



Urban Design & Public Space Committee Meeting – January 8, 2020 – Horizon House

In Attendance

- Doug Holtom, Coordinator
- Anne McCullough, Director
- Bobby Spade, FH Resident
- Bob Terrell, FH Resident
- Suzanne Hittman, FH Resident
- Sue VanLeuvan, FH Resident
- Lee Bennet, FH Resident
- Miriam Sutermeister, FH Resident
- Barbara Rhoe, FH Resident
- Cathy Jaramillo, FH Resident
- Darel Grothaus, Trinity Church
- Don Glickstein, FH Resident
- Meredith Eastman, FH Resident
- Dana Forhan, Frye Art Museum
- John Daniels, FH Resident
- Fran Mercer, FH Resident
- Frank Striegl, Carmel Partners
- Derek Overbay, Encore Architects

Agenda

- 1100 Boylston Avenue Presentation
- First Hill News and Updates

1100 Boylston Avenue Presentation

Carmel Partners are the development group for the 1100 Boylston Avenue project (The Victor). The project has gone through two design review meetings with the city. The timing for this project is anticipated to begin in September of 2020. It will be 85 feet with 8 stories, 227 apartments (28 two-bedroom units) (all market rate) and 130 parking spaces below grade. There will 1.25 bike parking spaces per unit. Solar panels are included on the roof and green space.

There will be an entry courtyard on Boylston Ave. and parking access are located in the alley, along with trash pick-up. The building is setback from the alley by 10 feet. Street-level units are included with some with individual entrances. The existing trees on Seneca St will remain. New trees will be planted along Boylston Ave and Spring St. Below-grade areas will include amenity spaces. The alley will include landscaping.



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Brick will be included up to the 7th story, and the 8th floor will be setback to reduce the massing. The center bay will include metal panels and brick. Windows will be vinyl. Carmel Partners plan to not sell the building upon completion.

First Hill News and Updates

- The bidding process for contractors for First Hill Park ends on January 8th, 2020.
- The updated completion date for the Swedish Medical Center (and First Hill Mile improvements) are scheduled for 2025.