

Capitol Hill infill fills in with sever four off Broadway

Posted on [Wednesday, November 12, 2014 - 6:03 am](#) by [jseattle](#)



— The “site analysis” for the 1404 Boylston project is AWESOME and worth clicking to see a larger version (Image: S+H Works)

It will be a real-world lesson in neighborhood infill development — and the work of E Pike-based architect **Hugh Schaeffer** — as the **East Design Review Board** gathers Wednesday night to assess two proposed development projects that will create another 140 or so apartments on Capitol Hill in exchange for ~~one~~ two 1900s-built single family homes and a 1905-built, 8-unit apartment house.



— Coming soon to Boylston just off E Pike — seven stories (Image: S+H Works)

1404 Boylston

On Boylston just off E Pike, the Emerald City Manor building has provided a place to live on Capitol Hill since 1905. Today’s Hill calls for a bigger solution.

Planned as a seven-story affordable apartment building with 105 units that will replace the old manor, the developers of the **Boylston Flats** project promise some lofty goals –including helping to connect Capitol Hill to First Hill:

The goals of this project are to create infill housing that positively transitions between the Pike/Pine and First Hill neighborhoods, both very dense neighborhoods in Seattle. The transition will embrace the architectural character of both neighborhoods, while responding to site specific topography, and the greater transit and bicycle networks. The relationship of the project to the street will complement both resident and pedestrian experiences, while allowing for future changes in the public realm.

We’ve seen developers **Tyler Carr** and **Kelten Johnson** at work in the neighborhood before including microhousing projects on 12th Ave. For this particular chunk of the Hill, the duo slapped down \$2.4 million.

[1404 Boylston Ave / Design Proposal](#) (54 MB)

Review Meeting: November 12, 6:30 pm

Seattle University

[824 12th Ave](#)

Admissions & Alumni Building

Review Phase: EDG–Early Design Guidance

Project Number: 3017075 [permit status](#) | [notice](#)

Planner: Beth Hartwick

Boylston Flats is designed by Capitol Hill-based **S+H Works**. And, yup, it won’t have a stitch of parking... except for 45 spaces for bikes.

1010 E Republican

S+H Works is also behind the design of the second infill building on Wednesday's slate — though this infill will fill in a slightly different type of space on the Hill.

Located in the intertidal zone of single family homes and smaller, older apartment buildings east of Broadway near the future Broadway Hill Park, the 1010 E Republican project is planned as a four-story building with 36 apartment units... and, gulp, no parking. "No parking is required or proposed," the packet notes. Prepare your torches and pitchforks, neighbors.

The design packet for the project's early design guidance session goes to great pains to show just how much the developers are trying to create a building that will fit in to this particular slice of Capitol Hill neighborhood. See? It could have been way bigger. Put away your pitchfork and extinguish that torch!



If that didn't sway you, developers **Greg Elderkin** and **John Odegard** include these three goals for the project:

- *Design a project that respects the residential and commercial nature of the area.*
- *Respond appropriately and creatively to adjacent residential uses.*
- *Create a strong, attractive, pedestrian friendly design.*

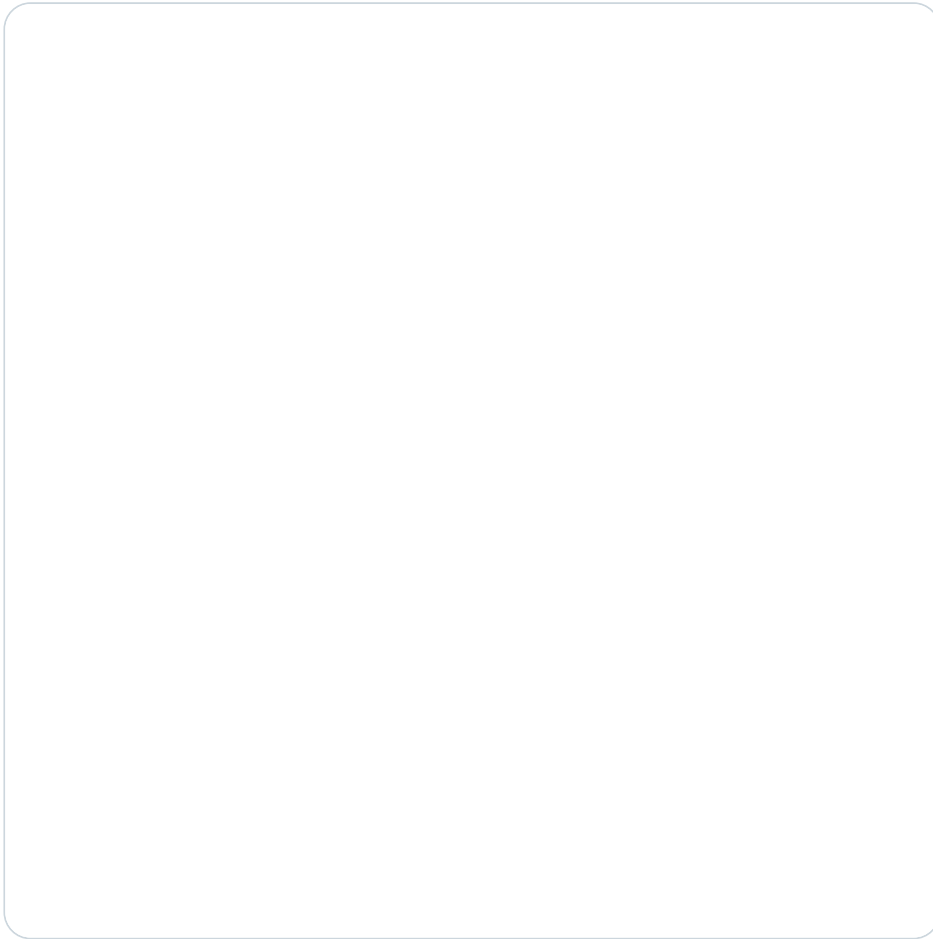
The developers paid \$425,000 in September for the single-family house that will be demolished to make way for the project. They could have included a fourth goal, of course — trading a 970 square-foot house for 36 new places to live on Capitol Hill. **UPDATE:** As far as the house trading goes, this deal was 2x as costly as we reported. Thanks to the comment correction below, we also should note that a second house will be demolished for the project. Meanwhile, this Capitol Hill colorful classic is also for sale on the same block:



Tim Ellis, guy
@The_Tim



Pretty sure @jseattle RT'd a pic of this Capitol Hill home a while back. For sale now @ \$750k
redfin.com/WA/Seattle/101...



9:32 AM · Nov 7, 2014



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[1010 E Republican St/ Design Proposal](#) (34 MB)

Review Meeting:	November 12, 8:00 pm
	Seattle University
	824 12th Ave
	Admissions & Alumni Building
Review Phase:	EDG–Early Design Guidance
Project Number:	3018148 permit status notice
Planner:	Tami Garrett

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