

SEVEN CORNERS STUDY
OPPORTUNITY AREAS SUB-UNITS A - C
 April 29 2014

Sub Unit	Property Line Land Area (Net sf)	Existing					Task Force Approved Concept (11/2013)							Staff Recommended Concept (04/2014)							
		Residential (Units)	Res (sf)	Non-Res/Public (sf)	Total (sf)	FAR	Residential (Units)	Residential (sf)	Retail (sf)	Office/Hotel (sf)	Total (sf)	FAR	Redevelopment Considerations	Residential (Units)	Residential (sf)	Retail (sf)	Office/Hotel (sf)	Total (sf)	FAR	Redevelopment Considerations	
A	A.1 West Apart.	540,026	305	273,002	0	273,002	0.51	1,200	1,200,000	0*	0	1,200,000	2.22	street network, residential pocket park, land	1200	1,200,000	0*	0	1,200,000	2.22	street network, residential pocket park, land
	A.2 East Apart.	513,201	284	242,130	0	242,130	0.47	992	992,000	0	0	992,000	1.93	rec field	992	992,000	0	0	992,000	1.93	rec field
	A.3 Willston I/GC	545,135	0	0	130,712	130,712	0.24	350	350,000	257,000	180,000	787,000	1.44	rec field, street network, plaza	560	560,000	191,800	180,000	931,800	1.71	rec field, street network, plaza
B	SC Shopping Center	1,265,293	0	0	630,199	630,199	0.57	2,727	2,727,000	623,200	725,450	4,075,650	3.22	plaza, parks, street network, buffer, transit center	2,447	2,447,000	623,000	725,450	3,795,450	3.00	plaza, parks, street network, buffer, transit center
C	Sears	524,390	0	0	265,869	265,869	0.51	165 MF 110 Town	385,000	134,000	200,000	719,000	1.37	street network, park, and enhanced buffer	499 MF 110 Town	719,000	0**	0	719,000	1.37 1.44**	street network, park, and enhanced buffer
TOTAL					1,541,912							7,773,650									7,638,250

Notes

* There is an additional option in this sub-unit to permit up to 176,700 square feet of retail along the planned 'Spine Road' with a reduction in residential square footage to 1,010,000

** There is an additional option in this sub-unit to permit the addition of up to 5% neighborhood serving retail (up to 35,950 sf) in addition to the total available density

Assumptions

1 Multi-Family DU per 1,000 sf (average factors in circulation space)

1 Townhouse DU per 2,000 sf