

# Project Data

PROPERTY ADDRESS: 1623 BELLEVUE AVENUE

PROJECT NUMBER 3008760  
MATTHEW & NINA BARNETT  
OWNER: 320 172ND PLACE NE  
BELLEVUE, WA 98005  
206.321.2224

ARCHITECT ROGER H. NEWELL, AIA  
1102 19TH AVENUE EAST  
SEATTLE, WA 98112  
206.322.1192

SURVEYOR: GEODATUM INC  
22525 SE 64TH PLACE, SUITE 266  
ISSAQUAH, WA 98029  
425.837.8083

ASSESSOR'S PARCEL NUMBER: 8725600190 5252

LEGAL DESCRIPTION: LOT 17 BLOCK 2,  
REPLAT OF 12TH AVENUE ADDITION

DPD MAP: 110

## Development Objective

- REPLACE EXISTING RENTAL BUILDING WITH NEW ENERGY EFFICIENT STRUCTURE
- DEVELOP PROPERTY TO HIGHEST AND BEST USE WHILE PROVIDING A QUALITY INFILL PROJECT
- PROVIDE A FAMILY INVESTMENT PROPERTY
- INCREASE DENSITY OF RENTAL HOUSING AND PROVIDE OPPORTUNITY FOR COMMERCIAL USE
- UPGRADE STREET FACADE AT SIDEWALK LEVEL



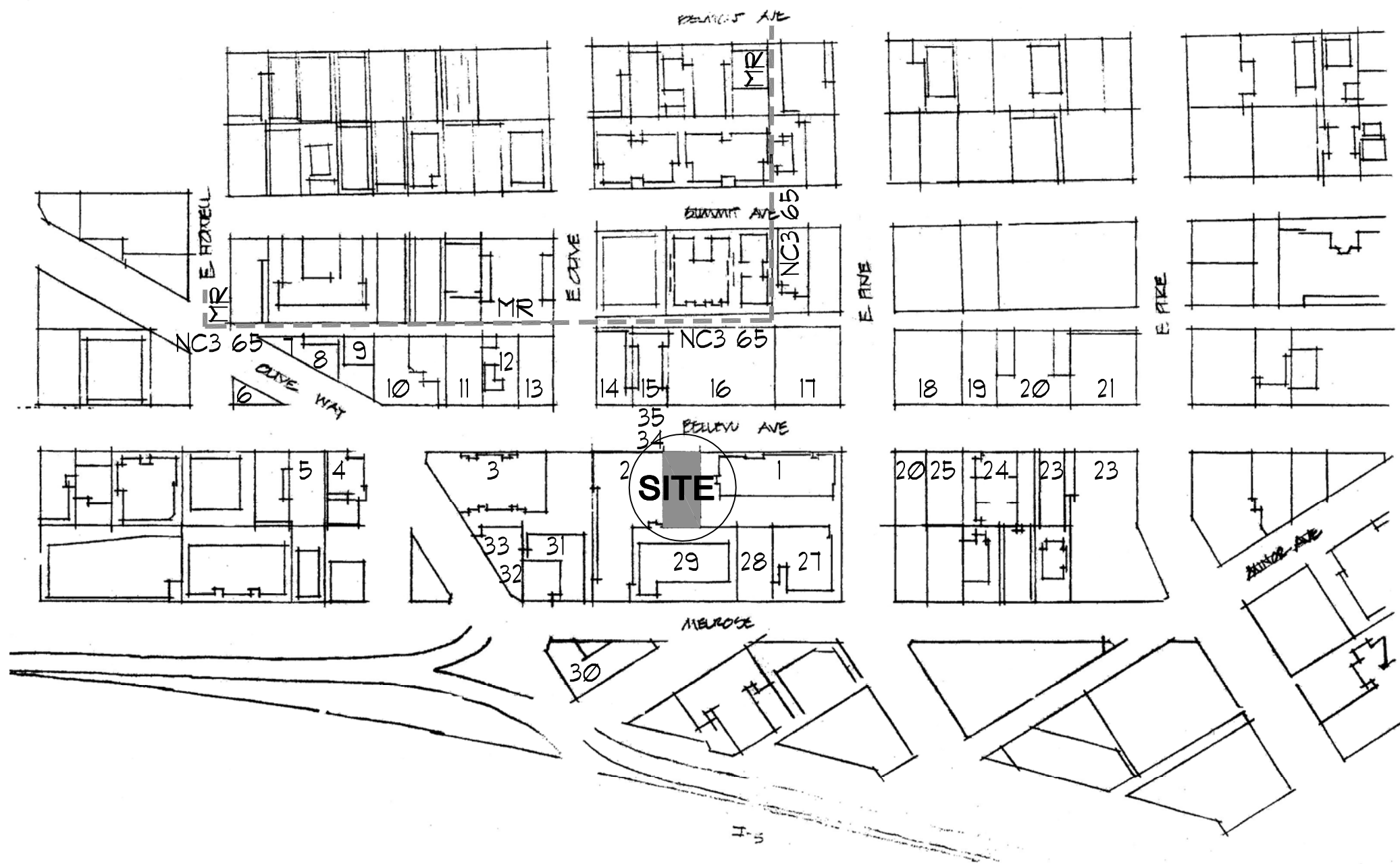
Mixed Use Building  
1623 Bellevue Ave E  
Seattle, Washington



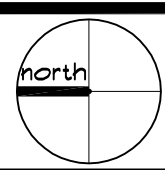
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FACSIMILE (206) 322-5161  
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# Vicinity / Use Map



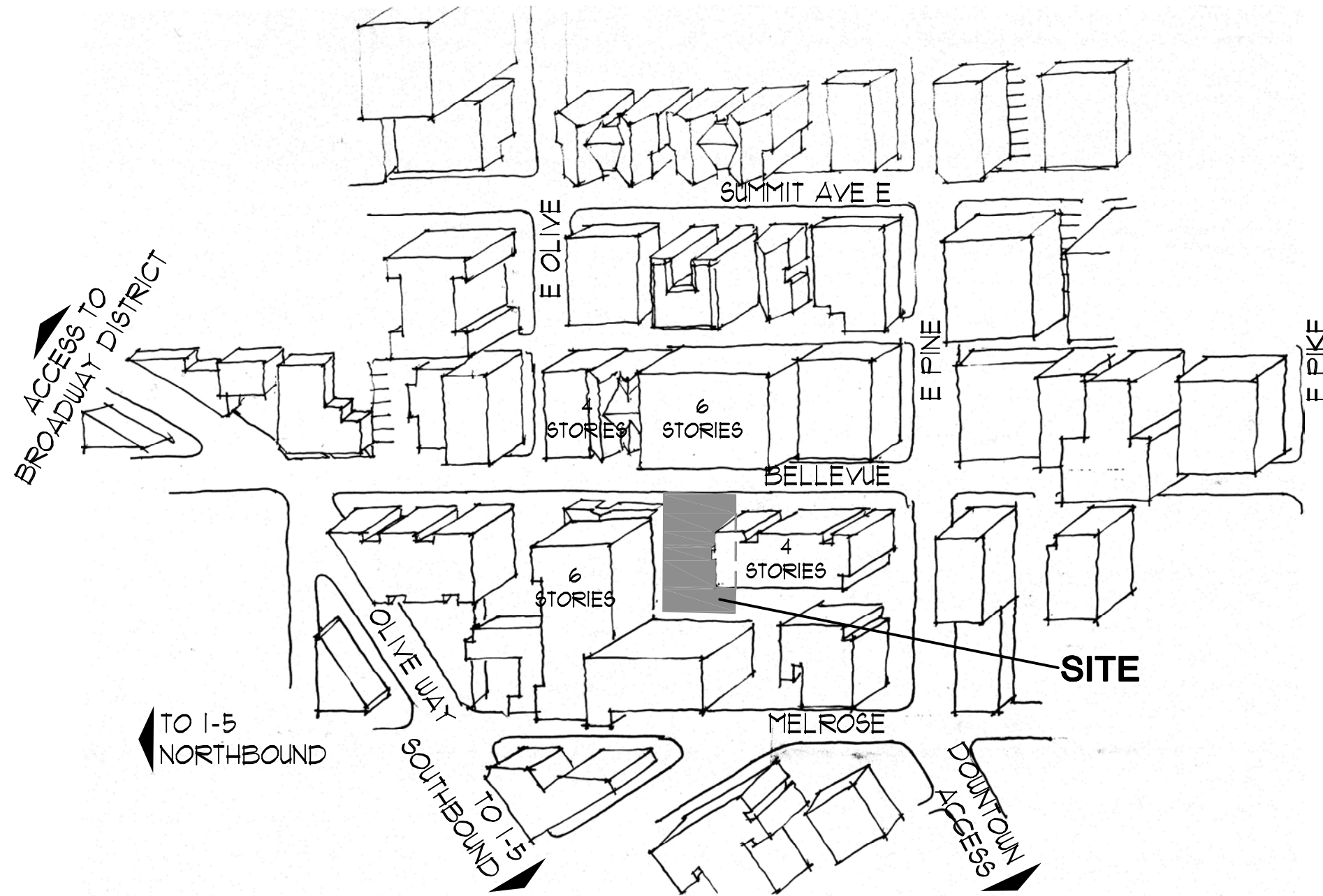
1. 1605 "THE MARION" APTS, 26 UNITS
2. 1633 CAPITOL STEPS APT/MIXED USE, 64 UNITS
3. 1641 APT, 48 UNITS
4. 1703 LAUREN RENEE APT, 12 UNITS
5. 1707 BEL FIORE APT, 29 UNITS
6. 1416 WING DOME RESTAURANT
7. 1413 CRESCENT LOUNGE
8. 1411 FUNKE, OFFICES
9. 1403 CONISTON APTS, 16 UNITS
10. 1722 CITY MARKET & LAUNDRY
11. PARKING LOT, 13 STALLS
12. 1706 SCOTT LOGAN BUILDING
- 1708
- 1710
13. 1700 APT, 26 UNITS
14. 405 STEPHENSBERG APTS, 32 UNITS
15. 1628 ANSONIA APT, 30 UNITS
16. 1618 HAWTHORNE APT/MIXED USE, 13 UNITS
17. 400 LIGHTING DESIGN LAB/OFFICE BLDG
18. 401 RETAIL/COMMERCIAL
19. 1520 OFFICE
20. 1514 THE McDERMOTT APTS, 80 UNITS
21. FIRST COVENANT CHURCH
22. 314 RETAIL
23. 1515 LOUIS ARMS APT, 23 UNITS
24. 1521 APT, 12 UNITS
25. PARKING LOT, 21 STALLS
26. 1535 APT/MIXED USE, 16 UNITS
27. 300 OFFICE
28. PARKING LOT, 20 STALLS
29. 1620 APT, 40 UNITS
30. 1633 SHERWOOD APTS, 42 UNITS
31. 1642 MELROSE COURT APT, 24 UNITS
32. 1351 RETAIL
- 1353
- 1355
33. 1361 RETAIL/APT
34. STREETSCAPE FACING WEST
35. STREETSCAPE FACING EAST



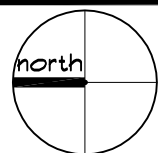
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THE PIKE/PINE NEIGHBORHOOD PROVIDES A COMBINATION OF DENSE HOUSING WITH STREET LEVEL COMMERCIAL USES INTERSPERSED. PEDESTRIAN ACTIVITY EXISTS DURING THE DAYTIME AND EVENINGS. THIS SITE IS LOCATED IN AN AREA THAT CONNECTS THE NUMEROUS BUSINESSES IN THE PIKE/PINE CORRIDOR WITH THOSE IN THE OLIVE WAY AREA. BUILDING STYLES VARY FROM 3-6 STORY APARTMENTS OVER COMMERCIAL USES BUILT IN THE EARLY 1900'S TO NEWER MIXED USE STRUCTURES CONSTRUCTED WITHIN THE LAST FEW YEARS. OLDER BUILDINGS ARE TYPICALLY CLAD IN BRICK WHILE NEWER STRUCTURES ARE CLAD IN A VARIETY OF MATERIALS INCLUDING HORIZONTAL SIDING, STUCCO, MARBLECRETE, STEEL AND CONCRETE. MOST BUILDINGS ARE BUILT TO THE SIDEWALK WITH NO FRONT YARD SETBACK. MANY FACADES EXTEND FROM THE SIDEWALK TO ROOF WITH LITTLE MODULATION. FEW OPEN PARKING LOTS EXIST WITHIN THE PIKE/PINE CORRIDOR.



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# 1623 Bellevue Ave.



- Parcel Line
- 10' Interval Contour \*
- 2' Interval Contour \*
- Address Number



PORTION OF:  
 Central Geographic Data Base Tile# 344  
 1/4 Section-Township-Range: NW32-25-4  
 Kroll Page # 40 W

NOTE: Conversion from City of Seattle Datum to NAVD88 Datum  
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ORTHOPHOTOGRAPHY DATE: JULY 1999  
 \* DATUM: NAVD88

Produced by the Seattle Public Utilities - Geographic Systems Section on March 01, 2006



# Streetscapes

BELLEVUE AVE @ OLIVE FACING NE



BELLEVUE AVE @ E OLIVE FACING E



BELLEVUE AVE FACING N



BELLEVUE AVE FACING E



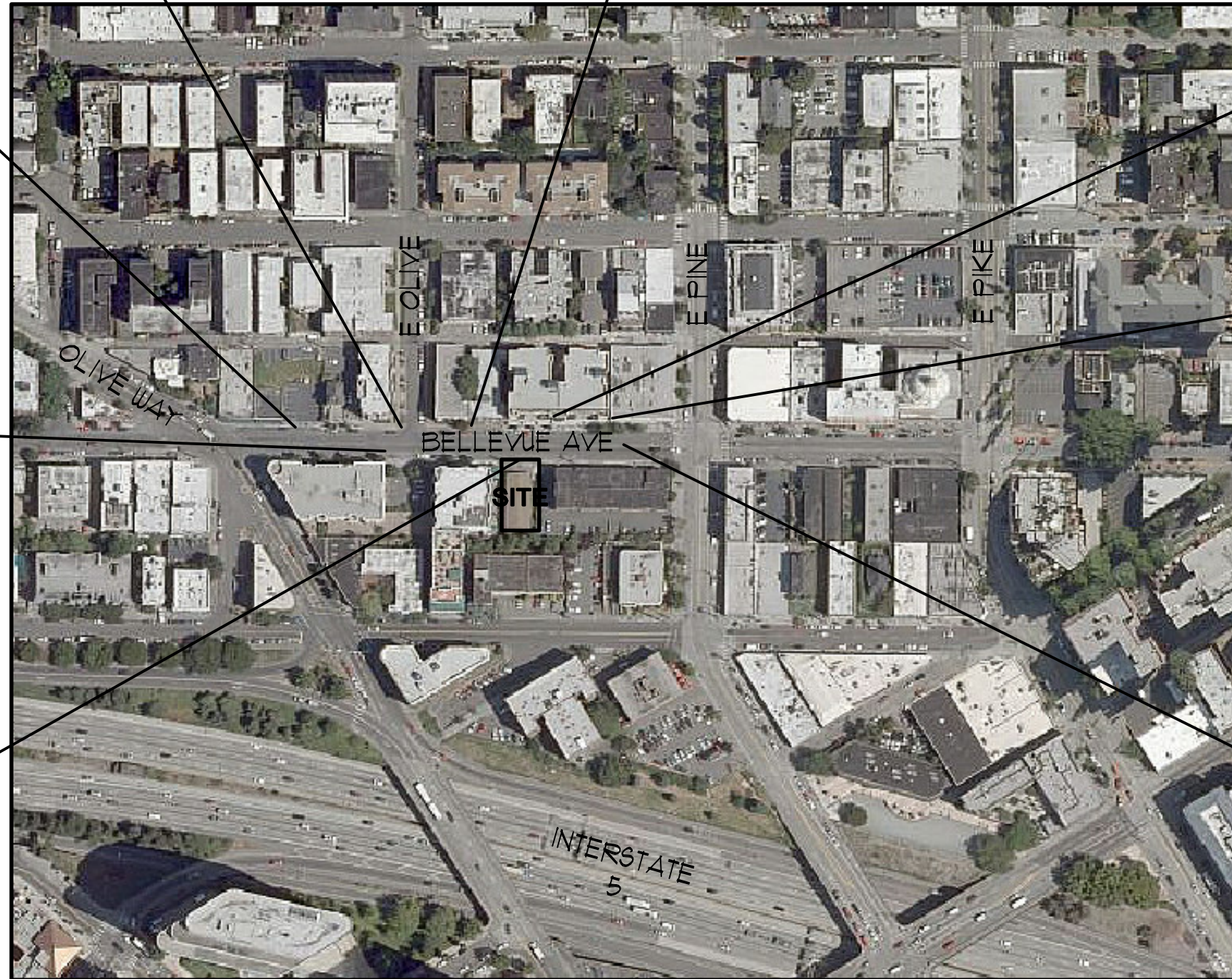
BELLEVUE AVE FACING NW



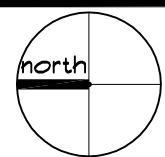
BELLEVUE AVE FACING SE



SITE FACING NW



BELLEVUE AVE FACING S



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LOOKING WEST



LOOKING EAST

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5.1



## Applicable Design Guidelines

PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES THAT WILL BE INCLUDED IN THE PROJECT OBJECTIVES:

- LARGE, HIGH, FULLY GLAZED STOREFRONTS (C-1 ARCHITECTURAL CONTEXT)
- RECESSED DOORWAYS AT THE SIDEWALK LEVEL (C-3 HUMAN SCALE)
- STREET LANDSCAPING (E-2 LANDSCAPING)
- VISUAL RELIEF ON THE BUILDING FACADES THRU THE USE OF DECKS AND MODULATION (C-1 ARCHITECTURAL CONTEXT)
- USE SIDEWALK AS OPEN SPACE (E-2 LANDSCAPING)
- ENHANCE PERSONAL SAFETY WITH LIGHTING (D-7 PERSONAL SAFETY AND SECURITY)
- STREET GREENING (E-2 LANDSCAPING)

## Priority Guidelines

PRIORITY GUIDELINES (BASED ON PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES)

### A SITE PLANNING

#### A6 TRANSITION BETWEEN RESIDENCE AND STREET

- LINK TO STREETScape
- PROVIDE DISTINCTIVE ENTRY

#### A7 RESIDENTIAL OPEN SPACE

- PROVIDE VISUAL RELIEF ON BUILDING FACADE INCLUDING BALCONIES
- PROVIDE OPEN SPACE AT STREET LEVEL

#### A9 LOCATION OF PARKING ON COMMERCIAL STREET FRONT

- AVOID BLANK FACADES AT STREET LEVEL

### C ARCHITECTURAL ELEMENTS AND MATERIALS

#### C1 ARCHITECTURAL CONTEXT

- PROVIDE HIGH GROUND FLOOR WINDOWS
- PROVIDE BALCONIES TO ENHANCE VISUAL MODULATION

#### C3 HUMAN SCALE

- PROVIDE TRANSPARENT WINDOWS FACING THE STREET
- INCLUDE PEDESTRIAN-ORIENTED ARCHITECTURAL ELEMENTS
- CREATE SIDEWALK AS OPEN SPACE

#### C4 EXTERIOR FINISH MATERIALS

- USE LIGHT INDUSTRIAL FINISHES,

### D PEDESTRIAN ENVIRONMENT

#### D5 VISUAL IMPACTS OF PARKING STRUCTURES

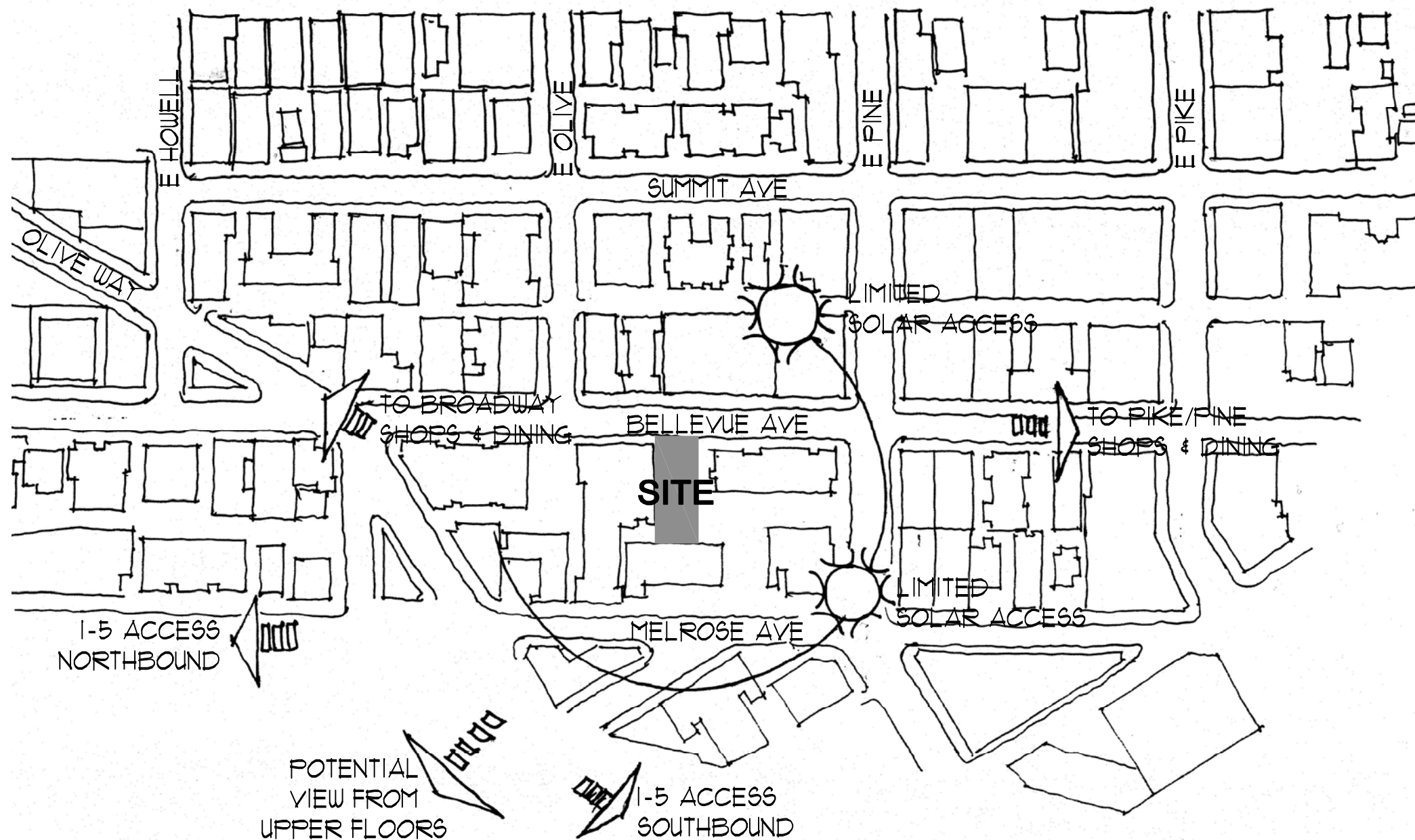
- PARKING WITHIN STRUCTURE/ RECOMMEND USES AT STREET

### E LANDSCAPE

#### E2 LANDSCAPE TO ENHANCE BUILDING

- LANDSCAPE WITHIN THE RIGHT OF WAY
- STREET GREENING





## BELLEVUE AVE

- VEHICLE ACCESS TO SITE & CONNECTOR TO PIKE/PINE SHOPS & RESTAURANTS
- SDOT CLASSIFIED ARTERIAL w/ 66' R.O.W.

## OLIVE WAY

- VEHICLE & PEDESTRIAN ACCESS TO BROADWAY & FUTURE TRANSIT STATION

## EAST PINE

- PEDESTRIAN ACCESS TO SHOPS, RESTAURANTS & NIGHTLIFE
- VEHICLE & PEDESTRIAN ACCESS TO SEATTLE COMMUNITY COLLEGE

## SOLAR ACCESS

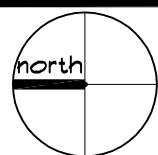
- SOLAR ACCESS LIMITED DUE TO TOPOGRAPHY & PROPOSED PROJECTS TO IMMEDIATE SOUTH. PRIMARY SOLAR ACCESS AVAILABLE TO ROOFTOP TERRACE

## VIEWS

- LIMITED VIEW TO NW FROM UPPER FLOORS AND ROOFTOP TERRACE

## AMENITIES

- PROXIMITY TO FUTURE TRANSIT, PIKE/PINE DISTRICT BUSINESSES AND DOWNTOWN WILL ENCOURAGE RESIDENTS WHO DESIRE AN IN CITY LOCATION WHERE VEHICLE OWNERSHIP IS NOT A REQUIREMENT FOR ACCESS



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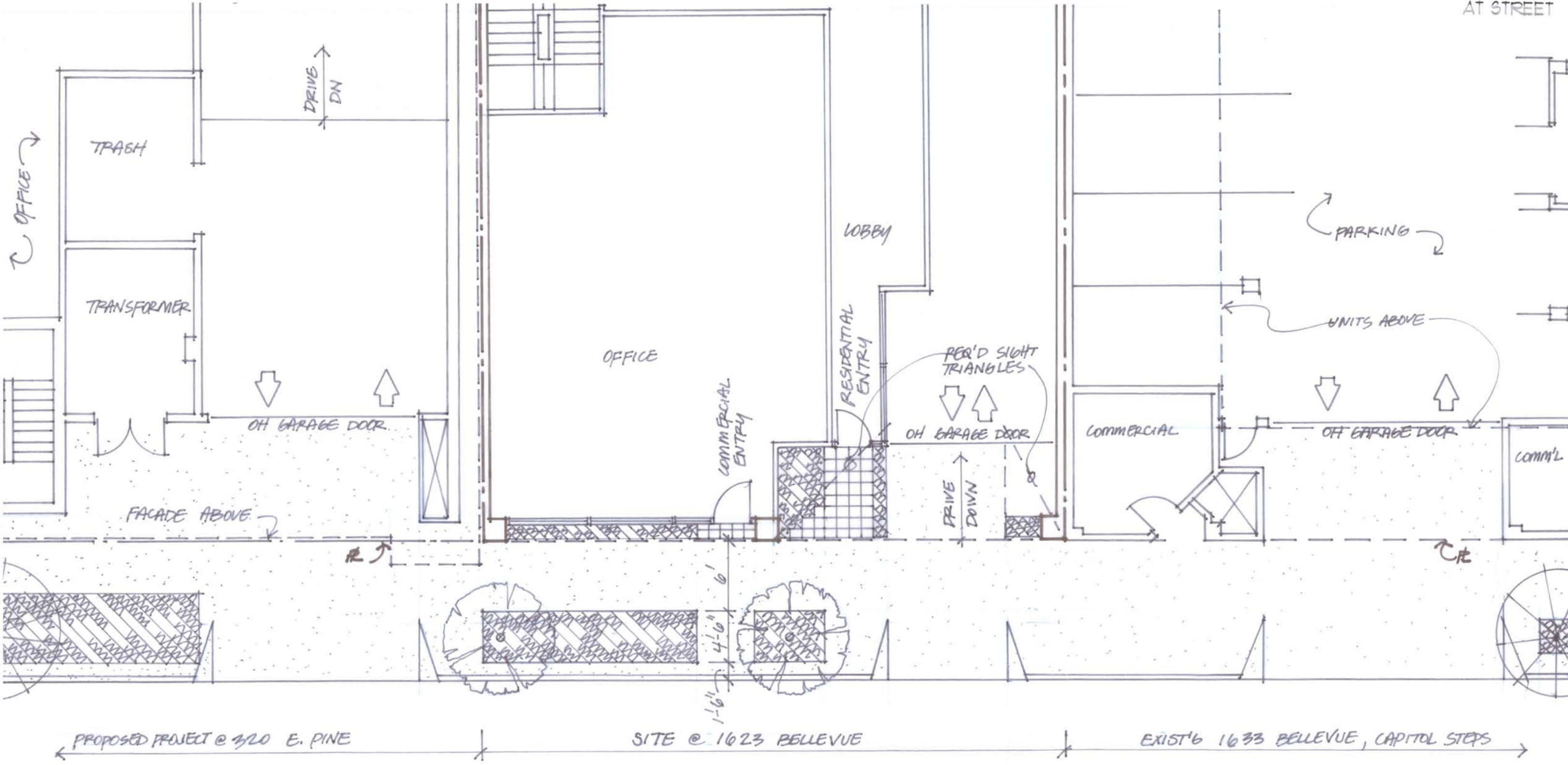
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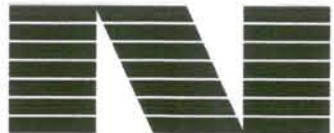
# Proposed Plan

AT STREET



 BELLEVUE AVE STREETSCAPE  
1/8" = 1'-0"

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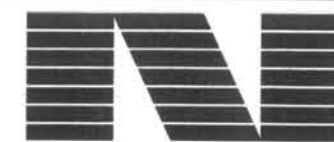


# Proposed Streetscape

LOOKING WEST



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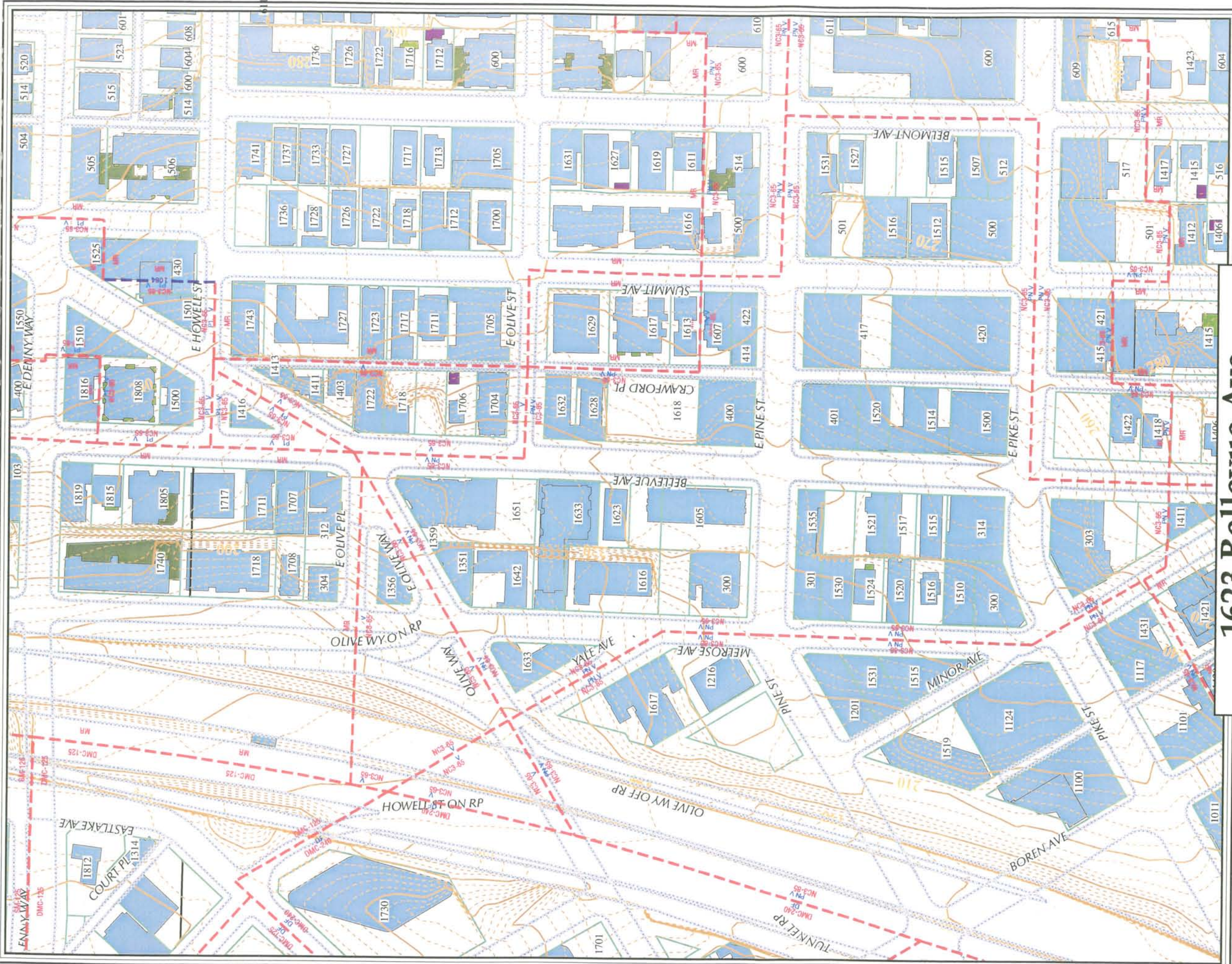


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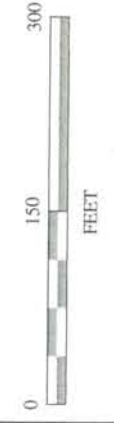




# 1623 Bellevue Ave.

## ROOF OUTLINES INTERPRETED FROM JULY, 1999 ORTHOPHOTOGRAPHY

- Parcel Line
- 10' Interval Contour \*
- 2' Interval Contour \*
- Pavement Edge
- Address Number
- Zoning Boundary  
With Zoning Designation (red) and Overlay Codes (blue)
- 9999
- SF 5000
- R0 SS
- Building
- Garage
- Deck
- Patio
- Obscured
- Misc.



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PORTION OF:  
Central Geographic Data Base Tile# 344  
1/4 Section-Township-Range: NW/32 -25 -4  
Kroll Page # 40.W

\* DATUM: NAVD88

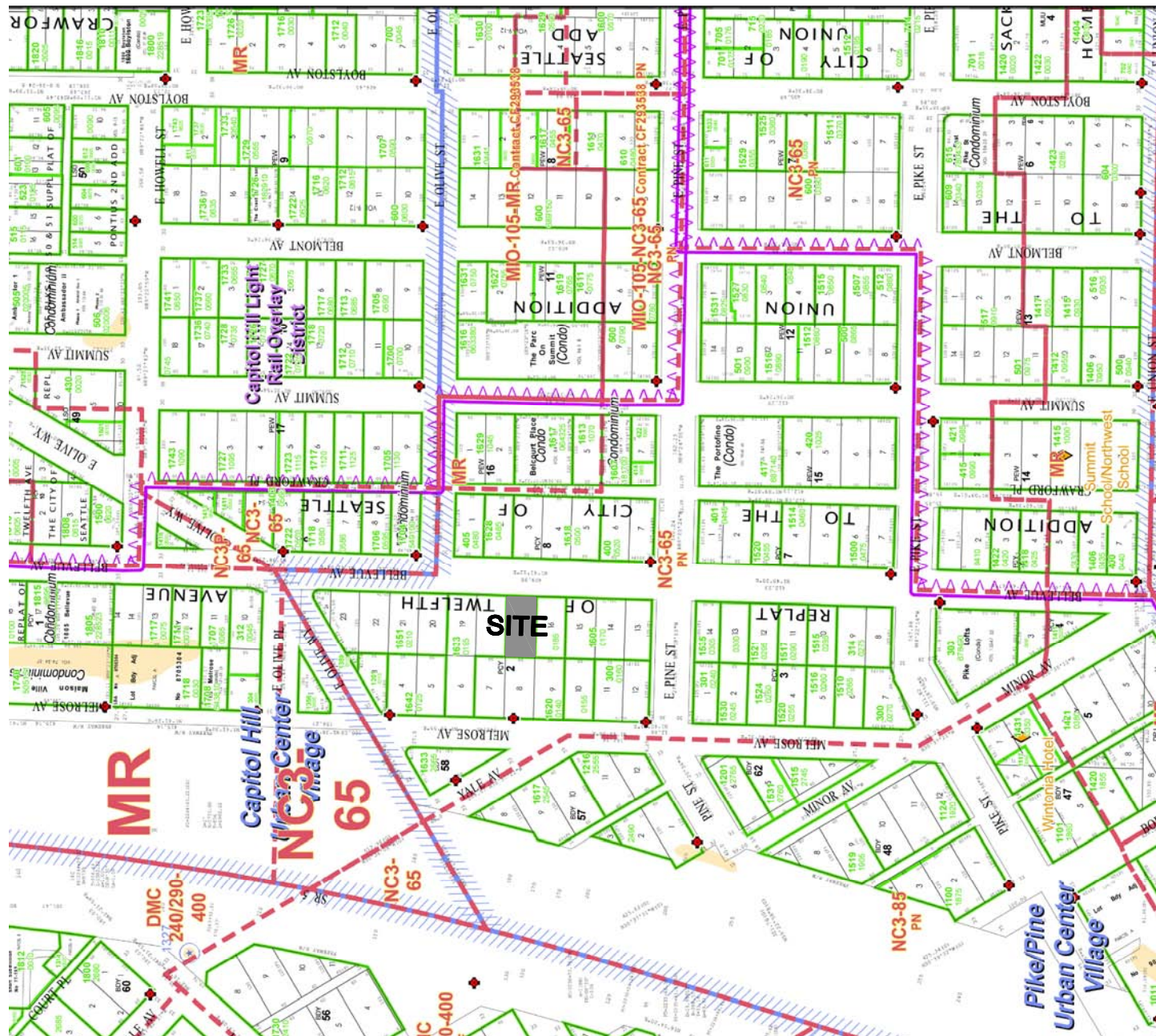
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# Zoning Analysis

ADDRESS 1623 BELLEVUE AVE  
 DPD MAP 110  
 LEGAL LOT 17, BLOCK 2 OF REPLAT OF 12TH AVE  
 ACCESSOR'S PARCEL 8725600190 5252

ZONING NC3-65  
 OVERLAYS PIKE/PINE URBAN CENTER VILLAGE  
 SITE AREA 50' x 105' = 5,250 SF  
 PERMITTED USES RESIDENTIAL, LIVE-WORK, EATING-DRINKING ESTABLISHMENTS, RESTAURANTS, OFFICE, SALES & SERVICE, PARKING, MIXED USE



MIXED USE 80% OF STREET FACADE SHALL BE OCCUPIED BY NON RESIDENTIAL USES EXTENDING 30' IN DEPTH (AVERAGE) WITH 13' MIN FLOOR TO FLOOR HEIGHT

FLOOR AREA RATIO MIXED USE STRUCTURES = 4.75  
 4.75 x 5,250 SF = 24,937.5 SF

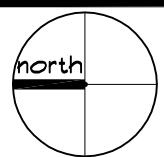
SETBACKS FRONT- NONE EXCEPT 5' FOR LOTS WHERE STREET TREES CANNOT BE PLACED IN R.O.W.  
 SIDE- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL ZONED LOT (15' TRIANGLE)  
 REAR- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL ZONED LOT (0' FOR HEIGHT UP TO 13', 10' FOR HEIGHT 13' - 65')  
 NO DEDICATION REQUIRED

RESIDENTIAL AMENITY 5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE (BALCONIES 6' x 10' MIN)  
 23,900 x .05 = 1,195 SF

SOLID WASTE / RECYCLE 100 SF MINIMUM

PARKING / ACCESS STREET ACCESS- PERMITTED (NO ALLEY)  
 CURB CUT- 10'-0"  
 PARKING STALLS- NONE REQUIRED PER 23.54.015.B2  
 WHERE PARKING IS PROVIDED ACCESSIBLE STALL SHALL BE PROVIDED. FOR 1-25 STALLS 1. 1 VAN ACCESSIBLE STALL SHALL BE PROVIDED (16' x 16' x 8'-2" HIGH)

LANDSCAPE GREEN AREA FACTOR- .30 MIN  
 STREET TREES- REQUIRED  
 DROUGHT TOLERANT- 25% OF LANDSCAPE



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**Basis of Bearings**

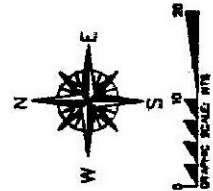
LOCATED A BEARING OF S00°13'13"W FOR BELLEVUE AVENUE BASED ON FOUND MONUMENTS IN CASE.

**Legal Description**

LOT 17 IN BLOCK 2 OF THE REPLAY OF TWELFTH AVENUE, ADDITION TO THE CITY OF SEATTLE AS PER PLAT RECORDED IN VOLUME 8 OF PLATS ON PAGE 54, RECORDS OF KING COUNTY, WASHINGTON.

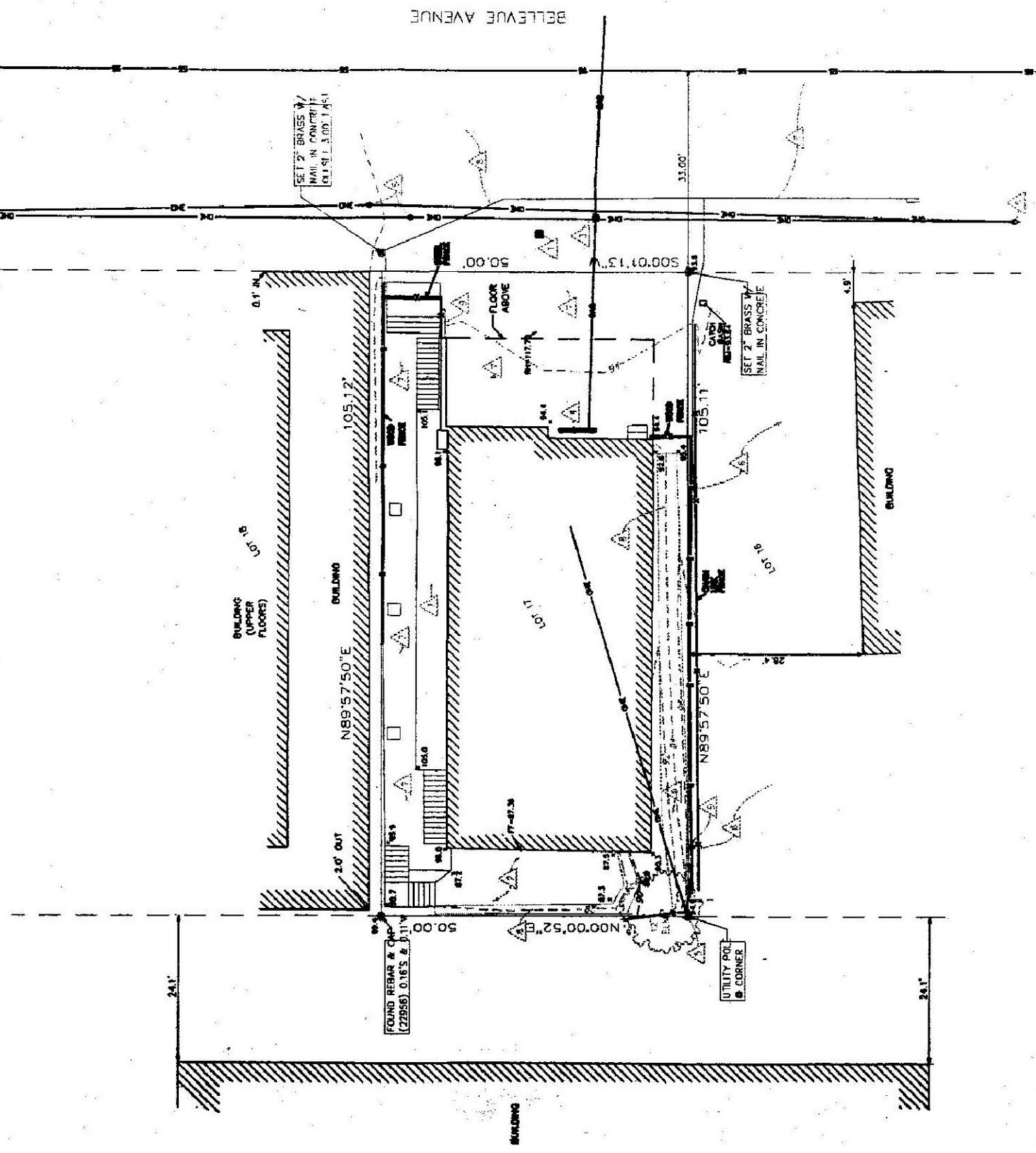
**General Notes**

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND MICH MVL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MET OR EXCEEDED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2005 AND CAN BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
5. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND SURVEY DATA AND FIELD OBSERVATIONS. THE EXACT HORIZONTAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.



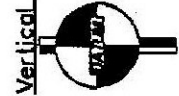
**Key Notes**

- △ WATER METER
- △ FIRE HYDRANT
- △ GAS VALVE
- △ GAS METERS X 12
- △ UTILITY POLE
- △ ASPHALT
- △ CONCRETE
- △ ROCK WALL
- △ CONCRETE WALL



**Legend**

- 10' INTERVALS
- 2' INTERVALS
- CONTOUR TREE (LABELLED WITH CALIPERS)
- DECIDUOUS TREE (LABELLED WITH CALIPERS)
- DECIDUOUS MULTI-TRUNK TREE (LABELLED WITH CALIPERS)
- OVERHEAD ELECTRICAL LINES
- SANITARY SEWER LINES (PER AS-BUILT INFO)
- WATER LINES (PER AS-BUILT INFO)
- GAS LINES (PER AS-BUILT INFO)



**Vertical Datum & Contour Interval**

ELEVATIONS SHOWN ON THIS DRAWING ARE ON AN ASSUMED DATUM.  
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

S-1

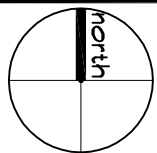
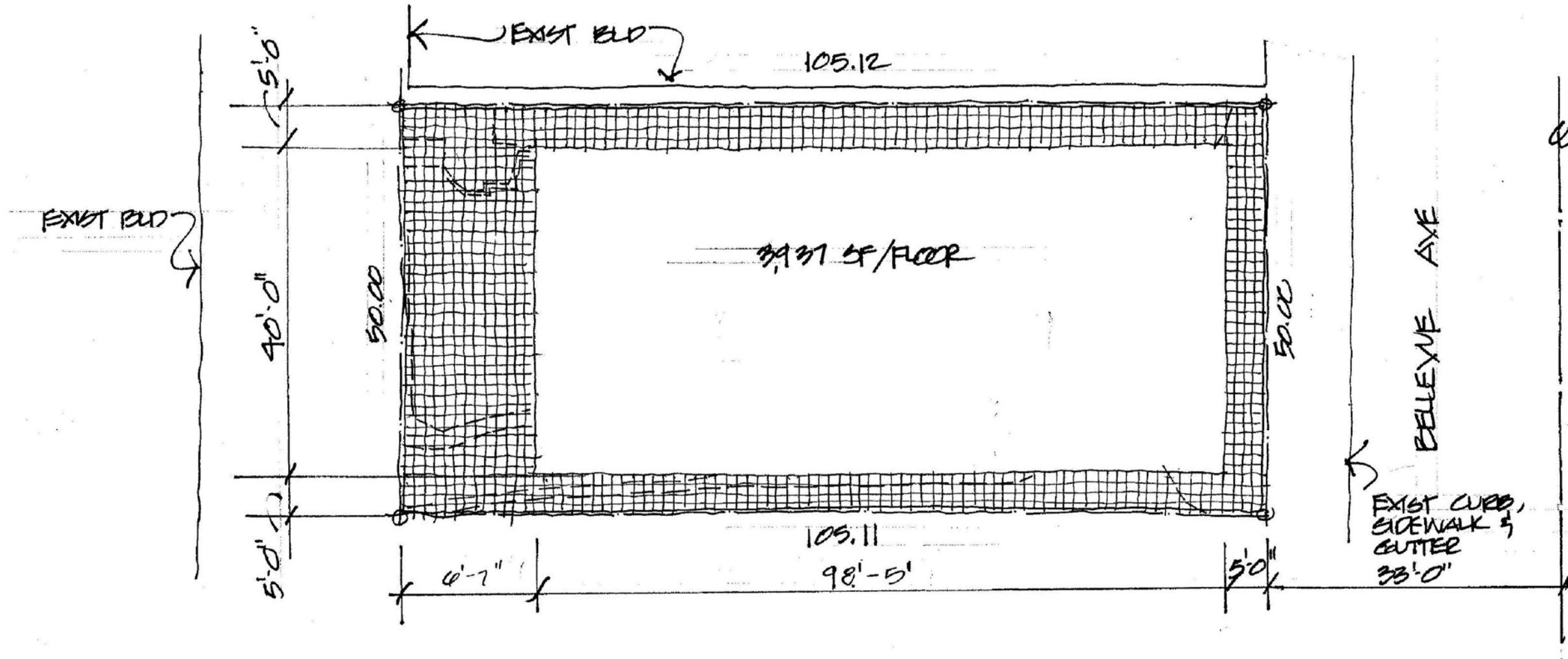
JOB NO. 2005-187  
FILE NAME: 2005-187-S1.DGN  
DESIGN/DRAWN: T. WOLDENDORP  
ENGINEER/SURVEYOR: T. WOLDENDORP  
SHEET

Topographic Survey  
**MATTHEW BURNETT**  
1823 BELLEVUE AVENUE  
SEATTLE, WA

NO.	DATE	REVISION
1		
2		
3		
4		







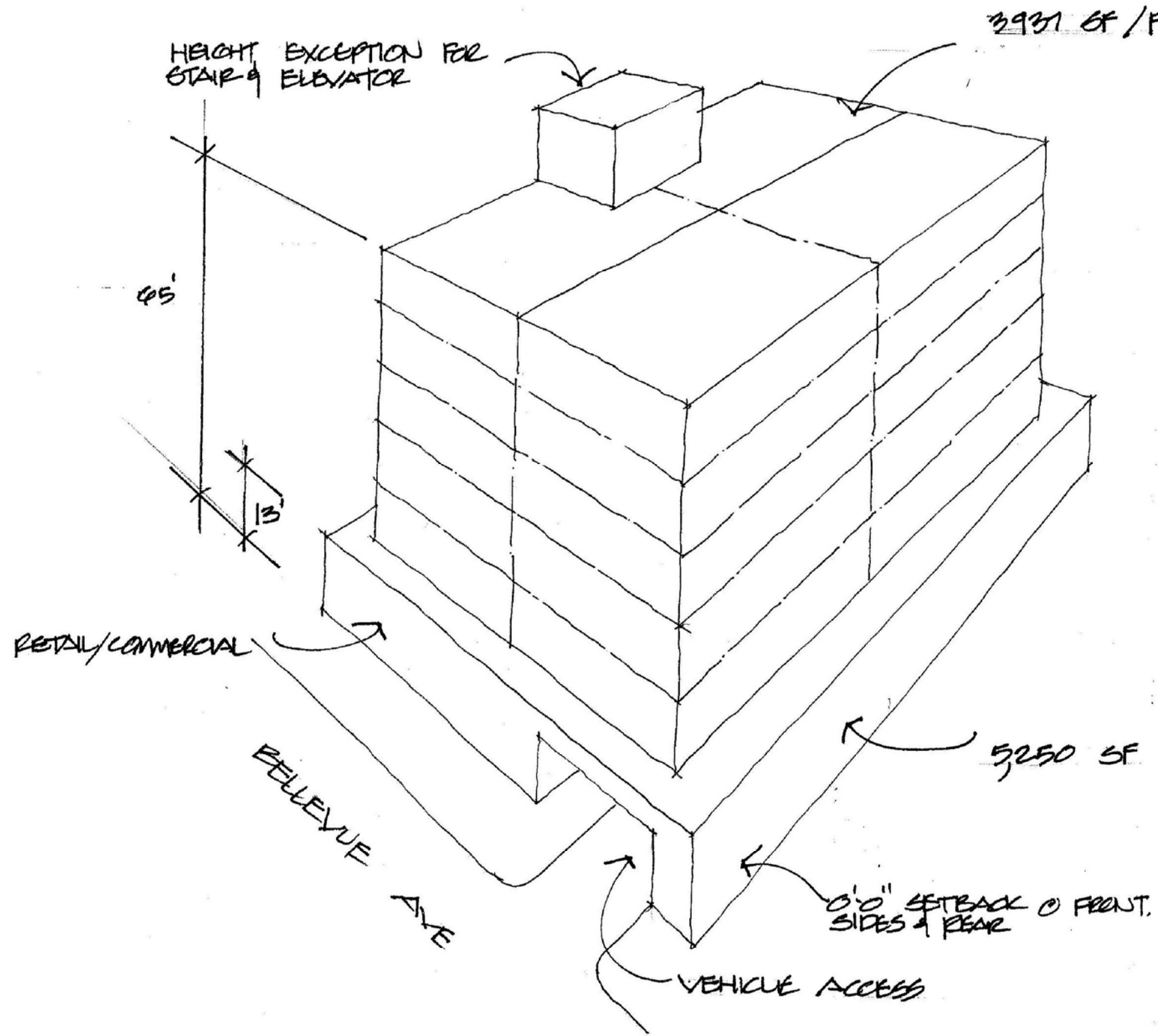
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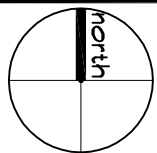
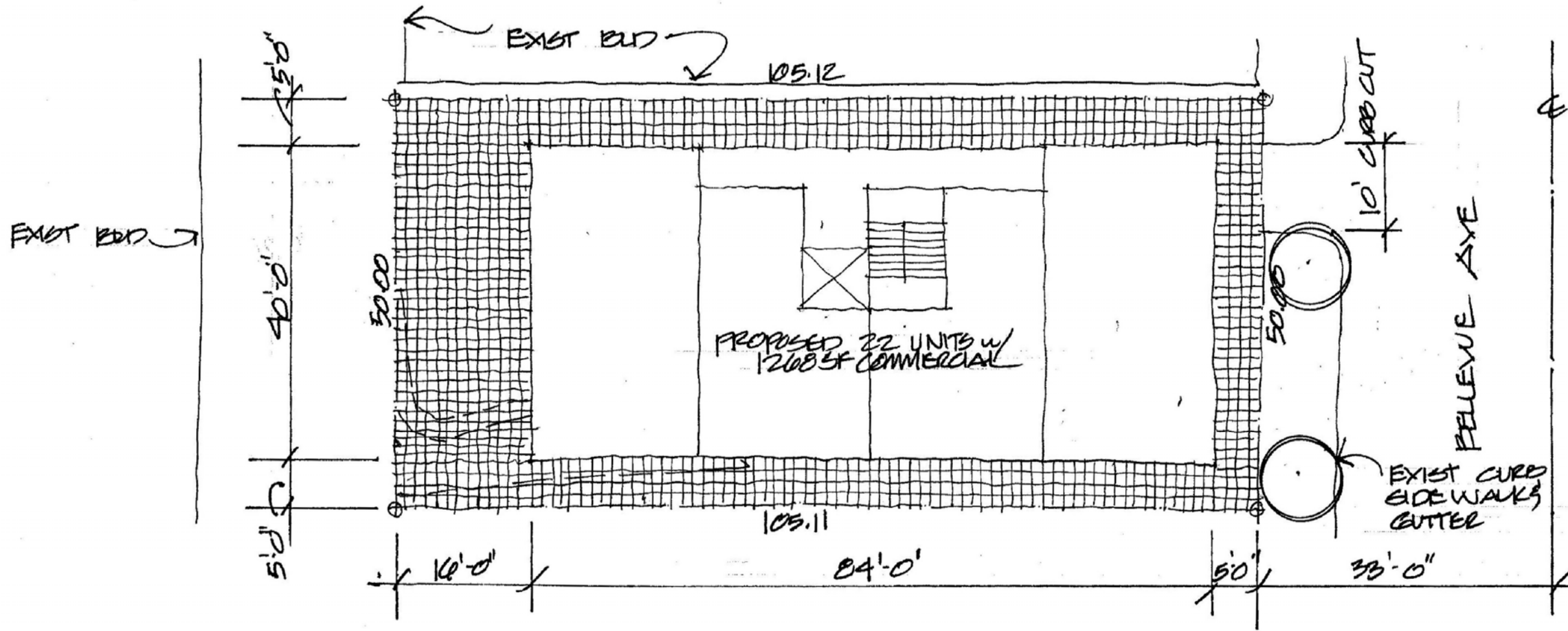
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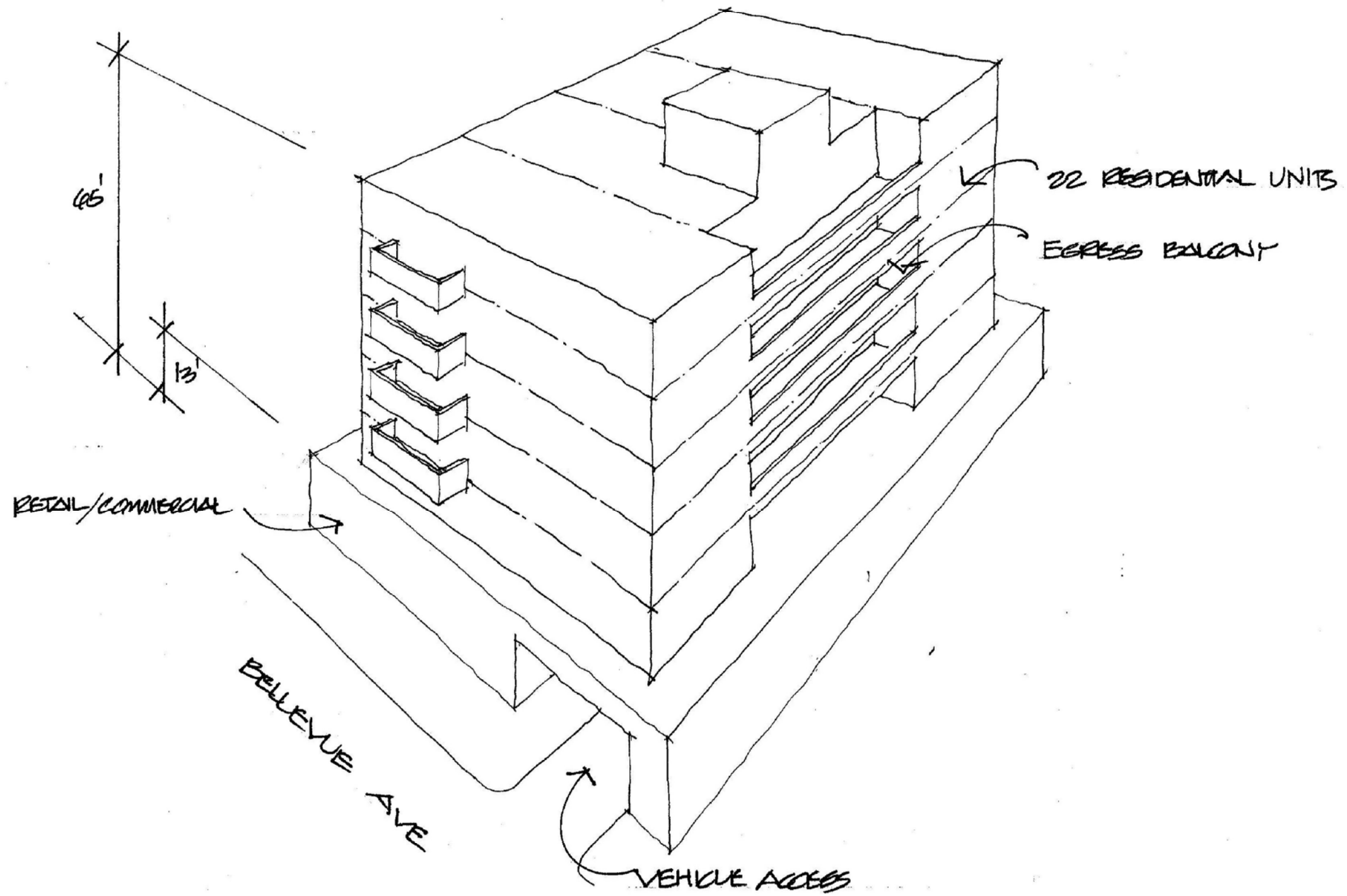
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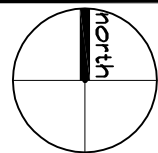
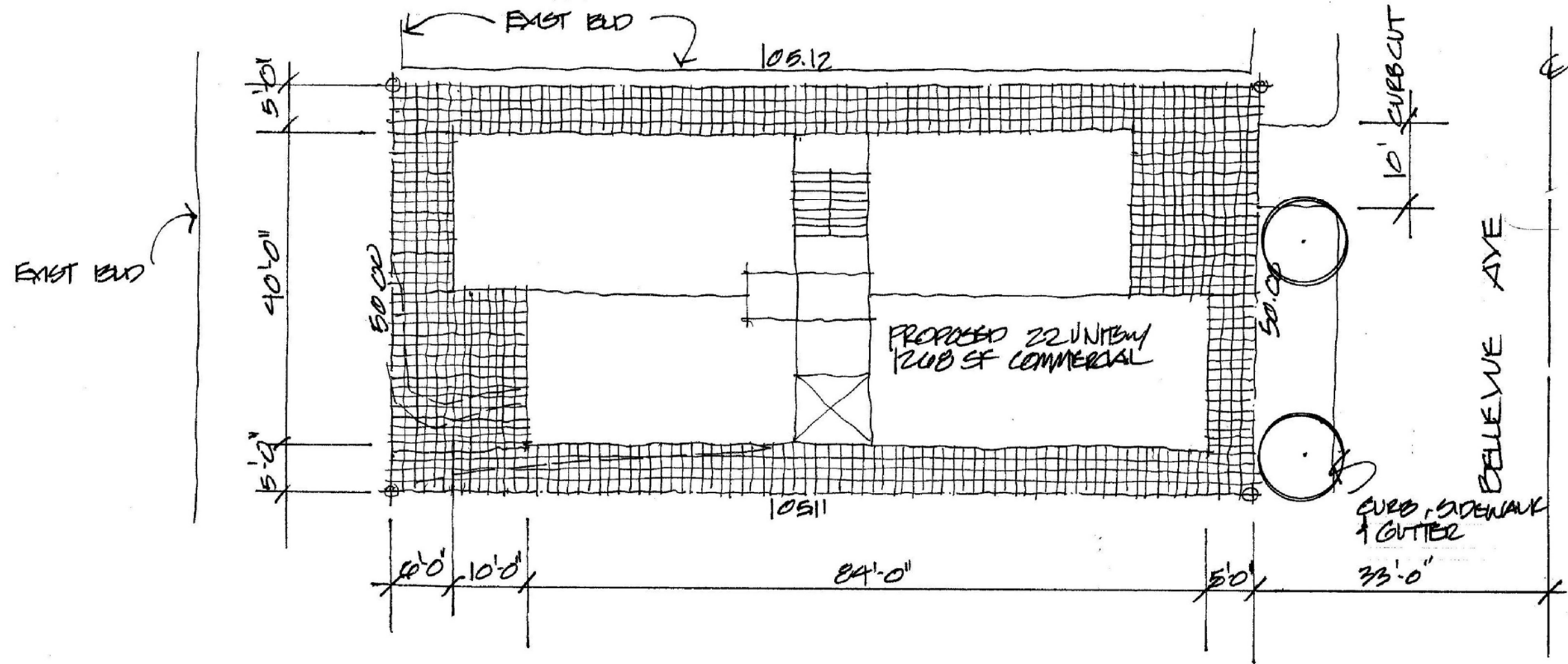


# Scheme 2

## BALCONY ACCESS







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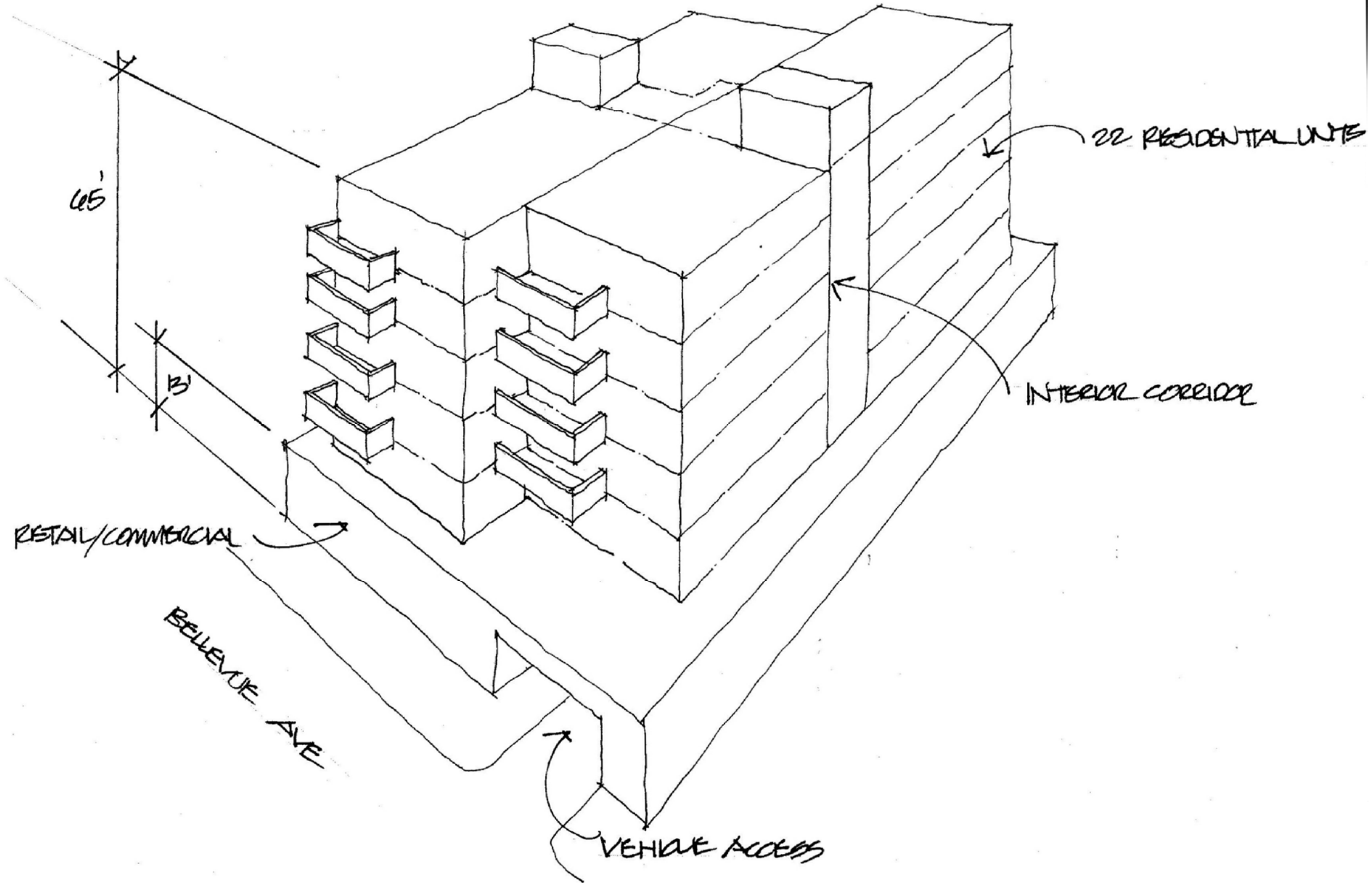
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# Scheme 3

OFFSET BOX



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# Scheme 4

MODULATED FACADE  
"PREFERRED SCHEME"

## CONSTRAINTS

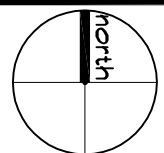
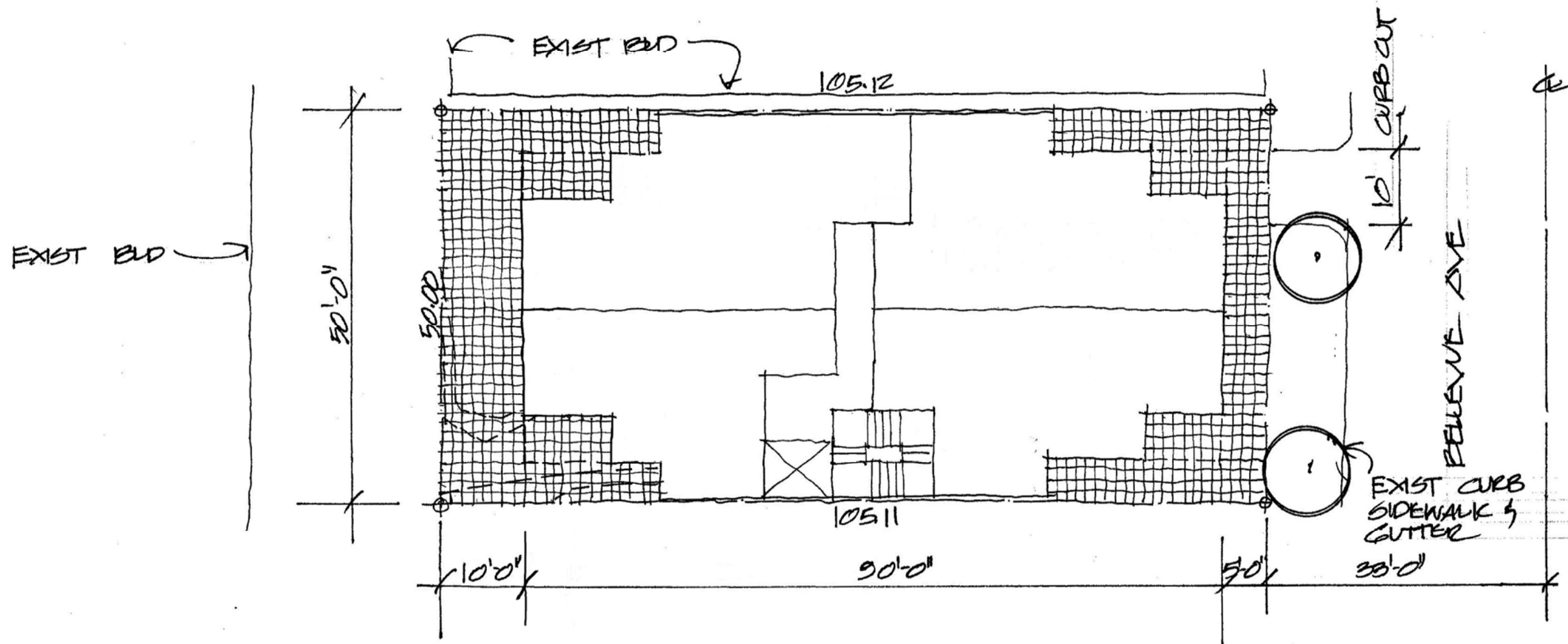
- NARROW INFILL SITE,
- ONLY SITE ACCESS IS FROM BELLEVUE AVE

## OPPORTUNITIES

- 65' ZONING HEIGHT,
- VIBRANT, ACTIVE NEIGHBORHOOD

## DEPARTURES

- SMC 23.54.030 G.4.c: THE SIGHT TRIANGLE FOR THE NORTH SIDE OF THE DRIVEWAY, ADJACENT TO THE NORTH PROPERTY LINE, IS REQUIRED TO BE 5' WIDE AND 10' DEEP,
- AN ARCHITECTURAL COLUMN PROTRUDES INTO THE SIGHT TRIANGLE 1'-0", JUSTIFICATION: ADDITIONAL SAFETY MEASURES (MIRRORS, WARNING SIGNS) COULD BE ADDED TO INCREASE PEDESTRIAN SAFETY



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# Scheme 4

MODULATED FACADE  
"PREFERRED SCHEME"

