**DEVELOPMENT PROPOSAL**
The project proposes an 8-story multi-family building containing a mix of studio, one-bedroom and two-bedroom apartments with on-site parking for bicycles. The project proposes to meet Green Building standards and MHA. The development proposal for this project are as follows (all values approx.):

- **Residential units proposed:** 75 apartment units
- **Vehicular parking proposed:** None
- **Bicycle parking proposed:** min 1:1 bikes / dwelling unit

**PROJECT TEAM**

- **Applicant:** RMJ HOLDINGS LLC 9675 SE 36th Street #105, Mercer Island, WA 98040
- **Architect:** GROUPARCHITECT 1735 Westlake Ave. N. Suite 200, Seattle, WA 98109
- **Landscape Architect:** TRA 911 Western Ave # 202, Seattle, WA 98104

**PROJECT INFORMATION**

- **Zoning:** MR (M1)
- **Lot Size:** (2,981 SF + 3,950 SF + 3,971 SF)= 10,934.75 SF
- **Overlay:** First Hill/Capitol Hill (Urban Center)
- **Pedestrian Zone:** No
- **Frequent Transit:** No
- **Mapped ECA:** None
- **Codes:** Seattle Land Use Code (Current edition)
- **Gross floor area:** 39,510.42

**ARBORIST REPORT**

Arborist Report by Washington Forestry Consultants, Inc was amended on June 4, 2020.

- **Tree #1, Flowering Cherry:** This tree is in good health but within the proposed development site goals. Although the tree is outside the building footprint, the project proposes its removal due to its low clearance habit. Please see tree study documentation for project impacts of retention vs. removal.
- **Tree #2, Paper Birch, Exceptional:** This tree is considered “Exceptional” by SDCI due to its mature status and truck diameter OF 22.5” exceeding the 20” minimum diameter threshold for Exceptional status. The project proposes to retain this tree. Tree protection during construction, including root zones, is proposed as part of the site redevelopment.
- **Tree #3, English Holly, Invasive:** This tree is an invasive species and should be removed before the site is developed.

There are four surveyed trees within the ROW of the project site. The two street trees along Federal Avenue E are in good health and should remain in place so long as appropriate tree protection measures are taken during construction. The two street trees along E Republican Street are in poor condition and should be removed during construction and replaced. The new street trees shall be selected from a list of approved species by Seattle Department of Transportation.

**LEGAL DESCRIPTION**

PONTIUS LINCOLN SUPL PLAT E 1/2
PONTIUS LINCOLN SUPL PLAT E 50 FT OF 1 & E 50 FT OF 2 LESS S 40 FT
PONTIUS LINCOLN SUPL PLAT E 50 FT OF 1 & E 50 FT OF 2 LESS S 40 FT

**EXISTING CONDITIONS**

**DEVELOPMENT OBJECTIVES + PROJECT INFORMATION**

1013 East Republican Street
Recommendation Meeting | July 13, 2022
RMJ Holdings LLC

URBAN DESIGN: NEIGHBORHOOD CONTEXT

1013 East Republican Street
Recommendation Meeting | July 13, 2022

CURRENT ZONING MAP

PROJ. SITE  |  LC3P-75 (M1)  |  MR(M1)  |  LR3 (M)

ADJACENT USE DISTRIBUTION

PROJ. SITE  |  PUBLIC USE  |  COMMERCIAL  |  MIXED-USE  |  INSTITUTION  |  PUBLIC PARK  |  MF/SF

1/4 MILE WALKING RADIUS - 6 MIN WALK

MR (M1) LR3 (M)

PUBLIC USE COMMERCIAL MIXED-USE/MF INSTITUTION PUBLIC PARK

ADJACENT USE DISTRIBUTION

PROJ. SITE  |  PUBLIC USE  |  COMMERCIAL  |  MIXED-USE  |  INSTITUTION  |  PUBLIC PARK  |  MF/SF

PROJ. SITE  |  PUBLIC USE  |  COMMERCIAL  |  MIXED-USE  |  INSTITUTION  |  PUBLIC PARK  |  MF/SF

URBAN DESIGN: NEIGHBORHOOD CONTEXT

CAPITOL HILL URBAN CENTER BOUNDARY

BROADWAY HILL PARK

LOWELL ELEMENTARY SCHOOL

E MERCER ST

E REPUBLICAN ST

E THOMAS ST

E HARRISON ST

E JOHN ST

E DENNY WAY

CAPITOL HILL URBAN CENTER BOUNDARY

BROADWAY HILL PARK

LOWELL ELEMENTARY SCHOOL

E MERCER ST

E REPUBLICAN ST

E THOMAS ST

E HARRISON ST

E JOHN ST

E DENNY WAY
ROOF FORMS + MODULATION
While gable roofs are predominant in the neighborhood on single family residences and small apartment buildings, newer buildings typically have flat roofs with modern massing and modulation.

MATERIALS
Brick is commonly used on both single family and multi-family structures. Newer structures use metal siding, glass, and cement board as predominant cladding types.

FINISH COLORS
Neutral paint finish colors are the most common on the majority of buildings within the neighborhood. Most modern buildings have stronger color choices with contrasting colors.

RELATIONSHIP TO GRADE
Buildings throughout Capital Hill are sited close to public sidewalks with mature plantings within the existing landscaping strips along street frontages. It is common for new/taller buildings to be sited close to the sidewalk regardless of height such as in examples 4, 2, and 9 below. Where there exists opportunities for individual unit outdoor access, additional space is provided such as in example 4.
URBAN DESIGN ANALYSIS: OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- Potential views to the water
- Street level relationship to the public realm

CONSTRANTS

- Connection to the public park with views and activity
- Privacy and impact concerns for adjacent neighbors
- Shade impact to public park and lower height surrounding zone

EXISTING ADJACENT STRUCTURE - 2 STORIES

EXISTING ADJACENT STRUCTURE - 3 STORIES

EXISTING ADJACENT STRUCTURE - 3 STORIES

EXISTING OVERHEAD POWER LINE TERMINATION POLE

TREE #2

EXCEPTIONAL TREE PER ARBORIST REPORT

SCL CLEARANCES

PRIVACY AND IMPACT CONCERNS FOR ADJACENT NEIGHBORS
PIKE / PINE URBAN NEIGHBORHOOD COUNCIL (P/PUNC) - MEETING #1
November 18, 2019
12th Ave Arts Building

OVERVIEW
John Shaw and Kyle Weeks from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect presented the project to the Pike / Pine Urban Neighborhood Council at a typical P/PUNC meeting open to the public. Materials presented included basic site / zoning analysis and a preferred massing model annotated with design notes.

COMMUNITY COMMENT SUMMARY
- Talk with neighbors as soon as possible. Many are homeowners as opposed to renters.
- Street edge / sidewalk alignments are important.
- Scheme as proposed appears to make sense but more design context study needed to verify.
- Allowable zoning / FAR clearly conflicts with existing building scale. Consider how this project will be a template for future development in similar situations.
- Keep massing simple as much as possible
- Address sunlight / shadows. Adjacency of other homes and park require additional attention.
- Attention to corner detail / erosion is good move.
- Large amount of bike parking proposed is great. Lack of vehicular parking will concern neighbors.

FOLLOW UP FOR NEXT MEETING
- Present to P/PUNC again before EDG for additional review / comments
- Draft EDG materials recommended for next session

COMMUNITY OUTREACH - MEETING #2
January 16, 2020
Century Ballroom

OVERVIEW
John Shaw from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect presented the project to the general public in an open QA session. Discussion was lively and perspectives / comments raised reflected everything from architectural character to parking to family-oriented housing. Materials presented included basic site and zoning information.

COMMUNITY COMMENT SUMMARY
- Design should pay close attention to the local streets
- Implementation of family units looking for stability in the residents / neighborhood was suggested.
- Height is an important design consideration as there are not many 8 story buildings around.
- The building should respond to the park across the street, paying special attention to the corner.

FOLLOW UP FOR NEXT MEETING
- Bring examples - what will it look like? Building quality proposed?
- Bring specific proposal - number / mix of units development programs / etc
- Be prepared to discuss affordability - how will the project’s unit mix reflect the residents who live in this neighborhood?

COMMUNITY OUTREACH - MEETING #3
January 23, 2020
Century Ballroom

OVERVIEW
John Shaw, Kyle Weeks, and Mike Martin from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect hosted the last of two open house meetings to present the most recent project developments to the general public. This meeting was well attended by many of the same local residents as the first outreach meeting.

COMMUNITY COMMENT SUMMARY
- Hurry up and provide affordable housing!
- Bldg. height and modulation important. Watch bulky massing.
- Why so many small 1-beds? People want affordable but why this unit mix?
- Bldg from group will make a “good faith” contribution to the park
- Preserve  sunlight at the park. Developer should consider making a “good faith” contribution to the roundabout tree.
- Landscaping and saving street frontage, street trees and the roundabout tree.
- Where will roof decks be located? Privacy is big concern. Show window study if possible.
- Height is an important design consideration as there are not many 8 story buildings around.
- The building should respond to the park across the street, paying special attention to the corner.

FOLLOW UP FOR NEXT MEETING
- Many residents understand process better, will see the project at EDG meeting next time.

COMMUNITY OUTREACH - MEETING #4
April 15, 2020
Online Review via Email

OVERVIEW
Grouparchitect shared updated EDG options and related design responses and analysis with members of P/PUNC for feedback pre-EDG meeting.

COMMUNITY COMMENT SUMMARY
- Likes way Option C breaks up massing (3 total)
- Make balconies occupiable if budget allows! Either way, make them well-detailed
- Investigate alternate design for Option C that uses more traditional brick detailing (lintels, spandrels, etc)

FOLLOW UP FOR NEXT MEETING
- Really positive start to project!
- Looking forward to seeing it at EDG
EAST REPUBLICAN STREET (LOOKING SOUTH)
East Republican Street is comprised of a wide variety of building scales due to transitions in zoning as well as new development. Building scales drop from seven to eight story buildings just a block west on Broadway Avenue down to three story apartment / condominium buildings adjacent to the project site (at right in photo). The existing curb cut visible in the photo will be demolished.

FEDERAL AVENUE (LOOKING WEST)
Federal Avenue is made up predominantly of one to three story residential buildings, commonly townhomes and small apartment buildings. The existing curb cut at the rear yard of the corner house will be demolished.

INTERIOR PROPERTY LINE CONDITION (LOOKING SOUTH)
Looking south from Republican Street, the existing single family building which is only a few feet off the common property line is visible. The tree visible in the photograph is on the neighboring property and therefore should remain post-construction to preserve privacy.

INTERIOR PROPERTY LINE CONDITION (LOOKING EAST)
Looking east from 10th Avenue, the minimal side yard to the existing single family building is visible.
ZONING ANALYSIS: SEATTLE MULTIFAMILY (23.45)

Zoning: MR (M1)
Lot Size: (2,981 SF + 3,950 SF + 3,971 SF) = 10,934.75 SF
Overlay: First Hill/Capitol Hill (Urban Center)

23.45.510 - FAR:
4.5 allowed x 10,934.75 site area = 49,206 SF MAX FAR

Exemptions:
- Underground area, portions of a story extending no more than 4’ above existing or finish grade (whichever is lower)

23.45.514 – Structure Height:
80’ Height Limit

23.45.517 – MHA:
Project is subject to MHA per 23.58C

23.45.518.B1 – Setbacks:
Revised: Republican Street Setback = Provide Minimum Courtyard 45’ wide (30% of frontage length) x 20’ deep
Federal Street Setback = 5’ minimum / 7’ average (departure requested for minimum)
Rear Setbacks: South property lines = 15’ minimum (departure requested)

Interior Lot Line Setbacks, Below 42’ (West property lines) = 5’ minimum / 7’ average
Interior Lot Line Setbacks, Above 42’ (West property lines) = 7’ minimum / 10’ average
(departure request for average)

23.45.518.B2 - Upper level setbacks:
ROW is greater than 50 in width, no upper level setbacks required.

23.45.522 - Amenity Area:
5% of total gross floor area in residential use required.
Maximum 50% of required area may be enclosed

23.45.528 - Structure Width and Depth Limits:
Structure width shall not exceed 150’
Structure depth shall not exceed 80% lot depth

23.54.015.K and Table D - Bike Parking Requirements:
Residential long-term bike stalls req’d = 1 per dwelling unit
(after first 50, remaining are provided at 3/4 ratio)
Residential short-term bike stalls req’d = 1 per every 20 dwelling units

DEPARTURE MATRIX AND DIAGRAM
EDG 1: PREFERRED OPTION C MASSING

EDG 1 ADR COMMENT SUMMARY - JUNE 4, 2020
ADR comments initially supported Option C of all options presented but added focus on the existing tree at the NE corner. Comments requested to provide an updated arborist report for the Exceptional Tree in question and further investigate an additional design option which retained the tree.

EDG 2: MEETING PROPOSAL

EDG 2 ADR COMMENT SUMMARY - NOVEMBER 9, 2020
ADR comments from EDG 1 included addressing the Exceptional Tree and provide another design option which retained the tree. Option D which included the tree was included and subsequently became the preferred design option. Public comments received included redesigning the building entry/massing as well as supporting retaining the tree and requested reduction of massing to 6 stories if possible. ADR staff comments supported the preferred option D and requested applicant review retaining existing cherry tree at NE corner in addition to Exceptional Tree already noted. Staff comments included concern over height but noted design moves which broke down massing scale, reinforcing datum lines with adjacent buildings, and providing visually interesting features and materials on all facades. Building elements such as canopies and vent hoods should be architecturally integrated into the building facade detailing. Bike room access from the building exterior vs the entry should be provided. Option D departures as presented in EDG2 were generally supported pending resolution of architectural concerns noted.

SUMMARY OF RESPONSES

MASSING:
- Create upper story setbacks along the western and Republican facades to mitigate perceived height bulk and scale.
- Introduce secondary facade features such as grouping windows, accent paneling, and decks to add texture and interest.
- Continue Federal four-story datum toward the south property line to relate to neighboring structure scale.
- Study the residential entry sequence and the possible retention of the corner Cherry Tree.
- Bring brick veneer facades to grade in keeping with neighborhood precedence and establish a second-story datum line with brick coursing.

FACADE DESIGN:
- Use of small scale high quality materials, such as brick, metal siding with deep reveals, and accent ship-lap siding.
- Provide depth at window openings with the use of full brick veneer and brick coursing window surrounds for additional shadowline depth.
- Place high activity uses along ground level at Federal and provide generous glazing to enhance street level interactions and engagement.
- Use of consistent detailing, window configurations, and materiality to create a cohesive project.

STREET LEVEL USE & PUBLIC REALM:
- Use of generous landscaping to along the southern and west property lines to enhance privacy to adjacent sites.
- Use of the Republican facing courtyard to engage the public realm and provide a continuation of the greenspace provided by the neighborhood park.
- Approach the entry from paths connecting Republican and Federal allowing generous corner plantings along the sidewalk.
- Extend the brick materiality to grade creating a rich texture and interest for pedestrians.
ARCHITECTURAL CONCEPT DIAGRAM DEVELOPMENT

DATUM AT 4-STORIES MINTAINS LR-3 ZONE 4- STORY BUILDING HEIGHT AS PART OF ZONE TRANSITION RESPONSE

PROPOSED MASSING STEPS UP TO MEET ZONING POTENTIAL TO WEST TOWARD BROADWAY

ALLOWED HEIGHT PER ZONING OVERLAY

ALLOWED HEIGHT PER ZONING OVERLAY

ALLOWED HEIGHT PER ZONING OVERLAY

ALLOWED HEIGHT PER ZONING OVERLAY

DATUM AT 2-STORIES TO RELATE TO EXISTING STRUCTURES AND PEDESTRIAN SCALE

DATUM AT 6-STORIES TO LOWER PERCEIVED HEIGHT AS INTERMEDIATE STEP TO FULL BUILDING HEIGHT POTENTIAL TOWARD WEST

ZONING ENVELOPE - ALLOWED HEIGHT

ZONING ENVELOPE - ALLOWED HEIGHT + REQUIRED SETBACKS + ROOT PROTECTION ZONE FOR EXCEPTIONAL TREE PROTECTION

SETBACKS FOR ZONE TRANSITION RESPONSE

BUILDING MASSING SHIFTS INTO ALLOWED SETBACKS

EAST REPUBLICAN STREET ELEVATION
EDG2 STAFF COMMENTS - MASSING OPTIONS AND EXCEPTIONAL TREE:

Staff appreciates the applicant’s study of additional alternatives that retain the Exceptional Tree on site and supports the proposed Option D included in the EDG 2 packet. Much of the siting and design guidance provided for option C in the Initial EDG report still applies and will need to be addressed moving forward.

It is implied by the schematic massing that the interesting angles and potentially dynamic massing created in response to the retention of the tree will lead to an equally interesting and dynamic application of materials. Staff looks forward to seeing the architectural concept and material application evolve further. (DC2-A-1, CS2-B-2, CS2-C-2, PL3-A-4, DC3-1)

RESPONSE: The massing at the Northeast corner has been further refined to respond to the Exceptional Tree located in the courtyard as well as fully engage the connection to the intersection of E. Republican St. and Federal Ave. E. and the City park beyond. The ground level entry has been revised to face Republican Street allowing pedestrian pathway access equally from Republican and Federal. This also allows for a significant planting area at the corner to provide greenspace at the sidewalk and create an opportunity for a specimen tree.

In response to public comment, Staff recommends that the applicant study also retaining the Cherry tree that is close to the corner, in addition to the Exceptional Tree. (CS1-4-e)

RESPONSE: Due to the reconfiguration of the entry approach and the inclusion of a planting area at the corner intersection of the sidewalks, there is an opportunity to have a tree within this area. This tree could either be the existing Flowering Cherry or a new tree as proposed. Although there is physical space to retain the existing tree in the planting area, the tree has a low branch clearance and will overpower the open space at the corner being created. The project proposes to plant a new specimen tree in its place.
EDG2 STAFF COMMENTS - MASSING OPTION D IN THE EDG2 PACKET:

**RMJ Holdings LLC**

**RECOMMENDATION MEETING DESIGN RESPONSE**

**1013 East Republican Street**

**Recommendation Meeting | July 13, 2022**

**Perceived height and decks to add texture and interest.**

6-stories along Republican. For the southern facade, the project has introduced brick to metal siding. This setback will reduce the overall perceived height of the mass closest to the south property line. Study heights of parapets, use of vertical reveals or other material transitions to help clarify the hierarchy of massing. DC2-C-1, DC2-D-1

**RESPONSE:** The project proposes to step back the upper two stories of the Western massing along Republican and the interior western lot line. In addition, the entire height of the southwest edge of the western facade is setback to match this upper setback and provide a clear vertical material transition from the entire height of the southwest edge of the western facade is setback to match this upper setback and provide a clear vertical material transition from brick to metal siding. This setback will reduce the overall perceived height of the massing and establish a hierarchy of massing which emphasizes the lower 6-stories along Republican. For the southern facade, the project has introduced a secondary features such as accent paneling to group windows to reduce perceived height and decks to add texture and interest.

**Staff appreciates that the massing steps down along Federal Ave E and recommends that the datum carry around to the south side to minimize the perceived flatness of that facade and allow the lower floors to better relate to the structures to the south. DC2-C-1, DC2-D-1**

**RESPONSE:** The brick facade of the 4-story massing continues along the southern facade and terminates at a vertical massing setback as the structure transitions to 8-stories. The 4-story structure and brick facade continues along the southern facade relating to this lower scale adjacent neighbor. The proposed massing, although schematic in nature, implies the same cantilevered condition on the north and south sides of the larger west massing. Per previous guidance, the material should be brought down to the ground in-leu of using a different material, to be more in character with traditional masonry buildings found in the neighborhood. Staff would support a feline or other architectural element that serves as a datum, or transition to a different material, if that is part of the architectural parti. CS2-2-B, CS2-2-C, PL3-4-A

**RESPONSE:** In keeping with neighborhood precedence, the proposed brick veneer continues to the grade level. Details in the brick coursing are used to establish a podium level datum of 2-stories.

**The design of the east facade and those facing the courtyard should include visual interest and should be treated with the same level of articulation as the front street facing facades. DC2-B-1, DC2-3-B**

**RESPONSE:** The 8-story eastern massing is proposed as a complimentary counterpoint to the western massing. The metal siding introduced at the upper level setbacks continues to this center massing and is brought to grade. Window detailing remains the same for consistency. This massing provides a quieter facade than the Republican facade to reinforce the unique nature of the courtyard and provide an engaging backdrop to the Exceptional tree while still maintaining project cohesiveness of materiality and detailing.

**The north facade of the building facing E. Republican St is now longer in the applicant’s preferred Option D than proposed in Option C. The applicant should study additional modulation, upper level setbacks, or other means to help reduce the visual impact, both height and length, of the longer facade. DC2-C-1, DC2-D-1**

**RESPONSE:** The 8-story eastern massing is proposed as a complimentary counterpoint to the western massing. The metal siding introduced at the upper level setbacks continues to this center massing and is brought to grade. Windows are still grouped in 2-story pairings and accent with inset lap siding. The center massing provides a quiet facade than the Republican facade to reinforce the unique nature of the courtyard and provide an engaging backdrop to the Exceptional tree while still maintaining project cohesiveness of materiality and detailing.

**Staff would like to see further study of additional secondary architectural elements within each facade to visually balance out the various massing moves. DC2-C, DC2-D, CS2-C-1**

**RESPONSE:** The project proposes the incorporation of secondary features, both within brick facades and the vertical metal siding. Brick coursing is present at datum lines, parapets, and venting locations. Windows are grouped in to 2-story pairings with inset accents of lap siding, metal paneling and at brick facades, projecting window surrounds which provide depth and shadow lines. Decks are introduced at upper level metal siding locations and at the southern facade to break down the scale.

**Per previous guidance, the applicant should show mechanical venting on each facade. The venting shall be integrated and flush and of matching color to exterior cladding. Wherever possible, vent shrouds should be avoided within the brick field or should be located within the dark panels associated with the windows. DC2-B, DC4-A**

**RESPONSE:** Venting at brick facades is proposed to be behind grates flush with the facade. Additionally, vertical brick coursing is proposed to create additional interest and texture and place the venting grates within an ordered stack.
EDG2 STAFF COMMENTS - FACADE DESIGN:

Staff strongly supports the use of smaller scaled high-quality materials such as the brick masonry an cedar siding to provide perceived texture and visual depth along the street frontage. Per previous guidance and in agreement with public comment, details and materials should emphasize a strong design concept and respond to neighborhood context. Provide diagrams that help material the application material concept. DC2-B, DC2-C, DC2-D, CS3-A-1

RESPONSE: The project proposes a predominant use of small scale, high quality materials, A standard sized brick facade is provided along the street facades of Republican and Federal, and turns the corner to face adjacent properties at the west and south. The upper level setbacks and the center and southern facades are a vertically oriented metal siding with highly articulated reveals to create shadow and interest. An accent material of ship-lap siding is used to group windows within facades at both the brick and metal siding with highly articulated reveals to create shadow and interest. An accent material of ship-lap siding is used to group windows within facades at both the brick and metal materials bringing additional texture and cohesiveness to the project. The brick and ship-lap siding are reminiscent of materials historically found in the neighborhood and provide a residential scale of materiality to the project.

Previous guidance given related to the depth of windows is now paramount to helping reduce the visual bulk and scale of the massing. Windows in the facades should be set back within the opening to provide further interest and reinforce the residential scale of the building. DC2-C-1, DC2-D-1

RESPONSE: Within brick facades, windows are recessed due to the depth of the brick cladding application creating deep shadow lines. Brick coursing window surrounds are also used to further provide additional depth. In addition, the horizontal accent panels are inset from all cladding choices creating well portioned groupings of windows that adds further facade interest and breaks down the scale of the overall structure.

Staff applauds the applicant for relocating interior programing to allow for more amenity space to be oriented toward Federal Ave E and recommends that the entry and courtyard facades be as transparent as possible to allow for visual connection to the Exceptional Tree and park beyond. DC2-B-1, DC2-C-3

RESPONSE: The project proposes amenity spaces for the entire street frontage along Federal. The spaces will have generous storefront windows with a unique character from the residential levels emphasizing the common use nature and activity of these spaces. The entry vestibule is mostly glazed allowing opportunities for views through the structure to the courtyard beyond, especially for pedestrians along Federal.

Staff would like to see further study of additional secondary architectural elements within the brick facade to visually balance out the texture provided within the center mass. DC2-C, DC2-D, CS2-C-1

RESPONSE: A revised materiality parti is proposed to have consistent detailing and composition of secondary features regardless of the main cladding material. Window groupings are consistent on all facades and stories, inset panels with horizontal ship-lap siding are present on all facades, and window configurations are consistently applied.

EDG2 STAFF COMMENTS - STREET LEVEL USE / PUBLIC REALM:

Staff still supports the increased landscaping provided in Option D along the south and east property lines used to create additional buffering for the adjacent residential properties. CS2

RESPONSE: The project continues to propose generous landscaping and new trees along the southern edge of the site to provide buffering for adjacent properties.

Staff appreciates the inclusion of the generous courtyard space facing Republican and the increased setbacks along the south and east property lines. The siting of the building respects the adjacent properties and provides the potential for more interaction between residents and the community. CS3-2, CS2-A

RESPONSE: The project continues to refine the courtyard and maintains the massing concepts proposed at EDG2.

Further analyze and explore the relationship of the courtyard to Broadway Hill Park. How does the landscape at the corner relate to the park and is there opportunity for the courtyard to speak to the park in a more meaningful way? Study the inclusion of the existing Cherry Tree if possible. CS2-B-2, CS2-C-2, PL3-A-4, DC2-C-1, PL1-1-A

RESPONSE: Pedestrians approach the entry directly from Republican and Federal, allowing the corner to be fully landscaped and continue the greenery along the public realm as established by the park. The Exceptional Tree, as turning an edge of this semi-public space, becomes more fully engaged with the public and the public realm than it does in its current context. Please see the response to item 1B for Cherry Tree discussion.

Staff is intrigued by the new geometry surrounded the main building entry and how it might relate to both the corner and the courtyard. The architectural resolution should feel residential in scale and articulation, and less commercial. In agreement with public comment, the design of this area should enhance the design concept. CS2-B-2, CS2-C-2, PL3-A-1

RESPONSE: The corner massing has been revised to be rectilinear in nature keeping consistent with the overall massing parti of the project. The massing is setback further to the south allowing for more space for the Exceptional Tree canopy. This quieter entry, with brick coming to grade, similar window detailing to the overall project even with larger glazing areas, and providing plantings at the corner rather than pathways all contribute to maintaining a residential articulation to the features.

Special attention should be given to how the ground level residential units and amenity relate to the street. Study how the facade create secondary architectural elements and potential direct-entry to units to enhance the pedestrian experience along both street frontages. CS2-1, PL3-1-c

RESPONSE: The project proposes to extend the brick materiality to grade along all the street facades. This provides a variety of high-quality materials and varied texture and depth along the street frontage, enhancing the pedestrian experience. Direct entries are difficult to achieve on this site due to the grade change from sidewalk to interior floor elevation and the competing desire for lush landscaping space between the structure and the sidewalk to enhance the pedestrian experience and serve to connect the courtyard greenspace along the entire frontage. Along Federal, the amenity spaces have visual and physical interaction with the pedestrian realm through storefront windows.

It appears that the bike room is only accessible through the lobby. Study providing access to the bike room from the solid waste access on the south side of the building. PL4-2-2, PL-1-4-2-B

RESPONSE: The bike room and bike entrance is provided at the south so the main entry and bike storage elements can be separated.

Staff will want to see a well-developed landscape plan that explores exterior usable space accessible from the lobby and leasing/mail area, as well as a corner design that allows for interaction with the sidewalk and the park across the street. CS2-A-1, CS2-C-1, CS2-2, PL1-A-2, PL1-C-1, PL3-1C

RESPONSE: The entry courtyard area is generous, with plantings engaging the Exceptional Tree canopies. Plantings occur at the edge of the tree canopy connecting the visual space with the sidewalk and the interior of the building. The entry is highly transparent with viewing opportunities through the building to the landscaped courtyard beyond. The building itself provides viewing opportunities to space and the Exceptional Tree through the windows along the northern facade.

EDG2 STAFF COMMENTS - MATERIAL CONCEPT DIAGRAMS

A BRICK SIDING: ALONG STREET FACING FACADES, LOWER STORIES, AND TURNS THE CORNERS TO FACE ADJACENT STRUCTURES

B METAL SIDING: UPPER STORIES AT UPPER LEVEL SETBACKS AND QUIETER INTERIOR FACADES

C CONSISTENT PAIRING OF WINDOWS

D RECTILINEAR MASSING AT COURTYARD AT RESIDENTIAL SCALE

E INCREASED TRANSPARENCY AT COMMON SPACES

F NORTH ELEVATION
FLOOR PLANS

BASEMENT LEVEL FLOOR PLAN

LEVEL 1 FLOOR PLAN

LEVEL 3 FLOOR PLAN

LEGEND

AMENITY
RESIDENTIAL
CIRCULATION
RETAIL
UTILITY

1013 East Republican Street
Recommendation Meeting   |   July 13, 2022
**ELEVATIONS**

**BRICK VENEER**
- Standard size running bond. Smooth finish.
  - 60% Columbia Red
  - 20% Imperial Red
  - 20% Coal Creek

**METAL COMPONENTS**
- Color: Black
- Window trims
- Railings
- Awnings
- Parapet Caps

**METAL SIDING**
- AEP Span - Flex Series, 4” with 2” reveal, vertical application
  - Color: Old Zinc Gray

**SHIPLAP SIDING**
- Aspire Collection Artisan - 9” exposure
  - Color: SW7069 Iron Ore

**ARCHITECTURAL CONCRETE**

**METAL FRAME STOREFRONT - WINDOWS**
- Color: Black

**VINYL WINDOWS**

**PRECEDENCE IMAGE: SIMPLE METAL AWNING AND CABLES**

**PRECEDENCE IMAGE: METAL BALCONY WITH VERTICAL METAL RAILING**

**NORTH ELEVATION (E REPUBLICAN ST)**
**ELEVATIONS**

1. **BRICK VENEER**
   - Standard size running bond. Smooth finish.
   - 60% Columbia Red
   - 20% Imperial Red
   - 20% Coal Creek

2. **METAL COMPONENTS**
   - Color: Black
   - Window trims
   - Railings
   - Awnings
   - Parapet Caps

3. **METAL SIDING**
   - AEP Spain - Flex Series, 4" with 2" reveal, vertical application
   - Color: Old Zinc Gray

4. **SHIPLAP SIDING**
   - Aspyre Collection Artisan - 9" exposure
   - Color: SW7069 Iron Ore

5. **ARCHITECTURAL CONCRETE**

6. **METAL FRAME STOREFRONT - WINDOWS**
   - Color: Black

7. **VINYL WINDOWS**
   - Color: Black
**ELEVATIONS**

**WEST ELEVATION (INTERIOR LOT LINE)**

1. **BRICK VENEER**
   - Standard size running bond. Smooth finish.
   - 60% Columbia Red
   - 20% Imperial Red
   - 20% Coal Creek

2. **METAL COMPONENTS**
   - Color: Black
   - Window trims
   - Railings
   - Awnings
   - Parapet Caps

3. **METAL SIDING**
   - AEP Span - Flex Series, 4" with 2" reveal, vertical application
   - Color: Old Zinc Gray

4. **SHIPLAP SIDING**
   - Aspyre Collection Artisan - 9" exposure
   - Color: SW7069 Iron Ore

5. **ARCHITECTURAL CONCRETE**

6. **METAL FRAME STOREFRONT - WINDOWS**
   - Color: Black

7. **VINYL WINDOWS**
   - Color: Black

**EAST ELEVATION (FEDERAL AVE E)**

1. **BRICK VENEER**

2. **METAL COMPONENTS**

3. **METAL SIDING**

4. **SHIPLAP SIDING**

5. **ARCHITECTURAL CONCRETE**

6. **METAL FRAME STOREFRONT - WINDOWS**

7. **VINYL WINDOWS**

---

RMJ Holdings LLC

1013 East Republican Street

Recommendation Meeting | July 13, 2022
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>GROUND COVERS</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
<th>QTY</th>
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</thead>
<tbody>
<tr>
<td>4&quot; DEPTH GREEN ROOF SYSTEM</td>
<td>ALL SEASON SEDUM BLEND</td>
<td>TILES 2&quot;x2&quot;</td>
<td>1,757 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. COLORED PLANTING PLAN - ROOF

1013 East Republican Street
RMJ Holdings LLC

LANDSCAPE PLAN: ROOF PLAN

THOMAS RENGSTORF AND ASSOCIATES

SUITE 202, 911 WESTERN AVE., SEATTLE, WA 98104

PHONE: (206) 682-7562  FAX: (206) 682-4721

NOVEMBER 11, 2020

SEATTLE, WA

1013 EAST REPUBLICAN

PROJECT TITLE

AND ASSOCIATES

12/28/2020   PERMIT SUB  DR 1

1013 EAST REPUBLICAN

PROJECT

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

THOMAS RENGSTORF

4" = 80'-0"
A: SECTION AT WALKWAY NEAR WINDOW WELL

B: SECTION AT WALKWAY NEAR AMENITY

1. COMMON AMENITY SPACES
2. WINDOW WELL
3. PLANTINGS
4. SOLID WASTE AND RECYCLING ROOM
5. WALKWAY TO BIKE ENTRY & TRASH
6. PRIVACY FENCING
7. TRASH STAGING AREA

RMJ Holdings LLC

STREET LEVEL - FEDERAL

1013 East Republican Street

Recommendation Meeting | July 13, 2022
SIGNAGE CONCEPT:
Since the project is integrated into a residential neighborhood, signage should be quiet and respectful of the smaller scale adjacent structures and uses.

The project proposes a simple steel awning to mark the entry for the residential tower. Above this awning is an opportunity for project identifying information such as the building name and address number. No other signage locations are proposed.
LIGHTING CONCEPT:
Since the project is integrated into a residential neighborhood, lighting should be quiet and respectful of the smaller scale adjacent structures and uses.

The project proposes sconce lighting at the main and secondary entries, egress lighting as required for exiting the stair towers, and subtle landscape lighting to highlight the exceptional tree and provide some security lighting. The roof deck also remains simple with lighting for egress at the stair entries and festival lighting at the social area.
4PM - WINTER SOLSTICE

12PM - SPRING/FALL EQUINOX SOLSTICE

9AM - SPRING/FALL EQUINOX SOLSTICE
DEPARTURE REQUESTS

<table>
<thead>
<tr>
<th>DEPARTURE NUMBER</th>
<th>LAND USE CODE</th>
<th>ITEM</th>
<th>CODE REQUIREMENT</th>
<th>DEPARTURE REQUESTED</th>
<th>DESIGN RATIONALE</th>
</tr>
</thead>
</table>
| 1                | 23.45.518.B1  | Street setbacks | Street Side Setback  
7’ average  
5’ minimum | A minimum 3.33’ setback is proposed along Federal (Note: the average setback provided exceeds code minimum) | Project proposes a large courtyard at the corner in order to preserve an exceptional tree and enhance a relationship to the park and the streetscape. The project proposes a reduced setback on Federal to create a well proportioned massing east of the tree. The departure request only occurs up through the fourth story. The upper four floors are setback significantly from Federal to reduce the overall perceived massing for the zone transition and the adjacent neighbors. (CS1.D1 On-Site Features, PL1.A Network of Open Spaces, PL3.A Entries, DC2.A Massing) |

**PLAN: GROUND LEVEL**

**STREET PERSPECTIVE: FEDERAL LOOKING WEST**

**COURT WIDTH = 49’-8”**

**COURT DEPTH = 22’-9”**

**EXCEPTIONAL TREE**

**COURTYARD MIN DIMENSIONS**

**TREE ROOT PROTECTION ZONE**

**SHARED AREA INDICATES LOCATION OF DEPARTURE**

**COURT FACES FEDERAL AND REPUBLICAN AND RESULTS IN AN AVERAGE SETBACK ON EAST FACADE OF 16’-10” (CODE MIN AVERAGE 7’)**

**EXCEPTIONAL TREE**

**COURTYARD MINIMUM DIMENSIONS**

**SIDEWALK**

**PLANTING STRIP**

**E REPUBLICAN ST**

**FEDERAL AVE E**

**UPPER LEVEL SETBACKS AT LEVEL 5 THROUGH 8 (15’-3’)**

**SHADED AREA INDICATES LOCATION OF DEPARTURE**

**TREE ROOT PROTECTION ZONE**

**COURTYARD MINIMUM DIMENSIONS**

**SIDEWALK**

**PLANTING STRIP**
### DEPARTURE REQUESTS

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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>23.45.518.B1</td>
<td>Street setbacks</td>
<td>Rear Setback 15’ minimum</td>
<td>Project proposes a 9’-0” rear setback along the southern most property line &amp; 14’-9” along the northern most rear yard lot line.</td>
<td>Project proposes a large courtyard at the corner in order to preserve an exceptional tree and enhance a relationship to the park and the streetscape. Due to the tree location and root protection area, the courtyard is significantly deeper than the code minimum required and the massing is pushed south into the rear setback. For the rear setback proposed of 9’-0”, the upper four floors of the eastern massing are setback significantly from Federal to reduce the overall perceived massing for the zone transition and the adjacent neighbors. For the rear setback proposed of 14’-9”, the project proposes secondary architectural features such as window panning per floor, highly articulated metal siding, accent ship-lap siding, and decks to providing facade interest for adjacent sites. (CS1.D1 On-Site Features, PL1.A Network of Open Spaces, PL3.A Entries, DC2.A Massing)</td>
</tr>
</tbody>
</table>

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**DEPARTURE REQUESTS**

Title: PERSPECTIVE: SOUTH FACADE

*E Republican St*

**Tree Root Protection Zone**

**Exceptional Tree**

**Courtyard Min Dimensions**

**SHARED AREAS INDICATE LOCATION OF DEPARTURE**

**Plan: Ground Level**

- **Dim Min (8-STORIES)**
- **15’-0” MIN**
- **57’-4” (8-STORIES)**
- **27’-0” (4-STORIES)**

**57’-0”**

- **Min**
- **15’-0” PROPOSED**
- **4’-7”**
- **10’-5” PROPOSED**
- **6’-0”**
- **9’-0” PROPOSED**

**Design Rationale**

- **Tree Root Protection Zone**
- **Exceptional Tree**
- **Courtyard Min Dimensions**

**FEDERAL AVE E**

- **15’ - 0” MIN**
- **57’-4” (8-STORIES)**
- **52’-8” (8-STORIES)**
- **27’-0”**

**Tree Root Protection Zone**

**Exceptional Tree**

**Courtyard Min Dimensions**

**Severity of Departure**

**Plan: Ground Level**

- **Dim Min (8-STORIES)**
- **15’-0” MIN**
- **57’-4” (8-STORIES)**
- **27’-0” (4-STORIES)**

**57’-0”**

- **Min**
- **15’-0” PROPOSED**
- **4’-7”**
- **10’-5” PROPOSED**
- **6’-0”**
- **9’-0” PROPOSED**

**Design Rationale**

- **Tree Root Protection Zone**
- **Exceptional Tree**
- **Courtyard Min Dimensions**
Table 3.1.1

<table>
<thead>
<tr>
<th>DEPARTURE NUMBER</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>23.45.518.B1</td>
<td>Street setbacks</td>
<td>Interior Lot Side Setback Above 42' Height 10' Average</td>
<td>Project proposes a 7'-10 3/4&quot; interior lot line side yard average above 42'</td>
<td>Project proposes a large courtyard at the corner in order to preserve an exceptional tree and enhance a relationship to the park and the streetscape. In order to provide space for the tree canopy and the non-encroachment area, the main mass of the building is pushed to the west. The massing is also pushed substantially to the west as the project steps down 4-stories at the east in order to protect the sun light access to the City park at the intersection of Republican and Federal and provide an appropriate massing response to the less intensive zone to the north and east. The project is able to maintain the 7' minimum setback as well as provide a setback of 9'-4&quot; at the upper two stories diminishing perceived height bulk and scale along the western property line. (CS1.D1 On-Site Features, CS2.D3 Zone Transitions, PL1.A Network of Open Spaces, DC2.A Massing)</td>
</tr>
</tbody>
</table>
APPENDIX (SELECT EDG1&2 EXHIBITS)
URBAN DESIGN ANALYSIS: STREET ELEVATIONS

1013 East Republican Street
Recommendation Meeting | July 13, 2022

3-STORY HEIGHT / DATUM COMMON THIS STREET

OBLIQUE PROJECT SITE

NEW BLDGS USE LARGER FAR / TALLER HGT LIMITS

3-STORY HEIGHT / DATUM COMMON THIS BLOCK

BROADWAY HILL PARK

STREET ELEVATION B: E REPUBLICAN ST LOOKING NORTH

3-STORY HEIGHT / DATUM COMMON THIS BLOCK

EXCEPTIONAL TREE

RESIDENTIAL ENTRY ON REPUBLICAN

FEDERAL AVE E

NEW BLDGS USE LARGER FAR / TALLER HGT LIMITS

3-STORY HEIGHT / DATUM COMMON THIS BLOCK

1/2-STORY HEIGHT / DATUM COMMON THIS BLOCK (TRANSITIONS TO 7 STORIES BY BROADWAY)

STREET ELEVATION A: E REPUBLICAN ST LOOKING SOUTH

FEDERAL AVE E

PROJECT SITE

10TH AVE E

CORNER ENTRY AT CONDO BUILDING
URBAN DESIGN ANALYSIS: STREET ELEVATIONS

STREET ELEVATION B: FEDERAL AVE LOOKING WEST

STREET ELEVATION A: FEDERAL AVE LOOKING WEST

3-STORY HEIGHT / DATUM COMMON THIS STREET

PROJECT SITE

BUILDING ENTRY AT FEDERAL

BROADWAY HILL PARK

E REPUBLICAN ST

OPPOSITE PROJECT SITE

3-STORY + 4-STORY HEIGHT / DATUM COMMON THIS STREET
OPTION C (PREFERRED): ADJACENT BUILDING OPENINGS & PRIVACY

PROJECT SITE

STUDY: ADJACENT RESIDENTIAL FACADES

1. ADJACENT BUILDING - WEST
2. ADJACENT BUILDING - SOUTH
3. ADJACENT BUILDING - EAST
4. ADJACENT BUILDING - SOUTH

WEST PROPERTY LINE - PRIVACY STUDY
SOUTH PROPERTY LINE - PRIVACY STUDY
EAST PROPERTY LINE - PRIVACY STUDY (ACROSS FEDERAL AVENUE)
SOLAR STUDIES VS BUILDING HEIGHT

Public comments received at all community outreach and PPUNC meetings included strong requests to reduce solar impacts on the nearby Broadway Hill Park due to the allowable building height for the proposed project. Shadow studies were employed to investigate general impacts of various building heights on shadows impacting the park, concluding that shadows cast would not impact the park except in winter months when the sun angles are low in the sky. Further studies investigated impacts of lowering the proposed building massing to reduce the winter month impacts as documented below, however removing three to four complete stories of the proposed building rendered it financially infeasible. A shadow-specific study shown at right was utilized to evaluate the approximate extents of the massing envelope reduction necessary to reduce impacts to the park only, this time showing that a reduction in the building massing indeed was required but complete conformance would require approximately 25% reduction in building envelope. This amount of reduction again is financially infeasible but the project team noted the need to step the massing in a meaningful way and employ strategies for mitigating the building massing.