# INTRODUCTION

Exhibit A.2

The previous design aesthetic is retained.
Based on additional city feedback, now the project addresses:

- **Integrated retail space**
- **Increased retail SF**
- **Eliminated parking garage**
- **Reduced office SF**

# 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.**

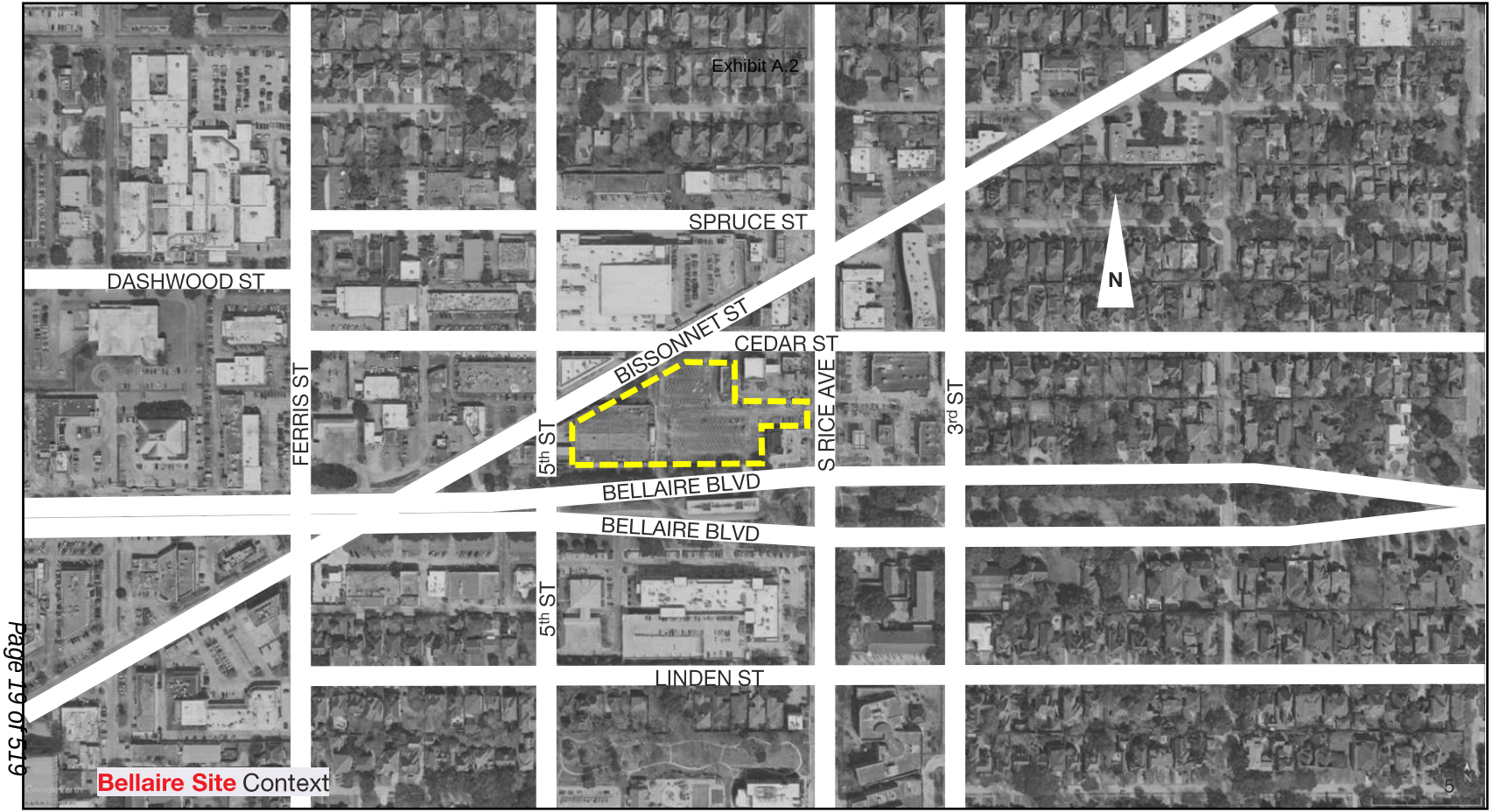
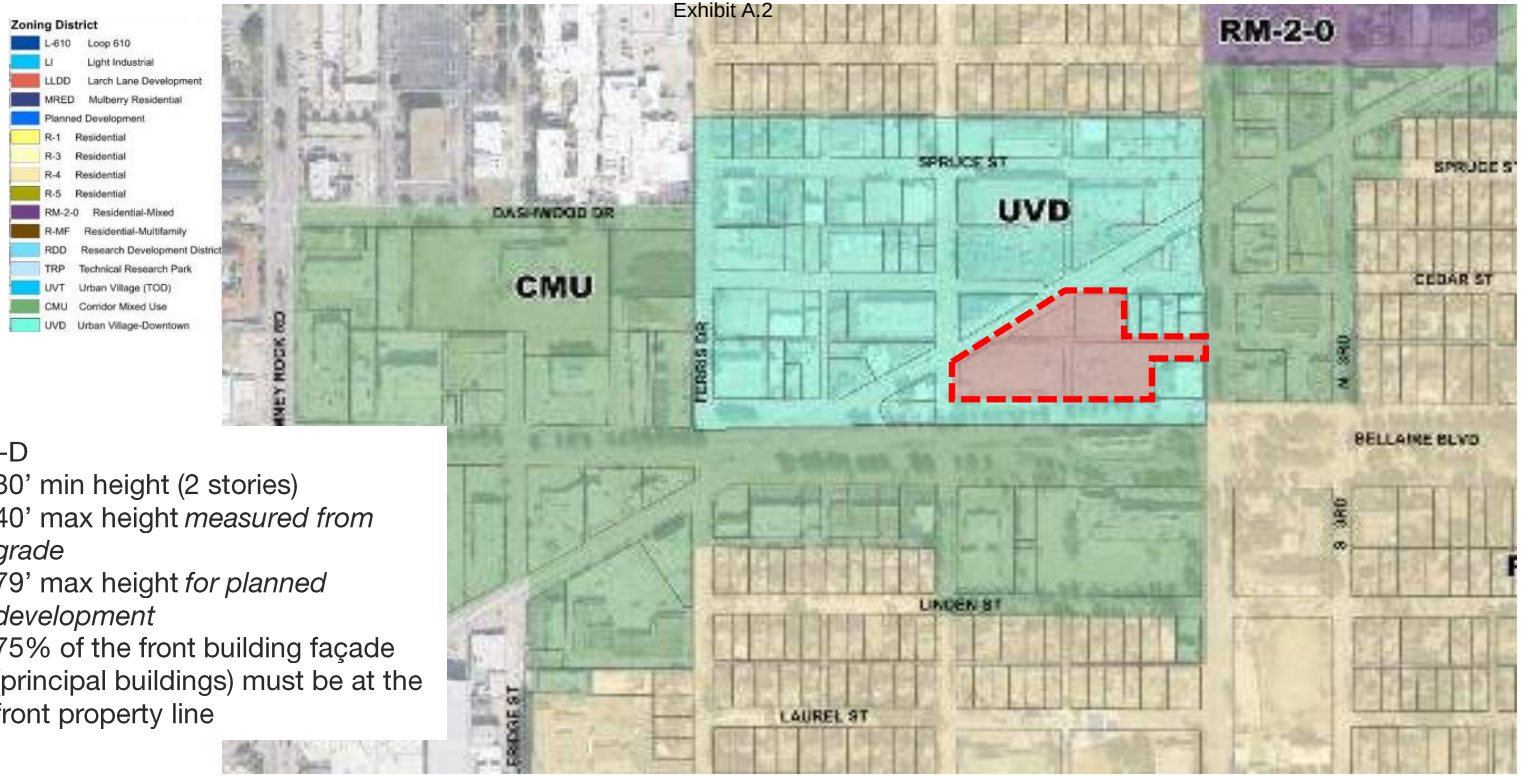


Exhibit A.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
5th ST
S RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Context
5




UV-D

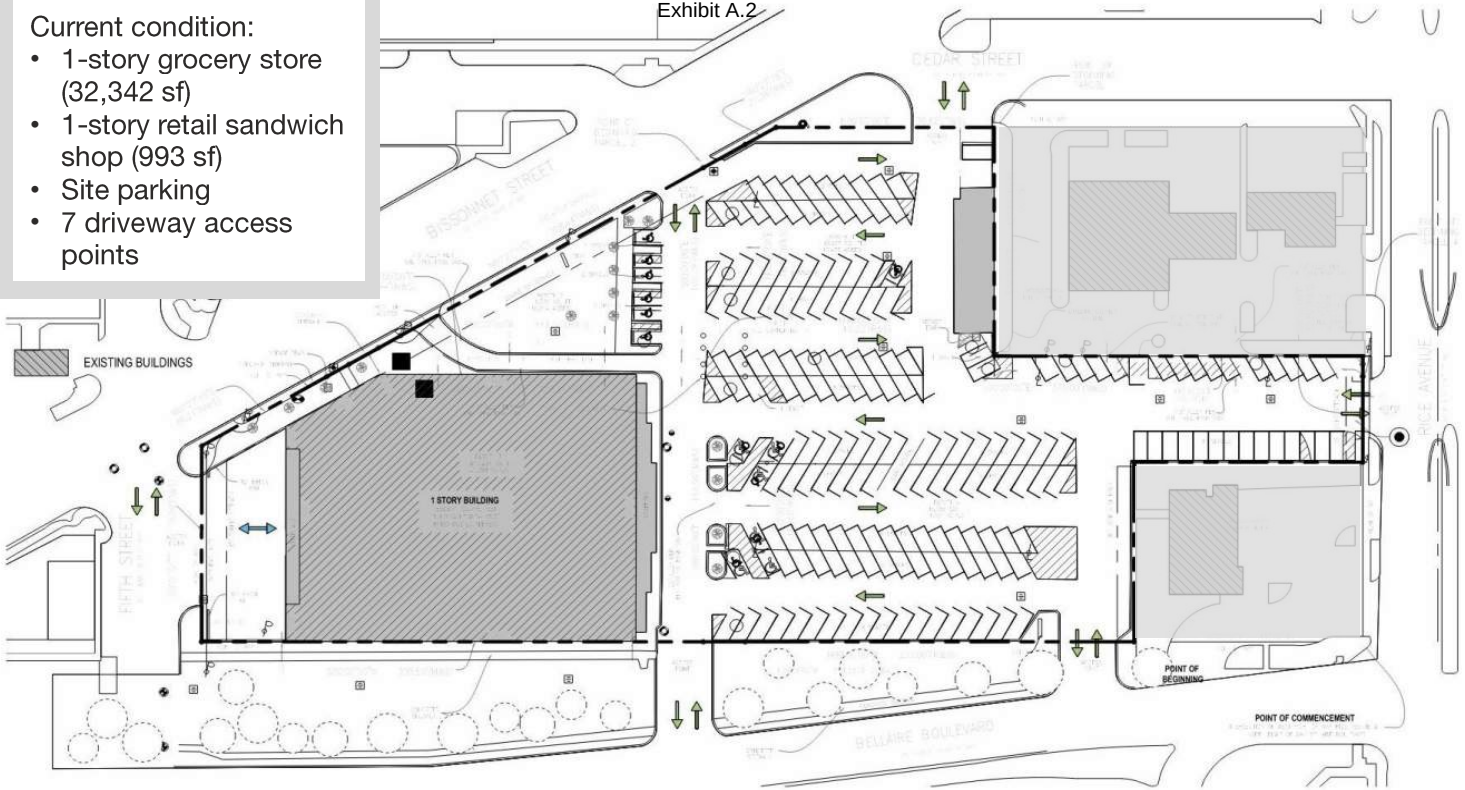
- 30’ min height (2 stories)
- 40’ max height *measured from grade*
- 79’ max height *for planned development*
- 75% of the front building façade (principal buildings) must be at the front property line

**Bellaire Site** Current Zoning

Exhibit A.2

Current condition:

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



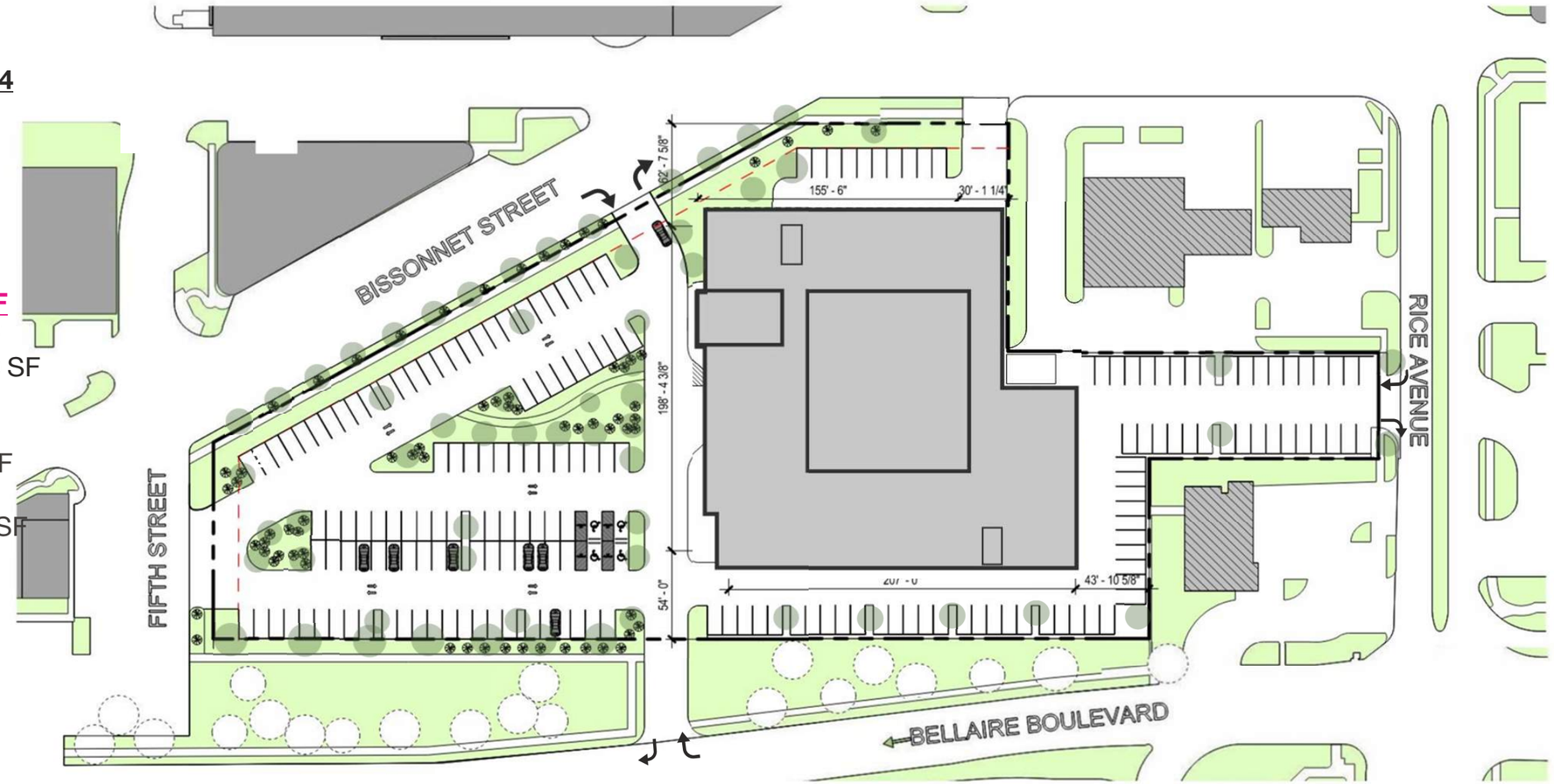

**Bellaire Site** Current Site

**PARKING TOTAL: 454**

**MOB SF: 85,000 SF**
L 1: 2,600 SF
L 2: 43,100 SF
L 3: 39,300 SF

**RETAIL SF: 15,000 SF**
Restaurants: 5,000 SF
General Retail: 10,000 SF

PERMEABLE
SURFACES: 16,800 SF
IMPERMEABLE
SURFACES: 122,015 SF




**SCALE: 1” = 60’**

**Bellaire Site** Site Plan