

#3032070-EG

420 BOYLSTON AVE E **EARLY DESIGN GUIDANCE**

JOHNSON & CARR, LLC | **SHW**

ADDRESS

420 BOYLSTON AVE E
SDCI# 3032070-EG

PROJECT TEAM

OWNER	JOHNSON & CARR, LLC
ARCHITECT	SHW, LLC
SURVEYOR	CHADWICK & WINTERS

PROJECT INFO

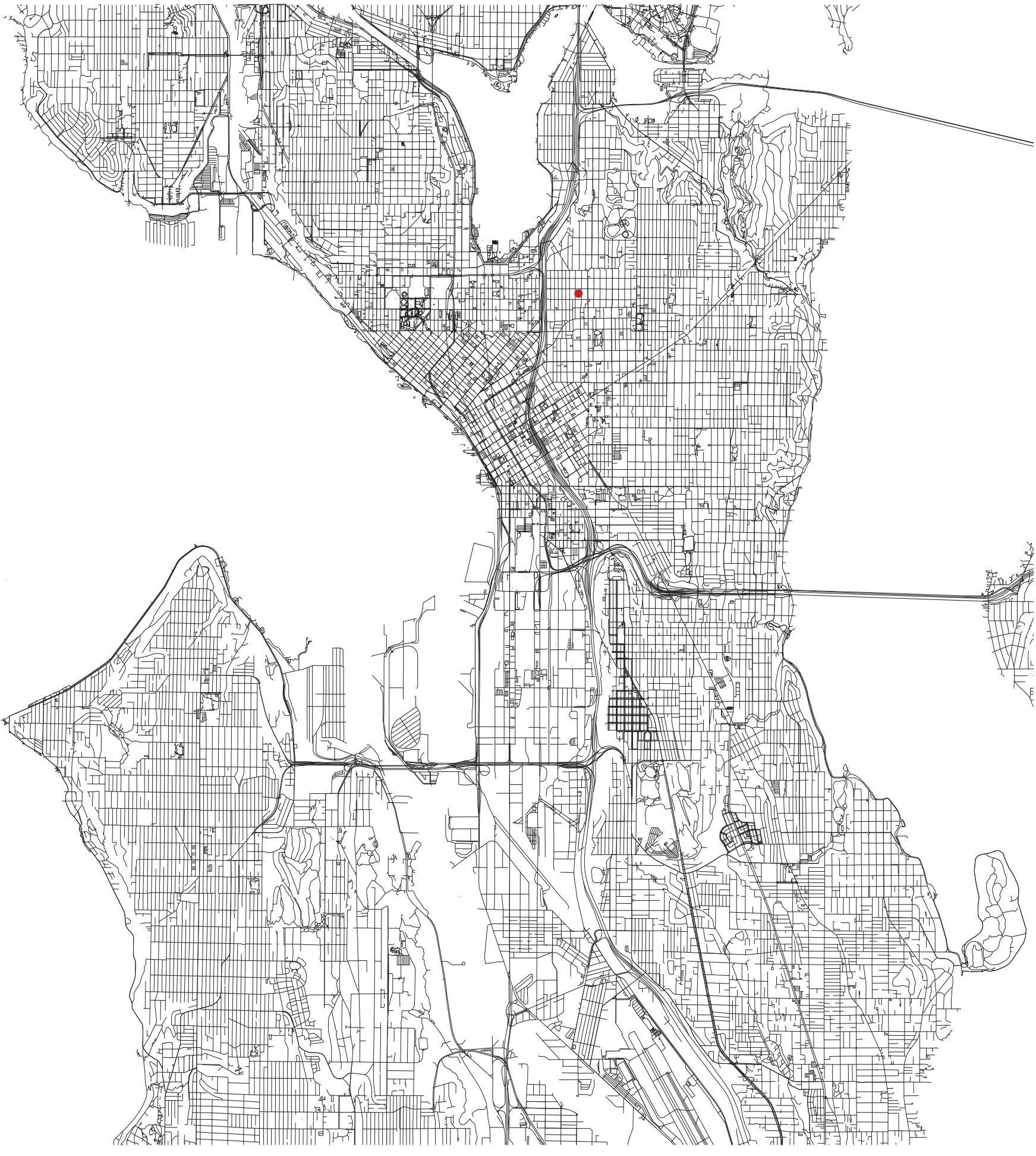
ZONING	MR
LOT SIZE	5,932 sf
FAR	4.25
ALLOWABLE FAR	25,211
PROPOSED FAR	3.8
PROPOSED UNITS	58
PARKING STALLS	n/a
BICYCLE PARKING	61

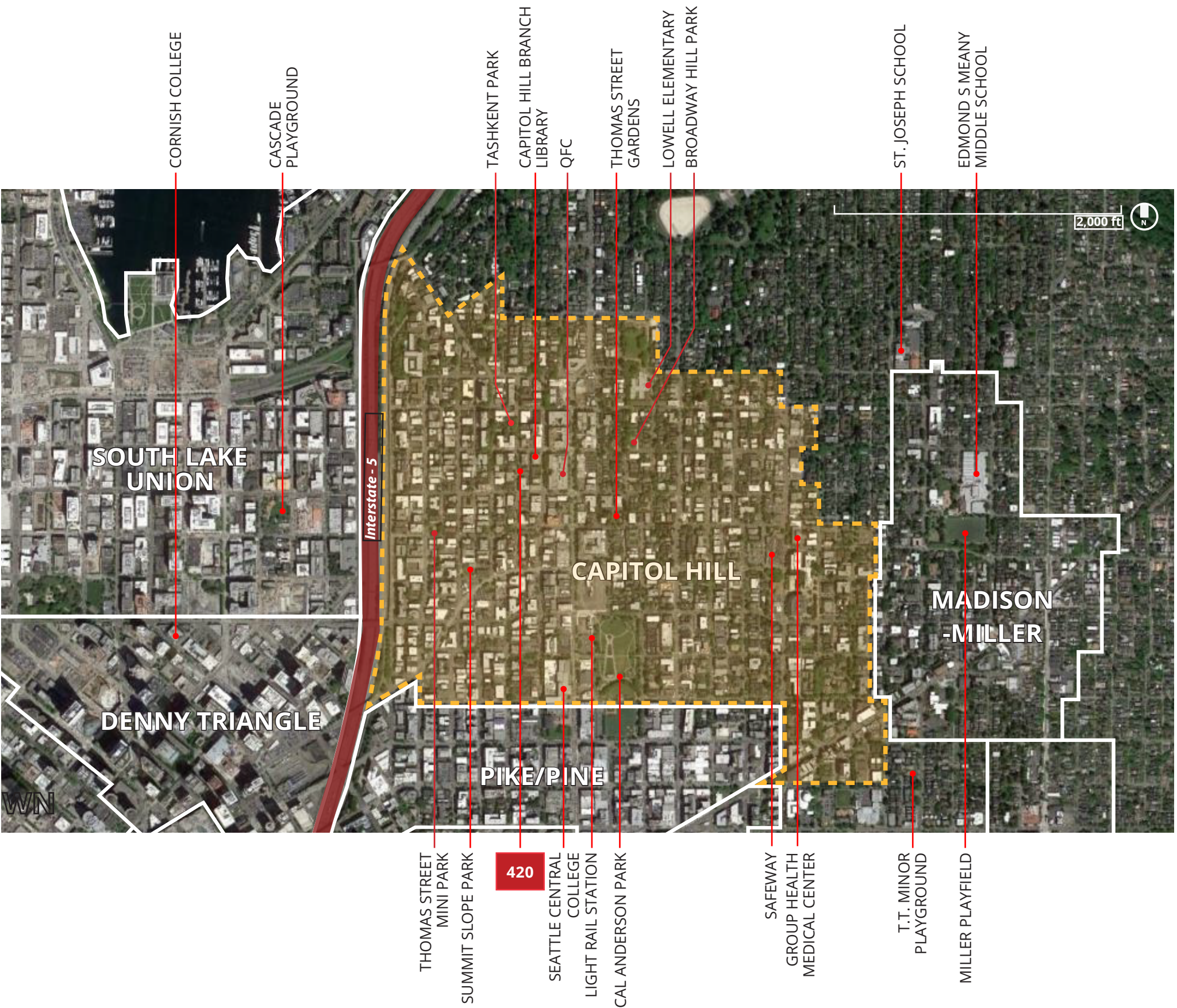
PROJECT DESCRIPTION

The proposed development is a 7-story building with 58 small efficiency dwelling units. The project seeks zoning incentives based on Built Green Certification and inclusion of Affordable Housing. All existing structures to be demolished.

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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.

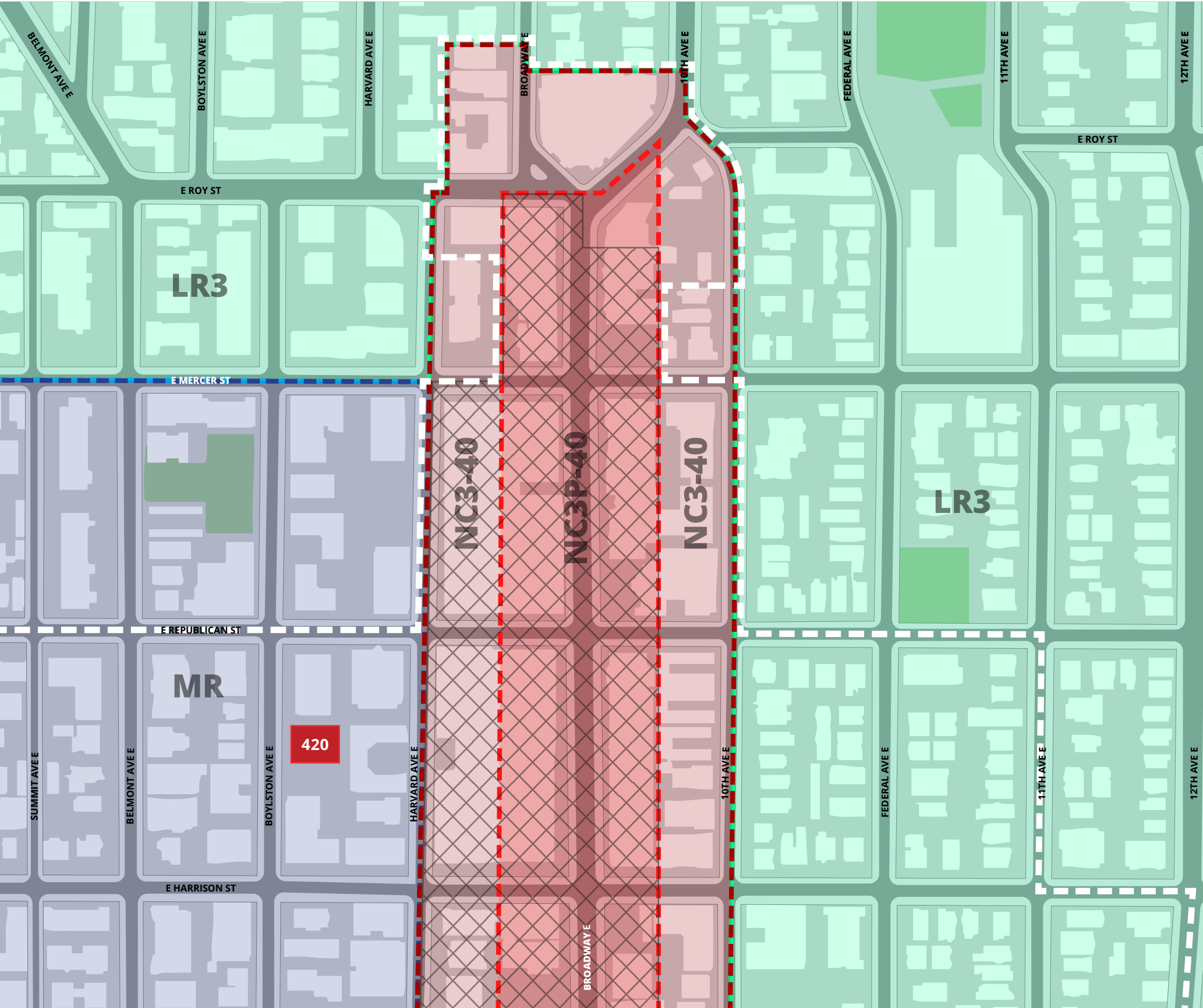
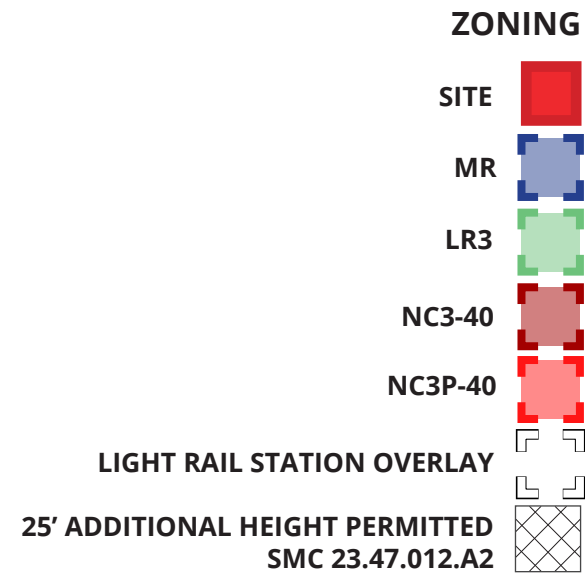
LEGEND

- 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 Built Green certification and 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.



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.

TYPOLOGY

- 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

1 BOYLSTON LOOKING EAST



E REPUBLICAN ST

MULTI-FAMILY

420 BOYLSTON AVE E

PARKING
(private)

MULTI-FAMILY

E HARRISON ST

2 BOYLSTON LOOKING WEST



E HARRISON ST

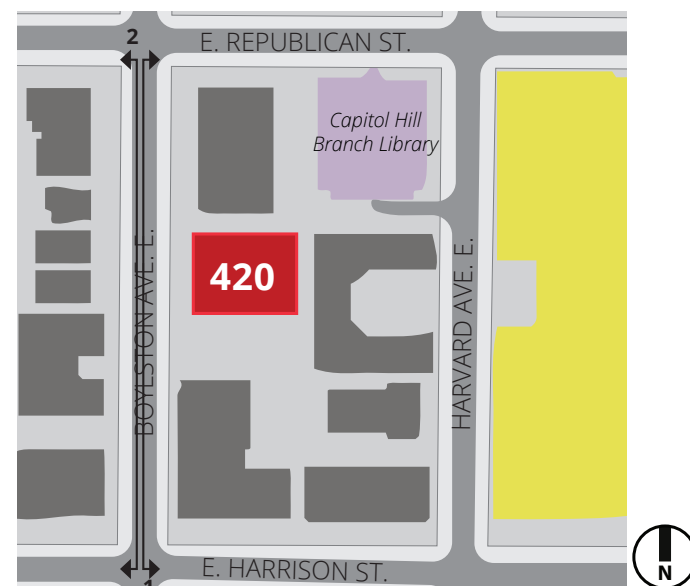
MULTI-FAMILY

MULTI-FAMILY

MULTI-FAMILY
420 BOYLSTON AVE E
(across from)

MULTI-FAMILY

E REPUBLICAN ST



BOYLSTON AVE E

Boylston Ave East is a residential street with a mix in scale of multi-family buildings, both apartments and condominiums. Vehicles and pedestrians filter from the busy Broadway commercial corridor to provide a consistent, gentle stream of traffic. Without an alley most of the residences along Boylston Ave East access surface parking directly off the street creating lengthy curb cuts and an inconsistent right of way for pedestrians. Street parking is allowed on the west side of the street. The east side of the street has a limited tree canopy due to the overhead power lines.

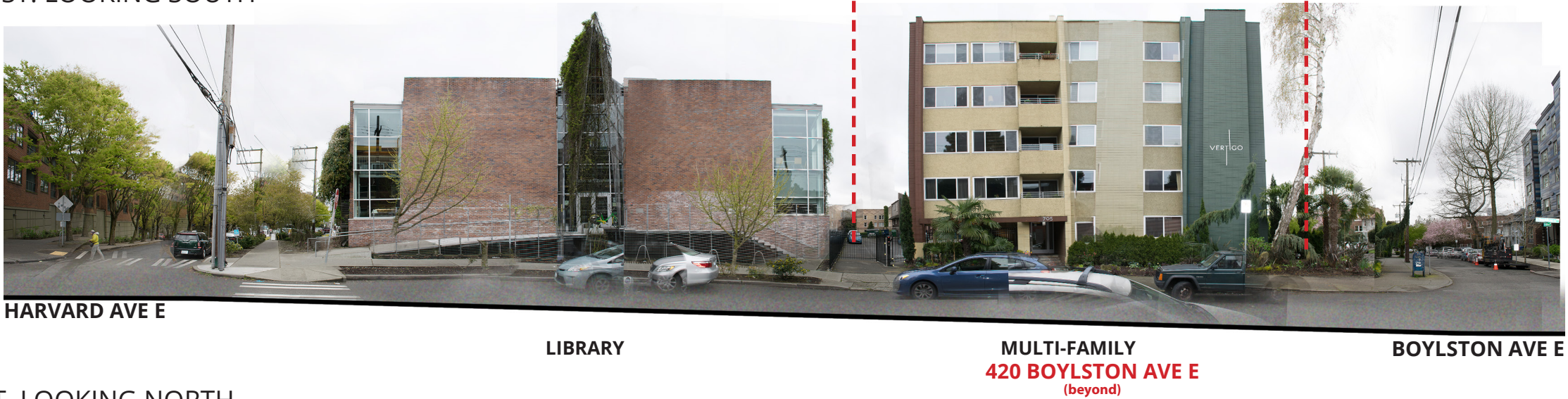


BOYLSTON AVE E FACING NORTH



BOYLSTON AVE E FACING SOUTH

3 E. REPUBLICAN ST. LOOKING SOUTH



4 E. HARRISON ST. LOOKING NORTH



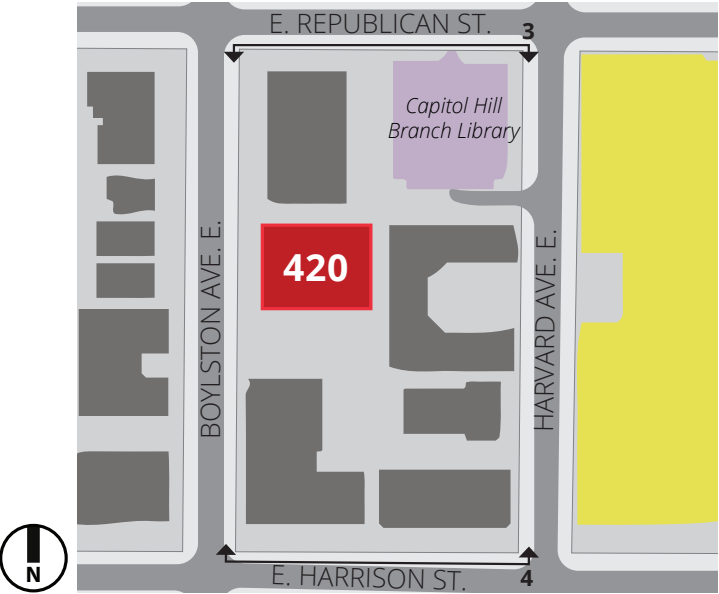
E REPUBLICAN ST FACING WEST



E HARRISON ST FACING WEST

E HARRISON ST & E REPUBLICAN ST

* NOTE: ADJACENT CROSS STREETS PROVIDED FOR CONTEXT ILLUSTRATION



ARCHITECTURAL CONTEXT

EARLY 20TH CENTURY MULTIFAMILY

- SIMPLE MASSING
- OCCUPIES SITE FRONTAGE
- CLEARLY IDENTIFIED ENTRY
- RIGOROUS WINDOW COMPOSITION



320 SUMMIT AVE E



325 HARVARD AVE E

LATE 20TH CENTURY MULTIFAMILY

- OVER-ARTICULATED MASSING
- VARIETY OF SITE SETBACKS
- ENTRY IS NOT OBVIOUS
- VARIETY OF WINDOW PATTERNS



607 E HARRISON ST



31 BELMONT AVE E

MID 20TH CENTURY MID-RISE MULTIFAMILY

- MASSING EXPRESSES GEOMETRIC CONCEPTS
- OFTEN SITS ON OPEN PARKING GARAGES
- ENTRY IS DIFFICULT TO IDENTIFY
- VARIETY OF WINDOW COMPOSITIONS



308 SUMMIT AVE E



408 BELMONT AVE E

EARLY 21ST CENTURY MULTIFAMILY

- OVER-ARTICULATED MASSING, OFTEN WITH PODIUM
- PRESCRIBED SETBACKS
- IDENTIFIABLE ENTRY
- VARIETY OF WINDOW PATTERNS



319 SUMMIT AVE E



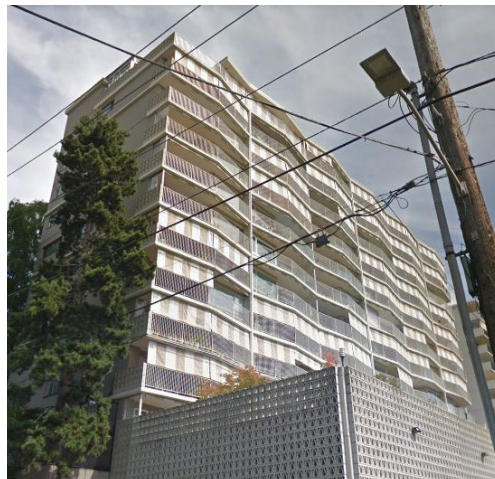
232 BELMONT AVE E

MID 20TH CENTURY HIGH-RISE MULTIFAMILY

- OVERALL MASSING WITH SUBTLE ARTICULATION
- SET BACK FROM PROPERTY BOUNDARIES
- ENTRY DEFINED WITH GRAND GESTURE
- REGULAR WINDOW PATTERNS



601 BELMONT AVE E



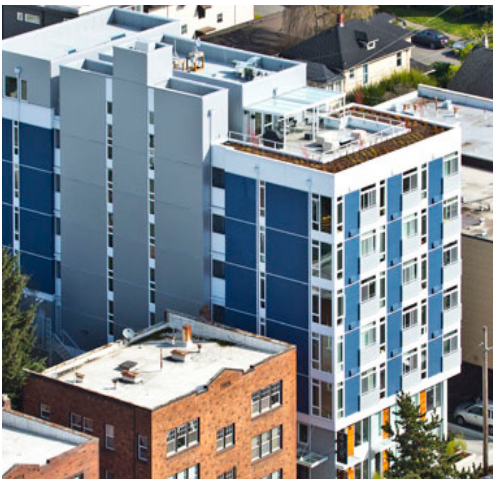
525 BELMONT AVE E

RECENT MID-RISE MULTIFAMILY INFILL

- SUBTLE ORIENTATION
- ENTRY IDENTIFIABLE AND INTEGRATED INTO COMPOSITION
- SETBACKS VARY BASED ON ADJACENCIES
- VARIETY OF WINDOW PATTERNS



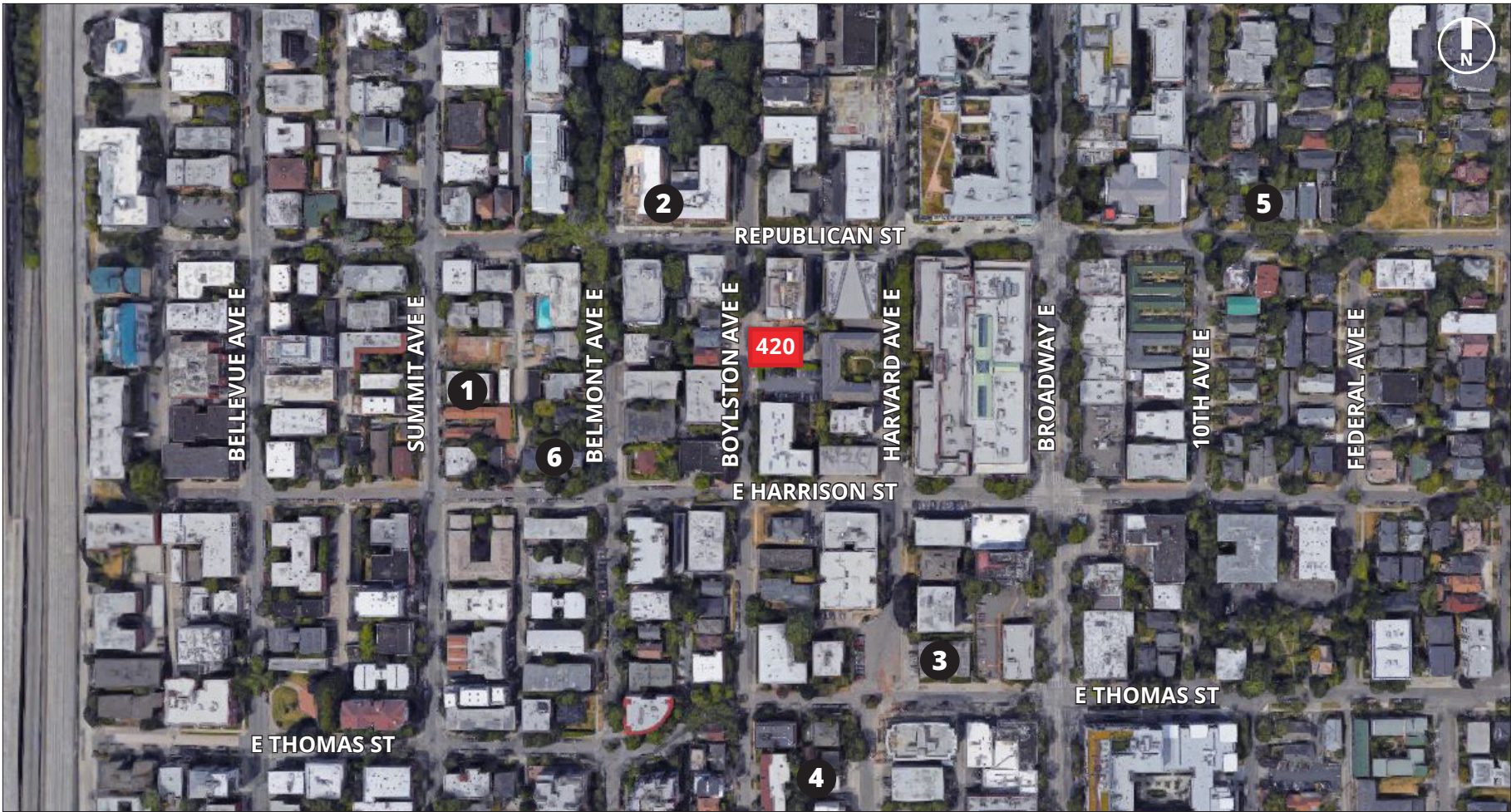
422 SUMMIT AVE E



418 BELLEVUE AVE E

RECENT DEVELOPMENT

The blocks surrounding the site have seen significant development of mid-rise infill apartment buildings in the last several years. The style is typically modern with a mixed architectural palette.



1010 E REPUBLICAN ST

Image: SHW



403 BELMONT AVE E

Image: NK ARCHITECTS



416 SUMMIT AVE E

Image: B9 ARCHITECTS



500 BELMONT AVE E

Image: NK ARCHITECTS



802 E THOMAS ST

WRP ASSOCIATES



225 HARVARD AVE E

Image: CONE ARCHITECTURE

EXISTING CONDITIONS: SITE

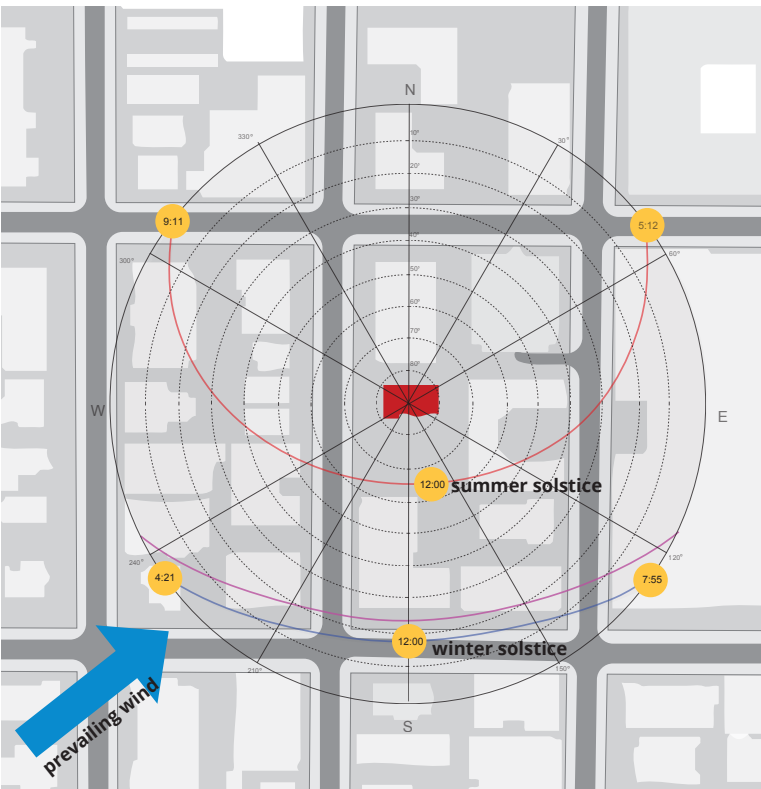
EXISTING CONDITIONS

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, accessory stairs and porches will be 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 retained, and overhead powerlines are present at the frontage and will be considered for clearances. The established sidewalk and planting strip will remain and extended where the existing curb cut will be filled.

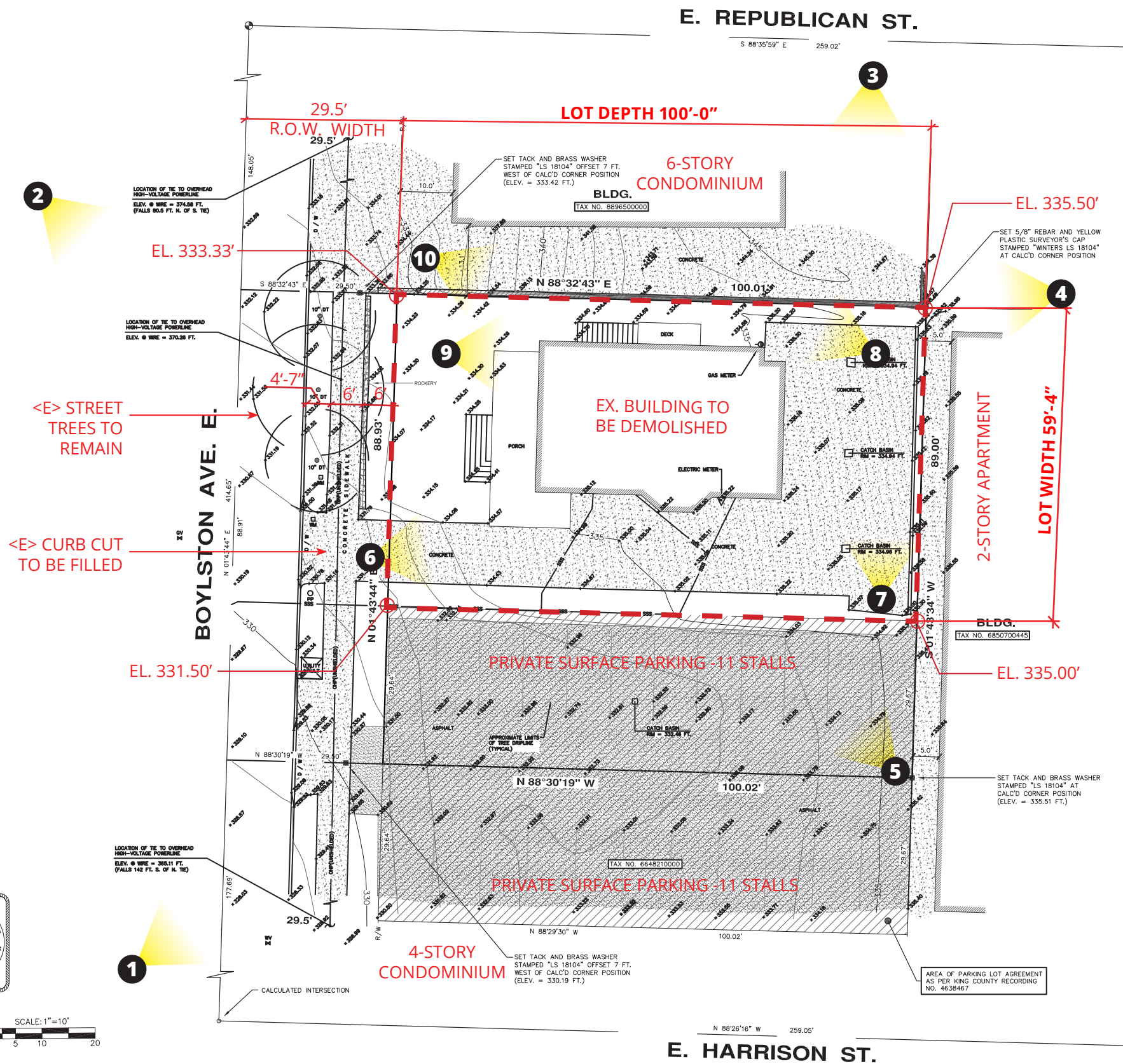
LEGAL DESCRIPTION

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

--- PROPERTY LINE



SOLAR + WIND DIAGRAM



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

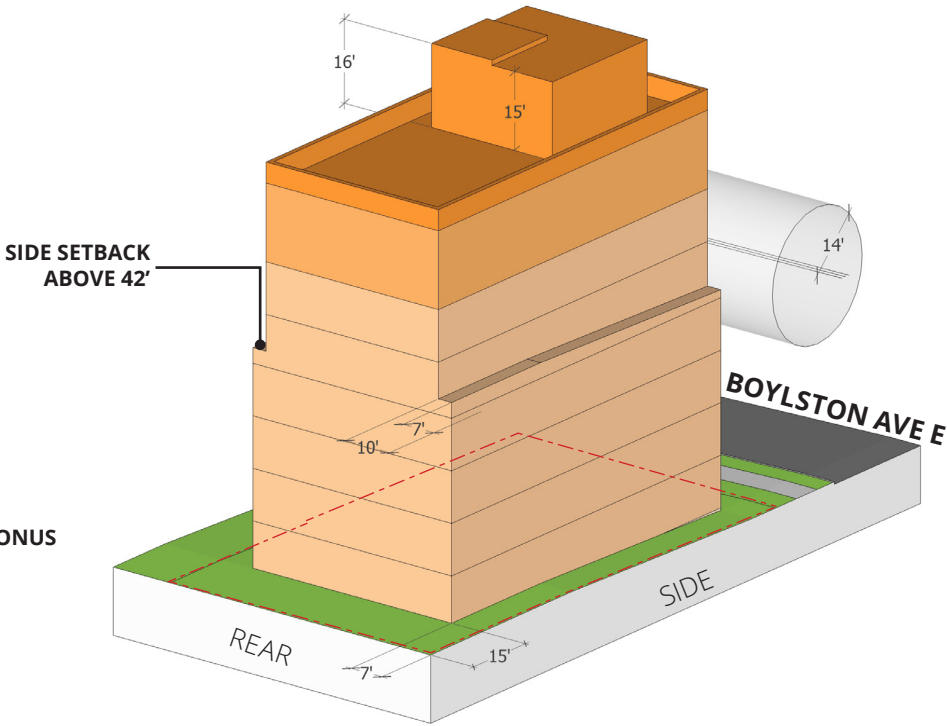
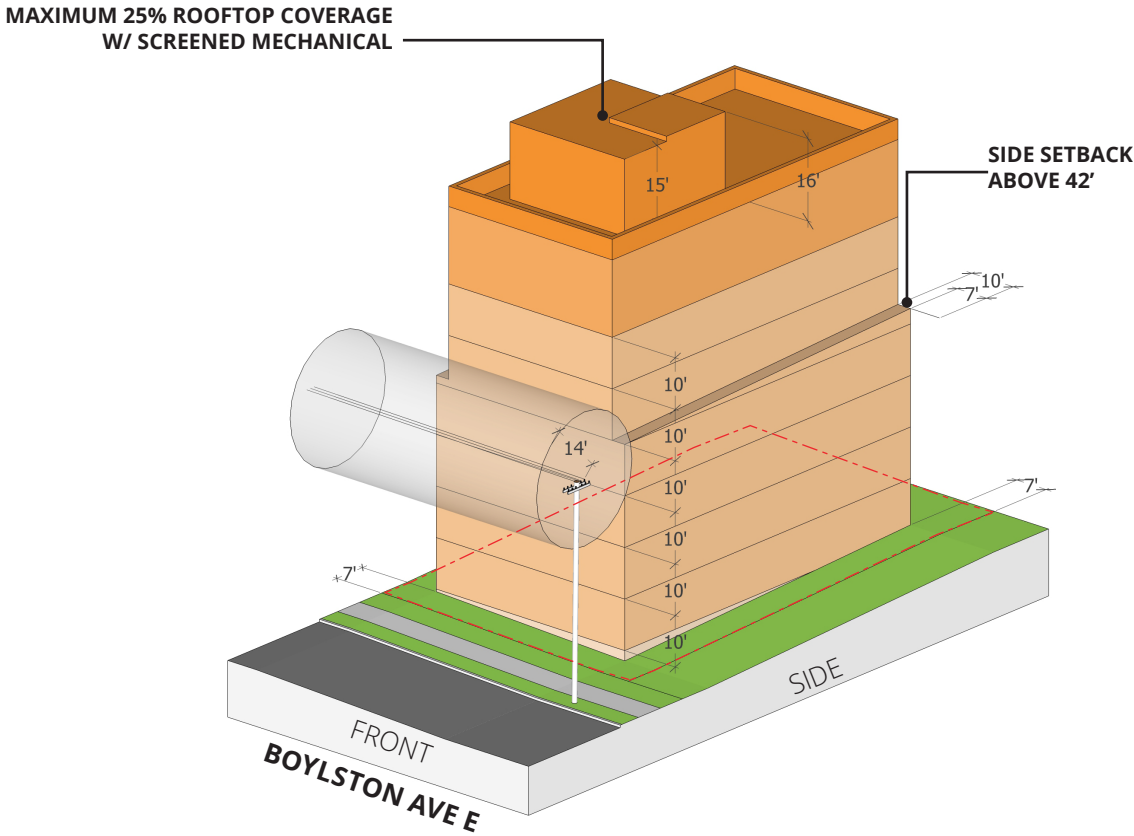
SITE CONDITIONS



ZONING ANALYSIS

ZONING: MID-RISE ZONE
OVERLAYS: CAPITOL HILL URBAN CENTER VILLAGE

SMC CODE	DEFINITION
SMC 23.41.004	DESIGN REVIEW THRESHOLD - MR zone, >20 dwelling units
SMC 23.45.504	PERMITTED USES Uses permitted outright: residential
SMC 23.45.510	FLOOR AREA RATIO - Base 3.2 FAR * 4.25 FAR allowed, with affordable housing and Built Green 4-Star certification (5,932 lot area x 4.25 allowable FAR = 25,211) - Area exempt from FAR: All underground stories and portions of a story that extend no more than 4' above existing or finished grade, whichever is lower - Area exempt from FAR: Bicycle parking located inside for SEDU
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 - Maximum of 20% rooftop coverage, maximum of 25% with screened mechanical equipment
SMC 23.45.518	SETBACKS - Front lot line: 7' average, 5' minimum - Rear: 15' from lot line that does not abut an alley - Side Interior lot line: Below 42': 7' average, 5' minimum; Above 42': 10' average, 7' minimum - 14' radial clearance from powerlines and permanent structure
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' minimum dimension. At least 50% of common amenity at ground level shall be landscaped - Private decks & balconies shall be 60 sf minimum, 6' minimum dimension
SMC 23.45.524	LANDSCAPING - 0.50 Green Factor required - Street trees required
SMC 23.45.526	BUILT GREEN COMMITMENT - Built green 4-star required for new development gaining extra residential floor area
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) - Bicycle Parking - Multi-family, Long Term: 1 space per Small Efficiency Dwelling Unit (58 units x 1 = 58 bicycle spots) Short Term: 1 per 20 Dwelling Units (58 units / 20 = 3 bicycle spots)
SMC 23.54.040	SOLID WASTE & RECYCLING - 375sf + 4 sf per unit above 50: 375 + (8(4)) = 407 sf - 12' minimum horizontal dimension



- PARAPET + PENTHOUSE HEIGHT LIMIT ABOVE BASE + BONUS
- 15' HEIGHT BONUS
- 60' BASE HEIGHT
- AVERAGE GRADE

CONTEXT POTENTIAL & CONSTRAINTS

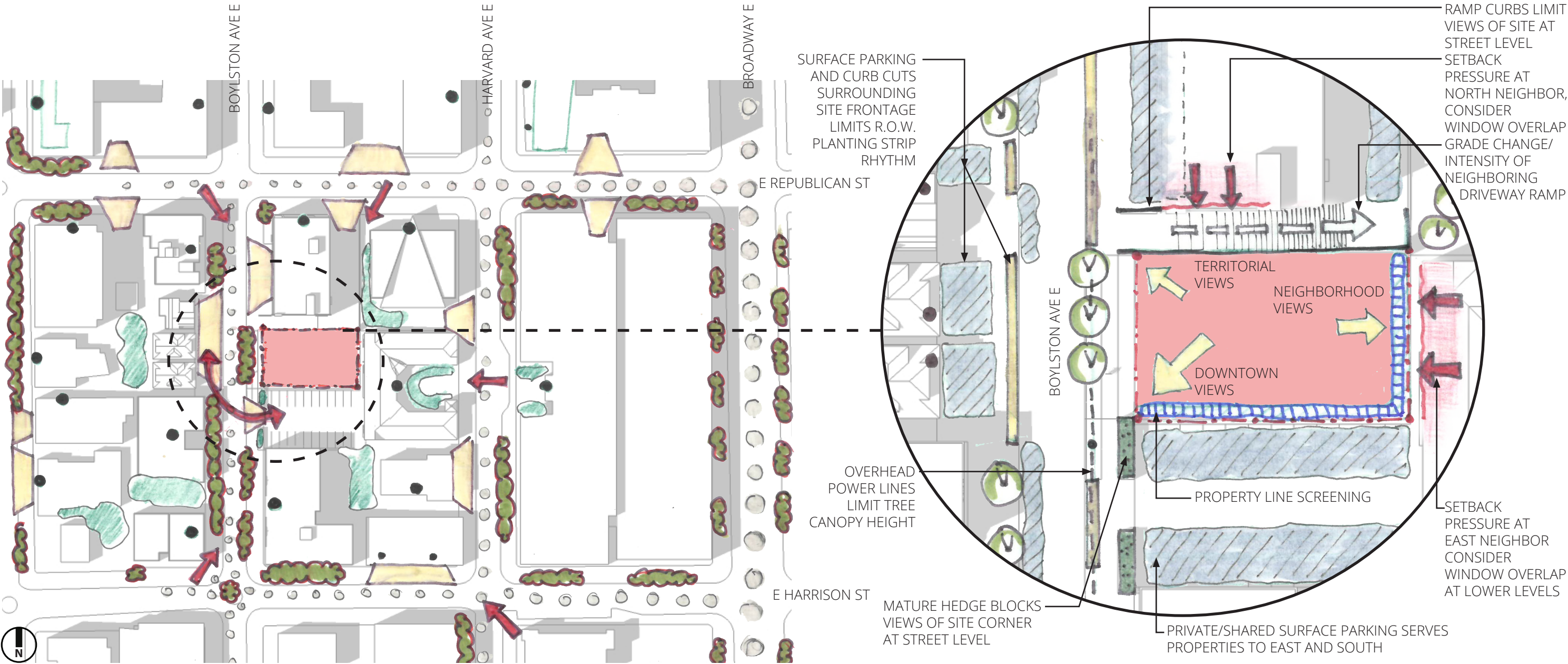
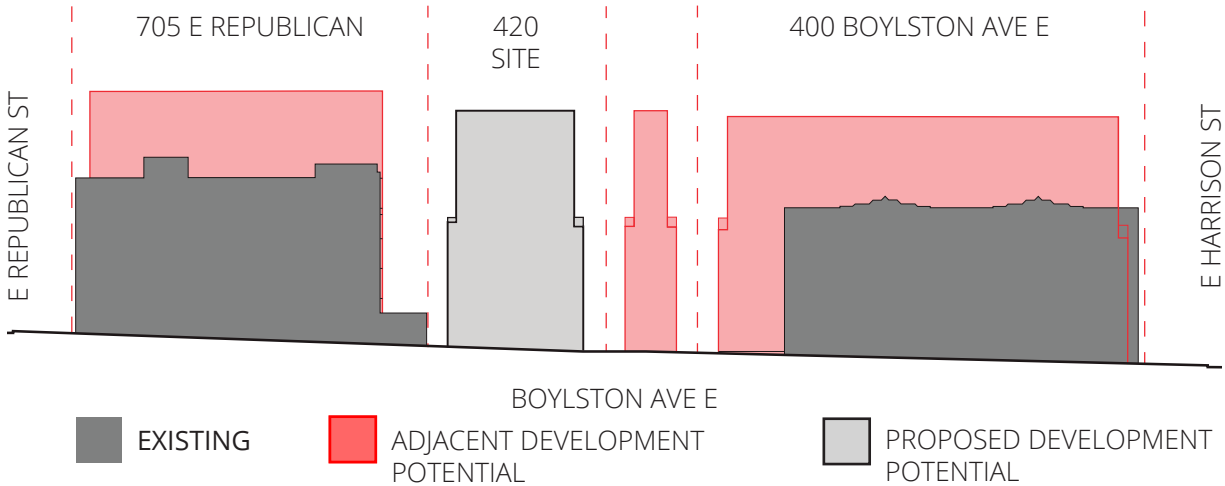


DIAGRAM LEGEND

- PRIMARY ENTRY POINT
- EXISTING R.O.W. TREE CANOPY
- CURB CUTS / VEHICLE ACCESS POINTS
- AREAS OF DENSE LANDSCAPING
- VEHICLE / PEDESTRIAN TRAFFIC / INTENSITY
- DEVELOPMENT POTENTIAL VISIBILITY



SEATTLE CITY WIDE & CAPITOL HILL NEIGHBORHOOD GUIDELINES

CS1: NATURAL SYSTEMS AND SITE FEATURES

D.1 ON-SITE FEATURES:

Retain existing ROW street trees. Use low canopy where height is limited due to the overhead powerlines to frame entry and create an intimate ROW experience.

CS2: URBAN PATTERN AND FORM

A.2 ARCHITECTURAL PRESENCE

Given the lack of development potential at the surface parking lot to the south, the southwest building corner will have a high degree of visibility. Design at the rear of the building will not be an afterthought given potential views of the upper stories from the north, east and southeast.

B.2 CONNECTION TO THE STREET:

Orient uses with common activity toward the street, establish a well-marked and detailed residential entry, provide a modest approach buffer to indicate a move from the public realm to private residences.

C.2 MID-BLOCK SITE:

The neighboring surface parking lot is a large break in the development fabric along Boylston Ave E. making the south and southwest corners highly visible and unique to a mid-block site. Fenestration patterns and secondary architectural features will be used to create a strong connection to neighboring developments.

D.5 RESPECT FOR ADJACENT SITES:

Provide massing setbacks to the north and east where adjacent residential uses are close in proximity. Create larger than required setback at the front lot line to draw connection with north neighbor's massing. This provides continuity at the street edge and minimizes impacts to neighboring residential units.

CAPITOL HILL GUIDELINE CS2.I STREETScape COMPATIBILITY:

A street-facing building setback will better buffer the transition from street. A primary entry centered at the building is in keeping with neighborhood patterns. Enhance residential character of the streetscape with integrated planting, lighting and signage.

CAPITOL HILL GUIDELINE CS2.III HEIGHT, BULK AND SCALE COMPATIBILITY:

Overall building massing is articulated to reduce bulk and provide a well-proportioned massing for future refinement and design.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.1 FITTING OLD AND NEW TOGETHER

Scale and proportion, as well as detailing and fenestration patterns will compliment existing architectural context and establish a new language for future development in the vicinity.

A.4 EVOLVING NEIGHBORHOODS

The immediate vicinity illustrates the historic timeline of growth and architectural styles of the neighborhood. This project can set a precedent for future development as a contemporary addition.

PL1: CONNECTIVITY

B.1 PEDESTRIAN INFRASTRUCTURE:

The sidewalk experience will be enhanced, including an extension of the planting strip where an existing curb cut is to be removed and replaced.

C.1 SELECTING ACTIVITY AREAS:

Common uses for residents are located at grade and facing the street where possible to provide views to the sidewalk and connect to the street. Common rooftop amenity spaces oriented to face southwest for views of downtown and southern exposure.

PL2: WALKABILITY

B.1 EYES ON THE STREET:

Orient uses with high activity towards the street to encourage natural surveillance. Orient upper level units toward the street.

B.2 LIGHTING FOR SAFETY:

Integrate lighting into streetfront and along interior edges to enhance safety. Consider adjacent parking lot as an inactive space.

CAPITOL HILL GUIDELINE PL2.II PEDESTRIAN OPEN SPACES AND ENTRANCES:

Provide a clearly defined primary residential entry that is legible from the public way. As pedestrians approach the site, existing visibility barriers should be considered when locating entry. Landscaping patterns will be used as a tool to reinforce the link between building and ROW.

CAPITOL HILL GUIDELINE PL2.III PERSONAL SAFETY AND SECURITY:

Consider lighting, landscaping, gates and fencing to enhance safety and the boundary between public and private spaces.

PL3: STREET LEVEL INTERACTION

A.1.c COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS / A.2 ENSEMBLE OF ELEMENTS

The entry is clearly articulated at the front of the building and is emphasized with planting, seating, lighting, overhead weather protection and hardscape features. All features at this approach should be scaled to reflect existing neighborhood patterns.

B.1 SECURITY & PRIVACY AT RESIDENTIAL EDGES:

The residential entry is setback from the street and located away from residential neighbors. Screening will be provided along the parking lot edge to prevent glare from headlights and provide security. At the rear, fencing and a landscape buffer will establish a clear boundary between properties where one currently does not exist.

PL4: ACTIVE TRANSPORTATION

B.2 BIKE FACILITIES:

Secondary exterior entry to interior bike storage increases convenience for bicyclists. An exterior gate enhances security and provides a safe transition zone to organize gear before entering the building.

DC1: PROJECT USES & ACTIVITIES

A.1 VISIBILITY / ARRANGEMENT OF INTERIOR USES

Locate common uses such as the leasing office, mail and lounge areas directly off the primary entry and visible from the street. The banding of common uses at grade is expressed through massing setbacks which creates opportunity for a cohesive material application.

CAPITOL HILL GUIDELINE DC1.II SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS:

Organize interior program to orient building services away from the street and public realm. Locate interior trash room within SPU distance requirements to limit need for a staging area at the sidewalk which would disrupt streetscaping opportunities.

DC2: ARCHITECTURAL CONCEPT

A.2 REDUCING PERCEIVED MASS:

Secondary architectural elements establish rhythm that breaks down the overall composition.

B.1 FAÇADE COMPOSITION:

Address the visibility of the south façade with a clear architectural concept. Use building modulation to mark the entry and express and organize interior program.

D.1 HUMAN SCALE:

Incorporate secondary elements that compliment building materials and the fenestration pattern. Integrate materials that provide scale and visual interest from multiple perspectives

DC3: OPEN SPACE CONCEPT

C.2 AMENITIES AND FEATURES:

The entry approach at grade will feature lighting, seating and landscaping elements to establish interest year-round. Necessary security and visibility barriers such as gates and fences will be thoughtfully integrated into the design. Roof deck design will incorporate elements to enhance the resident experience, take advantage of view/light potential, and high activity areas will be located to face the street.

CAPITOL HILL GUIDELINE DC3.II LANDSCAPE DESIGN:

Existing street trees are to remain and be enhanced with additional plantings in the right-of-way. Apply durable, low-level plantings that help transition onto private property. Landscaping at the building, visible from the street will compliment the building forms and soften the building edge where it meets grade.

DC4: EXTERIOR ELEMENTS AND FINISHES

A.1 EXTERIOR FINISH MATERIALS:

The proposed massing provides an opportunity to develop a material palette with a variety of simple materials that have texture and interest.

C.2 LIGHTING / AVOIDING GLARE:

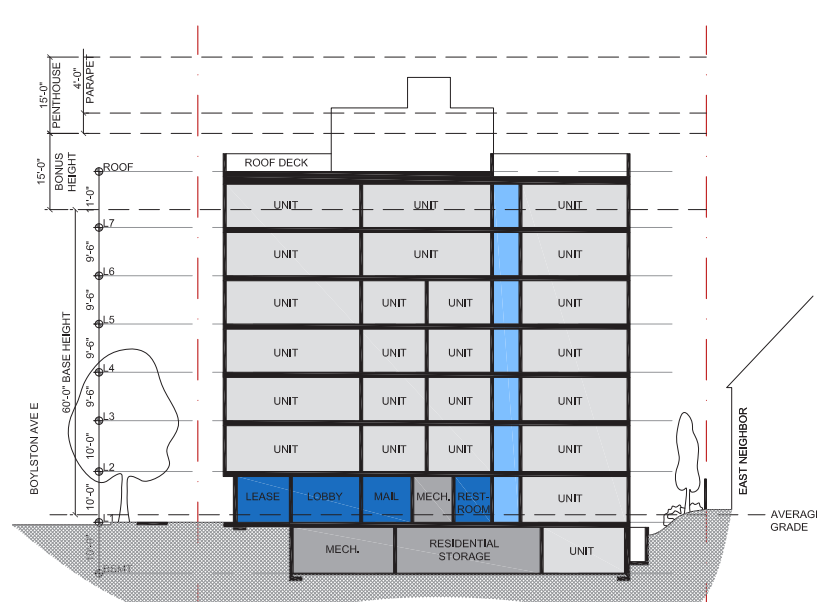
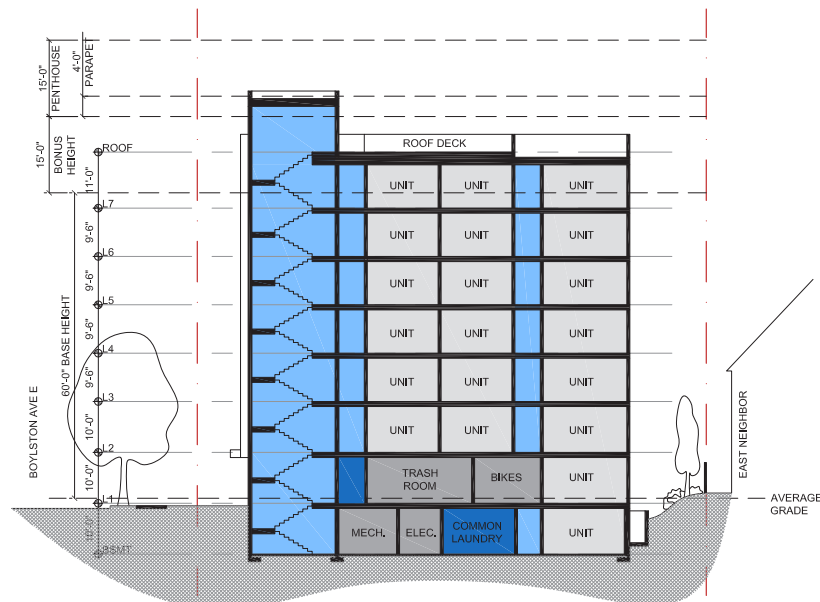
Lighting will emphasize the building entry and enhance the landscape and sidewalk experience. Additional considerations needed where closest to residential neighbors and adjacent to the surface parking lot to avoid glare.

SCHEME C: PREFERRED

SCHEME A: CODE COMPLIANT

SCHEME B: ALTERNATE

SECTION



JOHNSON & CARR, LLC | SHW
420 BOYLSTON AVE E **EARLY DESIGN GUIDANCE** SDCI# 3032070-EG

SCHEME A: CODE COMPLIANT

SCHEME INFO

UNITS: 58
FAR: 3.79
GFA: 22,466
GSF: 26,332

POSITIVE

- NO DEPARTURES
- REAR SETBACK PROVIDES RELIEF TO EAST NEIGHBOR
- CONSOLIDATED SERVICE AND ENTRY SEQUENCE
- NORTH AND SOUTH PRIVATE AMENITY DECKS AT LEVEL 5

NEGATIVE

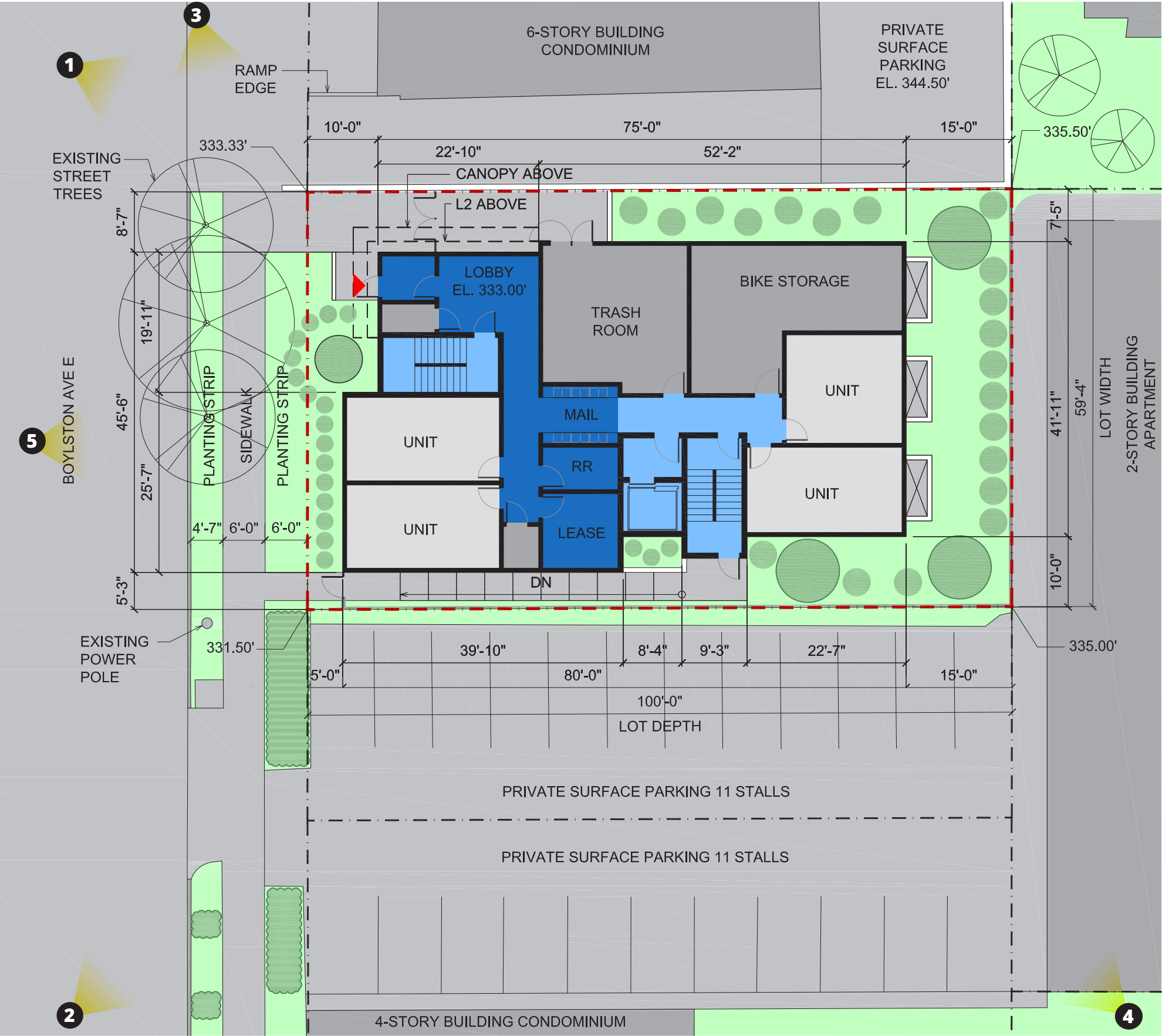
- TYPICAL MID-RISE SETBACKS CREATE STEPPED 'WEDDING CAKE' MASSING THAT DOESN'T RELATE TO NEIGHBORS
- PENTHOUSE BULK AT HIGHLY VISIBLE WEST AND SOUTH SIDES
- VISIBILITY OF BUILDING ENTRY IS BLOCKED BY NEIGHBORING DRIVEWAY FROM NORTHERN APPROACH
- PRIVACY AND SECURITY CHALLENGES FOR AT-GRADE UNITS FACING THE STREET
- ACCESS TO BIKE PARKING IS THROUGH BUILDING ONLY
- PENTHOUSE LOCATION(S) CAST SHADOWS ON AMENITY DECK AND IDEAL SOLAR ARRAY LOCATION
- MORE UNITS FACING NORTH NEIGHBOR

- RESIDENTIAL
- COMMON
- CIRCULATION / CORE
- BUILDING SERVICES
- PRIMARY ENTRANCE



SITE / STREET LEVEL PLAN

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

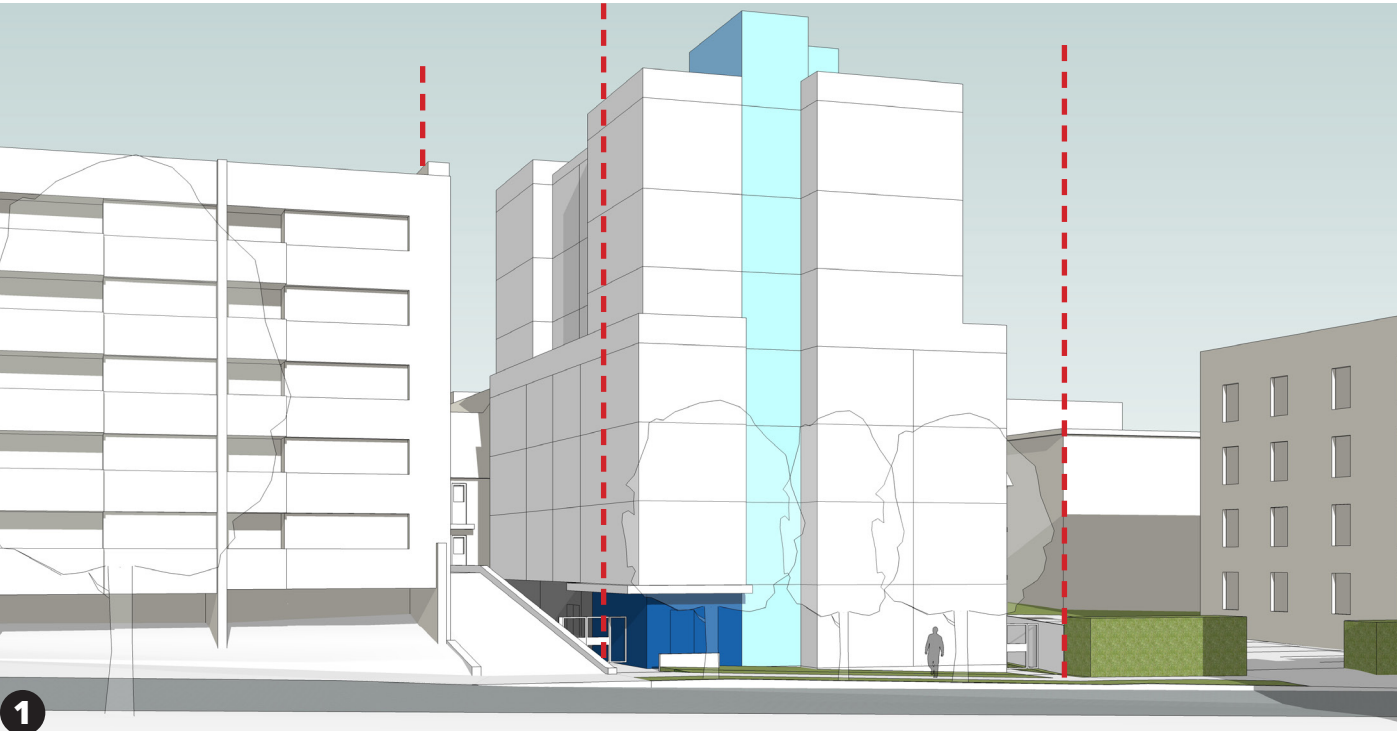


SCALE: 1/32" = 1'-0"

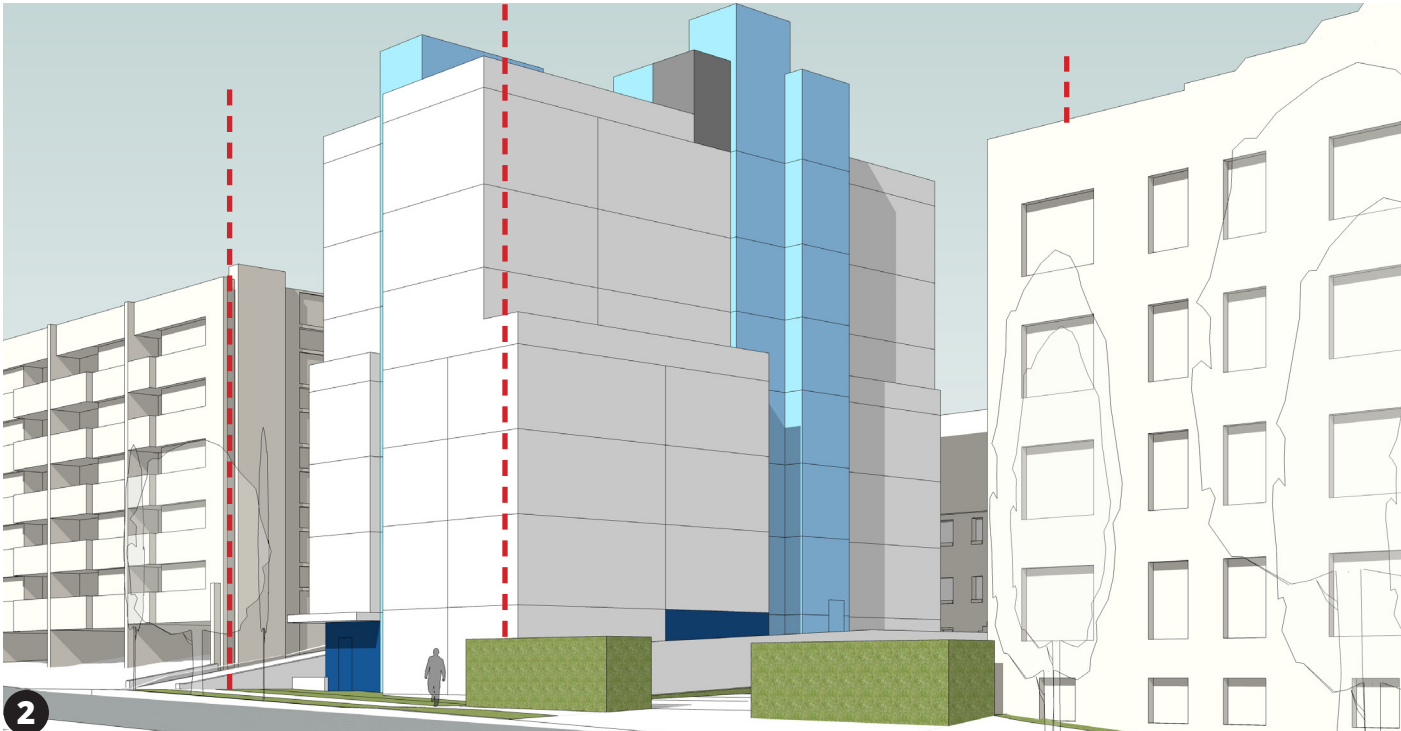


SCHEME A: PERSPECTIVES

COMMON CIRCULATION / CORE BUILDING SERVICES



1 PERSPECTIVE LOOKING SOUTHEAST



2 PERSPECTIVE LOOKING NORTHEAST



3 PERSPECTIVE LOOKING SOUTH ON BOYLSTON AVE E



4 AERIAL PERSPECTIVE LOOKING NORTHWEST

SCHEME A: DEPARTURES

NO DEPARTURES REQUESTED

SCHEME A: SUN PATH / SHADOW STUDY



SCHEME B: ALTERNATE

SCHEME INFO

UNITS: 58
FAR: 3.91
GFA: 23,221
GSF: 26,868

POSITIVE

- GENEROUS ENTRY PATHWAY
- MOST UNITS FACING THE STREET
- REAR SETBACK PROVIDES RELIEF TO EAST NEIGHBOR
- VARIETY OF AMENITY DECKS FACING SOUTH
- SECURE, EXTERIOR ACCESS TO BIKE PARKING

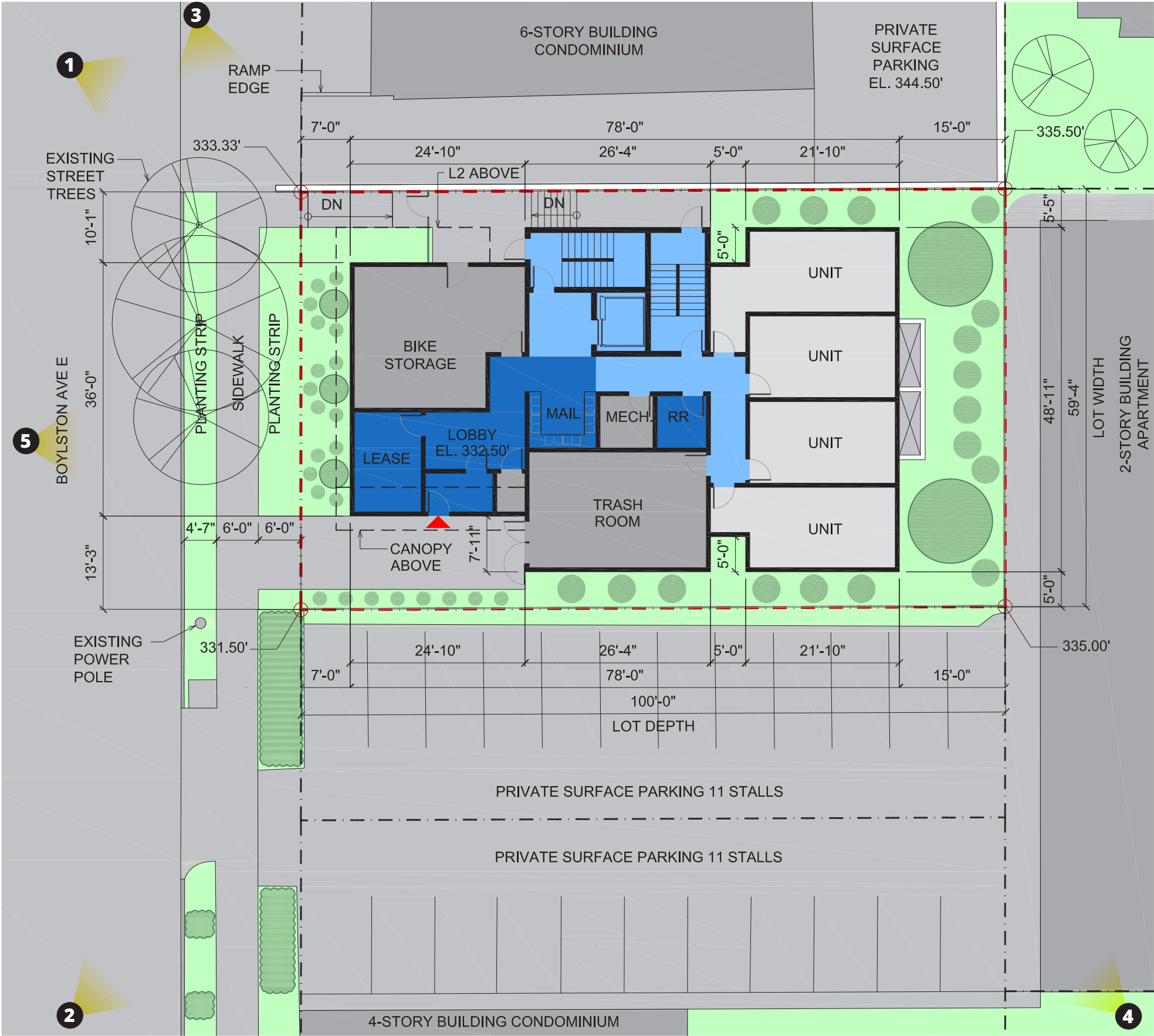
NEGATIVE

- DEPARTURES REQUIRED
- BULK AND HEIGHT PUSHED TO NORTH + EAST SIDE OF PARCEL NEXT TO RESIDENTIAL NEIGHBORS
- SECURITY AND VISIBILITY CHALLENGES AT ENTRY COURT ADJACENT TO PARKING LOT
- TRASH ROOM FACES ENTRY COURT AND IS VISIBLE FROM THE STREET
- VISIBILITY OF BUILDING ENTRY IS BLOCKED AT SOUTHERN APPROACH BY EXISTING LANDSCAPING AND REQUIRED SCREENING AT ADJACENT PARKING LOT + ENTRY DOOR DOES NOT FACE STREET
- MORE UNITS FACING EAST NEIGHBOR

- RESIDENTIAL
- COMMON
- CIRCULATION / CORE
- BUILDING SERVICES
- PRIMARY ENTRANCE

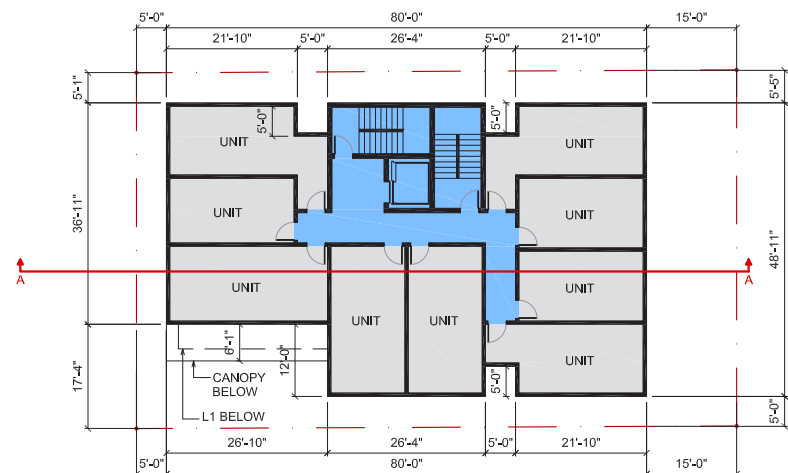


SITE / STREET LEVEL PLAN
SCALE: 1/16" = 1'-0"

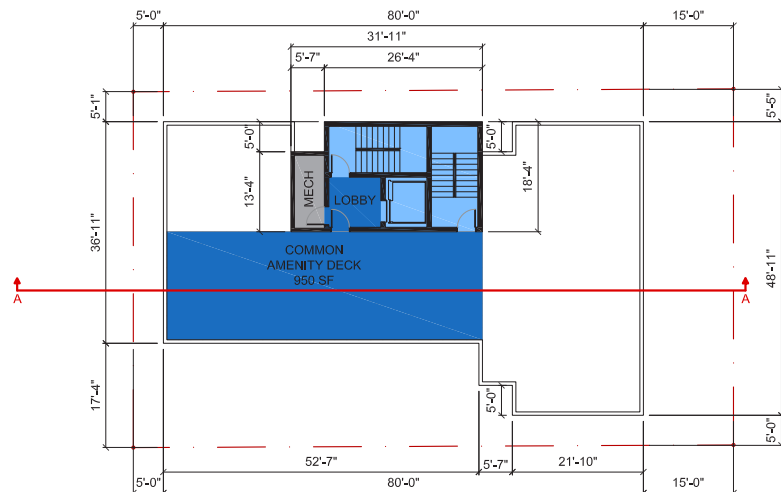


SCHEME B: BUILDING PLANS/SECTIONS

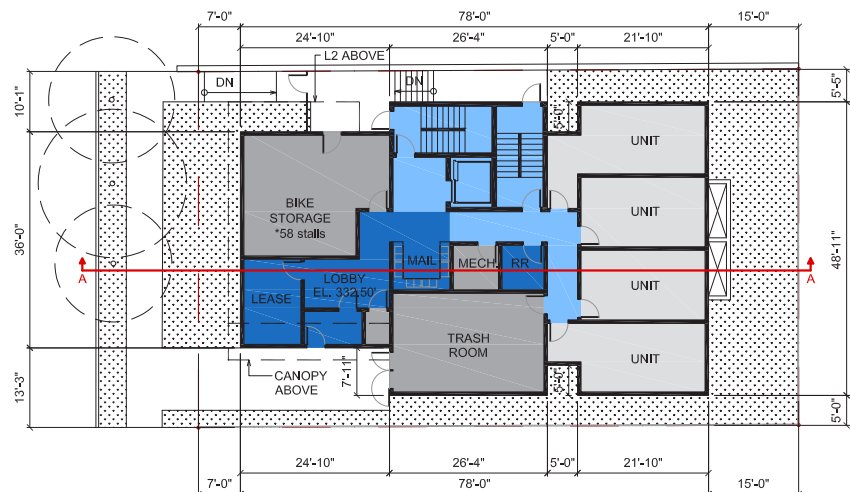
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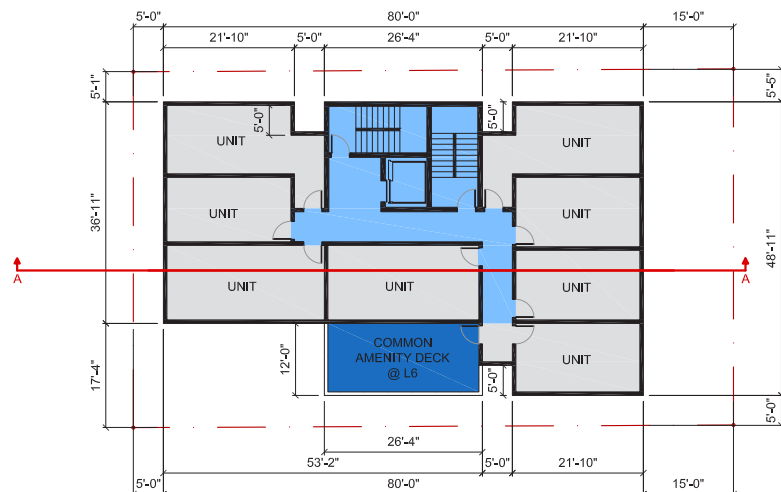
LEVEL 2 (3-5 SIM)



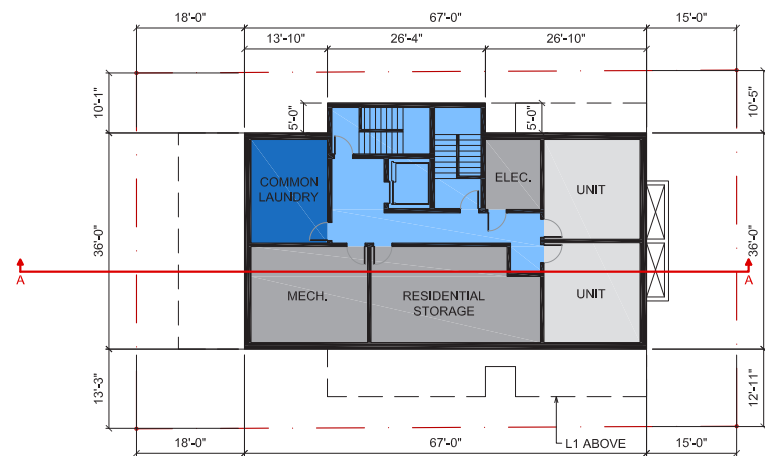
ROOF



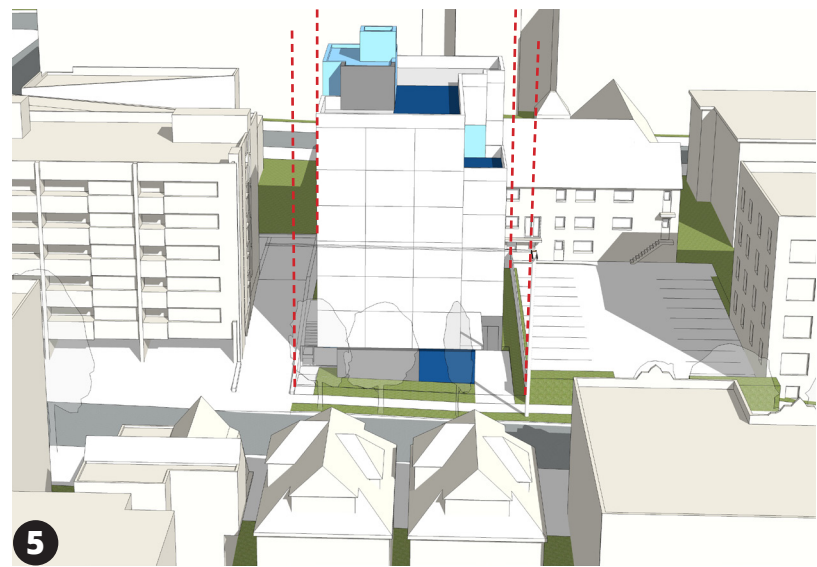
LEVEL 1



LEVEL 6 (7 SIM)



BASEMENT



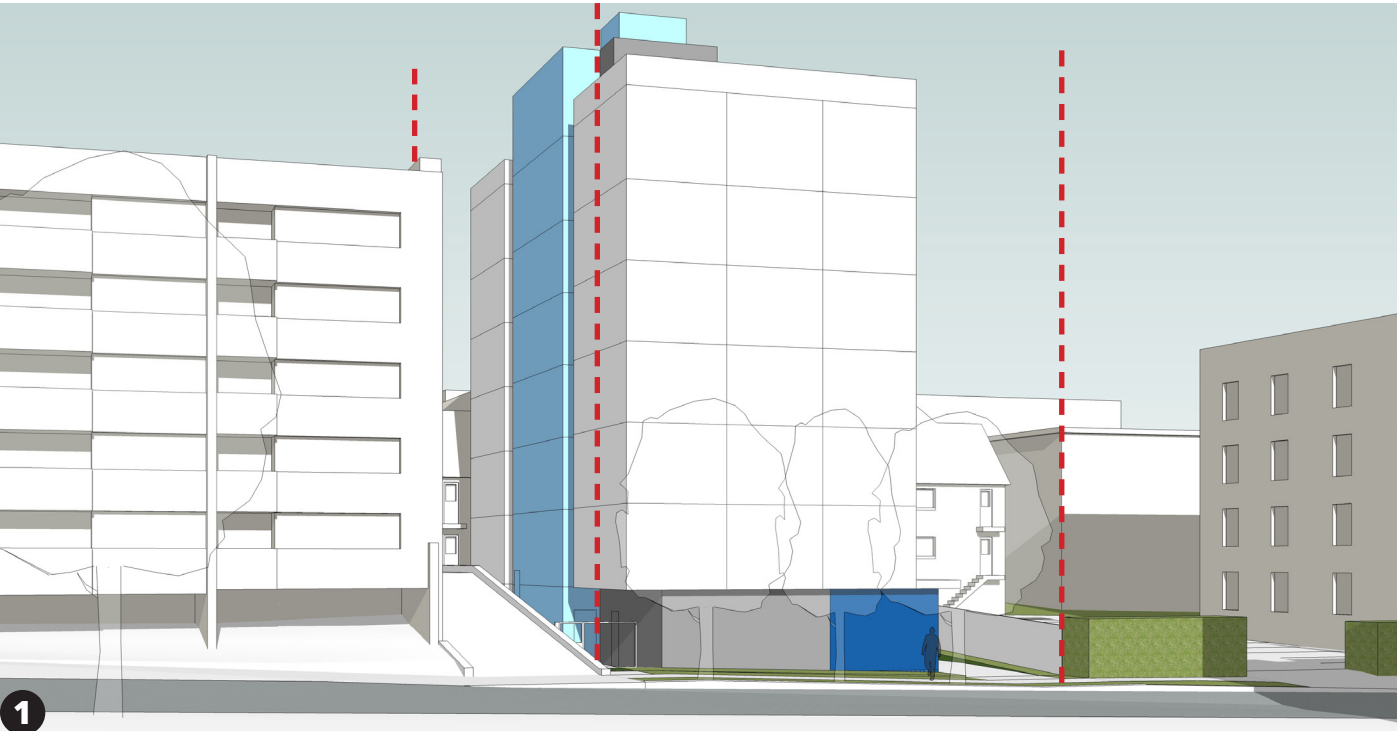
AERIAL PERSPECTIVE LOOKING EAST



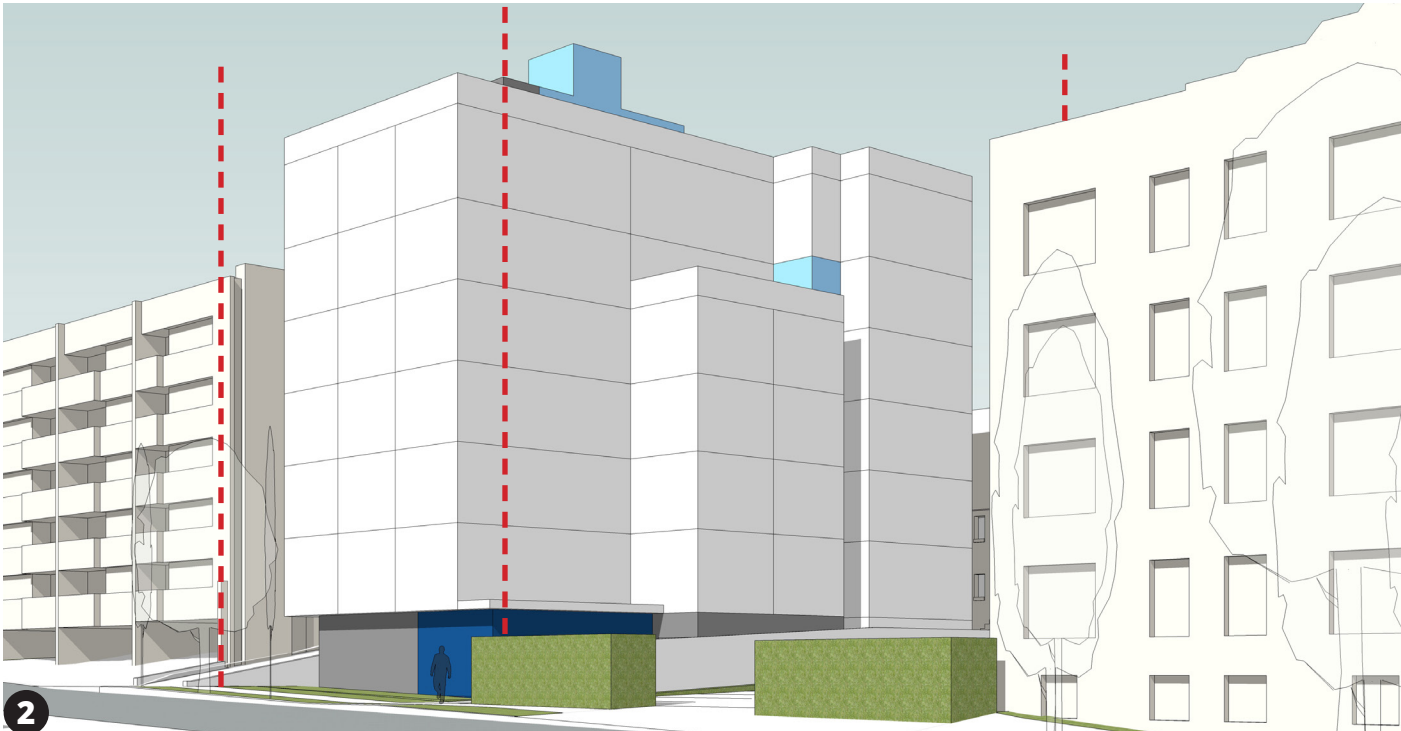
SECTION A

SCHEME B: PERSPECTIVES

COMMON CIRCULATION / CORE BUILDING SERVICES



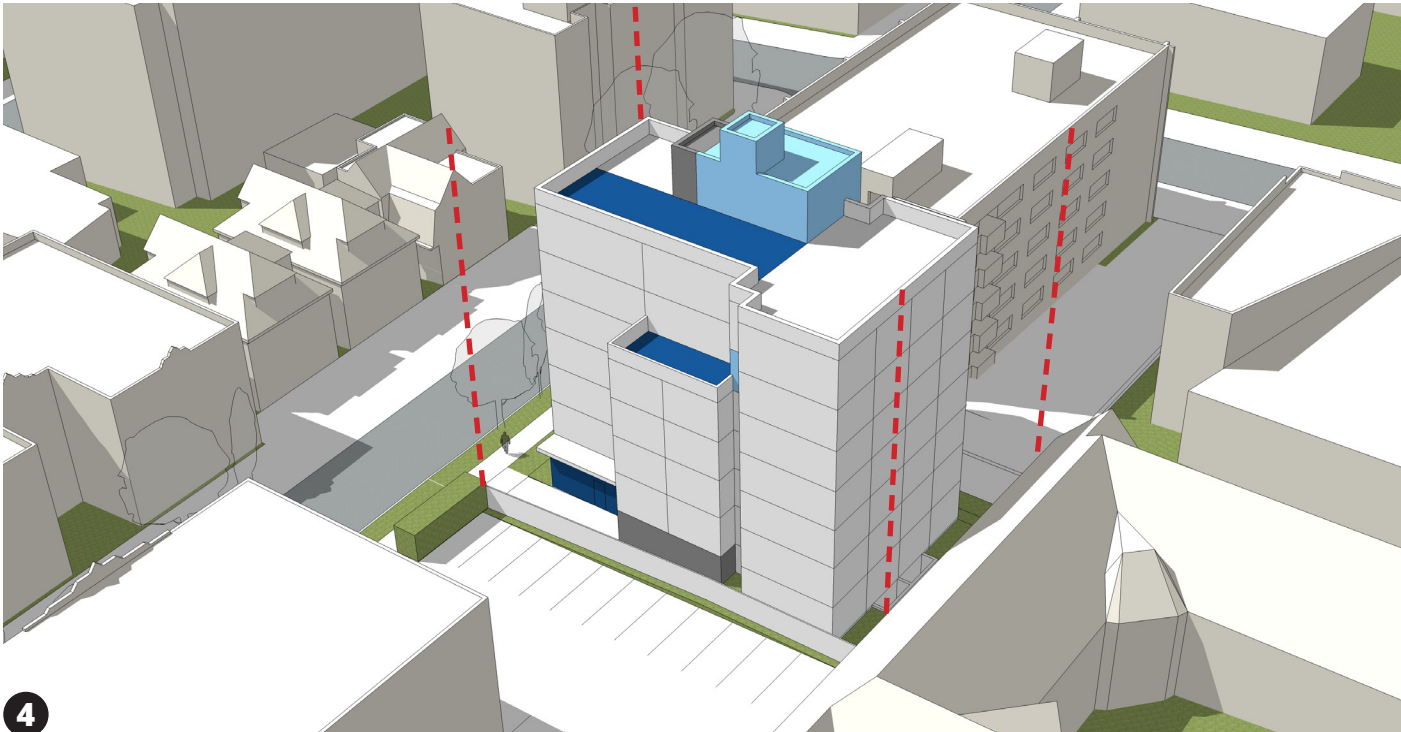
1
PERSPECTIVE LOOKING SOUTHEAST



2
PERSPECTIVE LOOKING NORTHEAST



3
PERSPECTIVE LOOKING SOUTH ON BOYLSTON AVE E



4
AERIAL PERSPECTIVE LOOKING NORTHWEST

SCHEME B: DEPARTURES

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
- 1a PROPOSED:
- 5.83' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
- 1b PROPOSED:
- 5.64' AVERAGE, 5' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:

The proposed north side setback provides the opportunity for greater articulation along the south and west facades where the project is most visible. Existing conditions already provide a large separation between the buildings and the massing distribution creates an L-shaped building with a generous entry space at grade. The upper-level setback request limits arbitrary building stepping and allows for a clear termination of the building. Upper-level stepping would make locating the building core at the north side infeasible, pushing this program to a more visible building edges.

- DC2.A.1 SITE CHARACTERISTICS AND USES, DC2.B.1: FAÇADE COMPOSITION
- PL3.A.1 ENTRIES

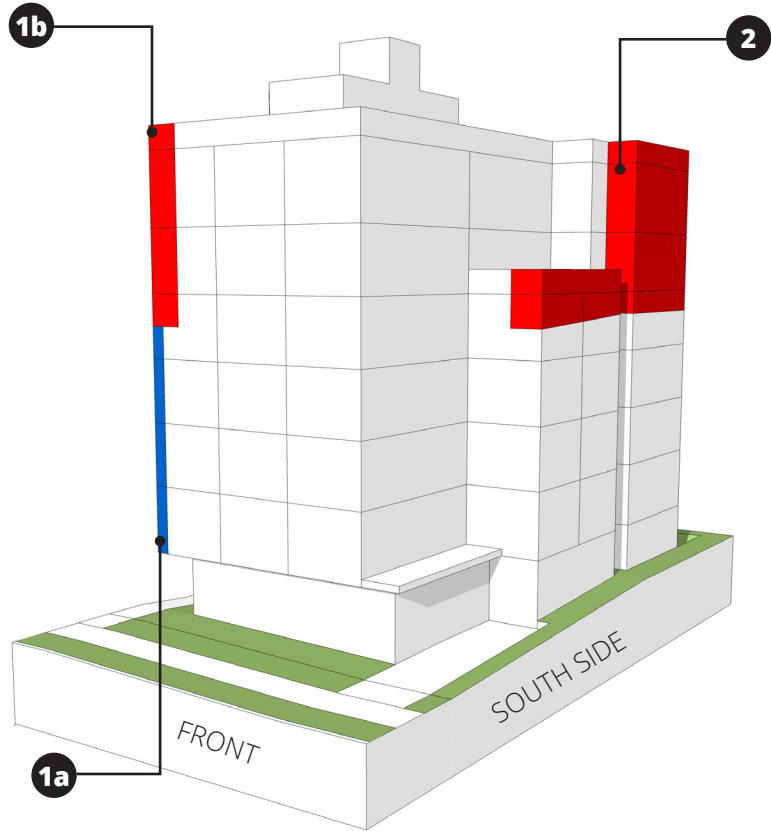
SMC 23.45.518.B - SIDE SETBACK FROM INTERIOR LOT LINE (SOUTH)

- 2 PROPOSED:
- 9.13' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
- 12.42' AVERAGE, 5' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:

The request is to reduce the minimum (not the average) which allows the building to wrap the open space, create a strong L-shaped building with a more coherent design.

- DC2.B.1: FAÇADE COMPOSITION, CS2.B.2: CONNECTION TO THE STREET



- DEPARTURE BELOW 42'
- ADDITIONAL DEPARTURE ABOVE 42'

SCHEME B: SUN PATH / SHADOW STUDY



SCHEME C: PREFERRED

SCHEME INFO

UNITS: 58
FAR: 3.83
GFA: 22,718
GSF: 25,934

POSITIVE

- GENEROUS FRONT SETBACK - BUILDING FOOTPRINT STEPS BACK TO RESPOND TO NORTH NEIGHBOR
- ENTRY SEQUENCE IS CENTERED AT FRONTAGE, VISIBILITY IS NOT IMPACTED BY AT GRADE SITE EDGE RESTRAINTS
- LARGE SETBACKS TO THE NORTH AND EAST WITH LIMITED NUMBER OF UNITS FACING RESIDENTIAL NEIGHBORS
- BULK PUSHED TO SOUTH SIDE OF PARCEL AWAY FROM RESIDENTIAL NEIGHBORS
- MAJORITY OF UNITS FACE SOUTH FOR LIGHT, AIR AND VIEW POTENTIAL
- NO BUILDING SERVICES FACE STREET
- EASY TO SECURE, EXTERIOR ACCESS TO BIKE PARKING
- SIMPLE, BALANCED MASSING WITH NO UNNECESSARY MODULATION – OPPORTUNITY FOR CLEAR ARCHITECTURAL CONCEPT

NEGATIVE

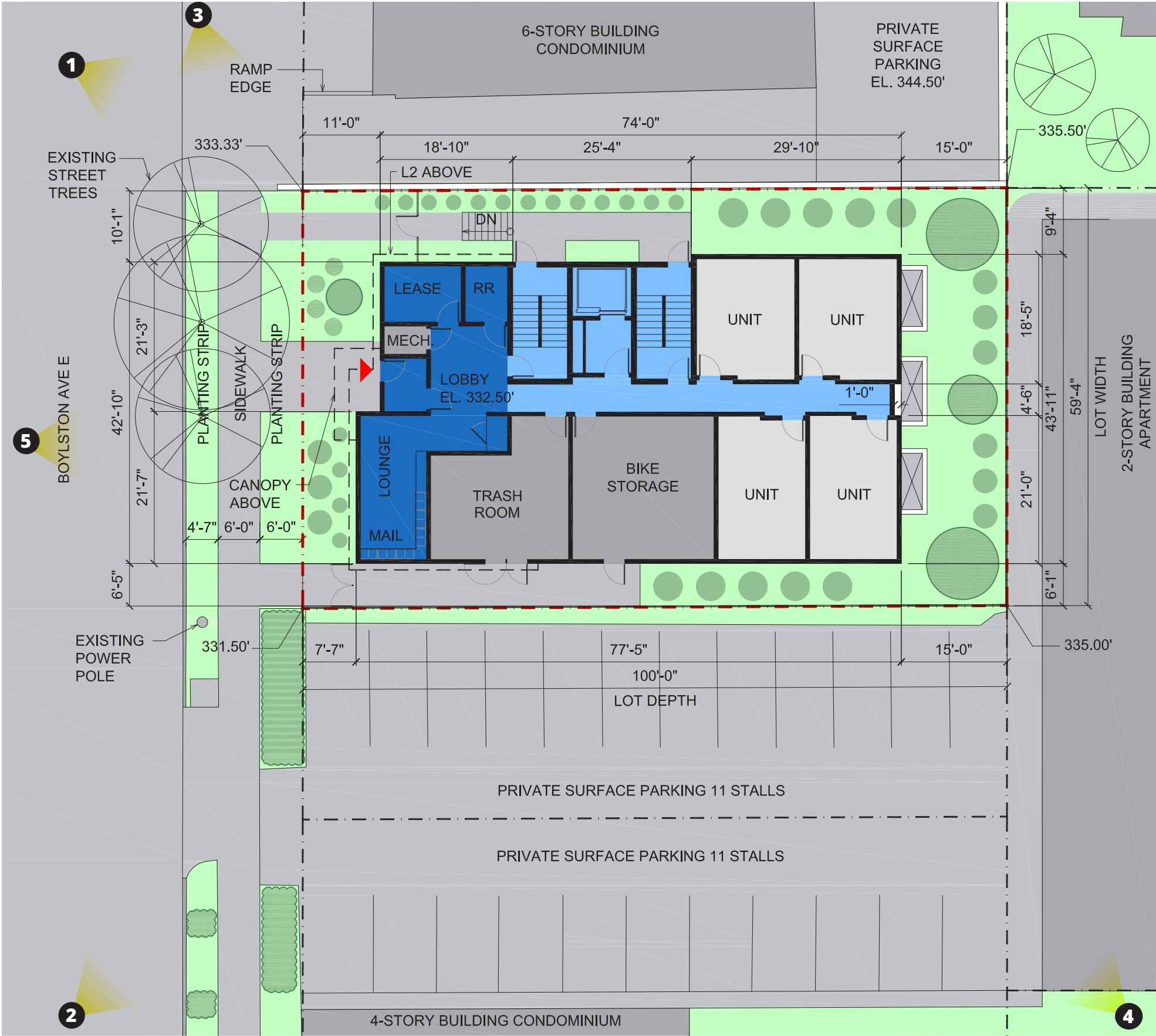
- DEPARTURES REQUIRED

- RESIDENTIAL
- COMMON
- CIRCULATION / CORE
- BUILDING SERVICES
- PRIMARY ENTRANCE

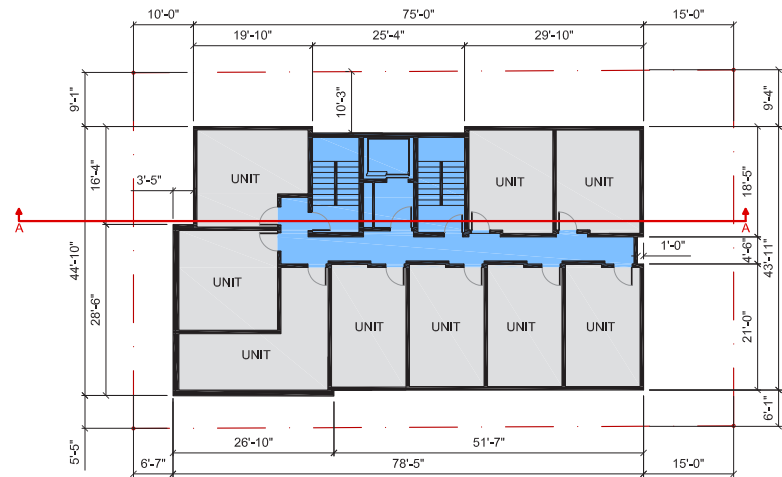


SITE / STREET LEVEL PLAN

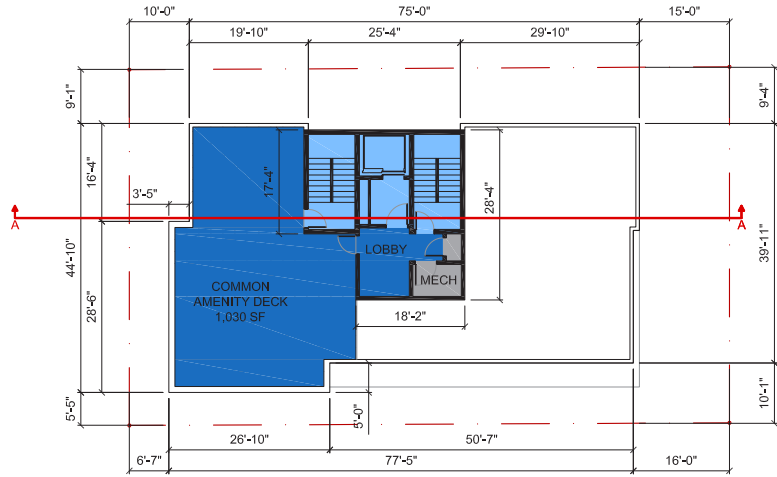
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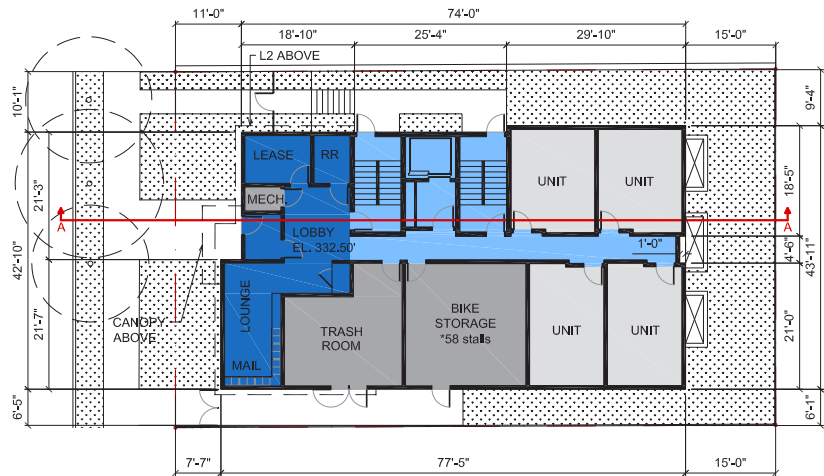
SCHEME C: BUILDING PLANS/SECTIONS
SCALE: 1/32" = 1'-0"



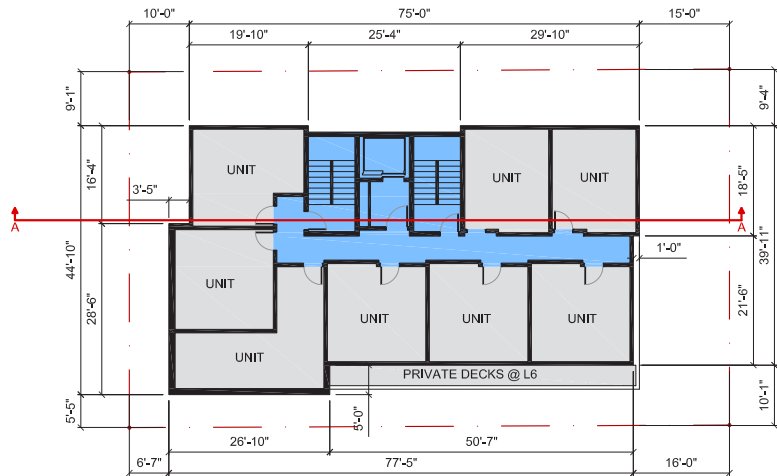
LEVEL 2 (3-5 SIM)



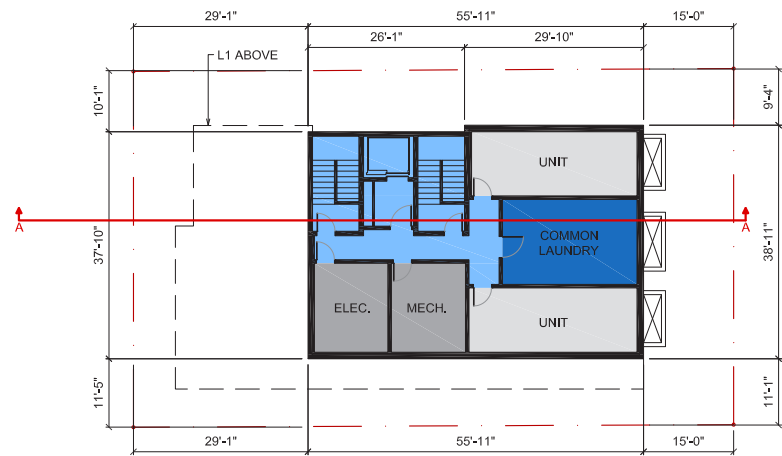
ROOF



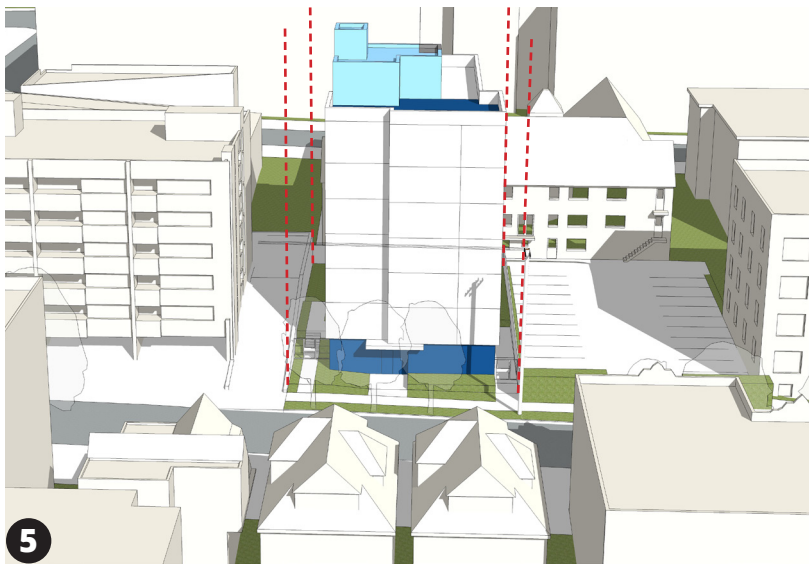
LEVEL 1



LEVEL 6 (7 SIM)



BASEMENT



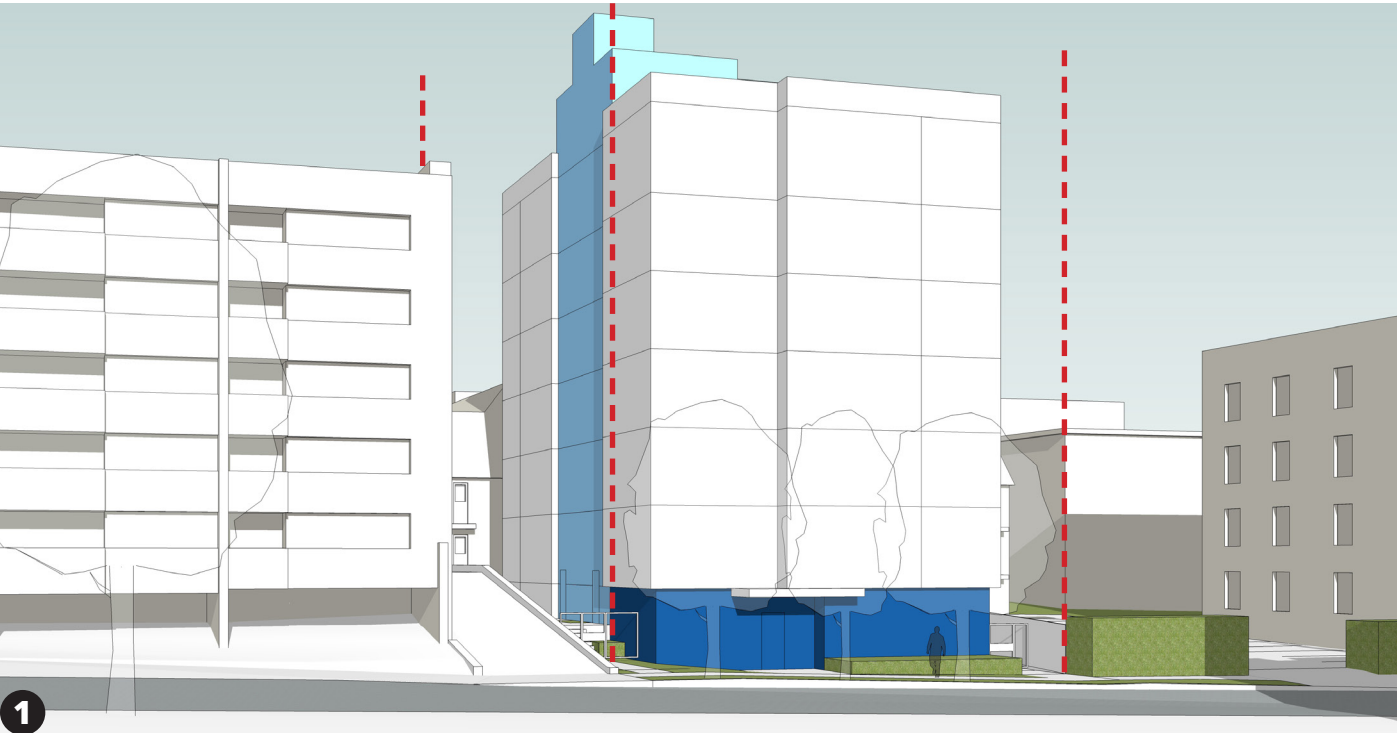
AERIAL PERSPECTIVE LOOKING EAST



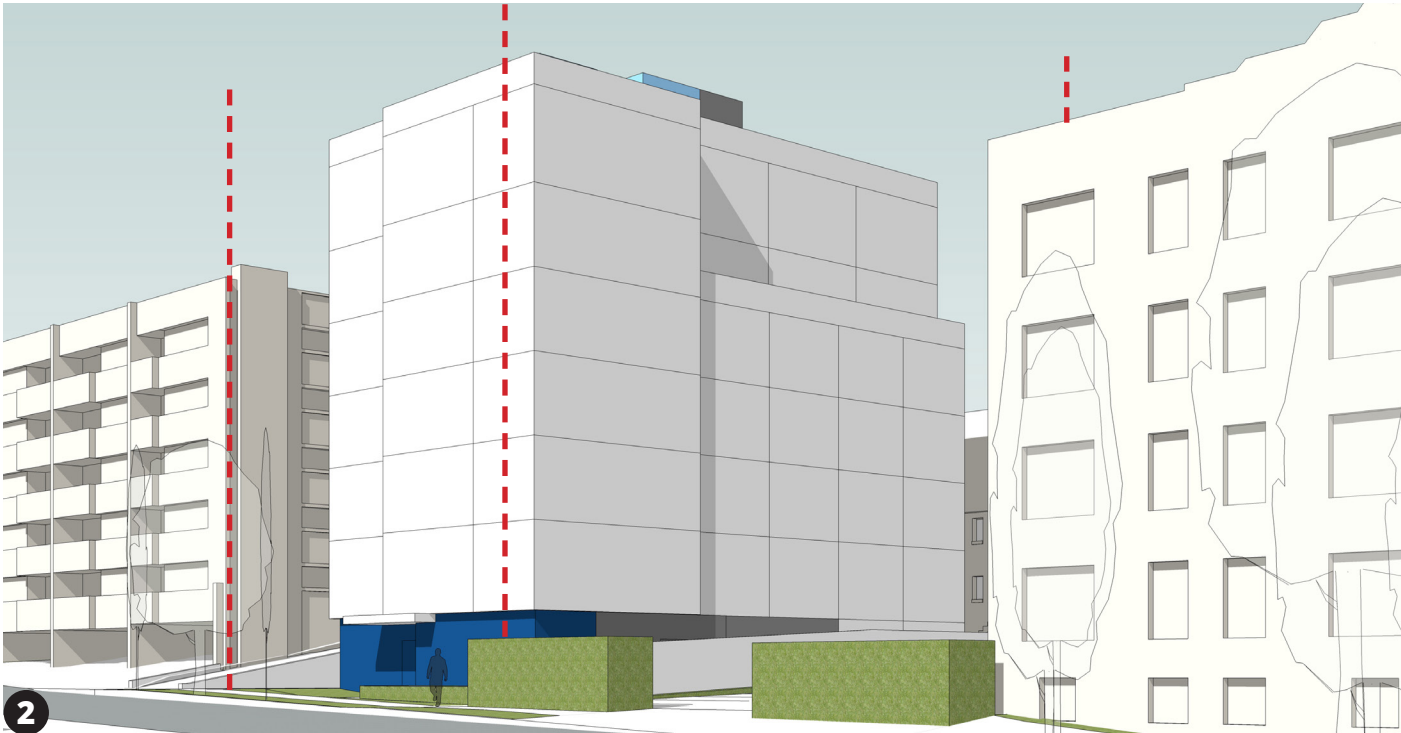
SECTION A

SCHEME C: PERSPECTIVES

COMMON CIRCULATION / CORE BUILDING SERVICES



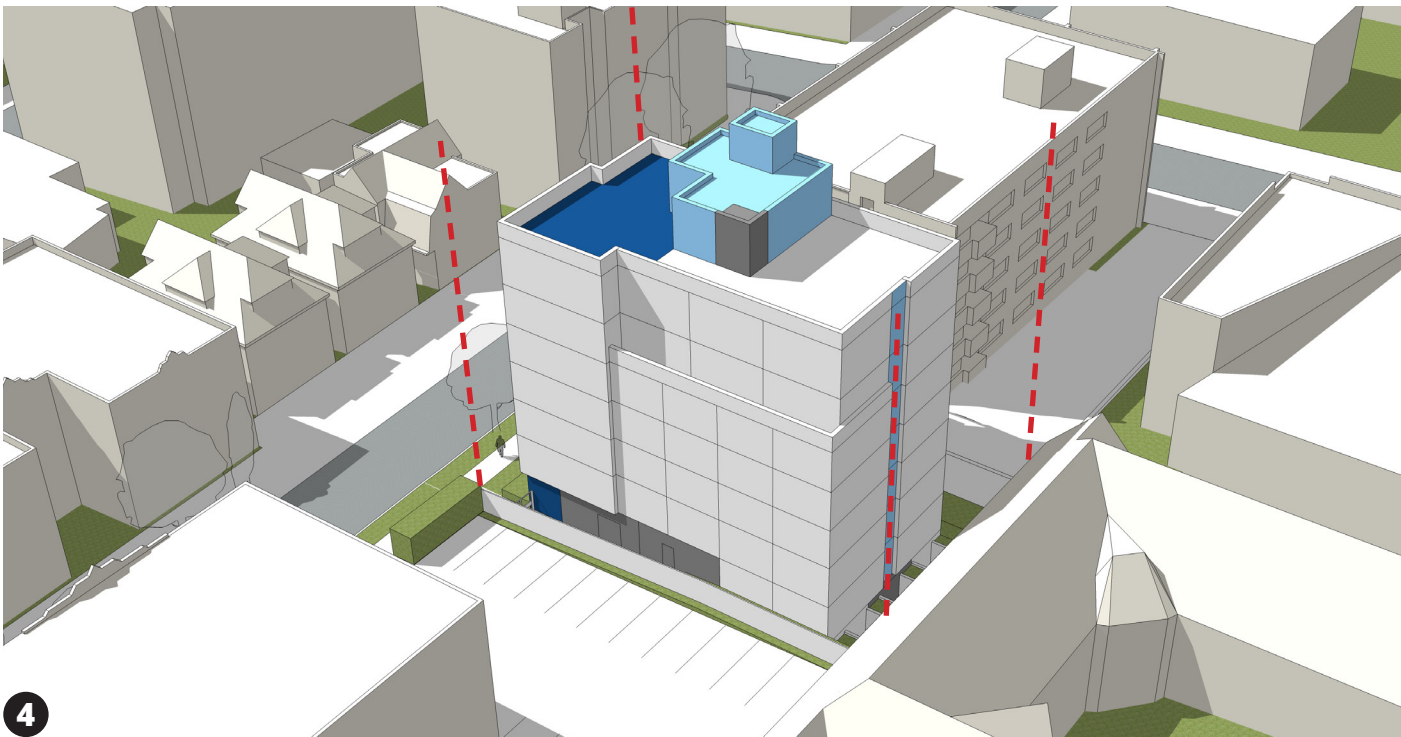
1 PERSPECTIVE LOOKING SOUTHEAST



2 PERSPECTIVE LOOKING NORTHEAST



3 PERSPECTIVE LOOKING SOUTH ON BOYLSTON AVE E



4 AERIAL PERSPECTIVE LOOKING NORTHWEST

SCHEME C: DEPARTURES

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
- 1 PROPOSED:
- 9.41' AVERAGE, 9' MINIMUM < 42' ABOVE GRADE
- 9.43' AVERAGE, 9' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:
Building setback below 42 ft is much greater than is required and existing conditions provide a large separation between buildings. The request is to reduce the average (not the minimum) slightly 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: FAÇADE COMPOSITION

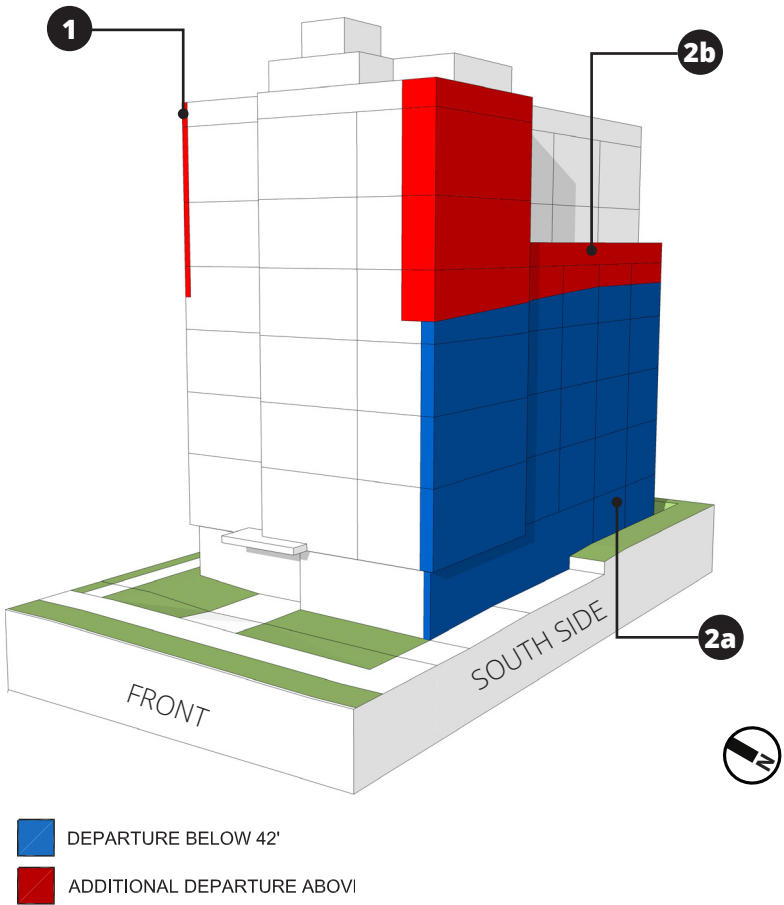
SMC 23.45.518.B - SIDE SETBACK FROM INTERIOR LOT LINE (SOUTH)

- 2a PROPOSED:
- 5.72' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
- 2b PROPOSED:
- 7.35' AVERAGE, 5' MINIMUM > 42' ABOVE GRADE

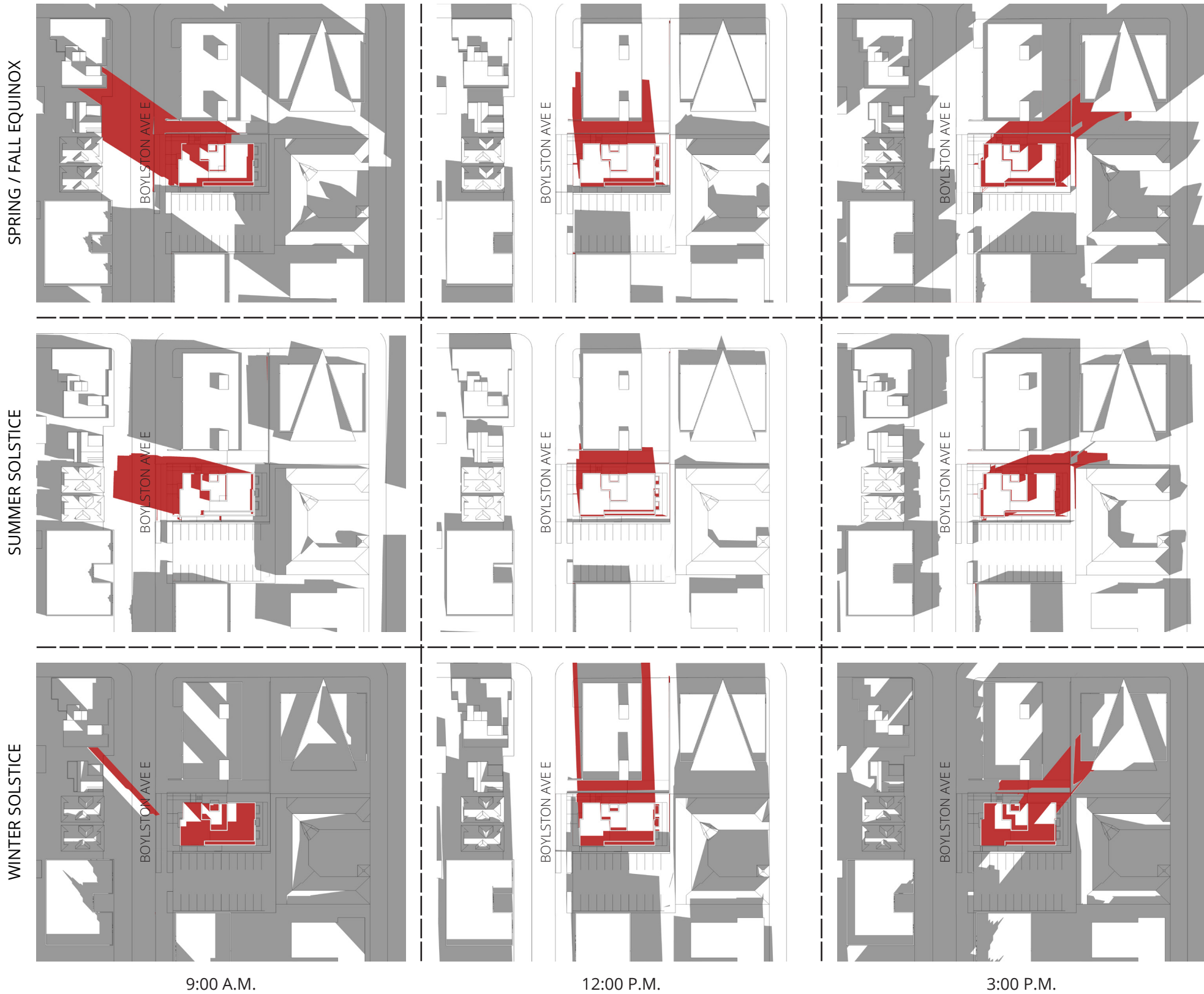
JUSTIFICATION / GUIDELINES:
The proposed side setback is a result of shifting the building mass south to provide an additional buffer to the neighbor and articulate visible facades. The modulation presents a strong corner element where the project is most visible and allows for better massing on the front façade. 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



SCHEME C: SUN PATH / SHADOW STUDY



DEPARTURE MATRIX

SCHEME A: CODE COMPLIANT — NO DEPARTURES

SCHEME B: ALTERNATE

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
- 1a PROPOSED: 5.83' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
- 1b 5.64' AVERAGE, 5' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:
The proposed north side setback provides the opportunity for greater articulation along the south and west facades where the project is most visible. Existing conditions already provide a large separation between the buildings and the massing distribution creates an L-shaped building with a generous entry space at grade. The upper-level setback request limits arbitrary building stepping and allows for a clear termination of the building. Upper-level stepping would make locating the building core at the north side infeasible, pushing this program to a more visible building edges.

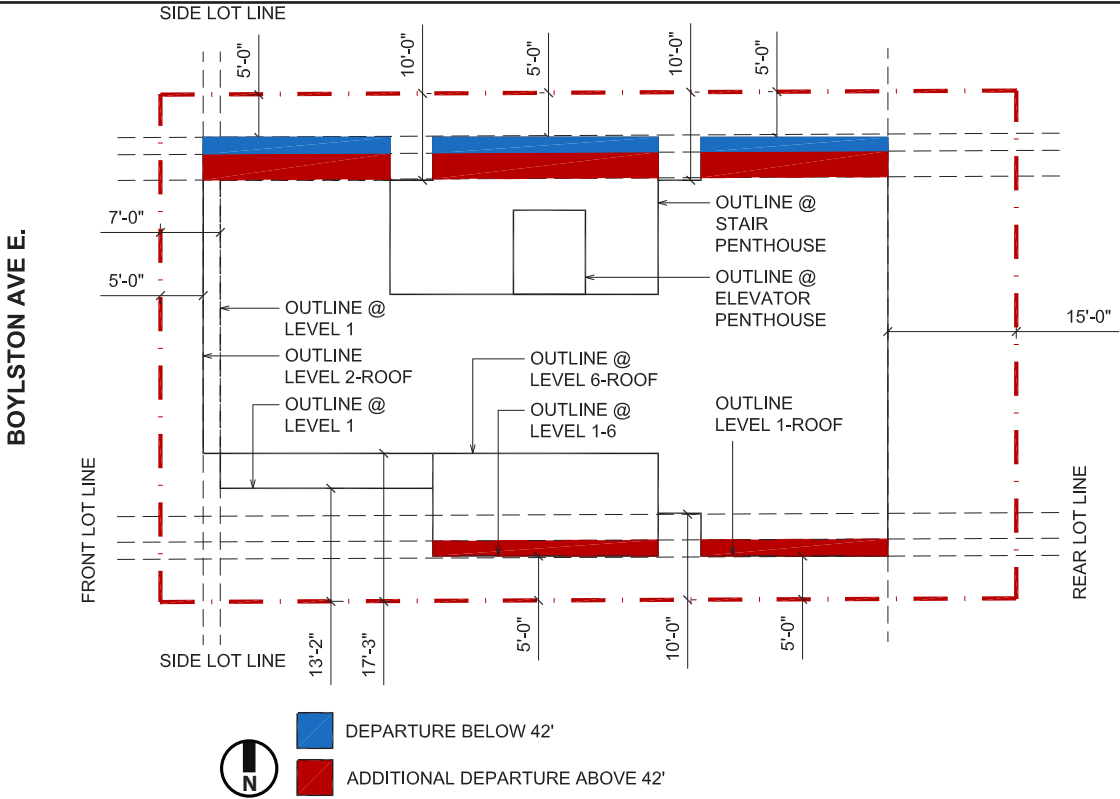
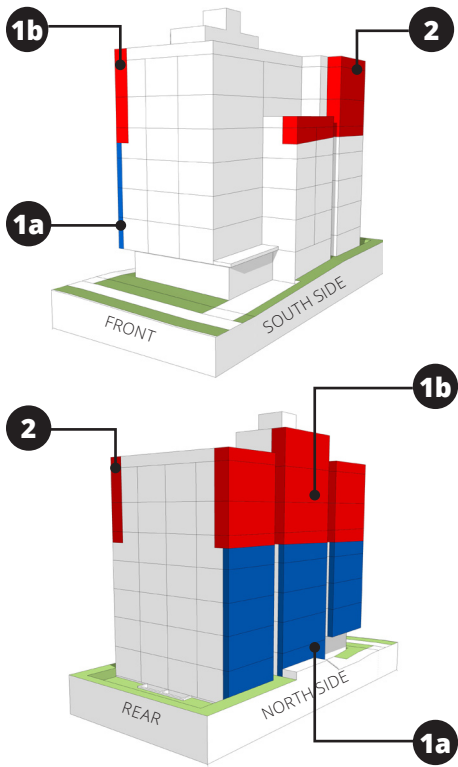
- DC2.A.1 SITE CHARACTERISTICS AND USES, DC2.B.1: FAÇADE COMPOSITION, PL3.A.1 ENTRIES

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

- 2 PROPOSED: 9.13' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
12.42' AVERAGE, 5' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:
The request is to reduce the minimum (not the average) which allows the building to wrap the open space, create a strong L-shaped building with a more coherent design.

- DC2.B.1: FAÇADE COMPOSITION, CS2.B.2: CONNECTION TO THE STREET



SCHEME C: PREFERRED

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
- 1 PROPOSED: 9.41' AVERAGE, 9' MINIMUM < 42' ABOVE GRADE
9.43' AVERAGE, 9' MINIMUM > 42' ABOVE GRADE

JUSTIFICATION / GUIDELINES:
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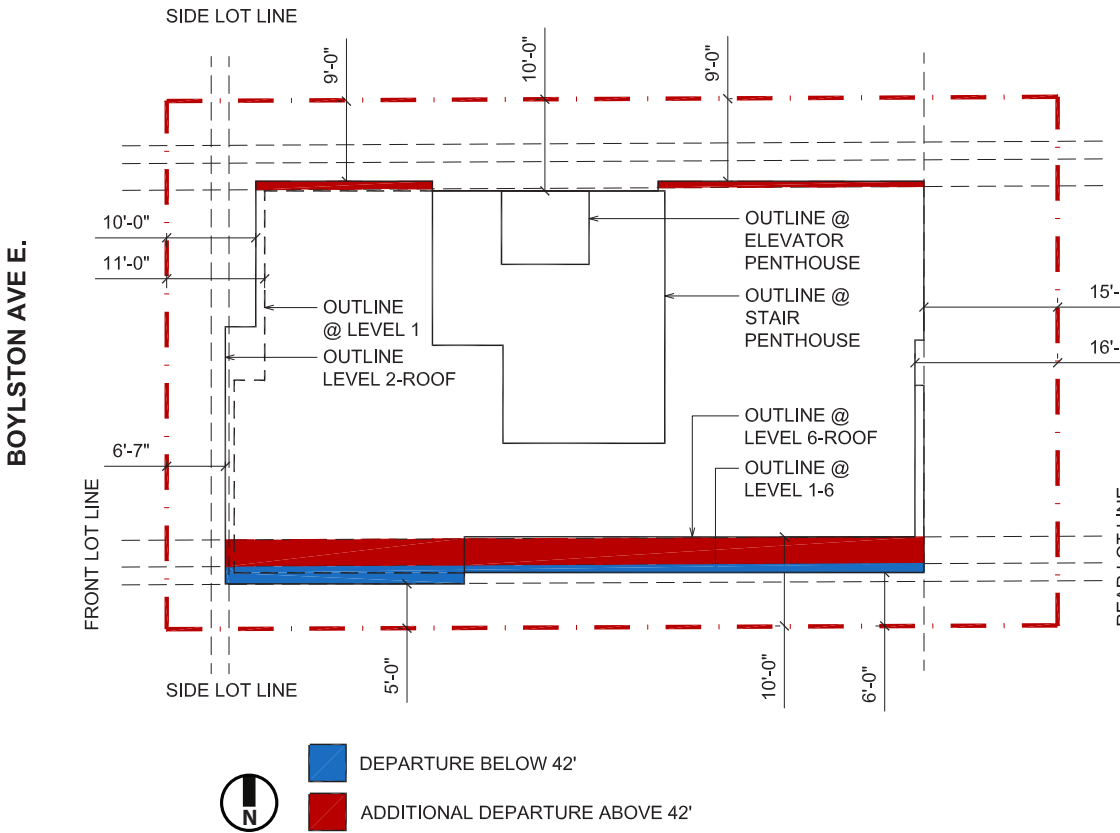
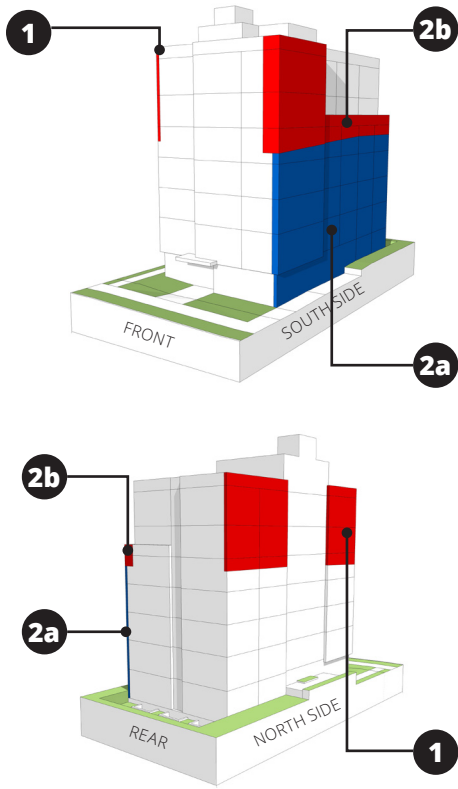
- CS2.D.5: RESPECT FOR ADJACENT SITES, DC2.B.1: FAÇADE COMPOSITION

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

- 2a PROPOSED: 5.72' AVERAGE, 5' MINIMUM < 42' ABOVE GRADE
- 2b 7.35' AVERAGE, 5' 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 façade. 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

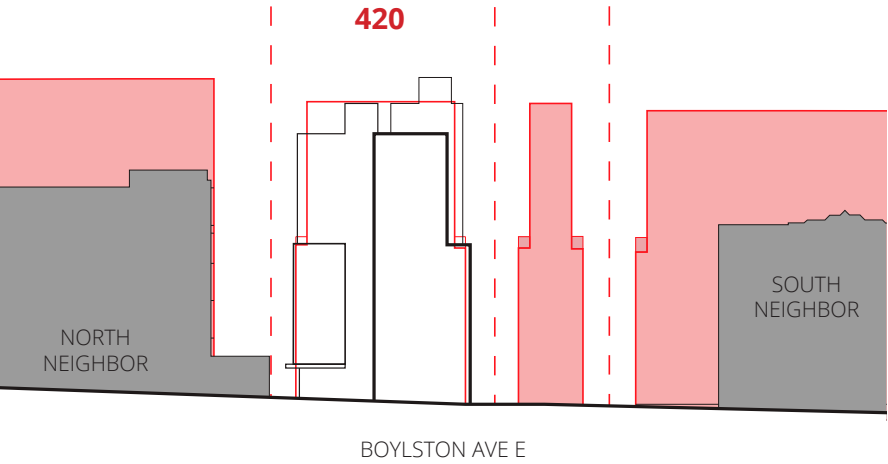
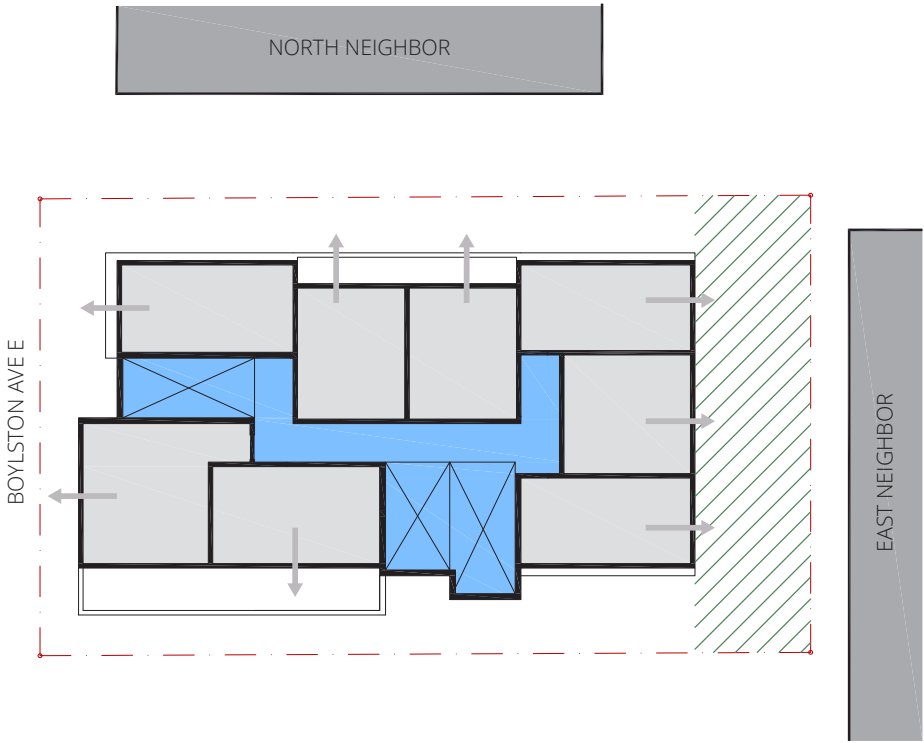


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CONCEPT DEVELOPMENT: MASSING DISTRIBUTION

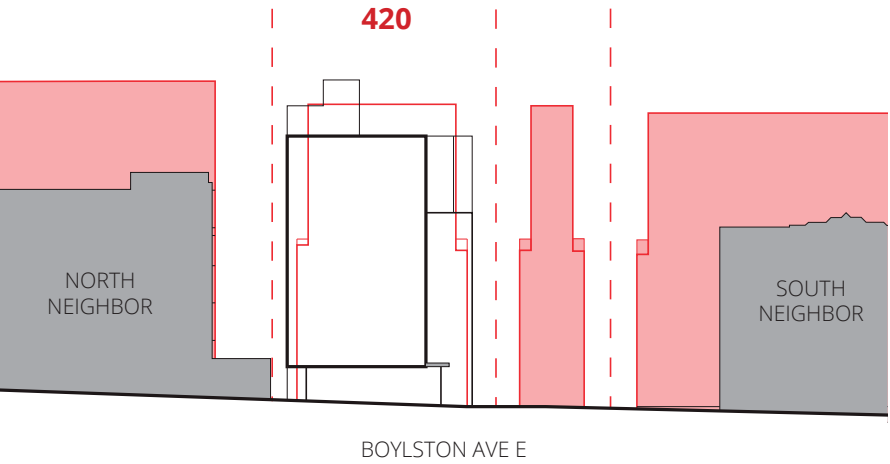
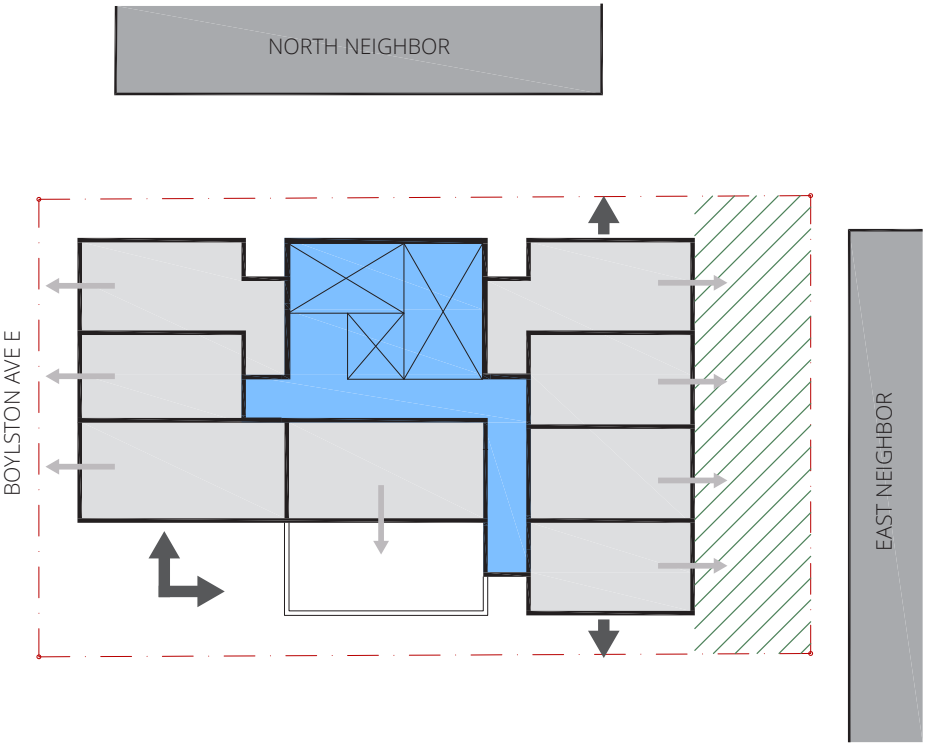
SCHEME A:

- Massing is centered on site with units oriented in all directions
- Zoning compliant upper-level stepping creates a 'busy' top of building that is out of character with the neighboring buildings and proportionally for the scale of the frontage
- Core expressed on exterior frontage, is highly visible and dominates two primary facades



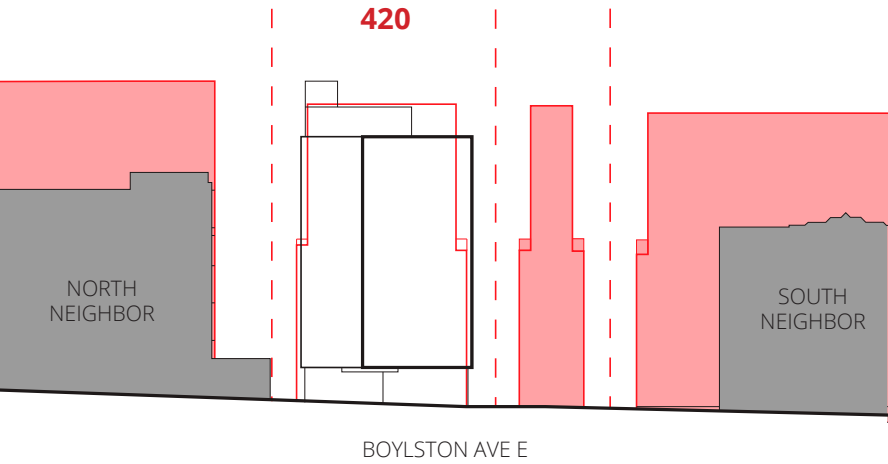
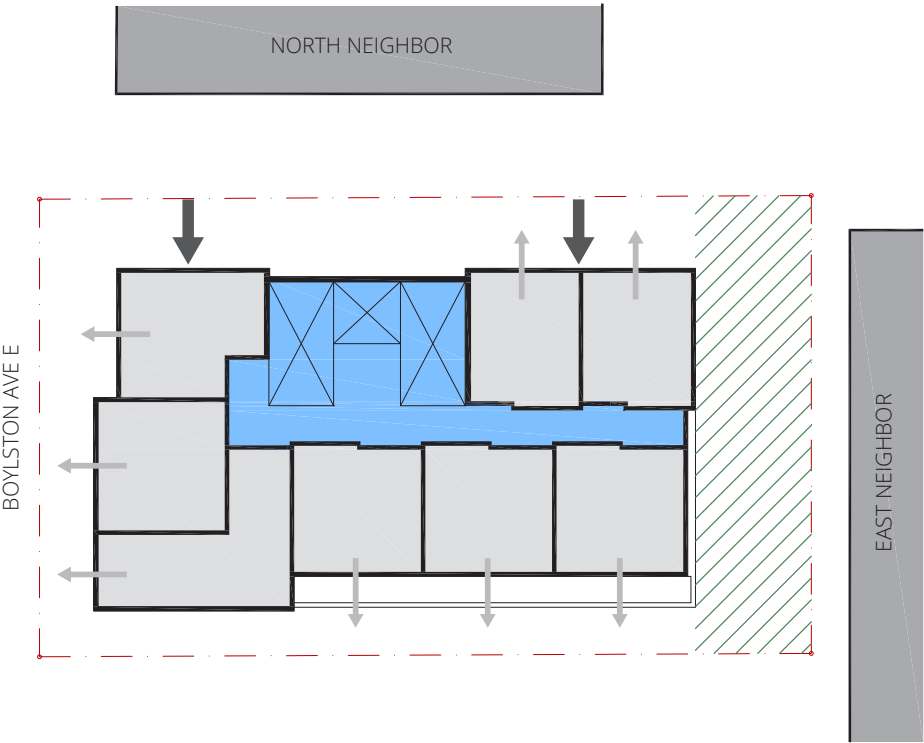
SCHEME B:

- Massing is shifted to the north and stretched east to create an L-shaped building
- Primary massing facing street does not respond to north neighbor
- Units predominantly oriented east and west, with the most number of units facing the street however more mass and units face the east neighbor
- Core is consolidated at the north and expressed as an additive mass



SCHEME C:

- Massing is shifted south to create an equal buffer to both existing residential neighbors (CS2.D.5 Respect for Adjacent Sites)
- Massing at the street responds to north neighbor (CS3.A.1 Fitting Old and New Together)
- Units predominantly oriented west and south, away from residential neighbors, facing the street and neighboring parking lot where development potential is low (PL2.B.1 Eyes on the Street)
- Core is consolidated at the north and is expressed along with circulation at the east face as a subtractive mass (DC2.A.2 Reducing Perceived Mass)



EXISTING ADJACENT DEVELOPMENT POTENTIAL PROPOSED DEVELOPMENT POTENTIAL

CONCEPT DEVELOPMENT: MASSING ARTICULATION

INITIAL SITING RESPONSE

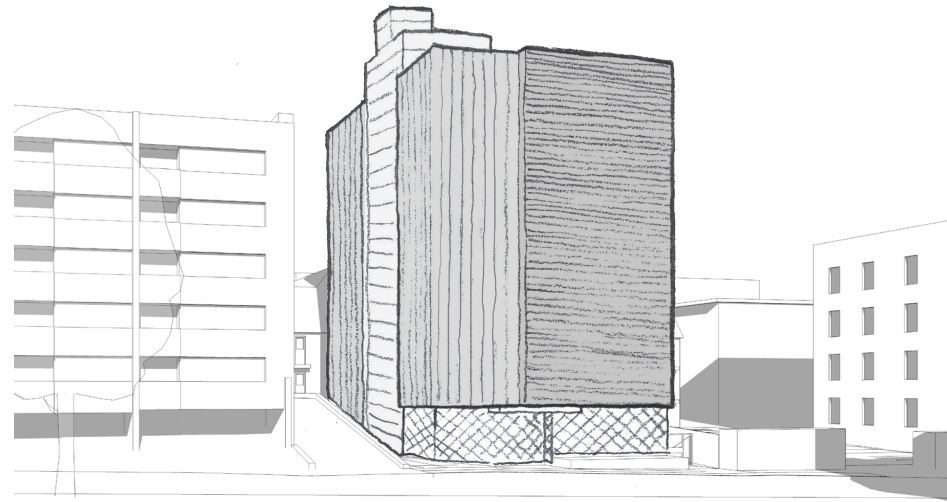
- Shift mass to the south, away from residential neighbor
- Site the building to bridge the gap in the street edge along Boylston Ave E
- Push street-facing mass in to establish connection to neighboring north building edge
- Split massing termination at grade creates logical and composed entry location

CS3.A.1 FITTING OLD AND NEW TOGETHER

CAP. HILL PL2.II PEDESTRIAN OPEN SPACE & ENTRANCES

CS2.D.5 RESPECT FOR ADJACENT SITES

PL1.B.1 PEDESTRIAN INFRASTRUCTURE



CORNER EXPRESSION

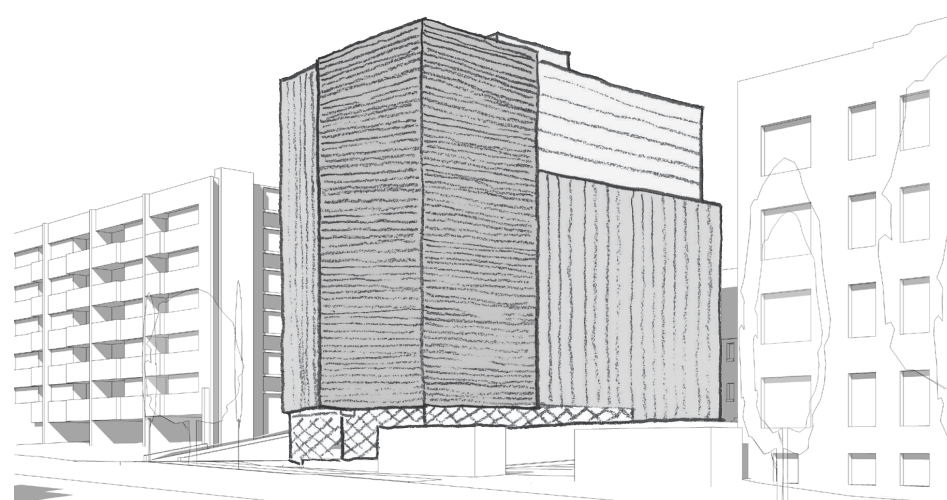
- Corner modulation creates focal point on the prominent corner
- Opportunity to capture light, air and views
- Recessing the at-grade level further defines the massing above and expresses a change in program below

DC2.B.1 FAÇADE COMPOSITION

CS2.B.2 CONNECTION TO THE STREET

CS2.C.2 MID-BLOCK SITE

CS2.A.2 ARCHITECTURAL PRESENCE



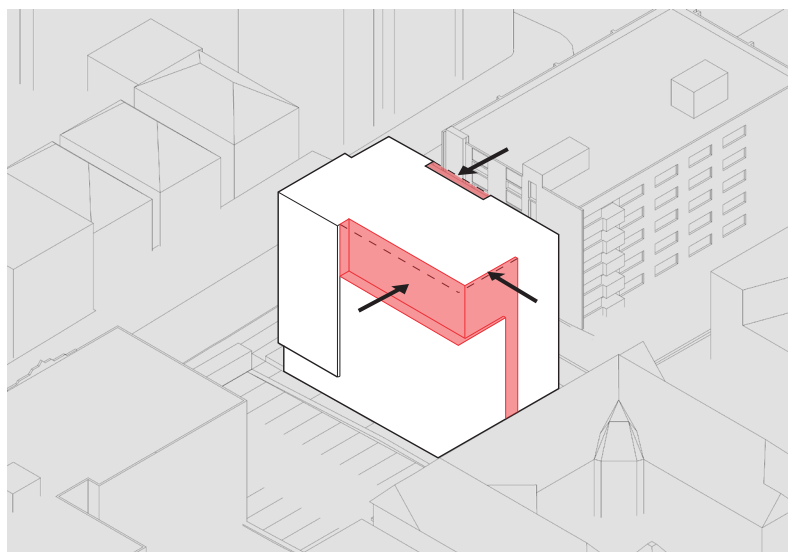
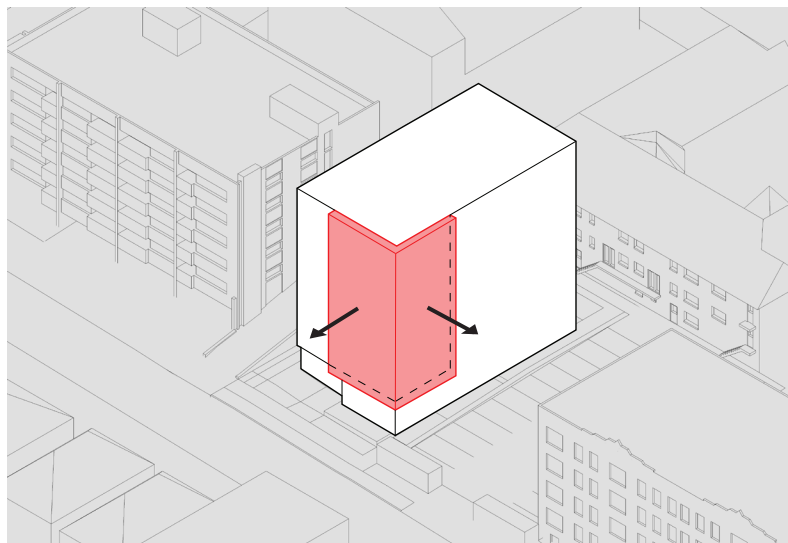
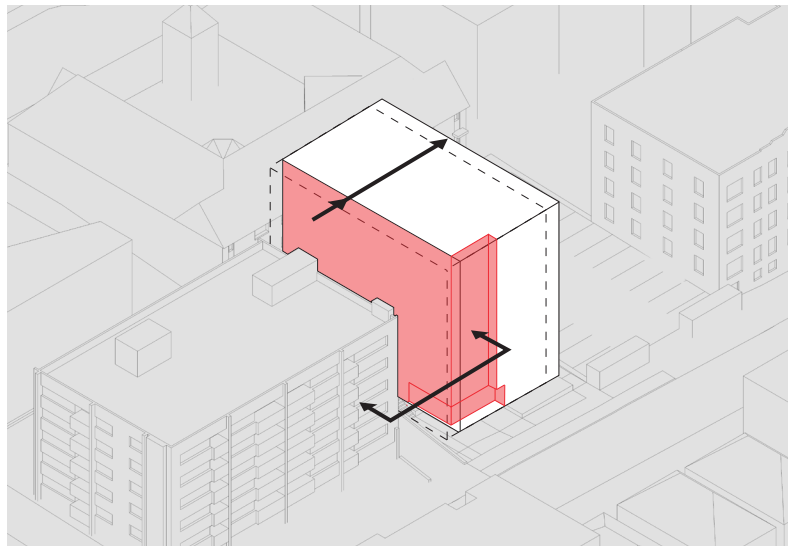
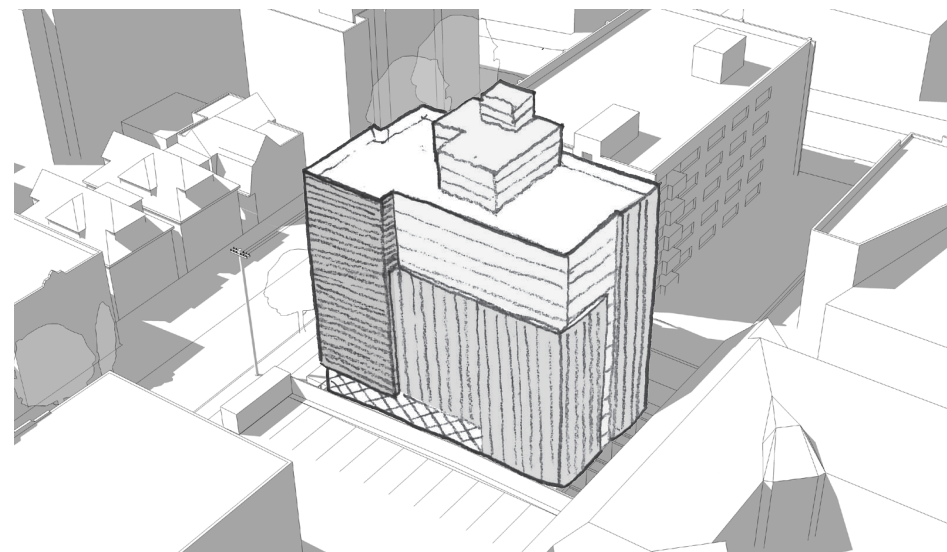
ARTICULATION EXPRESSION REFINEMENT

- Secondary articulation at the north or east to express interior circulation
- The scale of modulation recognizes visibility from a variety of vantage points at varying distances
- Balanced articulation at all facades allows for a consistent material palette, logically applied to the massing

CAP. HILL CS2.III HEIGHT, BULK AND SCALE COMPATIBILITY

CS2.A.2 ARCHITECTURAL PRESENCE

DC2.A.2 REDUCE PERCEIVED MASS



CONCEPT DEVELOPMENT: FORM + EXPRESSION



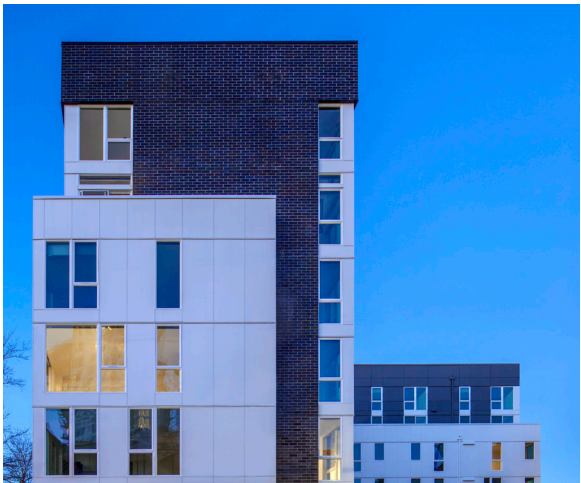
CONCEPTUAL SOUTHWEST PERSPECTIVE



MATERIALS / MASSING ARTICULATION



ADDITIVE / SUBTRACTIVE MASSING



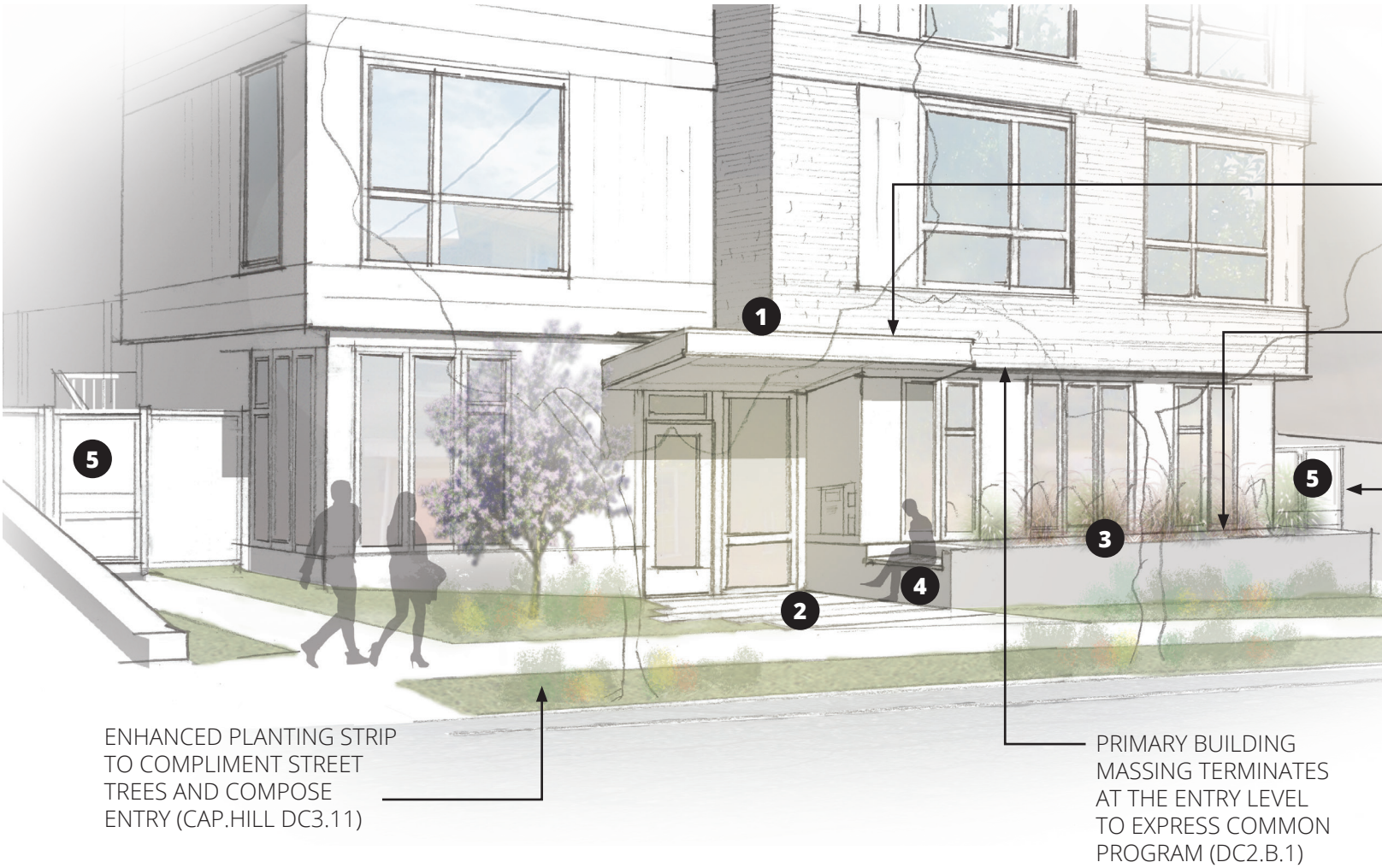
UPPER-LEVEL SETBACK EXPRESSION



RIGOROUS FRAMEWORK W/ INFILL



MASSING DEPTH



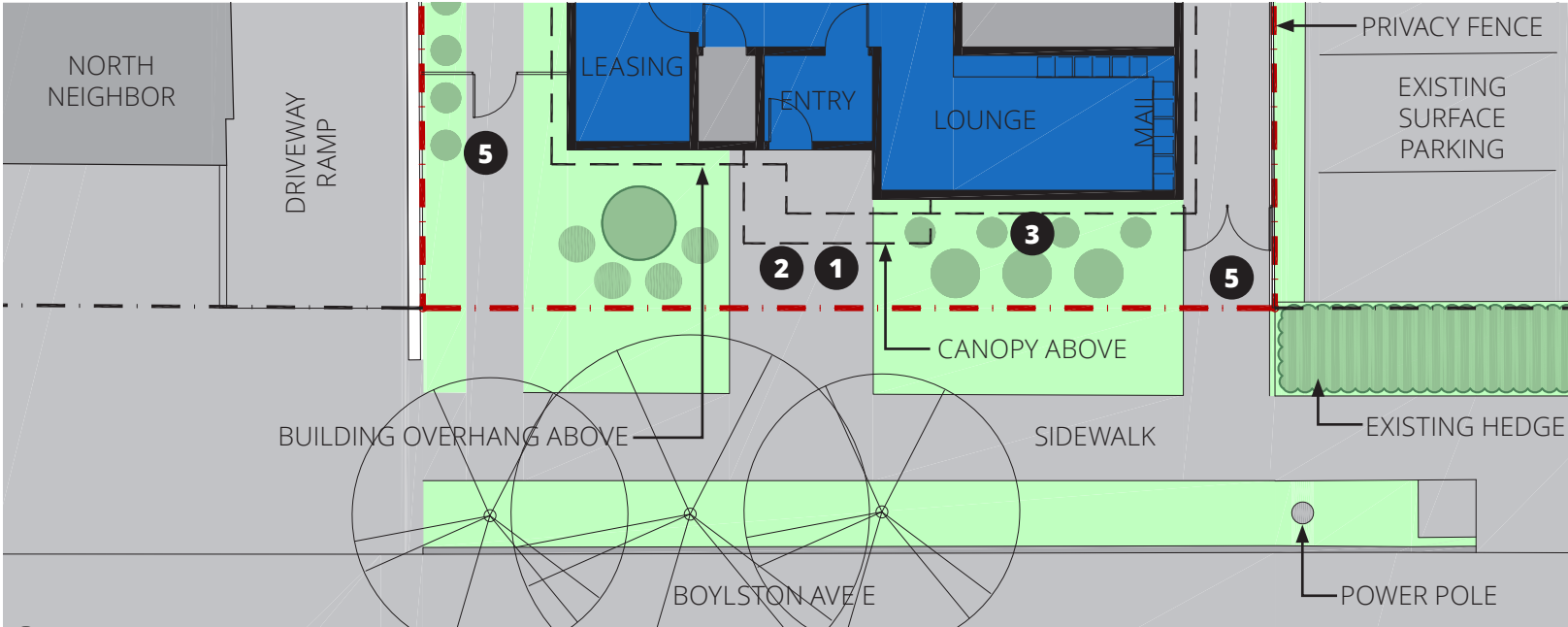
1 CANOPY CONCEPT



2 PAVING CONCEPT



3 UNIFIED CONTAINER PLANTINGS



PARTIAL SITE PLAN (N.T.S.)

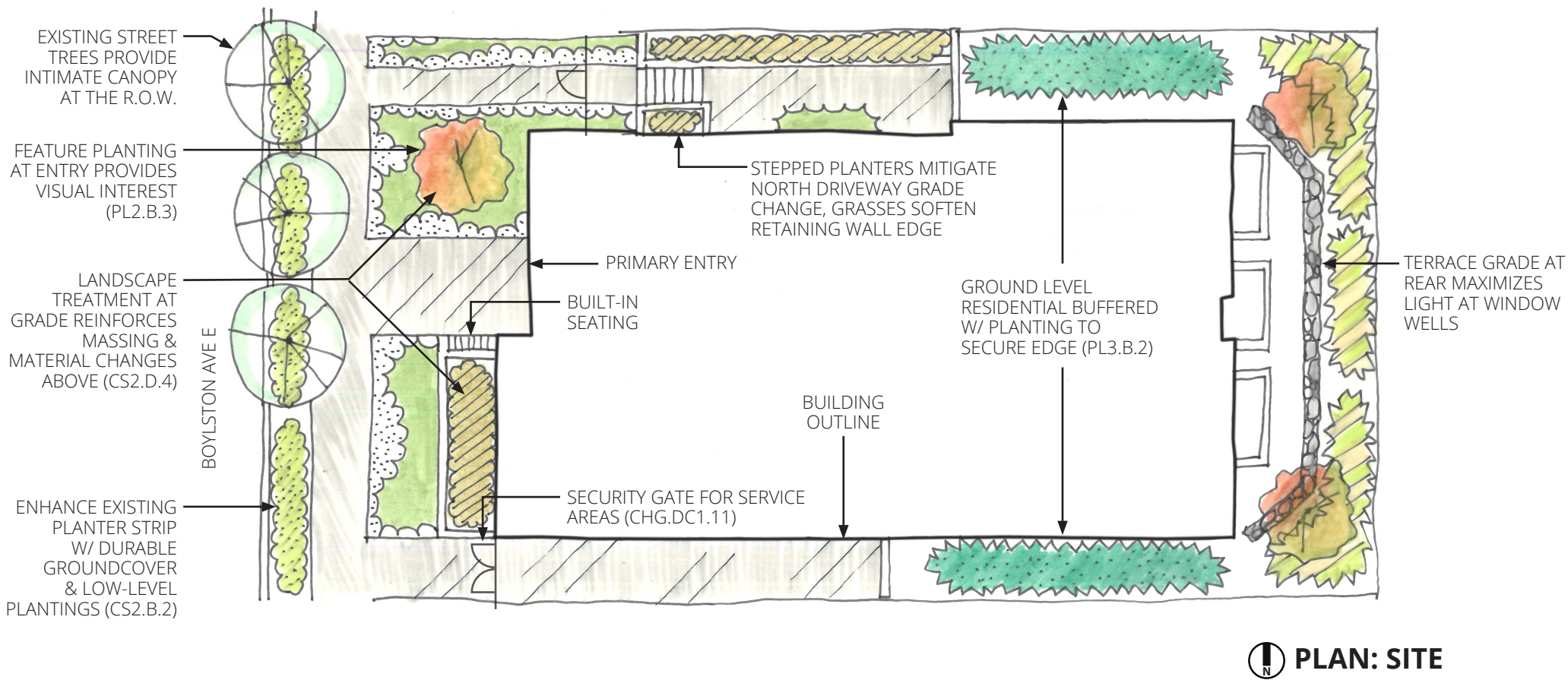
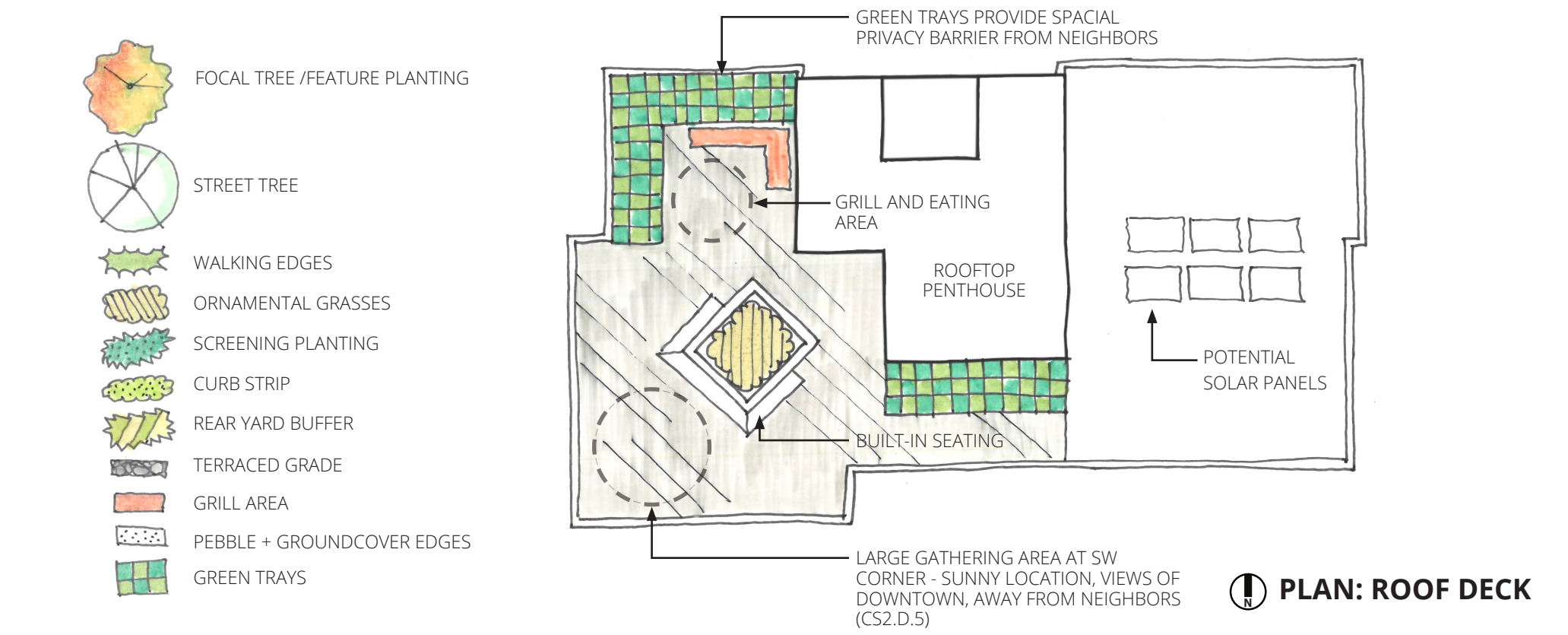


4 ENTRY SEATING CONCEPT

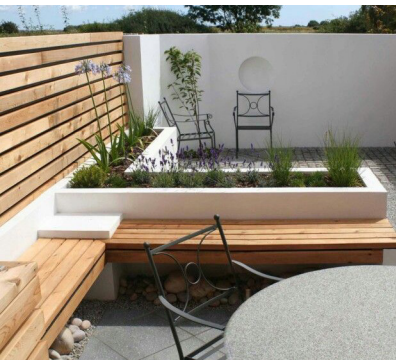


5 INTEGRATED DESIGN AT GATES & SCREENING

CONCEPT DEVELOPMENT: LANDSCAPE



ROOF DECK EXPERIENCE



BUILT-IN SEATING



GREEN TRAYS



SCREENING PLANTING



REAR YARD BUFFER



FOCAL TREE



ORNAMENTAL GRASSES



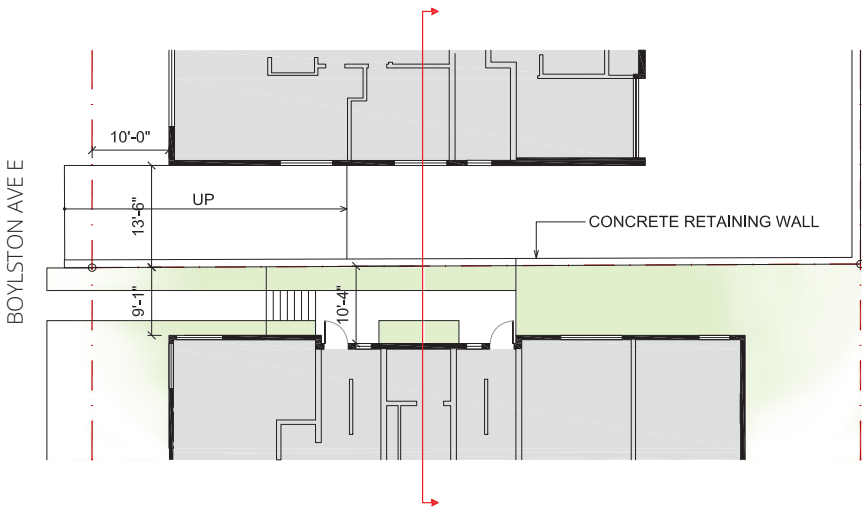
WALKWAY EDGES

NORTH NEIGHBOR CONSIDERATIONS

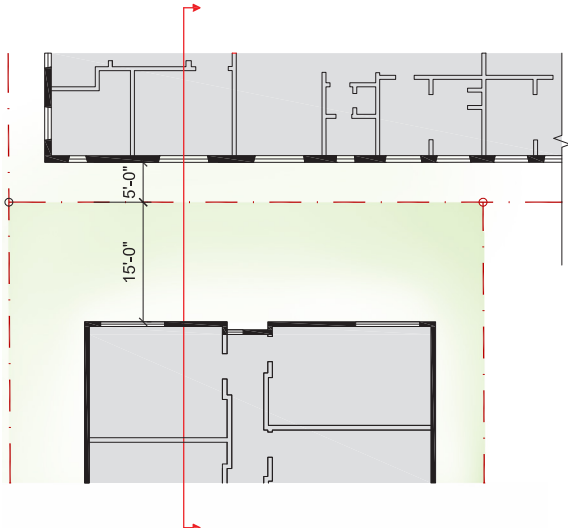
- Generous setback in addition to existing driveway setback for light, air and privacy
- Consider existing and proposed program overlap when locating windows
- Manage grade change at neighboring driveway by building up grade at proposed side yard circulation
- Soften existing retaining wall at property line with robust landscaping buffer

EAST NEIGHBOR CONSIDERATIONS

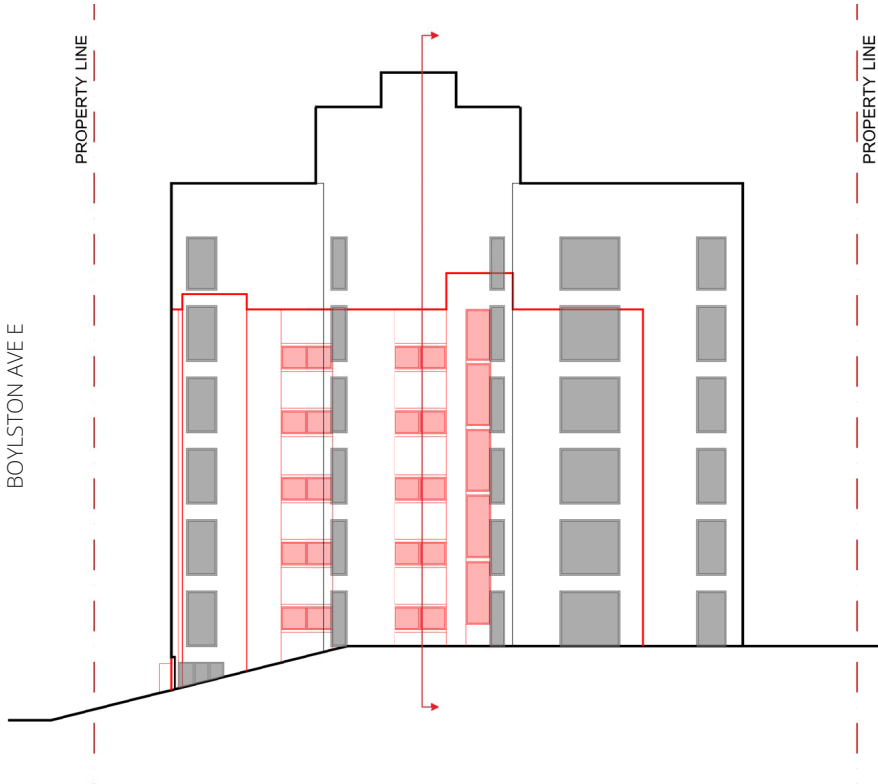
- Generous setback for light, air and privacy
- Consider existing and proposed program overlap when locating windows
- Landscape and fencing will define property line and provide privacy to proposed at-grade units
- Acknowledge existing service walkway when designing elements at the rear of the site.



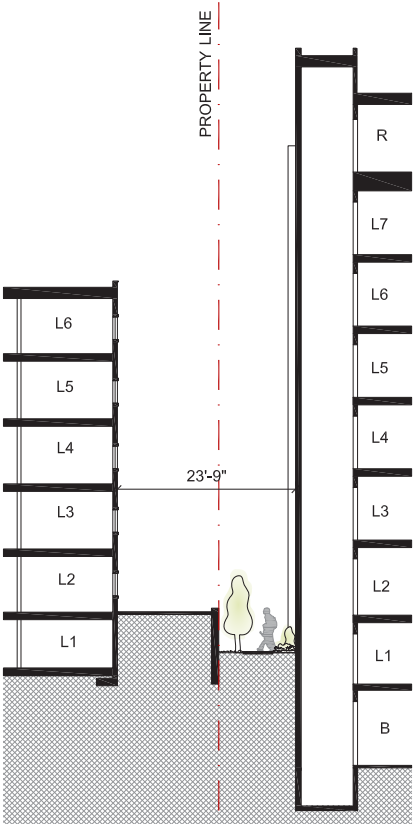
PARTIAL PLAN



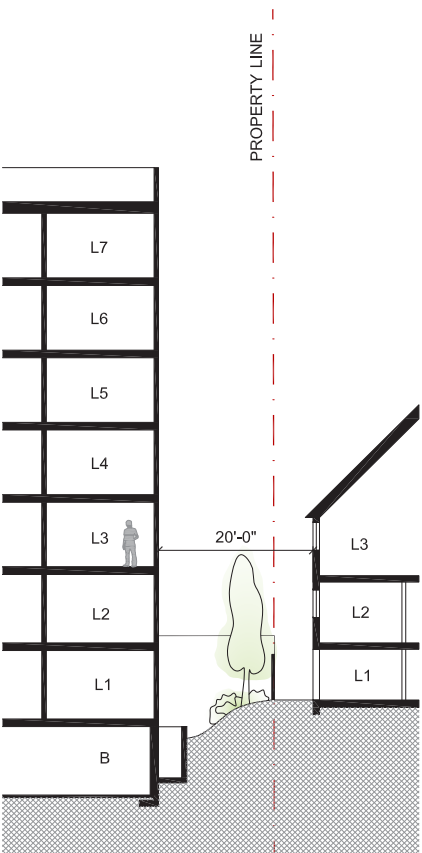
PARTIAL PLAN



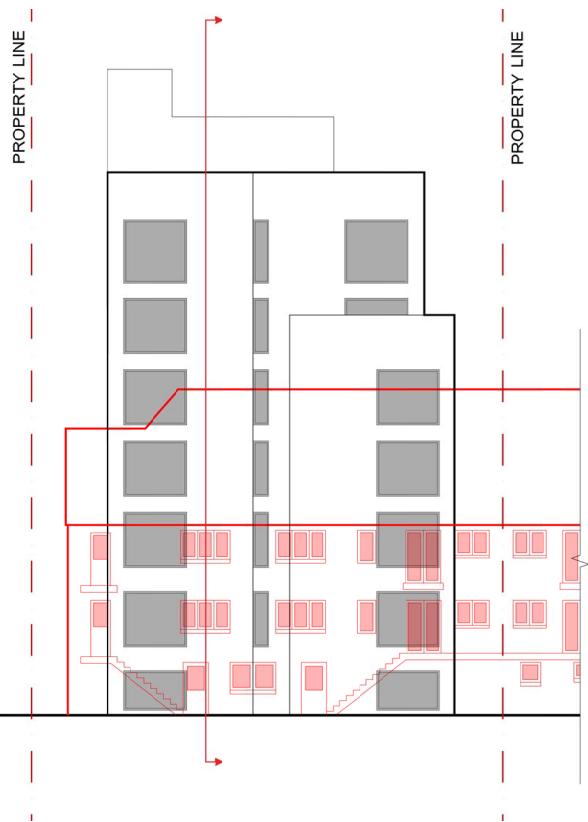
NORTH ELEVATION: WINDOW OVERLAP
EXISTING STRUCTURE & WINDOWS PROPOSED POTENTIAL WINDOWS



PARTIAL SECTION: NORTH



PARTIAL SECTION: EAST



EAST ELEVATION: WINDOW OVERLAP
EXISTING STRUCTURE & WINDOWS PROPOSED POTENTIAL WINDOWS

SHW RECENT WORK ON CAPITOL HILL



1404 BOYLSTON AVE (WITH JOHNSON & CARR)
34 | JOHNSON & CARR, LLC | **SHW**
420 BOYLSTON AVE E **EARLY DESIGN GUIDANCE** SDCI# 3032070-EG



1715 12TH AVE (WITH JOHNSON & CARR)



600 E HOWELL ST (PERMITTING)



1806 23ND AVE (WITH JOHNSON & CARR)



120 10TH AVE E

