



DESIGN REVIEW BOARD MEETING

## 1515 14th AVENUE APARTMENTS

1515 14th Avenue  
Seattle DPD # 3012652  
DRB Meeting: April 18th, 2012

**JOHNSON**  
ARCHITECTURE  
& PLANNING LLC

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MADRONA REAL ESTATE  
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1320 East Pike Street Seattle, WA 98122  
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**PROJECT PROPOSAL:**

The proposed mixed-use structure will incorporate the Character Structure at 1515 14th Avenue, known as the Porchlight Building. The project will include retail uses at the ground floor (including 2 mezzanines), 5-1/2 levels of residential units above and 2-1/2 levels of parking below. Also, the right-of-way will be improved with landscaping and street trees.

The proposed project consists of the following:

- Approximately 103 Residential Units (20% Work Force Housing)
- 6 Street Level Retail spaces totaling 5,292sf + 1,000sf Mezzanine space
- 102+/- parking spaces- below grade on site parking

**DESIGN SUMMARY:**

The Pike and Pine Urban Center Village in the Capitol Hill Neighborhood is a lively commercial/residential area that has become an important new neighborhood in Seattle. Historically known as "auto row" the area is characterized by turn-of-the-century mid-rise loft buildings with tall, fully-glazed storefronts, and masonry and timber construction.

14th Avenue between E. Pike and E. Pine does not have a distinct street style or consistency. The western streetscape on 14th Avenue is bookended by two century-old brick structures with various building types and surface parking in between. The street front to the east is predominately occupied by a church complex- including a sanctuary (a Seattle Landmark) with recent additions and surface parking.

There are two buildings on the site that are over 75 years old and qualify as 'Character Structure' per the SMC Section 23.73 Pike/Pine Conservation Overlay District. The 1515 14th Avenue Building- the Porchlight Building, was originally constructed in 1925 and recently renovated; the street facing facade is glazed (large display windows below smaller clerestories) and two large canopies. This structure will be preserved and integrated into the design of the proposed building.

Our design strategy embraces both the Seattle and Pike/Pine Urban Center Village Design Guidelines and includes:

**1. Site Planning:**

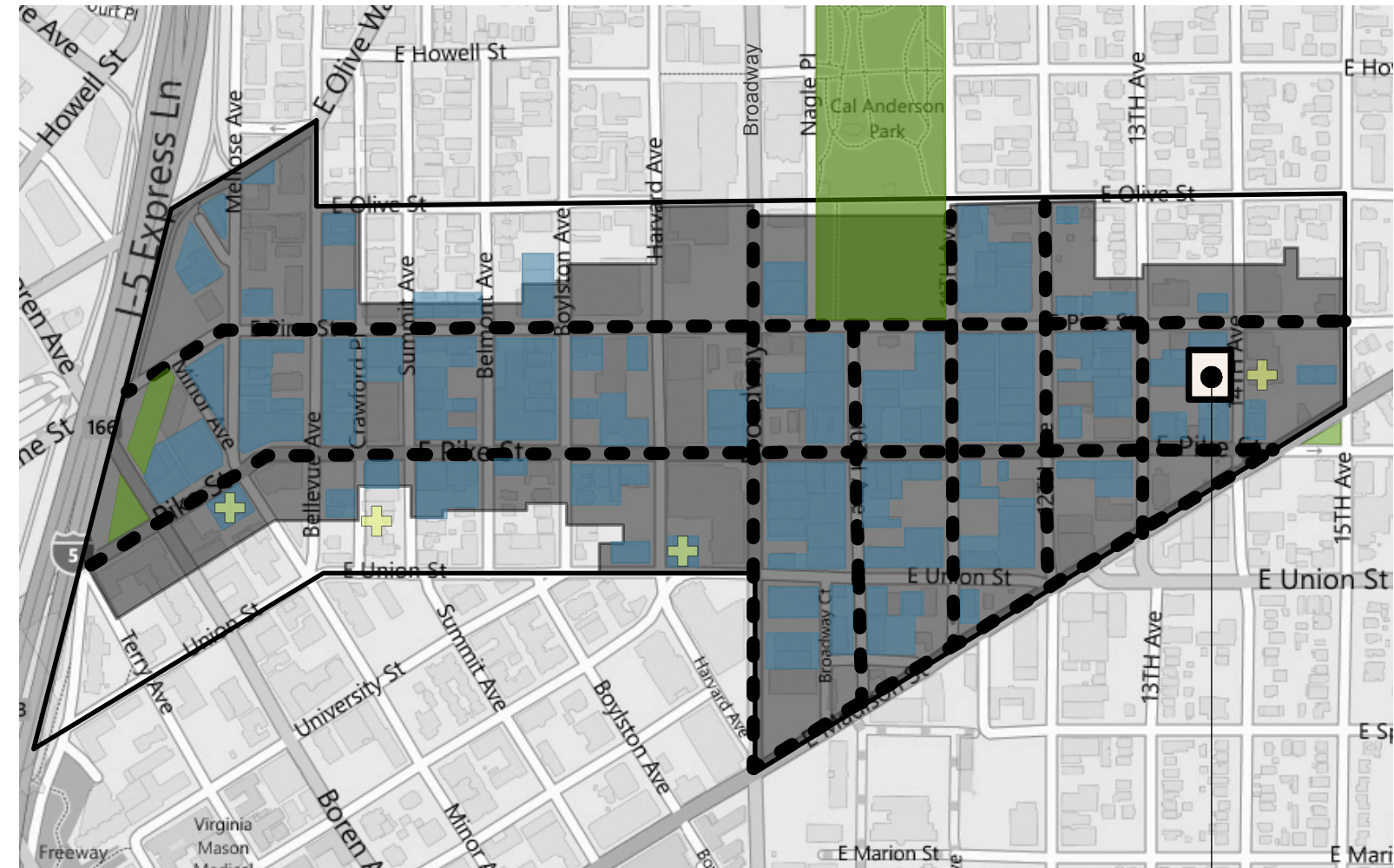
- Encourage human activity (day and night) already present.
- Add to the pedestrian vitality of the neighborhood.

**2. Architectural Elements and Materials:**

- Preserving the facade of the existing character building.
- Creating a structure which addresses the relationship between new and old.
- Creating distinct commercial and residential entrances.

**3. Height, Bulk and Scale:**

- Directly address the Pike/Pine vernacular architecture.
- Reduce the apparent building mass with setbacks and modulation.



Uses at Street Level & Historical Character

- Pike/Pine Conservation Overlay District
- Pike/Pine Urban Village
- Principal Pedestrian Street
- + Landmarks
- 'Character Structures' 75+ Years
- City-Owned Open Space

Project Site:  
1515 14th Street

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**THE CITY OF SEATTLE DESIGN REVIEW GUIDELINES:**  
Creating good streets and good communities, protecting important landmarks and ensuring new development fits in.

**PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES:**  
The guidelines help to reinforce existing characters and protect the qualities that a neighborhood values most in the face of change. Pike-Pine provides 'urban center' amenities while also maintaining a distinct historical legacy as Seattle's original auto-row.

A-1. The site is situated on a continuous slope that will allow for views to the South (Mt. Rainier) and the West (Seattle's skyline).



Views to Seattle's skyline

A-3. Main residential entry is clearly identifiable from 14th Avenue.



Streetscape- Pedestrian Environment, Human Activity & Scale

A-4. Encourage human activity on the street.  
Provide places for neighborhood interaction.

A-6. Pedestrian entry will be the transition between residence and street.

A-9. Garage entryway compatible with the pedestrian entry.



Pike/Pine Streetscape Rhythm

B-2. Pike/Pine Neighborhood Scale and Proportion

- a. Respect the rhythm established by traditional facade widths.
- b. Align features with patterns established by the vernacular of neighborhood structures.
- c. Articulated the facade to respect traditional facade widths.
- e. Small-scale, pedestrian-oriented rhythm.



Pike/Pine Vernacular

B-3. Integration of Character Structures (75 years or older) in New Development.

- b. Respect the scale of the character structure.
- d. Original streetscape emphasized.
- e. Reinforce the patterns of the character structure.  
Express the connection between the new and old.



1515 14th Avenue Porchlight Building- Character Structure

B-7. Conservation of Character Structures

- a. The architectural integrity of the character structure will be maintained- avoiding all but minor changes.
- d. The new portion will be set back from the roof of the character building so that it is not dominated.

C-1. Architectural Context- incorporate the Pike/Pine "vernacular" architecture.



Integration of Character Structure

C-3. Pedestrian-oriented architectural elements and transparent windows.



Pedestrian Oriented Architectural Elements

C-4. Complement the neighborhood's light-industrial vernacular.

D-1. Convenient and attractive access.

D-7. Enhancing personal safety and security.

E-2. Landscaping will enhance and energize the pedestrian experience.



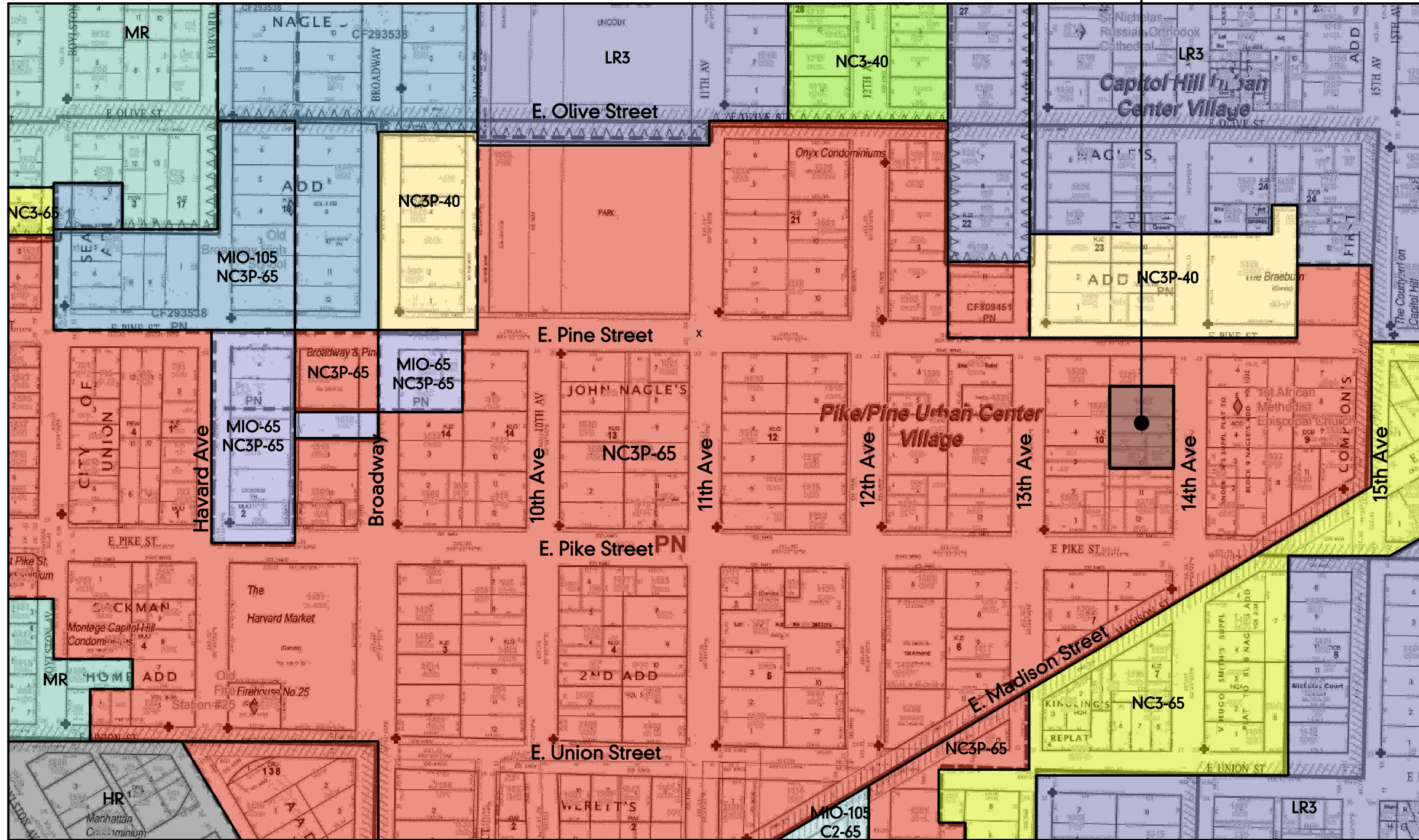
Porchlight Cafe Seating












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Project Site: Zone NC3P-65

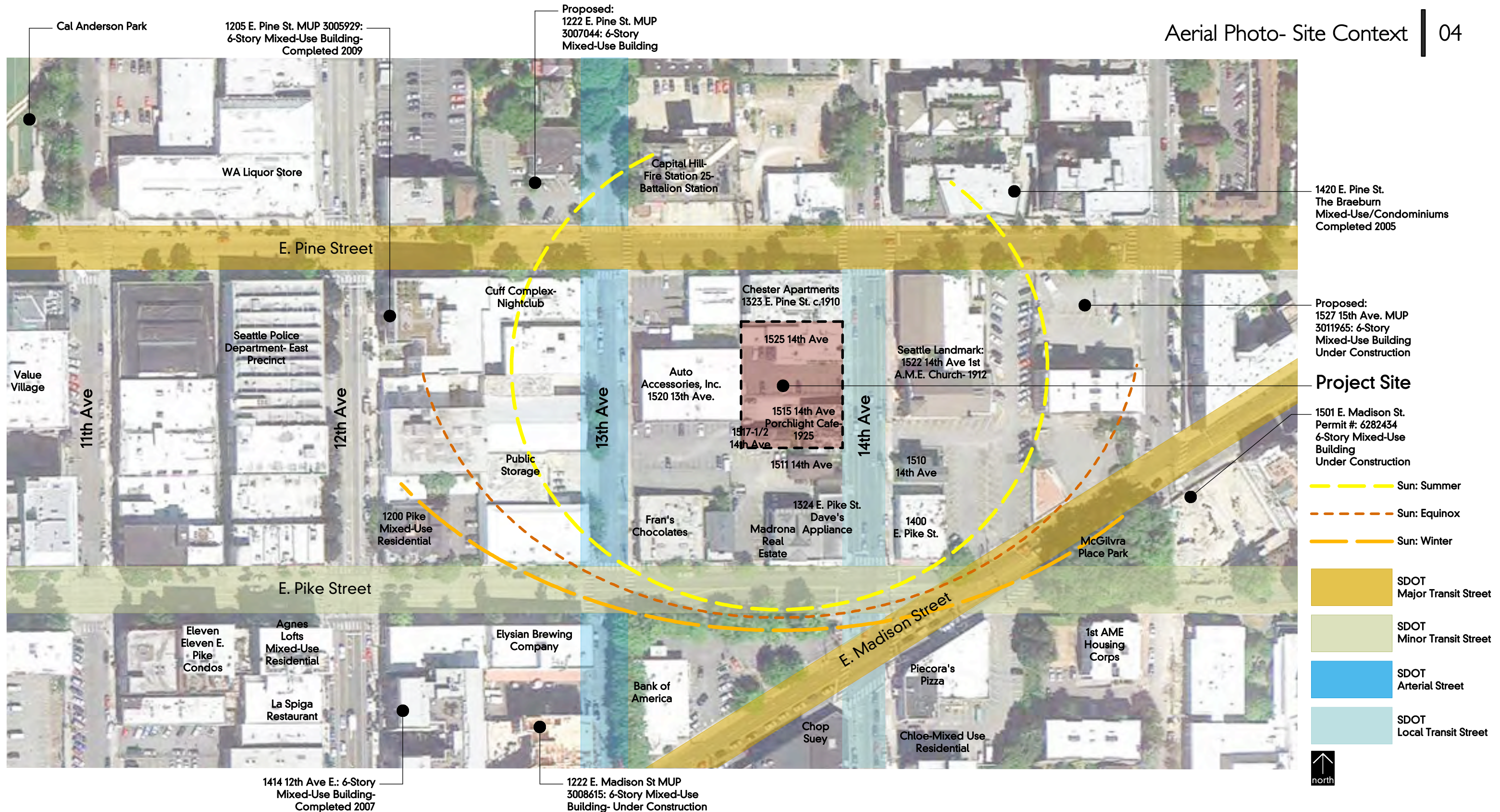


-  HR
  -  LR3
  -  MIO-65, NC3P-65
  -  MIO-105, NC3P-65
  -  MIO-105, C2-65
  -  MR
  -  NC3-40
  -  NC3-65
  -  NC3P-40
  -  NC3P-65
-  north

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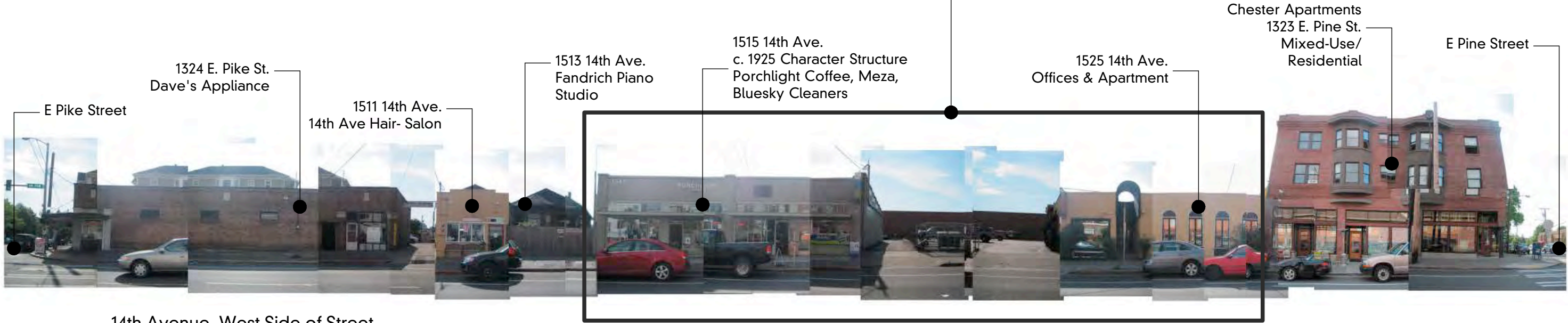


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Project Site



14th Avenue- West Side of Street



14th Avenue- East Side of Street

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SITE INFORMATION

1515 14th Ave. (Restaurant/Dry Cleaner/Retail)	
Building Area:	3,300 Gross SF
Site Area:	3,680 SF
1517-1/2 14th Ave. (Multi-Family)	
Building Area:	1,470 Gross SF
Site Area:	2,555 SF
14th Ave. (Vacant Lot/Parking)	
Site Area:	2,340 SF
14th Ave. (Surface Parking)	
Site Area:	4,220 SF
1525 14th Ave. (Office & Apt.)	
Building Area:	2,160 Gross SF
Site Area:	7,680 SF
<b>Total Site Area (Combined):</b>	<b>20,475 SF</b>

The site contains three buildings to be demolished. The facade of the Porchlight Building will be retained as a 'Character Structure'.

Pike/Pine Conservation Overlay District allows for a 10' height bonus for retaining Character Structure.

The area is Zoned NC3P-65 (Neighborhood Commercial 3) Height limit is 65' + 10' bonus = 75'

The required FAR is 4.75

The required Amenity Area is 5% total gross floor area.



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Tango Restaurant & Lounge  
1100 E. Pike Street



Six Arms Restaurant  
300 E. Pike Street



The New McDermott Building  
1514 Bellevue Ave



Hotel Wintonia E.  
Pike Street & Minor Ave.



Pike Lofts Condominiums  
303 E. Pike Street



E. Union Street & 11th Ave.



The Lenawee Apartments  
1629 Harvard Ave.



Broadway Crossing  
Apartments  
815 E. Pine Street



Oddfellows Building  
E. Pine Street & 10th Ave.



E. Pike Street & 12th Ave.



The Braeburn  
E. Pine Street & 14/15th Ave.

Streetscape Elements:

- Brick Cladding
- Up to 7- Stories High
- Large Structure Mid-Block
- Shorter Adjacent Neighbors
- High Commercial Storefront with Mezzanines
- Sidewalk Cafe Seating

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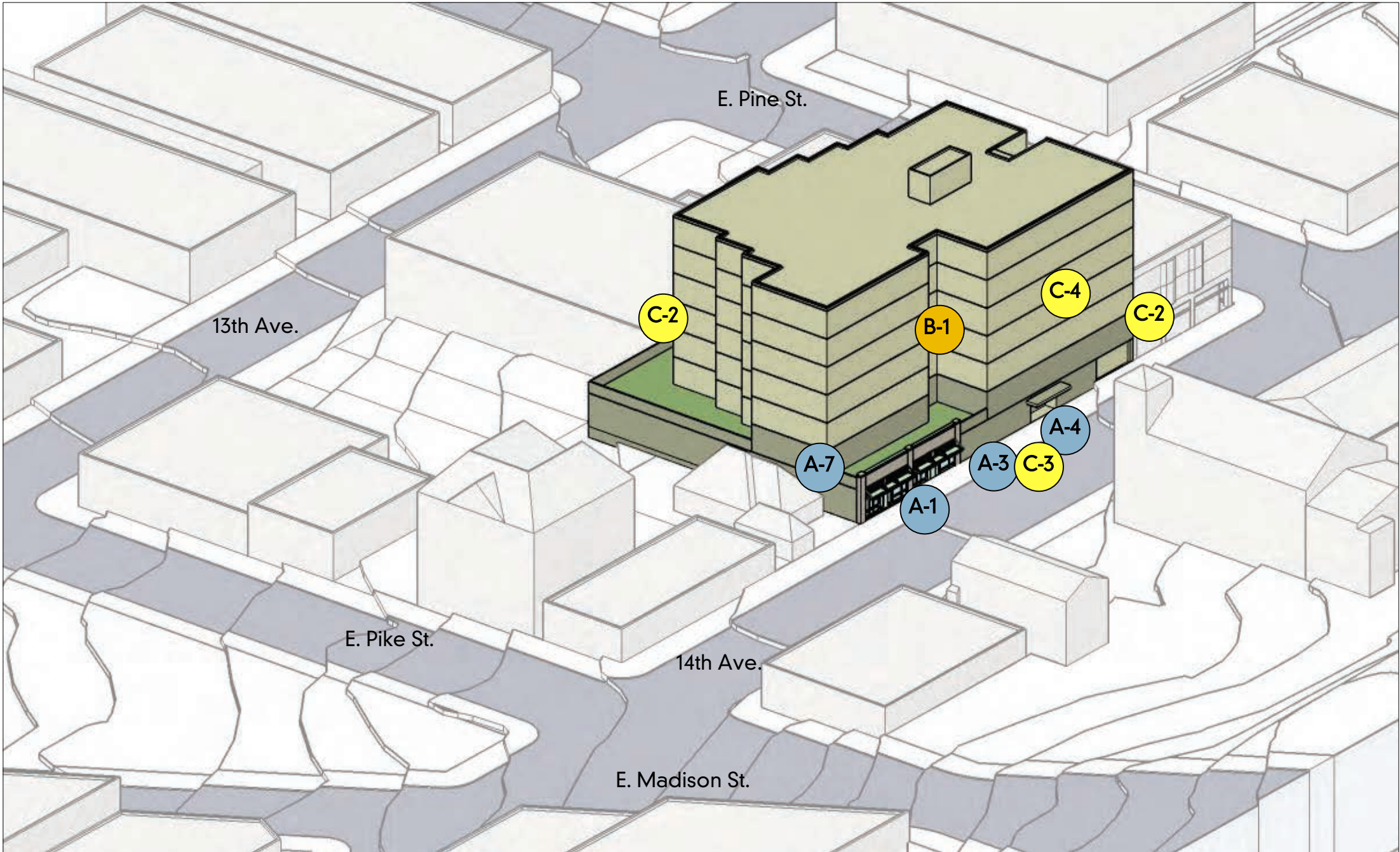




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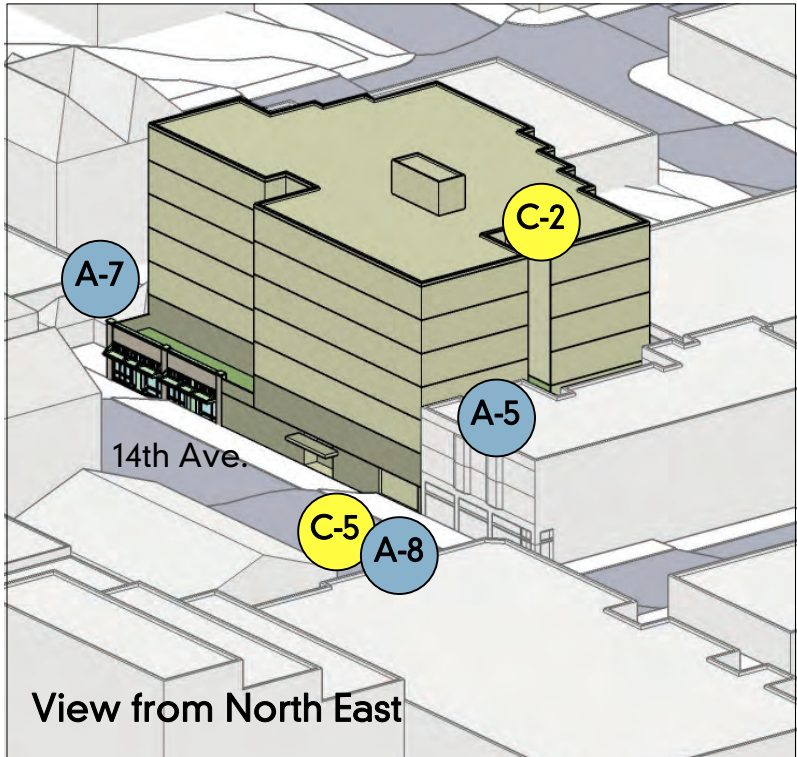
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View from South East

**EDG Preferred Option: Massing Model + Surrounding Built Environment**

Not to Scale

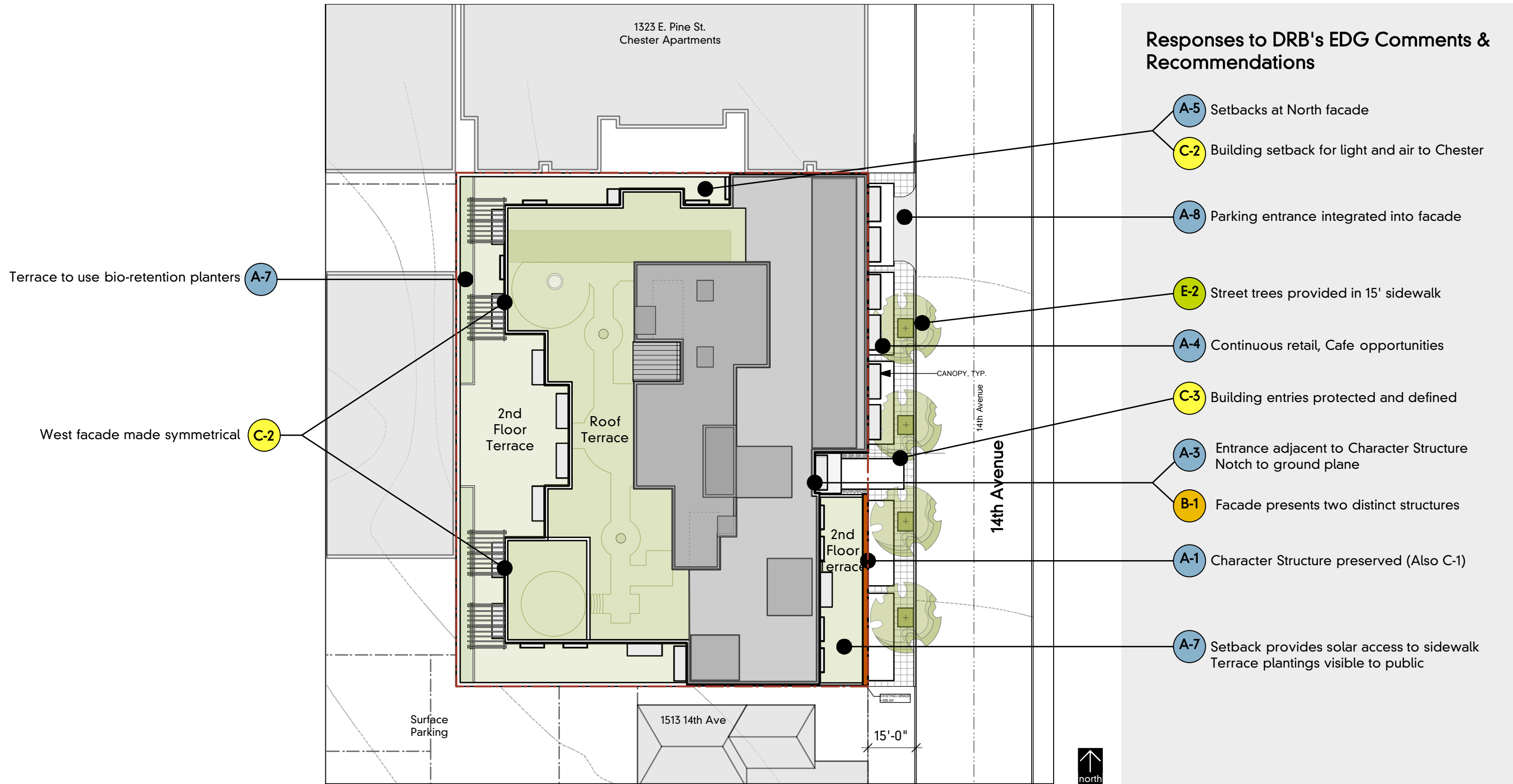


View from North East

**EDG Comments and Recommendations**

- A-1:** Preserve Character Structure (Also C-1)
- A-3:** Locate entrance adjacent to Character Structure  
Carry "notch" to ground plane
- A-4:** Provide for active street, street cafe
- A-5:** Sensitivity & Privacy for Chester Apartments
- A-7:** Second level terrace, Solar access
- A-8:** Parking access shouldn't compromise facade
- B-1:** Break up facade to create smaller buildings  
Modulate building to highlight Character Structure
- C-2:** Irregular west facade not in overall concept  
20' retail height suggested  
Strengthen north light slot
- C-3:** Welcoming building entries
- C-4:** Brick facade highly desired
- C-5:** Minimize garage entry (Also A-8)
- D-6,9,10,11, E-2: Requested review of trash/recycling  
Signage, Lighting, Transparency, Landscaping

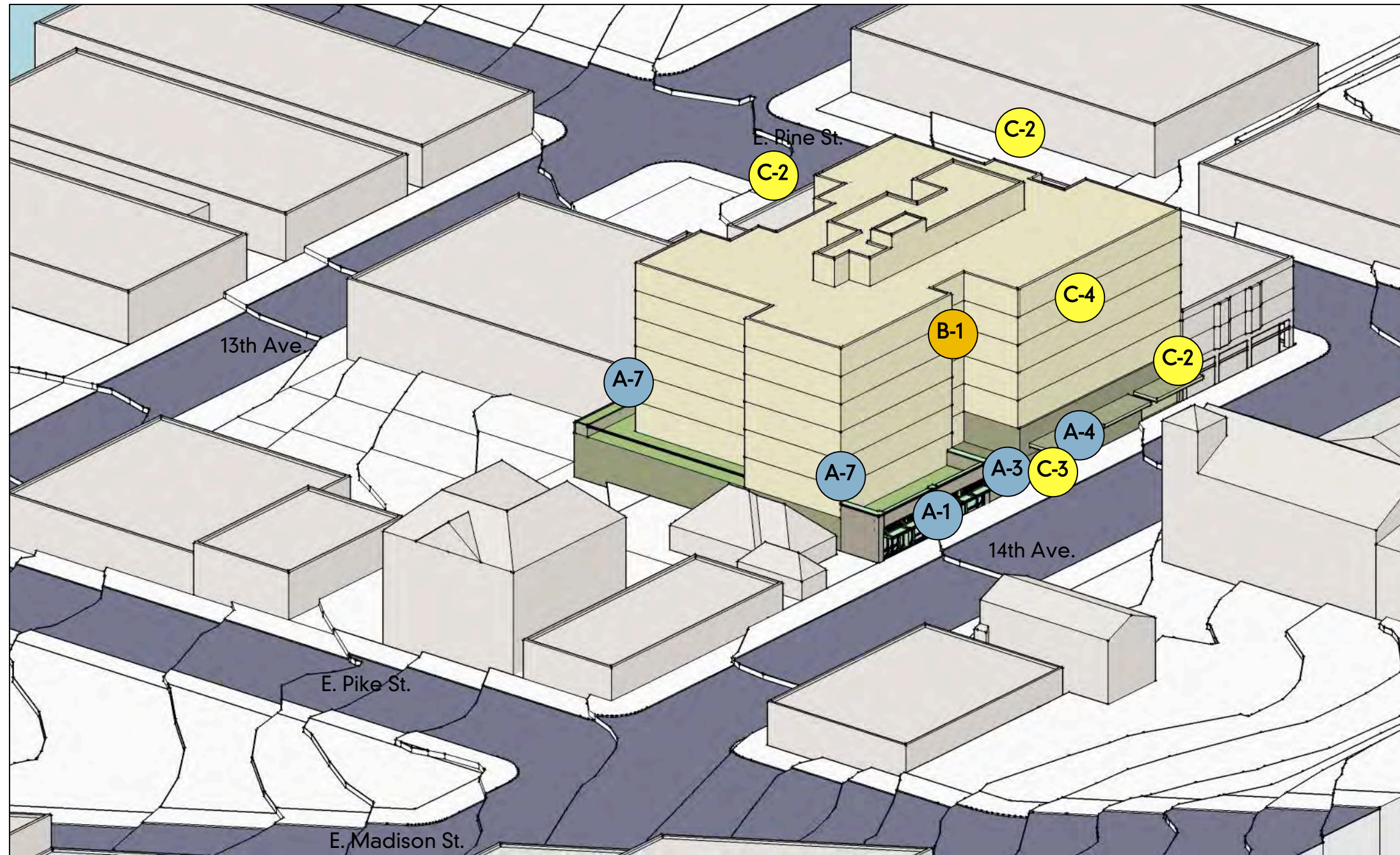
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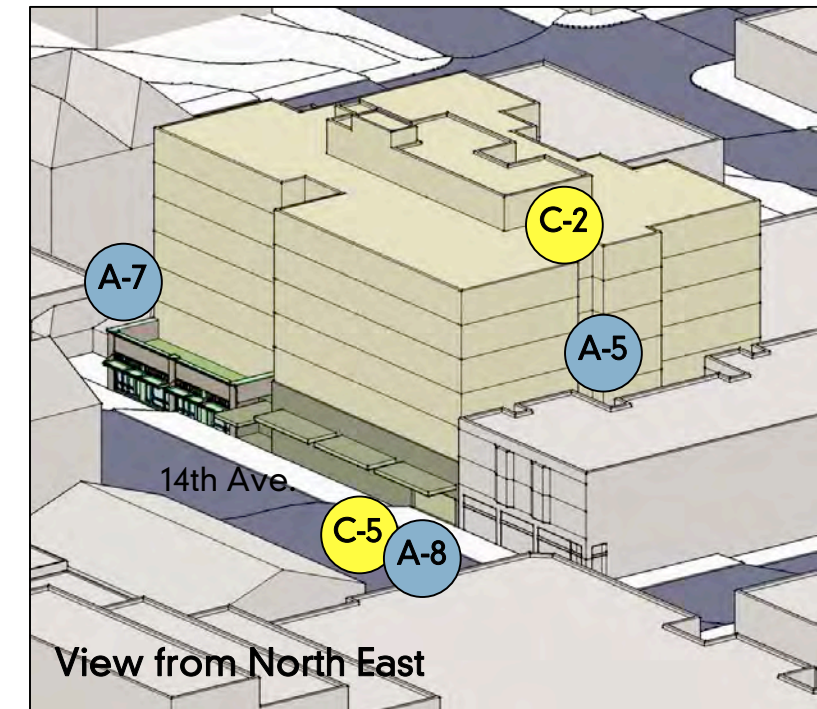
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View from South East

## Proposed Design Responses: Massing Model + Surrounding Built Environment

Not to Scale



View from North East

### EDG Comments & Recommendations: Proposed Design Responses

- A-1:** Character Structure preserved (Also C-1)
  - A-3:** Entrance adjacent to Character Structure  
Notch to ground plane
  - A-4:** Continuous retail, Cafe opportunities
  - A-5:** Setbacks at North facade  
Trellis & screening facing courtyard
  - A-7:** Second level terrace
  - A-8:** Garage driveway integrated into facade
  - B-1:** Facade presents two distinct structures  
Building reflects Character Structure base
  - C-2:** West facade made symmetrical  
20' retail base with mezzanine possibilities  
Building setback for light and air to Chester
  - C-3:** Building entries protected and defined
  - C-4:** Brick facade full height of north portion
  - C-5:** Garage entry integrated in facade(Also A-8)
- D-6,9,10,11, E-2: See plan and elevation drawings

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**EDG Comments:**

**A-1: Responding to Site Characteristics**

- Preserve existing Character Structure
- Setback building above Character Structure
- Setback entrance at ground adjacent to Character Structure

**A-2: Streetscape Compatibility**

- Provide Street Trees in grates
- Vehicle entrance should not dominate

**A-3: Entrances Visible From Street**

- Locate residential entrance in “notch”
- Carry “notch” to ground plane

**A-4: Human Activity**

- Provide for sidewalk retail opportunities
- Provide for outdoor eating and drinking opportunities
- Install clear glass windows

**A-5: Respect for Adjacent Sites**

- Sensitivity and privacy for Chester Apartments

**A-7: Residential Open Space**

- Second Level terrace

**A-8 Parking & Vehicle Access**

- Quality of building should not be compromised by parking

**B-1: Height, Bulk & Scale Compatibility**

- Break-up façade to give impression of smaller buildings
- Modulate building to highlight Character Structure
- Consider setbacks to reduce apparent height

**Design Response:**

**A-1: Responding to Site Characteristics**

- Structure Preserved
- Structure setback 15’
- Entrance in notch setback 10’ from sidewalk
- Notch setback 17’ from primary facade

**A-2: Streetscape Compatibility**

- 4 trees provided per SDOT
- Vehicle drive integrated into façade

**A-3: Entrances Visible From Street**

- Residential entrance moved to notch
- Notch carried to ground

**A-4: Human Activity**

- New street façade emulates Autorow glazing
- Façade designed to accommodate sidewalk cafes
- Façade glazing fully transparent

**A-5: Respect for Adjacent Sites**

- Building setback to provide light and air to Chester
- Trellis to shield direct view across courtyard

**A-7: Residential Open Space**

- Setback of building provides solar access to sidewalk
- East side terrace plantings visible to public
- West side terrace to use bio-retention planters
- Rooftop terrace to provide greenhouse & dog run

**A-8 Parking & Vehicle Access**

- Parking entrance integrated into façade
- Sides of base structure to be architecturally treated

**B-1: Height, Bulk & Scale Compatibility**

- Façade developed as two distinct elements
- Building setback horizontally and vertically
- Building 5’ lower than allowed height
- East façade provided with sill and texture changes above 20’

**EDG Comments:**

**C-1: Architectural Context**

- Preservation of Character Structure strongly supported

**C-2: Architectural Concept & Consistency**

- Building concept clearly established on front façade
- Irregular massing of west façade out of sync w/ design
- 20’ retail height in north portion suggested
- Acknowledge unique conditions of N & S elements
- Strengthen light slot on north façade

**C-3: Human Scale**

- Building entry treatments that welcome people

**C-4: Exterior Finish Materials**

- Brick is highly desired

**C-5: Structured Parking Entrances**

- Garage entrances should be minimized (See A-8)

**D-6: Screening of Service Areas**

- Garbage and recycling service to be reviewed

**D-9: Commercial Signage**

- Information required regarding building signage

**D-10: Commercial Lighting**

- Information required regarding commercial lighting

**D-11: Commercial Transparency**

- Expect full transparency for length of street façade

**E-2: Landscaping**

- Requested review of all landscape spaces

**Design Departures Requested**

- Sight triangle at vehicular drive

**Design Response:**

**C-1: Architectural Context**

- Character Structure façade preserved

**C-2: Architectural Concept & Consistency**

- Traditional Pike/Pine “Auto-row” massing & materials
- West façade redesigned to be generally symmetrical
- 20’ retail space, with possible mezzanines provided
- New street façade in plane with character building
- Building setback at north façade for light and air

**C-3: Human Scale**

- Building entrances have canopies & framed in masonry

**C-4: Exterior Finish Materials**

- North façade done in full-height brick.
- Brick return at sides of entry notch

**C-5: Structured Parking Entrances**

- Garage entrance incorporated into façade design

**D-6: Screening of Service Areas**

- Garbage and recycling all staged within the garage

**D-9: Commercial Signage**

- Signage to be externally lit, blade or wall-mounted

**D-10: Commercial Lighting**

- Lighting to be canopy down lights and wall sconces

**D-11: Commercial Transparency**

- Façade is fully transparent, between masonry piers

**E-2: Landscaping**

- Street trees provided in 15’ sidewalk
- Potential café area designated in 15’ sidewalk
- Plans provided for all landscaped spaces

**Design Departures Requested**

- 10’ sight triangle compromised by masonry pier
- Glazed door at portion of sight triangle
- Vehicular warning system proposed

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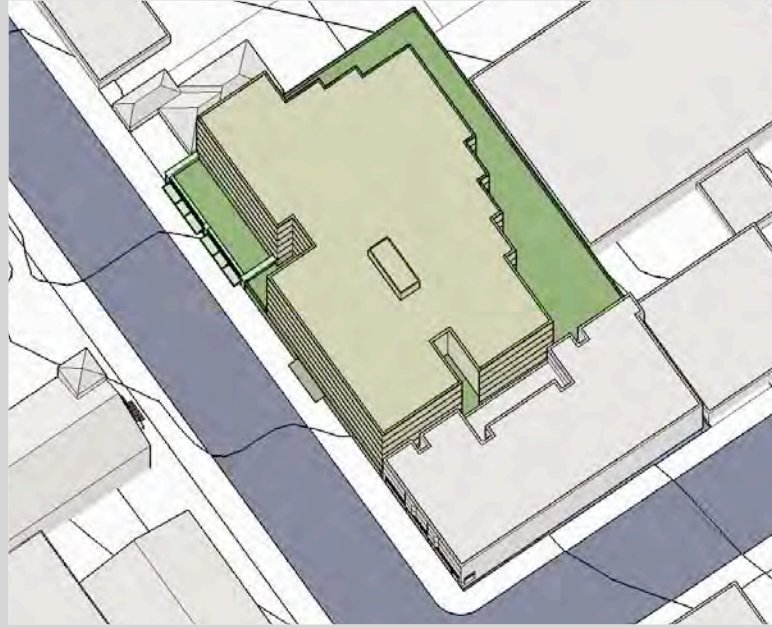
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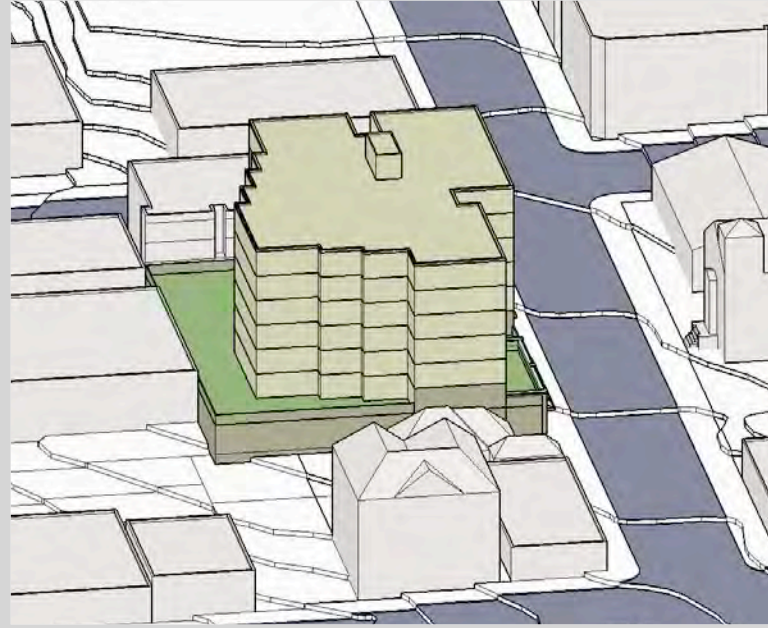
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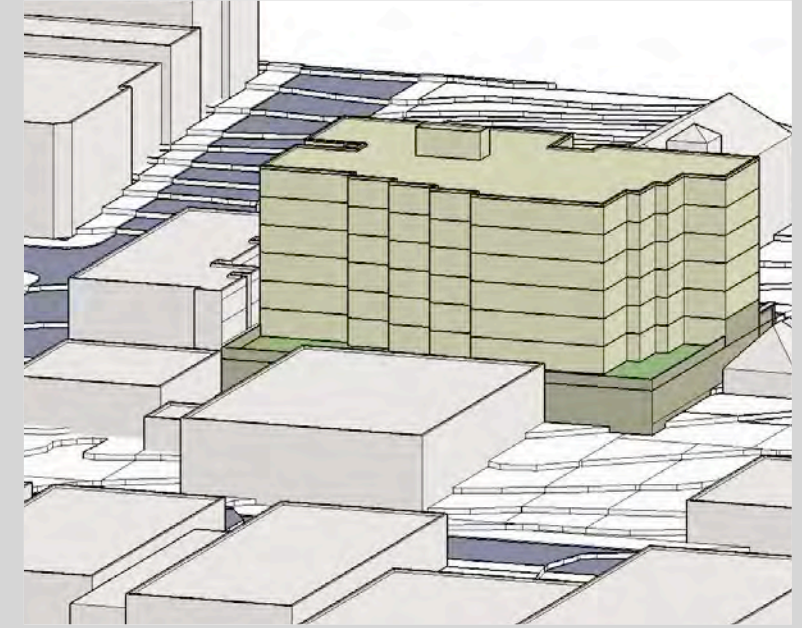
EDG Preferred Scheme



Chester Apartment Courtyard and Residential Entrance

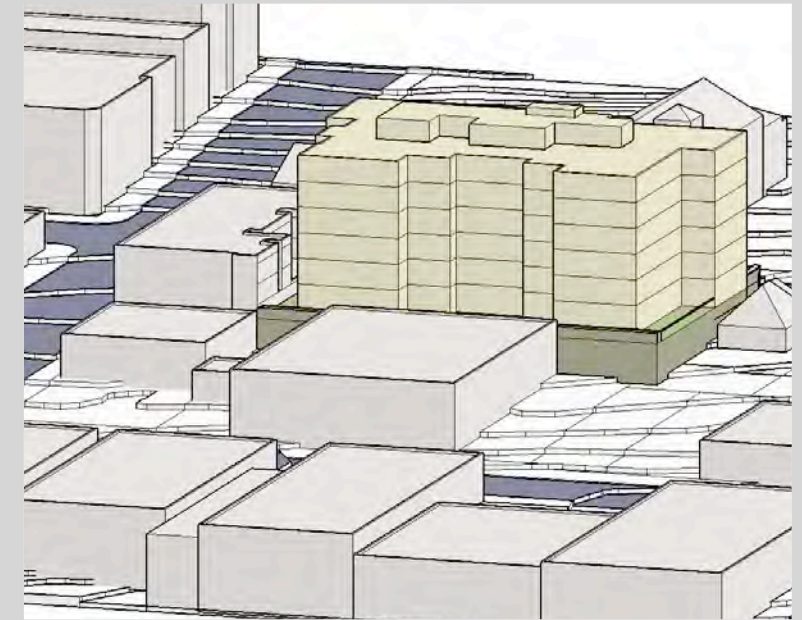
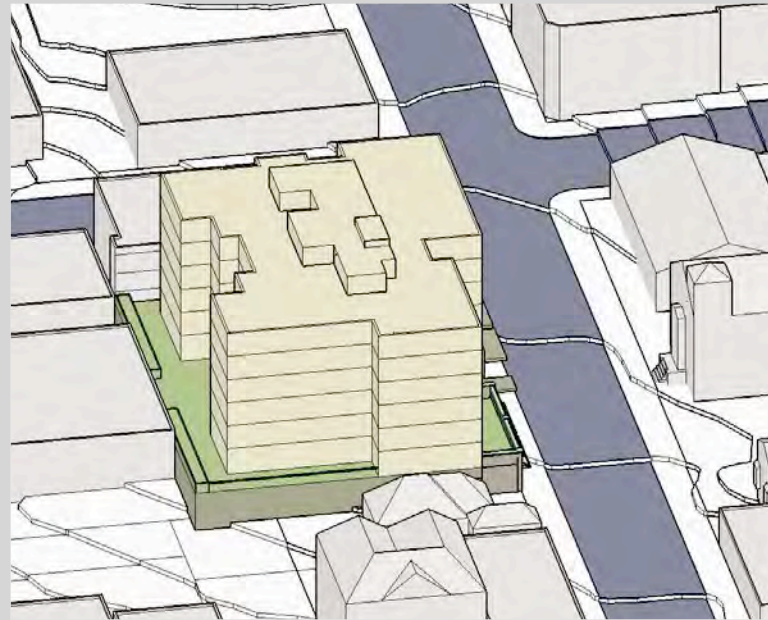
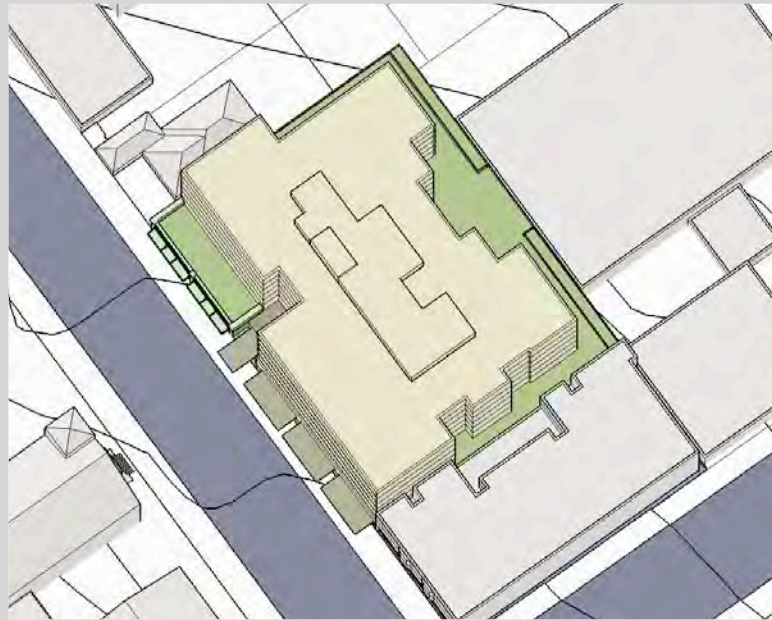


Massing of South Facade



Massing of West Facade

Proposed Design



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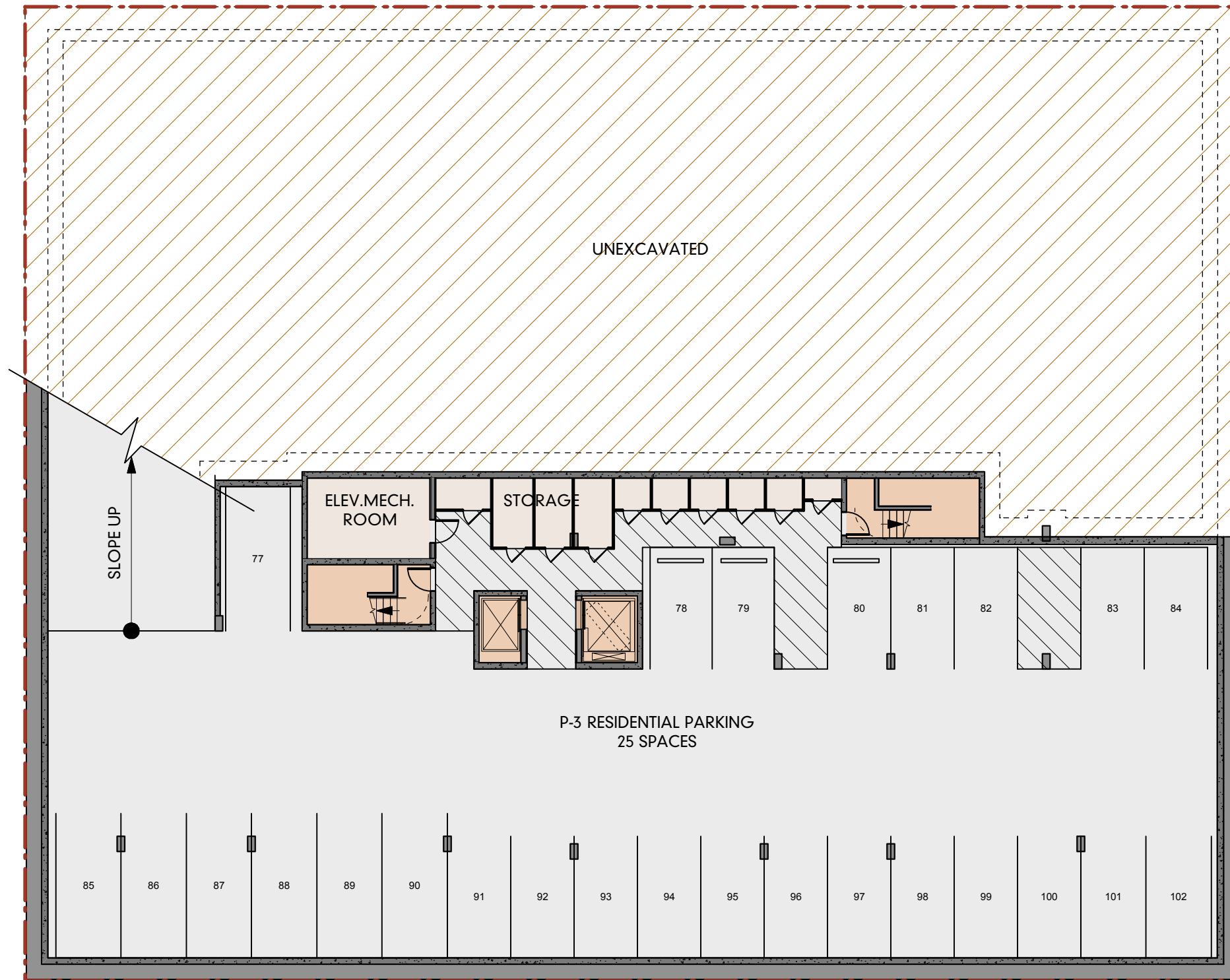
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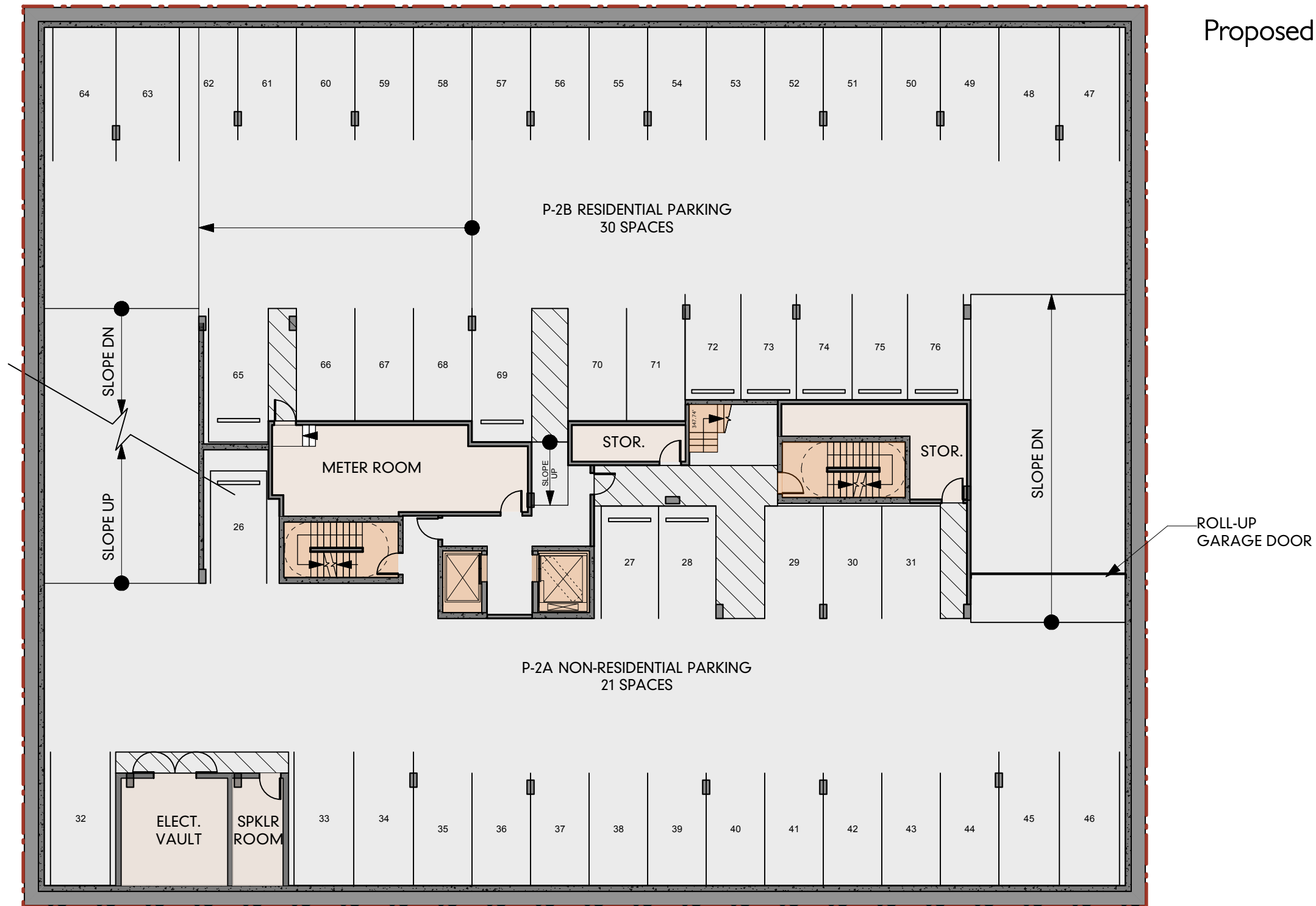




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Auto Accessories 1520 13th Ave.

Proposed 1st Floor Plan 18

OUTLINE OF BUILDING ABOVE

AREA OF EXISTING PORCHLIGHT BUILDING TO BE RECONSTRUCTED

P-2B RESIDENTIAL PARKING 25 SPACES

TRASH/RECYCLE

BIKES

SLOPE DN DRIVEWAY

SLOPE DN

RETAIL A-1 830 SF

RETAIL A-2 725 SF

RETAIL B-1 550 SF

RETAIL B-2 670 SF

OPEN TO ABOVE

COMMERCIAL C (1,115 SF)

COMMERCIAL D (1,375 SF)

JAN

MAIL

LEASING

RES. LOBBY

OPEN TO ABOVE

OPEN TO ABOVE

REQUESTED DEPARTURE FOR REQUIRED SITE TRIANGLE @ GARAGE EXIT

1511 14th Ave.

EXISTING FACADE TO REMAIN

159'-10"

GLAZED EXIT DOOR

PEDESTRIAN WARNING LIGHT SYSTEM

Chester Apartments 1323 E. Pine Street



14th Avenue

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Auto Accessories 1520 13th Ave.

2ND LEVEL TERRRACE BELOW

UNIT 311  
630 SF

UNIT 312  
475 SF

UNIT 313  
620 SF

UNIT 314  
580 SF

UNIT 315  
640 SF

UNIT 316  
685 SF

UNIT 317  
630 SF

UNIT 318  
880 SF

UNIT 310  
400 SF

RASH

UNIT 319  
550 SF

UTILITY

UNIT 309  
840 SF

UNIT 308  
615 SF

UNIT 307  
985 SF

UNIT 306  
615 SF

UNIT 305  
645 SF

UNIT 304  
515 SF

UNIT 303  
515 SF

UNIT 302  
645 SF

UNIT 301  
615 SF

2ND LEVEL TERRRACE BELOW

1511 14th Ave.

Chester Apartments  
1323 E. Pine Street



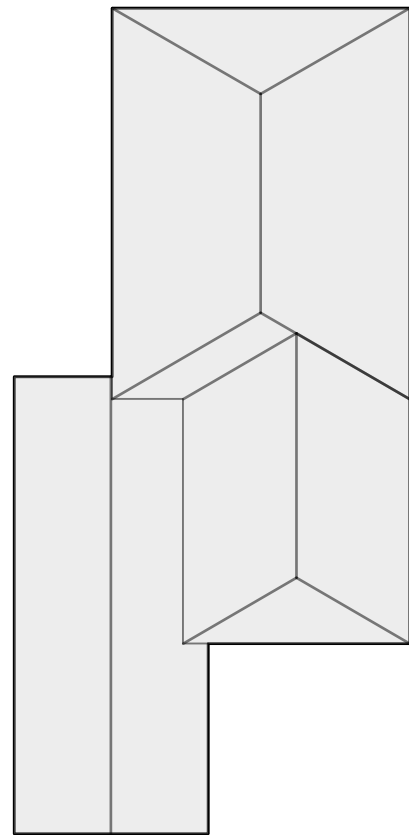
14th Avenue

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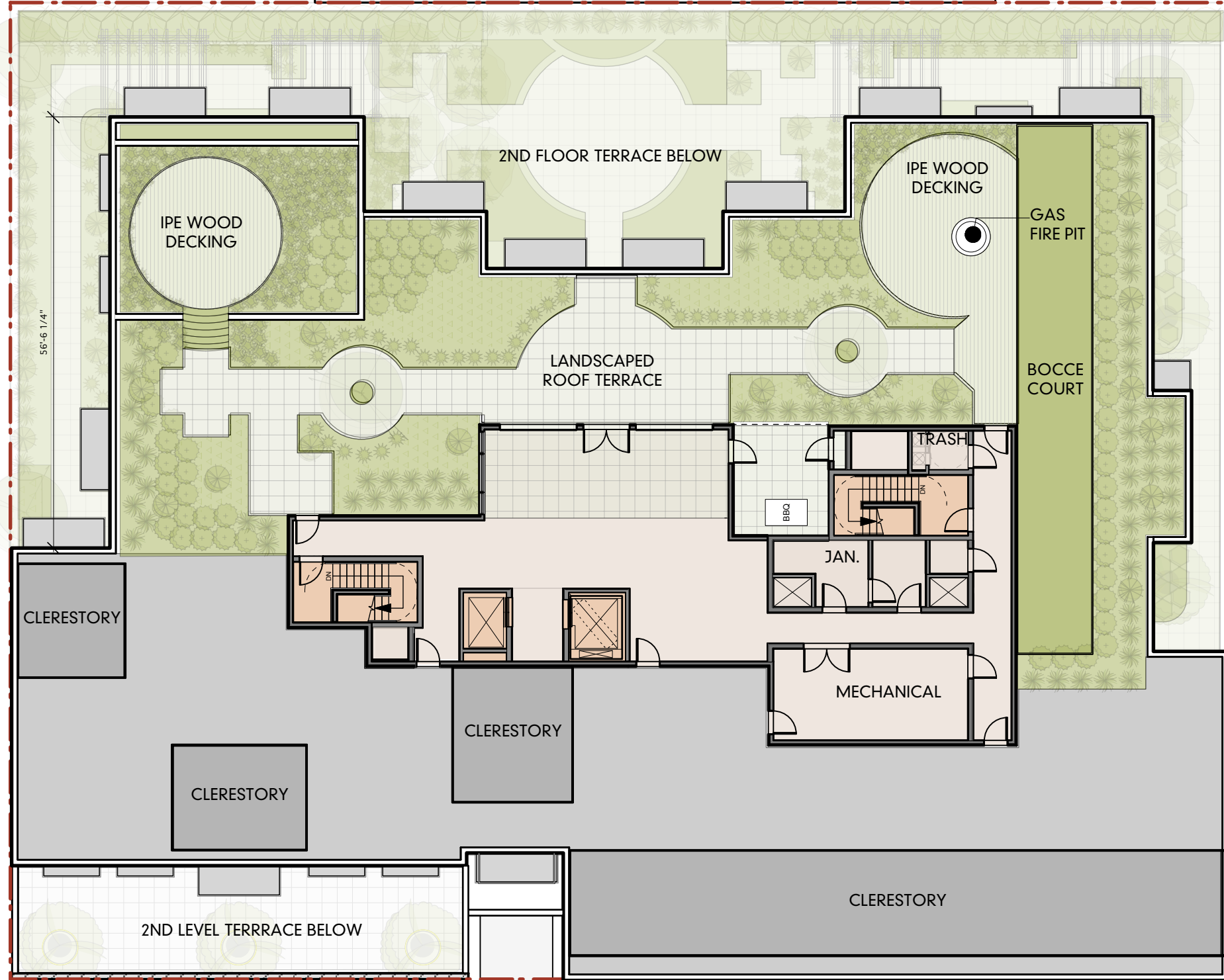
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Auto Accessories 1520 13th Ave.



1511 14th Ave.



14th Avenue

Chester Apartments  
1323 E. Pine Street



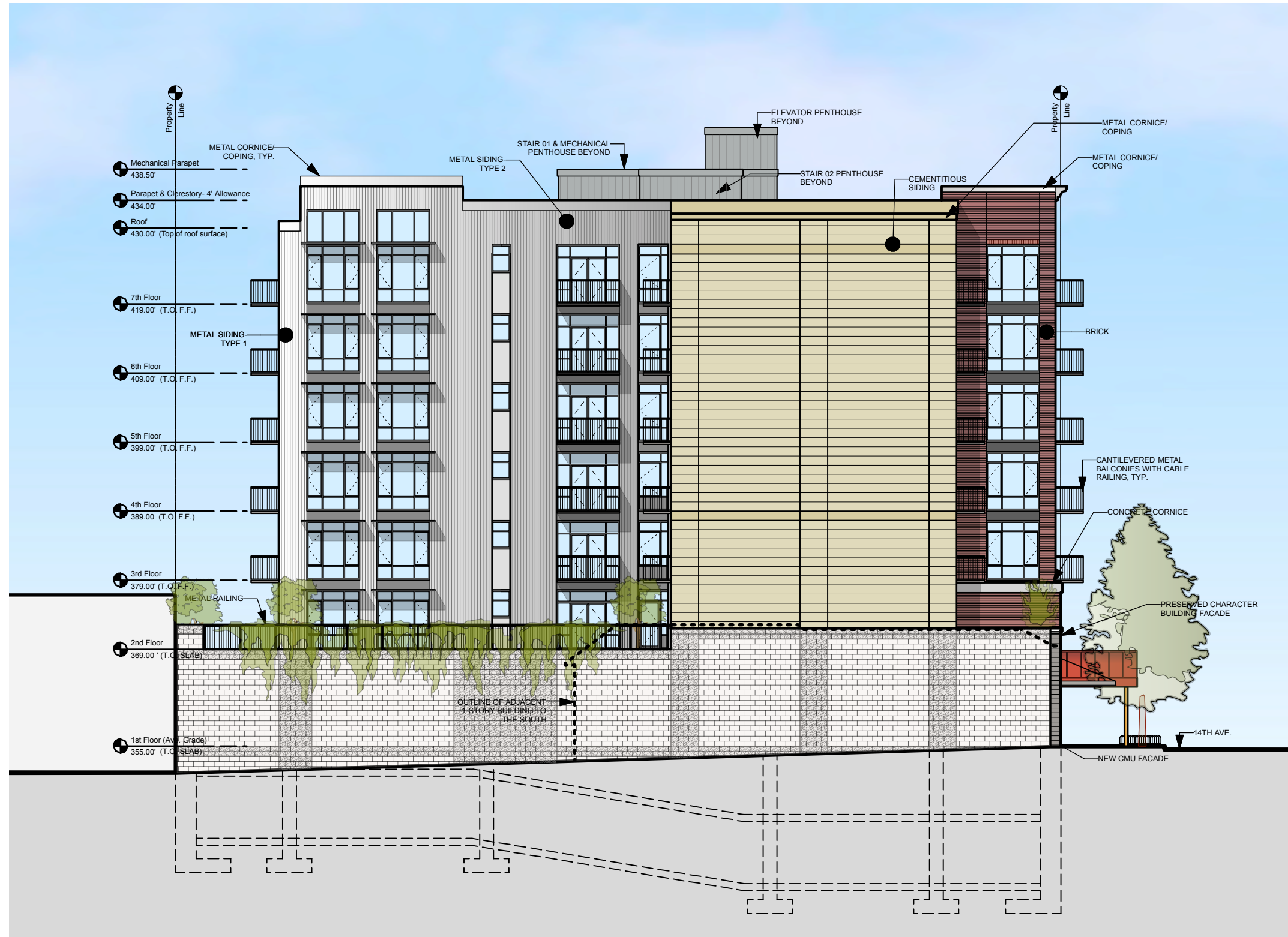
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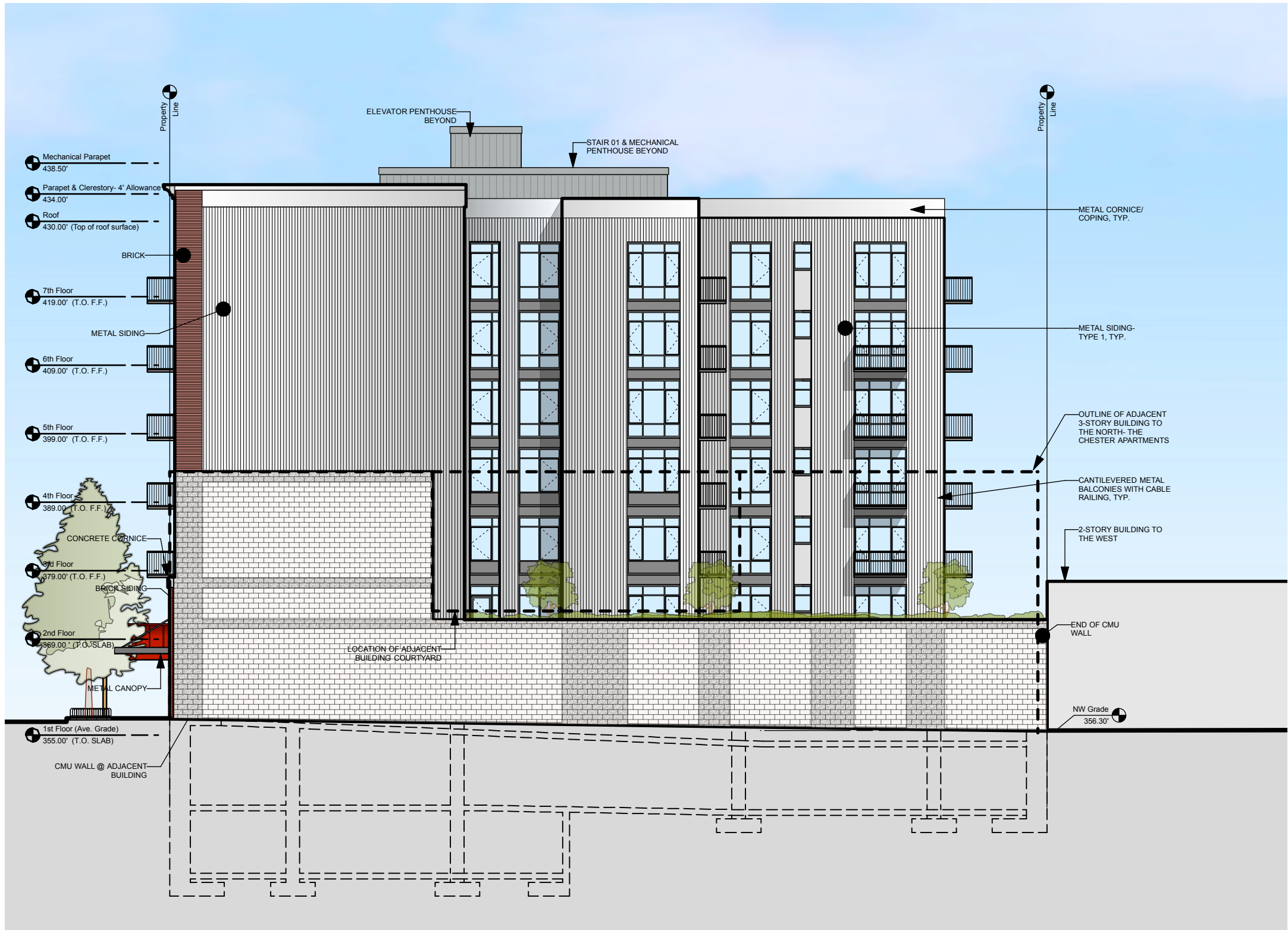




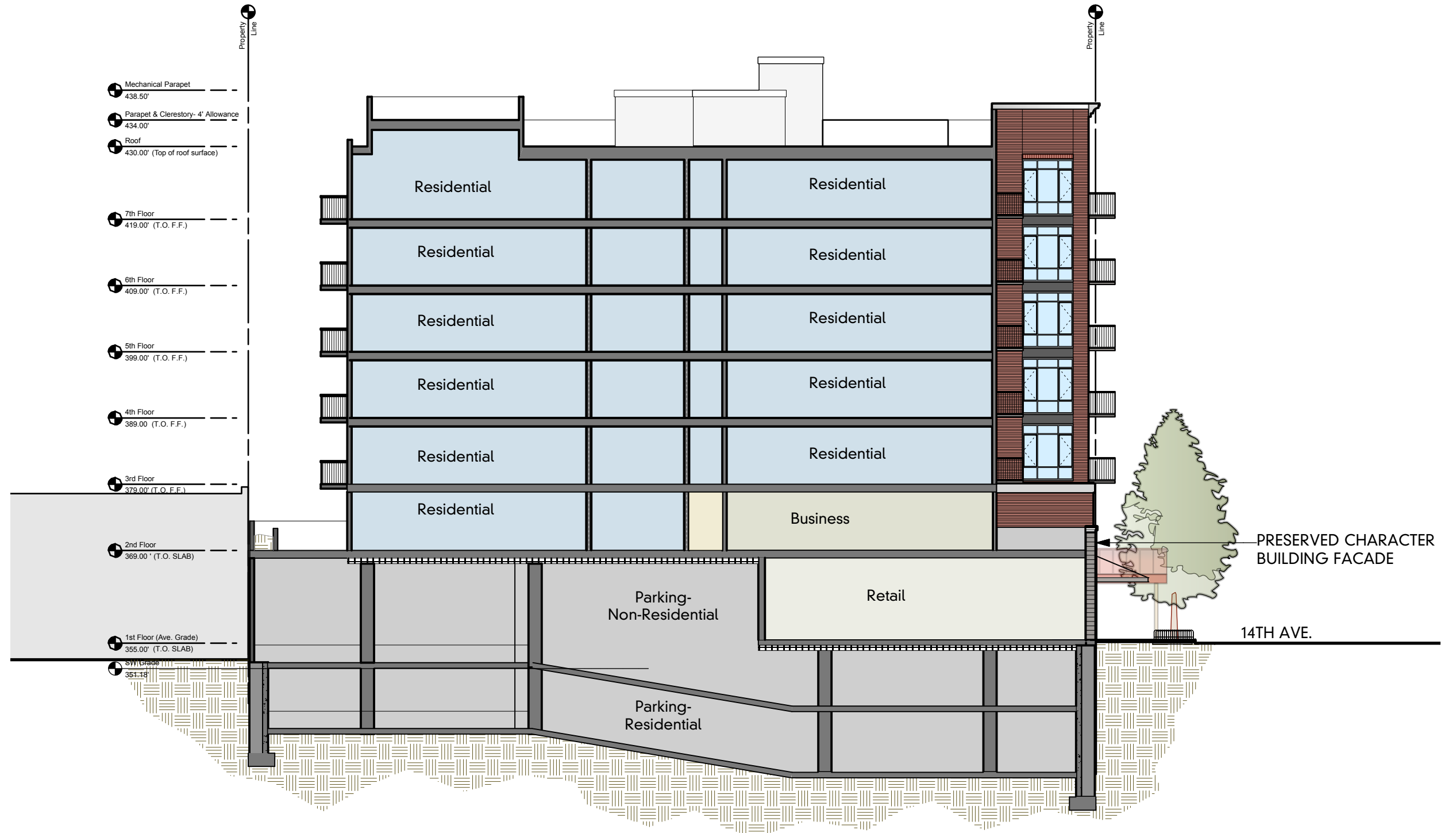
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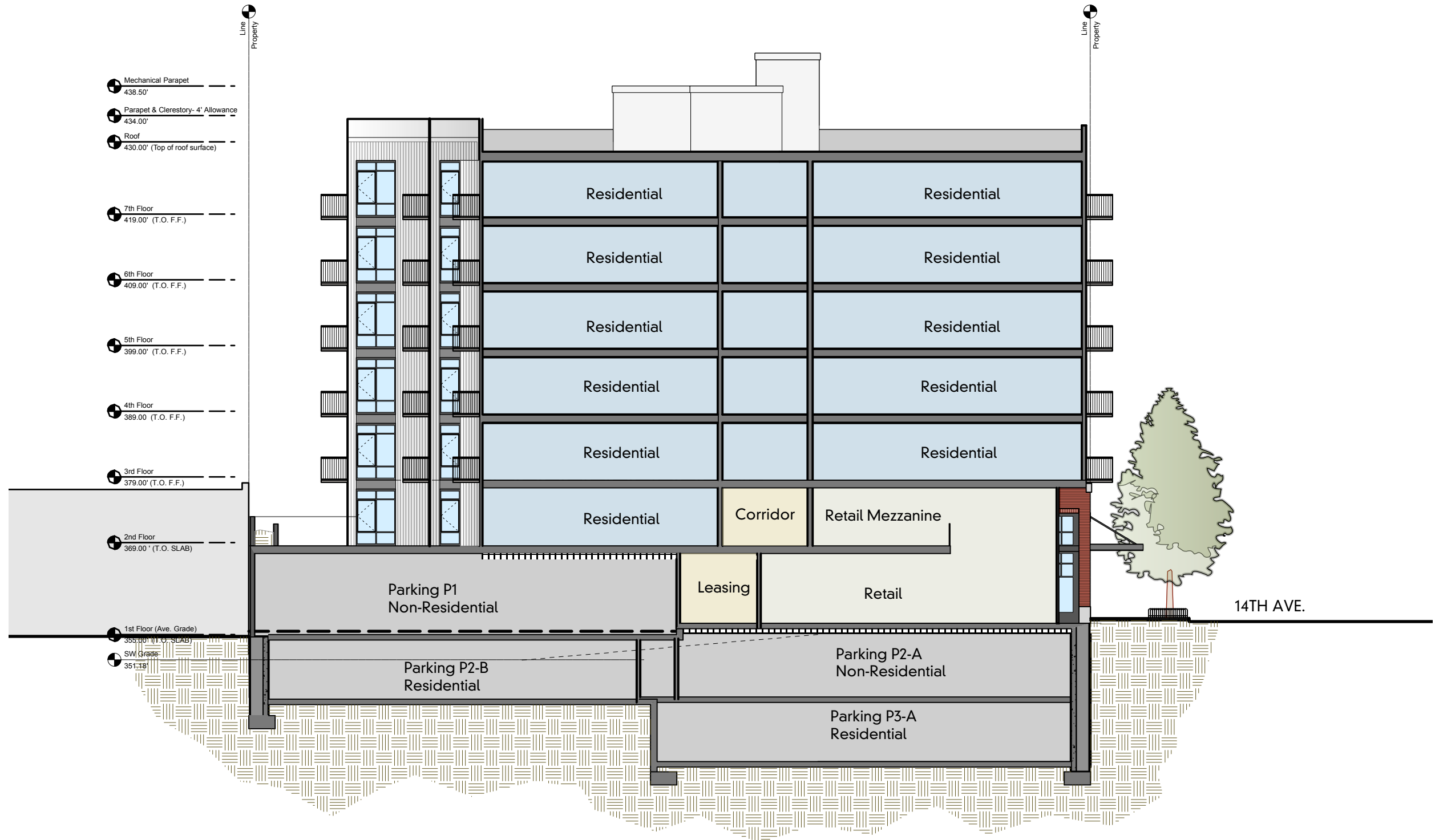
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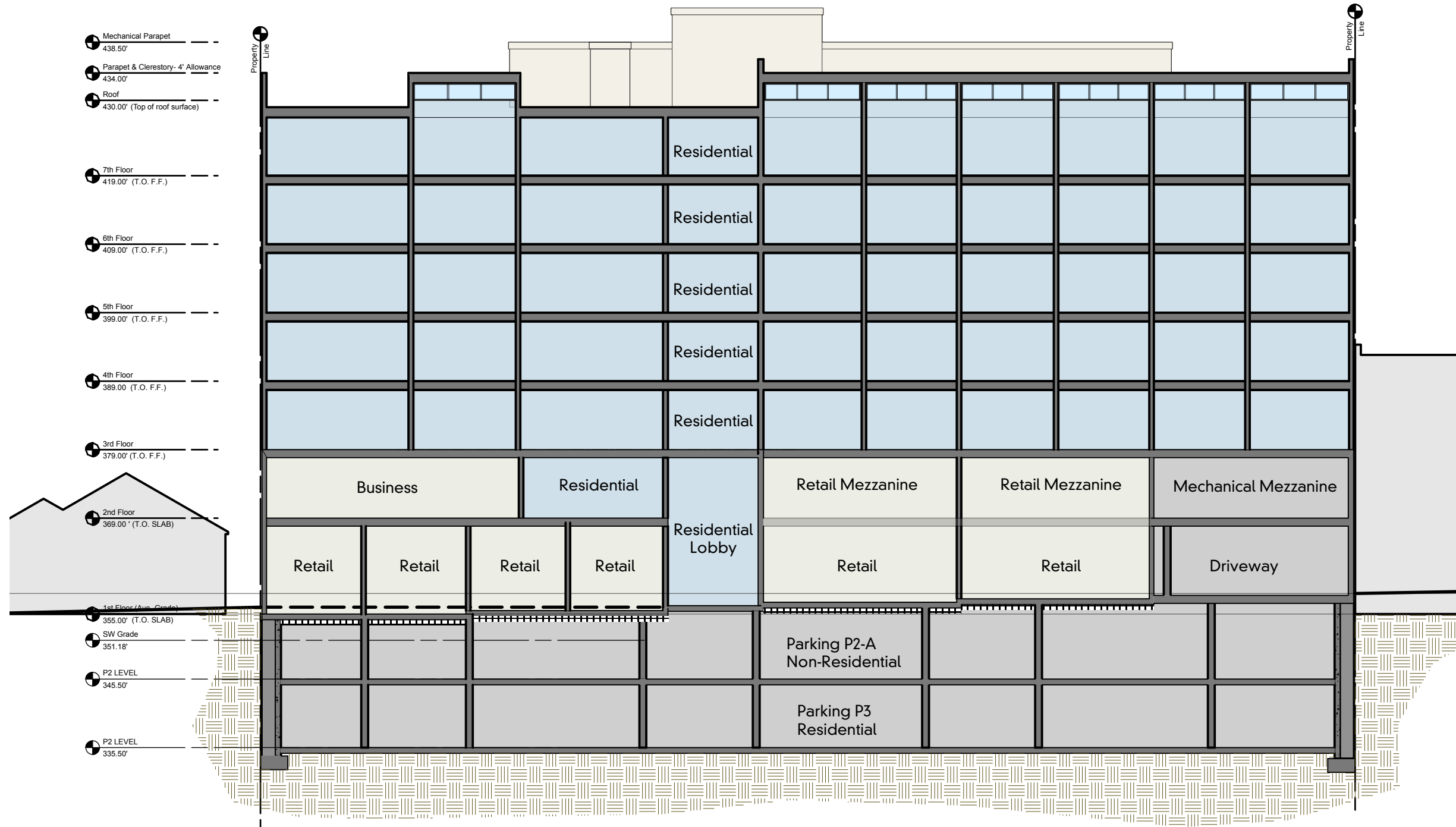
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**LANDSCAPE PLANTING SCHEDULE**

TREES				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	4	<i>Acer X freemanii</i> / Autumn Blaze		
	2	<i>Thuja occidentalis</i> / Emerald Green Arborvitae		

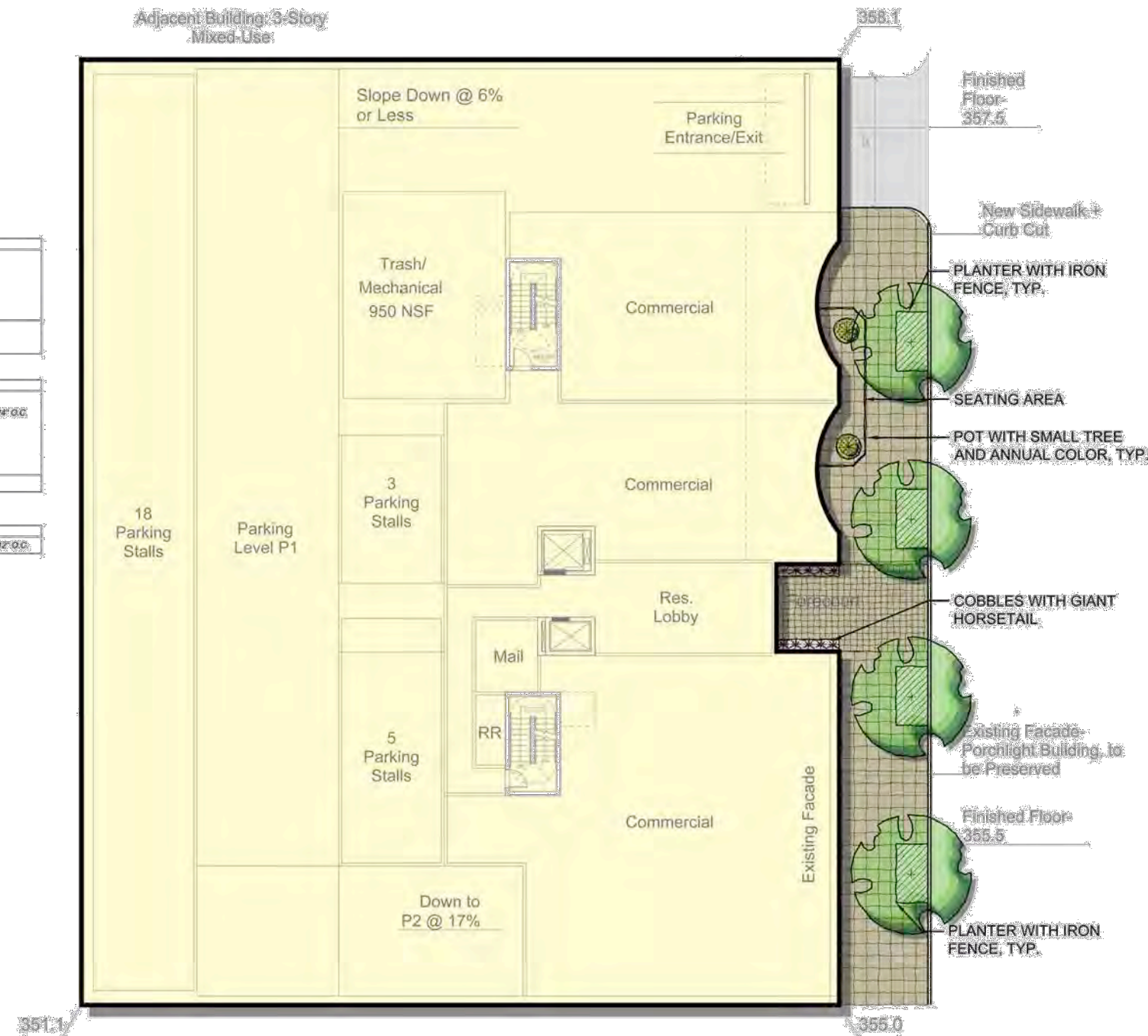
  

SHRUBS AND PERENNIALS				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	50	<i>Bergenia coccinea</i> / Elephant Ears <i>Helleborus odorus</i> / Double Queen / Hellebore <i>Lonicera nigra</i> / Lemon Beauty / Lemon Beauty Box Honeysuckle <i>Pennisetum setaceum</i> / Purple Fountain Grass	1 GALLOON	CON. GRWN. 24" O.C.
	88 SP	<i>Equisetum telmateia</i> ssp. <i>telmateia</i> / Giant Horsetail		

ANNUALS				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	16	MIXED ANNUALS TO BE CHANGED SEASONALLY	4" POTS	CON. GRWN. 12" O.C.

\*AS NEEDED.







DESIGN REVIEW BOARD MEETING

**1515 14th AVENUE APARTMENTS**


1515 14th Avenue  
 Seattle DPD # 3012652  
 DRB Meeting: April 18th, 2012

**LANDSCAPE PLANTING SCHEDULE**

**TREES**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	4	Acer griseum / Paperbark Maple	1-3/4" cal.	
	21	Single leader arborescens or filiform Cypress Tree	6-8' ht.	
	2	Acer palmatum 'Shishigashira' / Lobo's Mane Maple	6-8' ht.	
	4	Lagerstromia indica / Tonto / Tonto Crepe Myrtle	6-8' ht.	

**SHRUBS AND PERENNIALS:**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	21	Miscanthus sinensis 'Adagio' / Mistin Grass	6" pots	Container grown
	36	Lavandula angustifolia 'Munstead' / Munstead Lavender	6" pots	Container grown
	48	Stipa tenuissima / Mexican Feather Grass	6" pots	Container grown
	22	Sedum telephium 'Autumn Joy' / Autumn Joy Sedum	6" pots	24" on center
	650	Equisetum hyemale / Giant Horsetail	6" pots	18" on center
	30	Cornus sericea 'Farrow' / Arctic Fire Dogwood	5 gal.	Container grown
	14	Sarcococca hookeriana 'Digyna' / Purple Stem Sweet Box	5 gal.	Container grown





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**LANDSCAPE PLANTING SCHEDULE**

**TREES**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	2	<i>Acer glabrum</i> / Paperbark Maple	7-34" cal.	
	14	Single leader arborescens or Italian Cypress Tree	6-8' ht.	

**SHRUBS AND PERENNIALS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	181	<i>Miscanthus sinensis</i> 'Adagio' / Maiden Grass	6" pots	Container grown
	40	<i>Lavandula angustifolia</i> 'Munstead' / Munstead Lavender	6" pots	Container grown
	34	<i>Perovskia atriplicifolia</i> / Russian Sage	6" pots	Container grown
	180	<i>Stipa tenuissima</i> / MEXICAN FEATHER GRASS	6" pots	Container grown
	275	<i>Sedum telephium</i> 'Autumn Joy' / Autumn Joy Sedum	6" pots	24" on center



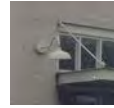
DESIGN REVIEW BOARD MEETING

**1515 14th AVENUE APARTMENTS**

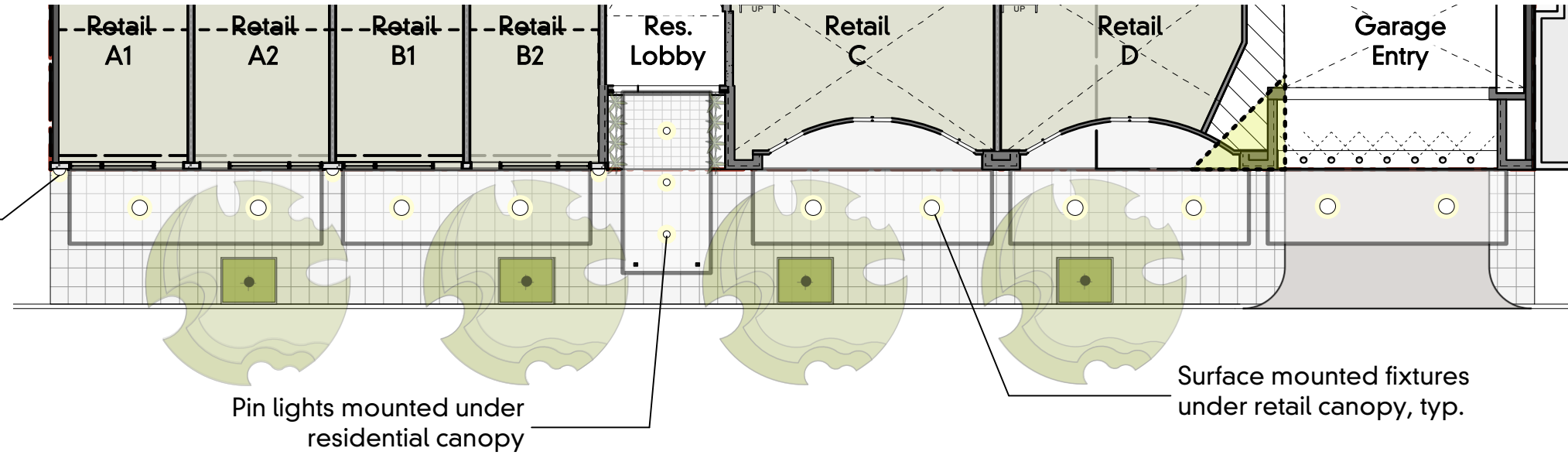
1515 14th Avenue  
 Seattle DPD # 3012652  
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Lighting



Existing wall mounted fixtures to remain on character structure



Pin lights mounted under residential canopy

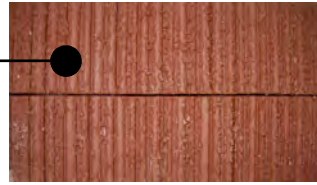
Surface mounted fixtures under retail canopy, typ.

Street Elements

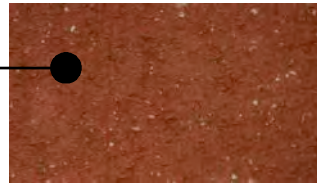


DESIGN REVIEW BOARD MEETING

Brick "Rug" Texture  
( 3 color mix )  
East Facade, North Portion @  
Street Level & Mezzanine



Brick Wire Cut  
( 3 color mix )  
East Facade, North Portion @  
Upper Floors



Metal or Cementitious siding  
East Facade, South Portion



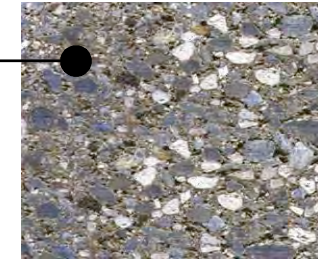
Metal Siding  
East Facade, Spandrel Panels  
North Party Wall & West Portion  
Walls @ Upper Floors



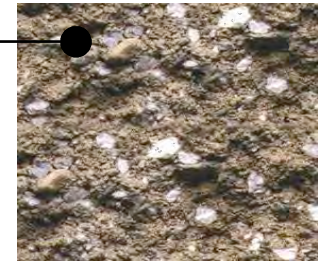
Cementitious Siding  
(Possible Option In Lieu of Metal)  
West Portion @ Upper Floors



Ground Face CMU  
South & West Facade  
@ Parking Levels



Split Face CMU for Accent  
South & West Facade  
@ Parking Levels Split



Vinyl Windows  
Bronze @ East Facade  
Grey @ West Facade  
(All Locations with Metal or  
Cementitious Siding)



Metal Balconies and railings



DESIGN REVIEW BOARD MEETING

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**Firm Profile:**

Johnson Architecture & Planning LLC, founded in 1987, is dedicated to collaborating with our clients to achieve extraordinary projects in the urban environment. Our firm provides architectural and planning services, including site and project feasibility analysis, project development services, architecture, urban planning, space planning and construction management.

Our core philosophy of architectural practice is to find the most imaginative, appropriate and cost-effective solutions that meet the highest standards of design and amenity. Throughout our practice, we have worked on and enjoyed the challenge of highly complex and programmatically difficult projects. Above all, we approach each project as an opportunity to provide a legacy of good buildings in our community and to create a noteworthy design.



Press II



Oddfellows Renovations



Packard Building



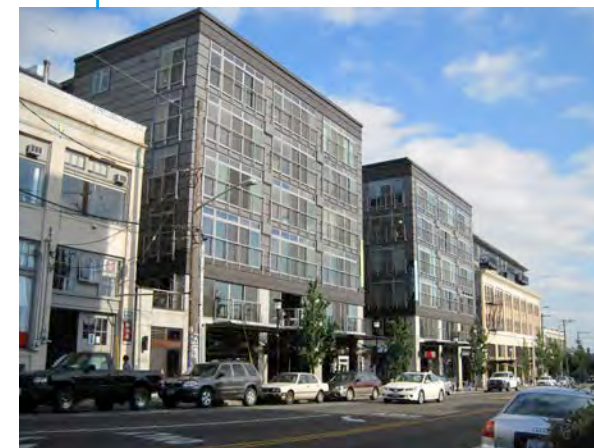
Pike Lofts



Monique Lofts



10th & Union- Under Construction



12th & Madison: Trace Lofts + Trace North

DESIGN REVIEW BOARD MEETING

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