

Redevelopment Scenarios



Redevelopment Scenarios

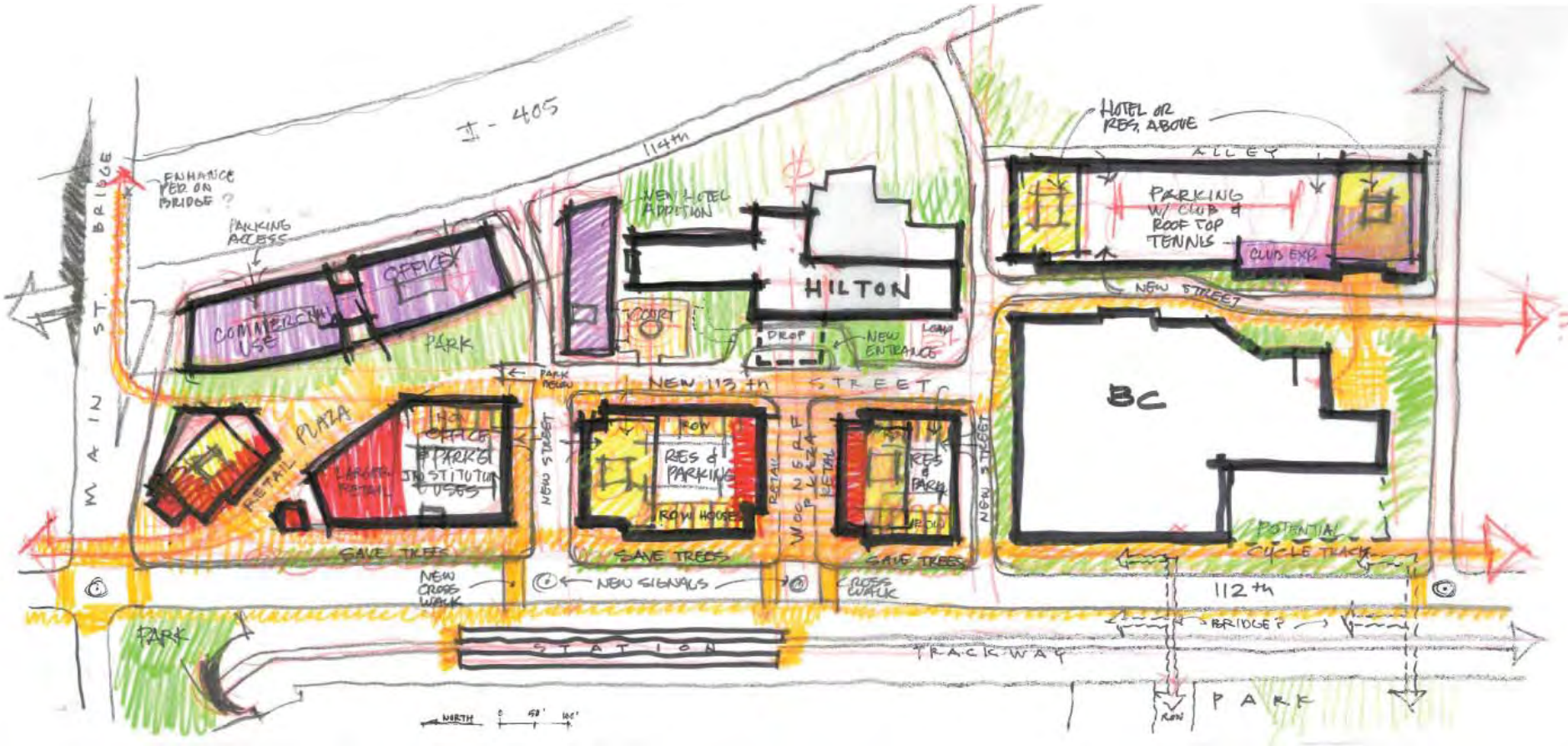
What we heard at the previous CAC meeting:

- Recognize value of the sites for TOD
- Create welcoming, unique place
- Mix of uses; no corporate campus; no traditional big box
- Not opposed to highrise towers; address privacy and shadows
- Improve thru-block connectivity
- Quality of setbacks is important
- Incorporate open space, e.g. a hardscape plaza for farmers market

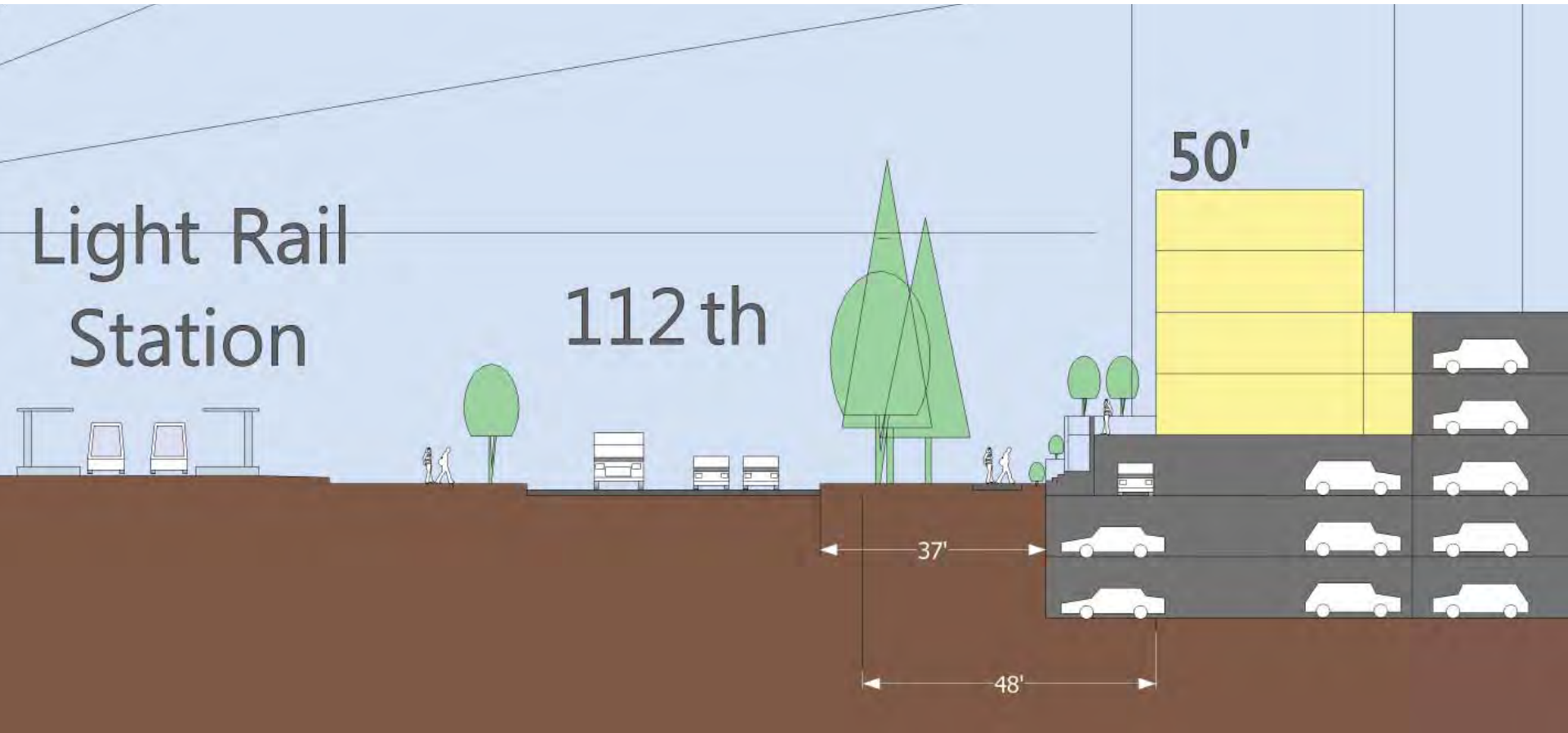
What we will focus on in this meeting:

- Discuss four proposed redevelopment scenarios:
Low Bookend; Midrise; Hybrid; High Bookend
- Reach agreement on scenarios to take forward to the public open house

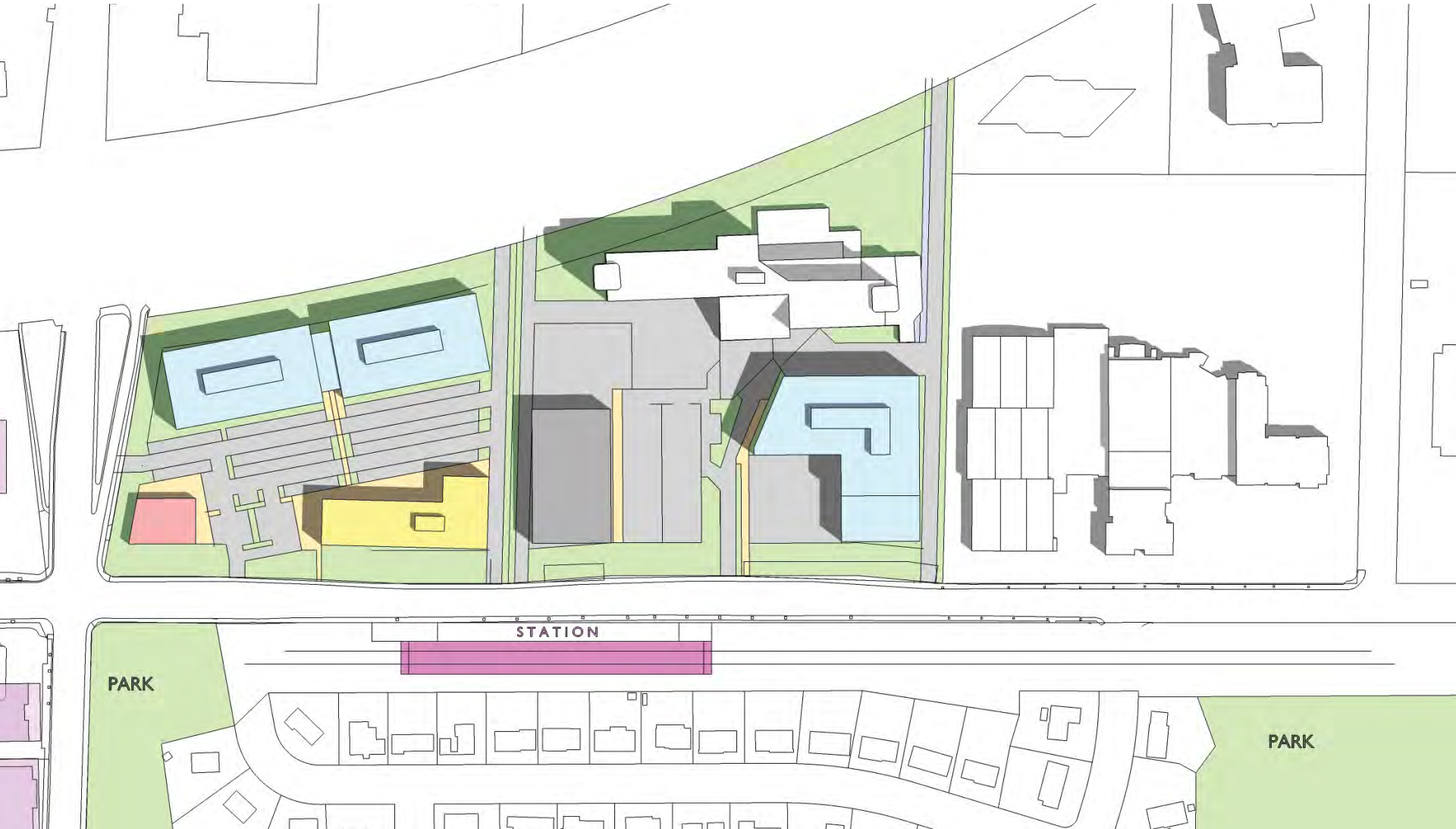
Overall Site Redevelopment Concept



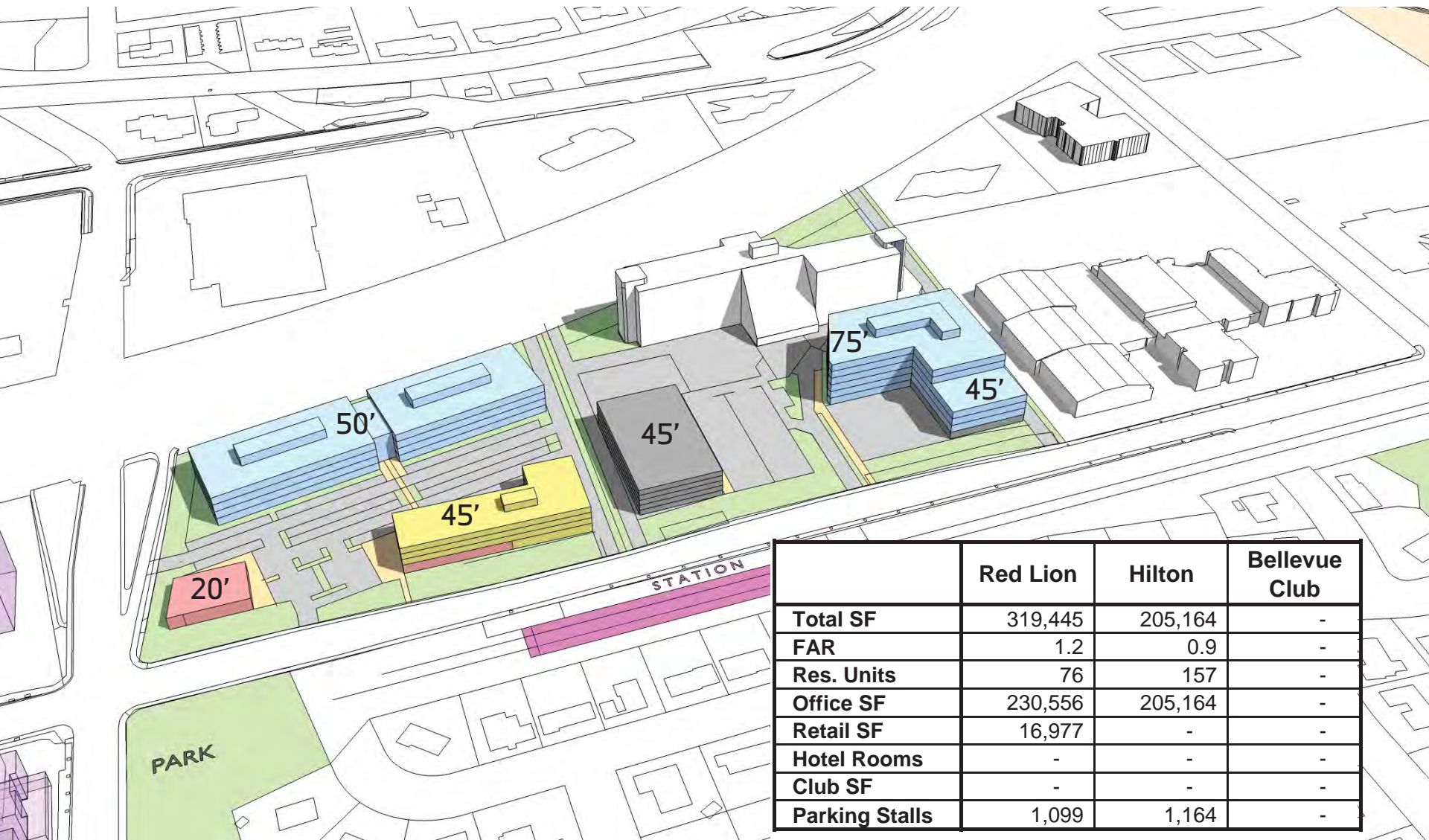
112th Ave Street Edge



Low Bookend Scenario: Existing Zoning



Low Bookend Scenario: Existing Zoning



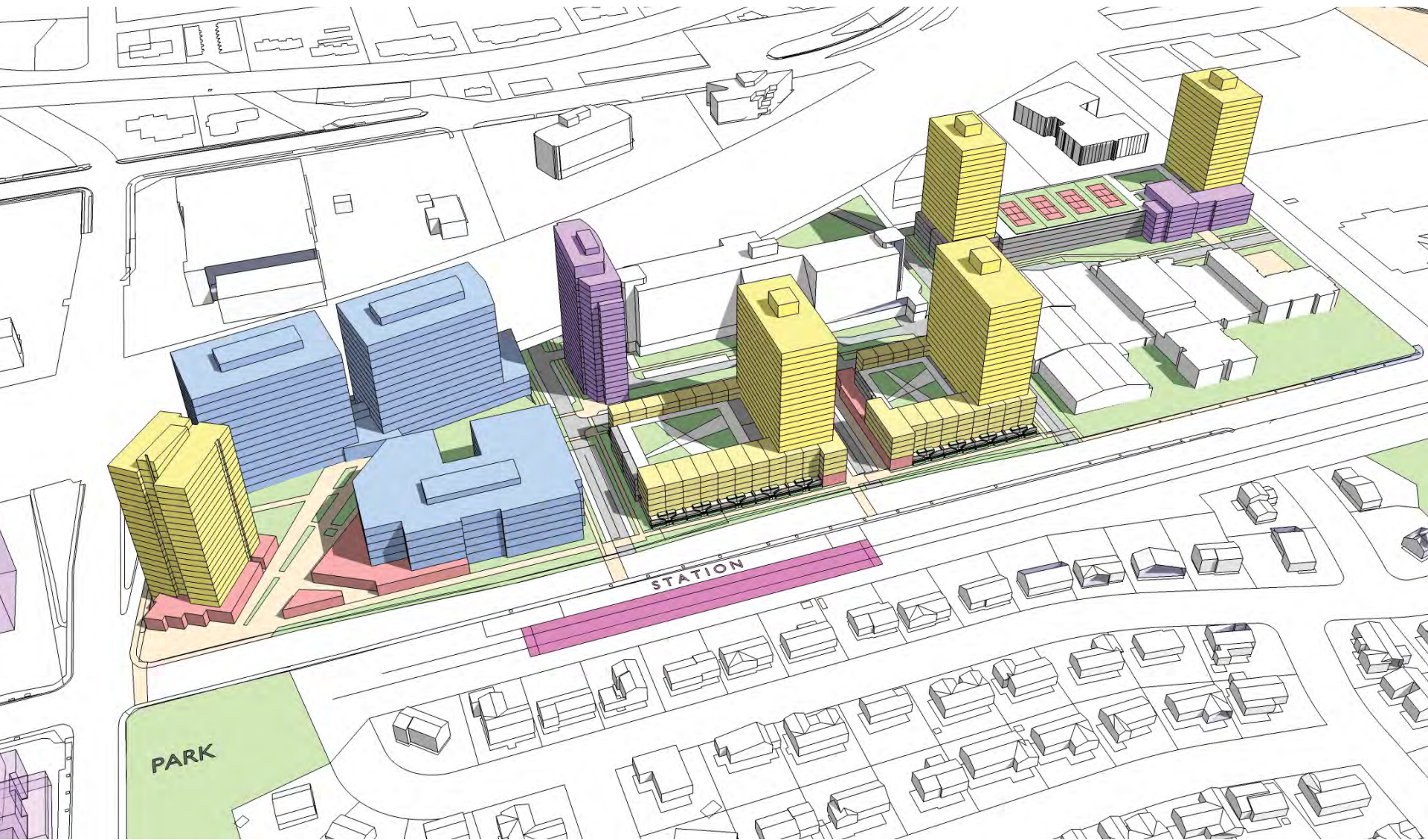
High Bookend Scenario



High Bookend Scenario



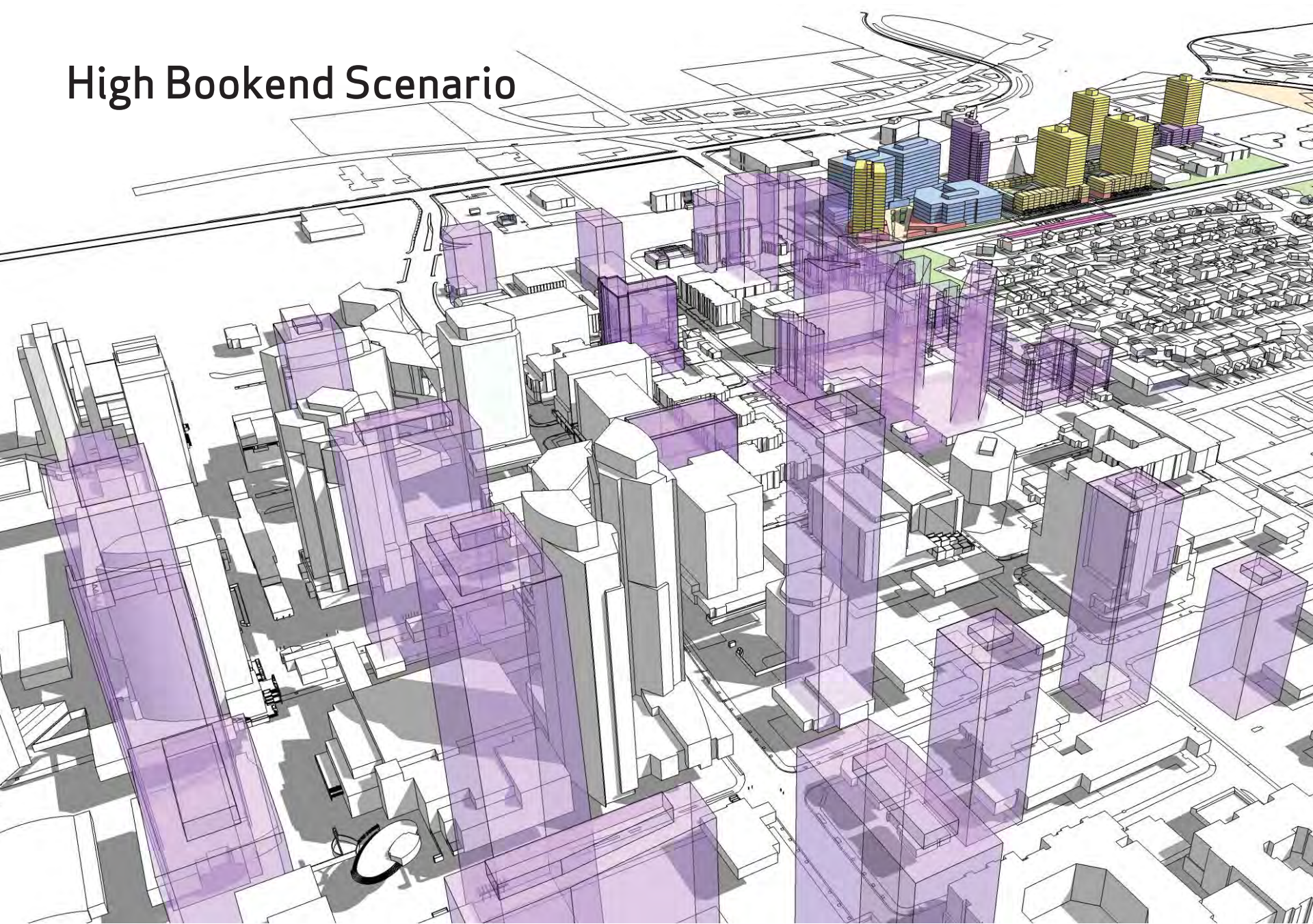
High Bookend Scenario



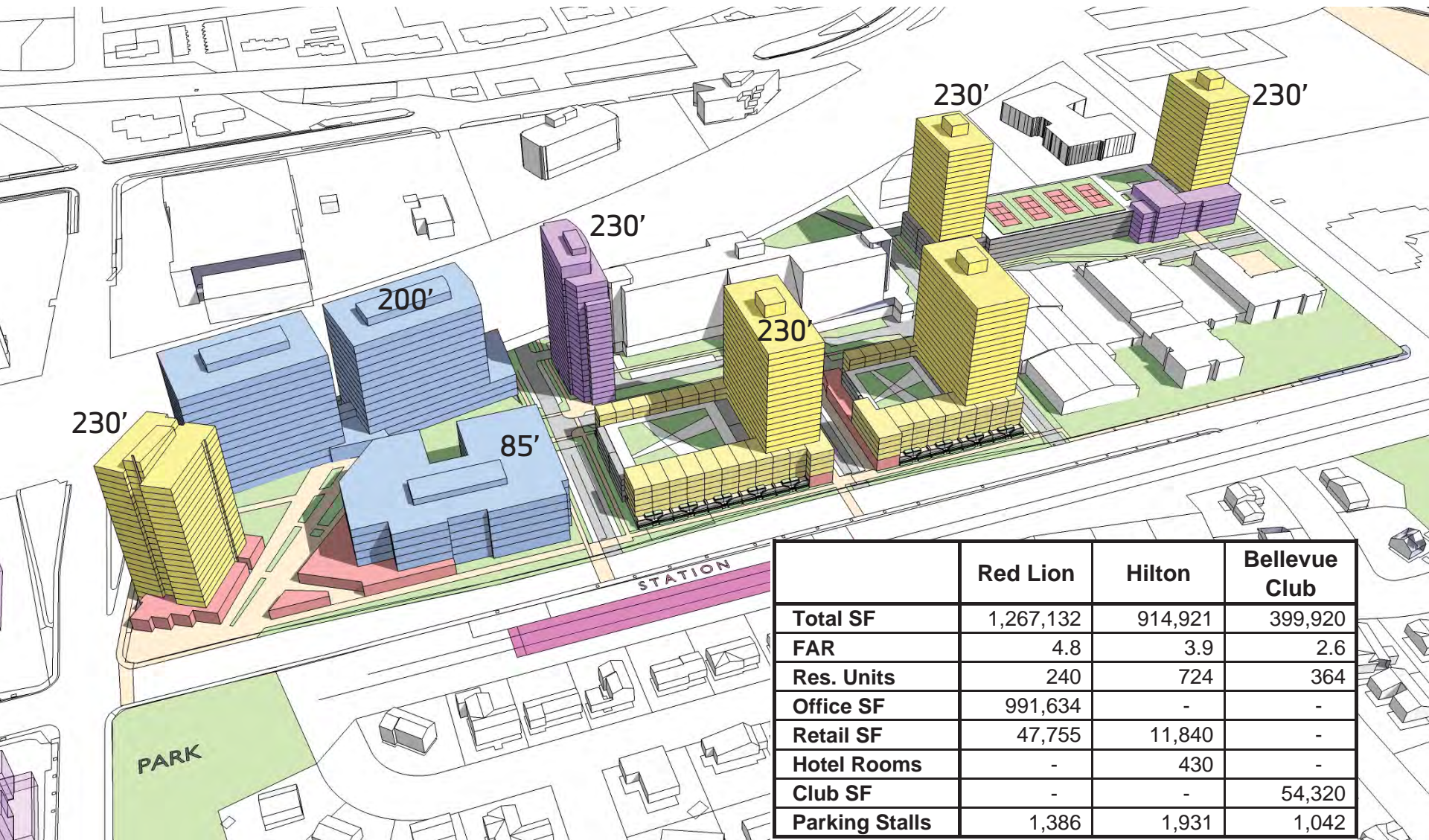
High Bookend Scenario



High Bookend Scenario



High Bookend Scenario



Hybrid Scenario



Hybrid Scenario



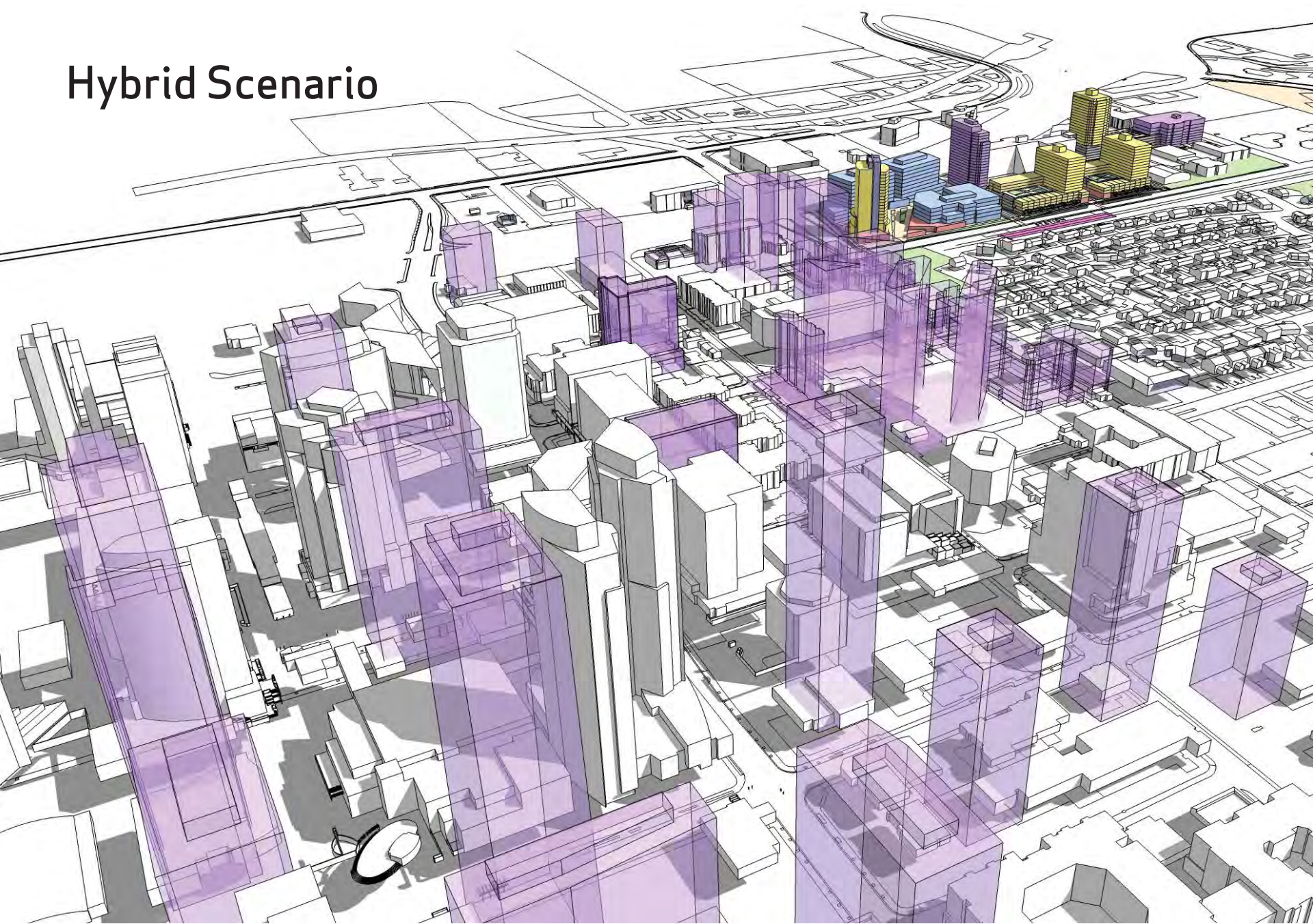
Hybrid Scenario



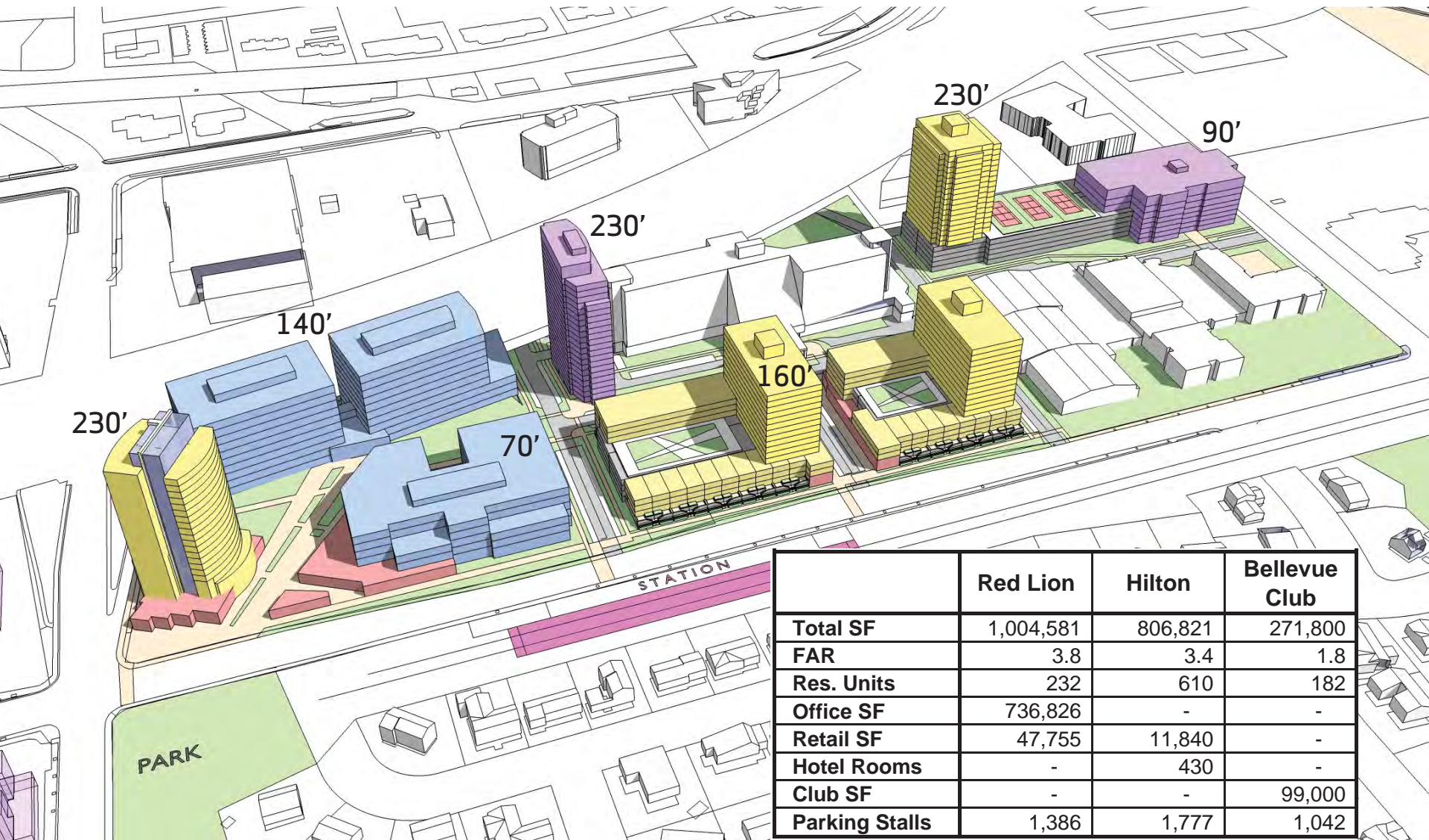
Hybrid Scenario



Hybrid Scenario



Hybrid Scenario



Midrise Scenario



Midrise Scenario



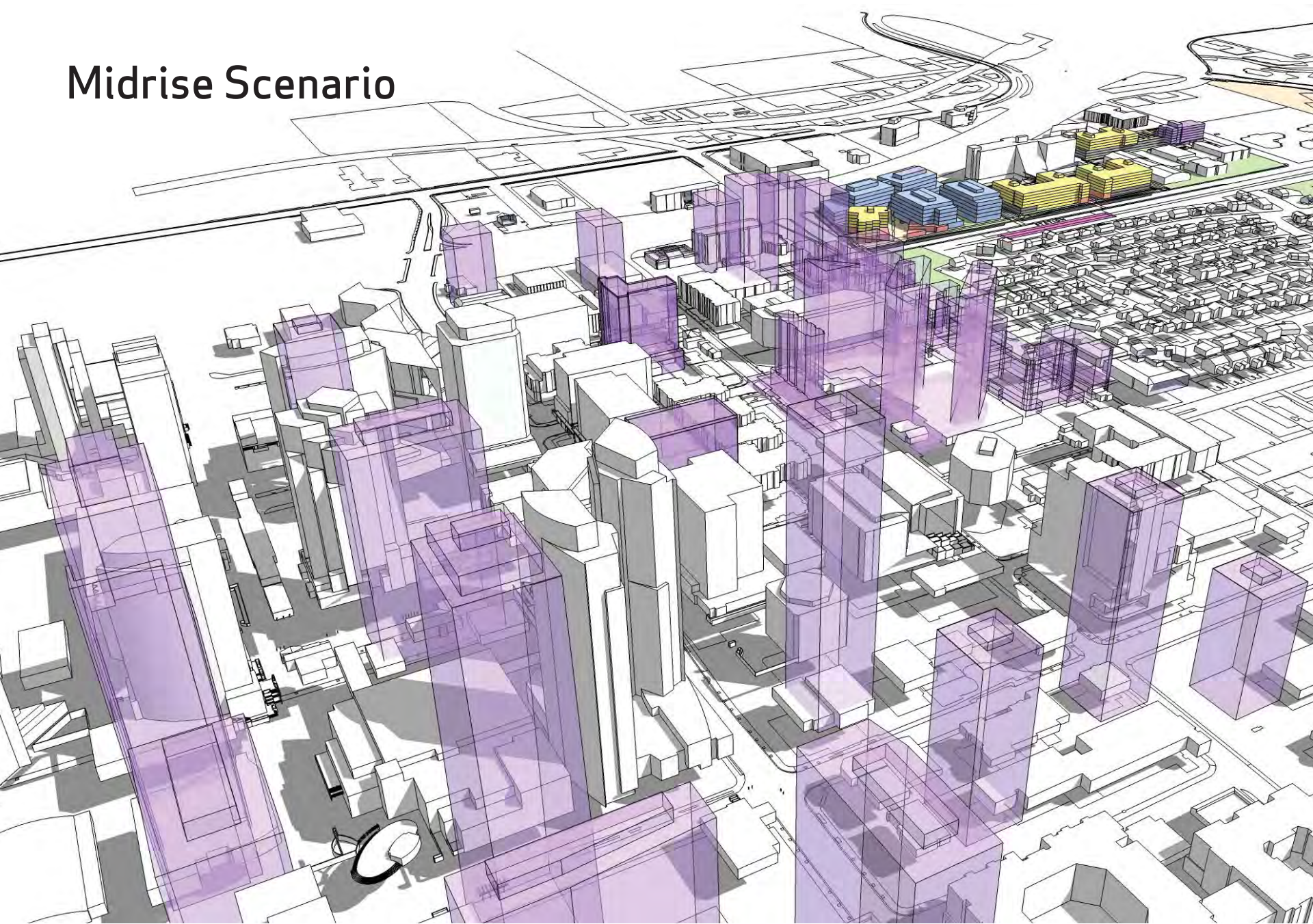
Midrise Scenario



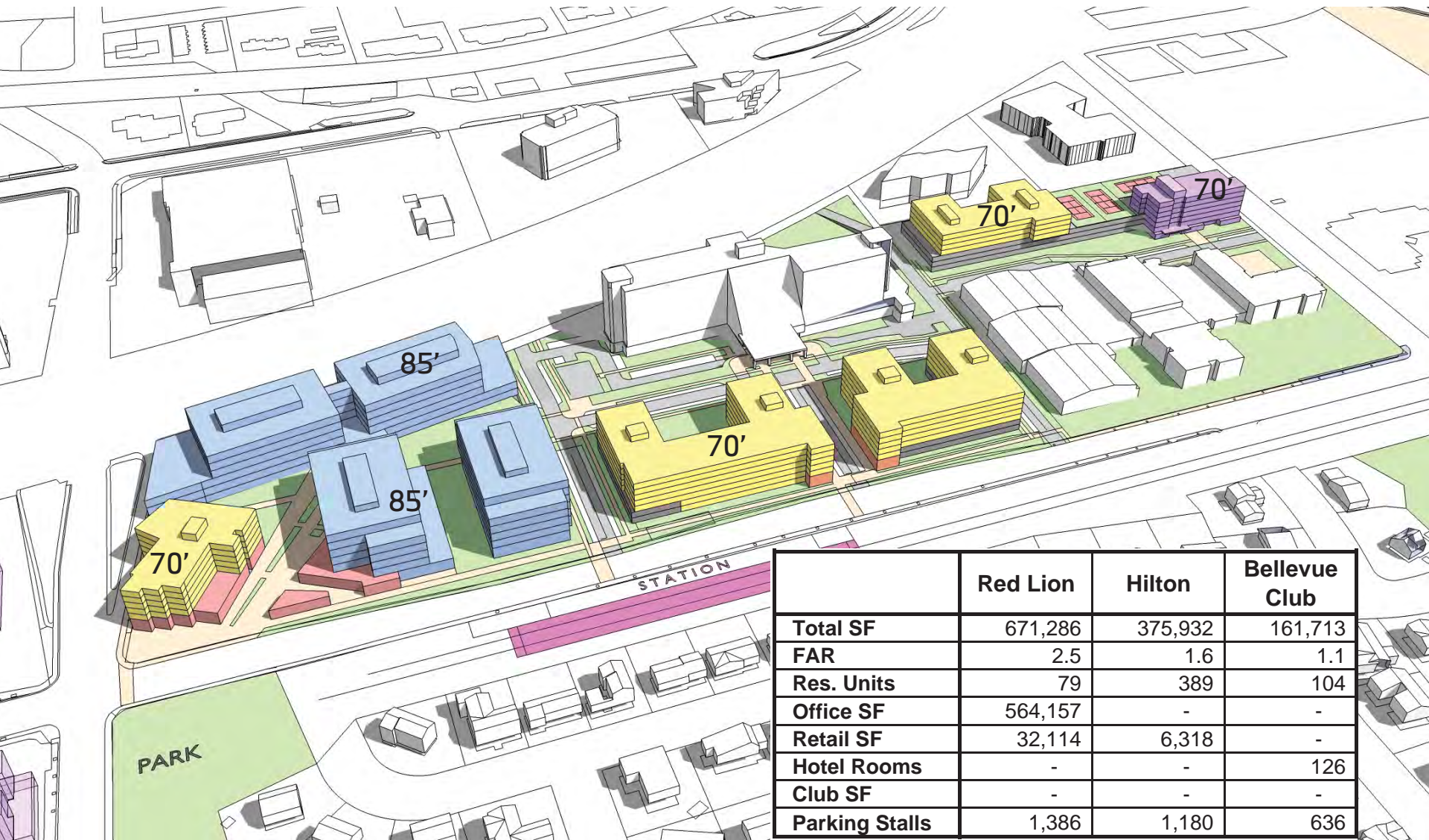
Midrise Scenario



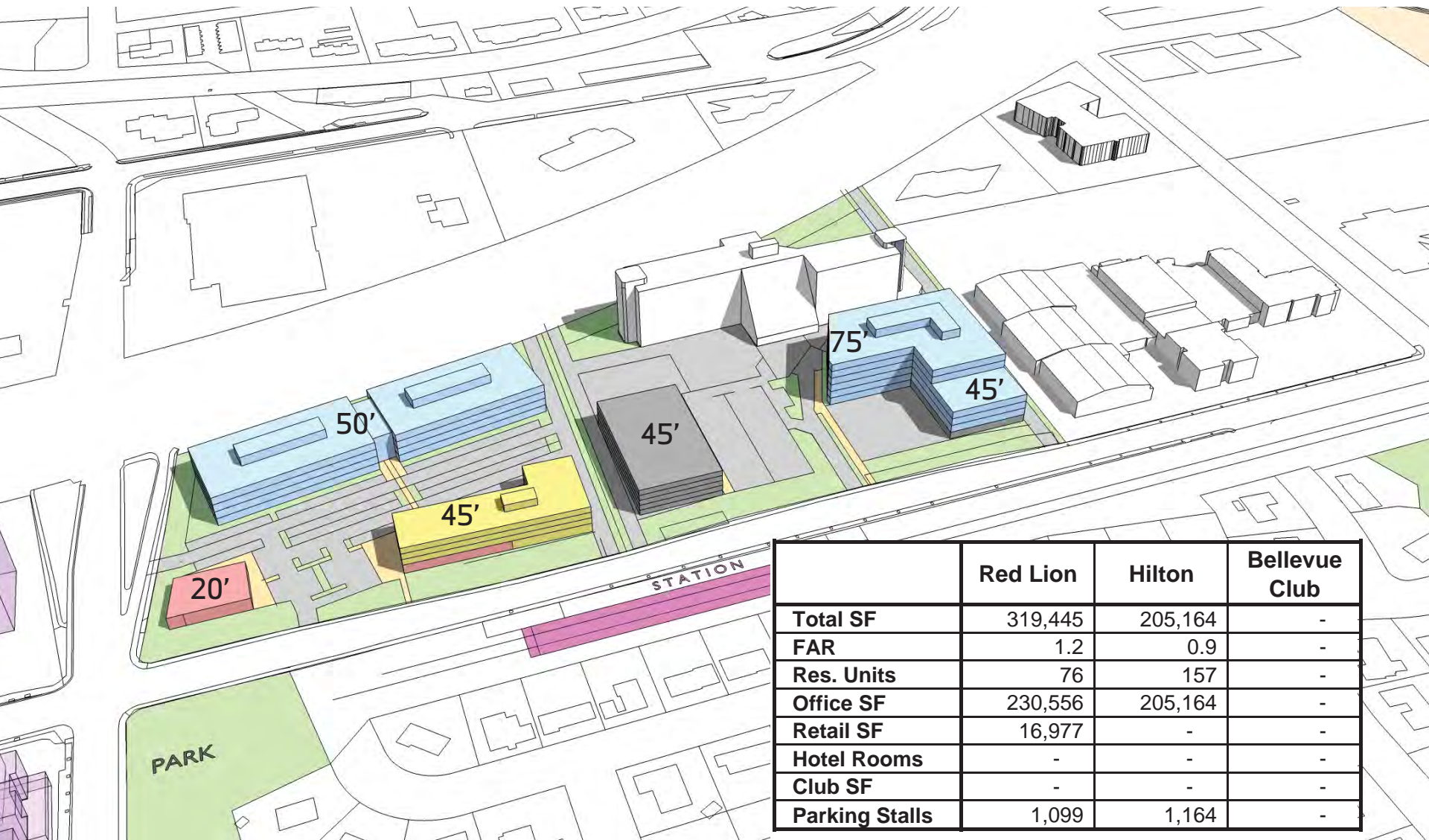
Midrise Scenario



Midrise Scenario



Low Bookend Scenario: Existing Zoning

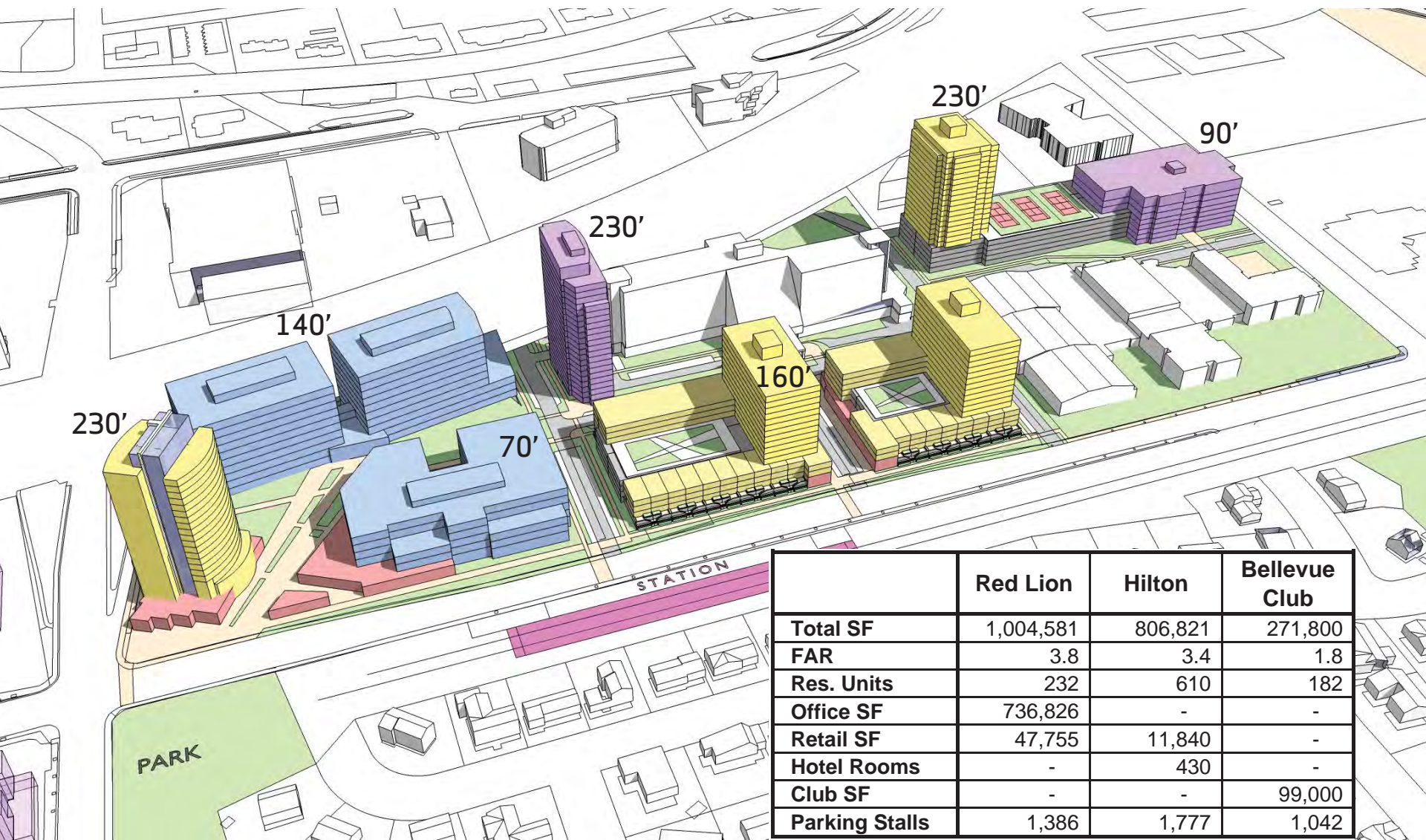


	Red Lion	Hilton	Bellevue Club
Total SF	319,445	205,164	-
FAR	1.2	0.9	-
Res. Units	76	157	-
Office SF	230,556	205,164	-
Retail SF	16,977	-	-
Hotel Rooms	-	-	-
Club SF	-	-	-
Parking Stalls	1,099	1,164	-

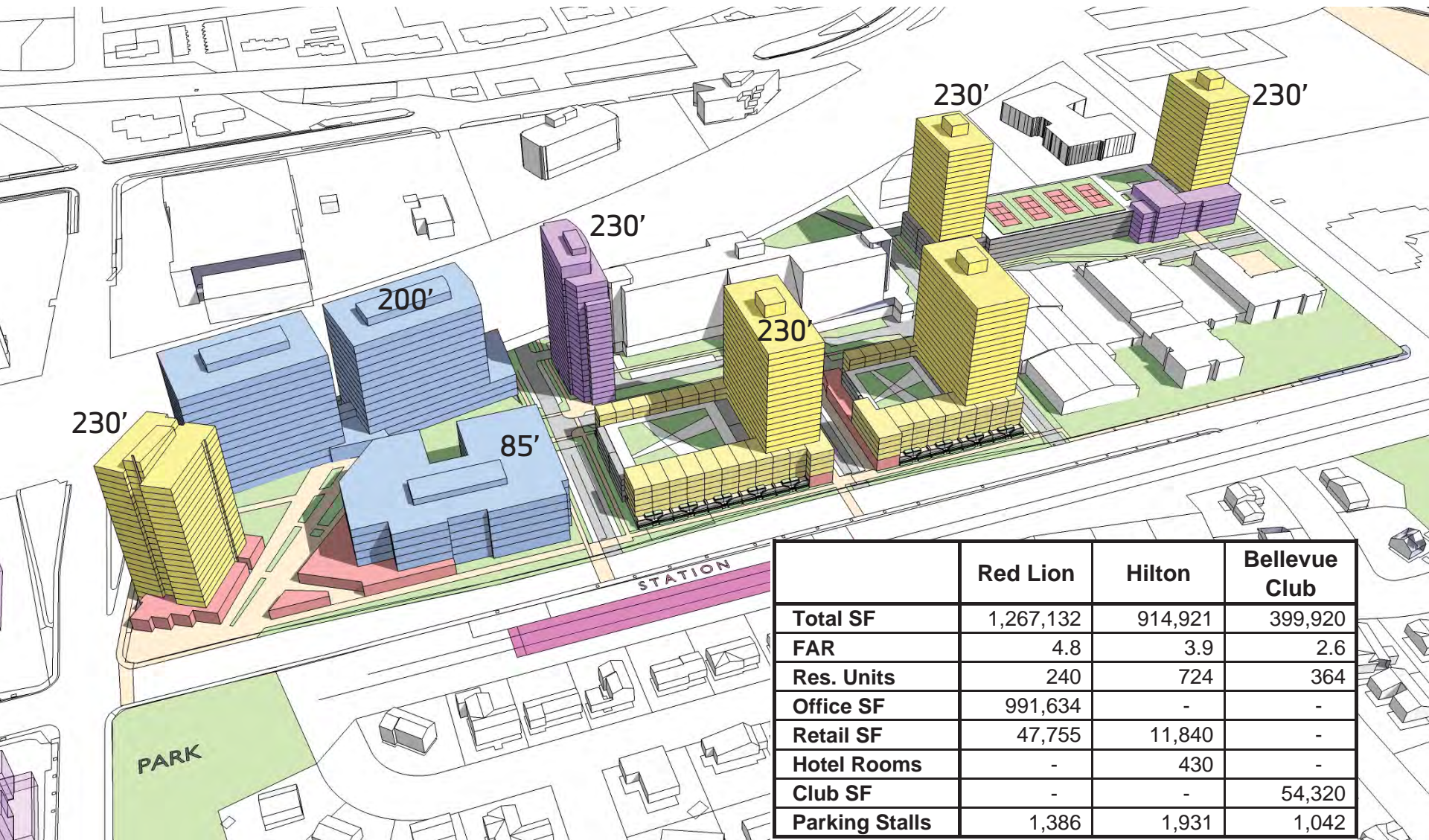
Midrise Scenario



Hybrid Scenario



High Bookend Scenario



Low Bookend Scenario

	Red Lion	Hilton	Bellevue Club
Total SF	319,445	205,164	-
FAR	1.2	0.9	-
Res. Units	76	157	-
Office SF	230,556	205,164	-
Retail SF	16,977	-	-
Hotel Rooms	-	-	-
Club SF	-	-	-
Parking Stalls	1,099	1,164	-

Midrise Scenario

	Red Lion	Hilton	Bellevue Club
Total SF	671,286	375,932	161,713
FAR	2.5	1.6	1.1
Res. Units	79	389	104
Office SF	564,157	-	-
Retail SF	32,114	6,318	-
Hotel Rooms	-	-	126
Club SF	-	-	-
Parking Stalls	1,386	1,180	636

Hybrid Scenario

	Red Lion	Hilton	Bellevue Club
Total SF	1,004,581	806,821	271,800
FAR	3.8	3.4	1.8
Res. Units	232	610	182
Office SF	736,826	-	-
Retail SF	47,755	11,840	-
Hotel Rooms	-	430	-
Club SF	-	-	99,000
Parking Stalls	1,386	1,777	1,042

High Bookend Scenario

	Red Lion	Hilton	Bellevue Club
Total SF	1,267,132	914,921	399,920
FAR	4.8	3.9	2.6
Res. Units	240	724	364
Office SF	991,634	-	-
Retail SF	47,755	11,840	-
Hotel Rooms	-	430	-
Club SF	-	-	54,320
Parking Stalls	1,386	1,931	1,042

Low Bookend Scenario



Midrise Scenario



Hybrid Scenario



High Bookend Scenario

