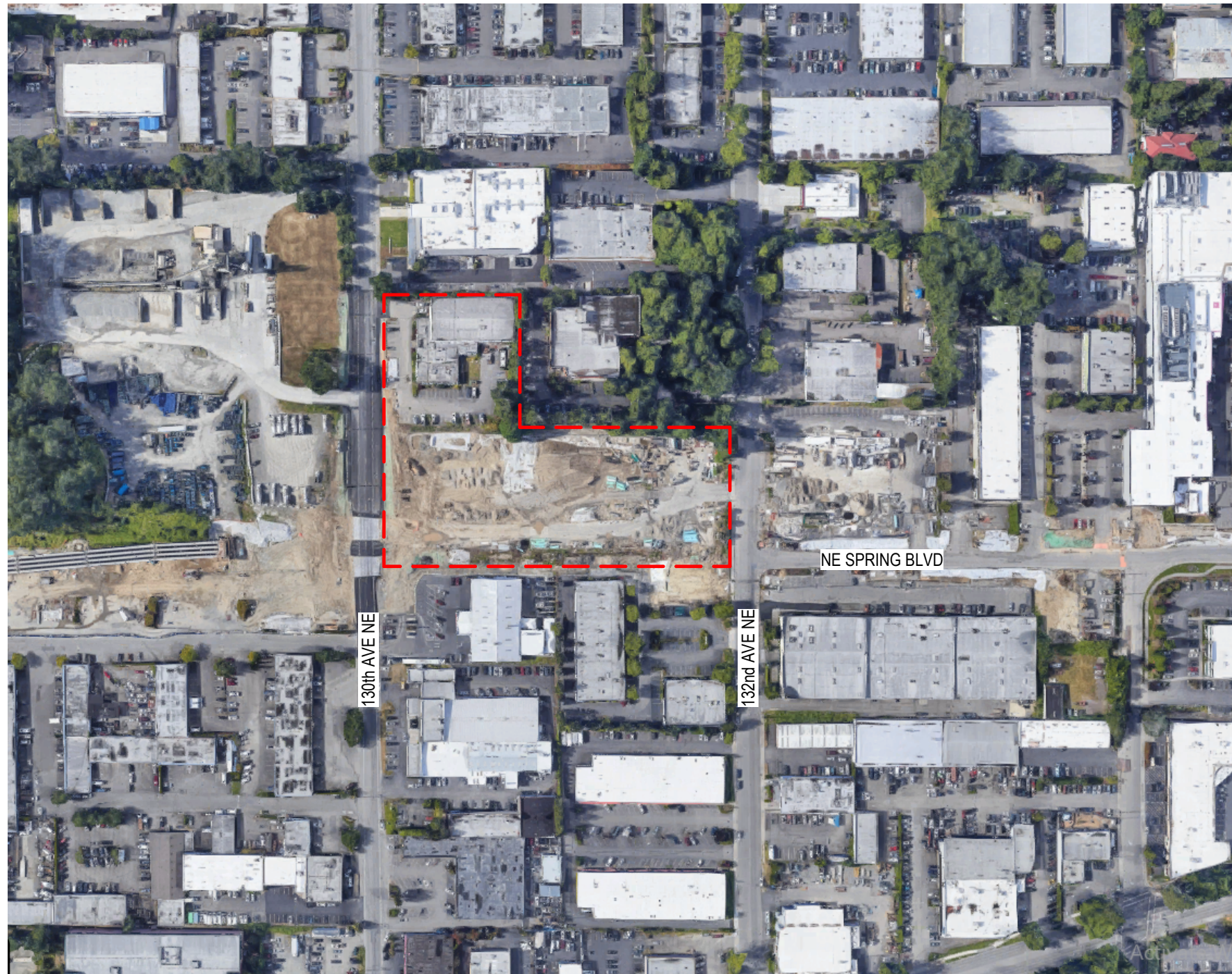
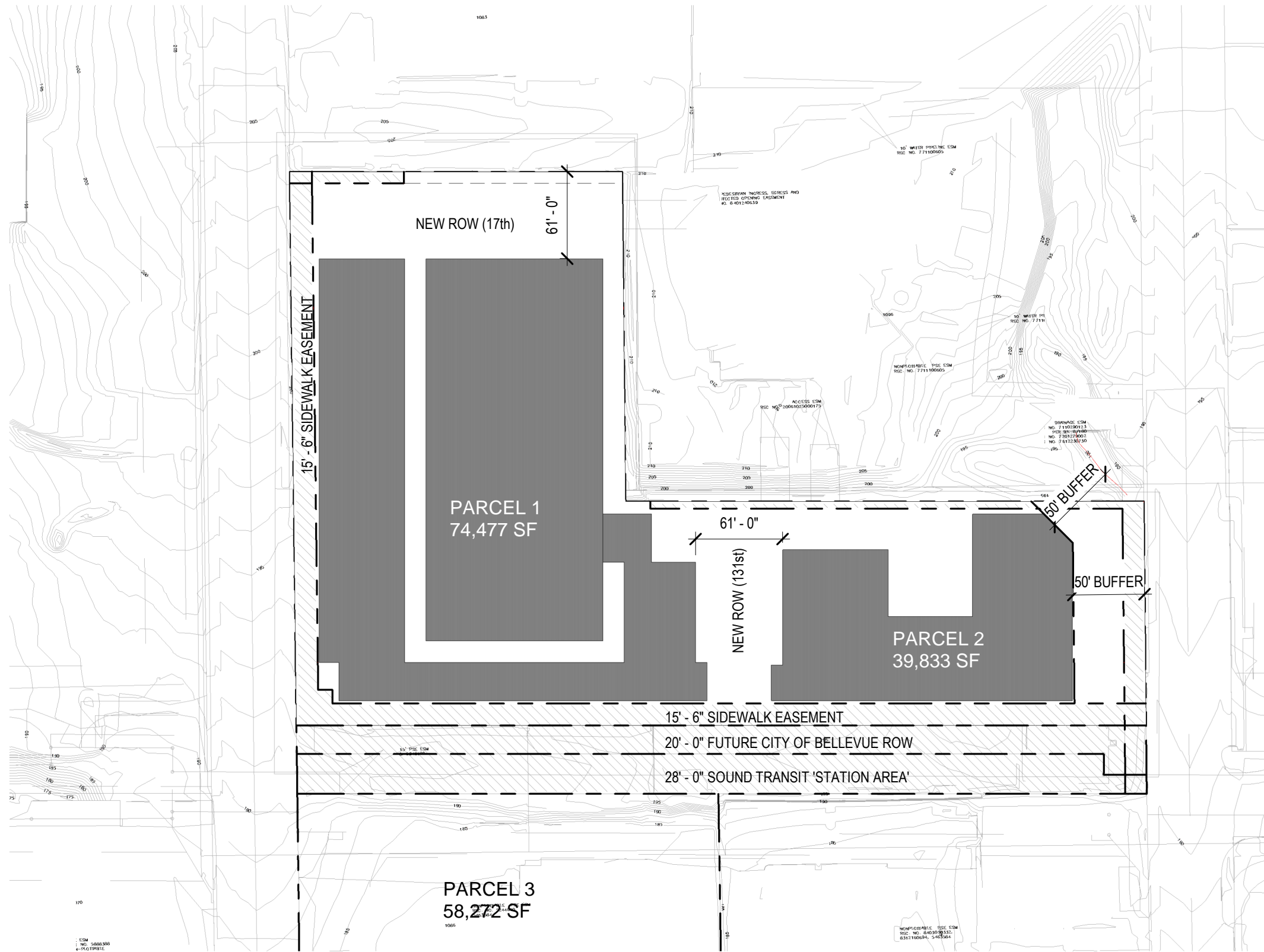


City of Bellevue - Public Private Partnership | Bellevue - 130th St. TOD

Feasibility Study | November 18, 2020



Sheet List	
A00	COVER PAGE
A100	SITE PLAN
A102	ISOMETRIC 3D VIEW
A103	PERSPECTIVE - 3D VIEW
A104	PERSPECTIVE - 3D VIEW
A105	LEVEL P01
A106	LEVEL 1
A107	LEVEL 2-6
A108	LONG. SECTIONS
A109	TRANS. SECTION
A110	AREAS

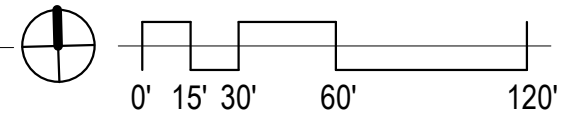


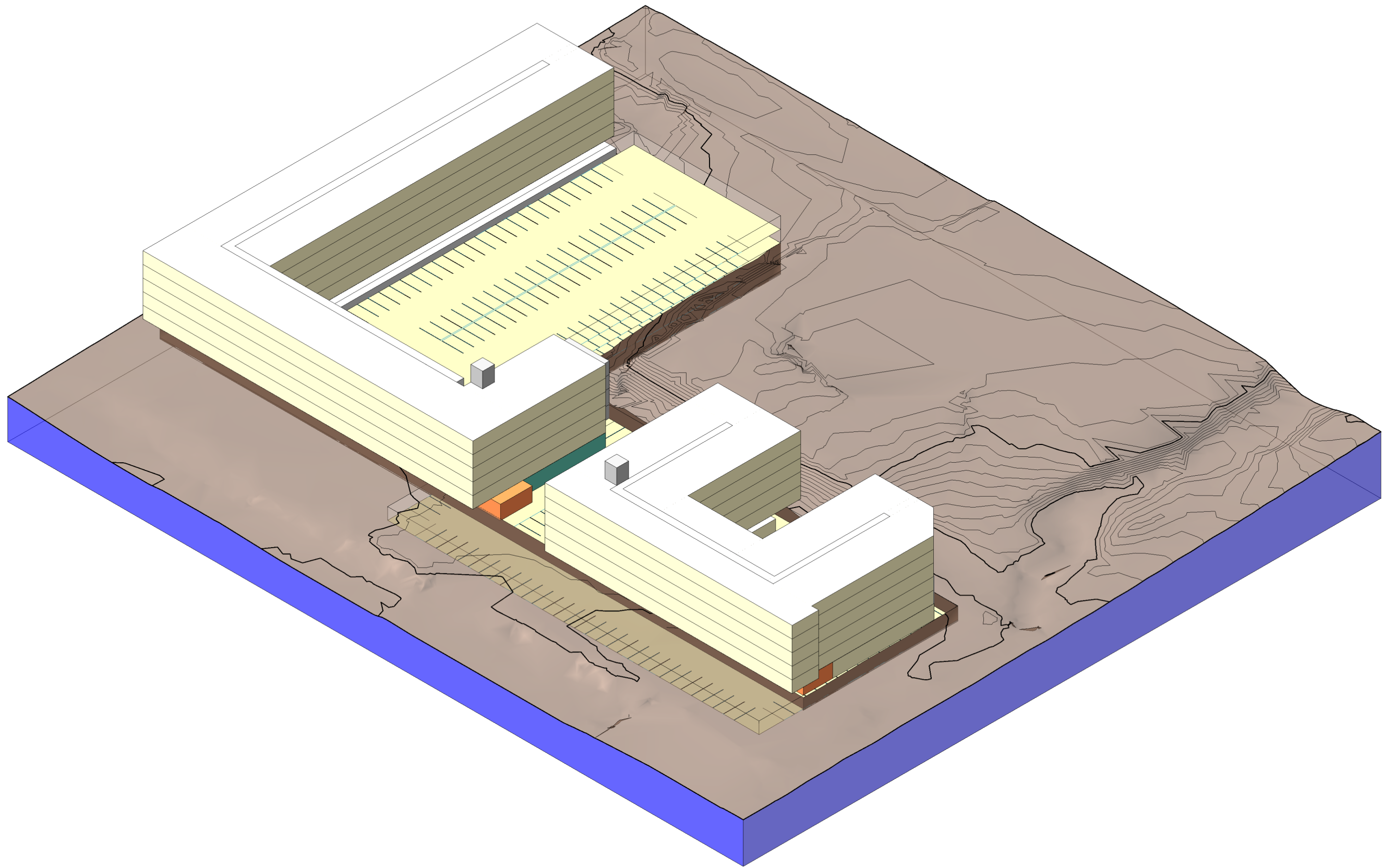
SITE FAR CALCULATIONS:

BLDG 1:	147,015 SF X 1.0 =	147,015 SF
TOTALS:		
w/ 2.25 TIER 1a		= 294,030 SF
w/ 3.5 TIER 1b		= 330,783 SF

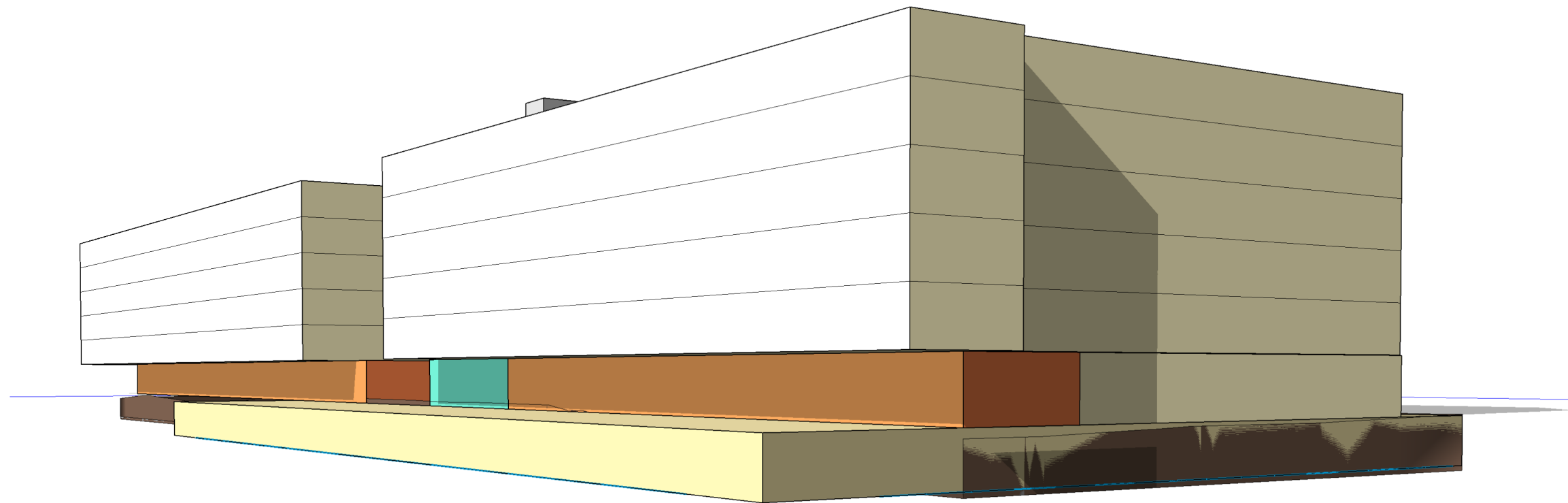
PARCEL 1	74,477 SF
w/2.25 FAR TIER 1a	167,573 SF
w/3.5 FAR TIER 1b	260,669 SF
PARCEL 2	39,833 SF
w/2.25 FAR TIER 1a	89,624 SF
w/3.5 FAR TIER 1b	139,415 SF
PARCEL 3	58,272 SF
w/2.25 FAR TIER 1a	131,112 SF
w/3.5 FAR TIER 1b	203,952 SF

1 SITE PLAN
1" = 80'-0"



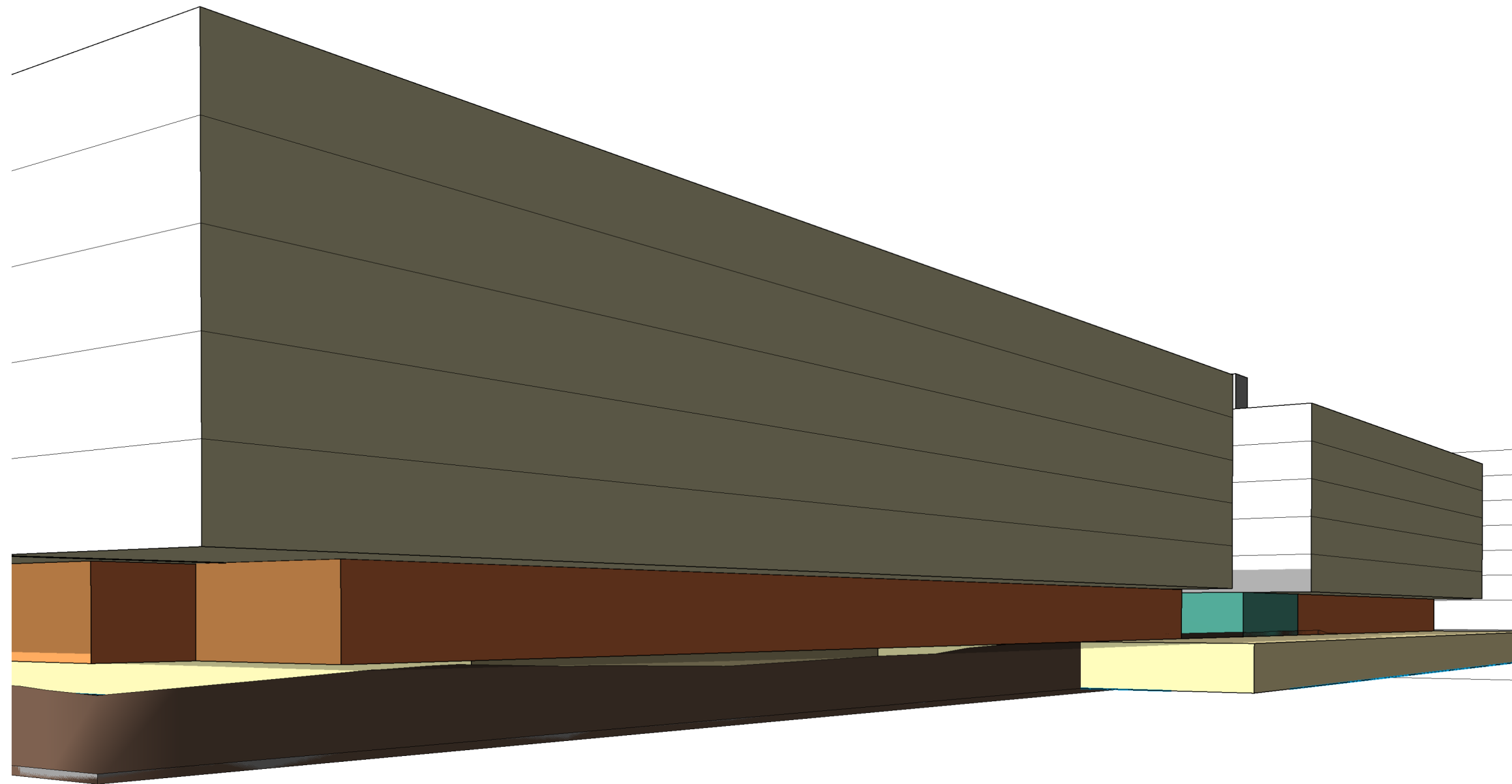


① ISOMETRIC VIEW



① VIEW FROM NE SPRING BLVD / 132nd AVE NE

11/17/2020 7:24:44 PM

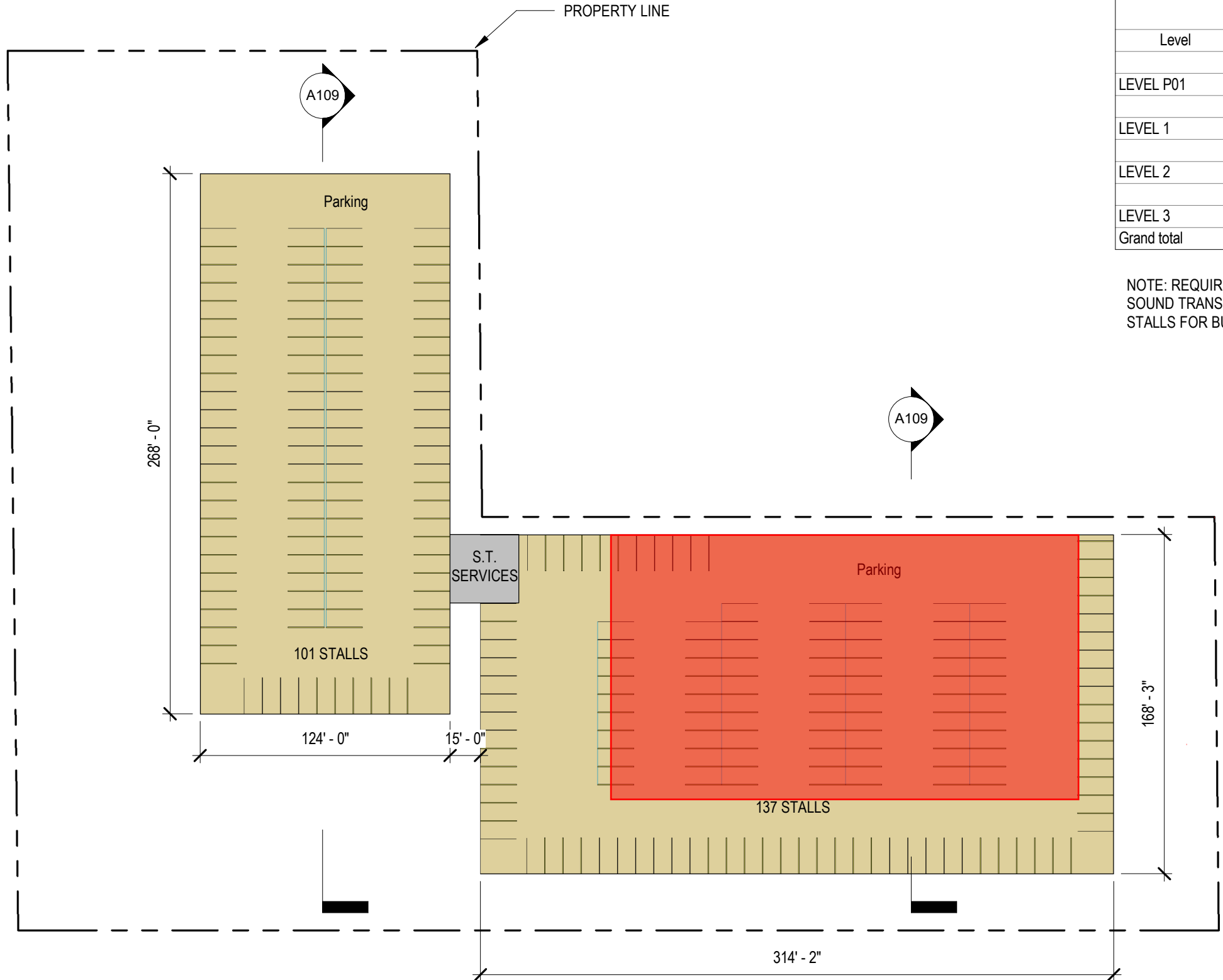


① VIEW FROM NE SPRING BLVD / 130th AVE NE

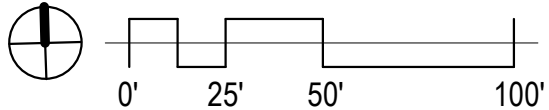
11/17/2020 7:24:45 PM

PARKING SCHEDULE		
Level	Type	Count
LEVEL P01		238
LEVEL 1		101
LEVEL 2		101
LEVEL 3		101
Grand total		541

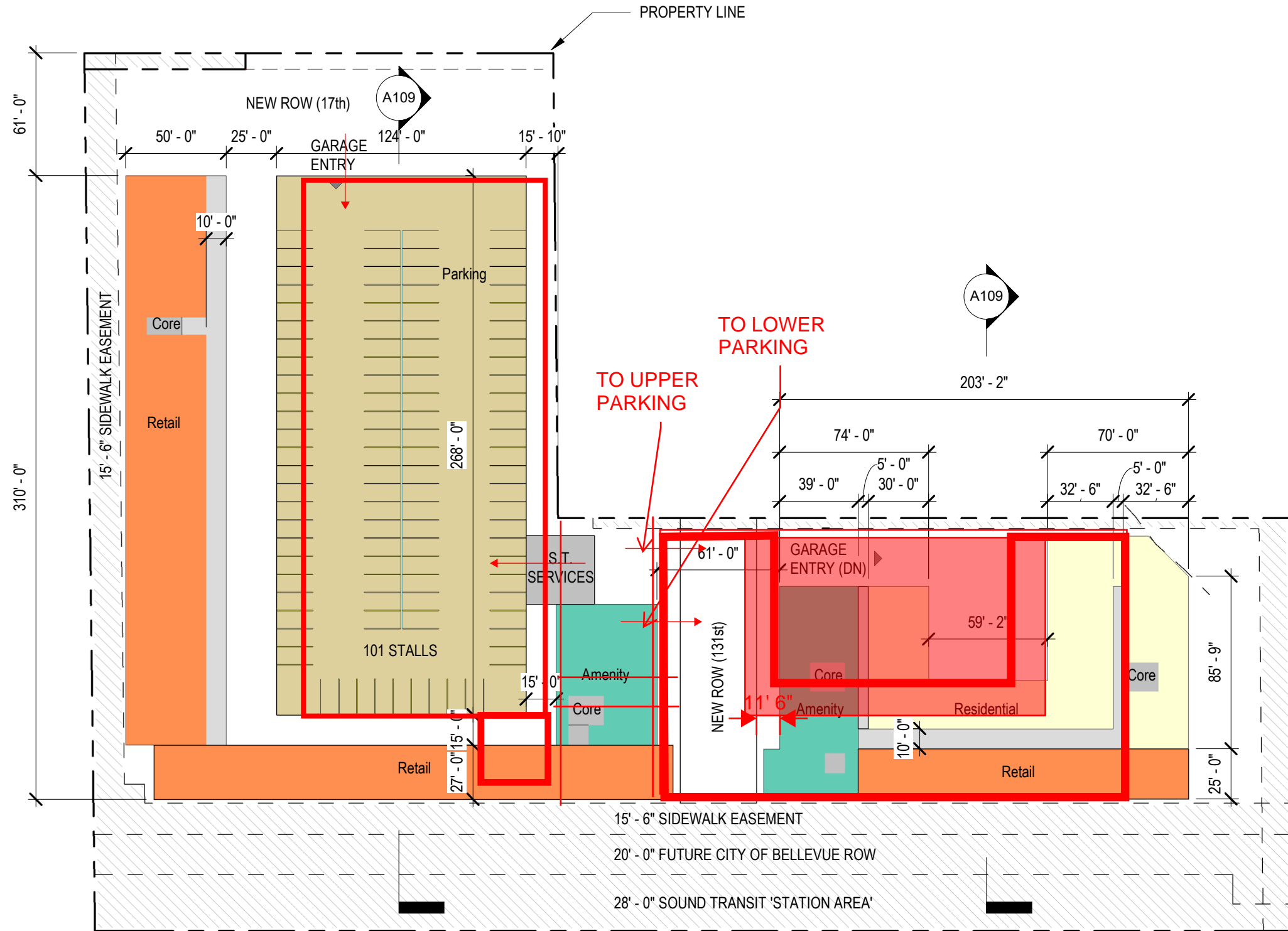
NOTE: REQUIREMENT 300 STALLS DEDICATED TO SOUND TRANSIT
 STALLS FOR BUILDING USE: 241 / .75 = 321 UNITS



① Level P01
 1" = 60'-0"



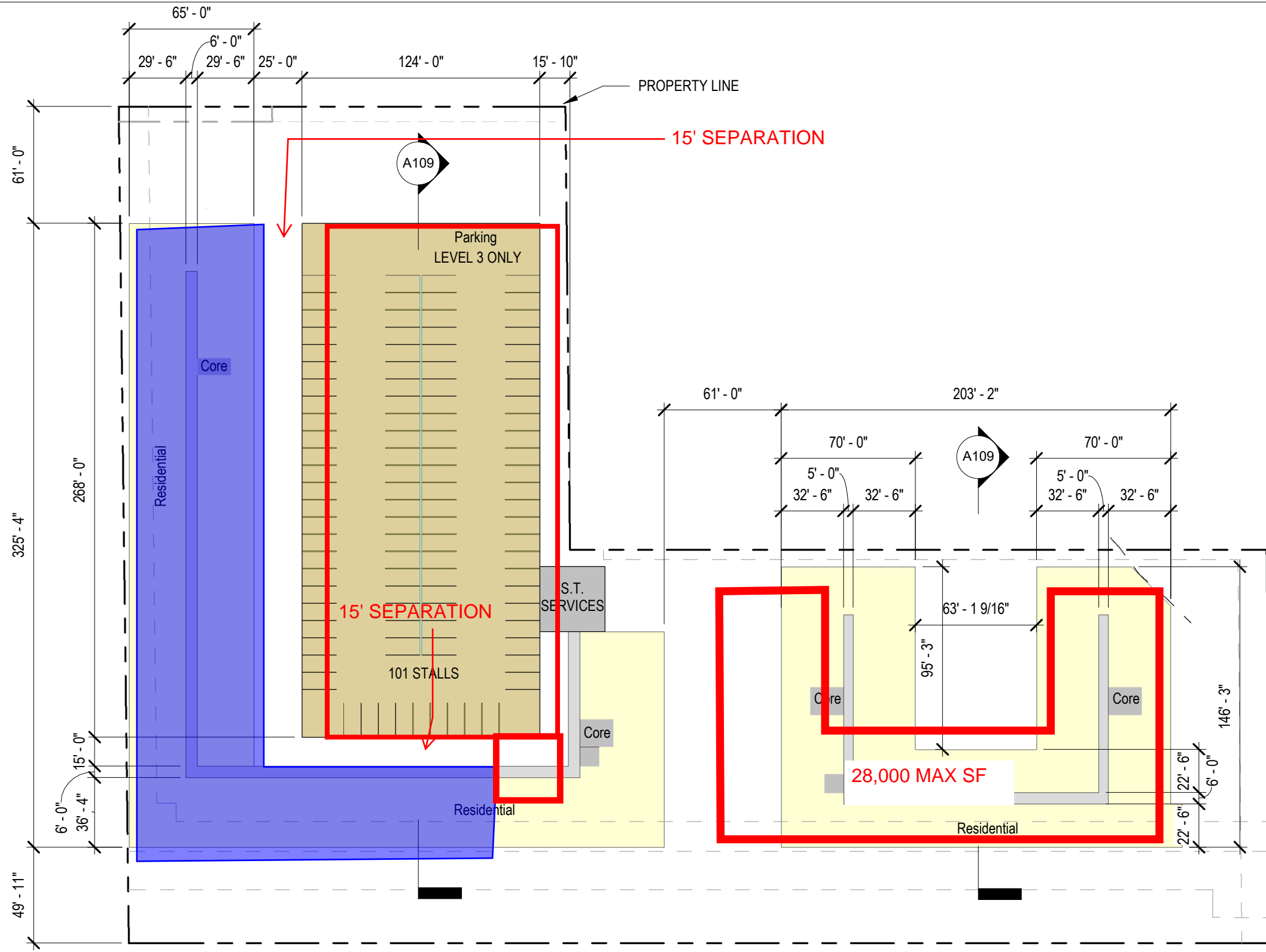
11/17/2020 7:24:46 PM



1 Level 1
1" = 60'-0"



11/17/2020 7:51:12 PM



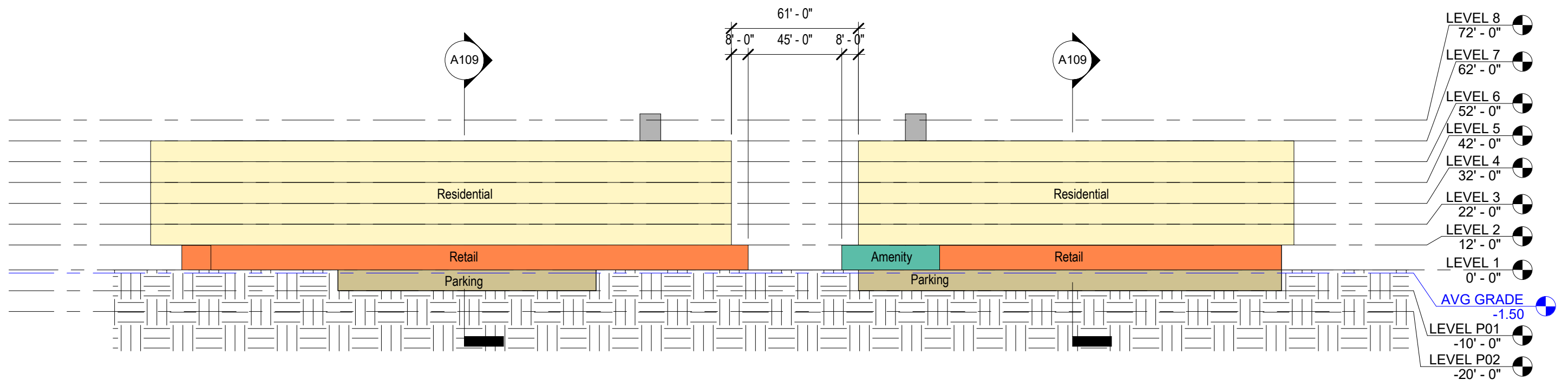
① Level 2 - 6 TYP.
1" = 60'-0"



11/17/2020 7:48:48 PM

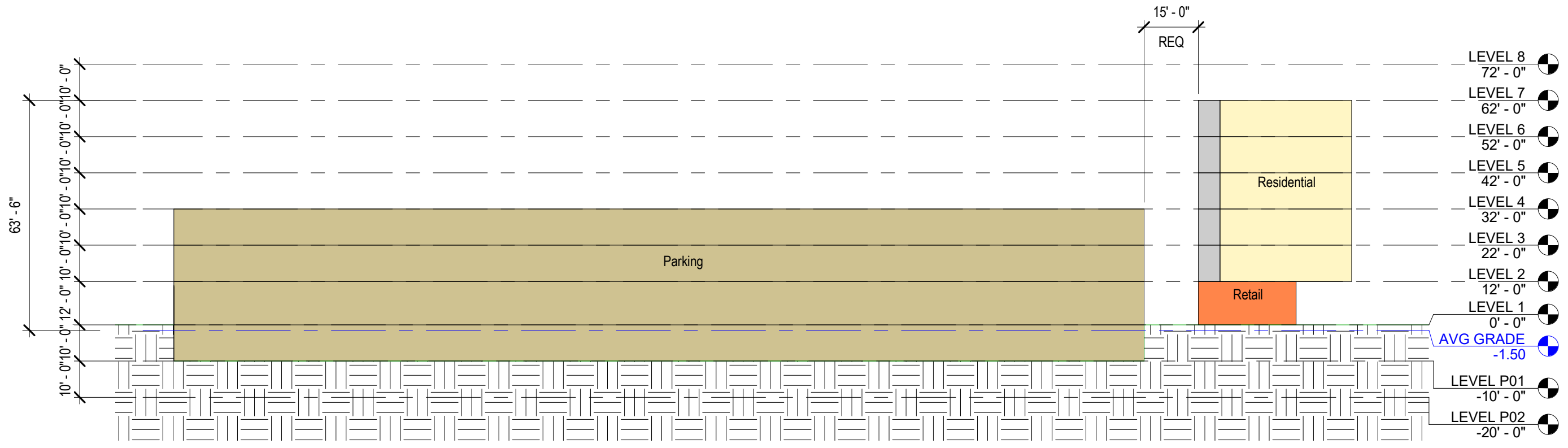
WEST

EAST

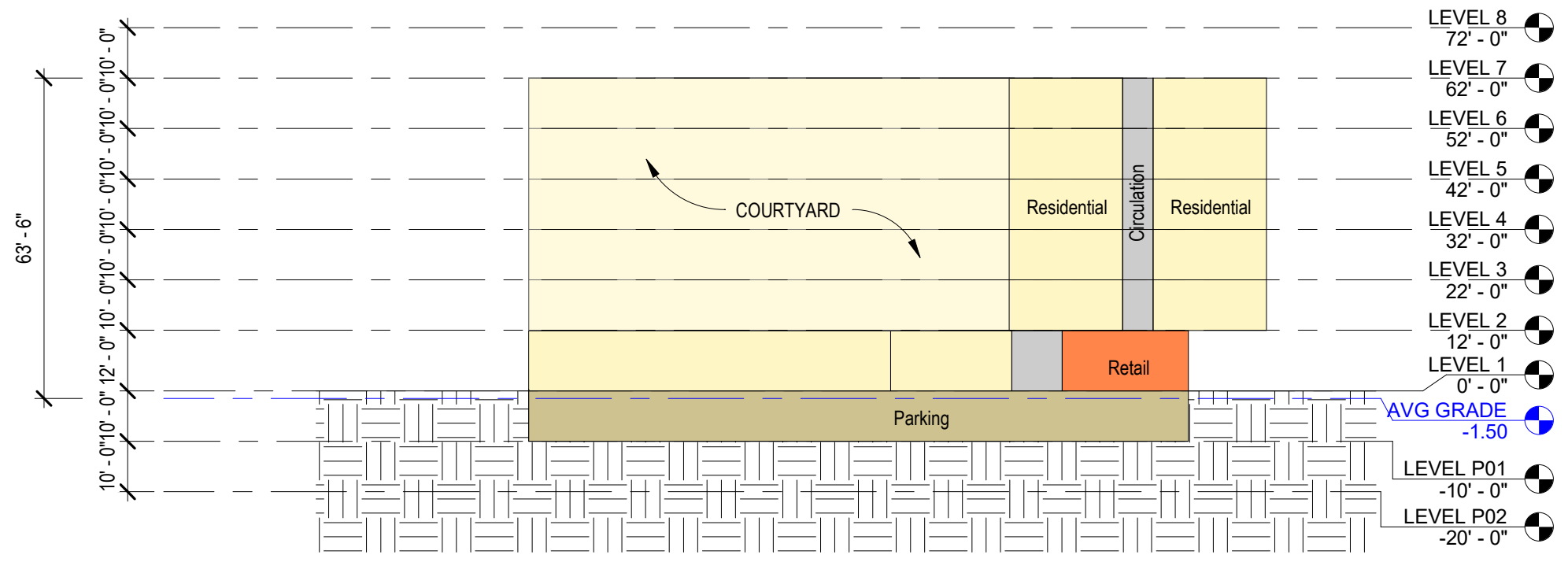


1 East-West Section
1" = 50'-0"

11/17/2020 7:24:47 PM



2 WEST BUILDING N/S SECTION
1" = 30'-0"



1 EAST BUILDING N/S SECTION
1" = 30'-0"

GROSS AREA		
Level	Type	Area (SF)
LEVEL 1		79797
LEVEL 2		90143
LEVEL 3		91270
LEVEL 4		56882
LEVEL 5		56882
LEVEL 6		56882
LEVEL 7	Elevator	200
LEVEL P01	Parking	86090
TOTAL SQFT: 144		518147

TOTAL SQFT	
Type	Area (SF)
Amenity	7125
Circulation	26568
Core	7124
Elevator	1400
Parking	185786
Residential	267925
Retail	22219
TOTAL SQFT	518147

LEVEL BREAKOUT PARKING GARAGE		
Level	Type	Area (SF)
LEVEL 1	Core	1156
LEVEL 1	Parking	33232
		34388
LEVEL 2	Core	1156
LEVEL 2	Parking	33232
		34388
LEVEL 3	Core	1156
LEVEL 3	Parking	33232
		34388
LEVEL P01	Parking	33232
		33232
TOTAL SQFT		136396

LEVEL BREAKOUT WEST BUILDING		
Level	Type	Area (SF)
LEVEL 1	Amenity	3154
LEVEL 1	Circulation	2935
LEVEL 1	Core	406
LEVEL 1	Elevator	100
LEVEL 1	Retail	18116
		24711
LEVEL 2	Circulation	1618
LEVEL 2	Core	406
LEVEL 2	Elevator	100
LEVEL 2	Residential	30008
		32132
LEVEL 3	Circulation	2745
LEVEL 3	Core	406
LEVEL 3	Elevator	100
LEVEL 3	Residential	30008
		33259
LEVEL 4	Circulation	2745
LEVEL 4	Core	406
LEVEL 4	Elevator	100
LEVEL 4	Residential	30008
		33259
LEVEL 5	Circulation	2745
LEVEL 5	Elevator	100
LEVEL 5	Residential	30414
		33259
LEVEL 6	Circulation	2745
LEVEL 6	Elevator	100
LEVEL 6	Residential	30414
		33259
TOTAL SQFT		189881

LEVEL BREAKOUT EAST BUILDING		
Level	Type	Area (SF)
LEVEL 1	Amenity	3971
LEVEL 1	Circulation	2024
LEVEL 1	Core	508
LEVEL 1	Elevator	100
LEVEL 1	Residential	9638
LEVEL 1	Retail	4103
		20344
LEVEL 2	Circulation	1756
LEVEL 2	Core	508
LEVEL 2	Elevator	100
LEVEL 2	Residential	21259
		23623
LEVEL 3	Circulation	1756
LEVEL 3	Core	508
LEVEL 3	Elevator	100
LEVEL 3	Residential	21259
		23623
LEVEL 4	Circulation	1756
LEVEL 4	Core	508
LEVEL 4	Elevator	100
LEVEL 4	Residential	21259
		23623
LEVEL 5	Circulation	1756
LEVEL 5	Elevator	100
LEVEL 5	Residential	21766
		23623
LEVEL 6	Circulation	1756
LEVEL 6	Elevator	100
LEVEL 6	Residential	21766
		23623
LEVEL P01	Parking	52858
		52858
TOTAL SQFT		191316

GROSS RENTABLE AREA		
Level	Type	Area (SF)
LEVEL 1	Residential	9763
		9763
LEVEL 2	Residential	51267
		51267
LEVEL 3	Residential	51267
		51267
LEVEL 4	Residential	51267
		51267
LEVEL 5	Residential	52181
		52181
LEVEL 6	Residential	52181
		52181
TOTAL SQFT		267925

AVG. 700 SQFT = 388 UNITS
 AVG. 750 SQFT = 362 UNITS
 AVG. 800 SQFT = 339 UNITS