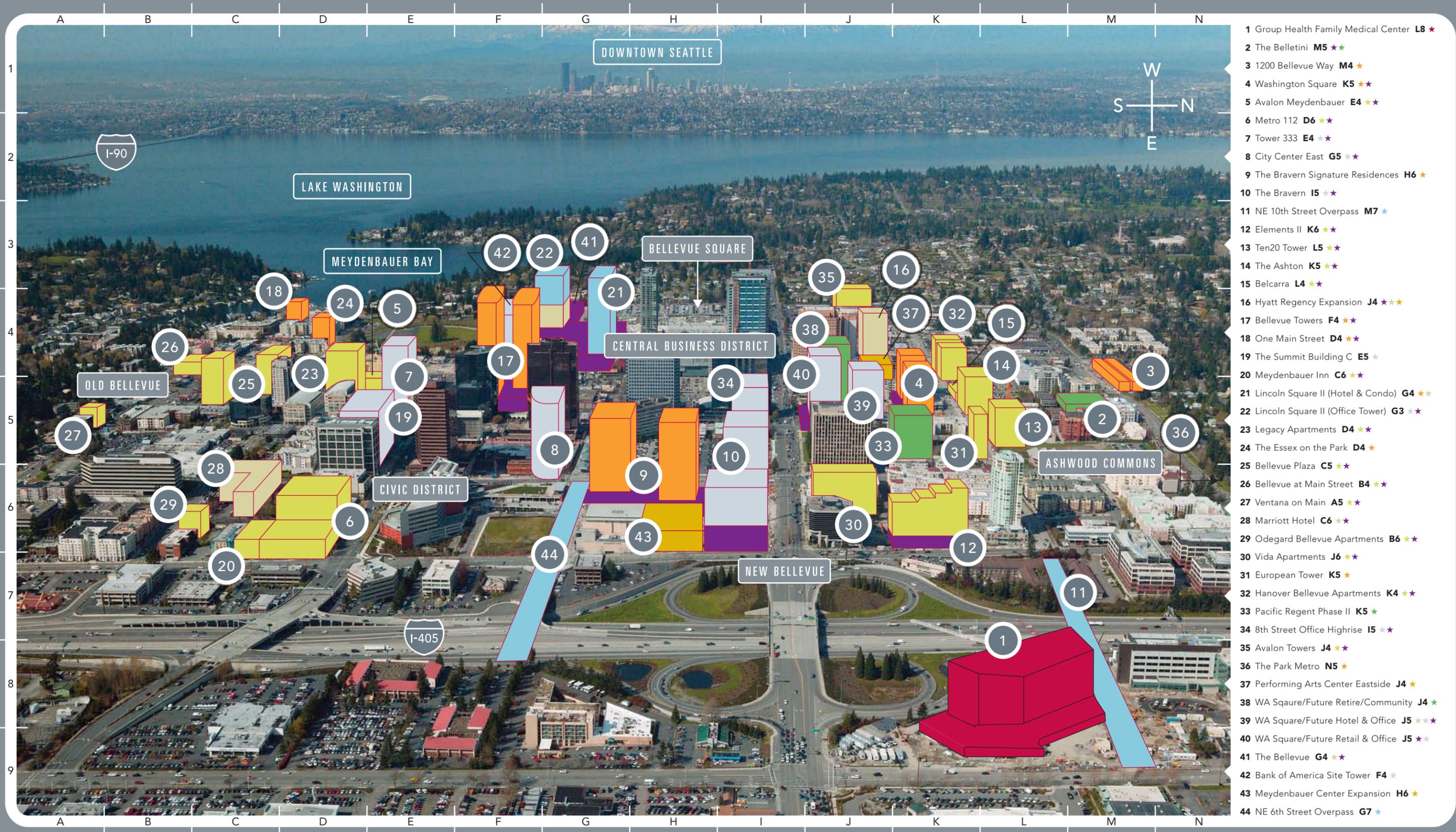


Downtown Bellevue Development Pipeline: 2007-2013+



- 1 Group Health Family Medical Center **L8** ★
- 2 The Belletini **M5** ★★
- 3 1200 Bellevue Way **M4** ★
- 4 Washington Square **K5** ★★
- 5 Avalon Meydenbauer **E4** ★★
- 6 Metro 112 **D6** ★★
- 7 Tower 333 **E4** ★★
- 8 City Center East **G5** ★★
- 9 The Bravern Signature Residences **H6** ★
- 10 The Bravern **I5** ★★
- 11 NE 10th Street Overpass **M7** ★
- 12 Elements II **K6** ★★
- 13 Ten20 Tower **L5** ★★
- 14 The Ashton **K5** ★★
- 15 Belcarra **L4** ★★
- 16 Hyatt Regency Expansion **J4** ★★
- 17 Bellevue Towers **F4** ★★
- 18 One Main Street **D4** ★★
- 19 The Summit Building C **E5** ★
- 20 Meydenbauer Inn **C6** ★★
- 21 Lincoln Square II (Hotel & Condo) **G4** ★★
- 22 Lincoln Square II (Office Tower) **G3** ★★
- 23 Legacy Apartments **D4** ★★
- 24 The Essex on the Park **D4** ★
- 25 Bellevue Plaza **C5** ★★
- 26 Bellevue at Main Street **B4** ★★
- 27 Ventana on Main **A5** ★★
- 28 Marriott Hotel **C6** ★★
- 29 Odegard Bellevue Apartments **B6** ★★
- 30 Vida Apartments **J6** ★★
- 31 European Tower **K5** ★
- 32 Hanover Bellevue Apartments **K4** ★★
- 33 Pacific Regent Phase II **K5** ★
- 34 8th Street Office Highrise **I5** ★
- 35 Avalon Towers **J4** ★★
- 36 The Park Metro **N5** ★
- 37 Performing Arts Center Eastside **J4** ★
- 38 WA Square/Future Retire/Community **J4** ★
- 39 WA Square/Future Hotel & Office **J5** ★★
- 40 WA Square/Future Retail & Office **J5** ★★
- 41 The Bellevue **G4** ★
- 42 Bank of America Site Tower **F4** ★
- 43 Meydenbauer Center Expansion **H6** ★
- 44 NE 6th Street Overpass **G7** ★

LEGEND

■ Condo	■ Office	■ Entertainment/Convention
■ Retail	■ Hotel	■ Medical
■ Apartment	■ Active Adult/Retirement	■ Transportation

Downtown Bellevue Development Pipeline: 2007-2013+

NAME	STATUS	ADDRESS	COMPLETION	LIKELIHOOD	CONDOS	APARTMENTS	OFFICE (SF)	RETAIL (SF)	HOTEL ROOMS	SR. HOUSING	PARKING	JOBS	RESIDENTS
1 Group Health Family Medical Center ★	Completed	925 116th Avenue NE	2008	100%	0	0	0	0	0	0	420	500	0
2 The Bellettini ★★	Completed	1115 108th Avenue NE	2008	100%	0	0	0	3,000	0	150	162	21	188
3 1200 Bellevue Way ★	Completed	1200 Bellevue Way	2008	100%	49	0	0	0	0	0	75	1	74
4 Washington Square ★★	Completed	10620 NE 8th Street	2008	100%	400	0	0	40,000	0	0	720	92	600
5 Avalon Meydenbauer ★★	Completed	250 Bellevue Way NE	2008	100%	0	368	0	80,000	0	0	743	171	552
6 Metro 112 ★★	Under Construction	317 112th Avenue NE	2009	100%	0	300	0	25,000	0	0	450	59	450
7 Tower 333 ★★	Under Construction	333 108th Avenue NE	2008	100%	0	0	348,000	14,500	0	0	940	1,421	0
8 City Center Plaza ★★	Under Construction	10903 NE 6th Street	2008	100%	0	0	700,000	0	0	0	1,400	2,800	0
9 The Bravern Signature Residences ★	Under Construction	11155 NE 8th Street	2010	100%	455	0	0	0	0	0	780	14	683
10 The Bravern ★★	Under Construction	11155 NE 8th Street	2009	100%	0	0	620,000	305,000	0	0	2,390	3,090	0
11 NE 10th Street Overpass ★	Under Construction	I-405 & NE 10th Street	2009	100%	0	0	0	0	0	0	0	0	0
12 Elements II ★★	Under Construction	909 112th Avenue NE	2008	100%	0	274	0	50,000	0	0	472	108	411
13 Ten20 Tower ★★	Under Construction	1020 108th Avenue NE	2008	100%	0	175	0	10,000	0	0	250	25	263
14 The Ashton ★★	Under Construction	1019 108th Avenue NE	2009	100%	0	202	0	2,000	0	0	360	10	303
15 Belcarra ★★	Under Construction	1032 106th Avenue NE	2009	100%	0	320	0	11,500	0	0	492	33	480
16 Hyatt Regency Expansion ★★	Under Construction	10500 NE 8th Street	2009	100%	0	0	0	25,000	350	0	516	138	0
17 Bellevue Towers ★★	Under Construction	10608 NE 4th Street	2009	100%	540	0	0	22,500	0	0	799	61	810
18 One Main Street ★★	Under Construction	10020 Main Street	2008	100%	62	0	0	4,800	0	0	130	11	93
19 The Summit Building C ★	Under Construction	320 108th Avenue NE	2009	100%	0	0	300,000	0	0	0	652	1,200	0
20 Meydenbauer Inn ★★	Under Construction	211 112th Avenue NE	2011	100%	0	68	0	5,000	0	0	69	12	102
21 Lincoln Square II (Hotel & Condo) ★★	In Design Review	410 Bellevue Way NE	2013	75%	200	0	0	0	120	0	500	36	300
22 Lincoln Square II (Office Tower) ★★	In Design Review	410 Bellevue Way NE	2013	75%	0	0	545,000	392,000	0	0	1,500	2,964	0
23 Legacy Apartments ★★	In Design Review	200 106th Avenue NE	2013	75%	0	250	0	11,000	0	0	272	30	375
24 The Essex on the Park ★	In Design Review	25 102nd Avenue NE	2010	100%	32	0	0	0	0	0	75	1	48
25 Bellevue Plaza ★★	In Design Review	139 106th Avenue NE	2013	50%	0	800	0	160,000	0	0	1,800	344	1,200
26 Bellevue at Main Street ★★	In Design Review	15 Bellevue Way SE	2011	75%	0	138	0	33,000	0	0	492	70	207
27 Ventana on Main ★★	In Design Review	10713 Main Street	2011	75%	0	68	0	5,346	0	0	103	13	102
28 Marriott Hotel ★★	In Design Review	11009 NE 3rd Place	2013	75%	0	0	0	7,500	376	0	440	109	0
29 Odegard Bellevue Apartments ★★	In Design Review	204 111th Avenue NE	2013	50%	0	50	0	500	0	0	51	3	75
30 Vida Apartments ★★	In Design Review	11011 NE 9th Street	2012	75%	0	241	0	8,000	0	0	300	23	362
31 European Tower ★	In Design Review	930 109th Avenue NE	2012	75%	16	0	0	0	0	0	32	1	24
32 Hanover Bellevue Apartments ★★	In Design Review	1001 106th Avenue NE	2012	75%	0	295	0	18,000	0	0	600	45	443
33 Pacific Regent Phase II ★	In Design Review	919 109th Avenue NE	2012	75%	0	0	0	0	0	168	206	17	210
34 8th Street Office Highrise ★★	In Design Review	10833 NE 8th Street	2013+	75%	0	0	800,000	10,000	0	0	2,400	3,220	0
35 Avalon Towers ★★	In Design Review	939 Bellevue Way NE	2012	50%	0	400	0	8,000	0	0	685	28	600
36 The Park Metro ★	In Design Review	11017 NE 12th Street	2013	50%	50	0	0	0	0	0	107	2	75
37 Performing Art Center Eastside ★	Planned	855 106th Avenue NE	2013	75%	0	0	0	0	0	0	500	50	0
38 Washington Square/Future Retirement Community ★	Planned	10620 NE 8th Street	2013+	25%	0	0	0	0	0	200	250	20	250
39 Washington Square/Future Hotel & Office ★★	Planned	10620 NE 8th Street	2013+	25%	0	0	300,000	100,000	150	0	750	1,438	0
40 Washington Square/Future Retail & Office ★★	Planned	10620 NE 8th Street	2013+	25%	0	0	400,000	100,000	0	0	1,000	1,800	0
41 The Bellevue ★★	Planned	Bellevue Way & NE 4th Street	2013	50%	0	0	0	140,000	200	0	2,500	330	0
42 Bank of America Site Tower ★	Planned	415 106th Avenue NE	2013+	25%	0	0	692,470	0	0	0	1,054	2,770	0
43 Meydenbauer Center Expansion ★	Planned	11100 NE 6th Street	2013+	25%	0	0	0	0	0	0	400	50	0
44 NE 6th Street Overpass ★	Planned	I-405 & NE 6th Street	2013+	25%	0	0	0	0	0	0	0	0	0
Totals / Avg.					1,804	3,949	4,705,470	1,591,646	1,196.00	518	27,837	23,079	9,277

RESIDENTIAL CALCULATOR: Residential factored 1.5 persons per unit • Active Adult / Retirement factored 1.25 persons per unit

JOB CALCULATOR: Office factored 4 employees per 1,000 SF • Retail factored 2 employees per 1,000 SF • Residential factored at 2 employees per 100 residents • Hotel factored at 25 employees per 100 units • Senior Housing factored at 4 employees per 50 residents

DATA SOURCES: Downtown Bellevue Association • City of Bellevue • Independent News Media • Developer/Architectural Records

PROJECTS ARE LISTED AS 100% PERCENTAGE LIKELIHOOD LESS: -25% if development application has not been submitted • -25% if project is not financed • -25% if land is not owned by development sponsor • -25% if project is actively on the market for sale

LEGEND

 Condo	 Office	 Entertainment/Convention
 Retail	 Hotel	 Medical
 Apartment	 Active Adult/Retirement	 Transportation