

Opportunity Area C Development Scenarios

These four scenarios were previously distributed at two Task Force meetings on August 12, 2014 and August 26, 2014. They should be considered for illustrative purposes only. Land owners/developers for properties within Opportunity Area C will develop their own site plan if and when they are prepared to redevelop their property.

The concepts presented here illustrate one of many possible configurations for the properties in Opportunity Area C.

Option	Multi-family (,000 sf)	Townhouse (,000 sf)	Office (,000 sf)	Retail* (,000 sf)	Max. Total sf
1	165	220	200	134	719,000
2	485	100	0	134	719,000
3	485	200	0	34	719,000
4	315 – 415	220	50	34 – 134	719,000

* Some community serving office may be appropriate within retail use.

Option 1: Design Charrette

Represents the original land use and density configuration developed at the design charrette in June 2013. It was designed to retain existing uses on the site but reconfigured to achieve the urban design goals of the plan while adding some residences.

Option 2: Sears Reimagined

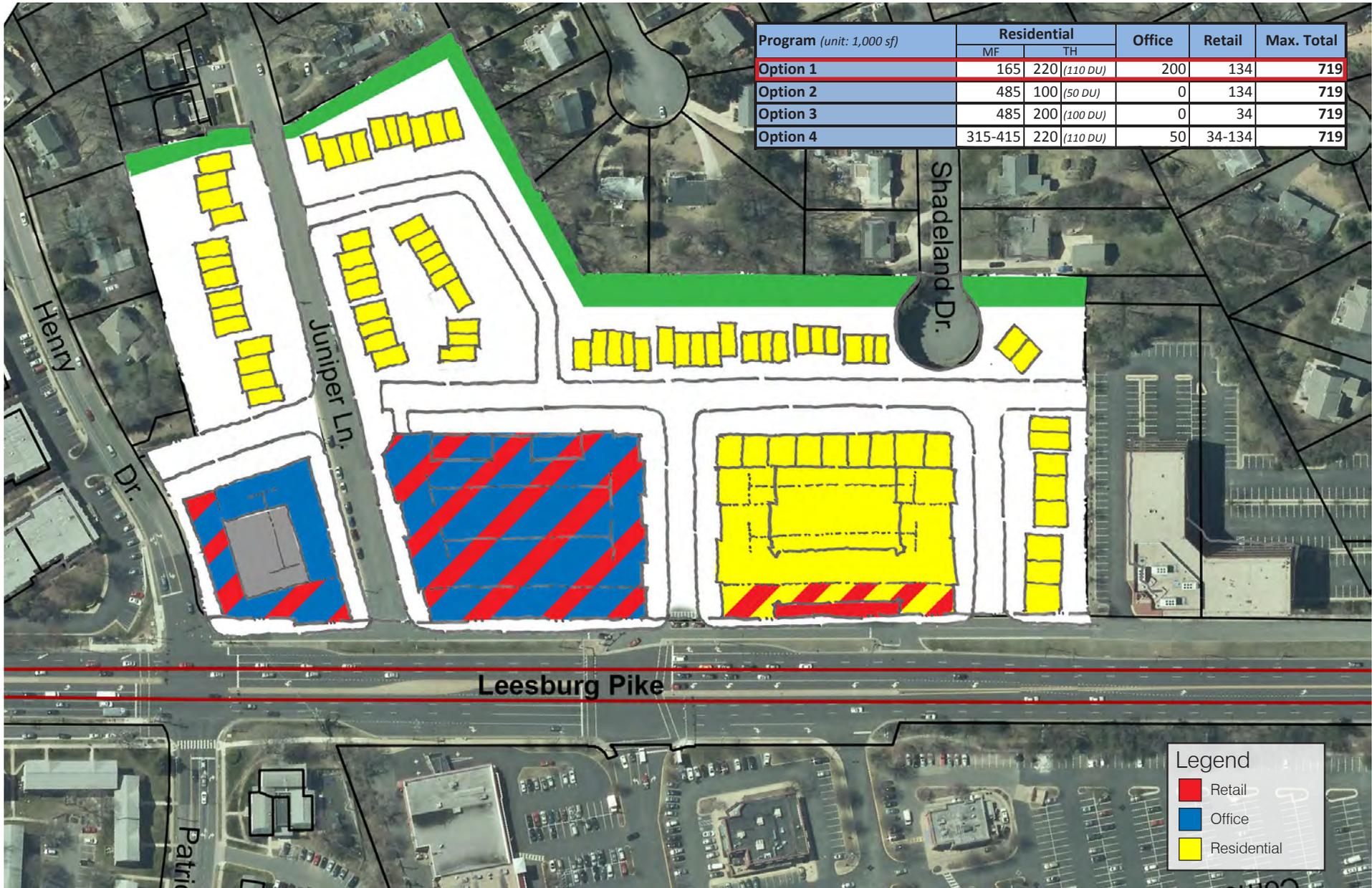
Configuration retains the Sears or other large format retail tenant along with additional retail or community serving office uses. It includes the least amount of townhouses of any of the concepts.

Option 3: Apartments and Townhouses (Silverwood)

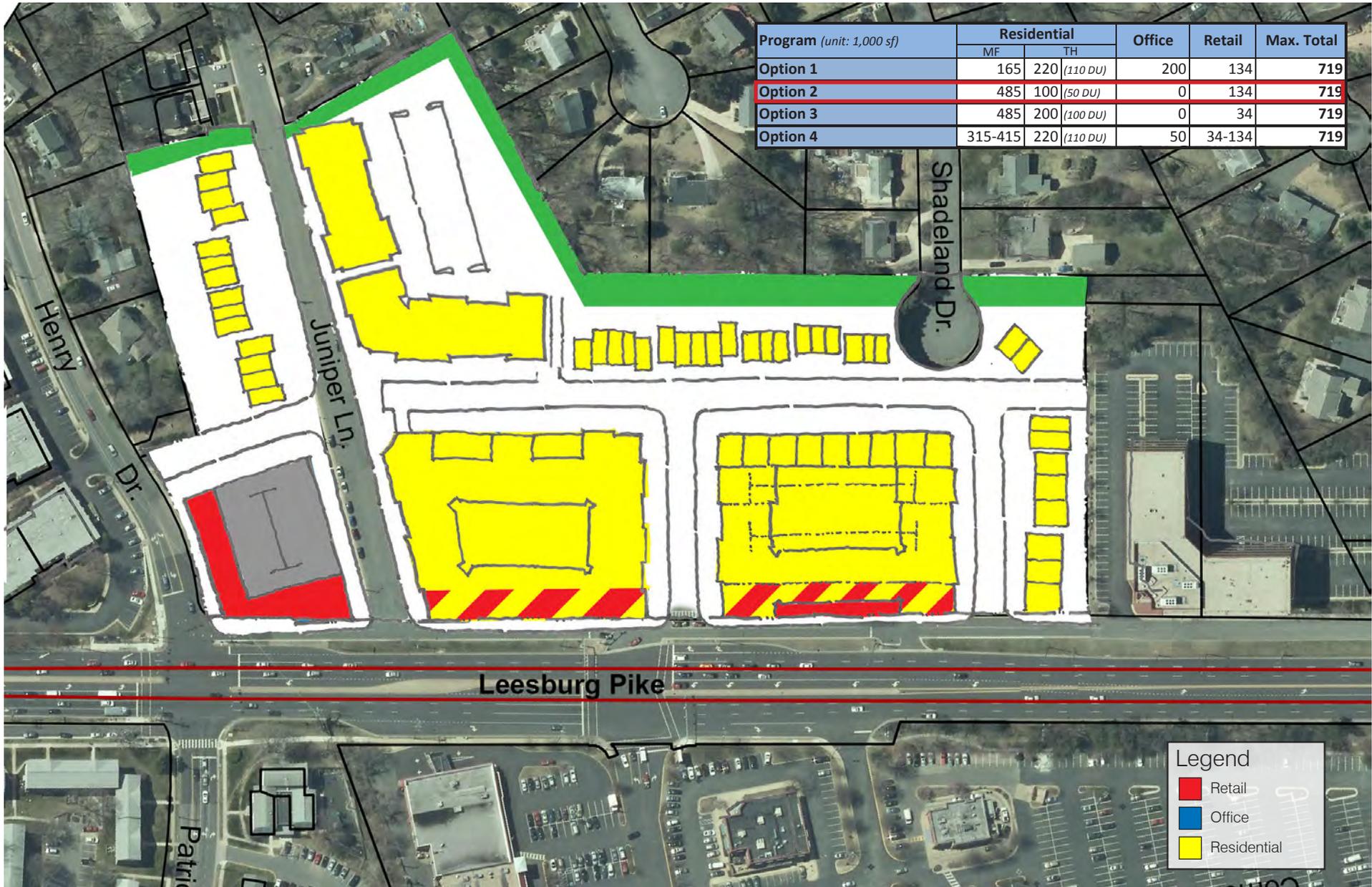
Provides the most residential use of all of the proposed concepts and includes some retail for community serving uses.

Option 4: Revised Charrette

Offers a mix of uses (residential, office, and retail) with a range of square feet. Depending on the specific amount of retail square feet incorporated into the plan (between 34,000 and 134,000 square feet) the difference is allotted for multi-family use.







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

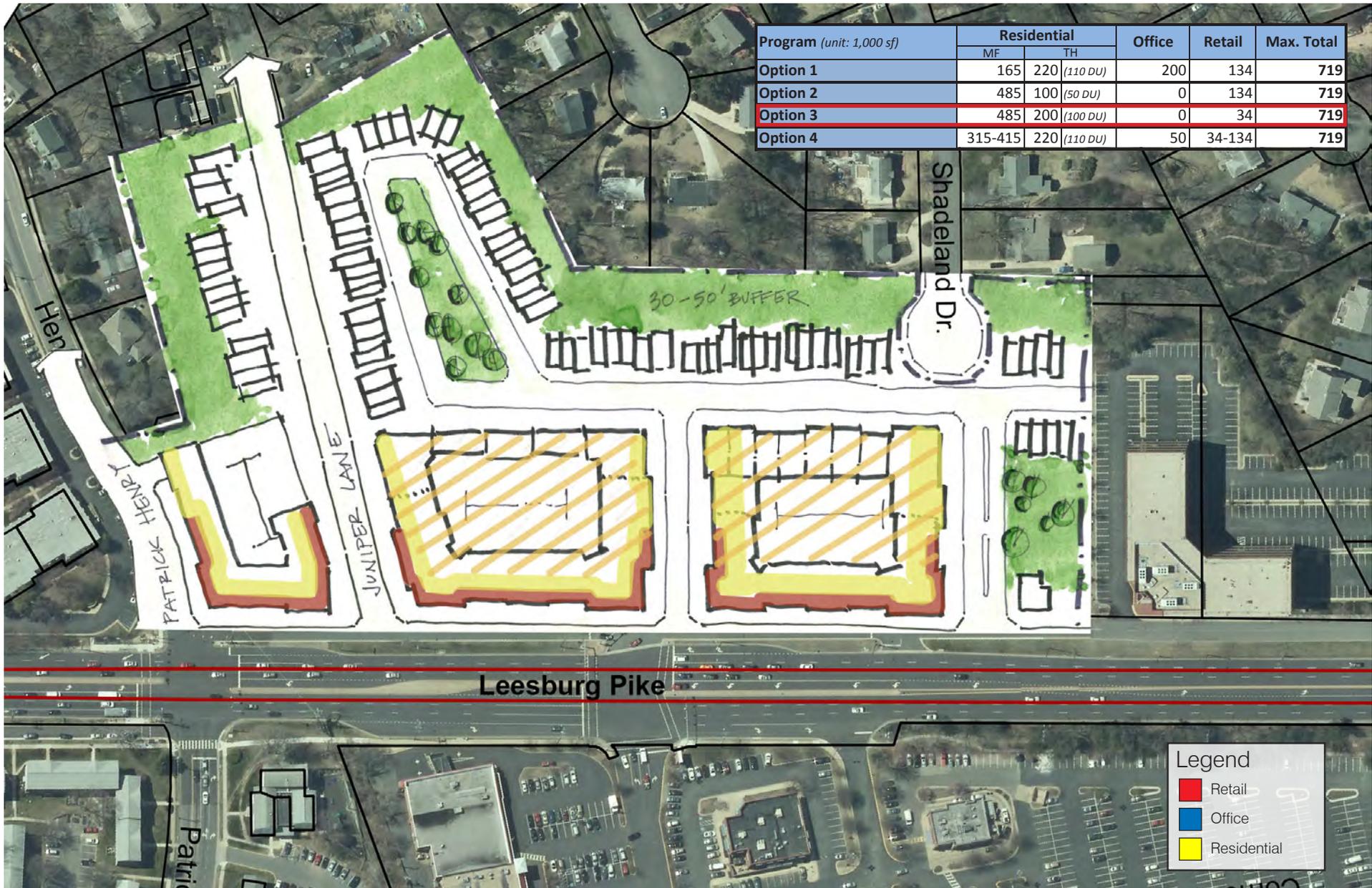
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Sears Site Option 2: Sears Reimagined

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Sears Site Option 3: Apartments and townhouses (Silverwood)

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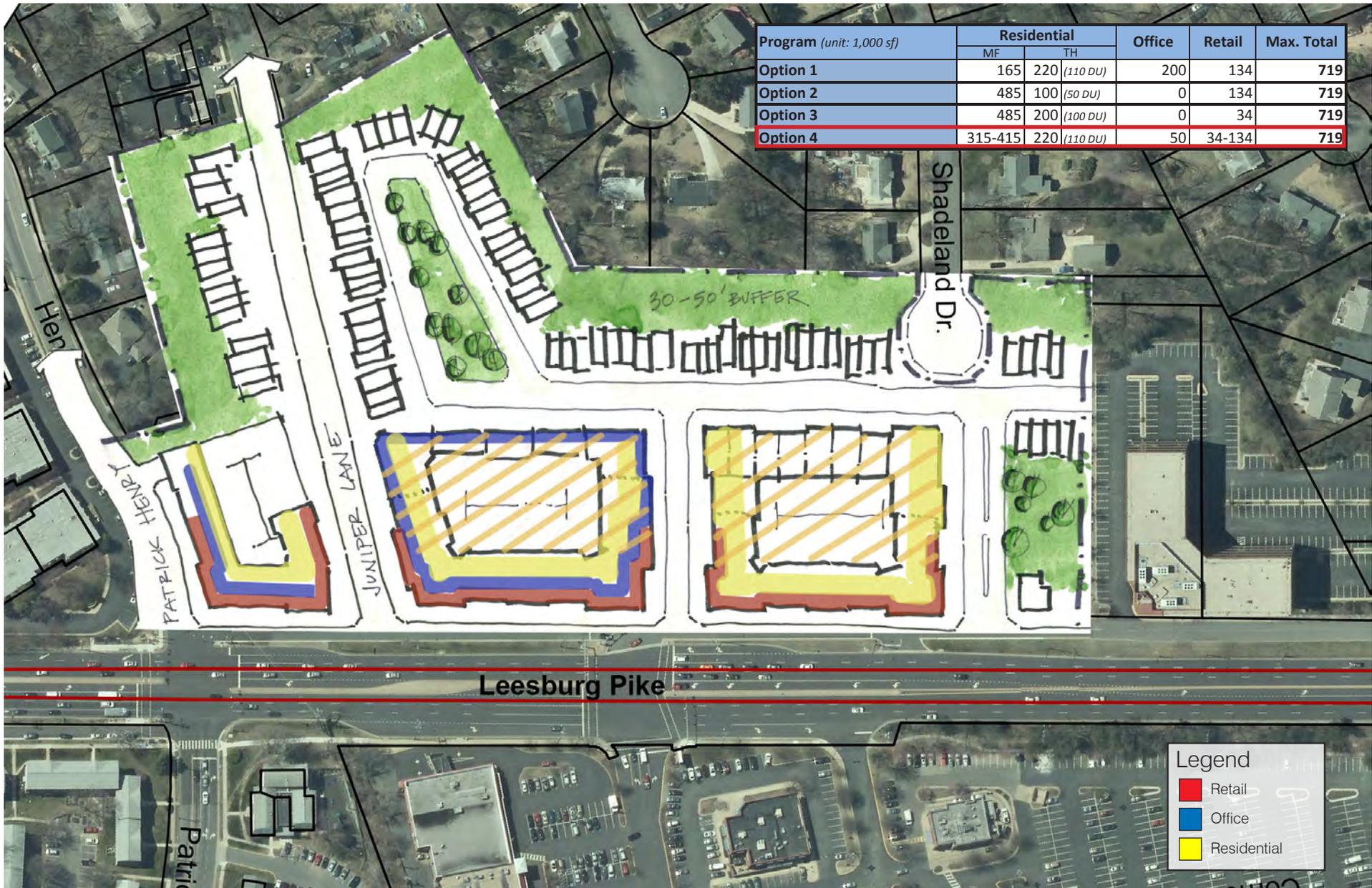
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Sears Site Option 3: Apartments and townhouses (Silverwood)

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Sears Site Option 4: Revised Charrette
Office of Community Revitalization: Seven Corners



Sears Site Option 4: Revised Charrette
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9-04-2014