



VIEW FROM 13TH AND MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013



VIEW TOWARDS GALLERIA FROM MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013



VIEW FROM 14TH AND MARINE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013



PUBLIC GALLERIA LOOKING OUT TO COUPLAND'S ART SCULPTURE



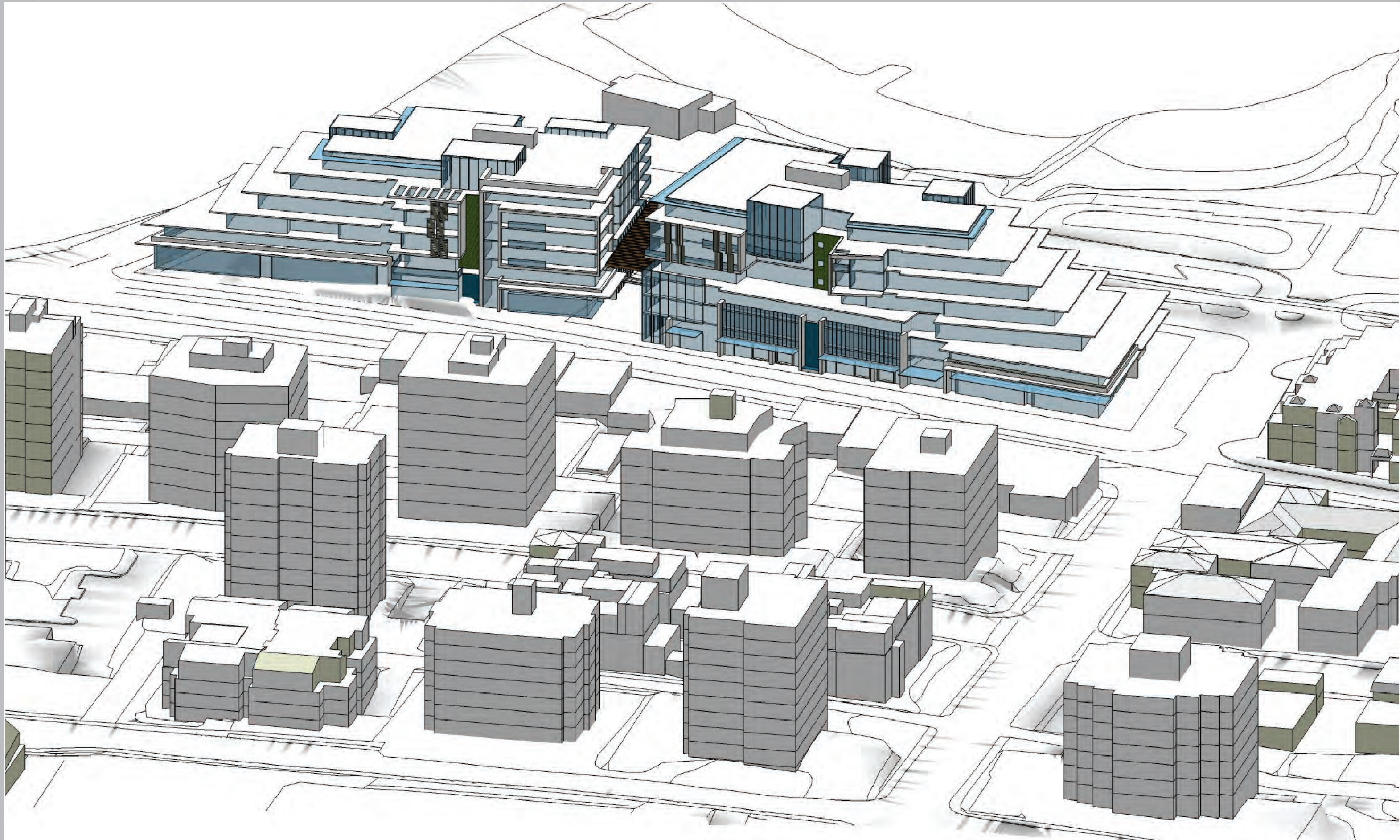
PUBLIC GALLERIA SHOWING COMMERCIAL USE

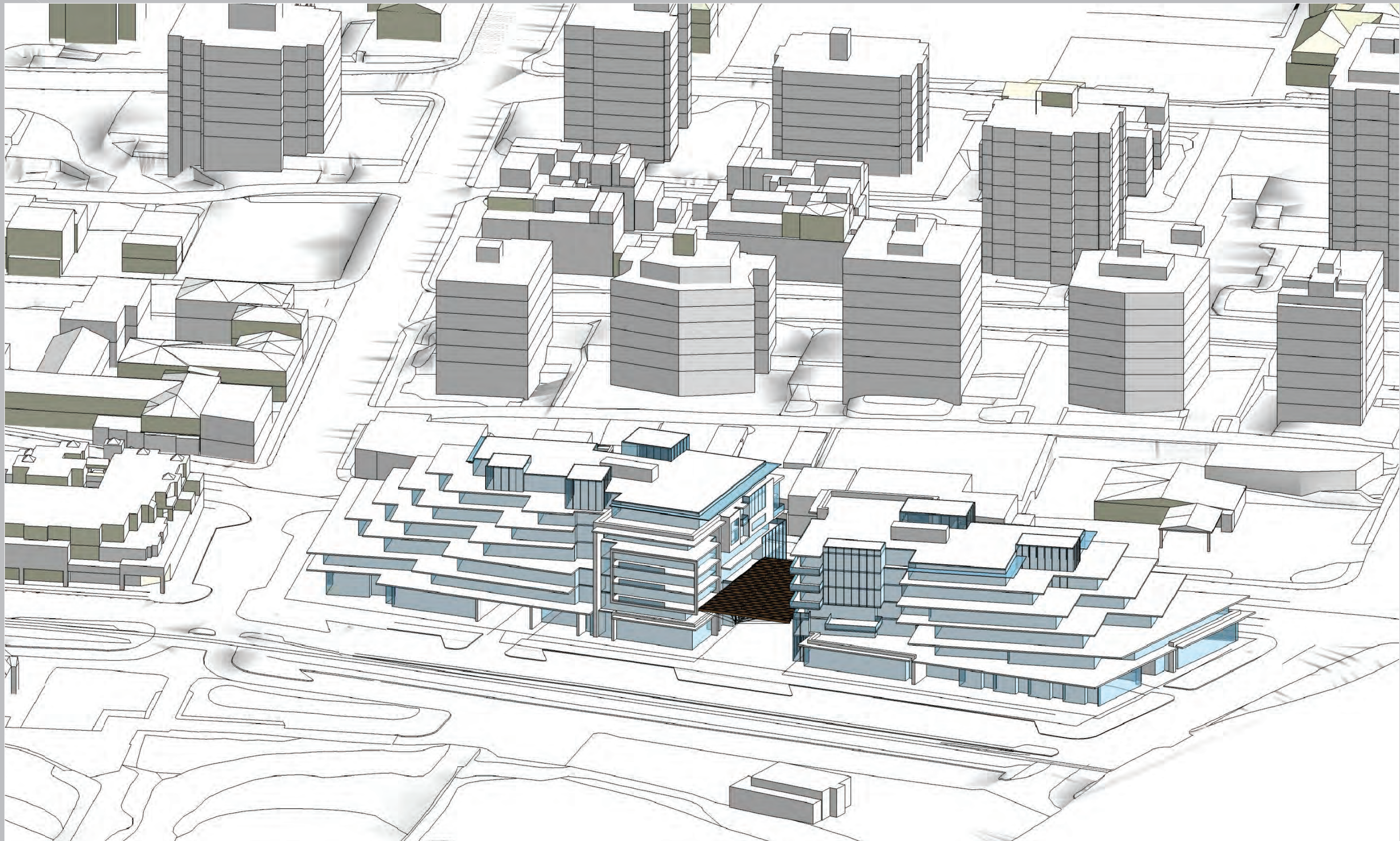


COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE



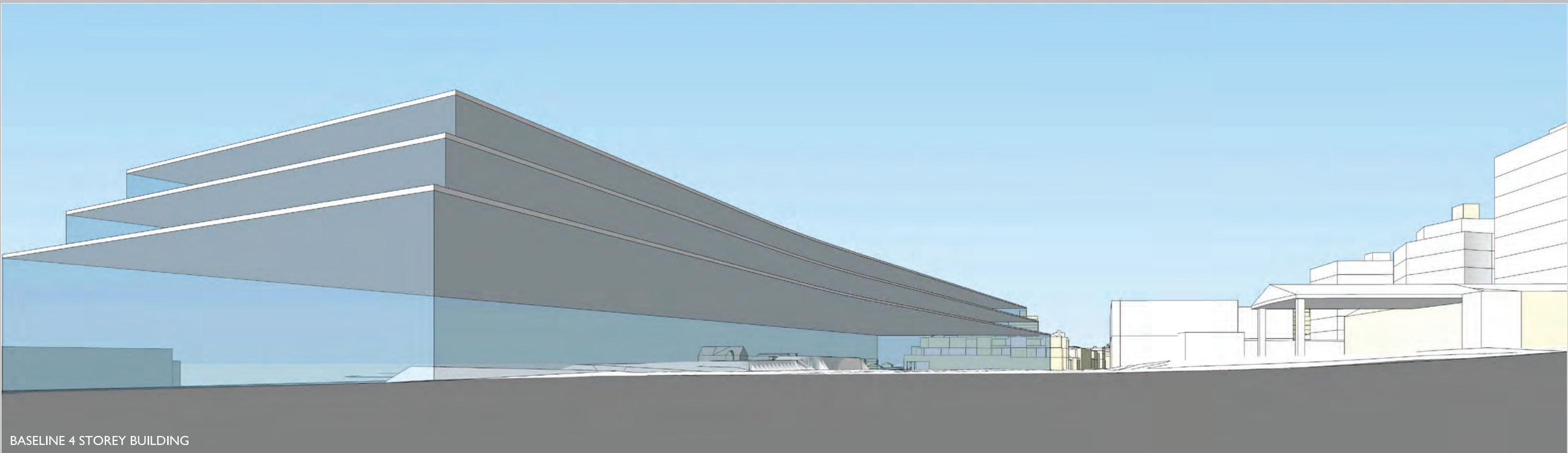
COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE



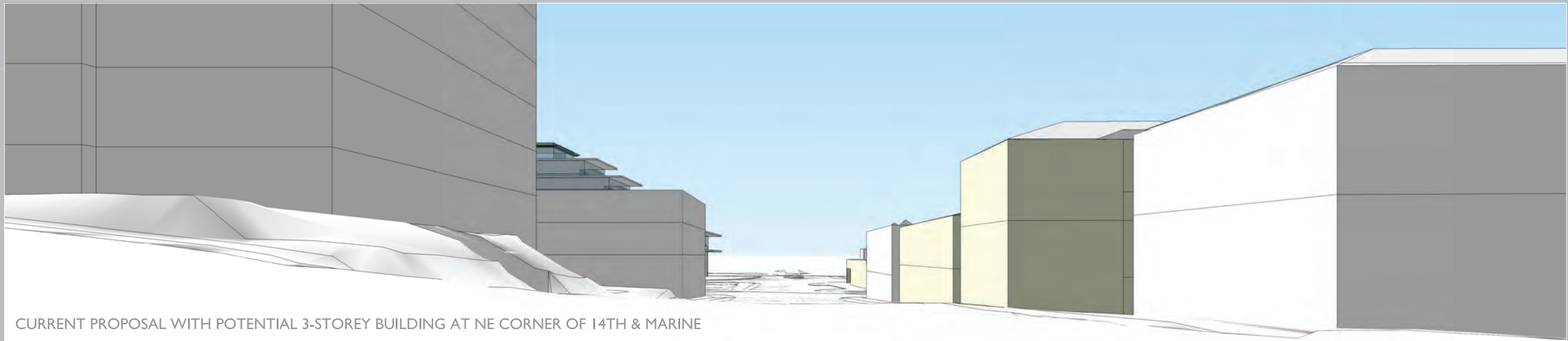




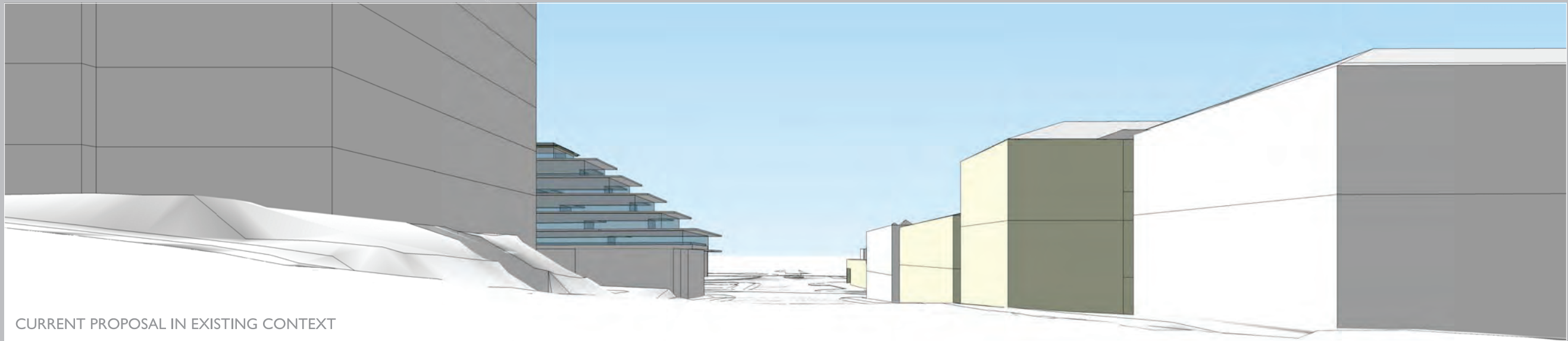
CURRENT PROPOSAL



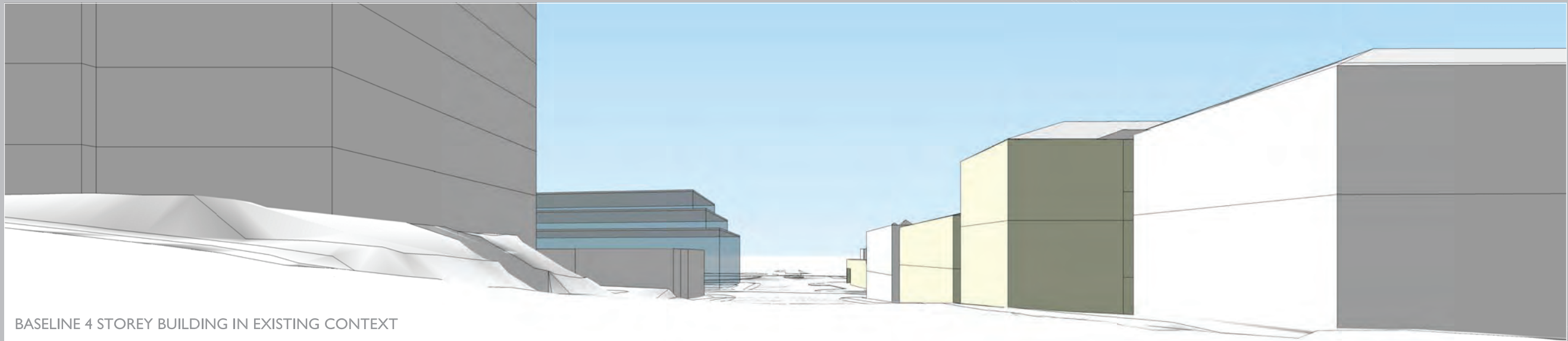
BASELINE 4 STOREY BUILDING



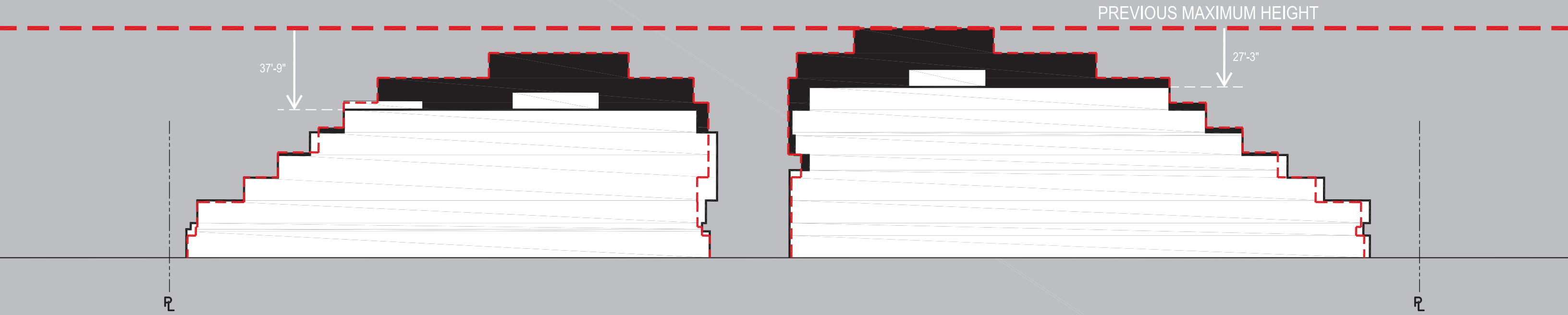
CURRENT PROPOSAL WITH POTENTIAL 3-STOREY BUILDING AT NE CORNER OF 14TH & MARINE

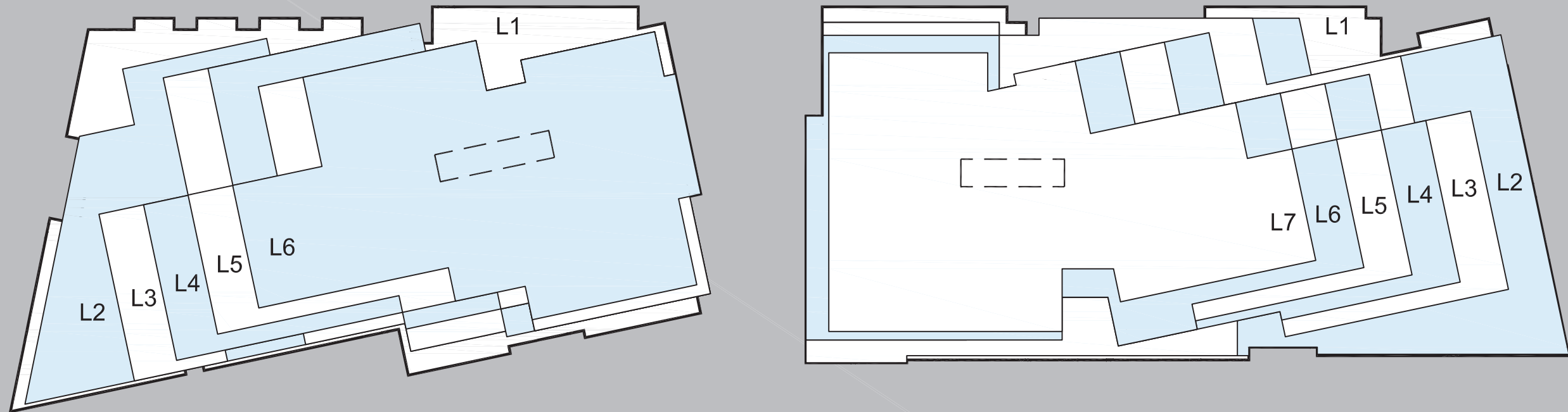


CURRENT PROPOSAL IN EXISTING CONTEXT



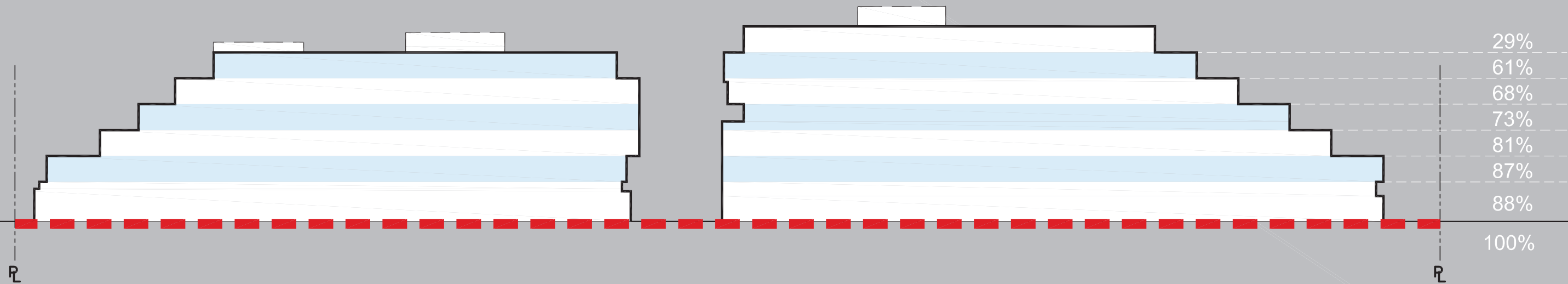
BASELINE 4 STOREY BUILDING IN EXISTING CONTEXT



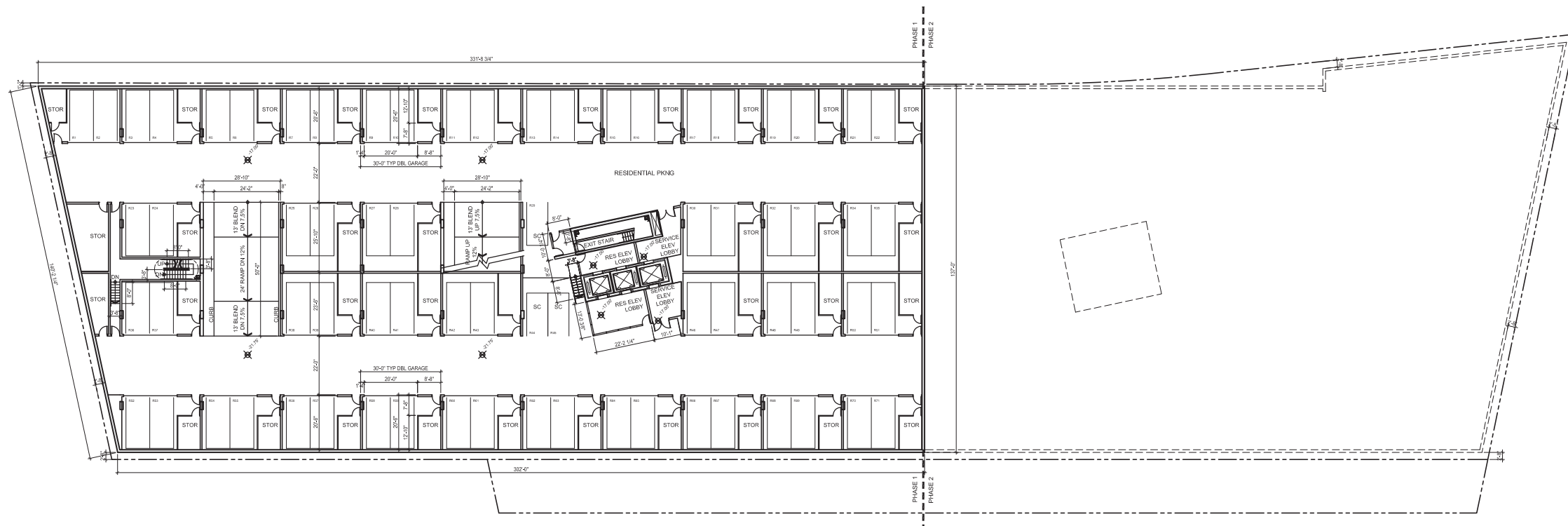


BUILDING FOOTPRINT

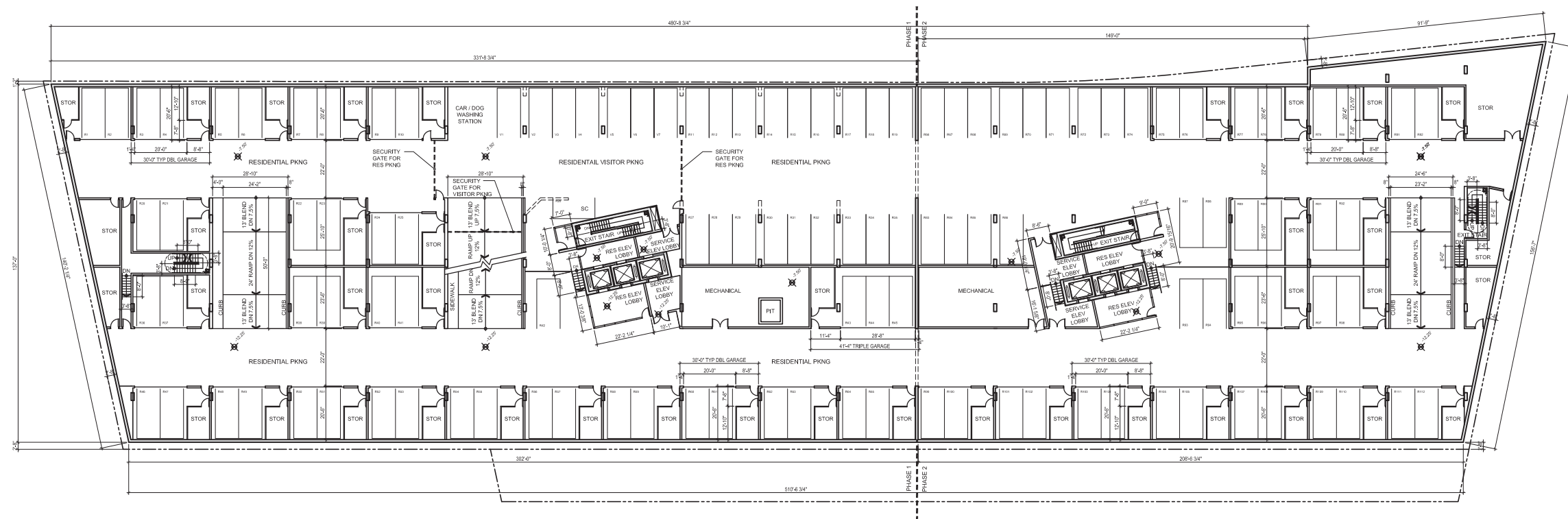
Level	% of Ground-Level Footprint
L1	100.0%
L2	95.9%
L3	83.0%
L4	70.3%
L5	62.1%
L6	53.9%
L7	24.0%



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



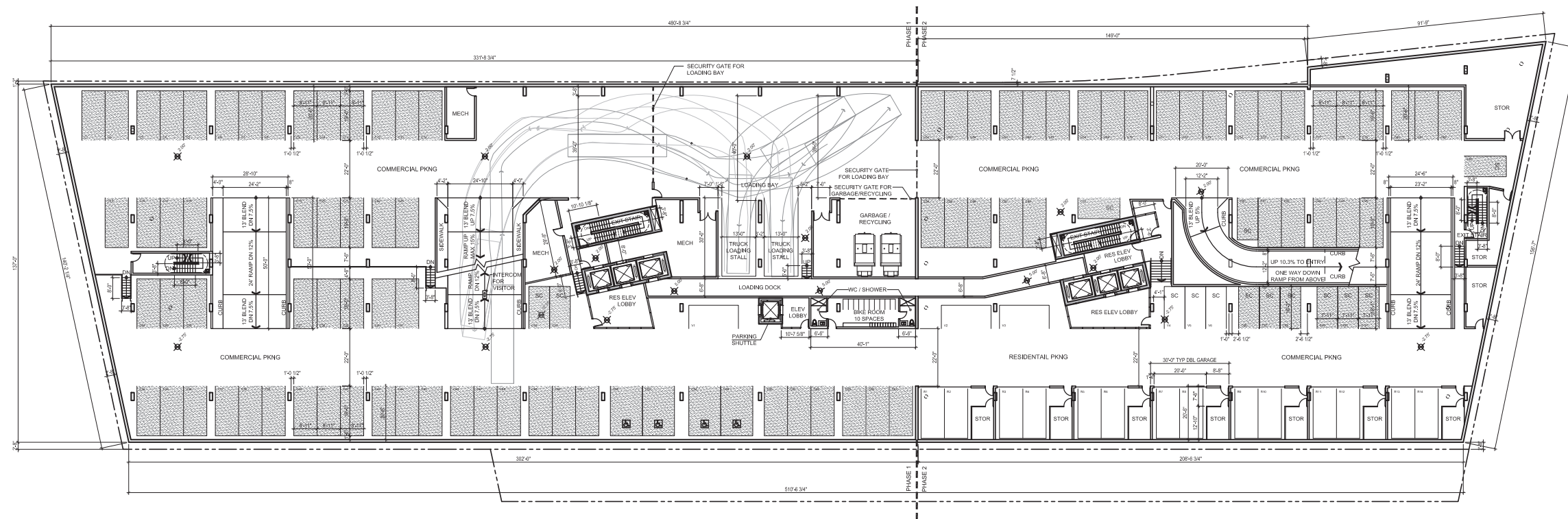
RESIDENTIAL PARKING - PHASE 2 - 36 GARAGES REQUIRED
 GARAGES PROVIDED LEVEL P3
 34 Double Garages - 68 Stalls
 + 3 Open Stall (Small Car) - 71 Stalls



RESIDENTIAL PARKING - PHASE 1
 GARAGES PROVIDED LEVEL P2
 21 Double Garages - 42 Stalls
 1 Triple Garage - 3 Stalls
 22 Garages Total - 45 Stalls
 +19 Open Stall - 64 Stalls
 + 1 Open Stall (Small Car) - 65 Stalls

 Visitor Spaces - 7 Stalls

RESIDENTIAL PARKING - PHASE 2
 GARAGES PROVIDED LEVEL P2
 15 Double Garages - 30 Stalls
 15 Garages Total - 30 Stalls
 + 16 Open Stall - 46 Stalls



PHASE 1
 Commercial Spaces
 57 stalls
 4 HC stalls
 61 stalls total

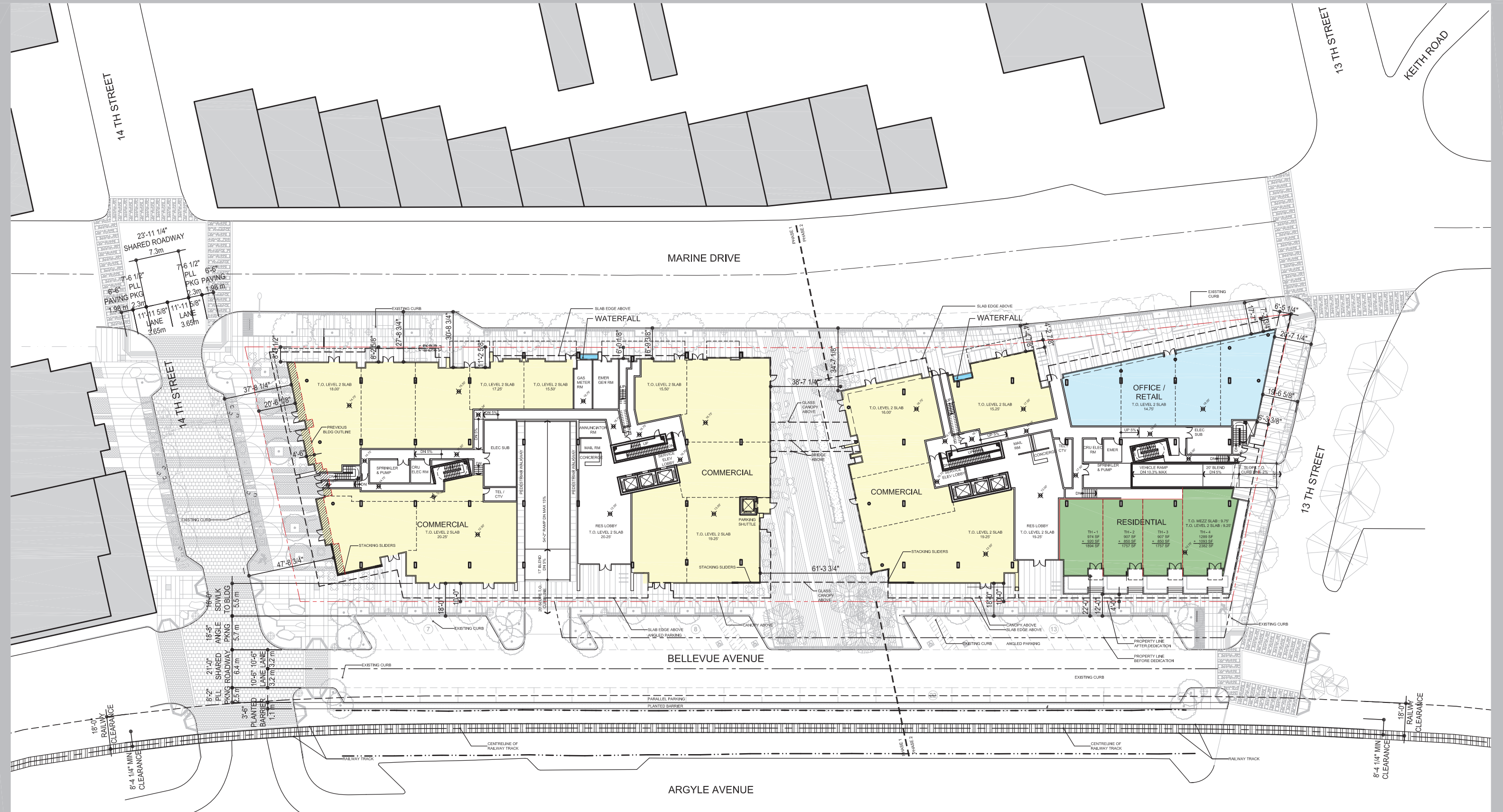
Visitor Spaces
 1 Stalls

101 COMMERCIAL STALLS TOTAL (PHASES 1&2)

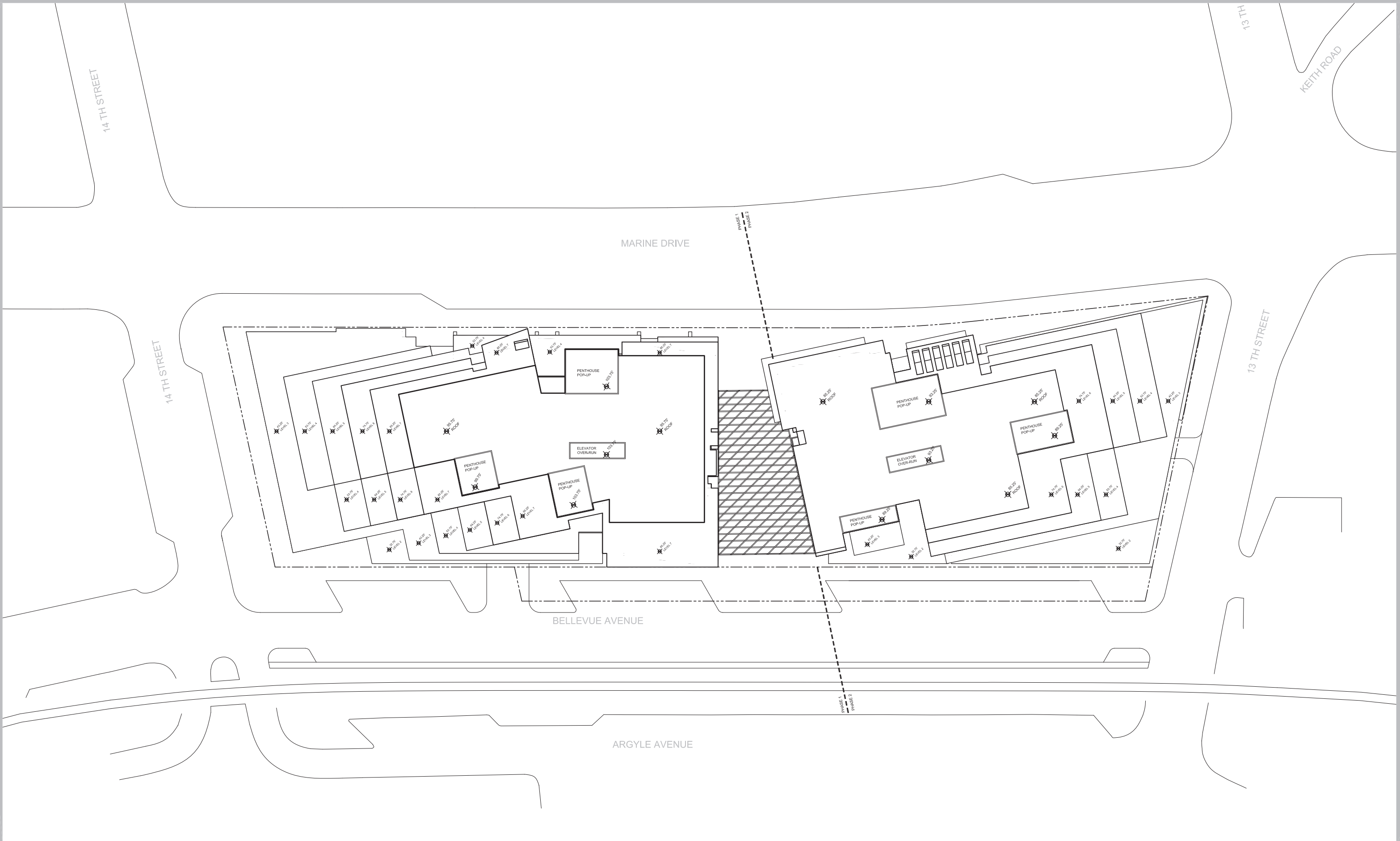
PHASE 2
 Commercial Spaces
 31 stalls
 9 small car stalls
 40 stalls total

Visitor Spaces
 2 stalls
 3 small car stalls
 5 stalls total

Residential Garages
 7 Double Garages - 14 Stalls



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





PREVIOUS PROPOSAL



CURRENT PROPOSAL



PREVIOUS PROPOSAL



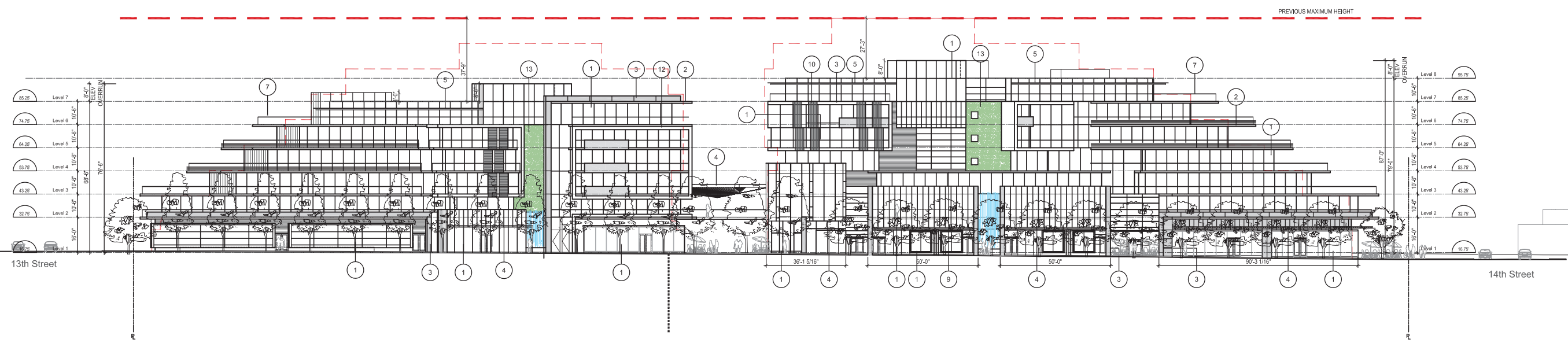
CURRENT PROPOSAL



13TH STREET (EAST) ELEVATION

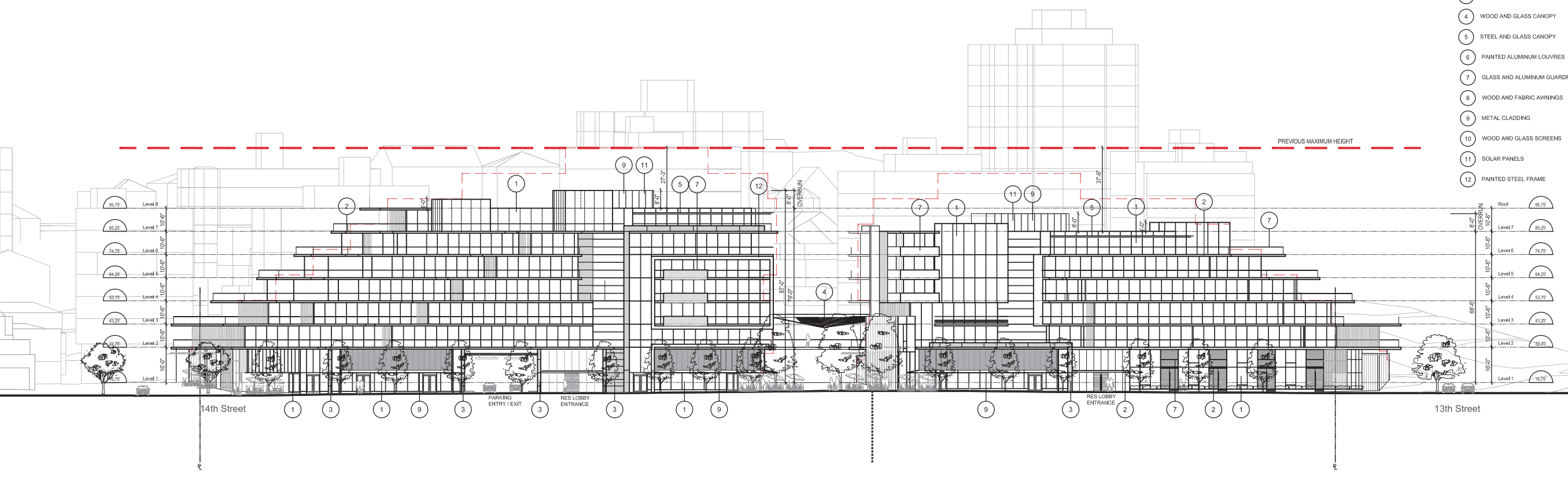


14TH STREET (WEST) ELEVATION

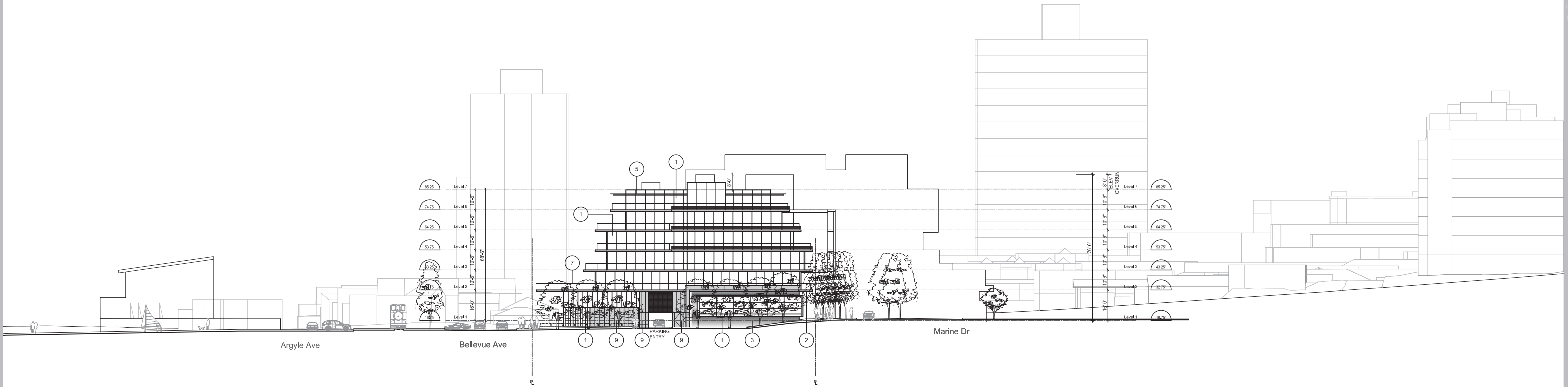


1 MARINE (NORTH) ELEVATION

- 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

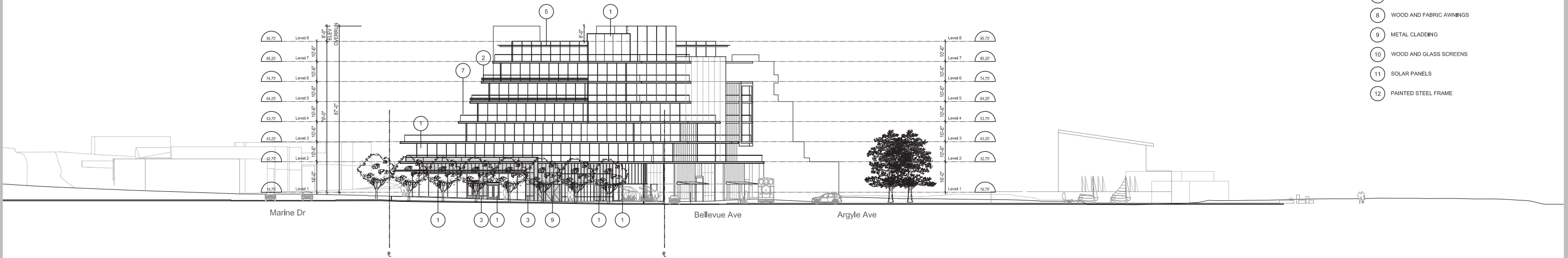


2 BELLEVUE (SOUTH) ELEVATION

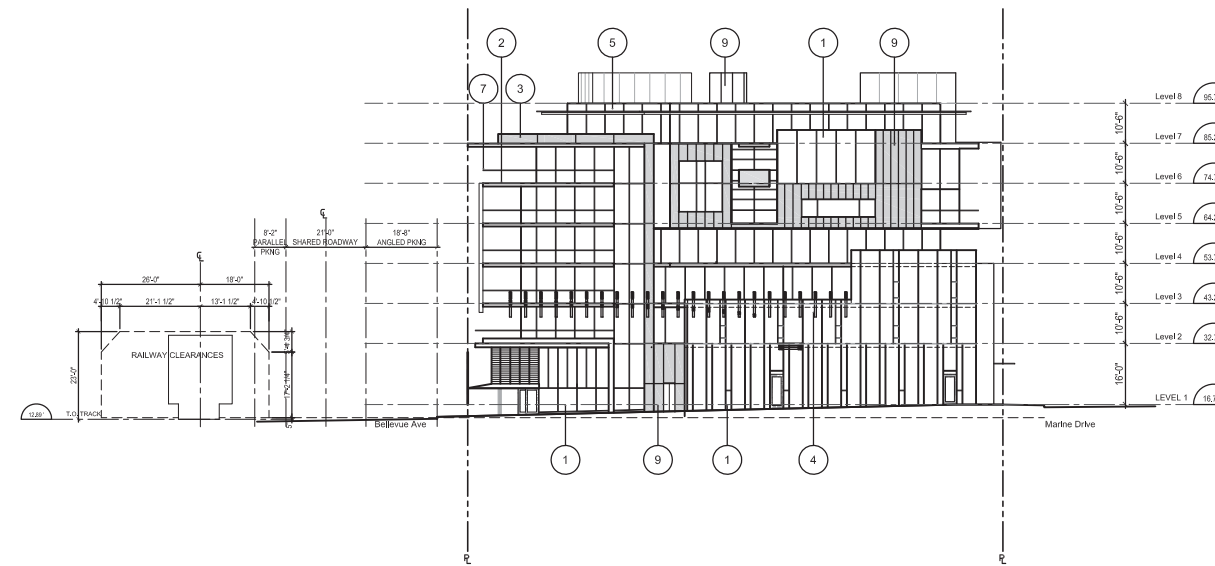
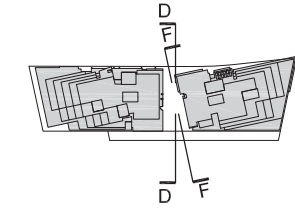


1 13TH STREET (EAST) ELEVATION

- 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

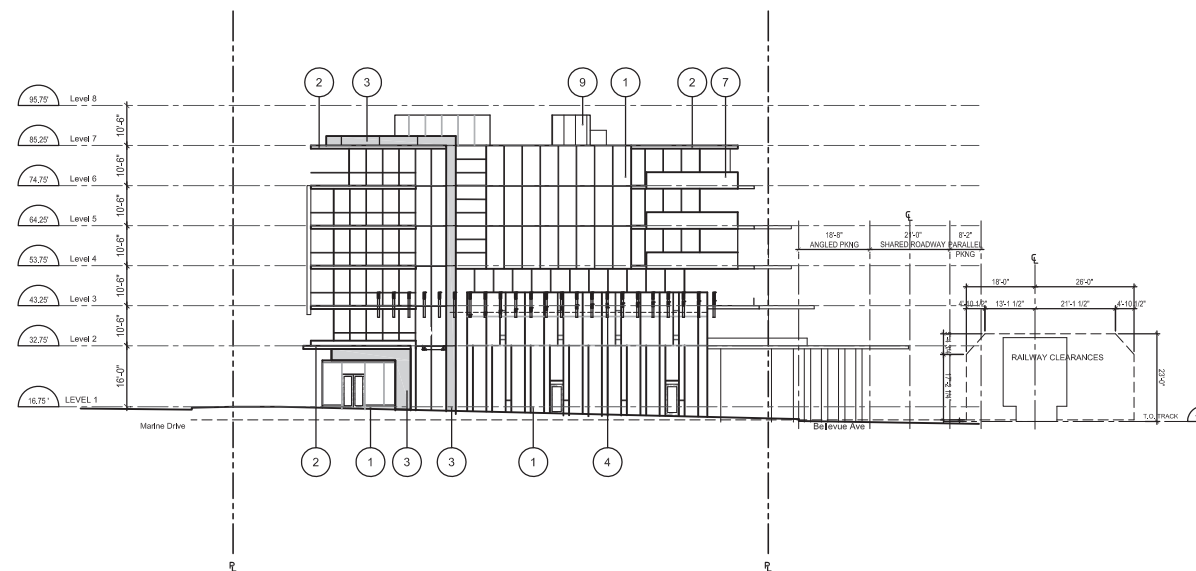


2 14TH STREET (WEST) ELEVATION



- 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



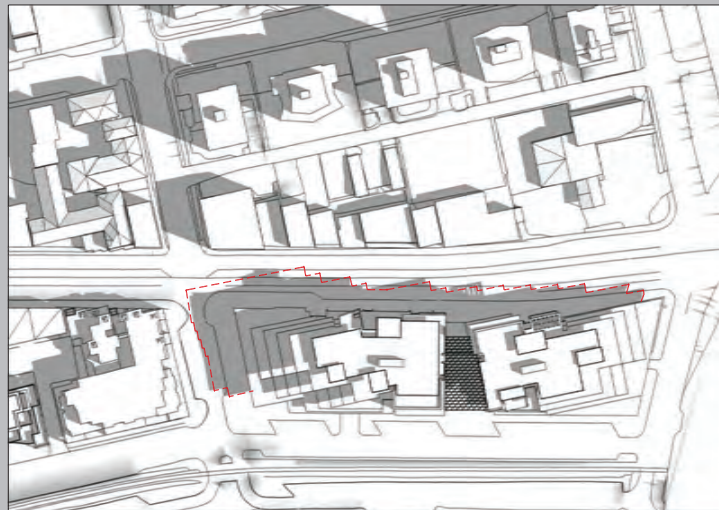
JUNE 21 12PM



JUNE 21 2PM



JUNE 21 4PM



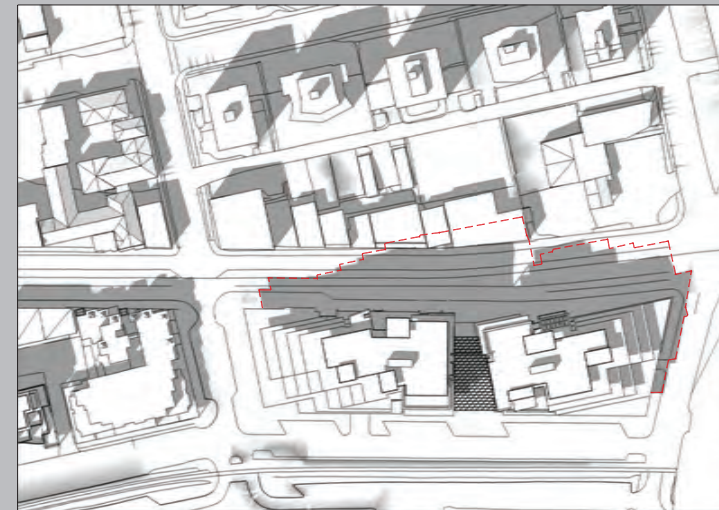
SEPTEMBER 21 10AM



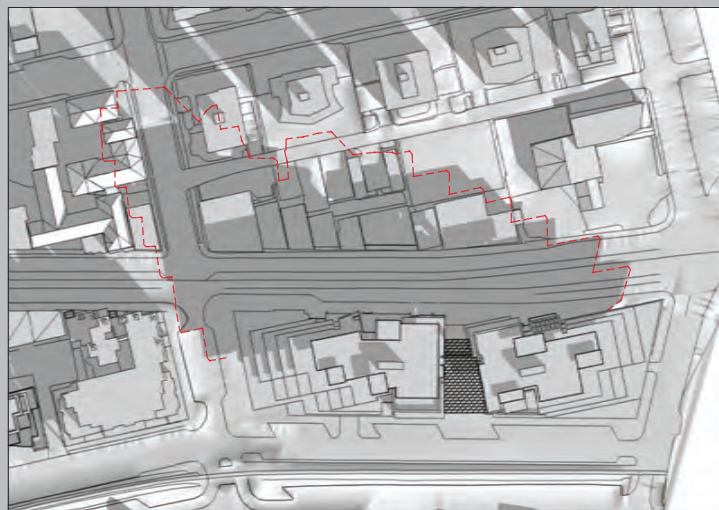
SEPTEMBER 21 12PM



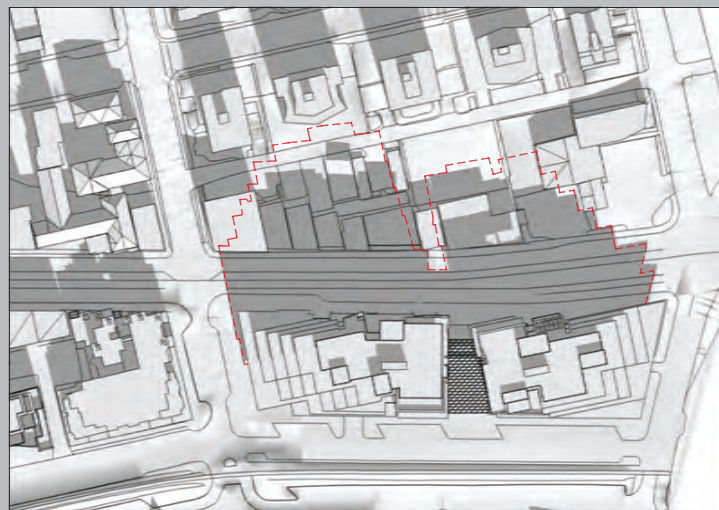
SEPTEMBER 21 2PM



SEPTEMBER 21 4PM



DECEMBER 21 10AM



DECEMBER 21 12PM



DECEMBER 21 2PM



DECEMBER 21 4PM



- 
**CERCIDIPHYLLUM
JAPONICUM**
Katsura Tree
- 
ACER RUBRUM
Armstrong Red
Maple
- 
**PLATANUS X
ACERIFOLIA**
'Bloodgood' Plane
Tree
- 
ACER GRISEUM
Paperbark Maple
- 
CORNUS
Eddie's White
Wonder Dogwood
- 
ACER CAMPESTRE
Field Maple
- 
ACER CAMPESTRE
Existing Field
Maple
- 
Existing Tree

scale: nts