Bellaire Site Discussion

Planning & Zoning Departmental Review

9 March 2023

INTRODUCTION

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The previous, traditional approach to MOB design is replaced by a more community-oriented approach.

After listening to the city feedback, now the project addresses:

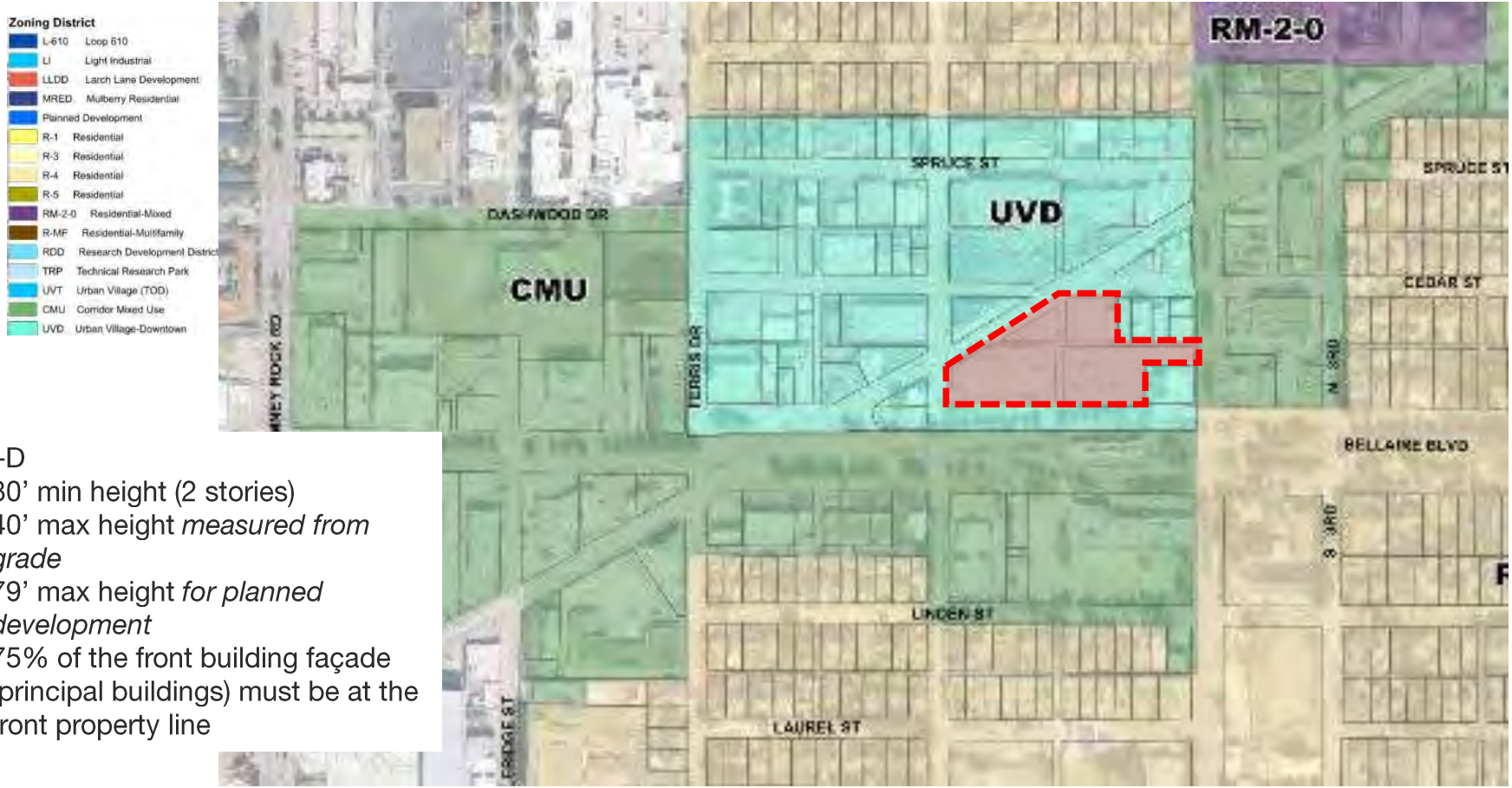
- **Outdoor green space**
- **Retail**
- **Community Engagement**

The design takes cues from the Bellaire City Hall and other buildings to better fit into the community.

INTRODUCTION

Houston Methodist is eager to become more involved in the community.

- **85 physicians and doctors, and 55 staff members live in Bellaire.**
- **Houston Methodist plans to offer more primary care, specialty care, and ancillary services to the Bellaire community in a convenient way.**

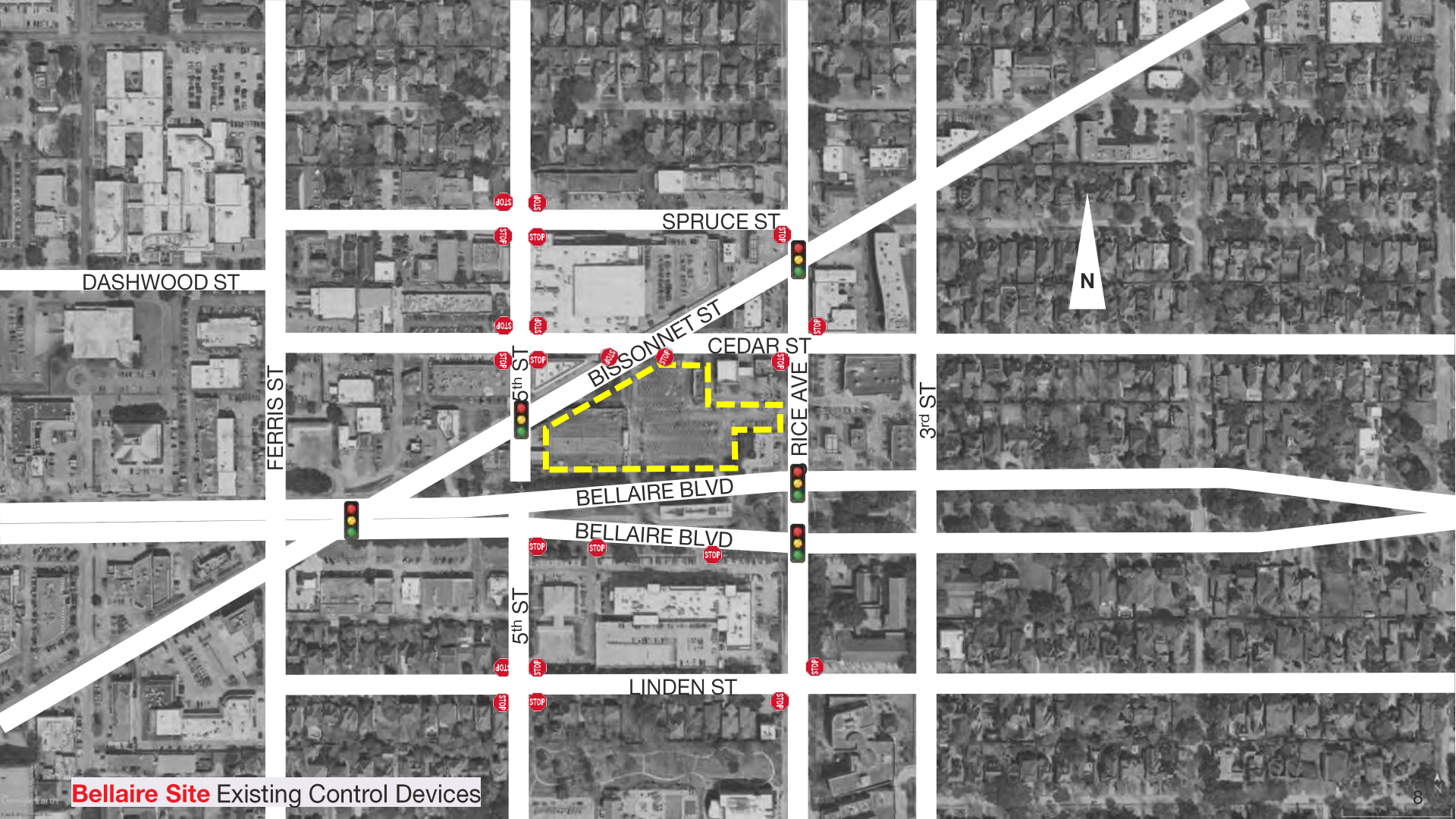


UV-D

- 30’ min height (2 stories)
- 40’ max height *measured from grade*
- 79’ max height *for planned development*
- 75% of the front building façade (principal buildings) must be at the front property line

Bellaire Site Current Zoning

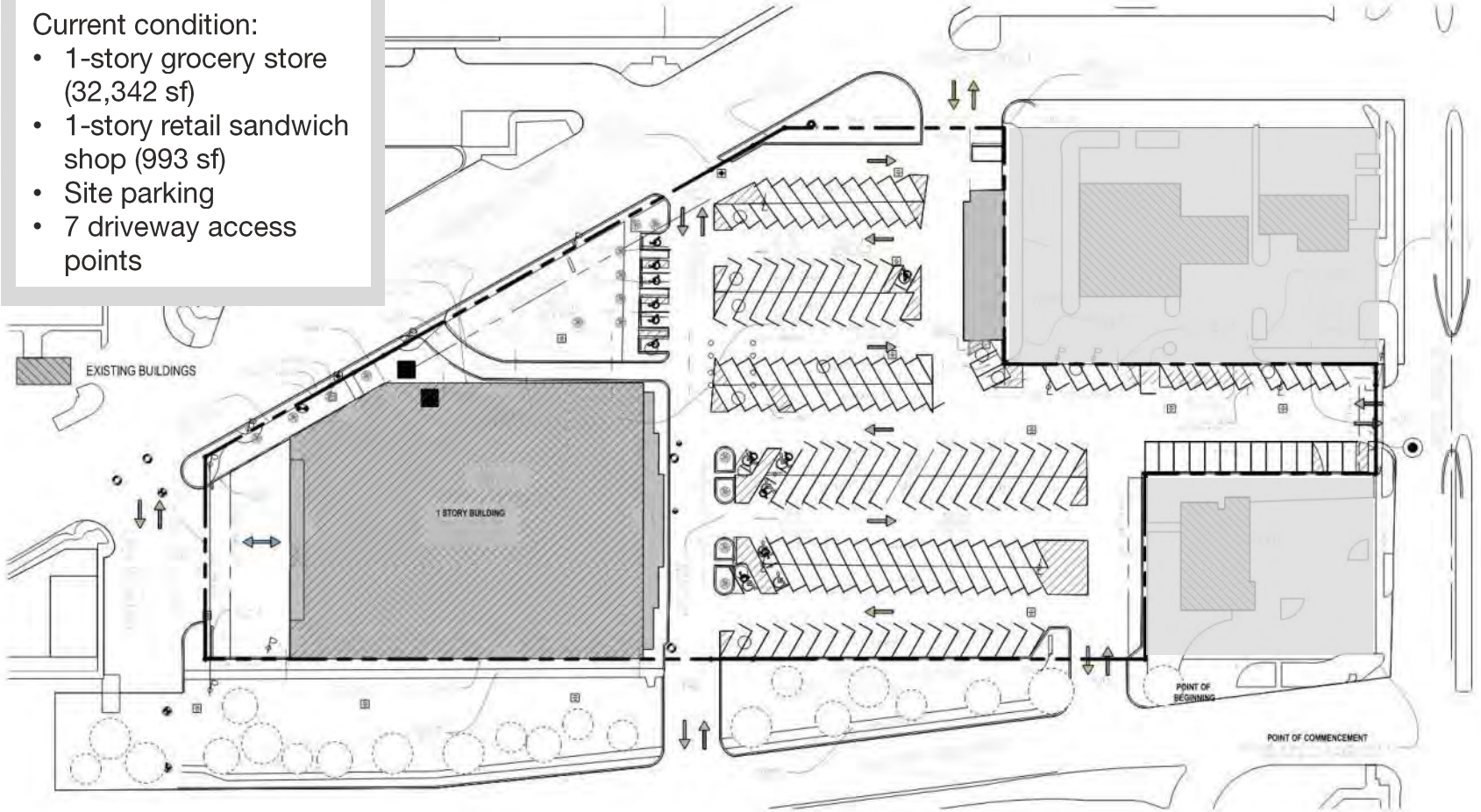
Bellaire Site Context



Bellaire Site Existing Control Devices

Current condition:

- 1-story grocery store (32,342 sf)
- 1-story retail sandwich shop (993 sf)
- Site parking
- 7 driveway access points



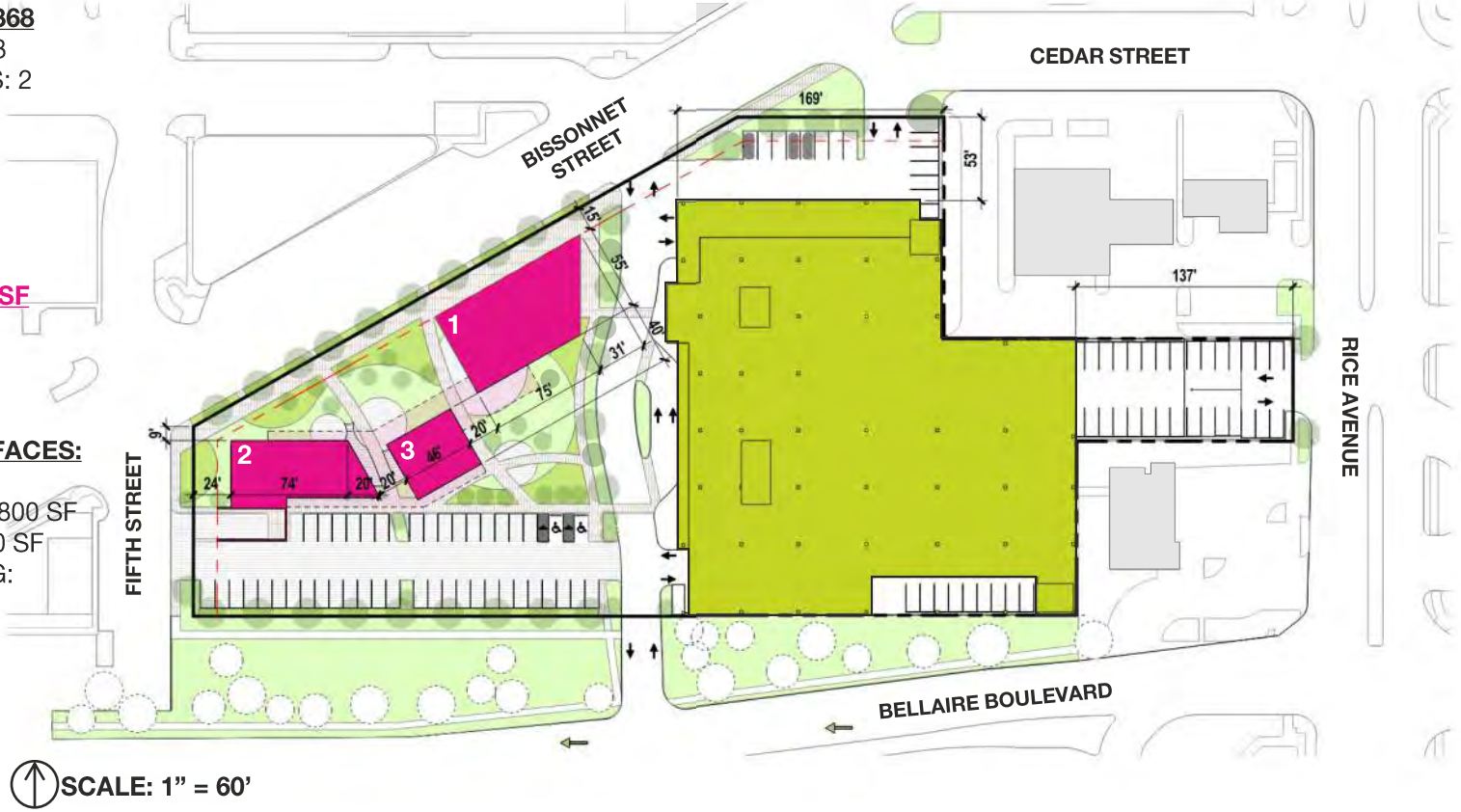
Bellaire Site Current Site

PARKING TOTAL: 368
MOB ADA SPOTS: 8
RETAIL ADA SPOTS: 2

MOB SF: 93,200 SF
L 1: 6,600 SF
L 2: 35,700 SF
L 3: 50,900 SF

RETAIL SF: 10,000 SF
BLDG 1: 5,000 SF
BLDG 2: 3,100 SF
BLDG 3: 1,900 SF

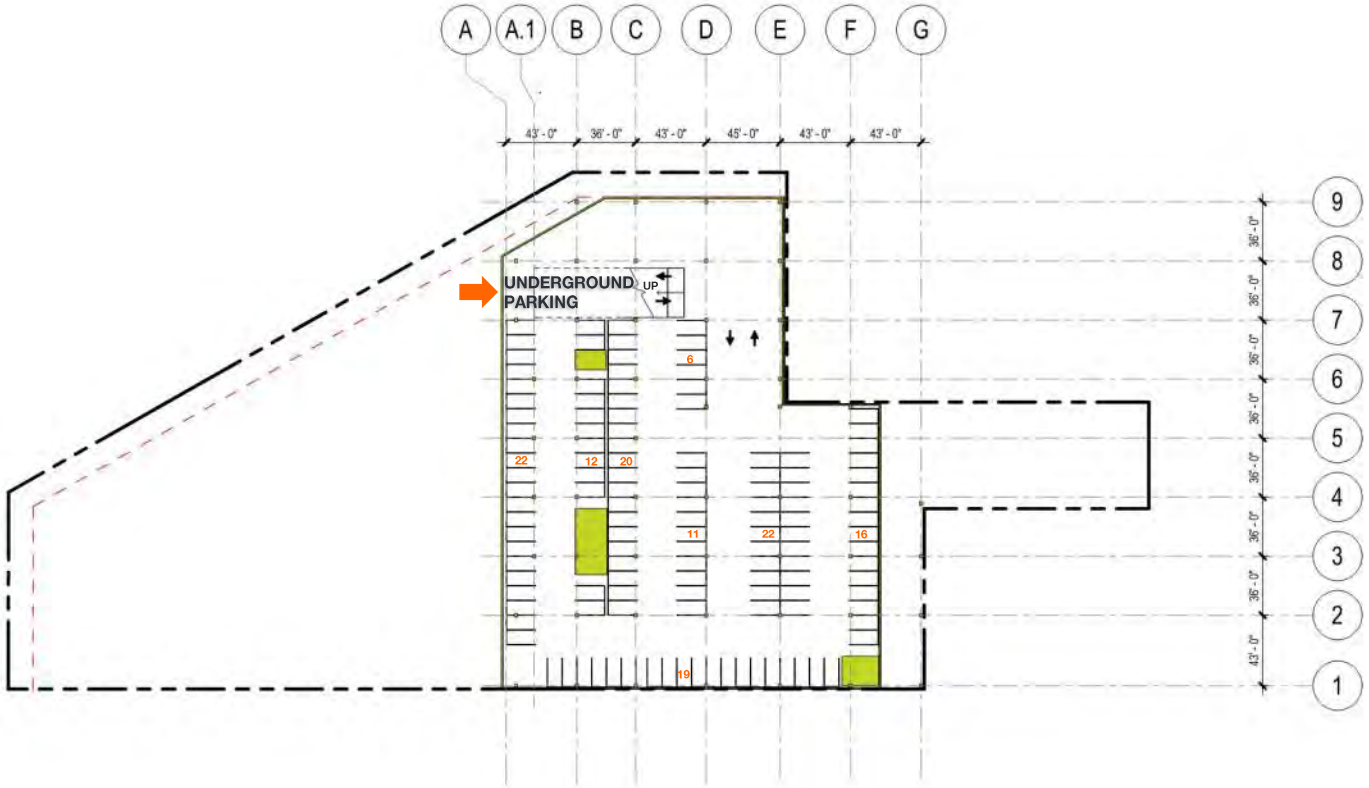
PERMEABLE SURFACES: 43,820 SF
GREEN SPACE: 15,800 SF
SIDEWALKS: 12,220 SF
SURFACE PARKING: 15,800 SF



SCALE: 1" = 60'

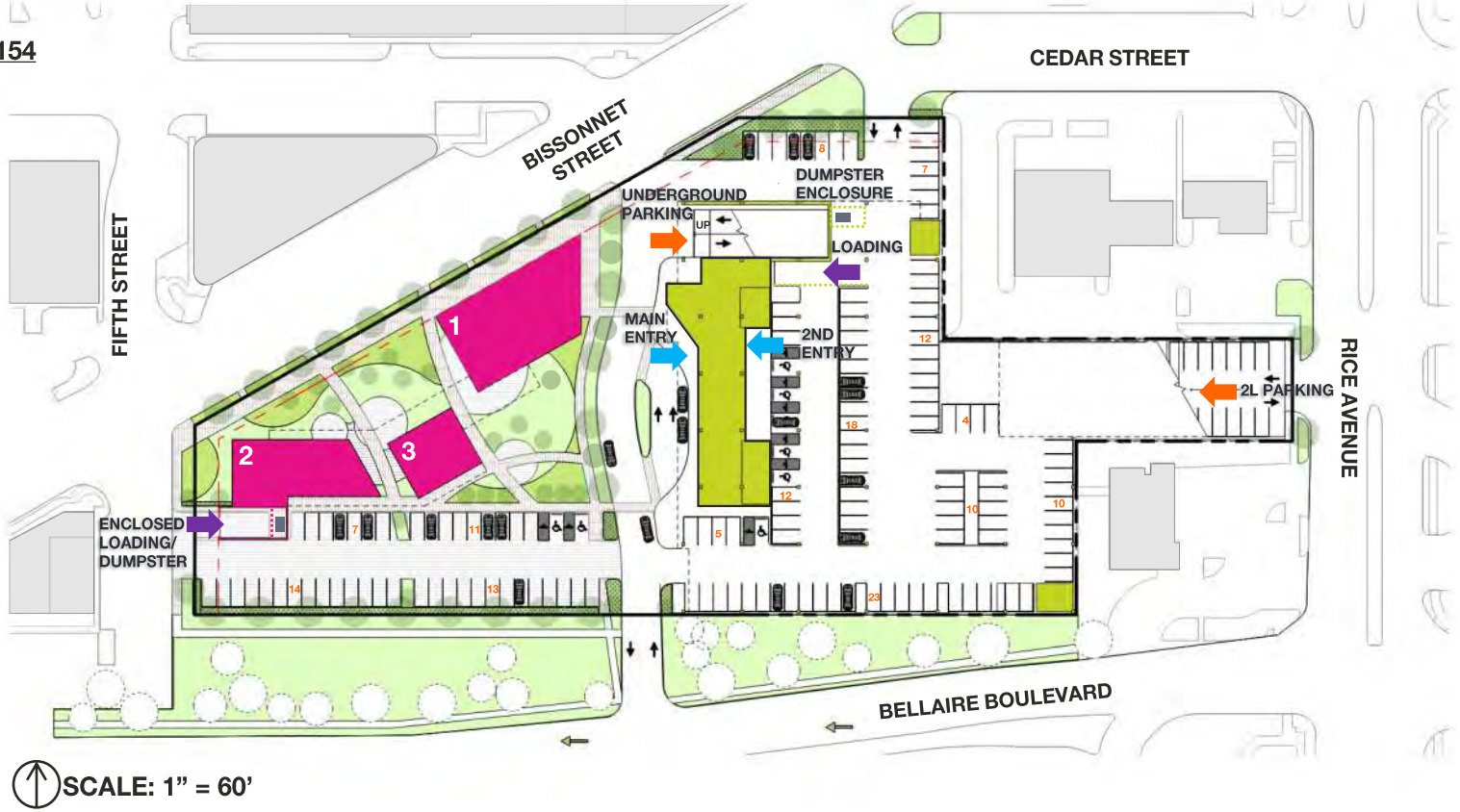
Bellaire Site Site Plan

BASEMENT PARKING
TOTAL: 128



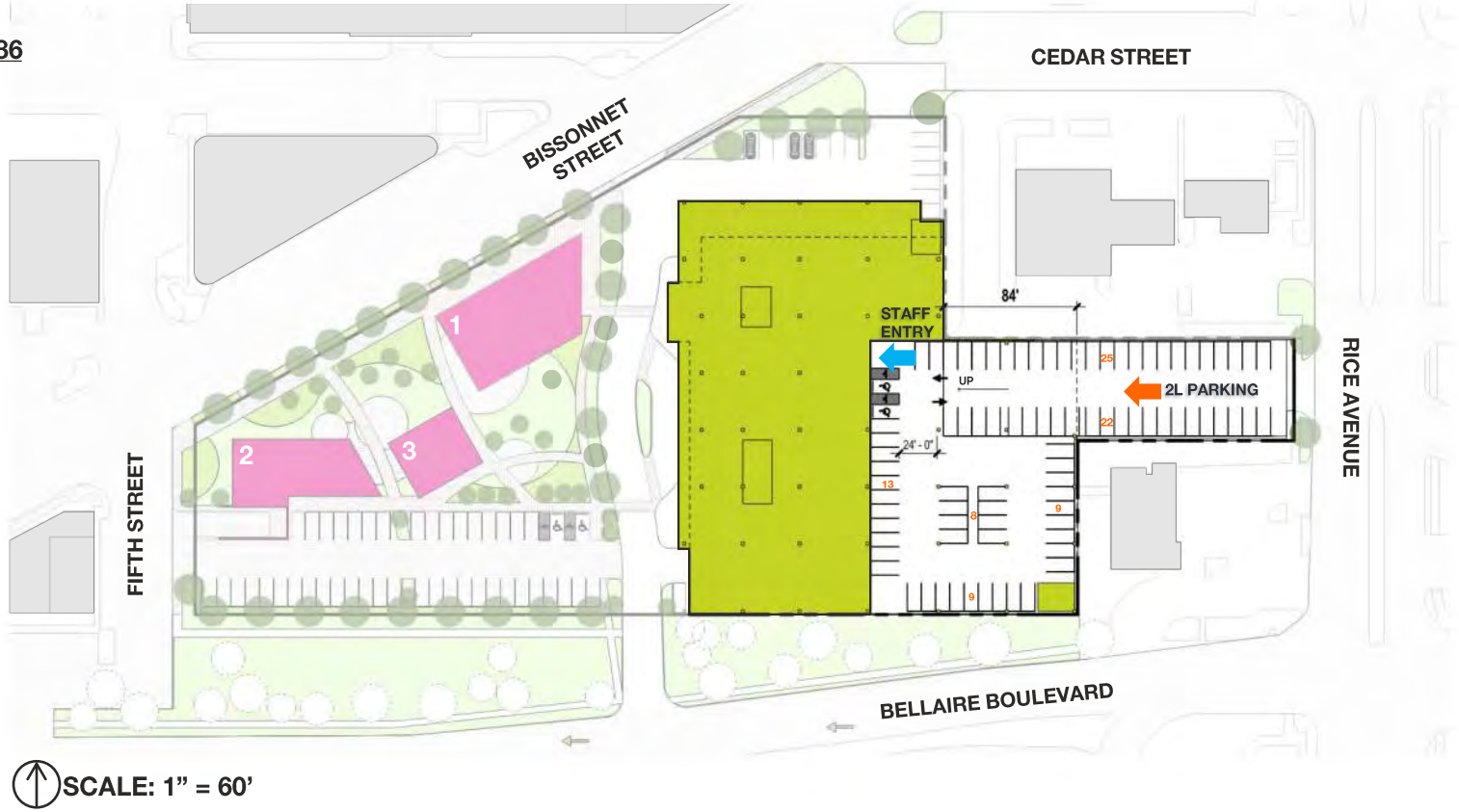
SCALE: 1" = 60'

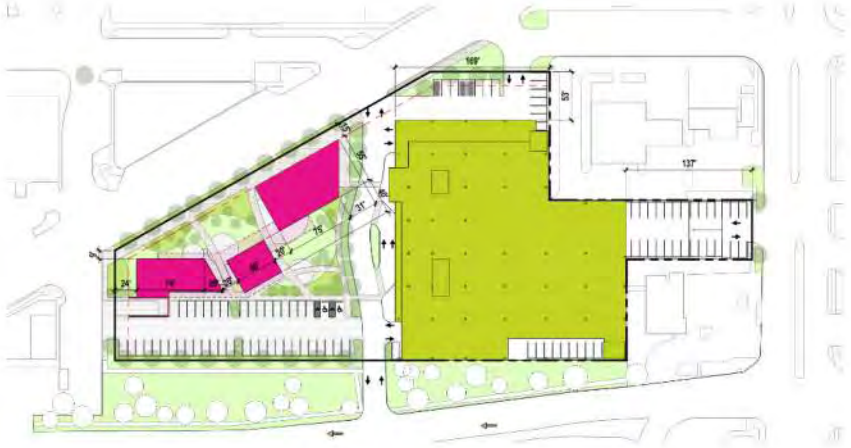
GROUND FLOOR
PARKING TOTAL: 154



Bellaire Site Site Plan- *Ground Floor Plan*

SECOND FLOOR
PARKING TOTAL: 86



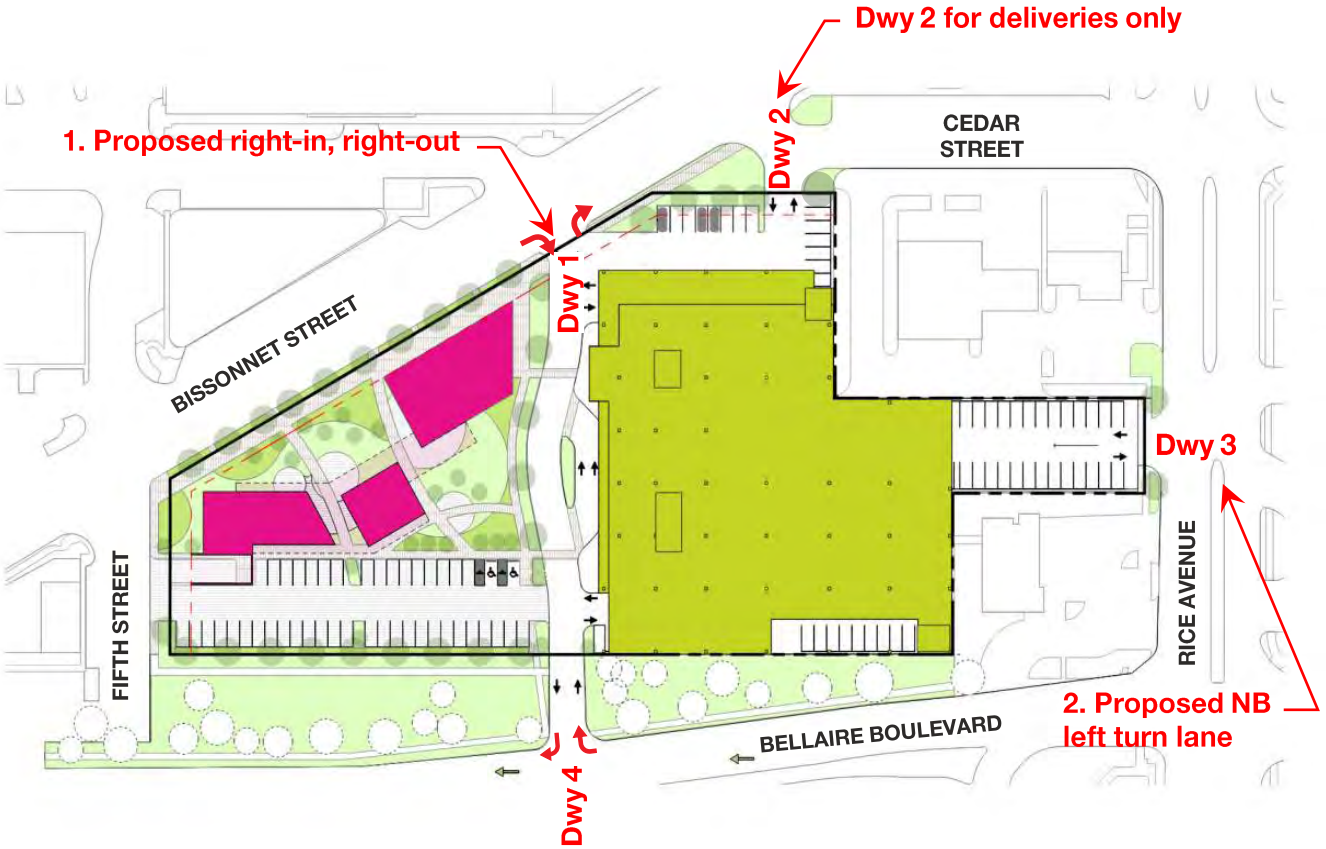


MOB + ground floor retail *(excludes parking sf)* *93,200 GSF MOB + 10,000 GSF retail*	
Site Area (acres)	3.187
Site Area (sq ft)	138,815
Building Height	3 stories
MOB Building Area (gsf)	93,200
General Retail (gsf)	10,000
Parking Area (gsf)	N/A
Total Development	103,200
FAR Ratio	0.74
Landscape Area + permeable cover (sf)	43,820
Impervious site coverage (sf)	94,995
Impervious site cover %	0.68

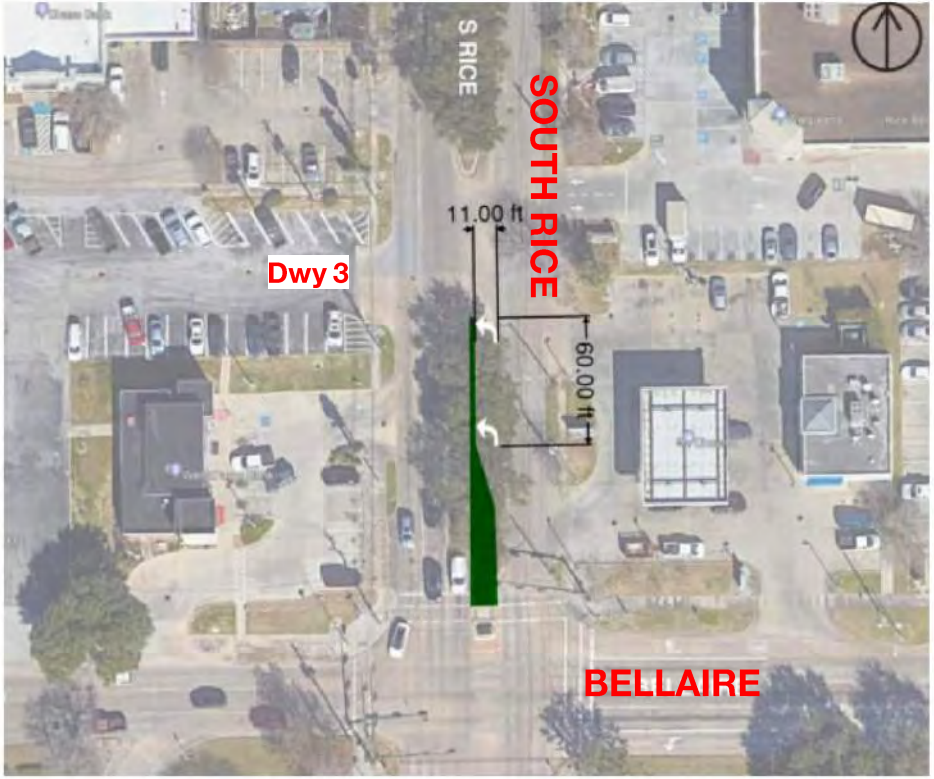
Bellaire Site FAR calculations

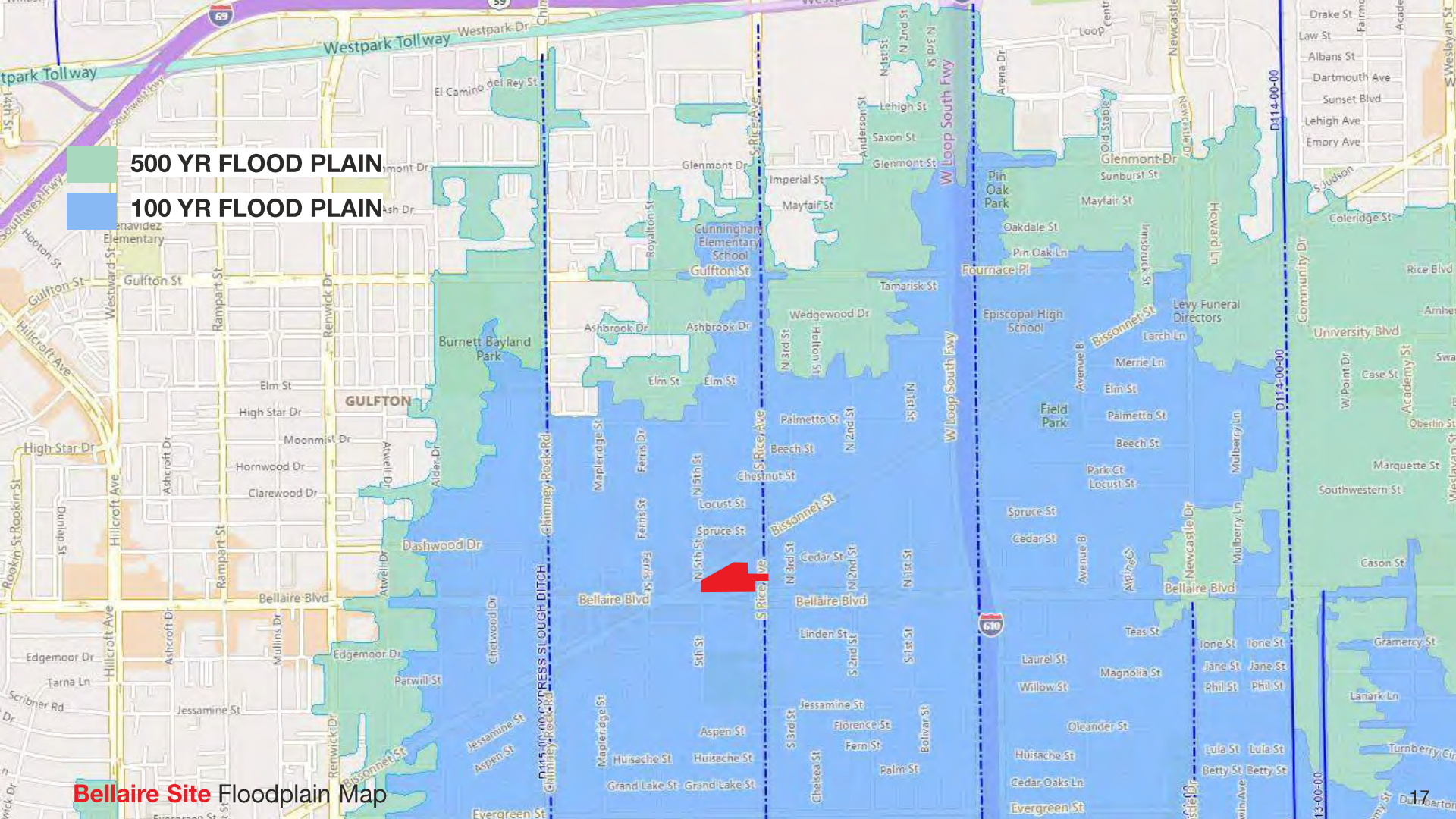
TRAFFIC STUDY SUMMARY

- New MOB will not create reduced levels of service at any of the surrounding intersections around the site studied.
- Walter P Moore recommends a right turn in/out at both ends of the access drive that connects Bissonnet & Bellaire. (1)
- Walter P Moore recommends a left-turn lane into the site when travelling north along Rice (to improve access to the staff entry on the east side of the site. (2)



CEDAR
BISSONNET
Dwy 1
ONLY
2
3


S RICE
SOUTH RICE
Dwy 3
11.00 ft
60.00 ft
BELLAIRE



Bellaire Site Floodplain Map

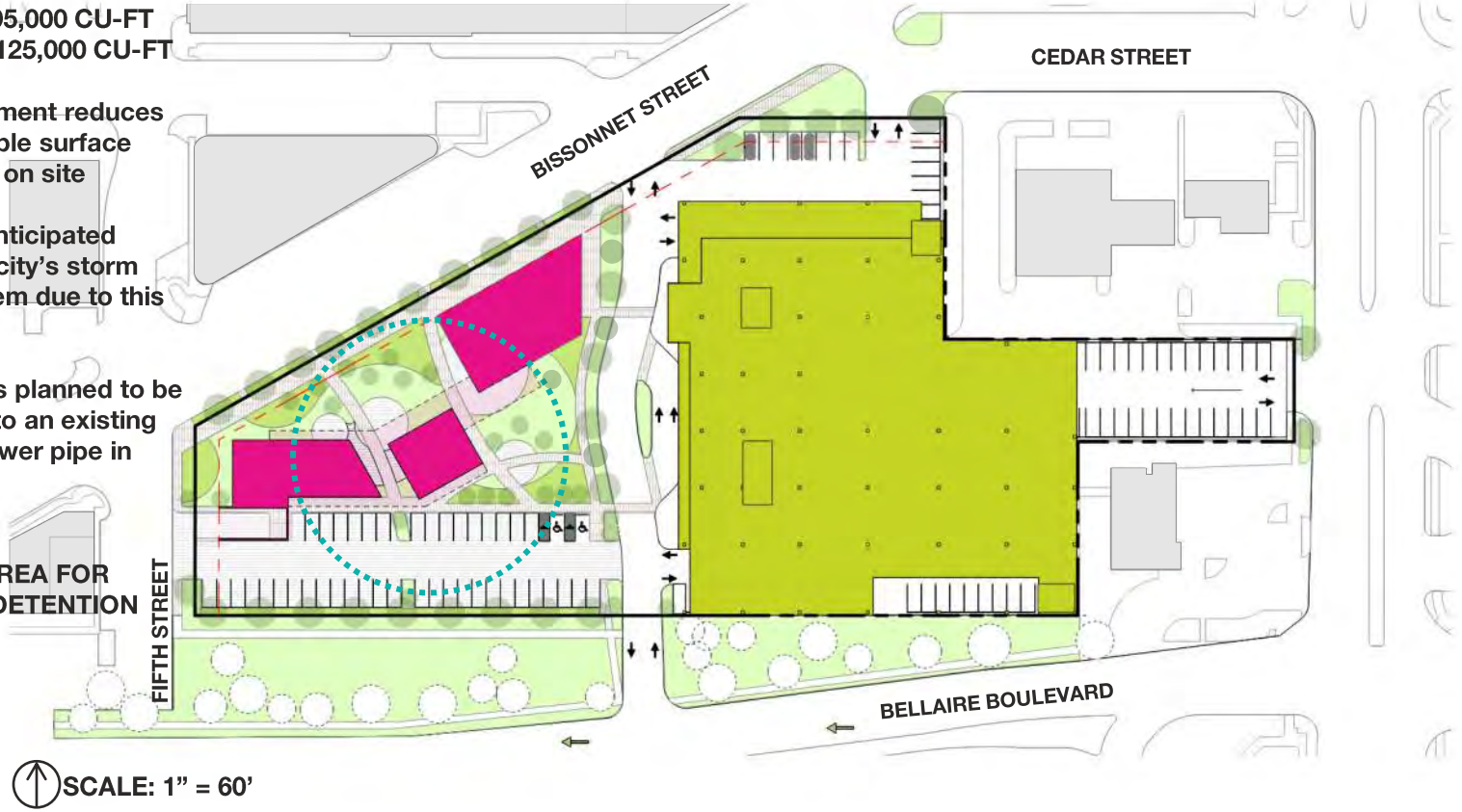
DETENTION: 95,000 CU-FT
MITIGATION: 125,000 CU-FT

-New development reduces the impermeable surface area currently on site

-There is no anticipated impact to the city's storm drainage system due to this development

-Stormwater is planned to be discharged into an existing 54 in storm sewer pipe in Bellaire Blvd.

POTENTIAL AREA FOR MITIGATION/DETENTION



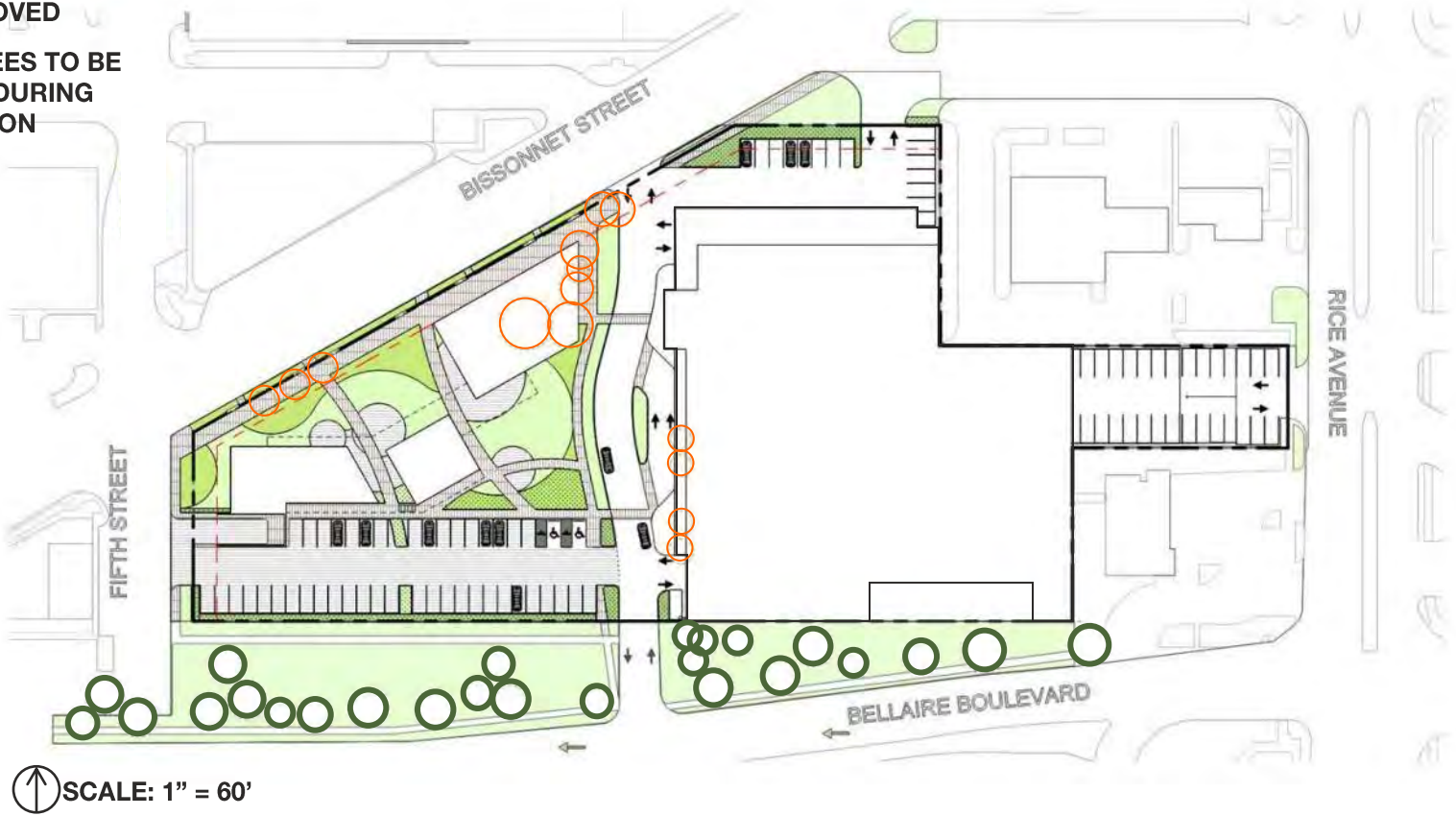
SCALE: 1" = 60'

Bellaire Site Context

Bellaire Site Extension of Existing Green Space

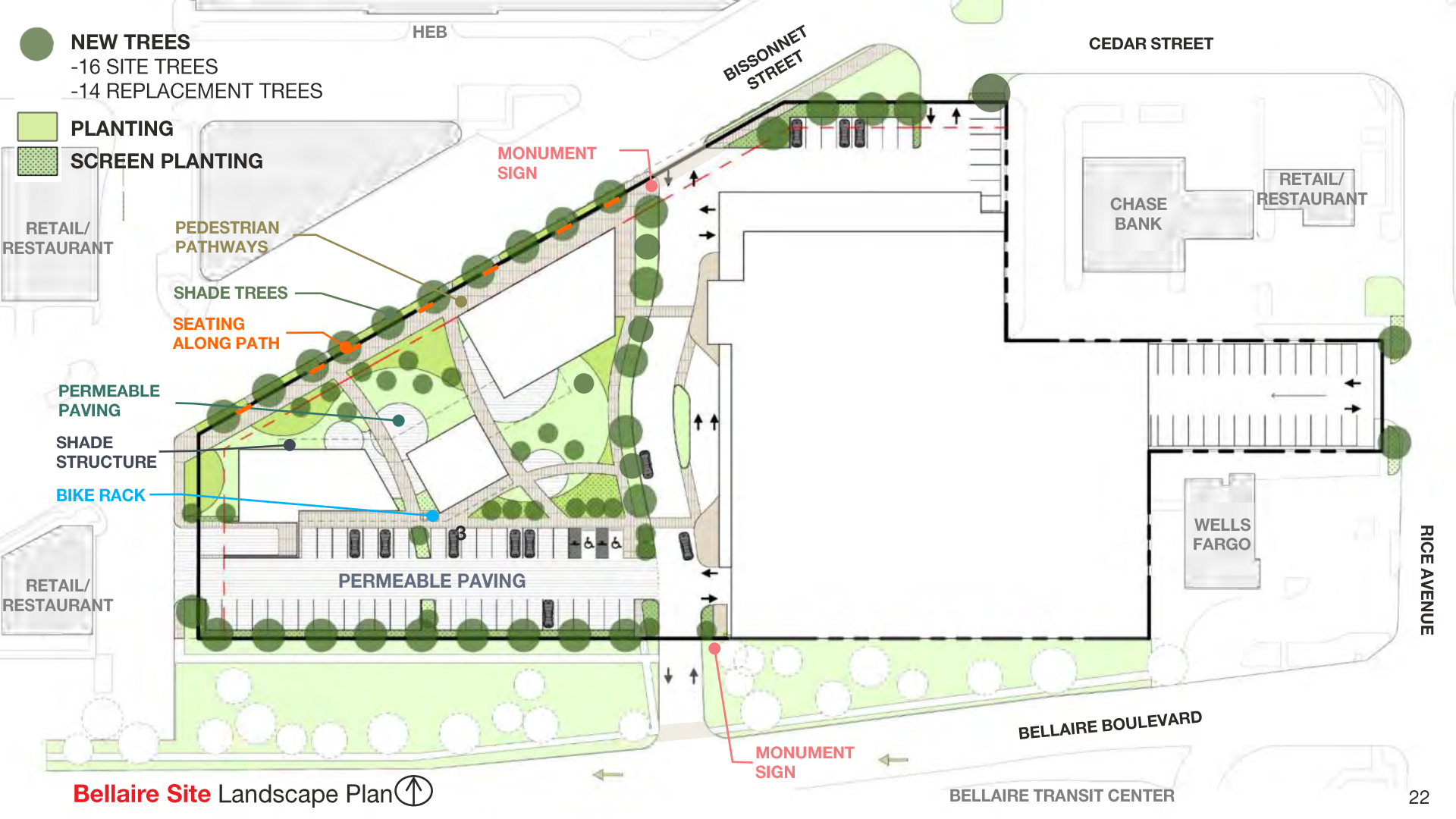
EXISTING TREES TO BE MOVED/REMOVED

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION



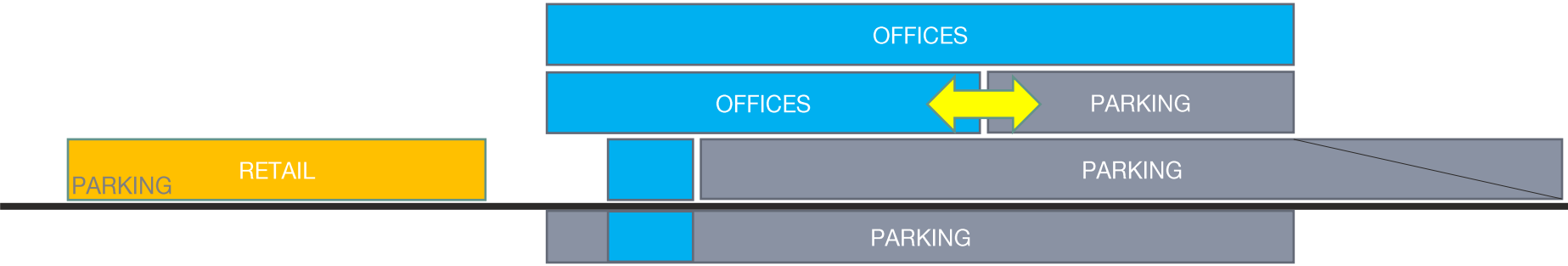
SCALE: 1” = 60’

Bellaire Site Tree Disposition Plan

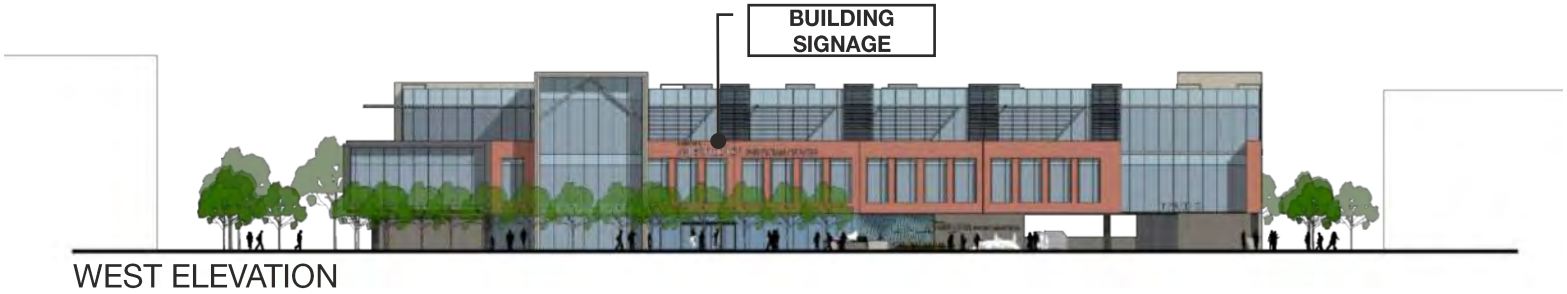


Bellaire Site Landscape Plan

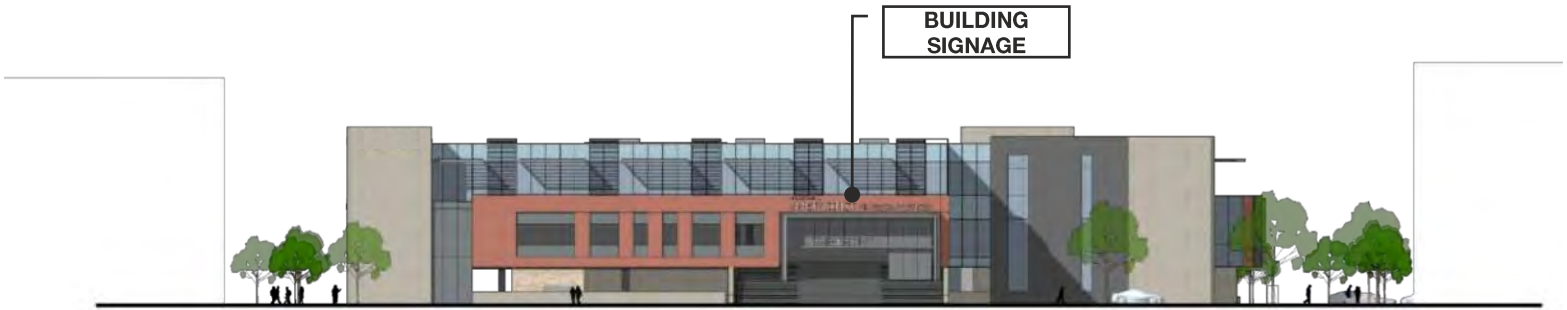
Bellaire Site Conceptual Site Perspective



Bellaire Site Site Section



WEST ELEVATION



EAST ELEVATION

Bellaire Site MOB Building Elevations

SOUTH ELEVATION

NORTH ELEVATION

Bellaire Site MOB Building Elevations

NORTH ELEVATION

Bellaire Site Retail Buildings – view of outdoor dining

Bellaire Site MOB Building – West façade from Bissonnet

Bellaire Site MOB Building – West façade from Bellaire

Bellaire Site MOB Building – North façade view

Bellaire Site MOB Building – South façade view

Bellaire Site MOB Building – view from Rice Ave.

Bellaire Site Retail Buildings –view from Bissonnet

Bellaire Site Retail Buildings – view from Bissonnet

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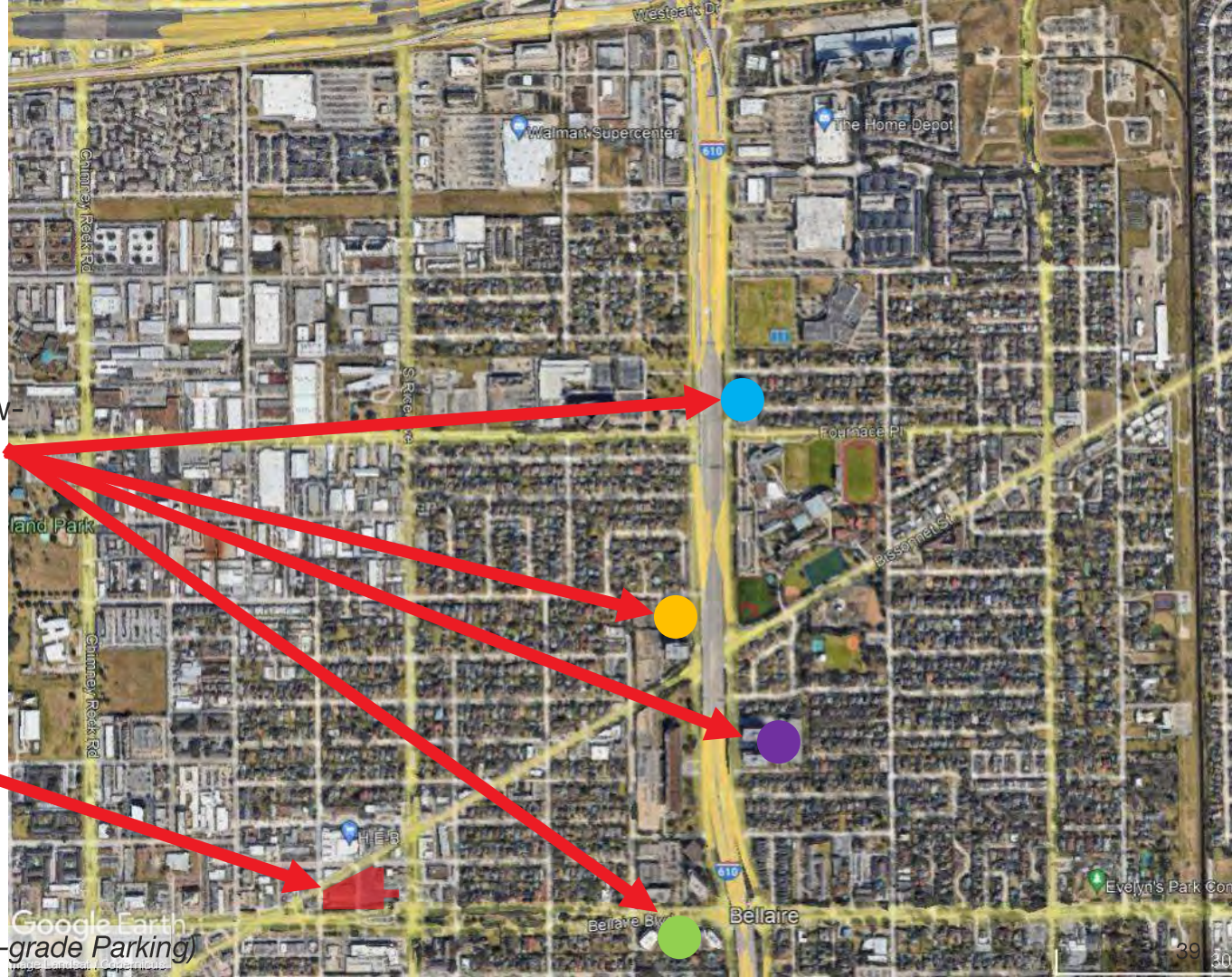
Bellaire

Supplemental Information



Bellaire Site Precedents *(Below-grade Parking)*

Key points

- street addresses = 6800 & 4700
- one full level of parking garage is below grade

Pin Oak Park

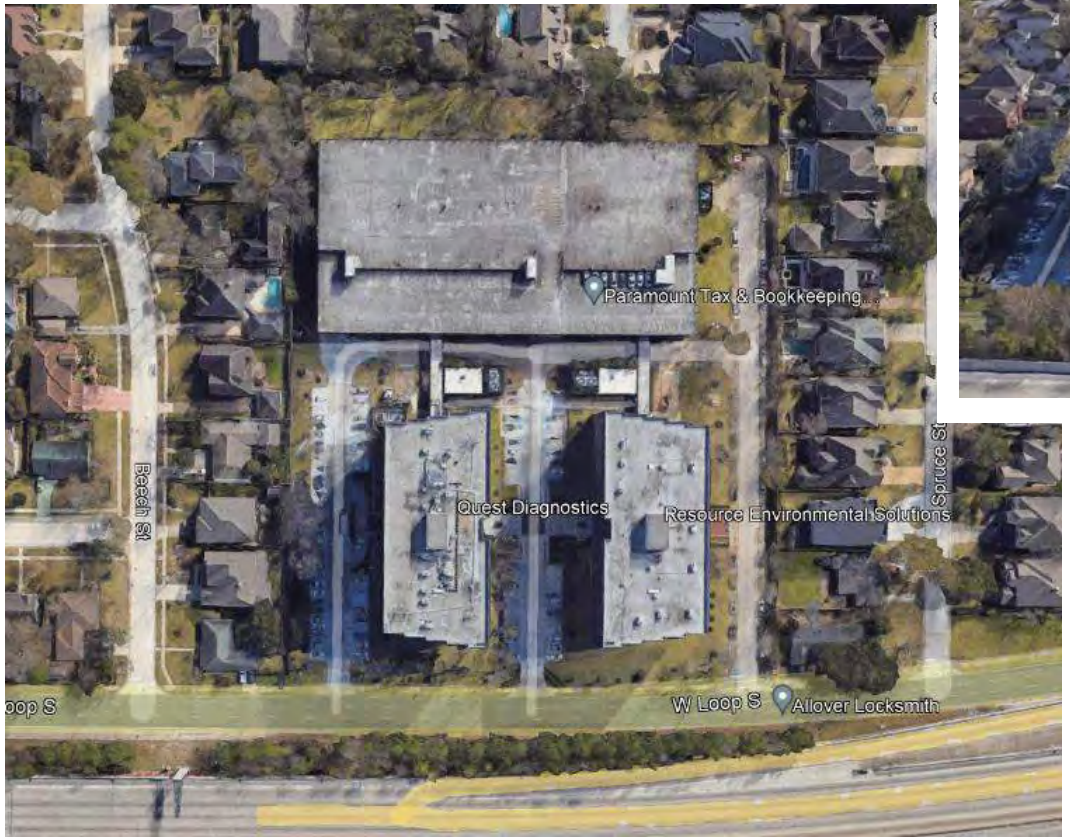
Key points

- street addresses = 6300
- lowest level of parking garage is ~4’ below grade

Pin Oak Park

Key points

- street addresses = 5909 and 5959
- lowest level of parking garage is ~4-6’ below grade



Key points

- street addresses = 6565 and 6575
- lowest level of parking garage is ~4’ below grade