



**1661 E OLIVE WAY**



1661 OLIVE WAY, SEATTLE WA 98102  
#3039620-LU  
DESIGN REVIEW MEETING  
APRIL 24, 2024

# TABLE OF CONTENTS

TABLE OF CONTENTS [1.8]	2
<b>BOARD RECOMMENDATION RESPONSE - 4/24/2024</b>	3
GARAGE ENTRY	4
DEVELOPMENT AND ACTIVATION OF THE PUBLIC REALM	6
CONNECTION TO THE STREET - NE COMMERCIAL	17
UPDATED SITE PLAN AND ELEVATIONS	21
<b>APPROVED DRB PACKAGE - 9/13/2023</b>	27
DESIGN PROPOSAL [3.0]	28
CONTEXT ANALYSIS & SITE CONDITIONS [4.0]	29
CONTEXT ANALYSIS & SITE CONDITIONS [4.0]	29
ZONING DATA [6.0]	37
COMPOSITE SITE PLAN [7.0]	40
RESPONSE TO EDG [8.0]	43
FLOOR PLANS [9.0]	72
LANDSCAPING PLAN & PLANTING PLAN [10.0]	80
ELEVATIONS [11.0]	88
MATERIAL & COLOR PALETTE [12.0]	98
RENDERINGS [13.0]	100
EXTERIOR LIGHTING PLAN [14.0]	105
SIGNAGE CONCEPTS [15.0]	107
BUILDING SECTIONS [16.0]	111
DEPARTURES [17.0]	114

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



**APRIL 24, 2024**

**BOARD REC.  
RESPONSE**

# DR REPORT - WHAT WE HEARD

DESIGN RECOMMENDATION REPORT

GARAGE ENTRY

- 1.b. The baord discussed the ground level approaches along the two residential street facades. The Board recommended approval of the two-story base expression along Belmont Ave, supporting the studies shown in the Recommendation packet that illustrate how the proportions of base to upper levels relate in the overall facade composition. They noted the higher base visually gave the building a solid grounding along the street edge.
- 2.b.ii. The Board recommended approval of the design of the service area on the building facade where glazing patterns have been expanded to integrate the blank walls into the facade composition.
- 2.b.iii. The Board specifically recommended approval of interior solid waste storage, without exterior staging, to minimize visual and physical impacts on the streetscape.



# DESIGN RESPONSE

## HEIGHTENED GARAGE ENTRY

The height of the garage entry increased as required by SPU in-building service to prevent exterior staging and minimize visual and physical impacts on the streetscape. The only change to accommodate SPU service was increasing the garage opening height. The blank wall calculation and sequence of bays remains consistent as previously approved on the Sept 13. Design Recommendation meeting.

## GARAGE ACCESS DOOR

The garage access door remains unchanged from the Sept. 13 Design recommendation meeting. The access point is located further within and is not on the exterior, improving the pedestrian experience and safety by preventing cars from stopping and waiting on the sidewalk. The overhead door will remain open during commercial tenant business hours for access to public parking.

### RATIONALE:

#### DC2.B.1 Facade Composition

The current design proposal retains “the Board recommended approval of the two-story base expression along Belmont Ave,” while acknowledging “the Board... recommended approval of interior solid waste storage.”

The project has since updated the floor plans/elevations to accommodate SPU service internal to the building. Despite doing so, the project’s overall composition along Belmont Ave E remains consistent to the DR proposed two-story base and bay modulations.

The amount of blank wall facades as calculated by SMC 23.47A.008.A.2, between 2’-0” and 8’-0” above sidewalk, remains consistent throughout these accommodations to SPU

Sequence of Bays Comparison Diagram



Previously Approved DRB West Elevation



Proposed Design Response

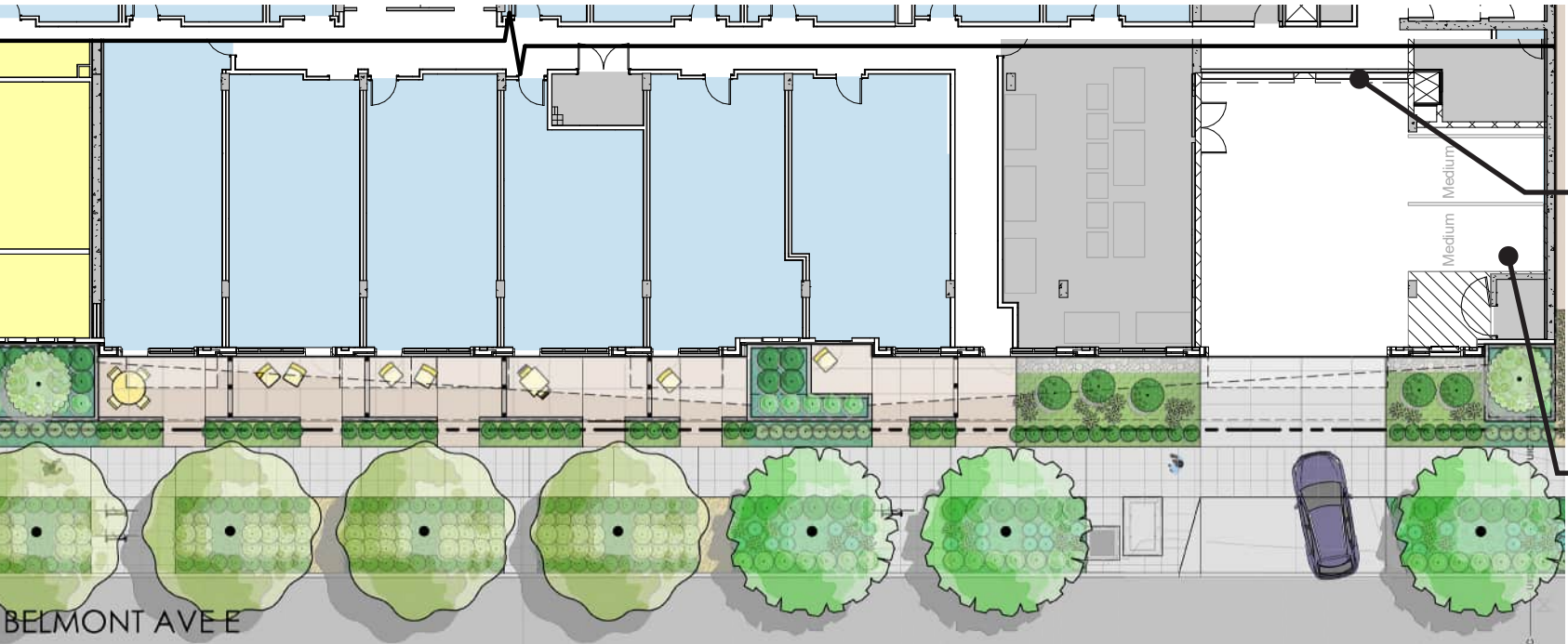


Blank walls calculated between 2’-0” and 8’-0” above sidewalk remain the same

1.33y  
Height increase as required per SPU in-building service

Width of garage bay remains undisturbed and does not infringe on upper massing

Proposed Floor Plan



Garage access point

Two visitor stalls are provided prior to secured entry point for future tenant temporary parking

# DR REPORT - WHAT WE HEARD

DESIGN RECOMMENDATION REPORT

DEVELOPMENT AND ACTIVATION OF THE PUBLIC REALM

1.a.iii. The Board appreciated and recommended approval of the retention of the highly transparent ground floor at the two commercial units along Olive Way street frontage, wrapping both corners.

4.a. The Board discussed the landscape design approach shown along the main commercial frontage on Olive Way. They noted general support for the inclusion of large boulders and materiality of board-form concrete site walls, but questioned how grading was proposed to occur, the height of the retaining wall, and how the building related to the sidewalk along the steep sidewalk grade. They ultimately recommended a condtion to refine the landscape plan along Olive Way, including the retaining structure, amenity spaces, and other site elements in order to clearly integrate the building with the site and provide connection and activation along the street frontage. They suggested breaking down the tall retaining wall into smaller steps to reduce the perceived bulk of the structure and noted that seating options could be incorporated into the layout to help activate the sidewalk edge.



# DR REPORT - WHAT WE HEARD

## A DESTINATION AND NEIGHBORHOOD GATEWAY

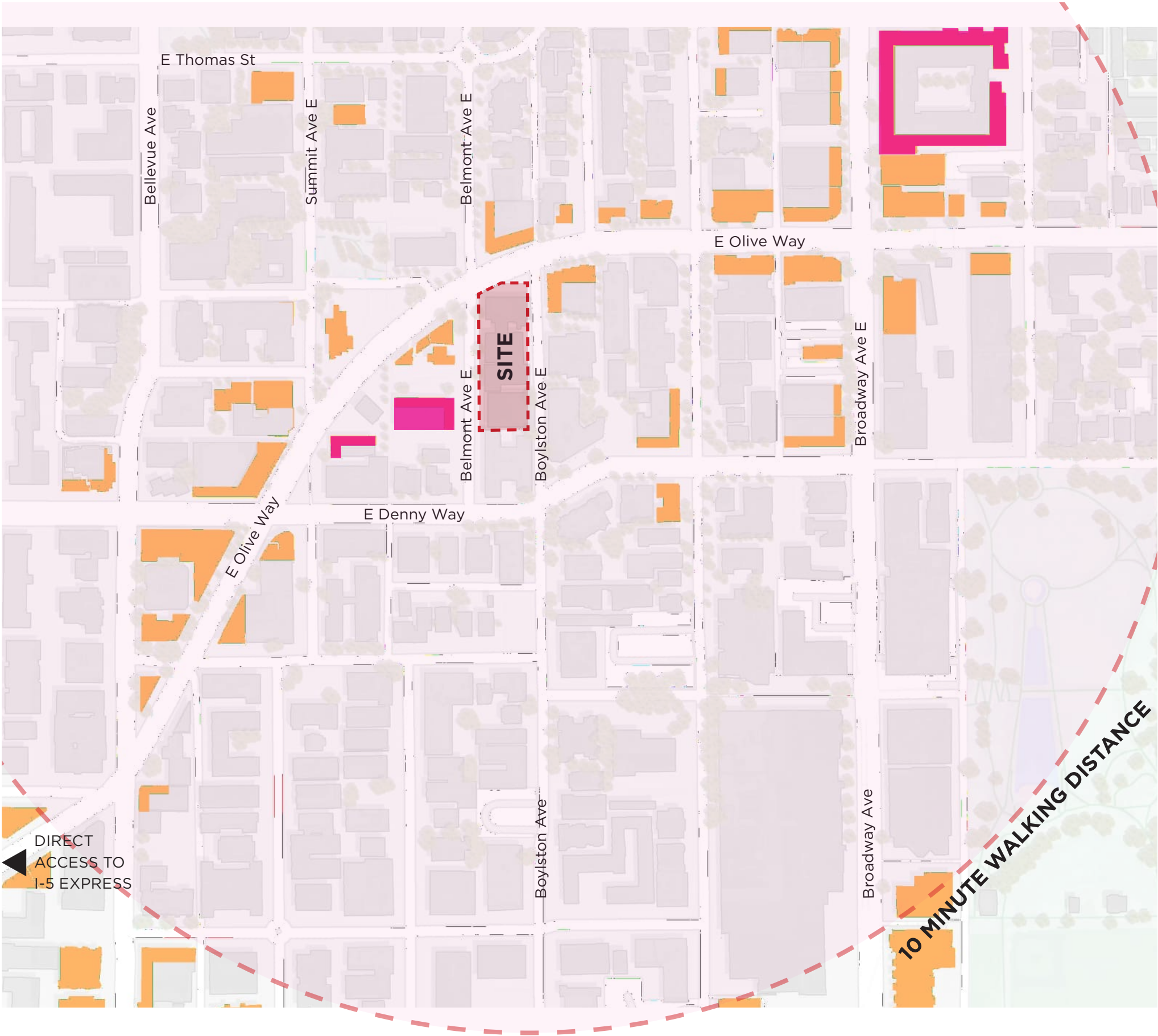
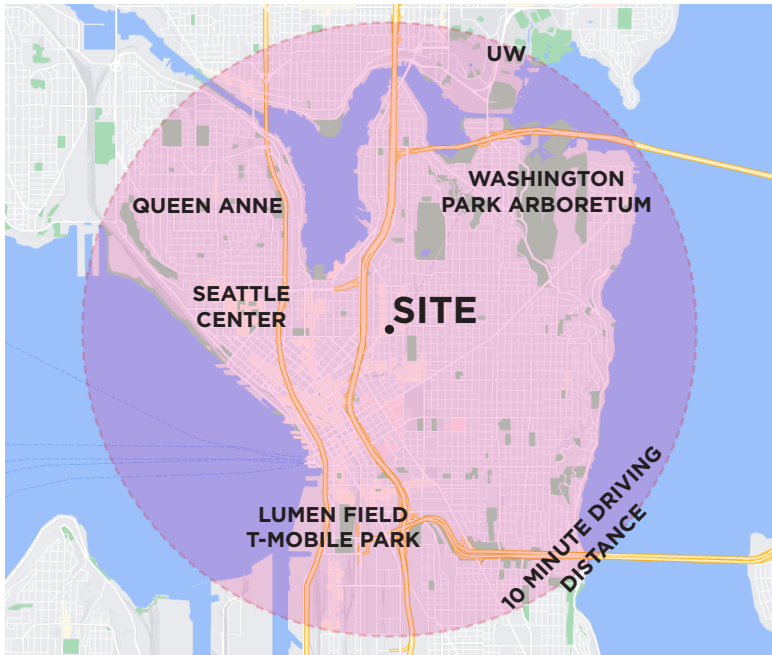
- Commercial Use
- Commercial Use Providing Customer/ Tenant Parking

### CS2-1-d. E John Street/E Olive Way Corridor

The attention and improvements to the project's commercial functions stems from the understanding that E Olive Way serves as a commercial corridor and gateway to the neighborhood, particularly stemming directly off the I-5 Expressway.

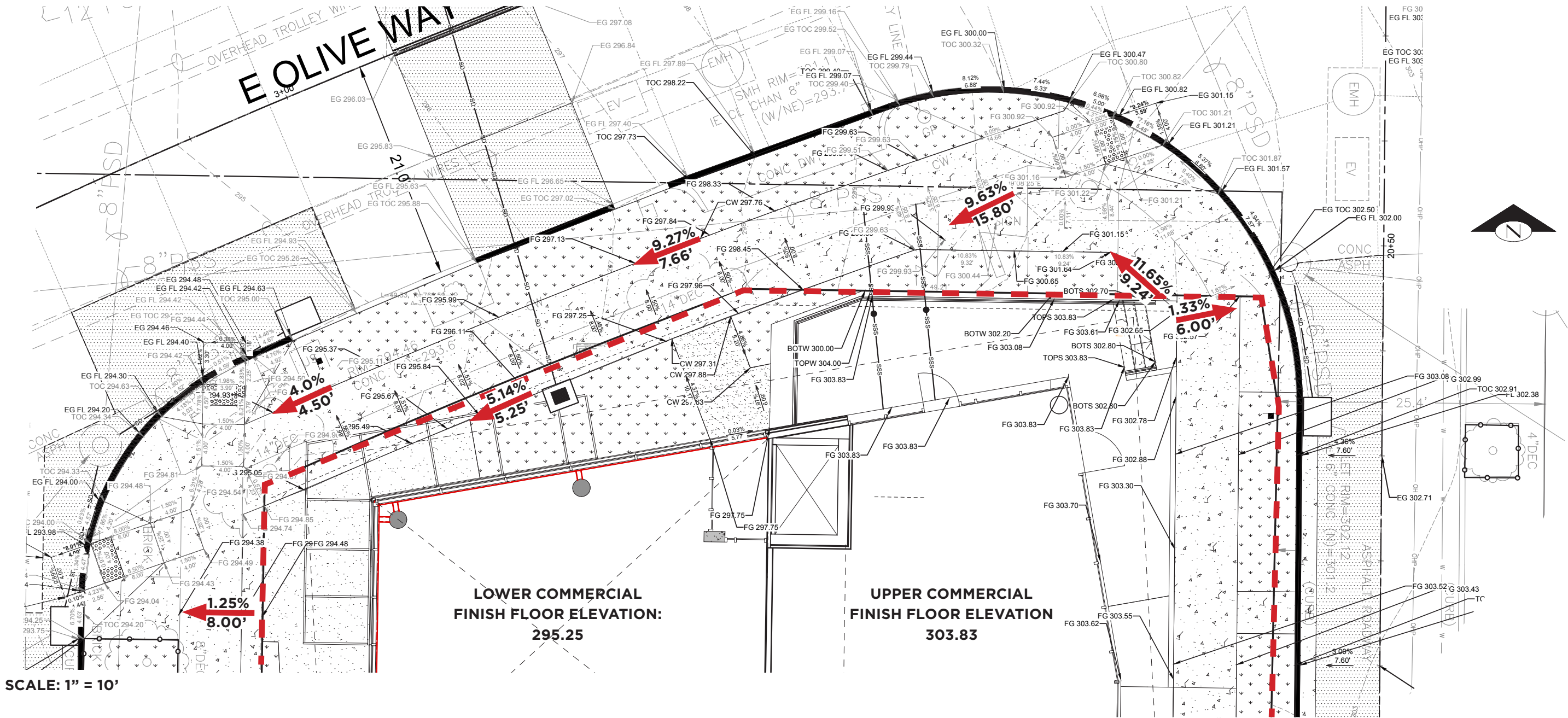
Looking at existing commercial use, there are very few sites that capitalize on the expanded reach E Olive Way provides to the neighborhood and how that may contribute social and economic activity to the area.

Comparing the difference between the walking range vs driving range, the project wields the opportunity to serve as a multi-modal destination within the greater Seattle area. By doing so, it directly contributes to the successful activation of the commercial spaces along E Olive Way. Ultimately, providing commercial parking is an amenity to increase occupancy and the diversity of tenants that can contribute to the Capitol Hill neighborhood.



# DR REPORT - WHAT WE HEARD

## GRADING PLAN ALONG EAST OLIVE WAY





# DR REPORT - WHAT WE HEARD

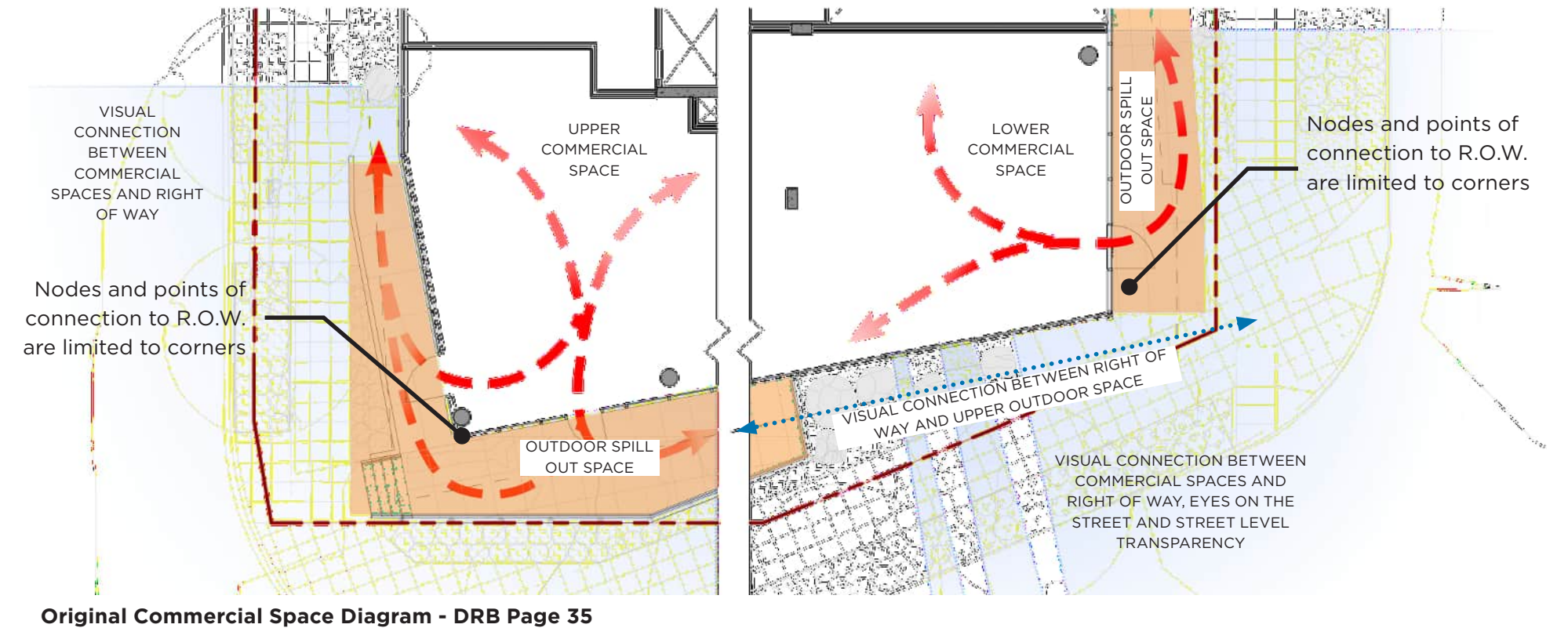
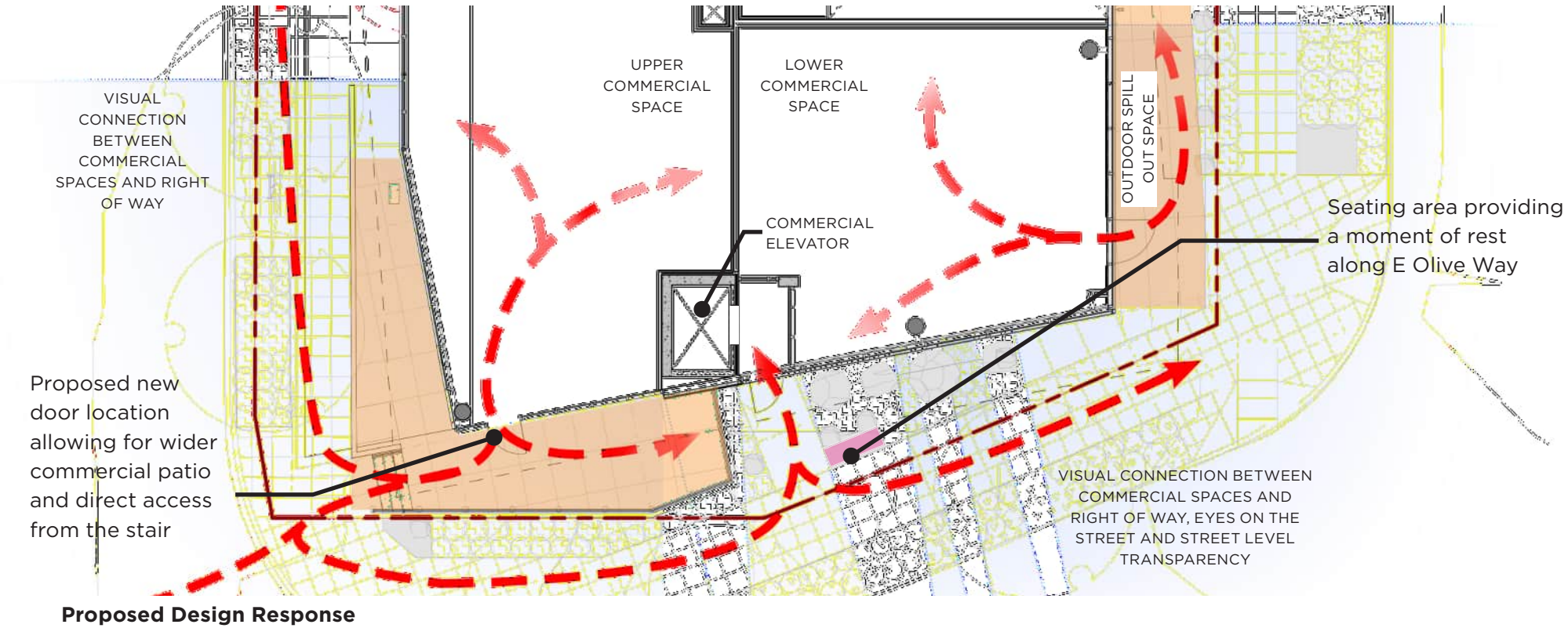
## RIGHT OF WAY ENGAGEMENT

### CS2.B.2 Connection to the Street

As proposed at DRB, the project had strong points of activity and connection to the R.O.W. specifically at the Boylston Ave E and Belmont Ave E corners.

The addition of the commercial elevator that accesses directly to E Olive Way provides greater visual and physical connection to the E Olive Way corridor and right of way. It discharges people from their individual cars directly midblock onto E Olive Way to be a part of the public realm, promoting further activity along the street.

Most importantly, providing public parking with a separate access elevator is a key element to the success of any business that will occupy the commercial spaces. Occupied spaces and successful businesses are the fundamentals for activating E Olive Way and thus fulfilling the intent of the design guidelines.





# DESIGN RESPONSE

## COMMERCIAL EGRESS PATH

The commercial elevator is foundational to the success of the tenants and activation of the outdoor spaces. This commercial improvement extends the reach of local businesses, beyond the Capitol Hill neighborhood, to promote a more diverse and dynamic activation of the street. Its location, mid-way along the steep E Olive Way grade, provides an equitable distance to each commercial space.

**RATIONALE:**

PL2.A.1. Access for All

Despite the natural grade of E Olive Way, the commercial access provided by the elevator is located so as to provide an opportunity for equal access to both commercial spaces from the public parking below. Rather than creating a “back door” entry, the commercial elevator serves to create a direct connection to E Olive Way and help promote successful businesses. Successful businesses will result in active outdoor spaces which in turn activate the streets.

CS2.B.2 Connection to the Street

The project at the Sept. 13th Design Recommendation Meeting only had nodes of activation along the corners of E Olive Way. In the proposed design response, these nodes still serve as the primary points of connection to the public realm but the commercial entry/exit provides additional interaction by bringing people who access the project by cars directly onto E Olive Way

PL3.C.1 Porous Edge

The egress path is a byproduct of the commercial elevator that is key to the success of the future commercial tenants. The additional point of entry created by the commercial egress path, it promotes additional interactions and visual connections to the retail activities of the building



Proposed Option 1, Stepped Planter | Street Tree Made Transparent for Clarity



Proposed Option 2, Deeper At-Grade Planting | Street Tree Made Transparent for Clarity

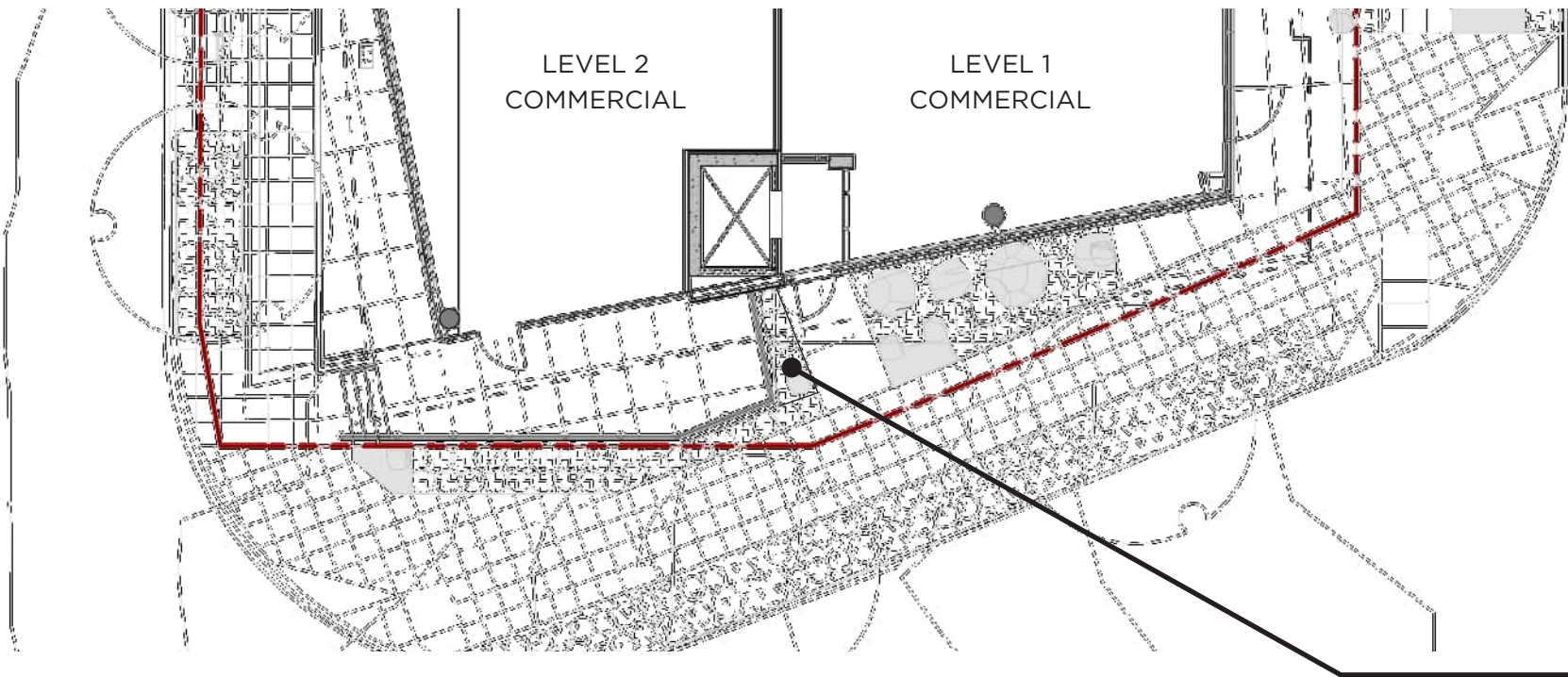


Design Recommendation Package - 9/13/2023 | Street Tree Made Transparent for Clarity



# DESIGN RESPONSE

## PROPOSED OPTION 1 AND 2



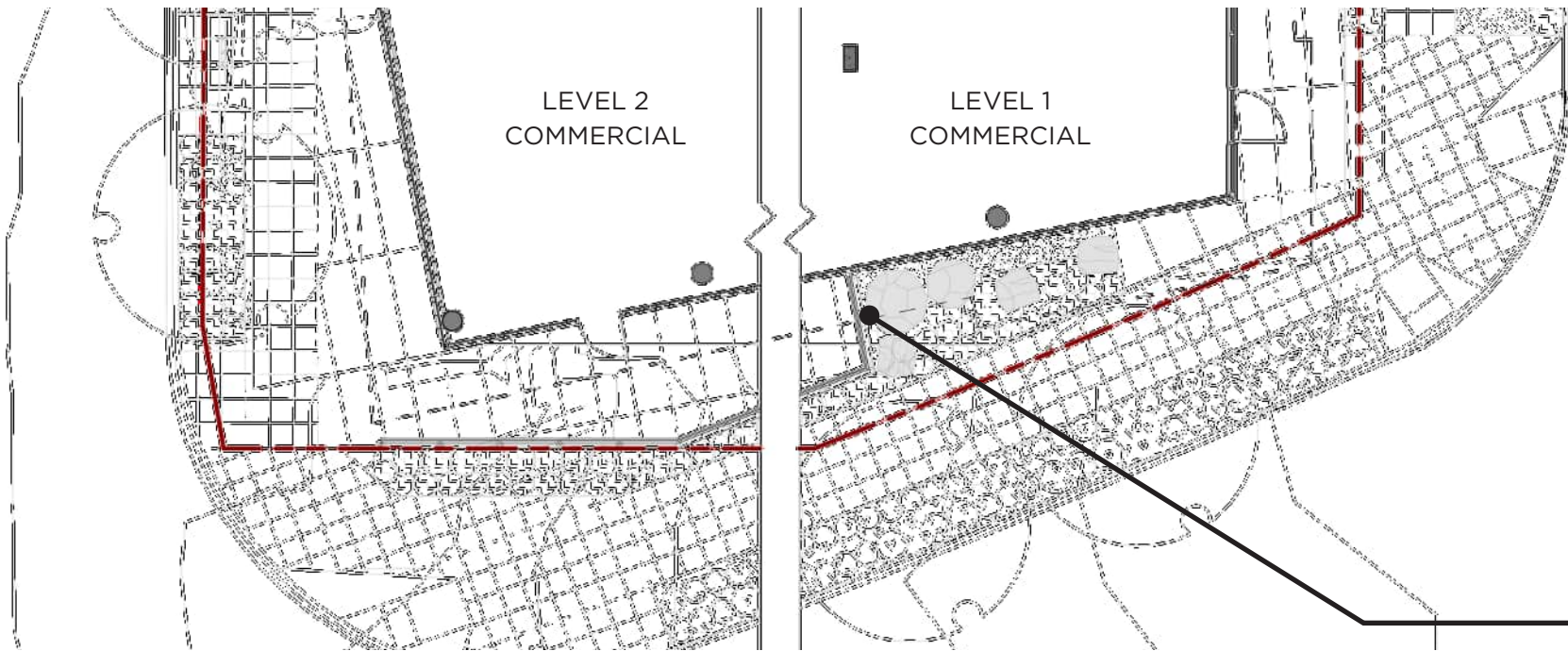
Option 1 Planter Step



Option 2 Deeper at Grade Plantings

Location of planter step or deeper at grade plantings to mitigate wall height

## DESIGN RECOMMENDATION PACKAGE - 9/13/2023

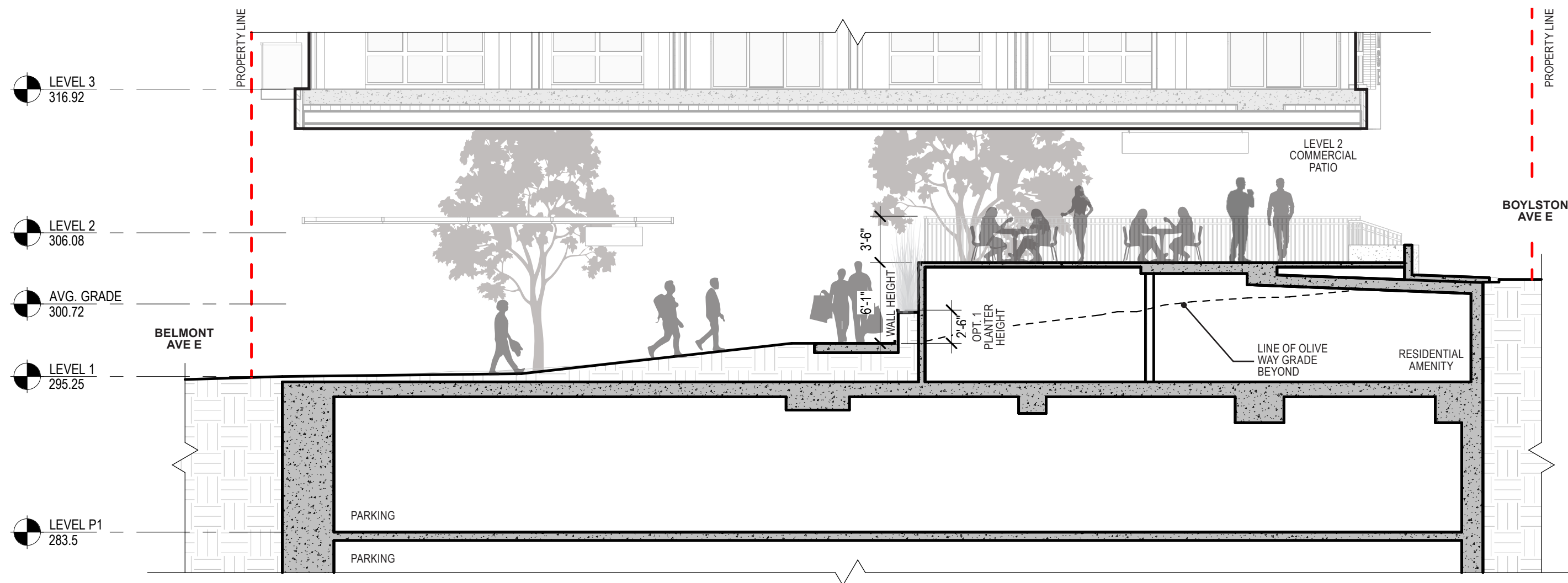


DR Report 4.A

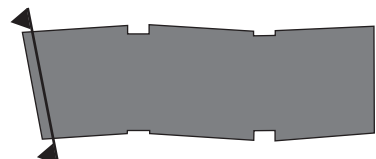
"They suggested breaking down the tall retaining wall into smaller steps to reduce the perceived bulk of the structure and noted that seating options could be incorporated into the layout to help activate the sidewalk edge."



# DESIGN RESPONSE



Section Along E. Olive Way Looking Towards Olive Way





# DESIGN RESPONSE

## COMMERCIAL TRANSPARENCY

The street level transparency is calculated between 2'-0" and 8'-0" above sidewalk per SMC 23.47A.008.B.2. The proposed design exceeds the minimum requirement by 13%. Compared to the approved DR design, it yields a difference of .83% or 3.31 SF. The commercial corners maintain the board's condition of a "highly transparent ground floor at the two commercial units along Olive Way street frontage, wrapping both corners." More importantly, the opaque walls added onto the E Olive Way frontage is diminished by its elevation and distance from the sidewalk. The project's landscaping and commercial patio will be the immediate foreground of what pedestrians experience.

### RATIONALE:

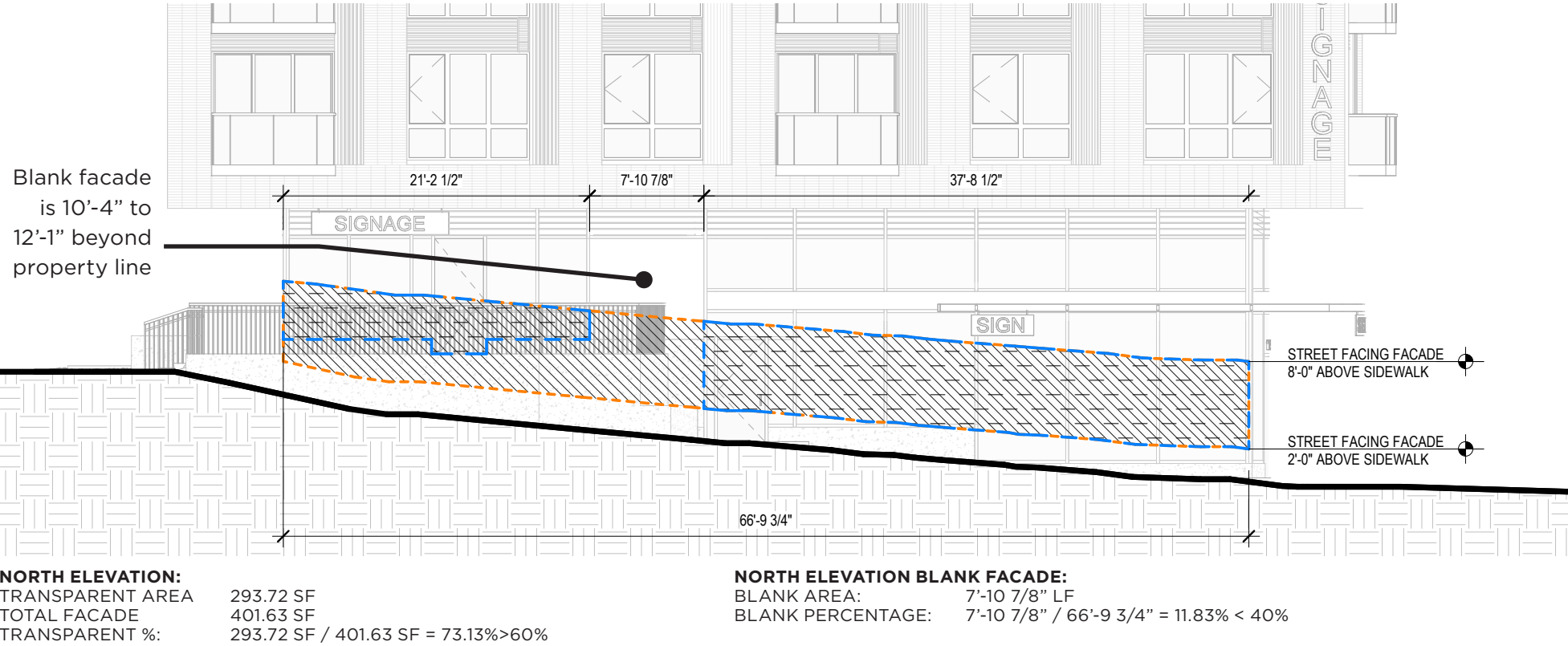
#### PL2.B.3 Street-Level Transparency

The fundamental percentage of street level transparency, between 2'-8' above sidewalk as calculated by zoning guidelines, has a marginal difference of .83% or 3.31 SF. The project maintains commercial transparency "wrapping around both corners" as recommended by Board approval, and still yields high visibility between the right of way and the internal commercial functions.

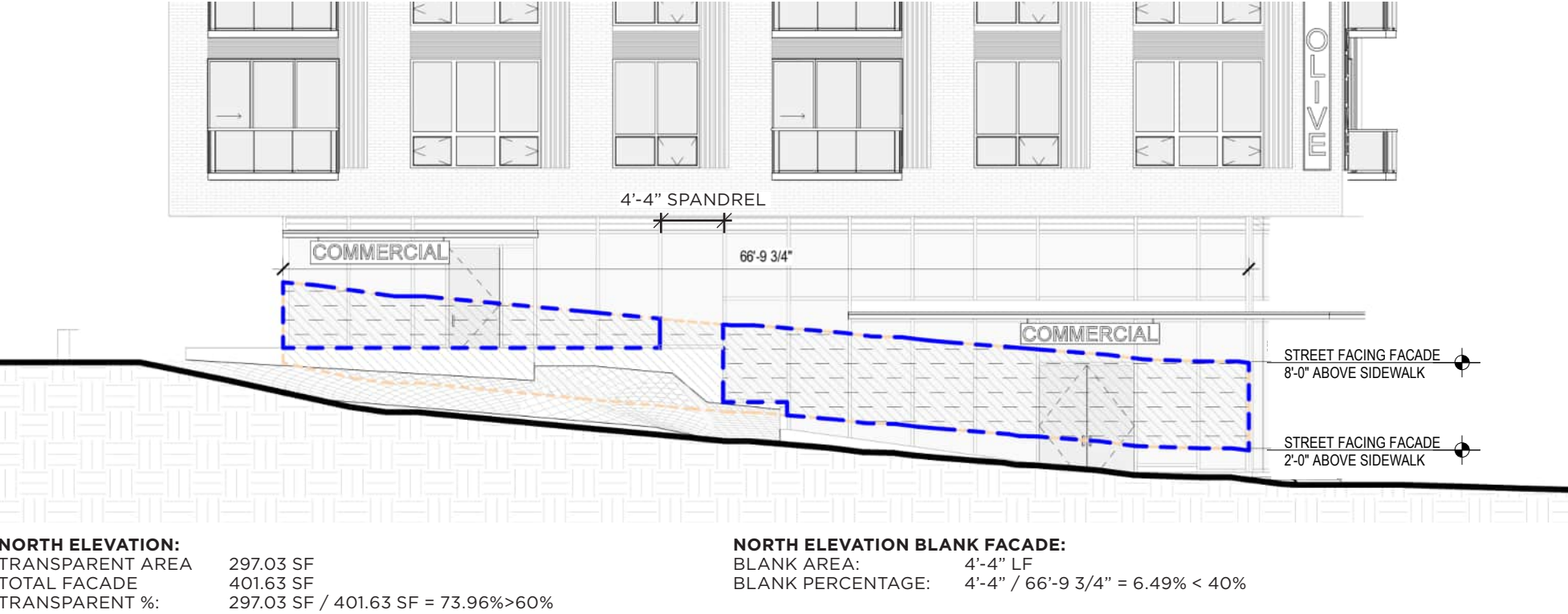
#### DC2.B.2 - Blank Walls

The addition of opaque walls along the E Olive Way frontage is met with care and consideration to minimize the perceived blank wall. Viewed in plan, the blank wall is held ~11' away from the sidewalk, preventing it from directly being seen or interacted from pedestrians along the R.O.W. Additionally, the bulk of the blank wall created by the commercial elevator is elevated away from the sidewalk and concealed further by activity on the NE patio. Due to its proximity to patio activity, the spandrel panel is intended to be a material of high grade commercial value. Any additional blank wall is to be covered by tall plantings.

## PROPOSED DESIGN - EXCEEDS REQUIREMENT BY 13.13%



## DESIGN RECOMMENDATION PACKAGE - 9/13/2023





# DESIGN RESPONSE

PROPOSED DESIGN - 4/24/2024



DESIGN RECOMMENDATION PACKAGE - 9/13/2023





# DESIGN RESPONSE

PROPOSED DESIGN - 4/24/2024 | STREET TREE MADE TRANSPARENT FOR CLARITY



DESIGN RECOMMENDATION PACKAGE - 9/13/2023 | STREET TREE MADE TRANSPARENT FOR CLARITY





# DESIGN RESPONSE

PROPOSED DESIGN - 4/24/2024 | STREET TREE MADE TRANSPARENT FOR CLARITY



DESIGN RECOMMENDATION PACKAGE - 9/13/2023 | STREET TREE MADE TRANSPARENT FOR CLARITY





PAGE LEFT INTENTIONALLY BLANK

# DR REPORT - WHAT WE HEARD

DESIGN RECOMMENDATION REPORT

CONNECTION TO THE STREET - NE COMMERCIAL

2.a.i. The board recommended approval of a second commercial unit at the northeast corner of the site. The board questioned, however, how access from Olive Way to the door would work and how the unit would activate the commercial street frontage. The board ultimately recommended a condition to refine the connection of the northeast commercial unit to the sidewalk along Olive Way to activate the building edge and to clarify access overall







PAGE LEFT INTENTIONALLY BLANK

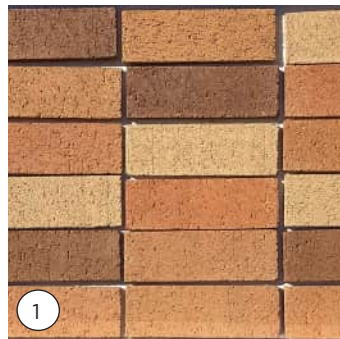
**APRIL 24, 2024**

**SITE PLAN AND  
ELEVATIONS**

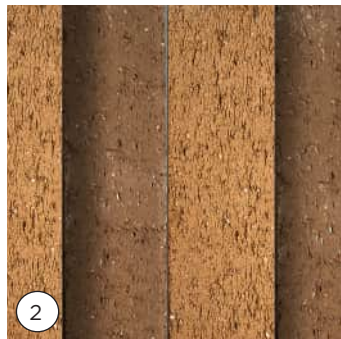




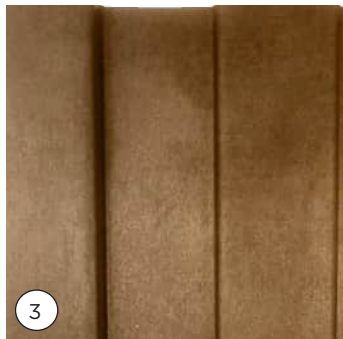




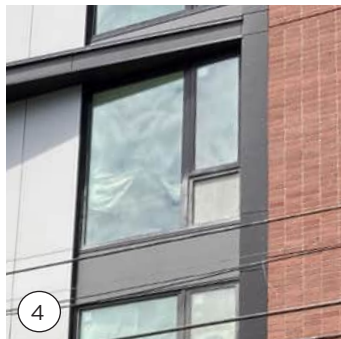
1  
Light Orange/Orange/Brown  
Brick Blend



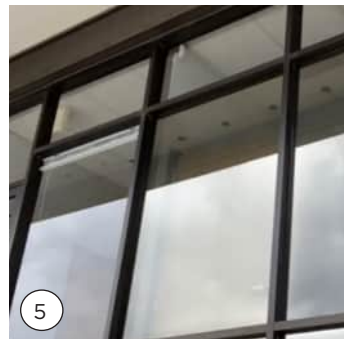
2  
Brick Accent, Brown at Inset  
and Orange at Outset



3  
Corrugated Metal, Vertical  
Accent Panel, Copper



4  
Vinyl Window, Dark Bronze  
Frame



5  
Aluminum Storefront System,  
Dark Bronze Finish



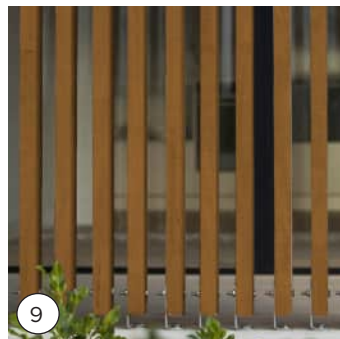
6  
42" Glazed Guardrail with Dark  
Bronze, Aluminum Frame



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



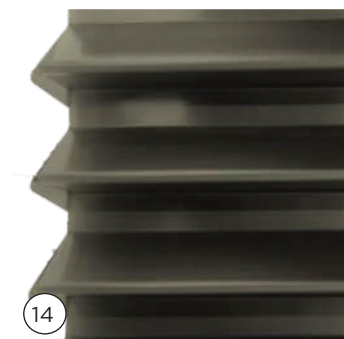
11  
Residential Concrete Planter  
and Privacy Wall



12  
White Fiber Cement Panel



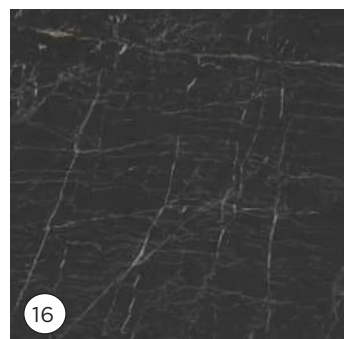
13  
Dark Gray Brick



14  
Dark Bronze, Horizontal Metal  
Accent Panel

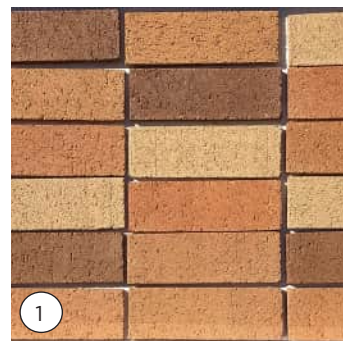


15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

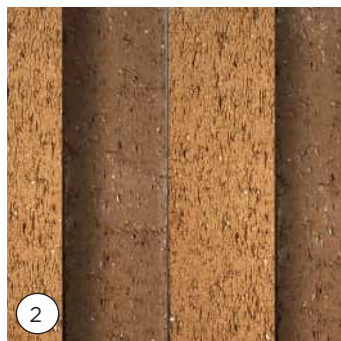


16  
High Grade, Commercial  
Spandrel Panel





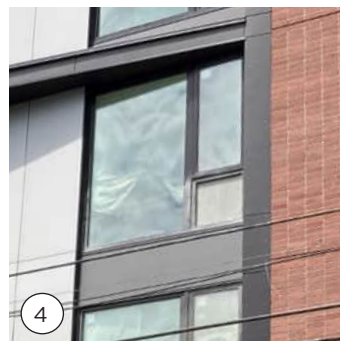
1  
Light Orange/Orange/Brown  
Brick Blend



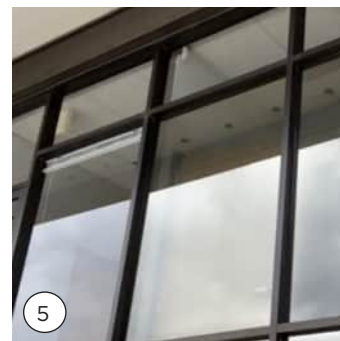
2  
Brick Accent, Brown at Inset  
and Orange at Outset



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



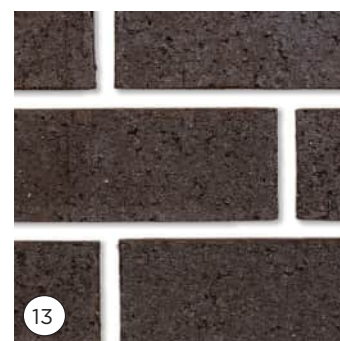
10  
Weathered Steel Planter Edge



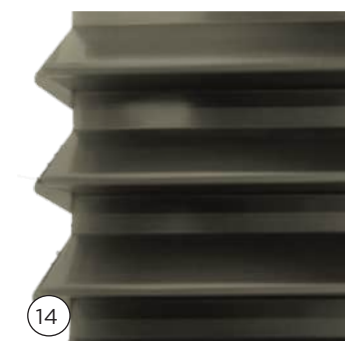
11  
Residential Concrete Planter  
and Privacy Wall



12  
White Fiber Cement Panel



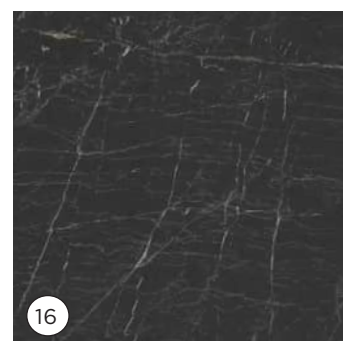
13  
Dark Gray Brick



14  
Dark Bronze, Horizontal Metal  
Accent Panel



15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze



16  
High Grade, Commercial  
Spandrel Panel

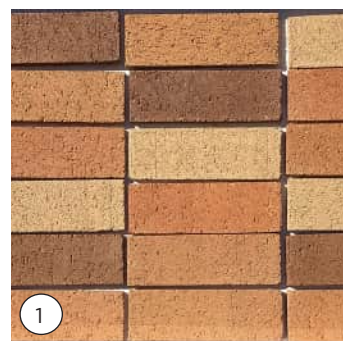




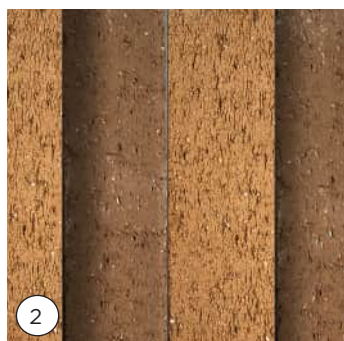
3. NORTH ELEVATION



4. SOUTH ELEVATION



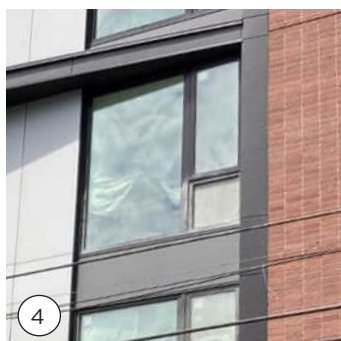
1  
Light Orange/Orange/Brown  
Brick Blend



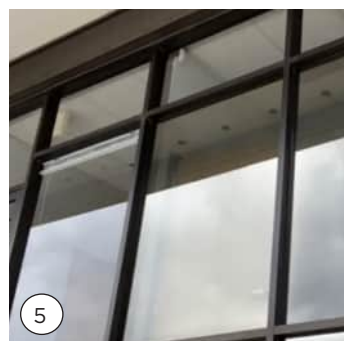
2  
Brick Accent, Brown at Inset  
and Orange at Outset



3  
Corrugated Metal, Vertical  
Accent Panel, Copper



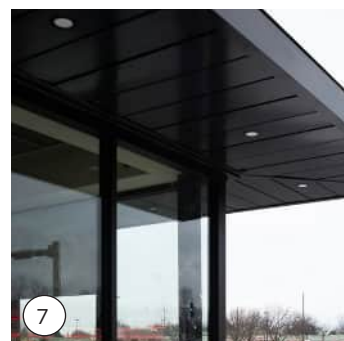
4  
Vinyl Window, Dark Bronze  
Frame



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



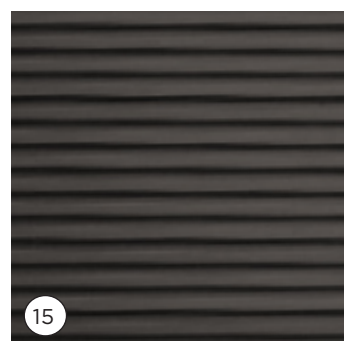
12  
White Fiber Cement Panel



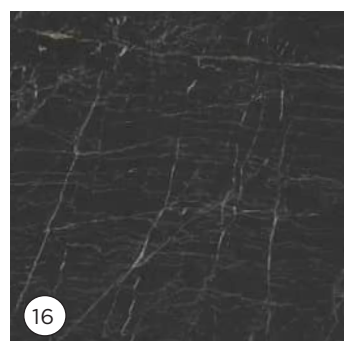
13  
Dark Gray Brick



14  
Dark Bronze, Horizontal Metal  
Accent Panel



15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze



16  
High Grade, Commercial  
Spandrel Panel



PAGE LEFT INTENTIONALLY BLANK

**SEPT. 13, 2023**

**APPROVED  
DRB PACKAGE**



# 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



**4.0**

**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:

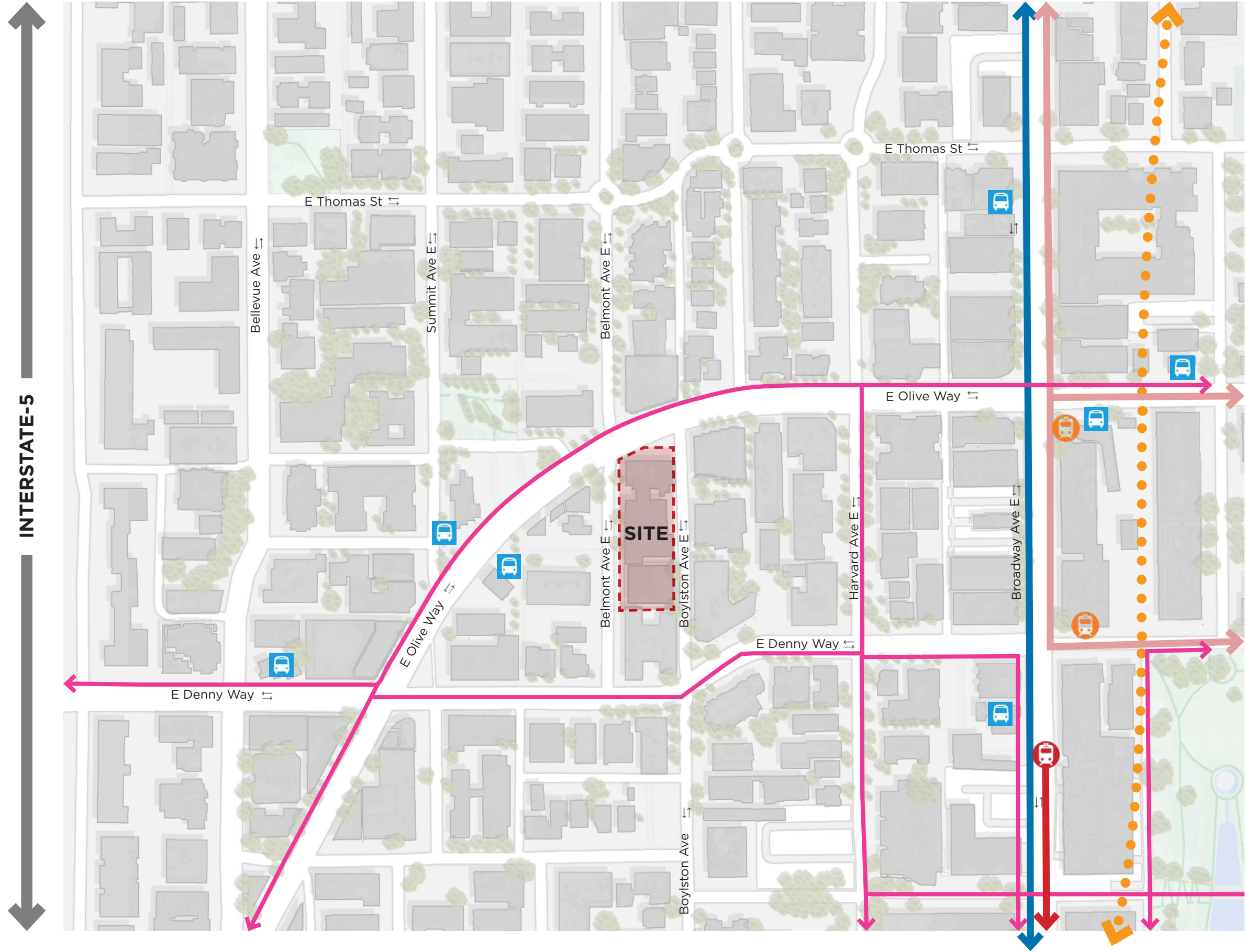
- G Grocery Stores





# 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:

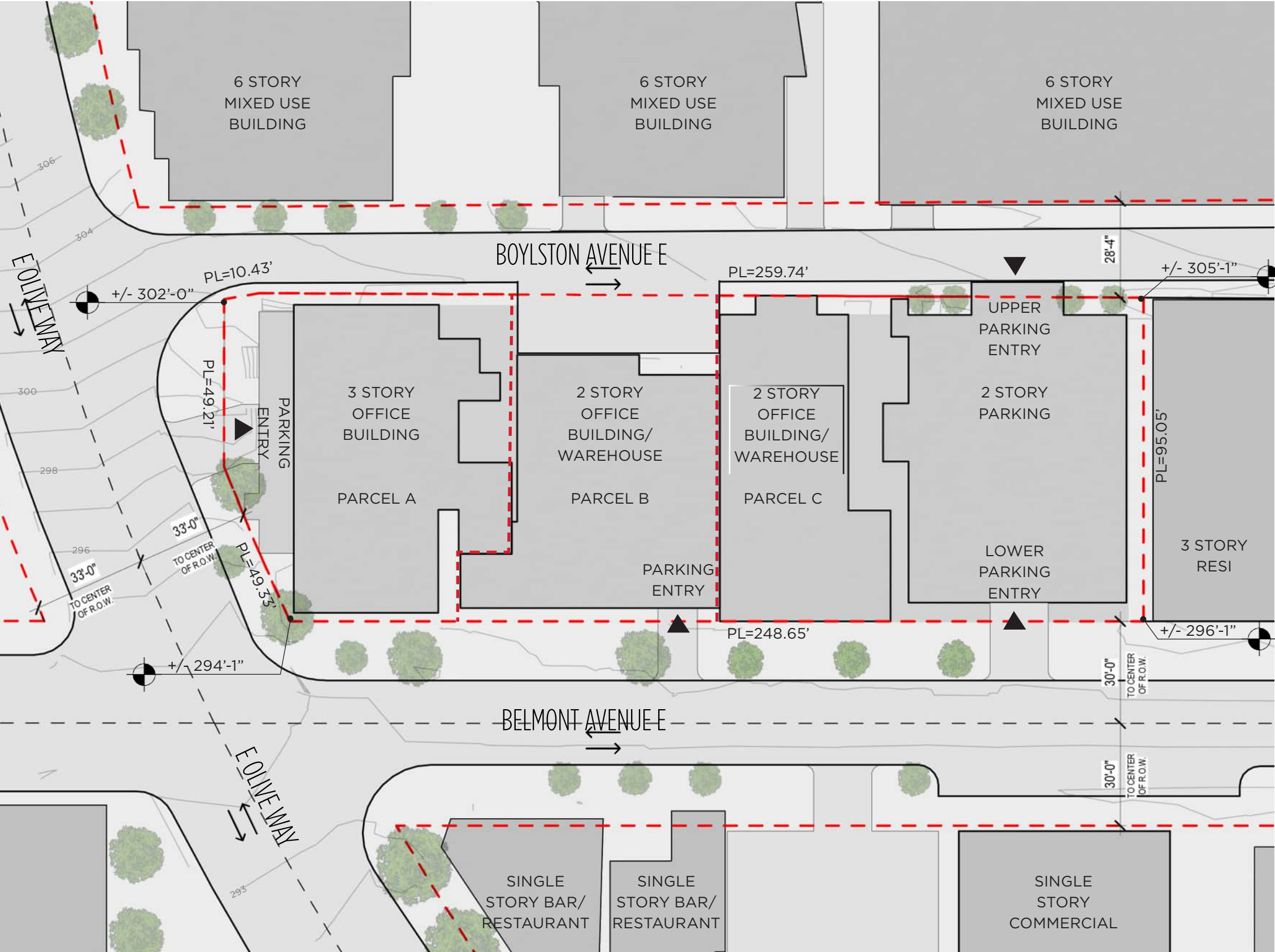
PONTIUS 2ND ADD SUPL ALL LOT 1 & POR LOT 2 & OF UNPLT STRIP ADJ SD LOTS 1-2 ON E & OF POR VAC E JOHN ST ADJ ON N DESC - BAAP ON C/L BELMONT AVE E LY S 0-53-57 W 78.99 FT FR MON AT NXN SD BELMONT E & E JOHN ST TH S 89-07-44 E 30 FT TO E MGN SD BELMONT E & TPOB LY ON WLY EXT OF NLY FACE OF CONC BLK WALL 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 TO E 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



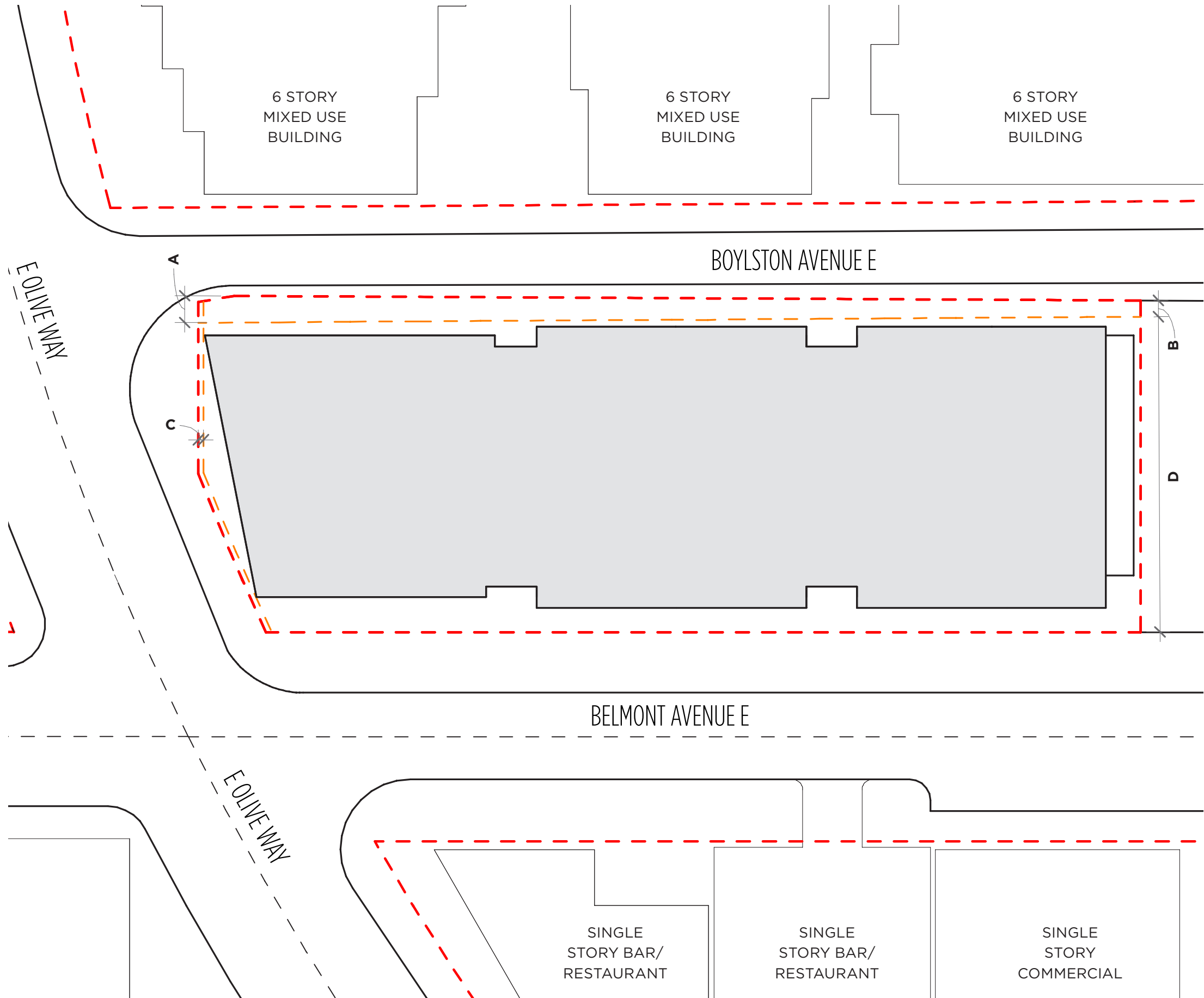


# REQUIRED RIGHT-OF-WAY SETBACKS

- 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.



PAGE LEFT INTENTIONALLY BLANK



PAGE LEFT INTENTIONALLY BLANK

**6.0**

# **ZONING DATA**

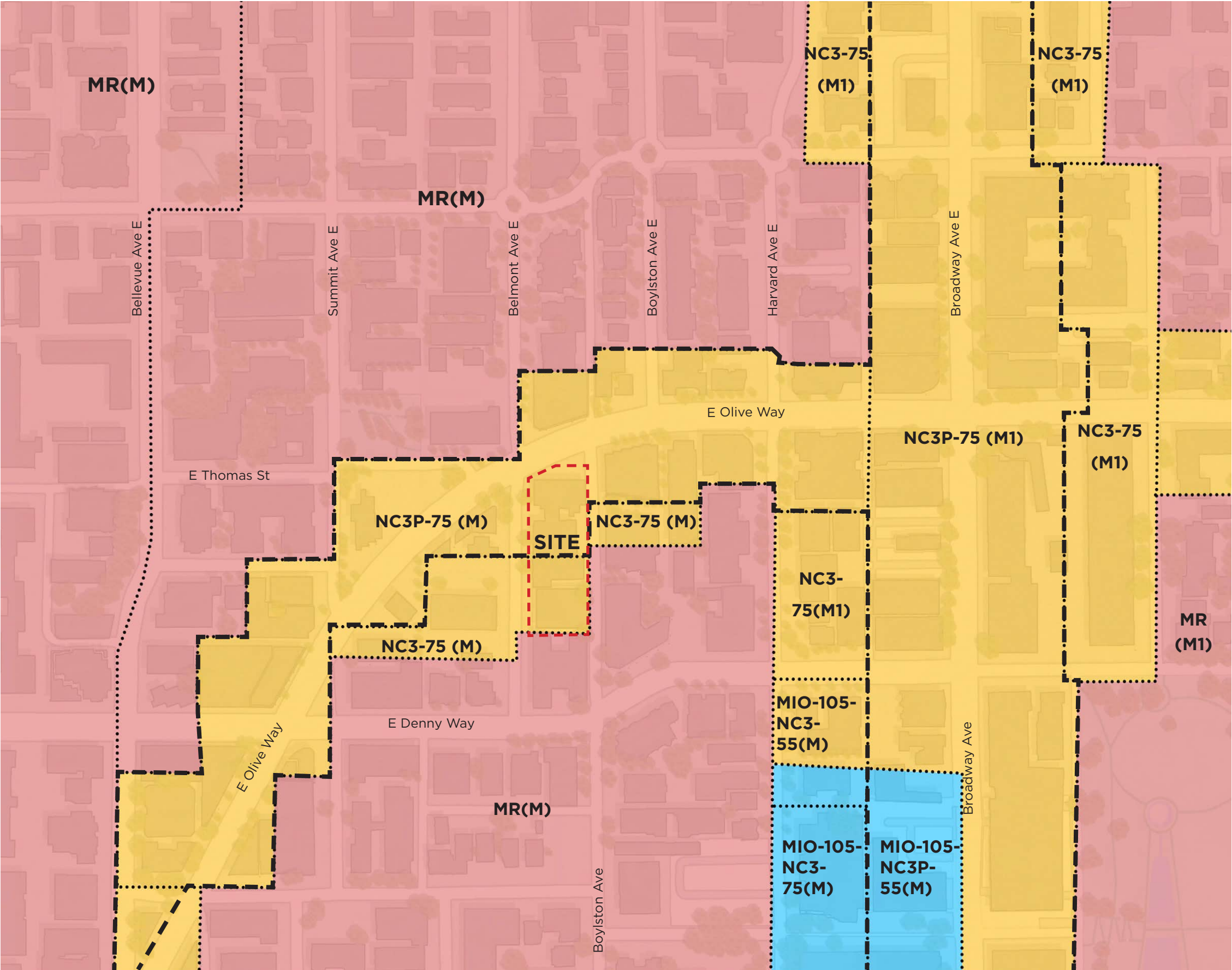


# ZONING MAP

- 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.





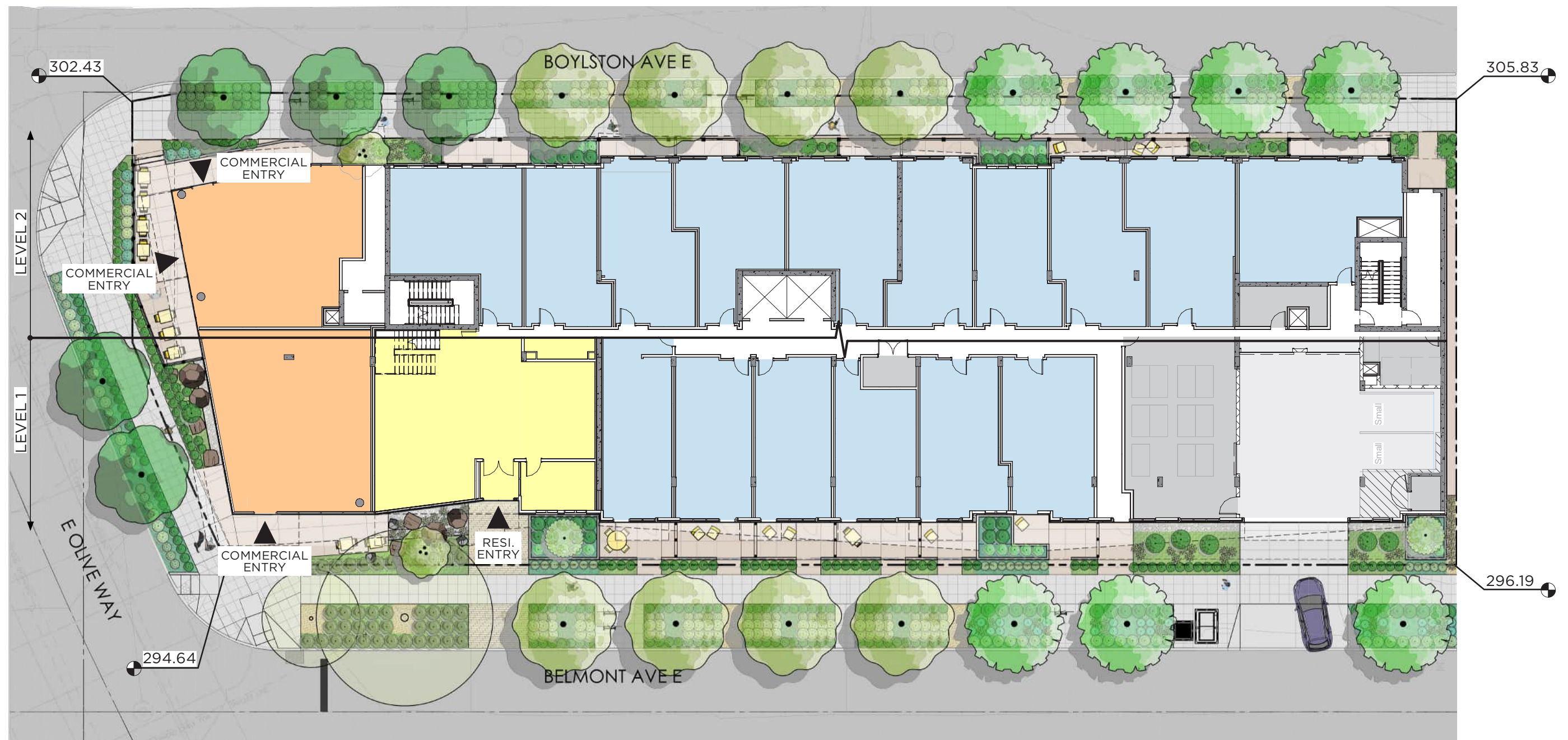
ADDRESS	1661 East Olive Way, Seattle, WA 98101
ZONE	NC3P-75 (M) First Hill / Capitol Hill Urban Center Flexible Parking Area
PERMITTED USES	Residential - Approximately 160 Units Proposed Commercial - Approximately 2,400 SF Proposed Parking - Approximatey 90 Spaces Proposed
STRUCTURE HEIGHT (23.47A.012)	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"><li>Required Front Setback: 0'-0"</li><li>Required Side Setback: Adjacent zone is MR(M). 10'-0-" from 13'-0" to 65'-0".</li></ul> <p>Additional 1'-0" for every 10' of height.</p> <ul style="list-style-type: none"><li>Required Rear Setback: 0'-0"</li><li>Upper Level Setback: Average of 8'-0" above 65' for all street-facing facades.</li></ul> <p>Proposal requests the following departures;</p> <ul style="list-style-type: none"><li>- Reducing the 10'-0" setback to 8'-9" along Belmont Ave E</li><li>- Reducing the 10'-0" setback to 4'-0" along Boylston Ave E</li><li>- 1'-2" wide x 11'-7" upper level setback encroachment along the south property line</li></ul>
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"><li>Required Amenity Area shall not be less than 5% of the total gross square footage, excluding mechanical equipment and parking.</li><li>Minimum Amenity Space: 129,172 SF x 0.05 = 6,458.6 SF</li><li>“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.</li><li>All residents shall have access to at least one common or private amenity area.</li><li>Amenity areas shall not be enclosed.</li></ul> <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"><li>Long Term: 1 per dwelling unit up to 50, then three-quarters per dwelling unit</li><li>Short Term: 1 per 20 dwelling units.</li></ul> <p>Proposed bicycle parking complies.</p>
PARKING COUNT (23.54.015)	<ul style="list-style-type: none"><li>1 space per dwelling unit, 1 space for every 2 small efficiency dwelling units.</li></ul> <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.



**7.0**

# **COMPOSITE SITE PLAN**





PAGE LEFT INTENTIONALLY BLANK

**8.0**

# **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.

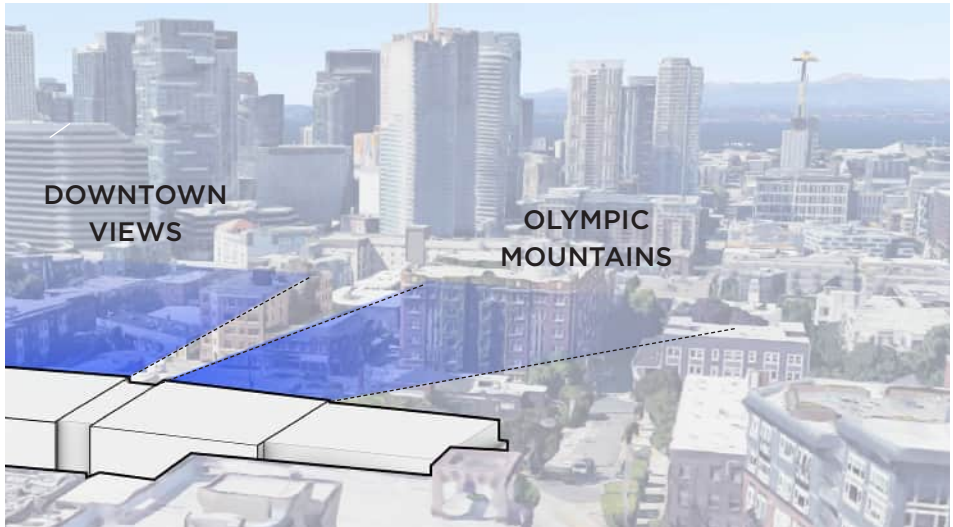
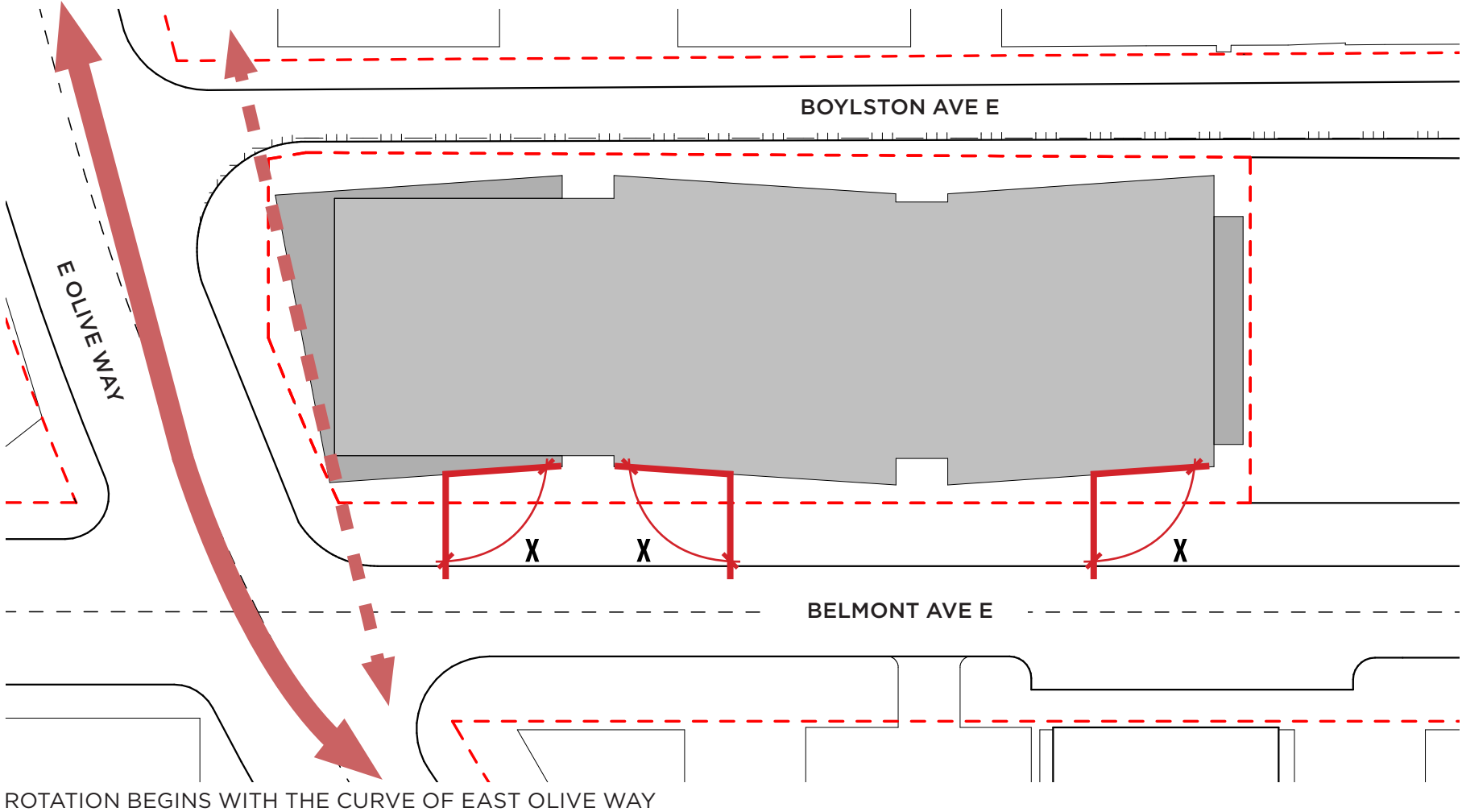
The rotation of the southern two massings is also a physical and symbolic relationship to the scenic landscapes to the west. As one mass turns to capture the downtown skyline, the other rotates in a similar degree to the distant Olympic Mountains. For the residents, the angled rotation within the boundaries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

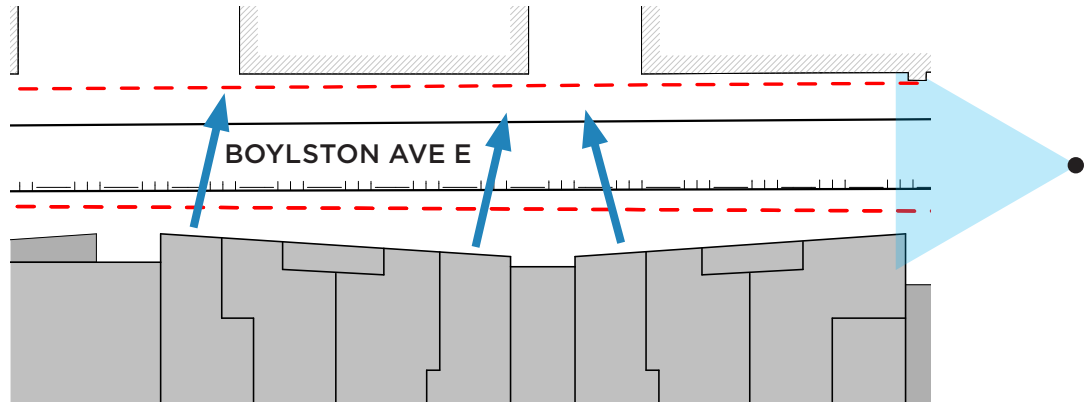






#### ROTATED UPPER MASSINGS

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

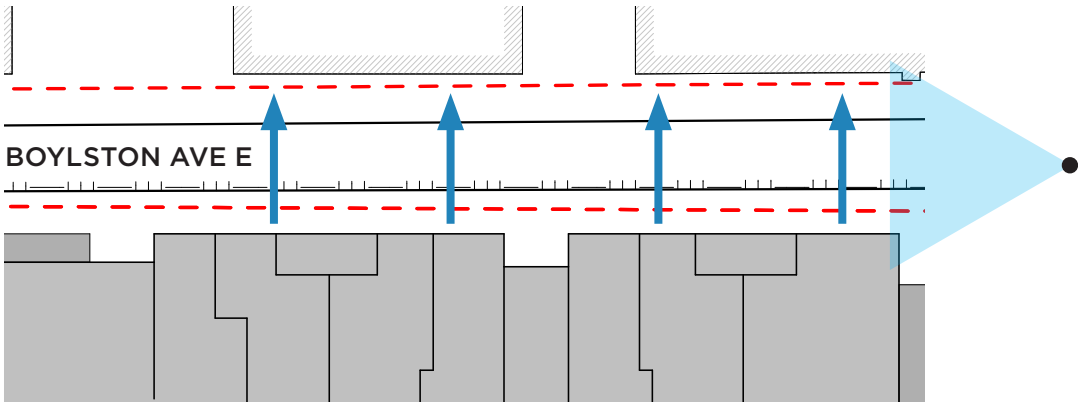


ANGLED SHAPE PUSHES VIEWS AWAY FROM OTHER RESIDENTS DIRECTLY ACROSS



#### 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



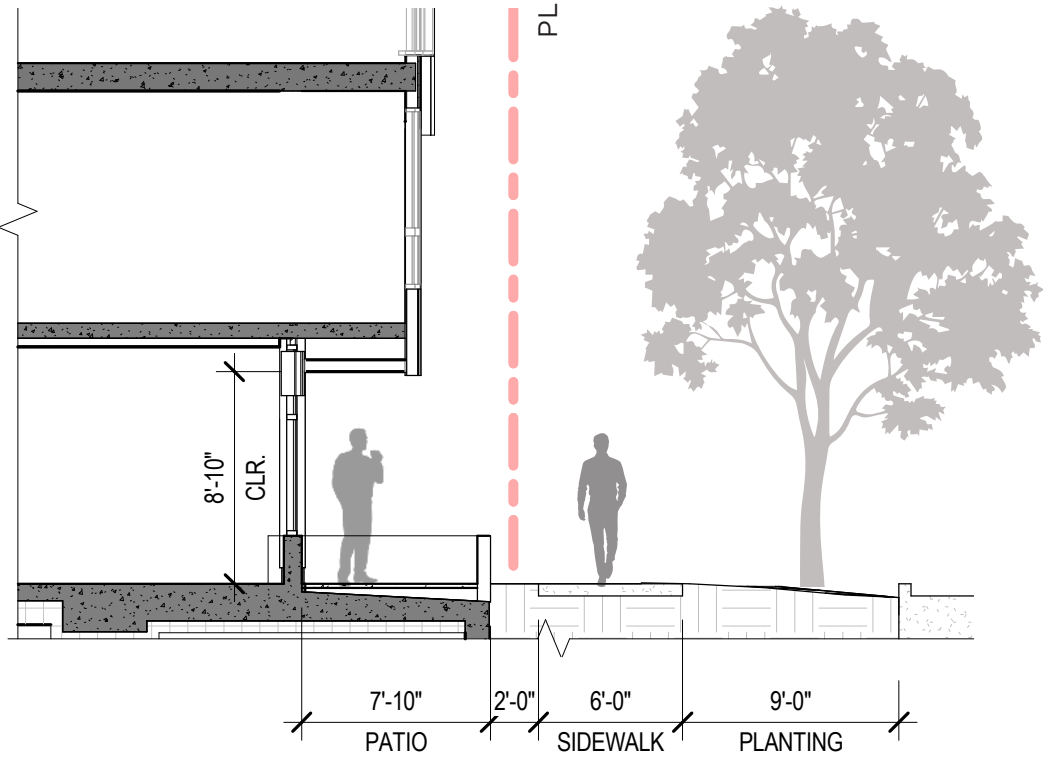
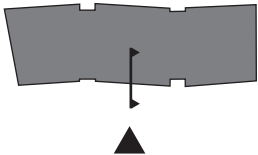




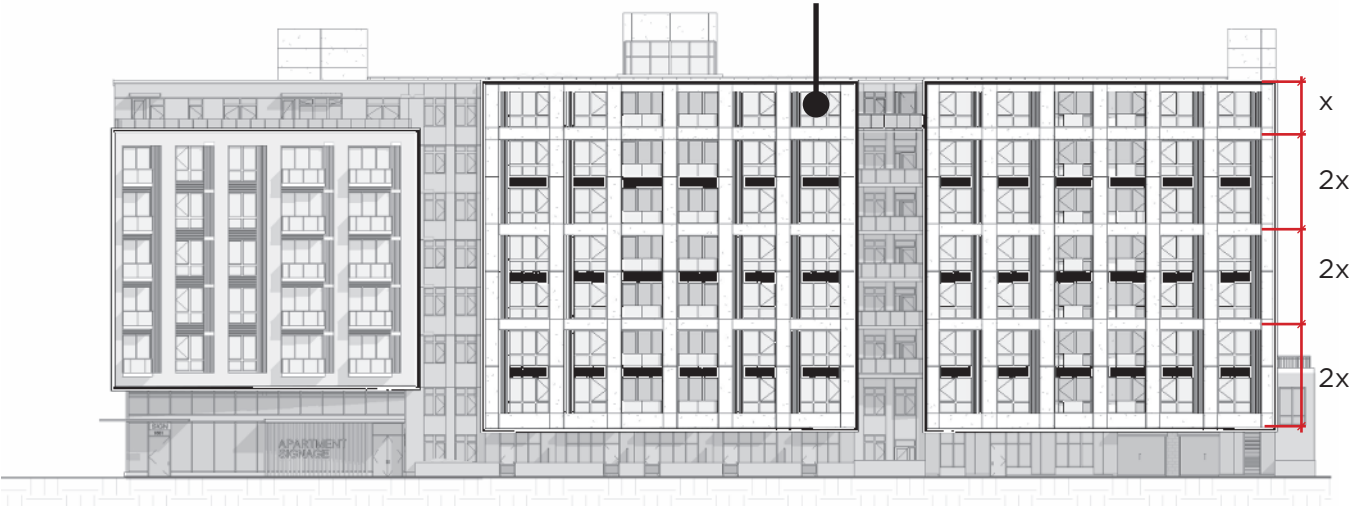
# BOARD DIRECTION - DESIGN RESPONSE

## 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

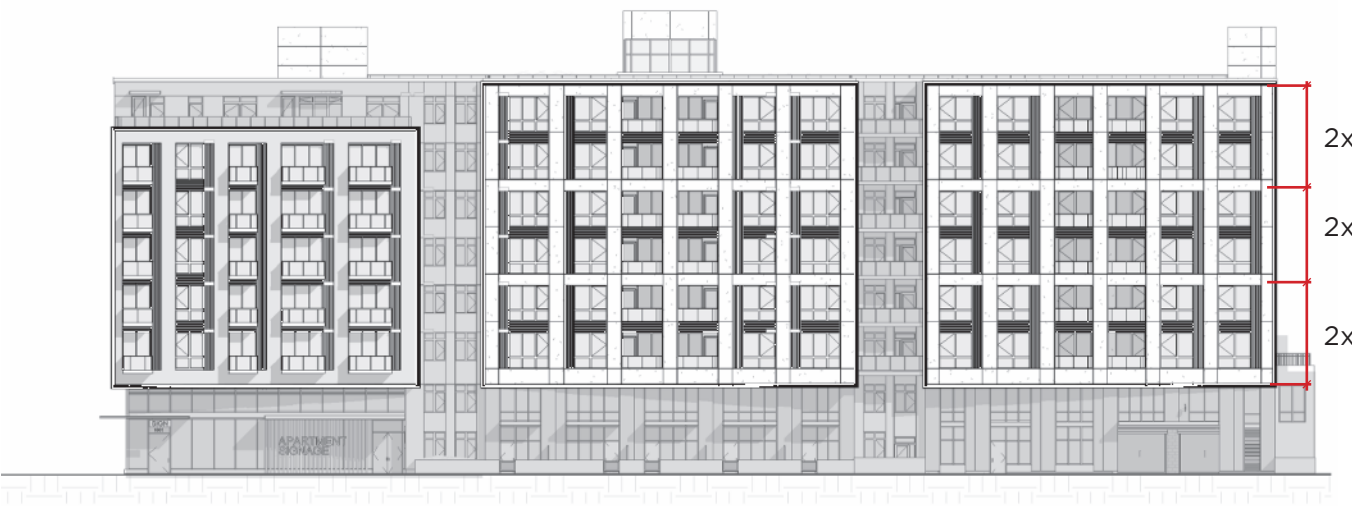
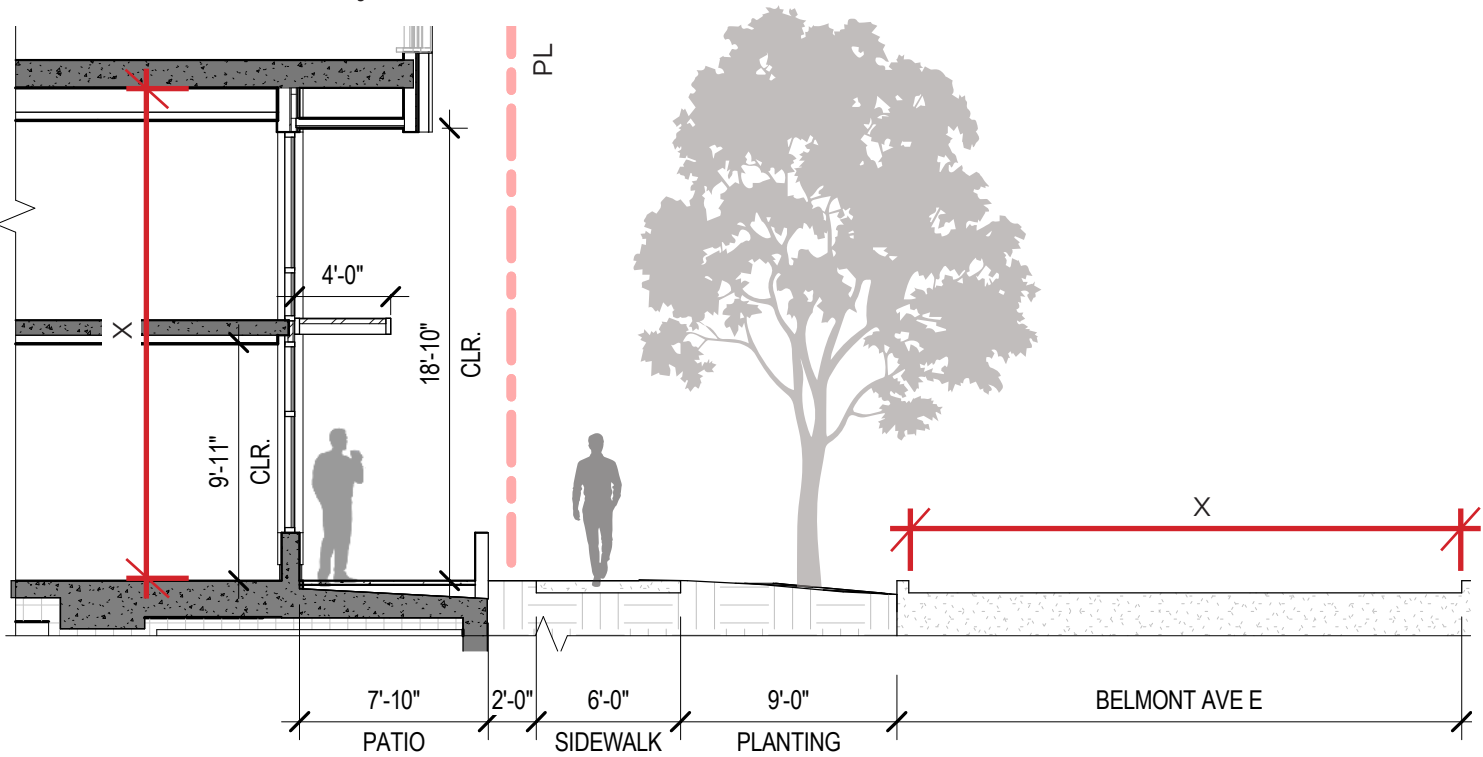
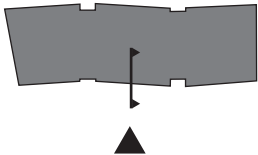


ADDITIONAL LEVEL CREATES ODD GRID RHYTHM



## 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

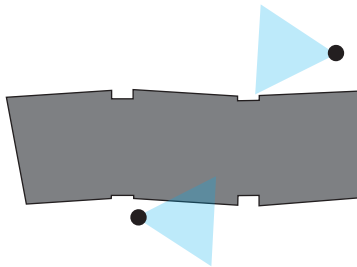
The building considers the different characters and environments of Belmont Ave E, a wider and more active frontage, and Boylston Ave E, a narrower and more intimate frontage. The different east and west facades respond proportionally to the scale of its associated right of way

#### 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.

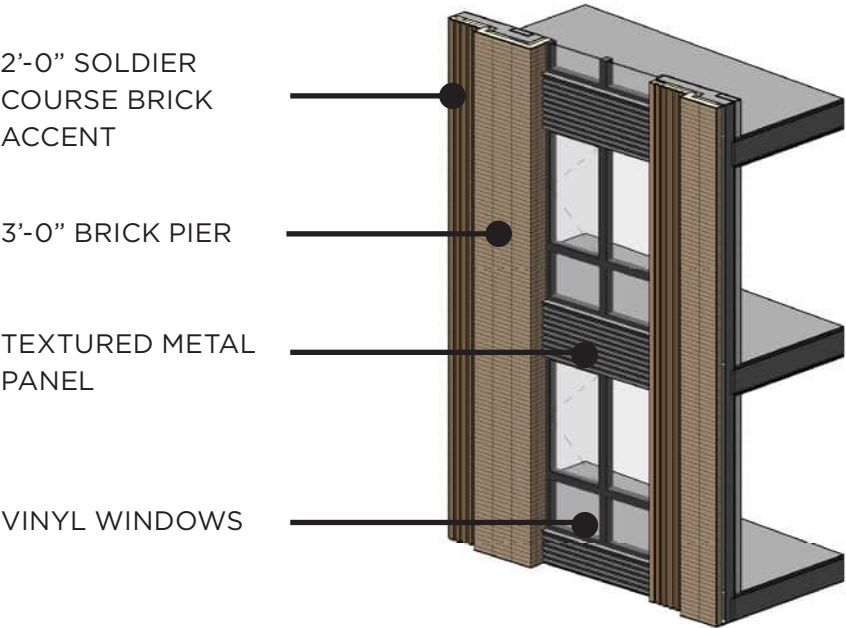
#### DC2.D.2 Texture

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.

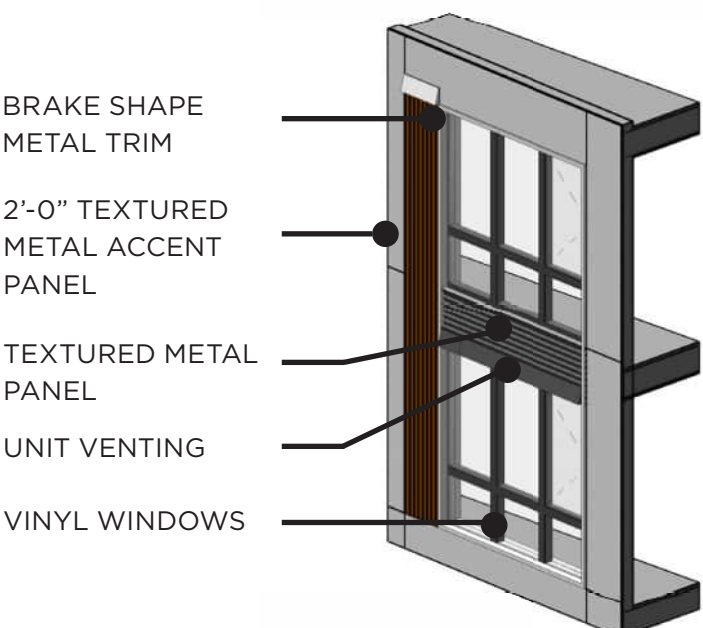
In a similar fashion, the southernmost volumes contrast the textured masonry piers and residential language found in the podium level. The "super frame" language is enforced by the fiber cement material and contrasted by varying textures of the horizontal and vertical metal accent panels. The placement 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.



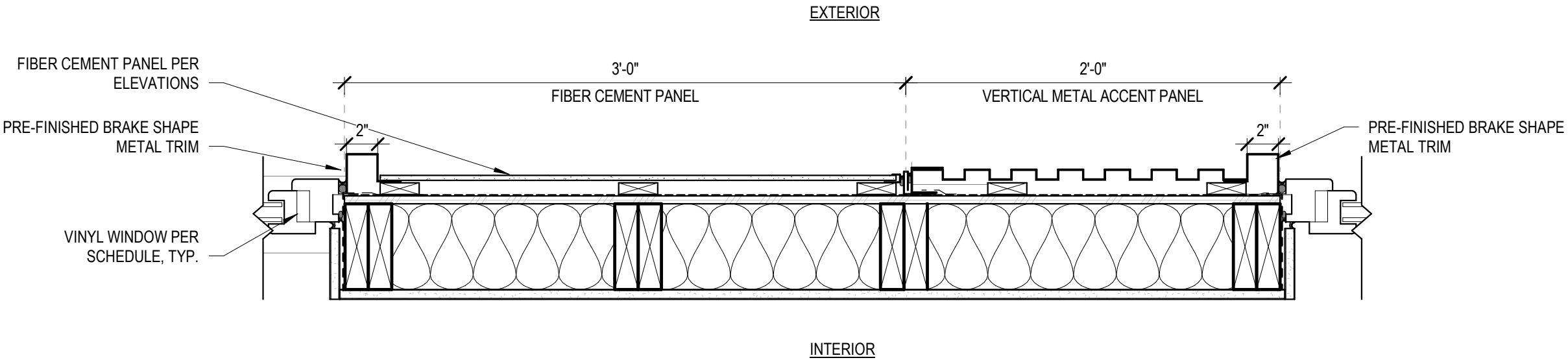
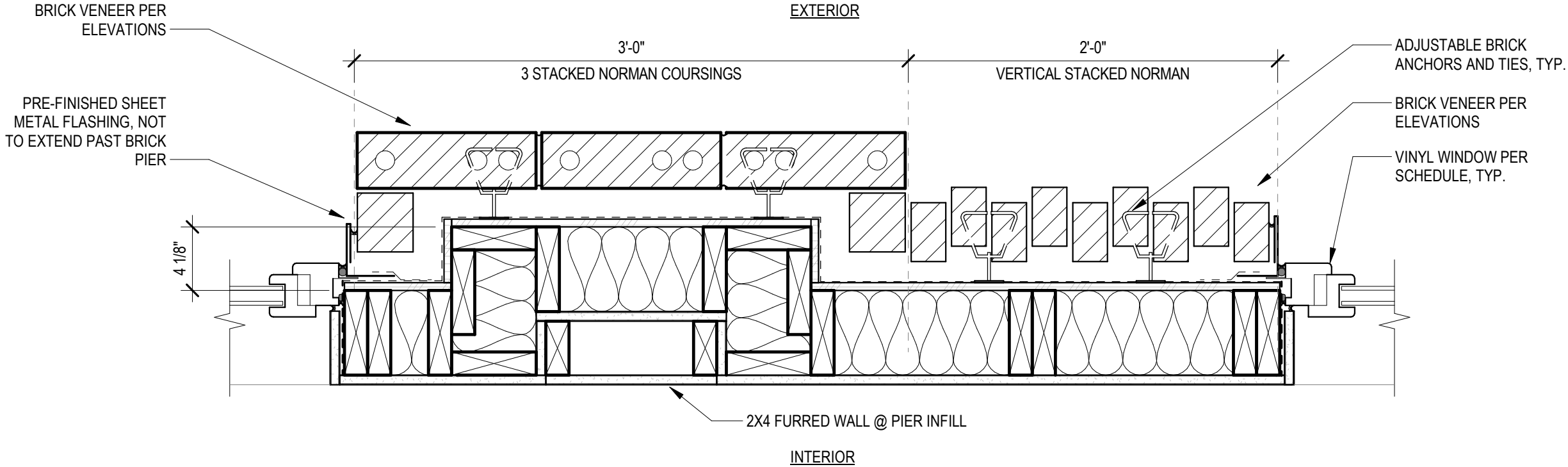
AXONOMETRIC DIAGRAM OF TEXTURAL FACADE UPPER BRICK MASSING



AXONOMETRIC DIAGRAM OF TEXTURAL FACADE UPPER SOUTHERN MASSINGS



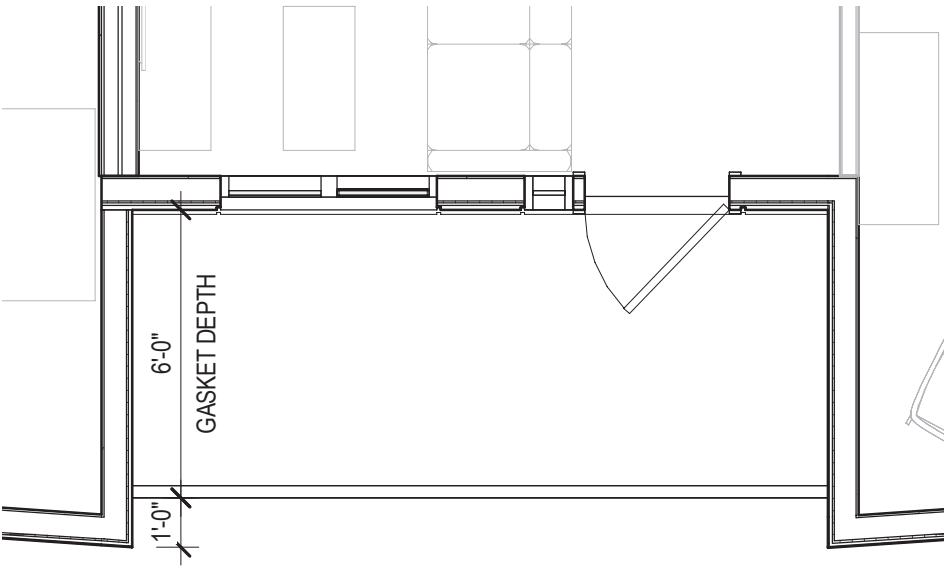
# BOARD DIRECTION - DESIGN RESPONSE



# 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

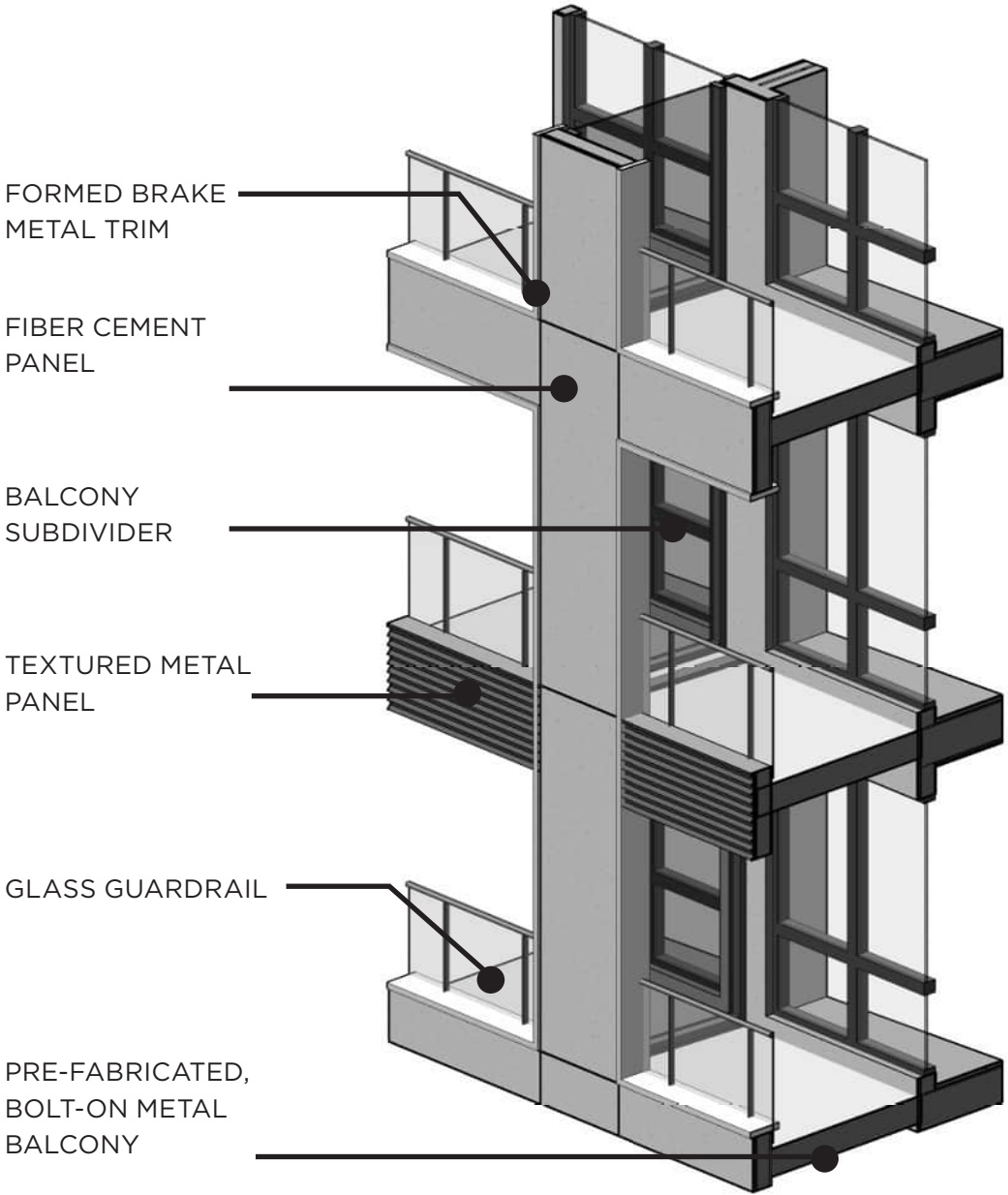
The addition of secondary architectural elements, inset and outboard balconies, begin to affect the perceived mass of the upper level volumes through additive and subtractive approaches to the geometry. Accompanied with material/textural changes, the sheer, expansive face of the upper volumes are minimized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

#### DC2.B.1 Facade Composition

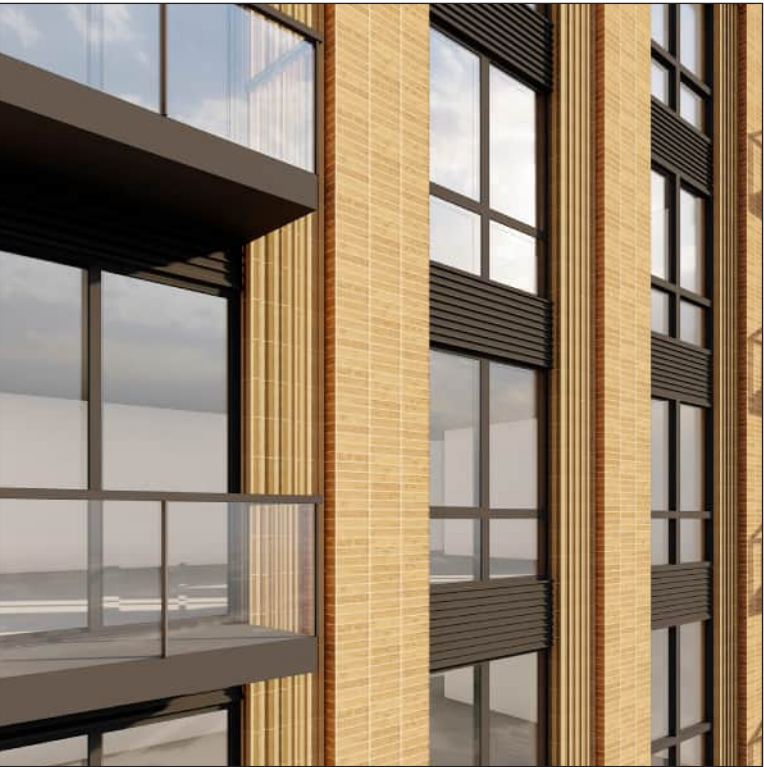
The approach to each elevation considers the upper level volumes as unified masses spanning from Boylston Ave E to Belmont Ave E. For all upper level volumes, the materials wrap as the walls return into the insets. The exterior language is maintained across both the eastern and western facade to create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

PAGE LEFT INTENTIONALLY BLANK



# 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

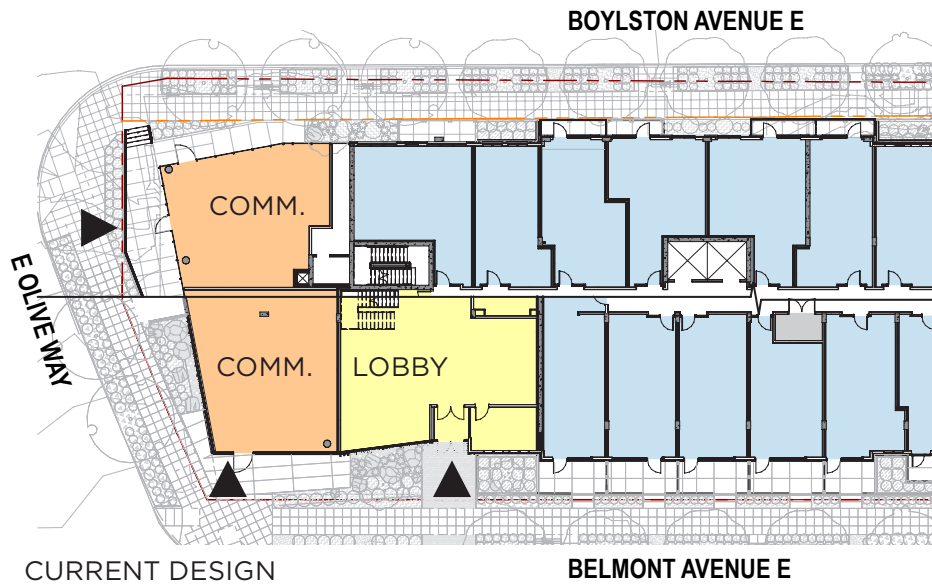
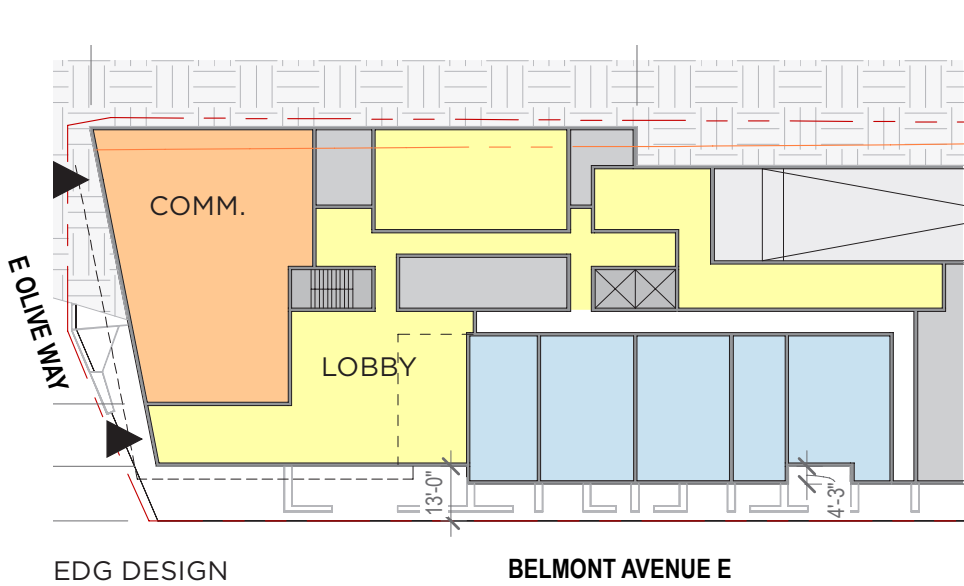
The commercial function along East Olive Way fronts both corners along Belmont Ave E and Boylston Ave E. The glass storefront provides high visibility between the commercial spaces and the right of way to create dynamic visual activity along the streetscape. Given the narrow site and intersection of 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

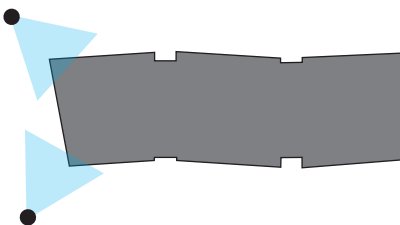
Due to the topography of the site and nature of the massing, the project yields two different potential commercial experiences. A cozier, more intimate, commercial experience can be achieved on Boylston Ave E with the lower ceiling height. Measured at 11'-11" floor-to-ceiling, the area becomes fitting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

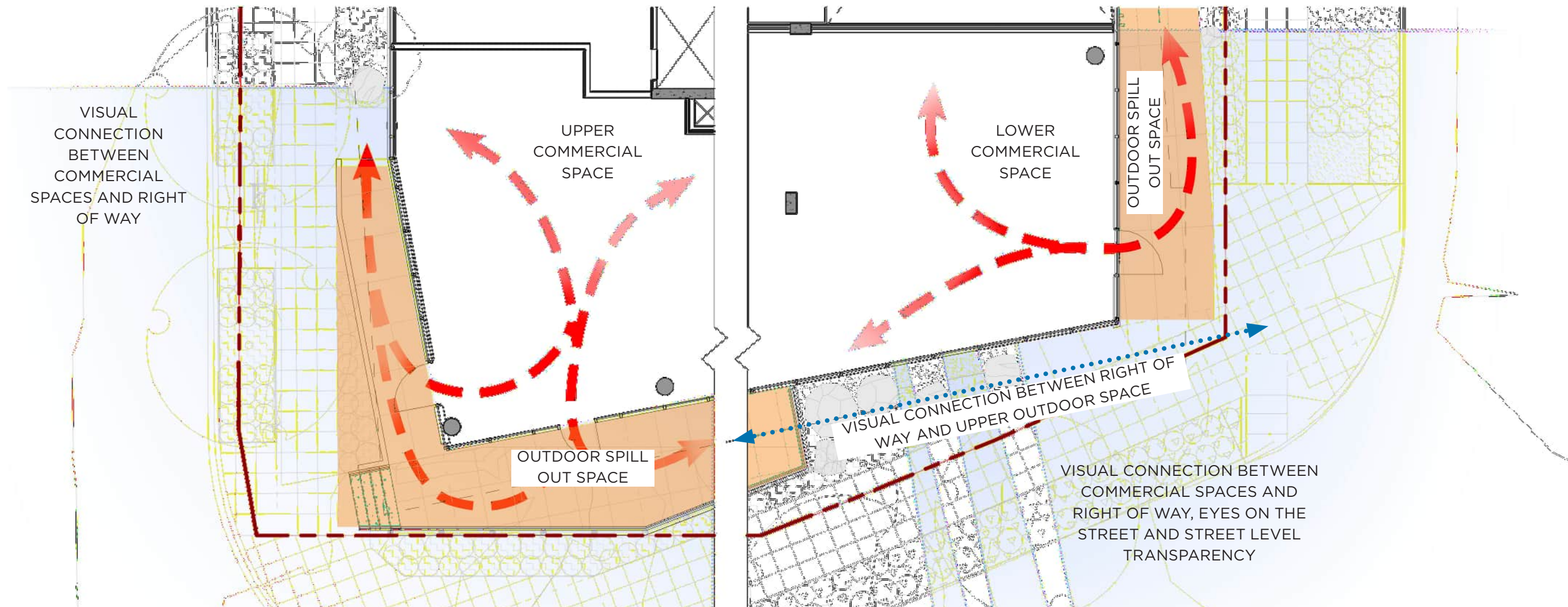


E. OLIVE WAY AND BELMONT AVE E.



E. OLIVE WAY AND BOYLSTON AVE E.











PAGE LEFT INTENTIONALLY BLANK



# 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

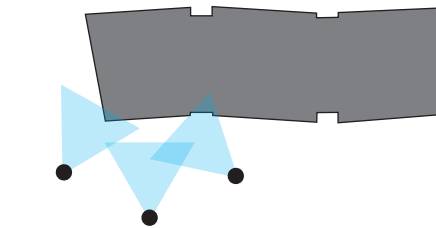
The location of the residential entry, just off E Olive Way, works in coordination with the commercial presence to provide continuous eyes on the street, life, and activity to the right of way along Belmont Ave E. Even after typical commercial hours, the residential lobby provides illumination and an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

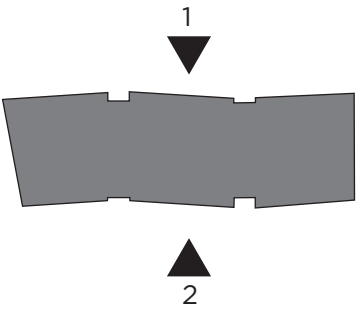
## B. BLANK WALLS

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.



PAGE LEFT INTENTIONALLY BLANK



# 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

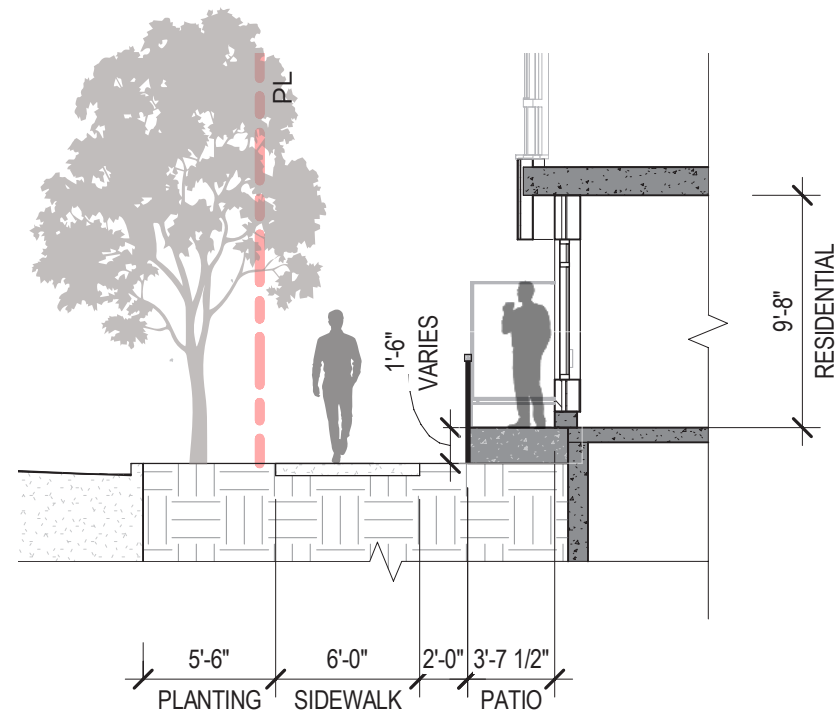
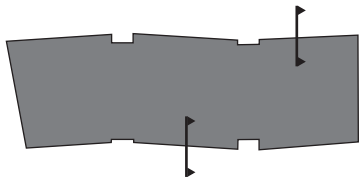
The multiple individual units at the ground floor along both Belmont Ave E and Boylston Ave E provide multiple eyes on the street along both frontages.

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

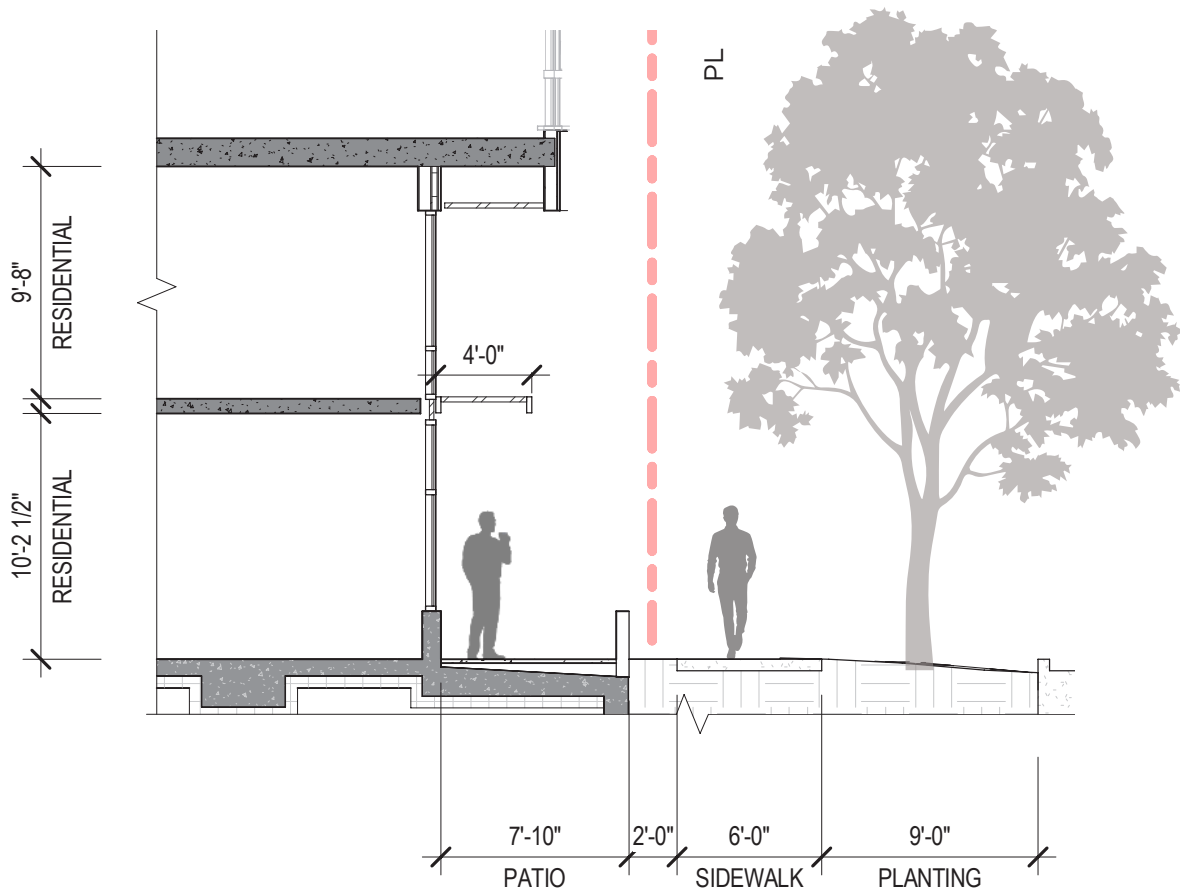
The individual unit entries along Belmont Ave E provide exterior, private patios accessible from the right of way. The patio is separated from the public realm with a planting buffer and low wall to separate the private residential unit patio from the sidewalk.

#### 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.

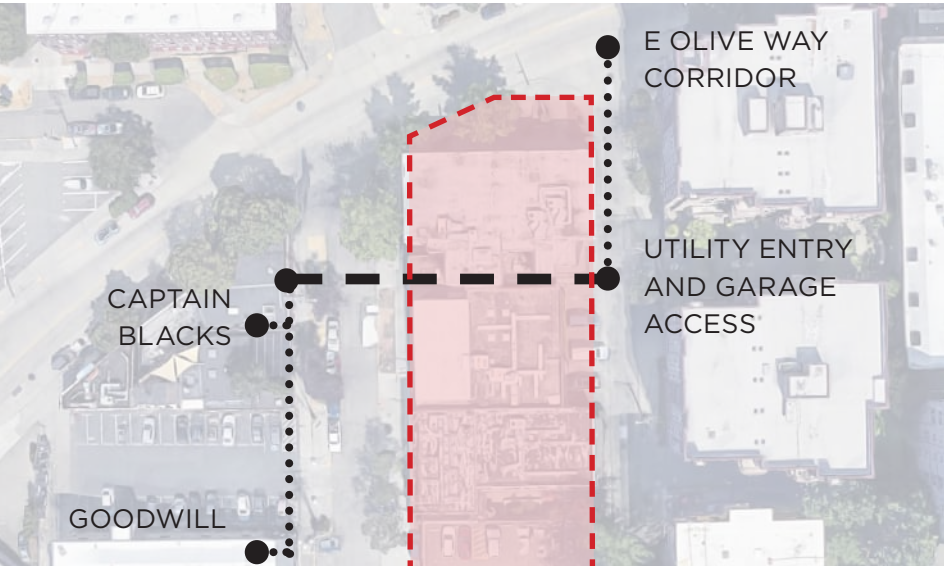
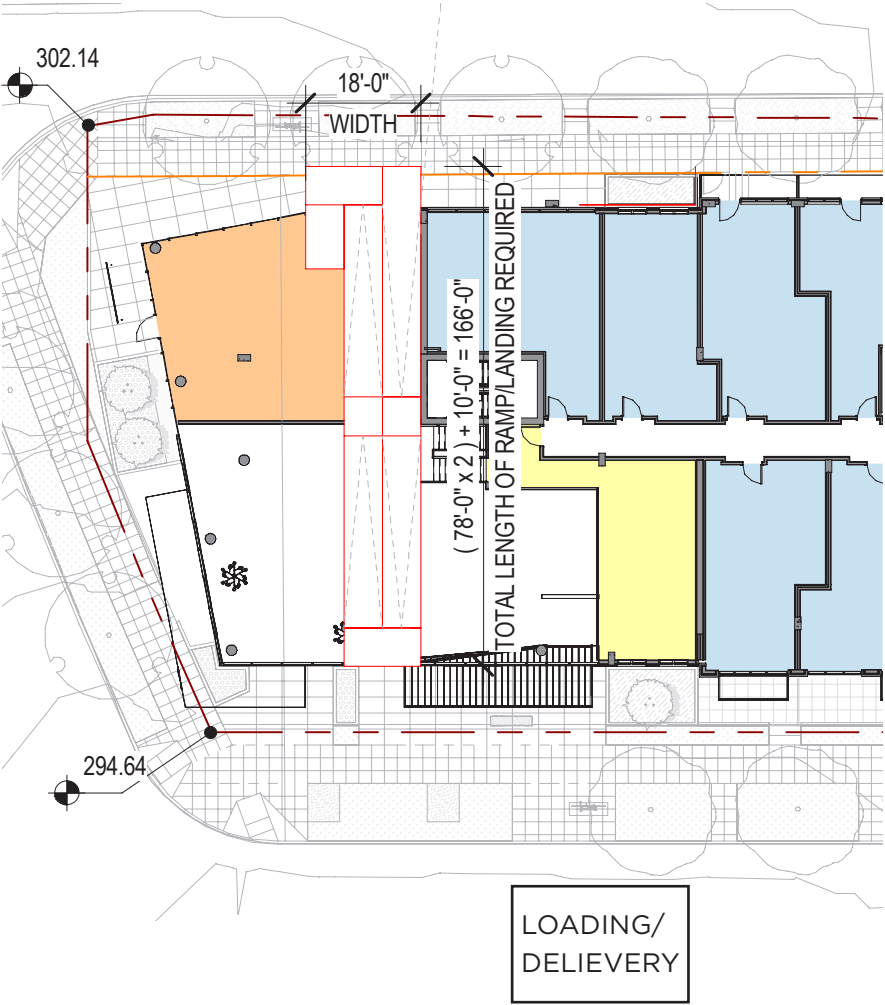
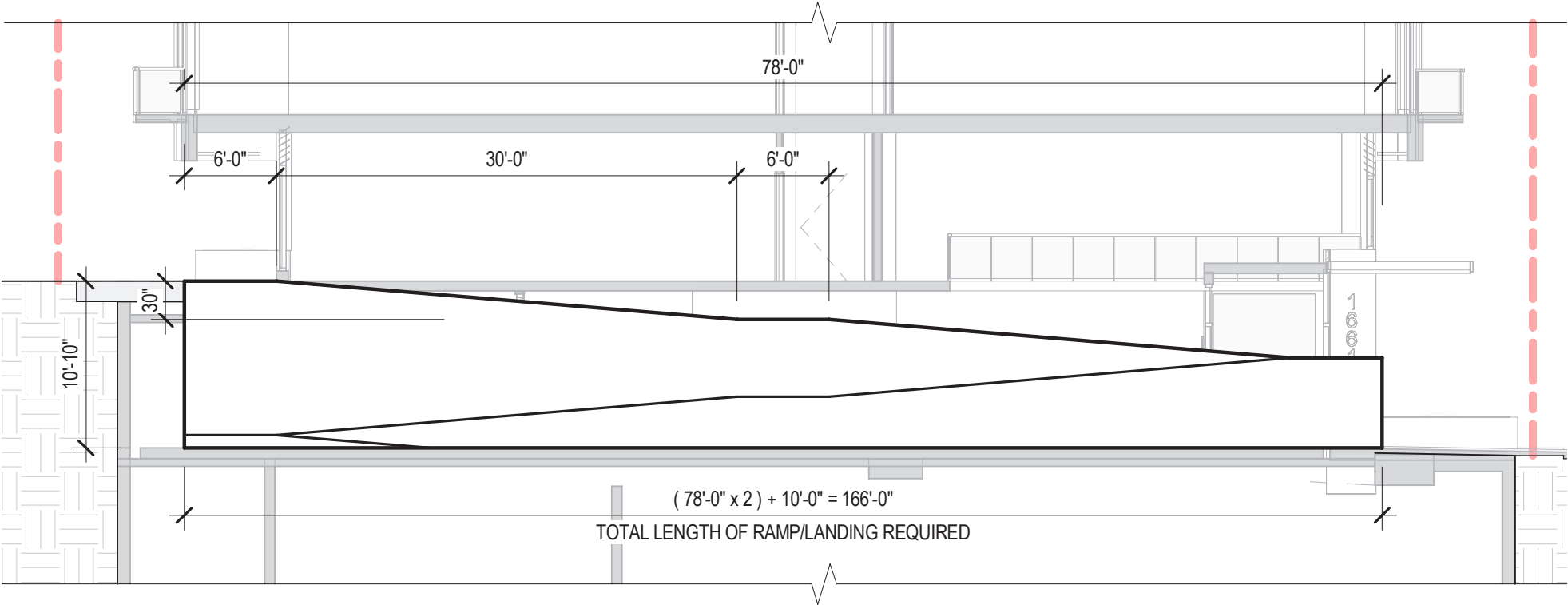
Looking at the immediate context of the site, Belmont Ave E and Boylston Ave E do not present a meaningful relationship to be connected to one another. Boylston Ave E presents a narrow road with numerous utility and garage entries that support the residential buildings to the east. A through-block connection 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.



PAGE LEFT INTENTIONALLY BLANK



# 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

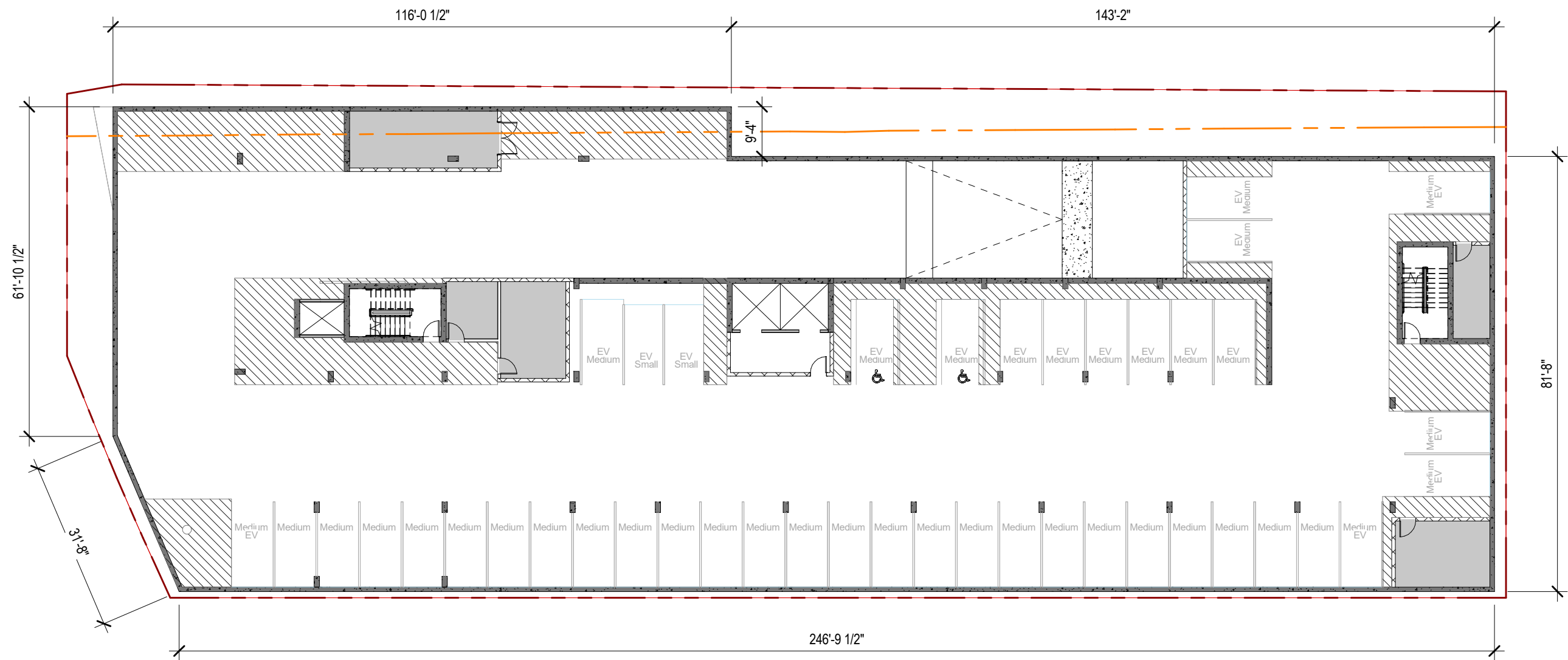


The podium establishes a two-story datum



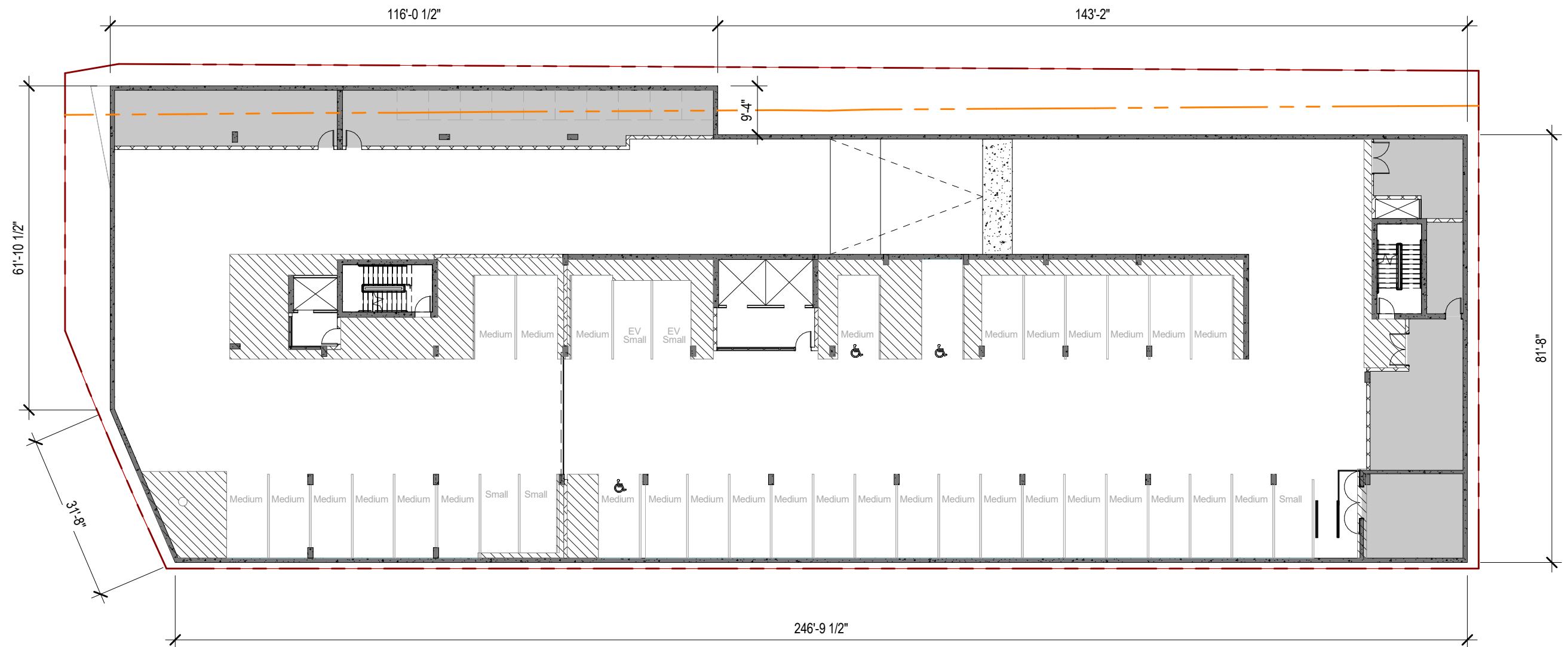
**9.0**

# **FLOOR PLANS**



## LEVEL P2





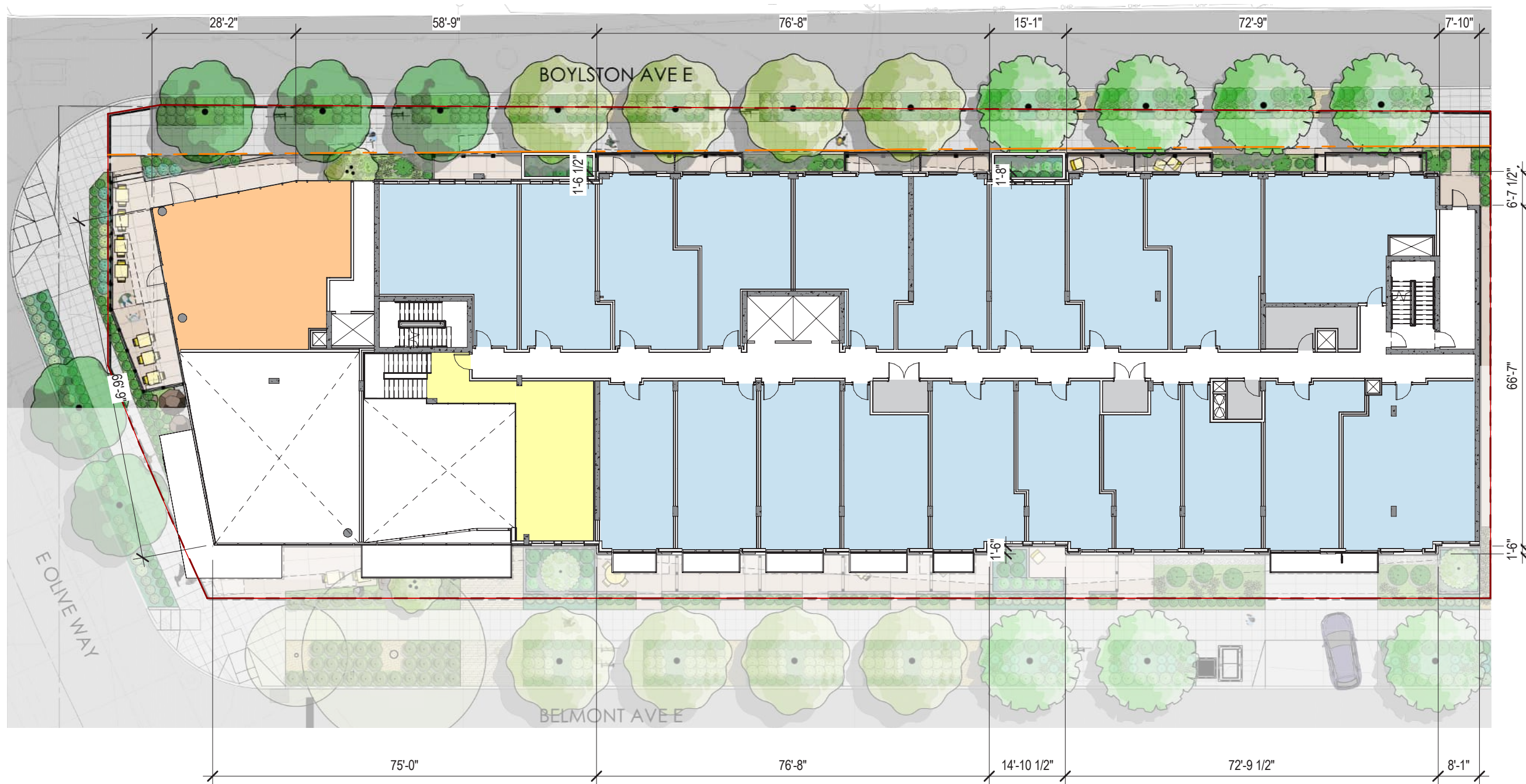
## LEVEL P1



## LEVEL 1

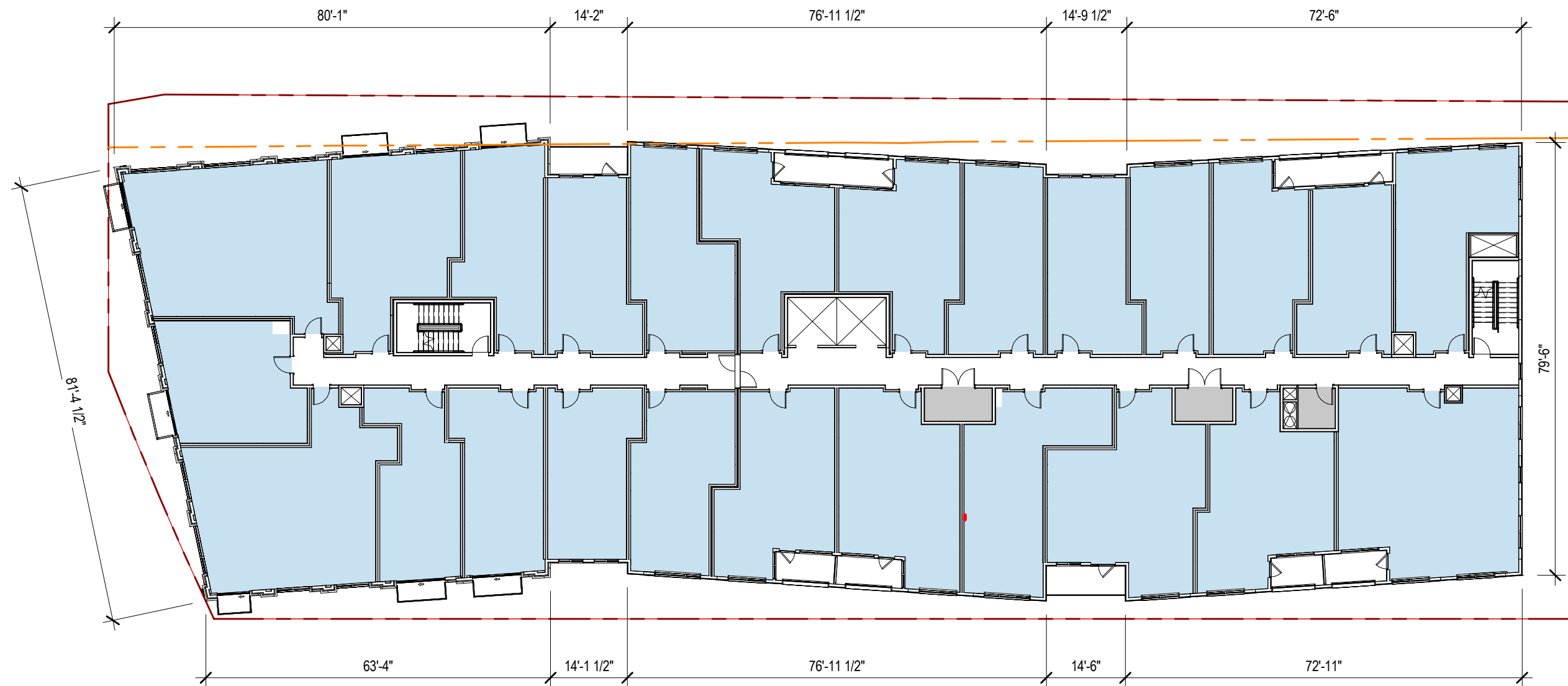






## LEVEL 2

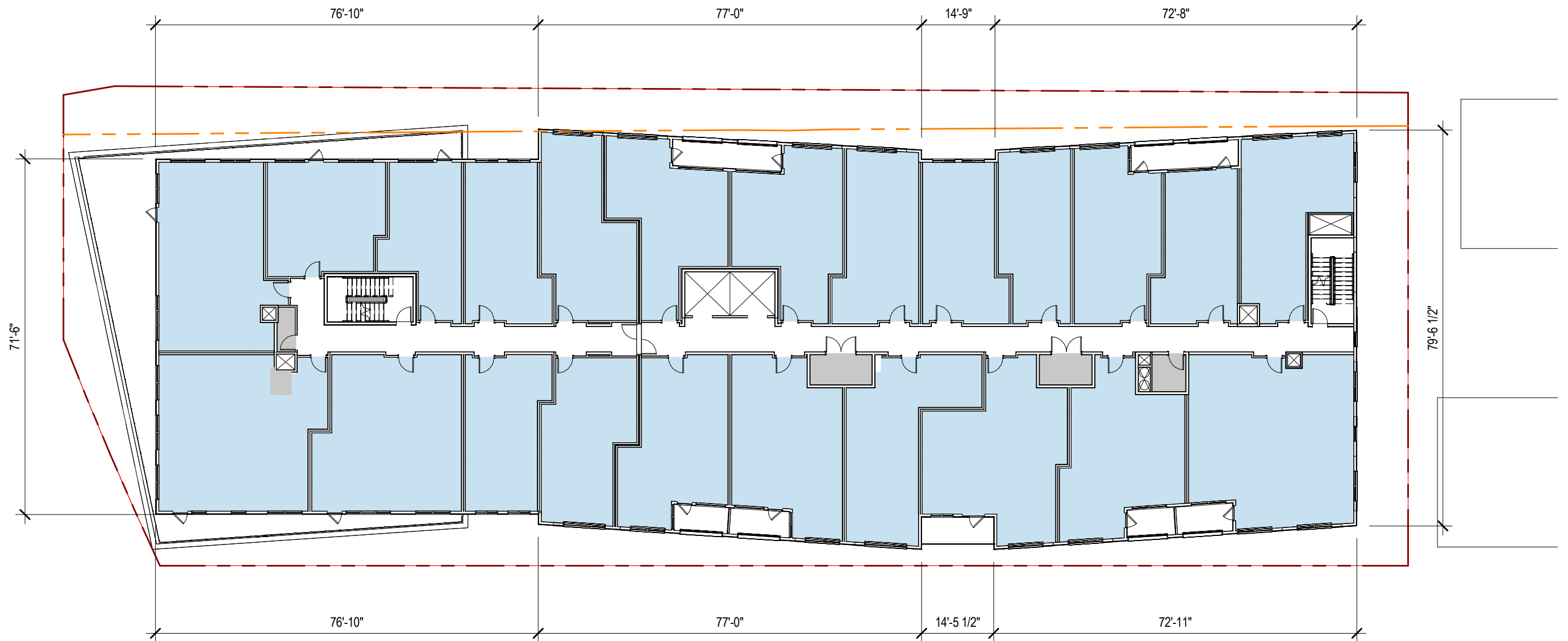




## LEVELS 3-7







## LEVEL 8





ROOF LEVEL





**10.0**

**LANDSCAPE  
PLAN &  
PLANTING  
PLAN**

STREET LEVEL PLAN





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



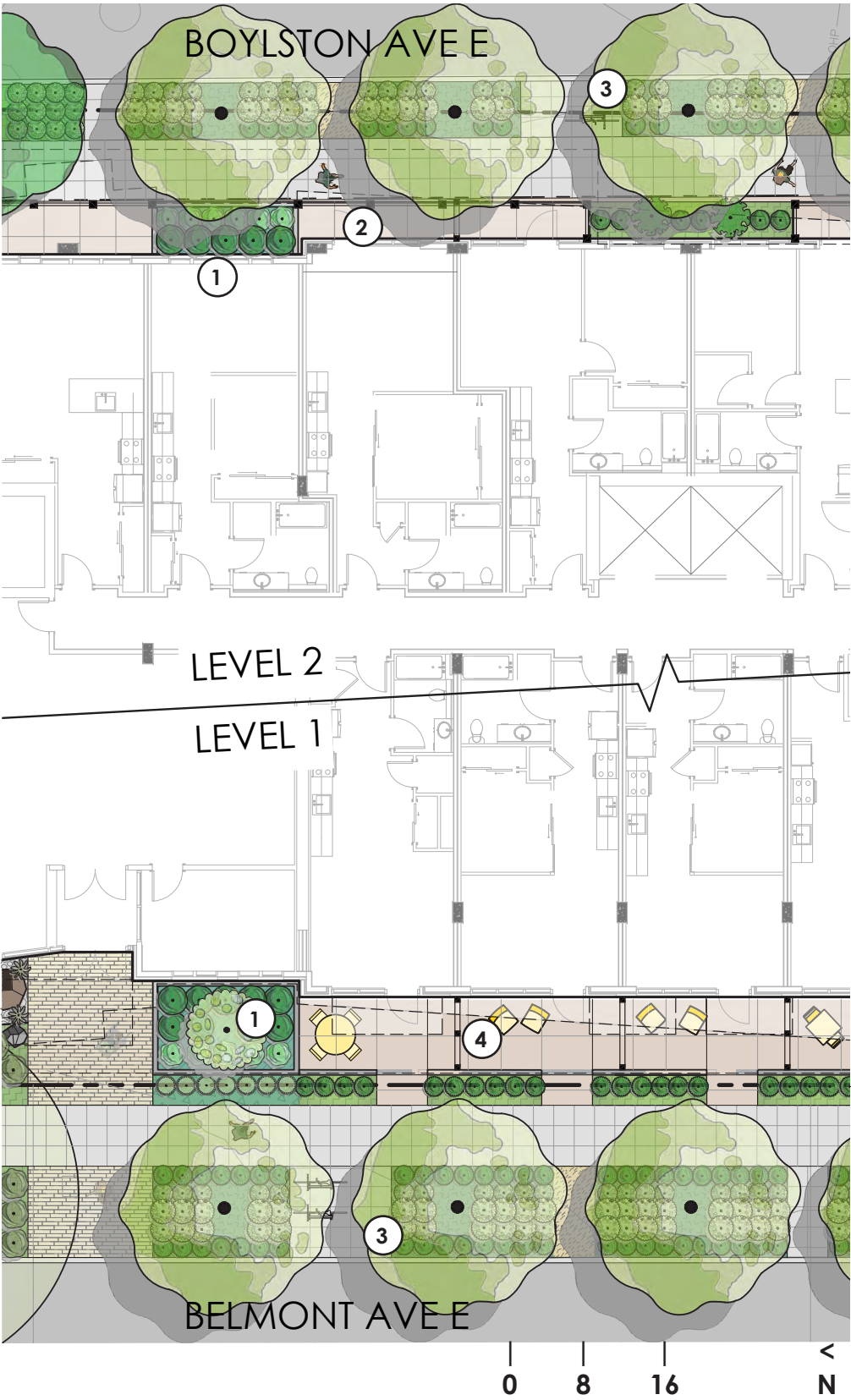
3. Bike Rack: Sportworks Tofino



2. Boylston private terraces

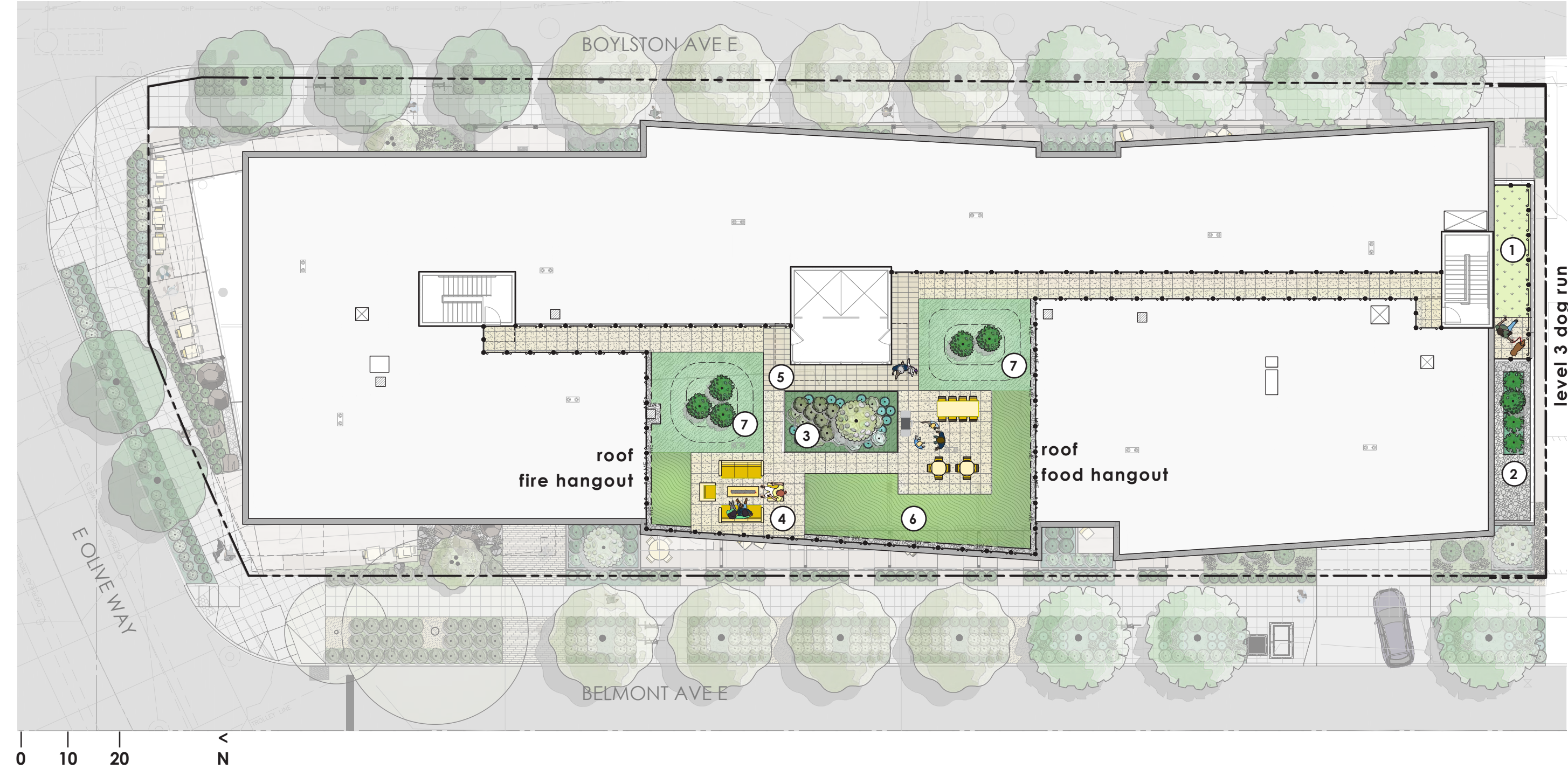


4. Belmont walled stoops with steps





ROOF LEVEL PLAN





LEVEL 3



1. dog run

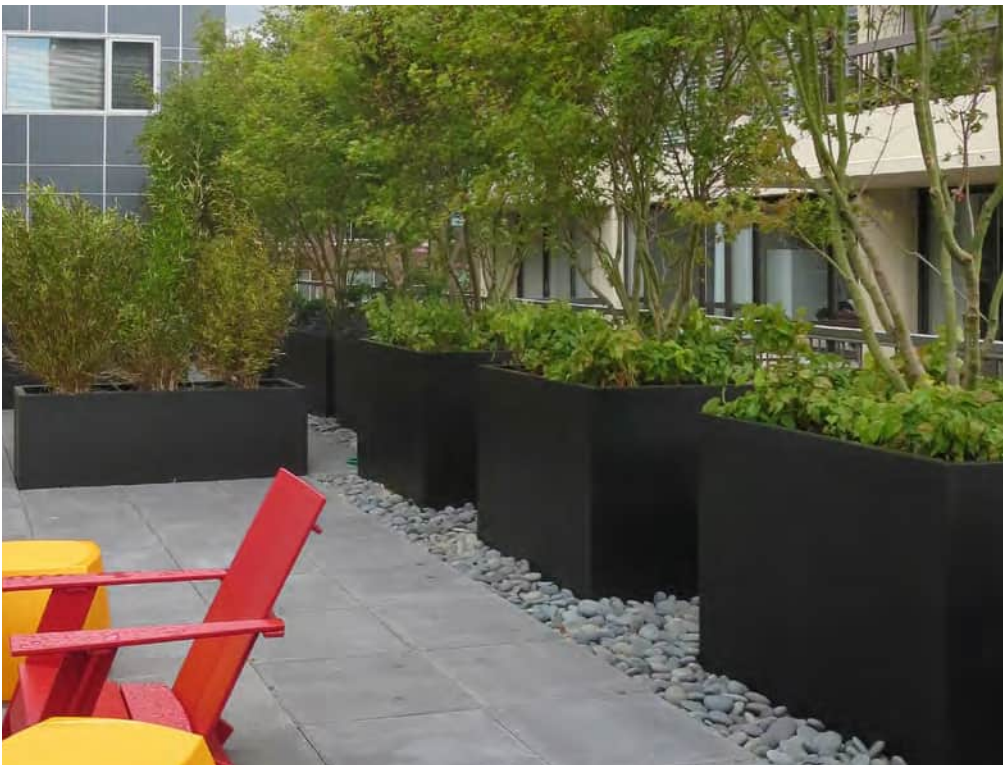
ROOF



3. raised planter and treelets



4. fire, simple railing and killer view



2. raised planters in pebbles



5. Paver: Natural/Charcoal



6. extend sedum roof to edge

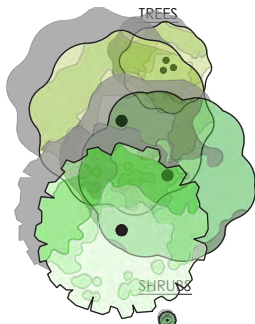


7. mounded planting



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



PAGE LEFT INTENTIONALLY BLANK



**11.0**

# **ELEVATIONS**



AREA A - EAST ELEVATION



AREA A - WEST ELEVATION



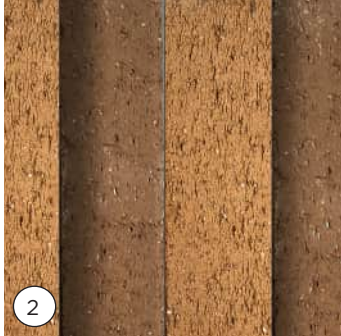
AREA A - OLIVE WAY MASS



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



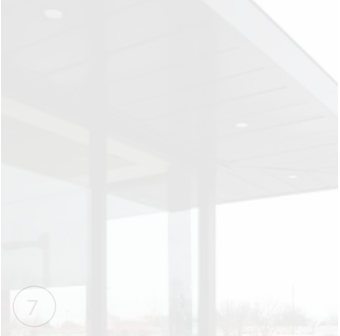
AREA A, B, C  
Vinyl Window, Dark Bronze  
Frame



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



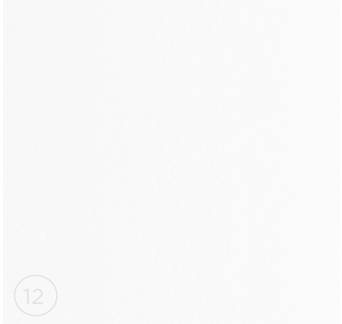
AREA B  
Wood-like, Aluminum Exterior  
Screen, Light Walnut



AREA B  
Weathered Steel Planter Edge



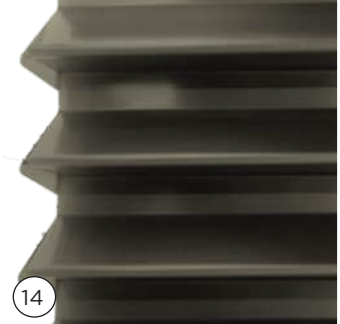
AREA D  
Residential Concrete Planter  
and Privacy Wall



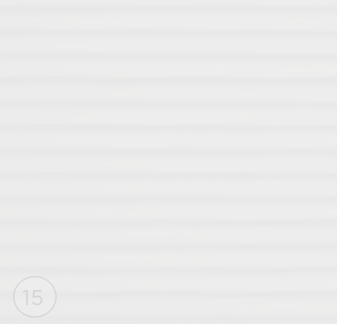
AREA C  
White Fiber Cement Panel



AREA D  
Dark Gray Brick

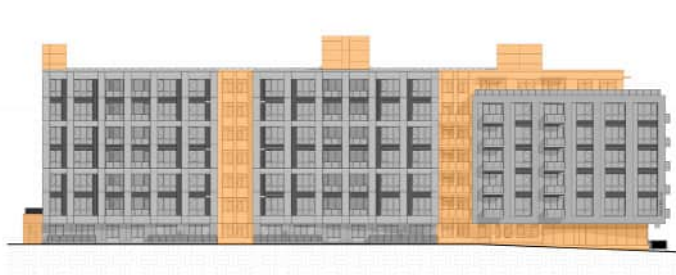


AREA A, C  
Dark Bronze, Horizontal Metal  
Accent Panel



AREA B  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

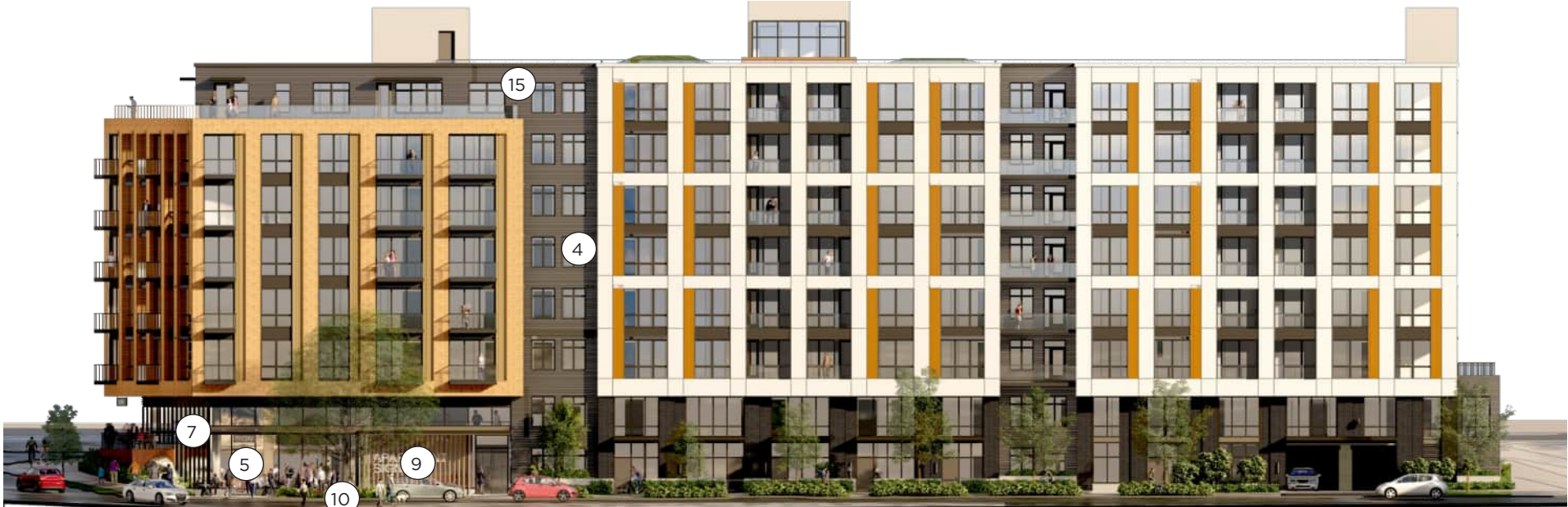




AREA B - EAST ELEVATION



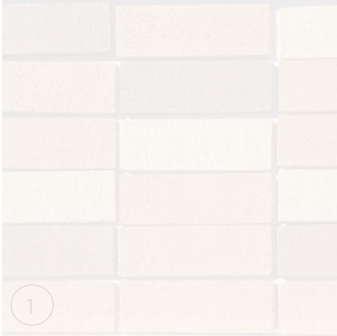
AREA B - WEST ELEVATION



AREA B - SOUTHERN MASSES



AREA B - COLOR PALETTE



AREA A  
Light Orange/Orange/Brown  
Brick Blend



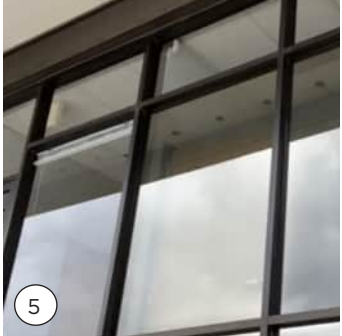
AREA A  
Brick Accent, Brown at Inset  
and Orange at Outset



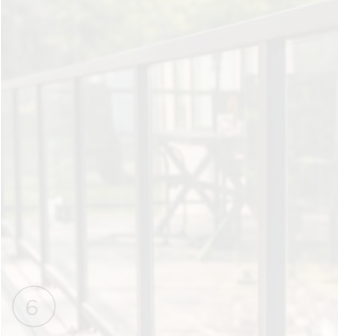
AREA C  
Corrugated Metal, Vertical  
Accent Panel, Copper



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



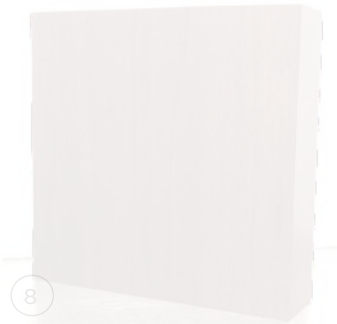
AREA B, D  
Aluminum Storefront System,  
Dark Bronze Finish



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



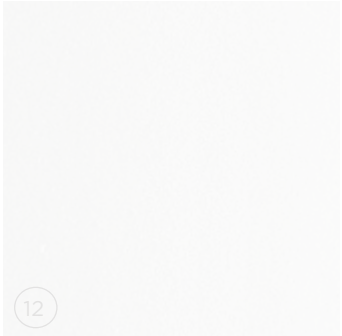
AREA B  
Wood-like, Aluminum Exterior  
Screen, Light Walnut



AREA B  
Weathered Steel Planter Edge



AREA D  
Residential Concrete Planter  
and Privacy Wall



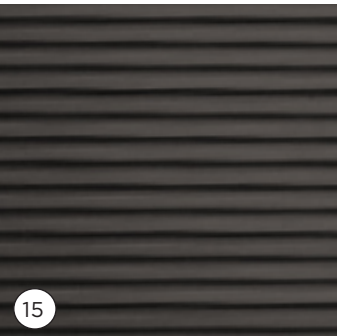
AREA C  
White Fiber Cement Panel



AREA D  
Dark Gray Brick



AREA A, C  
Dark Bronze, Horizontal Metal  
Accent Panel

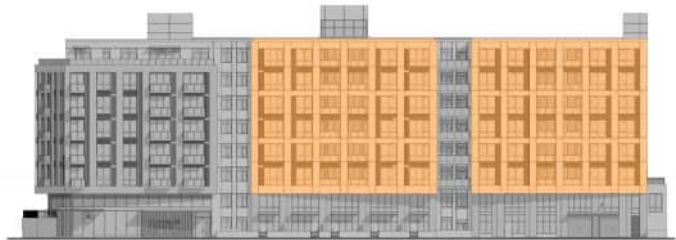


AREA B  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze





AREA C - EAST ELEVATION



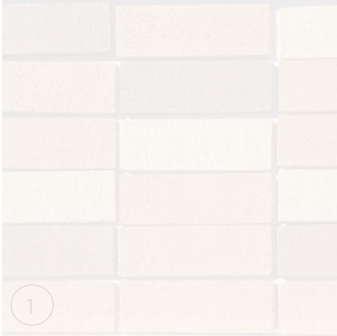
AREA C - WEST ELEVATION



AREA C - SOUTHERN MASSES



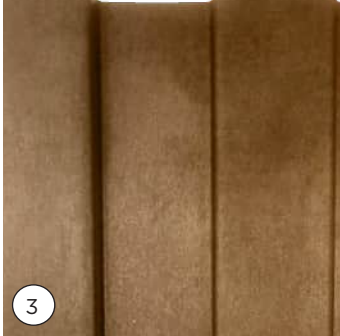
AREA C - COLOR PALETTE



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



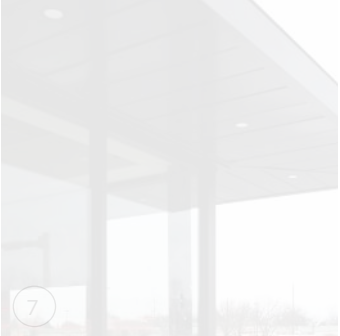
AREA A, B, C  
Vinyl Window, Dark Bronze  
Frame



AREA B, D  
Aluminum Storefront System,  
Dark Bronze Finish



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



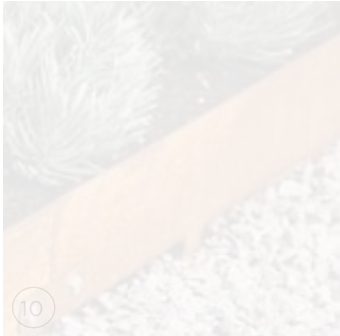
AREA B  
Dark Bronze Commercial  
Canopy to Match Storefront



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



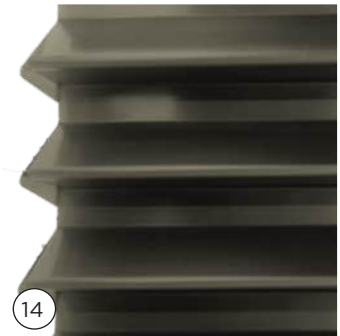
AREA D  
Residential Concrete Planter  
and Privacy Wall



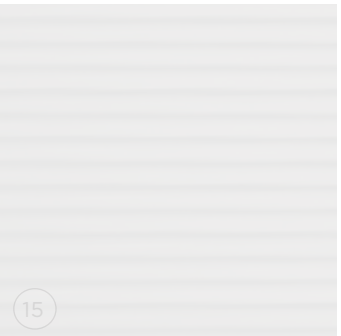
AREA C  
White Fiber Cement Panel



AREA D  
Dark Gray Brick



AREA A, C  
Dark Bronze, Horizontal Metal  
Accent Panel



AREA B  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

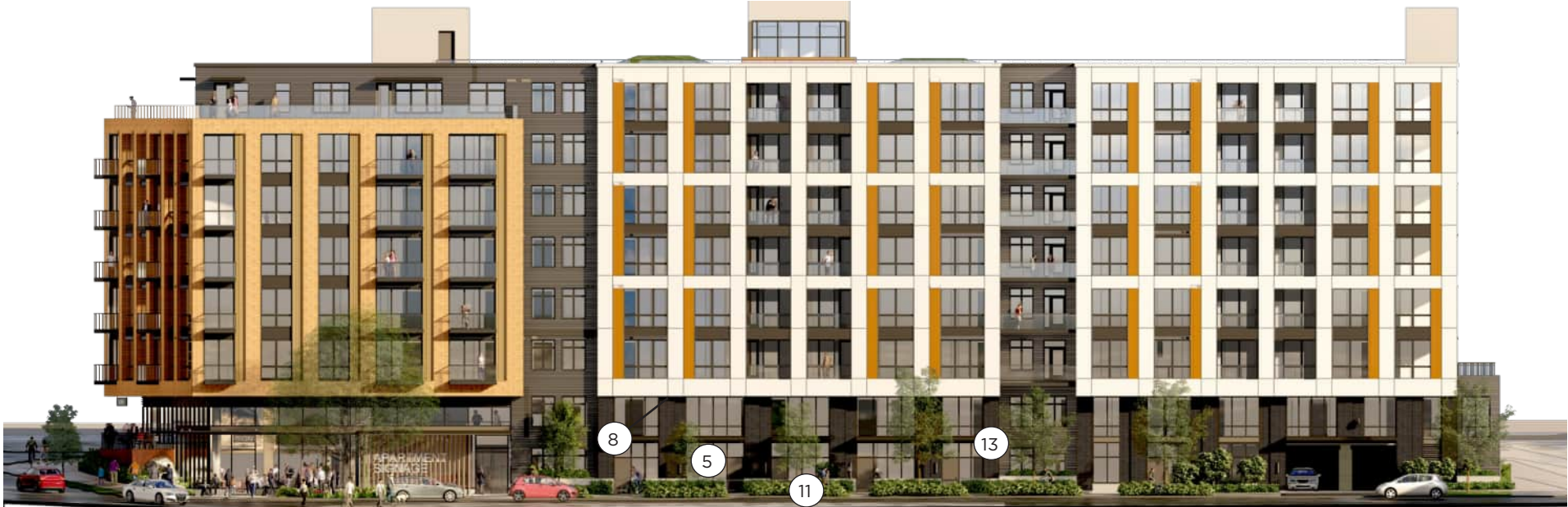




EAST ELEVATION



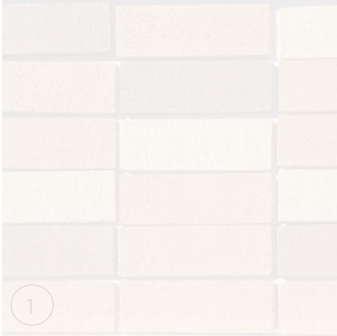
WEST ELEVATION



AREA D - SOUTHERN MASSES



AREA D - COLOR PALETTE



AREA A  
Light Orange/Orange/Brown  
Brick Blend



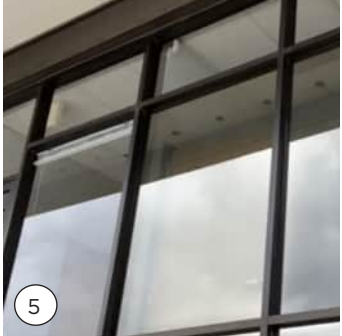
AREA A  
Brick Accent, Brown at Inset  
and Orange at Outset



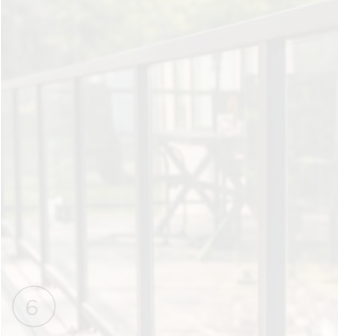
AREA C  
Corrugated Metal, Vertical  
Accent Panel, Copper



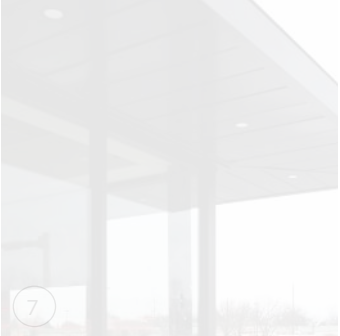
AREA A, B, C  
Vinyl Window, Dark Bronze  
Frame



AREA B, D  
Aluminum Storefront System,  
Dark Bronze Finish



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



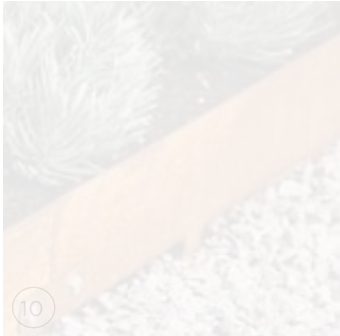
AREA B  
Dark Bronze Commercial  
Canopy to Match Storefront



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



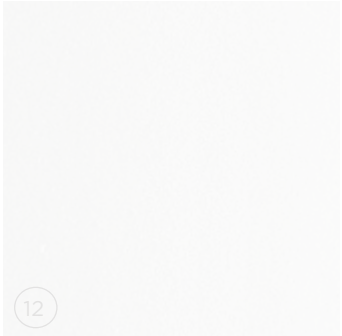
AREA B  
Wood-like, Aluminum Exterior  
Screen, Light Walnut



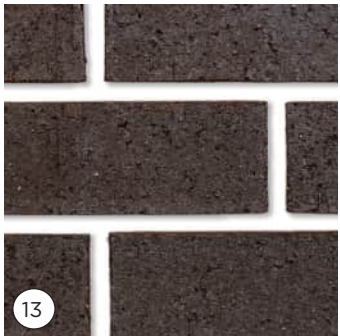
AREA B  
Weathered Steel Planter Edge



AREA D  
Residential Concrete Planter  
and Privacy Wall



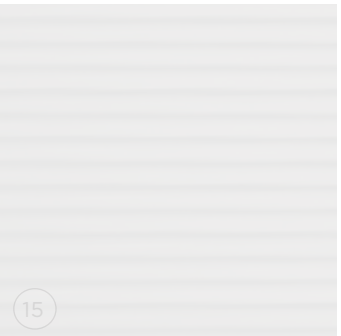
AREA C  
White Fiber Cement Panel



AREA D  
Dark Gray Brick



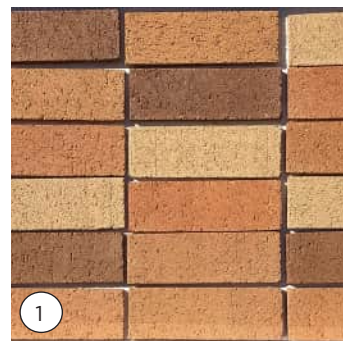
AREA A, C  
Dark Bronze, Horizontal Metal  
Accent Panel



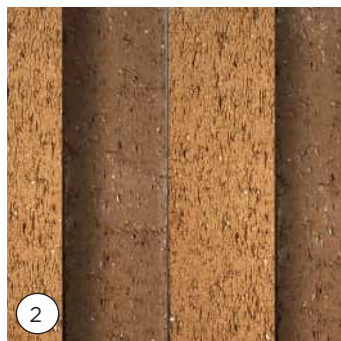
AREA B  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

PAGE LEFT INTENTIONALLY BLANK





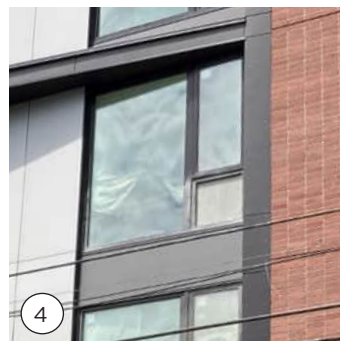
1  
Light Orange/Orange/Brown  
Brick Blend



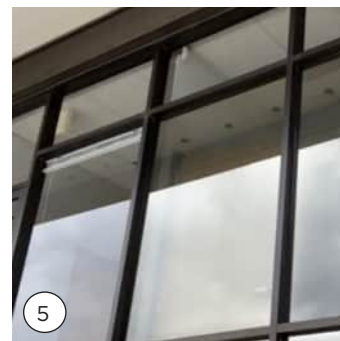
2  
Brick Accent, Brown at Inset  
and Orange at Outset



3  
Corrugated Metal, Vertical  
Accent Panel, Copper



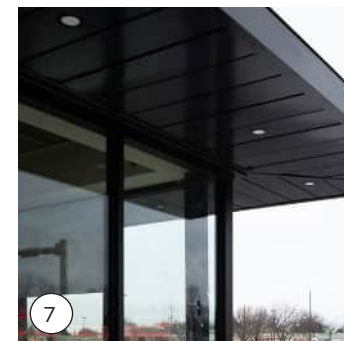
4  
Vinyl Window, Dark Bronze  
Frame



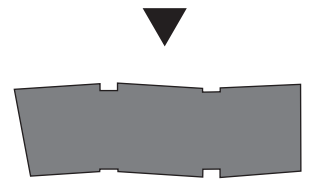
5  
Aluminum Storefront System,  
Dark Bronze Finish



6  
42" Glazed Guardrail with Dark  
Bronze, Aluminum Frame



7  
Dark Bronze Commercial  
Canopy to Match Storefront



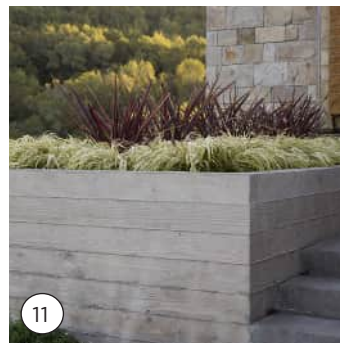
8  
Wood-like Aluminum Soffit,  
Light Walnut, 6" Wide Plank



9  
Wood-like, Aluminum Exterior  
Screen, Light Walnut



10  
Weathered Steel Planter Edge



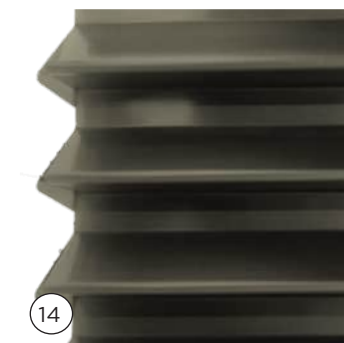
11  
Residential Concrete Planter  
and Privacy Wall



12  
White Fiber Cement Panel



13  
Dark Gray Brick

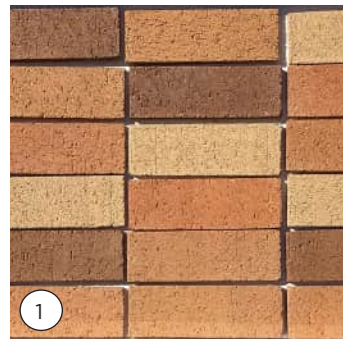
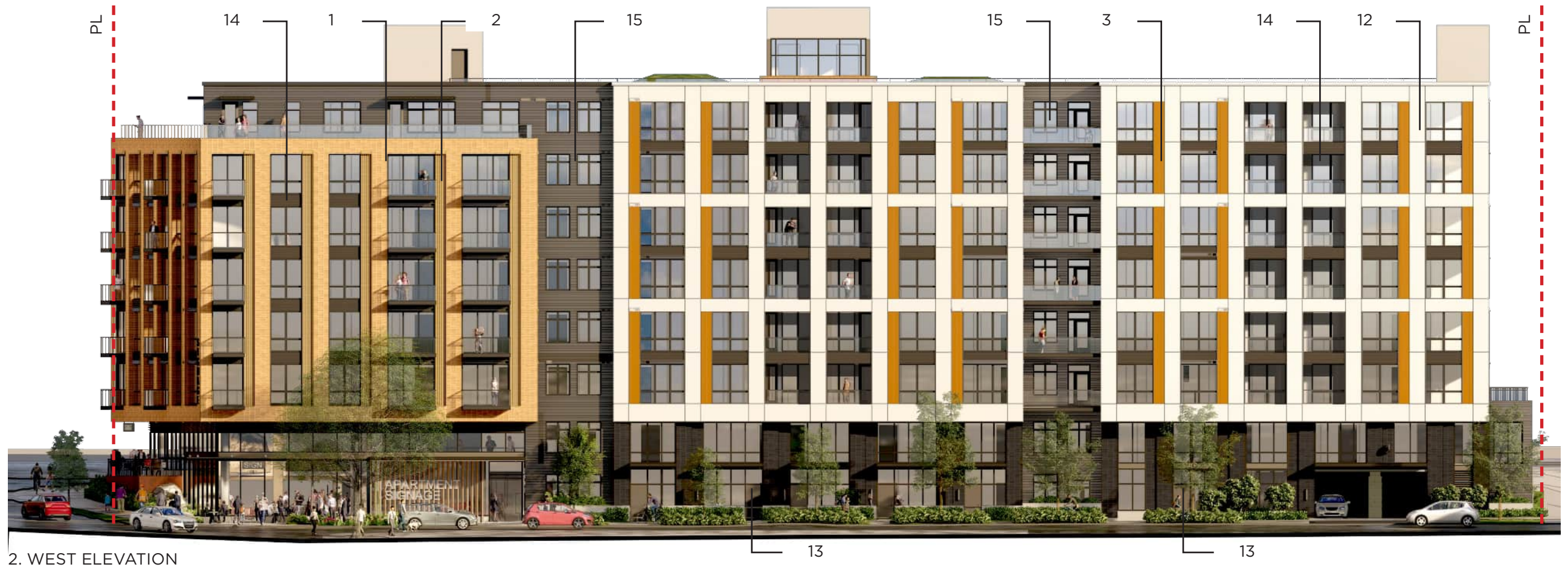


14  
Dark Bronze, Horizontal Metal  
Accent Panel

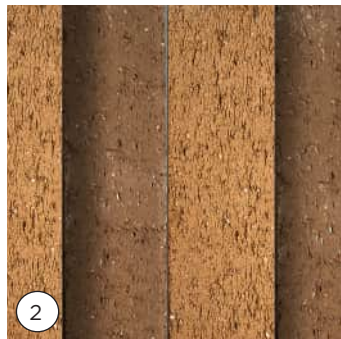


15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze





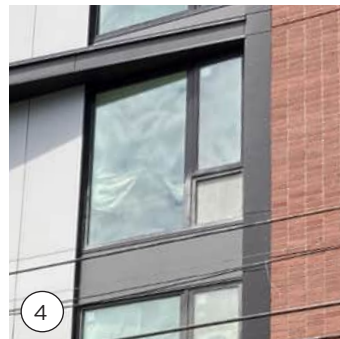
1  
Light Orange/Orange/Brown  
Brick Blend



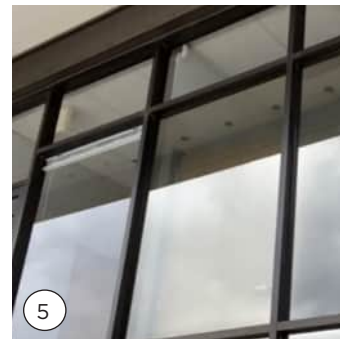
2  
Brick Accent, Brown at Inset  
and Orange at Outset



3  
Corrugated Metal, Vertical  
Accent Panel, Copper



4  
Vinyl Window, Dark Bronze  
Frame



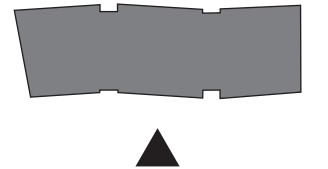
5  
Aluminum Storefront System,  
Dark Bronze Finish



6  
42" Glazed Guardrail with Dark  
Bronze, Aluminum Frame



7  
Dark Bronze Commercial  
Canopy to Match Storefront



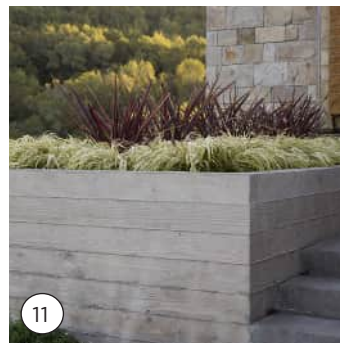
8  
Wood-like Aluminum Soffit,  
Light Walnut, 6" Wide Plank



9  
Wood-like, Aluminum Exterior  
Screen, Light Walnut



10  
Weathered Steel Planter Edge



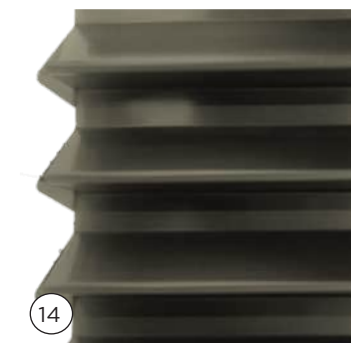
11  
Residential Concrete Planter  
and Privacy Wall



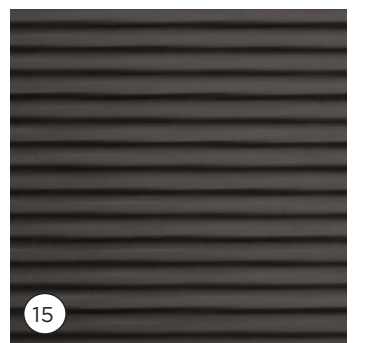
12  
White Fiber Cement Panel



13  
Dark Gray Brick



14  
Dark Bronze, Horizontal Metal  
Accent Panel



15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

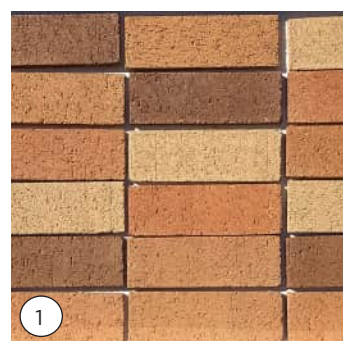




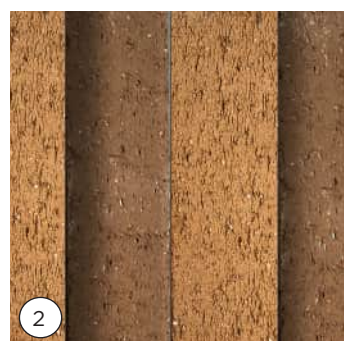
3. NORTH ELEVATION



4. SOUTH ELEVATION



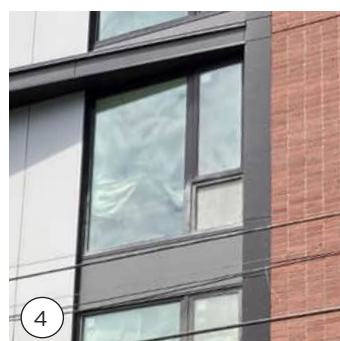
1  
Light Orange/Orange/Brown  
Brick Blend



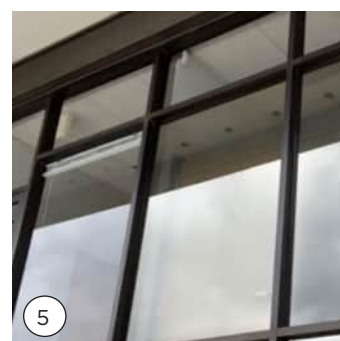
2  
Brick Accent, Brown at Inset  
and Orange at Outset



3  
Corrugated Metal, Vertical  
Accent Panel, Copper



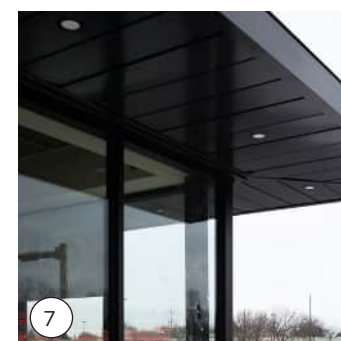
4  
Vinyl Window, Dark Bronze  
Frame



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



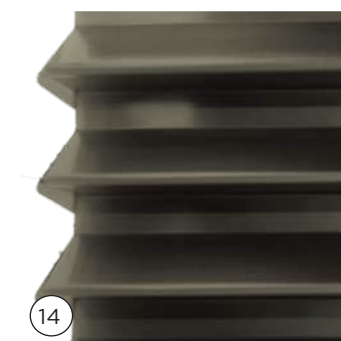
11  
Residential Concrete Planter  
and Privacy Wall



12  
White Fiber Cement Panel



13  
Dark Gray Brick



14  
Dark Bronze, Horizontal Metal  
Accent Panel



15  
Gasket, Horizontal Corrugated  
Metal Panel, Dark Bronze

PAGE LEFT INTENTIONALLY BLANK



**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



WEATHERED STEEL 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



Fiber Cement Panel



Brick



Metal Accent  
Panel



Wood-look Soffits/  
Partitions



Metal Accent Panel / Vinyl  
Windows / Storefront



Brick



**13.0**

# **RENDERINGS**















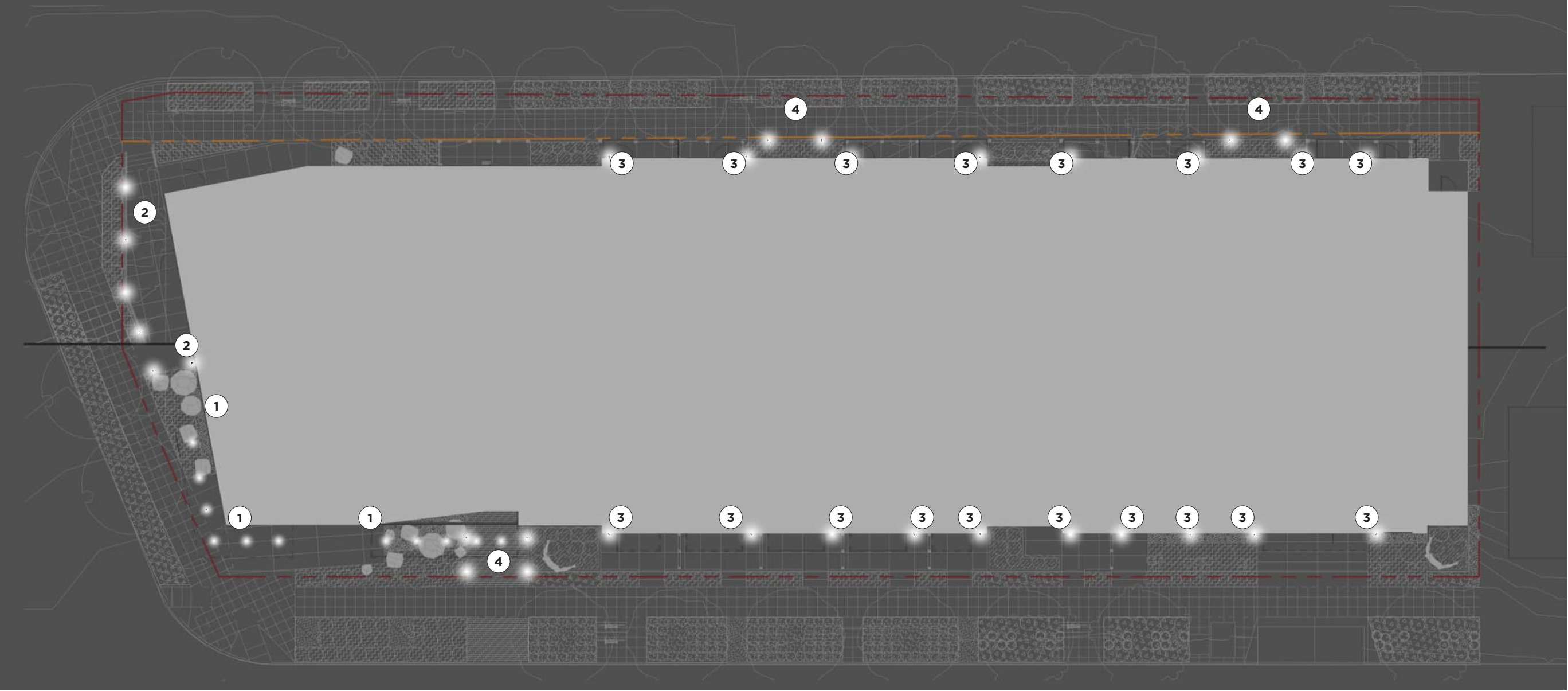




**14.0**

# **EXTERIOR LIGHTING PLAN**





1. RECESSED CANOPY LIGHT



2. IN-WALL RECESSED LIGHT



3. EXTERIOR SCENCE LIGHT

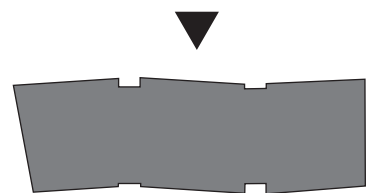
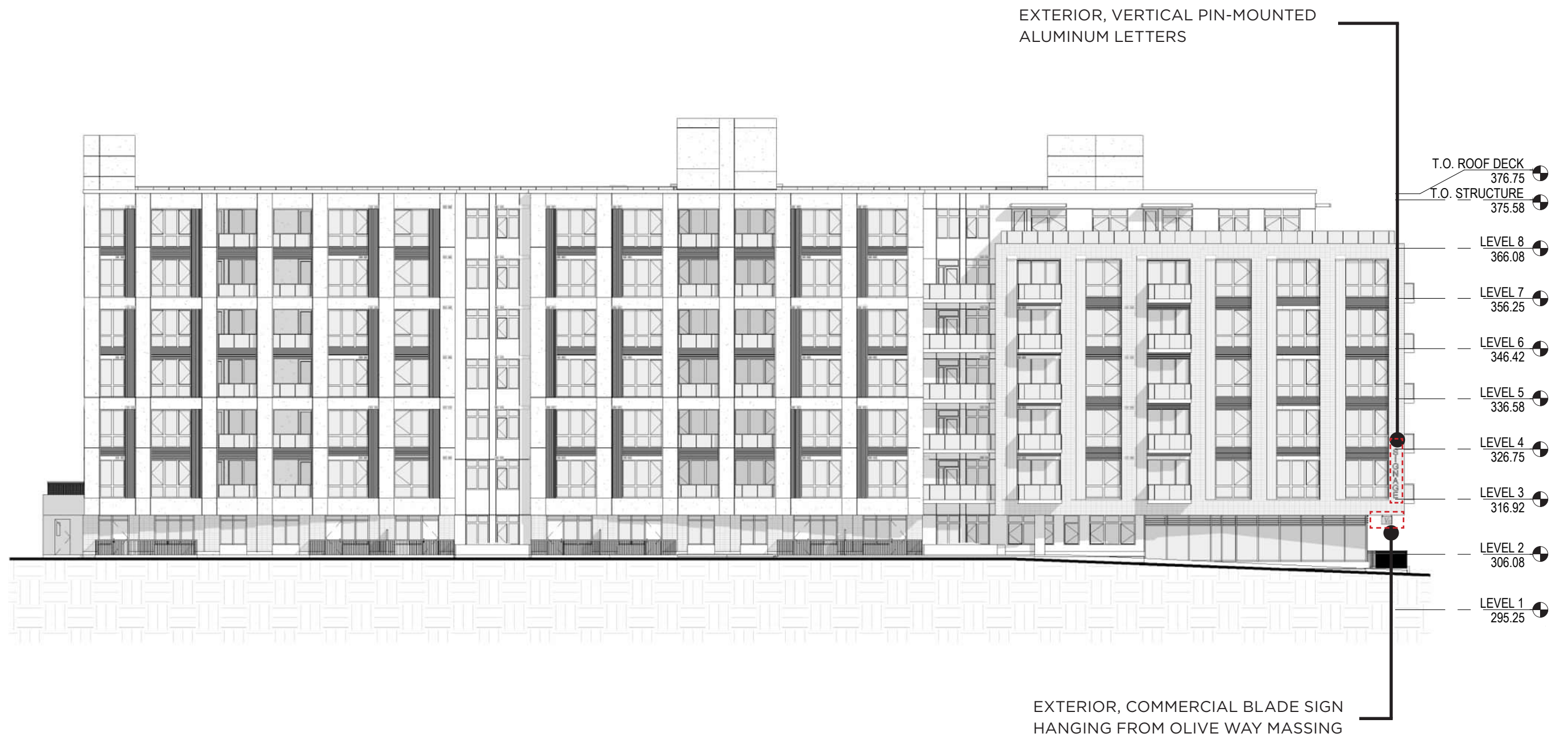


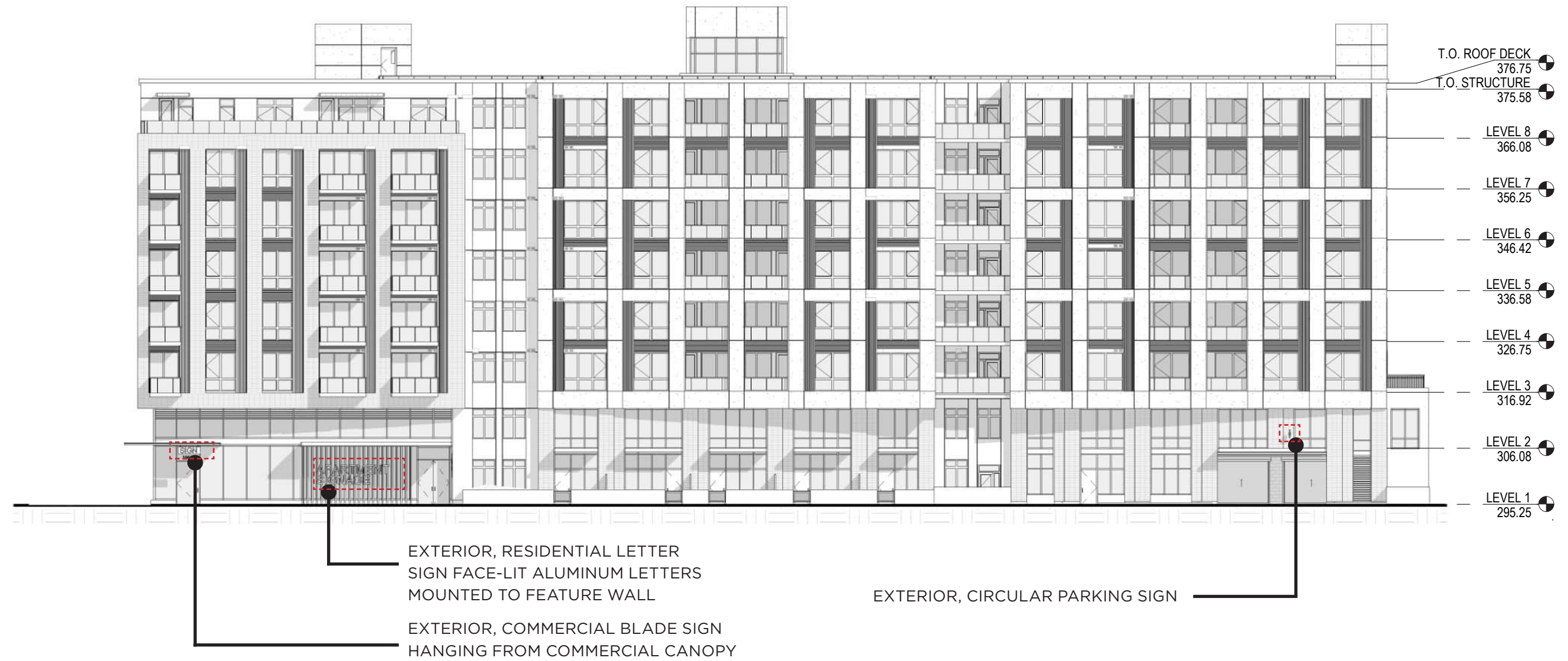
4. GROUND WELL LIGHT

**15.0**

# **SIGNAGE CONCEPTS**

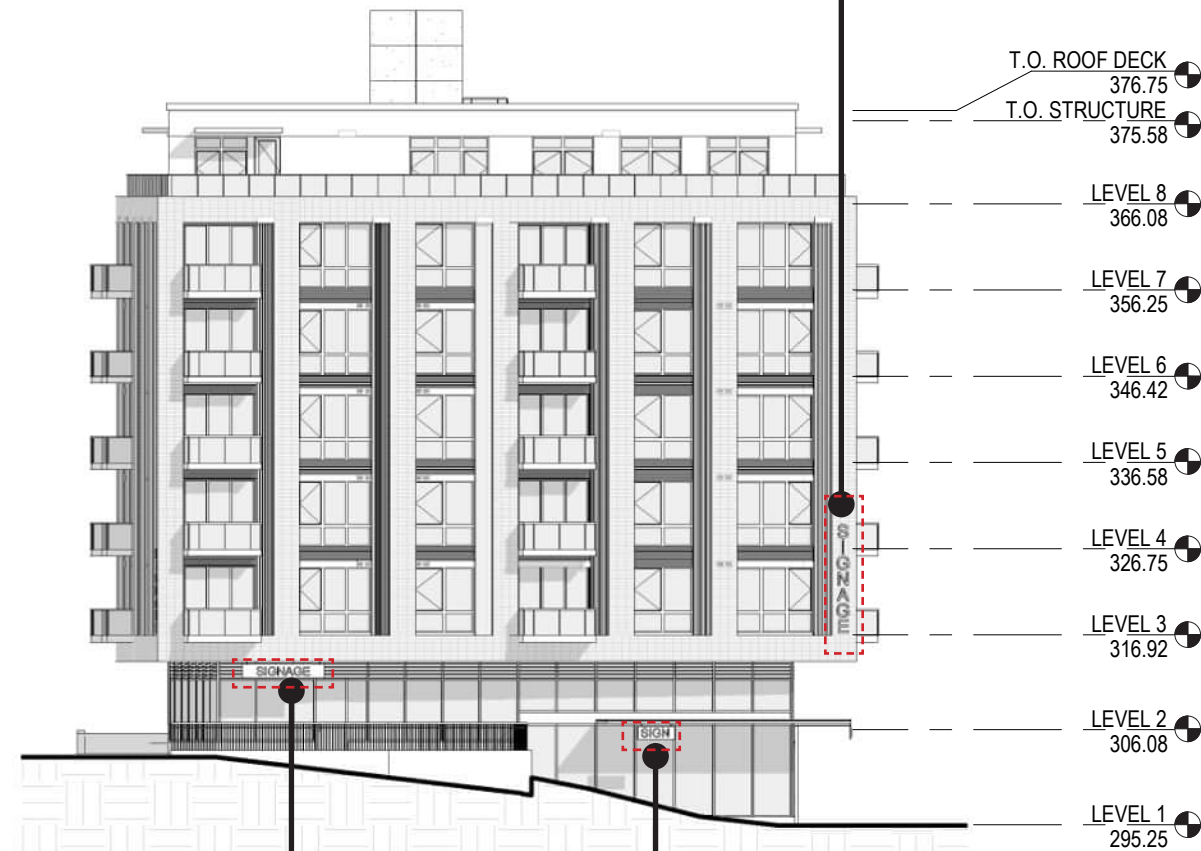






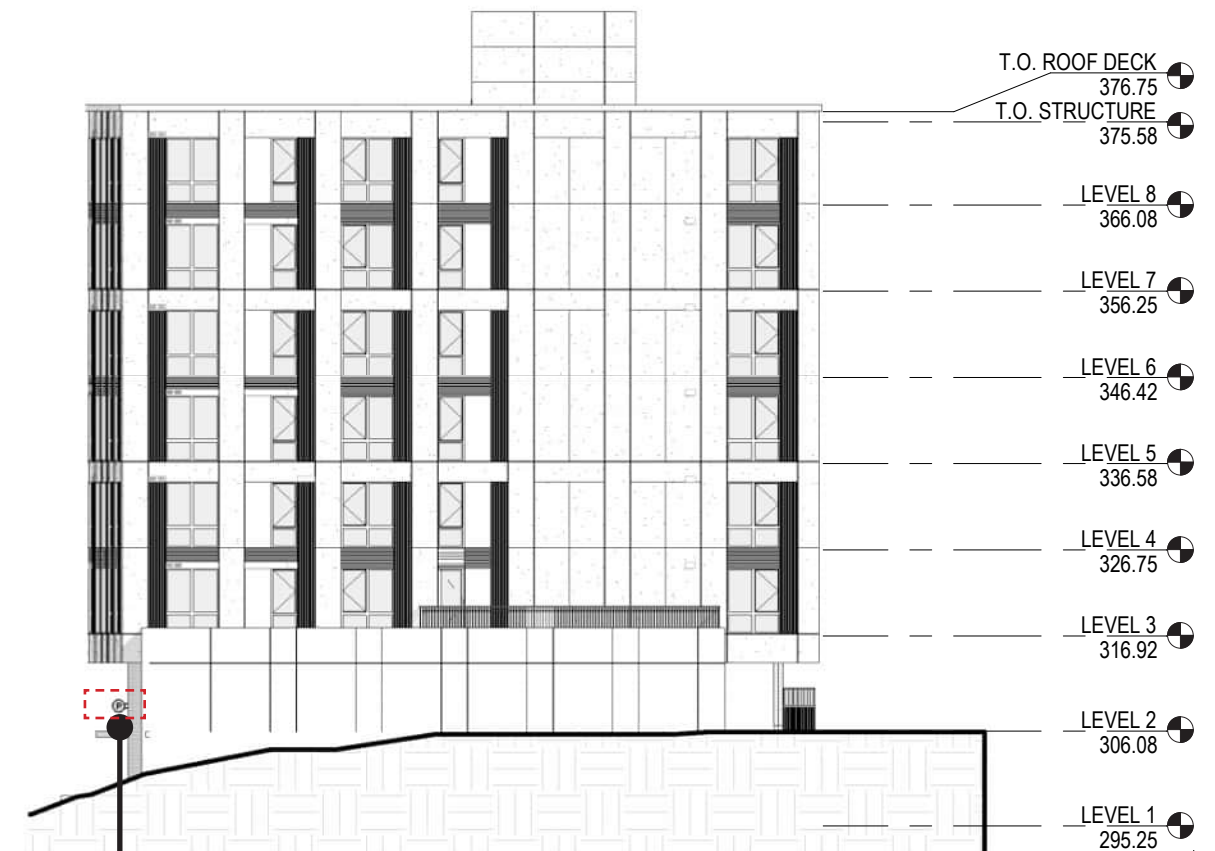


EXTERIOR, VERTICAL PIN-MOUNTED  
ALUMINUM LETTERS



EXTERIOR, COMMERCIAL BLADE SIGN  
HANGING FROM COMMERCIAL CANOPY

EXTERIOR, COMMERCIAL BLADE SIGN  
HANGING FROM OLIVE WAY MASSING



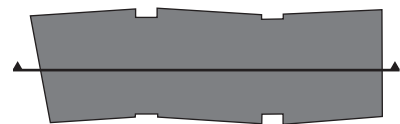
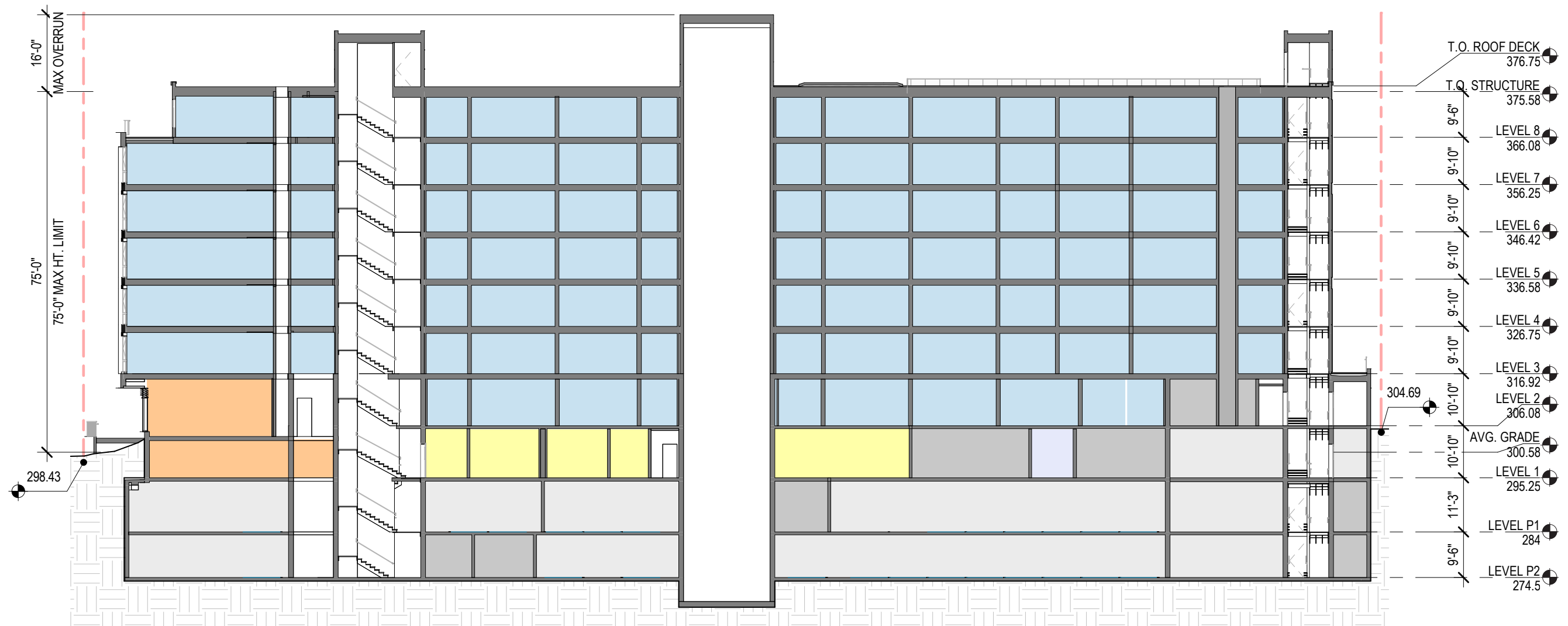
EXTERIOR, CIRCULAR PARKING SIGN



**16.0**

# **BUILDING SECTIONS**



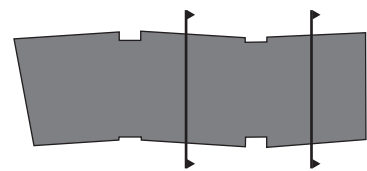
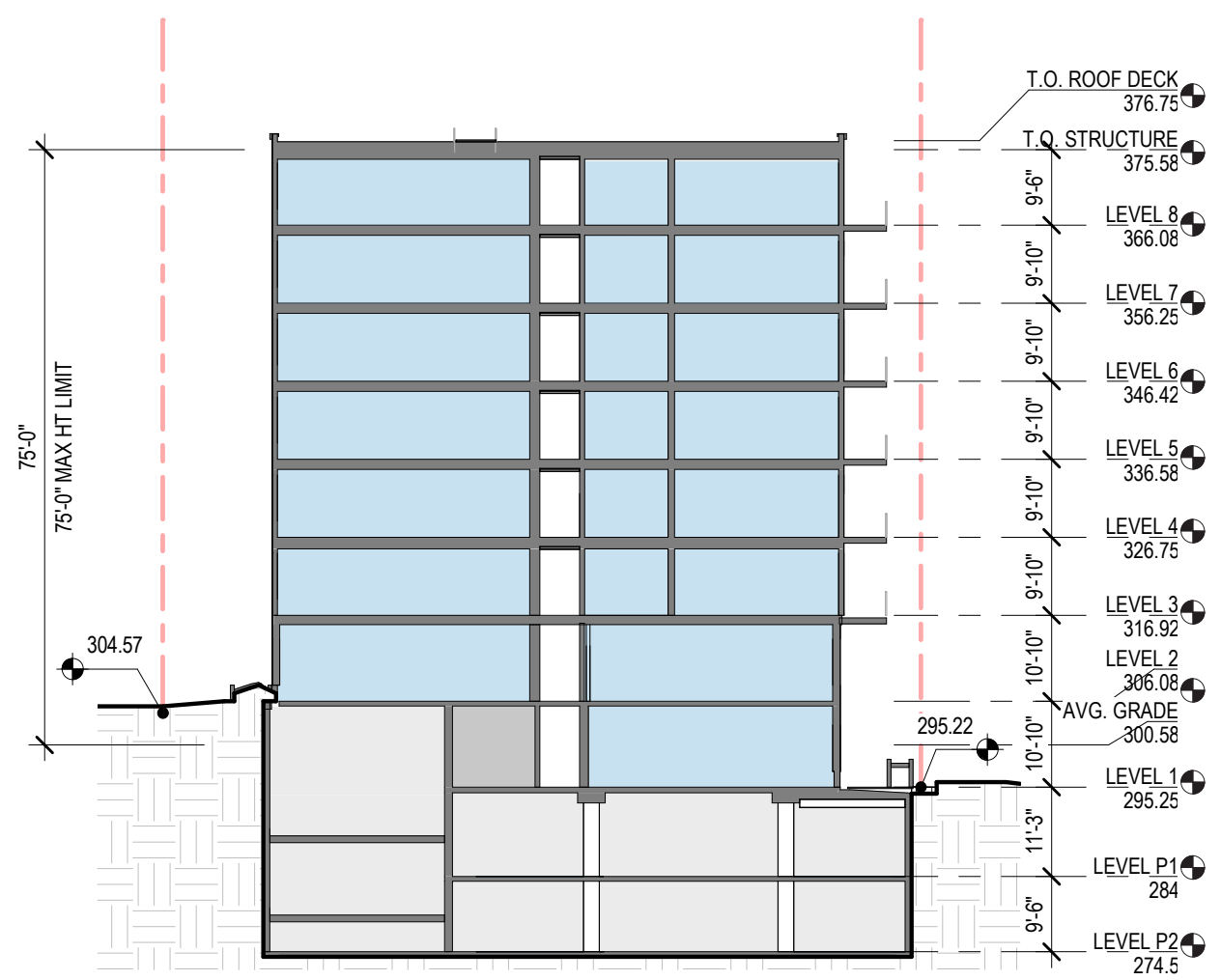
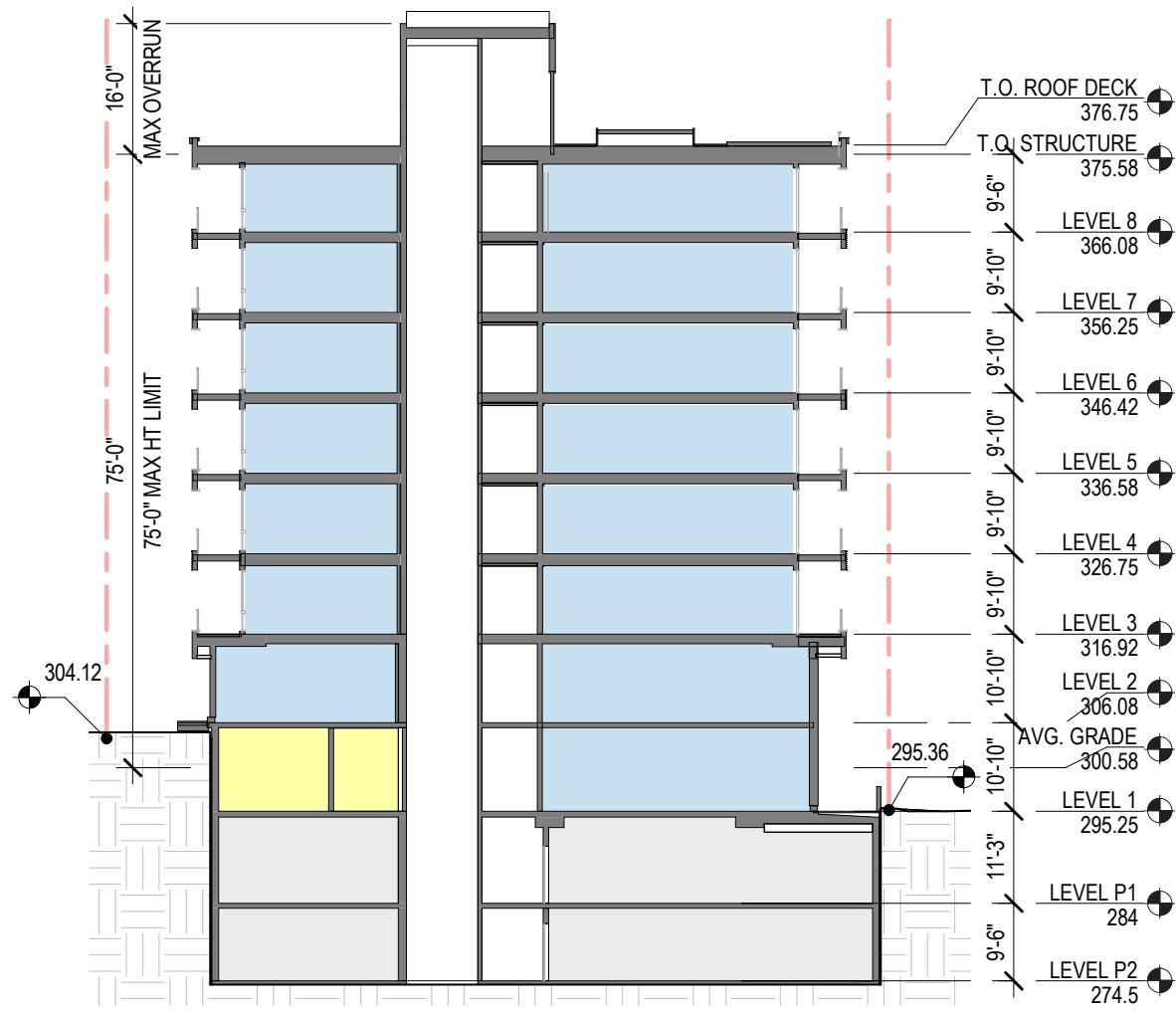


COMMERCIAL

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.

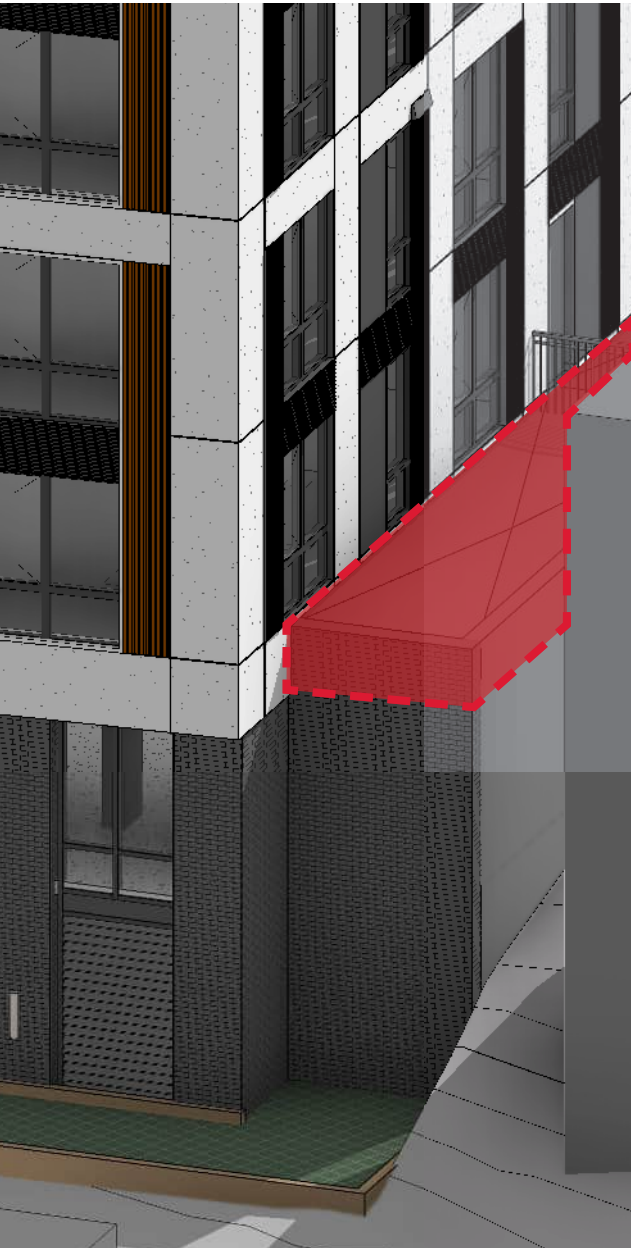
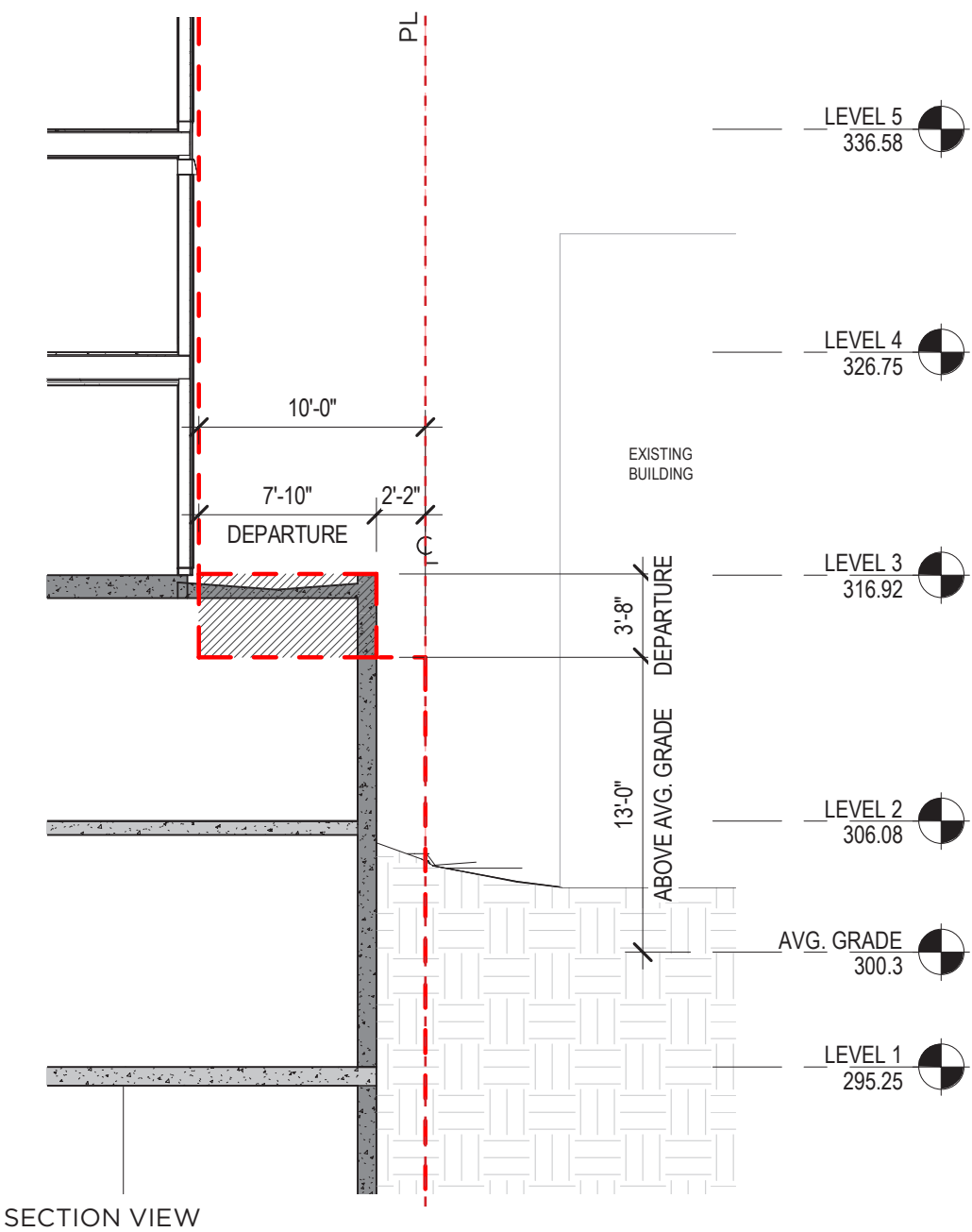
**RATIONALE:**

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:**

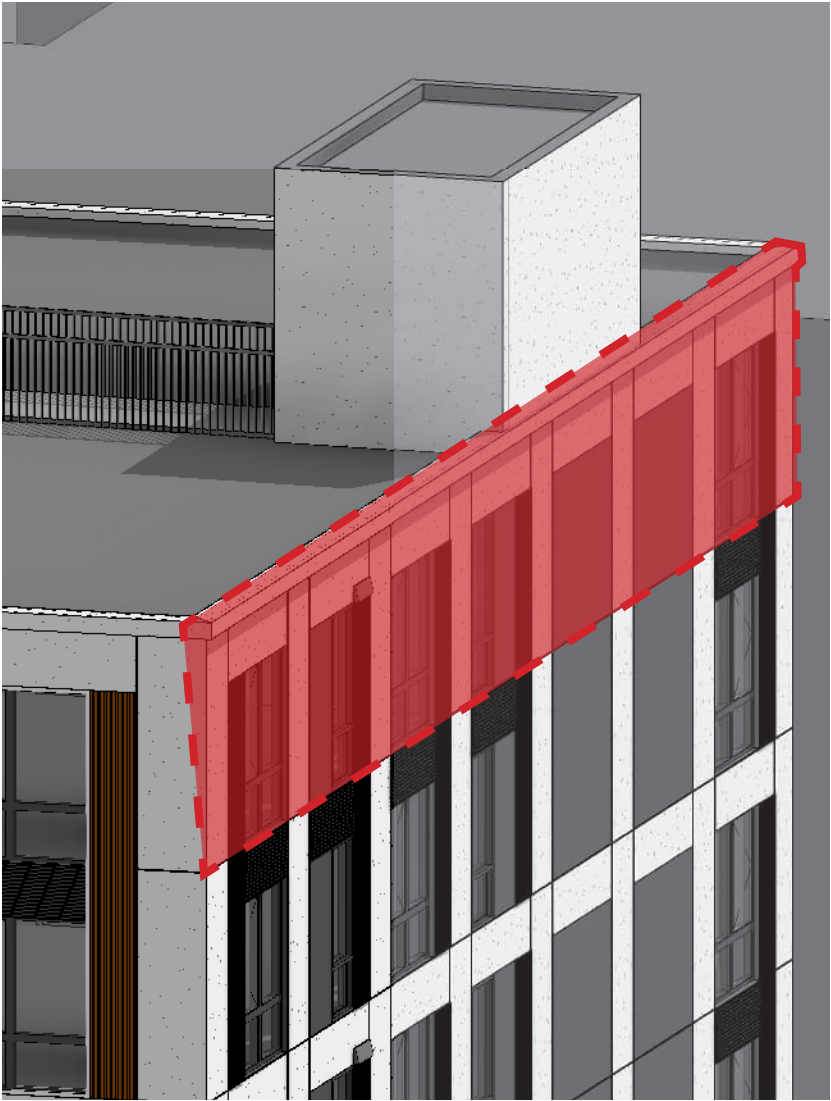
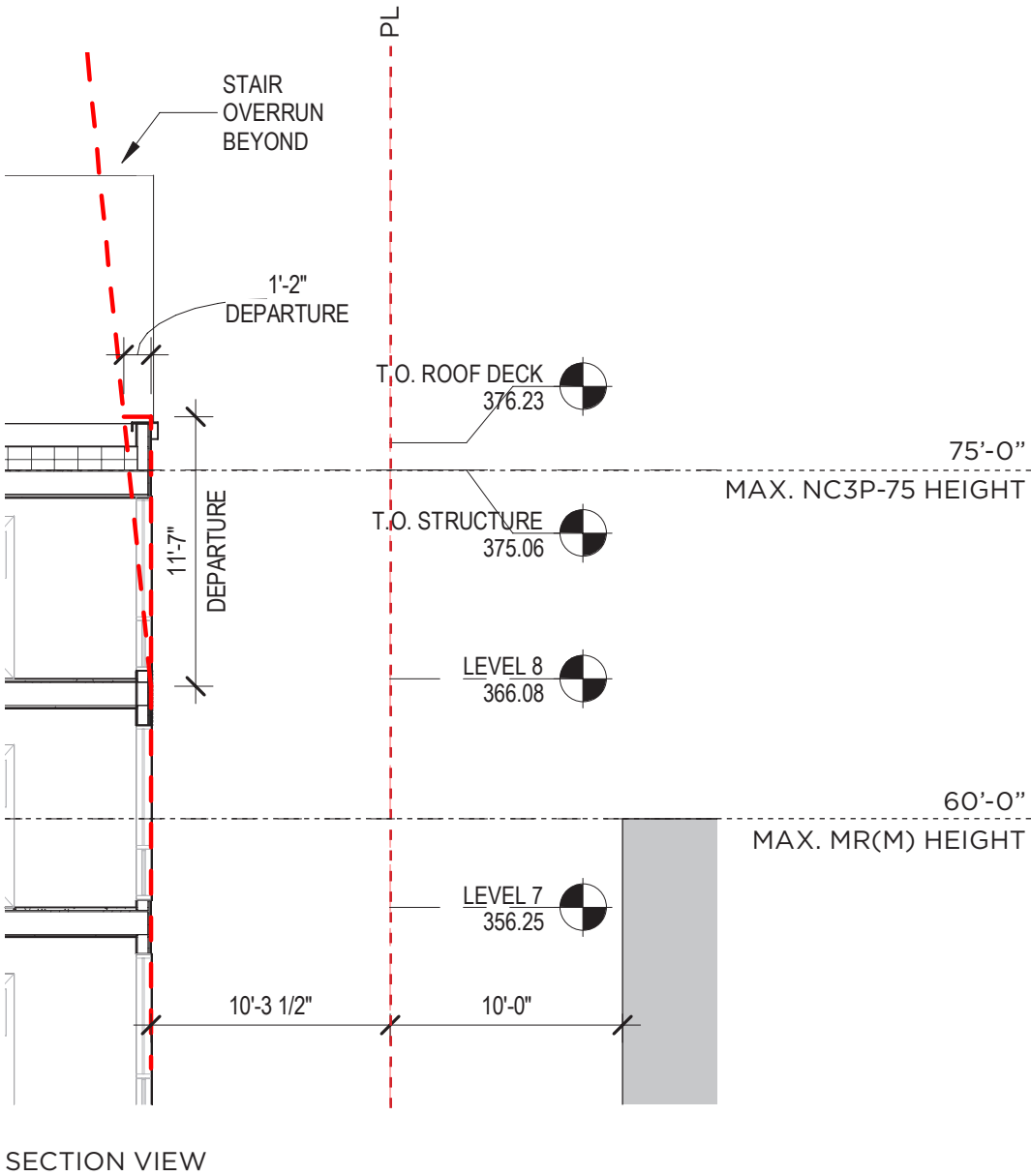
A departure is requested for a portion of the level 8 roof to encroach into the required setback above 65 feet. The encroachment is approximately 1'-2" wide x 11'-7" tall for the length of the south property line.

**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



3D PERSPECTIVE - SOUTH WEST CORNER

# 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

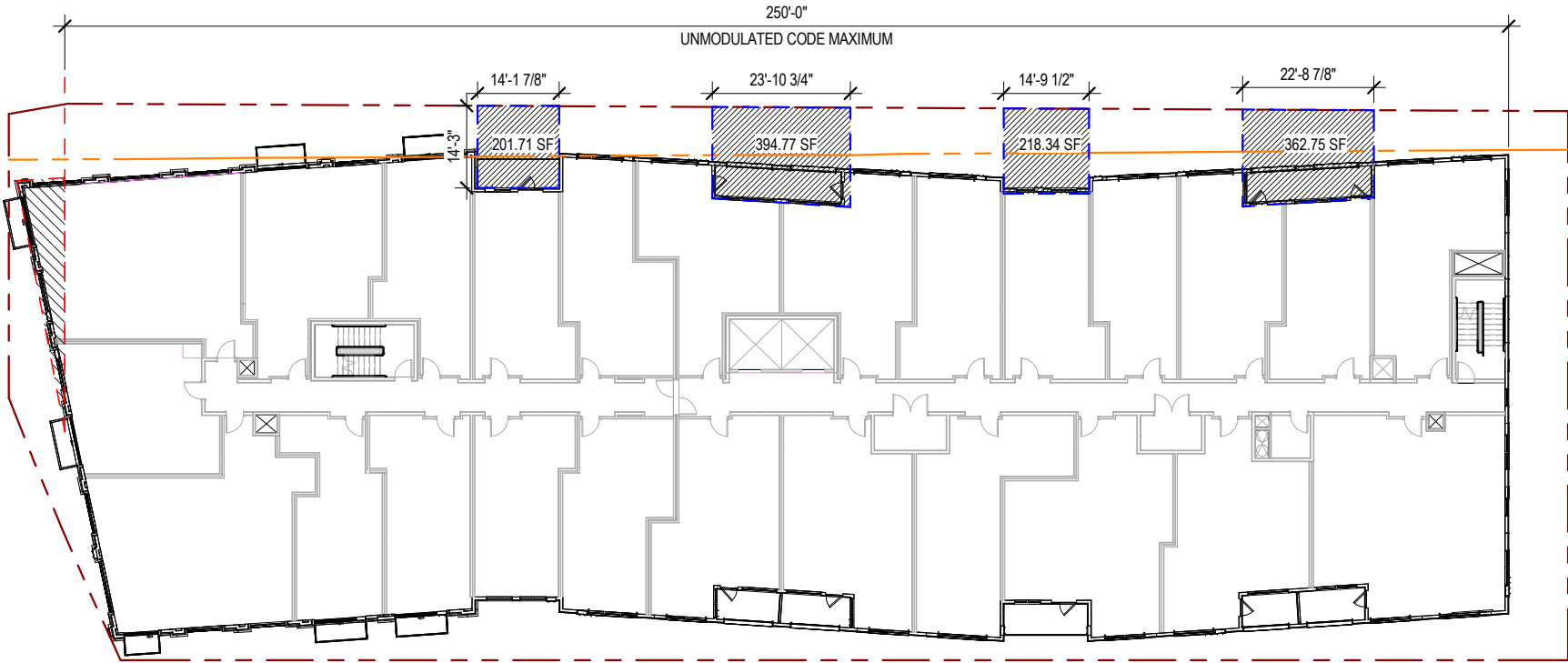
**AVERAGE SETBACK:**

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

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:**

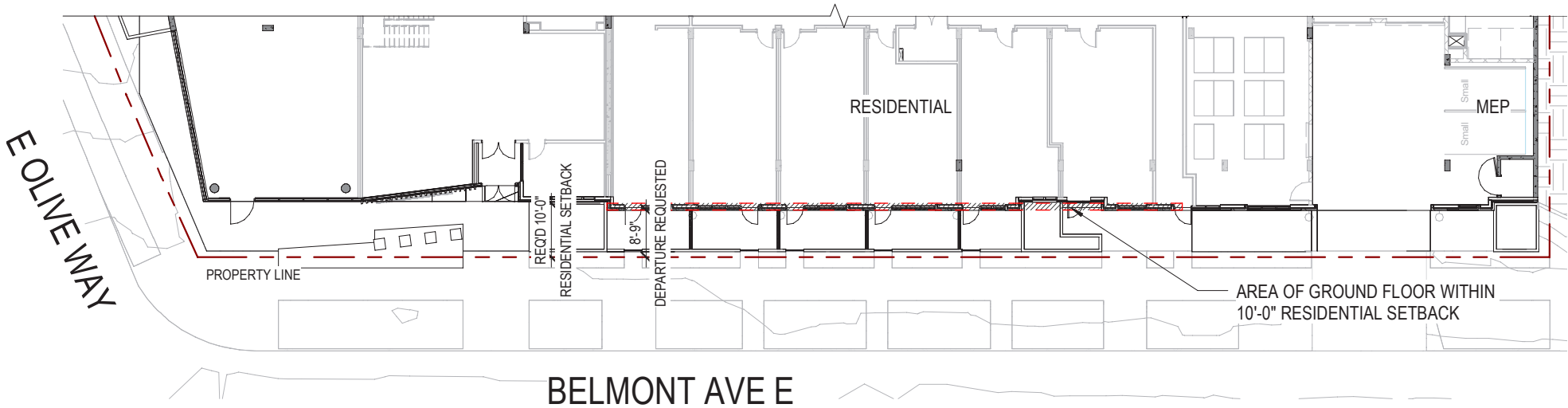
A departure is requested to reduce the 10 foot setback from the sidewalk to approximately 8'-9" on the west facade

**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:**

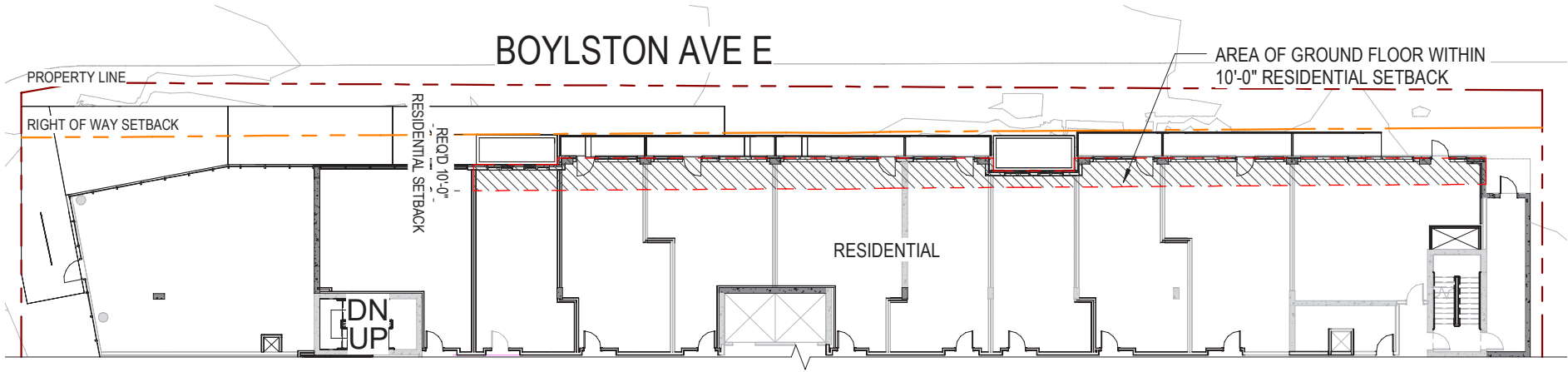
A departure is requested to reduce the 10 foot setback from the sidewalk to approximately 4'-0" on the east facade (note that this is 12'-0" from the property line).

**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**

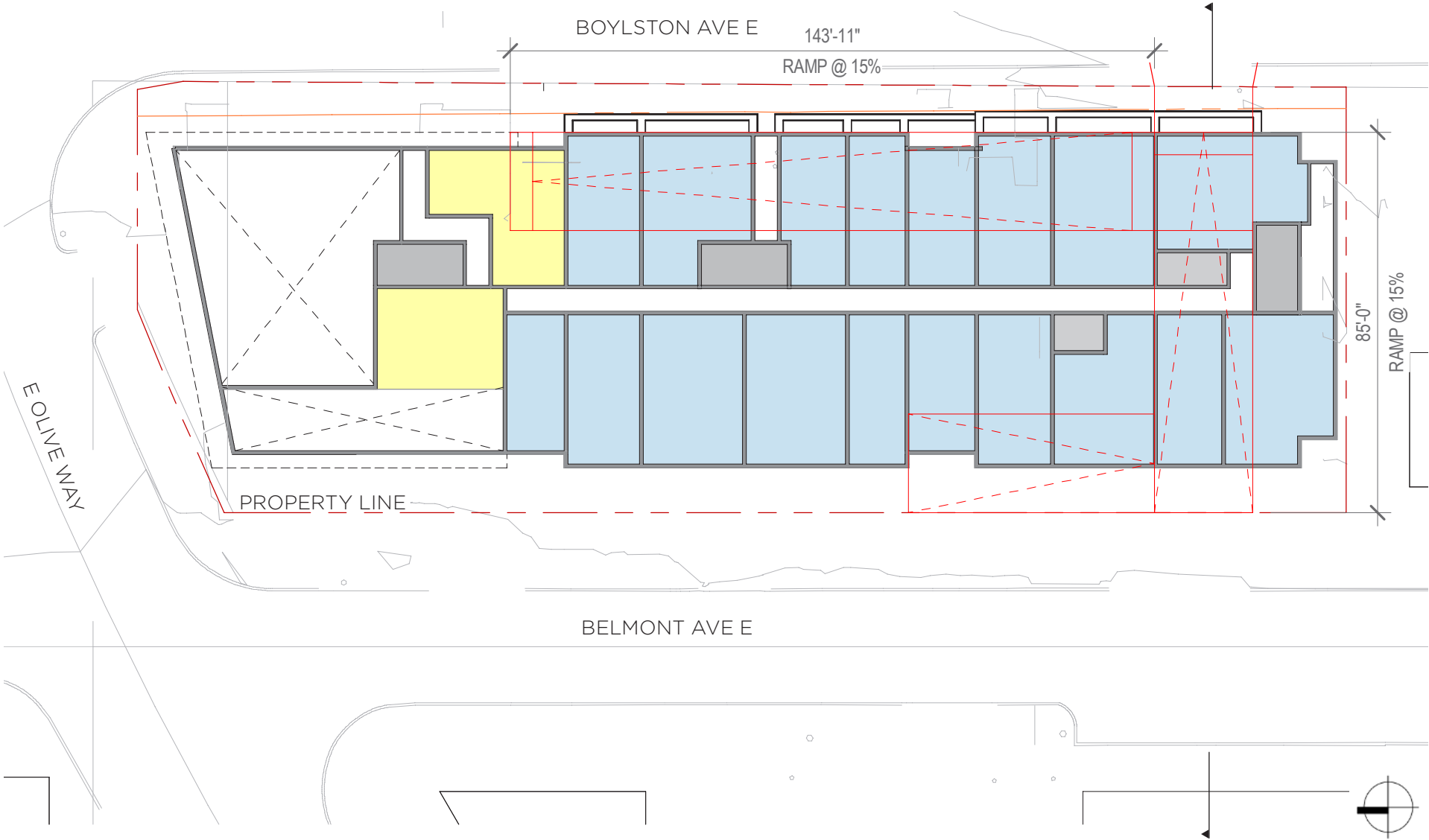
# **APPENDIX**

# SITE ACCESS

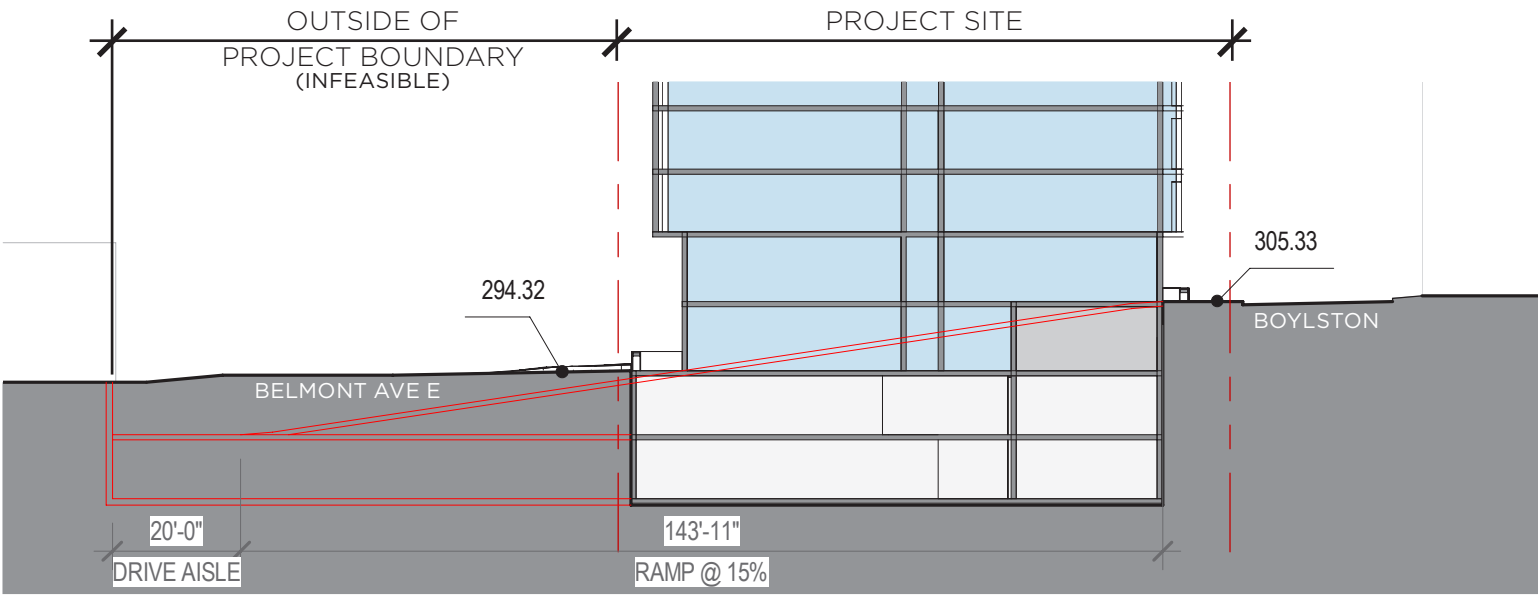
## PARKING GARAGE ENTRY

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



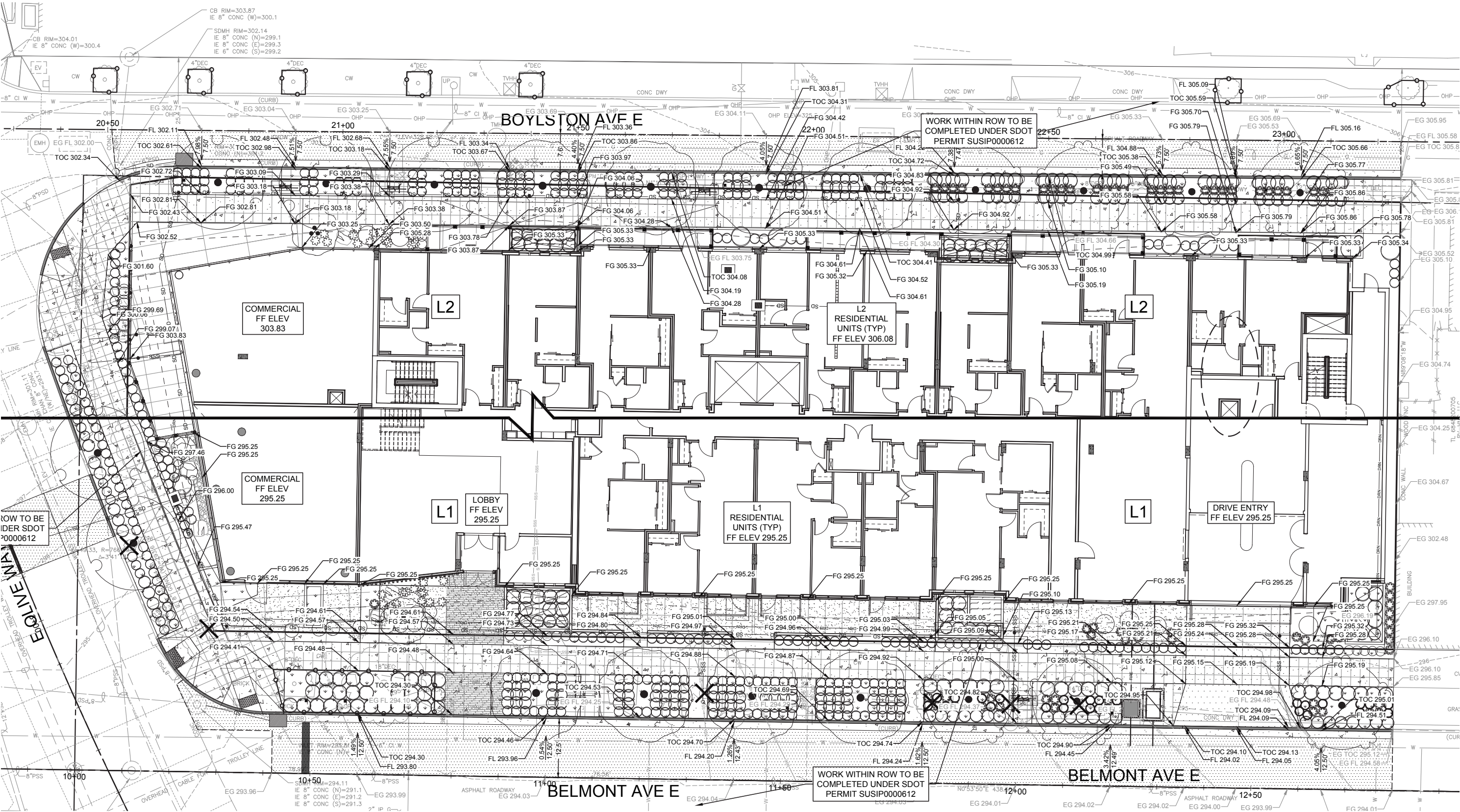
LEVEL 2 SITE PLAN



SITE SECTION

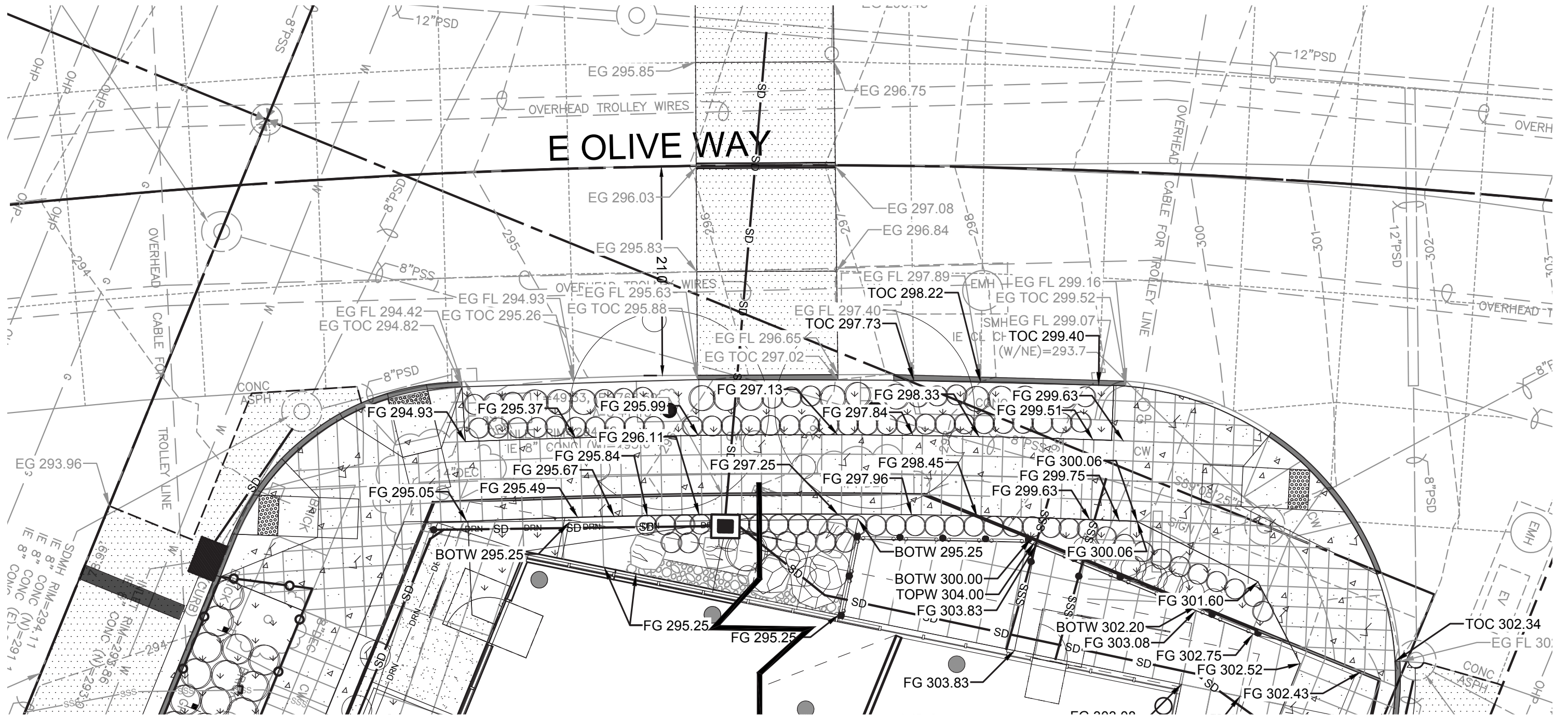


GRADING PLAN



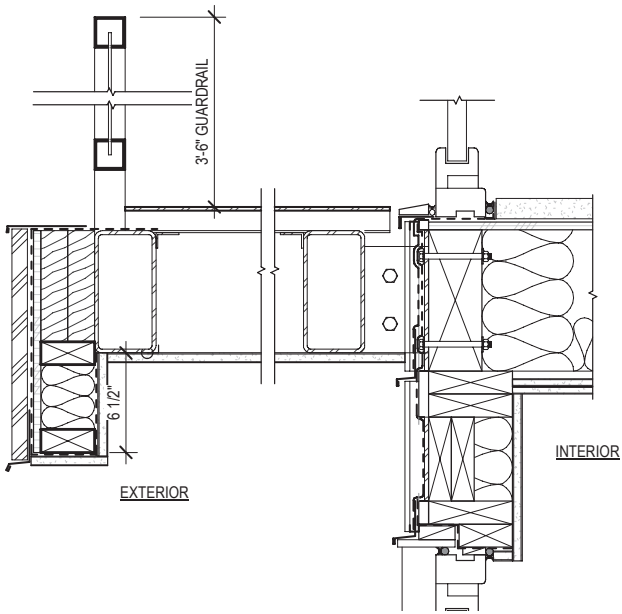


## GRADING PLAN

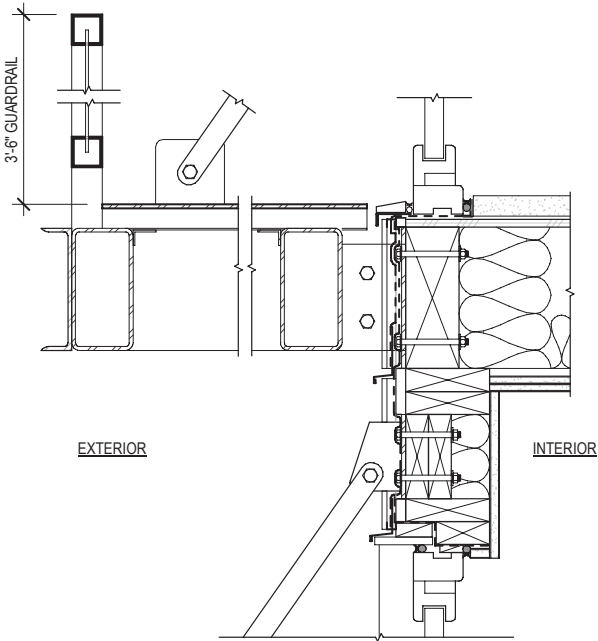




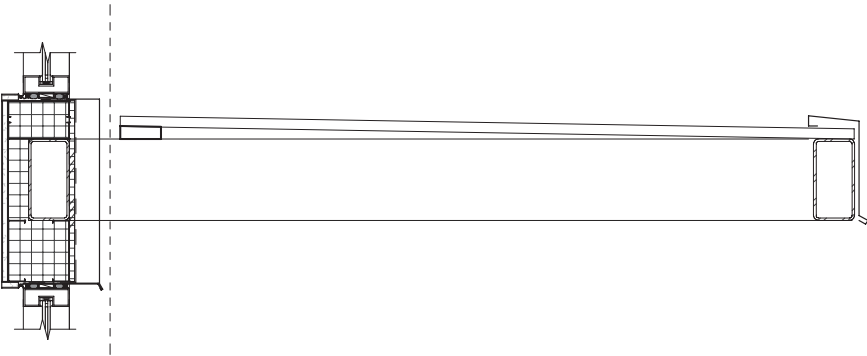
# DETAILS



1. DETAIL AT INSET BALCONIES



2. DETAIL AT OUTBOARD BALCONIES



3. DETAIL AT CANOPY

**THANK YOU**