BELLEVUE LUCA 2026 DRAFT

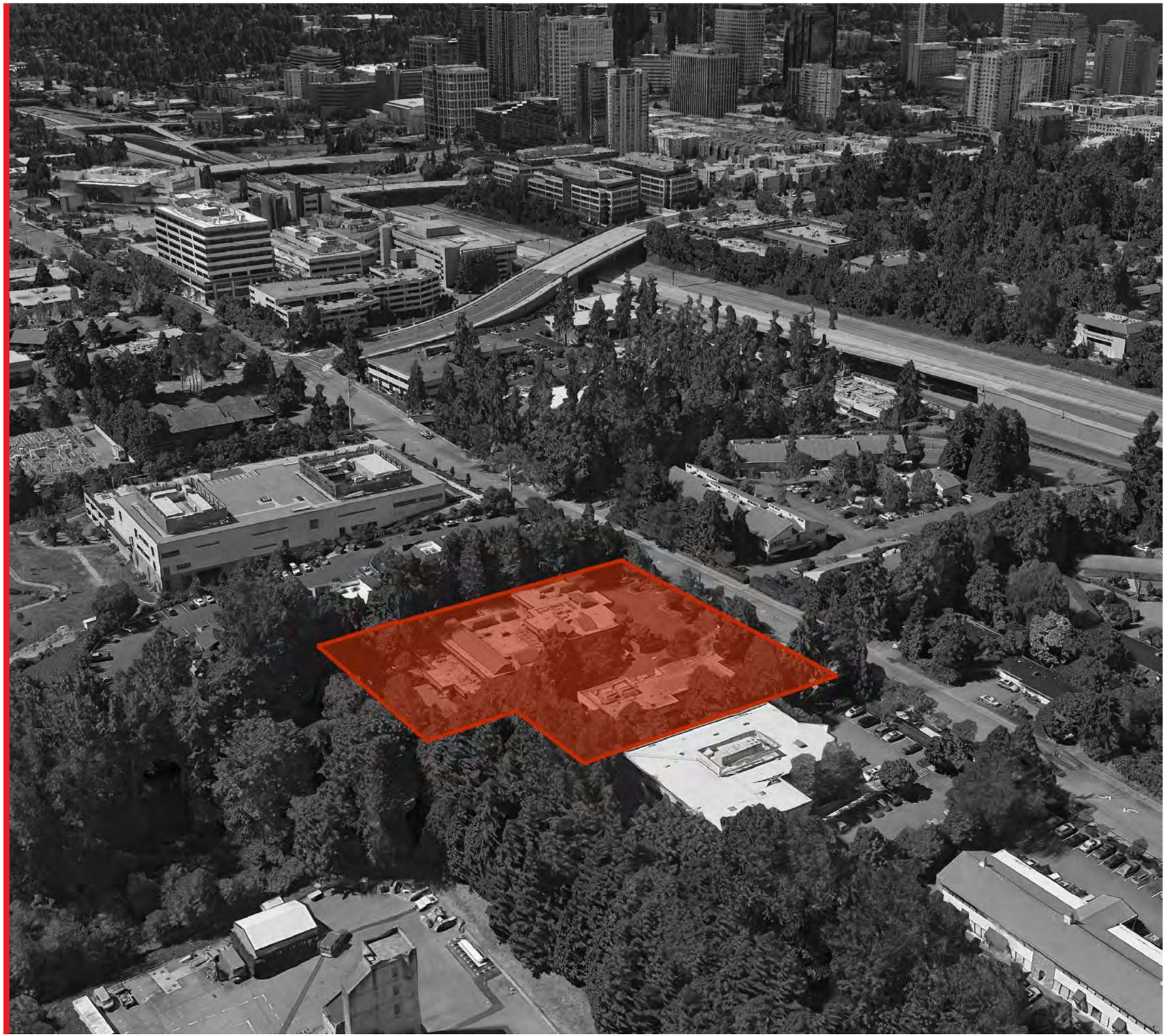
1632 & 1700 116TH AVE NE

BELLEVUE, WA

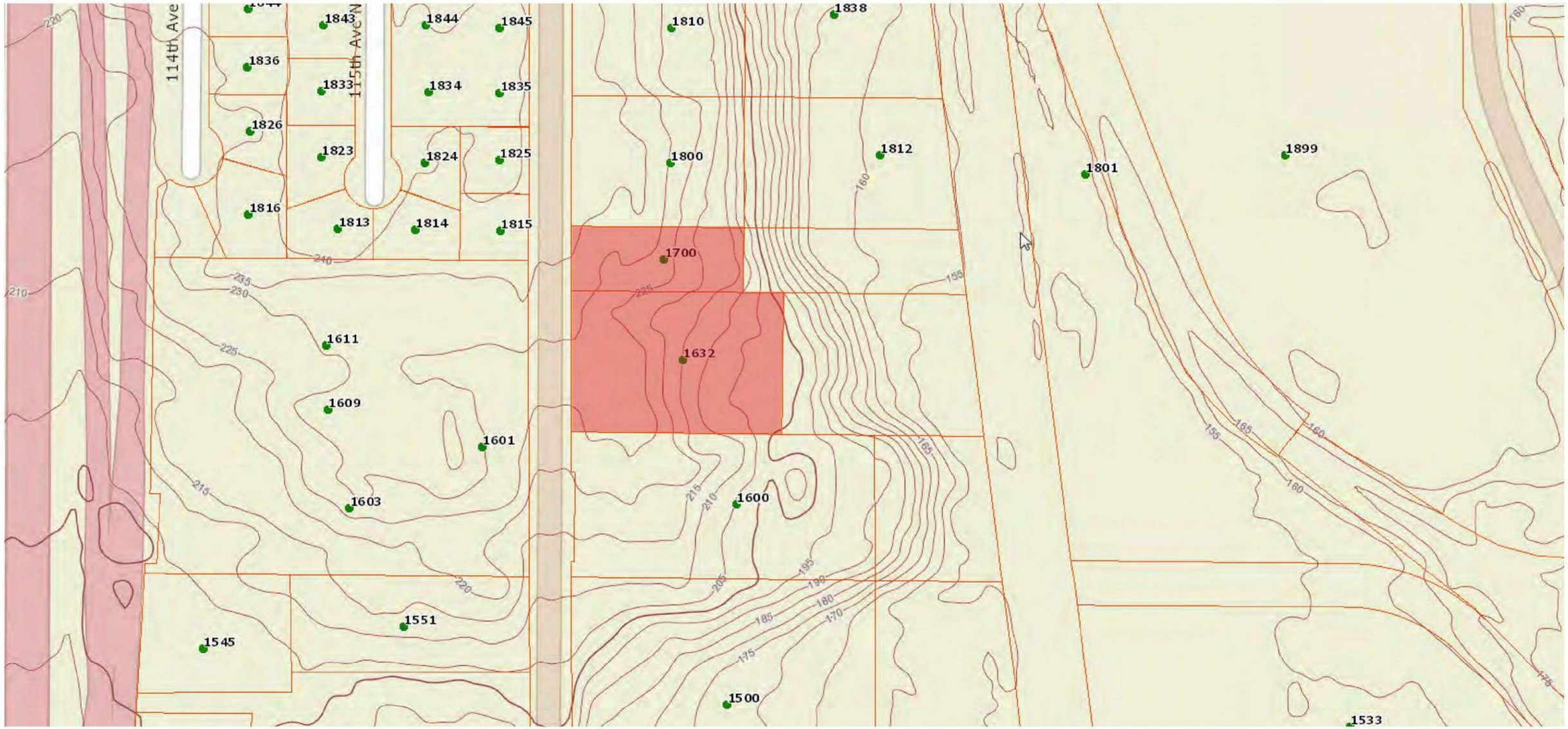
SITE PLANNING STUDY

09.03.2026
BelRed Look Forward LUCA

MZA



SITE TOPOGRAPHY MAP



SITE BIRD'S EYE VIEW (LOOKING NE)



SITE PHOTOS







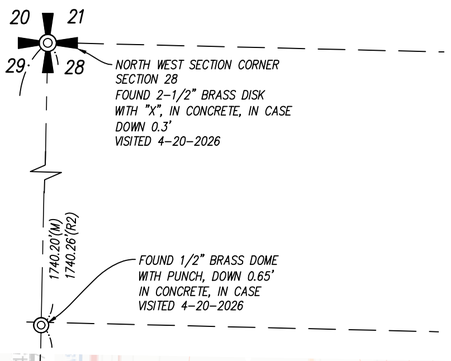






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ALTA SURVEY



LEGAL DESCRIPTION

PARCEL A

LOT 1 OF BELLEVUE SHORT PLAT NO. 83-04 RECORDED UNDER RECORDING NUMBER 8306079001, AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 8307151034, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B

THE EAST 240 FEET OF THE WEST 270 FEET OF THE SOUTH 90 FEET OF THE NORTH 474.56 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

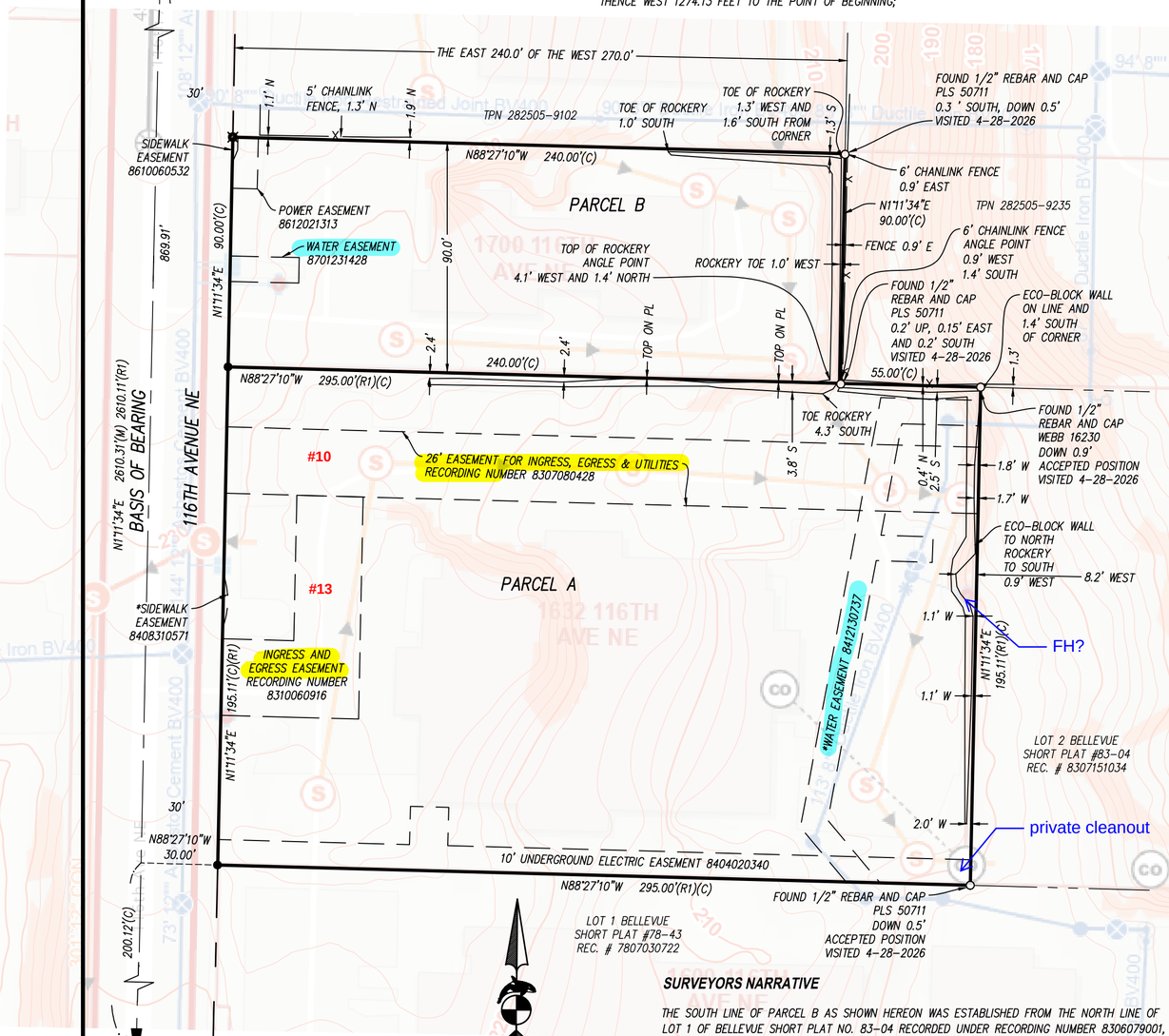
BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AT A POINT 1,739.12 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 869.56 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE EAST 1274.13 FEET;

THENCE NORTH 871.52 FEET;

THENCE WEST 1274.13 FEET TO THE POINT OF BEGINNING;



SURVEYORS NARRATIVE

THE SOUTH LINE OF PARCEL B AS SHOWN HEREON WAS ESTABLISHED FROM THE NORTH LINE OF LOT 1 OF BELLEVUE SHORT PLAT NO. 83-04 RECORDED UNDER RECORDING NUMBER 8306079001, AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 8307151034, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,

* EASEMENT LOCATION PROVIDED BY TERAMARK ALTA SURVEY DATED 08/06/08, JOB NUMBER 20081116, AND LOCATIONS ARE APPROXIMATE.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF **N&M MANAGEMENT** IN **MAY, 2026.**

_____ _____

RYAN J. GRIGGS, P.L.S. DATE

CERTIFICATE NO. 53683

RECORDER'S CERTIFICATE

FILED FOR RECORD, THIS ___ DAY OF _____, **2026,** AT _____ _.M.
IN BOOK _____ OF SURVEYS, AT PAGE(S) _____ AT THE REQUEST OF ORCA LAND SURVEYING.

_____ _____

MANAGER SUPERINTENDENT

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TS15 TOTAL STATION AND STONEX S900 GNSS

METHOD OF SURVEY: COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) OBSERVATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-080, -090, -100, AND -110 REQUIREMENTS.

BASIS OF BEARING: THE MONUMENTED WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 BETWEEN A FOUND 2-1/2" BRASS DISC IN A CASED CONCRETE MONUMENT AT THE NORTHWEST SECTION CORNER, AND A FOUND 3/8" BRASS PLUG IN A CASED CONCRETE MONUMENT AT THE WEST QUARTER CORNER, AS THE BEARING OF NORTH 1°11'34" EAST, PER SURVEY RECORDED UNDER AUDITORS FILE NUMBER 20191014900012.

REFERENCES:

R1	RECORD OF SURVEY, AFN 20191014900012
R2	PLAT OF MCCARTHY OFFICE PARK, AFN 7812200785
D1	STATUTORY WARRANTY DEED AFN 20141029001432
D2	STATUTORY WARRANTY DEED AFN 20150731001458

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, AND DOES PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
3. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
4. THE FENCE LINE AND/OR CORNER DIMENSIONS SHOWN HEREON WERE MEASURED AT THE APPROXIMATE CENTER OF THE POST, UNLESS OTHERWISE NOTED.

SCHEDULE B EXCEPTIONS FOR PARCEL B

A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE LTD., THEIR ORDER NO. 5226021982, WAS RELIED UPON FOR TITLE INFORMATION. ACCORDING TO THIS DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING RECORD ITEMS;

8. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED RECORD OF SURVEY RECORDED SEPTEMBER 11, 1981 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8109119006 WHICH AMONG OTHER THINGS PROVIDES 15 FOOT UTILITY EASEMENT. **NOT AFFECTING SAID PREMISES AND THREFORE NOT SHOWN HEREON.**
9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING FOR SANITARY AND STORM SEWERS RECORDED APRIL 9, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8604090319 AFFECTS PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH, AS CONSTRUCTED LIENS AND CHARGES FOR UPKEEP AND MAINTENANCE AS PROVIDED IN THE ABOVE MENTIONED INSTRUMENT. **SAID ITEM AFFECTS THE SUBJECT PROPERTY BUT DOES NOT DESCRIBE A SPECIFIC LOCATION AND IS THEREFORE NOT SHOWN HEREON.**
10. AGREEMENT FOR UNRECORDED AGREEMENT REGARDING ENHANCEMENT OF COMMON BOUNDARY BETWEEN ADJOINING PARCELS OF LAND EXECUTED BY THE BELLEVUE MEDICAL PARK PARTNERSHIP AND BETWEEN RAINIER VIEW ASSOCIATES PARTNERSHIP ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 9, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8604090320. **AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED.**
11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO CITY OF BELLEVUE, A MUNICIPAL CORPORATION FOR SIDEWALK AND PEDESTRIAN PURPOSES RECORDED OCTOBER 6, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8610060532 AFFECTS A NORTHWESTERLY PORTION OF SAID PREMISES. **PLOTTED AS SHOWN ON MAP. THE REFERENCE DOCUMENT IN THE INSTRUMENT PROVIDED CANNOT BE FOUND, AND BASED UPON THE DESCRIPTION AND FOUND MONUMENTATION, THIS EASEMENT IS SHOWN ON THE MAP PROVIDED.**
12. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES RECORDED DECEMBER 2, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8612021313, AFFECTING THE NORTH 20 FEET OF THE WEST 10 FEET OF SAID PREMISES CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NO. 8610130441. **EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.**
13. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO CITY OF BELLEVUE, A MUNICIPAL CORPORATION FOR WATER PIPELINE AND APPURTENANCES RECORDED JANUARY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8701231428 AFFECTING A SOUTHWESTERLY PORTION OF SAID PREMISES. **EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.**
14. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING FOR STORM SEWER LINE RECORDED FEBRUARY 20, 1990 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9002201189 AFFECTING A PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH, AS CONSTRUCTED. LIENS AND CHARGES FOR UPKEEP AND MAINTENANCE AS PROVIDED IN THE ABOVE MENTIONED INSTRUMENT. **SAID ITEM AFFECTS THE SUBJECT PROPERTY BUT DOES NOT DESCRIBE A SPECIFIC LOCATION AND IS THEREFORE NOT SHOWN HEREON.**
15. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED NOTICE OF CHARGES FOR WATER, SEWER AND STORM & SURFACE WATER UTILITIES. EXECUTED BY CITY OF BELLEVUE. RECORDED DECEMBER 20, 1996 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 96122009938. SAID INSTRUMENT WAS REGISTERED AND RE-RECORDED DECEMBER 22, 2011 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20111222000589. **TERMS AND PROVISIONS CANNOT BE PLOTTED.**

SCHEDULE B EXCEPTIONS FOR PARCEL A

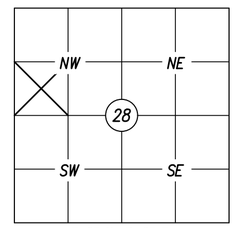
A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE LTD., THEIR ORDER NO. 5226021981, WAS RELIED UPON FOR TITLE INFORMATION. ACCORDING TO THIS DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING RECORD ITEMS;

8. AGREEMENT FOR CONCOMITANT ZONING AGREEMENT EXECUTED BY CITY OF BELLEVUE AND BETWEEN L. CLAY TERRY, III AND JULIE H. TERRY ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, DATED DECEMBER 24, 1980, RECORDED JANUARY 21, 1981 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8101210694. **AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED.**
9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED CITY OF BELLEVUE SHORT PLAT NO. 83-04, RECORDED JUNE 7, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8306079001 AFFIDAVIT OF CORRECTION OF SHORT PLAT RECORDED JULY 15, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8307151034. **AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED.**
10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT; STATUTORY WARRANTY DEED RESERVED BY MILLIE Y. TUNG FOR PEDESTRIAN AND MOTOR VEHICLE INGRESS AND EGRESS DATED JULY 7, 1983, RECORDED JULY 8, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8307080428. **AFFECTING A PORTION OF SAID PREMISES, AS CONSTRUCTED. SHOWN ON MAP.**
11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR SLOPE CUTTING, GRADING AND FILLING RECORDED JULY 8, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8307080430. **AFFECTS SUBJECT PROPERTY AND ENCOMPASSES THE ENTIRETY OF PARCEL B.**
12. AGREEMENT FOR ESTABLISHING OF CONNECTING ROAD AND DUMPING OF EXCESS SOIL, EXECUTED BY BELLEVUE MEDICAL CO-OP LIMITED PARTNERSHIP AND BETWEEN MILLIE TUNG ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, RECORDED JULY 8, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8307080432. **AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED.**
13. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT DECLARATION OF EASEMENT FOR INGRESS AND EGRESS DATED SEPTEMBER 30, 1983 RECORDED OCTOBER 6, 1983 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8310060916, AFFECTING A PORTION OF SAID PREMISES. **SHOWN ON MAP PROVIDED.**
14. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR UTILITY TRANSMISSION AND/OR DISTRIBUTION SYSTEMS DATED FEBRUARY 6, 1984, RECORDED APRIL 2, 1984 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8404020340. AFFECTING A PORTION OF SAID PREMISES. **SHOWN ON MAP PROVIDED.**
15. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT EASEMENT FOR SIDEWALK GRANTED TO CITY OF BELLEVUE FOR SIDEWALK DATED JULY 24, 1984 RECORDED AUGUST 31, 1984 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8408310571 AFFECTING A PORTION OF SAID PREMISES. **EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.**
16. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT WATER EASEMENT GRANTED TO CITY OF BELLEVUE FOR WATER LINE DATED NOVEMBER 26, 1984, RECORDED DECEMBER 13, 1984 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8412130737, AFFECTING A PORTION OF SAID PREMISES. **AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED.**
17. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT EASEMENT AND JOINT USE FOR SANITARY & STORM SEWERS GRANTED TO BELLEVUE MEDICAL PARK PARTNERSHIP, AND RAINIER VIEW ASSOCIATES FOR SIDE SEWER AND STORM SEWER LINES DATED MARCH 14, 1986, RECORDED APRIL 9, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8604090319 AFFECTS A PORTION OF SAID PREMISES COVENANT TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OR REPAIR OF THE IMPROVEMENT MODIFIED BY INSTRUMENT RECORDED FEBRUARY 20, 1990 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9002201189. **SAID ITEM AFFECTS THE SUBJECT PROPERTY BUT DOES NOT DESCRIBE A SPECIFIC LOCATION AND IS THEREFORE NOT SHOWN HEREON.**
18. EXECUTED BY BELLEVUE MEDICAL PARK PARTNERSHIP AND BETWEEN RAINIER VIEW ASSOCIATES, AND EASTSIDE GASTROENTEROLOGY ASSOCIATES ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, DATED MAY 16, 1985 RECORDED APRIL 9, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8604090320. **CANNOT BE PLOTTED.**
19. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED NOTICE OF CHARGES BY WATER, SEWER, AND STORM & SURFACE WATER UTILITIES EXECUTED BY CITY OF BELLEVUE RECORDED DECEMBER 20, 1996 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9612200938. **CANNOT BE PLOTTED.**
20. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THE PLAT OF A SURVEY MADE BY TERRMARK, ON AUGUST 6, 2008, DESIGNATED JOB NO. 20081116, AS FOLLOWS:
    A-BLOCK WALL ENCROACHES UP TO 8.0' NORTHERLY ONTO ADJACENT PROPERTY.
    B-FIRE HYDRANT ENCROACHES UP TO 1.8' EASTERLY INTO THE SUBJECT PROPERTY.
    C-WOOD STEPS ENCROACH UP TO 1.4' SOUTHERLY INTO ADJACENT PROPERTY.
    D-CONCRETE ENCROACHES UP TO 0.5' EASTERLY INTO THE SUBJECT PROPERTY BEYOND EASEMENT. AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 16, 2008 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20081016000970. **CANNOT BE PLOTTED.**

LEGEND

FOUND SECTION CORNER, AS NOTED	SET MAG NAIL AND WASHER "ORCA 53683"
FOUND QUARTER CORNER, AS NOTED	(M) MEASURED DIMENSION
FOUND MONUMENT, AS NOTED	(C) CALCULATED DIMENSION
FOUND REBAR OR IRON PIPE, AS NOTED	
SET 1/2" x 24" REBAR W/CAP "ORCA 53683"	

RYAN J GRIGGS STATE OF WASHINGTON 53683 REGISTERED PROFESSIONAL LAND SURVEYOR



T. 25 N., R. 05 E.,

RECORD OF SURVEY FOR
N&M MANAGEMENT

IN THE SW 1/4 OF THE NW 1/4 OF SECTION 28, T.25 N., R.5 E., W.M.
KING COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 • RECEPTION@ORCALANDSURVEYING.COM

JOB NO. 2026-026
DATE: 7/14/2026
DWG BY: SMW
SHEET 1 of 1

SITE INFO

Source: BelRed Look Forward LUCA — Strike Draft Attachment C, April 13, 2026 · MUM-H · East side of 116th Ave NE

SITE	
Address	1632 & 1700 116th Ave NE, Bellevue, WA 98004
Parcel 1 — 1700	APN 282505-9090 · 21,600 SF
Parcel 2 — 1632	APN 282505-9106 · 57,499 SF
Combined Area	**79,099 SF** (1.82 acres)
District	116th Ave NE Corridor Neighborhood District, BelRed Overlay

ZONING STANDARDS (MUM-H)	
Zoning District	Mixed-Use Medical Highrise (MUM-H)
Base FAR — Nonresidential	**6.0**
Base FAR — Residential	**4.0**
Maximum FAR	8.0 (via Amenity Incentive System)
Max Height	250 ft (+45 ft life science bonus = 295 ft)
Floor Plate above 55 ft for buildings above 100' in height	30,000 SF nonres / 16,000 SF res · Medical/life sci: unlimited to 200 ft
Tower Separation	60 ft (above 55 ft)
Parking	Surface prohibited · structured only · 75% minimum reduction

BUILDABLE AREA — 2 PARCELS (79,099 SF)			
SCENARIO	FAR	BUILDABLE SF	NOTES
Residential Base	4.0	316,396	As-of-right
Nonresidential Base	6.0	474,594	As-of-right
Maximum (any use)	8.0	632,792	Amenity system

KEY COST OBLIGATIONS	
Affordable Housing (mandatory)	$13.00/SF residential · $16.50/SF nonresidential
Catalyst Program (med/life sci, vest before 6/1/2028)	**50% reduction** → $8.25/SF nonresidential

Site Planning Study · Section 01

Option 1 — Midrise Residential Building

An as-of-right multifamily scheme at ≤4.0 FAR, eight stories of Type IIIA construction over a Type IA podium, studied against the BelRed Look Forward LUCA working draft.

AREA SUMMARY (TYPE IIIA OVER TYPE IA)

MULTIFAMILY MASSING — 1632 & 1700 116th Ave NE · Combined Site · ≤ 4.0 FAR , Type IIIA over Type IA

116th Ave NE Corridor Neighborhood District, BelRed Overlay · MUM-H assumed · Source: BelRed Look Forward LUCA Working Draft Attachment A, June 26, 2026 · DRAFT, NOT ADOPTED

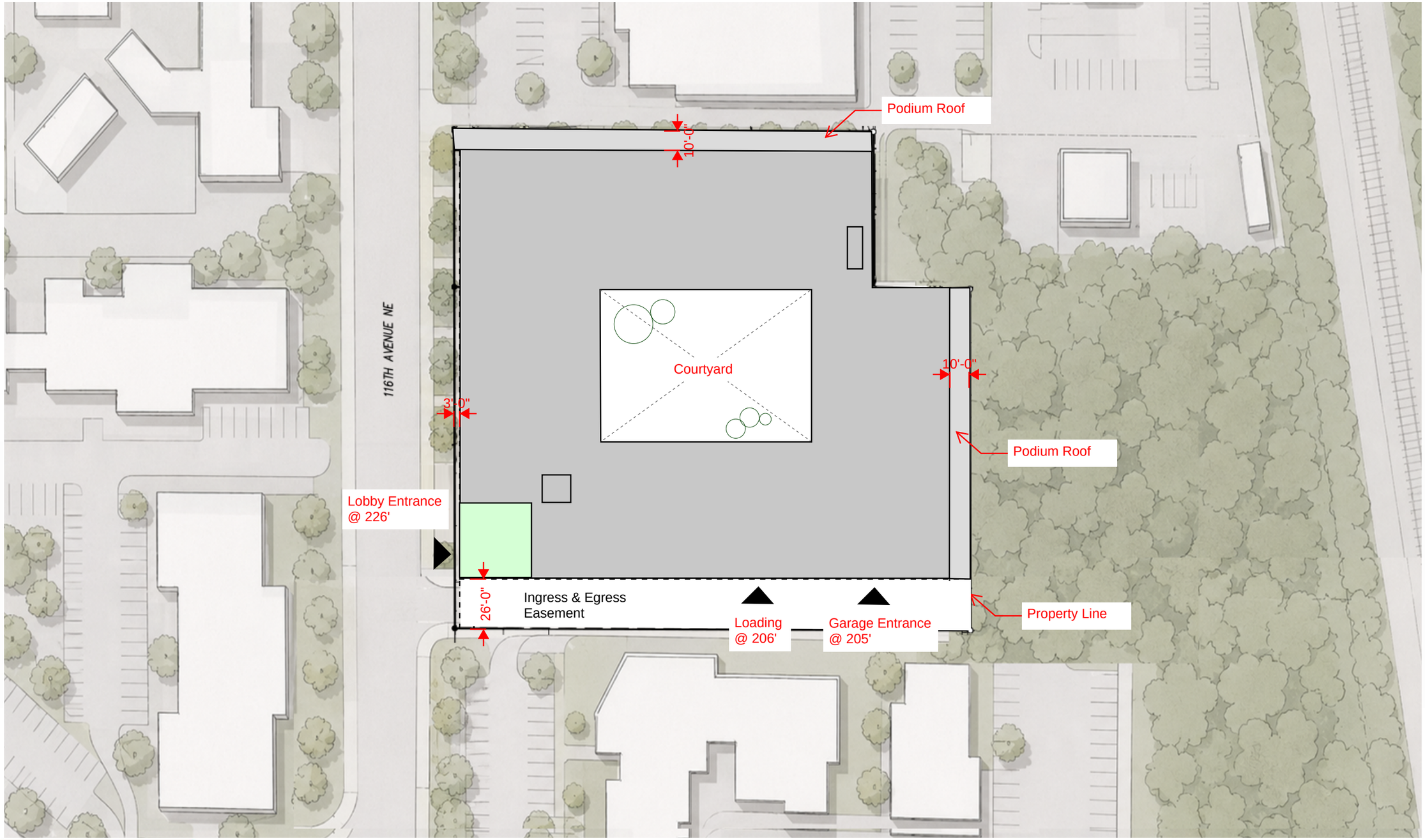
Level	Elev (ft)	F/F (ft)	Ht > lowest point of fire truck access(ft)	Ht > Avg (LUC)	Res (sf)	Pkg (sf)	MEP/BOH (sf)	Retail (sf)	Outdoor Amenity (sf)	FAR Area	Use / Notes
Roof	*287*	*10*	*85*	*69*	*0*	*0*	*0*	*0*	*0*	**0**	
L8	*277*	*10*	*75*	*59*	52,611	*0*	*486*	*0*	*1,800*	**53,097**	
L7	*267*	*10*	*65*	*49*	54,411	*0*	*486*	*0*	*0*	**54,897**	
L6	*257*	*10*	*55*	*39*	54,411	*0*	*486*	*0*	*0*	**54,897**	
L5	*247*	*10*	*45*	*29*	54,411	*0*	*486*	*0*	*0*	**54,897**	
L4	*237*	*10*	*35*	*19*	54,411	*0*	*486*	*0*	*0*	**54,411**	
L3	*224*	*13*	*22*	*6*	44,058	*0*	*1631*	*5,419*	*10,404*	**51,108**	
L2	*214*	*10*	*12*	*-4*	20,236	*40,339*	*4,522*	*0*	*0*	**24,758**	
L1	*205*	*9*	*3*	*-13*	0	*64281*	*5832*	*0*	*0*	**5832**	
TOTALS					**334,549**	**104,620**	**14,415**	**5,419**	**12,204**	**353,897**	

SITE & SETBACK FACTORS — not available from source (LUC 20.25D.080 not reachable)		
Site area (combined, SF)	79,099	
Setback — street side	*3*	*Suppose the new street classification would be a Green Street (the widest option)*
Setback — interior side/rear	*0*	*Not stated in LUCA draft, 0' required from current zoning code. 10' provided to allow for 45% maximum opening area*

FAR & UNIT SUMMARY		
Site area (SF)	79,099	
Total retail (SF)	5419	*Not required in current code draft*
Total indoor amenity (SF)	5,255	
Total outdoor amenity (SF)	12,204	
TOTAL counted FAR (SF)	353,897	
FAR	4.47	*Vent & shafts would be excluded* Amenity Incentive/exemption program can be applied to reach maximum FAR 8.0
Base Residential FAR (MUM-H)	4.0	*LUC Chart 20.20.010*
Max height (MUM-H)	250 ft	*LUC Chart 20.20.010*
Rentable area (SF)	279,900	*85% efficiency*
# of units	349	
Parking ratio	0.89	
Parking stalls	*311*	

MZA

SITE PLAN


Podium Roof
10'-0"
116TH AVENUE NE
Courtyard
10'-0"
3'-0"
Podium Roof
Lobby Entrance
@ 226'
26'-0"
Ingress & Egress
Easement
Loading
@ 206'
Garage Entrance
@ 205'
Property Line

BIRD'S EYE VIEW



VIEW FROM SW



VIEW FROM SE

MZA

LEVEL 1 FLOOR PLAN (GARAGE ENTRANCE)

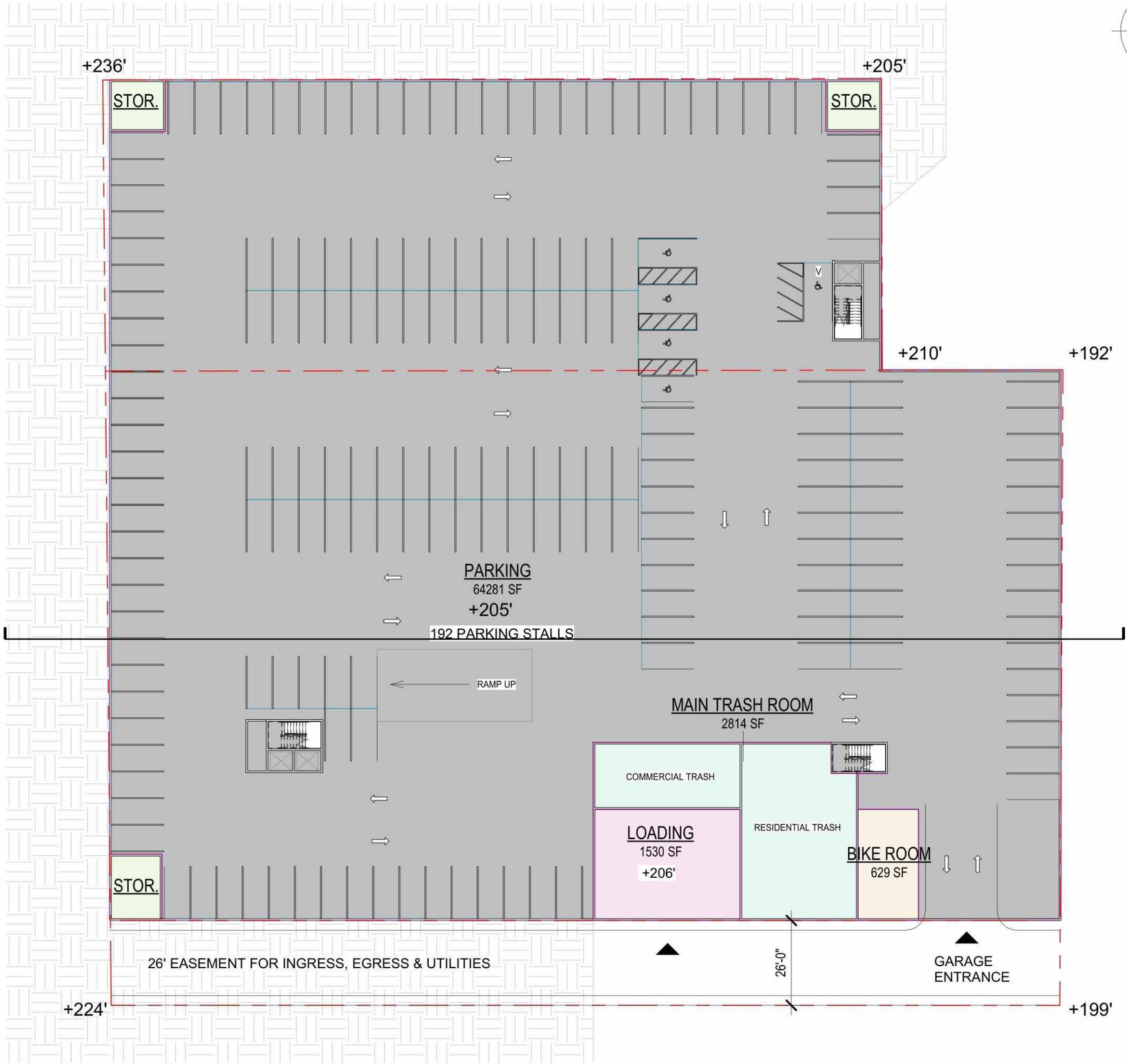
SCALE: 1/32" = 1'-0"

Building Area Legend

- AMENITY
- Area
- BIKE ROOM
- BOH
- COURTYARD AMENITY
- LOADING
- MAIN TRASH ROOM
- MEP
- PARKING
- RESIDENTIAL
- RETAIL
- STOR.

UNIT MIX				
Level	Name	Area	FLOOR(S)	TOTAL AREA
1 BED				
Level 2	1 BED	3,058	4	3058 SF
Level 3	1 BED	14,628	19	14628 SF
Level 4	1 BED	20,253	104	81010 SF
Level 8	1 BED	17,970	23	17970 SF
		55,909	150 43%	116667 SF
1 BED+DEN				
Level 2	1 BED+DEN	3,838	4	3838 SF
Level 3	1 BED+DEN	9,721	10	9721 SF
Level 4	1 BED+DEN	10,706	44	42825 SF
Level 8	1 BED+DEN	10,706	11	10706 SF
		34,972	69 20%	67090 SF
2 BED				
Level 2	2 BED	3,894	4	3894 SF
Level 3	2 BED	4,897	5	4897 SF
Level 4	2 BED	8,105	32	32419 SF
Level 8	2 BED	6,123	6	6123 SF
		23,019	47 13%	47334 SF
2 BED+DEN				
Level 2	2 BED+DEN	2,094	2	2094 SF
Level 3	2 BED+DEN	3,650	3	3650 SF
Level 4	2 BED+DEN	3,650	12	14602 SF
Level 8	2 BED+DEN	5,057	4	5057 SF
		14,451	21 6%	25403 SF
STUDIO				
Level 2	STUDIO	3,143	6	3143 SF
Level 3	STUDIO	3,615	7	3615 SF
Level 4	STUDIO	5,272	40	21087 SF
Level 8	STUDIO	4,896	9	4896 SF
		16,926	62 18%	32741 SF
Grand total		145,277	349	289235 SF

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LEVEL 2 FLOOR PLAN

SCALE: 1/32" = 1'-0"

Building Area Legend

- AMENITY
- Area
- BIKE ROOM
- BOH
- COURTYARD AMENITY
- LOADING
- MAIN TRASH ROOM
- MEP
- PARKING
- RESIDENTIAL
- RETAIL
- STOR.



LOBBY ENTRANCE LEVEL FLOOR PLAN

SCALE: 1/32" = 1'-0"

Building Area Legend

- AMENITY
- Area
- BIKE ROOM
- BOH
- COURTYARD AMENITY
- LOADING
- MAIN TRASH ROOM
- MEP
- PARKING
- RESIDENTIAL
- RETAIL
- STOR.



TYPICAL FLOOR PLAN (LEVEL 4-7)

SCALE: 1/32" = 1'-0"

Building Area Legend

- AMENITY
- Area
- BIKE ROOM
- BOH
- COURTYARD AMENITY
- LOADING
- MAIN TRASH ROOM
- MEP
- PARKING
- RESIDENTIAL
- RETAIL
- STOR.



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LEVEL 8 FLOOR PLAN

SCALE: 1/32" = 1'-0"

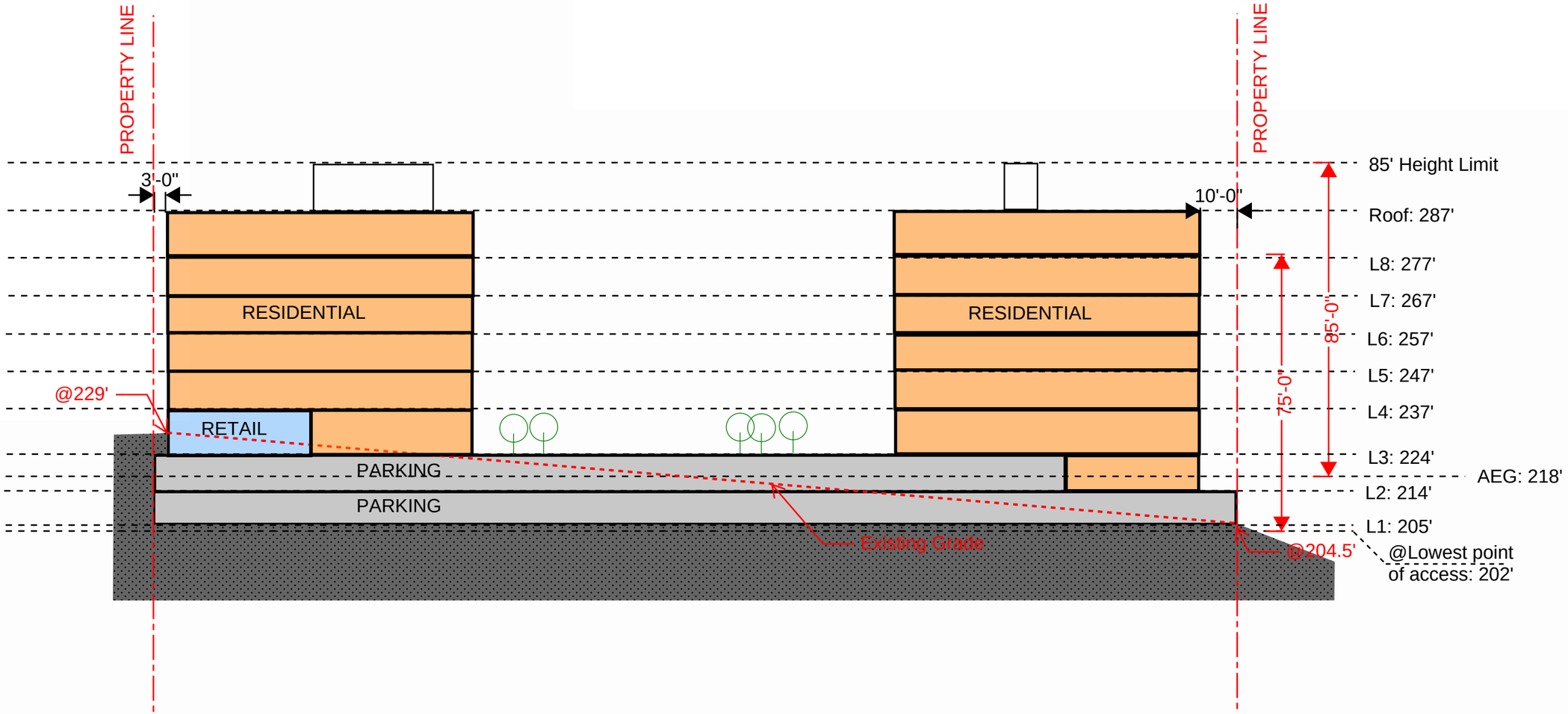
Building Area Legend

- AMENITY
- Area
- BIKE ROOM
- BOH
- COURTYARD AMENITY
- LOADING
- MAIN TRASH ROOM
- MEP
- PARKING
- RESIDENTIAL
- RETAIL
- STOR.



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SECTION
SCALE: 1/32" = 1'-0"



Site Planning Study · Section 02

Option 2 — High-Rise Mixed-Use Building

An alternative high-rise scheme pairing a medical office tower with a residential tower

02

AREA SUMMARY

FAR SUMMARY		
Residential FAR area (SF)	256,779	Note: Residential FAR Area can range from 212792 sf (FAR 2.7) to 316496 sf (FAR 4); The Medical Building can range from 420,000 sf (FAR 5.3) to 316396 sf (FAR 4)
Medical office FAR area (SF)	375,464	
TOTAL counted FAR area (SF)	632,242	
FAR provided (combined site)	7.99	max 8.0
FAR on Parcel B only	11.89	Residential / North parcel
FAR on Parcel A only	6.53	Office / South parcel
Total gross building area (SF)	846,525	

UNITS & RESIDENTIAL PARKING (NORTH)		
# of units	363	700sf/unit
Residential area (SF)	253,786	
Parking stalls @ L1	22	
Parking stalls per floor @ L2–L4	70	
Total parking stalls	231	
Residential stalls per unit	0.64	
Parking efficiency — (SF / stall)	350	

MEDICAL OFFICE PARKING (SOUTH)		
Parking stalls @ L1	62	
Parking stalls per floor @ L2–L4	105	
Medical office total stalls	378	
Medical office net area	371355	
Medical office stalls per 1,000 SF	1.02	
Parking efficiency — (SF / stall)	350	

NORTH TOWER — PARCEL B · Residential over Parking

Level	# Floors	Elev (ft)	Group Ht (ft)	Ht > lowest point of fire truck access (ft)	Ht > AEG (ft)	Res (sf/flr)	Office (sf/flr)	Pkg (sf/flr)	MEP (sf/flr)	Storage / Trash (sf/flr)	Outdoor Amenity (sf/flr)	FAR Area (sf, total)	Gross Area (sf, total)	Use / Notes
Roof		458.83			240.83	-	-	-	-	-	-	-	-	Top of roof 458'-10"; bldg height 240'-10" above AEG
L6–L23	18	276.83	182.00		58.83	12,830	-	-	-	-	-	230,940	230,940	18 floors, F/F 10' typ.; L22–L23 are 11'
L5	1	265.00	11.83		47.00	12,830	-	-	-	-	10,728	12,830	12,830	
L2–L4	3	235.00	30.00		17.00	-	-	22,267	857	383	-	3,721	70,522	F/F 10' each;
L1	1	221.00	14.00		3.00	7,850	-	-	-	-	-	7,850	7,850	
Garage	1	212.00	9.00		-6.00	-	-	15,680	535	903	-	1,438	17,118	
TOTALS	**24**					**251,620**	**0**	**82,481**	**3,107**	**2,052**	**10,728**	**256,779**	**339,260**	

SOUTH TOWER — PARCEL A · Medical Office over Parking

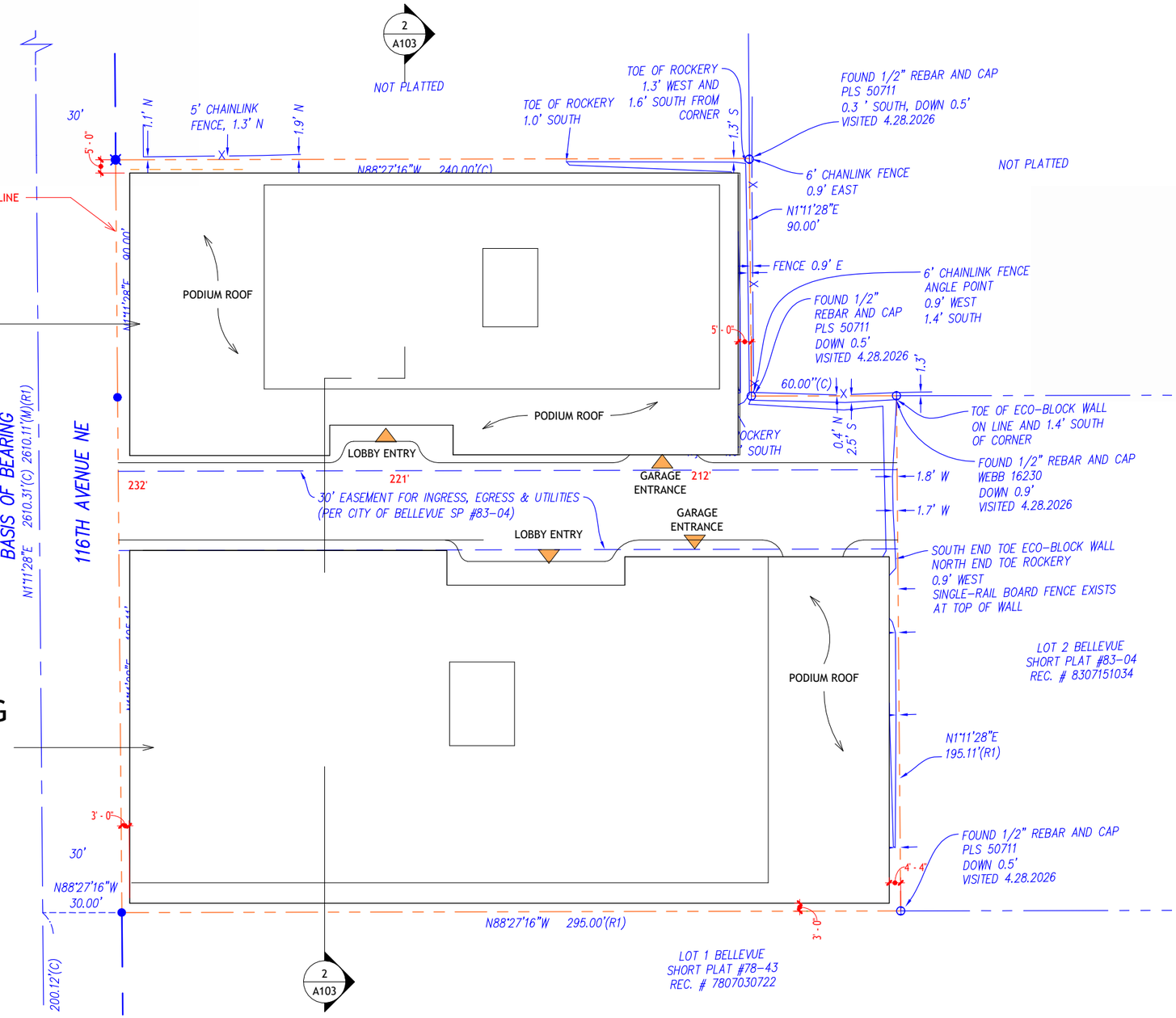
Level	# Floors	Elev (ft)	Group Ht (ft)	Ht > lowest point of fire truck access (ft)	Ht > AEG (ft)	Res (sf/flr)	Office (sf/flr)	Pkg (sf/flr)	MEP (sf/flr)	Storage / Trash (sf/flr)	Outdoor Amenity (sf/flr)	FAR Area (sf, total)	Gross Area (sf, total)	Use / Notes
Roof		437.00			219.00	-	-	-	-	-	-	-	-	bldg height 248'-0" above AEG
L6–L16	11	277.50	159.50		59.50	-	30,000	-	-	-	-	330,000	330,000	Typical office 330,000 SF over L6–L18 (11 floors). F/F 14'-6" typ.
L5	1	263.00	14.50		45.00	-	30,000	-	-	-	8,124	30,000	30,000	Office 30,0000 SF + S-podium rooftop 8,124 SF
L2–L4	3	233.00	30.00		15.00	-	-	35,600	857	383	-	3,721	110,522	F/F 10' each;
L1	1	218.00	15.00		0.00	-	11,355	25,001	388	-	-	11,743	36,744	
TOTALS	**16**					**0**	**371,355**	**131,802**	**2,960**	**1,149**	**8,124**	**375,464**	**507,266**	

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SITE PLAN

PROPOSED RESIDENTIAL BLDG
NORTH - PARCEL B

PROPOSED MEDICAL OFFICE BLDG
SOUTH - PARCEL A



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BIRD’S EYE VIEW FACING NORTHEAST

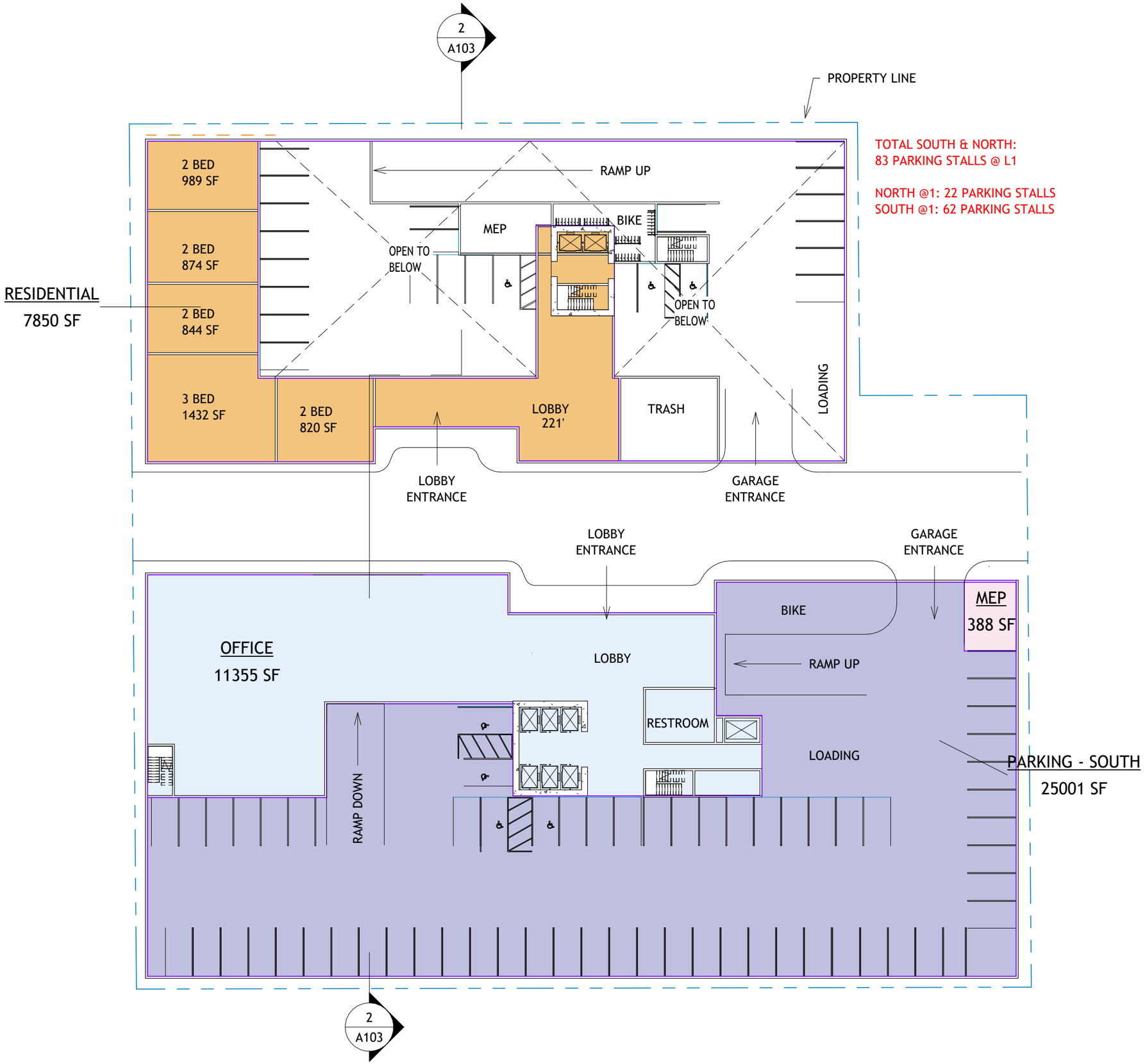


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Ground Floor Plan

SCALE: 1/32" = 1'-0"

- MEP
- N-PODIUM ROOFTOP
- OFFICE
- PARKING - NORTH
- PARKING - SOUTH
- RESIDENITAL
- RESIDENTIAL
- S-PODIUM ROOFTOP
- STORAGE
- TRASH

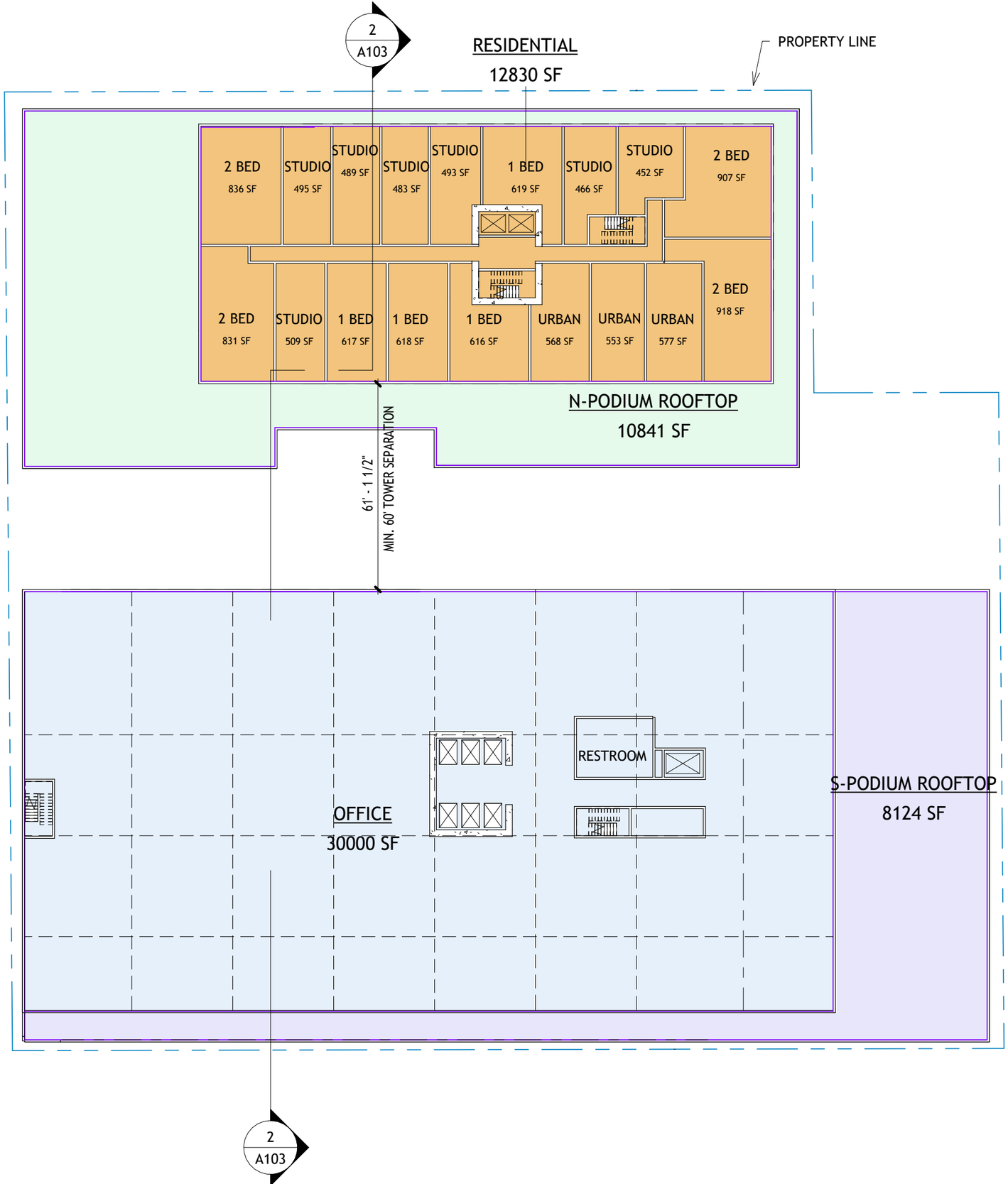


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Typical Floor Plan

SCALE: 1/32" = 1'-0"

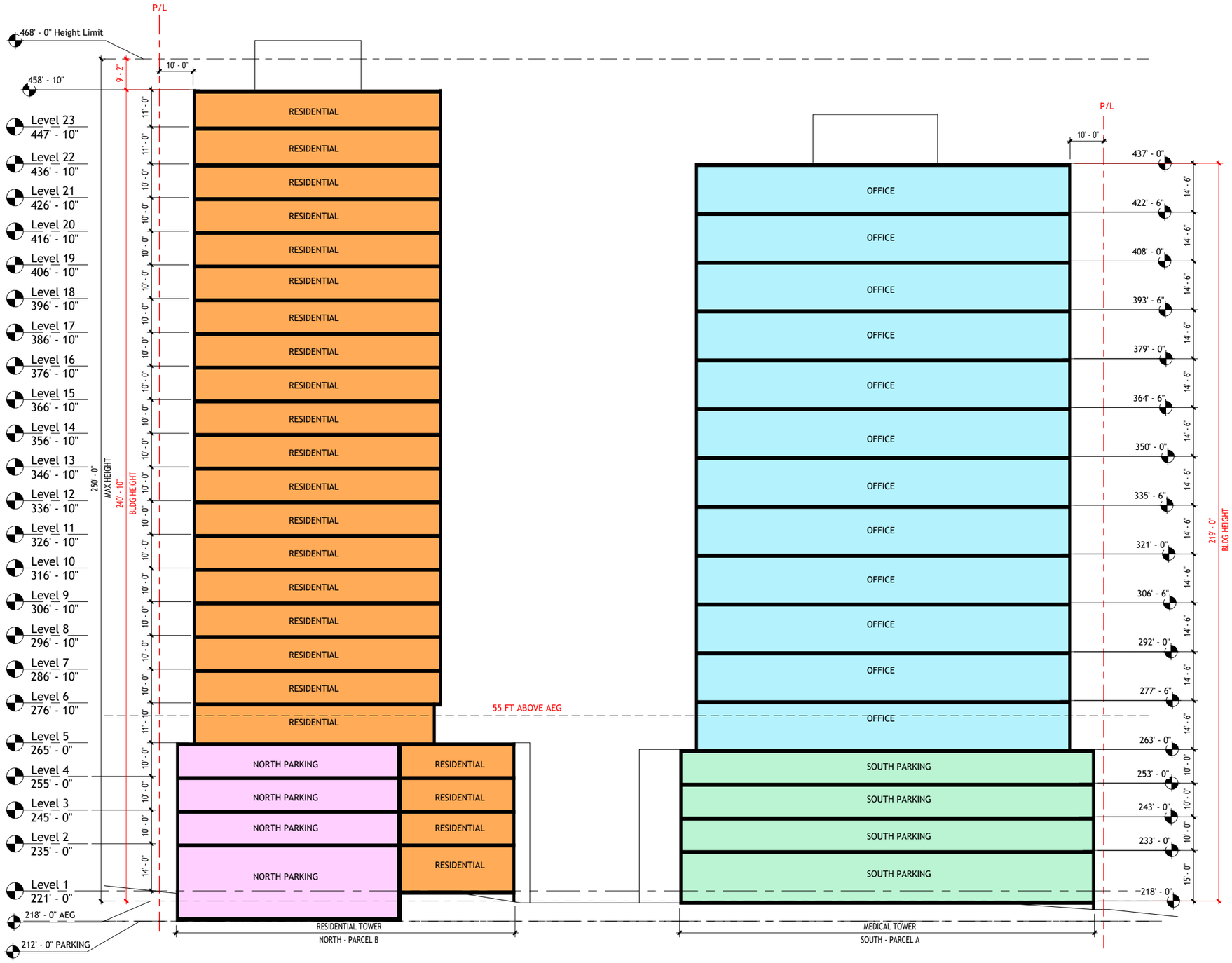
- MEP
- N-PODIUM ROOFTOP
- OFFICE
- PARKING - NORTH
- PARKING - SOUTH
- RESIDENITAL
- RESIDENTIAL
- S-PODIUM ROOFTOP
- STORAGE
- TRASH



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Section

- MEP
- N-PODIUM ROOFTOP
- OFFICE
- PARKING - NORTH
- PARKING - SOUTH
- RESIDENITAL
- RESIDENTIAL
- S-PODIUM ROOFTOP
- STORAGE
- TRASH



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