EXHIBIT B.2

Bellaire Site Discussion

City Council Review

5 June 2023

EXHIBIT B.2

INTRODUCTION

EXHIBIT B.2

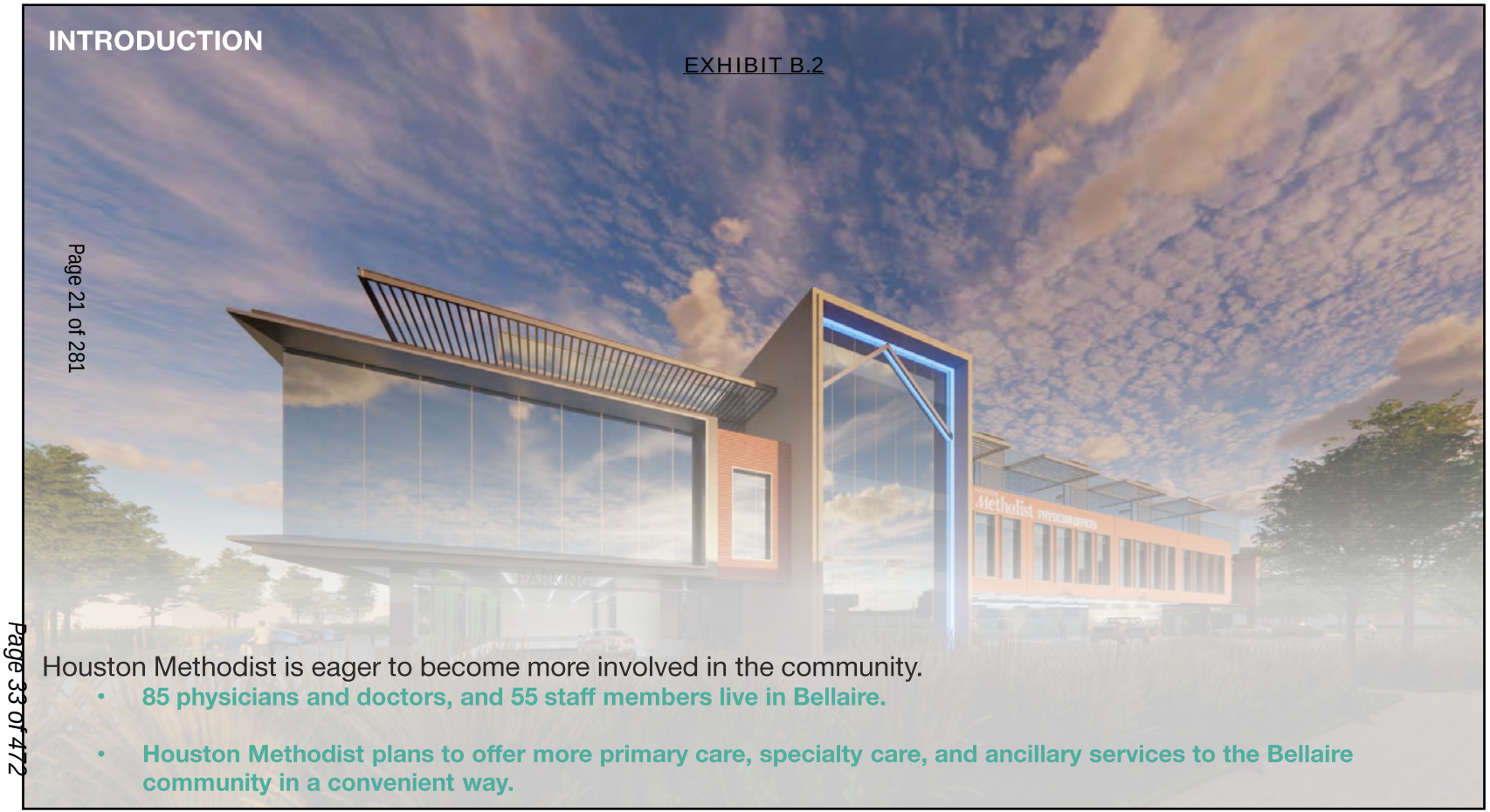
The previous, traditional approach to MOB design is replaced by a more community-oriented approach.

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

- **Outdoor Green Space**
- **Retail**
- **Building Scale and Aesthetic**
- **Community Engagement**

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

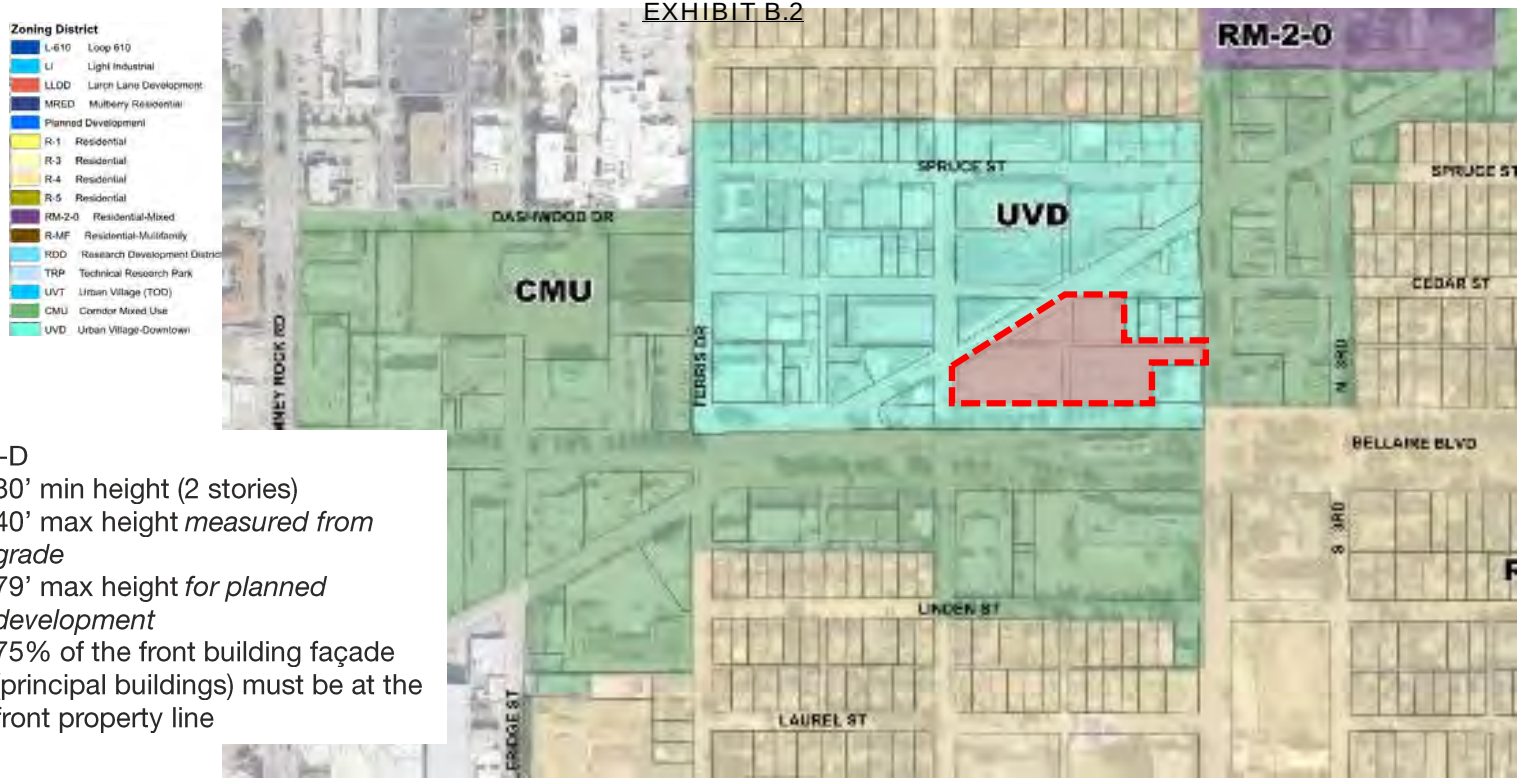
EXHIBIT B.2



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.**

EXHIBIT B.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
5th ST
S RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Context



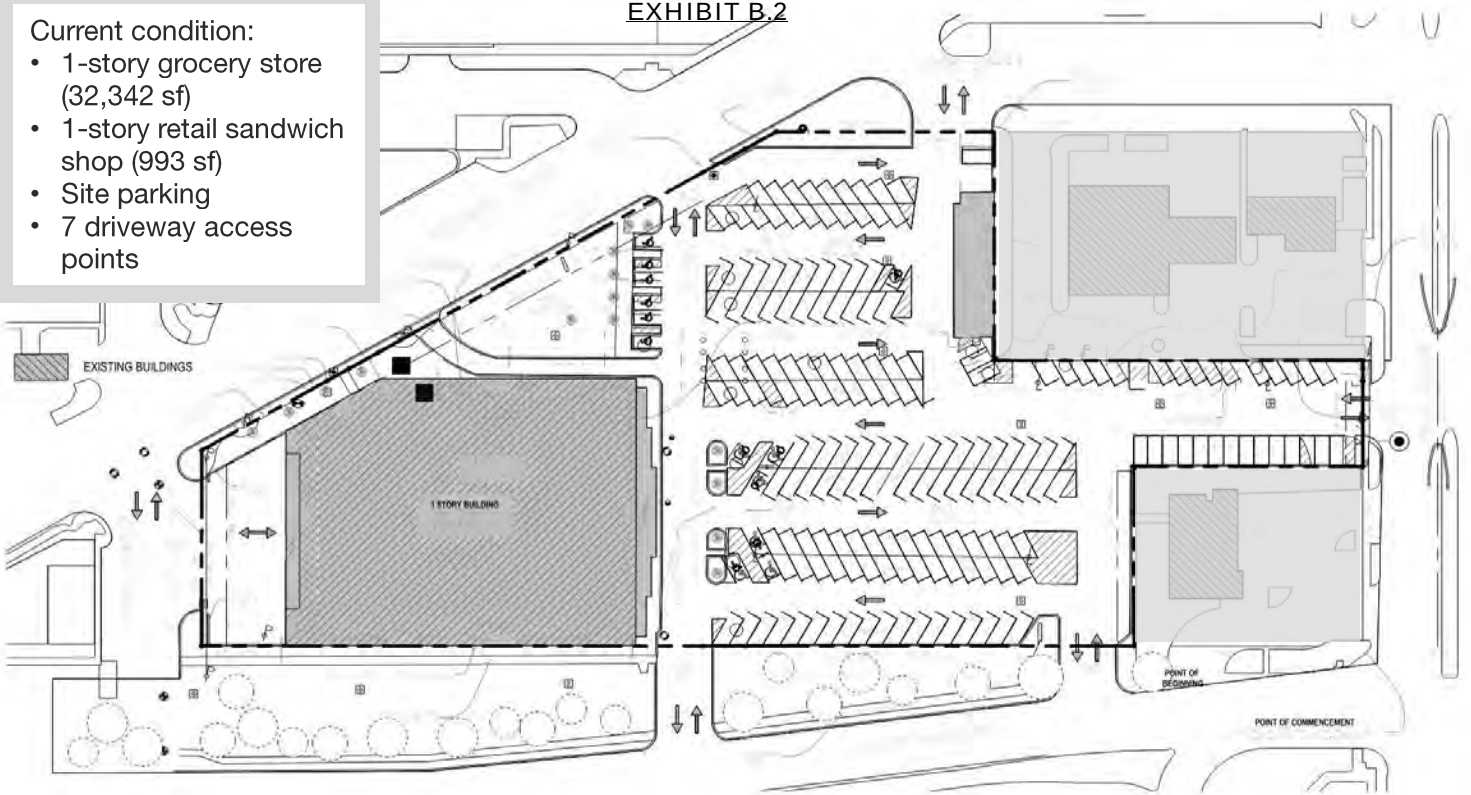
UV-D

- 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

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

EXHIBIT B.2



Bellaire Site Current Site

EXHIBIT B.2

Bellaire Site Conceptual Site Perspective

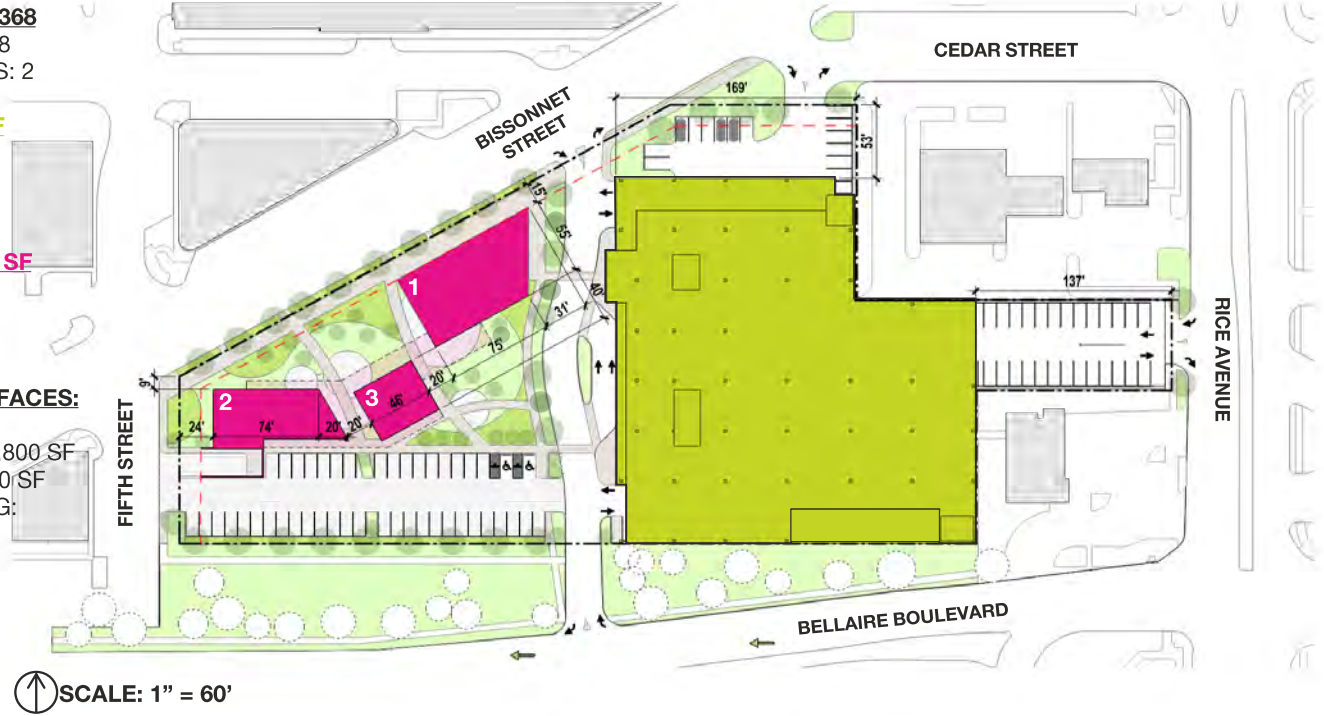
EXHIBIT B.2

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



Bellaire Site Site Plan

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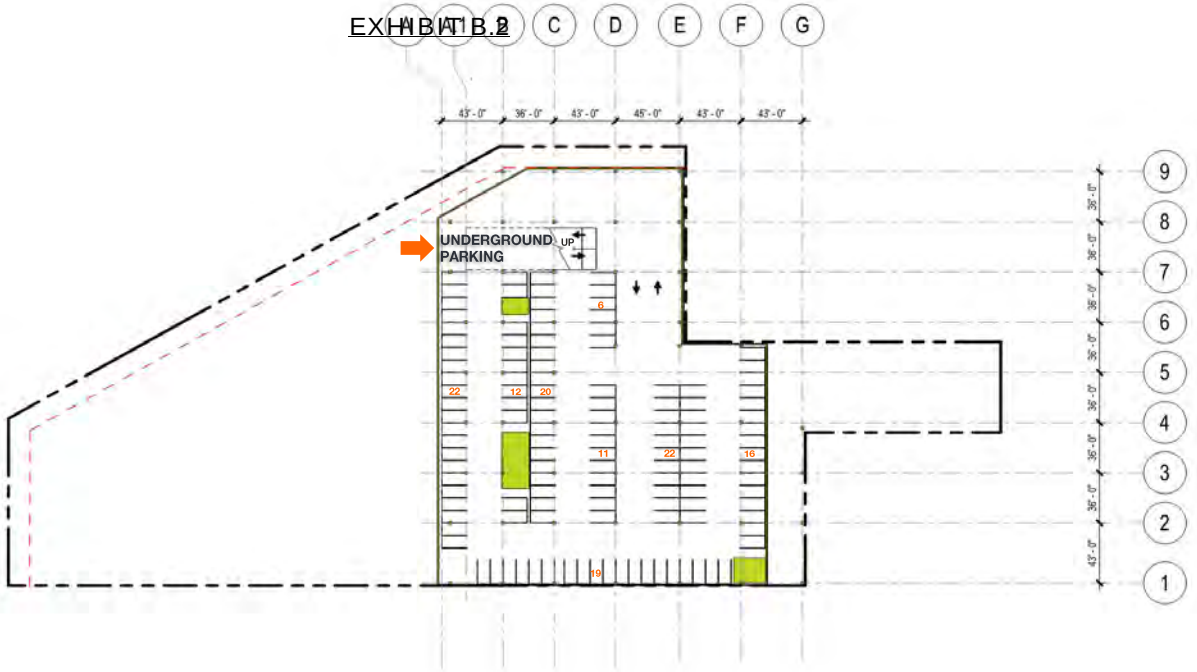
EXHIBIT B.2

BASEMENT PARKING
TOTAL: 128

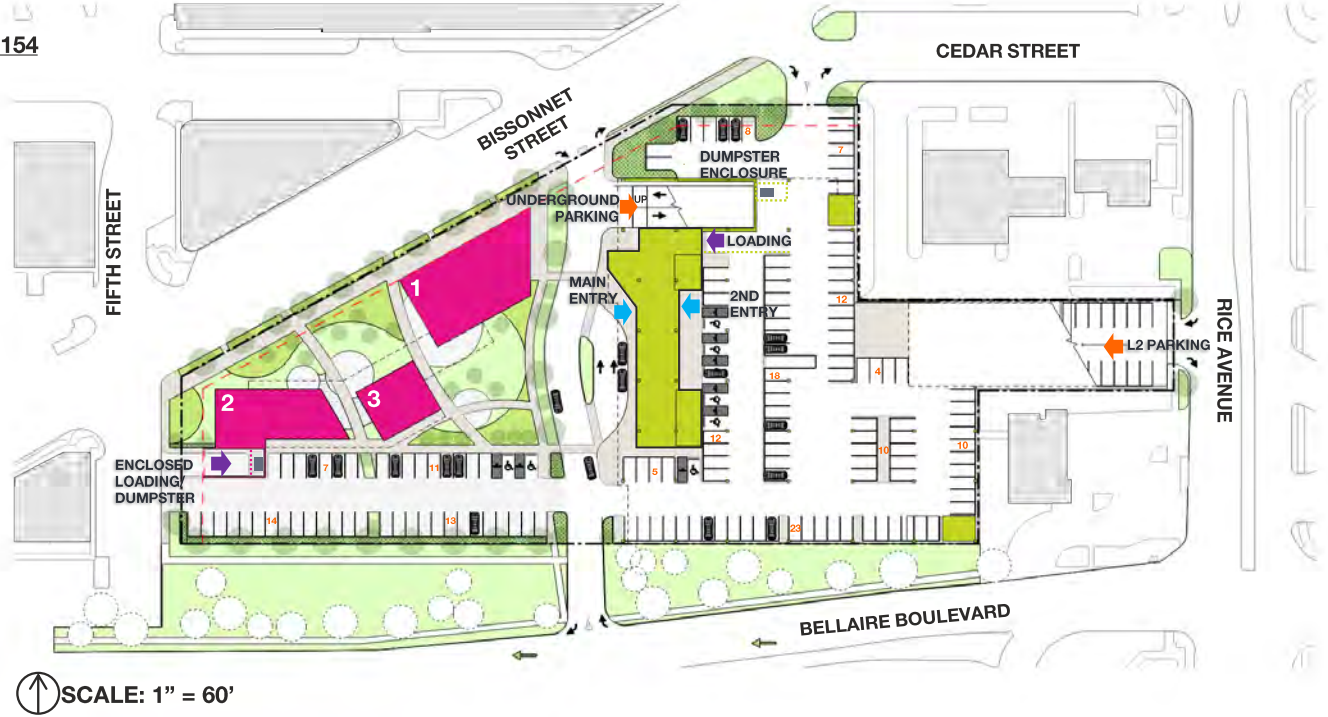


SCALE: 1" = 60'

Bellaire Site *Basement Level Plan*

EXHIBIT B.2

GROUND FLOOR
PARKING TOTAL: 154

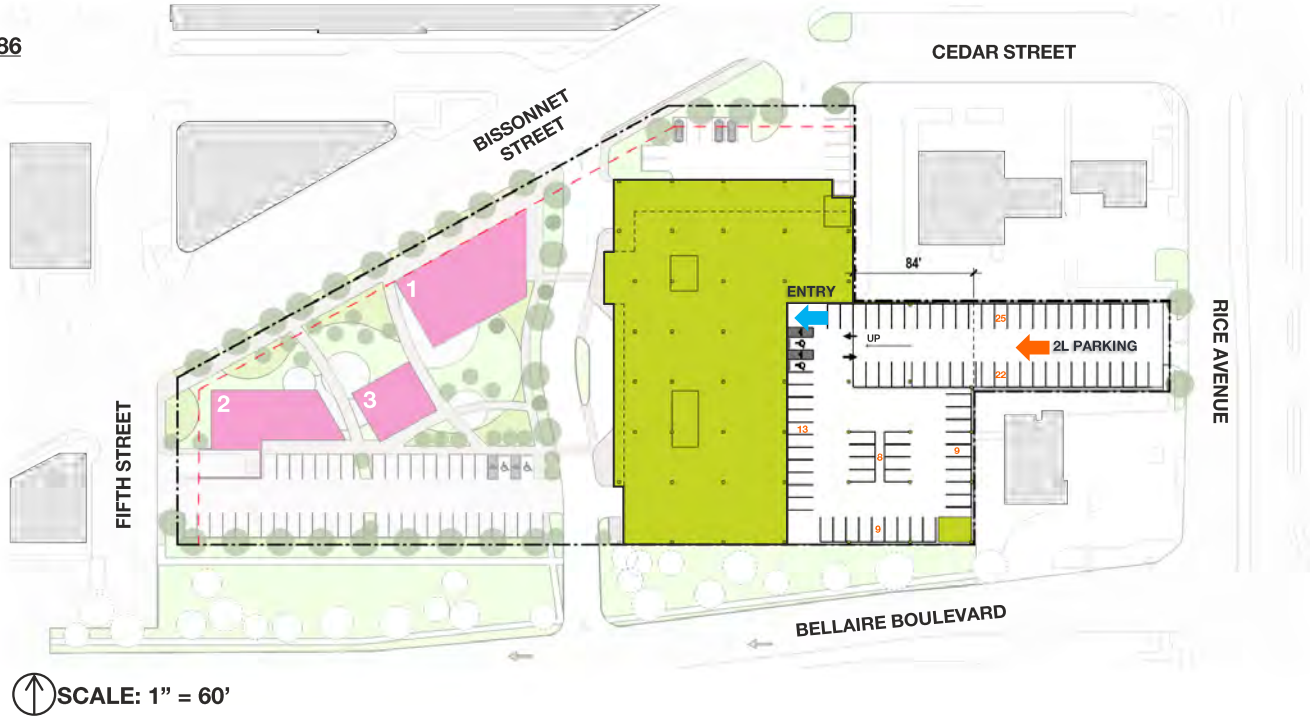


SCALE: 1" = 60'

Bellaire Site *Ground Floor Plan*

EXHIBIT B.2

SECOND FLOOR
PARKING TOTAL: 86



Bellaire Site *Second Floor Plan*

EXHIBIT B.2

THIRD FLOOR

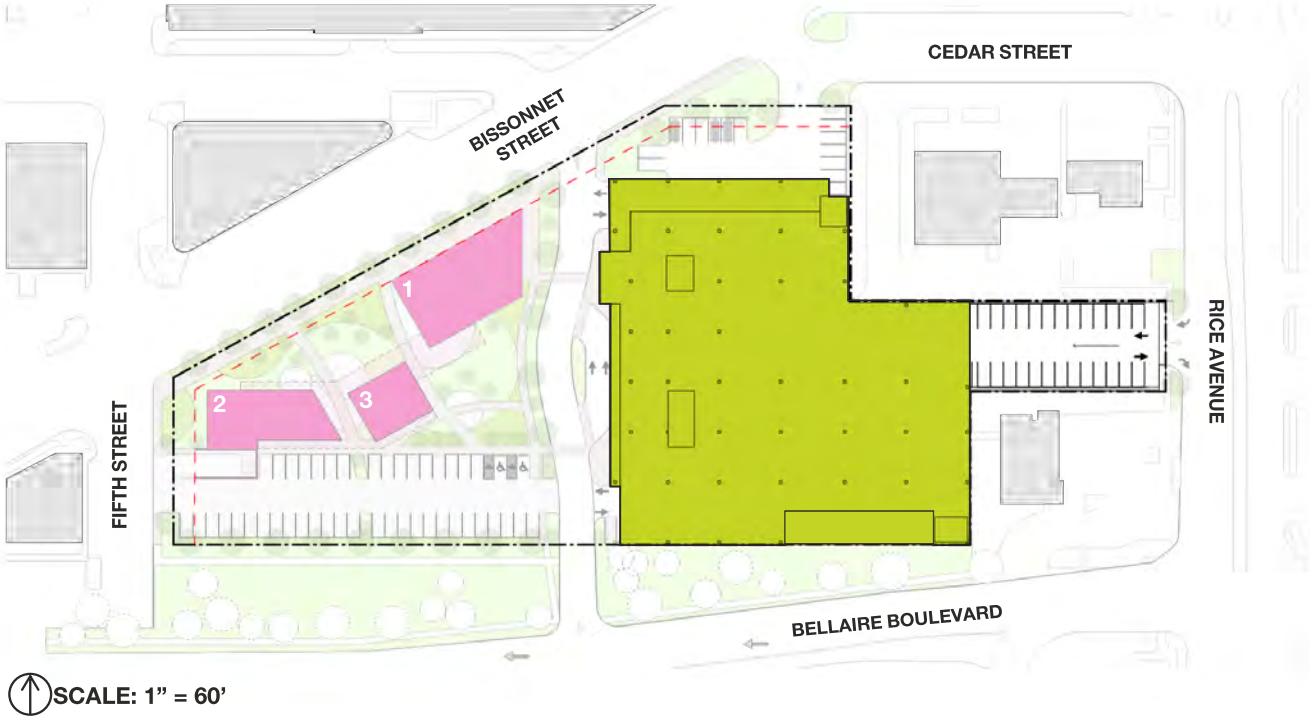
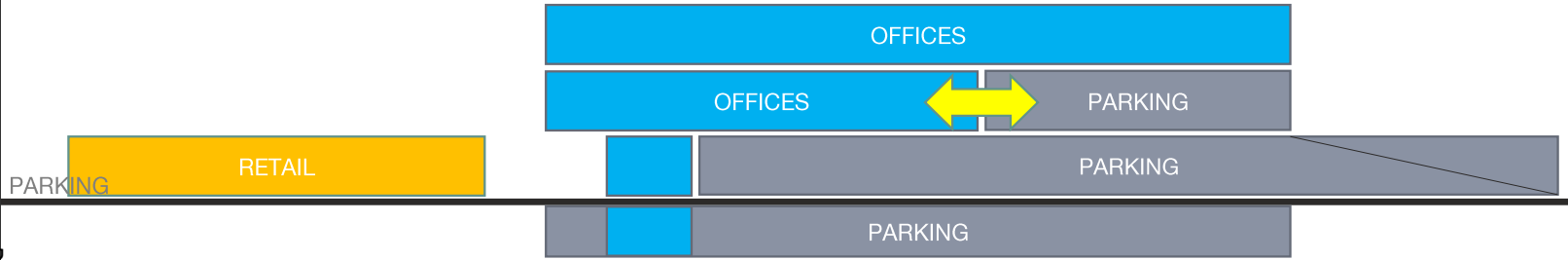


EXHIBIT B.2



Bellaire Site Site Section

EXHIBIT B.2

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	55' max	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

EXHIBIT B.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
6th ST
RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Existing Traffic Control Devices Required Data
18

EXHIBIT B.2

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)

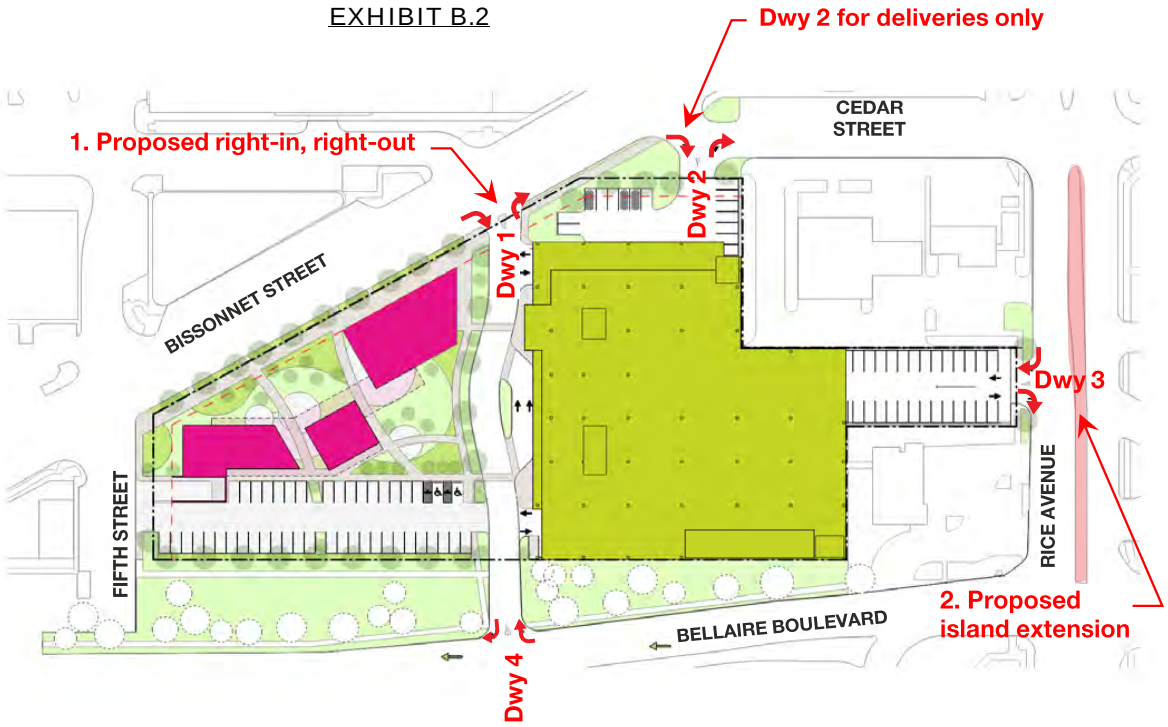
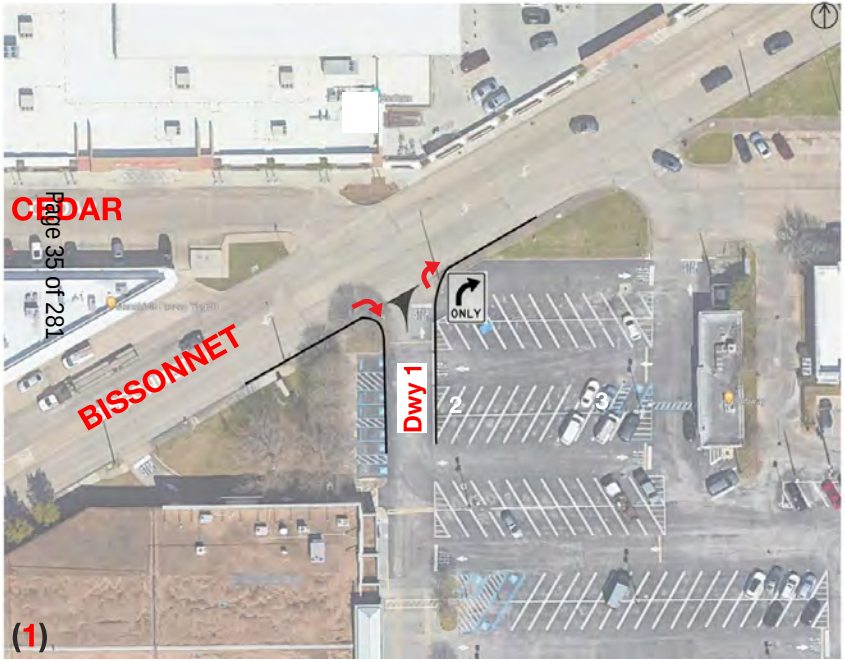
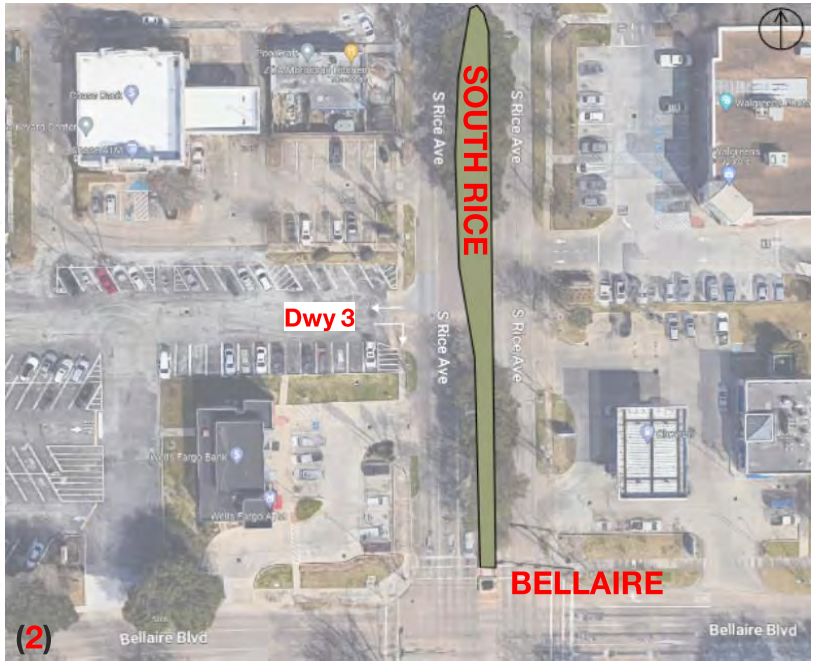
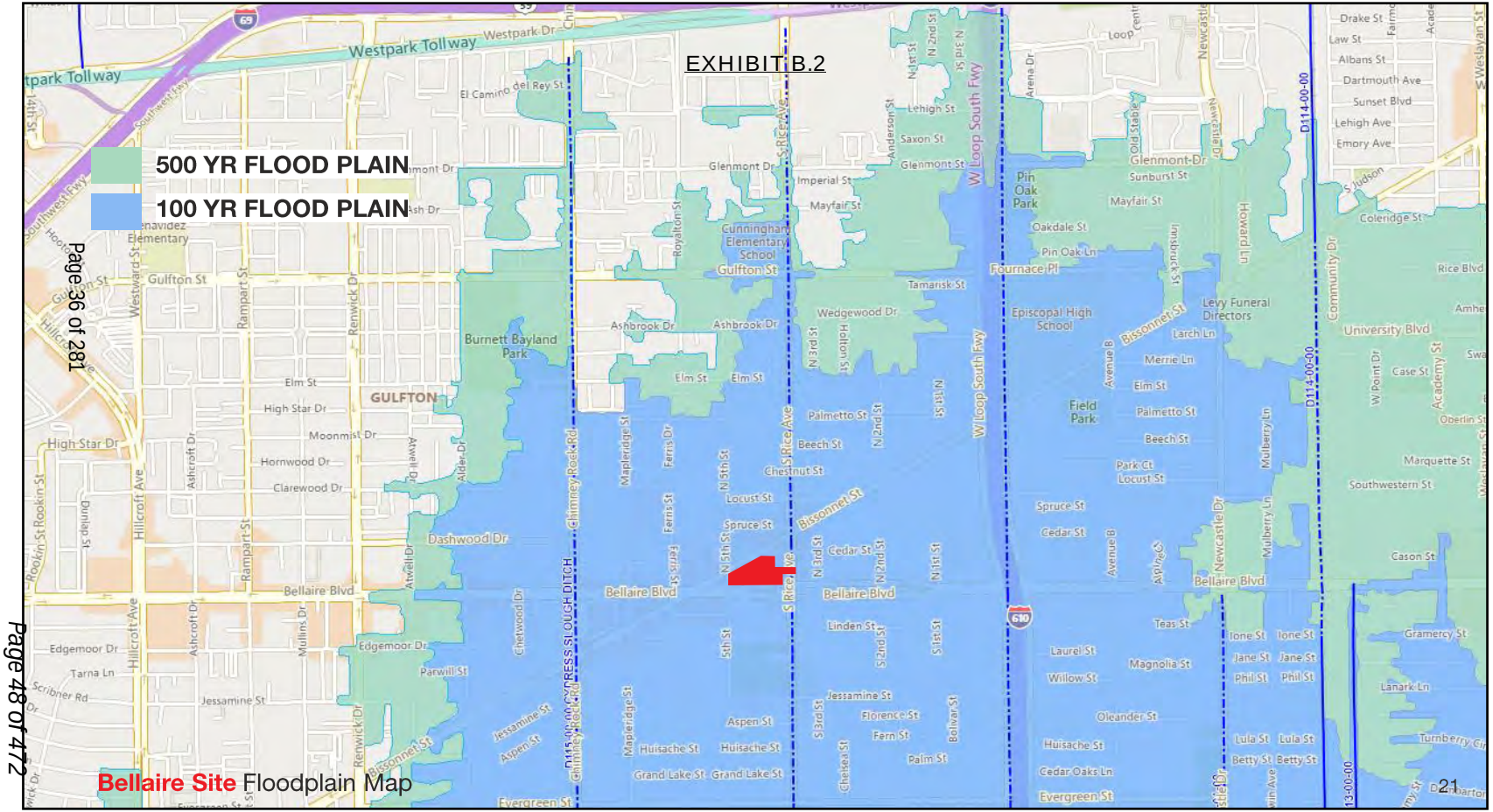


EXHIBIT B.2





Bellaire Site Traffic Analysis Suggested Improvements



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Bellaire Site Floodplain Map

EXHIBIT B.2

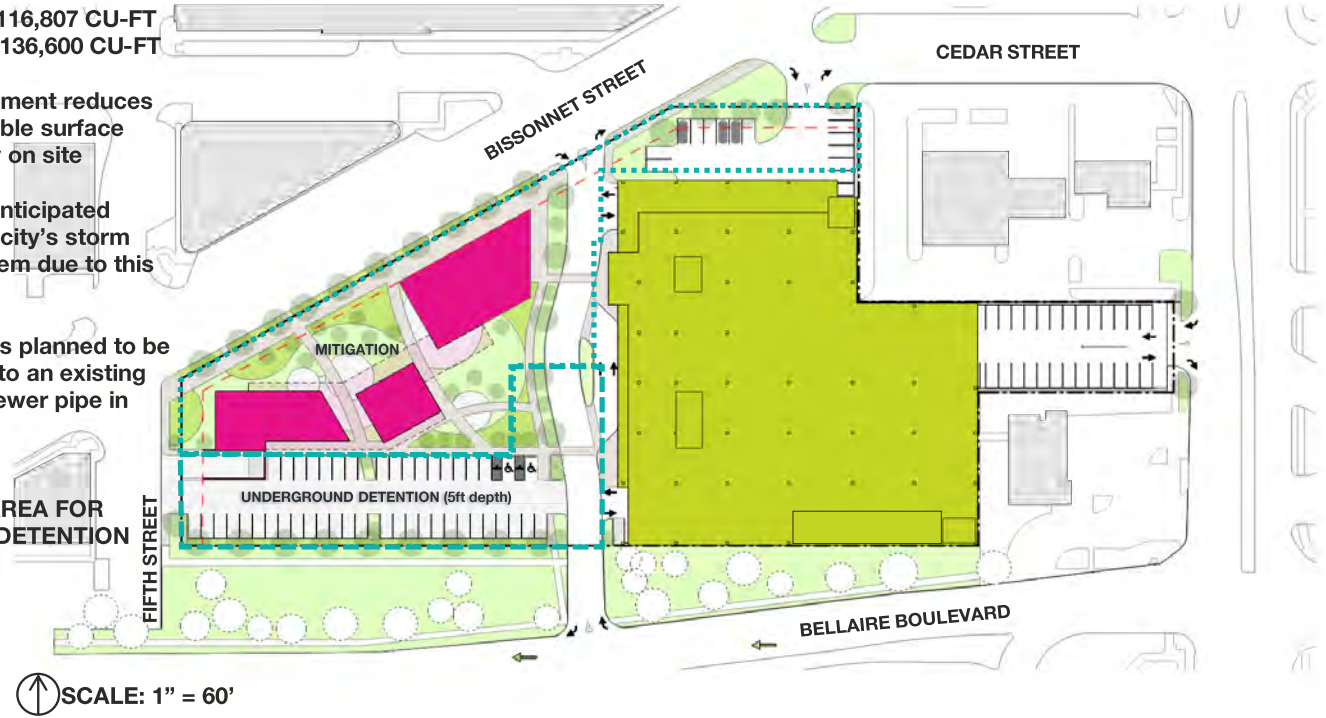
DETENTION: 116,807 CU-FT
MITIGATION: 136,600 CU-FT

-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'

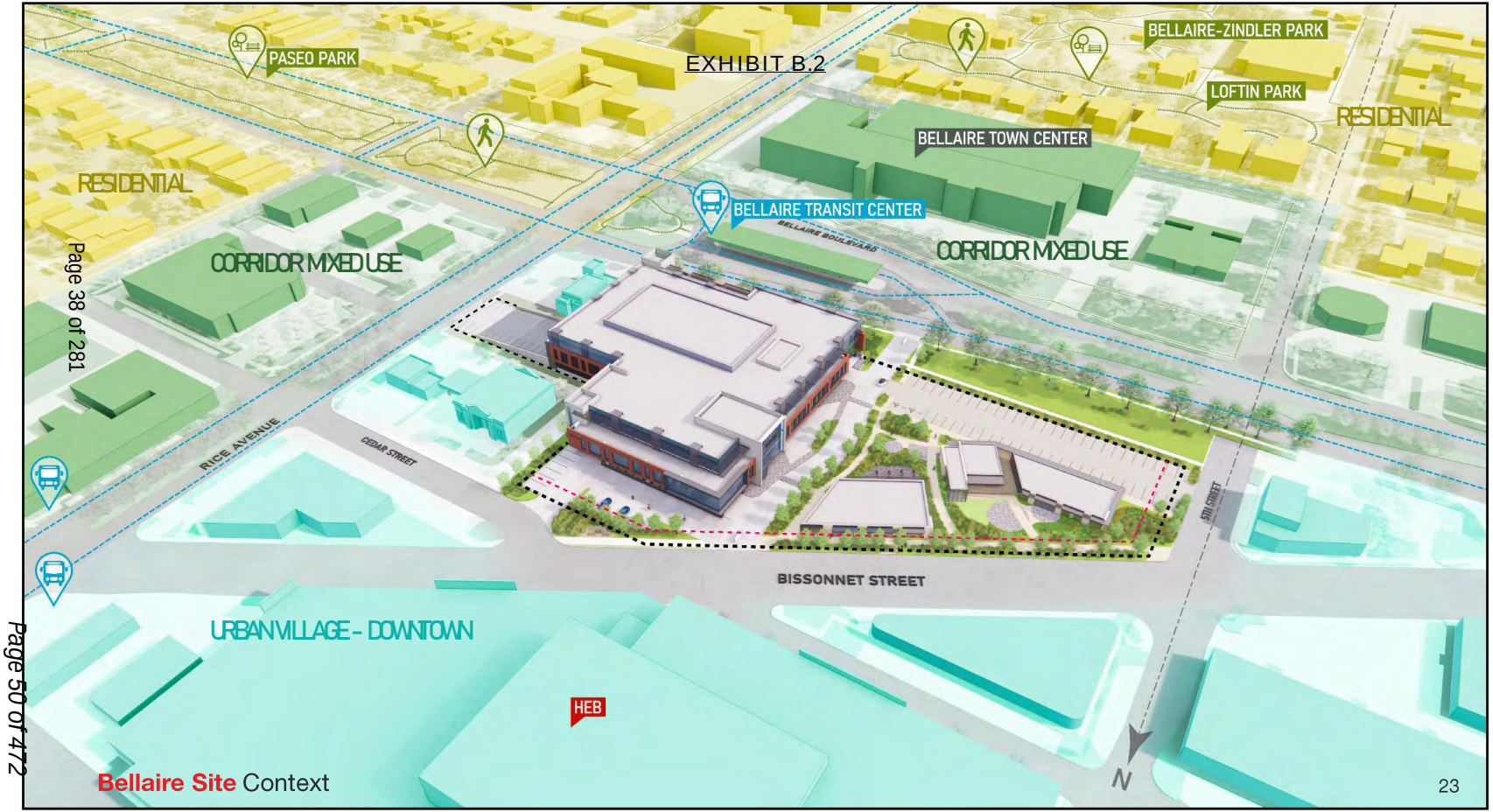


EXHIBIT B.2
PASEO PARK
BELLAIRE-ZINDLER PARK
LOFTIN PARK
RESIDENTIAL
BELLAIRE TOWN CENTER
RESIDENTIAL
BELLAIRE TRANSIT CENTER
BELLAIRE BOULEVARD
CORRIDOR MIXED USE
CORRIDOR MIXED USE
RICE AVENUE
CEDAR STREET
5TH STREET
BISSONNET STREET
URBAN VILLAGE - DOWNTOWN
HEB
N
Bellaire Site Context
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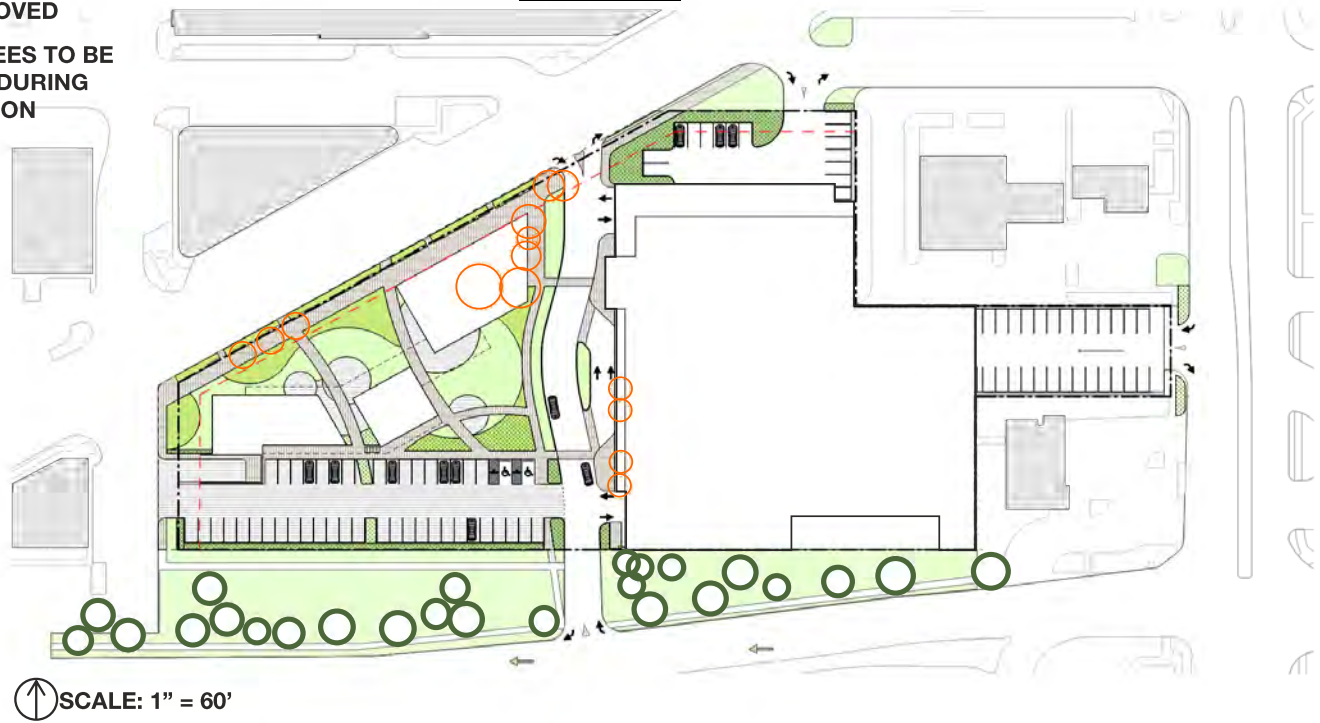
Bellaire Site Extension of Existing Green Space

EXHIBIT B.2

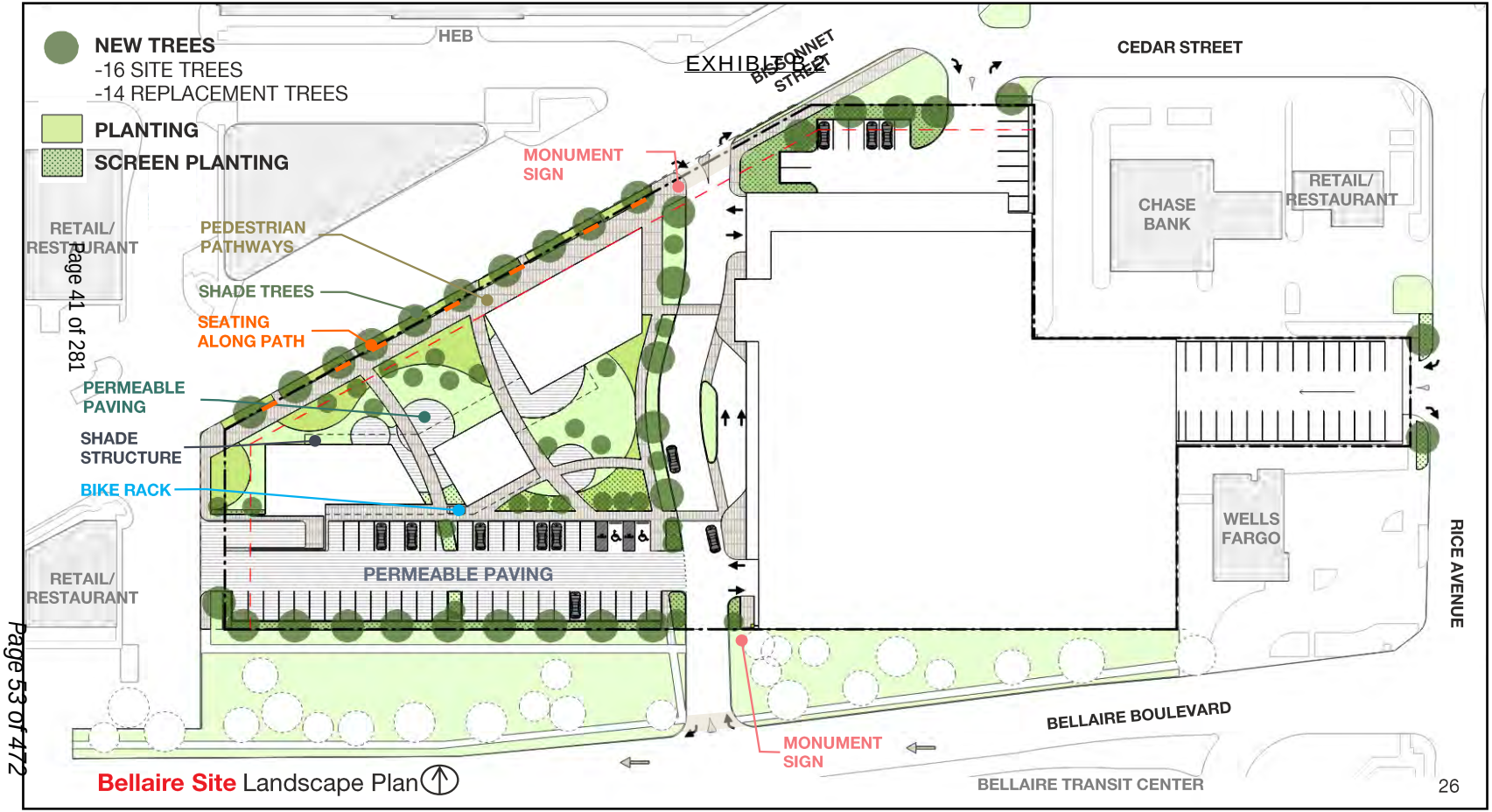
EXISTING TREES TO BE MOVED/REMOVED

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION

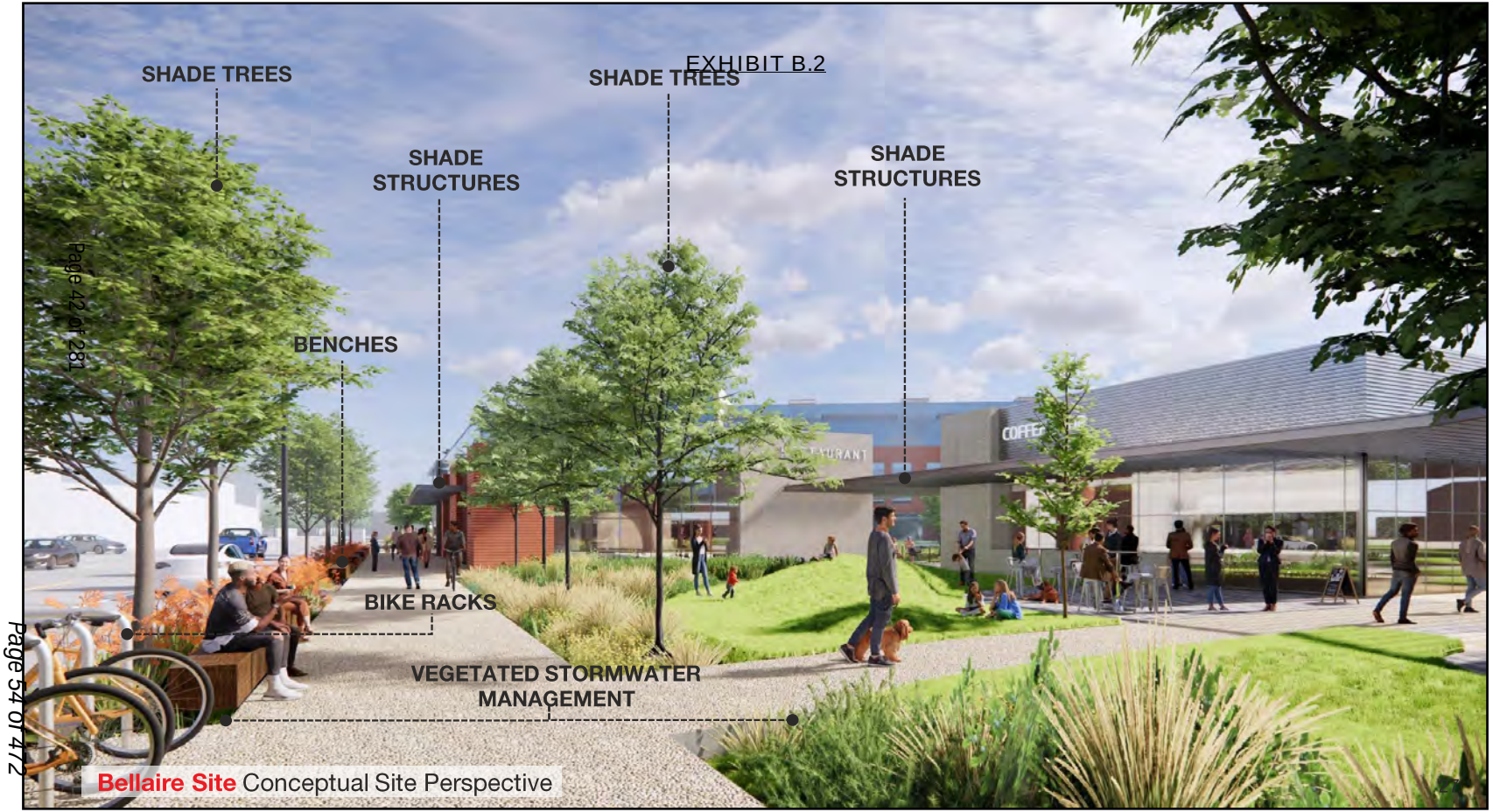


SCALE: 1" = 60'

Bellaire Site Tree Disposition Plan



Bellaire Site Landscape Plan



Bellaire Site Conceptual Site Perspective

WEST ELEVATION FACING AND FIFTH

EAST ELEVATION FACING RICE AVENUE

Bellaire Site MOB Building Elevations

EXHIBIT B.2

SOUTH ELEVATION FACING BELLAIRE BOULEVARD

NORTH ELEVATION FACING CEDAR STREET

Bellaire Site MOB Building Elevations

EXHIBIT B.2

NORTH ELEVATION FACING BISSONNET STREET

Bellaire Site Retail Building Elevations

EXHIBIT B.2

Bellaire Site Retail Buildings – view of outdoor dining

EXHIBIT B.2

Bellaire Site MOB Building – West façade from Bissonnet

EXHIBIT B.2

Bellaire Site MOB Building – West façade from Bellaire

EXHIBIT B.2

Bellaire Site MOB Building – North façade view

EXHIBIT B.2

Bellaire Site MOB Building – South façade view

EXHIBIT B.2

Bellaire Site MOB Building – view from Rice Ave.

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EXHIBIT B.2

Bellaire Site Retail Buildings –view from Bissonnet

Bellaire Site Retail Buildings – view from Bissonnet

Bellaire Site Potential Community Activities

EXHIBIT B.2

Bellaire Site Potential Community Activities

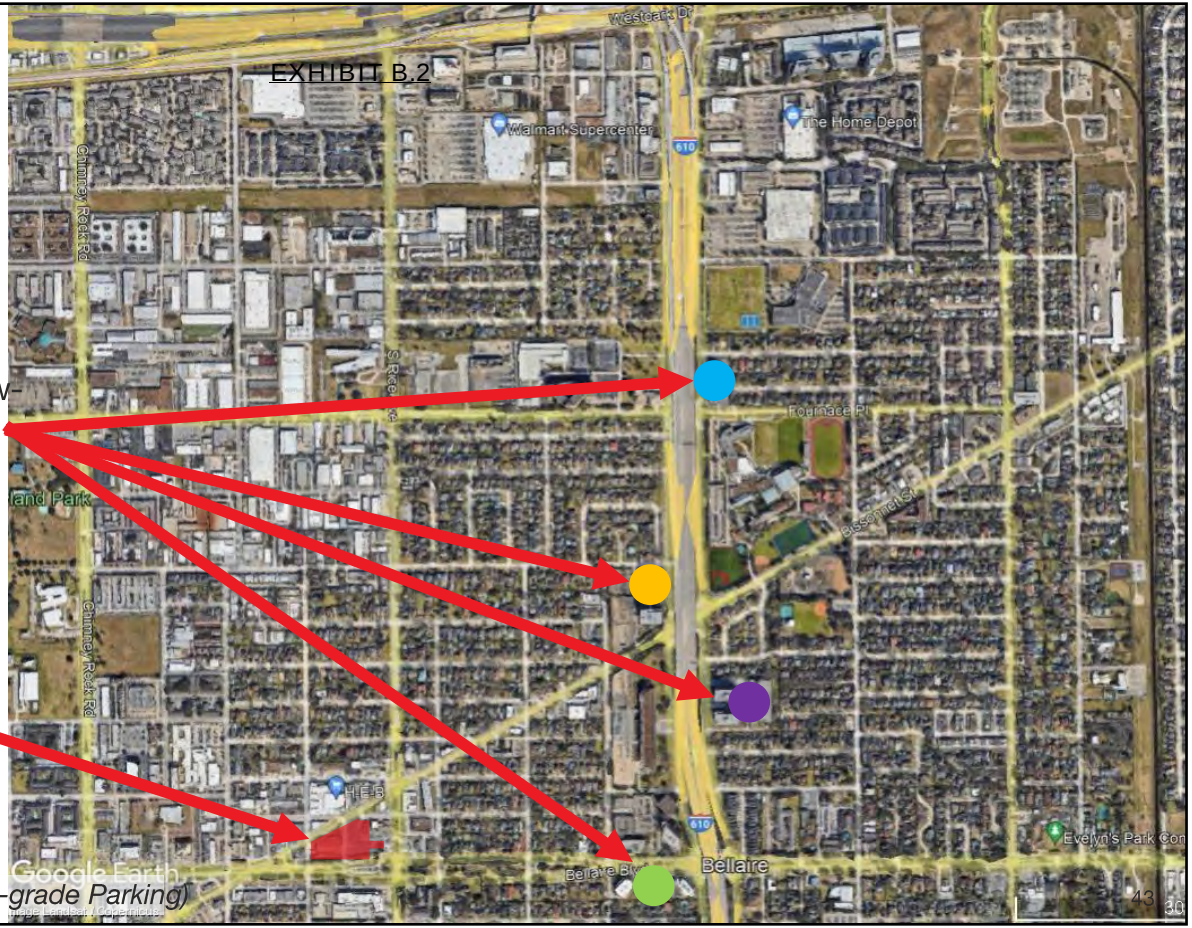
EXHIBIT B.2

END OF PRESENTATION

EXHIBIT B.2

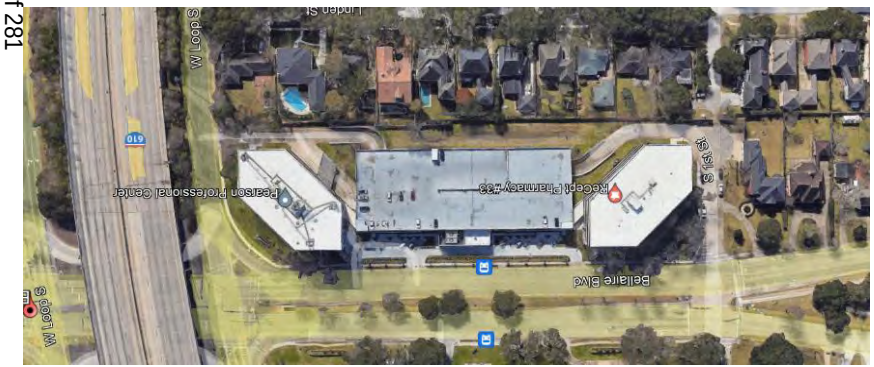
Supplemental Information

Bellaire Site



Bellaire Site Precedents *(Below-grade Parking)*

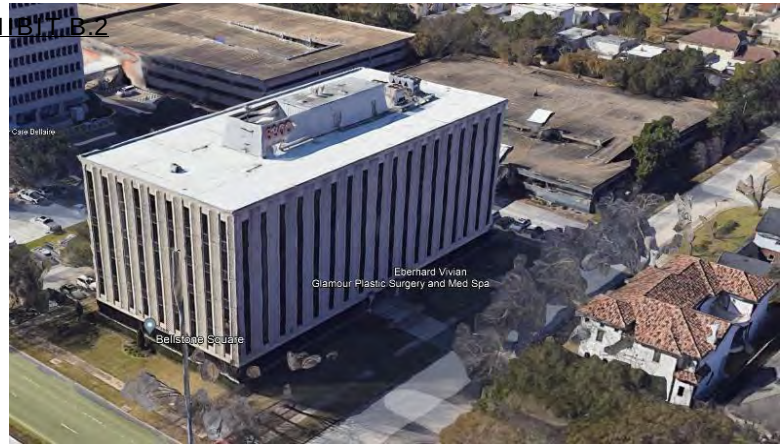
EXHIBIT B.2



Key points

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

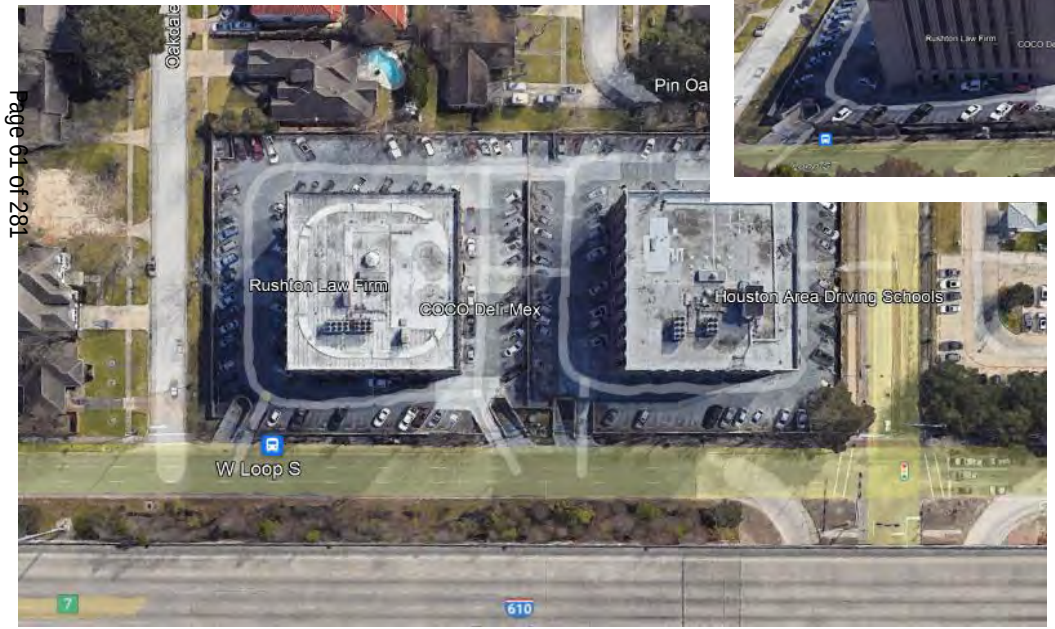
Offices at Pin Oak Park



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

6300 W Loop South

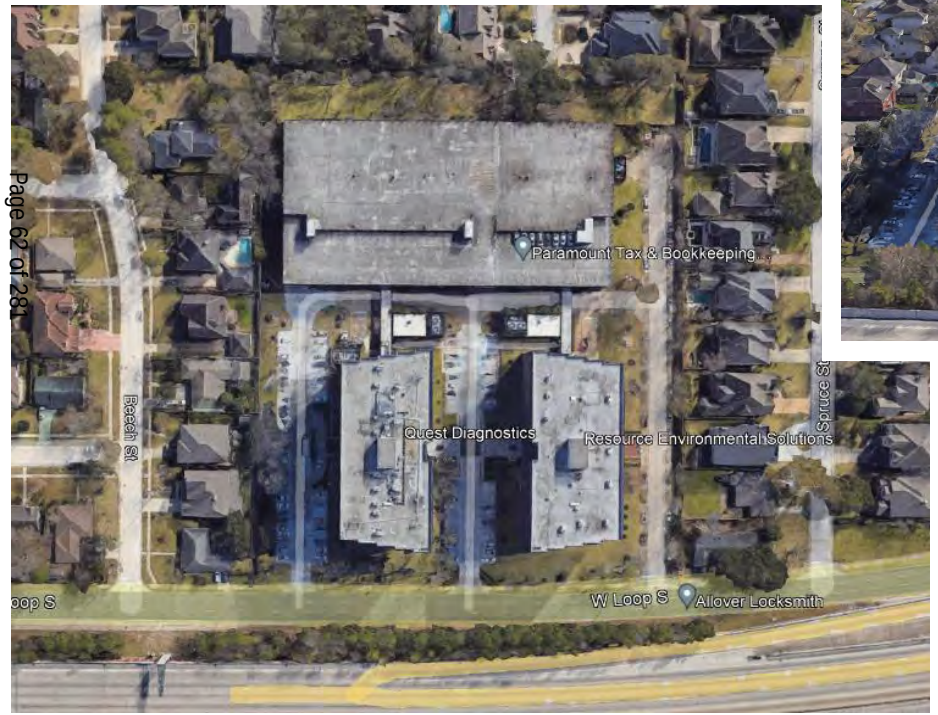
EXHIBIT B.2



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

Bellaire Atrium I & II

EXHIBIT B.2



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

Bellaire Park I & II