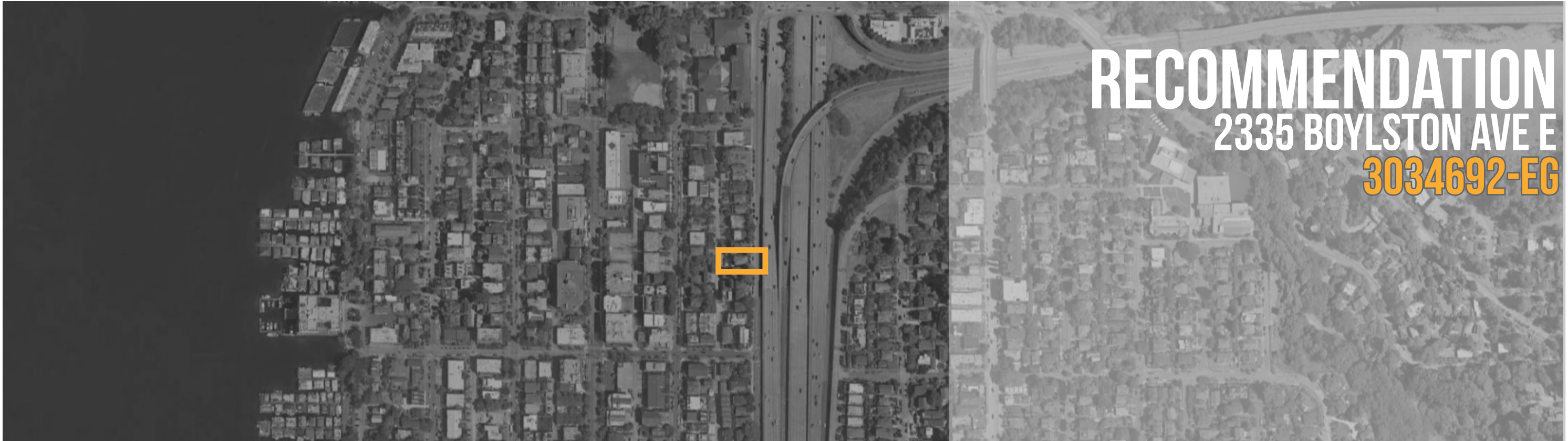




“REGIO”

RECOMMENDATION

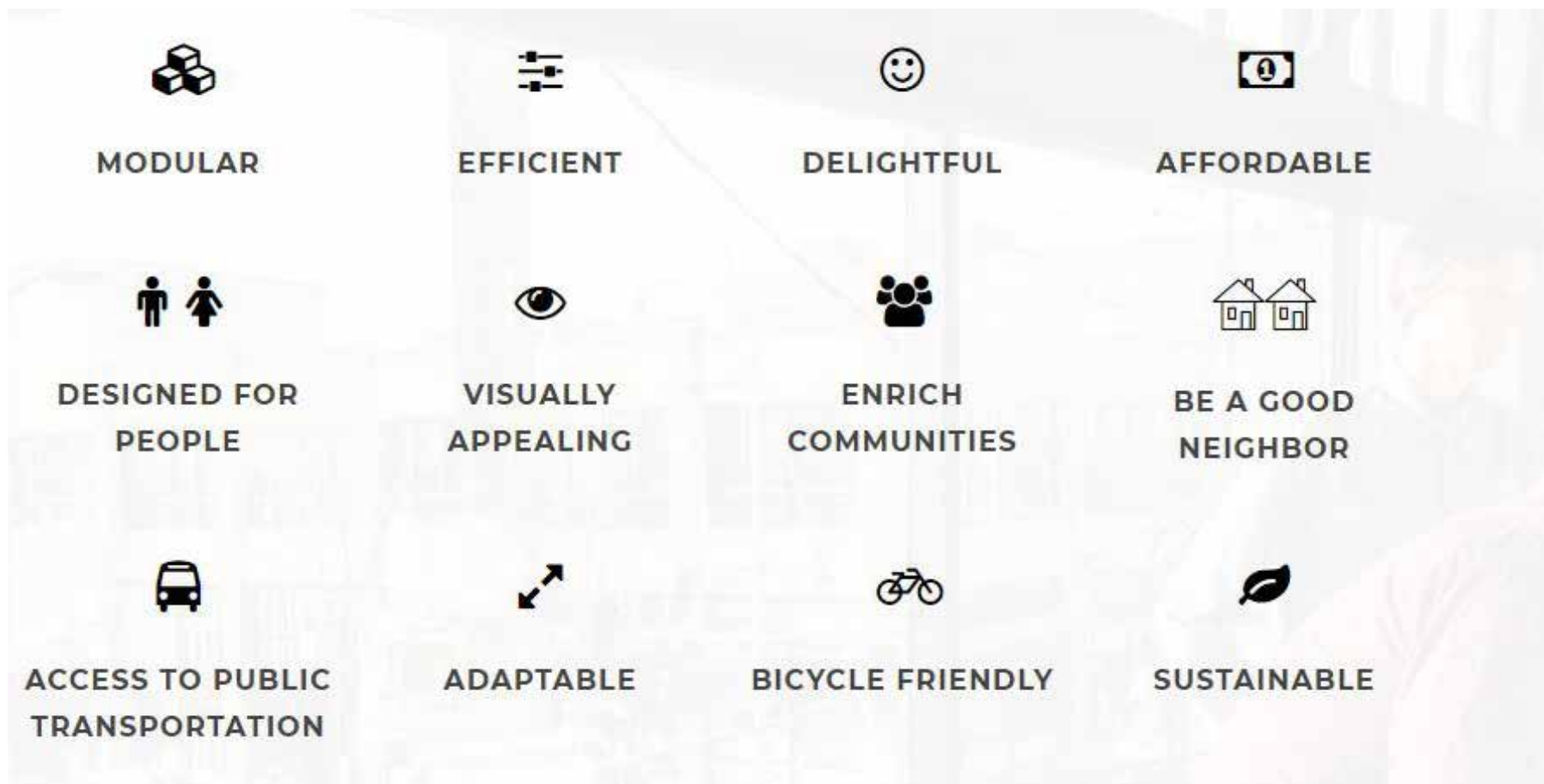
HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com

OUR HYBRID LIVABILITY MANIFESTO

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.



LET US INTRODUCE OURSELVES



Rob Humble
Architect
Design Lead



Gina Gage
Architect



Scott Goodner
Project Manager
Designer



Barrett Eastwood
Architect



PROJECT TEAM

ARCHITECT

Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
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PROJECT OWNER

Regio, LLC
2371 Eastlake Ave East, Suite 100
Seattle, WA 98102
www.apodment.com

PROJECT EXPERIENCE

Previous Projects Designed by Hybrid Architecture



Clover Lofts



Harvard Avenue Apartments



Killebrew Apartments



Betula Apartments



Bellevue Avenue Midrise

CLIENT EXPERIENCE

Previous Projects by Calhoun Property Managment, INC



Apodment - Cortena



Apodment - Giardino



Apodment - Morino



Apodment - Palermo

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THANK YOU

PROJECT INFO

Address: 2335 Boylston Ave E, Seattle, WA 98102

Owner: Boylston Begins, LLC

SDCI #: 3034692-EG

Parcels: 2902200756

Site Area: 4,950 sf

Zoning: MR (M1)

Overlays: Eastlake Residential Urban Village
Parking Flexibility Area

Legal Description:
GREENES ADD S 15 FT OF 7 & N 30 FT OF 6
Plat Block: 11
Plat Lot: 6-7

Building Type: Congregate Residence

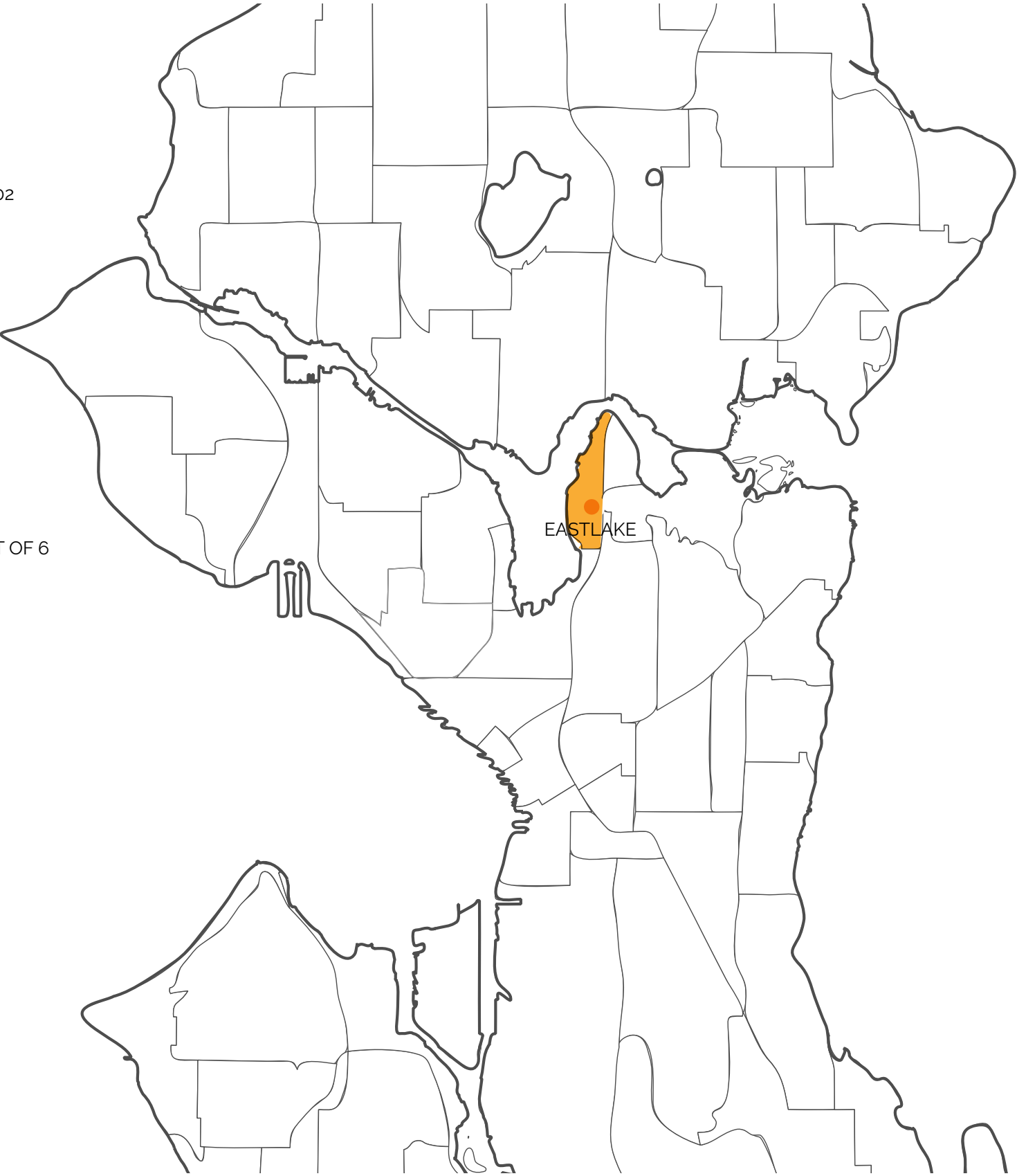
Parking: No Parking Proposed

Date of Presub Conference: Jan 16th, 2020

Date of EDG Meeting: TBD

PROJECT DESCRIPTION

Construct a 7-story boarding house with 73 sleeping rooms. No parking proposed. Existing building to be demolished.



2335 BOYLSTON AVE E APARTMENTS

Development Objectives

Provide mix of congregate dwelling units for single residents to live in an efficient but communal setting with shared kitchens and amenity lounge areas.

73 sleeping units
68 bicycle parking stalls (as req) - provided
0 vehicular parking stalls (none are req)

Neighborhood Objectives

The site is positioned west within 100' of interstate 5 and is along a busy minor arterial that serves the Eastlake neighborhood - Boylston Avenue E.

Located between E Louisa St on the north and E Lynn St on the south, the mid-block development will set the tone for the recent upzone through this part of the Eastlake neighborhood serving as an important anchor on the far east side of Eastlake.

The neighborhood will likely densify in the coming years, as older single-family structures and low rise apartments are converted into higher density, midrise, multi-family residential uses. This project will replace a 6-unit apartment building and bring much needed density and housing to this part of the city. As one of the first redevelopment projects on this block, it will set a precedent for future projects in the immediate surroundings. This project aims to integrate the existing pedestrian scale charm, characteristic of Eastlake neighborhood, with a contemporary architectural building.

Design Objectives

- 1 Create welcoming front porch and buffer from the street edge
- a place for residents and guests to engage, energize streetscape
- 2 Set a positive tone and provide access to daylight, air and ventilation
- maximize height and light / bright colors and tall ceilings
- 3 Establish opportunities for artwork in common spaces as a way to promote visual identity and the cultural connection to the neighborhood.
- 4 Ecology and Sustainability
- harness rainwater in bioplanters, use efficient and durable materials



CREATING AFFORDABLE HOUSING IN SEATTLE

AFFORDABLE APARTMENTS: SMALL EFFICIENCY DWELLING UNITS & ● CONGREGATE HOUSING



shared exterior space

Provided:

bed
table and chair
wall closet
refrigerator
microwave
private bathroom

shared kitchens
bicycle parking
laundry facilities
security

What, How big, How much?

150sf **175sf** 220sf

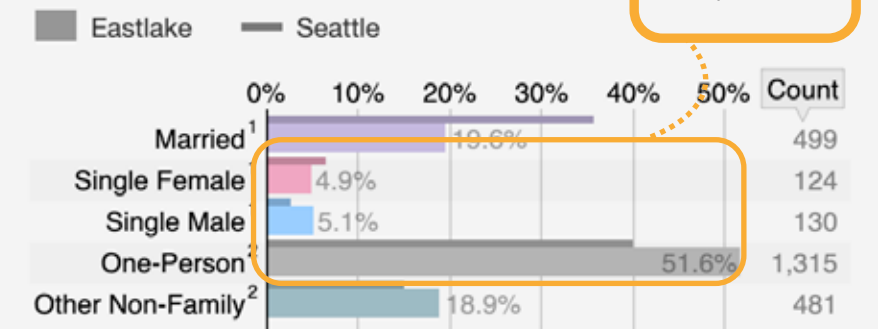
\$600/mo **\$875/mo** \$1000/mo

What is Needed?

affordable,
market
rate, non-
subsidized
multi-
family
rental
product

Household Types

Percentage of households.
Scope: households in Seattle and Eastlake



<https://statisticalatlas.com/neighborhood/Washington/Seattle/Eastlake/Household-Types>



Average resident:

\$30,000/yr income
age 34
rides public transportation
55% male, 45% female
25% working students
length of stay 14mo



shared bike maintenance facilities



shared kitchens



shared laundry rooms



courtyards for meeting your neighbors

In Seattle > 40% of households are single occupant
In Eastlake, 61.6% of households in Eastlake are single occupant

URBAN CONTEXT ANALYSIS

2

GREATER CONTEXT AND
NEIGHBORHOOD
LANDMARKS

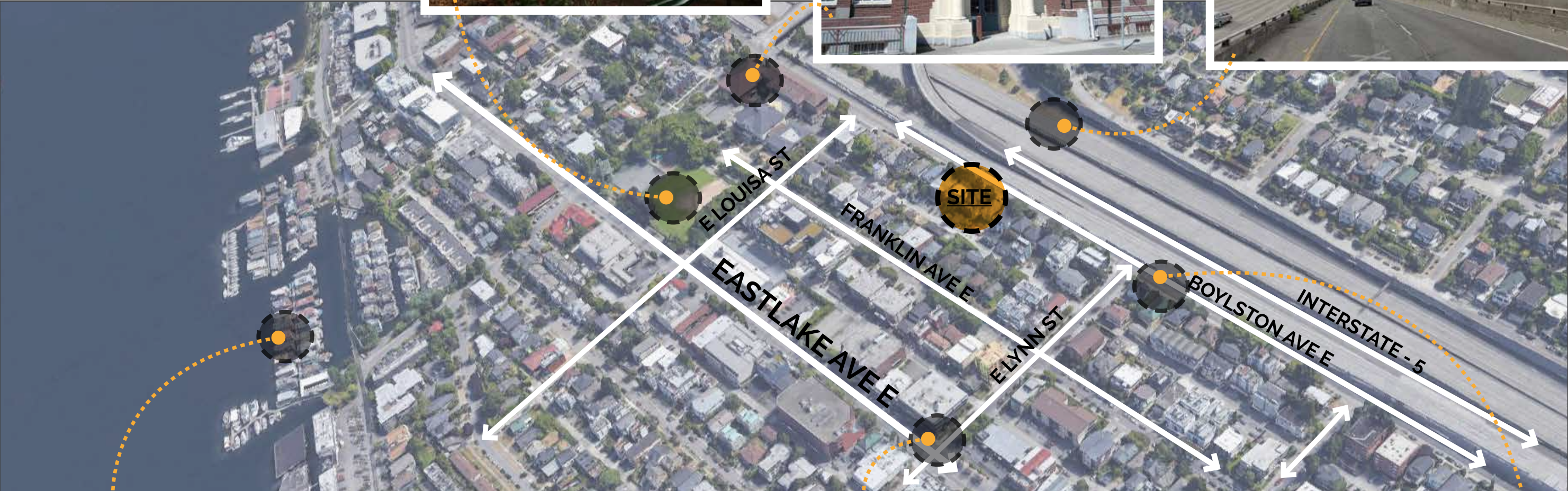
Rogers Park



Seward School - Eastlake



Interstate 5 Looking SW



Aerial Map



Lake Union Floating Homes



Commercial District along Eastlake Ave E



Boylston Avenue East

SITE AND PROJECT OVERVIEW



AREA MAP



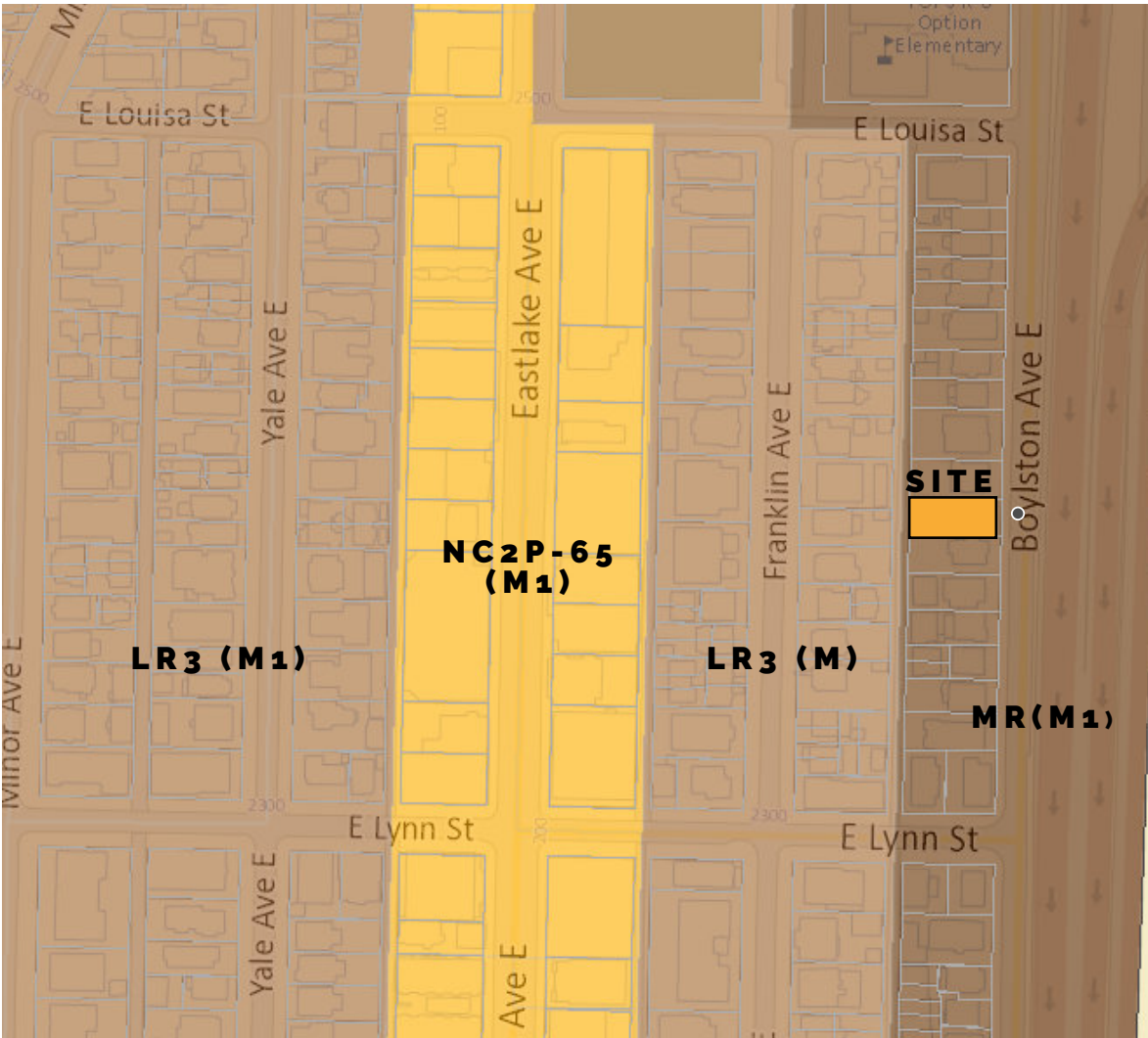
PROJECT DESCRIPTION

DEMOLITION OF EXISTING 3-STORY MULTI-FAMILY APARTMENT BUILDING AND CONSTRUCTION OF A 7-STORY CONGREGATE APARTMENT BUILDING CONTAINING (73) SLEEPING UNITS. PROJECT IS WITHIN A PARKING FLEXIBILITY AREA AND THE EASTLAKE RESIDENTIAL URBAN VILLAGE. NO PARKING PROPOSED.

ZONING INFORMATION

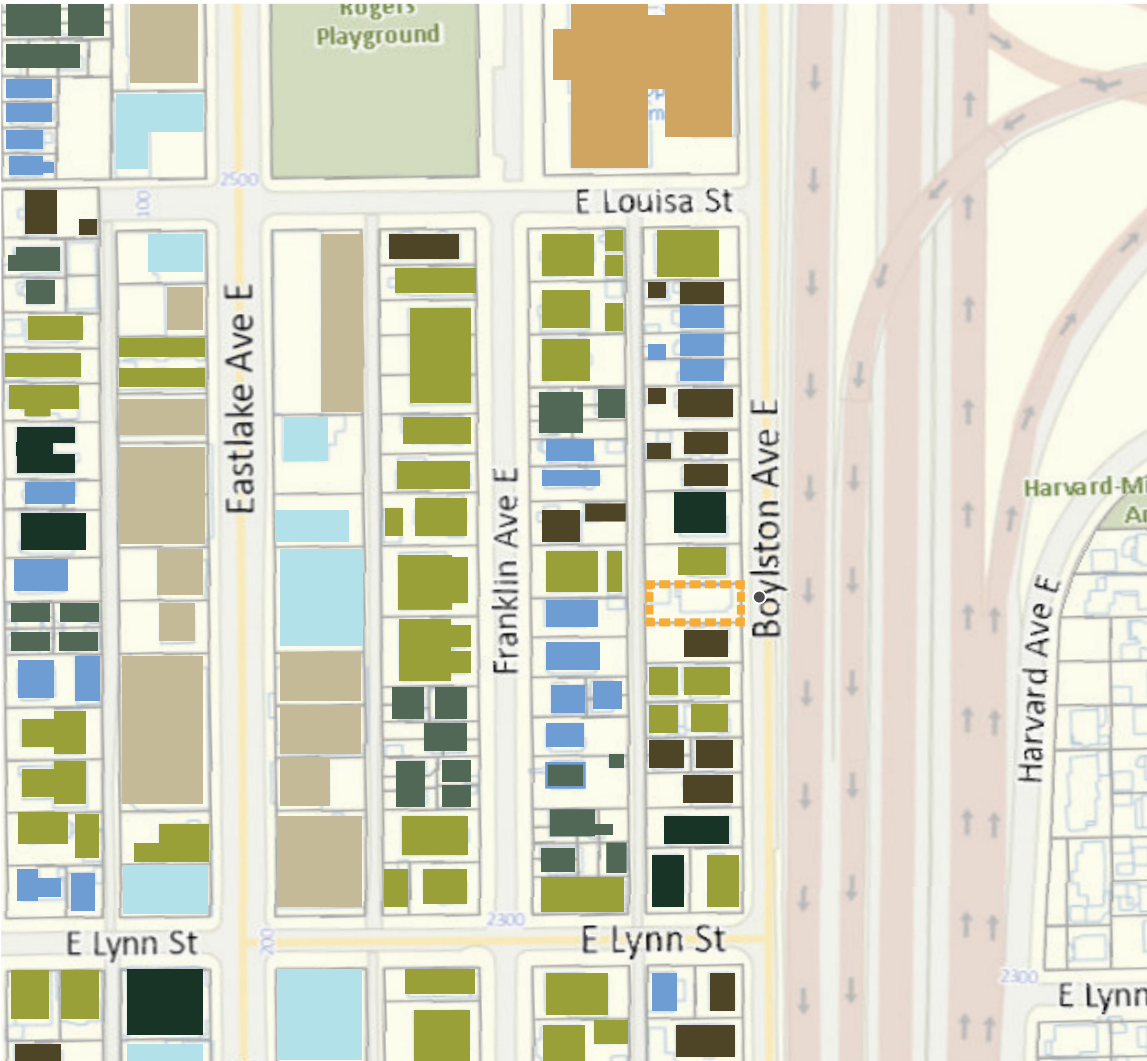
SITE LOCATION	2335 BOYLSTON AVE E
LEGAL PARCEL #	2902200756
LOT SQ FT	4,950 SF
LEGAL DESCRIPTION	GREENES ADD S 15 FT OF 7 & N 30 FT OF 6 PLat Block: 11 Plat Lot: 6-7
SITE ZONING	MR (M1) - MHA APPLIES
OVERLAY	EASTLAKE RESIDENTIAL URBAN VILLAGE PARKING FLEXIBILITY AREA
ECA	NONE
SEPA REVIEW 25.05.800 - TAB A/B	SEPA REVIEW NOT REQUIRED - EXEMPT PER TABLE A: 200 EXEMPT DWELLING UNITS 73 UNITS PROVIDED < 200 UNITS EXEMPT
PARKING REQUIRED SMC 23.54.015	NO PARKING REQUIRED - PARKING FLEXIBILITY AREA; URBAN VILLAGE
PERMITTED USES SMC 23.45.504	PERMITTED OUTRIGHT; RESIDENTIAL USE
FLOOR AREA SMC 23.45.510	FAR LIMIT - 4.5 (ZONES WITH A MHA SUFFIX MAX FAR: 4,950 SF X 4.5 = 22,275 SF
STRUCTURE HEIGHT SMC 23.45.514	80' IN MIDRISE ZONES (WITH MHA SUFFIX)
SETBACKS SMC 23.45.518	FRONT AND SIDE SETBACK FROM STREET: 7' AVG, 5' MIN REAR SETBACK: 10' FROM A REAR LOT LINE ABUTTING ALLEY SIDE SETBACK: LESS THAN 42' IN HEIGHT: 7' AVG, 5' MIN SIDE SETBACK: OVER 42' IN HEIGHT: 10' AVG, 7' MIN UPPER LEVEL SETBACKS: FOR LOTS ABUTTING A STREET THAT IS LESS THAN 56' WIDE, ALL PORTIONS OF THE STRUCTURE ABOVE 70' IN HEIGHT MUST BE SET BACK 15' FROM THE FRONT LOT LINE ABUTTING THE STREET
AMENITY AREA SMC 23.45.522	5% OF THE TOTAL GROSS FLOOR AREA OF A STRUCTURE

ZONING AND USE



ZONING MAP

Site is zoned MR (M) within the Eastlake Residential Urban Village in the neighborhood of Eastlake, Seattle. As the topography steps down the hill from east to west towards Lake Union, the zones change block by block with a taller NC2P-65 zone straddling Eastlake Avenue E. Directly across the alley from the site is another multi-family zone, LR3(M).



USE LEGEND

- Office
- School/Education
- Apartment
- Fourplex / Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commercial / Mixed Use
- Community
- Green Space
- Site

① TYPOLOGIES / USAGES

The neighborhood surrounding the site has is predominately made of residential uses, mostly apartments, townhouse plants and condominiums. Most of the mixed use and commercial uses are along Eastlake Ave E, a few blocks to the west.

NEIGHBORHOOD ARCHITECTURAL CHARACTER

This neighborhood of Eastlake hosts a variety of architectural styles and mix of older brick buildings along with newer multi-family developments clad in cement board, brick and other contemporary materials. Pictures below are from a 9 block radius and share qualities the project desires to achieve.



RECESSED COVERED ENTRY WITH HORIZONTAL CLADDING



MASSING IS BROKEN DOOR IN LAYERS



DURABLE, BRICK BUILDING MATERIALITY



NEIGHBORHOOD AMENITIES INCLUDING GROCERY



QUALITY MATERIALS, COLOR AND LARGE WINDOWS



LARGE ROOF OVERHANG WITH DEEP RECESSED ENTRY



BAY WINDOWS, BALCONIES AND MATERIAL MIX



NEIGHBORHOOD PARK: LYNN STREET PARK



NEIGHBORHOOD PARK: ROGERS PLAYGROUND



OLDER MULTI-FAMILY UNITS WITH LUSH LANDSCAPE

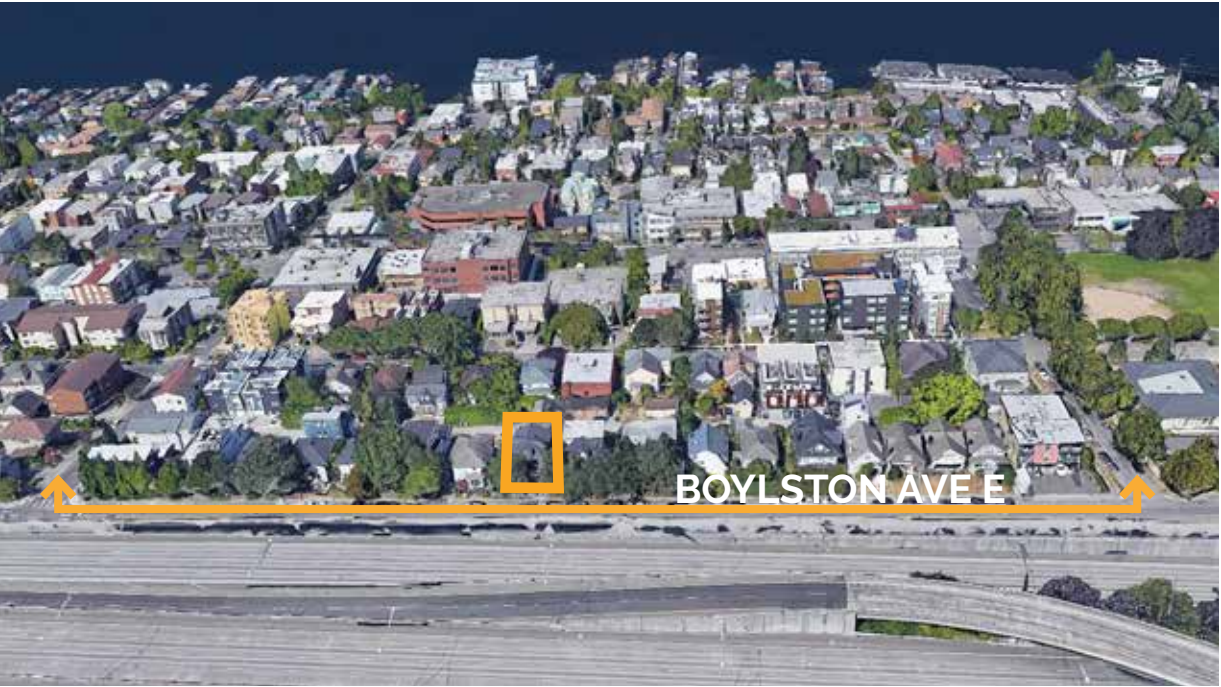


NEIGHBORHOOD AMENITIES - ZOO TAVERN



SUN PROTECTION, BALCONIES AND WARM WOOD ACCENTS

SITE PANORAMAS (EAST)



Proposed by others:
vdemolish existing duplex and construct a new 4-story apartment building with a base-ment.

SITE: Existing 3-story multi-family structure located on site, to be demo'd.



SITE



E LYNN ST

E LOUISA ST

SITE

SITE PANORAMAS (WEST)



ACROSS FROM SITE



E LOUISA ST

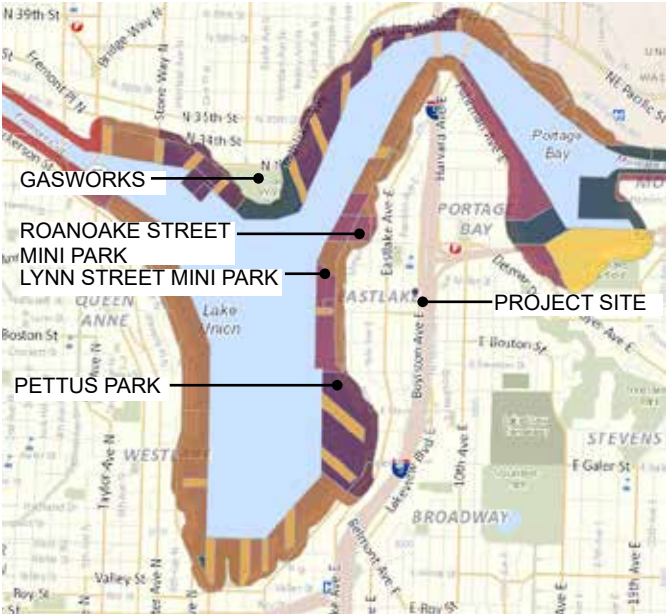
ACROSS FROM SITE

E LYNN ST

SITE DEVELOPMENT - MASSING

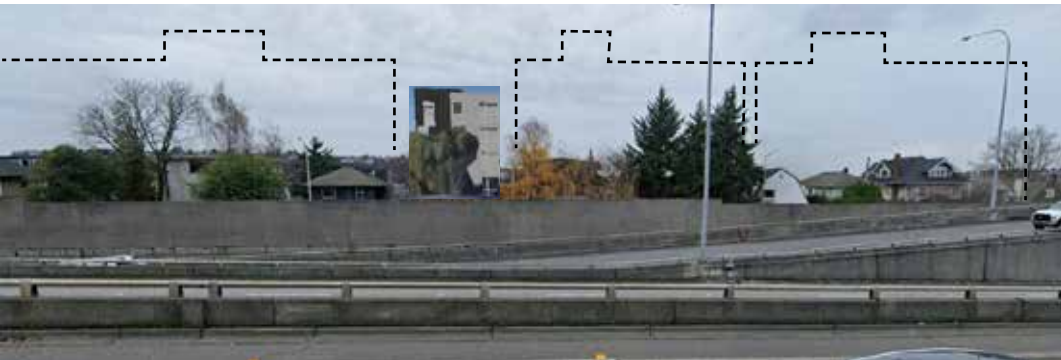
View Corridors

The closest view corridors are Lynn Street Mini Park, Pettus (Terry) Park, Roanoke, Street End Mini Park, and Gasworks Park, all within the shoreline. None of these view corridors apply. There is no available clear view of the water from the street and the project is not within the shoreline.

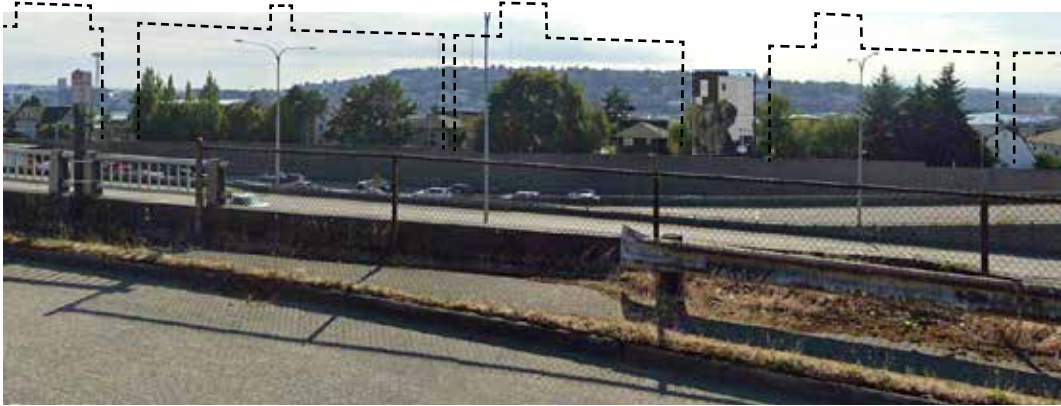


SEPA Scenic Routes

It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, **scenic routes**, and view corridors, identified in Attachment 1. (Attachment 1 is located at the end of this Section 25.05.675.) This subsection 25.05.675.P.2.a.i does not apply to the Space Needle, which is governed by subsection 25.05.675.P.2.c.



4. VIEW FROM I-5N (SEPA SCENIC ROUTE)



5. VIEW FROM HARVARD AVE E



1. VIEW FROM 520 / I-5 INTERCHANGE (SEPA SCENIC ROUTE)



2. VIEW FROM I-5N (SEPA SCENIC ROUTE)



3. VIEW FROM I-5S (SEPA SCENIC ROUTE)

ALLEY PANORAMAS (EAST)



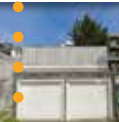
... **SITE:** Existing 3-story multi-family structure located on site, to be demo'd.



... **New:** Multifamily structure with parking below grade.



SITE



E LOUISA ST

SITE

E LYNN ST

ALLEY PANORAMAS (WEST)



..... **2334 FRANKLIN AVE E CONDOS:** On the boards near our proposed development is a project by Neiman Taber Architects comprised of 56 new new condominiums.



ACROSS FROM SITE



E LYNN ST

ACROSS FROM SITE

E LOUISA ST

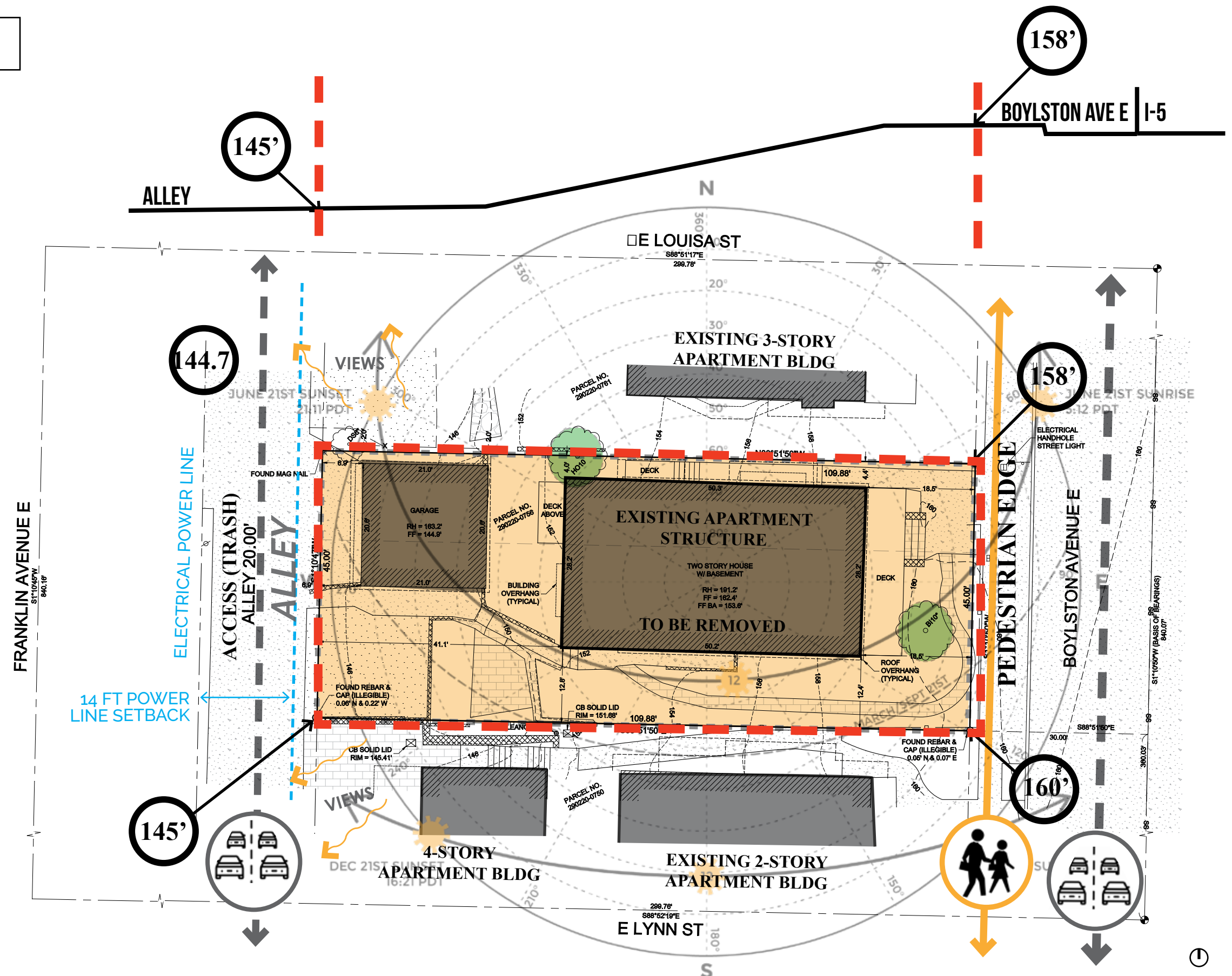
CURRENT NEIGHBORHOOD DEVELOPMENT

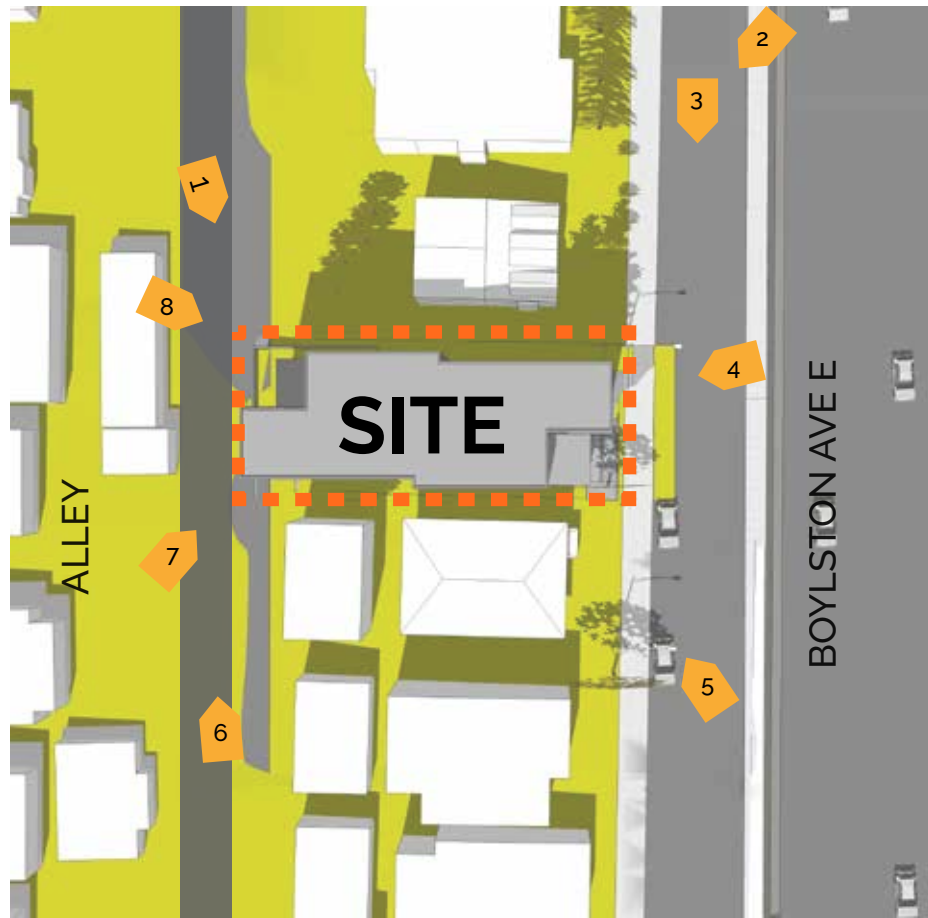


SITE AND ZONING ANALYSIS

3

WEST- 2334 FRANKLIN AVE E
2-STORY, WD FRAMED RESIDENCE
SINGLE FAMILY RESIDENCE





SITE PHOTOS

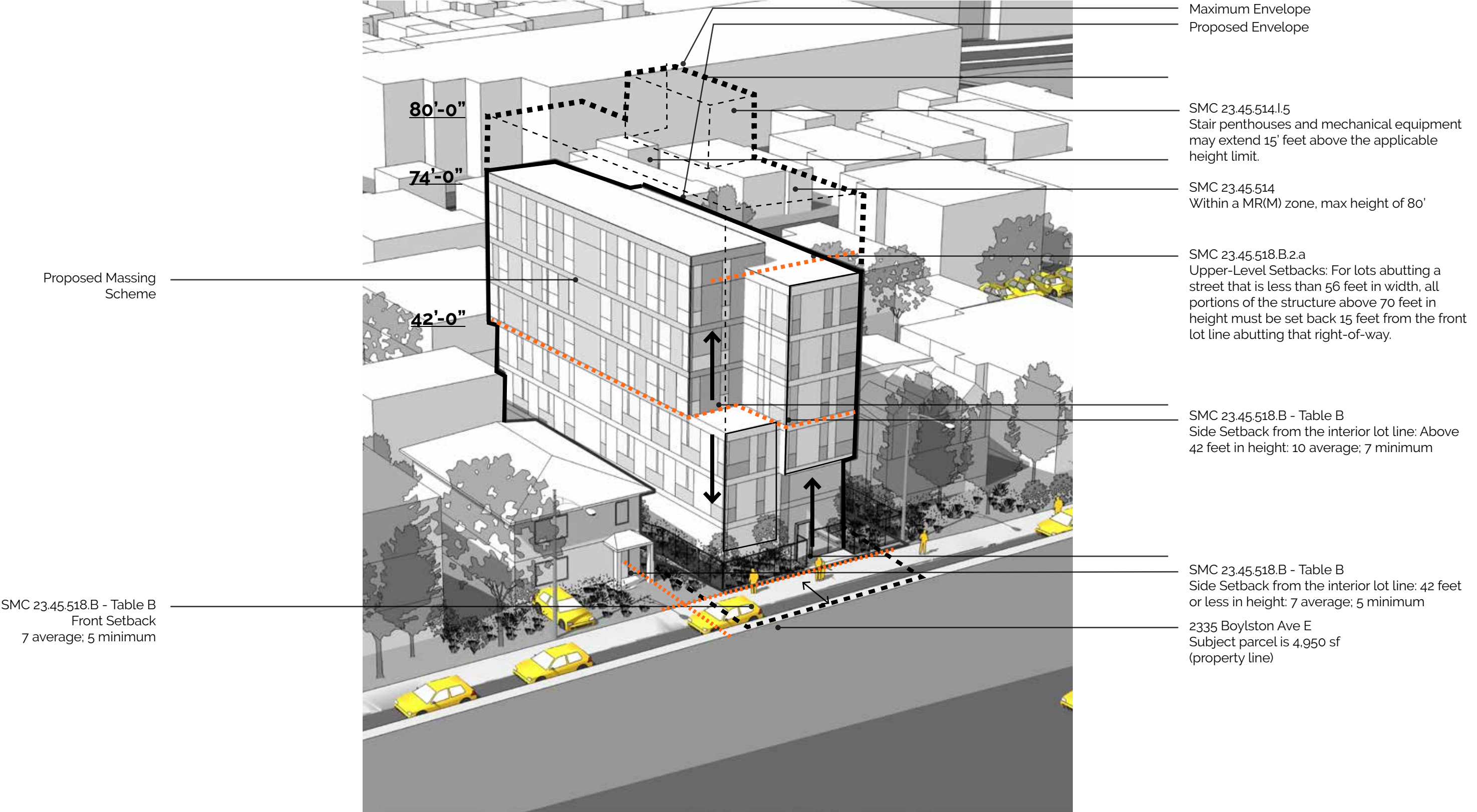
The collection of images continue to explore the immediate block context and investigate views into our project



SMC ZONING ANALYSIS

Zoning Standard	Design Team Response	Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in MR (M1) zone.	Residential use and congregate permitted outright - within urban center.	23.45.530: Green Building Standards For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.	Proposed design will comply with all green building standards and certification.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a MR zone is 4.5 if the project is within a MHA suffix zone.	Lot Area:4,950 Sf Max FAR: 4,950 Sf x 4.5 = 22,275 sf Proposed total area: 18,315 sf Proposed FAR: 18,315/4,950 sf site = <u>3.7</u> <i>Complies</i>	The threshold for MR zones is : 4.5 Project proposes max far factor of 4.5	Site area + 4950 SF Max FAR = 22,275 SF
23.45.512: Density Limits - Multifamily Zones Per table 23.45.512	Not Applicable to Midrise Zoning	MAX FAR = 4.5 SITE AREA = 4950SF MAX FAR = ~~22,275SF~~	
23.45.514: Structure Height Per table B in SMC 23.45.514 the allowable height for apartment developments within MR zones is 80 feet.	Proposed structure base height will not exceed: 80'-0".		
23.45.517: Mandatory Housing Affordability (MHA) LR, MR, and HR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.	Project will comply will all requirements for MHA.		
23.45.518: Setbacks and Separations Per table B 23.45.518 for apartment developments in MR zones the setbacks are: Front: 7'-0" average, 5'-0" minimum Rear: 10'-0" (alley) Side setbacks < 42' height: 7' average, 5'-0" min Side setbacks > 42' height: 10' average, 7'-0" min 2.Upper-level setbacks in MR zones a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that right-of-way.	Proposed front setback is 5'-0" Proposed front setback average is 7.18'; <i>complies</i> Rear Setback proposed: 10'-0"; <i>Complies</i> Side Setback < 42' Minimum proposed side setback: 5'-6" Average side setback proposed: 7.16" <u>Departure #1- Upper Level Setback</u> Side Setback > 42' Minimum proposed side setback: 7'-0" Average side setback proposed: 9.12	23.45.536: Parking Location, Access and Screening B. Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line; b. In the required front setback or side street side setback; and c. Within 7 feet of any street lot line. Table D for 23.54.015 outlines the bicycle requirements as ~~1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.~~	Alley abutting site - all trash and service will be from alley. No parking required per L. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within the Eastlake Urban Village No vehicular parking proposed. Long Term Bicycle Parking: 1 per congregate sleeping room (3/4 ratio after 50 units) Short Term Bicycle Parking: 1 per 20 congregate sleeping rooms (2 space min) Total bicycle parking proposed will comply with required amounts and be easily accessed.
23.45.522: Amenity Area Apartment developments in MR zones having the following amenity area requirements: C: C. Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use. All units shall have access to a common or private amenity area. Amenity area shall not be enclosed.	Required proposed gross floor area: 25,000 gsf Required amenity area: 25,000 gsf x 5% = 1,250 sf		

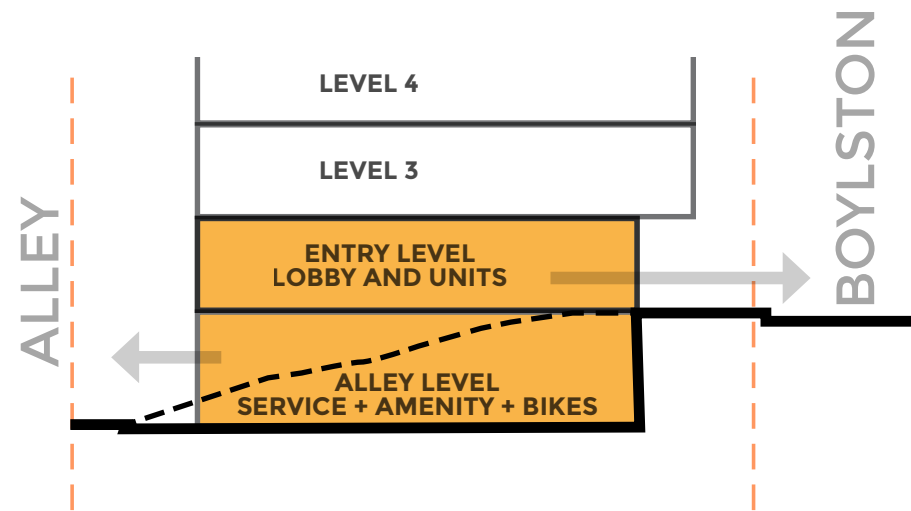
ZONING DIAGRAMS



DESIGN GUIDELINES, PRIORITIES AND RESPONSES

4

DESIGN GUIDELINES - CITYWIDE



CS1: NATURAL SYSTEMS AND SITE FEATURES

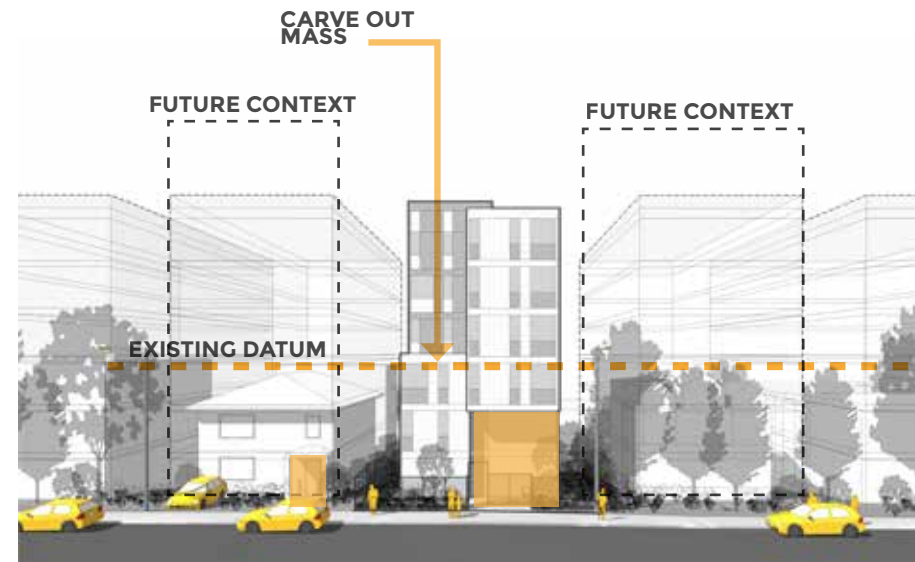
Use natural systems and features of the site and its surroundings as a starting point for project design.

C. LOCAL TOPOGRAPHY

- 1. : Use the natural topography and/or other desirable land forms or features to inform the project design.
- 2. : Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Response:

The existing site slopes down significantly from the east (Boylston Ave E) to the west (Alley) along the length of the property. The proposed design will take advantage of the existing topography grade change of approximately 14'-0". The main residential entry level will be opened up and highly transparent off Boylston Ave E and all trash, bike and services will be located a level down off the alley. The grade change allows for the building mass to react to the slope in a constructible manner and to allow the services to be accessed apart from the main building entry clearly distinguishing between a service and more pedestrian side of the project. The project massing will step-down at Northwest corner, to reduce impacts on light and air for property to the North.



CS2: URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

C. RELATIONSHIP TO THE BLOCK

- 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Response:

Design engages datums that are found through the existing neighborhood block. The mass of the building attempts to relate the project massing to the neighborhood scale by breaking down the building proposal and carving out mass to align floor heights near adjacent datums.

The materials of the project will be carefully crafted to enhance the character of the block, through visual richness and texture. The building is lifted off the entry level in a way to further break down the scale and provide street level transparency and activation through inclusion of a front porch, similar to other examples found throughout the block.



POSITIVE NEIGHBORHOOD PRECEDENT:

Provided landscape buffer and raised front porch to be open, inviting. Lush landscape.



NEGATIVE NEIGHBORHOOD PRECEDENT:

Residential structure appears to turn its back to Boylston Ave E - no apparent windows or entry

DESIGN GUIDELINES - CITYWIDE



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- 4 : Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response:

There are several opportunities to establish a positive and desirable architectural context that meaningfully contributes to the neighborhood fabric:

By maintaining a lush landscape buffer between the sidewalk and the street.

Providing a clear, direct entry and welcoming front porch.

Using a high percentage of glazing and transparency.

Utilizing the massing as a way to bridge existing and future height allowances in the zoning.



PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY

- 1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Response:

Environments are safer when there is more activity, engagement and eyes on the sidewalks and streets of a neighborhood. A covered, welcoming entry will create moments of interaction on the street level of the development. Additionally, large window openings on Boylston Ave E will allow opportunities for east light and territorial views while allowing visibility towards the sidewalk and street, increasing safety.



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

- 2. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Response:

The project will respect adjacent sites and minimize impacts on outdoor activities by breaking down the scale of the mass of the building along the south east and northwest corners, maximizing the amount of solar light available to those sites. The entire will be indented to provide weather protection and coverage and along the north and south, the length of the facade will be broken down through modulation in the massing and secondary architectural features. Solar studies and privacy studies will be conducted throughout the Master Use Permit process to ensure the design respects the neighboring parcels.

DESIGN GUIDELINES - CITYWIDE

CS2: URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

D. HEIGHT, BULK AND SCALE

- 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Response:

Below is a study of the anticipated development as currently allowed under the Seattle Land Use Code. Though most of the existing residential structures currently along Boylston Ave E are 2-3 stories in height, our project will set the precedent for a new urban pattern and form in this area.

By minimizing the scale, height and perceived mass of the development, the project endeavors to be a friendly addition to the block front and sensitive to an evolving neighborhood very much in transition. Through stepping the building massing, the front mass can still relate to existing context and reach up in height to meet the new future context.



EDG MASSING SOLUTIONS

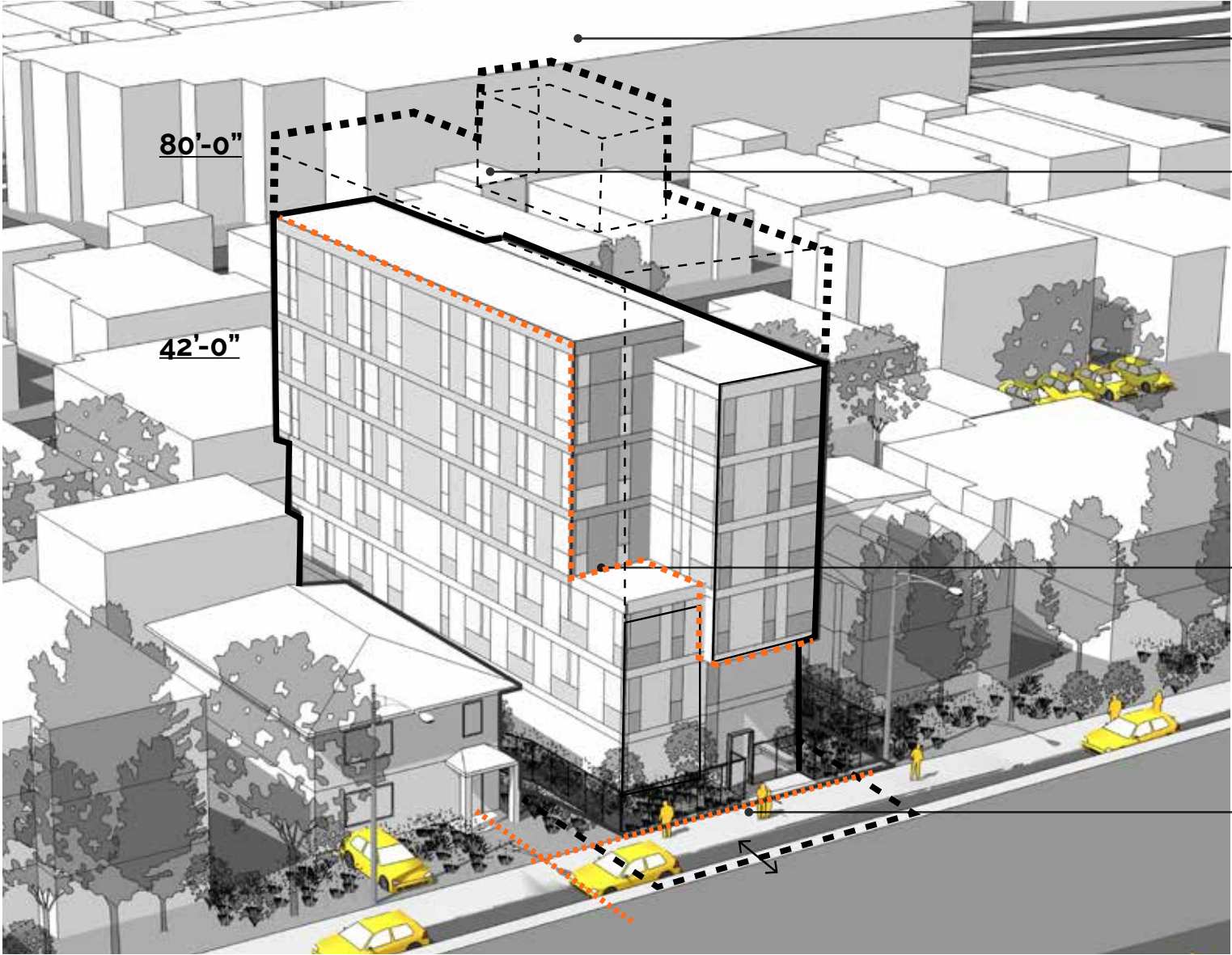
5

DESIGN PRIORITIES

- AFFORDABLE UNITS
- RESPECT ADJACENT NEIGHBORS
- ACCESS TO LIGHT AND AIR
- CONTEXTUAL BULK AND SCALE
- STREET SCAPE COMPATIBILITY

The design prioritizes articulation the building mass to contribute to the neighborhood fabric while aligning with SDCI design guidelines. First the mass was reduced in height to respect neighboring access to light and air. The mass has been carved out along the northwest and southeast corners to align with existing residential datums. The move also allows additional light and air into the building and to adjacent properties. Pushing and pulling of the front and rear facades visually breaks down the scale of the development. Finally, the building's ground floor will be carved away to provide a recessed, covered entry that welcomes visitors and residents through a warm and inviting material palette and overhead weather protection. The "push" at the top level and the "carve" at the ground level establishes a series of stacked vertical blocks and a strong architectural presence along Boylston.

MASSING MOVES



- AFFORDABLE UNITS
 - reduce building costs by reducing scale of building.
- RESPECT ADJACENT NEIGHBORS ACCESS TO LIGHT AND AIR
 - reduction of overall height
 - reduction of mass at NW corner
 - reduction of mass at SE corner
- CONTEXTUAL BULK AND SCALE
 - reduce bulk at street
 - align with datums
- STREET SCAPE COMPATIBILITY
 - recessed entry and planting



MASS / VOLUME 1

CARVE CORNERS 2

PUSH IN 3

RECESS ENTRY 4

MASSING DESIGN SCHEME SUMMARY

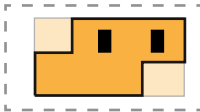
1 | MASSING OPTION 1

EDG OPTION ONE : TERRACE



2 | MASSING OPTION 2

EDG OPTION TWO: CARVE CORNERS



3 | MASSING OPTION 3

EDG OPTION 3 - PREFERRED
CARVE AND SHIFT



DESIGN PRIORITIES

- AFFORDABLE UNITS
- RESPECT ADJACENT NEIGHBORS
- ACCESS TO LIGHT AND AIR
- CONTEXTUAL BULK AND SCALE
- STREET SCAPE COMPATIBILITY

- ADVANTAGES**
- STREET SCAPE COMPATIBILITY
- CHALLENGES**
- AFFORDABLE UNITS
 - RESPECT ADJACENT NEIGHBORS ACCESS TO LIGHT AND AIR
 - CONTEXTUAL BULK AND SCALE

- ADVANTAGES**
- AFFORDABLE UNITS
 - RESPECT ADJACENT NEIGHBORS ACCESS TO LIGHT AND AIR
 - CONTEXTUAL BULK AND SCALE
- CHALLENGES**
- STREET SCAPE COMPATIBILITY

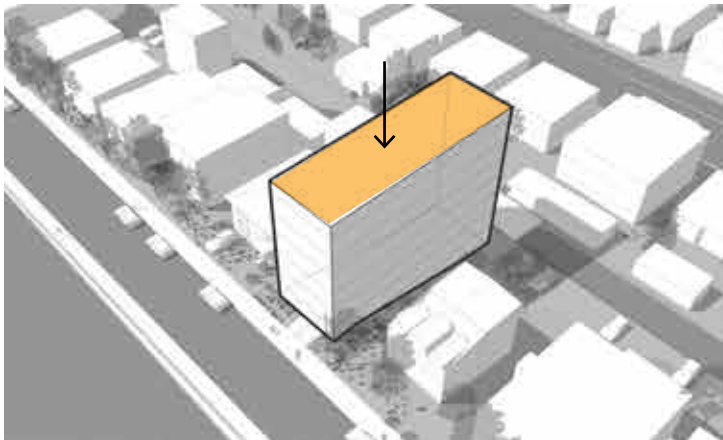
- ADVANTAGES:**
- AFFORDABLE UNITS
 - RESPECT ADJACENT NEIGHBORS ACCESS TO LIGHT AND AIR
 - CONTEXTUAL BULK AND SCALE
 - STREET SCAPE COMPATIBILITY

MASSING MOVES

4

1 2 4

1 2 3 4



MASS / VOLUME 1



CARVE CORNERS 2



PUSH IN 3



RECESS ENTRY 4

EDG GUIDANCE

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Massing:

- a. Staff is supportive of continued exploration of the preferred option, Massing Option 3, that relies on the carving and shifting of the building masses. Staff appreciates how the building mass has been carved away along both the northwest and southeast corners of the building as a method for breaking down the building scale as seen in Option 3. (CS1-C-1, CS1-C-2, CS2-A-2, DC2-A-2)
- b. Staff is less supportive of the southeast, upper level, carved area along Boyston Ave, which is designated as a private balcony space overlooking the I-5 corridor and suggests that the design work on ways to design the space to be more equitable. (DC2-B, DC2-C-1, DC2-C-2)
- c. Staff believes that there are opportunities to take advantage of views to the west which have not been pursued. Staff directs the design team to further explore opportunities for view toward the west. (DC1-A-4, DC2-B, DC2-C-1, DC2-C-2)
- d. Staff supports the recessed northeast corner of the building, designed to accommodate the double floor height building entry. However, Staff is concerned that the size of the entry transition and lobby are less than adequate. (CS2-A-1, CS2-A-2)
- e. Staff supports how the massing steps down at to the alley and Northwest which aids in reducing light and air impacts on the adjacent property to the North. (CS1-B-2, CS1-C, CS2-B)

2. Architectural Concept and Programming:

- a. Staff supports the overall architectural concept which emphasizes strong rectilinear forms and secondary architectural elements designed to reduce the perceived mass of the building. (DC2-A-02, DC2-B-1, DC2-C-1)
- b. Staff supports how the proposed design responds to datum lines of the adjacent buildings with the first three floors and recessed area at the southeast corner. (DC2-A-02, DC2-B-1, DC2-C-1)
- c. Staff is not in support of and is concerned with the programming of the building which relies on private balconies overlooking the highway, below ground amenity spaces with no windows and a reported congregate living facility that does not have a common kitchen per floor. (CS2-C-2, DC3-B-4)
- d. Staff is not in support of the notched corners being targeted as private amenity space in a congregate living facility while relegating the congregate common space to the lower alley level which has no windows or view. Staff could be in support of the open space design if the notches were used for congregate common space which would be more equitable. (CS2-C-2, DC2-B-1, DC2-C-1)
- e. Staff is concerned with the single room layout of the congregate common area. Modify the design to provide common areas in smaller spaces distributed throughout the building, in addition to a larger common area. The mechanical room located on the first level could potentially move to the alley level making more room for the lobby and common area which seem cramped. (PL3-A-2, PL3-A-4, DC2-C)

3. Residential Entry:

- a. Staff supports the location of the common lobby area in relationship to the mail facilities. Staff also supports the recessed double floor height entry which aids

in creating a direct path as well as line of sight into the building. (PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)

4. Landscape:

- a. Staff supports the general concept for the landscaping elements designed to be a combination of hardscape and lush vegetation that will activate the sidewalk and delineate pathways. (CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)
- b. Staff supports the west concept behind the alley community space and the landscape as imagined in the precedent imagery located on page 48 of the EDG packet. (CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)

5. Materials:

- a. Materials and façade treatments will be critical to the success of the massing and as such the design team shall explore different ways of applying material and textures to create greater visual interest along all building facades. (DC4-A-1, DC4-C, DC4-D-2)
- b. The Design Guidelines call for appropriate high-quality materials which should have sufficient thickness to prevent warping and deformation. (CS3, DC4-A1, DC4-A2)

6. Trash:

- a. The design team shall provide the methodology and location for all trash staging on pick up days. (DC2-B-1, DC1-C-4)

EDG GUIDANCE

1. Massing:

a. Staff is supportive of continued exploration of the preferred option, Massing Option 3, that relies on the carving and shifting of the building masses. Staff appreciates how the building mass has been carved away along both the northwest and southeast corners of the building as a method for breaking down the building scale as seen in Option 3. (CS1-C-1, CS1-C-2, CS2-A-2, DC2-A-2)

b. Staff is less supportive of the southeast, upper level, carved area along Boylston Ave, which is designated as a private balcony space overlooking the I-5 corridor and suggests that the design work on ways to design the space to be more equitable . (DC2-B, DC2-C-1, DC2-C-2)

Response: :

An accessible route is not provided to the balcony space overlooking I-5 corridor, the space cannot be provided as a common amenity. The project team has focused on developing common amenity spaces within the accessible levels 1 and 3.

Review Type ORDINANCE/STRUCTURAL

11. SBC 1104.4 -Levels 4 - 8 are not provided with an accessible route therefore cannot contain areas that will require an accessible route for all residences. Remove the Common Deck at Level 6. Alternatively provide an elevator to make the Common Deck accessible.

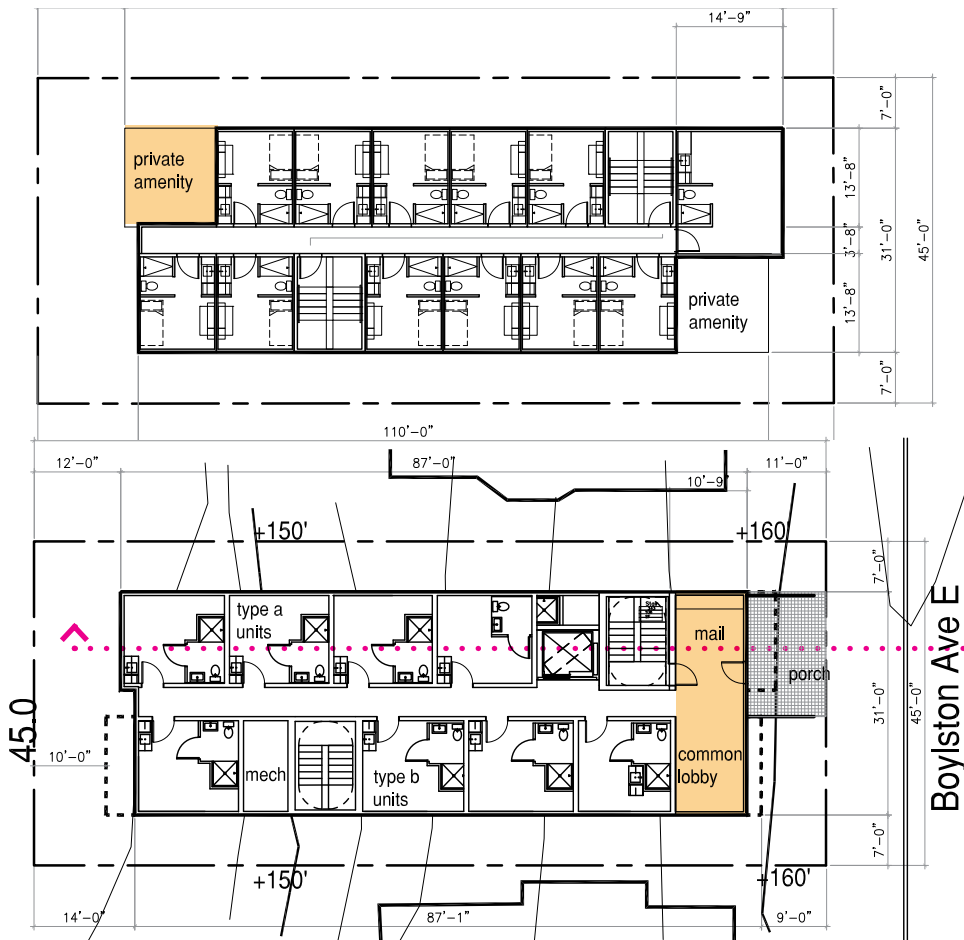
1. Massing:

c. Staff believes that there are opportunities to take advantage of views to the west which have not been pursued. Staff directs the design team to further explore opportunities for view toward the west. (DC1-A-4, DC2-B, DC2-C-1, DC2-C-2)

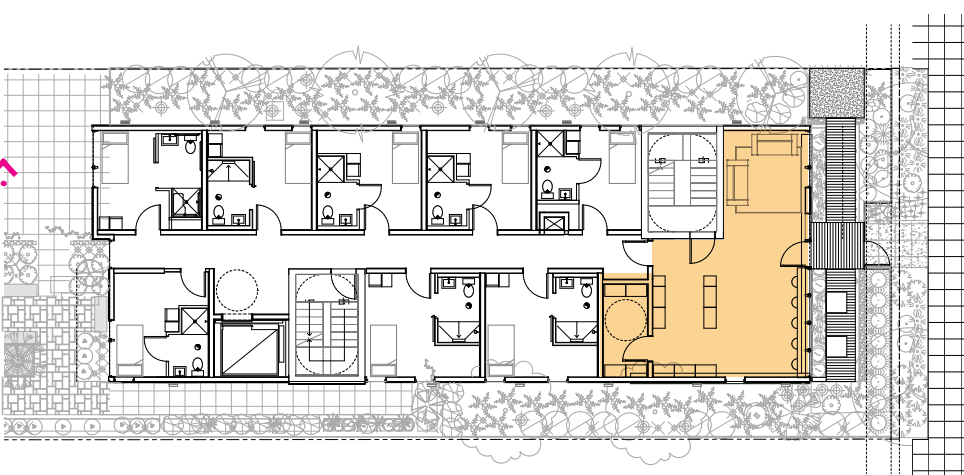
Response:

To allow for views out upper levels, additional windows are included to expand access to upper level views for all residents.

EDG



REC



PEDESTRIAN EXPERIENCE ALONG BOYLSTON AVE



VIEW FROM BOYLSTON AVE E



VIEW FROM BOYLSTON AVE E



EDG GUIDANCE

1. Massing:

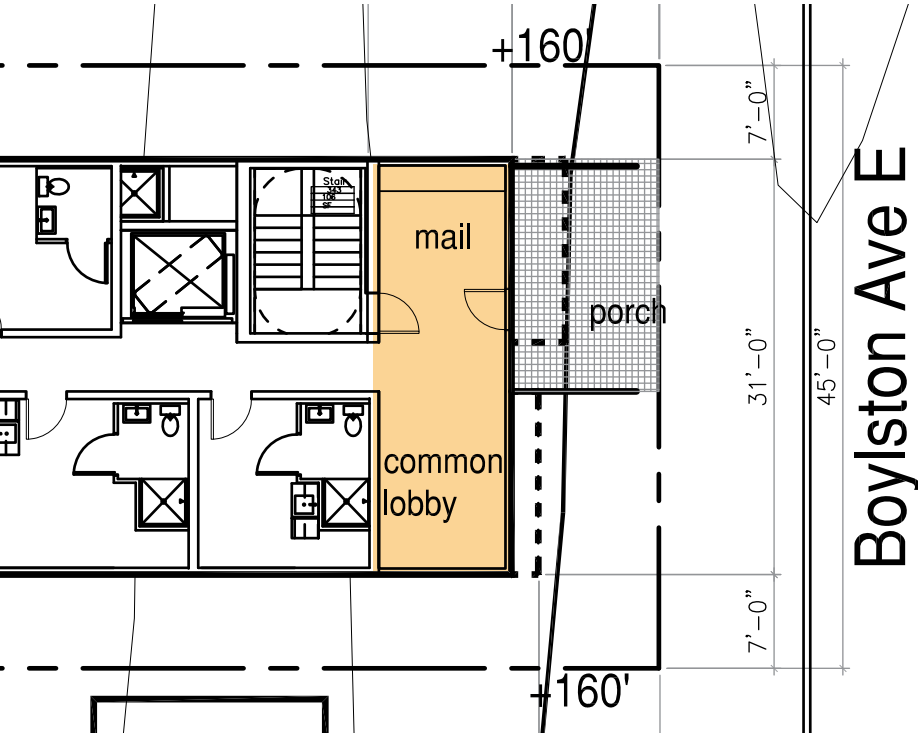
d. Staff supports the recessed northeast corner of the building, designed to accommodate the double floor height building entry. However, Staff is concerned that the size of the entry transition and lobby are less than adequate. (CS2-A-1, CS2-A-2)

Response:

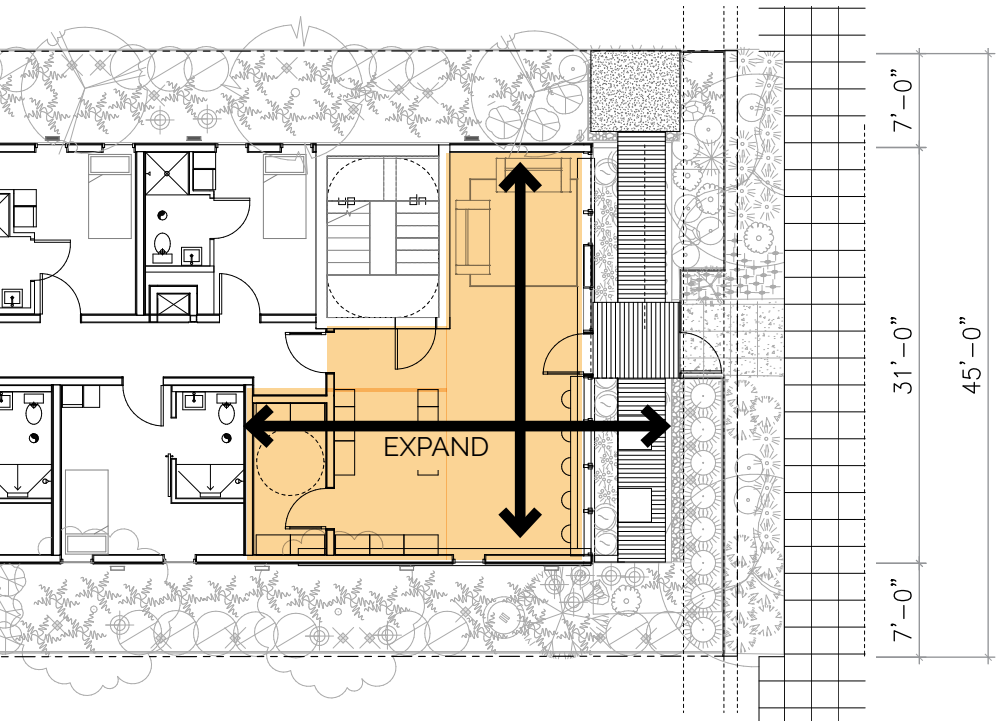
The entry space has been expanded, and mail relocated, to allow amenity spaces to span the entire width of the building along the street edge. Additional fenestration has been added along the entire frontage to provide transparency into the building and site lines



EDG



REC



PEDESTRIAN EXPERIENCE ALONG ALLEY



ACROSS FROM SITE

EDG GUIDANCE

2. Architectural Concept and Programming:

- a. Staff supports the overall architectural concept which emphasizes strong rectilinear forms and secondary architectural elements designed to reduce the perceived mass of the building. (DC2-A-02, DC2-B-1, DC2-C-1)
- b. Staff supports how the proposed design responds to datum lines of the adjacent buildings with the first three floors and recessed area at the southeast corner. (DC2-A-02, DC2-B-1, DC2-C-1)

Response:
Architectural massing and datum lines shown at EDG are preserved. Datum lines to the South drive the upper level recess at the Southeast corner. Datum lines to the East drive recess at the Northeast corner.

- c. Staff is not in support of and is concerned with the programming of the building which relies on private balconies overlooking the highway, below ground amenity spaces with no windows and a reported congregate living facility that does not have a common kitchen per floor. (CS2-C-2, DC3-B-4)
- d. Staff is not in support of the notched corners being targeted as private amenity space in a congregate living facility while relegating the congregate common space to the lower alley level which has no windows or view. Staff could be in support of the open space design if the notches were used for congregate common space which would be more equitable. (CS2-C-2, DC2-B-1, DC2-C-1)

Response:
Because common spaces are not permitted on upper levels without an accessible route, the project team has focused on expanding and programming common kitchens and amenities on accessible levels 1 and 3. Additionally, all required congregate common area and amenity spaces are provided at Levels 1 and 3.

Review Type ORDINANCE/STRUCTURAL
11. SBC 1104.4 -Levels 4 - 8 are not provided with an accessible route therefore cannot contain areas that will require an accessible route for all residences. Remove the Common Deck at Level 6. Alternatively provide an elevator to make the Common Deck accessible.

EDG



REC



EDG GUIDANCE

2. Architectural Concept and Programming:

e. Staff is concerned with the single room layout of the congregate common area. Modify the design to provide common areas in smaller spaces distributed throughout the building, in addition to a larger common area. The mechanical room located on the first level could potentially move to the alley level making more room for the lobby and common area which seem cramped. (PL3-A-2, PL3-A-4, DC2-C) (DC2-A-02, DC2-B-1, DC2-C-1)

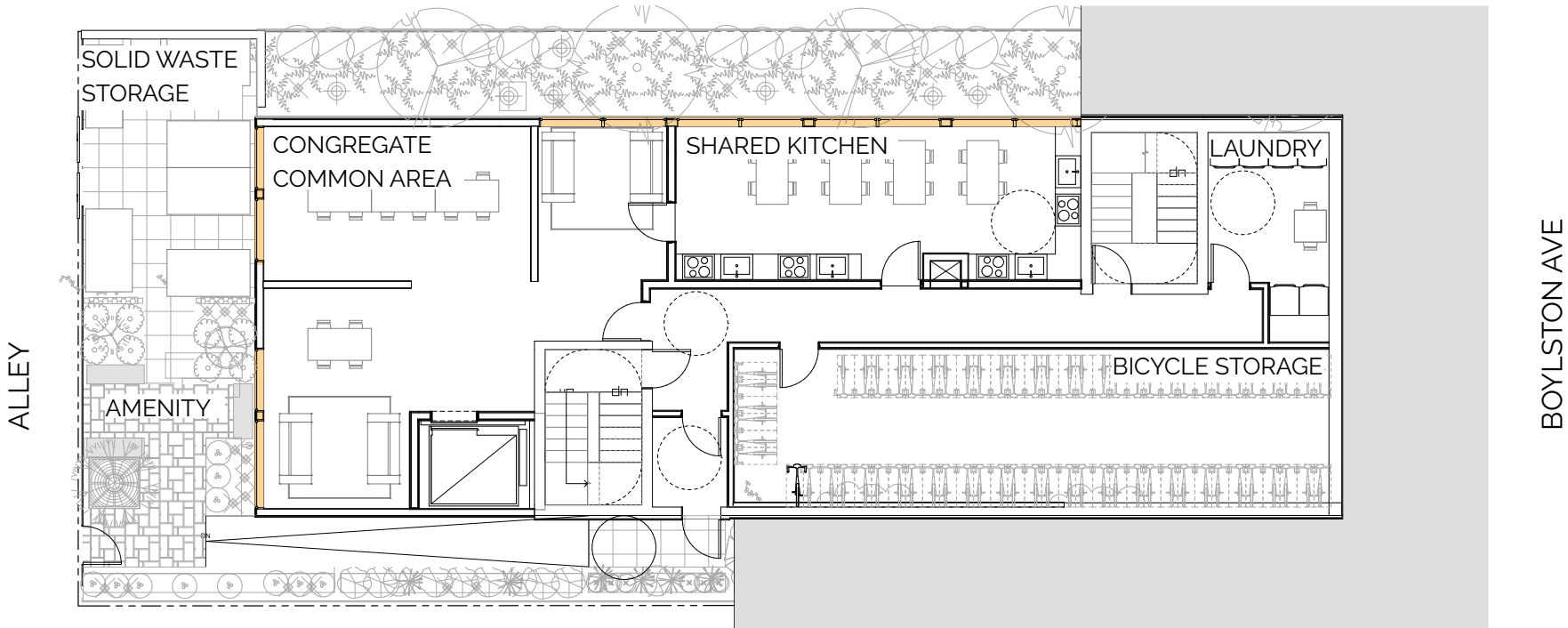
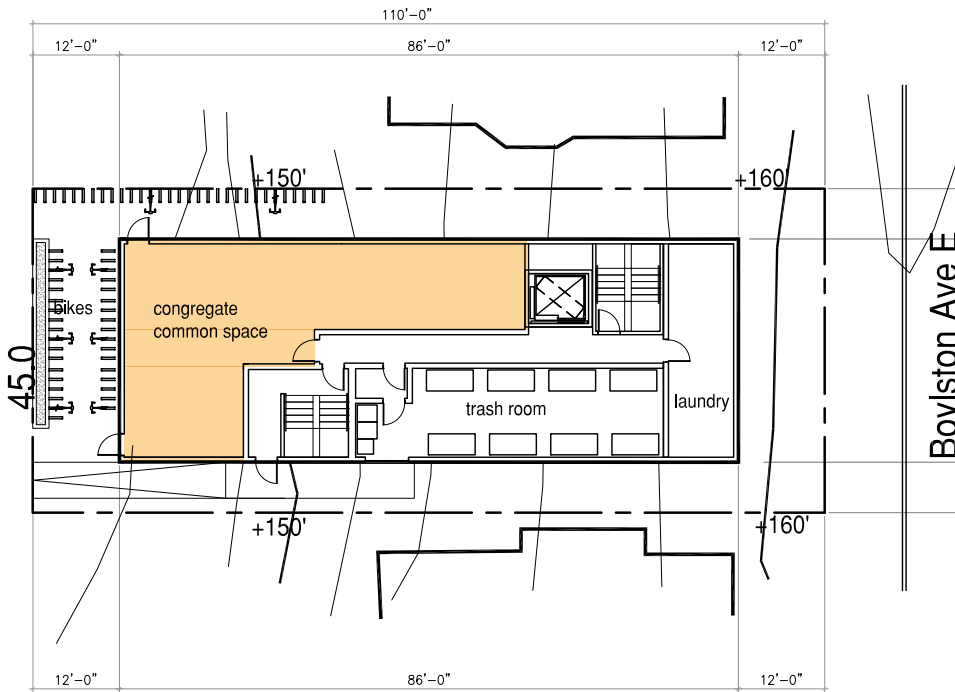
Response:
To further develop a usable combined common amenity space. Dividing walls help to zone the communal space, allowing for different groups and uses to occur simultaneously.

The level 1 amenity spaces is above grade and has generous 15'-6" ceilings. Windows are included in each space and highlighted in the diagram to the right.

REC



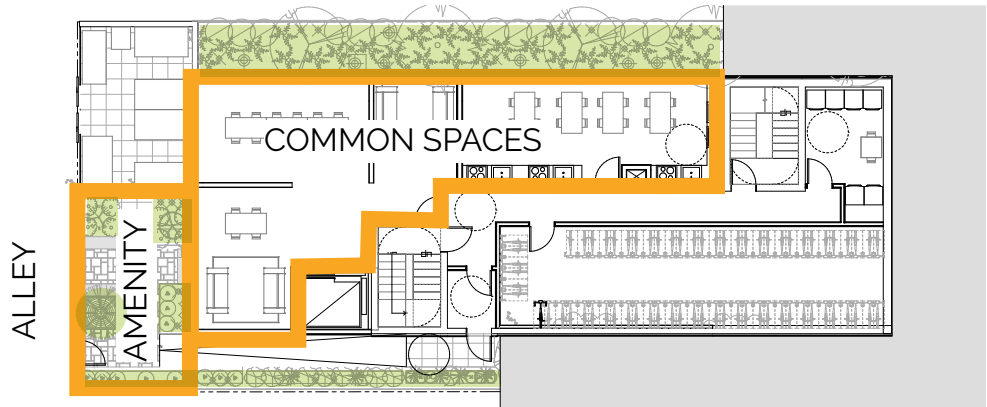
EDG



AMENITY - WEST FACING

WEST DECK AMENITY

On level one, an activated community deck and amenity space is envisioned to provide opportunity for lounging and dining, and recreation. While providing an accessible means for bike parking



- 1 Rear yard activation area with landscaped buffer
- 2 Strong connection between indoor and outdoor at common spaces.
- 4 Create opportunities for urban pollinating strategies
- 5 Differentiate pedestrian pathways through hardscape patterns



Lush planting



Indoor-outdoor connection



Outdoor seating



EDG GUIDANCE

3. Residential Entry:

a. Staff supports the location of the common lobby area in relationship to the mail facilities. Staff also supports the recessed double floor height entry which aids in creating a direct path as well as line of sight into the building. (PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)

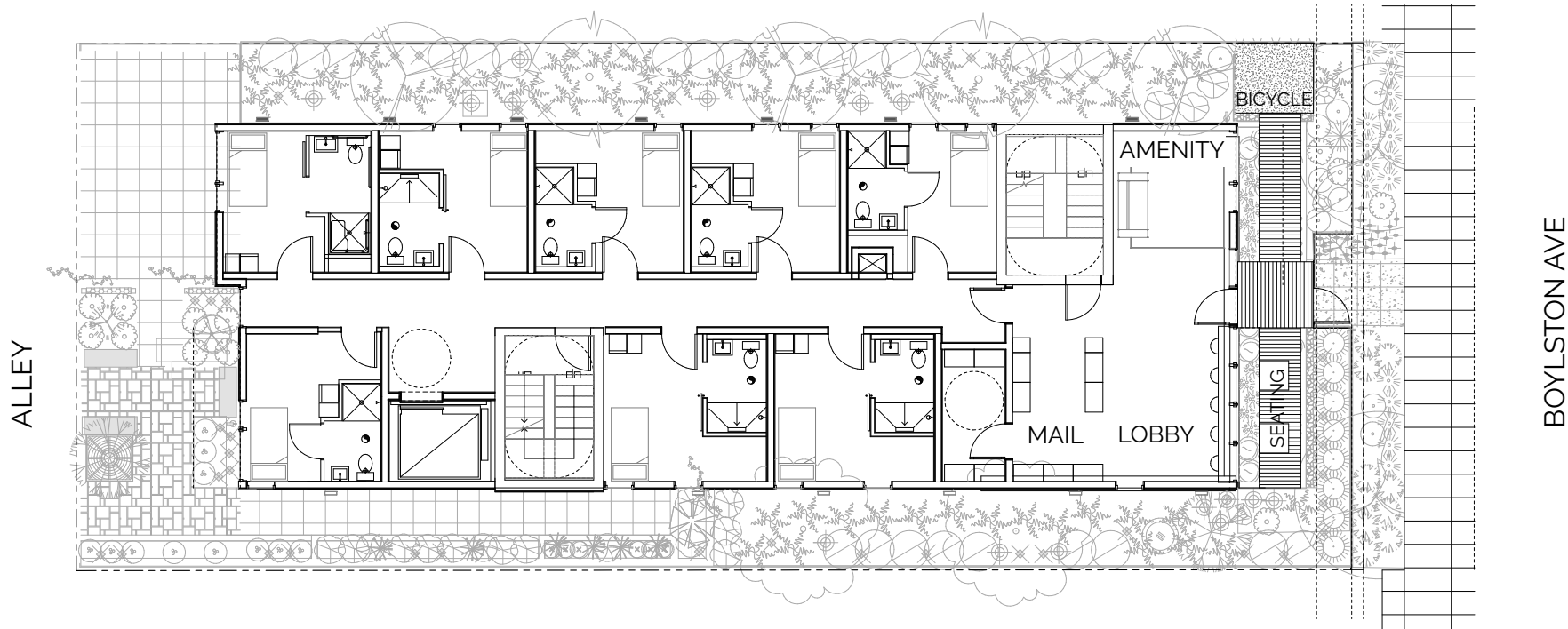
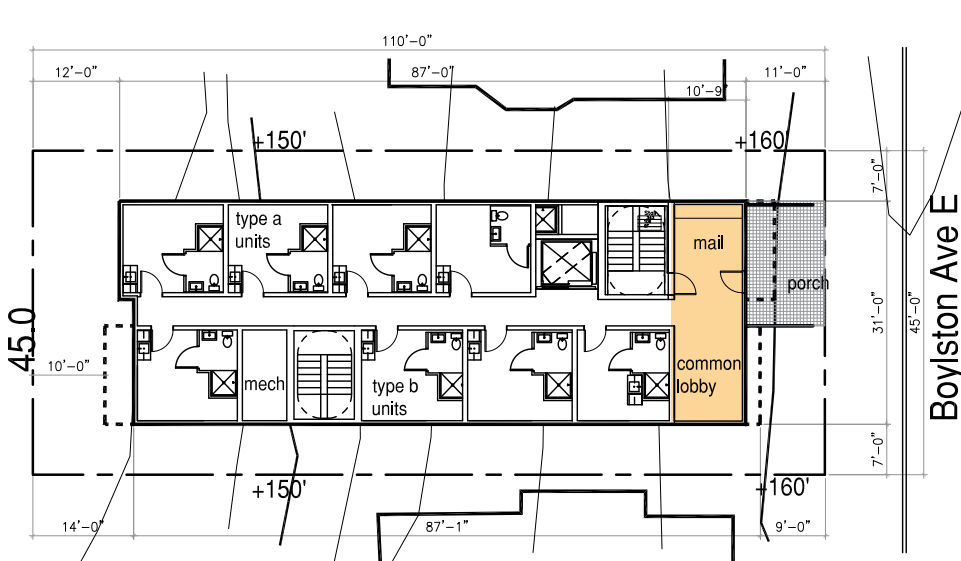
Response:
To expand amenity space along the street frontage, the mail is relocated within the space. The building recess at the entry is retained to provide a direct line of site and clearly articulate the entry.

Additionally, the usable front landscape area is expanded to provide for a outdoor gathering space beside the entrance.

REC



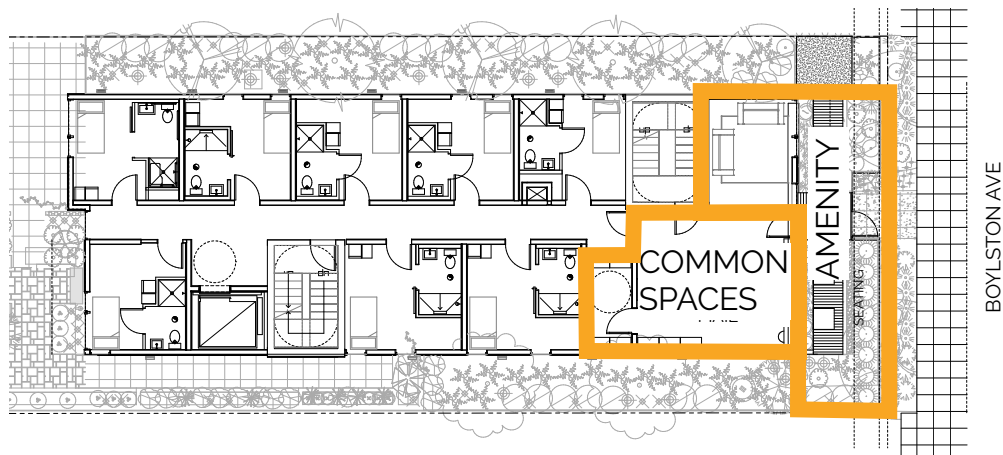
EDG



Entry Level Plan

AMENITY - EAST FACING

ENTRY
Landscape and hardscape help direct residents and guests to the entry to the building and the front porch to the development. The porch will serve as an extension of the community entry and bike garage through accentuating indoor/outdoor living. Glazing and openings in the facade will be inviting and welcoming. The building recess will allow opportunities for building signage and overhead weather protection.



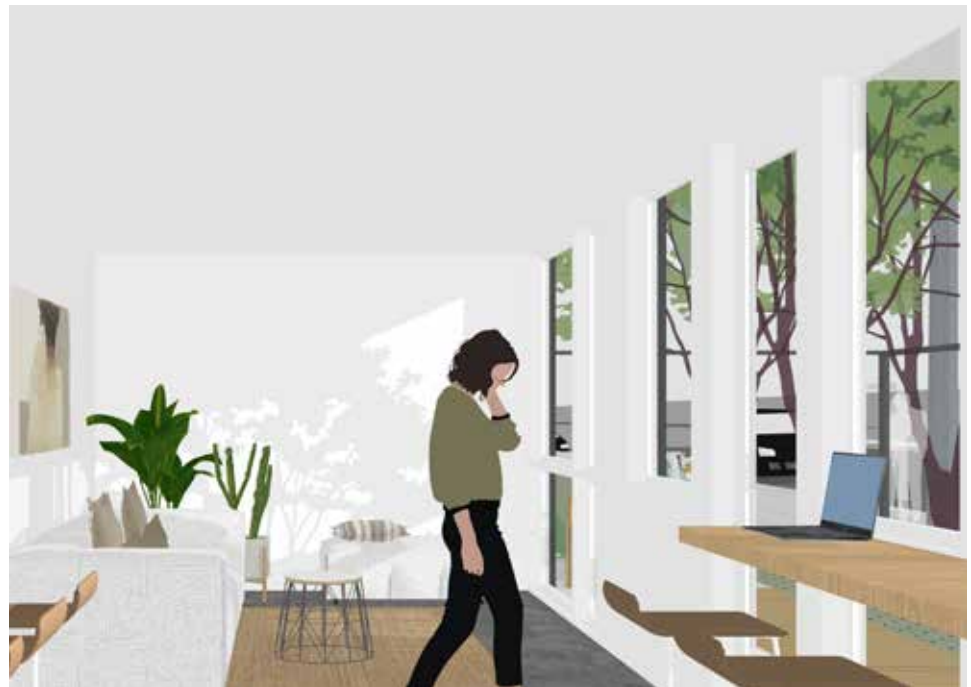
Outdoor seating



Outdoor seating



Transparent screening



Indoor Outdoor Connection

EDG GUIDANCE

4. Landscape:

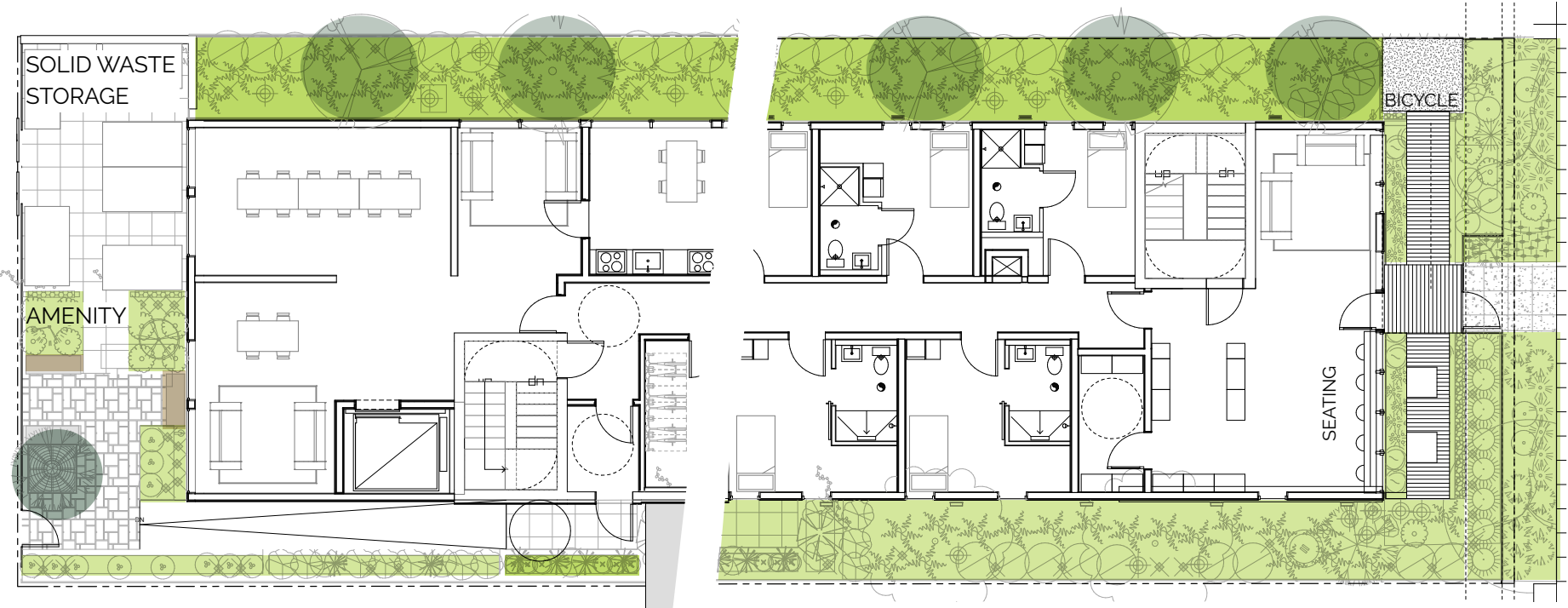
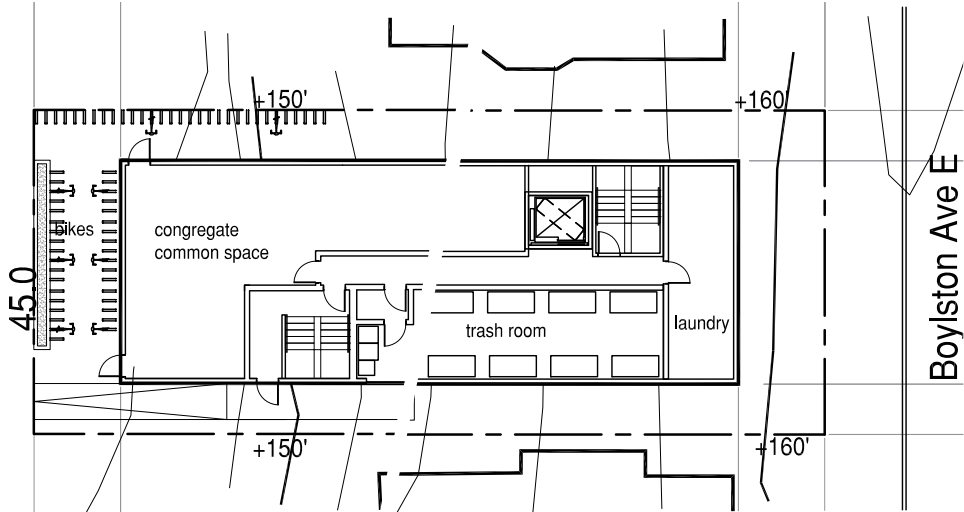
- a. Staff supports the general concept for the landscaping elements designed to be a combination of hardscape and lush vegetation that will activate the sidewalk and delineate pathways. (CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)
- b. Staff supports the west concept behind the alley community space and the landscape as imagined in the precedent imagery located on page 48 of the EDG packet. (CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)

Response:
Landscaping along the street and alley include both hardscape and lush vegetation to activate circulation and define amenity seating areas.

REC



EDG



EDG GUIDANCE

5. Materials:

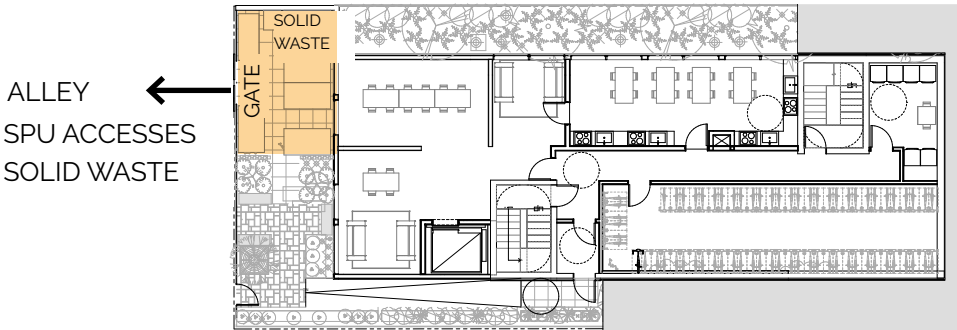
- a. Materials and façade treatments will be critical to the success of the massing and as such the design team shall explore different ways of applying material and textures to create greater visual interest along all building facades. (DC4-A-1, DC4-C, DC4-D-2)
- b. The Design Guidelines call for appropriate high-quality materials which should have sufficient thickness to prevent warping and deformation. (CS3, DC4-A1, DC4-A2)

Response:
To emphasize the architectural massing, each mass is articulated using a distinguishing material.

6. Trash:

- a. The design team shall provide the methodology and location for all trash staging on pick up days. (DC2-B-1, DC1-C-4)

Response:
Solid waste storage is located at the alley level and may be collected by SPU directly from the storage area. No staging is required.



EDG



M1



Box Rib Metal Siding
Metal Sales T16-L Wall - "Snowdrift"

REC



P2



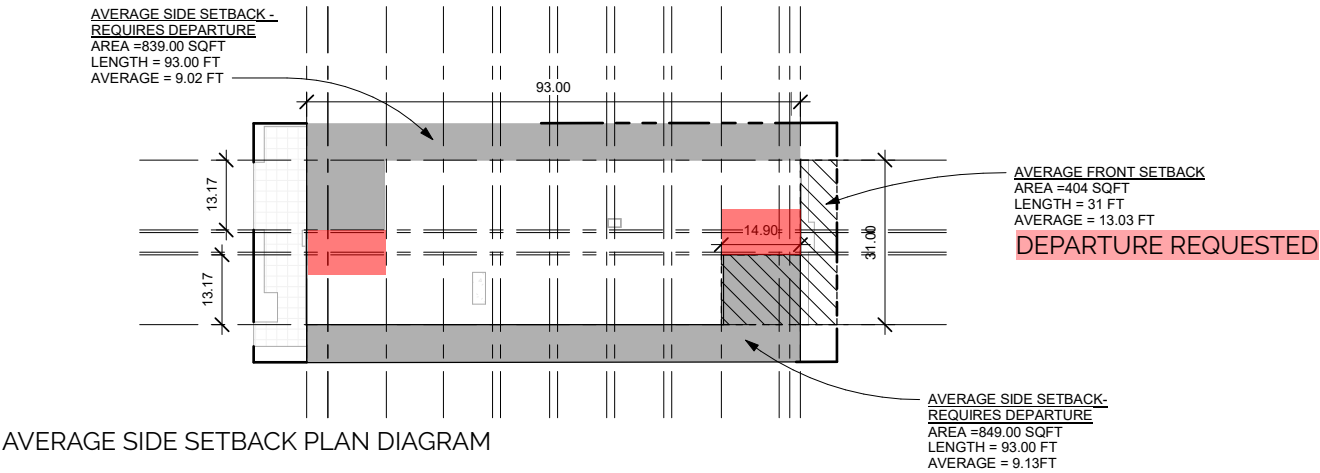
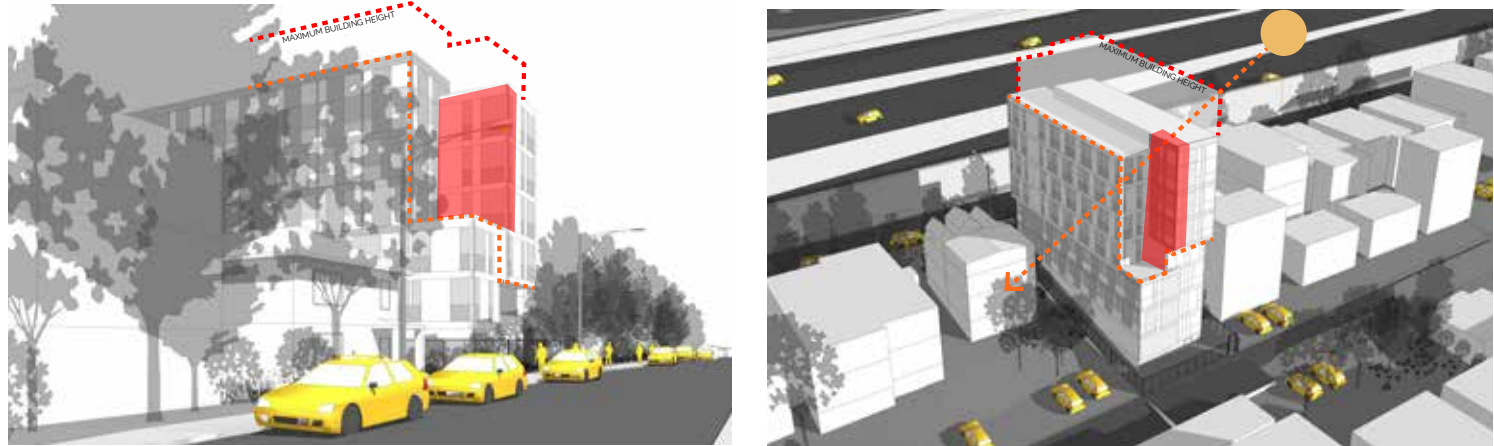
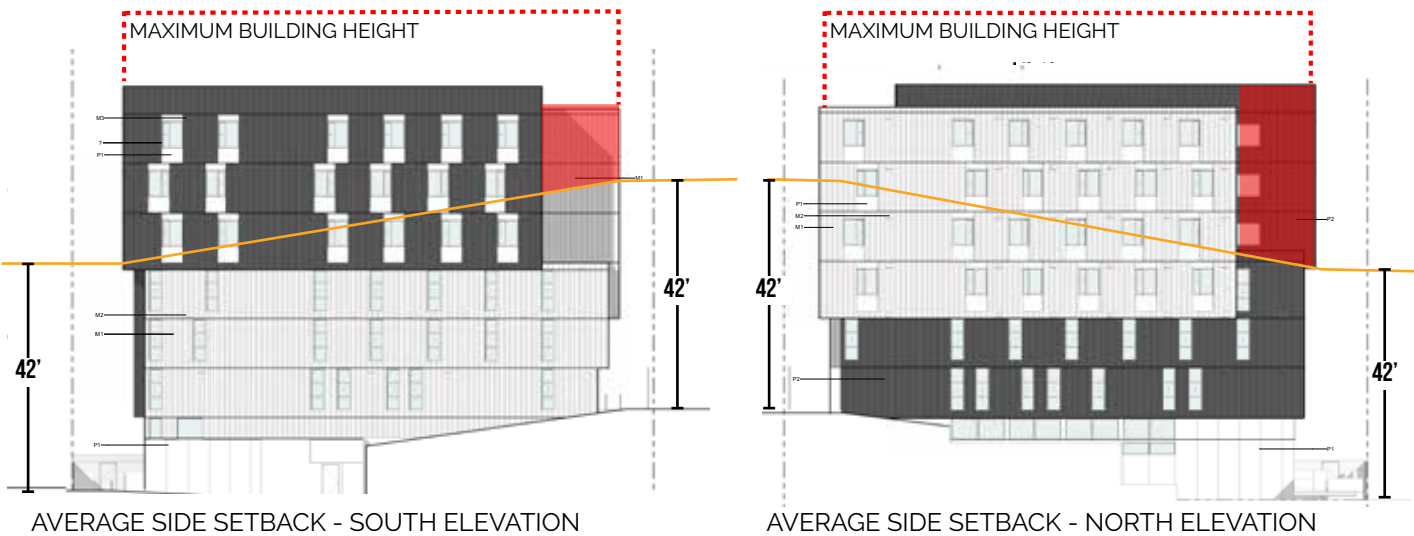
Fiber Cement "Standing Seam" with projected flashing profile in "Seal Skin" SW 7675

RENDERED
ELEVATIONS

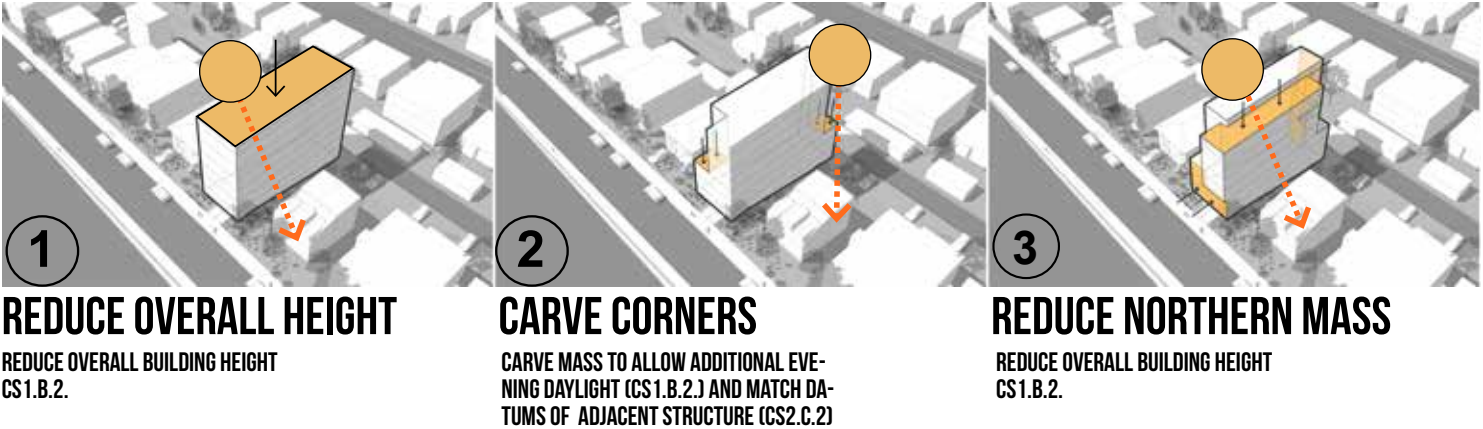


DEPARTURE MATRIX

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE	EDG RESPONSE
1. Upper Level Side Setback Reduction (23.45.518.- Table B) Space(23.53.025.D)	(SMC 23.45.518.B.1) For apartment developments in MR Zones, an upper level setback along interior lot lines requires a 10' average and a 7' minimum side setback above 42'-0" in building height.	Project requests and average side setback of 9.02' (9% departure) at a height above 42'.	CS1 B. 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. CS2 C.2. - Mid-Block Sites: Look to the .. scales of adjacent buildings for clues about how to design a mid-block building. Continue and respond to datum lines created by adjacent buildings at the first three floors.	By reducing the overall building height, stepping roof at the Northern mass and carving the corners, the building maximizes access to light and air and reduces shading at adjacent properties (CS1.B.2). Varied roof heights and eroded corners break the side facade into smaller masses, provide more variety and visual interest at the street, and create notches that relate to datums of adjacent buildings (CS2.C.2). Together, these moves provide greater relief and a better response to context than a taller, terraced building would provide.	Staff is inclined to support the departure providing that the notch could become more of a multi-use or common amenity area or shifting a portion of the amenity space further to the west to accommodate both private and common amenity area. (CS2 - Urban pattern and form, DC2-B Architectural and Façade Composition)



PRIORITIZE DAYLIGHT FOR ADJACENT PROPERTIES



PREFERRED SCHEME DEVELOPMENT

6

DESIGN ASPIRATIONS

BUILDING FACADE AND MATERIALITY

- 1 Industrial, high-quality materials with glazing delineating massing gasket
- 2 Use monochromatic color scheme but represent levels through variations in same material
- 3 Private amenity areas at massing recesses with landscaped edge
- 4 Random window pattern adds variety, texture and visual richness on facade
- 5 Use warmer materials and color at pedestrian level + overhead weather protection to announce entry and welcome residents and guests

MATERIAL

Vision: High-quality and textural rich materials will be chosen that are durable and easily maintained. Warmer materials, such as wood siding, will be used along pedestrian edges and openings and as accents to add visual variety and interest on the facade

FORM

The mass is predominately stacked rectangles floating on a recessed base to minimize the bulk and scale of the proposed building. Additionally, the mass is pushed in on the upper level to minimize the impact on the neighbors and align visually through the use of datums





APPENDIX

COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

Community Outreach Plan

- 1) Flyer Distribution to neighbors
- 2) Established On-line survey for community input
- 3) Electronic Flyer Distribution to area community groups
- 4) Site tour for Community awareness and input

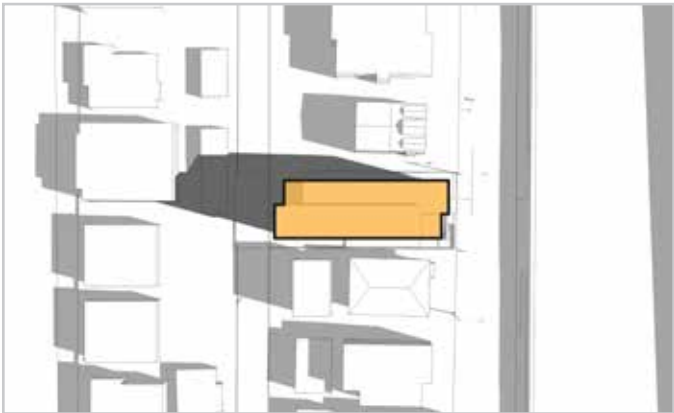
Feedback received from nearby residents, property managers and business owners is summarized to the right.



Commuity Feedback From Site Tour and Online Survey Response:

- Supported the addition of affordable units
 - discouraged luxury units that sit empty.
- Supported environmental sustainability in this design
- Landscaping to beautify the streetscape for pedestrians
 - lots of plants and greenery
 - street trees that could mature to a large size (like the existing trees)
 - landscaping to provide habitat for birds and insects.
 - setback from street to allow for landscaping
- Suggested to be designed for safety of residents and pedestrians
 - eyes on the street.
- Suggested materials that represent the identity of Eastlake
 - Suggested textural building materials and muted colors
 - attractive materials at the street level (siding, windows, door, signs)
- Acknowledged that this structure will be larger than the current neighbors.
- Acknowledged that parking is an issue already in the neighborhood.
- Concerned about the burden on utilities.
- Concerned about construction impacts to the garbage, alley, street and noise disturbance.
- Concerned about blocking the view of downtown (particularly from units in building to North).
- Building provides small congregate units that are more affordable than typical apartments.
- Building sustainability will be addressed to
- Building setback is increased beyond what is required at the street to increase space for landscaping and gathering. Street trees and planting will be designed to provide habitat for birds and insects.
- The enlarged front porch and glazed street level facade will encourage residents to use the front entry space for gathering, providing more eyes on the street. The proposed entry gate is highly transparent to allow for visual transparency to the sidewalk.
- Muted colors, durable and attractive materials will be used at the pedestrian level.
- The proposed structure is less than the maximum allowable height.
- Significant bicycle parking will be provided to encourage alternative transportation.
- Utilities will be coordinated with SPU.
- Construction impacts can be minimized by on-site staging, and working within allowed business hours.
- While some views will be blocked from lower rise structures to the North, the building has eroded the NW corner to reduce impacts on light and air.

SHADOW STUDY



9:00 AM

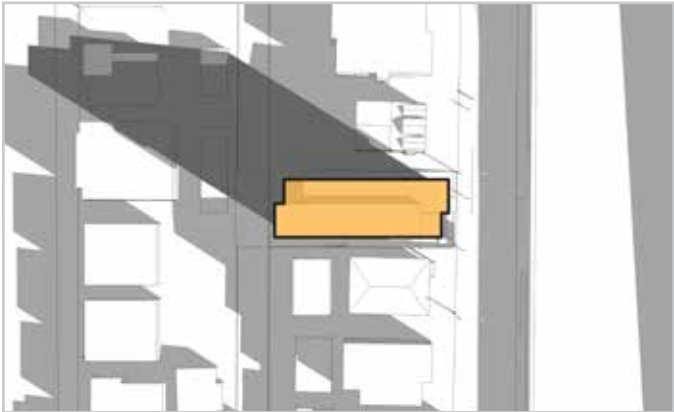


12:00 PM



3:00 PM

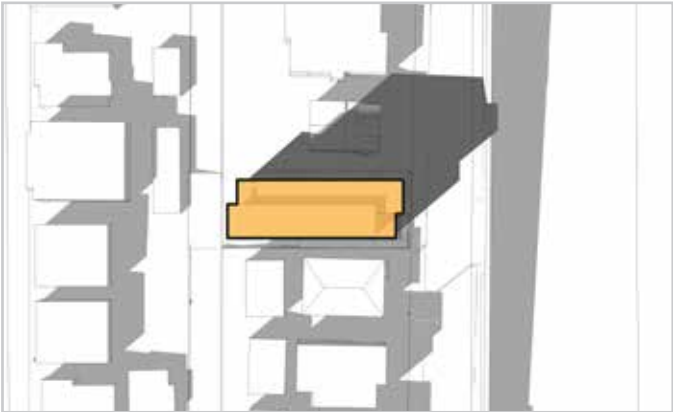
SUMMER



9:00 AM



12:00 PM

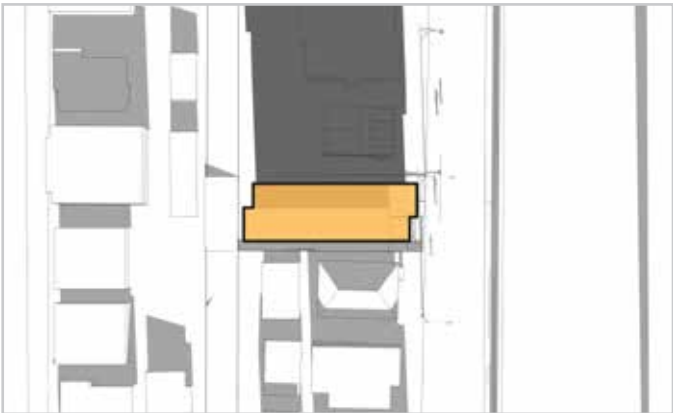


3:00 PM

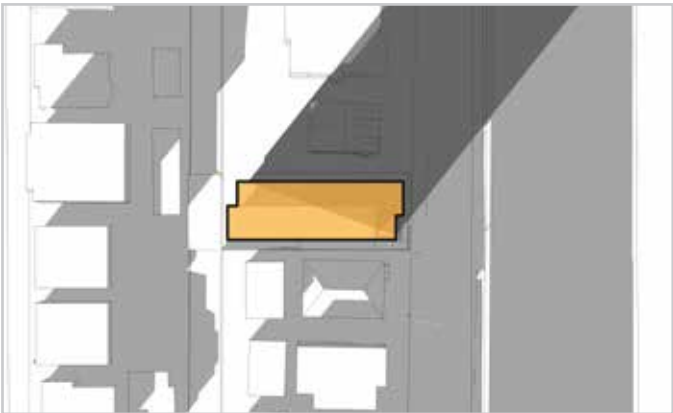
EQUINOX



9:00 AM



12:00 PM



3:00 PM

WINTER