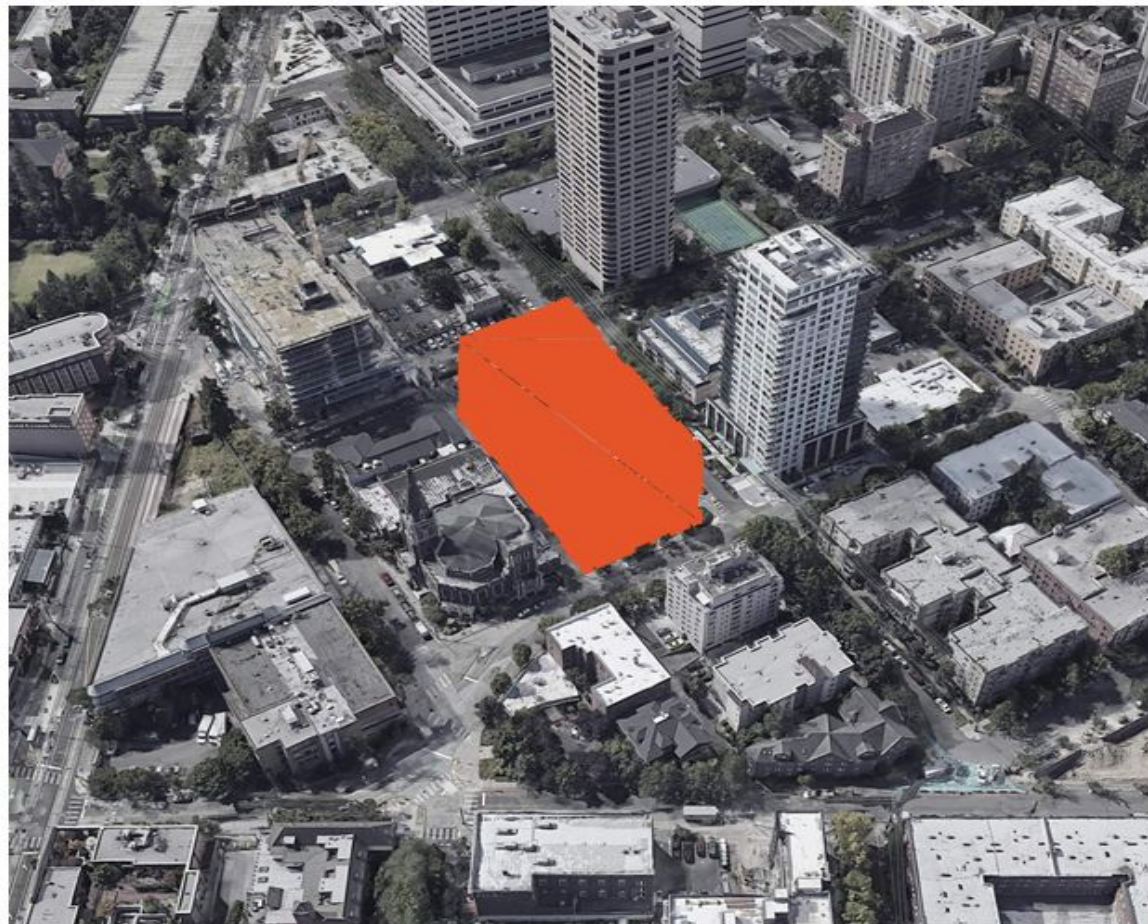


Urban Design & Public Space Committee Meeting

January 8, 2020

- **Welcome and Introductions**
- **1100 Boylston Presentation**
- **News and Updates**
 - **Swedish Medical Center Expansion and the First Hill Mile**
 - **First Hill Park**

1100 Boylston Avenue Project



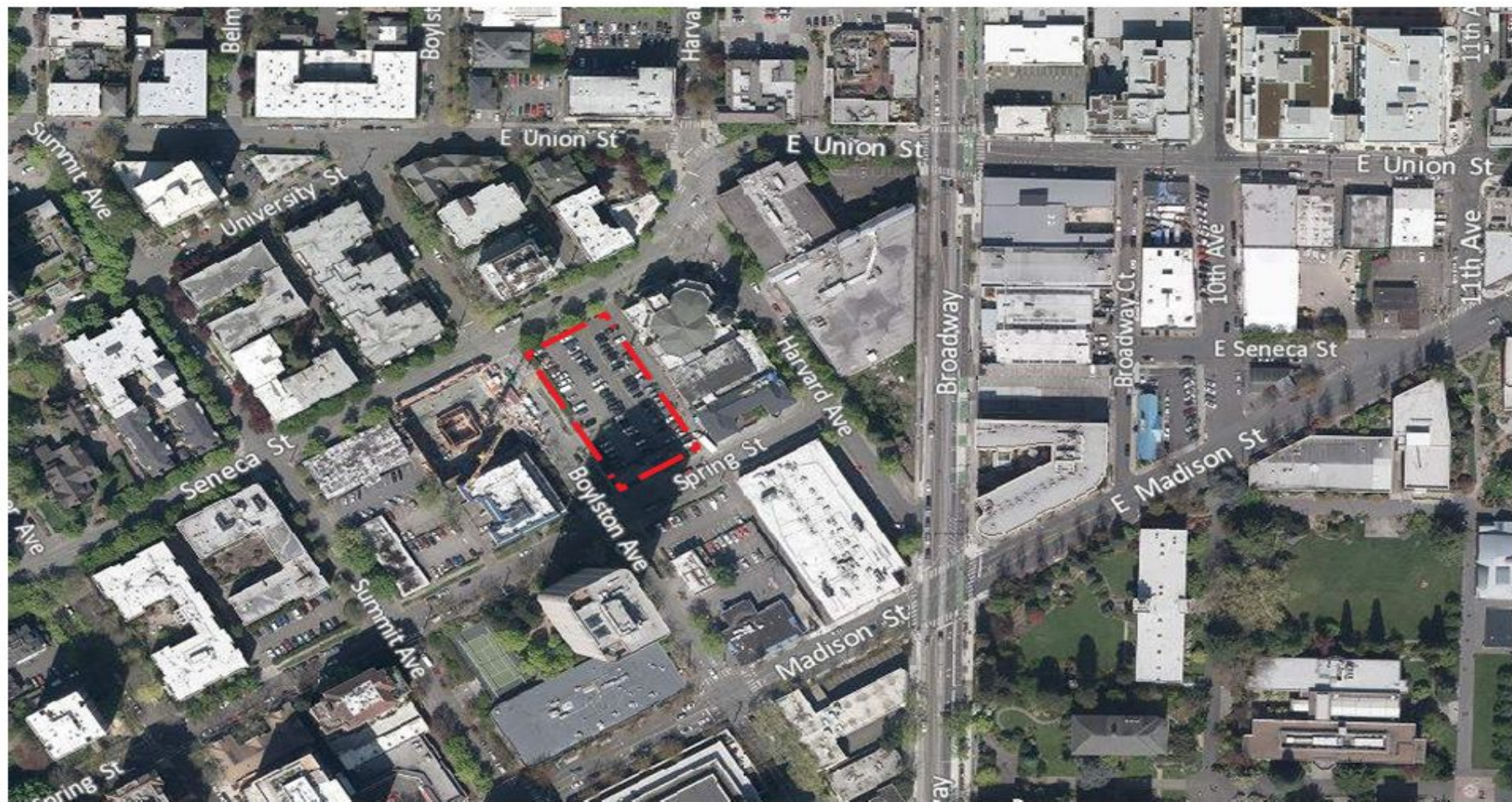
The Victor

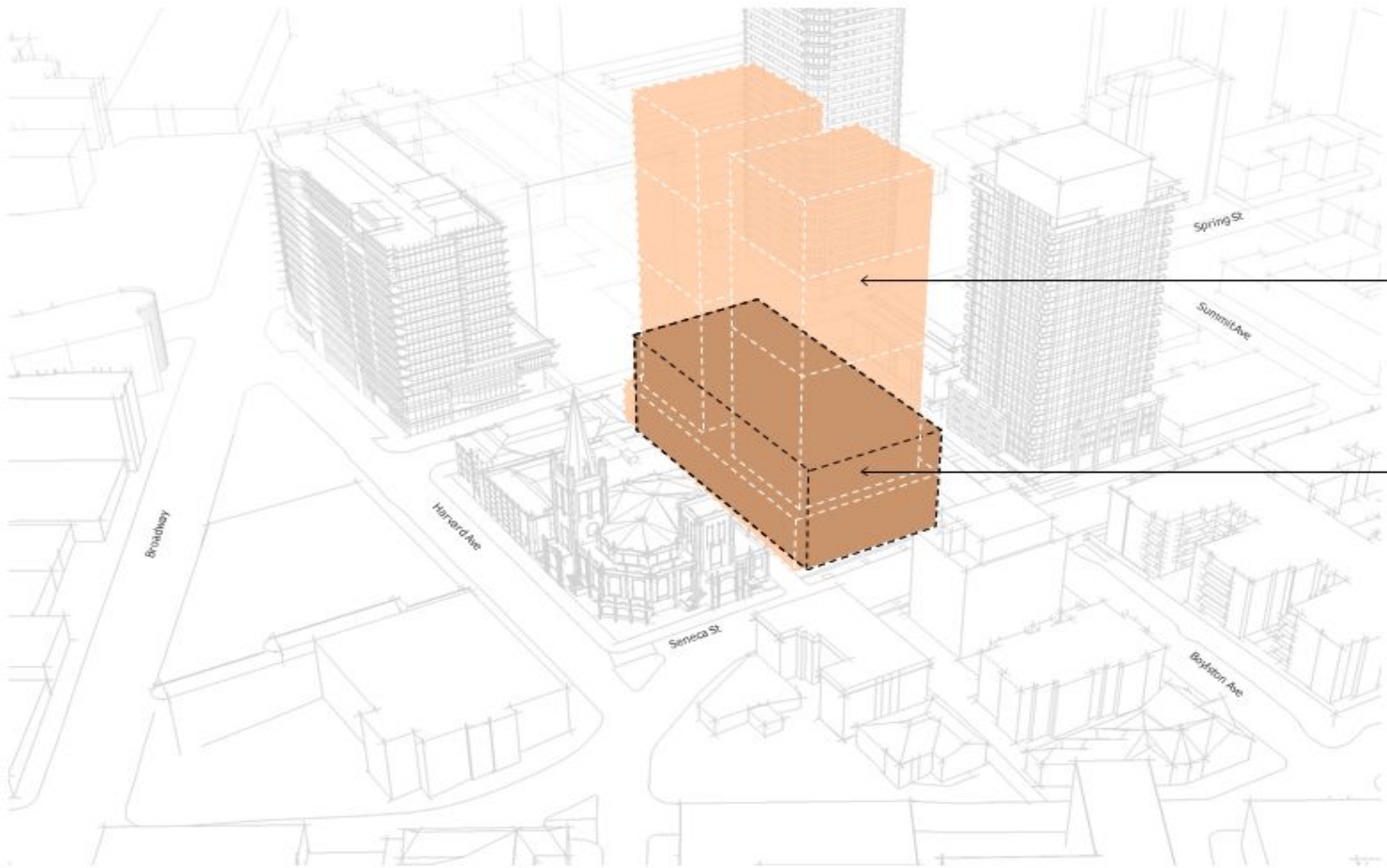
1100 Boylston Avenue
Seattle, WA 98104

01.8.2020

ENCORE
ARCHITECTS

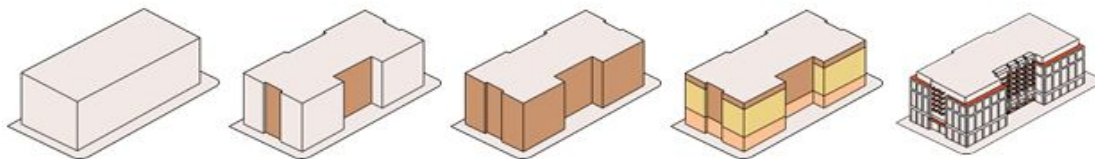
LOCATION IN NEIGHBORHOOD





← ALLOWABLE ZONING ENVELOPE IF OVER 85' HIGH

← ALLOWABLE BUILDING ENVELOPE IF LESS THAN 85' HIGH





Level 1 Landscape Plan





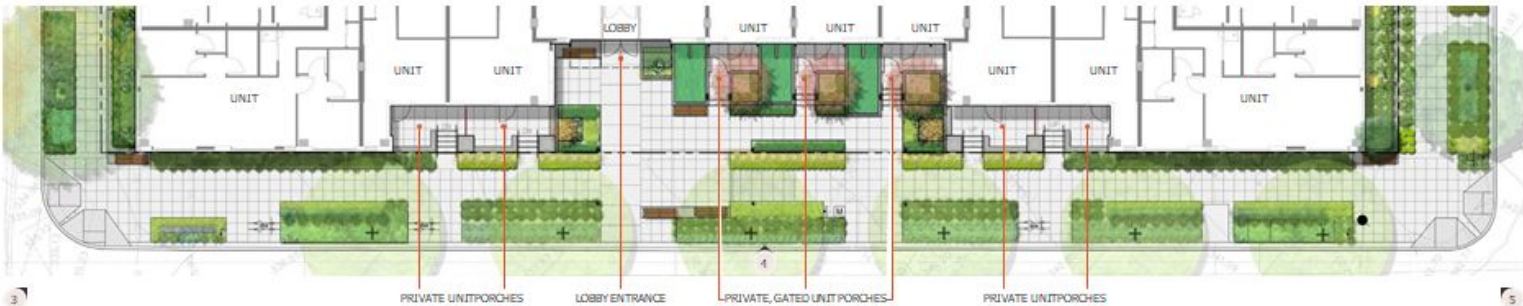
3 Looking southeast from Boylston & Seneca



4 Looking east from Boylston



5 Looking northeast from Boylston & Spring



Boylston Ave Frontage



Hardscape



Bike Rack



Wood Bench

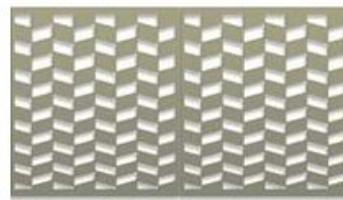


Bench Topper



Pedestrian Path Light

Metal Color at Benches and path
Dark Bronze
FORMS+SURFACES



Privacy Screen (between unit terraces)

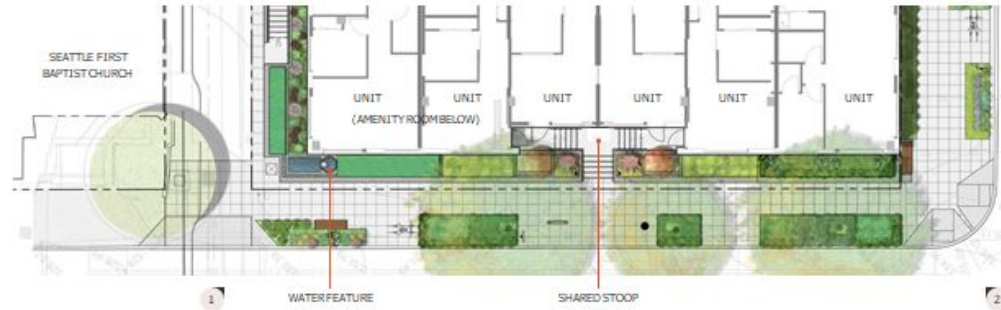
Metal Color at privacy screens
Jet Black Satin finish



1 Looking southwest from Seneca at alley entrance



2 Looking southeast from Boylston & Seneca



Seneca St Frontage



Scale: 1"=10'-0"

Hardscape



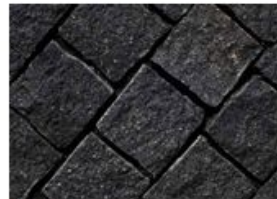
Wood Bench Topper over Conc. Plinth



Wood Bench



Scupperped Basin Water Feature



Granite Setts



Lean Rail
(Metal powdercoat color to match benches)



1 Looking northeast from Boylston & Spring



2 Looking northwest from Spring & alley entrance



Spring St Frontage



Hardscape



Bench



Bike Rack



Pedestrian Path Light



3 Looking northwest along alley



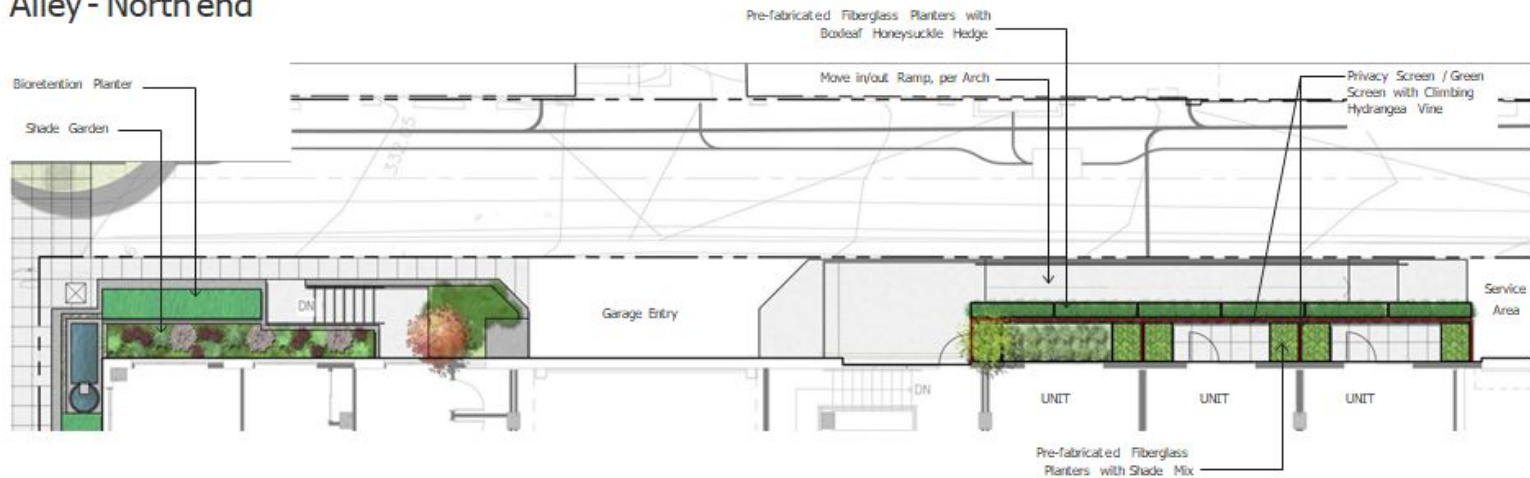
4 Looking southwest at alley building entrance



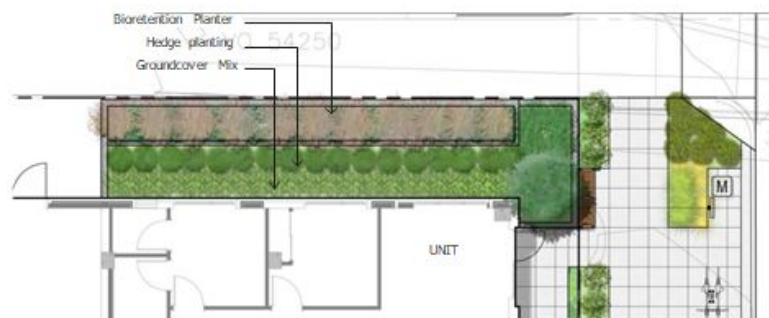
5 Looking southwest along alley



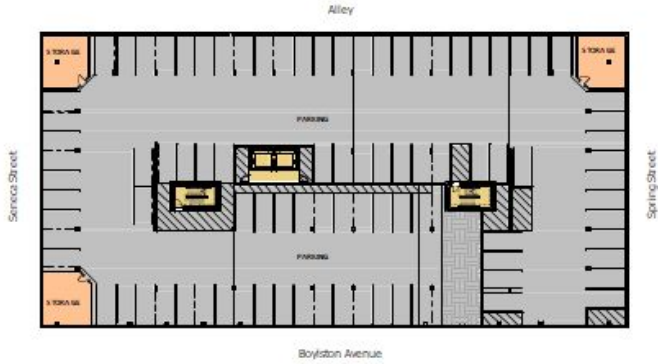
Alley - North end



Alley - South end



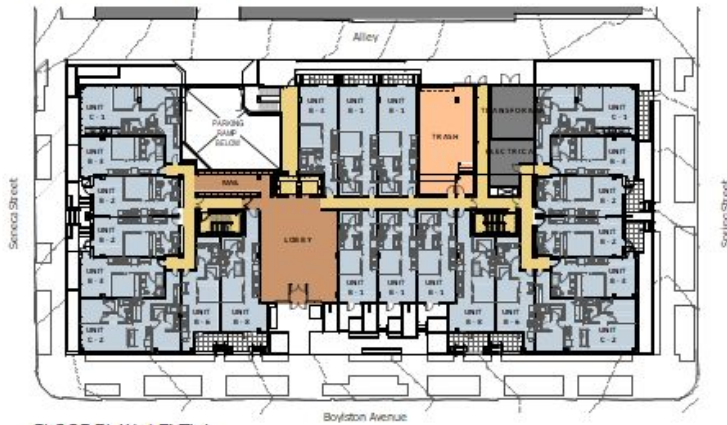
Scale: 1"=10'-0"



FLOOR PLAN - TYPICAL PARKING LEVEL



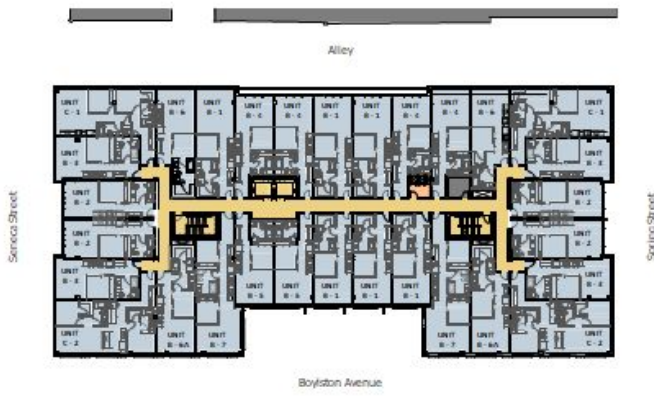
FLOOR PLAN - AMENITY LEVEL



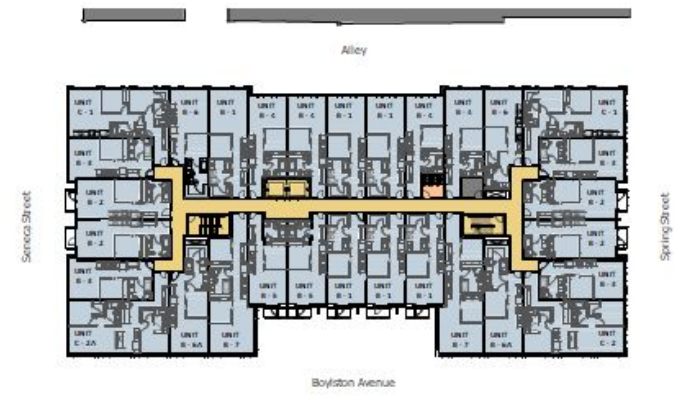
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2



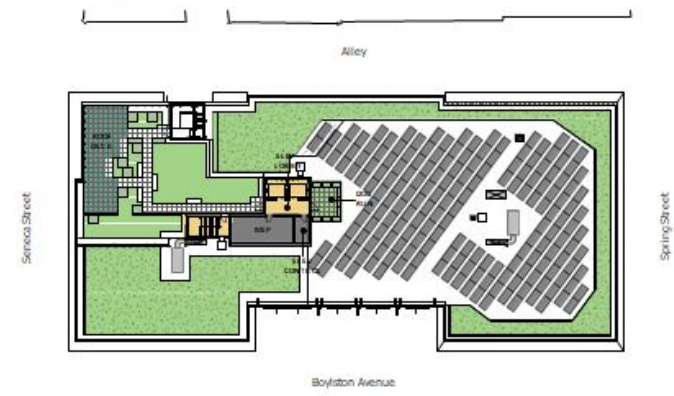
FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4-7



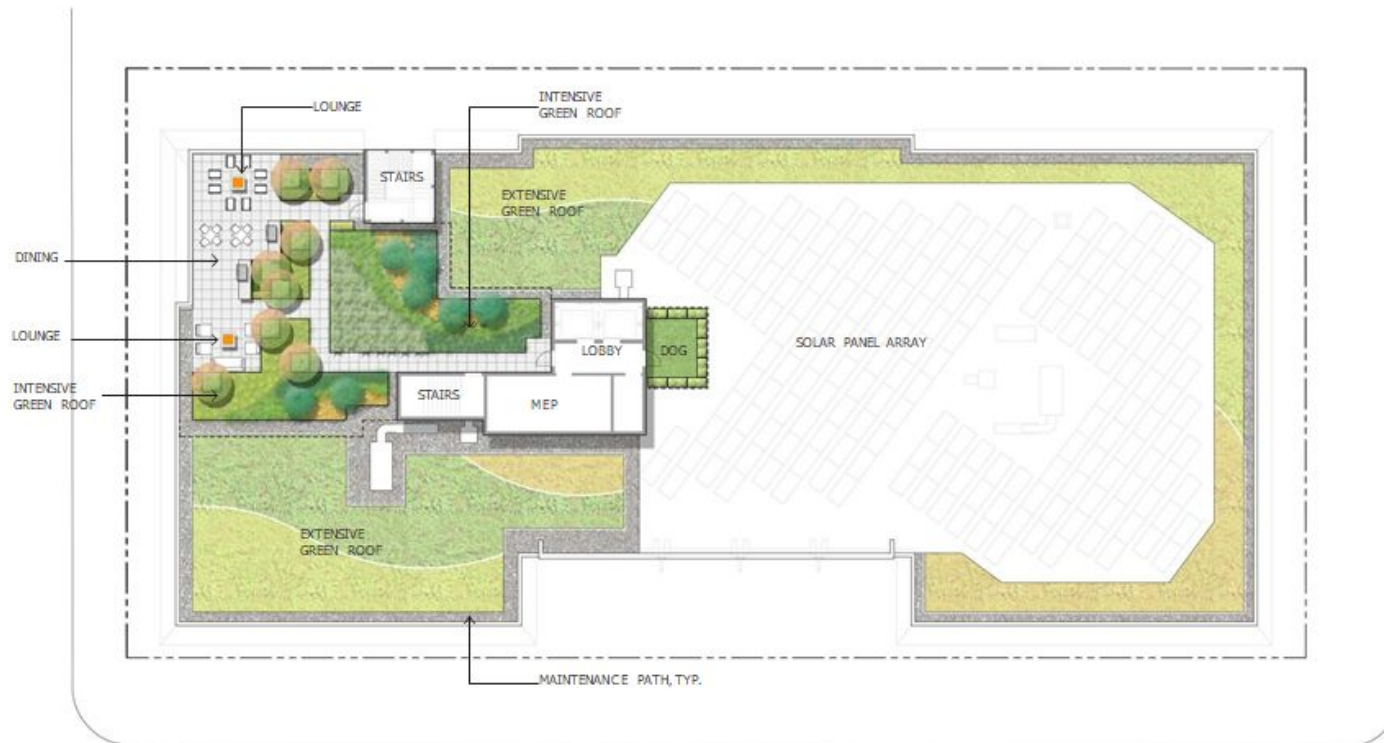
FLOOR PLAN - LEVEL 8



FLOOR PLAN - ROOF



Roof





BOYLSTON AVENUE ELEVATION (WEST)





COURTYARD ELEVATION (SOUTH)

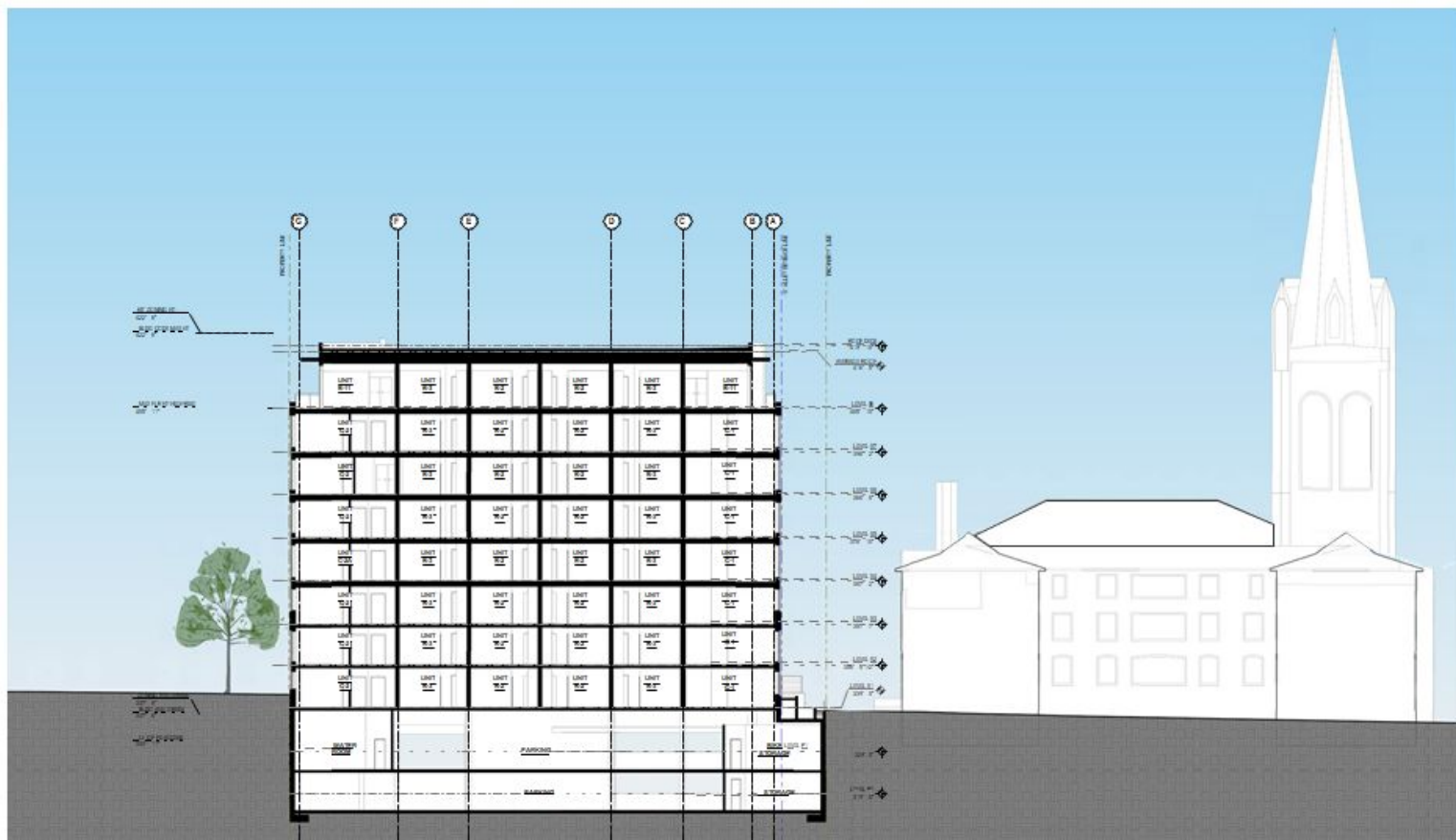


SPRING STREET ELEVATION (SOUTH)





EAST-WEST SITE SECTION, SOUTH END OF BUILDING



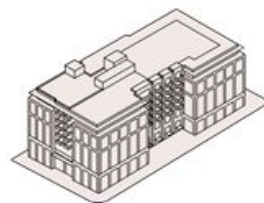








MATERIALS



1 Flush metal siding



2 Ribbed vertical siding



3 Metal railing & concrete pavers



4 Ribbed metal siding with integrated venting



5 Black vinyl windows



6 Metal balconies



7 Painted fiber cement siding



8 Brick



9 Metal canopy with wood soffit, wood doors, & aluminum storefront



News and Updates

Swedish Medical Center Expansion & the First Hill Mile

North Tower



1- FIRST HILL MILE

PUBLIC BENEFIT SUMMARY

Sidewalk & Pedestrian Crossings

- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating

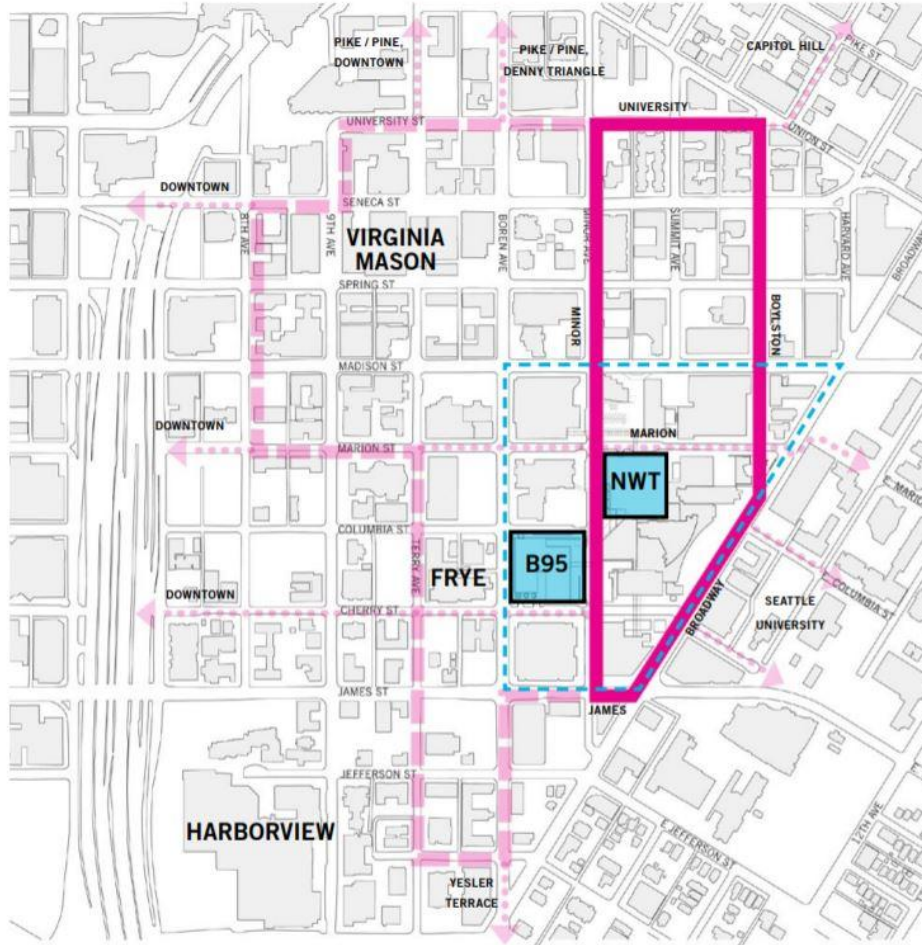
Wayfinding Sign

Street Trees

- New & replaced trees
- Select tree pruning

* 60% SIP Approval by SDOT

-  First Hill Mile
-  First Hill Public Realm
-  Action Plan Active Loop
-  Neighborhood Connections



1 - FIRST HILL MILE

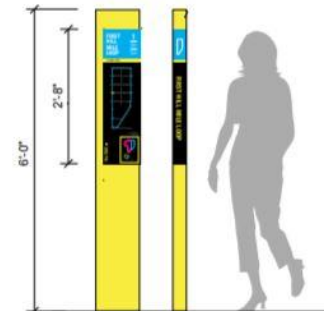
Streetscape Elements - Corner of Minor & Seneca



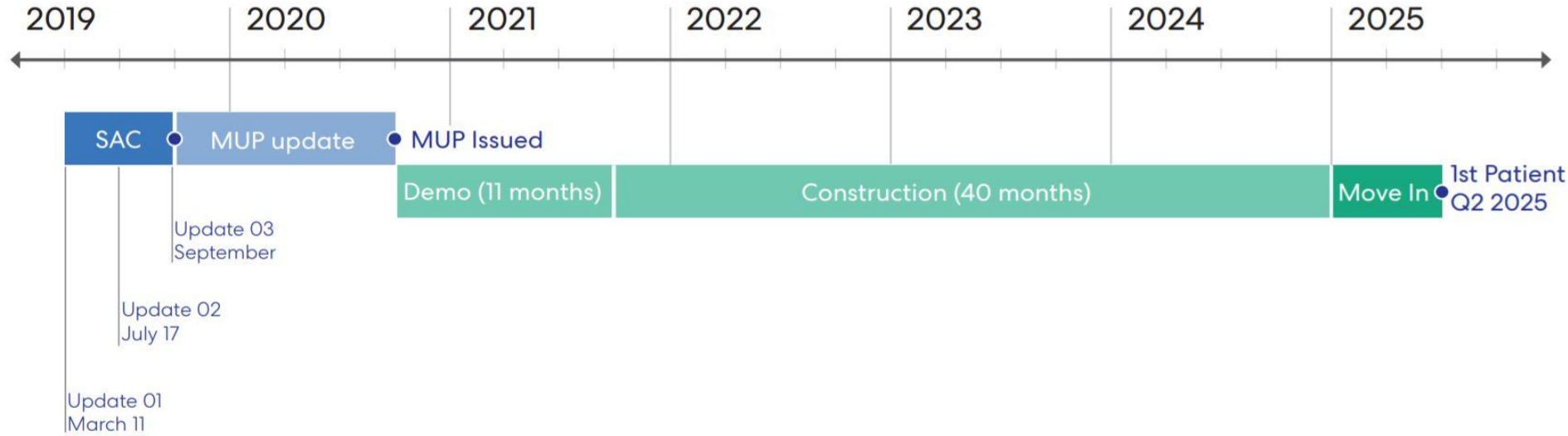
Stephanie Bower, Architectural Illustration

LEGEND

- 1 Wide curb ramps and curb bulbs
- 2 Wayfinding markers
- 3 Seating
- 4 Enhanced tree canopy
- 5 Streetscape plantings



Overall Project Schedule



First Hill Park

- **First Hill Park is currently seeking construction bids**
- **Bidding ends today (01/08)!**
- **Construction anticipated to be completed by Q3 of 2020.**



Become a FHIA Member!

Keep your eyes peeled, we will be sending out
invoices soon

Mark your Calendars!

- **01/14 - FHIA Public Meeting @ Murano Senior Living @ 6PM**
 - **01/15 - 1100 Boylston Design Review @ 1000 E James St. @8PM**
 - **01/16 - Swedish Standing Advisory Committee Meeting @ 747 Broadway @ 5:30PM**
 - **01/20 - How Peer Pressure Can Save the Planet - Town Hall Seattle**
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