUILDING EDGE



2 CONCEPT DEVELOPMENT: MATERIAL STUDIES



MATERIALS & DETAILS: DARK TO LIGHT

EXPLORING SCALE, TEXTURE & TONE:

- DARK BRICK IN A TRADITIONAL SIZE & COURSING
- INFILL AT MASONRY FRAMEWORK RELATES TO SECONDARY MASSING
- METAL PANEL FIELD: VERTICAL AND HORIZONTAL APPLICATIONS, NO WINDOW GROUPINGS, FULL-HEIGHT PARAPETS
- LARGER PANELING IN LIGHT COLOR AT UPPER STORIES

CONCLUSIONS:

- TEXTURE OF DARK, TRADITIONAL SIZE BRICK IS LOST AT UPPER STORIES
- RELATIONSHIP OF INFILL AT BRICK TO SECONDARY MASSING IS SUCCESSFUL
- HORIZONTAL AND VERTICAL METAL PANEL APPLICATION IS NOT AS SUCCESSFUL TO BREAK DOWN MASS AS GROUPED WINDOWS WITH INFILL
- FULL-HEIGHT PARAPETS AT METAL PANEL MASSING ADDS BULK AND COMPETES WITH STRONG TERMINATION AT BRICK MASS



MATERIALS & DETAILS: MONOCHROME

EXPLORING SCALE, TEXTURE & TONE:

- CMU VENEER IN TRADITIONAL SIZE & COURSING
- INFILL AT MASONRY FRAMEWORK RELATES TO UPPER MASSING
- METAL PANEL FIELD: MIMICS MASONRY FRAMEWORK, HIGH-CONTRAST INFILL PANELS AND PARAPET GUARD
- PANELING AND INFILL AT UPPER STORIES DRAWS CONNECTION TO BOTH PRIMARY FIELDS

CONCLUSIONS:

- SCALE OF TRADITIONAL CMU (8X16) OVERWHELMS THE MASSING
- TWO FRAMEWORK APPLICATIONS COMPLETE
- FIBER CEMENT PANELS AT MASONRY INFILL IS LESS SUCCESSFUL THAN METAL PANEL
- LARGER PANELS AT UPPER STORIES PROVIDES UNDERSTANDING OF THE MATERIALS SCALE AND ORGANIZATION FROM THE STREET



MATERIALS & DETAILS: HIGH CONTRAST

EXPLORING SCALE, TEXTURE & TONE:

- LIGHT BRICK IN A TRADITIONAL SIZE & COURSING
- INFILL AT MASONRY FRAMEWORK RELATES TO UPPER MASSING
- METAL PANEL FIELD: SIMPLIFIED MATERIAL APPLICATION, WINDOW GROUPINGS EMPHASIZE VERTICAL, TRANSPARENT PARAPET GUARD
- DARK CORRUGATED METAL WITH BLACK INFILL AT UPPER STORIES

CONCLUSIONS:

- TEXTURE AND SCALE OF THE CORRUGATED METAL AND BRICK COMPETE, NOT COMPLIMENT
- TEXTURE AND SCALE OF CORRUGATED METAL IS LOST AT UPPER STORIES
- VERTICAL WINDOW GROUPINGS ARE SUCCESSFUL IN BREAKING DOWN MASS
- NOT A COHESIVE WINDOW PALETTE



CONCEPT DEVELOPMENT: MATERIALITY & COMPOSITION

DETAIL SUMMARY:

- THROUGH WALL FLASHING, TYPICAL AT FLOOR LINE
- DOWNPOUT (3" SQUARE PROFILE), ALIGNMENT AT PANEL BREAK, FINISH TO MATCH FIELD
- VENT COVER VERTICAL + HORIZONTAL ALIGNMENT, FINISH TO MATCH FIELD
- VERTICAL H-PROFILE PANEL JOINT (1/2" REVEAL)
- SILL FLASHING TO MATCH WINDOW COLOR



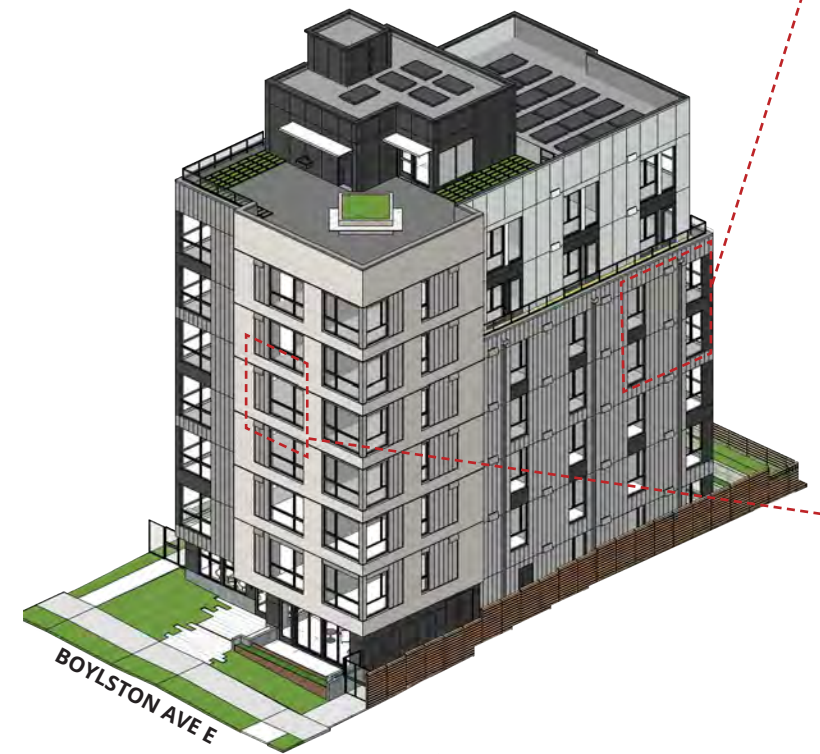
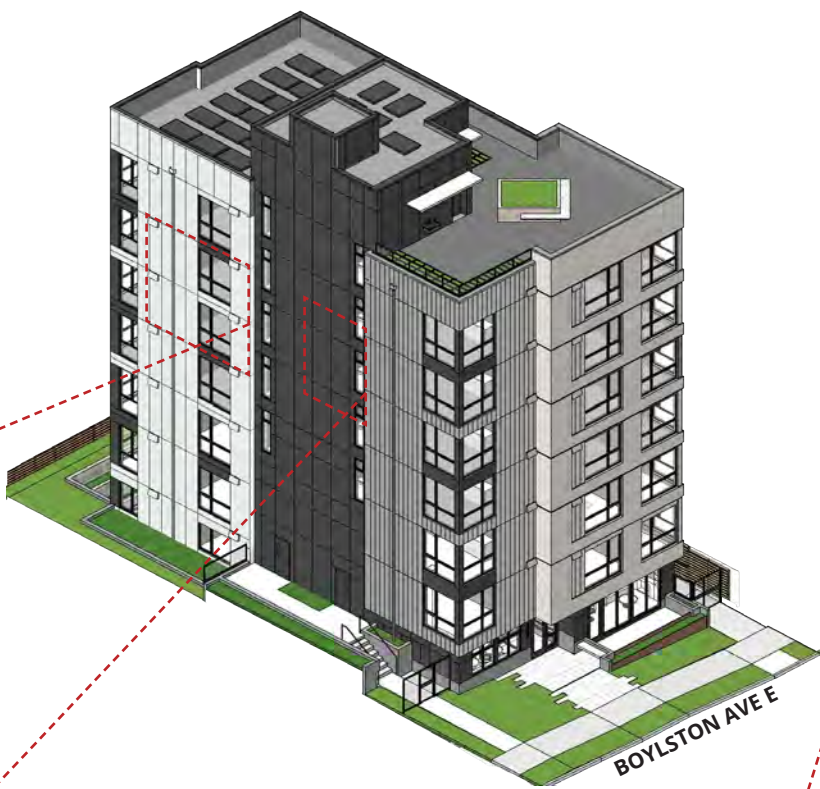
- REAR MASSING & UPPER STORIES:**
- PANELS AND WINDOW GROUPINGS EXPRESS A VERTICAL ORIENTATION
  - COMPOSITION OF SECONDARY ELEMENTS MINIMIZE VISUAL IMPACT
  - COLOR CONTRAST BREAKS DOWN BUILDING HEIGHT

DETAIL SUMMARY:

- THROUGH WALL FLASHING, ALIGN WITH WINDOW HEAD
- VERTICAL T-PROFILE PANEL JOINT (1" PROFILE)
- LOW PROFILE Z- FLASHING



- CIRCULATION & BUILDING CORE:**
- RIGOROUS, STANDARDIZED PANEL LAYOUT
  - SLENDER WINDOW PROFILE EMPHASIZES VERTICAL AND IS UNIQUE TO CIRCULATION ELEMENT
  - UNIFORM COLOR RECEDES ELEMENT IN THE OVERALL COMPOSITION



DETAIL SUMMARY:

- THROUGH WALL FLASHING, TYPICAL AT WINDOW HEAD
- LOW PROFILE Z- FLASHING
- DOWNPOUT (3" SQUARE PROFILE), CENTER ON PANEL, PREFINISH TO MATCH FIELD
- VENT COVER VERTICAL + HORIZONTAL ALIGNMENT, PREFINISH TO MATCH FIELD
- SILL FLASHING TO MATCH WINDOW COLOR

FACADES FACING PRIMARY VIEWPOINTS:

- ORDERLY ARRANGEMENT OF OPENINGS WITH METAL PANEL MODULE
- VERTICAL ORIENTATION WITH WINDOW GROUPING AND INFILL PANELS
- CORNER ELEMENTS ERODE BUILDING EDGES

DETAIL SUMMARY:

- THROUGH WALL FLASHING AT LINTEL, TYPICAL AT FLOOR LINE
- VENT COVER ALIGNMENT, FINISH TO MATCH INFILL PANEL
- FLAT METAL PANEL INFILL MODULE ALIGNMENT
- BRICK: NORMAN STRETCHER PROFILE (12" X 3") IN NEUTRAL PEWTER COLOR, MISSION TEXTURE
- RUNNING BOND - HORIZONTAL + VERTICAL MODULE ALIGNMENT
- SILL FLASHING



PROMINENT CORNER:

- BRICK FRAMEWORK WITH METAL INFILL ESTABLISHES REGULAR PUNCHED OPENINGS
- COLOR PALETTE CREATES FOCAL POINT WHILE INTEGRATING OVERALL COMPOSITION
- CONTRASTING TEXTURES AND MATERIAL ORIENTATION BREAKS DOWN SCALE

MATERIAL AND COMPOSITION CONCEPT DIAGRAM

INTENTIONALLY BLANK



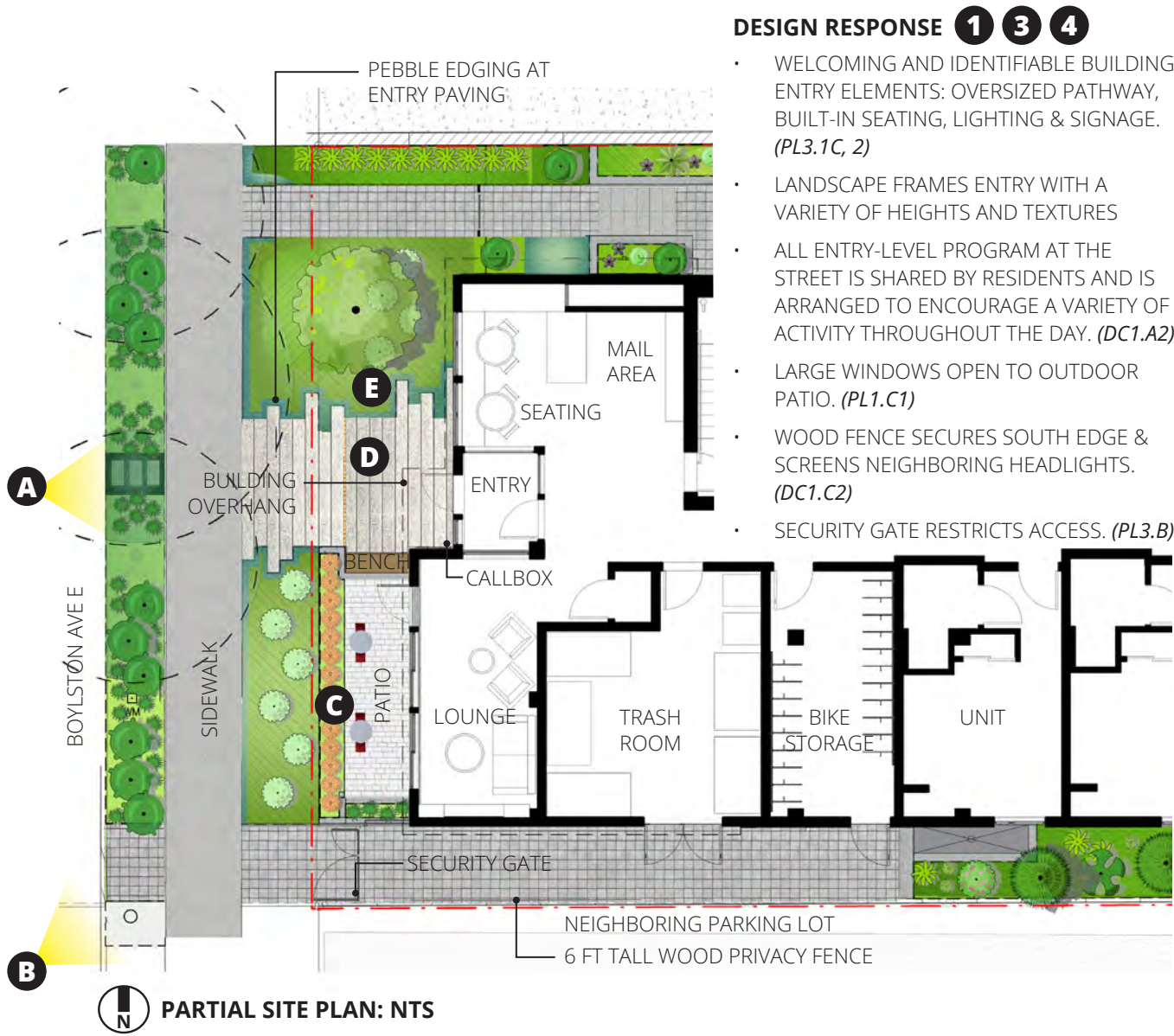
RESIDENTIAL EDGES: WEST & SOUTH



**A** VIEW FROM BOYLSTON AVE E LOOKING EAST \*STREET TREES NOT SHOWN FOR CLARITY



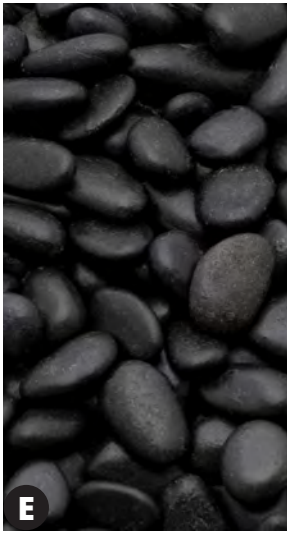
**B** VIEW FROM BOYLSTON AVE E LOOKING AT SOUTHWEST CORNER \*STREET TREES NOT SHOWN FOR CLARITY



**C** STEEL PLANTER WALL



**D** MAIN ENTRY PAVING



**E** MEXICAN BEACH PEBBLES

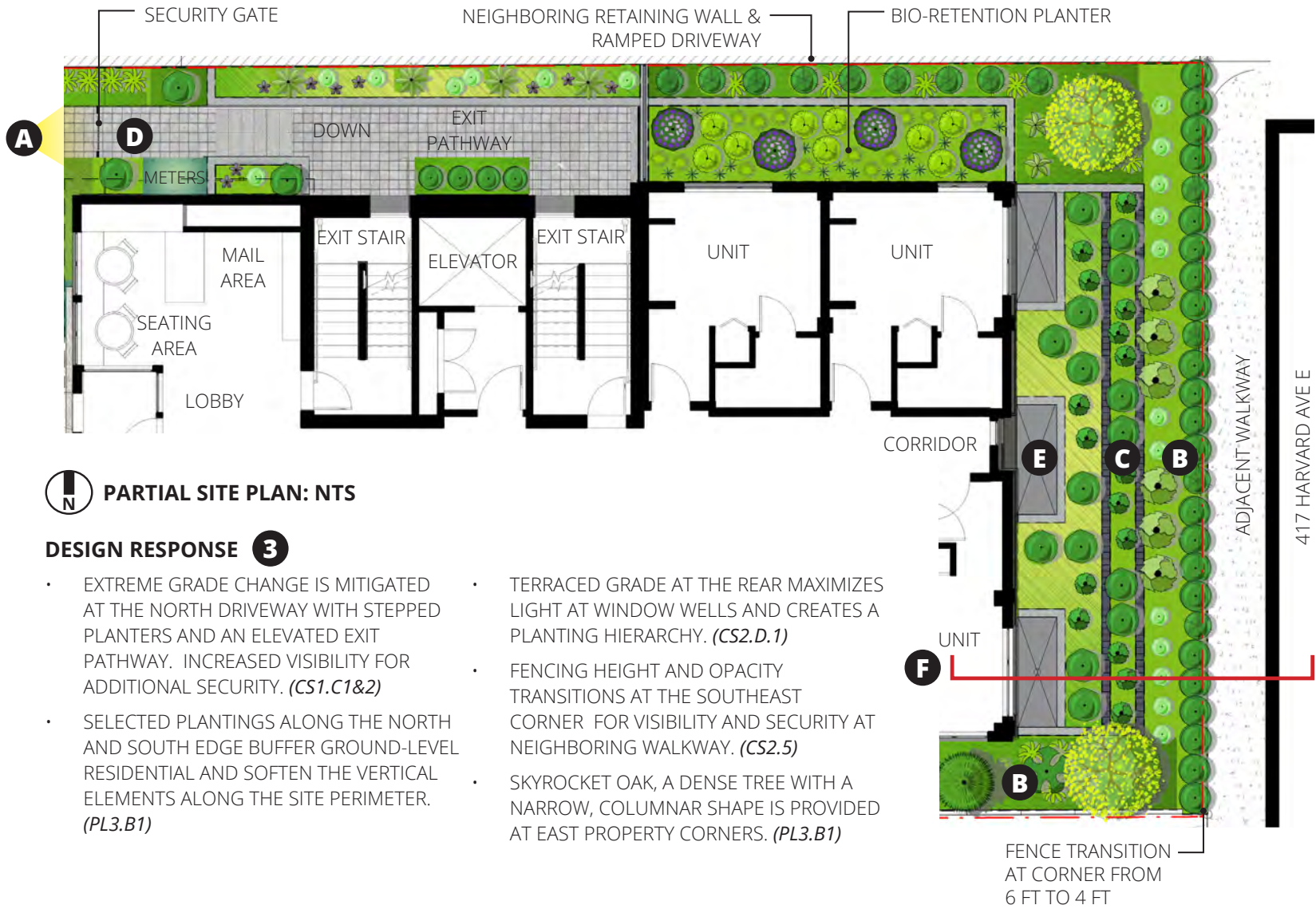


**F** ADDRESS SIGNAGE





A AERIAL VIEW - NORTH YARD



PARTIAL SITE PLAN: NTS

DESIGN RESPONSE 3

- EXTREME GRADE CHANGE IS MITIGATED AT THE NORTH DRIVEWAY WITH STEPPED PLANTERS AND AN ELEVATED EXIT PATHWAY. INCREASED VISIBILITY FOR ADDITIONAL SECURITY. (CS1.C1&2)
- SELECTED PLANTINGS ALONG THE NORTH AND SOUTH EDGE BUFFER GROUND-LEVEL RESIDENTIAL AND SOFTEN THE VERTICAL ELEMENTS ALONG THE SITE PERIMETER. (PL3.B1)
- TERRACED GRADE AT THE REAR MAXIMIZES LIGHT AT WINDOW WELLS AND CREATES A PLANTING HIERARCHY. (CS2.D.1)
- FENCING HEIGHT AND OPACITY TRANSITIONS AT THE SOUTHEAST CORNER FOR VISIBILITY AND SECURITY AT NEIGHBORING WALKWAY. (CS2.5)
- SKYROCKET OAK, A DENSE TREE WITH A NARROW, COLUMNAR SHAPE IS PROVIDED AT EAST PROPERTY CORNERS. (PL3.B1)



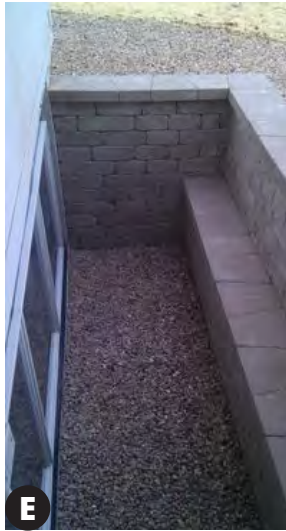
B WOOD PRIVACY FENCING



C TERRACED PLANTER WALLS



D SECURITY GATE / SCREENING



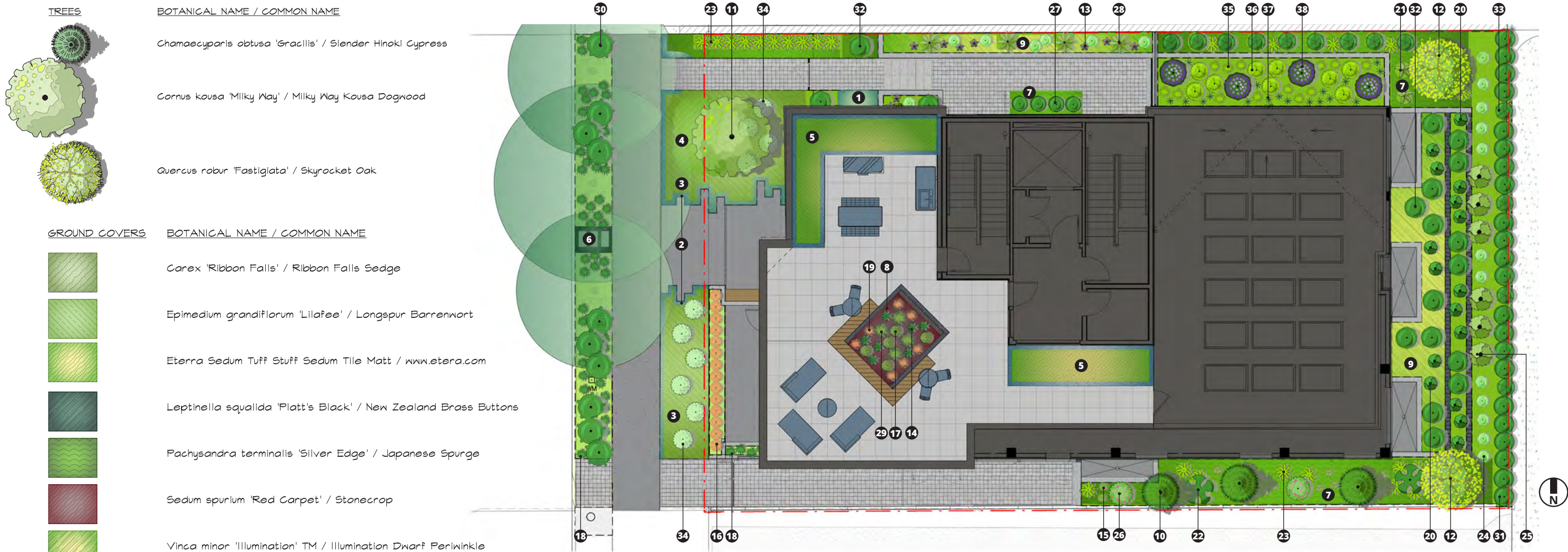
E WINDOW WELL



F SECTION PERSPECTIVE



SITE DEVELOPMENT: LANDSCAPE PLAN



1  
CRUSHED ROCK



2  
MEXICAN BEACH PEBBLES

GROUND COVERS:



3  
RIBBON FALLS SEDGE



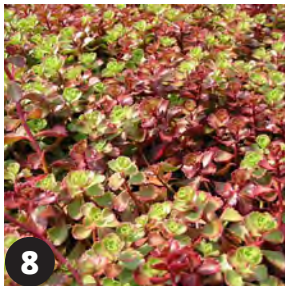
6  
NEW ZEALAND BRASS  
BUTTONS



7  
JAPANESE SPURGE



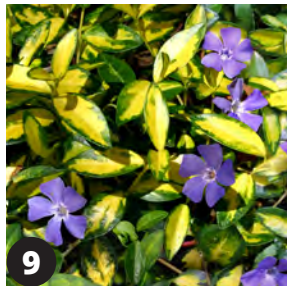
4  
LONGSPUR BARREN-  
WORT



8  
RED CARPET STONECROP



5  
TUFF STUFF SEDUM TILE  
MAT







9  
ILLUMINATION DWARF  
PERIWINKLE



SITE DEVELOPMENT: LANDSCAPE IMAGES

SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Astilbe chinensis</i> 'Visions in White' / Chinese Astilbe
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Blechnum spicant</i> / Deer Fern
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex testacea</i> / Orange Sedge
	<i>Cyrtomium fortunei</i> / Japanese Holly Fern
	<i>Dryopteris erythrosora</i> / Autumn Fern
	<i>Fatsia japonica</i> / Japanese Fatsia
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Helleborus niger</i> 'HGC Jacob' / Christmas Rose
	<i>Hydrangea macrophylla</i> 'Nikko Blue' / Nikko Blue Hydrangea
	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Pennisetum orientale</i> / Oriental Fountain Grass
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Prunus laurocerasus</i> 'Otto Luyken' / Luykens Laurel
	<i>Sarcococca hookeriana humilis</i> / Dwarf Sweet Box
	<i>Taxus x media</i> 'H.M. Eddie' / H.M Eddie Yew
	<i>Weigela florida</i> 'Kolsunn' / Magical Fantasy Weigela

BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood
	<i>Juncus effusus</i> / Soft Rush
	<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry



10  
SLENDER HINOKI CY-  
PRESS TREE



11  
MILKY WAY KOUSA  
DOGWOOD TREE



12  
SKYROCKET OAK TREE



13  
CHINESE ASTILBE



14  
WINTERGLOW BERGENIA



15  
DEER FERN



16  
FEATHER REED GRASS



17  
WICKWAR FLAME  
HEATHER



18  
ICE DANCE JAPANESE  
SEDE



19  
ORANGE SEDGE



20  
JAPANESE HOLLY FERN



21  
AUTUMN FERN



22  
JAPANESE FATSIA



23  
GOLDEN VARIEGATED  
HAKONECHIA



24  
CHRISTMAS ROSE



25  
NIKKO BLUE HYDRANGEA



26  
OAKLEAF HYDRANGEA



27  
SKY PENCIL JAPANESE  
HOLLY



28  
MAHONIA SOFT CARESS



29  
ORIENTAL FOUNTAIN  
GRASS



30  
MOUNT VERNON LAUREL



31  
LUYKENS LAUREL



32  
DWARF SWEET BOX



33  
H.M. EDDIE YEW



34  
MAGICAL FANTASY  
WEIGELA



35  
GOLDEN VARIEGATED  
SWEETFLAG



36  
GOLDENLEAF DOGWOOD



37  
SOFT RUSH



38  
BLACK LACE ELDERBERRY



SITE DEVELOPMENT: LIGHTING PLAN



LEVEL 1 PLAN: NTS



ROOF PLAN: NTS



1

RECESSED STRIP LIGHT



2

WALL SCONCE



3

PATH LIGHT



4

STEP LIGHT



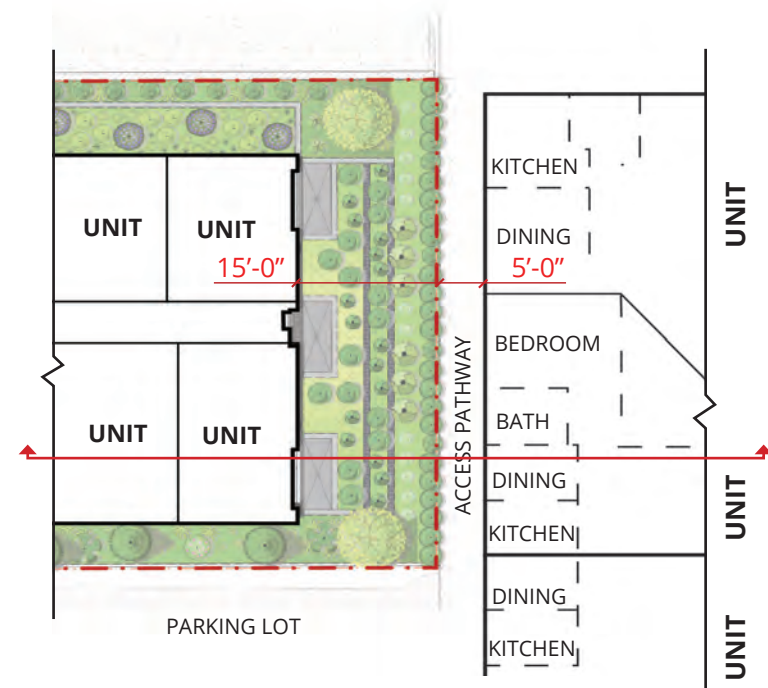
5

LANDSCAPE LIGHT





## ADJACENCIES: PRIVACY STUDY



PARTIAL PLAN VIEW - EAST NEIGHBOR

### EAST NEIGHBOR RELATIONSHIP

#### MITIGATING PRIVACY CONCERNS

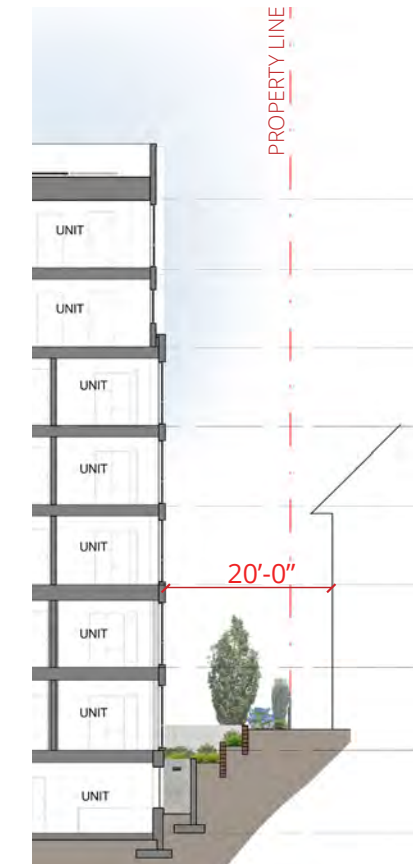
- 20 FEET OF BUILDING SEPARATION
- WINDOW PLACEMENT RESULTS IN MINIMAL OVERLAP
- CORNER WINDOWS OFFER BROADER VIEW RANGE, NOT PRIMARILY DIRECTED EAST

#### SHARED EDGE

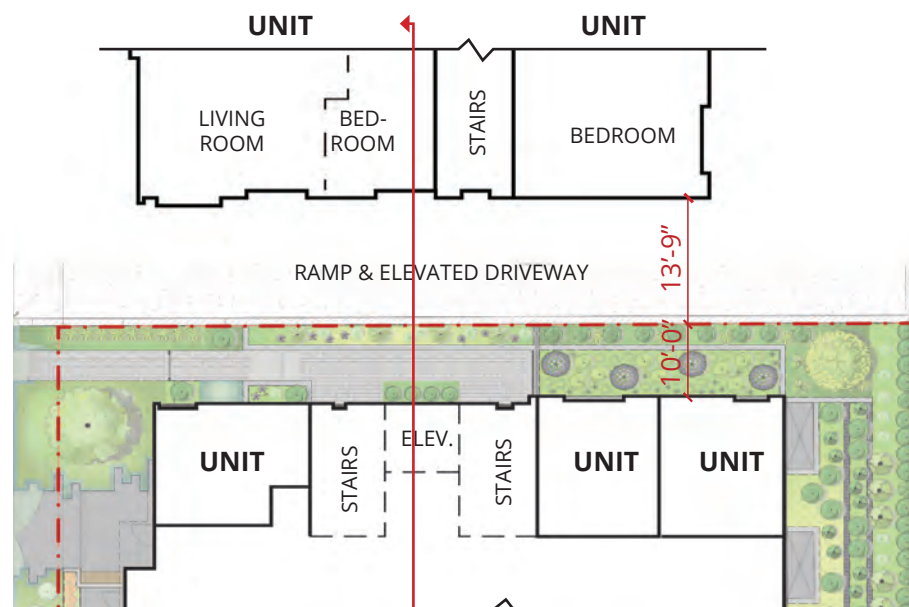
- LOW, SEMI-TRANSPARENT 4 FT WOOD FENCE ALONG EAST LOT LINE DEFINES PROPERTY LIMITS WITHOUT IMPACTING VIEWS, MAKING A SAFER ENVIRONMENT AT THE NEIGHBORING ACCESS PATHWAY
- VARIETY OF PLANTINGS AND TREES AT THE REAR YARD, WHEN MATURE WILL BE VISIBLE TO NEIGHBORS FACING WEST



EAST NEIGHBOR WINDOW STUDY



PARTIAL SECTION: EAST



PARTIAL PLAN VIEW - NORTH NEIGHBOR

### NORTH NEIGHBOR RELATIONSHIP

#### MITIGATING PRIVACY CONCERNS

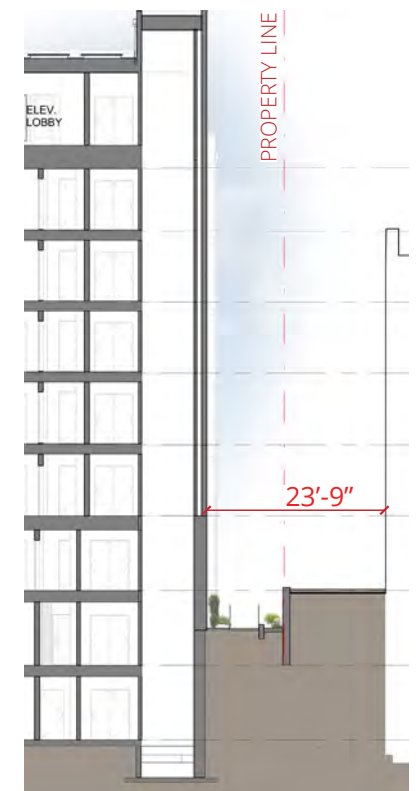
- 23 FEET OF BUILDING SEPARATION
- NO DIRECT OVERLAP AT WINDOWS
- FACING CIRCULATION/ CORE PROGRAM ELEMENTS

#### SHARED EDGE

- SECURITY GATES AND FENCING PROVIDED TO COMPLETE NATURALLY EXISTING RETAINING WALL BARRIER
- ELEVATED EXIT PATHWAY PROVIDES INCREASED VISIBILITY AND SURVEILLANCE AT THE NORTH EXIT WALKWAY
- VARIETY OF PLANTINGS AT GRADE SCREEN EXISTING RETAINING WALLS AND PROVIDE INTEREST FOR UNITS AT GRADE



NORTH NEIGHBOR WINDOW STUDY



PARTIAL SECTION: NORTH



DEPARTURES

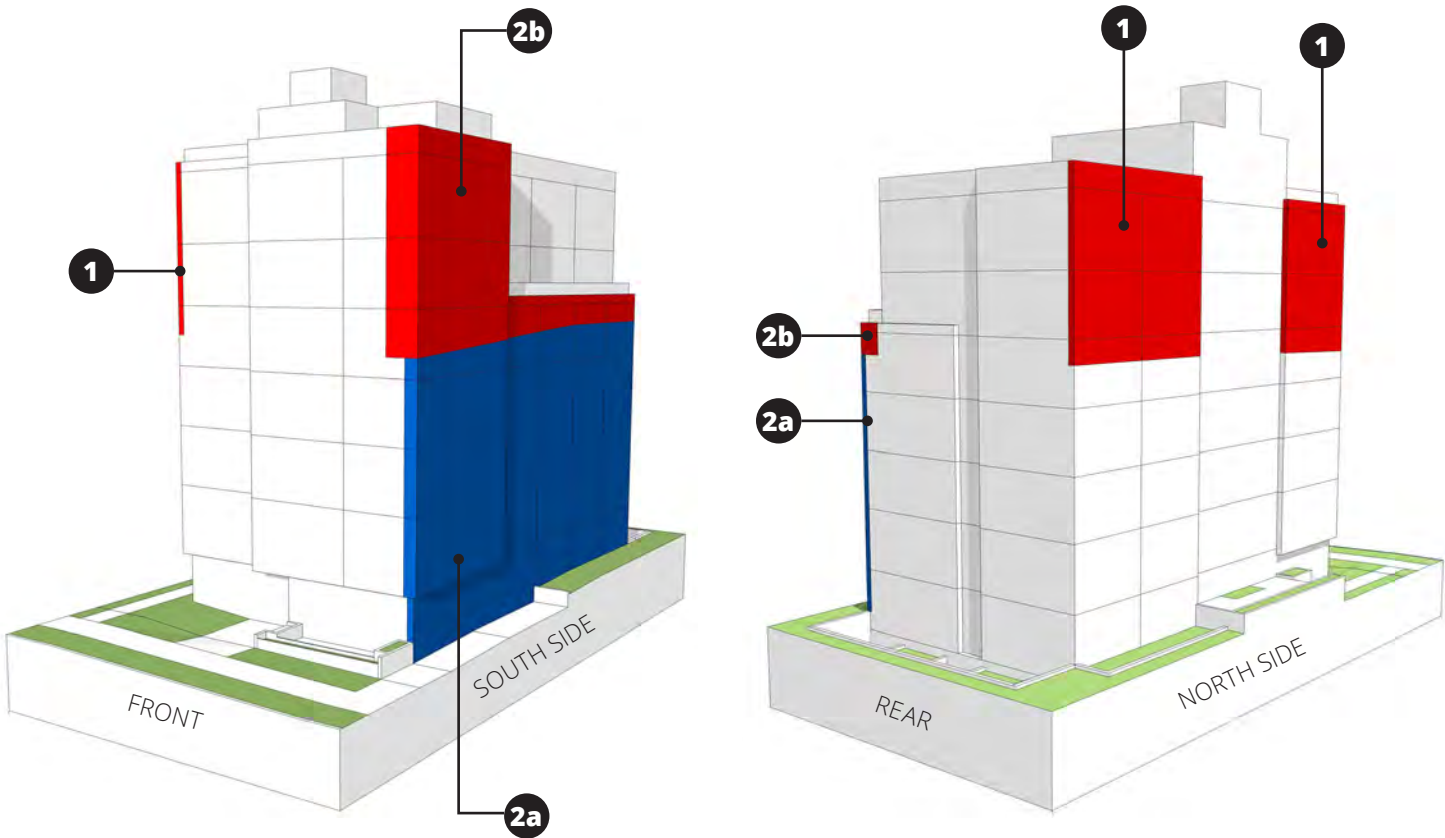
1 SMC 23.45.518.B - SIDE SETBACK FROM INTERIOR LOT LINE (NORTH)

REQUIRED: 7' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE  
10' AVERAGE, 7' MINIMUM > 42' ABOVE GRADE  
PROPOSED: 9.41' AVERAGE, 9' MINIMUM < 42' ABOVE GRADE  
9.43' AVERAGE, 9' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:

The building setback below 42 ft is much greater than required and existing conditions at the north neighbor's driveway adds to the large separation between buildings. This request is to reduce the average above 42 ft slightly (not the minimum) to allow for a clear termination at the top of the building and maintain consistent massing expression around the building.

- CS2.D.5: RESPECT FOR ADJACENT SITES
- DC2.B.1: FACADE COMPOSITION



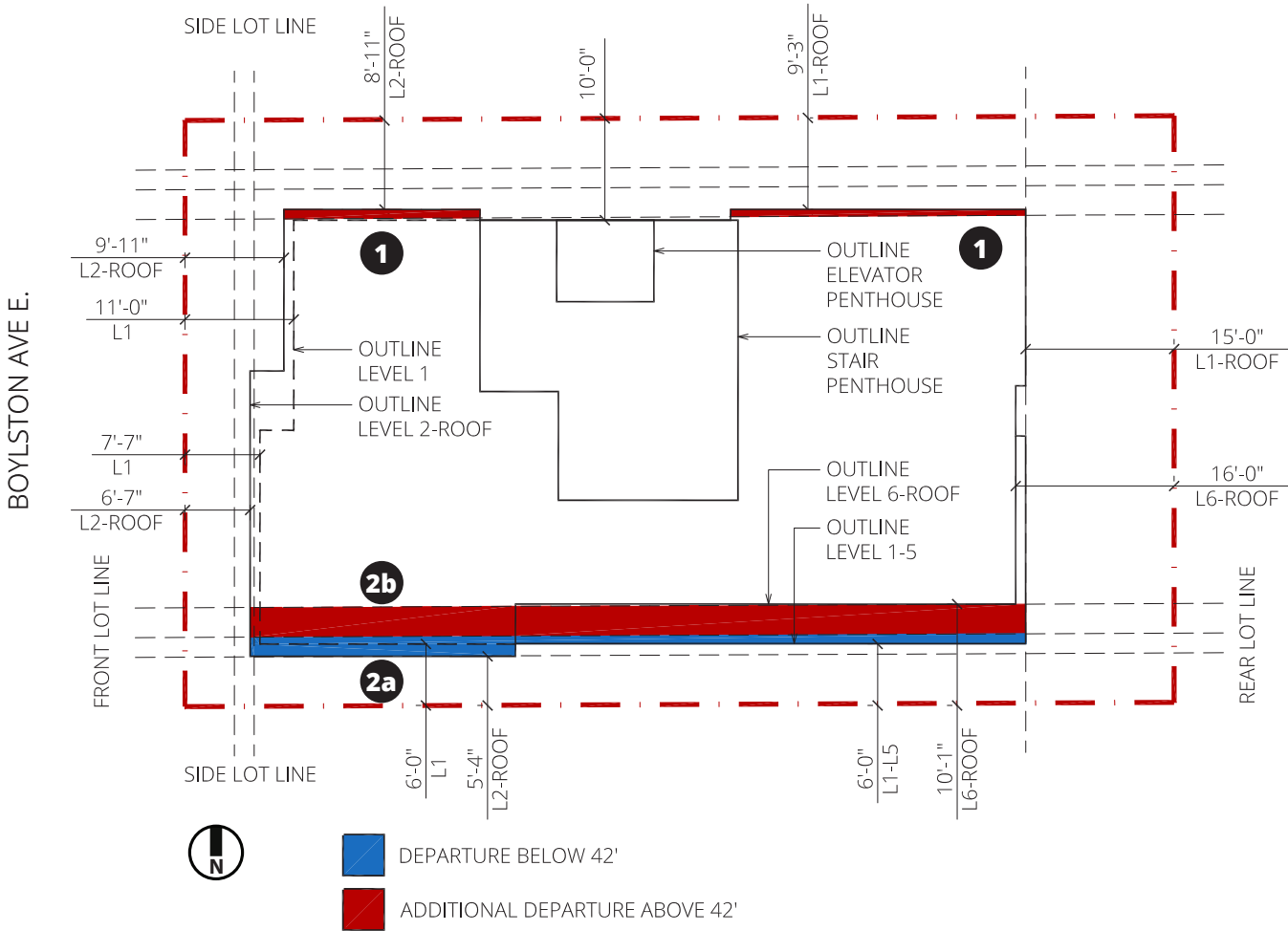
2a SMC 23.45.518.B - SIDE SETBACK FROM INTERIOR LOT LINE (SOUTH)

2b REQUIRED: 7' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE  
10' AVERAGE, 7' MINIMUM > 42' ABOVE GRADE  
PROPOSED: 5.81' AVERAGE, 5.33' MINIMUM < 42' ABOVE GRADE  
7.91' AVERAGE, 5.33' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:

The proposed side setback is a result of shifting the building mass south to provide an additional buffer to the neighbor and articulate visible facades. The modulation presents a strong corner element where the project is most visible and allows for better massing on the front facade. Upper-level stepping is provided at the side setback and the proposed location was chosen to balance proportion of the overall massing. The stepping terminates at the corner massing to avoid the “wedding cake” style design.

- CS2.C.2: MID-BLOCK SITE
- CS3.A.1: FITTING OLD AND NEW TOGETHER
- CS2.D.5: RESPECT FOR ADJACENT SITES
- CS2.A.2: ARCHITECTURAL PRESENCE







1728 12TH AVE E



2418 NW 58TH ST



120 10TH AVE E



116 13TH AVE E



1715 12TH AVE E



600 E HOWELL ST



1404 BOYLSTON AVE