



VIEW FROM 13TH AND MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DWV - APR 15, 2013



VIEW TOWARDS GALLERIA FROM MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DWV - APR 15, 2013



VIEW FROM 14TH AND MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DWV - APR 15, 2013



COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE



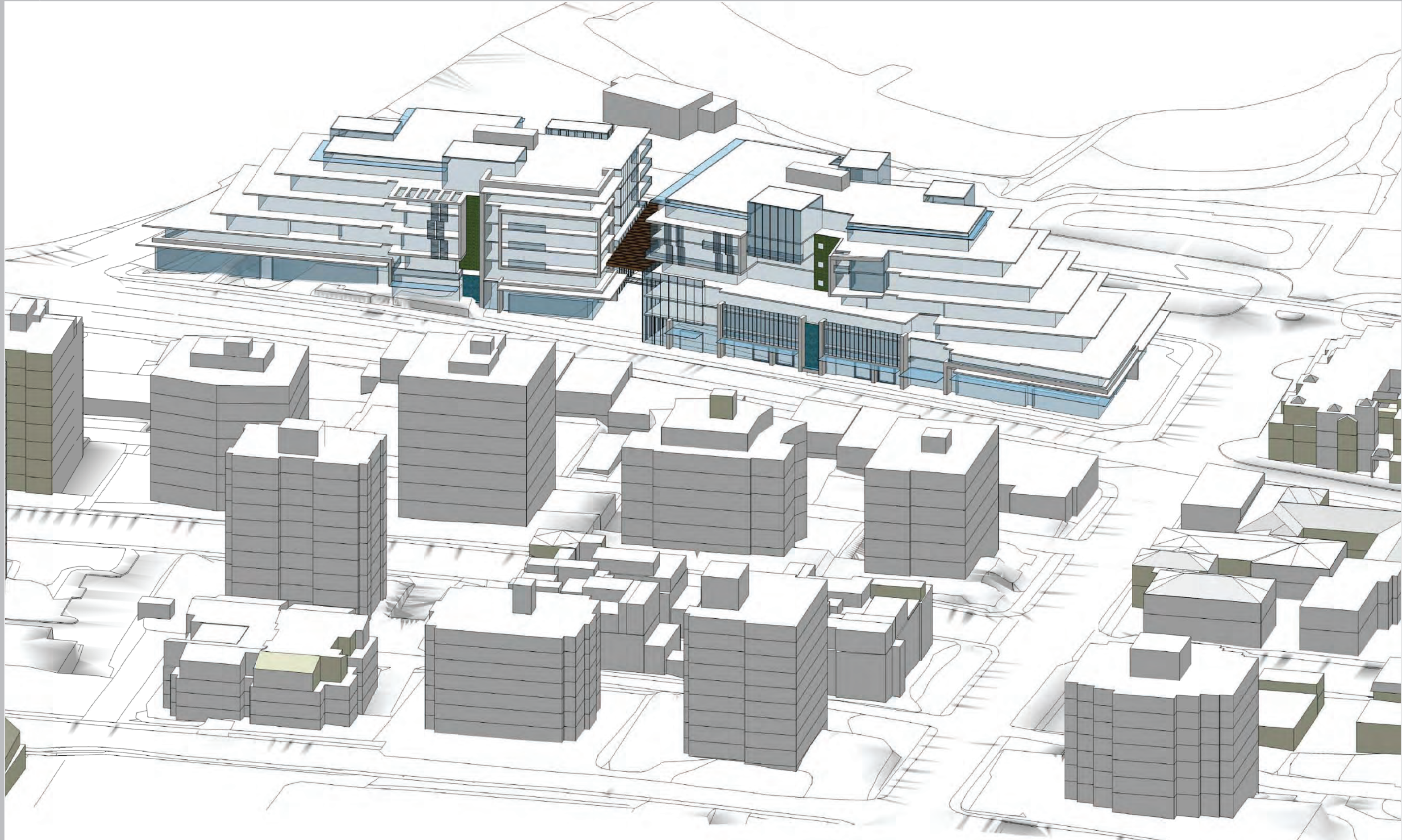
PUBLIC GALLERIA LOOKING OUT TO COUPLAND'S ART SCULPTURE

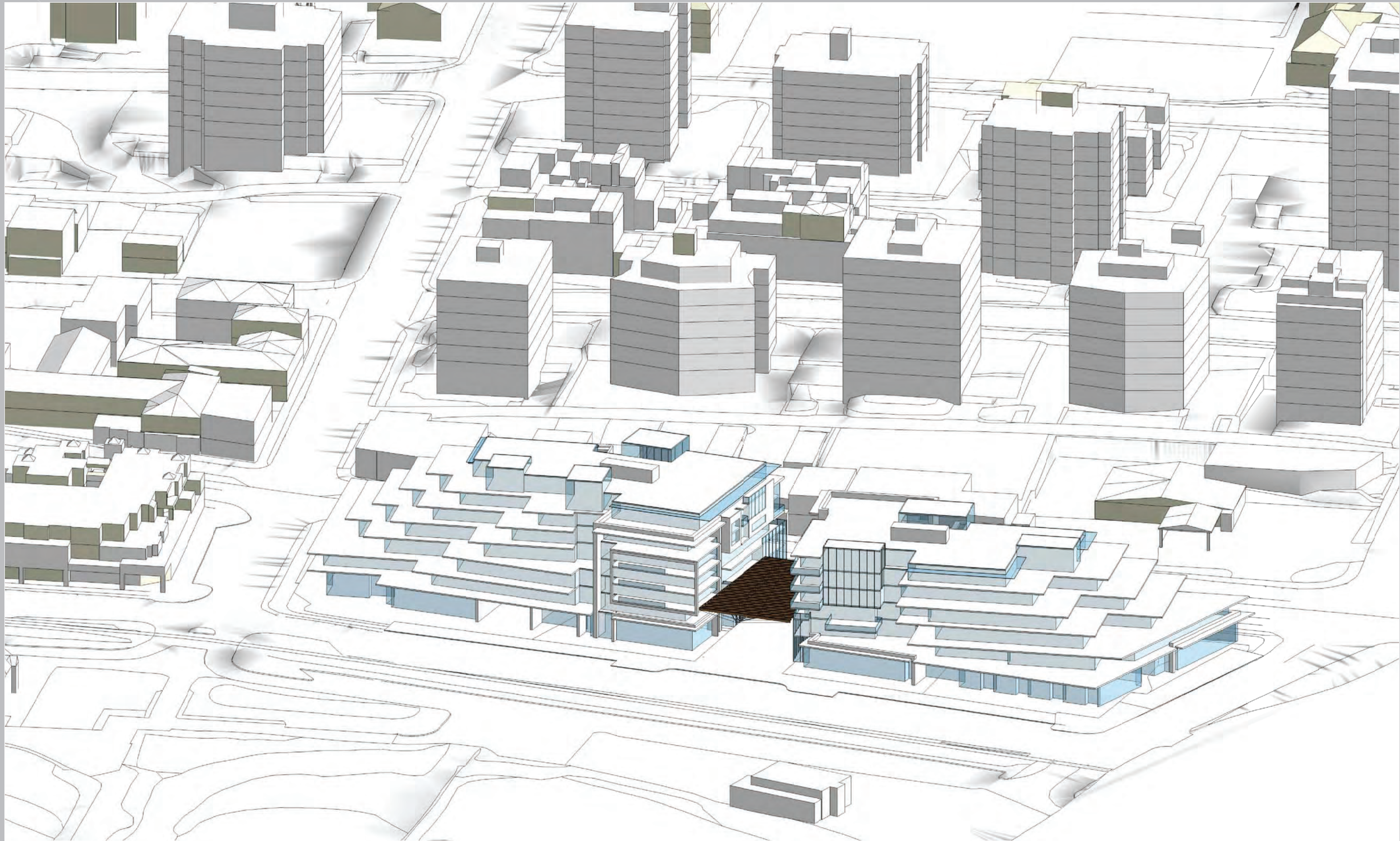


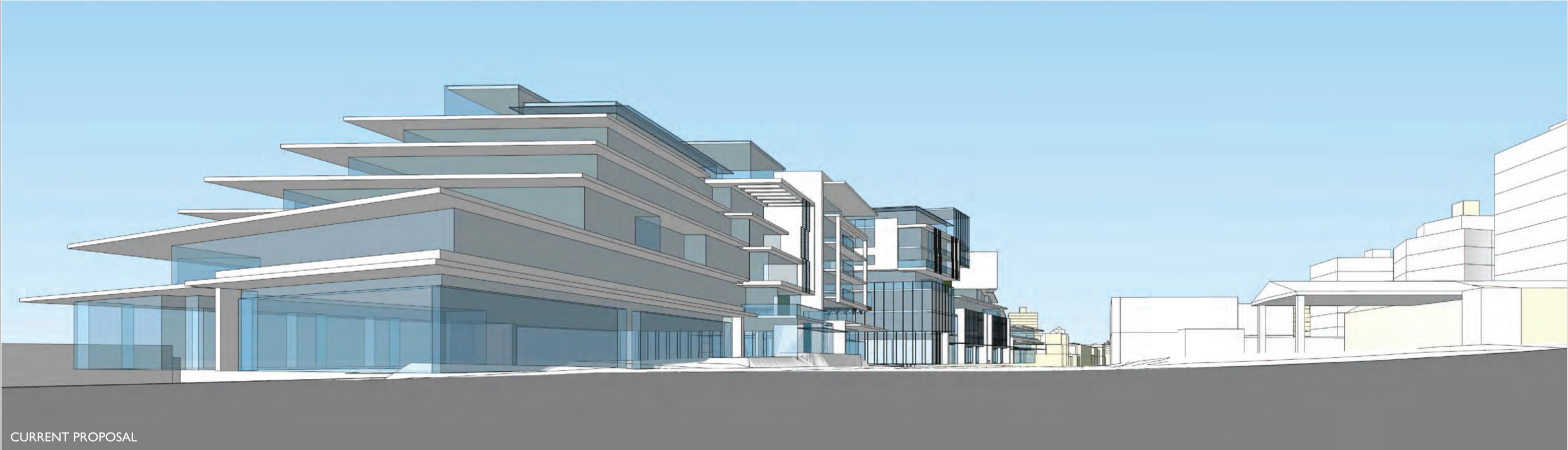
PUBLIC GALLERIA SHOWING COMMERCIAL USE



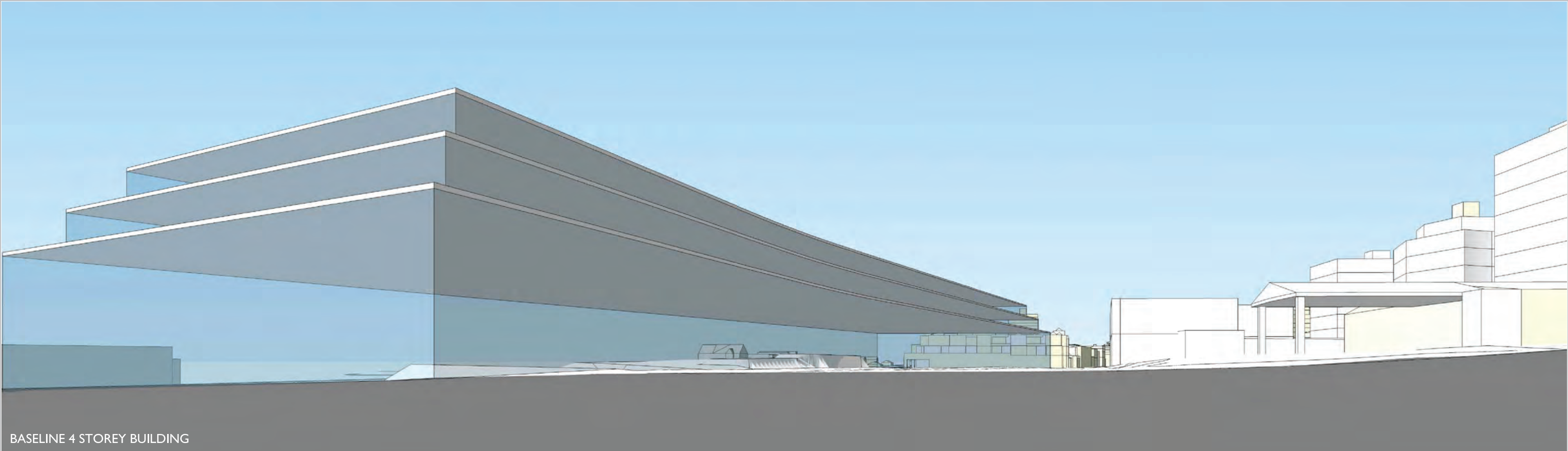
COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE



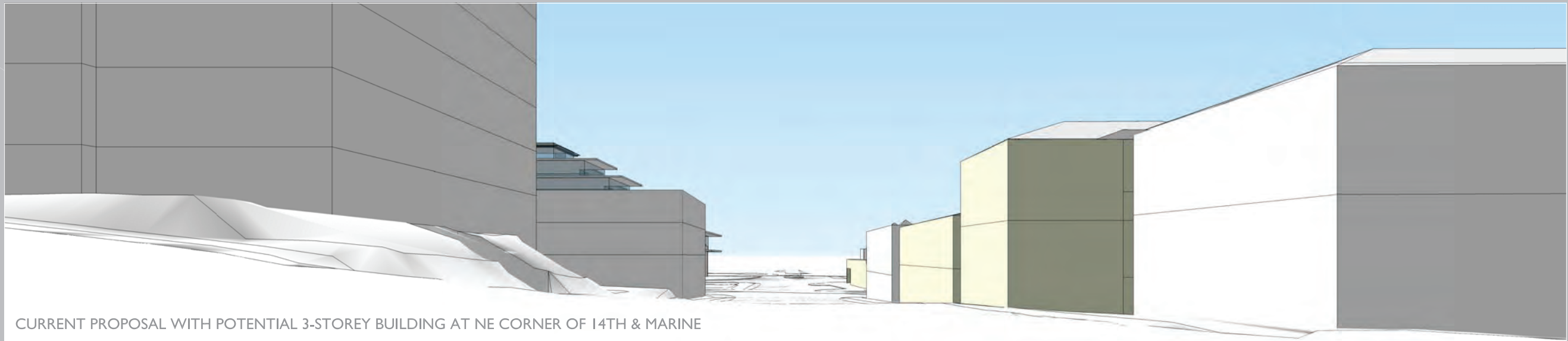




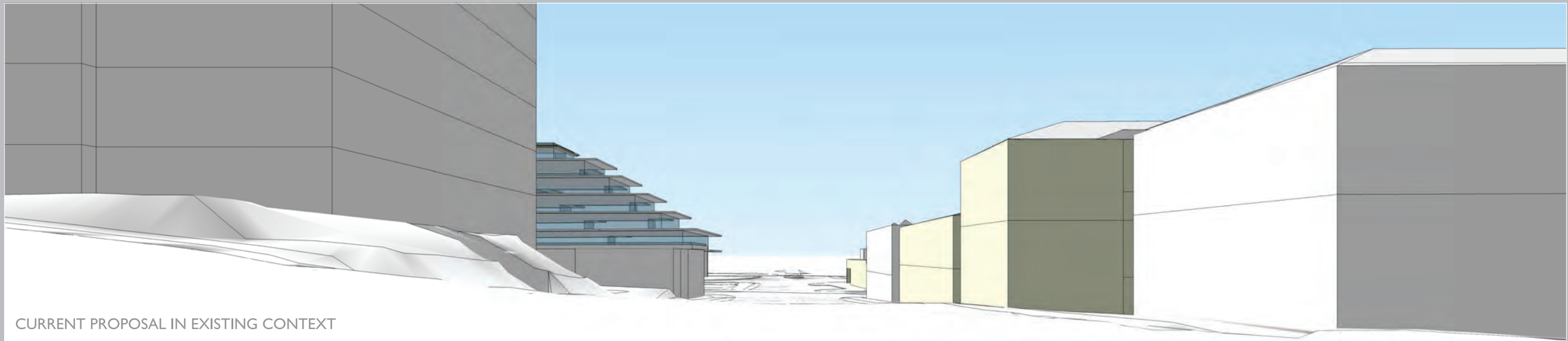
CURRENT PROPOSAL



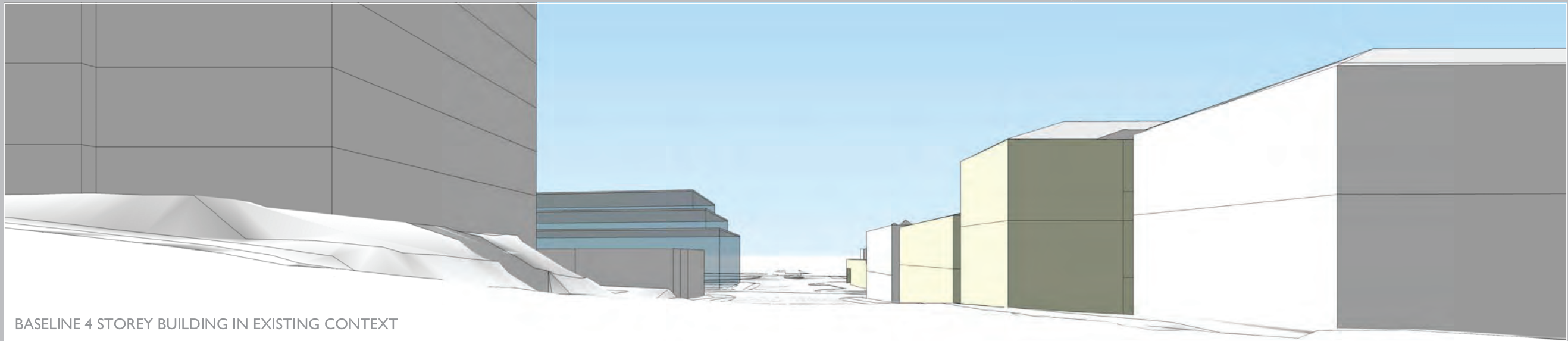
BASELINE 4 STOREY BUILDING



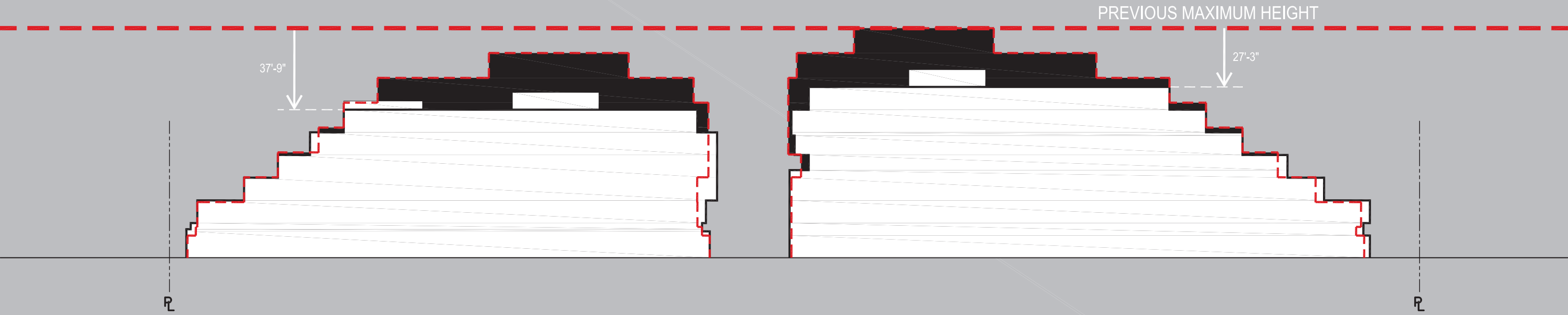
CURRENT PROPOSAL WITH POTENTIAL 3-STOREY BUILDING AT NE CORNER OF 14TH & MARINE

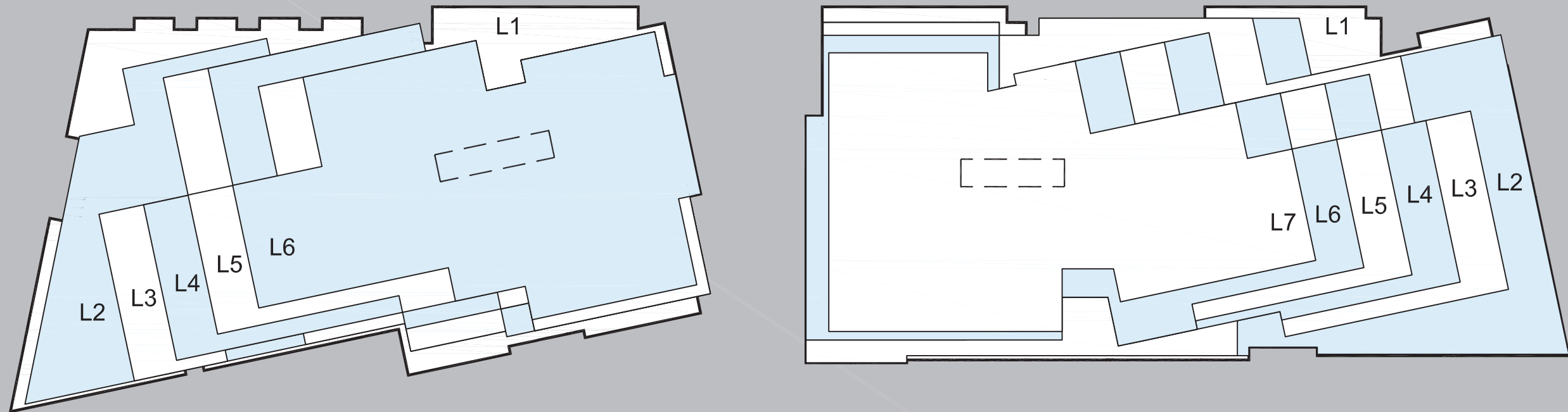


CURRENT PROPOSAL IN EXISTING CONTEXT



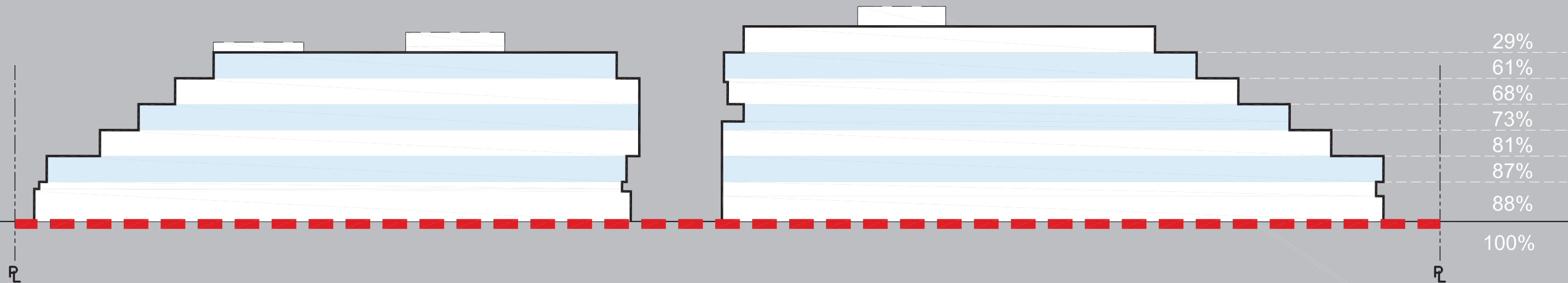
BASELINE 4 STOREY BUILDING IN EXISTING CONTEXT



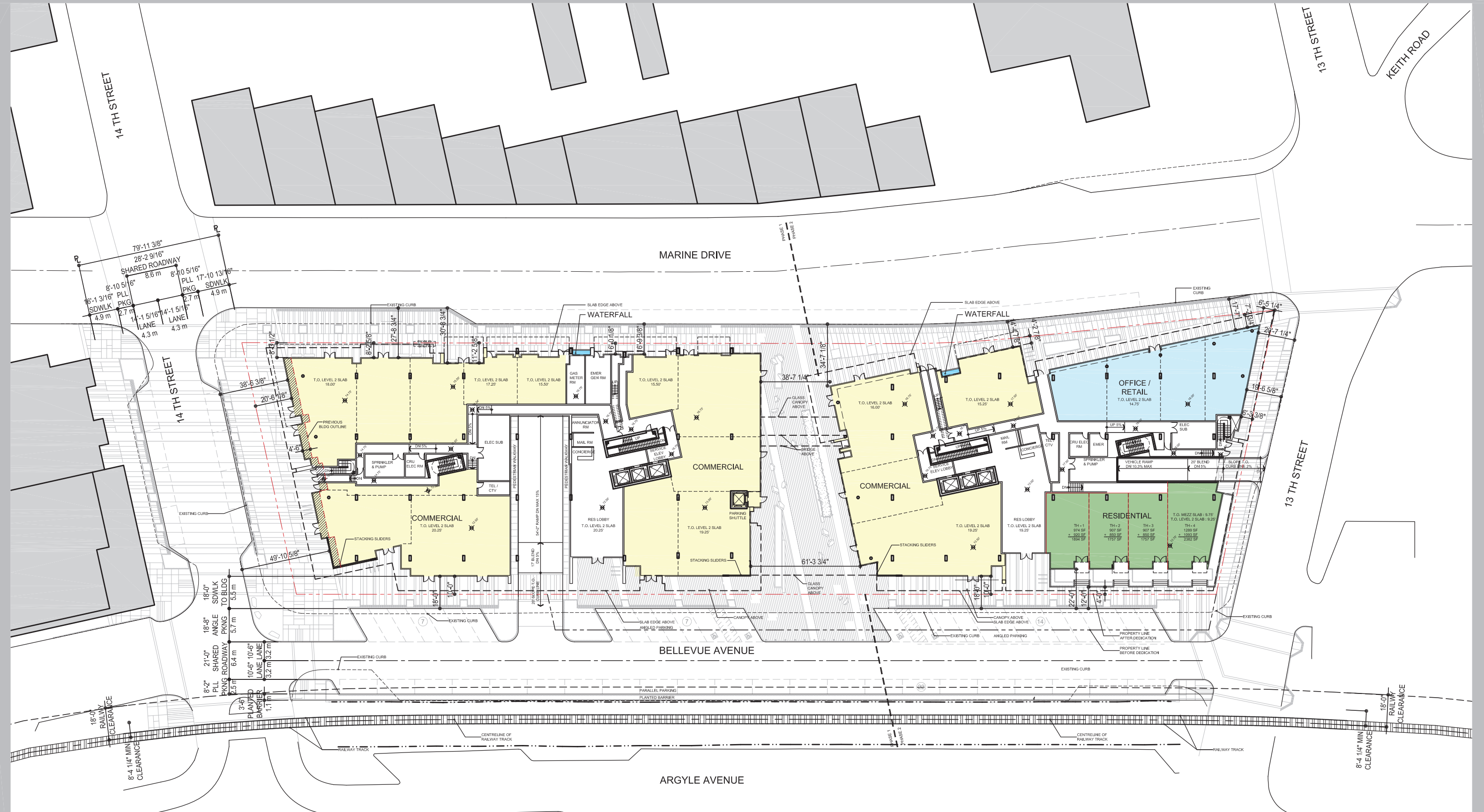


BUILDING FOOTPRINT

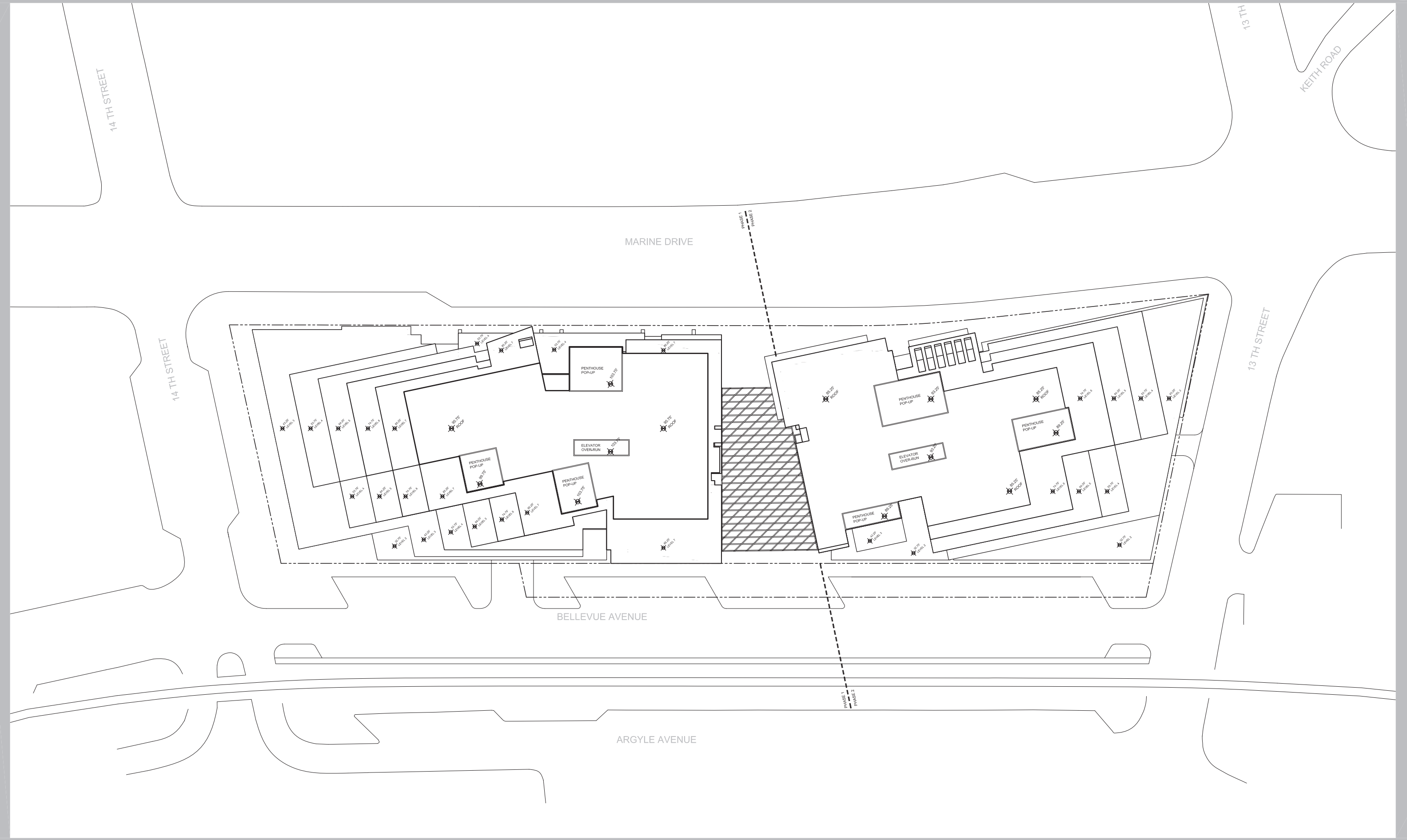
Level	% of Ground-Level Footprint
L1	100.0%
L2	95.9%
L3	83.0%
L4	70.3%
L5	62.1%
L6	53.9%
L7	24.0%



AVERAGE WIDTH:
 $(29\% + 61\% + 68\% + 73\% + 81\% + 87\% + 88\%) / 7$
 = **69% OF FULL FRONTAGE**

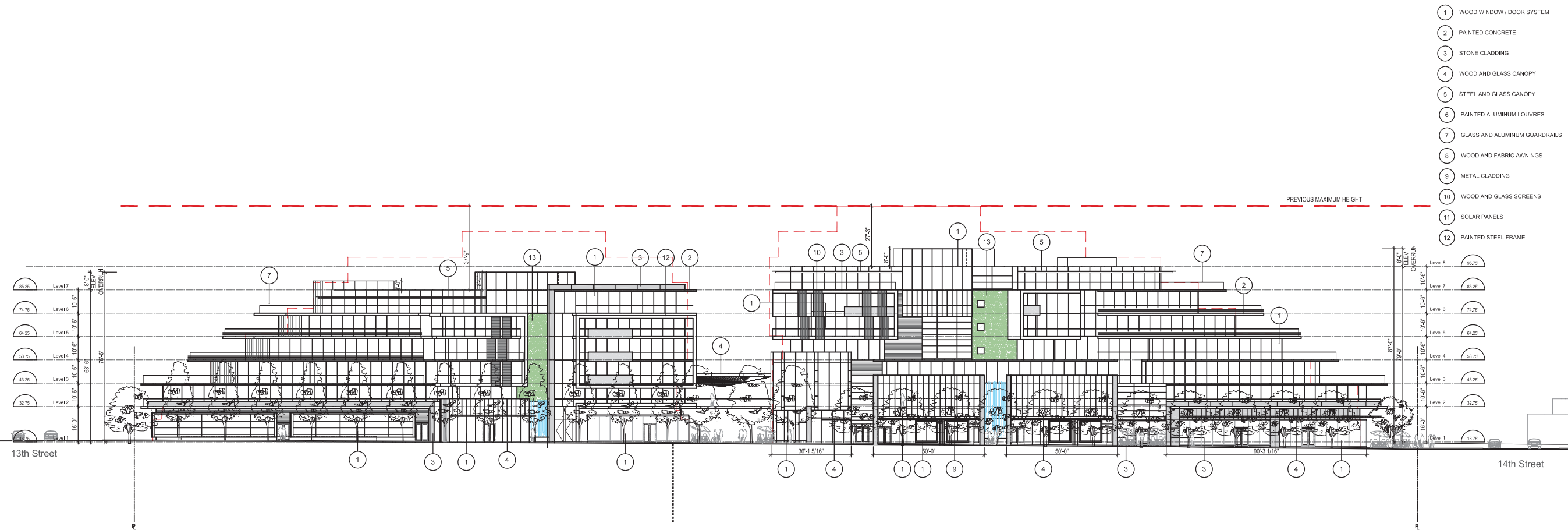


BELLEVUE PUBLIC STREET PARKING COUNT:
 EXISTING - 24
 PREVIOUS PROPOSAL - 29
 REVISED PROPOSAL - 50





PREVIOUS PROPOSAL

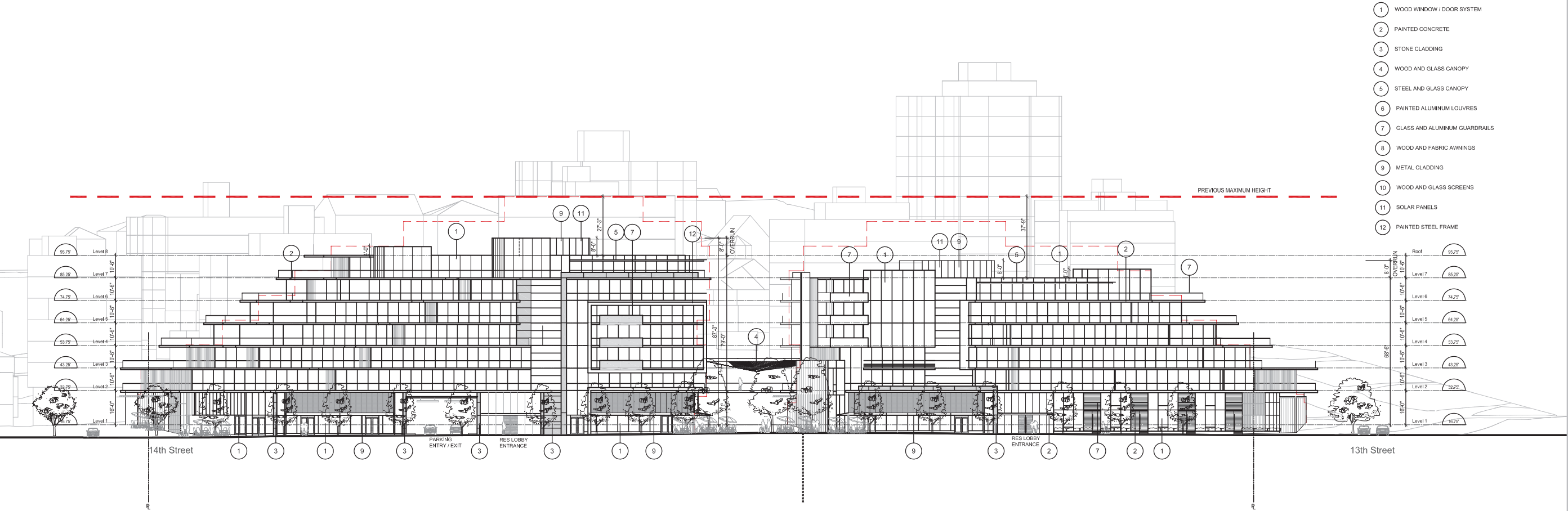


- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 STEEL AND GLASS CANOPY
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING
- 10 WOOD AND GLASS SCREENS
- 11 SOLAR PANELS
- 12 PAINTED STEEL FRAME

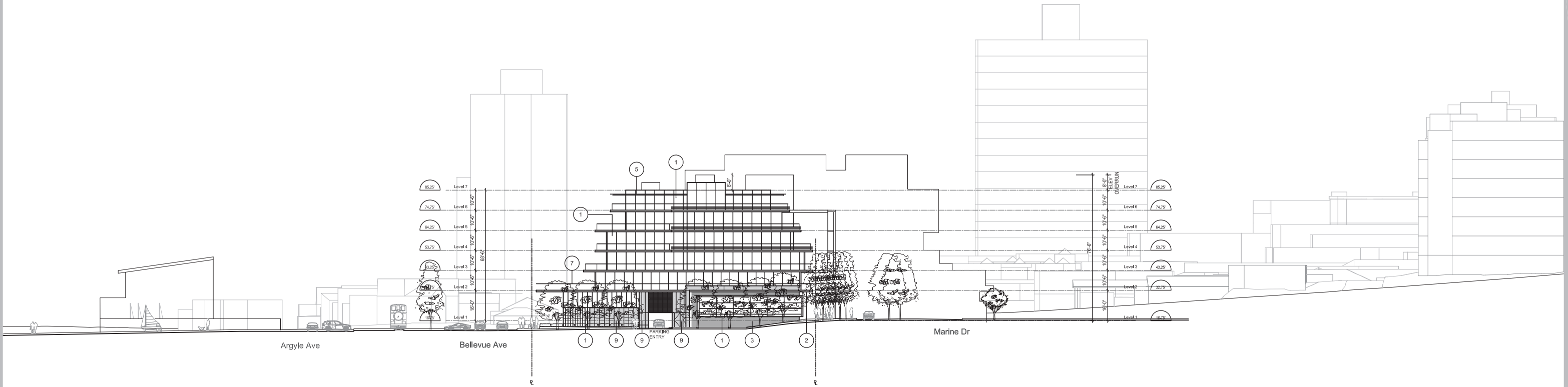
CURRENT PROPOSAL



PREVIOUS PROPOSAL

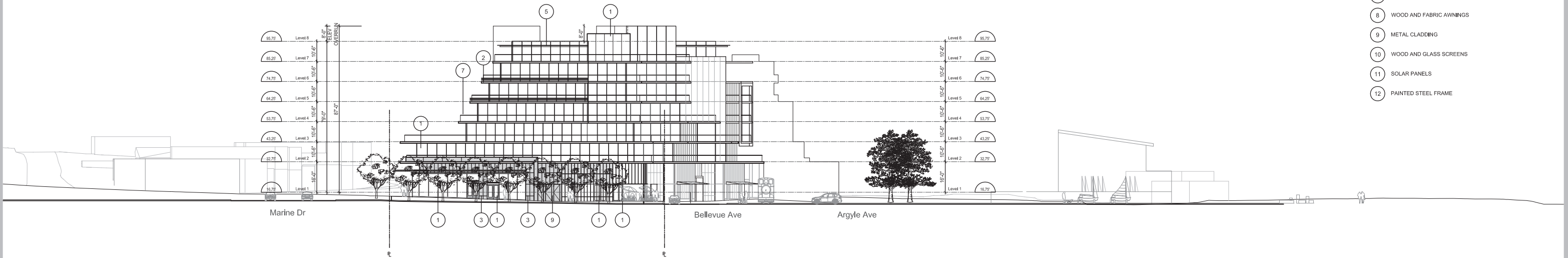


CURRENT PROPOSAL

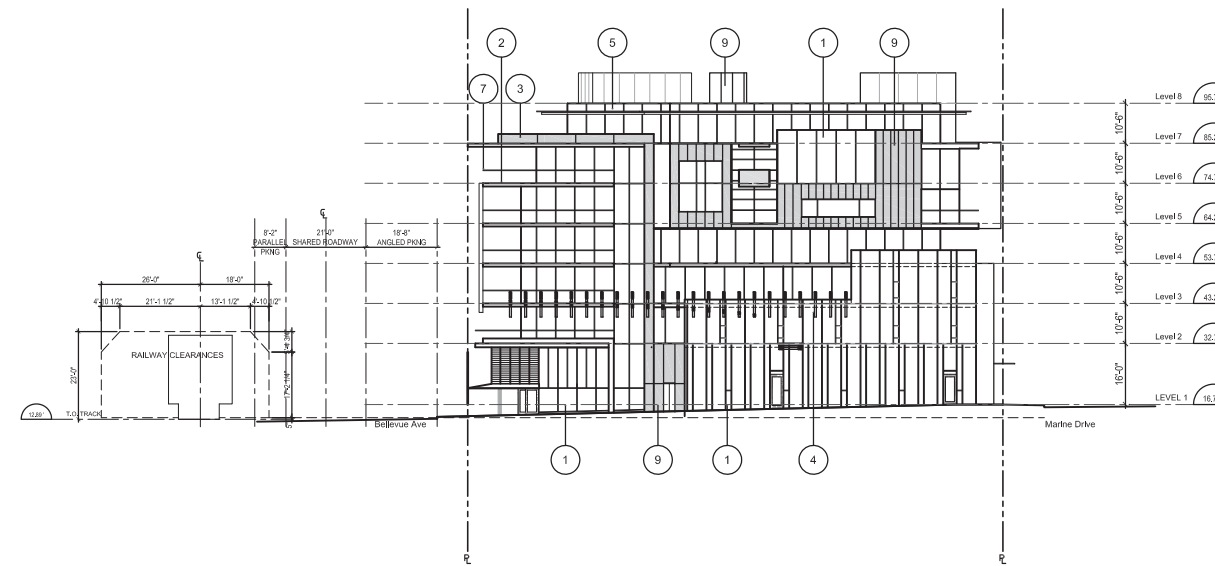
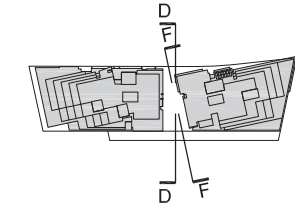


1 13TH STREET (EAST) ELEVATION

- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 STEEL AND GLASS CANOPY
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING
- 10 WOOD AND GLASS SCREENS
- 11 SOLAR PANELS
- 12 PAINTED STEEL FRAME

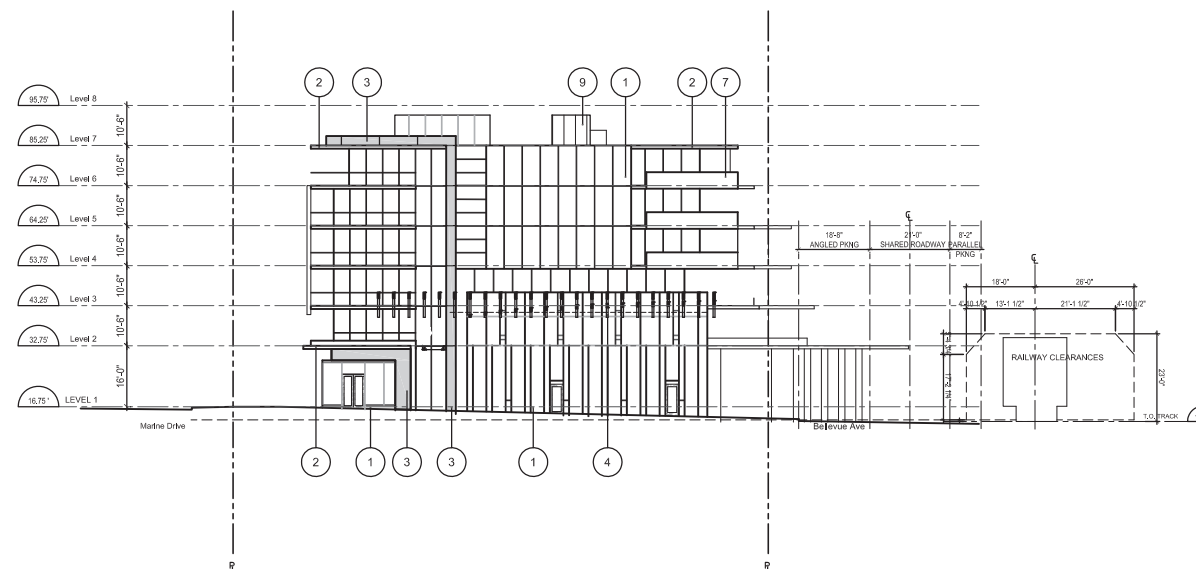


2 14TH STREET (WEST) ELEVATION

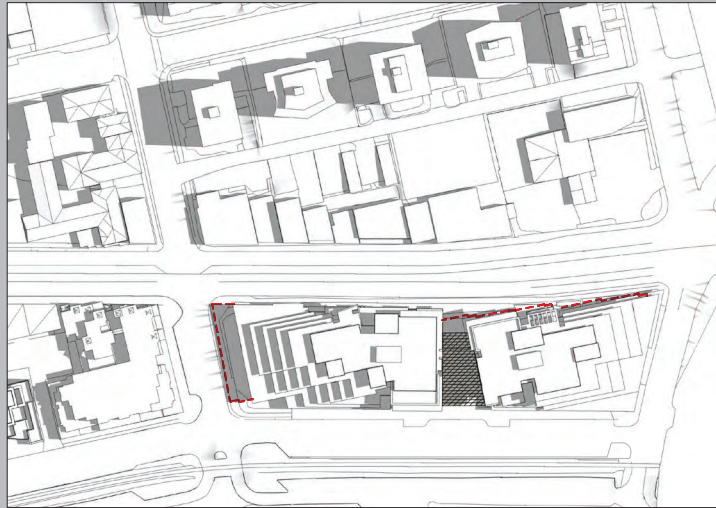


- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 STEEL AND GLASS CANOPY
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING
- 10 WOOD AND GLASS SCREENS
- 11 SOLAR PANELS
- 12 PAINTED STEEL FRAME

1 SECTION D-D (WEST BLDG LOOKING WEST)



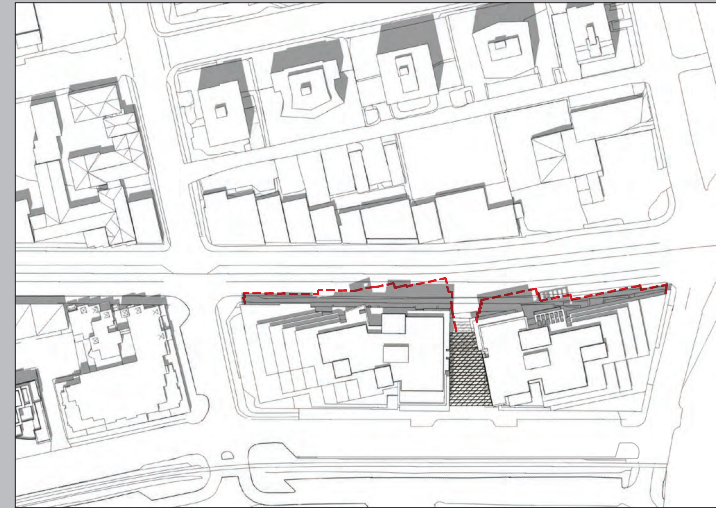
2 SECTION F-F (EAST BLDG LOOKING EAST)



JUNE 21 10AM



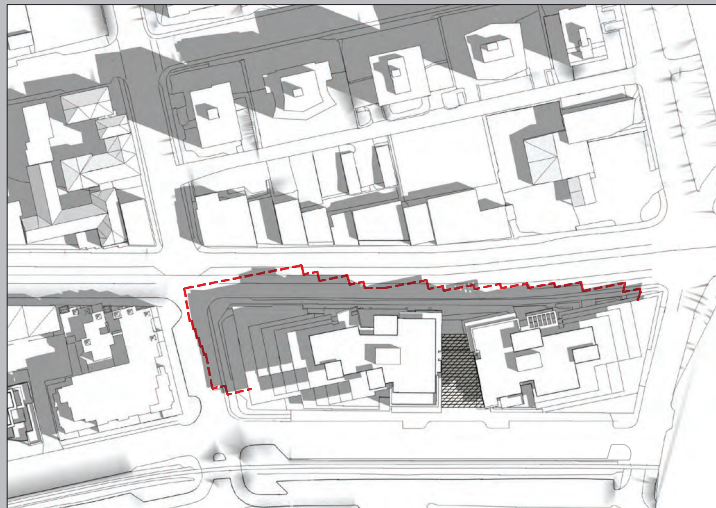
JUNE 21 12PM



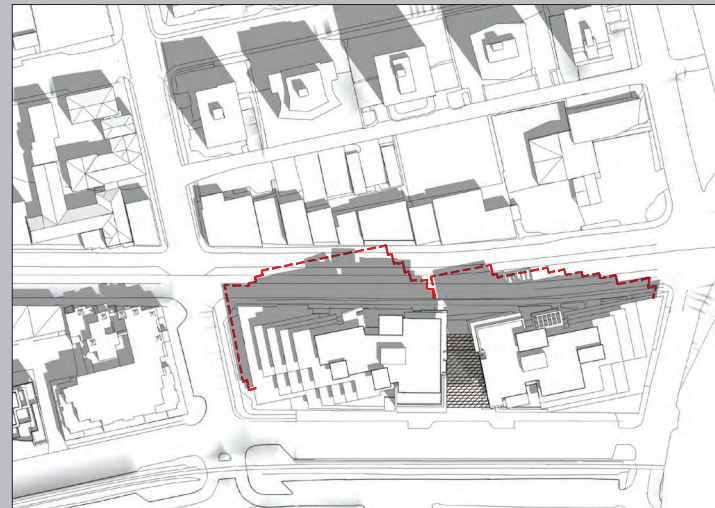
JUNE 21 2PM



JUNE 21 4PM



SEPTEMBER 21 10AM



SEPTEMBER 21 12PM



SEPTEMBER 21 2PM



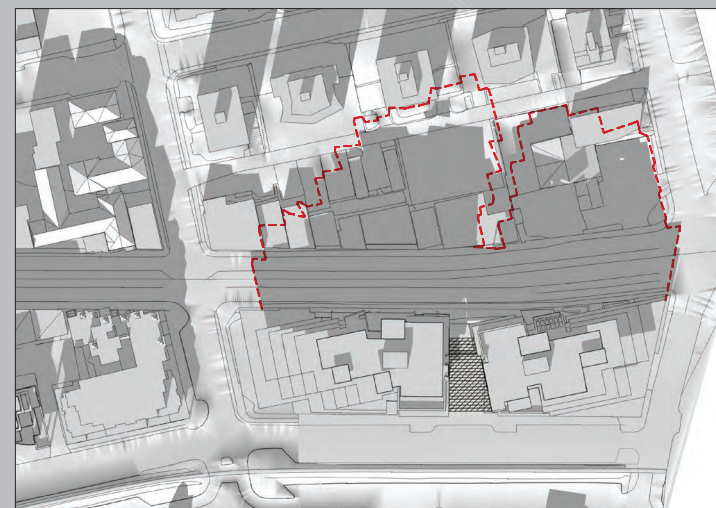
SEPTEMBER 21 4PM



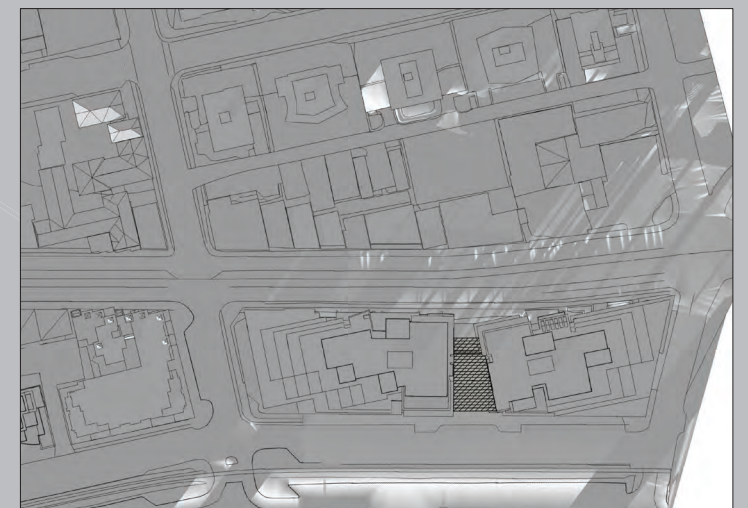
DECEMBER 21 10AM



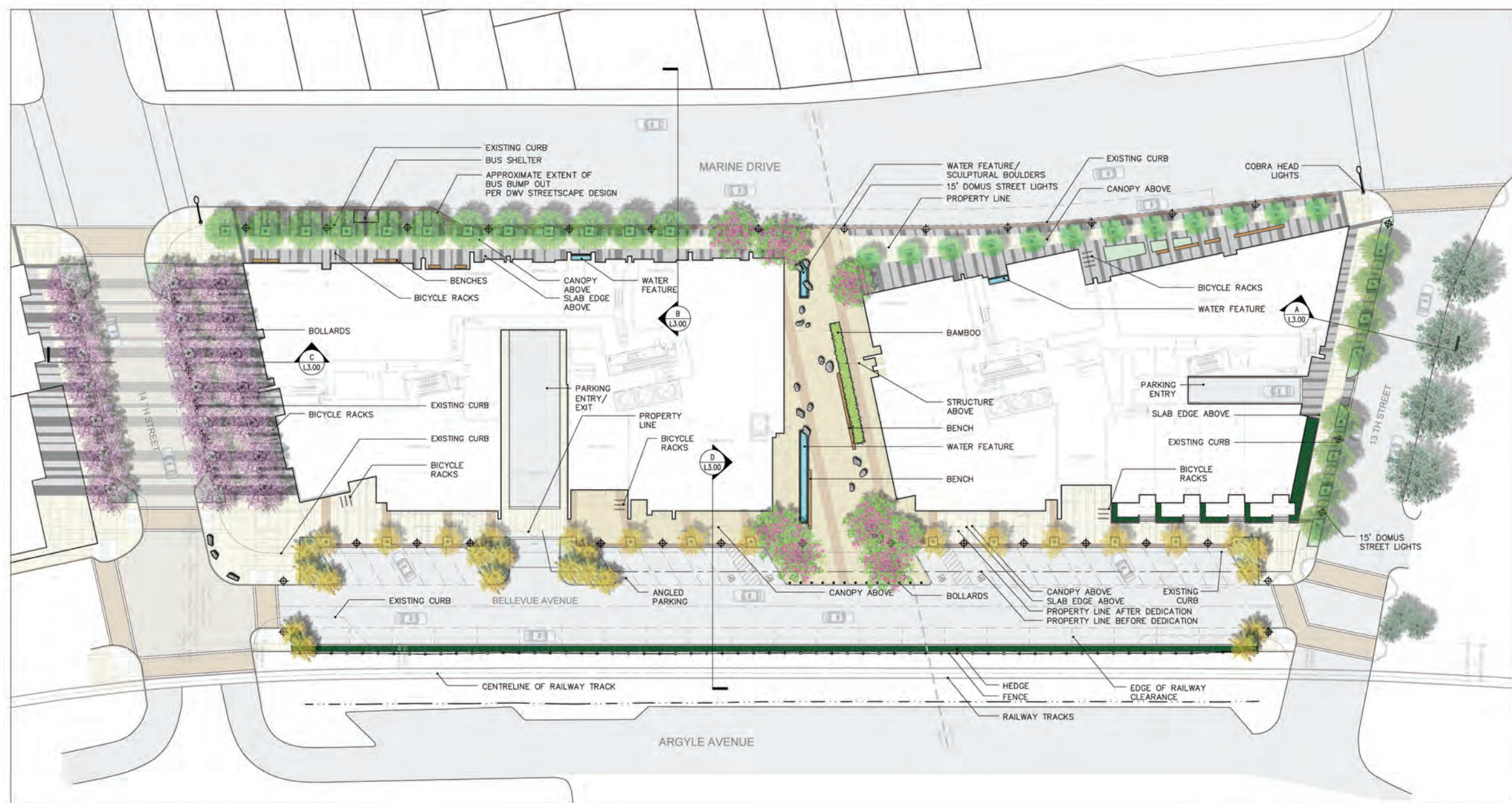
DECEMBER 21 12PM



DECEMBER 21 2PM



DECEMBER 21 4PM

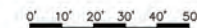


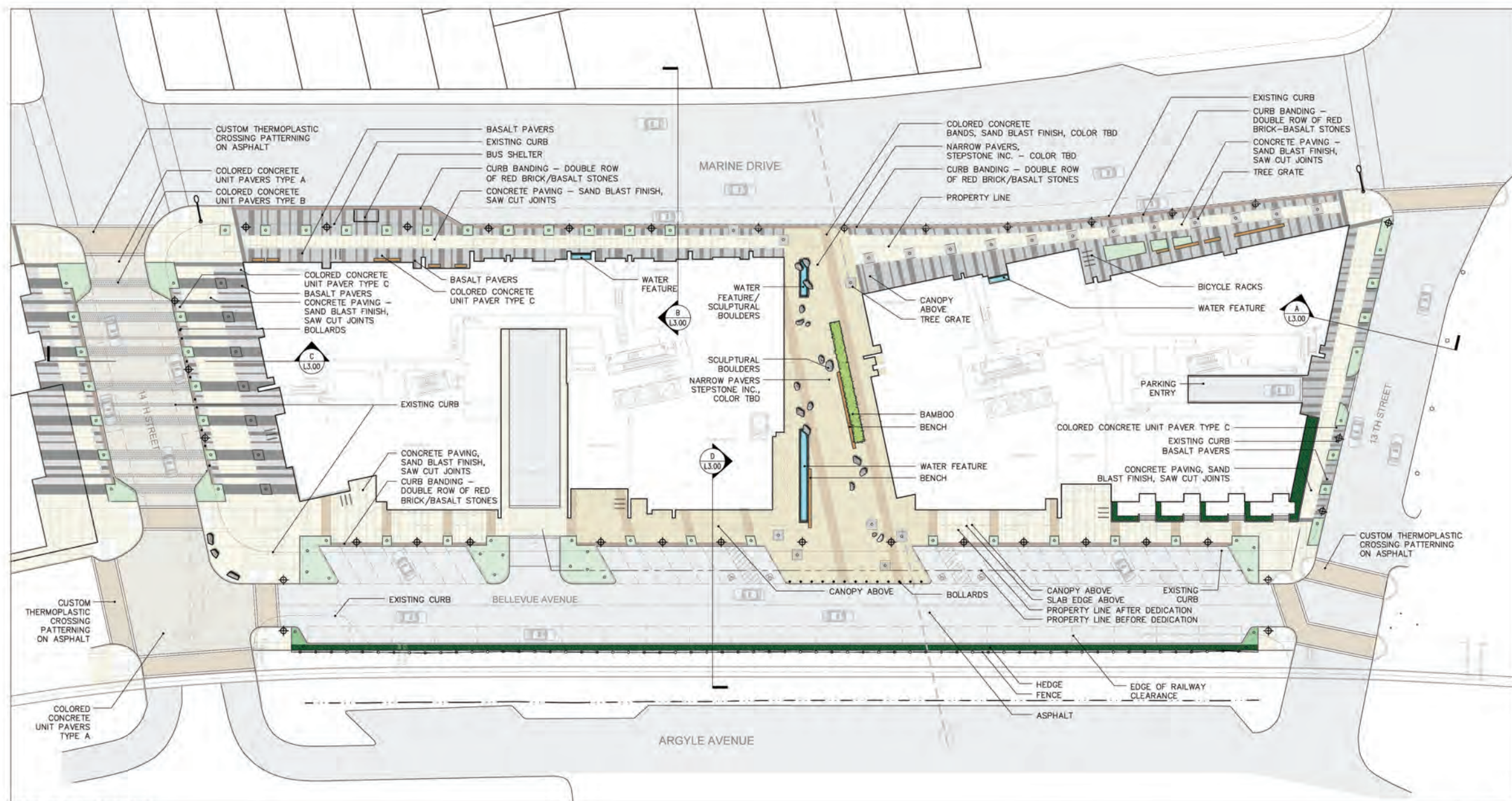
STREET PARKING

	PROPOSED	EXISTING
14TH STREET	8	8
BELLEVUE AVENUE (4 WHEEL CHAIR ACCESSIBLE)	50	24
	58	32

TREE LEGEND








-  CERCIDIPHYLLUM JAPONICUM (KATSURA TREE)
-  ACER RUBRUM (RED MAPLE)
-  ACER PLATANOIDES (NORWAY MAPLE)
-  PRUNUS SERRULATA (JAPANESE CHERRY)
-  ACER SACCHARUM 'NEWTON SENTRY' (NEWTON SENTRY SUGAR MAPLE)
-  GINKGO BILOBA MAIDENHAIR TREE
-  EXISTING TREES









HARDSCAPE LEGEND

PROPOSED

-  CURB BANDING - DOUBLE ROW OF RED BRICK/BASALT STONE
-  NARROW PAVERS, STEPSTONE INC., LIGHT COLOR TBD
-  COLORED CONCRETE UNIT PAVER, TYPE A - TO MATCH STANDARD TYPE USED BY THE CITY, LIGHT COLOR TBD
-  COLORED CONCRETE UNIT PAVER, TYPE B - TO MATCH STANDARD TYPE USED BY THE CITY, DARK COLOR TBD
-  COLORED CONCRETE UNIT PAVER, TYPE C - TO MATCH STANDARD TYPE USED BY THE CITY, DARK COLOR TBD
-  BASALT PAVERS, TO MATCH CITY STANDARD
-  CONCRETE PAVING, GREY, SAND BLAST FINISH, SAW CUT JOINTS

-  COLORED CONCRETE BAND, SAND BLAST FINISH, COLOR TBD
-  CUSTOM THERMOPLASTIC CROSSING PATTERNING ON ASPHALT
-  WATER FEATURE WITH SCULPTURAL BOULDERS
-  SCULPTURAL BOULDERS
-  TREE GRATES

CITY STANDARD

-  BRICKS AT BOULEVARD EDGE
-  BRICK AND BASALT PAVERS BANDS
-  CONCRETE UNIT PAVERS
-  PERMEABLE UNIT PAVERS

1300 Block Marine Drive South - Project Summary

Legal Description: PID 008-994-498 Lot B, Block 25, DL 237, Plan 11655
 PID 011-751-207 Lot 5, Block 25, DL 237, Plan 4210
 PID 004-428-374 Lot 6, Block 25, DL 237, Plan 4210
 PID 011-751-215 Lot 7, Block 25, DL 237, Plan 4210 ("Lot 7")
 PID 011-751-274 Amended Lot 8 (Explanatory Plan 4068), Block 25, DL 237, Plan 4210
 PID 008-988-528 Lot A, Block 25, DL 237, Plan 11926
 PID 011-751-282 Lot A, Block 25, DL 237, Plan 4210
 PID 011-751-291 The Closed Lane in Explanatory Plan 15273, Block 25, DL 237, Plan 4210
 The lane within the block which is surrounded by Marine Drive on the north, Bellevue Avenue on the south, 13th Street on the east and 14th Street on the west.

Site Area : 85,525 sf

Floor Area Summary

West Parcel (Phase 1)	Gross				FSR			
	Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Office / Retail	Residential
Ground	27,323 Sq.Ft.	2,008 Sq.Ft.		1,841 Sq.Ft.	23,474 Sq.Ft.	22,657 Sq.Ft.		817 Sq.Ft.
Level 2	28,600 Sq.Ft.		1,272 Sq.Ft.		27,328 Sq.Ft.			27,328 Sq.Ft.
Level 3	24,644 Sq.Ft.				24,644 Sq.Ft.			24,644 Sq.Ft.
Level 4	19,413 Sq.Ft.				19,413 Sq.Ft.			19,413 Sq.Ft.
Level 5	17,944 Sq.Ft.				17,944 Sq.Ft.			17,944 Sq.Ft.
Level 6	16,043 Sq.Ft.				16,043 Sq.Ft.			16,043 Sq.Ft.
Level 7	12,484 Sq.Ft.				12,484 Sq.Ft.			12,484 Sq.Ft.
Level 8								Sq.Ft.
Total	146,451 Sq.Ft.	2,008 Sq.Ft.	1,272 Sq.Ft.	1,841 Sq.Ft.	141,330 Sq.Ft.	22,657 Sq.Ft.		118,673 Sq.Ft.
					100%	15%		84%
					5,121 Sq.Ft.			

East Parcel (Phase 2)	Gross				FSR			
	Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Office / Retail	Residential
Ground	24,599 Sq.Ft.	2,063 Sq.Ft.		1,180 Sq.Ft.	21,356 Sq.Ft.	12,825 Sq.Ft.	4,454 Sq.Ft.	4,077 Sq.Ft.
Mezzanine	3,713 Sq.Ft.				3,713 Sq.Ft.			3,713 Sq.Ft.
Level 2	21,200 Sq.Ft.		1,082 Sq.Ft.		20,118 Sq.Ft.			20,118 Sq.Ft.
Level 3	18,439 Sq.Ft.				18,439 Sq.Ft.			18,439 Sq.Ft.
Level 4	17,095 Sq.Ft.				17,095 Sq.Ft.			17,095 Sq.Ft.
Level 5	14,311 Sq.Ft.				14,311 Sq.Ft.			14,311 Sq.Ft.
Level 6	11,945 Sq.Ft.				11,945 Sq.Ft.			11,945 Sq.Ft.
Level 7								Sq.Ft.
Total	111,302 Sq.Ft.	2,063 Sq.Ft.	1,082 Sq.Ft.	1,180 Sq.Ft.	106,977 Sq.Ft.	12,825 Sq.Ft.	4,454 Sq.Ft.	89,698 Sq.Ft.
					100%	12%	4%	84%
					4,325 Sq.Ft.			

Total (Both Phases)		FSR Exclusions				FSR			
	Total Gross Flr	Total Res Lobby	Total Res Amenity	Total M/E	Total FSR Area	Total Com	Total Office / Retail	Total Residential	
Total Floor Area	257,753 Sq.Ft.	4,071 Sq.Ft.	2,354 Sq.Ft.	3,021 Sq.Ft.	248,307 Sq.Ft.	35,482 Sq.Ft.	4,454 Sq.Ft.	208,371 Sq.Ft.	
					100%	14%	2%	84%	
Total FSR Exclusion		9,446 Sq.Ft.							

Site Coverage 61%

Site Area	85,525 Sq.Ft.
FSR / Site Area	2.90

Unit Count Comparison

	FSR	Total Gross Residential Area	Total Units	Av. Net Area / Unit
Previous	2.99	212,810 Sq.Ft.	88	2,058 Sq.Ft.
Current	2.90	208,371 Sq.Ft.	100	1,771 Sq.Ft.

excluding corridors