

NORTHWEST VILLAGE

CITY CENTER NORTH

ASHWOOD

BELLEVUE SQUARE

CITY CENTER

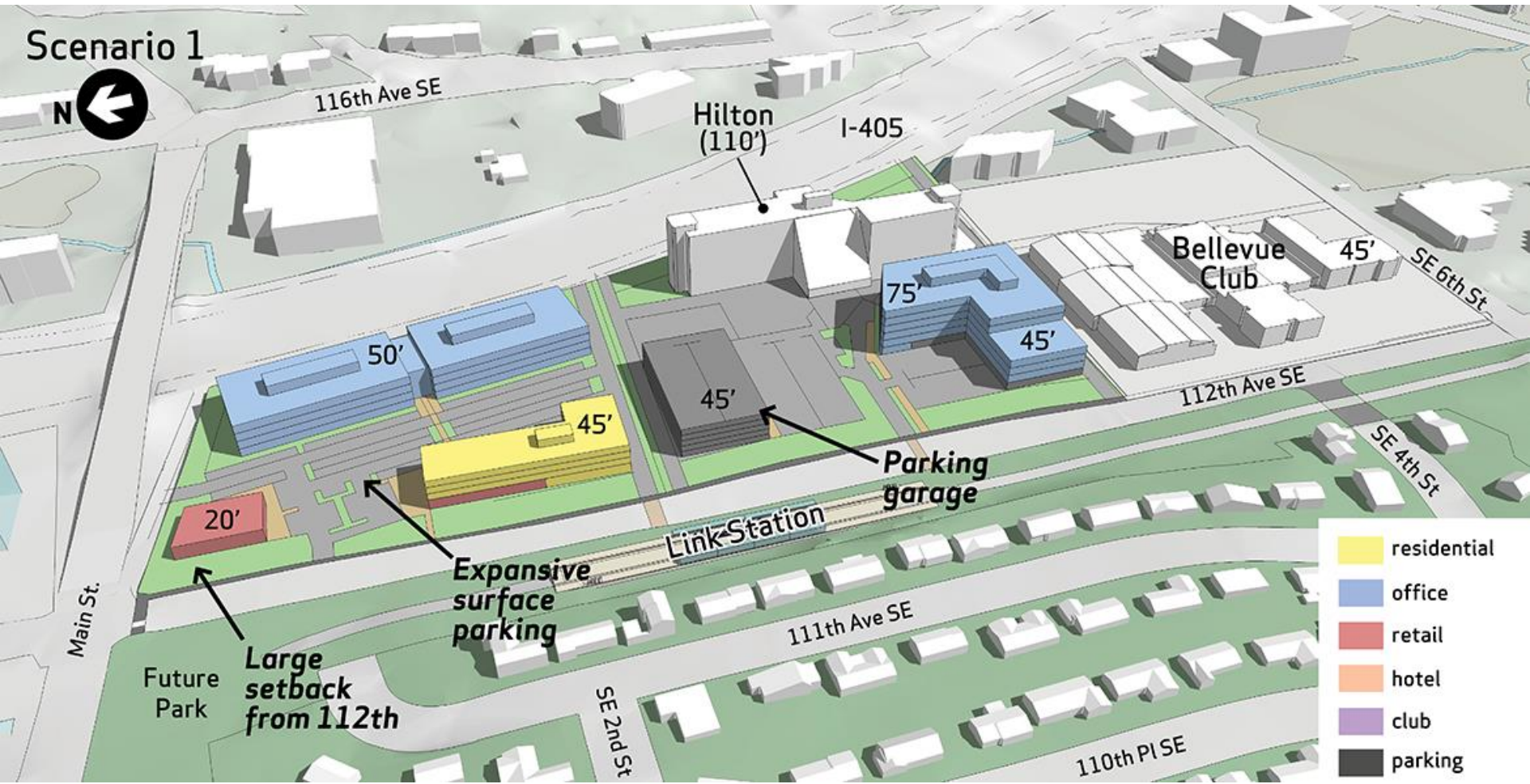
CONVENTION CIVIC

OLD BELLEVUE

CITY CENTER SOUTH

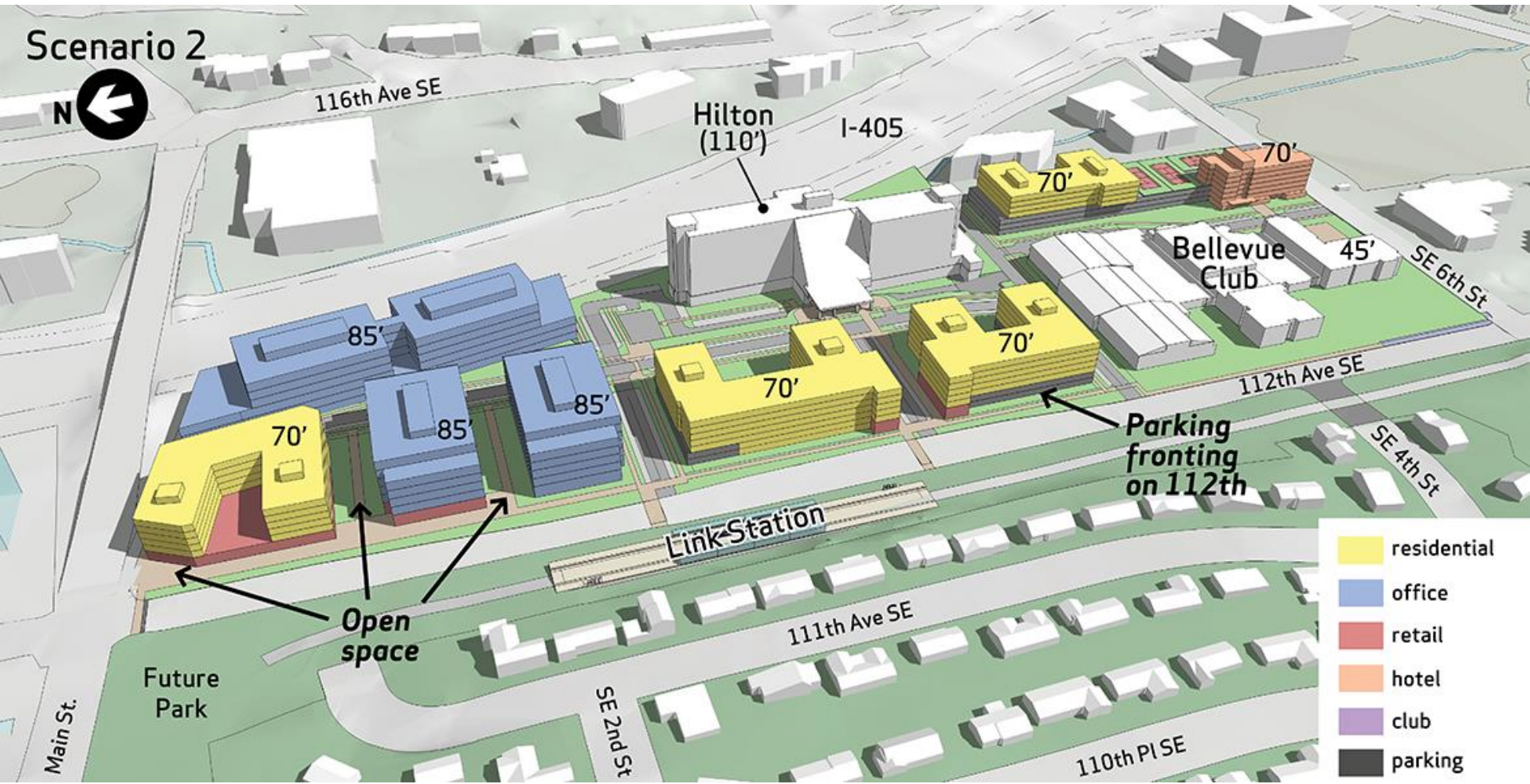
EAST MAIN

Scenario 1



- residential
- office
- retail
- hotel
- club
- parking

Scenario 2



Hilton (110')

I-405

70'

Bellevue Club

45'

SE 6th St

112th Ave SE

Parking fronting on 112th

SE 4th St

Link-Station

Open space

111th Ave SE

Future Park

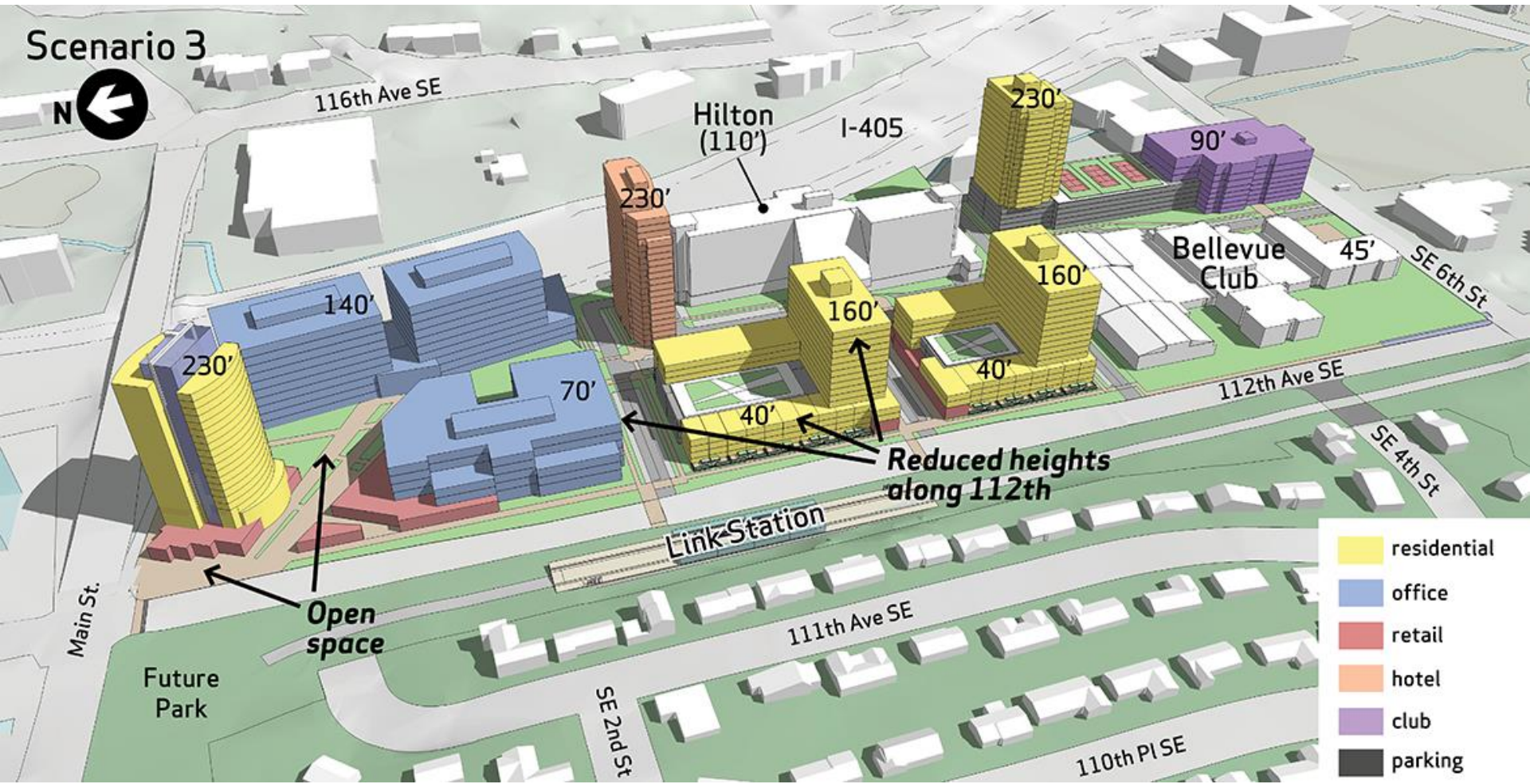
Main St.

SE 2nd St

110th Pl SE

- residential
- office
- retail
- hotel
- club
- parking

Scenario 3



Hilton (110')

I-405

230'

90'

230'

140'

230'

70'

160'

160'

Bellevue Club

45'

40'

Reduced heights along 112th

Link-Station

Open space

Future Park

Main St.

SE 2nd St

111th Ave SE

110th Pl SE

SE 4th St

SE 6th St

- residential
- office
- retail
- hotel
- club
- parking

Scenario 4



Sound barrier potential

116th Ave SE

Hilton (110')

I-405

Max. residential capacity

200'

230'

230'

230'

Bellevue Club

45'

SE 6th St

230'

85'

230'

230'

60'

Max. residential capacity

SE 4th St

Link-Station

Open space

112th Ave SE

Main St.

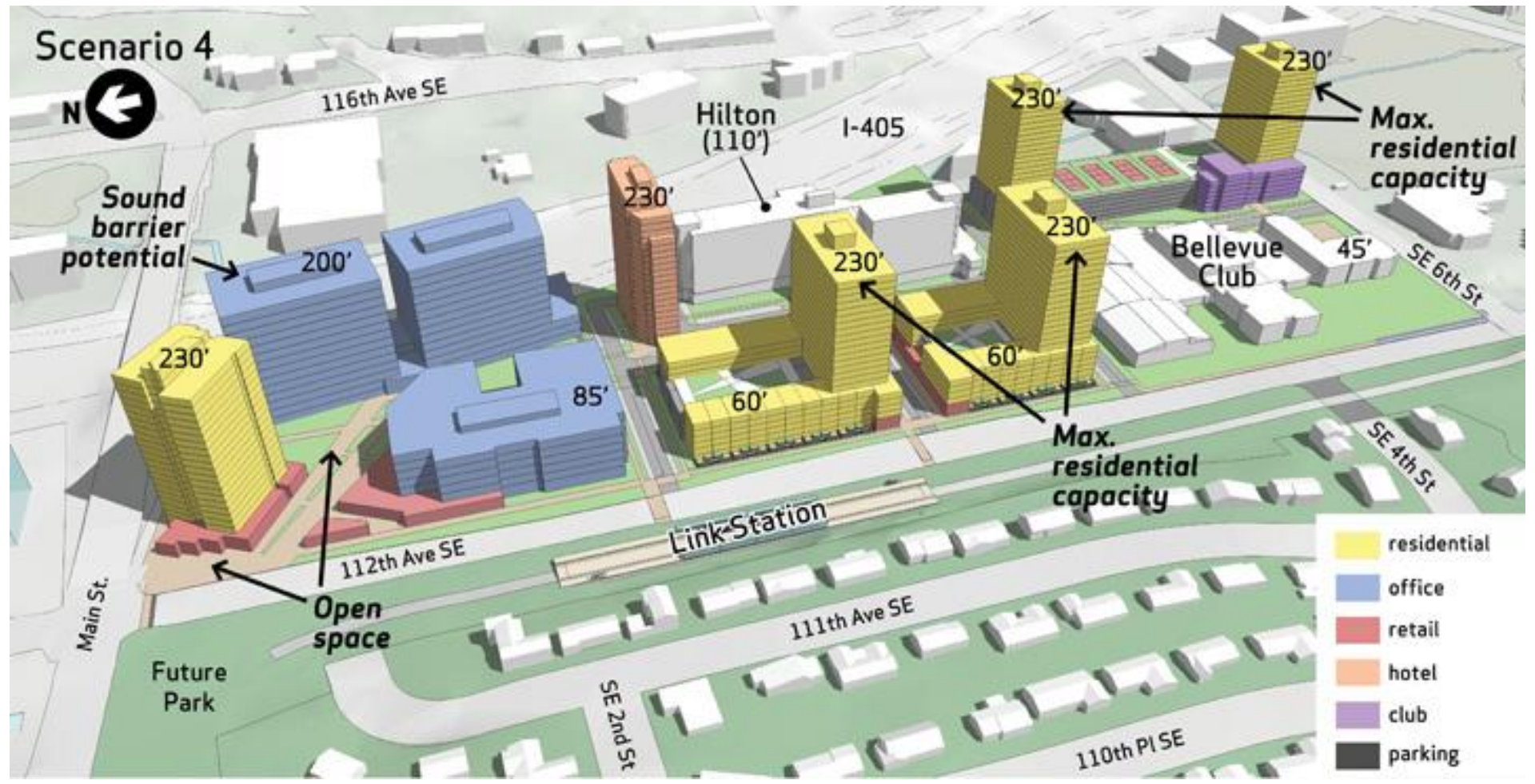
Future Park

111th Ave SE

SE 2nd St

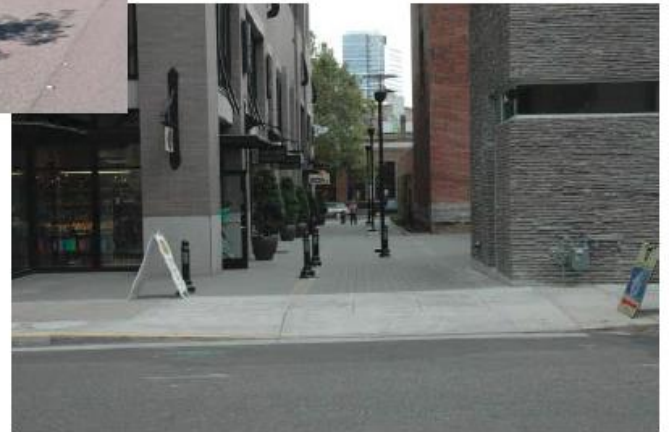
110th Pl SE

- residential
- office
- retail
- hotel
- club
- parking





Scale: *Office and Commerical*





Parking



Public Spaces/Amenities



Street Character

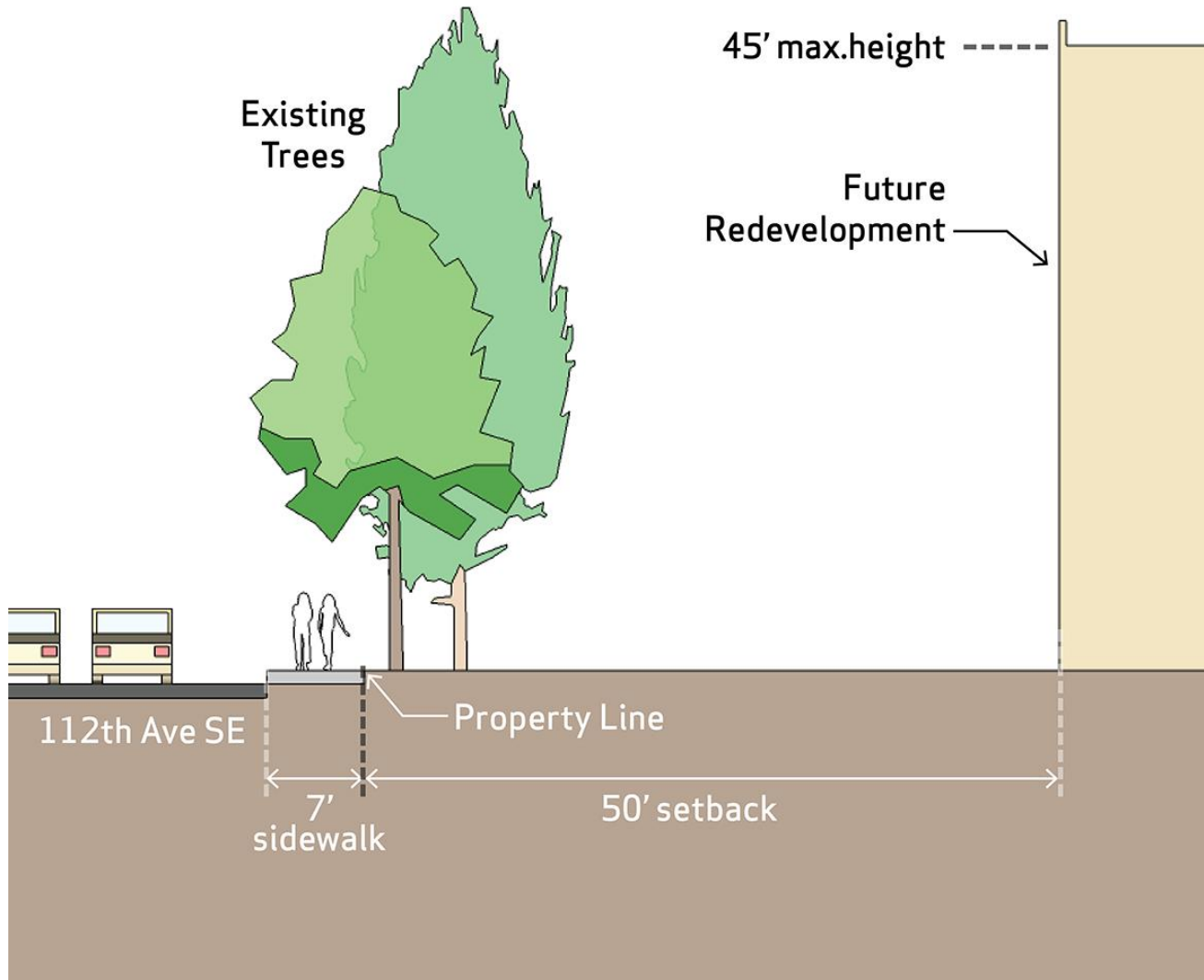


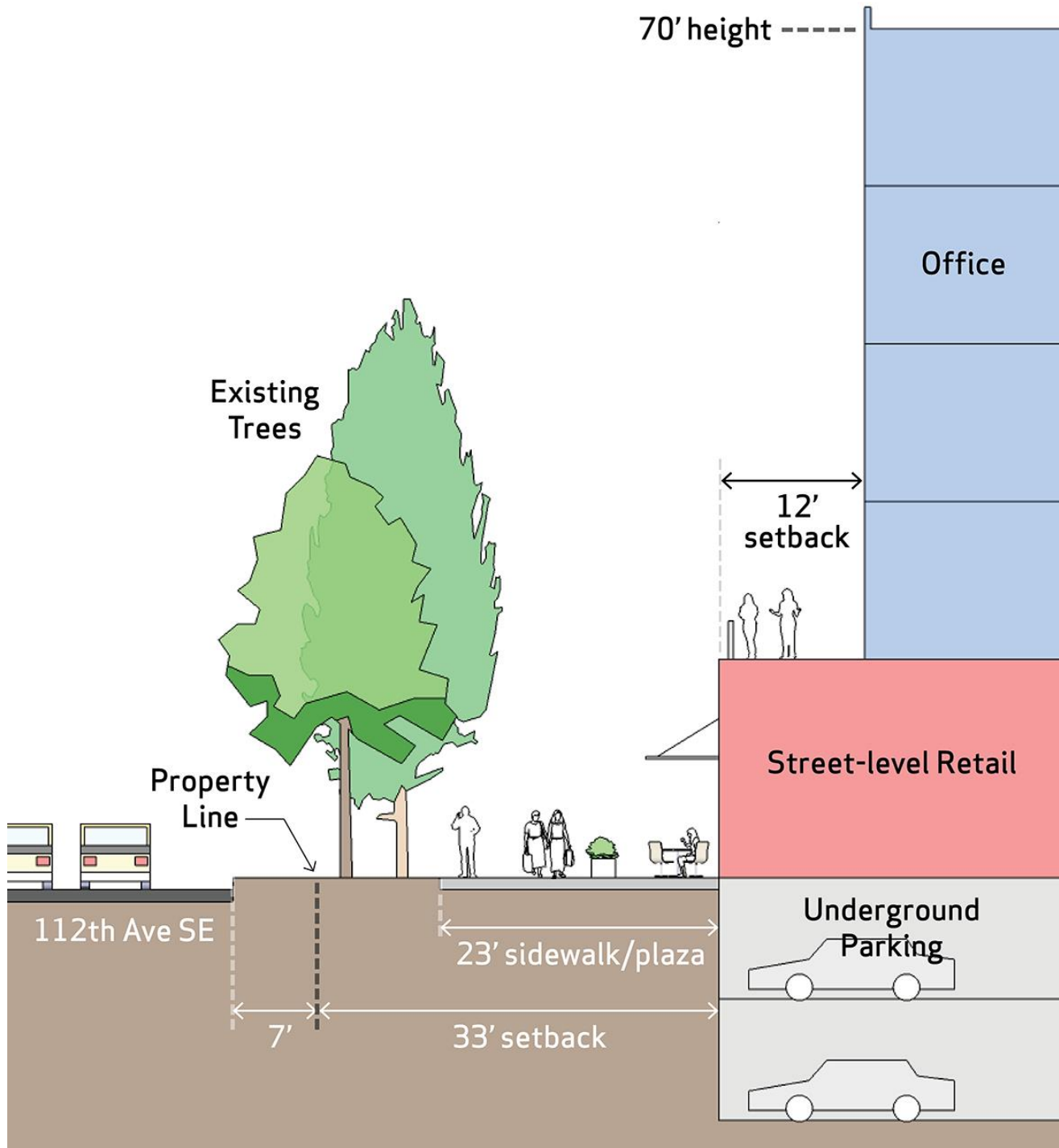
Scale: Residential

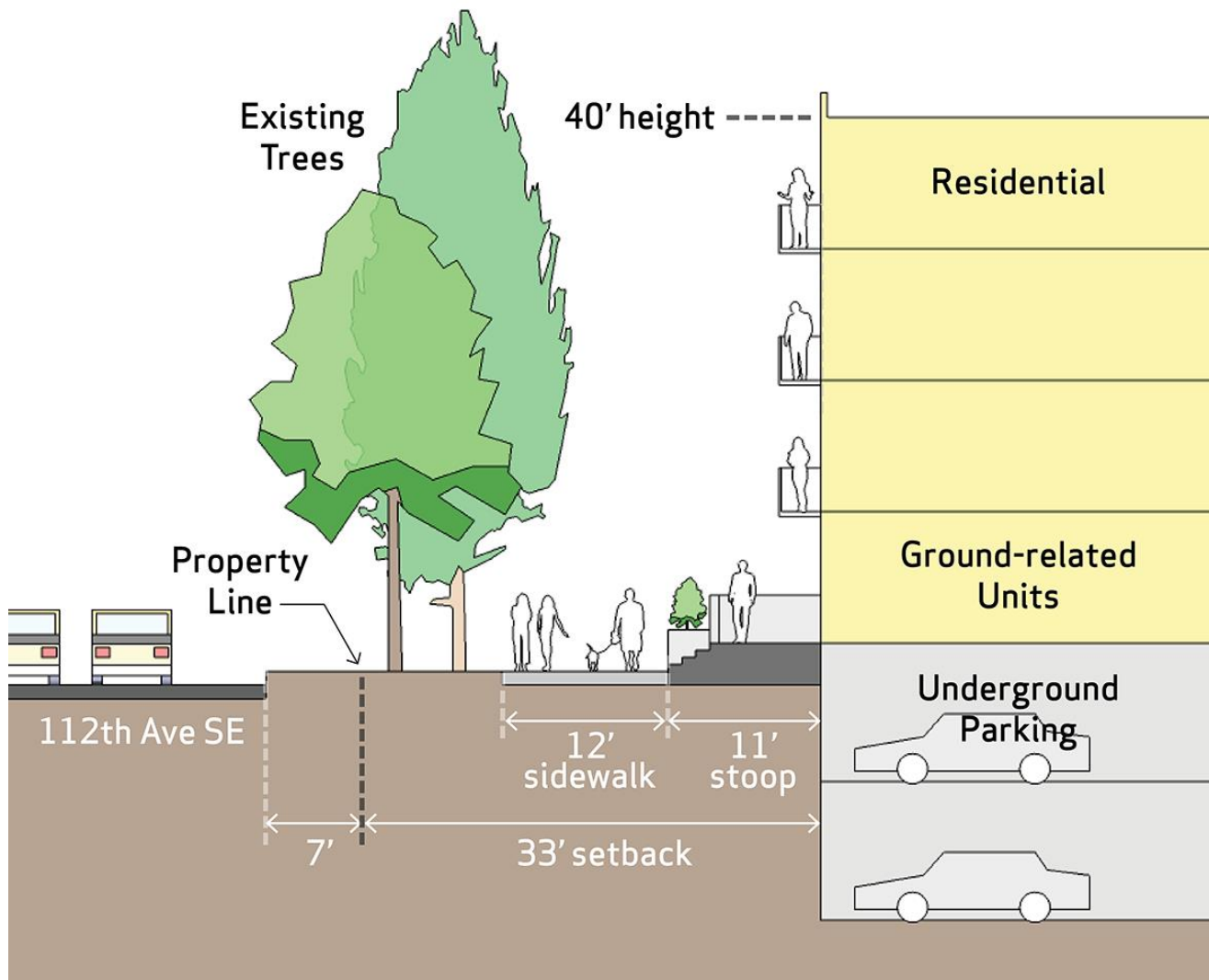


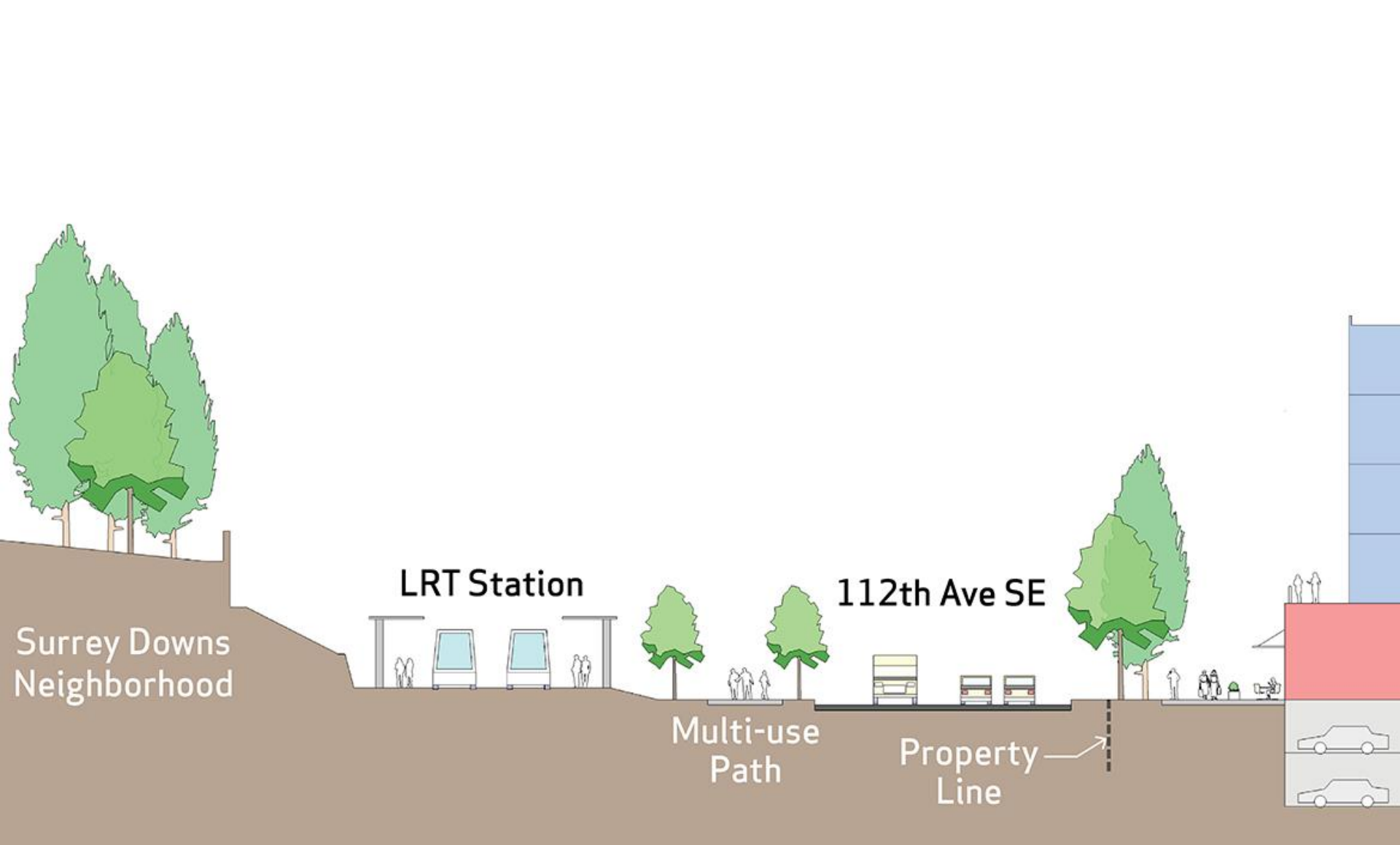
Use Mix

VIA









Surrey Downs
Neighborhood

LRT Station

112th Ave SE

Multi-use
Path

Property
Line









Shadow Studies: 9 a.m. Winter Solstice



Shadow Studies: 10 a.m. Winter Solstice



Shadow Studies: 3 p.m. Winter Solstice



Shadow Studies: 8 a.m. Equinox



Shadow Studies: 10 a.m. Equinox



Shadow Studies: 3 p.m. Equinox



Shadow Studies: 7 a.m. Summer Solstice



Shadow Studies: 10 a.m. Summer Solstice



Shadow Studies: 3 p.m. Summer Solstice

