

Information in this matrix presents the mathematical calculation of parking ratios for buildings constructed in Old Bellevue after 1998. The calculations are based on the parking supply identified for tenant spaces approved in the original design review for each building and the parking requirements applicable to the current mix of tenants both with the exemption and without the exemption.

Building Name ⁽¹⁾	Business Name ⁽²⁾	SF ⁽³⁾	Station ⁽⁴⁾	Parking Ratio ⁽⁵⁾	Building Per Design Review (B) ⁽⁶⁾	Requirement by Tenant w/1500 SF Exemption Applied ⁽⁷⁾	Requirement by Tenant w/out 1500 SF Exemption Applied ⁽⁸⁾	Delta w/1500 SF Exemption Applied for Building (6-7) = 9 ⁽⁹⁾	Delta w/out 1500 SF Exemption Applied for Building (6-8) = 10 ⁽¹⁰⁾
Main Place Apartments – Vested 2004	Monsoon	3,000 SF	0	10:1,000	36	15	30	+12 (C)	-6 (C)
	Wee Tots	1,820 SF	0	2:1,000		1	4		
	Shakti Yoga	2,913 SF	0	2:1,000		6	6		
	Math Fusion	992 SF	0	2.5:1,000		2 =24 Total	2 =42 Total		
One Main – Vested 9/2006	Mercato Stellina	791 SF	0	10:1,000	21	0	8	+4	-5
	Soaring Hearts	979 SF	0	1.5:1,000		0	1		
	Mark Allen	N/A	17	1:Station		17 = 17 Total	17 = 26 Total		
Borgata – Vested 9/1999	Massage Center	1,170 SF	0	2:1,000	8	2	2	+1	-13
	T'Latte	1,150 SF	0	10:1,000		0	12		
	Bellevue Bridal (Vacant)	1,520 SF	0	2:1,000		1	3		
	Academy Mortgage (Vacant)	1,400 SF	0	2.5:1,000		4 =7 Total	4 =21 Total		
Total for Post 1998 Vested/Constructed Buildings								+17	-24

Key to Information Presented in each Column of the Matrix

Column 1 - Building Name: Identifies the building and the date upon which the building would be considered vested under the terms of the Bellevue Land Use Code.

Column 2 – Business Name: Provides names associated with currently created tenant space (note that in the Borgata, both Bellevue Bridal and Academy Mortgage spaces are currently vacant).

Column 3 – Square footage: This reflects net square footage associated with tenant improvements identified for each business listed in Column 2

Column 4 – Stations: This Column identifies the parking supply requirement when based on “stations” associated with a personal service use (such as hair salon chairs).

Column 5 – Parking Ratio: This Column identifies the parking ratio required by the Land Use Code per 1,000 square feet of use established for each business listed in Column 2.

Column 6 – Building Parking Available: This Column identifies the parking supply identified for commercial tenant spaces approved in the original Design Review for each building constructed in Old Bellevue after 1998.

Column 7 – Requirement by tenant with 1500 sf exemption: This is a mathematical computation of the number of parking spaces required with the 1500 SF exemption applied to retail and restaurant uses in the building. Mathematical Formula: $(\text{Column 3} - 1500 \text{ sf}) \times \text{Column 5} = \text{Column 7}$

Column 8 – Requirement by tenant without 1500 sf exemption: This is a mathematical computation of the number of parking spaces required without the 1500 SF exemption applied to retail and restaurant uses in the building. Mathematical Formula: $(\text{Column 3} \times \text{Column 5}) = \text{Column 8}$

Column 9 – Delta with 1500 sf exemption: Describes the difference between what is available in the building and what should be provided if the 1500 sf exemption were to be applied. Mathematical Formula: $(\text{Column 6} - \text{Column 7}) = \text{Column 9}$

Column 10 – Delta without 1500 sf exemption: Describes the difference between what is available in the building and what should be provided if the 1500 sf exemption were not applied. Mathematical Formula: $(\text{Column 6} - \text{Column 8}) = \text{Column 10}$

Clarifying Notes to the Matrix

- (A) This matrix does not answer the question about whether the 1500 sf exemption was applied or not, but it does indicate that all three buildings vested, constructed and tenanted after 1998 are all under-parked to some degree, taking into account the tenant mix that is currently in each building.
- (B) Parking Supply identified for tenant spaces pursuant to the original Design Review approval for each building.
- (C) Per the Design Review records, there are 100 parking spaces provided above the minimum parking requirements in the Courtyard Off Main project. Sixty seven of these parking stalls are specifically allocated to Main Place for tenant parking pursuant to a private agreement between the property owners. This supply could be legitimized under the Land Use Code to meet the parking requirements applicable to Main Place commercial tenants through city approval of a written agreement documenting the shared parking use pursuant to Land Use Code 20.25A.050.D.4.