



1661 E OLIVE WAY



1661 OLIVE WAY, SEATTLE WA 98102
#3039620-LU
FIRST RECOMMENDATION MEETING (DRB)
SEPT. 13, 2023

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ADDRESS [2.1]	1661 East Olive Way Seattle, Washington 98102
PARCEL NUMBER(S)	PARCEL A: 6848200685 PARCEL B: 6848200690 PARCEL C: 6848200695
SDCI PROJECT NUMBER [2.2]	3039620-LU
APPLICANT TEAM [2.4] OWNER:	1661 Olive Way LP 10900 NE 4 th St, Ste 1440 Bellevue, WA 98004 Andrew Chang 425-462-0700
ARCHITECT:	MG2 1101 2 nd Avenue #100, Seattle, WA 98101 Eli Hardi eli.hardi@mg2.com 206-962-6886

DESIGN PROPOSAL [3.1-3.4]

ADDRESS:	1661 East Olive Way, Seattle, WA 98101
ZONE:	NC3P-75(M)
OVERLAYS:	First Hill/Capitol Hill Urban Area Pedestrian Area
SITE AREA:	25,408 SF (.58 acres)
COMMERCIAL AREA:	Approx. 2,715 SF
UNITS:	Approx. 174 Units
PARKING STALLS:	Approx. 90 parking stalls below building



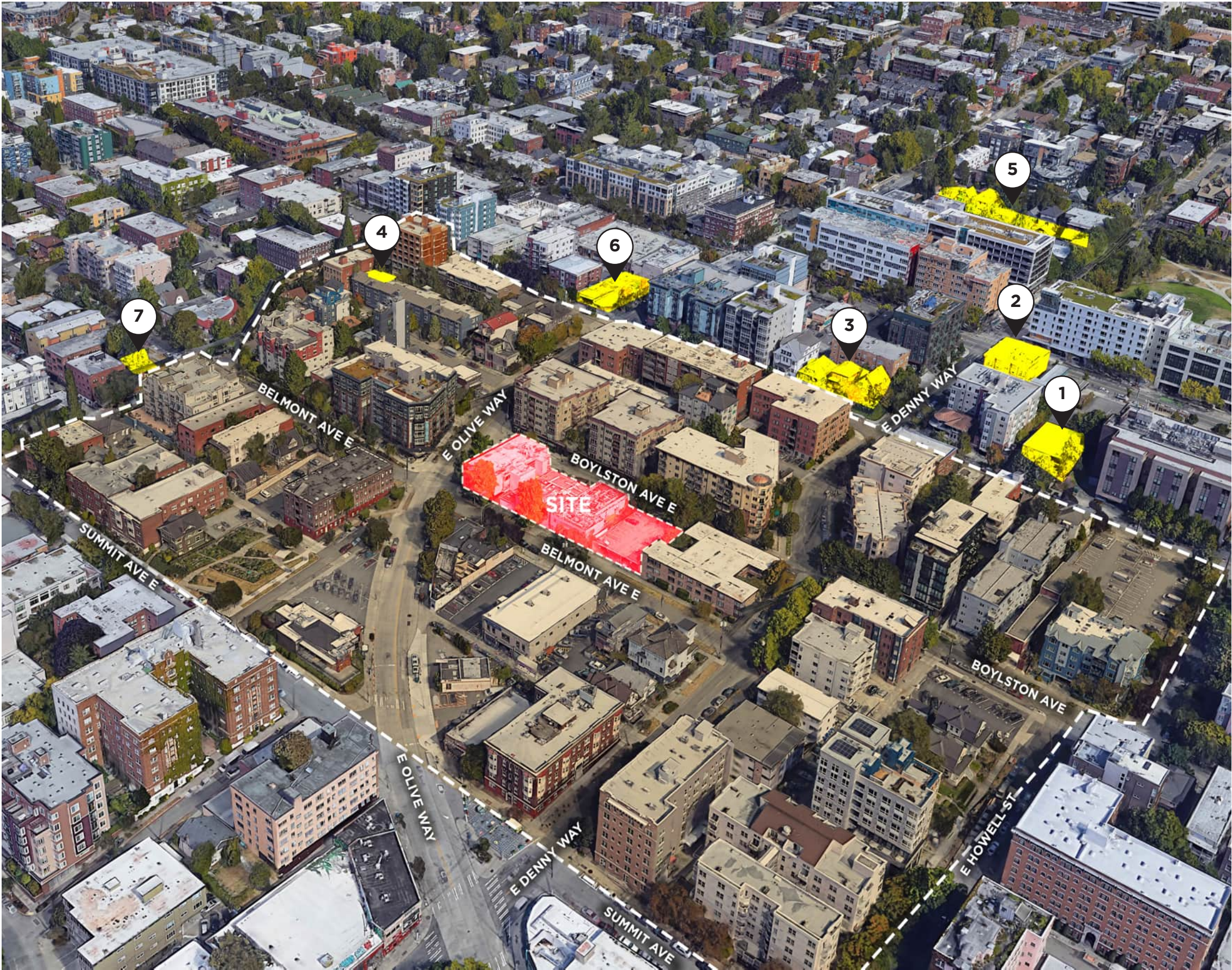
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**CONTEXT
ANALYSIS
& SITE
CONDITIONS**

PROPOSED AND FUTURE CONSTRUCTION

- 1 Approved 6 Story Building
SDCI #3025137
- 2 Proposed 6 Story Building
SDCI #3016632
- 3 Completed 7 Story Building
SDCI #3033602
- 4 Completed 8 Story Building
SDCI #3028590
- 5 Proposed 8 Story Building
SDCI #3039544
- 6 Proposed 8 Story Building
SDCI #3039794
- 7 Proposed 7 Story Building
SDCI #3032929

Within our immediate area, there are several structures being proposed/constructed of similar scale and typology. This reinforces our approach of a dense multi-family building on our site along E Olive Way. The buildings being proposed/constructed indicate the approach of a multi-story building with high unit density is a continuing trend of the neighborhood.





CITY OF SEATTLE LANDMARKS:

- 1 San Remo Apartment Building
- 2 Ward House
- 3 Pantages House
- 4 Avon/Capitol Crest Apartments
- 5 Lincoln Reservoir

COMMUNITY FACILITIES:

- 6 Capitol Hill Station
- 7 Seattle Central College
- 8 Harvard Avenue School
- 9 International Montessori Academy
- 10 Capitol Hill Sunday Farmers Market
- 11 US Post Office

CULTURAL FACILITIES:

- 12 Dendroica Gallery
- 13 Captain Blacks
- 14 Capitol Hill Goodwill

OPEN SPACES:



- 15 Thomas Street Mini Park
- 16 Summit Slope Park
- 17 Cal Anderson Park
- 18 Seattle Central College Plaza

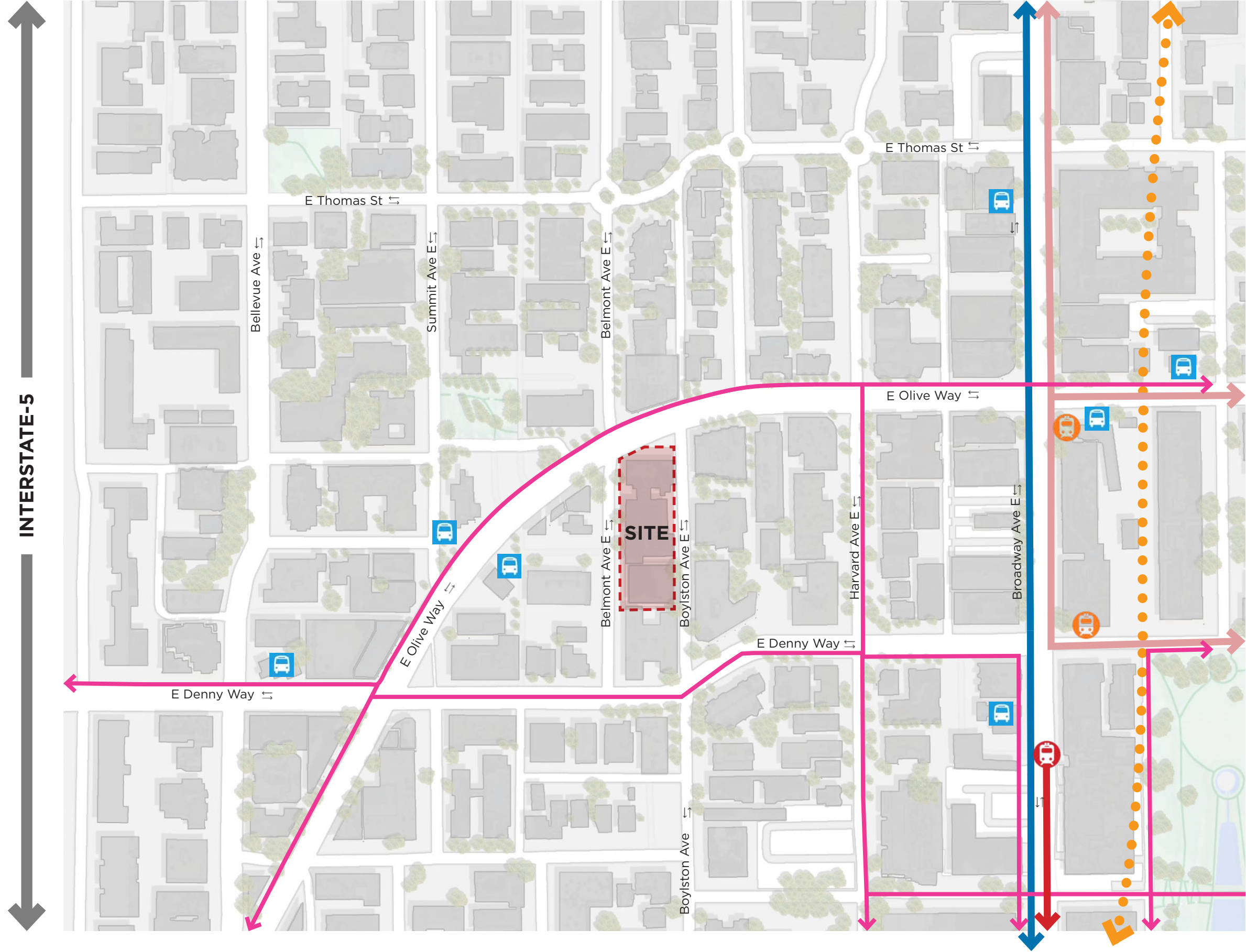
COMMERCIAL:

- G Grocery Stores



TRANSPORTATION ANALYSIS

- ● ● ● Link Light Rail
- Street Car
- Bike Lane
- SDOT Designated Walking Route
- Pedestrian Route
-  Bus Stop
-  Light Rail/Streetcar Stop



LEGAL DESCRIPTION:

PARCEL A:

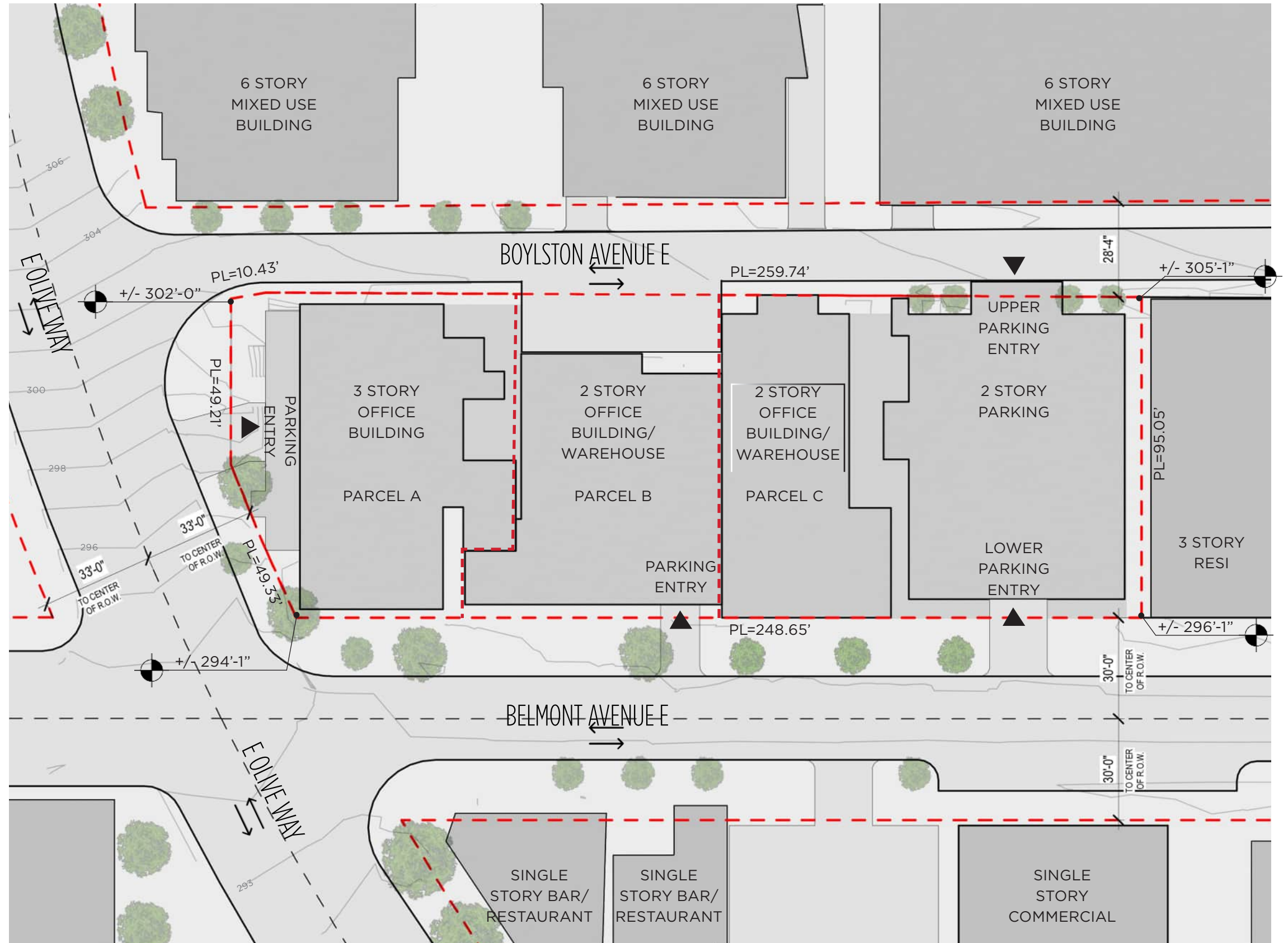
PONTIUS 2ND ADD SUPL ALL LOT 1 & POR LOT 2 & OF UNPLT STRIP ADJ SD LOTS 1-2 ON E & OF POR VAC E JOHN ST ADJ ON N DESC - BAAP ON C/L BELMONT AVE E LY S 0-53-57 W 78.99 FT FR MON AT NXN SD BELMONT E & E JOHN ST TH S 89-07-44 E 30 FT TO E MGN SD BELMONT E & TPOB LY ON WLY EXT OF NLY FACE OF CONC BLK WALL TH S 89-07-44 E ALG SD EXTENSION & WALL 19.77 FT TO WLY FACE CONC WALL TH S 0-52-16 W ALG SD WLY FACE 15.33 FT TO SW COR SD WALL TH S 89-07-44 E ALG SD WALL & ITS ELY EXT 76.20 FT TO E LN SW 1/4 SEC 29-25-4 TH N 1-11-09 E ALG SD E LN 74.06 FT TO ANGLE PT IN SD VAC POR E JOHN ST TH N 8-52-38 W ALG ELY MGN ST VAC ST 10.43 FT TO AN ANGLE PT THEREIN TH N 89-08-18 W ALG NLY MGN SD ST VAC 47.60 FT TO AN ANGLE PT THEREIN TH SWLY ALG NWLY MGN SD ST VAC & ALG SELY MGN OLIVE WY & ALG ARC OF CRV OF 767 FT RAD CTR BRS S 21-38-52 E 767 FT DIST 51.62 FT THRU C/A 3-51-23 E TO MGN BELMONT AVE E TH S0-53-57 W ALG SD E MGN 47.64 FT TO TPOB AKA PAR A SE LLA 8606017 REC 8704290700, PLAT BLOCK 52, PLAT LOT 1-2

PARCEL B:

PONTIUS 2ND ADD SUPL POR LOTS 1-2-3 & OF UNPLTD STRIP ADJ SD LOTS 2 & 3 ONE DAF - BAAP ON C/L BELMONT AVE E LY S 0-53-57 W 78.99 FT FR MON AT NXN SD BELMONT AVE E & E JOHN ST TH S 89-07-44 E 30 FT TO E MGN SD BELMONT AVE E & TPOB AAP LY ON WLY EXT OF NLY FACE CONC BLK WALL TH S 89-07-44 E ALG SD EXTENSION & WALL 19.77 FT TO WLY FACE OF CONC WALL TH S 0-52-16 W ALG SD WLY FACE 15.33 FT TO SW COR SD WALL TH S 89-07-44 E ALG SD WALL & ITS ELY EXT 76.20 FT TO E LN SW 1/4 SEC 29-25-4 TH S 1-11-09 W ALG SD E LN 61.27 FT TO ELY EXT OF SLY LN OF A BLDG WCH IS ALSO NLY LN OF AN ADJ BLDG TH N 89-06-38 W ALG SD COMMON BLDG LN 95.67 FT TO E MGN BELMONT AVE E TH N 0-53-57 E ALG SD E LN 76.56 FT TO TPOB AKA PARCEL B SEA LLA 8606017 #8704290700, PLAT BLOCK 52, PLAT LOT 1-2-3 &

PARCEL C:

PONTIUS 2ND ADD SUPL POR LOTS 3-4-5 & OF UNPLTD STRIP ADJ SD LOTS ON THE E DAF - BAAP ON C/L BELMONT AVE E LY S 0-53-57 W 155.55 FT FR MON AT NXN OF SD BELMONT AVE E & E JOHN ST TH S 89-06-38 E 30 FT TO E MGN SD BELMONT AVE E & TPOB AAP LY ON WLY EXT OF SLY LN OF A BLDG WCH IS ALSO NLY LN O FADJ BLDG TH S 89-06-38 E ALG SD WLY EXT SD LN & ITS ELY EXT 95.67 FT TO E LN SW 1/4 SEC 29-25-4 TH S 1-11-09 W ALG SD E LN 124.40 FT TO S LN OF N 10 FT SD LOT 5 TH N 89-08-18 W ALG SD S LN 95.05 FT TO E MGN SD BELMONT AVE E TH N 0-53-57 E ALG SD E MGN 124.44 FT TO TPOB AKA PARCEL C SEA LLA 8606017 REC 8704290700, PLAT BLOCK 52, PLAT LOT 3-4-5

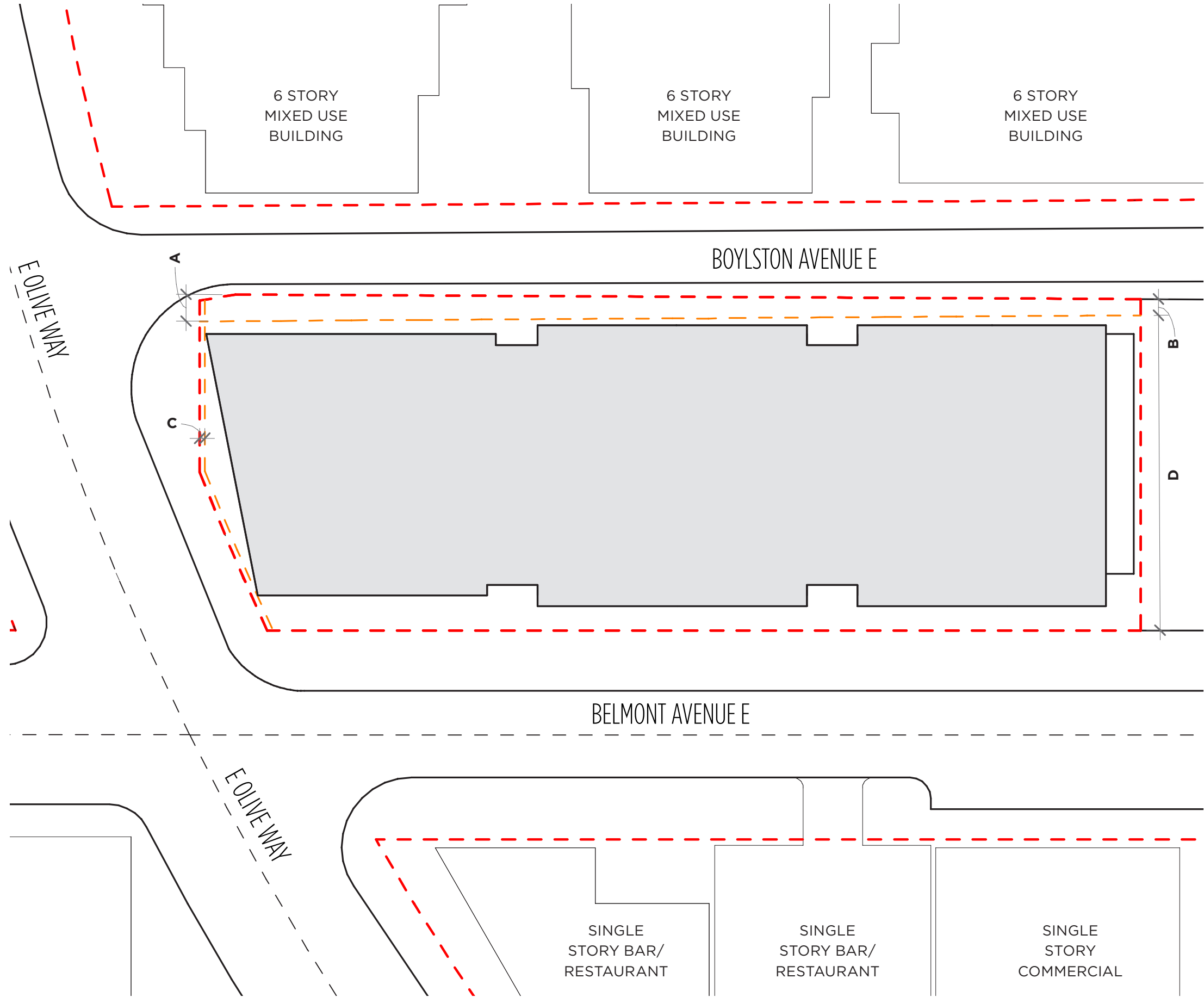


REQUIRED RIGHT-OF-WAY SETBACKS

- A** Boylston Ave E. Setback @ North Side
Setback = 7'-8"
- B** Boylston Ave E. Setback @ South Side
Setback = 4'-8"
- C** E Olive Way Setback
Setback = 1'-6"
- D** Allowable Width of Buildable Area =
Varies from 88'-8" to 90'-4" due to angled
property line

Setbacks measured from the property line.

Setbacks have been reviewed and approved
by SDCI and SDOT. A 12'-0" R.O.W. is to be
maintained for all right-of-ways.



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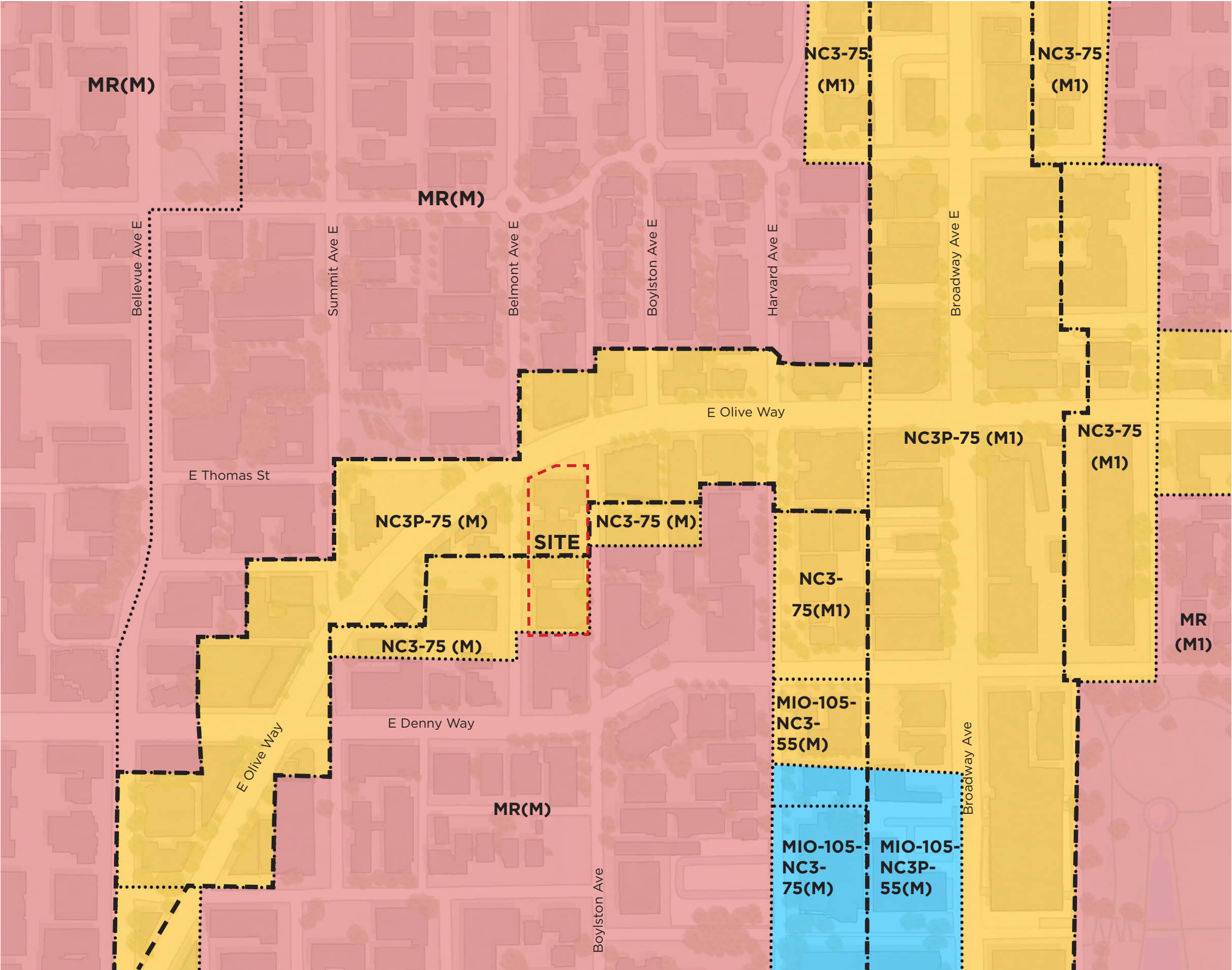
ZONING DATA

ZONING MAP

- Neighborhood Commercial
- High Density Multifamily
- Major Institutions
- Seattle Parks
- Pedestrian Designated Zone

Map extents are within the First Hill/Capitol Hill Urban Center Village

The site is located within the NC3P-75 commercial zone, abutting the residential MR zone to the south. The northern half falls within a Pedestrian overlay. East Olive Way is the only Pedestrian Designated Street in that overlay.

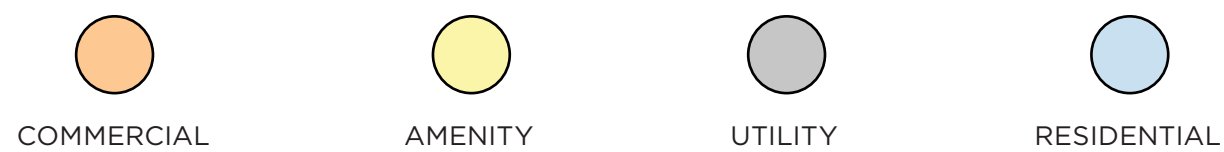
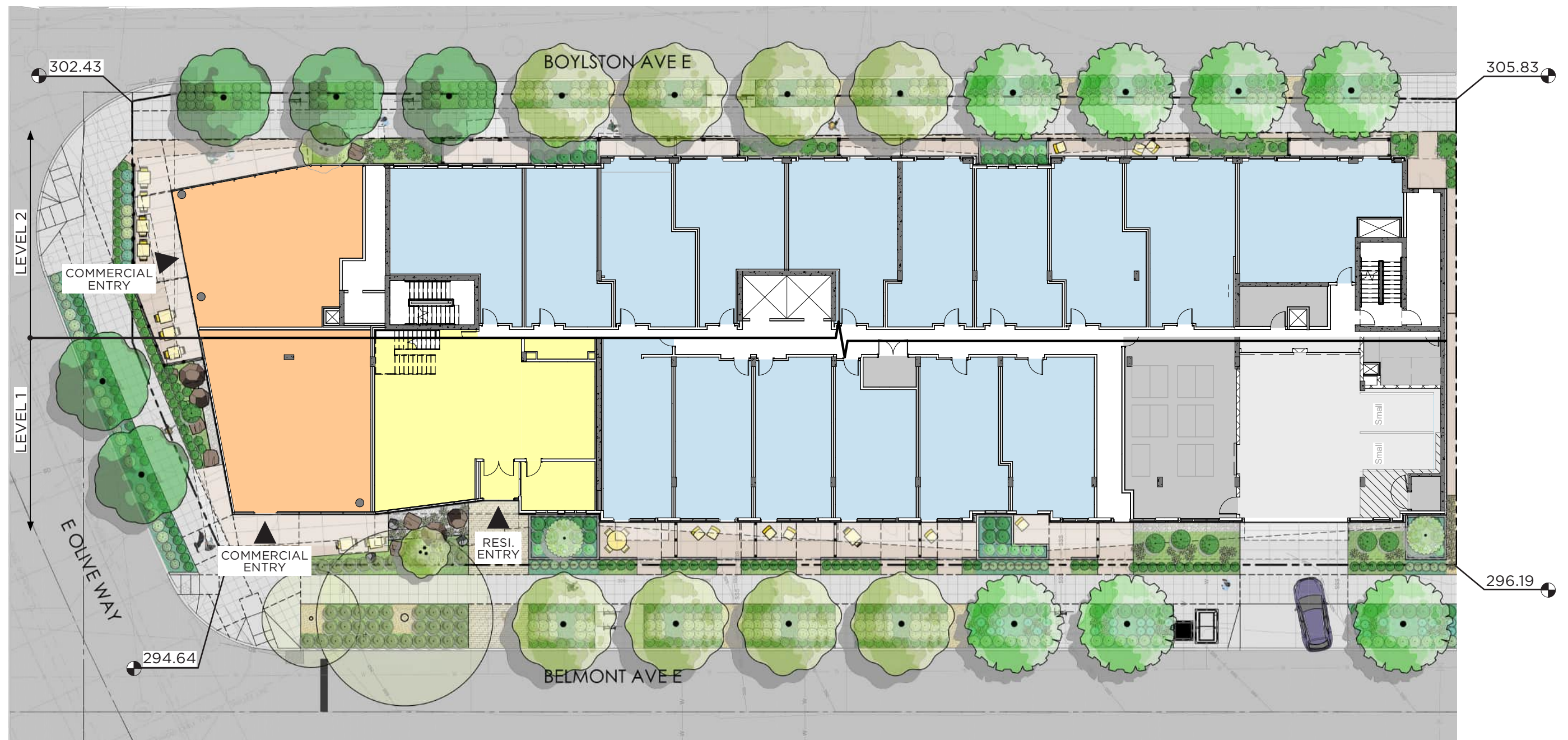


ADDRESS	1661 East Olive Way, Seattle, WA 98101
ZONE	NC3P-75 (M) First Hill / Capitol Hill Urban Center Flexible Parking Area
PERMITTED USES	Residential - Approximately 160 Units Proposed Commercial - Approximately 2,400 SF Proposed Parking - Approximatey 90 Spaces Proposed
STRUCTURE HEIGHT (23.47A.012)	Base Height Limit: 75'-0" Proposed height of 75'-0" complies.*
FLOOR AREA RATIO (23.47A.013)	5.5 x 25,348 SF = 139,414 SF Max. Proposed FAR complies
SETBACK REQUIREMENTS (23.47A.014.B)	<ul style="list-style-type: none">Required Front Setback: 0'-0"Required Side Setback: Adjacent zone is MR(M). 10'-0-" from 13'-0" to 65'-0". <p>Additional 1'-0" for every 10' of height.</p> <ul style="list-style-type: none">Required Rear Setback: 0'-0"Upper Level Setback: Average of 8'-0" above 65' for all street-facing facades. <p>Proposal requests the following departures;</p> <ul style="list-style-type: none">- Reducing the 10'-0" setback to 8'-9" along Belmont Ave E- Reducing the 10'-0" setback to 4'-0" along Boylston Ave E- 1'-2" wide x 11'-7" upper level setback encroachment along the south property line
BLANK FACADES (23.47A.008.A)	Blank segments of the street-facing facades between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width. The total amount of all blank facade segments may not exceed 40% of the width of the facade. Proposal complies with blank facade requirements.
FACADE WIDTH (23.54.040)	For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. For structures with a width of more than 500 feet, at least two portions of the structure 30 feet or greater in width and separated by at least 100 feet must be set back a minimum of 15 feet from the property line Proposal requests departure. The proposed project provides 4 setbacks with a combined length of 75'-7" with an average setback depth of 15.58'

AMENITY AREA	<ul style="list-style-type: none">Required Amenity Area shall not be less than 5% of the total gross square footage, excluding mechanical equipment and parking.Minimum Amenity Space: 129,172 SF x 0.05 = 6,458.6 SF“Amenity Area” means space that provides opportunity or active or passive recreational activity for residents of a development or structure, including landscaped open spaces, decks and balconies, roof gardens, plazas, courtyards, play areas, swimming pools and sports courts.All residents shall have access to at least one common or private amenity area.Amenity areas shall not be enclosed. <p>Proposal complies with Amenity Area requirements.</p>
PARKING ACCESS (23.47A.032)	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 24.47A.032.C, and curb cuts are permitted pursuant to section 23.54.030.F.2.a.1. Proposal requests one curb off Belmont Ave
BICYCLE PARKING (23.54.015.K, TABLE D)	<ul style="list-style-type: none">Long Term: 1 per dwelling unit up to 50, then three-quarters per dwelling unitShort Term: 1 per 20 dwelling units. <p>Proposed bicycle parking complies.</p>
PARKING COUNT (23.54.015)	<ul style="list-style-type: none">1 space per dwelling unit, 1 space for every 2 small efficiency dwelling units. <p>There is No Minimum Requirement if: All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area.</p> <p>Proposed parking count complies.</p>
SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50% of the requirement for non-residential dvelopment. Non-residential Development: 0 - 5,000 SF: 82 SF Residential Development: 575 SF + 4 SF for each additional unit above 100 575 SF + 4(74) = 871 SF 871 SF + (82 SF x 0.50) = 912 SF Proposed waste and recyclable storage area complies.

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COMPOSITE SITE PLAN



REFER TO APPENDIX FOR FULL GRADING PLAN

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RESPONSE TO EDG

BOARD DIRECTION - WHAT WE HEARD

MASSING

REFINEMENT ON SOUTH UPPER LEVEL SECONDARY MASSINGS

- a.

The Board requested that studies of options and refinement of the two south upper level secondary massings be included in the Recommendation package. The studies should focus on defining the conceptual design rationale, including refinements of the locations and shape of the upper-level modulations to clarify how those modulations support cohesion of the overall design concept. DC2-B Architectural and Facade Composition
- b.

The Board suggested lowering the bottom edge of the upper-level massing modulations along Belmont Ave E to create a one-story datum in order to create a relational residential scale along the street. DC2-D-1. Human Scale

BOARD DIRECTION - DESIGN RESPONSE

A. SOUTH UPPER LEVEL MASSINGS

The upper level massings are angled in a similar cadence to the mass fronting E Olive Way. The initial angle begins at the E Olive Way corridor in which the volume follows the road as it curves from east to west to maximize the exposed frontage. A similar design language is adopted for the southern two massings to create a cohesive expression along the entirety of the facades.

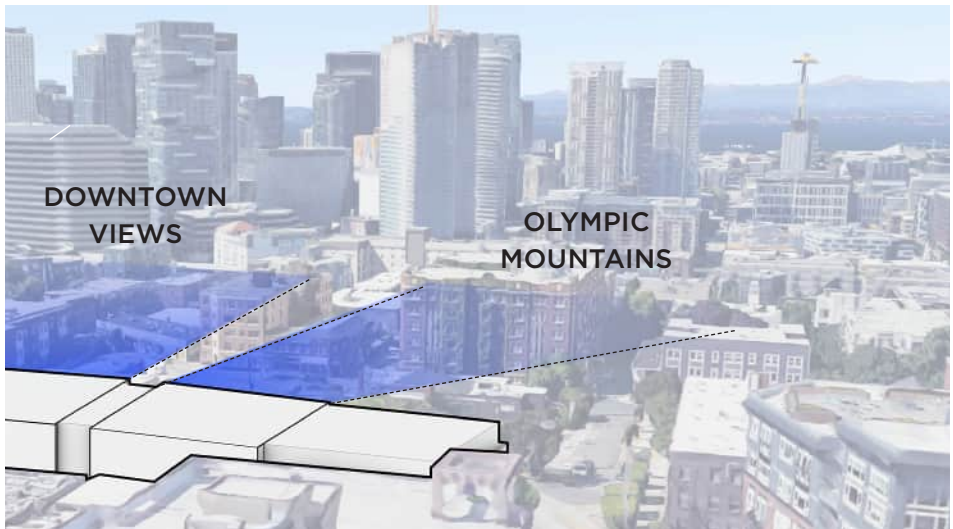
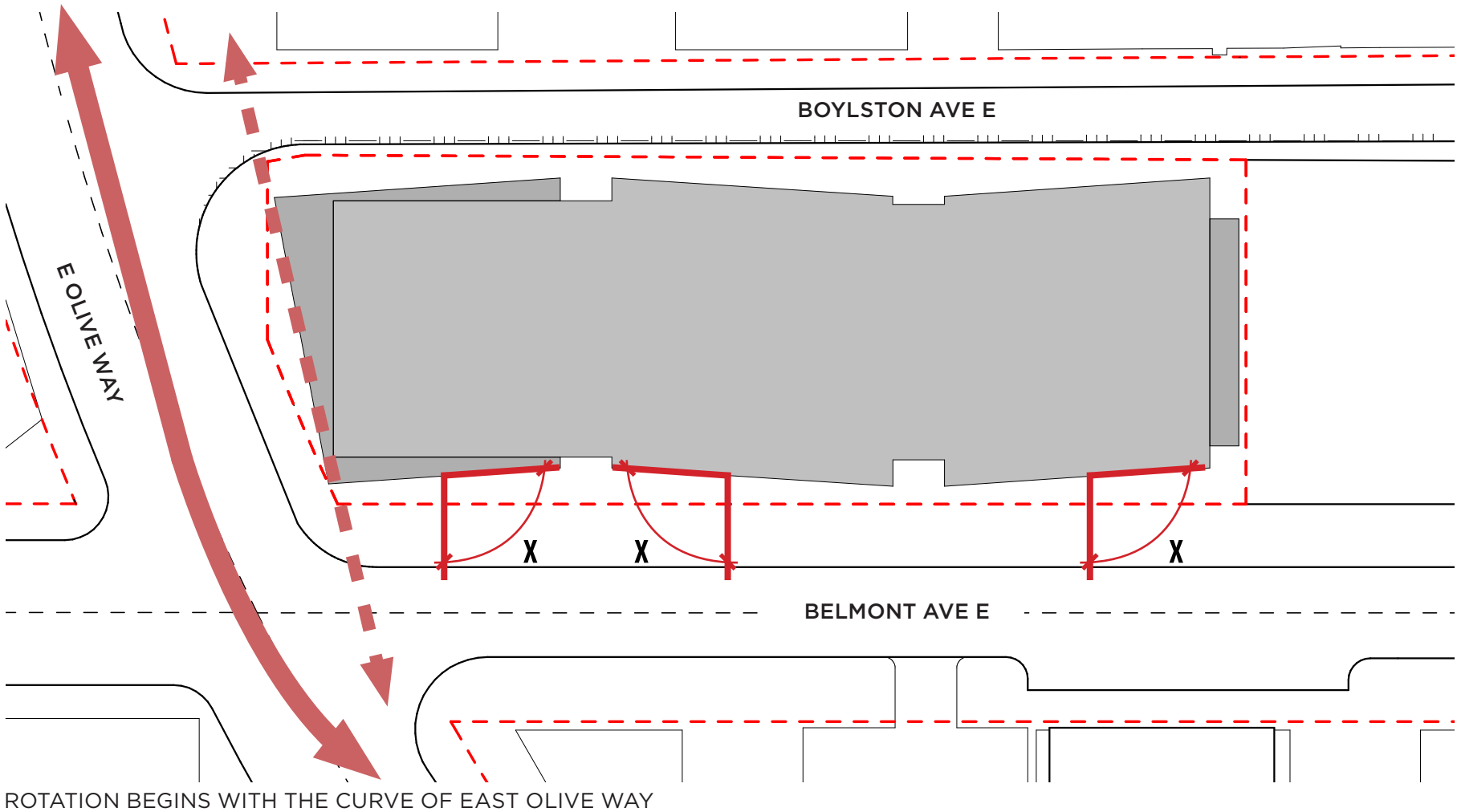
The rotation of the southern two massings is also a physical and symbolic relationship to the scenic landscapes to the west. As one mass turns to capture the downtown skyline, the other rotates in a similar degree to the distant Olympic Mountains. For the residents, the angled rotation within the boundaries of our property allow for the maximum scope of desirable views.

The inverted rotation on Boylston Ave E serves to create a wider perceived space in an otherwise narrow right of way. The facade angles extend the range of vision beyond the buildings across the street. With the adjacent building to the east, creating a facade parallel to Boylston Ave E would reinforce a narrow, monolithic corridor.

RATIONALE:

CS2.B.1 Site Characteristics and CS2.B.2 Connection to the Street

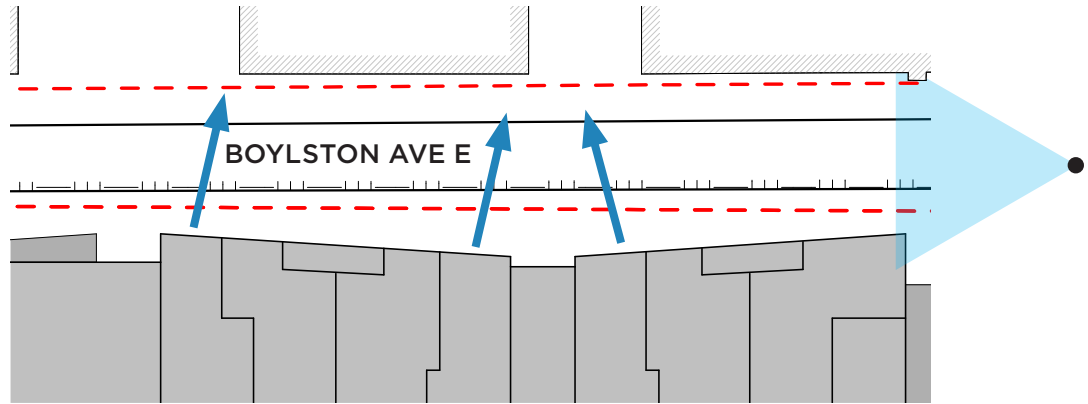
The project massing is informed and connected to the varying angles and widths of the corresponding streets. The building is first informed by the characteristics of E Olive Way and interpolates the gentle curve of the E Olive Way corridor. The narrow street of Boylston Ave E begins to support the angled mass at the intersection of Boylston Ave E and E Olive Way. The angled rotation creates a vista at the end of the building and helps mitigate the narrow dimensions of Boylston Ave E. These angles and rotations are followed throughout the building to create a wider perceived street along Boylston Ave E and to create a symbolic relationship with the distant views seen from Belmont Ave E.





ROTATED UPPER MASSINGS

The rotated upper massings minimize direct lines of sight between the project and the eastern adjacent building. The gentle rotation allows minor opportunity for perceived movement, space and expansion within a narrow road

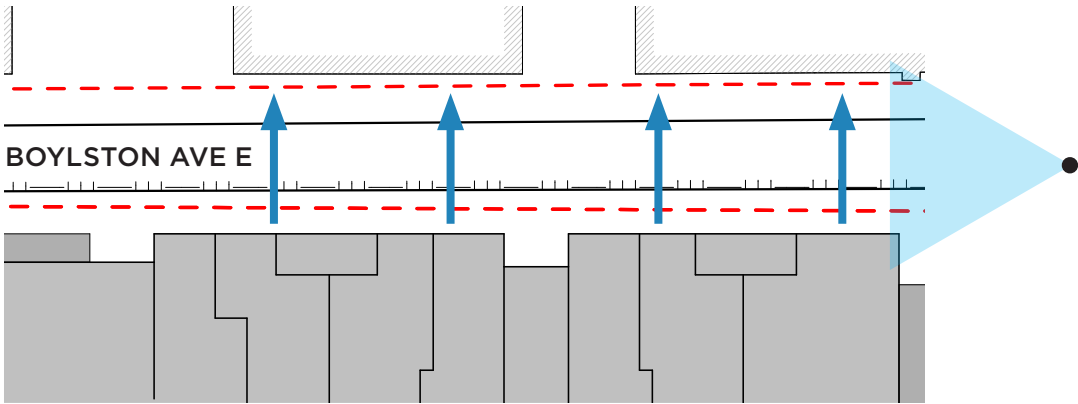


ANGLED SHAPE PUSHES VIEWS AWAY FROM OTHER RESIDENTS DIRECTLY ACROSS



ORTHOGONAL UPPER MASSINGS

Orthogonal upper massings create greater opportunities for direct lines of sight between the project and eastern adjacent building. The parallel facades between the project and the neighboring building create a rigid canyon



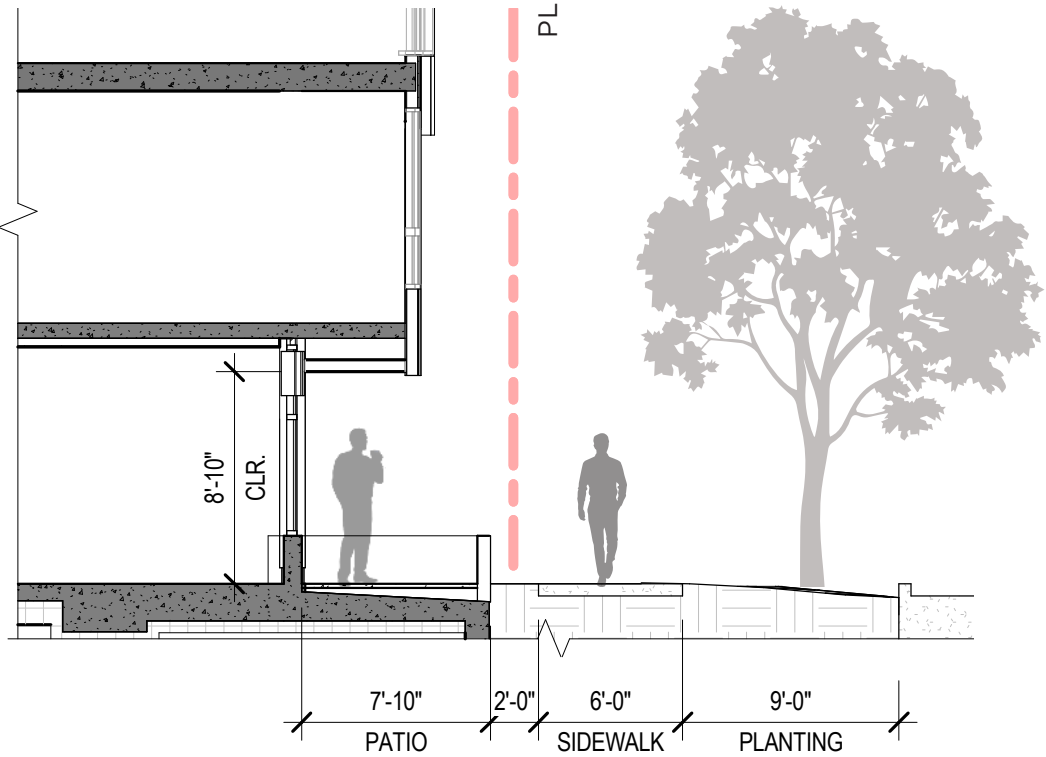
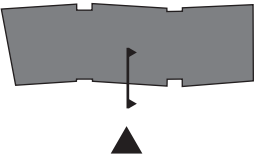
ORTHOGONAL SHAPE CREATES DIRECT LINES OF SITE TO AND FROM UNITS ACROSS



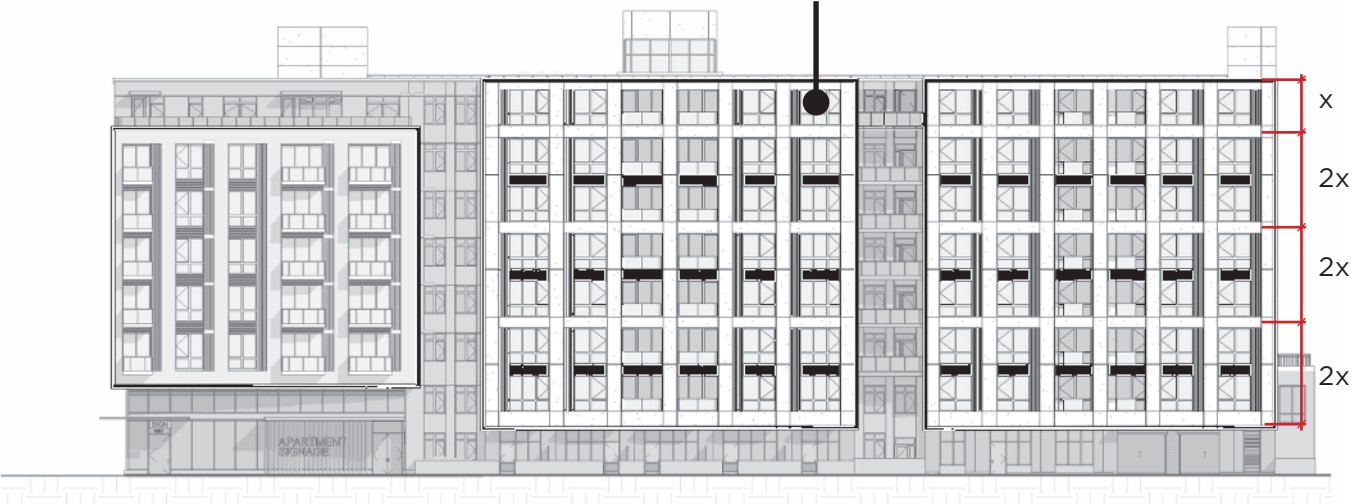
BOARD DIRECTION - DESIGN RESPONSE

B. UPPER LEVEL MASSING - BOARD RECOMMENDED STUDY

Lowering the upper-level mass to create a one-story datum proves to create an inconsistent massing language as the building is looked holistically. The dropped massing creates either an irregular mass or disproportionate mass along both Boylston Ave E and Belmont Ave E

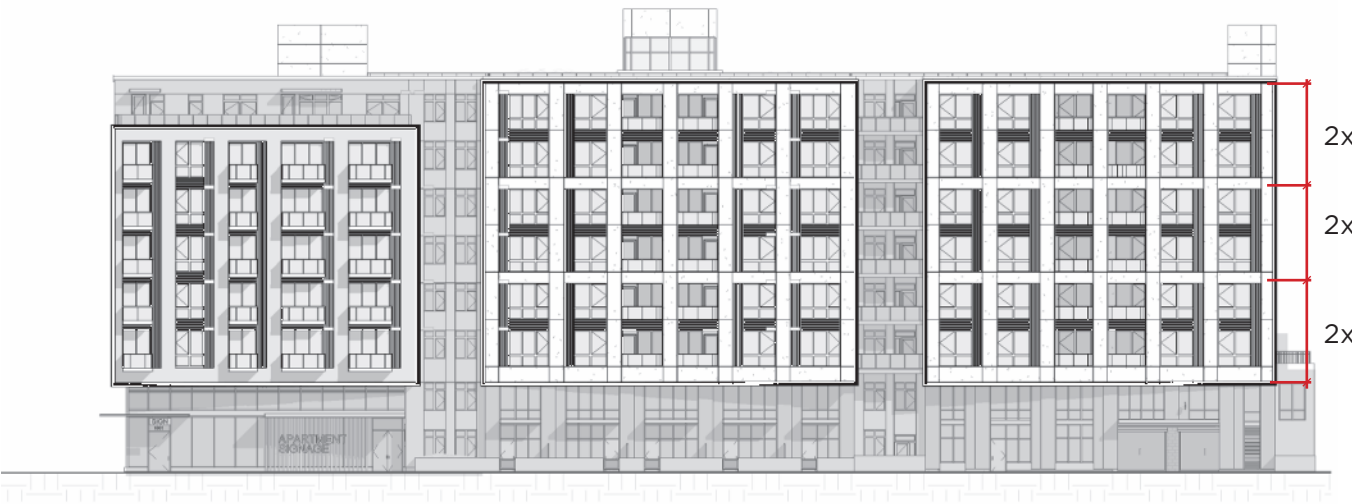
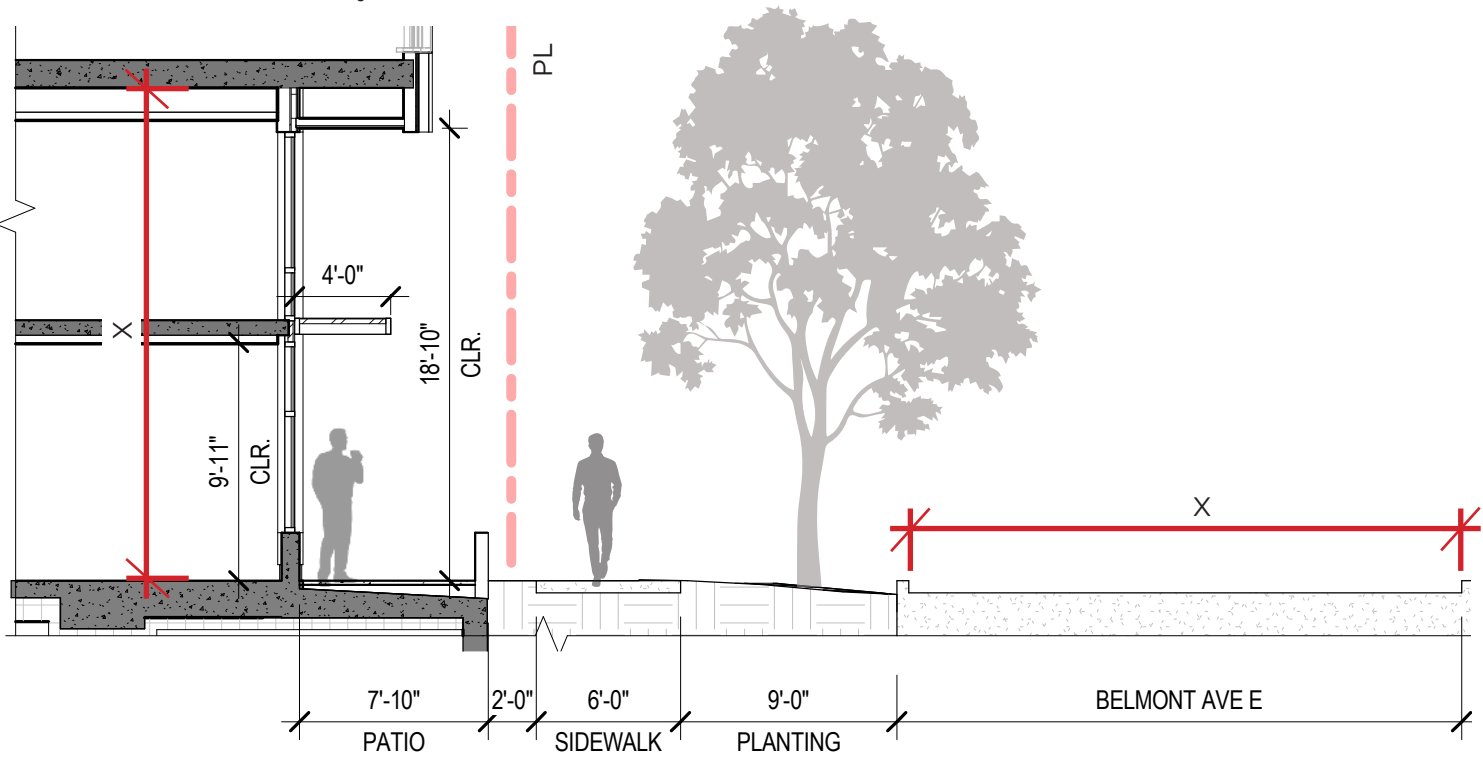
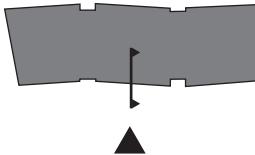


ADDITIONAL LEVEL CREATES ODD GRID RHYTHM



B. UPPER LEVEL MASSING - DESIGN RESPONSE

Maintaining a two-story datum along Belmont Ave E establishes a unified massing concept and a relatable scale language in proportion to the street width facing it. A residential, pedestrian scale can be further established through more refined building elements such as canopies, stoops, and planters without infringing on the overall building massing. The two story proportion is also appropriate on the wider Belmont Ave, as opposed to the tighter and smaller scaled Boylston Ave.



BOARD DIRECTION - DESIGN RESPONSE

B. UPPER-LEVEL MASSING AND RESIDENTIAL SCALE

Looking at the building holistically, the upper level masses are each a unified volume that fronts both Boylston Ave E and Belmont Ave E. Due to the topography of the site, lowering the datum on Belmont Ave E removes the established podium language on Boylston Ave E.

The datum established by the upper volumes has a proportional height in response to the right of way. The two-story height created by the upper volumes along Belmont Ave E responds to the wider road and more active frontage. The single-story height created by the upper volumes along Boylston Ave E is in response to a narrower street to create a more intimate experience.

RATIONALE:

CS2.B.2 Connection to the Street

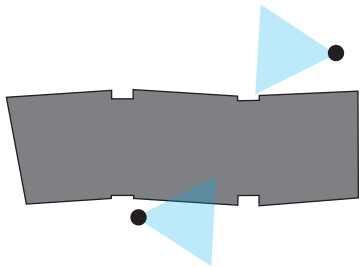
The building considers the different characters and environments of Belmont Ave E, a wider and more active frontage, and Boylston Ave E, a narrower and more intimate frontage. The different east and west facades respond proportionally to the scale of its associated right of way

PL3.B.2 Ground Level Residential

The ground level residential units create multiple degrees of privacy and separation between the right of way and the resident. Along Belmont Ave E, the transition space is composed of the planted green strip, wall/gate, and the depth of the outdoor patio to create a buffer between the right of way and residential unit. Boylston Ave E, due to its tighter street conditions, elevates the outdoor patio from the sidewalk. The picket railing along Boylston Ave E creates physical separation but visible permeability to emphasize the single-story podium along this frontage

DC2.B.1 Facade Composition

The design of the upper level massings considers the composition of the building as a whole. Each frontage is composed of fenestrations, detailing, and secondary architectural elements that promote a more human scale



BOARD DIRECTION - WHAT WE HEARD

MASSING

DEVELOPMENT OF BALCONIES AND SECONDARY DETAILING

a. The Board encouraged the development of balconies and secondary detailing to bring scale to the upper level volumes. DC2-C-1. Visual Depth and Interest

MUP COMMENT

BALCONIES AND GASKET LOCATIONS

a. The shallow angles of the upper levels (as seen in the perspective on the cover page) are barely legible especially with a flat connector. Consider how the decks and other design elements in these ‘gasket’ locations can enhance the facade concept.

BOARD DIRECTION - DESIGN RESPONSE

A. SECONDARY DETAILING - TEXTURAL CHANGES

Across all upper level volumes, a secondary layer of detailing is found across the facades. For the Olive Way brick volume, the mass is subdivided to create a strong vertical frame around the windows and openings. The predominate brick material is complimented by a 2'-0" soldier course brick accent adjacent to each window and opening, helping elongate the shorter proportions of the mass.

The southern two volumes are attributed with a similar treatment. A "super-frame" is created by visually joining two levels of windows with a dark metal panel and a textured vertical accent panel spanning across both floors.

RATIONALE:

DC2.A.2 Reducing Perceived Mass

The consistent dimension of a 3'-0" pier and a 2'-0" accent panel establish a series of "super frames" that break down the enormity of the mass without diminishing the strength or geometry of the three upper volumes.

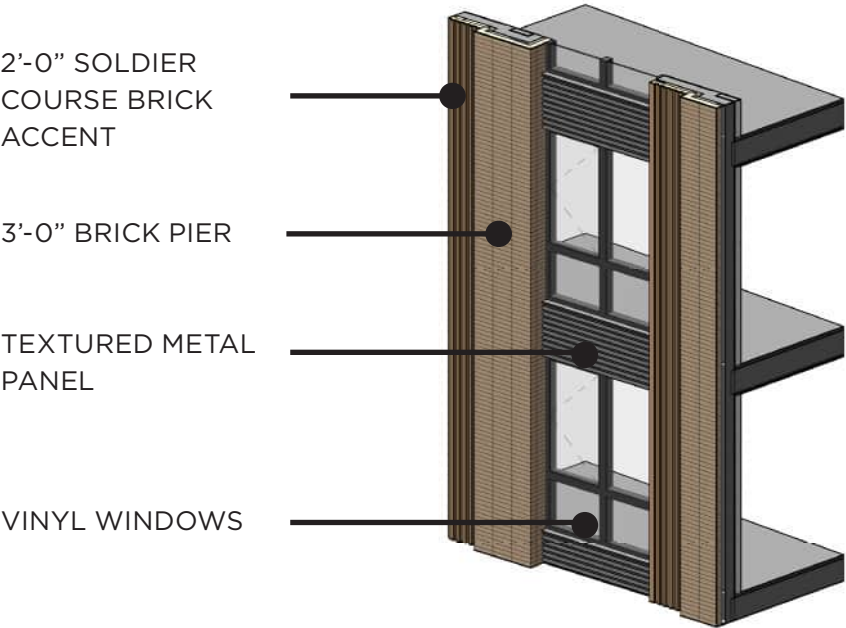
DC2.D.2 Texture

The Olive Way volume juxtaposes the clean, glass storefront located directly below. The stacked norman coursing accompanied by vertically stacked coursing provides a level of intricacy and varied texture on an otherwise heavy masonry facade.

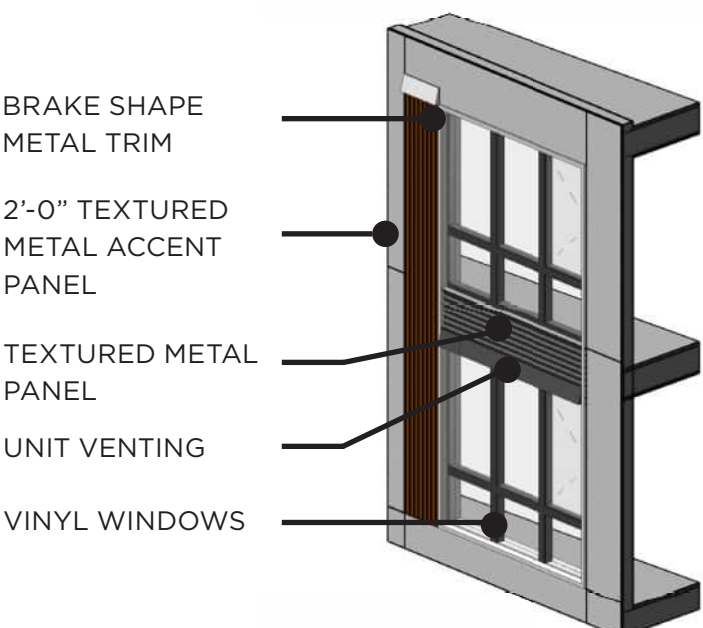
In a similar fashion, the southernmost volumes contrast the textured masonry piers and residential language found in the podium level. The "super frame" language is enforced by the fiber cement material and contrasted by varying textures of the horizontal and vertical metal accent panels. The placement of the vinyl windows within the boundaries of the "super frame" break the solidity of the volume, create depth through transparency, and create a relatable language to the inset balconies

DC4.A.1 Exterior Finish Materials

The materials used, particularly in combination with one another, create varied layers of patterns and textures. Despite the varying materials, the consistent dimension of a 3'-0" pier and 2'-0" accent panel create a balance rhythm along the facade and allow each material to compliment the upper volumes rather than diminish its geometric strength.

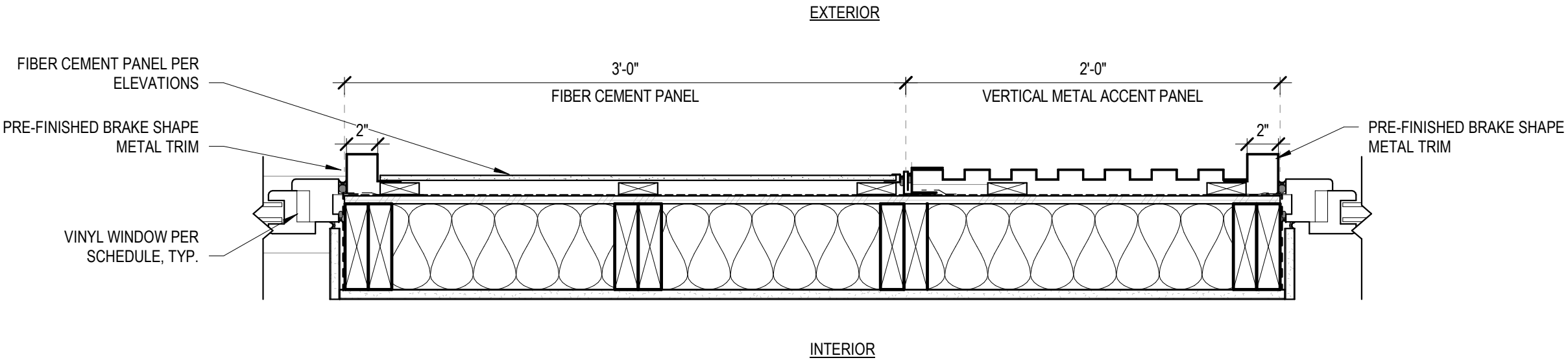
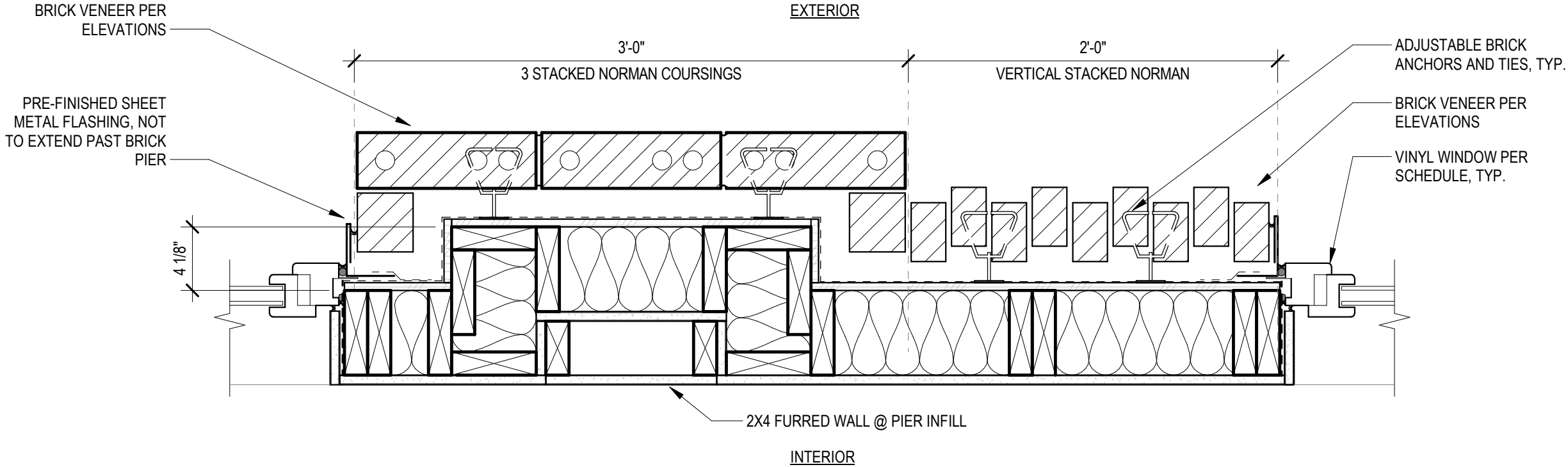


AXONOMETRIC DIAGRAM OF TEXTURAL FACADE UPPER BRICK MASSING



AXONOMETRIC DIAGRAM OF TEXTURAL FACADE UPPER SOUTHERN MASSINGS

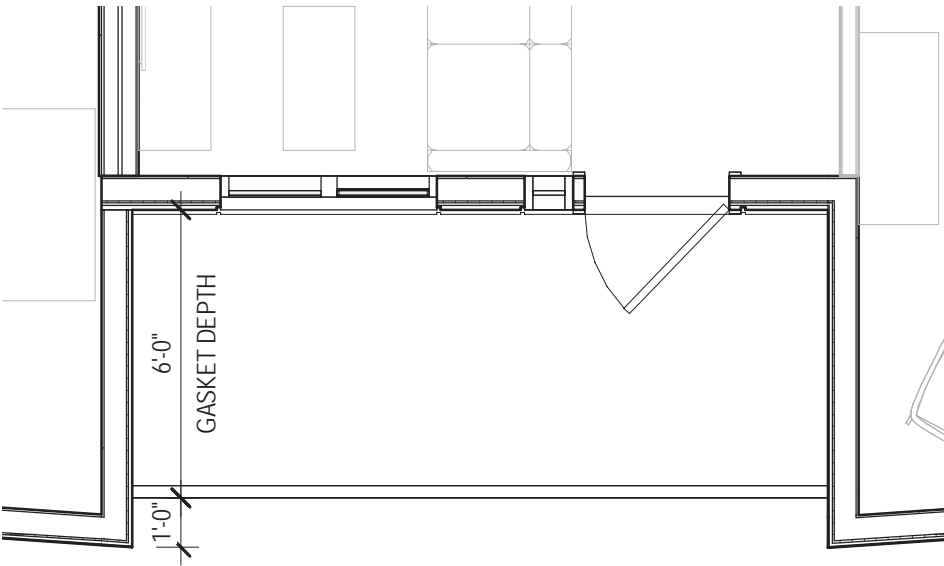
BOARD DIRECTION - DESIGN RESPONSE



BOARD DIRECTION - DESIGN RESPONSE

A. GASKET ELEMENTS

The balconies located on the gaskets measure the full width of the gasket with a 6'-0" maximum depth. The edge of the balcony is offset 1'-0" from the edge of the upper volumes. The glass railing provides a layer of transparency that allows individuals to see beyond the railing and understand the depth of the upper volumes.



RATIONALE:

DC2.A.2 Reducing Perceived Mass

The gasket balconies, placed between southern volumes at their deepest offset, supports the upper level volumes and its reduction of scale. It prevents a deep, monolithic recess between the two upper masses. With a slight offset from the main exterior facade, it helps create depth and maintain an urban edge without creating an unmodulated, flat facade. While serving as a space for the residents, the glass railing provides an opportunity to showcase activity and depth within the gasket itself.



BOARD DIRECTION - DESIGN RESPONSE

A. SECONDARY DETAILING - MODULATED CHANGES

The upper level volumes have been refined to accommodate both outboard and inset balconies. The prominent Olive Way mass features the more outboard balconies while the southern two volumes incorporate the inset balconies. In elevation, the inset balconies strive to integrate with the established rhythm of the facade space. The inset balconies are bolted on and covered with additional framing to match the “super-frame” language and create a unified expression across the entire volume.

RATIONALE:

DC2.A.2 Reducing Perceived Mass

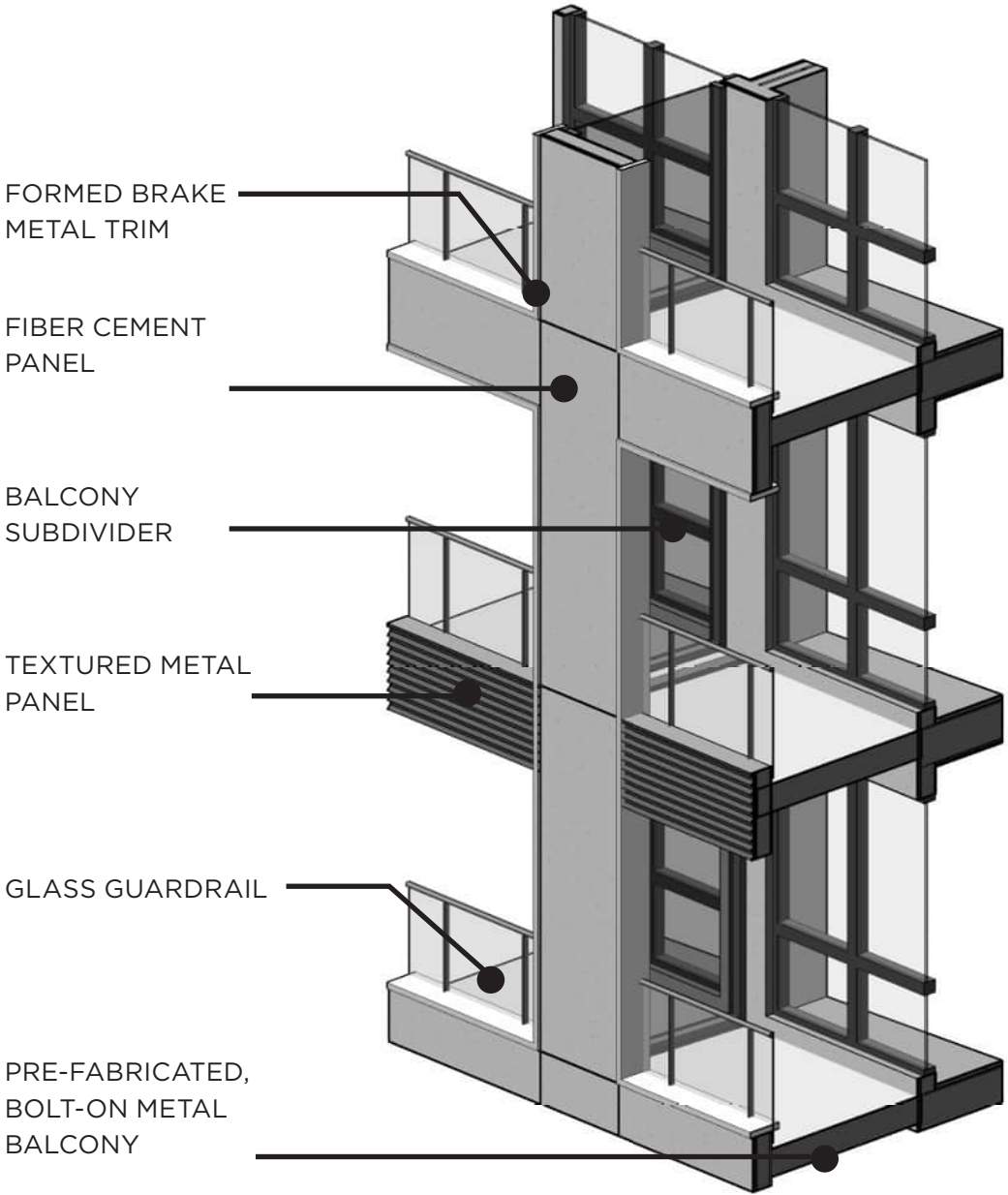
The addition of secondary architectural elements, inset and outboard balconies, begin to affect the perceived mass of the upper level volumes through additive and subtractive approaches to the geometry. Accompanied with material/textural changes, the sheer, expansive face of the upper volumes are minimized through the modulated changes provided by the balconies.

DC2.B.1 Facade Composition

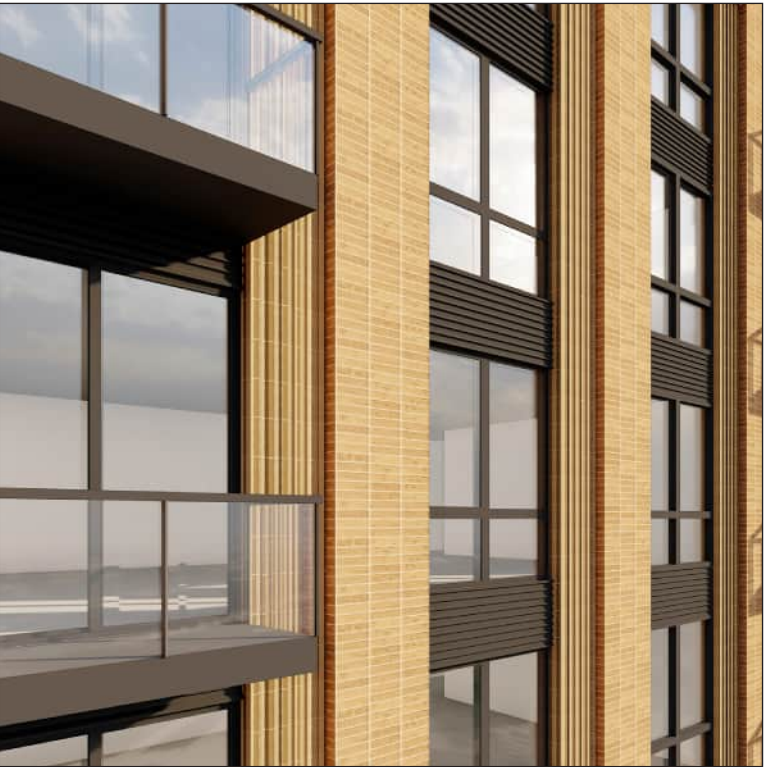
The approach to each elevation considers the upper level volumes as unified masses spanning from Boylston Ave E to Belmont Ave E. For all upper level volumes, the materials wrap as the walls return into the insets. The exterior language is maintained across both the eastern and western facade to create a continuous language and a perceived holistic volume.

DC2.D Scale and Texture

Within the balcony modulations, a level of scale and texture are provided to the occupants of the inset and outboard balconies. The exterior material and brick detailing at the outboard balconies immerse the occupants with layers of depth and texture. Along the southern volumes, the inset balconies are located within the boundaries of the “super frame” and add an additional layer of depth to the facade. Despite how the frame spans the height of two floors to match the exterior pattern, the inset balconies create a single story experience that’s appropriate for residential use.



AXONOMETRIC DIAGRAM OF INSET BALCONIES



OUTBOARD BALCONIES ON OLIVE WAY MASS



INSET BALCONIES ON SOUTHERN TWO MASSES

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BOARD DIRECTION - WHAT WE HEARD

STREETSCAPE

TRANSPARENCY ALONG E OLIVE WAY

a. The Board supported development of the public realm along this busy, pedestrian-oriented zone. To encourage activation along the commercial frontage, the Board asked the applicant to study creation of spill-out spaces and include a high level of transparency along this edge. The Board was in support of plazas at both corners and noted that the commercial spaces should meet the grade at both corner access locations. CS2-1-d. E John Street/E Olive Way Corridor, CS1-3 Topography, CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life, PL1-1-b. Right-of-way – Enhance open space connections, PL3-C Retail Edges, PL3-4 Retail Edges

BOARD DIRECTION - DESIGN RESPONSE

A. TRANSPARENCY ALONG E OLIVE WAY

Since EDG, the project has adopted the Board’s recommendation of utilizing the prominent corners along E Olive Way as commercial spaces. The juxtaposition of the solid, masonry massing above with the transparent, glassy base below reinforces the prominence of the corner. The glassy storefront creates a visual relationship between the internal commercial functions and the right of way.

Additionally, the commercial storefront is set back to create further distinction between the upper, angled volumes. This physical set back from the right of way establishes opportunity for the commercial tenants to capitalize and establish spill-out spaces, creating an indoor-outdoor commercial environment. Further supplemented by landscaping and planting, the corners located along E Olive Way create a meaningful pedestrian experience.

RATIONALE:

CS2.C.1 Corner Sites

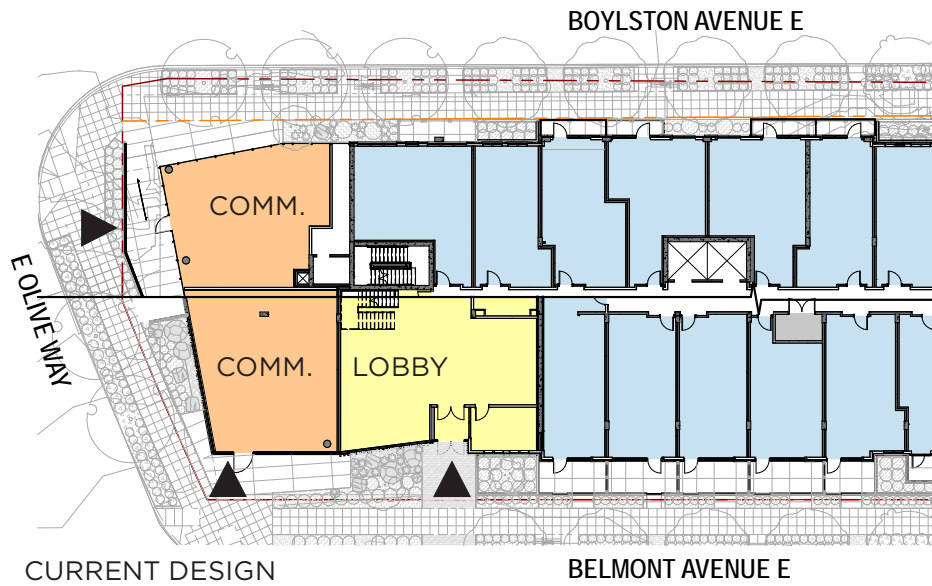
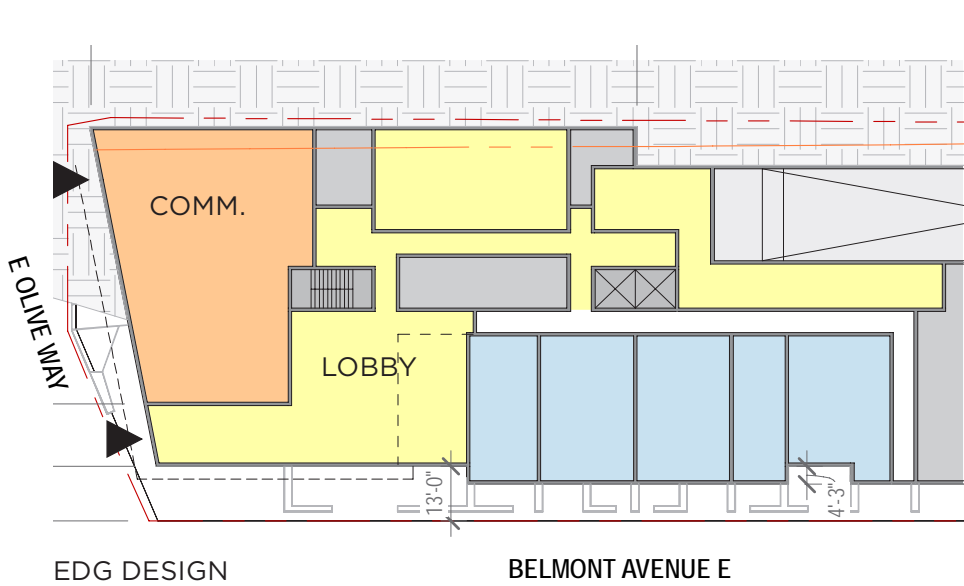
The commercial function along East Olive Way fronts both corners along Belmont Ave E and Boylston Ave E. The glass storefront provides high visibility between the commercial spaces and the right of way to create dynamic visual activity along the streetscape. Given the narrow site and intersection of these streets at E Olive Way, the street frontage appears to be a prime opportunity to create a meaningful pedestrian experience. The ample setback of the storefront from the upper volume creates additional sidewalk space along the right of way for commercial spill-out space. The natural geometry of the upper volume cantilevering beyond the storefront creates shade, shelter, and a defined space for commercial activity to promote an active right of way.

PL.2.B.1 Eyes on the Street and PL.2.B.3 Street-Level Transparency

The storefront located at the commercial areas and residential lobby provides transparency and a dynamic visual connection between the interior spaces and right of way. The continuous activity brought on by the commercial spaces and residential functions promote eyes on the street for E Olive Way, Boylston Ave E, and Belmont Ave E.

Capitol Hill Guidelines - CS2.1.D E Olive Way Corridor

The placement of the commercial spaces along the entire frontage of E Olive Way re-emphasizes Olive Way as a commercial corridor. The commercial activity supplemented by the residential presence just off the corner of E Olive Way and Belmont Ave E reinforces the street as a gateway to the dynamic and multi-faceted neighborhood of Capitol Hill



BOARD DIRECTION - DESIGN RESPONSE

A. TRANSPARENCY ALONG E OLIVE WAY

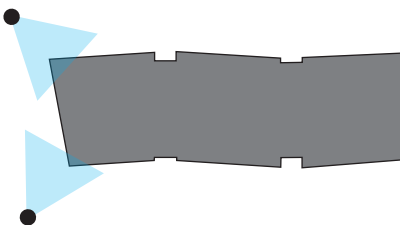
Due to the topography of the site and nature of the massing, the project yields two different potential commercial experiences. A cozier, more intimate, commercial experience can be achieved on Boylston Ave E with the lower ceiling height. Measured at 11'-11" floor-to-ceiling, the area becomes fitting for the calmer Boylston frontage.

A grander, more expansive, space can also be achieved along Belmont Ave E with it's double height space measuring at 20'-6" floor-to-ceiling. Located on the corner of E Olive way and Belmont Ave E, the corner is prominently exposed when arriving from the west to the site. The double height space is supported with a secondary layer of elements such as landscaping, canopies, and textures to establish a more human scale.

RATIONALE:

PL3.C.1 Porous Edge and PL3.C.3 Ancillary Activities

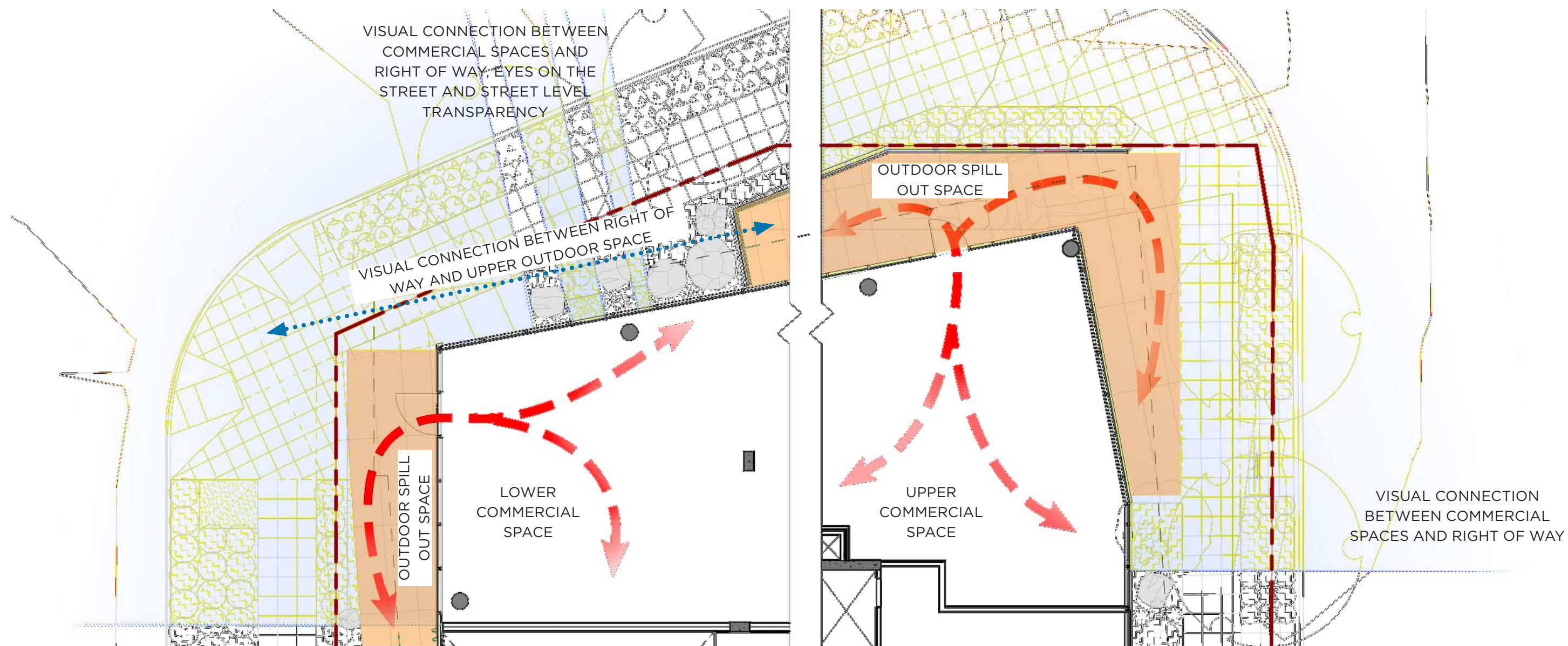
Given the prominent location of the commercial spaces and the narrow site, a visually porous edge is established underneath the Olive Way upper volume. The setback storefront creates opportunity for commercial spill-out spaces adjacent to the right of way. The indoor-outdoor experience created by these spill-out spaces promote a dynamic, and meaningful pedestrian experience



E. OLIVE WAY AND BELMONT AVE E.



E. OLIVE WAY AND BOYLSTON AVE E.





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BOARD DIRECTION - WHAT WE HEARD

STREETSCAPE

ENTRY AND SERVICE AREA ON BELMONT AVE E

a. Although the Board did not support extending the residential lobby to the corner of Belmont Ave E and E Olive Way as shown in Scheme C, they did support the location of the main residential entry on the Belmont Ave façade in that massing option. They requested further information on proposed detailing of the entry at the Recommendation phase in order to make the location a highly recognizable ‘moment’ on the façade.
PL3-1-b. Residential Buildings, PL3-A-1. Design Objectives, PL2-D-1. Design as Wayfinding

b. The Board discussed the service area at the south corner of the Belmont Ave E frontage, including the garage entrance, solid waste access and other back of house uses. The Board commented that the applicant ought to consider placing some services on the Boylston Ave E frontage to break up the blank walls. They also noted that the applicant should study ways to create interest and activation at any expanse of blank walls along the street frontages and to include further information in the Recommendation package. DC1-2 Parking and Service Uses

BOARD DIRECTION - DESIGN RESPONSE

A. RESIDENTIAL ENTRY

Previously, the residential entry was located directly on the corner of E Olive Way and Belmont Ave E. Further design development has led to the residential entry being shifted further south to allow for a stronger commercial presence along the corner.

To create a distinct and highly recognizable residential entry, the entry adopts a similar language to the angled massing above. The angled expression is carried onto the paving and landscape below. The geometry and warmer material selections creates a gentle procession into the residential entry. The landscaping and planters create further distinction between the commercial and lobby entry to minimize confusion between the separate users.

RATIONALE:

CS2.B.2 Connection to the Street

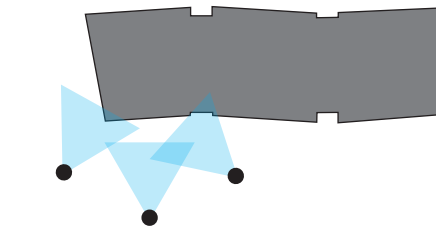
The location of the residential entry, just off E Olive Way, works in coordination with the commercial presence to provide continuous eyes on the street, life, and activity to the right of way along Belmont Ave E. Even after typical commercial hours, the residential lobby provides illumination and an additional layer of passive safety and security.

PL3.A.1.C Common Entries to Multi-Story Residential Buildings

The architectural expression of the residential entry establishes a distinct language from the clean and sleek commercial storefront. The residential lobby is composed of a recessed entry accompanied by a visually permeable shading screen, and clear signage. This unique condition signals a break from the public right of way.

Capitol Hill Guidelines - PL3.1.B Entries

The common residential entry consists of clear pedestrian signage, distinctive materials to distinguish it from the commercial storefront, and a distinctive canopy expression.



BOARD DIRECTION - DESIGN RESPONSE

B. BELMONT AVE E UTILITY

The southern-most corner of Belmont Ave E along the exterior is utilized by the garage entry, trash service, and transformer pull vault. This is due to the relatively flat surface and lower elevation of Belmont Ave E compared to Boylston Ave E. In addition to the location of electrical service, this portion of the facade encourages a more utilitarian function.

RATIONALE:

CS1.C.2 Elevation Changes

The location of garage entry along Belmont Ave E minimizes the length of ramping required. The wider street on Belmont Ave E also provides more service opportunity for trash in coordination with SPU/SDOT.

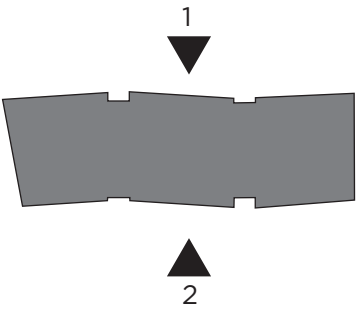
B. BLANK WALLS

The Boylston Ave E frontage is predominately occupied by residential units. The associated architectural and landscaping elements such as patios, planting buffers, and fencing creates a dynamic residential streetscape along the eastern portion of the site. The architectural rhythm of the unit windows and the brick podium does not create any expansive blank walls.

RATIONALE:

PL3.B.2 Ground-Level Residential and DC2.B.2 Blank Walls

Boylston Ave E has a large expanse of ground-level residential use preventing large blank walls across the facade. The residential patios located on the east side are attributed with secondary landscaping and architectural elements that establish a human scale.



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BOARD DIRECTION - WHAT WE HEARD

STREETSCAPE

SAFETY AND SECURITY ON BOYLSTON AVE E AND BELMONT AVE E

- a.

The Board supported the multiple individual unit entries shown along the two side streets but voiced concerns for how to balance activation along the ground level with potential safety and security issues. They suggested that the applicant study raising the floor level so there was vertical separation between the sidewalk level and the interior units to create a transition zone between the public and private realms. Although there are Code requirement to provide a minimum height differential to reduce the ground level setback, the Board noted that they could consider a departure request related to the grade change if the applicant can show a reduced vertical separation provides an acceptable degree of activation, privacy and safety. The Board noted that ADA accessibility could be provided via an internal entry if elevated stoops are provided. PL3-1-c. Ground-Floor Units, PL3-2 Residential Edges, PL3-A-3. Individual Entries, PL3-B Residential Edges
- b.

The Board noted that loading/unloading and delivery access should be added to the plans as the lack of available on-street parking around the three street frontages is currently limited or prohibited. DC1-C Parking and Service Uses
- c.

Discussion by the Board focused on whether there was a possibility of creating a through-block pedestrian connection between Belmont Ave E and Boylston Ave E on the long site. The applicant noted the difficulty with trying to accommodate the grade change that would necessitate significant stairs and ramping. The Board noted they would support creation of more pedestrian and visual permeability though the site. PL1-3-a. Through block connections

BOARD DIRECTION - DESIGN RESPONSE

A. GROUND LEVEL ACTIVATION

Ground-level units are located on both the Boylston Ave E and Belmont Ave E frontages. The two streets adopt various conditions to ensure safety and security to the residents while also activating the ground level. Both frontages have primary, accessible unit entry from inside the building.

Boylston Ave E creates a defined separation between R.O.W. and residential patio through a small vertical separation. This is further reinforced by perimeter fencing around the residential patio to create a more defined separation. There is no direct access connection between Boylston Ave E. and the unit.

Belmont Ave E has more generous R.O.W. setbacks in relationship to the building. This allows for direct access between Belmont Ave E and the residential unit through a secured gate, serving as a secondary means of entry into the unit.

RATIONALE:

PL2.B.1 Eyes on the Street

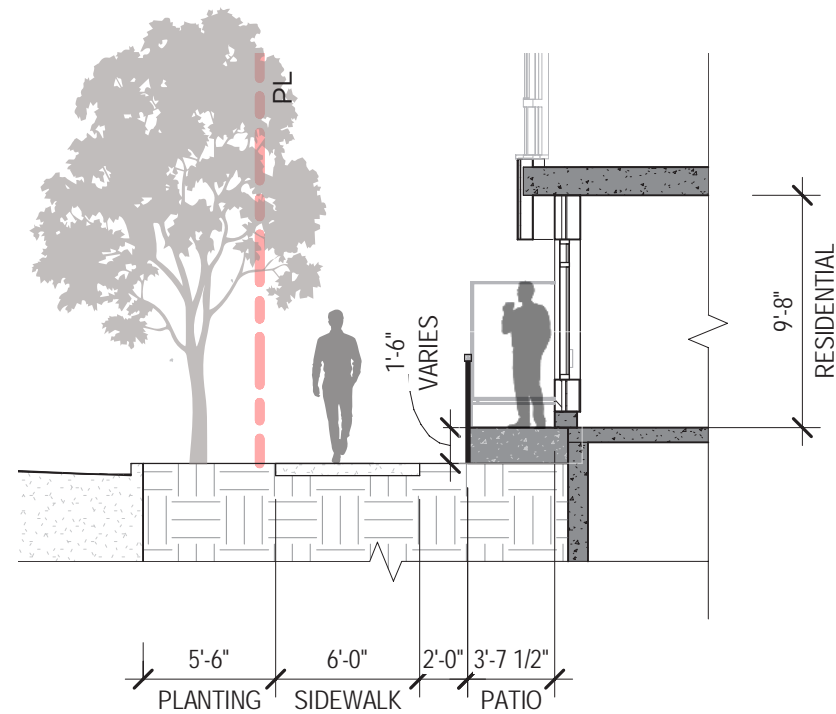
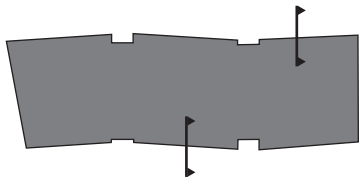
The multiple individual units at the ground floor along both Belmont Ave E and Boylston Ave E provide multiple eyes on the street along both frontages.

PL3.A.1.D Individual Entries to Ground-Related Housing

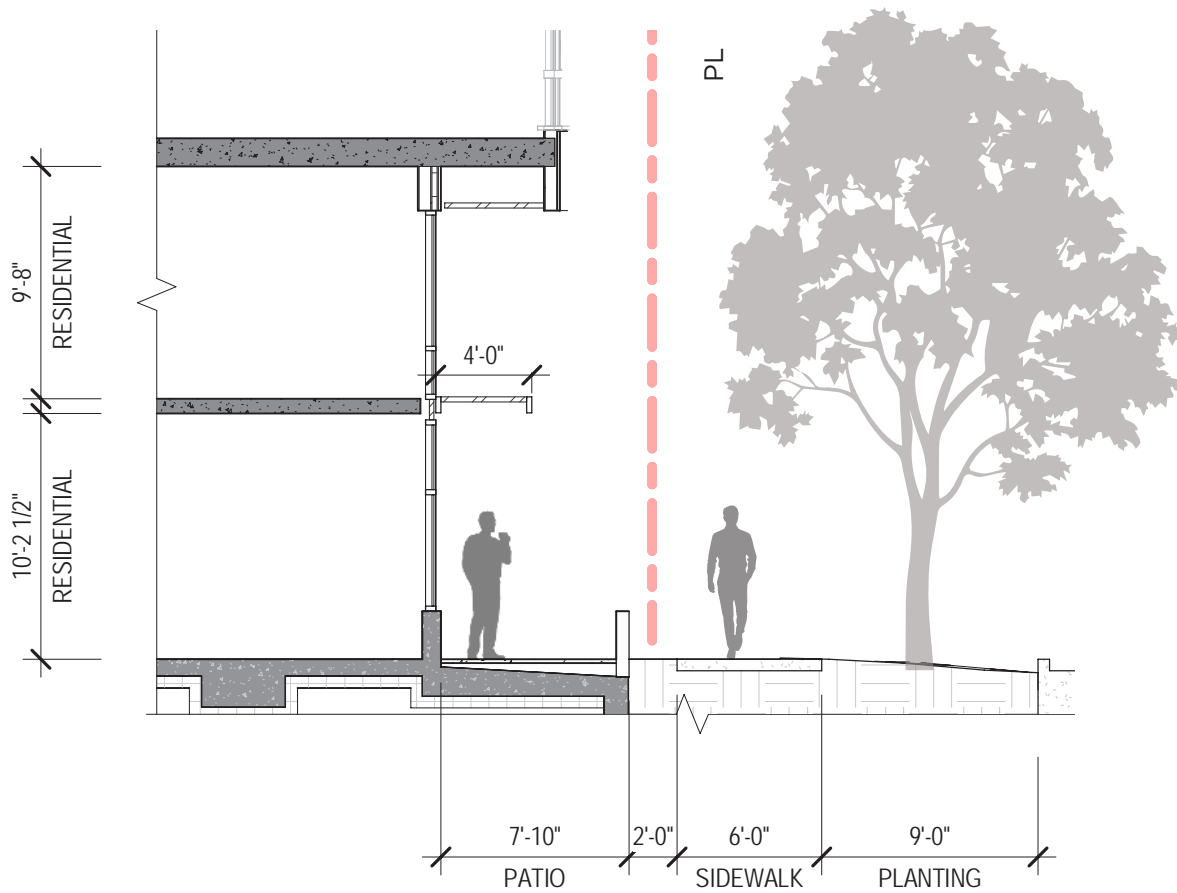
The individual unit entries along Belmont Ave E provide exterior, private patios accessible from the right of way. The patio is separated from the public realm with a planting buffer and low wall to separate the private residential unit patio from the sidewalk.

PL3.B.2 Ground-level Residential

The ground level residential units are complimented with pedestrian-scaled elements such as exterior unit signage, residential canopies, privacy screening, and light sconces to provide illumination and security. The residential units are also distinguishable from the commercial/residential lobby through the expression of materials. Stacked bond brick piers establish a distinct residential language and provide a human-scale material textures and at the ground level



BOYLSTON AVE E.



BELMONT AVE E.



BOARD DIRECTION - DESIGN RESPONSE

B. LOADING/UNLOADING AND DELIVERY

Mail, delivery, loading/unloading is assumed to come from Belmont Ave E. due to its proximity to the building entry. Existing site conditions already indicate 30 minute loading zones on both sides of Belmont Ave E.

C. THROUGH BLOCK CONNECTION

The topography along the site changes significantly from east to west. A through-block connection would dictate substantial ramping to create an accessible connection between Belmont Ave E and Boylston Ave E. Utilizing a 6' wide ramp, the total length of ramp/landings required is approximately 166'-0" with an 18'-0" total width. The amount of circulation required for a through-block connection would begin to inhibit internal functions and minimize the conceptual strength of the massings above.

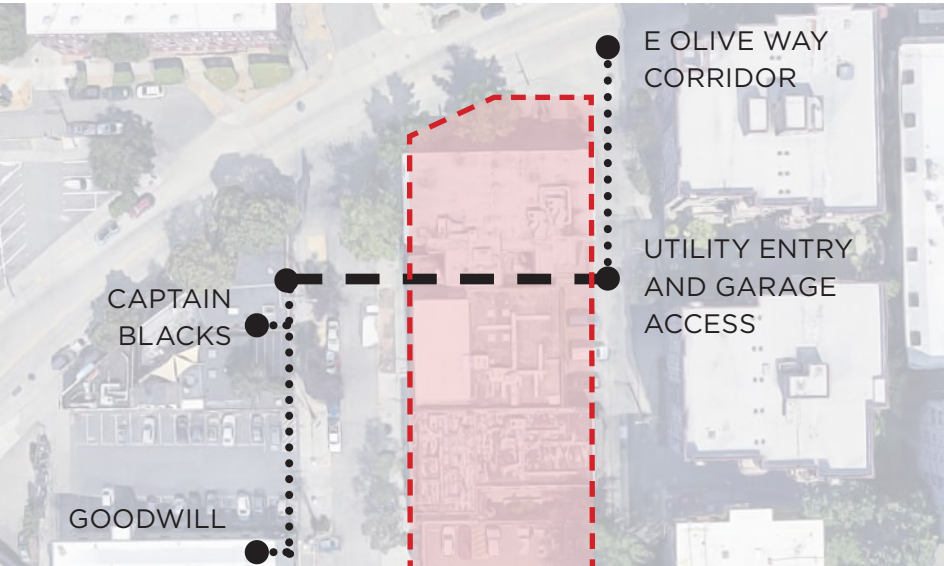
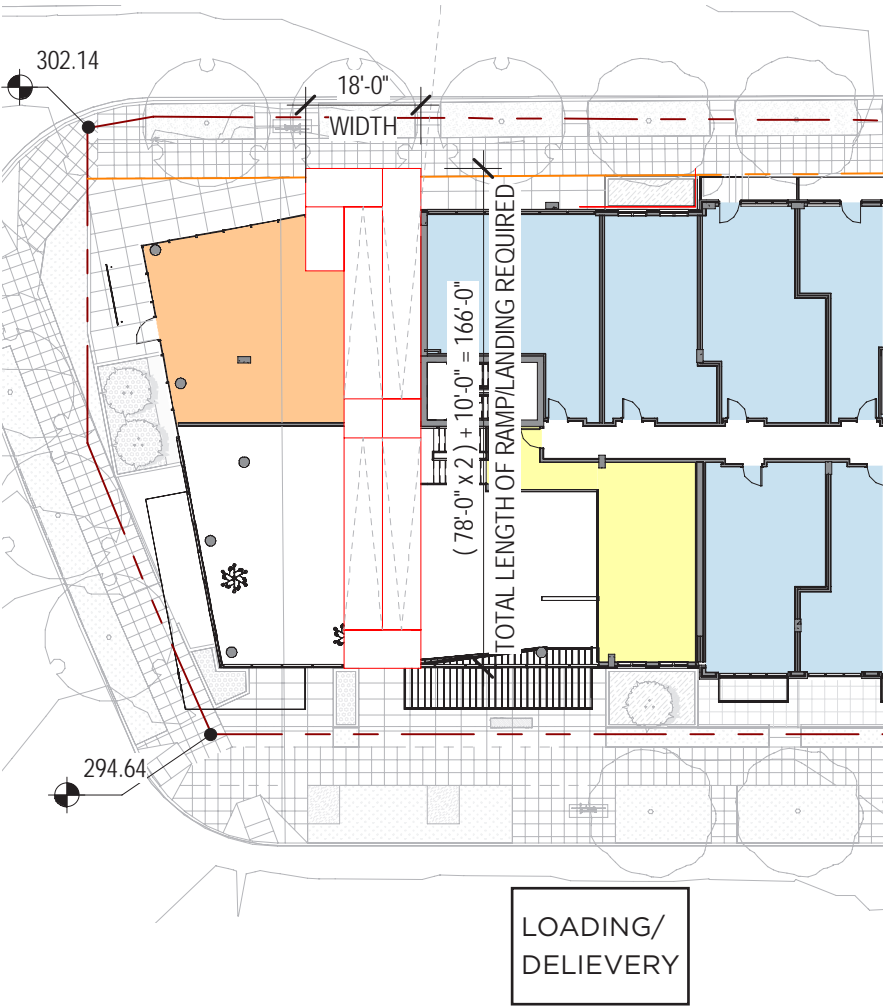
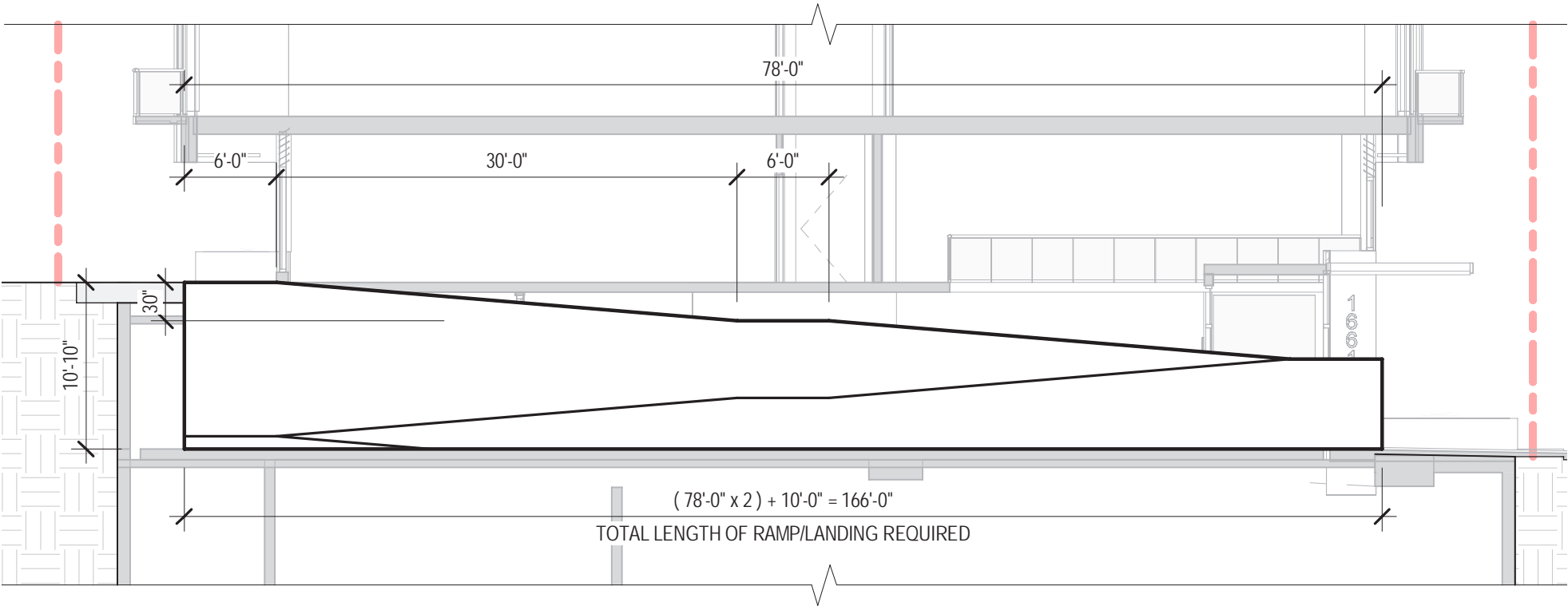
Looking at the immediate context of the site, Belmont Ave E and Boylston Ave E do not present a meaningful relationship to be connected to one another. Boylston Ave E presents a narrow road with numerous utility and garage entries that support the residential buildings to the east. A through-block connection would spill pedestrians onto a more "back of house" environment and away from the established commercial presence of the E Olive Way corridor.

Few commercial establishments are located along Belmont Ave E, primarily Captain Blacks and Goodwill. The success of a through-block connection is minimized by the adjacent E Olive Way Corridor

RATIONALE:

CS1.C Topography and CS2.D.12 Existing Site Features

A through block connection does not provide ample opportunity to foster human connection across both streets and within the project. The significant topographical changes interrupt building accessibility and opportunity for commercial spaces to activate the E Olive Way corridor.



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BOARD DIRECTION - WHAT WE HEARD

MATERIALS

MATERIAL SELECTION AND DETAILING

- a. Regarding material selection as the design moves forward, the Board asked the applicant look to the precedents of older residential buildings in the neighborhood. The Board commented that the façade design of historic traditional buildings made use of restrained palettes of high-quality materials, adding texture and scale with significant depth of detailing. They noted that the integration of texture and scale in the materiality was especially important at the pedestrian level. CS3-1 Fitting Old and New Together, DC2-4 Scale and Texture, DC4-1 Exterior Finish Materials
- b. They noted that the selection of materials and refinement of detailing should support the architectural concept and the massing refinements noted above. DC2-B-1. Façade Composition, DC4-1-a. Building Concept

BOARD DIRECTION - DESIGN RESPONSE

A. MATERIAL PRECEDENT

The Capitol Hill neighborhood wields a rich history. Precedent of older buildings throughout the area reveal the use of timeless materials such as brick. The use of masonry is complimented with refined detailing and articulation to provide additional layers of texture and scale. Windows and punched openings are at a consistent rhythm and spacing along each facade. There are varied approaches along the ground level to maintain a level of detail matching the pedestrian scale.

B. MATERIALITY

The architectural concept divides the building into three distinct volumes matching the overall “x” width scale shown throughout the area. The upper massings wield a distinct and consistent material/ detailing that separates it from the gaskets and podium level. The gaskets yield a darker color metal panel that allows it to serve as a “background” element.

RATIONALE:

CS3.A.1 Fitting Old and New Together

The design takes precedent from the both newer and historic construction. The articulated detailing found in older precedents provides a thoughtful approach to breaking down larger-scale gestures and can be similarly applied to the project design. Windows and openings emulate the rhythmic pattern found in historic buildings. Integration of modern metals, materials, and textures provide a gentle contrast to support the larger massing moves.

DC4.A.1 Exterior Finish Materials

Along E Olive Way, the ground level materials are composed of glassy storefront at the commercial areas to contrast the masonry volume above. The rugged and organic textures of the landscaping compliment the heavily textured upper volume and further contrast the polished and refined nature of the storefront.

The residential units on both Boylston Ave E and Belmont Ave E lend themselves to stacked bond brick piers. The masonry at the ground level promotes a sense of durability and texture where it can easily be viewed up close. Historic precedence establishes a holistic volume and consistent masonry frame around openings. The project adopts a similar language by establishing a “super frame” of solid material complimented by textured accent panels.

The masonry massing is supplemented with texture and patterning to create significant depth of detailing



Upper volumes maintain an “x” width, common to the scale of buildings within the area



Gaskets featuring balconies reinforce the separation of distinct volumes



A consistent width of the masonry frame is established around the openings



Gaskets feature a distinct material change to compliment the upper volumes



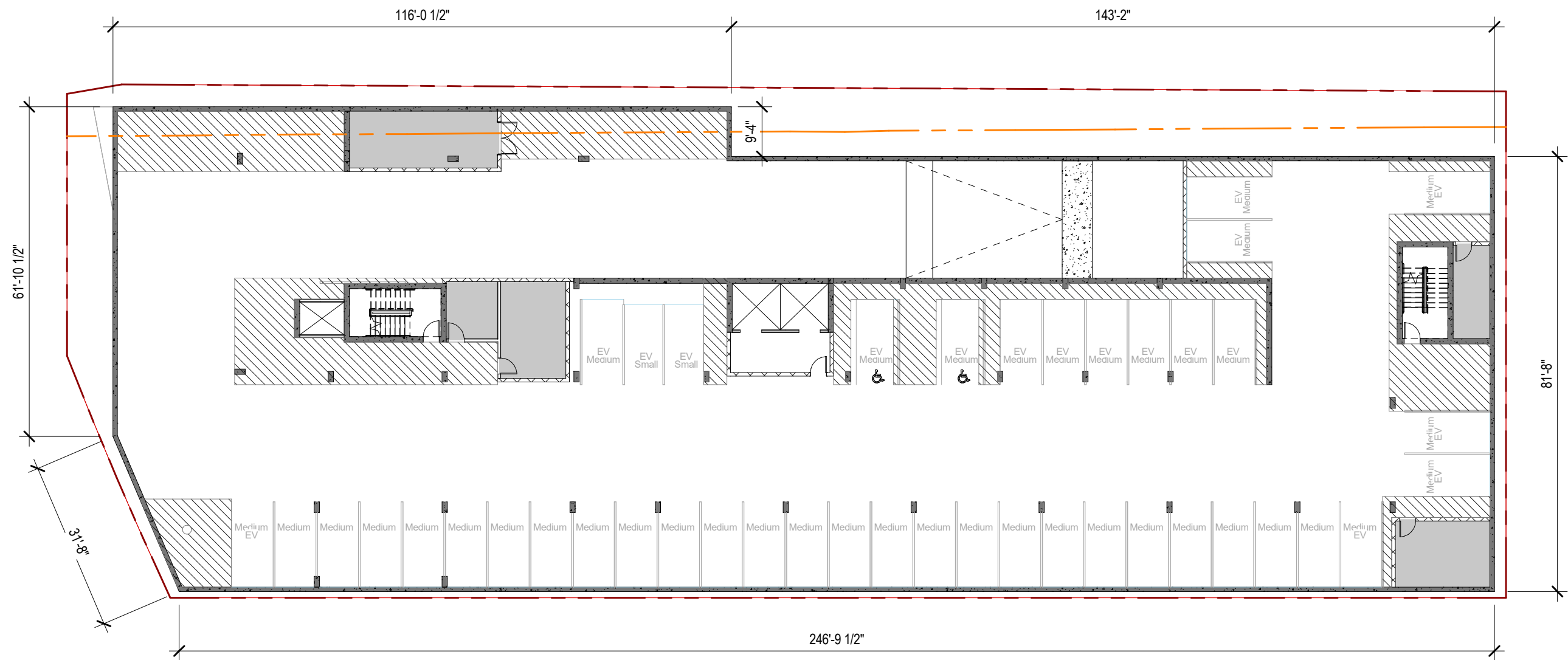
Windows are complimented by accent panels to create refined texture and scale



The podium establishes a two-story datum

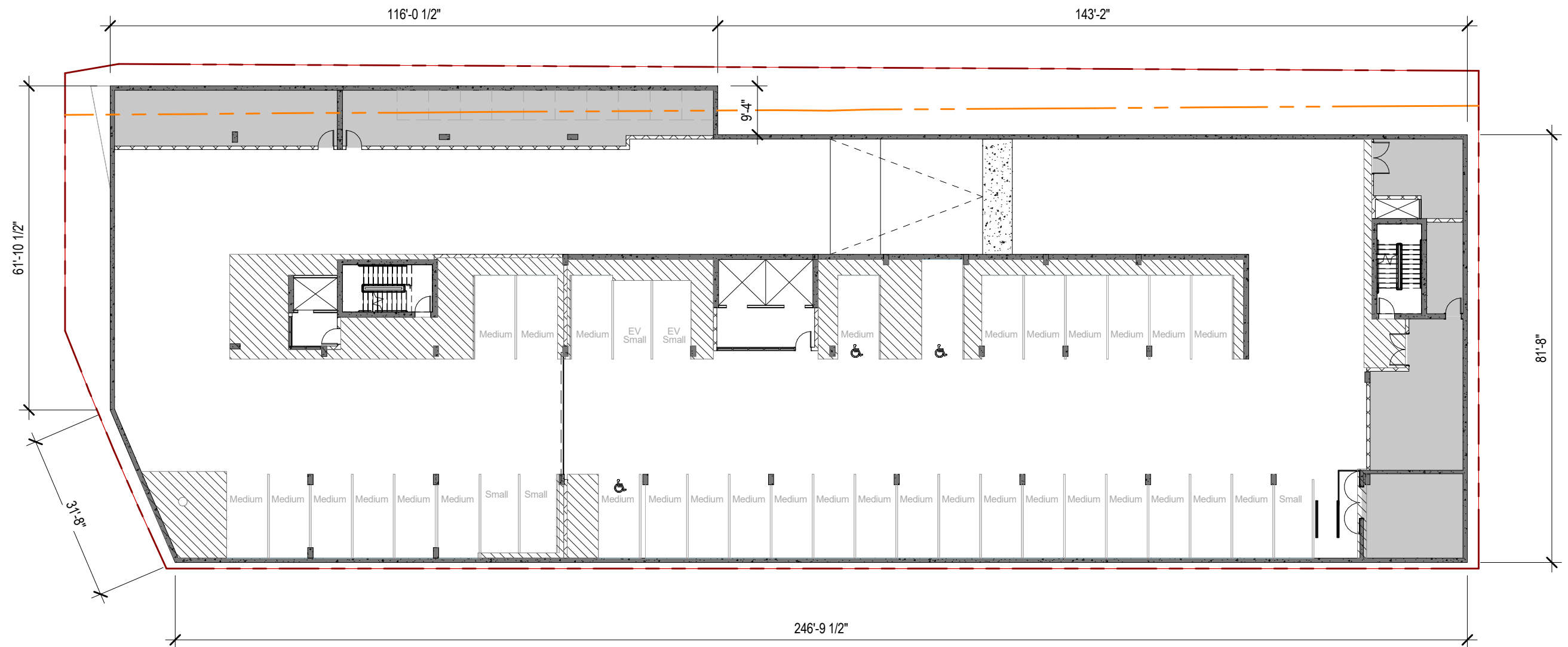
9.0

FLOOR PLANS

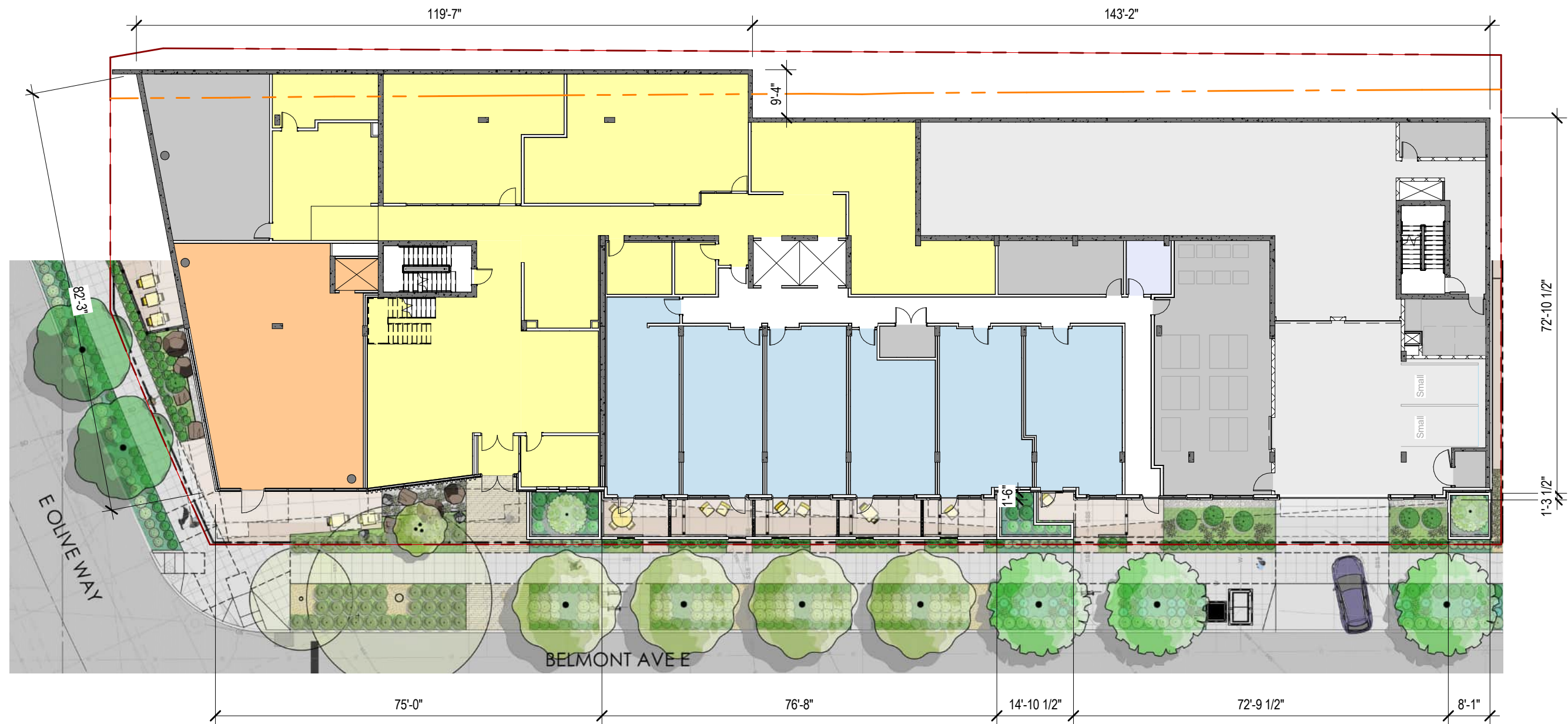


LEVEL P2



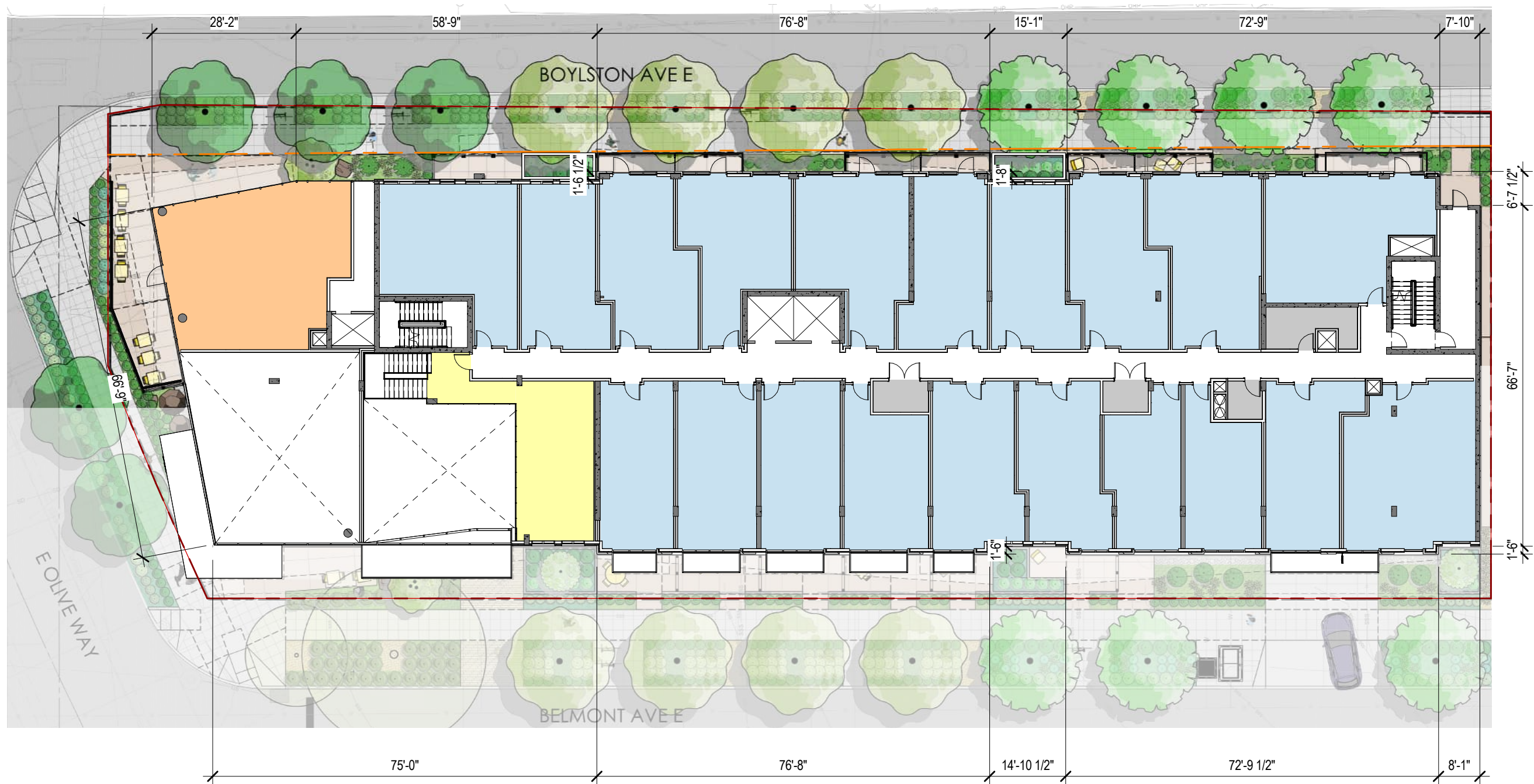


LEVEL P1



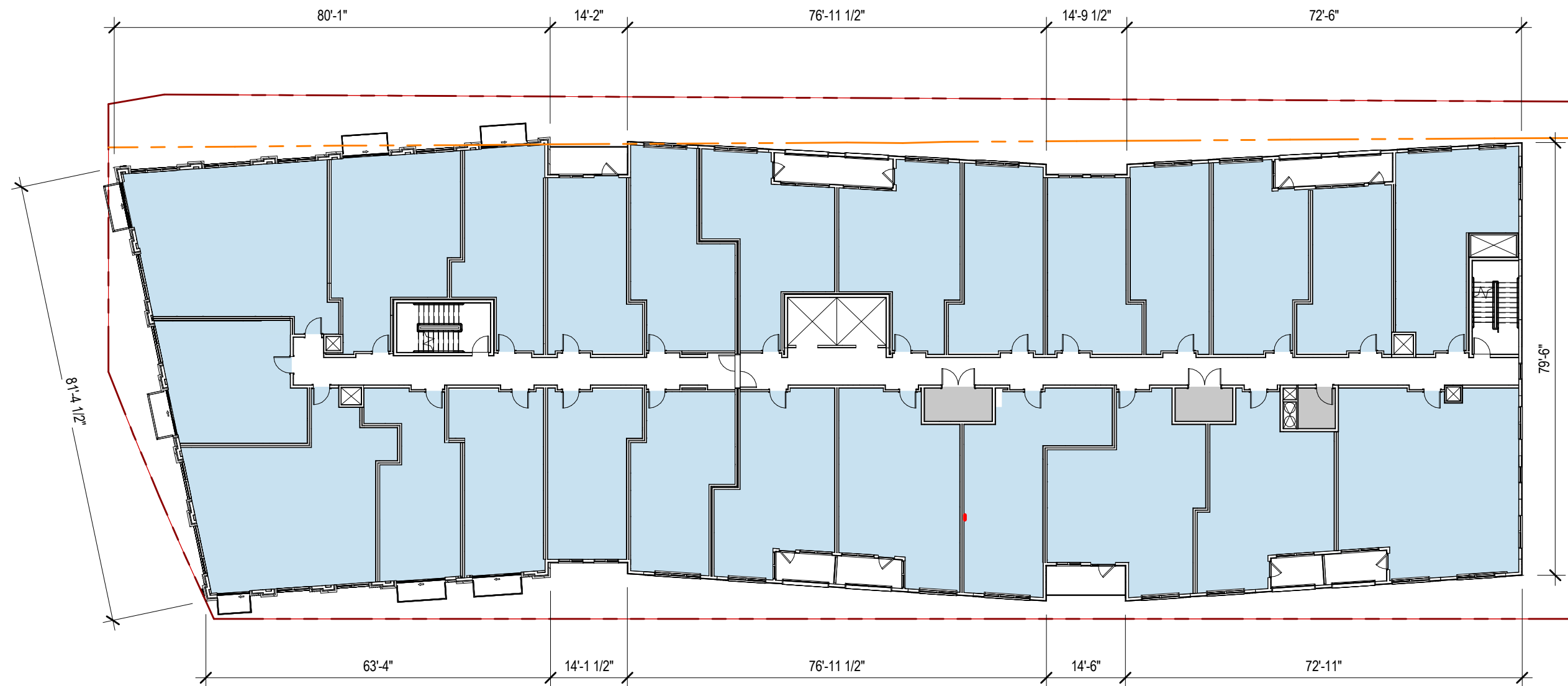
LEVEL 1





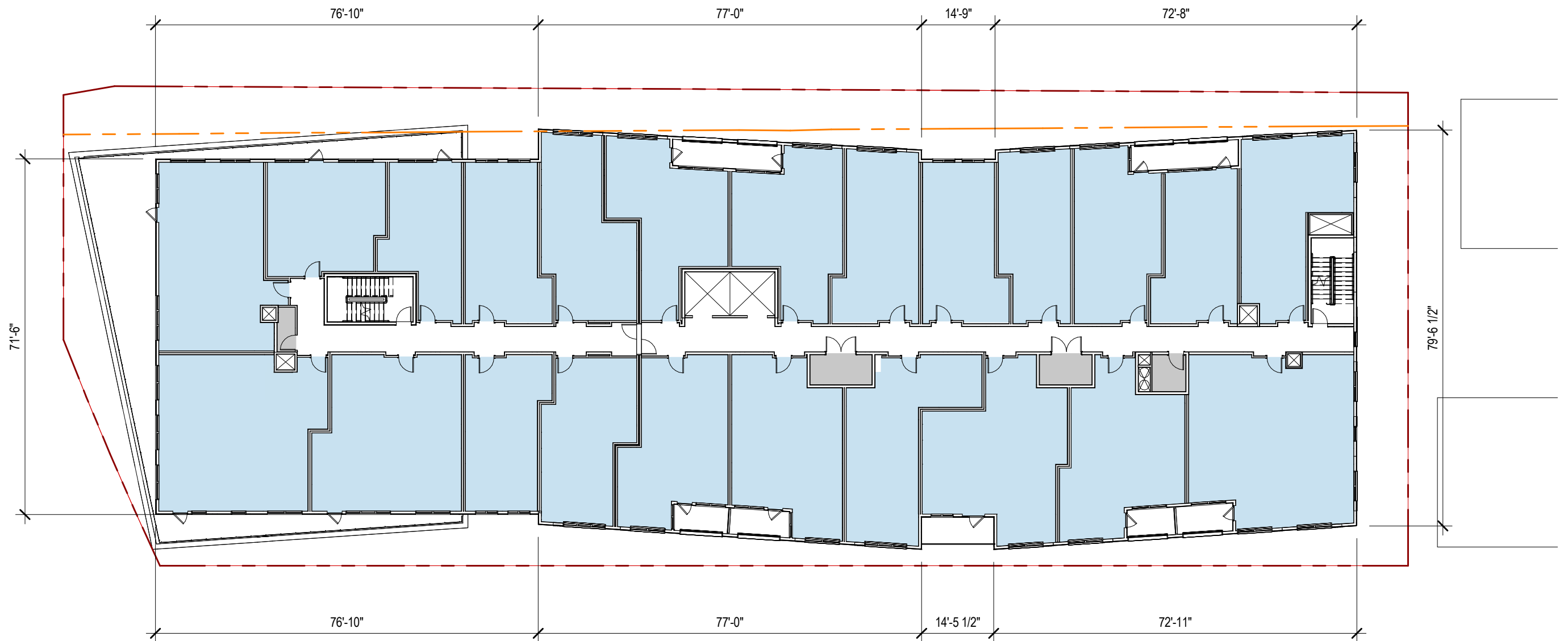
LEVEL 2





LEVELS 3-7

● RESIDENTIAL
 ● UTILITY



LEVEL 8





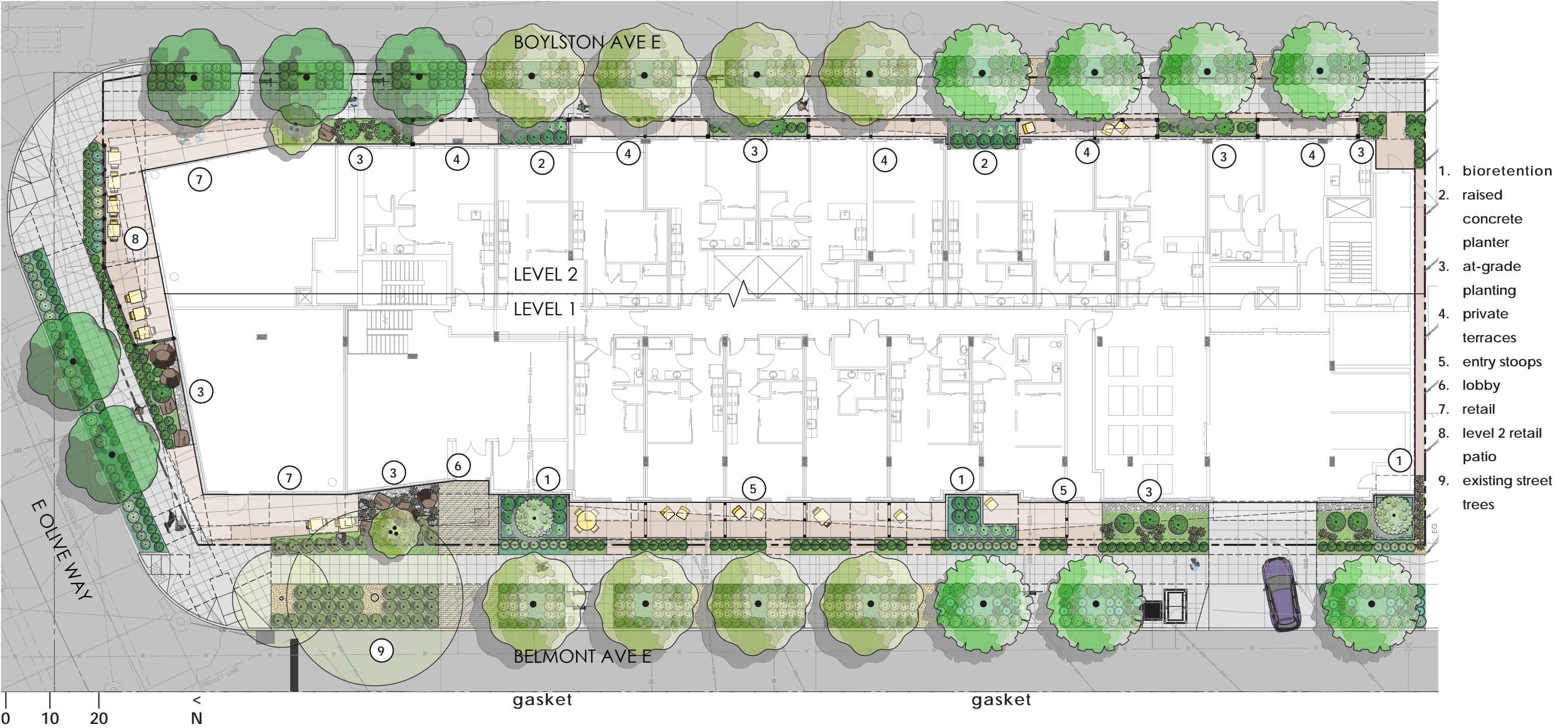
ROOF LEVEL

10.0

**LANDSCAPE
PLAN &
PLANTING
PLAN**

STREET LEVEL PLAN

<div>SYMBOL</div> <div>WOOD DESCRIPTION</div>	<div>SYMBOL</div> <div>PLANTING ACCESSORIES DESCRIPTION</div>	<div>SYMBOL</div> <div>ROCK DESCRIPTION</div>	<div>SYMBOL</div> <div>ROCK DESCRIPTION</div>	<div>SYMBOL</div> <div>CONCRETE PAVING DESCRIPTION</div>	<div>SYMBOL</div> <div>POURED PAVEMENT DESCRIPTION</div>
<div>PRIVACY FENCING PER ARCH</div>	<div>PERMALOC CLEANLINE ALUMINUM EDGING 3/16"X4", BLACK ANODIZED FINISH INSTALL PER MFG. INSTRUCTION.</div>	<div>PEBBLE MULCH 7/8" WASHED DRAIN ROCK</div>	<div>3' X 3' X 3' GRANITE BOULDER</div>	<div>LINEAR, PLANK PAVERS, MORTARED INSTALLATION. UNILOCK PROMENADE 4X16 B RUNNING BOND PATTERN. 4IN. X 16IN. UNITS.</div>	<div>THROUGH JOINT</div>
<div>METAL DESCRIPTION</div>	<div>SITE FURNISHINGS DESCRIPTION</div>	<div>2'X2' GRANITE BOULDER, 18" HT ABOVE GRADE</div>	<div>5'X5' GRANITE BOULDER</div>	<div>PLANTING DESCRIPTION</div>	<div>CONCRETE PAVING PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS, NO SHINERS - LIGHT SANDBLAST FINISH - 2" X 2" SCORING UNLESS INDICATED OTHERWISE ON PLAN</div>
<div>METAL GUARDRAIL PER ARCH</div>	<div>SPORTWORKS CANE DETECTABLE HEAVY DUTY INVERTED-U BIKE RACK INSTALLED PER DETAIL</div>	<div>4'X4' GRANITE BOULDER</div>		<div>BARK MULCH</div>	
<div>PATIO FENCING PER ARCH</div>					



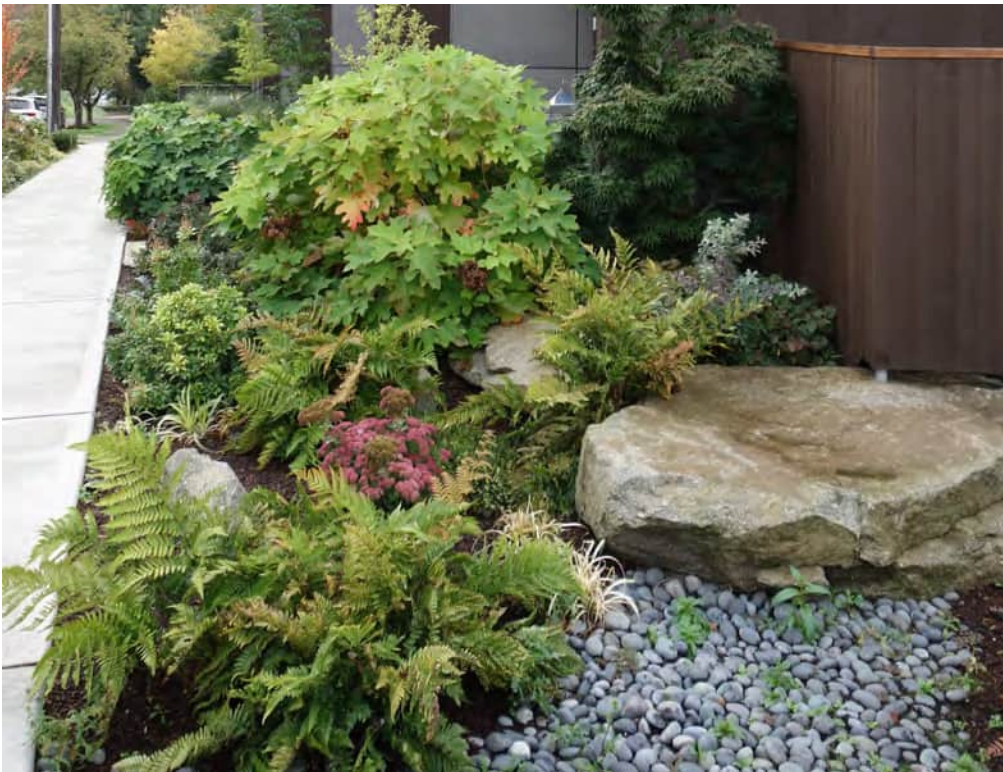
OLIVE WAY RETAIL



1. Rugged mountain slope at north building mass



2. Boulders set against retaining wall



3. Lush planting with boulders and river rock



4. Boulder foreground to transparent storefront



PRIVATE PATIOS



1. Raised bioretention & planters in “gaskets” back of sidewalk



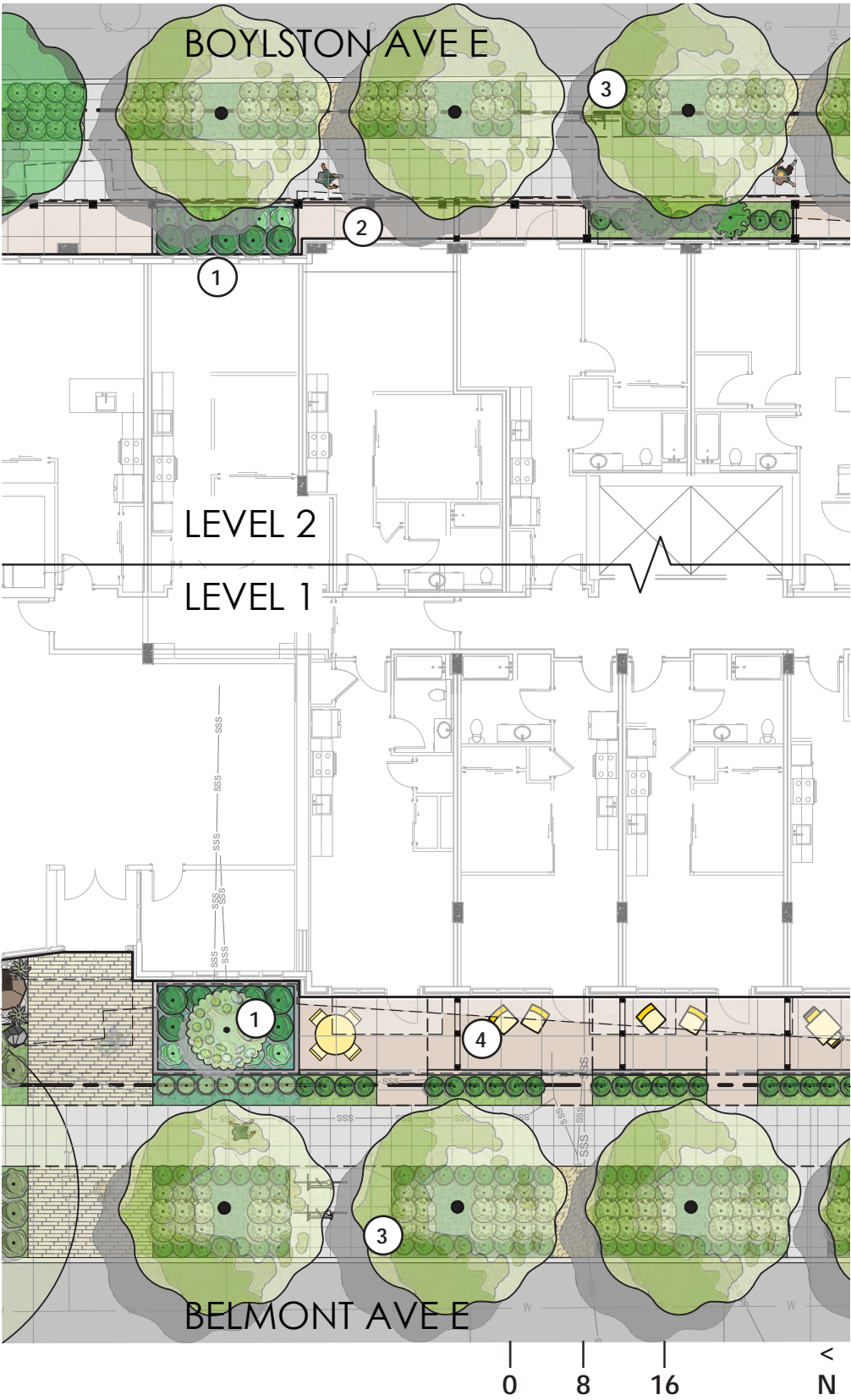
2. Boylston private terraces



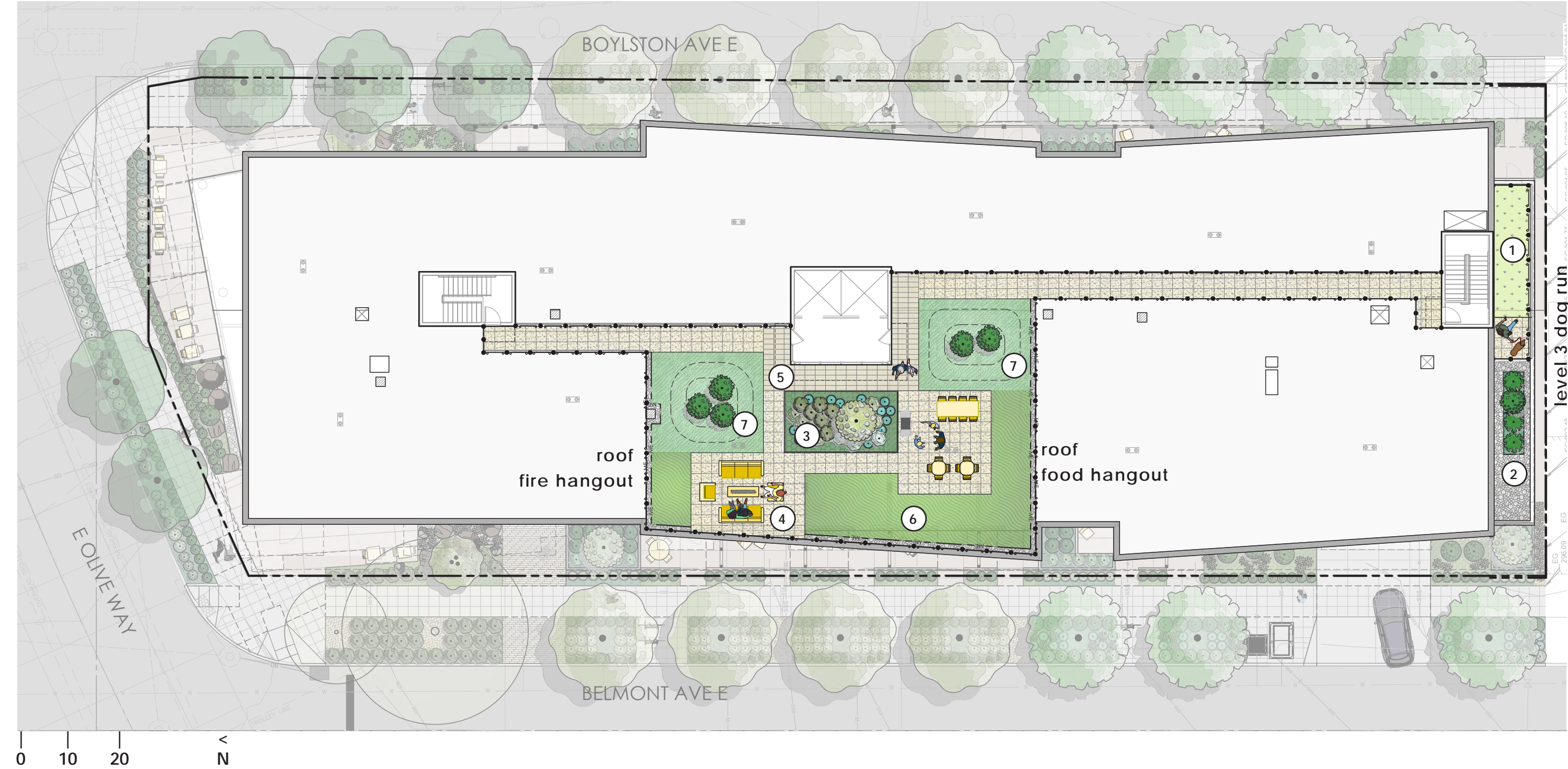
3. Bike Rack: Sportworks Tofino



4. Belmont walled stoops with steps



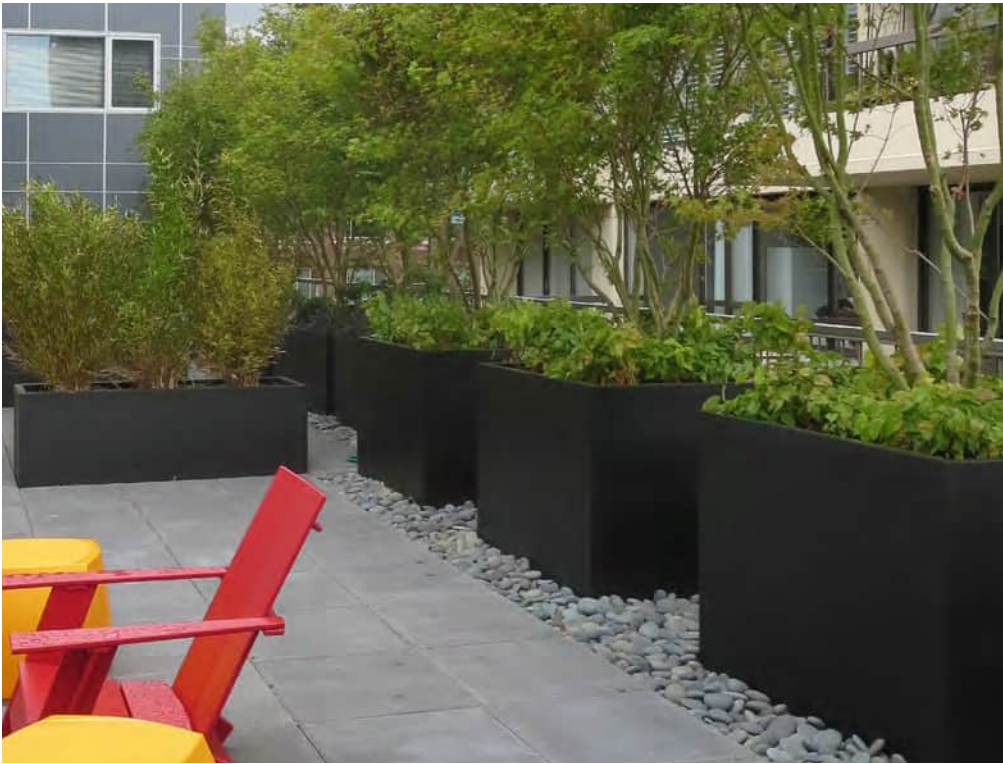
ROOF LEVEL PLAN



LEVEL 3



1. dog run



2. raised planters in pebbles

ROOF



3. raised planter and treelets



5. Paver: Natural/Charcoal



6. extend sedum roof to edge



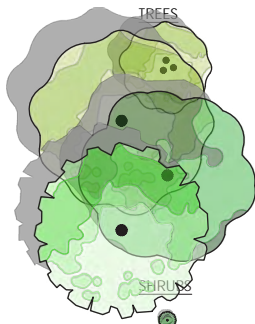
4. fire, simple railing and killer view



7. mounded planting

REPRESENTATIVE PLANTS

PLANT SCHEDULE



TREES	BOTANICAL NAME	COMMON NAME
	ACER SHIRASAWANUM MULTI-TRUNK, GREEN LEAF	FULLMOON MAPLE
	MAGNOLIA X 'ELIZABETH'	ELIZABETH MAGNOLIA
	NYSSA SYLVATICA 'JFS-RED'	FIRESTARTER® TUPELO
	QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD
	CAMELLIA JAPONICA 'SILVER WAVES'	SILVER WAVES CAMELLIA
	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD
	ILEX CRENATA 'CONVEXA'	CONVEX-LEAVED JAPANESE HOLLY
	ILEX GLABRA	INKBERRY HOLLY
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	MAHONIA X MEDIA 'WINTER SUN'	WINTER SUN MAHONIA
	ROSA X 'NOASCHNEE' OK TO SUB 'WHITE DRIFT'	FLOWER CARPET WHITE GROUNDCOVER ROSE
	SPIRAEA THUNBERGII	THUNBERG SPIREA
GRASSES	VACCINIUM X 'SUNSHINE BLUE'	BLUEBERRY
	VIBURNUM DAVIDII	DAVID VIBURNUM
	BOTANICAL NAME	COMMON NAME
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	BOTANICAL NAME	COMMON NAME
PERENNIALS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	BOTANICAL NAME	COMMON NAME
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	BIORETENTION MIX CAREX OBNUPTA IRIS DOUGLASIANA SPECIES OR 24" MIN. HT PC HYBRID JUNCUS PATENS	SLOUGH SEDGE DOUGLAS IRIS CALIFORNIA GRAY RUSH
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY
	LIRIOPE SPICATA	CREEPING LILYTURF
GROUND COVERS	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY

TREES



Magnolia x 'Elizabeth'
Elizabeth Magnolia



Nyssa sylvatica 'JFS-red'
Firestarter Tupelo



Quercus frainetto 'Schmidt'
Forest Green Oak



Amelanchier alnifolia
Saskatoon Serviceberry

SHRUBS



Ilex crenata 'convexa'
Japanese Holly



Rosa 'Noaschnee'
'White Flower Carpet' Rose



Spiraea thunbergii
Thunberg Spirea



Viburnum davidii
David's Viburnum



Mahonia x media 'Winter Sun'
Winter Sun Mahonia



Lonicera pileata
Privet Honeysuckle



Camellia japonica 'Silver Waves'
Silver Waves Camellia



Vaccinium x 'Sunshine Blue'
Sunshine Blue Blueberry

GROUNDCOVERS



Perovskia
atriplicifolia



Helictotrichum
sempervirens



Cornus sericea
'Kelsey'



Juncus patens



Polystichum
setiferum



Liriope spicata
Creeping Lilyturf



Fragaria
chiloensis



Rubus
calycinoides

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11.0

ELEVATIONS



AREA A - EAST ELEVATION



AREA A - WEST ELEVATION



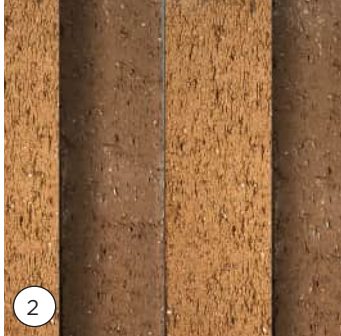
AREA A - OLIVE WAY MASS



AREA A - COLOR PALETTE



AREA A
Light Orange/Orange/Brown
Brick Blend



AREA A
Brick Accent, Brown at Inset
and Orange at Outset



AREA C
Corrugated Metal, Vertical
Accent Panel, Copper



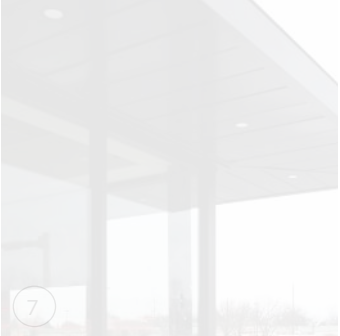
AREA A, B, C
Vinyl Window, Dark Bronze
Frame



AREA B, D
Aluminum Storefront System,
Dark Bronze Finish



AREA A, C
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



AREA B
Dark Bronze Commercial
Canopy to Match Storefront



AREA A, C, D
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



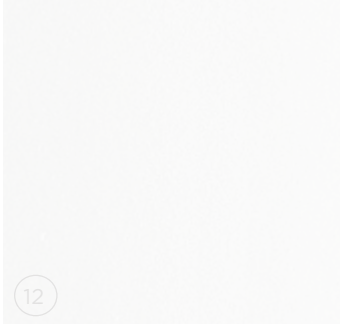
AREA B
Wood-like, Aluminum Exterior
Screen, Light Walnut



AREA B
Weathered Steel Planter Edge



AREA D
Residential Concrete Planter
and Privacy Wall



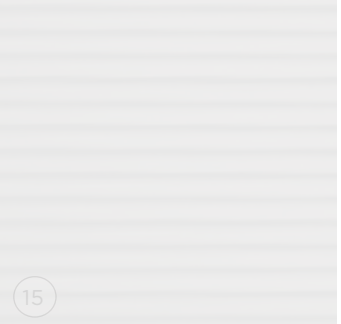
AREA C
White Fiber Cement Panel



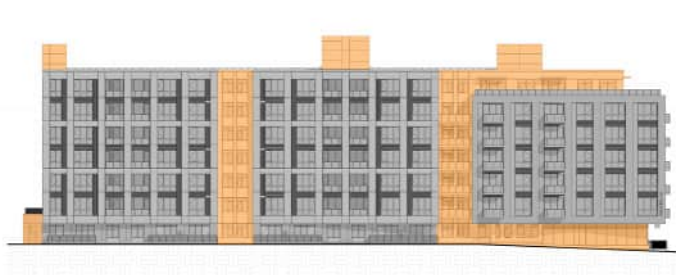
AREA D
Dark Gray Brick



AREA A, C
Dark Bronze, Horizontal Metal
Accent Panel



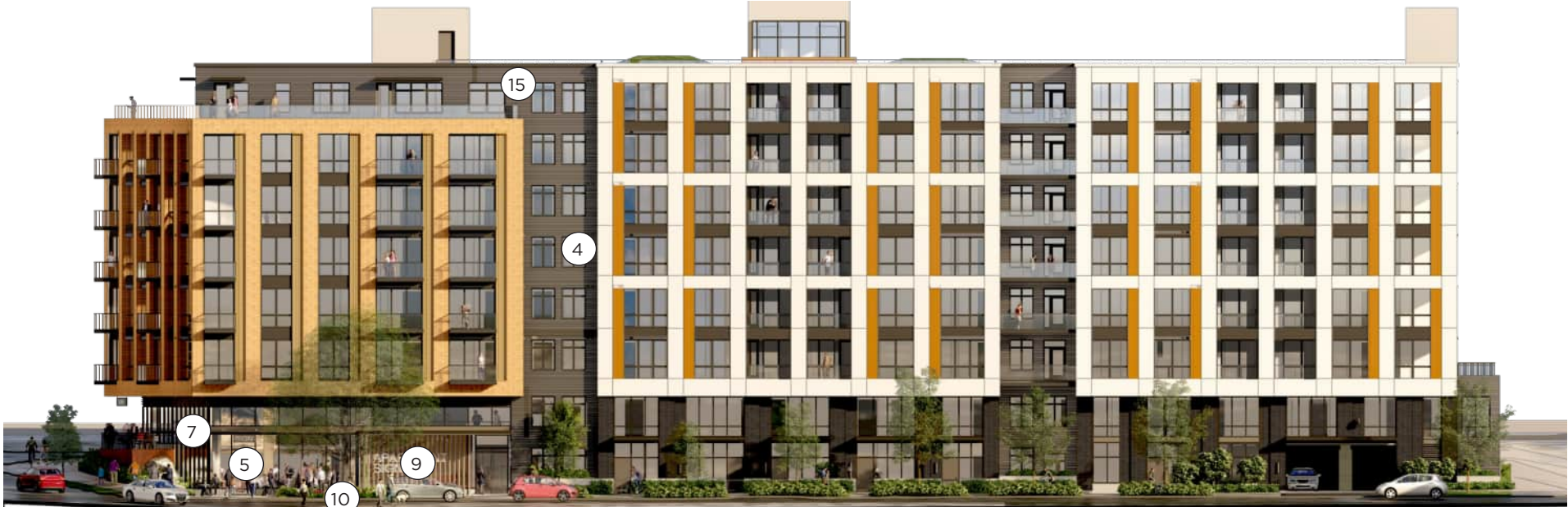
AREA B
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze



AREA B - EAST ELEVATION



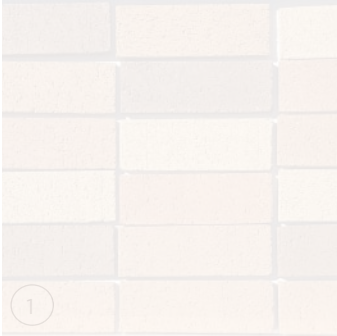
AREA B - WEST ELEVATION



AREA B - SOUTHERN MASSES



AREA B - COLOR PALETTE



AREA A
Light Orange/Orange/Brown
Brick Blend



AREA A
Brick Accent, Brown at Inset
and Orange at Outlet



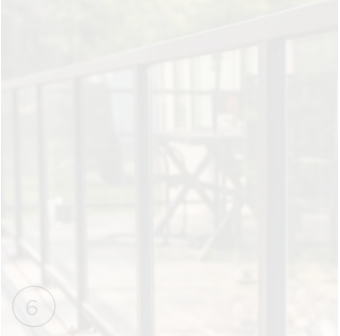
AREA C
Corrugated Metal, Vertical
Accent Panel, Copper



AREA A, B, C
Vinyl Window, Dark Bronze
Frame



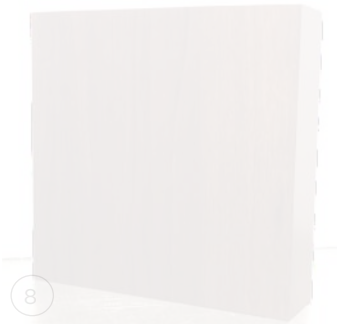
AREA B, D
Aluminum Storefront System,
Dark Bronze Finish



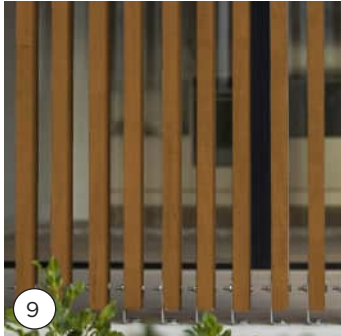
AREA A, C
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



AREA B
Dark Bronze Commercial
Canopy to Match Storefront



AREA A, C, D
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



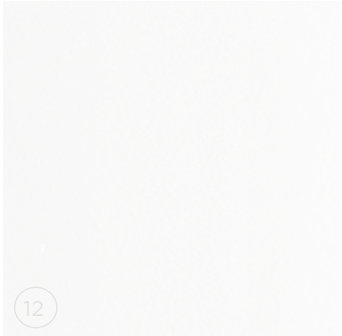
AREA B
Wood-like, Aluminum Exterior
Screen, Light Walnut



AREA B
Weathered Steel Planter Edge



AREA D
Residential Concrete Planter
and Privacy Wall



AREA C
White Fiber Cement Panel



AREA D
Dark Gray Brick



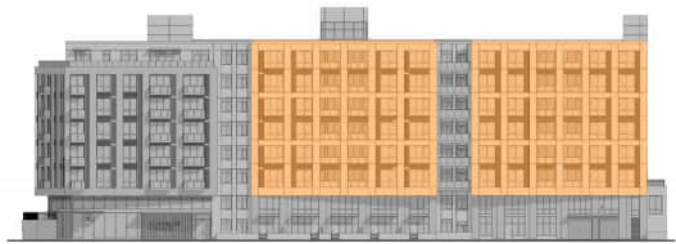
AREA A, C
Dark Bronze, Horizontal Metal
Accent Panel



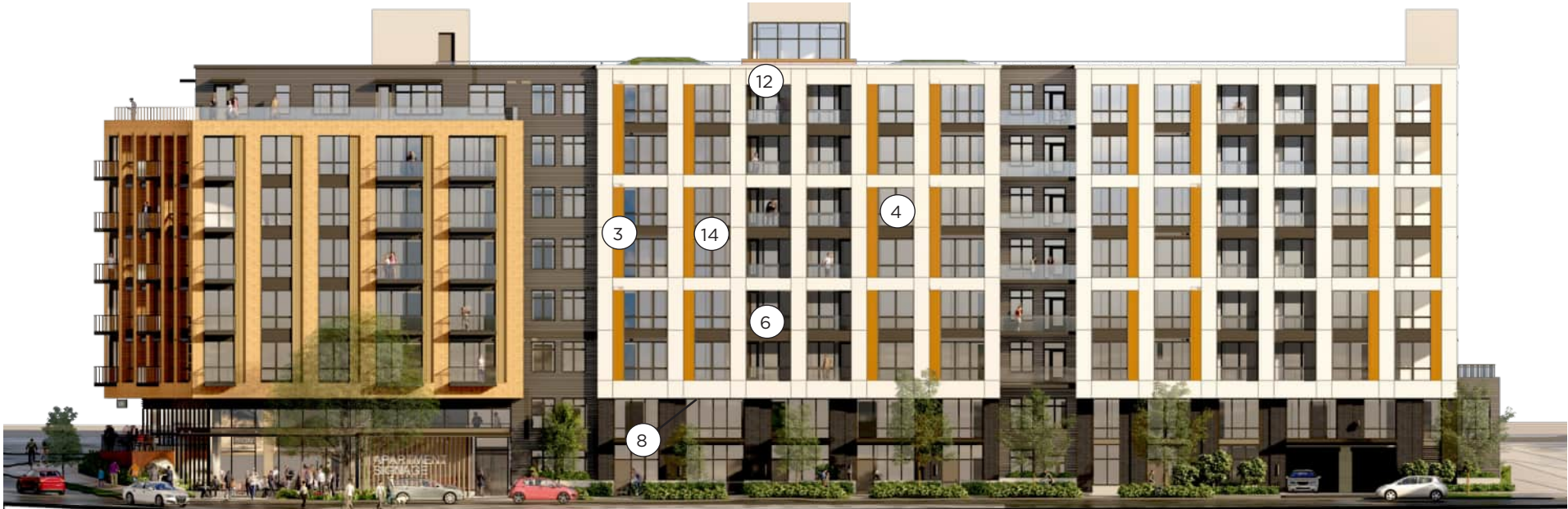
AREA B
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze



AREA C - EAST ELEVATION



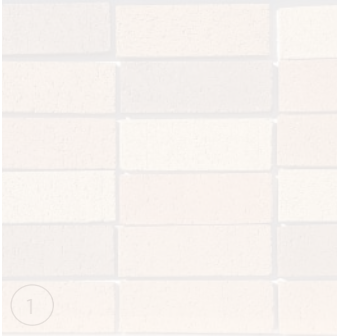
AREA C - WEST ELEVATION



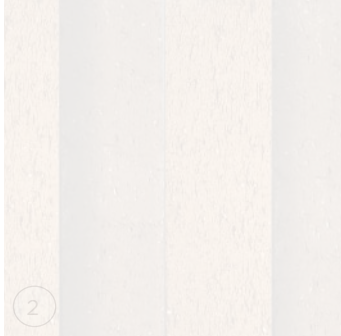
AREA C - SOUTHERN MASSES



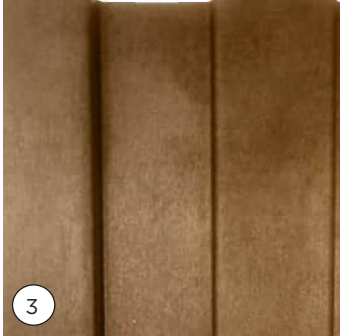
AREA C - COLOR PALETTE



AREA A
Light Orange/Orange/Brown
Brick Blend



AREA A
Brick Accent, Brown at Inset
and Orange at Outset



AREA C
Corrugated Metal, Vertical
Accent Panel, Copper



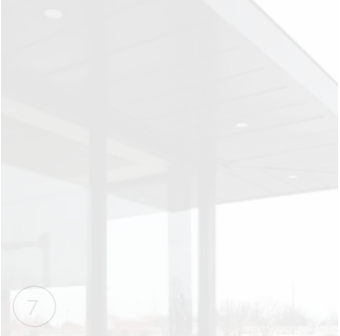
AREA A, B, C
Vinyl Window, Dark Bronze
Frame



AREA B, D
Aluminum Storefront System,
Dark Bronze Finish



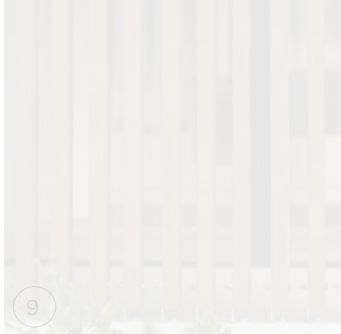
AREA A, C
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



AREA B
Dark Bronze Commercial
Canopy to Match Storefront



AREA A, C, D
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



AREA B
Wood-like, Aluminum Exterior
Screen, Light Walnut



AREA B
Weathered Steel Planter Edge



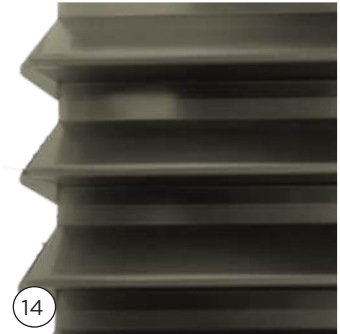
AREA D
Residential Concrete Planter
and Privacy Wall



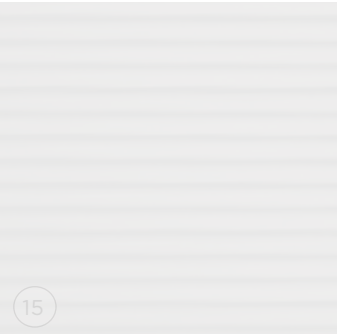
AREA C
White Fiber Cement Panel



AREA D
Dark Gray Brick



AREA A, C
Dark Bronze, Horizontal Metal
Accent Panel



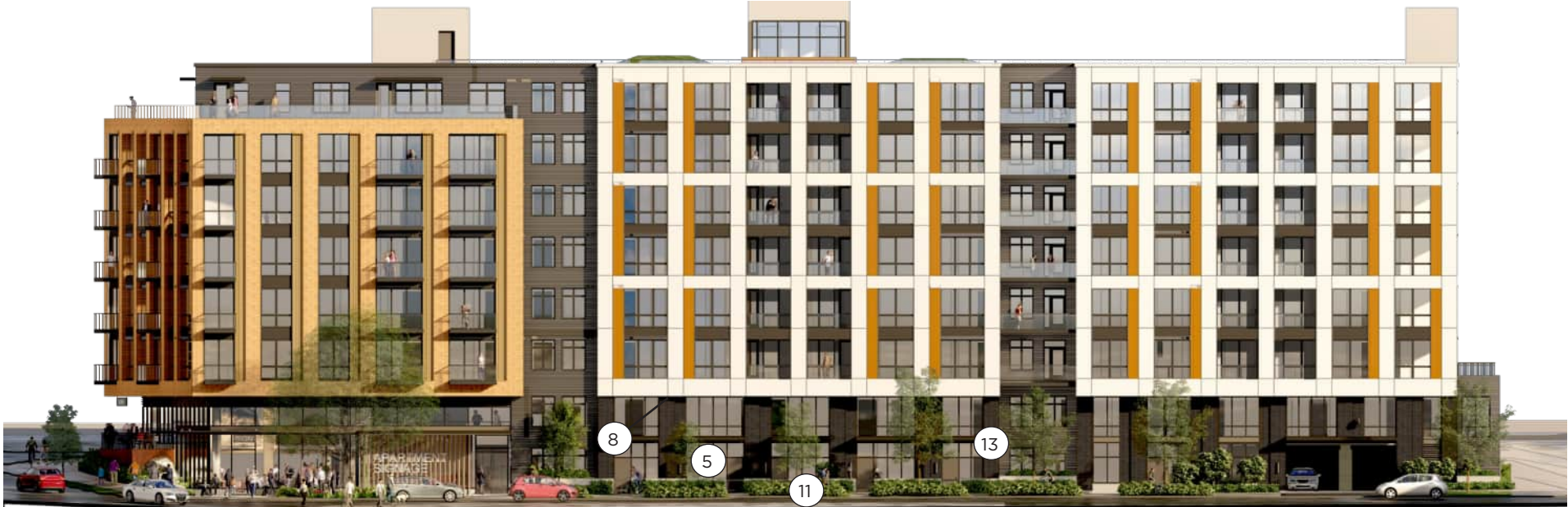
AREA B
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze



EAST ELEVATION



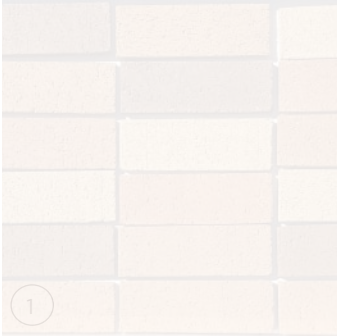
WEST ELEVATION



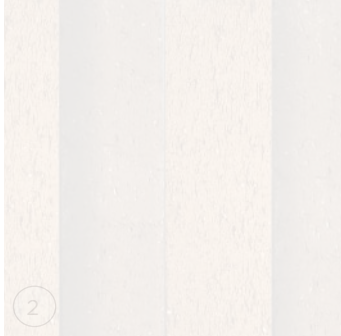
AREA D - SOUTHERN MASSES



AREA D - COLOR PALETTE



AREA A
Light Orange/Orange/Brown
Brick Blend



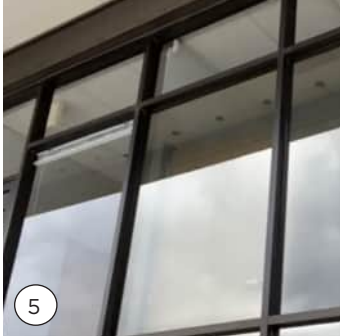
AREA A
Brick Accent, Brown at Inset
and Orange at Outset



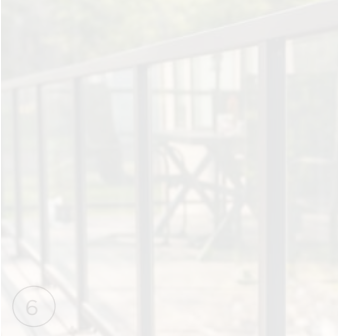
AREA C
Corrugated Metal, Vertical
Accent Panel, Copper



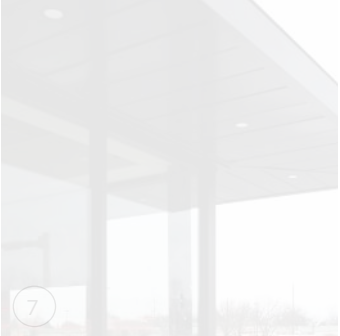
AREA A, B, C
Vinyl Window, Dark Bronze
Frame



AREA B, D
Aluminum Storefront System,
Dark Bronze Finish



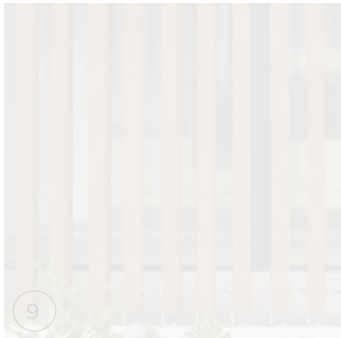
AREA A, C
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



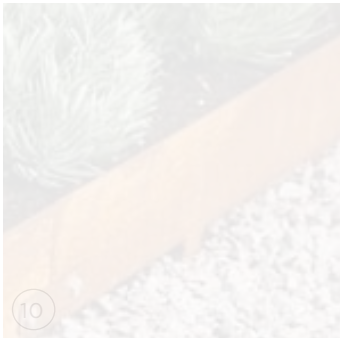
AREA B
Dark Bronze Commercial
Canopy to Match Storefront



AREA A, C, D
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



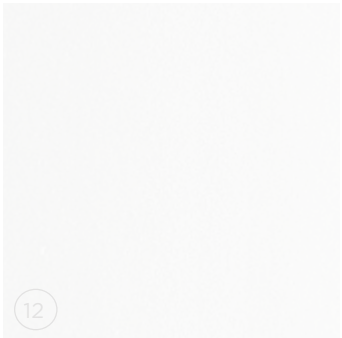
AREA B
Wood-like, Aluminum Exterior
Screen, Light Walnut



AREA B
Weathered Steel Planter Edge



AREA D
Residential Concrete Planter
and Privacy Wall



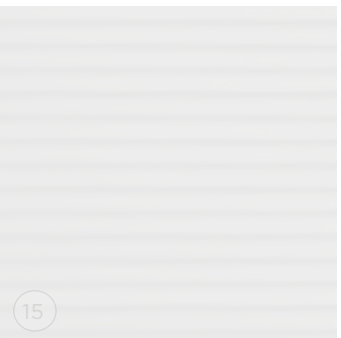
AREA C
White Fiber Cement Panel



AREA D
Dark Gray Brick

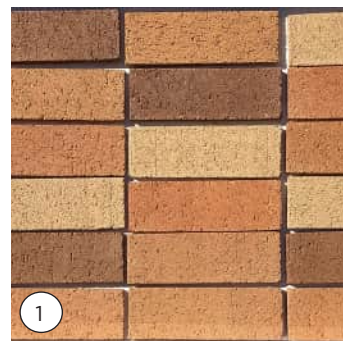


AREA A, C
Dark Bronze, Horizontal Metal
Accent Panel

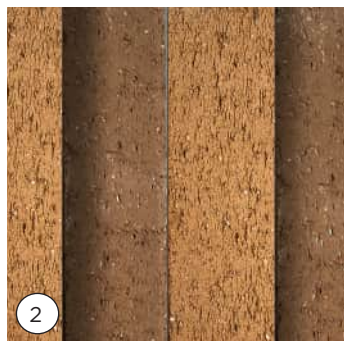


AREA B
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze

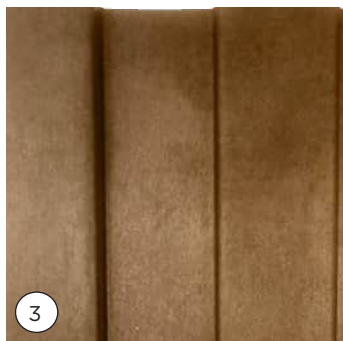
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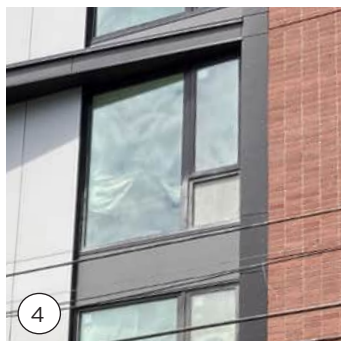
1
Light Orange/Orange/Brown
Brick Blend



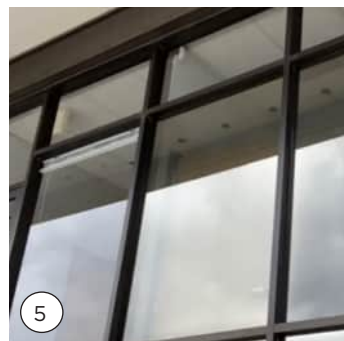
2
Brick Accent, Brown at Inset
and Orange at Outset



3
Corrugated Metal, Vertical
Accent Panel, Copper



4
Vinyl Window, Dark Bronze
Frame



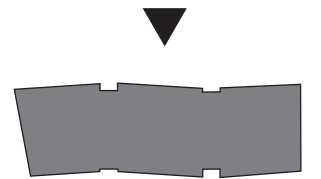
5
Aluminum Storefront System,
Dark Bronze Finish



6
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



7
Dark Bronze Commercial
Canopy to Match Storefront



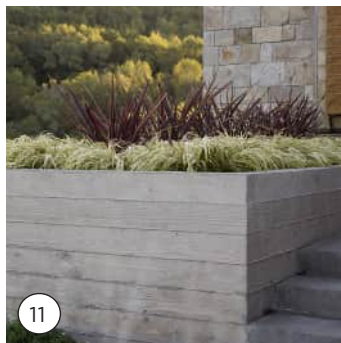
8
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



9
Wood-like, Aluminum Exterior
Screen, Light Walnut



10
Weathered Steel Planter Edge



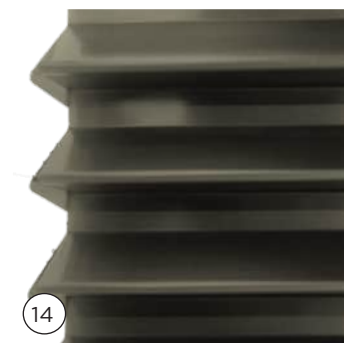
11
Residential Concrete Planter
and Privacy Wall



12
White Fiber Cement Panel



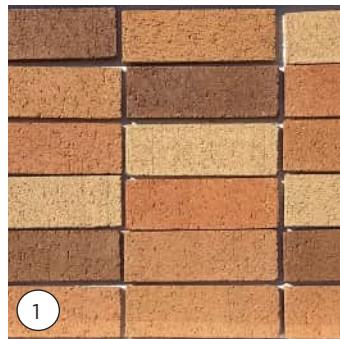
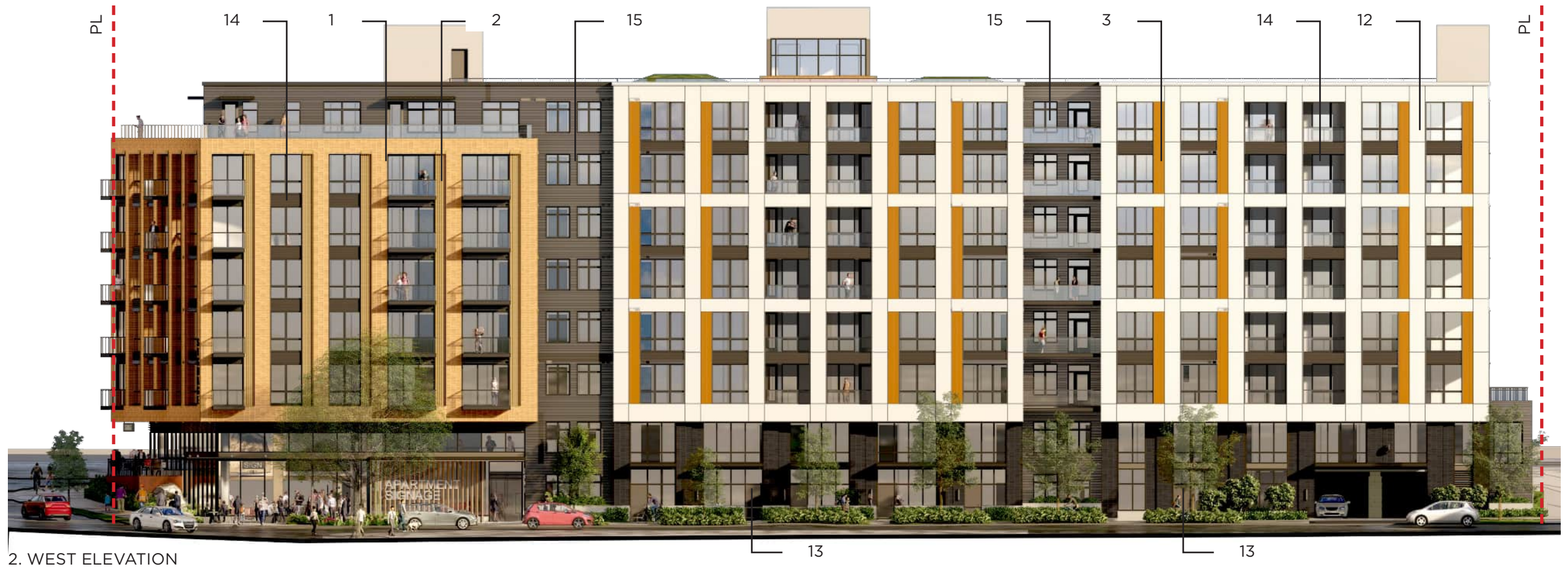
13
Dark Gray Brick



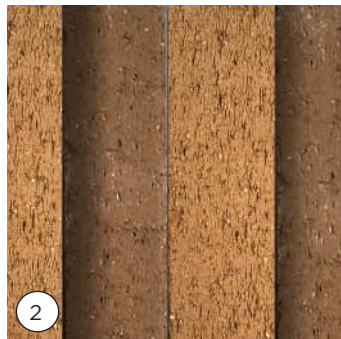
14
Dark Bronze, Horizontal Metal
Accent Panel



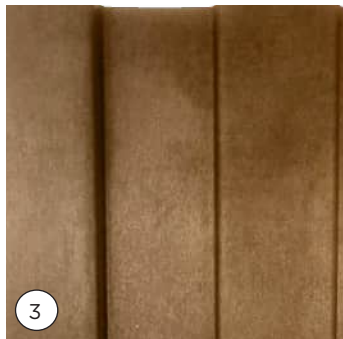
15
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze



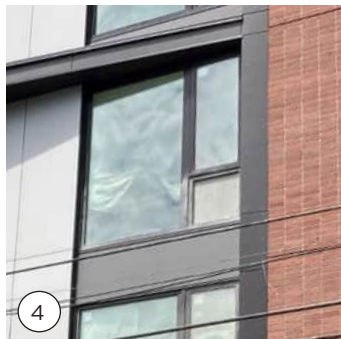
1
Light Orange/Orange/Brown
Brick Blend



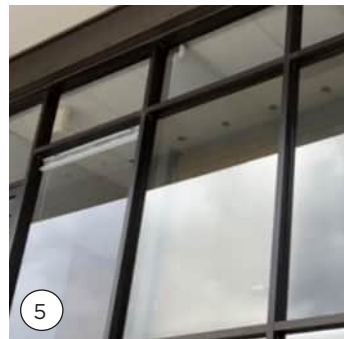
2
Brick Accent, Brown at Inset
and Orange at Outset



3
Corrugated Metal, Vertical
Accent Panel, Copper



4
Vinyl Window, Dark Bronze
Frame



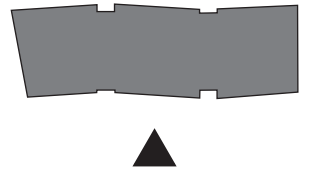
5
Aluminum Storefront System,
Dark Bronze Finish



6
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



7
Dark Bronze Commercial
Canopy to Match Storefront



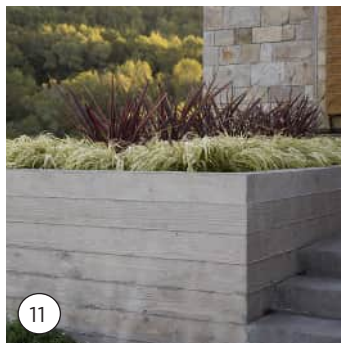
8
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



9
Wood-like, Aluminum Exterior
Screen, Light Walnut



10
Weathered Steel Planter Edge



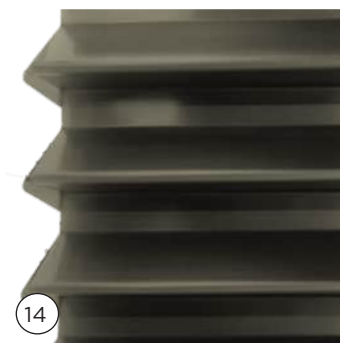
11
Residential Concrete Planter
and Privacy Wall



12
White Fiber Cement Panel



13
Dark Gray Brick



14
Dark Bronze, Horizontal Metal
Accent Panel



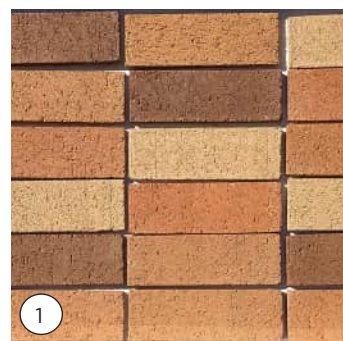
15
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze



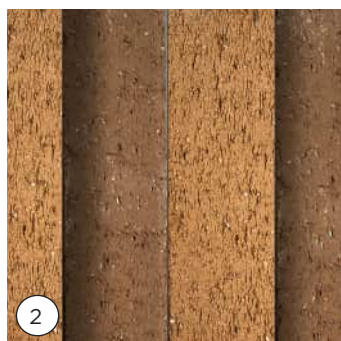
3. NORTH ELEVATION



4. SOUTH ELEVATION



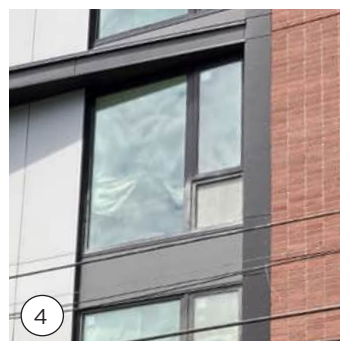
1
Light Orange/Orange/Brown
Brick Blend



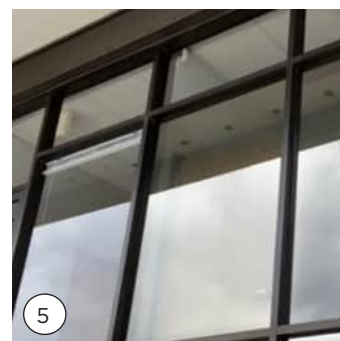
2
Brick Accent, Brown at Inset
and Orange at Outset



3
Corrugated Metal, Vertical
Accent Panel, Copper



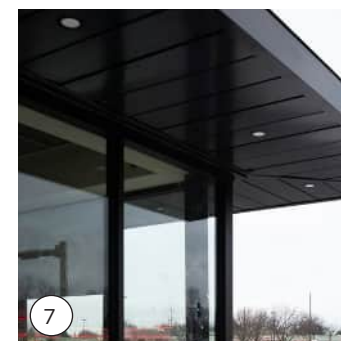
4
Vinyl Window, Dark Bronze
Frame



5
Aluminum Storefront System,
Dark Bronze Finish



6
42" Glazed Guardrail with Dark
Bronze, Aluminum Frame



7
Dark Bronze Commercial
Canopy to Match Storefront



8
Wood-like Aluminum Soffit,
Light Walnut, 6" Wide Plank



9
Wood-like, Aluminum Exterior
Screen, Light Walnut



10
Weathered Steel Planter Edge



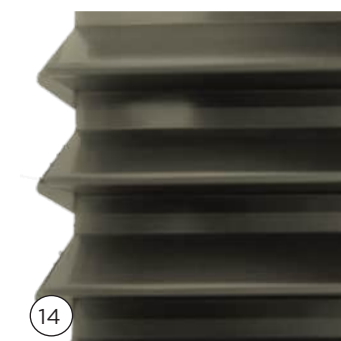
11
Residential Concrete Planter
and Privacy Wall



12
White Fiber Cement Panel



13
Dark Gray Brick



14
Dark Bronze, Horizontal Metal
Accent Panel



15
Gasket, Horizontal Corrugated
Metal Panel, Dark Bronze

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12.0

**MATERIAL
& COLOR
PALETTE**



LIGHT ORANGE / ORANGE /
BROWN BRICK



WOOD-LIKE ALUMINUM
SOFFIT PANEL



VERTICAL ACCENT PANEL,
SUNRISE COPPER, 2" BOX RIBBED



WOOD-LIKE ALUMINUM
EXTERIOR SCREEN



CORTEN PLANTER EDGE



WHITE PAINTED FIBER
CEMENT PANEL



DARK GRAY BRICK



GLAZED GUARDRAIL W/
DARK BRONZE ALUMINUM FRAME



VINYL WINDOW



STOREFRONT



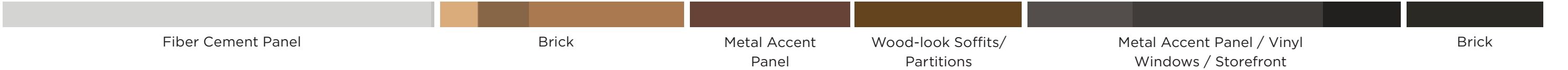
DARK BRONZE CANOPY



HORIZONTAL GASKET METAL PANEL,
DARK BRONZE



HORIZONTAL METAL PANEL, DARK
BRONZE



13.0

RENDERINGS



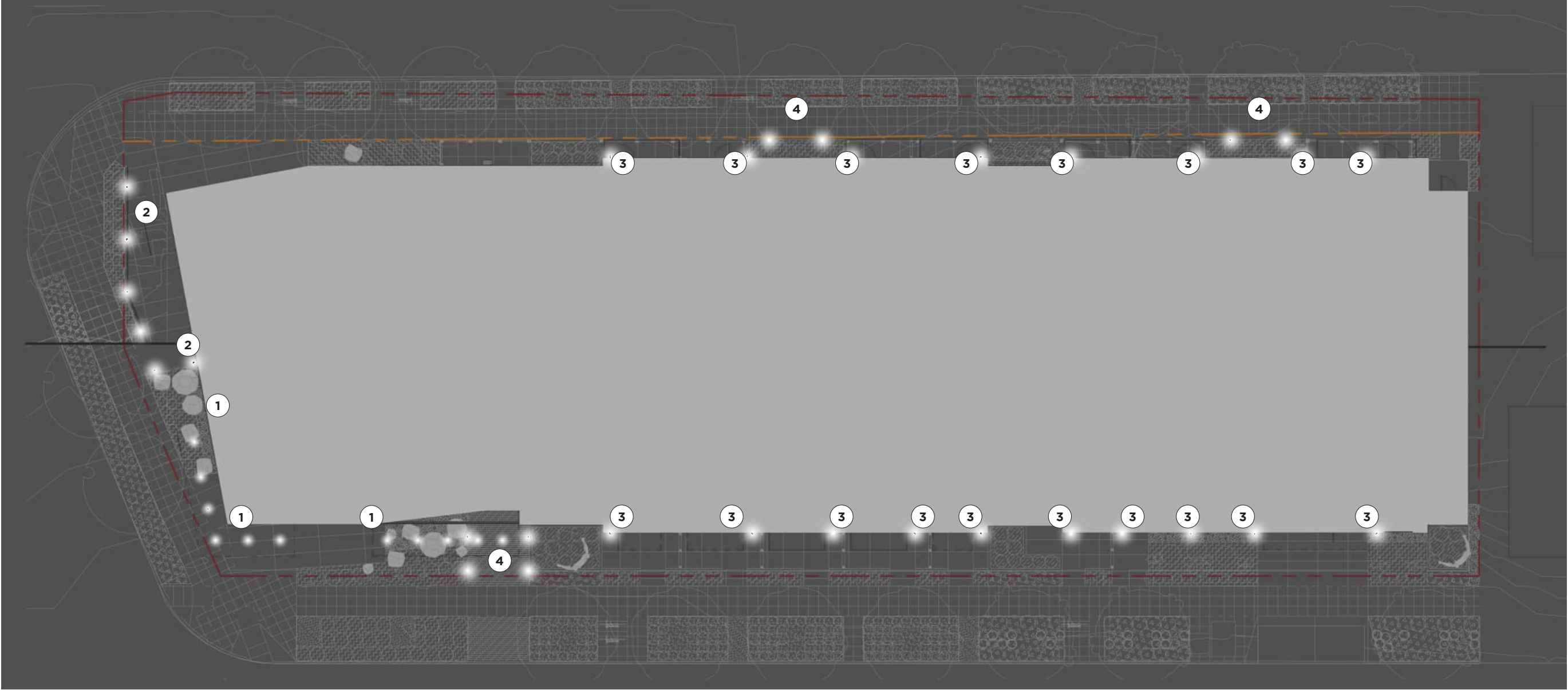






14.0

**EXTERIOR
LIGHTING PLAN**



1. RECESSED CANOPY LIGHT



2. IN-WALL RECESSED LIGHT



3. EXTERIOR SCENCE LIGHT

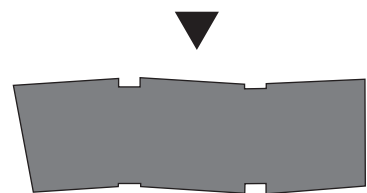
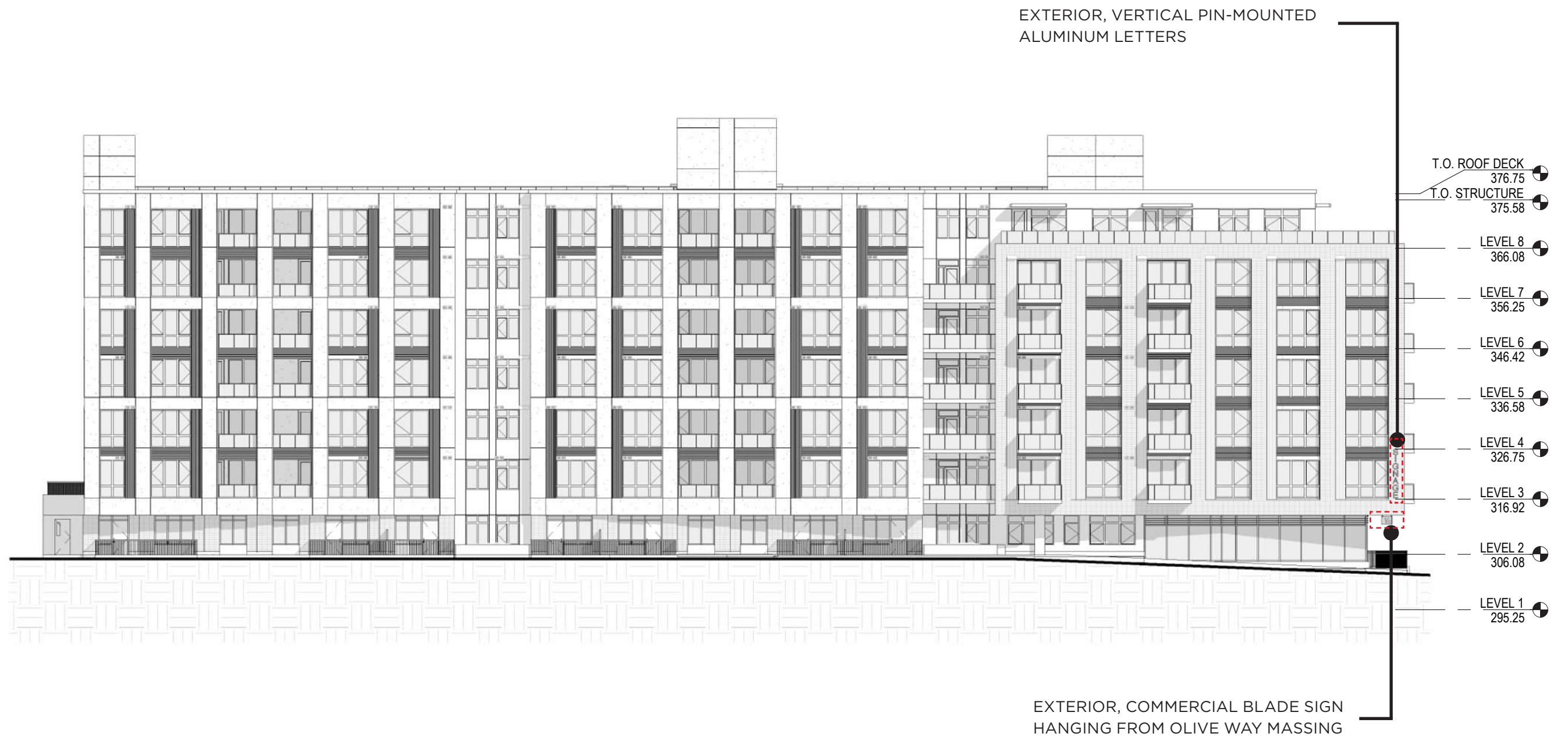


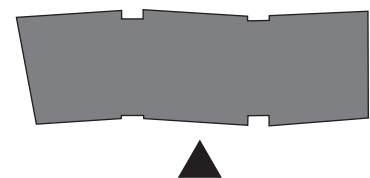
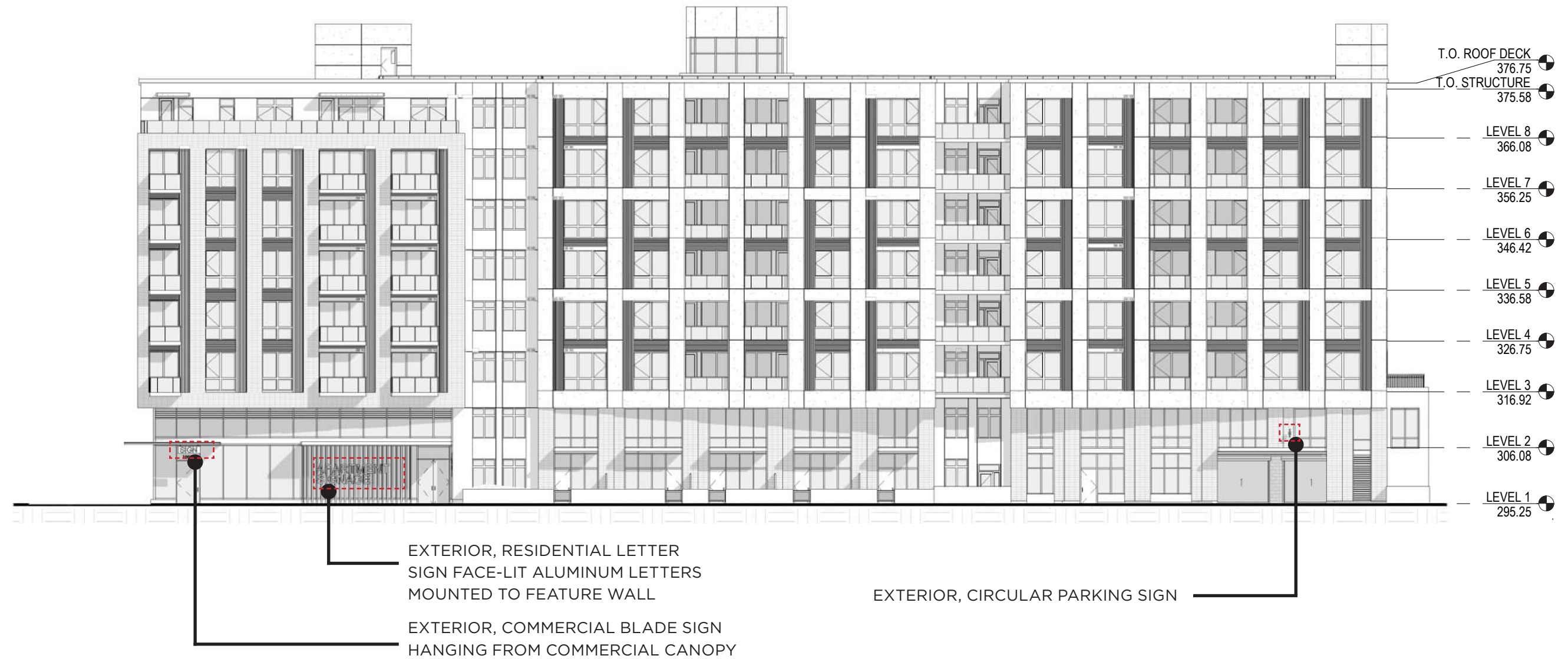
4. GROUND WELL LIGHT



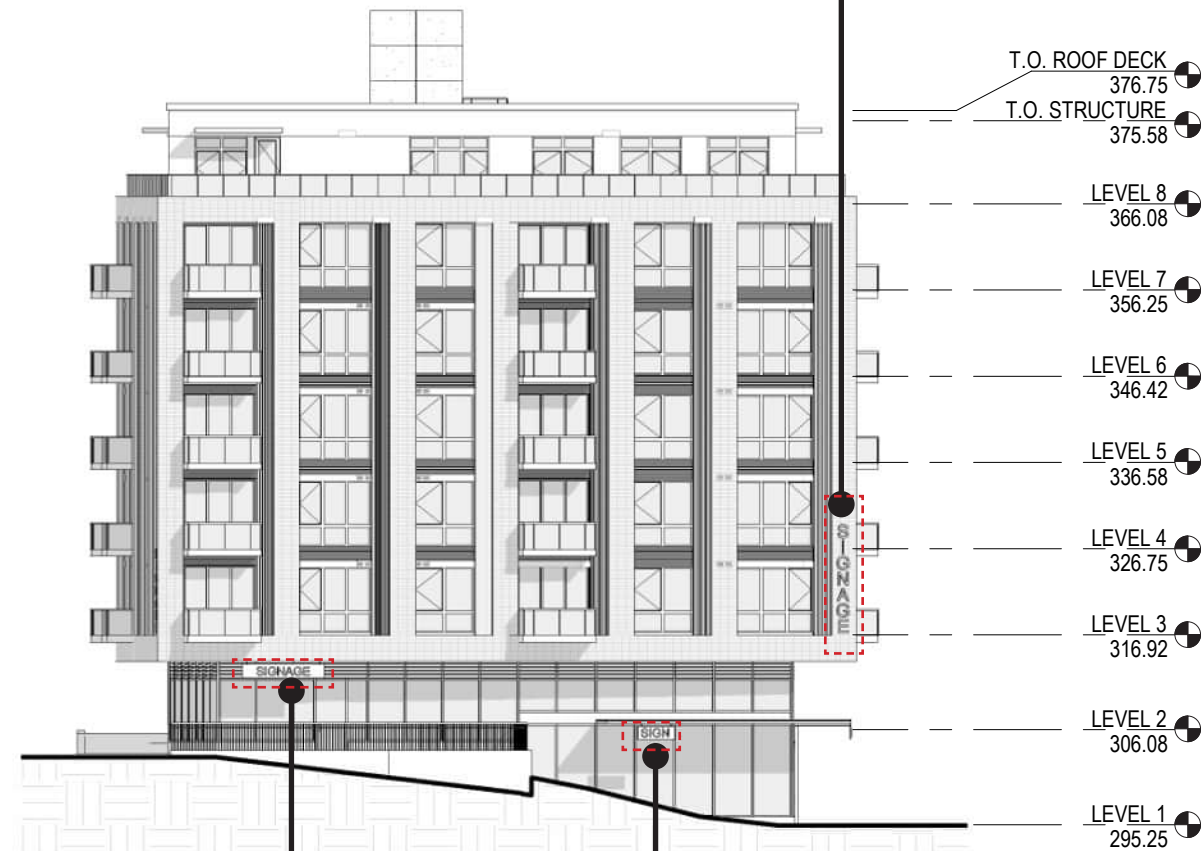
15.0

SIGNAGE CONCEPTS



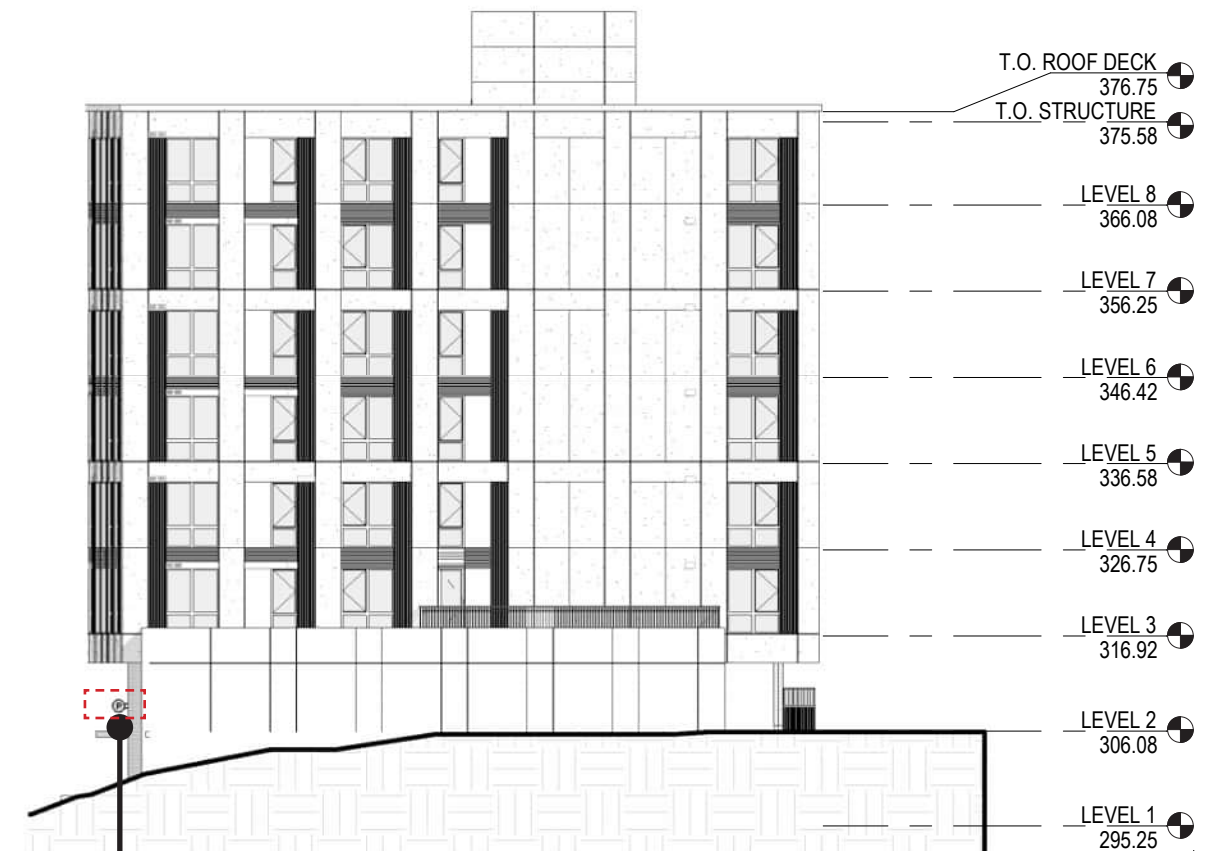


EXTERIOR, VERTICAL PIN-MOUNTED
ALUMINUM LETTERS



EXTERIOR, COMMERCIAL BLADE SIGN
HANGING FROM COMMERCIAL CANOPY

EXTERIOR, COMMERCIAL BLADE SIGN
HANGING FROM OLIVE WAY MASSING

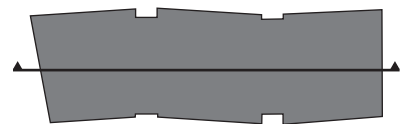
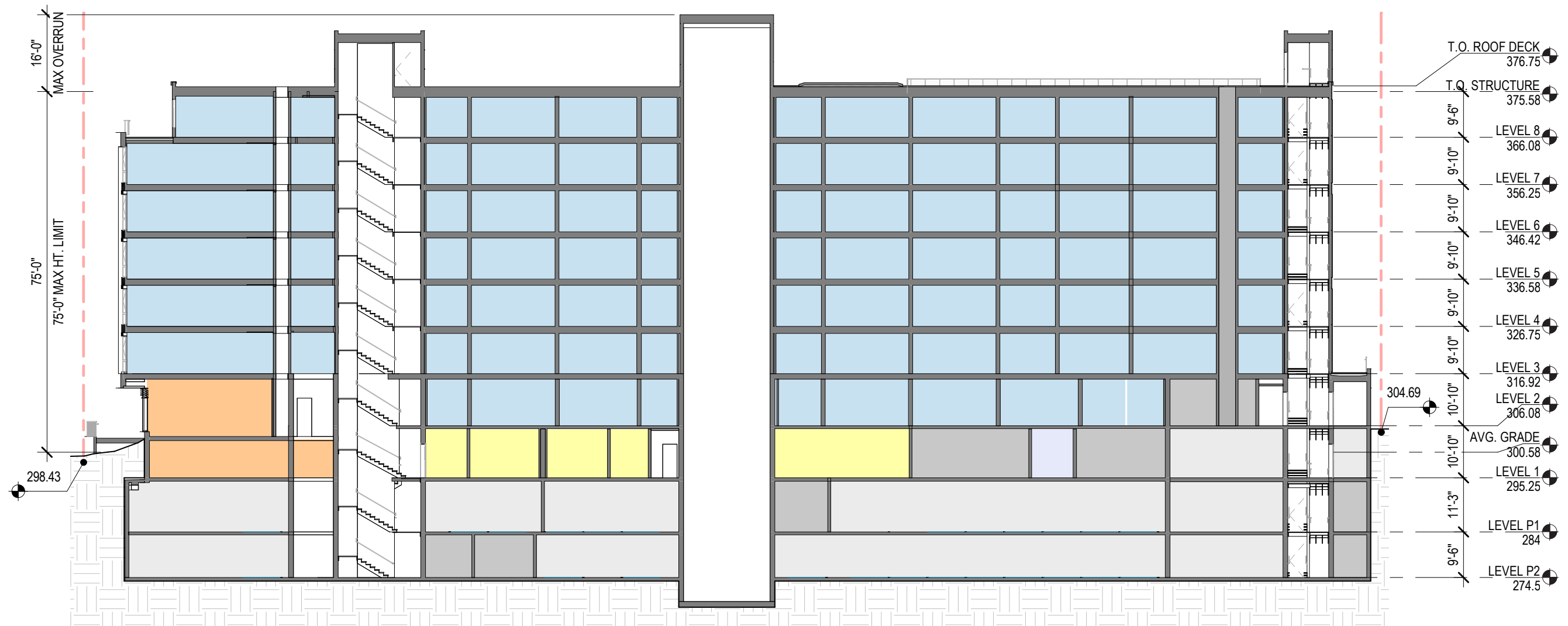


EXTERIOR, CIRCULAR PARKING SIGN



16.0

BUILDING SECTIONS

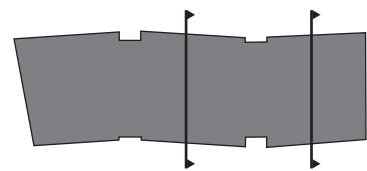
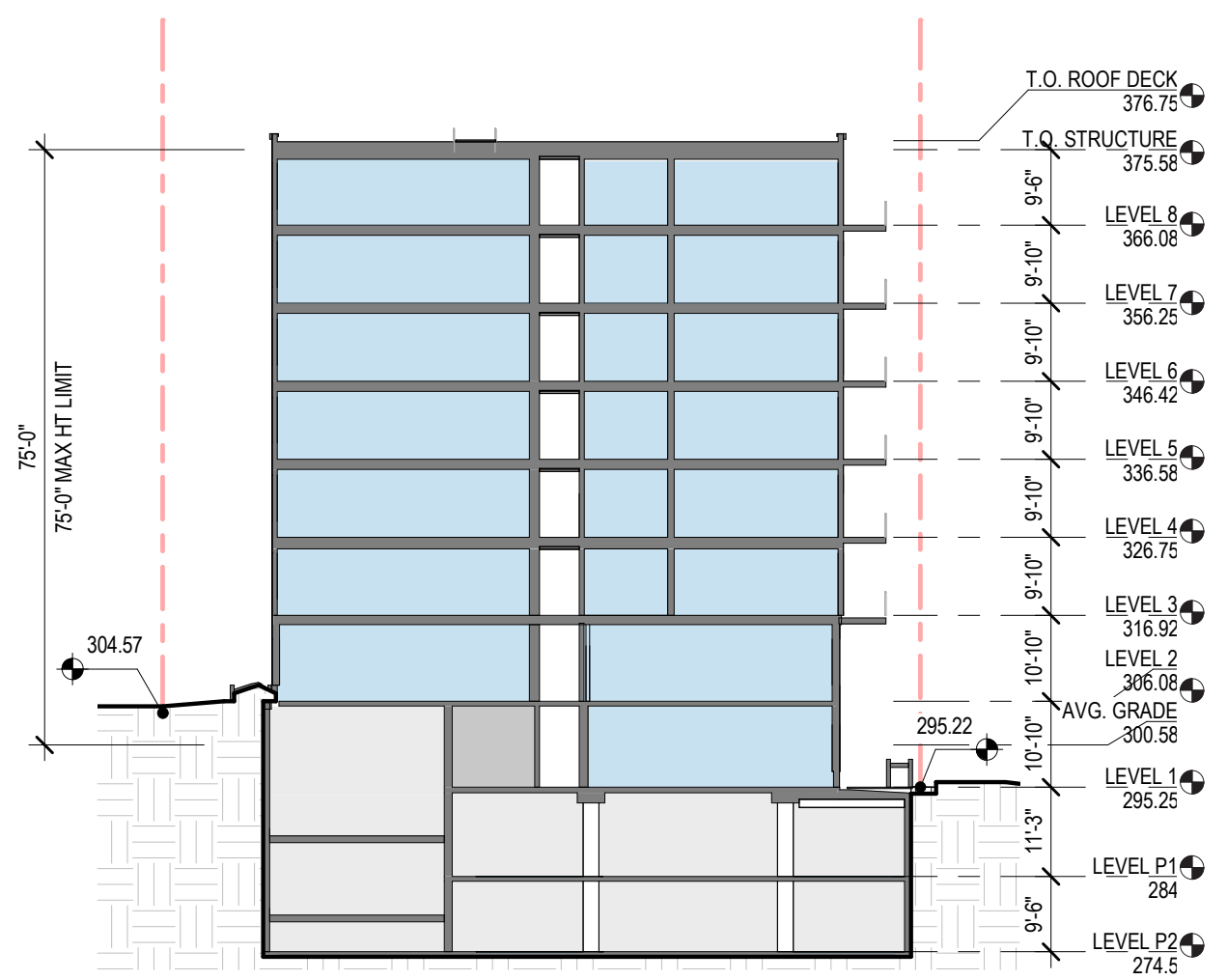
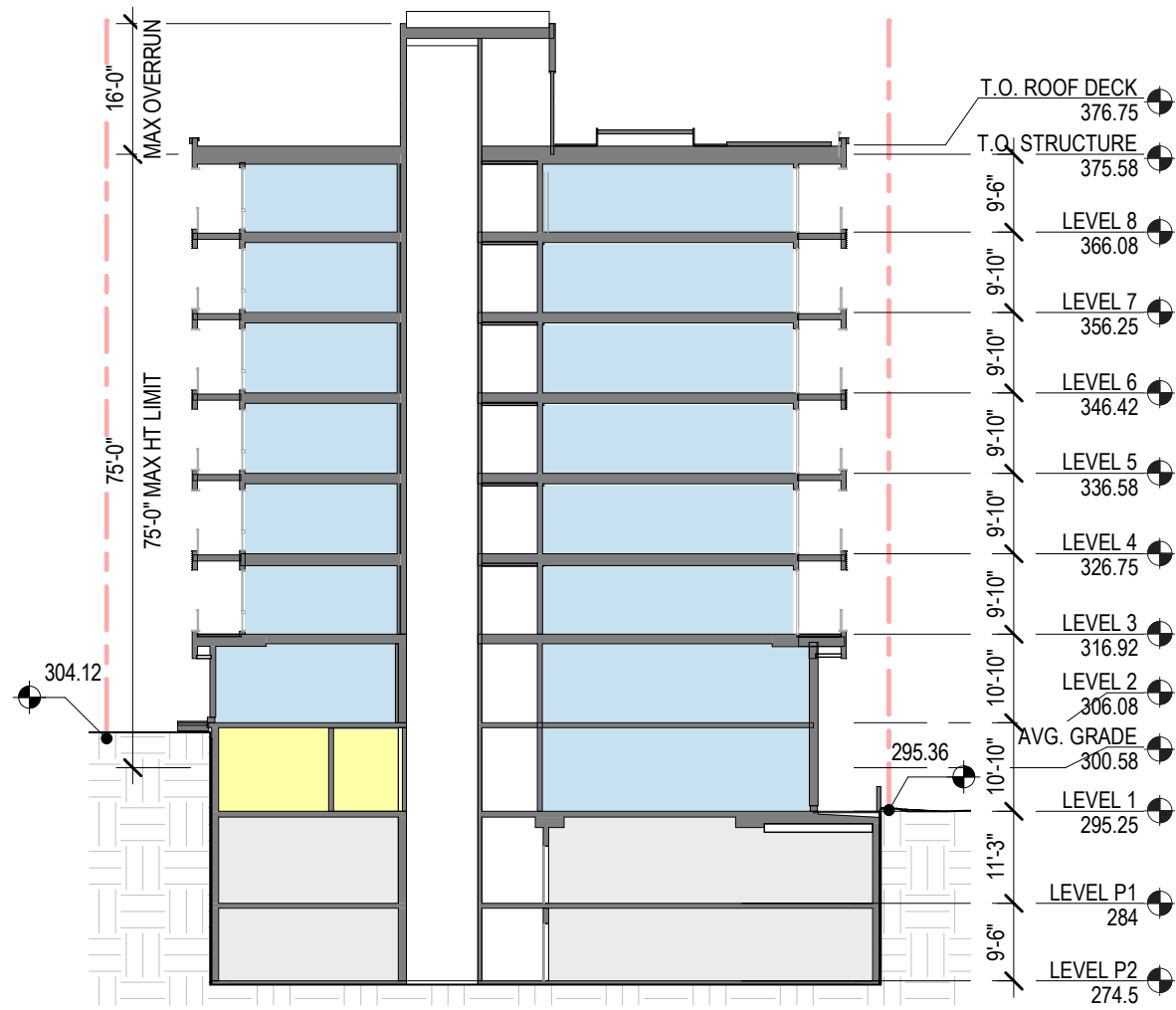


COMMERCIAL

AMENITY

UTILITY

RESIDENTIAL



COMMERCIAL

AMENITY

UTILITY

RESIDENTIAL

17.0

DEPARTURES

DEPARTURES

1. LOWER LEVEL SETBACK

CODE SECTION:

SMC 23.47A.014.2.a

REQUIREMENTS:

An upper level setback is required along any rear or side lot line that abuts a lot in an Ir, mr, or hr zone or that abuts a lot that is zoned both commercial and Ir, mr, or hr if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot as follows:

Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet;

REQUESTED DEPARTURE:

A departure is requested for a portion of the level 2 roof to encroach into the required setback above 13 feet. The encroachment is approximately 7'-10" wide x 3'-8" tall for the length of the south property line.

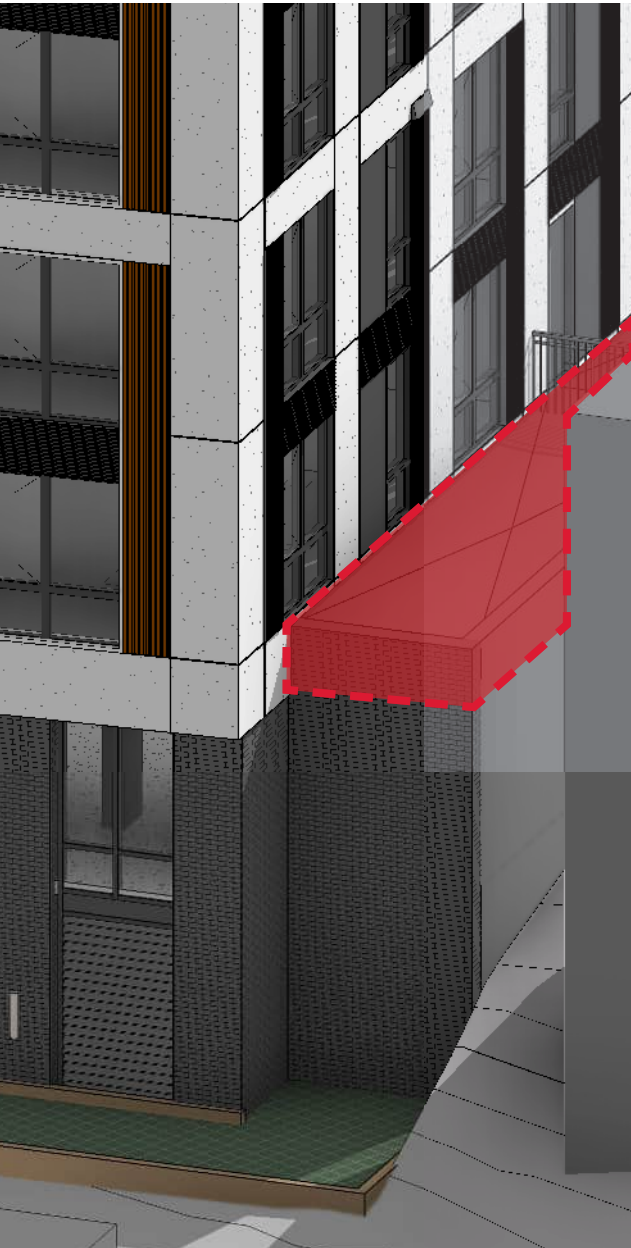
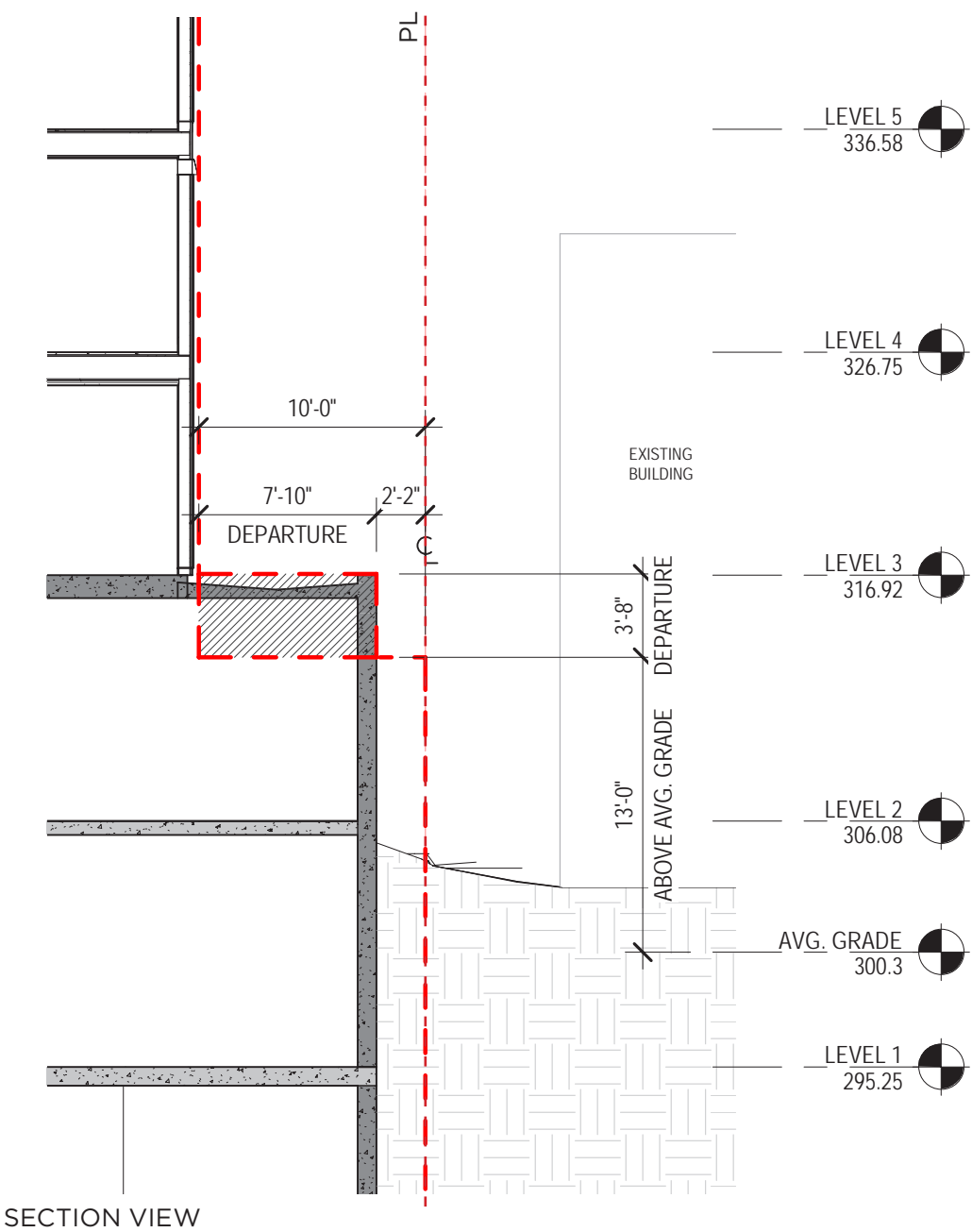
RATIONALE:

The massing allows the building to respond to the site topography and provide an above-grade transition to the adjacent property to the south. This design approach provides a structural buffer between the topographical change of approximately 10'-0" from Boylstone Ave E to Belmont Ave E in lieu of fencing or steep grading.

CS1.C.2: Elevation Changes

CS2.B.2: Connection to the Street

DC2.A.1: Site Characteristics and Uses



DEPARTURES

2. UPPER LEVEL SETBACK

CODE SECTION:

SMC 23.47A.014.2.b

REQUIREMENTS:

An upper level setback is required along any rear or side lot line that abuts a lot in an lr, mr, or hr zone or that abuts a lot that is zoned both commercial and lr, mr, or hr if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot as follows:

For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

REQUESTED DEPARTURE:

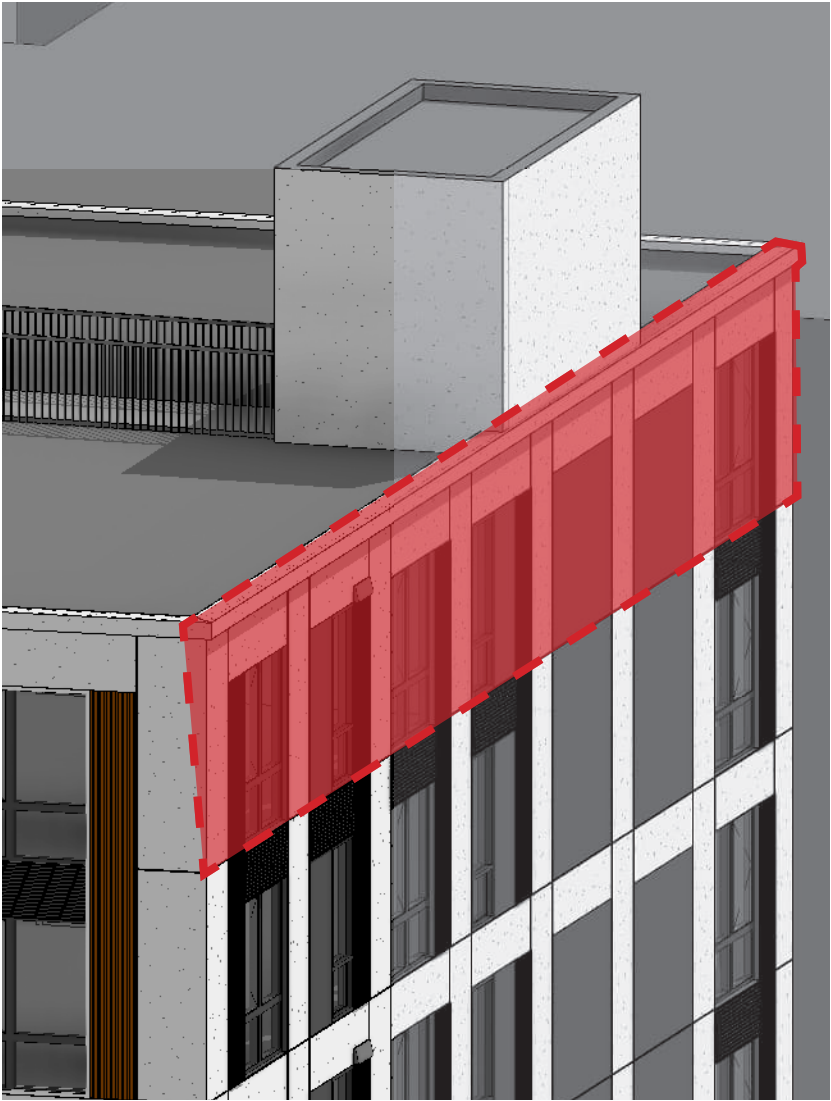
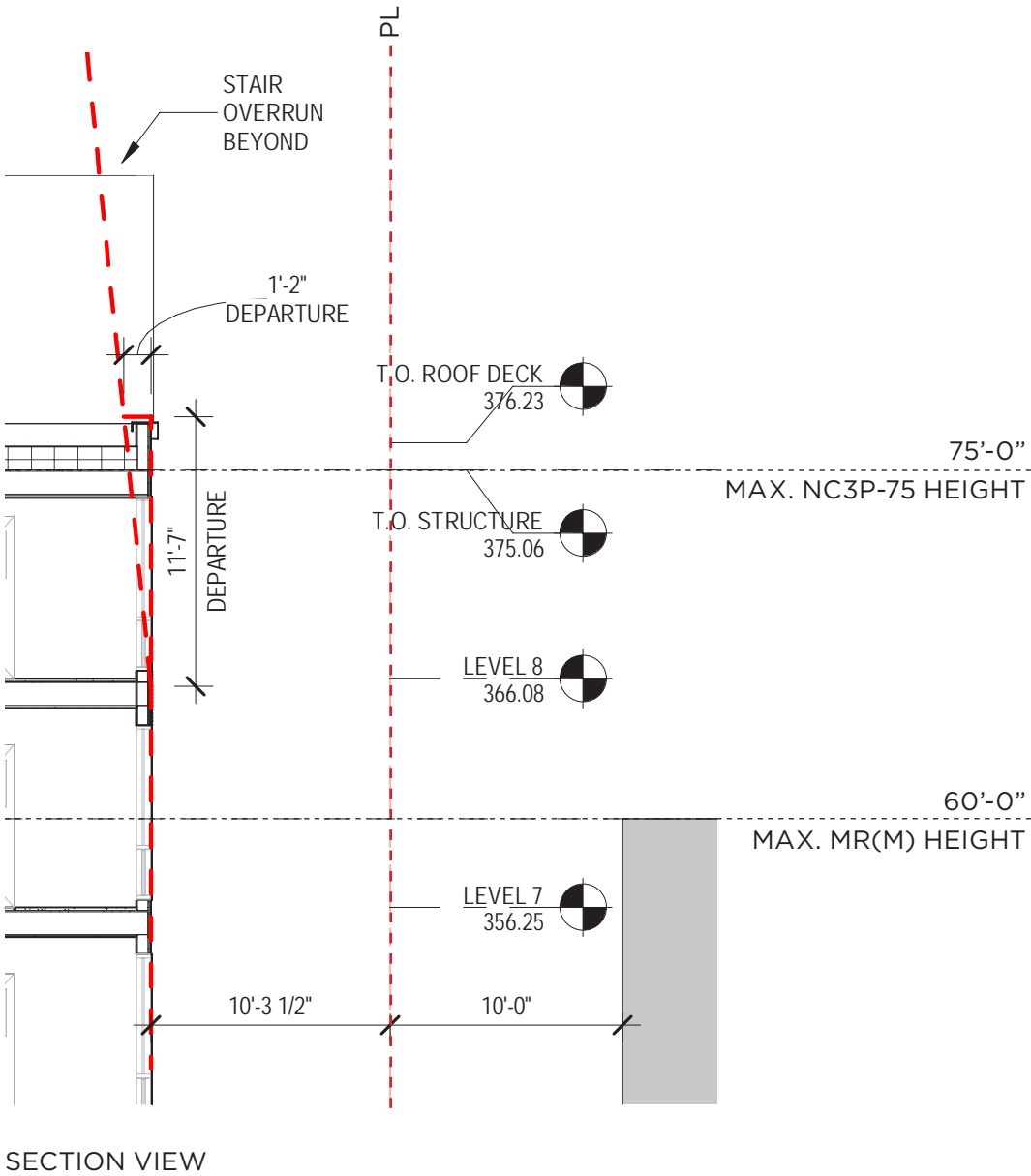
A departure is requested for a portion of the level 8 roof to encroach into the required setback above 65 feet. The encroachment is approximately 1'-2" wide x 11'-7" tall for the length of the south property line.

RATIONALE:

The design is requesting a departure for a small portion of the south property line to extend into the required setback, which largely includes the thickness of the exterior wall and a portion of the egress stair overrun. This departure allows for a purposeful architectural concept, and one that reflects the historic massing and modulation of the Capitol Hill neighborhood. Providing this setback at the upper story would adversely effect the design concept and be a deviation from established neighborhood patterns.

CS2.D.4: Massing Choices

DC2: Architectural Concept



DEPARTURES

3. FACADE MODULATION

CODE SECTION:

SMC 23.47A.014.D

REQUIREMENTS:

Facade Modulation. For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.

REQUESTED DEPARTURE:

A departure is requested for the continuous width of the single setback along the structure frontage that exceeds 250'. We request that this single departure be allowed to be met via a combined (2) setbacks that, while less than 30' in width, are greater than the required minimum when combined.

RATIONALE:

This departure request allows the design to comprehensively better meet the intent of the design guidelines and neighborhood pattern. The preferred massing is broken down into three distinct masses, and incorporates a total width of over 75'-7" set back an average of 15'-6" from the property line, whereas only 30' is required at 15'-0". The variation in setback width and depth provides increased modulation across the Boylston Ave E frontage, responds to neighborhood massing patterns, and better meets the intent of the design guidelines to avoid long, monotonous facades.

TOTAL SETBACK WIDTH:

$14'-1\frac{7}{8}" + 23'-10\frac{3}{4}" + 14'-9\frac{1}{2}" + 22'-8\frac{7}{8}" = 75'-7"$

TOTAL SETBACK AREA:

1177.57 SF

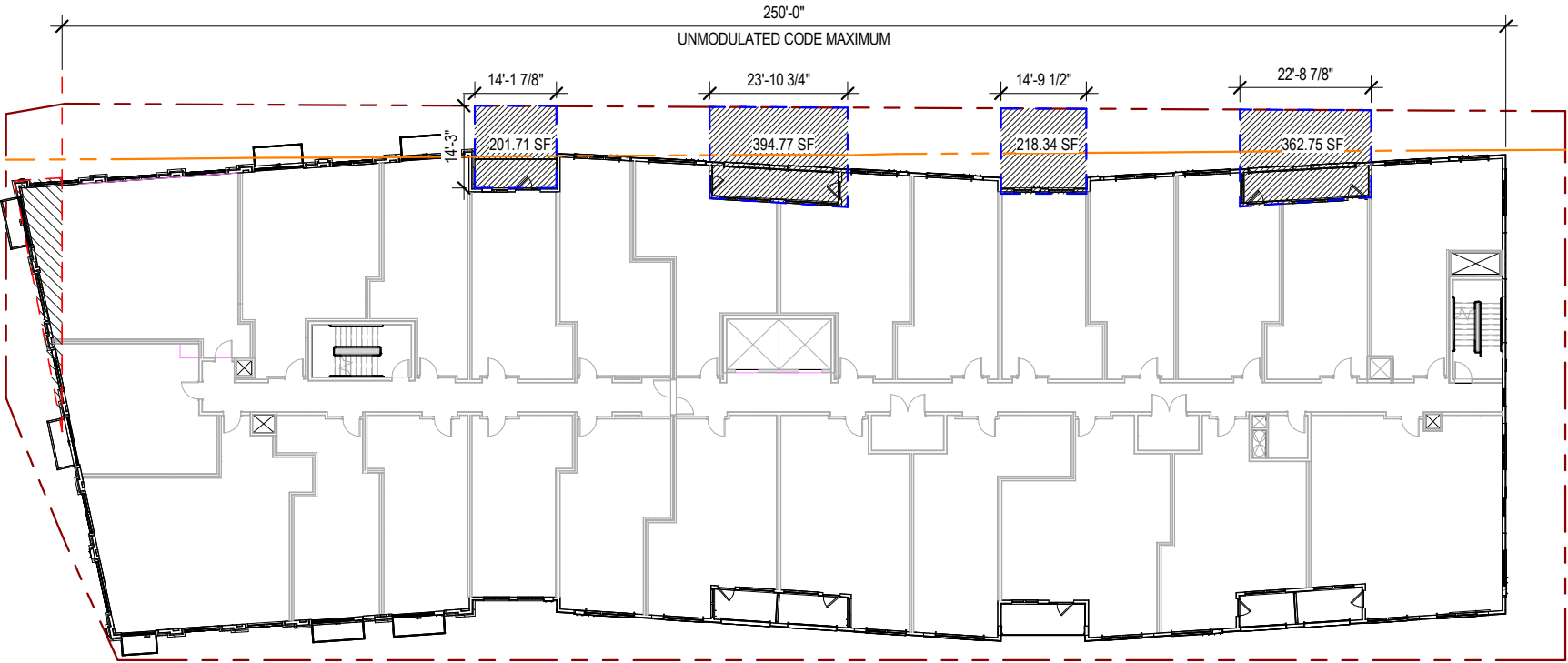
AVERAGE SETBACK:

$1177.57\text{ SF} / 75'-7" = 15.58'$

CS2.C.3: Full Block Sites

CS3.A.1: Emphasizing Positive Neighborhood Attributes

DC2: Architectural Concept



DEPARTURES

4. STREET LEVEL DEVELOPMENT

CODE SECTION:

SMC 23.47A.008.D.2

REQUIREMENTS:

The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

REQUESTED DEPARTURE:

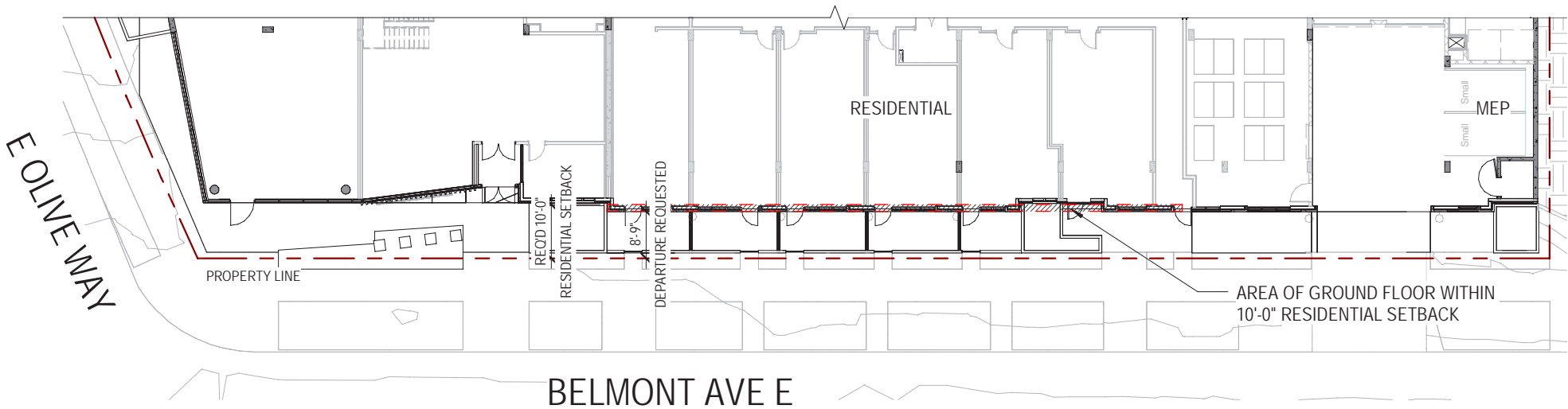
A departure is requested to reduce the 10 foot setback from the sidewalk to approximately 8'-9" on the west facade

RATIONALE:

Because of the width lost along Boylston to the SDOT required setback for widening the right-of-way, the buliding is unable to fit on site and allow for a 10 foot setback for ground level entries on both sides of the building. A reduction in the required setback is being requested in order to provide functional units at the ground level with usable outdoor space, while also accommodating the ROW improvement. Landscaping and screening shall be incorporated at both frontages in order to provide both a buffer between the facade and sidewalk edge as well as visual interest and texture along the pedestrian path.

CS2.A.2: Architectural Presence

CS2.B.2: Connection to the Street



DEPARTURES

4. STREET LEVEL DEVELOPMENT

CODE SECTION:

SMC 23.47A.008.D.2

REQUIREMENTS:

The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

REQUESTED DEPARTURE:

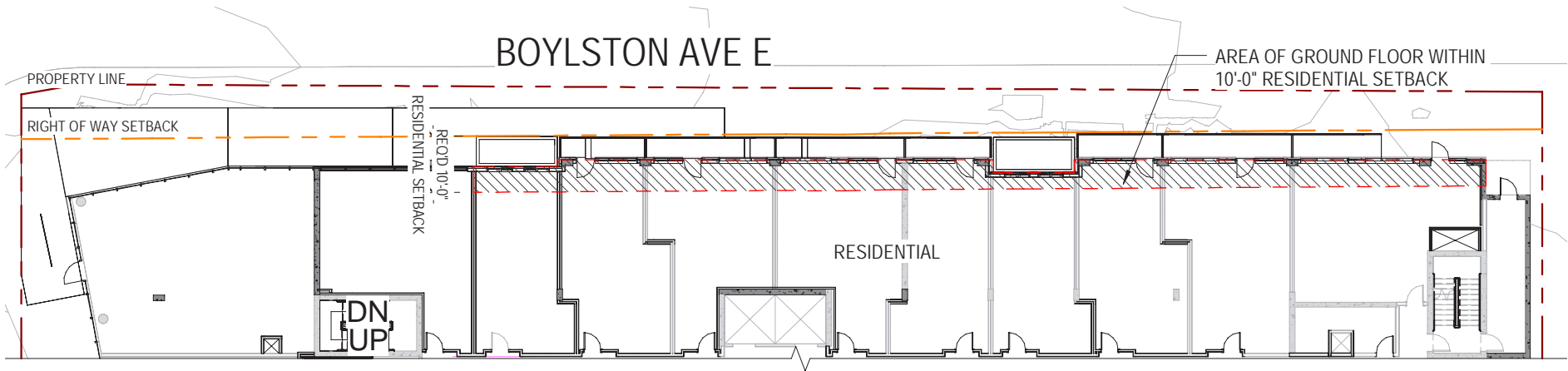
A departure is requested to reduce the 10 foot setback from the sidewalk to approximately 4'-0" on the east facade (note that this is 12'-0" from the property line).

RATIONALE:

Because of the width lost along Boylston to the SDOT required setback for widening the right-of-way, the buliding is unable to fit on site and allow for a 10 foot setback for ground level entries on both sides of the building. A reduction in the required setback is being requested in order to provide functional units at the ground level with usable outdoor space, while also accommodating the ROW improvement. Landscaping and screening shall be incorporated at both frontages in order to provide both a buffer between the facade and sidewalk edge as well as visual interest and texture along the pedestrian path.

CS2.A.2: Architectural Presence

CS2.B.2: Connection to the Street



18.0

APPENDIX

SITE ACCESS

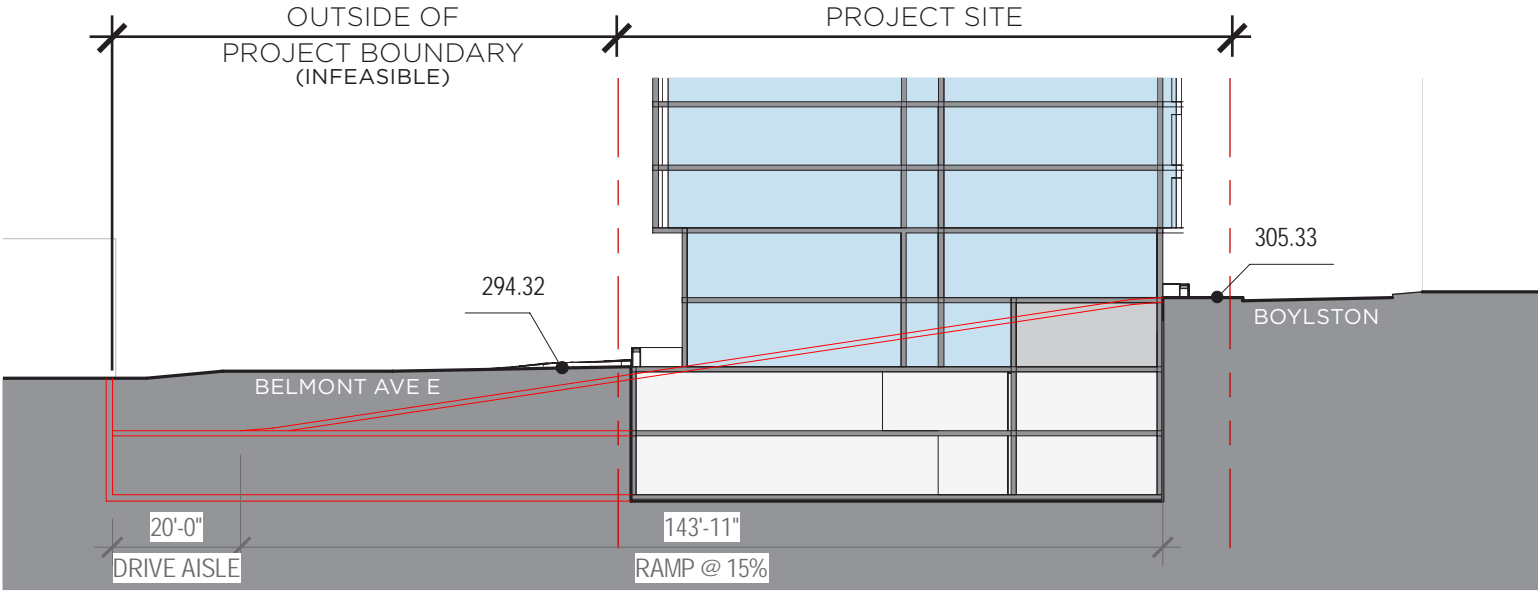
PARKING GARAGE ENTRY

The topography around and within the project site changes significantly from the east to west. Belmont Ave E sits at an approximate grade of 294', while Boylston Ave E sits at an approximate grade of 304', a difference of 10' in grade. The topographical condition of the site creates a scenario where the project will have ground floor frontage on two separate levels. Locating the vehicular garage access along Belmont Ave E consolidates vehicular ramps and aisles in an area that is already substantially below-grade and at the lowest elevation on site, while similarly allowing all parking stalls to be situated completely below-grade. In order to locate all parking stalls below-grade, a parking ramp from Boylston Ave E would need to be approximately 143'-11" long at a 15% slope, making that access point largely infeasible. A garage ramp parallel to Boylston Ave E would negatively serve the pedestrian environment, creating a large swath of blank facade. Instead, parking access from Belmont Ave E allows the full frontage of Boylston Ave E to be used for programming other than parking and vehicular access, allowing for a more engaging public experience.

CS2.D.2 Existing Site Features
DC1.B.1 Access Location and Design

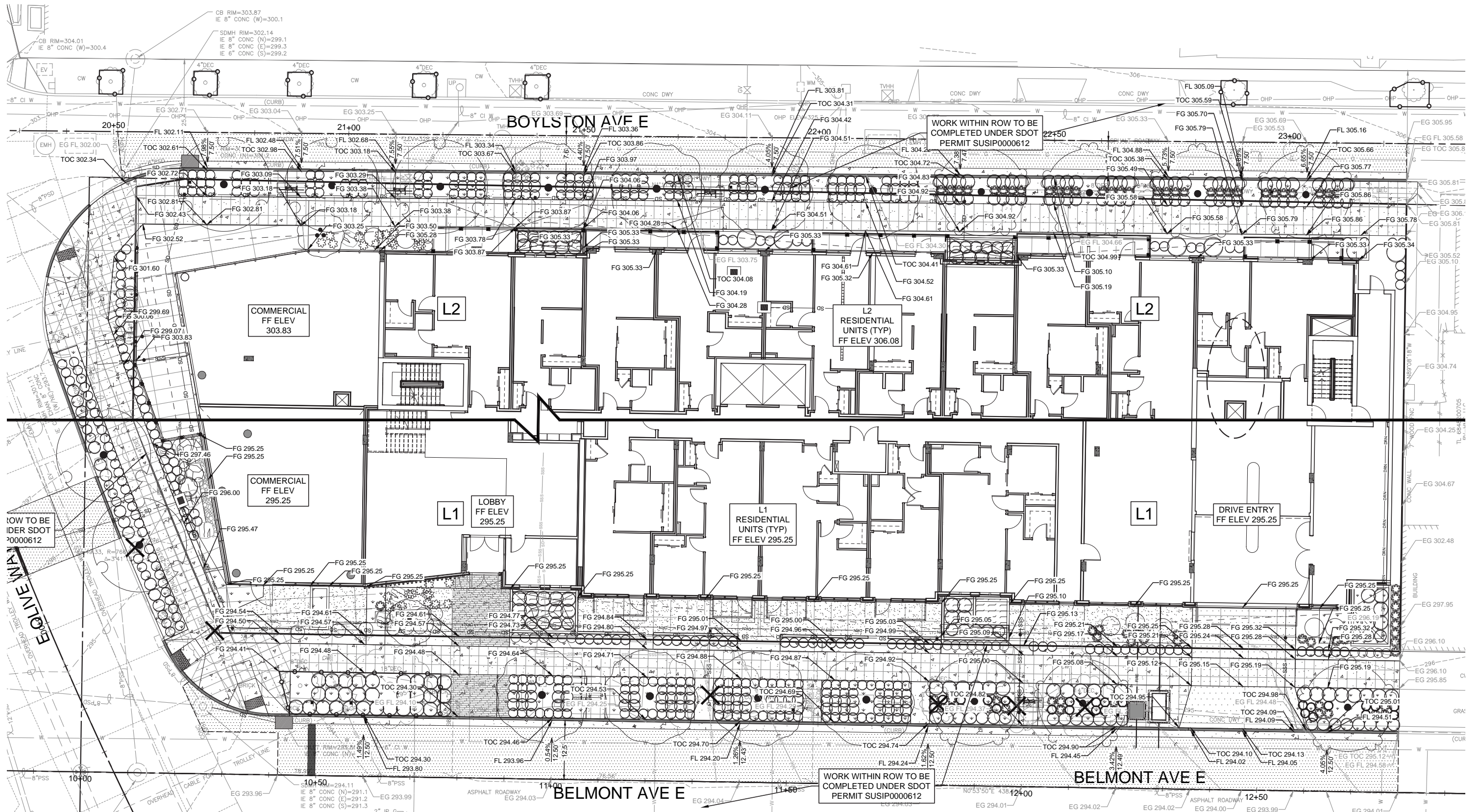


LEVEL 2 SITE PLAN

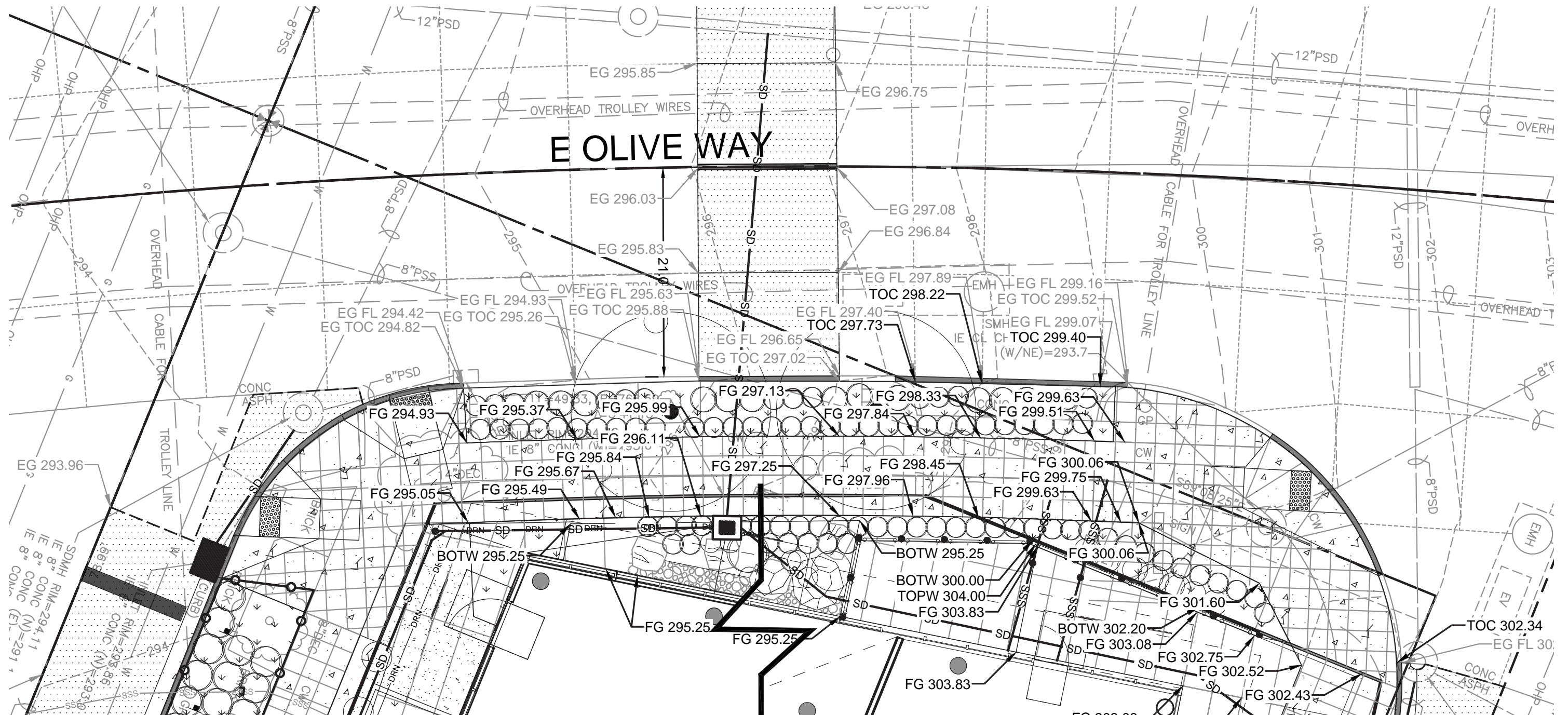


SITE SECTION

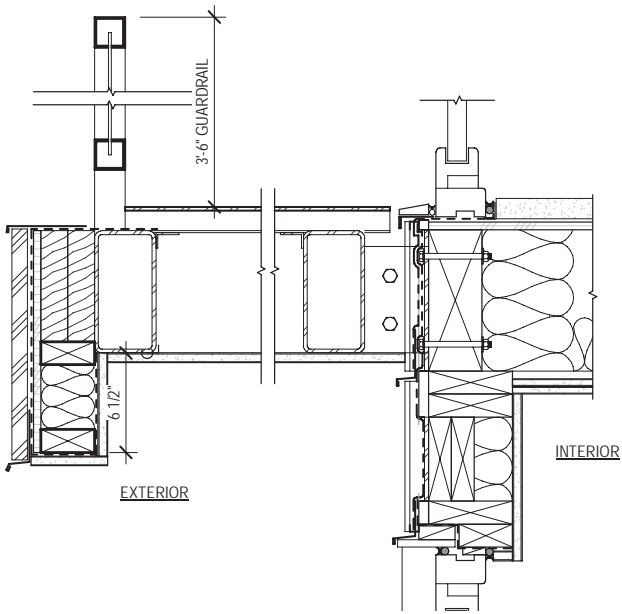
GRADING PLAN



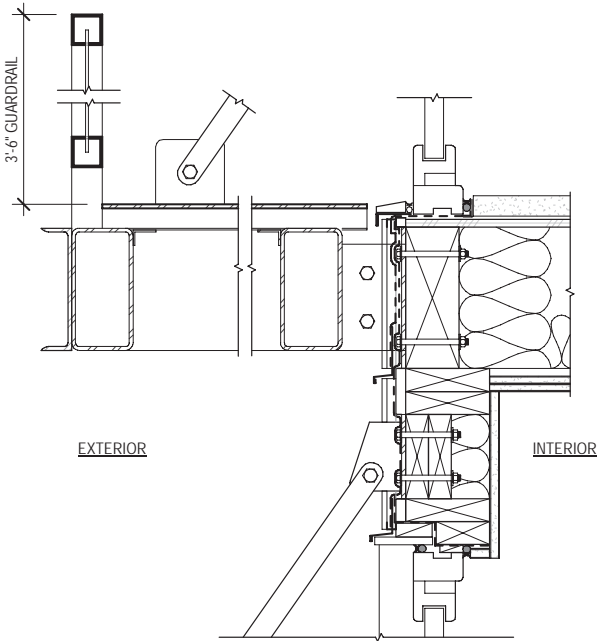
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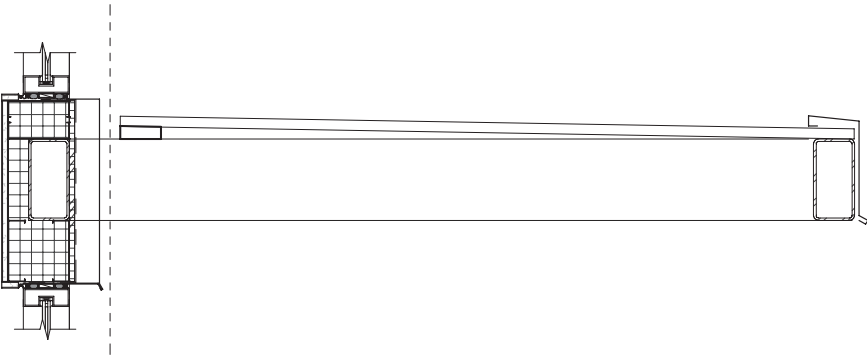
DETAILS



1. DETAIL AT INSET BALCONIES



2. DETAIL AT OUTBOARD BALCONIES



3. DETAIL AT CANOPY

THANK YOU