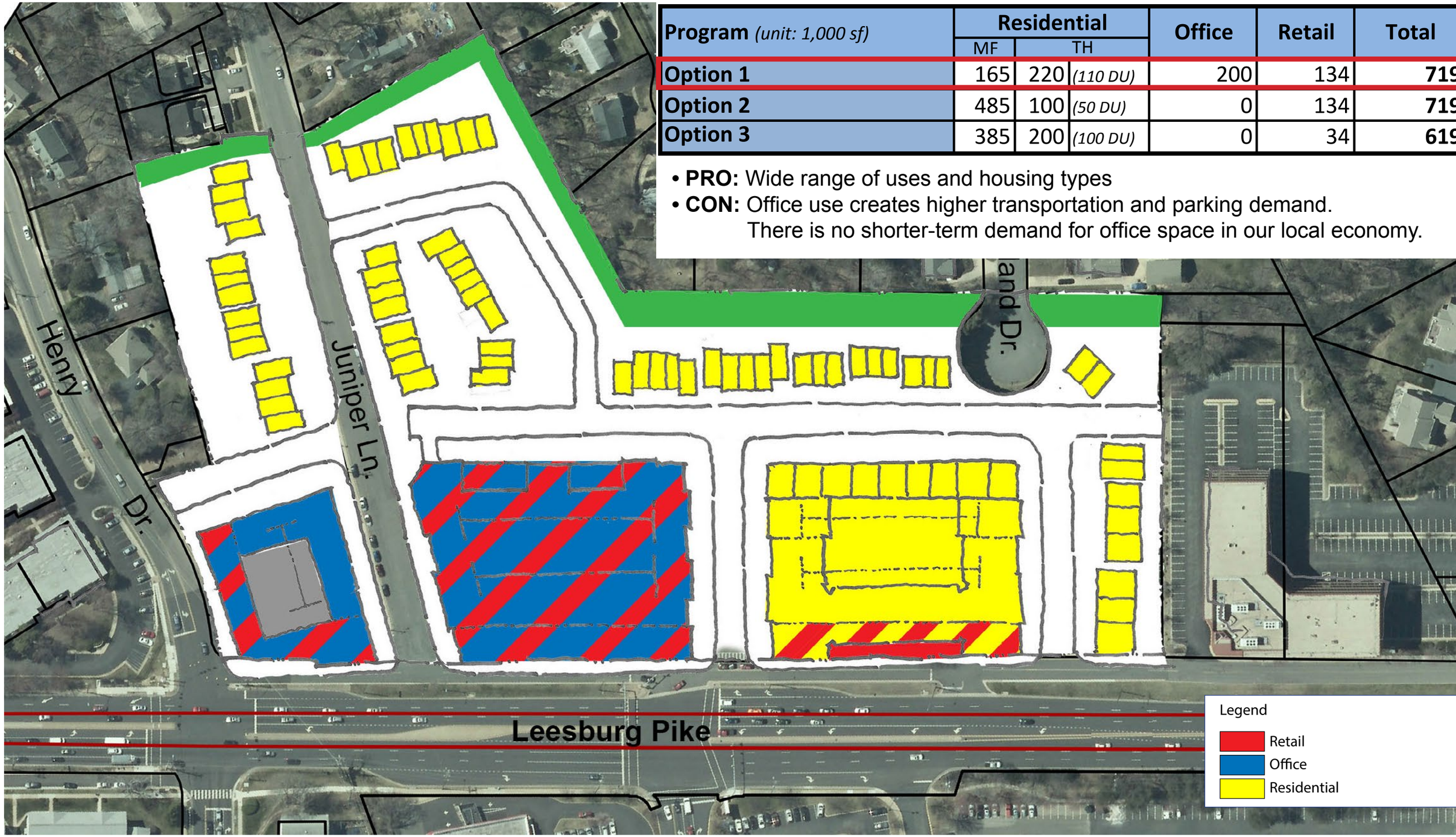
Program *(unit: 1,000 sf)*	Residential			Office	Retail	Total
	MF	TH				
Option 1	165	220	*(110 DU)*	200	134	**719**
Option 2	485	100	*(50 DU)*	0	134	**719**
Option 3	385	200	*(100 DU)*	0	34	**619**

- **PRO:** Wide range of uses and housing types
- **CON:** Office use creates higher transportation and parking demand.
  There is no shorter-term demand for office space in our local economy.



8/12/2014

Sears Site Option 1: Truly Mixed Use

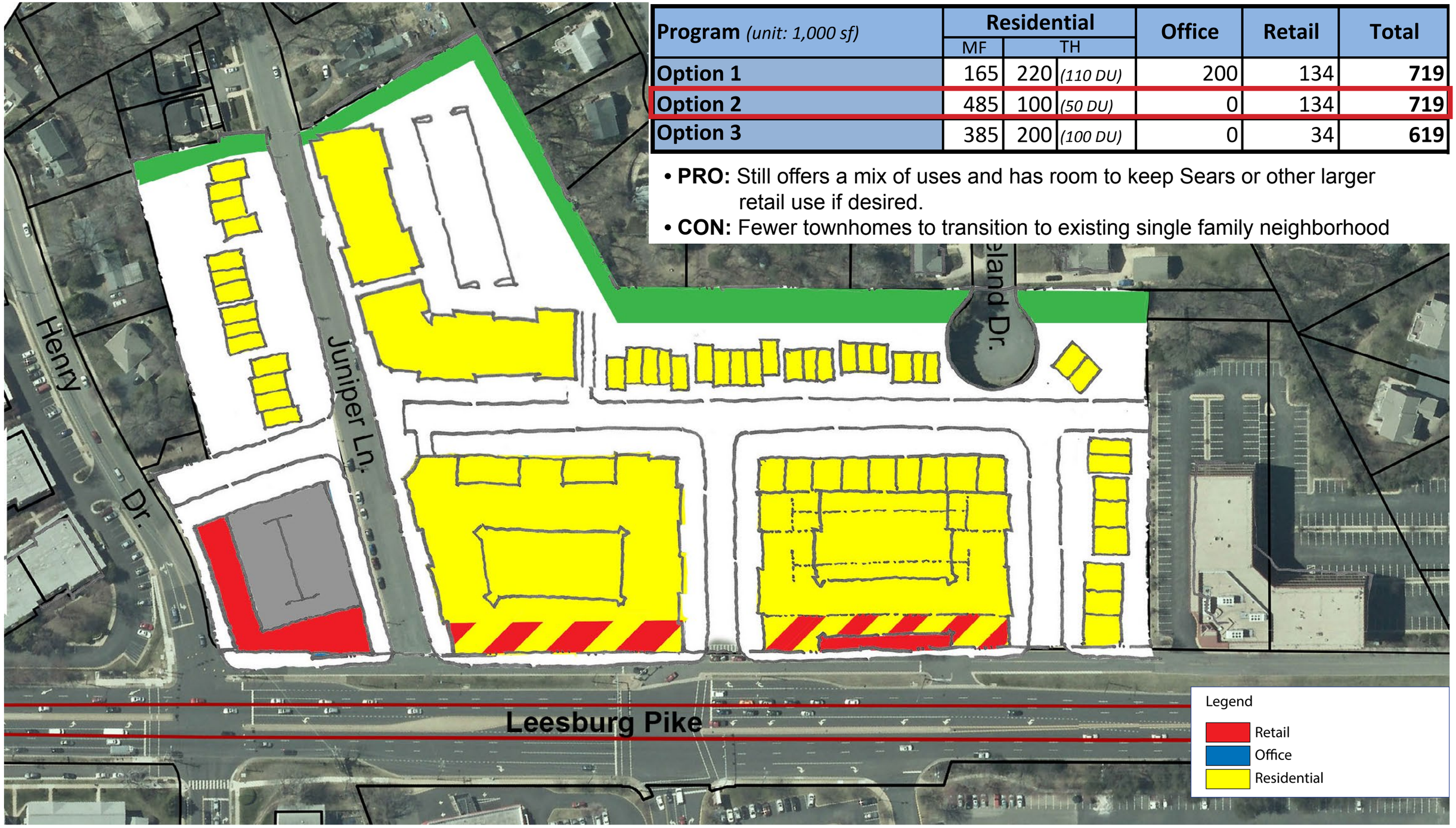
Office of Community Revitalization: Seven Corners

Sears Site Option 1: Truly Mixed Use

Office of Community Revitalization: Seven Corners

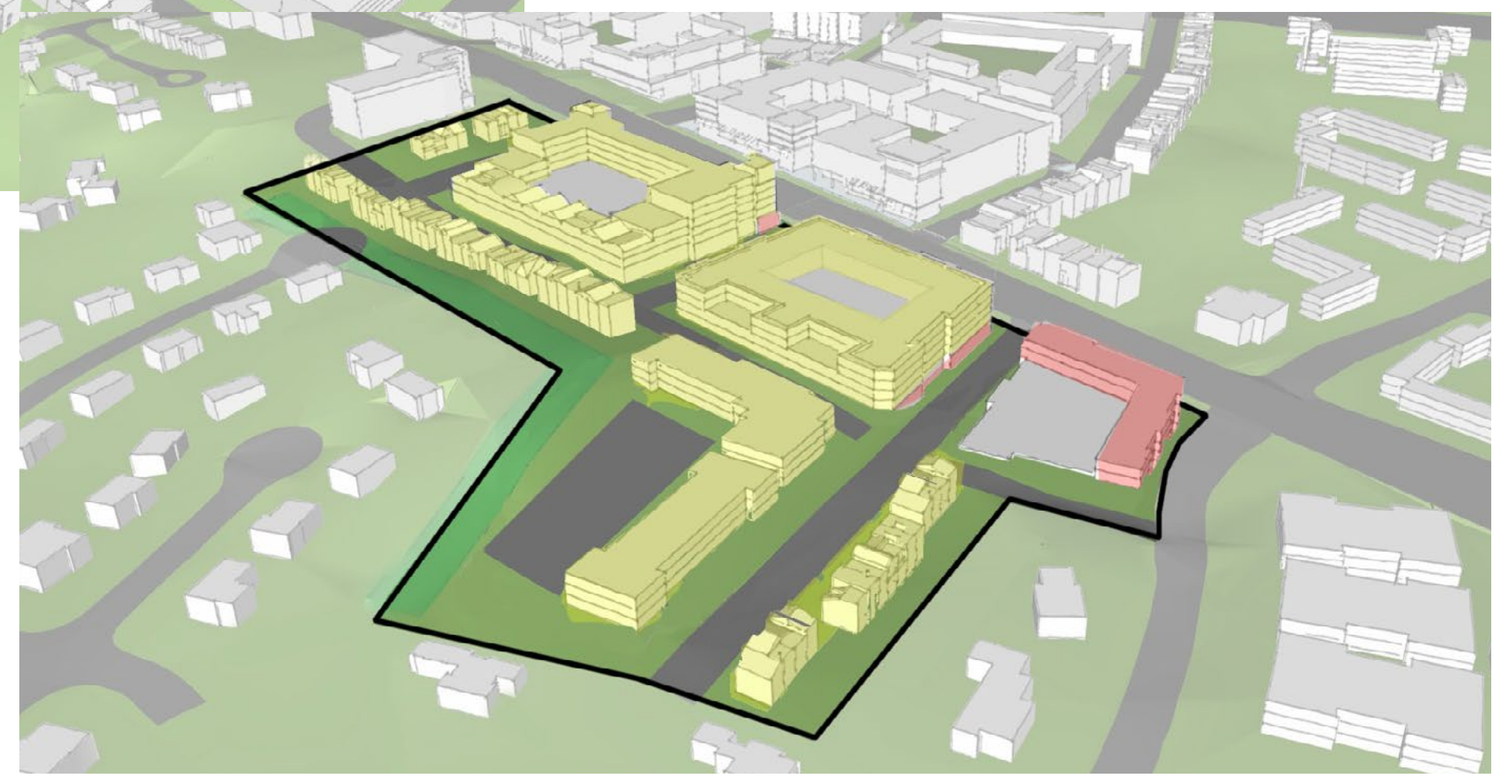
Program *(unit: 1,000 sf)*	Residential			Office	Retail	Total
	MF	TH				
Option 1	165	220	*(110 DU)*	200	134	**719**
Option 2	485	100	*(50 DU)*	0	134	**719**
Option 3	385	200	*(100 DU)*	0	34	**619**

- **PRO:** Still offers a mix of uses and has room to keep Sears or other larger retail use if desired.
- **CON:** Fewer townhomes to transition to existing single family neighborhood



8/12/2014

Sears Site Option 2: Sears Reimagined
Office of Community Revitalization: Seven Corners

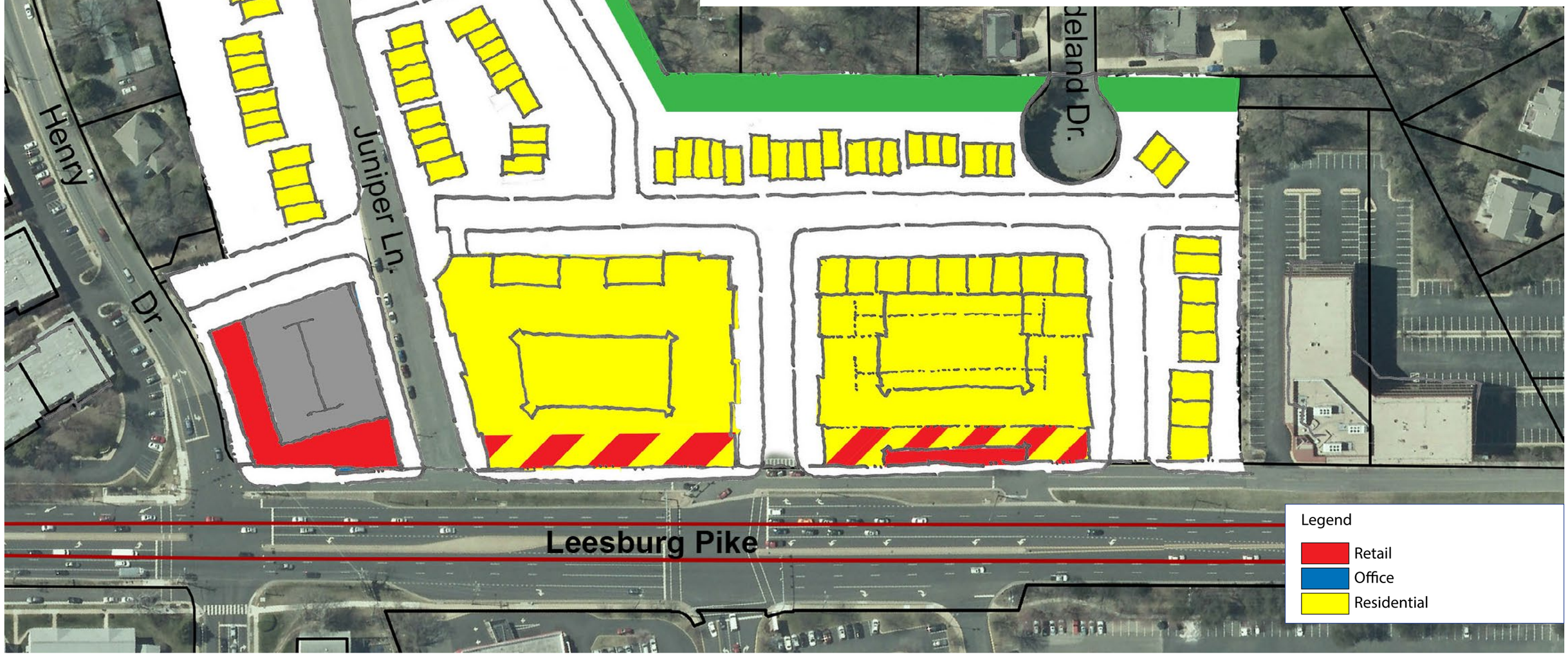


Sears Site Option 2: Sears Reimagined

Office of Community Revitalization: Seven Corners

Program *(unit: 1,000 sf)*	Residential			Office	Retail	Total
	MF	TH				
Option 1	165	220	*(110 DU)*	200	134	**719**
Option 2	485	100	*(50 DU)*	0	134	**719**
Option 3	385	200	*(100 DU)*	0	34	**619**

- **PRO:** Least transportation and parking demand
- **CON:** 95% residential, so not exactly mixed use



8/12/2014

Sears Site Option 3: Apartments and Townhomes

Office of Community Revitalization: Seven Corners

Sears Site Option 3: Apartments and Townhomes

Office of Community Revitalization: Seven Corners

8/12/2014