

100 REPUBLICAN ST. - DPD PROJECT: #3005778



2nd Early Design Guidance - Intake Date: March 4, 2009

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**Application for Early Design Guidance  
Attachment A  
DCLU# 3005778**

**1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.**

The site address is 100 Republican Street. This site is east of 1st Avenue North; north of Republican Street and west of Warren Avenue North. It is divided into an east and west block separated by an alley connecting to Republican Street.

The site has an existing car dealership building located in the center of the east block and a two story mixed-use building on the west block. The remainder of the site is paved and used as surface parking.

The site slopes gently from the corner of Republican Street and Warren Avenue North (elevation 138') to the northwest corner of the east block (elevation 146'). The site is relatively level; the slope across the site averages about 3%. There are some trees along the edges of the site, including large London Plane trees along Warren Avenue.

**2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.**

The east block is currently zoned NC3-40; the proposed zoning is NC3-65.

The west block is currently zoned NC3P-40; the proposed zoning is NC3P-65.

The entire site is within the Uptown Urban Center; the west block is in a pedestrian designated zone.

**3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.**

The site is in the middle of The Uptown Urban Center. This neighborhood includes multifamily housing, community services, restaurants, entertainment and shopping.

Directly adjacent to the south and east sides of the site is The Seattle Center. The center's Northwest Meeting Rooms are in a one story building facing Republican Street. Across Warren Avenue North is the Seattle Repertory Theater. West of the site on 1st Avenue North are residential and retail buildings.

Within walking distance from the site are banks, grocery stores, schools, medical offices, book stores, movie theaters, restaurants, and the Seattle Center with all of its offerings. Metro bus routes provide service with stops close to the site providing links to the central downtown core and other areas.

First Avenue North is designated as a principal arterial and a major transit street; it is also classified as a "main street" in this pedestrian designated zone. Mercer Street is classified as a principal arterial and a minor transit street; Republic Street and Warren Avenue North have no special classifications.

Natural amenities in the area include Lake Union, the park like grounds of the Seattle Center, Kinnear Park, Myrtle Edwards Park and the new sculpture garden.

The existing development patterns are to create a significant urban edge siting the buildings directly on or near the property lines fronting the street. Ground floor uses in the area are both residential and commercial. Newer mixed use buildings in the area are six stories tall.

**Adjacent Zoning:**

The zoning adjacent to the site is NC3P-40 to the west, NC3P-40/ NC3-40 to the north, NC3-85 to the east and south.

**4. Please describe the proponent's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.**

Our proposal is to construct a six story mixed-use building with one level of parking below grade; the total area of all uses will be approximately 360,000 s.f. This proposal requires an alley vacation for the 3,840 SF of unimproved alley which bisects the site in the north-south direction. A new east-west alley will be dedicated at the north end of the east block of the site. SDOT has indicated preliminary support of an alley vacation as described. The ground floor uses along 1st Avenue North and Republican Street are anticipated to be occupied by retail spaces. There is significantly less traffic along Warren Avenue, therefore we are proposing townhouses along the ground floor of that frontage. All upper levels of the buildings will serve residential purposes, with approximately 276 apartments total (see attached project data for more information).

**1.1 Location:** 100 REPUBLICAN ST.  
**1.2 Site Area:** 68,640 1 Building  
**1.3 Zone:** NC3-65 Re-Zone required  
**1.4 Building Code:** 2006 IBC  
**1.5 Proposed Use:** Mixed-Use  
**1.6 Type of Construction (SBC):**  
 Residential Bldg: Type V-A  
 Parking/ Comm: Type I  
**1.7 Occupancy Classification:**  
 Residential R-2  
 Commercial: M  
 Parking Garage S-2

**BUILDING AREAS**

	Parking (gsf)	Commercial, Retail + Leasing (gsf)	Residential (gsf)	Common Areas (gsf)	Circulation & Service	Vertical Circulation	Total
<b>P1</b>	48,203	0	0	0	2,405	886	51,494
<b>L1</b>	20,390	17,994	5,949	2,936	4,780	1,281	53,330
<b>L2</b>	21,317	0	2,975	0	6,043	1,090	30,335
<b>L3</b>	0	0	35,540	2,640	7,363	1,090	46,633
<b>L4</b>	0	0	37,751	0	7,179	1,090	46,020
<b>L5</b>	0	0	38,561	0	7,179	1,090	46,830
<b>L6</b>	0	0	36,473	0	7,179	1,090	44,742
<b>L7</b>	0	0	36,232	0	7,179	1,090	44,501
<b>TOTAL</b>	<b>89,910</b>	<b>17,994</b>	<b>193,481</b>	<b>5,576</b>	<b>46,902</b>		<b>363,885</b>

FAR: 4.55 (4.75 Allowed) Central Courtyard 7313sf

**Unit Distribution**

	Studio	Open 1	1BR	1BR+	2BR	Total
<b>L1</b>			10			10
<b>L3</b>	8	19	16	4	4	51
<b>L4</b>	9	19	19	4	4	55
<b>L5</b>	9	19	19	4	5	56
<b>L6</b>	9	19	17	4	5	54
<b>L7</b>	9	19	14	4	4	50
<b>subtotal</b>	<b>44</b>	<b>95</b>	<b>95</b>	<b>20</b>	<b>22</b>	<b>276</b>

% mix 15.94% 34.42% 34.42% 7.25% 7.97%  
 target% 10% 25% 55% 10%

Average Unit Size: 701 GSF avg

**1.7 Parking:**  
 Provided 302 Stalls  
 efficiency= 298 sf/stall  
 SF below grade = 51,494 SF

**ZONING DATA**

**Current Zoning**

West Site NC3P-40  
 East Site NC3-40

**Proposed Zoning**

West Site NC3P-65  
 East Site NC3-65

**Zoning Overlays**

Uptown Urban Center (both sites)  
 Pedestrian Designated Zone (West site)

**Street Classifications**

1st Avenue North: Principal Arterial  
 Major Transit Street  
 "Main Street" in NCP Zone  
  
 Republic St. and Warren Ave N No special classifications

**Permitted Uses**

SLUC 23.47A.004  
 Proposed uses are permitted including:  
 Drinking Establishments  
 Restaurants  
 Retail Sales and Service  
 Live / Work Units (except for maximum 20% frontage of West site)  
 Residential  
  
 See 23.47A.004 - Chart A for additional uses permitted

**Street-Level Uses**

SLUC 23.47A.005  
 Includes all uses mentioned above except max 20% residential on West site

**Street-Level Development Standards**

SLUC 23.47A.008  
 See SLUC 23.47A.008 for specific requirements

**Structure Height**

SLUC 23.47A.012  
 Maximum height 65'

**Floor Area Ratio**

SLUC 23.47A.013  
 Maximum FAR 4.75

**Setback Requirements**

SLUC 23.47A.014  
 No setbacks required  
 Maximum street-facing façade setbacks 10' unless approved  
 See SLUC 23.47A.016 for landscape setbacks and standards

**Landscape and Screening Standards**

SLUC 23.47A.016  
 Green area factor required 0.3  
 Street trees required per city standards

**Noise Standards**

SLUC 23.47A.018  
 Where exterior Equipment is proposed a report from an acoustical report shall be prepared which addresses required mitigation to meet noise standards for the area.

**Light and Glare Standards**

SLUC 23.47A.022  
 Exterior lighting must be shielded.  
 See SLUC 23.47A.022 for other requirements.

**Residential Amenity Areas**

SLUC 23.47A.024  
 Minimum 5% of total gross floor area in residential use.  
 See SLUC 23.47A.024 for specific amenity area requirements

**Solid Waste and Recyclable Materials Storage Space**

SLUC 23.47A.024  
 See SLUC 23.47A.029 for area requirements

**Parking location and Access**

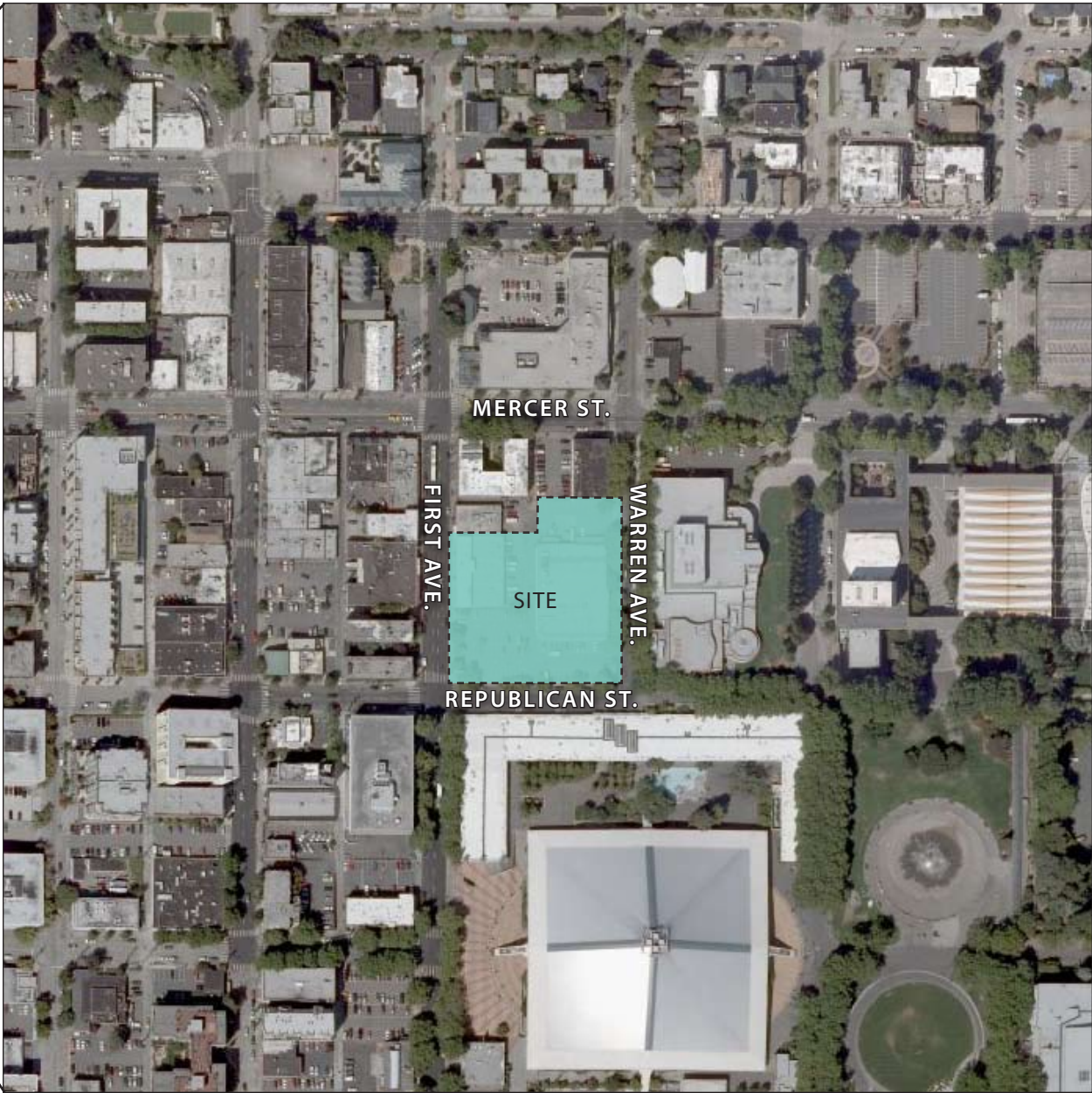
SLUC 23.47A.032  
 Access to parking must be from the alley if the lot abuts an alley. (departure required)  
 Parking may be located within 800' of the lot to which it is accessory.

**Required Parking**

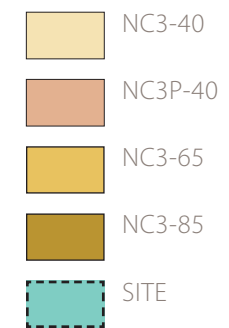
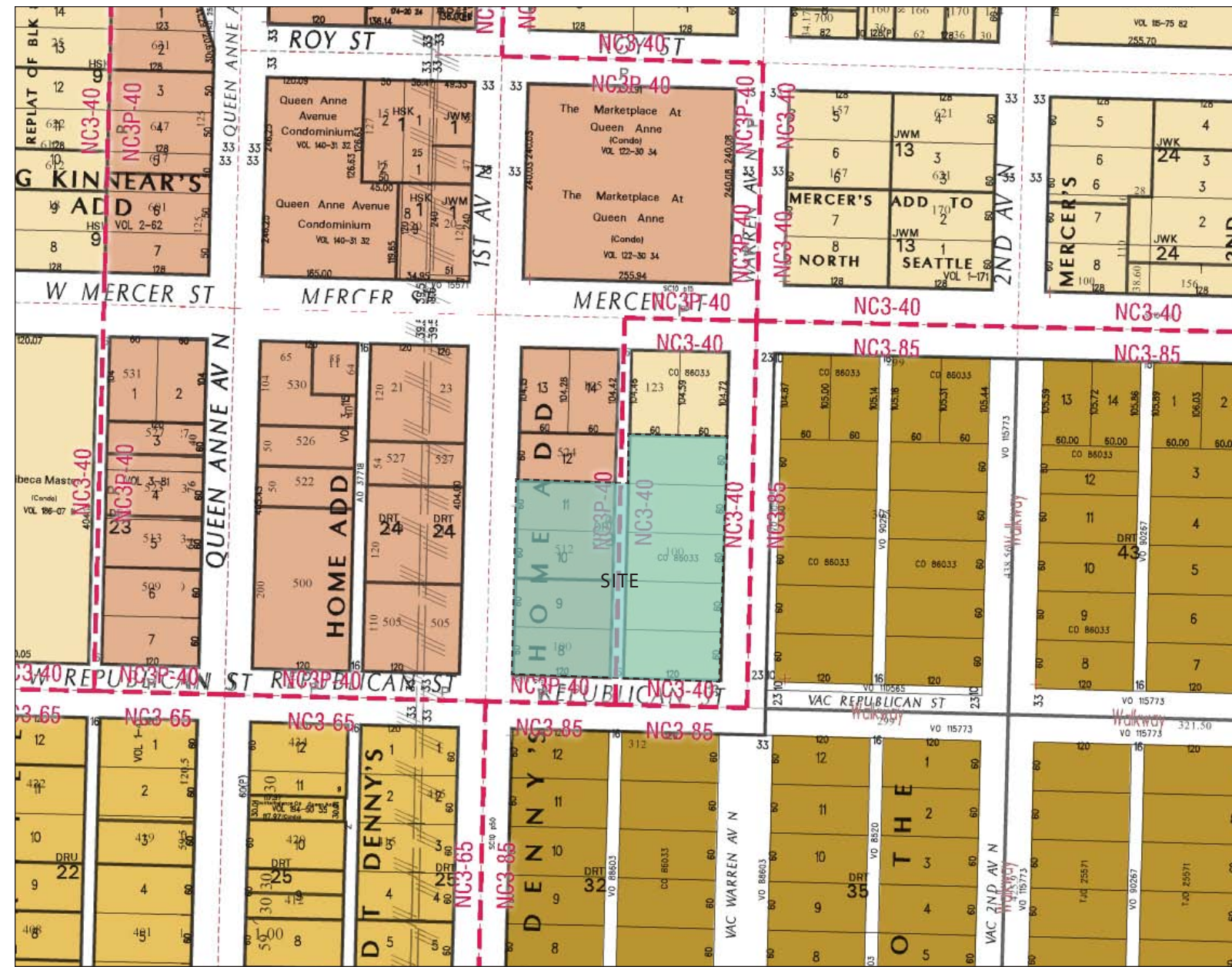
SLUC 23.47.015  
 No parking required in urban centers



VICINITY MAP

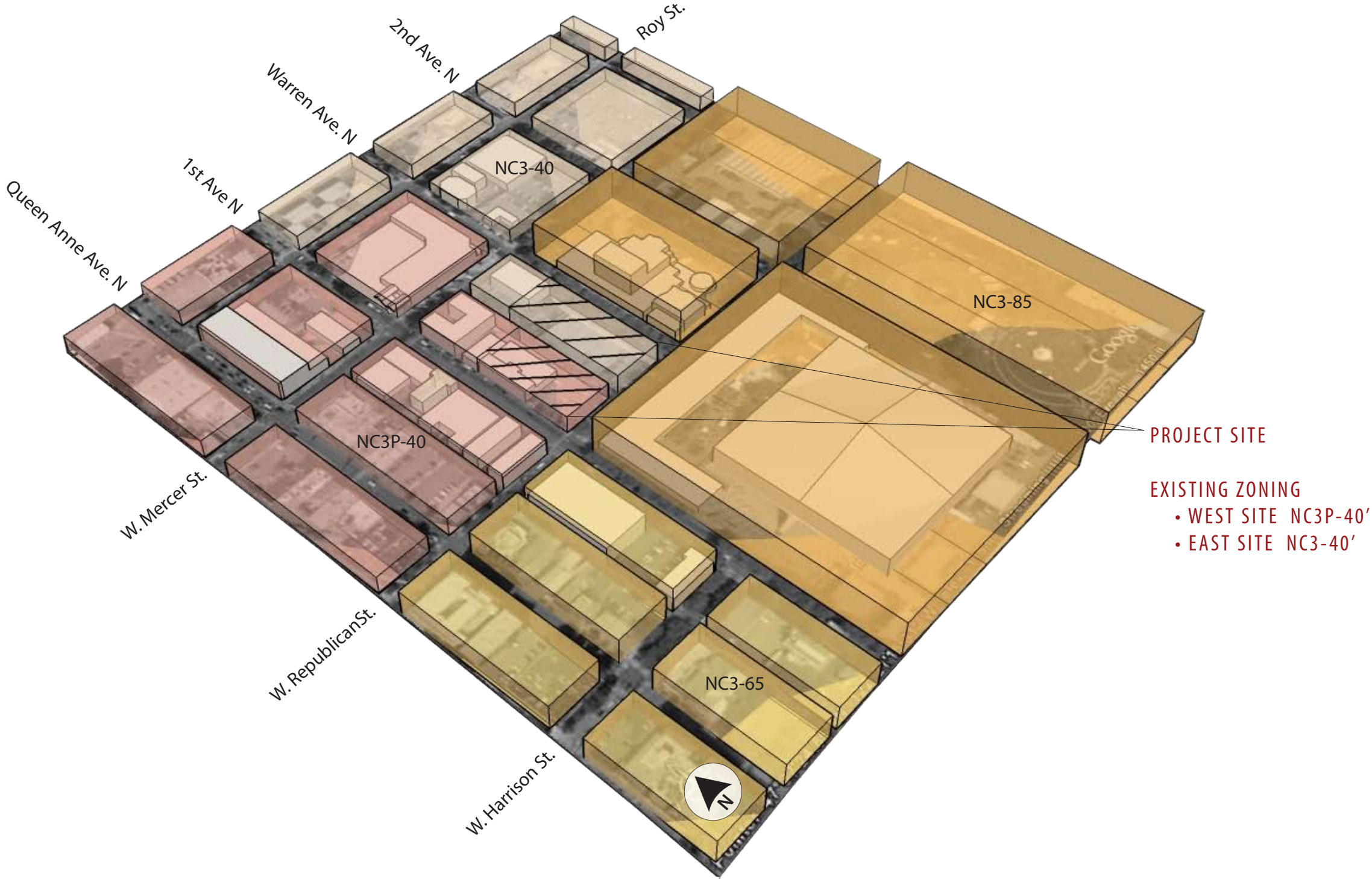


AERIAL PHOTO

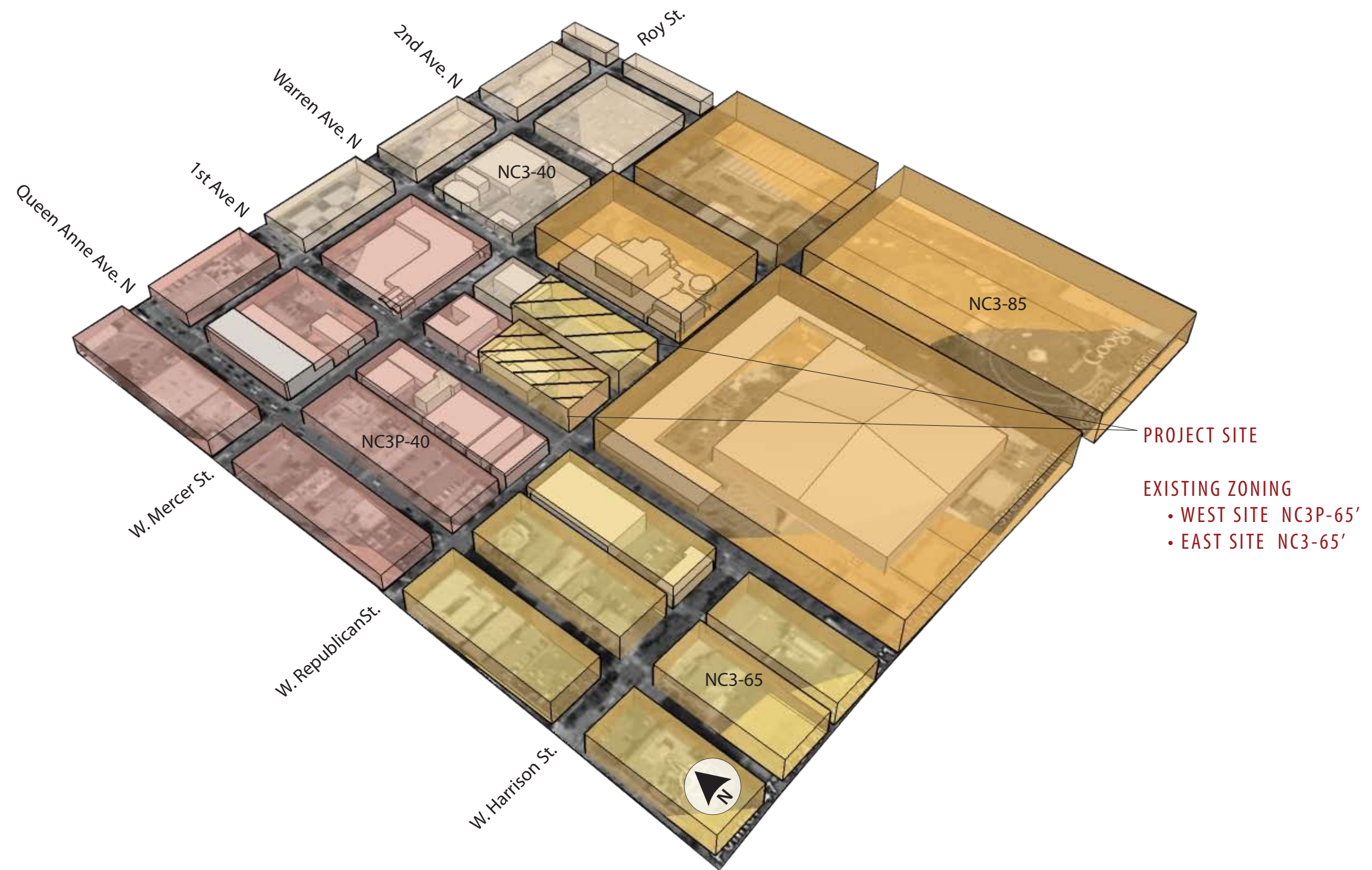


ZONING MAP

EXISTING ZONING







# SURROUNDING USES



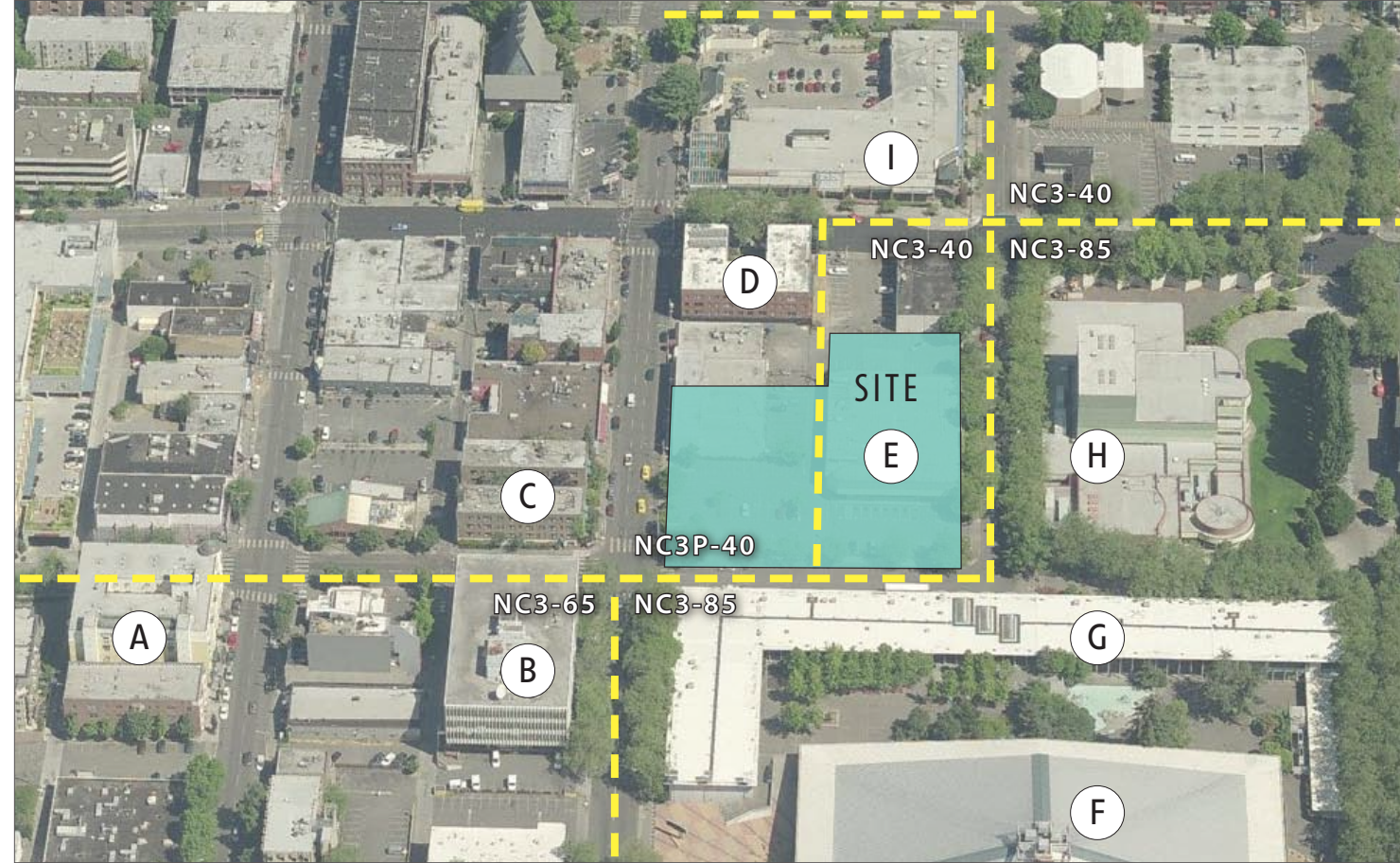
**A** Mixed-Use



**B** Post Office



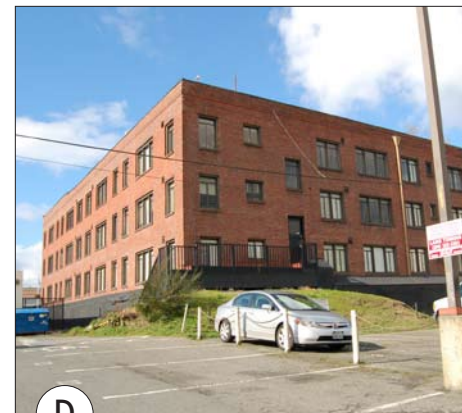
**C** Hotel



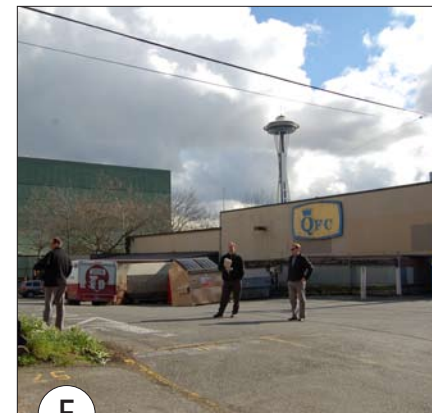
**I** Grocery Store



**H** Seattle Repertory Theater / Seattle Center



**D** Apartment Building



**E** SITE: Looking SE (toward site)



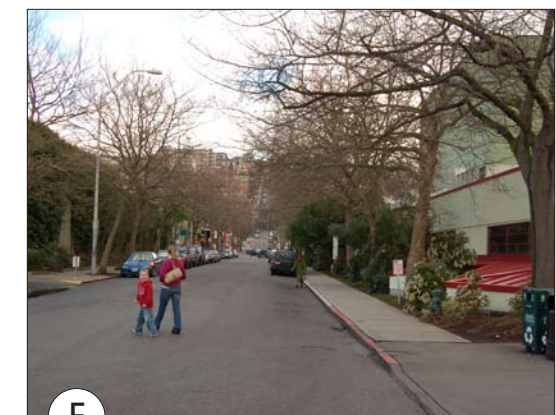
**F** Key Arena



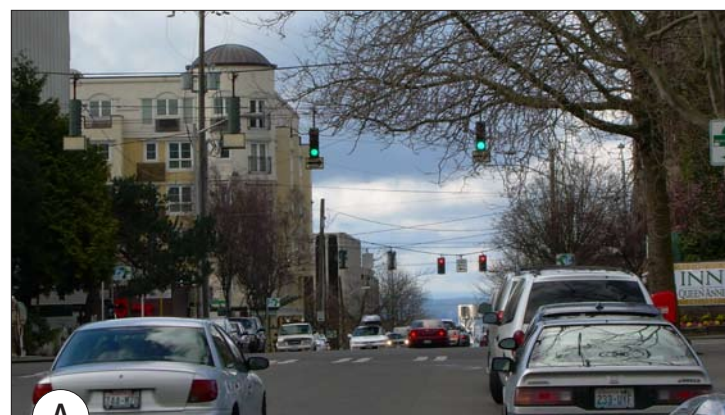
**G** Northwest Rooms / Seattle Center



E Looking West on Republican



F Looking North on Warren Ave. N



A Looking West on Republican



B Looking North on 1st Ave. N



D Entry to Seattle Center



G Path to Memorial Stadium

# MERCER STREET FACADES

OPPOSITE PROJECT SITE



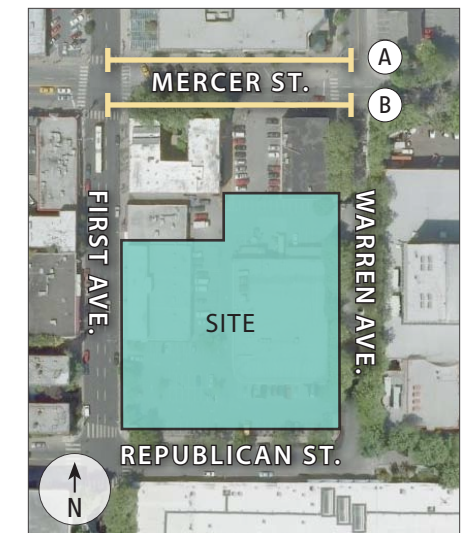
MERCER STREET - Looking North (away from site)

PROJECT SITE

(PROJECT SITE EXTENDS BEHIND BUILDING)



MERCER STREET - Looking South (toward site)



OPPOSITE PROJECT SITE



FIRST AVENUE - Looking West (away from site)

PROJECT SITE



FIRST AVENUE - Looking East (toward site)



WARREN AVENUE FACADES

PROJECT SITE

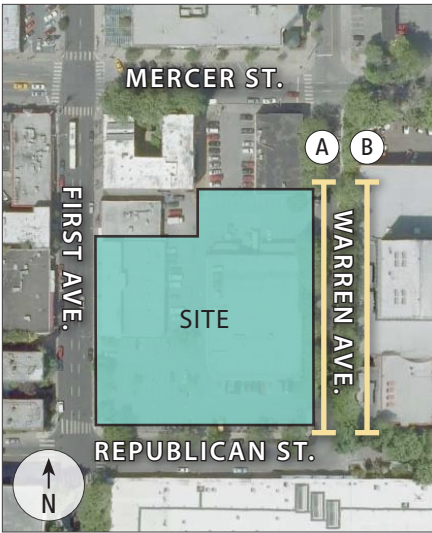


WARREN AVENUE - Looking West (toward site)

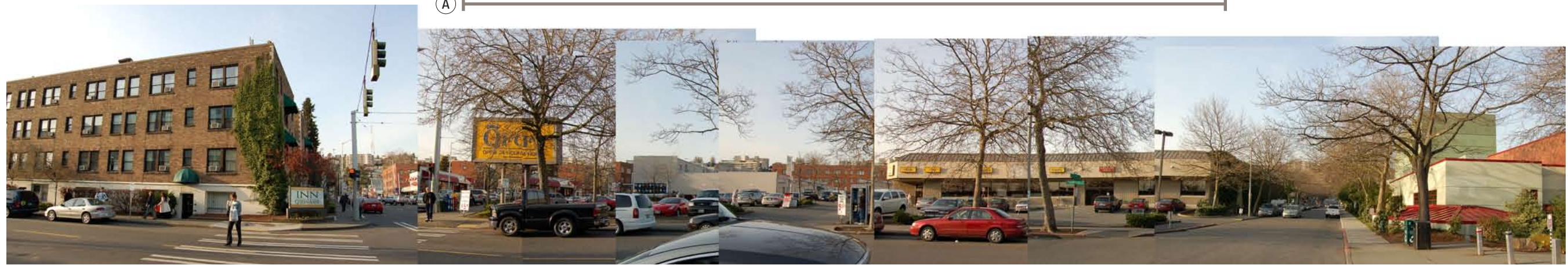
OPPOSITE PROJECT SITE



WARREN AVENUE - Looking East (away from site)



PROJECT SITE

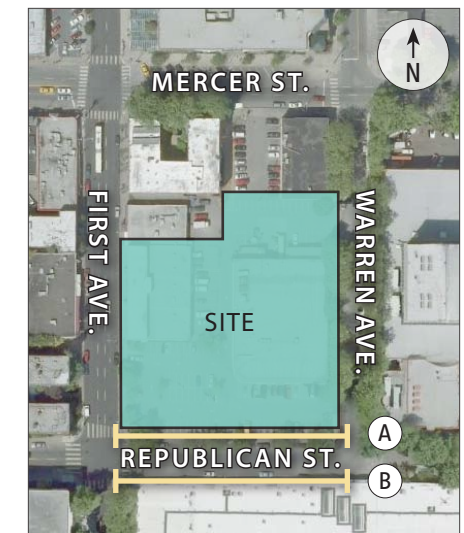


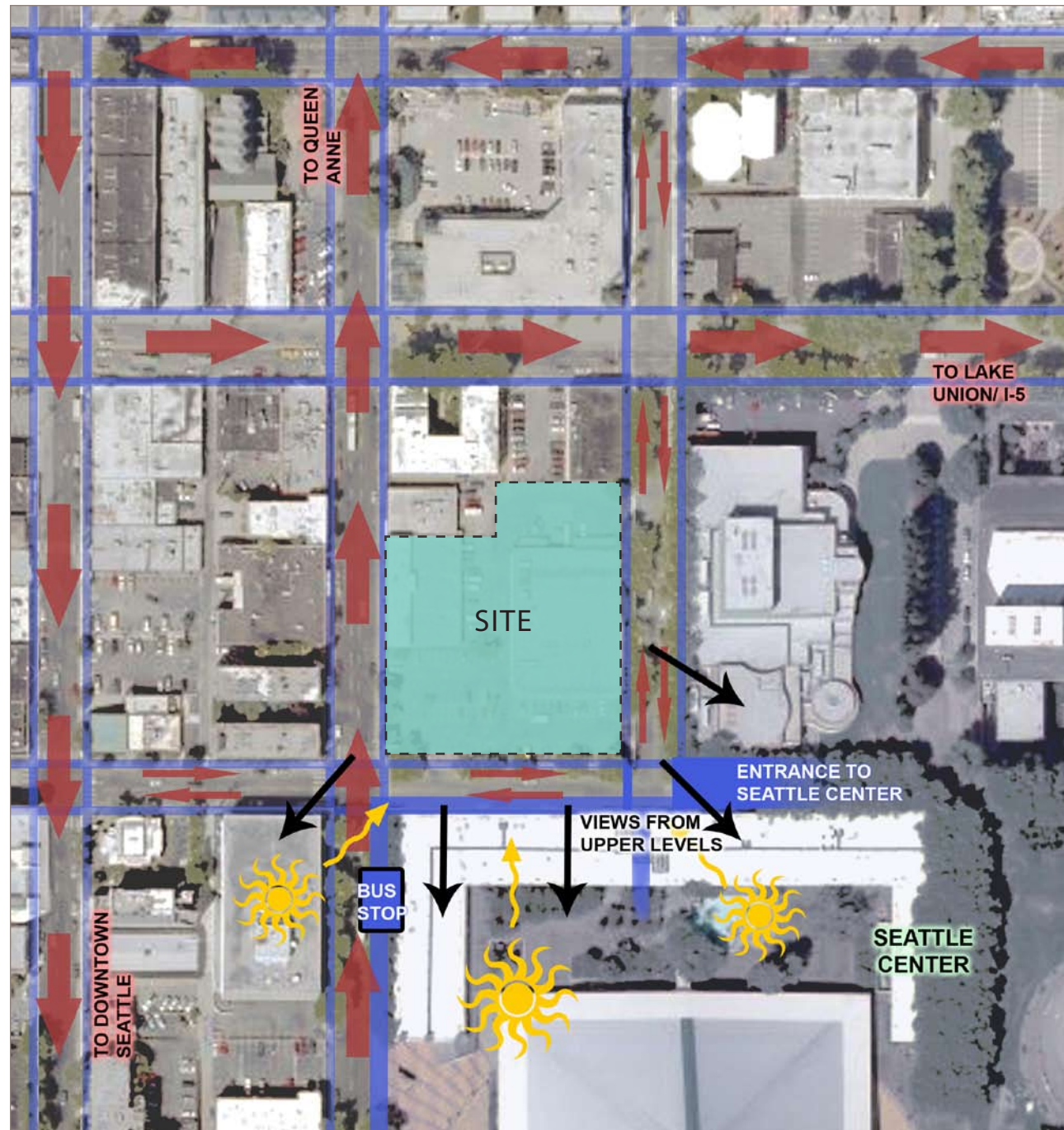
REPUBLICAN STREET - Looking North (toward site)

OPPOSITE PROJECT SITE



REPUBLICAN STREET - Looking South (away from site)





**SITE ANALYSIS:**

Heavy pedestrian traffic on Republican St. and First Ave. N. support retail frontage.

Southeast corner of the project should respond to Seattle Center entrance.

Light traffic and back-door relationship of adjacent Seattle Repertory Theater supports vehicular entry off Warren Ave. N.

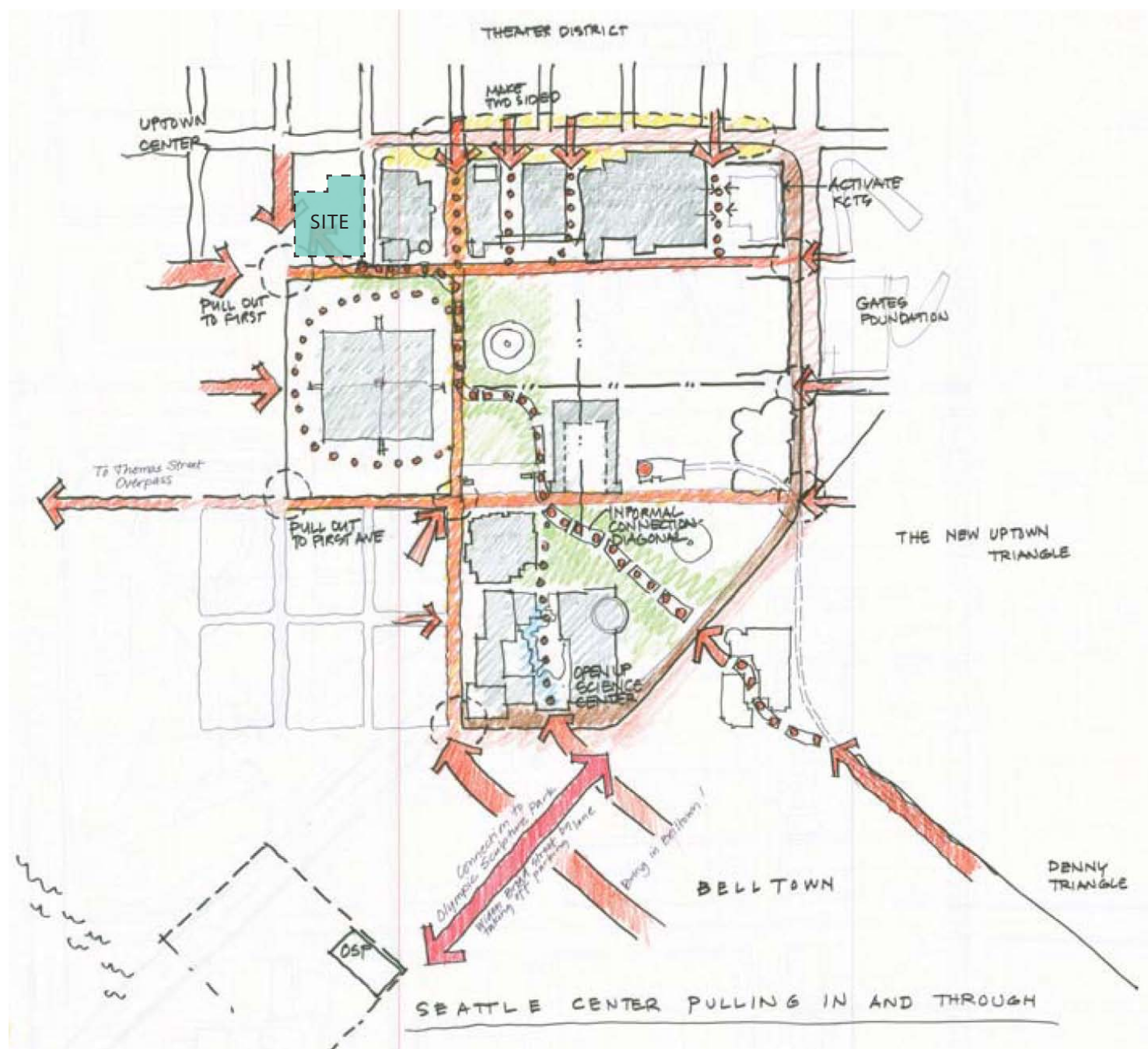
Potential regional views from upper levels.



SITE RELATIONSHIP TO THE SEATTLE CENTER "CENTURY 21" PLAN



"Century 21 Site Axon"



"Century 21 Circulation Diagram"

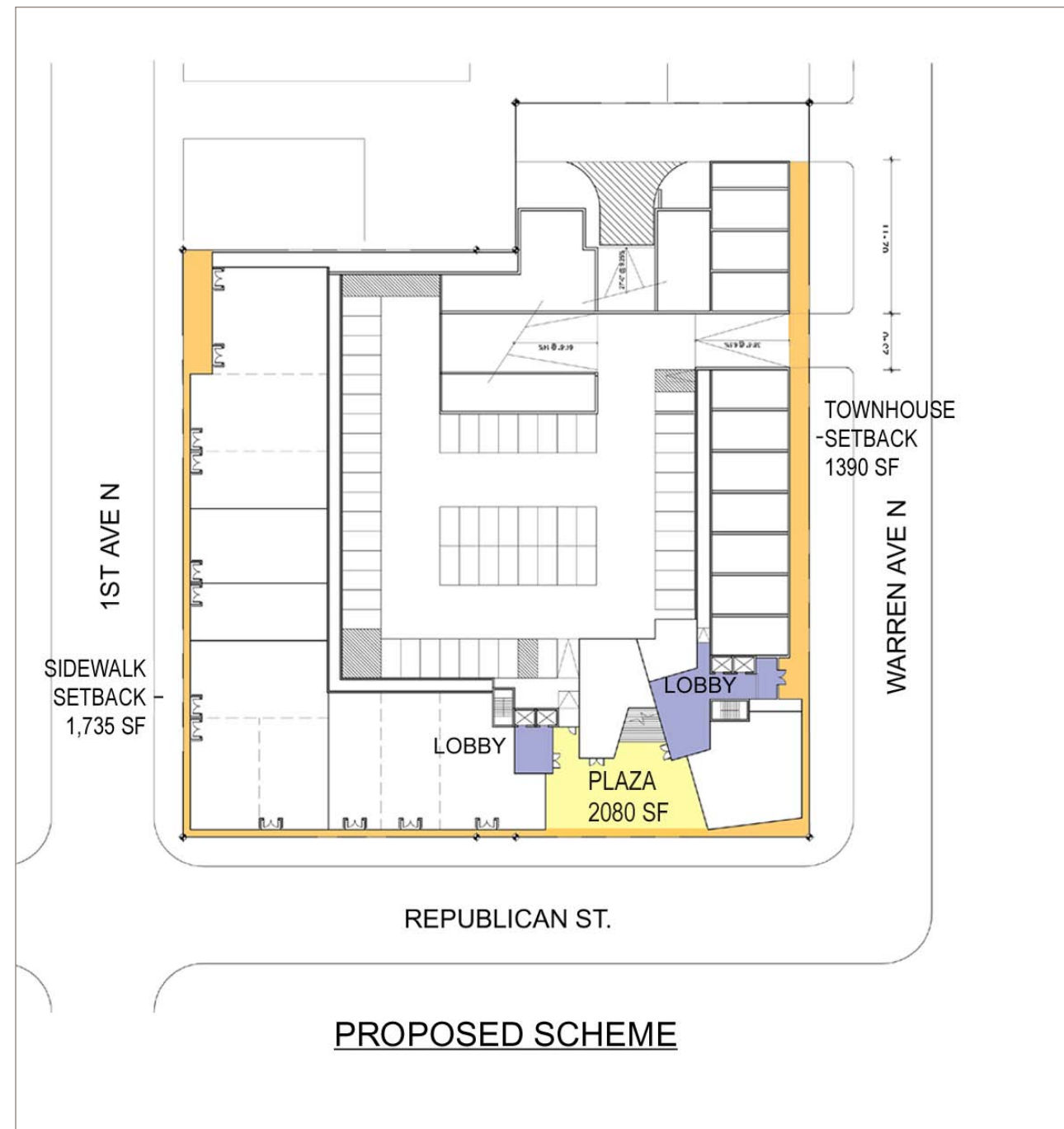


Diagram of Public Amenity Spaces

**PEDESTRIAN FRONTAGE:**

- 240' west frontage
- 256' south frontage
- + 276' east frontage
- 
- 772' total frontage
- 22' driveway width
- 
- 750' total pedestrian frontage

- 750' = 97% total pedestrian frontage
- 688' = 89% continuous pedestrian frontage



SITE PLAN - Proposed Alley Vacation



**RESPONDING TO SITE CONDITIONS:**  
Siting of buildings should respond to location on prominent intersections at First Ave. N. & Republican St. and Warren Ave. & Republican St.



**STREETScape COMPATABILITY:**  
Siting of buildings to acknowledge and enhance the existing character of the neighborhood's heavy pedestrian traffic on First Ave. N. & Republican St.



**HUMAN SCALE:**  
Incorporate architectural features, elements, and details at a good human scale to create comfortable spaces and invite human activity



**CORNER LOTS:**  
Building oriented to the corner and public street fronts; parking access located away from corner



**ENTRANCES VISIBLE TO THE STREET:**  
Clearly identifiable entries to make project more approachable. Residential entries off Warren Ave N. and the pedestrian plaza on Republican. Commercial entries off First Ave. N. and Republican St.



**HUMAN ACTIVITY:**  
Ground floor commercial to invite interaction among neighbors and create a safer street



**RESIDENTIAL OPEN SPACE:**  
Siting of buildings to create usable, attractive, well-integrated open space

**Summary of DRB Comments: EDG 06/06/07**

1. Chamfered corners at major intersections are not desirable; true "proud" corners are preferred.
2. The building should step down to meet the 40'-0" zone to the North.
3. Contract rezones imply some restriction on "maxing-out" the upzone to 65'-0".
4. Better articulation/differentiation of grade level uses is needed along Warren from the remainder of the site.
5. Open space along Republican is appropriate; Street walls are preferred along 1st Avenue & Warren.



Concept "1" - Looking Northwest



Concept "2" - Looking Northwest

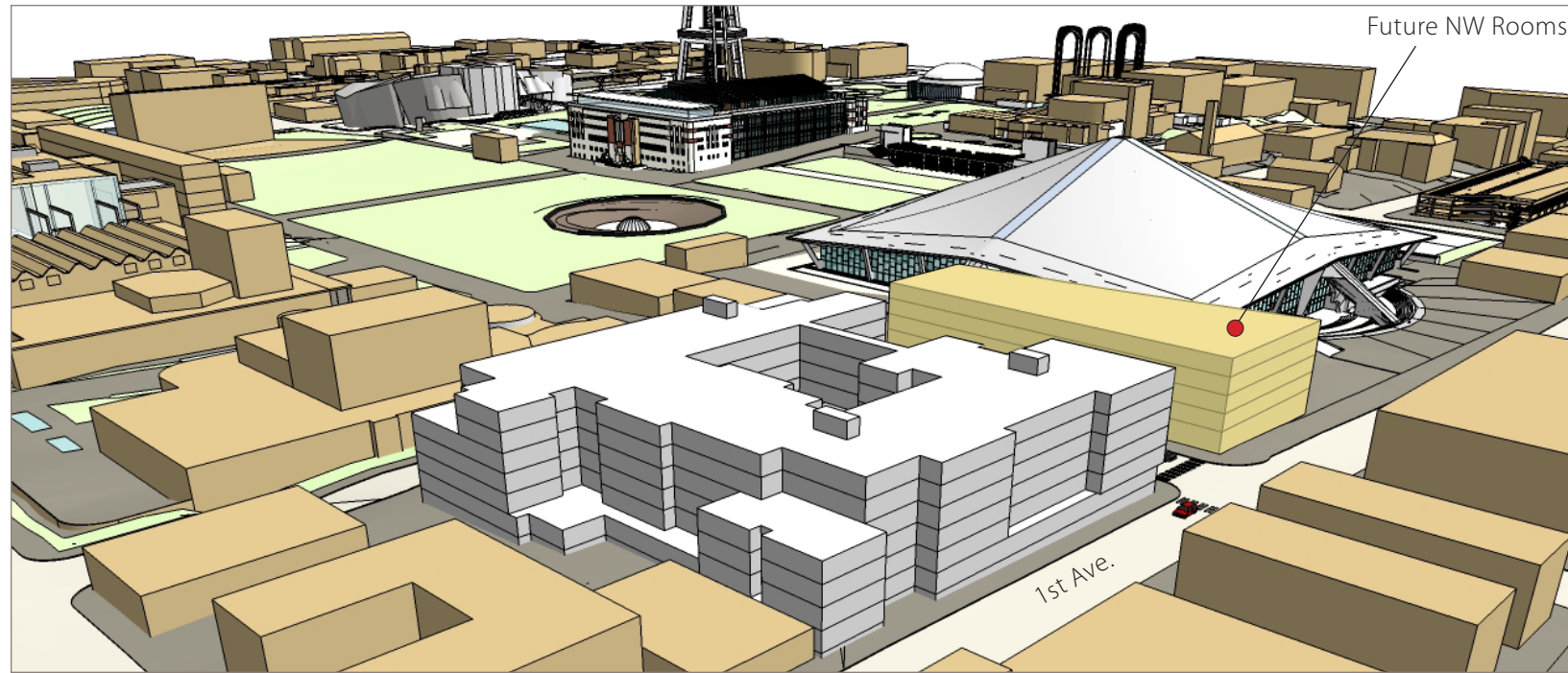


Concept "3" - Looking Northwest

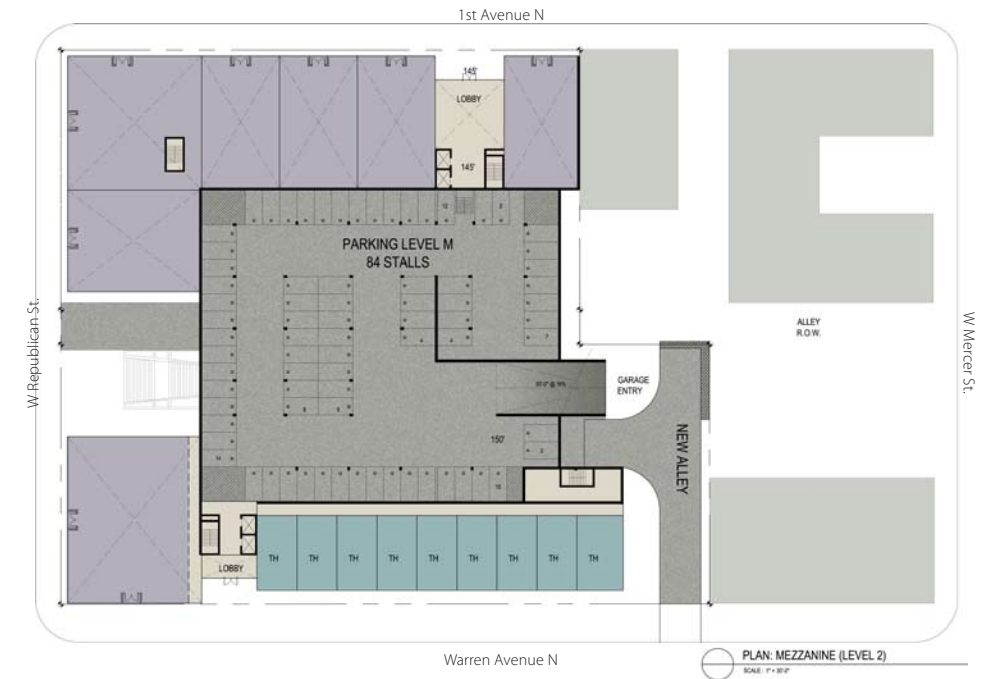


Concept "4" - Looking Northwest

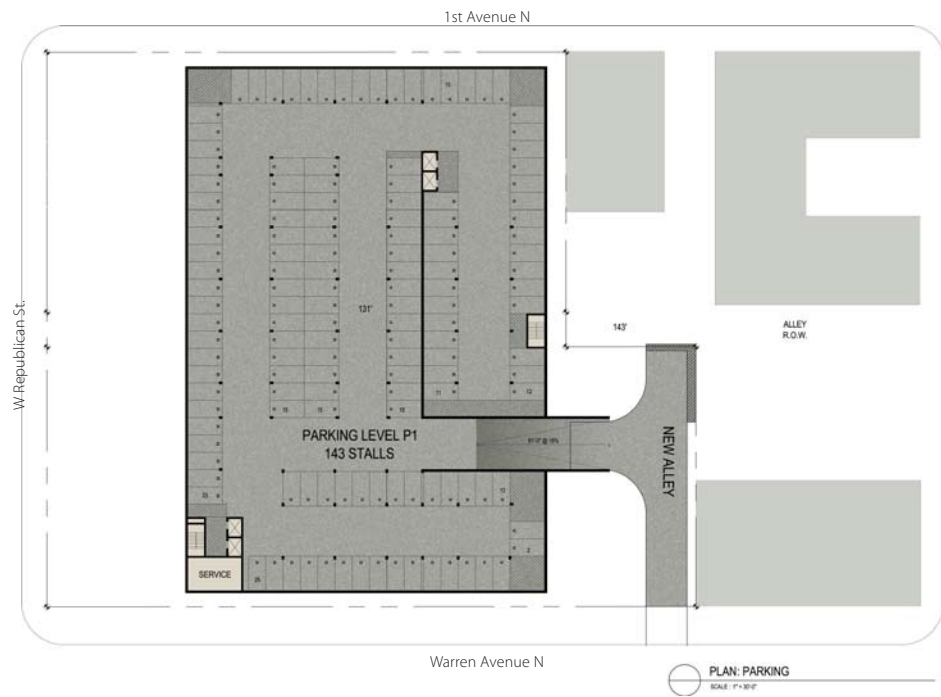
# ARCHITECTURAL CONCEPT "1"



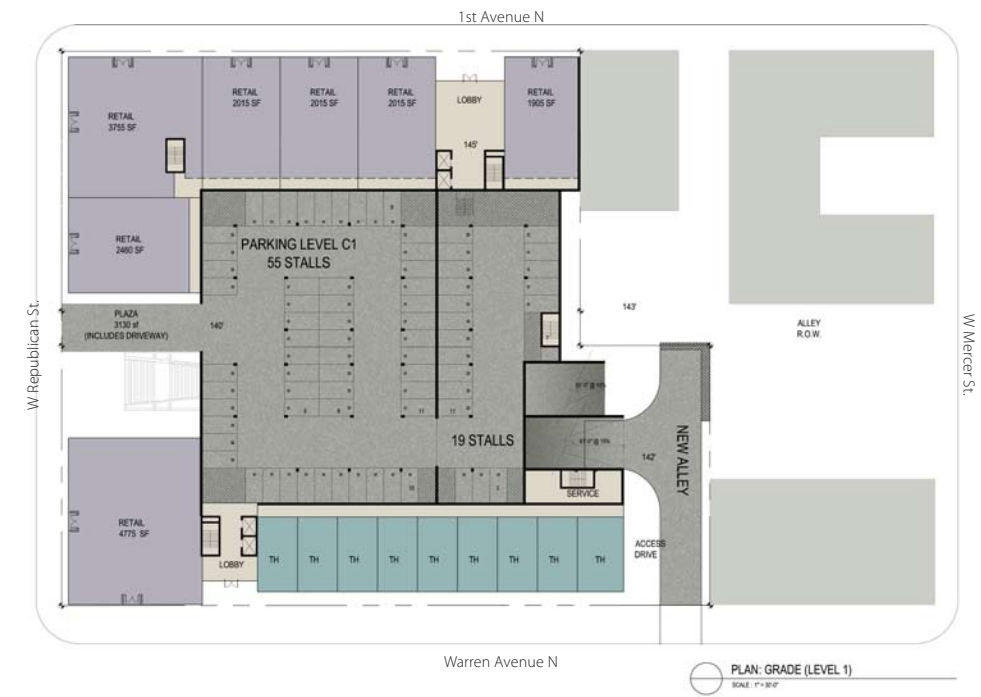
View from the NW



Level 2



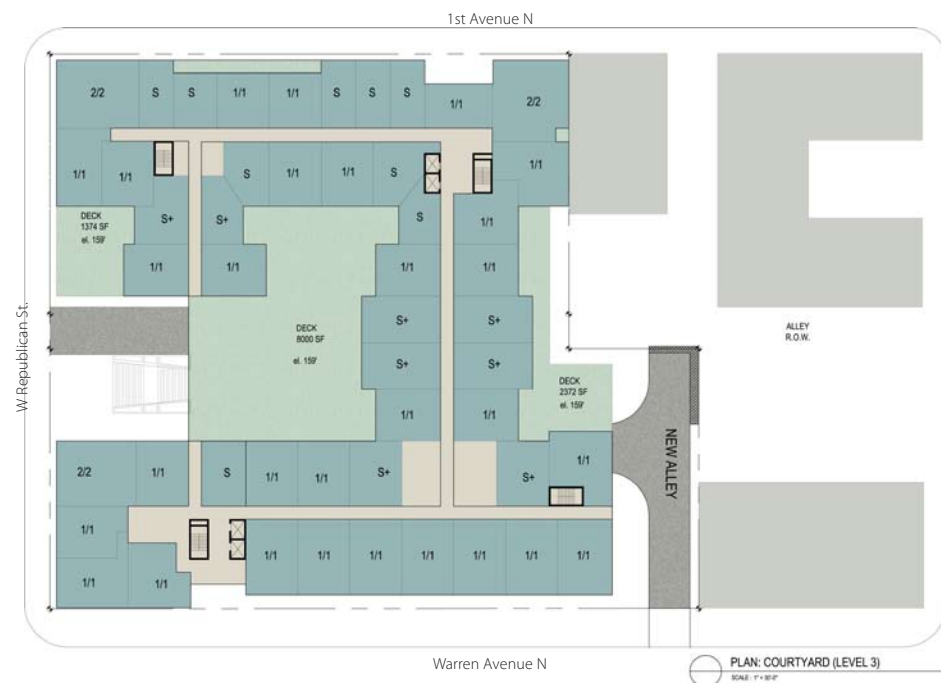
Parking Level 1



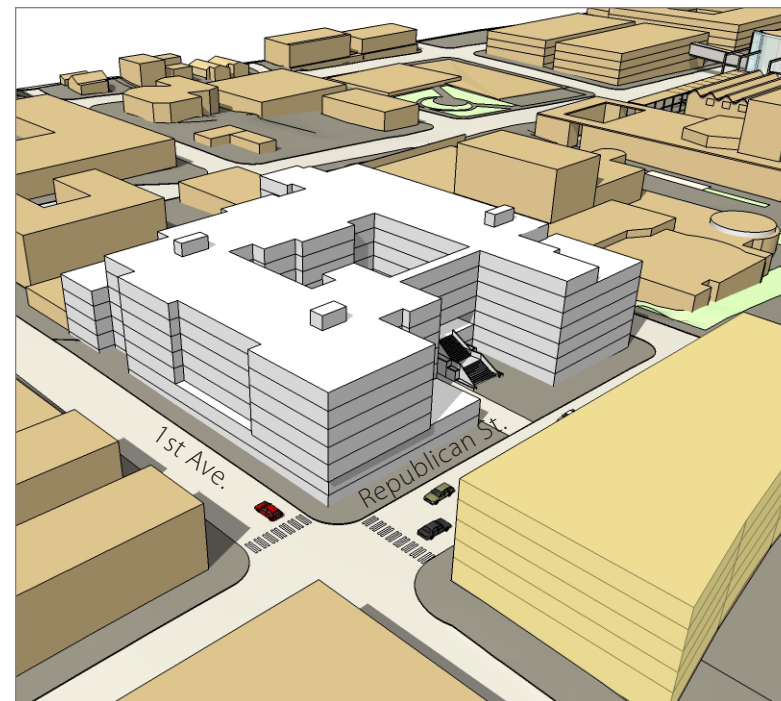
Level 1



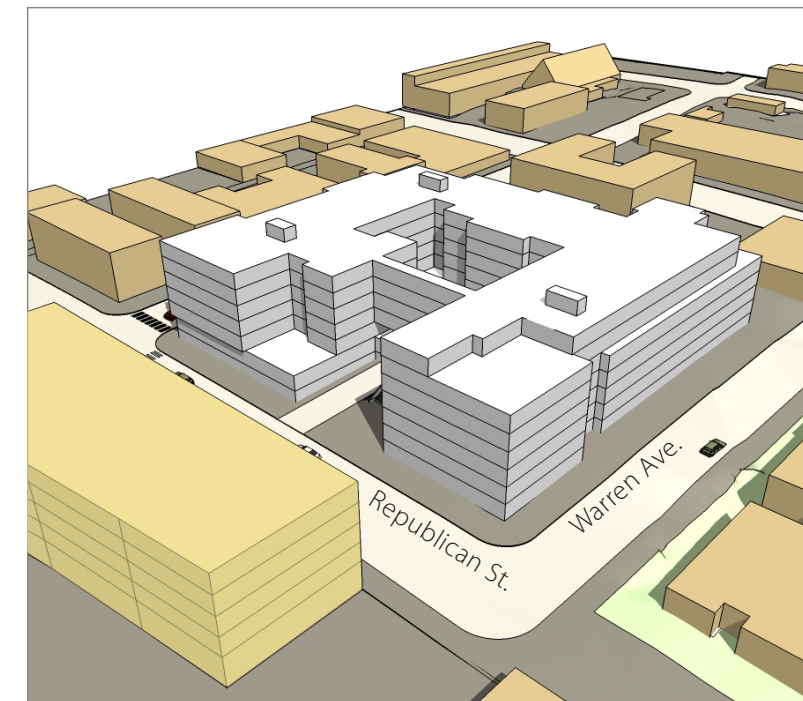
Level 7



Level 3-6



View from the SW



View from the SE

### Architectural Concept "1"

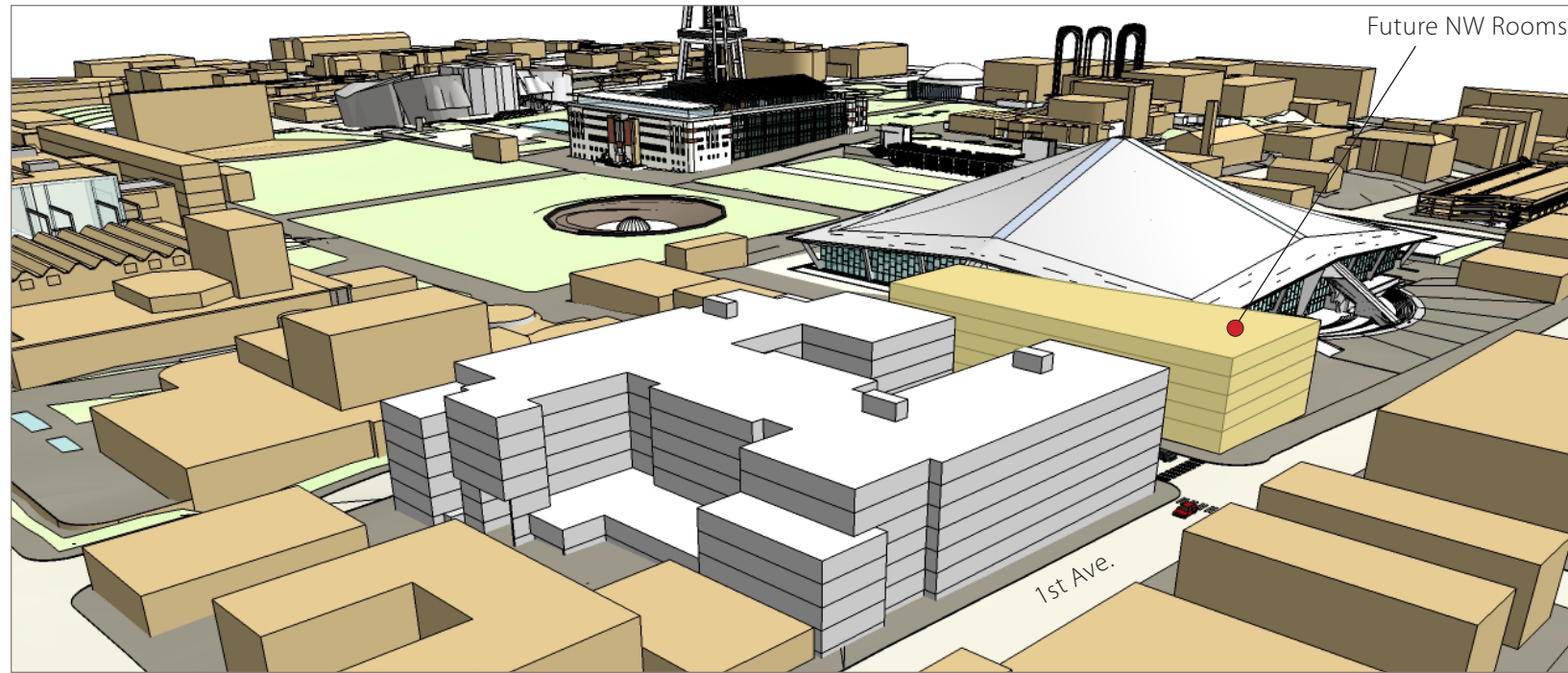
PROS:

- Large plaza is located near the center of the Republican Street frontage
- A portion of the upper level massing is set back to further enhance the sense of openness surrounding the plaza
- Large scale modulation along 1st Avenue breaks the scale of the building vertically to reflect the existing development pattern in the neighborhood
- Satisfies previous direction provided by the DRB:
  - Strong Corners at the intersection of 1st + Republican & Republican + Warren Ave.
  - Street Walls along 1st Ave N and Warren Ave.
  - Building mass steps down towards 40'-0" zone to the north
  - Open space remains on Republican

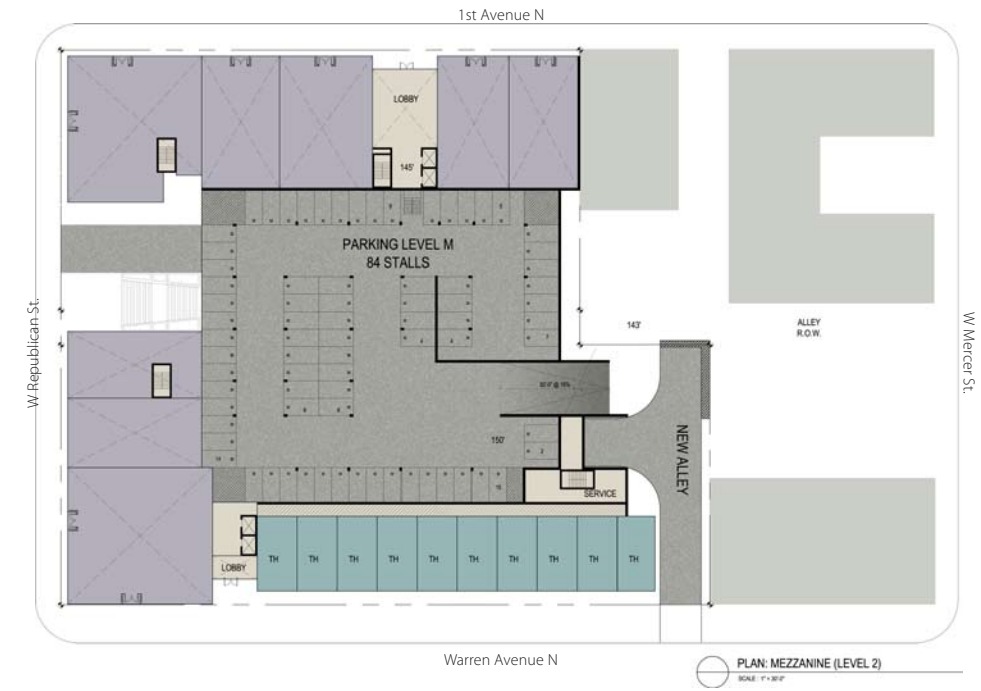
CONS:

- Plaza location along Republican does not reflect the future development of the Northwest Rooms as proposed in Seattle Center's Century 21 plan.
- Location of plaza does not open up to 1st Avenue or directly relate to the existing entries to Seattle Center at the intersection of Republican and Warren.
- Commercial parking is accessed via the plaza, thereby requiring a curb cut along Republican Street
- Requires two curb cuts – one on Republican and one on Warren
- Commercial parking access is through the Plaza

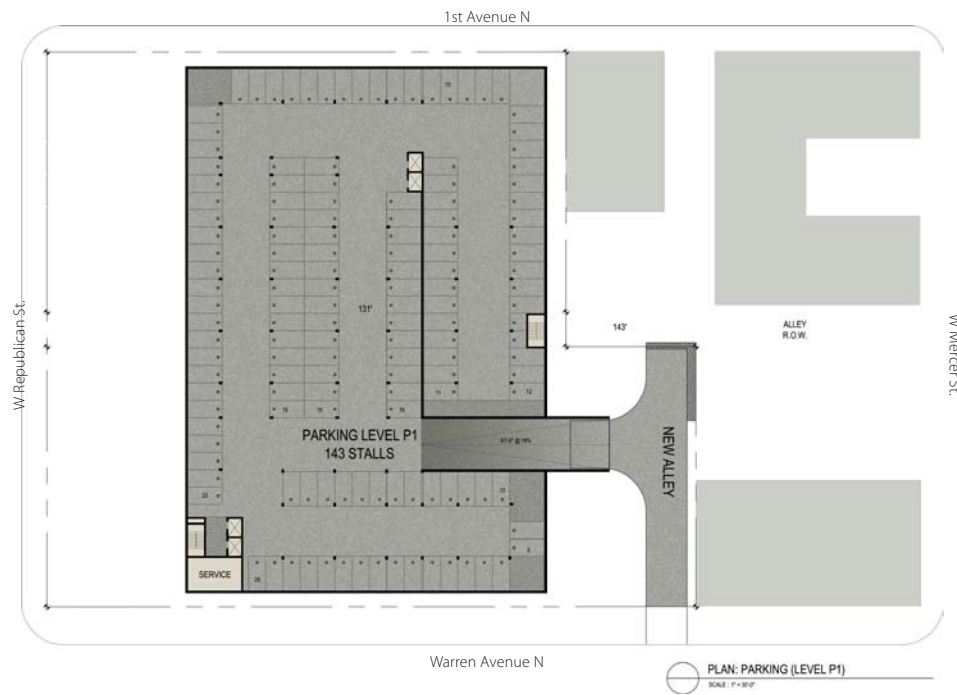
# ARCHITECTURAL CONCEPT "2"



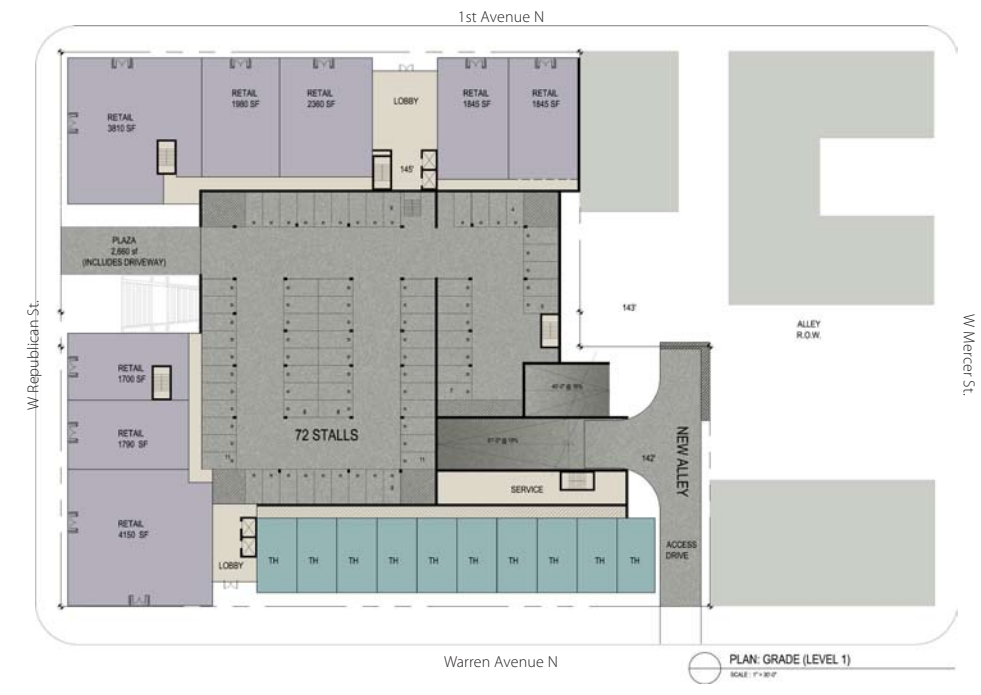
View from the NW



Level 2



Parking Level 1



Level 1

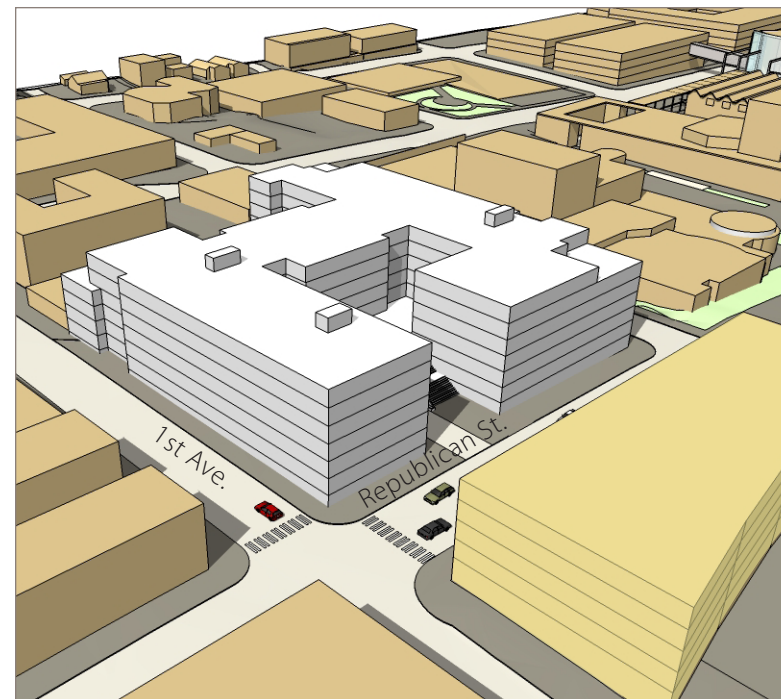




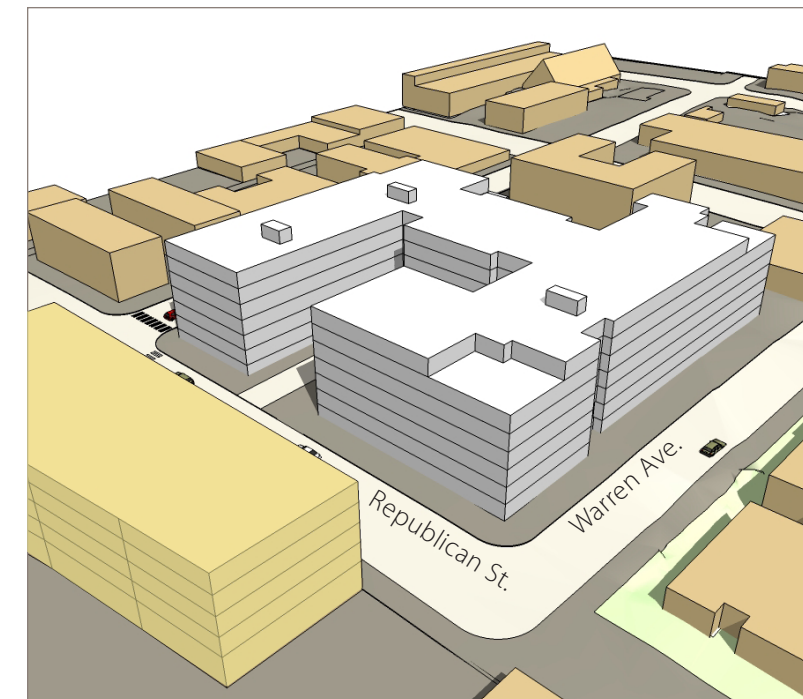
Level 7



Level 3-6



View from the SW



View from the SE

### Architectural Concept "2"

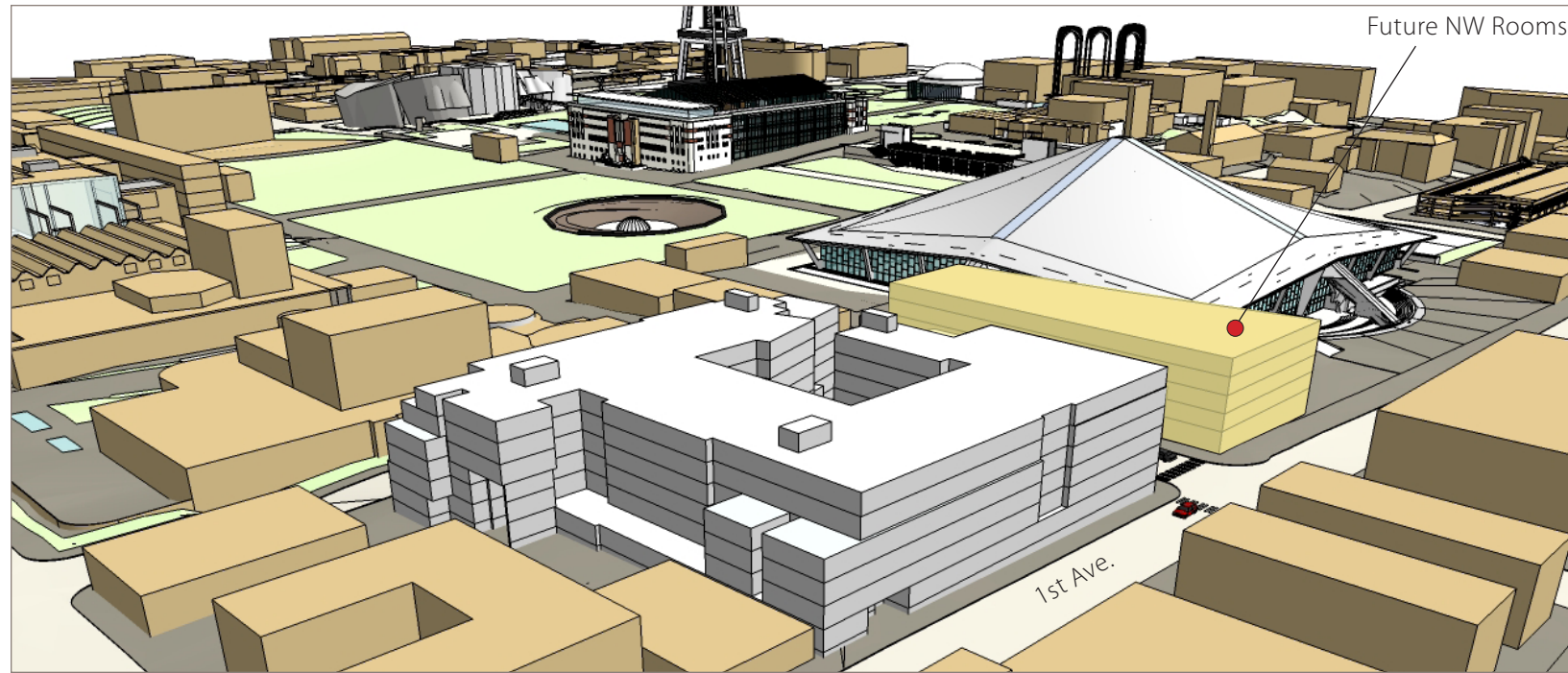
**PROS:**

- The Plaza is located toward the intersection of 1st and Republican.
- Reduced modulation and reduction of the building mass into three primary forms suggests possibility for varied architectural design at each of the three streetscapes
- Satisfies previous direction provided by the DRB:
- Satisfies previous direction provided by the DRB:
  - Strong Corners at the intersection of 1st + Republican & Republican + Warren Ave
  - Street Walls along 1st Ave N and Warren Ave N
  - Building mass steps down towards 40'-0" zone to the north
  - Open space remains on Republican

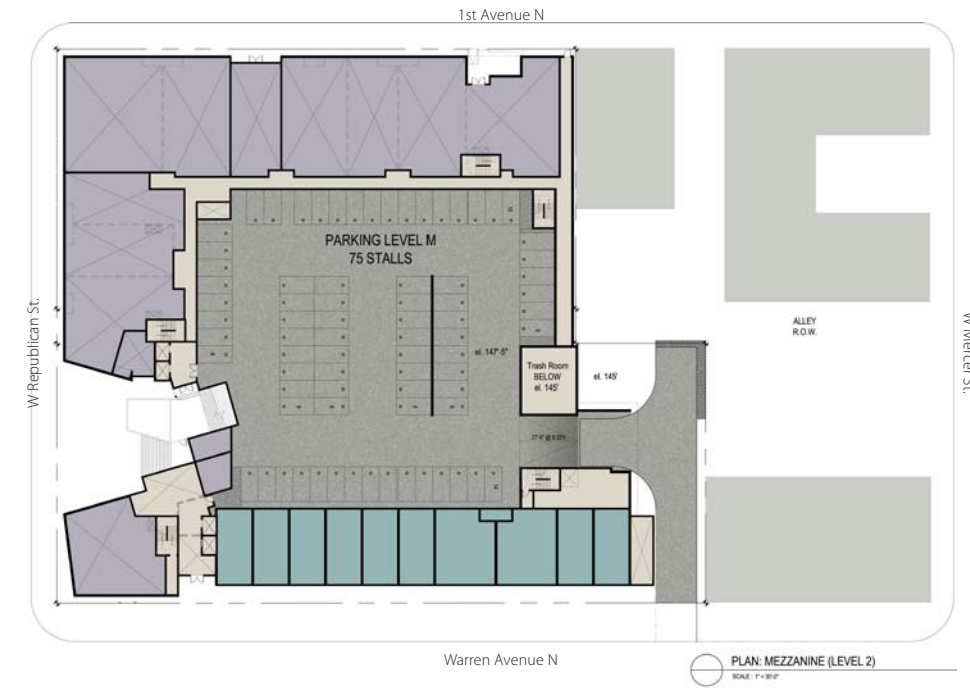
**CONS:**

- Plaza location along Republican does not reflect the future development of the Northwest Rooms as proposed in Seattle Center's Century 21 plan.
- Location of plaza does not relate to the existing entries to Seattle Center at the intersection of Republican and Warren.
- Requires two curb cuts – one on Republican and one on Warren
- Commercial parking access is through the Plaza

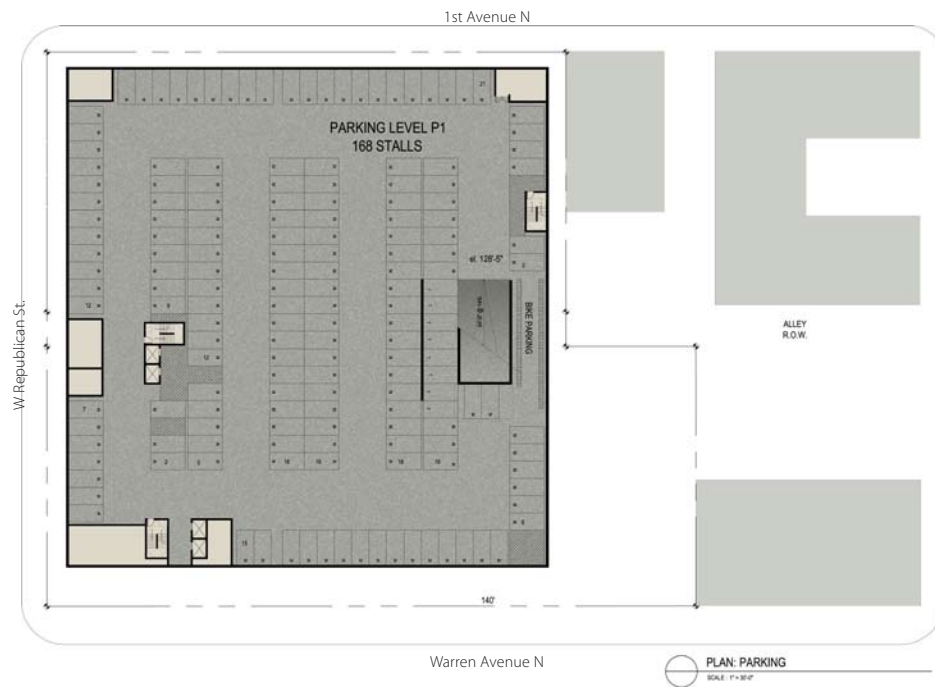
# ARCHITECTURAL CONCEPT "3"



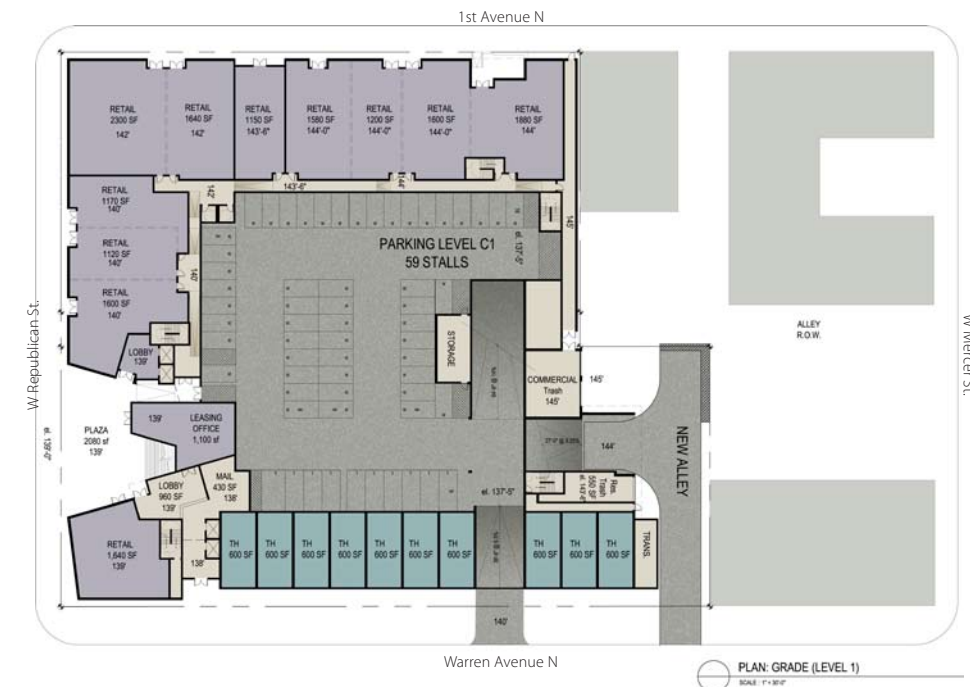
View from the NW



Level 2



Parking Level 1



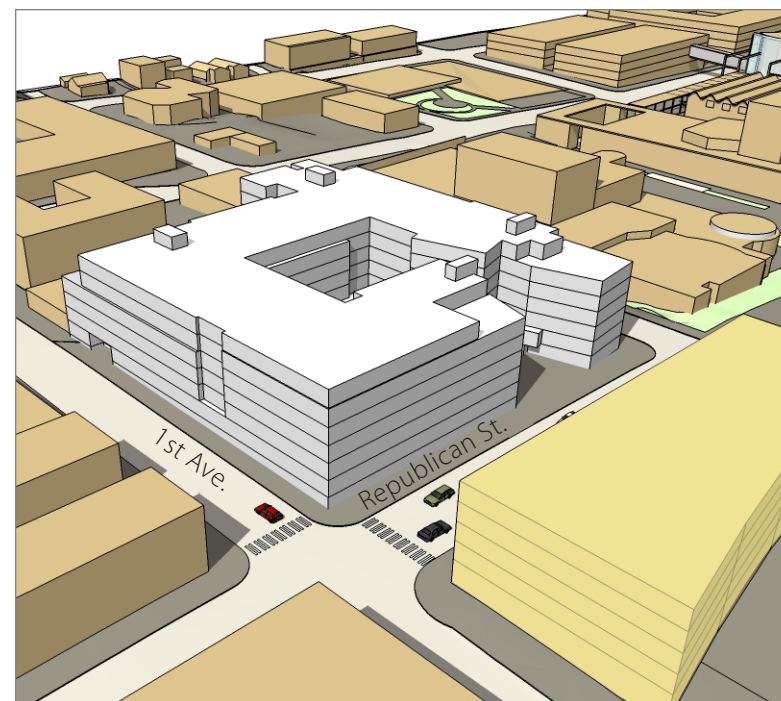
Level 1



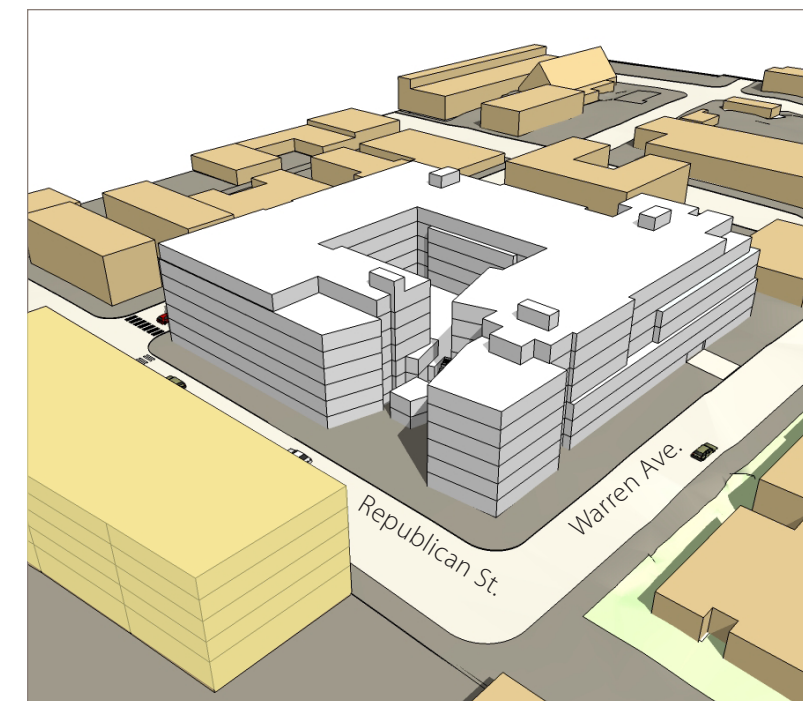
Level 7



Level 3-6



View from the SW



View from the SE

### Architectural Concept "3" (Preferred Scheme)

PROS:

- The Plaza is located toward the intersection of Republican and Warren, thereby opening the project up towards the existing entries to Seattle Center
- The SE corner building mass is shorter and angled to enhance the connection between the plaza and the entrances to Seattle Center
- The driveway from Republican through the Plaza has been eliminated
- Commercial parking is accessed via a curb cut on Warren Ave
- The building massing reflects the proposed future massing for the Northwest rooms along the south side of Republican Street
- Reduction of the building mass into three primary forms suggests possibility for varied architectural design at each of the three streetscapes
- Increased modulation along the east elevation reflects the quieter, more residential nature along Warren Ave.

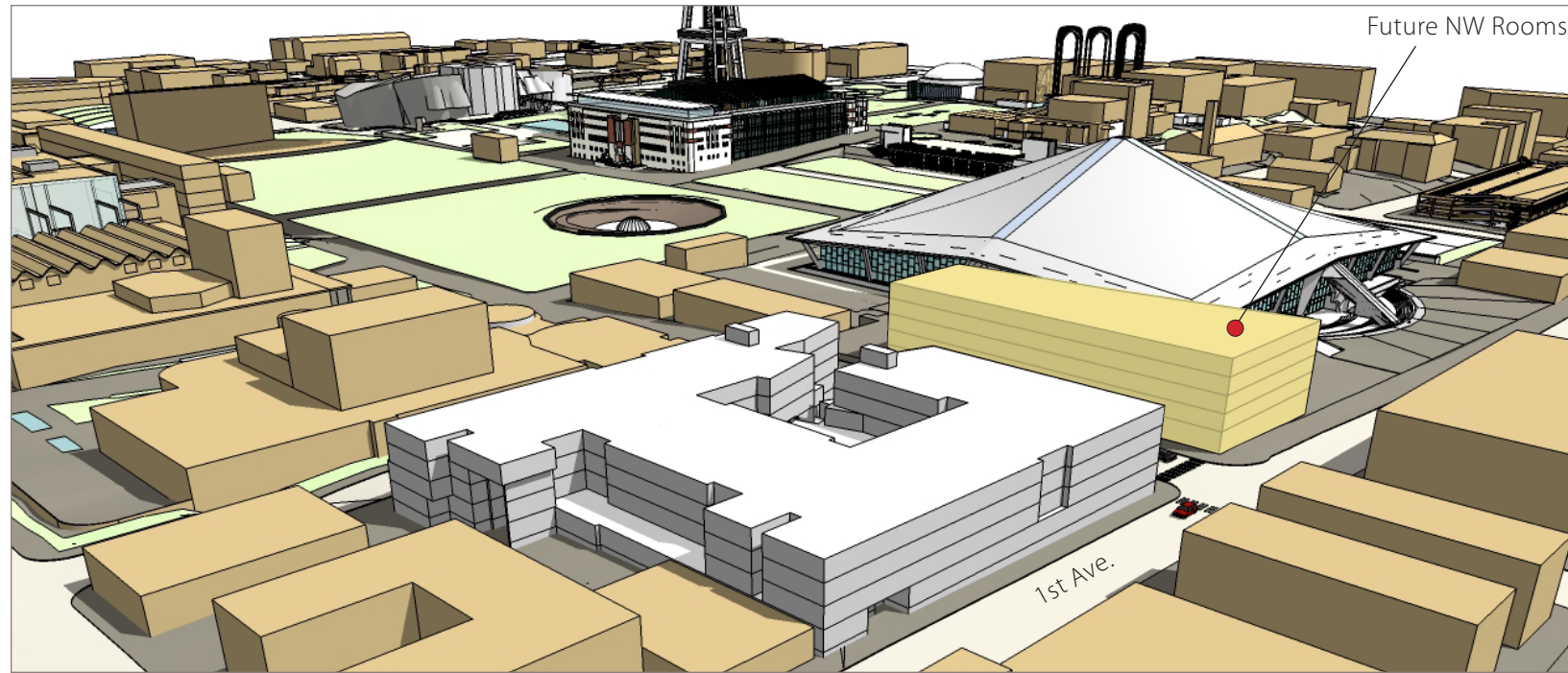
• Satisfies previous direction provided by the DRB:

- Strong Corners at the intersection of 1st + Republican & Republican + Warren
- Street Walls along 1st Ave N and Warren Ave
- Building mass steps down towards 40'-0" zone to the north
- Open space remains on Republican
- Better articulation of residential uses along Warren Ave

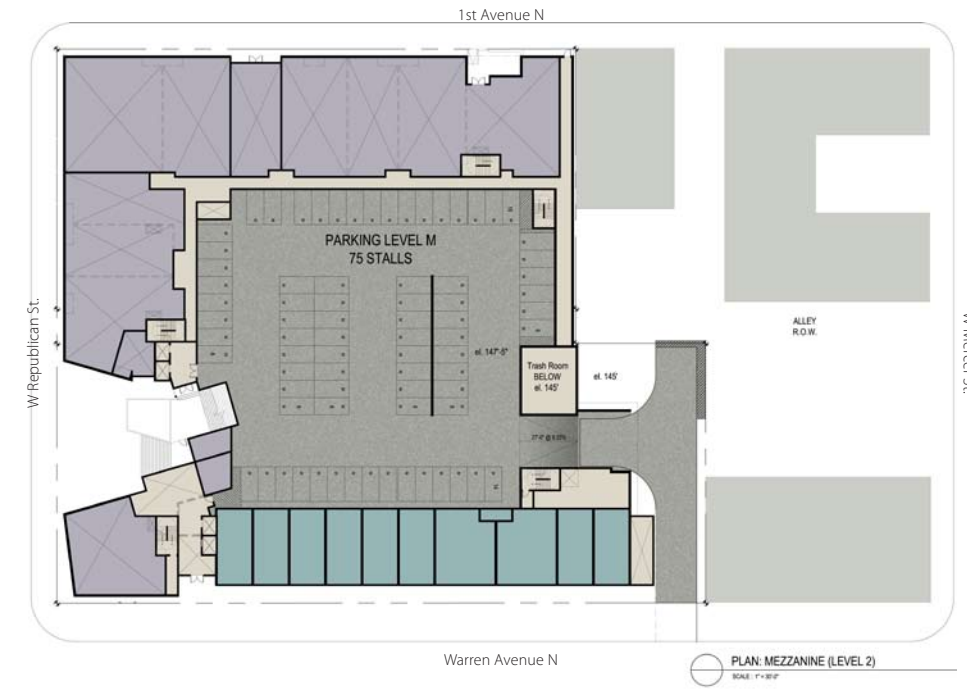
CONS:

- Requires one curb cut along Warren Avenue

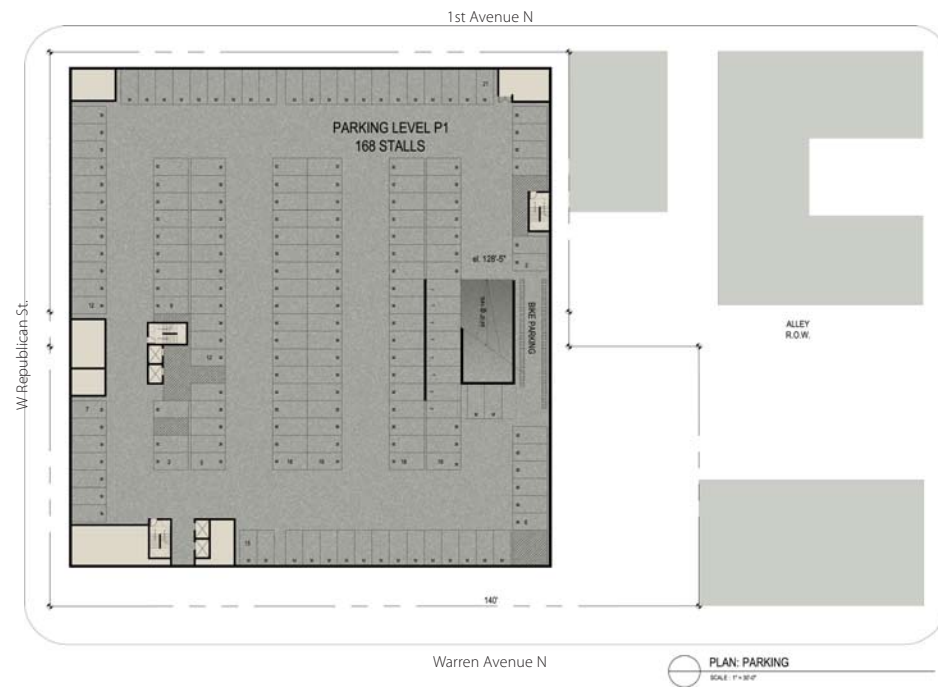
# ARCHITECTURAL CONCEPT "4"



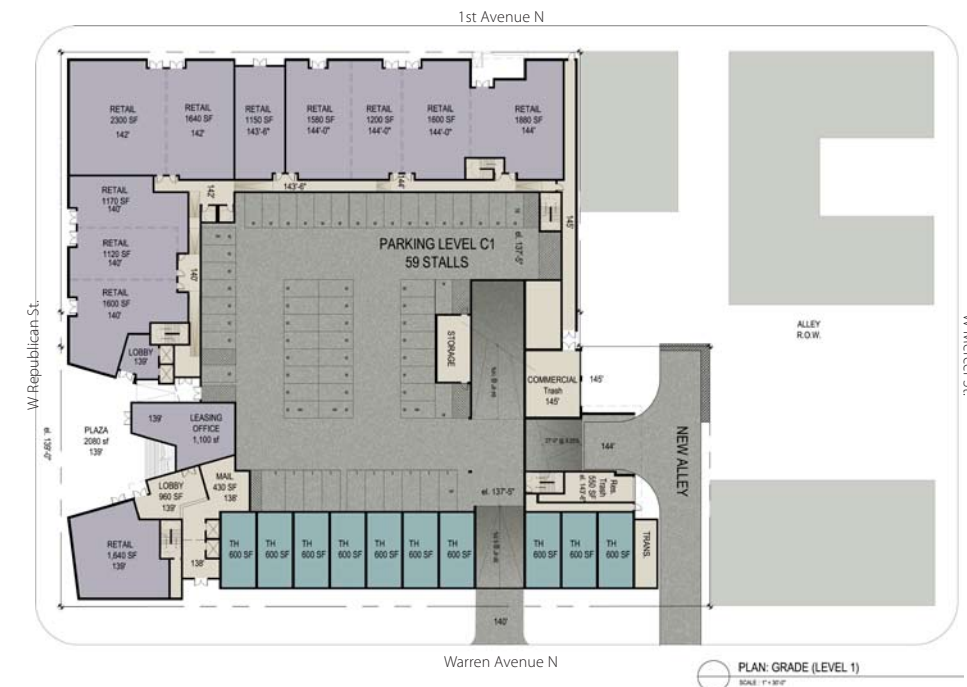
View from the NW



Level 2



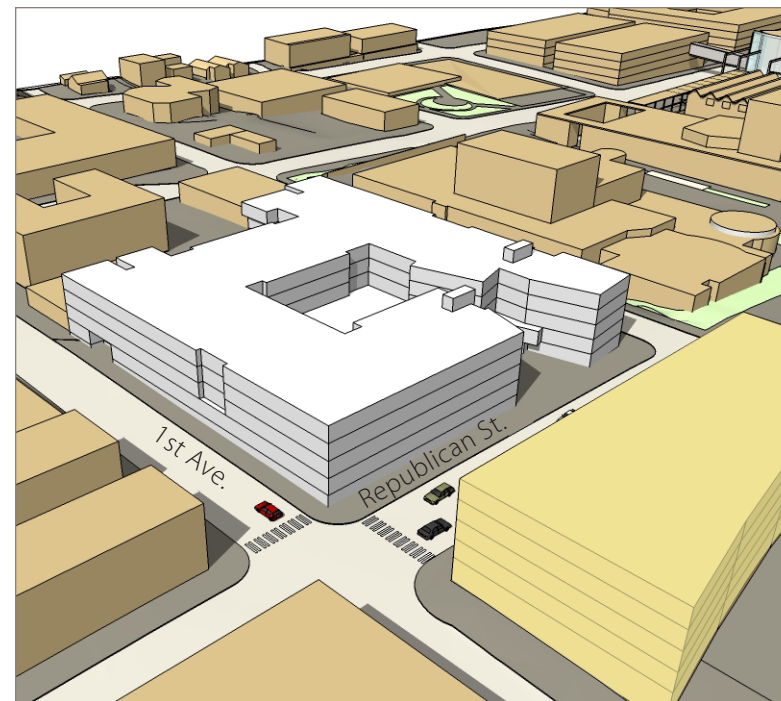
Parking Level 1



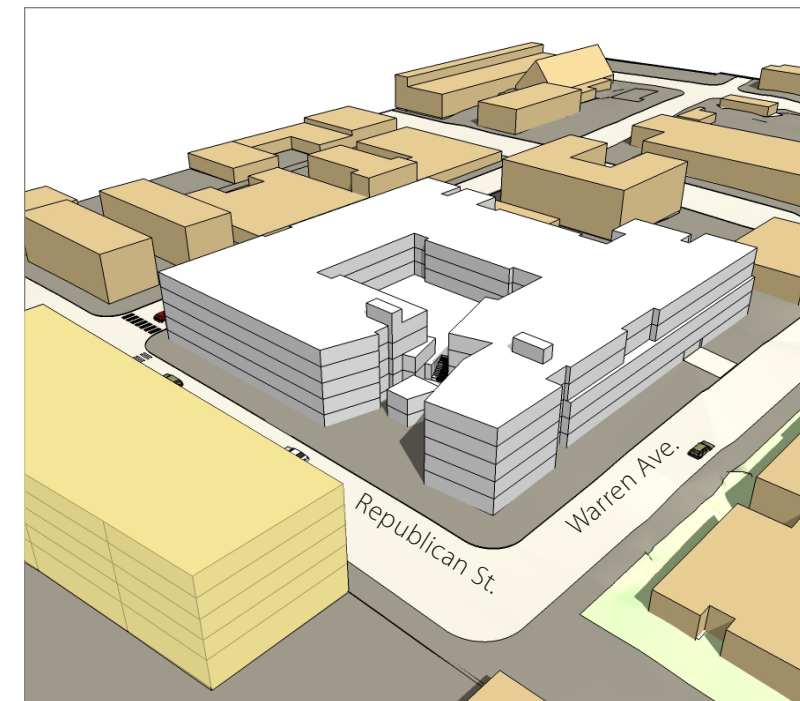
Level 1



Level 3-4



View from the SW



View from the SE

**Architectural Concept "4" (Code Compliant Scheme)**

PROS:

- Meets existing height limit

CONS:

- 40'-0" height limit does not fulfill the neighborhood's development objectives





Townhouse: Street Level Perspective



Townhouse: Axon

## DEPARTURE #2 - RESIDENTIAL STREET LEVEL REGIMS

### Development Standard Requirements

- SMC 23.47A, 008 D2
- Residential uses at grade level must be 4'-0" above sidewalk grade or set back at least (10) ten feet from the property line.

### Request

- To permit a reduction in the setback distance from 10'-0" to 8'-0"

### Justification

- The property line setback along Warren Ave. N is wider than average - 16'-9"
- The existing street trees provide a large established canopy over the sidewalk.
- A combination of small entry patios and bermed up landscape areas would enhance the streetscape and provide a sense of separation and privacy for the living units.

